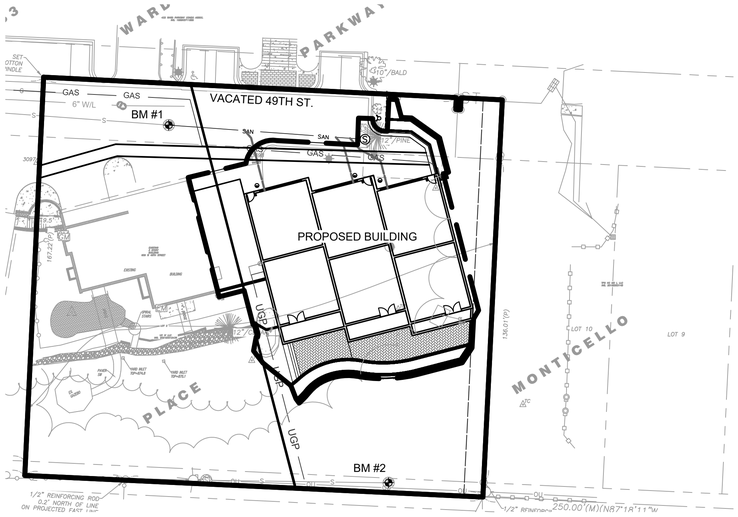
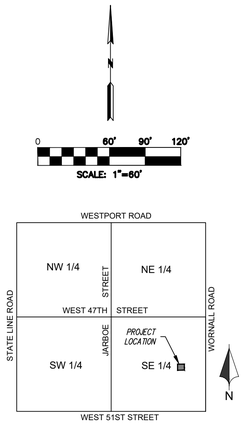
SHIRAZ CONDOMINIUMS
PRELIMINARY DEVELOPMENT PLANS / PLAT

A REPLAT OF LOT TWO, ARNOLD PLACE AND UNPLATTED / VACATED
PORTIONS OF 49TH STREET RIGHT-OF-WAY
KANSAS CITY, JACKSON COUNTY, MISSOURI
FINAL DEVELOPMENT PLANS
FILE NUMBER 2023-234 / PROJECT NUMBER CRBG-2023-30984





LOCATION MAP
SECTION 30-T49N-R33W
Scale 1" = 2000'

GENERAL STANDARRD NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE KCMO PUBLIC WORKS DEPARTMENTS STANDARDS AND SPECIFICATIONS AND DESIGN CRITERIA AND APWA KC , FOR CONSTRUCTION OF THE KANSAS CITY, MISSOURI PUBLIC WORKS DEPARTMENT (KCPWD).
2. THE LOCATIONS OF EXISTING UTILITIES, AS SHOWN, ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES. CONTRACTORS SHALL POTHOLE AND EXPOSE ALL UTILITIES (INDICATED ON THE DRAWINGS, LOCATED AT GRADE BY A UTILITY LOCATING SERVICE, OR EVIDENT FROM UTILITY COMPANY INFORMATION) AT LEAST 500 FEET IN ADVANCE OF WATER MAIN CONSTRUCTION, DETERMINING THE DEPTH, SIZE, AND MATERIAL OF THE UTILITIES IN PROXIMITY TO THE PROPOSED WATER MAIN ALIGNMENT. CONTRACTOR SHALL PROVIDE THIS INFORMATION TO THE ENGINEER & ADVISE OF ANY POTENTIAL CONFLICTS WITH THE PROPOSED PIPELINE ALIGNMENT. DEFLECT PIPE TO MAINTAIN MINIMUM 5 FEET HORIZONTAL AND 18 INCH VERTICAL CLEARANCES BETWEEN PROPOSED WATER MAIN AND ALL EXISTING UTILITIES.
3. THE CONTRACTOR SHALL COMPLY WITH STATE LAW REQUIRING ANY PERSON OR FIRM DOING EXCAVATION ON THE PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO AND OBTAINING INFORMATION FROM UTILITY COMPANIES.
4. AN EXCAVATION PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF WAY. CONTACT THE PUBLIC WORKS DEPARTMENT PERMIT COUNTER AT CITY HALL.
5. A STREET CLOSURE PERMIT MAY BE REQUIRED FOR THIS WORK. CONTACT THE PUBLIC WORKS DEPARTMENT PERMIT COUNTER AT CITY HALL.
6. ALL WORK SHALL CONFORM TO THE LATEST REVISION OF THE KANSAS CITY, MISSOURI EROSION AND SEDIMENT CONTROL SPECIFICATIONS, WHICH ARE MADE A PART HEREOF BY REFERENCE. EROSION CONTROL PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO THE START OF THIS PROJECT.
7. CONTRACTORS SHALL PROTECT EXISTING POWER POLES AND LIGHT POLES FROM DAMAGE AND SHALL PROVIDE BRACING, SHORING, OR OTHER WORK NECESSARY FOR SUCH PROTECTION. ANY STRUCTURES REMOVED DURING CONSTRUCTION OPERATIONS SHALL BE REPLACED.
8. ANY EXISTING STRUCTURE, YARD FEATURE, FENCE OR OTHER ITEM DAMAGED BY THE CONTRACTOR SHALL BE REPLACED OR REPAIRED TO LIKE OR BETTER CONDITION. THERE WILL BE NO SEPARATE PAYMENT FOR THIS WORK.
9. ANY EXISTING YARD STRUCTURE WITHIN THE STREET RIGHT-OF-WAY SHALL BE REMOVED AS NECESSARY DURING CONSTRUCTION, UNLESS OTHERWISE NOTED. OTHER STRUCTURES MAY BE RELOCATED TO A DIFFERENT LOCATION IF AGREED UPON BY THE PROPERTY OWNER AND THE ENGINEER.
10. EROSION CONTROL PLANS AND PROCEDURES SHALL BE IN PLACE PRIOR TO ANY EXCAVATION. CONTRACTOR TO REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED BY DESIGN ENGINEER FOR THIS PROJECT. A COPY OF THE SWPPP CAN BE FOUND IN THE PROJECT DOCUMENTS.
11. SURFACE RESTORATION FOR THE AREAS NOT PAVED OR LANDSCAPED SHALL BE WITH SOD OR SEED. AREAS WITH ESTABLISHED MOWED LAWNS SHALL BE SODDED. ALL OTHER AREAS THAT ARE NOT PAVED OR LANDSCAPED SHALL BE SEEDED. SODDING SHALL BE IN ACCORDANCE WITH SECTION 02931 - SODDING AND SEEDING SHALL BE IN ACCORDANCE WITH SECTION 02930 - SEEDING OF THE PROJECT MANUAL.
12. ALL RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED OR DESTROYED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND RESETTING ALL DISTURBED PROPERTY CORNER MARKERS. THERE WILL BE NO SEPARATE PAYMENT FOR THIS WORK.
13. CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO SAVE ANY BUSHES, TREES, EXISTING STRUCTURE, YARD FEATURE OR OTHER ITEM. ANY ITEM DAMAGED BY THE CONTRACTOR SHALL BE REPLACED OR REPAIRED TO LIKE NEW OR BETTER CONDITION. THERE WILL BE NO SEPARATE PAYMENT FOR THIS WORK.
14. THE CONTRACTOR SHALL PROVIDE & MAINTAIN TEMPORARY SURFACING CAPABLE TO SUPPORTING HEAVY WHEELED TRAFFIC (E.G., UNTREATED COMPACT AGGREGATE, STEEL PLATES) IN ANY PAVED AREAS CUT OR DISTURBED UNTIL CONCRETE OR ASPHALT CAN BE PLACED.
15. ALL PAVED SURFACES THAT ARE EITHER COMPRISED OF CONCRETE OR ASPHALT (E.G., STREETS, DRIVEWAYS, PARKING LOTS, ETC.) THAT ARE REMOVED BY THIS CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH SECTION 02575 - SURFACE RESTORATION OF THE PROJECT MANUAL AND THE CURRENT "STREET CUT RESTORATION" STANDARD DRAWING SR-1.

PROPERTY DESCRIPTION:

OVERALL BOUNDARY:

ALL OF LOT TWO, ARNOLD PLACE, A RESURVEY AND RESUBDIVISION OF ALL OF LOT 1, ARNOLD PLACE CONDOMINIUM, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI LOCATED IN SECTION 30, TOWNSHIP 49 NORTH, RANGE 33 WEST.

UTILITY CONTACTS

AT&T	1-800-246-8464
LUMEN	1-800-283-4237
CONSOLIDATED	844-968-7224
COMCAST	800-391-3000
FIDELITY COMMUNICATIONS	800-392-8070
GOOGLE FIBER NOC	1-866-954-1572
KCMO PARKS & RECREATION	816-513-7500
KCMO STREET AND TRAFFIC DIVISION	816-513-0421
KCMO STREET LIGHTING/ BLACK & MCDONALD	816-483-0257
KCMO WATER SERVICES DEPT DISPATCHER	816-513-1313
KCMO WATER SERVICES POLLUTION CONTROL	816-513-1313
EVERGY	888-544-4852
LEVEL 3	877-2LEVEL3
MAGELLAN MIDSTREAM PARTNERSHIP LP	800-720-2417
SPIRE	800-582-0000
MISSOURI DEPARTMENT OF TRANSPORTATION	888-275-6636
MISSOURI ONE-CALL	800-344-7483
SOUTHERN STAR CGP	800-324-9696
SINCLAIR TRANSPORTATION	800-321-3994
T-MOBILE	800-521-0579
SUREWEST	913-825-3000
SPECTRUM	833-493-4939
TRI COUNTY WATER	816-796-4100
TW TELECOM	800-829-0420
UNITE PRIVATE NETWORKS	866-963-4237
VERIZON/ MCI COMMUNICATIONS INC	800-624-9675
ZAYO	866-236-2824

MISSOURI ONE CALL SYSTEM
1 - 800 - 344 - 7483
1 - 800 - (DIG-RITE)
(811)

LEGEND

Existing Section Line	Proposed Right-of-Way
Existing Right-of-Way Line	Proposed Property Line
Existing Lot Line	Proposed Lot Line
Existing Easement Line	Proposed Easement
Existing Curb & Gutter	Proposed Curb & Gutter
Existing Sidewalk	Proposed Sidewalk
Existing Storm Sewer	Proposed Storm Sewer
Existing Storm Structure	Proposed Storm Structure
Existing Waterline	Proposed Fire Hydrant
Existing Gas Main	Proposed Waterline
Existing Sanitary Sewer	Proposed Sanitary Sewer
Existing Sanitary Manhole	Proposed Sanitary Manhole
Existing Light Pole	Proposed Light Pole
Existing Contour Major	Proposed Contour Major
Existing Contour Minor	Proposed Contour Minor
	Future Curb & Gutter

NOTE:

1. According to the F.E.MA. Flood Insurance Rate Map Number 29095C0261G, Revised January 20, 2017 , this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside of 0.2% annual chance floodplain. Base flood elevations have been determined.
2. There are no oil or gas wells located on the subject property as of January 30, 2024 as shown by the Missouri Geological Survey GEOSTRAT (Geosciences Technical Resource Assessment Tool).

PROJECT BENCHMARKS:

#1 CENTER OF EXISTING SANITARY SEWER MANHOLE APPROX. 53 FEET EAST AND APPROX. 17 FEET SOUTH OF THE NORTHWEST CORNER OF LOT TWO, ARNOLD PLACE.
N: 1045774.72 E: 2761912.48
TOP ELEV. 854.98

#2 CENTER OF EXISTING SANITARY SEWER MANHOLE APPROX. 40 FEET WEST AND APPROX. 5 FEET NORTH OF THE SOUTHEAST CORNER OF LOT TWO, ARNOLD PLACE.
N: 1045624.74 E: 2762004.60
TOP ELEV. 899.18

DEVELOPER
UC IV, LLC
3930 WASHINGTON STREET
KANSAS CITY, MO. 64111
(913) 526-6833
CONTACT - AHMED AWAD
DRAWAD@KCKIDNEY.COM

ENGINEER
Hg CONSULT, INC.
1411 NE TODD GEORGE RD.
LEE'S SUMMIT, MISSOURI 64086
(816) 703-7098
CONTACT - KEVIN STERRETT
EMAIL: KSTERRETT@HGCONS.COM

CIVIL INDEX OF SHEETS

NO.	DATE	REVISION	BY	CK/APP
	10/07/24	PER CITY'S COMMENTS – DATED 08/07/24	JJ	MW/ RKS
	06/19/24	PER CITY'S COMMENTS	2	SPW RKS
	03/29/24	PER CITY'S COMMENTS	1	SPW RKS
	11/08/23	SUBMITTED TO CITY OF KANSAS CITY		SPW RKS

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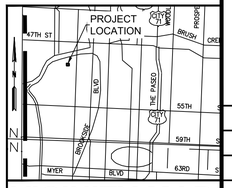
STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2004
REGISTERED PROFESSIONAL ENGINEER
R. KEVIN STERRETT, MO E-26440
October 01, 2024

Hg Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005573 (MO) / E-1736 (KS.) / LS 2019005467

PRELIMINARY DEVELOPMENT PLANS / PLAT
CIVIL GENERAL NOTES
SHIRAZ CONDOMINIUMS
509, 511 & 513 WEST 49TH STREET
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



VICINITY MAP
NOT TO SCALE

X-REF NO. 21–032 Base
DRAWING NO. 21–032 PDPs
DATE October 01, 2024
JOB NO. 21–032

C0.01

V=847.09'
(E)12" CPP=844.94'

433 WARD PARKWAY

OWNER: 433 WARD PARKWAY CONDO ASSOC
433 WARD PARKWAY 2E
ZONED: R-0.5 / RESIDENTIAL 0.5

433 WARD PARKWAY CONDO ASSOC.
INS. 1986K0711555

OWNER: 433 WARD PARKWAY CONDO ASSOC
433 WARD PARKWAY 2E
ZONED: R-0.5 / RESIDENTIAL 0.5

OWNER: TPG KC MO I, LLC
401 WARD PARKWAY
ZONED: R-0.3 / RESIDENTIAL 0.3

SET COTTON SPINDLE

S87°10'23"E 173.15'

S87°10'23"E 2.00'

N02°49'37"E 5.00'

S87°10'23"E 17.32'

S02°49'37"W 5.00'

S02°49'37"W 25.00'

0 10' 15' 20'
SCALE: 1"=10"

6" W/L

PRIVATE DRIVE

31.8' BACK TO BACK

24.6' BACK TO BACK

OWNER: TPG KC MO I, LLC
401 WARD PARKWAY
ZONED: R-0.3 / RESIDENTIAL 0.3

LOT TWO
32,096 S.F.
0.737 ACRES

N02°43'19"E 167.13'

EXISTING 3 STORY BUILDING

EXISTING 3 STORY BUILDING 609 W 49TH STREET

EXISTING BUILDING

SPIRAL STAIRS

LOT 2

UC IV LLC
INS. 2021E0012435

EX. CEDAR

EX. SHED

EX. GAZEBO

PAVER SW

YARD INLET TOP=874.8

YARD INLET TOP=875.1

ARNOLD PLACE

LOT 1

4909 LLC
INS. 2015E0117303

OWNER: 4409 LLC
615 W 49TH STREET
ZONED: R-5 / RESIDENTIAL 5

OWNER: ALAMEDA ASSOCIATION LTD
400 WEST 49TH TERRACE
ZONED: R-0.3 / RESIDENTIAL 0.3

TPG KC MO I, LLC
INS. 2016E0053148

S02°47'48"W 135.70'

MONTICELLO PLAT OF

LOT 10

"VACATED 12' ALLEY
ORD. NO. 55428

77.75'(M)(P) S87°18'11"E

N87°18'11"W 192.25'

250.00'(M)(P) N87°18'11"W

S02°41'49"W 6.00'

1/2" REINFORCING ROD W/ CAP MO2388 0.2' SOUTH OF LINE

1/2" REINFORCING ROD 0.2' NORTH OF LINE ON PROJECTED EAST LINE OF LOT 14 AMENDED PLAT OF MONTICELLO

OWNER: 9, LLC
606 WEST 49TH TERRACE
ZONED: R-6 / RESIDENTIAL 6

OWNER: LADNER, DALE & OBRIEN-LADNER AMY
600 WEST 49TH TERRACE
ZONED: R-6 / RESIDENTIAL 6

OWNER: LIBSON, DAVID P. JR. & ELEANOR A.
550 WEST 49TH TERRACE
ZONED: R-6 / RESIDENTIAL 6

OWNER: SHAPIRO, ANTHONY W.
500 WEST 49TH TERRACE
ZONED: R-6 / RESIDENTIAL 6

OWNER: VANICE, JONATHAN
490 WEST 49TH TERRACE
ZONED: R-6 / RESIDENTIAL 6

NO.	DATE	REVISION	BY	CK/APP
3	10/07/24	PER CITY'S COMMENTS – DATED 08/07/24	MWY	RKS
2	06/18/24	PER CITY'S COMMENTS	SPW	RKS
1	03/29/24	PER CITY'S COMMENTS	SPW	RKS
	11/09/23	SUBMITTED TO CITY OF KANSAS CITY	SPW	RKS

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STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2644
PROFESSIONAL ENGINEER

R. KEVIN STERRETT, MO E-26440
October 01, 2024

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005573 (MO.) / E-1736 (KS.) / LS 2019005467

PRELIINARY DEVELOPMENT PLANS / PLAT

EXISTING CONDITIONS

SHIRAZ CONDOMINIUMS
509, 511 & 513 WEST 49TH STREET
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

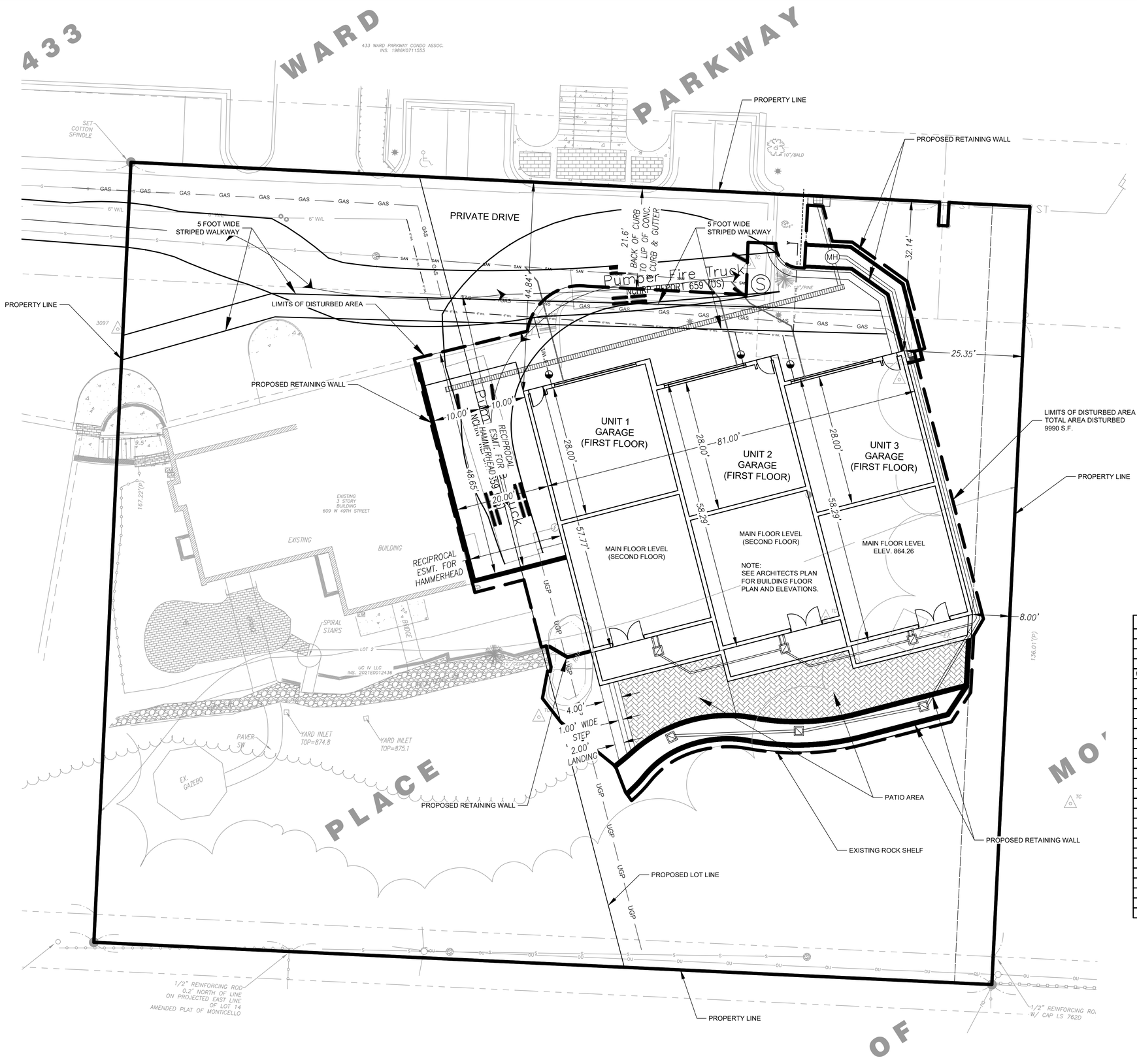
X-REF NO.
21–032 Base

DRAWING NO.
21–032 PDPs

DATE
October 01, 2024

JOB NO.
21–032

C0.02



0 10' 15' 20'

SCALE: 1"=10'

PROJECT SUMMARY:

EXISTING ZONING: R-5 / RESIDENTIAL 5
PROPOSED ZONING: R-5 / RESIDENTIAL 5
EXISTING LAND USE: R-5 / RESIDENTIAL 5
TOTAL BOUNDARY AREA: LOT TWO: 32,096 S.F. / 0.737 ACRES
LOT AREA AFTER SPLIT OF LOT TWO:
LOT 2A: GROSS 14,643 S.F. / 0.336 ACRES - NET 13,167 S.F. / 0.302 ACRES
LOT 2B: GROSS 17,453 S.F. / 0.401 ACRES - NET 12,661 S.F. / 0.291 ACRES
STREET TYPE: PRIVATE LOCAL STREET
BUILDING TYPE: STUCCO WITH WOOD ENHANCEMENTS
FRONTAGE TYPE: N/A
APPROXIMATE BUILDING SIZE: 81 FEET WIDE x 66 FEET DEEP
BUILDING FLOOR AREA: 9,627 SQUARE FEET

RESIDENTIAL PARKING:
PARKING SPACES REQUIRED: (1 SPACE PER UNIT x 3) = 3 SPACES
PARKING SPACES PROVIDED: (2 PER UNIT (GARAGE) x 3) = 6 SPACES

FAR RATIO: 0.55 TO 1

BUILDING STANDARDS SUMMARY	
MINIMUM FRONT SETBACK	0 FEET
MINIMUM SIDE SETBACK	8 FEET
MINIMUM REAR SETBACK	25 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED	APPROVED
ZONING	R-5 / RESIDENTIAL 5	R-5 / RESIDENTIAL 5	NO	
GROSS LAND AREA				
IN SQUARE FEET	32,096			
IN ACRES	0.737			
RIGHT-OF-WAY DEDICATION				
IN SQUARE FEET	0			
IN ACRES	0			
NET LAND AREA				
IN SQUARE FEET	32,096			
IN ACRES	0.737			
BUILDING AREA (SQ.FT.)	11,533			
FLOOR AREA RATIO	0.36			
RESIDENTIAL USE INFO				
TOTAL DWELLING UNITS				
DETACHED HOUSE				
ZERO LOT LINE HOUSE				
COTTAGE HOUSE				
SEMI-ATTACHED HOUSE				
TWO-UNIT HOUSE				
MULTI-UNIT HOUSE				
COLONNADE				
MULTIPLEX				
MULTI-UNIT BUILDING	1	2		
TOTAL LOTS				
RESIDENTIAL	1	5		
PUBLIC / CIVIC				
COMMERCIAL				
INDUSTRIAL				
OTHER				

SITE DATA

TOTAL AREA - 17,453 S.F. / 0.401 AC.
EXISTING SITE:
PERVIOUS - 15,433 S.F. / 0.354 AC.
IMPERVIOUS - 2,020 S.F. / 0.047 AC.
PROPOSED SITE:
PERVIOUS - 7,075 S.F. / 0.162 AC.
IMPERVIOUS - 10,378 S.F. / 0.239 AC.

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3	10/07/24	PER CITY'S COMMENTS – DATED 08/07/24	MWV	RKS
2	08/19/24	PER CITY'S COMMENTS	SPW	RKS
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	11/09/23	SUBMITTED TO CITY OF KANSAS CITY	SPW	RKS

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STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2644
REGISTERED PROFESSIONAL ENGINEER

R. KEVIN STERRETT, MO E-26440
October 01, 2024

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005573 (MO.) / E-1736 (KS.) / LS 2019005467

PRELIMINARY DEVELOPMENT PLANS / PLAT

SITE DIMENSION PLAN

SHIRAZ CONDOMINIUMS
509, 511 & 513 WEST 49TH STREET
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

X-REF NO.
21–032 Base

DRAWING NO.
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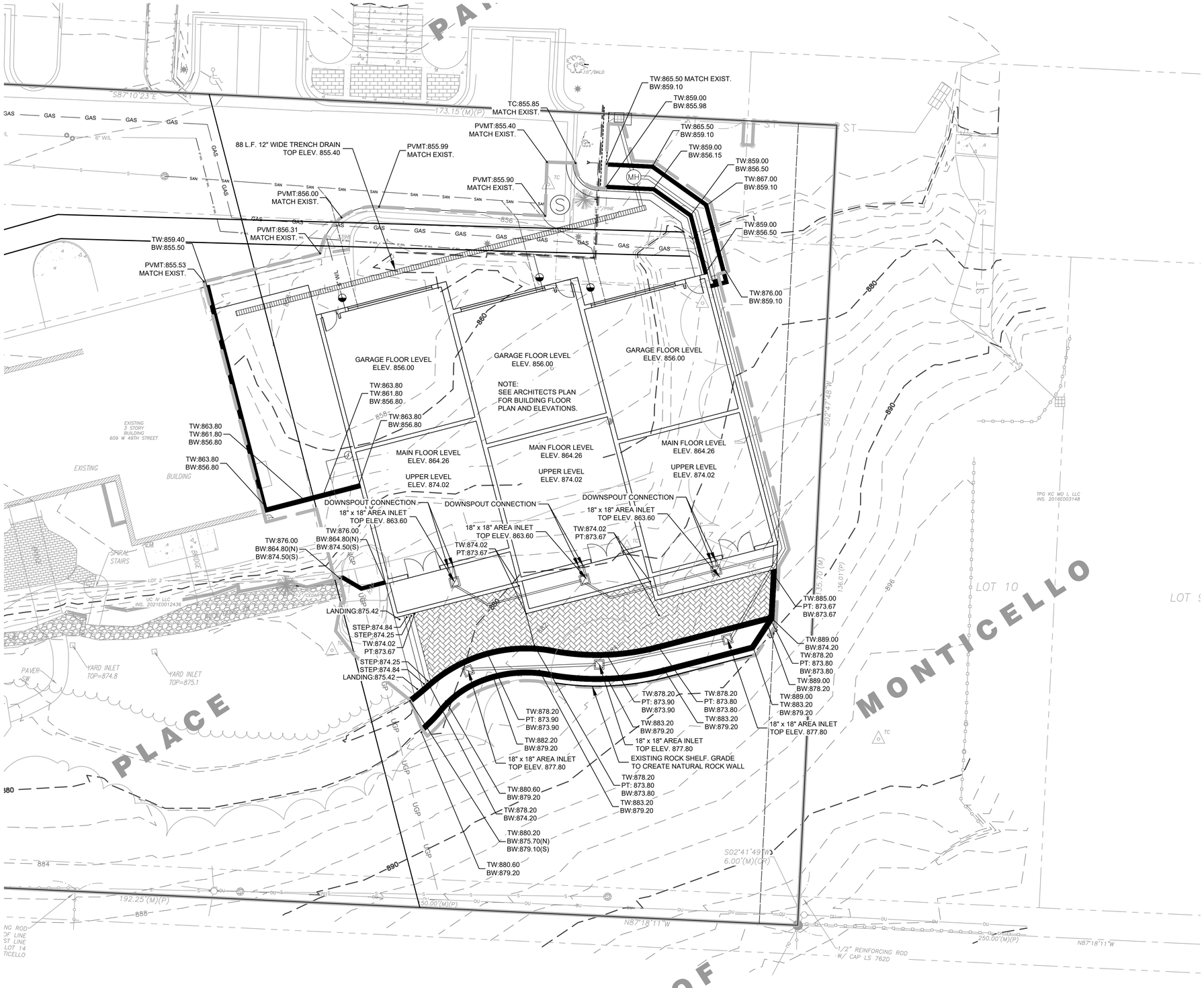

0 10' 15' 20'

SCALE: 1"=10'

LEGEND

TC = Top of Curb
SW = Edge of Sidewalk
TW = Top of Wall
BW = Bottom of Wall
PT = Patio
H.P. = High Point
L.P. = Low Point

GENERAL GRADING NOTES

1. *SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.*
2. *ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.*
3. *CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS.*
4. *CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.*
5. *CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS AND SHALL MAINTAIN POSITIVE DRAINAGE OF ENTIRE SITE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING. TEMPORARY DEWATERING, INCLUDING PUMPING, MAY BE REQUIRED AND SHALL BE INCLUDED IN THE SCOPE OF WORK.*
6. *ALL SIDEWALKS, RAMPS, AND ACCESSIBLE ROUTES TO MEET ADA REQUIREMENTS.*
   - *6.1 SIDEWALKS TO HAVE MAXIMUM LONGITUDINAL SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2%.*
   - *6.2. RAMPS TO HAVE A MAXIMUM LONGITUDINAL SLOPE OF 8.3% AND MAXIMUM CROSS SLOPE OF 2%.*
7. *EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.*
8. *IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.*

*******CAUTION*******
NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

NO.	DATE	REVISION	BY	CK/APP
3	10/07/24	PER CITY'S COMMENTS – DATED 08/07/24	MWY	RKS
2	06/18/24	PER CITY'S COMMENTS	SPW	RKS
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RICHARD KEVIN STERRETT
NUMBER 2644
REGISTERED PROFESSIONAL ENGINEER

R. KEVIN STERRETT, MO E-26440
October 01, 2024

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.) / LS 2019005467

PRELIMINARY DEVELOPMENT PLANS / PLAT

SITE GRADING PLAN

SHIRAZ CONDOMINIUMS
509, 511 & 513 WEST 49TH STREET
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

X-REF NO.
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DRAWING NO.
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21–032

C1.02

INSTALL 83 L.F. 8" PVC AND SANITARY MANHOLE.
87 L.F. 4" PVC FOR 3 SERVICE LINES WITH CLEANOUTS

PROPOSED GAS MAIN EXTENSION AND METER LOCATIONS TO BE COORDINATED WITH SPIRE GAS

INSTALL 88 L.F. 12" WIDE TRENCH DRAIN WITH 10 L.F. 8" HDPE TO SUMP MANHOLE

INSTALL 120 L.F. 6" WATER MAIN WITH FIRE HYDRANT.

INSTALL MANHOLE WITH SUMP PUMP FOR STORM WATER COLLECTION.

INSTALL 95 L.F. 8" HDPE STORM SEWER WITH 2 DOWNSPOUT CONNECTIONS.

10.00' SANITARY SEWER EASEMENT

10.00' WATER MAIN EASEMENT

EXISTING 3 STORY BUILDING 609 W 49TH STREET

EXISTING BUILDING

SPIRAL STAIRS

LOT 2

UC IV LLC
INS. 2021E0012436

PAVER SW

EX. GAZEBO

YARD INLET TOP=874.8

YARD INLET TOP=875.1

DOWNSPOUT CONNECTION

18" x 18" AREA INLET TOP ELEV. 863.60

18" x 18" AREA INLET TOP ELEV. 877.80

INSTALL 94 L.F. 4" HDPE STORM SEWER WITH 3 - 18" x 18" NYLOPLAST AREA INLETS AND 2 DOWNSPOUT CONNECTIONS.

INSTALL 70 L.F. 6" HDPE STORM SEWER WITH 3 - 18" x 18" NYLOPLAST AREA INLETS.

PROPOSED ELECTRICAL SERVICE AND METER LOCATION TO BE COORDINATED WITH EVERGY.

0 10' 15' 20'
SCALE: 1"=10'

NO.	DATE	REVISION	BY	CK/APP
3	10/07/24	PER CITY'S COMMENTS - DATED 08/07/24	MMV	RKS
2	06/18/24	PER CITY'S COMMENTS	SPW	RKS
1	03/29/24	PER CITY'S COMMENTS	SPW	RKS
	11/09/23	SUBMITTED TO CITY OF KANSAS CITY	SPW	RKS

STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2664
REGISTERED PROFESSIONAL ENGINEER

R. KEVIN STERRETT, MO E-26440
October 01, 2024

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.) / LS 2019005467

PRELIMINARY DEVELOPMENT PLANS / PLAT

SITE UTILITY PLAN

SHIRAZ CONDOMINIUMS
509, 511 & 513 WEST 49TH STREET
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

X-REF NO.
21-032 Base

DRAWING NO.
21-032 PDPs

DATE
October 01, 2024

JOB NO.
21-032

C1.03

FIRE TRUCK TURNING TEMPLATE FOR
HAMMERHEAD BETWEEN BUILDINGS

Pumper Fire Truck
NCHRP REPORT 659 (US)

Pumper Fire Truck
NCHRP REPORT 659 (US)

0 10' 15' 20'
SCALE: 1"=10'

NO.	DATE	REVISION	BY	CK/APP
3	10/07/24	PER CITY'S COMMENTS – DATED 08/07/24	MMY	RKS
2	06/18/24	PER CITY'S COMMENTS	SPW	RKS
1	03/29/24	PER CITY'S COMMENTS	SPW	RKS
	11/08/23	SUBMITTED TO CITY OF KANSAS CITY	SPW	RKS

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STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2644
STERRETT PROFESSIONAL ENGINEER

R. KEVIN STERRETT, MO E-26440
October 01, 2024

I&G Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.) / LS 2019005467

PRELIINARY DEVELOPMENT PLANS / PLAT
FIRE TRUCK TURNING TEMPLATE

SHIRAZ CONDOMINIUMS
509, 511 & 513 WEST 49TH STREET
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

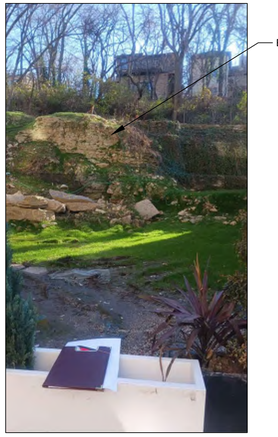
X-REF NO.
21-032 Base

DRAWING NO.
21-032 PDPs

DATE
October 01, 2024

JOB NO.
21-032

C1.04



VIEW SOUTH FROM
VACATED 49TH STREET

VIEW SOUTH FROM
VACATED 49TH STREET

VIEW EAST FROM
REAR EXISTING CONDO

EXISTING ROCK SHELF

RETAINING WALL (TWIN ALIGNMENT)

RETAINING WALL (SHORT SECTION)

DATE	REVISION	NO.	BY	CK/APP
10/07/24	PER CITY'S COMMENTS – DATED 08/07/24	3	MMV	RKS
06/18/24	PER CITY'S COMMENTS	2	SPW	RKS
03/29/24	PER CITY'S COMMENTS	1	SPW	RKS
11/09/23	SUBMITTED TO CITY OF KANSAS CITY		SPW	RKS

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STATE OF MISSOURI
RICHARD KEVIN TERRETT
NUMBER 2004
REGISTERED PROFESSIONAL ENGINEER

R. KEVIN TERRETT, MO E-26440
October 01, 2024

Consult Inc engineers planners
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CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.) / LS 2019005467

PRELIMINARY DEVELOPMENT PLANS / PLAT

MISCELLANEOUS DETAILS

SHIRAZ CONDOMINIUMS
509, 511 & 513 WEST 49TH STREET
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

X-REF NO.
21–032 Base

DRAWING NO.
21–032 PDPs

DATE
October 01, 2024

JOB NO.
21–032

C3.01

SHIRAZ TOWNHOMES

603, 605, & 607 W. 49th ST. KANSAS CITY, MO 64112

20.32

SHEET INDEX

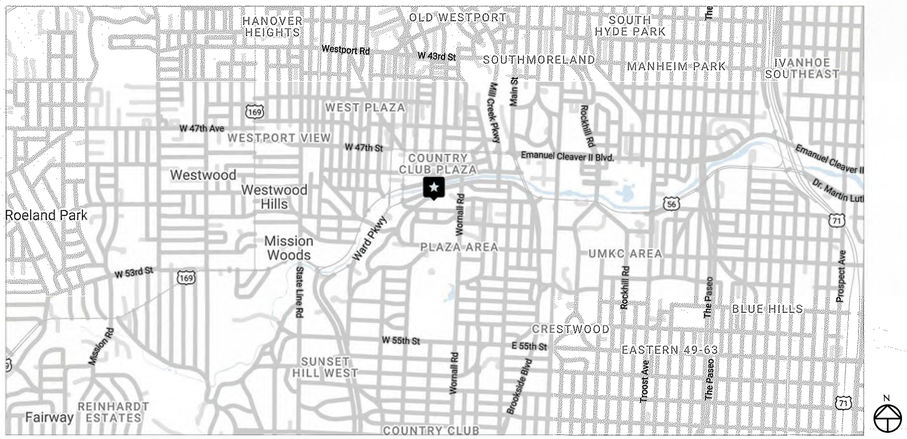
INFORMATION

ARCHITECTURAL

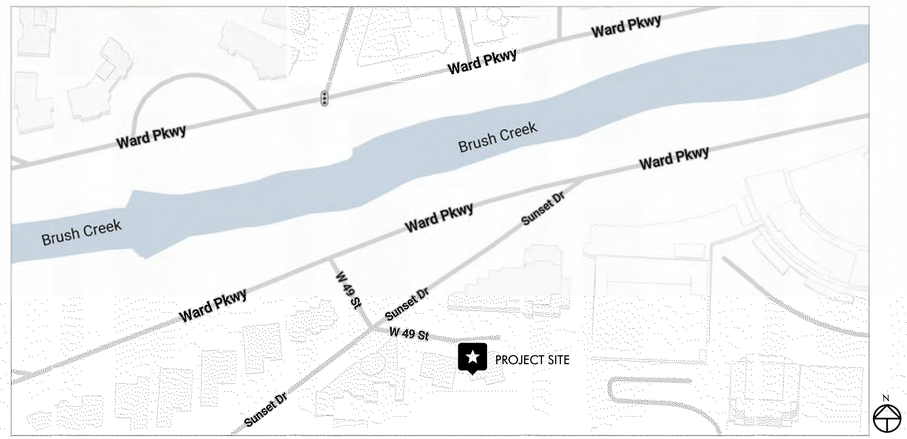
STRUCTURAL

CIVIL

VICINITY MAP



LOCATION MAP



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913.624.1610

consulting engineer:

FOR REVIEW

SHIRAZ TOWNHOMES

603, 605, & 607 W. 49th ST. KANSAS CITY, MO 64112

REVISIONS

No.	Description	Date

sheet issue date: 09.27.2024

project no.: 20.32

sheet contents: TITLE SHEET

sheet no.: G101

graphic symbols

E / J / C — EXPANSION JOINT

C / J / F / C — CONTROL JOINT

F / C — FLOOR COVERING CHANGE

S / C — SAWCUT CONCRETE FLOOR JOINTS- REFERENCE STRUCTURAL DRAWINGS FOR COMPLETE LOCATIONS

100'-0" — NEW FINISH SPOT ELEVATIONS IN FEET AND INCHES (OR ON SITE PLAN IN FEET AND DECIMALS)

100'-0" — EXISTING SPOT ELEVATION

NEW DOOR

EXISTING DOOR - MODIFIED

EXISTING DOOR - UNMODIFIED

101 — DOOR MARK - REFERENCE DOOR AND FRAME SCHEDULE

LOCATION OF SYMBOL ON PAIR OF DOORS INDICATES THE ACTIVE LEAF

1 / A1.1 — SIM — SECTION MARK- 1 = DETAIL NUMBER, A1.1 = SHEET NUMBER

BUILDING SECTION

WALL SECTION

6 / A2.2 — INTERIOR ELEVATION MARKER: A2.2 = SHEET NUMBER, 6 = DETAIL NUMBER

A2.1 / 6 — BUILDING ELEVATION MARKER: A2.1 = SHEET NUMBER, 6 = DETAIL NUMBER

S1 — FRAME MARK - REFERENCE FRAME ELEVATIONS

A1 — ALUMINUM FRAME MARK - REFERENCE FRAME ELEVATIONS

M12a(3) — PARTITION MARK - REFERENCE PARTITION SCHEDULE; ( ) INDICATES FIRE RATING OF WALL IN HOURS

TS — TS: TACK STRIP

MASONRY CONTROL JOINT FROM BEARING TO TOP OF WALL. DRYWALL CONTROL JOINT FROM BEARING TO TOP OF WALL. PROVIDE ON BOTH SIDES OF WALL

MASONRY CONTROL JOINT FROM LINTEL BEARING TO TOP OF WALL OR BOND BEAM. DRYWALL CONTROL JOINT FROM TOP OF OPENING TO TOP OF WALL. MASONRY OR DRYWALL CONTROL JOINT FROM BOTTOM OF OPENING TO WALL BEARING. PROVIDE ON BOTH SIDES OF WALL

MASONRY DUMMY CONTROL JOINT. LOCATE SIMILAR TO CONTROL JOINT ABOVE

PLAN NOTES

DEMO NOTES

1 / A1.1 — SIM — DETAIL MARKS: 1 = DETAIL NUMBER, A1.1 = SHEET NUMBER, SIM = SIMILAR

LEVEL 1 / 0'-0" — ELEVATION MARK IN FEET AND INCHES

1 — GLASS TYPE - REFERENCE GLASS SCHEDULE ON SHEET A501

99-10" / FD — FLOOR DRAIN (ELEVATION IN FEET AND INCHES WHERE INDICATED)

MOP/JANITOR SINK

COLUMN

COLUMN GRID NUMBERS AND/OR LETTERS

CEILING TYPE

A / 12 - 8" — TYPICAL CEILING TAG

HEIGHT OF CEILING ABOVE FLOOR

Note: REF. SITE PLAN LEGEND, ROOF PLAN LEGEND AND CEILING PLAN LEGEND FOR ADDITIONAL NOTES AND LEGENDS.

abbreviations

NOTE: REFER TO SPECIFICATIONS FOR ADDITIONAL ABBREVIATIONS OF REFERENCED STANDARDS, REGULATORY AGENCIES, ASSOCIATIONS AND OTHERS

A.B	ANCHOR BOLT	MAS	MASONRY
ABV	ABOVE	MAT, MATL	MATERIAL
AD	ACTUAL DIMENSION, ACCESS DOOR	MAX	MAXIMUM
		MB	MACHINE
ADJ	ADJACENT	MC	MECHANICAL CONTRACTOR
AFF	ABOVE FINISH FLOOR	MDO	MEDIUM DENSITY OVERLAY
AHU	AIR HANDLING UNIT	MECH	MECHANICAL, MECHANISM
ALT	ALTERNATE	MFGR	MANUFACTURER
ALUM	ALUMINUM	MH	MANHOLE
ANCH	ANCHOR	MIN	MINIMUM
∠	ANGLE	MISC	MISCELLANEOUS
ARCH	ARCHITECTURAL	MO	MASONRY OPENING
@	AT	MS	MACHINE SCREW
AVG R	AVERAGE "R" FACTOR FOR INSULATION	MTL	METAL
B/C	BACK OF CURB	N	NORTH
BD	BOARD	NA	NOT APPLICABLE
BLDG	BUILDING	NIC	NOT IN CONTRACT
BM	BEAM	NO,#	NUMBER
BM	BENCH MARK	NOM	NOMINAL
BRG	BEARING	NTS	NOT TO SCALE
BTM	BOTTOM	NWCMU	NORMAL WEIGHT CONCRETE MASONRY UNIT
BUR	BUILT-UP ROOFING		
		OA	OVERALL
CABT	CABINET	OC(S)	ON CENTER (STAGGERED, IF 2 ROWS)
CB	CATCH BASIN		
CH	COAT HOOK	OD	OVERFLOW DRAIN
CI	CAST IRON	OFF	OFFICE
CIP	CAST-IN-PLACE	OPER	OPERATOR, OPERABLE, OPERATING
CJ	CONTROL JOINT		
℄	CENTER LINE	OPNG	OPENING
CLG	CEILING	OTO	OUT-TO OUT
CMU	CONCRETE MASONRY UNIT	OZ	OUNCE
CMT	CERAMIC MOSAIC TILE		
CMP	CORRUGATED METAL PIPE	PARTN	PARTITION
CO	CLEAN OUT	PBD	PARTICLE BOARD
COL	COLUMN	PC	PORTLAND CEMENT, PIECE
CONC	CONCRETE	PERIM	PERIMETER
COND	CONDITION	PL	PLATE
CONST	CONSTRUCTION	PLAM	PLASTIC LAMINATE
CONT	CONTINUOUS, CONTINUE	PNL	PANEL
CR.I	COMMUNICATIONS RISER	PWD	PLYWOOD
CTSK	COUNTERSUNK	PR	PAIR
CUH	CABINET UNIT HEATER	PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
DBL	DOUBLE	PVMT	PAVEMENT
DF	DRINKING FOUNTAIN		
DIA	DIAMETER	QTY	QUANTITY
DIM	DIMENSION	QT	QUARRY TILE
DR	DOOR		
DWG	DRAWING	R&R	REMOVE & REPLACE
DWG(S)	DRAWING (S)	R	RADIUS
DS(O)	DOWNSPOUT (OUTLET)	RA	RETURN AIR
DTL	DETAIL	RCP	REINFORCED CONCRETE PIPE
		RD	ROOF DRAIN
E	EAST	REF	REFER TO, REFERENCE
EA	EACH	REFL	REFLECTED
EC	ELECTRICAL CONTRACTOR	REINF	REINFORCING, REINFORCED
EF	EACH FACE	REQ'D	REQUIRED
EJ	EXPANSION JOINT	REV	REVERSED
ELEC	ELECTRICAL	RJ	RUSTICATION JOINT
EL, ELEV	ELEVATION	RMS	ROOMS
ENCL	ENCLOSURE	RO	ROUGH OPENING
EQ	EQUAL	RTU	ROOF TOP UNIT
EQUIP	EQUIPMENT		
E.W.	EACH WAY	S	SOUTH
EXP	EXPANSION	SAN	SANITARY
EXT	EXTERIOR, EXTERNAL	SC	SAWCUT
EXIST.,EX	EXISTING	SD	SOAP DISPENSER
		SECT	SANITARY
FA	FRESH AIR	SF	SQUARE FOOT
FD	FLOOR DRAIN	SFCMU	SPLIT FACE CONCRETE MASONRY UNIT
FE	FIRE EXTINGUISHER		
FEC	FIRE EXTINGUISHER CABINET	SHT	SHEET
FFCO	FLUSH FLOOR CLEANOUT	SIM	SIMILAR
FH	FLAT HEAD	SLV	SHORT LEG VERTICAL
FHC	FIRE HOSE CABINET	SMS	SHEET METAL SCREWS
FIN	FINISH	SND	SANITARY NAPKIN DISPENSER
F	FLOWLINE	SNR	SANITARY NAPKIN RECEPTACLE
FL,FLR	FLOOR	SPEC	SPECIFICATION
FLRG	FLOORING	SQ	SQUARE
FND	FOUNDATION	SS	STAINLESS STEEL
FOS	FACE OF STRUCTURE	STD	STANDARD
FR	FIRE RATED, FIRE RESISTIVE	STL	STEEL
FS	FLOOR SINK, FOOD SERVICE	STRUCT	STRUCTURAL
FT	FEET OF FOOT	SUSP	SUSPENSION
		SYM	SYMMETRICAL
GA	GAUGE		
GALV	GALVANIZED	TB	TACKBOARD
GC	GENERAL CONTRACTOR	TD	TOWEL DISPENSER & DISPOSER (PAPER); OR TRENCH DRAIN
GEN	GENERAL		
GI	GALVANIZED IRON	T & G	TONGUE AND GROOVE
GL	GLASS	TEMP	TEMPERED, TEMPORARY
GYP	GYPSUM	TEXT	TEXTURED
		THK	THICK
HB	HOSE BIBB	TLT	TOILET
HC	HANDICAPPED (ACCESSIBLE)	TOC	TOP OF CURB OR CONCRETE
HD	HAND DRYER	TOS	TOP OF SLAB, STEEL OR STRUCTURE
HDWE	HARDWARE		
HD WD	HARD WOOD	TP	TOILET PAPER DISPENSER
HM	HOLLOW METAL	TPL	TWO PERSON LOCKER
HT	HEIGHT	TWS	TACTILE WARNING SURFACE
HORIZ	HORIZONTAL, HORIZONTALLY	TXFR	TRANSFORMER
HPL	HIGH PRESSURE LAMINATE	TYP	TYPICAL
HR	HOUR		
HVAC	HEATING VENTILATING & AIR CONDITIONING	UNO	UNLESS NOTED OTHERWISE
		US	URINAL SCREEN
ID	INSIDE DIAMETER	V.C.P.	VITEOUS CLAY PIPE
INSUL	INSULATION	V.C.T.	VINYL COMPOSITION TILE
INT	INTERIOR	VERT.	VERTICAL, VERTICALLY
INTERM	INTERMEDIATE	V.W.C.	VINYL WALL COVERING
JB	JUNCTION BOX	W	WEST
JT(S)	JOINT(S)	W/	WITH
		WC	WATER CLOSET
LB	LOCKER BENCH	WD	WOOD
LCS	LIQUID CAULK SURFACE	WDW	WINDOW
LLV	LONG LEG VERTICAL	W/O	WITH OUT
LT WT	LIGHTWEIGHT	WO	WHERE OCCURS
LT	LIGHT	WT	WEIGHT
LWCMU	LIGHTWEIGHT CONCRETE MASONRY UNIT	WWF	WELDED WIRE FABRIC
		WPG	WATERPROOFING

code notes

BUILDING TYPE: TOWNHOME TRIPLEX
CONSTRUCTION: V-B
OCCUPANCY: R
FIRE SEPARATION: 2 HR UNIT SEPARATION WALL
FIRE SUPPRESSION: NOT REQUIRED/NOT PROVIDED

- PROJECT TO COMPLY WITH ALL APPLICABLE 2021 INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS AS AMENDED BY THE CITY OF KANSAS CITY MISSOURI
- NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED AT EVERY BASEMENT, HABITABLE ATTIC, AND EVERY SLEEPING ROOM. THESE SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. EMERGENCY ESCAPE OPENINGS SHALL COMPLY WITH SECTION 310 OF THE IRC IN ADDITION TO THE BELOW:
  1. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING SHALL BE PROVIDED AS A PART OF THE NORMAL OPERATION OF THE WINDOW. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL NOT BE LESS THAN 20 INCHES. GRADE FLOOR OPENINGS OR BELOW GRADE OPENINGS MAY HAVE A NET CLEAR OPENING AREA REDUCED TO AN AREA NOT LESS THAN 5 SQUARE FEET
  2. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR WHERE THE WINDOW IS ABOVE GRADE. WHERE A WINDOW IS BELOW GRADE, A WINDOW WELL OF GREATER THAN 9 SQUARE FEET AND GREATER THAN 36 INCHES IN WIDTH OR IN LENGTH MUST BE PROVIDED. WHERE THE WINDOW WELL FLOOR IS BELOW GRADE GREATER THAN 44 INCHES, IT MUST BE PROVIDED WITH A LADDER OR STEPS AND DRAINAGE ACCORDING TO R310.2.3
  3. AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED WHERE EXISTING BASEMENTS UNDERGO ALTERATIONS OR REPAIRS, EXCEPT WHERE A NEW SLEEPING ROOM IS CREATED WITHIN AN EXISTING BASEMENT
- WINDOWS, DOORS, AND OTHER GLAZING WILL COMPLY WITH THE REQUIREMENTS OF SECTION 308 AND 312.2 OF THE IRC FOR SAFETY GLAZING AND FALL PROTECTION WHERE NEEDED.
  1. TEMPERED GLASS REQUIRED IN ALL PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS.
  2. TEMPERED GLASS REQUIRED WHERE ADJACENT TO DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE AND:
     A. THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION
     B. WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR
  3. TEMPERED GLASS REQUIRED IN WINDOWS THAT MEET ALL THE FOLLOWING CONDITIONS:
     A. THE AREA OF ANY INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET
     B. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR
     C. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR
     D. ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
  4. TEMPERED GLASS REQUIRED WHERE USED AS A COMPONENT OF A REQUIRED GUARDRAIL.
- THE GRADE AND SPECIES OF LUMBER BEING USED IS SPF # 2 UNLESS NOTED OTHERWISE
- THE MAXIMUM RISE PERMITTED FOR NEW STAIRS IS 7.75 INCHES, AND THE MINIMUM RUN PERMITTED IS 10 INCHES MEASURED NOSE TO NOSE. EXISTING STAIRS MAY REMAIN AS EXISTING IF UNMODIFIED.
- NEW STAIRS TO HAVE GUARDS ACCORDING TO R312.1 EXISTING GUARDS MAY REMAIN AS EXISTING IF UNMODIFIED.
- NEW STAIRS TO HAVE HANDRAILS ACCORDING TO R311.7.8. EXISTING HANDRAILS MAY REMAIN AS EXISTING IF UNMODIFIED.
- A WATER-RESISTIVE EXTERIOR WALL COVERINGS PER SECTION 703.2 OF THE IRC WILL BE PROVIDED WHERE SIDING REQUIRED REPAIRS.
- INTERCONNECTED CARBON MONOXIDE DETECTORS WILL BE INSTALLED PER R315 OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED INSIDE A BEDROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED INSIDE THAT BEDROOM.
- SMOKE DETECTORS WILL BE INSTALLED PER R314. REQUIRED LOCATIONS OF SMOKE ALARMS INCLUDE
  1. INSIDE EACH SLEEPING ROOM
  2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
  3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
  4. SMOKE ALARMS SHALL BE INSTALLED NO LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
  5. SMOKE ALARMS MUST BE INSTALLED LESS THAN 1FT FROM CEILING WHERE INSTALLED ON A WALL
  6. SMOKE ALARMS MUST BE INSTALLED GREATER THAN 2FT FROM ANY HVAC INLET/OUTLET GRILLE
- COMPLY WITH THE PHYSICAL SECURITY ORDINANCE R326. THIS INCLUDES BUT IS NOT LIMITED TO (3) 4" HINGES AND REQUIRED FASTENING, DEADBOLT AND STRIKE SPECIFICATIONS, WINDOW GLAZING FOR ADEQUATE VISION TO EXTERIOR, AND ADEQUATE EXTERIOR LIGHTING.
- PROVIDE "UFER" GROUND PER IRC SECTION 3608.1

BUILDING ENVELOPE COMPLIANCE CERTIFICATE

- PRESCRIPTIVE BUILDING ENVELOPE REQUIREMENTS R401.2.1
- ALL COMPONENTS MUST COMPLY TO THIS TABLE
- CODE EDITION: 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- CLIMATE ZONE 4A

LOCATION	REQUIRED	PROVIDED
ATTIC SPACE	R-38	NO ATTIC
CONCEALED DUCTS	R-8	R-8
FLOORS	R-30	NA
FENESTRATION U-FACTOR	U <= 0.30	U <= 0.25
GLAZED FENESTRATION SHGC	SHGC <= 0.40	SHGC <= 0.24
ROOF / CEILINGS	R-60 CONTINUOUS	R-60 CONTINUOUS
SLAB	R-10 FOR 4'-0"	R-10 CONTINUOUS
WALLS - WOOD FRAME	R-20+5ci or 13+10ci	R-23 + 9ci or R-19 + 12ci
MASS WALLS	R-8 or *R-13	R-13.5
BASEMENT WALL	10ci or R-13	12.4ci

*WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL

general notes

1. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS, AND BETWEEN MULTIPLE DRAWINGS. THE ARCHITECT WILL DETERMINE WHICH SHALL GOVERN.
2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE INCLUDING UTILITIES AND EXISTING STRUCTURES PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY OF THE STRUCTURE DURING CONSTRUCTION INCLUDING ALL SHORING AND BRACING REQUIRED TO RESIST REQUIRED VERTICAL AND LATERAL FORCES.
4. ALL ARCHITECTURAL FLOOR PLAN DIMENSIONS ARE FROM FACE OF CONCRETE OR FACE OF STUD.
5. INTERIOR WALLS ARE TO BE COMPRISED OF 2x4 STUDS AT 16" O.C. MAX WITH 1/2" DRYWALL EACH SIDE UNLESS NOTED OTHERWISE.
6. MECHANICAL/PLUMBING SCOPES ARE DESIGN/BUILD, DESIGN TO BE PROVIDED BY SUB-CONTRACTOR TO MEET OR EXCEED CODE REQUIREMENTS; CONTRACTOR TO COORDINATE EACH OTHERS' WORK WITH ARCHITECTURAL PLANS AND TO NOTIFY ARCHITECT OF NEED FOR SOFFITS OR CHASES FOR INSTALLATION OF DUCTWORK OR PLUMBING.
7. ELECTRICAL SCOPES ARE DESIGN/BUILD, DESIGN TO BE PROVIDED BY SUB-CONTRACTOR TO MEET OR EXCEED CODE REQUIREMENTS; CONTRACTOR TO INSTALL OUTLETS AS REQUIRED PER CODE. VERIFY ALL LOCATIONS WITH OWNER PRIOR TO BEGINNING DRYWALL.
8. COORDINATE ALL WALLS AND DIMENSIONS ON ARCHITECTURAL DRAWINGS WITH STRUCTURAL DRAWINGS.

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consulting engineer:

FOR REVIEW

SHIRAZ TOWNHOMES

603, 605, & 607 W. 49th ST. KANSAS CITY, MO 64112

REVISIONS

No.	Description	Date

sheet issue date: 09.27.2024
project no.: 20.32
sheet contents: INFORMATION
sheet no.: G201

partition types

INTERIOR

G4b

GYPSUM BOARD FUR OUT:
2x2 WOOD STUDS @ 16" OC - COVER EXPOSED SIDE WITH 1/2" GYPSUM BOARD.

NOTE: ALL INTERIOR WALLS THIS TYPE UNLESS OTHERWISE NOTED, 1/2" MOISTURE RESISTANT GYPSUM BOARD @ ALL BATHROOM INTERIORS AND WHERE NOTED. WHERE TILE OCCURS, PROVIDE 1/2" CEMENT BOARD IN LIEU OF GYPSUM BOARD

G4a

GYPSUM BOARD PARTITION:
2x4 WOOD STUDS @ 16" OC - COVER EACH SIDE WITH 1/2" GYPSUM BOARDS.

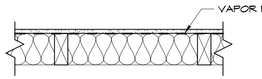
NOTE: ALL INTERIOR WALLS THIS TYPE UNLESS OTHERWISE NOTED, 1/2" MOISTURE RESISTANT GYPSUM BOARD @ ALL BATHROOM INTERIORS AND WHERE NOTED. WHERE TILE OCCURS, PROVIDE 1/2" CEMENT BOARD IN LIEU OF GYPSUM BOARD

G4b

GYPSUM BOARD FUR OUT:
2x4 WOOD STUDS @ 16" OC - COVER EXPOSED SIDE WITH 1/2" GYPSUM BOARDS.

NOTE: 1/2" MOISTURE RESISTANT GYPSUM BOARD @ ALL BATHROOM INTERIORS AND WHERE NOTED. WHERE TILE OCCURS, PROVIDE 1/2" CEMENT BOARD IN LIEU OF GYPSUM BOARD

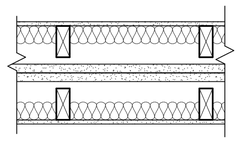
G4c



GYPSUM BOARD FUR OUT:
2x4 WOOD STUDS @ 16" OC WITH BATT INSULATION BETWEEN STUDS.- COVER EXPOSED SIDE WITH 1/2" GYPSUM BOARDS.

NOTE: 1/2" MOISTURE RESISTANT GYPSUM BOARD @ ALL BATHROOM INTERIORS AND WHERE NOTED. WHERE TILE OCCURS, PROVIDE 1/2" CEMENT BOARD IN LIEU OF GYPSUM BOARD

G12

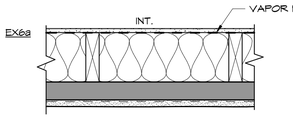


UNIT SEPARATION WALL (REF. G203) :
(2) 2x4 STUDS @ 16" OC WITH 2" MINERAL WOOD BATT INSULATION- COVER EXPOSED SIDE WITH 1/2" GYPSUM BOARDS. (2) 1" GYPSUM LINER PANELS IN BETWEEN.

EXTERIOR TREATMENT: ZIP & SMOOTH STUCCO:
EXPOSED/EXTERIOR G12 TO HAVE R-9 ZIP R-SHEATHING WITH INTEGRATED AIR/VAPOR BARRIER- TAPE SEAMS PER MANUFACTURER. INSTALL 3-COAT STUCCO SYSTEM OVER EXTERIOR SHEATHING. REF ELEVATIONS FOR STUCCO FINISH INFO.

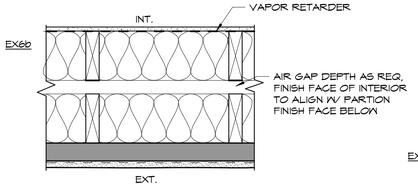
EXTERIOR & STRUCTURAL (REF. ELEVATIONS FOR ADDITIONAL FINISH & LOCATION INFO.)

EX6a



EXTERIOR SMOOTH STUCCO WALL (EX6a):
2x6 STUDS @ 16" OC WITH R-20 BATT INSULATION BETWEEN STUDS. COVER INTERIOR W/ 1/2" GYP. BD OVER VAPOR RETARDER. SHEATH EXTERIOR WITH R-9 (2" THICK) ZIP R-SHEATHING WITH INTEGRATED AIR/VAPOR BARRIER- TAPE SEAMS PER MANUFACTURER. INSTALL 3-COAT STUCCO SYSTEM OVER EXTERIOR SHEATHING. REF. ELEVATIONS FOR ADD. FINISH INFO.

EX6b

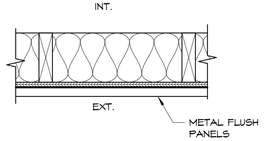


EXTERIOR DOUBLE STUD SMOOTH STUCCO WALL (EX6b):
INTERIOR: 2x6 STUDS @ 16" OC. COVER INTERIOR W/ 1/2" GYP. BD OVER VAPOR RETARDER.

CORE/AIR GAP: DEPTH AS REQ. FINISH FACE OF INTERIOR TO ALIGN W/ PARTION FINISH FACE BELOW

EXTERIOR: 2x6 STUDS @ 16" OC WITH R-20 BATT INSULATION BETWEEN STUDS.SHEATH EXTERIOR WITH R-9 (2" THICK) ZIP R-SHEATHING WITH INTEGRATED AIR/VAPOR BARRIER- TAPE SEAMS PER MANUFACTURER. INSTALL 3-COAT STUCCO SYSTEM OVER EXTERIOR SHEATHING. REF. ELEVATIONS FOR ADDITIONAL FINISH INFO.

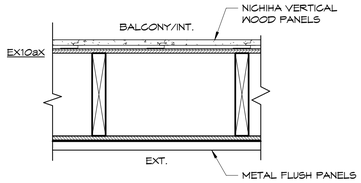
EX6cX



EXTERIOR BATHROOM WALL (EX6b):
- 2x6 STUDS @ 16" OC. WITH BATT INSULATION BETWEEN STUDS.
- EXTERIOR: PAC-CLAD METAL FLUSH PANEL SYSTEM (INSTALL PER MANUFACTURER INSTRUCTIONS. COLOR SPECIFIC PER EACH UNIT, SEE BELOW) OVER 7/16" ZIP SHEATHING (TAPE SEAMS PER MANUFACTURER.)

PAC CLAD METAL PANEL COLORS
EX6cR = CARDINAL RED
EX6cT = TEAL
EX6cG = FOREST GREEN

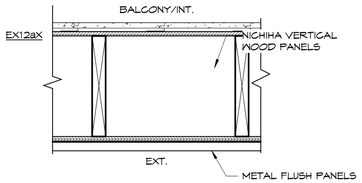
EX10ax



EXTERIOR REAR CANOPY ENTRY WALL (EX10a):
- 2x10 STUDS @ 16" OC.
- DECK/INTERIOR: NICHIHA VERTICAL WOOD PANEL SYSTEM (INSTALL PER MANUF. INSTRUCTIONS) OVER 1/2" EXTERIOR GRADE PLYWOOD SHEATHING.
- EXTERIOR: PAC-CLAD METAL FLUSH PANEL SYSTEM (INSTALL PER MANUFACTURER INSTRUCTIONS. COLOR SPECIFIC PER EACH UNIT, SEE BELOW) OVER 7/16" ZIP SHEATHING (TAPE SEAMS PER MANUFACTURER.)

PAC CLAD METAL PANEL COLORS
EX10aR = CARDINAL RED
EX10aT = TEAL
EX10aG = FOREST GREEN

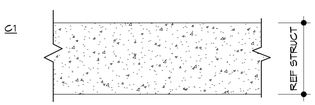
EX12ax



EXTERIOR FRONT CANOPY WALL (EX12a):
- 2x12 STUDS @ 16" OC.
- DECK/INTERIOR: NICHIHA VERTICAL WOOD PANEL SYSTEM (INSTALL PER MANUF. INSTRUCTIONS) OVER 1/2" EXTERIOR GRADE PLYWOOD SHEATHING.
- EXTERIOR: PAC-CLAD METAL FLUSH PANEL SYSTEM (INSTALL PER MANUFACTURER INSTRUCTIONS. COLOR PER ELEVATIONS, SPECIFIC PER EACH UNIT) OVER 7/16" ZIP SHEATHING (TAPE SEAMS PER MANUFACTURER.)

PAC CLAD METAL PANEL COLORS
EX12aR = CARDINAL RED
EX12aT = TEAL
EX12aG = FOREST GREEN

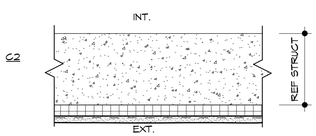
C1



CONCRETE FOUNDATION WALL:

REF. STRUCTURAL

C2



EXTERIOR CONCRETE FOUNDATION/ RETAINING WALL (REF. DETAIL 4/A307 & STRUCTURAL FOR ADDITIONAL INFO):

INTERIOR: STAMPED/TEXTURED OR EXPOSED CONCRETE FINISH, REF. FINISH SCHEDULE.

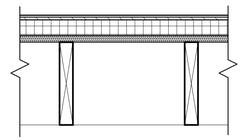
CORE: REF. STRUCTURAL

EXTERIOR:
- MIN. R-10 POLYISO INSULATION
- 3-PART STUCCO SYSTEM (MATCHING REST OF BUILDING) ABOVE GRADE. ACCEPTAL TO CARRY BELOW GRADE ON EAST EXTERIOR WALL (REF. DETAIL 4/A307 FOR ADDITIONAL INFO.)

roof and floor types

ROOFS

RF1



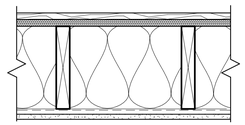
WOOD FRAMED ROOF:
ROOF JOISTS AND SHEET DECKING PER STRUCTURAL; MINIMUM (2) 2" LAYERS POLYISOCYANURATE INSULATION, (STAGGERED & SLOPED, REF. ROOF PLAN); MIN 1/2" COVER BOARD; TPO ROOFING MEMBRANE.

REFER TO RCP FOR ADDITIONAL FINISHING REQUIREMENTS AND/OR DROPPED CEILING INSTALLATIONS

SEE 4/G203, 'AREA SEPARATION FIREWALL DETAILS' FOR ADDITIONAL INFORMATION.

FLOORS

FL1



WOOD FRAMED FLOOR:
FLOOR JOISTS PER STRUCT. MIN 1/2" HOMASOTE TYPE 440-32 MINERAL AND FIBER BOARD. FINISH FLOORING PER FINISH PLANS; PRESSURE FIT GLASS FIBER INSULATION TO FILL EACH JOIST BAY. INSTALL 1/2" RESILIENT CHANNEL PERPENDICULAR TO JOISTS; INSTALL NEW 5/8" TYPE X GYPSUM WALLBOARD DIRECTLY TO RESILIENT CHANNEL.

building component general notes

1. UNLESS NOTED OTHERWISE, EXTEND GYPSUM BOARD 4" ABOVE FINISHED CEILING ELEVATION @ ALL WALLS EXCEPT THOSE INDICATED TO BE FIRE RATED
2. FRAME AROUND DUCTWORK, BACK BRACE AS REQUIRED FOR STABILITY.
3. REFER TO HOLLOW METAL FRAME DETAILS FOR ADDITIONAL DETAIL REQUIREMENTS.
4. EXTEND STUDS TO TOP PLATE ATTACHED TO STRUCTURE ABOVE AS NECESSARY TO FULLY STABILIZE THE PARTITIONS.
5. REFER TO COLUMN DETAILS FOR ADDITIONAL DETAIL REQUIREMENTS.
6. REFER TO FINISH SCHEDULE FOR WALL FINISH.
7. LL PENETRATIONS THROUGH GYPSUM BOARD PARTITIONS EXPOSED TO VIEW WILL BE TRIMMED NEAT AND TRUE AND SEALED.
8. REFER TO FIRE RATING REQUIREMENTS OF IBC 722 AND UL LISTINGS AS INDICATED BY COMPONENT TYPES. COMPONENTS LISTED TO BE CONSTRUCTED ACCORDING TO IBC 722 OR UL REQUIREMENTS SHALL COMPLY WITH IBC 722 OR UL IN THE CASE OF DIFFERING INFORMATION LISTED ON THESE DRAWINGS

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consulting engineer:

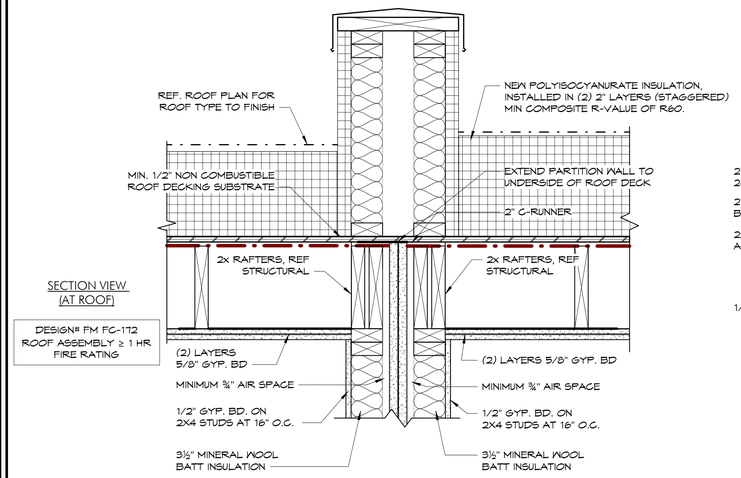
FOR REVIEW

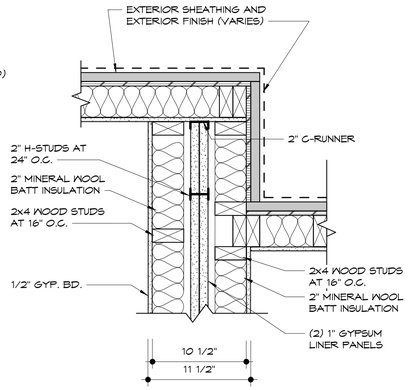
SHIRAZ TOWNHOMES
603, 605, & 607 W. 49th ST. KANSAS CITY, MO 64112

REVISIONS

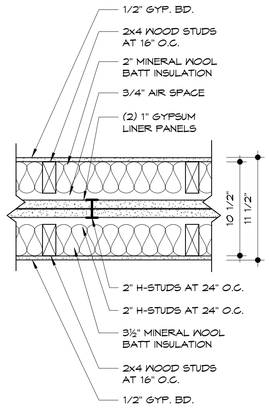
No.	Description	Date

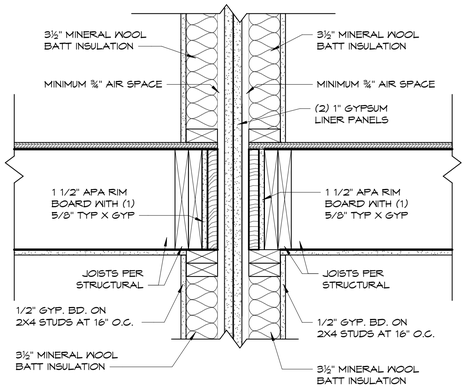
sheet issue date: 09.27.2024
project no.: 20.32
sheet contents: INFORMATION
sheet no.: G202

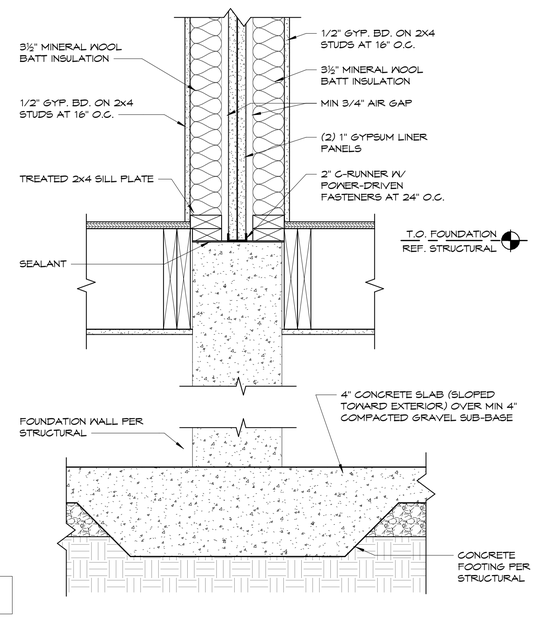




PLAN VIEW (EXTERIOR CORNER)







4 AREA SEPARATION FIREWALL DETAILS
NOT TO SCALE

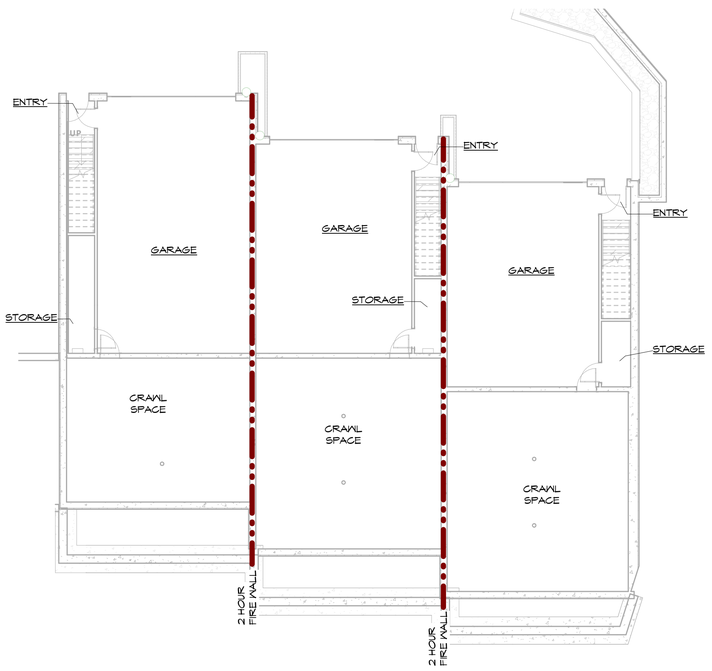
code notes

APPLICABLE CODES:	INTERNATIONAL RESIDENTIAL CODE (IRC) 2021, AS AMENDED BY KCMO
BUILDING TYPE:	TOWNHOUSE
CONSTRUCTION:	IBC- V-B
OCCUPANCY:	R-2 (TOWNHOMES)
FIRE SEPARATION:	PER IRC 302.2 COMMON WALLS ARE 2-HR PER DETAILS ON THIS SHEET. ALL PENETRATIONS TO BE FIRE RATED, IN ACCORDANCE WITH R302.4
FIRE SUPPRESSION:	NOT REQUIRED/NOT PROVIDED
FIRE ALARM:	SMOKE DETECTION PER IRC R314

1) CONTRACTOR TO PROVIDE SMOKE DETECTORS AS REQUIRED BY IRC SECTION R314.
2) CONTRACTOR TO PROVIDE CABRON MONOXIDE DETECTORS PER IRC SECTION R315.
3) PROVIDE "UFER" GROUND PER IRC SECTION 3608.1

**NOTE: PLUMBING OR MECHANICAL EQUIPMENT NOT TO BE INSTALLED WTHIN THE PARTY WALLS BETWEEN UNITS **

3 code floor plan - upper level
1" = 10'-0"



1 code floor plan - garage level
1" = 10'-0"

2 code floor plan - main level
1" = 10'-0"

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REVISIONS

No.	Description	Date

sheet issue date: 09.27.2024
project no.: 20.32
sheet contents: CODE ANALYSIS
sheet no.: G203

UL Product iQ®

BXUV.U347 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

Fire-resistance Ratings - ANSI/UL 263

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

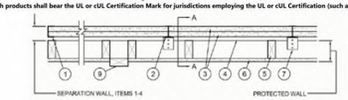
See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

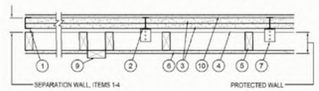
Design No. U347

May 30, 2022

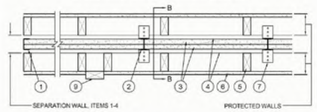
Nonbearing Wall Rating — 2 Hr (See Items 5, 5A and 5B) (Separation Wall, See Items 1,2 and 3)
Bearing Wall Rating 2 Hr. (Protected Wall, See Items 5 and 5A)
Nonbearing Wall Rating 2-Hr (Protected Wall, See Item 5, 5A and 5B)
Finish Rating — 120 Min (See Item 5)
STC Ratings — 61, 69, 70 (See Items 8, 8A and 8B)
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



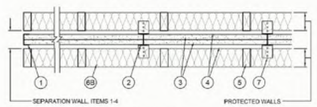
CONFIGURATION A
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



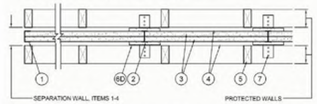
CONFIGURATION B
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



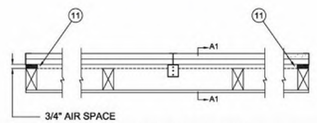
CONFIGURATION C
EXPOSED TO FIRE FROM EITHER SIDE



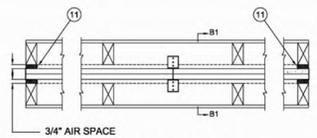
CONFIGURATION D
EXPOSED TO FIRE FROM EITHER SIDE



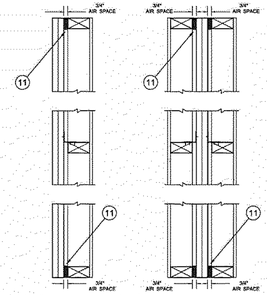
CONFIGURATION E
EXPOSED TO FIRE FROM EITHER SIDE



CONFIGURATIONS A and C
EXPOSED TO FIRE FROM AREA SEPARATION WALL ONLY



CONFIGURATIONS B and D
EXPOSED TO FIRE FROM EITHER SIDE



SECTION A1-A1 SECTION B1-B1

SEPARATION WALL: (Non-bearing. Max Height - 66 ft - see Item 6)

1. **Steel Track —** Floor, sidewall or top wall track. Nom 2 in. wide channel shaped with nom 1 in. long legs, formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. **Steel Studs —** "H" shaped studs formed from No. 25 MSG galv steel having an overall depth of approximately 2 in. and flange width 1-3/8 in.

3. **Gypsum Board* —** Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fit into "H" shaped studs.
NATIONAL GYPSUM CO — Types FSW, FSW-B, FSW-7, FSW-9

PROTECTED WALL: (Bearing or Nonbearing Wall, as indicated in Items 4, 4A and 4B. When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.)

4. **Air Space —** Minimum 3/4-in. air space.

5. **Wood Studs —** For Bearing or Nonbearing Wall Rating — Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall. Finish rating evaluated for wood studs only.

5A. **Steel Studs —** (As an alternate to Item 5, not shown) — For Bearing Wall Rating — Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3- 1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5B. **Steel Studs —** (As an alternate to Items 5 and 5A, for use in Configuration B only, not shown) — For Nonbearing Wall Rating — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

6. **Gypsum Board — Classified or Unclassified —** Min 1/2 in. thick, 4 ft wide, applied horizontally or vertically. Wallboard attached to wood studs (Item 5) with 1-1/4 in. long steel drywall screws spaced 12 in. OC. Wallboard attached to steel studs (Item 5A or 5B) with 1 in. long Type S steel screws spaced 12 in. OC. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. As an option, joints covered with paper tape and joint compound. As an option. screw heads covered with joint compound.

6A. **Plywood Sheathing or OSB —** (not shown) — As an alternate to Item 6. Min 1/2 in. thick plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length. spaced 12 in. OC. Joints and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 7.

6B. **Batts and Blankets* —** (Not shown) — As an alternate to Items 6 and 6A. Glass fiber or mineral wool insulation, min. 3-1/2 in. thick, placed to completely fill the wood or steel stud cavities. When Batts and Blankets are used in place of Items 6 and 6A, the max height is 54 ft and the aluminum clips (Item 7) shall be spaced a max of 5 ft OC vertically. Min 3/4 in. separation between insulation and area separation wall. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

6C. **Wall and Partition Facings and Accessories* —** (not shown) — As an alternate to Items 6, 6A and 6B, 4 ft wide panels, applied vertically. Panels attached to wood studs (Item 4) with 1-5/8 in. long steel drywall screws spaced 16 in. OC. Vertical joints located over studs. Joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.
NATIONAL GYPSUM CO — Type SoundBreak Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types QuietRock QR-500, QuietRock QR-510, QuietRock QR-525

6D. **Gypsum Board* —** As an alternate to Item 6 - Min 5/8 in. thick, min. 4 in. wide batten strips, applied on both sides of Steel Studs (Item 2) and horizontal back to back Steel Track (Item 1). Min. 5/8 in. thick, min. 3 in. wide batten strips applied on both sides of single Steel Track (Item 1) at perimeter of assembly. Batten strips secured to studs with 1-1/4 in. long Type S steel screws spaced 12 in. OC. Batten joints shall be butted tight to form a closed joint. As an option, entire sheet of gypsum board may be used in lieu of the battens. Clip placement as in Item 7, 7A, 7B. or 7C.
NATIONAL GYPSUM CO — Type FSW-3, FSW, FSW-6.

6E. **Fiber, Sprayed* —** Optional - Not Shown. - Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — SANCTUARY, FRM, INSTIS, INSTAS and INSTHOLD for use with wet or dry application. INSSTOLD, INSSAT-LD, INSSTOLD, INSTAtLD and INSTTILD are to be used for dry application only.

7. **Aluminum Clips —** Aluminum angle, 0.049 in. thick, 2 in. wide with 2 in. and 2-1/2 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with 1-1/4 in. long screws to wood framing or steel framing through holes provided in clip.

7A. Clip placement for separation walls up to 23 ft high: Space clips a max of 10 ft OC vertically between wood or steel framing and "H" studs.

7B. Clip placement for separation walls up to 54 ft high: Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max of 5 ft OC vertically between wood or steel framing and "H" studs.

7C. Clip placement for separation walls up to 66 ft high: Space clips as described in Item 6A for upper 24 ft. space clips as described in Item 6B for middle 30 ft. Remaining wall area below requires clips spaced a max of 39 in. OC vertically between wood or steel framing and "H" studs.

8. **STC Rating —** The STC Rating of the wall assembly is 61 when it is constructed as described by Items 1 through 6, except:
A. Item 5, above — Wood Studs — Shall be spaced 16 in. OC.

B. Item 6, above — Gypsum Board — Min. weight 1.5 psf. Shall be applied vertically and attached to studs with 1-1/4 in. long steel drywall screws spaced 16 in. OC. Joints and screwheads shall be covered with paper tape and joint compound.

C. Item 7, above — Aluminum Clips — Spaced a max of 10 ft OC vertically.

D. Batts and Blankets* - The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 0.80 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

E. Max Height of Separation Wall is 23 ft.

F. The STC rating applies to Configuration B only.

G. Steel Studs (Items 5A, 5B), Plywood Sheathing or OSB (Item 5A and Item 9) and Batts and Blankets (Items 6B) not evaluated as alternatives for obtaining STC rating.

8A. **STC Rating —** The STC Rating of the wall assembly is 69 when it is constructed as described by Items 1 through 6, except:
A. Item 5, above — Wood Studs — Shall be spaced 16-in. OC.

B. Item 6C, above — Wall and Partition Facings and Accessories* — Type QuietRock QR-510 panels shall be installed.

C. Item 7, above — Aluminum Clips — Spaced a max of 10 ft OC vertically.

D. Batts and Blankets* - The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 1.0 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

E. Max Height of Separation Wall is 23 ft.

F. The STC rating applies to Configuration B only.

G. Steel Studs (Items 5A, 5B), Plywood Sheathing or OSB (Item 6A and Item 10) and Batts and Blankets (Items 6B) not evaluated as alternatives for obtaining STC rating.

8B. **STC Rating —** The STC Rating of the wall assembly is 70 when it is constructed as described by Items 1 through 7, except:
A. Item 5, above - Wood Studs - Shall be spaced 16 in. OC.

B. Item 6C, above - Wall and Partition Facings and Accessories* - Type QuietRock QR-525 panels shall be installed as described in Item 5C.

C. Item 7, above — Aluminum Clips - Spaced a max of 10 ft OC vertically.

D. Batts and Blankets* — The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 1.0 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

E. Max Height of Separation Wall is 23 ft.

F. The STC rating applies to Configuration B only.

G. Steel Studs (Items 5A, 5B), Plywood Sheathing or OSB (Item 6A and Item 10) and Batts and Blankets (Items 6B) not evaluated as alternatives for obtaining STC rating.

9. **Non-Bearing Wall Partition Intersection —** (Optional) Wall system consisting of nominal 2 by 4 in. stud or nominal 2 by 6 in. stud. Maximum one non-bearing wall partition intersection per stud cavity.

10. **Plywood Sheathing or OSB —** (Optional) — Min 1/2 in. thick plywood or OSB applied horizontally or vertically to "H" studs on area separation wall side of Configuration B . Vertical joints located over studs. Fastened to "H" studs with screws of sufficient length. spaced a maximum of 12 in. OC.

11. **Caulking and Sealants* —** (Optional - Intended for use as an air barrier - Not evaluated as fireblocking) - A bead of sealant applied around the partition perimeter in the 3/4 in. air space between wood framing (Item 5) and shaftliner panels (Item 3) to create an air barrier.
DUPONT DE NEMOURS, INC. — Great Stuff Gaps & Cracks. Great Stuff Pro Gaps & Cracks, Great Stuff Pro Window & Door
ICP CONSTRUCTION INC — Firebloc, Window & Door, Insulating Foam Sealant, Multi-Purpose, HC Sealants, Black Foam Sealant, Extreme, Window & Door Extreme, Fast Foam, Gun Foam, and Straw Foam

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

Last Updated on 2022-05-30

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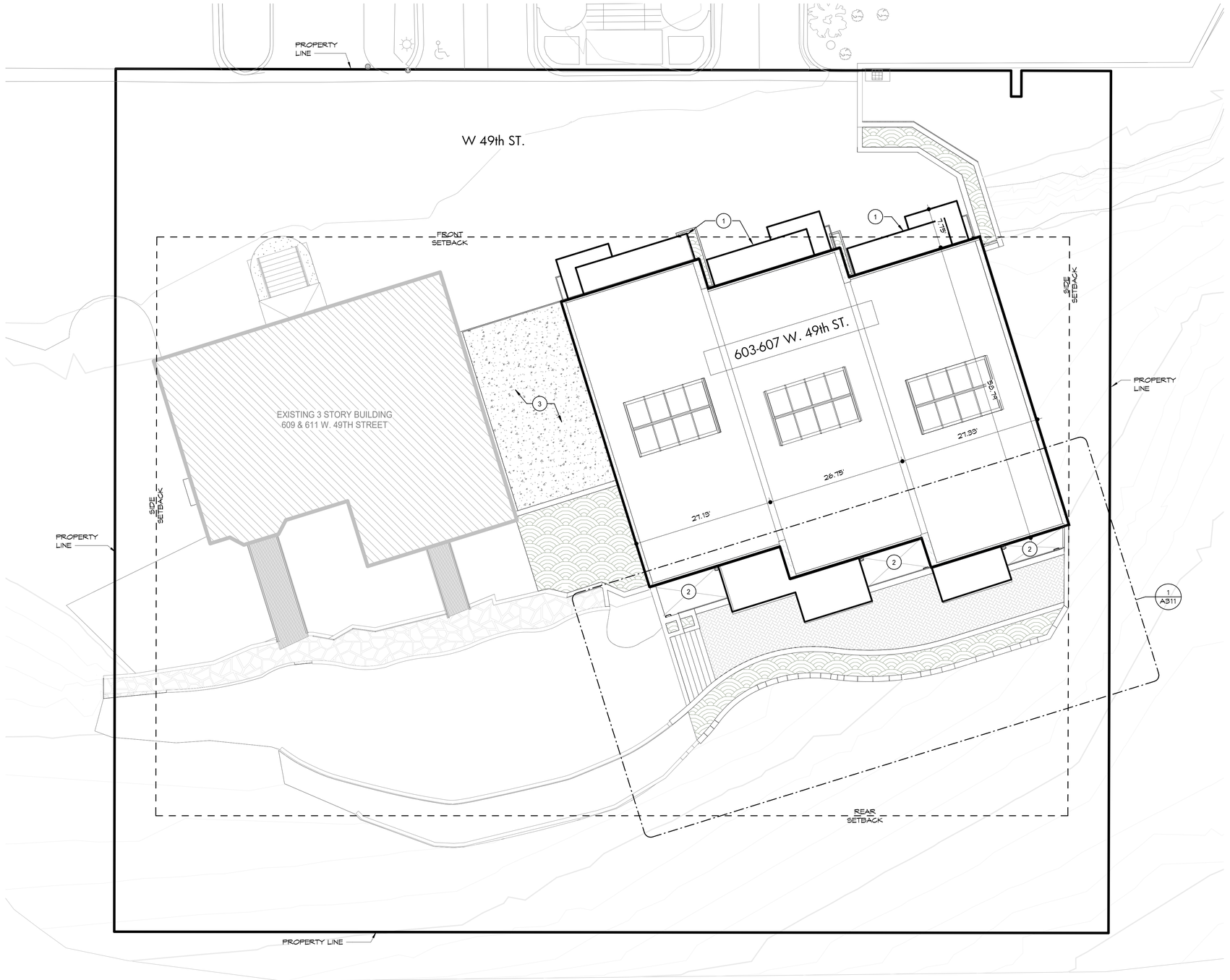
FOR REVIEW

SHIRAZ TOWNHOMES
603, 605, & 607 W. 49th ST. KANSAS CITY, MO 64112

REVISIONS

No.	Description	Date

sheet issue date: 09.27.2024
project no.: 20.32
sheet contents: FIRE RESISTANT ASSEMBLIES
sheet no.: G204



1 overall architectural site plan

1" = 10'-0"

site zoning notes

project description

THREE NEW TOWNHOMES CONSTRUCTED AS ONE BUILDING AT 611 N. 49TH STREET IN KANSAS CITY, MISSOURI. EACH UNIT SHALL BE APPROXIMATELY 2800 SQFT. WITH 3 BEDROOMS.
THE TOWNHOMES SHALL BE DESIGNED ACCORDING TO THE 2021 INTERNATIONAL RESIDENTIAL CODE, AS ALLOWED BY THE CITY OF KANSAS CITY, MISSOURI.

general information

LOCATION:	603/605/607 N. 49TH STREET KANSAS CITY, MO 64112
ZONING:	R-5
BUILDING GROSS AREA	11,533 SQ FT.

setback and height limitations

FRONT YARD SETBACK:	25 FT
SIDE YARD SETBACK:	5 FT
REAR YARD SETBACK:	30 FT
MAXIMUM BUILDING HEIGHT:	35 FT

legal description

ARNOLD PLACE LOT 2.

residential areas - unit a

MAIN FLOOR:	1,288 SQFT.
SECOND FLOOR:	1,262 SQFT.
TOTAL LIVING AREA:	2,550 SQFT.
UNFINISHED SPACES:	
GARAGE:	663 SQFT.

residential areas - unit b

MAIN FLOOR:	1,278 SQFT.
SECOND FLOOR:	1,266 SQFT.
TOTAL LIVING AREA:	2,544 SQFT.
UNFINISHED SPACES:	
GARAGE:	662 SQFT.

residential areas - unit c

MAIN FLOOR:	1,294 SQFT.
SECOND FLOOR:	1,272 SQFT.
TOTAL LIVING AREA:	2,566 SQFT.
UNFINISHED SPACES:	
GARAGE:	655 SQFT.

site legend

CONCRETE SLAB OR PAD

LANDSCAPING

SITE PAVERS

site general notes

1. REFERENCE CIVIL DRAWINGS FOR GRADING, LANDSCAPING, UTILITIES AND DETAILED SITE INFORMATION.
2. CONTRACTOR TO REMOVE TRASH AND DEBRIS FROM SITE PRIOR TO START OF EXCAVATION.
3. CONTRACTOR TO CUT ROUGH GRADE TO 4" BELOW FINAL FLATWORK.
4. CONTACTOR TO LOCATE DEBRIS AND CONCRETE PIECES TO DESIGNATED LOCATION ON/NEAR SITE.
5. FINAL GRADE TO BE PITCHED AWAY FROM FOUNDATION 6" IN 10' UNLESS NOTED OTHERWISE.
6. CONTRACTOR TO CALL MISSOURI ONE CALL SYSTEM PRIOR TO START OF EXCAVATION.

site plan keynotes

1. EXTERIOR CANOPY COMPONENT
2. WINDOW WELL
3. NEW FIRE ACCESS DRIVE, REF. CIVIL.

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SHIRAZ TOWNHOMES

603, 605, & 607 W. 49th ST. KANSAS CITY, MO 64112

REVISIONS

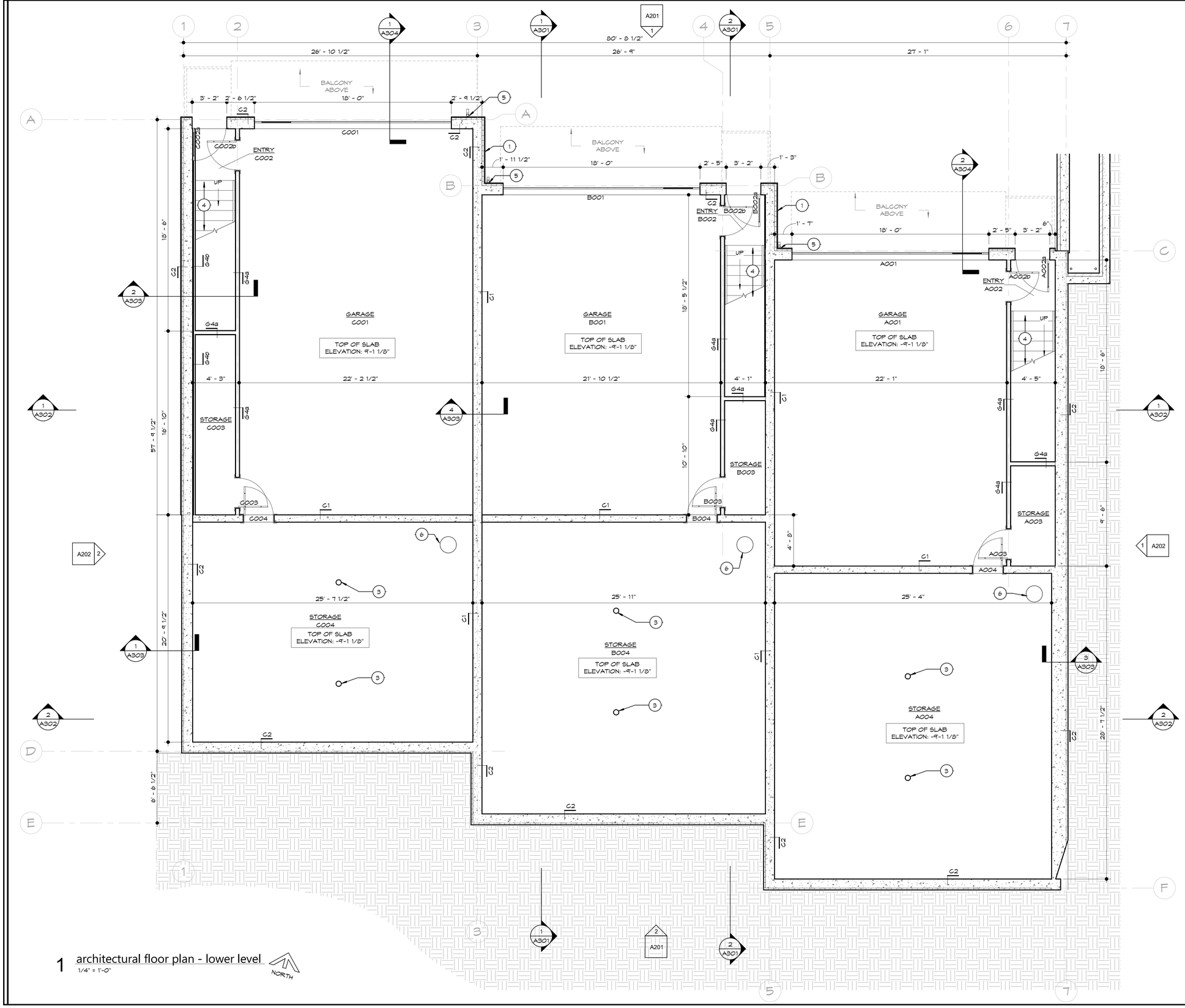
No.	Description	Date
1	DRC comments	

sheet issue date: 09.27.2024

project no.: 20.32

sheet contents: ARCHITECTURAL SITE PLAN

sheet no.: A001



1 architectural floor plan - lower level
1/4" = 1'-0"

NORTH

general notes

1. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS, AND BETWEEN MULTIPLE DRAWINGS. THE ARCHITECT WILL DETERMINE WHICH SHALL GOVERN.
2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE INCLUDING UTILITIES AND EXISTING STRUCTURES PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY OF THE STRUCTURE DURING CONSTRUCTION INCLUDING ALL SHORING AND BRACING REQUIRED TO RESIST REQUIRED VERTICAL AND LATERAL FORCES.
4. ALL ARCHITECTURAL FLOOR PLAN DIMENSIONS ARE FROM FACE OF CONCRETE OR FACE OF STUD.
5. INTERIOR WALLS ARE TO BE COMPRISED OF 2x4 STUDS AT 16" O.C. MAX WITH 1/2" DRYWALL EACH SIDE UNLESS NOTED OTHERWISE.
6. MECHANICAL/PLUMBING SCOPES ARE DESIGN/BUILD, DESIGN TO BE PROVIDED BY SUB-CONTRACTOR TO MEET OR EXCEED CODE REQUIREMENTS; CONTRACTOR TO COORDINATE EACH OTHERS' WORK WITH ARCHITECTURAL PLANS AND TO NOTIFY ARCHITECT OF NEED FOR SOFFITS OR CHASES FOR INSTALLATION OF DUCTWORK OR PLUMBING.
7. ELECTRICAL SCOPES ARE DESIGN/BUILD, DESIGN TO BE PROVIDED BY SUB-CONTRACTOR TO MEET OR EXCEED CODE REQUIREMENTS; CONTRACTOR TO INSTALL OUTLETS AS REQUIRED PER CODE. VERIFY ALL LOCATIONS WITH OWNER PRIOR TO BEGINNING DRYWALL.
8. COORDINATE ALL WALLS AND DIMENSIONS ON ARCHITECTURAL DRAWINGS WITH STRUCTURAL DRAWINGS.

architectural plan notes

GENERAL: COORDINATE WITH WORK SHOWN ON STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS, REF. FE SHEET FOR EQUIP. COORDINATION

NUMBER	NOTE TEXT
1	PROVIDE ADDITIONAL POLYISO OR THICKEN 3-COAT STUCCO AS REQ. TO ALIGN FINISH PLANE WITH ABOVE.
3	STEEL COLUMN, REF. STRUCTURAL.
4	REF BUILDING SECTIONS & STAIR SECTIONS
5	ALUMINUM DOWNSPOUT, REF. ELEVATIONS.
6	SUMP WELL,CONNECT TO DRAIN TILE. COORDINATE WITH OWNER FOR INSTALL OF SUMP PUMP AND ASSOCIATED DISCHARGE ROUTE.

NOTE: REFER TO STRUCTURAL DRAWINGS FOR REINF. STEEL IN EXTERIOR WALLS AND CONCRETE NOT SHOWN

NOTE: REFER TO ALL DETAILS (DETAILS LOCATED ON THIS SHEET, PRECEEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

NOTE: REFER TO ALL SECTIONS (SECTIONS LOCATED ON THIS SHEET, PRECEEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

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FOR REVIEW

SHIRAZ TOWNHOMES

603, 605, & 607 W. 49th ST. KANSAS CITY, MO 64112

REVISIONS

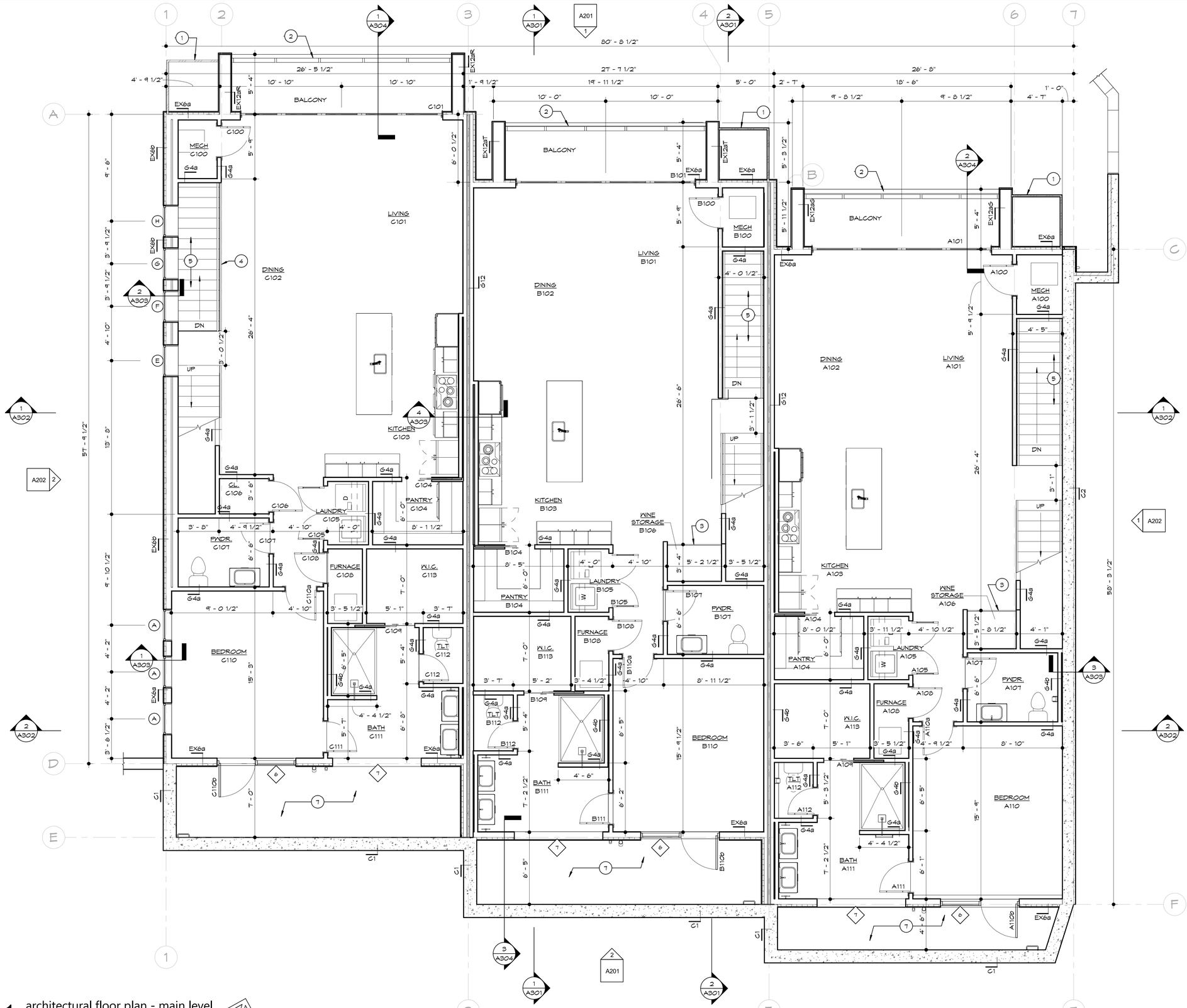
No.	Description	Date

sheet issue date: 09.27.2024

project no.: 20.32

sheet contents: ARCHITECTURAL FLOOR PLAN - LOWER LEVEL

sheet no.: A100



1 architectural floor plan - main level
1/4" = 1'-0"

NORTH

general notes

1. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS, AND BETWEEN MULTIPLE DRAWINGS. THE ARCHITECT WILL DETERMINE WHICH SHALL GOVERN.
2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE INCLUDING UTILITIES AND EXISTING STRUCTURES PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY OF THE STRUCTURE DURING CONSTRUCTION INCLUDING ALL SHORING AND BRACING REQUIRED TO RESIST REQUIRED VERTICAL AND LATERAL FORCES.
4. ALL ARCHITECTURAL FLOOR PLAN DIMENSIONS ARE FROM FACE OF CONCRETE OR FACE OF STUD.
5. INTERIOR WALLS ARE TO BE COMPRISED OF 2x4 STUDS AT 16" O.C. MAX WITH 1/2" DRYWALL EACH SIDE UNLESS NOTED OTHERWISE.
6. MECHANICAL/PLUMBING SCOPES ARE DESIGN/BUILD, DESIGN TO BE PROVIDED BY SUB-CONTRACTOR TO MEET OR EXCEED CODE REQUIREMENTS; CONTRACTOR TO COORDINATE EACH OTHERS' WORK WITH ARCHITECTURAL PLANS AND TO NOTIFY ARCHITECT OF NEED FOR SOFFITS OR CHASES FOR INSTALLATION OF DUCTWORK OR PLUMBING.
7. ELECTRICAL SCOPES ARE DESIGN/BUILD, DESIGN TO BE PROVIDED BY SUB-CONTRACTOR TO MEET OR EXCEED CODE REQUIREMENTS; CONTRACTOR TO INSTALL OUTLETS AS REQUIRED PER CODE. VERIFY ALL LOCATIONS WITH OWNER PRIOR TO BEGINNING DRYWALL.
8. COORDINATE ALL WALLS AND DIMENSIONS ON ARCHITECTURAL DRAWINGS WITH STRUCTURAL DRAWINGS.

architectural plan notes

GENERAL: COORDINATE WITH WORK SHOWN ON STRUCTURAL DRAWINGS AS REQUIRED.

NUMBER	NOTE TEXT
1	EXTERIOR STEEL COMPONENT, REF. ELEVATIONS & SHEET A303, "FACADE COMPONENT"
2	TEMPERED GLASS EXTERIOR RAILING BY OTHERS, TOP OF RAILING 36"AFF
3	WINE STORAGE ROOM - DESIGN BY OTHERS (OPENING, STORAGE, FINISHES, TEMP CONTROL).
4	FABRICATED STEEL GUARD RAIL •TOP OF GUARDRAIL = 36" AFF •SHALL NOT ALLOW THE PASSAGE OF A 4" SPHERE •RESIST A UNIFORM LOAD OF 50 LBS PER LINEAR FOOT
5	REF BUILDING SECTIONS & STAIR SECTIONS
7	WINDOW WELL. GRAVEL BASE. REF. CIVIL & S/A304 FOR ADDITIONAL INFO.

NOTE: REFER TO STRUCTURAL DRAWINGS FOR REINF. STEEL IN EXTERIOR WALLS AND CONCRETE NOT SHOWN

NOTE: REFER TO ALL DETAILS (DETAILS LOCATED ON THIS SHEET, PRECEEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

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REVISIONS

No.	Description	Date

sheet issue date: 09.27.2024

project no.: 20.32

sheet contents: ARCHITECTURAL FLOOR PLAN - MAIN LEVEL

sheet no.: A101

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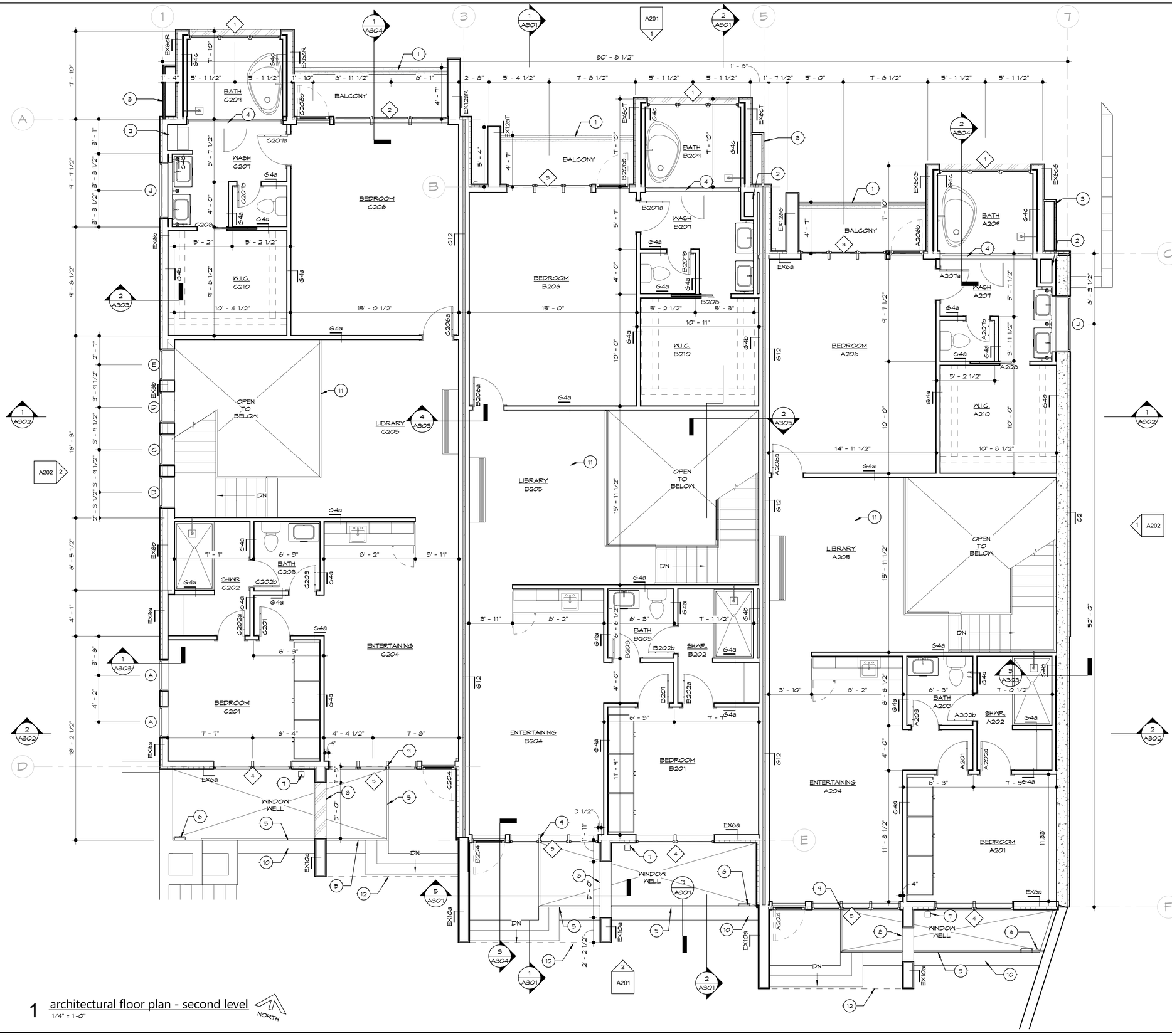

1 architectural floor plan - second level
1/4" = 1'-0"

NORTH

general notes

1. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS, AND BETWEEN MULTIPLE DRAWINGS. THE ARCHITECT WILL DETERMINE WHICH SHALL GOVERN.
2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE INCLUDING UTILITIES AND EXISTING STRUCTURES PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY OF THE STRUCTURE DURING CONSTRUCTION INCLUDING ALL SHORING AND BRACING REQUIRED TO RESIST REQUIRED VERTICAL AND LATERAL FORCES.
4. ALL ARCHITECTURAL FLOOR PLAN DIMENSIONS ARE FROM FACE OF CONCRETE OR FACE OF STUD.
5. INTERIOR WALLS ARE TO BE COMPRISED OF 2x4 STUDS AT 16" O.C. MAX WITH 1/2" DRYWALL EACH SIDE UNLESS NOTED OTHERWISE.
6. MECHANICAL/PLUMBING SCOPES ARE DESIGN/BUILD, DESIGN TO BE PROVIDED BY SUB-CONTRACTOR TO MEET OR EXCEED CODE REQUIREMENTS; CONTRACTOR TO COORDINATE EACH OTHERS' WORK WITH ARCHITECTURAL PLANS AND TO NOTIFY ARCHITECT OF NEED FOR SOFFITS OR CHASES FOR INSTALLATION OF DUCTWORK OR PLUMBING.
7. ELECTRICAL SCOPES ARE DESIGN/BUILD, DESIGN TO BE PROVIDED BY SUB-CONTRACTOR TO MEET OR EXCEED CODE REQUIREMENTS; CONTRACTOR TO INSTALL OUTLETS AS REQUIRED PER CODE. VERIFY ALL LOCATIONS WITH OWNER PRIOR TO BEGINNING DRYWALL.
8. COORDINATE ALL WALLS AND DIMENSIONS ON ARCHITECTURAL DRAWINGS WITH STRUCTURAL DRAWINGS.

architectural plan notes

GENERAL: COORDINATE WITH WORK SHOWN ON STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. REF. FE SHEET FOR EQUIP. COORDINATION

NUMBER	NOTE TEXT
1	METAL RAILING, REF DETAIL 2/A306
2	CHASE OPENING FOR DUCTWORK
3	EXTERIOR STEEL COMPONENT, REF. ELEVATIONS & SHEET A308, "EXTERIOR DECORATIVE COMPONENT DETAILS"
4	FROSTED GLASS CURTAIN WALL BATH ENTRY
5	METAL RAILING, REF DETAIL 3/A307
6	WINDOW WELL EGRESS LADDER.
7	ALUMINUM DOWNSPOUT
8	CANOPY OPENING. 60"H, 36" SILL HEIGHT, REF. 4/A306 FOR ADDITIONAL INFO
9	ALIGN EDGE OF BRIDGE TO EDGE OF WINDOW MULLION
10	CONCRETE WINDOW WELL RETAINING WALL. TOP OF WALL TO MATCH TOP OF PAVER ELEVATION. REF. CIVIL AND STRUCTURAL FOR ADDITIONAL INFORMATION
11	FABRICATED STEEL GUARD RAIL •TOP OF GUARDRAIL = 36" AFF •SHALL NOT ALLOW THE PASSAGE OF A 4" SPHERE •RESIST A UNIFORM LOAD OF 50 LBS PER LINEAR FOOT
12	EDGE OF ENTRY ROOF ABOVE

NOTE: REFER TO STRUCTURAL DRAWINGS FOR REINF. STEEL IN EXTERIOR WALLS AND CONCRETE NOT SHOWN

NOTE: REFER TO ALL DETAILS (DETAILS LOCATED ON THIS SHEET, PRECEEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

NOTE: REFER TO ALL SECTIONS (SECTIONS LOCATED ON THIS SHEET, PRECEEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

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FOR REVIEW

SHIRAZ TOWNHOMES

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REVISIONS

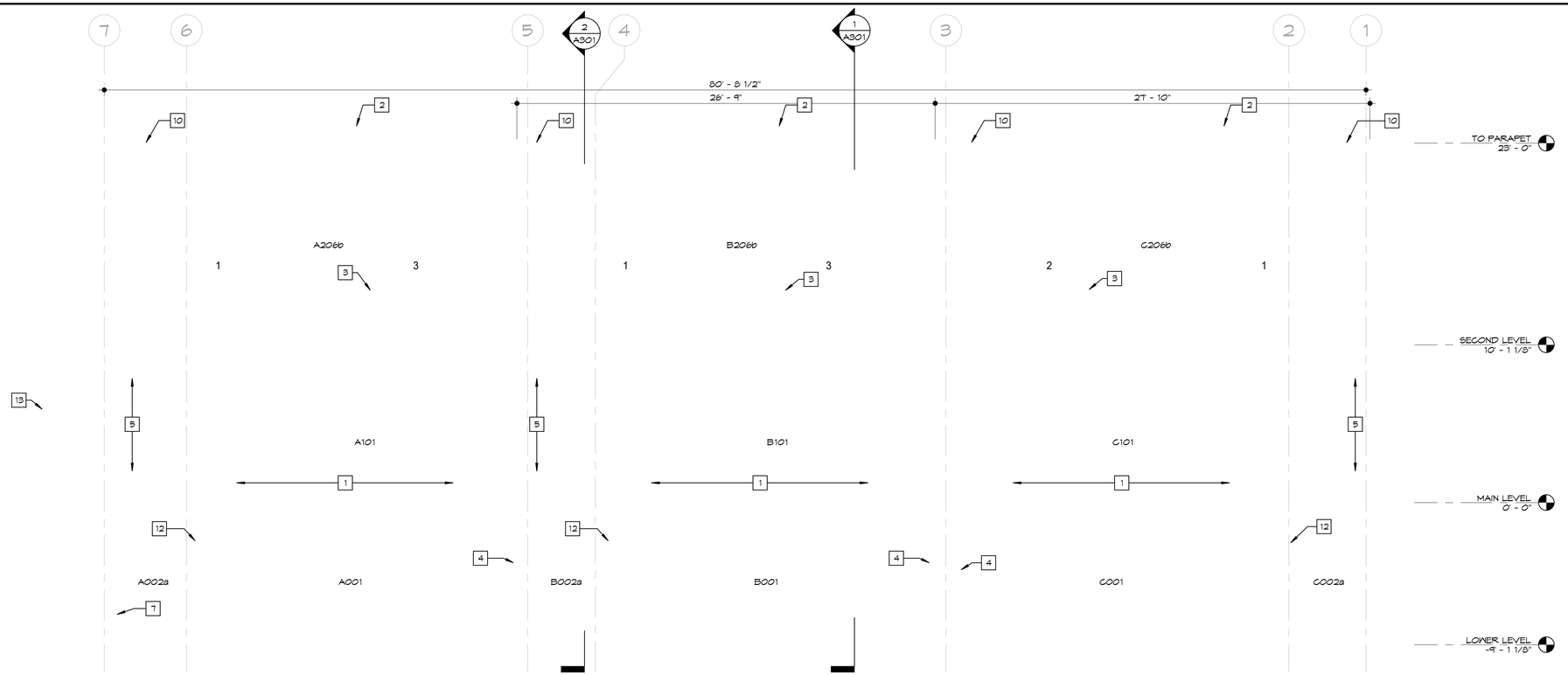
No.	Description	Date

sheet issue date: 09.27.2024

project no.: 20.32

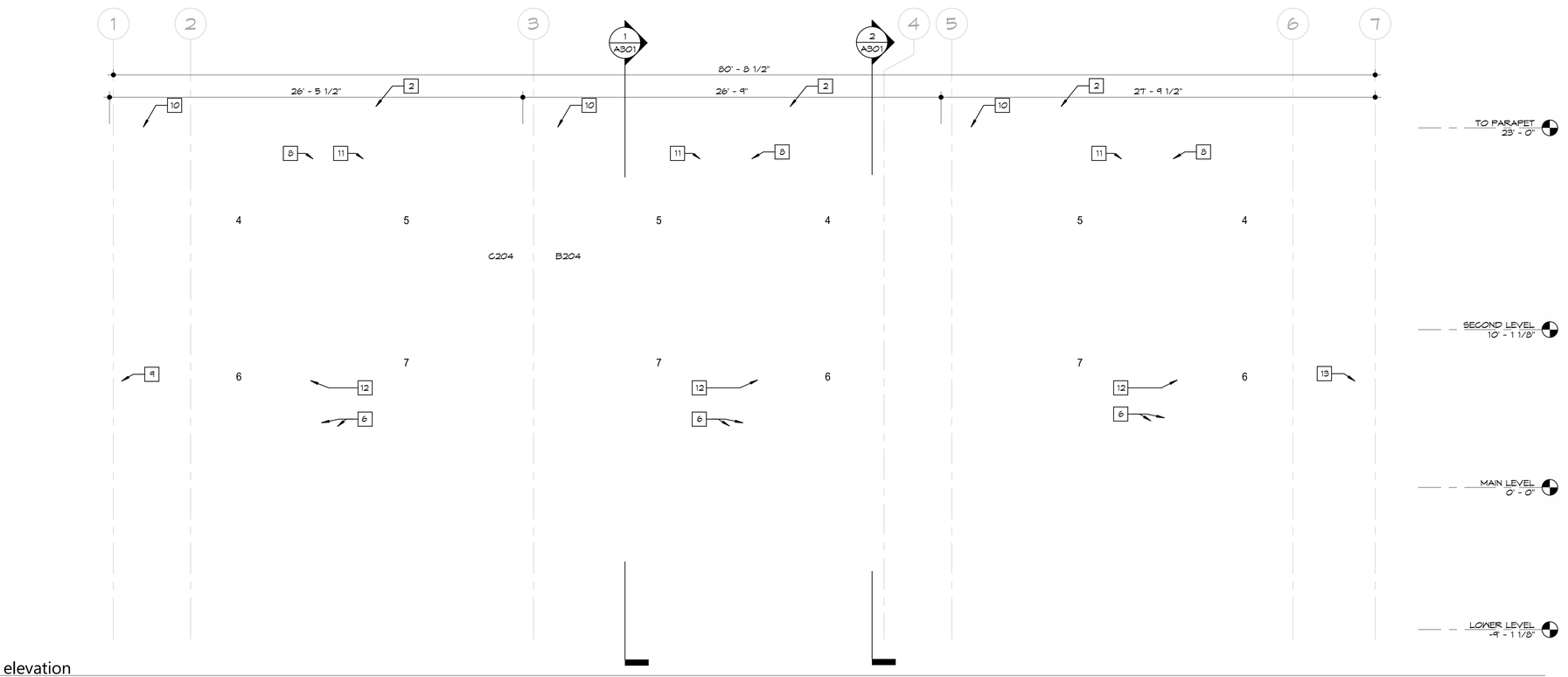
sheet contents: ARCHITECTURAL FLOOR PLAN - UPPER LEVEL

sheet no.: A102



1 north elevation

1/4" = 1'-0"



2 south elevation

1/4" = 1'-0"

exterior elevation general notes

1. SLOPE GRADE A MINIMUM OF 5% AWAY FROM THE HOUSE FOR A MINIMUM DISTANCE OF 10'-0"
2. MAINTAIN MIN. 6" CLEARANCE BETWEEN FINAL GRADE AND EXPOSED WOOD
3. EXTERIOR SIDING INDICATED ON DRAWINGS SHALL BE INSTALLED OVER BUILDING WRAP, RESULTING IN A WATER-RESISTIVE EXTERIOR WALL SYSTEM COMPLIANT WITH IRC SECTION 703.2.
4. WHERE DIFFERENTIAL BETWEEN PORCH/PATIO AND SURROUNDING GRADE IS GREATER THAN 18" GUARDRAIL SHALL BE PROVIDED. THE GUARDRAIL SHALL BE 42" TALL AND SHALL BE CONSTRUCTED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH IT.
5. REFER TO REFLECTED CEILING PLAN FOR LIGHTING. ALL EXTERIOR LIGHTING SHALL HAVE A CONCEALED LIGHT SOURCE.
6. ALL EXTERIOR METAL SHALL BE CORROSION RESISTANT.
7. ALL EXTERIOR MECHANICAL AND PLUMBING VENT LOCATIONS SHALL BE APPROVED WITH ARCHITECT, PRIOR TO INSTALLATION. ALL PIPING SHALL PAINTED TO MATCH SURROUNDING CONTEXT.

exterior finishes legend

TRADITIONAL STUCCO - SMOOTH:

- 3-COAT SYSTEM OVER DELTA- DRY & LATH OVER R-9 (2") ZIP R-SHEATHING OR, POLYISO INSULATION (PER WALL TYPE)
- SMOOTH FINISH (MEDIUM)
- ELASTOMERIC PAINT

PAC-CLAD METAL FLUSH PANEL SYSTEM

- INSTALL PER MANUFACTURER INSTRUCTIONS.
- COLOR SPECIFIC PER EACH UNIT, REFERENCE PLANS AND WALL TYPES.
- OVER 7/16" ZIP SHEATHING (TAPE SEAMS PER MANUFACTURER.)

exterior elevation keynotes

1. GLASS BALCONY RAILING, 36"H, BY OTHERS.
2. CUSTOM SKYLIGHT BY OTHERS, REF. REFLECTED CEILING PLAN & DETAIL 1 / A306 FOR ADDTIONAL INFO.
3. DECORATIVE STEEL WALL/GUARDRAIL, REF. DETAIL 2 / A306 .
4. ALUMINUM DOWNSPOUT FOR STORMWATER ROOF DRAINAGE OF EXTERIOR CANOPY & UPPER LEVEL BATHROOM.
5. EXTERIOR METAL "RIB" SCULPTURE COMPONENT, REF. SHEET A308.
6. ALUMINUM DOWNSPOUT FOR STORMWATER ROOF DRAINAGE OF EXTERIOR CANOPY & MAIN BUILDING ROOF.
7. PLANTER RETAINING WALL, REF. CIVIL & STRUCTURAL.
8. COLLECTOR BOX FOR THRU-WALL SCUPPER.
9. CONCRETE WALL OF WINDOW WELL, REF. STRUCTURAL.
10. PARAPET COPING CAP. PAINT TO MATCH COLOR OF STUCCO EXTERIOR FINISH.
11. OVERFLOW LAMBS TONGUE DRAIN.
12. WALL SCONCE.
13. RETAINING WALL, REF STRCTURAL.

NOTE: REFER TO STRUCTURAL DRAWINGS FOR REINF. STEEL IN EXTERIOR WALLS AND CONCRETE NOT SHOWN

NOTE: REFER TO ALL DETAILS (DETAILS LOCATED ON THIS SHEET, PRECEEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

NOTE: REFER TO ALL SECTIONS (SECTIONS LOCATED ON THIS SHEET, PRECEEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

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REVISIONS

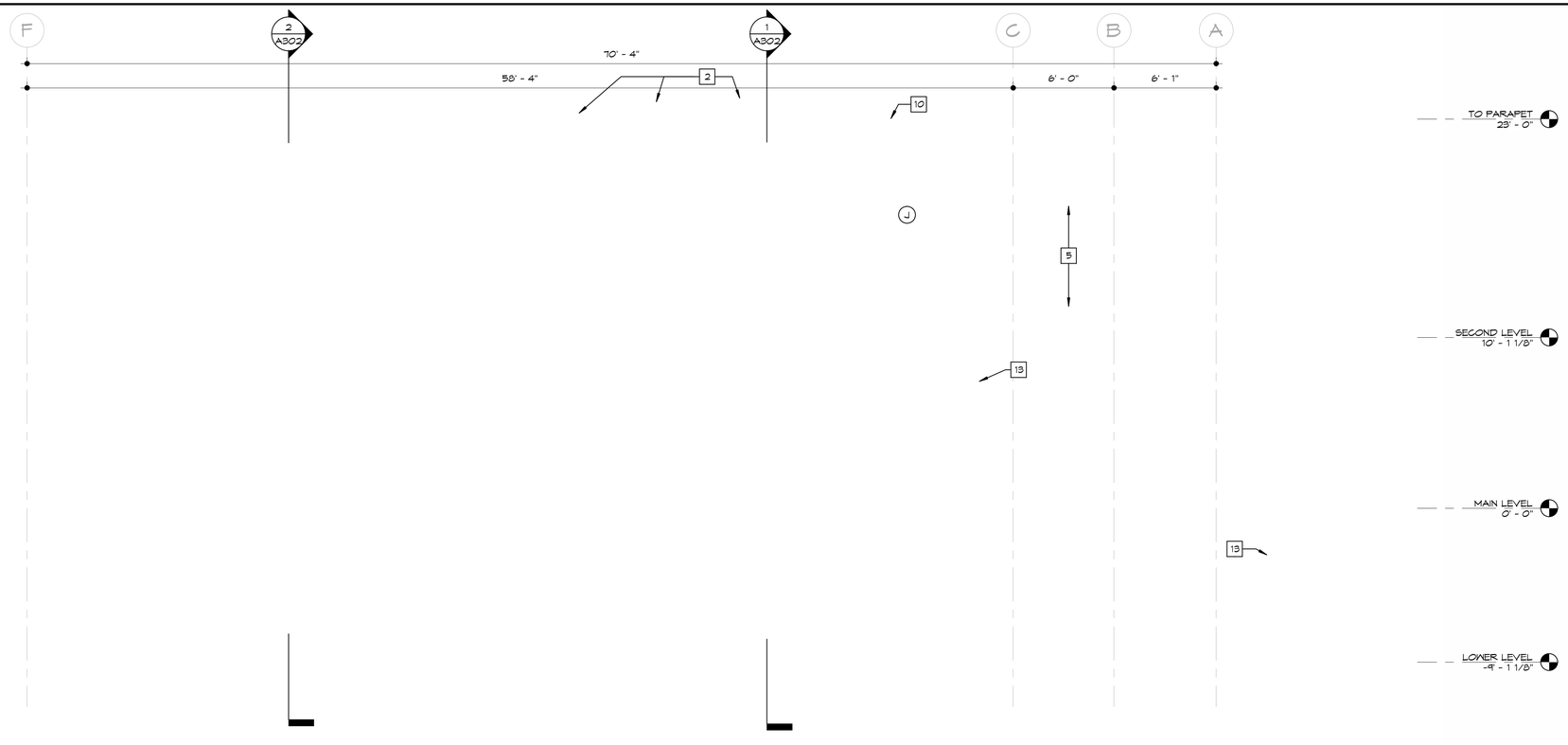
No.	Description	Date

sheet issue date: 09.27.2024

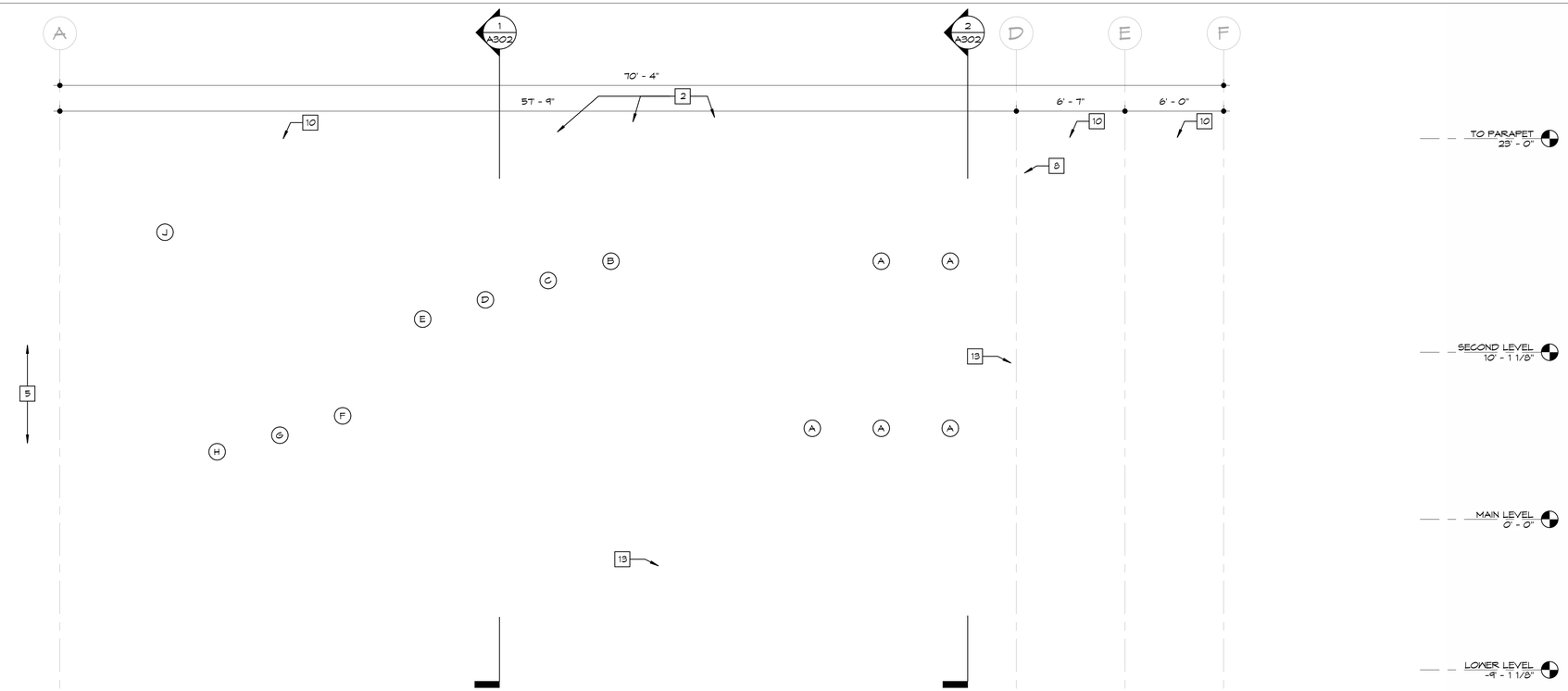
project no.: 20.32

sheet contents: EXTERIOR ELEVATIONS

sheet no.: A201



1 east elevation
1/4" = 1'-0"



2 west elevation
1/4" = 1'-0"

exterior elevation general notes

1. SLOPE GRADE A MINIMUM OF 5% AWAY FROM THE HOUSE FOR A MINIMUM DISTANCE OF 10'-0"
2. MAINTAIN MIN. 8" CLEARANCE BETWEEN FINAL GRADE AND EXPOSED WOOD
3. EXTERIOR SIDING INDICATED ON DRAWINGS SHALL BE INSTALLED OVER BUILDING WRAP, RESULTING IN A WATER-RESISTIVE EXTERIOR WALL SYSTEM COMPLIANT WITH IRC SECTION 703.2.
4. WHERE DIFFERENTIAL BETWEEN PORCH/PATIO AND SURROUNDING GRADE IS GREATER THAN 18" GUARDRAIL SHALL BE PROVIDED. THE GUARDRAIL SHALL BE 42" TALL AND SHALL BE CONSTRUCTED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH IT.
5. REFER TO REFLECTED CEILING PLAN FOR LIGHTING. ALL EXTERIOR LIGHTING SHALL HAVE A CONCEALED LIGHT SOURCE.
6. ALL EXTERIOR METAL SHALL BE CORROSION RESISTANT.
7. ALL EXTERIOR MECHANICAL AND PLUMBING VENT LOCATIONS SHALL BE APPROVED WITH ARCHITECT, PRIOR TO INSTALLATION. ALL PIPING SHALL PAINTED TO MATCH SURROUNDING CONTEXT.

exterior finishes legend

TRADITIONAL STUCCO - SMOOTH:
- 3-COAT SYSTEM OVER DELTA- DRY & LATH OVER R-9 (2") ZIP R-SHEATHING OR, POLYISO INSULATION (PER WALL TYPE)
- SMOOTH FINISH (MEDIUM)
- ELASTOMERIC PAINT

PAC-CLAD METAL FLUSH PANEL SYSTEM
- INSTALL PER MANUFACTURER INSTRUCTIONS.
- COLOR SPECIFIC PER EACH UNIT, REFERENCE PLANS AND WALL TYPES.
- OVER 7/16" ZIP SHEATHING (TAPE SEAMS PER MANUFACTURER.)

exterior elevation keynotes

1 GLASS BALCONY RAILING, 36"H, BY OTHERS.

2 CUSTOM SKYLIGHT BY OTHERS, REF. REFLECTED CEILING PLAN & DETAIL 1 / A306 FOR ADDTIONAL INFO.

3 DECORATIVE STEEL WALL/GUARDRAIL, REF. DETAIL 2 / A306 .

4 ALUMINUM DOWNSPOUT FOR STORMWATER ROOF DRAINAGE OF EXTERIOR CANOPY & UPPER LEVEL BATHROOM.

5 EXTERIOR METAL "RIB" SCULPTURE COMPONENT, REF. SHEET A308.

6 ALUMINUM DOWNSPOUT FOR STORMWATER ROOF DRAINAGE OF EXTERIOR CANOPY & MAIN BUILDING ROOF.

7 PLANTER RETAINING WALL, REF. CIVIL & STRUCTURAL.

8 COLLECTOR BOX FOR THRU-WALL SCUPPER.

9 CONCRETE WALL OF WINDOW WELL, REF. STRUCTURAL.

10 PARAPET COPING CAP. PAINT TO MATCH COLOR OF STUCCO EXTERIOR FINISH.

11 OVERFLOW LAMBS TONGUE DRAIN.

12 WALL SCONCE.

13 RETAINING WALL, REF STRCTURAL.

NOTE: REFER TO STRUCTURAL DRAWINGS FOR REINF. STEEL IN EXTERIOR WALLS AND CONCRETE NOT SHOWN

NOTE: REFER TO ALL DETAILS (DETAILS LOCATED ON THIS SHEET, PRECEEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

NOTE: REFER TO ALL SECTIONS (SECTIONS LOCATED ON THIS SHEET, PRECEEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

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REVISIONS

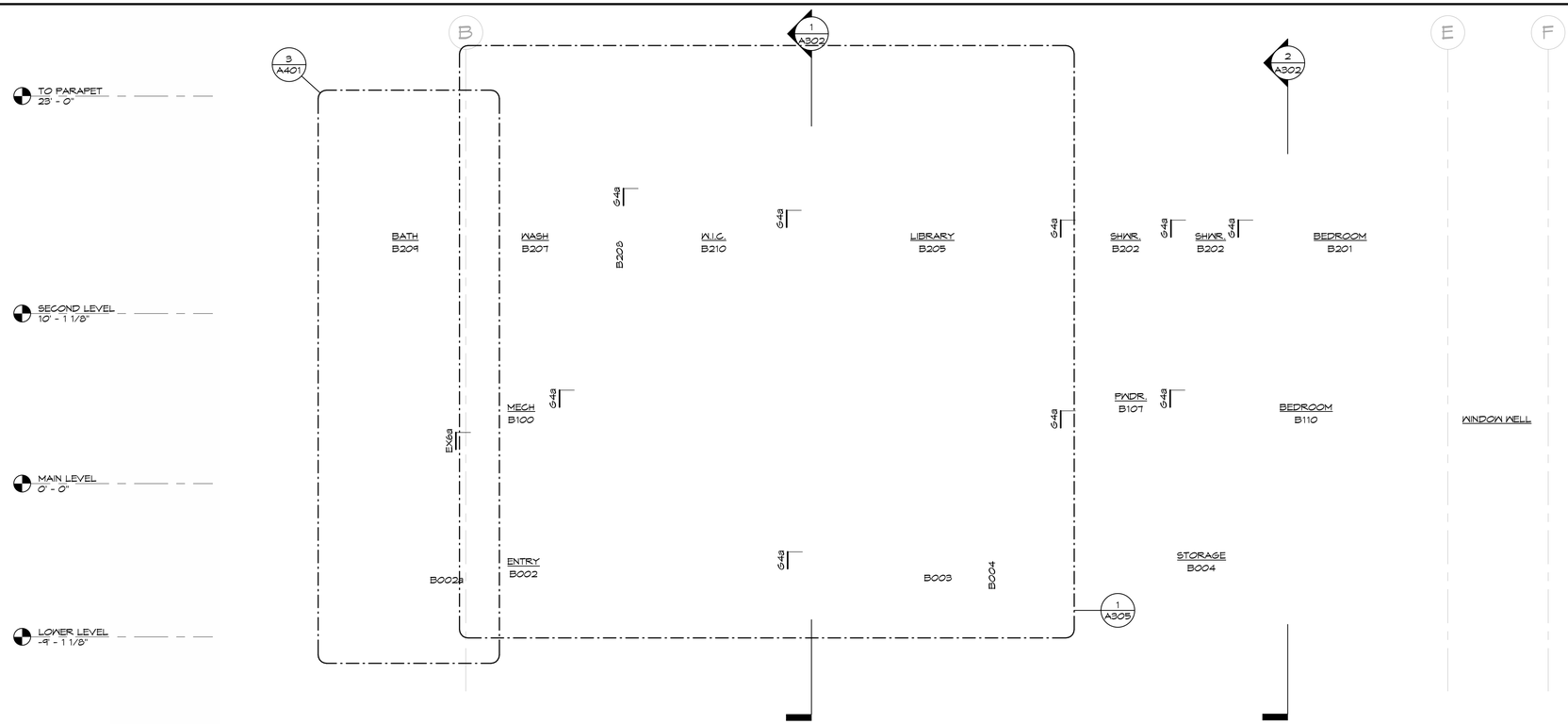
No.	Description	Date

sheet issue date: 09.27.2024

project no.: 20.32

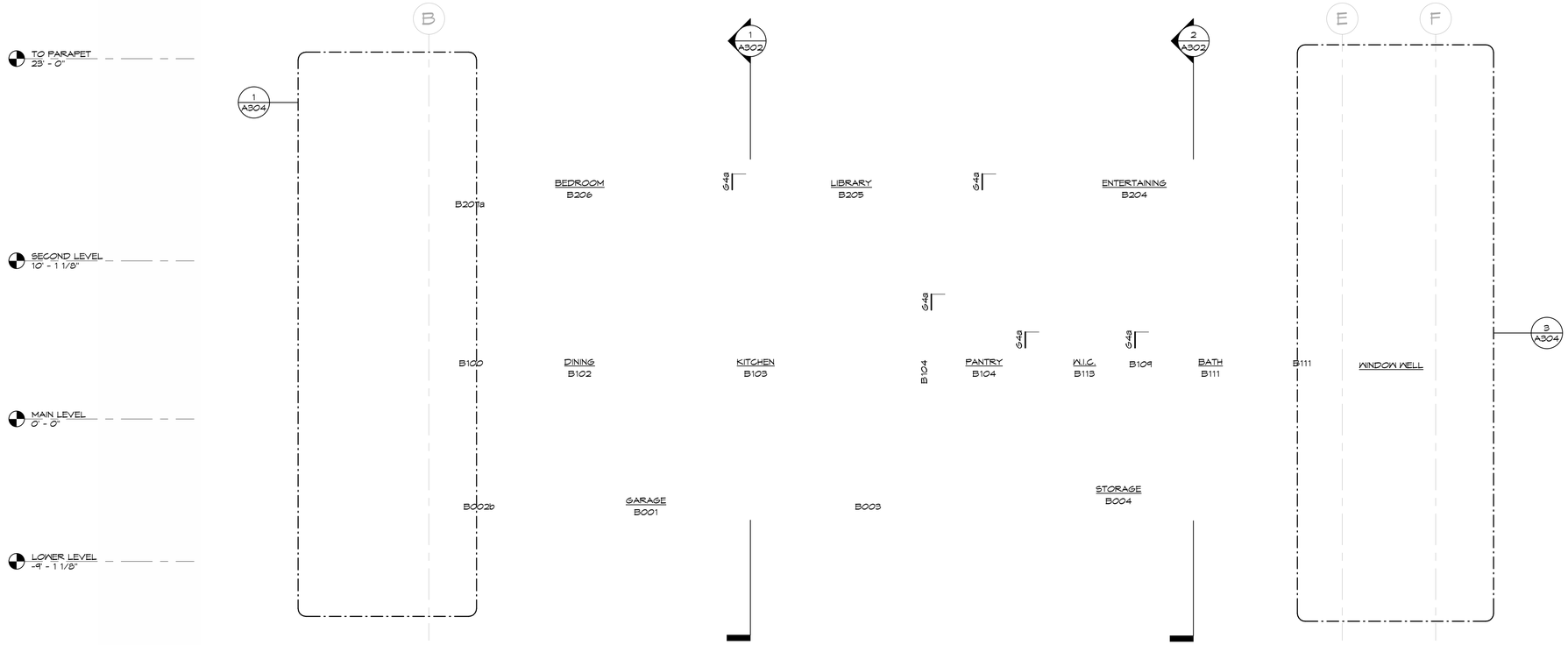
sheet contents: EXTERIOR ELEVATIONS

sheet no.: A202



2 overall building section @ entry/ stairs / window well

1/4" = 1'-0"



1 overall building section @ garage / skylight / patios

1/4" = 1'-0"

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REVISIONS

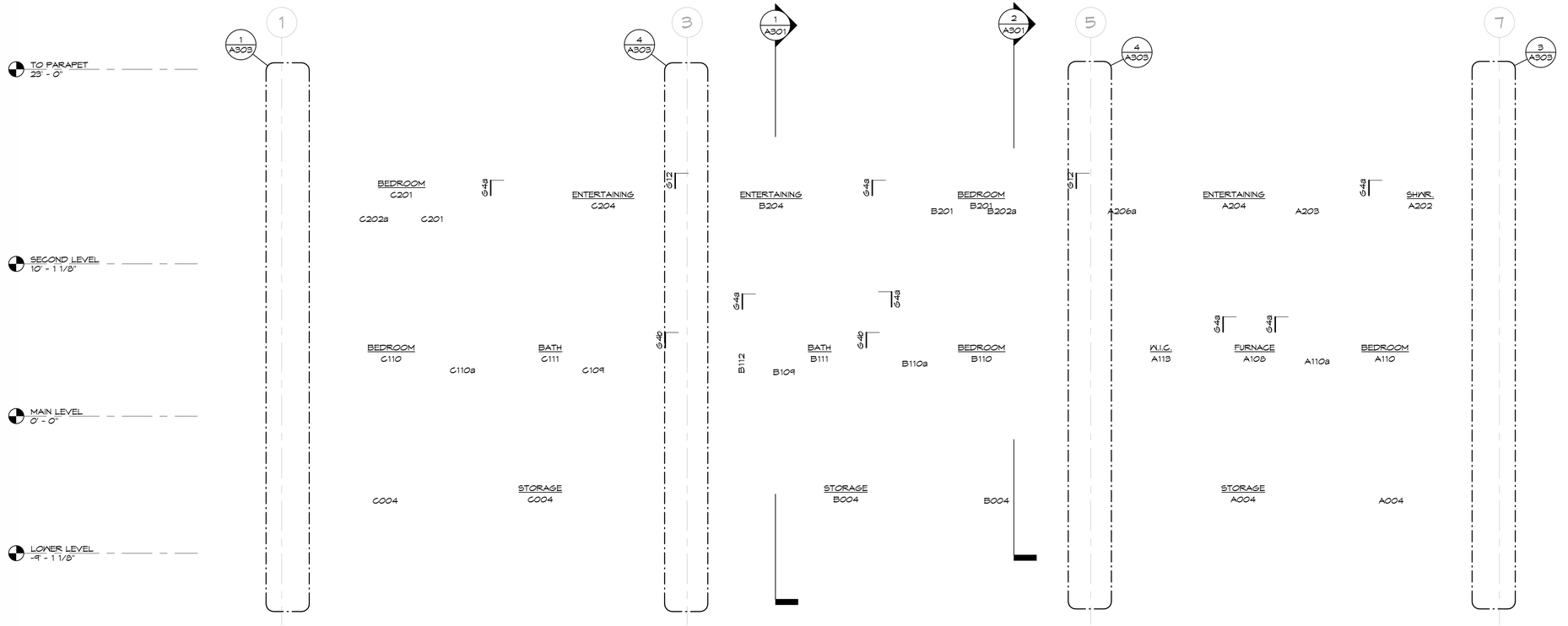
No.	Description	Date

sheet issue date:
09.27.2024

project no.:
20.32

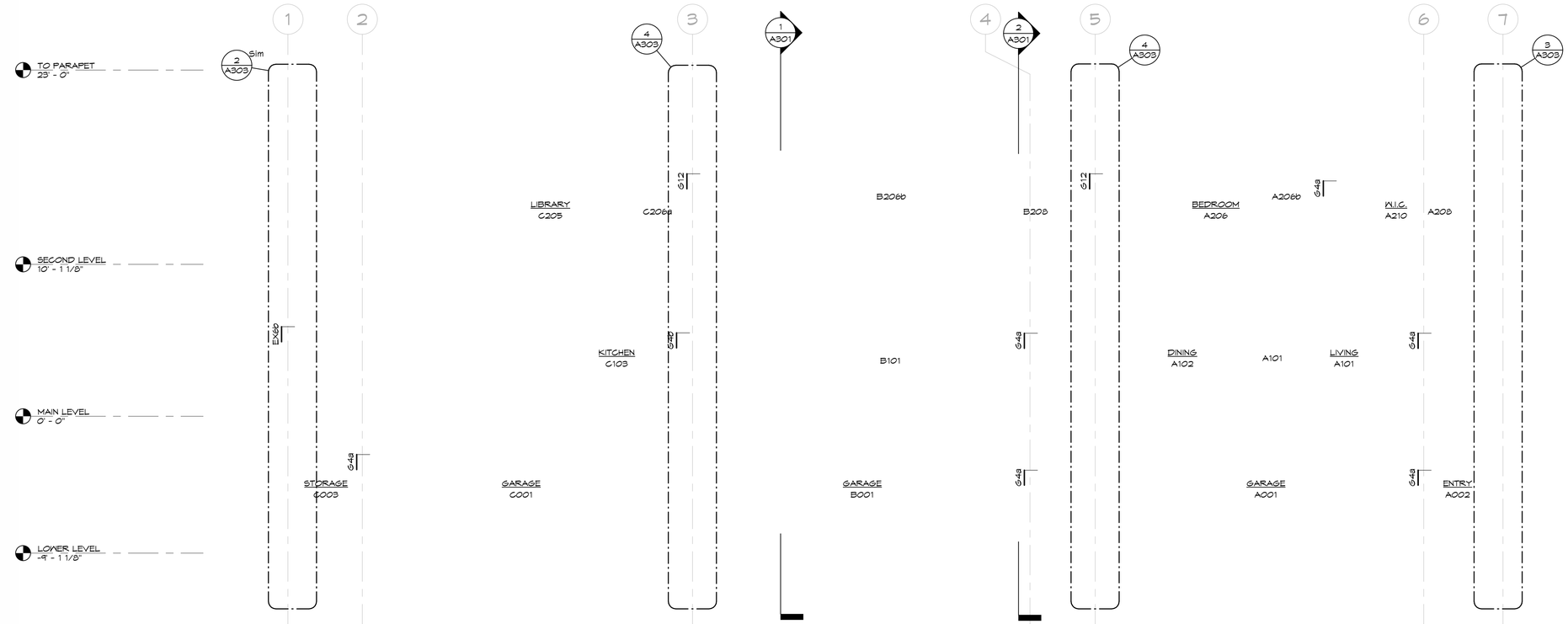
sheet contents:
BUILDING SECTIONS

sheet no.:
A301



2 latitudinal building section

1/4" = 1'-0"



1 latitudinal building section1

1/4" = 1'-0"

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No.	Description	Date

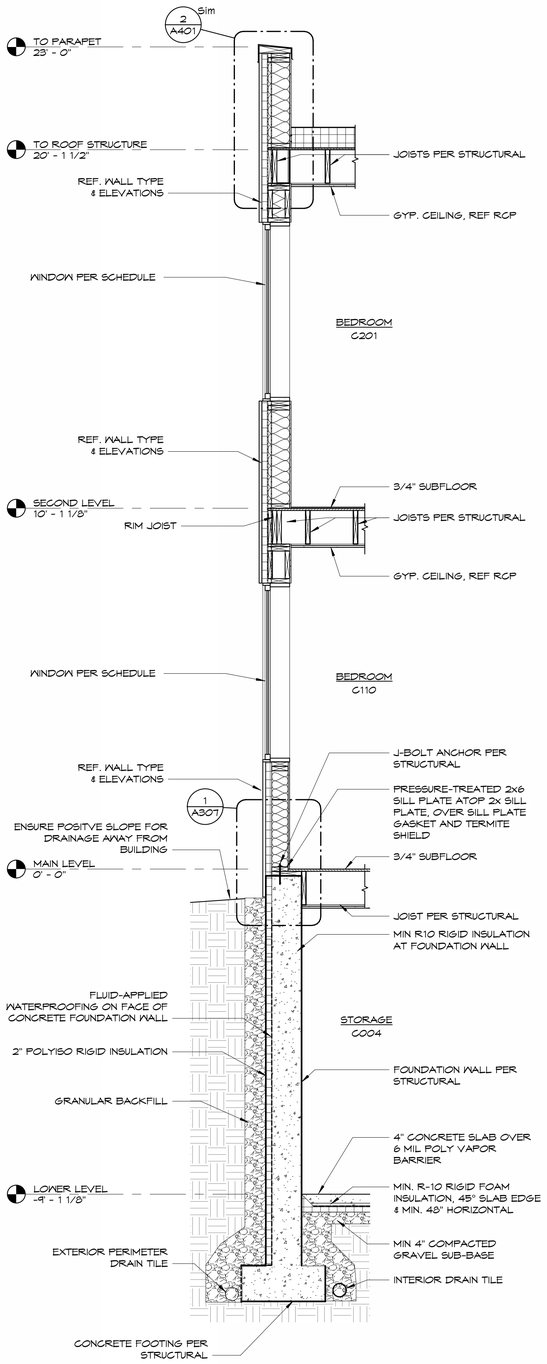
sheet issue date:
09.27.2024

project no.:
20.32

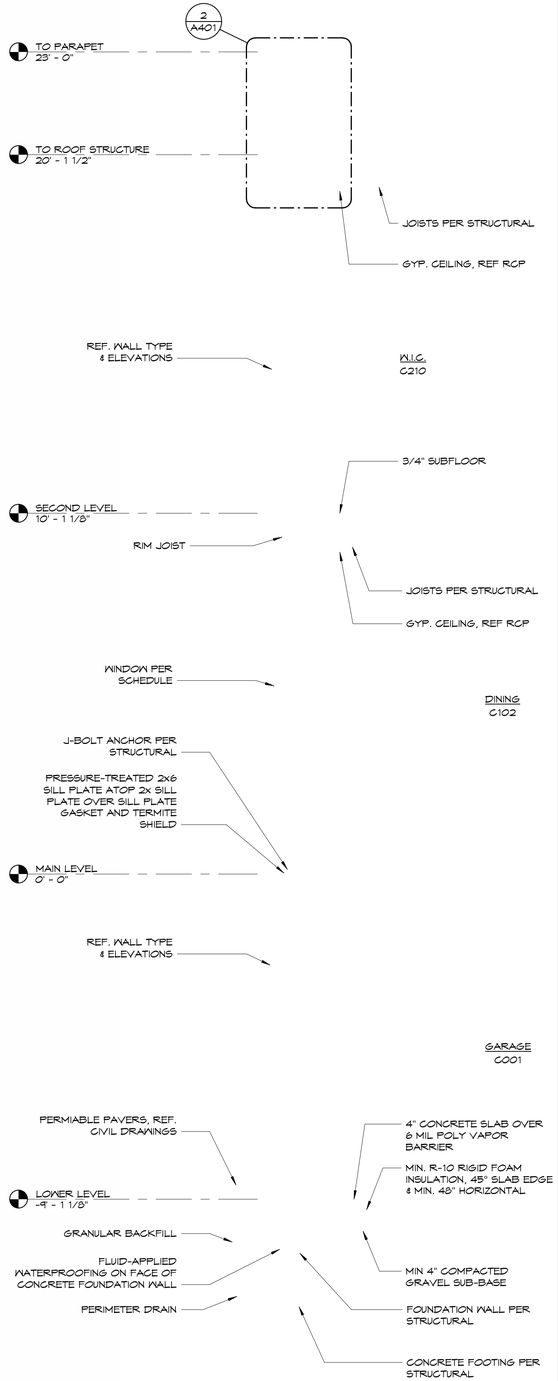
sheet contents:
BUILDING SECTIONS

sheet no.:
A302

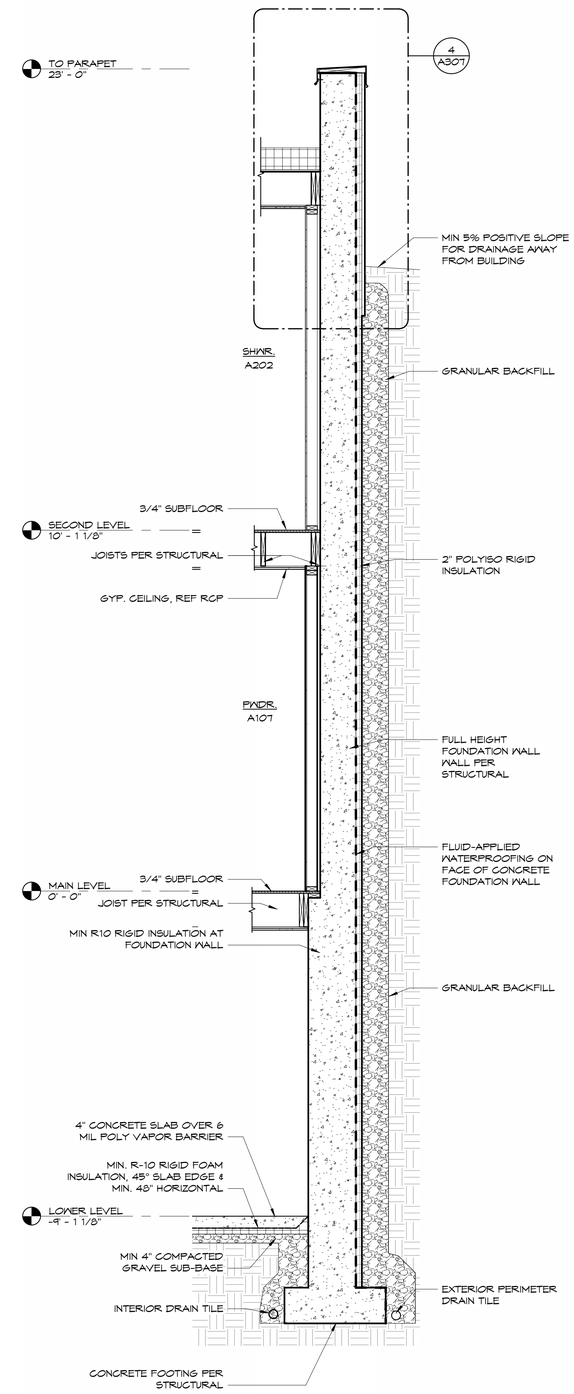
9/4/2024 1:05:14 PM C:\Users\Todd\Documents\20.32_Shiraz_22_veri-tredder.rvt



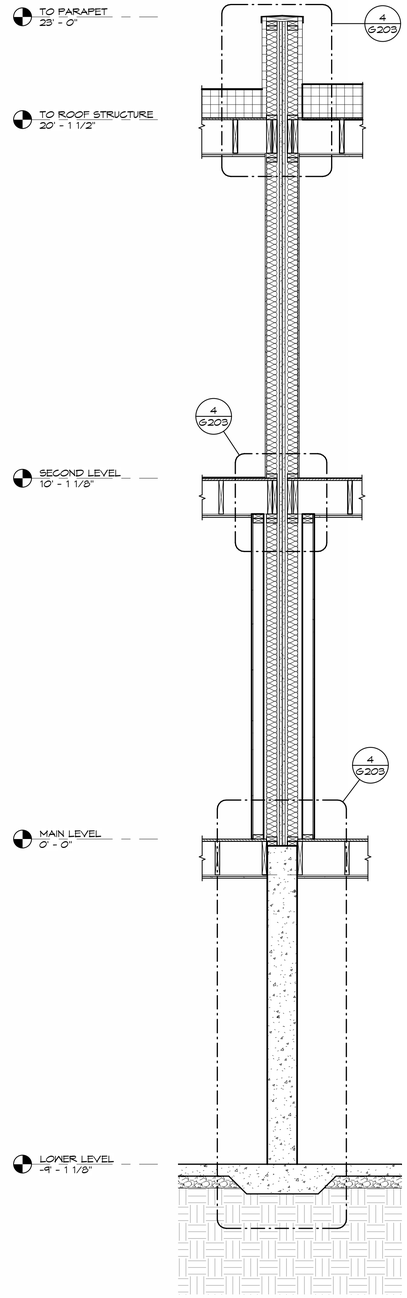
1 wall section - exterior, west (south location)
1/2" = 1'-0"



2 wall section - exterior, west north location)
1/2" = 1'-0"



3 wall section - exterior, east
1/2" = 1'-0"



4 wall section - separation wall
1/2" = 1'-0"

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REVISIONS

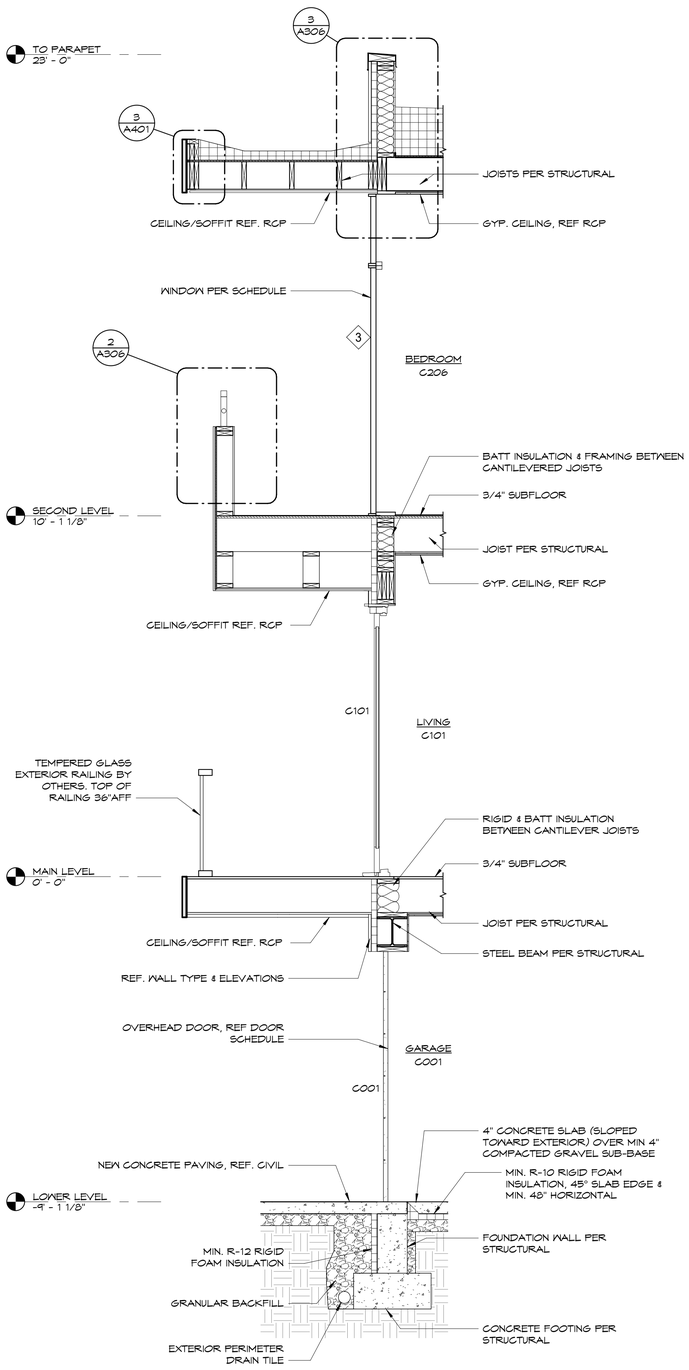
No.	Description	Date

sheet issue date:
09.27.2024

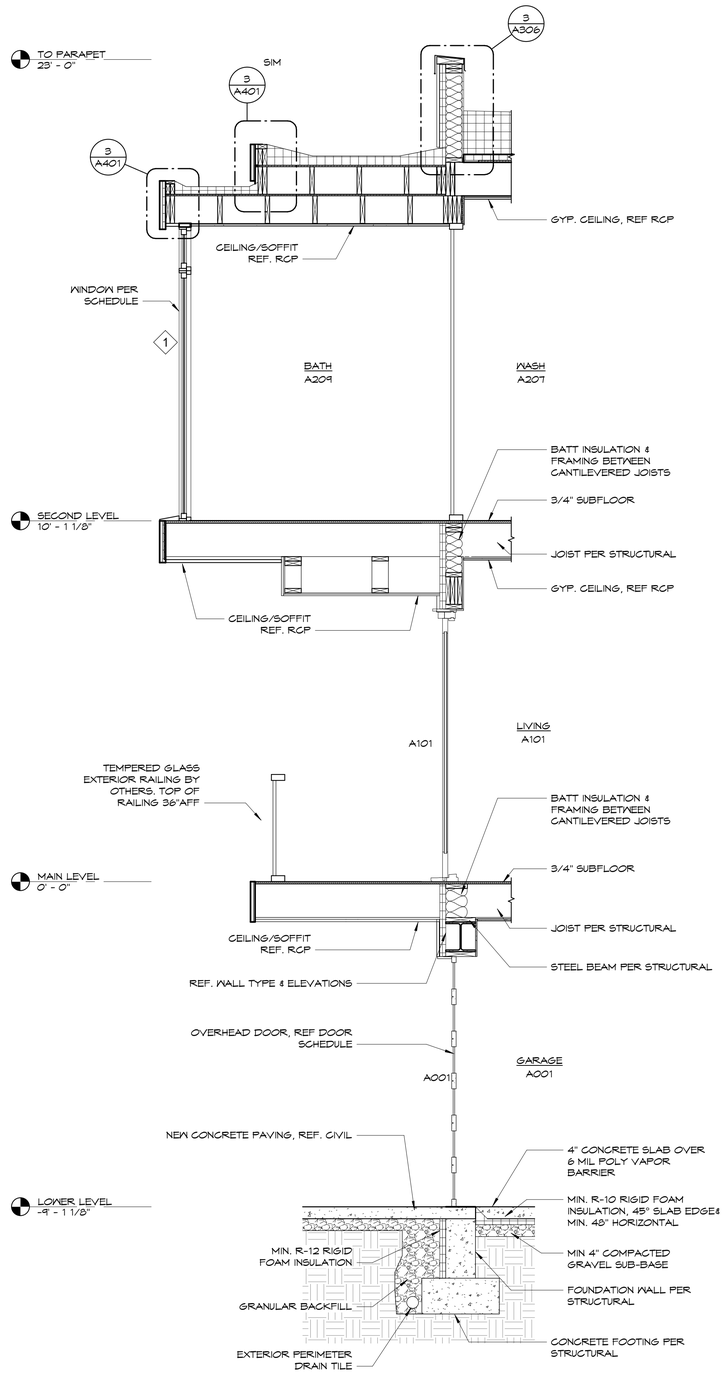
project no.:
20.32

sheet contents:
WALL SECTIONS

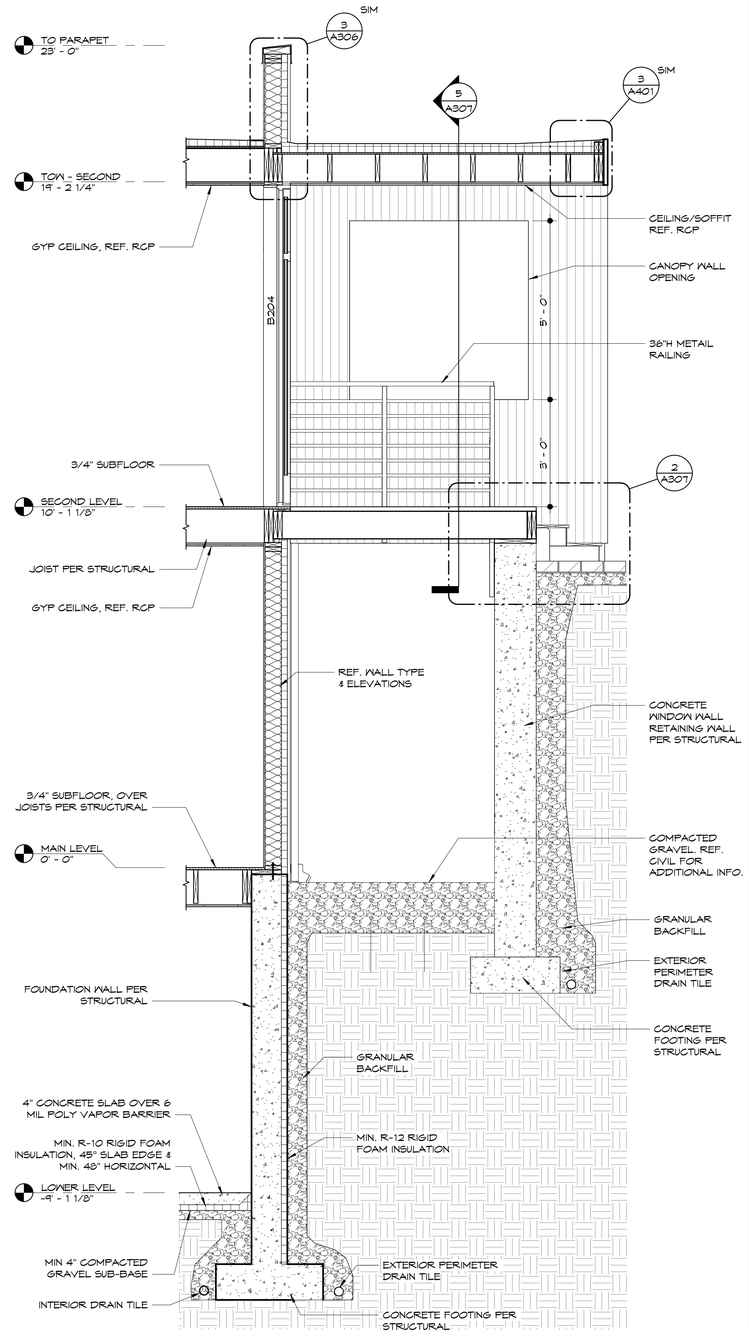
sheet no.:
A303



1 section thru north wall @ balconies
1/2" = 1'-0"



2 section thru north wall @ bathroom
1/2" = 1'-0"



3 section thru rear entry
1/2" = 1'-0"

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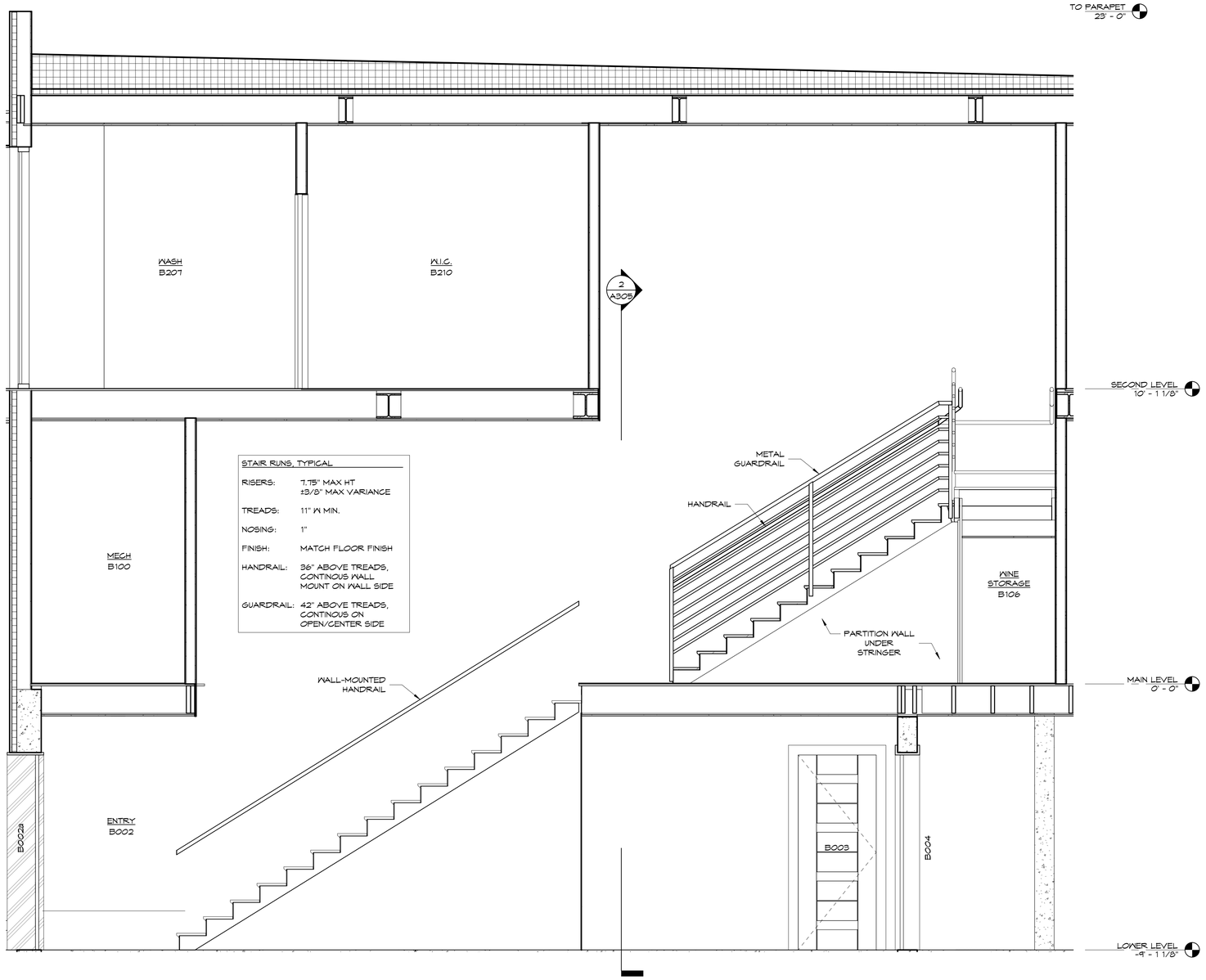
REVISIONS

No.	Description	Date

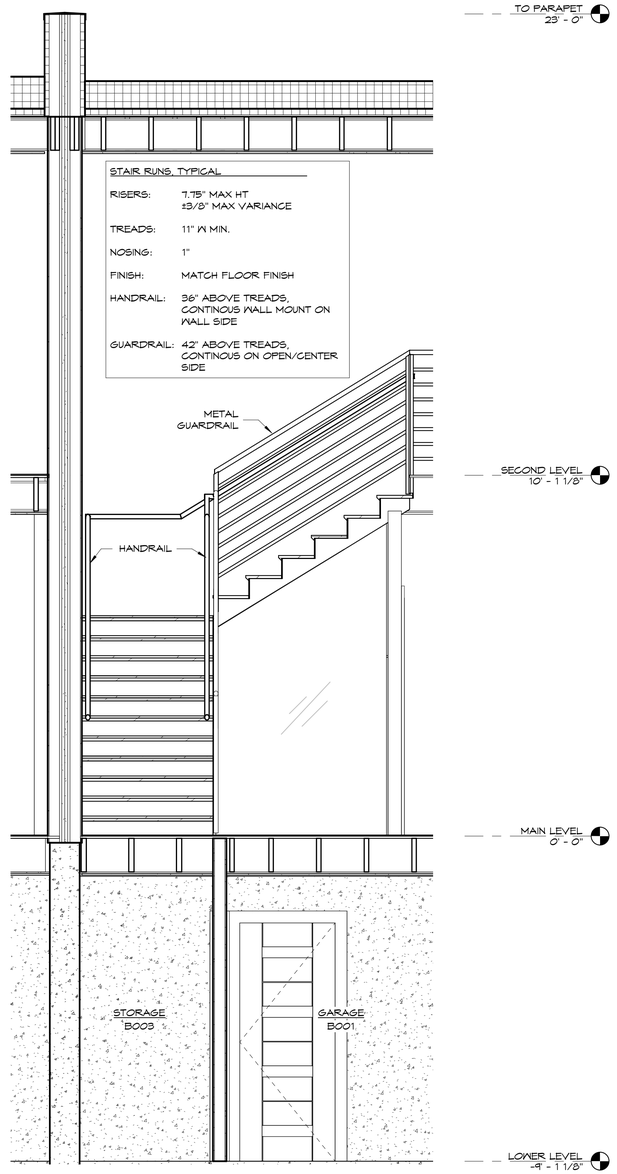
sheet issue date: 09.27.2024
project no.: 20.32
sheet contents: SECTIONS
sheet no.: A304

stair notes

1. HANDRAIL AND GUARDRAIL FEATURES SHOWN AND DESCRIBED ON THIS SHEET ARE TYPICAL FOR ALL INTERIOR STAIRWAYS IN THIS PROJECT.
2. SEE ARCHITECTURAL FLOOR PLANS FOR LOCATIONS AND SPECIFIC NOTES ON PLACEMENT.
3. ALL STAIRS TO HAVE 11" TREADS AND 1" NOSING. RISE MAY VARY WITHIN CODE LIMITS.
4. PIPE HANDRAIL TO CODE ON BOTH SIDES OF STAIRWAYS HAVING 4 OR MORE STEPS.
5. HANDRAILS WALL MOUNTED WHERE POSSIBLE, WITH GUARDRAIL TO CODE ADDED AS NEEDED ON OPEN SIDE(S).
6. WHERE A STRAIGHT RUN HAS A WALL FOR AT LEAST HALF ITS LENGTH, WALL-MOUNT HANDRAIL WITHOUT GUARDRAIL AND PROVIDE GUARDRAIL ONLY AS NEEDED IN OPEN AREAS.
7. PER IRC 311.7.8.4, HANDRAILS ON STRAIGHT RUNS TO BE CONTINUOUS, REGARDLESS OF CHANGES IN MOUNTING.



1 stair section - lower level & main level to landing
1/2" = 1'-0"



2 section thru landing to second level stairs
1/2" = 1'-0"

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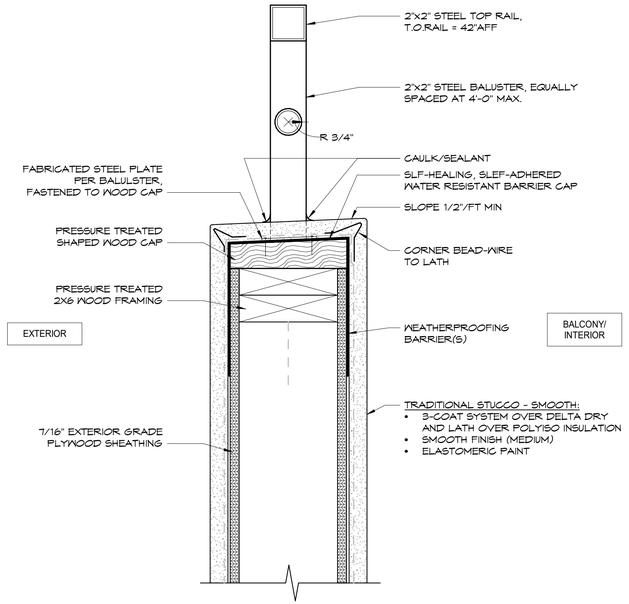
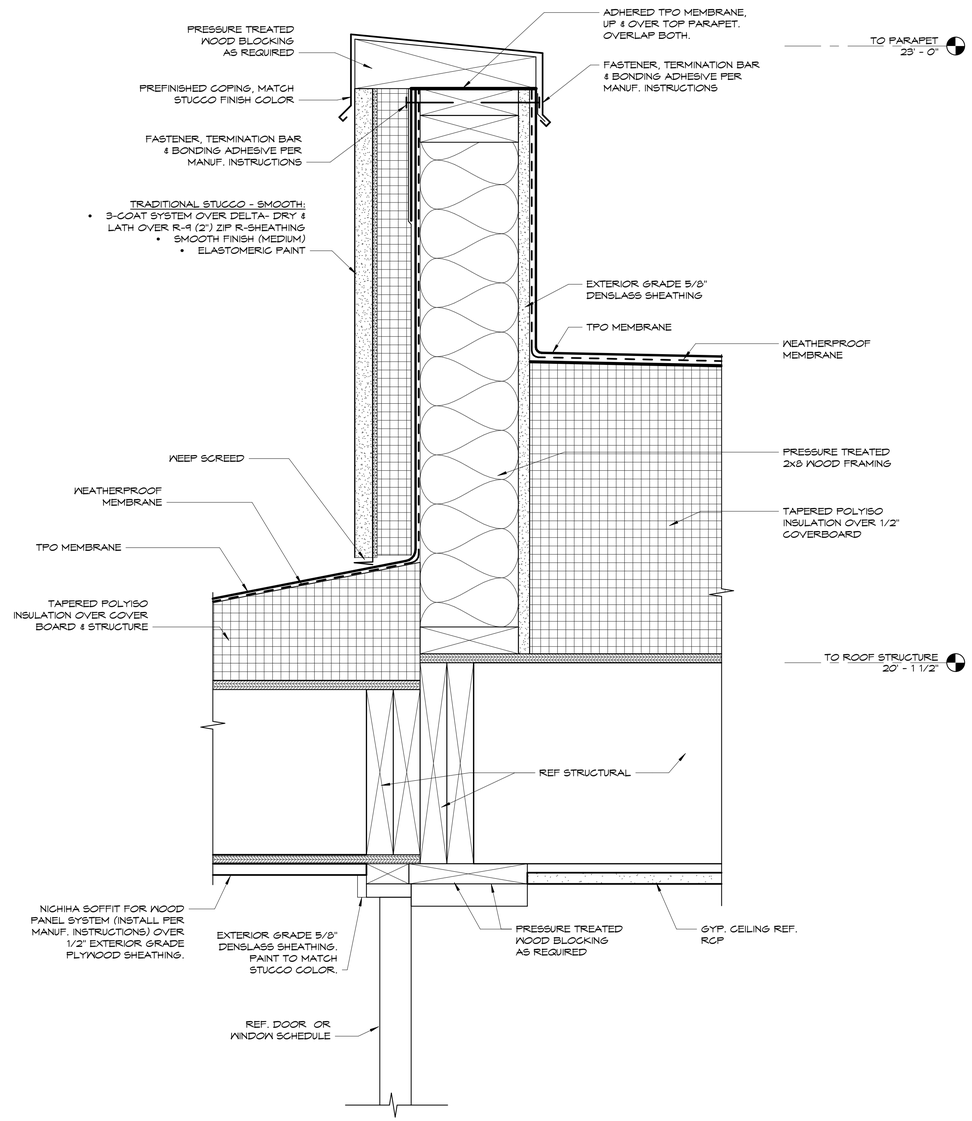
REVISIONS

No.	Description	Date

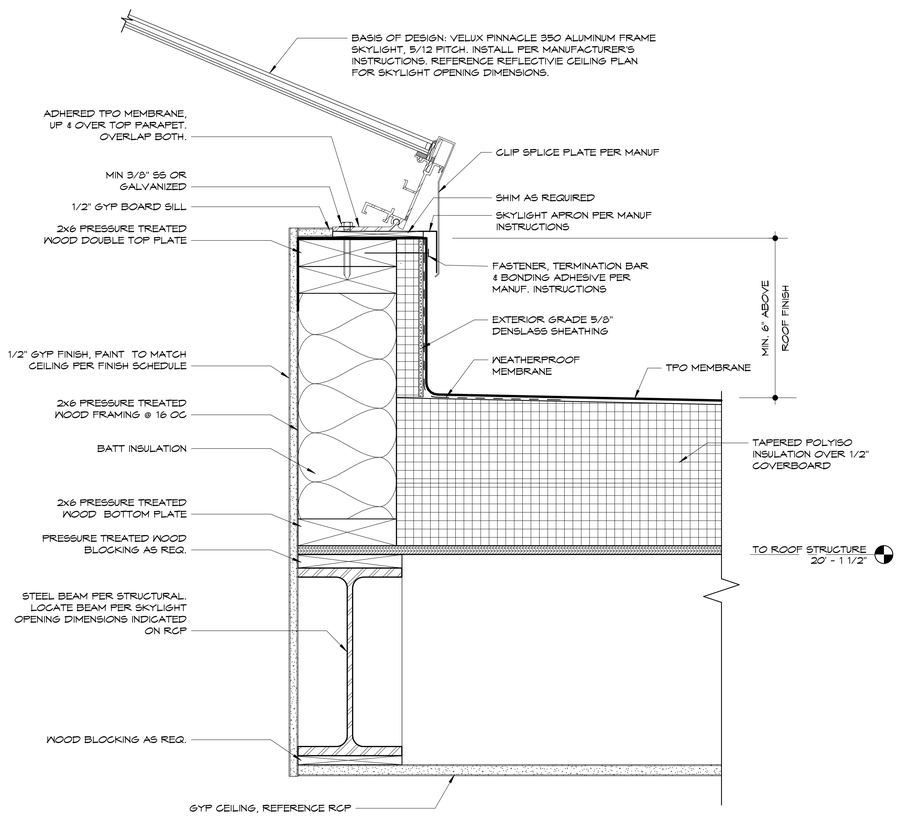
sheet issue date: 09.27.2024
project no.: 20.32
sheet contents: STAIR SECTIONS
sheet no.: A305



2 upper level deck guardrail detail
3" = 1'-0"



3 detail at parapet / bathroom roof interface
3" = 1'-0"



1 skylight curb detail
3" = 1'-0"

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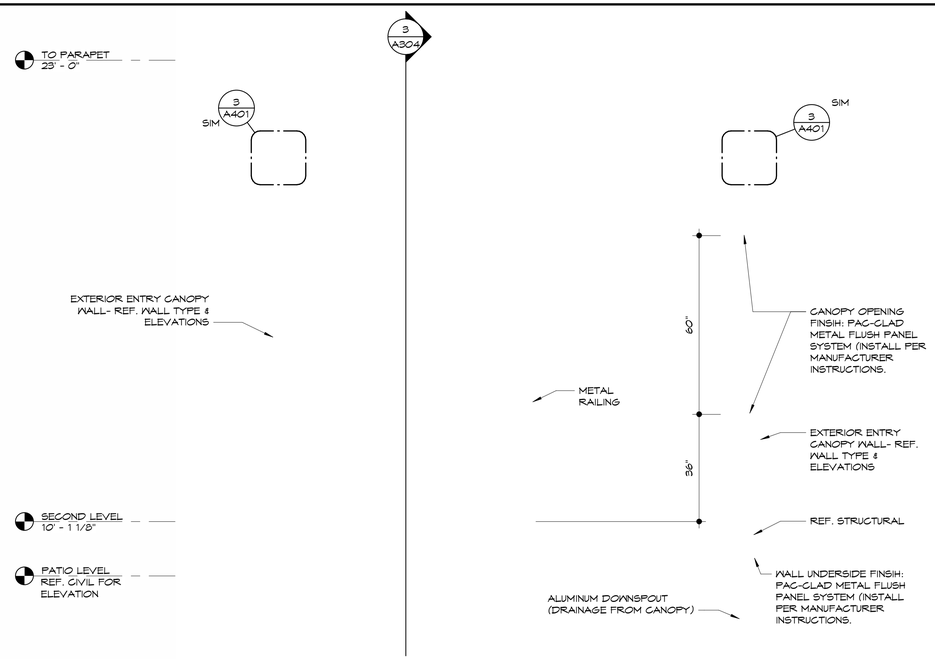
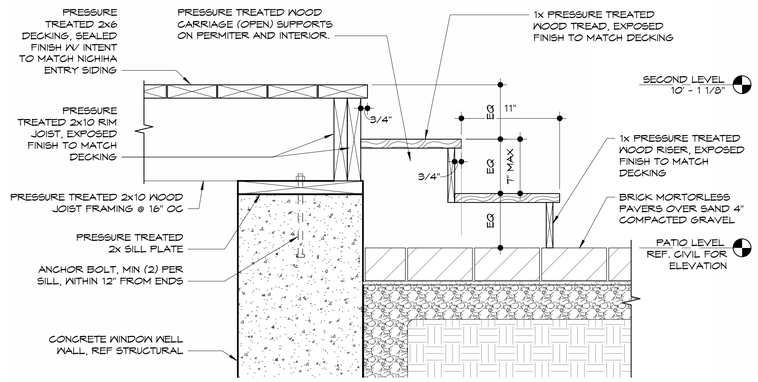
No.	Description	Date

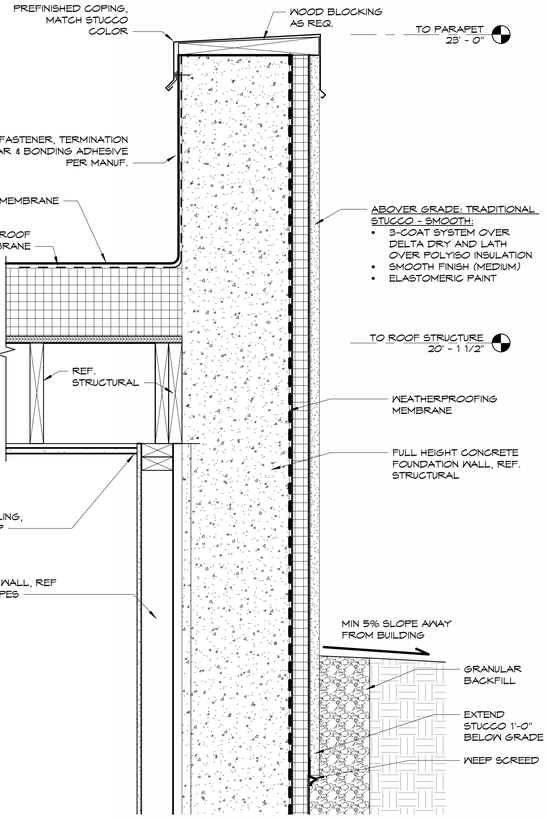
sheet issue date: 09.27.2024
project no.: 20.32
sheet contents: DETAILS
sheet no.: A306



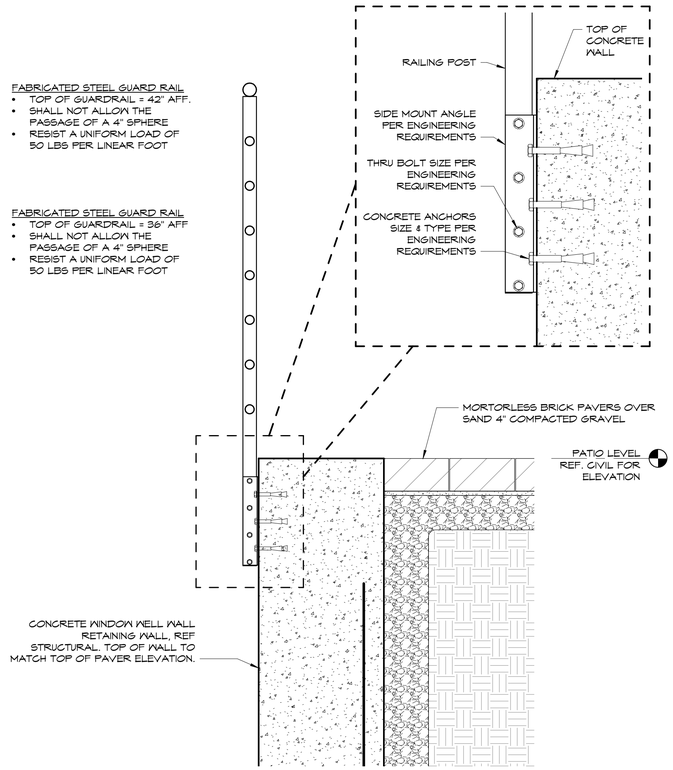
5 latitudinal section thru rear walkway
1/2" = 1'-0"



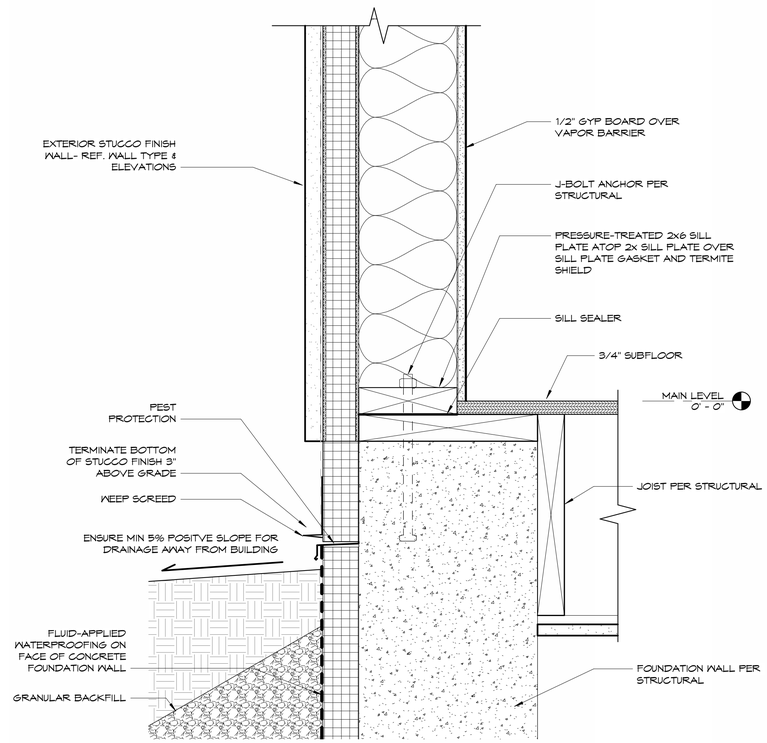
2 detail at stair of rear entry
1 1/2" = 1'-0"



4 detail at top of east exterior wall
1 1/2" = 1'-0"



3 exterior guardrail detail
1 1/2" = 1'-0"



1 detail at base of exterior wall
3" = 1'-0"

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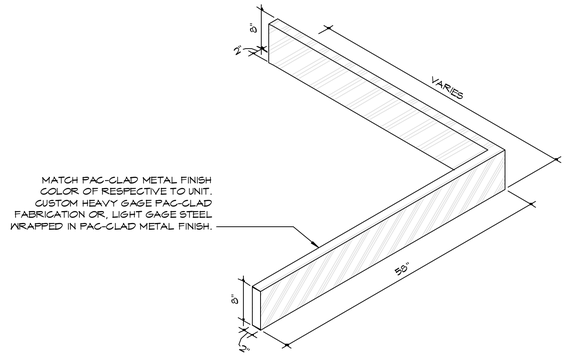
No.	Description	Date

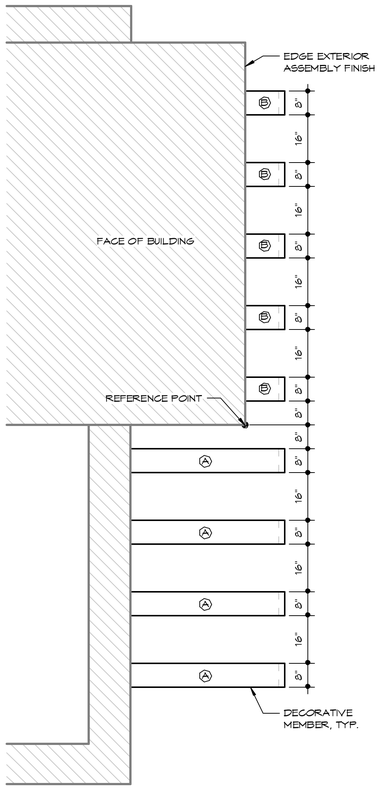
sheet issue date: 09.27.2024

project no.: 20.32

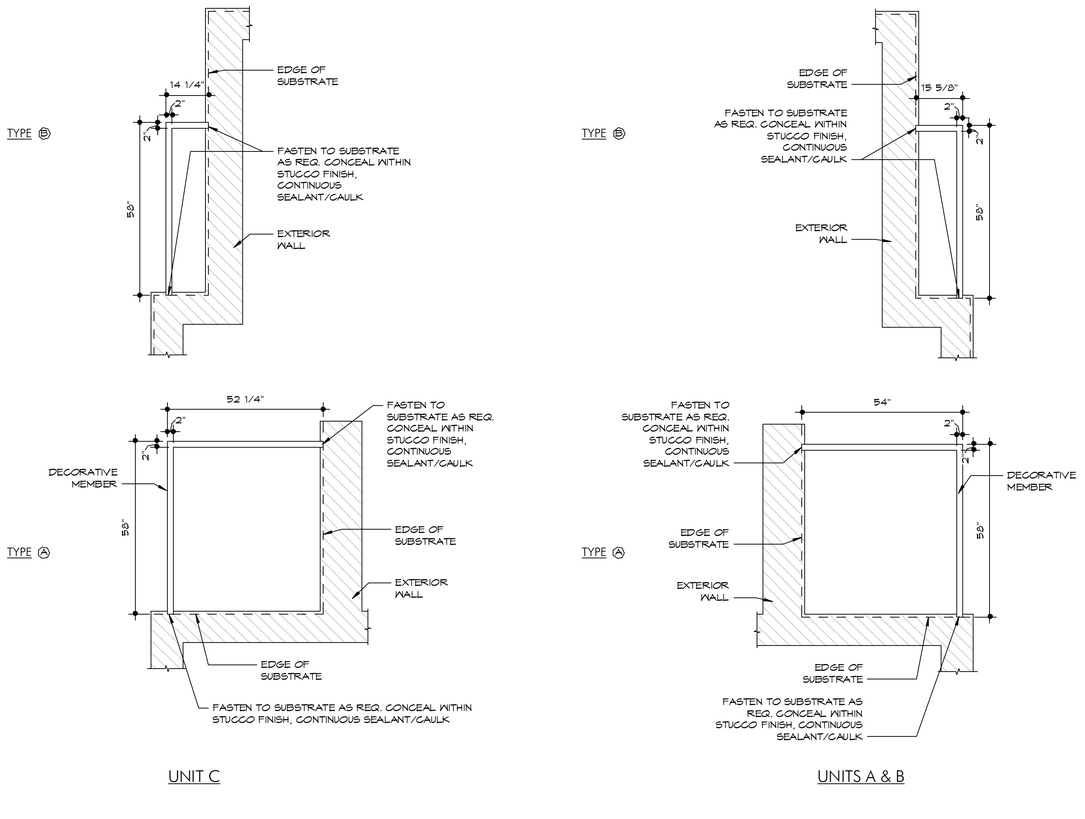
sheet contents: DETAILS

sheet no.: A307





TYPICAL ELEVATION, NORTH VIEW
DECORATIVE RIB COMPONENT



UNIT C

UNITS A & B

PLAN VIEW - DECORATIVE RIB COMPONENT MEMBERS

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sheet issue date:
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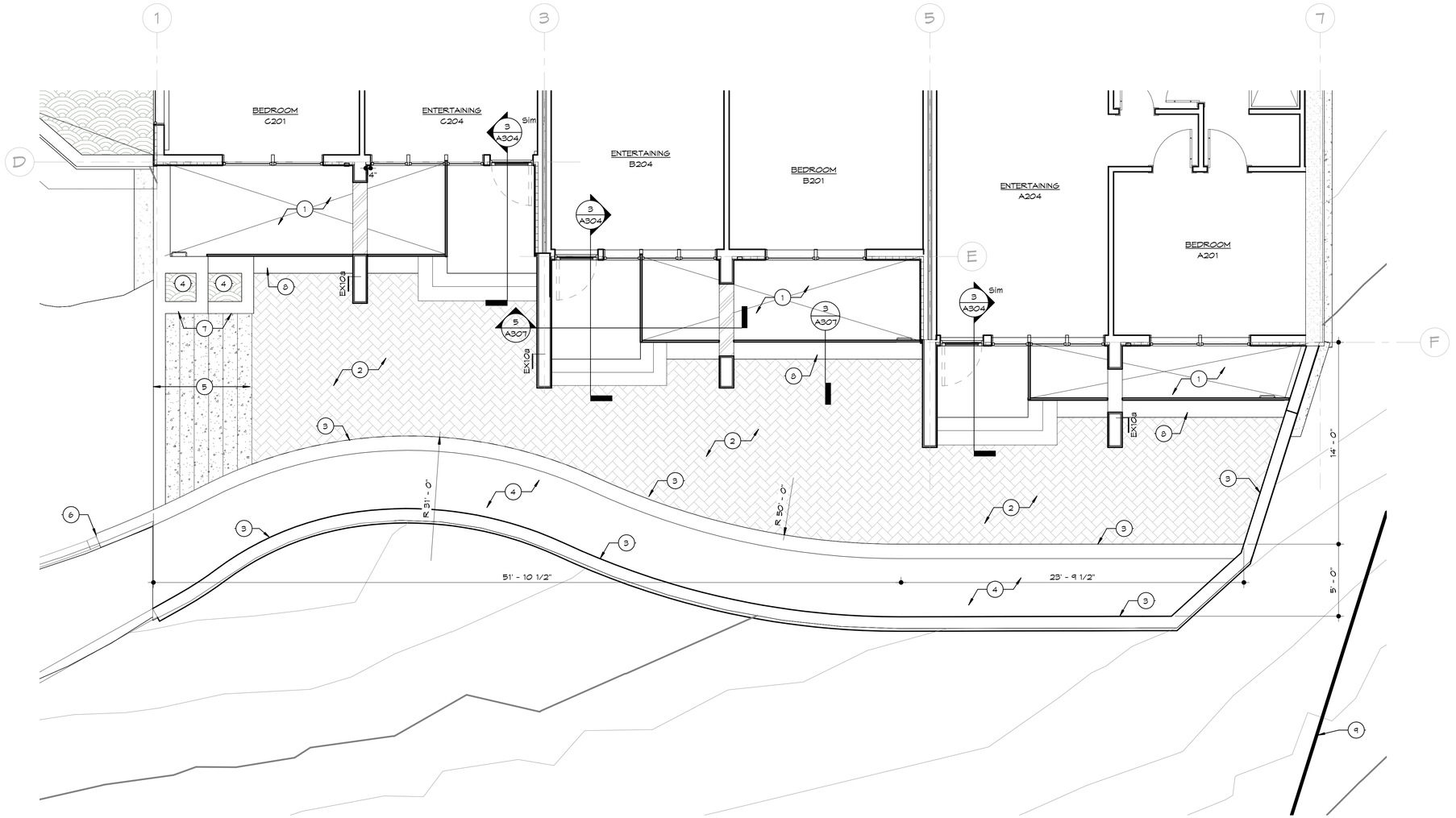
project no.:
20.32

sheet contents:
FACADE COMPONENT

sheet no.:
A308



1 rear patio plan

1/4" = 1'-0"

NORTH

patio plan notes

GENERAL: COORDINATE WITH WORK SHOWN ON STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS, REF. FE SHEET FOR EQUIP. COORDINATION

NUMBER	NOTE TEXT
1	WINDOW WELL, REF STRUCTURAL FOR ADDITIONAL INFORMATION
2	MORTERLESS BRICK PAVERS, REF. CIVIL FOR TOP ELEVATION
3	RETAINING WALL, REF. CIVIL AND STRUCTURAL FOR ADDITIONAL INFORMATION
4	LANDSCAPING BY OTHERS
5	CONCRETE STAIRS FROM NEW PATIO ELEVATION TO ADJACENT EXISTING TERRACE ELEVATION. 7" MAX RISE, 11" MIN RUN.
6	NEW RETAINING WALL TO CONNECT SEAMLESSLY WITH EXISTING RETAINING WALL
7	CONCRETE OR MASONRY PLANTER BOXERS
8	CONCRETE WINDOW WELL RETAINING WALL. TOP OF WALL TO MATCH TOP OF PAVER ELEVATION (EXCEPT UNDER ENTRY LANDING). REF. CIVIL AND STRUCTURAL FOR ADDITIONAL INFORMATION
9	PROPERTY LINE, REF. CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN

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REVISIONS

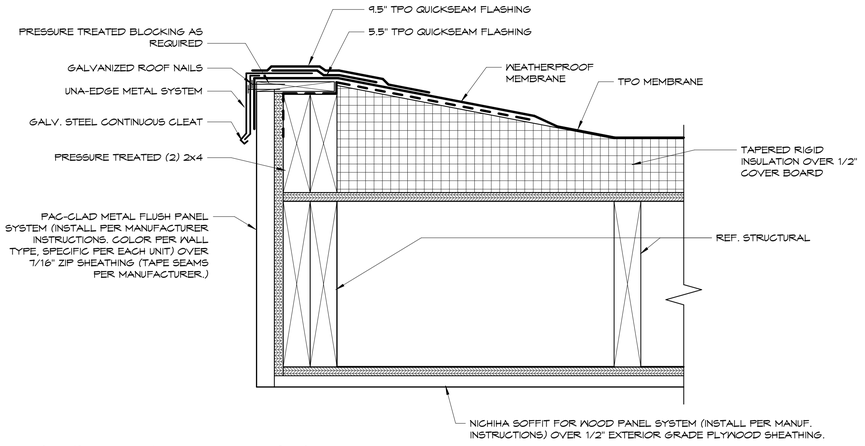
No.	Description	Date

sheet issue date: 09.27.2024

project no.: 20.32

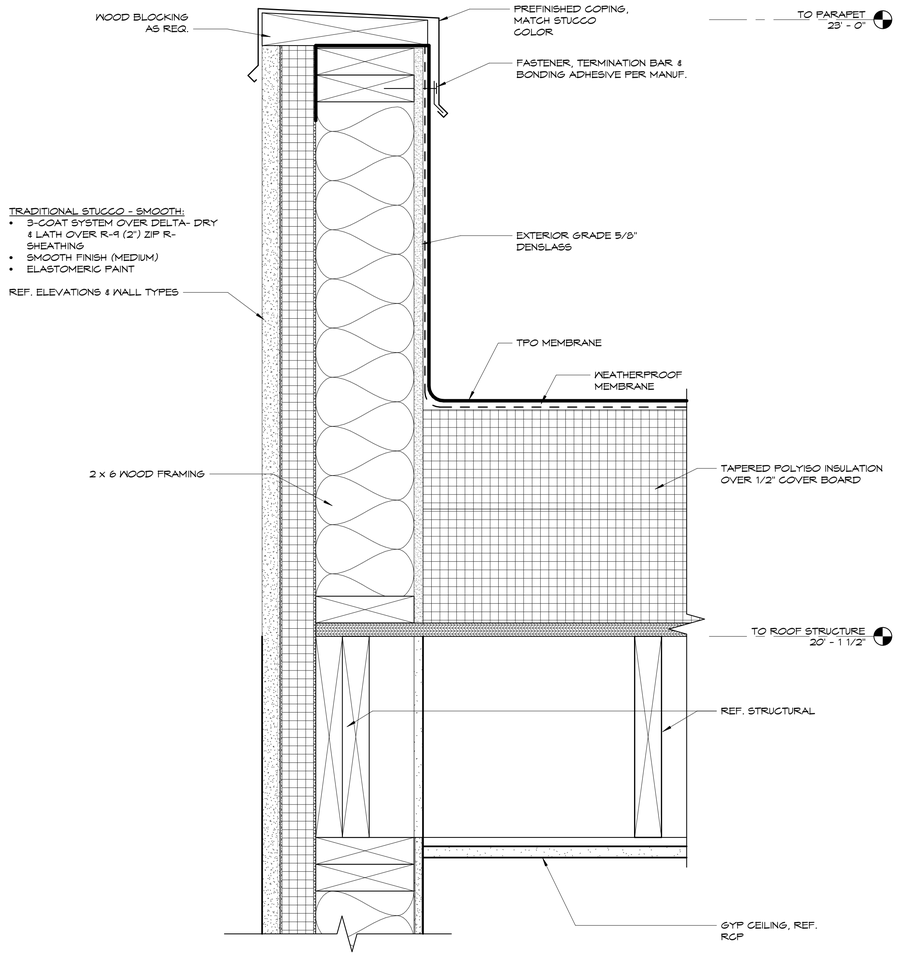
sheet contents: ARCHITECTURAL FLOOR PLAN - REAR PATIO

sheet no.: A311



3 detail at exterior canopy roof edge

3" = 1'-0"



2 typical parapet detail

3" = 1'-0"

ROOF PLAN LEGEND

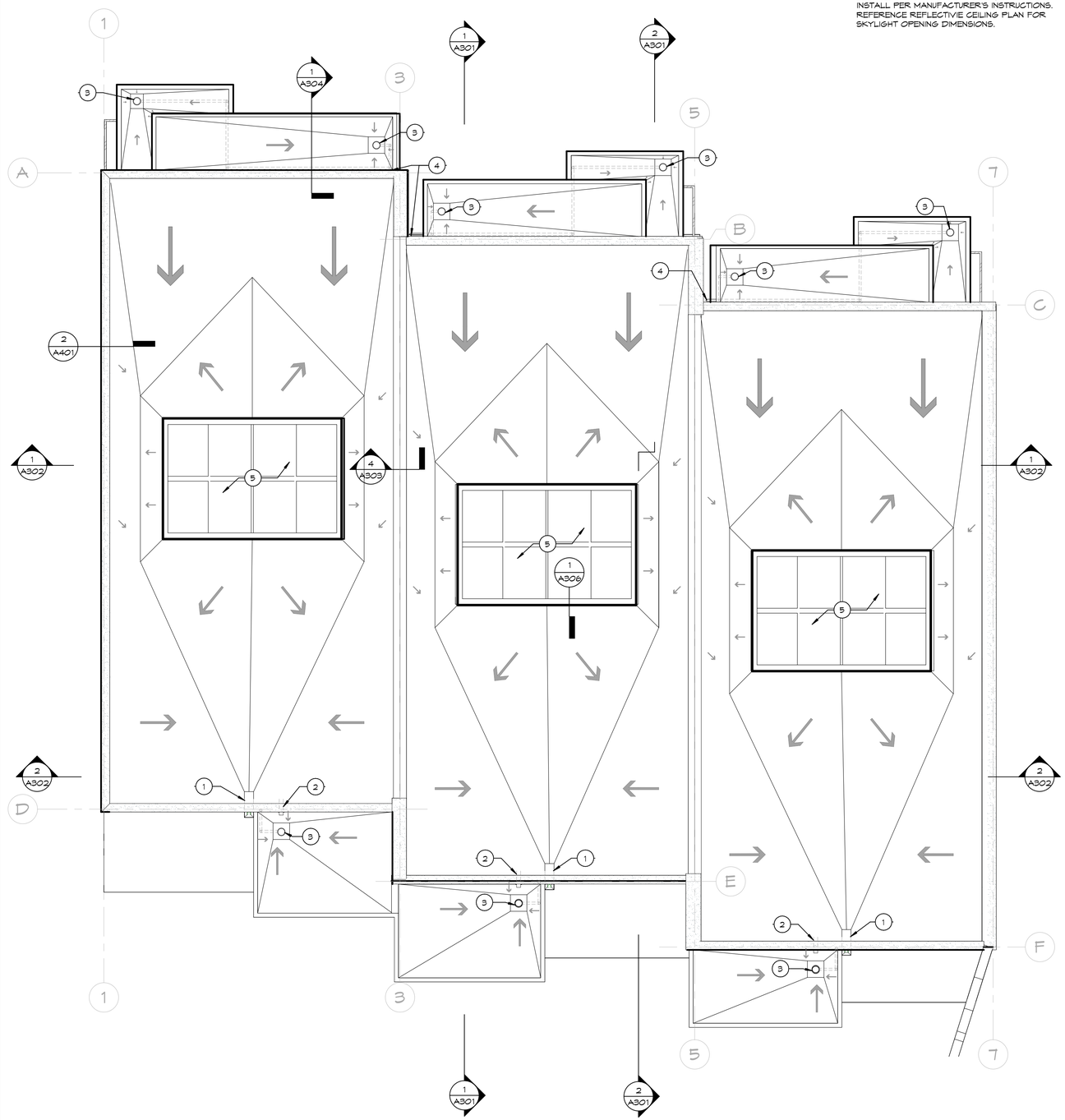
INDICATES TAPERED INSULATION, MIN. 1/4"/ 12"

60 MIL. TPO ROOF SYSTEM OVER 1/2" COVER BOARD, 1/2"/FT. TAPERED POLYISO INSULATION AND 3-1/2" FLAT POLYISO INSULATION, MIN COMPOSITE R-VALUE OF R60.

roof plan notes (#)

GENERAL: COORDINATE WITH WORK SHOWN ON STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS, REF. FE SHEET FOR EQUIP. COORDINATION

NUMBER	Note Text
1	THRU WALL SCUPPER TO COLLECTOR BOX W/ DOWNSPOUT
2	LAMBS TONGUE OVERFLOW DRAIN
3	ROOF DRAIN
4	ALUMINUM DOWNSPOUT
5	SKYLIGHT, BASIS OF DESIGN: VELUX PINNACLE 350 ALUMINUM FRAME SKYLIGHT, 5/12 PITCH. INSTALL PER MANUFACTURER'S INSTRUCTIONS. REFERENCE REFLECTIVE CEILING PLAN FOR SKYLIGHT OPENING DIMENSIONS.



1 architectural roof plan

3/16" = 1'-0"

NORTH

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REVISIONS

No.	Description	Date

sheet issue date: 09.27.2024

project no.: 20.32

sheet contents: ROOF PLAN & DETAILS

sheet no.: A401

WINDOW SCHEDULE					
MARK	MANUFACTURER	MODEL	WIDTH	HEIGHT	COMMENTS
A	Pella	Impervia, Fixed, Fiberglass	2' - 10"	5' - 0"	WEST BEDROOMS
B	Pella	Impervia, Fixed, Fiberglass	2' - 10"	5' - 0"	WEST STAIR GROUP
C	Pella	Impervia, Fixed, Fiberglass	2' - 10"	7' - 4"	WEST STAIR GROUP
D	Pella	Impervia, Fixed, Fiberglass	2' - 10"	9' - 5"	WEST STAIR GROUP
E	Pella	Impervia, Fixed, Fiberglass	2' - 10"	12' - 0"	WEST STAIR GROUP
F	Pella	Impervia, Fixed, Fiberglass	2' - 10"	3' - 6"	WEST STAIR GROUP
G	Pella	Impervia, Fixed, Fiberglass	2' - 10"	5' - 10"	WEST STAIR GROUP
H	Pella	Impervia, Fixed, Fiberglass	2' - 10"	7' - 10"	WEST STAIR GROUP
J	Pella	Impervia, Fixed, Fiberglass	5' - 0"	1' - 6"	WEST STAIR GROUP

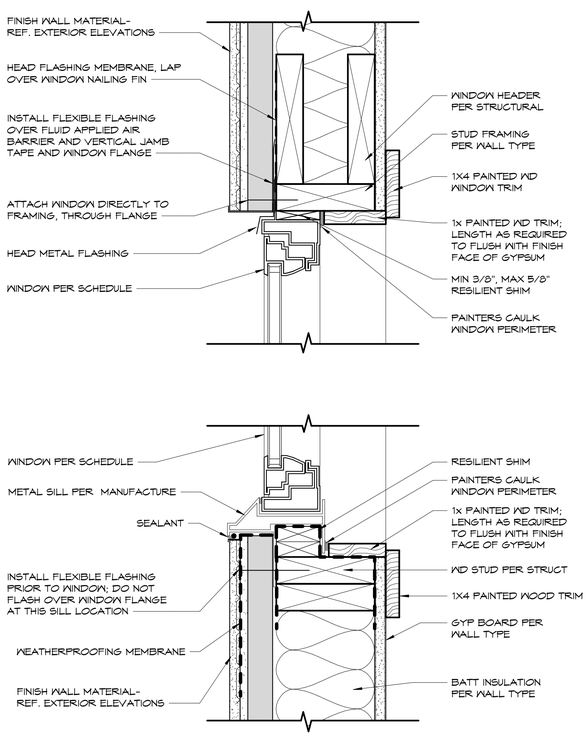
WINDOW GENERAL NOTES

1. LISTED MANAFUCTURER AND MODEL IS BASIS OF DESIGN. SUBMIT SUBSTITUTE TO ARCHITECT FOR APPROVAL.
2. EGRESS WINDOWS SHALL COMPLY WITH SECTION 310 OF THE IRC. A COMPLIANT EGRESS OUT OF THE BASEMENT AND HABITABLE ATTIC WILL BE PROVIDED IF APPLICABLE. SEE DETAIL FOR EGRESS WELL. EGRESS WINDOW SIZE AND LOCATION ARE NOTED ON THESE PLANS.
3. WINDOWS SHALL HAVE FALL PROTECTION PER IRC 312.2 AS WHERE NEEDED.
4. WINDOWS, DOORS, AND OTHER GLAZING WILL COMPLY WITH THE REQUIREMENTS OF SECTION 308 OF THE IRC FOR SAFETY GLAZING.
5. ASSEMBLE/MULL WINDOWS ON SITE AS REQUIRED.

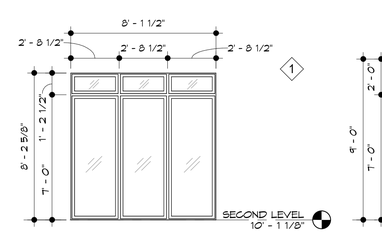
WINDOW THERMAL PROPERTIES

MANUFACTURER: PELLA
PRODUCT LINE: IMPERVIA
U-FACTOR: 0.25
SHGC: 0.55

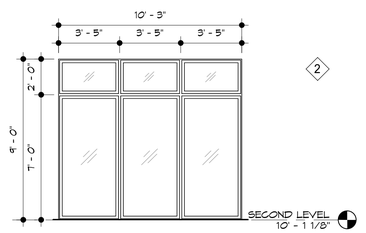
typical sill/head window detail



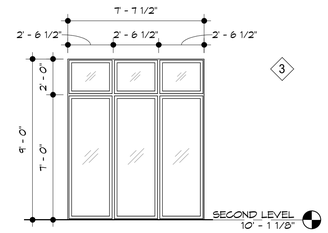
window types - composite & storefront



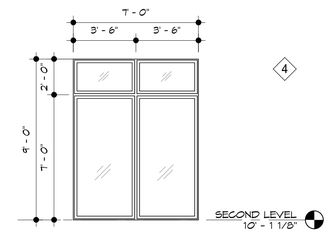
Pella Impervia, composite
Glass: Smart Glass TBD, Tempered



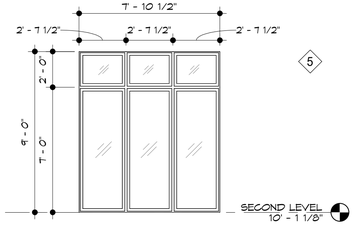
Pella Impervia, composite
Glass: 1/4", Tempered, Clear



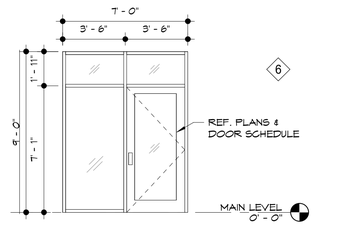
Pella Impervia, composite
Glass: 1/4", Tempered, Clear



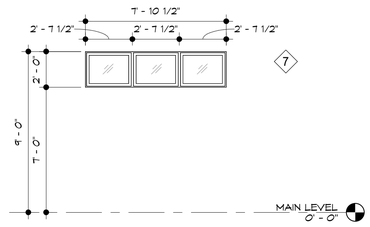
Pella Impervia, composite
Glass: 1/4", Tempered, Clear



Pella Impervia, composite
Glass: 1/4", Tempered, Clear

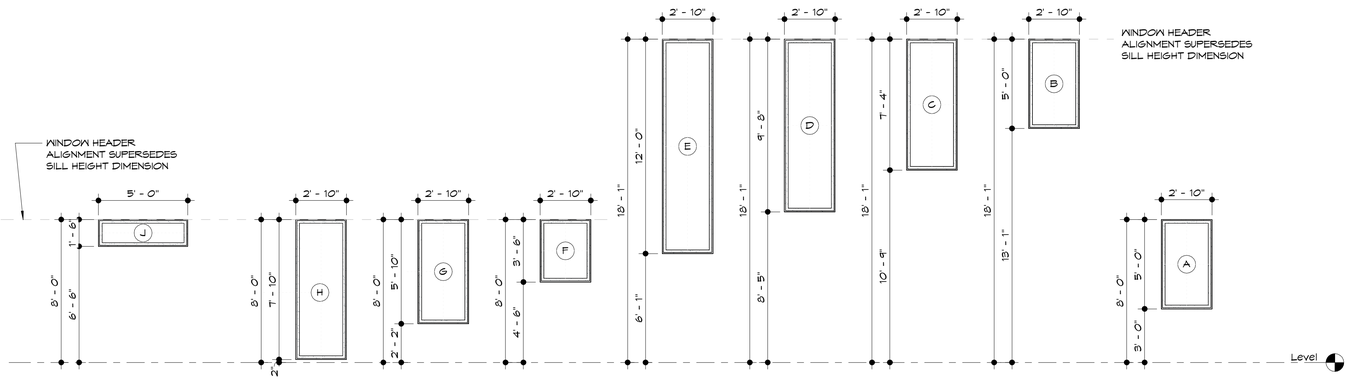


Storefront w/ door
Glass: 1/4", Tempered, Clear



Pella Impervia, composite
Glass: 1/4", Tempered, Clear

window types - single



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FOR REVIEW

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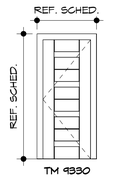
603, 605, & 607 W. 49th ST. KANSAS CITY, MO 64112

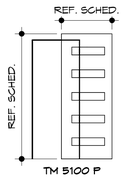
REVISIONS

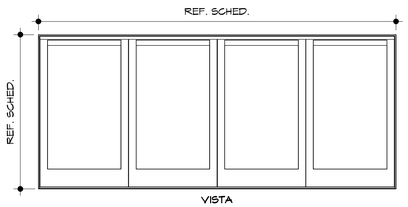
No.	Description	Date

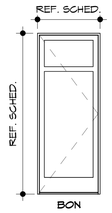
sheet issue date: 09.27.2024
project no.: 20.32
sheet contents: WINDOW INFORMATION
sheet no.: A501

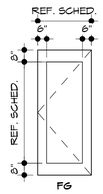
door types

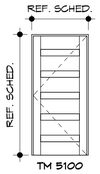


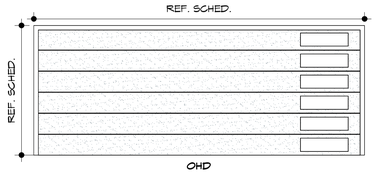












door schedule notes

DOOR GENERAL NOTES

1. DOORS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 308 OF THE IRC FOR SAFETY GLAZING.
2. THE GARAGE DOOR(S) SHALL MEET DASMA 90 MPH REQUIREMENTS.

DOOR SCHEDULE LEGEND

DOOR TYPES

BON = Bonelli Hinged Door
TM 9330 = Trustile Modern (TM) Series Door
TM 5100 P = Trustile Modern (TM) Series Pocket Door
TM 9330 D = Trustile Modern (TM) Series Double Door
VISTA = Kolbe VistaLuxe AL Line Folding Door
FG = Full Glass Patio Door
TM 5100 = Trustile Modern (TM) Series Exterior Door
OHD = Overhead Garage Door

DOOR MATERIAL AND FRAME MATERIAL:

S = Steel
A = Aluminum
W = Wood

DOOR AND FRAME SCHEDULE

PLAN MARK	DOOR OPENING SIZE W	DOOR OPENING SIZE H	DOOR TYPE (A)	DOOR MATERIAL (B)	COMMENTS
A001	18' - 0"	7' - 0"	OHD	S	
A002a	3' - 0"	6' - 8"	TM 5100	W	
A002b	2' - 8"	6' - 8"	TM 9330	W	SELF LATCHING & SELF CLOSING HARDWARE PER IRC R302.5.1
A003	2' - 8"	6' - 8"	TM 9330	W	
A004	2' - 8"	6' - 8"	TM 9330	W	
A100	2' - 8"	6' - 8"	TM 9330	W	
A101	16' - 0"	8' - 0"	VISTA	AL	
A104	2' - 8"	6' - 8"	TM 5100 P	W	
A105	2' - 4"	6' - 8"	TM 5100 D	W	
A107	2' - 8"	6' - 8"	TM 9330	W	
A108	2' - 8"	6' - 8"	TM 9330	W	
A109	2' - 8"	6' - 8"	TM 5100 P	W	
A110a	2' - 8"	6' - 8"	TM 9330	W	
A110b	3' - 3"	7' - 0"	FG	ALUM	
A111	2' - 8"	6' - 8"	TM 9330	W	
A112	2' - 4"	6' - 8"	TM 9330	W	
A201	2' - 8"	6' - 8"	TM 9330	W	
A202a	2' - 8"	6' - 8"	TM 9330	W	
A202b	2' - 4"	6' - 8"	TM 9330	W	
A203	2' - 4"	6' - 8"	TM 9330	W	
A204	3' - 0"	9' - 0"	BON	AL	
A206a	2' - 8"	6' - 8"	TM 9330	W	
A206b	3' - 0"	9' - 0"	BON	AL	
A207a	2' - 8"	6' - 8"	TM 9330	W	
A207b	2' - 0"	8' - 0"	TM 9330	W	
A208	2' - 8"	6' - 8"	TM 5100 P	W	
B001	18' - 0"	7' - 0"	OHD	S	
B002a	3' - 0"	6' - 8"	TM 5100	W	
B002b	2' - 8"	6' - 8"	TM 9330	W	SELF LATCHING & SELF CLOSING HARDWARE PER IRC R302.5.1
B003	2' - 8"	6' - 8"	TM 9330	W	
B004	2' - 8"	6' - 8"	TM 9330	W	
B100	2' - 8"	6' - 8"	TM 9330	W	
B101	16' - 0"	8' - 0"	VISTA	AL	
B104	2' - 8"	6' - 8"	TM 5100 P	W	
B105	2' - 4"	6' - 8"	TM 5100 D	W	
B107	2' - 8"	6' - 8"	TM 9330	W	
B108	2' - 8"	6' - 8"	TM 9330	W	
B109	2' - 8"	6' - 8"	TM 5100 P	W	
B110a	2' - 8"	6' - 8"	TM 9330	W	
B110b	3' - 3"	7' - 0"	FG	ALUM	
B111	2' - 8"	6' - 8"	TM 9330	W	
B112	2' - 4"	6' - 8"	TM 9330	W	
B201	2' - 8"	6' - 8"	TM 9330	W	
B202a	2' - 8"	6' - 8"	TM 9330	W	
B202b	2' - 4"	6' - 8"	TM 9330	W	
B203	2' - 4"	6' - 8"	TM 9330	W	
B204	3' - 0"	9' - 0"	BON	AL	
B206a	2' - 8"	6' - 8"	TM 9330	W	
B206b	3' - 0"	9' - 0"	BON	AL	
B207a	2' - 8"	6' - 8"	TM 9330	W	
B207b	2' - 0"	6' - 8"	TM 9330	W	
B208	2' - 8"	6' - 8"	TM 5100 P	W	
C001	18' - 0"	7' - 0"	OHD	S	
C002a	3' - 0"	6' - 8"	TM 5100	W	
C002b	2' - 8"	6' - 8"	TM 9330	W	SELF LATCHING & SELF CLOSING HARDWARE PER IRC R302.5.1
C003	2' - 8"	6' - 8"	TM 9330	W	
C004	2' - 8"	6' - 8"	TM 9330	W	
C100	2' - 8"	6' - 8"	TM 9330	W	
C101	18' - 0"	8' - 0"	VISTA	AL	
C104	2' - 8"	6' - 8"	TM 5100 P	W	
C105	2' - 4"	6' - 8"	TM 5100 D	W	
C106	2' - 8"	6' - 8"	TM 9330	W	
C107	2' - 8"	6' - 8"	TM 9330	W	
C108	2' - 8"	6' - 8"	TM 9330	W	
C109	2' - 8"	6' - 8"	TM 5100 P	W	
C110a	2' - 8"	6' - 8"	TM 9330	W	
C110b	3' - 3"	7' - 0"	FG	ALUM	
C111	2' - 8"	6' - 8"	TM 9330	W	
C112	2' - 4"	6' - 8"	TM 9330	W	
C201	2' - 8"	6' - 8"	TM 9330	W	
C202a	2' - 4"	6' - 8"	TM 9330	W	
C202b	2' - 4"	6' - 8"	TM 9330	W	
C203	2' - 4"	6' - 8"	TM 9330	W	
C204	3' - 0"	9' - 0"	BON	AL	
C206a	2' - 8"	6' - 8"	TM 9330	W	
C206b	3' - 0"	9' - 0"	BON	AL	
C207a	2' - 8"	6' - 8"	TM 9330	W	
C207b	2' - 0"	6' - 8"	TM 9330	W	
C208	2' - 8"	6' - 8"	TM 5100 P	W	

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SHIRAZ TOWNHOMES

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REVISIONS

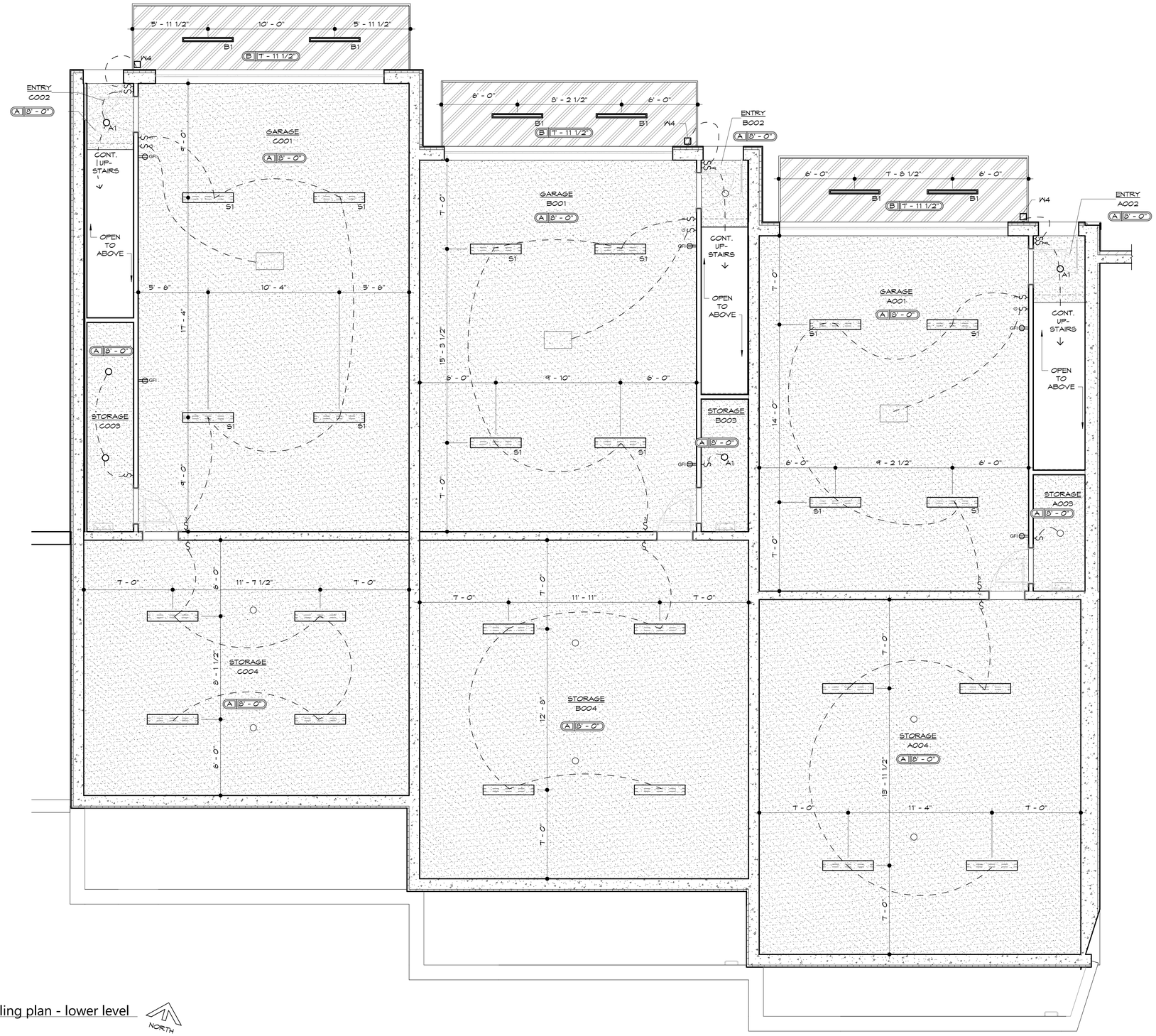
No.	Description	Date

sheet issue date: 09.27.2024

project no.: 20.32

sheet contents: DOOR INFORMATION

sheet no.: A502



1 reflected ceiling plan - lower level
1/4" = 1'-0"

NORTH

ceiling / electrical general notes

1. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER R315.
2. SMOKE DETECTORS SHALL BE INSTALLED PER R314.
3. COORDINATE REQUIREMENTS FOR ALL ELECTRICAL FIXTURES WITH SPECIFIC SELECTED FIXTURE REQUIREMENTS PRIOR TO ROUGH-IN.
4. THIS HOUSE SHALL BE PROVIDED WITH A "UFER" GROUND PER IRC SECTION 3608.1.

reflected ceiling plan legend

CEILING TYPES

TYPE	PATTERN	DESCRIPTION
A		PAINTED GYP. BD. CEILING
B		EXTERIOR METAL SOFFIT, PER UNIT COLOR & MANUF. INSTALL INSTRUCTIONS.
C		EXTERIOR, NICHE/SOFFIT SOFFIT

lighting fixture schedule - ALL levels

TYPE MARK	DESCRIPTION
A1	6" LED RECESSED CAN LIGHT
A2	6" LED RECESSED CAN LIGHT FOR WET LOCATION
B1	48" LINEAR FIXTURE
C1	MODERN FAN FIXTURE - BLACK WITH BAMBOO
D1	OVER-VANITY FIXTURE
E1	BATHROOM EXHAUST FAN
E2	BATHROOM EXHAUST FAN W/ INTEGRAL LED
P1	PENDANT- SINGLE
P2	LARGE, HANGING UP-DOWN PENDANT
P3	PENDANT- LINEAR
P4	PENDANT- ACCENT
S1	SHOP LIGHT - 4 FT
W1	WALL SCONCE - INTERIOR - BGL-Moderne Brushed Gold
W2	WALL SCONCE - INTERIOR - [TBD]
W3	WALL SCONCE - INTERIOR - [TBD]
W4	WALL SCONCE - EXTERIOR

OUTLET TYPES

- TELEPHONE/DATA OUTLET; COORDINATE WITH LOCAL PROVIDER AND OWNER
- CABLE-TV OUTLET; COORDINATE EXTERIOR LOCATION WITH LOCAL PROVIDER AND OWNER
- STANDARD DUPLEX OUTLET
- LETTER INDICATING TYPE (WHERE APPLICABLE)
  - GFI GFCI OUTLET PER CODE
  - USB DUPLEX OUTLET W/ USB OUTLETS
  - M DUPLEX OUTLET AT MICROHOOD LOCATION OVER RANGE
    - MOUNT AT 60" A.F.F.
  - GD GARBAGE DISPOSAL OUTLET UNDER SINK
    - WIRE TO SWITCH LOCATION AS INDICATED
  - TV TV OUTLET
    - UTILIZE RECESSED OUTLET- MOUNT AT 60" A.F.F.
  - D 4-SLOT DRYER OUTLET (240V)
    - MOUNT AT 36" A.F.F.

FIXTURE CONTROLS

- STANDARD SWITCH
- LETTER/ NUMBER INDICATING TYPE (WHERE APPLICABLE)
  - G GARAGE DOOR OPENER SWITCH
  - F CEILING FAN SWITCH
    - WIRE FOR INDEPENDENT FAN/SWITCH CONTROLS
  - D DIMMER SWITCH
  - 3 3-WAY SWITCH

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FOR REVIEW

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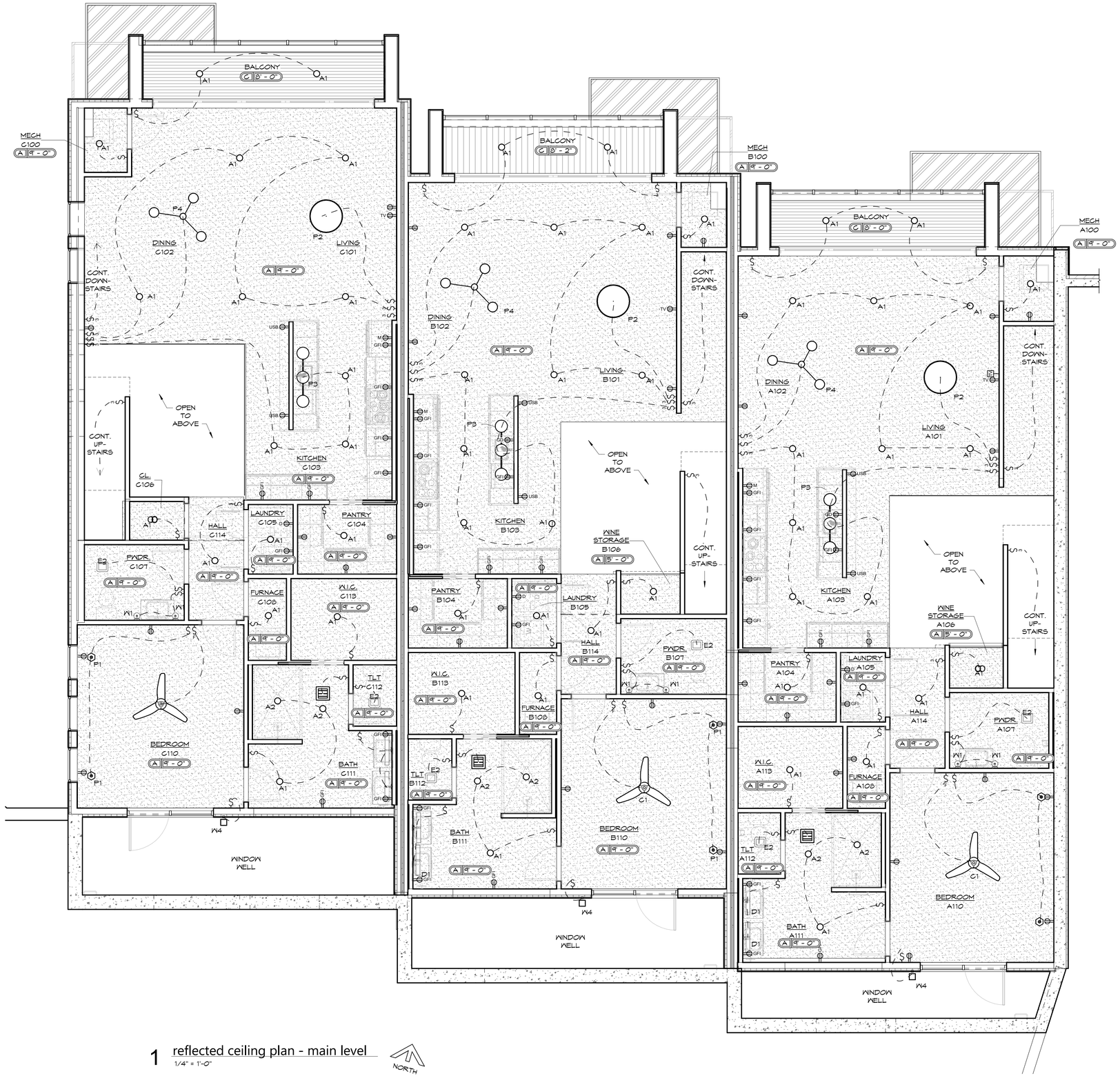
REVISIONS

No.	Description	Date

sheet issue date: 09.27.2024
project no.: 20.32
sheet contents: CEILING / ELECTRICAL PLAN - GARAGE LEVEL
sheet no.: A600



1 reflected ceiling plan - main level
1/4" = 1'-0"

NORTH

ceiling / electrical general notes

1. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER R315.
2. SMOKE DETECTORS SHALL BE INSTALLED PER R314.
3. COORDINATE REQUIREMENTS FOR ALL ELECTRICAL FIXTURES WITH SPECIFIC SELECTED FIXTURE REQUIREMENTS PRIOR TO ROUGH-IN.
4. THIS HOUSE SHALL BE PROVIDED WITH A "UFER" GROUND PER IRC SECTION 3608.1.

reflected ceiling plan legend

CEILING TYPES

TYPE	PATTERN	DESCRIPTION
A		PAINTED GYP. BD. CEILING
B		EXTERIOR METAL SOFFIT, PER UNIT COLOR & MANUF. INSTALL INSTRUCTIONS.
C		EXTERIOR, NICHISOFFIT SOFFIT

lighting fixture schedule - ALL levels

TYPE MARK	DESCRIPTION
A1	6" LED RECESSED CAN LIGHT
A2	6" LED RECESSED CAN LIGHT FOR WET LOCATION
B1	48" LINEAR FIXTURE
C1	MODERN FAN FIXTURE - BLACK WITH BAMBOO
D1	OVER-VANITY FIXTURE
E1	BATHROOM EXHAUST FAN
E2	BATHROOM EXHAUST FAN W/ INTEGRAL LED
P1	PENDANT- SINGLE
P2	LARGE, HANGING UP-DOWN PENDANT
P3	PENDANT- LINEAR
P4	PENDANT- ACCENT
S1	SHOP LIGHT - 4 FT
W1	WALL SCONCE - INTERIOR - BGL-Moderne Brushed Gold
W2	WALL SCONCE - INTERIOR - [TBD]
W3	WALL SCONCE - INTERIOR - [TBD]
W4	WALL SCONCE - EXTERIOR

OUTLET TYPES

- TELEPHONE/DATA OUTLET; COORDINATE WITH LOCAL PROVIDER AND OWNER
- CABLE-TV OUTLET; COORDINATE EXTERIOR LOCATION WITH LOCAL PROVIDER AND OWNER
- STANDARD DUPLEX OUTLET
- LETTER INDICATING TYPE (WHERE APPLICABLE)
  - GFI GFCI OUTLET PER CODE
  - USB DUPLEX OUTLET W/ USB OUTLETS
  - M DUPLEX OUTLET AT MICROHOOD LOCATION OVER RANGE
    - MOUNT AT 60" A.F.F.
  - GD GARBAGE DISPOSAL OUTLET UNDER SINK
    - WIRE TO SWITCH LOCATION AS INDICATED
  - TV TV OUTLET
    - UTILIZE RECESSED OUTLET- MOUNT AT 60" A.F.F.
  - D 4-SLOT DRYER OUTLET (240V)
    - MOUNT AT 36" A.F.F.

FIXTURE CONTROLS

- STANDARD SWITCH
- LETTER/ NUMBER INDICATING TYPE (WHERE APPLICABLE)
  - G GARAGE DOOR OPENER SWITCH
  - F CEILING FAN SWITCH
    - WIRE FOR INDEPENDENT FAN/SWITCH CONTROLS
  - D DIMMER SWITCH
  - 3 3-WAY SWITCH

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REVISIONS

No.	Description	Date

sheet issue date: 09.27.2024
project no.: 20.32
sheet contents: CEILING / ELECTRICAL PLAN - MAIN LEVEL
sheet no.: A601

1 reflected ceiling plan - second level
1/4" = 1'-0"

ceiling / electrical general notes

1. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER R315.
2. SMOKE DETECTORS SHALL BE INSTALLED PER R314.
3. COORDINATE REQUIREMENTS FOR ALL ELECTRICAL FIXTURES WITH SPECIFIC SELECTED FIXTURE REQUIREMENTS PRIOR TO ROUGH-IN.
4. THIS HOUSE SHALL BE PROVIDED WITH A "UFER" GROUND PER IRC SECTION 3608.1.

reflected ceiling plan legend

CEILING TYPES

TYPE	PATTERN	DESCRIPTION
A		PAINTED GYP. BD. CEILING
B		EXTERIOR METAL SOFFIT, PER UNIT COLOR & MANUF. INSTALL INSTRUCTIONS.
C		EXTERIOR, NICHISOFFIT SOFFIT

lighting fixture schedule - ALL levels

TYPE MARK	DESCRIPTION
A1	6" LED RECESSED CAN LIGHT
A2	6" LED RECESSED CAN LIGHT FOR WET LOCATION
B1	48" LINEAR FIXTURE
C1	MODERN FAN FIXTURE - BLACK WITH BAMBOO
D1	OVER-VANITY FIXTURE
E1	BATHROOM EXHAUST FAN
E2	BATHROOM EXHAUST FAN W/ INTEGRAL LED
P1	PENDANT- SINGLE
P2	LARGE, HANGING UP-DOWN PENDANT
P3	PENDANT- LINEAR
P4	PENDANT- ACCENT
S1	SHOP LIGHT - 4 FT
W1	WALL SCONCE - INTERIOR - BGL-Moderne Brushed Gold
W2	WALL SCONCE - INTERIOR - [TBD]
W3	WALL SCONCE - INTERIOR - [TBD]
W4	WALL SCONCE - EXTERIOR

OUTLET TYPES

- TELEPHONE/DATA OUTLET; COORDINATE WITH LOCAL PROVIDER AND OWNER
- CABLE-TV OUTLET; COORDINATE EXTERIOR LOCATION WITH LOCAL PROVIDER AND OWNER
- STANDARD DUPLEX OUTLET
- LETTER INDICATING TYPE (WHERE APPLICABLE)
  - GFI GFCI OUTLET PER CODE
  - USB DUPLEX OUTLET W/ USB OUTLETS
  - M DUPLEX OUTLET AT MICROHOOD LOCATION OVER RANGE
    - MOUNT AT 60" A.F.F.
  - GD GARBAGE DISPOSAL OUTLET UNDER SINK
    - WIRE TO SWITCH LOCATION AS INDICATED
  - TV TV OUTLET
    - UTILIZE RECESSED OUTLET- MOUNT AT 60" A.F.F.
  - D 4-SLOT DRYER OUTLET (240V)
    - MOUNT AT 36" A.F.F.

FIXTURE CONTROLS

- STANDARD SWITCH
- LETTER/ NUMBER INDICATING TYPE (WHERE APPLICABLE)
  - G GARAGE DOOR OPENER SWITCH
  - F CEILING FAN SWITCH
    - WIRE FOR INDEPENDENT FAN/SWITCH CONTROLS
  - D DIMMER SWITCH
  - 3 3-WAY SWITCH

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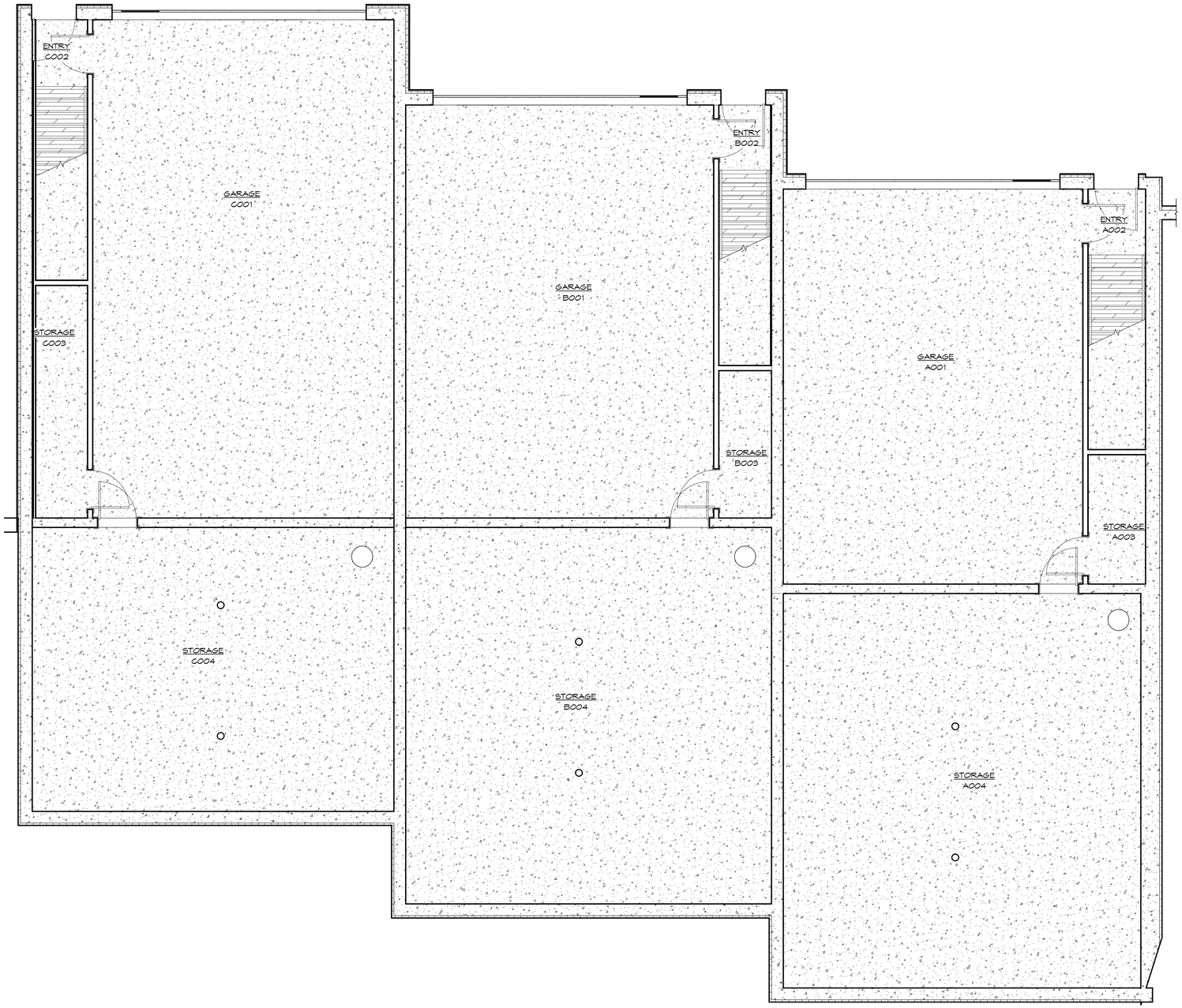
FOR REVIEW

SHIRAZ TOWNHOMES
603, 605, & 607 W. 49th ST. KANSAS CITY, MO 64112

REVISIONS

No.	Description	Date

sheet issue date: 09.27.2024
project no.: 20.32
sheet contents: CEILING / ELECTRICAL PLAN - UPPER LEVEL
sheet no.: A602



1 architectural finish plan - garage level
1/4" = 1'-0"

NORTH

general finish notes

1. ALL SHELVING TO HAVE BLOCKING IN WALL OR BRACKETS @3' O.C. MINIMUM U.N.O.

room finish schedule legend

FLOORS

CPT1	CARPET 1
CPT2	CARPET 2
HWD	HARDWOOD FLOORING
LVT1	LUXURY VINYL TILE
PT1	PORCELAIN TILE
SC	SEALED CONCRETE
VP	VAPOR RETARDER MEMBRANE

WALLS

EC	EXPOSED CONCRETE (TEXTURE OR PATTERN FINISH)
GL	GLASS
P1	LATEX ENAMEL PAINT
P2	EPOXY PAINT
T1	TILE

BASE & TRIM

WD1	4" WOOD TRIM
RB1	4" TOP-SET RUBBER
RB2	6" TOP-SET RUBBER
RS	RUBBER STRINGERS
TB1	4" PORCELAIN TILE BASE
WT	WOOD TRIM

CEILINGS

RE: REFLECTED CEILING PLANS

*FOR ANY CELL / FIELD IN THE SCHEDULE THAT IS EITHER LEFT **BLANK** OR THAT INCLUDES **ONLY A DASH**, THE ASSOCIATED FINISH FOR THAT COMPONENT IS TO MATCH THE FINISH NOTED AS **TYPICAL**.

finish floor plan legend

NOTE: FLOOR FINISH PATTERNS ARE SYMBOLIC OF MATERIAL. THE PATTERNS SHOWN DO NOT INDICATE DESIRED PATTERN OF ACTUAL FLOOR MATERIALS. REFER TO SPECIFICATIONS AND FLOOR FINISH DETAILS FOR ACTUAL PATTERNS.

REFER TO ENLARGED PLAN CALLOUTS FOR ANY INTERIOR ELEVATION MARKERS NOT SHOWN ON OVERALL FINISH PLANS

- HWD - HARDWOOD FLOORING
- LVT1 - LUXURY VINYL TILE
- PT1 - PORCELAIN TILE
- SC - SEALED CONCRETE
- WC - WATERPROOF DECK COATING

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REVISIONS

No.	Description	Date

sheet issue date: 09.27.2024
project no.: 20.32
sheet contents: FINISH FLOOR PLAN - GARAGE LEVEL
sheet no.: A700

1 architectural finish plan - main level

1/4" = 1'-0"

NORTH

general finish notes

1. ALL SHELVING TO HAVE BLOCKING IN WALL OR BRACKETS @3' O.C. MINIMUM U.N.O.

room finish schedule legend

FLOORS
- CPT1 CARPET 1
- CPT2 CARPET 2
- HWD HARDWOOD FLOORING
- LVT1 LUXURY VINYL TILE
- PT1 PORCELAIN TILE
- SC SEALED CONCRETE
- VP VAPOR RETARDER MEMBRANE

WALLS
- EC EXPOSED CONCRETE (TEXTURE OR PATTERN FINISH)
- GL GLASS
- P1 LATEX ENAMEL PAINT
- P2 EPOXY PAINT
- T1 TILE

BASE & TRIM
- WD1 4" WOOD TRIM
- RB1 4" TOP-SET RUBBER
- RB2 6" TOP-SET RUBBER
- RS RUBBER STRINGERS
- TB1 4" PORCELAIN TILE BASE
- WT WOOD TRIM

CEILINGS
- RE: REFLECTED CEILING PLANS

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finish floor plan legend

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- PT1 - PORCELAIN TILE
- SC - SEALED CONCRETE
- WC - WATERPROOF DECK COATING

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REVISIONS

No.	Description	Date

sheet issue date: 09.27.2024

project no.: 20.32

sheet contents: FINISH FLOOR PLAN - MAIN LEVEL

sheet no.: A701

1 architectural finish plan - second level

1/4" = 1'-0"

general finish notes

1. ALL SHELVING TO HAVE BLOCKING IN WALL OR BRACKETS @3' O.C. MINIMUM U.N.O.

room finish schedule legend

FLOORS

CPT1	CARPET 1
CPT2	CARPET 2
HWD	HARDWOOD FLOORING
LVT1	LUXURY VINYL TILE
PT1	PORCELAIN TILE
SC	SEALED CONCRETE
VP	VAPOR RETARDER MEMBRANE

WALLS

EC	EXPOSED CONCRETE (TEXTURE OR PATTERN FINISH)
GL	GLASS
P1	LATEX ENAMEL PAINT
P2	EPOXY PAINT
T1	TILE

BASE & TRIM

WD1	4" WOOD TRIM
RB1	4" TOP-SET RUBBER
RB2	6" TOP-SET RUBBER
RS	RUBBER STRINGERS
TB1	4" PORCELAIN TILE BASE
WT	WOOD TRIM

CEILINGS

RE: REFLECTED CEILING PLANS

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finish floor plan legend

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REFER TO ENLARGED PLAN CALLOUTS FOR ANY INTERIOR ELEVATION MARKERS NOT SHOWN ON OVERALL FINISH PLANS

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- PT1 - PORCELAIN TILE
- SC - SEALED CONCRETE
- WC - WATERPROOF DECK COATING

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REVISIONS

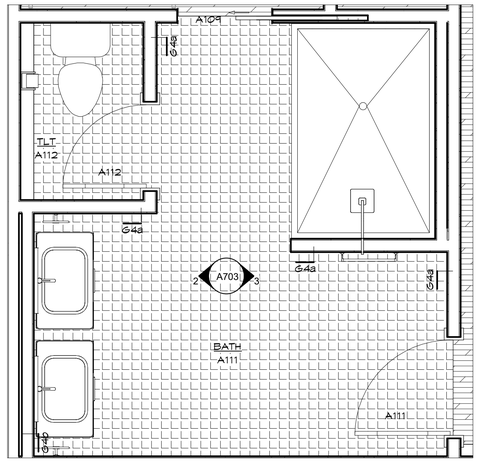
No.	Description	Date

sheet issue date: 09.27.2024

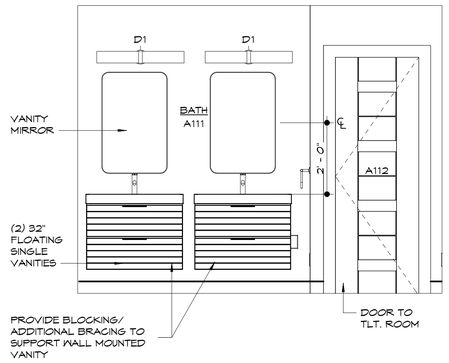
project no.: 20.32

sheet contents: FINISH FLOOR PLAN - UPPER LEVEL

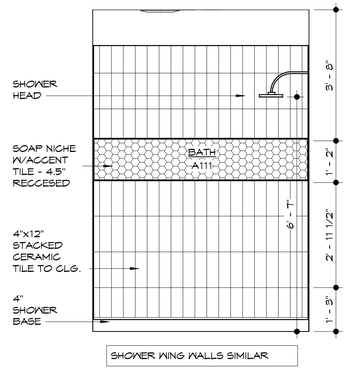
sheet no.: A702



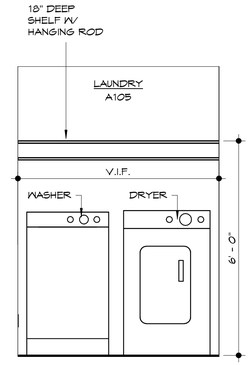
1 enlarged plan - main level bath
1/2" = 1'-0"



2 main level bath - vanity elevation
1/2" = 1'-0"



3 main level bath - shower elevation
1/2" = 1'-0"



4 laundry elevation
1/2" = 1'-0"

general finish notes

1. ALL SHELVING TO HAVE BLOCKING IN WALL OR BRACKETS @3' O.C. MINIMUM U.N.O.

room finish schedule legend

FLOORS	
CPT1	CARPET 1
CPT2	CARPET 2
HWD	HARDWOOD FLOORING
LVT1	LUXURY VINYL TILE
PT1	PORCELAIN TILE
SC	SEALED CONCRETE
VP	VAPOR RETARDER MEMBRANE
WALLS	
EC	EXPOSED CONCRETE (TEXTURE OR PATTERN FINISH)
GL	GLASS
P1	LATEX ENAMEL PAINT
P2	EPOXY PAINT
T1	TILE
BASE & TRIM	
MD1	4" WOOD TRIM
RB1	4" TOP-SET RUBBER
RB2	6" TOP-SET RUBBER
RS	RUBBER STRINGERS
TB1	4" PORCELAIN TILE BASE
WT	WOOD TRIM
CEILINGS	
RE: REFLECTED CEILING PLANS	

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finish floor plan legend

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REFER TO ENLARGED PLAN CALLOUTS FOR ANY INTERIOR ELEVATION MARKERS NOT SHOWN ON OVERALL FINISH PLANS

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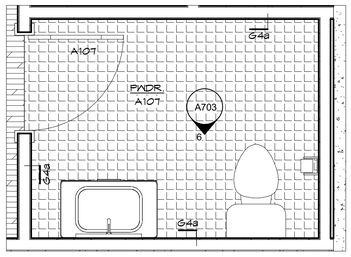
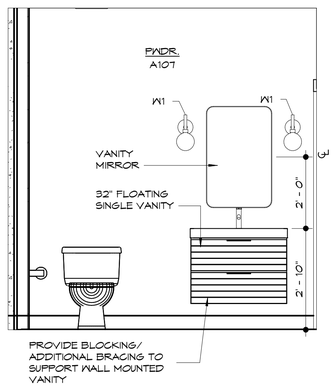
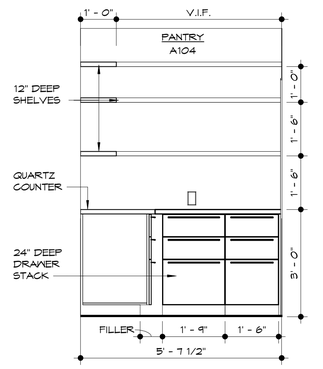
- SC - SEALED CONCRETE
- WG - WATERPROOF DECK COATING



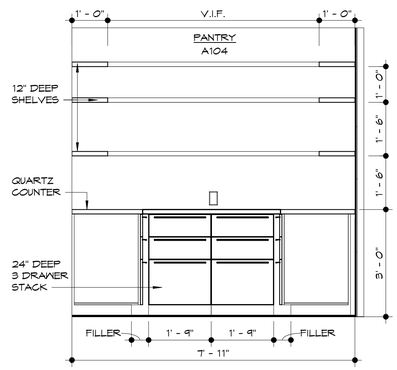
5 enlarged plan- powder
1/2" = 1'-0"



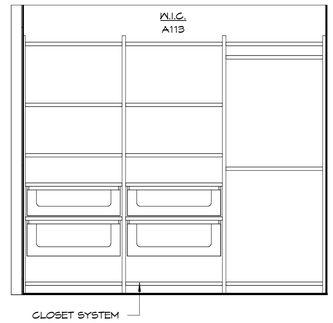
6 powder elevation
1/2" = 1'-0"



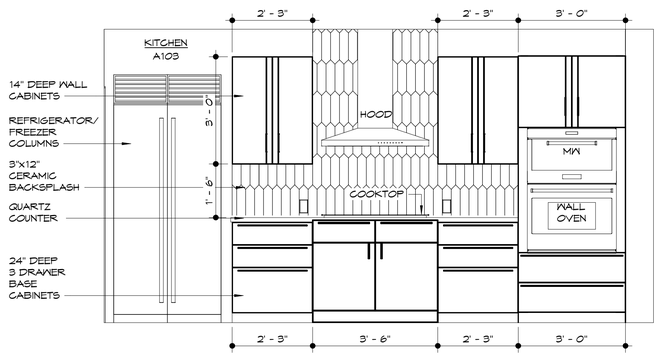
7 pantry - side elevation
1/2" = 1'-0"



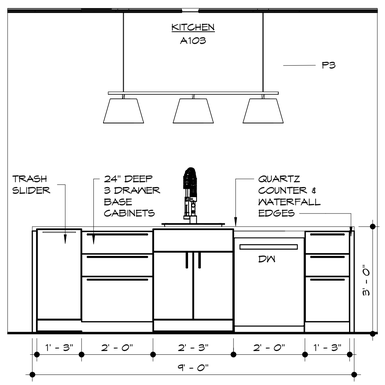
8 pantry - rear elevation
1/2" = 1'-0"



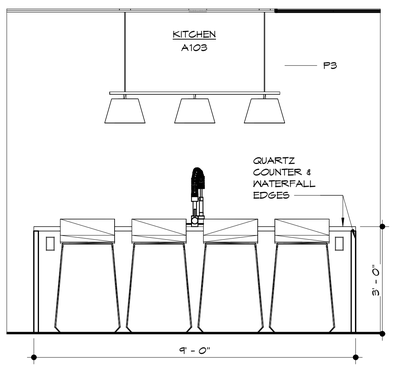
9 closet elevation
1/2" = 1'-0"



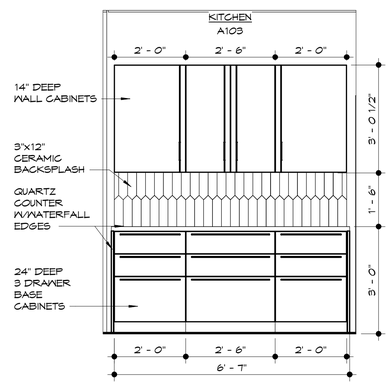
10 kitchen elevation
1/2" = 1'-0"



11 kitchen island - interior side elevation
1/2" = 1'-0"



12 kitchen island - exterior side elevation
1/2" = 1'-0"



13 kitchen storage elevation
1/2" = 1'-0"

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FOR REVIEW

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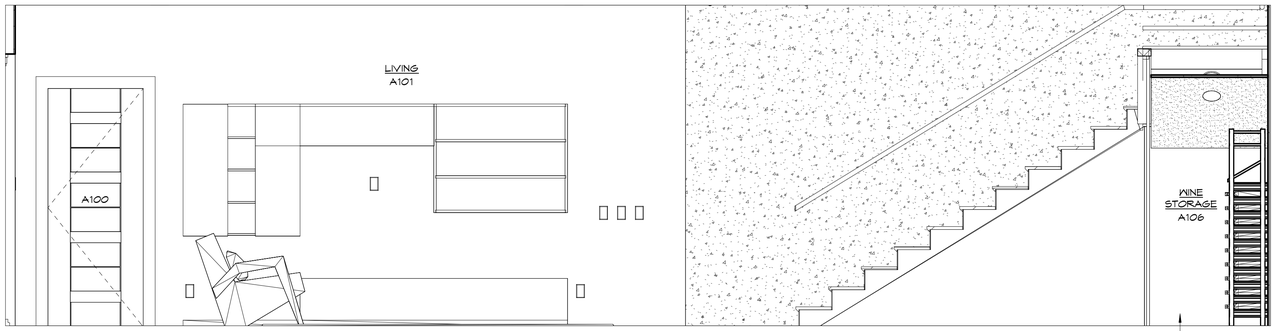
603, 605, & 607 W. 49th ST. KANSAS CITY, MO 64112

REVISIONS

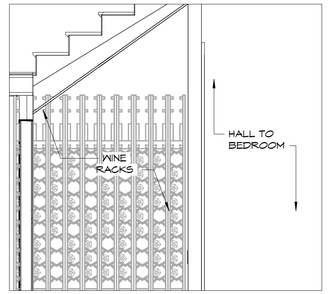
No.	Description	Date

sheet issue date: 09.27.2024
project no.: 20.32
sheet contents: ENLARGED FLOOR PLANS AND ELEVATIONS
sheet no.: A703

9/4/2024 1:09:20 PM C:\Users\Todd\Documents\20.32_Shiraz_22_veri-tredder.rvt



1 main level - living / entry elevation
1/2" = 1'-0"



2 wine storage
1/2" = 1'-0"

general finish notes

1. ALL SHELVING TO HAVE BLOCKING IN WALL OR BRACKETS @3' O.C. MINIMUM U.N.O.

room finish schedule legend

FLOORS
- CPT1 CARPET 1
- CPT2 CARPET 2
- HWD HARDWOOD FLOORING
- LVT1 LUXURY VINYL TILE
- PT1 PORCELAIN TILE
- SC SEALED CONCRETE
- VP VAPOR RETARDER MEMBRANE

WALLS
- EG EXPOSED CONCRETE (TEXTURE OR PATTERN FINISH)
- GL GLASS
- P1 LATEX ENAMEL PAINT
- P2 EPOXY PAINT
- T1 TILE

BASE & TRIM
- WD1 4" WOOD TRIM
- RB1 4" TOP-SET RUBBER
- RB2 6" TOP-SET RUBBER
- RS RUBBER STRINGERS
- TB1 4" PORCELAIN TILE BASE
- WT WOOD TRIM

CEILINGS
- RE: REFLECTED CEILING PLANS

*FOR ANY CELL / FIELD IN THE SCHEDULE THAT IS EITHER LEFT **BLANK** OR THAT INCLUDES **ONLY A DASH**, THE ASSOCIATED FINISH FOR THAT COMPONENT IS TO MATCH THE FINISH NOTED AS **TYPICAL**.

finish floor plan legend

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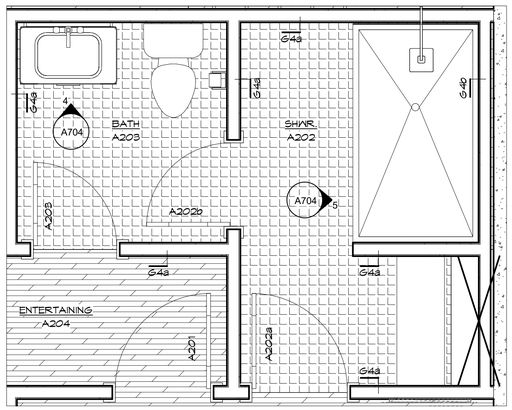
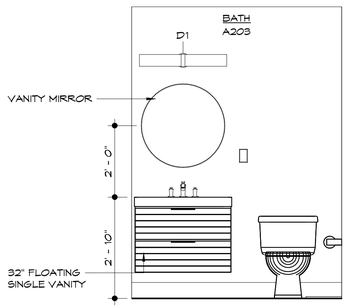
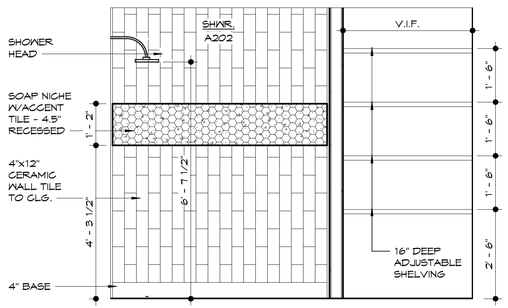


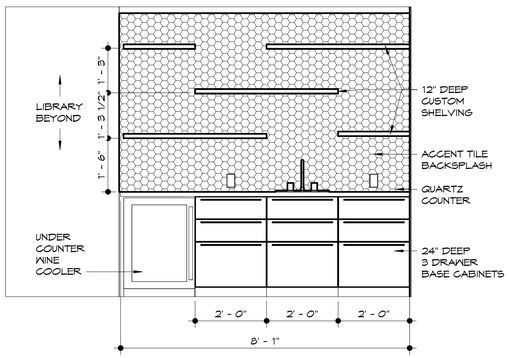
3 enlarged plan - second level - bath
1/2" = 1'-0"



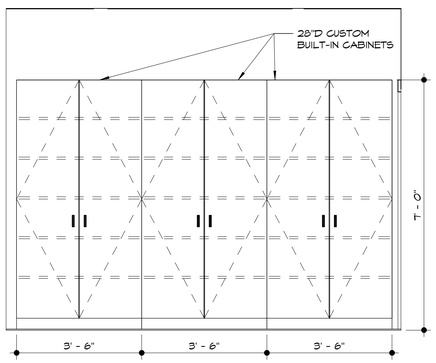
4 second level bath - vanity elevation
1/2" = 1'-0"



5 second level shower elevation
1/2" = 1'-0"



6 entertaining elevation
1/2" = 1'-0"



7 second level bedroom elevation
1/2" = 1'-0"

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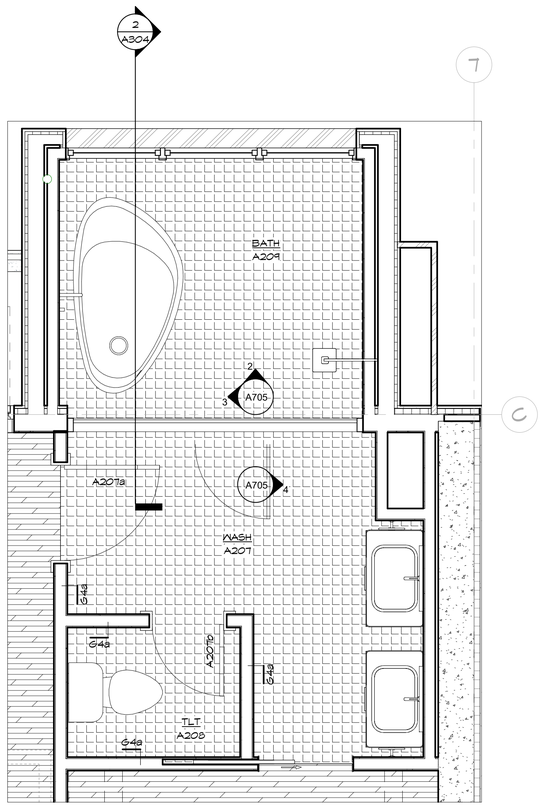
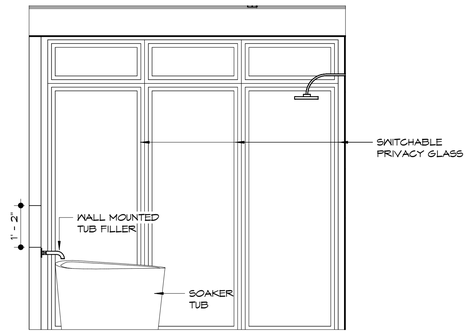
REVISIONS

No.	Description	Date

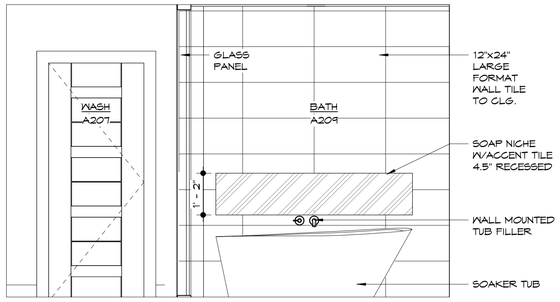
sheet issue date: 09.27.2024
project no.: 20.32
sheet contents: ENLARGED FLOOR PLANS AND ELEVATIONS
sheet no.: A704



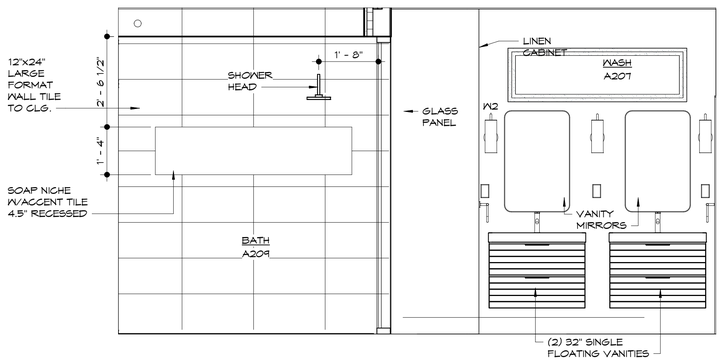
1 enlarged floor plan - primary bath
1/2" = 1'-0"



2 primary bath - exterior wall elevation
1/2" = 1'-0"



3 primary bath - tub elevation
1/2" = 1'-0"



4 primary bath - vanity elevation
1/2" = 1'-0"

ROOM FINISH SCHEDULE

#	NAME	FLOORS	BASE	WALLS NORTH (or TYP.)	WALLS EAST	WALLS SOUTH	WALLS WEST	NOTES
LOWER LEVEL								
A004	STORAGE	SC	-	EC	EC	EC	EC	
B004	STORAGE	SC	-	EC	EC	EC	EC	
C004	STORAGE	SC	-	EC	EC	EC	EC	
TOWNHOME A								
A001	GARAGE	SC	-	EC	P1	EC	EC	
A002	ENTRY	SC	WD1	EC	EC	P1	P1	
A003	STORAGE	SC	WD1	P1	EC	EC	P1	
TOWNHOME B								
B001	GARAGE	SC	-	EC	P1	EC	EC	
B002	ENTRY	SC	WD1	EC	EC	P1	P1	
B003	STORAGE	SC	WD1	P1	EC	EC	P1	
TOWNHOME C								
C001	GARAGE	SC	-	EC	EC	EC	P1	
C002	ENTRY	SC	WD1	EC	P1	P1	P1	
C003	STORAGE	SC	WD1	P1	P1	EC	P1	
MAIN LEVEL								
TOWNHOME A								
A100	MECH	HWD	WD1	P1	EC	P1	P1	
A101	LIVING	HWD	WD1	P1	P1/EC	-	P1	
A102	DINING	HWD	WD1	P1	P1	-	P1	
A103	KITCHEN	HWD	WD1	P1	-	T2 / P1	T2 / P1	
A104	PANTRY	HWD	WD1	P1	P1	-	-	
A105	LAUNDRY	HWD	WD1	P1	-	P1	P1	
A106	WINE STORAGE	HWD	WD1	GL	P1	P1	P1	
A107	PWDR.	PT1	TB1	P2	P2	P2	P2	
A108	FURNACE	HWD	WD1	P1	P1	P1	P1	
A110	BEDROOM	HWD	WD1	P1	EC	-	-	
A111	BATH	PT1	TB1	T1 / P2	T1 / P2	T1 / P2	T1 / P2	
A112	TLT	PT1	TB1	T1 / P2	T1 / P2	T1 / P2	T1 / P2	
A113	W.I.C.	HWD	WD1	P1	P1	P1	P1	
A114	HALL	HWD	WD1	-	P1	P1	P1	
TOWNHOME B								
B100	MECH	HWD	WD1	P1	P1	P1	P1	
B101	LIVING	HWD	WD1	P1	P1	-	P1	
B102	DINING	HWD	WD1	P1	-	-	P1	
B103	KITCHEN	HWD	WD1	P1	-	-	T2 / P1	
B104	PANTRY	HWD	WD1	P1	P1	P1	P1	
B105	LAUNDRY	HWD	WD1	P1	P1	P1	P1	
B106	WINE STORAGE	HWD	WD1	GL	P1	P1	P1	
B107	PWDR.	PT1	TB1	P2	-	-	P2	
B108	FURNACE	HWD	WD1	P1	-	-	P1	
B110	BEDROOM	HWD	WD1	P1	P1	-	-	
B111	BATH	PT1	TB1	T1 / P2	T1 / P2	T1 / P2	T1 / P2	
B112	TLT	PT1	TB1	T1 / P2	T1 / P2	T1 / P2	T1 / P2	
B113	W.I.C.	HWD	WD1	P1	P1	P1	P1	
B114	HALL	HWD	WD1	-	P1	P1	P1	
TOWNHOME C								
C100	MECH	HWD	WD1	P1	P1	P1	P1	
C101	LIVING	HWD	WD1	P1	P1	-	-	
C102	DINING	HWD	WD1	P1	P1	P1	P1	
C103	KITCHEN	HWD	WD1	P1	T2 / P1	-	-	
C104	PANTRY	HWD	WD1	P1	P1	P1	P1	
C105	LAUNDRY	HWD	WD1	P1	P1	P1	P1	
C106	CL.	HWD	WD1	P1	P1	P1	P1	
C107	PWDR.	PT1	TB1	P2	T1 / P2	T1 / P2	T1 / P2	
C108	FURNACE	HWD	WD1	P1	P1	P1	P1	
C110	BEDROOM	HWD	WD1	P1	P1	P1	P1	
C111	BATH	PT1	TB1	T1 / P2	T1 / P2	P2	T1 / P2	
C112	TLT	PT1	TB1	T1 / P2	T1 / P2	T1 / P2	T1 / P2	
C113	W.I.C.	HWD	WD1	P1	P1	P1	P1	
C114	HALL	HWD	WD1	-	P1	P1	P1	
SECOND LEVEL								
TOWNHOME A								
A201	BEDROOM	HWD	WD1	P1	EC	P1	P1	
A202	SHWR.	PT1	TB1	T1 / P2	T1 / P2	P2	P2	
A203	BATH	PT1	TB1	T1 / P2	T1 / P2	T1 / P2	T1 / P2	
A204	ENTERTAINING	HWD	WD1	P1	P1	GL	P1	
A205	LIBRARY	HWD	WD1	P1	EC	P1	P1	
A206	BEDROOM	HWD	WD1	P1 / GL	P1	P1	P1	
A207	WASH	PT1	TB1	T1 / P2	T1 / P2	P2	T1 / P2	
A208	TLT	PT1	TB1	T1 / P2	T1 / P2	T1 / P2	T1 / P2	
A209	BATH	PT1	TB1	T1 / P2	T1 / P2	P2	T1 / P2	
A210	W.I.C.	HWD	WD1	P1	EC	P1	P1	
TOWNHOME B								
B201	BEDROOM	HWD	WD1	P1	P1	P1	P1	
B202	SHWR.	PT1	TB1	T1 / P2	T1 / P2	P2	P2	
B203	BATH	PT1	TB1	T1 / P2	T1 / P2	T1 / P2	T1 / P2	
B204	ENTERTAINING	HWD	WD1	P1	P1	P1	P1	
B205	LIBRARY	HWD	WD1	P1	P1	P1	P1	
B206	BEDROOM	HWD	WD1	P1	P1	P1	P1	
B207	WASH	PT1	TB1	T1 / P2	T1 / P2	T1 / P2	T1 / P2	
B208	TLT	PT1	TB1	P2	T1 / P2	T1 / P2	T1 / P2	
B209	BATH	PT1	TB1	T1 / P2	T1 / P2	P2	T1 / P2	
B210	W.I.C.	HWD	WD1	P1	P1	P1	P1	
TOWNHOME C								
C201	BEDROOM	HWD	WD1	P1	P1	P1	P1	
C202	SHWR.	PT1	TB1	T1 / P2	T1 / P2	P2	P2	
C203	BATH	PT1	TB1	P2	T1 / P2	T1 / P2	T1 / P2	
C204	ENTERTAINING	HWD	WD1	P1	P1	P1	P1	
C205	LIBRARY	HWD	WD1	P1	P1	P1	P1	
C206	BEDROOM	HWD	WD1	P1	P1	P1	P1	
C207	WASH	PT1	TB1	T1 / P2	T1 / P2	P2	T1 / P2	
C208	TLT	PT1	TB1	T1 / P2	T1 / P2	T1 / P2	T1 / P2	
C209	BATH	PT1	TB1	T1 / P2	T1 / P2	P2	T1 / P2	
C210	W.I.C.	HWD	WD1	P1	P1	P1	P1	

general finish notes

1. ALL SHELVING TO HAVE BLOCKING IN WALL OR BRACKETS @3' O.C. MINIMUM U.N.O.

room finish schedule legend

FLOORS
- CPT1 CARPET 1
- CPT2 CARPET 2
- HWD HARDWOOD FLOORING
- LVT1 LUXURY VINYL TILE
- PT1 PORCELAIN TILE
- SC SEALED CONCRETE
- VP VAPOR RETARDER MEMBRANE

WALLS
- EC EXPOSED CONCRETE (TEXTURE OR PATTERN FINISH)
- GL GLASS
- P1 LATEX ENAMEL PAINT
- P2 EPOXY PAINT
- T1 TILE

BASE & TRIM
- WD1 4" WOOD TRIM
- RB1 4" TOP-SET RUBBER
- RB2 6" TOP-SET RUBBER
- RS RUBBER STRINGERS
- TB1 4" PORCELAIN TILE BASE
- WT WOOD TRIM

CEILINGS
- RE: REFLECTED CEILING PLANS

*FOR ANY CELL / FIELD IN THE SCHEDULE THAT IS EITHER LEFT **BLANK** OR THAT INCLUDES **ONLY A DASH**, THE ASSOCIATED FINISH FOR THAT COMPONENT IS TO MATCH THE FINISH NOTED AS **TYPICAL**.

finish floor plan legend

NOTE: FLOOR FINISH PATTERNS ARE SYMBOLIC OF MATERIAL. THE PATTERNS SHOWN DO NOT INDICATE DESIRED PATTERN OF ACTUAL FLOOR MATERIALS. REFER TO SPECIFICATIONS AND FLOOR FINISH DETAILS FOR ACTUAL PATTERNS.

REFER TO ENLARGED PLAN CALLOUTS FOR ANY INTERIOR ELEVATION MARKERS NOT SHOWN ON OVERALL FINISH PLANS

- HWD - HARDWOOD FLOORING
- LVT1 - LUXURY VINYL TILE
- PT1 - PORCELAIN TILE
- SC - SEALED CONCRETE
- WC - WATERPROOF DECK COATING

NOTE: REFER TO STRUCTURAL DRAWINGS FOR REINF. STEEL IN EXTERIOR WALLS AND CONCRETE NOT SHOWN

NOTE: REFER TO ALL DETAILS (DETAILS LOCATED ON THIS SHEET, PRECEEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

NOTE: REFER TO ALL SECTIONS (SECTIONS LOCATED ON THIS SHEET, PRECEEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

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FOR REVIEW

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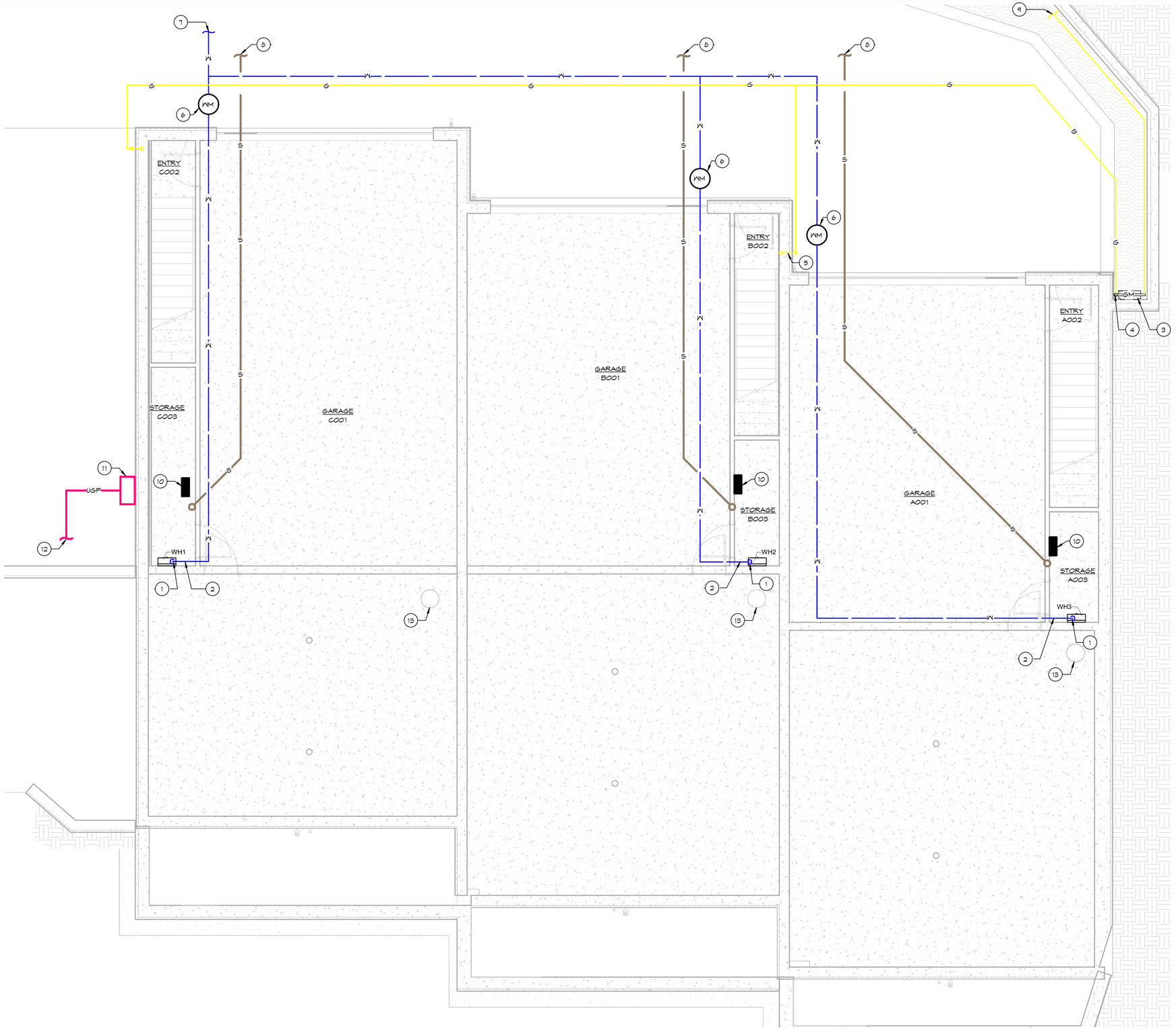
REVISIONS

No.	Description	Date

sheet issue date: 09.27.2024
project no.: 20.32
sheet contents: INTERIOR ELEVATIONS & FINISH SCHEDULE
sheet no.: A705



1 schematic mechanical plan - lower level
1/4" = 1'-0"

general mechanical notes

- COORDINATE WORK SHOWN WITH STRUCTURAL, DRAWINGS. REF. FE SHEET(S) FOR EQUIP. COORDINATION.
- ALL SECOND FLOOR SUPPLY PIPING TO BE LOCATED ABOVE CEILING.

mechanical plan keynotes

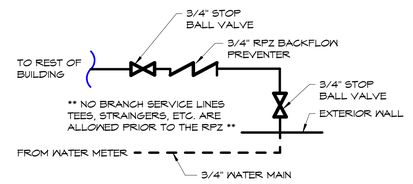
NUMBER	NOTE TEXT
1	PROVIDE WHOLE-UNIT SHUT-OFF IN CLOSET
2	RPZ BACKFLOW PREVENTER- INSTALL PRIOR TO ANY BRANCH LINES- REFER TO DETAIL ON THIS SHEET
3	GAS METER BANK (3)
4	GAS LINE UP AND TO ENTER EAST UNIT IN MECH ROOM OF MAIN LEVEL
5	PROVIDE FIRE CALKING FOR GAS LINE PENETRATION THRU SEPERATION WALL
6	NEW 1 1/2" WATER METER. ASSOCIATED BIT BY CONTRACTOR.
7	REFER TO CIVIL FOR CONTINUATION OF WATER LINE TO CITY MAIN
8	REFER TO CIVIL FOR CONTINUATION OF SANITARY SEWER.
9	REFER TO CIVIL FOR CONTINUATION OF GAS LINE.
10	200A ELECTRICAL PANEL
11	ELECTRIC METER BANK (3)
12	REFER TO CIVIL FOR CONTINUATION OF UNDERGROUND POWER.
13	SUMP PUMP PIT

utility legend

EM	ELECTRIC METER		UTILITY POLE
FH	FIRE HYDRANT		UTILITY POLE LIGHT
GM	GAS METER		WATER VALVE
GREGS	GAS REGULATOR	G	UNDERGROUND GAS LINE MARKER
WV	WATER VALVE		SANITRAY SEWER MANHOLE
S	SEWER LINE (8" VITRIFIED CLAY PIPE)		CLEANOUT
W	WATER LINE		PIPE CONTINUES, OUTLET OR SOURCE NOT YET FOUND OR SURVEYED
G	GAS LINE		
UGP	UNDERGROUND POWER LINE		

Mechanical Equipment Schedule

MARK	DESCRIPTION	MANUF	MODEL
F1	ULTRA-EFFICIENT GAS-FIRED FURNACE		
F2	ULTRA-EFFICIENT GAS-FIRED FURNACE		
F3	ULTRA-EFFICIENT GAS-FIRED FURNACE		
F4	ULTRA-EFFICIENT GAS-FIRED FURNACE		
F5	ULTRA-EFFICIENT GAS-FIRED FURNACE		
F6	ULTRA-EFFICIENT GAS-FIRED FURNACE		
MS4	MINI-SPLIT A/C UNIT		
MS5	MINI-SPLIT A/C UNIT		
MS6	MINI-SPLIT A/C UNIT		
WH1	GAS-FIRED TANKLESS WATER HEATER		
WH2	GAS-FIRED TANKLESS WATER HEATER		
WH3	GAS-FIRED TANKLESS WATER HEATER		



2 rpz diagram
NOT TO SCALE

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REVISIONS

No.	Description	Date

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sheet contents: UTILITY INFORMATION - GARAGE LEVEL
sheet no.: A800

1 mechanical plan - main level

1/4" = 1'-0"

NORTH

general mechanical notes

- COORDINATE WORK SHOWN WITH STRUCTURAL, DRAWINGS. REF. FE SHEET(S) FOR EQUIP. COORDINATION.
- ALL SECOND FLOOR SUPPLY PIPING TO BE LOCATED ABOVE CEILING.

mechanical plan keynotes (#)

NUMBER	NOTE TEXT
1	HATCHED AREA REPRESENTS PLANNED AREA FOR DUCT RUNS. LOWER CEILING AND/OR CONSTRUCT SOFFIT AS REQUIRED.
2	H/C WATER UP FROM CLOSET BELOW
3	SHADED AREA REPRESENTS POTENTIAL ZONE OF PLUMBING ROUTES.
4	STEEL BEAM (MAIN LEVEL CEILING), REF. STRUCTURAL.

Mechanical Equipment Schedule

MARK	DESCRIPTION	MANUF	MODEL
F1	ULTRA-EFFICIENT GAS-FIRED FURNACE		
F2	ULTRA-EFFICIENT GAS-FIRED FURNACE		
F3	ULTRA-EFFICIENT GAS-FIRED FURNACE		
F4	ULTRA-EFFICIENT GAS-FIRED FURNACE		
F5	ULTRA-EFFICIENT GAS-FIRED FURNACE		
F6	ULTRA-EFFICIENT GAS-FIRED FURNACE		
MS4	MINI-SPLIT A/C UNIT		
MS5	MINI-SPLIT A/C UNIT		
MS6	MINI-SPLIT A/C UNIT		
WH1	GAS-FIRED TANKLESS WATER HEATER		
WH2	GAS-FIRED TANKLESS WATER HEATER		
WH3	GAS-FIRED TANKLESS WATER HEATER		

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REVISIONS

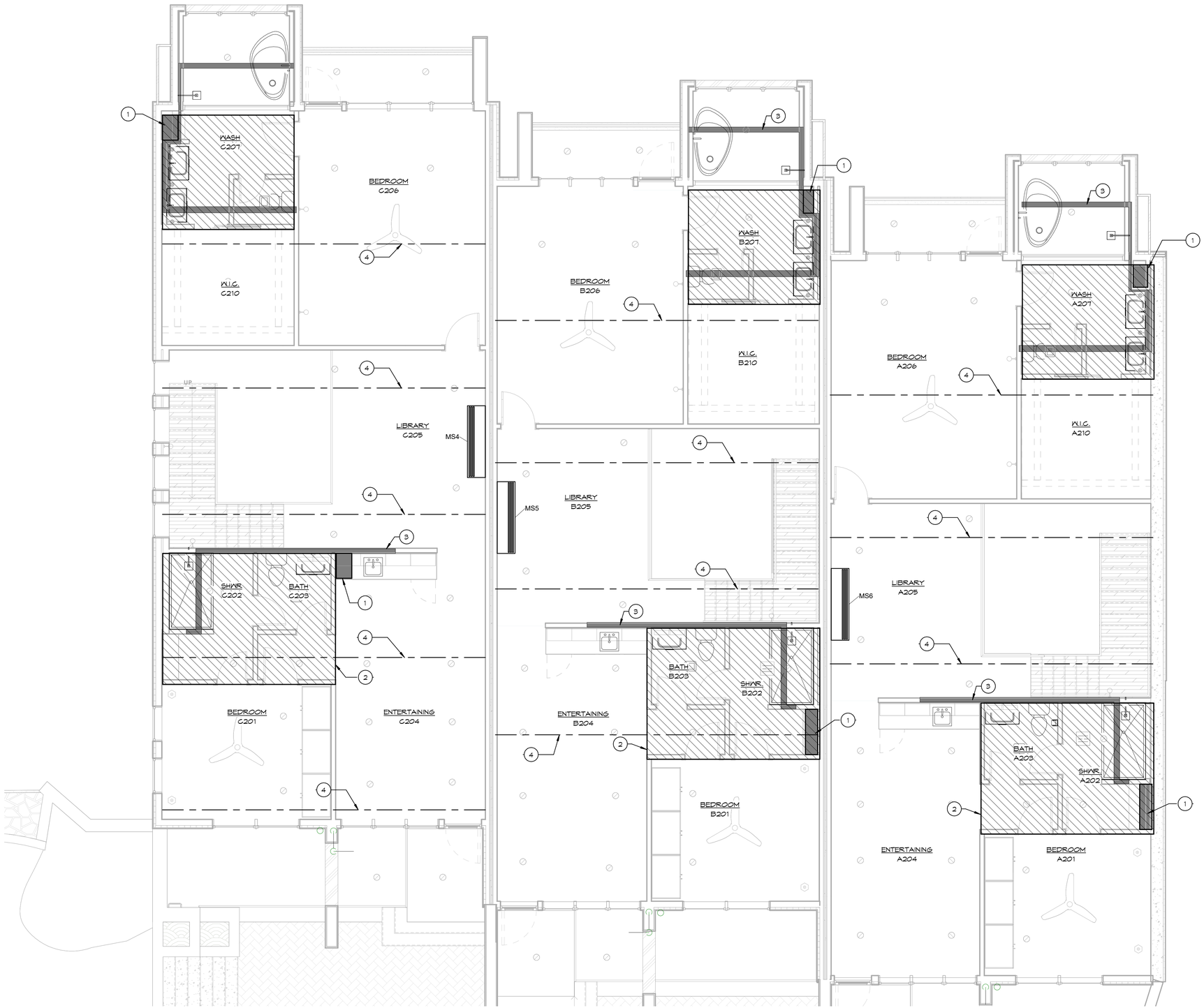
No.	Description	Date

sheet issue date: 09.27.2024

project no.: 20.32

sheet contents: UTILITY INFORMATION - MAIN LEVEL

sheet no.: A801



1 mechanical plan - upper level

1/4" = 1'-0"

NORTH

general mechanical notes

- COORDINATE WORK SHOWN WITH STRUCTURAL, DRAWINGS. REF. FE SHEET(S) FOR EQUIP. COORDINATION.
- ALL SECOND FLOOR SUPPLY PIPING TO BE LOCATED ABOVE CEILING.

mechanical plan keynotes (#)

NUMBER	NOTE TEXT
1	HVAC SUPPLY UP FROM BELOW
2	HATCHED AREA REPRESENTS PLANNED AREA FOR DUCT RUNS, LOWER CEILING AND/OR CONSTRUCT SOFFIT AS REQUIRED.
3	SHADED AREA REPRESENTS POTENTIAL ZONE OF PLUMBING ROUTES.
4	STEEL BEAM (UPPER LEVEL CEILING), REF. STRUCTURAL.

Mechanical Equipment Schedule

MARK	DESCRIPTION	MANUF	MODEL
F1	ULTRA-EFFICIENT GAS-FIRED FURNACE		
F2	ULTRA-EFFICIENT GAS-FIRED FURNACE		
F3	ULTRA-EFFICIENT GAS-FIRED FURNACE		
F4	ULTRA-EFFICIENT GAS-FIRED FURNACE		
F5	ULTRA-EFFICIENT GAS-FIRED FURNACE		
F6	ULTRA-EFFICIENT GAS-FIRED FURNACE		
MS4	MINI-SPLIT A/C UNIT		
MS5	MINI-SPLIT A/C UNIT		
MS6	MINI-SPLIT A/C UNIT		
WH1	GAS-FIRED TANKLESS WATER HEATER		
WH2	GAS-FIRED TANKLESS WATER HEATER		
WH3	GAS-FIRED TANKLESS WATER HEATER		

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No.	Description	Date

sheet issue date: 09.27.2024

project no.: 20.32

sheet contents: UTILITY INFORMATION - UPPER LEVEL

sheet no.: A802