

Addenda



Date: July 16, 2024

Project: Wilshire Hills III

Addenda No.: 4

Project No.: 23034

ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

Attach the following to the Specifications. These items now become incorporated into the work defined by the Contract Documents effective as of the date of this Addenda.

ITEM NO. 1.

Construction Documents, GENERAL SHEETS: Please replace sheet G-001 dated 04/19/24 with sheet G-001 dated 07/16/24. *Updated sheet index. New G-001 sheet has been attached to this Addendum #4.*

ITEM NO. 2.

Construction Documents, ARCHITECTURAL SHEETS: Please replace sheet AS-101 dated 10/30/23 with sheet AS-101 dated 07/16/24. *Trash Enclosure Details updated. New AS-101 sheet has been attached to this Addendum #4.*

ITEM NO. 3.

Construction Documents, ARCHITECTURAL SHEETS: Please add new sheet A-202 dated 07/16/24. *New sheet showing colored elevations. New A-202 sheet has been attached to this Addendum #4.*

ITEM NO. 4.

Construction Documents, ARCHITECTURAL SHEETS: Please add new sheet A-203 dated 07/16/24. *New sheet showing colored elevations. New A-203 sheet has been attached to this Addendum #4.*

END OF ADDENDA

WILSHIRE HILLS III

Lee's Summit, MO

MHDC Project No. #22-057 MT

PRINTS ISSUED

10/30/23 PERMIT SUBMITTAL

REVISIONS:

1	12/15/23	Addendum 1 - Response to City Comments
2	03/14/24	Addendum 2
3	04/19/24	Addendum 3 - Response to City Comments #2
4	07/16/24	Addendum 4 - Response to City Comments

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ARCHITECTURE
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WILSHIRE HILLS III

LEE'S SUMMIT, MISSOURI

MHDC Project No. #22-057 MT

SHEET TITLE
TITLE SHEET

PROJECT NUMBER: 23034

SHEET NUMBER:

G-001

PROJECT CERTIFICATION

I, **David E. Hendrikse**, hereby specify pursuant to the governing requirements of the state, that the documents intended to be authenticated by my seal are limited to:

G-001	G-201	G-302	A-201	A-403
G-002	G-202	G-303	A-202	A-404
G-003	G-203	AS-101	A-203	A-410
G-004	G-204	A-101	A-300	A-411
G-005	G-205	A-102	A-301	A-500
G-006	G-206	A-103	A-302	A-501
G-007	G-207	A-104	A-303	A-502
G-100	G-208	A-120	A-304	A-503
G-101	G-209	A-121	A-400	A-600
G-102	G-300	A-122	A-401	A-700
G-200	G-301	A-200	A-402	

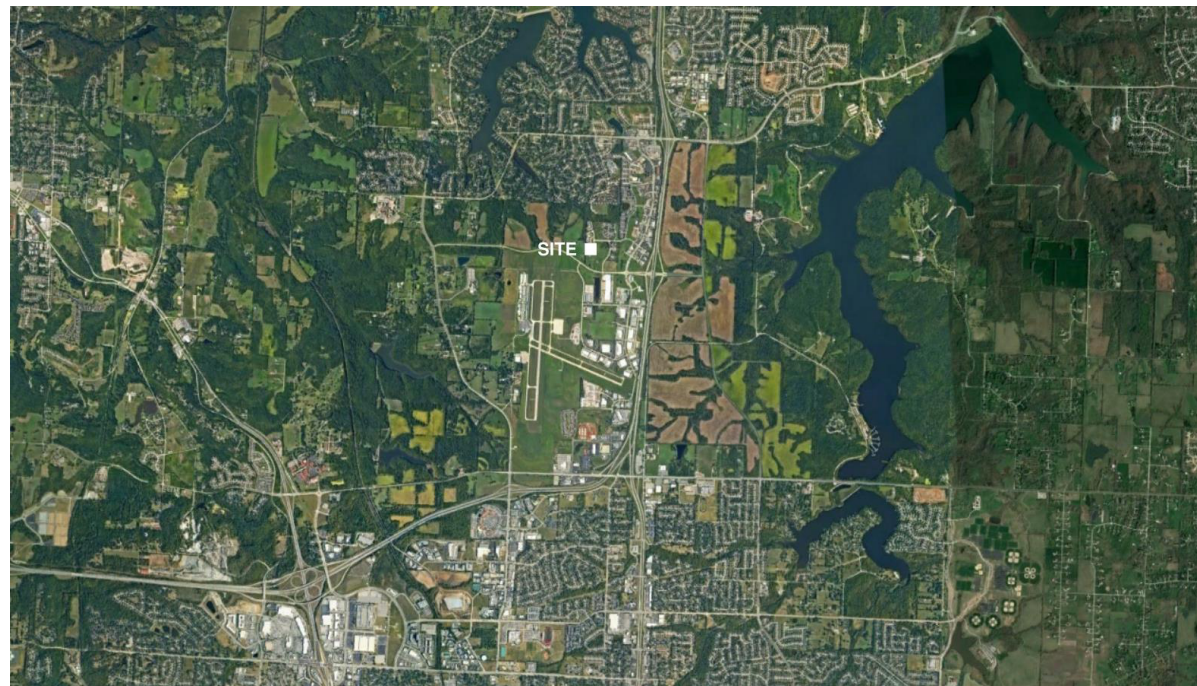
and I hereby disclaim any responsibility for all other plans, specifications, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

SEAL



DAVID E. HENDRIKSE, AIA

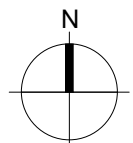
REGIONAL MAP



VICINITY MAP



WILSHIRE HILLS III
LEE'S SUMMIT, MISSOURI



SHEET INDEX

GENERAL

Sheet Issue Date	Sheet Number	Sheet Name	Rev	Current Revision Date
10/30/23	G-001	TITLE SHEET	4	07/16/24
10/30/23	G-002	GENERAL INFORMATION		
10/30/23	G-003	PLAN GENERAL NOTES		
10/30/23	G-004	GENERAL INFORMATION		
10/30/23	G-005	GENERAL INFORMATION		
10/30/23	G-006	GENERAL INFORMATION		
10/30/23	G-007	GENERAL INFORMATION		
10/30/23	G-100	CODE ANALYSIS	3	04/19/24
10/30/23	G-101	CODE PLANS	3	04/19/24
10/30/23	G-102	ASSEMBLIES - PARTITION, CEILING, ROOF	1	12/15/23
10/30/23	G-200	UL ASSEMBLIES		
10/30/23	G-201	UL ASSEMBLIES		
10/30/23	G-202	UL ASSEMBLIES		
10/30/23	G-203	UL ASSEMBLIES		
10/30/23	G-204	UL ASSEMBLIES		
10/30/23	G-205	UL ASSEMBLIES		
10/30/23	G-206	UL ASSEMBLIES		
10/30/23	G-207	UL ASSEMBLIES		
10/30/23	G-208	UL ASSEMBLIES		
12/15/23	G-209	UL ASSEMBLIES	1	12/15/23
10/30/23	G-300	ACCESSIBILITY STANDARDS		
10/30/23	G-301	ACCESSIBILITY STANDARDS		
10/30/23	G-302	ACCESSIBILITY STANDARDS		
10/30/23	G-303	ACCESSIBILITY STANDARDS		

CIVIL

Sheet Issue Date	Sheet Number	Sheet Name	Rev	Current Revision Date
06/30/23	C0.01	COVER	1	02/22/24
06/30/23	C0.02	GENERAL NOTES	1	02/22/24
06/30/23	C1.01	OVERALL PLAN	1	02/22/24
06/30/23	C2.01	SITE PLAN	1	02/22/24
06/30/23	C3.01	JOINT PLAN	1	02/22/24
06/30/23	C4.01	GRADING & DRAINAGE PLAN	1	02/22/24
06/30/23	C5.01	STORM SEWER PLAN	1	02/22/24
06/30/23	C6.01	STORM SEWER PROFILES	1	02/22/24
06/30/23	C7.01	UTILITY PLAN & PROFILE	1	02/06/24
06/30/23	C8.01	ACCESSIBILITY PLAN	1	02/22/24
06/30/23	C8.02	ACCESSIBILITY PLAN	1	02/22/24
06/30/23	C8.03	ACCESSIBILITY PLAN	1	02/22/24
06/30/23	C9.01	INITIAL EROSION CONTROL PLAN	1	02/22/24
06/30/23	C9.02	FINAL EROSION CONTROL PLAN		
06/30/23	C10.01	SITE DETAILS		
06/30/23	C10.02	SITE DETAILS		
06/30/23	C10.03	SITE DETAILS		
06/30/23	C11.01	STORM SEWER DETAILS		
06/30/23	C11.02	STORM SEWER DETAILS		
06/30/23	C12.01	SANITARY SEWER DETAILS		
06/30/23	C13.01	WATER DETAILS	1	02/22/24
06/30/23	C14.01	EROSION CONTROL DETAILS		
06/30/23	C14.02	EROSION CONTROL DETAILS		
06/30/23	C14.03	EROSION CONTROL DETAILS		
06/30/23	C15.01	STORM SEWER DRAINAGE AREA MAP		
09/28/23	L1.01	LANDSCAPE PLAN	1	02/22/24
09/28/23	L1.02	LANDSCAPE PLAN	1	02/22/24
09/28/23	L1.03	LANDSCAPE PLAN	1	02/22/24
09/28/23	L1.04	LANDSCAPE PLAN		
09/28/23	L1.05	LANDSCAPE PLAN		
07/13/23	RW1.01	RETAINING WALL PLAN	1	02/22/24
07/13/23	RW2.01	RETAINING WALL DETAILS	1	02/23/24

STRUCTURAL

Sheet Issue Date	Sheet Number	Sheet Name	Rev	Current Revision Date
10/30/23	S-001	STRUCTURAL GENERAL NOTES	1	12/15/23
10/30/23	S-002	STRUCTURAL GENERAL NOTES		
10/30/23	S-003	SPECIAL INSPECTIONS		
10/30/23	S-100	SLAB DIMENSION PLAN		
10/30/23	S-101	FOUNDATION PLAN		
10/30/23	S-102	2ND FLOOR FRAMING PLAN		
10/30/23	S-103	3RD FLOOR FRAMING PLAN		
10/30/23	S-104	ROOF FRAMING PLAN		
10/30/23	S-500	STRUCTURAL DETAILS		
10/30/23	S-501	STRUCTURAL DETAILS		
10/30/23	S-502	STRUCTURAL DETAILS		
10/30/23	S-503	STRUCTURAL DETAILS		

SOLID FILL INDICATES INCLUSION IN ISSUE
SHEET ISSUE DATE

10 / 10 / 2020 A-000 SHEET NAME - 10 / 10 / 2020

SHEET INDEX LEGEND

SHEET NUMBER AND NAME
CURRENT REVISION NUMBER
& REVISION DATE ON SHEET

ARCHITECTURAL

Sheet Issue Date	Sheet Number	Sheet Name	Rev	Current Revision Date
10/30/23	AS-101	ARCHITECTURAL SITE AMENITIES	4	07/16/24
10/30/23	A-101	FIRST FLOOR PLAN		
10/30/23	A-102	SECOND FLOOR PLAN		
10/30/23	A-103	THIRD FLOOR PLAN		
10/30/23	A-104	ROOF PLAN		
10/30/23	A-120	FIRST FLOOR REFLECTED CEILING PLAN		
10/30/23	A-121	SECOND FLOOR REFLECTED CEILING PLAN		
10/30/23	A-122	THIRD FLOOR REFLECTED CEILING PLAN		
10/30/23	A-200	EXTERIOR ELEVATIONS		
10/30/23	A-201	EXTERIOR ELEVATIONS		
07/11/24	A-202	EXTERIOR ELEVATIONS - COLORED	4	07/16/24
07/11/24	A-203	EXTERIOR ELEVATIONS - COLORED	4	07/16/24
07/11/24	A-300	OVERALL BUILDING SECTION		
10/30/23	A-301	WALL SECTIONS		
10/30/23	A-302	ELEVATOR SECTION & DETAILS		
10/30/23	A-303	STAIR SECTION & DETAILS		
10/30/23	A-304	FRONT CANOPY PLAN / ELEV. / SECTION / & DETAILS		
10/30/23	A-400	ONE BEDROOM UNIT PLAN - TYPE A		
10/30/23	A-401	ONE BEDROOM UNIT PLAN - TYPE B		
10/30/23	A-402	TWO BEDROOM UNIT PLAN - TYPE A		
10/30/23	A-403	TWO BEDROOM UNIT PLAN - TYPE B		
10/30/23	A-404	TWO BEDROOM CORNER UNIT PLAN - TYPE B		
10/30/23	A-410	ENLARGED FLOOR PLANS - COMMON AREAS	1	12/15/23
10/30/23	A-411	ENLARGED FLOOR PLANS - COMMON AREAS	1	12/15/23
10/30/23	A-500	DETAILS		
10/30/23	A-501	DETAILS		
10/30/23	A-502	DETAILS		
10/30/23	A-503	SUSPENDED CEILING DETAILS		
10/30/23	A-600	WINDOW / DOOR / FINISH SCHEDULES	3	04/19/24
10/30/23	A-700	INTERIOR ELEVATIONS	1	12/15/23

MECHANICAL

Sheet Issue Date	Sheet Number	Sheet Name	Rev	Current Revision Date
10/30/23	MEP000	MEP COVER SHEET		
10/30/23	MEP101	MEP SITE PLAN	1	12/15/23
10/30/23	MEP200	MEP PENETRATION DETAILS		
10/30/23	MEP201	MEP PENETRATION DETAILS		
10/30/23	M101	FIRST FLOOR HVAC PLAN	1	12/15/23
10/30/23	M102	SECOND FLOOR HVAC PLAN		
10/30/23	M103	THIRD FLOOR HVAC PLAN		
10/30/23	M201	ENLARGED UNIT PLANS - HVAC	1	12/15/23
10/30/23	M301	MECHANICAL SCHEDULES	1	12/15/23
10/30/23	M401	MECHANICAL DETAILS		

PLUMBING

Sheet Issue Date	Sheet Number	Sheet Name	Rev	Current Revision Date
10/30/23	P101	FIRST FLOOR PLUMBING PLAN	1	12/15/23
10/30/23	P102	SECOND FLOOR PLUMBING PLAN		
10/30/23	P103	THIRD FLOOR PLUMBING PLAN		
10/30/23	P201	ENLARGED UNIT PLANS - PLUMBING		
10/30/23	P301	PLUMBING SCHEDULES		
10/30/23	P302	PLUMBING DETAILS	1	12/15/23

ELECTRICAL

Sheet Issue Date	Sheet Number	Sheet Name	Rev	Current Revision Date
10/30/23	E101	FIRST FLOOR LIGHTING PLAN		
10/30/23	E102	SECOND FLOOR LIGHTING PLAN		
10/30/23	E103	THIRD FLOOR LIGHTING PLAN		
10/30/23	E111	ENLARGED UNIT PLANS - LIGHTING		
10/30/23	E201	FIRST FLOOR POWER PLAN	1	12/15/23
10/30/23	E202	SECOND FLOOR POWER PLAN		
10/30/23	E203	THIRD FLOOR POWER PLAN		
10/30/23	E211	ENLARGED UNIT PLANS - POWER		
10/30/23	E301	ELECTRICAL RISER DIAGRAM	1	12/15/23
10/30/23	E302	ELECTRICAL SCHEDULES		
10/30/23	E303	ELECTRICAL SCHEDULES		
10/30/23	E401	ELECTRICAL SCHEDULES/DETAILS		
10/30/23	E402	ELECTRICAL DETAILS		
10/30/23	SL100	SITE PHOTOMETRICS		

PROJECT DATA

PROJECT DESIGN INFORMATION

NEW CONSTRUCTION: YES

ZONING: MU - MIXED USE ZONING

CODE:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRIC CODE
2009 ACCESSIBILITY CODE ICC/ANSI 117.1
2018 IECC ENERGY CODE

OCCUPANCY GROUP: R-2

TYPE OF CONSTRUCTION: TYPE V-A

NOTE: MHDC FORM 1200 FOR DESIGN/CONSTRUCTION COMPLIANCE
GUIDELINES ARE UTILIZED IN THE DESIGN OF THE PROJECT

BUILDING SUMMARY:

ONE (1) TOTAL BUILDINGS

HEIGHT: 46' - 8"

SQUARE FOOTAGES: GROSS NET

3-STORY		
FIRST FLOOR	17,860 S.F.	17,437 S.F.
SECOND FLOOR	17,860 S.F.	17,437 S.F.
THIRD FLOOR	17,860 S.F.	17,437 S.F.
TOTAL	53,580 S.F.	52,311 S.F.

ENERGY CONSERVATION: SEE CODE ANALYSIS

UNIT SUMMARY: OVERALL UNIT TOTAL (3-STORY) = 50

3-STORY (BLDG) UNITS

TYPE "A" UNITS (5% OF TOTAL)	(5) UNITS - TWO BEDROOM (3) UNITS - ONE BEDROOM
HIVI UNITS (2% OF TOTAL)	(1) UNITS - TWO BEDROOM (1) UNITS - ONE BEDROOM
STANDARD UNITS	(26) UNITS - TWO BEDROOM (14) UNITS - ONE BEDROOM

TOTAL UNITS (50) UNITS

SQUARE FOOTAGE:	GROSS	NET
TYPE "A" - 2 BEDROOM	880 S.F.	822 S.F.
TYPE "B" - 2 BEDROOM	880 S.F.	822 S.F.
TYPE "A" - 1 BEDROOM	711 S.F.	660 S.F.
TYPE "B" - 1 BEDROOM	711 S.F.	660 S.F.
TYPE "B" - 2 BEDROOM	1004 S.F.	935 S.F.

SITE SUMMARY: SEE CIVIL

NOTE: SQUARE FOOTAGE

-GROSS - COMMON SPACE CALCULATION: OUTSIDE PERIMETER OF STUD (ENTIRE BUILDING) LESS THE TOTAL OF THE GROSS UNIT SQUARE FOOTAGE PER FLOOR.
-GROSS - UNIT CALCULATION: CENTERLINE OF PARTY WALL TO OUTSIDE OF EXTERIOR STUD WALL AND/OR OUTSIDE OF CORRIDOR STUD WALL.
-NET - PAINT-TO-PAINT AT PERIMETER, TAKEN FROM INSIDE OF DEMISING, EXTERIOR, AND CORRIDOR WALLS.

SIGNATURE BLOCK

OWNER:

WILSHIRE HILLS III, L.P.
206 PEACH WAY
COLUMBIA, MO 65203

BY: _____ DATE: _____

NAME

CONTRACTOR:

FAIRWAY CONSTRUCTION CO., INC.
206 PEACH WAY
COLUMBIA, MO 65203

BY: _____ DATE: _____

NAME

ARCHITECT:

ROSEMAN & ASSOCIATES, P.C.
1526 GRAND BOULEVARD
KANSAS CITY, MO 64108-1404

BY: _____ DATE: _____

DAVID E. HENDRIKSE, AIA

BONDING COMPANY:

OWNER NAME
ADDRESS
CITY, ST ZIP

BY: _____ DATE: _____

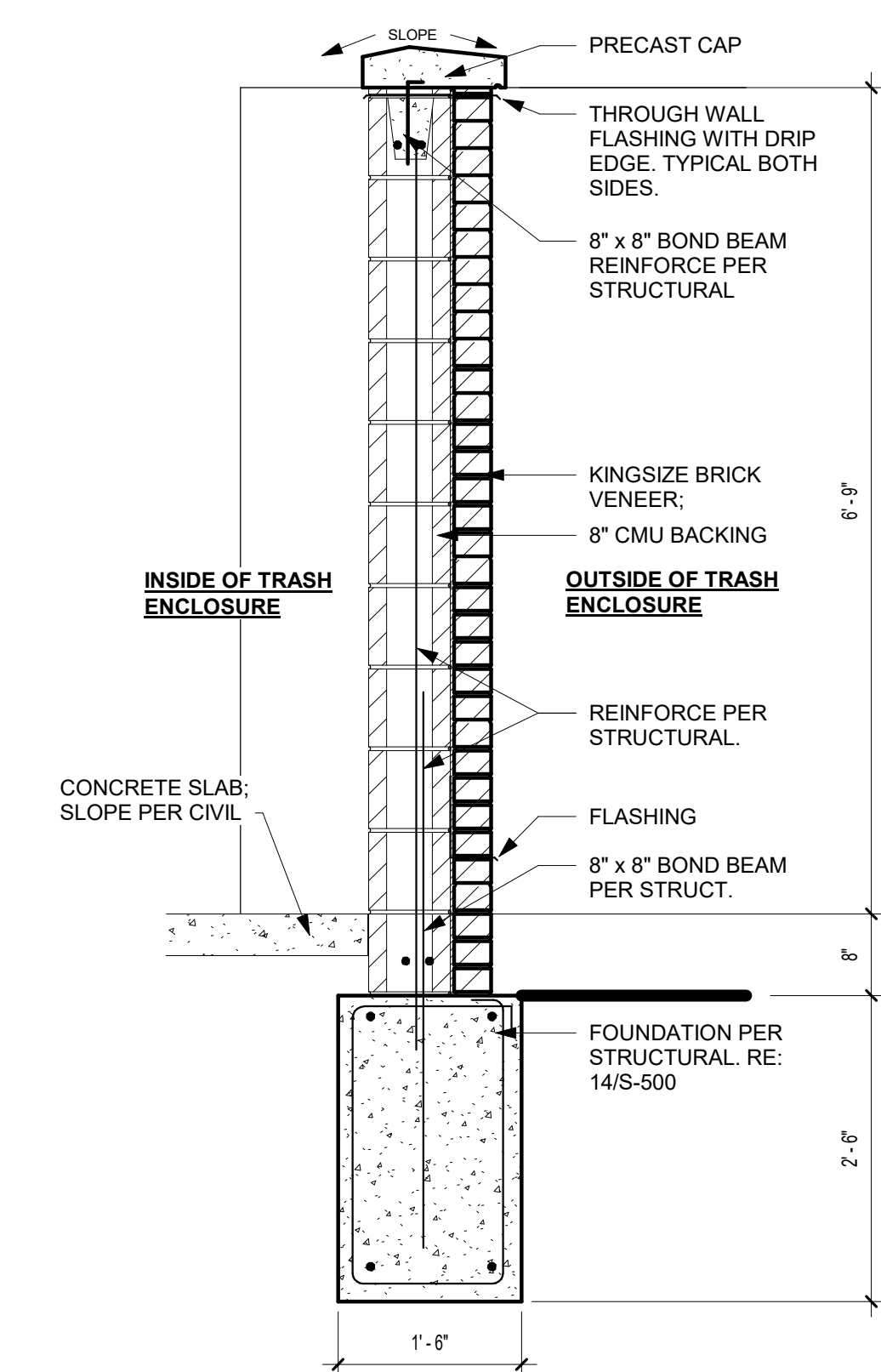
NAME

MISSOURI HOUSING DEVELOPMENT COMMISSION

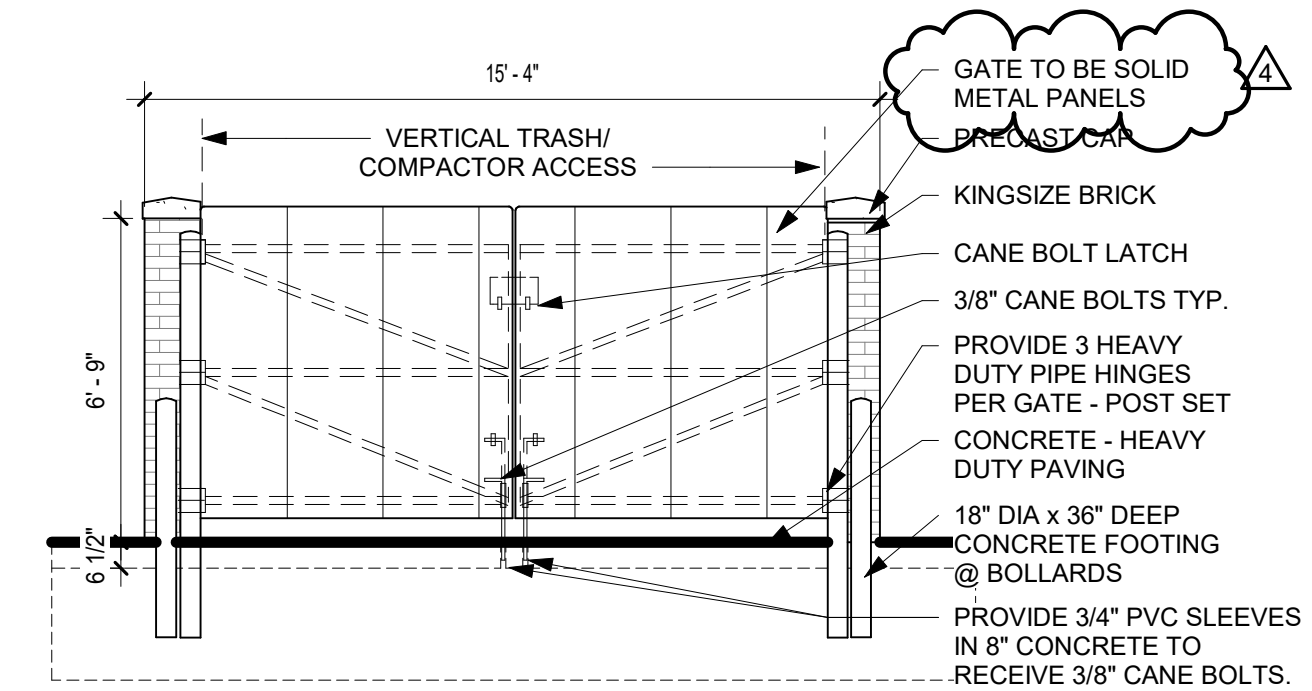
920 MAIN STREET, SUITE 1400
KANSAS CITY, MO 64105

BY: _____ DATE: _____

NAME

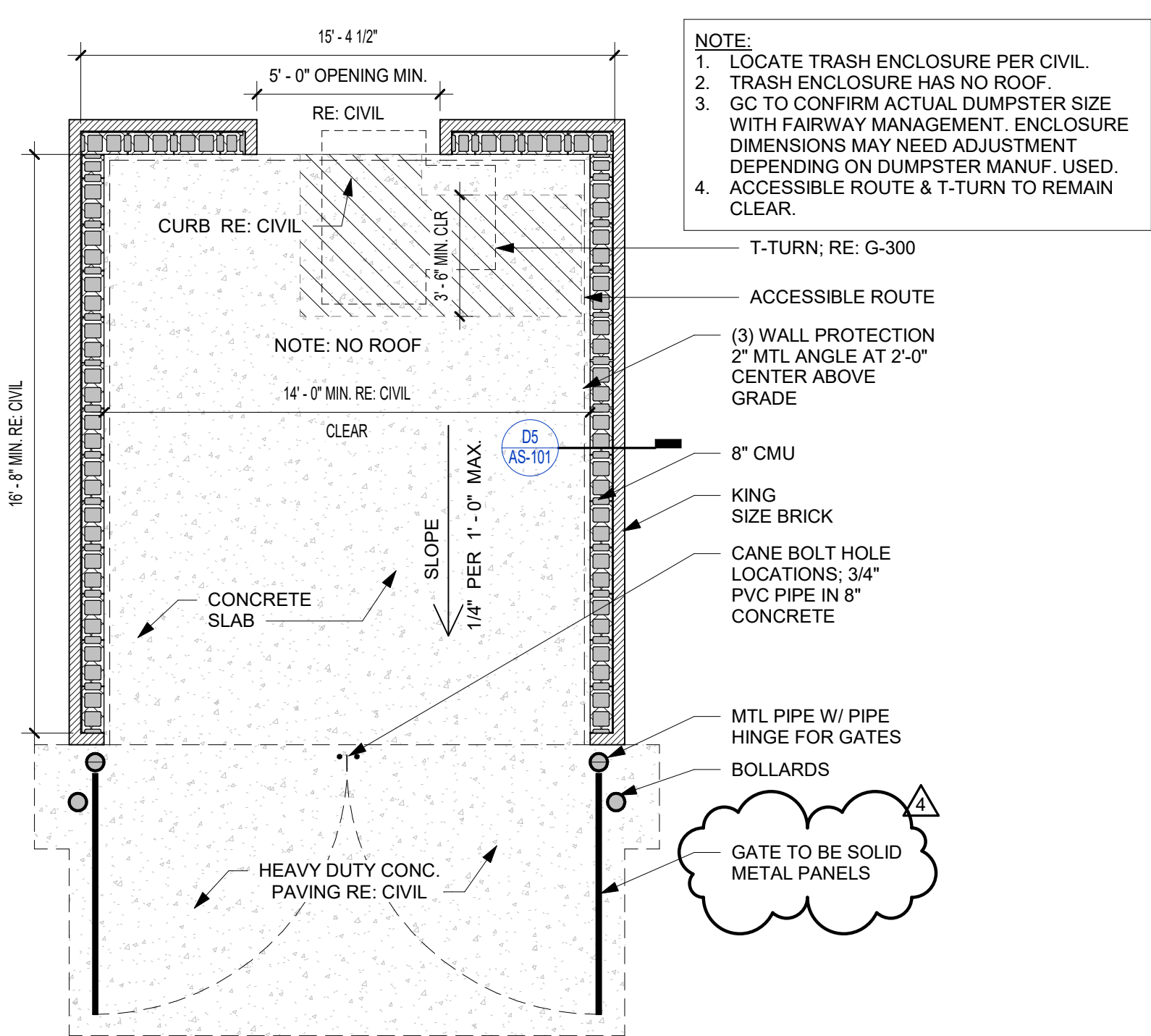


D5 TRASH ENCLOSURE SECTION
3/4" = 1'-0"

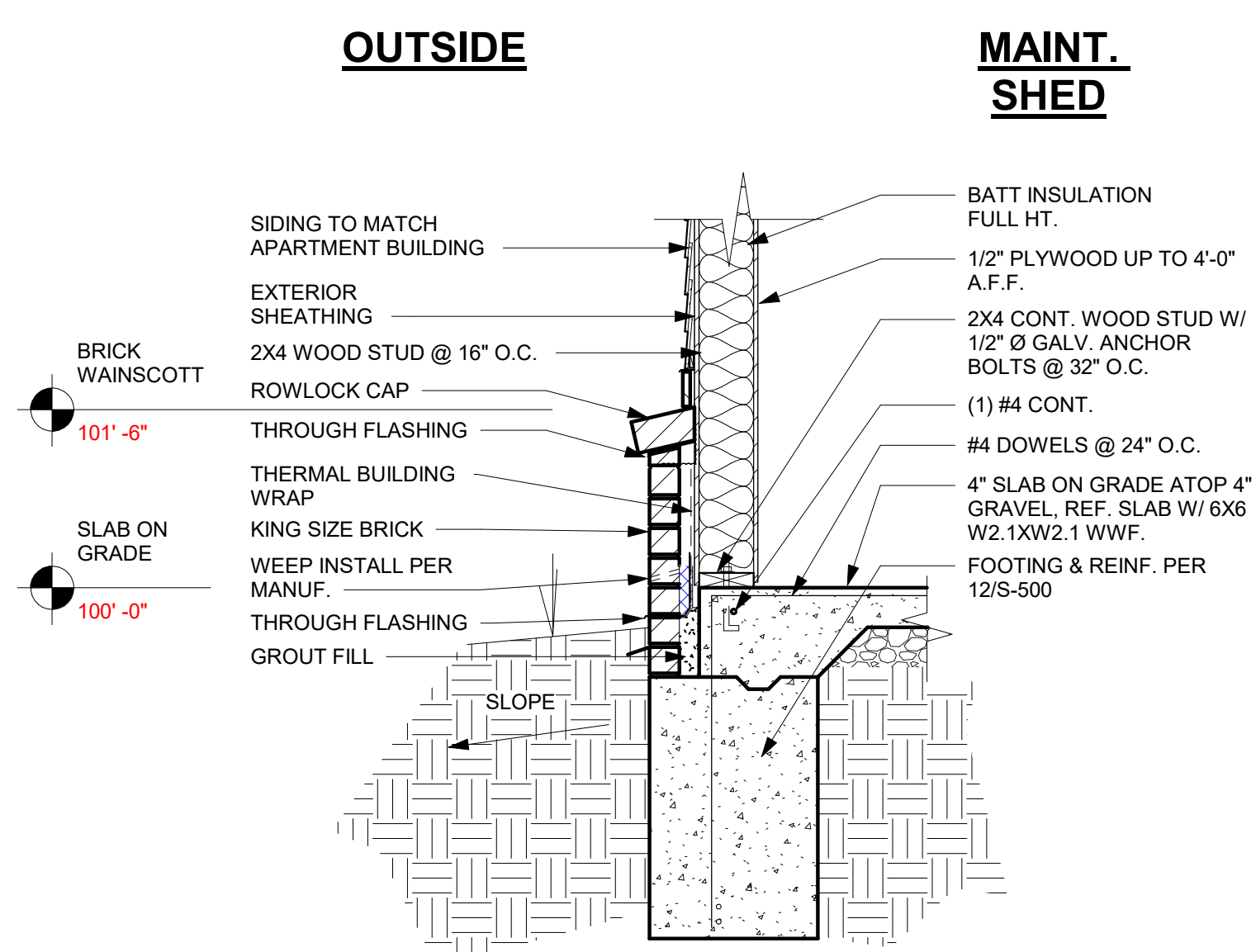


D4 TRASH ENCLOSURE GATE SECTION
3/4" = 1'-0"

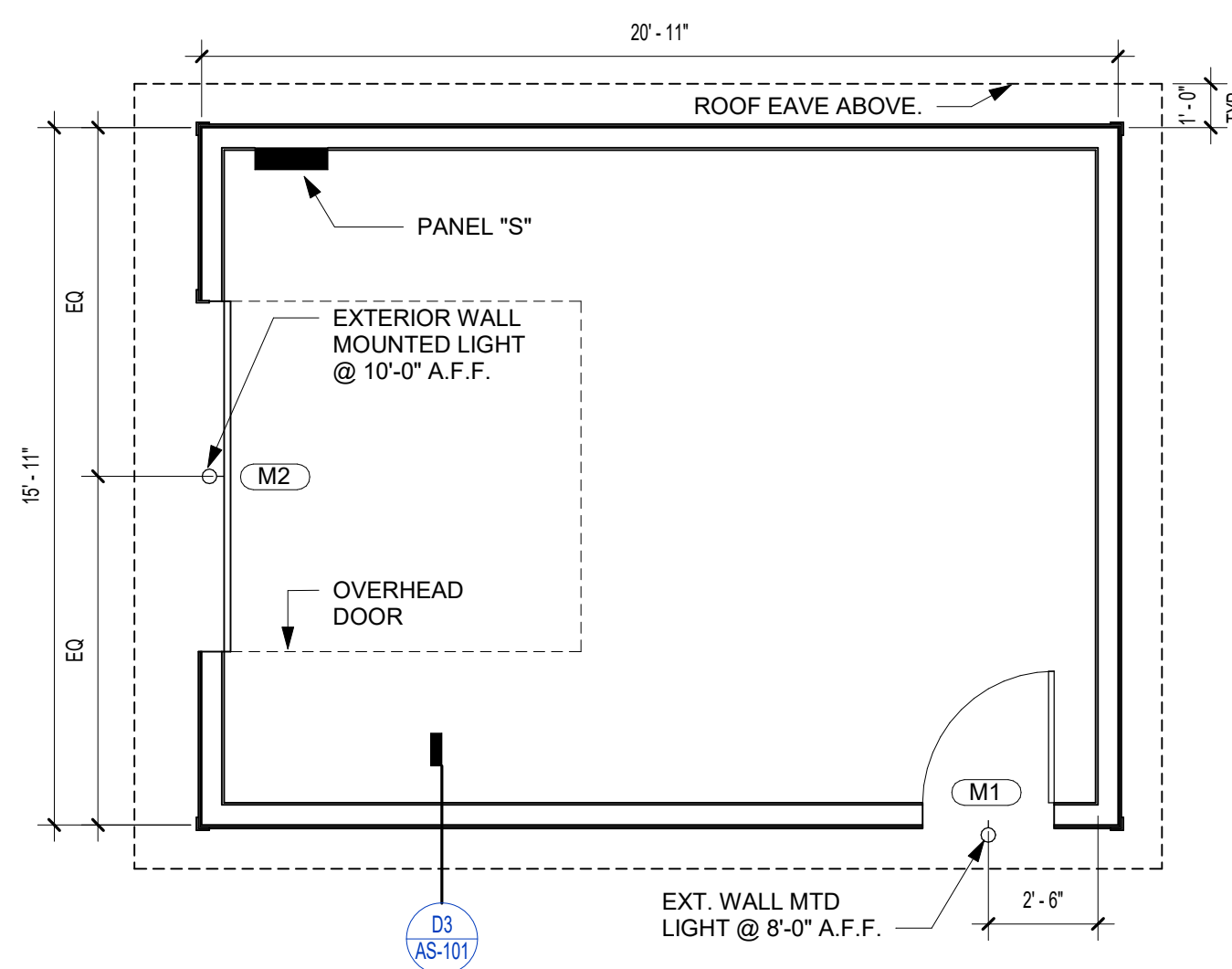
B5 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



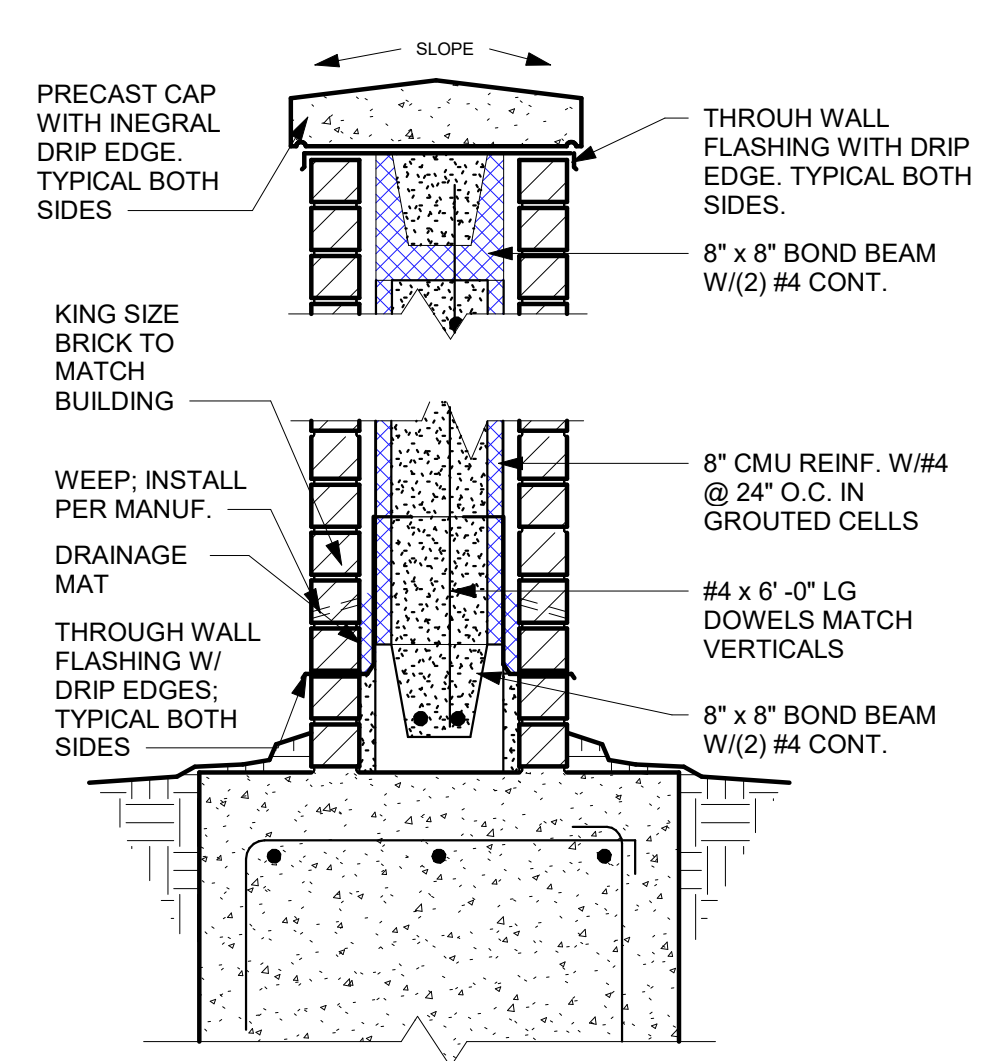
A5 TRASH ENCLOSURE FLOOR PLAN
1/4" = 1'-0"



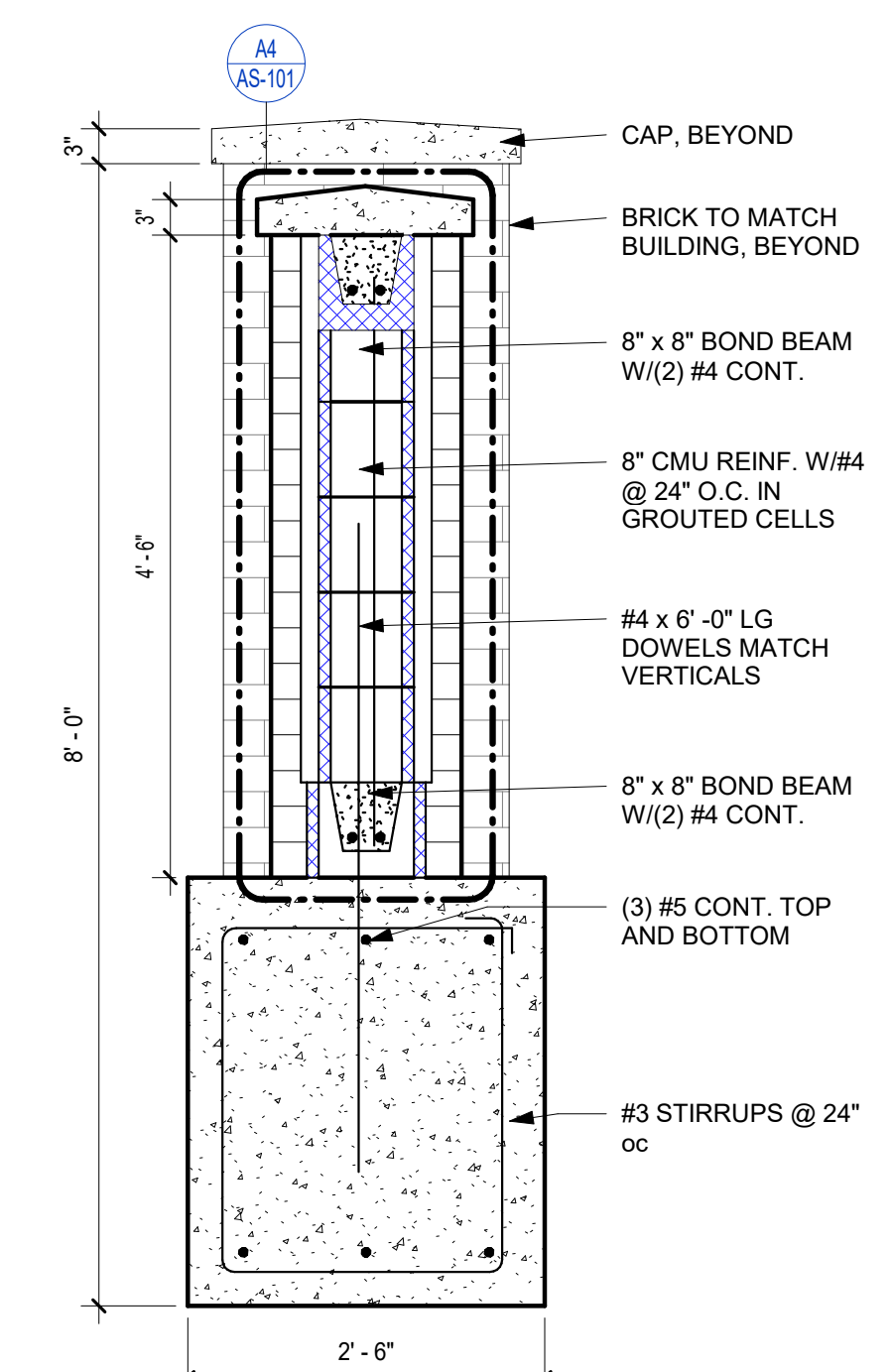
D3 MAINTENANCE SHED SECTION
3/4" = 1'-0"



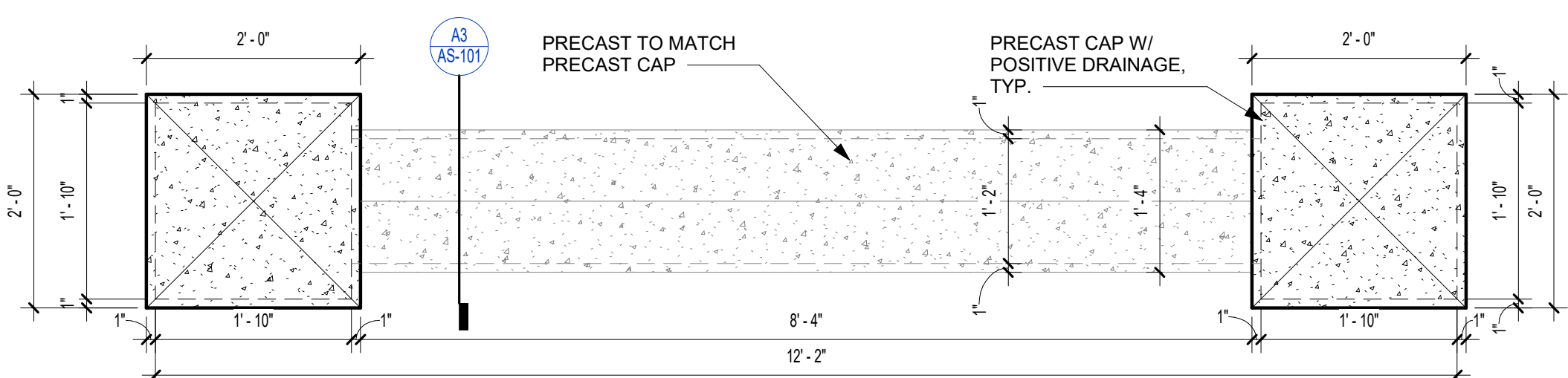
B3 MAINTENANCE SHED FLOOR PLAN
1/4" = 1'-0"



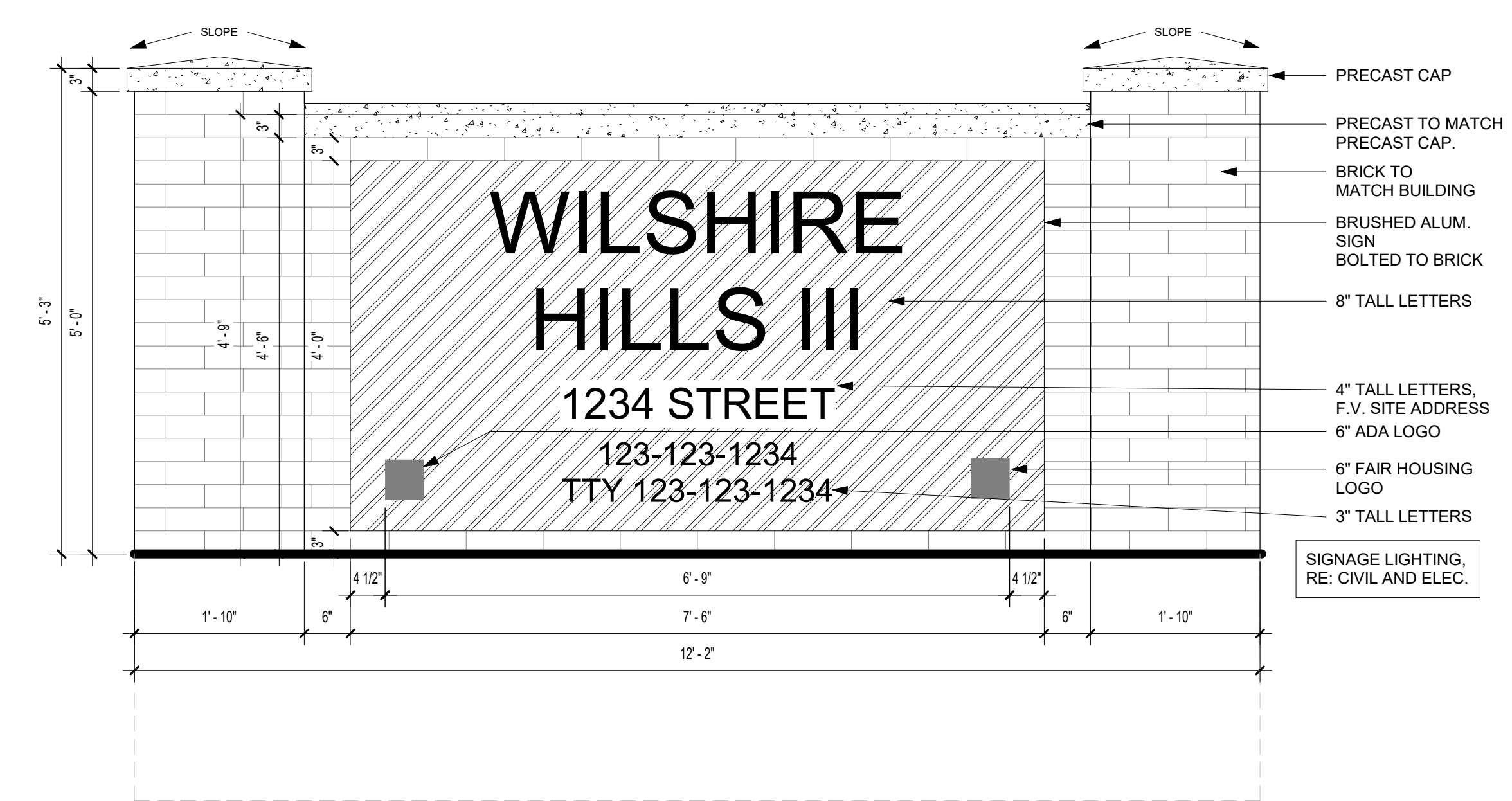
A4 MONUMENT SIGN SECTION
1" = 1'-0"



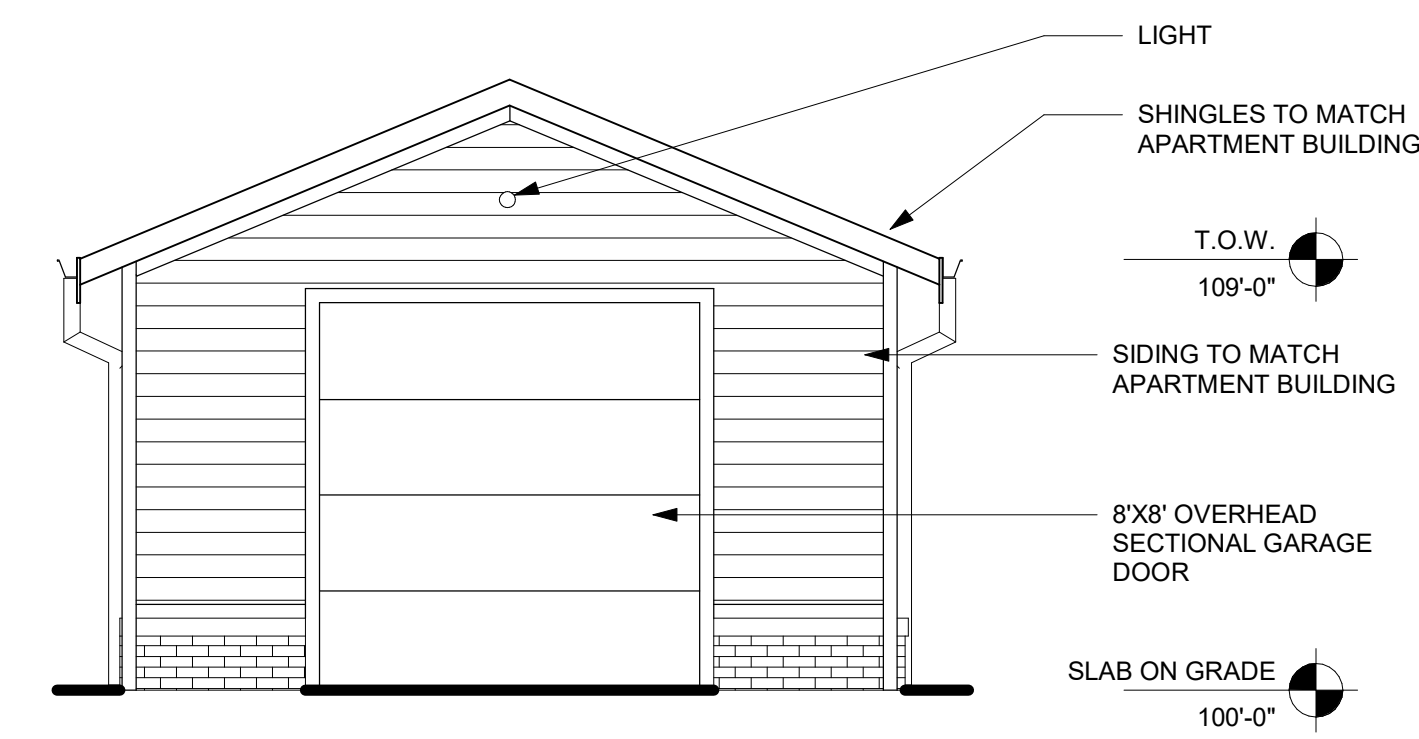
A3 MONUMENT SIGN SECTION
3/4" = 1'-0"



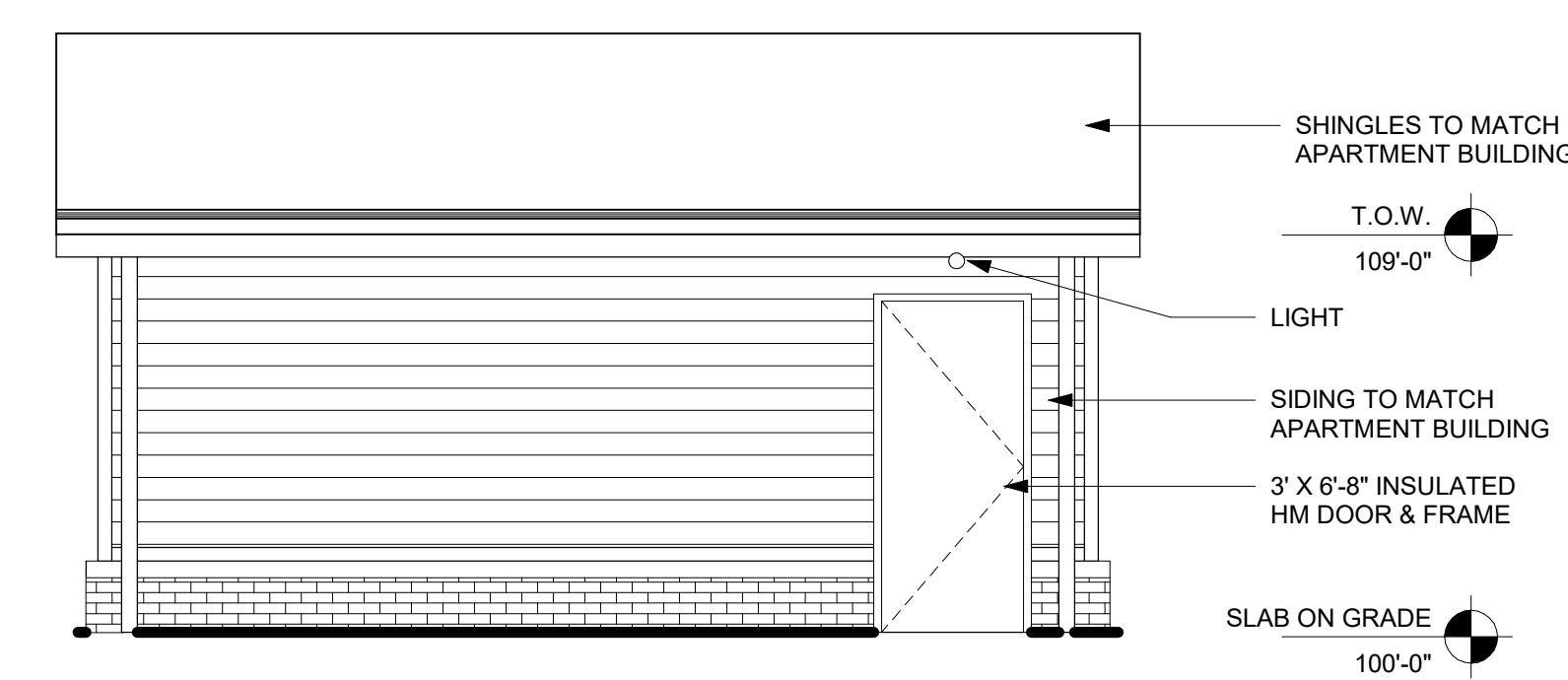
B1 MONUMENT SIGN PLAN
3/4" = 1'-0"



A1 MONUMENT SIGN FRONT ELEVATION
3/4" = 1'-0"



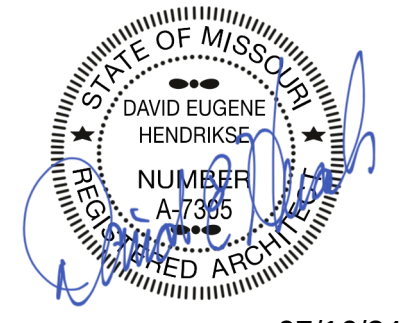
D1 MAINTENANCE SHED FRONT ELEVATION
1/4" = 1'-0"



C1 MAINTENANCE SHED SIDE ELEVATION
1/4" = 1'-0"

PRINTS ISSUED
10/30/23 PERMIT SUBMITTAL
REVISIONS:
4 07/16/24 Addendum 4 - Response to City Comments

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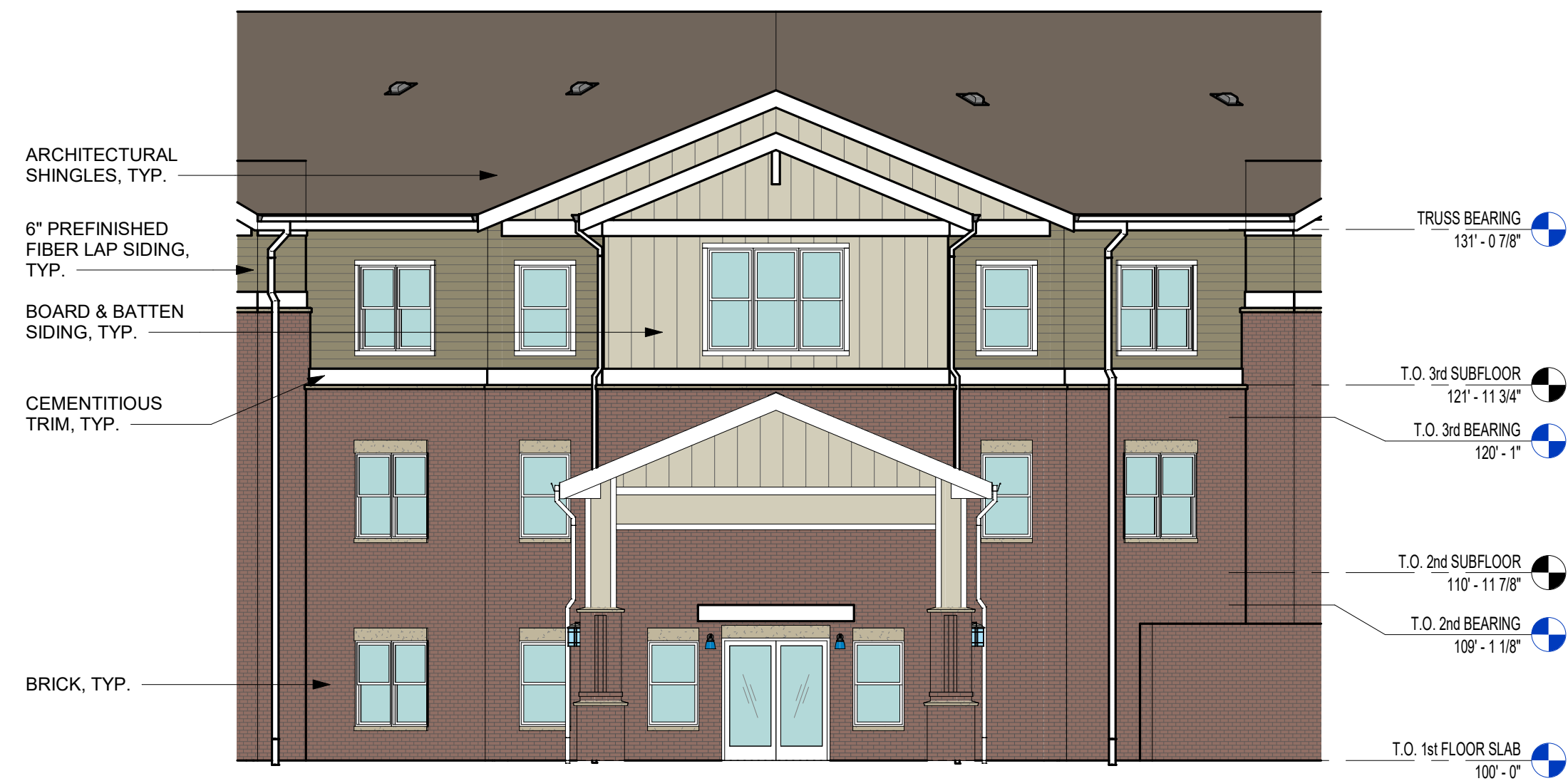


07/16/24

WILSHIRE HILLS III
LEE'S SUMMIT, MISSOURI
MHDC Project No. #22-057 MT

SHEET TITLE
ARCHITECTURAL SITE AMENITIES
PROJECT NUMBER: 23034
SHEET NUMBER:

AS-101



REFERENCE G-003 FOR GENERAL NOTES

MATERIAL LEGEND

- 6" PREFINISHED FIBER LAP SIDING
JAMES HARDIE - MONTEREY TAUPE
- BOARD & BATTEN SIDING
JAMES HARDIE - COBBLE STONE
- FACE BRICK
HERITAGE TRAIL
- PRE-CAST STONE BANDING, WINDOW
SILLS AND CAPS
NATURAL COLOR
- SPLIT FACE CMU
- PREFINISHED FIBER TRIM -
3-1/2" & 5-1/2" AT WINDOW
11-1/4" AT BANDING
3-1/2" VERTICAL OUTSIDE /
INSIDE CORNER TRIM
JAMES HARDIE - ARCTIC WHITE

C1 FRONT ELEVATION
1/8" = 1'-0"



B1 EAST ELEVATION
1/8" = 1'-0"



A1 NORTH ELEVATION
1/8" = 1'-0"

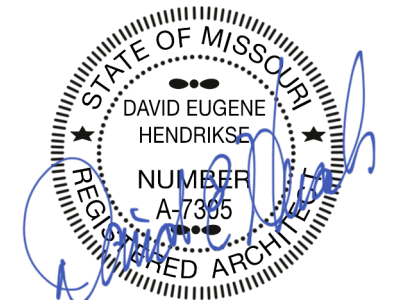
PRINTS ISSUED
10/30/23 PERMIT SUBMITTAL

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4 07/16/24 Addendum 4 - Response to City Comments

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07/16/24

WILSHIRE HILLS III

LEE'S SUMMIT, MISSOURI

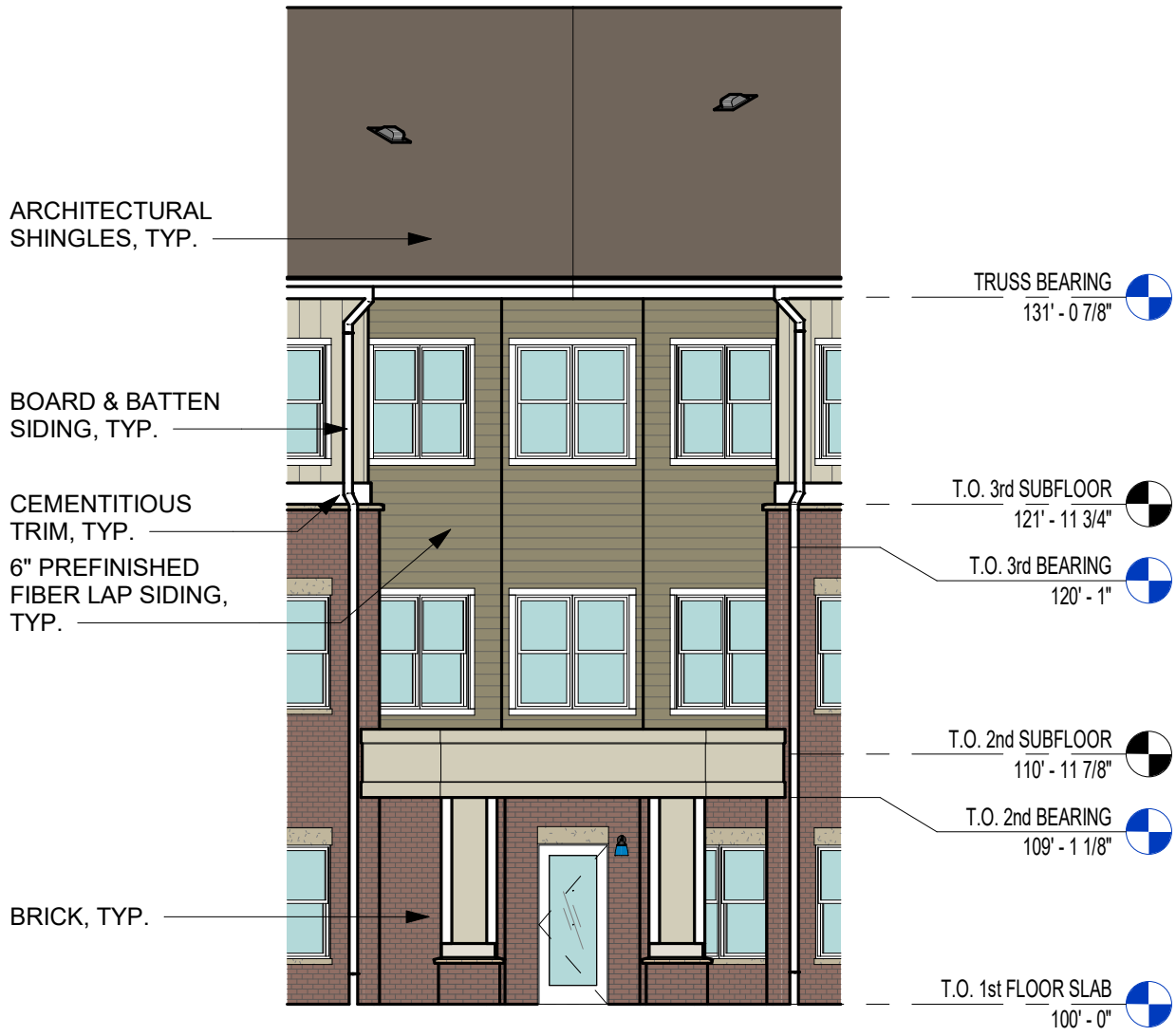
MHDC Project No. #22-057 MT

SHEET TITLE
EXTERIOR ELEVATIONS -
COLORED

PROJECT NUMBER: 23034

SHEET NUMBER:

A-202

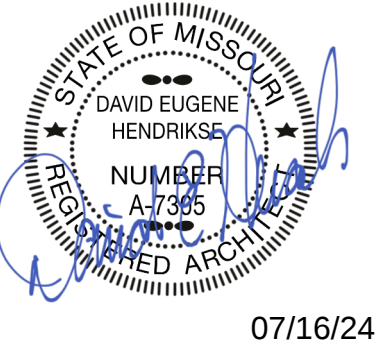


C1 REAR ELEVATION
1/8" = 1'-0"

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WILSHIRE HILLS III
LEE'S SUMMIT, MISSOURI
MHDC Project No. #22-057 MT

SHEET TITLE
EXTERIOR ELEVATIONS - COLORED

PROJECT NUMBER: 23034

SHEET NUMBER:
A-203



B1 WEST ELEVATION
1/8" = 1'-0"



A1 SOUTH ELEVATION
1/8" = 1'-0"