ARCH E1 30" 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
8603 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: CBEVERLIN@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

-ARCH
A0.00 COVER SHEET

00 - CIVIL
C01 TITLE SHEET
C02 EXISTING CONDITIONS
C03 GENERAL NOTES
C04 GENERAL LAYOUT
C05 DIMENSION PLAN
C06 DIM PLAN NORTH_1
C07 DIM PLAN NORTH_2
C08 DIM PLAN NORTH_3
C09 DIM PLAN NORTH_4
C10 DIM PLAN SOUTH_1
C11 DIM PLAN SOUTH_2
C12 DIM PLAN SOUTH_3
C13 DIM PLAN SOUTH_4
C14 PAVEMENT PLAN
C15 CURB SCHEDULE
C16 GRADING PLAN
C17 SPOT GRADING NORTH_1
C18 SPOT GRADING NORTH_2
C19 SPOT GRADING NORTH_3
C20 SPOT GRADING NORTH_4
C21 SPOT GRADING SOUTH_1
C22 SPOT GRADING SOUTH_2
C23 SPOT GRADING SOUTH_3
C24 SPOT GRADING SOUTH_4
C25 GRADING DETAILS_1
C26 GRADING DETAILS_2
C27 GRADING DETAILS_3
C28 GRADING DETAILS_4
C29 WALL GRADING DETAILS_1
C30 WALL GRADING DETAILS_2
C31 PRIVATE SAN PLAN & PROFILE A
C32 SERVICE LINE PLAN
C33 DRAINAGE AREA MAP
C34 DRAINAGE CALCULATIONS
C35 STORM PLAN & PROFILE 1
C36 STORM PLAN & PROFILE 2
C37 STORM PLAN & PROFILE 3
C38 STORM PLAN & PROFILE 4
C39 STORM PLAN & PROFILE 5
C40 STORM PLAN & PROFILE 6
C41 ROOF DRAIN PLAN & PROFILE 1
C42 ROOF DRAIN PLAN & PROFILE 2
C43 ROOF DRAIN PLAN & PROFILE 3
C44 ROOF DRAIN PLAN & PROFILE 4
C45 ROOF DRAIN PLAN & PROFILE 5
C46 ROOF DRAIN PLAN & PROFILE 6
C47 ROOF DRAIN PLAN & PROFILE 7
C48 ROOF DRAIN PLAN & PROFILE 8
C49 DETENTION BASIN PLAN
C50 SEDIMENT BASIN PLAN
C51 SEDIMENT BASIN DETAILS
C52 WATER LINE GENERAL LAYOUT
C53 PRIVATE WATER LINE PLAN & PROFILE 1
C54 PRIVATE WATER LINE PLAN & PROFILE 2
C55 PRIVATE WATER LINE PLAN & PROFILE 3
C56 FIRE PROTECTION PLAN
C57 FIRE LANE PLAN
C58 UTILITY PLAN BLDG 1
C59 UTILITY PLAN BLDG 2
C60 UTILITY PLAN BLDG 3
C61 UTILITY PLAN BLDG 4
C62 UTILITY PLAN BLDG 5
C63 UTILITY PLAN BLDG 6
C64 UTILITY PLAN BLDG 7
C65 UTILITY PLAN BLDG 8
C66 UTILITY PLAN CLUBHOUSE
C67 EROSION CONTROL I
C68 EROSION CONTROL PLAN II
C69 EROSION CONTROL PLAN III
C70 EROSION CONTROL DETAILS
C71 STANDARD DETAILS I
C72 STANDARD DETAILS II
C73 STANDARD DETAILS III
C74 STANDARD DETAILS IV
C75 STANDARD DETAILS V
C76 STANDARD DETAILS VI
C77 STANDARD DETAILS VII
C78 STANDARD DETAILS VIII

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

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

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

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

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

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

07-TELECOM
T0.01 TELECOM SITE PLAN
T1.11 BUILDING A - FIRST FLOOR PLAN - TELECOM
T1.12 BUILDING A - SECOND FLOOR PLAN - TELECOM
T1.13 BUILDING A - THIRD FLOOR PLAN - TELECOM
T1.14 BUILDING A - FOURTH FLOOR PLAN - TELECOM
T1.21 BUILDING B - FIRST FLOOR PLAN - TELECOM
T1.22 BUILDING B - SECOND FLOOR PLAN - TELECOM
T1.23 BUILDING B - THIRD FLOOR PLAN - TELECOM
T1.24 BUILDING B - FOURTH FLOOR PLAN - TELECOM
T1.31 BUILDING C - FIRST FLOOR PLAN - TELECOM
T1.32 BUILDING C - SECOND FLOOR PLAN - TELECOM
T1.33 BUILDING C - THIRD FLOOR PLAN - TELECOM
T1.34 BUILDING C - FOURTH FLOOR PLAN - TELECOM
T1.40 BUILDING D - BASEMENT FLOOR PLAN - TELECOM
T1.41 BUILDING D - FIRST FLOOR PLAN - TELECOM
T1.42 BUILDING D - SECOND FLOOR PLAN - TELECOM
T1.43 BUILDING D - THIRD FLOOR PLAN - TELECOM
T1.44 BUILDING D - FOURTH FLOOR PLAN - TELECOM
T2.01 TELECOM DETAILS

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

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10444
ARCHITECT
02/28/2024

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

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

SHEET NAME
COVER SHEET

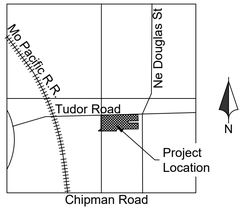
SHEET NO.
A0.00

2/28/2025 1:45:09 PM

EVREN APARTMENTS

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

Construction Documents



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

Legal Description:

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

NOTE

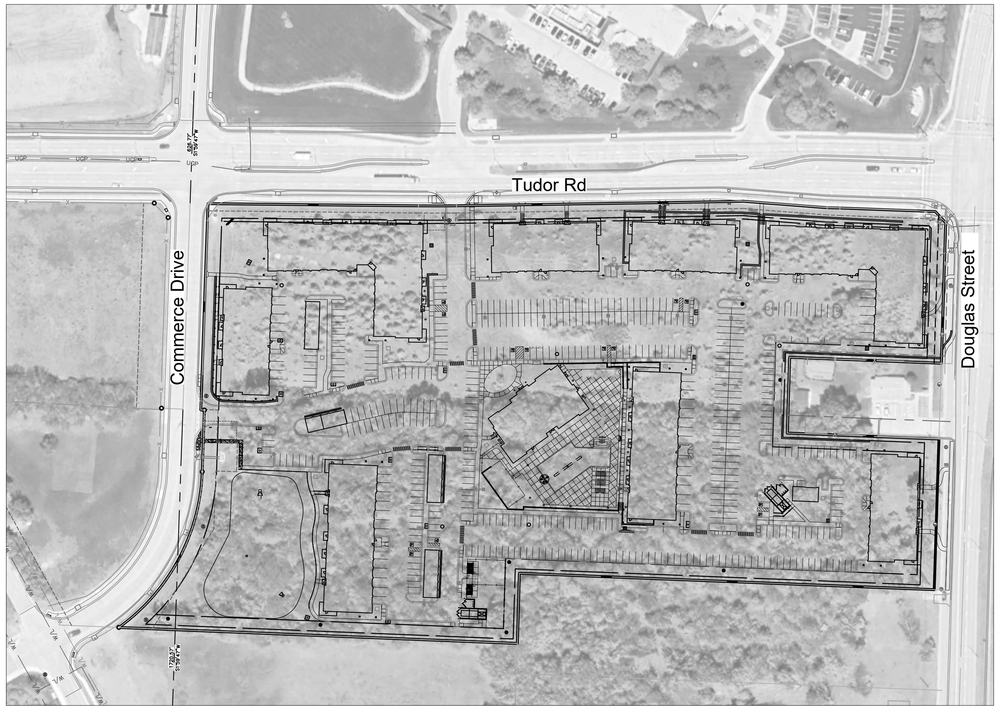
According to the ALTA/NSPS LAND TITLE SURVEY, revised September 10th 2024, no oil/gas wells are indicated to be on the property.

FLOOD PLAIN NOTE

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

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

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



UTILITIES

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

ELECTRICITY
Evergy
Phone: 816.471.5275

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

TELEPHONE
AT&T
Phone: 800.288.2020

Time Warner Cable
Phone: 816.222.5952

CABLE TV
Comcast
Phone: 816.795.1100

Time Warner Cable
Phone: 816.358.8833

LEGEND

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

Sheet List Table

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Notes
C04	General Layout
C05	Dimension Plan
C06	Dim Plan North_1
C07	Dim Plan North_2
C08	Dim Plan North_3
C09	Dim Plan North_4
C10	Dim Plan South_1
C11	Dim Plan South_2
C12	Dim Plan South_3
C13	Dim Plan South_4
C14	Pavement Plan
C15	Curb Schedule
C16	Grading Plan
C17	Spot Grading North_1
C18	Spot Grading North_2
C19	Spot Grading North_3
C20	Spot Grading North_4
C21	Spot Grading South_1
C22	Spot Grading South_2
C23	Spot Grading South_3
C24	Spot Grading South_4
C25	Grading Details_1
C26	Grading Details_2
C27	Grading Details_3
C28	Grading Details_4
C29	Wall Grading Details_1
C30	Wall Grading Details_2
C31	Private San Plan & Profile A
C32	Service Line Plan
C33	Drainage Area Map
C34	Drainage Calculations
C35	Storm Plan & Profile 1
C36	Storm Plan & Profile 2
C37	Storm Plan & Profile 3
C38	Storm Plan & Profile 4
C39	Storm Plan & Profile 5
C40	Storm Plan & Profile 6
C41	Roof Drain Plan & Profile 1
C42	Roof Drain Plan & Profile 2
C43	Roof Drain Plan & Profile 3
C44	Roof Drain Plan & Profile 4
C45	Roof Drain Plan & Profile 5
C46	Roof Drain Plan & Profile 6
C47	Roof Drain Plan & Profile 7
C48	Roof Drain Plan & Profile 8
C49	Detention Basin Plan
C50	Sediment Basin Plan
C51	Sediment Basin Details
C52	Water Line General Layout
C53	Private Water Line Plan & Profile 1
C54	Private Water Line Plan & Profile 2
C55	Private Water Line Plan & Profile 3
C56	Fire Protection Plan
C57	Fire Lane Plan
C58	Utility Plan Bldg 1
C59	Utility Plan Bldg 2
C60	Utility Plan Bldg 3
C61	Utility Plan Bldg 4
C62	Utility Plan Bldg 5
C63	Utility Plan Bldg 6
C64	Utility Plan Bldg 7
C65	Utility Plan Bldg 8
C66	Utility Plan Clubhouse
C67	Erosion Control Plan I
C68	Erosion Control Plan II
C69	Erosion Control Plan III
C70	Erosion Control Details
C71	Standard Details I
C72	Standard Details II
C73	Standard Details III
C74	Standard Details IV
C75	Standard Details V
C76	Standard Details VI
C77	Standard Details VII
C78	Standard Details VIII

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

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

Construction Documents

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

Title Sheet

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

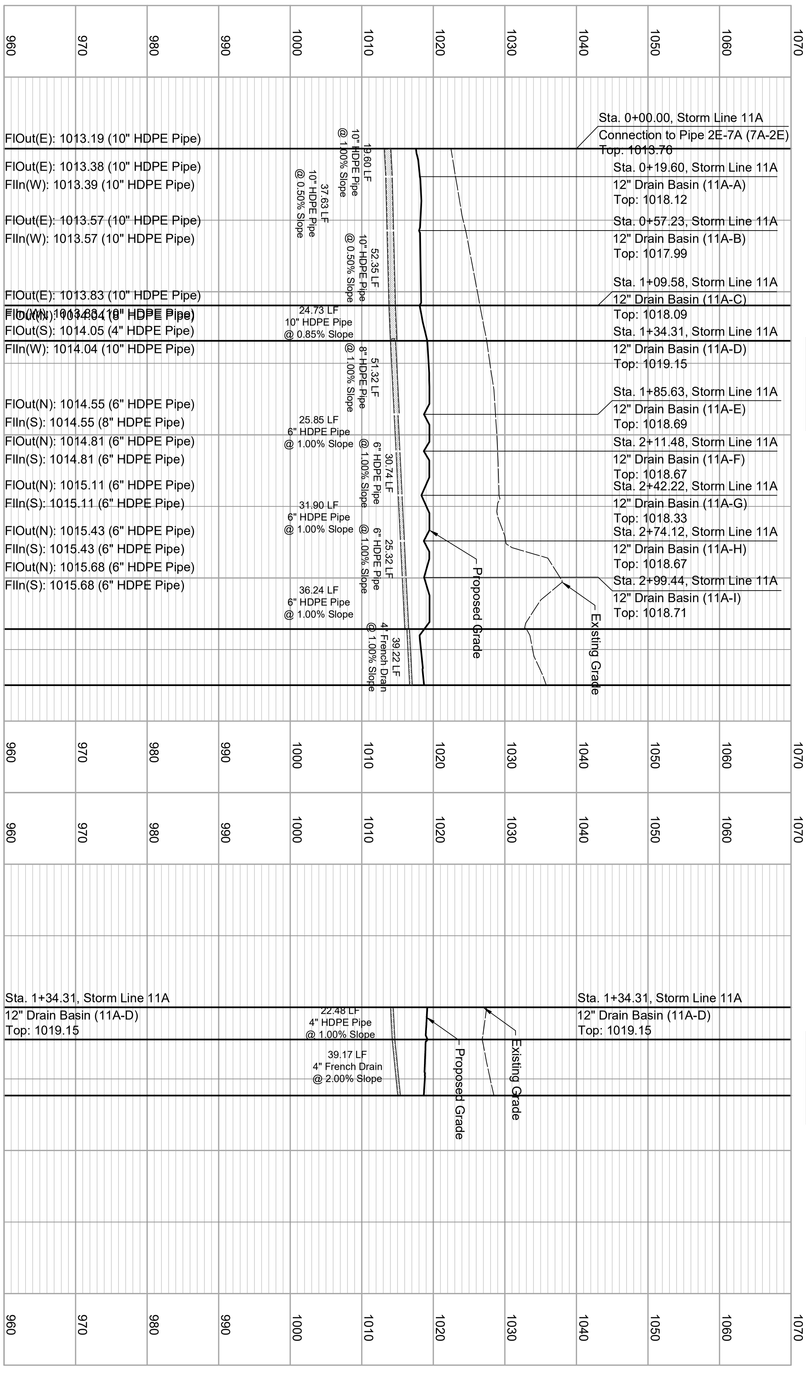
Renaissance Infrastructure Consulting
400 E 17th Street 816.800.0950
Kansas City, Missouri 64108 www.ric-consult.com
MO Certificate of Authority: E-2010033830

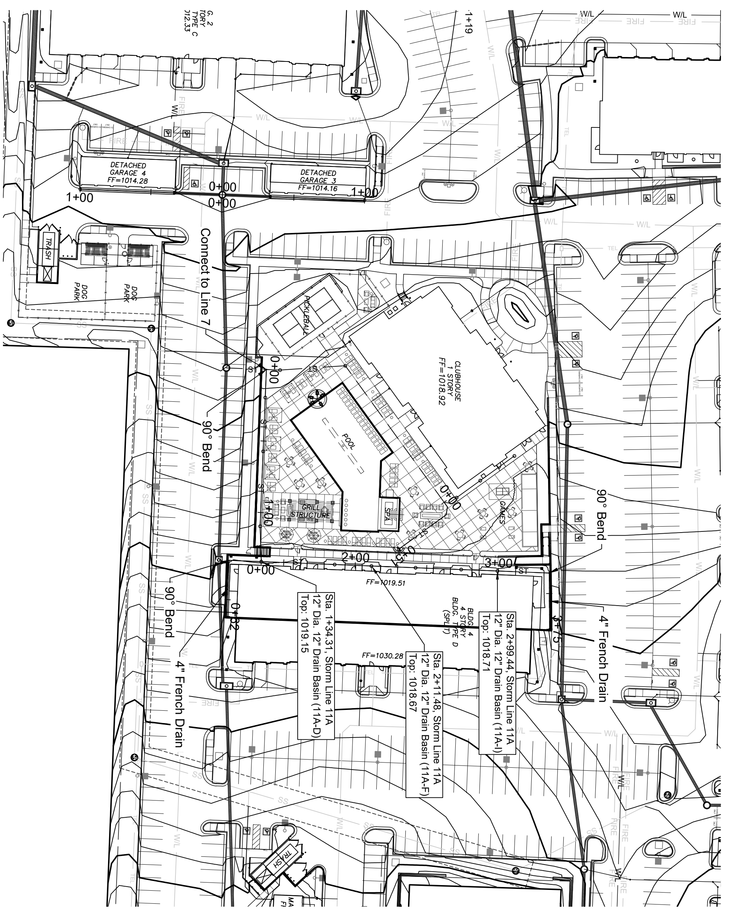
STATE OF MISSOURI
MITCHELL SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/31/24
MITCHELL E. SLUTTER PE-2002003418

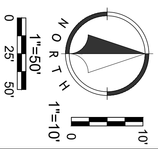
Sheet
C01

gmiller
Feb 21 , 2025- 11:27am
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP_TITLE-01.dwg

gmiller
Feb 25 , 2025-2:08pm
C:\Users\gmiller\appdata\local\temp\AcPublish_21860\24-0166 fdp- storm pp-01.dwg







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

Sheet C40

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

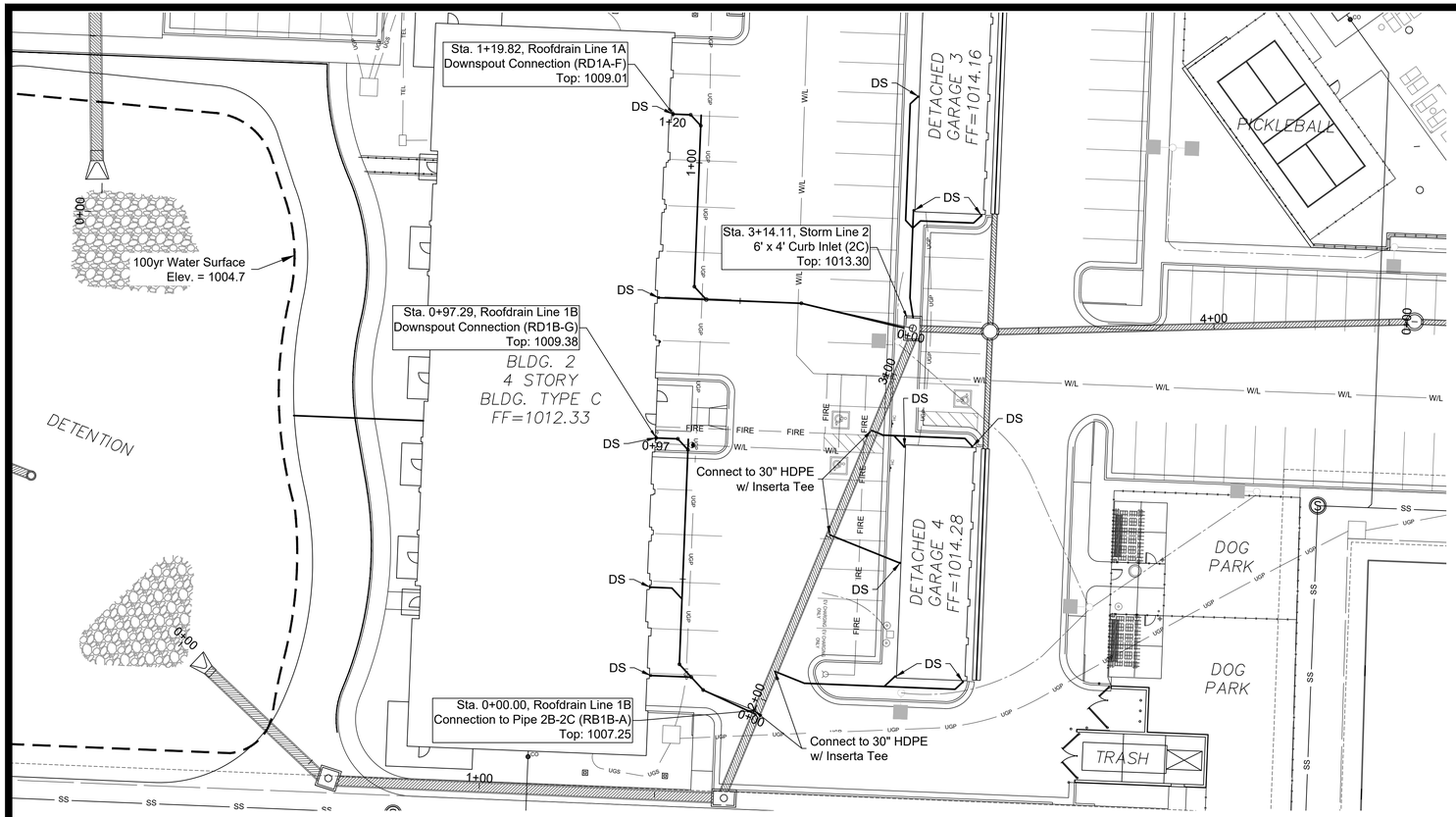
DRAWN BY: TJA
CHECKED BY: CMP

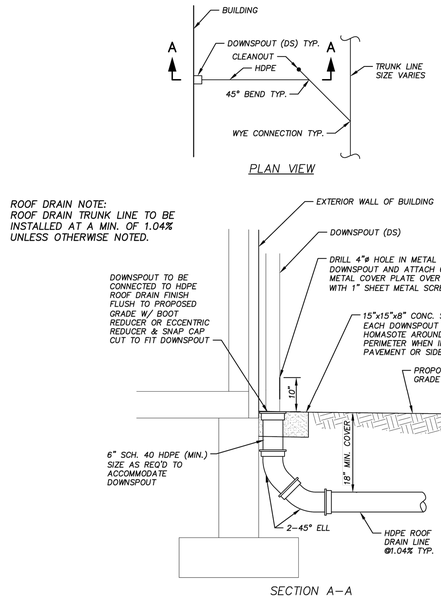
NO.	DATE	REVISION
1	08/19/2024	FDP Submittal
2	09/19/2024	Permit Set
3	10/30/2024	FDP Comments 2
4	10/25/2024	City Comments 1
5	11/15/2024	City Comments 2
6	1/24/24	PER CITY COMMENT
7	01/17/2025	Storm Line B
8	01/29/2025	Construction Set
9	02/26/2025	Add 1

Storm Plan & Profile 6

Construction Documents

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



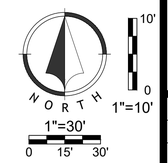


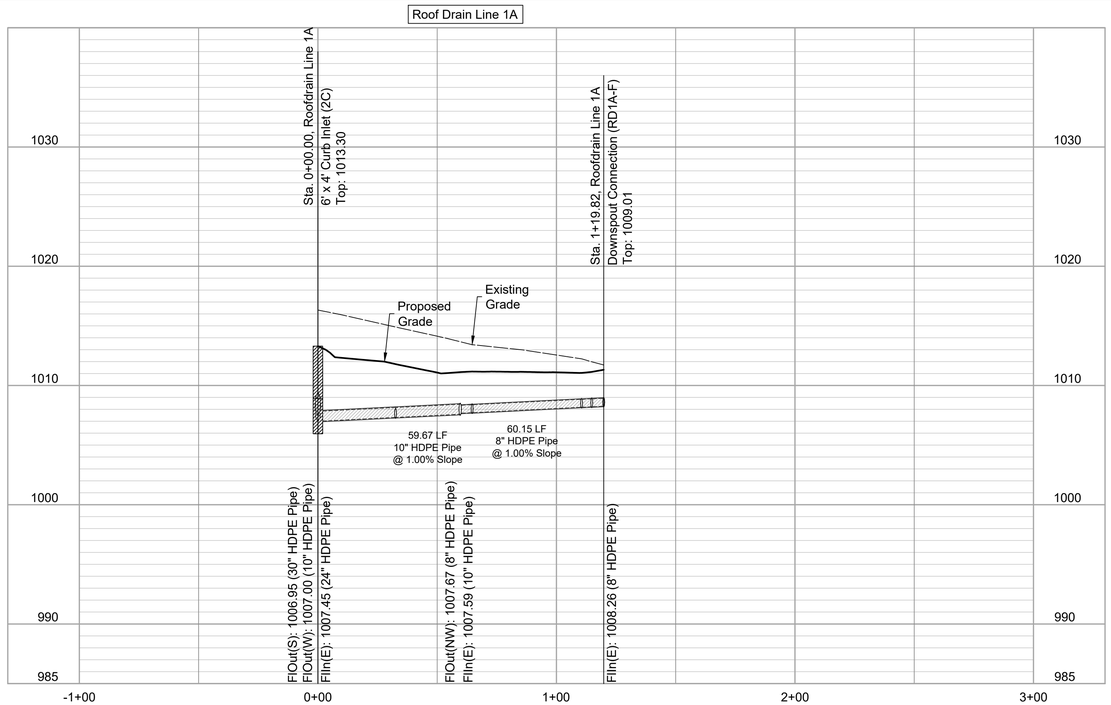
DOWNSPOUT CONNECTION DETAIL

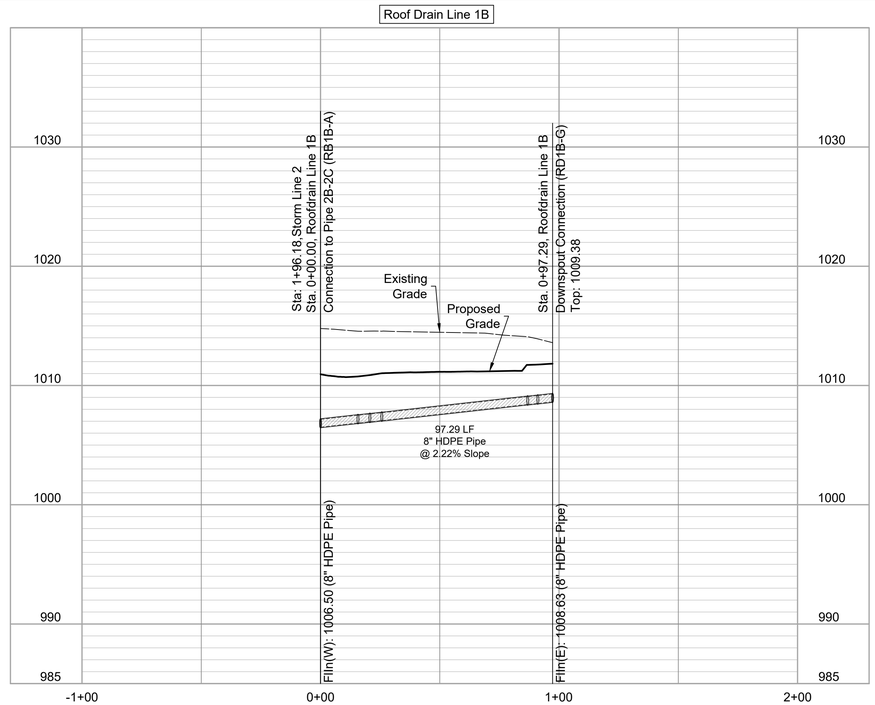
N.T.S.

<u>ROOF DRAIN NOTES:</u>

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







Construction Documents

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

Roof Drain Plan & Profile 1

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

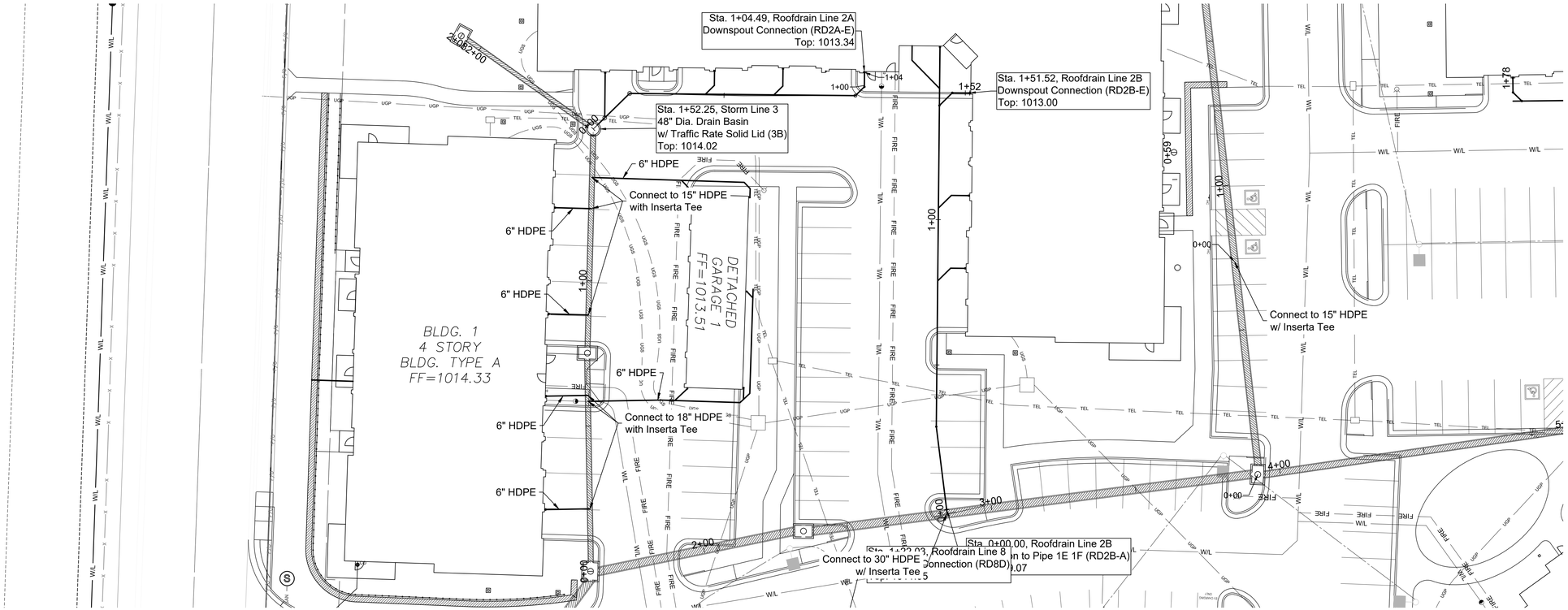
DRAWN BY TUA | CHECKED BY CMP

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

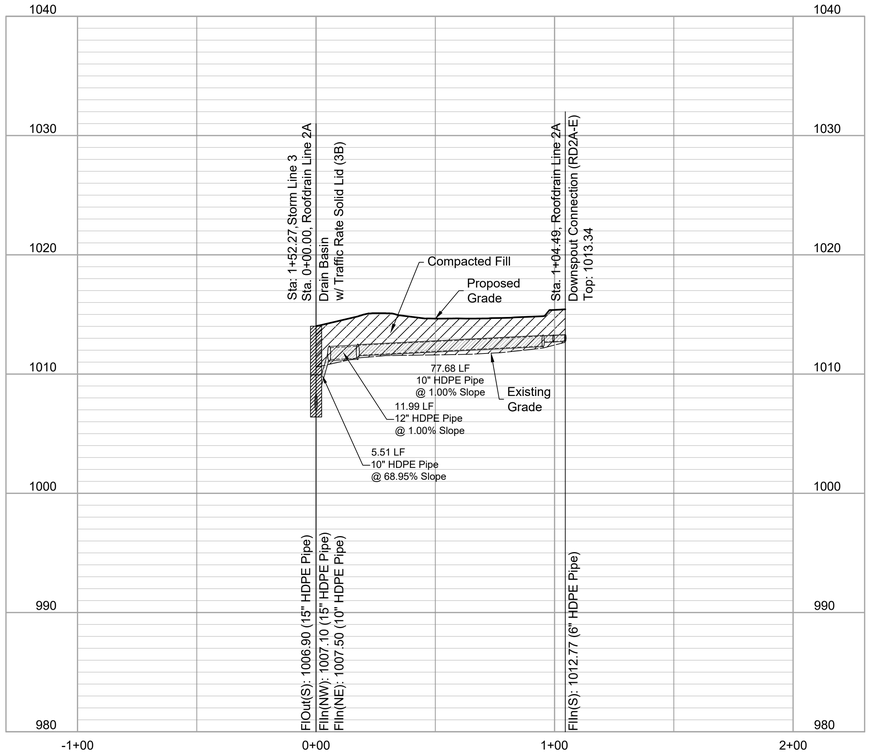
STATE OF MISSOURI
MITCHELL A. MUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
MUTTER ENGINEERING, LLC
6/26/25

Sheet
C41

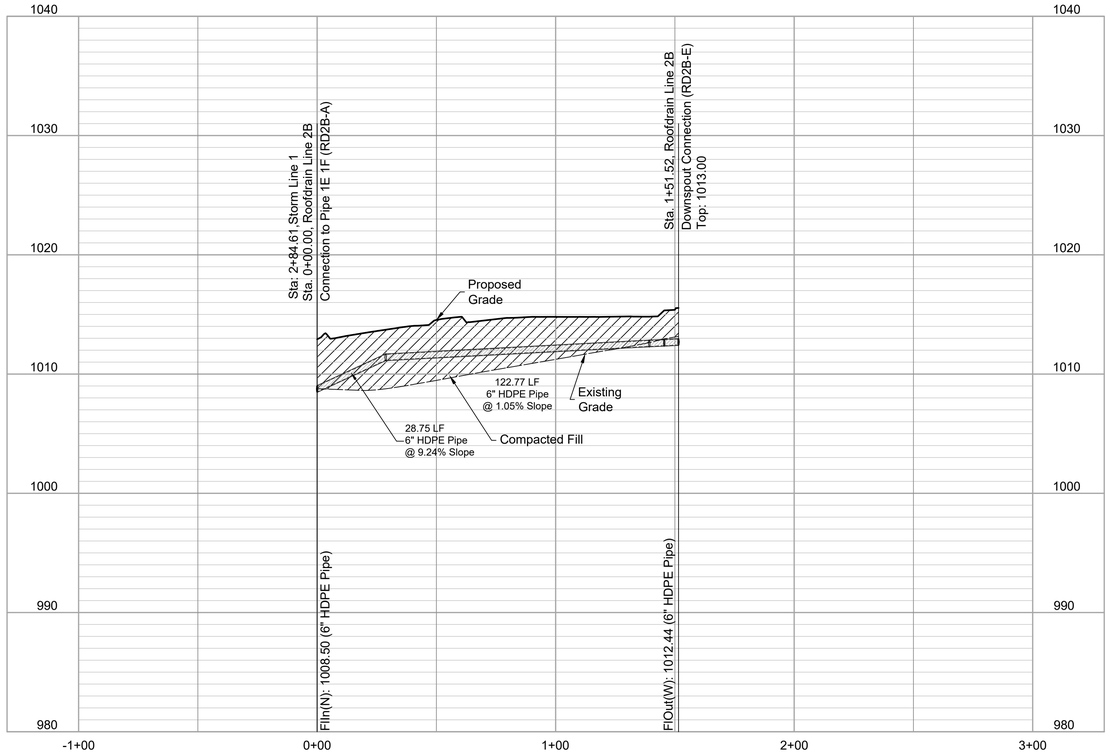
gmiller
Feb 21 , 2025 - 12:02pm
Z:\RIC Design\2024\24-0166\DwgSheets\FDP\24-0166 FDP- ROOFDRAIN PP-01.dwg



Roof Drain Line 2A



Roof Drain Line 2B



N O R T H
1"=30'
0 15' 30'

0 1"=10' 10'

Construction Documents

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

Roof Drain Plan & Profile 2

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

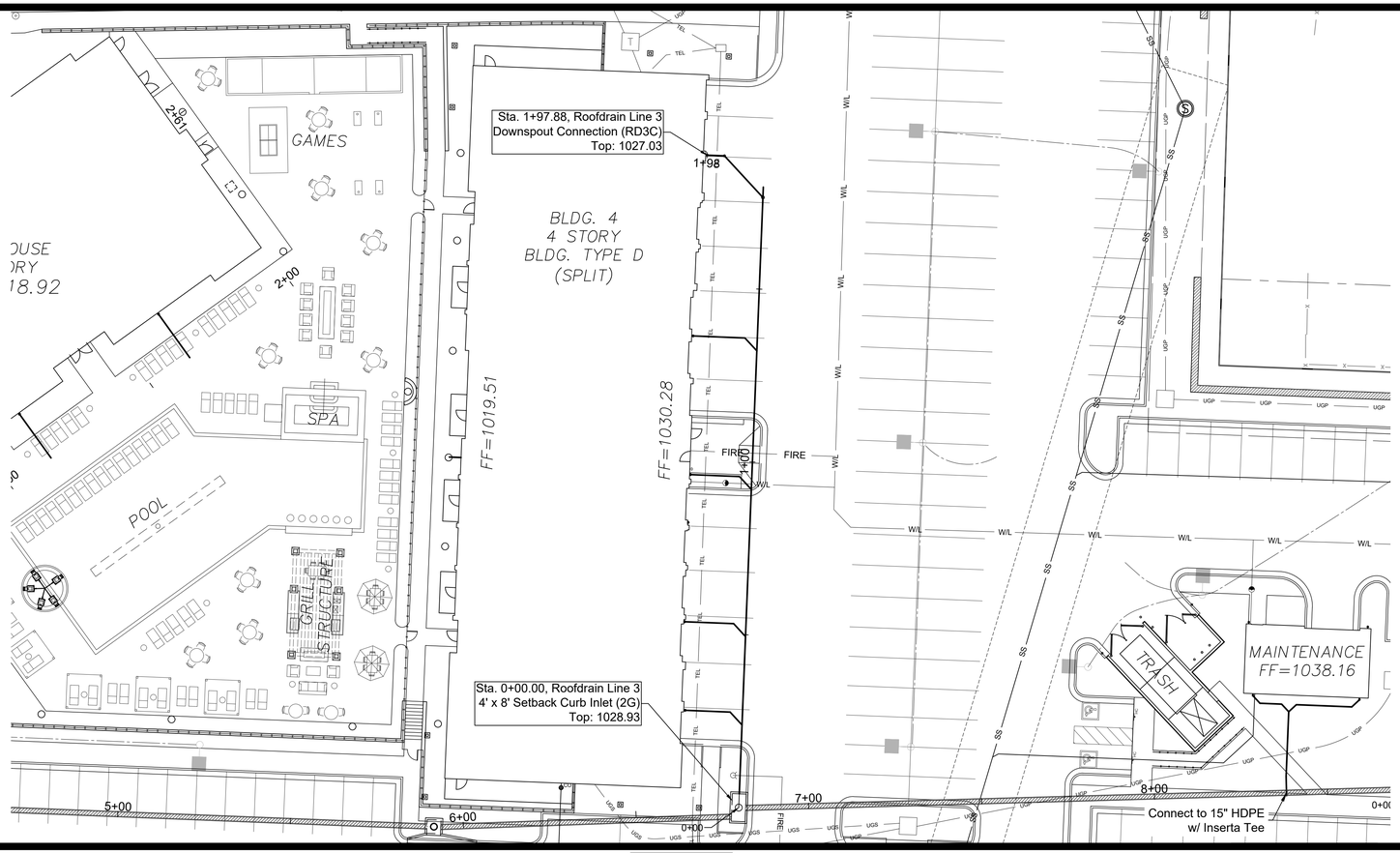
DRAWN BY	CHECKED BY
TUA	CMP

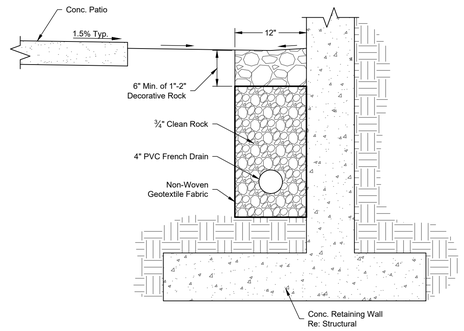
Renaissance Infrastructure Consulting
816.800.0950
400 E 17th Street
Kansas City, Missouri 64108 www.ric-consult.com
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MATHEW L. LUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/6/25

Sheet
C42

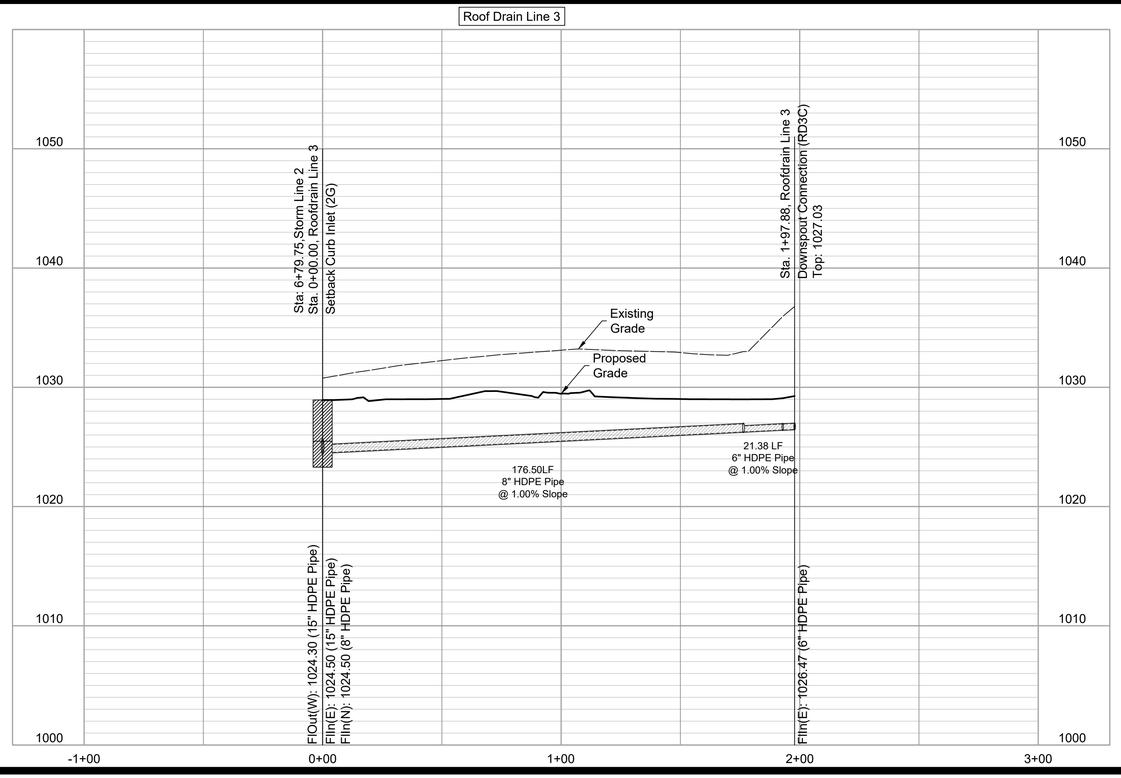
gmiller
Feb 21, 2025-12:02pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- ROOFDRAIN PP-01.dwg





SUNKEN COURTYARD DRAINAGE DETAIL
Not to Scale

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



Construction Documents

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

Roof Drain Plan & Profile 3

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

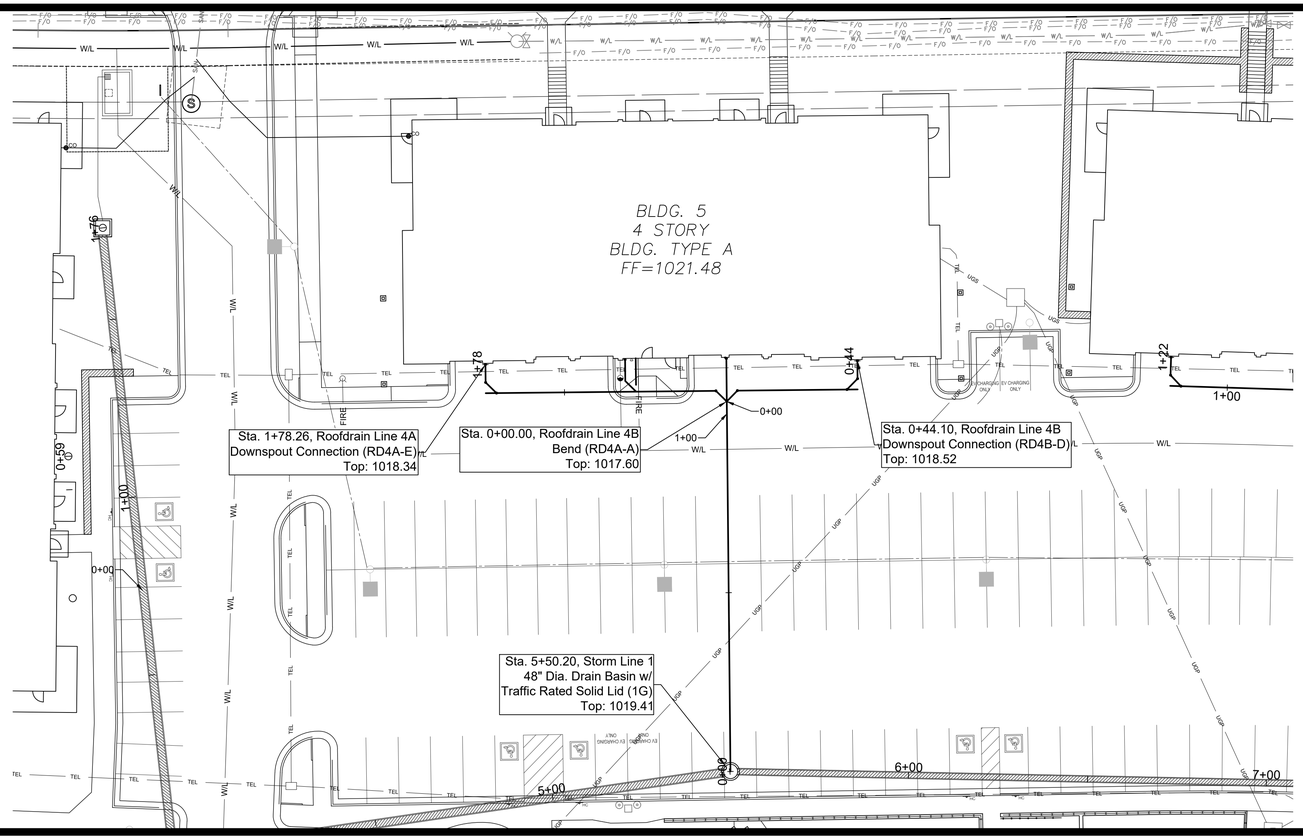
DRAWN BY	CHECKED BY
TUA	CMP

Renaissance Infrastructure Consulting
400 E 17th Street Kansas City, Missouri 64108 816.800.0950 www.ric-consult.com
MO Certificate of Authority: E-2010033830

STATE OF MISSOURI
MICHEAL C. RUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/26/25

Sheet
C43

gmiller
Feb 21, 2025-12:02pm
Z:\RIC Design\2024\24-0166\Dwgt\Sheets\FDP\24-0166 FDP- ROOFDRAIN PP-01.dwg

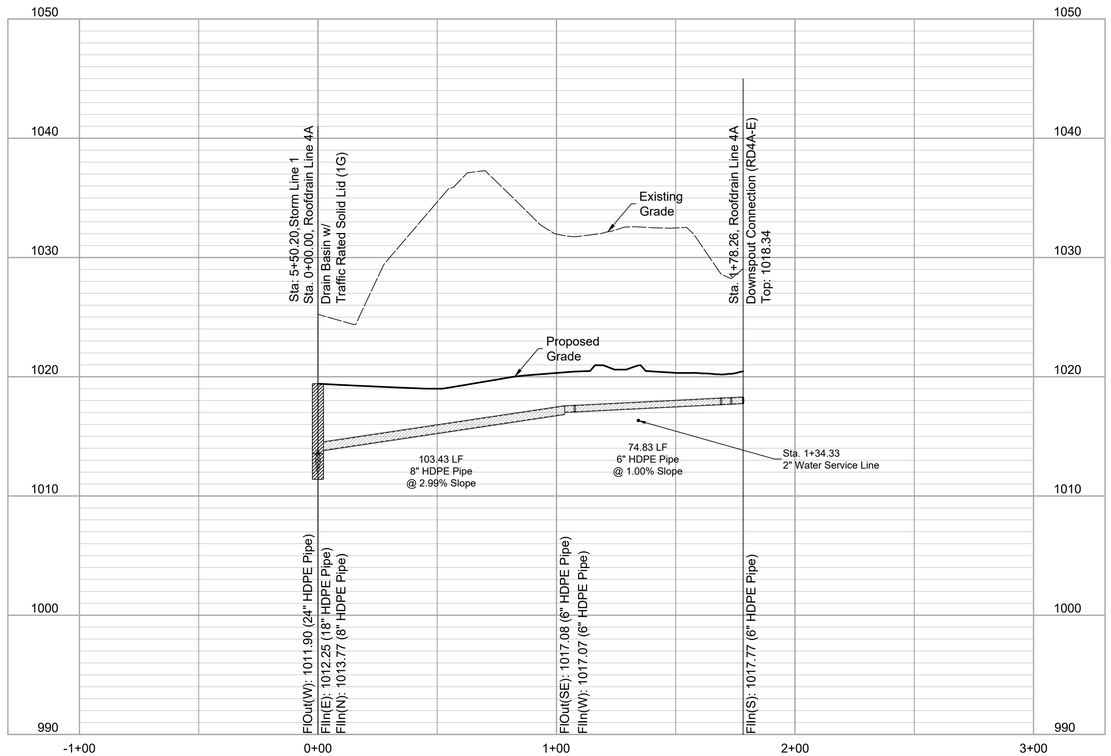


Roof Drain Plan & Profile 4

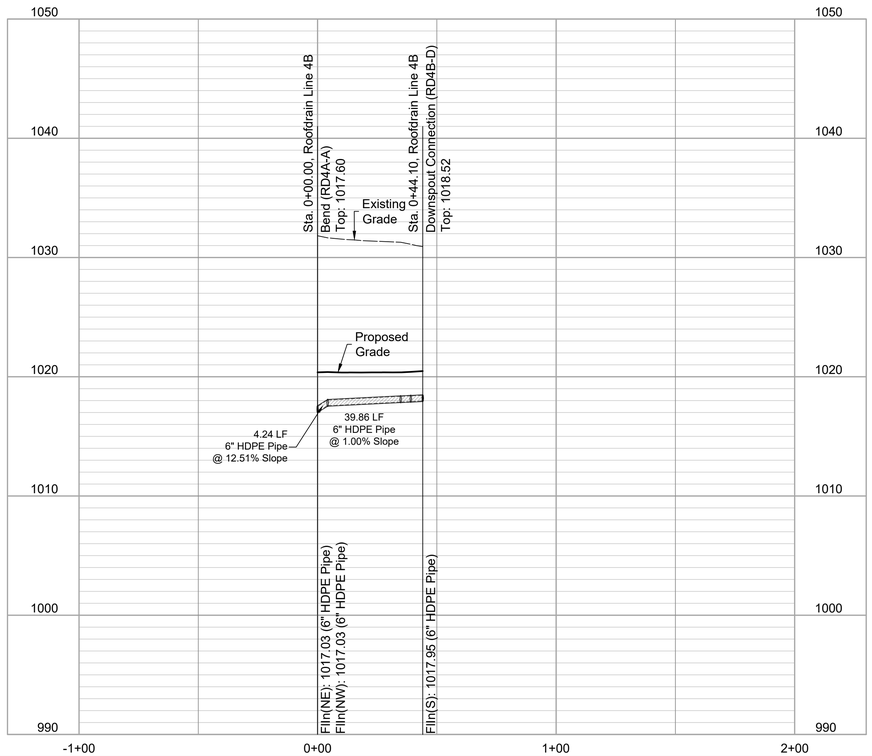
Construction Documents

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

Roof Drain Line 4A



Roof Drain Line 4B



NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

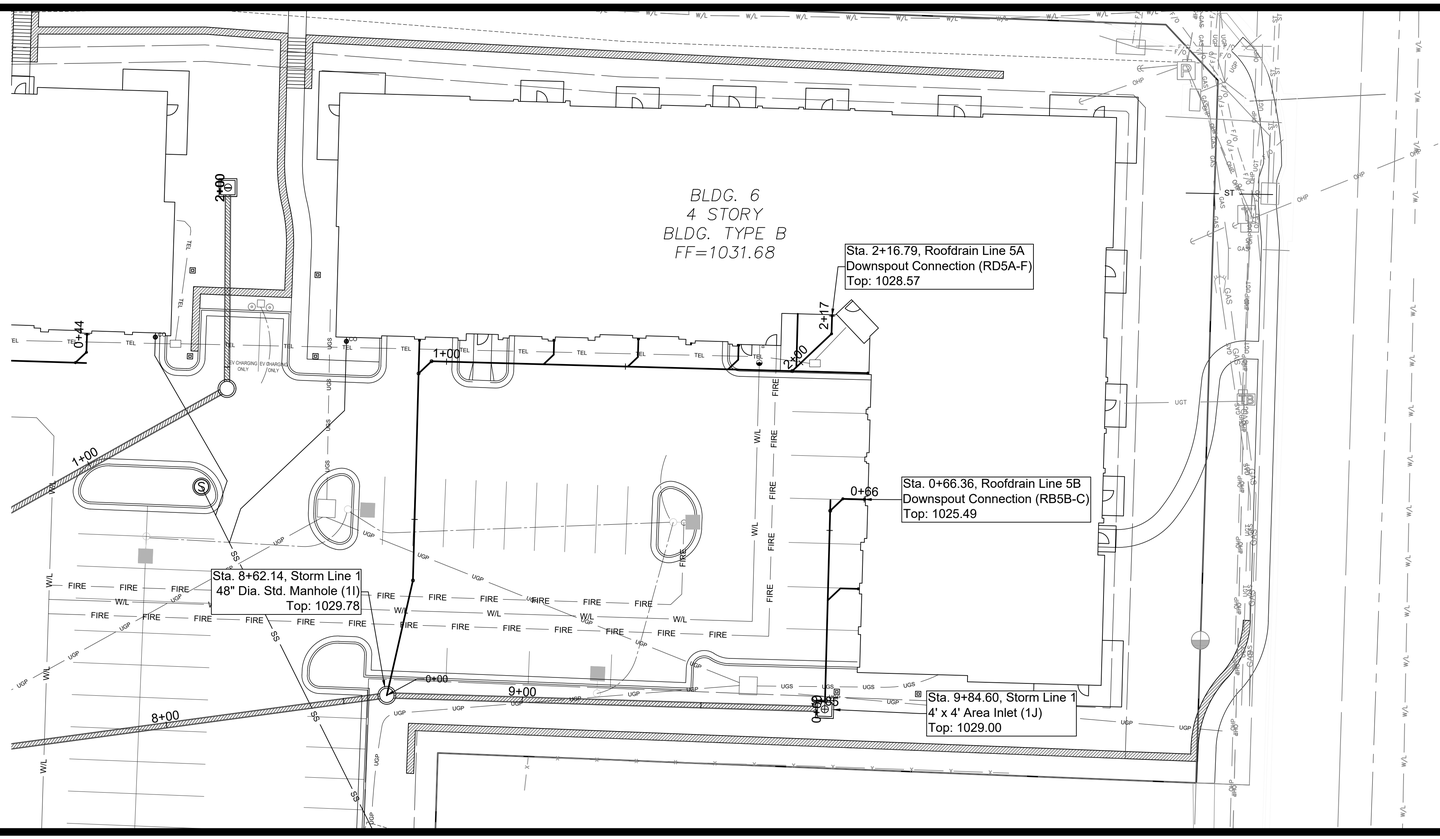
DRAWN BY TUA | CHECKED BY CMP

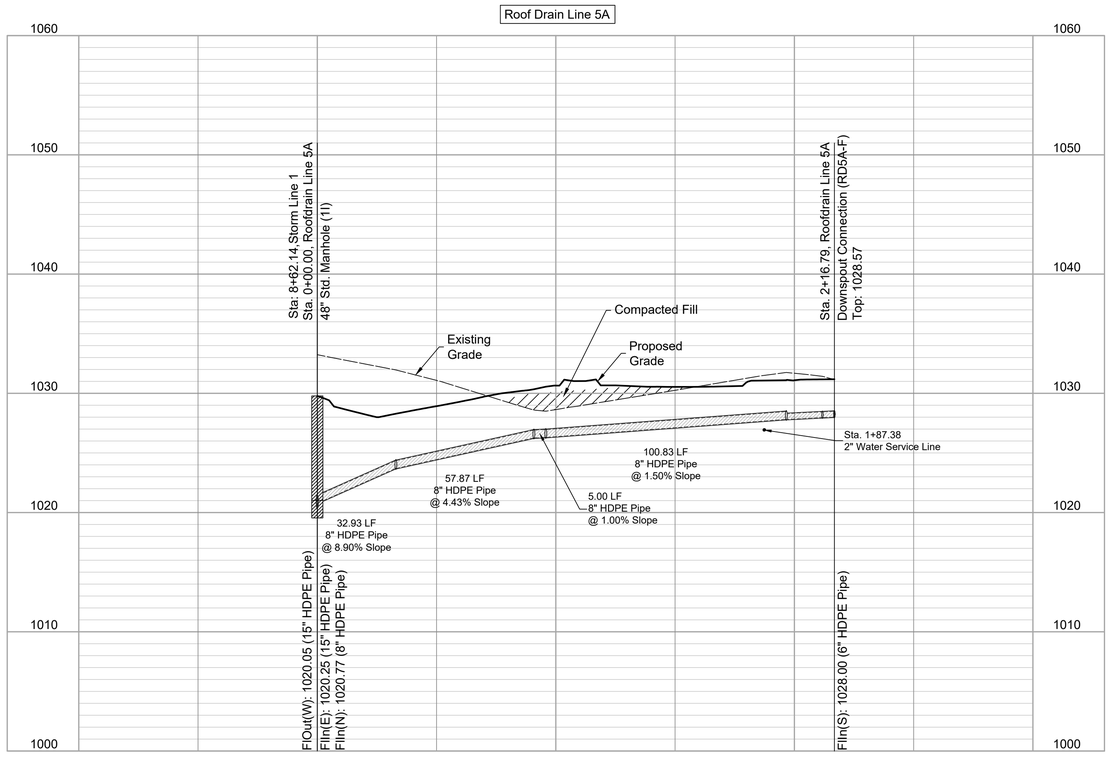
Renaissance Infrastructure Consulting
816.800.0950
400 E 17th Street
Kansas City, Missouri 64108
www.ric-consult.com
MO Certificate of Authority: E-2010033630

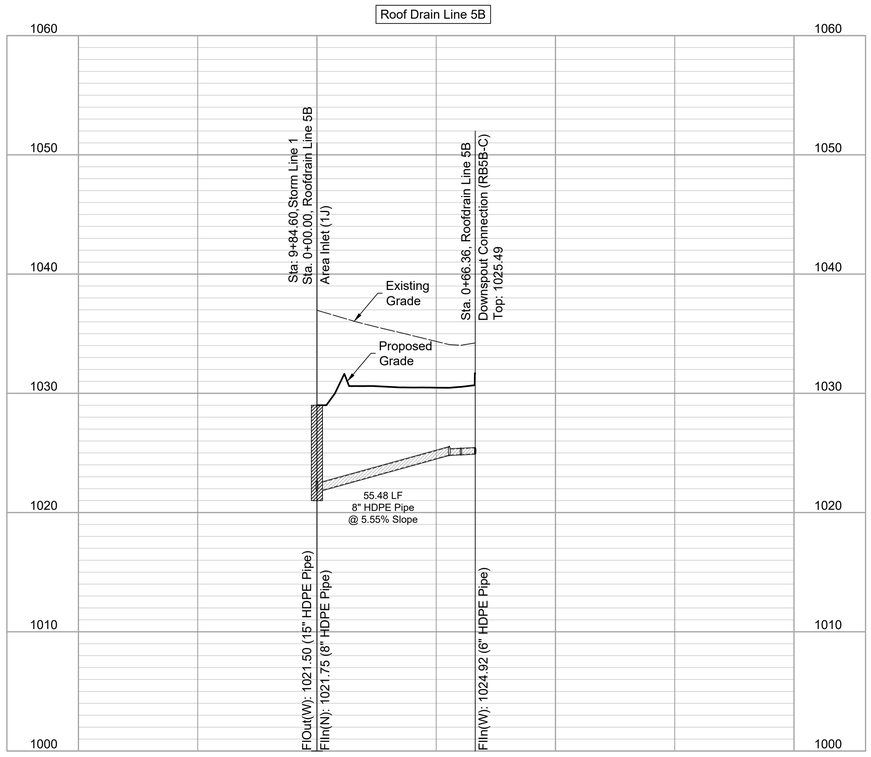
STATE OF MISSOURI
MATTHEW C. LUTTRELL
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/26/25

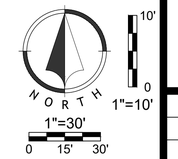
Sheet
C44

gmiller
Feb 21, 2025-12:02pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- ROOFDRAIN PP-01.dwg









Construction Documents

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

Roof Drain Plan & Profile 5

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

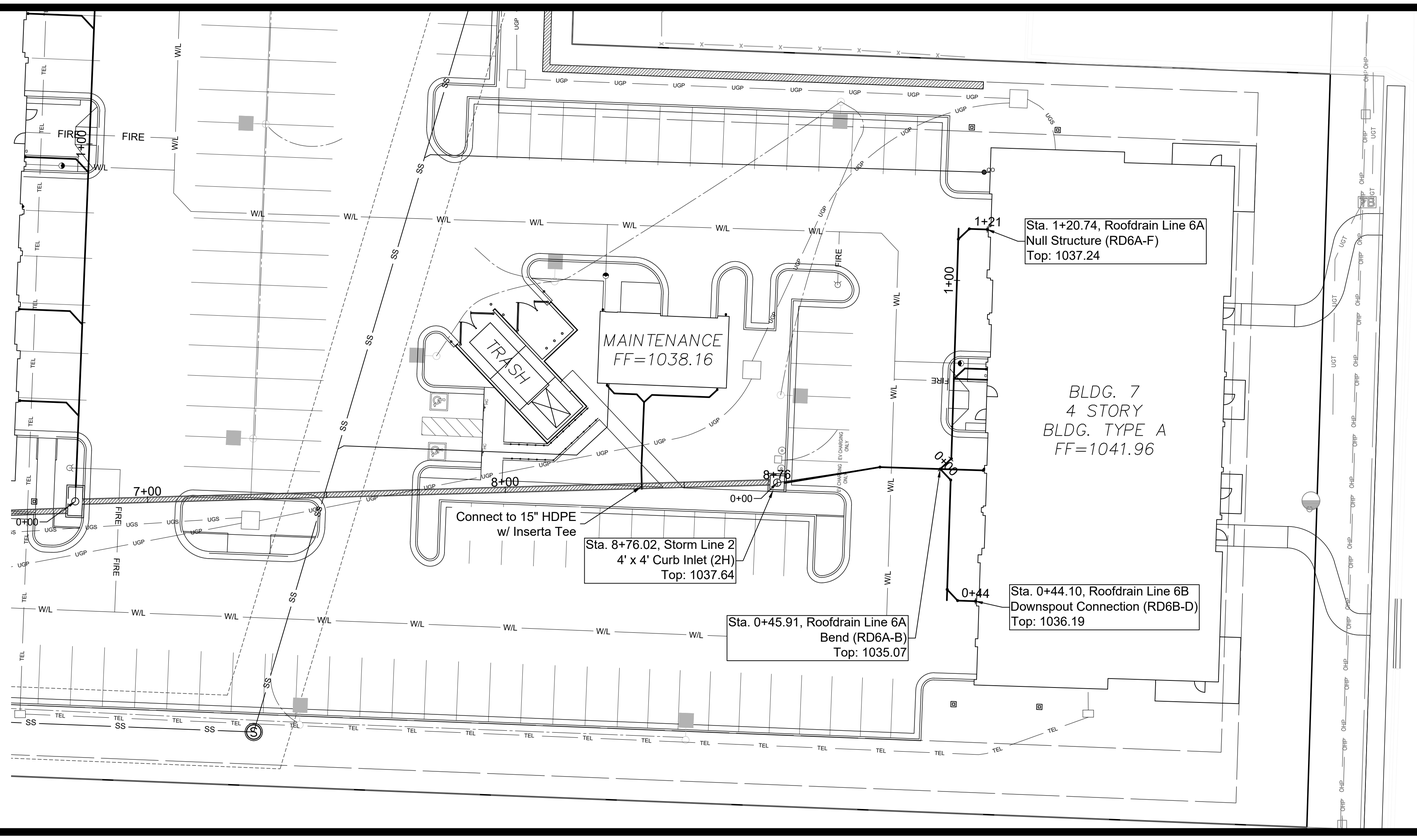
DRAWN BY	CHECKED BY
TUA	CMP

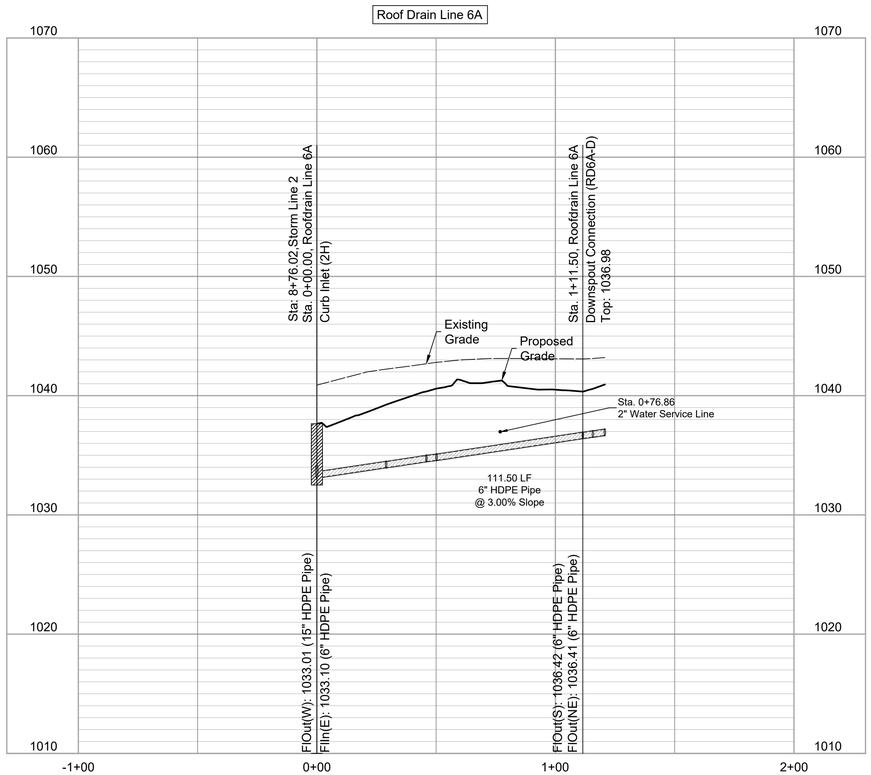
Renaissance Infrastructure Consulting
816.800.0950
400 E 17th Street
Kansas City, Missouri 64108 www.ric-consult.com
MO Certificate of Authority: E-2010033630

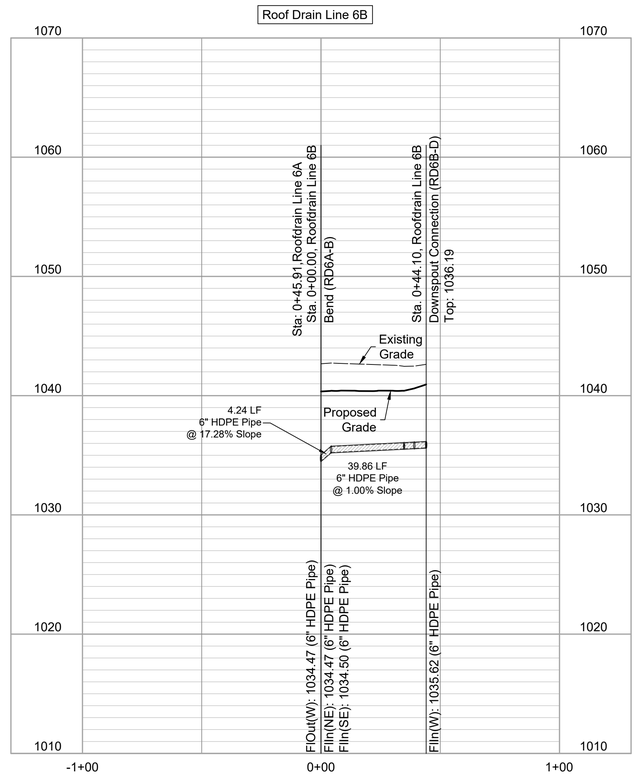
STATE OF MISSOURI
NATHAN L. MUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/31/25

Sheet
C45

gmiller
Feb 21, 2025 - 12:02pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- ROOFDRAIN PP-01.dwg







Construction Documents

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

Roof Drain Plan & Profile 6

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

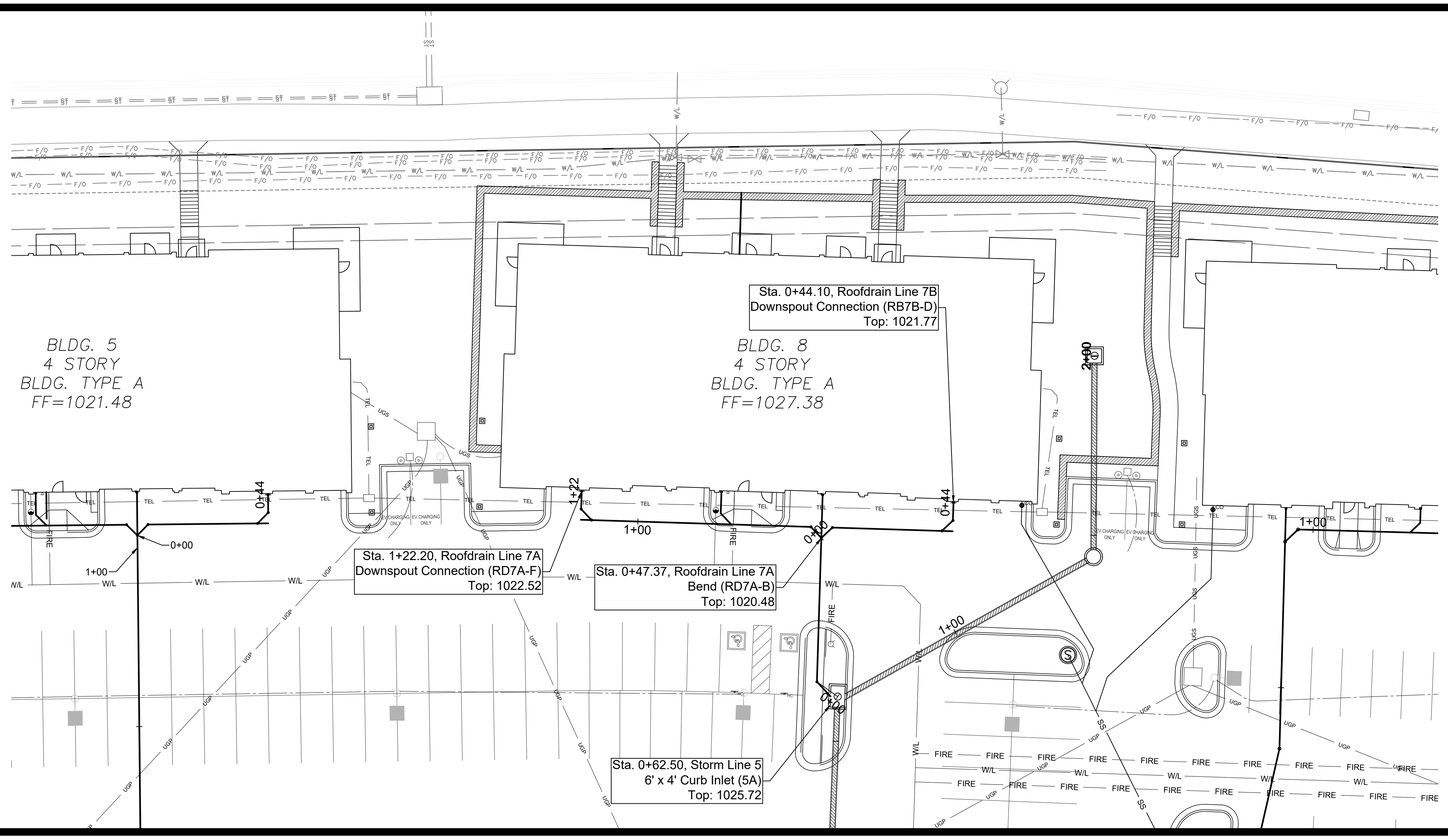
DRAWN BY TUA | CHECKED BY CMP

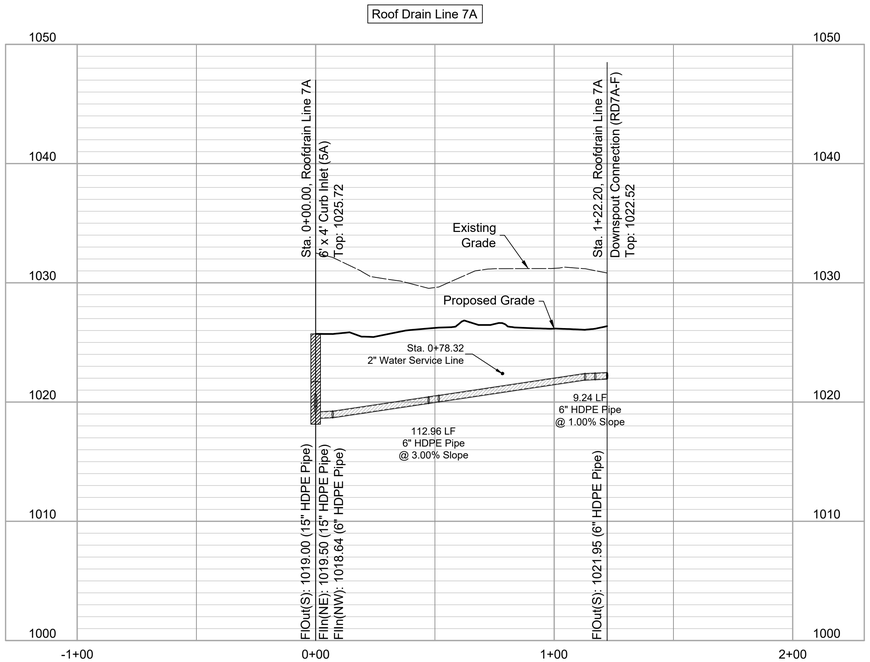
Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com
MO Certificate of Authority: E-2010033630

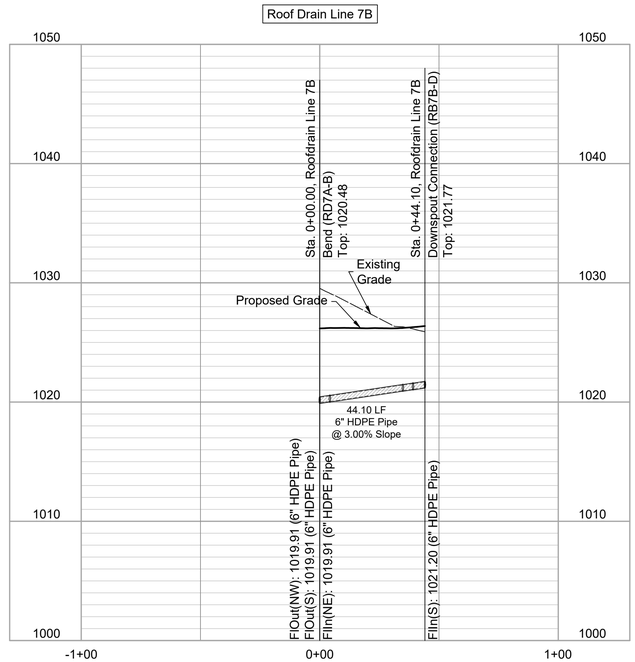
STATE OF MISSOURI
MATTHEW L. MUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/31/25

Sheet
C46

gmiller
Feb 21, 2025-12:02pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- ROOFDRAIN PP-01.dwg







Construction Documents

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

Roof Drain Plan & Profile 7

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

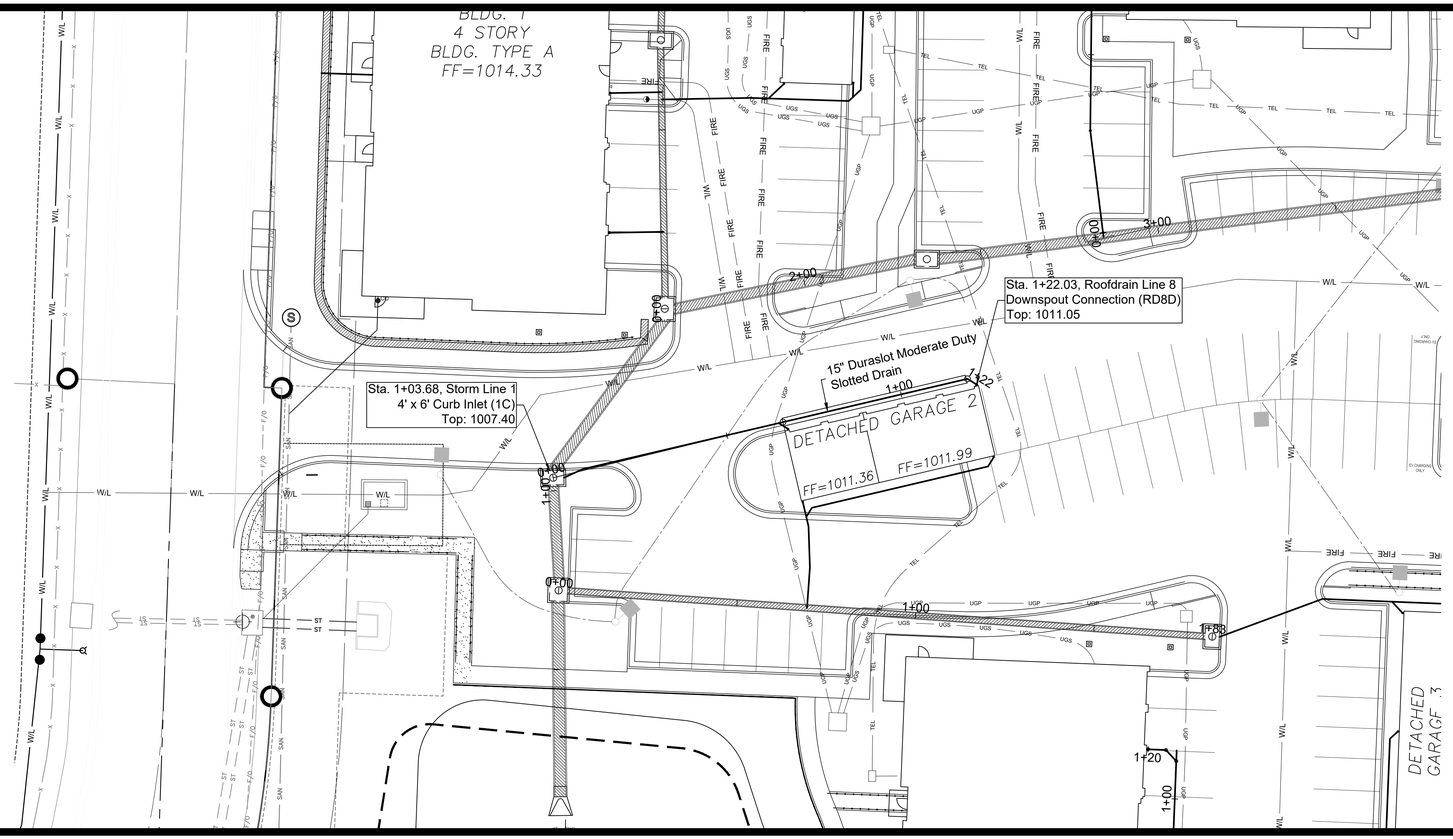
DRAWN BY TUA | CHECKED BY CMP

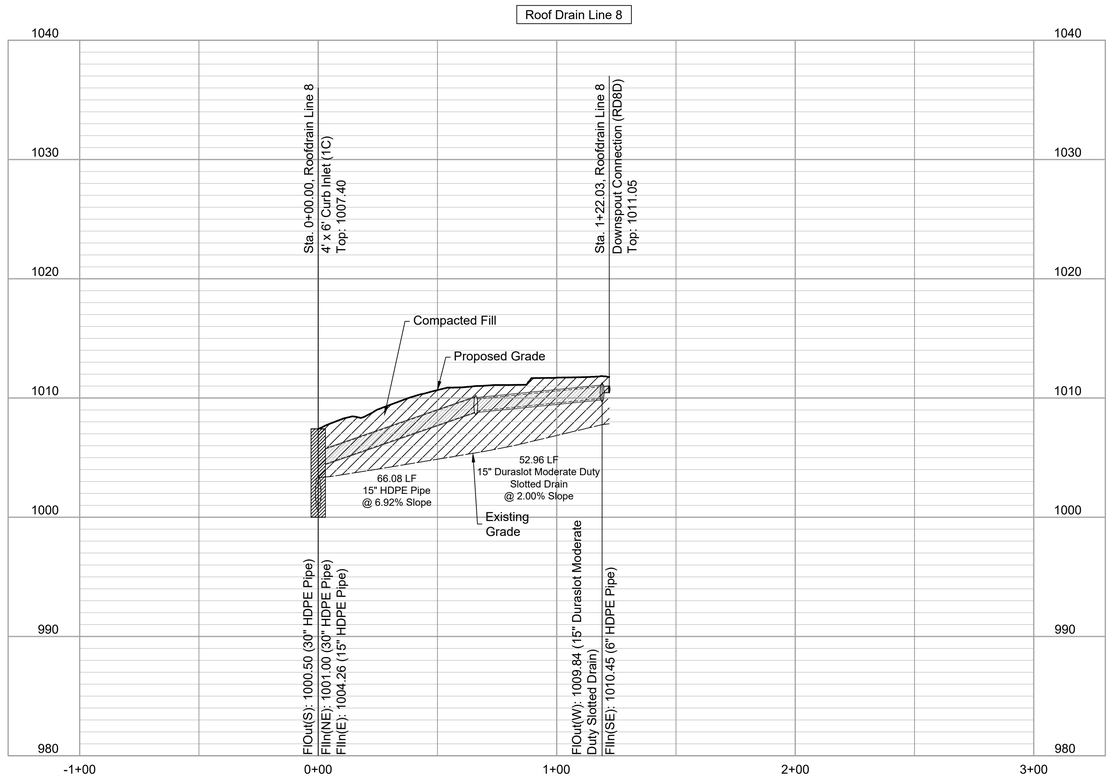
Renaissance Infrastructure Consulting
816.800.0950
400 E 17th Street
Kansas City, Missouri 64108
www.ric-consult.com
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MATTHEW C. MUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/31/25

Sheet
C47

gmiller
Feb 21, 2025-12:03pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- ROOFDRAIN PP-01.dwg





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

Construction Documents

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

Roof Drain Plan & Profile 8

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

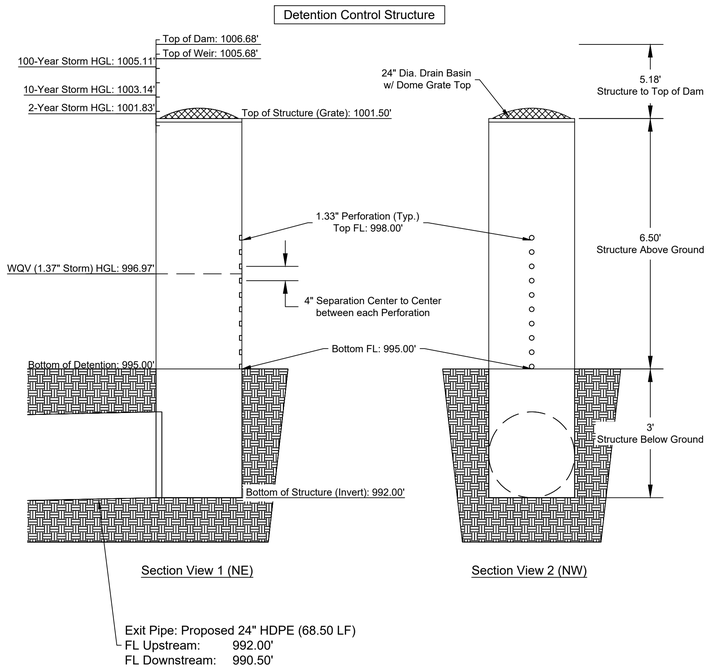
DRAWN BY	CHECKED BY
TUA	CMP

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

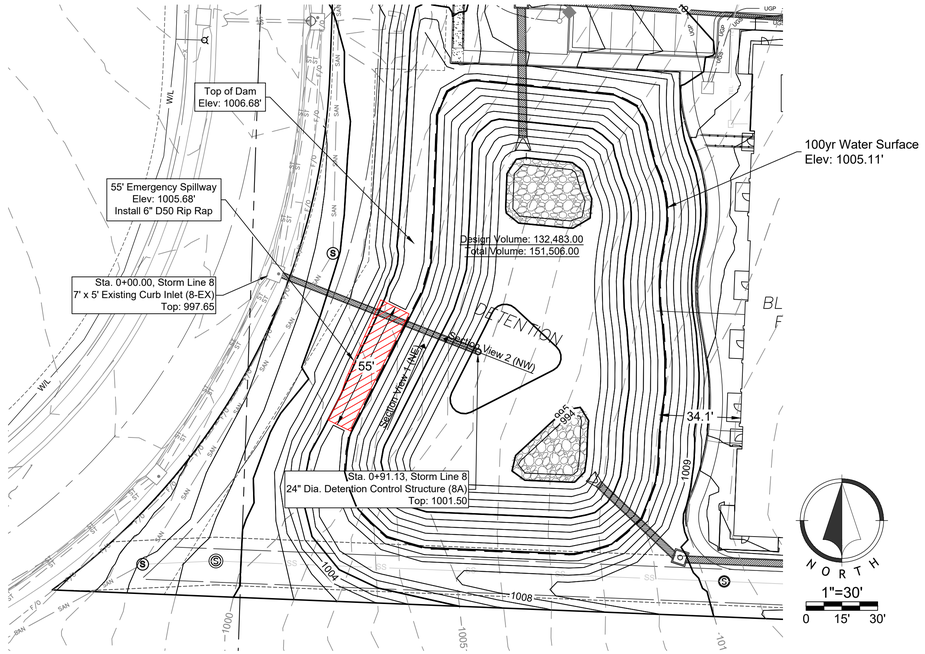
STATE OF MISSOURI
MATHEW L. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
02/28/25

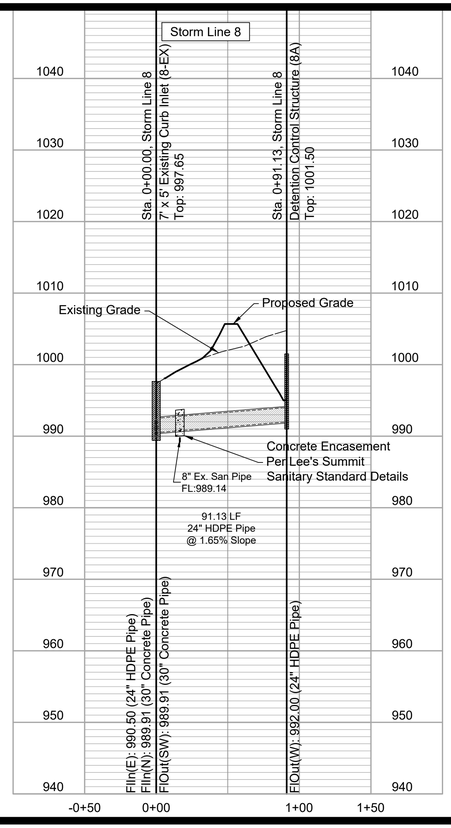
Sheet
C48

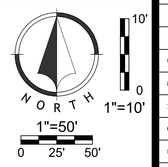
gmiller
Feb 21, 2025 - 12:03pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- ROOFDRAIN PP-01.dwg



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







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

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY: TUA
CHECKED BY: CMP

Construction Documents

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

Detention Basin Plan

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

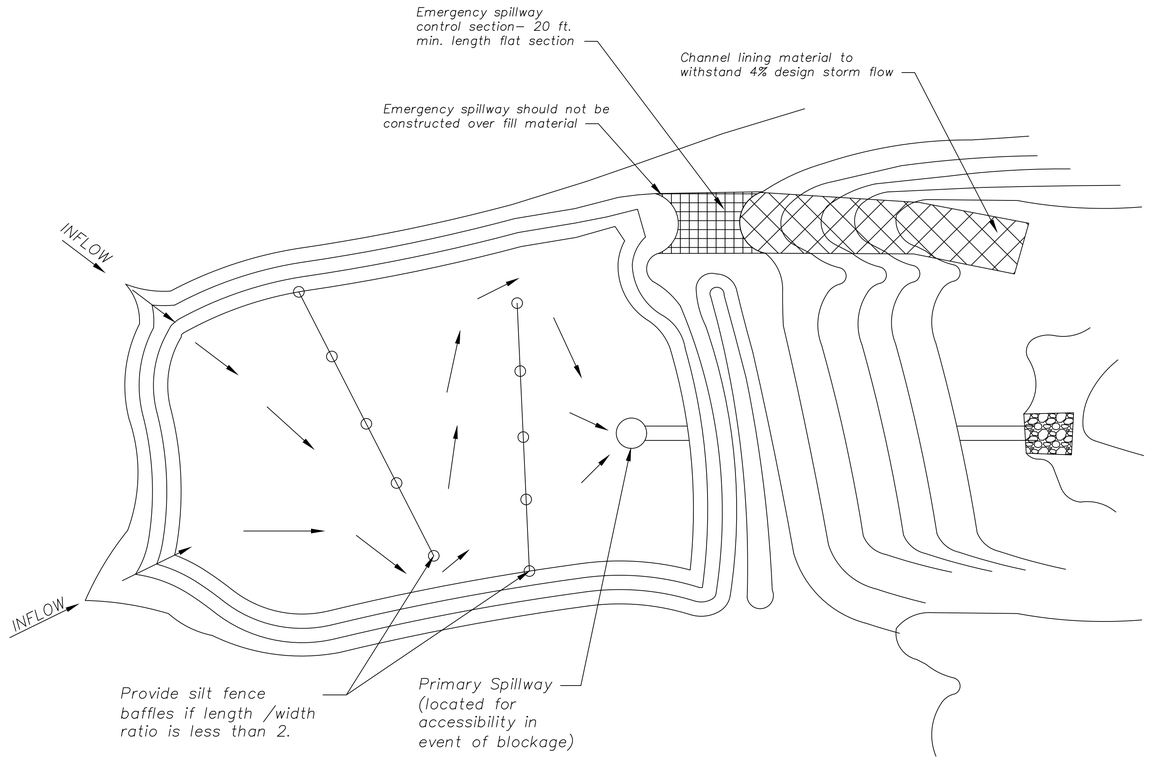
STATE OF MISSOURI
MATHEW L. LUTTRELL
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
02/28/25

Sheet
C49

gmiller
Feb 21, 2025 - 12:08pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- STORM PP-01.dwg

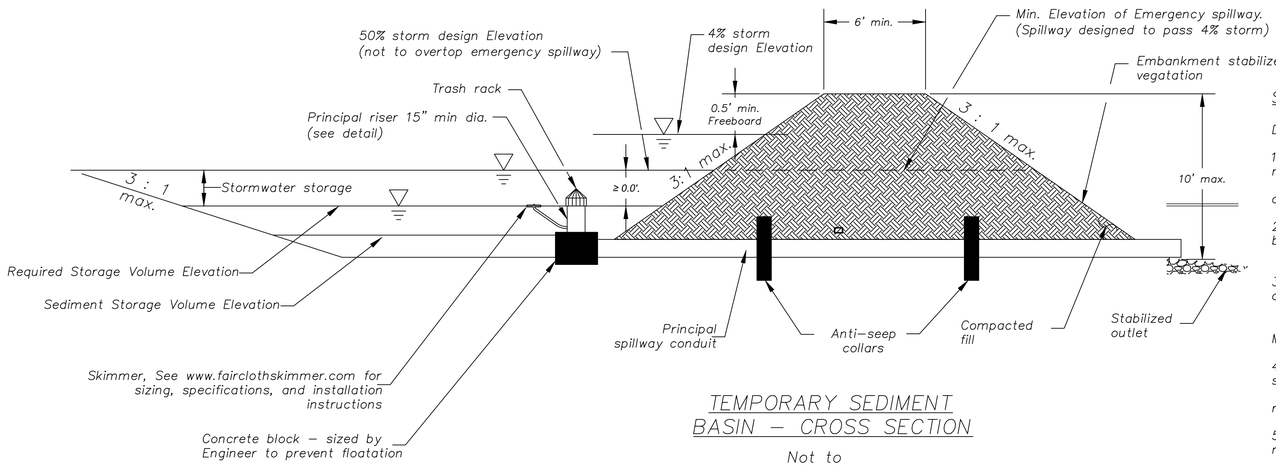
Sediment Basin Summary

Basin Info	Quantity	Units	Notes
Site Data:			
Tributary Drainage Area to Pond	11.29	Acres	
50% (2 yr.) Design Flow	31.09	CFS	
4% (25 yr.) Design Flow	53.74	CFS	
Pond Data:			
Required Storage Volume	40,847	CF	134 CY/Acre Required
Provided Storage Volume	151,506	CF	Storage Volume at Top of Riser
Bottom Elevation	994	FT	
Sediment Cleanout Elevation	999.54	FT	Elevation Equal to 20% of Original Design Volume
Top of Riser Elevation	1000.47	FT	Top of Dry Storage Volume
2 Year WSE	1002.20	FT	
Emergency Spillway Elevation	1002.20	FT	At or Above Q-25 Elevation
25 Year WSE	1002.75	FT	
Top of Dam Elevation	1003.25	FT	0.5 FT Min. Above Q-25 Elevation
Principal Spillway Data:			
Riser Pipe Dia.	30	IN	15" Min. for 2 Year Flow
Barrel Pipe Dia.	24	IN	15" Min. for 2 Year Flow
Concrete Base Size for Riser Pipe	1.0	CY	Size to Prevent Flotation. 1.25 Safety Factor Required
Emergency Spillway Data:			
Design Depth in Spillway	0.55	FT	
Design Length of Spillway	51	FT	
Design Velocity in Spillway	1.92	FT/SEC	
Lining Material	Vegetative		
Skimmer Data:			
Skimmer Drawdown	851	CF/HR	
Skimmer Size	6"		



TEMPORARY SEDIMENT BASIN – PLAN VIEW (TYP.)

Not to Scale



TEMPORARY SEDIMENT BASIN – CROSS SECTION

Not to Scale

Sediment Basin Notes:

Design Requirements:

1. The plan and profiles are schematic in nature. Construction Plans must provide specific site construction arrangements. Details given in these drawings shall be used unless alternate details are shown in plan and approved by the City.

2. If the length to width ratio is less than 2, interior sediment fence baffles shall be provided to reduce short–circuiting of the basin.

3. Emergency spillways to be located in a non–fill location when feasible and shall be lined with a non–erodible material such as Riprap or Turf Reinforcement Mat.

Maintenance/Safety Requirements:

4. The Permit Holder shall clean out deposited sediment when sediment storage has been reduced by 20% of the original design storage volume. The cleanout level shall be indicated on the riser pipe as shown on the drawings.

5. Sediment basins shall be fenced using construction fence or other material for safety reasons and include warning signs, reading: "Danger – KEEP OUT".

Construction Documents

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

Sediment Basin Plan

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

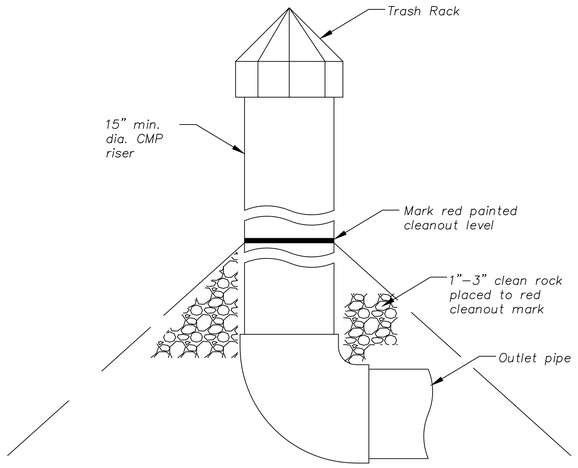
DRAWN BY TUA | CHECKED BY CMP

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

STATE OF MISSOURI
MICHAEL SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
02/26/25

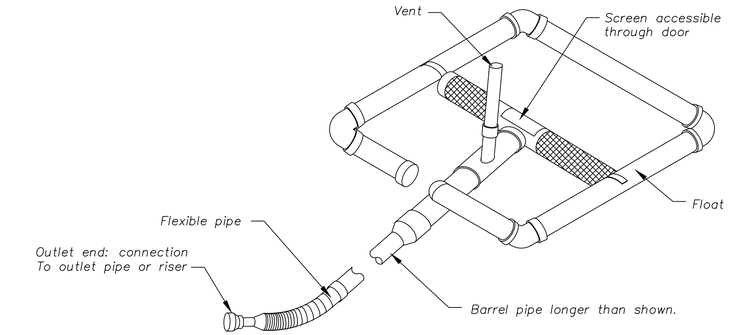
Sheet
C50

gmiller
Feb 21, 2025-12:08pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 fdp- storm pp-01.dwg



Riser

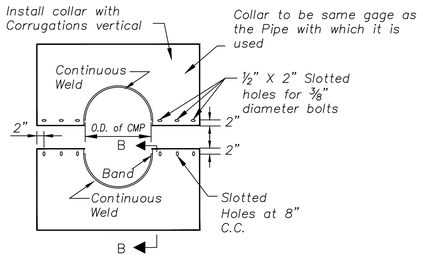
PRINCIPAL SPILLWAY DETAIL



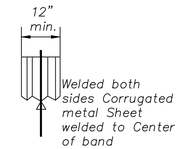
NOTE:

Skimmers shall be Faircloth Skimmers or equal. See www.fairclothskimmer.com for detail. Install skimmer per manufacturers's recommendations.

SKIMMER DETAIL

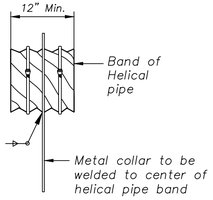


Notes:
1. All materials to be in accordance with construction material specifications.
2. When specified on the plans, coating of collars shall be in accordance with construction material specifications.
3. Unassembled collars shall be marked by painting or tagging to identify matching pairs.
4. The lap between the two half sections and between the pipe and connecting band shall be caulked with asphalt mastic at the time of installation.
5. Each collar shall be furnished with two (2) ½" diameter rods with standard tank lugs for connecting the collars to the pipe.

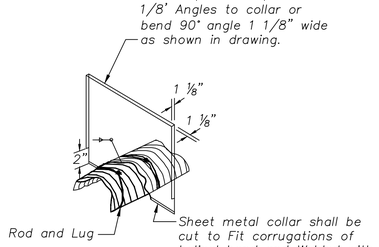


SECTIN B–B

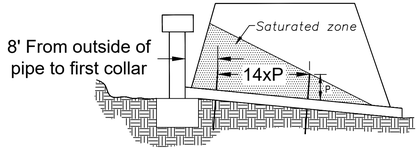
Size and spacing of slotted openings shall be the same as shown for CM collar
Use Rods and lugs to clamp bands securely to pipe.



PARTIAL ELEVATION



ISOMETRIC VIEW



NOTES:
Connections between the anti–seepage collar and the barrel must be watertight

P = Pipe Diameter

ANTI–SEEPAGE COLLAR

CORRUGATED METAL ANTI–SEEPAGE COLLAR DETAIL

Not to Scale

NOTE:

For bands and collars, modification of The details shown may be used Providing equal water tightness is Maintained and detailed drawings are Submitted and approved by the engineer Prior to delivery.

NOTES:

TWO OTHER TYPES OF ANTI–SEEP COLLARS ARE:

1. Corrugated metal, similiar to above except shop welded to a 4 ft. section of the pipe and connected to the pipe with connecting bands.
2. Concrete, 6 inches thick formed around the pipe with #3 rebar spaced 15"

Construction Documents

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

Sediment Basin Details

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY	CHECKED BY
TUA	CMP

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

STATE OF MISSOURI
MITCHELL SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/22/25

Sheet
C51

gmiller
Feb 21, 2025 - 12:08pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 fdp- storm pp-01.dwg

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

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

626.77' S17°59'47"W

Sta. 6+95.73, Waterline A
Connect To Existing Water Main at Proposed Public Tee (See Public Plans)
End Construction
Sta. 12+20.74, Waterline 1

Public Waterline A
See Public Plans

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

NE TUDOR RD.

10.0' W/E

S89°24'16"E...294.23'

N89°06'56"E...401.11'

S85°35'40"E...117.21'

S87°52'53"E...133.38'

S43°02'31"E...92.33'

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

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

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

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

N1°59'47"E...288.65'

NW COMMERCE DR.

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

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

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

Waterline A

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

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

2" Water Meter

Sta. 0+00.02, Waterline A
Begin Construction
Install
695.6 LF 8" C900 PVC Water Main
Install Combination Water Meter & Backflow Valve Vault
Connect to Public Water Main at Proposed Tee
(See Public Plans)
Sta. 5+27.58, Waterline 1

Sta. 1+52.07
Install 1 - 8"

Sta. 1+19.30, V
Install 1 - 8" 45°

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

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

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

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

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

2" Water Meter

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

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

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

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

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

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

Sta. 1+99.75, Waterline B
Install 1 - 8" 45° Horizontal Bend

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

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

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

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

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

Waterline B

2" Water Meter

i+32.31, Waterline B
Install
ee w/ Backing Block
or Fire Service Line

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

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

34, Waterline B
Install
8"x4" Tee w/ Backing Block
For Fire Service Line

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

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

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

Utility Easement

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

2" Water Meter

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

Sta. 11+56.33, Wat
Install
8"x4" Tee w/ Backi
For Fire Service Lin

Sta. 11+47.41, Waterline B
Install
8"x2" Tee w/ Backing Block
For Domestic Service Line

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

ANGLE POINT S. LINE LOT 11A
FND. 1/2" REBAR W/PLAS

LOT 3 SUMMIT PA
OWNER: MAKOL PROPERT

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

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

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

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

S87°44'22"E...227.10'

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

2" Water Meter

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

1" Water Meter

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

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

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

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

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

40'

W...210.65'

S1°47'50"E...181.

NE DOUGLAS ST.

E. PLAT LINE

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

LOT 10
SUMMIT PARK

R=280.00'
255.67'
N18°48'46"E

LOT 10

FND. 1/2" REBAR
1.42'
FND. 1/2" REBAR
MO LS 3710
PLASTIC CAP

20.0' San.
Estm.

N87°41'50"W...557.31'

1720.57'
S1°59'47"W

10.0' W/E

Existing Sanitary Main

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

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

S1°39'56"W...98.11'

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

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

N87°44'22"W...595.16'

LOT 4
SUMMIT PARK

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

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

NORTH
1"=50'
0 25' 50'

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

Construction Documents

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

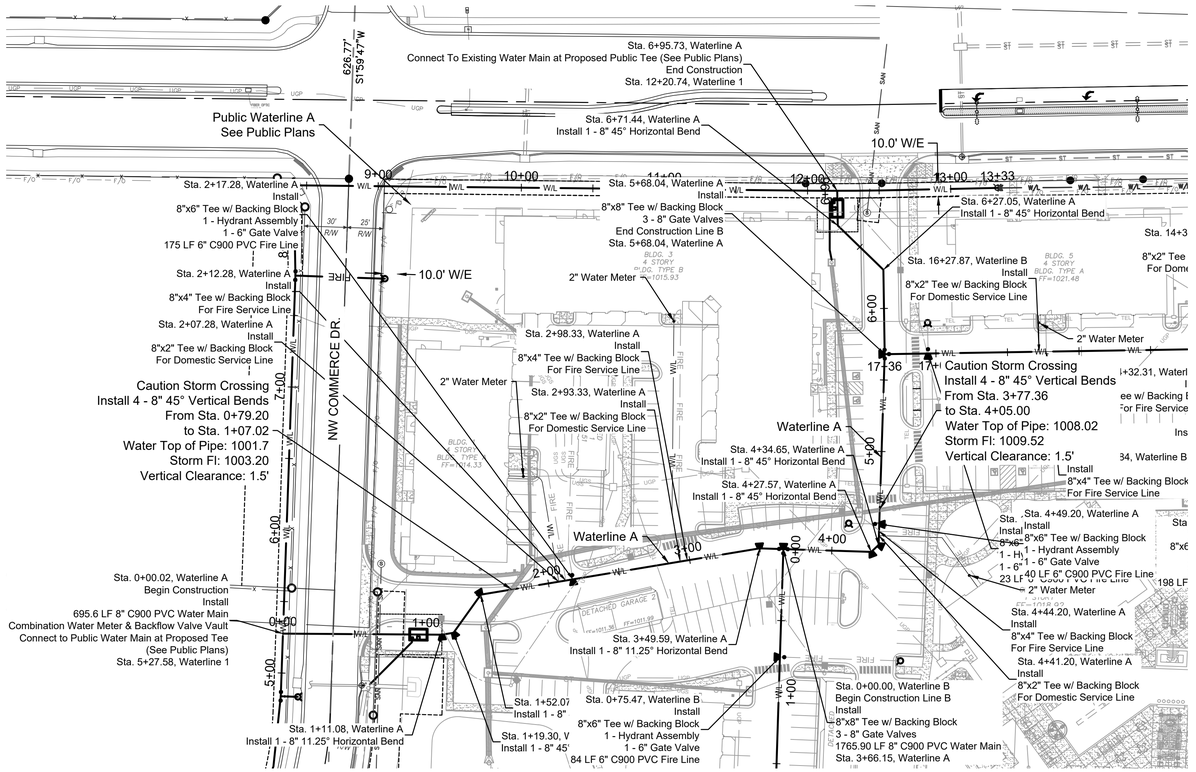
Water Line General Layout

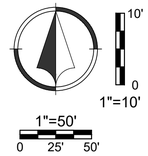
Renaissance Infrastructure Consulting
816.800.0950
400 E 17th Street
Kansas City, Missouri 64108
www.ric-consult.com
MO Certificate of Authority: E-2010033630

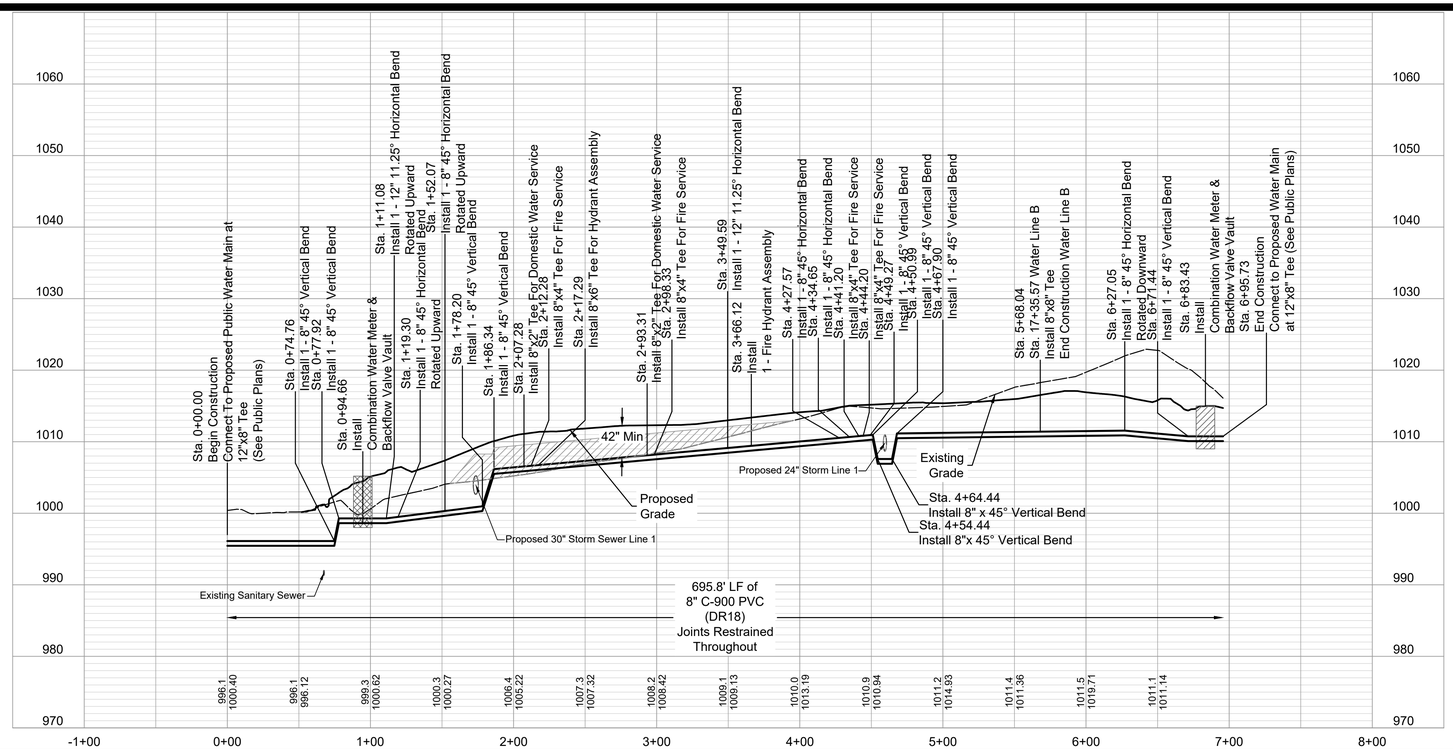
STATE OF MISSOURI
MICHAEL A. LUETKER
NUMBER PE-2010030418
PROFESSIONAL ENGINEER
12/6/25

Sheet
C52

gmiller
Feb 21, 2025-12:14pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP-WATER-01.dwg







Construction Documents

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

Private Water Line Plan & Profile 1

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

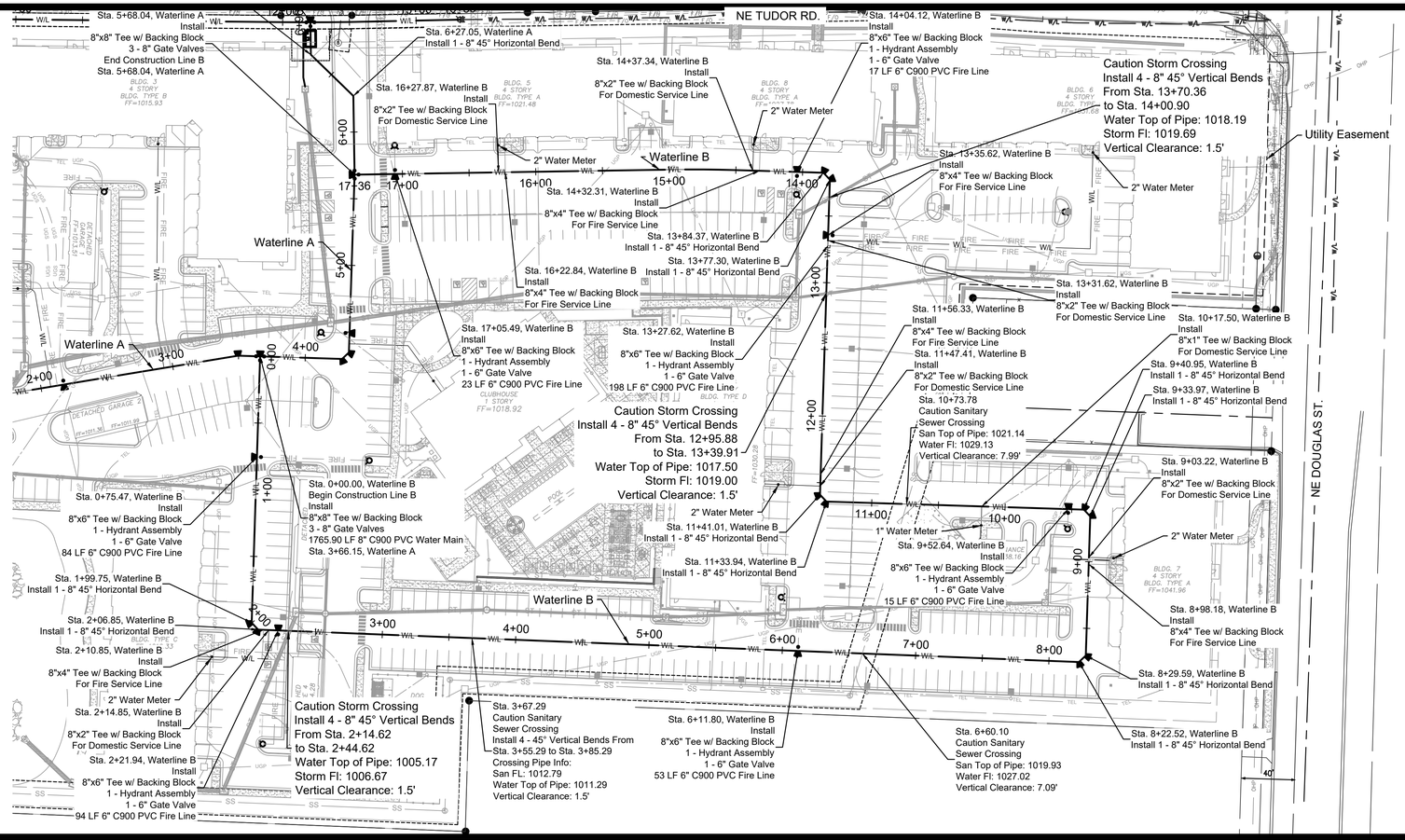
DRAWN BY TUA | CHECKED BY CMP

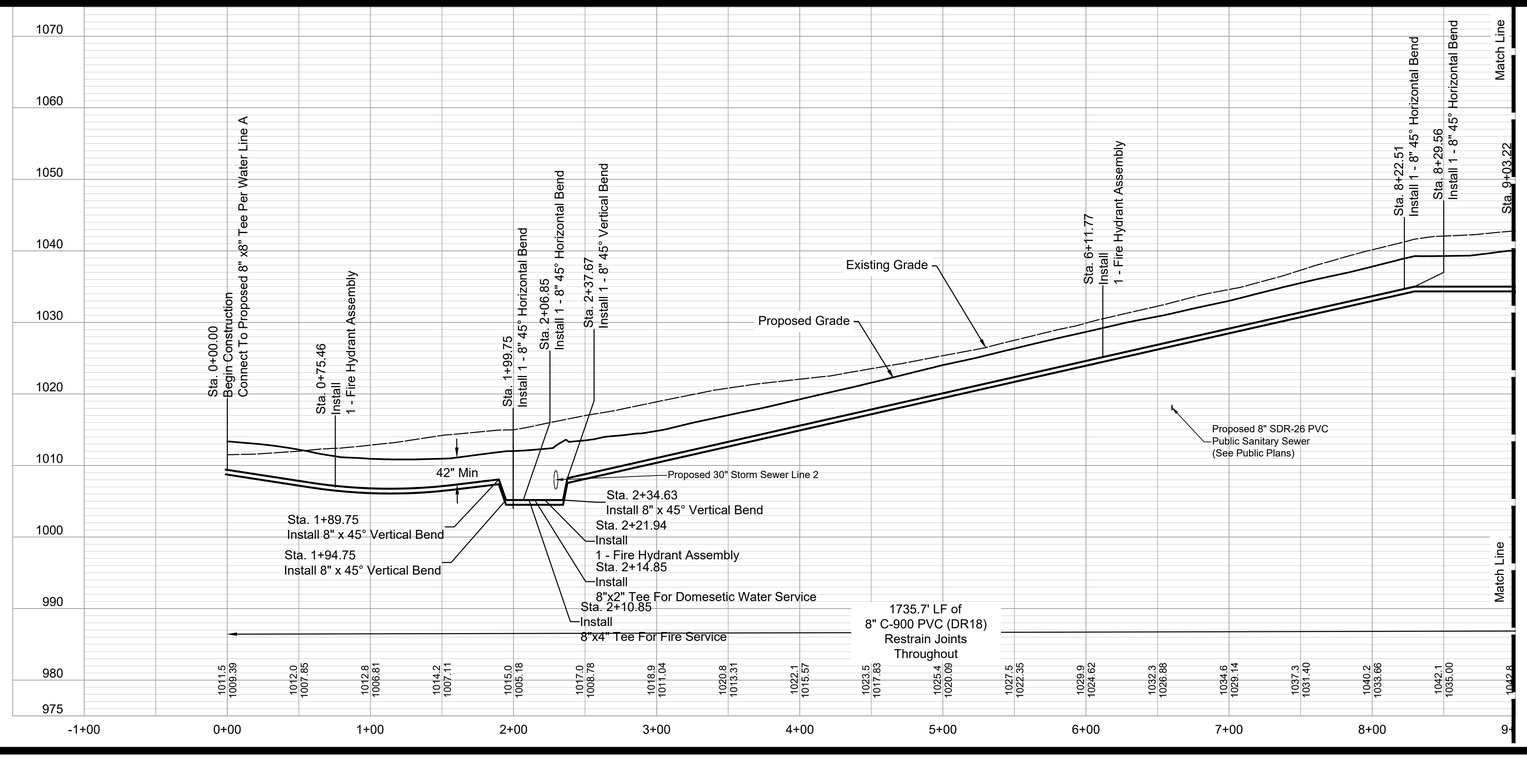
Renaissance Infrastructure Consulting
816.800.0950
400 E 17th Street
Kansas City, Missouri 64108
www.ric-consult.com
MO Certificate of Authority: E-2010033830

STATE OF MISSOURI
MICHAEL A. RITTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/6/24

Sheet
C53

gmiller
Feb 21 - 2025-12-14pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP-WATER-01.dwg





Construction Documents

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

Private Water Line Plan & Profile 2

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

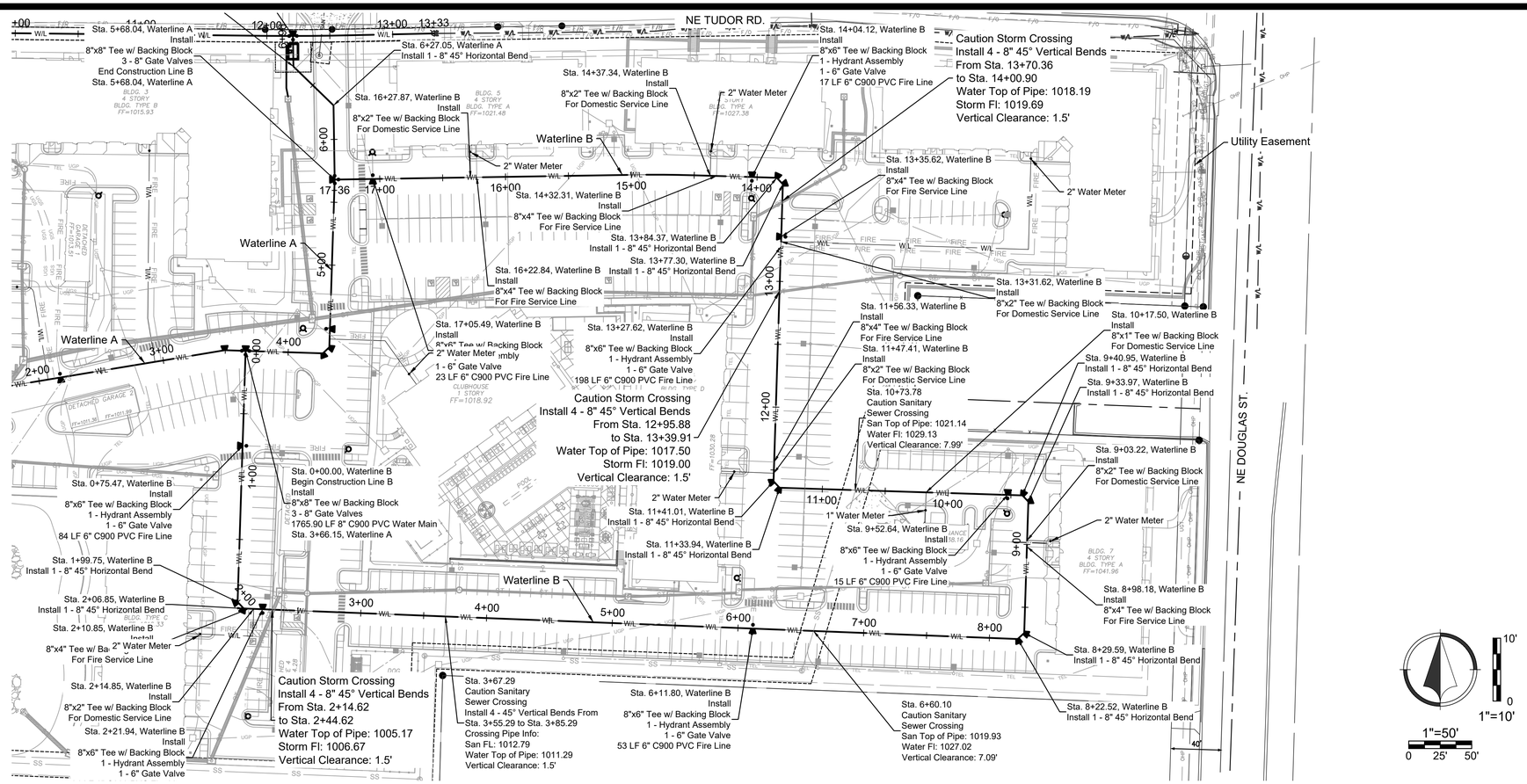
DRAWN BY TUA | CHECKED BY CMP

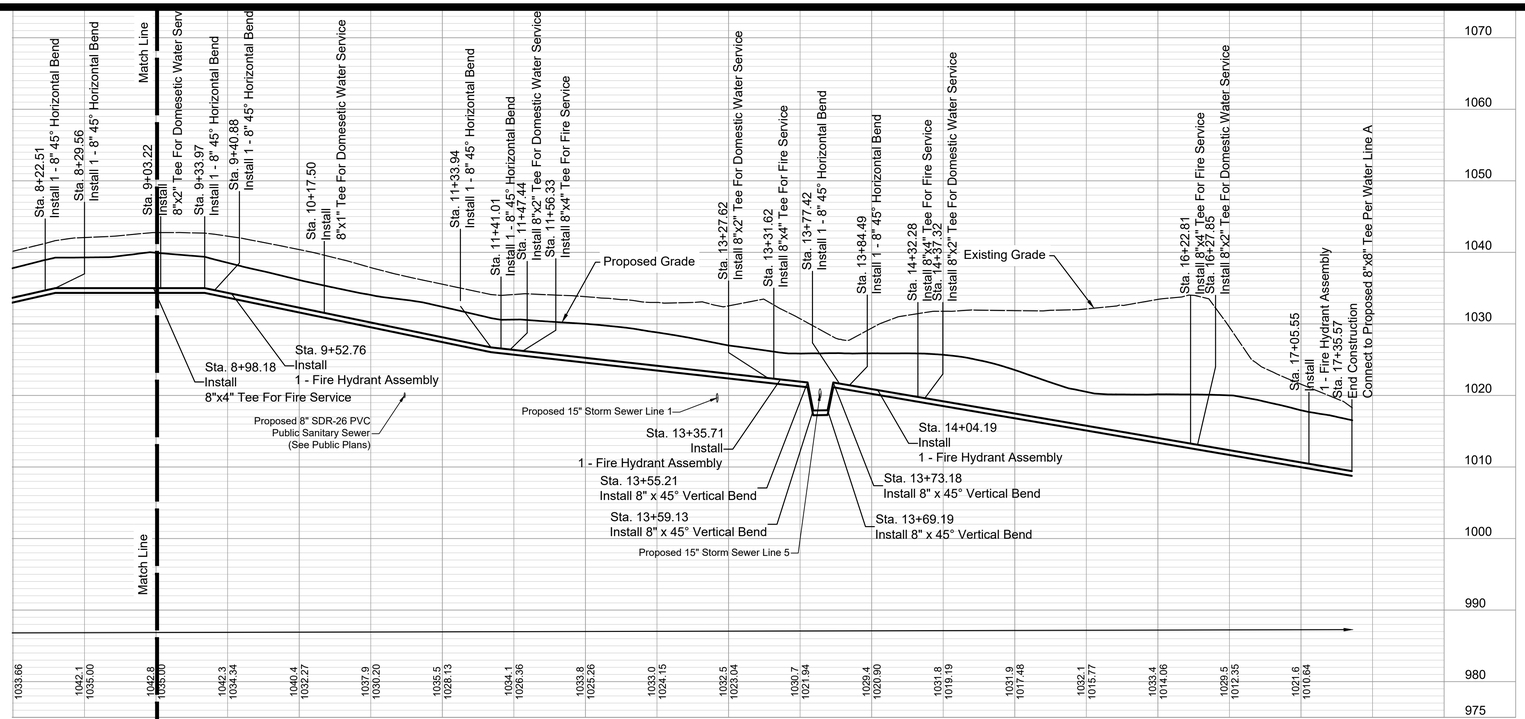
Renaissance Infrastructure Consulting
816.800.0950
400 E 17th Street
Kansas City, Missouri 64108
www.ric-consult.com
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MICHAEL
KLITTICH
NUMBER
PE-2002003418
PROFESSIONAL ENGINEER
12/26/25

Sheet
C54

gmiller
Feb 21, 2025-12:14pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP-WATER-01.dwg





Construction Documents

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

Private Water Line Plan & Profile 3

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

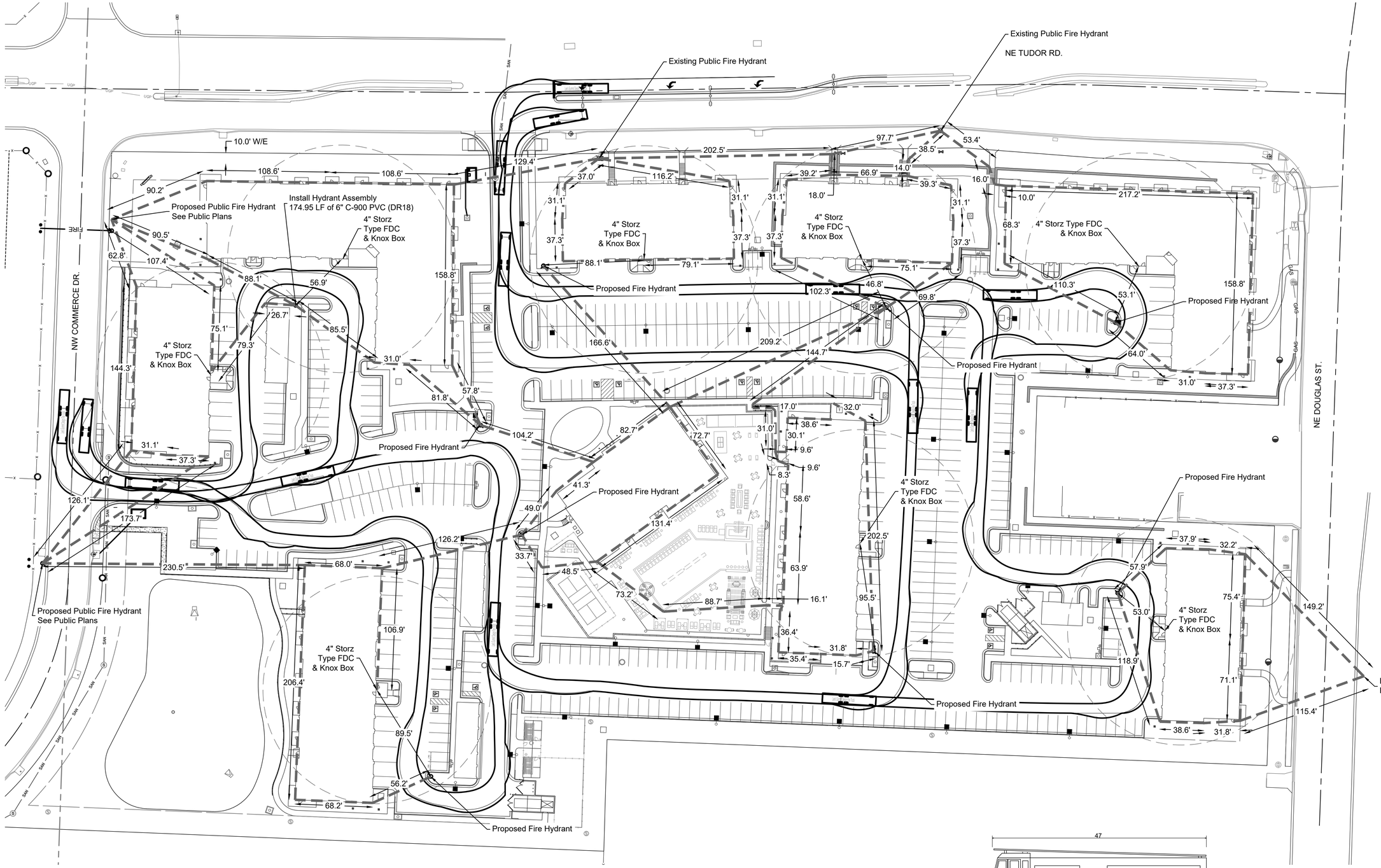
DRAWN BY TUA
CHECKED BY CMP

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

STATE OF MISSOURI
MITCHELL
MUTTER
NUMBER
PE-2002003418
PROFESSIONAL ENGINEER
MICHAEL MUTTER, PE 2002003418 2025-02-26

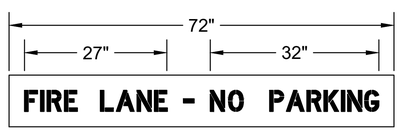
Sheet
C55

gmiller
Feb 21 , 2025 - 12:14pm
Z:\RIC Design\2024\24-0166\DwgSheets\FDP\24-0166 FDP-WATER-01.dwg



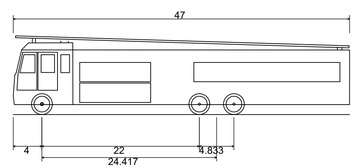
FIRE LANE DESIGNATION

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



FIRE LANE - NO PARKING STENCIL DETAIL

NOT TO SCALE



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

Construction Documents

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

Fire Protection Plan

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

Renaissance Infrastructure Consulting
816.800.0950
400 E 17th Street Kansas City, Missouri 64108 www.ric-consult.com
MO Certificate of Authority: E-2010033830

STATE OF MISSOURI
MATTHEW C. MILLER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/26/25

Sheet
C56

gmiller
Feb 21 - 2025-12-17pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP-FIRE-01.dwg

NE TUDOR RD.

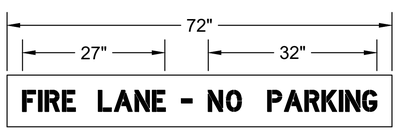
NW COMMERCE DR.

NE DOUGLAS ST.

FIRE

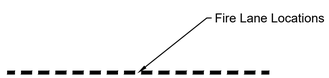
FIRE LANE DESIGNATION

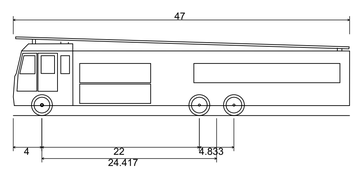
1. Paint curb " Red ".
2. Provide " NO PARKING FIRE LANE " stenciled on face of curb with " White " paint every 20'.



FIRE LANE - NO PARKING STENCIL DETAIL

NOT TO SCALE





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

NORTH

1"=40'

0 20' 40'

Construction Documents

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

Fire Lane Plan

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

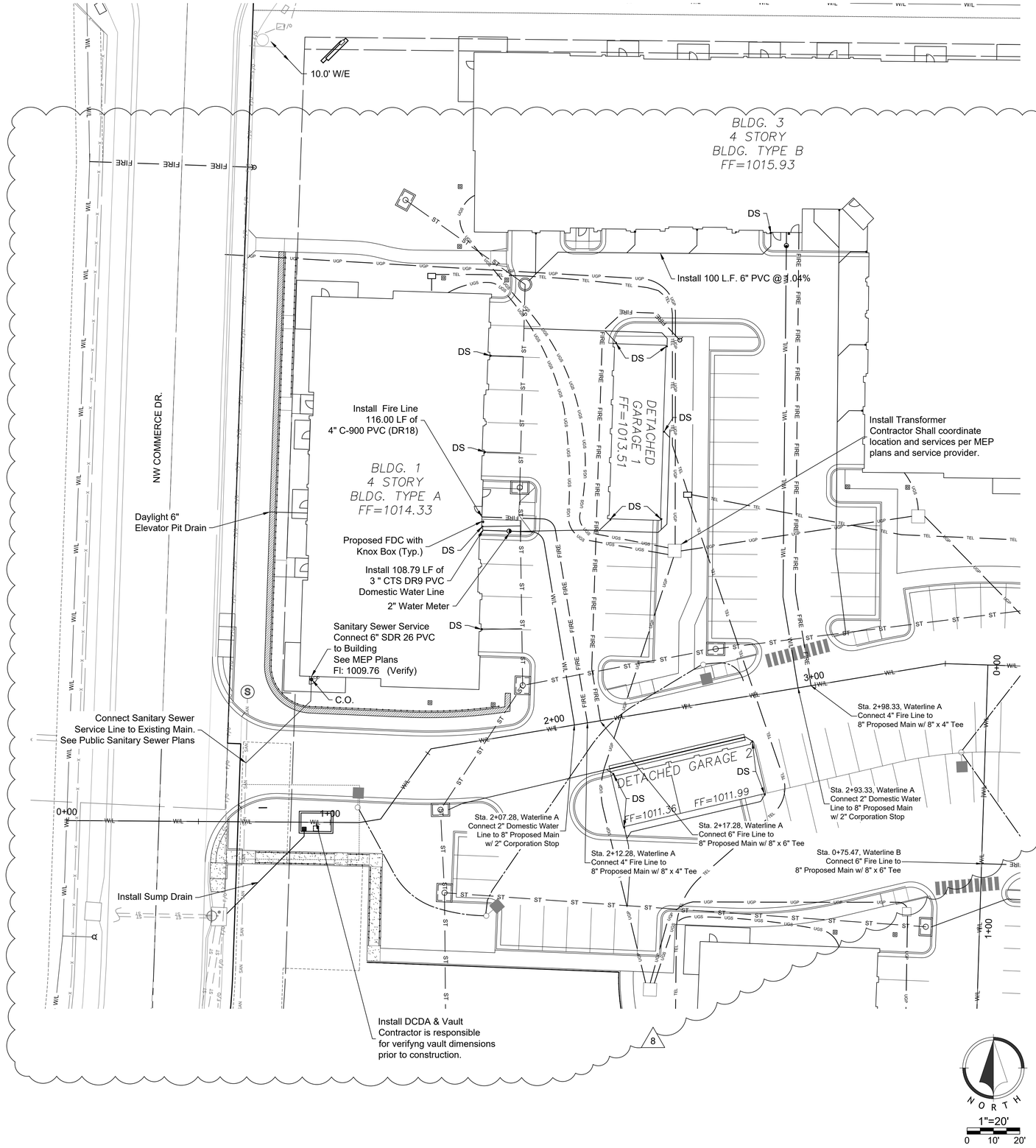
DRAWN BY TUA | CHECKED BY CMP

Renaissance Infrastructure Consulting
816.800.0950
400 E 17th Street Kansas City, Missouri 64108 www.ric-consult.com
MO Certificate of Authority: E-2010033830

STATE OF MISSOURI
MATTHEW CUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/31/25

Sheet
C57

gmiller
Feb 21 - 2025-12-17pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP-FIRE-01.dwg



Construction Documents

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

Utility Plan Bldg 1

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

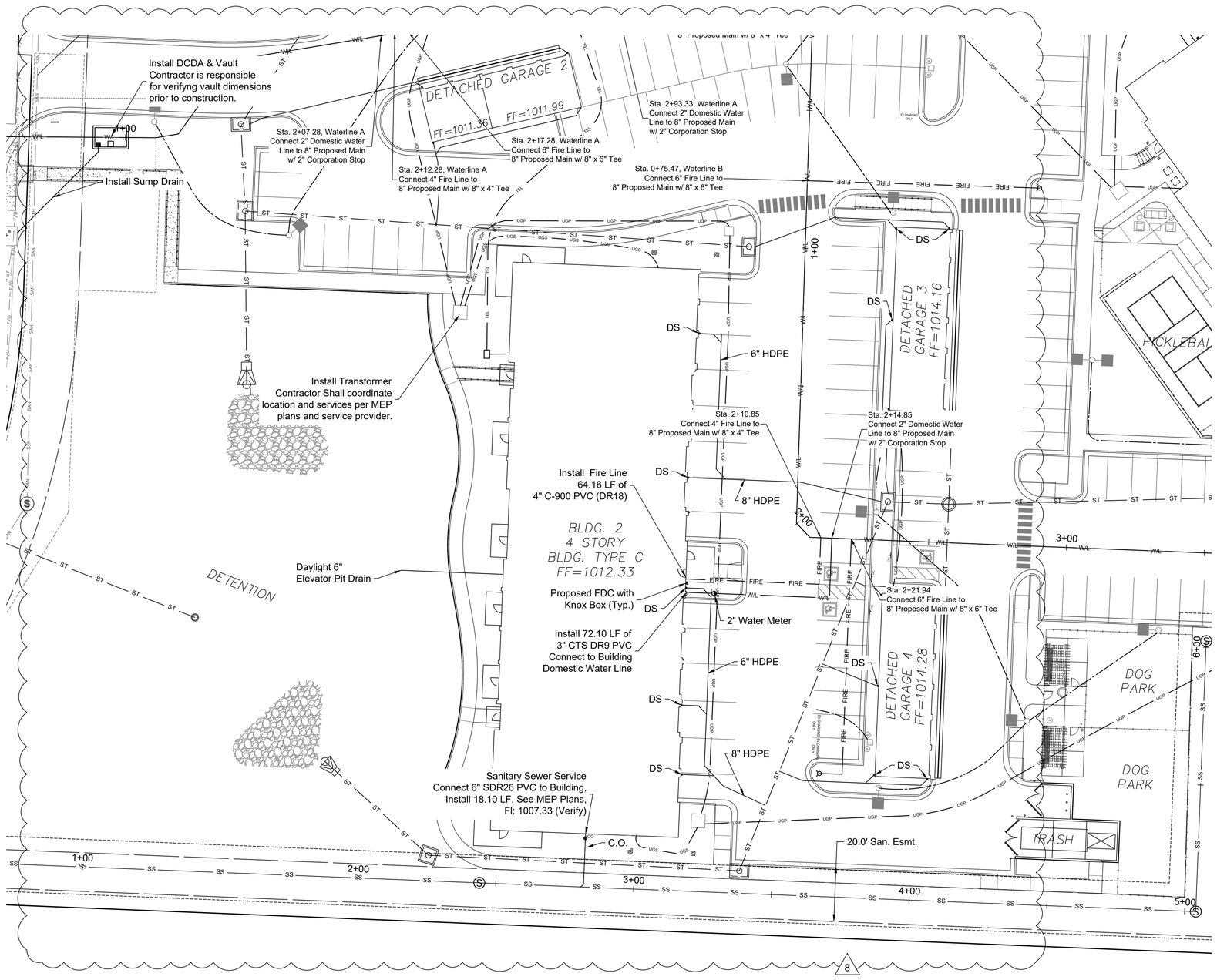
DRAWN BY TUA | CHECKED BY CMP

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

STATE OF MISSOURI
MICHAEL L. LUTHER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/26/25

Sheet
C58

gmiller
Feb 21, 2025 - 12:25pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- UTILITY-01.dwg



Construction Documents

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

Utility Plan Bldg 2

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

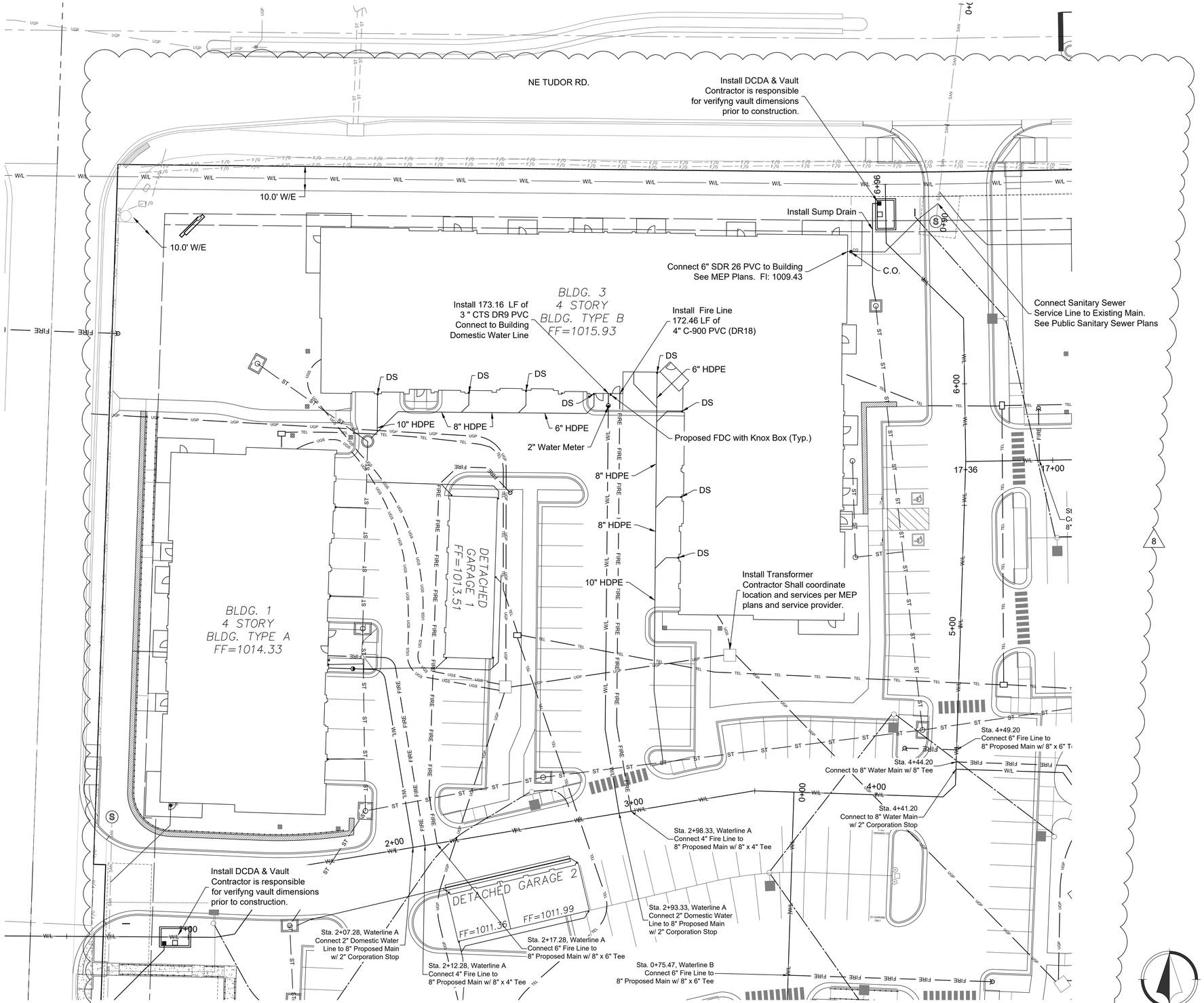
Renaissance Infrastructure Consulting
400 E 17th Street Kansas City, Missouri 64108 www.ric-consult.com 816.800.0950
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL C. UTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12-05-25

NORTH
1"=20'
0 10' 20'

Sheet
C59

gmiller
Feb 21, 2025-12:25pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- UTILITY-01.dwg



Construction Documents

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

Utility Plan Bldg 3

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

Renaissance Infrastructure Consulting
816.800.0950
400 E 17th Street Kansas City, Missouri 64108 www.ric-consult.com
MO Certificate of Authority: E-2010033830

STATE OF MISSOURI
MICHELLE
SLUTTER
NUMBER
PE-2002003418
PROFESSIONAL ENGINEER
12/6/25

Sheet
C60

gmiller
Feb 21 , 2025 - 12:25pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- UTILITY-01.dwg

Connect 2" Domestic Water Line to 8" Proposed Main w/ 2" Corporation Stop

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

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

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

CLUBHOUSE
1 STORY
FF=1018.92

GAMES

SPA

POOL

SHADE STRUCTURE

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

FF=1019.51

FF=1030.28

DS

6" HDPE

Proposed FDC with Knox Box (Typ.)

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

8" HDPE

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

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

2" Water Meter

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

8" HDPE

10" HDPE

10" HDPE

Sanitary Sewer Service
Connect 6" SDR26 PVC to Building, Install 92.13 LF See MEP Plans, FF: 1015.00 (Verify)

C.O.

20.0' San. Estm.

TRASH

MAINTENAN
FF=1038.

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

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

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

NORTH

1"=20'

0 10' 20'

Construction Documents

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

Utility Plan Bldg 4

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

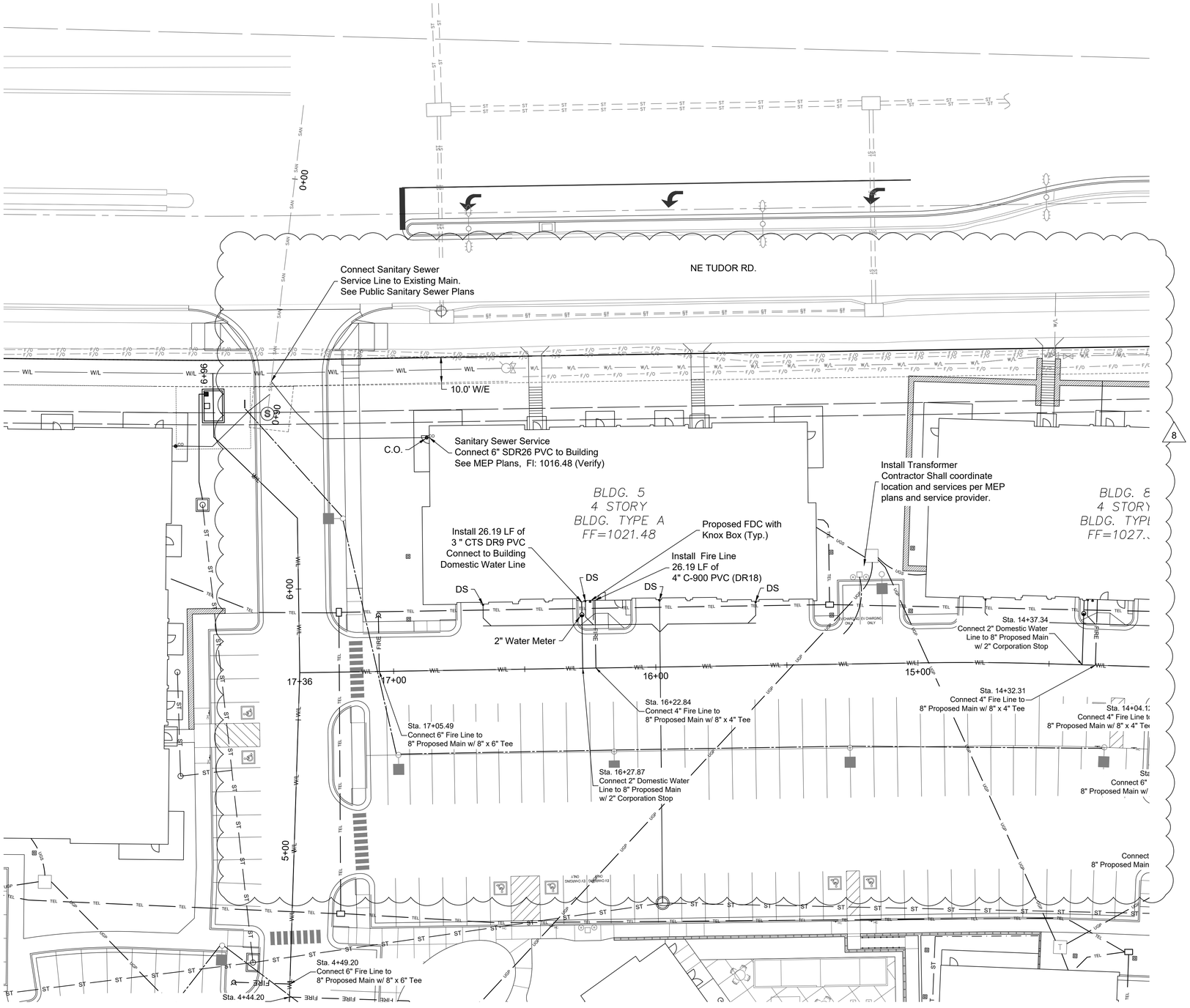
DRAWN BY TUA | CHECKED BY CMP

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

STATE OF MISSOURI
MITCHELL M. LUETKER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
MITCHELL M. LUETKER 2/6/'25

Sheet
C61

gmiller
Feb 21, 2025 - 12:25pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- UTILITY-01.dwg



Construction Documents

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

Utility Plan Bldg 5

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

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

STATE OF MISSOURI
MICHAEL A. LUTTRELL
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
02/28/25
MICHAEL A. LUTTRELL

Sheet
C62

gmiller
Feb 21 - 2025-12:25pm
Z:\RIC Design\2024\24-0166\Dwgt\Sheets\FDP\24-0166 FDP- UTILITY-01.dwg

NE TUDOR RD.

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

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

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

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

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

Utility Easement

NE DOUGLAS ST.

DS

C.O.

8" HDPE

6" HDPE

2" Water Meter

Proposed FDC with Knox Box (Typ.)

10" HDPE

DS

6" HDPE

DS

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

8" HDPE

14+00

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

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

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

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

13+00

10+00

10.0' San. Esmt.

8

N O R T H

1"=20'

0 10' 20'

Construction Documents

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

Utility Plan Bldg 6

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

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

STATE OF MISSOURI
MITCHELL ALLEN MUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
MITCHELL A. MUTTER 2/6/25

Sheet
C63

gmiller
Feb 21, 2025 - 12:25pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- UTILITY-01.dwg

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

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

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

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

1" Water Meter

2" Water Meter

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

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

Proposed FDC with
Knox Box (Typ.)

MAINTENANCE
FF=1038.16

TRASH

BLDG. 7
4 STORY

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

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

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

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

20.0' San. Estm.

NE DOUGLAS ST.

N O R T H

1"=20'

0 10' 20'

Construction Documents

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

Utility Plan Bldg 7

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

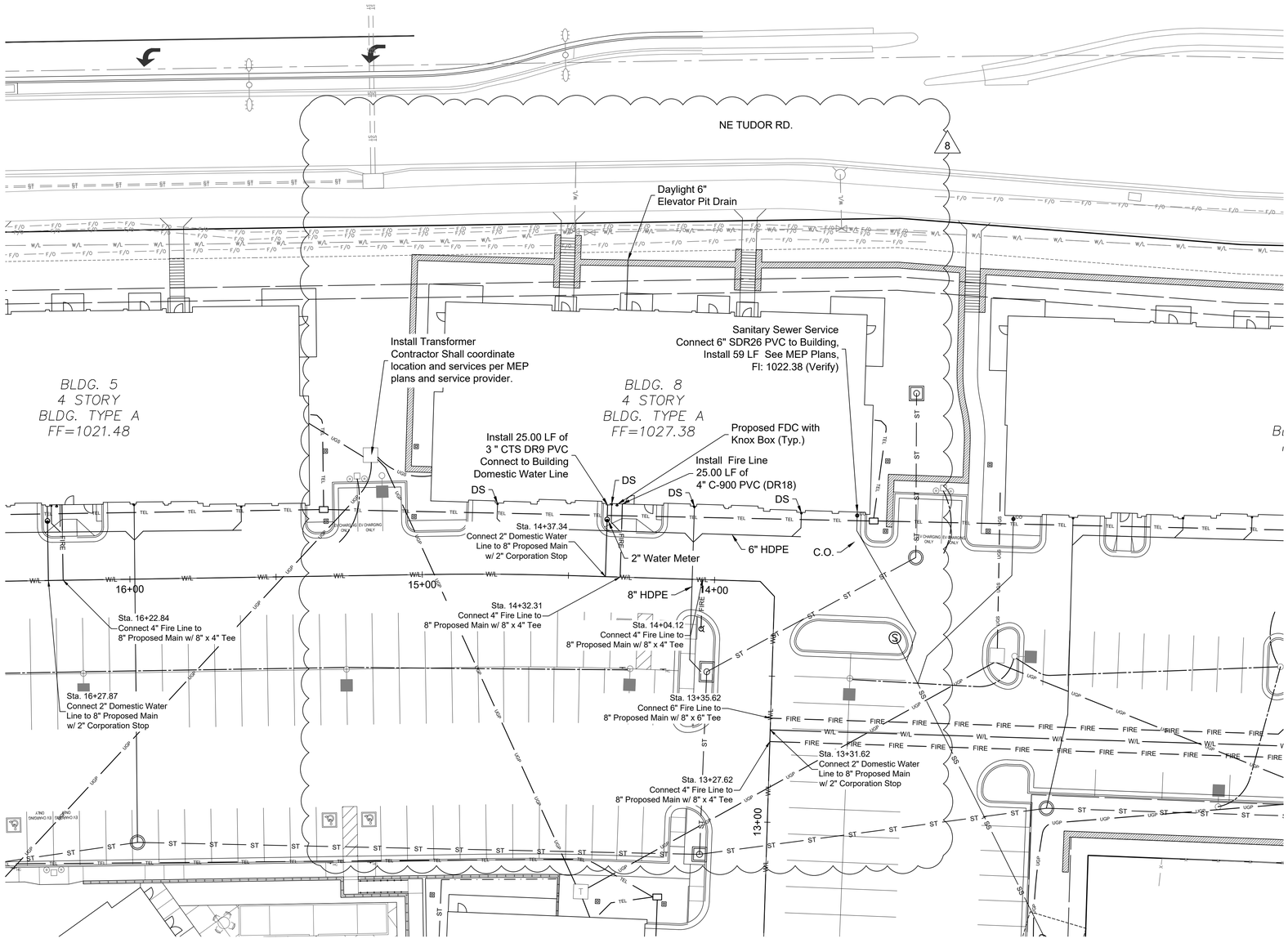
DRAWN BY TUA | CHECKED BY CMP

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

STATE OF MISSOURI
MITCHELL K. MILLER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/6/25

Sheet
C64

gmiller
Feb 21 , 2025-12:26pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- UTILITY-01.dwg



NO.	DATE	REVISION
9	02/26/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

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

STATE OF MISSOURI
MITCHELL
MUTTER
NUMBER
PE-2002003418
PROFESSIONAL ENGINEER
MY COMMISSION EXPIRES 12/31/25

NORTH
1"=20'
0 10' 20'

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

Utility Plan Bldg 8

Sheet
C65

gmiller
Feb 21, 2025-12:26pm
Z:\RIC Design\2024\24-0166\Dwgt\Sheets\FDP\24-0166 FDP_UTILITY-01.dwg

Construction Documents

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

Utility Plan Clubhouse

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

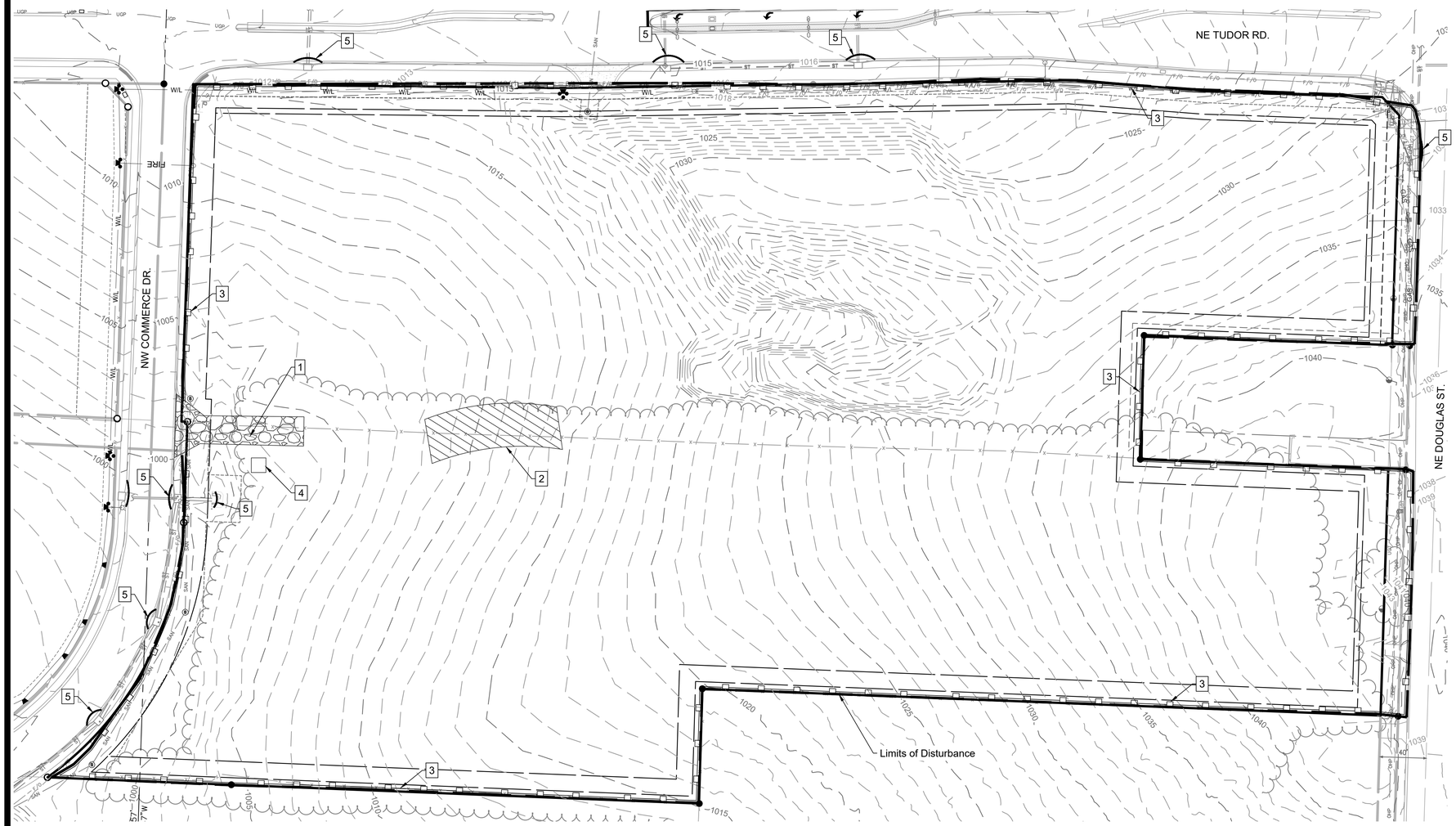
DRAWN BY TUA | CHECKED BY CMP

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

STATE OF MISSOURI
MITCHELL K. MUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
MITCHELL K. MUTTER 2025.02.25

Sheet
C66

gmiller
Feb 21 , 2025-12:26pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- UTILITY-01.dwg



EROSION CONTROL NOTES

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

WRITTEN SEQUENCING

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

EROSION CONTROL LEGEND

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

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

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

NORTH
1"=50'
0 25' 50'

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

Erosion Control Plan I

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

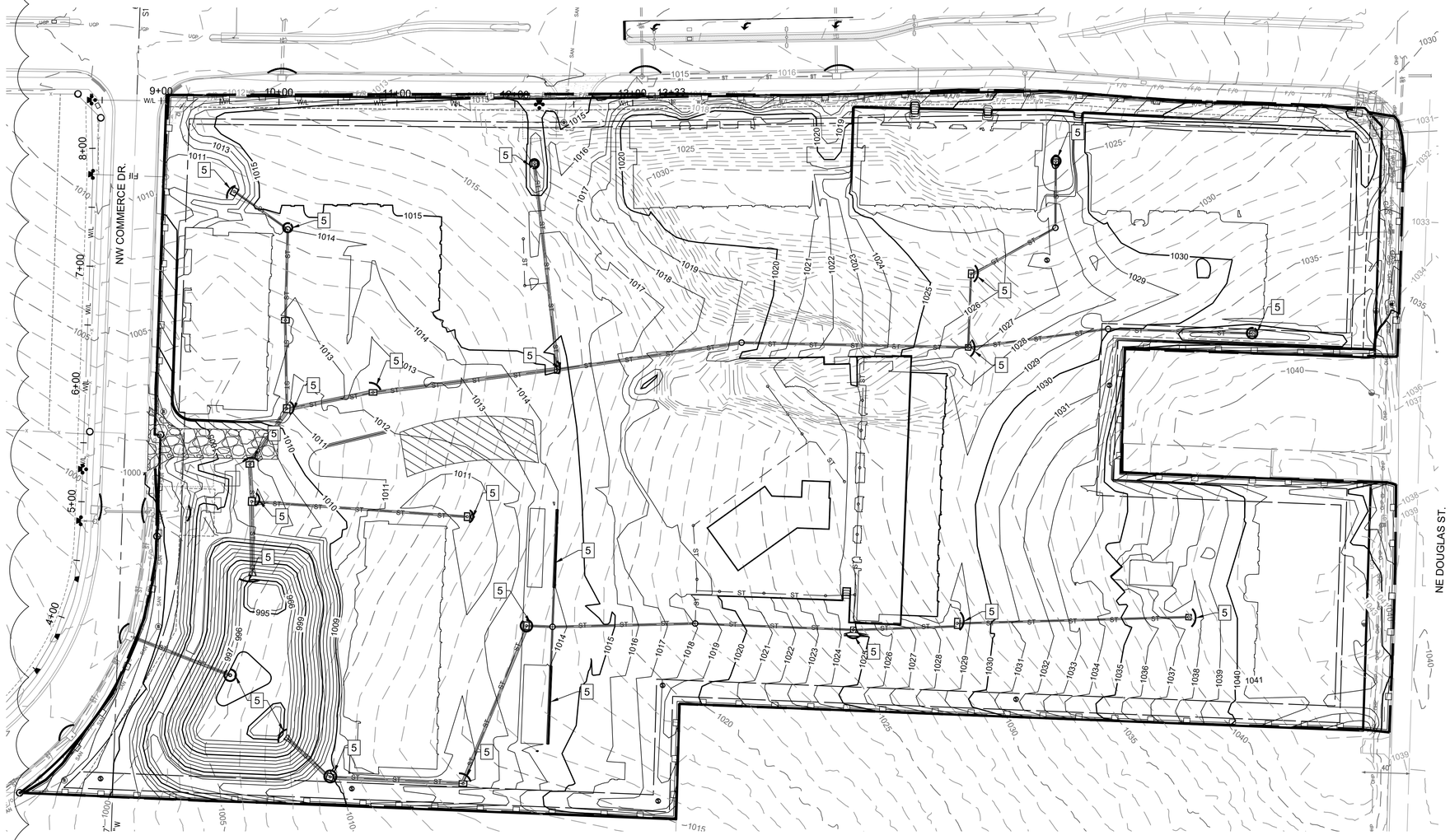
DRAWN BY: TUA
CHECKED BY: CMP

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

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

Sheet
C67

gmiller
2025-12-29pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- ECP-01.dwg



EROSION CONTROL NOTES

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

WRITTEN SEQUENCING

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

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

EROSION CONTROL LEGEND

Temporary Construction Entrance, per detail sheet C13

Staging Area

Concrete Washout, per ESC-01 Standard Drawing per APWA 2016

Limits of Disturbance

Perimeter Silt Fence

Inlet Protection

LEGEND

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

NORTH

1"=50'

0 25' 50'

Construction Documents

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

Erosion Control Plan II

NO.	DATE	REVISION
9	02/26/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

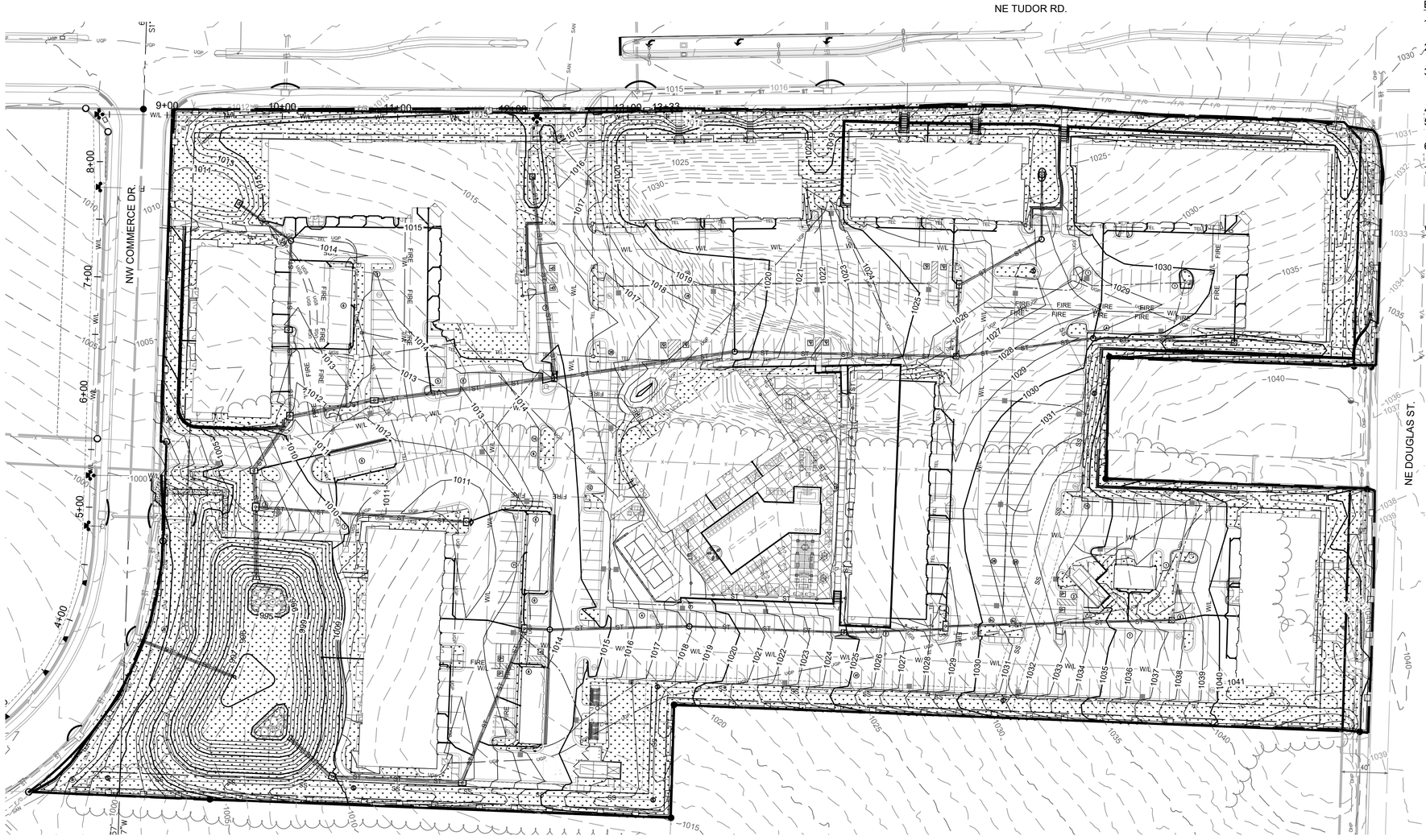
DRAWN BY TUA | CHECKED BY CMP

Renaissance Infrastructure Consulting
400 E 17th Street Kansas City, Missouri 64108 816.800.0950 www.ric-consult.com
MO Certificate of Authority: E-2010033830

STATE OF MISSOURI
RACHEL CUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/26/24

Sheet
C68

gmiller
Feb 21, 2025 - 12:29pm
Z:\RIC Design\2024\24-0166\Dwgt\Sheets\FDP\24-0166 FDP_ECP-01.dwg



EROSION CONTROL NOTES

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

WRITTEN SEQUENCING

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

EROSION CONTROL LEGEND

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

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

LEGEND

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

NORTH

1"=50'

0 25' 50'

Construction Documents

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

Erosion Control Plan III

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

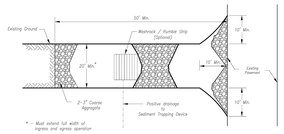
DRAWN BY TUA | CHECKED BY CMP

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

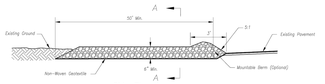
STATE OF MISSOURI
MICHAEL A. LUTHER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/26/25

Sheet
C69

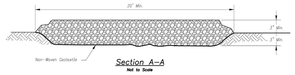
gmiller
Feb 21, 2025 - 12:29pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- ECP-01.dwg



Plan View
Not to Scale



Side Elevation
Not to Scale



Section A–A
Not to Scale

Notes for Construction Entrance:

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

Maintenance for Construction Entrance:

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

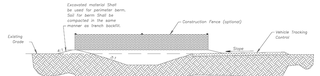
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

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

Maintenance for Concrete Washout:

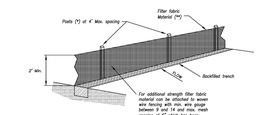
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wash water.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water–tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas shall be graded to the surrounding conditions, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

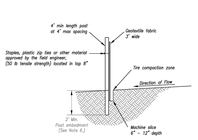
Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

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



(*) POSTS
- MIN. LENGTH 4'
- HARDWOOD 1 ¾" x 1 ¾"
- M.O.Z. SOUTHERN PINE 2 ¾" x 2 ¾"
- STEEL 1.33 LB/FT

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



SILT FENCE DETAILS
Not to Scale

Notes:

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

Maintenance:

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

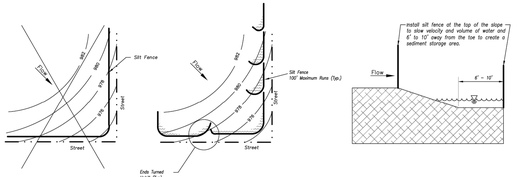
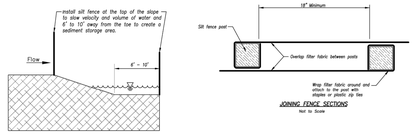


Figure A

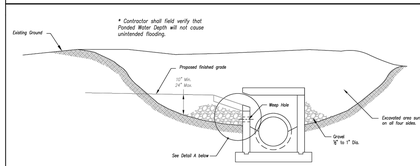


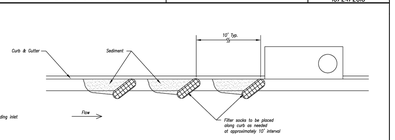
JOINING FENCE SECTIONS
Not to Scale

SILT FENCE LAYOUT
Not to Scale

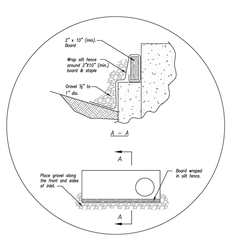
AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC–03 ADOPTED: 10/24/2016

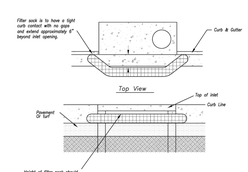
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.





On Grade Curb Inlet Protection





Sump Inlet Sediment Filter

Notes:

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

Maintenance:

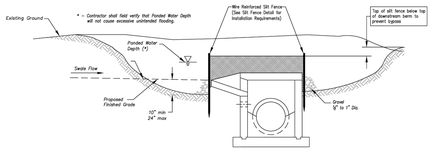
1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

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

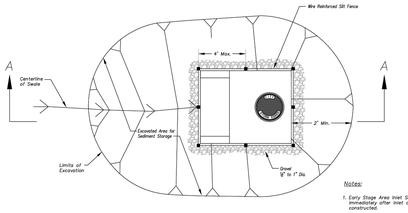
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

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

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



Section A–A
Not to Scale

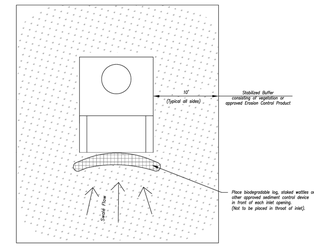


Plan
Not to Scale

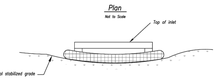
EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)

Notes:

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



Plan
Not to Scale



Front View

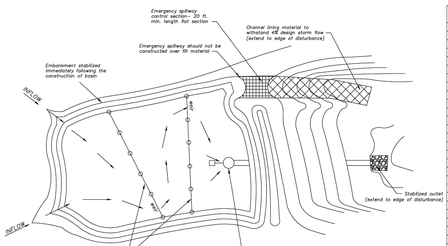
LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

Maintenance:

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

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

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



Plan View (*)
Not to Scale

Cross Section (*)
Not to Scale

(*) – The plan and cross section are schematic in nature. Construction plans must provide specific site construction arrangements.

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

Sediment Basin Design Summary (**)

Design Item	Basin #1	Basin #2	Units	Notes
Site Data:				
Tributary Drainage Area to Pond			Acres	
50© (2 yr) Design Flow			cfs	
4© (25 yr) Design Flow			cfs	
Pond Data:				
Minimum Sediment Storage Volume			cu yd	134 cy/acre required minimum
Provided Sediment Storage Volume			cu yd	
Bottom Elevation			ft	
Sediment Cleanout Elevation			ft	Elevation equal to 20© of original design volume
Top of Riser Elevation			ft	Top of dry storage volume
Emergency Spillway Elevation			ft	at or above Q–2 elevation. 1.0 ft min above principal spillway
Top of Dam Elevation			ft	1.0 ft min above Q–25 elevation
Basin Shape Data:				
A = Area at Normal Pool			SF	
L = Length of Flow Path			ft	
W = Effective Width = A/L			ft	
Length to Width Ratio = L/W=				
Principal Spillway Data:				
Riser Pipe dia			in	15" min. Size for 2 year flow minimum
Barrel Pipe dia			in	15" min. Size for 2 year flow minimum
Concrete Base size for Riser Pipe			CY	Size to prevent flotation. 1.25 safety factor required
Skimmer Size				Designer to provide specific details and calculations per application to dewater in 48 to 72 hours
Emergency Spillway Data:				
Design Depth in Spillway			ft	
Design Velocity in Spillway			ft/sec	
Lining Material				Designer to provide specific details and calculations per application

(**) – Required on all Sediment Basin Plan Sheets

Sediment Basin Notes:

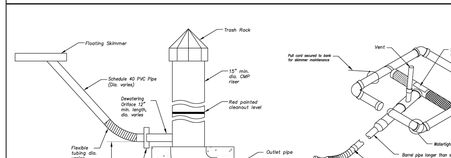
1. Interior baffles shall be provided to reduce short–circuiting of the basin. See Sht. ESC–12 for approved baffle options.
2. Emergency spillways to be located in a non–fill location when feasible and shall be lined with a non–erodible material such as Riprap or Turf Reinforcement Mat.
3. When directed, sediment basins shall be fenced using construction fence or other material for safety reasons and include warning signs, reading: "Danger – KEEP OUT".

Maintenance:

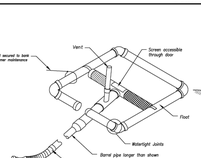
1. Check temporary sediment basins after periods of significant runoff.
2. Remove sediment and restore the basin to its original dimensions when sediment accumulates to 20© of the storage capacity.
3. Immediately repair any erosion damage to the embankment and outlets.
4. Repair and/or replace baffles as necessary to maintain function and integrity of installation.
5. Keep outlet, skimmer and pool area free of all trash and other debris.

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
SEDIMENT BASIN	STANDARD DRAWING NUMBER ESC–12 ADOPTED: 10/24/2016

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

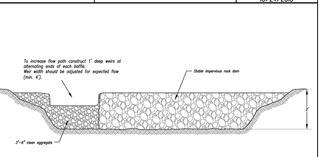


PRINCIPAL SPILLWAY DETAIL

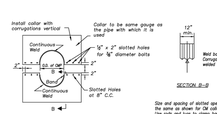


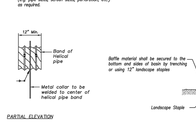
SKIMMER DETAIL (Typ.) *

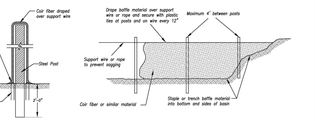
* Designer to provide specific details per application (e.g. pipe sizes, screen sizes, perforation, etc.) as required.



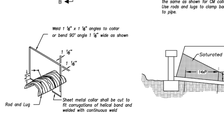
Option A – Rock with Weir

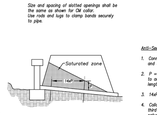






Option B – Coir Fiber Material





CORRUGATED METAL ANTI–SEEPAGE COLLAR DETAIL
Not to Scale

Anti–Seepage Collar Notes:

1. Connections between the anti–seepage collar and the barrel must be watertight.
2. P = projection distance. Sized as required to achieve at least a 10© increase in seepage length.
3. 14© = max. spacing between collars.
4. Collars shall generally be placed in the middle third of the embankment, and within the saturated zone.
5. All materials to be in accordance with construction material specifications.
6. When specified on the plans, coating of collars shall be in accordance with construction material specifications.
7. Unassembled collars shall be marked by painting or tagging to identify matching pairs.
8. The lap between the two half sections and between the pipe and connecting band shall be sealed with asphalt mastic at the time of installation.
9. Each collar shall be furnished with two (2) ¾" diameter rods with standard bent lugs for connecting the collars to the pipe.
10. For bands and collars, modification of the standard 2 2/3 by ½ inch corrugation to ensure water tightness is maintained and detailed drawings are Submitted and approved by the Engineer prior to delivery.
11. Two other types of anti–seep collars are:
    a. Corrugated metal, similar to above, except that it is welded to the outside of the pipe and connected to the pipe with connecting bands.
    b. Concrete, 6 inches thick, formed around the pipe with #3 rebar spaced 15".

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
SEDIMENT BASIN – DETAILS	STANDARD DRAWING NUMBER ESC–13 ADOPTED: 10/24/2016

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

Construction Documents

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

Erosion Control Details

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

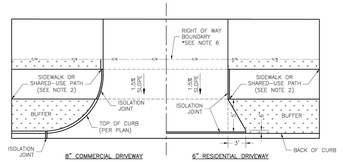
Renaissance Infrastructure Consulting
816.800.0950
400 E 17th Street
Kansas City, Missouri 64108 www.ric–consult.com
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MICHAEL J. KLOTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/26/25

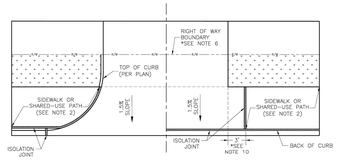
Sheet
C70

9

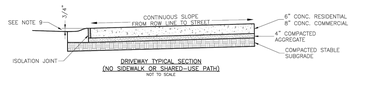
gmiller
Feb 21, 2025-12:29pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- ECP-01.dwg



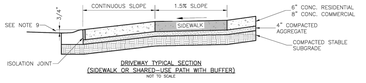
DRIVEWAY WITH BUFFER
NOT TO SCALE



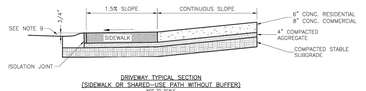
DRIVEWAY WITHOUT BUFFER
NOT TO SCALE



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



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



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

GENERAL NOTES

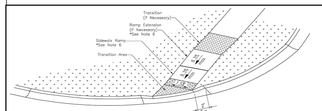
1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-3B, SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
3. JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
4. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
5. COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
6. RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMMB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEED TO BE APPROVED BY CITY INSPECTOR.
7. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
9. ¾" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CC-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
10. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
11. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.

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

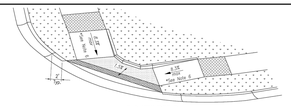
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
DRIVEWAY DETAIL

Drawn By: MJF
Checked By: DL
Date: 08/2023
Proj. #

GEN-1



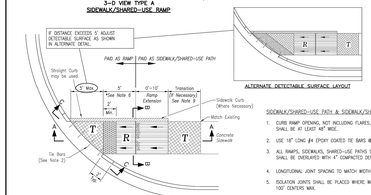
3-D VIEW TYPE A
SIDEWALK/SHARED-USE RAMP



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

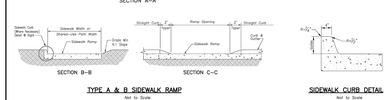
LEGEND

R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION



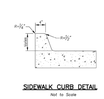
TYPE A SIDEWALK/SHARED-USE RAMP
Not to Scale

SECTION A–A

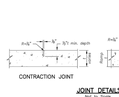


SECTION B–B
SECTION C–C

TYPE A & B SIDEWALK RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale



JOINT DETAILS
Not to Scale

CURB & GUTTER DETAIL AT RAMP
Not to Scale

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

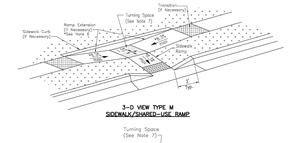
1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 100' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
ADA MAXIMUM CROSS SLOPE = 2.08
***ROADWAY EXCEPTION** WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

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

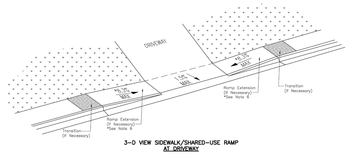
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
ADA RAMP RETROFIT DETAIL

Drawn By: MJF
Checked By: DL
Date: 08/2023
Proj. #

GEN-3A



TYPE M SIDEWALK/SHARED-USE RAMP
Not to Scale

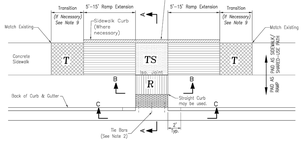


3-D VIEW SIDEWALK/SHARED-USE RAMP AT DRIVEWAY

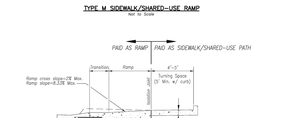
SIDEWALK/SHARED USE RAMP AT DRIVEWAY WITH ADJOINING CURB

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

1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY CODED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 100' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
ADA MAXIMUM CROSS SLOPE = 2.08
***ROADWAY EXCEPTION** WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



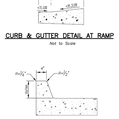
SECTION A–A



SECTION B–B
SECTION C–C

TYPE M SIDEWALK RAMP
Not to Scale

CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

LEGEND

R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION

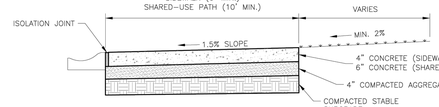
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

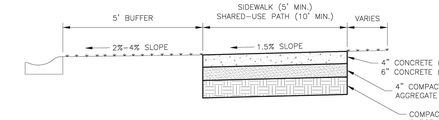
Drawn By: MJF
Checked By: DL
Date: 08/2023
Proj. #

GEN-3B

8



SIDEWALK/SHARED-USE PATH WITHOUT BUFFER
NOT TO SCALE



SIDEWALK/SHARED-USE PATH WITH BUFFER
NOT TO SCALE

GENERAL NOTES:

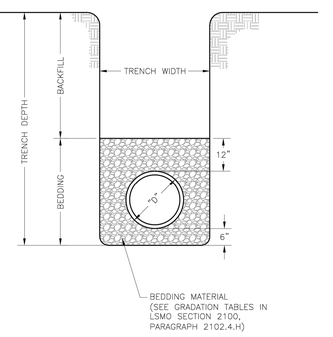
1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
4. ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
6. AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
7. SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
8. SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
9. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

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

SIDEWALK/SHARED-USE PATH DETAIL

Date: 08/2023
Drawn By: MJF
Checked By: DL

GEN-2



NOTES:

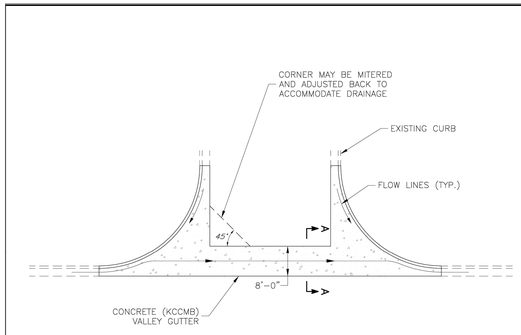
1. FOR TRENCHING AND PAVEMENT PATCHING REPAIRS WITHIN EXISTING OR FUTURE STREETS SEE STANDARD DETAIL GEN-5.
2. EXCAVATION DEPTH, SLOPES, SHORING, AND STOCKPILE LOCATIONS SHALL COMPLY WITH OSHA REGULATIONS.

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

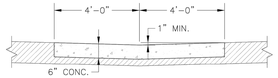
PIPE BEDDING DETAIL

Date: 08/2023
Drawn By: MJF
Checked By: GMB

GEN-6



PLAN VIEW
NOT TO SCALE



SECTION
NOT TO SCALE

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

VALLEY GUTTER DETAIL

Date: 08/2023
Drawn By: MJF
Checked By: DL

GEN-8

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY: TUA
CHECKED BY: CMP

Construction Documents

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

Standard Details I

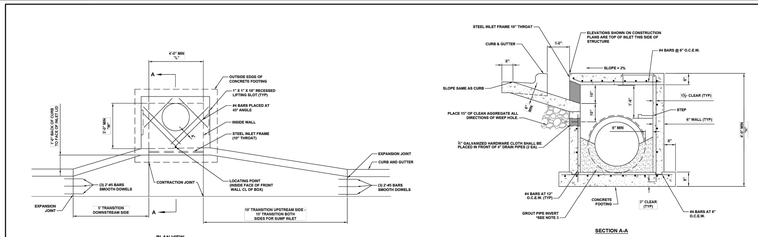
Renaissance Infrastructure Consulting
816.800.0950
400 E 17th Street
Kansas City, Missouri 64108 www.ric-consult.com
MO Certificate of Authority: E-2010033630

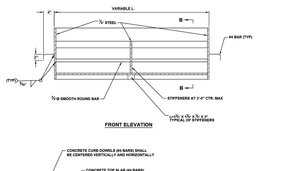
STATE OF MISSOURI
RACHEL A. GUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/28/25

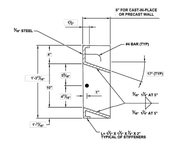
Sheet
C71

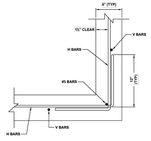
9

gmiller
Feb 21, 2025 - 12:30pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- STD-01.dwg









CURB INLET DETAIL
NOT TO SCALE

GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION AND THE SECOND DIMENSION IS THE "W".
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. GROUT PIPE INVERTS SMOOTHED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. STEPS REQUIRED AT 16" O.C. VERS ON BLANK WALL IF POSSIBLE
5. STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE
6. BEVEL ALL EXPOSED CONCRETE CORNERS 3/4" TRIANGULAR EDGE.
7. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. BOX OUTS WILL NOT BE ALLOWED AND SHALL BE REMOVED AND SEALED WITH NON-SHRINKABLE GROUT
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

STEEL FRAME NOTES:
1. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SMOOTH AND FREE OF SLAG AND WELDING SPATTER.
3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEMPRIME #2YR-15 PRIMER (#5437) OR EQUAL.

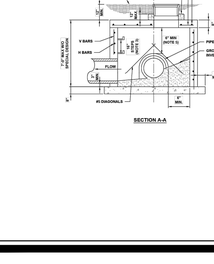
NO.	DESCRIPTION	DATE

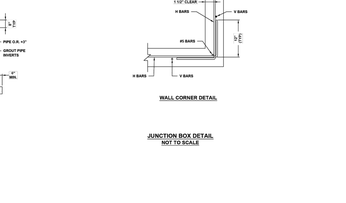
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

PROJECT: STANDARD DETAILS PUBLIC WORKS ENGINEERING LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SHEET NAME: CURB INLET DETAILS

DRAWN BY: CNS
CHECKED BY: MJF
DATE: 04/27/2024
PROJECT #: ---

STM-1





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

FIELD INLET DETAIL

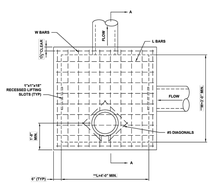
NO.	DESCRIPTION	DATE

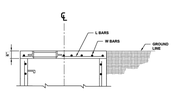
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

PROJECT: STANDARD DETAILS PUBLIC WORKS ENGINEERING LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SHEET NAME: FIELD INLET DETAILS

DRAWN BY: CNS
CHECKED BY: MJF
DATE: 04/27/2024
PROJECT #: ---

STM-2

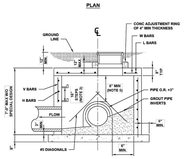


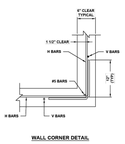


** INCREASE IN MULTIPLES OF 6" AS REQUIRED BY FIELD CONDITIONS OR DESIGN. (SEE PROJECT PLANS FOR DETAILS)

REINFORCING

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





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

JUNCTION BOX DETAIL
NOT TO SCALE

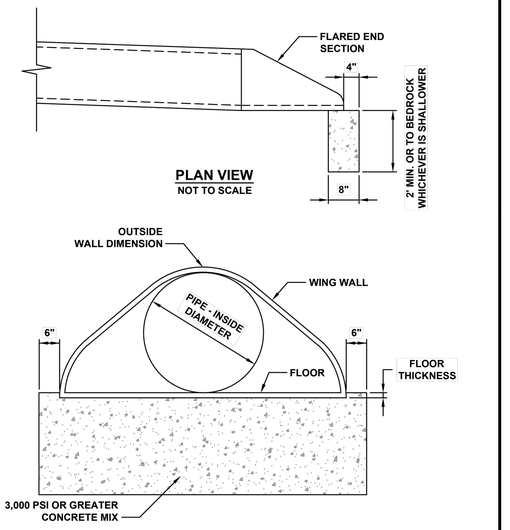
NO.	DESCRIPTION	DATE

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

PROJECT: STANDARD DETAILS PUBLIC WORKS ENGINEERING LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SHEET NAME: JUNCTION BOX DETAIL

DRAWN BY: CNS
CHECKED BY: MJF
DATE: 04/27/2024
PROJECT #: ---

STM-3

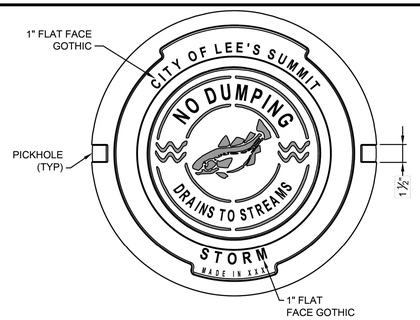


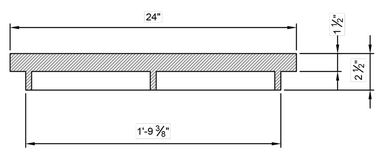
FLARED END SECTION SUPPORT DETAIL

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

FLARED END SECTION SUPPORT DETAIL

DATE: 04/30/2024
DRAWN BY: CNS
CHECKED BY: MJF
DWG No. STM-5





STORM MANHOLE COVER

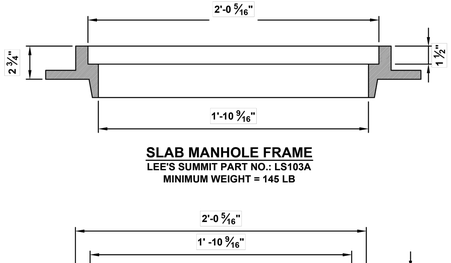
STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB

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

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

STORM MANHOLE COVER

DATE: 04/30/2024
DRAWN BY: CNS
CHECKED BY: MJF
DWG No. STM-6



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

STORM MANHOLE FRAME DETAIL

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

STORM MANHOLE FRAME DETAIL

DATE: 04/30/2024
DRAWN BY: CNS
CHECKED BY: MJF
DWG No. STM-7

Construction Documents

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

Standard Details II

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

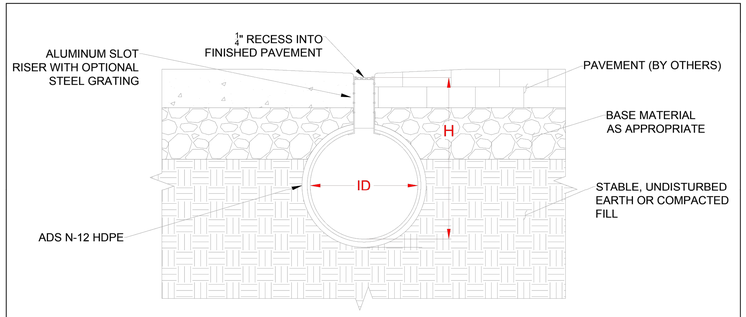
DRAWN BY TUA | CHECKED BY CMP

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

STATE OF MISSOURI
MICHELL ANN MUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
04/30/25

Sheet C72

gmiller
Feb 21, 2025 - 12:30pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- STD-01.dwg



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

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

© 2023 ADS, INC.

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

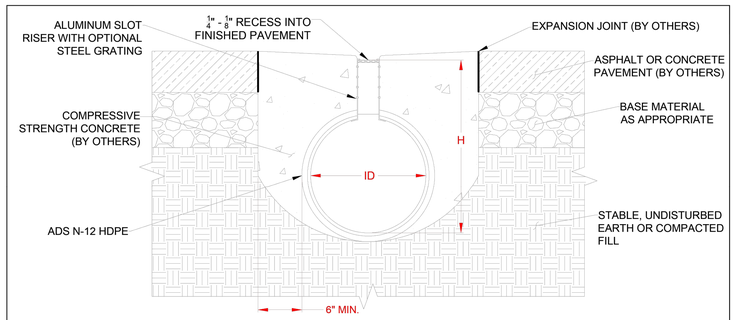
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED.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

Duraslot Light Duty Installation

DRAWING NUMBER: STD-A1460A

4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

DRAWN	KJS
DATE	07-05-2023
CHK'D	
SCALE	NTS
SHEET	1 OF 1



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

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

© 2023 ADS, INC.

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

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

Duraslot Moderate Traffic Installation

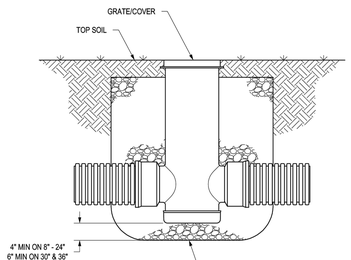
DRAWING NUMBER: STD-1461A

4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

DRAWN	KJS
DATE	07-05-2023
CHK'D	
SCALE	NTS
SHEET	1 OF 1

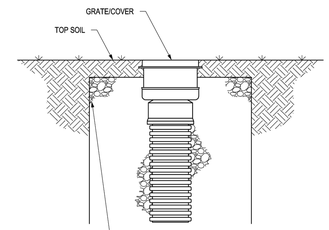
NON TRAFFIC INSTALLATION

DRAIN BASIN



THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

INLINE DRAIN



THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2011 NYLOPLAST

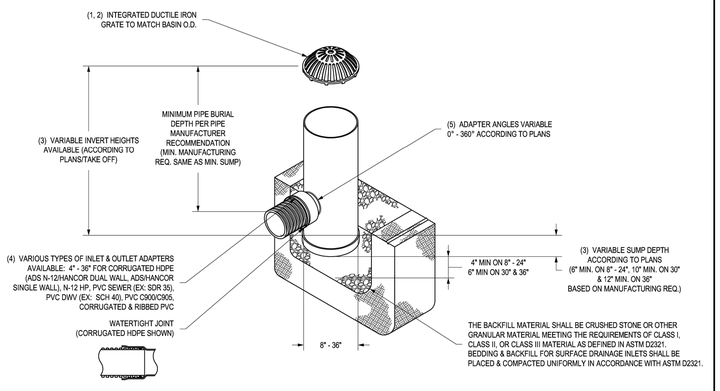
DRAWN BY	CJA
DATE	9-30-99
REVISED BY	NMH
DATE	03-11-16
DWG SIZE	A
MATERIAL	
PROJECT NO./NAME	
SCALE	1:25
SHEET	1 OF 1

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

TITLE: DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION

DWG NO. 7001-110-111 REV F

NYLOPLAST DRAIN BASIN WITH DOME GRATE



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

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

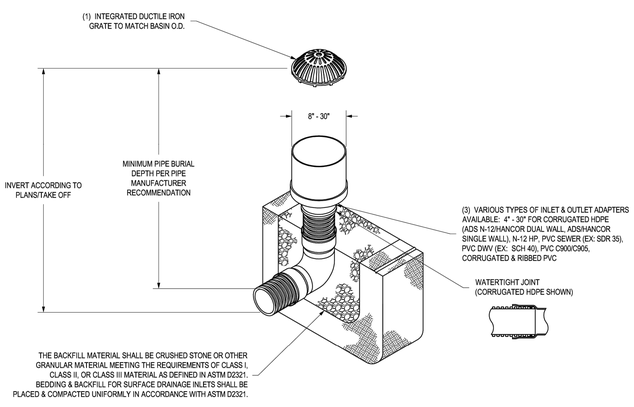
DRAWN BY	EBC
DATE	03-25-10
REVISED BY	NMH
DATE	06-12-18
DWG SIZE	A
MATERIAL	
PROJECT NO./NAME	
SCALE	1:40
SHEET	1 OF 1

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

TITLE: DRAIN BASIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-397 REV E

NYLOPLAST INLINE DRAIN WITH DOME GRATE



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

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

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

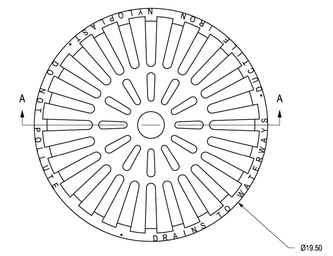
Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

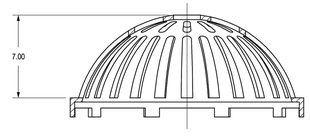
TITLE: INLINE DRAIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7003-110-057 REV D

1899CGD

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





SECTION A-A

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

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

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

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

TITLE: 18 IN DOME GRATE

DWG NO. 7001-110-215 REV E

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY	CHECKED BY
TUA	CMP

Construction Documents

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

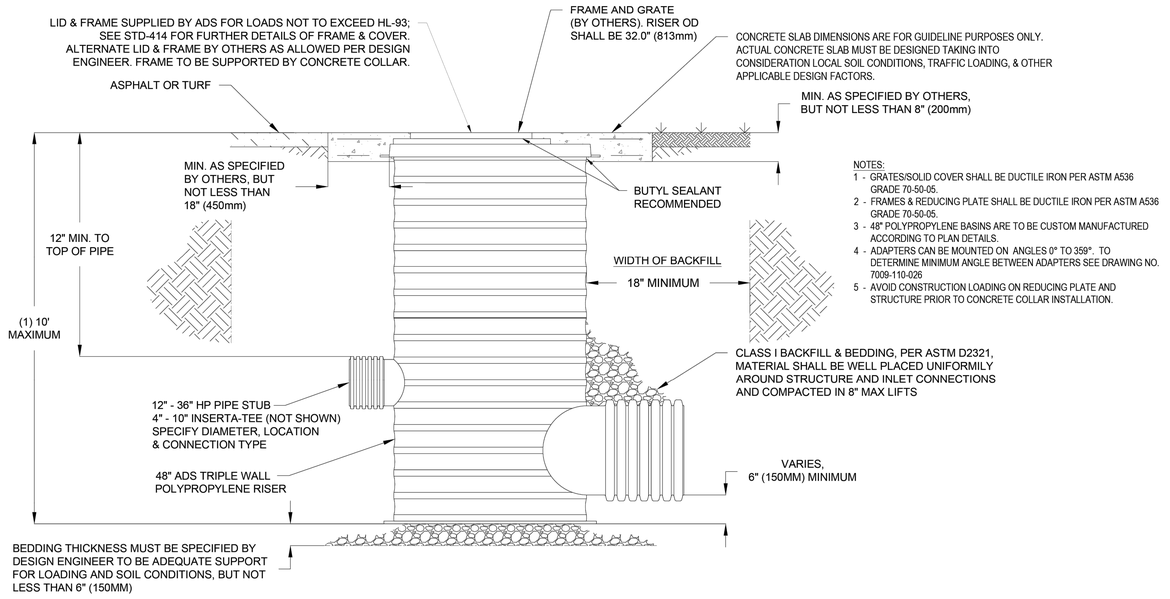
Standard Details III

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

STATE OF MISSOURI
MATHEW L. CUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/22/25

Sheet
C73

gmiller
Feb 21, 2025 - 12:30pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- STD-01.dwg



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

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

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

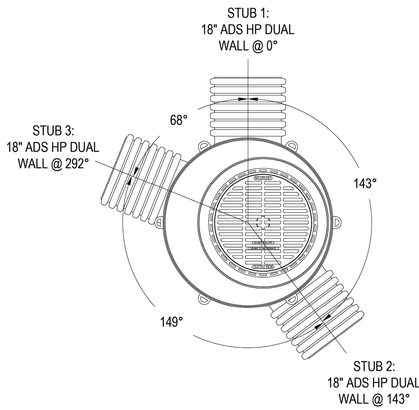
ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026

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

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

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

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



POLYPROPYLENE BASIN TOP VIEW
WITH REDUCING PLATE, FRAME & GRATE

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

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

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

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

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026

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

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

Standard Details IV

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA
CHECKED BY CMP

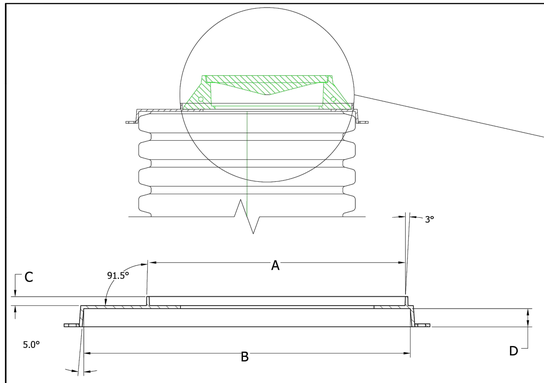
Renaissance Infrastructure Consulting
816.800.0950
400 E 17th Street
Kansas City, Missouri 64108
www.ric-consult.com
MO Certificate of Authority: E-2010033630

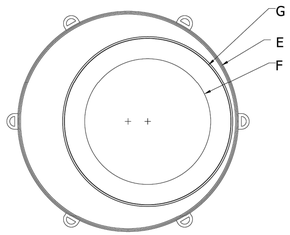
STATE OF MISSOURI
MATHEW L. MUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/26/25

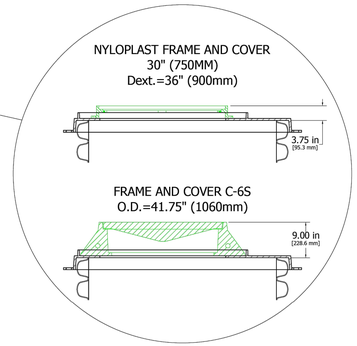
Sheet
C74

gmiller
Feb 21, 2025 - 12:31pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP_STD-01.dwg

OPTIONS FOR FRAME AND COVER







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

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

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

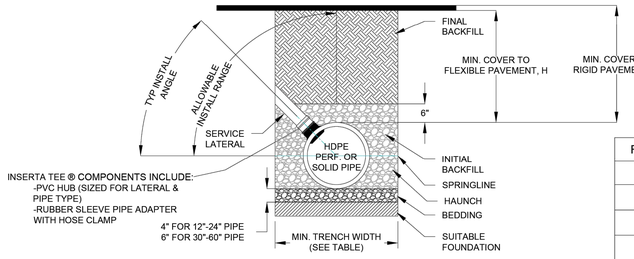
STANDARD DETAIL
FRAME & COVER FOR 48" POLYPROPYLENE BASIN

DRAWING NUMBER STD-414

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026

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

INSERTA TEE ® DETAIL (HDPE)



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

NOTES:

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

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

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

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

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

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

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

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

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

INSERTA TEE DETAIL (HDPE)

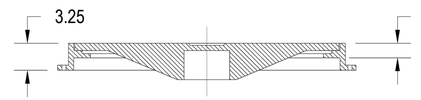
DRAWING NUMBER STD-1011

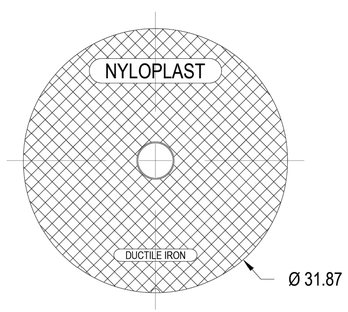
ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026

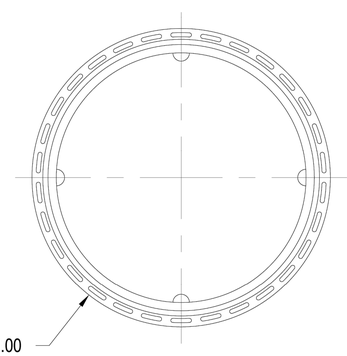
DRAWN BY: HAK
DATE: 07/19/23
DATE BY: ENG
SCALE: NTS
SHEET: 1

3099CGC

APPROX. WEIGHT WITH FRAME = 262.50 LBS







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

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

STANDARD DETAIL
NYLOPLAST 30 IN SOLID COVER ASSEMBLY - TYPE B

DRAWING NUMBER 7001-110-222

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026

DRAWN BY: NMH
DATE: 02/06/25
DATE BY:
SCALE: NTS
SHEET: 1 OF 1

Construction Documents

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

Standard Details V

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

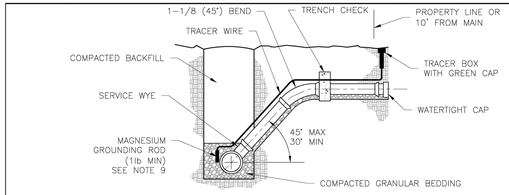
DRAWN BY TUA
CHECKED BY CMP

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

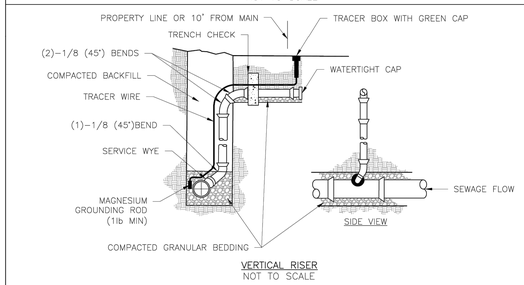
STATE OF MISSOURI
MATHEW L. LUTTRELL
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
02/28/25

Sheet
C75

gmiller
Feb 21, 2025 - 12:31pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- STD-01.dwg



STANDARD INSTALLATION
NOT TO SCALE



VERTICAL RISER
NOT TO SCALE

NOTES:

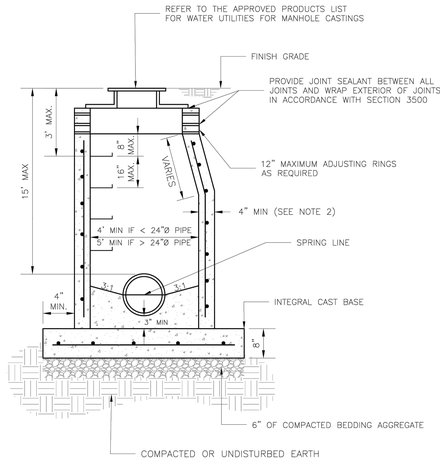
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY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

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

SANITARY SEWER STUB DETAIL

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

SAN-1



NOTES:

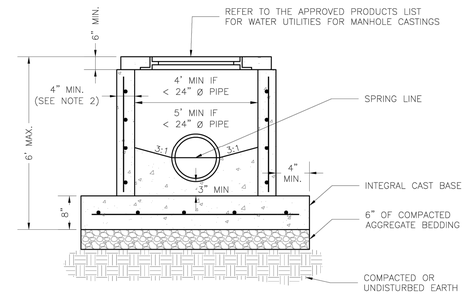
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH ($\frac{1}{12}$) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THEN 15'.
3. WATERPROOFING SHALL BE REQUIRED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

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

STANDARD SANITARY PRECAST MANHOLE

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

SAN-2



NOTES:

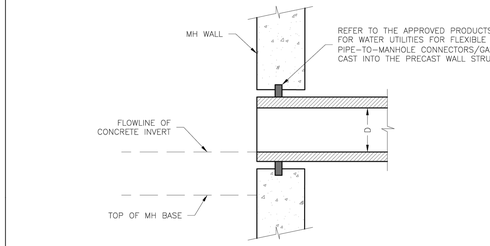
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER SHALL BE USED.
3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL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

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

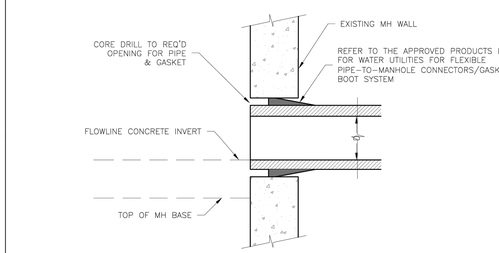
STANDARD SHALLOW SANITARY PRECAST MANHOLE

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

SAN-3



NEW MANHOLE



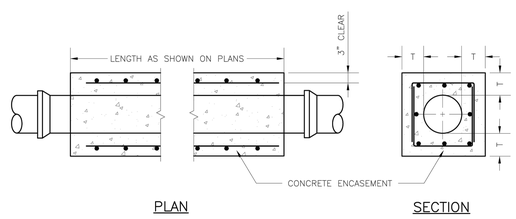
EXISTING MANHOLE

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

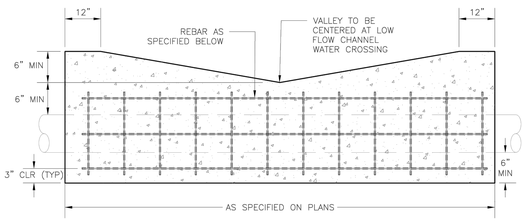
MANHOLE WALL CONNECTION

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

SAN-5



PLAN SECTION



STREAM CROSSING PROFILE

NOTES:

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

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

PIPE ENCASEMENT DETAIL

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

SAN-7

Construction Documents

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

Standard Details VI

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA
CHECKED BY CMP

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

STATE OF MISSOURI
MADHELA KLUTHER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
02/28/25

Sheet
C76

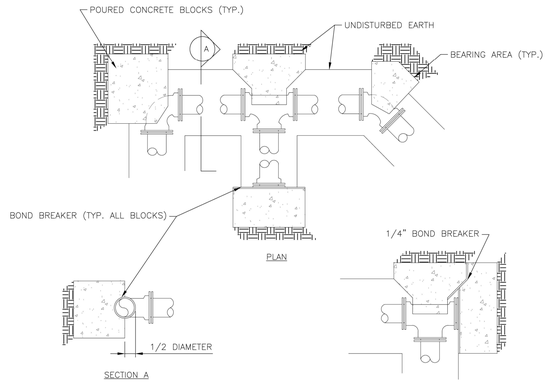
8

9

gmiller
Feb 21, 2025 - 12:31pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- STD-01.dwg

REQUIRED CONCRETE BEARING AREA (SQUARE FEET – SF)

NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	4.7	6.7	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	25.7	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	REST. JT.	32.5	16.5	8.3
20	REST. JT.	REST. JT.	40.1	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8



NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

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

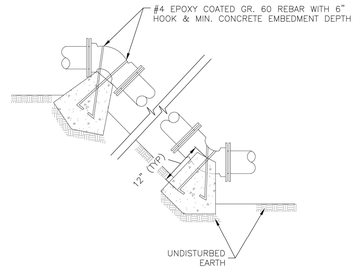
HORIZONTAL THRUST BLOCK

Date: 08/2023
Drawn By: MJF
Checked By: KLY

WAT-1

REQUIRED CONCRETE VOLUME (CUBIC FEET – CF)

NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	50.5	71.4	38.6	19.7	9.9
8	89.8	126.9	68.7	35.0	17.6
10	140.2	198.3	107.3	54.7	27.5
12	202.0	REST. JT.	154.6	78.8	39.6
14	REST. JT.	REST. JT.	210.4	107.3	53.9
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4
18	REST. JT.	REST. JT.	REST. JT.	177.3	89.1
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	110.0
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4



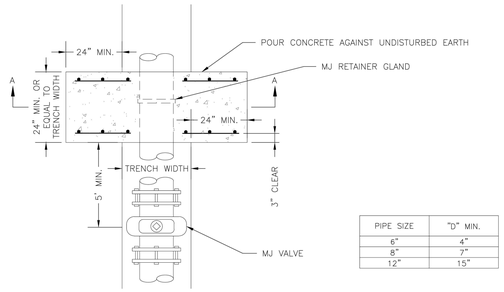
NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

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

VERTICAL THRUST BLOCK

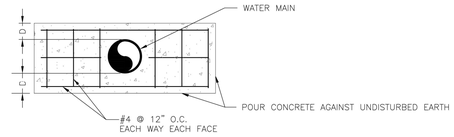
Date: 08/2023
Drawn By: MJF
Checked By: KLY

WAT-2



TOP VIEW

PIPE SIZE	"D" MIN.
6"	4"
8"	7"
12"	15"



SECTION A–A

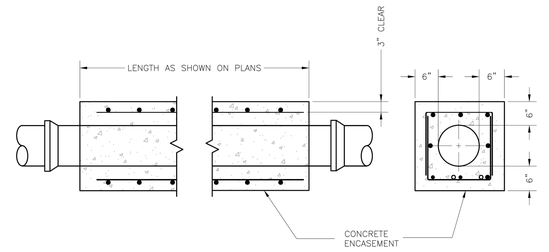
NOTE:
THIS DETAIL NOT TO BE USED FOR PIPE GREATER THAN 12"

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

STRADDLE BLOCK

Date: 08/2023
Drawn By: MJF
Checked By: KLY

WAT-3



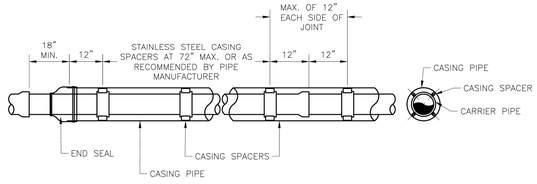
NOTES:
1. INTERMEDIATE BELLS SHALL BE ENCASED.
2. REINFORCING STEEL SHALL BE #4 @ 12" O.C. EACH WAY WITH A MINIMUM REBAR LAP OF 12".
3. THIS DETAIL IS FOR PIPES 12" AND SMALLER.

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

WATER PIPE ENCASEMENT

Date: 08/2023
Drawn By: MJF
Checked By: KLY

WAT-4



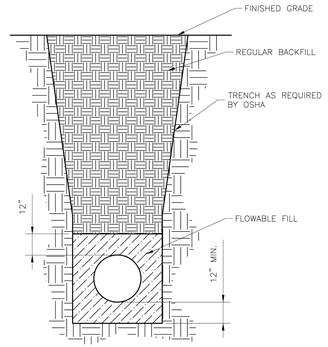
NOTES:
1. REFER TO SPECIFICATION SECTION 3900 FOR ADDITIONAL INFORMATION.
2. LENGTH, DIAMETER, AND WALL THICKNESS TO BE SHOWN ON CONSTRUCTION PLANS.

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

WATER CASING PIPE DETAIL

Date: 08/2023
Drawn By: MJF
Checked By: KLY

WAT-5



NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".

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

WATER TRENCH CHECK DETAIL

Date: 08/2023
Drawn By: MJF
Checked By: KLY

WAT-6

Construction Documents

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

Standard Details VII

8

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA
CHECKED BY CMP

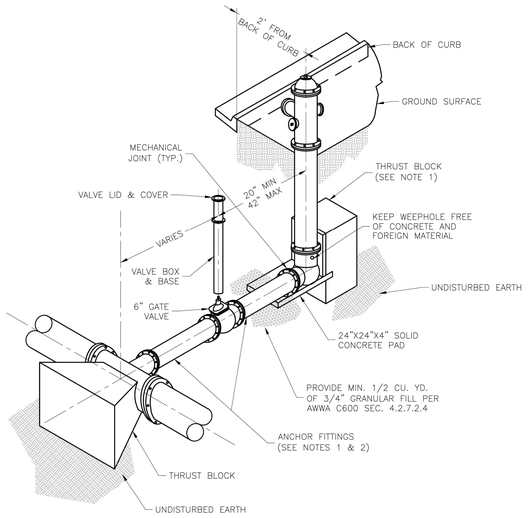
Renaissance Infrastructure Consulting
400 E 17th Street Kansas City, Missouri 64108
816.800.0950 www.ric-consult.com
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MICHAEL KLOTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/26/25

Sheet
C77

9

gmiller
Feb 21, 2025 - 12:31pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 FDP- STD-01.dwg



NOTES:

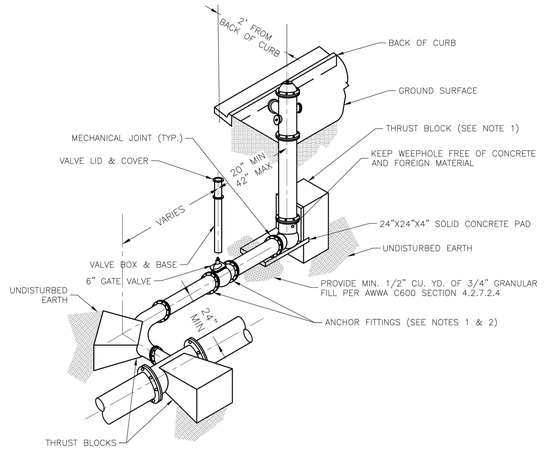
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF ANCHOR FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO ANCHOR TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

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

HYDRANT - STRAIGHT SET

Date: 08/2023 | Drawn By: MJF | Checked By: KLY

WAT-7



NOTES:

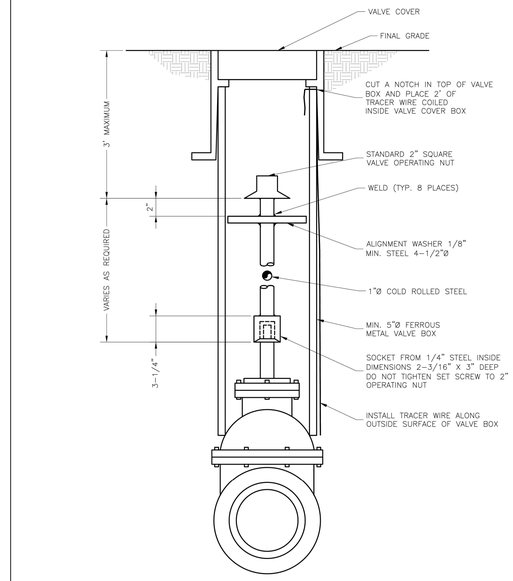
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF ANCHOR RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO ANCHOR TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10" FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

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

HYDRANT WITH 90 DEGREE BEND

Date: 08/2023 | Drawn By: MJF | Checked By: KLY

WAT-8

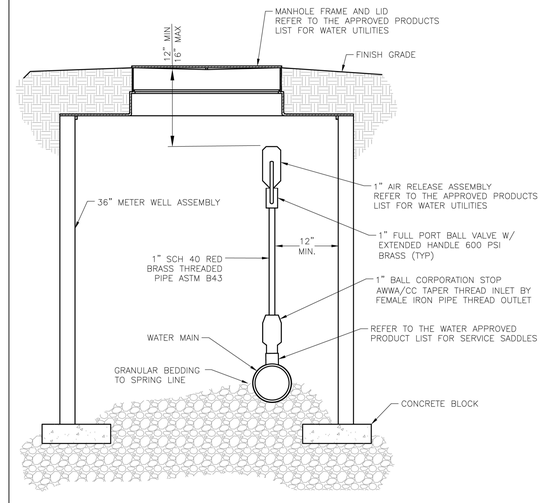


LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

VALVE STEM EXTENSION AND VALVE BOX

Date: 08/2023 | Drawn By: MJF | Checked By: KLY

WAT-9



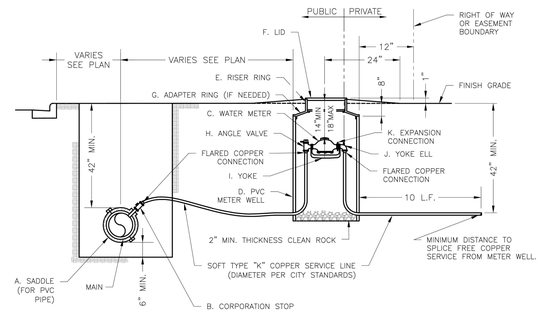
AIR RELEASE ASSEMBLY
NOT TO SCALE

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

AIR RELEASE ASSEMBLY

Date: 08/2023 | Drawn By: MJF | Checked By: KLY

WAT-10



NOTES:

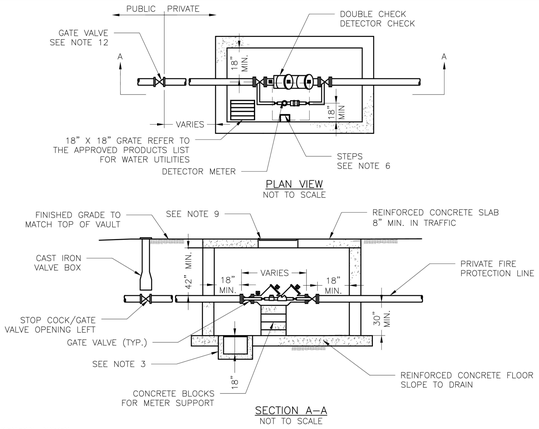
1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A-K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

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

SERVICE CONNECTION WITH METER WELL

Date: 08/2023 | Drawn By: MJF | Checked By: KLY

WAT-11



GENERAL NOTES:

1. METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE.
2. METER VAULT ROOF TO BE REINFORCED CONCRETE OPENING CENTERED OVER DETECTOR METER.
3. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA WHERE SURFACE WATER WILL NOT DRAIN INTO IT. VAULT MUST BE KEPT FREE OF WATER. PROVIDE CONCRETE SUMP AS A MINIMUM. WHERE PRACTICAL, PROVIDE A 2" PIPE DRAIN WITH AN ABOVE-GROUND DISCHARGE POINT. PROJECT OWNER MAY DESIRE A PERMANENTLY INSTALLED SUMP PUMP.
4. ALL PIPE SHALL BE DUCTILE IRON CLASS 50. ALL PIPE FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
5. ALL FITTINGS TO BE BRASS.
6. STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
7. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR CHECK BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT THE WATER UTILITIES OPERATIONS DIVISION AT 816-969-1940. AS OF JANUARY 1, 1987, THE DNR REQUIRES FIRE SPRINKLER SYSTEMS USING CHEMICALS TO HAVE A DNR APPROVED PRESSURE BACKFLOW PREVENTER INSTALLED, PRIOR TO THE MIXING POINT.
8. ALL VALVES SHALL HAVE RISING STEMS.
9. FOR MANHOLE COVERS, SELECT A MANHOLE FOUND ON THE APPROVED PRODUCTS LIST FOR WATER UTILITIES SUITABLE FOR EITHER TRAFFIC OR NON-TRAFFIC CONDITIONS.
10. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
11. METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.
12. IF PUBLIC WATER IS LOCATED ON THE OPPOSITE SIDE OF THE STREET, THEN THE PUBLIC WATER MAIN RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE NEAREST THE VAULT.

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

VAULT FOR DOUBLE CHECK DETECTOR CHECK

Date: 08/2023 | Drawn By: MJF | Checked By: KLY

WAT-12

Construction Documents

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

8

Standard Details VIII

NO.	DATE	REVISION
9	02/28/2025	ASI 1
8	01/29/2025	Construction Set
7	01/17/2025	Storm Line 8
6	12/04/24	PER CITY COMMENT
5	11/19/2024	City Comments 2
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

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

STATE OF MISSOURI
MICHAEL SLATTERY
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
12/26/25

Sheet
C78

9

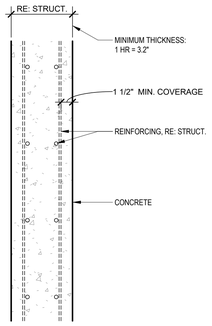
gmiller
Feb 21, 2025 - 12:31pm
Z:\RIC Design\2024\24-0166\Dwg\Sheets\FDP\24-0166 fdp- std-01.dwg

ARCH E1 30" x 42"

ASSEMBLY INFORMATION

IDENTIFICATION	CA/1	
FRAMING	STEEL COLUMN	--
THICKNESS	VARIES	--
FIRE RATING	1 HR	--
FIRE TEST NUMBER	UL Y616	--
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

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

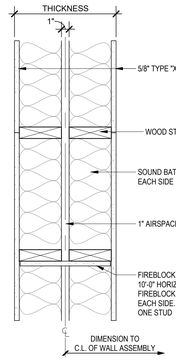


WALL ASSEMBLY INFORMATION

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

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

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



WALL ASSEMBLY INFORMATION

IDENTIFICATION	F/1	
STUD SIZE	2x4	--
THICKNESS	9 1/4"	--
FIRE RATING	1 HR	--
FIRE TEST NUMBER	UL U341	--
ACOUSTICAL RATING	STC 55	--
ACOUSTICAL TEST NUMBER	RAL TL11-160	--

ASSEMBLY NOTES
A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

F 1-HR INT. WOOD STUD DEMISING WALL
1 1/2" = 1'-0" — TYPICAL AT UNIT DEMISING WALLS

ASSEMBLY GENERAL NOTES:

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

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

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

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

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

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

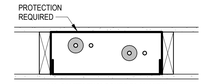
G. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS AT 30'-0" O.C. MAX. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

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

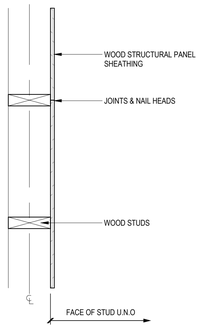
I. WHERE ITEMS ARE RECESSED INTO A FIRE RATED PARTITION PROVIDE ADDITIONAL GYPSUM, FIREPROOFING, OR FIRE STOPPING AROUND THE RECESSED PORTION OF THE ITEM AS REQUIRED TO MAINTAIN THE INDICATED FIRE RATING.

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

1 K. A2L REFRIGERATION LINE SET INSTALLATION NOTES - PROTECTION & ENCLOSURES
   1. PROVIDE RIGID OR FLEXIBLE METAL ENCLOSURES OR PIPE DUCTS FOR SOFT, ANNEALED COPPER TUBING USED FOR REFRIGERANT PIPING. (2018 IMC SECTION 1107.3)
   2. REFRIGERANT PIPING THAT PASSES THROUGH HOLES OR NOTCHES IN STUDS, JOISTS, RAFTERS, OR SIMILAR MEMBER SPACES SHALL BE MINIMUM 1 1/2" FROM THE NEAREST EDGE OF THE MEMBER. IF LESS THAN 1 1/2" FROM THE EDGE, PROTECTIVE STEEL SHIELD PLATES (MIN. 16 GAGE) SHALL COVER THE AREA OF THE PIPE AND SHALL EXTEND NOT LESS THAN 2" ABOVE SOLE PLATES AND BELOW TOP PLATES. (2018 IMC SECTIONS 305.5)



A2L CAVITY ENCLOSURE PLAN VIEW

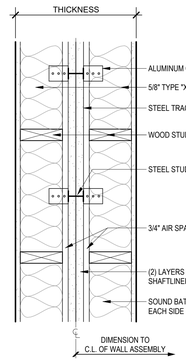


WALL ASSEMBLY INFORMATION

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

ASSEMBLY NOTES
A. SHEATHING TO EXTEND TO UNDERSIDE OF ROOF SHEATHING

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



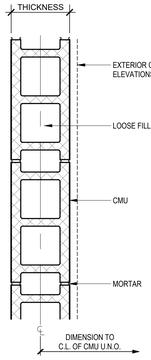
WALL ASSEMBLY INFORMATION

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

ASSEMBLY NOTES
A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

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

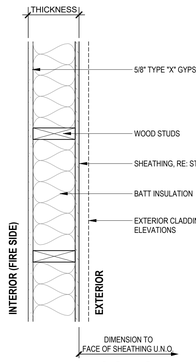
E NOT USED
1 1/2" = 1'-0"



WALL ASSEMBLY INFORMATION

IDENTIFICATION	S/2	
STUD SIZE	N/A	--
THICKNESS	7 5/8"	--
FIRE RATING	0 HR	--
FIRE TEST NUMBER	UL U905	--
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

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

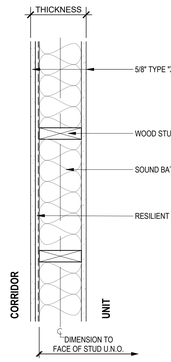


WALL ASSEMBLY INFORMATION

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

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

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

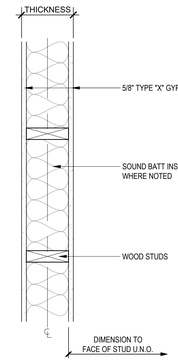


WALL ASSEMBLY INFORMATION

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

ASSEMBLY NOTES
A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

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

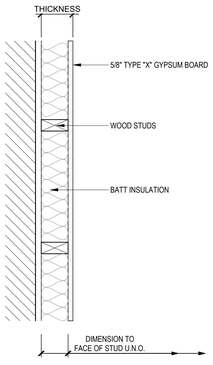


WALL ASSEMBLY INFORMATION

IDENTIFICATION	B/4	B/2
STUD SIZE	2x4	2x6
THICKNESS	4 3/4"	6 3/4"
FIRE RATING	1 HR	1 HR
FIRE TEST NUMBER	UL U305	UL U305
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

ASSEMBLY NOTES
A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

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



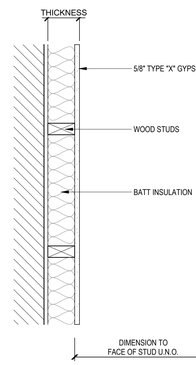
WALL ASSEMBLY INFORMATION

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

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

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

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

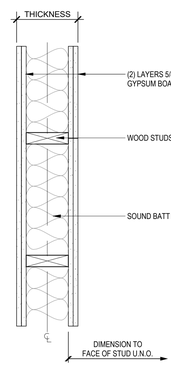


WALL ASSEMBLY INFORMATION

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

ASSEMBLY NOTES
A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

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

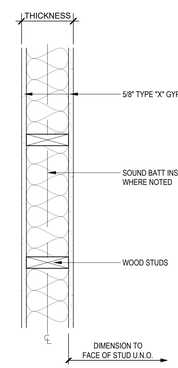


WALL ASSEMBLY INFORMATION

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

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

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



WALL ASSEMBLY INFORMATION

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

ASSEMBLY NOTES
A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

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

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10447
ARCHITECT
02/28/2024

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
4 02.28.25 ASI 1

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

SHEET NAME
WALL ASSEMBLIES

SHEET NO.
A0.20

2/28/2025 1:36:56 PM

ARCH E1 30" x 42"

ASSEMBLY GENERAL NOTES:

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

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

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

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

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

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

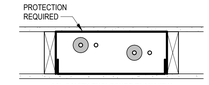
G. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS AT 30'-0" O.C. MAX. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

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

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

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

1 K. A2L REFRIGERATION LINE SET INSTALLATION NOTES - PROTECTION & ENCLOSURES
   1. PROVIDE RIGID OR FLEXIBLE METAL ENCLOSURES OR PIPE DUCTS FOR SOFT, ANNEALED COPPER TUBING USED FOR REFRIGERANT PIPING. (2018 IMC SECTION 1107.3)
   2. REFRIGERANT PIPING THAT PASSES THROUGH HOLES OR NOTCHES IN STUDS, JOISTS, RAFTERS, OR SIMILAR MEMBER SPACES SHALL BE MINIMUM 1 1/2" FROM THE NEAREST EDGE OF THE MEMBER. IF LESS THAN 1 1/2" FROM THE EDGE, PROTECTIVE STEEL SHIELD PLATES (MIN. 16 GAGE) SHALL COVER THE AREA OF THE PIPE AND SHALL EXTEND NOT LESS THAN 2" ABOVE SOLE PLATES AND BELOW TOP PLATES. (2018 IMC SECTIONS 305.5)



A2L CAVITY ENCLOSURE PLAN VIEW

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10744
ARCHITECT
05/28/2024

ASSEMBLY INFORMATION

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

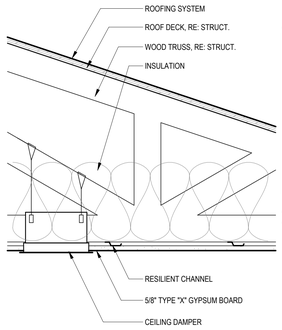
ASSEMBLY NOTES
A. ...

RB 2-HR ROOF/CEILING ASSEMBLY
1 1/2" = 1'-0" TYPICAL AT STAIR

ASSEMBLY INFORMATION

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

V NON-RATED FLOOR/CEILING ASSEMBLY
1 1/2" = 1'-0" TYPICAL AT STAIRS

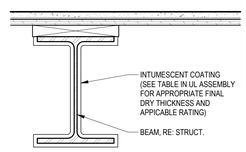


ASSEMBLY INFORMATION

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

ASSEMBLY NOTES
A. ...

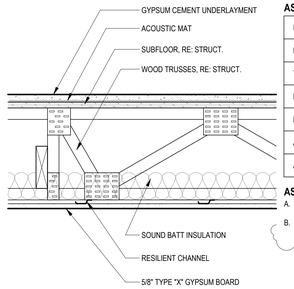
RA 1-HR ROOF/CEILING ASSEMBLY
1 1/2" = 1'-0" TYPICAL



ASSEMBLY INFORMATION

IDENTIFICATION	BA	
FRAMING	STEEL BEAM	
THICKNESS	VARIES	
FIRE RATING	1 HR	
FIRE TEST NUMBER	UL N600 SERIES	
ACOUSTICAL RATING	--	
ACOUSTICAL TEST NUMBER	--	

BA BEAM ASSEMBLY
1 1/2" = 1'-0"



ASSEMBLY INFORMATION

IDENTIFICATION	FA1
FRAMING	WOOD TRUSS
THICKNESS	--
FIRE RATING	1 HR
FIRE TEST NUMBER	UL L528
ACOUSTICAL RATING	--
ACOUSTICAL TEST NUMBER	--

ASSEMBLY NOTES
A. REFER TO UL ASSEMBLY FLOOR SYSTEM #3, 4, OR 8.
B. PROVIDE 1/4" ACOUSTIC MAT AND 1" GYPSUM CEMENT UNDERLAYMENT

FA 1-HR FLOOR/CEILING ASSEMBLY
1 1/2" = 1'-0" TYPICAL

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
4 02.28.25 ASI 1

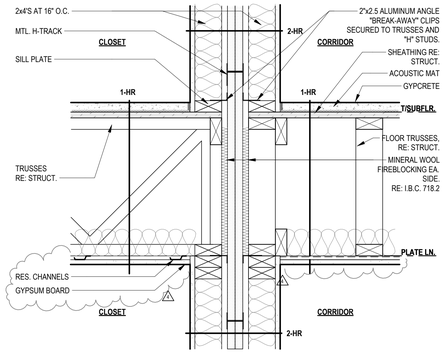
JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
HORIZONTAL ASSEMBLIES

SHEET NO.
A0.21

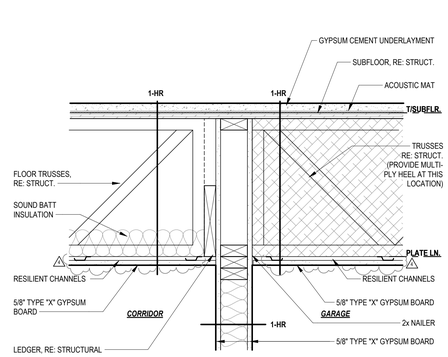
2/28/2025 1:37:15 PM

ARCH E1 30" x 42"



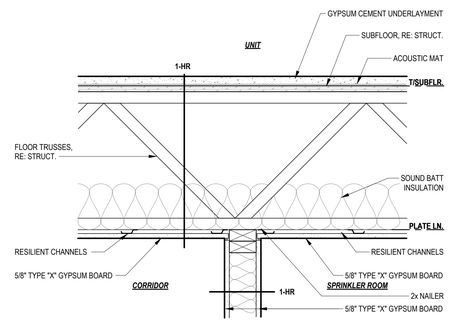
VERTICAL ASSEMBLY: FIRE WALL

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



VERTICAL ASSEMBLY: FIRE WALL

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

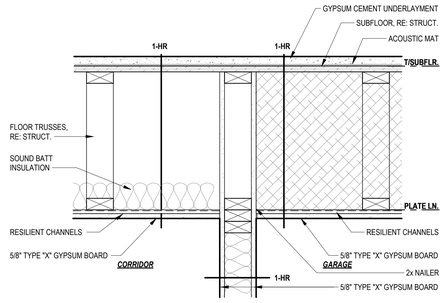


VERTICAL ASSEMBLY: FIRE PARTITION

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

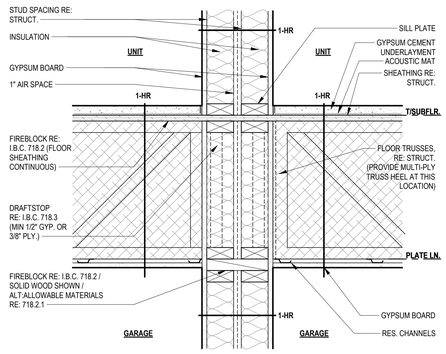
VERTICAL ASSEMBLY: FIRE BARRIER

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



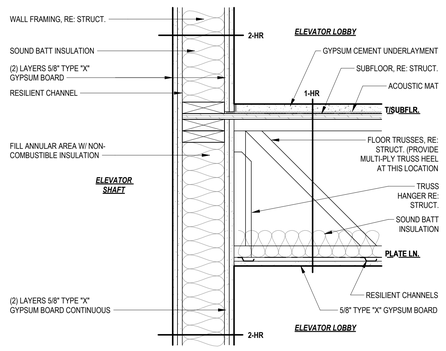
VERTICAL ASSEMBLY: FIRE BARRIER

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



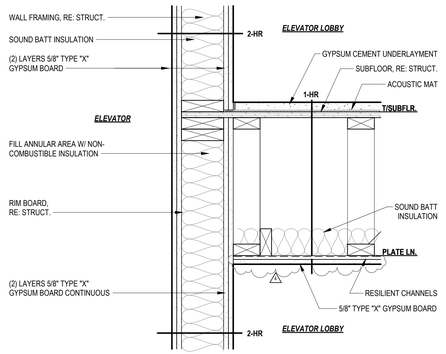
VERTICAL ASSEMBLY: FIRE BARRIER

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



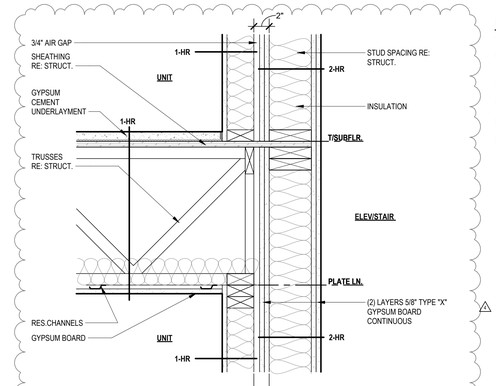
VERTICAL ASSEMBLY: FIRE BARRIER

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



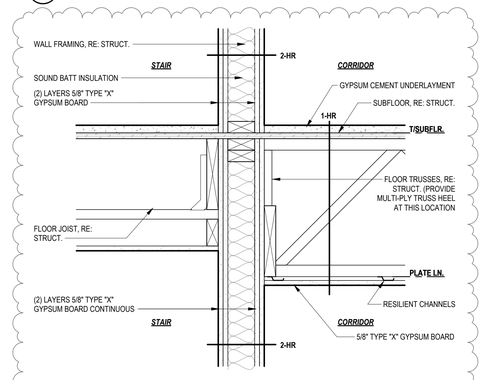
VERTICAL ASSEMBLY: FIRE BARRIER

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



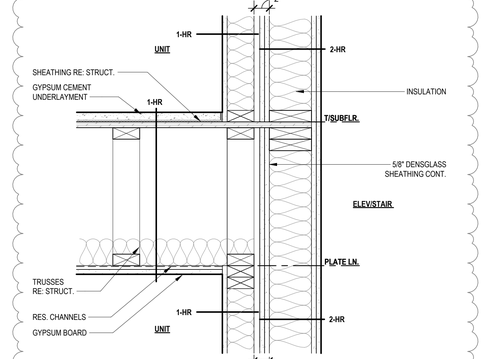
VERTICAL ASSEMBLY: FIRE BARRIER

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



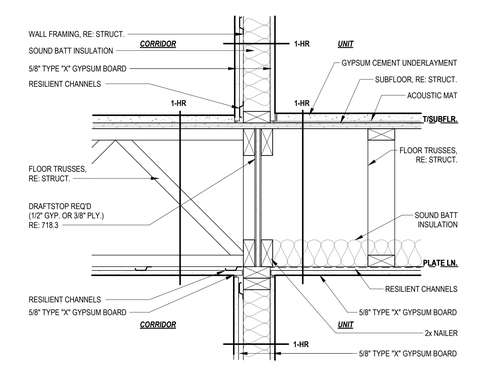
VERTICAL ASSEMBLY: FIRE BARRIER

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



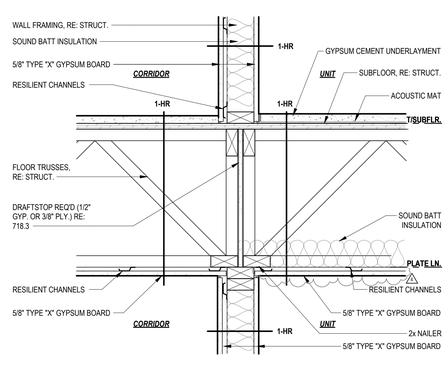
VERTICAL ASSEMBLY: FIRE BARRIER

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



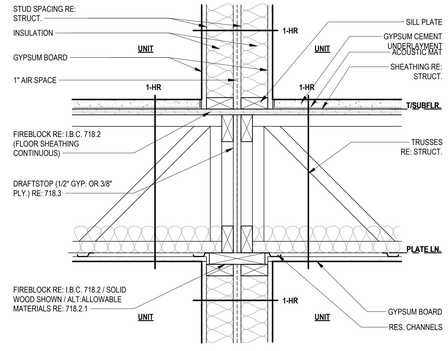
VERTICAL ASSEMBLY: FIRE PARTITION

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



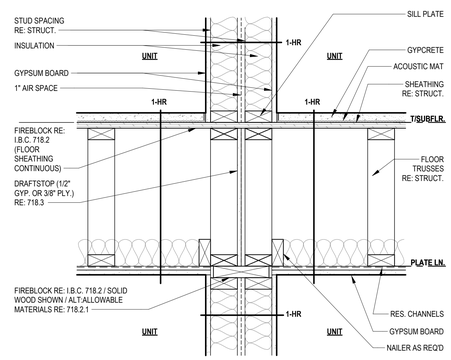
VERTICAL ASSEMBLY: FIRE PARTITION

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



VERTICAL ASSEMBLY: FIRE PARTITION

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



VERTICAL ASSEMBLY: FIRE PARTITION

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

FLOOR/WALL INTERSECTION DETAIL GENERAL NOTES:

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

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

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

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

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

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

G. TRIM AND MOULDINGS NOT SHOWN FOR CLARITY.

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10741
ARCHITECT
05/28/2024

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 02.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS
4 02.28.25 ASI 1

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

SHEET NAME
FLOOR/WALL DETAILS

SHEET NO.
A0.40

2/26/2025 5:06:24 PM

ARCH E1 30" x 42"

FLOOR/WALL INTERSECTION DETAIL GENERAL NOTES:

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

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

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

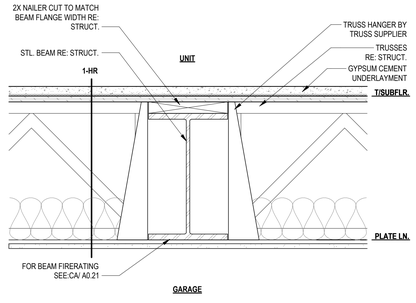
D. FIREBLOCKING - REFER TO 2018 IBC SECTION 718.2.1 FOR ALLOWABLE MATERIALS.

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

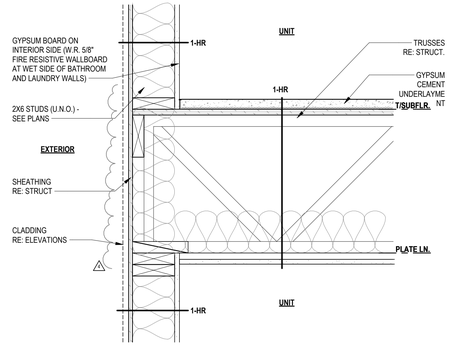
F. ACOUSTICAL DETAILS TYPICAL AT UNIT DEMISING WALLS, CORRIDOR WALLS, STAIR & ELEVATOR WALLS, AND SOUND RATED ASSEMBLIES INDICATED.

G. TRIM AND MOULDINGS NOT SHOWN FOR CLARITY.

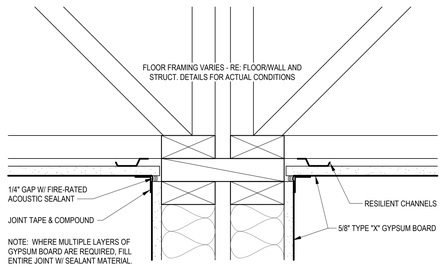
nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS, 66207
© 2024



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

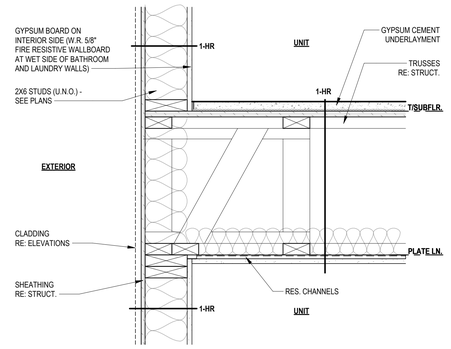


3 1HR EXTERIOR WALL - PERP. TRUSSES
1 1/2" = 1'-0"

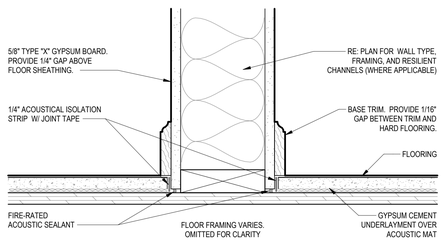


DETAIL TYPICAL AT:
UNIT DEMISING WALLS, CORRIDOR WALLS, STAIR & ELEVATOR WALLS, AND SOUND RATED ASSEMBLIES INDICATED.

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

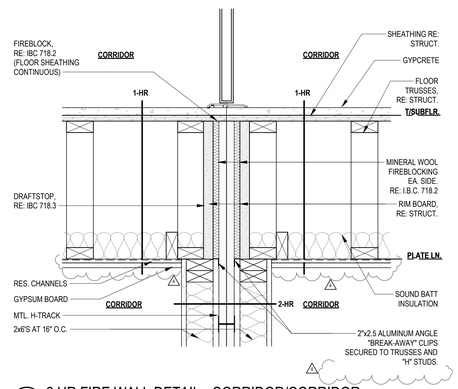


2 1HR EXTERIOR WALL - PARALLEL TRUSSES
1 1/2" = 1'-0"



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

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



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

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

SHEET NAME
FLOOR/WALL DETAILS

SHEET NO.
A0.41

2/27/2025 9:40:19 AM

ARCH E1 30" x 42"

FLOOR/WALL INTERSECTION DETAIL GENERAL NOTES:

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

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

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

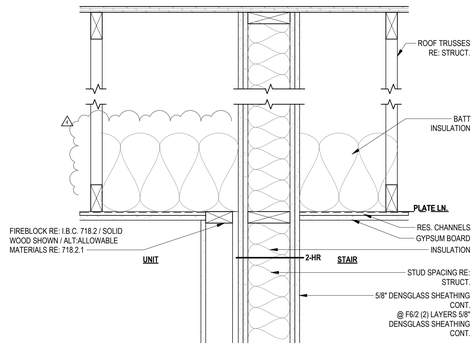
D. FIREBLOCKING - REFER TO 2018 IBC SECTION 718.2.1 FOR ALLOWABLE MATERIALS.

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

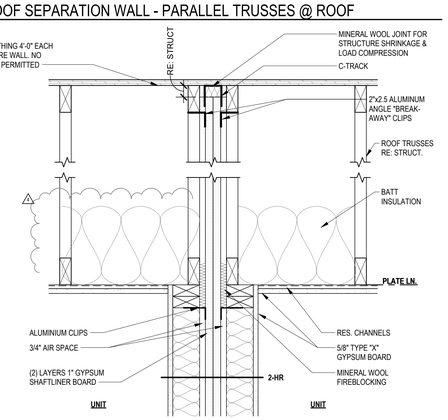
F. ACOUSTICAL DETAILS TYPICAL AT UNIT DEMISING WALLS, CORRIDOR WALLS, STAIR & ELEVATOR WALLS, AND SOUND RATED ASSEMBLIES INDICATED.

G. TRIM AND MOULDINGS NOT SHOWN FOR CLARITY.

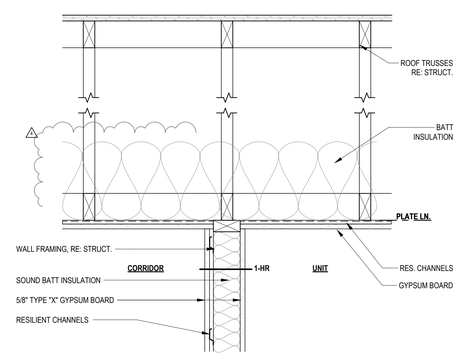
nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS, 66207
© 2024



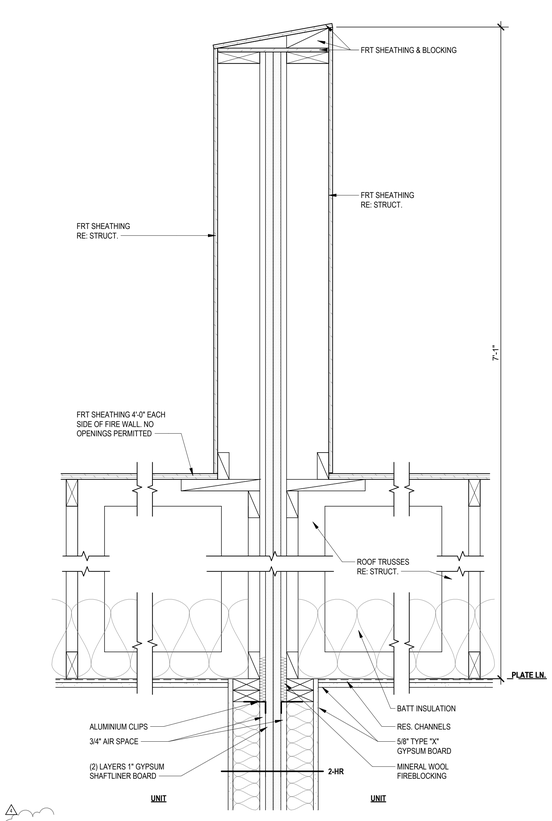
6 STAIR/ROOF SEPARATION WALL - PARALLEL TRUSSES @ ROOF
1 1/2" = 1'-0"



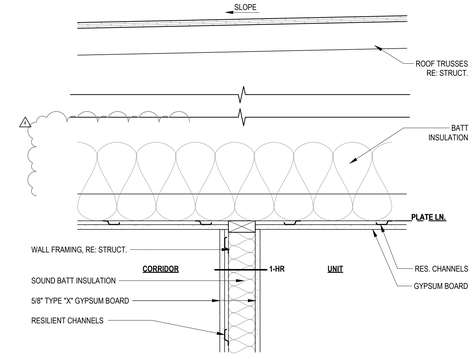
5 2 HR FIREWALL- WALL/ROOF
1 1/2" = 1'-0"



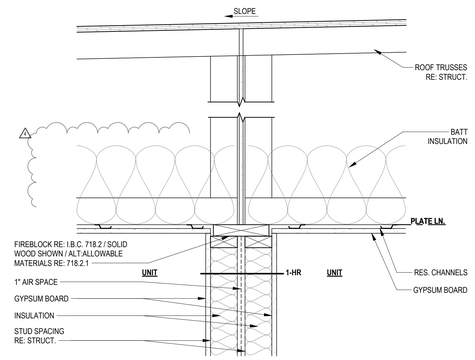
4 UNIT/CORRIDOR SEPARATION WALL - PARALLEL TRUSSES @ ROOF
1 1/2" = 1'-0"



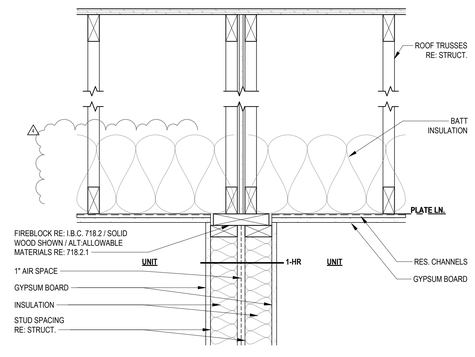
7 2 HR FIREWALL- PARAPET
1 1/2" = 1'-0"



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



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



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

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

DRAWING RELEASE LOG
- 05.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

△ REVISIONS
4 02.28.25 ASI 1

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

SHEET NAME
ROOF/WALL DETAILS

SHEET NO.
A0.42

2/26/2025 5:06:27 PM

ARCH E1 30" x 42"

DETAIL GENERAL NOTES:

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

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

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

nspj ARCHITECTS

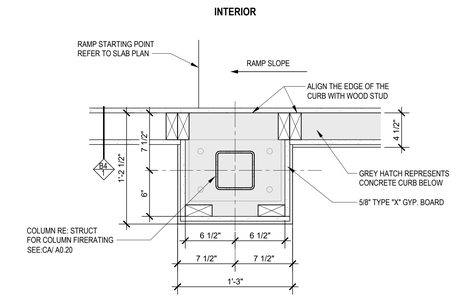
ARCHITECTURE
LANDSCAPE
ARCHITECTURE

P.913.831.1415
NSPJARCH.COM

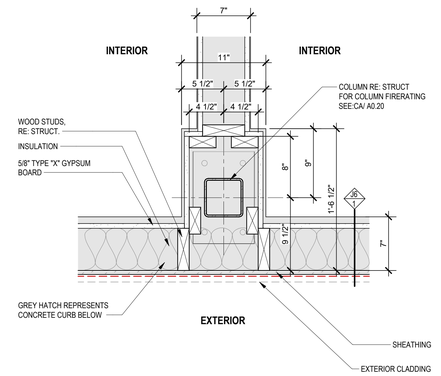
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207

© 2024

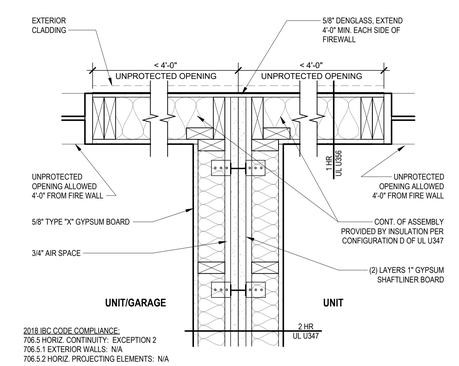
STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10744
ARCHITECT
02/28/2024



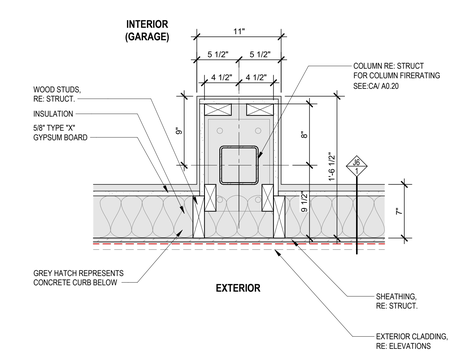
3 1 HR FIRE RATED COLUMN @ INTERIOR
1 1/2" = 1'-0"



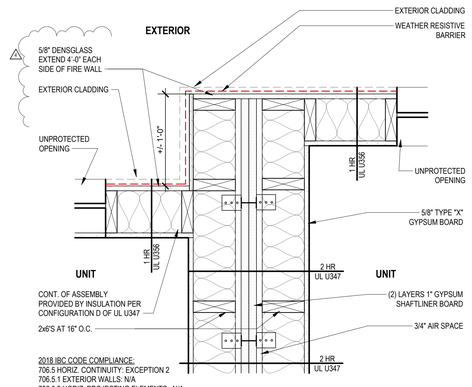
5 1 HR FIRE RATED COLUMN @ EXTERIOR
1 1/2" = 1'-0"



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



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



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

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS

2	10.30.24	CITY COMMENTS 1
4	02.28.25	ASI 1

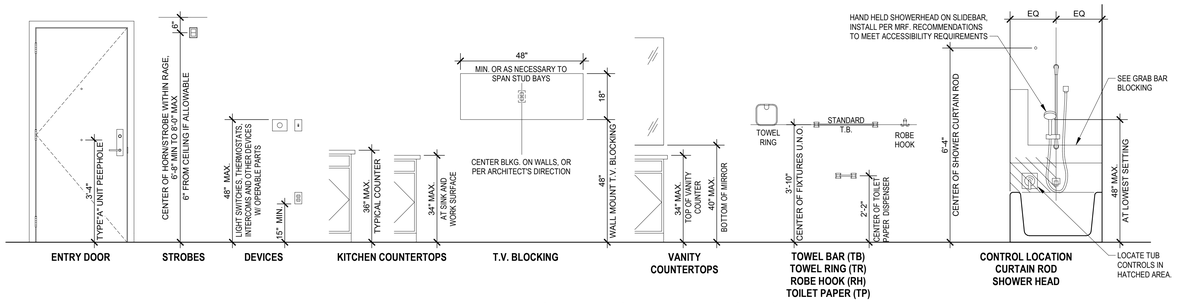
JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
FIRE RATED PLAN DETAILS

SHEET NO.
A0.43

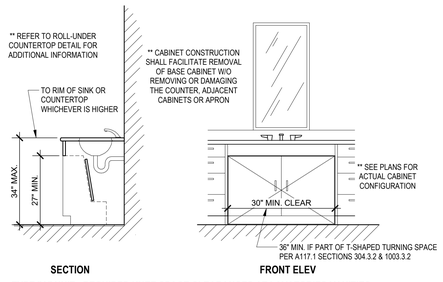
2/26/2025 5:06:29 PM

ARCH E1.35" x 42"



ENTRY DOOR | STROBES | DEVICES | KITCHEN COUNTERTOPS | T.V. BLOCKING | VANITY COUNTERTOPS | TOWEL BAR (TB) TOWEL RING (TR) ROBE HOOK (RH) TOILET PAPER (TP) | CONTROL LOCATION CURTAIN ROD SHOWER HEAD

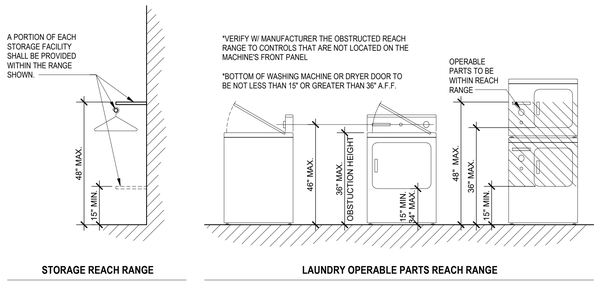
TYPE "A" DWELLING UNIT MOUNTING HEIGHTS



SECTION | FRONT ELEV

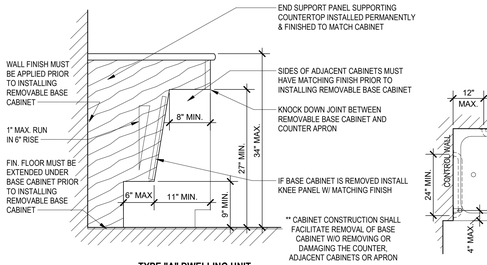
TYPE "A" UNIT - REQUIRED KNEE SPACE CLEARANCES AT LAVATORIES-VANITIES

TYPE "A" DWELLING UNIT LAVATORIES-VANITIES



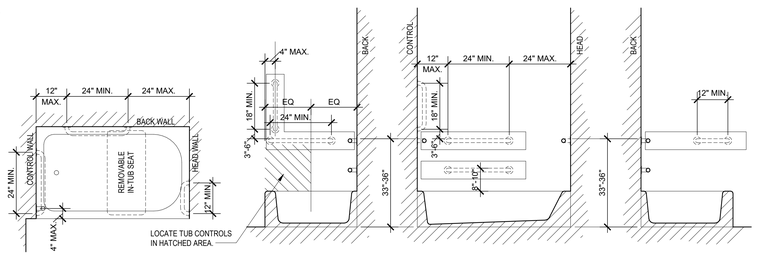
STORAGE REACH RANGE | LAUNDRY OPERABLE PARTS REACH RANGE

TYPE "A" DWELLING UNIT ACCESSIBLE REACH RANGE



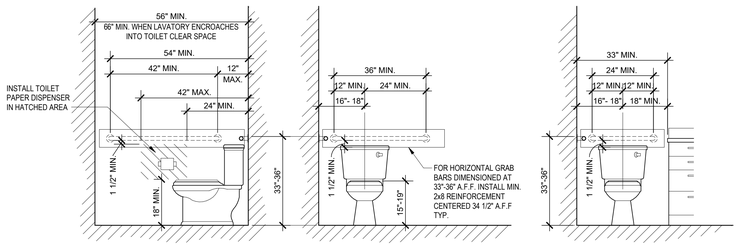
TYPE "A" DWELLING UNIT

ROLL-UNDER COUNTERTOP DETAIL



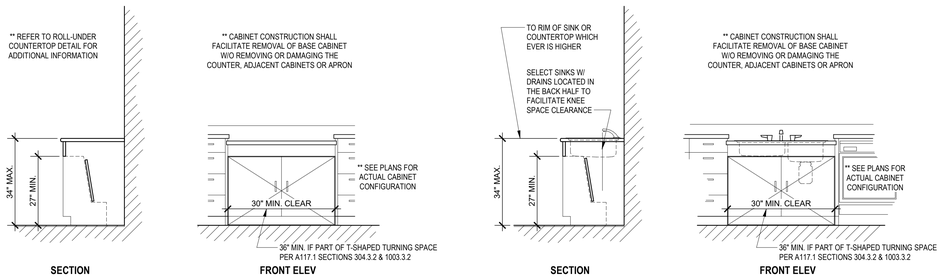
BATHTUB PLAN | CONTROL END WALL ELEV. | BACK WALL ELEV. | HEAD END WALL ELEV.

TYPE "A" DWELLING UNIT GRAB BAR REINFORCEMENT FOR BATHTUBS



TOILET SIDE WALL TYPICAL ELEV. | TOILET REAR WALL TYPICAL ELEV. | TOILET W/ ADJACENT VANITY TYPICAL ELEV.

TYPE "A" DWELLING UNIT GRAB BAR REINFORCEMENT FOR TOILETS



SECTION | FRONT ELEV

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

SECTION | FRONT ELEV

TYPE "A" UNIT - REQUIRED KNEE SPACE CLEARANCES AT KITCHEN SINK

TYPE "A" DWELLING UNIT AT KITCHEN

TYPE "A" DWELLING UNITS - ACCESSIBILITY NOTES

UNITS DESIGNATED ON THE PLANS AS "TYPE A" SHALL MEET ALL APPLICABLE REQUIREMENTS OF A117.1-2009 SECTION 1003.

ACCESSIBLE ROUTE:

1. THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARE A PART OF THE UNIT. AN ACCESSIBLE ROUTE SHALL HAVE A CLEAR WIDTH OF 36" MIN. ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVDE A 60" WHEELCHAIR TURNING SPACE EXCEPT FOR BATHROOMS NOT REQURED TO COMPLY. A TURNING SPACE IS NOT REQIRED WITHIN CLOSETS OR PANTRES THAT ARE 48" MAXIMUM IN DEPTH.
3. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: FLOOR OR GROUND SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS / DOORWAYS, RAMPS, ELEVATORS, AND WHEELCHAIR (PLATFORM) LIFTS.
4. WHERE CHANGES IN ELEVATION GREATER THAN 1/2" BUT LESS THAN 12" EXIST IN THE MEANS OF EGRESS, SLOPED SURFACES SHALL BE USED. CHANGES IN LEVEL OF 1/4" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN. AND 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. THRESHOLDS AT EXTERIOR SLIDING DOORS SHALL BE PERMITTED TO BE 3/4" HIGH MAX. PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.

DOORS:

1. THE PRIMARY ENTRANCE DOOR TO THE DWELLING UNIT, AND ALL OTHER DOORWAYS INTENDED FOR USER PASSAGE, SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THRESHOLDS, IF PROVIDED, AT DOORWAYS SHALL BE 1/2" HIGH MAX. WHERE A THRESHOLD IS OVER 1/4"HIGH, AT LEAST HALF OF THE HEIGHT OF THE THRESHOLD SHOULD BE BEVELED.
2. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MIN. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN.
3. THE FORCE FOR PUSHING OR PULLING OPEN DOORS, OTHER THAN FIRE DOORS, SHALL BE 5.0 LBS. MAX. FOR INTERIOR HINGED DOORS AND 5.0 LBS. MAX. FOR SLIDING OR FOLDING DOORS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.
4. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ALL ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MIN. AND 48" MAX. AFF. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
5. DOOR SURFACES WITHIN 10" OF THE FLOOR MEASURED VERTICALLY SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR EXCEPT SLIDING DOORS.

TOILET AND BATHING FACILITES:

1. AT LEAST ONE TOILET AND BATHING FACILITY MUST COMPLY HAVING AT LEAST ONE LAVATORY, WATER CLOSET, AND EITHER A BATHTUB OR SHOWER.
2. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE EXCEPT WHEN A CLEAR FLOOR SPACE OF 30" BY 48" IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.
3. LAVATORY HEIGHT SHALL BE 34" MAX A.F.F. LAVATORY CLEAR FLOOR SPACE SHALL BE 30"x48" AND POSITIONED FOR FORWARD APPROACH WITH KNEE AND TOE CLEARANCES PER A117.1 SECTION 606.
4. LAVATORY CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY, THE FLOOR FINISH EXTENDS UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
5. THE WATER CLOSET SHALL BE POSITIONED WITH A WALL TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16" MIN. AND 18" MAX. FROM THE SIDE WALL. WATER CLOSET FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
6. WATER CLOSET SEAT HEIGHT SHALL BE A MIN. 15" AND A MAX 19" A.F.F., MEASURED TO THE TOP OF THE SEAT.
7. REINFORCEMENT SHALL BE PROVIDED IN WALLS TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS.
8. MIRRORS SHALL HAVE THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAXIMUM AFF. BATHTUB HAND SHOWERS SHALL BE PROVIDED PER A117.1 SECTION 607.6.

KITCHENS:

1. KITCHEN CLEARANCES SHALL COMPLY WITH A117.1 SECTION 1003.12.1. CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN. IN U-SHAPED KITCHENS THIS CLEARANCE SHALL BE 60" MIN.
2. A CLEAR FLOOR SPACE OF 30"x48" AT EACH APPLIANCE. HOWEVER, A REFRIGEPATOR MUST PROVIDE A PARALLEL APPROACH. PROVIDE A PARALLEL APPROACH AT REFRIGERATORS AND RANGES. ALL OTHER APPLIANCES MAY BE PARALLEL OR FORWARD.
3. CLEAR FLOOR SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR THE SINK. BOTTOM-HINGED, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO HAVE OPERABLE PARTS WITHIN THE REQUIRED REACH RANGES.
4. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER SPACE 54" MAX. AFF.
5. ALL CABINETS SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH. THE SHELVES NEED NOT BE LOCATED WITHIN REACH RANGES OR THE HANDLES MEET OPERABLE PARTS PROVISIONS.
6. A WORK SURFACE 30" MIN. IN LENGTH, WITH A CLEAR FLOOR SPACE OF 30"x48" AND POSITIONED FOR FORWARD APPROACH, KNEE AND TOE CLEARANCES PER A117.1 SECTION 306 SHALL BE PROVIDED. CLEAR FLOOR SPACE SHALL BE CENTERED ON THE WORK SURFACE. WORK SURFACE HEIGHT SHALL BE 34" MAX. UNLESS ADJUSTABLE.
7. WORK SURFACE CABINETRY SHALL BE PERMITTED IF THE CABINETRY IS EASILY REMOVABLE WITHOUT REMOVING WORK SURFACE, THE FINISH FLOORING EXTENDS UNDER, AND THE WALLS BEHIND AND SURROUNDING ARE FINISHED.
8. A SINK COMPLYING WITH A CLEAR FLOOR SPACE OF 30"x48" AND POSITIONED FOR FORWARD APPROACH, KNEE AND TOE CLEARANCES PER A117.1 SECTION 306 SHALL BE PROVIDED. SINK HEIGHT SHALL BE 34" MAX. MEASURED AT THE RIM OR COUNTER SURFACE WHICHEVER IS HIGHER.
9. SINK CABINETRY SHALL BE PERMITTED IF THE CABINETRY IS EASILY REMOVABLE WITHOUT REMOVING THE SINK, THE FINISH FLOORING EXTENDS UNDER, AND THE WALLS BEHIND AND SURROUNDING ARE FINISHED.
10. MICROWAVE / HOOD COMBOS ARE NOT COMPLIANT DUE TO REACH RANGES. PROVIDE A SEPARATE SWITCHED HOOD VENT AND COUNTERTOP MICROWAVE. SWITCH MUST COMPLY WITH OUTLET REQUIREMENTS AND HAVE A 30" BY 48" CLEAR FLOOR SPACE CENTERED ON THE SWITCH.
11. THE LOCATION OF COOKTOP AND OVEN CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.

LAUNDRY EQUIPMENT:

1. A CLEAR FLOOR SPACE (30"x48") COMPLYING WITH A117.1 SECTION 305 POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. FOR TOP LOADING MACHINES, THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. FOR FRONT LOADING MACHINES, THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAX.FROM THE CENTERLINE OF THE DOOR OPENING.
2. OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, DETERGENT AND BLEACH COMPARMENTS SHALL COMPLY WITH A117.1 SECTION 309.
3. TOP LOADING LAUNDRY MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT 36" MAX. ABOVE THE FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15" MIN. AND 34" MAX. ABOVE THE FLOOR.

OPERABLE PARTS:

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

GENERAL ACCESSIBILITY NOTES

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

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10741
ARCHITECT
05/28/2024

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

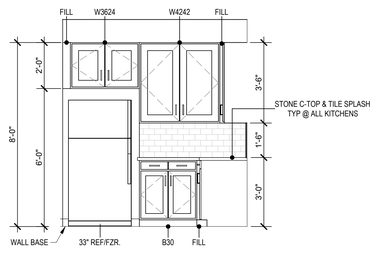
△ REVISIONS
4 02.28.25 ASI 1

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

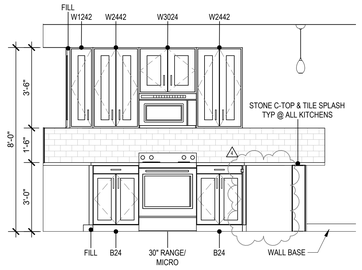
SHEET NAME
TYPE "A" UNIT ACCESSIBILITY INFO
SHEET NO.
A1.02

2/26/2025 5:53:34 PM

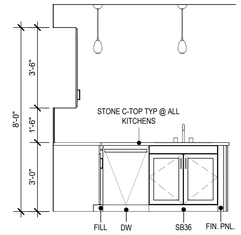
ARCH E1 30" x 42"



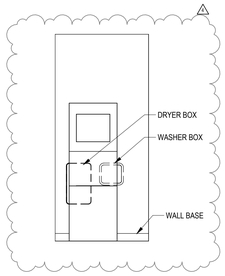
7 KITCHEN ELEVATION
3/8" = 1'-0"



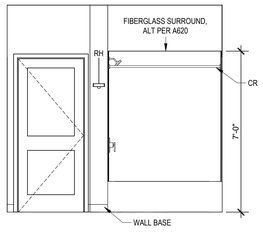
6 KITCHEN ELEVATION
3/8" = 1'-0"



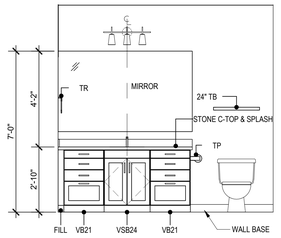
5 KITCHEN ELEVATION
3/8" = 1'-0"



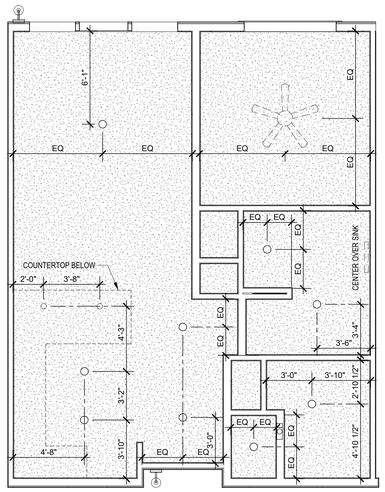
8 LAUNDRY ELEVATION
3/8" = 1'-0"



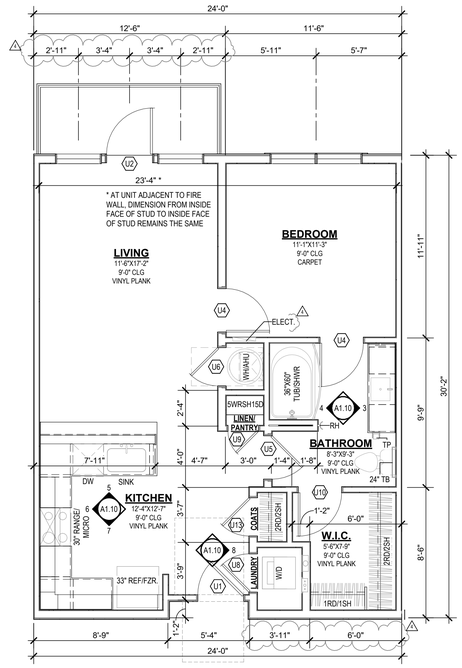
4 BATHROOM ELEVATION
3/8" = 1'-0"



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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10447
ARCHITECT
02/28/2024

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

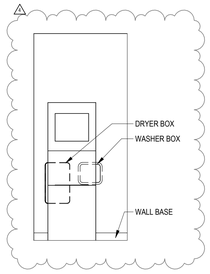
2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1

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

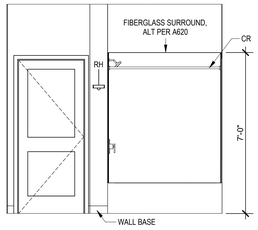
SHEET NAME
UNIT A3 PLAN & ELEVATIONS
SHEET NO.
A1.10

2/28/2025 5:06:37 PM

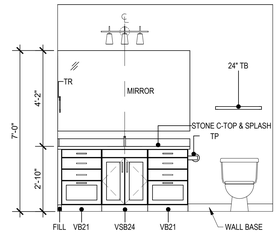
ARCH E1 30" x 42"



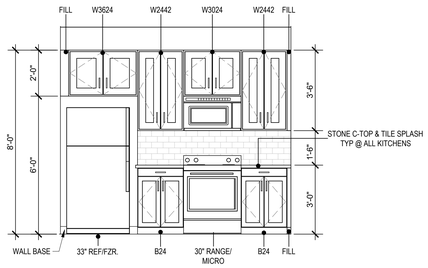
7 LAUNDRY ELEVATION
3/8" = 1'-0"



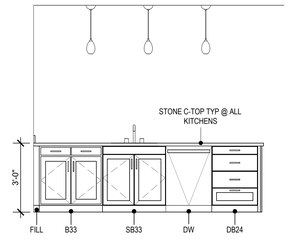
6 BATHROOM ELEVATION
3/8" = 1'-0"



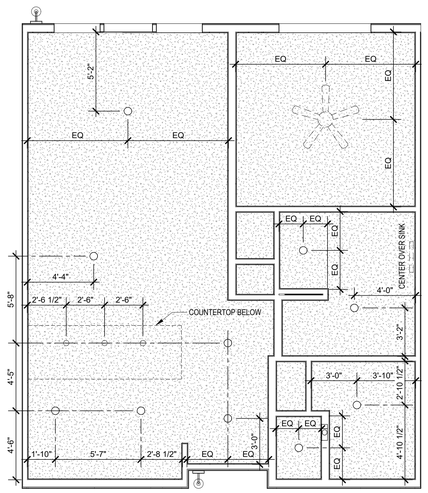
5 BATHROOM ELEVATION
3/8" = 1'-0"



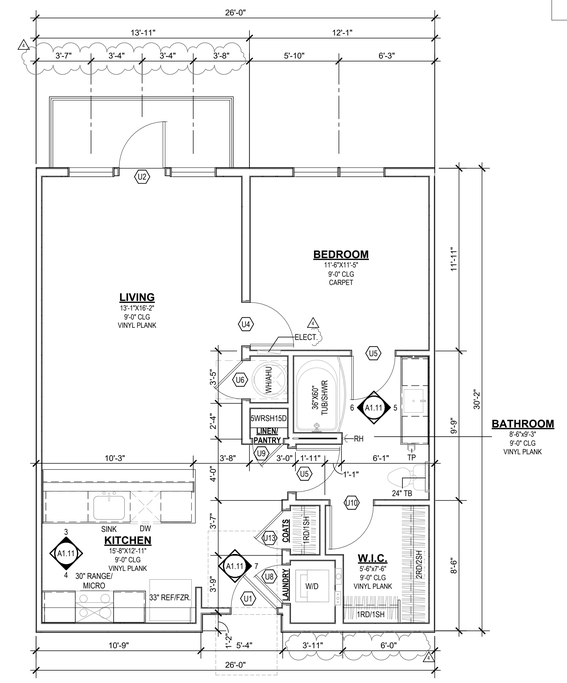
4 KITCHEN ELEVATION
3/8" = 1'-0"



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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-2007037
ARCHITECT
02/28/2024

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

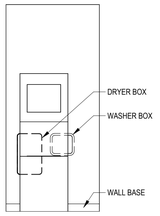
2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1

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

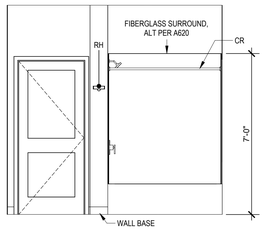
SHEET NAME
UNIT A6 PLAN & ELEVATIONS
SHEET NO.
A1.11

2/28/2025 5:06:39 PM

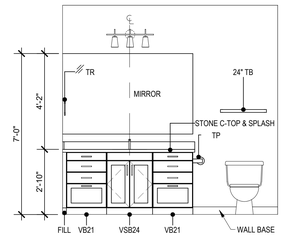
ARCH E1 30" x 42"



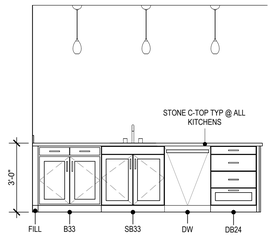
7 LAUNDRY ELEVATION
3/8" = 1'-0"



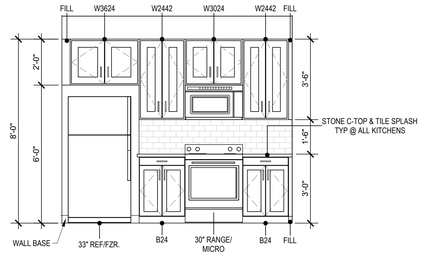
6 BATHROOM ELEVATION
3/8" = 1'-0"



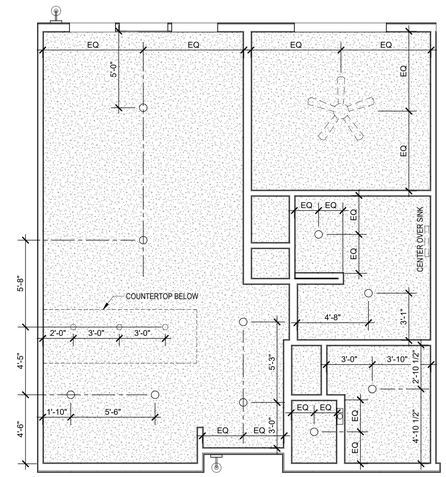
5 BATHROOM ELEVATION
3/8" = 1'-0"



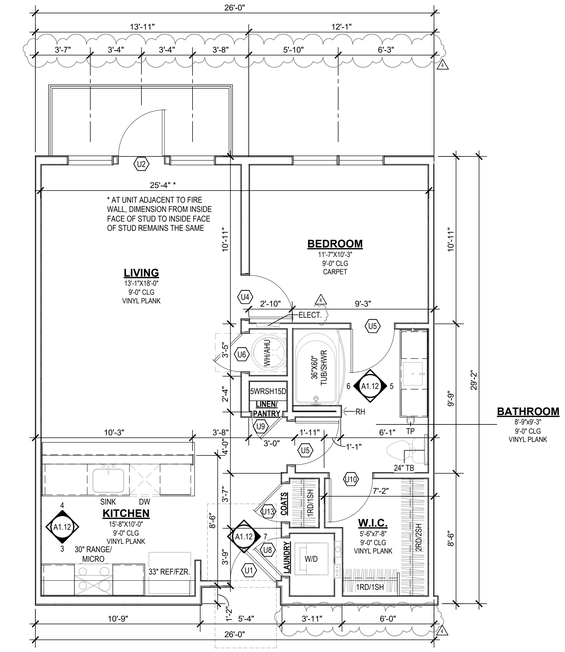
4 KITCHEN ELEVATION
3/8" = 1'-0"



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



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



1 UNIT A6 ALT 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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10411
ARCHITECT
02/28/2024

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

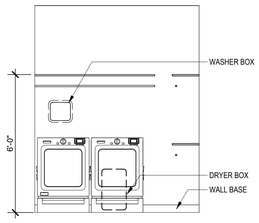
2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1

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

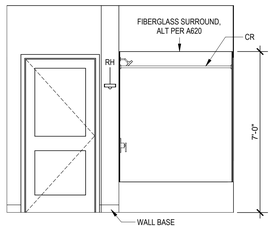
SHEET NAME
UNIT A6 ALT PLAN & ELEVATIONS
SHEET NO.
A1.12

2/28/2025 5:08:42 PM

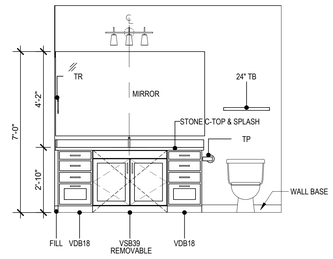
ARCH E1 30" x 42"



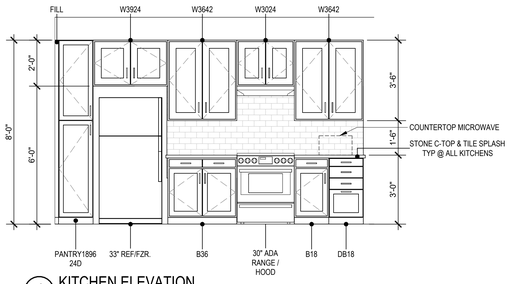
7 LAUNDRY ELEVATION
3/8" = 1'-0"



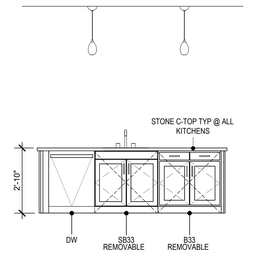
6 BATHROOM ELEVATION
3/8" = 1'-0"



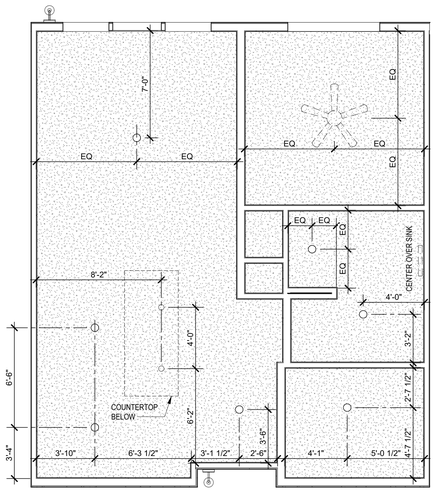
5 BATHROOM ELEVATION
3/8" = 1'-0"



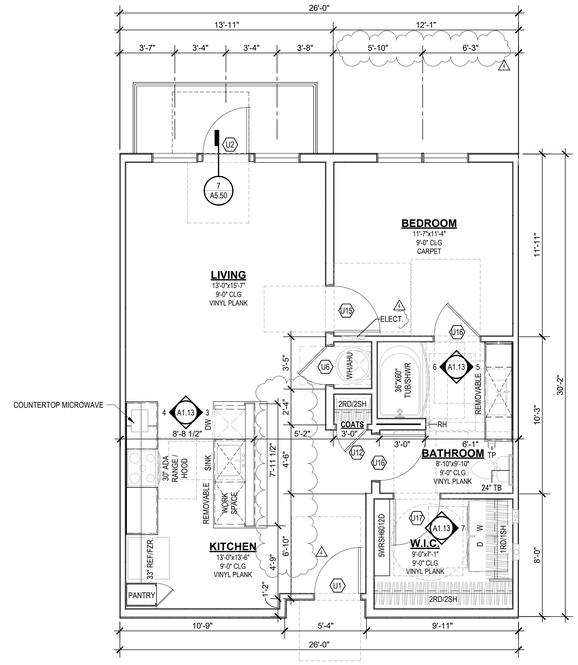
4 KITCHEN ELEVATION
3/8" = 1'-0"



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



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



1 UNIT A6 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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10447
ARCHITECT
02/28/2024

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

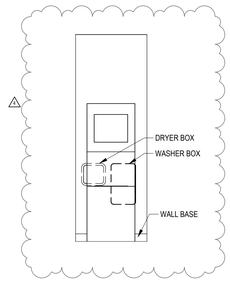
2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1

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

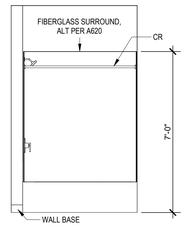
SHEET NAME
UNIT A6 TYPE A PLAN & ELEVATIONS
SHEET NO.
A1.13

2/28/2025 5:06:44 PM

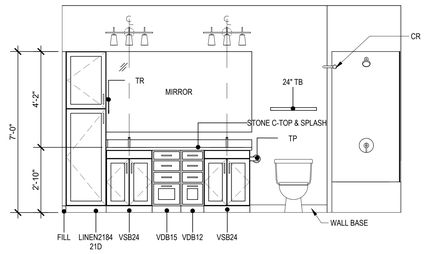
ARCH E1 30" x 42"



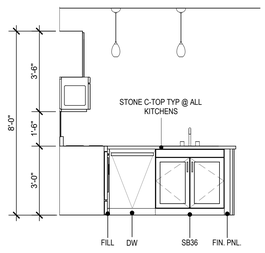
8 LAUNDRY ELEVATION
3/8" = 1'-0"



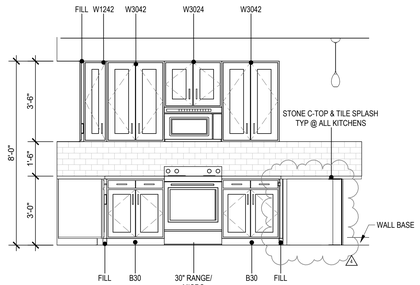
7 BATHROOM ELEVATION
3/8" = 1'-0"



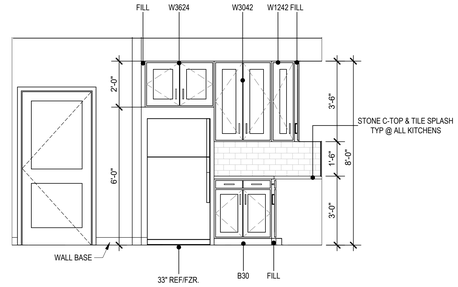
6 BATHROOM ELEVATION
3/8" = 1'-0"



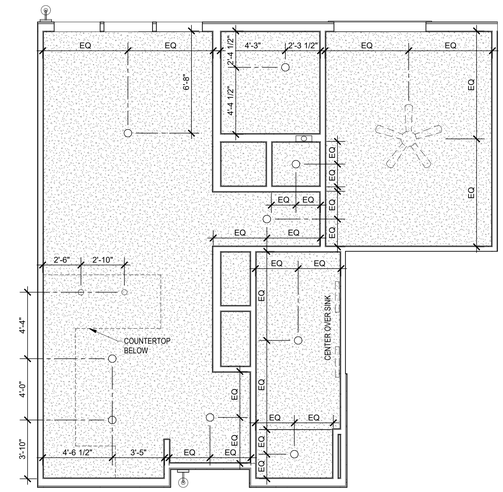
5 KITCHEN ELEVATION
3/8" = 1'-0"



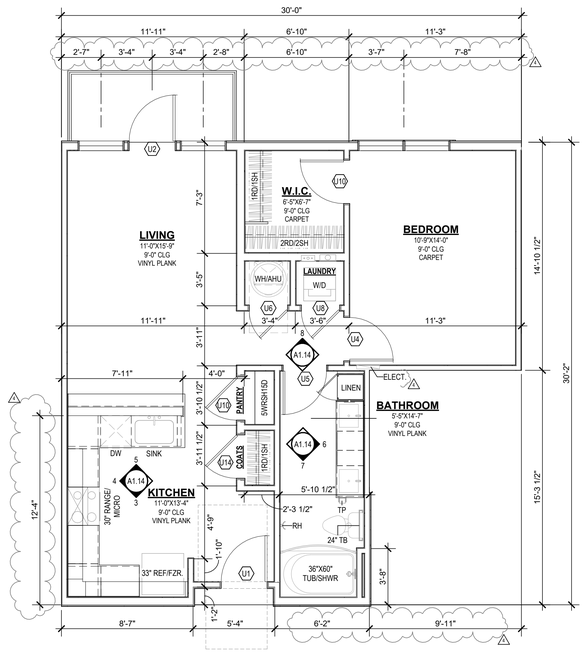
4 KITCHEN ELEVATION
3/8" = 1'-0"



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



2 UNIT A7 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT A7 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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10441
ARCHITECT
02/28/2024

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

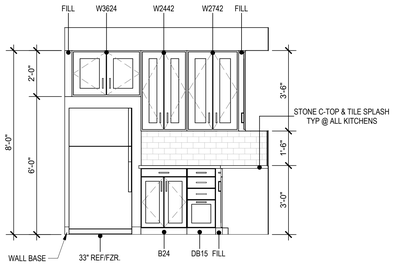
2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1

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

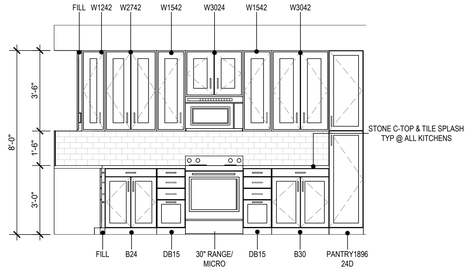
SHEET NAME
UNIT A7 PLAN & ELEVATIONS
SHEET NO.
A1.14

2/28/2025 5:06:47 PM

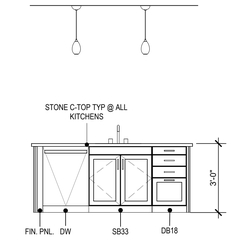
ARCH E1 30" x 42"



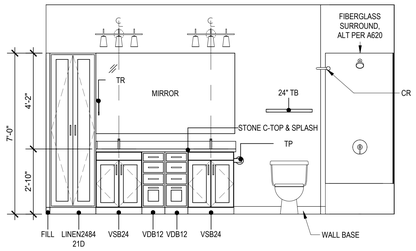
7 KITCHEN ELEVATION
3/8" = 1'-0"



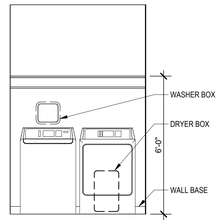
6 KITCHEN ELEVATION
3/8" = 1'-0"



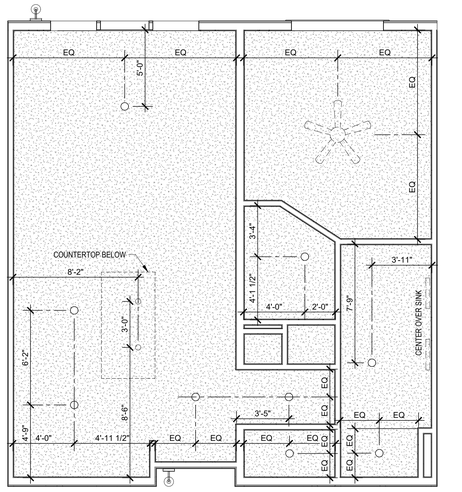
5 KITCHEN ELEVATION
3/8" = 1'-0"



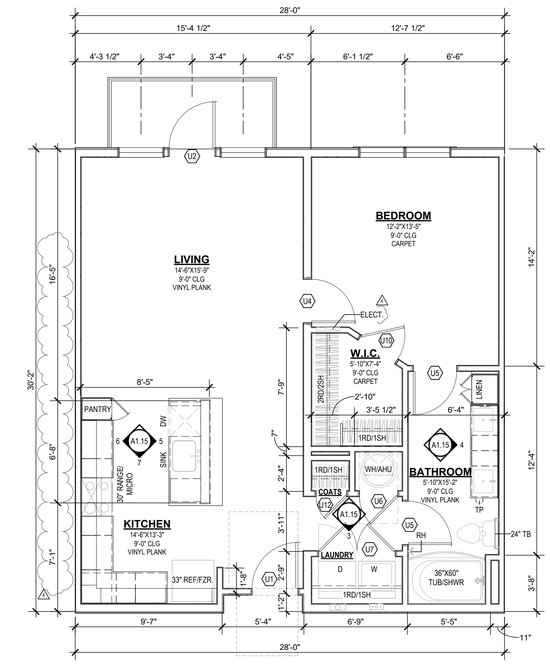
4 BATHROOM ELEVATION
3/8" = 1'-0"



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



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



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

UNIT PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10447
ARCHITECT
02/28/2024

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

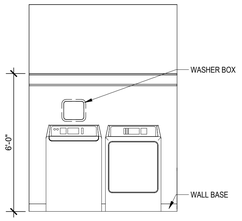
REVISIONS
2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1

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

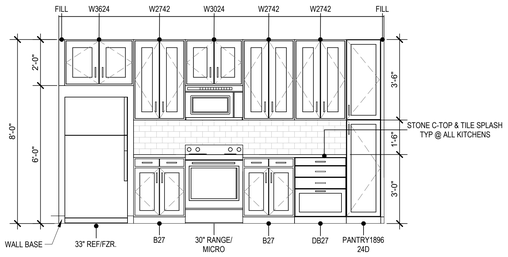
SHEET NAME
UNIT A9 PLAN & ELEVATIONS
SHEET NO.
A1.15

2/28/2025 5:06:50 PM

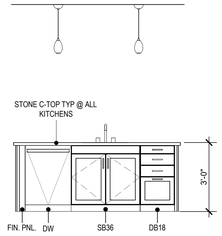
ARCH E1 30" x 42"



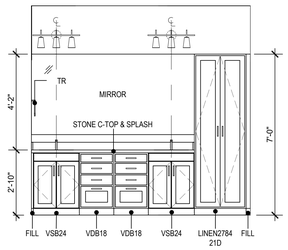
8 LAUNDRY ELEVATION
3/8" = 1'-0"



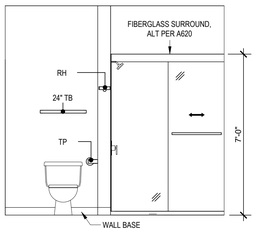
7 KITCHEN ELEVATION
3/8" = 1'-0"



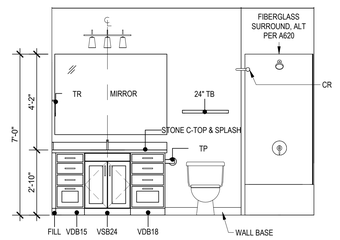
6 KITCHEN ELEVATION
3/8" = 1'-0"



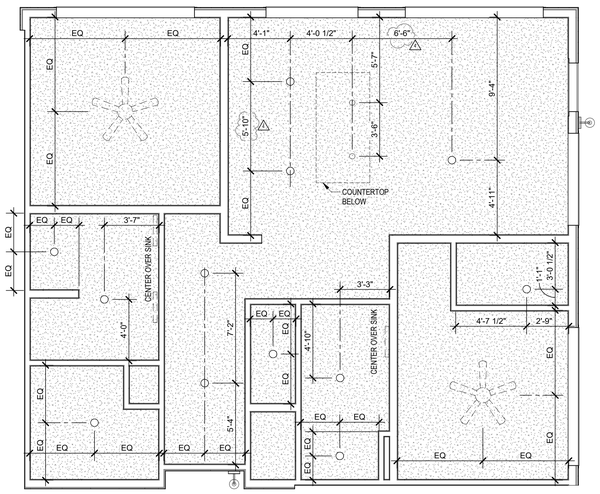
5 BATHROOM ELEVATION
3/8" = 1'-0"



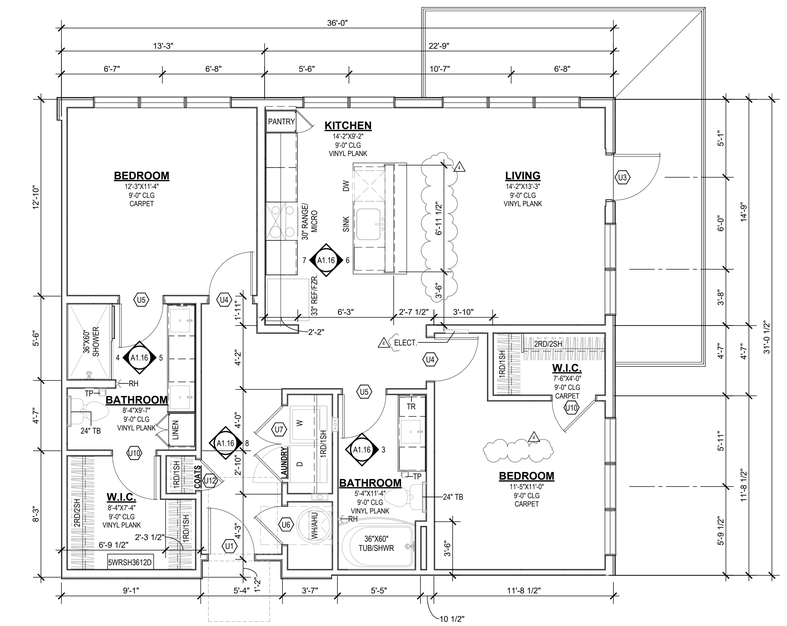
4 BATHROOM ELEVATION
3/8" = 1'-0"



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



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



1 UNIT B3A 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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10447
ARCHITECT
02/28/2024

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

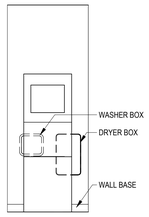
2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1

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

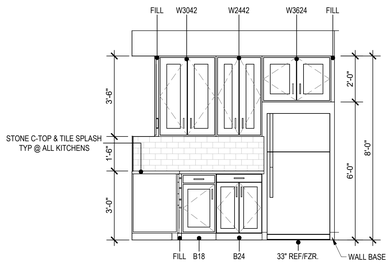
SHEET NAME
UNIT B3A PLAN & ELEVATIONS
SHEET NO.
A1.16

2/28/2025 5:06:33 PM

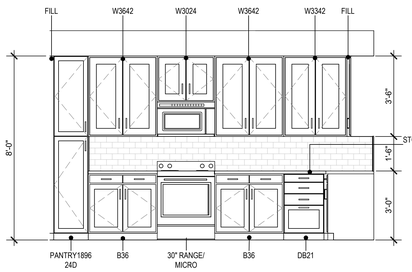
ARCH E1 30" x 42"



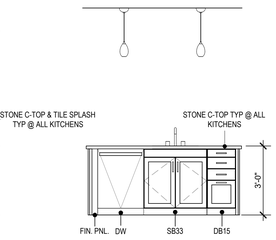
10 LAUNDRY ELEVATION
3/8" = 1'-0"



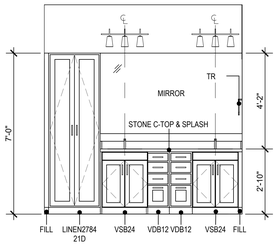
9 KITCHEN ELEVATION
3/8" = 1'-0"



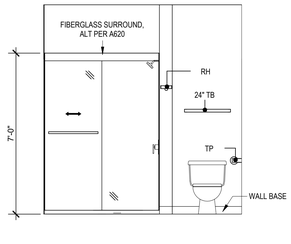
8 KITCHEN ELEVATION
3/8" = 1'-0"



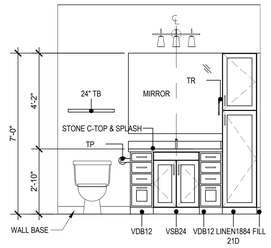
7 KITCHEN ELEVATION
3/8" = 1'-0"



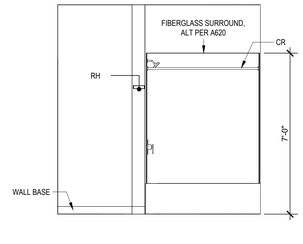
6 BATHROOM ELEVATION
3/8" = 1'-0"



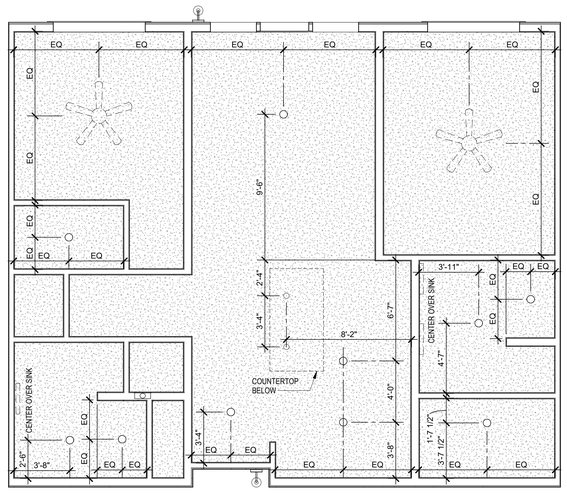
5 BATHROOM ELEVATION
3/8" = 1'-0"



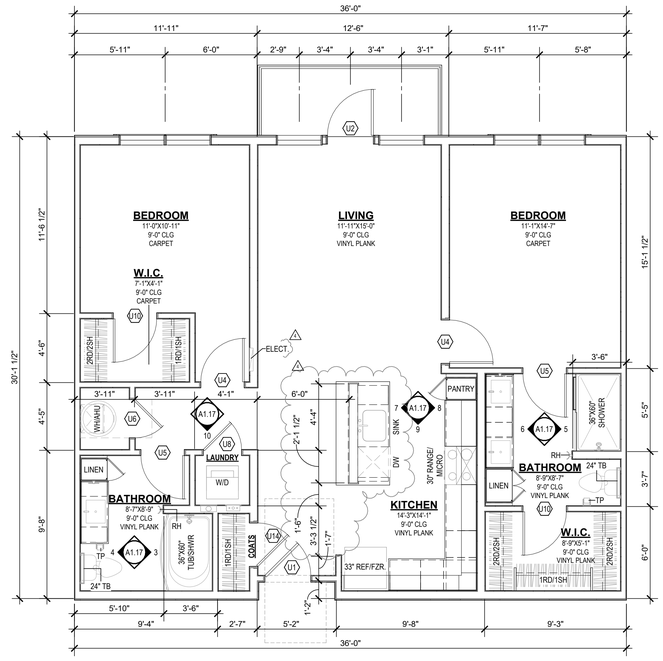
4 BATHROOM ELEVATION
3/8" = 1'-0"



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



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



1 UNIT B3B 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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10441
ARCHITECT
02/28/2024

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

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

SHEET NAME
UNIT B3B PLAN & ELEVATIONS
SHEET NO.
A1.17

2/26/2025 5:06:58 PM

ARCH E1 30" x 42"

UNIT PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

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

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

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

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

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

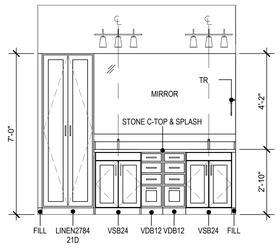
W. FIRE EXTINGUISHER SHALL BE PROVIDED AND LOCATED IN SINK BASE CABINET UNDER KITCHEN SINK.

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

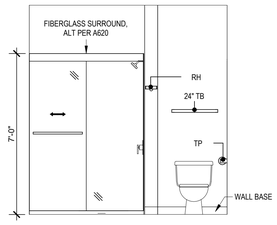
Y. PROVIDE GYPSUM BOARD AT ALL EXPOSED SURFACES OF KITCHEN ISLAND WALLS.

RCP LEGEND

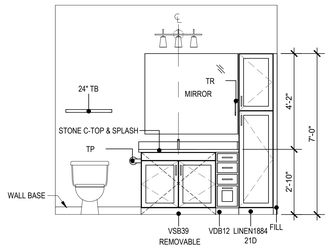
	CEILING FAN MOUNT FLUSH TO CEILING
	WALL MOUNTED VANITY LIGHT
	PUCK LIGHT
	PENDANT LIGHT
	WALL MOUNTED SCONCE



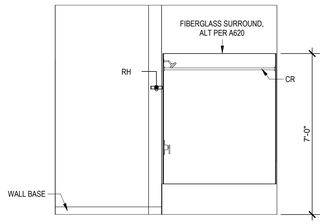
9 BATHROOM ELEVATION
3/8" = 1'-0"



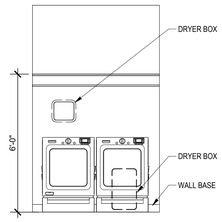
8 BATHROOM ELEVATION
3/8" = 1'-0"



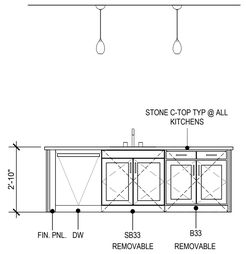
7 BATHROOM ELEVATION
3/8" = 1'-0"



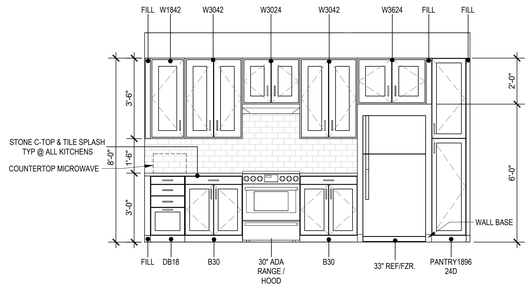
6 BATHROOM ELEVATION
3/8" = 1'-0"



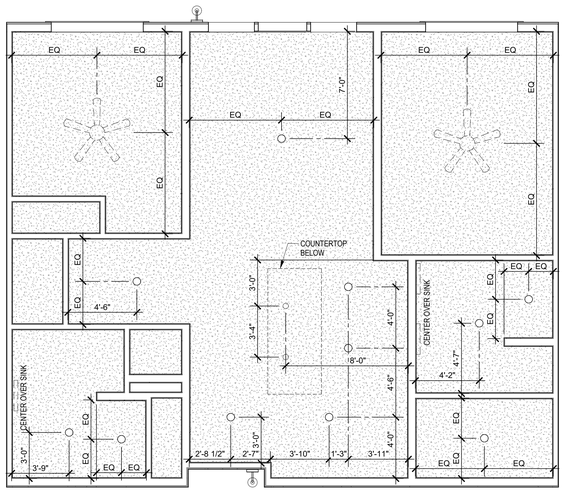
5 LAUNDRY ELEVATION
3/8" = 1'-0"



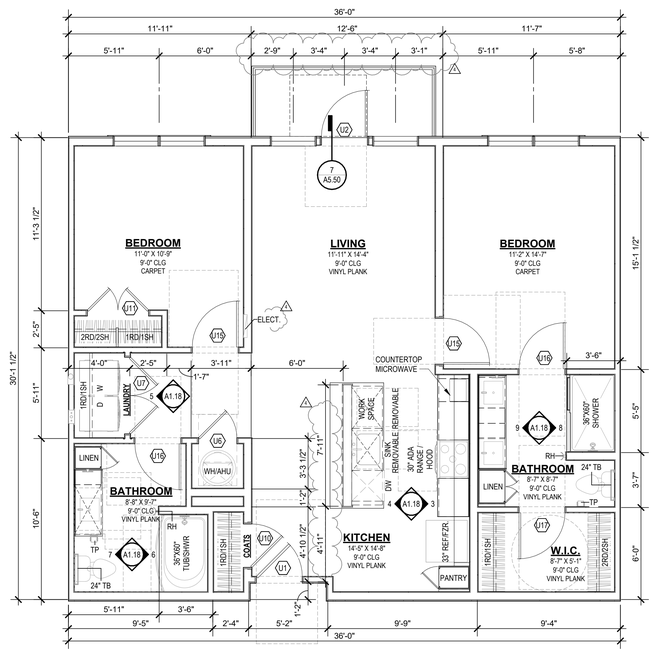
4 KITCHEN ELEVATION
3/8" = 1'-0"



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"

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10447
ARCHITECT
02/28/2024

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

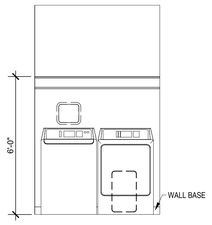
2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1

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

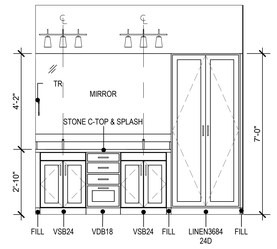
SHEET NAME
UNIT B3B TYPE A PLAN & ELEVATIONS
SHEET NO.
A1.18

2/28/2025 5:06:59 PM

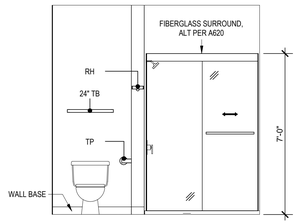
ARCH E1 30" x 42"



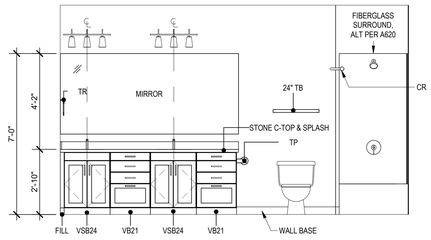
9 LAUNDRY ELEVATION
3/8" = 1'-0"



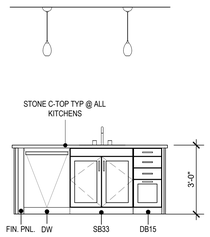
8 BATHROOM ELEVATION
3/8" = 1'-0"



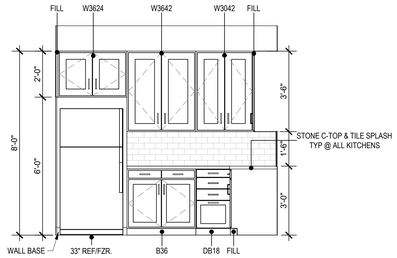
7 BATHROOM ELEVATION
3/8" = 1'-0"



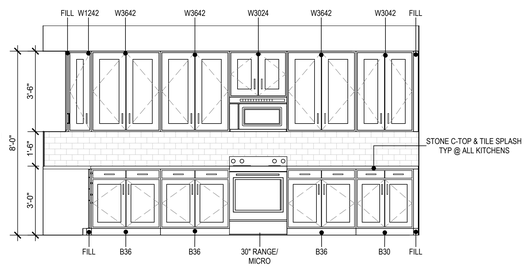
6 BATHROOM ELEVATION
3/8" = 1'-0"



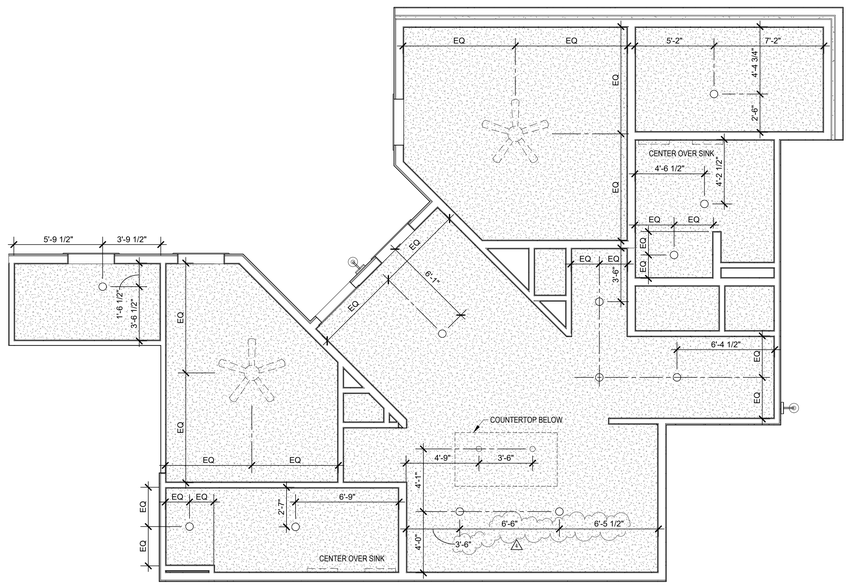
5 KITCHEN ELEVATION
3/8" = 1'-0"



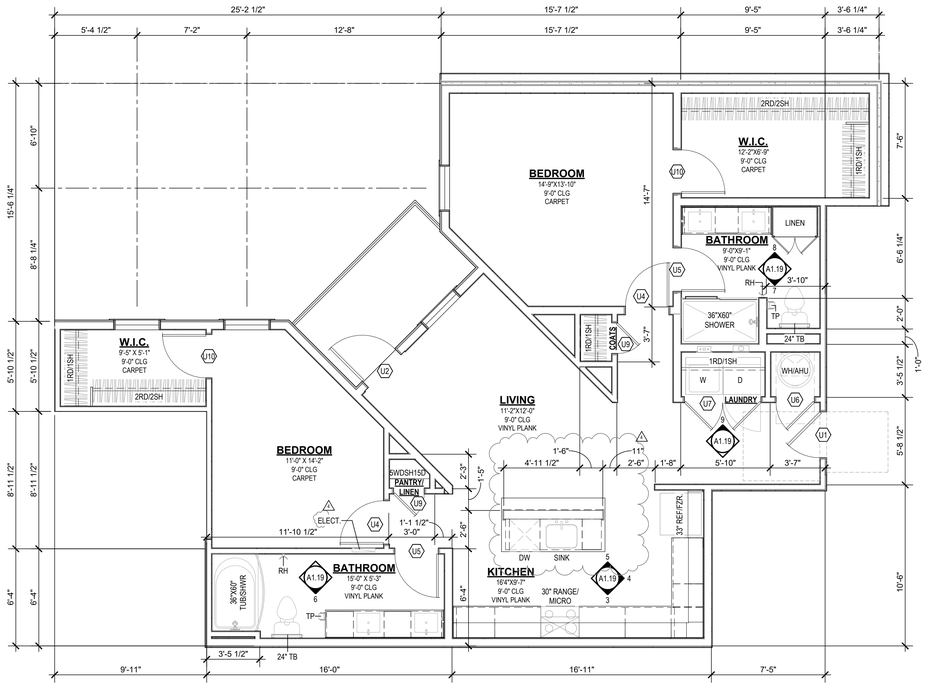
4 KITCHEN ELEVATION
3/8" = 1'-0"



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



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



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

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10441
ARCHITECT
02/28/2024

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

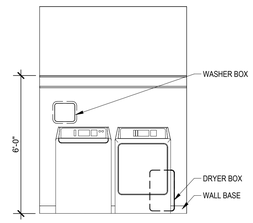
2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1

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

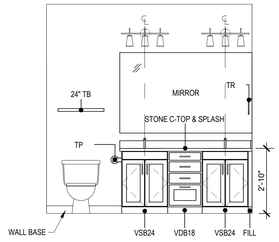
SHEET NAME
UNIT B6 PLAN & ELEVATIONS
SHEET NO.
A1.19

2/28/2025 5:07:02 PM

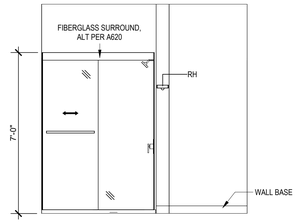
ARCH E1 30" x 42"



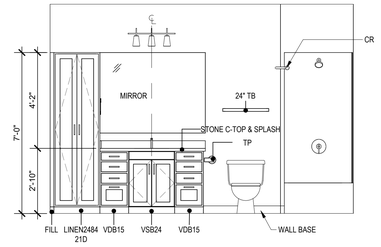
10 LAUNDRY ELEVATION
3/8" = 1'-0"



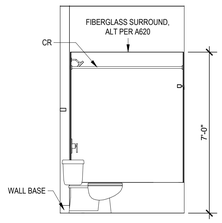
9 BATHROOM ELEVATION
3/8" = 1'-0"



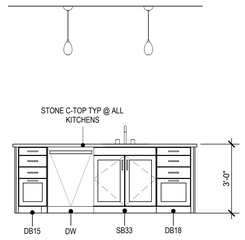
8 BATHROOM ELEVATION
3/8" = 1'-0"



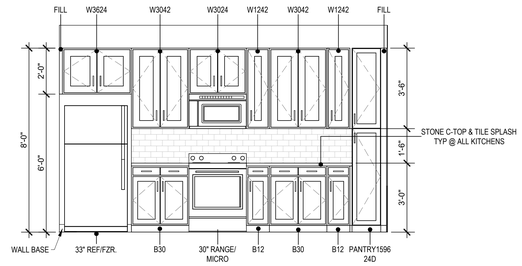
7 BATHROOM ELEVATION
3/8" = 1'-0"



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

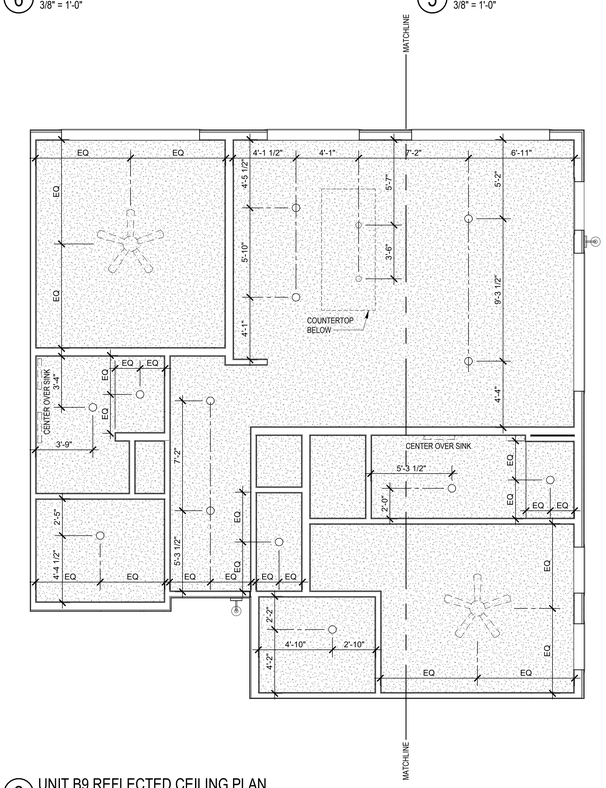


5 KITCHEN ELEVATION
3/8" = 1'-0"

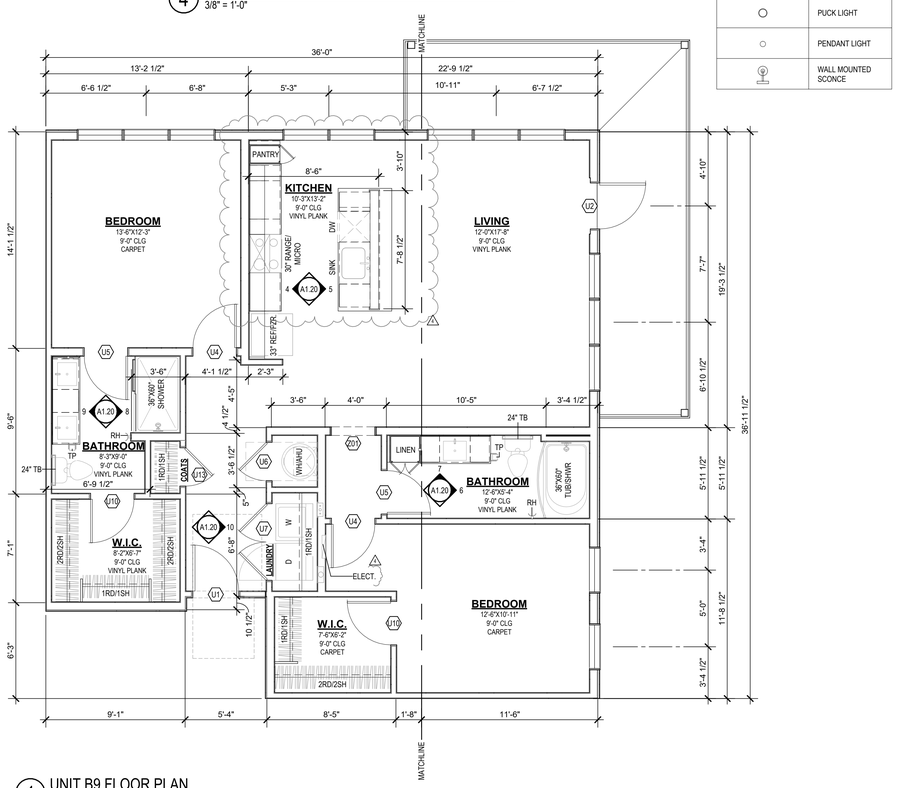


4 KITCHEN ELEVATION
3/8" = 1'-0"

3 UNIT B9 ALT FLOOR PLAN
1/4" = 1'-0"



2 UNIT B9 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT B9 FLOOR PLAN
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

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

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

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

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

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

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

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

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

RCP LEGEND

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

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10447
ARCHITECT
02/28/2024

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

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

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

2/26/2025 5:07:08 PM

ARCH E1 30" x 42"

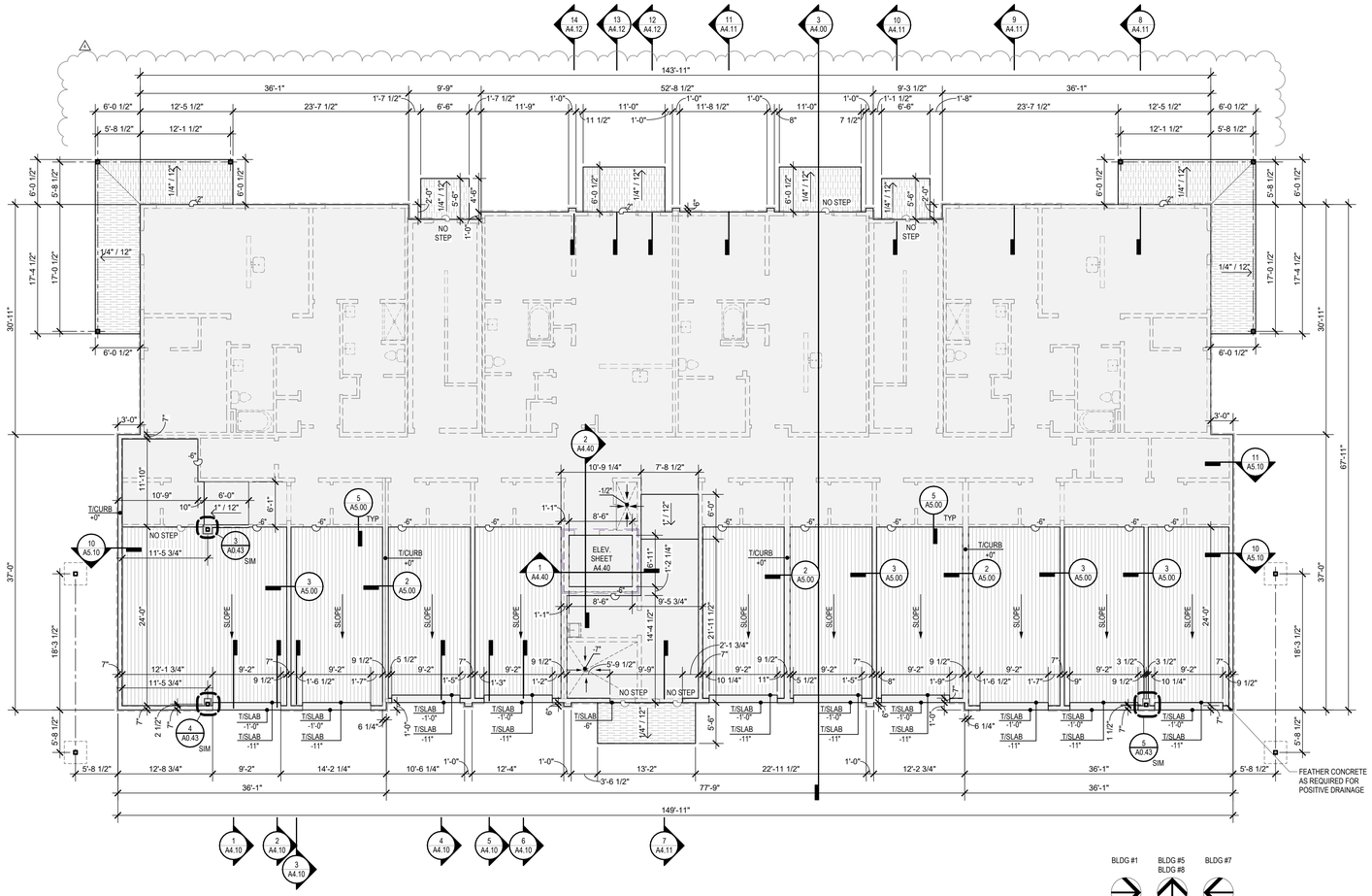
SLAB PLAN GENERAL NOTES:

A. SEE STRUCTURAL FOR CONCRETE THICKNESS AND REINFORCING.

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

GRAPHIC LEGEND:

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



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

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10741
ARCHITECT
02/28/2024

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 AS 1

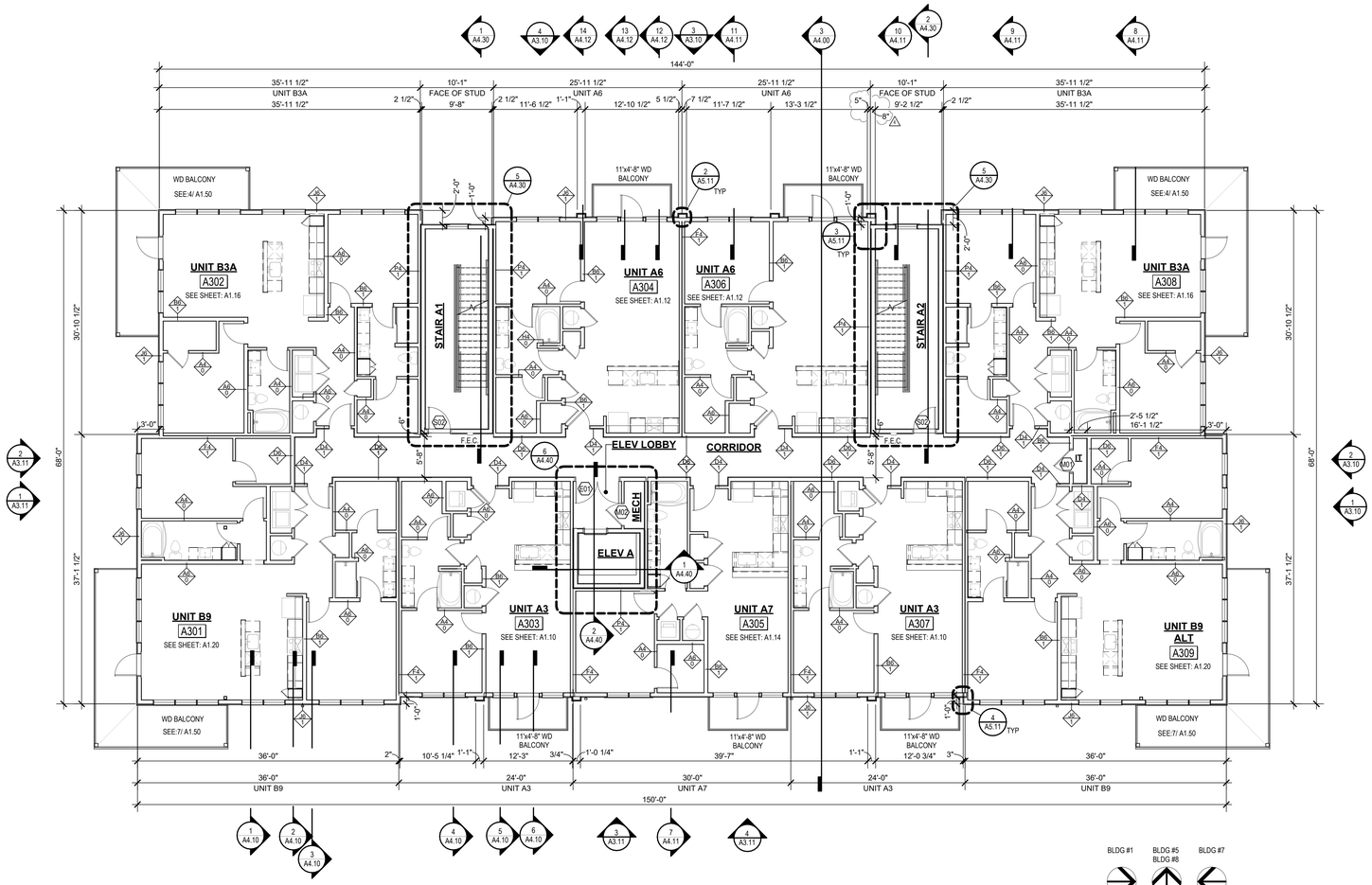
JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
BUILDING A - SLAB PLAN

SHEET NO.
A2.10

2/26/2025 5:07:12 PM

ARCH E1 30" x 42"



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

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

– – – – – – – – OVERHEAD LINE

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10011
ARCHITECT
05/28/2024

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

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

2/26/2025 5:07:29 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.

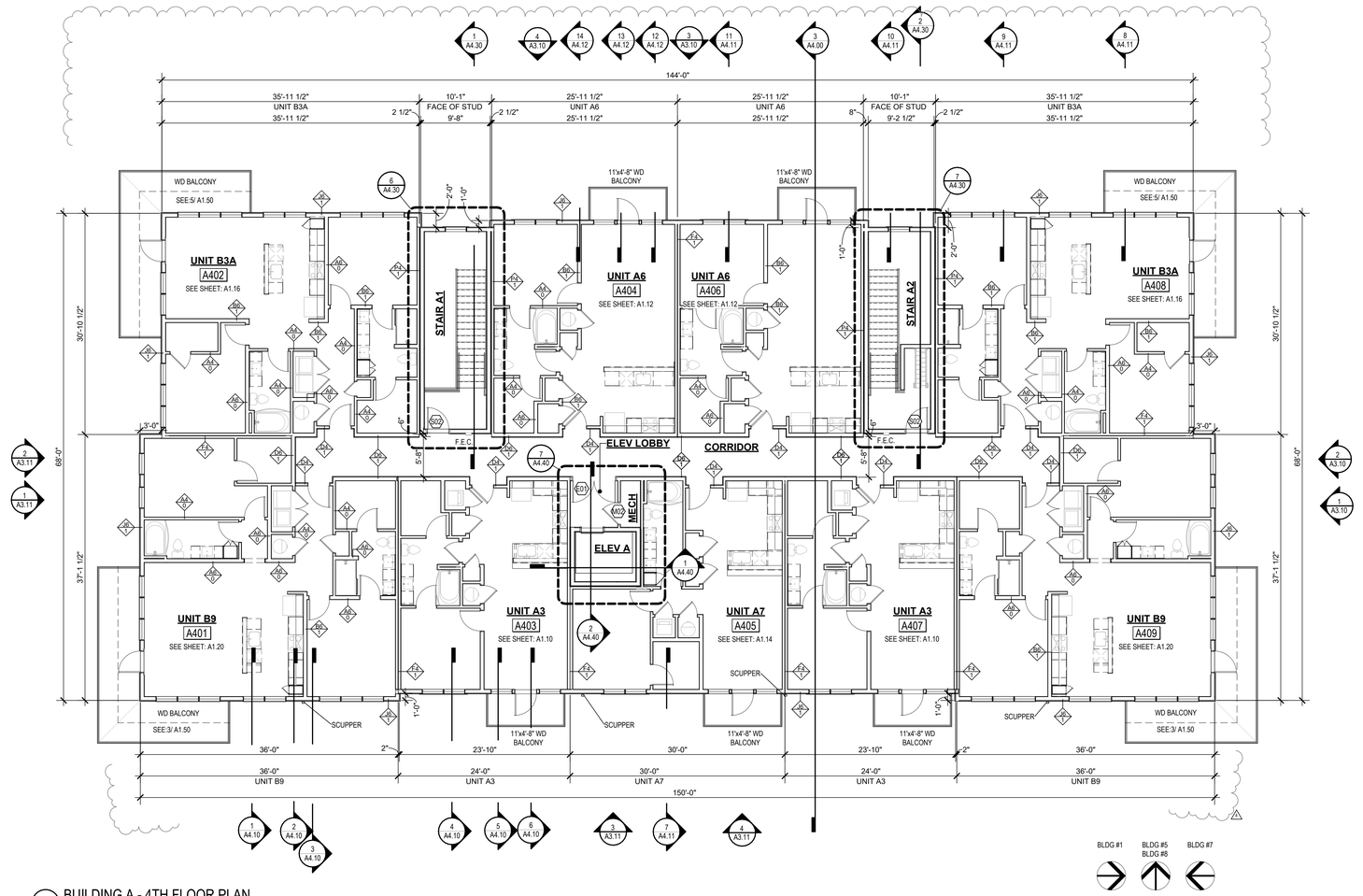
I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

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
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10741
ARCHITECT
05/28/2024



1 BUILDING A - 4TH 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

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

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

2/26/2025 5:07:31 PM

ARCH E1 30" x 42"

WORKSHEET - BUILDING A

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

ROOF PLAN GENERAL NOTES:

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

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

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

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

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

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

ATTIC VENTING REQUIREMENTS

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

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

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

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

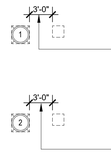
GRAPHIC LEGEND:

ALLOWABLE EQUIPMENT AREA

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

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10447
ARCHITECT
05/28/2024



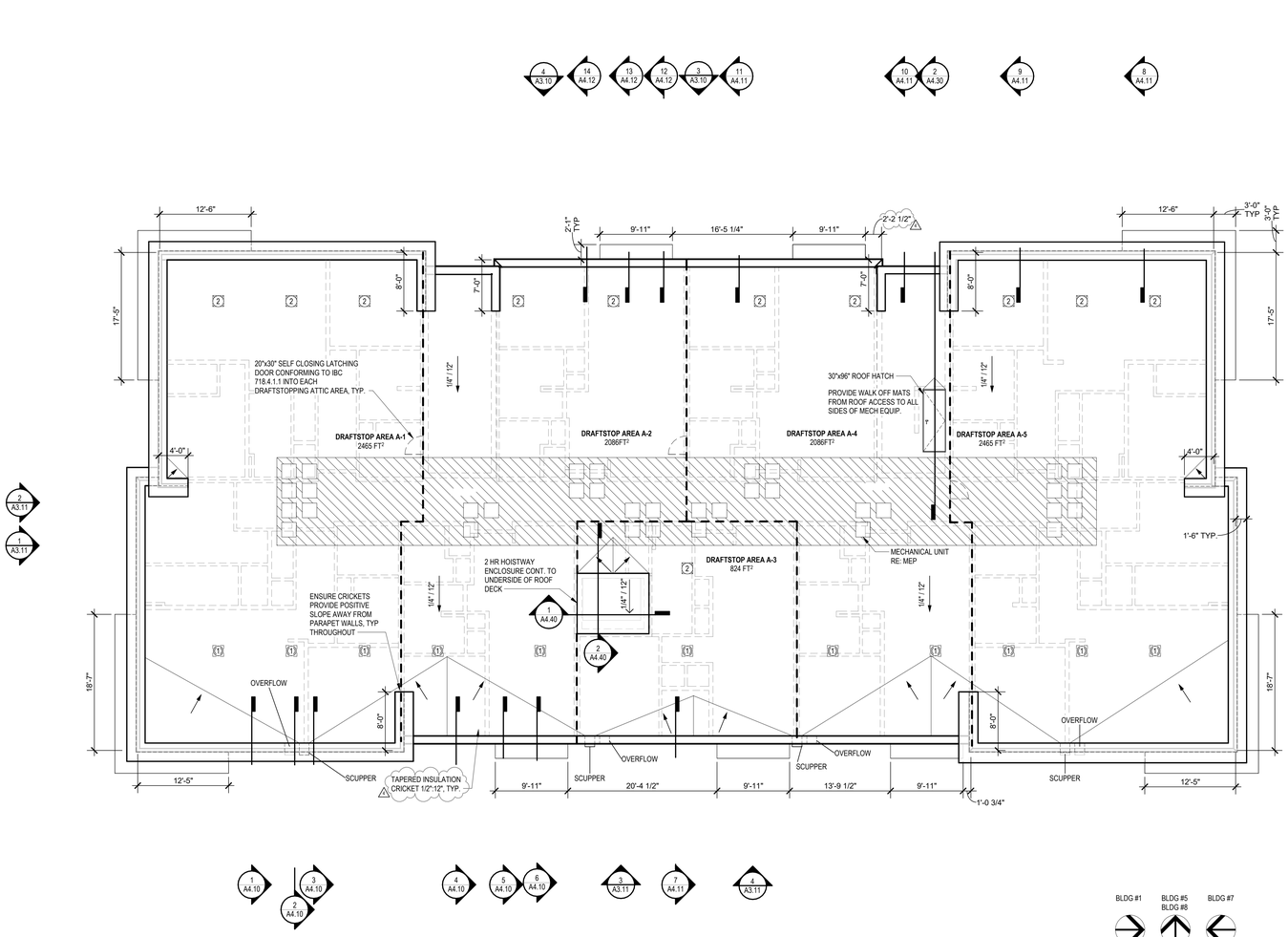
ROOF VENTING LEGEND

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"

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

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

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

SHEET NAME
BUILDING A - ROOF PLAN

SHEET NO.
A2.15

2/26/2025 5:07:34 PM

ARCH E1 30" x 42"

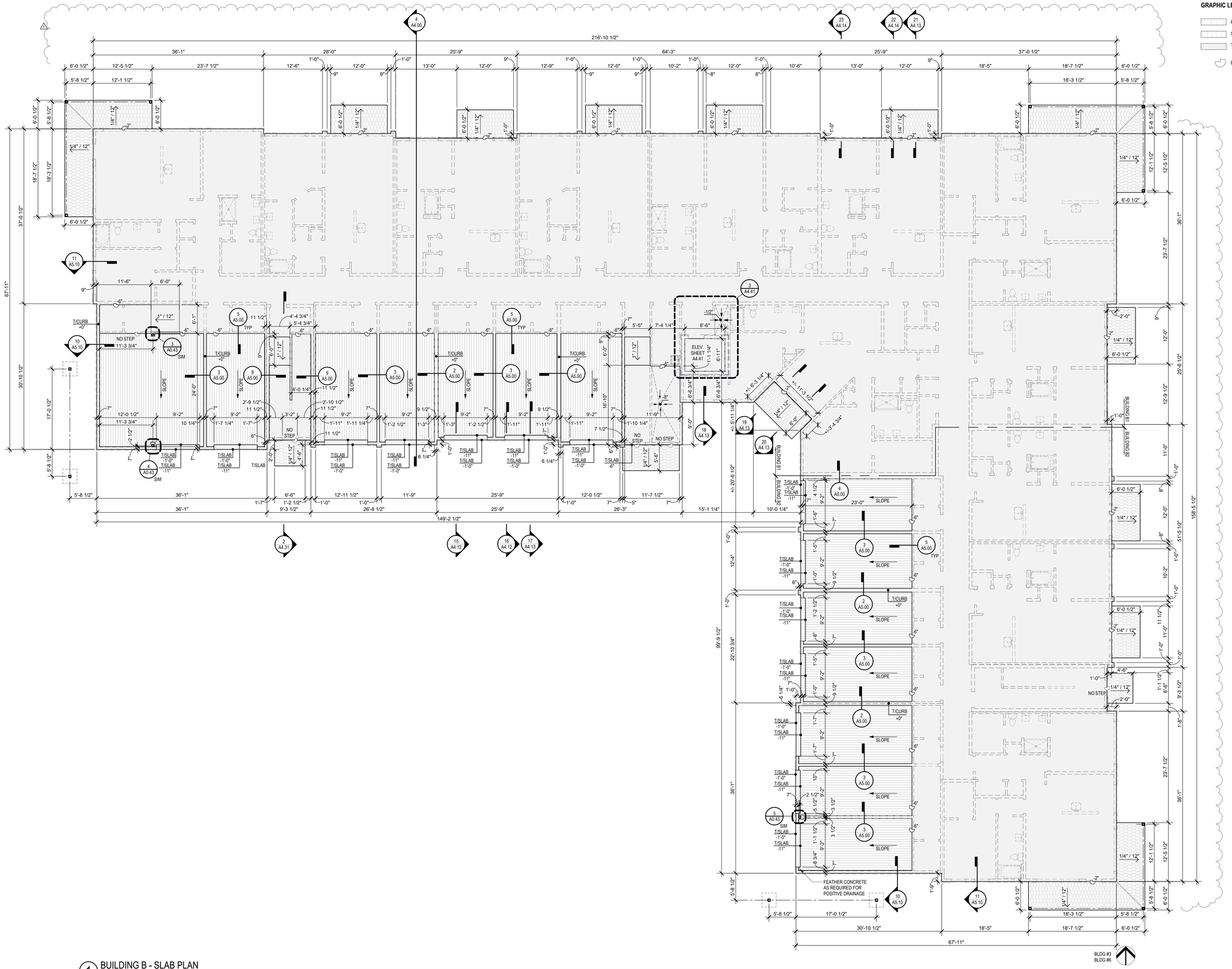
SLAB PLAN GENERAL NOTES:

A. SEE STRUCTURAL FOR CONCRETE THICKNESS AND REINFORCING.

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

GRAPHIC LEGEND:

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



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

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10011
ARCHITECT
02/28/2024

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

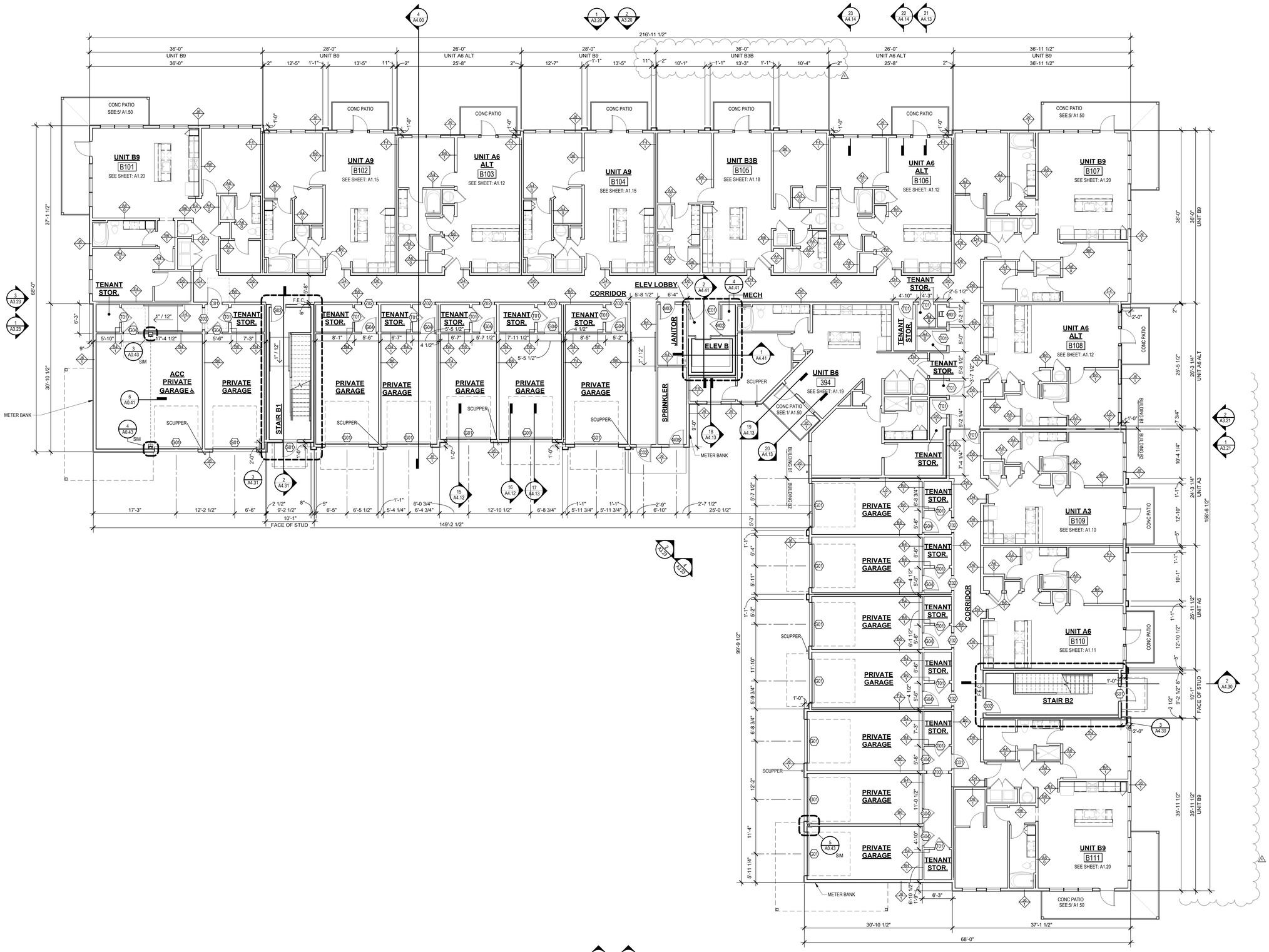
JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
BUILDING B - SLAB PLAN

SHEET NO.
A2.20

2/26/2025 5:07:39 PM

ARCH E1 30" x 42"



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

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

OVERHEAD LINE

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10741
ARCHITECT
02/28/2024

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
2 10.30.24 CITY COMMENTS 1
4 02.28.25 ASI 1

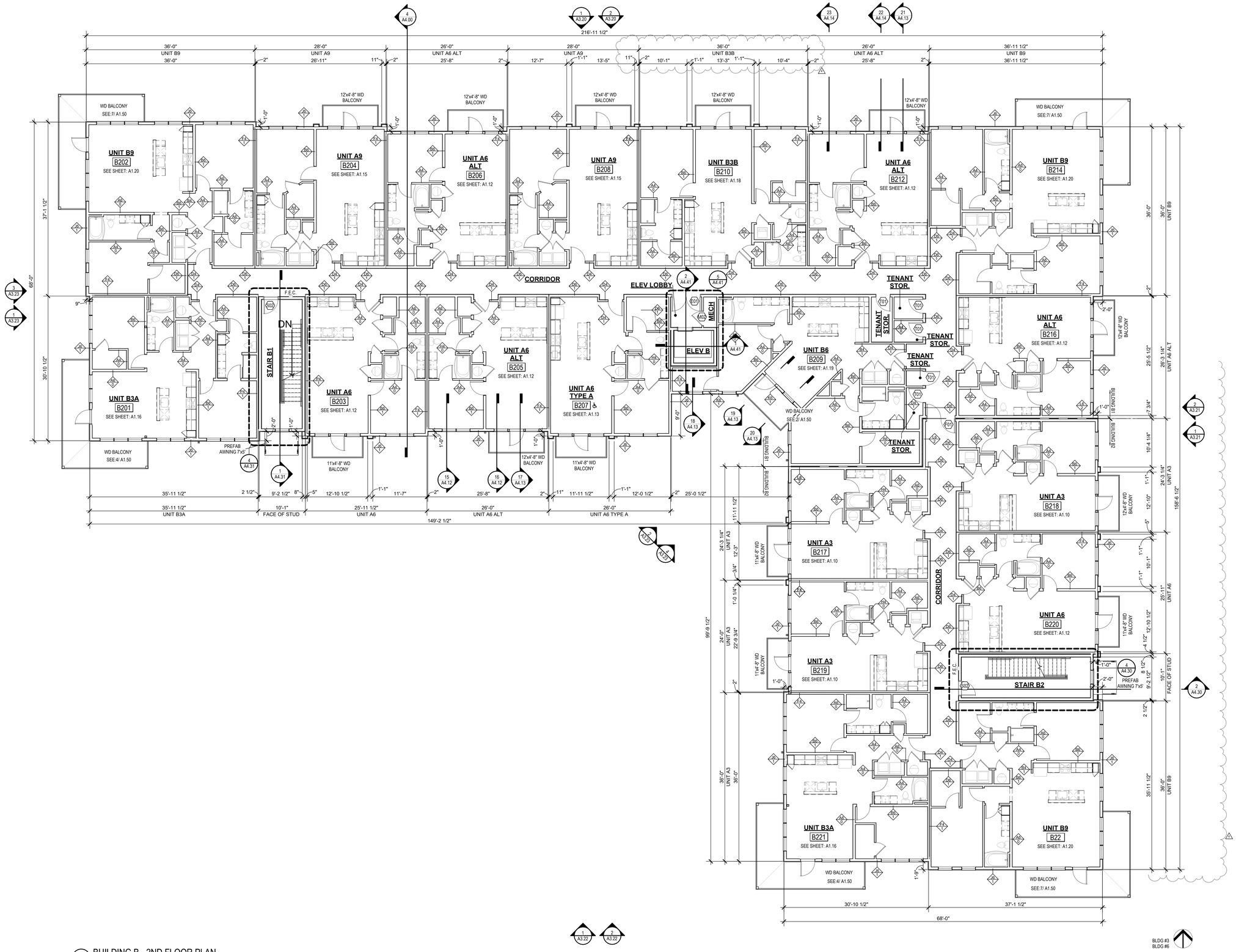
JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
BUILDING B - 1ST FLOOR PLAN

SHEET NO.
A2.21

2/26/2025 5:07:44 PM

ARCH E1 30" x 42"



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

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

- - - - - - - - OVERHEAD LINE

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10941
ARCHITECT
05/28/2024

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

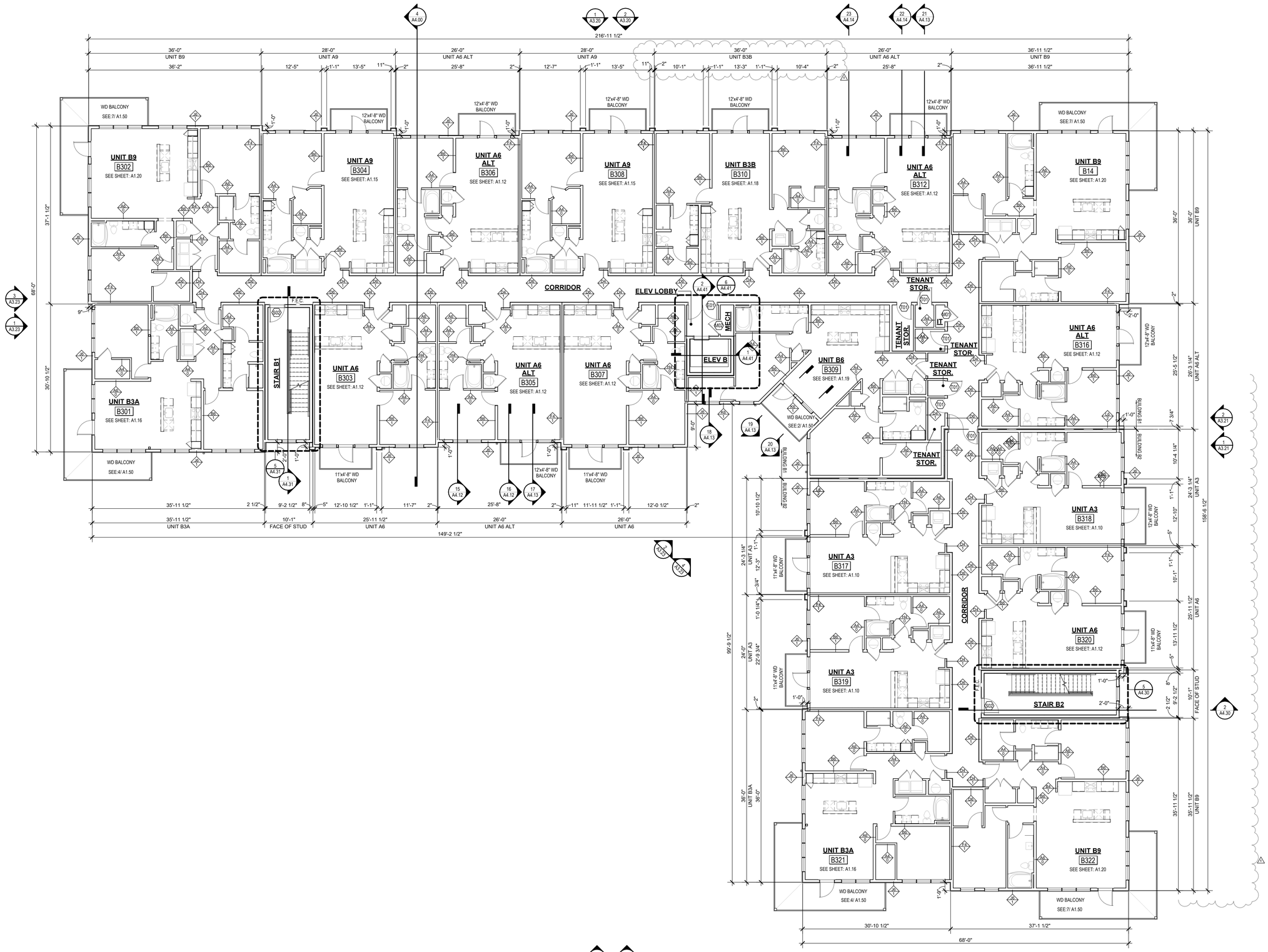
DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS
2	10.30.24	CITY COMMENTS 1
4	02.28.25	ASI 1

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

2/26/2025 5:07:48 PM



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

BLDG #3
BLDG #6

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

OVERHEAD LINE

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10741
ARCHITECT
02/28/2024

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

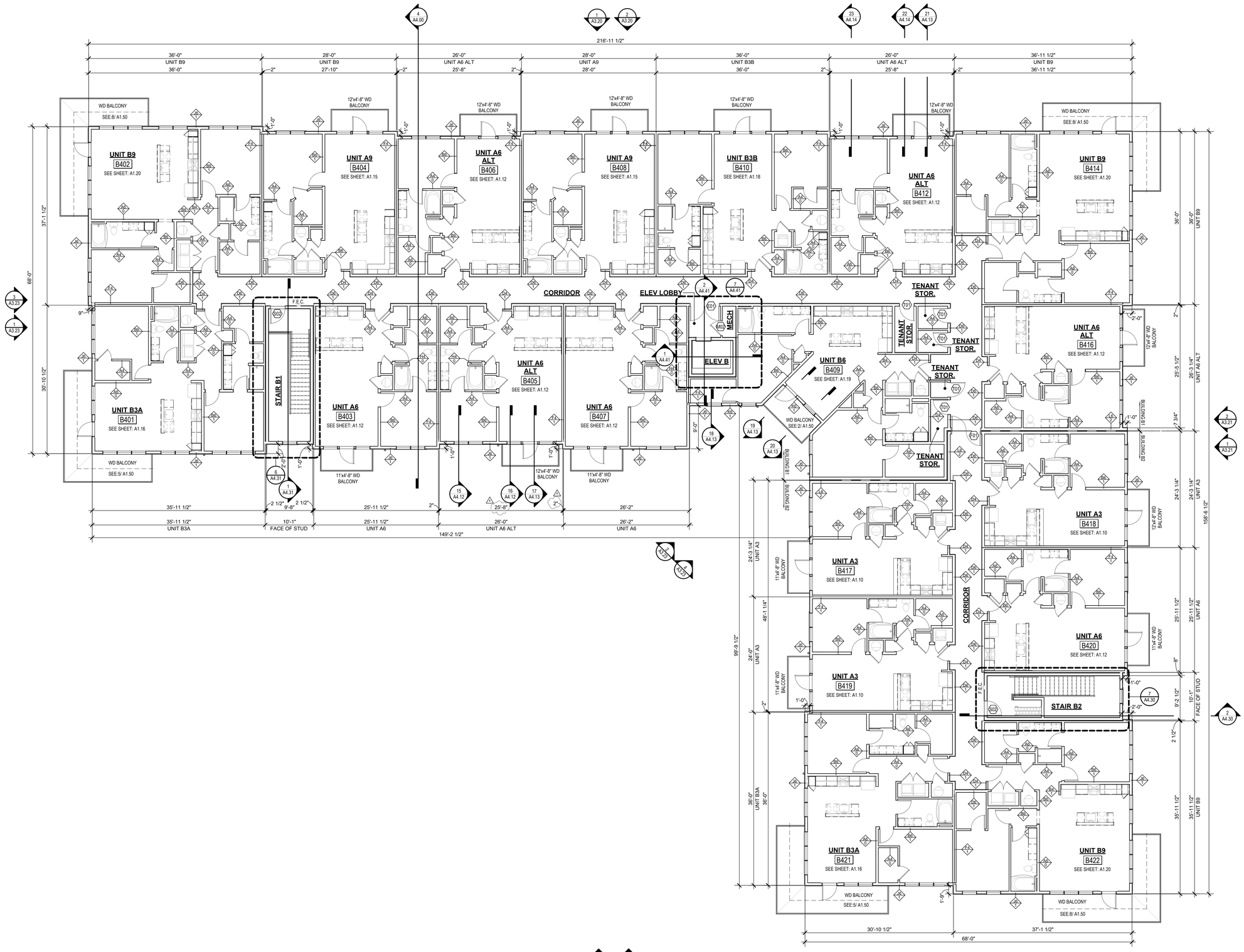
REVISIONS
2 10.30.24 CITY COMMENTS 1
4 02.28.25 ASI 1

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"
2/28/2025 5:07:53 PM

ARCH E1 30" x 42"



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

BLDG #3
BLDG #6

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

OVERHEAD LINE

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10741
ARCHITECT
02/28/2024

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

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

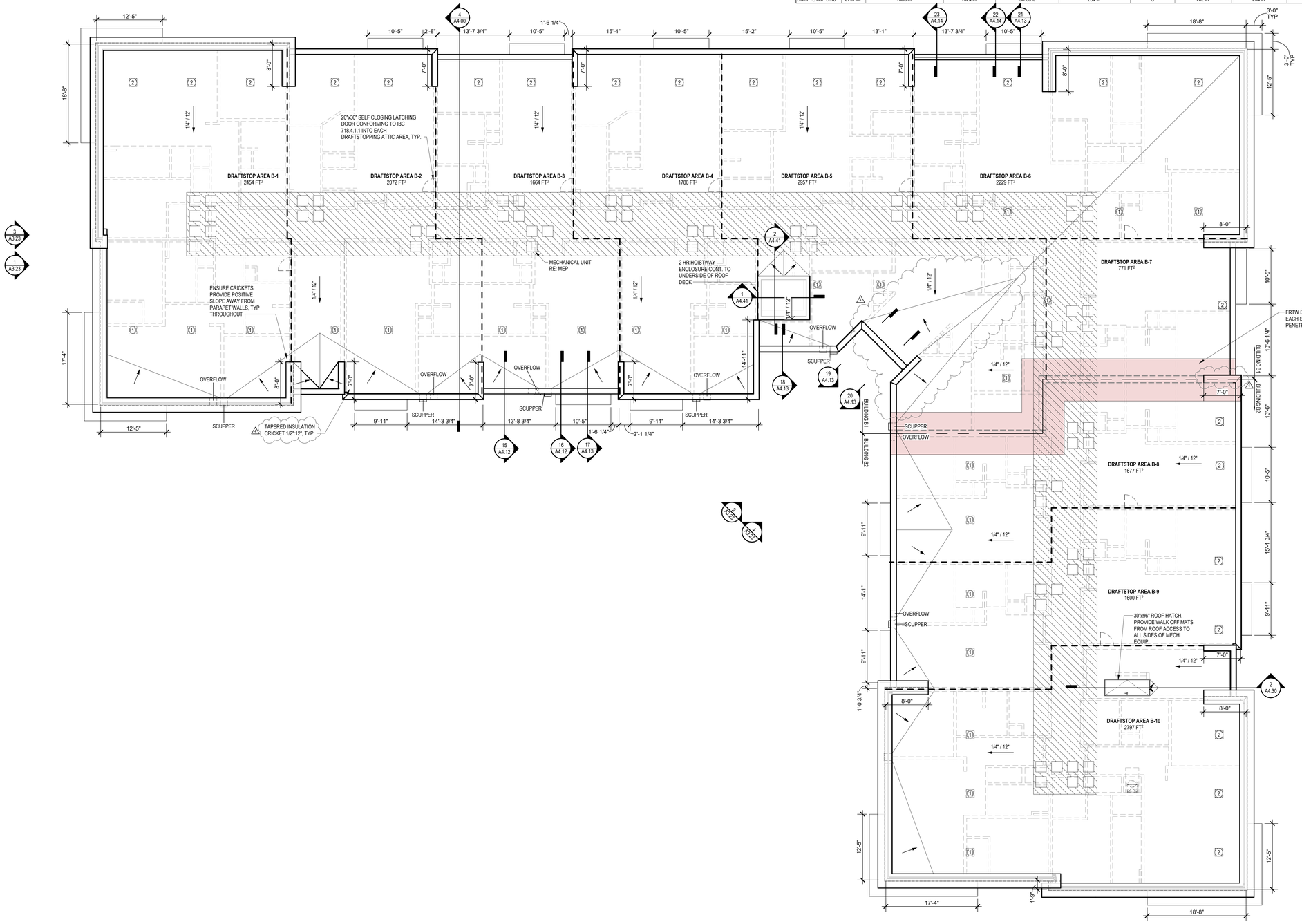
SHEET NAME
BUILDING B - 4TH FLOOR PLAN
SHEET NO.
A2.24

2/26/2025 5:07:58 PM

ARCH E1 30" x 42"

WORKSHEET - BUILDING B

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



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

ROOF PLAN GENERAL NOTES:

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

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

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

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

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

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

ATTIC VENTING REQUIREMENTS

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

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

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

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

GRAPHIC LEGEND:

ALLOWABLE EQUIPMENT AREA

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

ROOF VENTING LEGEND

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

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

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

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

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10741
ARCHITECT
05/28/2024

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

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

SHEET NAME
BUILDING B - ROOF PLAN

SHEET NO.
A2.25

2/27/2025 10:50:15 AM

ARCH E1 30" x 42"

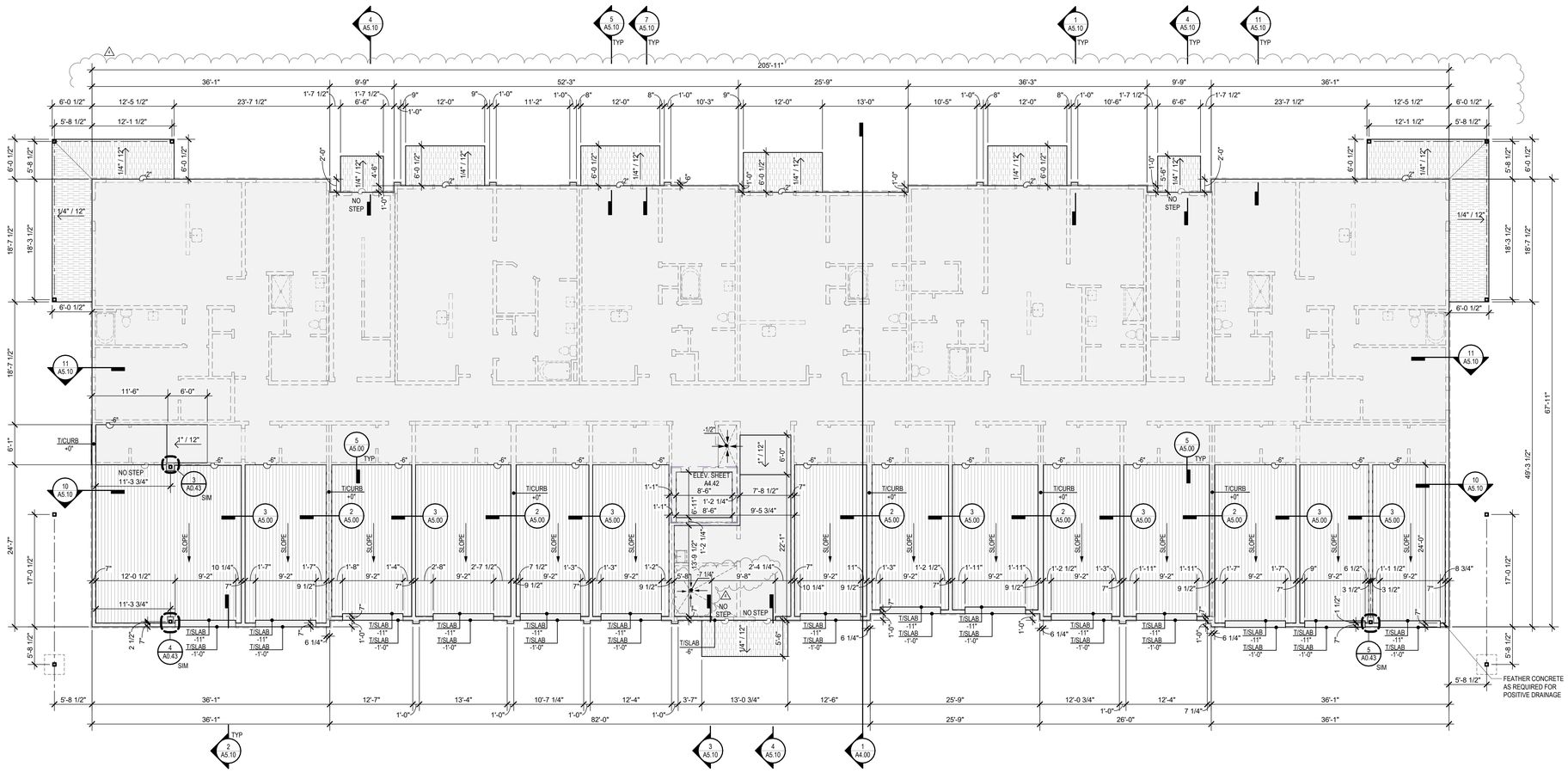
SLAB PLAN GENERAL NOTES:

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10711
ARCHITECT
05/28/2024

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

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

SHEET NAME
BUILDING C - SLAB PLAN

SHEET NO.
A2.30

2/26/2025 5:08:55 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.

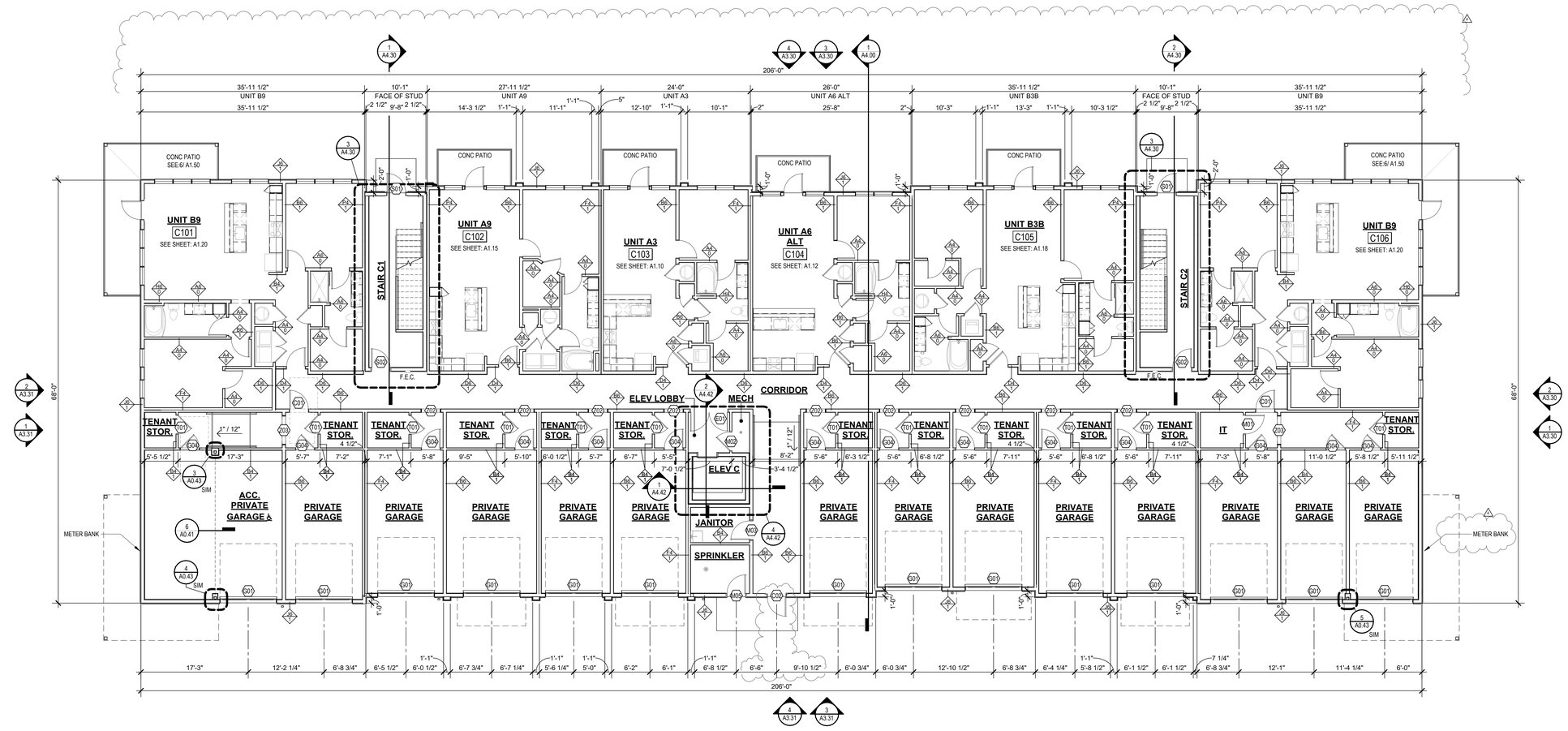
G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

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

BLDG # 2

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10744
ARCHITECT
05/28/2024

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

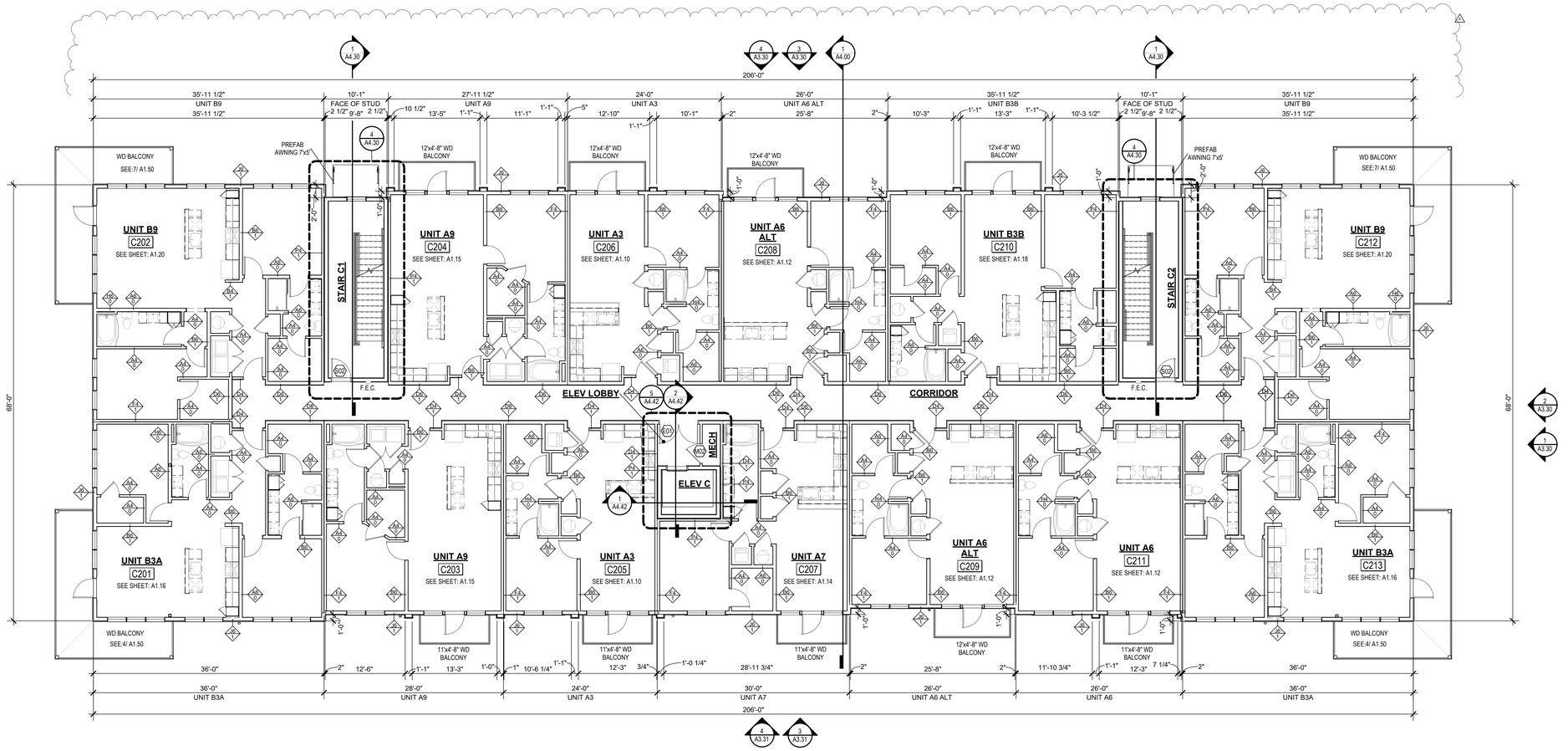
REVISIONS
2 10.30.24 CITY COMMENTS 1
4 02.28.25 ASI 1

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

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

2/26/2025 5:08:09 PM

ARCH E1 30" x 42"



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

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10741
ARCHITECT
05/28/2024

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

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

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

2/26/2025 5:08:13 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.

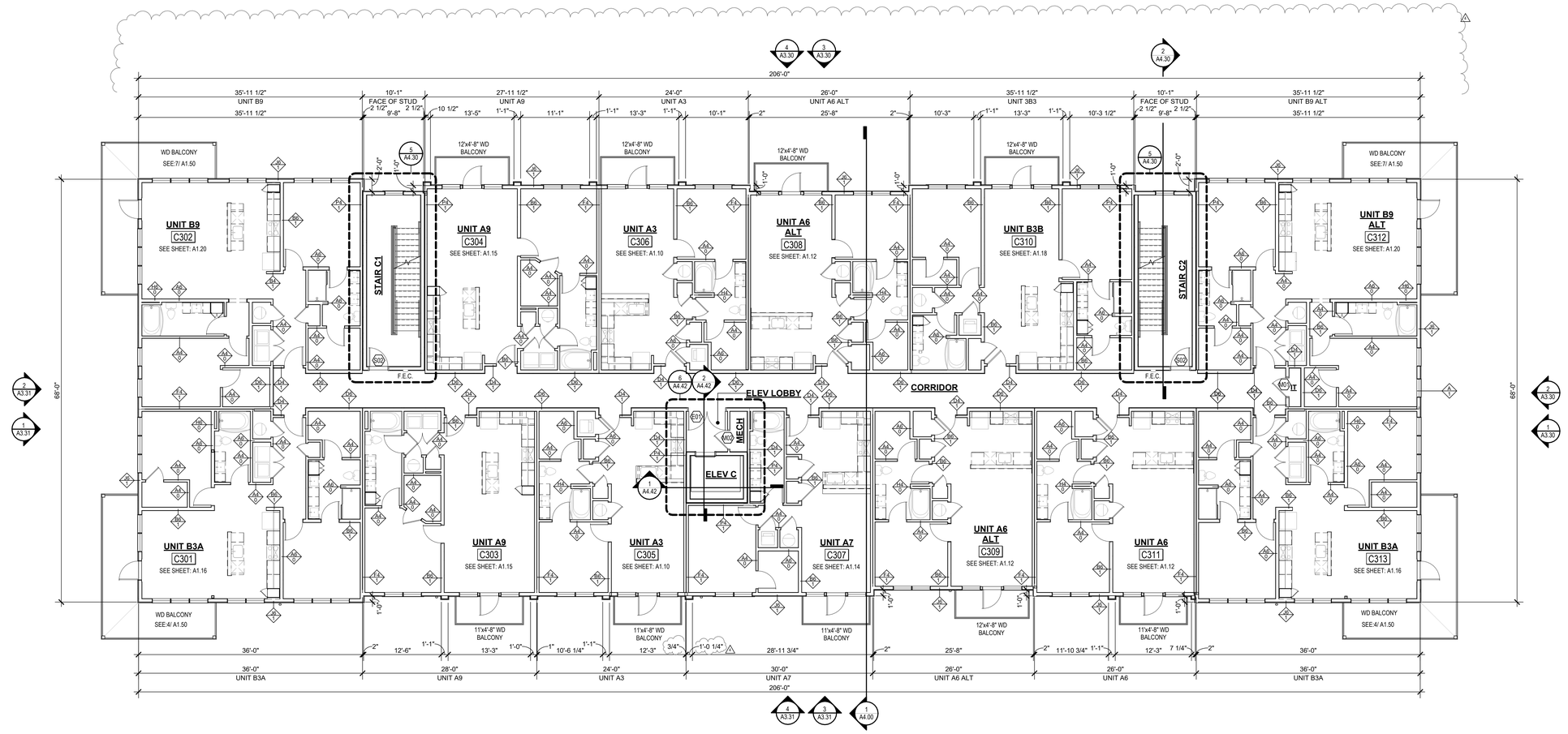
I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

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
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10741
ARCHITECT
05/28/2024



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

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

DRAWING RELEASE LOG
- 10.15.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS
2 10.30.24 CITY COMMENTS 1
4 02.28.25 ASI 1

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

2/26/2025 5:08:16 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.

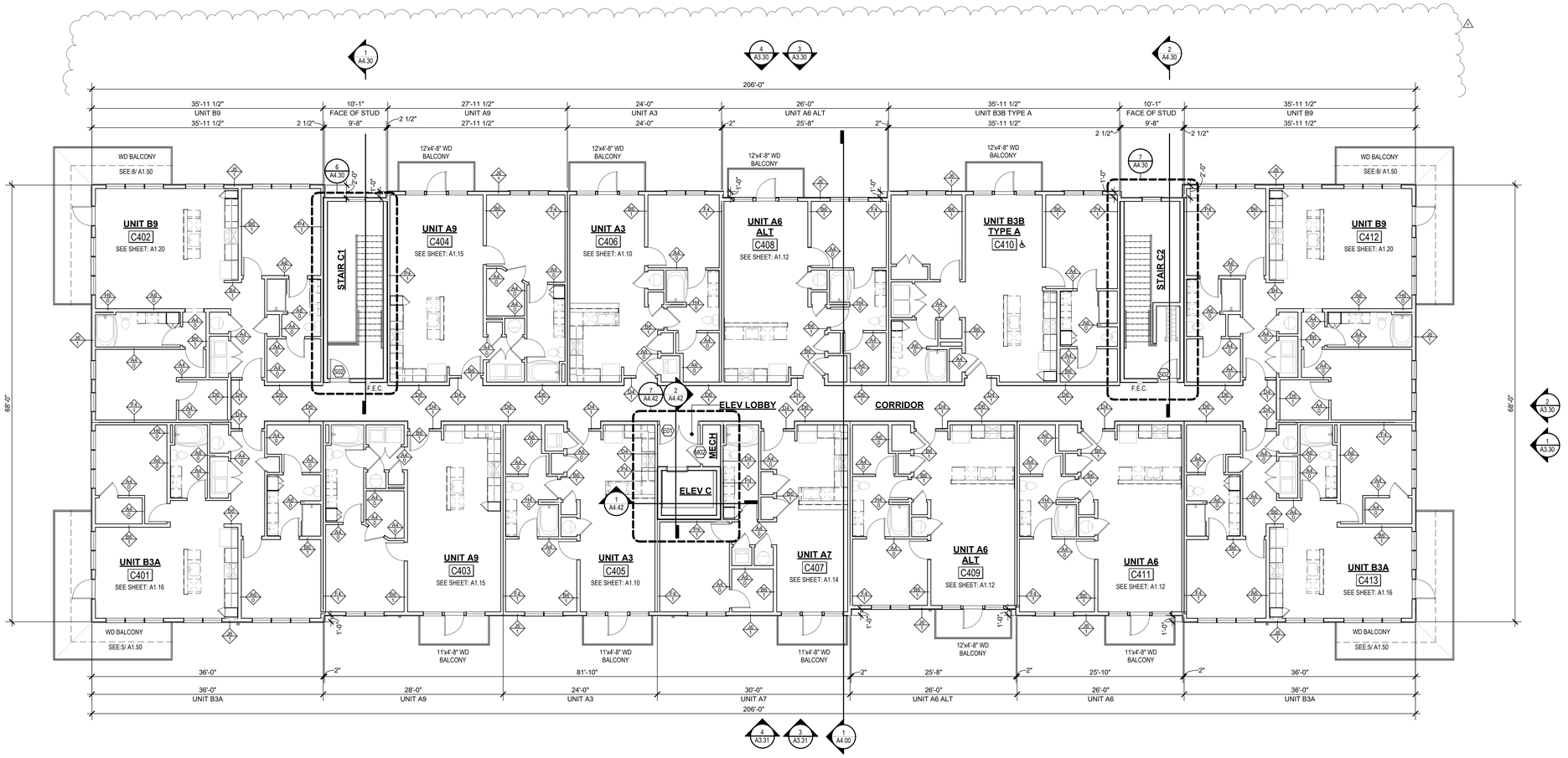
G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

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 C - 4TH 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
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10411
ARCHITECT
05/28/2024

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

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

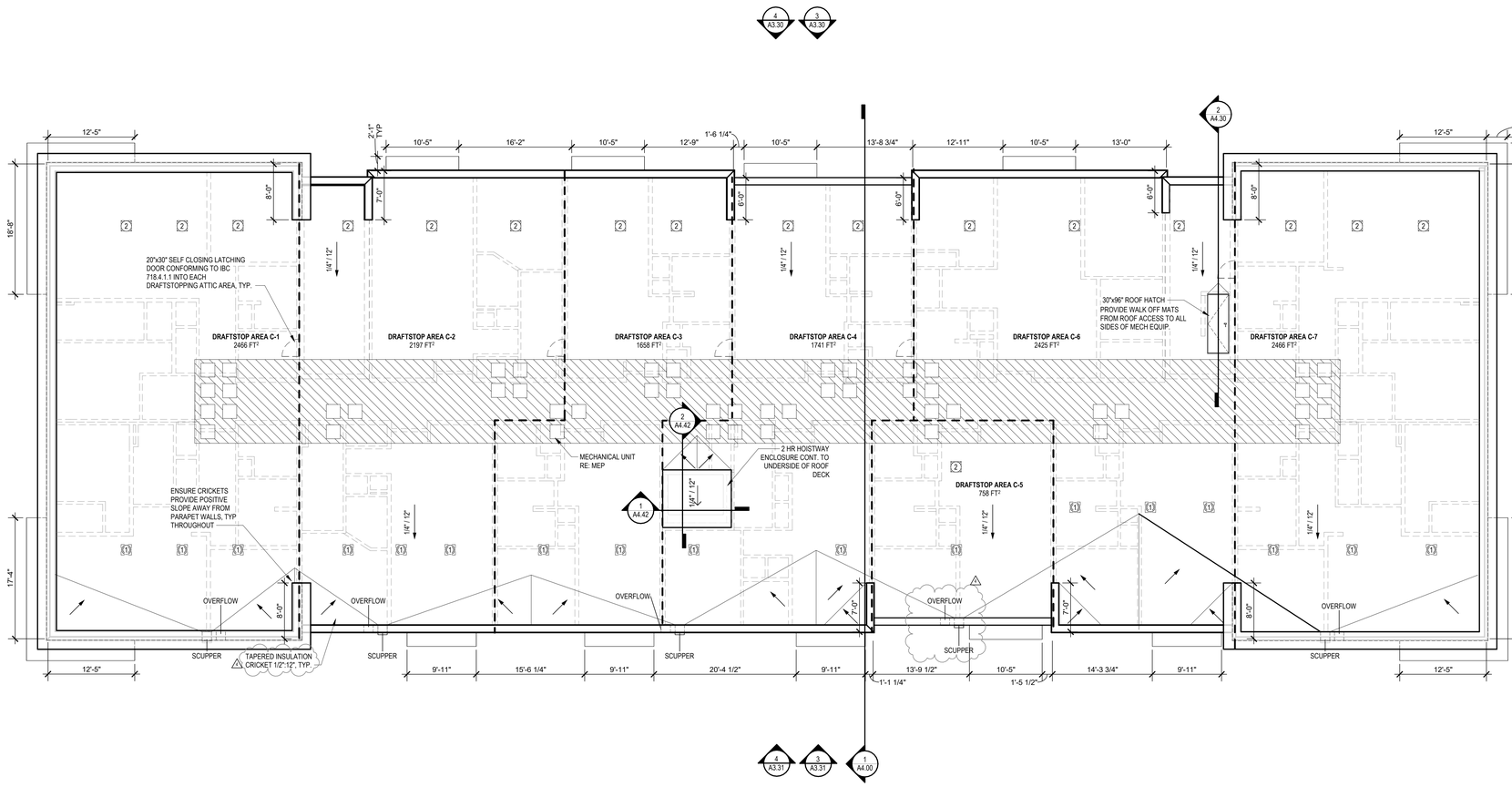
SHEET NAME
BUILDING C - 4TH FLOOR PLAN
SHEET NO.
A2.34

2/26/2025 5:08:20 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

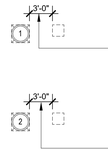
PROPOSED ROOF VENTILATION
LOW: POP VENT INTAKE (254 SQ. IN. NET FREE AREA PER VENT)

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10441
ARCHITECT
05/28/2024

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

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

SHEET NAME
BUILDING C - ROOF PLAN

SHEET NO.
A2.35

2/26/2025 5:08:23 PM

ARCH E1 30" x 42"

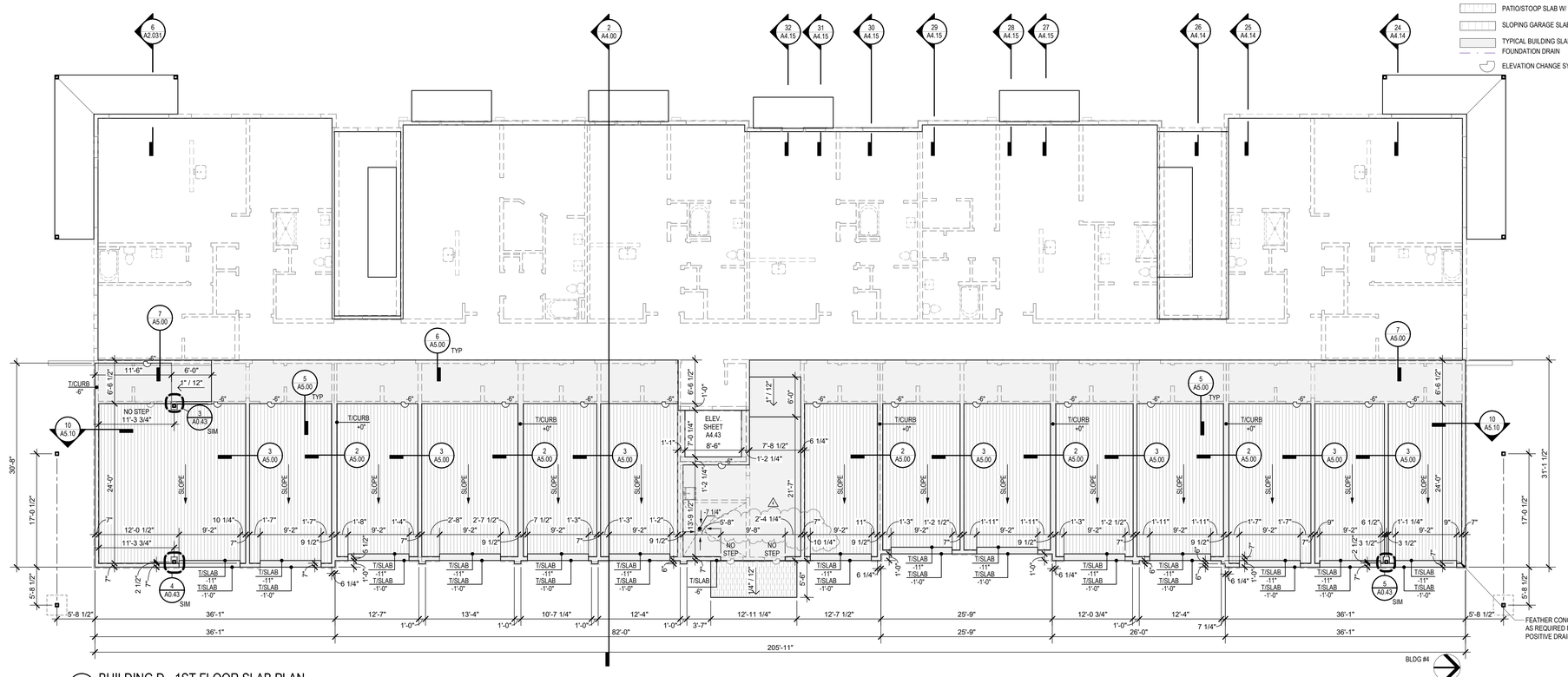
SLAB PLAN GENERAL NOTES:

A. SEE STRUCTURAL FOR CONCRETE THICKNESS AND REINFORCING.

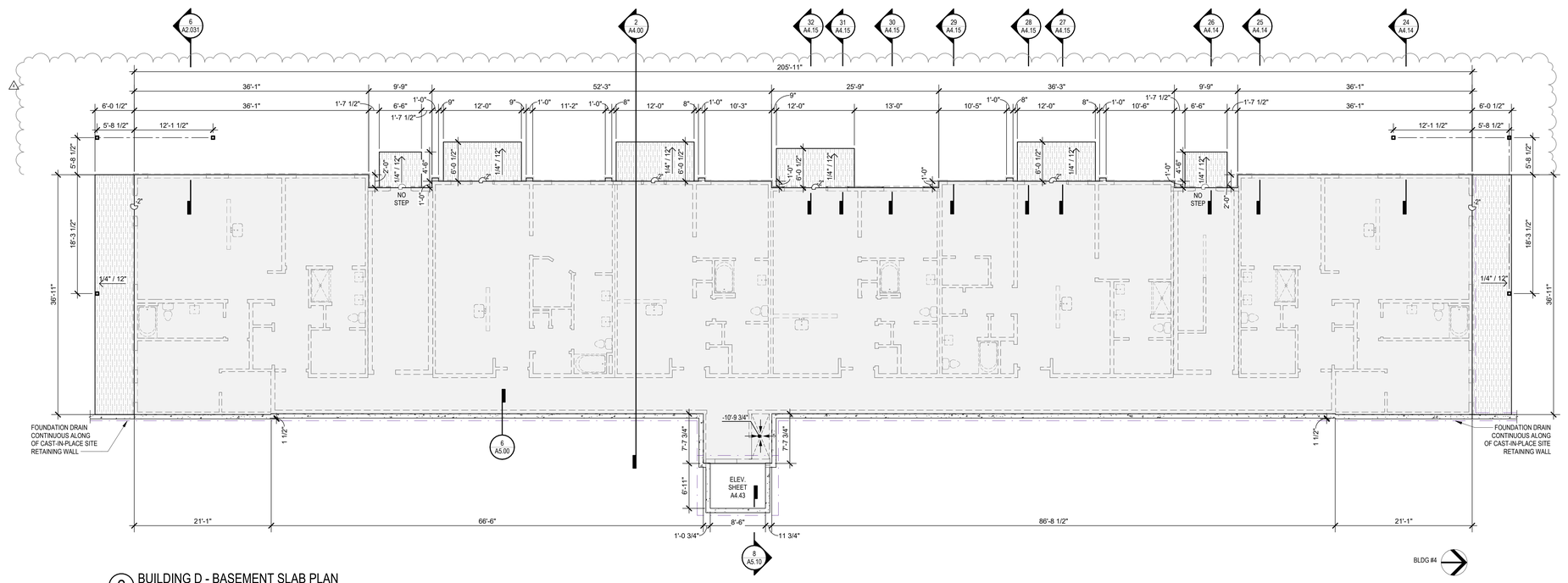
B. COORDINATE GARAGE DOOR ROUGH OPENING WITH GARAGE DOOR MANUFACTURER.

GRAPHIC LEGEND:

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



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



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

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10741
ARCHITECT
02/28/2024

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

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

SHEET NAME
BUILDING D - SLAB PLAN

SHEET NO.
A2.40

2/6/2025 5:08:28 PM

ARCH E1 30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

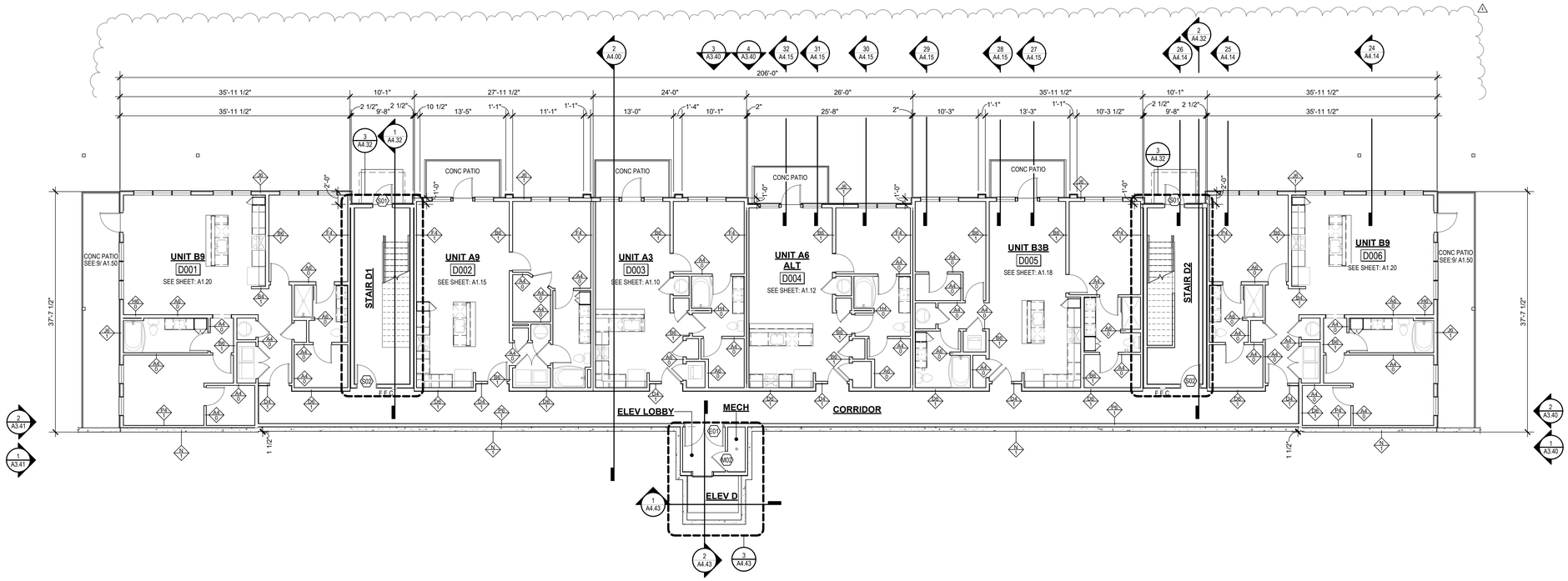
G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

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

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

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

– – – – – – – – OVERHEAD LINE



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

BLDG # 4

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10411
ARCHITECT
02/28/2024

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

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

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

2/26/2025 5:08:31 PM

ARCH E1 30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

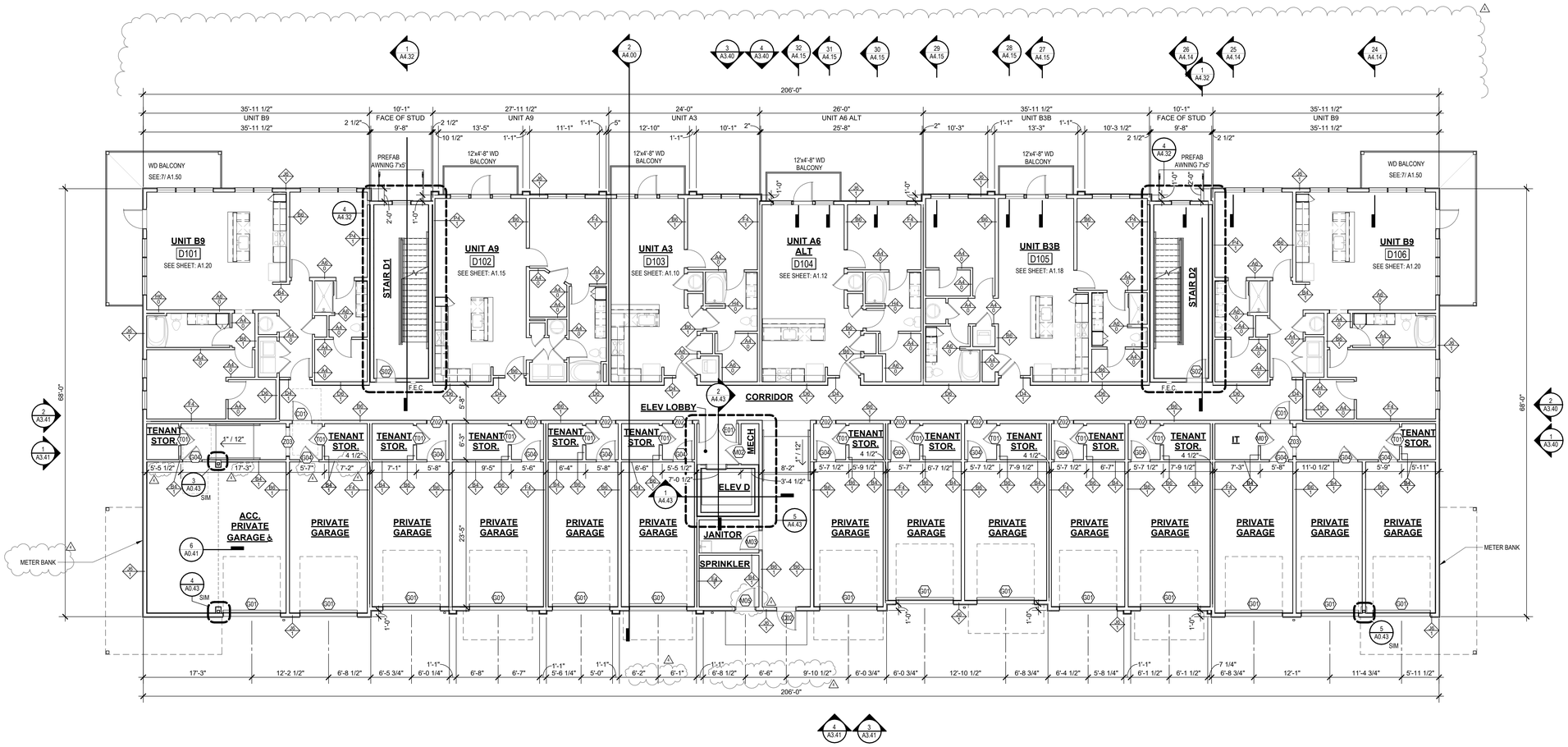
G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

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

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

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

– – – – – – – – OVERHEAD LINE



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

BLDG # 4

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10941
ARCHITECT
05/28/2024

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

DRAWING RELEASE LOG
- 05.10.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

REVISIONS
2 10.30.24 CITY COMMENTS 1
4 02.28.25 ASI 1

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

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

2/6/2025 5:08:35 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.

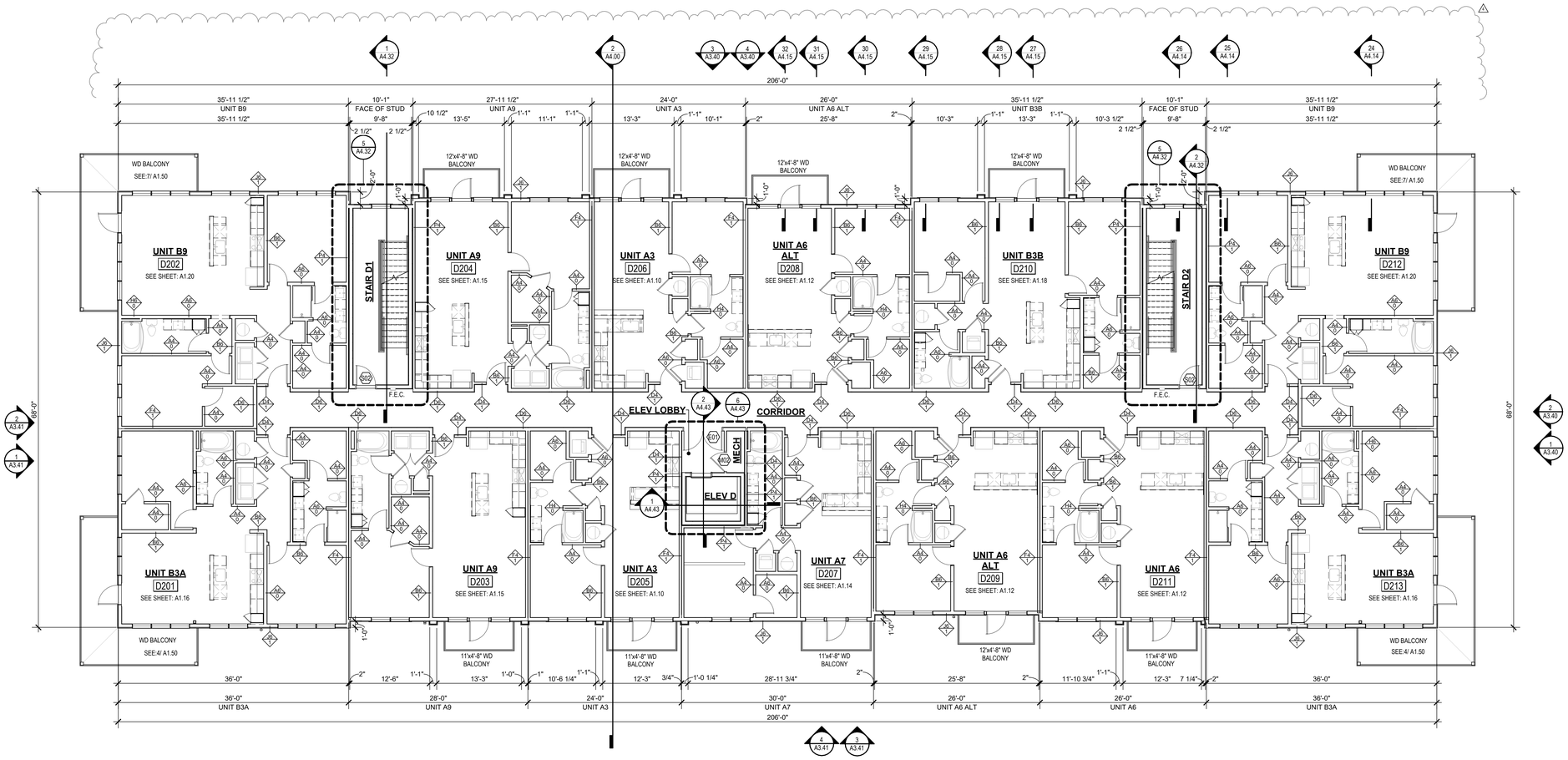
G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

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 - 2ND 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
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10441
ARCHITECT
05/28/2024

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

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

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

2/6/2025 5:08:39 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.

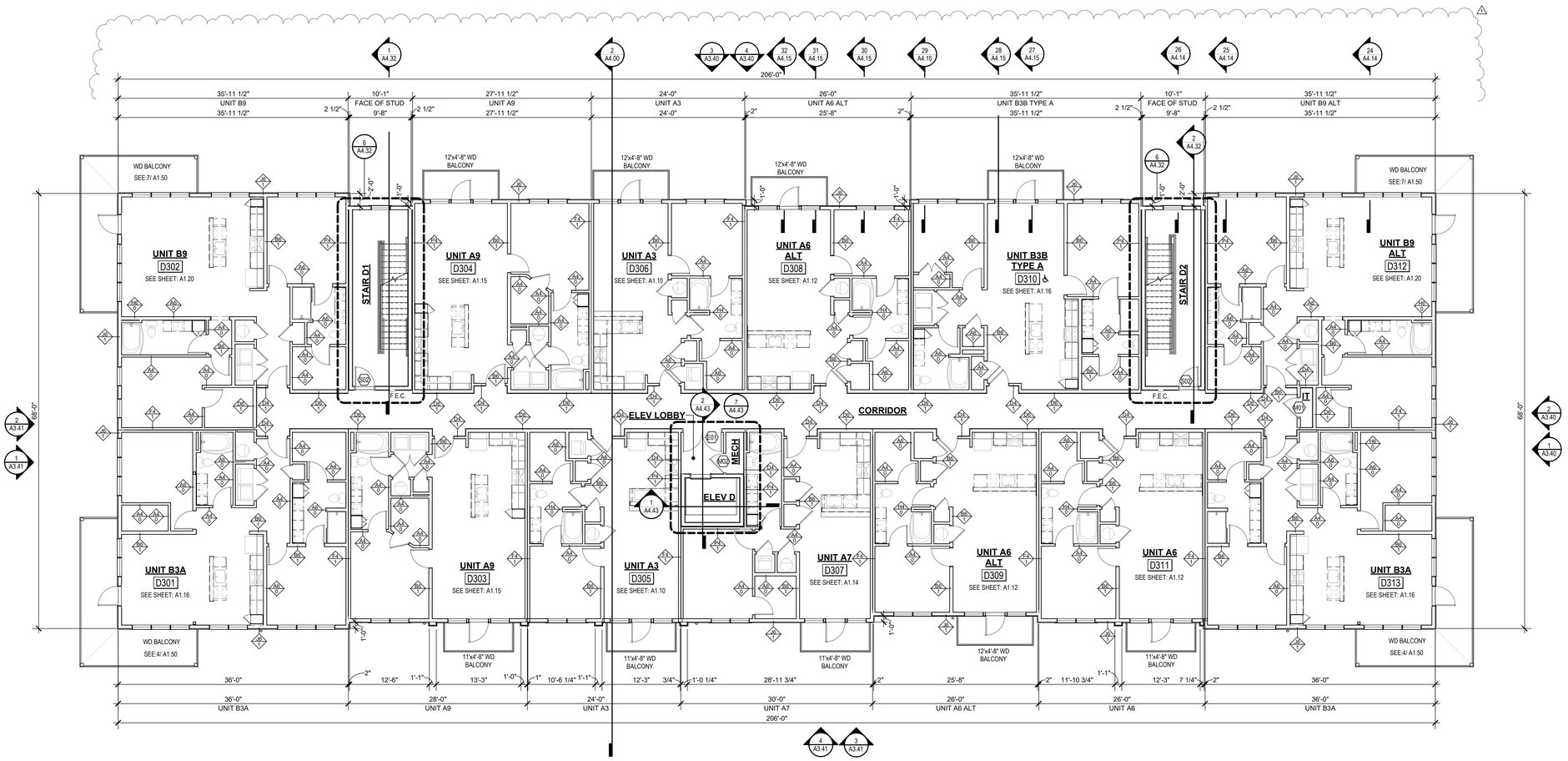
J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

– – – – – – – – OVERHEAD LINE

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10411
ARCHITECT
05/28/2024



1 BUILDING D - 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

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

2/6/2025 5:08:43 PM

ARCH E1 30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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.

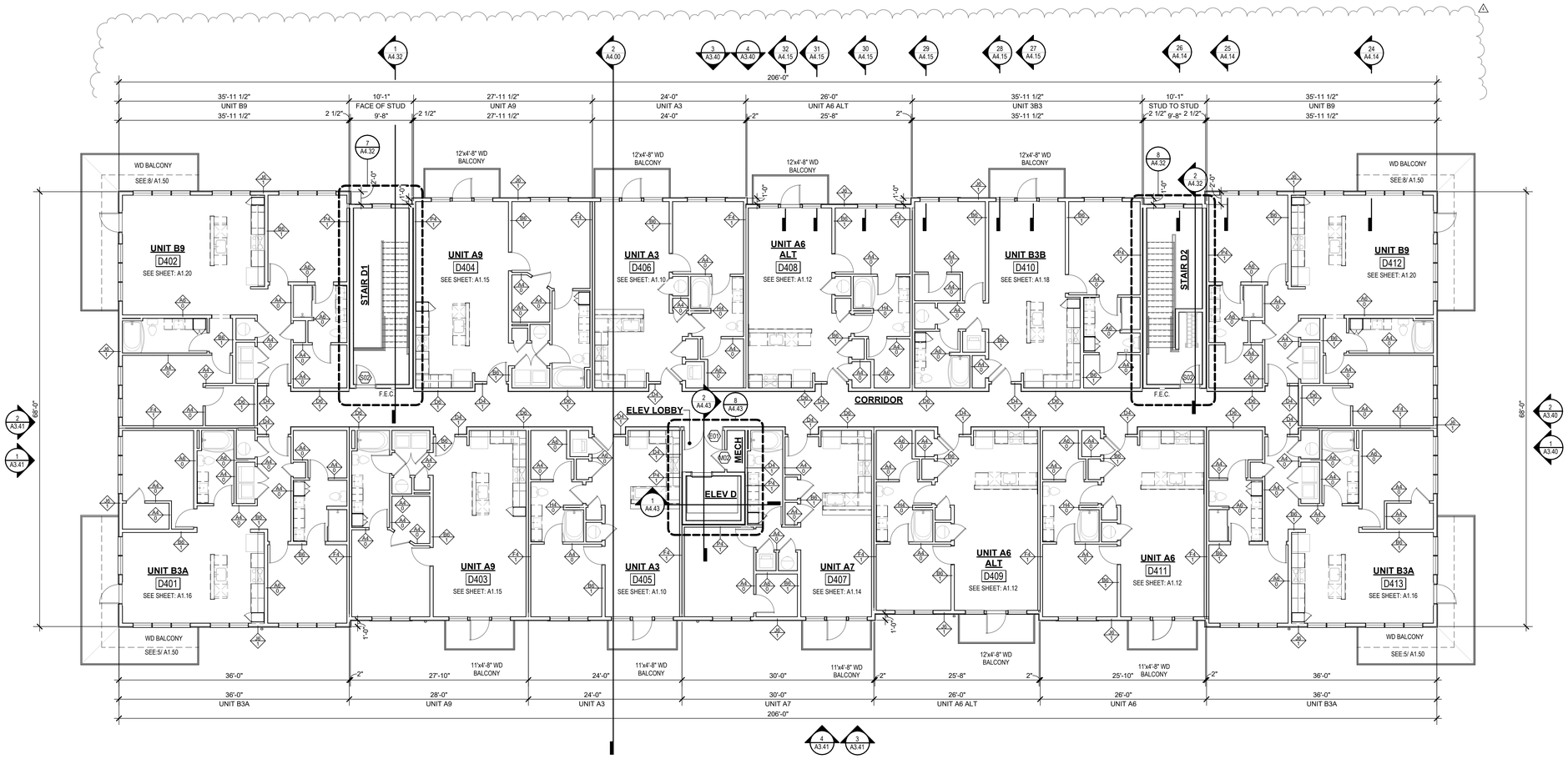
I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

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
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10041
ARCHITECT
02/28/2024



1 BUILDING D - 4TH 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 AS 1

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

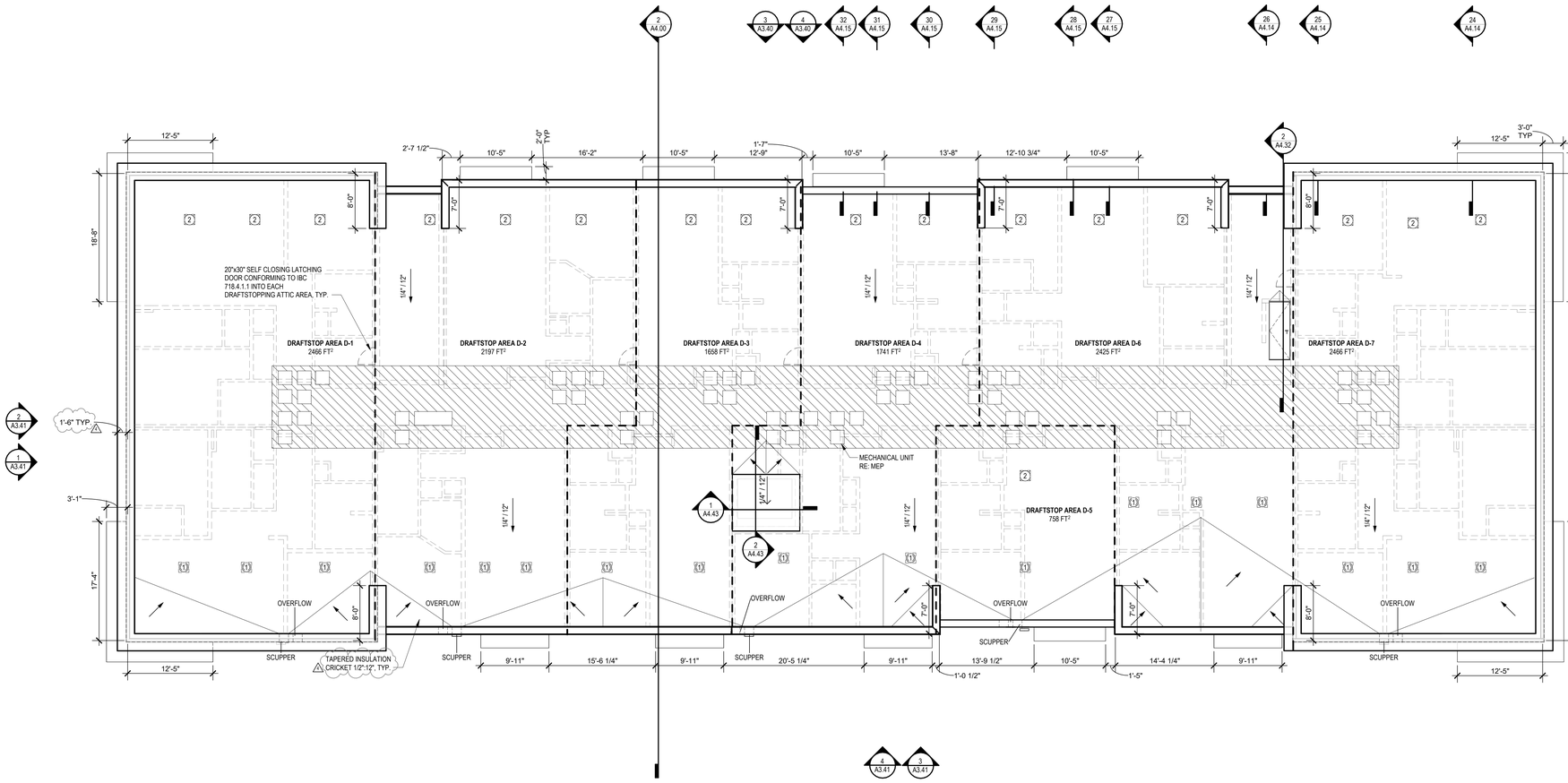
SHEET NAME
BUILDING D - 4TH FLOOR PLAN
SHEET NO.
A2.45

2/26/2025 5:08:47 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

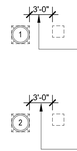
PROPOSED ROOF VENTILATION
LOW: POP VENT INTAKE (254 SQ. IN. NET FREE AREA PER VENT)

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10
ARCHITECT
05/28/2024

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 AS1

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

SHEET NAME
BUILDING D - ROOF PLAN

SHEET NO.
A2.46

2/26/2025 5:08:50 PM

ARCH E1 30" x 42"

4 BUILDING A - FRONT ELEVATION
1/8" = 1'-0"

3 BUILDING A - FRONT ELEVATION
1/8" = 1'-0"

2 BUILDING A - RIGHT ELEVATION
1/8" = 1'-0"

1 BUILDING A - RIGHT ELEVATION
1/8" = 1'-0"

ELEVATIONS GENERAL NOTES:

A. REFER TO SHEET **A5.40** FOR TYPICAL EXTERIOR CLADDING TRANSITIONS.

B. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4 " FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-8" AFF MIN.

C. ALL TRIM TO BE FIBER CEMENT U.N.O.

EXTERIOR MATERIAL LEGEND:

1. THIN BRICK VENEER LIGHT FINISH
2. THIN BRICK VENEER SOLDIER COURSE LIGHT FINISH
3. THIN BRICK VENEER DARK FINISH
4. THIN BRICK VENEER SOLDIER COURSE DARK FINISH
5. FIBER CEMENT BOARD AND BATTEN GRAY
6. FIBER CEMENT BOARD AND BATTEN WHITE
7. FIBER CEMENT LAP SIDING WHITE
8. FIBER CEMENT LAP SIDING CHARCOAL

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

BUILDING A - KEY PLAN

NOTE: ALL ROOFTOP MECHANICAL UNITS WILL BE PLACED NEAR THE CENTER OF THE WIDTH OF THE BUILDING AND AT LEAST 17' AWAY FROM ALL ROOF EDGES AND WILL NOT BE VISIBLE FROM THE STREET LEVEL.

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10741
ARCHITECT
02/28/2024

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

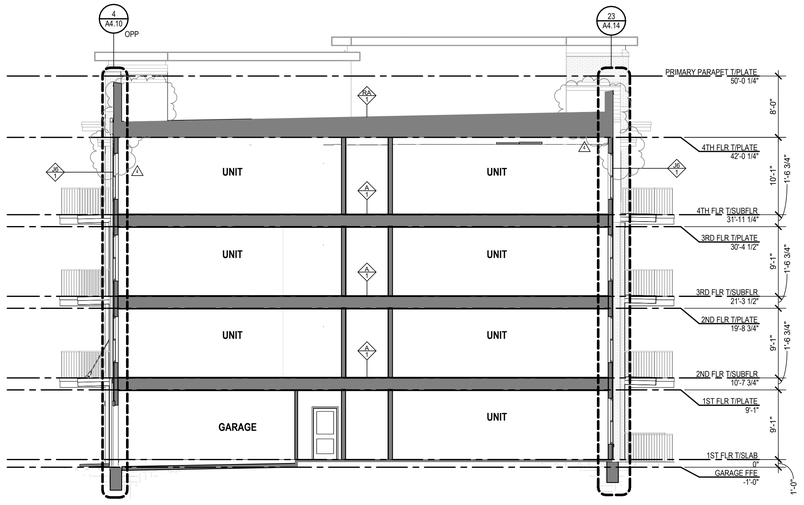
REVISIONS
3 01.29.25 ADDENDUM A
4 02.28.25 ASI 1

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

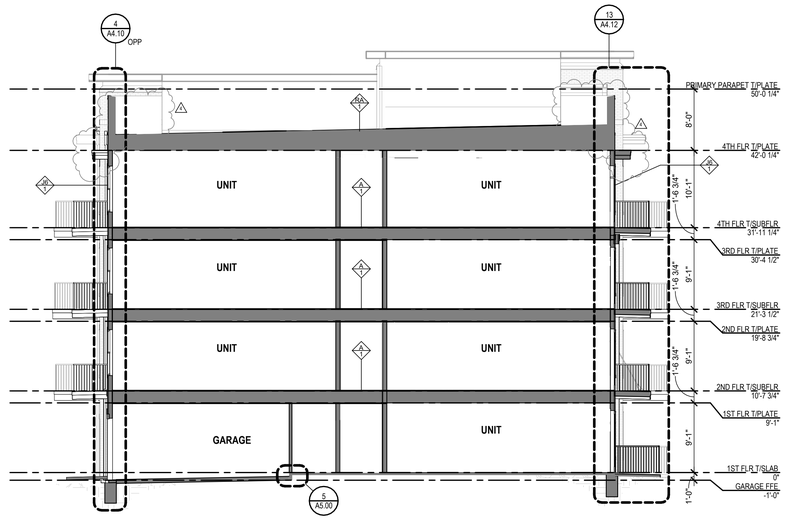
SHEET NAME
BUILDING A - EXTERIOR ELEVATIONS
SHEET NO.
A3.10

2/28/2025 1:58:29 PM

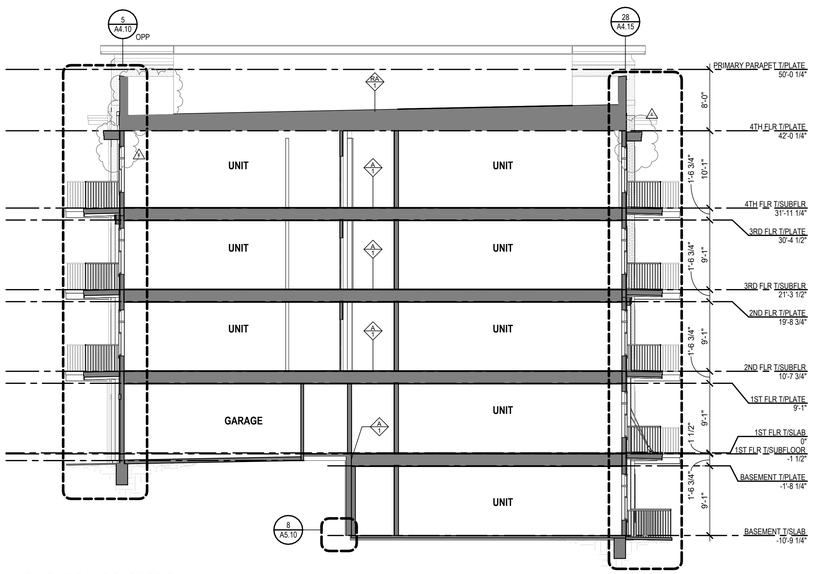
ARCH E1 30" x 42"



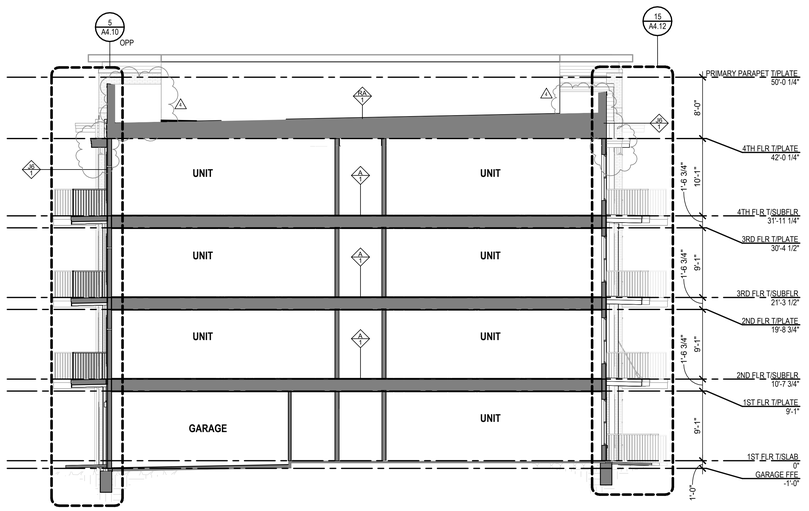
4 BUILDING B SECTION
1/8" = 1'-0"



3 BUILDING A SECTION
1/8" = 1'-0"



2 BUILDING D SECTION
1/8" = 1'-0"



1 BUILDING C SECTION
1/8" = 1'-0"

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10
ARCHITECT
02/28/2024

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
4 02.28.25 ASI 1

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

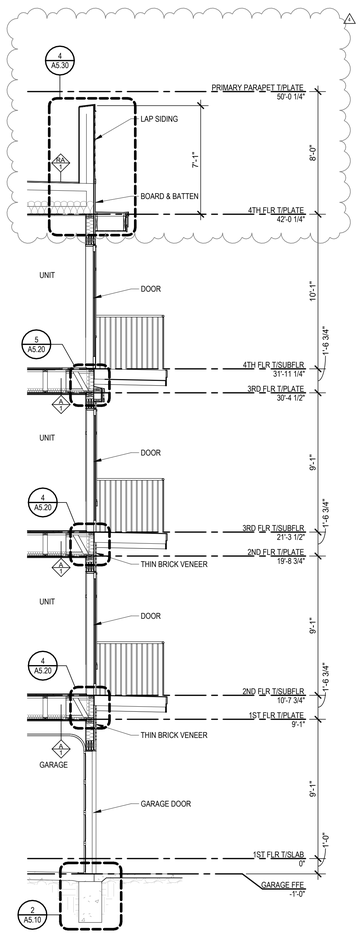
SHEET NAME
BUILDING SECTIONS

SHEET NO.
A4.00

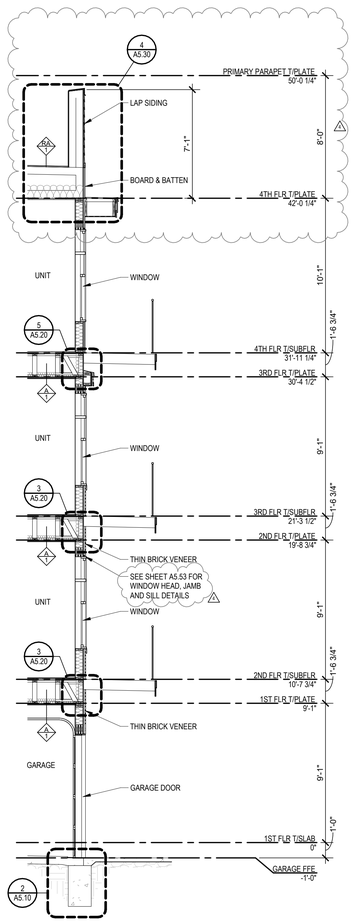
2/28/2025 5:17:43 PM

ARCH E1 30" x 42"

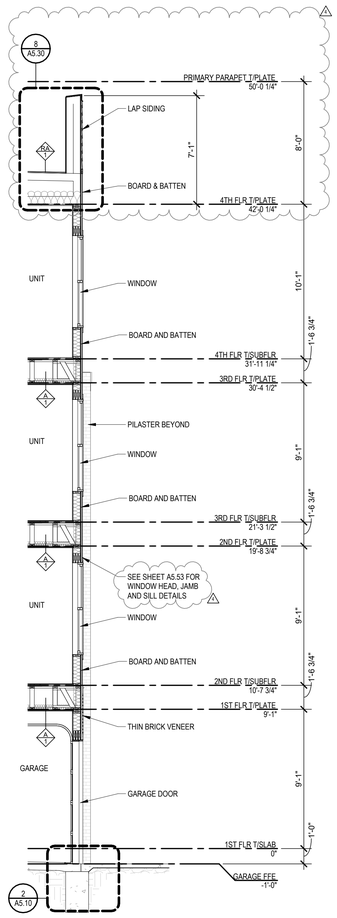
nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS,66207
© 2024



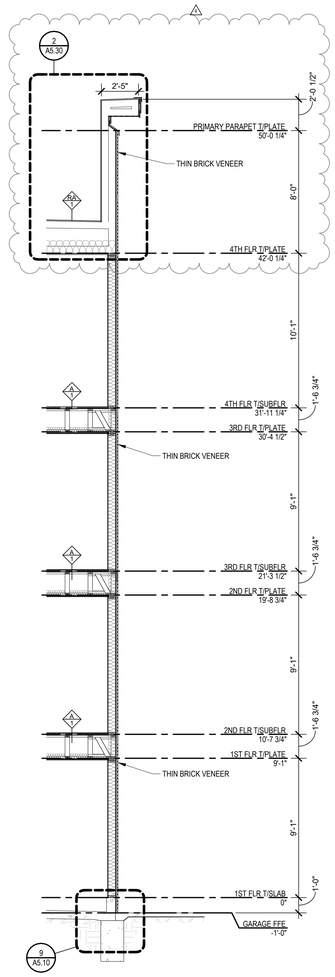
6 WALL SECTION
1/4" = 1'-0"



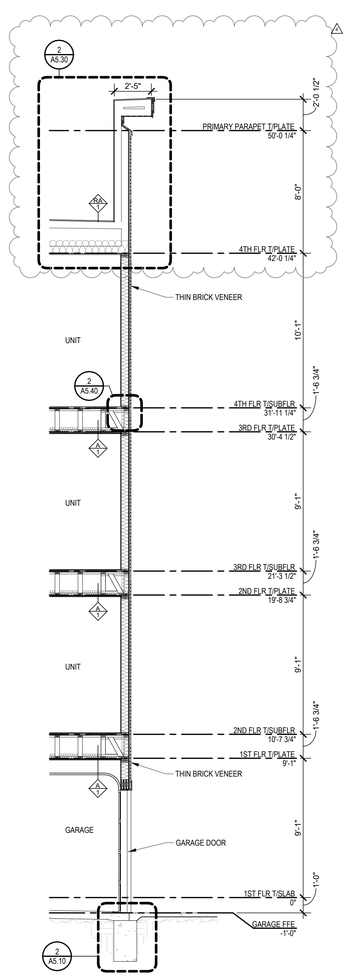
5 WALL SECTION
1/4" = 1'-0"



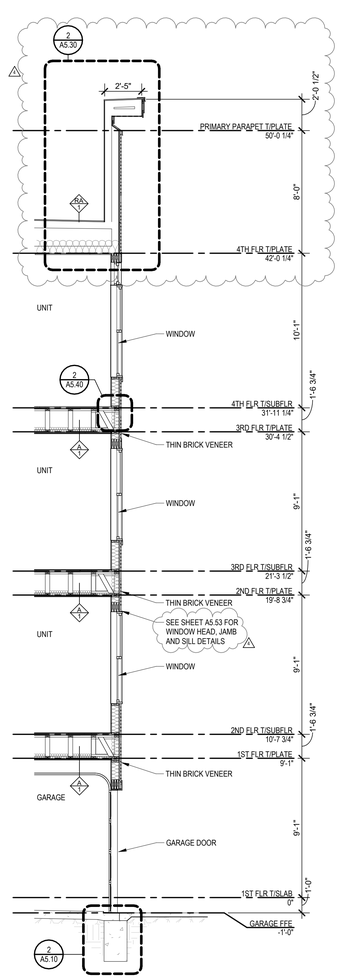
4 WALL SECTION
1/4" = 1'-0"



3 WALL SECTION
1/4" = 1'-0"



2 WALL SECTION
1/4" = 1'-0"



1 WALL SECTION
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
4 02.28.25 ASI 1

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
WALL SECTIONS

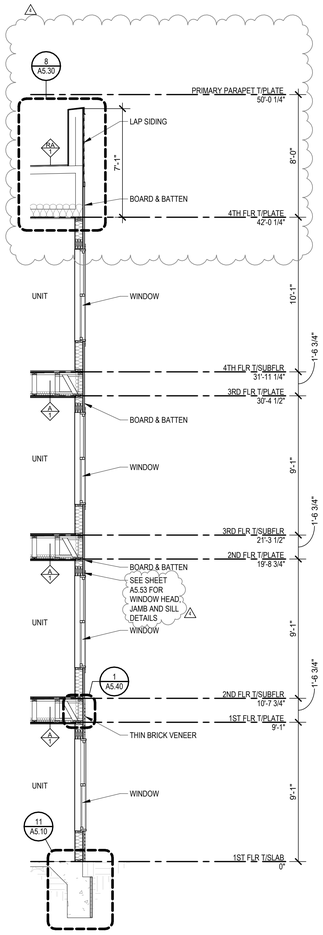
SHEET NO.
A4.10

2/26/2025 5:17:46 PM

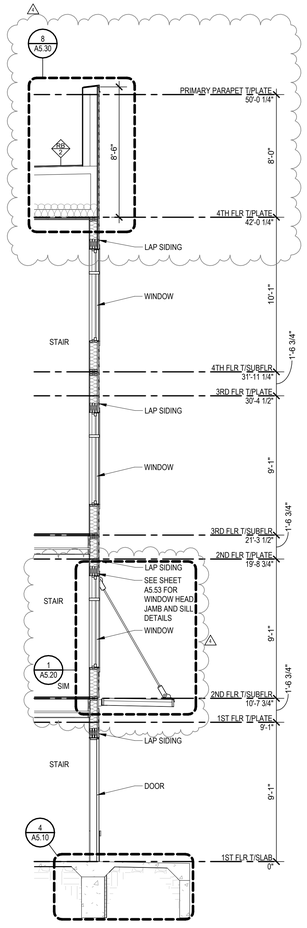
ARCH E1 30" x 42"

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS,66207
© 2024

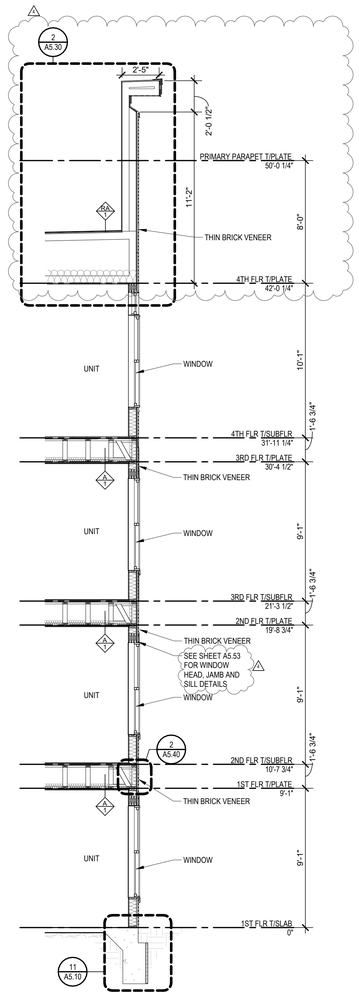
STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10784
ARCHITECT
02/28/2024



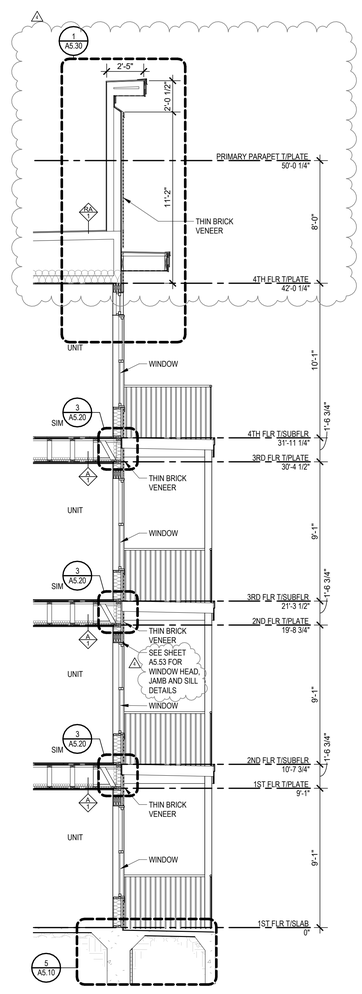
11 WALL SECTION
1/4" = 1'-0"



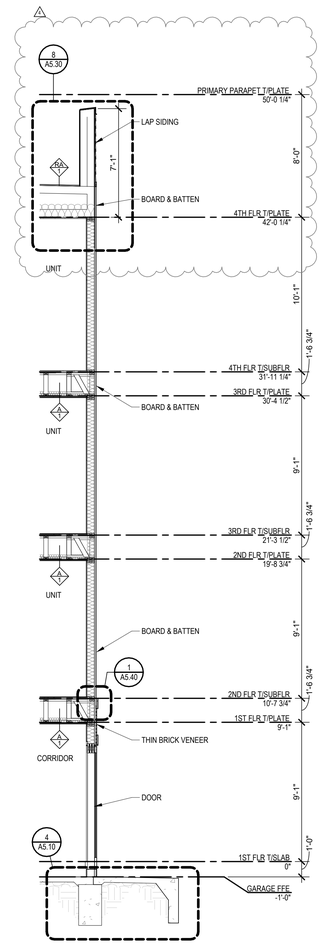
10 WALL SECTION
1/4" = 1'-0"



9 WALL SECTION
1/4" = 1'-0"



8 WALL SECTION
1/4" = 1'-0"



7 WALL SECTION
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
4 02.28.25 ASI 1

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

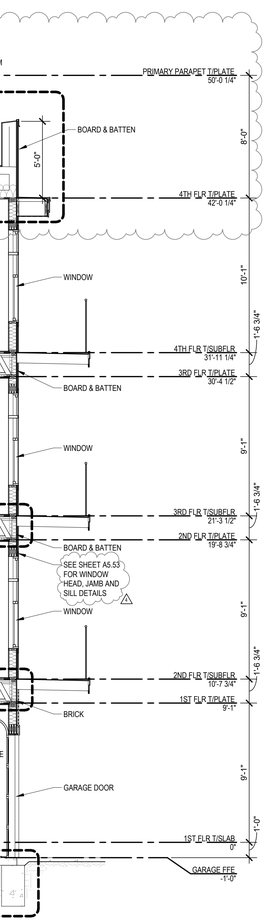
SHEET NAME
WALL SECTIONS

SHEET NO.
A4.11

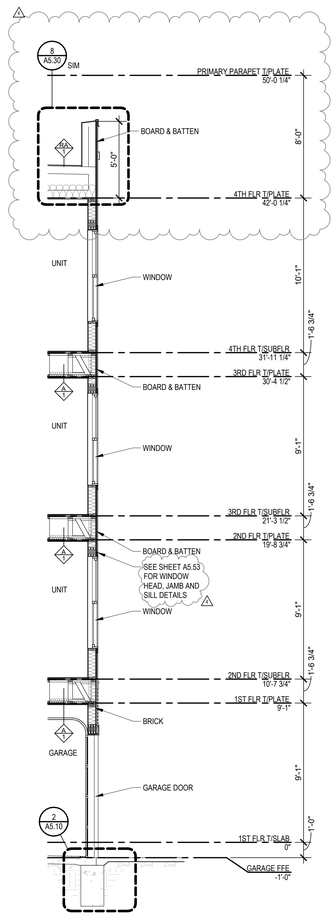
2/28/2025 5:17:49 PM

ARCH E1 30" x 42"

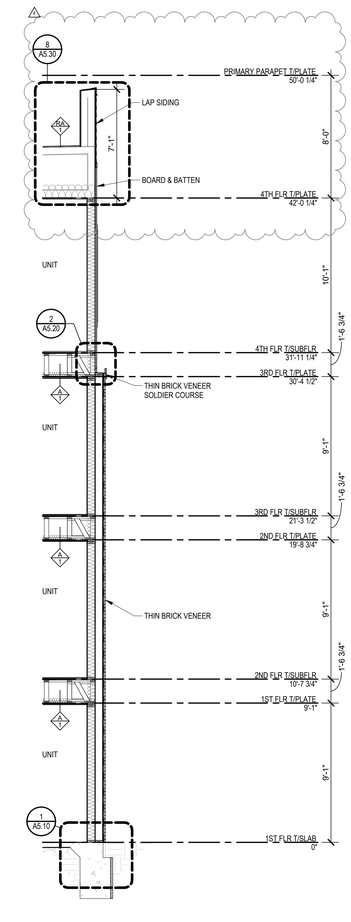
nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024



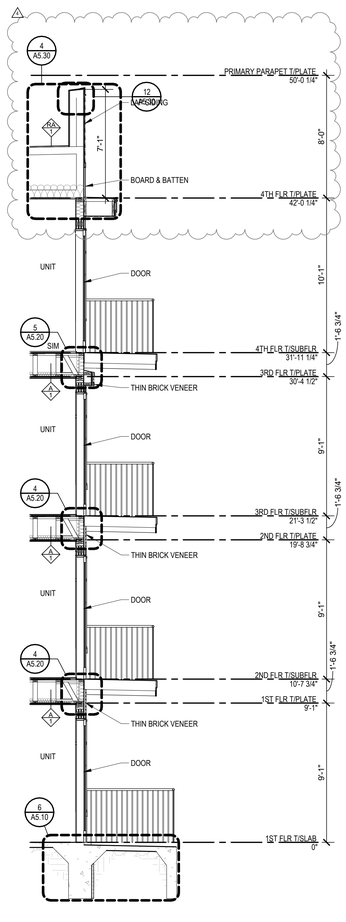
16 WALL SECTION
1/4" = 1'-0"



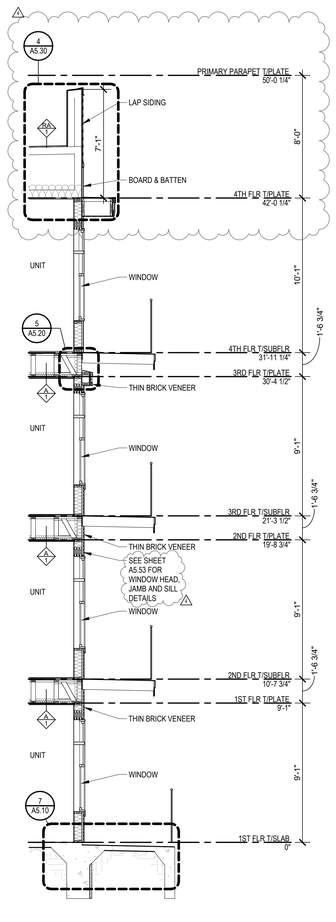
15 WALL SECTION
1/4" = 1'-0"



14 WALL SECTION
1/4" = 1'-0"



13 WALL SECTION
1/4" = 1'-0"



12 WALL SECTION
1/4" = 1'-0"

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
4 02.28.25 ASI 1

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
WALL SECTIONS

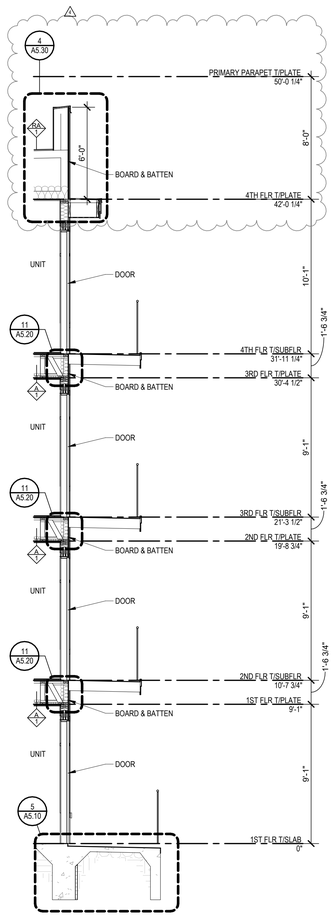
SHEET NO.
A4.12

2/26/2025 5:17:52 PM

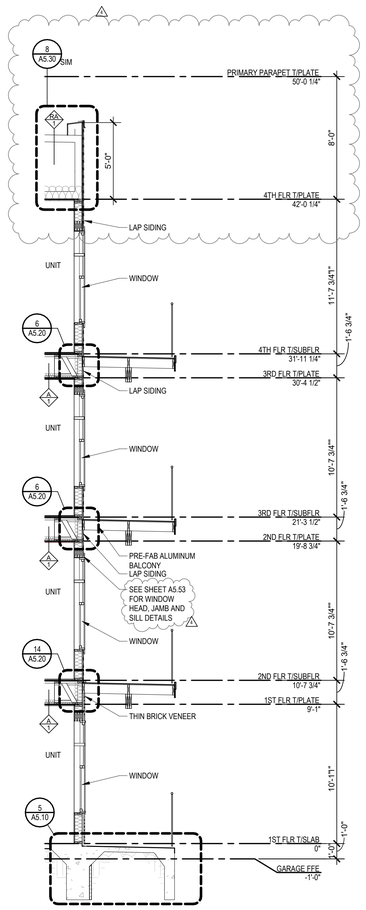
ARCH E1 30" x 42"

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024

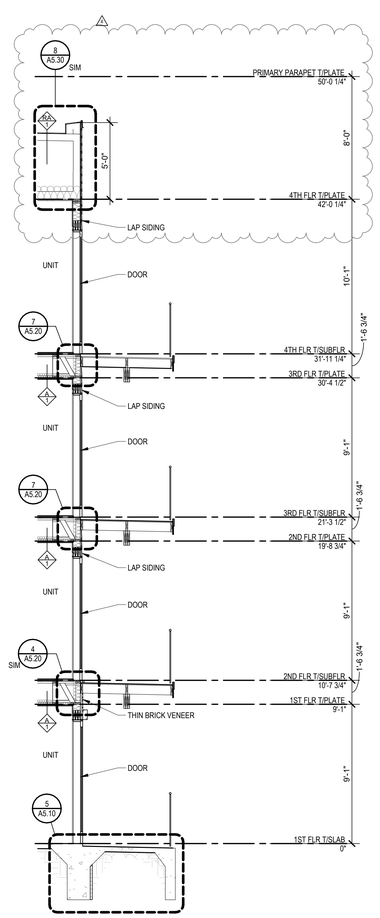
STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10744
ARCHITECT
02/28/2024



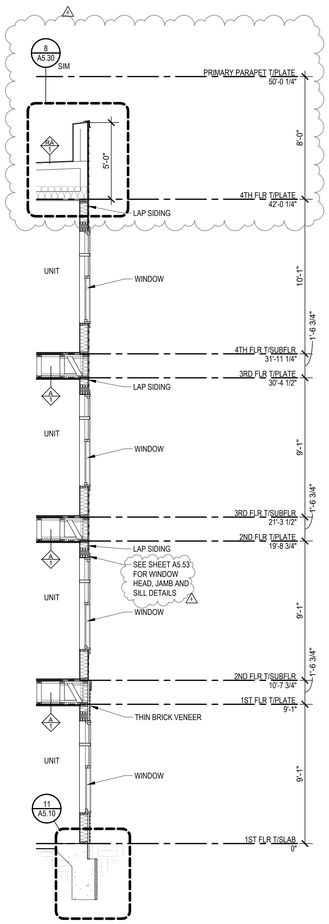
21 WALL SECTION
1/4" = 1'-0"



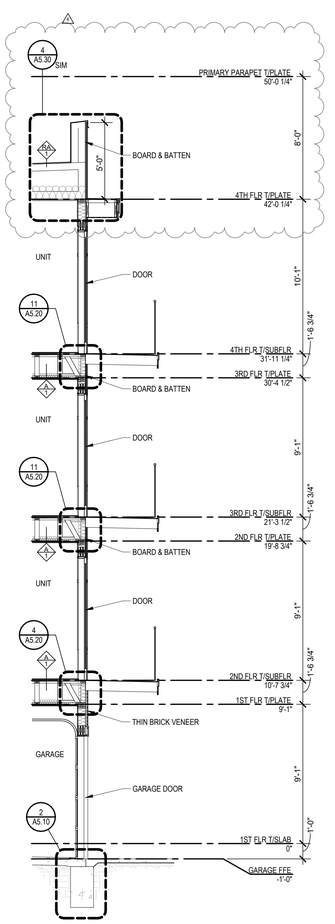
20 WALL SECTION
1/4" = 1'-0"



19 WALL SECTION
1/4" = 1'-0"



18 WALL SECTION
1/4" = 1'-0"



17 WALL SECTION
1/4" = 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
4 02.28.25 ASI 1

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

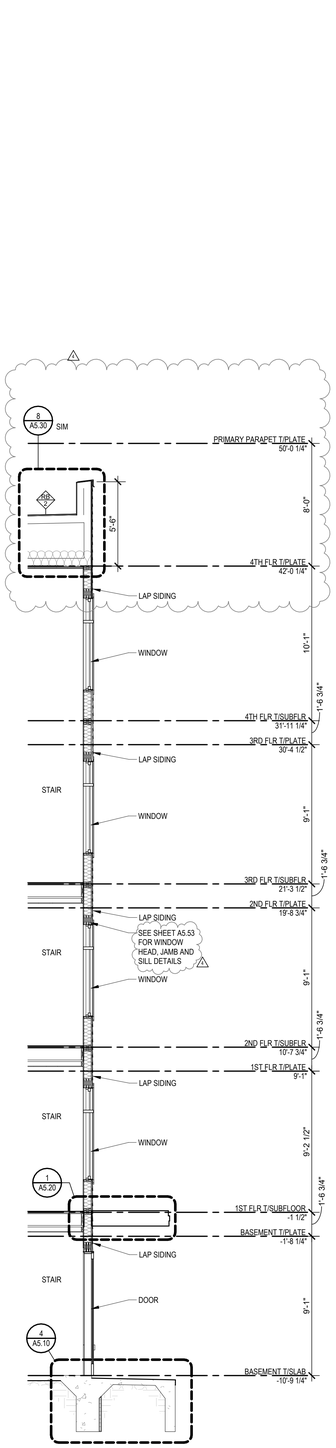
SHEET NAME
WALL SECTIONS

SHEET NO.
A4.13

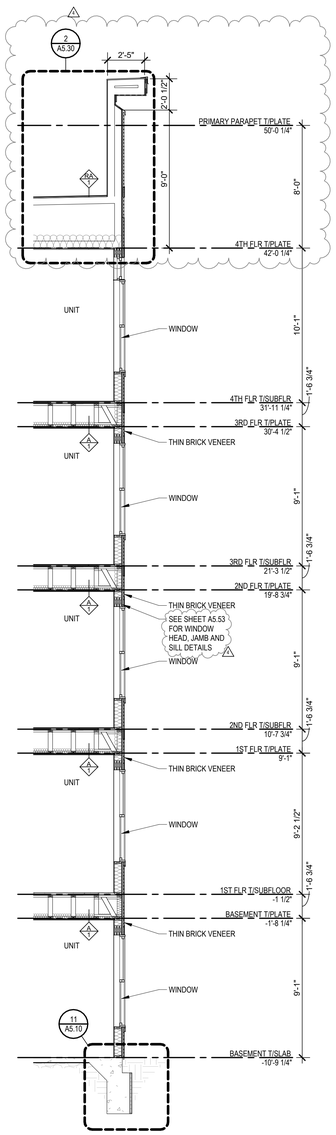
2/28/2025 5:17:55 PM

ARCH E1 30" x 42"

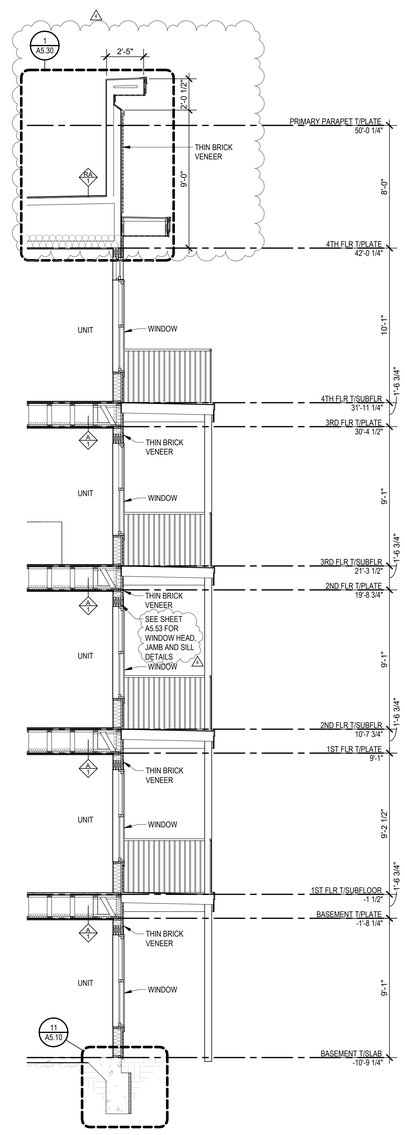
nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024



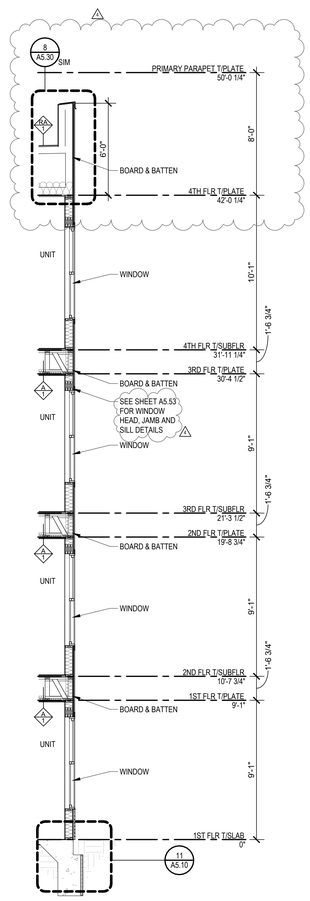
26 WALL SECTION
1/4" = 1'-0"



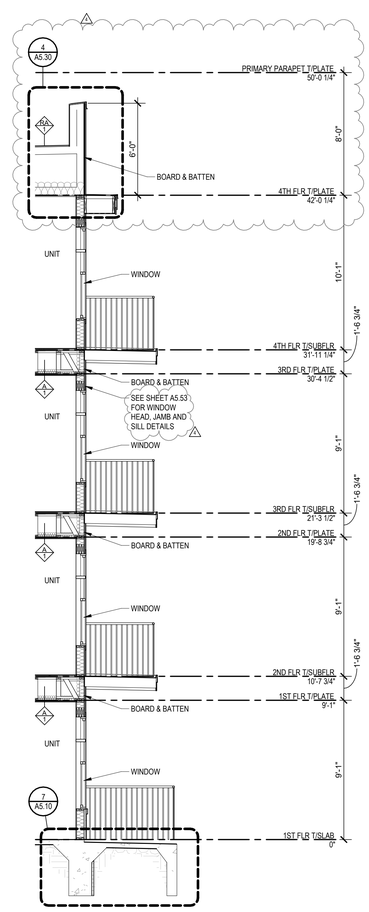
25 WALL SECTION
1/4" = 1'-0"



24 WALL SECTION
1/4" = 1'-0"



23 WALL SECTION
1/4" = 1'-0"



22 WALL SECTION
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
3 01.29.25 ADDENDUM A
4 02.28.25 ASI 1

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

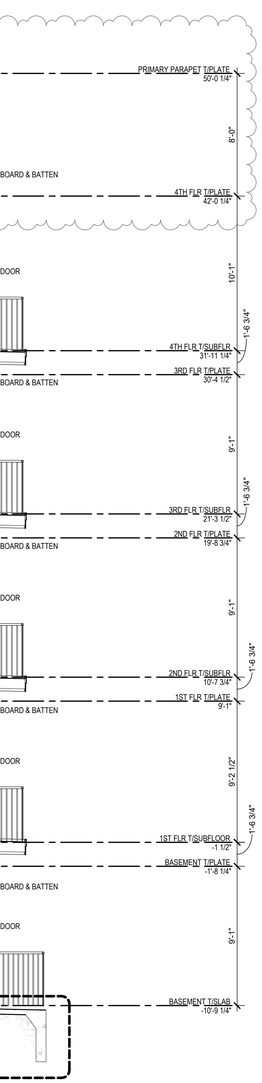
SHEET NAME
WALL SECTIONS

SHEET NO.
A4.14

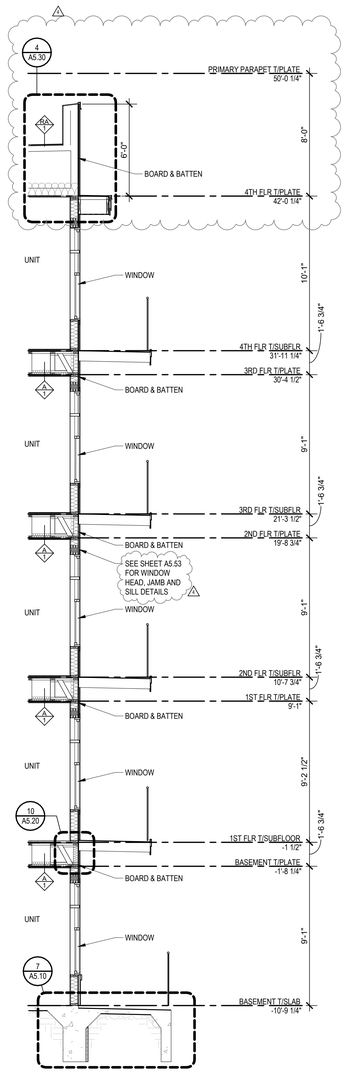
2/26/2025 5:17:57 PM

ARCH E1 30" x 42"

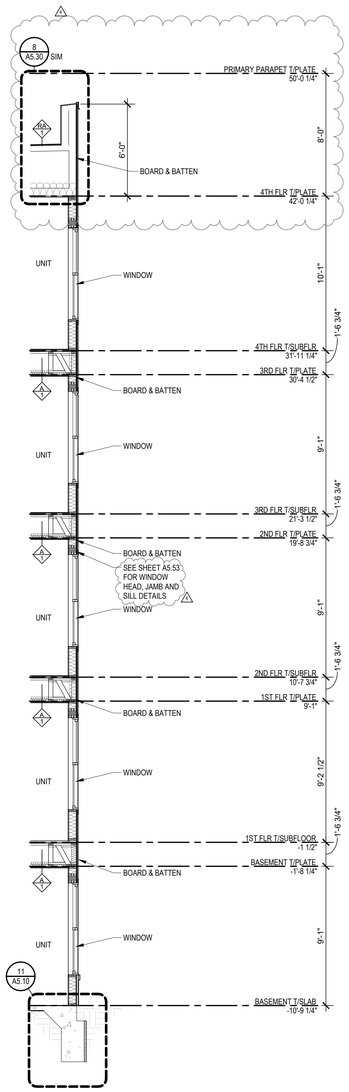
nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024



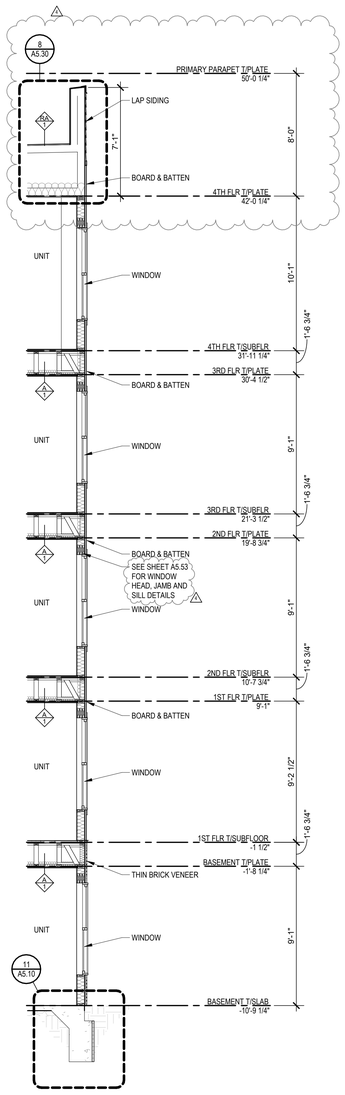
32 WALL SECTION
1/4" = 1'-0"



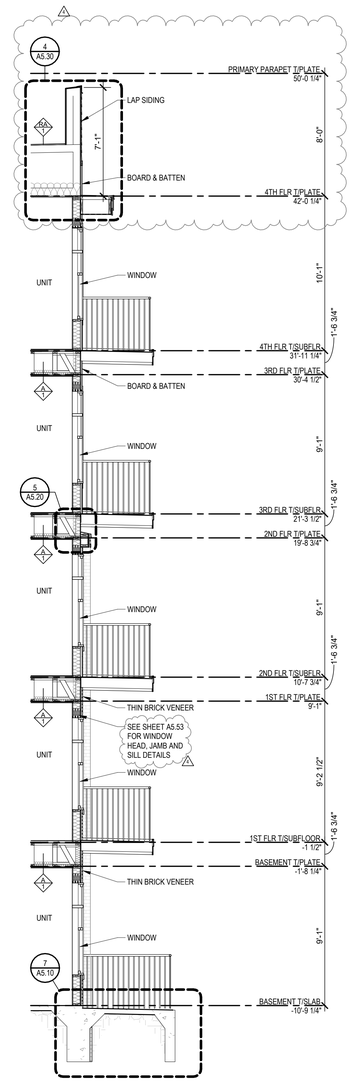
31 WALL SECTION
1/4" = 1'-0"



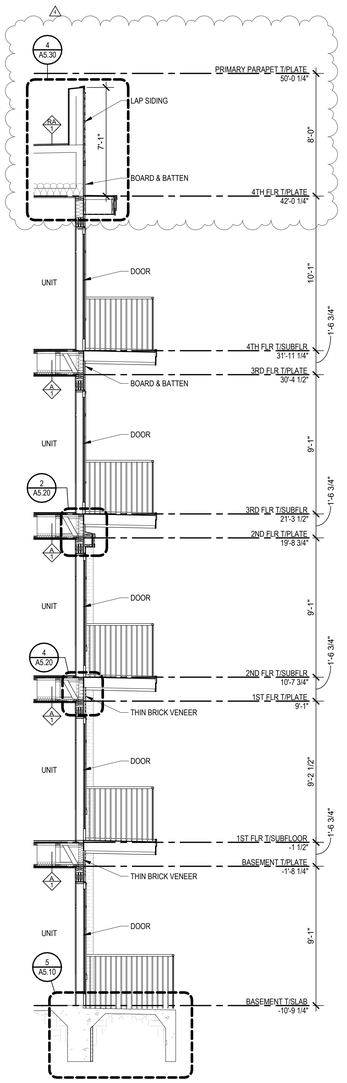
30 WALL SECTION
1/4" = 1'-0"



29 WALL SECTION
1/4" = 1'-0"



28 WALL SECTION
1/4" = 1'-0"



27 WALL SECTION
1/4" = 1'-0"

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10011
ARCHITECT
02/28/2024

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

4	02.28.25	ASI 1

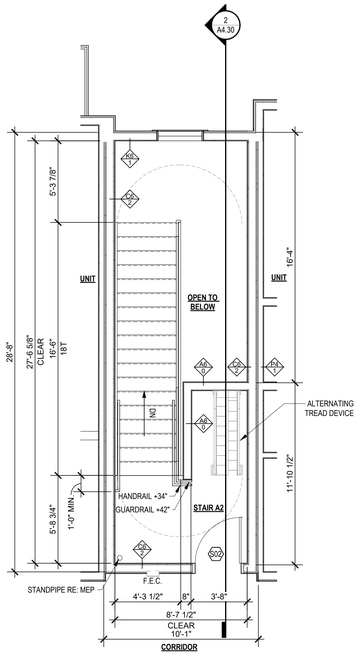
JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
WALL SECTIONS

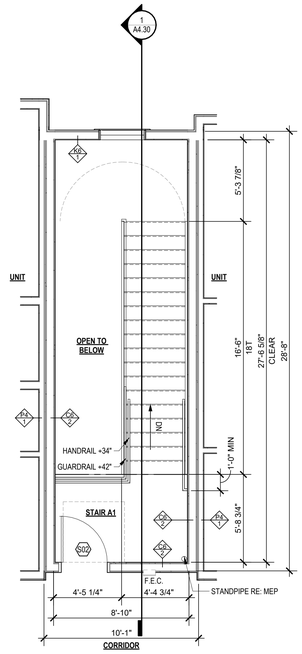
SHEET NO.
A4.15

2/28/2025 5:18:01 PM

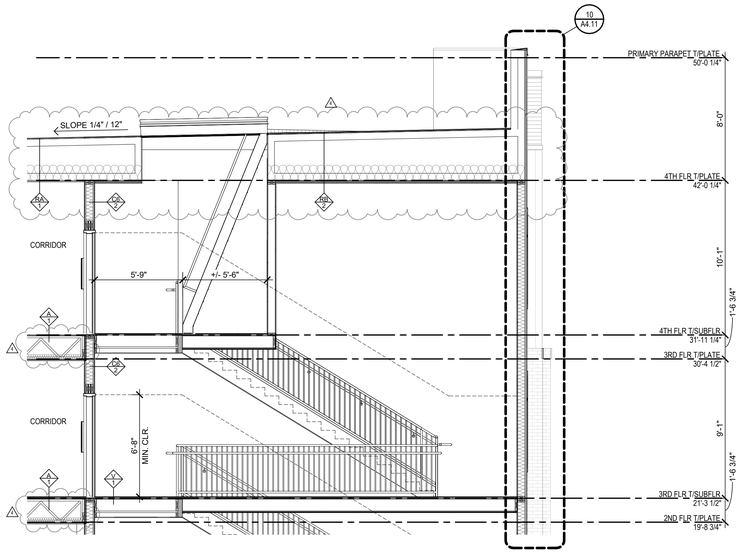
ARCH E1 30" x 42"



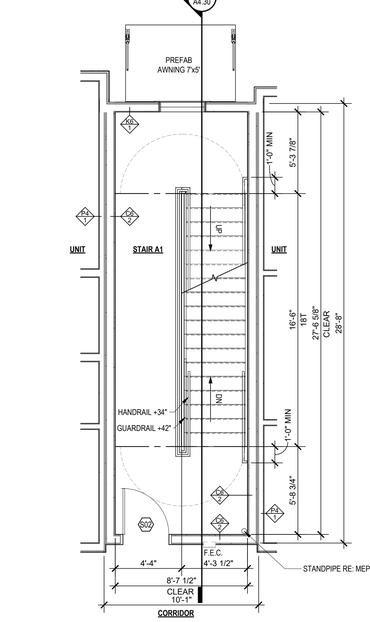
7 STAIR A2, B2,C2 - 4TH FLOOR PLAN
1/4" = 1'-0"



6 STAIR A1, C1 - 4TH FLOOR PLAN
1/4" = 1'-0"

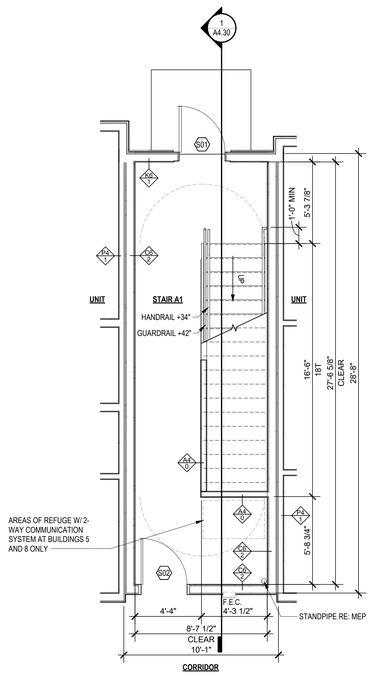


2 STAIR A2, B2,C2 - SECTION
1/4" = 1'-0"

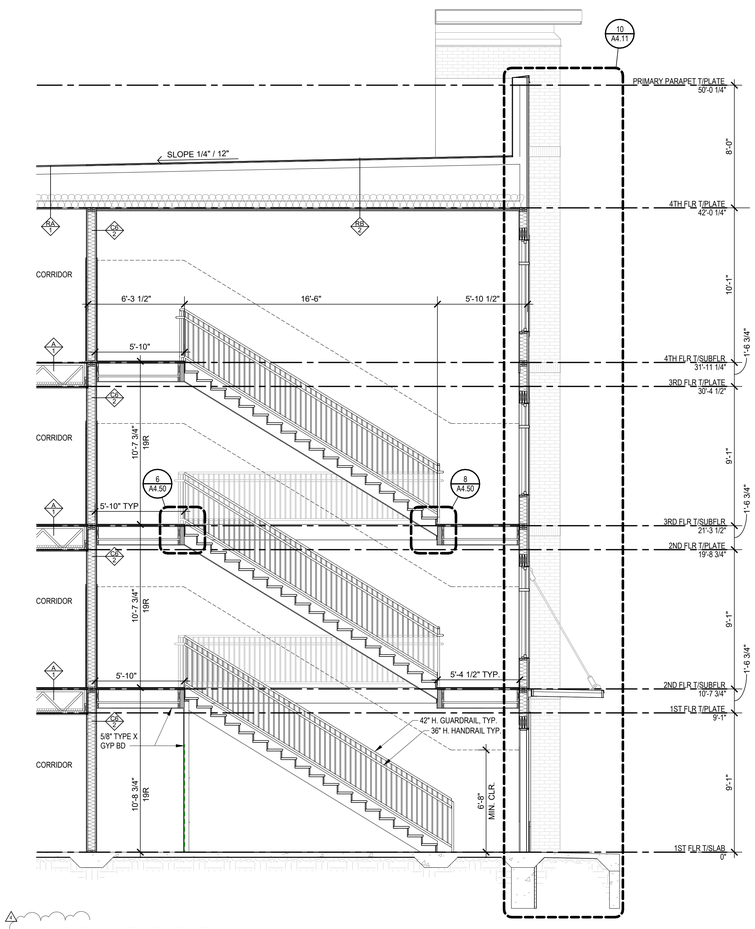


5 TYPICAL STAIR - 3RD FLOOR PLAN
1/4" = 1'-0"

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

© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10411
ARCHITECT
05/28/2024

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

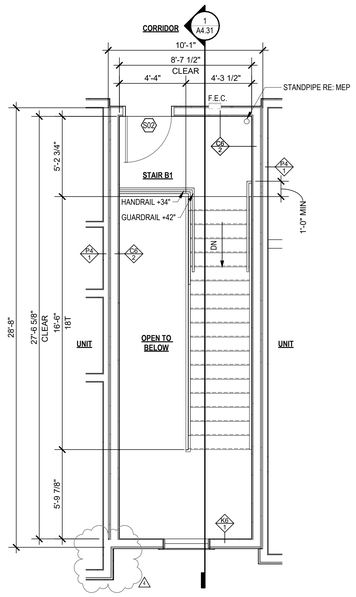
2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

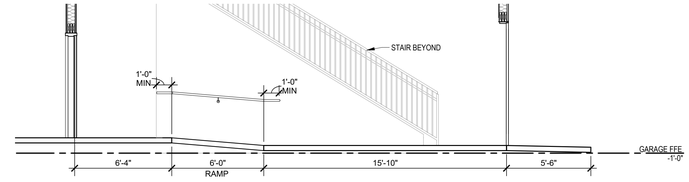
SHEET NAME
TYPICAL STAIR - PLANS & SECTIONS
SHEET NO.
A4.30

2/6/2025 5:18:05 PM

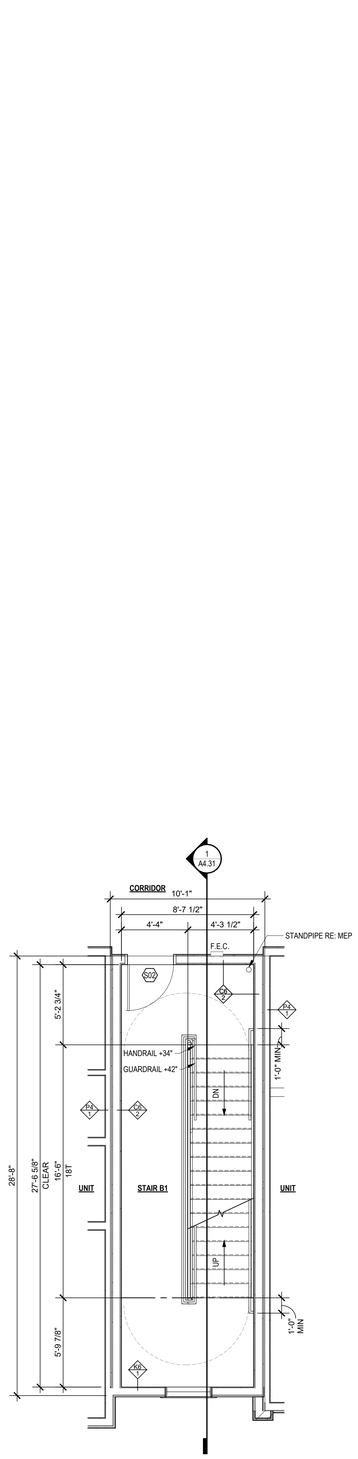
ARCH E1 30" x 42"



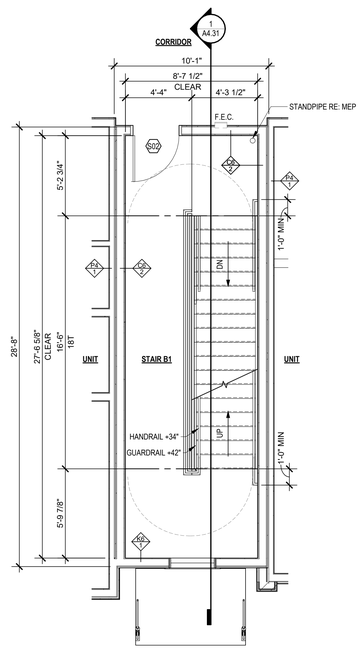
6 STAIR B1-4TH FLOOR PLAN
1/4" = 1'-0"



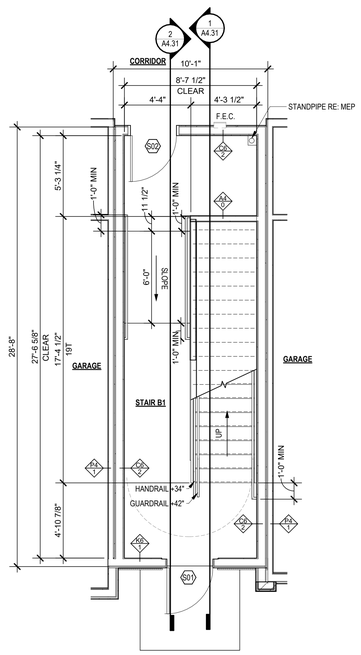
2 STAIR B1 - SECTION @ RAMP
1/4" = 1'-0"



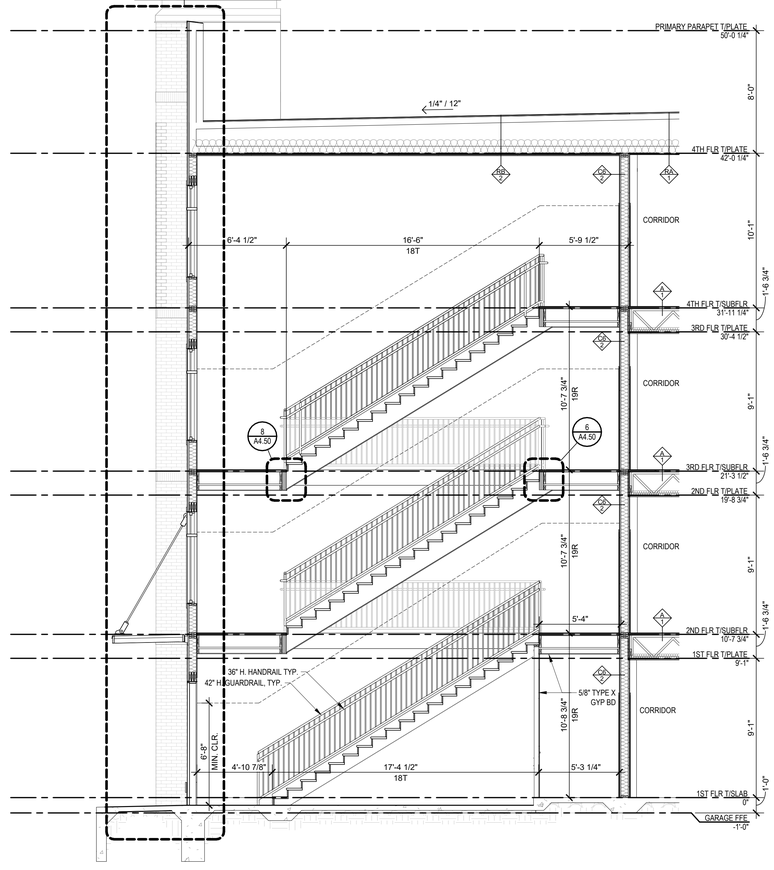
5 STAIR B1 - 3RD FLOOR PLAN
1/4" = 1'-0"



4 STAIR B1 - 2ND FLOOR PLAN
1/4" = 1'-0"



3 STAIR B1 - 1ST FLOOR PLAN
1/4" = 1'-0"



1 STAIR B1 - SECTION
1/4" = 1'-0"

nspj
ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10711
ARCHITECT
05/28/2024

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

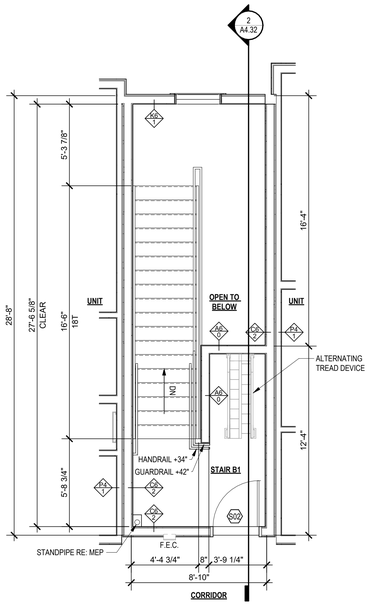
2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

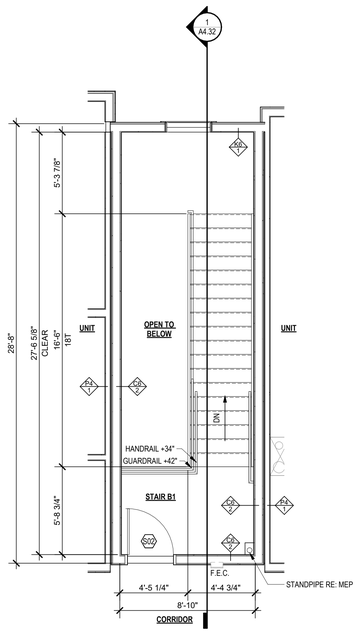
SHEET NAME
STAIR B1 -PLANS & SECTIONS
SHEET NO.
A4.31

2/28/2025 5:18:09 PM

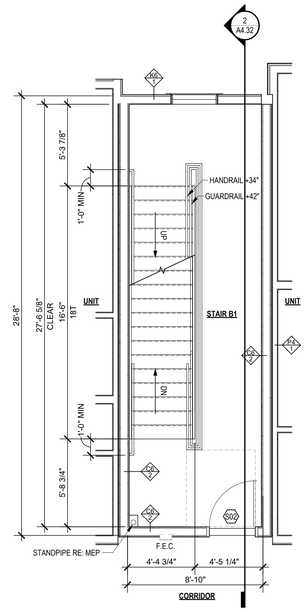
ARCH E1 30" x 42"



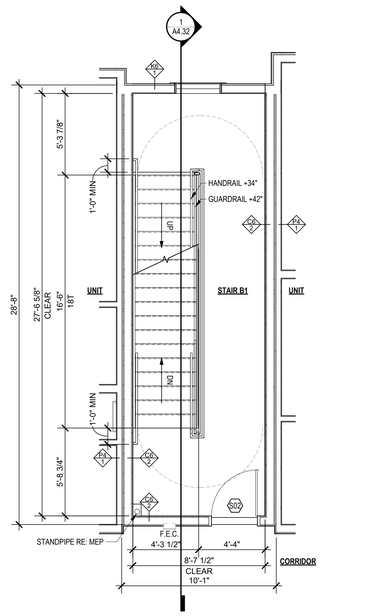
8 STAIR D2 - 4TH FLOOR PLAN
1/4" = 1'-0"



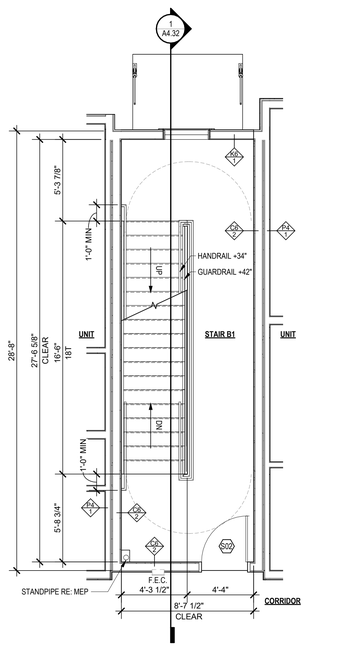
7 STAIR D1 - 4TH FLOOR PLAN
1/4" = 1'-0"



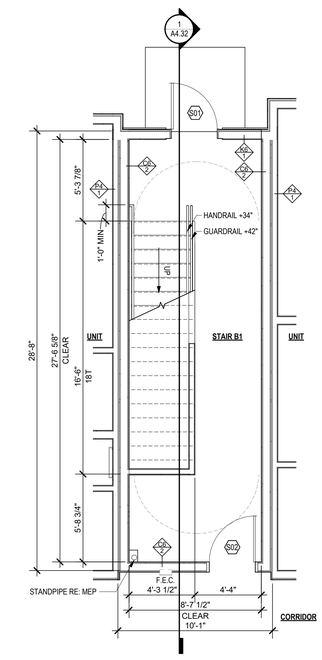
6 STAIR D1, D2 - 3RD FLOOR PLAN
1/4" = 1'-0"



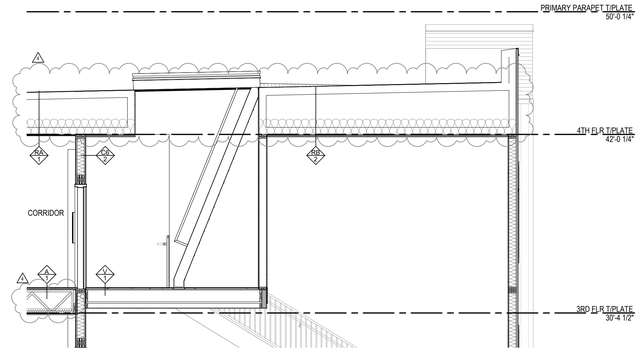
5 STAIR D1, D2 - 2ND FLOOR PLAN
1/4" = 1'-0"



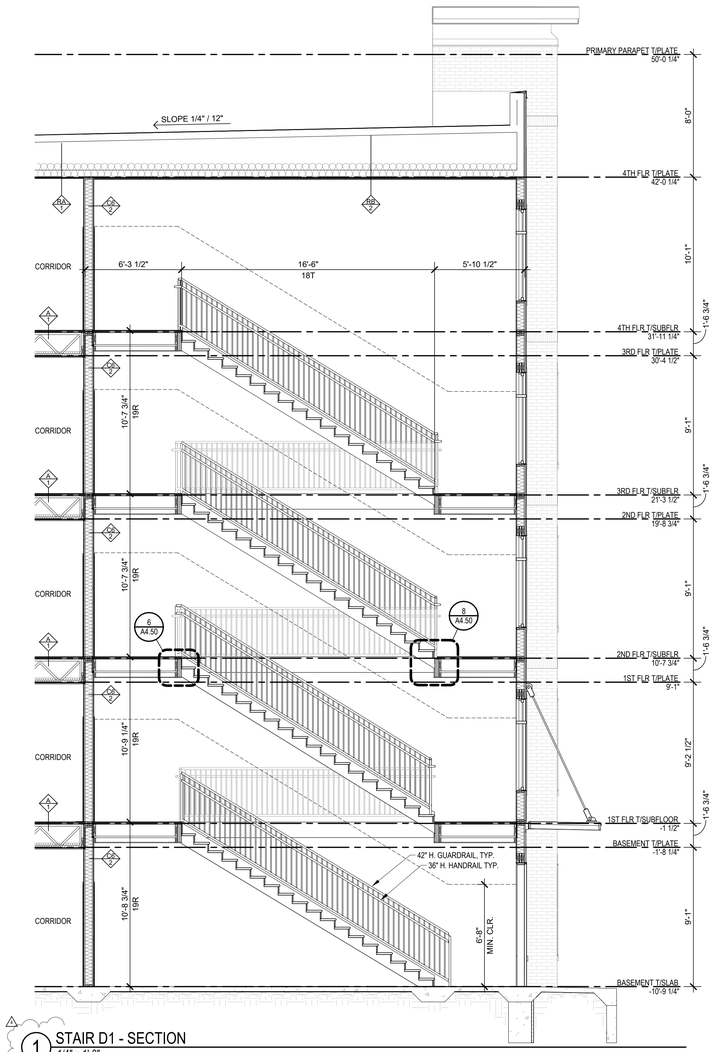
4 STAIR D1, D2 - 1ST FLOOR PLAN
1/4" = 1'-0"



3 STAIR D1, D2 - BASEMENT FLOOR PLAN
1/4" = 1'-0"



2 STAIR D2 - SECTION
1/4" = 1'-0"



1 STAIR D1 - SECTION
1/4" = 1'-0"

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10784
ARCHITECT
05/28/2024

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

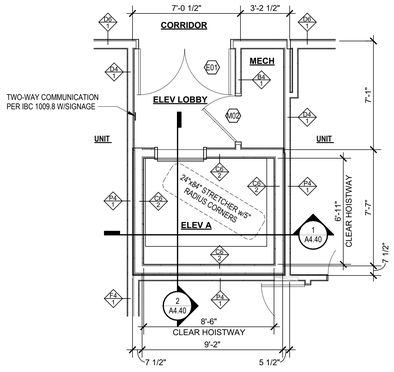
1	09.13.24	FDP COMMENTS 1
2	10.30.24	CITY COMMENTS 1
3	01.29.25	ADDENDUM A
4	02.28.25	ASI 1

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

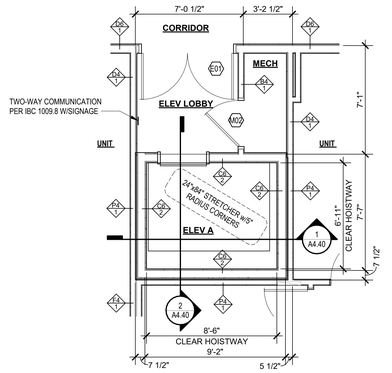
SHEET NAME
STAIR D1 - PLANS & SECTIONS
SHEET NO.
A4.32

2/26/2025 5:18:13 PM

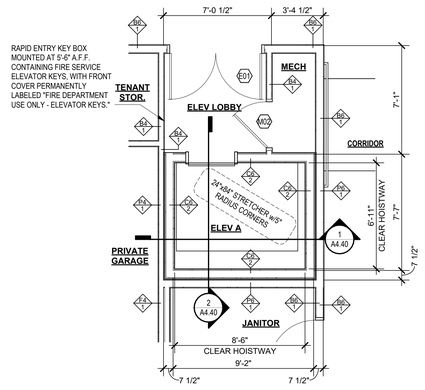
ARCH E1 30" x 42"



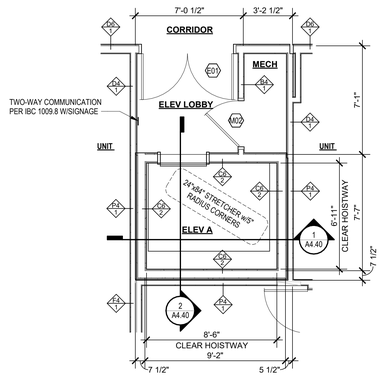
5 ELEVATOR A - 2ND FLOOR PLAN
1/4" = 1'-0"



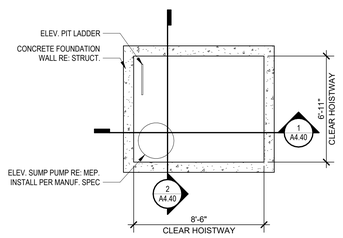
7 ELEVATOR A - 4TH FLOOR PLAN
1/4" = 1'-0"



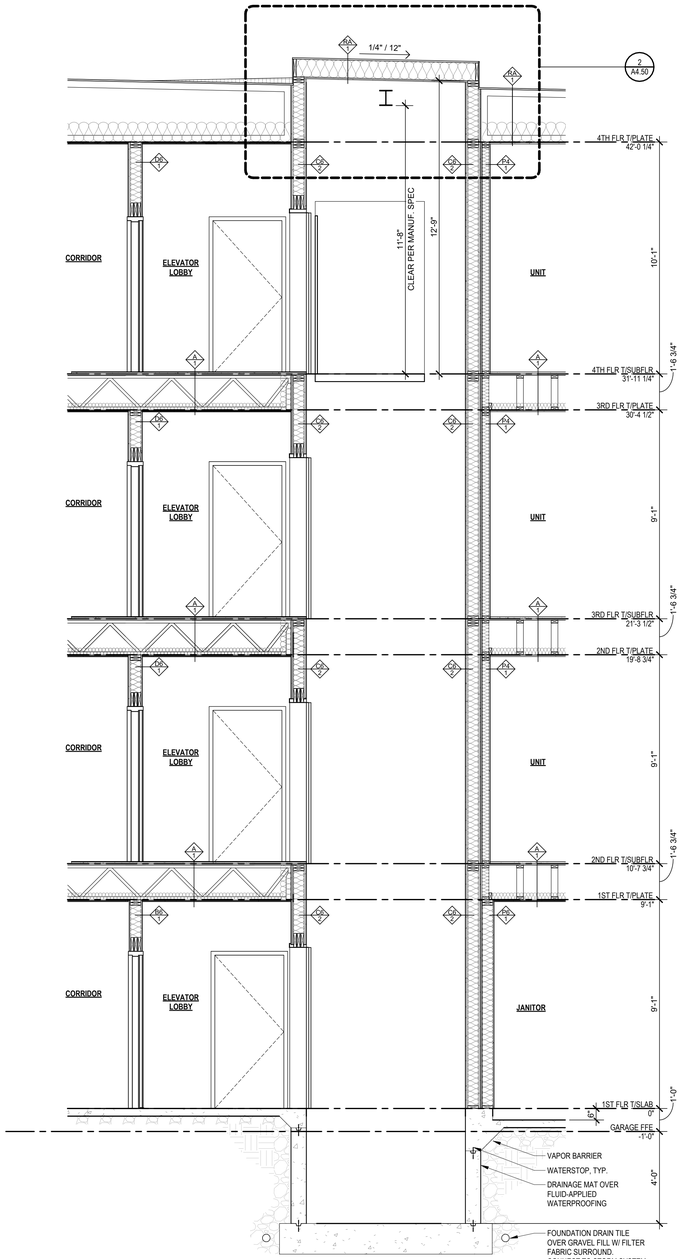
4 ELEVATOR A - 1ST FLOOR PLAN
1/4" = 1'-0"



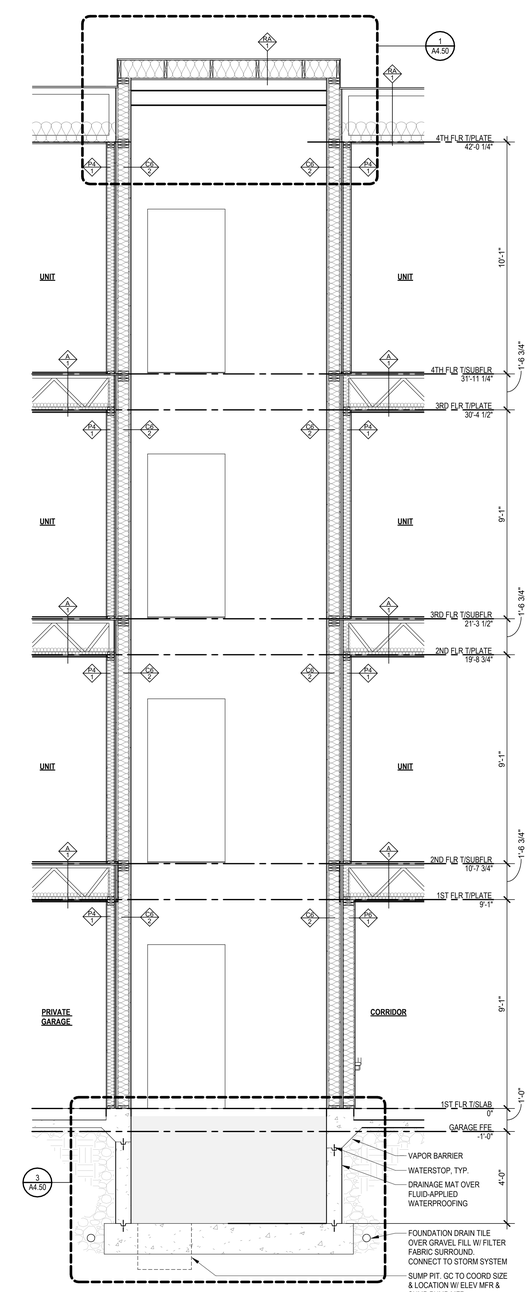
6 ELEVATOR A - 3RD FLOOR PLAN
1/4" = 1'-0"



3 ELEVATOR A - PIT PLAN
1/4" = 1'-0"



2 ELEVATOR A -SECTION
3/8" = 1'-0"



1 ELEVATOR A -SECTION
3/8" = 1'-0"

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10711
ARCHITECT
02/28/2024

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

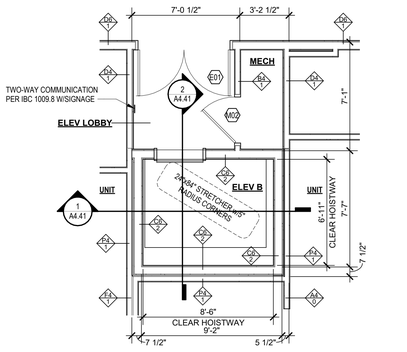
JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
BUILDING A - ELEVATOR PLANS & SECTIONS
SHEET NO.
A4.40

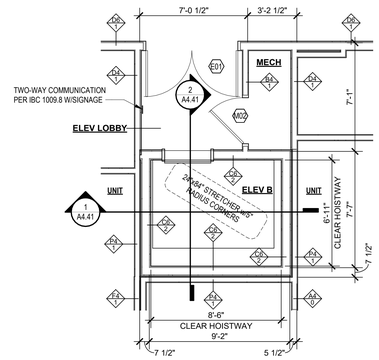
2/28/2025 5:18:16 PM

ARCH E1 30" x 42"

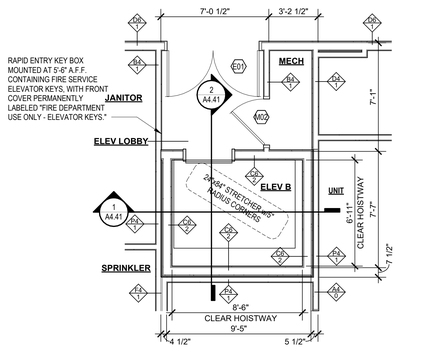
nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024



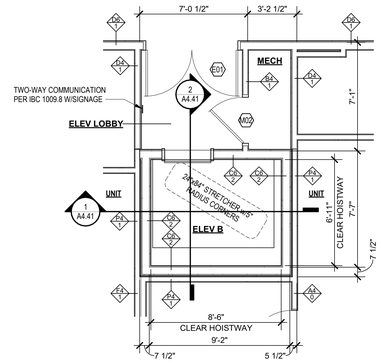
5 ELEVATOR B - 2ND FLOOR PLAN
1/4" = 1'-0"



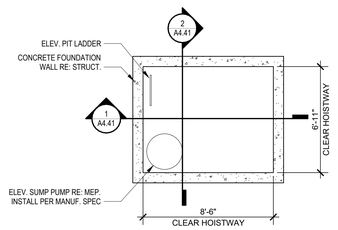
7 ELEVATOR B - 4TH FLOOR PLAN
1/4" = 1'-0"



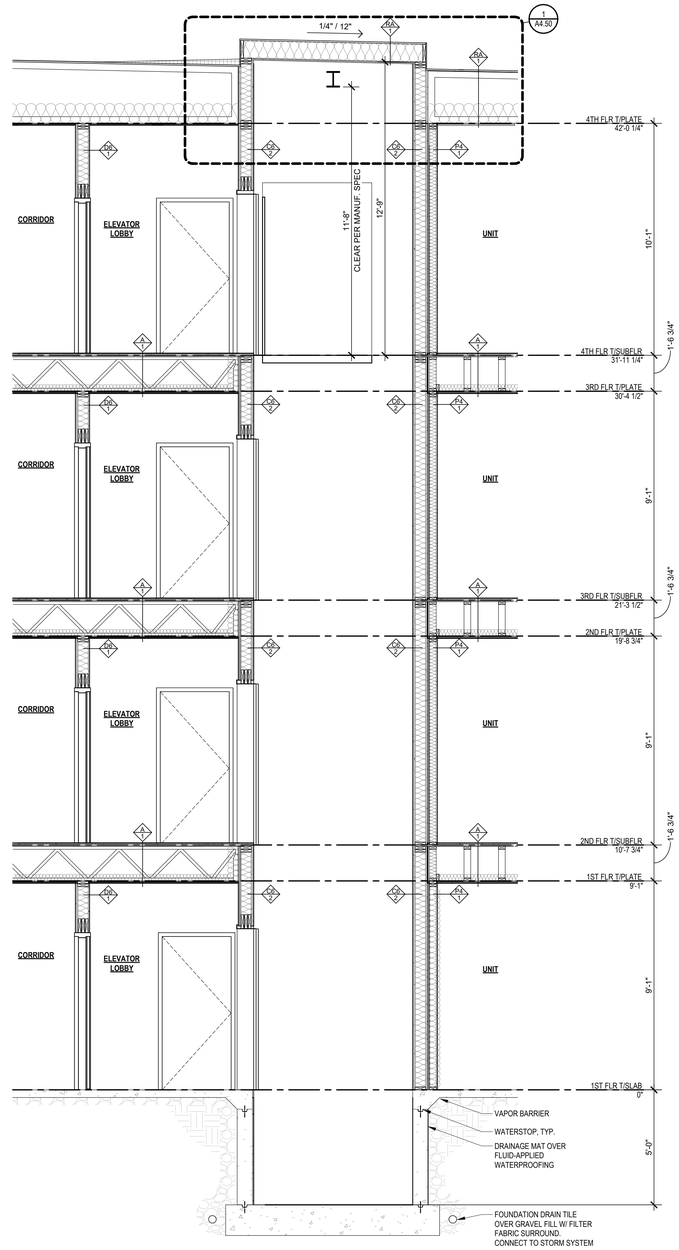
4 ELEVATOR B - 1ST FLOOR PLAN
1/4" = 1'-0"



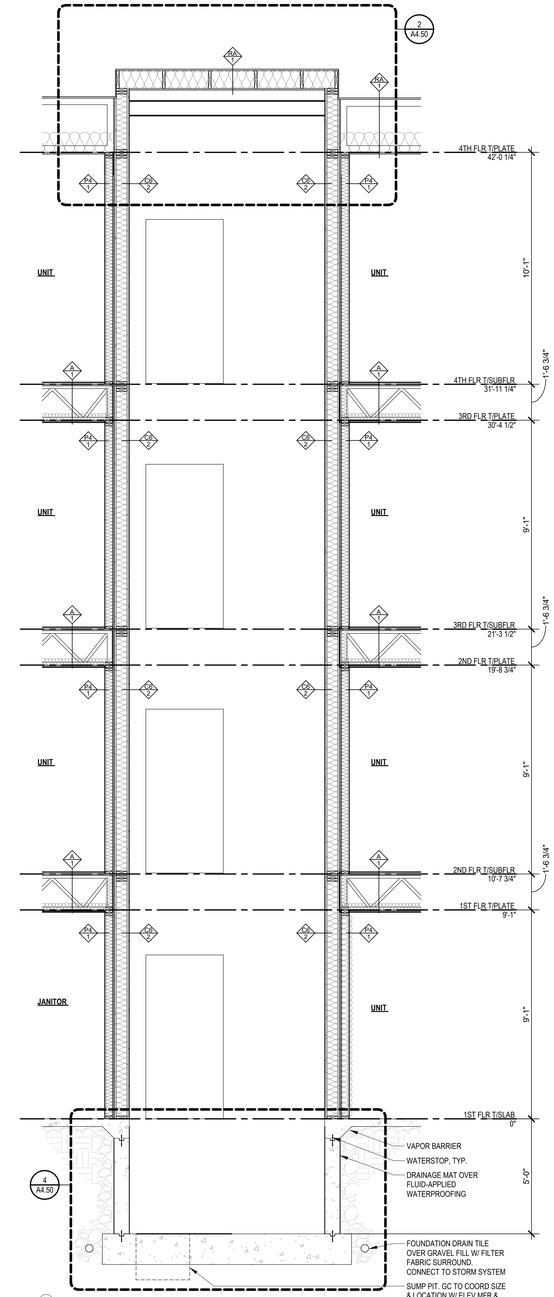
6 ELEVATOR B - 3RD FLOOR PLAN
1/4" = 1'-0"



3 ELEVATOR B - PIT PLAN
1/4" = 1'-0"



2 ELEVATOR B -SECTION
3/8" = 1'-0"



1 ELEVATOR B -SECTION
3/8" = 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

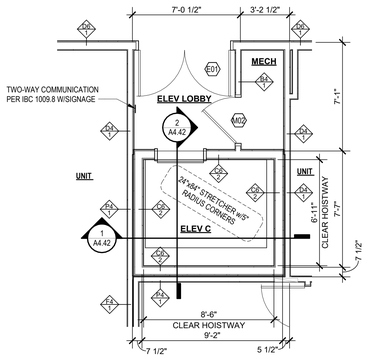
JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

SHEET NAME
BUILDING B - ELEVATOR PLANS & SECTIONS
SHEET NO.
A4.41

2/26/2025 5:18:20 PM

ARCH E1 30" x 42"

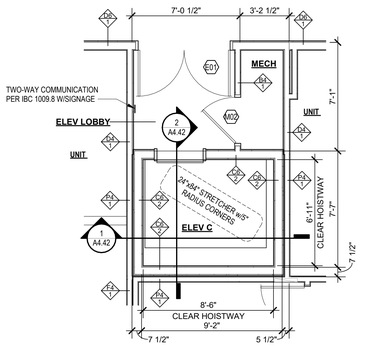
nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024



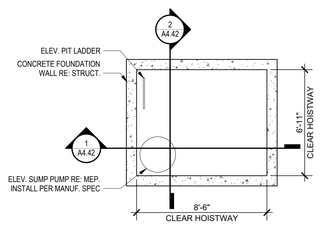
5 ELEVATOR C - 2ND FLOOR PLAN
1/4" = 1'-0"

7 ELEVATOR C - 4TH FLOOR PLAN
1/4" = 1'-0"

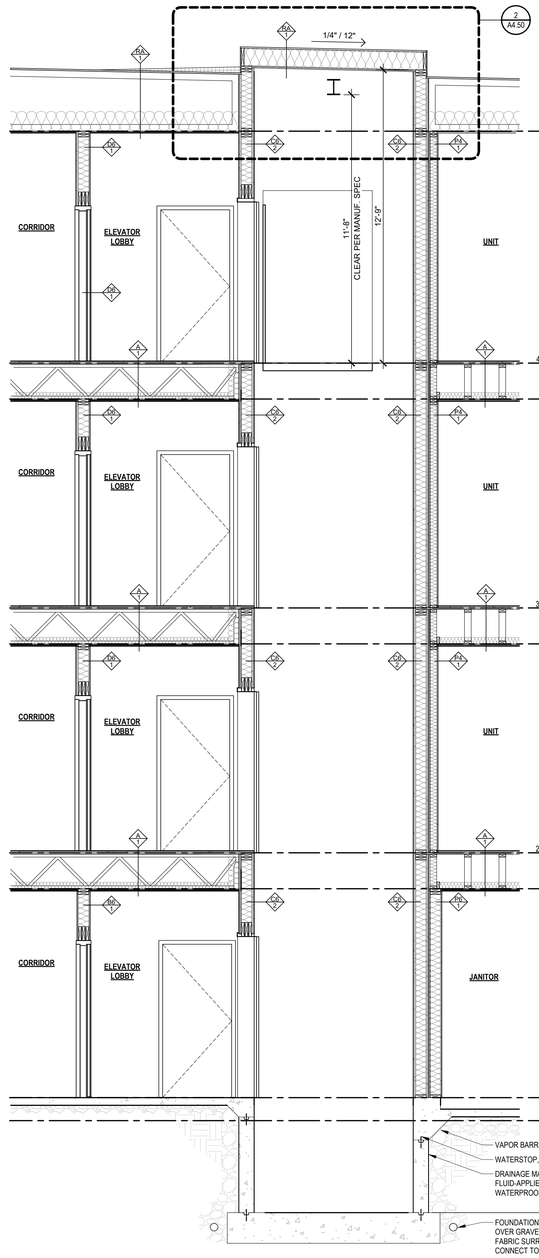
4 ELEVATOR C - 1ST FLOOR PLAN
1/4" = 1'-0"



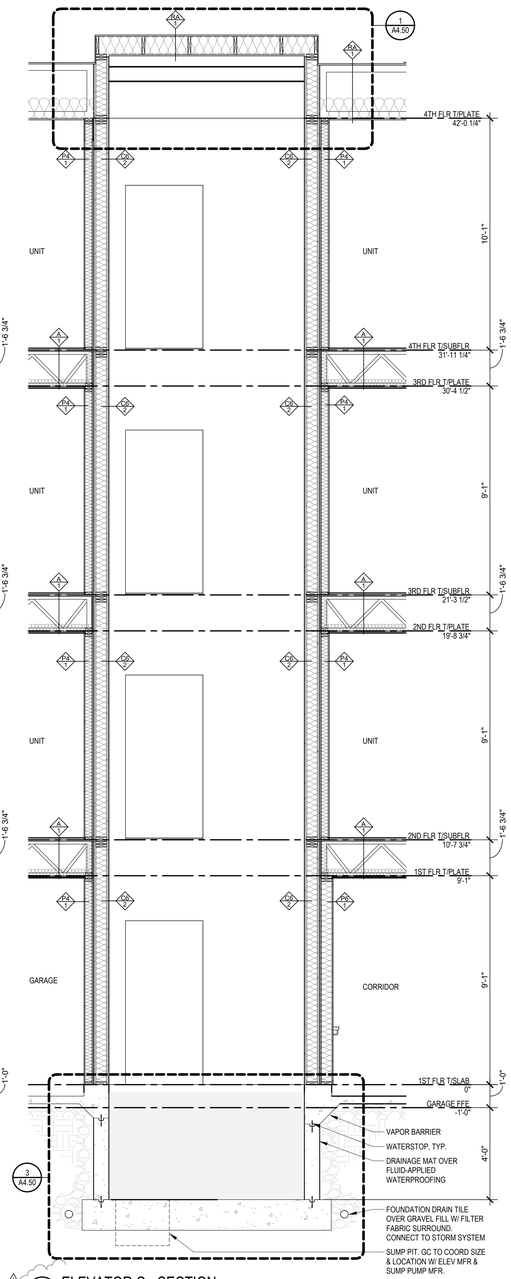
6 ELEVATOR C - 3RD FLOOR PLAN
1/4" = 1'-0"



3 ELEVATOR C - PIT PLAN
1/4" = 1'-0"



2 ELEVATOR C - SECTION
3/8" = 1'-0"



1 ELEVATOR C - SECTION
3/8" = 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

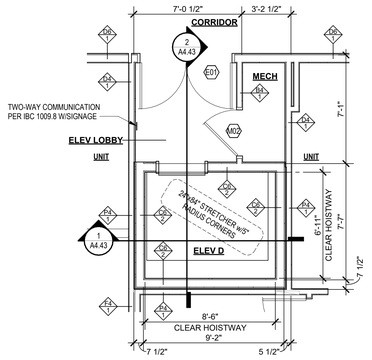
REVISIONS
2	10.30.24	CITY COMMENTS 1
4	02.28.25	ASI 1

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

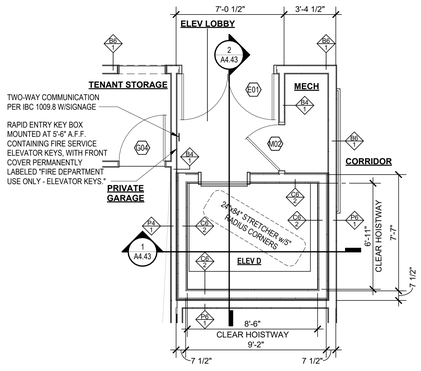
SHEET NAME
BUILDING C - ELEVATOR PLANS & SECTIONS
SHEET NO.
A4.42

2/26/2025 5:18:23 PM

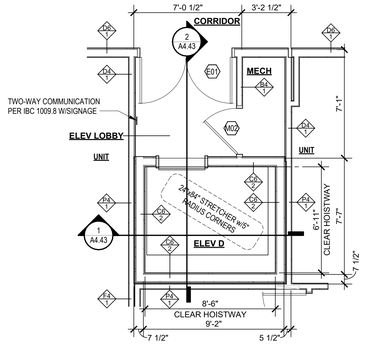
ARCH E1 30" x 42"



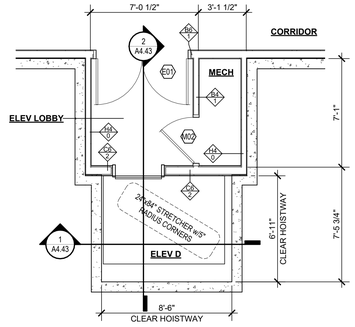
8 ELEVATOR D - 4TH FLOOR PLAN
1/4" = 1'-0"



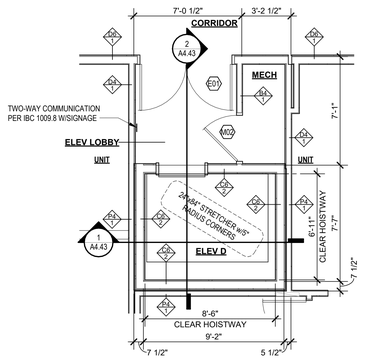
5 ELEVATOR D - 1ST FLOOR PLAN
1/4" = 1'-0"



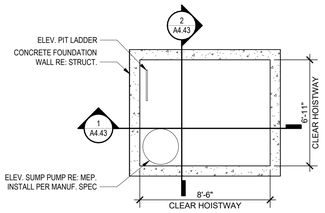
7 ELEVATOR D - 3RD FLOOR PLAN
1/4" = 1'-0"



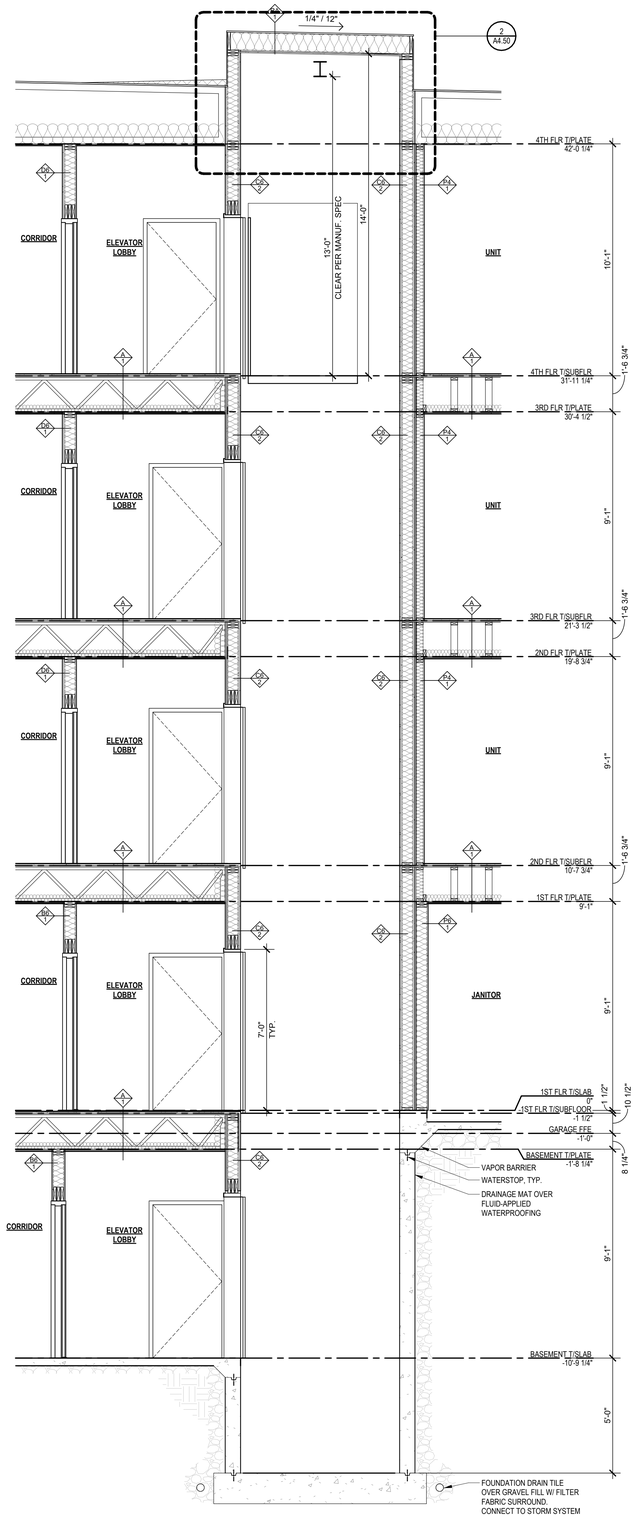
4 ELEVATOR D - BASEMENT FLOOR PLAN
1/4" = 1'-0"



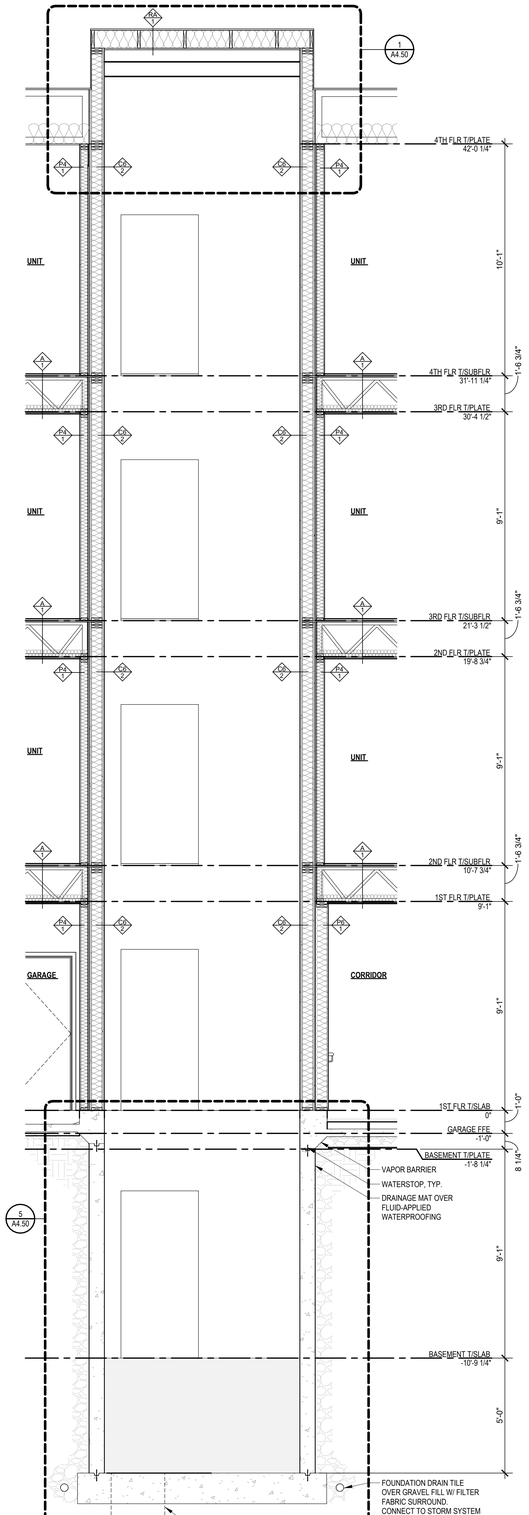
6 ELEVATOR D - 2ND FLOOR PLAN
1/4" = 1'-0"



3 ELEVATOR D - PIT PLAN
1/4" = 1'-0"



2 ELEVATOR D -SECTION
3/8" = 1'-0"



1 ELEVATOR D -SECTION
3/8" = 1'-0"

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS,66207
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10711
ARCHITECT
02/28/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

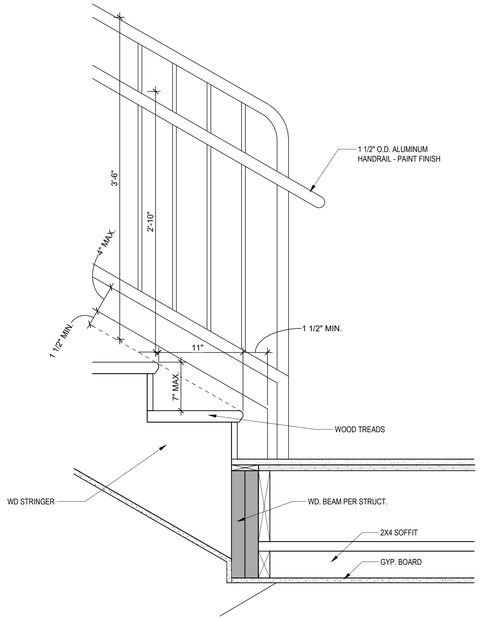
REVISIONS
2	10.30.24	CITY COMMENTS 1	
4	02.28.25	ASI 1	

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

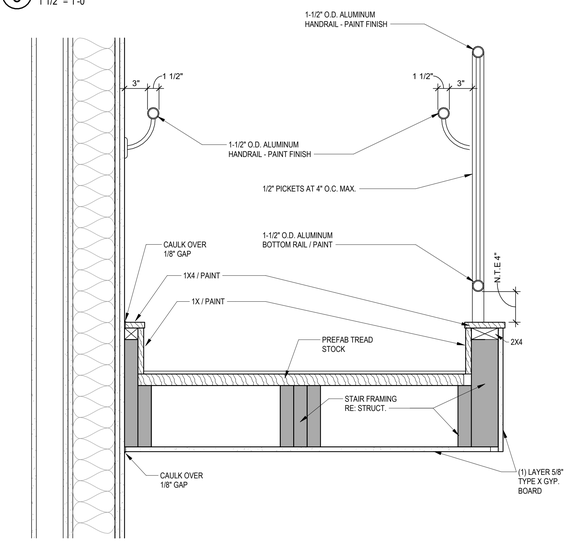
SHEET NAME
BUILDING D - ELEVATOR PLANS & SECTIONS
SHEET NO.
A4.43

2/6/2025 5:18:28 PM

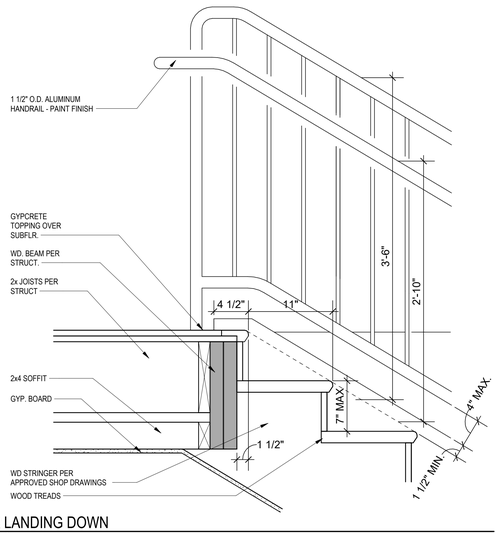
ARCH E1 30" x 42"



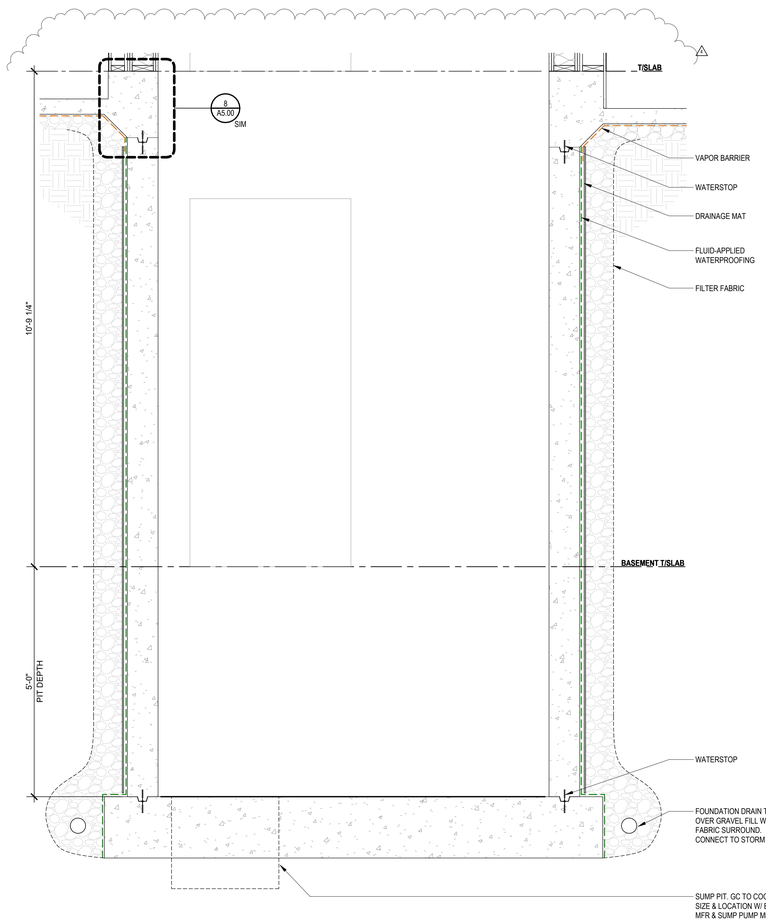
8 STAIR LANDING UP
1 1/2" = 1'-0"



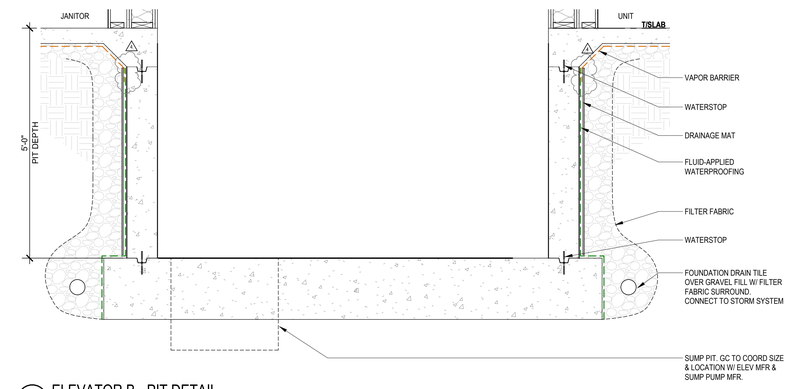
7 STAIR AND RAIL DETAIL
1 1/2" = 1'-0"



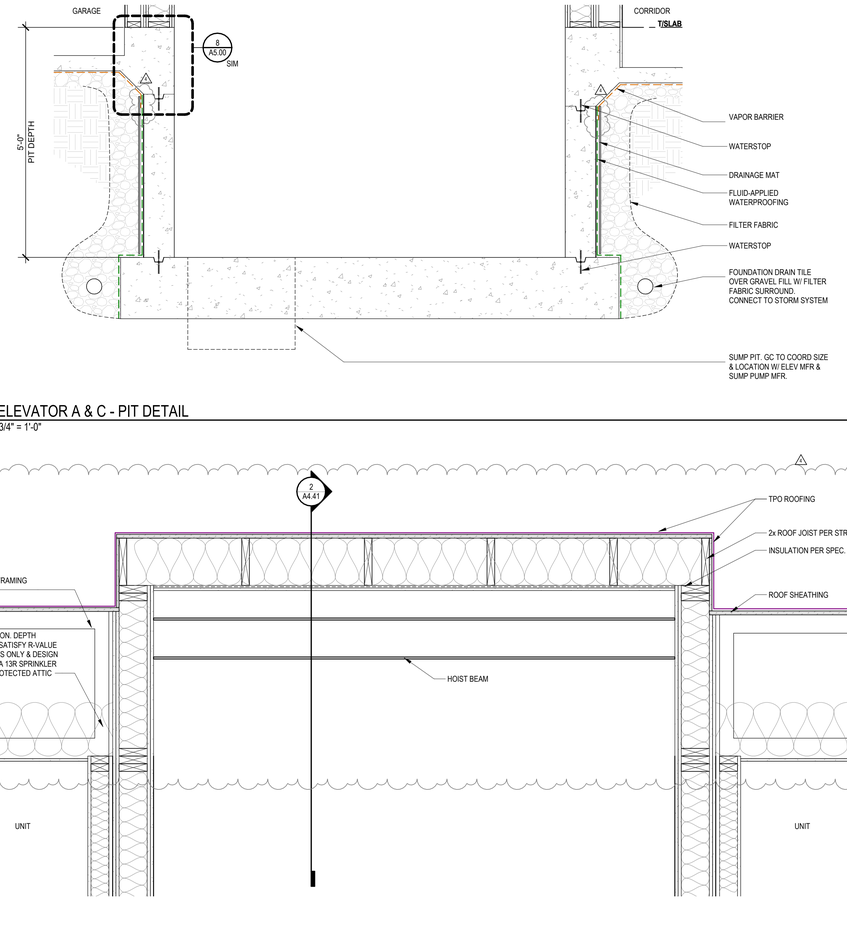
6 STAIR LANDING DOWN
1 1/2" = 1'-0"



5 ELEVATOR D - PIT DETAIL
3/4" = 1'-0"

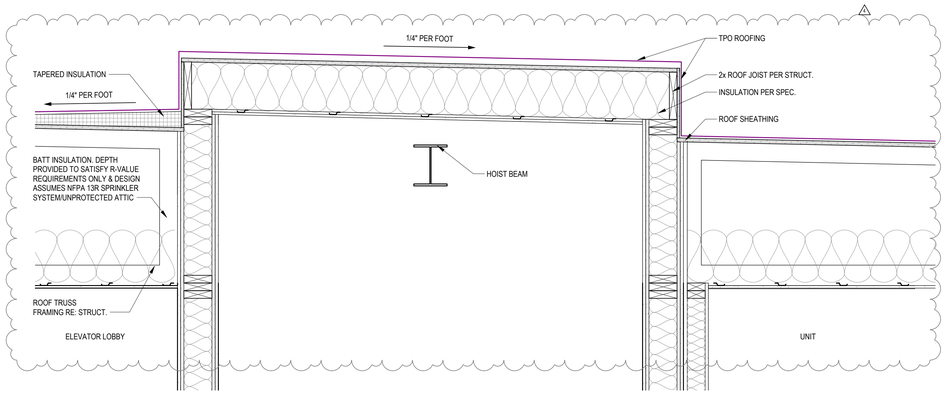


4 ELEVATOR B - PIT DETAIL
3/4" = 1'-0"



3 ELEVATOR A & C - PIT DETAIL
3/4" = 1'-0"

2 ELEVATOR SHAFT ENCLOSURE AT ROOF
1" = 1'-0"



1 ELEVATOR SHAFT ENCLOSURE AT ROOF
1" = 1'-0"

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10741
ARCHITECT
05/28/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

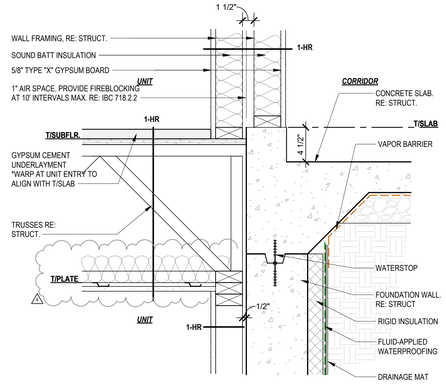
△REVISIONS
2 10.30.24 CITY COMMENTS 1
4 02.28.25 ASI 1

JOB NO. 720522
DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET

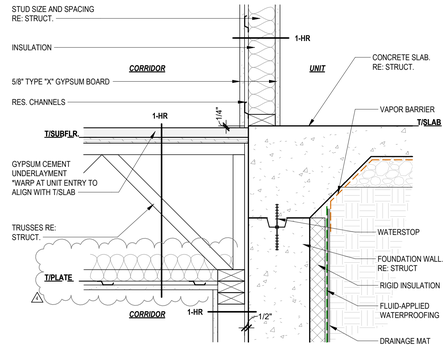
SHEET NAME
STAIR AND ELEVATOR DETAILS
SHEET NO.
A4.50

2/28/2025 4:27:52 PM

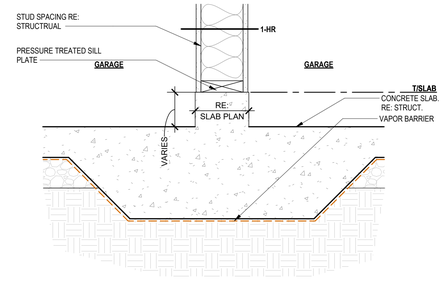
ARCH E1 30" x 42"



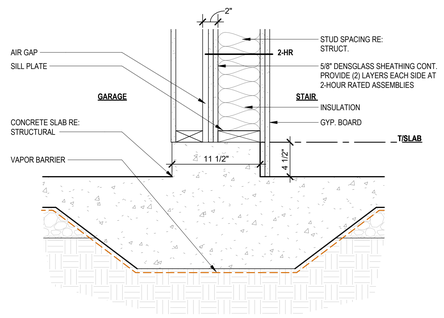
7 UNIT AT WALL AGAINST CONCRETE WALL
1 1/2" = 1'-0"



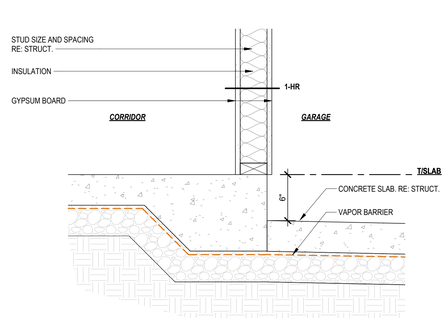
6 CORRIDOR WALL AGAINST CONCRETE WALL
1 1/2" = 1'-0"



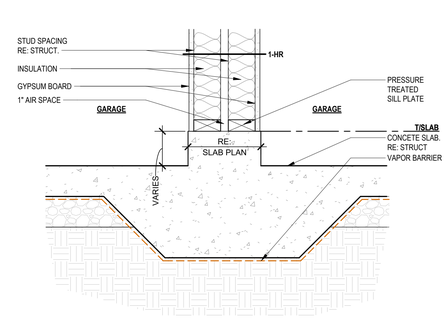
3 1 HR FIRE PARTITION - GARAGE/GARAGE
1 1/2" = 1'-0"



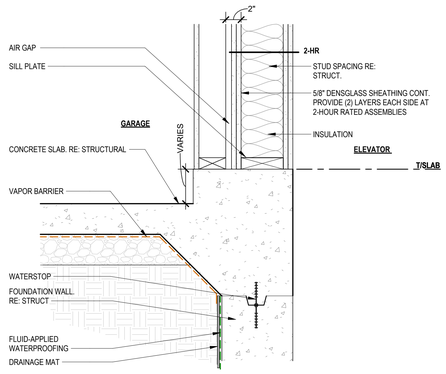
9 2 HR FIRE BARRIER - GARAGE/STAIR
1 1/2" = 1'-0"



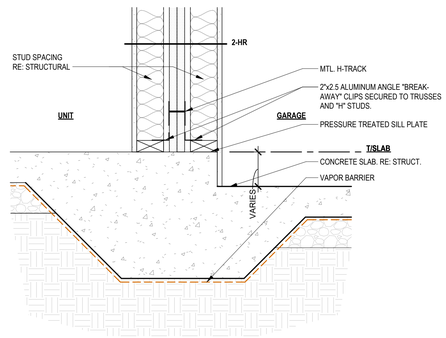
5 1 HR FIRE PARTITION - CORRIDOR/GARAGE
1 1/2" = 1'-0"



2 1 HR FIRE PARTITION- GARAGE/GARAGE
1 1/2" = 1'-0"



8 2 HR SHAFT/GARAGE
1 1/2" = 1'-0"



4 2 HR FIRE - UNIT/GARAGE
1 1/2" = 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
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10
ARCHITECT
05/28/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

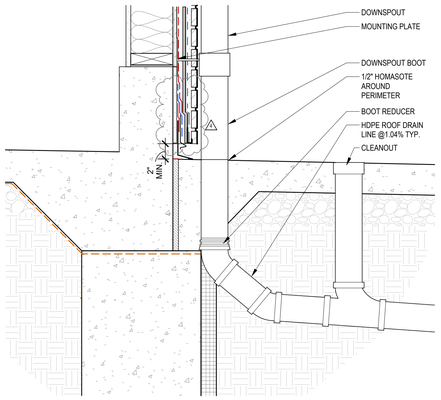
REVISIONS
4 02.28.25 ASI 1

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET

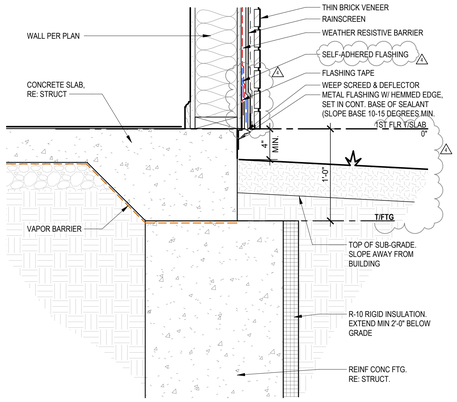
SHEET NAME
FOUNDATION/WALL DETAILS
SHEET NO.
A5.00

2/26/2025 5:18:33 PM

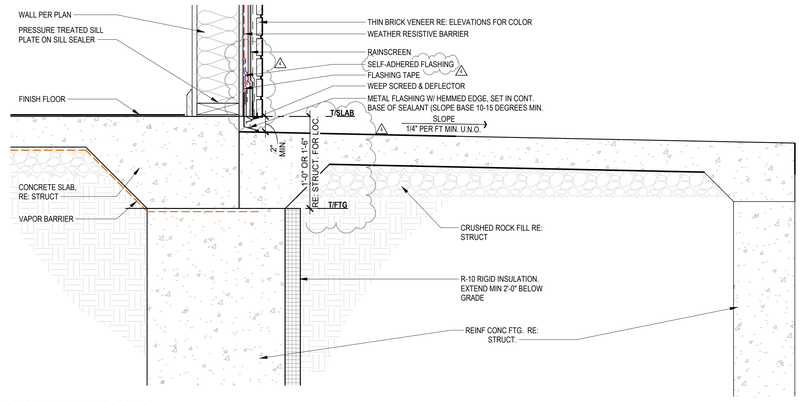
ARCH E1 30" x 42"



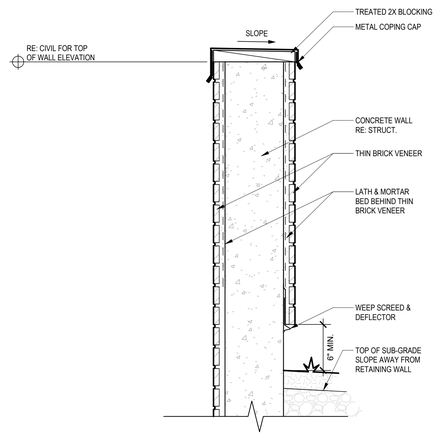
13 DOWNSPOUT BOOT DETAIL
1 1/2" = 1'-0"

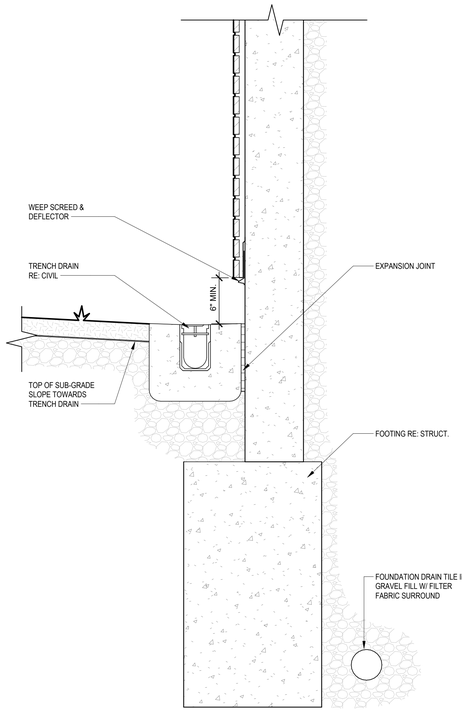


11 TYPICAL FOUNDATION DETAIL
1 1/2" = 1'-0"

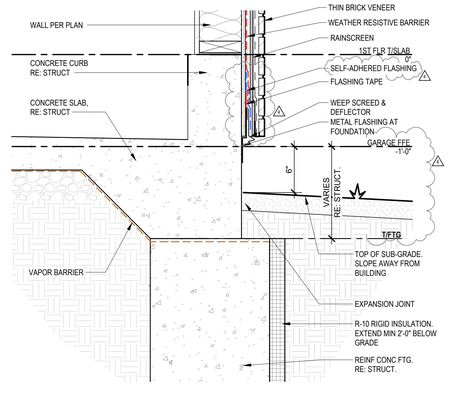


7 FOUNDATION DETAIL @ PATIO
1 1/2" = 1'-0"

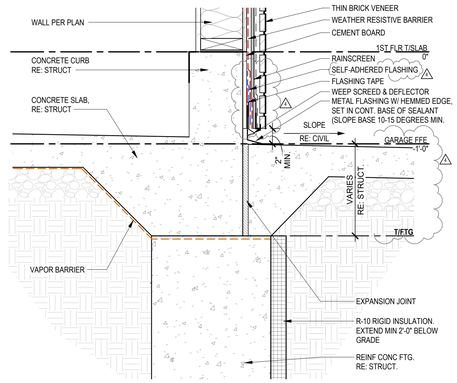




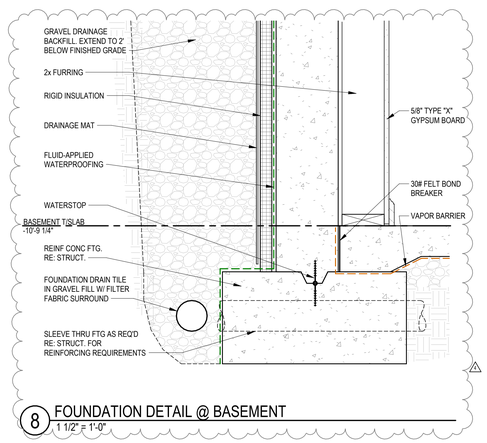
12 RETAINING WALL DETAIL
1 1/2" = 1'-0"



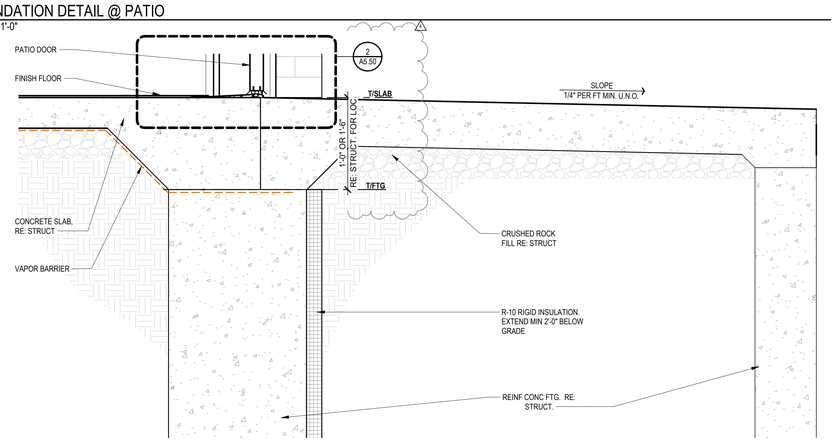
10 FOUNDATION DETAIL @ GARAGE WALL
1 1/2" = 1'-0"



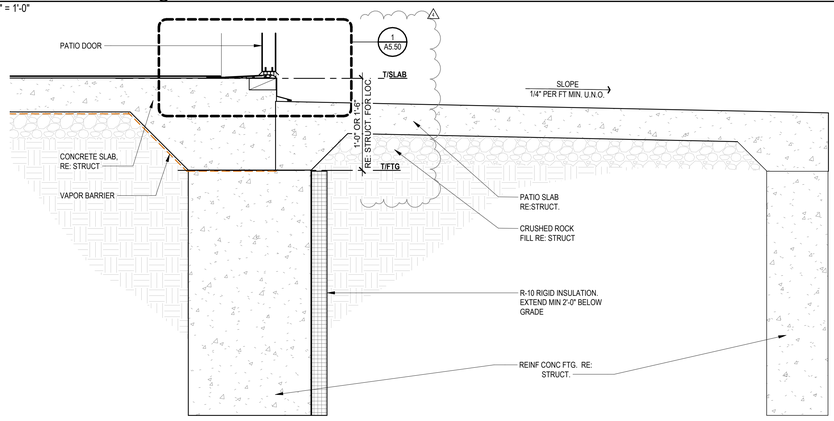
9 FOUNDATION DETAIL @ GARAGE WALL
1 1/2" = 1'-0"



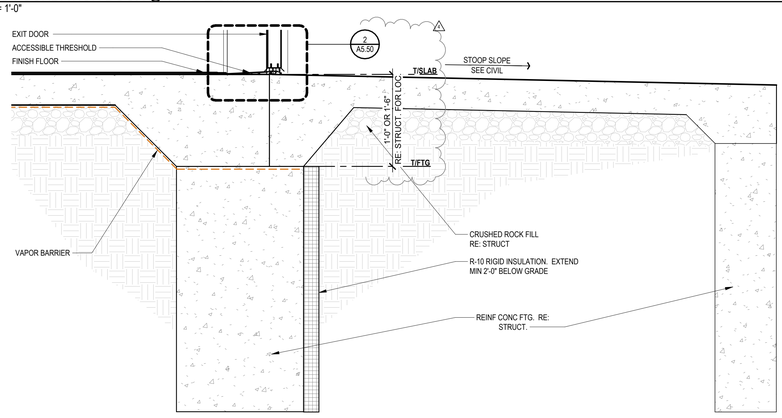
8 FOUNDATION DETAIL @ BASEMENT
1 1/2" = 1'-0"



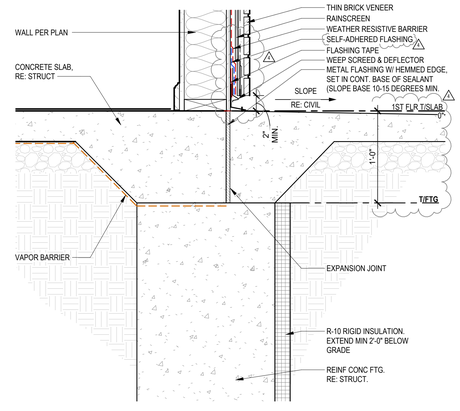
6 PATIO FOUNDATION DOOR @ TYPE A UNIT
1 1/2" = 1'-0"



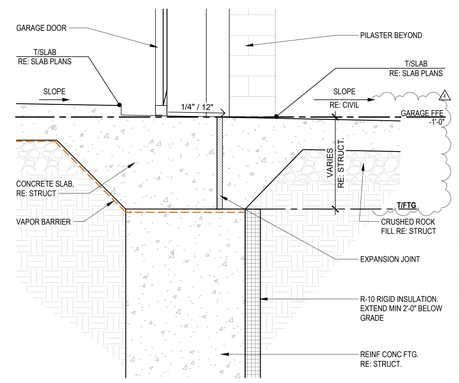
5 PATIO FOUNDATION DOOR @ TYPE B UNIT
1 1/2" = 1'-0"



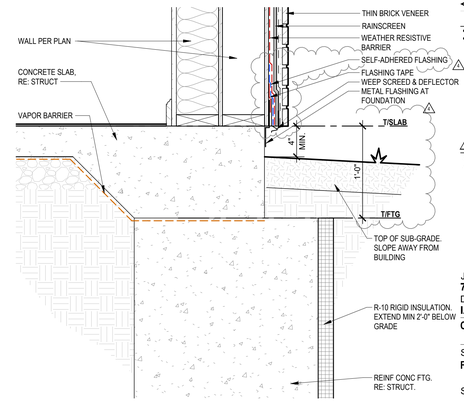
4 FOUNDATION DETAIL @ ENTRY DOOR
1 1/2" = 1'-0"



3 TYPICAL FOUNDATION DETAIL @ SIDEWALK
1 1/2" = 1'-0"



2 FOUNDATION DETAIL @ GARAGE DOOR
1 1/2" = 1'-0"



1 FOUNDATION DETAIL @ PILASTER
1 1/2" = 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
© 2024

STATE OF MISSOURI
CLINT EDR EVANS
NUMBER A-10744
ARCHITECT
02/28/2024

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
3 01.29.25 ADDENDUM A
4 02.28.25 ASI 1

JOB NO. 720522
DATE 01.29.2025
DRAWN BY IA/BB/CE
CONSTRUCTION SET
SHEET NAME FOUNDATION DETAILS
SHEET NO. A5.10

2/26/2025 5:18:33 PM

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 14 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	3	02.28.25
S0.02	TYPICAL WOOD DETAILS & SCHEDULES		
S0.03	WOOD SHEARWALL SCHEDULES & DETAILS		
S0.04	STEEL SCHEDULES & DETAILS		
S0.05	TYPICAL CMU DETAILS		
S0.06	WOOD SHRINKAGE & MOVEMENT		
S0.20	TYPICAL WOOD DETAILS	1	02.28.25
S0.21	TYPICAL WOOD DETAILS		
S0.22	TYPICAL WOOD DETAILS	1	02.28.25
S1.00	STAIR 1 FRAMING PLANS	1	02.28.25
S1.01	STAIR 2 FRAMING PLANS	1	02.28.25
S1.02	STAIR 3 FRAMING PLANS	1	02.28.25
S1.03	ELEVATOR FRAMING PLANS		
S1.10	STAIR FRAMING SECTIONS	1	01.29.25
S1.11	ELEVATOR FRAMING SECTIONS		
S1.20	BALCONY FRAMING PLANS		
S1.30	BALCONY FRAMING SECTIONS		
S2.10	BUILDING A - BUILDINGS 5, 7, & 8 FOUNDATION PLAN		
S2.10A	BUILDING A - BUILDING 1 - FOUNDATION PLAN	1	10.29.24
S2.11	BUILDING A - 2ND FLOOR FRAMING PLAN	1	10.29.24
S2.12	BUILDING A - 3RD FLOOR FRAMING PLAN		
S2.13	BUILDING A - 4TH FLOOR FRAMING PLAN		
S2.14	BUILDING A - ROOF FRAMING PLAN		
S2.15	BUILDING A - SHEARWALL PLAN		
S2.20	BUILDING B - FOUNDATION PLAN		
S2.21	BUILDING B - 2ND FLOOR FRAMING PLAN	1	02.28.25
S2.22	BUILDING B - 3RD FLOOR FRAMING PLAN	1	02.28.25
S2.23	BUILDING B - 4TH FLOOR FRAMING PLAN	1	02.28.25
S2.24	BUILDING B - ROOF FRAMING PLAN	1	02.28.25
S2.25	BUILDING B - SHEARWALL PLAN		
S2.30	BUILDING C - FOUNDATION PLAN		
S2.31	BUILDING C - 2ND FLOOR FRAMING PLAN	1	10.29.24
S2.32	BUILDING C - 3RD FLOOR FRAMING PLAN		
S2.33	BUILDING C - 4TH FLOOR FRAMING PLAN		
S2.34	BUILDING C - ROOF FRAMING PLAN		
S2.35	BUILDING C - SHEARWALL PLAN		
S2.40	BUILDING D - BASEMENT FOUNDATION PLAN		
S2.41	BUILDING D - 1ST FLOOR FRAMING & FDN PLAN		
S2.42	BUILDING D - 2ND FLOOR FRAMING PLAN	1	10.29.24
S2.43	BUILDING D - 3RD FLOOR FRAMING PLAN		
S2.44	BUILDING D - 4TH FLOOR FRAMING PLAN		
S2.45	BUILDING D - ROOF FRAMING PLAN		
S2.46	BUILDING D - SHEARWALL PLAN		
S3.00	FOUNDATION SECTIONS		
S3.01	FOUNDATION SECTIONS	1	02.28.25
S3.02	FOUNDATION SECTIONS	1	10.29.24
S3.03	FOUNDATION SECTIONS		
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	1	02.28.25
S3.42	WOOD ROOF FRAMING SECTIONS	1	02.28.25
S4.00	ACCESSORY BUILDINGS	2	01.29.25
S4.01	ACCESSORY BUILDINGS	2	02.28.25

3

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS, 66207

© 2024

STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2017012583
PROFESSIONAL ENGINEER
2.28.25

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET
• 01.29.2025 CONSTRUCTION SET

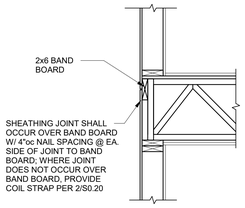
REVISIONS

1	10.29.24	CITY COMMENTS 1
2	01.29.25	ADDENDUM A
3	02.28.25	ASI 1

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET
SHEET NAME GENERAL NOTES
SHEET NO. S0.01

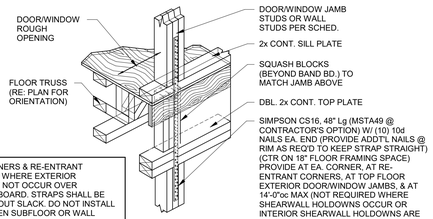
2/27/2025 5:24:17 PM

ARCH E1.30" x 42"



TYPICAL EXTERIOR SHEATHING JOINT

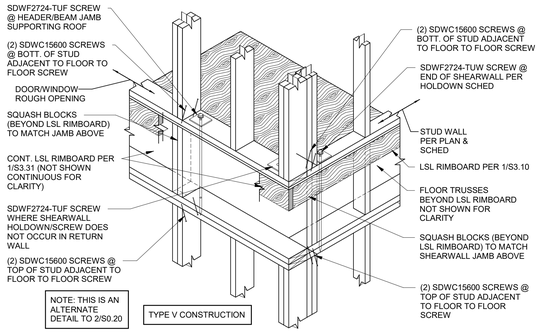
1 SECTION
3/4" = 1'-0"



NOTE: STRAPS @ CORNERS & RE-ENTRANT CORNERS REQ'D ONLY WHERE EXTERIOR SHEATHING JOINTS DO NOT OCCUR OVER CONTINUOUS LSL RIM BOARD. STRAPS SHALL BE INSTALLED TIGHT & W/OUT SLACK. DO NOT INSTALL STRAPS AT A TIME WHEN SUBFLOOR OR WALL PALTES ARE WET/DAMP DUE TO RAIN AS TEMPORARY SWELLING MAY CAUSE SLACK IN STRAPS AFTER DRYING. STRAPS MAY BE INSTALLED ON INTERIOR OF BLDG WHERE BULGING OF STRAP WOULD NEGATIVELY IMPACT EXTERIOR FINISH (STUCCO, SIDING, ETC.)

TYPICAL COIL STRAP @ EXTERIOR JAMBS SUPPORTING ROOF FRAMING AT FLOOR DIRECTLY BELOW ROOF AND FLOOR TO FLOOR TIES WHERE DETAIL 1/S0.20 IS NOT FOLLOWED

2 SECTION
3/4" = 1'-0"

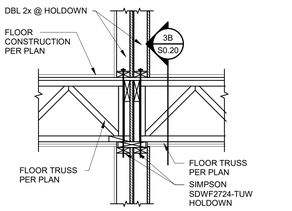


TYPICAL FLOOR-TO-FLOOR SCREW @ EXTERIOR JAMBS SUPPORTING ROOF FRAMING AT FLOOR DIRECTLY BELOW ROOF AND FLOOR TO FLOOR TIES WHERE DETAIL 1/S0.20 IS NOT FOLLOWED

2A SECTION
3/4" = 1'-0"

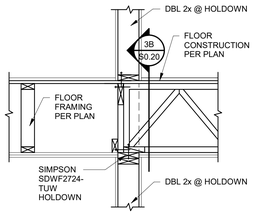
NOT USED

2B SECTION
3/4" = 1'-0"



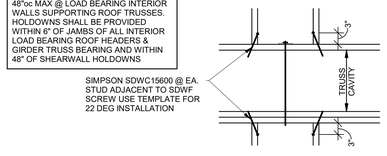
TYPICAL UNIT UPLIFT HOLDOWN DETAIL @ TOP FLOOR ROOF TRUSS BEARING WALLS

3 SECTION
3/4" = 1'-0"



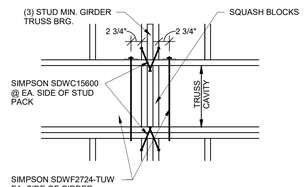
TYPICAL UNIT UPLIFT HOLDOWN DETAIL @ TOP FLOOR ROOF TRUSS BEARING WALLS

3A SECTION
3/4" = 1'-0"



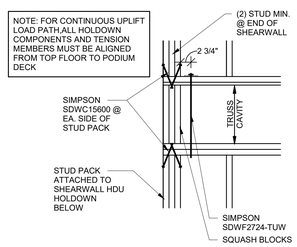
TYP SIDE VIEW AT DBL STUD SCREWS AT HOLDOWN

3B DETAIL
3/4" = 1'-0"



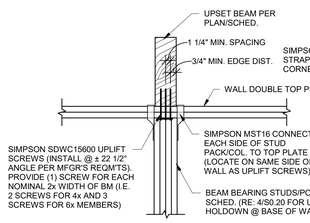
TYPICAL GIRDER TRUSS UPLIFT HOLDOWN DETAIL @ TOP FLOOR

4 SECTION
3/4" = 1'-0"



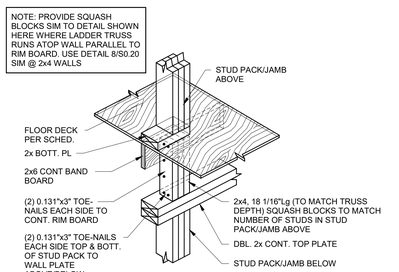
ALTERNATE FLOOR TO FLOOR TIE-DOWN AT END OF WALL

5 SECTION
3/4" = 1'-0"



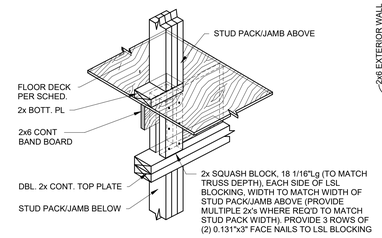
TYPICAL UPSET WOOD BEAM UPLIFT HOLDOWN AT BEAMS SUPPORTING ROOF TRUSS BEARING WALLS OR WHERE INDICATED

6 SECTION
3/4" = 1'-0"



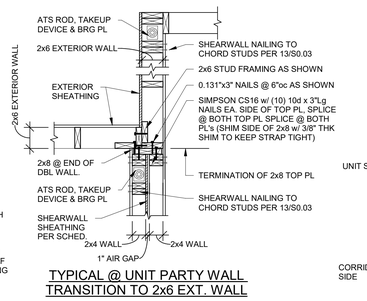
TYPICAL SQUASH BLOCK DETAIL AT CONTINUOUS BAND BOARD

7 SECTION
3/4" = 1'-0"



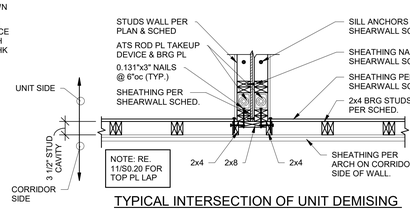
TYPICAL SQUASH BLOCK DETAIL AT LSL BLOCKING

8 SECTION
3/4" = 1'-0"



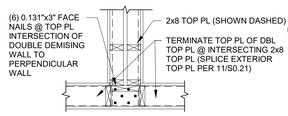
TYPICAL @ UNIT PARTY WALL TRANSITION TO 2x6 EXT. WALL

9 SECTION
3/4" = 1'-0"



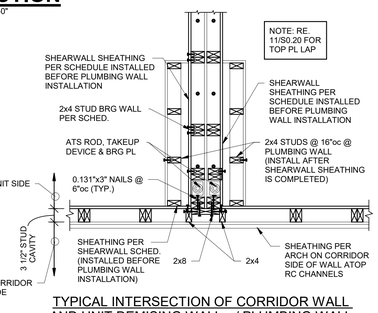
TYPICAL INTERSECTION OF UNIT DEMISING WALL & CORRIDOR WALL (SIM @ EXT. WALL)

10 SECTION
3/4" = 1'-0"



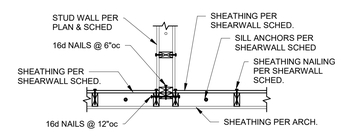
TYPICAL TOP PL LAP @ UNIT DEMISING WALL AT DISCONT. END

11 SECTION
3/4" = 1'-0"



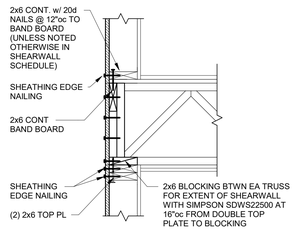
TYPICAL INTERSECTION OF CORRIDOR WALL AND UNIT DEMISING WALL w/ PLUMBING WALL

12 SECTION
3/4" = 1'-0"



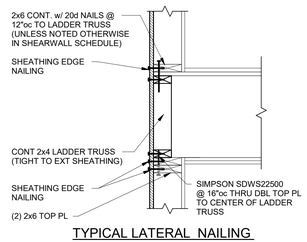
TYPICAL @ DISCONTINUOUS SHEARWALL SHEATHING

13 SECTION
3/4" = 1'-0"



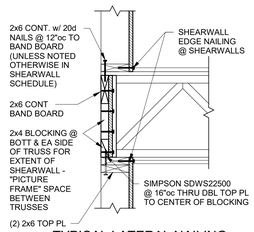
TYPICAL LATERAL NAILING AT EXTERIOR WALL WITH TRUSS BEARING

15 SECTION
1" = 1'-0"



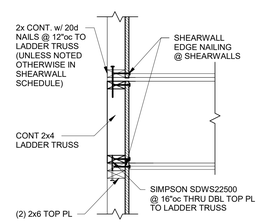
TYPICAL LATERAL NAILING AT EXTERIOR WALL PARALLEL TO TRUSSES

15A SECTION
1" = 1'-0"



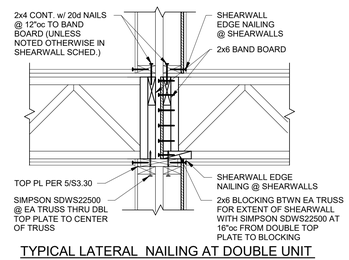
TYPICAL LATERAL NAILING AT ONE SIDED WALL WITH TRUSS BEARING

15B SECTION
1" = 1'-0"



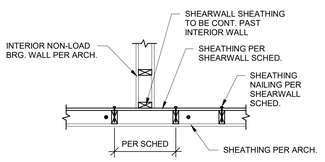
TYPICAL LATERAL NAILING AT UNIT DEMISING WALL OR ONE SIDED WALL PARALLEL TO TRUSSES

15C SECTION
1" = 1'-0"



TYPICAL LATERAL NAILING AT DOUBLE UNIT DEMISING WALLS WITH TRUSS BEARING

15D SECTION
1" = 1'-0"



TYPICAL @ SHEARWALL SHEATHING CONTINUOUS PAST NON-LOAD BRG WALL

14 SECTION
3/4" = 1'-0"

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207
© 2024

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

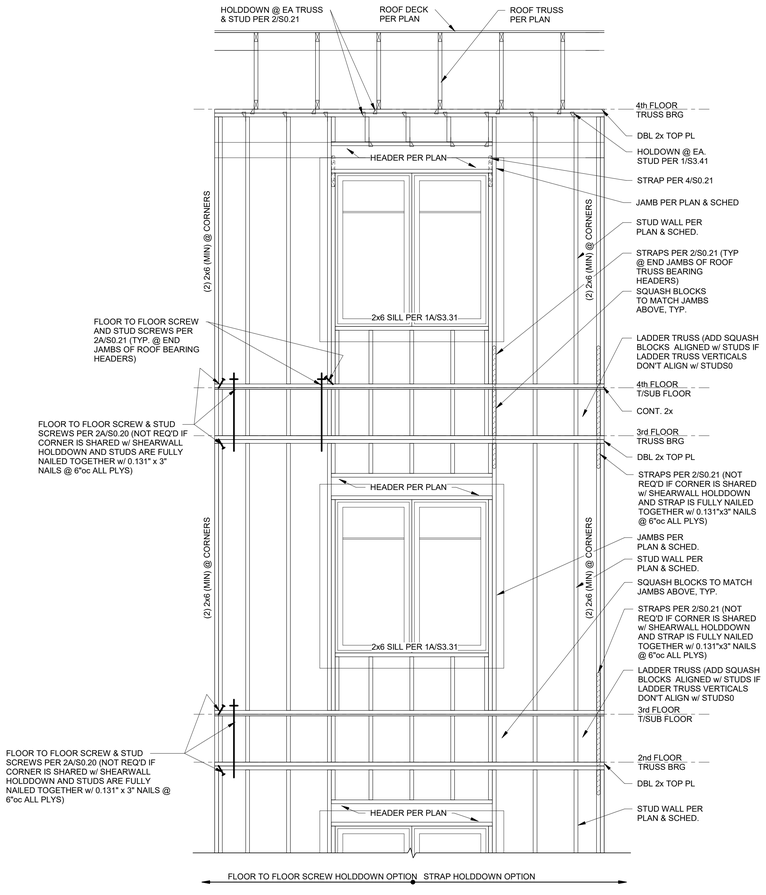
JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
TYPICAL WOOD DETAILS

SHEET NO.
S0.20

2/27/2025 5:24:18 PM

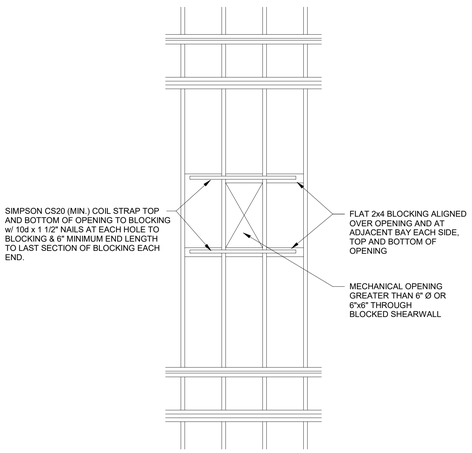
ARCH E1.30" x 42"



TYPICAL EXTERIOR ELEVATION OF STRUCTURAL BAY
(TYPE V CONSTRUCTION)

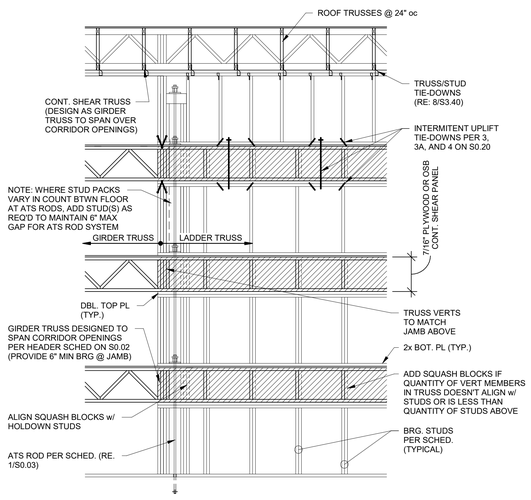
1 ELEVATION 1/2" = 1'-0"

2 ELEVATION 1/2" = 1'-0"



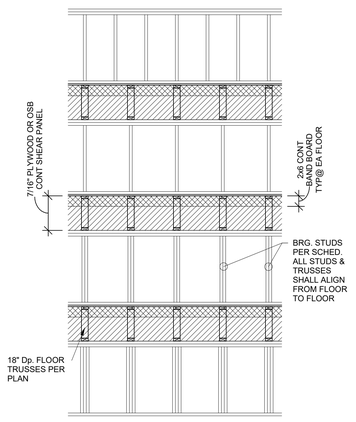
TYPICAL OPENING THROUGH BLOCKED SHEARWALL

4 ELEVATION 1/2" = 1'-0"



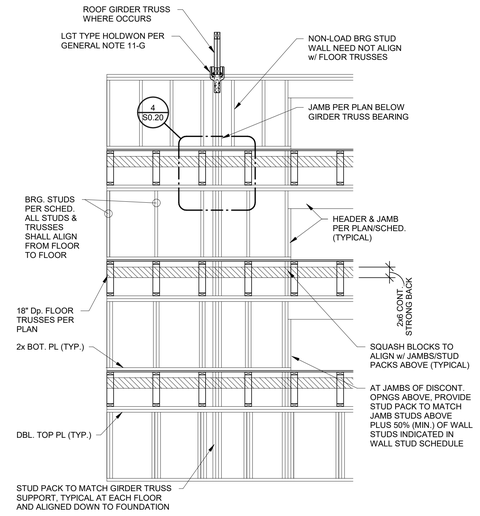
TYPICAL CORRIDOR BEARING
WALL ELEVATION

A ELEVATION 3/8" = 1'-0"



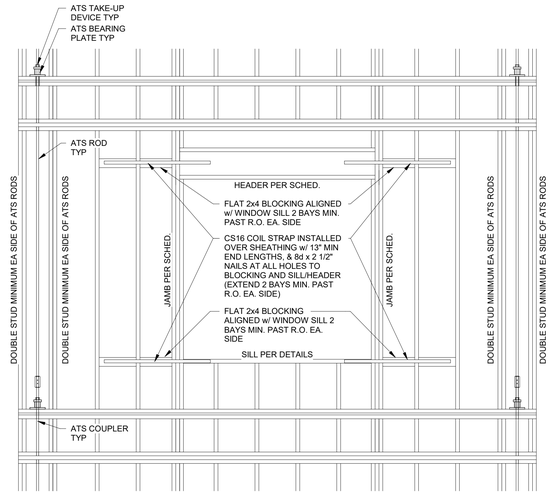
TYPICAL UNIT DEMISING
WALL ELEVATION

B ELEVATION 3/8" = 1'-0"



TYPICAL INTERIOR BEARING WALL ELEVATION

C ELEVATION 3/8" = 1'-0"



TYPICAL "SW1" FORCE TRANSFER SHEARWALL ELEVATION @ WINDOW OPENINGS

3 ELEVATION 1/2" = 1'-0"

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207
© 2024

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

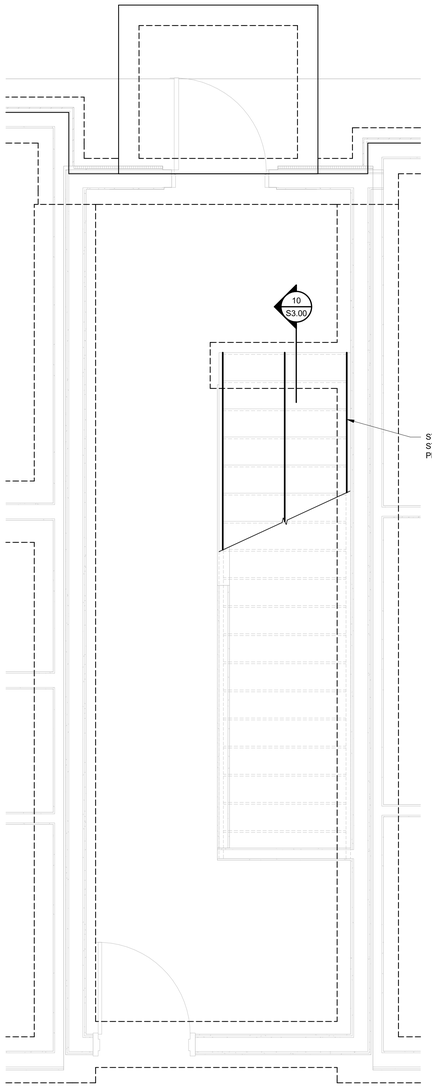
JOB NO. 720522 DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
TYPICAL WOOD DETAILS

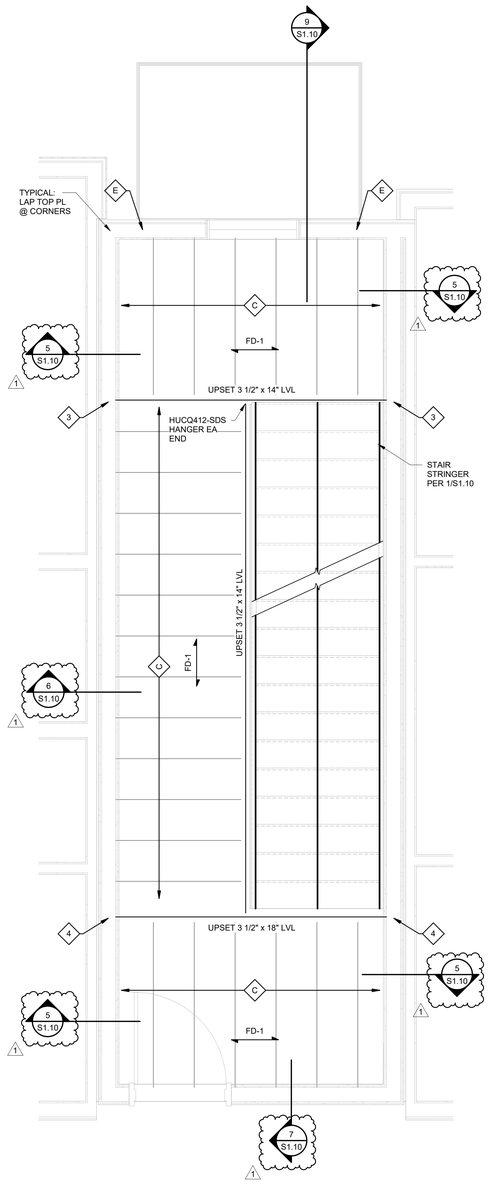
SHEET NO.
S0.22

2/7/2025 5:24:19 PM

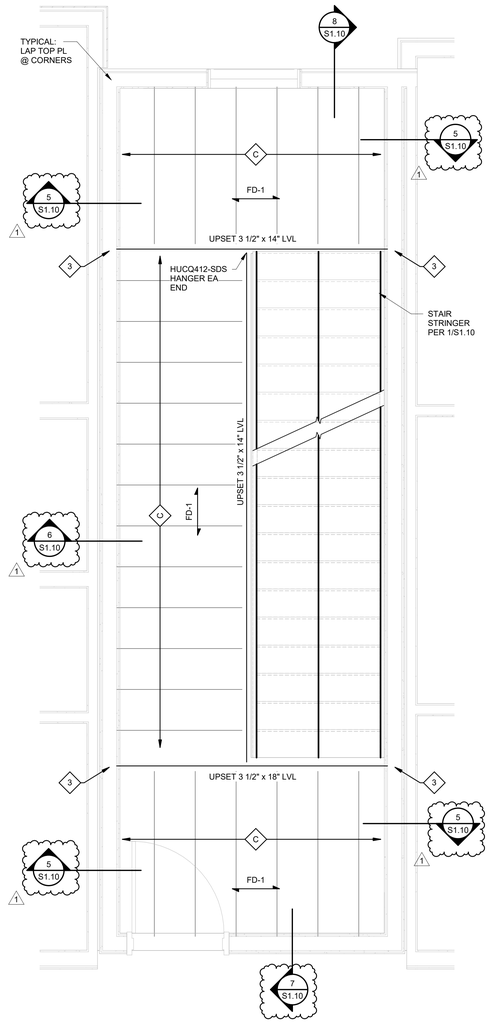
ARCH E1.30" x 42"



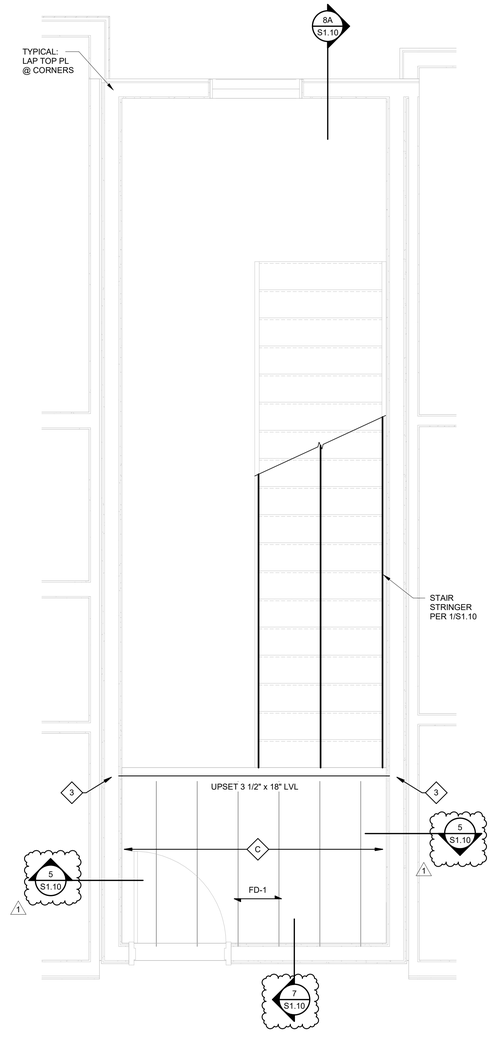
1 STAIR 1 FOUNDATION PLAN
1/2" = 1'-0"



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
© 2024

STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2010021243
2-28-25
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

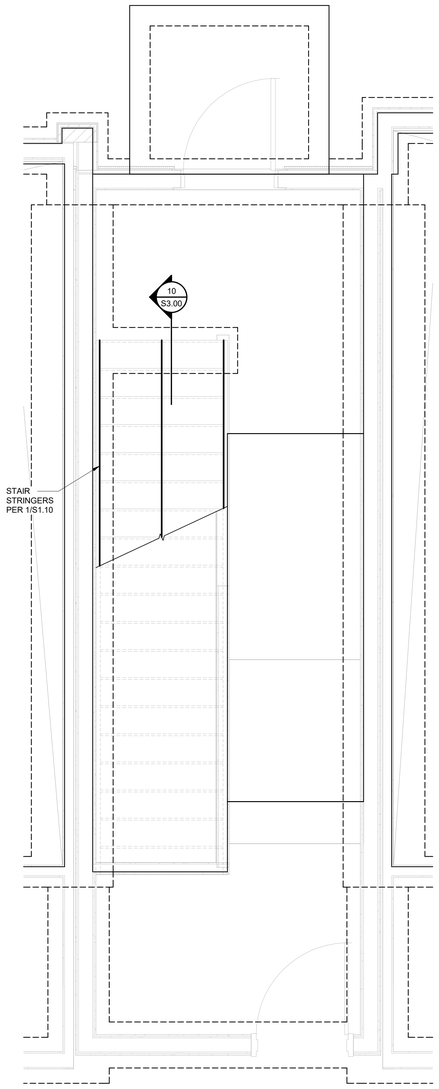
JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
STAIR 1 FRAMING PLANS

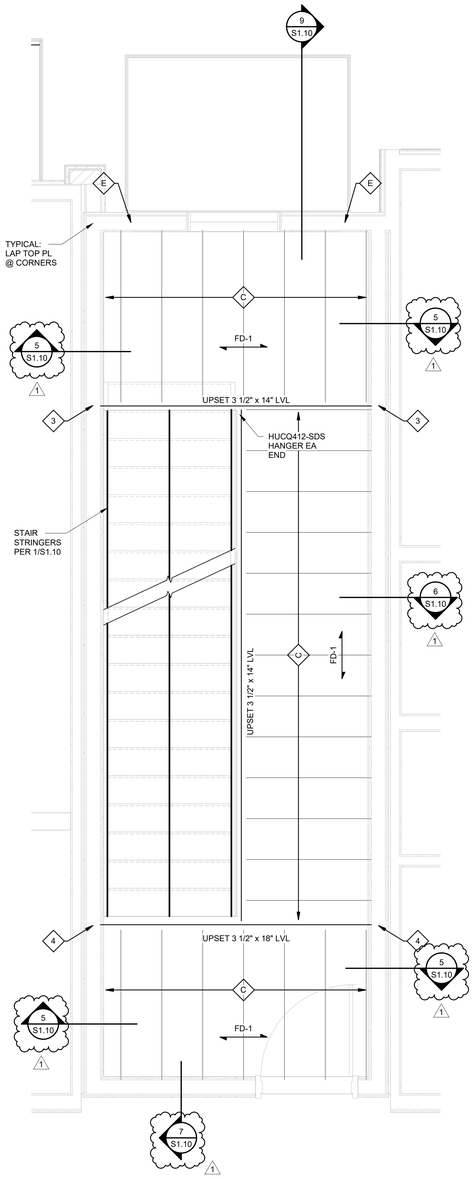
SHEET NO.
S1.00

2/7/2025 5:24:21 PM

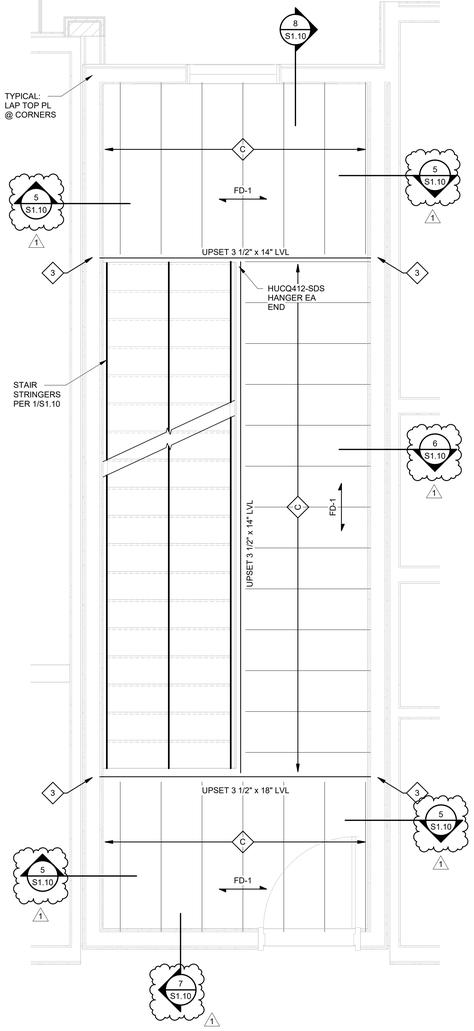
ARCH E1.30" x 42"



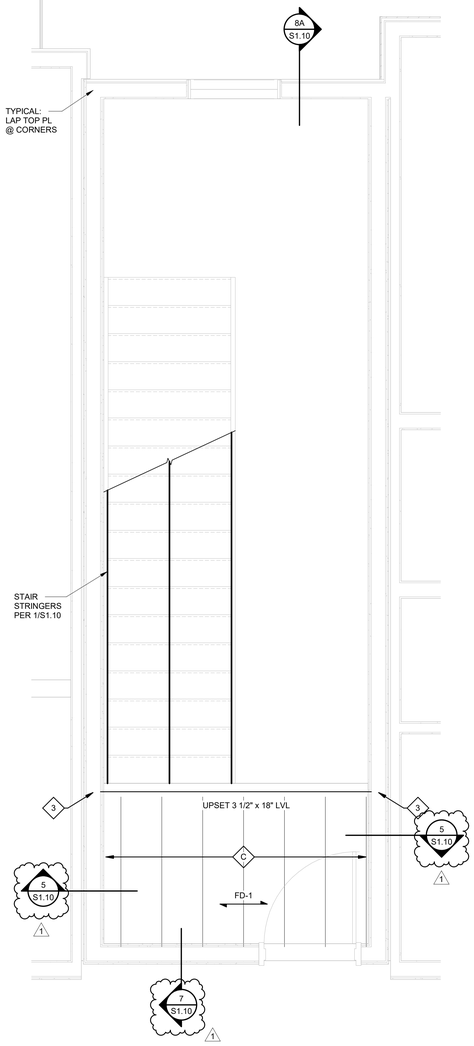
1 STAIR 2 FOUNDATION PLAN
1/2" = 1'-0"



2 STAIR 2 2ND FLOOR FRAMING PLAN
1/2" = 1'-0"



3 STAIR 2 3RD FLOOR FRAMING PLAN
1/2" = 1'-0"



4 STAIR 2 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
© 2024

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

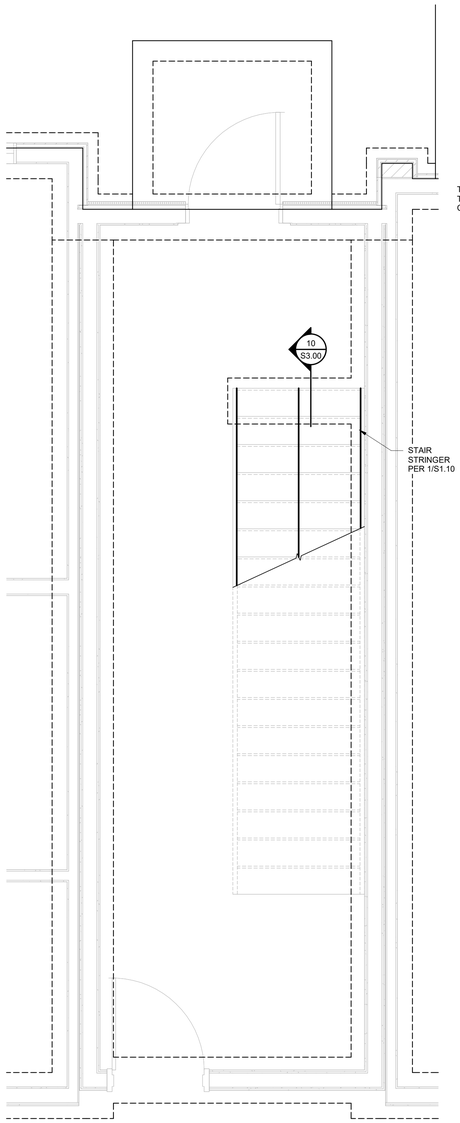
JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
STAIR 2 FRAMING PLANS

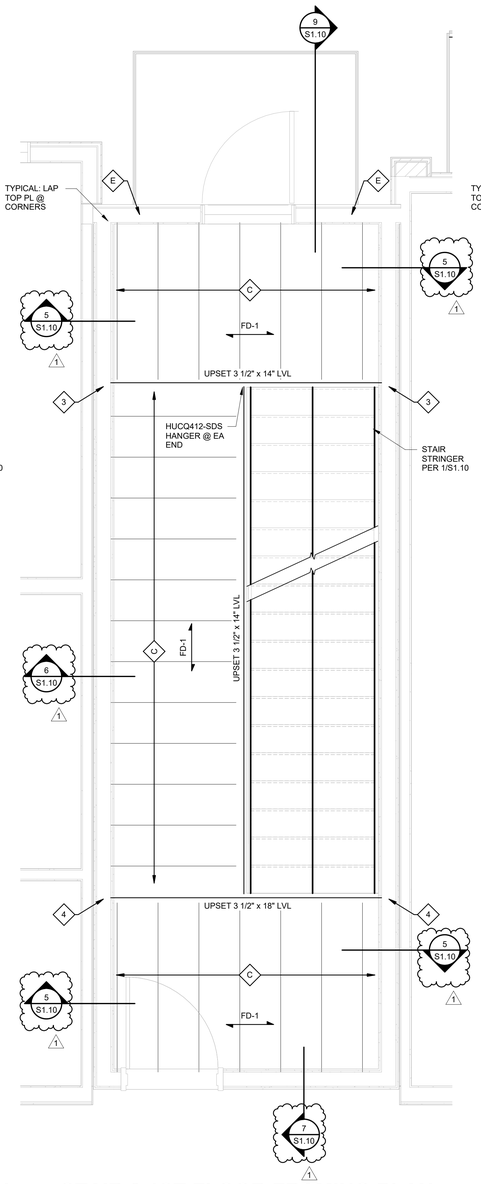
SHEET NO.
S1.01

2/27/2025 1:24:23 PM

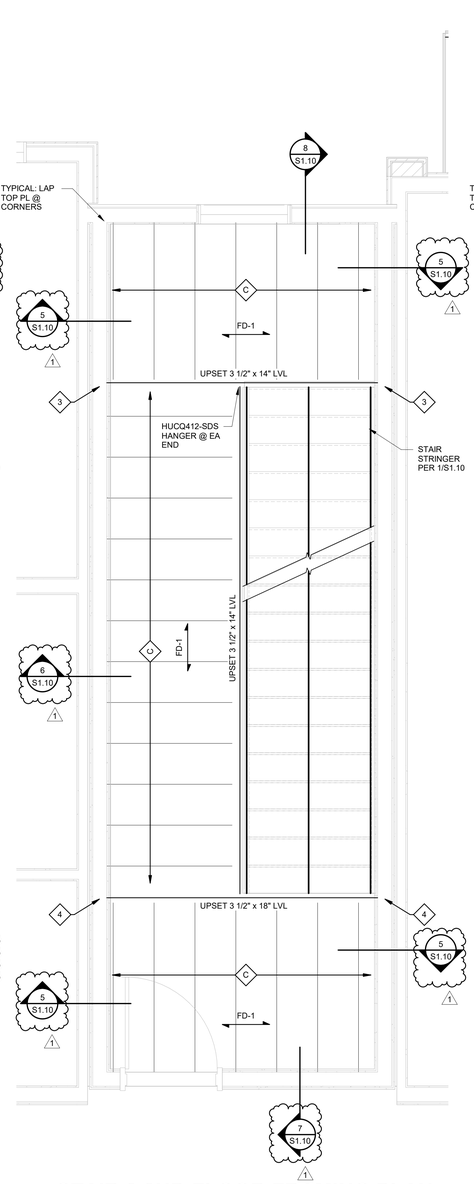
ARCH E1.30" x 42"



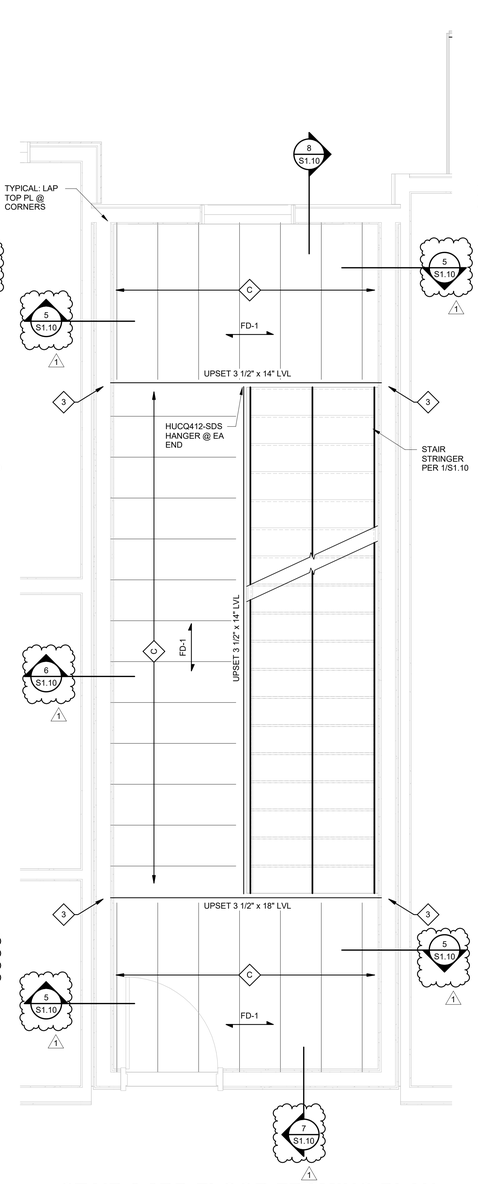
1 STAIR 3 BASEMENT FOUNDATION PLAN
1/2" = 1'-0"



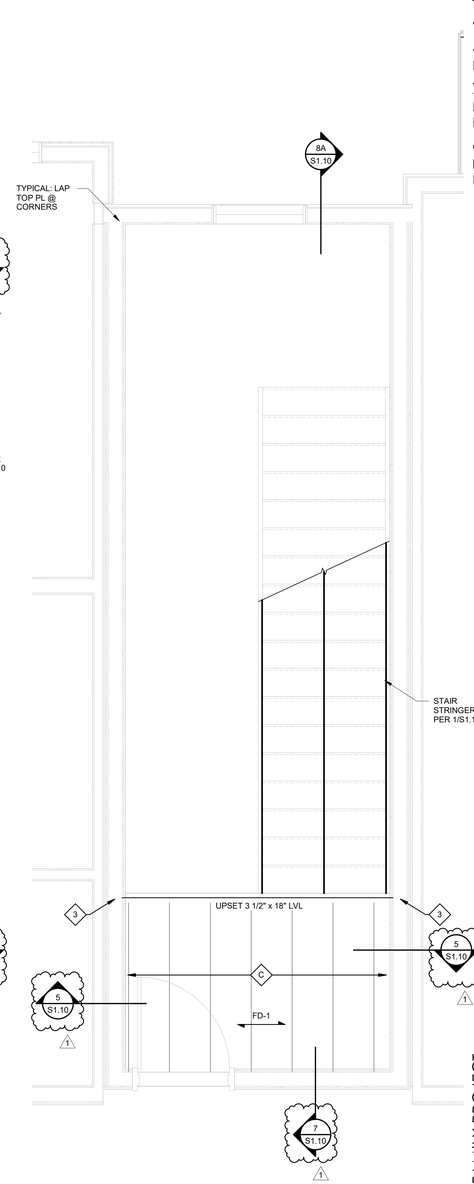
2 STAIR 3 1ST FLOOR FRAMING PLAN
1/2" = 1'-0"



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
© 2024

STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2010021383
2-28-25
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

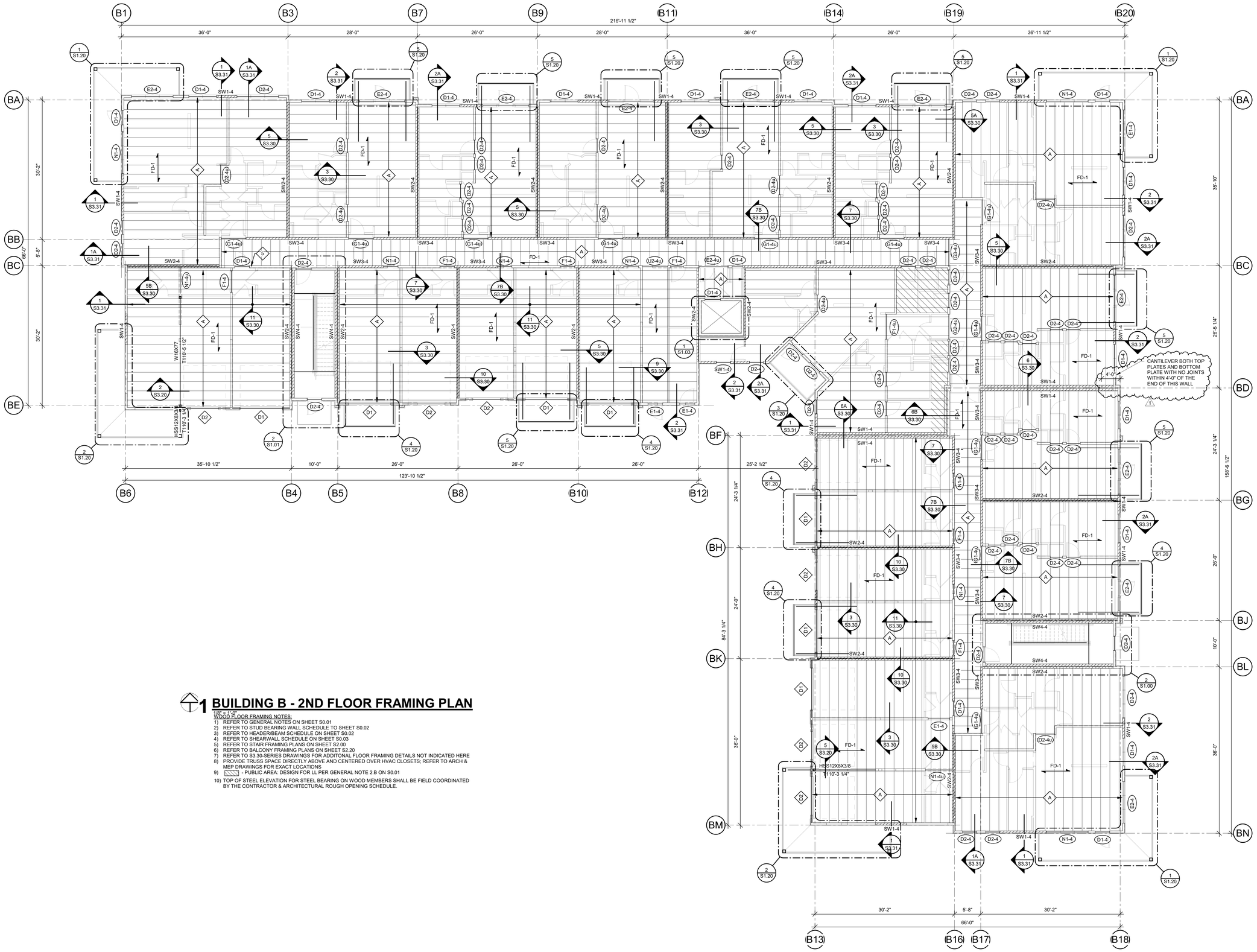
JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
STAIR 3 FRAMING PLANS

SHEET NO.
S1.02

2/27/2025 5:24:25 PM

ARCH E1 30" x 42"



1 BUILDING B - 2ND 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
© 2024

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

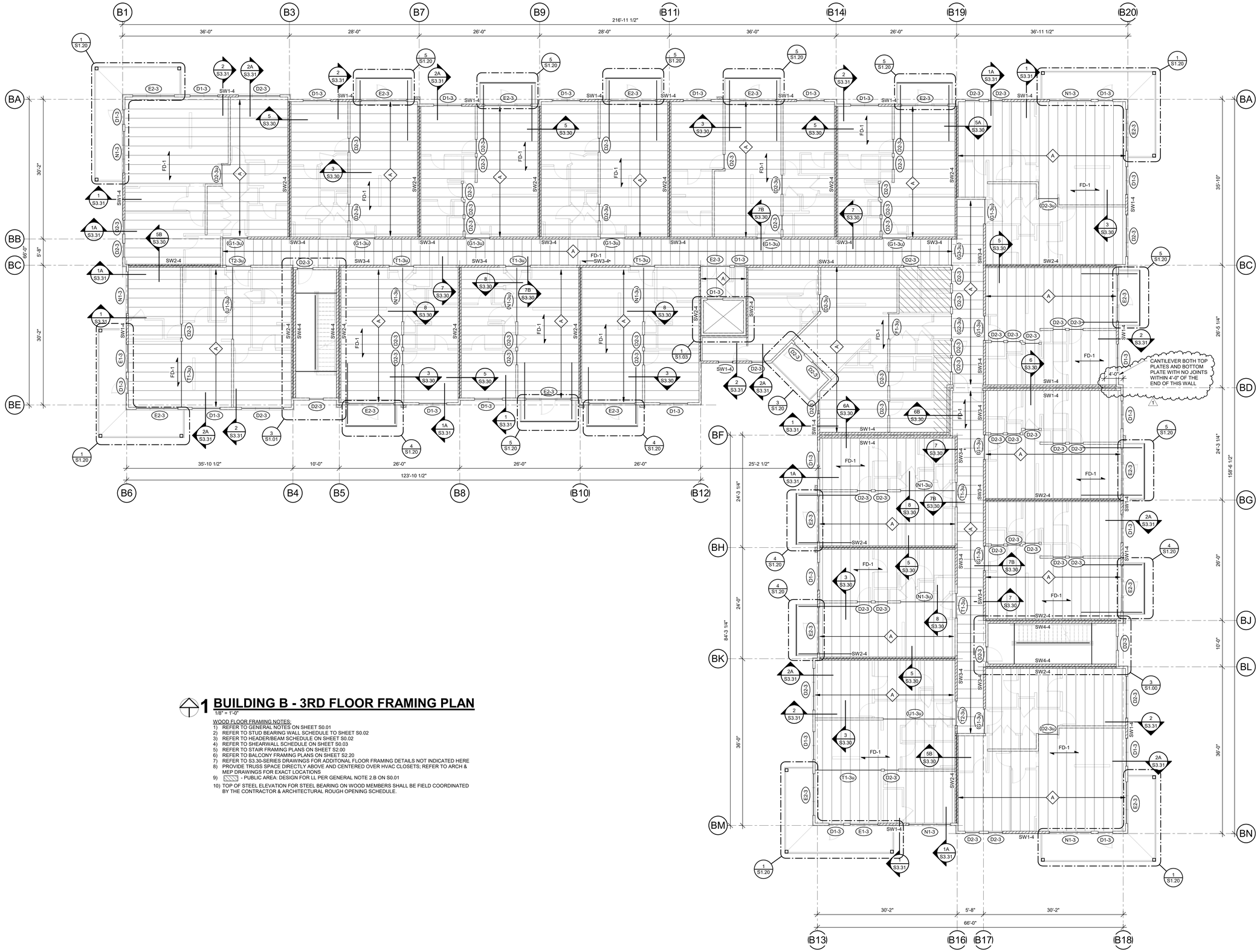
△ REVISIONS
1 02.28.25 ASI 1

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
BUILDING B - 2ND FLOOR FRAMING PLAN
SHEET NO.
S2.21

2/27/2025 5:24:30 PM

ARCH E1.30" x 42"



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
© 2024

STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2010021283
2-28-25
PROFESSIONAL ENGINEER

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 01.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

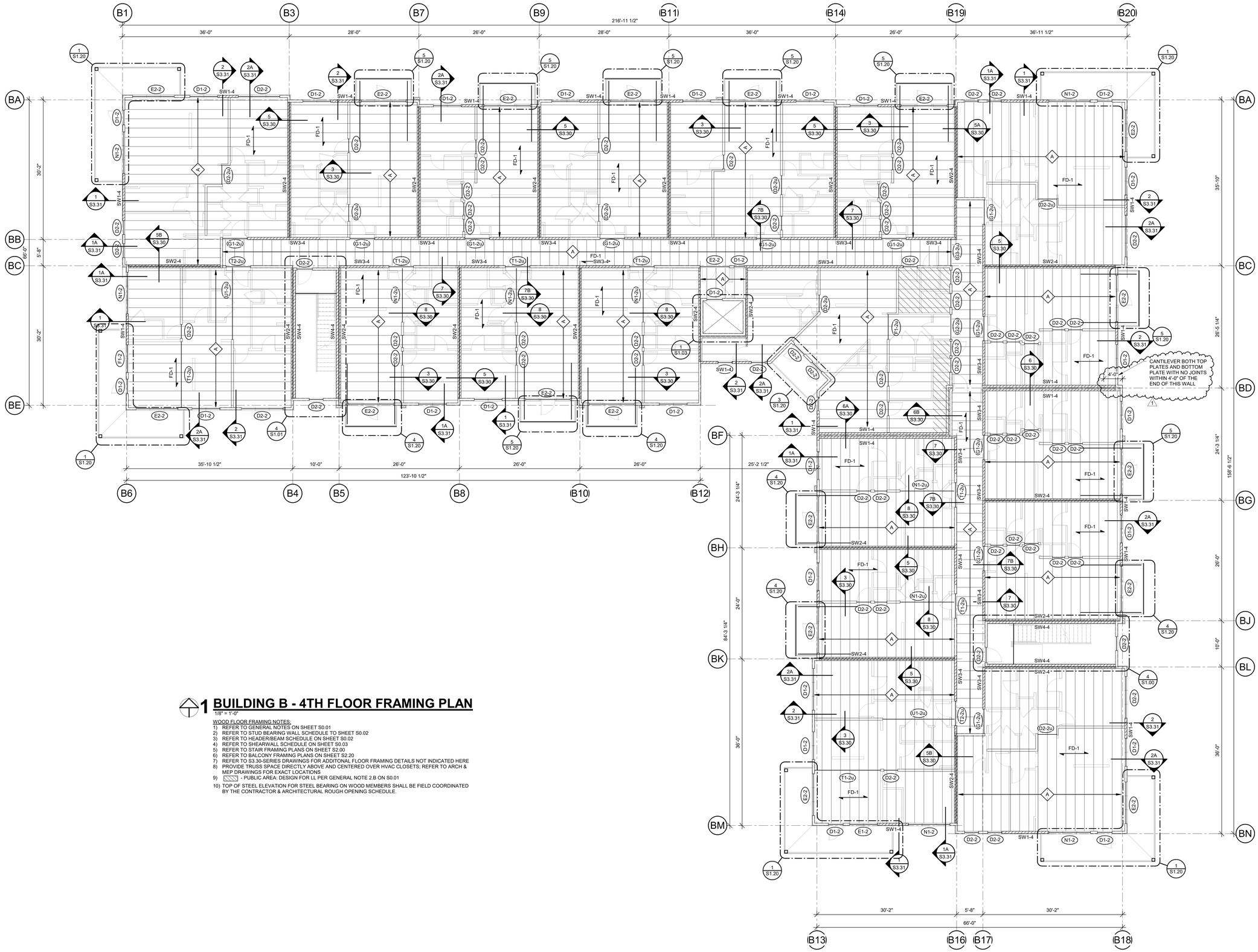
△ REVISIONS
1 02.28.25 ASI 1

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

2/27/2025 5:24:36 PM

ARCH E1.30" x 42"



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
© 2024

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

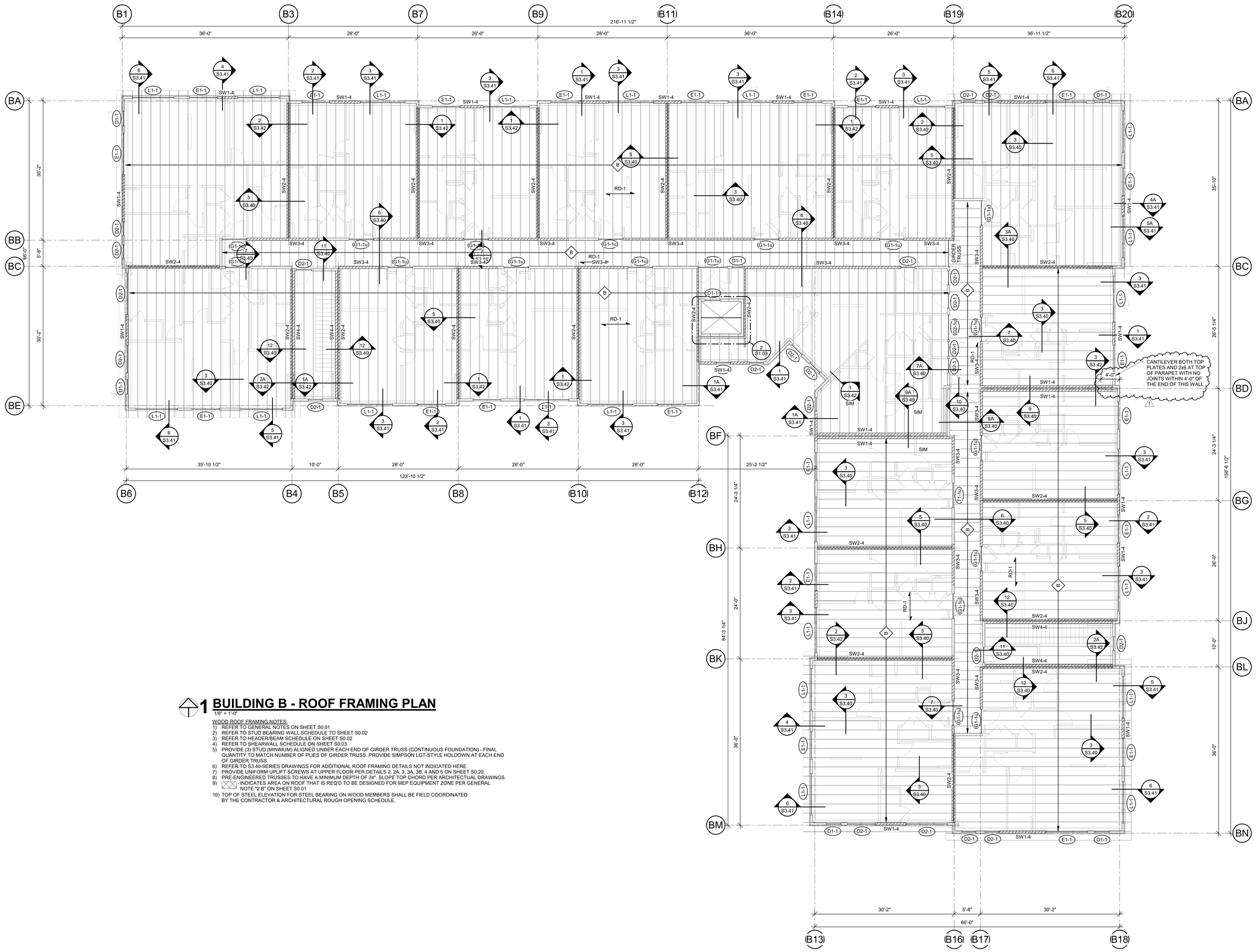
1	02.28.25	ASI 1

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

2/27/2025 5:24:42 PM

ARCH E1 30" x 42"



1 BUILDING B - ROOF FRAMING PLAN

1/8" = 1'-0"

WOOD ROOF 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) PROVIDE (3) STUD (MINIMUM) ALIGNED UNDER EACH END OF GIRDER TRUSS (CONTINUOUS FOUNDATION) - FINAL QUANTITY TO MATCH NUMBER OF PLIES OF GIRDER TRUSS. PROVIDE SIMPSON LGT-STYLE HOLDOWN AT EACH END OF GIRDER TRUSS.
6) REFER TO S3.40-SERIES DRAWINGS FOR ADDITIONAL ROOF FRAMING DETAILS NOT INDICATED HERE.
7) PROVIDE UNIFORM UPLIFT SCREWS AT UPPER FLOOR PER DETAILS 2, 2A, 3, 3A, 3B, 4 AND 5 ON SHEET S0.20.
8) PRE-ENGINEERED TRUSSES TO HAVE A MINIMUM DEPTH OF 24". SLOPE TOP CHORD PER ARCHITECTUAL DRAWINGS.
9) - INDICATES AREA ON ROOF THAT IS REQ'D TO BE DESIGNED FOR MEP EQUIPMENT ZONE PER GENERAL NOTE "2.8" ON SHEET 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
© 2024

STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2010021283
2-28-25
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

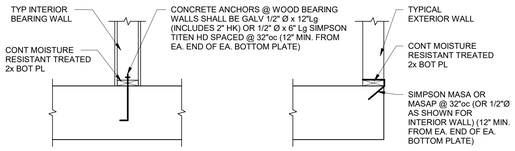
REVISIONS
1 02.28.25 ASI 1

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
BUILDING B - ROOF FRAMING PLAN
SHEET NO.
S2.24

2/7/2025 5:24:44 PM

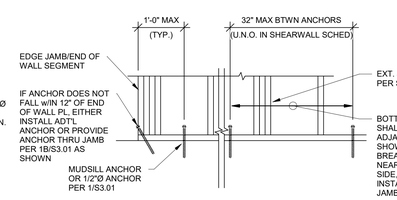
ARCH E1.30" x 42"



NOTES:
1. ALL BOTT PL's TO HAVE TWO ANCHORS MIN.
2. RE: SHEARWALL SCHED ON S0.03 FOR ANCHORS @ SHEARWALLS.
3. RE: 1A/S3.01 FOR DETAIL AT JAMB.
4. RE: 1B/S3.01 FOR DETAIL AT SHORT BOTT , SEGMENTS/JAMBS (WHERE OCCURS).

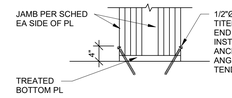
TYPICAL BOTT. PL CONNECTION TO CONCRETE

1 SECTION
3/4" = 1'-0"



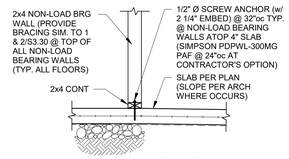
TYPICAL BOTT. PL CONNECTION TO CONCRETE AT EXTERIOR JAMBS & ENDS OF WALL

1A SECTION
3/4" = 1'-0"

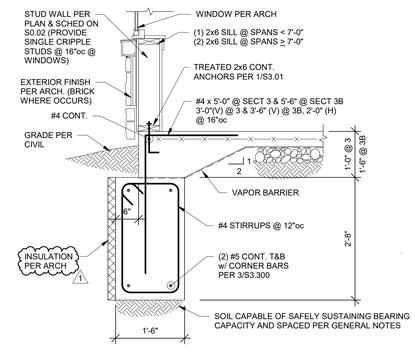


TYPICAL BOTT. PL CONNECTION TO CONCRETE AT SHORT PL SEGMENTS & JAMBS

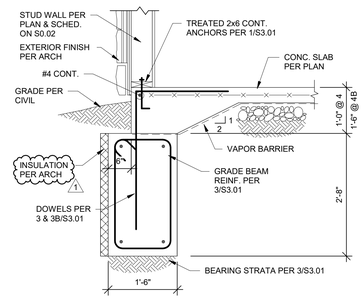
1B SECTION
3/4" = 1'-0"



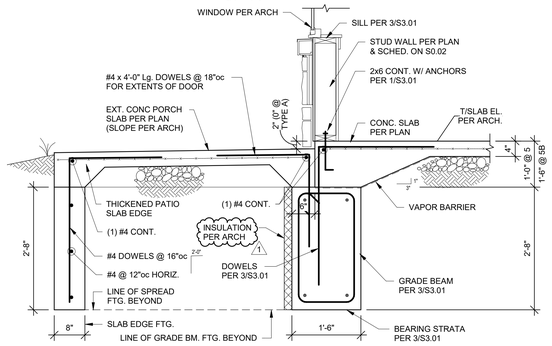
2 SECTION
3/4" = 1'-0"



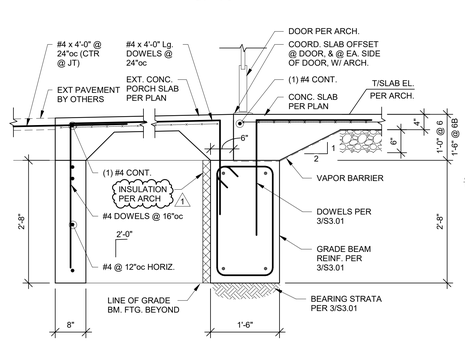
3, 3B SECTION
3/4" = 1'-0"



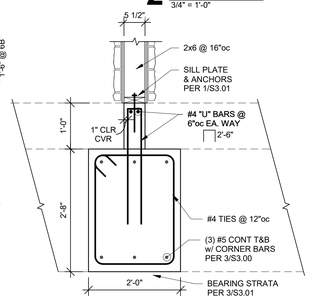
4, 4B SECTION
3/4" = 1'-0"



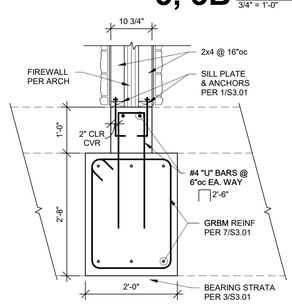
5, 5B SECTION
3/4" = 1'-0"



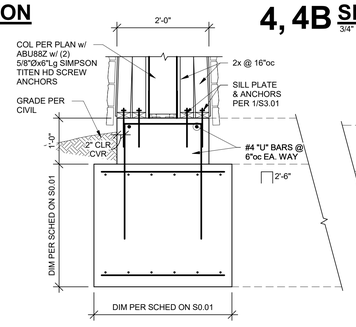
6, 6B SECTION
3/4" = 1'-0"



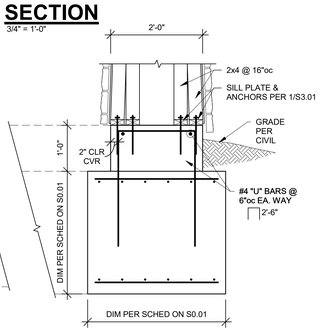
7 SECTION
3/4" = 1'-0"



7A SECTION
3/4" = 1'-0"



7B SECTION
3/4" = 1'-0"



7C SECTION
3/4" = 1'-0"

8 SECTION
3/4" = 1'-0"

TYP. SECTION AT DOORS/GARAGE DOORS

9 SECTION
3/4" = 1'-0"

TYPICAL INTERIOR COLUMN FOOTING

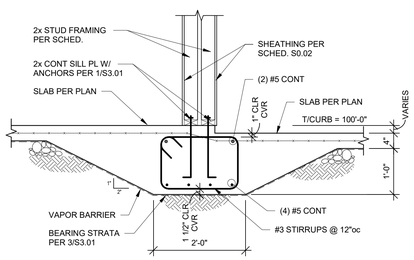
10 SECTION
3/4" = 1'-0"

INTERIOR BRG. WALL FTG AT SINGLE WALLS

11,11B SECTION
3/4" = 1'-0"

INTERIOR BRG. WALL FTG AT DBL WALLS

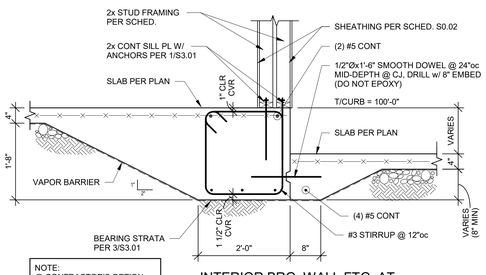
12 SECTION
3/4" = 1'-0"



INTERIOR BRG. WALL FTG. AT GARAGE/LIVING SPACE SEPARATIONS

NOTE:
@ CONTRACTOR'S OPTION, A CONSTRUCTION JOINT CAN BE PROVIDED PER DETAIL 12C/S3.01

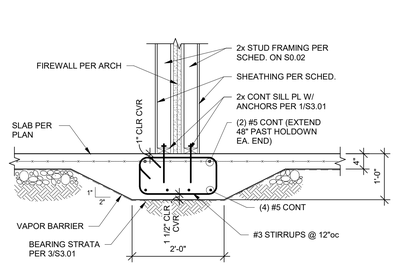
12B SECTION
3/4" = 1'-0"



NOTE:
@ CONTRACTOR'S OPTION, THICKENED SLAB & STEP CAN BE POURED MONOLITHIC PER DETAIL 12B/S3.01

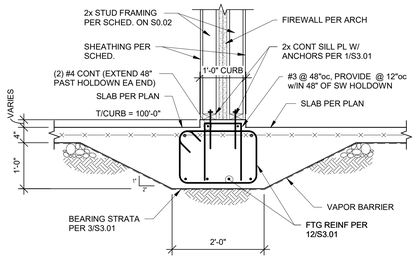
INTERIOR BRG. WALL FTG. AT GARAGE/LIVING SPACE SEPARATIONS

12C SECTION
3/4" = 1'-0"



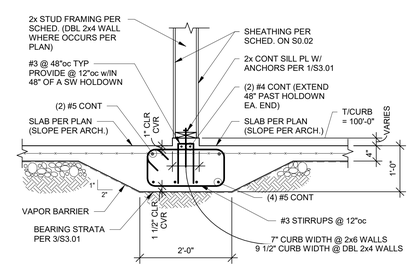
INTERIOR BRG. WALL FTG AT FIREWALL

12D SECTION
3/4" = 1'-0"



INTERIOR BRG. WALL FTG. AT DBL WALLS

12E SECTION
3/4" = 1'-0"



INTERIOR BRG. WALL FTG AT GARAGE WALLS

13 SECTION
3/4" = 1'-0"

INTERIOR BRG. WALL FTG AT GARAGE WALLS WITH OPTIONAL CONSTRUCTION JOINT

13B,13C SECTION
3/4" = 1'-0"

NOTE: PROVIDE FUR-OUT FLAT 2x AT RAMP, WHERE OCCURS PER 16/S3.01

14 SECTION
3/4" = 1'-0"

15 SECTION
3/4" = 1'-0"

INTERIOR BRG. WALL FTG. AT WALL RAMP

NOTE:
REFER TO DETAIL 16B @ SINGLE WALL CONDITIONS

16 SECTION
3/4" = 1'-0"

NOTE:
REFER TO DETAIL 16 @ DOUBLE WALL CONDITIONS

INTERIOR BRG. WALL FTG. AT WALL RAMP

16B SECTION
3/4" = 1'-0"

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207
© 2024

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

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

SHEET NAME
FOUNDATION SECTIONS

SHEET NO.
S3.01

2/27/2025 5:24:47 PM

ARCH E1.30" x 42"

THIS SHEET INTENTIONALLY LEFT BLANK - TYPE III DETAILS DELETED AS THEY DON'T APPLY TO THIS PROJECT

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS.66207
© 2024

STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2010012382
2-28-25
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

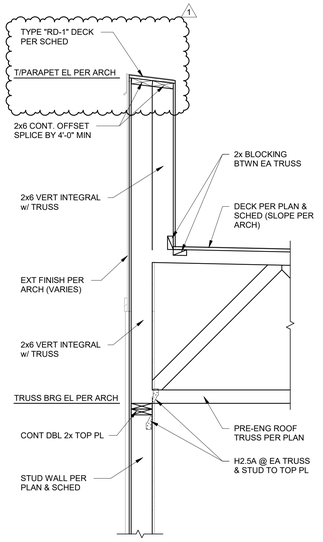
△REVISIONS
1 02.28.25 ASI 1

JOB NO. **720522**
DATE **01.29.2025**
DRAWN BY **CAB / JLF**
CONSTRUCTION SET

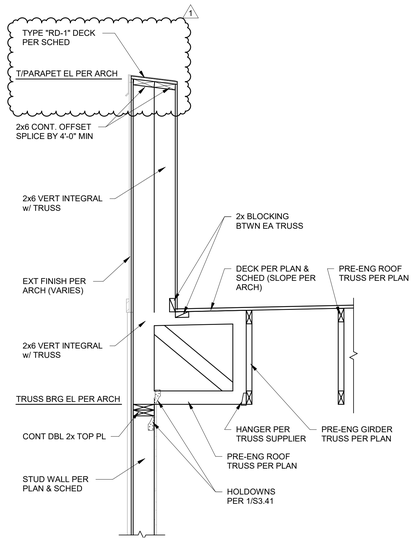
SHEET NAME
WOOD FLOOR FRAMING SECTIONS
SHEET NO.
S3.32

2/27/2025 5:24:47 PM

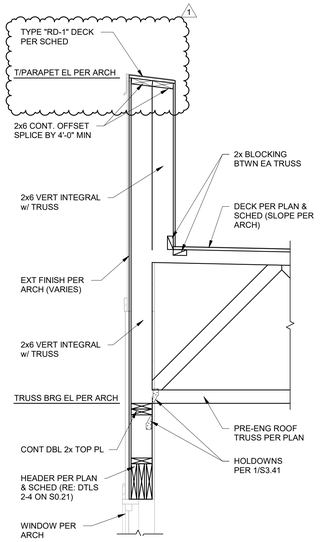
ARCH E1 30" x 42"



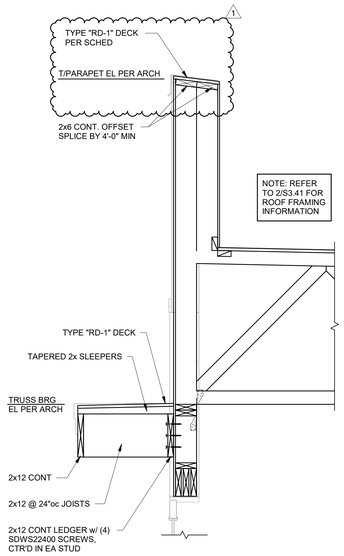
1 SECTION
3/4" = 1'-0"



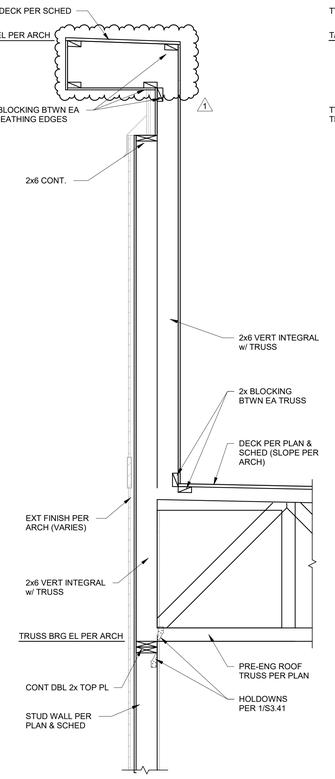
1A SECTION
3/4" = 1'-0"



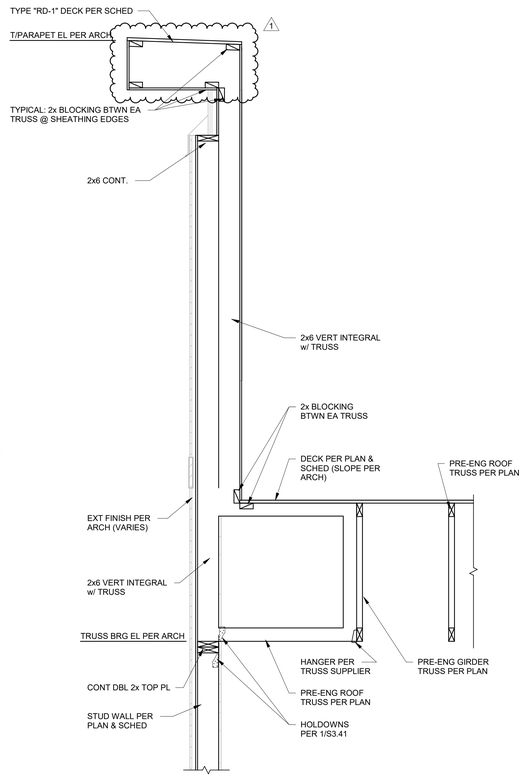
2 SECTION
3/4" = 1'-0"



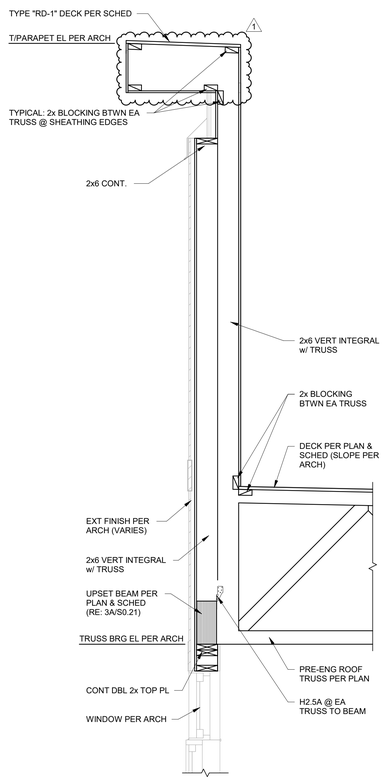
3 SECTION
3/4" = 1'-0"



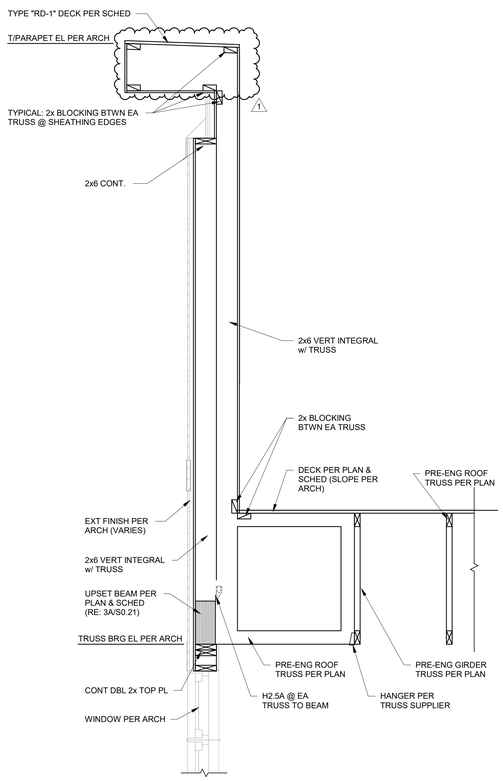
4 SECTION
3/4" = 1'-0"



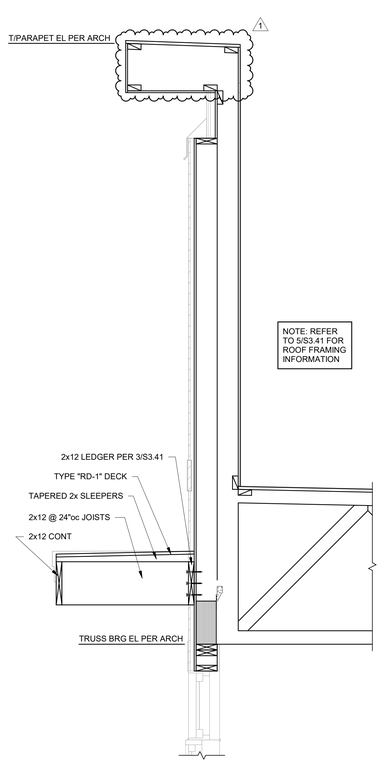
4A SECTION
3/4" = 1'-0"



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
© 2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET
- 01.29.2025 CONSTRUCTION SET

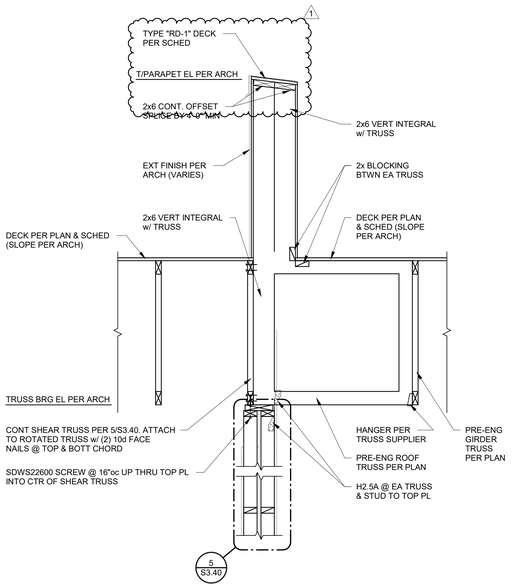
△ REVISIONS
1 02.28.25 ASI 1

JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET

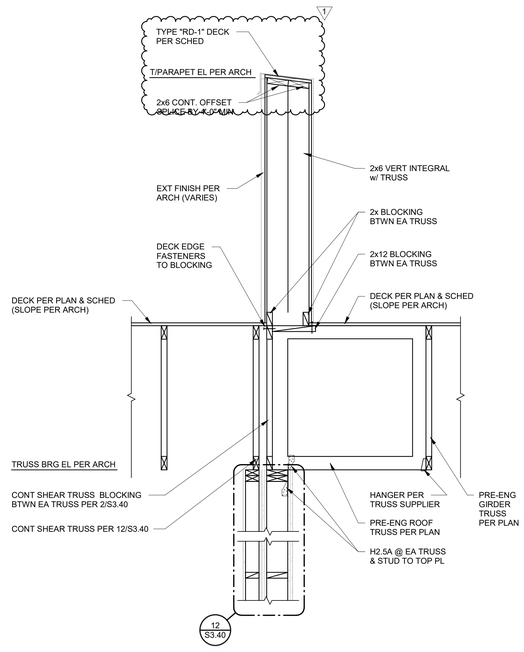
SHEET NAME
WOOD ROOF FRAMING SECTIONS
SHEET NO.
S3.41

2/27/2025 5:24:52 PM

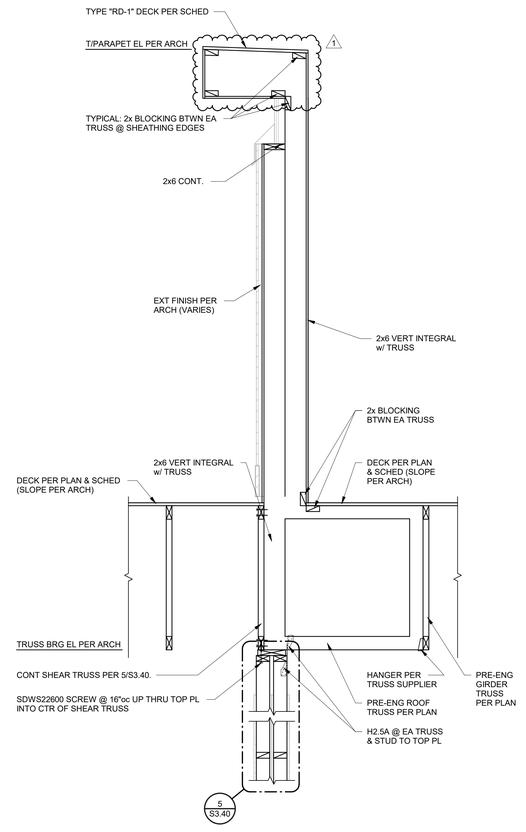
ARCH E1 30" x 42"



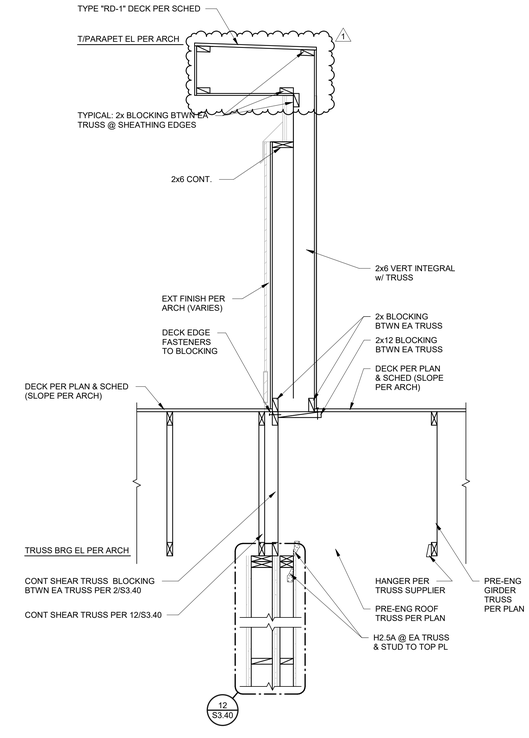
1 SECTION
3/4" = 1'-0"



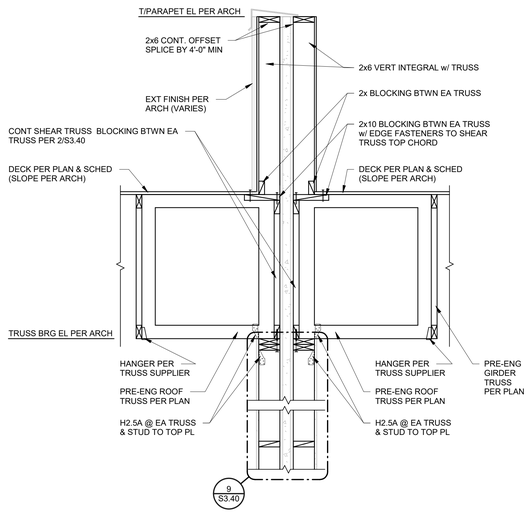
1A SECTION
3/4" = 1'-0"



2 SECTION
3/4" = 1'-0"



2A SECTION
3/4" = 1'-0"



3 SECTION
3/4" = 1'-0"

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024

STATE OF MISSOURI
CHRISTOPHER A. BEYERLEIN
NUMBER PE-2010012383
2-28-25
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

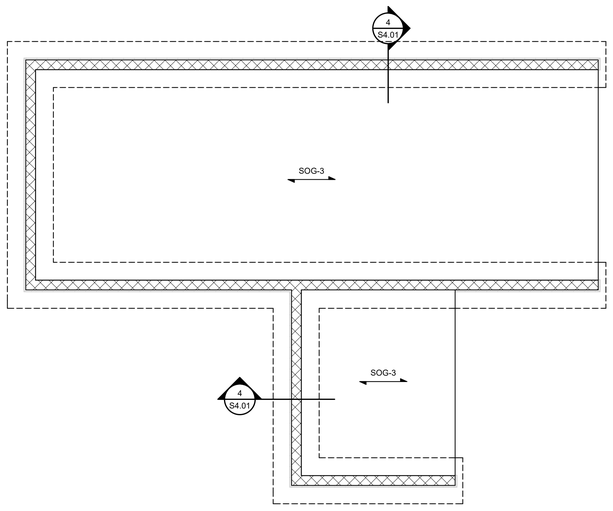
△ REVISIONS
1 02.28.25 ASI 1

JOB NO. 720522
DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET

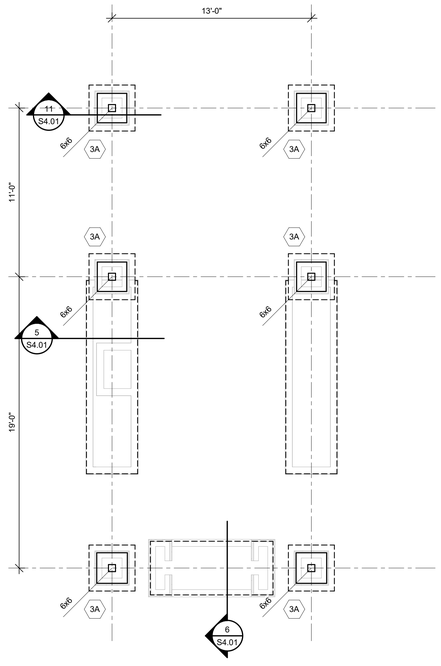
SHEET NAME
WOOD ROOF FRAMING SECTIONS
SHEET NO.
S3.42

2/27/2025 5:24:56 PM

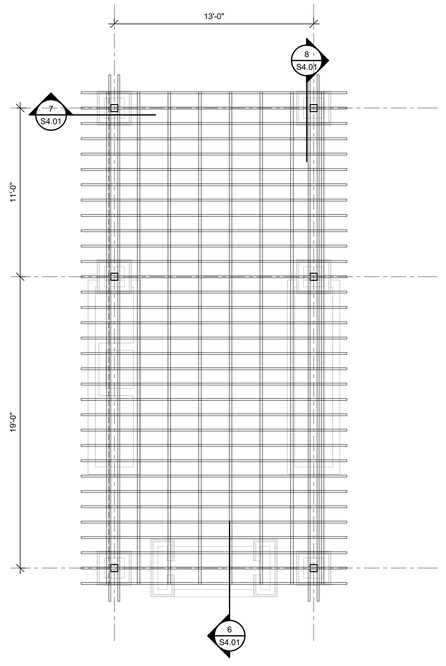
ARCH E1 30" x 42"



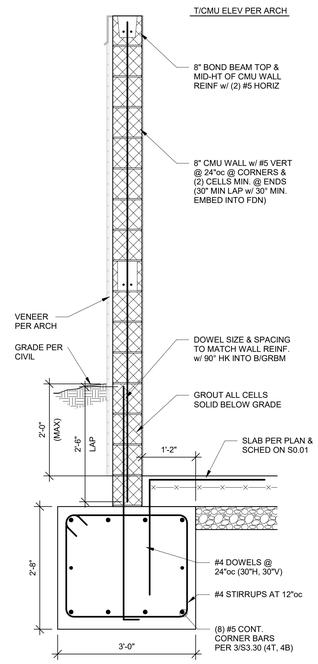
1 TRASH ENCLOSURE FOUNDATION PLAN
1/4" = 1'-0"



2 GRILLING STRUCTURE FOUNDATION PLAN
1/4" = 1'-0"

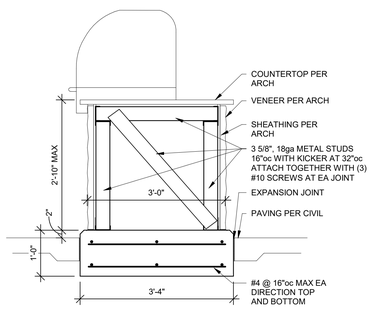


3 GRILLING STRUCTURE FRAMING PLAN
1/4" = 1'-0"



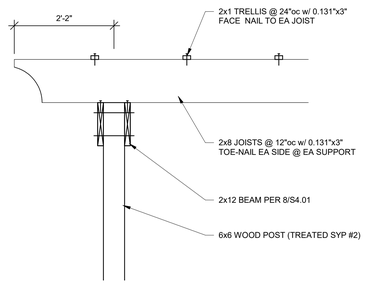
4 SECTION
3/4" = 1'-0"

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
© 2024

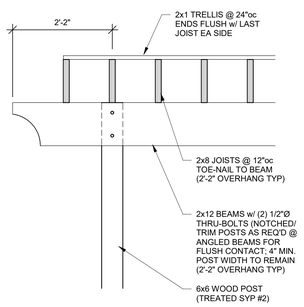


TYPICAL GRILL SECTION

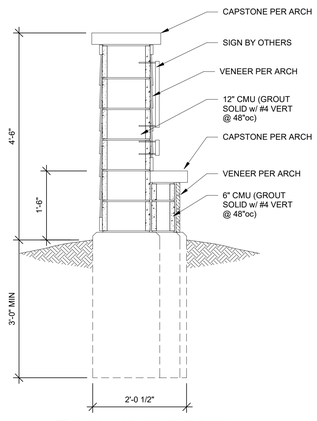
5 SECTION
3/4" = 1'-0"



7 SECTION
3/4" = 1'-0"

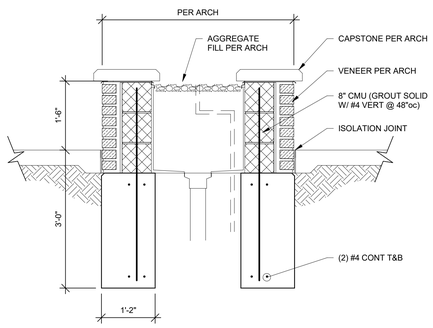


8 SECTION
3/4" = 1'-0"



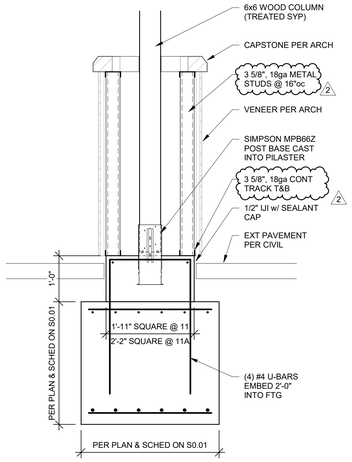
TYPICAL MONUMENT SIGN

9 SECTION
3/4" = 1'-0"

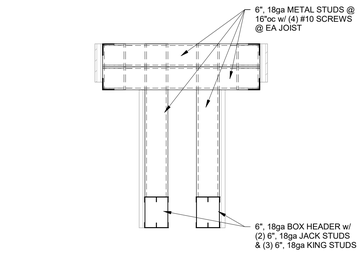


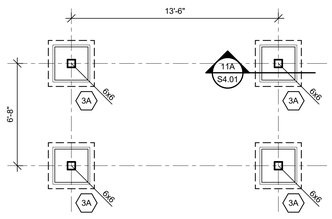
TYPICAL FIRE PIT SECTION

10 SECTION
3/4" = 1'-0"

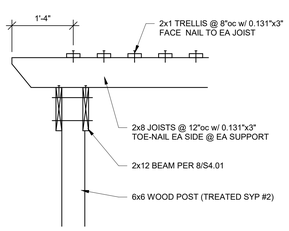


11, 11A SECTION
3/4" = 1'-0"

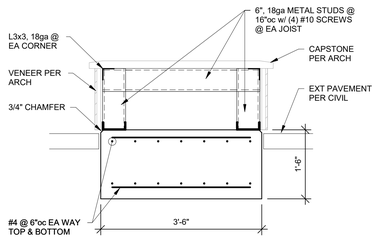




12 TRELLIS FOUNDATION PLAN
1/4" = 1'-0"

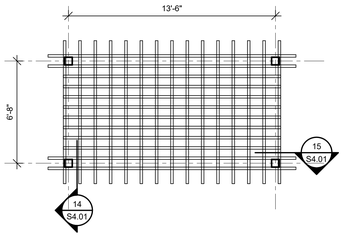


14 SECTION
3/4" = 1'-0"

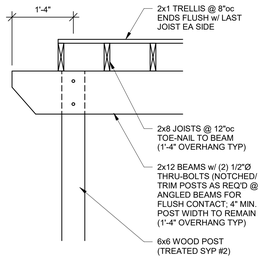


FIRE PIT SECTION

6 SECTION
3/4" = 1'-0"



13 TRELLIS FRAMING PLAN
1/4" = 1'-0"



15 SECTION
3/4" = 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

1	01.29.25	ADDENDUM A
2	02.28.25	ASI 1

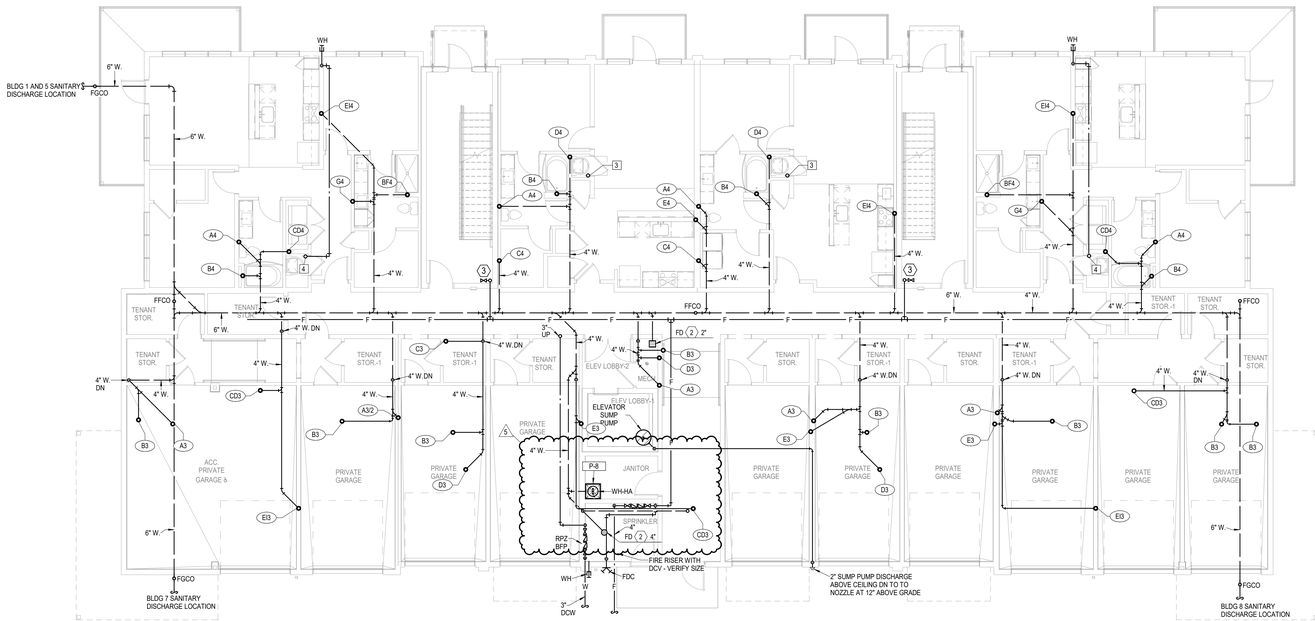
JOB NO. 720522
DATE 01.29.2025
DRAWN BY CAB / JLF
CONSTRUCTION SET
SHEET NAME ACCESSORY BUILDINGS
SHEET NO. S4.01

2/27/2025 5:25:00 PM

ARCH E1.35" x 42"

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 A - 1ST FLOOR PLAN

PLUMBING
1/8" = 1'-0"
(BUILDINGS 1, 5, 7, 8)

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-2009012024 — 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
2 10.29.2024 City Comments 1
5 02/28/2025 ASI 1

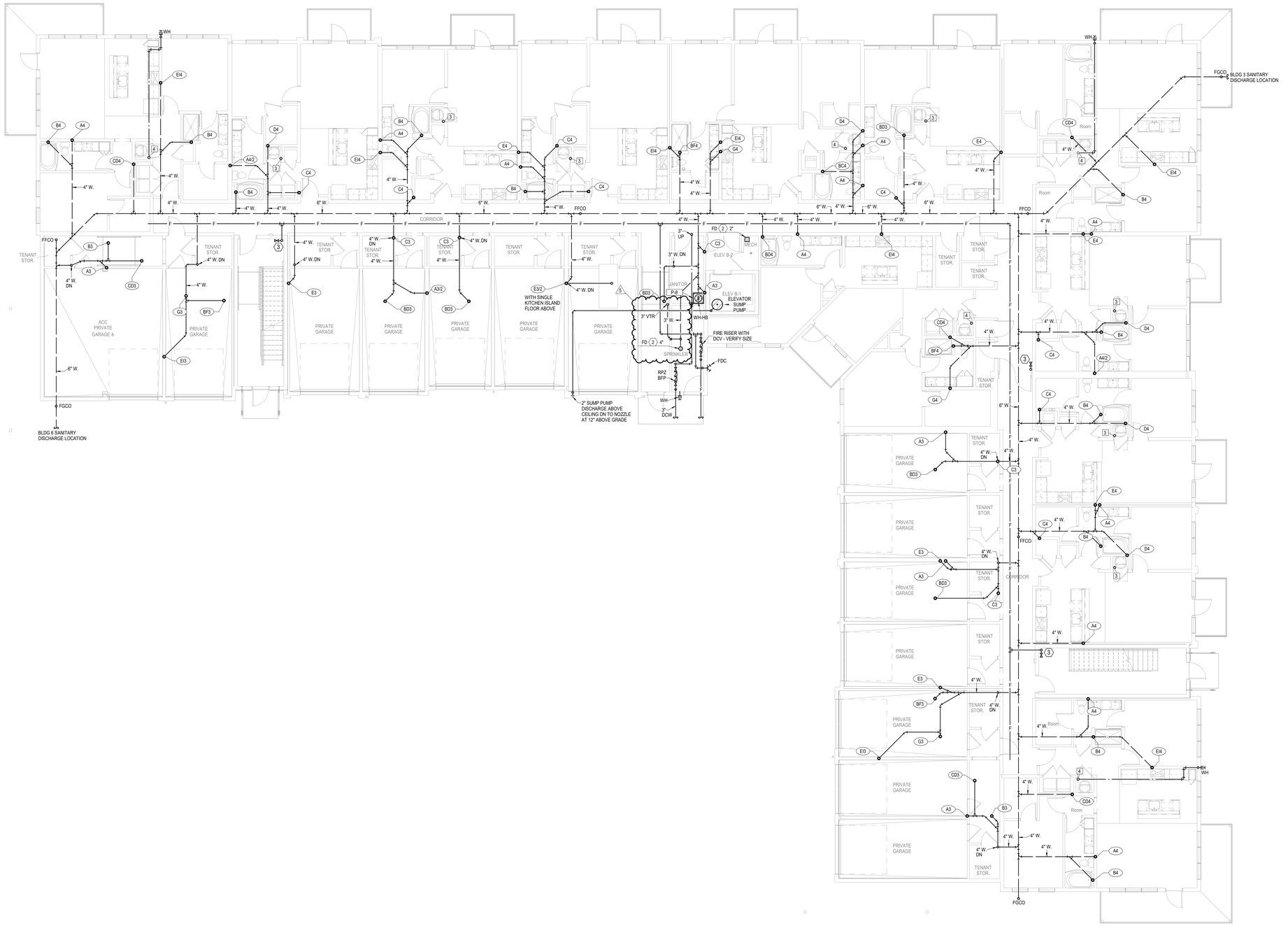
JOB NO. 720522 DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET

SHEET NAME
BUILDING A - FIRST FLOOR PLAN - PLUMBING
SHEET NO.
P1.11

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

2/28/2025 3:43:59 PM

ARCH E1.30" x 42"



1 BUILDING B - 1ST 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-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

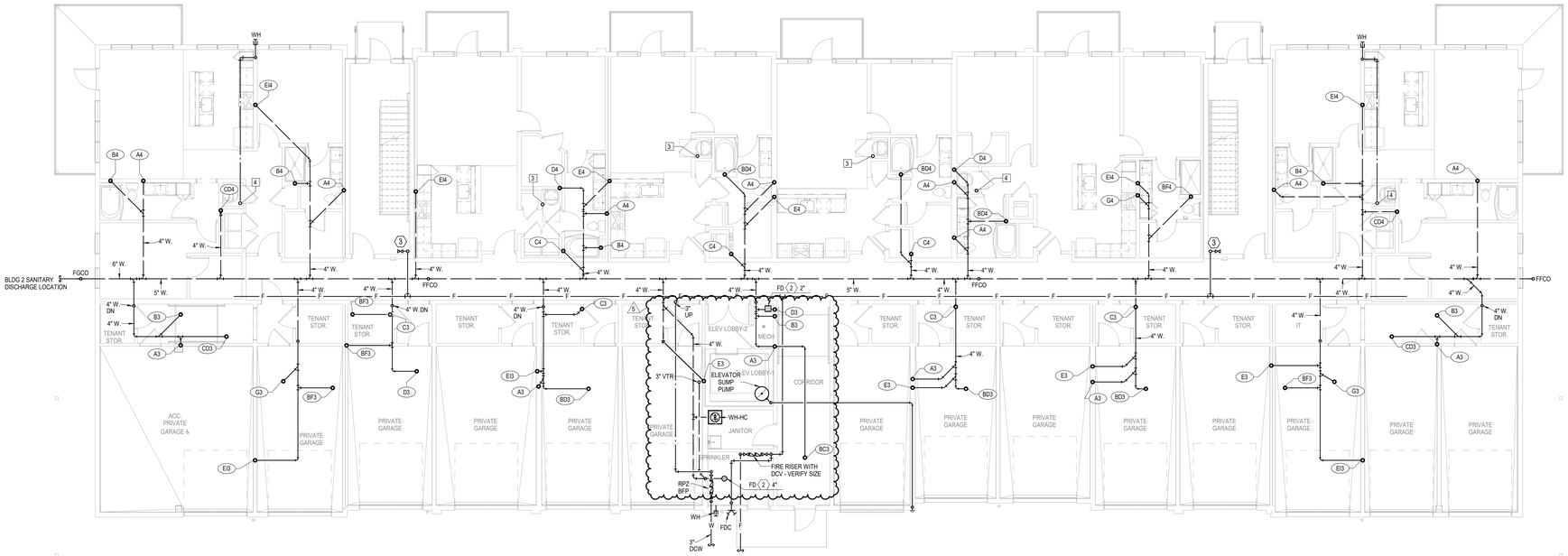
△ REVISIONS
5 02/28/2025 ASI 1

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

2/28/2025 3:44:02 PM

ARCH E1.30" x 42"



1 BUILDING C - 1ST FLOOR PLAN

PLUMBING
1/8" = 1'-0"
(BUILDINGS 2, 4)

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-2009010558 — 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

LS&A
Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
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 C - FIRST FLOOR PLAN - PLUMBING
SHEET NO. P1.31

2/28/2025 3:44:05 PM

ARCH E1.30" x 42"

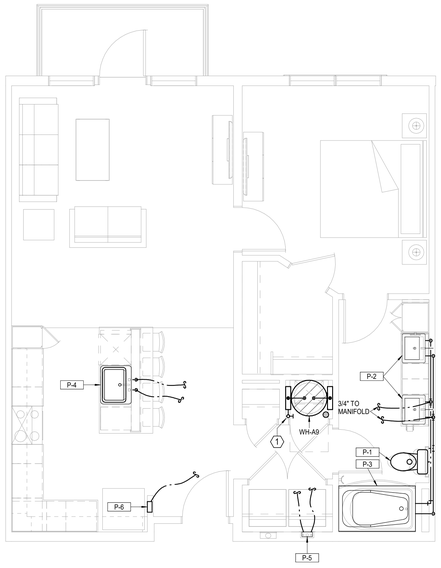
UNIT PLUMBING NOTES:
1. ROUTE TOP FLOOR SUPPLY PLUMBING IN CEILING BELOW. NO SUPPLY IN ATTIC.
2. PROVIDE AIR CHAMBERS ON P-4, P-5. AND P-6.
3. CONNECT DISHWASHERS, DISPOSERS, ICE MAKERS, WASHERS.
4. PROVIDE 2" HUB DRAIN AT EACH AHU/WH LOCATION.
5. ROUTE 1/2" PEX TO EACH FIXTURE FROM MANIFOLD.
6. P-5, P-6 ON CORRIDOR WALLS SHALL HAVE FIRE PUTTY PADS OR EQUIVALENT FIRE PROTECTION.

LEGEND:
(1) 3/4" WATER SERVICE/SHUT-OFF WITH 3/4" MANIFOLD.
(2) 1" WATER SERVICE/SHUT-OFF WITH MANIFOLD.

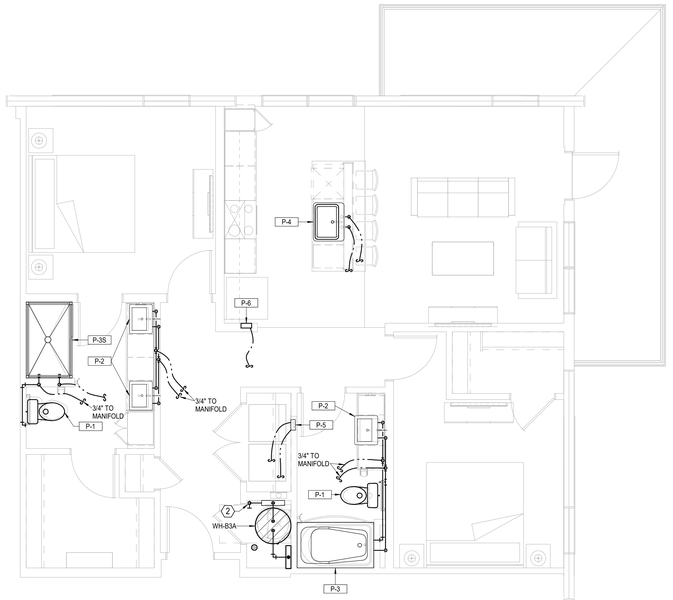
nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207

STATE OF MISSOURI
RICHARD BEARD WILLIAMS
NUMBER
PE-2009010324
PROFESSIONAL ENGINEER

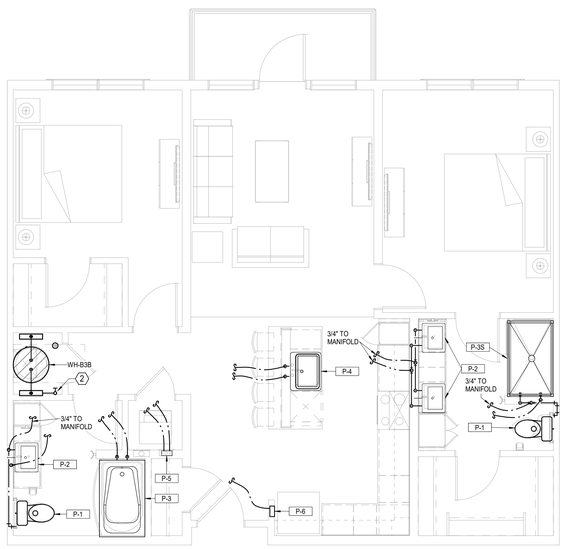
02/28/2025



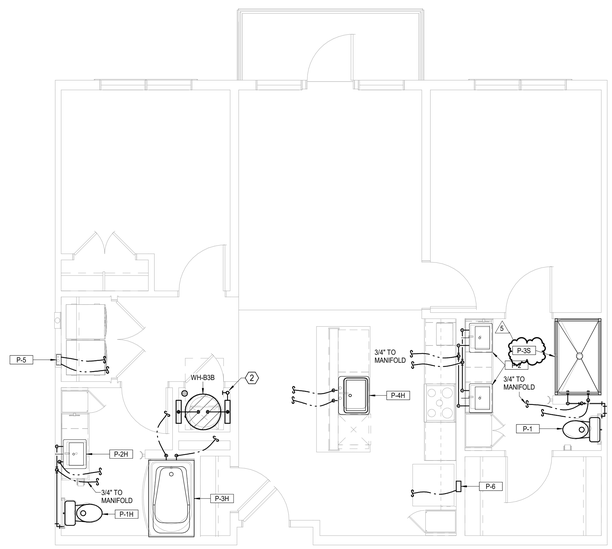
1 UNIT A9
PLUMBING
1/4" = 1'-0"



2 UNIT B3A
PLUMBING
1/4" = 1'-0"



3 UNIT B3B
PLUMBING
1/4" = 1'-0"



4 UNIT B3B TYPE A
PLUMBING
1/4" = 1'-0"

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

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 PLUMBING UNITS
SHEET NO. P2.02

2/28/2025 3:44:08 PM

ARCH E1.30" x 42"

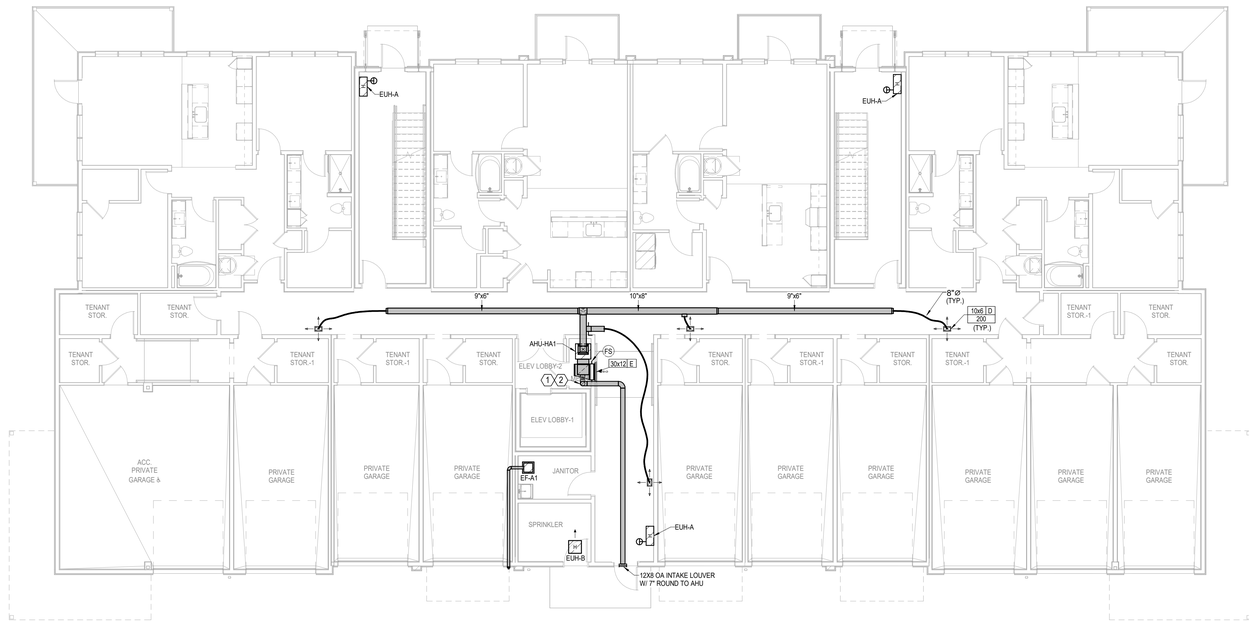
MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
5 9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:
1 AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2 PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207

STATE OF MISSOURI — RICHARD BEARD — NUMBER PE-2009019324 — PROFESSIONAL ENGINEER

02/28/2025



1 BUILDING A - 1ST FLOOR PLAN

HVAC
1/8" = 1'-0"
(BUILDINGS 1, 5, 7, 8)

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

JOB NO. 720522 DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET

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

SHEET NAME
BUILDING A - FIRST FLOOR PLAN - HVAC
SHEET NO.
M1.11

2/28/2025 3:43:14 PM

ARCH E1.30" x 42"

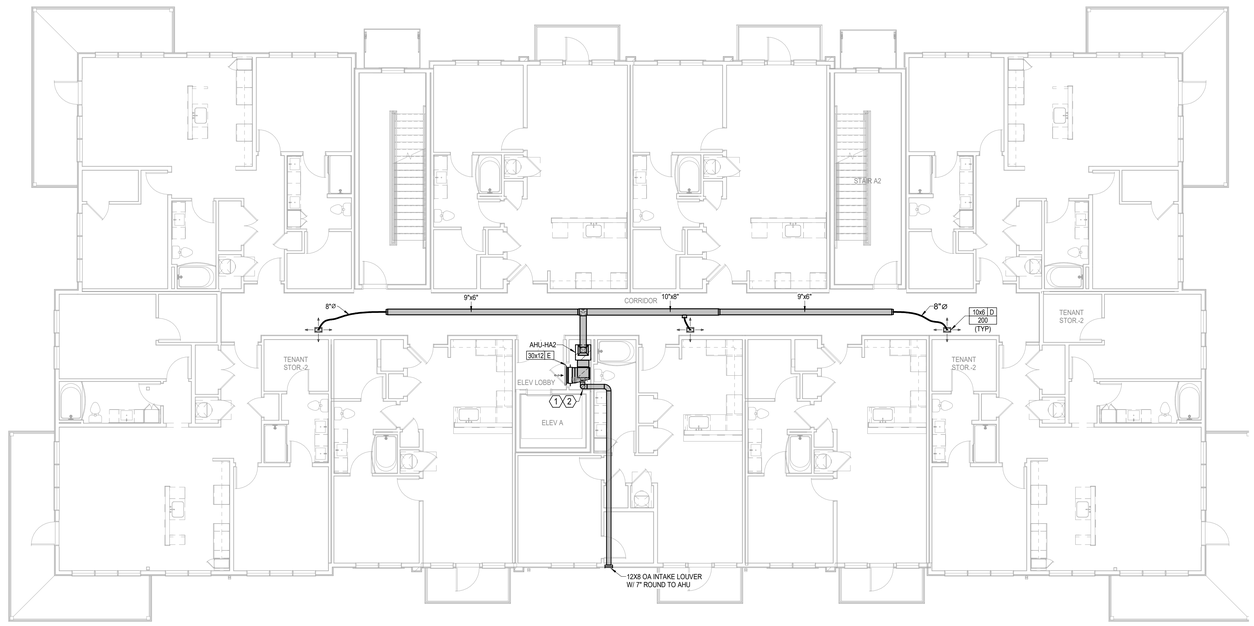
MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
5 9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:
1 AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2 PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207

STATE OF MISSOURI
RICHARD BEARD
NUMBER
PE-2009010584
PROFESSIONAL ENGINEER

02/28/2025



1 BUILDING A - 2ND FLOOR PLAN

HVAC
1/8" = 1'-0"
BUILDINGS 1, 5, 7, 8

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

LS&A
Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
6625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2404027

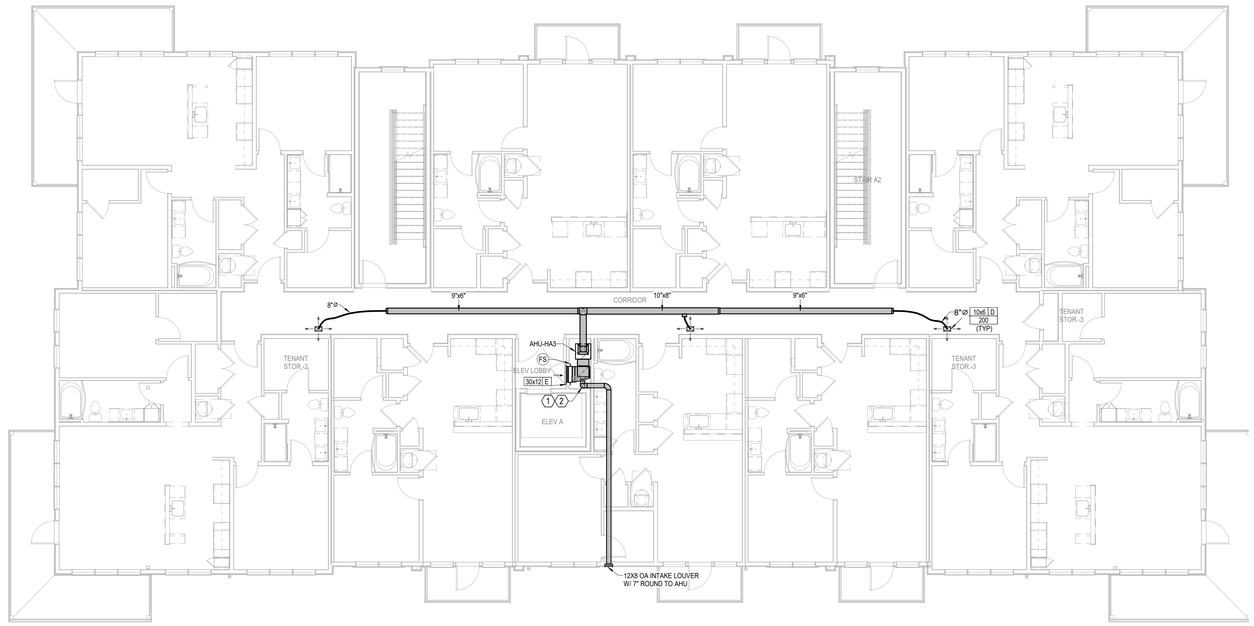
JOB NO. 720522
DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET
SHEET NAME BUILDING A - SECOND FLOOR PLAN - HVAC
SHEET NO. M1.12

2/28/2025 3:43:16 PM

ARCH E1.30" x 42"

MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
5 9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:
1 AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2 PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.



1 BUILDING A - 3RD FLOOR PLAN

HVAC
1/8" = 1'-0"
BUILDINGS 1, 5, 7, 8

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207

STATE OF MISSOURI
RICHARD SEARCY
NUMBER
PE-2009019324
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

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

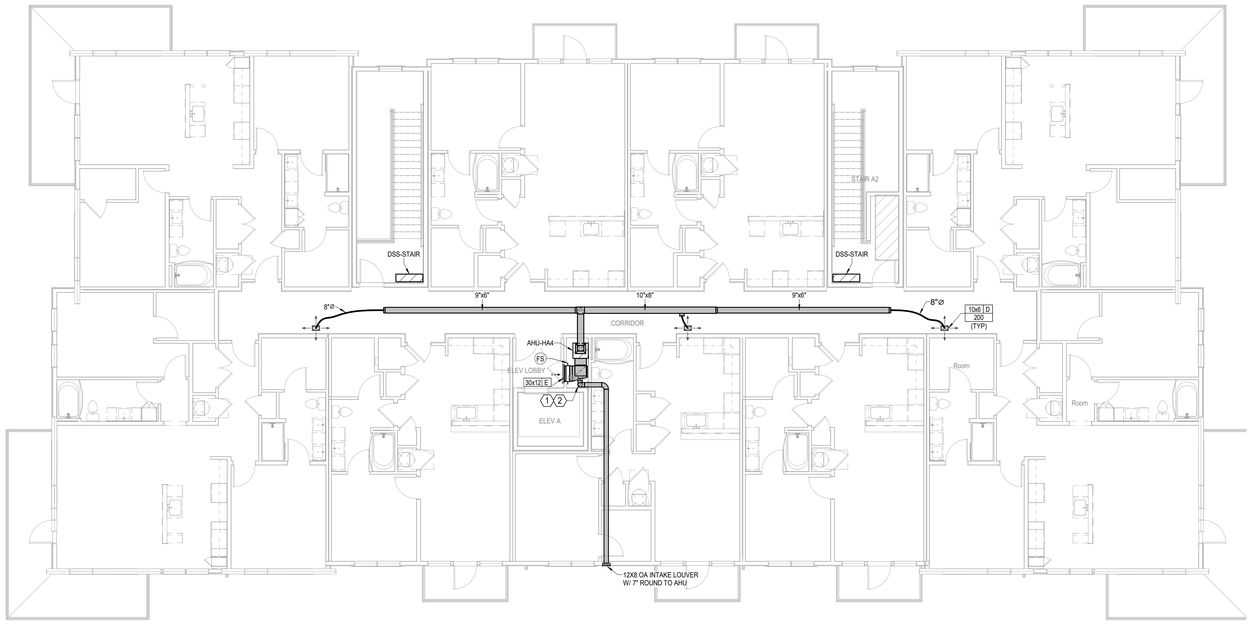
SHEET NAME
BUILDING A - THIRD FLOOR PLAN - HVAC
SHEET NO.
M1.13

2/28/2025 3:43:18 PM

ARCH E1.30" x 42"

MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
5 9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:
1 AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2 PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.



1 BUILDING A - 4TH FLOOR PLAN

HVAC
1/8" = 1'-0"
BUILDINGS 1, 5, 7, 8

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207

STATE OF MISSOURI
RICHARD BEARD HAMILTON
NUMBER
PE-2009019324
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

LS&A Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
5620 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 A - FOURTH FLOOR PLAN - HVAC
SHEET NO.
M1.14

2/28/2025 3:43:20 PM

ARCH E1.30" x 42"

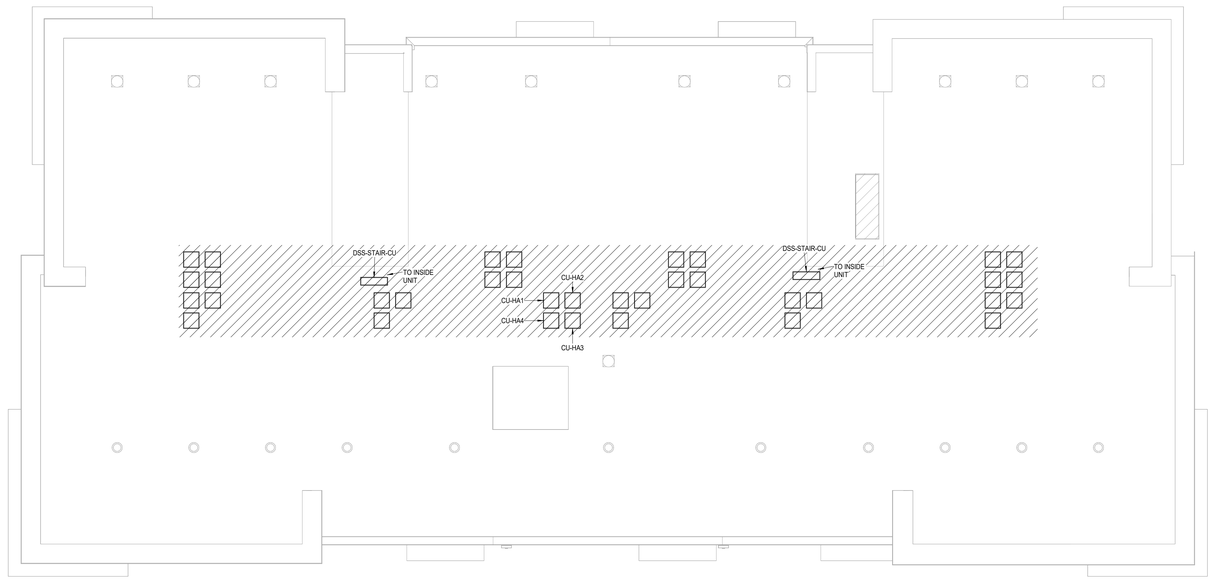
MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
5 9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:
1 AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2 PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207

STATE OF MISSOURI
RICHARD BEARD
NUMBER
PE-2009010588
PROFESSIONAL ENGINEER

02/28/2025



1 BUILDING A - ROOF PLAN

HVAC
1/8" = 1'-0"
BUILDINGS 1, 5, 7, 8

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

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 A - ROOF PLAN - HVAC
SHEET NO. M1.15

2/28/2025 3:43:21 PM

ARCH E1.30" x 42"

1 BUILDING B - 1ST FLOOR PLAN

HVAC
1/8" = 1'-0"
(BUILDINGS 3, 6)

MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
5 9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:
(1) AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
(2) PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.

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-2009010504
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

LS&A
Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
6625 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 - HVAC
SHEET NO.
M1.21

2/28/2025 3:43:22 PM

ARCH E1.30" x 42"

MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
5 9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:
1 AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2 PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.

1 BUILDING B - 2ND FLOOR PLAN

HVAC
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
-7124

STATE OF MISSOURI
RICHARD BEARDSLEE
NUMBER
PE-2009010026
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

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 - SECOND FLOOR PLAN - HVAC
SHEET NO.
M1.22

2/28/2025 3:43:25 PM

ARCH E1.30" x 42"

MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
5 9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:
1 AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2 PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.

1 BUILDING B - 3RD FLOOR PLAN

HVAC
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
-7724

STATE OF MISSOURI
RICHARD BEARDSLEE
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

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 - THIRD FLOOR PLAN - HVAC
SHEET NO.
M1.23

2/28/2025 3:43:28 PM

ARCH E1.30" x 42"

1 BUILDING B - 4TH FLOOR PLAN

HVAC
1/8" = 1'-0"
(BUILDINGS 3, 6)

MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
5 9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:
1 AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2 PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207

STATE OF MISSOURI
RICHARD BEARDEN
NUMBER
PE-2009010026
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

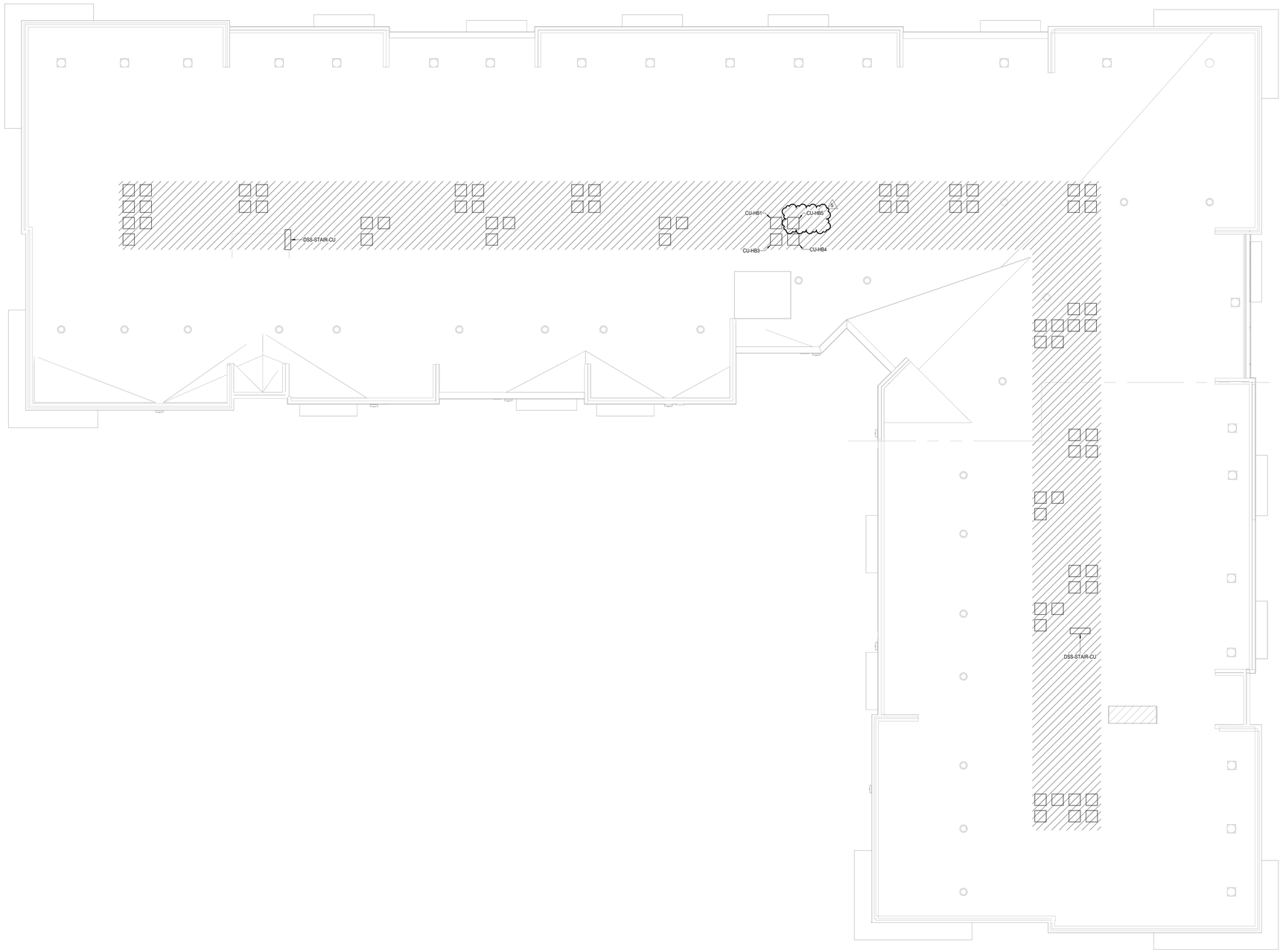
△REVISIONS
5 02/28/2025 ASI 1

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 - FOURTH FLOOR PLAN - HVAC
SHEET NO. M1.24

2/28/2025 3:43:30 PM

ARCH E1.30" x 42"



MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
5 9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:
1 AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2 PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS, 66207

STATE OF MISSOURI — RICHARD BEARD — 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
5 02/28/2025 ASI 1

1 BUILDING B - ROOF PLAN
HVAC
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
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2404027

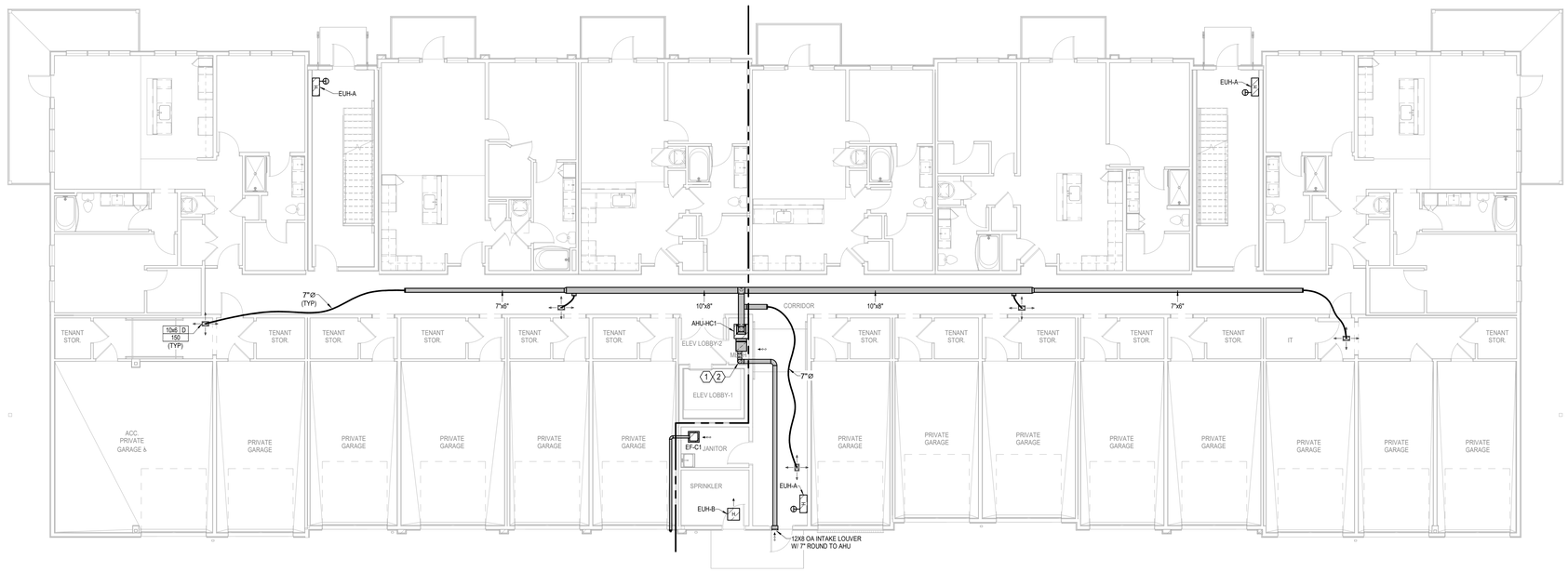
JOB NO. 720522 DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET
SHEET NAME BUILDING B - ROOF PLAN - HVAC
SHEET NO. M1.25

2/28/2025 3:43:31 PM

ARCH E1.30" x 42"

MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
5 9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:
1 AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2 PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.



1 BUILDING C - 1ST FLOOR PLAN

HVAC
1/8" = 1'-0"
(BUILDINGS 2, 4)

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS, 66207-1724

STATE OF MISSOURI — RICHARD BEARD — NUMBER PE-2009019324 — 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

JOB NO. 720522 | DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET
SHEET NAME BUILDING C - FIRST FLOOR PLAN - HVAC
SHEET NO. M1.31

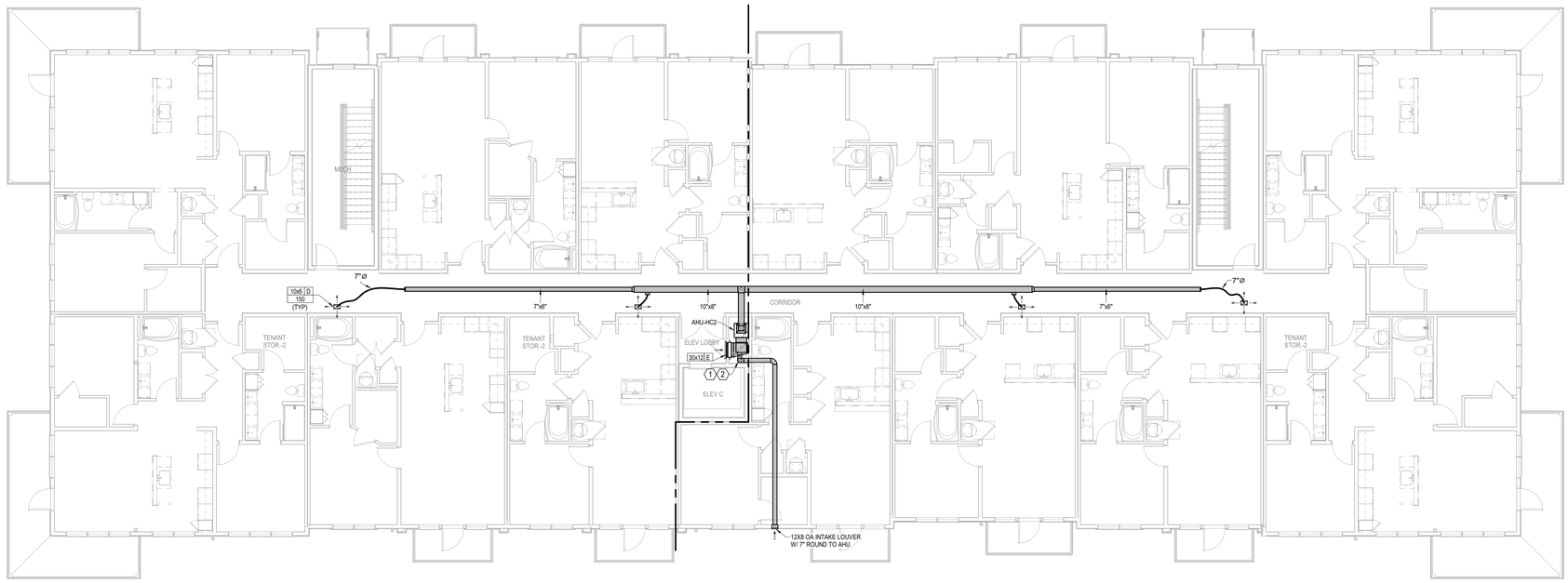
LS&A Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
9625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2404027

2/28/2025 3:43:33 PM

ARCH E1.30" x 42"

MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:	
1	AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2	PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.



1 BUILDING C - 2ND FLOOR PLAN

HVAC
1/8" = 1'-0"
(BUILDINGS 2, 4)

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207

STATE OF MISSOURI
RICHARD BEARD WILLIAMS
NUMBER PE-2009019334
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

LS&A Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2404027

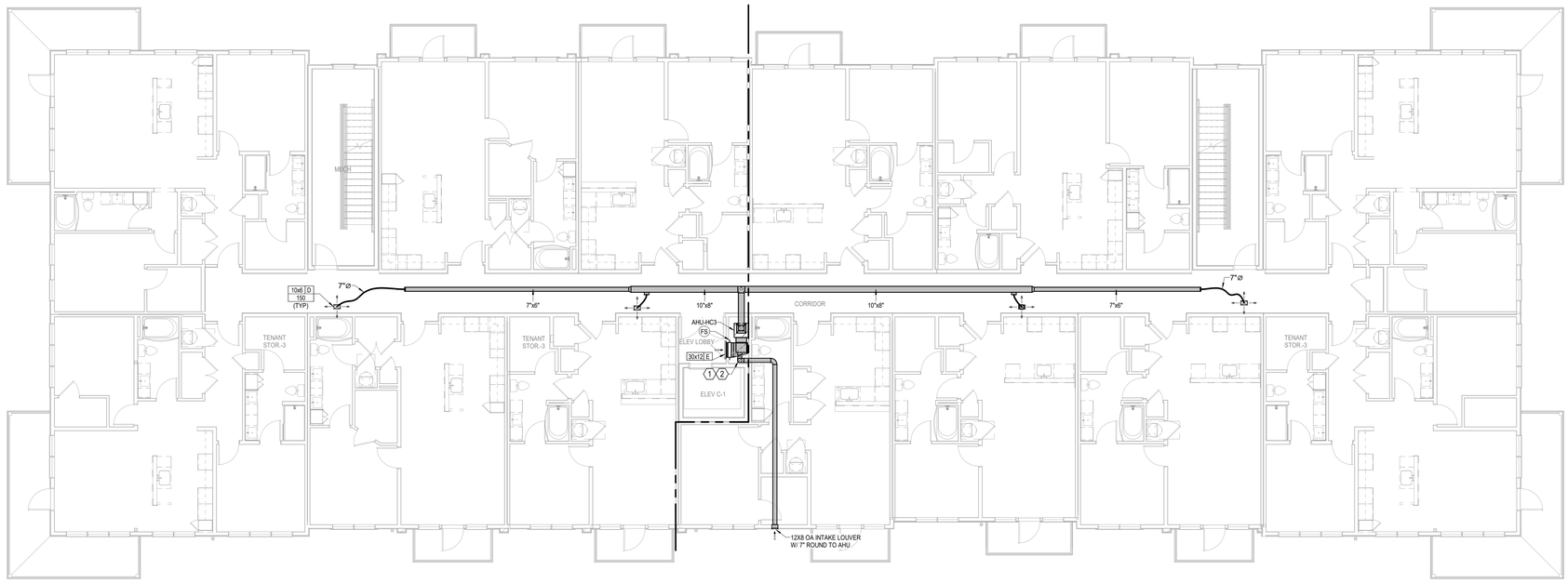
JOB NO. 720522
DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET
SHEET NAME BUILDING C - SECOND FLOOR PLAN - HVAC
SHEET NO. M1.32

2/28/2025 3:43:36 PM

ARCH E1.30" x 42"

MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
5 9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:
1 AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2 PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.



1 BUILDING C - 3RD FLOOR PLAN

HVAC
1/8" = 1'-0"
(BUILDINGS 2, 4)

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS, 66207

STATE OF MISSOURI — RICHARD BEARD — NUMBER PE-2009010558 — 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

JOB NO. 720522 | DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET

SHEET NAME
BUILDING C - THIRD FLOOR PLAN - HVAC
SHEET NO.
M1.33

LS&A Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
5620 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2404027

2/28/2025 3:43:38 PM

ARCH E1.30" x 42"

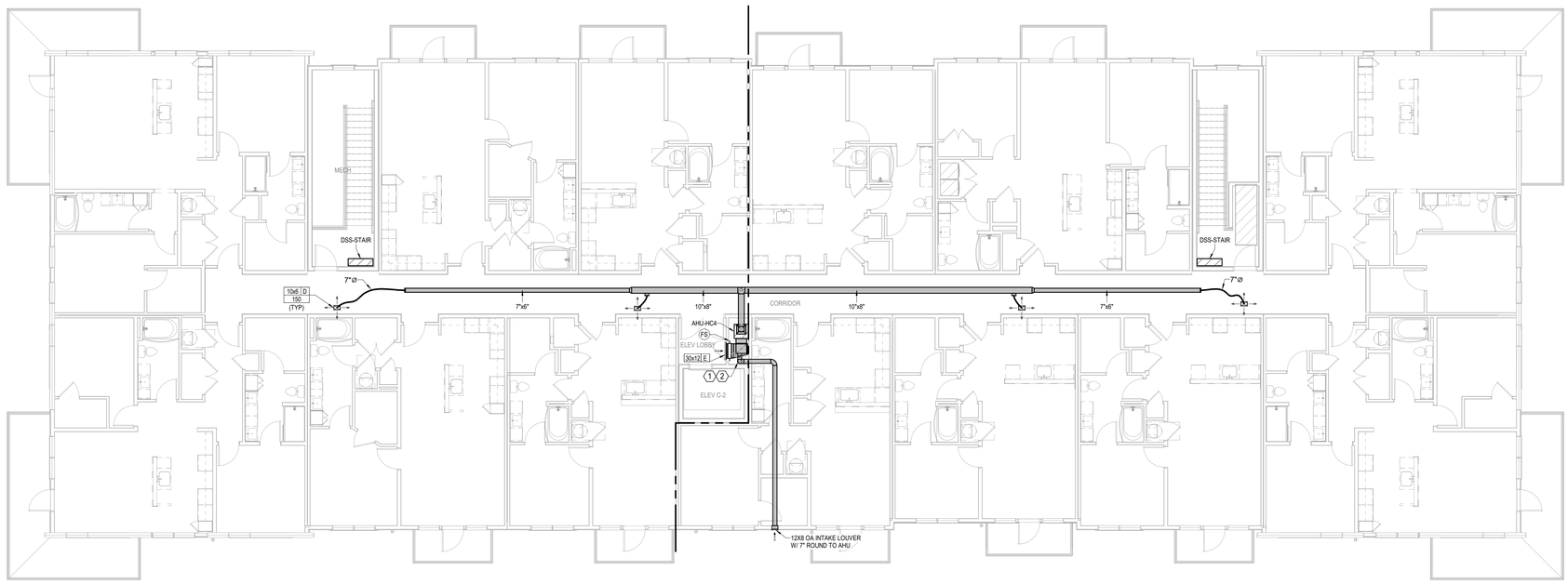
MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
5 9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:
1 AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2 PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.

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



1 BUILDING C - 4TH FLOOR PLAN

HVAC
1/8" = 1'-0"
(BUILDINGS 2, 4)

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

JOB NO. 720522
DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET

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

SHEET NAME
BUILDING C - FOURTH FLOOR PLAN - HVAC
SHEET NO.
M1.34

2/28/2025 3:43:40 PM

ARCH E1.30" x 42"

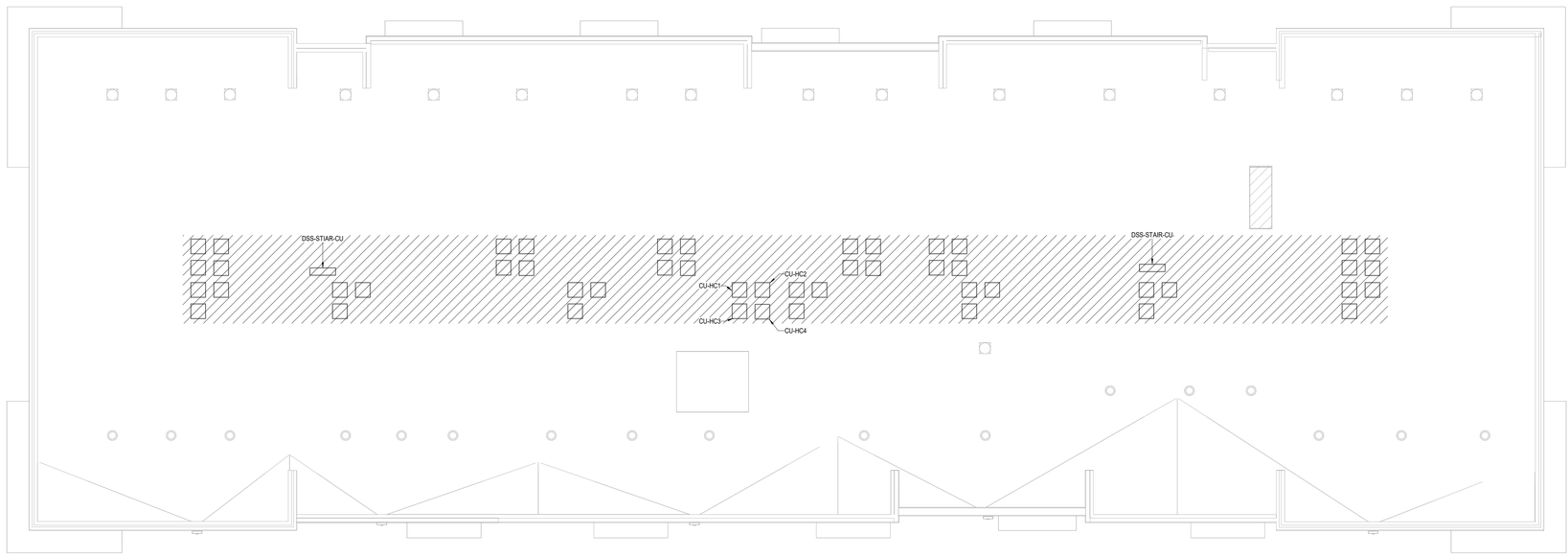
MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
5 9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:
1 AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2 PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207

STATE OF MISSOURI
RICHARD SEAN PATTERSON
NUMBER PE-2009019558
PROFESSIONAL ENGINEER

02/28/2025



1 BUILDING C - ROOF PLAN

HVAC
1/8" = 1'-0"
(BUILDINGS 2, 4)

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

JOB NO. **720522**
DATE **01.29.2025**
DRAWN BY **Author**
CONSTRUCTION SET

SHEET NAME
BUILDING C - ROOF PLAN - HVAC
SHEET NO.
M1.35

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

2/28/2025 3:43:41 PM

ARCH E1.30" x 42"

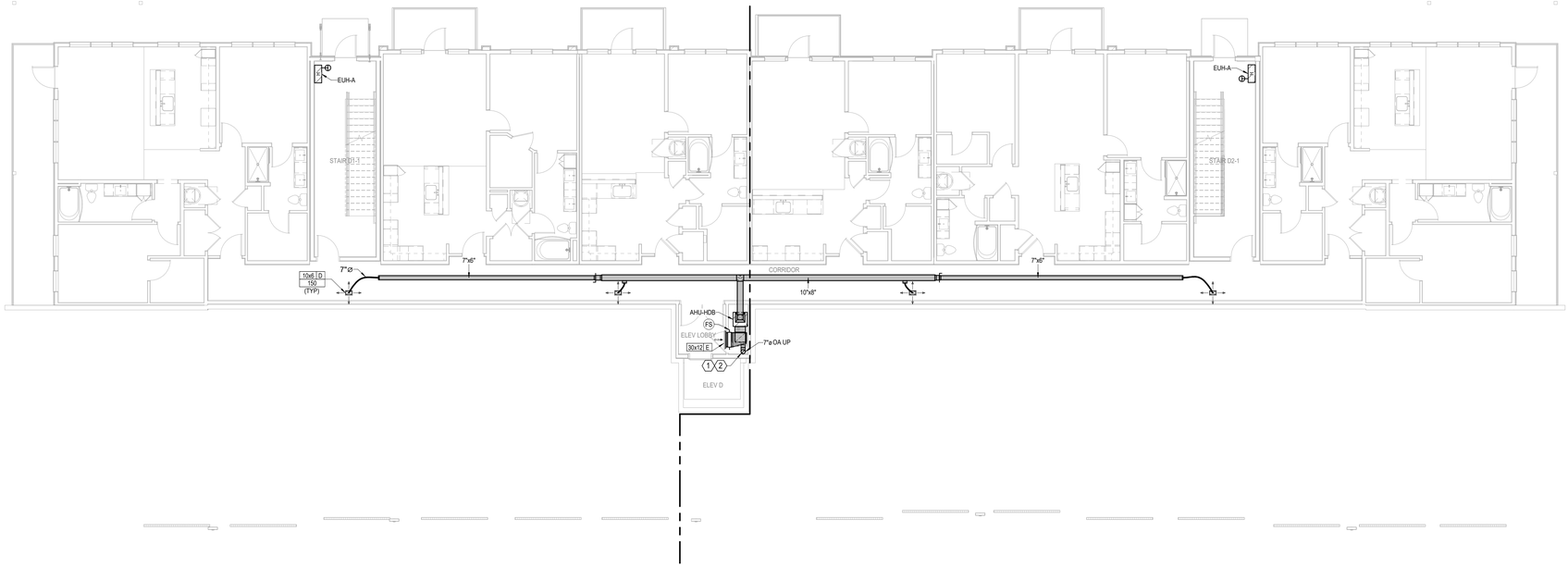
MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:	
1	AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2	PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207

STATE OF MISSOURI
RICHARD BEARD LEE
NUMBER
PE-2009010104
PROFESSIONAL ENGINEER

02/28/2025



1 BUILDING D - BASEMENT FLOOR PLAN

HVAC
1/8" = 1'-0"

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

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

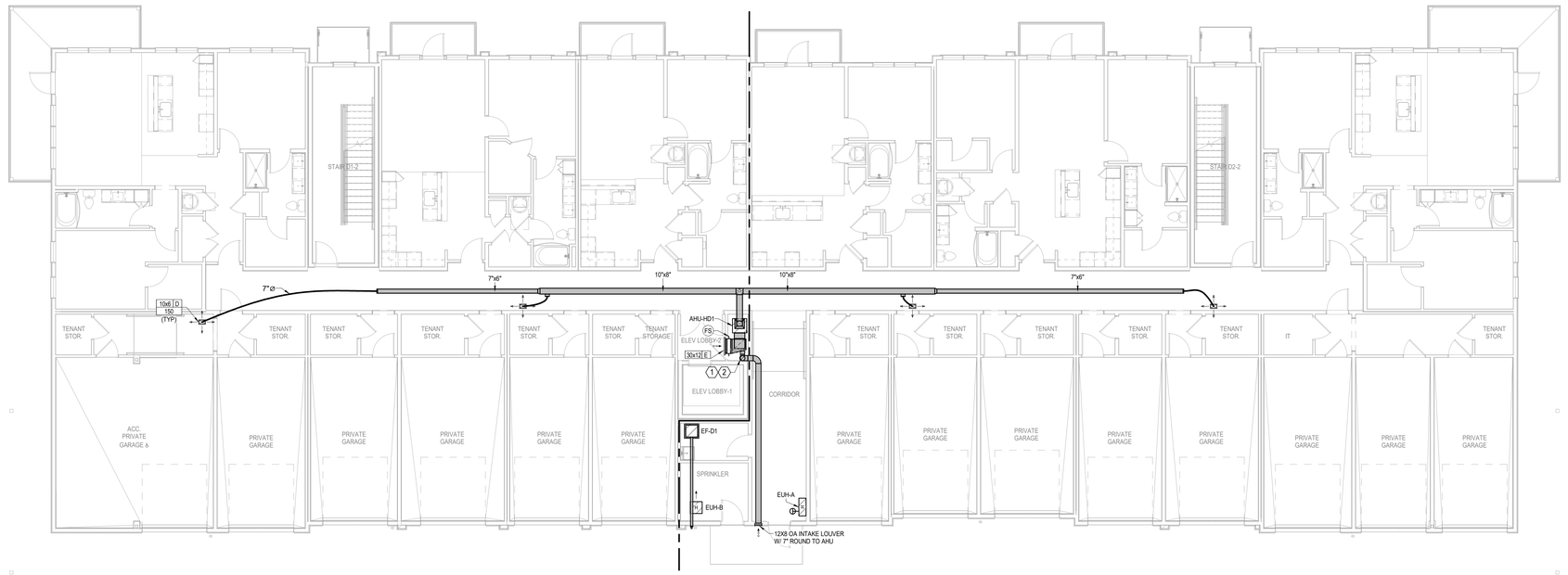
JOB NO. 720522
DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET
SHEET NAME BUILDING D - BASEMENT FLOOR PLAN - HVAC
SHEET NO. M1.40

2/28/2025 3:43:43 PM

ARCH E1.30" x 42"

MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:	
1	AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2	PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.



1 BUILDING D - 1ST FLOOR PLAN

HVAC

1/8" = 1'-0"

nspj ARCHITECTS

ARCHITECTURE
LANDSCAPE
ARCHITECTURE

P.913.831.1415
NSPJARCH.COM

9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
-7724

STATE OF MISSOURI
RICHARD BEARD WILLIAMS
NUMBER
PE-2009019324
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

LS&A Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
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 D - FIRST FLOOR PLAN - HVAC
SHEET NO.
M1.41

2/28/2025 3:43:45 PM

ARCH E1.30" x 42"

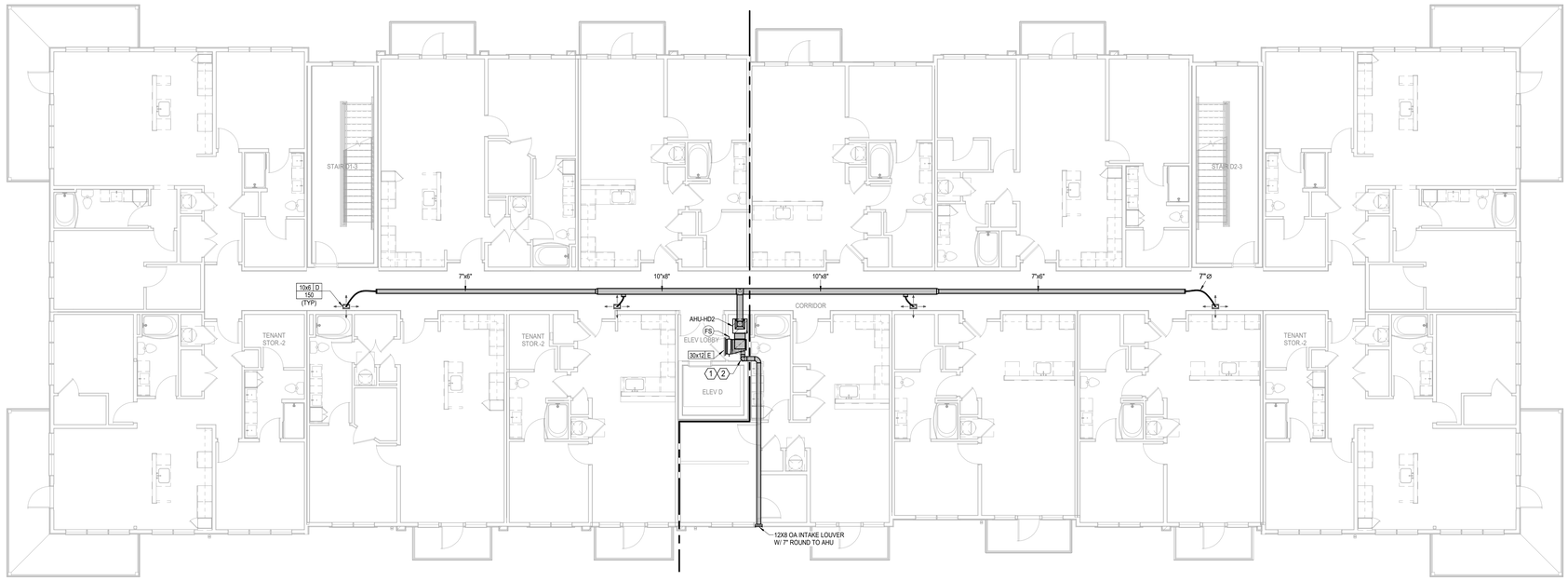
MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:	
1	AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2	PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207

STATE OF MISSOURI
RICHARD BEARD HUNTER
NUMBER
PE-2009010558
PROFESSIONAL ENGINEER

02/28/2025



1 BUILDING D - 2ND FLOOR PLAN

HVAC
1/8" = 1'-0"

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

JOB NO. 720522 DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET

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

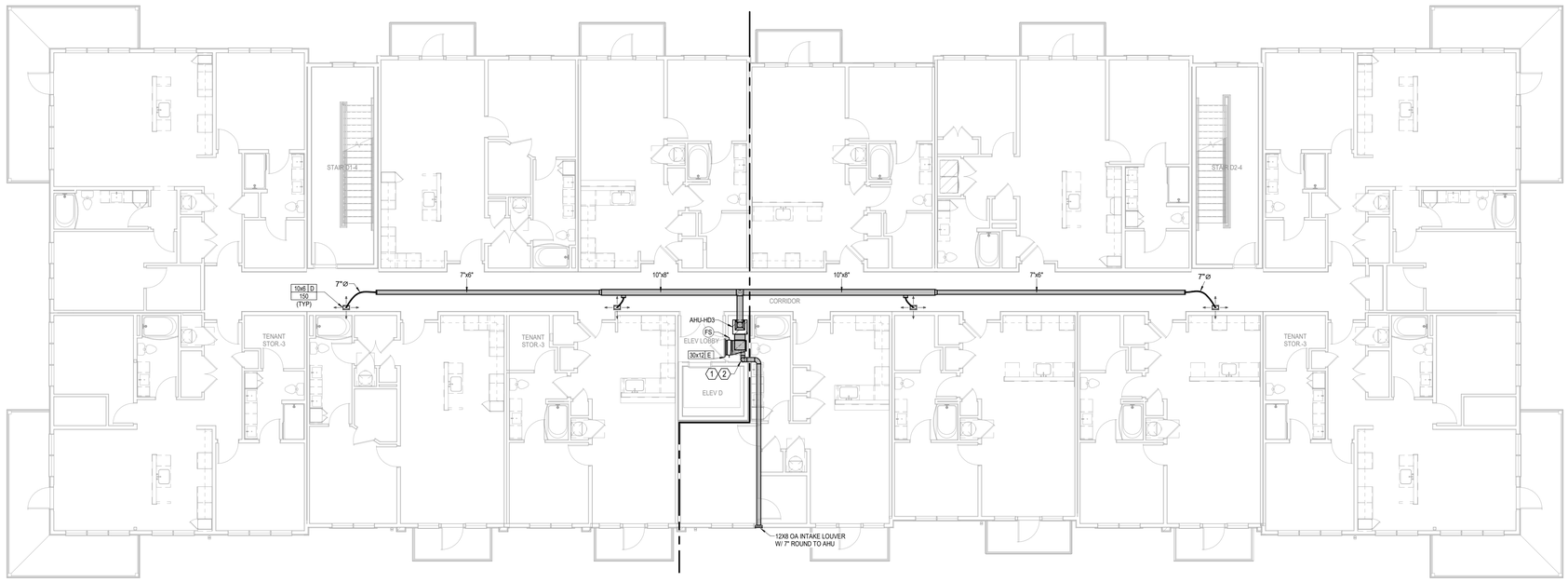
SHEET NAME
BUILDING D - SECOND FLOOR PLAN - HVAC
SHEET NO.
M1.42

2/28/2025 3:43:47 PM

ARCH E1 30" x 42"

MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:	
1	AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2	PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.



1 BUILDING D - 3RD FLOOR PLAN

HVAC

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
RICHARD BEARD NUMBER PE-2009019324
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

LS&A Lattimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
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 D - THIRD FLOOR PLAN - HVAC
SHEET NO.
M1.43

2/28/2025 3:43:50 PM

ARCH E1.30" x 42"

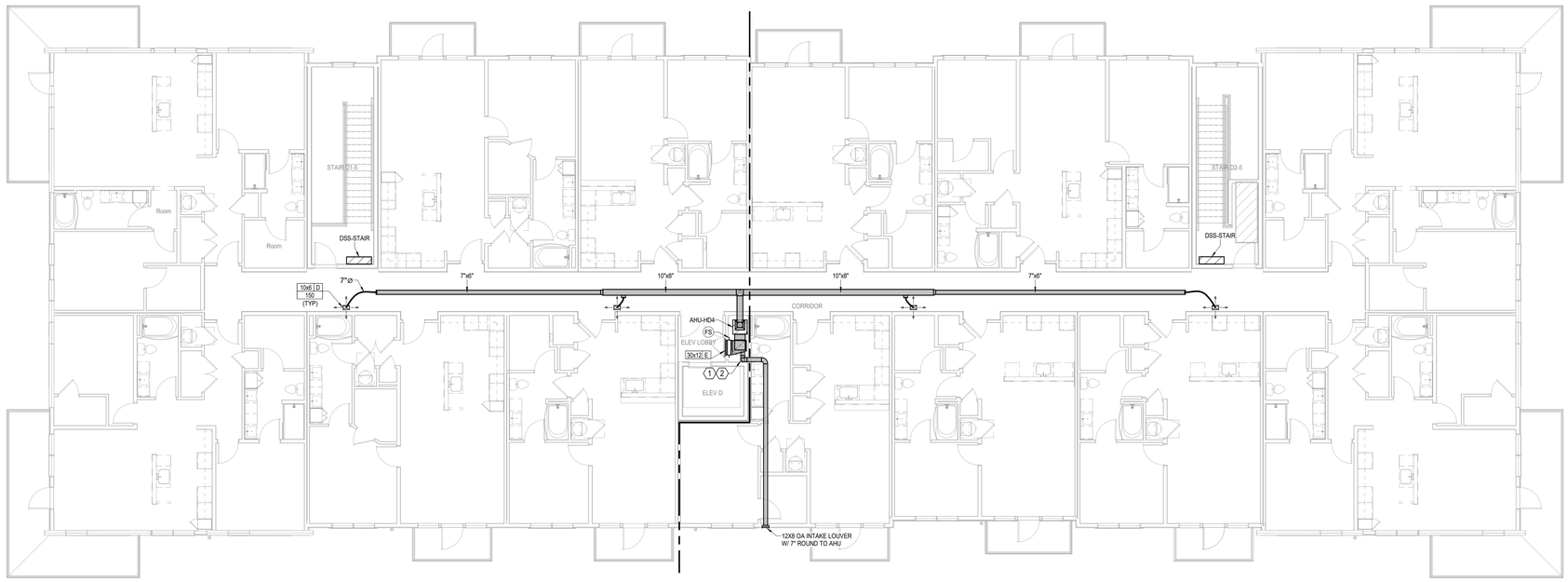
MECHANICAL NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3. SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4. MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5. ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7. CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8. DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
9. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:	
1	AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2	PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207

STATE OF MISSOURI
RICHARD BEARD WILLIAMS
NUMBER PE-2009019324
PROFESSIONAL ENGINEER

02/28/2025



1 BUILDING D - 4TH FLOOR PLAN

HVAC

1/8" = 1'-0"

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

JOB.NO. 720522 DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET

SHEET NAME
BUILDING D - FOURTH FLOOR PLAN - HVAC
SHEET NO.
M1.44

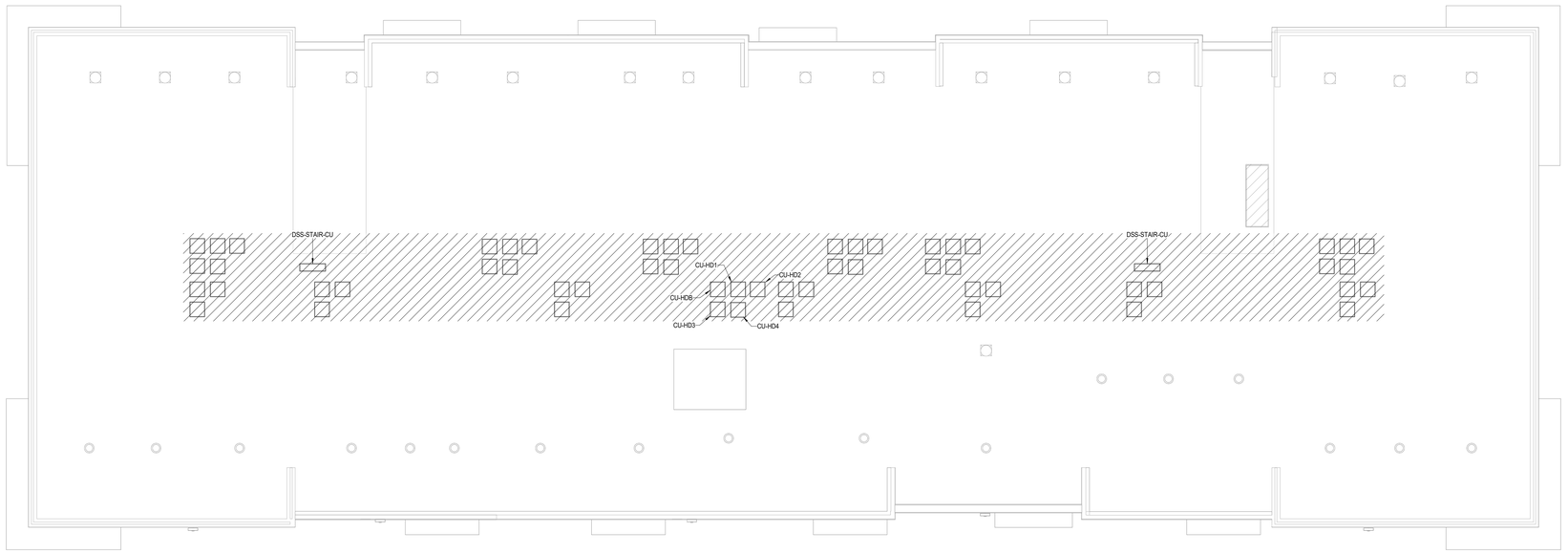
LS&A
Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2404027

2/28/2025 3:43:52 PM

ARCH E1.30" x 42"

MECHANICAL NOTES:	
1.	COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2.	ALL INDIVIDUAL BRANCH DUCTS ARE THE SIZE OF THE DIFFUSER NECK LISTED AND HAVE A MANUAL BALANCING DAMPER WHERE NOT INTEGRAL WITH THE DIFFUSER.
3.	SEE THE ARCHITECTURAL, LIGHTING, AND STRUCTURAL DRAWINGS FOR CLEARANCES.
4.	MAINTAIN 3 FEET CLEARANCE FROM EXHAUST DUCTS TO BUILDING OPENINGS AND 10 FEET TO AIR INTAKES.
5.	ROUTE NO DUCTS OVER ELECTRICAL EQUIPMENT.
6.	FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 15 FEET AND SHALL BE AS STRAIGHT AS POSSIBLE AND NOT KINKED AT DIFFUSER OR TAKE-OFF.
7.	CORRIDOR AHU'S TO HAVE THERMOSTAT MOUNTED NEAR RETURN GRILLE WITH GUARD.
8.	DUCTLESS SPLITS (DSS) ROUTE CONDENSATE DRAIN TO NEARBY LAVATORY TAILPIECE, FLOOR DRAIN, SINK TAILPIECE.
5 9.	ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

LEGEND:	
1	AUTO DAMPER IN OA DUCT. SEE DETAIL FOR MODEL.
2	PROVIDE CEILING RADIATION DAMPER AT RATED MEMBRANE CEILING.



1 BUILDING D - ROOF PLAN

HVAC

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
RICHARD SEAN PRICE
NUMBER PE-2009019334
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

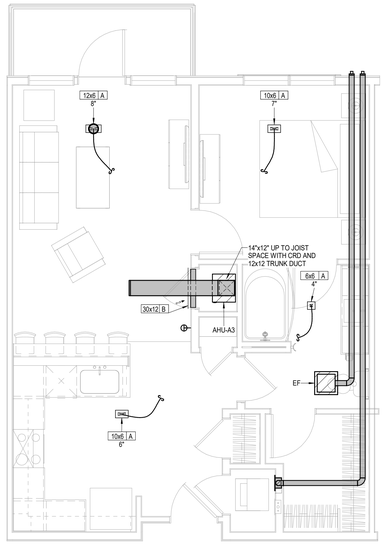
△REVISIONS

JOB NO. 720522 DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET
SHEET NAME BUILDING D - ROOF PLAN - HVAC
SHEET NO. M1.45

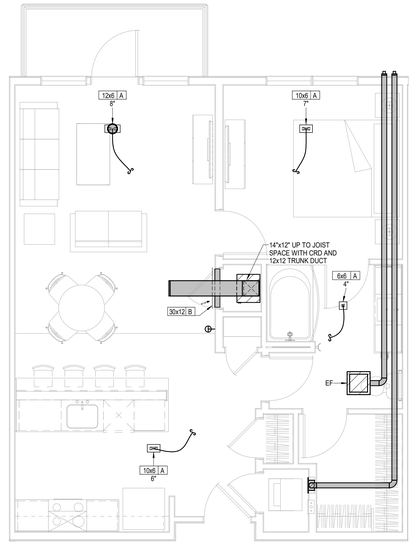
LS&A Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2404027

2/28/2025 3:43:53 PM

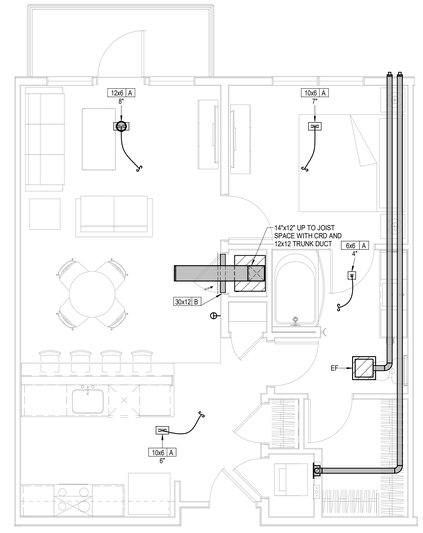
ARCH E1.30" x 42"



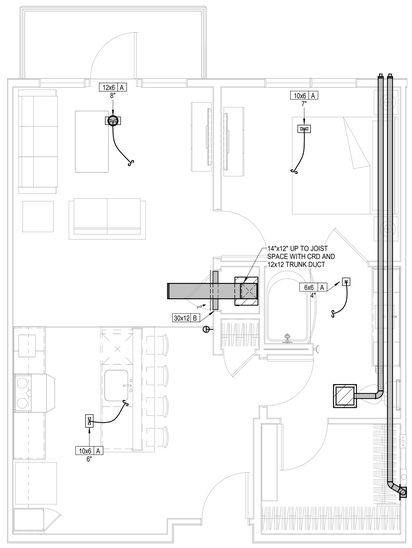
1 UNIT A3
HVAC
1/4" = 1'-0"



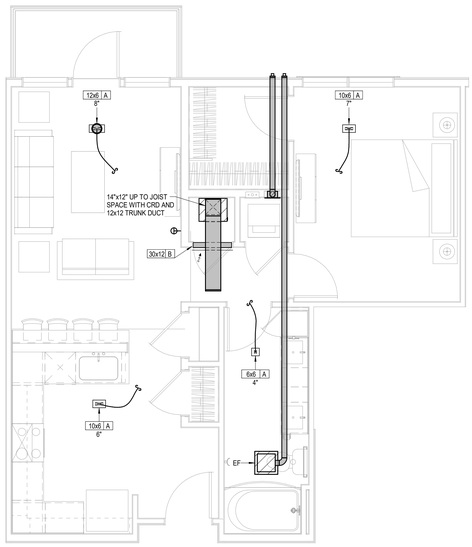
2 UNIT A6
HVAC
1/4" = 1'-0"



3 UNIT A6 ALT
HVAC
1/4" = 1'-0"



4 UNIT A6 TYPE A
HVAC
1/4" = 1'-0"



5 UNIT A7
HVAC
1/4" = 1'-0"

UNIT MECHANICAL NOTES:

1. ALL TYPE "A" SUPPLY REGISTERS HAVE A UL555C CEILING RADIATION DAMPER UNLESS NOTED OTHERWISE. PROVIDE CRD UNLESS NOTED 0THERWISE AT AHU DISCHARGE AND RATED MEMBRANE.
2. PROVIDE MANUFACTURER REQUIRED CLEARANCES FOR AHU'S AND WATER HEATERS.
3. ALL CONDENSING UNITS ARE ROOF MOUNTED.
4. MANUFACTURER SHALL PROVIDE ANY ACCESSORIES REQUIRED FOR PROPER OPERATION INCLUDING LONG LINE SET.
5. PROVIDE GUY GRAY MODEL DB350/DB3D DRYER VENT BOX AT ALL DRYER LOCATIONS. NOTE TOP FLOOR SHALL ROUTE THRU FLOOR BELOW.
6. GENERALLY CENTER GRILLES/REGISTERS IN WALLS, OVER DOORS, ALIGN WITH WINDOWS, ETC.
7. MAINTAIN 3 FT. FROM EXHAUST/VENTS TO BUILDING OPENINGS. DRYER VENT CAPS SHALL HAVE 4" DEEP BY 4" WIDE OPENING FOR AIR FLOW.
8. ROUTE AHU CONDENSATE INDIRECT TO FLOOR DRAINS IN AHU CLOSETS.
9. EXHAUST FANS AT TOP FLOOR MAY VENT TO ROOF.
10. SE RA GRILLE AT HVAC CLOSET AS CRD ACCESS, POSITION CORRECTLY. SIZE MAY VARY WITH SAME AREA.
11. TOP FLOOR DUCTS SHALL BE BELOW THE ATTIC INSULATION SHALL BE R-8 INSULATED AND SEALED TO PREVENT CONDENSATION.
12. TOP FLOOR EXHAUST VENT TO ROUTE THROUGH ROOF OR SIDEWALL OF HIGH ROOF TRANSITION.
13. DRAIN AHUs AND DSS TO FLOOR DRAIN, JAN. SINK OR SINK TAILPIECE.

△5
14. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS, 66207

STATE OF MISSOURI
RICHARD BEARD WILLIAMS
NUMBER PE-2009012026
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

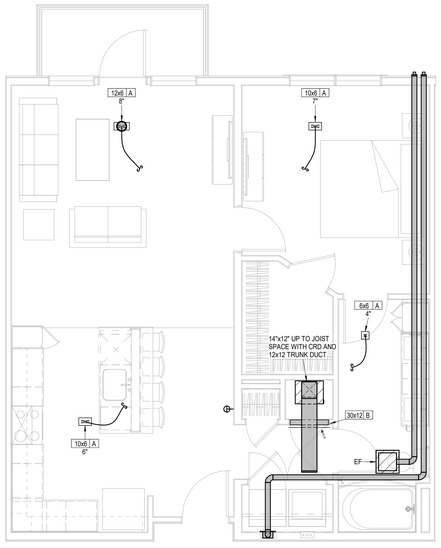
△ REVISIONS

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

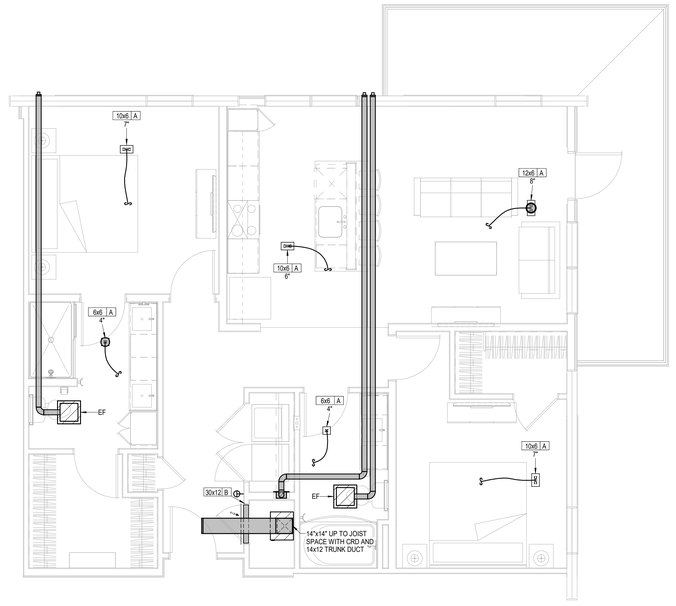
JOB NO. 720522
DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET
SHEET NAME MECHANICAL UNITS
SHEET NO. M2.01

2/28/2025 3:43:53 PM

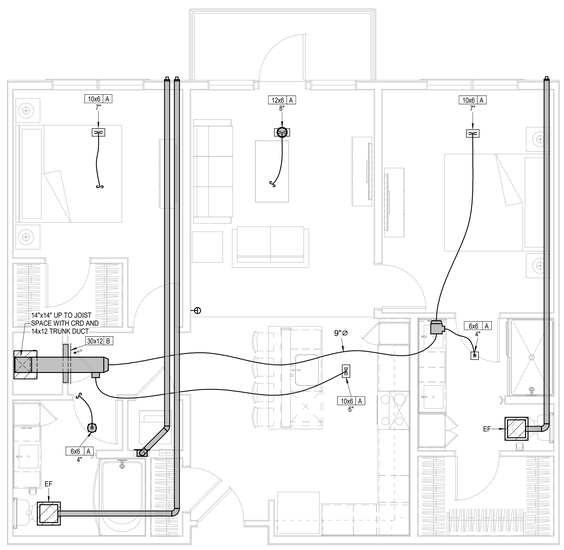
ARCH E1.30" x 42"



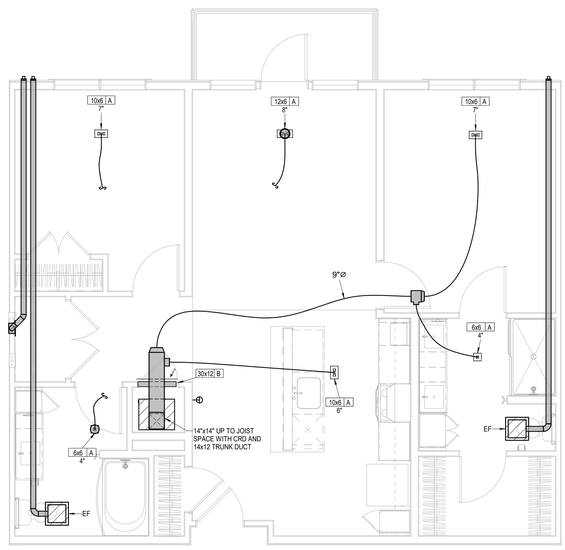
1 UNIT A9
HVAC
1/4" = 1'-0"



2 UNIT B3A
HVAC
1/4" = 1'-0"



3 UNIT B3B
HVAC
1/4" = 1'-0"



4 UNIT B3B TYPE A
HVAC
1/4" = 1'-0"

UNIT MECHANICAL NOTES:

1. ALL TYPE "A" SUPPLY REGISTERS HAVE A UL555C CEILING RADIATION DAMPER UNLESS NOTED OTHERWISE. PROVIDE CRD UNLESS NOTED 0THERWISE AT AHU DISCHARGE AND RATED MEMBRANE.
2. PROVIDE MANUFACTURER REQUIRED CLEARANCES FOR AHU'S AND WATER HEATERS.
3. ALL CONDENSING UNITS ARE ROOF MOUNTED.
4. MANUFACTURER SHALL PROVIDE ANY ACCESSORIES REQUIRED FOR PROPER OPERATION INCLUDING LONG LINE SET.
5. PROVIDE GUY GRAY MODEL DB350/DB3D DRYER VENT BOX AT ALL DRYER LOCATIONS. NOTE TOP FLOOR SHALL ROUTE THRU FLOOR BELOW.
6. GENERALLY CENTER GRILLES/REGISTERS IN WALLS, OVER DOORS, ALIGN WITH WINDOWS, ETC.
7. MAINTAIN 3 FT. FROM EXHAUST/VENTS TO BUILDING OPENINGS. DRYER VENT CAPS SHALL HAVE 4" DEEP BY 4" WIDE OPENING FOR AIR FLOW.
8. ROUTE AHU CONDENSATE INDIRECT TO FLOOR DRAINS IN AHU CLOSETS.
9. EXHAUST FANS AT TOP FLOOR MAY VENT TO ROOF.
10. SE RA GRILLE AT HVAC CLOSET AS CRD ACCESS, POSITION CORRECTLY. SIZE MAY VARY WITH SAME AREA.
11. TOP FLOOR DUCTS SHALL BE BELOW THE ATTIC INSULATION SHALL BE R-8 INSULATED AND SEALED TO PREVENT CONDENSATION.
12. TOP FLOOR EXHAUST VENT TO ROUTE THROUGH ROOF OR SIDEWALL OF HIGH ROOF TRANSITION.
13. DRAIN AHUs AND DSS TO FLOOR DRAIN, JAN. SINK OR SINK TAILPIECE.

△5
14. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
-7124

STATE OF MISSOURI · RICHARD BEARD · NUMBER PE-2009010588 · 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

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 MECHANICAL UNITS
SHEET NO. M2.02

2/28/2025 3:43:57 PM

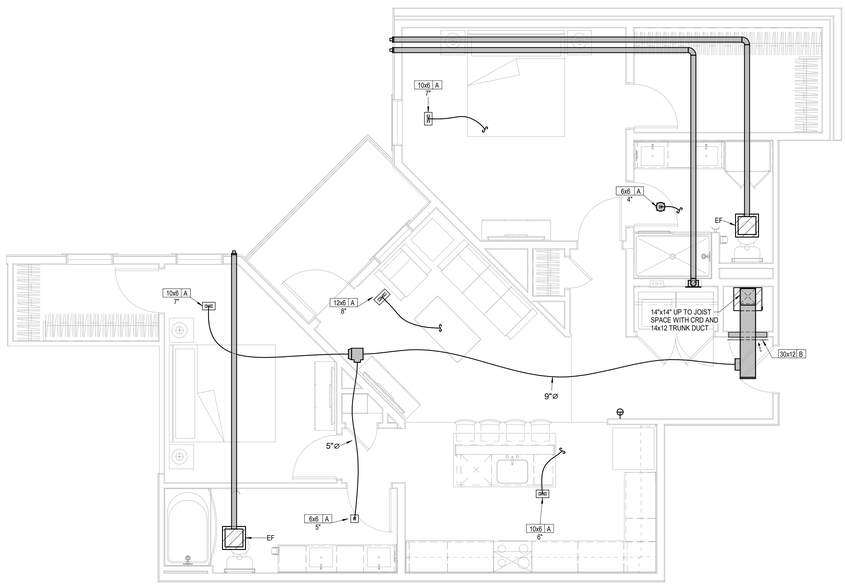
ARCH E1.30" x 42"

UNIT MECHANICAL NOTES:
1. ALL TYPE "A" SUPPLY REGISTERS HAVE A UL555C CEILING RADIATION DAMPER UNLESS NOTED OTHERWISE. PROVIDE CRD UNLESS NOTED 0THERWISE AT AHU DISCHARGE AND RATED MEMBRANE.
2. PROVIDE MANUFACTURER REQUIRED CLEARANCES FOR AHU'S AND WATER HEATERS.
3. ALL CONDENSING UNITS ARE ROOF MOUNTED.
4. MANUFACTURER SHALL PROVIDE ANY ACCESSORIES REQUIRED FOR PROPER OPERATION INCLUDING LONG LINE SET.
5. PROVIDE GUY GRAY MODEL DB350/DB3D DRYER VENT BOX AT ALL DRYER LOCATIONS. NOTE TOP FLOOR SHALL ROUTE THRU FLOOR BELOW.
6. GENERALLY CENTER GRILLES/REGISTERS IN WALLS, OVER DOORS, ALIGN WITH WINDOWS, ETC.
7. MAINTAIN 3 FT. FROM EXHAUST/VENTS TO BUILDING OPENINGS. DRYER VENT CAPS SHALL HAVE 4" DEEP BY 4" WIDE OPENING FOR AIR FLOW.
8. ROUTE AHU CONDENSATE INDIRECT TO FLOOR DRAINS IN AHU CLOSETS.
9. EXHAUST FANS AT TOP FLOOR MAY VENT TO ROOF.
10. SE RA GRILLE AT HVAC CLOSET AS CRD ACCESS, POSITION CORRECTLY. SIZE MAY VARY WITH SAME AREA.
11. TOP FLOOR DUCTS SHALL BE BELOW THE ATTIC INSULATION SHALL BE R-8 INSULATED AND SEALED TO PREVENT CONDENSATION.
12. TOP FLOOR EXHAUST VENT TO ROUTE THROUGH ROOF OR SIDEWALL OF HIGH ROOF TRANSITION.
13. DRAIN AHUs AND DSS TO FLOOR DRAIN, JAN. SINK OR SINK TAILPIECE.
5 14. ASSUMING THE HVAC SYSTEMS WILL BE USING AN A2L REFRIGERANT THE PIPING SHALL BE ROUTED WITHIN A METAL ENCLOSURE SUCH AS A STUD SPACE (SEE A0.20 AND 0.21) FROM UNIT TO EXIT POINT OF THE EXTERIOR WALL/ROOF. PENETRATIONS TO BE SEALED AIRTIGHT.

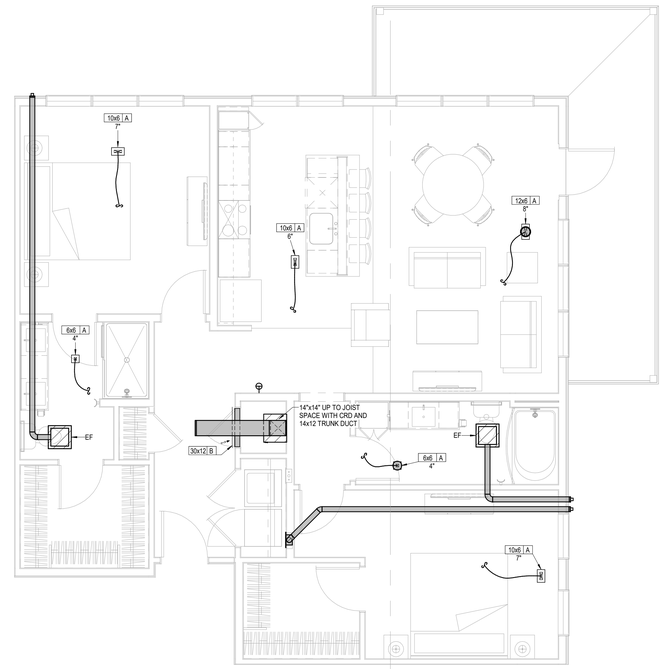
nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207

STATE OF MISSOURI
RICHARD BEARD HUNTER
NUMBER
PE-2009010588
PROFESSIONAL ENGINEER

02/28/2025



1 UNIT B6
HVAC
1/4" = 1'-0"



2 UNIT B9
HVAC
1/4" = 1'-0"

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

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 MECHANICAL UNITS
SHEET NO. M2.03

2/28/2025 3:43:57 PM

ARCH E1 30" x 42"

WATER HEATER SCHEDULE

MARK	MFGR	MODEL	FUEL	VOLTAGE/PH/ AMPS	INPUT	EFFICIENCY/ PF	GALLONS STORAGE	GPH RECOVERY @ 80° RISE	FLUE TYPE	EXPANSION	CIRCULATOR GPM/HD	NOTES
HA, HB, HC, HD, MAINT	A.O. SMITH	EJC-10	ELEC	120/1/14	1.6 KW	N/A	9	8	N/A	RELIEF V.		1, 2
TYP APT	A.O. SMITH	ENL-40	ELEC	208/1/19	4.5 KW	0.95	35	23	N/A	RELIEF V.		1, 2

NOTES
1- PROVIDE ASME P&T VALVE, DRAIN VALVE
2- PROVIDE COMBINATION STOP AND OPERATING PRESSURE RELIEF VALVE

DRAIN SCHEDULE

MARK	APPLICATION	MFGR	MODEL	BODY MAT'L	DEPTH	GRATE MAT'L	GRATE SHAPE	ACCESSORIES
APT FD	FLOOR	SIOUX CHIEF	842	ABS/PVC	3"	NICKEL BRONZE	6" SQUARE	2
FD-1	FLOOR	ZURN	ZN-415S	COATED CAST IRON	3"	NICKEL BRONZE	6" ROUND	1, 2
FD-2	FLOOR	ZURN	Z-611-S	COATED CAST IRON	6"	COATED CAST IRON	9" SQUARE	1, 2, 3
RD-1	ROOF	SIOUX CHIEF	868	ABS/PVC	6"	POLY	DOME	4
RD-2	ROOF	SIOUX CHIEF	868-STP2	ABS/PVC	6"	POLY	DOME	4, 5

ACCESSORIES:
1 - DEEP TRAP, ADJUSTABLE GRATE
2 - USE WIDE FLANGE MODEL WHERE IN WOOD DECK FLOOR
3 - INTERNAL STRAINER
4 - SEDIMENT BUCKET
5 - 2" DAM FOR OVERFLOW SERVICE

EXHAUST FAN SCHEDULE

MARK	MFGR	MODEL	CFM	ESP	FAN HP	ELECTRICAL				CONFIGURATION - NOTES
						VOLTS/ PH	FLA	OCP	WIRING	
A1, B1, C1, D1	GREENHECK	SP-A110	75	0.25	Fr.	120/1	1	15	(3) #12	ceiling, 1, 2
APT EF	BROAN	670	70	0.1	Fr.	120/1	1	15	(3) #12	ceiling 3

NOTES:
1-CEILING GRILLE, CRD
2-BD DAMPER, DS, SPEED CONTROLLER, WALL/ROOF CAP
3-HUMIDITY SENSING

ELECTRIC UNIT HEATER SCHEDULE

MARK	MFGR	MODEL	KW	MBH	CFM	ELECTRICAL				CONFIGURATION - NOTES
						VOLTS/ PH	FLA	OCP	WIRING	
EUH - A	QMARK	AWH4404	3.0	10.2	100	208/1	14.4	20	(3) #12	WALL, 1, 2, 4
EUH - B	QMARK	MWUH7504	3.8	17.0	270	208/1	18	25	(3) #10	SUSPENDED, 4

NOTES:
1-SURFACE MOUNTED
2-NO EXPOSED CONTROL KNOBS
3-FULLY RECESSED
4-DISCONNECT

AIR TERMINAL DEVICE SCHEDULE

MARK	MANUFACTURER	MODEL	FINISH	DAMPER	FRAME TYPE	NOTES
A	AIR MATE	A190	WHITE	YES	GYP BD	3-way blow
B	AIR MATE	170	WHITE	NO	GYP BD	
B1	AIR MATE	170	WHITE	YES	GYP BD	
C	AIR MATE	240 VO	WHITE	YES	GYP/WALL	
D	PRICE	620DAL/N/L/A/B12	WHITE	YES	GYP. BD.	W/CRD
E	PRICE	635DAL/L/A/B12	WHITE	YES	GYP. BD.	
E1	PRICE	635DAL/L/A/B12	WHITE	YES	GYP. BD.	W/CRD

PLUMBING FIXTURE SCHEDULE

Mark	Item	Model	Description	Individual Connections				Accessories					
				W	V	CW	HW	Supplies	Stops	Carrier	P-Trap	Drain	Other
P-1	Water Closet, Tank Type	Proflo #1401TWH with PF1400T	Floor-mounted standard height white vitreous china elongated bowl 1.6 gpf gravity type with Fluidmaster 400A flush mechanicsm and bolt covers. Provide solid plastic elongated white seat with integral bumpers, external check hinges with stainless steel posts.	3" or 4"	2"	1"		2					
P-1H	Accessible Water Closet, Tank Type	Proflo #1403TWH with PF1400T	Floor-mounted ADA height white vitreous china elongated bowl 1.6 gpf gravity type with Fluidmaster 400A flush mechanicsm and bolt covers. Provide solid plastic elongated white seat with integral bumpers, external check hinges with stainless steel posts. Public seats to be ProFlo #PFTSCOF2000BL	3" or 4"	2"	1"		2					
P-2	Lavatory, Countertop	Hahn #VC008 with Project Source - #67703W-6304	20" x 17" rectangular vitreous china undermount lavatory with overflow. Faucet is 4" o.c. double lever ADA handles, copper waterways, brushed nickel finish, 1.5 GPM.	2"	1 1/2" or 2"	1/2"	1/2"	2	1		1	1	
P-2H	Accessible, Countertop	TOTO LT191(G) with Project Source - Kohler Elate K-99491-4-BL	20" x 12" x 5 5/16" rectangular vitreous china countertop lavatory with overflow. Faucet is 4" o.c. double lever ADA handle, copper waterways, black, 1.5 GPM.	2"	1 1/2" or 2"	1/2"	1/2"	2, 4	1		1	1	1
P-3	Bathtub 36" wide	Sterling Ensemble 71101110-0, Delta/Olympia #R10000PX/T-2380, Watco #W951PPRIPVCCP	60" x 36" white fiberglass reinforced plastic/acrylic non-slip basin with tub overflow and turn and lift stop with finish to match faucet. Pressure-balanced single handle valve, 2.0 gpm showerhead, tub spout with pull-up divertor.	2"	2"	1/2"	1/2"				2		
P-3H	Accommodating Bathtub	Sterling 71101110, Delta/Olympia #R10000PX/TD-2380-ADA, Watco #W951PPRIPVCCP,	60" x 36" white fiberglass reinforced plastic/acrylic non-slip basin with tub overflow and turn and lift stop with finish to match faucet. Pressure-balanced single handle valve, 2.5 gpm handshower with 24" slide, VB, 60" hose, tub spout with pull-up divertor.	2"	2"	1/2"	1/2"				2		
P-3S	Shower	Sterling 95080, Delta/Olympia #R10000PX/T-2382, Watco #W951PPRIPVCCP	60" x 36" white fiberglass reinforced plastic/acrylic non-slip basin with drain grate with finish to match faucet. Pressure-balanced single handle valve, 2.0 gpm showerhead, tub spout with pull-up divertor.	2"	2"	1/2"	1/2"				2		
P-3SH	Accommodating Shower	Sterling #72570116-0 Delta #T13H323	60" x 36" reinforced resin stall with slip-resistant bottom, chrome drain outlet. Pressure-balanced single lever handle valve, 2.2 gpm with large head, satin nickel showerhead, chrome turn and lift drain fitting and diverter spout. Provide grab bars, fold-up seat, pressure-balanced single handle valve, 2.0 gpm handshower with 24" grab bar/slide, diverter valve, VB, 60" hose. Installation shall meet ADA.										
P-4	Kitchen Sink	CMI #481-1422, Olympia K-5050 (CONFIRM WITH D/OWNER)	Stainless steel under-mount 20 ga.single bowl 29x18x9 deep. Single handle chorme faucet with pull-out sprayer. ISE Badger 1 disposer with cord/plug.	2"	2"	1/2"	1/2"	1	1		2	2	
P-4H	Accessible Kitchen Sink	Moen #GS181886B, Xander Peerless #P7919LF-BL	Stainless steel under-mount 20 ga single bowl 22" x 19.5" x 5.5" deep with back outlet. Single handle faucet with pull-out sprayer. ISE Badger 1 disposer with cord/plug. Install per ADA clearance.	2"	2"	1/2"	1/2"	1	1		2	2	
P-5	Washer Box	Guy Gray #WB200HATM	Recessed non-metallic with dual PVC/ABS 2" outlets, two angle quarter turn stops with built-in shock absorbers.	2"	2"	1/2"	1/2"	1			3		
P-6	Water Outlet Box	Guy Gray #BIM877QTS	Recessed non-metallic with two angle quarter turn stops.			1/2"		1					
P-7	Not used												
P-8	Janitor's Sink	Fiat #MSB-2424	24" x 24" x 10" white molded stone with stainless steel integral drain, chrome plated brass wall mounted faucet with VB, integral stops, adjustable wall brace, pail hook, 3/4" hose threaded spout and wall shileds.	2" or 3"	2"	1/2"	1/2"				2		2

Supplies
1 - Flexible braided stainless steel
2 - Flexible braided compression hose.
3 - Sloan Royal 186 1.0 gpf diaphragm type.
4 - Public lavatories to...

Stops
1 - Angle handle compression

Carrier
1 - Steel tube floor-mounted in-wall carrier with arms

P-Trap
1 - PVC with deep escutcheon
2 - PVC
3 - deep seal PVC trap and 30" standpipe.

Drain
1 - Metal pop-up with tailpiece
2 - Basket strainers in finish to match faucet, tailpiece.

Other
1 - Provide trap and supply guard if exposed.
2 - Hose and bracket, mop hanger and hose rack.

HVAC SYSTEM SCHEDULE

MARK	MFGR	NOM TON	AHU/CU											OUTDOOR UNIT					NOTES
			MODEL	CFM	OA CFM	E.S.P.	HP	SMBH	TMBH	HEAT CAP	ELEC	FLA	OCP	MODEL	ELEC	FLA	OCP	SEER	
UNITS																			
A3, A6, A7, A9	GOODMAN	1 1/2	AWST1808	600		0.4	0.2	12.6	18	5.6 KW	208/1	31	40	GLXS3BN018	208/1	9	15	13.5	
B3, B6	GOODMAN	2	AWST2408	740		0.4	0.2	16.6	23	5.6 KW	208/1	31	40	GLXS3BN024	208/1	9	15	13.5	
B9	GOODMAN	2 1/2	AWST3010	820		0.4	0.33	21.2	28.6	7.5 KW	208/1	41	50	GLXS3BN030	208/1	12	25	13.5	
COMMON AREAS																			
HA1 thru HA4, HB5, HB3, HB4, HC1 thru HC4, HDB, HD1 thru HD4, MAINT	GOODMAN	2	AMST24BU13	600-800	100	0.5	0.75	16.6	23.0	5.6 KW	208/1	31	40	GLXS3BN024	208/1	9	15	13.5	
HB1	GOODMAN	2 1/2	AMST30BU13	900-1000	140	0.5	0.75	21.2	28.6	7.5 KW	208/1	40	50	GLXS3BN030	208/1	12	25	13.5	
DSS-STAIR	FUJITSU	1 1/2	ASU18RLF	540	0	0			18	23 MBH	208-240/1	W/HP		ASU18RLF	208-240/1	13	25	19	WALL STAT, LOW AMB
DSS-IT	FUJITSU	1 1/2	AUU18RLFCC	400					18	21 MBH	208-240/1	W/HP		AOU18RLFC	208-240/1	7.7	20	20	WALL STAT, LOW AMB

NOTE: PROVIDE LONG LINE ACCESSORY KIT ON ALL SPLIT SYSTEMS THAT EXCEED MFGR'S LIMITS. CAPACITIES AT 80/67/95

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207

STATE OF MISSOURI
RICHARD BEARDEN
NUMBER
PE-2009010026
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

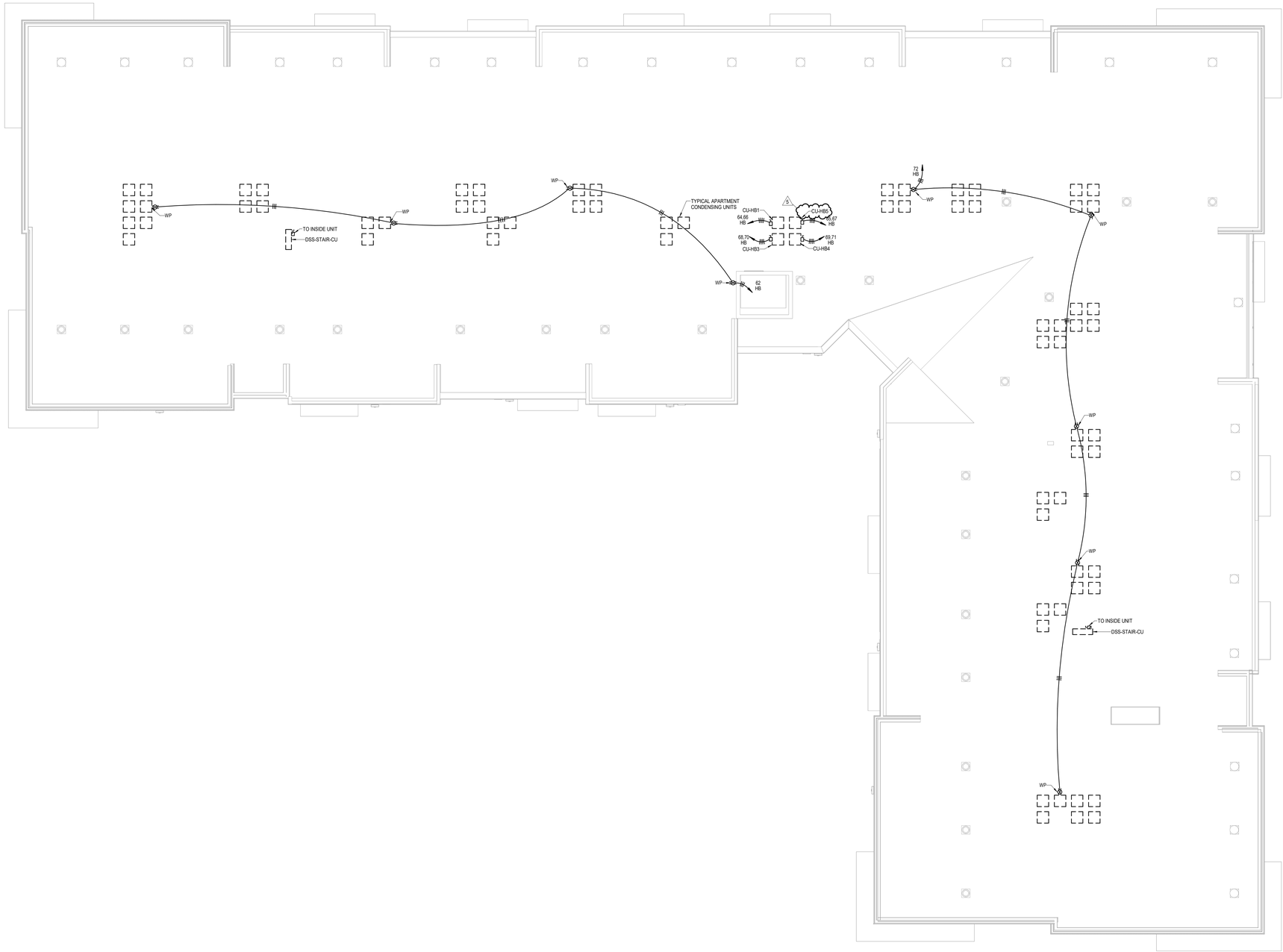
△ REVISIONS
1 02/28/2025 ASI 1

LS&A Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
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 MECHANICAL SCHEDULES
SHEET NO. MP1.04

2/28/2025 3:43:57 PM

ARCH E1.30" x 42"



1 BUILDING B - ROOF PLAN

ELECTRICAL
1/8" = 1'-0"
(BUILDINGS 3, 6)

ELECTRICAL BUILDING NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OR WORK PRIOR TO INSTALLATION BEGINNING.
2. SEE FIRE SUPPRESSION SUBMITTALS AND INCORPORATE ALL DEVICES INTO FIRE ALARM. SEE HVAC PLANS FOR FIRE/SMOKE DAMPERS AND CONNECT TO 120V AND FIRE ALARM SYSTEM.
3. EXIT LIGHTS SHALL BE VISIBLE TO OCCUPANTS.
4. PROVIDE NEC CLEARANCES FOR ALL PANELS AND ELECTRICAL EQUIPMENT.
5. FOLLOW THE DRAWINGS FOR HOME RUNS AND CIRCUIT NUMBERS. DO NOT COMBINE CIRCUITS FOR LARGER CONDUITS UNLESS PRE-APPROVED BY THE ENGINEER.
6. LABEL ALL JUNCTION BOXES AS TO THE PANEL AND CIRCUIT NUMBER SERVED.
7. PANEL DIRECTORIES SHALL BE SPECIFIC TO THE ROOMS/ EQUIPMENT SERVED.
8. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS AND DETAILS.
9. SEE TELECOM DETAILS FOR MISCELLANEOUS POWER NEEDS.
10. ALL DISC FIXTURES ARE TYPE A UNO ALL CLOSET FIXTURES ARE TYPE N UNO ALL FIXTURES ARE TYPE X1 UNO ALL FIXTURES ARE TYPE X2 UNO ALL FIXTURES ARE TYPE X3 UNO ALL FIXTURES ARE TYPE X4 UNO FIXTURES DESIGNATED AS "L##" IN CLUB AREA TO BE SPECIFIED BY INTERIOR DESIGNER
11. SEE ARCH/ID PLANS FOR ALL POWER NEEDS AND LOCATIONS.
12. GARAGE CO DETECTORS TO OPEN DOOR WHEN TRIPPED.
13. ALL EXTERIOR LIGHTS ROUTE THRU PHOTOCELL

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS, 66207
-1124

STATE OF MISSOURI — RICHARD BEARD — NUMBER PE-2009012024 — 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

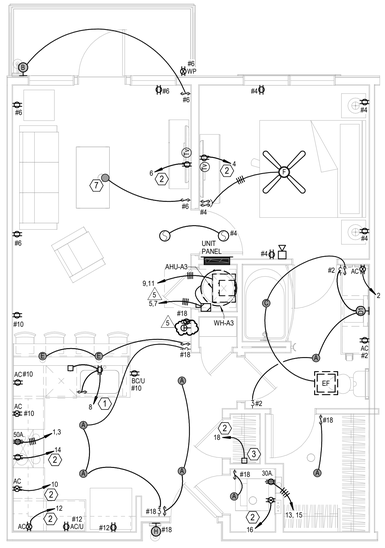
△ REVISIONS
5 02/28/2025 ASI 1

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

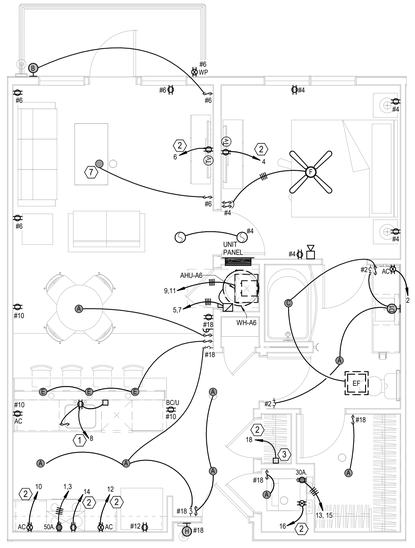
JOB NO. 720522 DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET
SHEET NAME BUILDING B - ROOF PLAN - ELECTRICAL
SHEET NO. E1.25

2/28/2025 3:43:04 PM

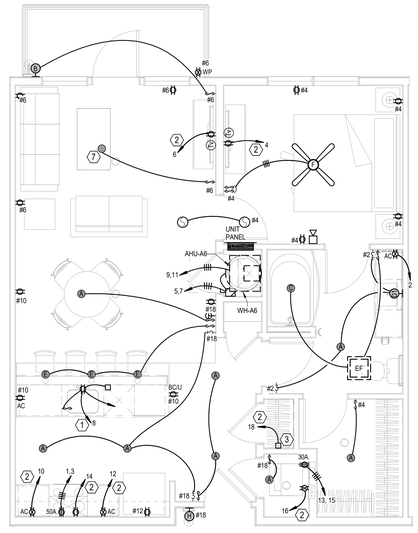
ARCH E1.30" x 42"



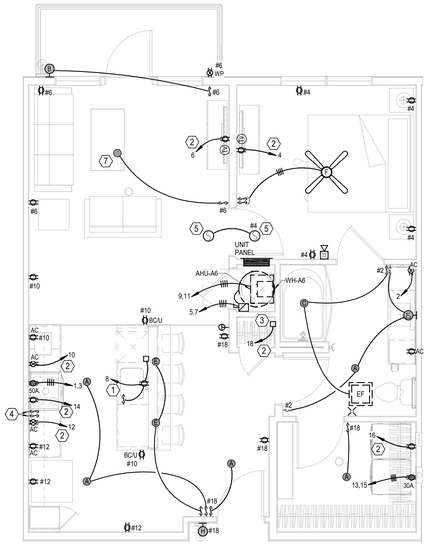
1 UNIT A3
ELECTRICAL
1/4" = 1'-0"



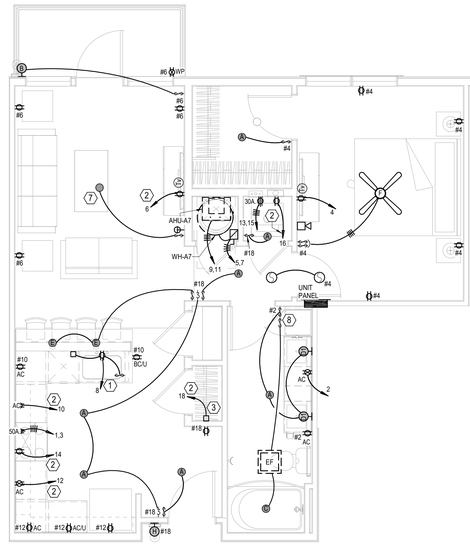
2 UNIT A6
ELECTRICAL
1/4" = 1'-0"



3 UNIT A6 ALT
ELECTRICAL
1/4" = 1'-0"



4 UNIT A6 TYPE A
ELECTRICAL
1/4" = 1'-0"



5 UNIT A7
ELECTRICAL
1/4" = 1'-0"

NOTES:

1. HALLWAY ENTRY SCONCES ARE UNSWITCHED. MOUNT AT 84"AFF. VERIFY WITH ARCHITECT.
2. CEILING FAN SWITCHES PROVIDED WITH FAN. CONTROL LIGHT AND FAN SEPARATELY. INTENDED FOR SINGLE GANG BOX.
3. GENERALLY CENTER LIGHT ON WINDOWS, DOOR, HALLWAYS, SINKS, OVER TUBS, ETC. VERIFY ALL LOCATIONS IN EACH UNIT DIMENSIONALLY WITH ARCHITECT, INTERIOR DESIGNER AND OWNER. MOUNT SWITCHES CLOSE TO DOORS OR WALL CORNERS.
4. THERMOSTATS HAVE LOW VOLTAGE WIRE BACK TO AHU. CONDENSING UNITS HAVE LOW VOLTAGE WIRE BACK TO AHU.
6. ∅ = 120V. SMOKE ALARM WITH BATTERY BACK - UP AND AUXILIARY CONTACT SO ALL SOUND TOGETHER.
7. ALL ARC - FAULT CIRCUIT BREAKERS SHALL BE COMPATIBLE WITH CEILING FANS, LED FIXTURES AND OTHER ELECTRONIC DEVICES.
8. PROVIDE PROTECTION AT ELECTRICAL BOXES AT RATED CEILING MEMBRANES PER IBC 712.4.1.2(2). BOXES TO BE LISTED FOR RATED MEMBRANES, NOT EXCEED 16 SQUARE INCHES, NOT COMBINE FOR MORE THAN 100 SQUARE INCHES IN 100 SQUARE FEET AND ANNULAR SPACE NOT EXCEED 1/8". PROVIDE 24" SEPARATION IN RATED WALLS BETWEEN BOXES UNLESS UL LISTED AS LESS.
9. FIRE ALARM HORN/STROBE CIRCUITS SHALL BE SIZED TO ACCEPT BEDROOM HORN/STROBES IN FUTURE INCLUDING WIRING AND PANEL CAPACITY.
10. ALL RANGES SERVED BY (3)#8 and (1)#10 AND 50A. RECEPTACLE.
11. ALL WATER HEATERS SERVED BY (3)#10. ALL DRYERS SERVED BY (4)#10 AND 30A. RECEPTACLE.
12. ALL WASHERS AND REFRIGERATORS HAVE RECEPTACLES AT 48". MW RECEPTACLES AT 66" (VERIFY).
13. SEE HVAC SCHEDULE AND SHOP DRAWINGS FOR AHU AND OUTDOOR UNIT CIRCUITS.
14. BELOW COUNTER RECEPTACLES AND PLATES SHALL MATCH THE BASE CABINETS WHERE THEY ARE MOUNTED (BROWN, WHITE, ETC.) VERIFY WITH ARCHITECT.

LEGEND:

1. SWITCHED RECEPTACLE FOR GARBAGE DISPOSER. CONTINUE CIRCUIT TO DISHWASHER. TO COMBINATION ARC FAULT-GFI BREAKER.
2. PROVIDE ARC-FAULT BREAKER IN PANEL.
3. TELE/TV DEMARK FLUSH BOX WITH DUPLEX OUTLET. SEE DETAIL.
4. SWITCHES FOR OVERHEAD MW FAN & LIGHT.
5. SMOKE ALARM TO HAVE STROBES.
6. RECEPTACLE FOR BEVERAGE COOLER ON TOP FLOOR UNITS ONLY.
7. FIXTURE TO BE IN FAN RATED BOX.
8. SINGLE GANG STACKED SWITCHES.

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207

STATE OF MISSOURI
RICHARD BEARD JR.
NUMBER
PE-2009010558
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

4	01.29.2025	Addendum A
5	02/28/2025	ASI 1

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 ELECTRICAL UNITS
SHEET NO. E2.01

2/28/2025 3:43:13 PM

ARCH E1.30" x 42"

Panel: HB

Location: | **Volts:** 120/208 Wye | **A.I.C. Rating:** 22000
Supply From: METER BANK - B2 | **Phases:** 3 | **Mains Type:** MB
Mounting: | **Wires:** 4 | **Mains Rating:** 400 A
Enclosure: | **MCB Rating:**

Notes:

CKT	Circuit Description	Trip	Wire Size	A		B		C		Wire Size	Trip	Circuit Description	CKT
1	Lighting	20 A	12	370	720					12	20 A	Receptacle CORRIDOR 696	2
3	Receptacle ACC...	20 A	12			720	1500			12	20 A	EUH-A	4
5	Receptacle PRIVATE...	20 A	12					720	1500				6
7	Lighting	20 A	12	0	720					12	20 A	Receptacle PRIVATE...	8
9	Lighting	20 A	12			261	402			12	20 A	Lighting	10
11	Receptacle CORRIDOR 696	20 A	12					720	500	12	20 A	FACP (HLO)	12
13	EUH-A	20 A	12	1500	2800					8	35 A	EUH-B	14
15						1500	2800						16
17	Lighting	20 A	12					563	180	12	20 A	Receptacle ELEV B-1 453-1	18
19	Receptacle ELEV B-1 453-1	20 A	12	180	4160					6	50 A	AHU-HB1	20
21	Receptacle PRIVATE...	20 A	12			360	4160						22
23	Receptacle CORRIDOR 696	20 A	12					720	308	12	20 A	Lighting	24
25	Receptacle TENANT...	20 A	12	400	400					12	20 A	Receptacle TENANT...	26
27	Receptacle CORRIDOR 714	20 A	12			720	360			12	20 A	Receptacle PRIVATE...	28
29	Receptacle PRIVATE...	20 A	12					720	720	12	20 A	Receptacle PRIVATE...	30
31	Receptacle PRIVATE...	20 A	12	720	720					12	20 A	Receptacle CORRIDOR 714	32
33	Lighting	20 A	12			549	1500			12	20 A	EUH-A	34
35	AHU-HB3	40 A	8					3224	1500				36
37				3224	60					12	20 A	Lighting	38
39	Lighting	20 A	12			222	120			12	20 A	Lighting	40
41	AHU-HB4	40 A	8					3224	222	12	20 A	Lighting	42
43				3224	400					12	20 A	Receptacle	44
45	Receptacle	20 A	12			400	60			12	20 A	Lighting	46
47	Lighting	20 A	12					120	4900	4	90 A	ELEVATOR MOTOR (SHUNT TRIP) VERIFY	48
49	Lighting	20 A	12	222	4900								50
51	DSS-STAIR	25 A	10			1613	4900						52
53								1613	500	12	20 A	Other	54
		Total Load:		32610 VA		30098 VA		26125 VA					
		Total Amps:		277 A		256 A		218 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated...	Panel Totals	
HVAC	48714 VA	100.00%	48714 VA		
Lighting	2565 VA	125.00%	3206 VA	**Total Conn. Load:**	88333 VA
Other	500 VA	100.00%	500 VA	**Total Est. Demand:**	79000 VA
Power	0 VA	0.00%	0 VA	**Total Conn.:**	245 A
Receptacle	13840 VA	86.13%	11920 VA	**Total Est. Demand:**	219 A
Motor	14700 VA	100.00%	14700 VA		
HVAC Load	0 VA	0.00%	0 VA		
HVAC - CU - NON CONGRUENT	8112 VA	1.00%	81 VA		

Notes:

Panel: HB

Location: | **Volts:** 120/208 Wye | **A.I.C. Rating:** 22000
Supply From: METER BANK - B2 | **Phases:** 3 | **Mains Type:** MB
Mounting: RECESSED | **Wires:** 4 | **Mains Rating:** 400 A
Enclosure: | **MCB Rating:**

Notes:

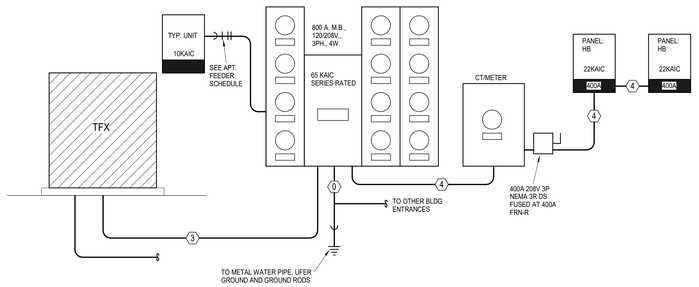
CKT	Circuit Description	Trip	Wire Size	A		B		C		Wire Size	Trip	Circuit Description	CKT
55	AHU-HB5	40 A	8	3224	180					12	20 A	Receptacle ELEV B 708	56
57						3224	40			12	20 A	Lighting ELEV B 711	58
59	Lighting	20 A	12					60	120	12	20 A	Lighting	60
61	DSS-STAIR	25 A	10	1613	720					12	20 A	Receptacle Space 2372	62
63						1613	1248						64
65	CU-HB5	15 A	10					936	1248	10	25 A	CU-HB1	66
67				936	936								68
69	CU-HB4	15 A	10			936	936			10	15 A	CU-HB3	70
71								936	900	12	20 A	Receptacle Space 2379	72
73	Spare	20 A	--	0	300					10	20 A	SITE LIGHTING	74
75	Spare	20 A	--			0							76
77	Spare	20 A	--					0					78
79	Spare	20 A	--	0									80
81	Spare	20 A	--			0							82
83	Spare	20 A	--					0					84
85	Spare	20 A	--	0									86
87	Spare	20 A	--			0							88
89	Spare	20 A	--					0					90
91	Spare	20 A	--	0									92
93	Spare	20 A	--			0							94
95	Spare	20 A	--					0					96
		Total Load:		7909 VA		7995 VA		4191 VA					
		Total Amps:		71 A		71 A		35 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated...	Panel Totals	
HVAC	9673 VA	100.00%	9673 VA		
Lighting	514 VA	125.00%	642 VA	**Total Conn. Load:**	20094 VA
Other	0 VA	0.00%	0 VA	**Total Est. Demand:**	12191 VA
Power	0 VA	0.00%	0 VA	**Total Conn.:**	56 A
Receptacle	1800 VA	100.00%	1800 VA	**Total Est. Demand:**	34 A
HVAC Load	0 VA	0.00%	0 VA		
HVAC - CU - NON CONGRUENT	8112 VA	1.00%	81 VA		

Notes:

(12) APT METERS



3 METER BANK B2
NOT TO SCALE

MULTI-FAMILY BUILDING LOAD ANALYSIS BUILDING B

Panel Unit Type (Connected Load)	Total Units Unit Quantity	Total Connected Load Sum of Units	Total KVA	NEC Building Diversity	Diversified KVA	Amps @ 208V/3PH	House Load	Total Demand - Amps
METER BANK B1	32	1,005,070 VA	1005	31%	312	865	0	865
A6-(30,780 VA)	5	153900 VA						
A6-A-(30,780 VA)	1	30780 VA						
A6-ALT-(30,699 VA)	7	214893 VA						
A9-(30,951 VA)	8	247608 VA						
B3A-(31,755 VA)	3	95265 VA						
B3B-(31,650 VA)	4	126600 VA						
B9-(34,006 VA)	4	136024 VA						
METER BANK B2	12	381,616 VA	382	41%	156	435	225	660
A6-ALT-(30,699 VA)	8	245592 VA						
B9-(34,006 VA)	4	136024 VA						
METER BANK B3	25	788,161 VA	788	35%	276	766	0	766
A3-(30,600 VA)	10	306000 VA						
A6-(30,780 VA)	4	123120 VA						
B3A-(31,755 VA)	3	95265 VA						
B6-(31,938 VA)	4	127752 VA						
B9-(34,006 VA)	4	136024 VA						

FEEDER SCHEDULE - ALUMINUM AA8000

MARK	OCP	SETS	COND.	SIZE	SIZE GRD	CONDUIT
0		1	1		3/0 CU	
1	1200 A	4	4	500 KCMIL		3
2	1000 A	3	4	600 KCMIL		4
3	800 A	3	4	400 KCMIL		3
4	400 A	2	4	#4/0	#1	2

APARTMENT PANEL FEEDER - TYPE SER ALUMINUM	
100A.: 2 - 2 - 2 - 6 UP TO 120 FT. 1 - 1 - 1 - 4 UP TO 150 FT. 0 - 0 - 0 - 4 UP TO 185 FT. 2/0 - 2/0 - 2/0 - 3 UP TP 235 FT.	110A.: 1 - 1 - 1 - 4 UP TO 135 FT. 0 - 0 - 0 - 4 UP TP 170 FT. 2/0 - 2/0 - 2/0 - 3 UP TO 215 FT.

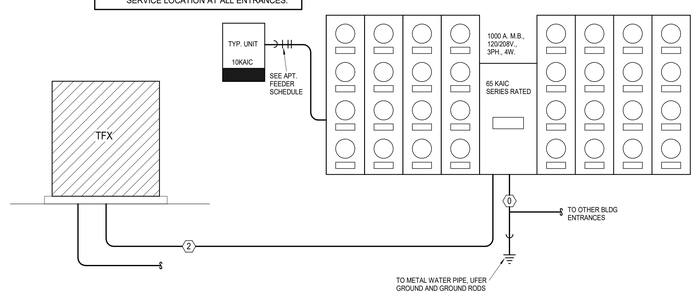
NOTE:
- UNDERGROUND CONDUIT MATERIAL = SCH. 40 PVC.
- CONDUCTOR INSULATION = THHN/THWN.

PERMANENT PLACARDS SHALL BE POSTED AT EACH EXTERIOR SERVICE ENTRANCE AND METER BANK TO DISPLAY AREA SERVED.

SEE UNIT LOAD CALCS FOR APT PANEL BREAKER, 100A/2P, 110A/2P.

NOTES:
1. VERIFY AVAILABLE FAULT CURRENT WITH POWER CO.
2. LABEL DISCONNECTS AS SERVICE DISCONNECTS AT THE SWITCHBOARDS.
3. PROVIDE SIGNAGE TO IDENTIFY EACH SERVICE LOCATION AT ALL ENTRANCES.

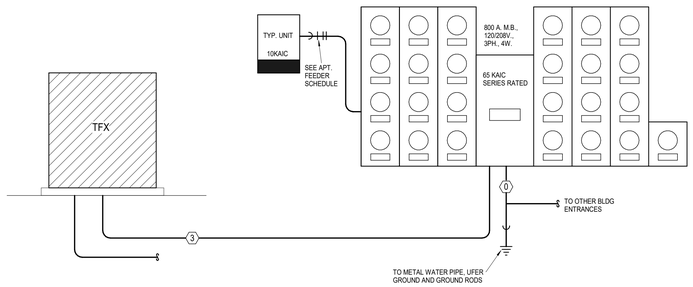
(32) APT METERS
(1) HOUSE METER



1 METER BANK B1
NOT TO SCALE

NOTES:
1. VERIFY AVAILABLE FAULT CURRENT WITH POWER CO.
2. LABEL DISCONNECTS AS SERVICE DISCONNECTS AT THE SWITCHBOARDS.
3. PROVIDE SIGNAGE TO IDENTIFY EACH SERVICE LOCATION AT ALL ENTRANCES.

(25) APT METERS



2 METER BANK B3
NOT TO SCALE

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207

STATE OF MISSOURI — RICHARD BEARD — NUMBER PE-2009010026 — 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
2 10.29.2024 City Comments 1
5 02/28/2025 ASI 1

JOB NO. 720522 | DATE 01.29.2025
DRAWN BY Author
CONSTRUCTION SET

SHEET NAME
ELECTRICAL DETAILS

SHEET NO.
E3.04

LS&A Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2404027

2/28/2025 3:43:14 PM