ARCH E1.35" x 42"

PROJECT TEAM

OWNER:
CITYSCAPE TUDOR ROAD APARTMENTS, LLC
10 W CARMEL DR, SUITE 200,
CARMEL, IN 46032
TEL: (913) 216-0124
EMAIL: RADAMS@CITYSCAPERESIDENTIAL.COM
CONTACT: RYAN ADAMS

CIVIL ENGINEER:
RENAISSANCE INFRASTRUCTURE CONSULTING
8653 PENROSE LANE
LENEXA, KS 66219
TEL: (913) 317-9500
EMAIL: CPORTER@RIC-CONSULT.COM
CONTACT: CHAD PORTER

MEP ENGINEER:
LATIMER SOMMERS & ASSOCIATES, P.A.
3639 SW SUMMERFIELD DRIVE, SUITE A
TOPEKA, KS 66614
TEL: (785) 233-3232
EMAIL: RBEARDMORE@LSAPA.COM
CONTACT: RICHARD BEARDMORE

ARCHITECT:
NSPJ ARCHITECTS, P.A.
9415 NALL AVE., SUITE 300
PRAIRIE VILLAGE, KS 66207
TEL: (913)-831-1415
FAX: (913)-831-1563
EMAIL: CEVANS@NSPJARCH.COM
CONTACT: CLINT E. EVANS, AIA

STRUCTURAL ENGINEER:
BOB D. CAMPBELL AND COMPANY, INC.
4338 BELLEVIEW
KANSAS CITY, MO 64111
TEL: (816) 778-7133
EMAIL: CSEVERLIN@BDC-ENGRS.COM
CONTACT: CHRIS BEVERLIN

LANDSCAPE ARCHITECT:
NSPJ ARCHITECTS, P.A.
9415 NALL AVE., SUITE 300
PRAIRIE VILLAGE, KS 66207
TEL: (913)-831-1415
FAX: (913)-831-1563
EMAIL: SWALLS@NSPJARCH.COM
CONTACT: SARAH WALLS

VICINITY MAP

SITE DATA

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

PROJECT INFORMATION

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

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

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

ZONING:
EXISTING ZONING DESIGNATION: RP-4

VEHICLE PARKING

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

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

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

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

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

ACCESSIBLE STALLS	TOTAL REQUIRED	TOTAL PROVIDED
IBC 1106.2 & 1106.5	13	13
NOTE: THESE STALLS ARE INCLUDED IN GRAND PARKING TOTALS.		
ACCESSIBLE SURFACE STALLS (2% OF STANDARD SURFACE STALLS PRVDD.)		11 (4 VAN)
GARAGE STALLS* (2% OF PARKING GARAGE STALLS PRVDD.)		2
*GARAGE STALLS INCLUDES TUCK-UNDER AND DETACHED GARAGE STALLS		
VAN SURFACE STALLS (1 PER EVERY 6 OF TOTAL ACCESSIBLE STALLS PRVDD.)		4

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

INDEX OF DRAWINGS

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-7911
ARCHITECT
07/03/2025

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

DRAWING RELEASE LOG
- 05.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

△ REVISIONS

2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1
6	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
COVER SHEET

SHEET NO.
A0.00

7/3/2025 3:43:00 PM

FLOOR/WALL INTERSECTION DETAIL GENERAL NOTES:

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

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

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

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

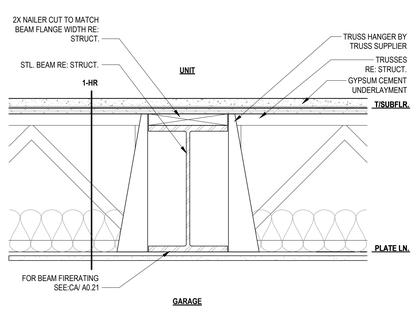
E. DRAFTSTOPPING - REFER TO 2018 IBC SECTION 718.3.1 FOR ALLOWABLE MATERIALS.

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

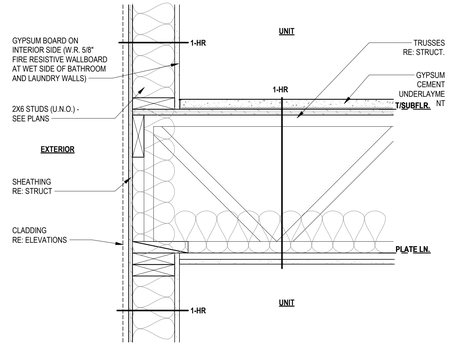
G. TRIM AND MOULDINGS NOT SHOWN FOR CLARITY.

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

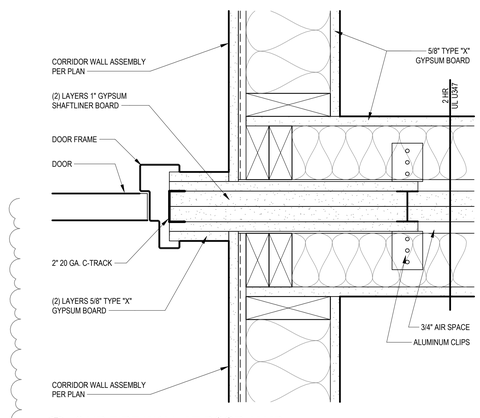
STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2007012766
ARCHITECT
07/03/2025



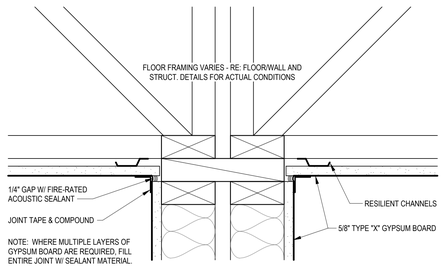
6 STRUCT. BEAM - PERP. TRUSSES
1 1/2" = 1'-0"



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

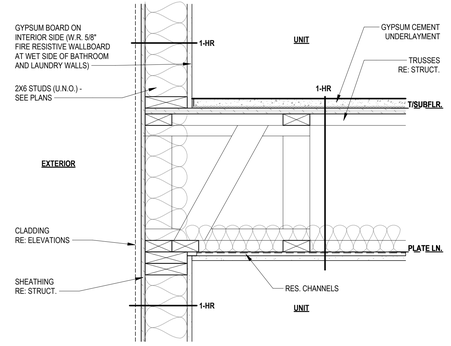


8 2 HR FIRE WALL AT DOOR JAMB
3" = 1'-0"

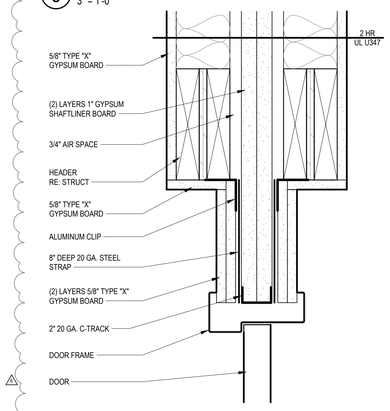


DETAIL TYPICAL AT:
UNIT DEMISING WALLS, CORRIDOR WALLS, STAIR & ELEVATOR WALLS, AND SOUND RATED ASSEMBLIES INDICATED.

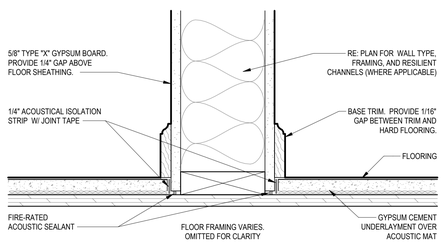
4 ACOUSTIC DETAIL AT CEILING
3" = 1'-0"



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

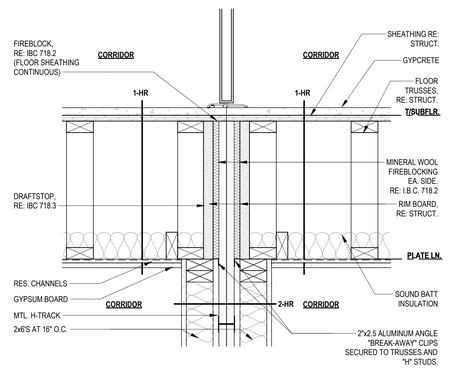


7 2 HR FIRE WALL AT DOOR HEAD
3" = 1'-0"



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

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



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

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

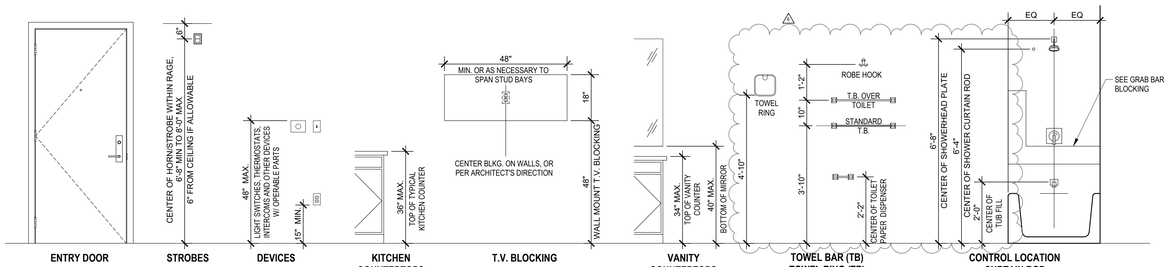
REVISIONS

2	10.30.24	CITY COMMENTS 1
4	02.28.25	ASI 1
6	07.03.25	ASI 3

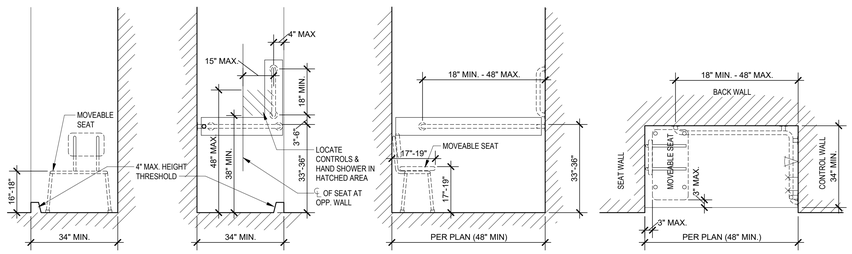
JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
FLOOR/WALL DETAILS

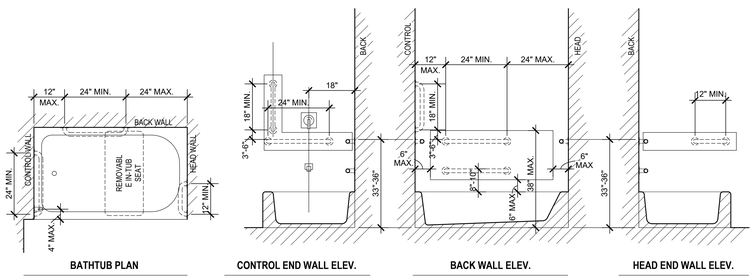
SHEET NO.
A0.41



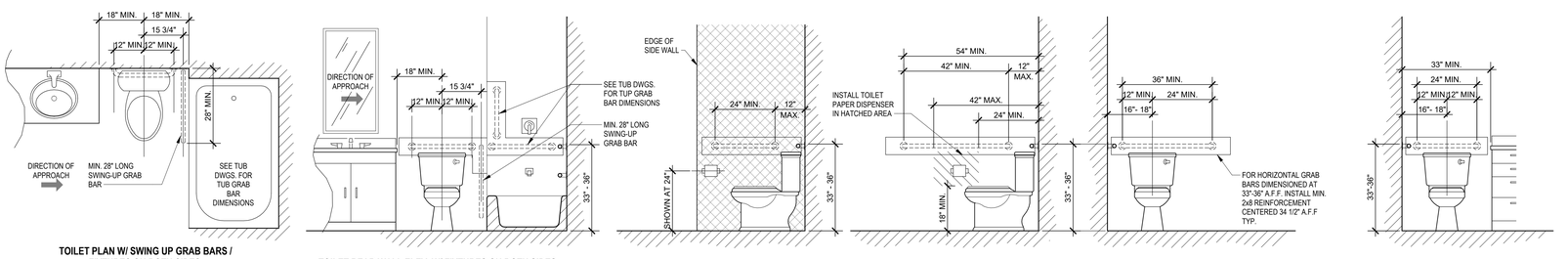
TYPE "B" DWELLING UNIT MOUNTING HEIGHTS



TYPE "B" DWELLING UNIT GRAB BAR REINFORCEMENT FOR SHOWERS



TYPE "B" DWELLING UNIT GRAB BAR REINFORCEMENT FOR BATHTUBS



TYPE "B" DWELLING UNIT GRAB BAR REINFORCEMENT FOR TOILETS

TYPE "B" DWELLING UNITS - ACCESSIBILITY NOTES

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

ACCESSIBLE ROUTE:

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

DOORS:

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

TOILET AND BATHING FACILITES:

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

OPTION A:

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

OPTION B:

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

KITCHENS:

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

LAUNDRY EQUIPMENT:

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

OPERABLE PARTS:

1. LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH CLEAR FLOOR SPACE AND HEIGHT REQUIRMENTS EXCEPT RECEPTACLES SERVING A DEDICATED USE, FLOOR ELECTRICAL RECEPTACLES, HVAC DIFFUSERS, CONTROLS OR SWITCHES MOUNTED ON APPLIANCES, CONTROLS MOUNTED ON CEILING FANS, AND RESET BUTTONS AND SHUT-OFFS SERVING APPLIANCES, PIPING AND PLUMBING FIXTURES. WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTER TOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TODOMPLY. WITHIN KITCHENS AND BATHROOMS, LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS ARE PERMITTED TO BE LOCATED OVER CABINETS WITH COUNTER TOPS 36" MAX IN HEIGHT AND 25 1/2" MAX IN DEPTH

GENERAL ACCESSIBILITY NOTES

1. INSTALL CONCEALED 2X8 REINFORCEMENT AT LOCATIONS SHOWN AND AS REQUIRED TO FACILITATE THE INSTALLATION OF THE GRAB BARS & SEATS SHOWN. REINFORCEMENT SHALL BE CAPABLE OF SUPPORTING A VERTICAL OR HORIZONTAL FORCE OF 250 LBS APPLIED AT ANY POINT ALONG THE GRAB BAR, SEAT OR MOUNTED DEVICE.
2. INFORMATION SHOWN IS TO ILLUSTRATE GENERAL ACCESSIBILITY REQUIREMENTS. SEE SPECIFIC PLANS & INTERIOR ELEVATIONS FOR REQUIRED DIMENSIONS, STYLES, AND MATERIALS.

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2011037
ARCHITECT
07/03/2025

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

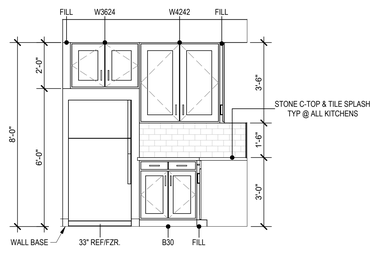
DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS
6 07.03.25 ASI 3

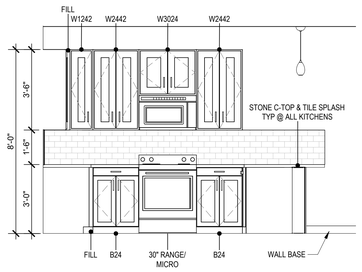
JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

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

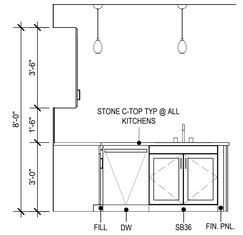
ARCH E1 30" x 42"



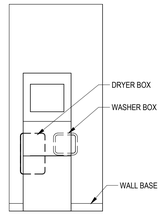
7 KITCHEN ELEVATION
3/8" = 1'-0"



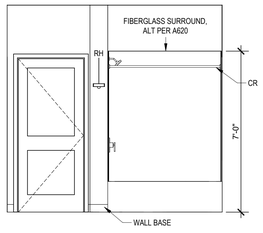
6 KITCHEN ELEVATION
3/8" = 1'-0"



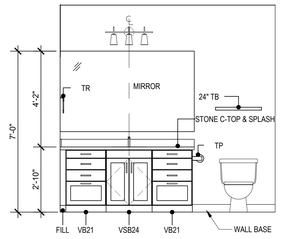
5 KITCHEN ELEVATION
3/8" = 1'-0"



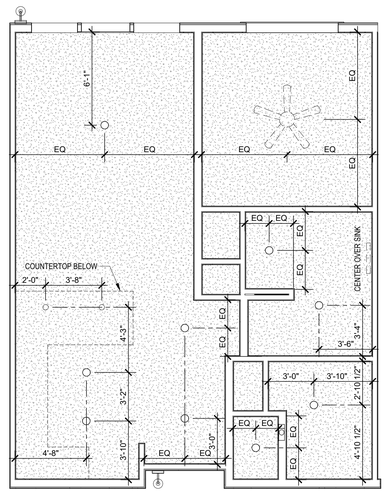
8 LAUNDRY ELEVATION
3/8" = 1'-0"



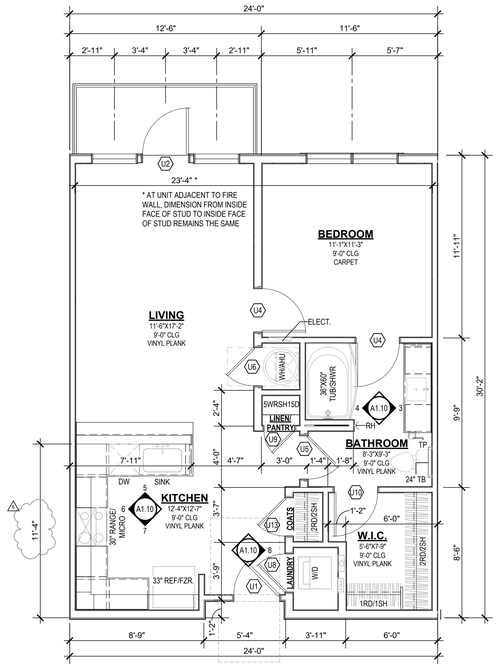
4 BATHROOM ELEVATION
3/8" = 1'-0"



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



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



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

UNIT PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

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

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

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

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

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

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

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

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

RCP LEGEND

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

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2011038776
ARCHITECT
07/03/2025

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS

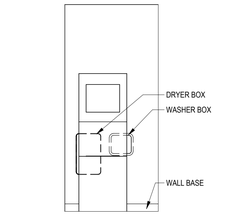
2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1
6	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

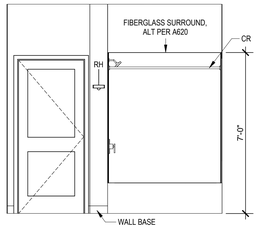
SHEET NAME
UNIT A3 PLAN & ELEVATIONS
SHEET NO.
A1.10

7/3/2025 3:43:04 PM

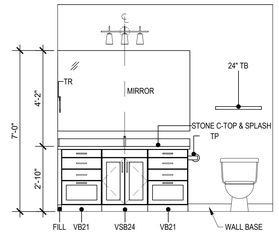
ARCH E1 30" x 42"



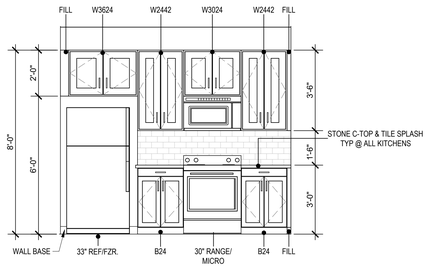
7 LAUNDRY ELEVATION
3/8" = 1'-0"



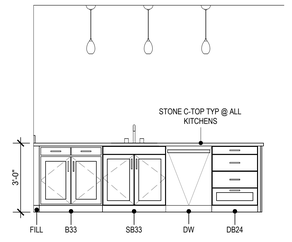
6 BATHROOM ELEVATION
3/8" = 1'-0"



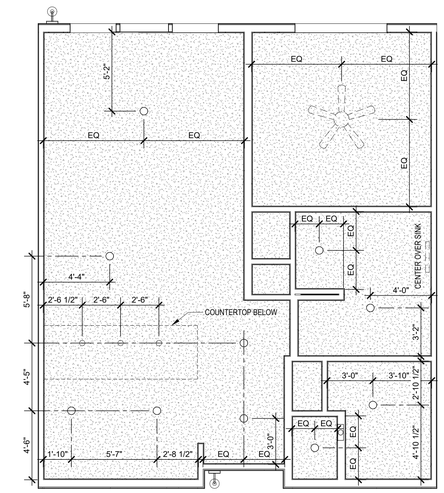
5 BATHROOM ELEVATION
3/8" = 1'-0"



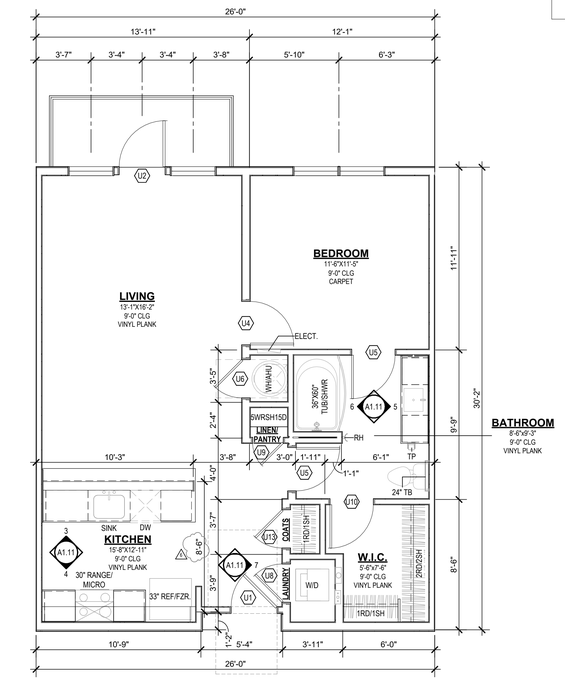
4 KITCHEN ELEVATION
3/8" = 1'-0"



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



2 UNIT A6 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT A6 FLOOR PLAN
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

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

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

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

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

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

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

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

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

RCP LEGEND

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

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2007037
ARCHITECT
01/03/2025

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

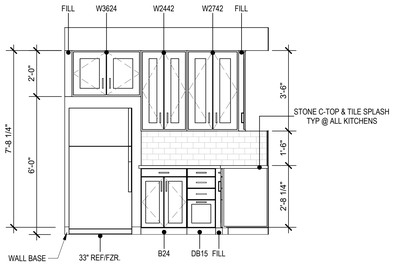
REVISIONS

2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1
6	07.03.25	ASI 3

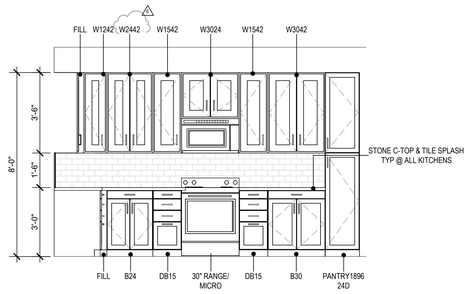
JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
UNIT A6 PLAN & ELEVATIONS
SHEET NO.
A1.11

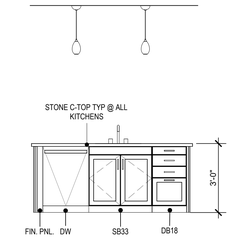
7/3/2025 3:43:07 PM



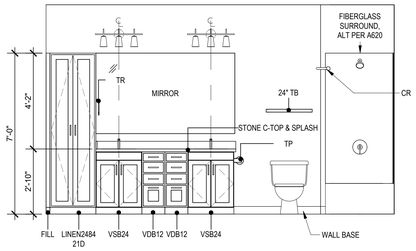
7 KITCHEN ELEVATION
3/8" = 1'-0"



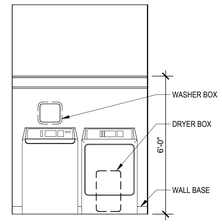
6 KITCHEN ELEVATION
3/8" = 1'-0"



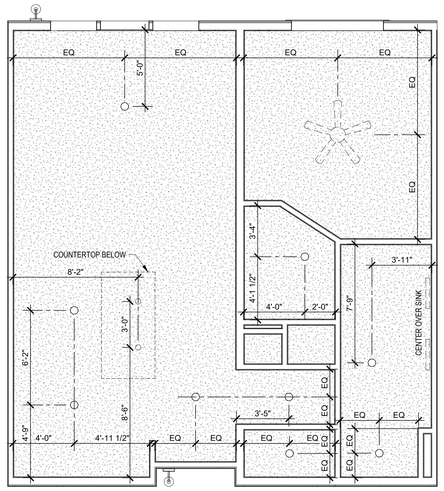
5 KITCHEN ELEVATION
3/8" = 1'-0"



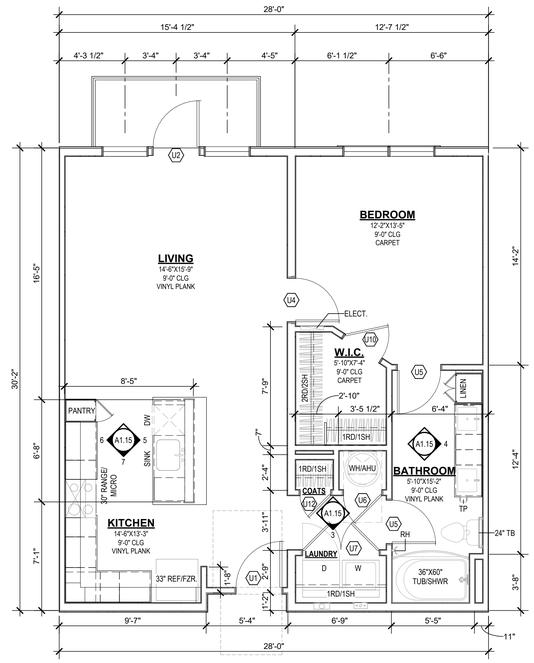
4 BATHROOM ELEVATION
3/8" = 1'-0"



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



2 UNIT A9 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT A9 FLOOR PLAN
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

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

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

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

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

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

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

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

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

RCP LEGEND

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

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

STATE OF MISSOURI
CLINT
EDD
EVANS
NUMBER
A-2011038760
ARCHITECT
01/03/2025

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS
2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1
6	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

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

ARCH E1 30" x 42"

UNIT PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

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

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

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

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

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

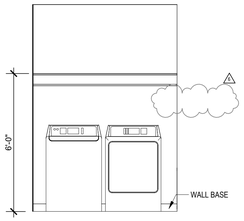
W. FIRE EXTINGUISHER SHALL BE PROVIDED AND LOCATED IN SINK BASE CABINET UNDER KITCHEN SINK.

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

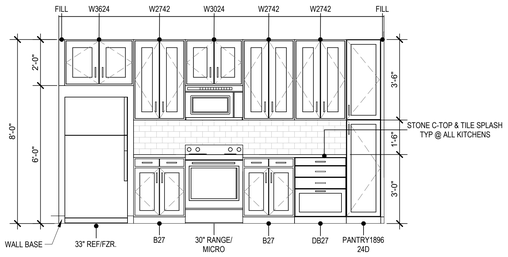
Y. PROVIDE GYPSUM BOARD AT ALL EXPOSED SURFACES OF KITCHEN ISLAND WALLS.

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

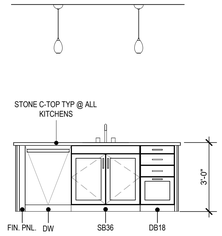
STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2011038782
ARCHITECT
07/03/2025



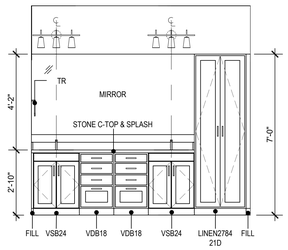
8 LAUNDRY ELEVATION
3/8" = 1'-0"



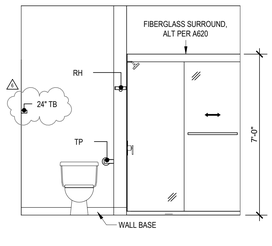
7 KITCHEN ELEVATION
3/8" = 1'-0"



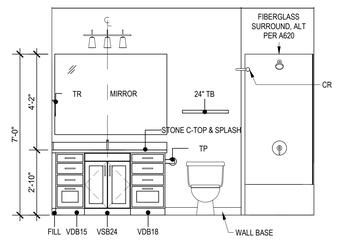
6 KITCHEN ELEVATION
3/8" = 1'-0"



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



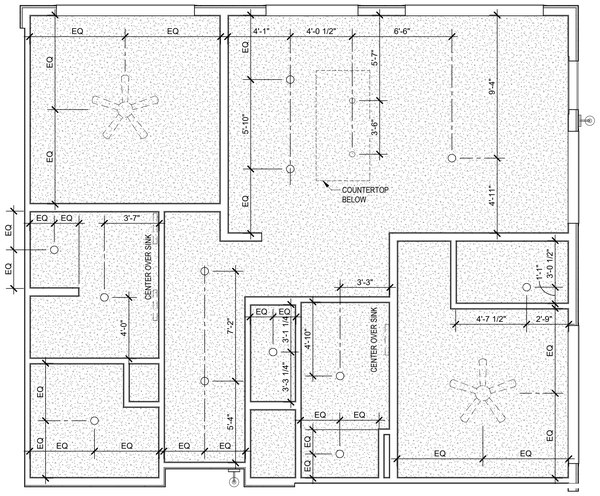
4 BATHROOM ELEVATION
3/8" = 1'-0"



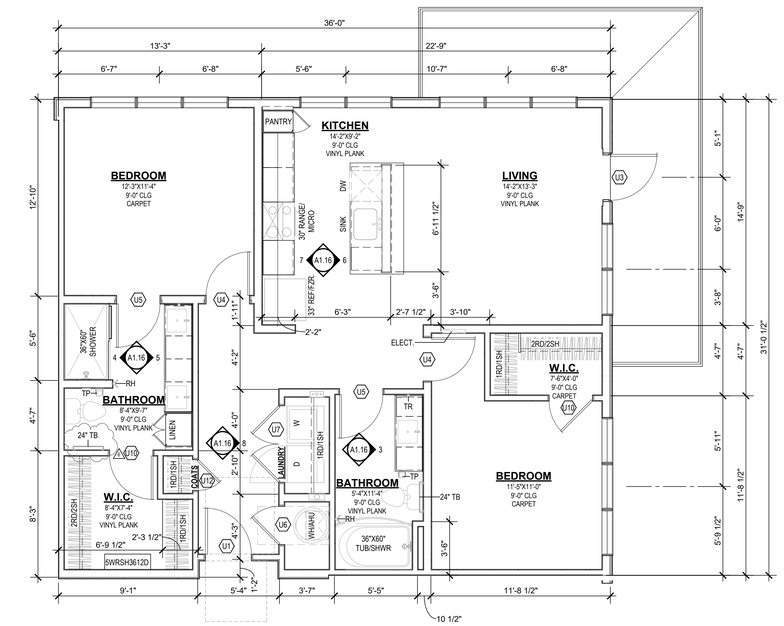
3 BATHROOM ELEVATION
3/8" = 1'-0"

RCP LEGEND

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



2 UNIT B3A REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT B3A FLOOR PLAN
1/4" = 1'-0"

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

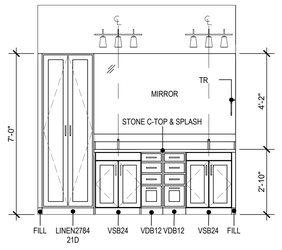
△REVISIONS

2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1
5	05.12.25	ASI 2
6	07.03.25	ASI 3

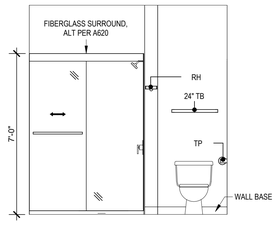
JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
UNIT B3A PLAN & ELEVATIONS
SHEET NO.
A1.16

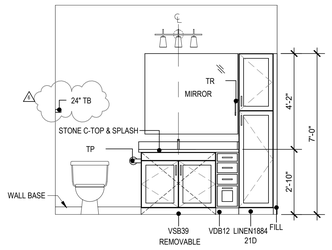
7/3/2025 3:43:15 PM



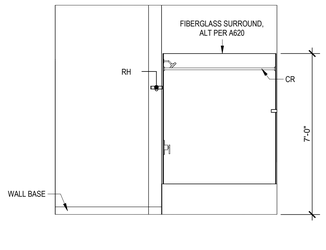
9 BATHROOM ELEVATION
3/8" = 1'-0"



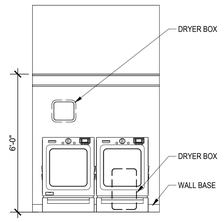
8 BATHROOM ELEVATION
3/8" = 1'-0"



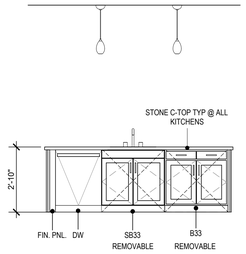
7 BATHROOM ELEVATION
3/8" = 1'-0"



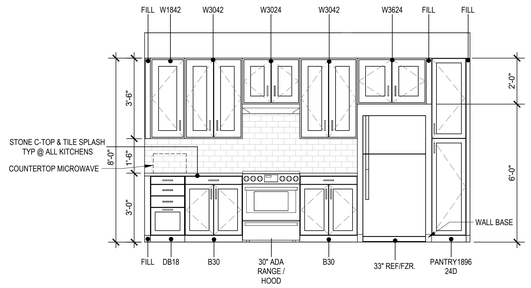
6 BATHROOM ELEVATION
3/8" = 1'-0"



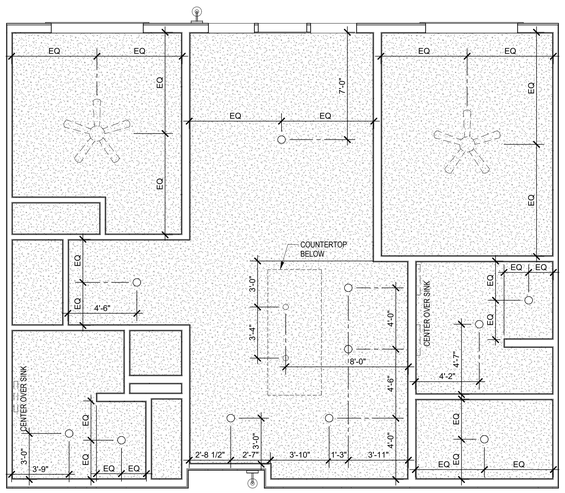
5 LAUNDRY ELEVATION
3/8" = 1'-0"



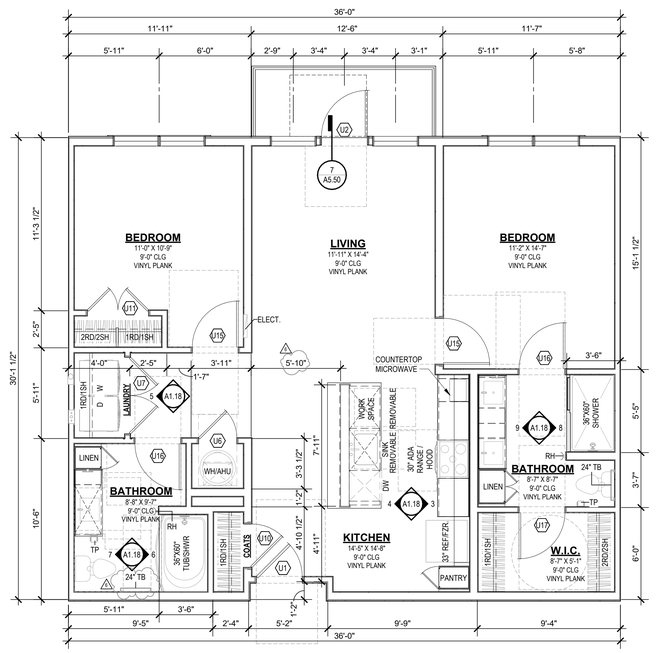
4 KITCHEN ELEVATION
3/8" = 1'-0"



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



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



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

UNIT PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

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

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

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

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

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

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

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

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

RCP LEGEND

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

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER
A-7777
ARCHITECT
07/03/2025

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS

2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1
5	05.12.25	ASI 2
6	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

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

ARCH E1 30" x 42"

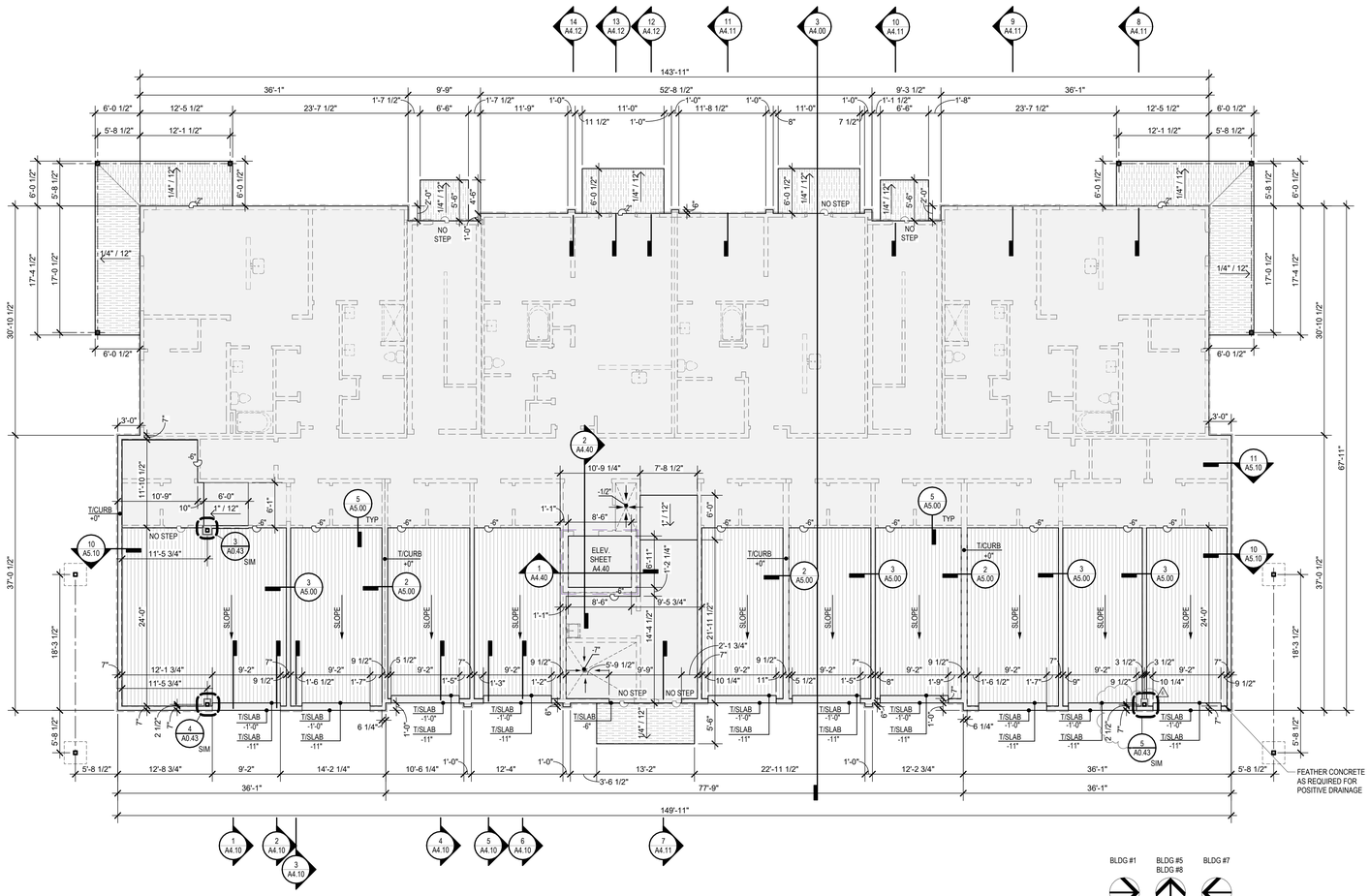
SLAB PLAN GENERAL NOTES:

A. SEE STRUCTURAL FOR CONCRETE THICKNESS AND REINFORCING.

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

GRAPHIC LEGEND:

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



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

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-7
ARCHITECT
01/03/2025

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS

2	10.30.24	CITY COMMENTS 1
4	02.28.25	ASI 1
5	05.12.25	ASI 2
6	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
BUILDING A - SLAB PLAN

SHEET NO.
A2.10

7/3/2025 3:43:14 PM

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

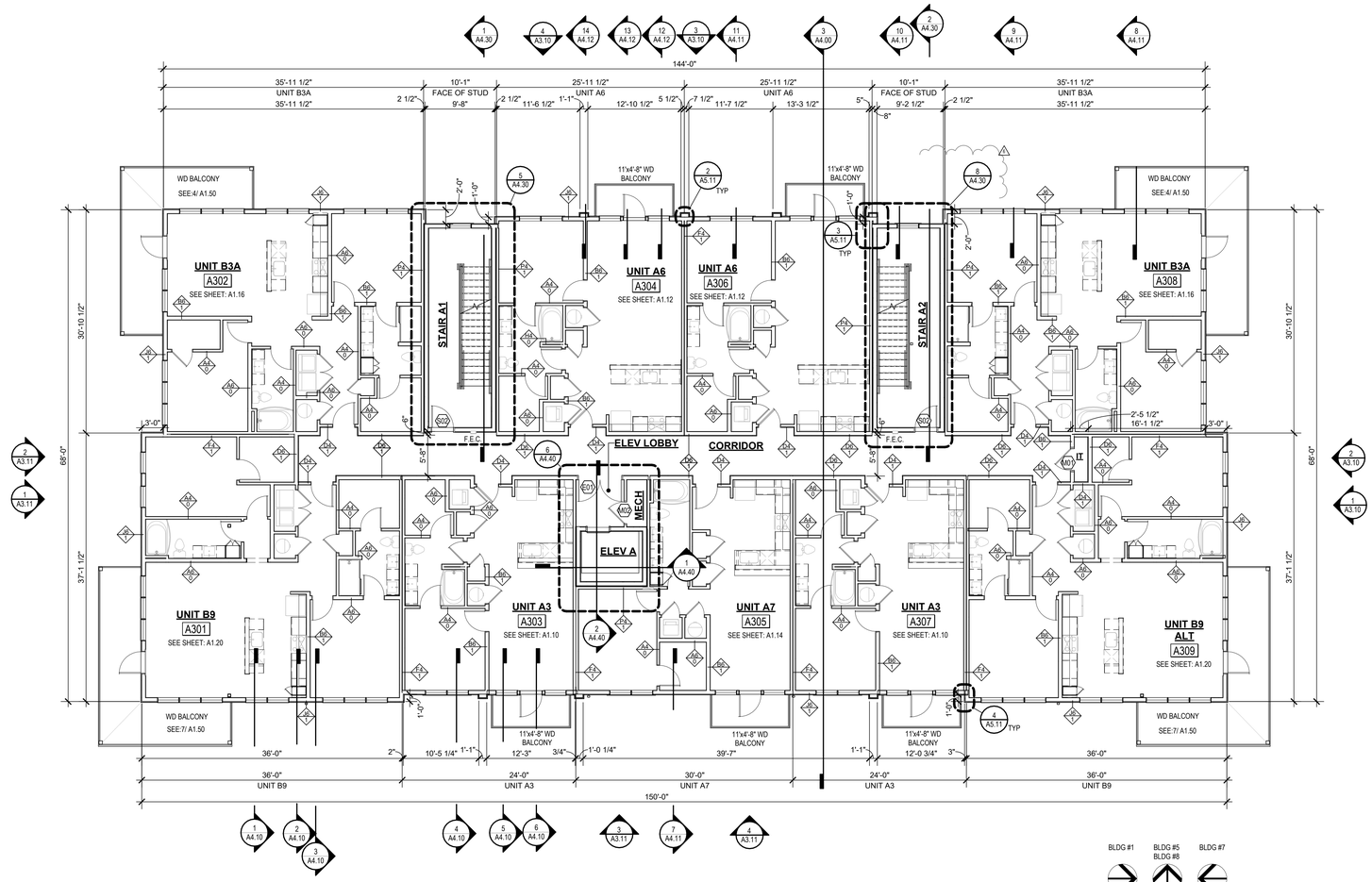
I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

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

– – – – – – – – OVERHEAD LINE

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2011037
ARCHITECT
01/03/2025



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

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS

2	10.30.24	CITY COMMENTS 1
4	02.28.25	ASI 1
5	05.12.25	ASI 2
6	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

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

ARCH E1 30" x 42"

WORKSHEET - BUILDING A

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

ROOF PLAN GENERAL NOTES:

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

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

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

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

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

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

ATTIC VENTING REQUIREMENTS

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

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

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

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

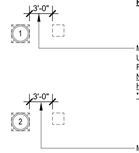
GRAPHIC LEGEND:

ALLOWABLE EQUIPMENT AREA

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

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2011038974
ARCHITECT
01/03/2025



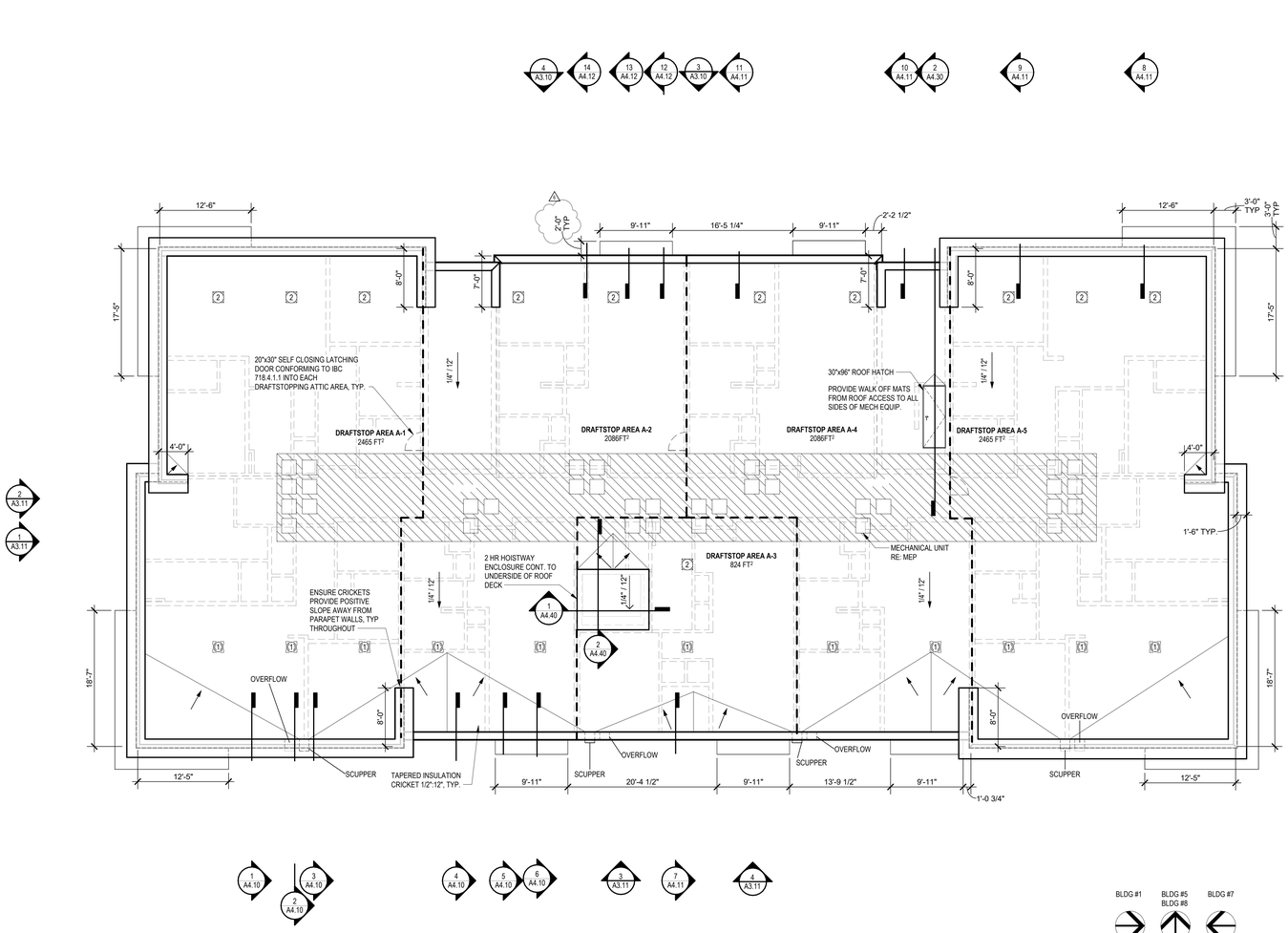
ROOF VENTING LEGEND

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

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

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

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



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

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS

2	10.30.24	CITY COMMENTS 1
4	02.28.25	ASI 1
6	07.03.25	ASI 3

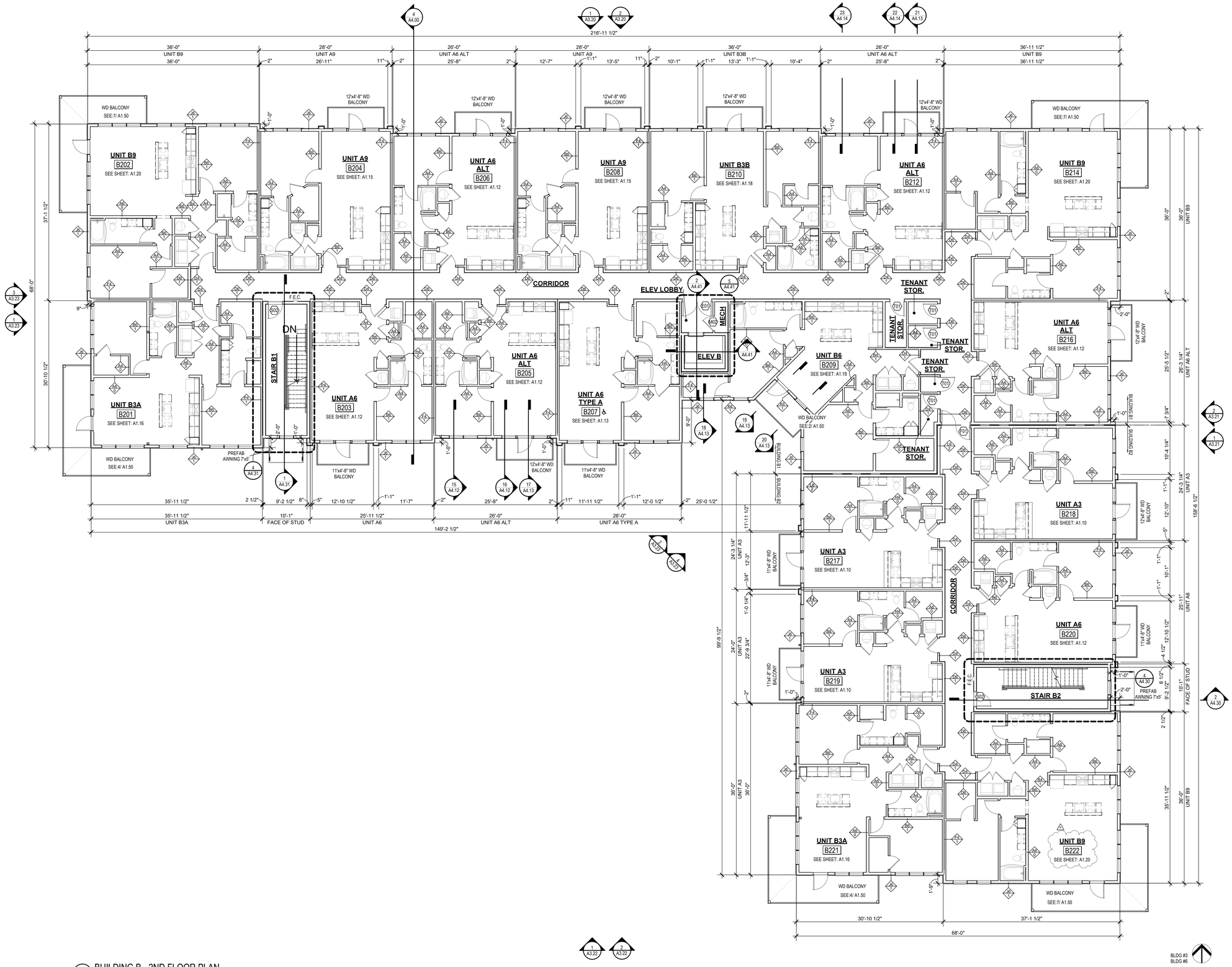
JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
BUILDING A - ROOF PLAN

SHEET NO.
A2.15

7/3/2025 3:43:19 PM

ARCH E1 30" x 42"



BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

OVERHEAD LINE

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

STATE OF MISSOURI · CLINT EDD EVANS · NUMBER A-2011038678 · ARCHITECT · 07/03/2025

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

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

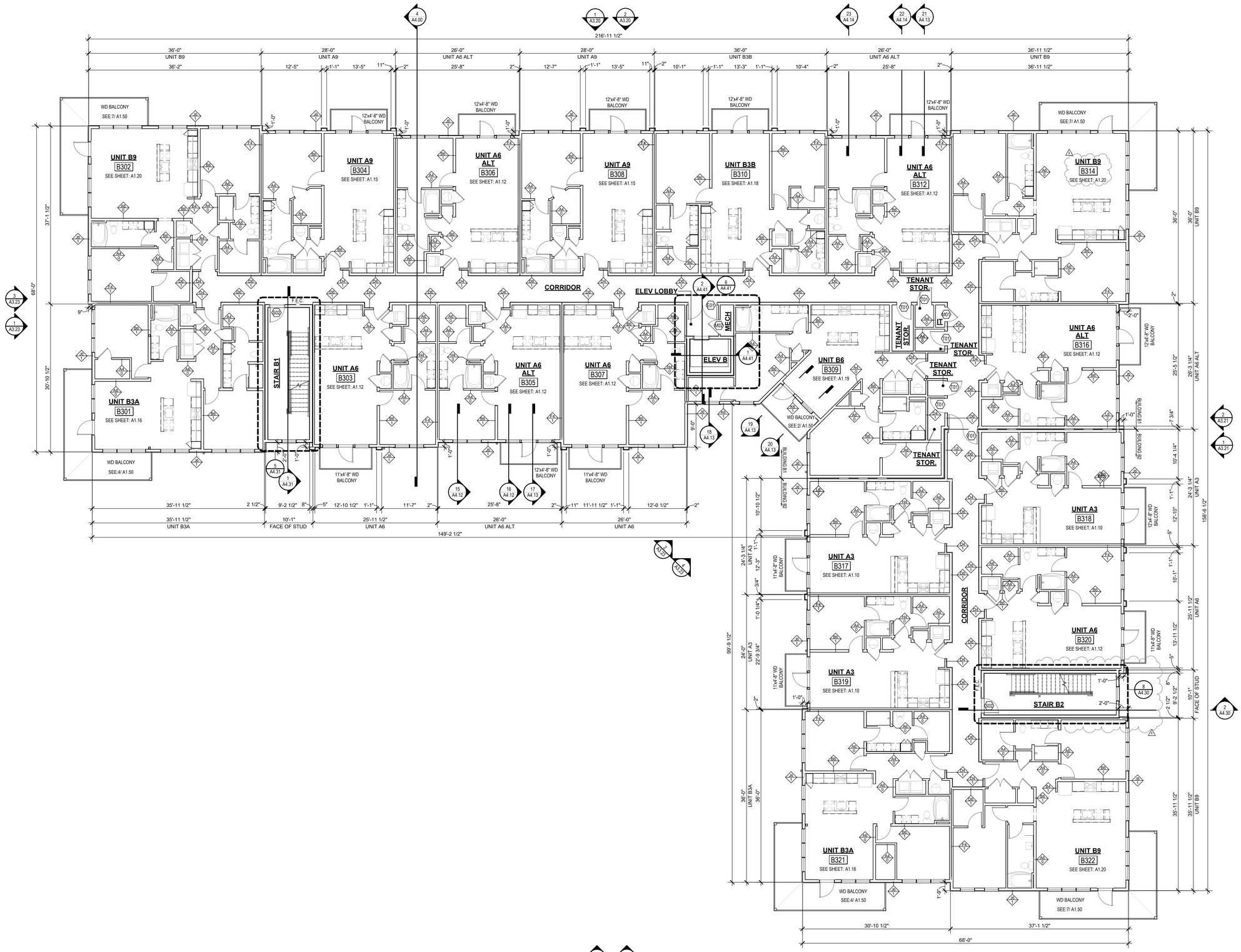
REVISIONS

2	10.30.24	CITY COMMENTS 1
4	02.28.25	ASI 1
5	05.12.25	ASI 2
6	07.03.25	ASI 3

JOB NO. 720522 DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

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

7/3/2025 3:43:21 PM



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

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

OVERHEAD LINE

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2007018766
ARCHITECT
01/03/2025

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

DRAWING RELEASE LOG
- 05.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS

2	10.30.24	CITY COMMENTS 1
4	02.28.25	ASI 1
5	05.12.25	ASI 2
6	07.03.25	ASI 3

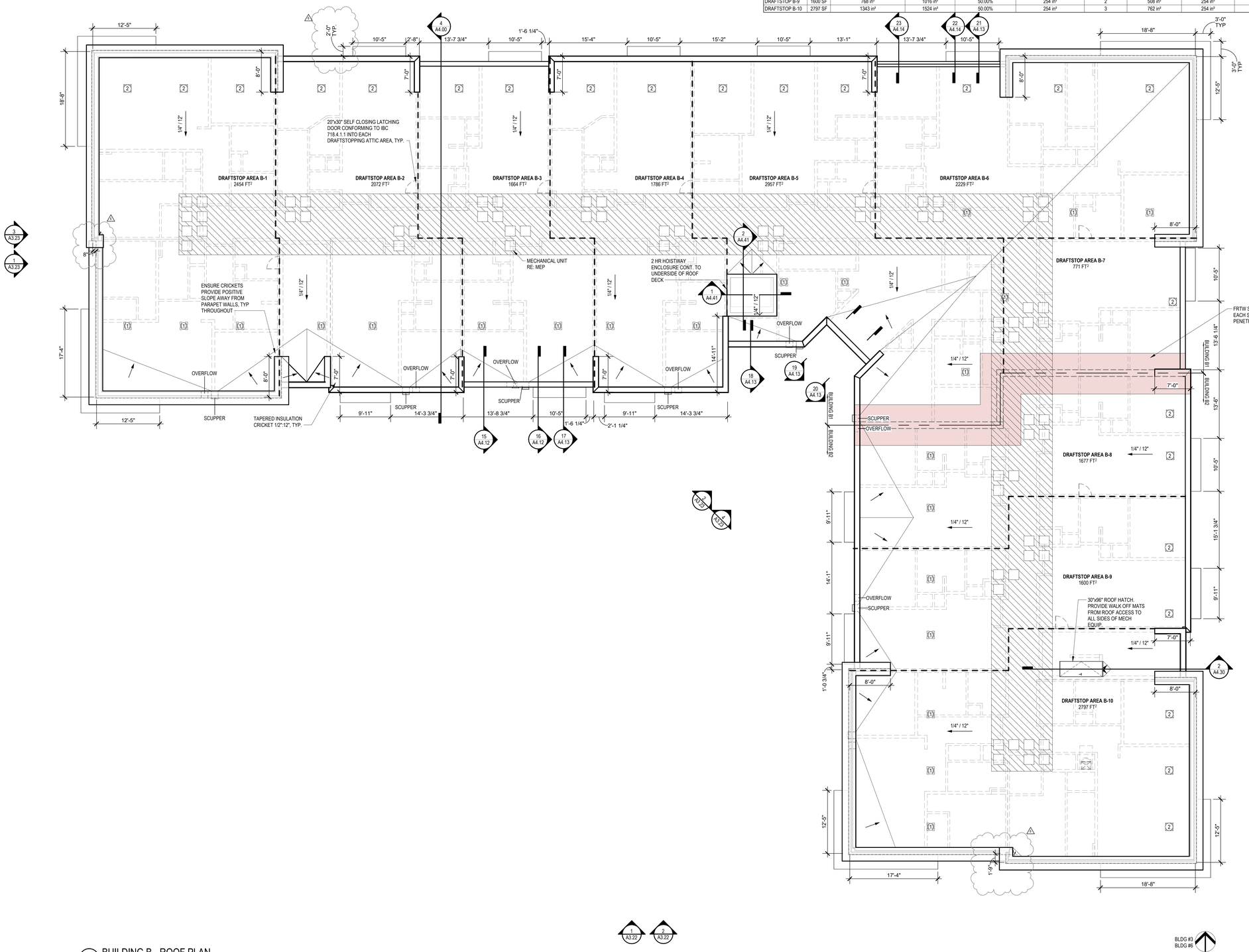
JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

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

ARCH E1 30" x 42"

WORKSHEET - BUILDING B

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



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

ROOF PLAN GENERAL NOTES:

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

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

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

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

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

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

ATTIC VENTING REQUIREMENTS

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

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

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

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

GRAPHIC LEGEND:

ALLOWABLE EQUIPMENT AREA

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

ROOF VENTING LEGEND

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

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

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

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

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-7
ARCHITECT
01/03/2025

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS

2	10.30.24	CITY COMMENTS 1
4	02.28.25	ASI 1
6	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
BUILDING B - ROOF PLAN

SHEET NO.
A2.25

7/3/2025 3:43:26 PM

ARCH E1 30" x 42"

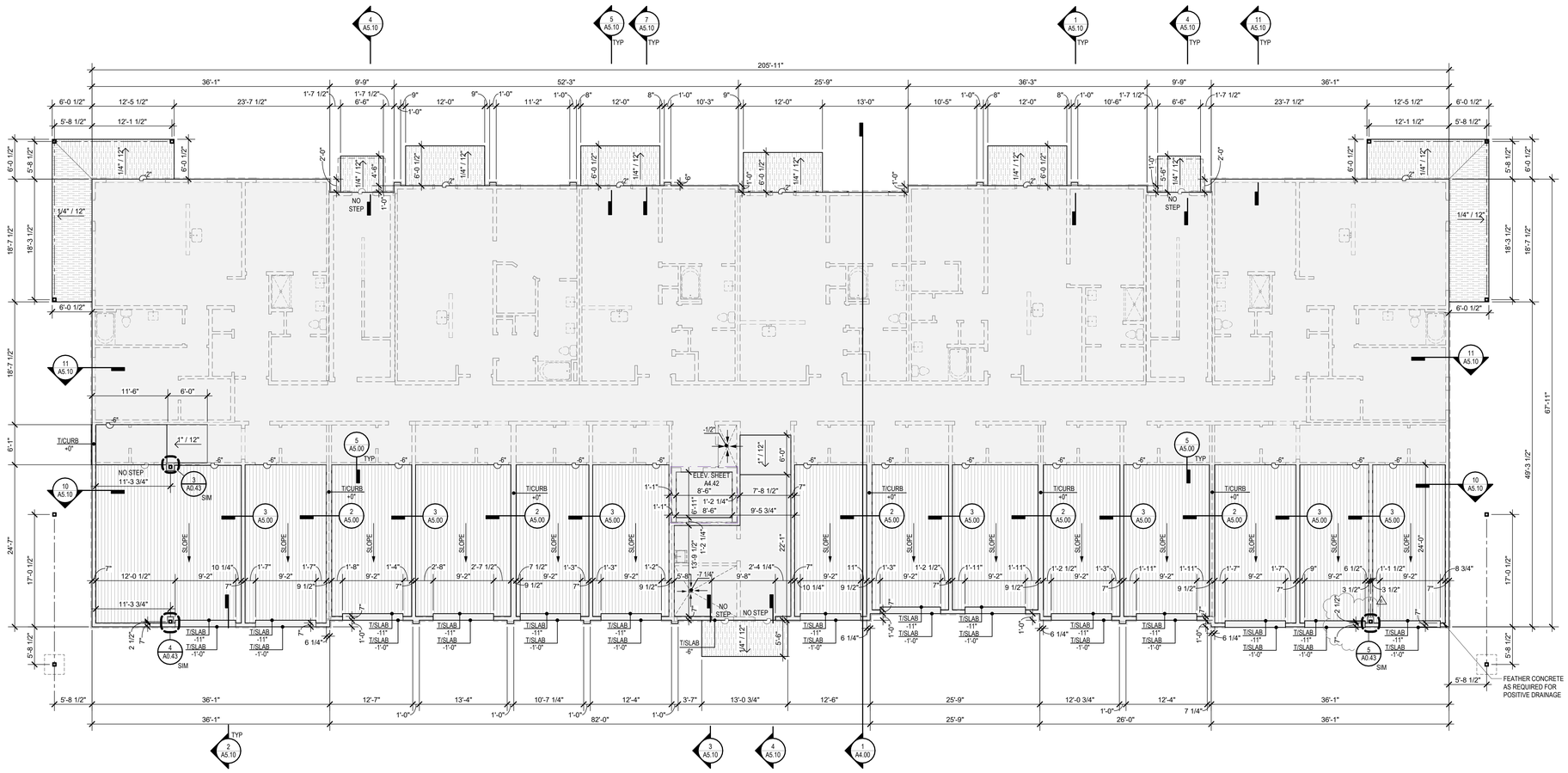
SLAB PLAN GENERAL NOTES:

A. SEE STRUCTURAL FOR CONCRETE THICKNESS AND REINFORCING.

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

GRAPHIC LEGEND:

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



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

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2011037
ARCHITECT
01/03/2025

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS

2	10.30.24	CITY COMMENTS 1
4	02.28.25	ASI 1
6	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
BUILDING C - SLAB PLAN

SHEET NO.
A2.30

7/3/2025 3:43:30 PM

ARCH E1 30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

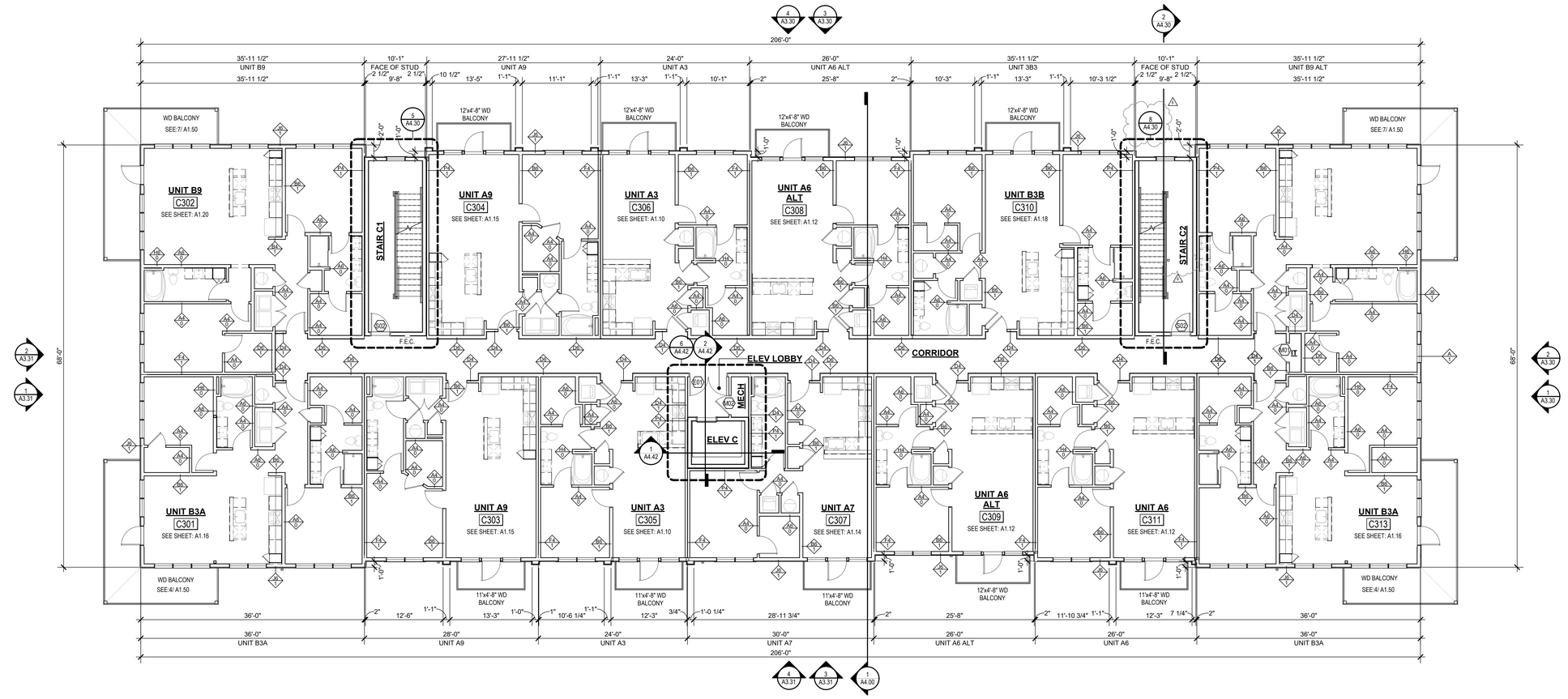
I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

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

– – – – – – – – OVERHEAD LINE

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2011037746
ARCHITECT
01/03/2025



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

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

DRAWING RELEASE LOG
- 09.10.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

△ REVISIONS

2	10.30.24	CITY COMMENTS 1
4	02.28.25	ASI 1
5	05.12.25	ASI 2
6	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

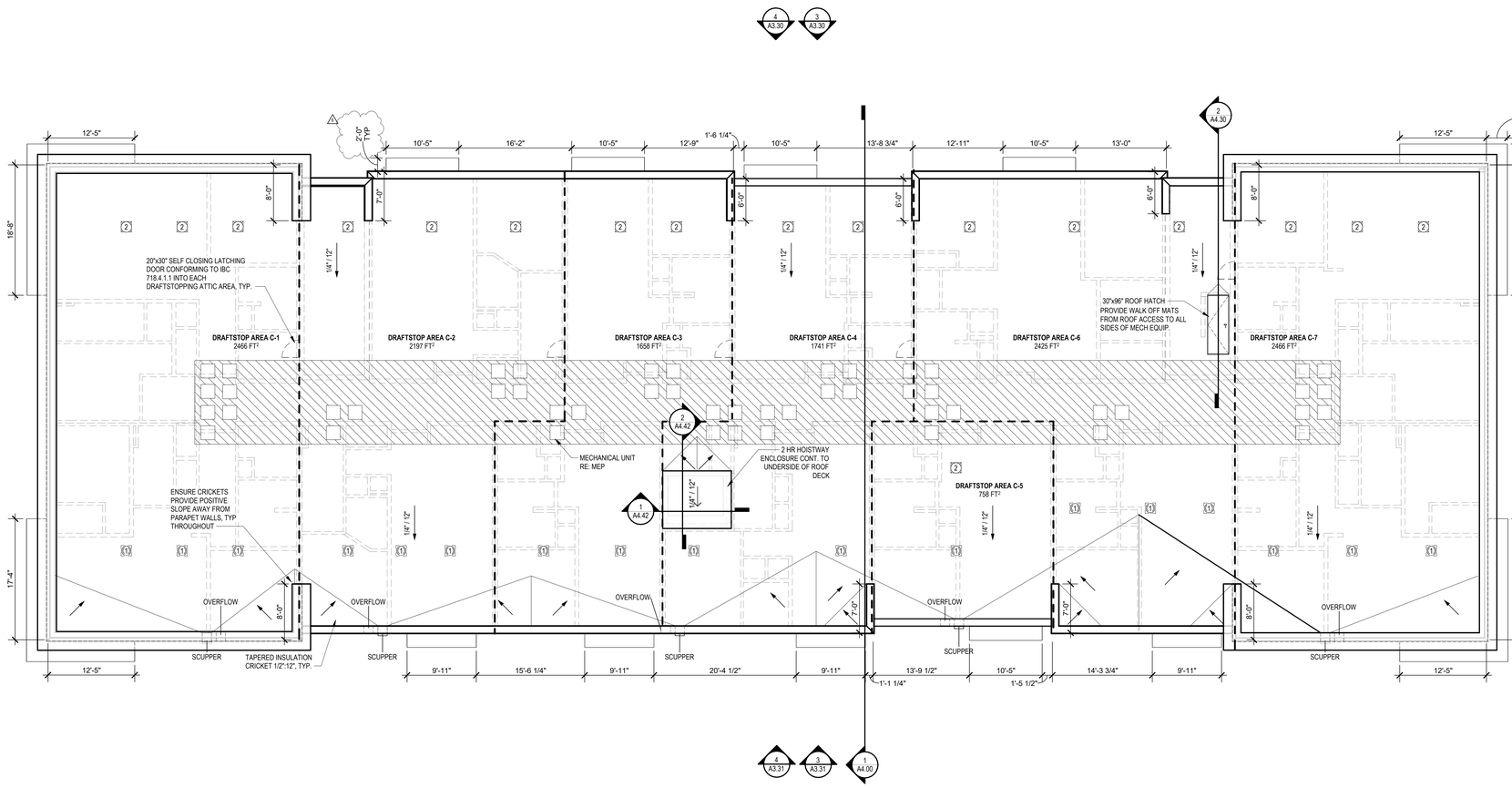
SHEET NAME
BUILDING C - 3RD FLOOR PLAN
SHEET NO.
A2.33

7/3/2025 3:43:33 PM

ARCH E1 30" x 42"

WORKSHEET - BUILDING C

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



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

ROOF PLAN GENERAL NOTES:

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

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

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

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

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

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

ATTIC VENTING REQUIREMENTS

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

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

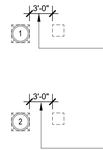
PROPOSED ROOF VENTILATION
LOW: POP VENT INTAKE (254 SQ. IN. NET FREE AREA PER VENT)

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

GRAPHIC LEGEND:

ALLOWABLE EQUIPMENT AREA

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



ROOF VENTING LEGEND

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

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

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

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

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2011038776
ARCHITECT
01/03/2025

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS

2	10.30.24	CITY COMMENTS 1
4	02.28.25	ASI 1
6	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
BUILDING C - ROOF PLAN

SHEET NO.
A2.35

7/3/2025 3:43:38 PM

ARCH E1 30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

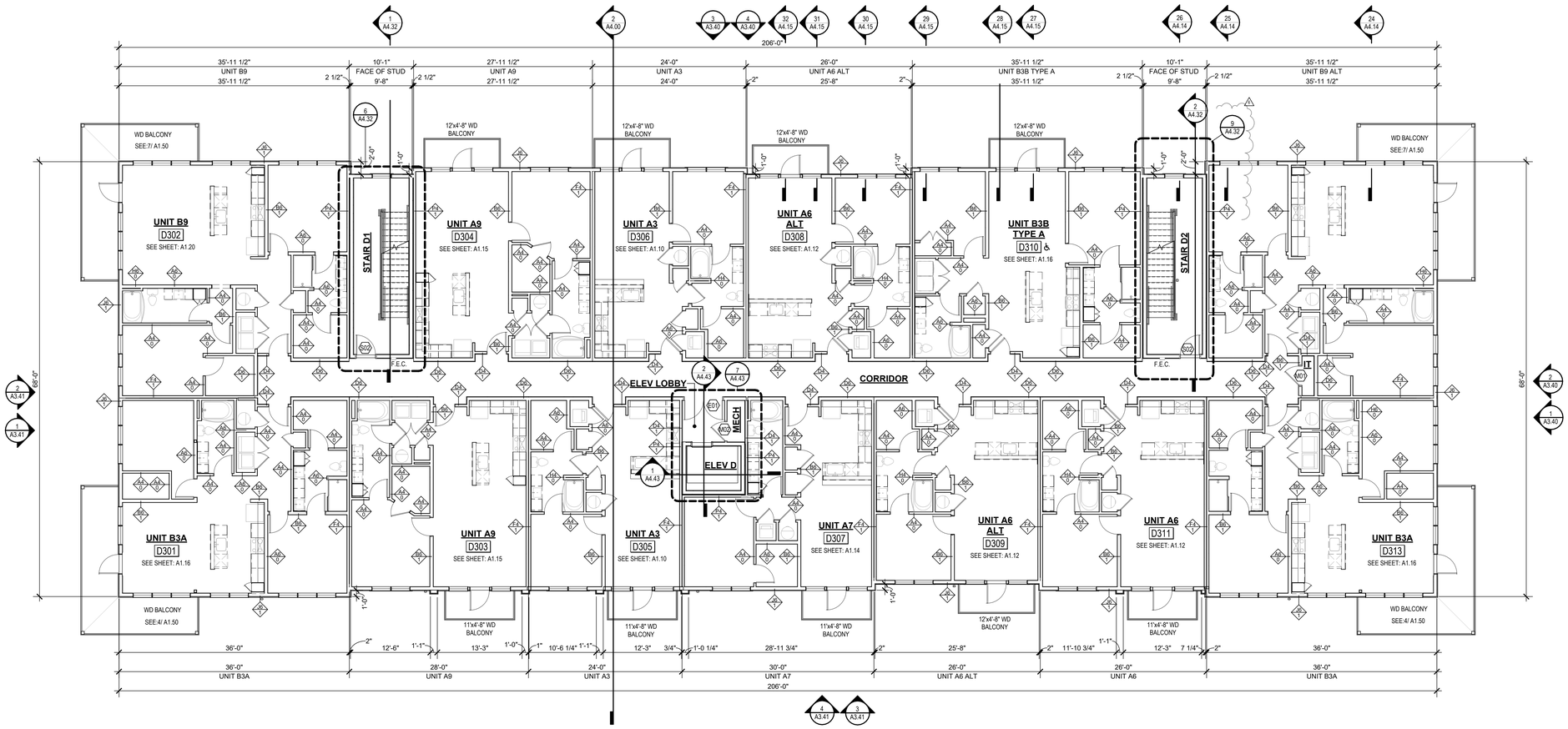
G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

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

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

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

– – – – – – – – OVERHEAD LINE



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

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2011037746
ARCHITECT
01/03/2025

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS

2	10.30.24	CITY COMMENTS 1
4	02.28.25	ASI 1
5	05.12.25	ASI 2
6	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

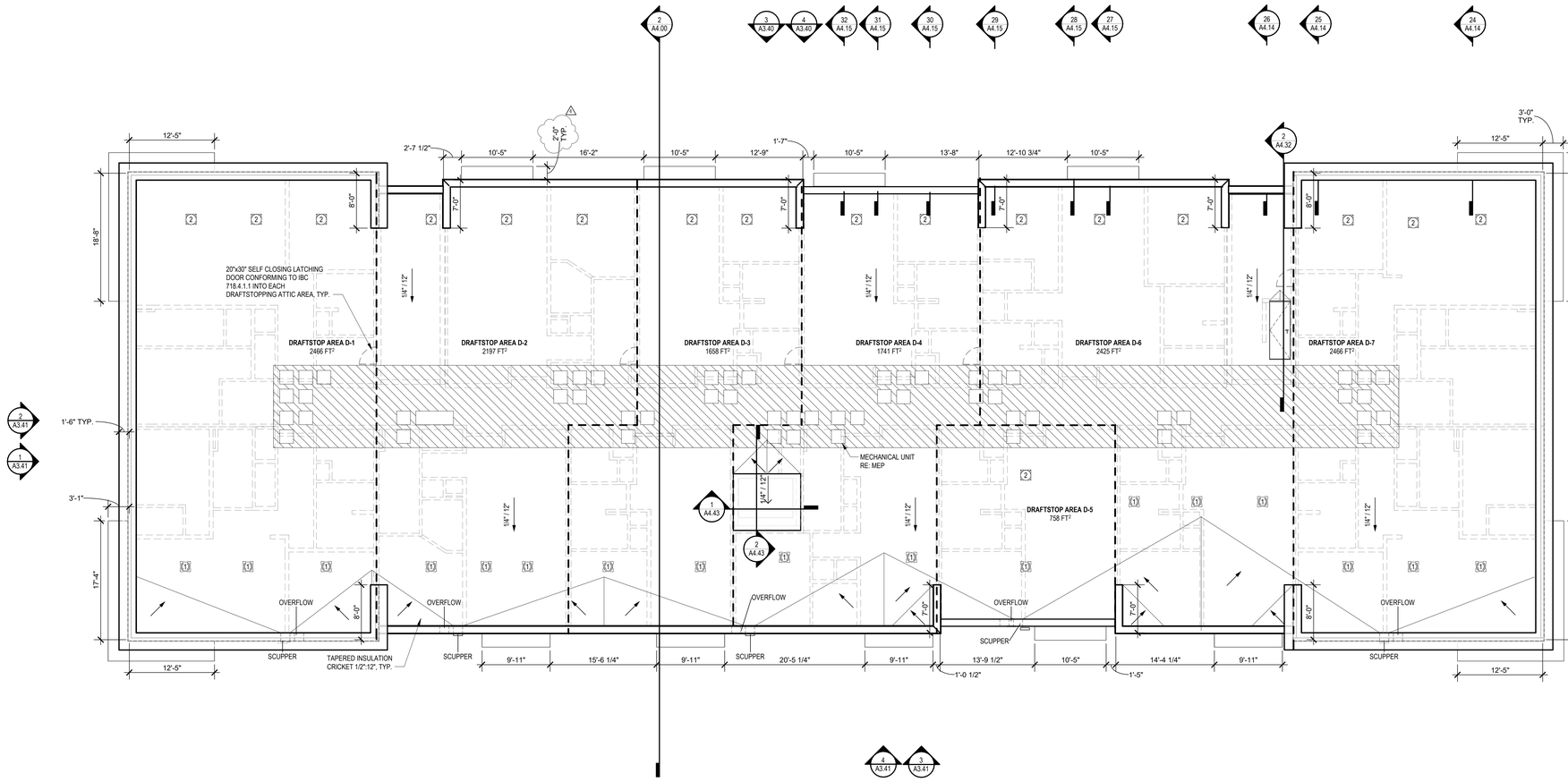
SHEET NAME
BUILDING D - 3RD FLOOR PLAN
SHEET NO.
A2.44

7/3/2025 3:43:43 PM

ARCH E1 30" x 42"

WORKSHEET - BUILDING D

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



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

ROOF PLAN GENERAL NOTES:

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

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

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

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

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

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

ATTIC VENTING REQUIREMENTS

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

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

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

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

GRAPHIC LEGEND:

ALLOWABLE EQUIPMENT AREA

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

ROOF VENTING LEGEND

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

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

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

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

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2011037746
ARCHITECT
01/03/2025

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS

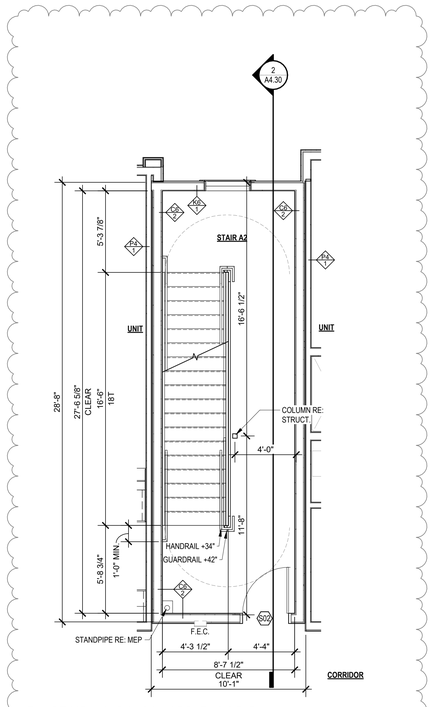
2	10.30.24	CITY COMMENTS 1
4	02.28.25	ASI 1
6	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

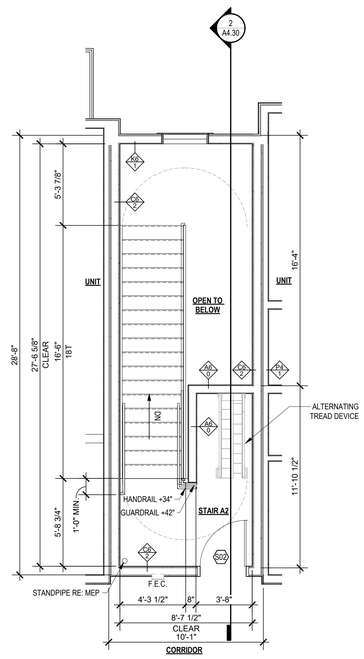
SHEET NAME
BUILDING D - ROOF PLAN

SHEET NO.
A2.46

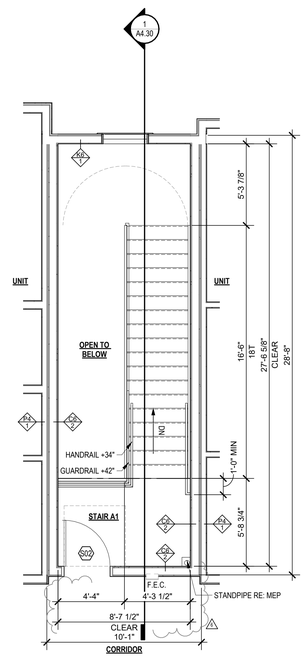
7/3/2025 3:43:47 PM



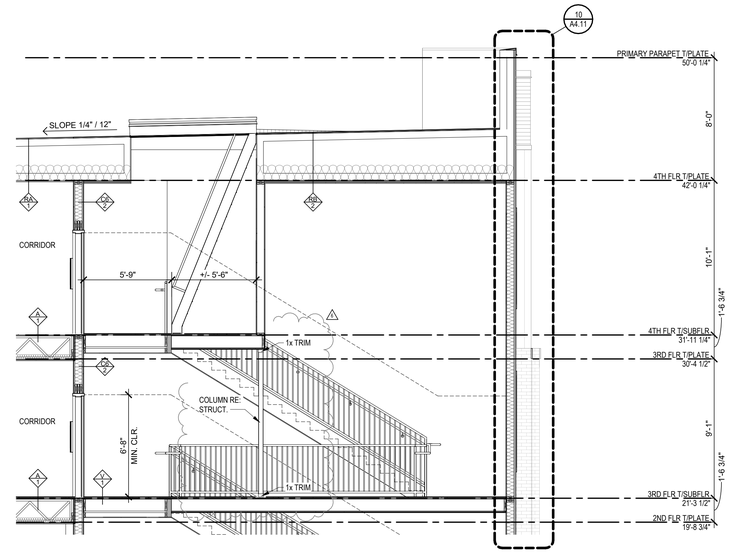
8 STAIR A2, B2, C2 - 3RD FLOOR PLAN
1/4" = 1'-0"



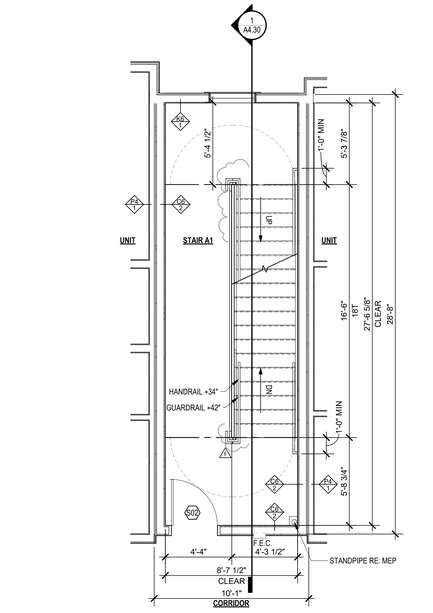
7 STAIR A2, B2,C2 - 4TH FLOOR PLAN
1/4" = 1'-0"



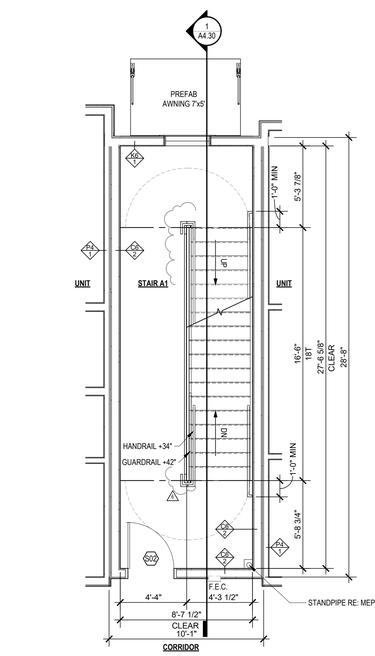
6 STAIR A1, C1 - 4TH FLOOR PLAN
1/4" = 1'-0"



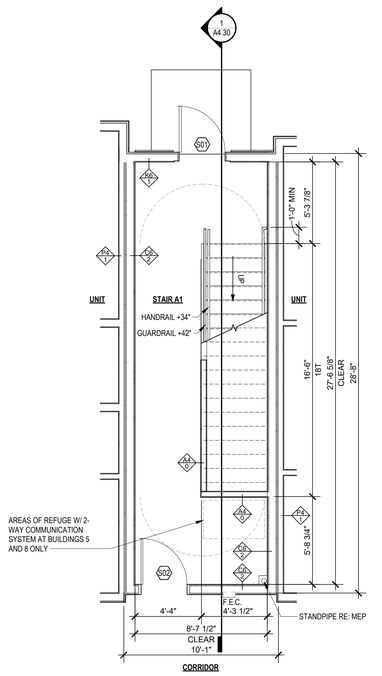
2 STAIR A2, B2,C2 - SECTION
1/4" = 1'-0"



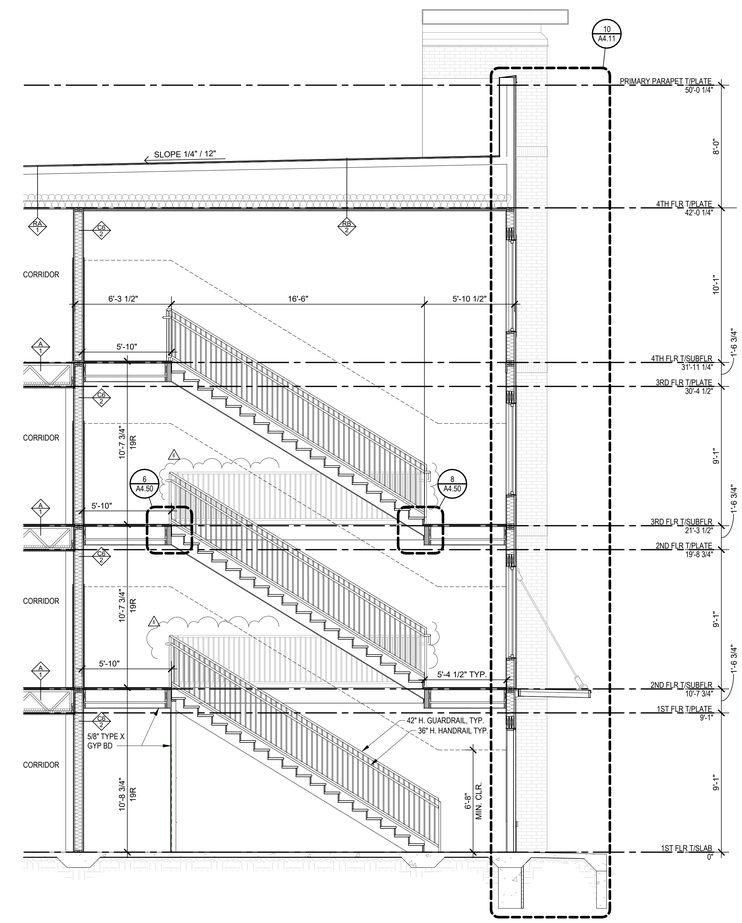
5 TYPICAL STAIR - 3RD FLOOR PLAN
1/4" = 1'-0"



4 TYPICAL STAIR - 2ND FLOOR PLAN
1/4" = 1'-0"



3 TYPICAL STAIR - 1ST FLOOR PLAN
1/4" = 1'-0"



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

STAIR GRAPHIC LEGEND:

- DOOR CLEARNECE
- STRUCTURAL BEAM, RE
- MINIMUM CLEAR FINISH AREA
- OVERHEAD

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2010038766
ARCHITECT
01/03/2025

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

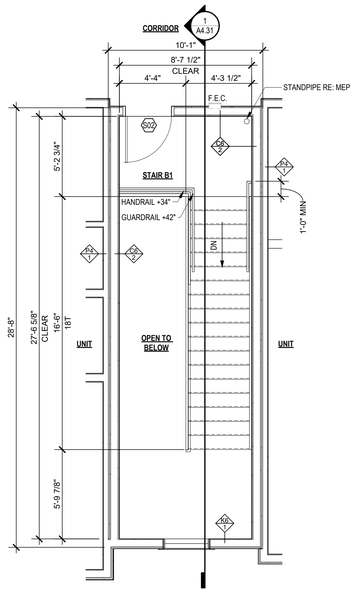
DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS

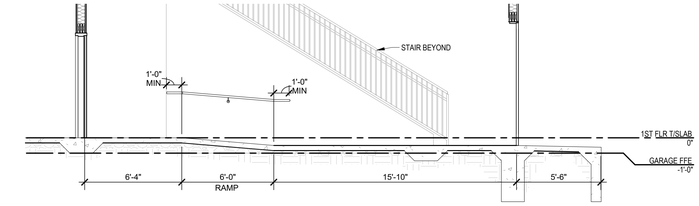
2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1
6	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

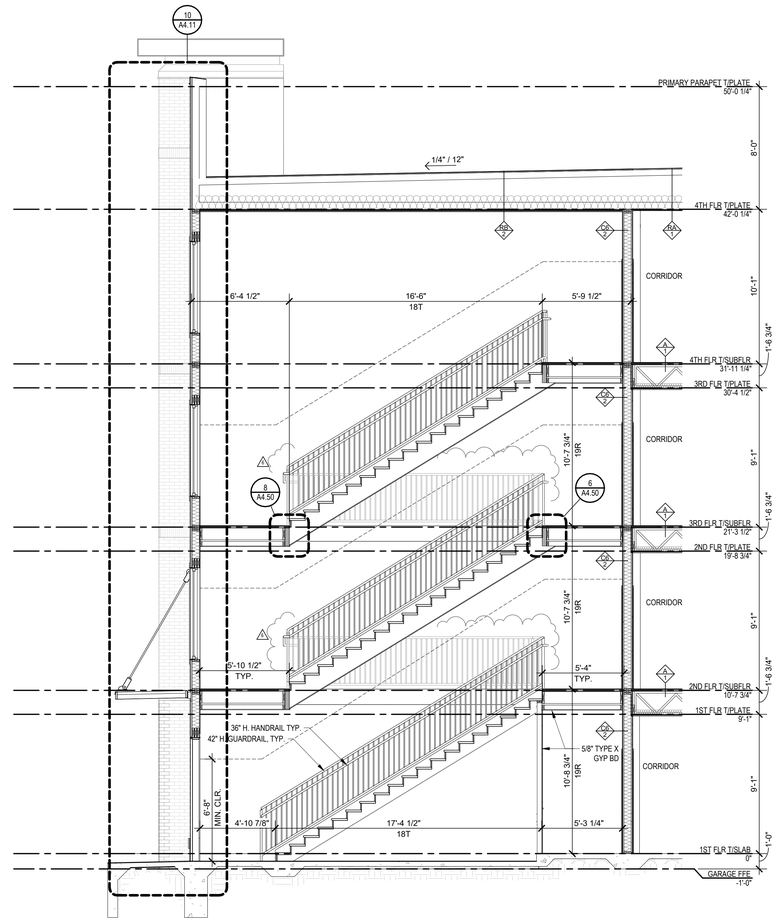
SHEET NAME
TYPICAL STAIR - PLANS & SECTIONS
SHEET NO.
A4.30



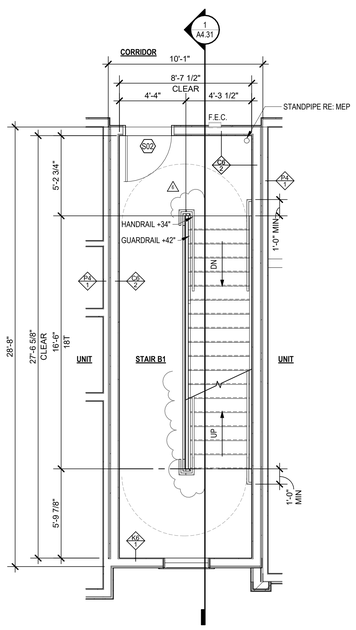
6 STAIR B1-4TH FLOOR PLAN
1/4" = 1'-0"



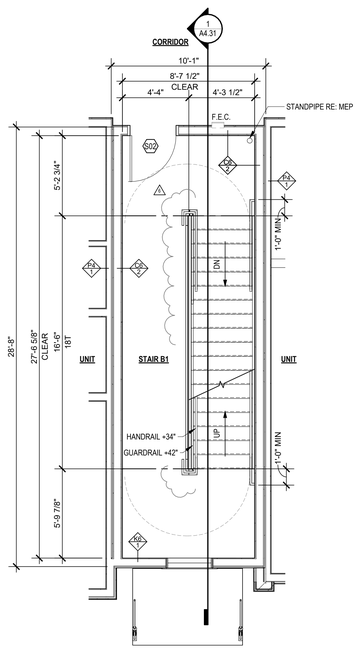
2 STAIR B1 - SECTION @ RAMP
1/4" = 1'-0"



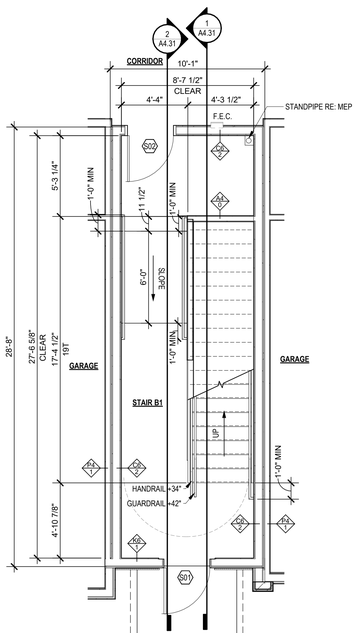
1 STAIR B1 - SECTION
1/4" = 1'-0"



5 STAIR B1 - 3RD FLOOR PLAN
1/4" = 1'-0"



4 STAIR B1 - 2ND FLOOR PLAN
1/4" = 1'-0"



3 STAIR B1 - 1ST FLOOR PLAN
1/4" = 1'-0"

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2011037
ARCHITECT
01/03/2025

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

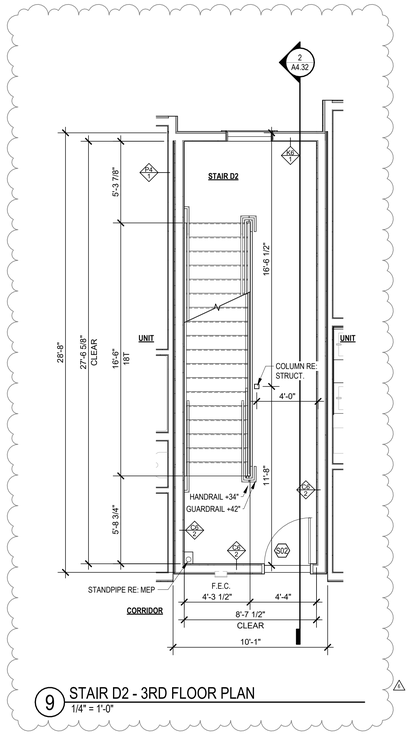
DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

△ REVISIONS

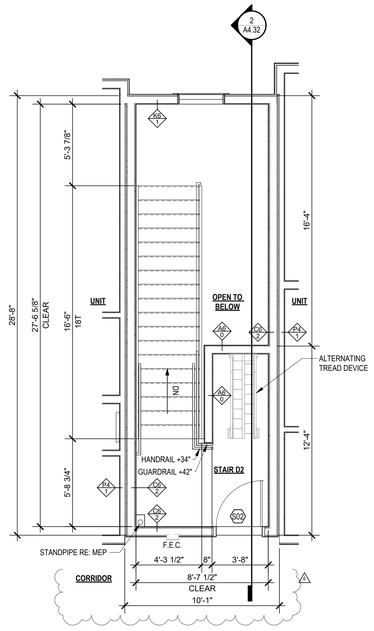
2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1
5	05.12.25	ASI 2
6	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

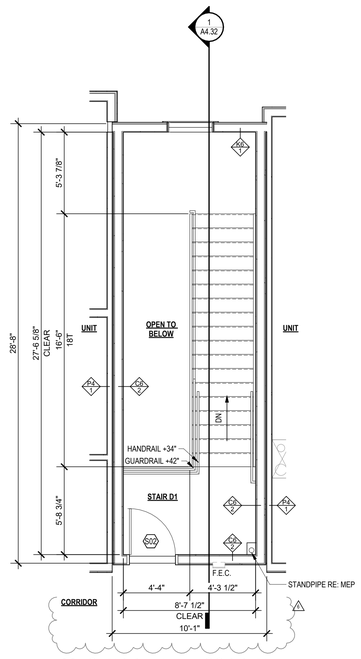
SHEET NAME
STAIR B1 -PLANS & SECTIONS
SHEET NO.
A4.31



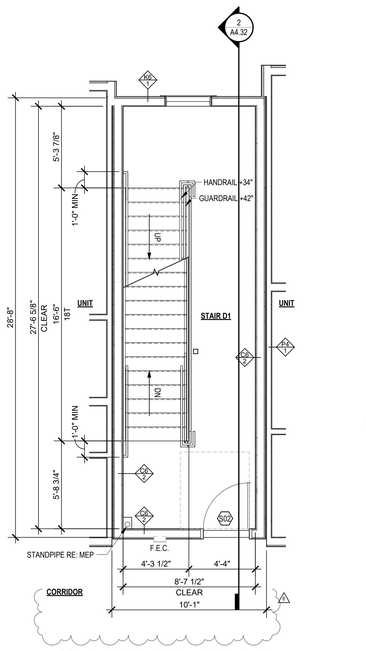
9 STAIR D2 - 3RD FLOOR PLAN
1/4" = 1'-0"



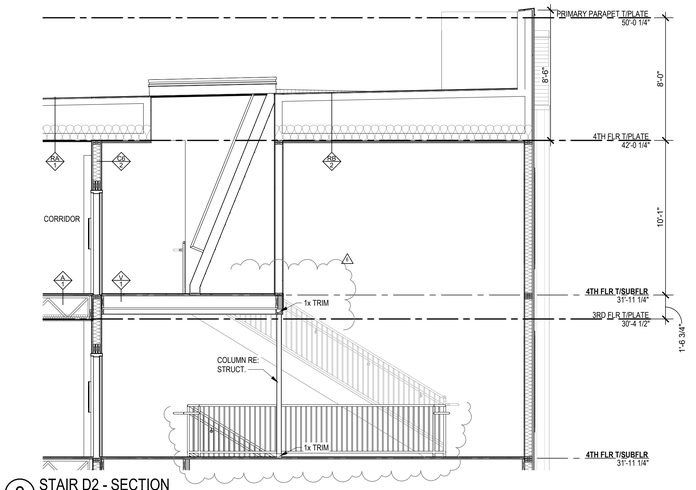
8 STAIR D2 - 4TH FLOOR PLAN
1/4" = 1'-0"



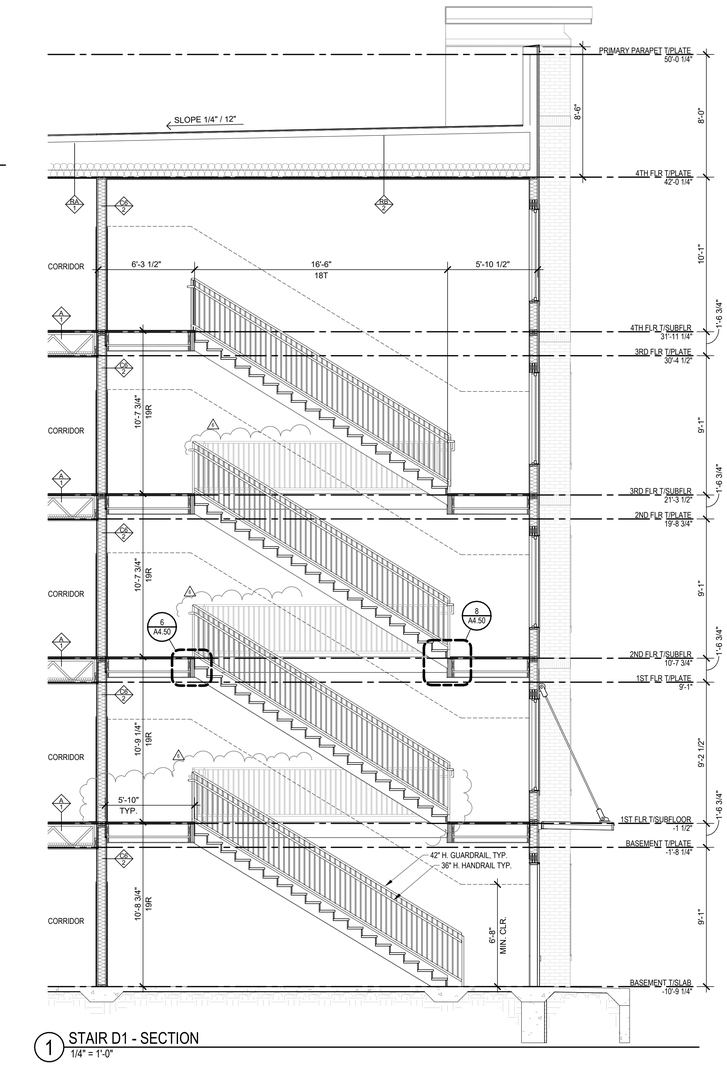
7 STAIR D1 - 4TH FLOOR PLAN
1/4" = 1'-0"



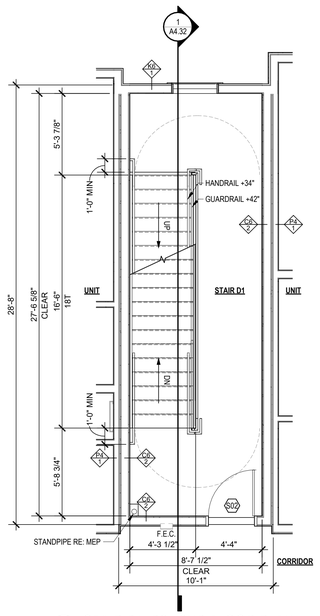
6 STAIR D1 - 3RD FLOOR PLAN
1/4" = 1'-0"



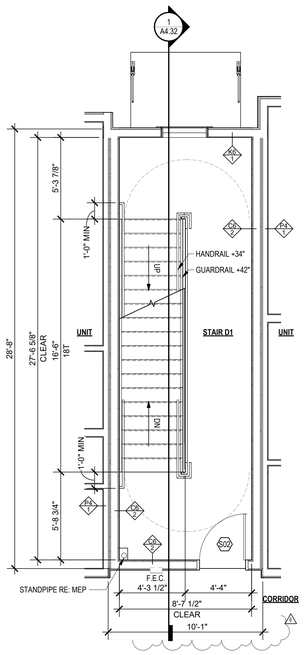
2 STAIR D2 - SECTION
1/4" = 1'-0"



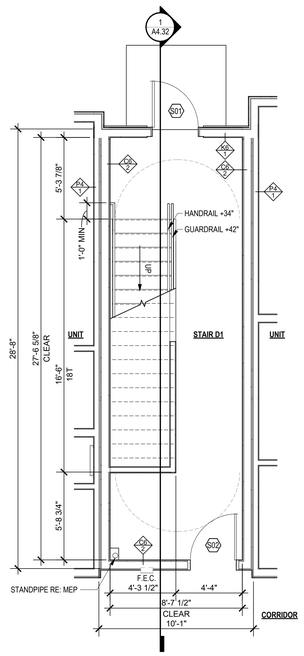
1 STAIR D1 - SECTION
1/4" = 1'-0"



5 STAIR D1, D2 - 2ND FLOOR PLAN
1/4" = 1'-0"



4 STAIR D1, D2 - 1ST FLOOR PLAN
1/4" = 1'-0"



3 STAIR D1, D2 - BASEMENT FLOOR PLAN
1/4" = 1'-0"

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

STATE OF MISSOURI
CLINT
EDD
EVANS
NUMBER
A-2007036766
ARCHITECT
07/03/2025

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

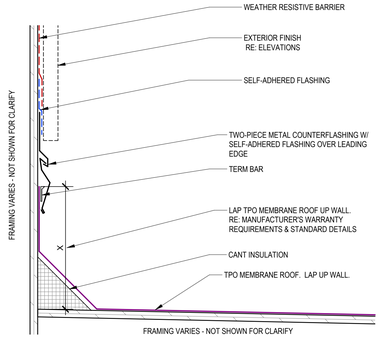
DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

△ REVISIONS

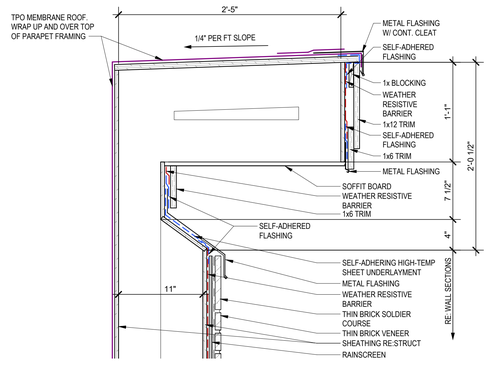
1	09.13.24	FDP COMMENTS 1
2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1
5	05.12.25	ASI 2
6	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

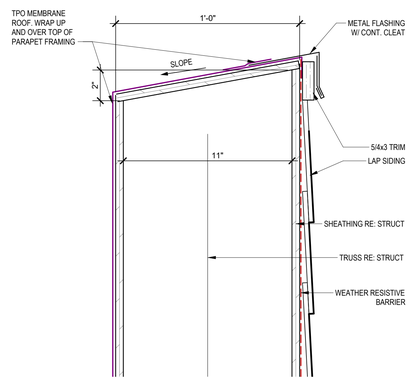
SHEET NAME
STAIR D1 - PLANS & SECTIONS
SHEET NO.
A4.32

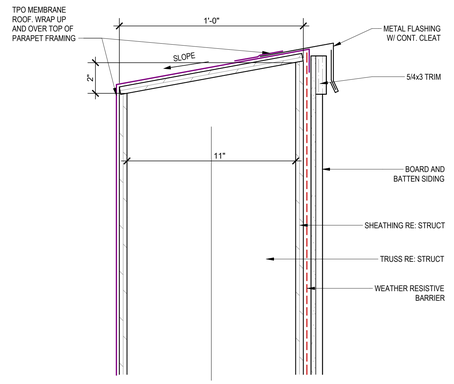


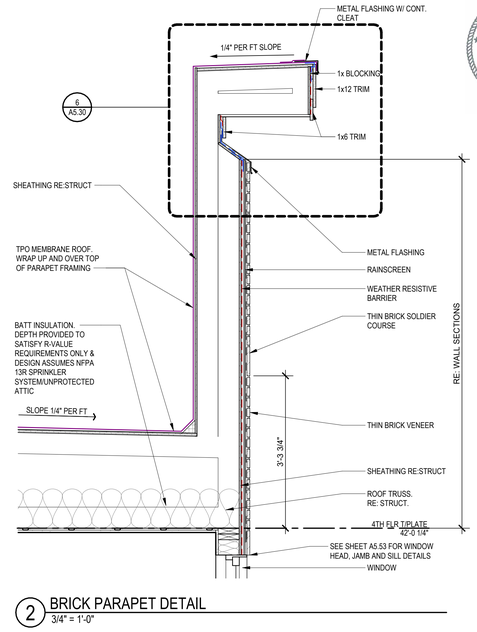
12 TPO ROOF TO THIN BRICK WALL TRANSITION
3" = 1'-0"



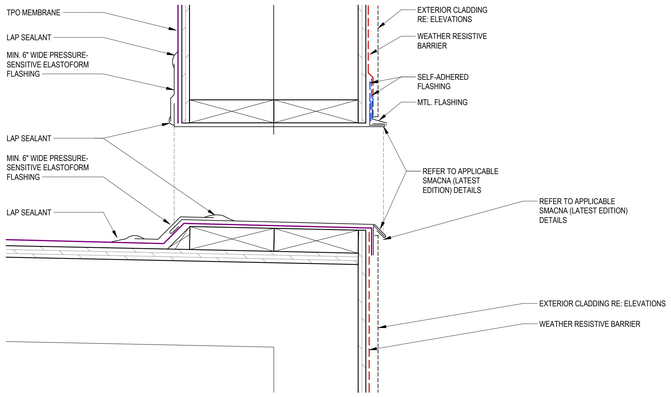
6 ENLARGED BRICK PARAPET
1 1/2" = 1'-0"



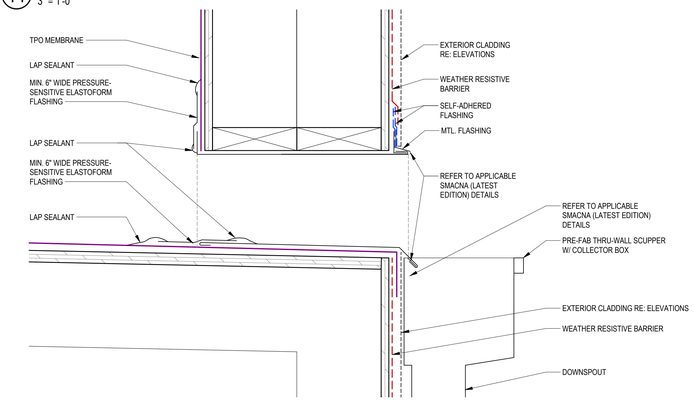




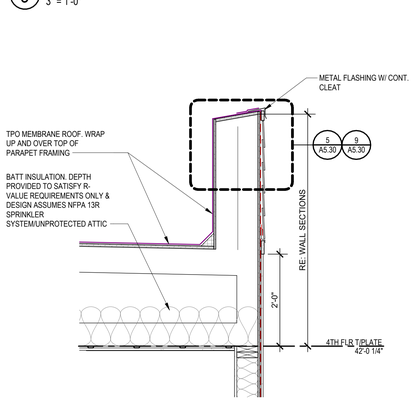
9 PARAPET DETAIL @ LAP SIDING
3" = 1'-0"



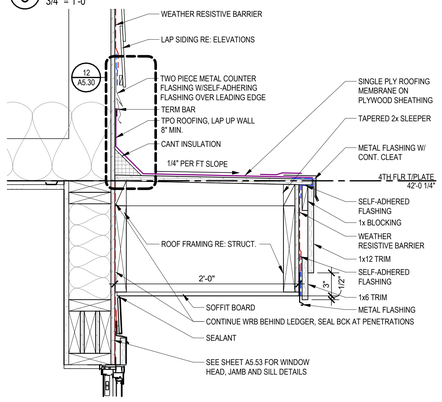
11 ROOF OVERFLOW SCUPPER DETAIL
3" = 1'-0"



10 ROOF SCUPPER DETAIL
3" = 1'-0"

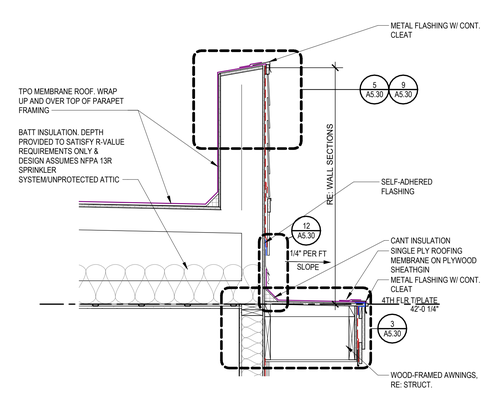


8 LAP SIDING PARAPET DETAIL
3/4" = 1'-0"

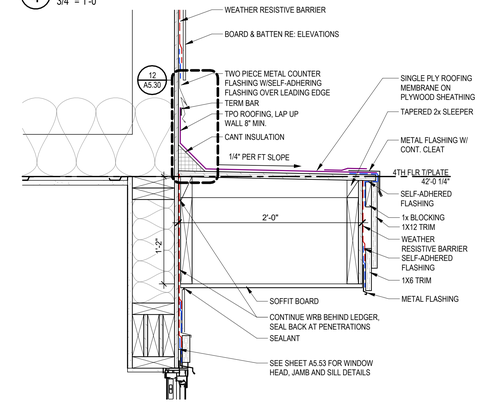


7 AWNING @ LAP SIDING
1 1/2" = 1'-0"

5 PARAPET DETAIL @ BOARD & BATT
3" = 1'-0"

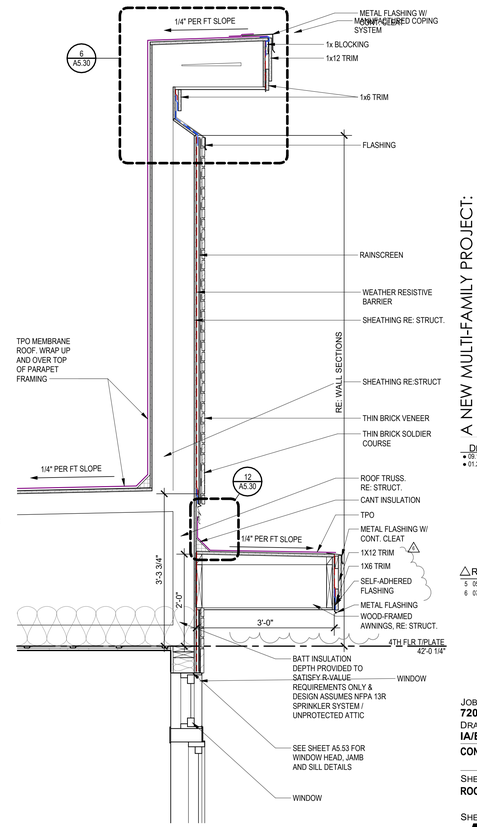


4 TYPICAL PARAPET DETAIL
3/4" = 1'-0"



3 AWNING @ BOARD AND BATT SIDING
1 1/2" = 1'-0"

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



1 BRICK PARAPET DETAIL W/AWNING
3/4" = 1'-0"

DETAIL GENERAL NOTES:

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

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

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

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-7
ARCHITECT
07/03/2025

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS
5	05.12.25	ASI 2	
6	07.03.25	ASI 3	

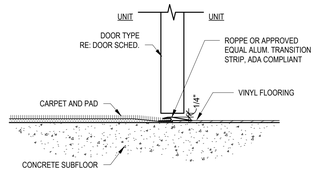
JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
ROOF DETAILS

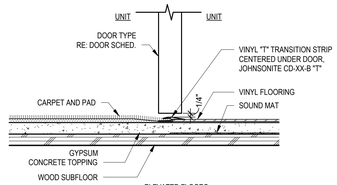
SHEET NO.
A5.30

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

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2011037
ARCHITECT
07/03/2025

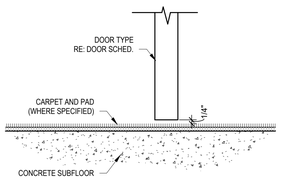


CONC. FLOORS

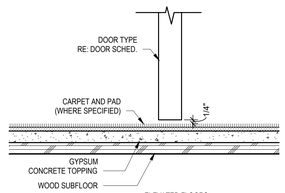


ELEVATED FLOORS

T-5 FLOOR TRANSITION - TYPICAL AT UNIT CARPET TO UNIT VINYL TRANSITION — SCALE: 3" = 1'-0"



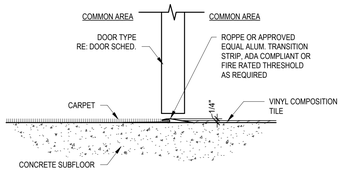
CONC. FLOORS



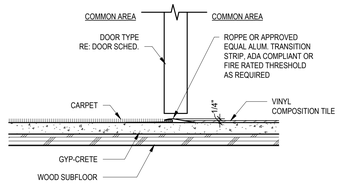
ELEVATED FLOORS

T-4 FLOOR TRANSITION - TYPICAL AT CONTINUOUS CARPET THRESHOLDS — SCALE: 3" = 1'-0"

T-3 FLOOR TRANSITION - UNIT CARPET TO UNIT VINYL TRANSITION AT WOOD SUBFLOOR TO CONCRETE SUBFLOOR TRANSITION — SCALE: 3" = 1'-0"

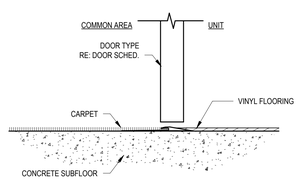


CONC. FLOORS

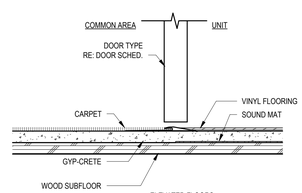


ELEVATED FLOORS

T-1 FLOOR TRANSITION - TYPICAL AT COMMON AREA CARPET TO MEP CLOSET TRANSITION — SCALE: 3" = 1'-0"



CONC. FLOORS



ELEVATED FLOORS

T-2 FLOOR TRANSITION - TYPICAL AT COMMON AREA CARPET TO UNIT VINYL TRANSITION — SCALE: 3" = 1'-0"

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS
6 07.03.25 ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
FLOOR TRANSITIONS

SHEET NO.
A5.60

ARCH E1 30" x 42"

GENERAL NOTES - STRUCTURAL

1. General Information:

A. The contractor shall verify dimensions and conditions before construction and notify the engineer of any discrepancies, inconsistencies, or difficulties affecting the work before proceeding.

B. The contractor shall coordinate all disciplines, verifying size and location of all openings, whether shown on structural drawings or not, as called for on architectural, mechanical, or electrical drawings. In the case of work in an existing building the contractor shall scan existing structure to locate all rebar in the area of the new core/opening using ground penetrating radar and notify the engineer of record for review prior to coring/cutting. Conflicts, inconsistencies, or other difficulties affecting structural work shall be called to the architect or engineer's attention for direction before proceeding.

C. All design and construction work for this project shall conform to the requirements of the following governing design codes:
   1. International Building Code (IBC 2018) as amended by the City of Lee's Summit, Missouri
   2. Minimum Design Loads for Buildings and Other Structures (ASCE7-16)
   3. Specification for Structural Steel Buildings (AISC 360-16)
      Member Design Basis is Allowable Stress Design (ASD)
      Connection Design Basis is Allowable Stress Design (ASD)
   4. Structural Welding Code (AWS D1.4-18)
   5. Building Code Requirements for Structural Concrete (ACI 318-14)
   6. Building Code Requirements for Masonry Structures (TMS 402-16)
   7. North American Specification for the Design of Cold-Formed Steel Structural Members (AISI S100-16)
   8. National Design Specification (NDS) for Wood Construction with 2018 Supplements (ANSI/AWC NDS-2018)
   9. Special Design Provisions for Wind and Seismic (AWC SDPWS-2015)

D. These drawings are for this specific project and no other use is authorized.

2. Structural Design Load Criteria:

A. Dead Loads:

Floor, Apartment	= 35 psf
Floor, Balcony	= 15 psf
Floor, Corridor	= 25 psf
Roof	= 25 psf
Stair, Wood	= 25 psf

B. Live Loads:

Floor, Apartment	= 40 psf
Floor, Balcony	= 60 psf
Floor, Corridor (Serving Apartment)	= 40 psf
Floor, Storage	= 125 psf
Roof	= 20 psf
Roof, MEP Equipment Zone	= 45 psf
Stair	= 100 psf

C. Snow = Pg= 20 psf, Pf=15.4psf,Is = 1.0
Ce=1.0, Ct=1.1, Drift per ASCE/SEI 7-16

D. Lateral Loads:
   1. Wind V= 109 mph, exposure C
      Occupancy [Risk] Category II, Iw=1.0
      GCpi=+/-0.18
      Design wind pressures to be used for the design of exterior component and cladding materials on the designated zones of wall and roof surfaces shall be per section 30.7 and Table 30.7-2 of ASCE/SEI 7-16. Tabulated pressures shall be multiplied by effective area reduction factors, exposure adjustment factors, and topographic factors where applicable.
   2. Seismic = Ss = 0.099g, S1 = 0.068g
      Occupancy [Risk] Category II, Ie=1.0
      Site Classification D; Sds=0.086g; Sd1=0.068g
      Seismic Design Category B
      Equivalent Lateral Force Procedure
      A.17 - Light framed walls with shear panels of all materials
      R = 2; Omega = 2.5; Cd = 2; V = 0.043W

E. This project is designed to resist the most critical effects resulting from the load combinations of section 1605.3 of the 2018 International Building Code.

3. Concrete:

A. All concrete for foundations (grade beams and footings) shall develop minimum ultimate compressive design strength of 3500 psi in 28 days, but not less than 500 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 6 gallons of water per 100 pounds of cement and not over 4 inches of slump.

B. All concrete for interior flat work and walls shall develop minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 540 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5.4 gallons of water per 100 pounds of cement and not over 4 inches of slump.

C. Concrete for exterior flatwork shall have a minimum design compressive strength of 4500 psi in 28 days, with not less than 560 pounds of cement per cubic yard of concrete, not over 5 gallons of water per 100 pounds of cement, with 6% +/- 1% air entrainment, and a maximum of 4 inches of slump.

D. The preceding minimum mix requirements may have water-reducing admixtures conforming to ASTM C494 added to the mix at manufacturer's dosage rates for improved workability.

E. The preceding minimum mix requirements may have up to 15% maximum of the cement content replaced with an approved ASTM C618 Class C fly ash, provided the total minimum cementitious content is not reduced.

F. Combined aggregate (coarse plus fine) for all concrete shall be well graded from coarsest to finest with no more than 18 percent and not less than 8 percent retained on an individual sieve, except that less than 8 percent may be retained on coarsest sieve and on No. 50 and finer sieves. Submit this gradation report with the concrete mix design shop drawings.

G. All interior concrete slabs on grade shall be placed over 15 mil, Class A Vapor Barrier per ASTM E1745 with less than 0.01 perms, tested after mandatory conditioning. All joints shall be lapped and sealed per manufacturer's recommendations. All penetrations, as well as damaged vapor barrier material shall also be sealed per manufacturer's recommendation prior to concrete placement. Install barrier per manufacturer recommended details at all discontinuous edges (at interior columns, exterior edge of slab, etc.) to ensure terms of warranty are followed. The vapor barrier shall be placed over free-draining granular material as prescribed by the project soils report.

H. All concrete is reinforced concrete unless specifically called out as unreinforced. Reinforce all concrete not otherwise shown with same steel as in similar sections or areas. Any details not shown shall be detailed per ACI 315 and meet requirements of ACI 318, current editions.

I. Contractor shall verify that all concrete inserts, reinforcing and embedded items are correctly located and rigidly secured prior to concrete placement.

J. No aluminum items shall be embedded in any concrete.

4. Reinforcing Steel:

A. All reinforcing steel shall conform to the requirements of ASTM A615 or A706 grade 60 steel. Welded plain wire fabric shall be supplied in sheets and conform to the requirements of ASTM A185.

B. Clear minimum coverage of concrete over reinforcing steel shall be as follows:

1.	Concrete placed against earth:	3"
2.	Formed concrete against earth:	2"
3.	Slabs:	1"
4.	Beams or Columns:	1-1/2"
5.	Other	2"

- All coverage shall be nominal bar diameter minimum.

C. All dowels shall be the same size and spacing as adjoining main bars (splice lap 48 bar diameters or 24" minimum unless noted otherwise).

D. At corners of all walls, beams, and grade beams supply corner bars (minimum 2'-0" in each direction or 48 bar diameters) in outside face of wall, matching size and spacing of horizontal bars. Where there are no vertical bars in outside face of wall, supply 3 - #4 vertical support bars for corner bars.

E. Bars marked continuous and all vertical steel shall be lapped 48 bar diameters (2'-0" minimum) at splices and embedments, unless shown otherwise. Splice top bars near midspan and splice bottom bars over supports, unless noted otherwise.

F. At all holes in concrete walls and slabs, add 2 - #5 bars (opening dimension plus 96 diameters long) at each of four sides and add 2 - #5 x 5'-0" diagonally at each of four corners of hole. Openings in 8" thick walls are reinforced similar, but with 1 - #5 instead of 2 - #5, respectively.

G. Unless otherwise covered on architectural plans or specifications, vertical control joints in concrete wall shall be spaced at a maximum of 20'-0" on center and coordinated with the architect. Every other horizontal wall reinforcing bar shall be discontinuous at control joints except heavy top and bottom bars unless noted otherwise. Provide base seal waterstop style number 772 (by Greenstreak Inc. or approved equal) on dirt face side of wall at all walls below grade.

H. Accessories shall be as specified in latest edition of the ACI Detailing Handbook and the concrete Reinforcing Steel Institute Design Handbook. Maximum accessory spacing shall be 4'-0" on center, and all accessories on exposed surfaces are to have plastic coated feet.

I. All slabs and stairs not shown otherwise shall be 6" thick with #4 bars at 12" on center each way. All exterior porches and stoops not otherwise detailed may be constructed in any standard manner, solid or hollow, but must be reinforced with #4 bars at 12" on center each way minimum. Porches shall be doweled to adjacent walls or grade beams with #4 bars at 12" on center, hooked or embedded 48 diameters into both members. Slope porches 1/8" per foot for drainage unless noted otherwise.

J. Allow 2 tons of reinforcing bars #4 or larger to be used as directed in the field for special conditions by the engineer of record (labor for placing same to be included).

5. Structural Steel:

A. All structural steel beams and columns shall be ASTM A992, grade 50 steel and all miscellaneous steel shall be ASTM A36 grade steel. Hollow Structural Sections (HSS) shall be ASTM A500, grade B. Fabrication and erection shall be in accordance with AISC 303-05 "Code of Standard Practice for Steel Buildings and Bridges" in the 13th Edition of the AISC Steel Construction Manual.

B. All welding shall conform to the recommendations of the AWS.

C. All exterior steel and connections, and brick relief angles shall be hot-dip galvanized.

D. All bolts not otherwise specified shall be 3/4" diameter high strength (ASTM A325-N). All bolts shall be fully pretensioned. All beam connections shall be designed per the AISC Manual of Steel Construction "Framed Beam Connections" for the indicated reactions or at least 0.4 x beam total shear capacity, Vn/Omega, shown in the maximum total uniform load tables.whichever is greater; and, shall account for eccentricity when the bolt line is more than 2" from the center of the support. All connections must be two bolt minimum. Connection design and shop drawing preparation shall be completed under the direct supervision of a professional engineer licensed in the state the project is located and shop drawings and connection calculations shall bear his seal.

E. All anchor bolts shall be 3/4" diameter, ASTM F1554, Grade 36 unless noted otherwise. Washers of minimum size and thickness for the given anchor diameter in Table 14-2 of the AISC Steel Construction Manual shall be provided at every column anchor bolt. Washers shall have a standard size hole for the anchor bolt. At building perimeter columns and columns at braced frames washers shall be welded all around to the column base plate with 3/16” fillet weld.

F. Handrails, guards and grab bars shall be designed to meet the requirements of the 2012 IBC. Refer to specifications for more explicit requirements. Submit structural calculations sealed by a lincensed engineer in the state of the project location.

6. Foundations:

A. The soil investigation was prepared by Terracon Consultants, Inc., and the project number is 02225125 and the telephone number is 913-492-7777.

B. Spread footings, grade beams, and retaining walls are designed to bear on undistrurbed clay soil or geotechnical approved structural fill capable of safely sustaining 2,500 psf.

C. Retaining structures are designed for an active lateral load of 50 pcf equivalent fluid presssure and an at-rest lateral load of 70 pcf.

D. Concrete contractor shall provide for dewatering at excavations from either surface water or seepage.

E. All concrete in the structural portion retaining the backfill shall have attained its design strength prior to being backfilled.

F. All basement walls shall not be backfilled until the first floor slab or wood decking is installed or the wall is temporarily braced by the contractor and the concrete has reached of its design strength.

G. Moisture content in soils beneath building locations should not be allowed to change after footing excavations and after grading for slabs on grade are completed. If subgrade materials become desiccated or softened by water content specified for engineered fill. Do not place concrete on frozen ground.

7. Timber and Wood Framing:

A. Quality and construction of wood framing members and their fasteners for load supporting purposes not otherwise indicated on the drawings shall be in accordance with the 2018 International Building Code.

B. All studs and top and bottom plates shall be Douglas Fir No. 2 grade or Southern yellow pine No. 2 grade, visually graded lumber, with an allowable fiber stress in bending of 900 psi minimum and an elastic modulus of 1,400,000 psi unless noted otherwise. Single story building's studs and top plates shall be Spruce Pine Fir No. 2 grade. All joist, truss members and headers to be No. 2 grade DF (unless noted otherwise) All lumber for exterior decks and balconies shall be preservative-treated Southern yellow pine No. 2 grade, visually grade unless noted otherwise.

C. Bridging of stud bearing walls and shear walls shall be solid, matching sheathing joints.

D. Joist blocking and bridging shall be solid wood or cross bridging of either wood or metal straps. Spacing, in any case, shall not exceed 8'-0".

E. Wood members and sheathing shall be fastened with number and size of fasteners not less than that set forth in Table 2304.9.1 of the 2012 International Building Code. All fasteners into chemically treaed material shall be hot-dipped galvanized. Floor sheathing shall be APA rated tongue and groove Sturd-I-Floor, exposure 1, glued and nailed with 10d nails or # 10 screws at 6" on center to supports at edges and 12" on center field. Roof diaphragms shall be edge screwed with #10 screws at 6" on center and screwed to intermediate framing and/or blocking members with #10 screws at 12"on center unless noted on the drawings.

F. Sill plates shall be bolted to concrete slabs with 1/2" diameter bolts at 32" on center (UNO, Re: shearwall sched). Provide plate washers at sill plate anchors for shearwalls per shearwall sched. Plates in direct contact with concrete or masonry shall be treated lumber.

G. All hangers, ties and connections shown are based on Simpson Strong Tie as the basis of design, provide Simpson Strong Tie or an approved equal. Joist hangers shall be equal to "LUS" for wood application and "LB" for steel weld-on application. Roof truss ties shall be equal to "H2.5A" and tie the roof truss to the top plate (provide 2) "H2.5A" Diagonally across from each other when uplift load shown in truss shop submittal exceeds 545 lbs). Roof girder ties shall be equal to a "LGT2", "LGT3" or "LGT4" tie (dependent on number of plies) and tie the truss girder to the top track. Provide "H2.5A" at the top of each stud to top plate when the top track has roof truss attached.

H. Service condition - dry with moisture content at or below 19% in service.

I. Laminated strand lumber (LSL) shall have an allowable flexural stress (Fb) of 1,700 psi (reduced by size factor) and an elastic modulus (E) of 1,300,000 psi.

J. Laminated veneer lumber (LVL) shall have an allowable flexural stress (Fb) of 2,600 psi (reduced by size factor) and an elastic modulus (E) of 1,900,000 psi.

K. Parallel Strand Lumber (PSL) shall have an allowable flexural stress (Fb) of 2,900 psi (reduced by size factor) and an elastic modulus (E) of 2,000,000 psi. ((E) = 2,200,000 psi for members > 18")

L. Pre-engineered wood trusses shall be designed in accordance with the Truss Plate Institute's national design standard for metal-plate connected wood truss construction (ANSI/TPI-1 latest edition). Trusses shall be designed and manufactured by an authorized member of the Wood Truss Council of America (WTCA). Truss design shall conform to specified codes, allowable stress increases, deflection limitations and other applicable criteria of the governing code.

M. Shop drawings showing complete erection and fabrication details and calculations (including connections) shall be submitted to the project architect / engineer for review prior to fabrication and/or erection. Calculations shall bear the seal of a professional engineer, registered in the state of the project location. Shop drawings shall also be submitted to the local government controlling agency when requested by that agency.

N. All trusses shall be securely braced both during erection and permanently, as indicated on the approved truss design drawings and in accordance with TPI's commentary and recommendations for handling, installing and bracing metal-plate connected wood trusses (HIB-91, booklet) and the latest edition of ANSI/TPI-1.

O. The truss manufacturer shall supply all hardware and fasteners for joining truss members together and fastening truss members to their supports. Metal connector plates shall be manufactured by a member of the Wood Truss Council of America (WTCA) and shall be 20 gauge minimum. Connector plates shall meet or exceed ASTM A653, grade 33, with ASTM A924 galvanized coating designation G60.

P. Shipment, handling, and erection of trusses shall be by experienced, qualified persons and shall be performed in a manner so as not to endanger life or property. Apparent truss damage shall be reported to the truss manufacturer for evaluation prior to erection. Cutting or alteration of trusses is not permitted.

Q. Roof Truss Design criteria:

Top Chord Dead Load	= 15 psf.
Top Chord Live Load	= 20 psf. (Plus Rooftop Equipment)
Top Chord Snow Load	= 20 psf or 15.4 psf plus Drift
Bottom Chord Dead Load	= 10 psf
Bottom Chord Live Load	= 0 psf
Live Load Deflection	= L/360
Total Load Deflection	= L/300 (1" MAX)
Corridor Trusses Only	= 250 # Point Load at any location on the top and bottom chord (non-concurrent with each other or typical live load - concurrent with MEP equipment)

R. Floor Truss Design Criteria:

Top Chord Dead Load	= 30 psf
Top Chord Live Load	= Per General Note 5B
Bottom Chord Dead Load	= 10 psf
Live Load Deflection	= L/480 (1/2" MAX)
Total Load Deflection	= L/360 (3/4" MAX)

S. Roof trusses shall be designed per IBC 2012 for net uplift resulting from wind loading based on component and cladding loading. Reference details 1, 2, 2A, 2B, 3, 3A, 3B, 4 and 5 on S0.20 for net uplift holdown detail and requirements.

T. Refer to sheet S0.06 for wood shrinkage recommendations.

U. Construction bracing shall be provided by the contractor as required to keep the building and studs plumb.

V. Structural members shall not be cut for pipes, etc., unless specifically detailed. Notching and boring of studs and top of plates shall conform to the provisions of section 2308.9.10 and 2308.9.11 of the IBC. Where top plates or sole plates are cut for pipes, ametal tie with minimum 0.058 inches thick and 1 1/2" inches wide shall be fastened to each plate across and to each side of the opening with not less than (6) 16d nails, in accordance section 2308.9.8 of the IBC.

W. All fasteners for wood to wood connections and wood connectors shall be as indicated in structural drawings or manufacturer literature to achieve full capacity of connector. All fasteners into chemically treated material shall be hot-dipped galvanized. Submittal must show that alternative will not reduce the capacity of the connection.

8. Concrete Masonry Units:

A. Concrete block used in exterior walls or load bearing walls shall meet the requirements of ASTM C90 and have a minimum net compressive strength of 2650 psi and laid up using type N mortar such that f'm equals 2000 psi. Mortar shall be volume proportion based cement lime mortar. Proportioning shall be completed by box measure. Any block in contact with earth shall be normal weight units, laid using type "S" mortar and grouted solid.

B. The contractor shall provide adequate temporary bracing for all masonry walls during construction.

C. All concrete block shall have 9 gage (or larger) horizontal joint reinforcing (ladder or truss) per architectural drawings and specifications (16" maximum vertical spacing).

D. Cavity wall construction shall be reinforced as designed for specific concrete block used. The horizontal joint reinforcing shall be of the ladder or truss style per specification and continuous between brick and block, as prescribed by the architectural drawings.

E. Concrete block shall be reinforced as follows in 6", 8", 10", and 12" walls:
   1. Vertical reinforcing shall be a minimum of 1 - #4 bar in 6" and 8" walls and 2 - #4 bars in 10" and 12" walls at 4'-0" on center, at each corner, at each door and window jamb, each side of control joints and in the end void of each length of wall. Lap splices for masonry vertical reinforcing shall be 48 bar diameters or 24" minimum.
   2. Horizontal reinforcing:
      A. Horizontal joint reinforcing as noted above.
      B. Continuous horizontal bars shall be included per section or detail in bond beam or optional running bond beam where noted. Where bond beams are continuous at corners of walls, supply corner bars matching size of horizontal bars (minimum 2'-0" or 40 bar diameters in each direction).

F. Grout, where noted above, shall have a minimum design ultimate compressive strength of 2500 psi at 28 day test and 3/8" maximum aggregate size.

G. Non-load bearing concrete block walls shall be isolated from adjacent structural elements with vertical 3/8" control joints and at the top of the wall with 1" air space or compressible material and support per architectural detail.

H. Unless otherwise covered on architectural plans or specifications, vertical control joints in masonry construction shall be 3/8" wide, full height of wall. Joints shall be spaced at a maximum of 24'-0" on center and coordinated with the architect. All horizontal joint reinforcing shall be discontinuous at control joints in masonry. All bond beam horizontal reinforcing shall be continuous through control joints.

9. Post-Installed Anchors:

A. Post-installed anchors shall be used only where specified on the drawings unless approved in writing by the engineer of record. See drawings for anchor diameter, spacing and embedment. Performance values of the anchors shall be obtained for specified products using appropriate design procedures and/or standards as required by the governing building code. Anchors installed in concrete shall have an ICC-ES Evaluation Service Report. Special inspection is required for all post installed anchors. The contractor shall coordinate an on-site meeting with the post installed anchor manufacturer field representative to educate the construction team on the anchor installation guidelines and requirements.

B. Mechanical anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ACI 355.2 and ICC-ES AC193. All anchors shall be installed per the anchor manufacturer's written instructions.

C. Adhesive anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ICC-ES AC308. All anchors shall be installed per the anchor manufacturer's written instructions.

D. Mechanical anchors used in solid grouted masonry shall have been tested and qualified for use in accordance with ICC-ES AC01. All anchors shall be installed per the anchor manufacturer's written instructions.

E. Adhesive anchors used in solid grouted masonry shall have been tested and qualified for use in accordance with ICC-ES AC58. All anchors shall be installed per the anchor manufacturer's written instructions.

F. Anchors used in hollow concrete masonry shall have been tested and qualified in accordance with ICC-ES AC106 or ICC-ES AC58 as appropriate. All anchors shall be installed per the anchor manufacturer's written instructions with appropriate screen tubes used for adhesives.

10. Shop Drawing Review:

A. Bob D. Campbell and Company, Inc. will review the Subcontractor's shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to be a properly functioning integral element of the overall structural system designed by Bob D. Campbell and Company, Inc.

B. Prior to submittal of a shop drawing or any related material to Bob D. Campbell and Company, Inc., the General Contractor (GC) shall:
   1. Review each submission for conformance with the means, methods, techniques, sequences and operations of construction and safety precautions and programs incidental thereto, all of which are the sole responsibility of the GC.
   2. Review and approve each submission.
   3. Stamp each submission as approved.

C. Bob D. Campbell and Company, Inc. shall assume that no submission comprises a variation unless the sub-contractor advises Bob D. Campbell and Company, Inc. with written documentation within the submittal.

D. Shop drawings and related material (if any) required are indicated below. Should Bob D. Campbell and Company, Inc. require more than ten (10) working days to perform the review, Bob D. Campbell and Company, Inc. shall so notify the GC.
   1. Structural steel shop drawings including erection drawings and piece details. Include connection submittals and miscellaneous framing.
   2. Miscellaneous anchors shown on the structural drawings.
   3. Elevations of all reinforced concrete masonry walls at a scale of no smaller than 3/8"=1'-0" showing all required reinforcing.
   4. Concrete mix designs and material certificates including admixtures and compounds applied to the concrete after placement.
   5. Grout mix designs (for CMU).
   6. Construction and control joint plans and/or elevations.
   7. Standard details and bridging information for light gage metal framing.
   8. Wood truss desin and calculations and detailed erection and fabrication drawings.
   9. Wood shearwall holdown system.
   10. Deferred submittal: railings and guardrails.

E. Bob D. Campbell and Company, Inc. shall review shop drawings and related materials with comments provided that each submission has met the above requirements. Bob D. Campbell and Company, Inc. shall return without comment unrequired material or submissions without GC approval stamp.

11. Structural Special Inspection:

A. The structural design for this project is based on completion of special inspections during construction in accordance with section 1704 of the International Building Code. The owner shall employ one or more qualified special inspectors to provide the required special inspections.

B. The special inspector shall furnish inspection reports to the building official, owner, architect and structural engineer, and any other designated person.

C. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority, building official and structural engineer.

D. The special inspector shall submit a final signed report stating that the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions of the building code.

E. The following inspections and tests are required with the frequency (continuous or periodic) as defined within the referenced section or standard listed below. The General Contractor shall provide notification to the inspector when items requiring inspection are ready to be inspected and provide access for those inspections.
   1. Shop Fabrication – structural steel per Section 1704.2.5 unless AISC certified shop
   2. Shop Fabrication – pre-engineered wood trusses per Section 1704.2.5 unless TPI certified shop
   3. Steel Construction per Section 1705.2 and the quality assurance requirements of AISC 341 Chapter J (as referenced by AISC 360)
   4. Concrete Construction per Section 1705.3 and Table 1705.3
      a. Reinforcing Steel Placement
      b. Reinforcing Steel Welding
      c. Cast in Place Anchors
      d. Post Installed Anchors
      e. Design Mix Verification
      f. Concrete Sampling and Testing
      g. Concrete Placement
      h. Concrete Curing
      i. Formwork Shape, Location and Dimensions
   5. Masonry Construction per Section 1705.4 and the quality assurance requirements of TMS 402/ACI530/ASCE5 and TMS602/A530.1/ASCE6 Level B
   6. Verification of Soils per Table 1705.6
   7. Wood Lateral System (periodic)
      a. Wood shearwalls (include sheathing, rim board and bottom plate attachments)
      b. Portal frames
      c. Shear wall and portal frame holdowns
      d. Shear wall tension rod system
   8. Wood Gravity Framing and Placement (adjust frequency of random sampling where indicated as required)
      a. Heavy timber/SCL/glulam beams and supports (periodic)
      b. Headers and jambs (random sampling)
      c. Bearing walls (random sampling)
      d. Connector/hardware installation (random sampling)
      e. Floor and roof trusses (random sampling)

12. Copyright and Disclaimer:

A. All drawings in the structural set (S-series drawings) are the copyrighted work of Bob D. Campbell and company, Inc. These drawings may not be photographed, traced, or copies in any manner without the written permission of Bob D. Campbell and Company, Inc. Exception: Original drawings may be printed for distribution to the owner, architect, and general contractor for coordination, bidding, and construction. Subcontractors may not reproduce these drawings

B. for any purpose or in any manner.
I, Christopher A. Beverlin, P.E., registered engineer and a representative of Bob D. Campbell and Company, Inc., do hereby accept professional responsibility as required by the professional registration laws of this state for the structural design drawings consisting of S-series drawings. I hereby disclaim responsibility for all other drawings in the construction document package, they being the responsibility of other design professionals whose seals and signed statements may appear elsewhere in the construction document package.

STRUCTURAL DECK & SLAB SCHEDULE

MARK	DESCRIPTION
FD-1 ↔	1" GYPCRETE ATOP 1/4" SOUND MAT (PER ARCH) ATOP 23/32" T&G APA-RATED STURD-I FLOOR, EXP I SHEATHING. SHEATHING SHALL BE GLUED AND NAILED W/ 8d RING SHANK NAILS OR #10 SCREWS @ 6"o.c. @ EDGES & 12"o.c. AT FIELD.
FD-2 ↔	2x MOISTURE RESISTANT TREATED T&G DECKING ATTACHED WITH (2)#8 SCREWS OR #8 (GALV) RING SHANK NAILS AT EACH JOIST
SOG-1 ↔	4" CONC. SLAB (4000psi) REINFORCE WITH 6x6-W2.9xW2.9 WWF ATOP ATOP 6" OF 3/4" CLEAN GRANULAR LEVELING COURSE, ATOP 15mil VAPOR BARRIER ATOP SUITABLE SUBGRADE MATERIAL PER GEOTECH SPECIFICATIONS. T/SLAB EL. = PER PLAN, SLOPE TO DRAIN
SOG-2 ↔	4" CONC. SLAB (4500psi, AIR ENTRAINED) REINFORCE WITH 6x6-W2.9xW2.9 WWF ATOP 6" OF 3/4" CLEAN GRANULAR LEVELING COURSE, ATOP SUITABLE SUBGRADE MATERIAL PER GEOTECH SPECIFICATIONS T/SLAB EL. = PER PLAN, SLOPE TO DRAIN
SOG-3 ↔	8" CONC. SLAB (4500psi, AIR ENTRAINED) REINFORCE WITH #4 @ 12"oc EA. WAY MID-HT ATOP 6" OF 3/4" CLEAN GRANULAR LEVELING COURSE, ATOP SUITABLE SUBGRADE MATERIAL PER GEOTECH SPECIFICATIONS T/SLAB EL. = PER PLAN, SLOPE TO DRAIN
RD-1 ↔	19/32" APA-RATED, EXP I SHEATHING ATTACHED WITH #10 SCREWS @ 6"o.c. AT EDGES & 12"o.c. AT FIELD. (PROVIDE FRT TREATED PLYWOOD @ FIREWALLS - REFER TO ARCH DRAWINGS FOR LOCATION AND EXTENTS)

NOTES:
1. FD = FLOOR DECK TYPE.
2. SOG = SLAB-ON-GRADE TYP.
3. RD = ROOF DECK TYP.

CONCRETE FOOTING SCHEDULE

BRG PRESSURE (PSF): 2,500	CONCRETE (PSI): 3500	REBAR (KSI): 60
TYPE	**FOOTING SIZE (FT.) THICKNESS (IN.)**	**QTY/SIZE OF BARS**
3	3'-0" x 3'-0" x 18"	#4 @ 6"oc EA WAY BOTTOM
3A	3'-0" x 3'-0" x 32"	#4 @ 6"oc EA WAY TOP & BOTTOM
4	4'-0" x 4'-0" x 18"	#4 @ 6"oc EA WAY BOTTOM
4A	4'-0" x 4'-0" x 32"	#4 @ 6"oc EA WAY TOP & BOTTOM

NOTE:
1.) EXTERIOR FOOTINGS OR FOOTING AT GRADE BEAM SHALL MATCH GRADE BEAM DEPTH AND BE PLACE WITH GRADE BEAM. PROVIDE SPECIFIED REBAR TOP AND BOTTOM WITH 4 STANDEES TO SUPPORT MATS.
2.) CENTER FOOTINGS ON COLUMNS AND/OR WALL CENTER LINES PER PLAN, UNLESS OTHERWISE NOTED.
3.) SPREAD FOOTINGS LOCATED AT INTERIOR SHALL BE POURED MONOLITHIC WITH THE SLAB AS A THICKENED PORTION OF SLAB UNLESS THEY HAVE A STEEL COLUMN BEARING ATOP.
4.) SPREAD FOOTINGS LOCATED AT INTERIOR WITH STEEL COLUMNS BEARING ATOP SHALL BE LOCATED AT 99'-0".

STRUCTURAL ABBREVIATIONS

@	AT	FIN	FINISH	PERP	PERPENDICULAR
&	AND	FLR	FLOOR	PL	PLATE
Ø	ROUND, DIAMETER	FS	FAR SIDE	PLF	POUNDS PER LINEAR FOOT
ADTL	ADDITIONAL	FTG	FOOTING	PJP	PARTIAL JOINT PENETRATION
AFF	ABOVE FINISHED FLOOR	FV	FIELD VERIFY	PSF	POUNDS PER SQUARE FOOT
ALT	ALTERNATE	GA	GAGE	PSI	POUNDS PER SQUARE INCH
ARCH	ARCHITECTURAL	GALV	GALVANIZE(D)	QTY	QUANTITY
BALC	BALCONY	GEN	GENERAL	RAD	RADIUS
BLDG	BUILDING	GR	GRADE	RD-#	ROOF DECK TYPE
B/	BOTTOM OF	HORIZ	HORIZONTAL	REF	REFERENCE
BM	BEAM	HSS	HOLLOW STRUCTURAL SECTION	REINF	REINFORCEMENT
BOTT	BOTTOM	IF	INSIDE FACE	REQD	REQUIRED
BRG	BEARING	INFO	INFORMATION	REV	REVISION
C	CAMBER	INT	INTERIOR	RLL	ROOF LIVE LOAD
CD-#	CONCRETE DECK TYPE	JST	JOIST	RTU	ROOF TOP UNIT
CJ	CONSTRUCTION/CONTROL JOIN	JT	JOINT	SC	SLIP CRITICAL
CJP	COMPLETE JOINT PENETRATION	K	KIPS (1000 LBS)	SCHED	SCHEDULE(D)
CL	CENTERLINE	KSF	KIPS PER SQUARE FOOT	SECT	SECTION
CMU	CONCRETE MASONRY UNIT	KSI	KIPS PER SQUARE INCH	SHT	SHEET
COL	COLUMN	LBS, #	POUNDS	SIM	SIMILAR
CONC	CONCRETE	Ld	DEVELOPMENT LENGTH	SJ	SAW JOINT
CONN	CONNECTION	LL	LIVE LOAD	SL	SNOE LOAD
CONT	CONTINUOUS	LLH	LONG LEG HORIZONTAL	SOG	SLAB-ON-GRADE
COORD	COORDINATE	LLV	LONG LEG VERTICAL	SOG-#	SLAB-ON-GRADE TYPE
COV, CVR	COVER	LONG	LONGITUDINAL	SPCG	SPACING
DBL	DOUBLE	LSLT	LONG-SLOTTED HOLE TRANSVERSE	SPEC	SPECIFICATION
DET	DETAIL	LTWT	LIGHTWEIGHT	SPRT	SUPPORT
DIA	DIAMETER	M	MOMENT FORCE	SQ	SQUARE
DIM	DIMENSION	MAX	MAXIMUM	SS	STAINLESS STEEL
DL	DEAD LOAD	MECH	MECHANICAL	SSLT	SHORT-SLOTTED HOLE TRANSVERSE
DWG	DRAWING	MFGR	MANUFACTURER	STD	STANDARD
EA	EACH	MIN	MINIMUM	STIFF	STIFFENER
EF	EACH FACE	MISC	MISCELLANEOUS	STIR	STIRRUP
EJ	EXPANSION JOINT	MSRY	MASONRY	STL	STEEL
EL, ELEV	ELEVATION	MTL	METAL	STRUCT	STRUCTURE, STRUCTURAL
EMBED	EMBEDMENT, EMBEDDED	NF	NEAR FACE	T/	TOP OF
ENGR	ENGINEER	NS	NEAR SIDE	THRU	THROUGH
EOD	EDGE OF DECK	NTS	NOT TO SCALE	TOS	TOP OF STEEL, TOP OF SLAB
EOR	ENGINEER OF RECORD	NW	NORMAL WEIGHT	TRANS	TRANSVERSE
EOS	EDGE OF SLAB	OC	ON CENTER	TYP	TYPICAL
EQ	EQUAL	OF	OUTSIDE FACE	UNO	UNLESS NOTED OTHERWISE
EQUIP	EQUIPMENT	OPNG	OPENING	V	SHEAR FORCE
EW	EACH WAY	OPP	OPPOSITE	VERT	VERTICAL
EXP	EXPANSION	OVS	OVERSIZED HOLE	W/	WITH
EXT	EXTERIOR	P	AXIAL FORCE	W/0	WITHOUT
EXTG, EXIST	EXISTING	PAF	POWDER ACTUATED FASTENER	WF	WIDE FLANGE
FD-#	FLOOR DECK TYPE	PC	PRECAST	WL	WIND LOAD
FDN	FOUNDATION	PCF	POUNDS PER CUBIC FOOT	WP	WORK POINT
FF	FAR FACE	PEMB	PRE-ENGINEERED METAL BUILDING	WWF	WELDED WIRE FABRIC

LEGEND:

↔	SPAN DIRECTION OF DECK - DECK TYPE PER SCHEULE ON S0.01
(1) HSS 6x6x1/4	COLUMN SIZE
	BASE PLATE MARK - SEE SCHEDULE ON SHEET S0.04
(A#)	BEAM OR HEADER PER SCHED ON S0.02
(A#-#U)	UPSET BEAM OR HEADER PER SCHED ON S0.02
#	BEARING WALL TYPE PER SCHED ON S0.02
(A)	SHEARWALL HOLDDOWN TYPE PER SCHED ON S0.03
#/#	NUMBER OF RESPECTIVE JACK/KING STUDS IN A STUD PACK. REFER TO DETAIL 1 OR 2 ON S0.21
#	NUMBER OF WALL STUDS IN STUD PACK EQUAL TO KING & JAMB STUDS FROM HEADER ABOVE - TYP @ ALL LOCATIONS WITHIN A PILASTER
A	INDICATED PLAN NOTE PER SCHEDULE ON S0.02
SW#	SHEARWALL TYPE PER SCHEDULE ON S0.03
#	SPREAD FOOTING TYPE PER SCHED ON S0.01

Structural Sheet List

Sheet Number	Sheet Name	Current Revision	Current Revision Date
S0.01	GENERAL NOTES	5	07.03.25
S0.02	TYPICAL WOOD DETAILS & SCHEDULES	1	07.03.25
S0.03	WOOD SHEARWALL SCHEDULES & DETAILS	1	07.03.25
S0.04	STEEL SCHEDULES & DETAILS		
S0.05	TYPICAL CMU DETAILS		
S0.06	WOOD SHRINKAGE & MOVEMENT		
S0.20	TYPICAL WOOD DETAILS	1	02.28.25
S0.21	TYPICAL WOOD DETAILS		
S0.22	TYPICAL WOOD DETAILS	1	02.28.25
S1.00	STAIR 1 FRAMING PLANS	2	07.03.25
S1.01	STAIR 2 FRAMING PLANS	1	02.28.25
S1.02	STAIR 3 FRAMING PLANS	2	07.03.25
S1.03	ELEVATOR FRAMING PLANS	1	05.12.25
S1.10	STAIR FRAMING SECTIONS	1	01.29.25
S1.11	ELEVATOR FRAMING SECTIONS	1	05.12.25
S1.20	BALCONY FRAMING PLANS	2	07.03.25
S1.30	BALCONY FRAMING SECTIONS	1	05.12.25
S2.10	BUILDING A - BUILDINGS 5, 7, & 8 FOUNDATION PLAN	1	05.12.25
S2.10A	BUILDING A - BUILDING 1 - FOUNDATION PLAN	2	05.12.25
S2.11	BUILDING A - 2ND FLOOR FRAMING PLAN	2	05.12.25
S2.12	BUILDING A - 3RD FLOOR FRAMING PLAN	2	07.03.25
S2.13	BUILDING A - 4TH FLOOR FRAMING PLAN	2	07.03.25
S2.14	BUILDING A - ROOF FRAMING PLAN	1	05.12.25
S2.15	BUILDING A - SHEARWALL PLAN		
S2.20	BUILDING B - FOUNDATION PLAN	1	05.12.25
S2.21	BUILDING B - 2ND FLOOR FRAMING PLAN	2	05.12.25
S2.22	BUILDING B - 3RD FLOOR FRAMING PLAN	3	07.03.25
S2.23	BUILDING B - 4TH FLOOR FRAMING PLAN	3	07.03.25
S2.24	BUILDING B - ROOF FRAMING PLAN	2	05.12.25
S2.25	BUILDING B - SHEARWALL PLAN	1	07.03.25
S2.30	BUILDING C - FOUNDATION PLAN	1	05.12.25
S2.31	BUILDING C - 2ND FLOOR FRAMING PLAN	2	05.12.25
S2.32	BUILDING C - 3RD FLOOR FRAMING PLAN	2	07.03.25
S2.33	BUILDING C - 4TH FLOOR FRAMING PLAN	2	07.03.25
S2.34	BUILDING C - ROOF FRAMING PLAN	1	05.12.25
S2.35	BUILDING C - SHEARWALL PLAN	1	07.03.25
S2.40	BUILDING D - BASEMENT FOUNDATION PLAN	1	05.12.25
S2.41	BUILDING D - 1ST FLOOR FRAMING & FDN PLAN	1	05.12.25
S2.42	BUILDING D - 2ND FLOOR FRAMING PLAN	2	05.12.25
S2.43	BUILDING D - 3RD FLOOR FRAMING PLAN	2	07.03.25
S2.44	BUILDING D - 4TH FLOOR FRAMING PLAN	2	07.03.25
S2.45	BUILDING D - ROOF FRAMING PLAN	1	05.12.25
S2.46	BUILDING D - SHEARWALL PLAN	1	07.03.25
S3.00	FOUNDATION SECTIONS		
S3.01	FOUNDATION SECTIONS	1	02.28.25
S3.02	FOUNDATION SECTIONS	1	10.29.24
S3.03	FOUNDATION SECTIONS	1	05.12.25
S3.20	STEEL FRAMING SECTIONS		
S3.30	WOOD FLOOR FRAMING SECTIONS	1	10.29.24
S3.31	WOOD FLOOR FRAMING SECTIONS		
S3.32	WOOD FLOOR FRAMING SECTIONS	1	02.28.25
S3.40	WOOD ROOF FRAMING SECTIONS		
S3.41	WOOD ROOF FRAMING SECTIONS	2	07.03.25
S3.42	WOOD ROOF FRAMING SECTIONS	1	02.28.25
S4.00	ACCESSORY BUILDINGS	2	01.29.25
S4.01	ACCESSORY BUILDINGS	3	05.12.25

5

nspj
ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE

P.913.831.1415
NSPJARCH.COM

9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207
© 2024

CHRISTOPHER A. BEVERLIN
7.3.25

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS

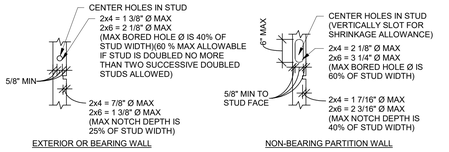
1	10.29.24	CITY COMMENTS 1
2	01.29.25	ADDENDUM A
3	02.28.25	ASI 1
4	05.12.25	ASI 2
5	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY
CAB / JLF
CONSTRUCTION SET

SHEET NAME
GENERAL NOTES

SHEET NO.
S0.01

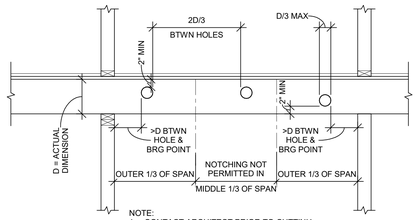
7/2/2025 11:38:34 AM



TYPICAL NOTES FOR BEARING WALLS
1. HOLES SHALL NOT BE LOCATED IN THE SAME STUD AS A CUT OR NOTCH
2. CONTACT ARCHITECT PRIOR TO CUTTING OR NOTCHING TO VERIFY SIZE AND LOCATION IF HOLE IS GREATER THAN 20% STUD WIDTH OR NOTCHES GREATER THAN 10% STUD WIDTH ARE REQUIRED IN TWO OR MORE CONSECUTIVE STUDS
3. NOTCHES OR HOLES NOT PERMITTED IN JAMBS, STUD PACKS AND AT ENDS OF SHEARWALLS
4. STUD SHOES ARE NOTE AN ACCEPTABLE REMEDIATION OF OVER-NOTCHED OR OVER-CUT STUDS WITHOUT PRIOR APPROVAL BY EOR
5. SLOT HOLES VERTICALLY FOR SHRINKAGE ALLOWANCE.

ALLOWABLE HOLES/NOTCHES IN WALL STUDS

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



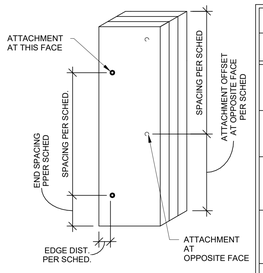
NOTE:
1. CONTACT ARCHITECT PRIOR TO CUTTINH JOISTS TO VERIFY SIZE AND LOCATION
2. DETAIL APPLIES TO 2x FRAMING ONLY. REFER TO ENGINEERED OR COMPOSITE LUMBER MANUFACTURER'S RECOMMENDATIONS AT PSLs, LVLS, LSLs & GLULAM

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

PLAN NOTES

#	NUMBER OF STUDS IN STUD PACK. STUD SIZE TO MATCH WALL STUD SIZE. FASTEN STUDS TOGETHER PER 3/S0.02	H1	SIMPSON HUCQ612-SDS HANGER
A	18" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 24"oc MAX (16"oc MAX @ SPANS OVER 20'-0" OR CLOSER AS REQ'D BY DESIGN CRITERIA	J	PROVIDE HORIZONTAL SIMPSON TIE PER 3/S3.02
B	PRE-ENGINEERED ROOF TRUSSES @ 24"oc MAX (24" MIN DEPTH WITH TOP CHORD SLOPED TO DRAIN PER ARCH)		
C	2x10 @ 16"oc JOISTS		
D1	(3) 2x12 GARAGE HEADER w/ (2) BRG STUDS EA. END OF OPENING. EXTEND HEADER TO BE FULL WIDTH OF GARAGE BAY AND BEAR PER 16/S0.03		
D2	(3) 1¾"x11¼" LVL GARAGE HEADER w/ (3) BRG STUDS EA. END OF OPENING. EXTEND HEADER TO FULL WIDTH OF GARAGE BAY AND BEAR PER 16/S0.03		
E	(2) 2x6 KNG STUDS ALIGNED w/ AWNING TIE-ROD. REER TO DETAIL 9/S1.10		
F	UPSET (3) 1¾"x14" LVL BEAM		
G	UPSET (3) 1¾"x18" LVL BEAM		

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



TYPICAL MULTI-PLY STUD CONNECTION

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

BUILT-UP STUD PACK COLUMN ATTACHMENT SCHEDULE

NUMBER OF PLIES	ATTACHMENT AT JAMB STUD PACKS[4]	ATTACHMENT AT WALL STUD PACKS[5]
2-PLY MEMBERS	8d NAILS AT 12"oc, 1" FROM EDGE, w/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST NAIL 2" FROM EA. END	8d NAILS AT 12"oc, 1" FROM EDGE, w/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST NAIL 2" FROM EA. END
3-PLY MEMBERS	20d NAILS AT 16"oc, 1 1/2" FROM EDGE w/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 8", @ 16"oc w/ FIRST NAIL 4" FROM EA. END	8d NAILS AT 12"oc, 1" FROM EDGE, w/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST NAIL 2" FROM EA. END
4-PLY MEMBERS	1/4"Øx5" SIMPSON SDS SCREWS AT 16"oc, 1 1/2" FROM EDGE w/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 8", @ 16"oc w/ FIRST SCREW 4" FROM EA. END	3 PLIES ATTACHED PER 3-PLY ATTACHMENT w/ 4th PLY ATTACHED w/ 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROW 6"
5-PLY MEMBERS	1/4"Øx6" SIMPSON SDS SCREWS AT 12"oc, 1 1/2" FROM EDGE w/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST SCREW 4" FROM EA. END	3 PLIES ATTACHED PER 3-PLY ATTACHMENT w/ 4th & 5th PLY ATTACHED w/ 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROW 6"
6-PLY MEMBERS	1/4"Øx8" SIMPSON SDS SCREWS AT 12"oc, 1 1/2" FROM EDGE w/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST SCREW 4" FROM EA. END	3 PLIES ATTACHED PER 3-PLY ATTACHMENT w/ 4th PLY ATTACHED w/ 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROW 6" AND 5th AND 6th PLIES ATTACHED w/ 1/4"Øx5" SIMPSON SDS SCREWS @ 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROSS 6"oc w/ FIRST SCREW 4" FROM EA. END

NOTES:
1. ALL BUILT-UP STUD PACKS MUST ALIGN FLOOR-TO-FLOOR WITH SOLID BLOCKING (SQUASH BLOCKS) AT FLOOR CAVATIES.
2. EXTEND ALL STUD PACKS TO LOWEST LEVEL UNLESS NOTED OTHERWISE.
3. ALL NAILS ARE COMMON NAILS UNLESS NOTED OTHERWISE.
4. JAMB STUD PACKS ARE STUDS SUPPORTING STRUCTURAL MEMBERS SUCH AS BEAMS, HEADERS, GIRDER TRUSSES, ETC.
5. WALL STUD PACKS ARE REPETITIVE STUDS BETWEEN WALL PLATES AS SCHEDULED IN THE "STUD BEARING WALL SCHEDULE".

JOIST/BEAM/TRUSS HANGER SCHEDULE

JOIST/BEAM/TRUSS SIZE	HANGER SIZE	NOTES
2x6	LUS26	BALCONY JOISTS
2x6	SUR/L26	SKEWED BALCONY JOISTS
2x8	LUS28	LOW ROOF JOISTS & ROOFTOP PATIO
2x10	LUS210	STAIR JOISTS & ROOFTOP PATIO
2x12	LUS210	ROOFTOP PATIO
(2) 2x12	LUS210-2	ROOFTOP PATIO
18" TRUSS FACE MOUNT TO UPSET BEAM	LUS410	
(2) 1 3/4"x18" LVL	HGUS414	

NOTES:
1. HANGERS APPLY TO ALL LOCATIONS WHERE NOT OTHERWISE SPECIFIED IN DETAIL OR PLAN NOTE

STUD BEARING WALL SCHEDULE

WALL TYPE	BASEMENT WALLS[9] (1st FLOOR FRAMING)	1st FLOOR WALLS (2nd FLOOR FRAMING)	2nd FLOOR WALLS (3rd FLOOR FRAMING)	3rd FLOOR WALLS (4th FLOOR FRAMING)	4th FLOOR WALLS (ROOF FRAMING)	NOTES
TYPICAL EXTERIOR WALL	2x6 @ 24"oc w/ ADDT'L 2x6 @ 48"oc	2x6 @ 24"oc w/ ADDT'L 2x6 @ 48"oc	2x6 @ 24"oc	2x6 @ 24"oc	2x6 @ 24"oc	
UNITS B3A, B9 EXTERIOR BALCONY WALL	(2) 2x6 @ 24"oc	(2) 2x6 @ 24"oc	2x6 @ 24"oc w/ ADDT'L 2x6 @ 48"oc	2x6 @ 24"oc	2x6 @ 24"oc	
TYPICAL CORRIDOR WALL	2x6 @ 24"oc	2x6 @ 24"oc	2x6 @ 24"oc	2x6 @ 24"oc	2x6 @ 24"oc	
TENANT STORAGE CORRIDOR WALL		(2) 2x6 @ 24"oc	2x6 @ 24"oc w/ ADDT'L 2x6 @ 48"oc	2x6 @ 24"oc	2x6 @ 24"oc	OCCURS IN BLDG B
TYPICAL UNIT PARTITION WALL	(2) 2x6 @ 24"oc	2x6 @ 24"oc w/ ADDT'L 2x6 @ 48"oc	2x6 @ 24"oc	2x6 @ 24"oc	2x6 @ 24"oc	
UNIT B9 PARTITION WALL	(2) 2x6 @ 24"oc w/ ADDT'L 2x6 @ 48"oc	(2) 2x6 @ 24"oc	2x6 @ 24"oc w/ ADDT'L 2x6 @ 48"oc	2x6 @ 24"oc	2x6 @ 24"oc	
TYPICAL UNIT DEMISING WALL	(3) 2x4 @ 24"oc	(2) 2x4 @ 24"oc w/ ADDT'L 2x4 @ 48"oc	(2) 2x4 @ 24"oc	2x4 @ 24"oc w/ ADDT'L 2x4 @ 48"oc	2x4 @ 24"oc	
UNIT DEMISING WALL w/ FLR TRUSSES PARALLEL	(2) 2x4 @ 24"oc	2x4 @ 24"oc w/ ADDT'L 2x4 @ 48"oc	2x4 @ 24"oc w/ ADDT'L 2x4 @ 48"oc	2x4 @ 24"oc w/ ADDT'L 2x4 @ 48"oc	2x4 @ 24"oc w/ ADDT'L 2x4 @ 48"oc	DEMISING WALL BETWEEN UNITS B3 & B4
TYPICAL STAIR WALL	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc	

NOTES:
1. PROVIDE 2x BLOCKING AT MID HEIGHT (5'-0" MAX) AT ALL LOAD BEARING WALLS NOT SHEATHED ON BOTH SIDES AND ALL STUDS LARGER THAN 2x6.
2. ALL STUDS TO BE No. 2 GRADE U.N.O.
3. RE: 3/S0.02 FOR NAILING OF MULTIPLE STUDS.
4. REFER TO ARCH/MEP DRAWING FOR LOCATIONS OF FURRED OUT WALLS TO ACCOMODATE PLUMBING OR MEP ITEMS.
5. REFER TO FRAMING PLANS AND ARCH PLANS FOR LEVEL(S) AT WHICH WALLS OCCUR.
6. WHERE SCHEDULE LISTS DIFFERENT WALL SIZES WITH AN "OR", REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS WHERE EACH SIZE IS TO BE USED.
7. WALL STUDS TO ALIGN WITH FLOOR TRUSSES ABOVE.
8. ONLY OCCURS AT BUILDING D.

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

No.	CONNECTION	ATTACHMENTS	(REF NOTE #3 and #4)
1	JOIST TO SILL OR GIRDER	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
2	BRIDGING TO JOIST	2- 3" x 0.131" NAILS-TOENAIL EACH END	2-8d NAILS-TOENAIL EACH END
3	SOLE PLATE TO JOIST OR BLOCKING	3" x 0.131" NAILS AT 8"o.c.- TYPICAL FACE NAIL 4-3" x 0.131" NAILS AT 6"o.c. BRACED WALL PANELS	16d BOX NAILSZ AT 16"o.c. MAX. FACE NAILING 3-16d BOX NAILS AT 16"o.c. BRACED WALL PANEL
4	TOP PLATE TO STUD	3- 3" x 0.131" NAILS-END NAIL	2-16d NAILS-END NAIL
5	STUD TO SOLE PLATE	4- 3" x 0.131" NAILS-TOENAIL OR 3- 3" x 0.131" NAILS-END NAIL	4-8d NAILS-TOENAIL OR 2-16d NAILS-END NAIL
6	DOUBLE STUDS	3" x 0.131" NAILS AT 8"o.c.-FACE NAIL	16d BOX NAILS AT 24"o.c. MAX. FACE NAIL
7	DOUBLED TOP PLATES	3" x 0.131" NAILS AT 12"o.c.-FACE NAIL	16d BOX NAILS AT 16"o.c. MAX. FACE NAIL
8	DOUBLE TOP PLATE LAPS AND INTERSECTIONS	12-3" x 0.131" NAILS	8-16d NAILS
9	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-3" x 0.131" NAILS -TOENAIL	3-8d NAILS-TOENAIL
10	RIM JOIST TO TOP PLATE	3" x 0.131" NAILS AT 6"o.c.-TOENAIL	8d NAILS AT 6"o.c. MAX.-TOENAIL
11	TOP PLATE LAPS AND INTERSECTIONS	3- 3" x 0.131" NAILS-FACE NAIL	2-16d NAILS-FACE NAIL
12	CONTINUOUS HEADER, TWO PIECES	3" x 0.131" NAILS AT 10"o.c. ALONG EACH EDGE	16d NAILS AT 16"o.c. MAX. ALONG EACH EDGE-TOENAIL
13	CEILING JOISTS TO PLATE	5- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
14	CONTINUOUS HEADER TO STUD	4- 3" x 0.131" NAILS-TOENAIL	4-8d NAILS-TOENAIL
15	CEILING JOISTS, LAPS OVER PARTITIONS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
16	CEILING JOISTS TO PARALLEL RAFTERS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
17	RAFTER TO PLATE	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
18	1" BRACE TO EACH STUD AND PLATE	2- 3" x 0.131" NAILS-FACE NAIL	2-8d NAILS-FACE NAIL
19	BUILT-UP CORNER AND MULTIPLE STUDS	3" x 0.131" NAILS AT 16"o.c.	16d NAILS AT 24"o.c. MAX.
20	BUILT-UP GIRDER AND BEAMS	3" x 0.131" NAILS AT 24"o.c. FACE NAILED TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES 3- 3" x 0.131" NAILS AT ENDS AND EACH SPLICE	20d NAILS AT 32"o.c. MAX. TOP AND BOTTOM, STAGGERED ON 0PPSITE SIDES. 2-20d NAILS AT ENDS AND EACH SPLICE
21	BUILT-UP LAMINATED VENEER LUMBER BEAMS	3" x 0.131" NAILS AT 6"o.c. TOP AND BOTTOM ALONG EDGE	16d NAILS AT 12"o.c. TOP AND BOTTOM ALONG EDGE
22	2" PLANKING	4- 3" x 0.131" NAILS AT EACH SUPPORT	16d NAILS AT EACH SUPPORT
23	RIM BOARD TO TRUSS	2- 3" x 0.131" FACE NAILS (IT/IB @ EA. TRUSS)	2- 10d NAILS - FACE NAILS (IT/IB @ EA. TRUSS)
24	BUILD-UP STUD-PACK COLUMNS	REFER TO DETAIL 3/S0.02	REFER TO DETAIL 3/S3.02

NOTES:
1.) ALL NAILS SHALL BE AS NOTED UNLESS OTHERWISE SPECIFIED ON STRUCTURAL DRAWINGS OR ALTERNATE PROVIDED BY ENGINEER IN WRITING.
2.) CONDITIONS NOT SPECIFIED SHALL BE IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE.
3.) NAILING DESIGNATION:
4 - 3" x 0.131" NAILS
- DIAMETER IN INCHES
- NAIL LENGTH
- QUANITY
4.) ALL NAILS NOTED AS 8d, 10d, 16d, ETC. SHALL BE COMMON NAILS UNLESS NOTED BOX.

FLOOR/ROOF FRAMING HEADERS/BEAMS AND JAMB SCHEDULE

MARK	HEADER	JAMB TYPE # (U.N.O. W/ COLUMN SCHEDULE) * 4 " (3rd FLR FRAMING, TYP. U.N.O.)	* 3 " (4th FLR FRAMING, TYP. U.N.O.)	* 2 " (5th FLR FRAMING, TYP. U.N.O.)	* 1 " (ROOF FRAMING, TYP. U.N.O.)	NOTES
B1-#	(2) 2x10					
D1-#	(3) 2x8	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	
D2-#	(3) 2x8	1 JACK / 2 KING	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	
E1-#	(3) 2x10	1 JACK / 2 KING	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	
E2-#	(3) 2x10	1 JACK / 2 KING	1 JACK / 2 KING	1 JACK / 2 KING		
E3-#	(3) 2x10	2 JACK / 1 KING				
F1-#	(3) 2x12	1 JACK / 2 KING	1 JACK / 2 KING	1 JACK / 1 KING	1 JACK / 1 KING	
F2-#	(3) 2x12	2 JACK / 1 KING			3 BRG STUDS	EXTEND HEADER FULL WIDTH OF GARAGE BAY & BEAR PER 16/S0.03
G1-#	@ FLOOR: 15"Dp PRE-ENG TRUSS @ ROOF: PRE-ENG GIRDER TRUSS	2 KING (RE: 7B/S3.30)	2 KING (RE: 7B/S3.30)	2 KING (RE: 7B/S3.30)	2 KING (RE: 6A/S3.40)	DESIGN FLOOR TRUSS TO SPAN OPENING FOR DL = 200plf, LL = 250plf (UNFACTORED)
G2-#	@ FLOOR: 15"Dp PRE-ENG TRUSS @ ROOF: PRE-ENG GIRDER TRUSS	3 KING (RE: 7B/S3.30)	3 KING (RE: 7B/S3.30)	3 KING (RE: 7B/S3.30)	2 KING (RE: 6A/S3.40)	DESIGN FLOOR TRUSS TO SPAN OPENING FOR DL = 475plf, LL = 575plf (UNFACTORED)
G3-#	15" PRE-ENG GIRDER TRUSS	3 KING	2 KING	2 KING		
L1-#	(3) 1 3/4"x9 1/4" LVL	1 JACK / 1 KING	1 JACK / 2 KING	1 JACK / 2 KING	1 JACK / 2 KING	
N1-#	(3) 1 3/4"x11 1/4" LVL	2 JACK / 2 KING	2 JACK / 2 KING	2 JACK / 2 KING	2 JACK / 2 KING	
T1-#	(3) 1 3/4"x18" LVL	4 KING	3 KING	3 KING		MGUS3.63-SDS (H=18") HANGER @ BEAM CONNECTION
T2-#	(2) 1 3/4"x18" LVL		5 KING	3 KING		
U1-#	(3) 1 3/4"x18" LVL		5 KING	3 KING		HGUS5.50/14 HANGER @ BEAM CONNECTION
U2-#	(3) 1 3/4"x18" LVL	3 KING				

NOTES:
1. JAMB STUDS SHALL MATCH SIZE & GRADE OF WALL STUDS U.N.O.
2. WHERE BEAM/HEADER MARK ENDS WITH "-L", THE BEAM SHALL BE UPSET. WHERE BEAM IS NOTED "UPSET", ALL JAMB STUDS NOTED WILL EXTEND TO DOUBLE TOP PLATE.
3. PROVIDE STUDS UNDER ALL JAMBS BETWEEN HEADER/BEAM AND FOUNDATIONS/SLAB. WHEN JAMB IS DISCONT. AT A LEVEL, ALL STUD PACKS BELOW TO MATCH LAST SCHEDULED LEVEL.
4. PROVIDE SQUASH BLOCKS AT TRUSSES @ BLOCKING FRAMING WHERE JAMBS OR STUD PACKS ARE DISCONT. QUANTITY TO MATCH JAMB OR STUD PACK ABOVE.
5. PROVIDE 1/2" PLYWOOD SPACER PLs AT HEADERS CONSTRUCTED WITH 2x LUMBER. ATTACH PLY'S TOGETHER PER 5B/S0.02
6. AT CONTRACTOR'S OPTION, PROVIDE GLULAM IN LIEU OF PSLs OF EQUAL OR GREATER STRUCTURAL PROPERTIES AS LISTED IN GENERAL NOTES.
7. REFER TO DETAIL 5A/S0.02 FOR MULTI-PLY MEMBER CONNECTION REQUIREMENTS.
8. ATTACH KING STUDS TOGETHER PER DETAIL 3/S0.02 WITH JACKS ATTACHED TO KINGS PER 4/S0.02.
9. REFER TO DETAILS 1/S0.21 FOR TYPICAL HEADER CONDITION AT FLOOR FRAMING.
10. REFER TO DETAILS 2 THRU 4 ON S0.21 FOR TYPICAL HEADER CONDITIONS AT ROOF FRAMING.

TYPICAL JACK STUD ATTACHMENT

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

TYPICAL MULTI-PLY HEADER CONNECTION

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

TYPICAL MULTI-PLY BEAM CONNECTION

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

ENLARGED CORRIDOR JAMB PLAN VIEW - (4) KING STUDS

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

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

△ REVISIONS
1 07.03.25 ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

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

ARCH E1.30" x 42"

SHEARWALL SCHEDULE

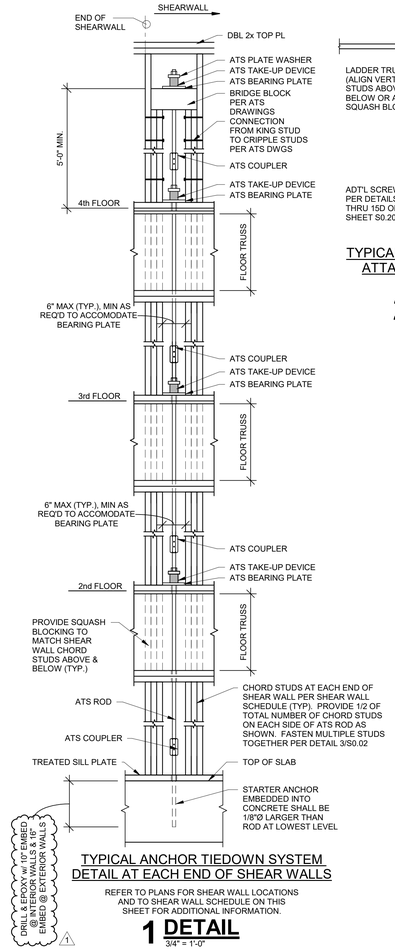
SHEARWALL TYPE		FLOOR					PLATE CONNECTION (SILL TO BAND BOARD & BAND BOARD TO TOP PLATE) (RE: NOTES 6 & 7)
		BASEMENT WALLS	1st FLOOR WALLS	2nd FLOOR WALLS	3rd FLOOR WALLS	4th FLOOR WALLS	
SW1	MATERIAL & THICKNESS		7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	2nd FLR - 20d NAILS @ 8"oc
	NAIL SIZE & SPACING		8d NAILS 4/6	8d NAILS 6/6	8d NAILS 6/6	8d NAILS 6/6	
	SHEAR FORCE		560 plf	384 plf	384 plf	384 plf	
SW1-5	MATERIAL & THICKNESS	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	2nd FLR - 20d NAILS @ 8"oc
	NAIL SIZE & SPACING	8d NAILS 4/6	8d NAILS 4/6	8d NAILS 6/6	8d NAILS 6/6	8d NAILS 6/6	
	SHEAR FORCE	560 plf	560 plf	384 plf	384 plf	384 plf	
SW2	MATERIAL & THICKNESS		7/16" OSB SHEATHING ONE SIDE OF ONE PARTY WALL, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE OF ONE PARTY WALL, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONE SIDE OF EA PARTY WALL, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONE SIDE OF EA PARTY WALL, w/ EDGES UNBLOCKED	2nd FLR - 20d NAILS @ 6"oc 3rd FLR - 20d NAILS @ 9"oc
	NAIL SIZE & SPACING		8d NAILS 4/6	8d NAILS 6/6	6d NAILS @ 4/4	6d NAILS @ 4/4	
	SHEAR FORCE		560 plf	384 plf	350 plf	290 plf	
SW2-5	MATERIAL & THICKNESS		7/16" OSB SHEATHING ONE SIDE OF ONE PARTY WALL, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE OF ONE PARTY WALL, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONE SIDE OF EA PARTY WALL, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONE SIDE OF EA PARTY WALL, w/ EDGES UNBLOCKED	2nd FLR - 20d NAILS @ 6"oc 3rd FLR - 20d NAILS @ 9"oc
	NAIL SIZE & SPACING		8d NAILS 4/6	8d NAILS 6/6	6d NAILS @ 4/4	6d NAILS @ 4/4	
	SHEAR FORCE		560 plf	384 plf	350 plf	290 plf	
SW3	MATERIAL & THICKNESS		7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONESIDE w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONESIDE w/ EDGES UNBLOCKED	2nd FLR - 20d NAILS @ 10"oc
	NAIL SIZE & SPACING		8d NAILS 4/4	8d NAILS 4/6	6d NAILS 7/7	6d NAILS 4/4	
	SHEAR FORCE		560 plf	384 plf	175 plf	145 plf	
SW3-5	MATERIAL & THICKNESS	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONESIDE w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONESIDE w/ EDGES UNBLOCKED	2nd FLR - 20d NAILS @ 10"oc
	NAIL SIZE & SPACING	8d NAILS 4/4	8d NAILS 4/4	8d NAILS 4/6	6d NAILS 7/7	6d NAILS 4/4	
	SHEAR FORCE	560 plf	560 plf	384 plf	175 plf	145 plf	
SW4	MATERIAL & THICKNESS		(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	3rdFLR - 20d NAILS @ 8"oc 2nd FLR - 20d NAILS @ 6"oc
	NAIL SIZE & SPACING		BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	
	SHEAR FORCE		250 plf	250 plf	250 plf	250 plf	
SW4-5	MATERIAL & THICKNESS	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	3rdFLR - 20d NAILS @ 8"oc 2nd FLR - 20d NAILS @ 6"oc
	NAIL SIZE & SPACING	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	
	SHEAR FORCE	250 plf	250 plf	250 plf	250 plf	250 plf	
SW5	MATERIAL & THICKNESS	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED					
	NAIL SIZE & SPACING	8d NAILS 6/6					
	SHEAR FORCE	384 plf					

NOTES:
1. NAILING SHALL BE TO ALL STUDS, TOP & BOTTOM PLATES, AND BLOCKING WHERE INDICATED. NAILS FOR GYPSUM SHEATHING ARE COOLER NAILS AND NAILS FOR OSB SHEATHING ARE COMMON NAILS. GYPSUM CAN BE ATTACHED WITH DRYWALL SCREWS AT SAME SPACING INDICATED FOR NAILS.
2. HOLDOWNS PER PLAN & SCHEDULE.
3. WHERE THE ENDS OF PERPENDICULAR SHEAR WALLS INTERSECT AND ONLY ON HOLDOWN SHOWN ON PLAN, FASTEN ALL STUDS TOGETHER PER SCHEDULE AND USE LARGER OF THE TWO HOLDOWNS SHOWN IN THE SHEARWALL SCHEDULE.
4. REFER TO HOLDOWN SCHEDULE FOR NUMBER OF STUDS REQ'D AT EA END OF THE SHEARWALL
5. NAIL AND STAPLE SPACING SHOWN AS (##) INDICATES FASTENERS SPACING IN INCHES AT THE EDGES/FIELD WHERE FIELD IS THE INTERMEDIATE MEMBERS.
6. TYPICAL SILL PLATE TO WOOD (RIM BOARD) AND WOOD (RIM BOARD) TO TOP PLATES SHALL BE 20d NAILS AT 12"oc UNLESS NOTED OTHERWISE IN SCHEDULE.
7. TYPICAL SILL PLATE TO CONCRETE SHALL BE 1/2"Ø x6" Lg SIMPSON TITEN HD ANCHOR:
   AT 2x4 WALLS SPACE AT 24"oc MAX WITH 1/4"x2 1/2"x2 1/2" PLATE WASHER OR SIMPSON BPS1/2-3 @ CONTRACTORS OPTION
   AT 2x6 WALLS SPACE AT 24"oc MAX WITH 1/4"x2 1/2"x4 1/2" PLATE WASHER OR SIMPSON BPS1/2-6 @ CONTRACTORS OPTION
   AT 2x8 WALLS STAGGER AT 18"oc MAX WITH 1/4"x2 1/4"x4 1/2" PLATE WASHER OR SIMPSON BPS1/2-3 @ CONTRACTORS OPTION
8. PLATE WASHERS TO MAINTAIN MAX OF 1/2" BETWEEN EDGE OF SILL PLATE AND EDGE OF PLATE WASHER.
9. OSB @ INTERIOR WALL SHALL BE IN ADDITION TO 5/8"GYP SHEATHING.
10. SHEARWALL SHEATHING CALLED OUT AT CORRIDOR WALLS SHALL BE LOCATED AT UNIT SIDE OF WALL.

HOLDOWN SCHEDULE

MARK	FLOOR LEVEL (W/ APPLICABLE HOLDOWN TYPE PER FLOOR)				
	BASEMENT	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR
A	1	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6
A5	(2) 3/4"Ø STANDARD THREADED ROD w/ (9)2x4 OR (6)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6
B		(2) 5/8"Ø STANDARD THREADED ROD w/ (9)2x4 OR (6)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6
B5	(2) 5/8"Ø STANDARD THREADED ROD w/ (9)2x4 OR (6)2x6	(2) 5/8"Ø STANDARD THREADED ROD w/ (9)2x4 OR (6)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6
C	SIMPSON HDU2 w/ 5/8Ø x10" TITEN HD SCREW ANCHORS (7" EMBED)				

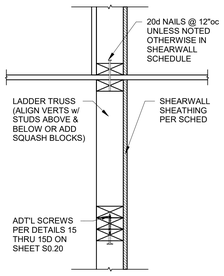
NOTES:
1. HOLDOWN TYPES ARE BASED UPON CONTINUOUS THREADED RODS UTILIZING THE SIMPSON ATS SYSTEM. ALTERNATE SYSTEM WITH EQUAL OR GREATER CAPACITY WILL BE ACCEPTED.
2. 1/2"Ø RODS SHALL HAVE A MINIMUM TENSILE CAPACITY OF 4,270 LBS.
3. 5/8"Ø RODS SHALL HAVE A MINIMUM TENSILE CAPACITY OF 6,675 LBS.
4. 3/4"Ø RODS SHALL HAVE A MINIMUM TENSILE CAPACITY OF 9,610 LBS.
5. 1"Ø RODS SHALL HAVE A MINIMUM TENSILE CAPACITY OF 17,080 LBS.
6. USE 5/8"Ø x8" TITAN SCREW ANCHOR FOR HDUs AND 1/2"Ø x8" TITAN SCREW ANCHOR FOR DTT2Zs.
7. REFER TO SECTION DETAILS ON S0.03 FOR TYPICAL HOLDOWN DETAILS.
8. ALL HOLDOWN TO HAVE HALF OF THE LISTED REQ'D STUDS EA SIDE OF THREADED ROD TO MATCH STUD SIZE & GRADE NOTED IN WALL SCHEDULE. HOLDOWN STUDS ARE IN ADDITION TO BEARING WALL OR HEADER JAMB STUDS - PROVIDE ADDITIONAL STUDS AS REQ'D TO MEET QUANTITY NOTED IN SCHED. OFFSET STUD PACK 3" TYPICAL FROM CENTERLINE OF THREADED ROD. PROVIDE SQUASH BLOCKS WITHING FLOOR PLATE DEPTH (TRUSS DEPTH) ALIGNED WITH STUD PACKS. QUANITY OF SQUASH BLOCK TO MATCH QUANITY OF STUDS BELOW.
9. PROVIDE SIMPSON ATS-SBC WELDED TO STEEL WIDE-FLANGE (PRIOR TO POURING CONCRETE).
10. PROVIDE PLATE WASHER AND NUT CAPABLE OF DEVELOPING CAPACITY OF ROD AT EACH FLOOR.
11. PROVIDE TAKE-UP DEVISE AT EACH FLOOR CAPABLE OF ACCOMODATING THE SHRINKAGE INDICATED IN DETAIL 1/S0.06
12. PROVIDE COUPLING TAKE-UP DEVISE AS REQUIRED.
13. PROVIDE SHOP DRAWINGS SHOWING LOCATIONS OFF ALL HOLD-DOWNS AND HARDWARE FOR REVIEW BY THE EOR PRIOR TO INSTALLATION.
14. THE HOLE THRU THE TOP AND SILL PLATES SHALL BE EQUAL TO THE ROD DIAMETER PLUS 1/4".



TYPICAL ANCHOR TIEDOWN SYSTEM DETAIL AT EACH END OF SHEAR WALLS

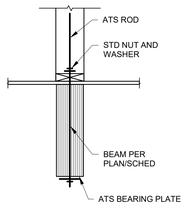
REFER TO PLANS FOR SHEAR WALL LOCATIONS AND TO SHEAR WALL SCHEDULE ON THIS SHEET FOR ADDITIONAL INFORMATION.

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



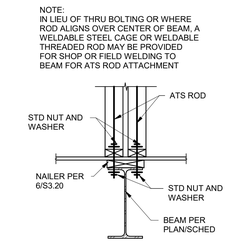
TYPICAL SHEARWALL SILL PL ATTACHMENT AT 2x SILL

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



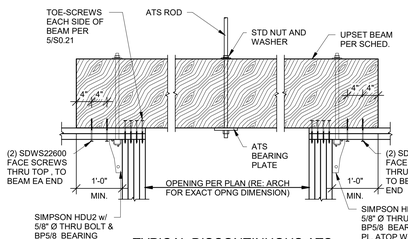
TYPICAL HOLDOWN ATOP WOOD BM

3 SECTION 1" = 1'-0"



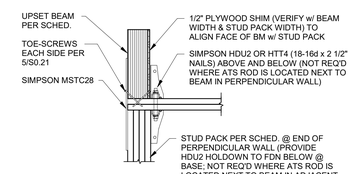
TYPICAL HOLDOWN ATOP STEEL BEAM

4 SECTION 1" = 1'-0"



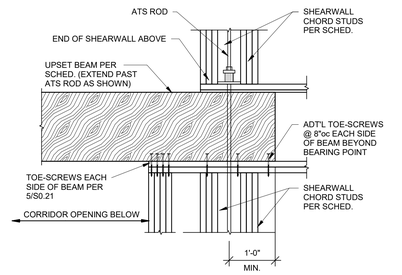
TYPICAL DISCONTINUOUS ATS ROD AT GARAGE LEVEL

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



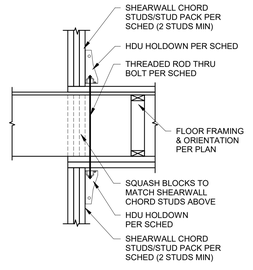
TYPICAL END BEARING AT PERPENDICULAR WALL OF UPSET BEAM SUPPORTING DISCONTINUOUS ATS ROD

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



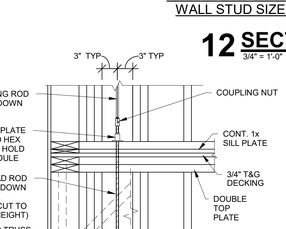
TYPICAL UPSET BEAM NEAR END OF SHEARWALL

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

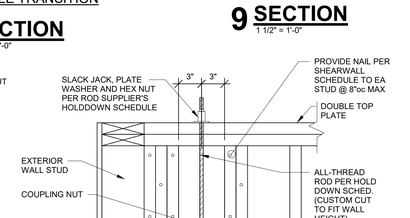


TYPICAL HDU FLOOR TO FLOOR HOLDOWN

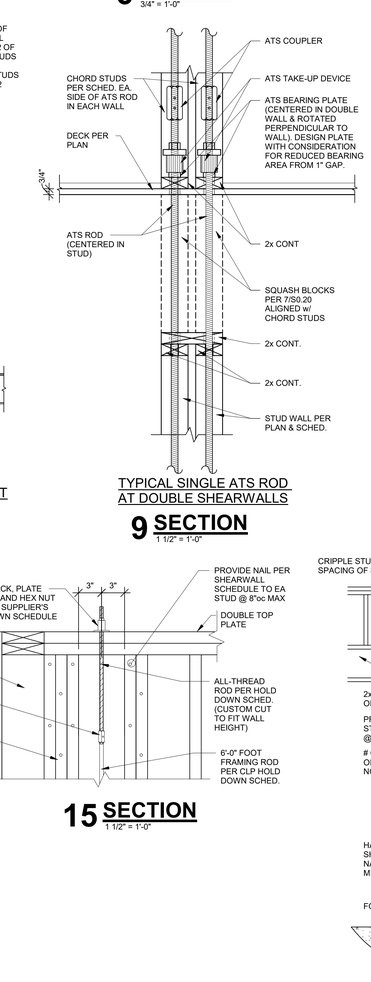
8 SECTION 3/4" = 1'-0"



14B SECTION 1" = 1'-0"

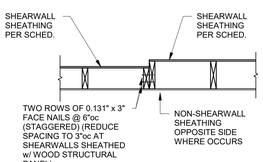


15 SECTION 1 1/2" = 1'-0"



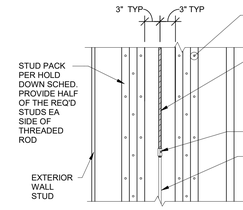
TYPICAL SINGLE ATS ROD AT DOUBLE SHEARWALLS

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

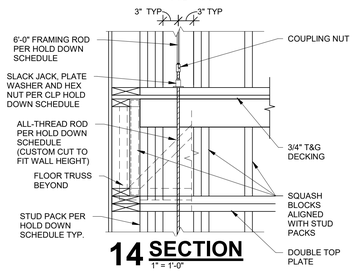


TYPICAL SHEARWALL DETAIL AT WALL STUD SIZE TRANSITION

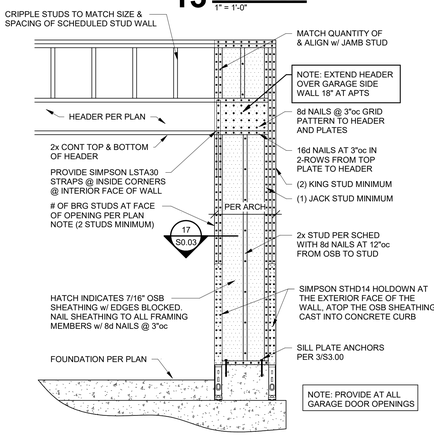
12 SECTION 3/4" = 1'-0"



13 SECTION 1" = 1'-0"

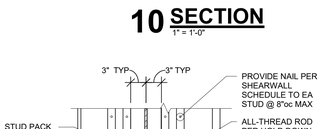


14 SECTION 1" = 1'-0"



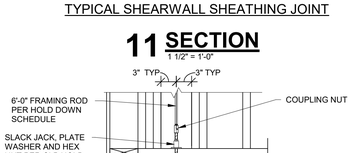
GARAGE PORTAL FRAMING DETAIL

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



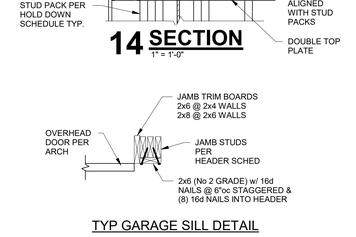
TYPICAL ATS ROD IN CENTER OF UNIT DEMISING WALL

10 SECTION 1" = 1'-0"



TYPICAL SHEARWALL SHEATHING JOINT

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



TYP GARAGE SILL DETAIL

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

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

STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2010021587
7-3-25
PROFESSIONAL ENGINEER

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

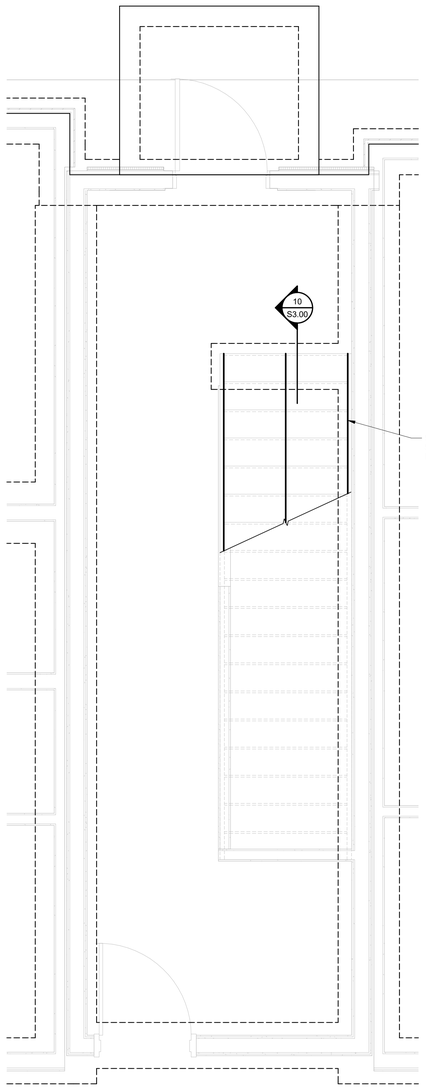
DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

△REVISIONS
1 07.03.25 ASI 3

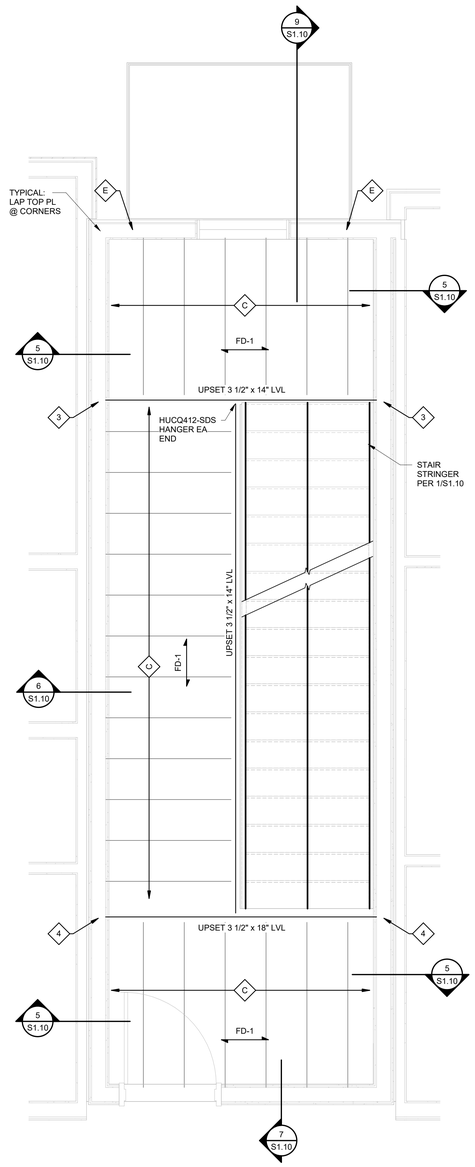
JOB NO. 720522 DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
WOOD SHEARWALL SCHEDULES & DETAILS
SHEET NO.
S0.03

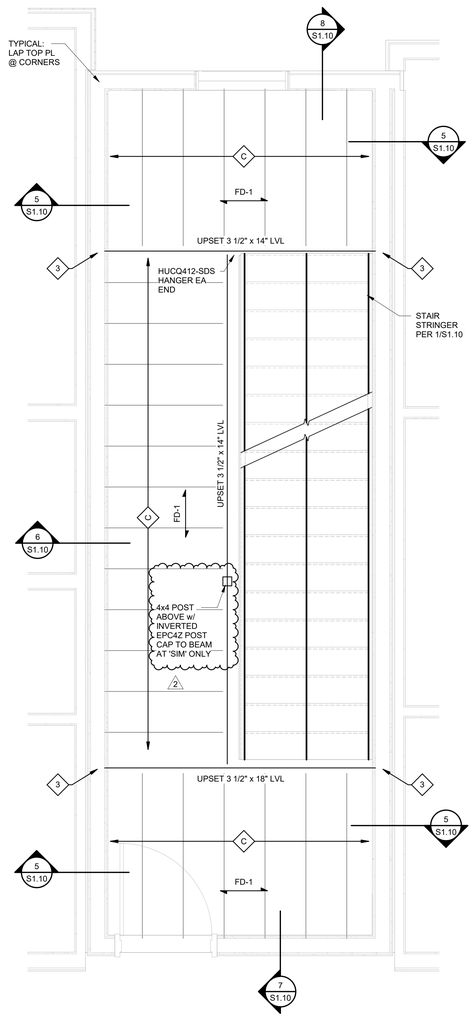
7/2/2025 11:38:37 AM



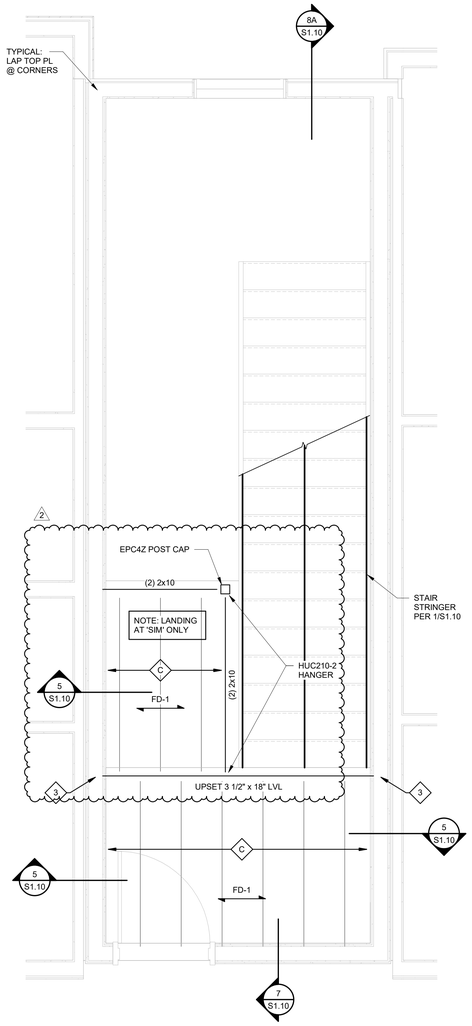
1 STAIR 1 FOUNDATION PLAN
1/2" = 1'-0"



2 STAIR 1 2ND FLOOR FRAMING PLAN
1/2" = 1'-0"



3 STAIR 1 3RD FLOOR FRAMING PLAN
1/2" = 1'-0"



4 STAIR 1 4TH FLOOR FRAMING PLAN
1/2" = 1'-0"

STAIR FRAMING NOTES:
1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO FRAMING PLANS FOR ADDITIONAL INFO NOT SHOWN HERE
6) REFER TO S2.10 FOR STAIR FRAMING SECTIONS
7) WOOD STRINGERS PER 1/S2.10 U.N.O.

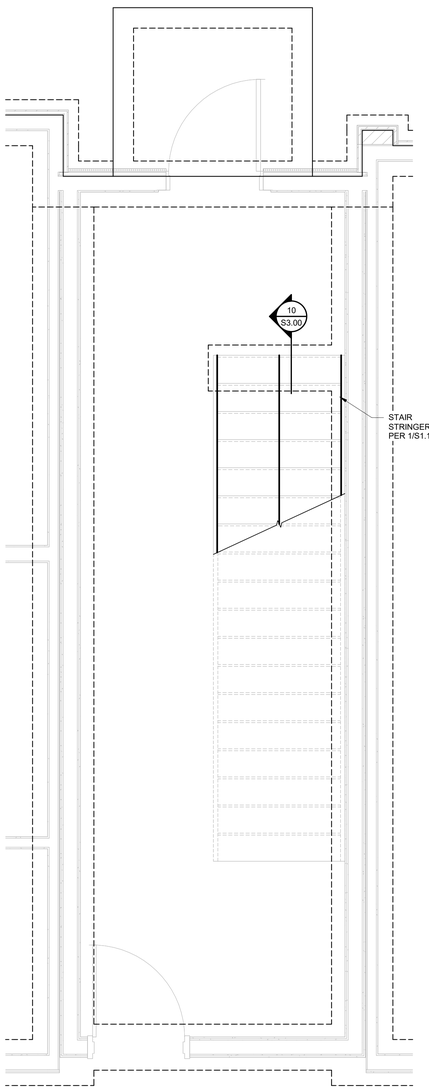
nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207

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

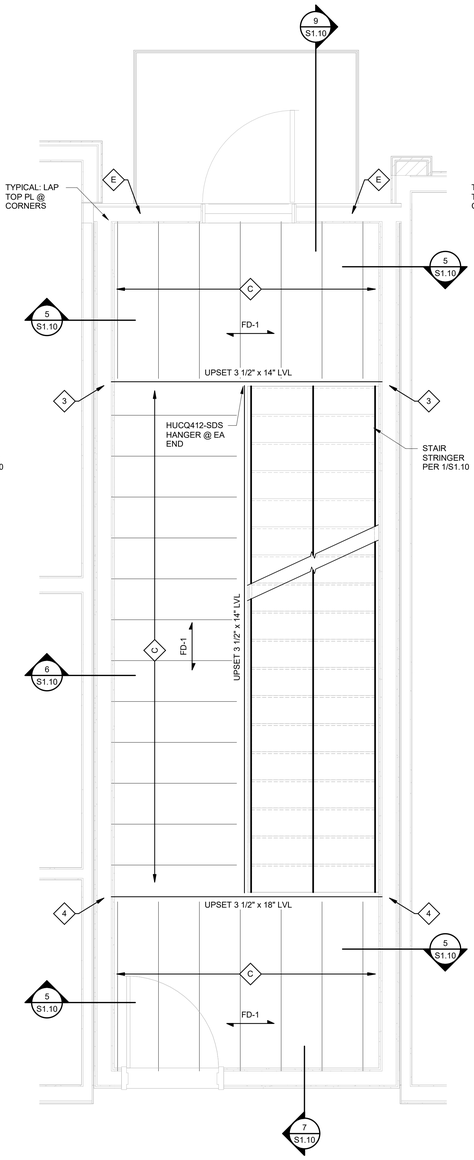
DRAWING RELEASE LOG
- 09.15.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS
1	02.28.25	ASI 1
2	07.03.25	ASI 3

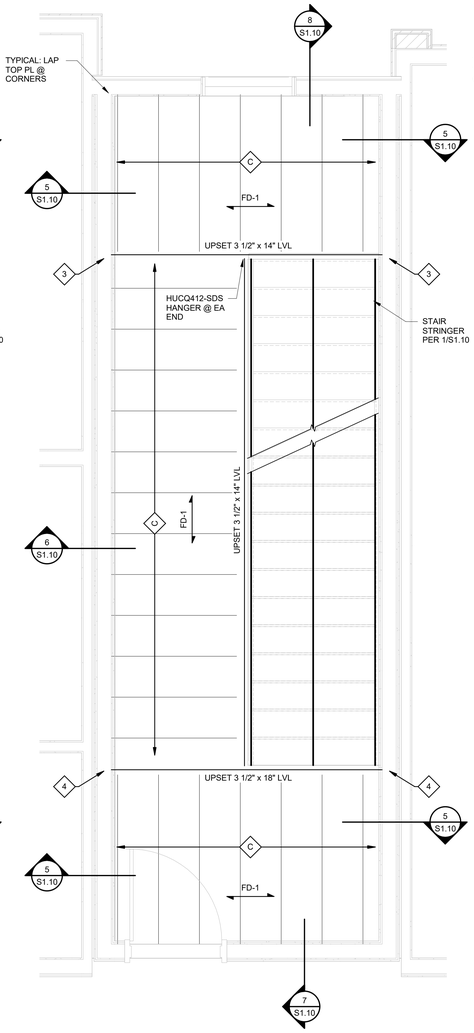
JOB NO. **720522**
DATE **01.29.2025**
DRAWN BY **CAB / JLF**
CONSTRUCTION SET
SHEET NAME **STAIR 1 FRAMING PLANS**
SHEET NO. **S1.00**



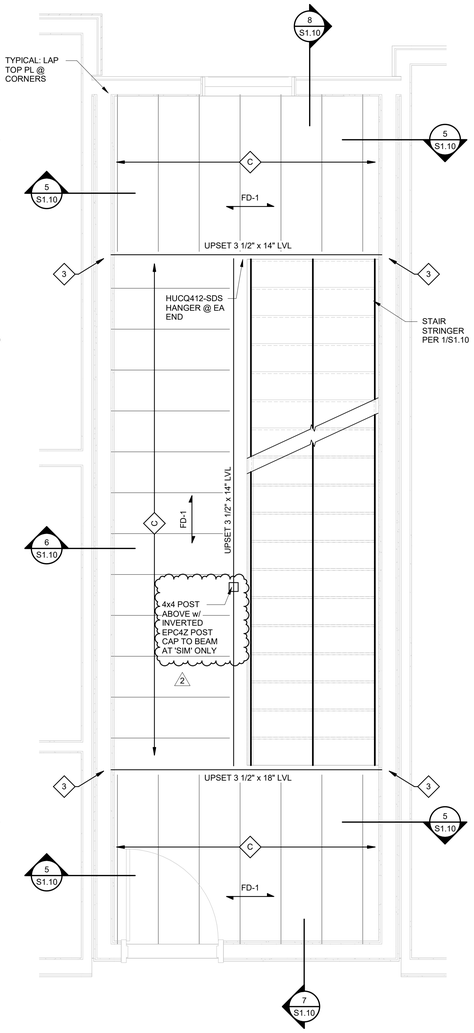
1 STAIR 3 BASEMENT FOUNDATION PLAN
1/2" = 1'-0"



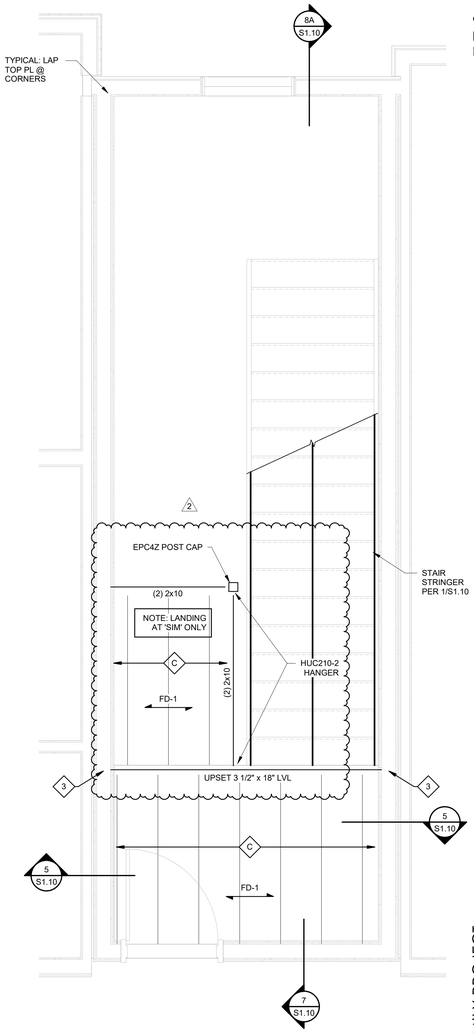
2 STAIR 3 1ST FLOOR FRAMING PLAN
1/2" = 1'-0"



3 STAIR 3 2ND FLOOR FRAMING PLAN
1/2" = 1'-0"



4 STAIR 3 3RD FLOOR FRAMING PLAN
1/2" = 1'-0"



5 STAIR 3 4TH FLOOR FRAMING PLAN
1/2" = 1'-0"

STAIR FRAMING NOTES:
1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO FRAMING PLANS FOR ADDITIONAL INFO NOT SHOWN HERE
6) REFER TO S2.10 FOR STAIR FRAMING SECTIONS
7) WOOD STRINGERS PER 1/S2.10 U.N.O.

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

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

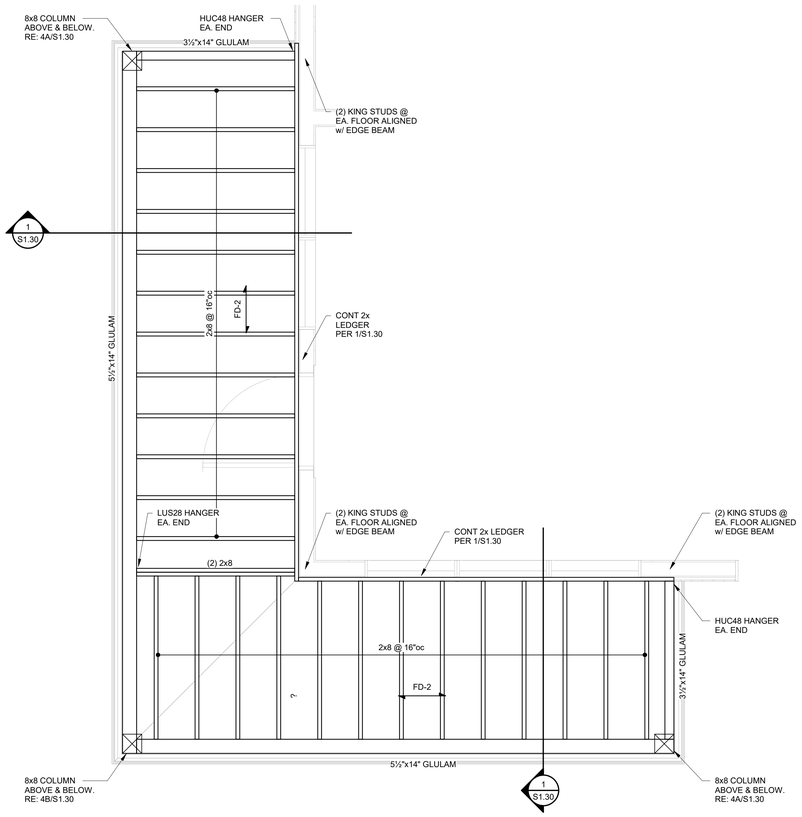
△REVISIONS

1	02.28.25	ASI 1
2	07.03.25	ASI 3

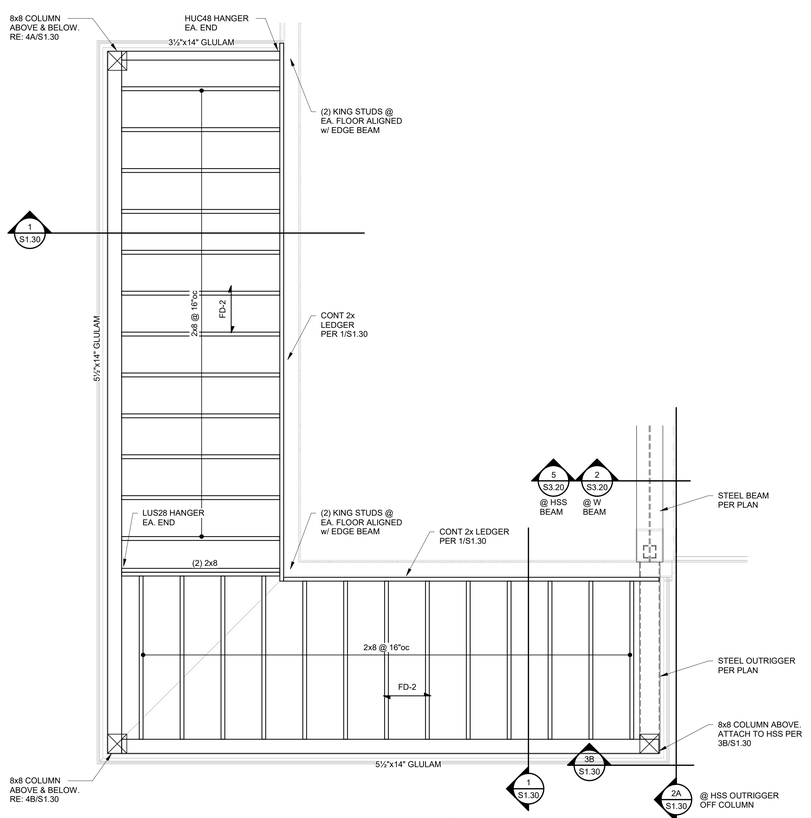
JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
STAIR 3 FRAMING PLANS

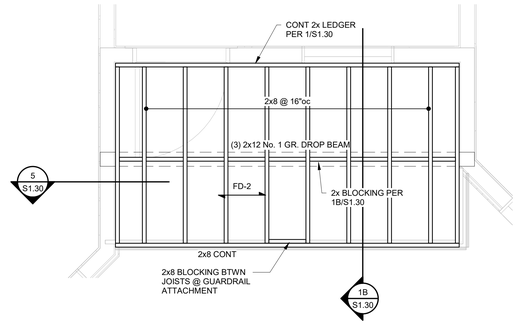
SHEET NO.
S1.02



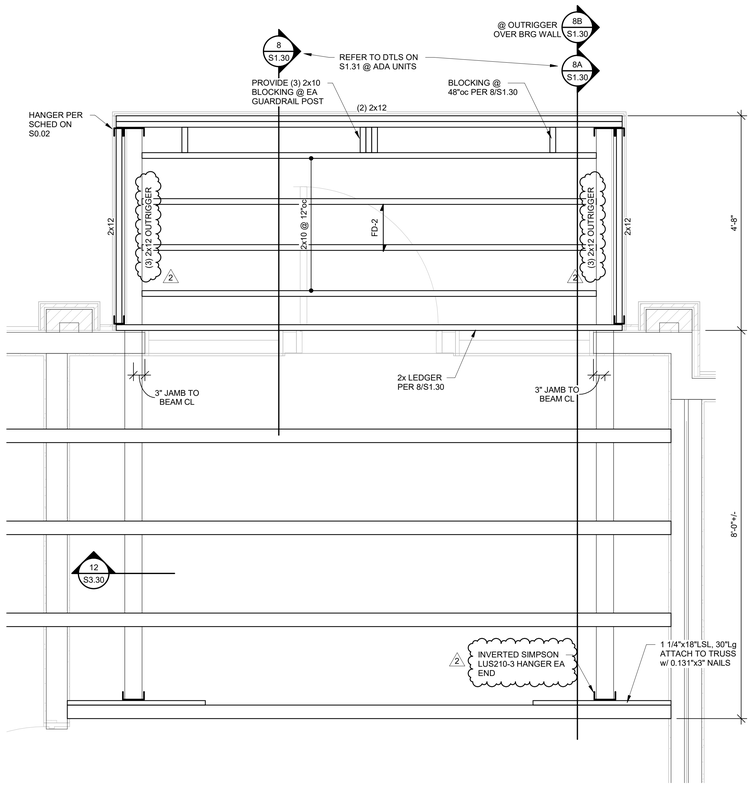
1 BALCONY FRAMING PLAN
1/2" = 1'-0"



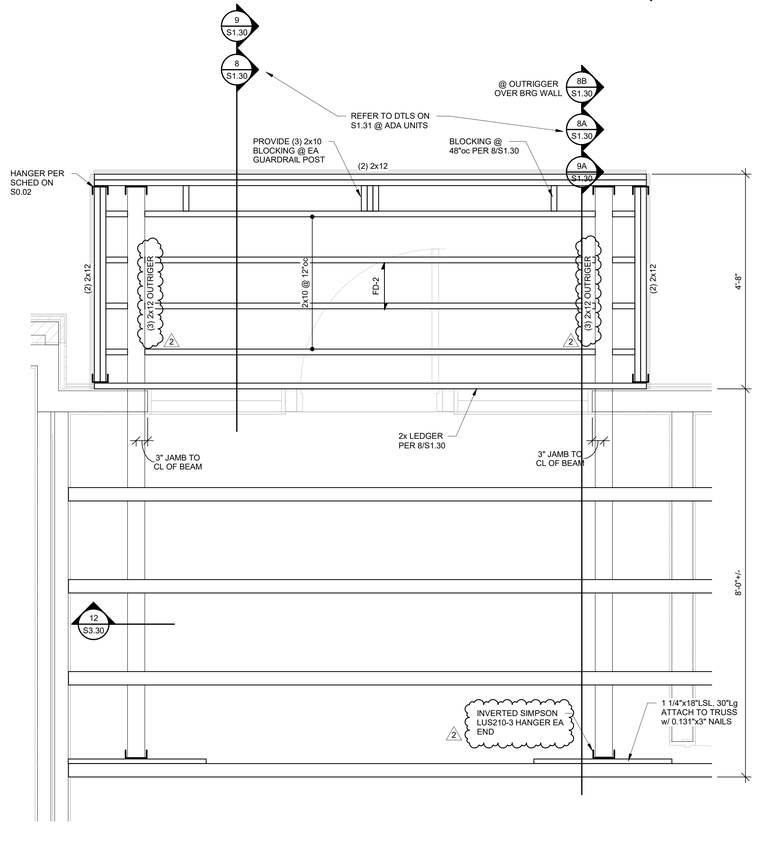
2 BALCONY FRAMING PLAN
1/2" = 1'-0"



3 BALCONY FRAMING PLAN
1/2" = 1'-0"



4 BALCONY FRAMING PLAN
3/4" = 1'-0"



5 BALCONY FRAMING PLAN
3/4" = 1'-0"

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

STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2011012221
7-3-25
PROFESSIONAL ENGINEER

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

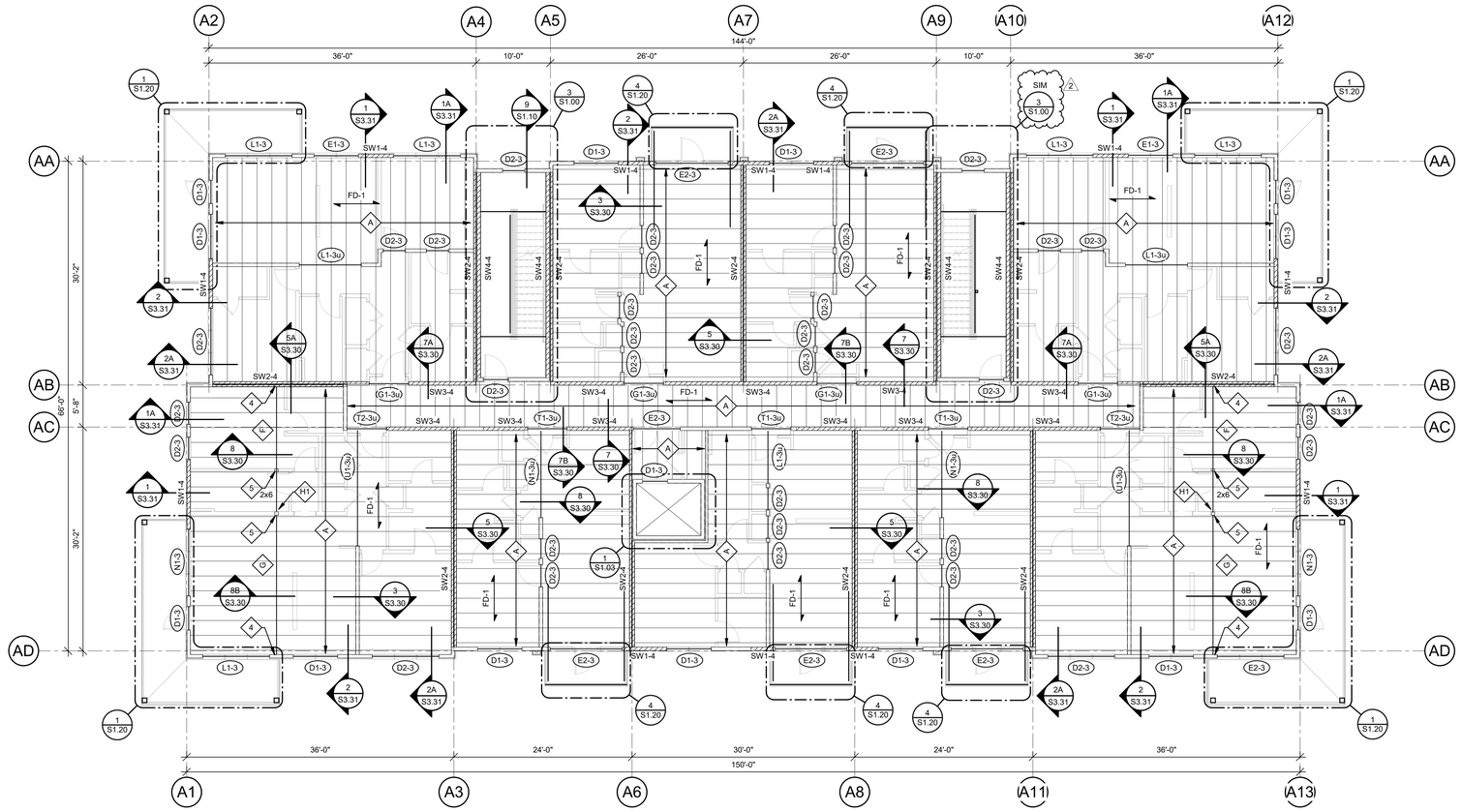
DRAWING RELEASE LOG
- 09.19.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

△ REVISIONS
1	05.12.25	ASI 2
2	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
BALCONY FRAMING PLANS

SHEET NO.
S1.20



BLDG #1 BLDG #5 BLDG #8 BLDG #7

1 BUILDING A - 3RD FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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

STATE OF MISSOURI
CHRISTOPHER A BEVERLIN
NUMBER PE-2010021
PROFESSIONAL ENGINEER
7.3.25

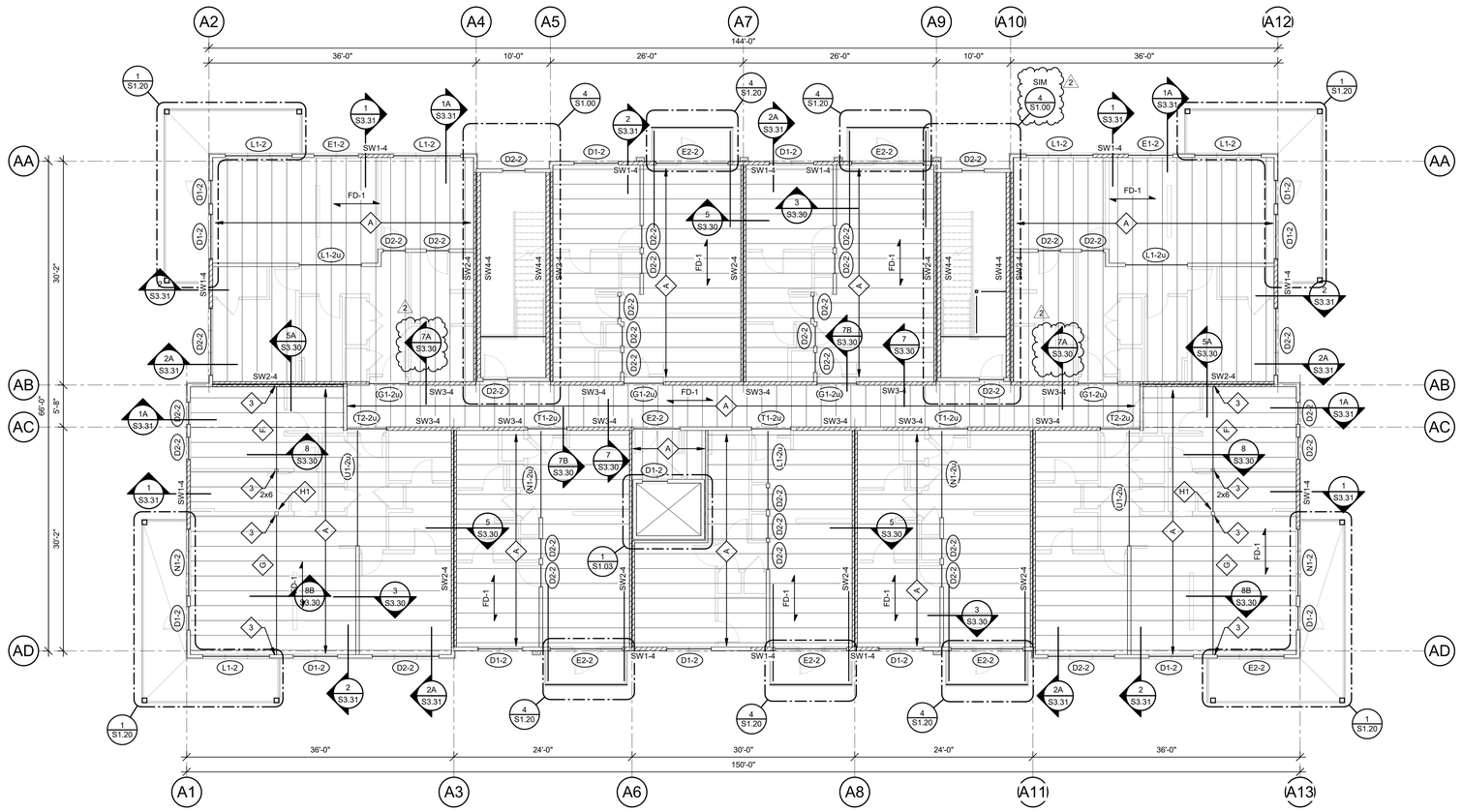
A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.15.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

△ REVISIONS
1 05.12.25 ASI 2
2 07.03.25 ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
BUILDING A - 3RD FLOOR FRAMING PLAN
SHEET NO.
S2.12



BLDG #1 BLDG #5 BLDG #6 BLDG #7

1 BUILDING A - 4TH FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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

STATE OF MISSOURI
CHRISTOPHER A BEVERLIN
NUMBER PE-2010018211
7-3-25
PROFESSIONAL ENGINEER

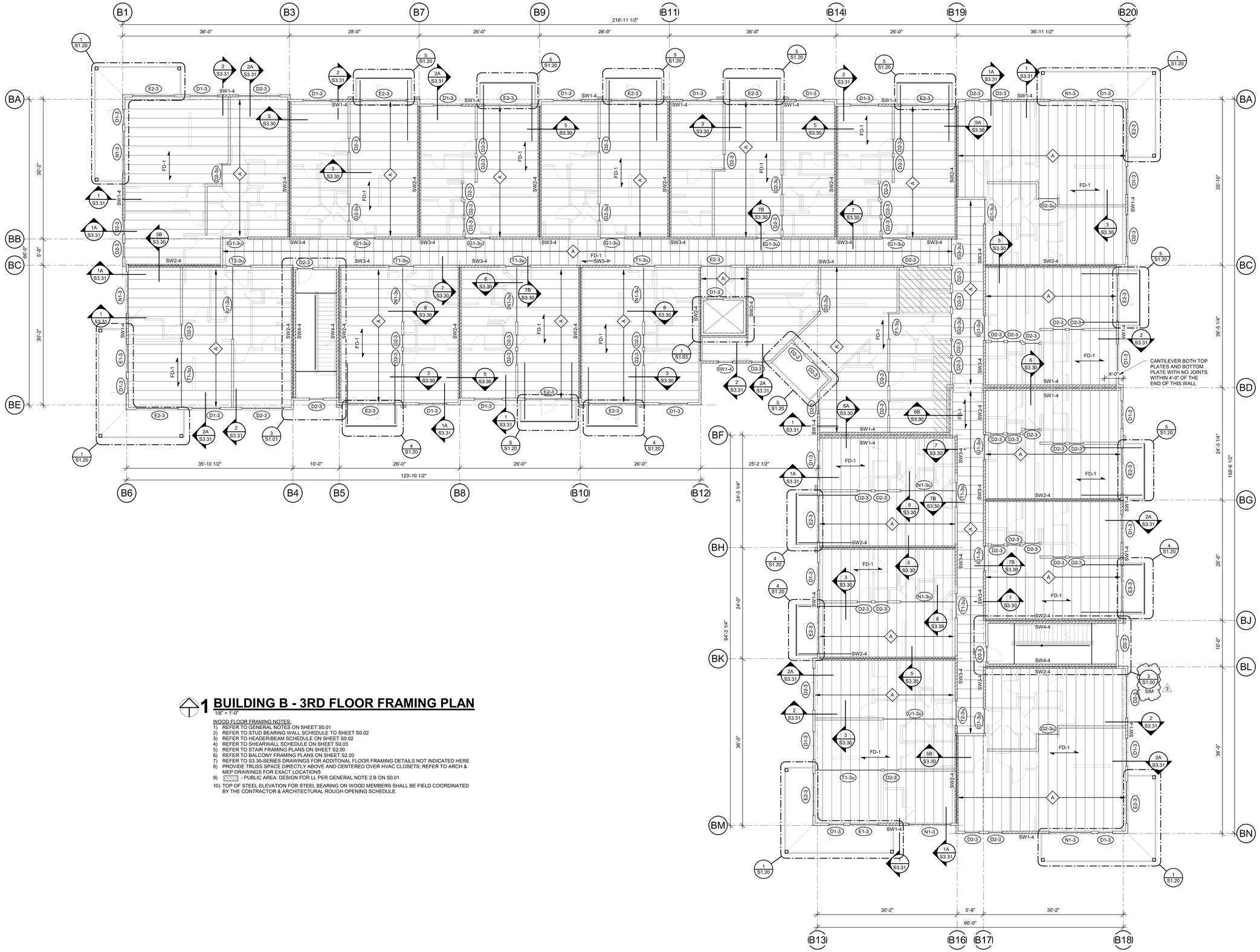
A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS
1	05.12.25	ASI 2
2	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
BUILDING A - 4TH FLOOR FRAMING PLAN
SHEET NO.
S2.13



1 BUILDING B - 3RD FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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

STATE OF MISSOURI
CHRISTOPHER A BEVERLIN
NUMBER PE-2010021067
7-3-25
PROFESSIONAL ENGINEER

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

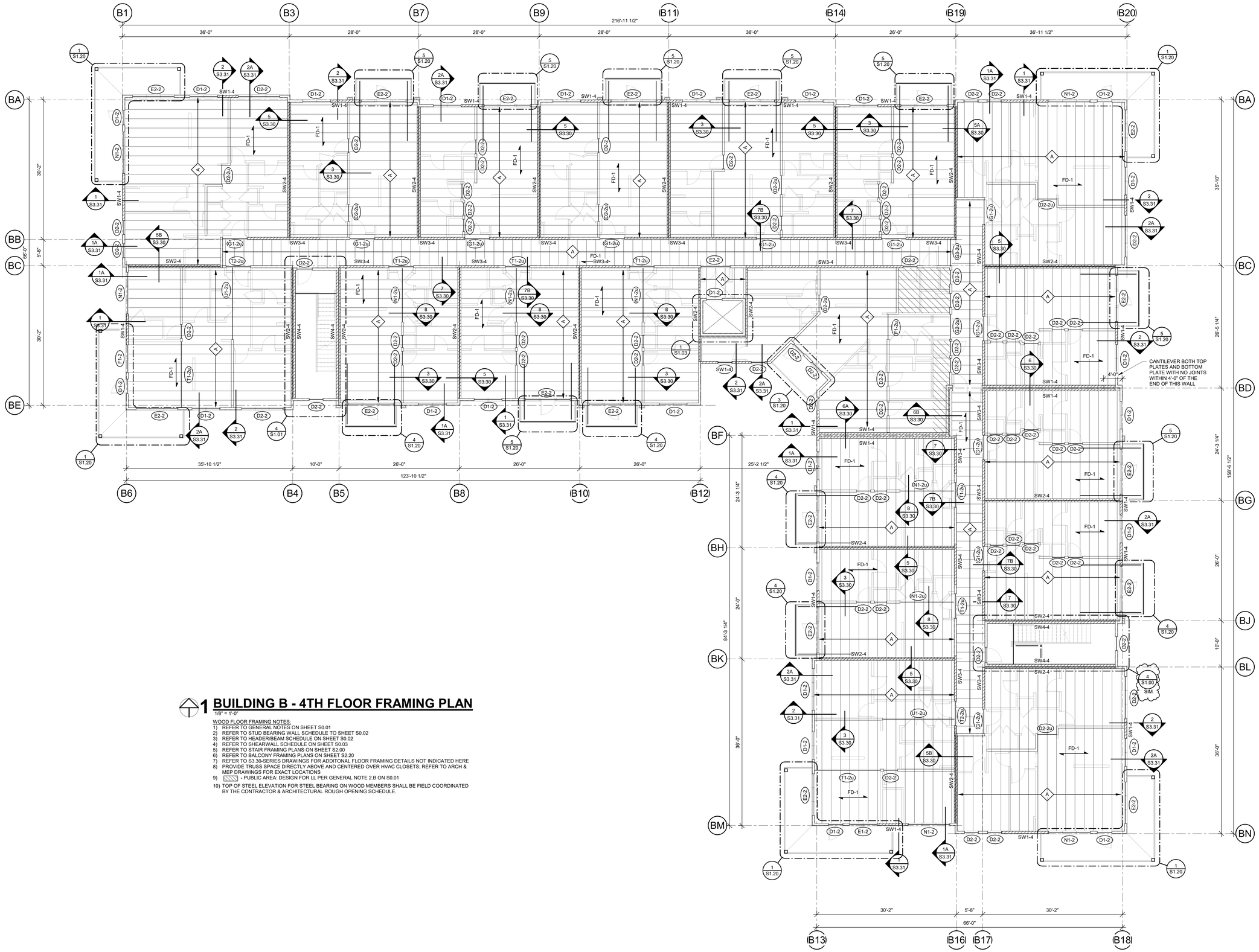
DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS

1	02.28.25	ASI 1
2	05.12.25	ASI 2
3	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
BUILDING B - 3RD FLOOR FRAMING PLAN
SHEET NO.
S2.22



1 BUILDING B - 4TH FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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

STATE OF MISSOURI
CHRISTOPHER A BEVERLIN
NUMBER PE-2010021
7.3.25
PROFESSIONAL ENGINEER

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

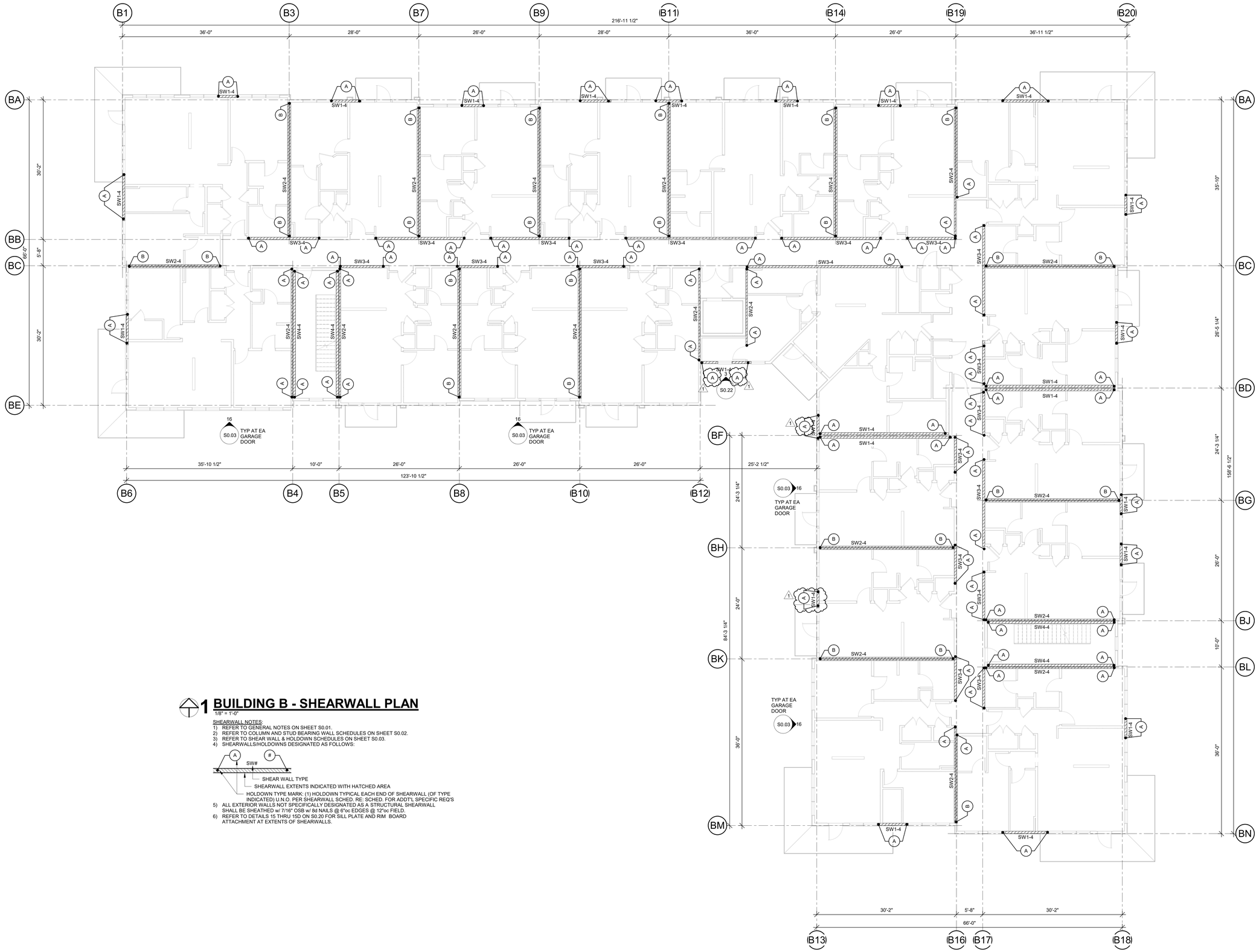
DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS

1	02.28.25	ASI 1
2	05.12.25	ASI 2
3	07.02.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
BUILDING B - 4TH FLOOR FRAMING PLAN
SHEET NO.
S2.23



1 BUILDING B - SHEARWALL PLAN

1/8" = 1'-0"

SHEARWALL NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO COLUMN AND STUD BEARING WALL SCHEDULES ON SHEET S0.02.
3) REFER TO SHEAR WALL & HOLDOWN SCHEDULES ON SHEET S0.03.
4) SHEARWALLS/HOLDOWNS DESIGNATED AS FOLLOWS:

5) ALL EXTERIOR WALLS NOT SPECIFICALLY DESIGNATED AS A STRUCTURAL SHEARWALL SHALL BE SHEATHED w/ 7/16" OSB w/ 8d NAILS @ 6"oc EDGES @ 12"oc FIELD.
6) REFER TO DETAILS 15 THRU 15D ON S0.20 FOR SILL PLATE AND RIM BOARD ATTACHMENT AT EXTENTS OF SHEARWALLS.

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

STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2010012251
7-3-25
PROFESSIONAL ENGINEER

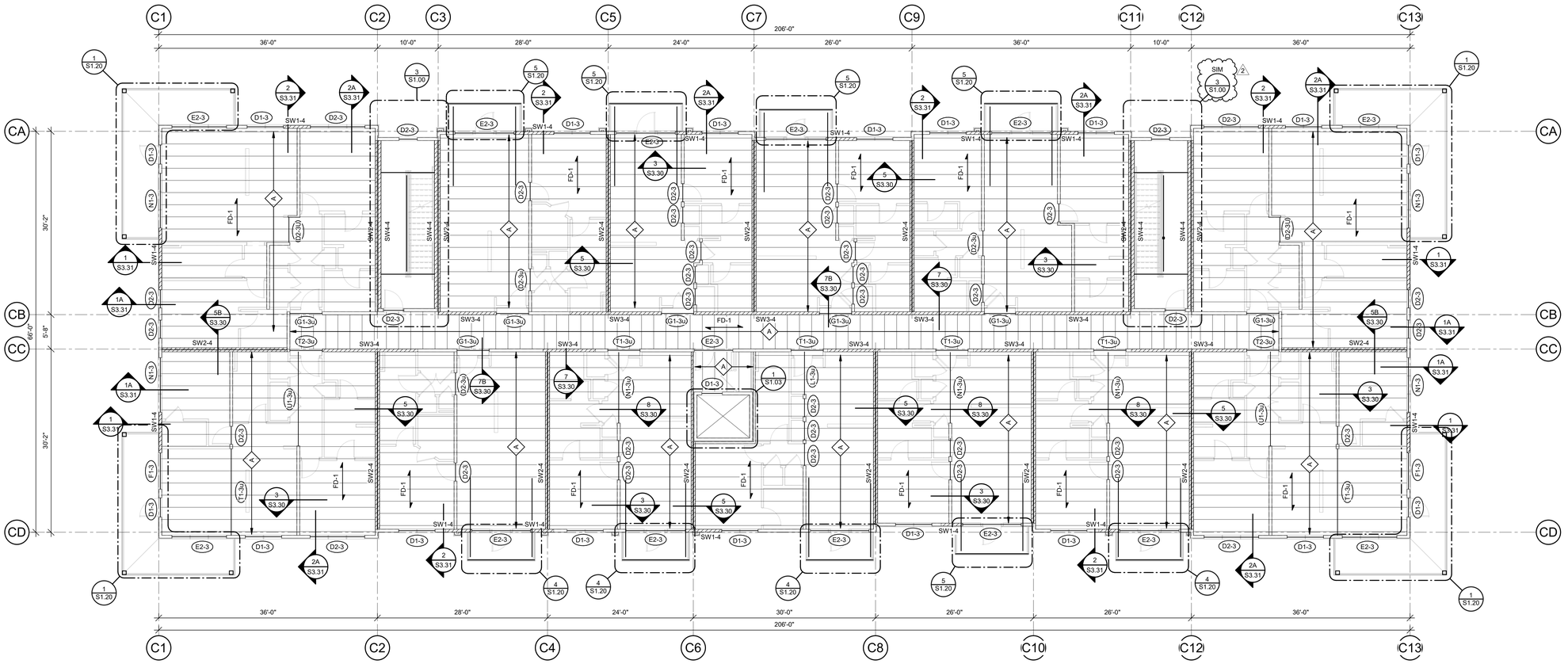
A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

△ REVISIONS
1 07.03.25 ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
BUILDING B - SHEARWALL PLAN
SHEET NO.
S2.25



1 BUILDING C - 3RD FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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

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

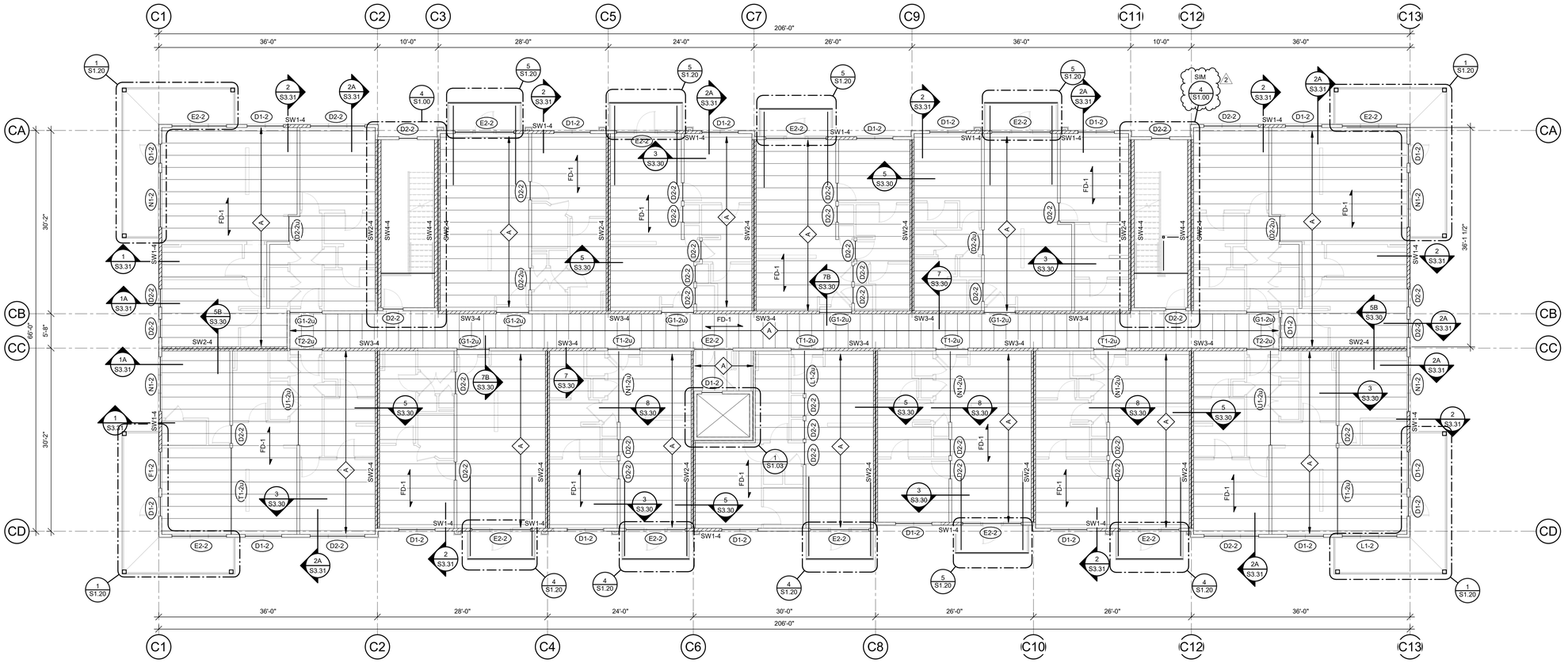
DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS

1	06.12.25	ASI 2
2	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
BUILDING C - 3RD FLOOR FRAMING PLAN
SHEET NO.
S2.32



1 BUILDING C - 4TH FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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

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

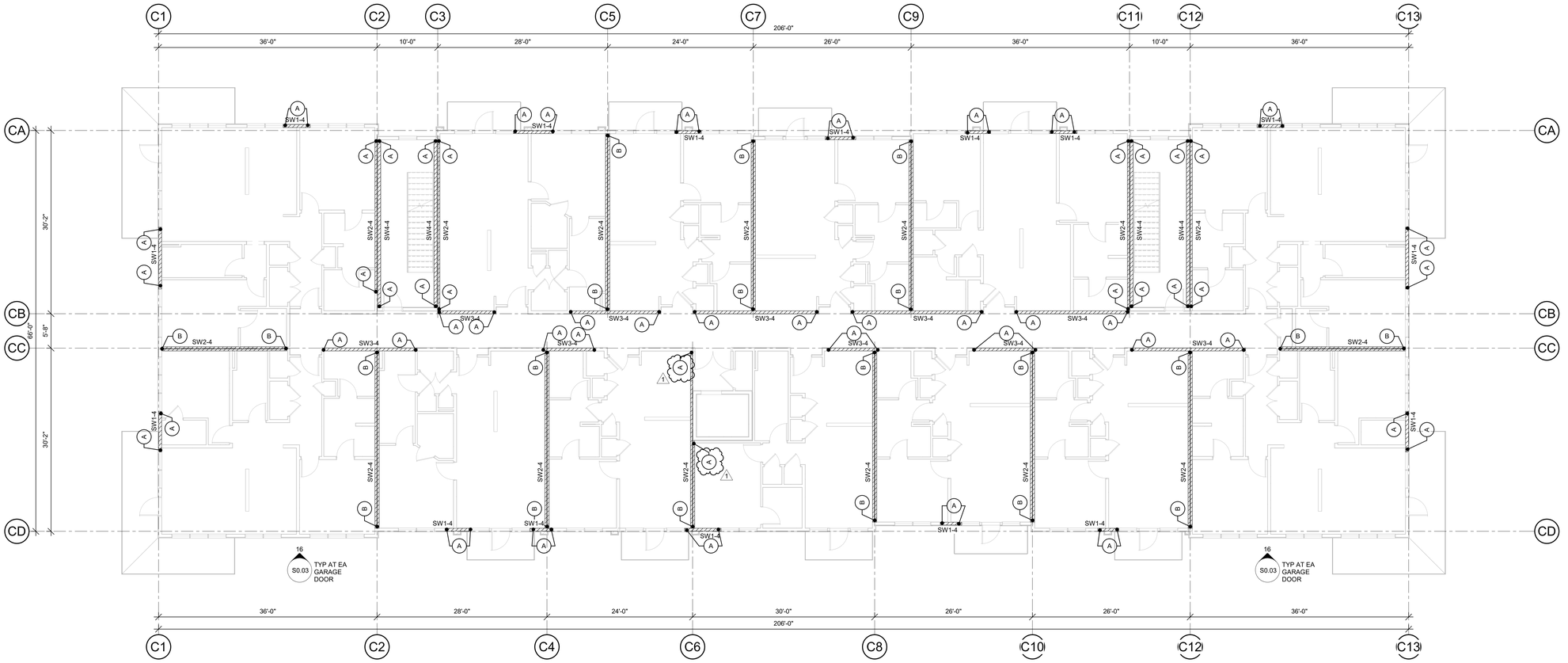
DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

△ REVISIONS

1	05.12.25	ASI 2
2	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
BUILDING C - 4TH FLOOR FRAMING PLAN
SHEET NO.
S2.33

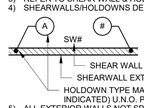


1 BUILDING C - SHEARWALL PLAN

1/8" = 1'-0"

SHEARWALL NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO COLUMN AND STUD BEARING WALL SCHEDULES ON SHEET S0.02.
3) REFER TO SHEAR WALL & HOLDOWN SCHEDULES ON SHEET S0.03.
4) SHEARWALLS/HOLDOWNS DESIGNATED AS FOLLOWS:



5) ALL EXTERIOR WALLS NOT SPECIFICALLY DESIGNATED AS A STRUCTURAL SHEARWALL SHALL BE SHEATHED w/ 7/16" OSB w/ 8d NAILS @ 6"oc EDGES @ 12"oc FIELD.
6) REFER TO DETAILS 15 THRU 15D ON S0.20 FOR SILL PLATE AND RIM BOARD ATTACHMENT AT EXTENTS OF SHEARWALLS.

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

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

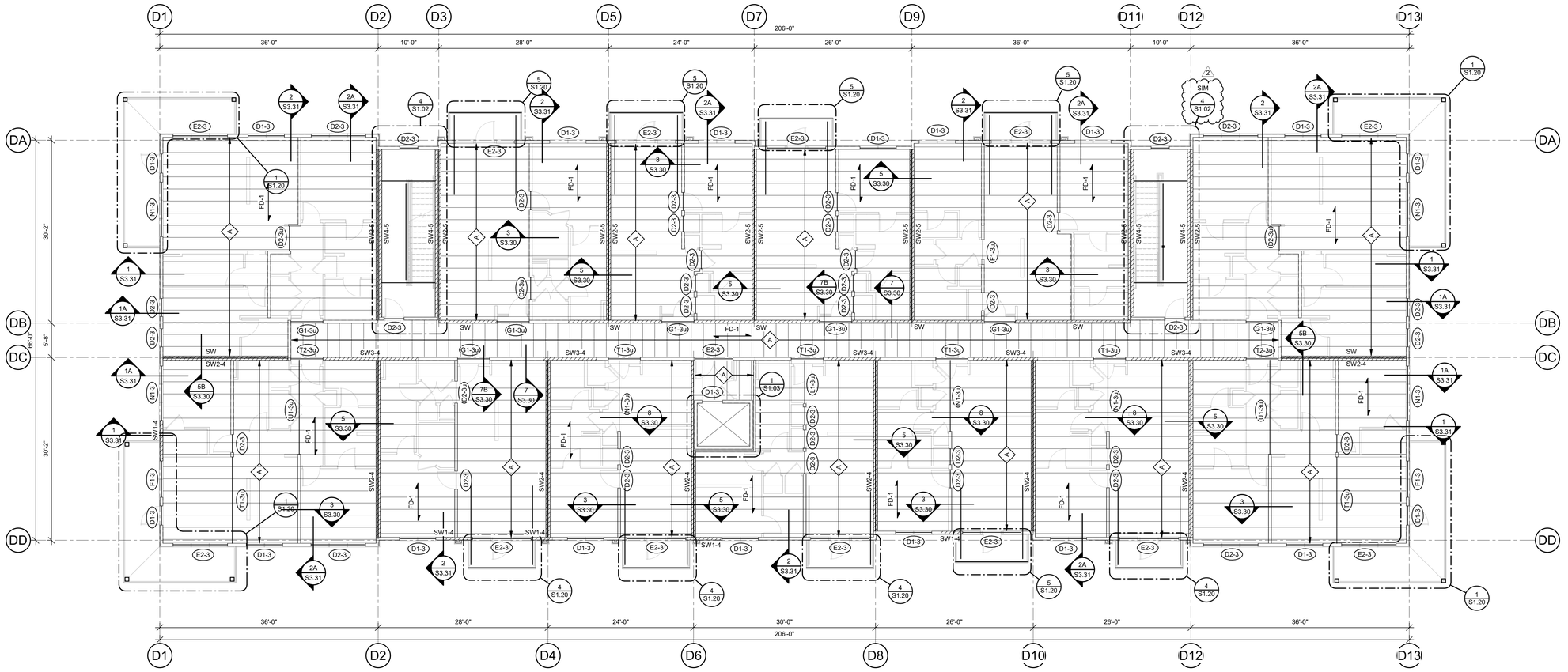
DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

△ REVISIONS
1 07.03.25 ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
BUILDING C - SHEARWALL PLAN
SHEET NO.
S2.35

ARCH E1.30" x 42"



1 BUILDING D - 3RD FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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

STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2010018753
7-3-25
PROFESSIONAL ENGINEER

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

DRAWING RELEASE LOG
- 09.18.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

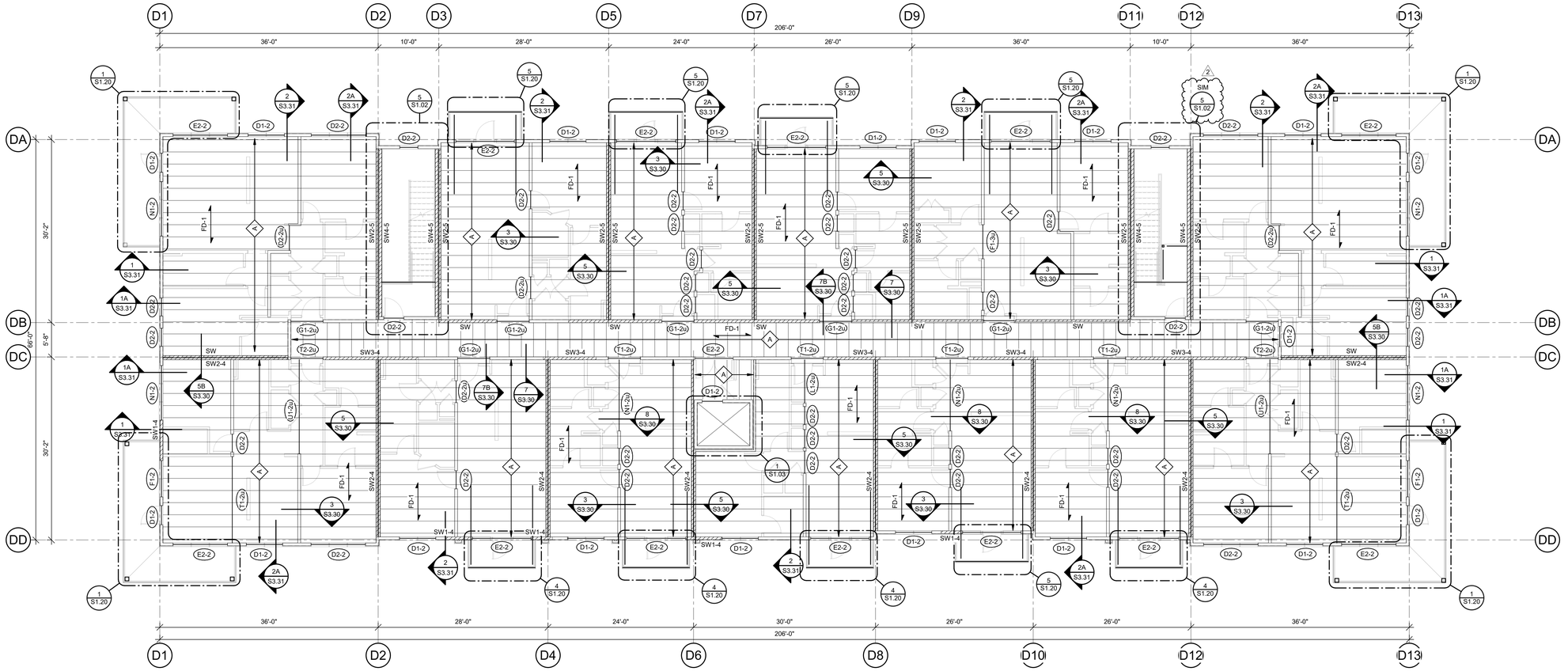
△ REVISIONS

1	06.12.25	ASI 2
2	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
BUILDING D - 3RD FLOOR FRAMING PLAN
SHEET NO.
S2.43

7/2/2025 11:39:25 AM



1 BUILDING D - 4TH FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) [ ] - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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

STATE OF MISSOURI
CHRISTOPHER A BEVERLIN
NUMBER PE-2010021463
7.3.25
PROFESSIONAL ENGINEER

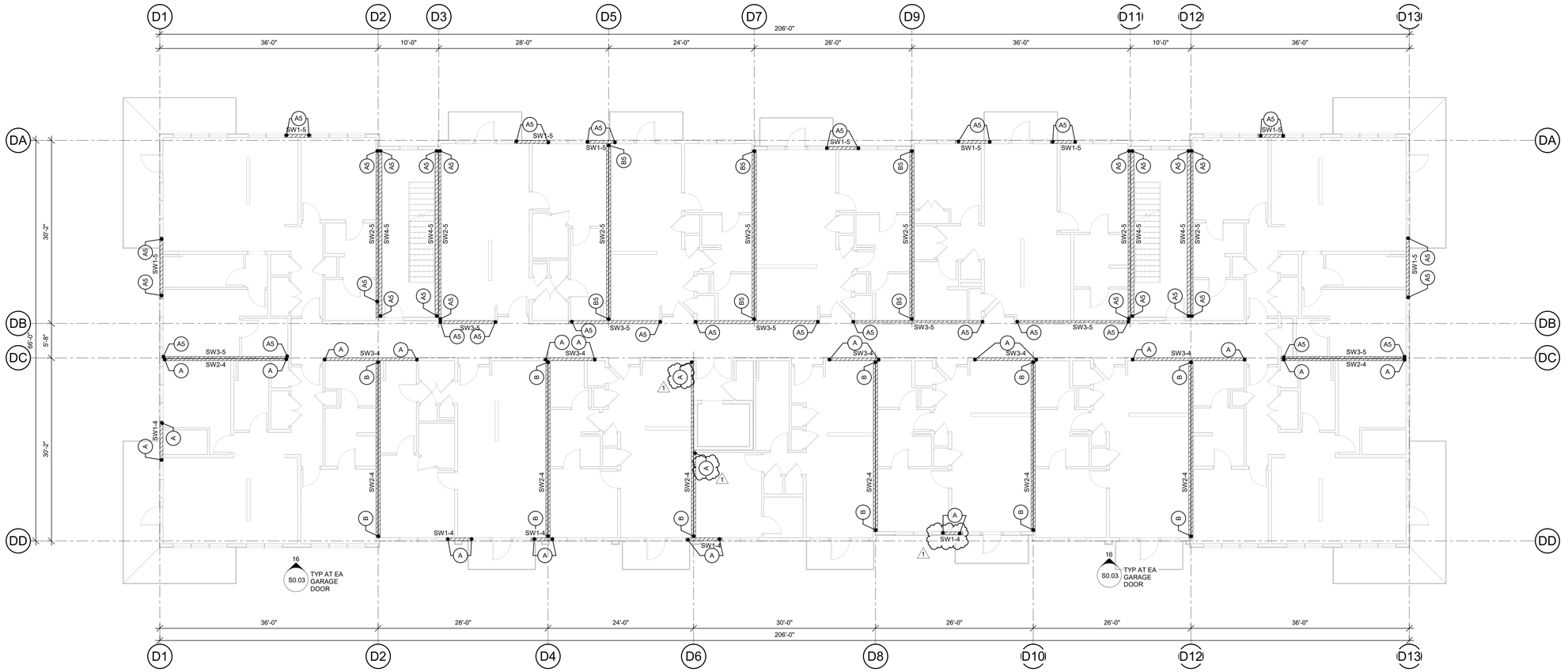
A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS
1	05.12.25	ASI 2
2	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
BUILDING D - 4TH FLOOR FRAMING PLAN
SHEET NO.
S2.44

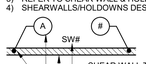


1 BUILDING D - SHEARWALL PLAN

1/8" = 1'-0"

SHEARWALL NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO COLUMN AND STUD BEARING WALL SCHEDULES ON SHEET S0.02.
3) REFER TO SHEAR WALL & HOLDOWN SCHEDULES ON SHEET S0.03.
4) SHEARWALLS/HOLDOWNS DESIGNATED AS FOLLOWS:



5) ALL EXTERIOR WALLS NOT SPECIFICALLY DESIGNATED AS A STRUCTURAL SHEARWALL SHALL BE SHEATHED w/ 7/16" OSB w/ 8d NAILS @ 6"oc EDGES @ 12"oc FIELD.
6) REFER TO DETAILS 15 THRU 15D ON S0.20 FOR SILL PLATE AND RIM BOARD ATTACHMENT AT EXTENTS OF SHEARWALLS.

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

STATE OF MISSOURI
CHRISTOPHER A BEVERLIN
NUMBER PE-2010012507
7.3.25
PROFESSIONAL ENGINEER

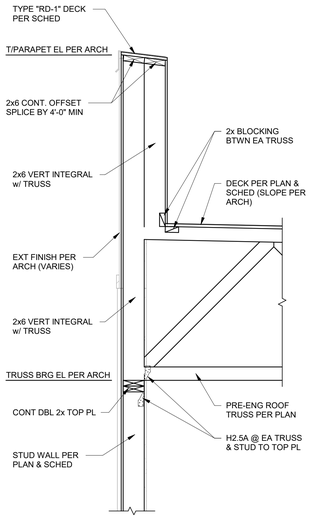
A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

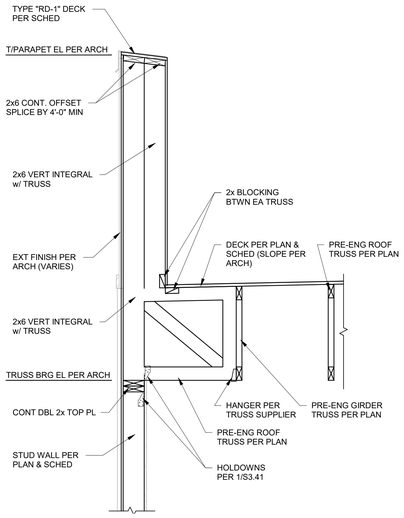
REVISIONS
1 07.03.25 ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

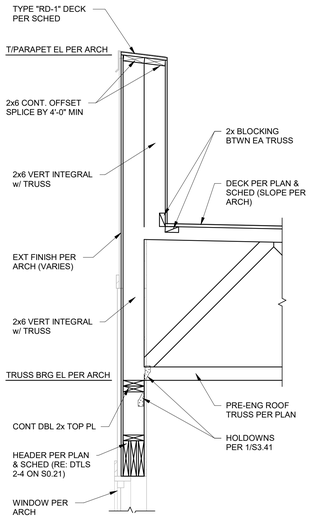
SHEET NAME
BUILDING D - SHEARWALL PLAN
SHEET NO.
S2.46



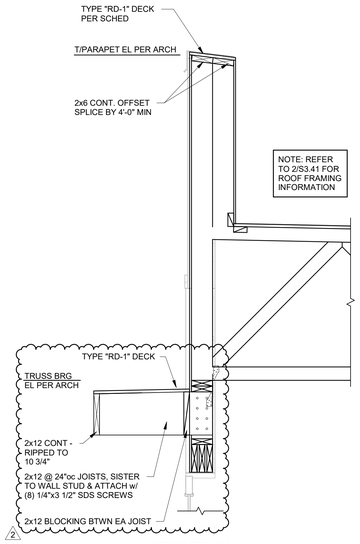
1 SECTION
3/4" = 1'-0"



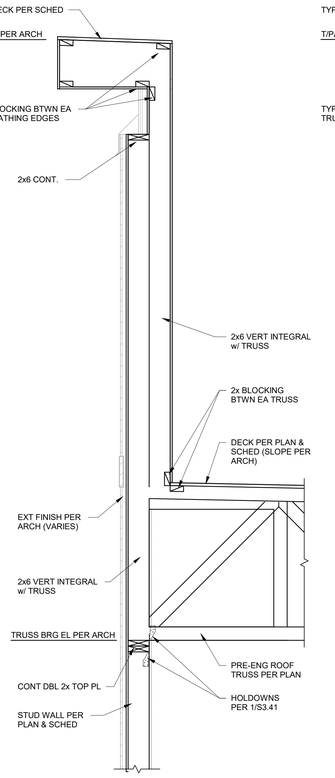
1A SECTION
3/4" = 1'-0"



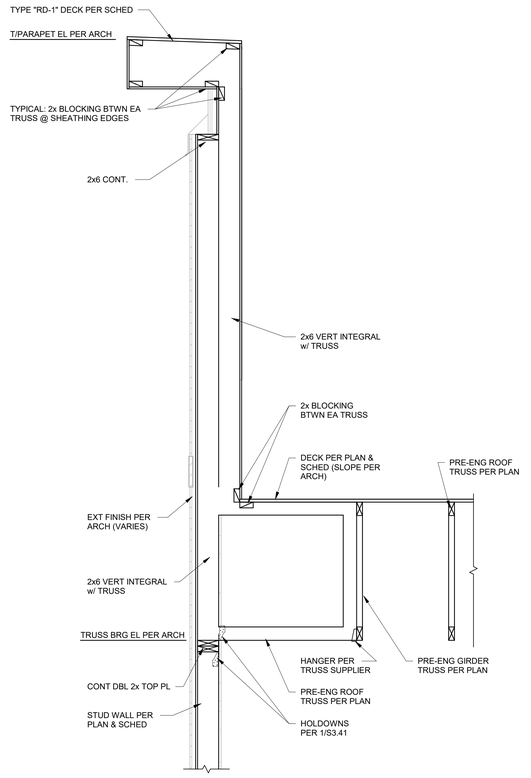
2 SECTION
3/4" = 1'-0"



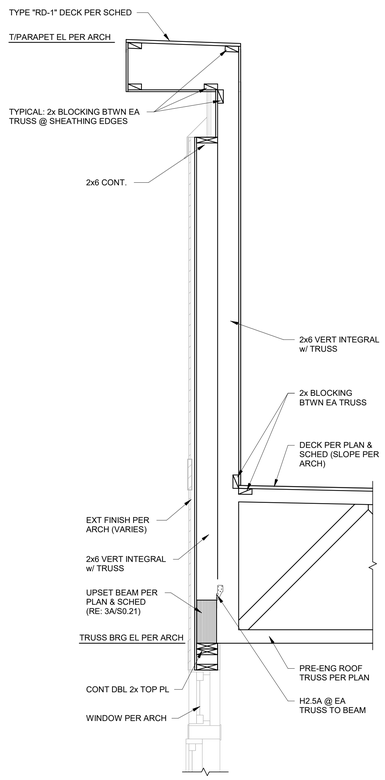
3 SECTION
3/4" = 1'-0"



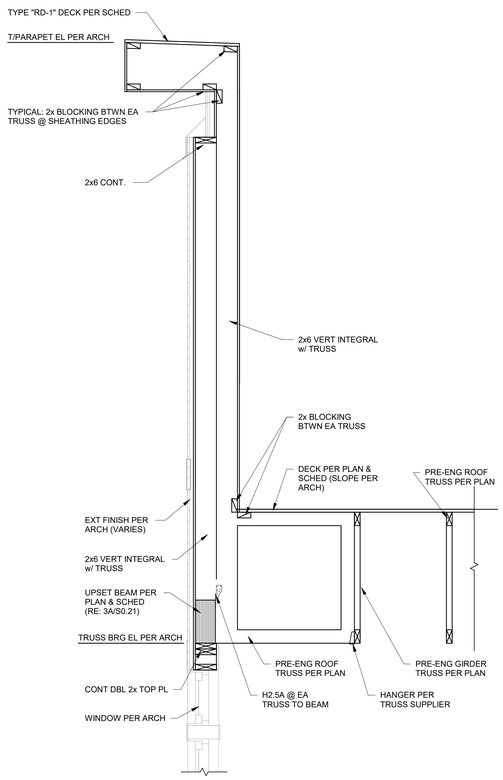
4 SECTION
3/4" = 1'-0"



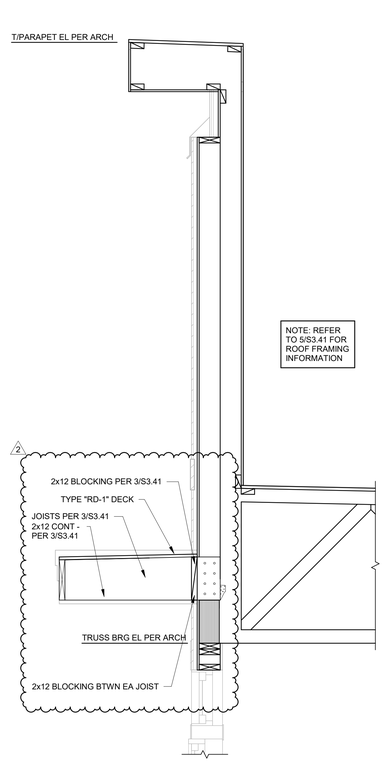
4A SECTION
3/4" = 1'-0"



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



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



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

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

STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2010012203
7-3-25
PROFESSIONAL ENGINEER

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

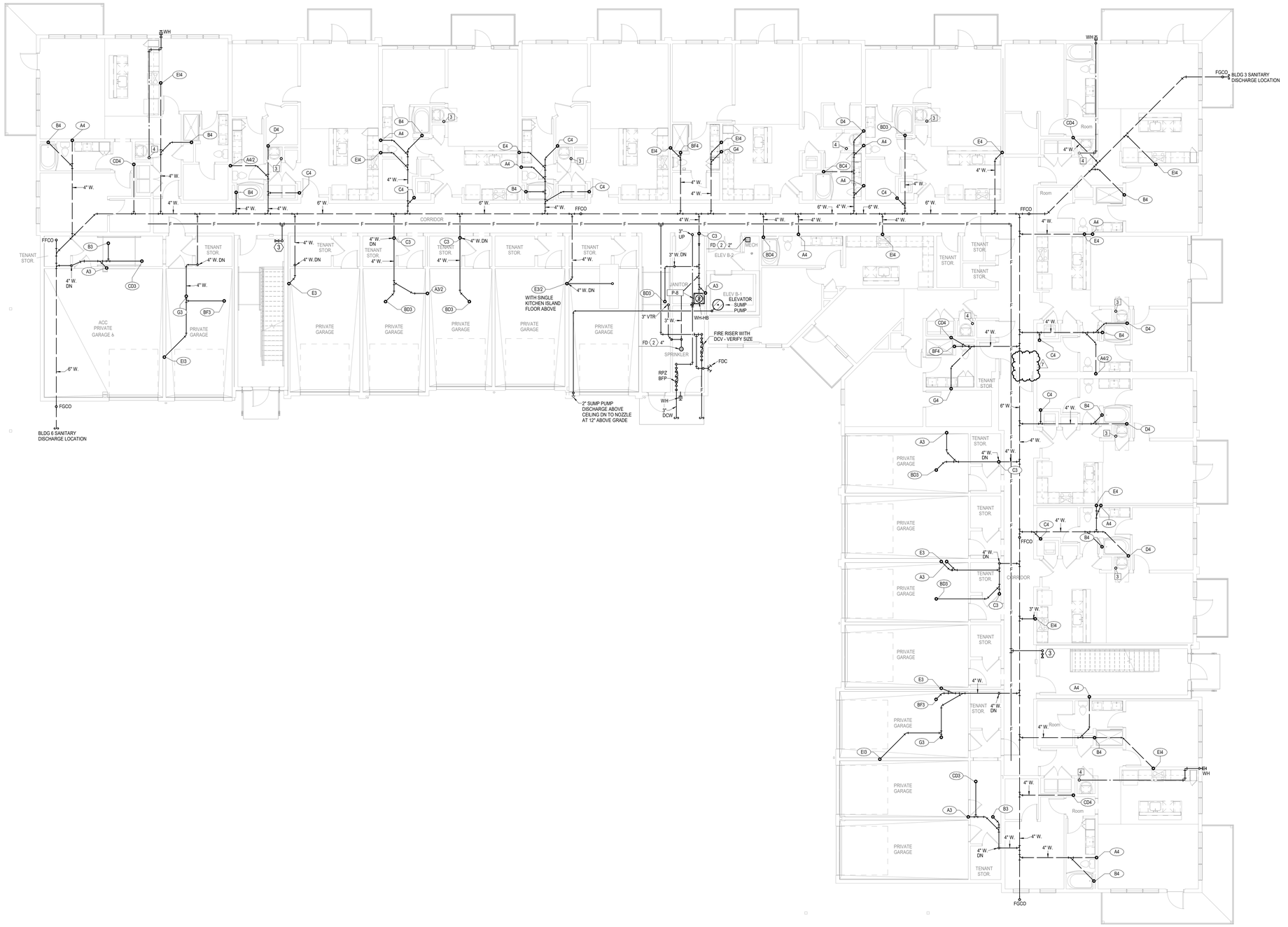
DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

△ REVISIONS

1	02.28.25	ASI 1
2	07.03.25	ASI 3

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
WOOD ROOF FRAMING SECTIONS
SHEET NO.
S3.41



PLUMBING NOTES:

1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL DRAIN, WASTE AND VENT PIPING IS 2" UNLESS NOTED OTHERWISE. ALL 2" AND 3" WASTE SLOPE AT ¼" PER FT. PIPING 4" AND GREATER MAY BE AT 1/8" PER FT UNLESS NOTED OTHERWISE.
3. ANY BELOW SLAB SUPPLY PIPING SHALL BE PEX WITH NO JOINTS.
4. ALL SUPPLY PIPING IS ½" UNLESS NOTED OTHERWISE OR REQUIRED BY THE PLUMBING CODE.
5. CONNECT ALL APPLIANCES OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS.
6. ALL PLUMBING VENTS SHALL BE 10 FEET FROM OPENINGS OR INTAKES.
7. THERE SHALL BE NO PVC WITHIN RETURN AIR PLENUMS.
8. ALL FIXTURES SHALL HAVE BLADDER TYPE SHOCK SUPPRESSORS FOR EACH CHASE.
9. SEE THE ARCHITECTURAL DRAWINGS FOR ALL MOUNTING HEIGHTS.
10. REFER TO THE ARCHITECTURAL DRAWINGS FOR FLOOR DRAIN LOCATIONS AND FLOOR SLOPES IF PRESENT. ALL FLOOR DRAINS ARE 2" TYPE 1 UNLESS NOTED OTHERWISE.
11. ROUTE DRAIN PIPING FROM WATER HEATERS, AIR HANDLERS OR EQUIPMENT TO FLOOR DRAINS. PROVIDE PROPER TRAPS.
12. ROUTE NO PIPING OVER ELECTRICAL EQUIPMENT.
13. FIRE SPRINKLER SHALL BE PROVIDED FOR ALL AREAS OF THE BUILDING PER NFPA. THIS INCLUDES A PROTECTED OR DRY SYSTEM FOR ANY UNHEATED AREAS. NO PIPE SHALL BE EXPOSED TO FREEZING TEMPERATURES.
14. PROVIDE HUB DRAIN IN MECHANICAL CLOSETS.

LEGEND:

1. PROVIDE HUB DRAIN IN MECHANICAL CLOSETS.
2. 3/4" CW UP TO ROOF HYDRANT.
3. CLASS 1 MANUAL STANDPIPE WITH VALVE.

1 BUILDING B - 1ST FLOOR PLAN

PLUMBING
1/8" = 1'-0"
(BUILDINGS 3, 6)

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

STATE OF MISSOURI — RICHARD BEARDSLEY — NUMBER PE-2009019558 — PROFESSIONAL ENGINEER

02/28/2025

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET
- 01.29.25 CONSTRUCTION SET

REVISIONS

5	02/28/2025	ASI 1
6	05/12/2025	ASI 2
7	07/03/2025	ASI 3

LS&A
Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
5625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2404027

JOB NO. 720522 DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET

SHEET NAME
BUILDING B - FIRST FLOOR PLAN - PLUMBING
SHEET NO.
P1.21

ARCH E1.30" x 42"

1 BUILDING B - 2ND FLOOR PLAN

PLUMBING
1/8" = 1'-0"
(BUILDINGS 3, 6)

PLUMBING NOTES:

1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL DRAIN, WASTE AND VENT PIPING IS 2" UNLESS NOTED OTHERWISE. ALL 2" AND 3" WASTE SLOPE AT ¼" PER FT. PIPING 4" AND GREATER MAY BE AT 1/8" PER FT UNLESS NOTED OTHERWISE.
3. ANY BELOW SLAB SUPPLY PIPING SHALL BE PEX WITH NO JOINTS.
4. ALL SUPPLY PIPING IS ½" UNLESS NOTED OTHERWISE OR REQUIRED BY THE PLUMBING CODE.
5. CONNECT ALL APPLIANCES OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS.
6. ALL PLUMBING VENTS SHALL BE 10 FEET FROM OPENINGS OR INTAKES.
7. THERE SHALL BE NO PVC WITHIN RETURN AIR PLENUMS.
8. ALL FIXTURES SHALL HAVE BLADDER TYPE SHOCK SUPPRESSORS FOR EACH CHASE.
9. SEE THE ARCHITECTURAL DRAWINGS FOR ALL MOUNTING HEIGHTS.
10. REFER TO THE ARCHITECTURAL DRAWINGS FOR FLOOR DRAIN LOCATIONS AND FLOOR SLOPES IF PRESENT. ALL FLOOR DRAINS ARE 2" TYPE 1 UNLESS NOTED OTHERWISE.
11. ROUTE DRAIN PIPING FROM WATER HEATERS, AIR HANDLERS OR EQUIPMENT TO FLOOR DRAINS. PROVIDE PROPER TRAPS.
12. ROUTE NO PIPING OVER ELECTRICAL EQUIPMENT.
13. FIRE SPRINKLER SHALL BE PROVIDED FOR ALL AREAS OF THE BUILDING PER NFPA. THIS INCLUDES A PROTECTED OR DRY SYSTEM FOR ANY UNHEATED AREAS. NO PIPE SHALL BE EXPOSED TO FREEZING TEMPERATURES.
14. PROVIDE HUB DRAIN IN MECHANICAL CLOSETS.

LEGEND:

1. PROVIDE HUB DRAIN IN MECHANICAL CLOSETS.
2. 3/4" CW UP TO ROOF HYDRANT.
3. CLASS 1 MANUAL STANDPIPE WITH VALVE.

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

STATE OF MISSOURI — RICHARD BEARDSLEE — NUMBER PE-2009010324 — PROFESSIONAL ENGINEER

02/28/2025

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET
- 01.29.25 CONSTRUCTION SET

REVISIONS

6	05/12/2025	ASI 2
7	07/03/2025	ASI 3

LS&A Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2404027

JOB NO. 720522 — DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET

SHEET NAME
BUILDING B - SECOND FLOOR PLAN - PLUMBING

SHEET NO.
P1.22

7/2/2025 10:07:29 AM

1 BUILDING B - 3RD FLOOR PLAN

PLUMBING
1/8" = 1'-0"
(BUILDINGS 3, 6)

PLUMBING NOTES:

1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL DRAIN, WASTE AND VENT PIPING IS 2" UNLESS NOTED OTHERWISE. ALL 2" AND 3" WASTE SLOPE AT ¼" PER FT. PIPING 4" AND GREATER MAY BE AT 1/8" PER FT UNLESS NOTED OTHERWISE.
3. ANY BELOW SLAB SUPPLY PIPING SHALL BE PEX WITH NO JOINTS.
4. ALL SUPPLY PIPING IS ½" UNLESS NOTED OTHERWISE OR REQUIRED BY THE PLUMBING CODE.
5. CONNECT ALL APPLIANCES OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS.
6. ALL PLUMBING VENTS SHALL BE 10 FEET FROM OPENINGS OR INTAKES.
7. THERE SHALL BE NO PVC WITHIN RETURN AIR PLENUMS.
8. ALL FIXTURES SHALL HAVE BLADDER TYPE SHOCK SUPPRESSORS FOR EACH CHASE.
9. SEE THE ARCHITECTURAL DRAWINGS FOR ALL MOUNTING HEIGHTS.
10. REFER TO THE ARCHITECTURAL DRAWINGS FOR FLOOR DRAIN LOCATIONS AND FLOOR SLOPES IF PRESENT. ALL FLOOR DRAINS ARE 2" TYPE 1 UNLESS NOTED OTHERWISE.
11. ROUTE DRAIN PIPING FROM WATER HEATERS, AIR HANDLERS OR EQUIPMENT TO FLOOR DRAINS. PROVIDE PROPER TRAPS.
12. ROUTE NO PIPING OVER ELECTRICAL EQUIPMENT.
13. FIRE SPRINKLER SHALL BE PROVIDED FOR ALL AREAS OF THE BUILDING PER NFPA. THIS INCLUDES A PROTECTED OR DRY SYSTEM FOR ANY UNHEATED AREAS. NO PIPE SHALL BE EXPOSED TO FREEZING TEMPERATURES.
14. PROVIDE HUB DRAIN IN MECHANICAL CLOSETS.

LEGEND:

(1) PROVIDE HUB DRAIN IN MECHANICAL CLOSETS.

(2) 3/4" CW UP TO ROOF HYDRANT.

(3) CLASS 1 MANUAL STANDPIPE WITH VALVE.

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

STATE OF MISSOURI — RICHARD BEARDSLEY — NUMBER PE-2009010324 — PROFESSIONAL ENGINEER

02/28/2025

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET
- 01.29.25 CONSTRUCTION SET

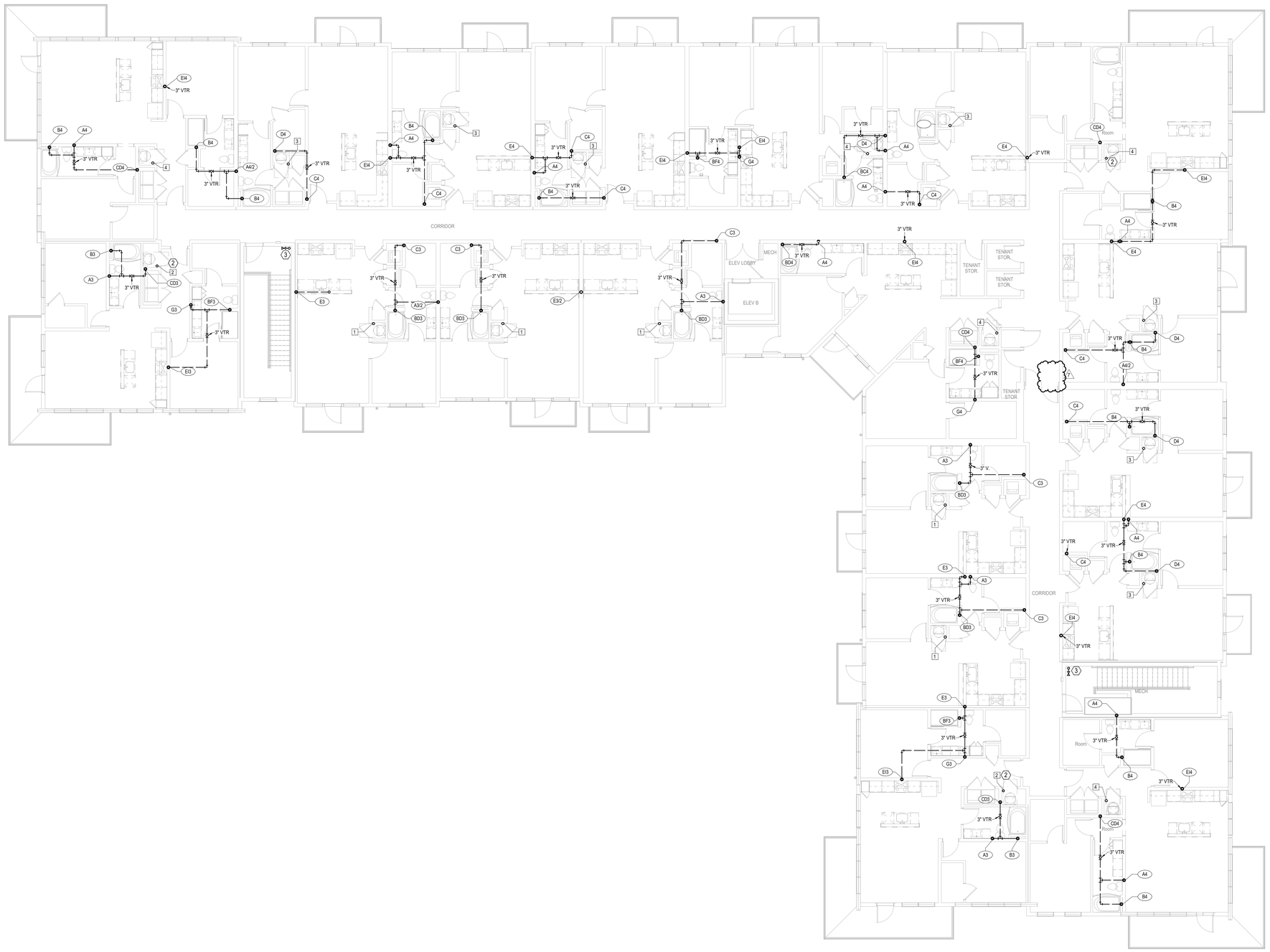
REVISIONS

6	05/12/2025	ASI 2
7	07/03/2025	ASI 3

LS&A Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2404027

JOB NO. 720522 DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET

SHEET NAME
BUILDING B - THIRD FLOOR PLAN - PLUMBING
SHEET NO.
P1.23



PLUMBING NOTES:

1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL DRAIN, WASTE AND VENT PIPING IS 2" UNLESS NOTED OTHERWISE. ALL 2" AND 3" WASTE SLOPE AT ¼" PER FT. PIPING 4" AND GREATER MAY BE AT 1/8" PER FT UNLESS NOTED OTHERWISE.
3. ANY BELOW SLAB SUPPLY PIPING SHALL BE PEX WITH NO JOINTS.
4. ALL SUPPLY PIPING IS ½" UNLESS NOTED OTHERWISE OR REQUIRED BY THE PLUMBING CODE.
5. CONNECT ALL APPLIANCES OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS.
6. ALL PLUMBING VENTS SHALL BE 10 FEET FROM OPENINGS OR INTAKES.
7. THERE SHALL BE NO PVC WITHIN RETURN AIR PLENUMS.
8. ALL FIXTURES SHALL HAVE BLADDER TYPE SHOCK SUPPRESSORS FOR EACH CHASE.
9. SEE THE ARCHITECTURAL DRAWINGS FOR ALL MOUNTING HEIGHTS.
10. REFER TO THE ARCHITECTURAL DRAWINGS FOR FLOOR DRAIN LOCATIONS AND FLOOR SLOPES IF PRESENT. ALL FLOOR DRAINS ARE 2" TYPE 1 UNLESS NOTED OTHERWISE.
11. ROUTE DRAIN PIPING FROM WATER HEATERS, AIR HANDLERS OR EQUIPMENT TO FLOOR DRAINS. PROVIDE PROPER TRAPS.
12. ROUTE NO PIPING OVER ELECTRICAL EQUIPMENT.
13. FIRE SPRINKLER SHALL BE PROVIDED FOR ALL AREAS OF THE BUILDING PER NFPA. THIS INCLUDES A PROTECTED OR DRY SYSTEM FOR ANY UNHEATED AREAS. NO PIPE SHALL BE EXPOSED TO FREEZING TEMPERATURES.
14. PROVIDE HUB DRAIN IN MECHANICAL CLOSETS.

LEGEND:

(1) PROVIDE HUB DRAIN IN MECHANICAL CLOSETS.

(2) 3/4" CW UP TO ROOF HYDRANT.

(3) CLASS 1 MANUAL STANDPIPE WITH VALVE.

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

STATE OF MISSOURI — RICHARD BEARDSLEY — NUMBER PE-2009010104 — PROFESSIONAL ENGINEER

02/28/2025

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET
- 01.29.25 CONSTRUCTION SET

REVISIONS

6	05/12/2025	ASI 2
7	07/03/2025	ASI 3

1 BUILDING B - 4TH FLOOR PLAN

PLUMBING
1/8" = 1'-0"
(BUILDINGS 3, 6)

LS&A
Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
9625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2404027

JOB NO. 720522
DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET
SHEET NAME BUILDING B - FOURTH FLOOR PLAN - PLUMBING
SHEET NO. P1.24