



**FRONT END BIDDING REQUIREMENTS PROVIDED
BY CONTRACTOR (CM)**

**MEADOW LAKE
APARTMENTS- 100%
DOCUMENT BID PACKAGE
ADDENDUM NO. 02**

Date: 4/30/2024

Item No.1 – Bid Questions & Answers have been added to the Bid Documents and are attached to this addendum.

Item No.2 – Drawing Sheets A206 & A207 have been modified and are attached to the Addendum.

Item No.3 – The U Series Drawings have been modified and are attached to this addendum.

End AD-02

Meadowlake Apartments
 Bid Package #2 100% CD Drawing Review Comments
 Drawings Dated: 3-18-2024

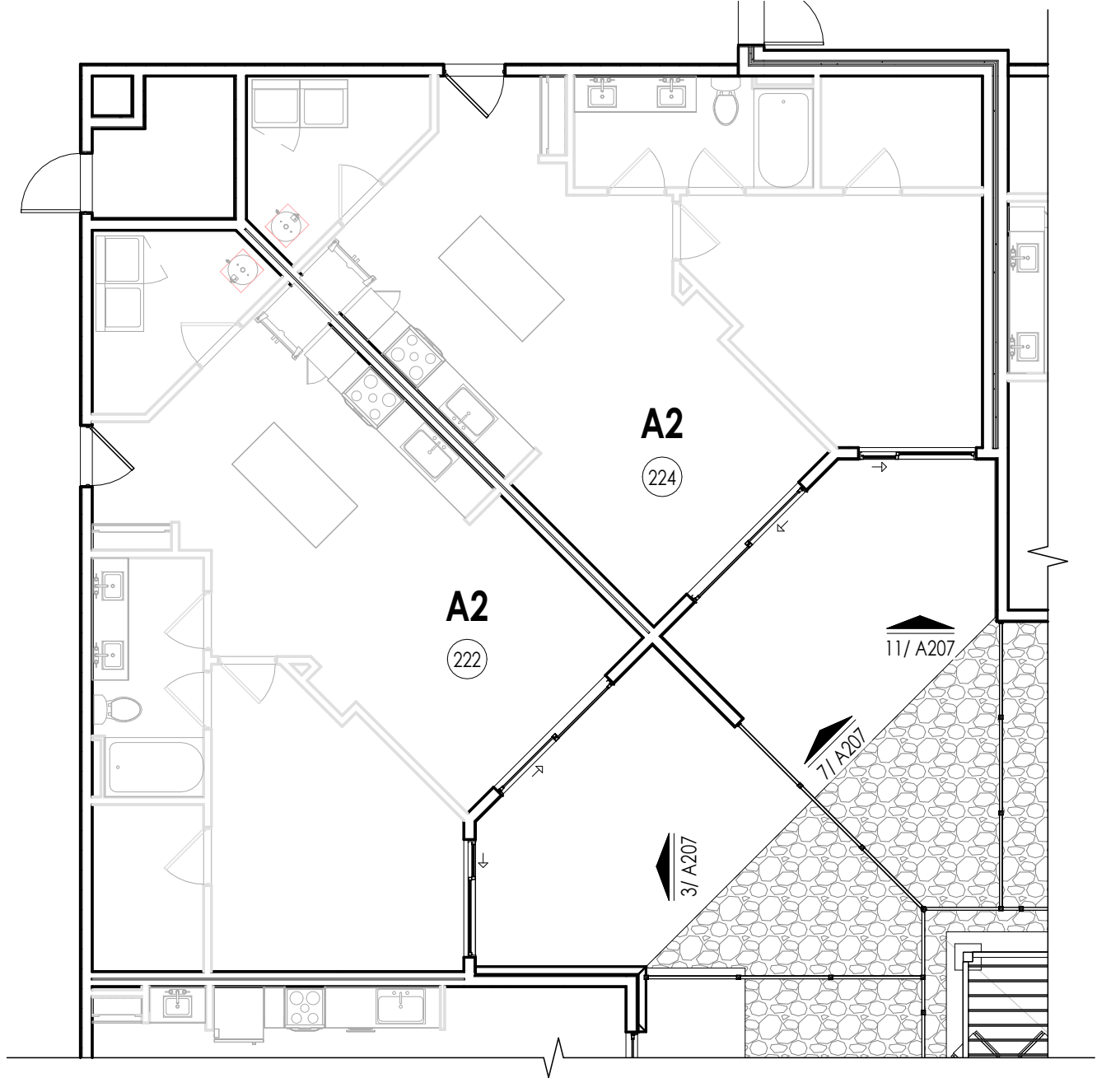
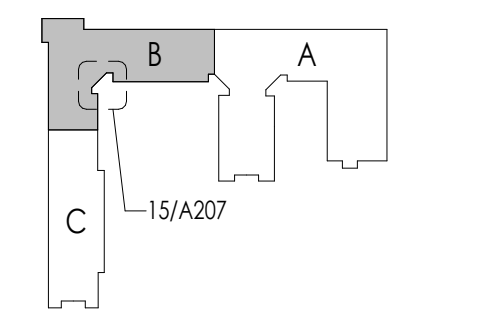
No.	Sheet No.	Question By	Bidder Question	Answer	Ball in Court	Open/ Closed
1			1. I see the Unit Plumbing Fixture Schedule on Plan U002 but the plans for the units do not reflect the Fixture labels on the Plumbing plans. Is there another sheet I am missing?	The MEP Sheets should be referenced for the sinks and faucets. I have marked up the Unit Plumbing Fixture Schedule on Sheet U002 to replace incorrectly shown tub bases and added a roll-in shower pan that should be used at the Type A Units. Also added the plumbing tags to the shower fixtures for clarification - please see the attached Unit Plumbing Markups.		
2			2. On that same Fixture Schedule on Plan U002 it does not show several of the items in the units like the IMB-1 - Ice Maker Box, WMB-1- Washing Machine Box, B-1- Bathtub, IWH – Instantaneous water heater, CDB-1- Condensate box. What are they wanting to use for these items?	Follow the items listed in the Plumbing Fixture Schedule on Sheet ME301.		
3			3. There is no Sump Pump 1, 2, & 3 on the Fixture Schedule is this somewhere else on the plans?	Sump Pump Schedule can be found on Sheet ME301.		
4			In the existing building, the Drawings call for a 9'0" ceiling typically, but does not specify what framing method to achieve that height (or even that the material is sheetrock). What is the desired design? Do you want us to provide an option for us to install a drywall suspension system at all "Office" type units in the existing building?	The existing concrete ceiling is to be exposed except in the bathrooms or where there is a "pancake" HVAC unit in the entryway. The OFF-MS3 Unit Type will have a 9'-0" gyp. board ceiling throughout the unit.		
5			I found a stained concrete spec in Meadow Lakes but cannot find where it applies. Is there stained concrete on this project?	No stained concrete currently but this spec section remains since the interior design finishes for the amenity spaces have not been finalized.		
6			1. MT-1: Don't see any specifications other than what is on page A200 calling for Una Clad. Una Clad is the manufacturer but that doesn't show profiles, gauges, etc. Can we get some clarification on what the metal panel is or is this just an oversized roof cap?	The MT-1 is tagged to the parapet caps on the elevations. Spec Section 07 60 00 Flashing & Sheet Metal specifies the thickness as 0.050 inch thick.		
7			2. No fiber cement trim is shown around windows, doors, corners, etc. Are the windows and doors trimmed out?	The Fiber Cement Spec Section (07 46 00 - Subsection 2.4 Accessories) calls out for corner posts, door/window casings, moldings and trims.		
8	A125		Sheet A125 doesn't show any designations for the extent of the drywall plenum in the garage. Does the entire garage receive a drywall plenum?	On Sheet A125, the garage plenum is shown under the Unit footprint from above. The plenum edge is shown on this sheet. There are straight lines with 90 degree corners indicating where the plenum will be located.		

9	Multiple Siding Questions	<p>The following Note is on multiple pages. Please clarify whether or not the Amenities are to be included in this phase or not.</p> <p>NOTE: THE WORK IN THE AMENITY SPACES WILL BE APART OF A FUTURE PHASE.</p>	The amenities are included with the project. This note was added for permitting letting the city know that the work in the amenity areas would be submitted separately from the main plan set.		
10		1. Please confirm that all products are to be primed and ready to paint.	Correct		
11		2. Specifications are unclear on the lap reveal size, please provide lap sizing. Three different sidings are called for, will all be the same lap size?	The lap sizing will be as follows: Deep Ocean - 6.25" / Arctic White - 8.25" / Pearl Gray - 6.25". This is not reflected on the plans currently but will be added with the next revision.		
12		3. There is only one piece of trim called out on the plan set (trim over the balcony overhang). Please confirm no trims at any openings. Per Hardie manufacturing warranty guidelines a single inside corner trim and double outside corner trim will be required.	The Fiber Cement Spec Section (07 46 00 - Subsection 2.4 Accessories) calls out for corner posts, door/window casings, moldings and trims.		
13		4. A few details (5/A350) call for Hardie panels to be installed flat, this can not be done. Please provide alternate details.	Why can't hardie or other fiber cement panels be installed flat against framing? What is the alternative for wrapping balconies with a fiber cement material?		
14		5. Balcony rim wraps appear to have just a Hardie panel and no trims, please confirm.	Correct.		
15		6. Item 9.71 on page A350 is only available in Australia and not the United States.	This will be removed.		
16		7. RCP plan only identifies a few exterior ceilings, can an updated set of plans be provided to help identify where each ceiling product is located?	Exterior gyp. with skim coat at exterior pergola structures, soffits of balconies to be wood grain hardie board. Drawings will be updated to show the finish at the proper locations on the RCPs.		
17		8. Diagonal facades at court yards do not have a clear elevation. Can these elevations be provided for a more clear understanding at each of the three locations?	Elevations of the corner facades have been added to new Sheets A206 and A207. These sheets are included.		
18	Finish Legend	Not seeing any finish legend or location callouts of roller shades, could this get clarified?	The Roller Window Shades Spec Section (12 24 13 - Subsection 2.1 Materials) calls out for roller shades to be installed at all windows and glass doors (including transoms) in the Common Areas and Apartments.		
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SHEET HAS BEEN ADDED TO THE DRAWING SET

PLAN LEGEND



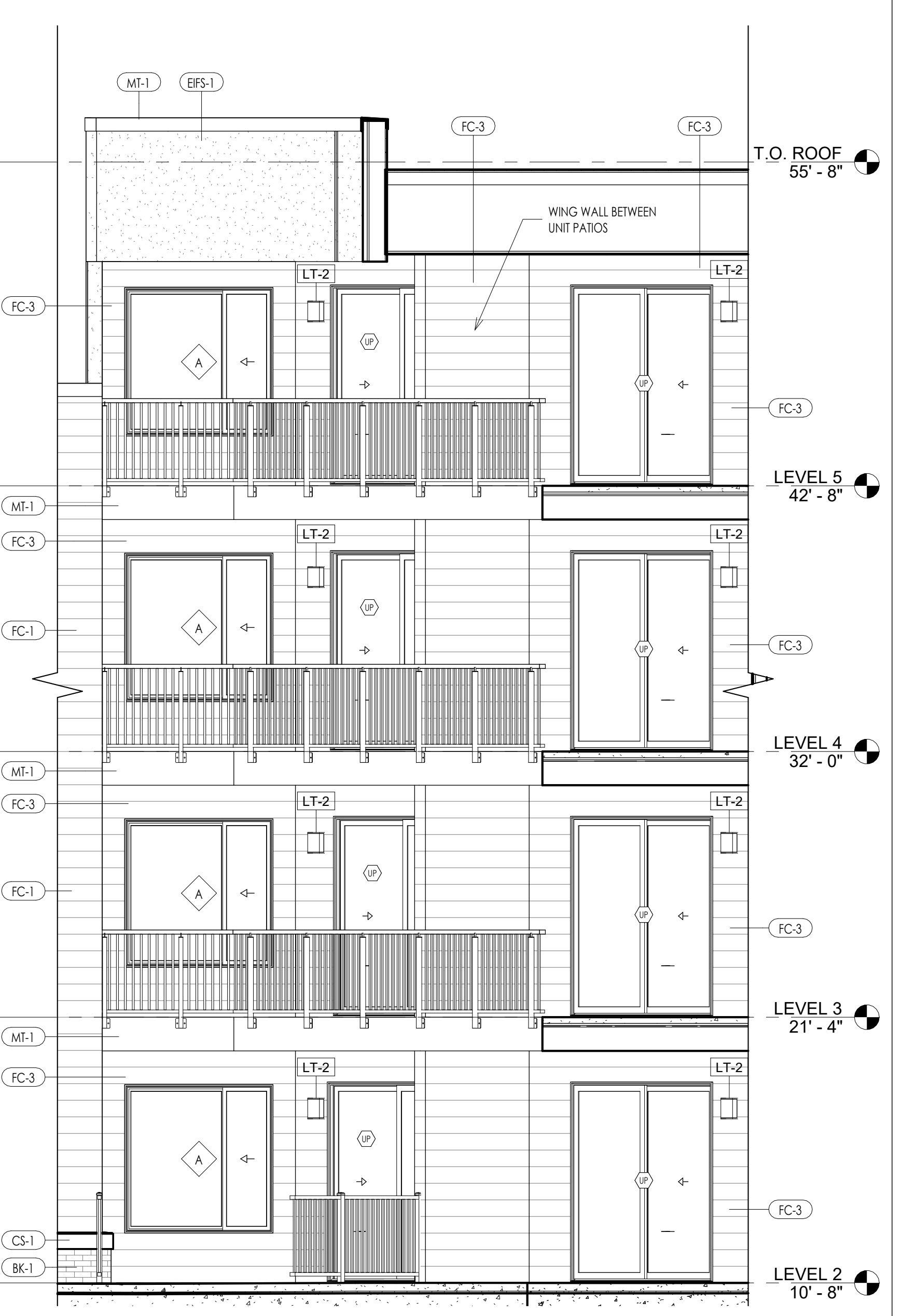
N. CORNER FACADE AT NORTH COURTYARD 15
1/8" = 1'-0"



E. CORNER FACADE AT NORTH COURTYARD 11
1/4" = 1'-0"

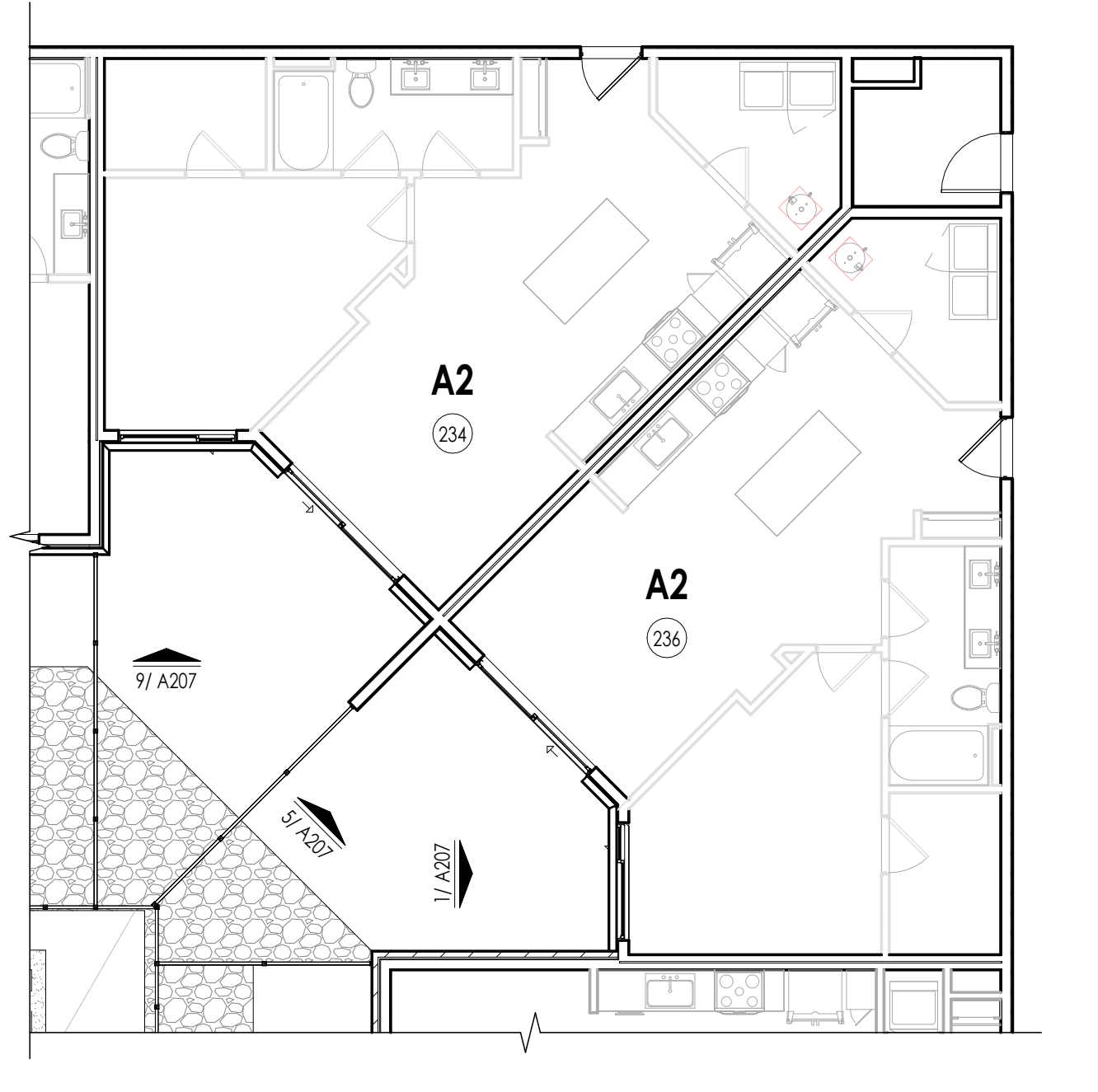
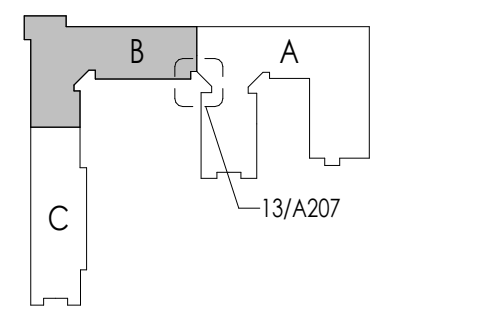


NE. CORNER FACADE AT NORTH COURTYARD 7
1/4" = 1'-0"

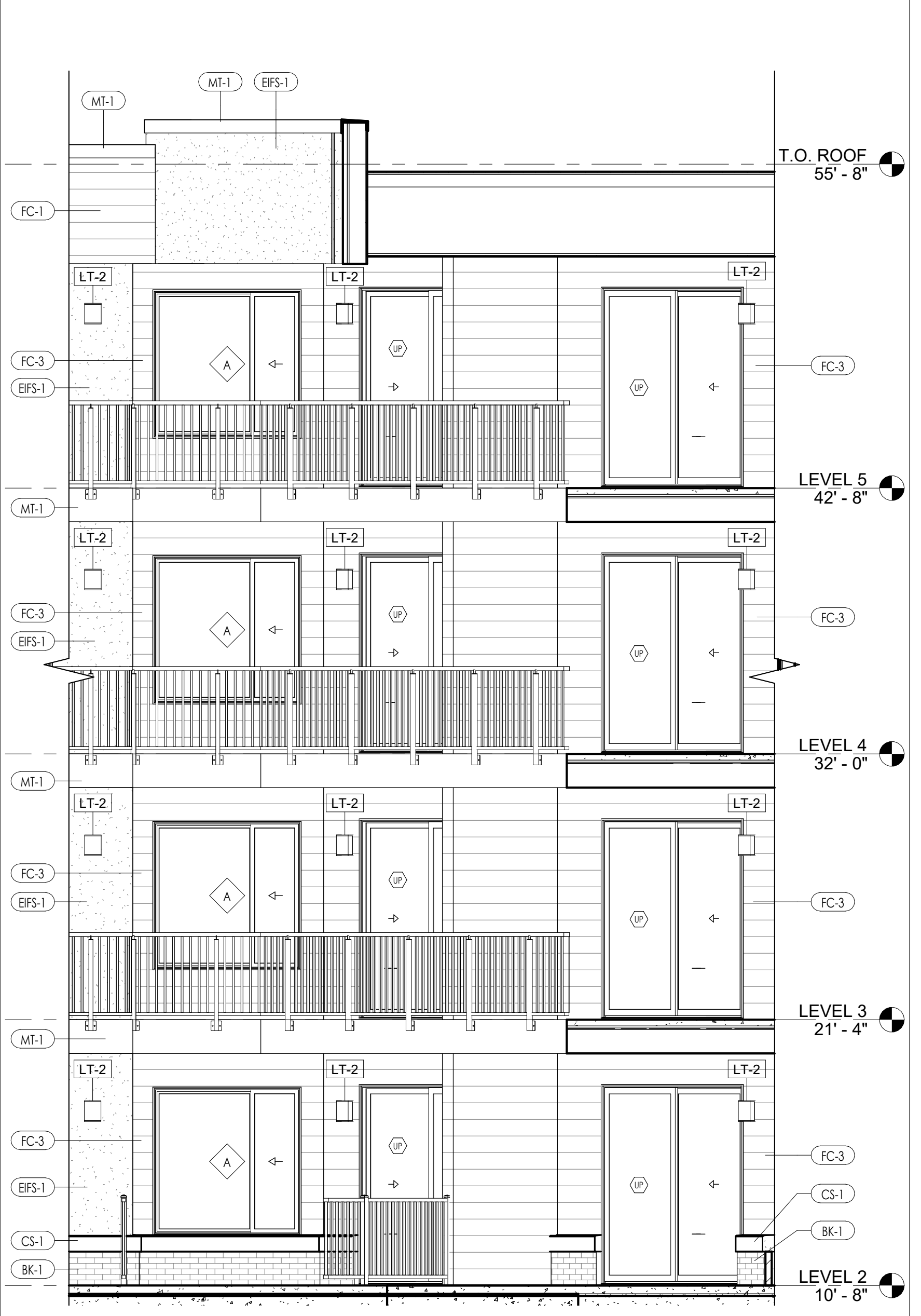


N. CORNER FACADE AT NORTH COURTYARD 3
1/4" = 1'-0"

PLAN LEGEND



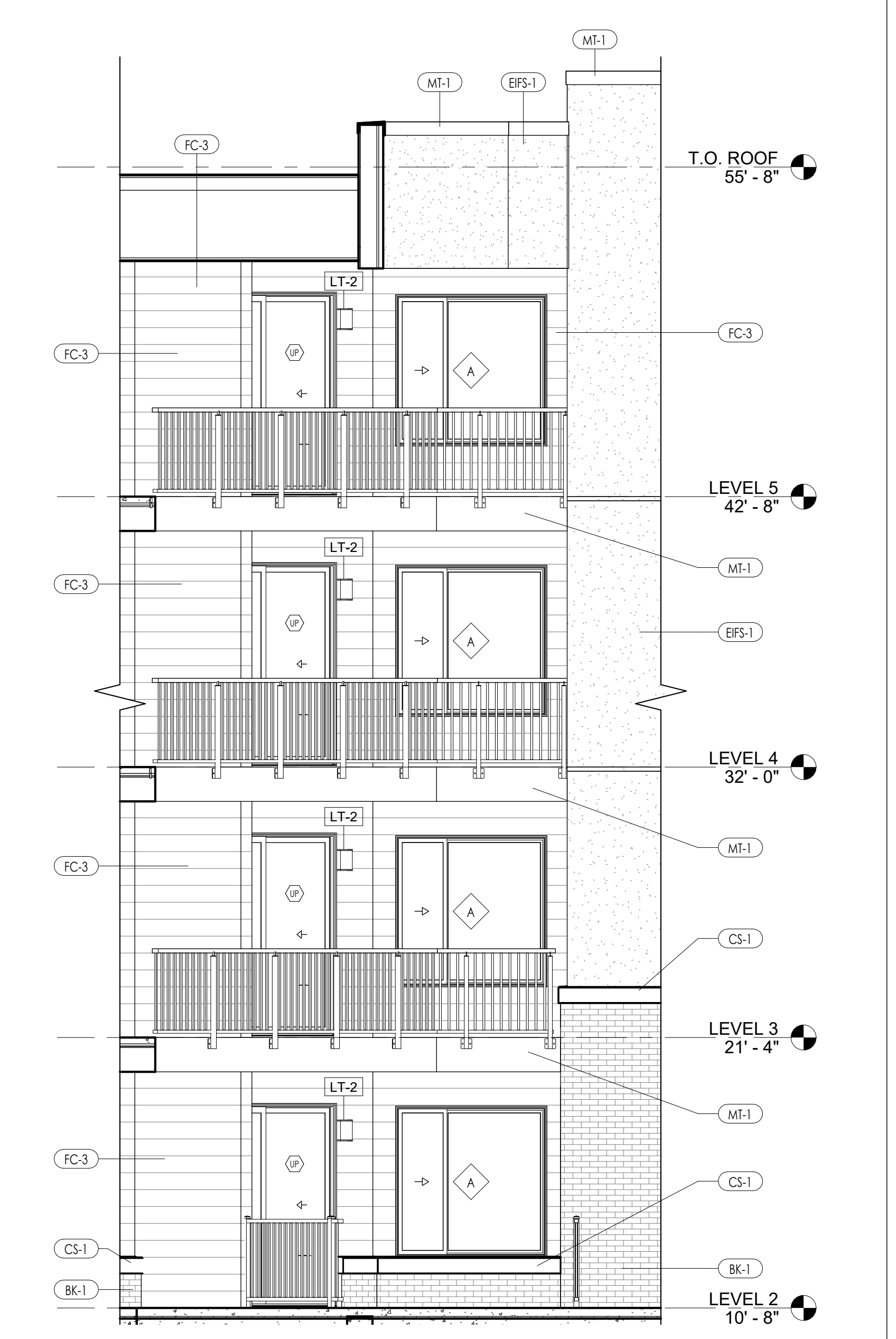
S. CORNER FACADE AT NORTH COURTYARD 13
1/8" = 1'-0"



E. CORNER FACADE AT NORTH COURTYARD 9
1/4" = 1'-0"



SE. CORNER FACADE AT NORTH COURTYARD 5
1/4" = 1'-0"



S. CORNER FACADE AT NORTH COURTYARD 1
1/4" = 1'-0"

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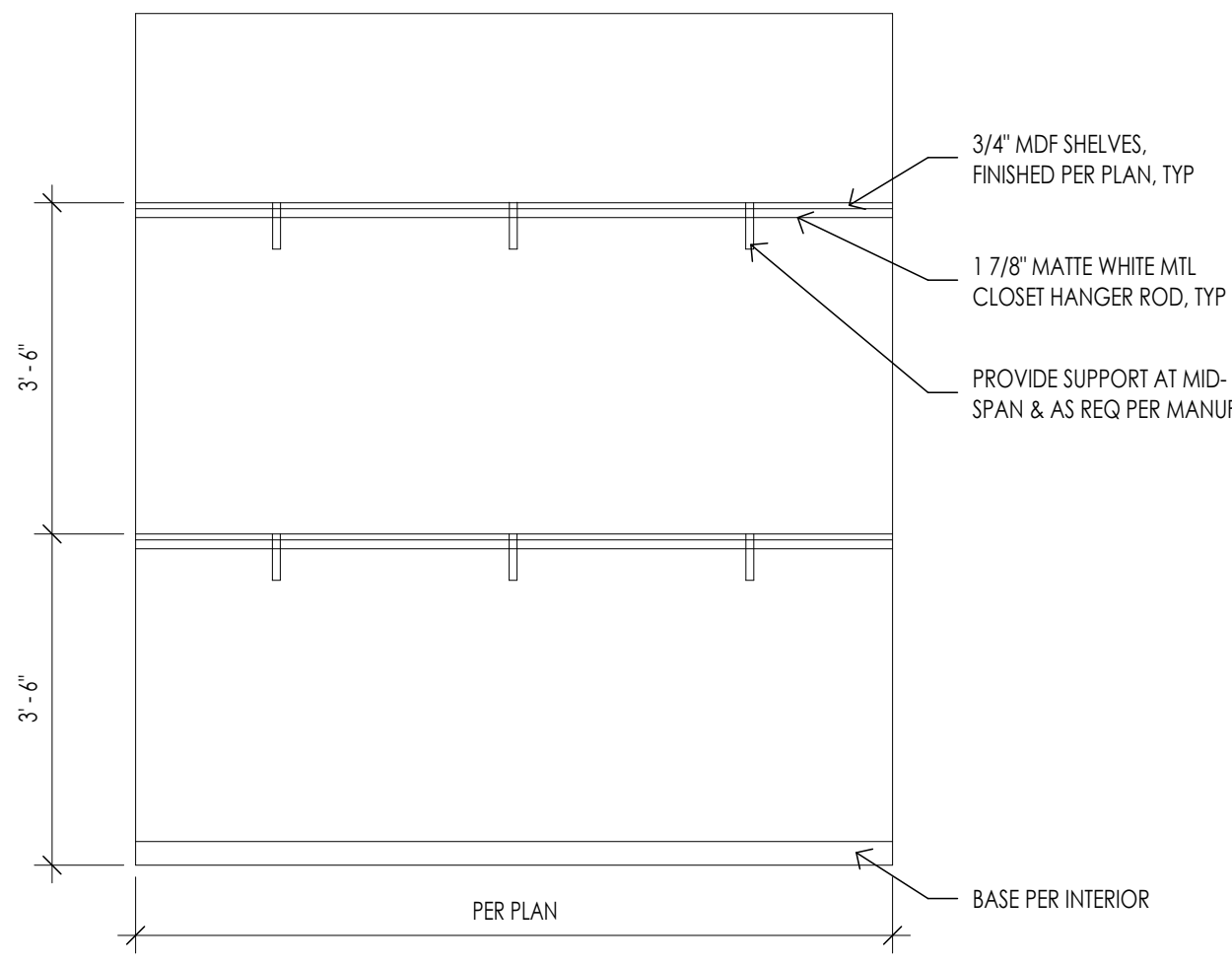
project title
EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

project number
22042001
drawing issuance
BUILDING PERMIT SET 09/2023
drawing revisions
No. 5 Description: REVISION #5 Date: DD/MM/YYYY

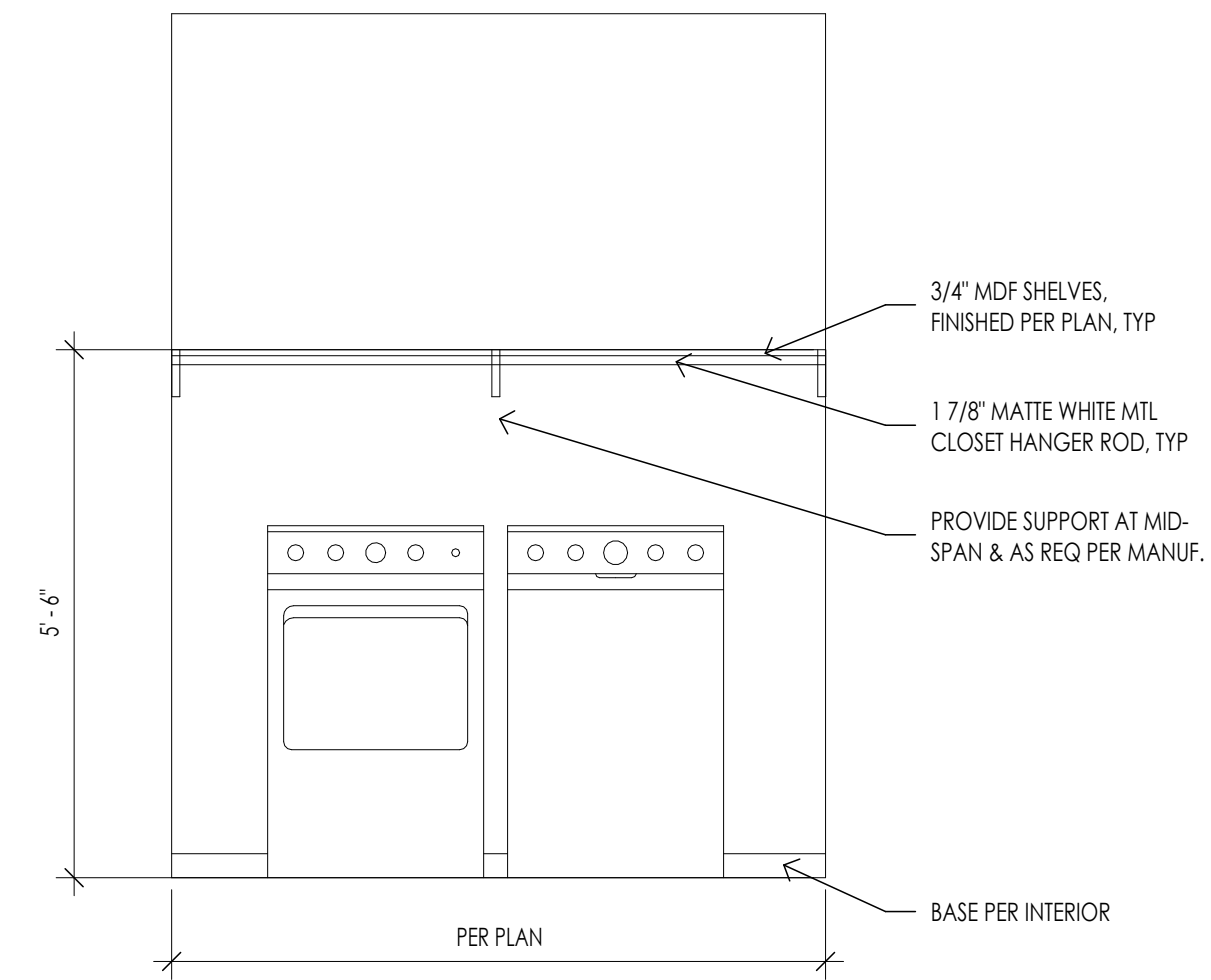
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drawing title
BUILDING CORNER FACADE ELEVATIONS (NORTH COURTYARD)

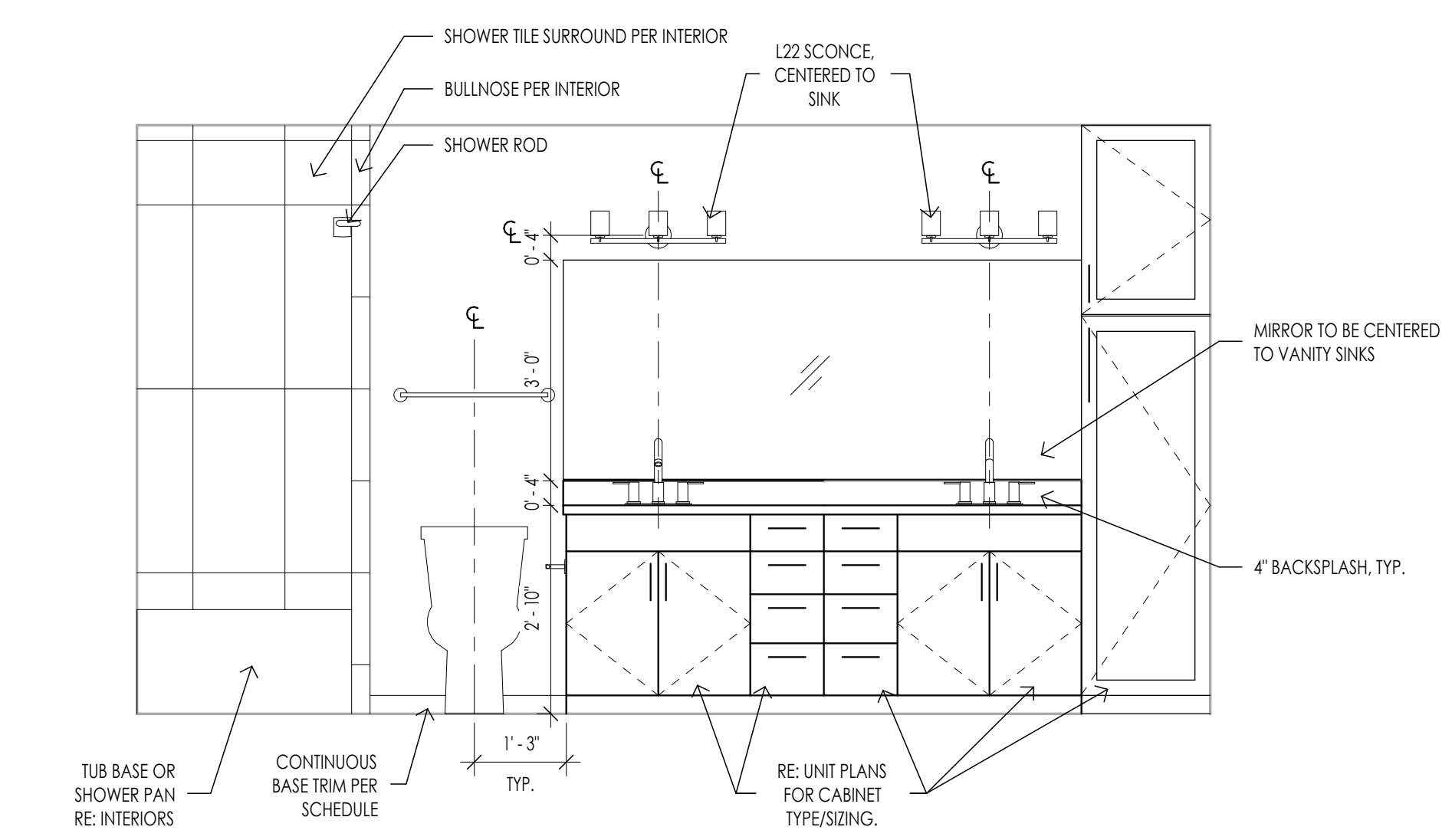
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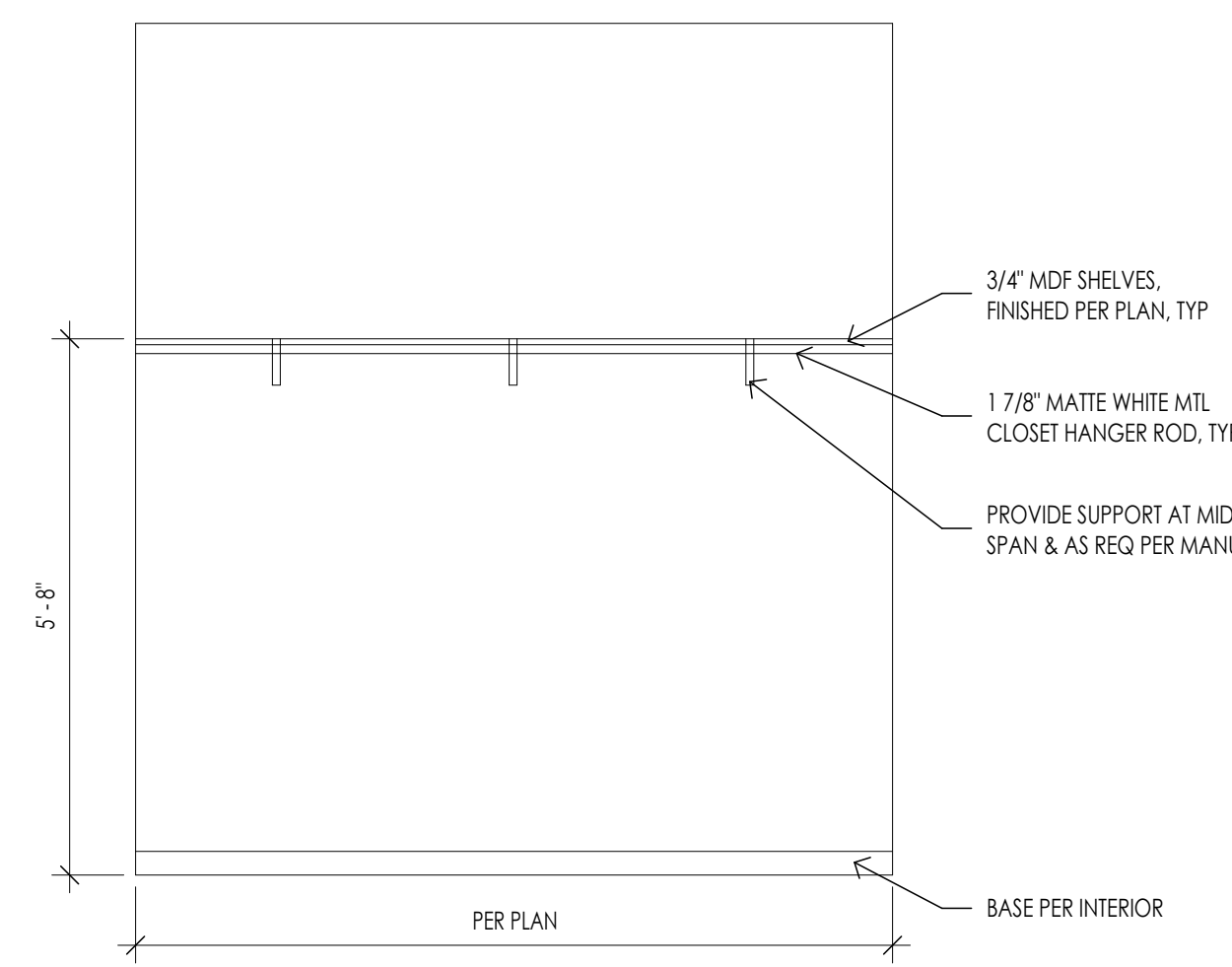
2 ROD / 2 SHELF 16
SCALE: 1/2" = 1' - 0"



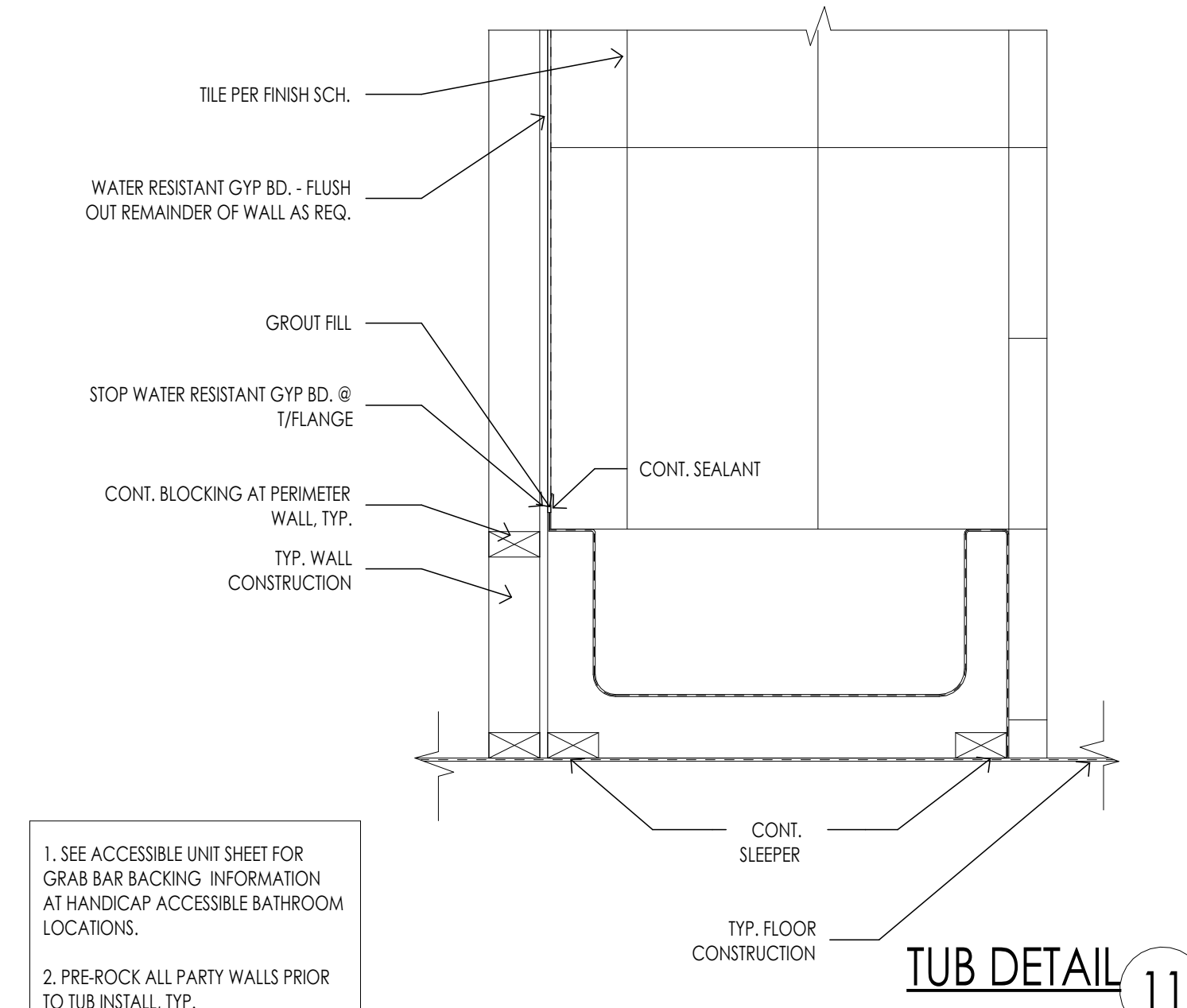
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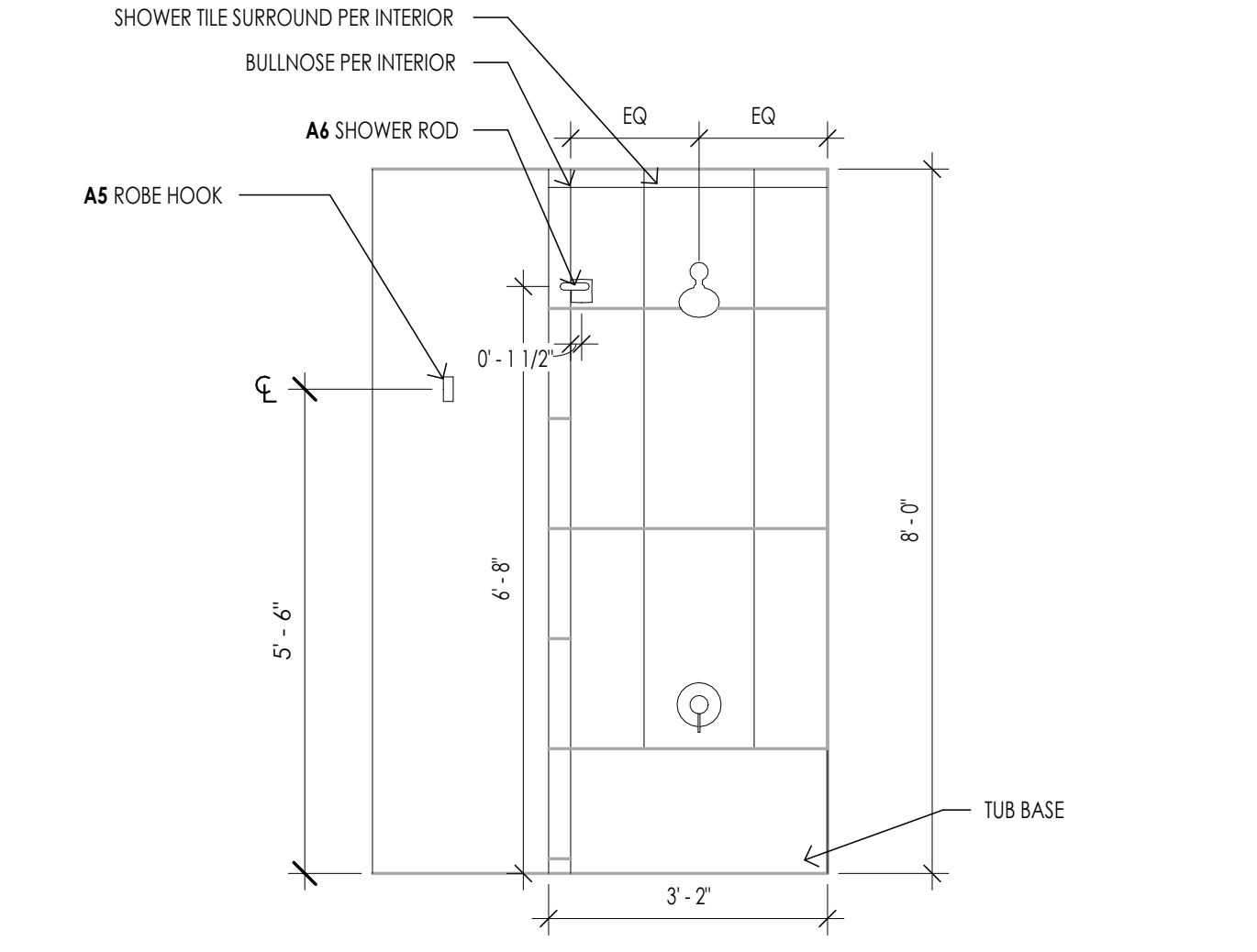
TYPICAL BATH ELEVATION 4
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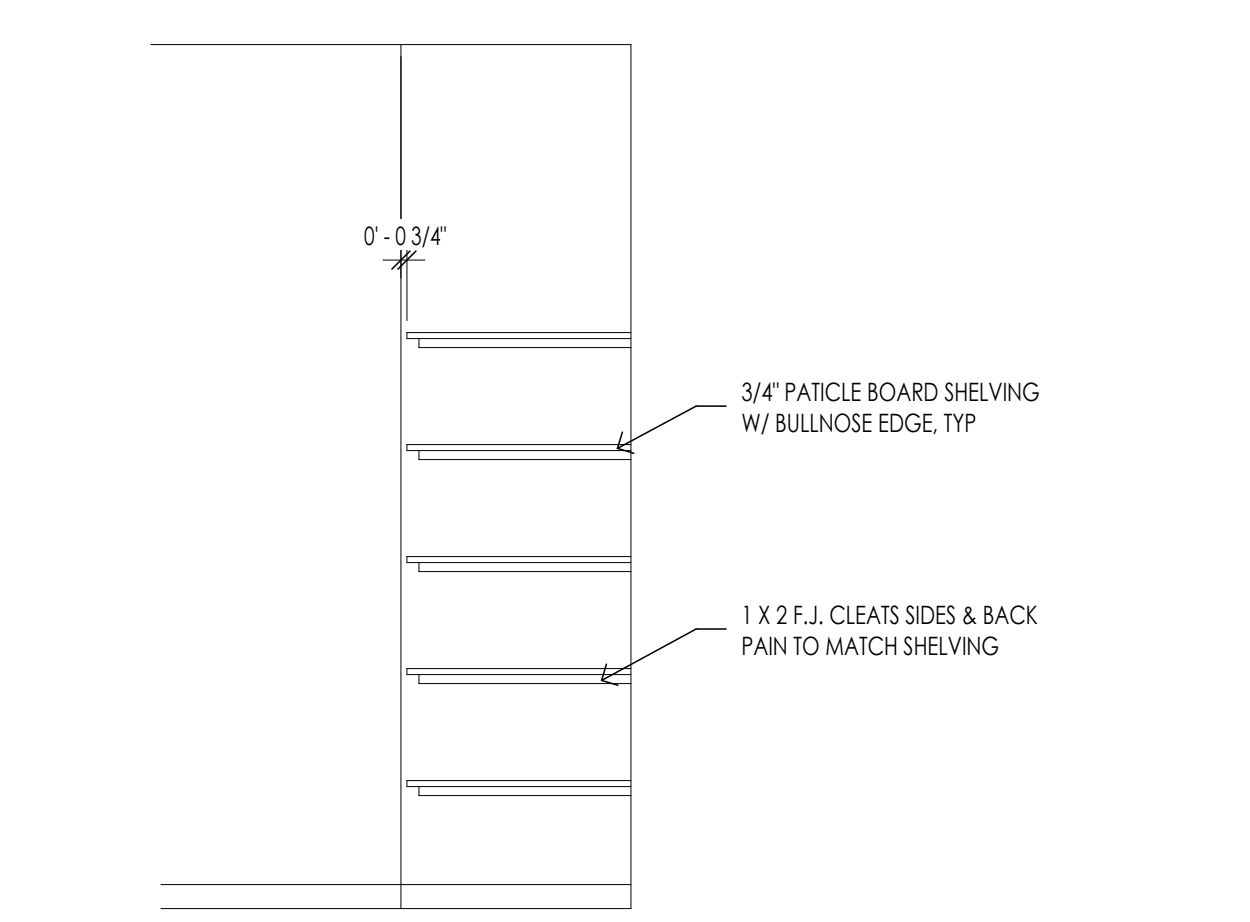
1 ROD / 1 SHELF 15
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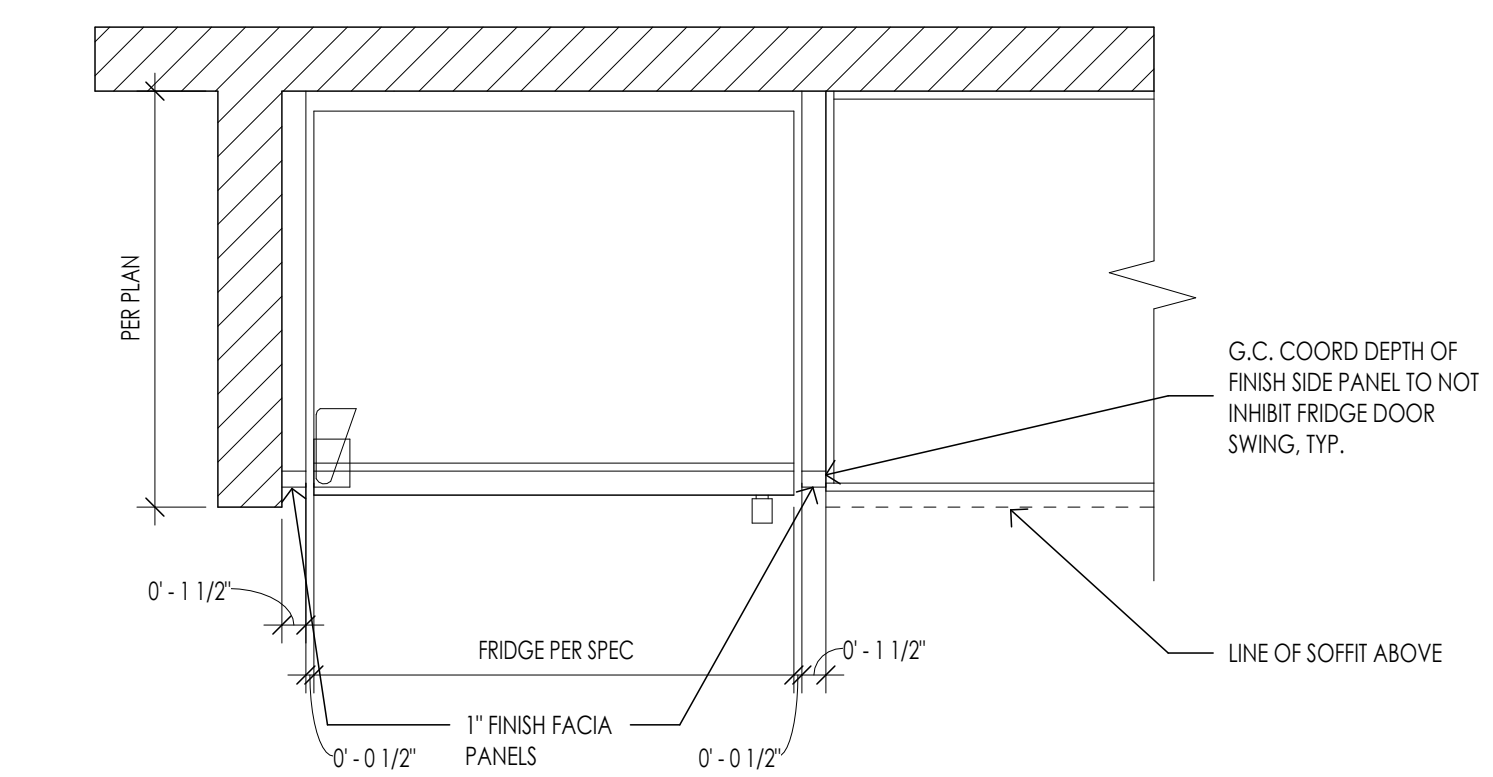
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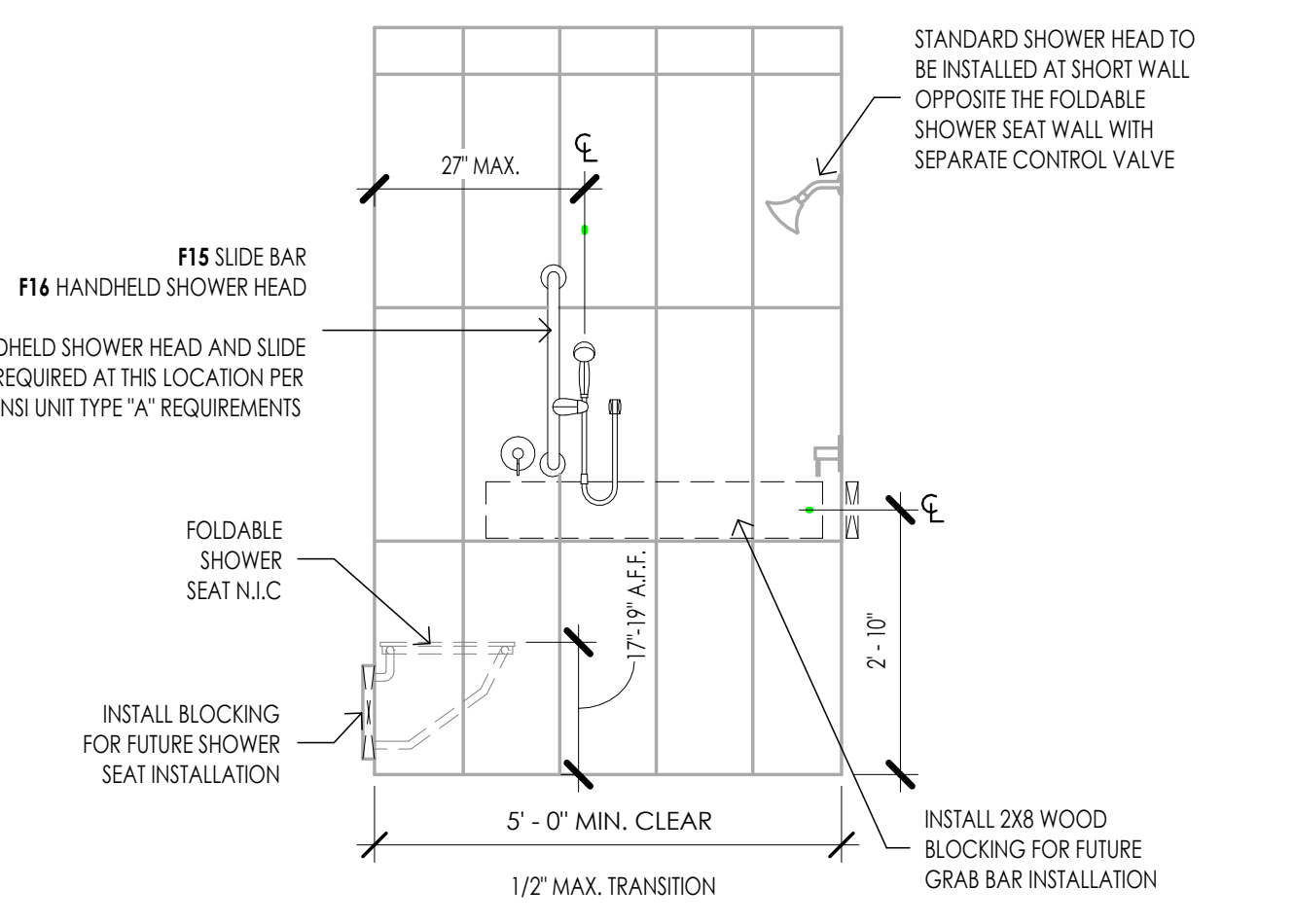
TYPICAL SHOWER ELEVATION 3
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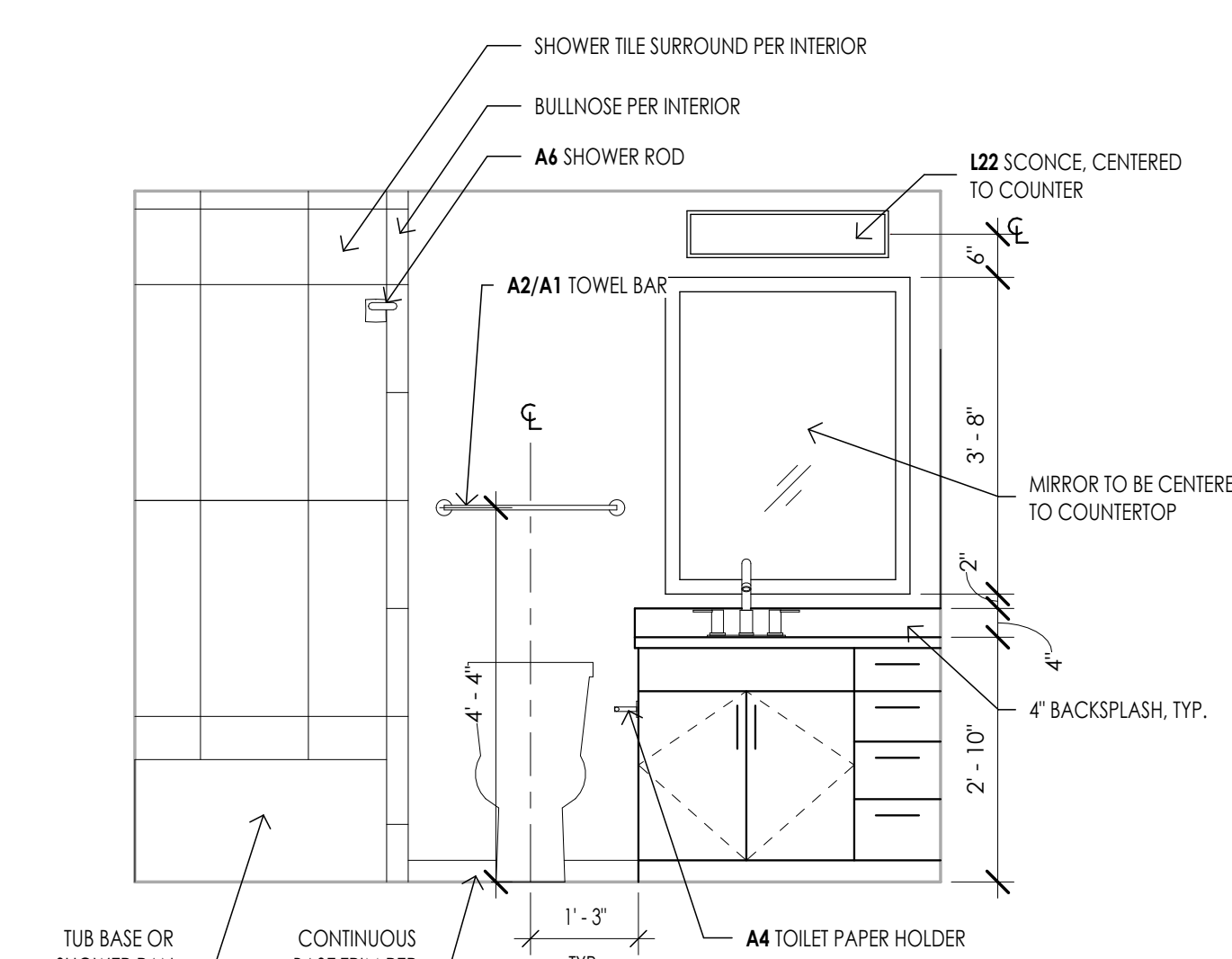
STORAGE SHELVES SECTION 14
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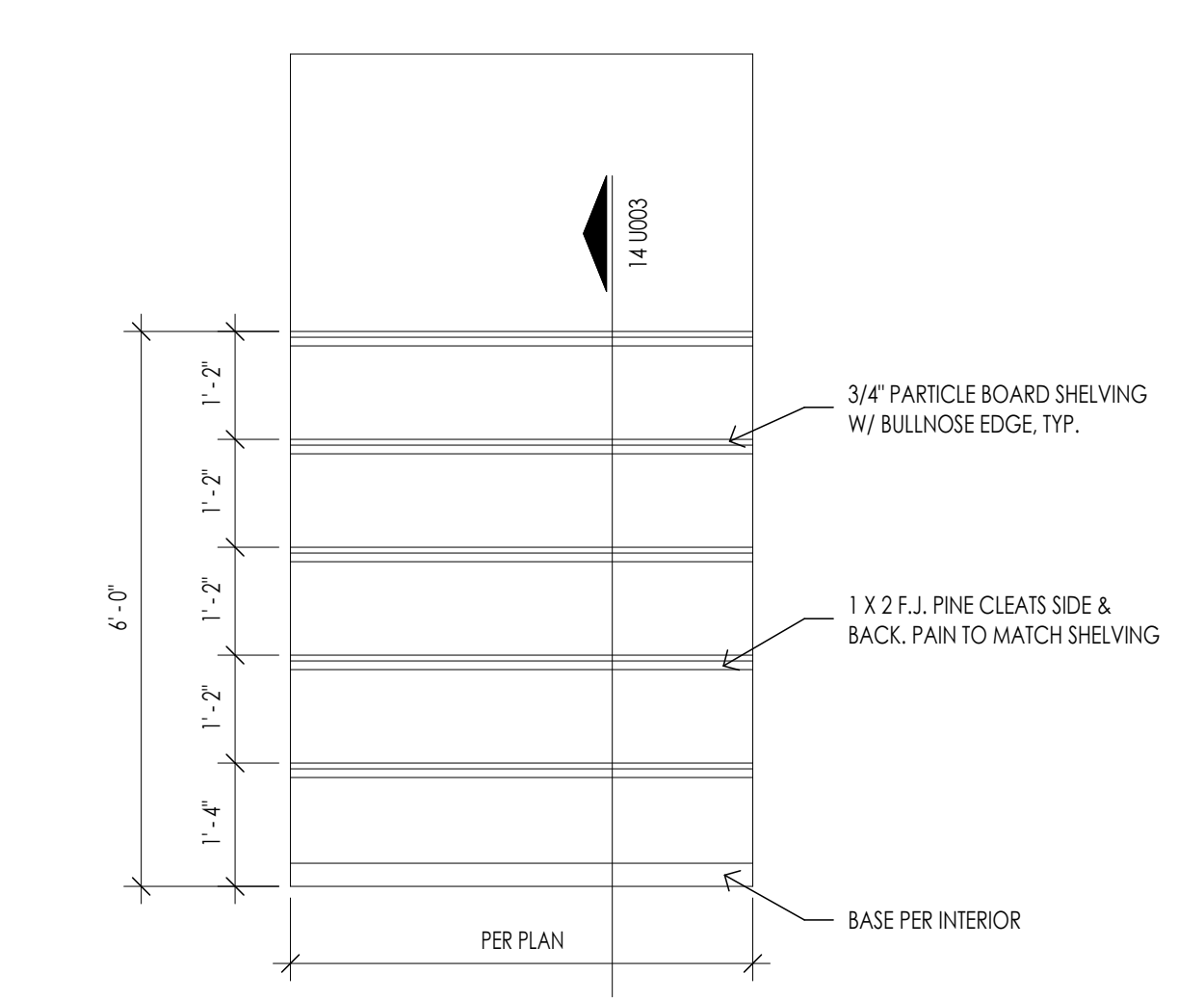
TYP FRIDGE CASE WORK DETAIL 10
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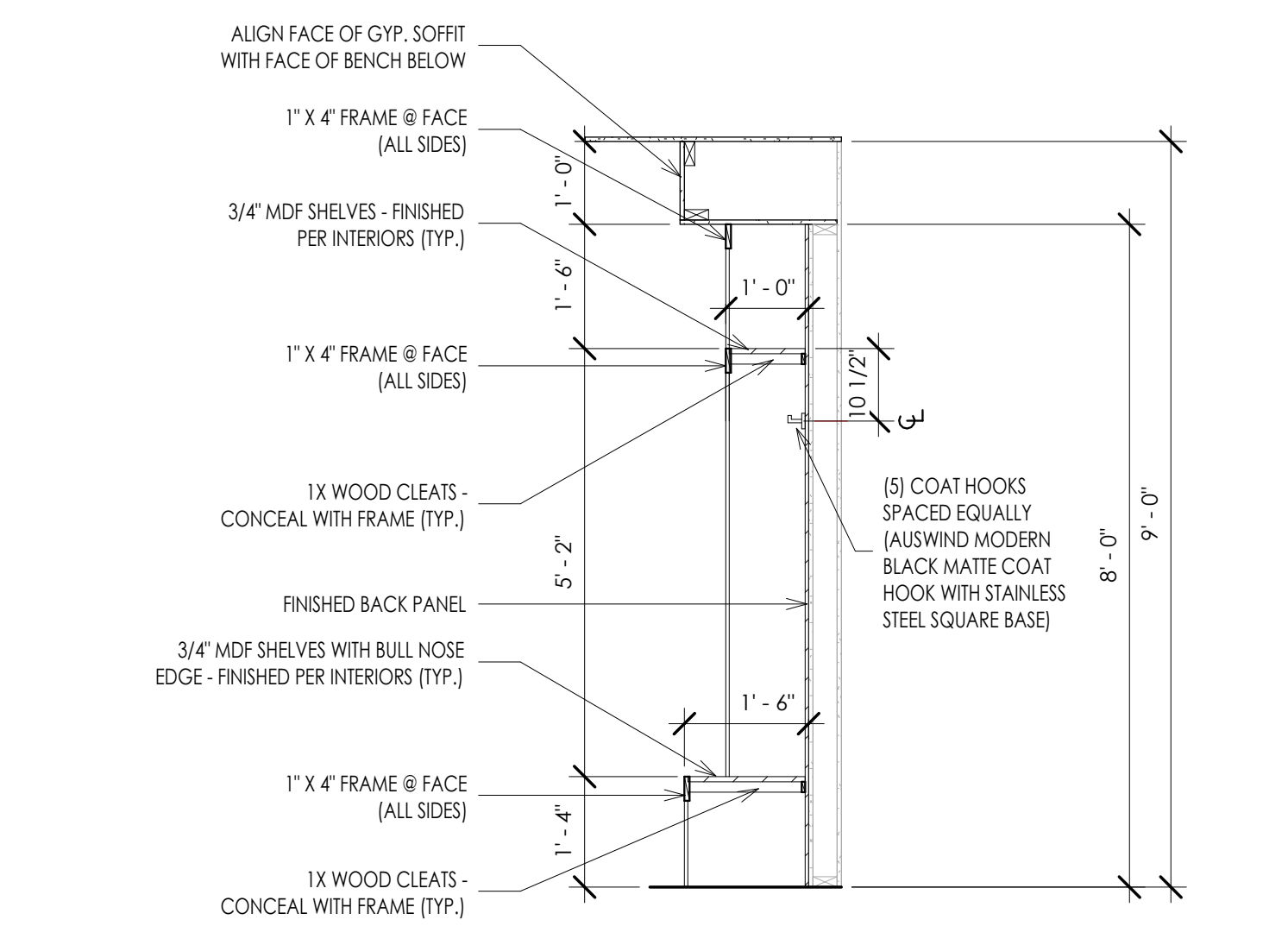
ACCESSIBLE ROLL-IN SHOWER ELEVATION 6
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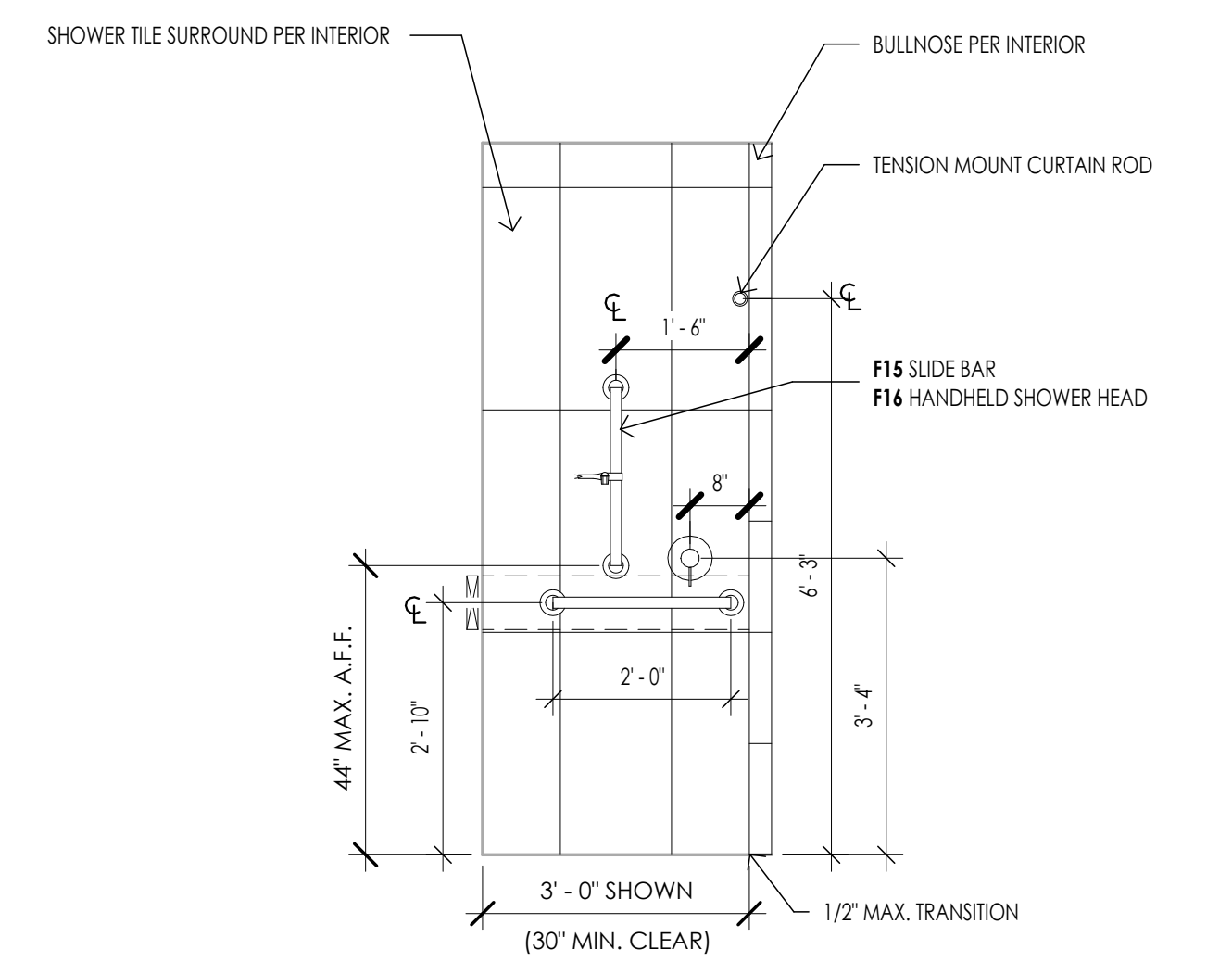
TYP. BATH ELEVATION 2
SCALE: 1/2" = 1' - 0"



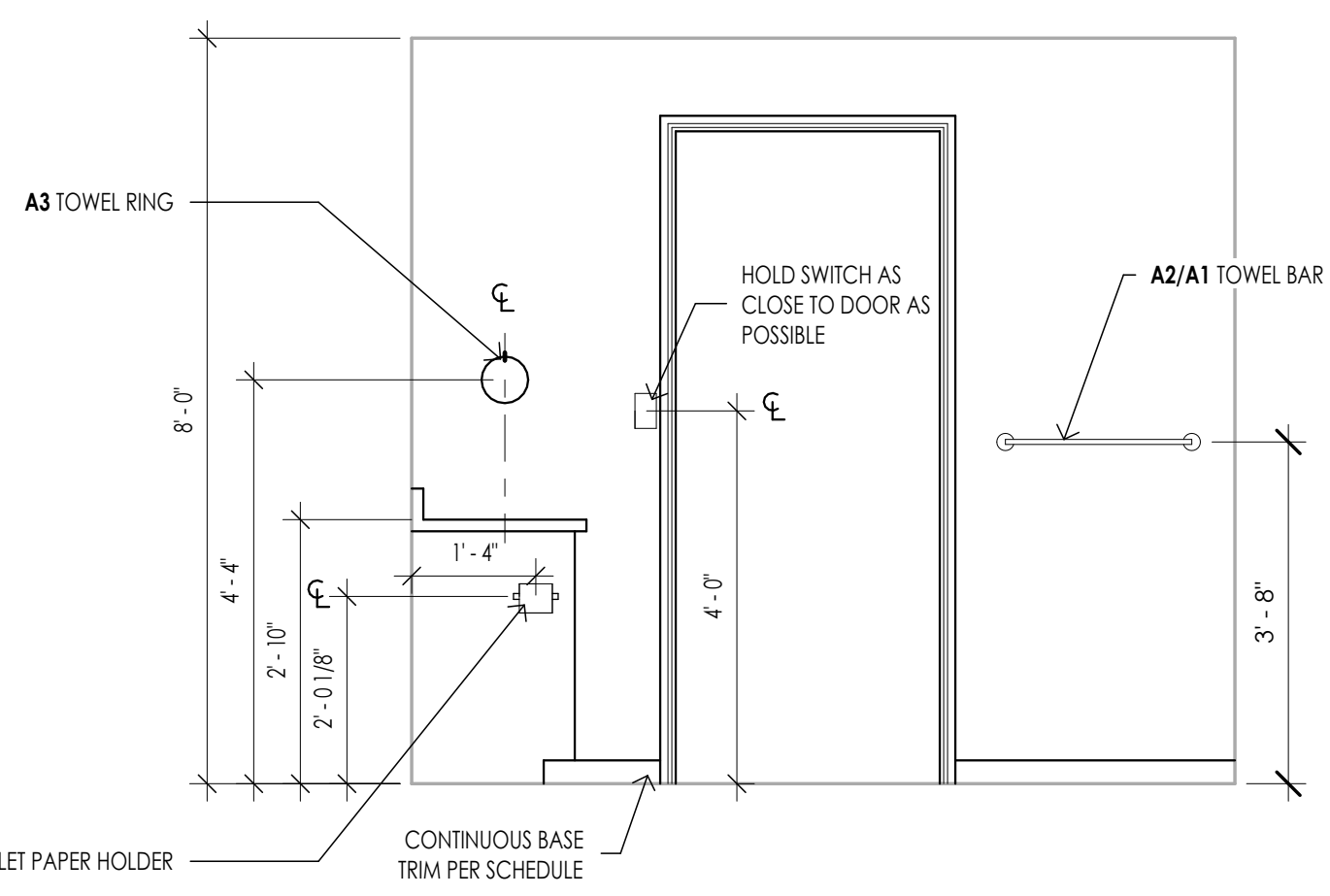
STORAGE SHELVES ELEVATION 13
SCALE: 1/2" = 1' - 0"



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



ACCESSIBLE ROLL-IN SHOWER END ELEVATION 5
SCALE: 1/2" = 1' - 0"



TYPICAL BATH ELEVATION 1
SCALE: 1/2" = 1' - 0"

GENERAL NOTES:

- RE: U002 FOR UNIT BATH ACCESSORY SCHEDULE
- RE: MEP FOR LIGHT FIXTURE SCHEDULE
- RE: UNIT PLANS FOR VANITY AND LINEN CLOSET SIZE AND TYPE
- BATH ELEVATIONS TO SHOW TYP. ACCESSORY MOUNTING HEIGHT. RE: UNIT PLANS FOR LOCATION.

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project title

EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

project number
22042001

drawing issuance
BUILDING PERMIT SET 09/26/23

drawing revisions
No. Description Date:

professional seal

STATE OF MISSOURI
JERRY C. KLOVER
No. 00332

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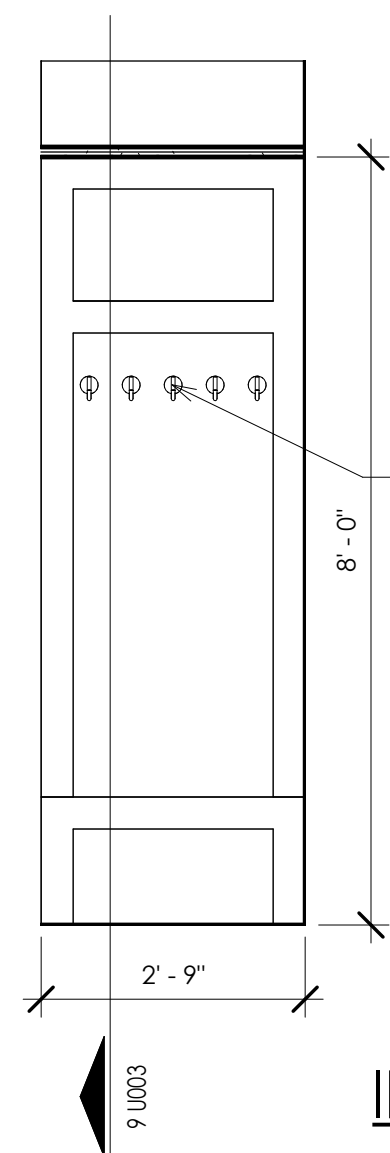
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drawing number
U003

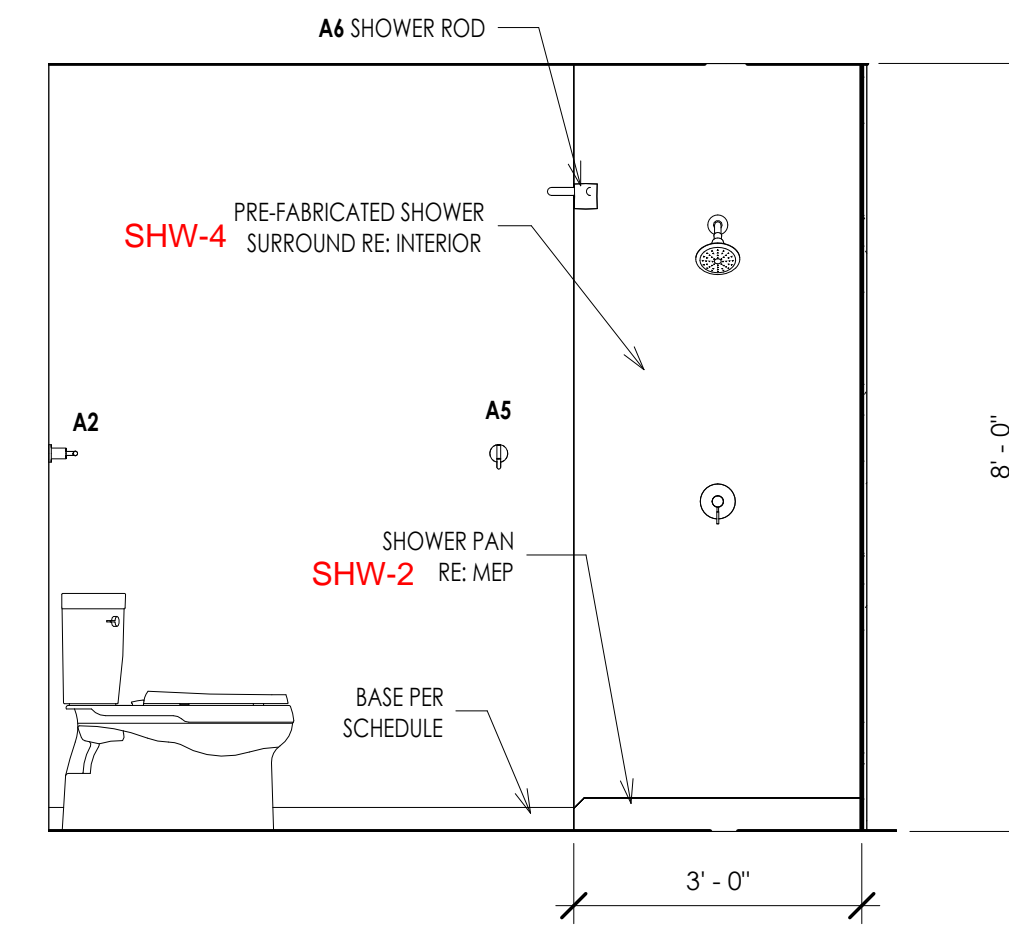
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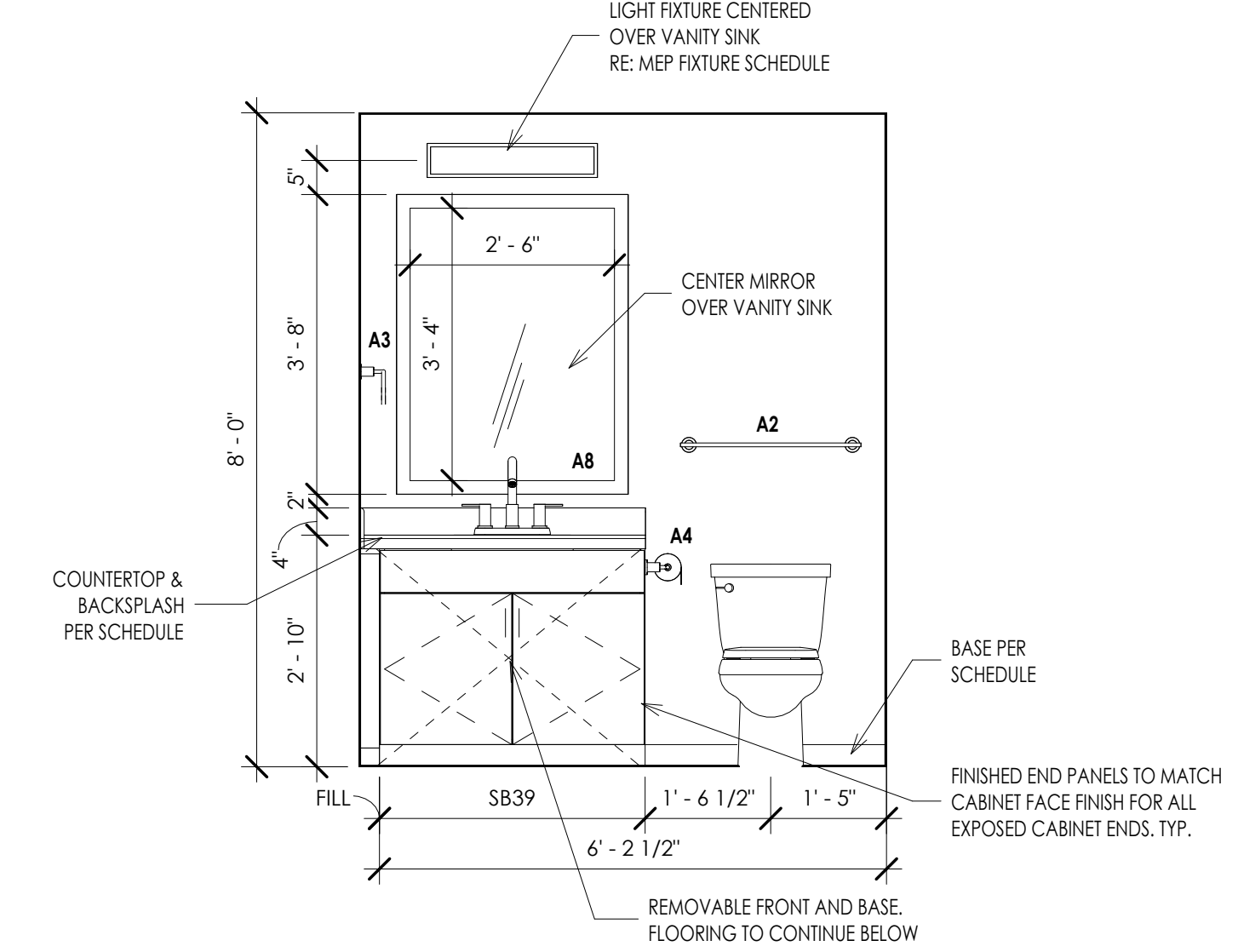
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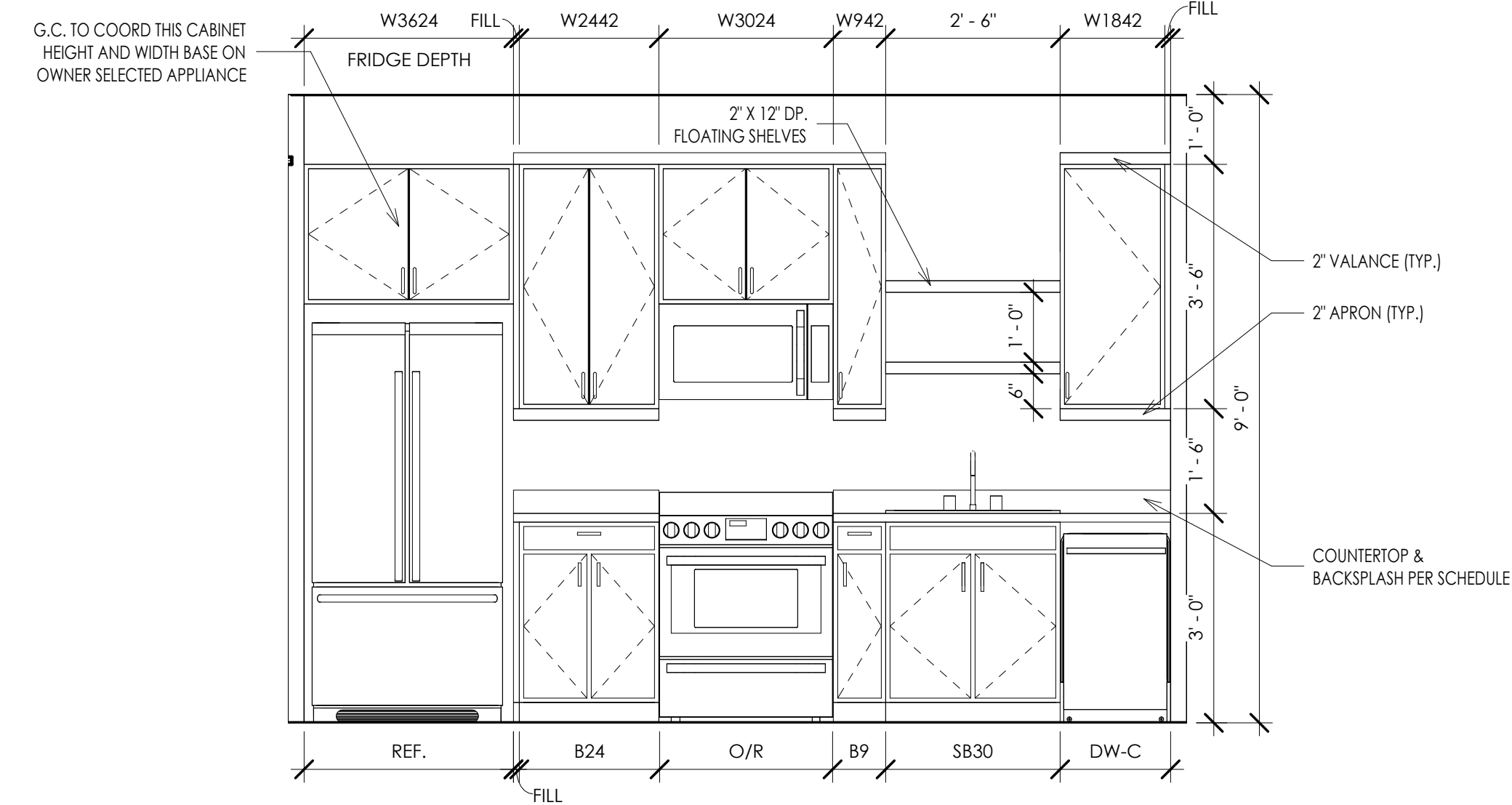
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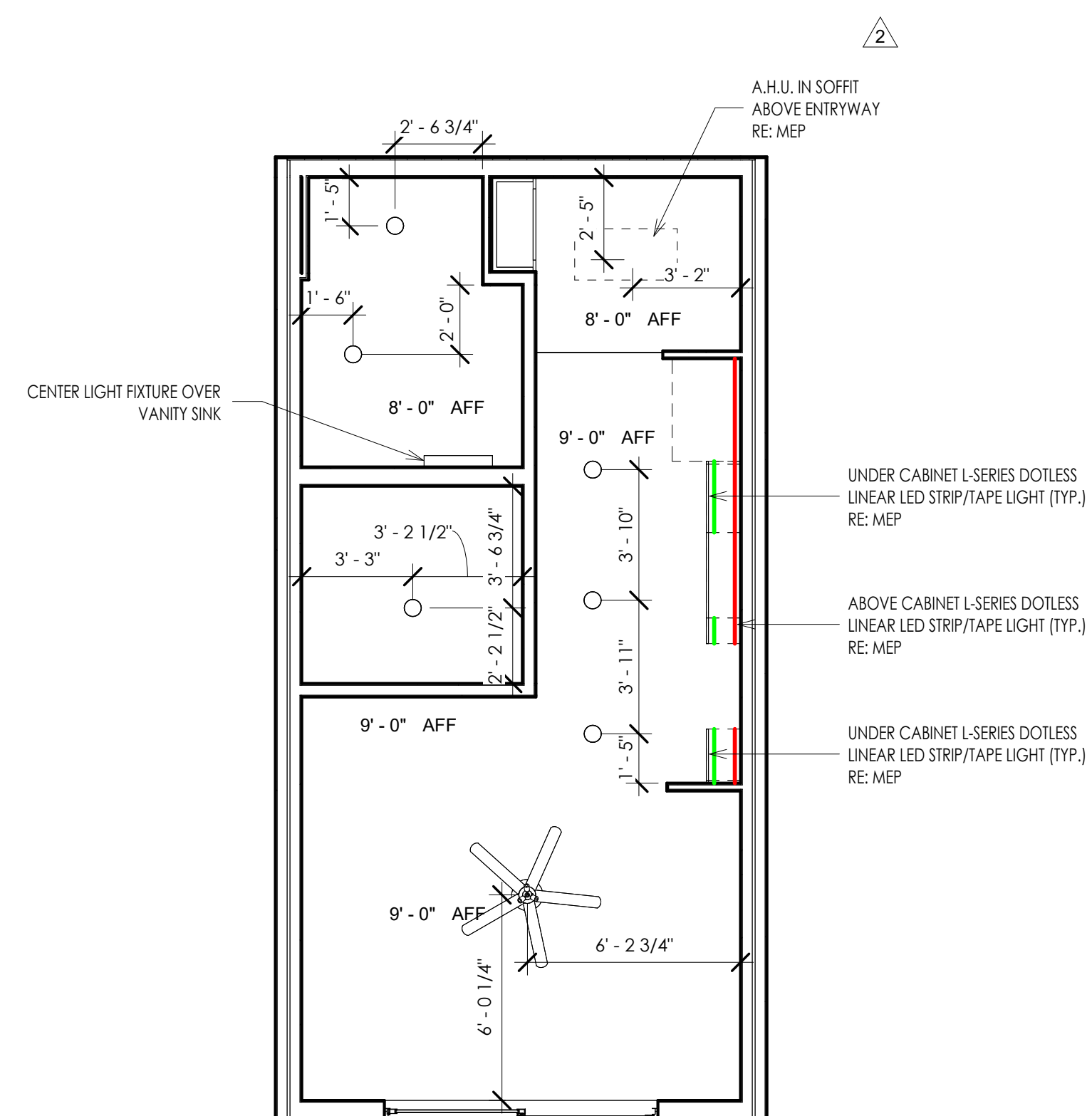
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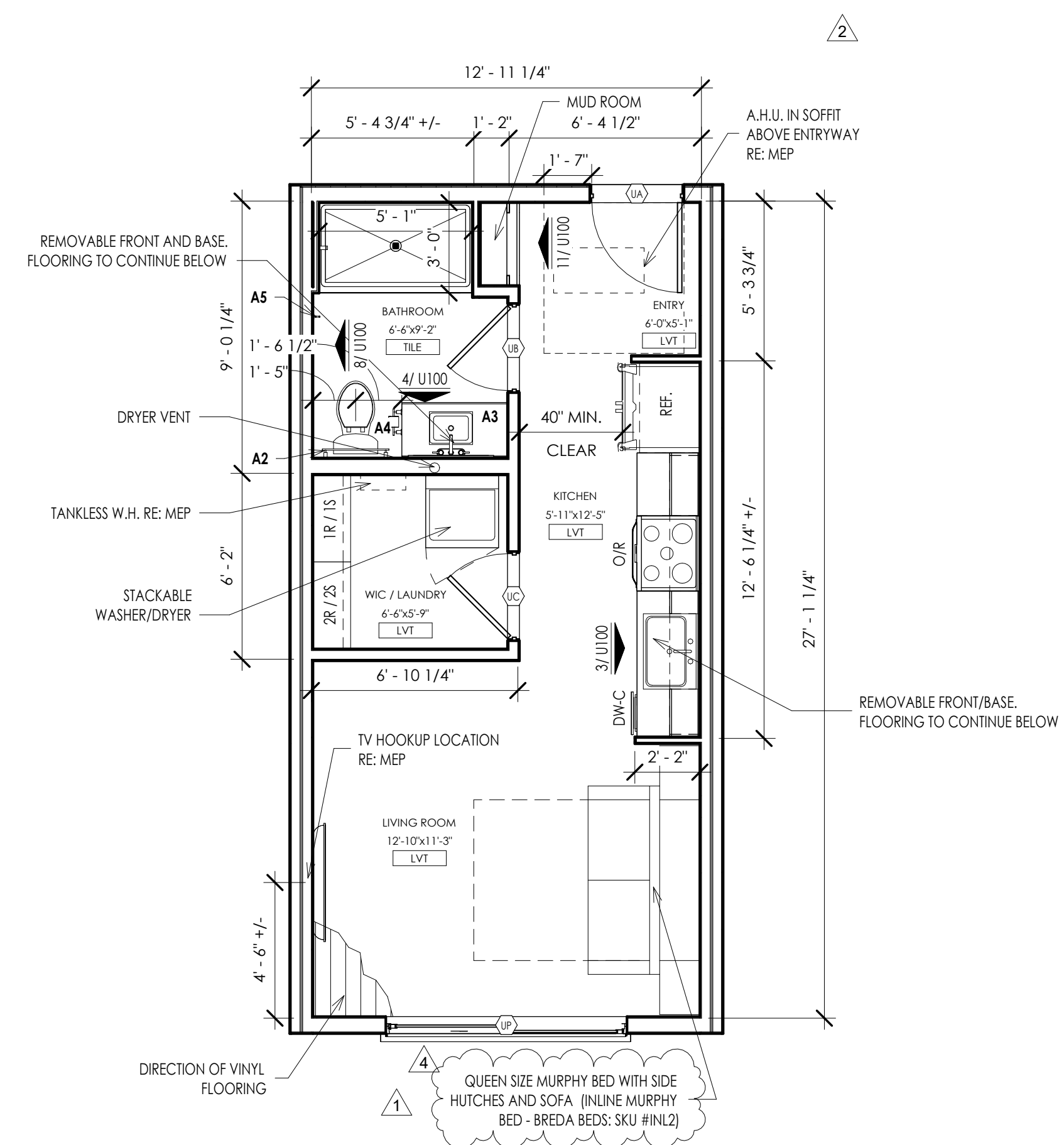
INTERIOR ELEVATION 4
1/2" = 1'-0"



INTERIOR ELEVATION 3
1/2" = 1'-0"



MS1 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



MS1 - UNIT PLAN 1
1/4" = 1'-0"

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project title

EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

project number

drawing issuance

NO.	REVISION	DATE
1	REVISION #1	11/14/23
2	REVISION #2	12/04/23
3	REVISION #3	01/12/24
4	REVISION #4	03/15/24

professional seal



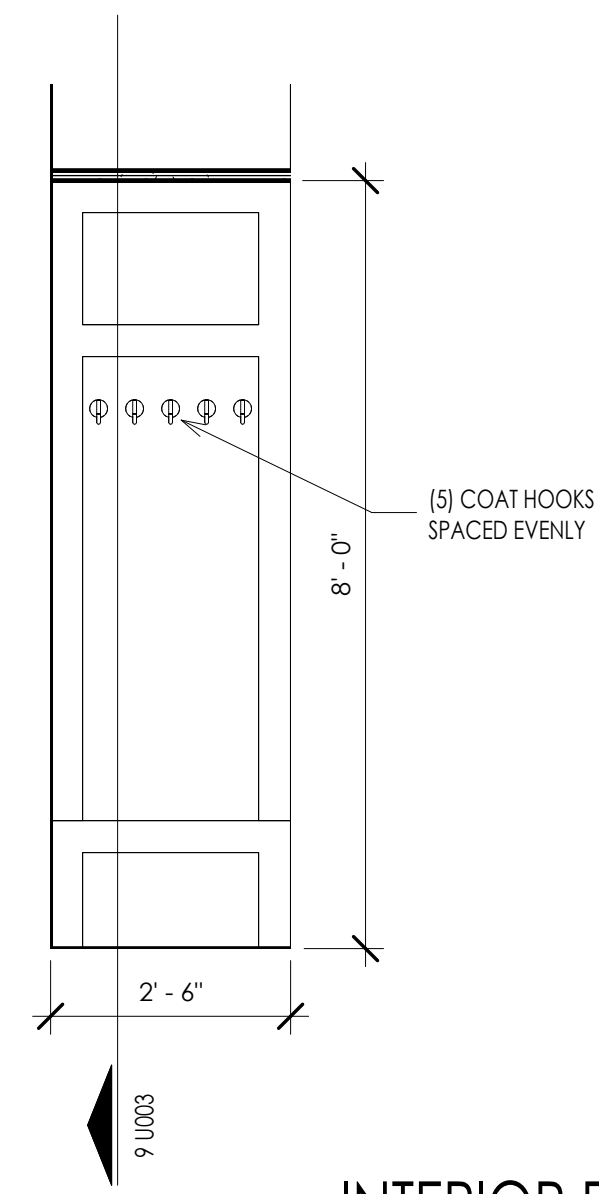
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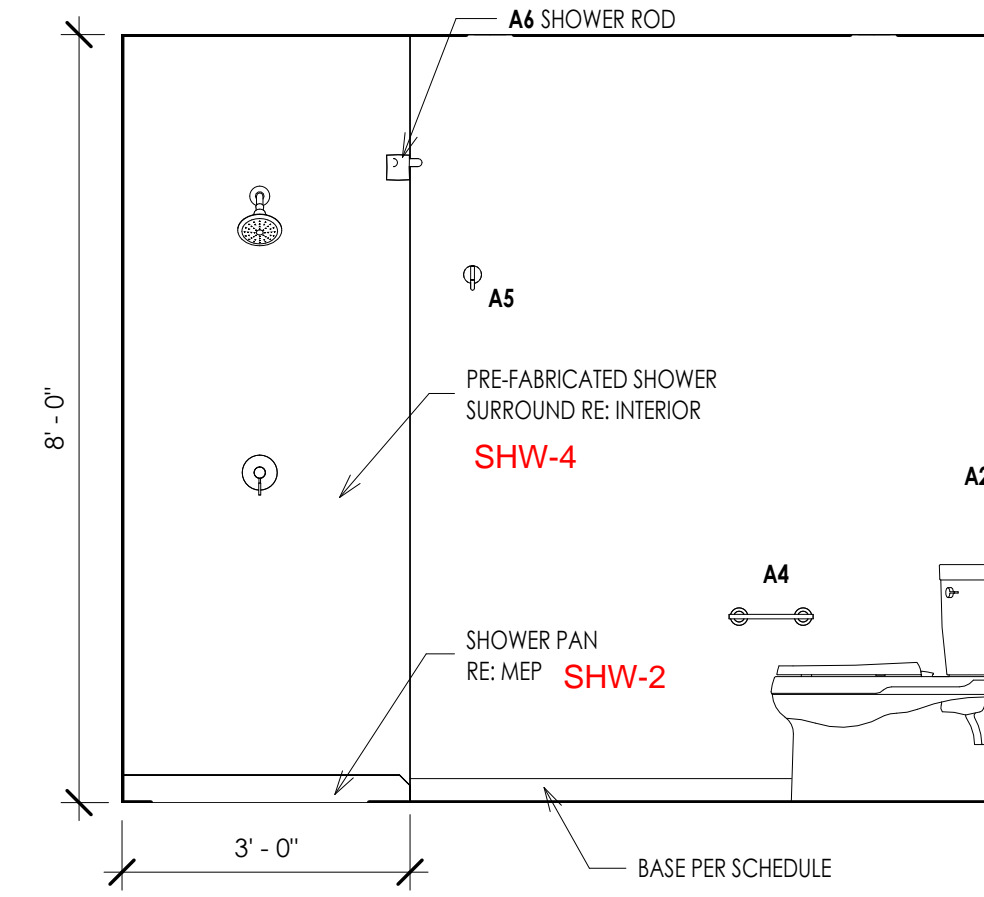
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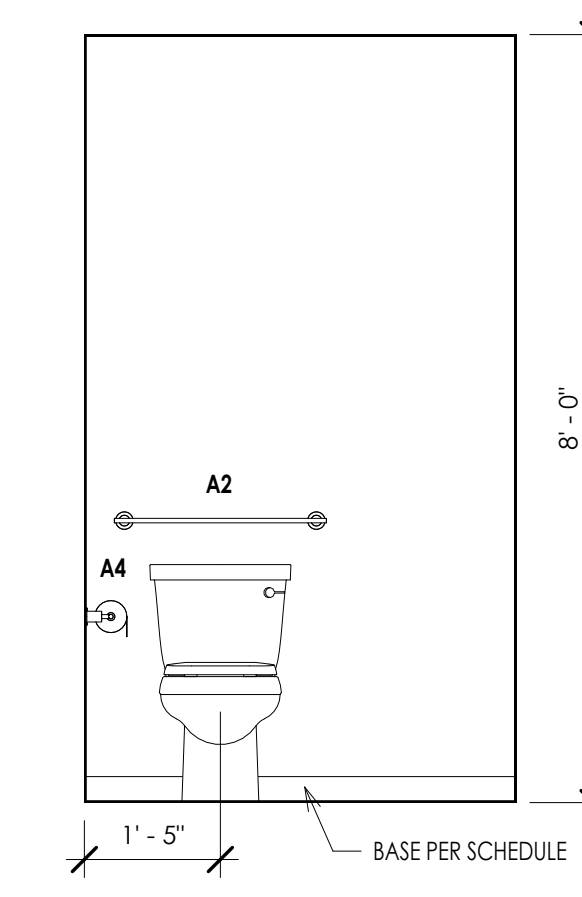
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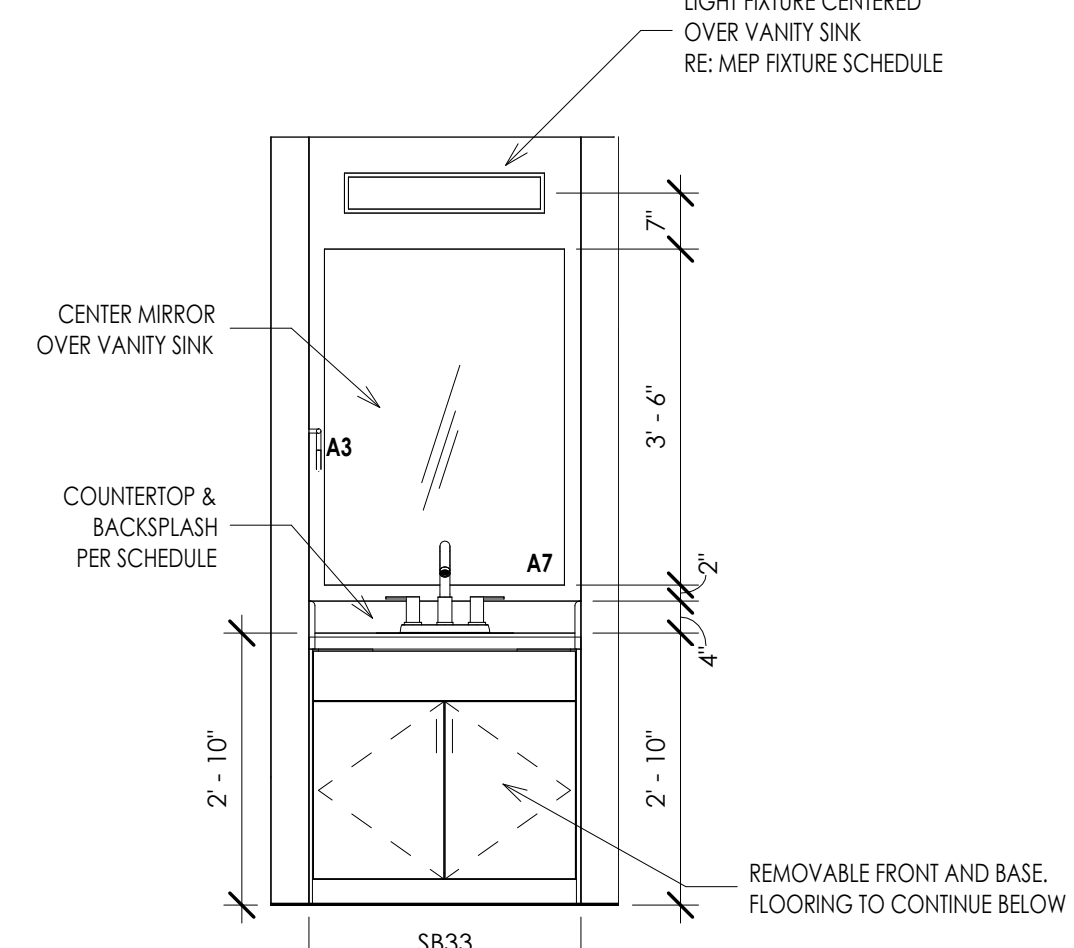


INTERIOR ELEVATION 8
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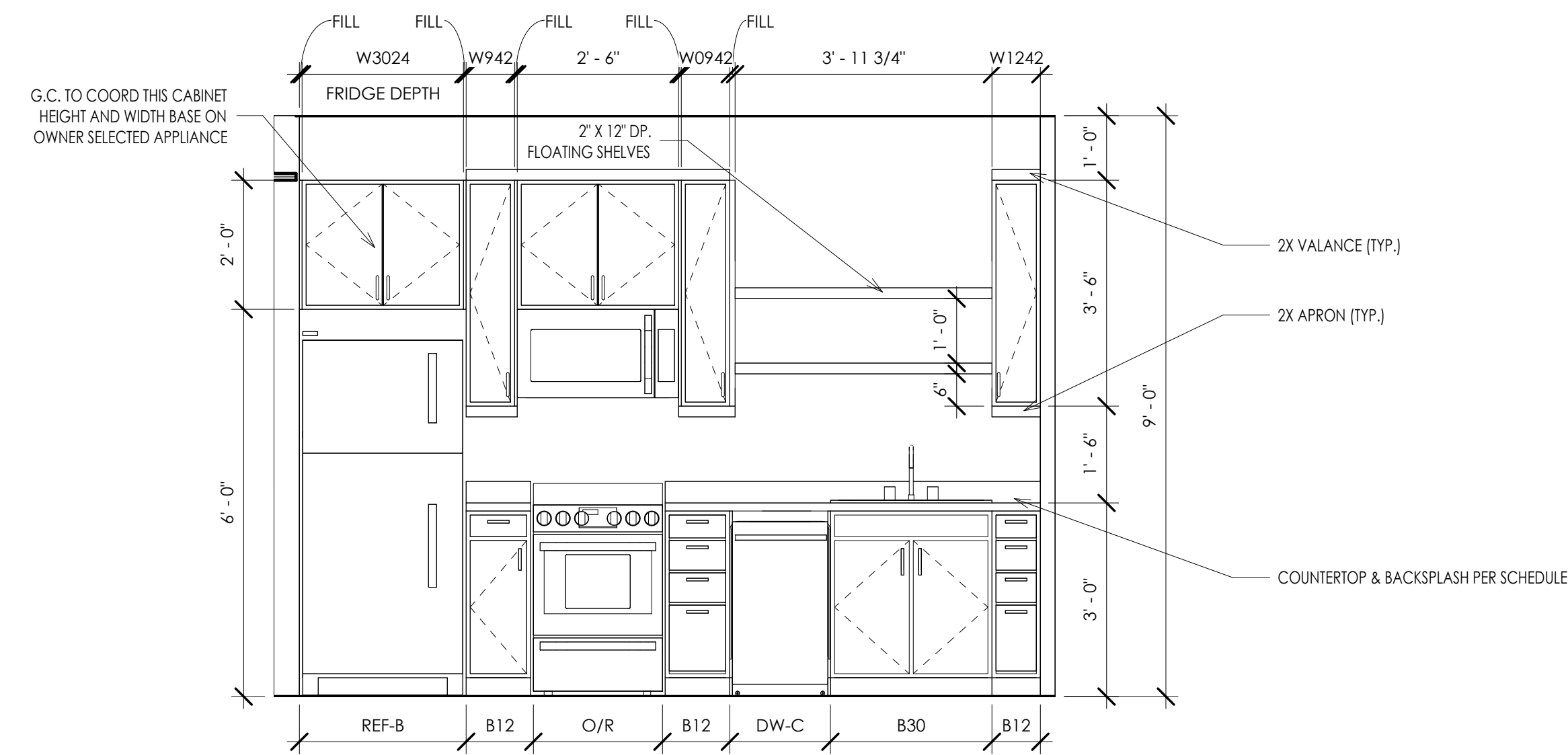


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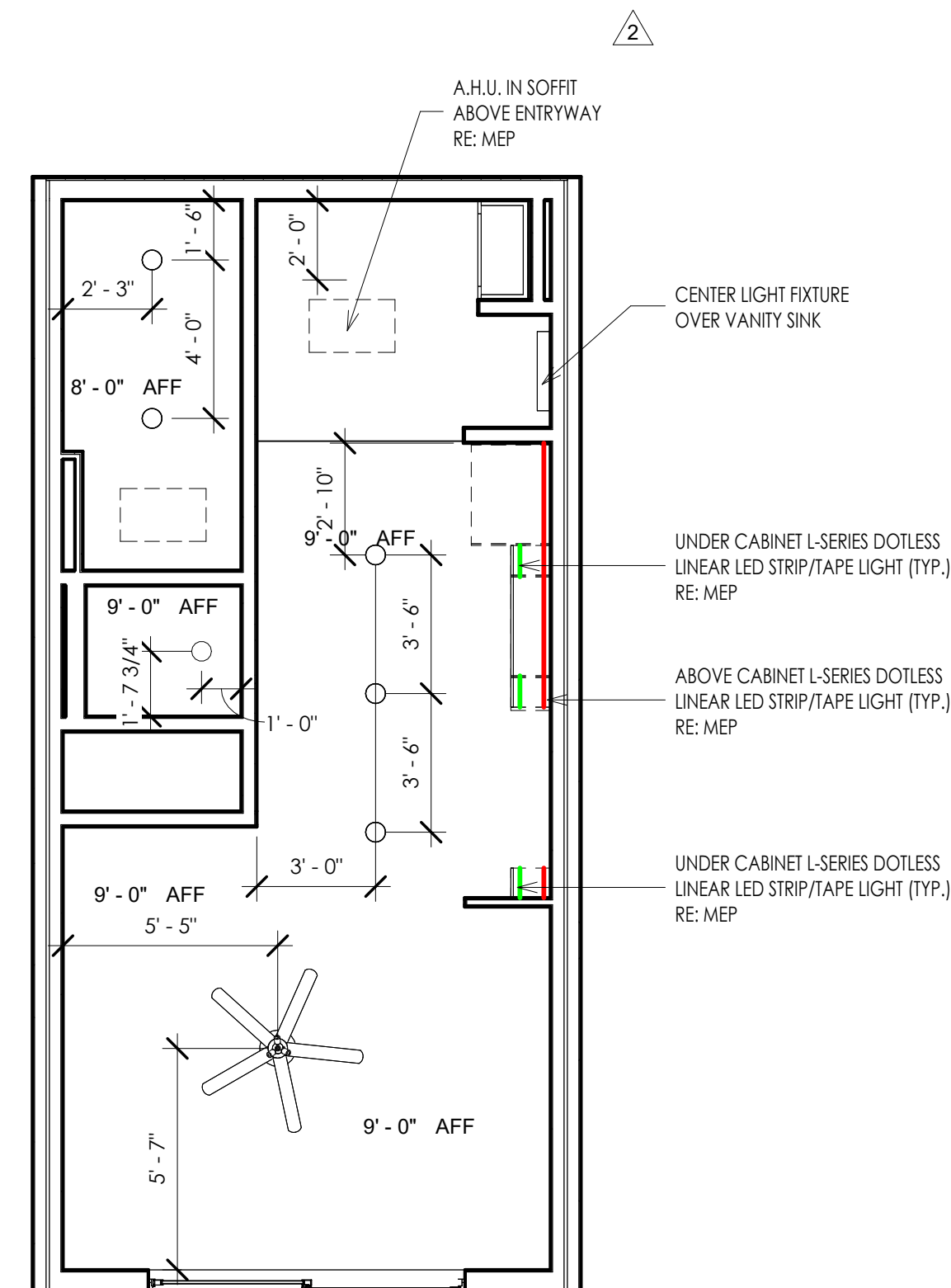
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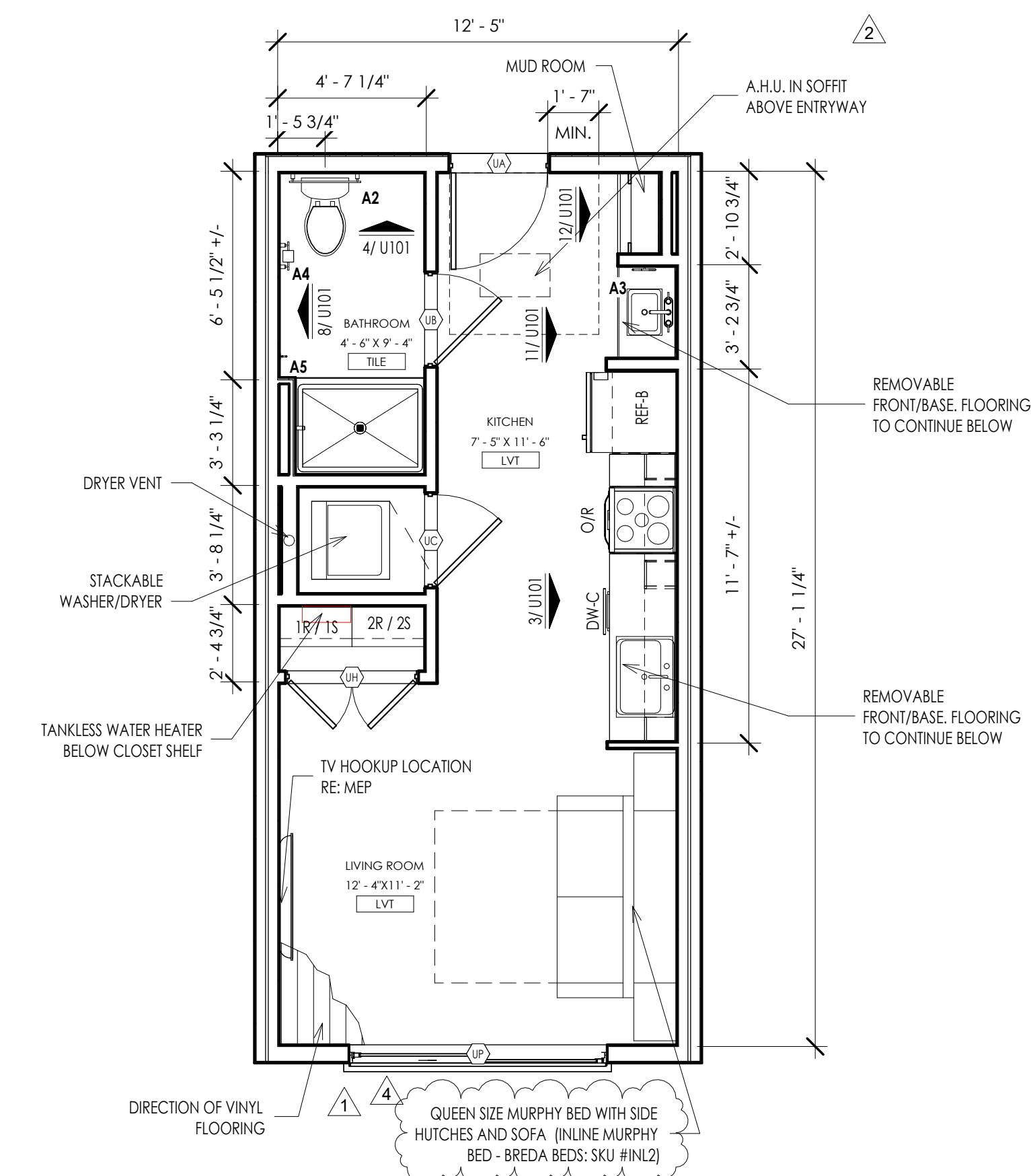
INTERIOR ELEVATION 11
1/2" = 1'-0"



INTERIOR ELEVATION 3
1/2" = 1'-0"



MS2 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



MS2 - UNIT PLAN 1
1/4" = 1'-0"

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project title

EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

project number

drawing issuance

REV.	DESCRIPTION	DATE
1	REVISION #1	11/14/23
2	REVISION #2	12/04/23
3	REVISION #3	01/12/24
4	REVISION #4	03/15/24

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Date Signed: MAR 15 2024

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drawing title

MS2 - UNIT PLAN

drawing number

U101

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project title
 EPC REAL ESTATE
 MEADOW LAKE APARTMENTS
 1500 MEADOW LAKE PARKWAY
 KANSAS CITY, MO 64114

project number
 22042.001

drawing issuance
 BUILDING PERMIT SET 09/26/23

drawing revisions

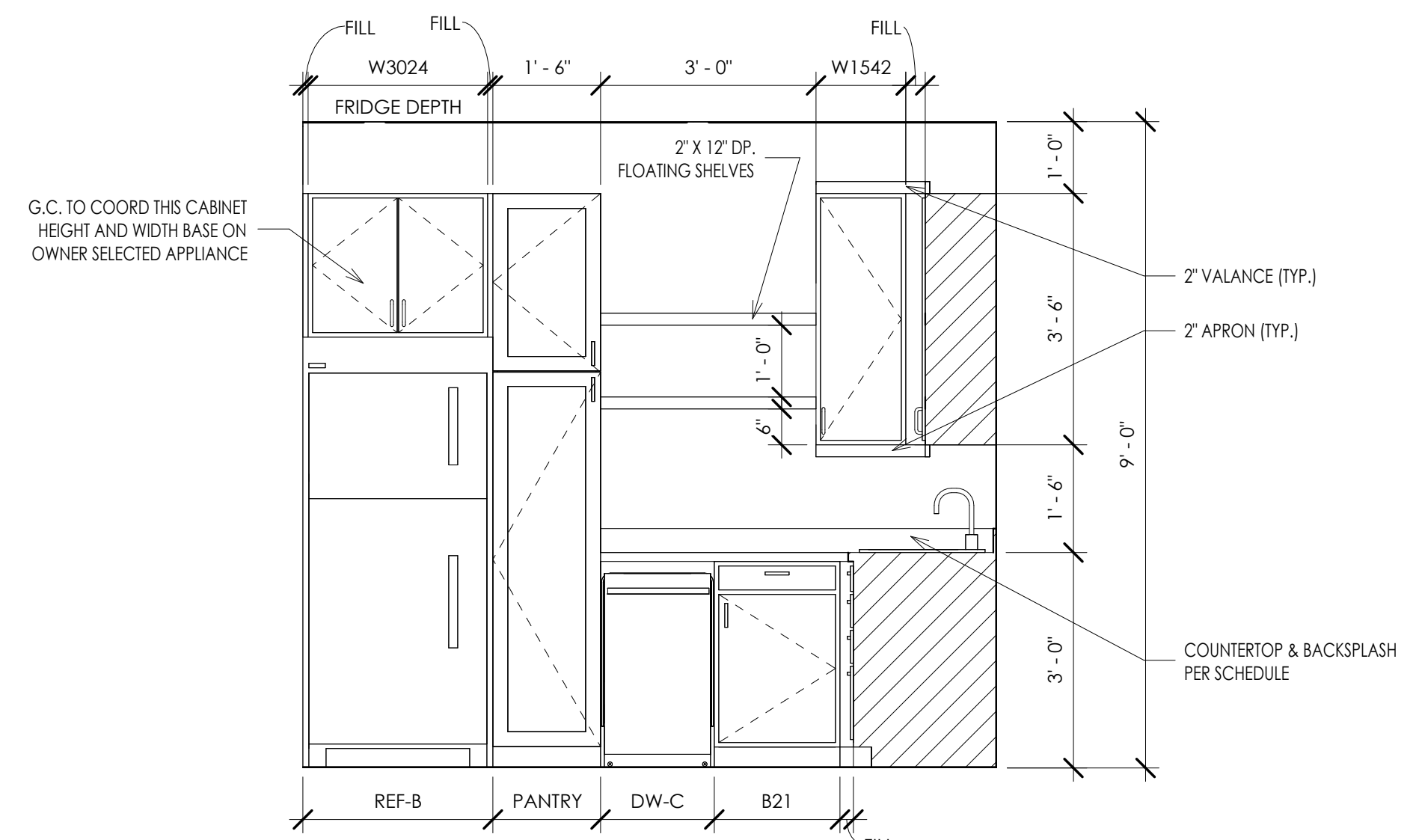
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3	REVISION #3	01/12/24
4	REVISION #4	03/15/24

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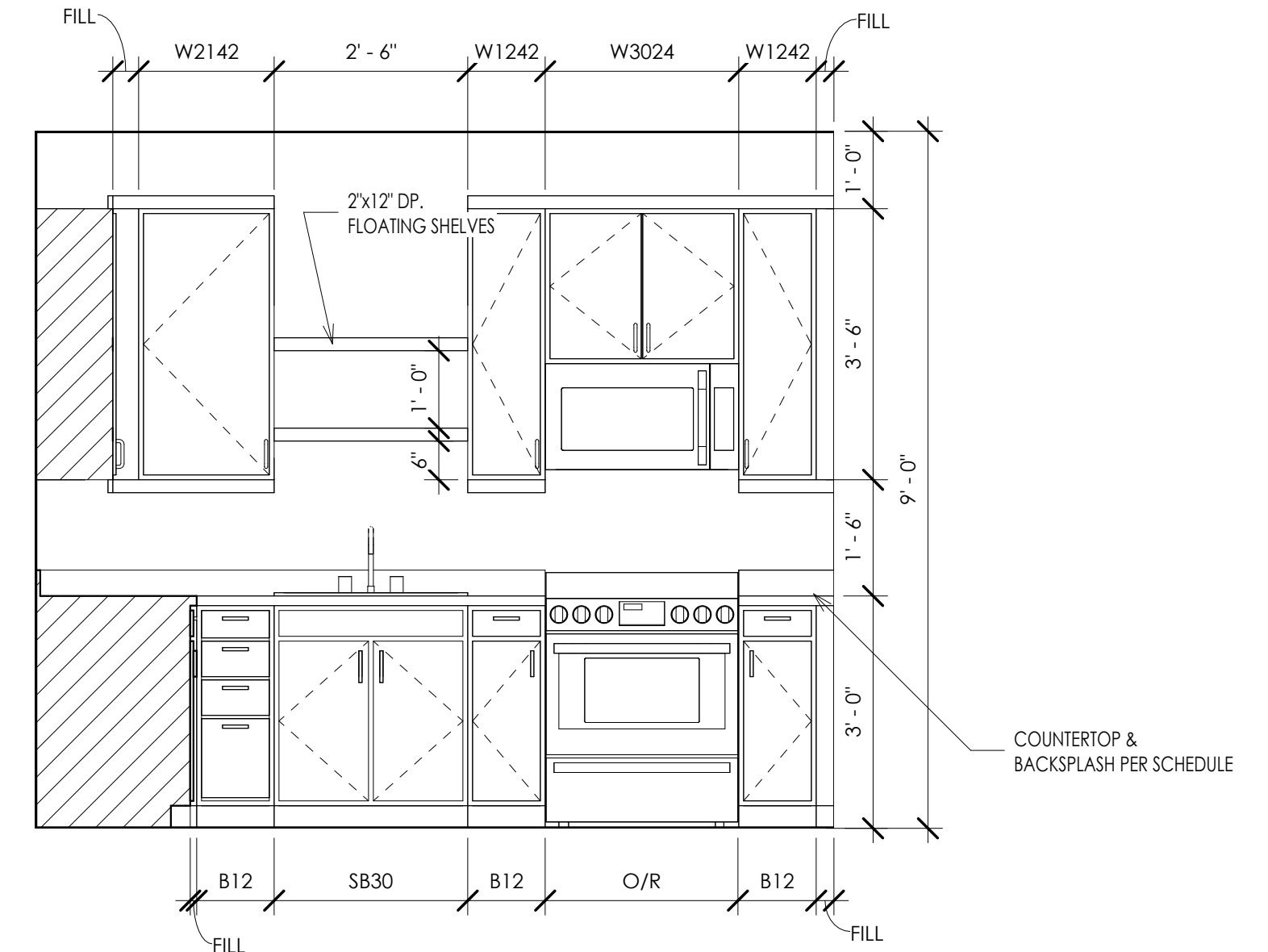
STATE OF MISSOURI
 ARCHITECT
 JENNIFER C. REID
 No. 00332

Date Signed: **MM 15 2024**
 DATE SIGNED: 3/14/2024 2:21:35 PM
drawing title
 MS3 - UNIT PLAN

drawing number
U102



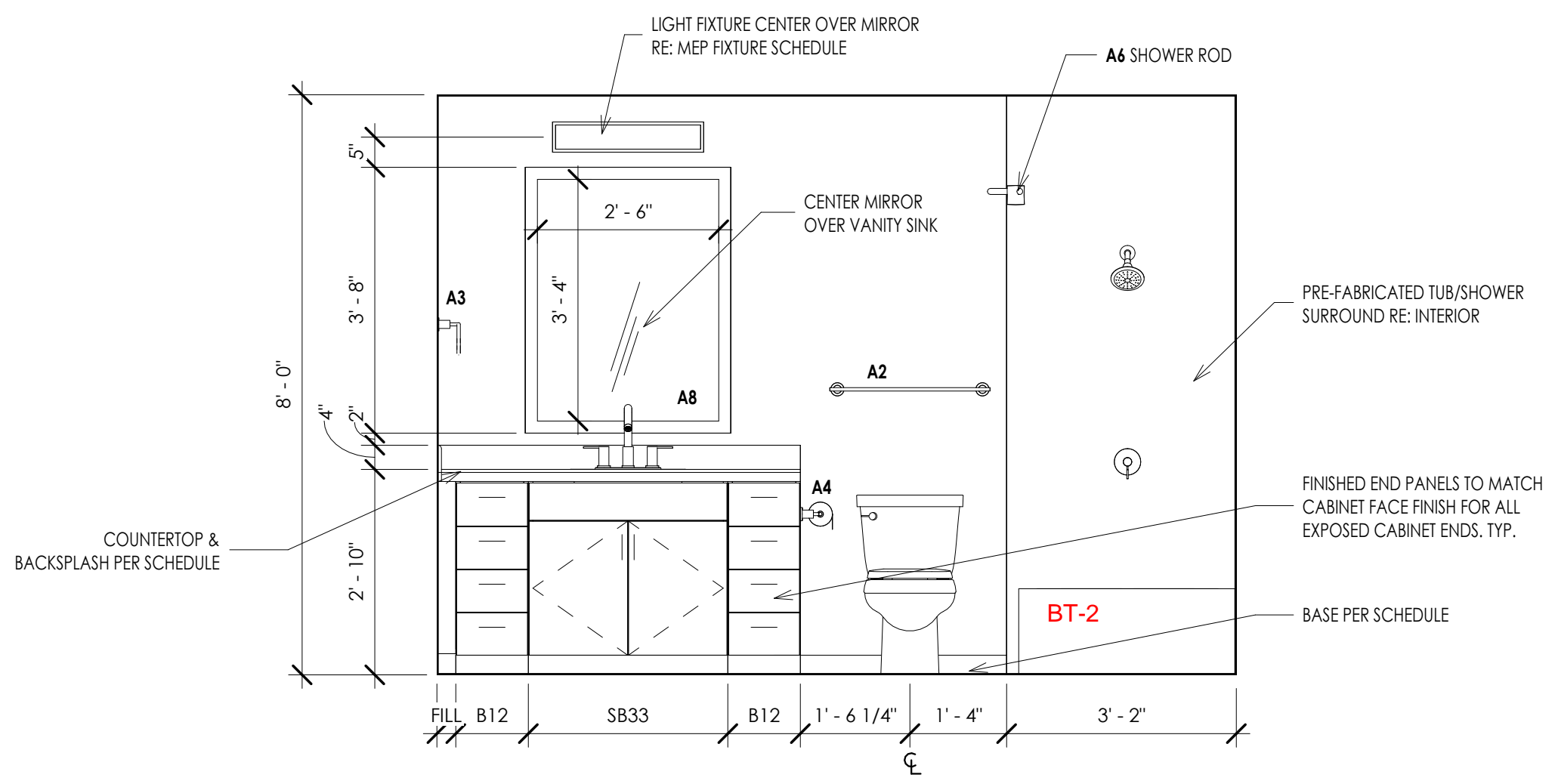
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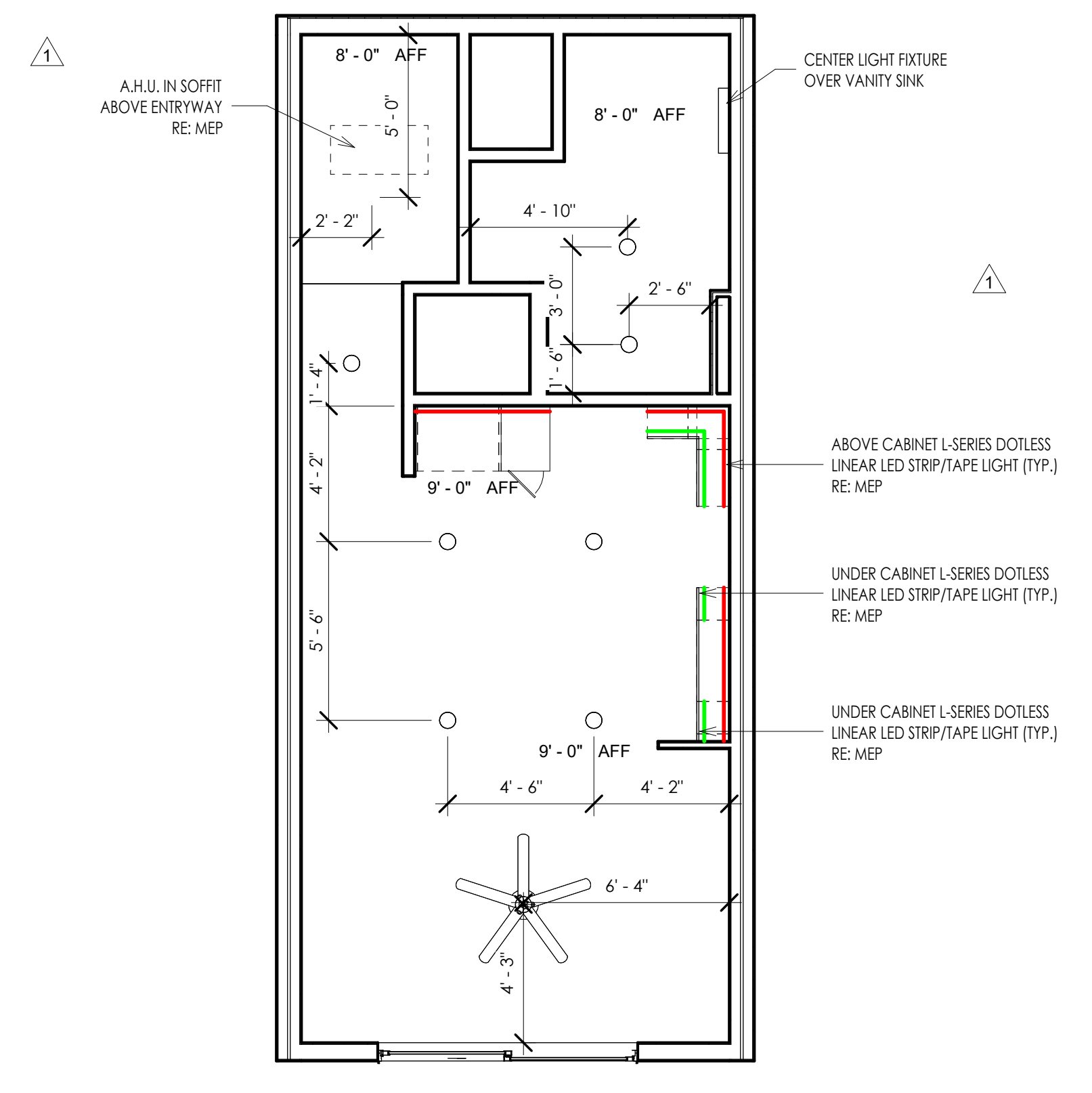
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NOT USED 15

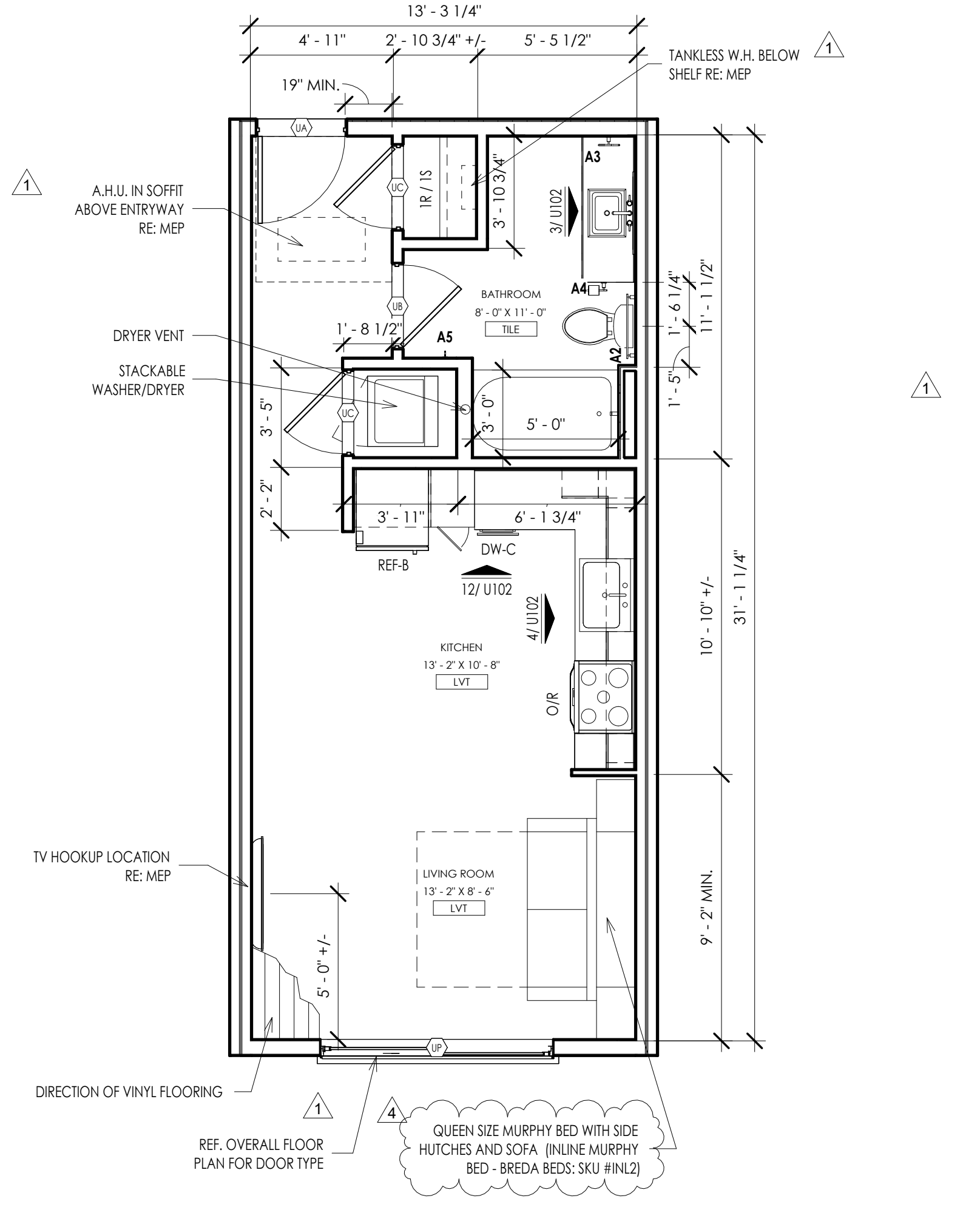
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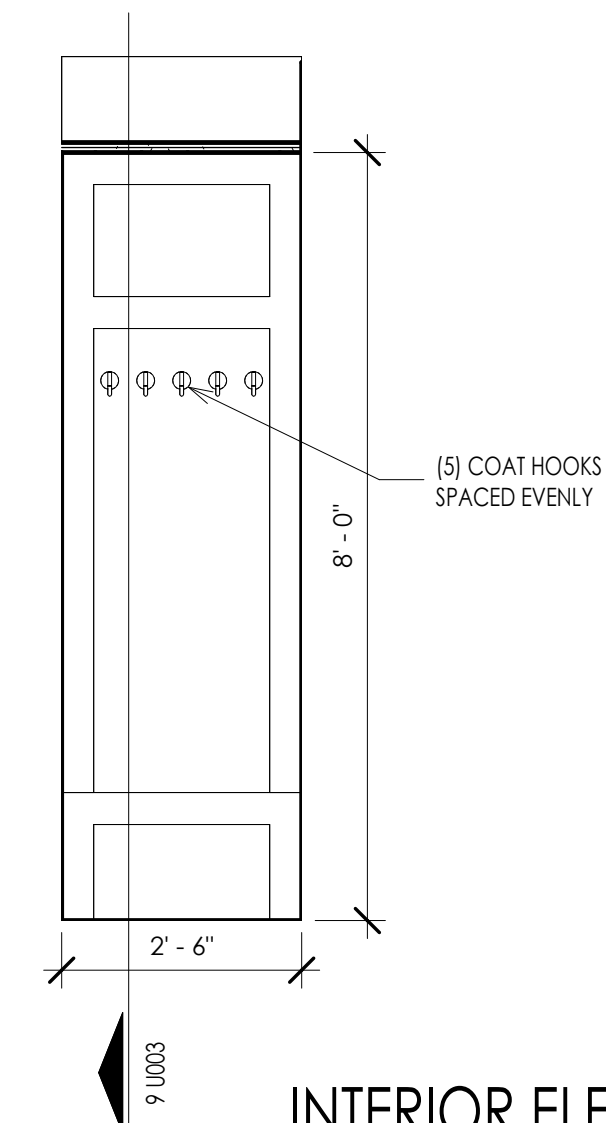


MS3 - REFLECTED CEILING PLAN 9
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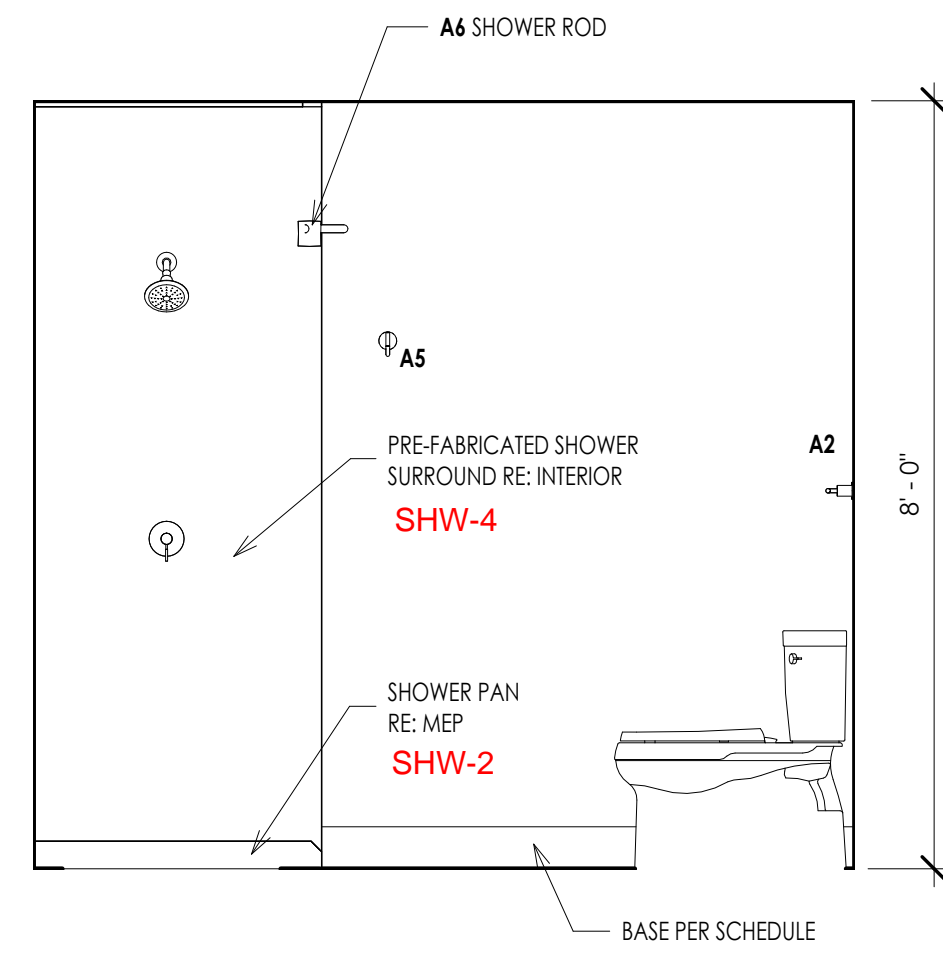
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 QTY: 13
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NOT USED 16

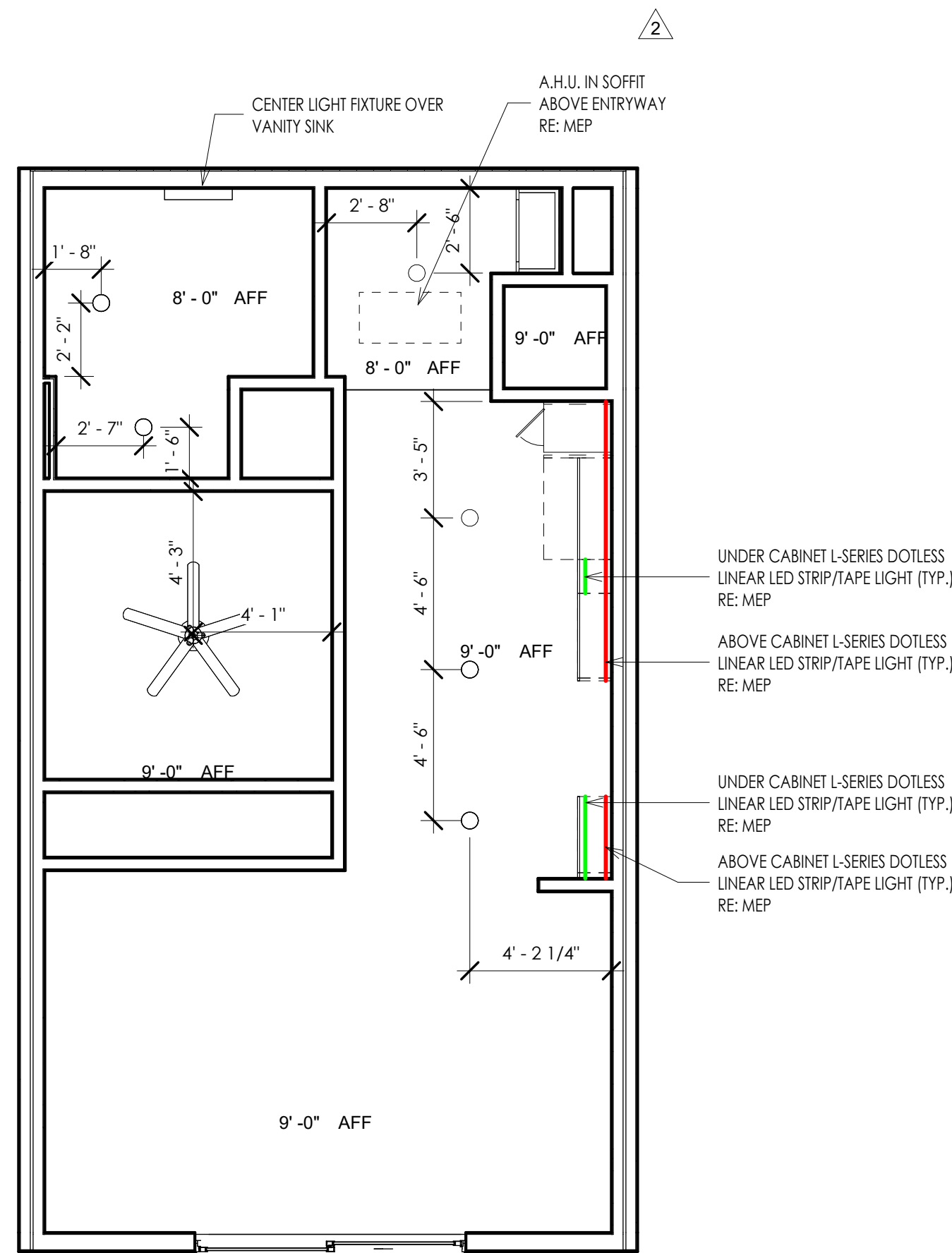


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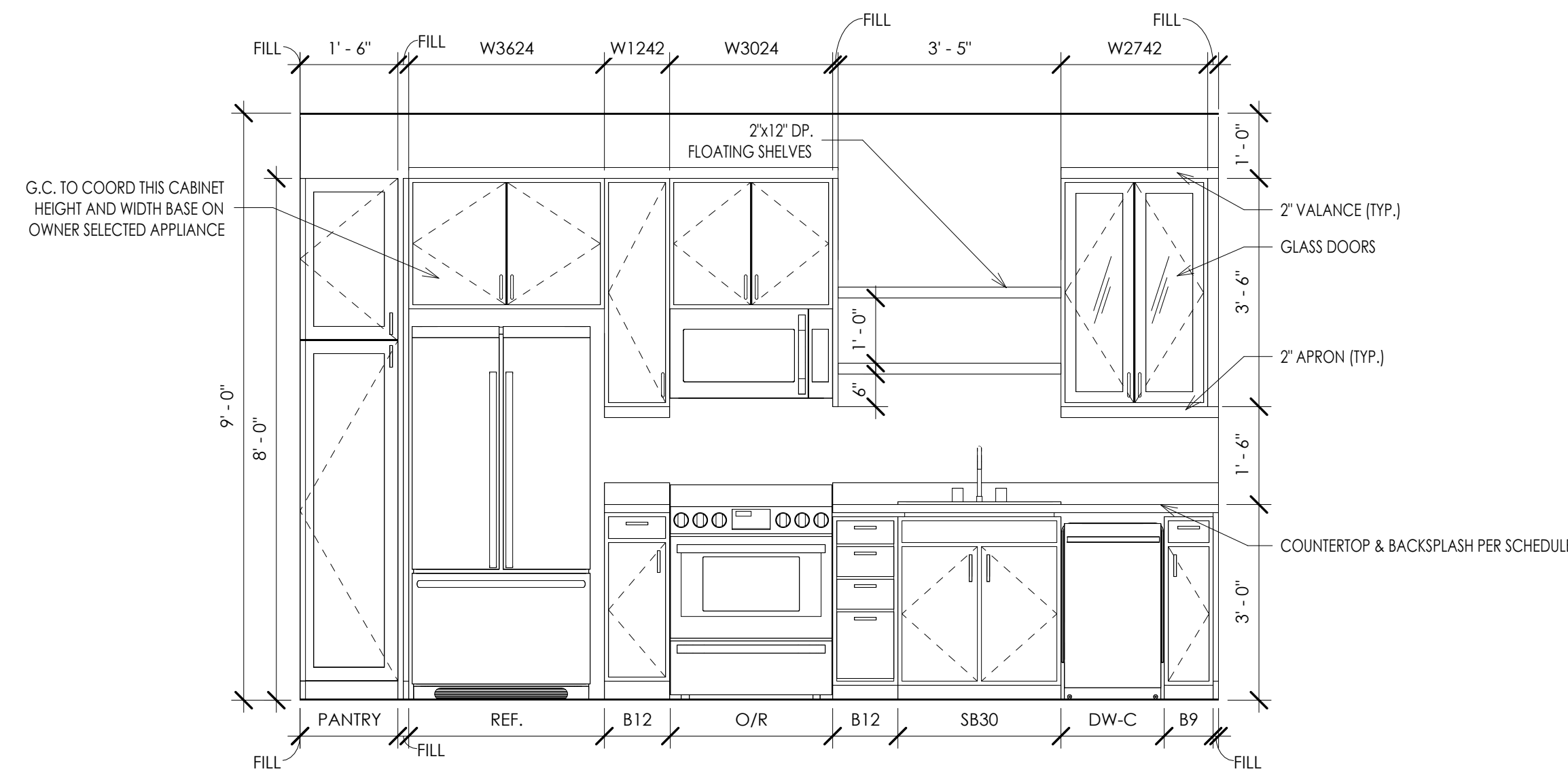
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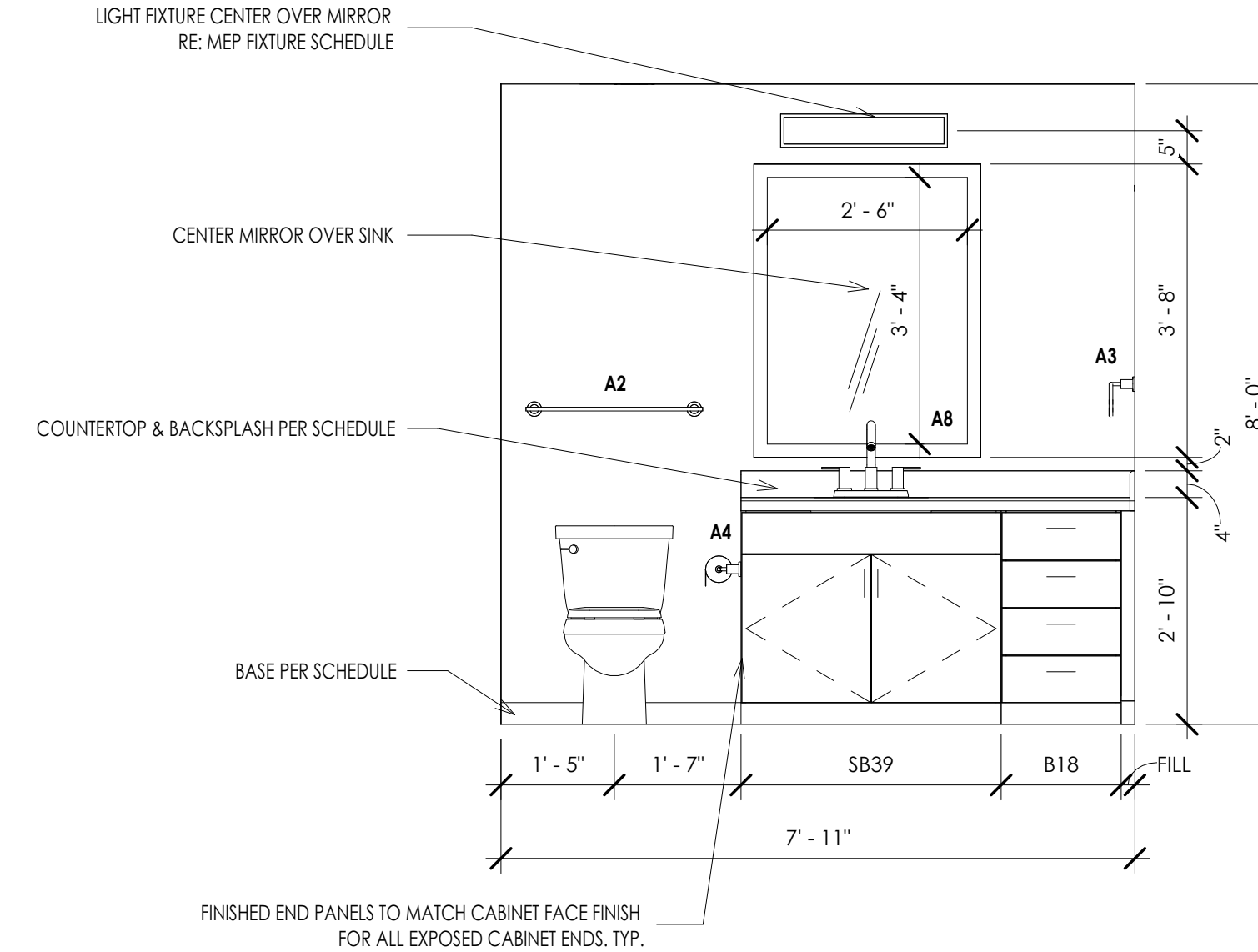
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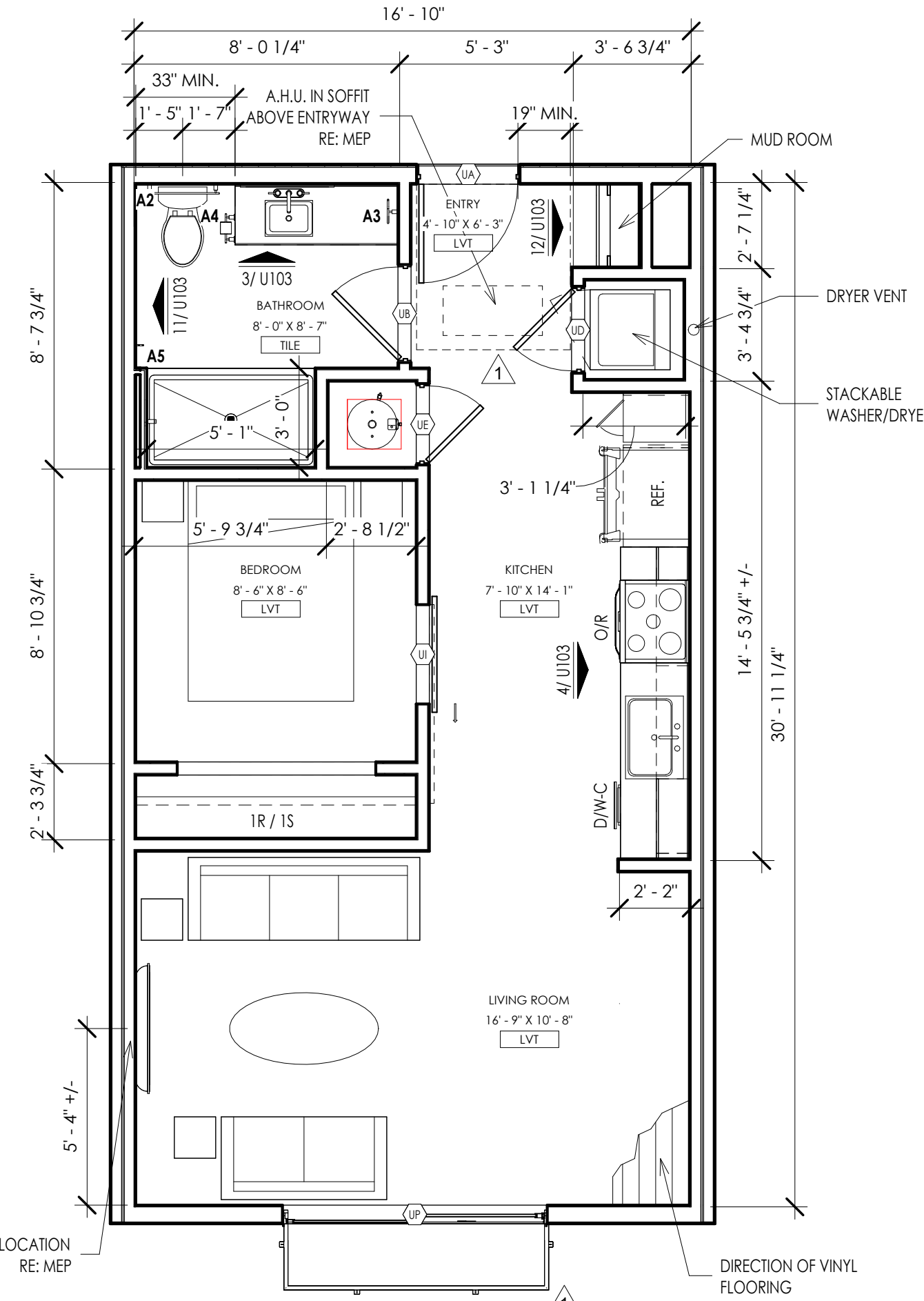
S1 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



INTERIOR ELEVATION 4
1/2" = 1'-0"



INTERIOR ELEVATION 3
1/2" = 1'-0"



S1 - UNIT PLAN 1
1/4" = 1'-0"

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project title

EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

project number

drawing issuance

NO.	DESCRIPTION	DATE
1	REVISION #1	11/14/23
2	REVISION #2	12/04/23
3	REVISION #3	01/12/24

professional seal



Date Signed: 3/14/2024 2:21:43 PM

drawing title

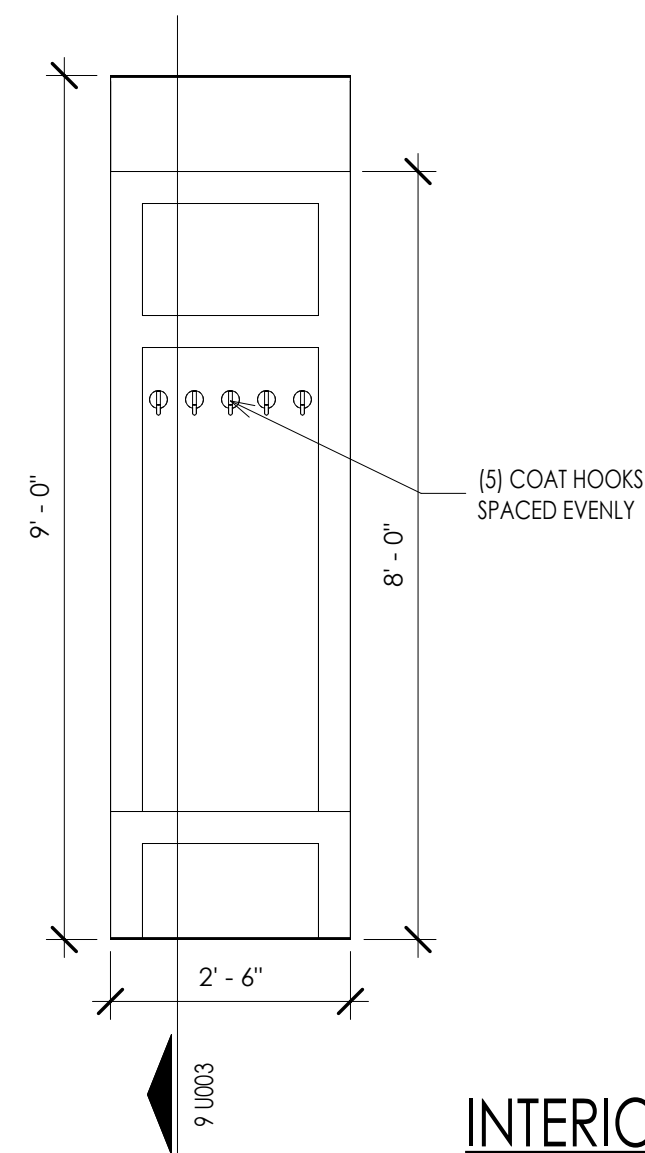
drawing number

U103

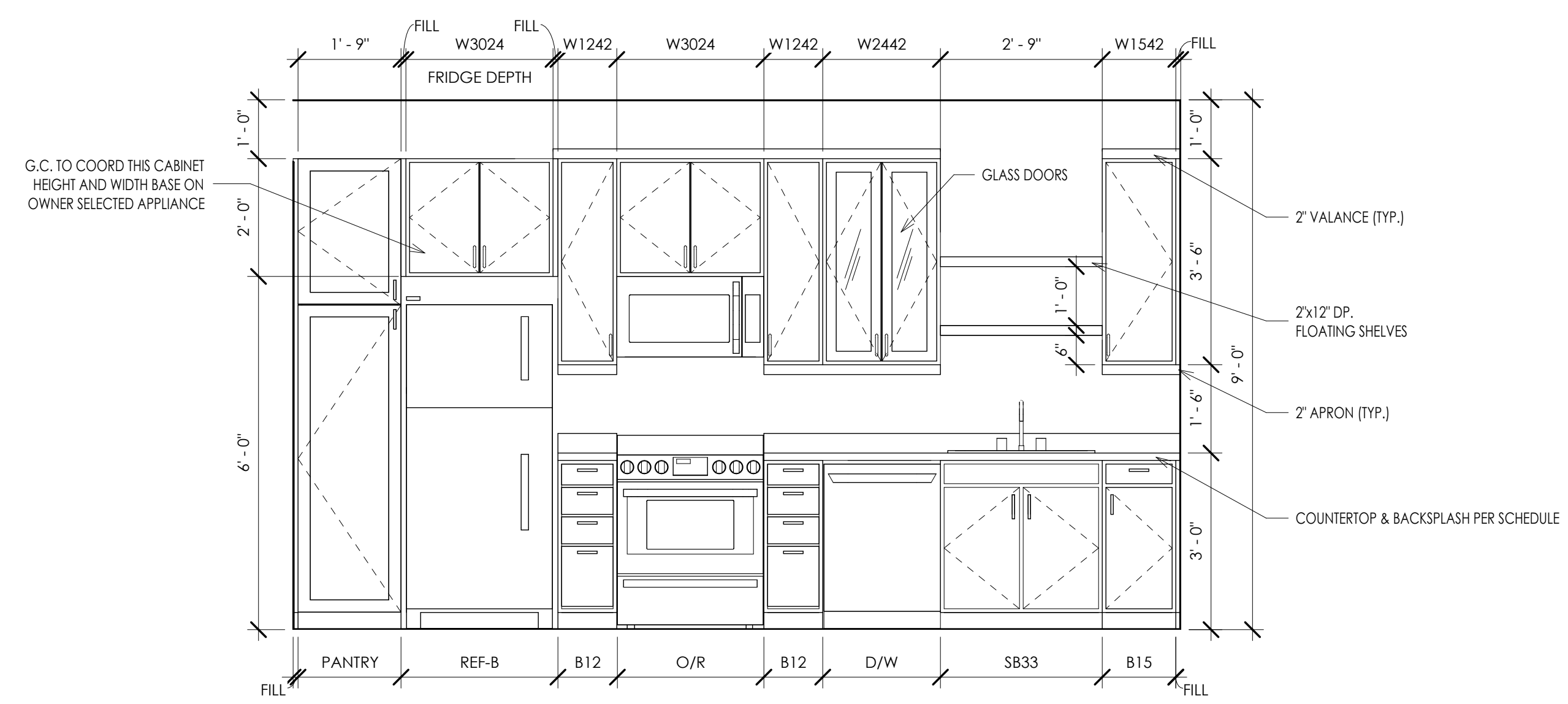
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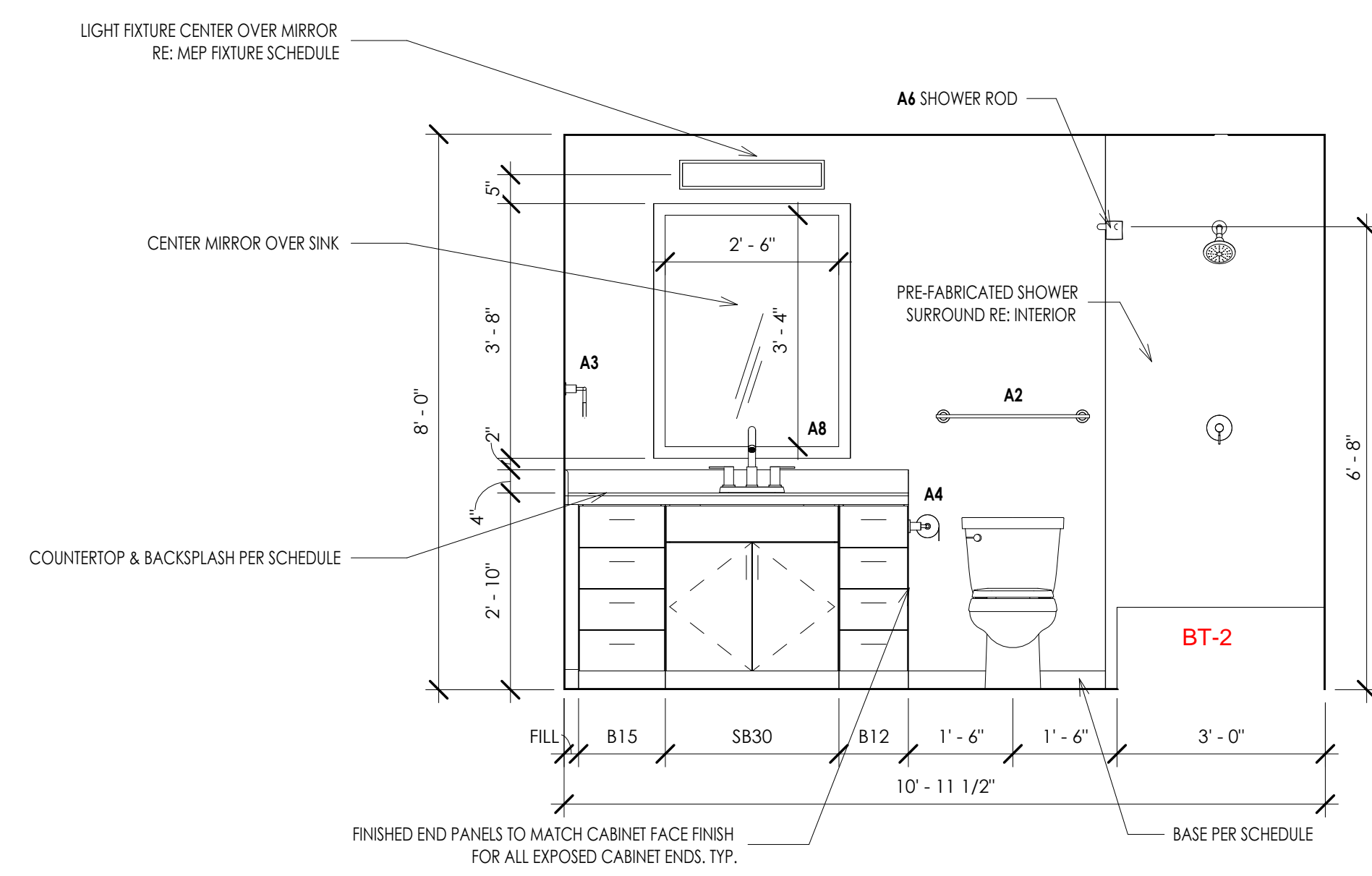
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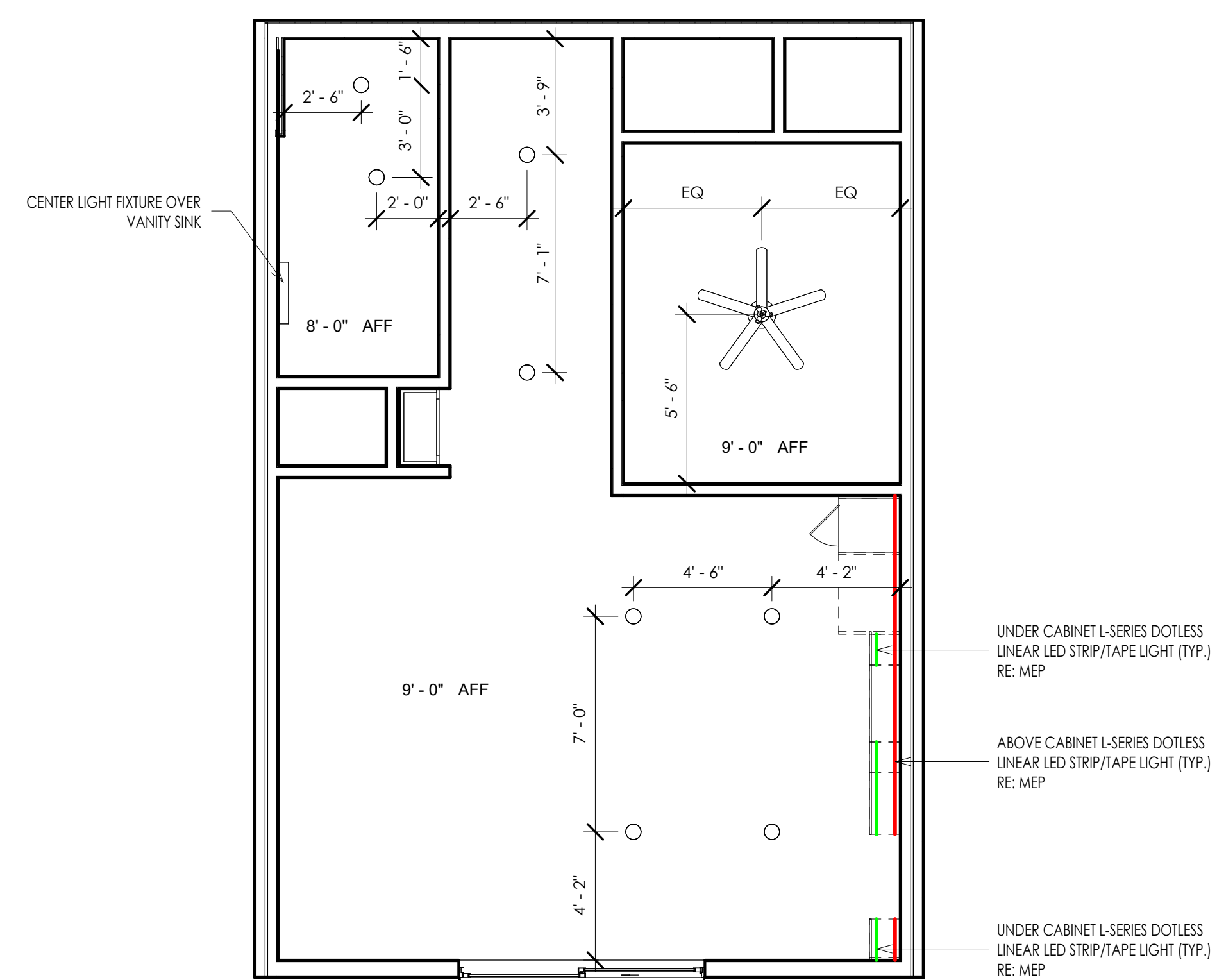
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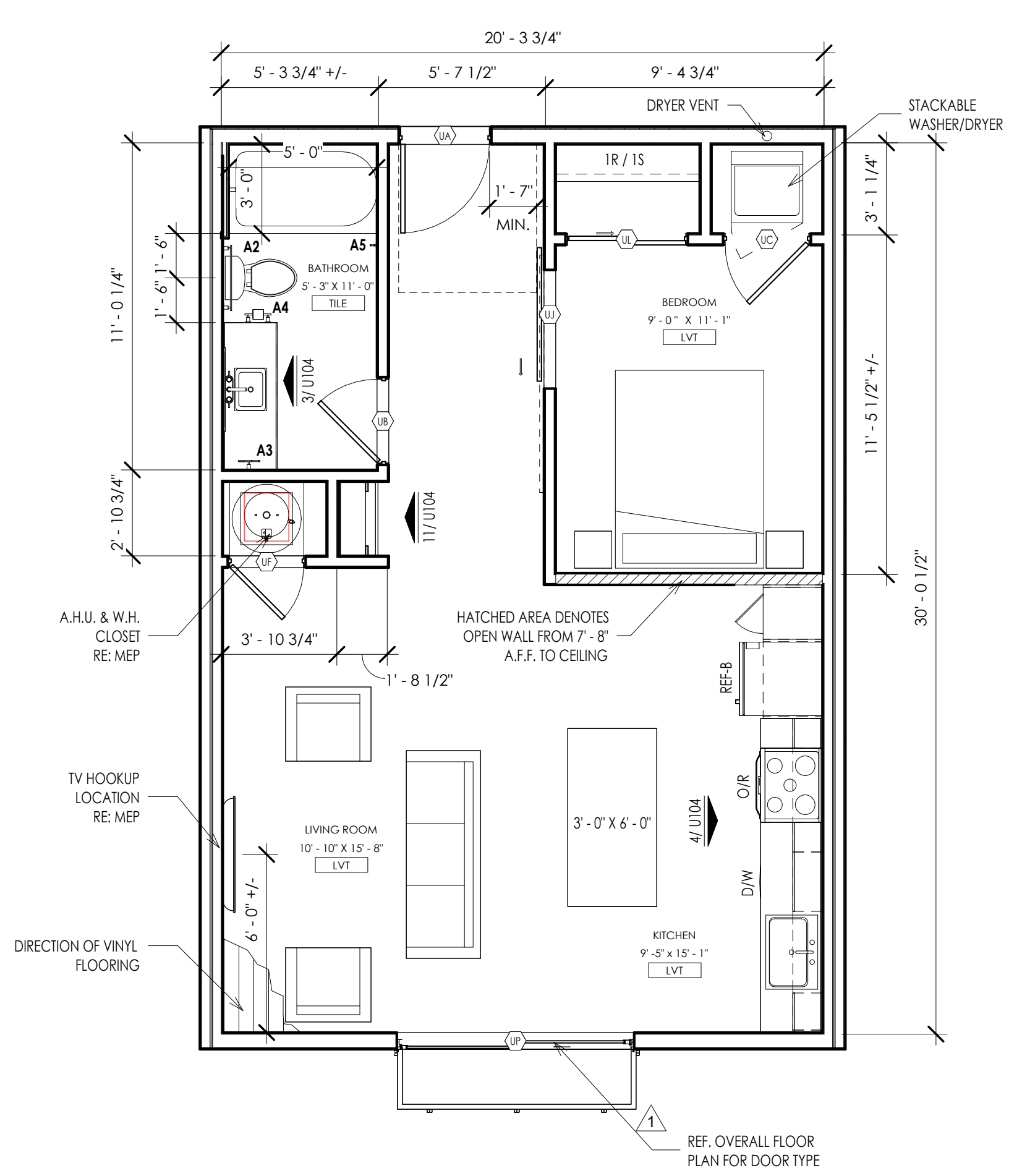
INTERIOR ELEVATION 4
1/2" = 1'-0"



INTERIOR ELEVATION 3
1/2" = 1'-0"



S2 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



S2 - UNIT PLAN 1
1/4" = 1'-0"

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project title

EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

project number

drawing issuance

drawing revisions

professional seal



Date Signed

DATE SIGNED

drawing title

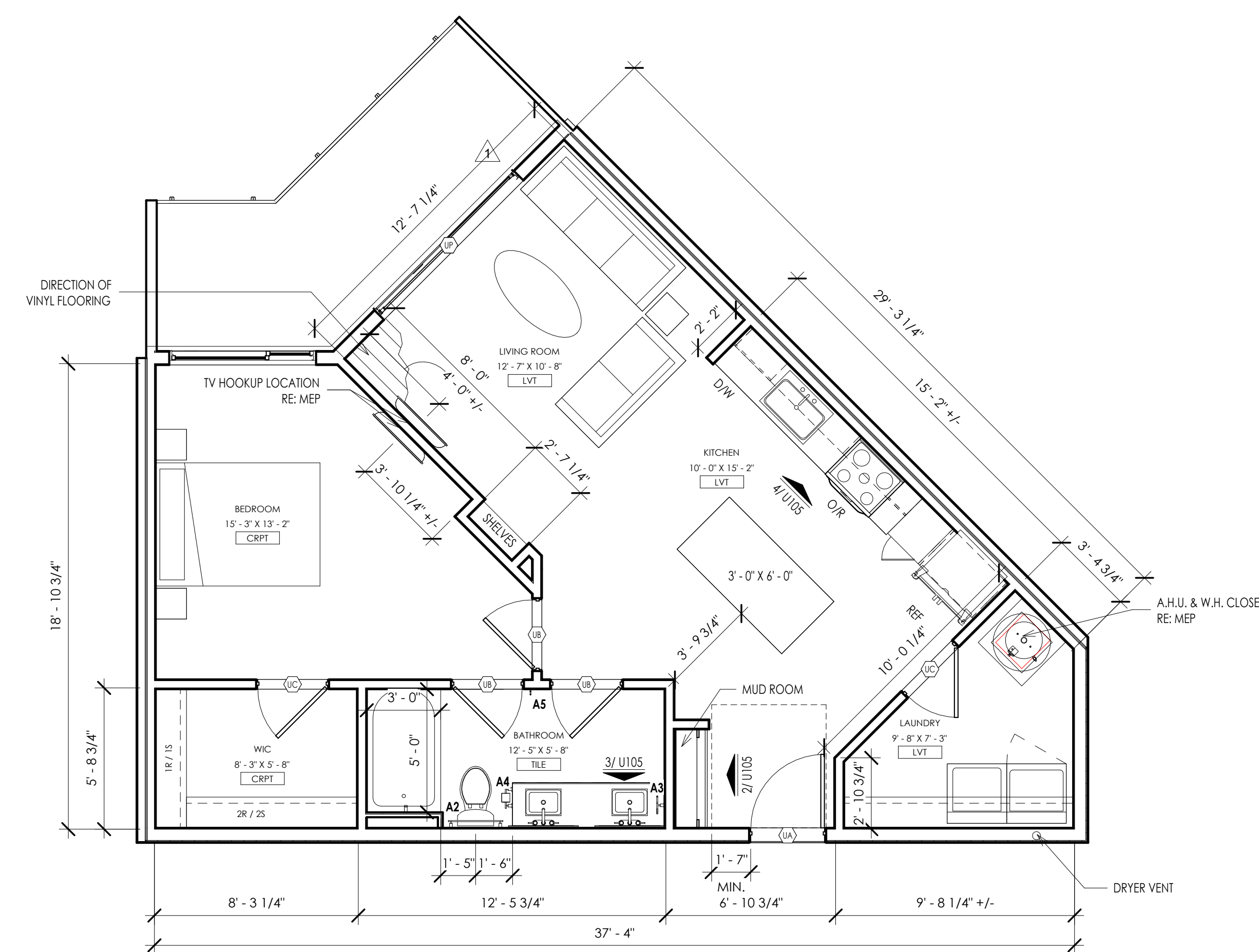
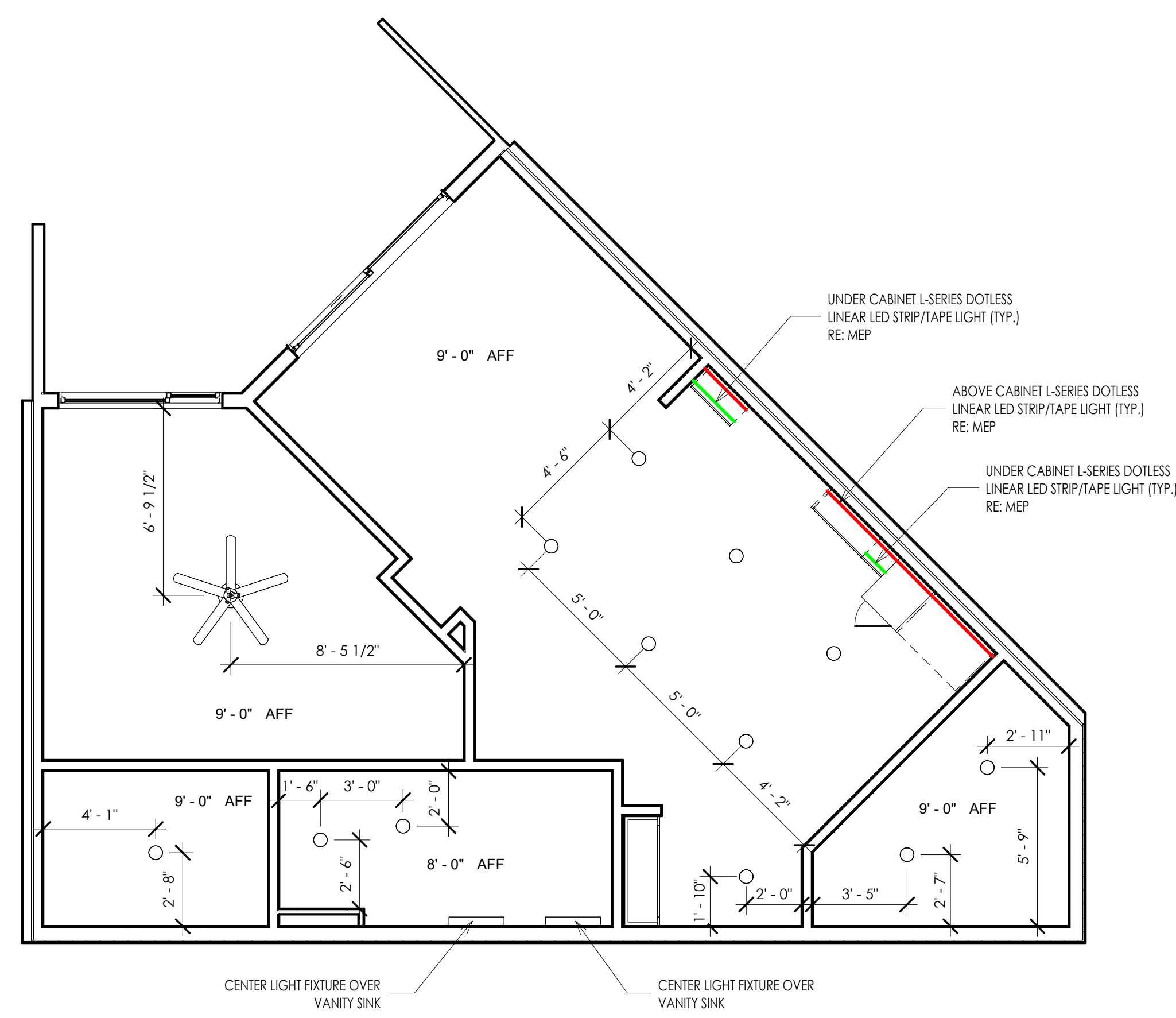
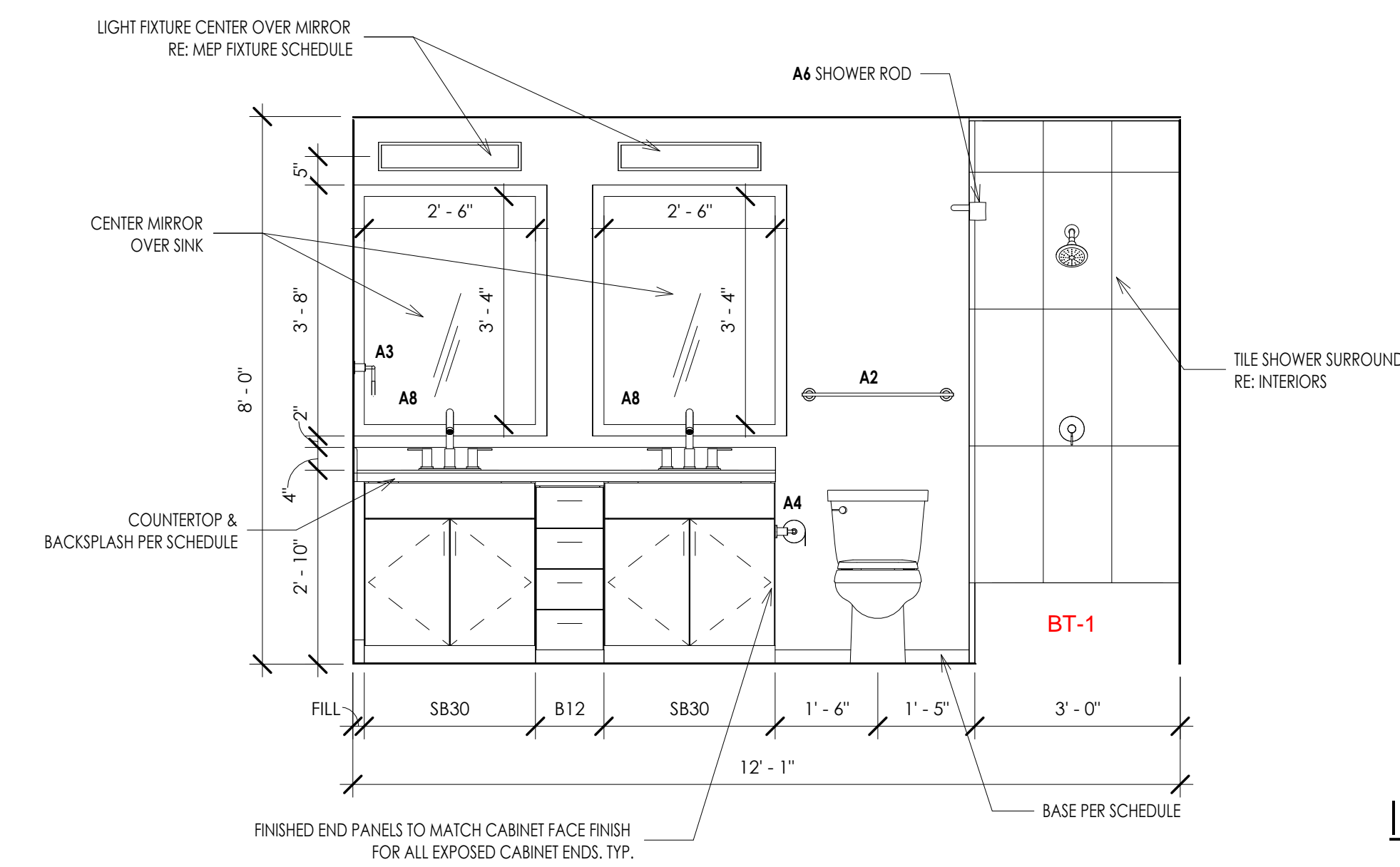
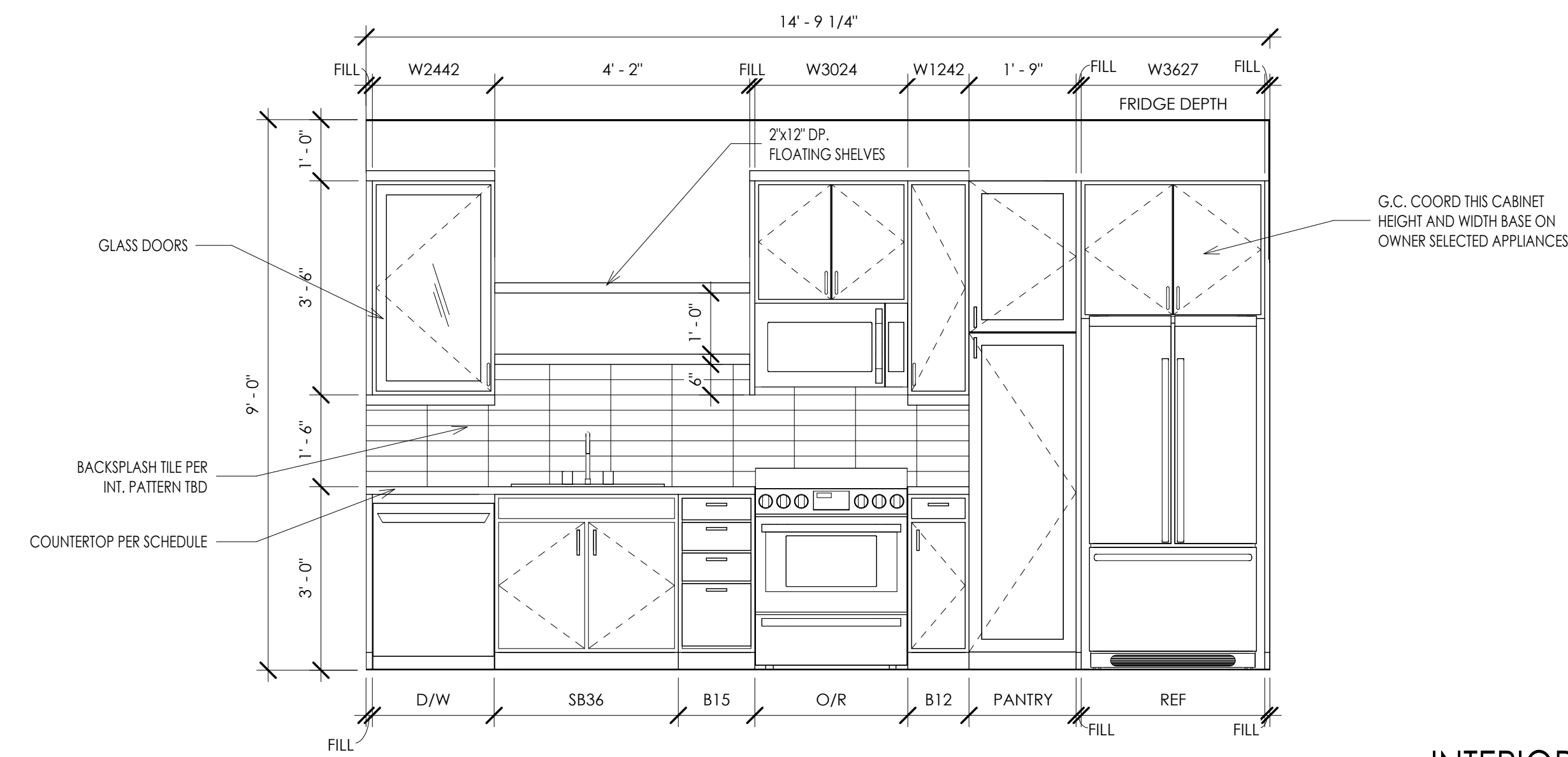
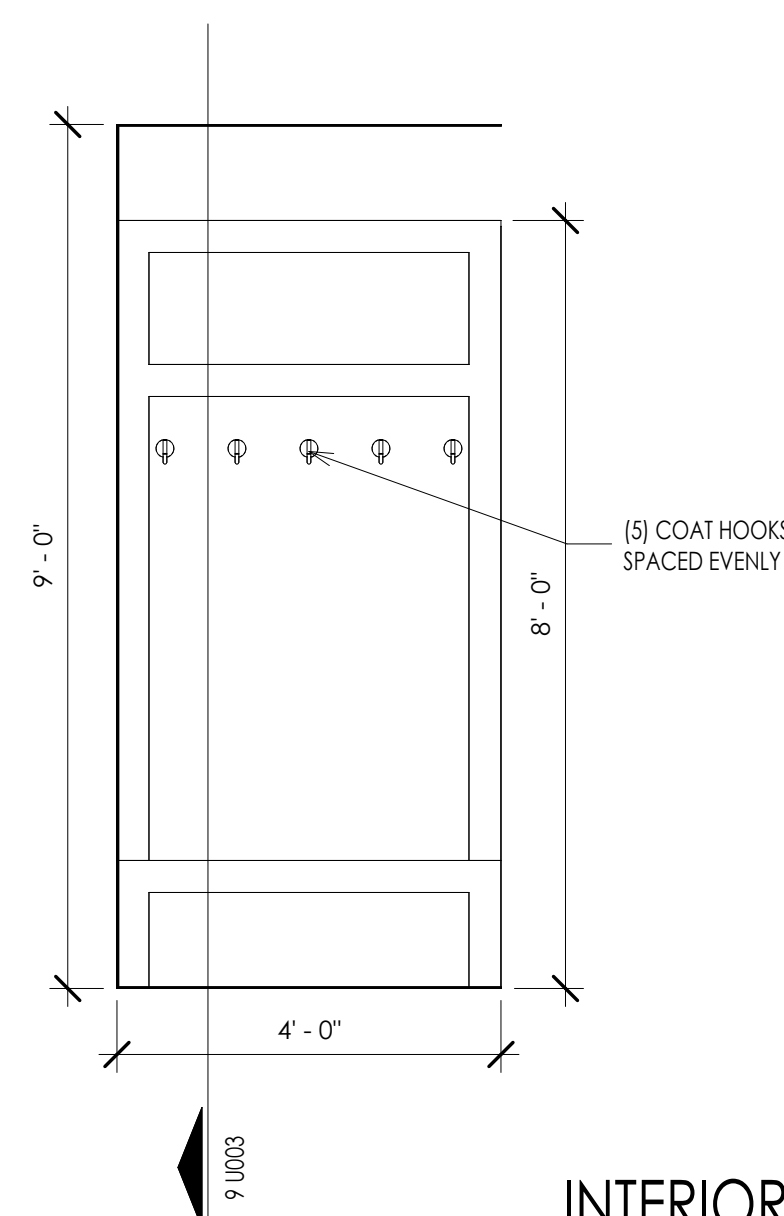
drawing number

U104

NOT USED 16

NOT USED 12

NOT USED 15



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project title

**EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114**

project number 25042601
drawing issuance 09/26/23
drawing revisions
1 REVISION #1 11/14/23

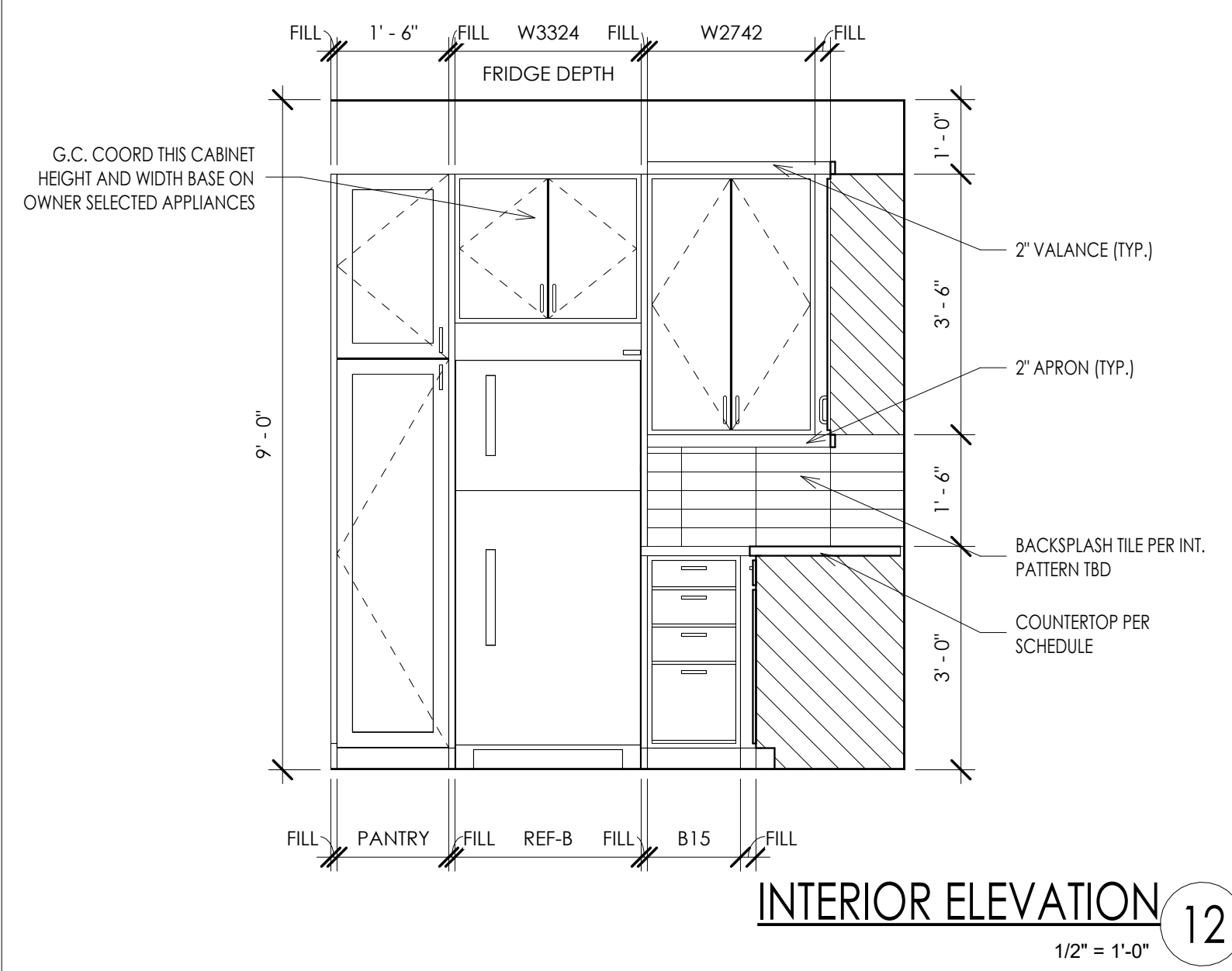


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drawing title
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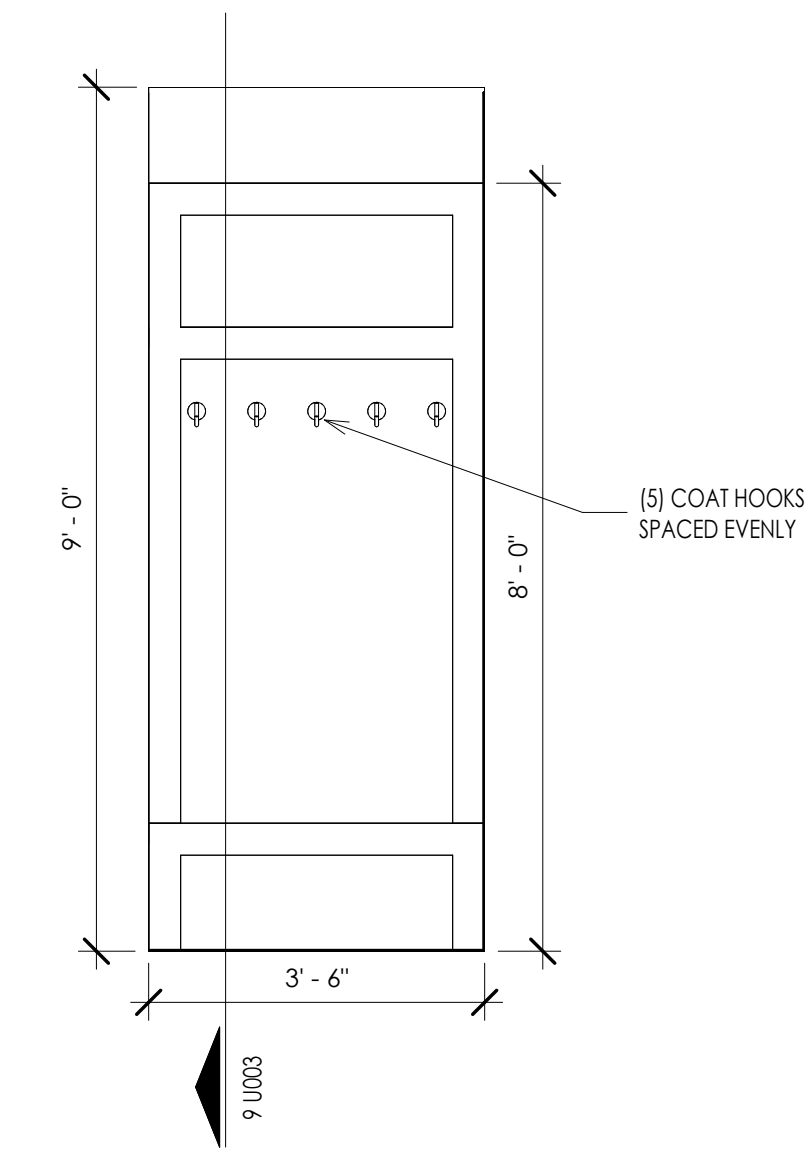
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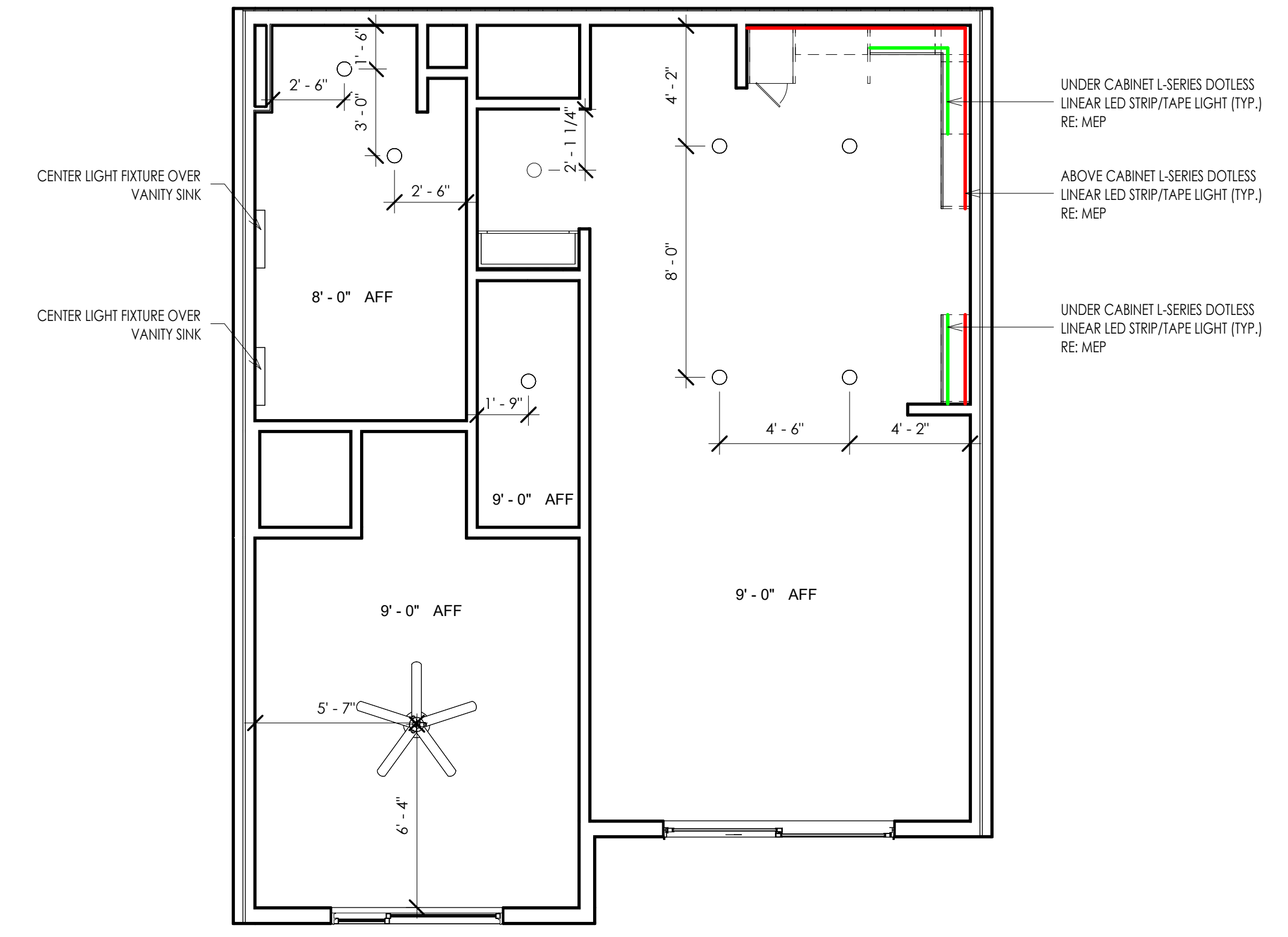


INTERIOR ELEVATION 12
1/2" = 1'-0"

NOT USED 15

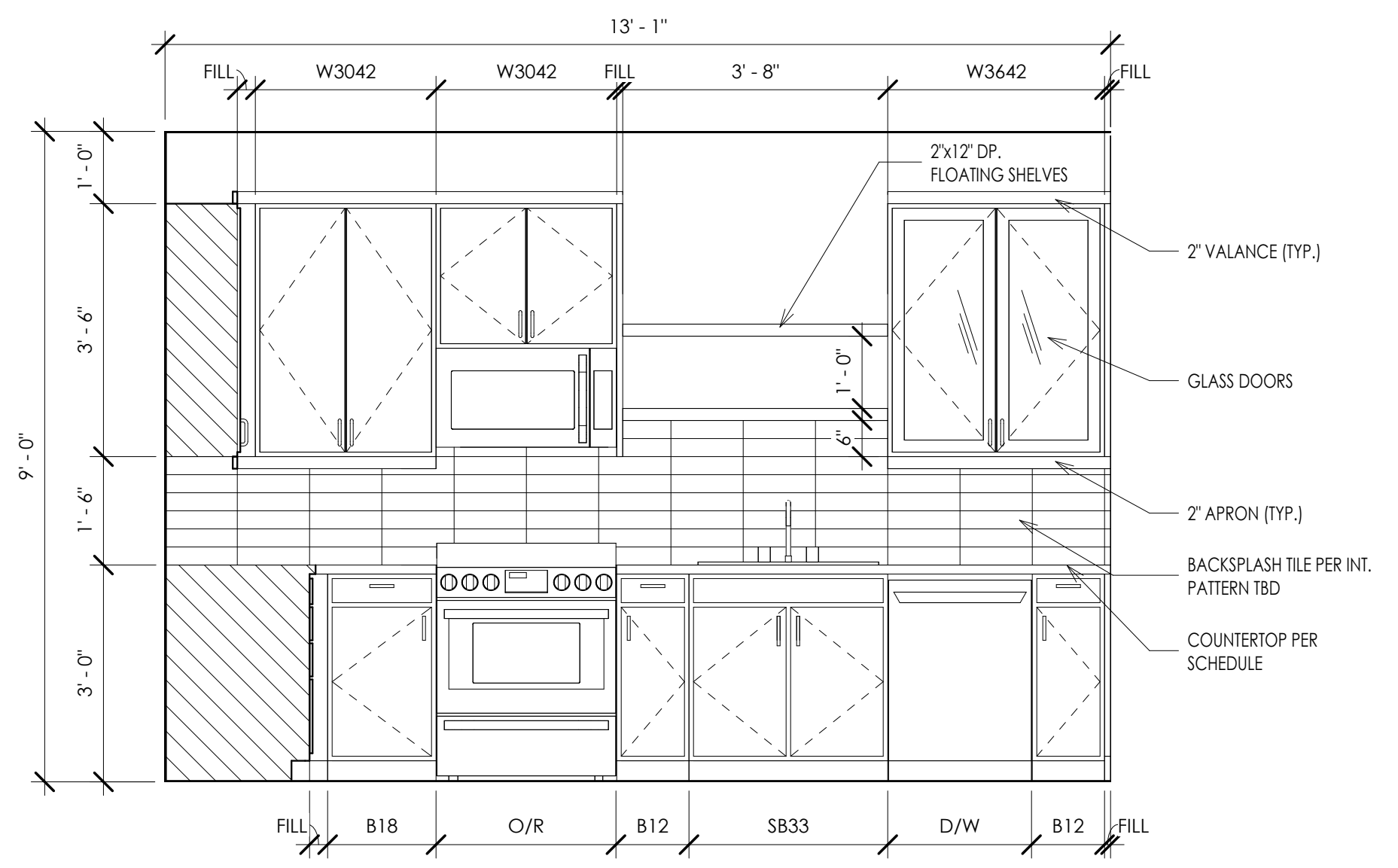


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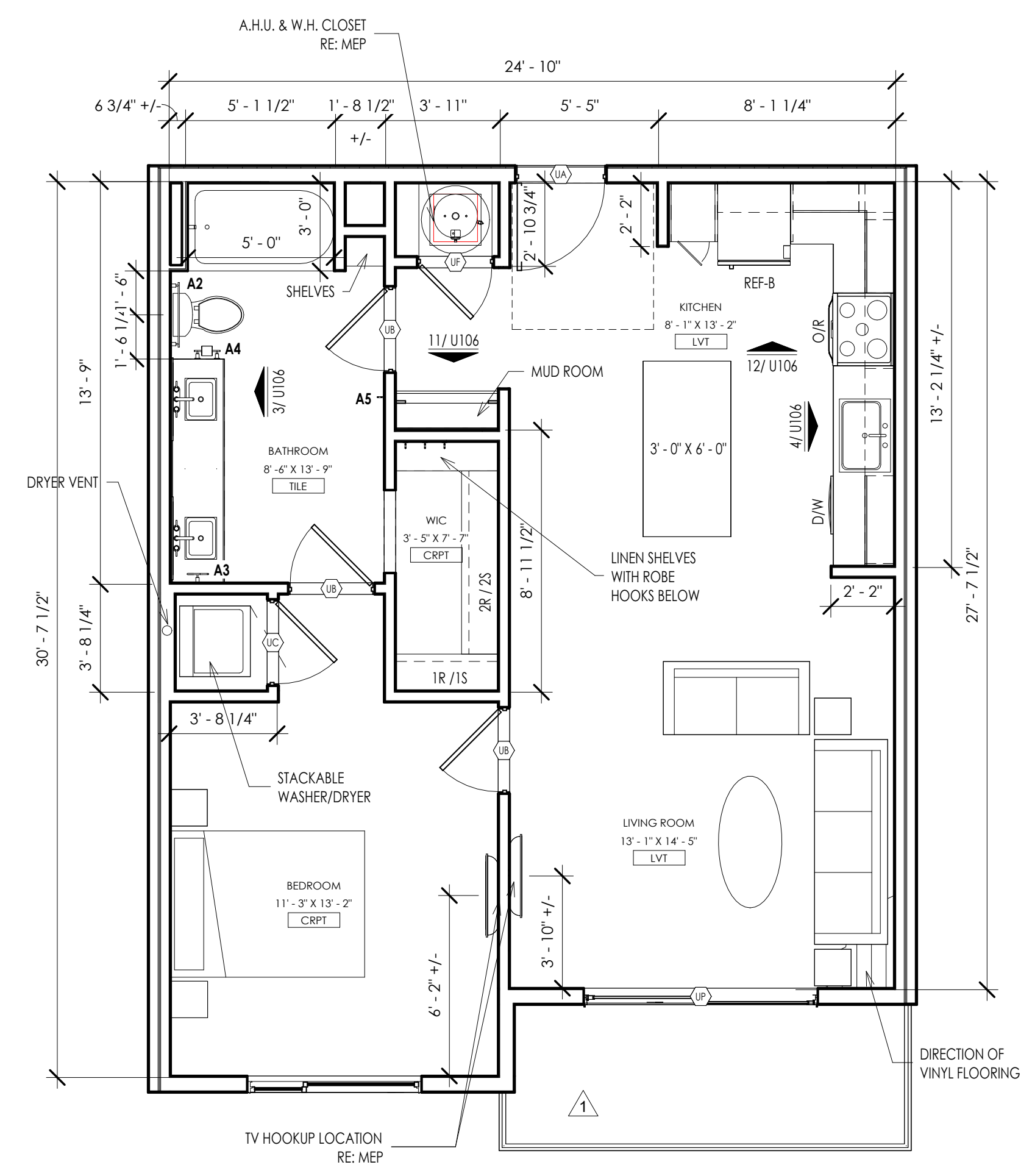
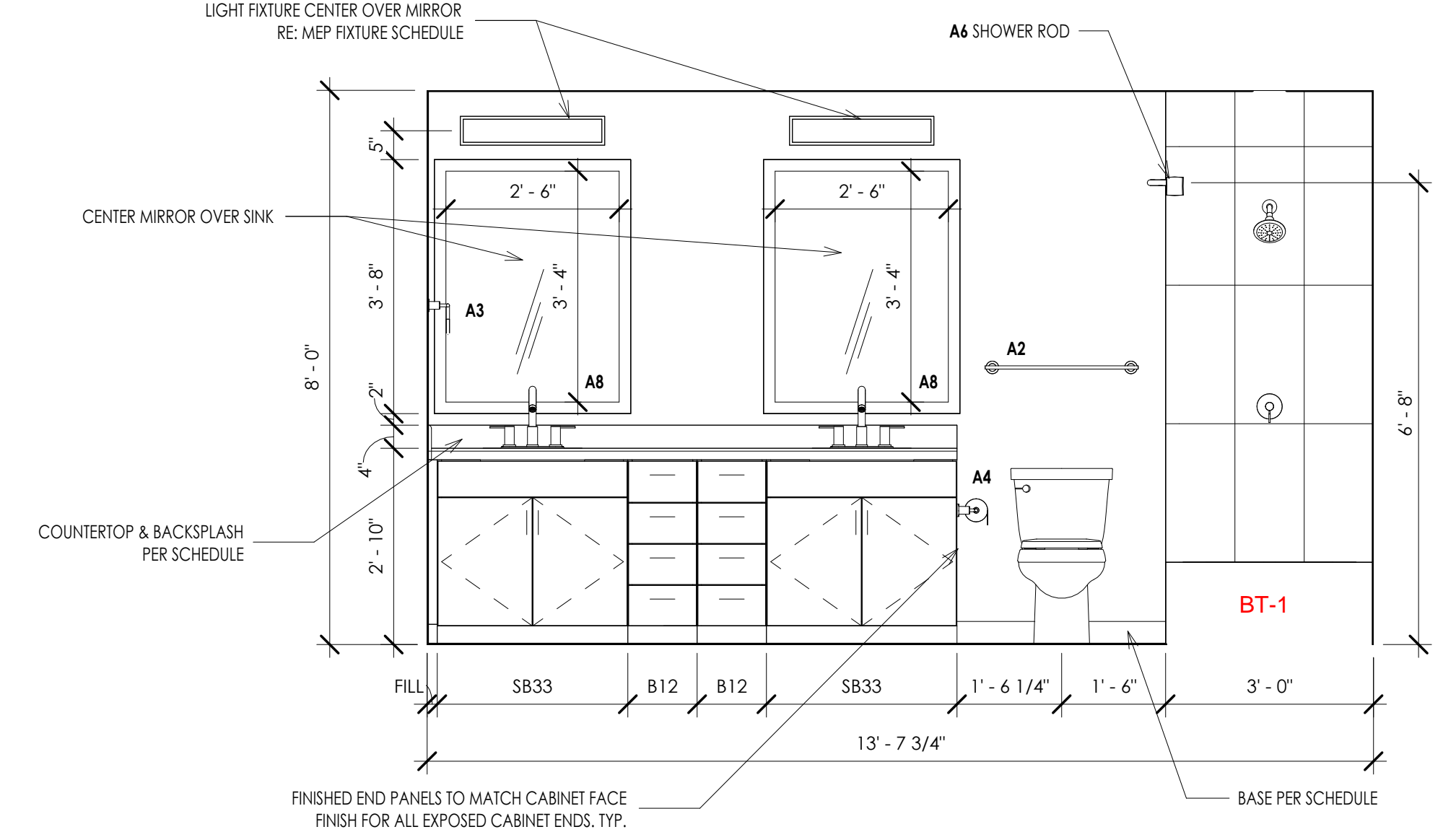


A3 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"

INTERIOR ELEVATION 4
1/2" = 1'-0"



INTERIOR ELEVATION 3
1/2" = 1'-0"



744SF QTY: 34 A3 - UNIT PLAN 1
1/4" = 1'-0"

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project title
 EPC REAL ESTATE
 MEADOW LAKE APARTMENTS
 1500 MEADOW LAKE PARKWAY
 KANSAS CITY, MO 64114

project number
22042101

drawing issuance
BUILDING PERMIT SET 09/20/23

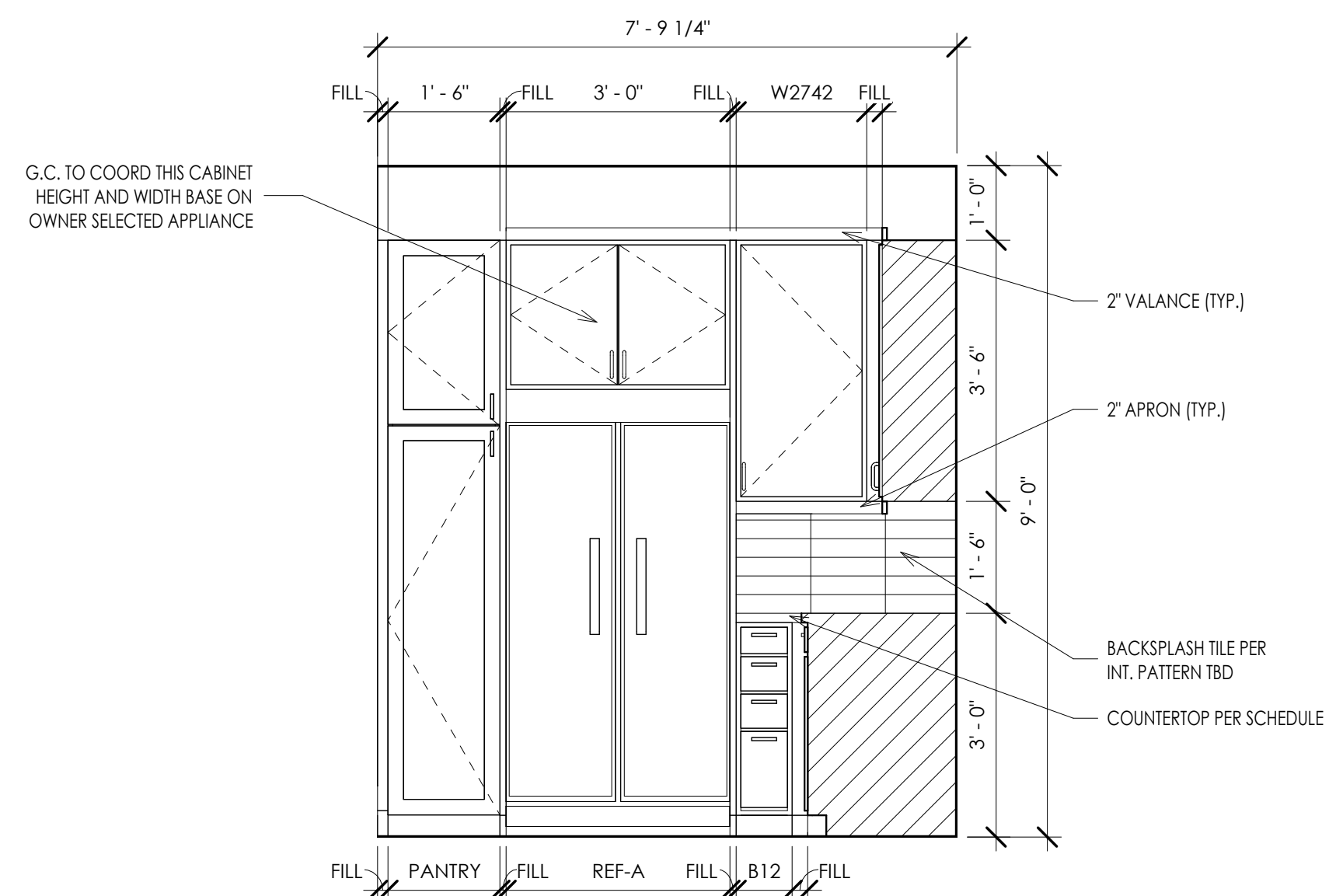
drawing revisions
 No. Description Date:
 1 REVISION #1 11/14/23



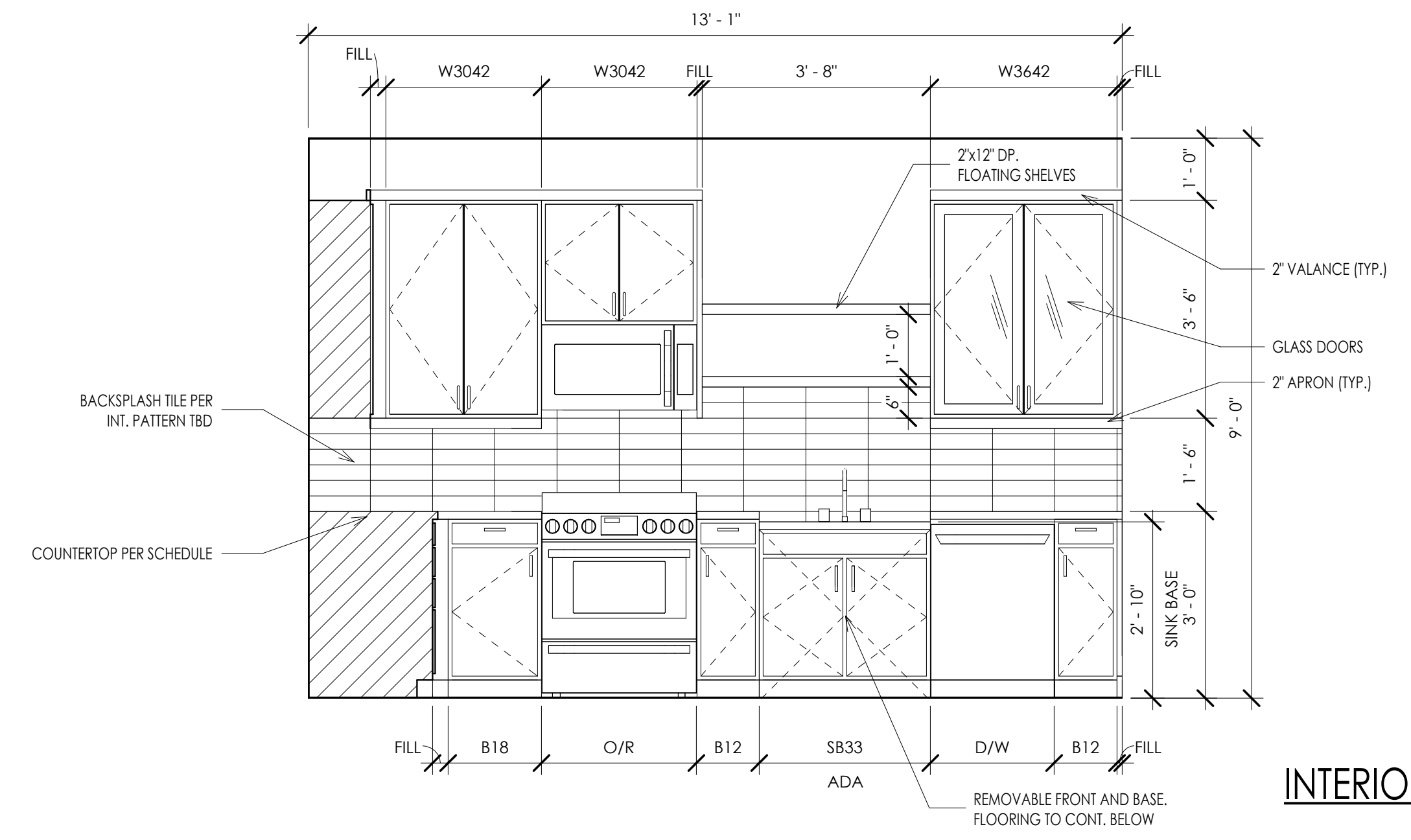
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drawing title
A3 - UNIT PLANS

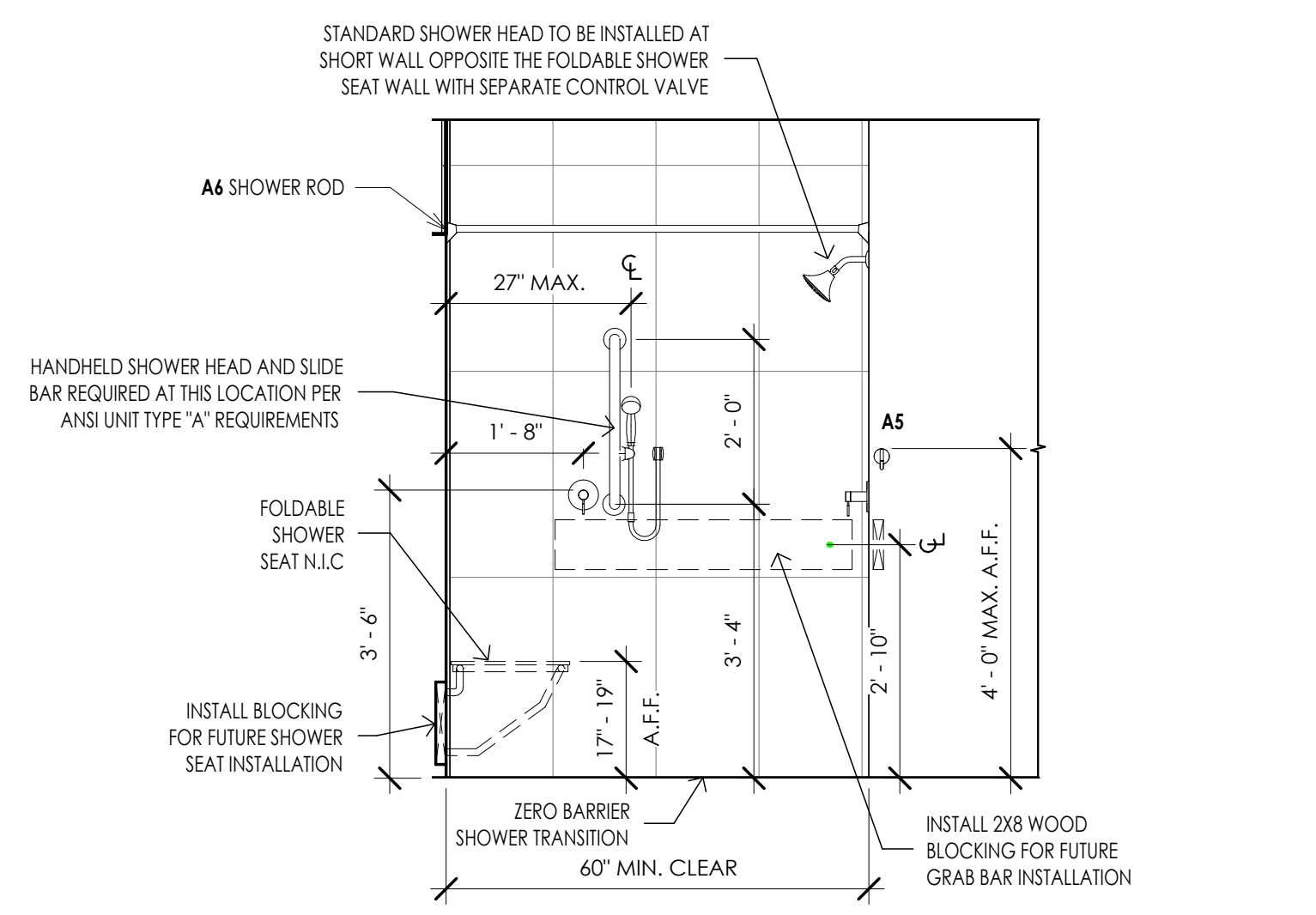
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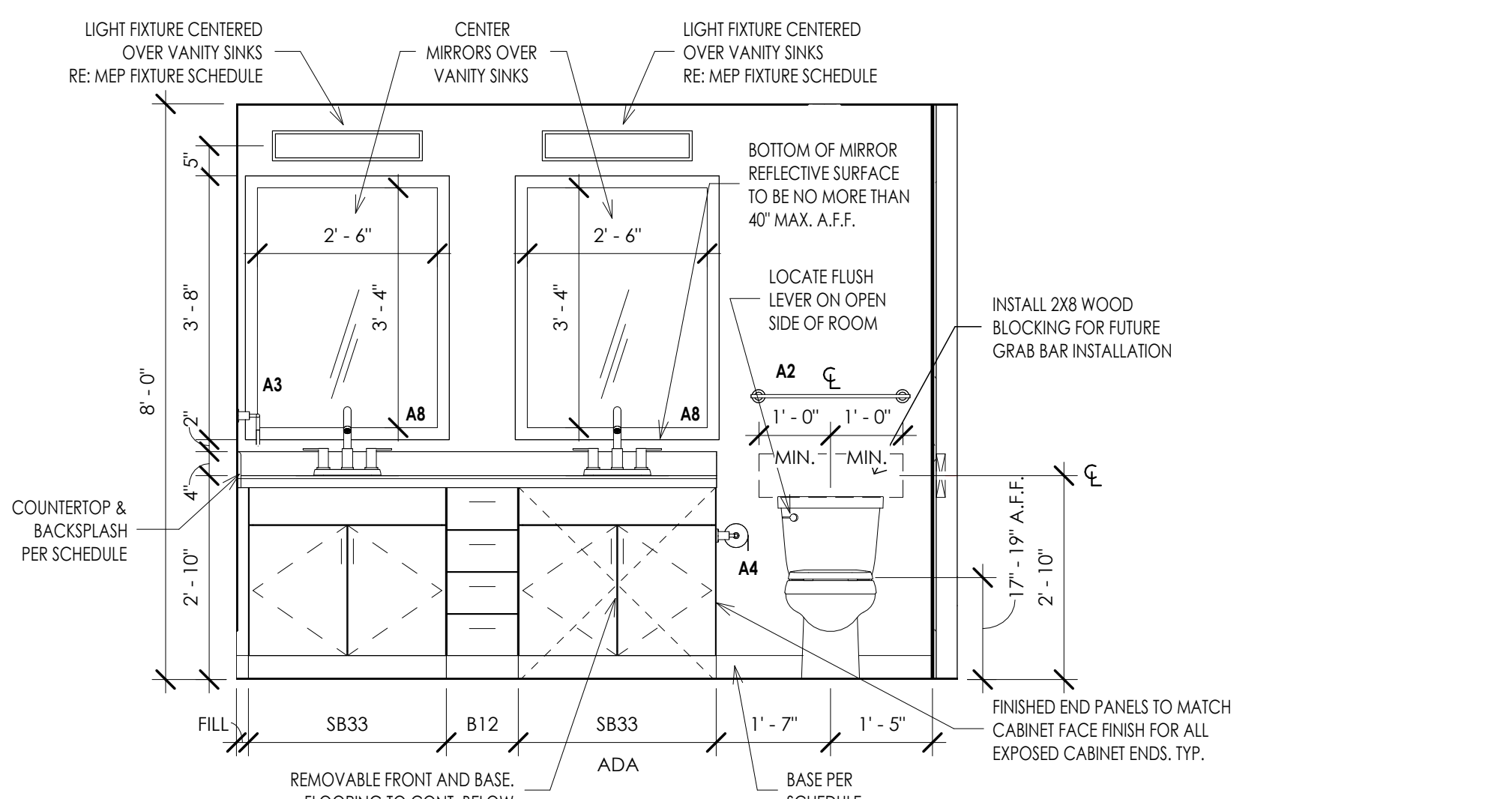
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1/2" = 1'-0"



INTERIOR ELEVATION 4
1/2" = 1'-0"

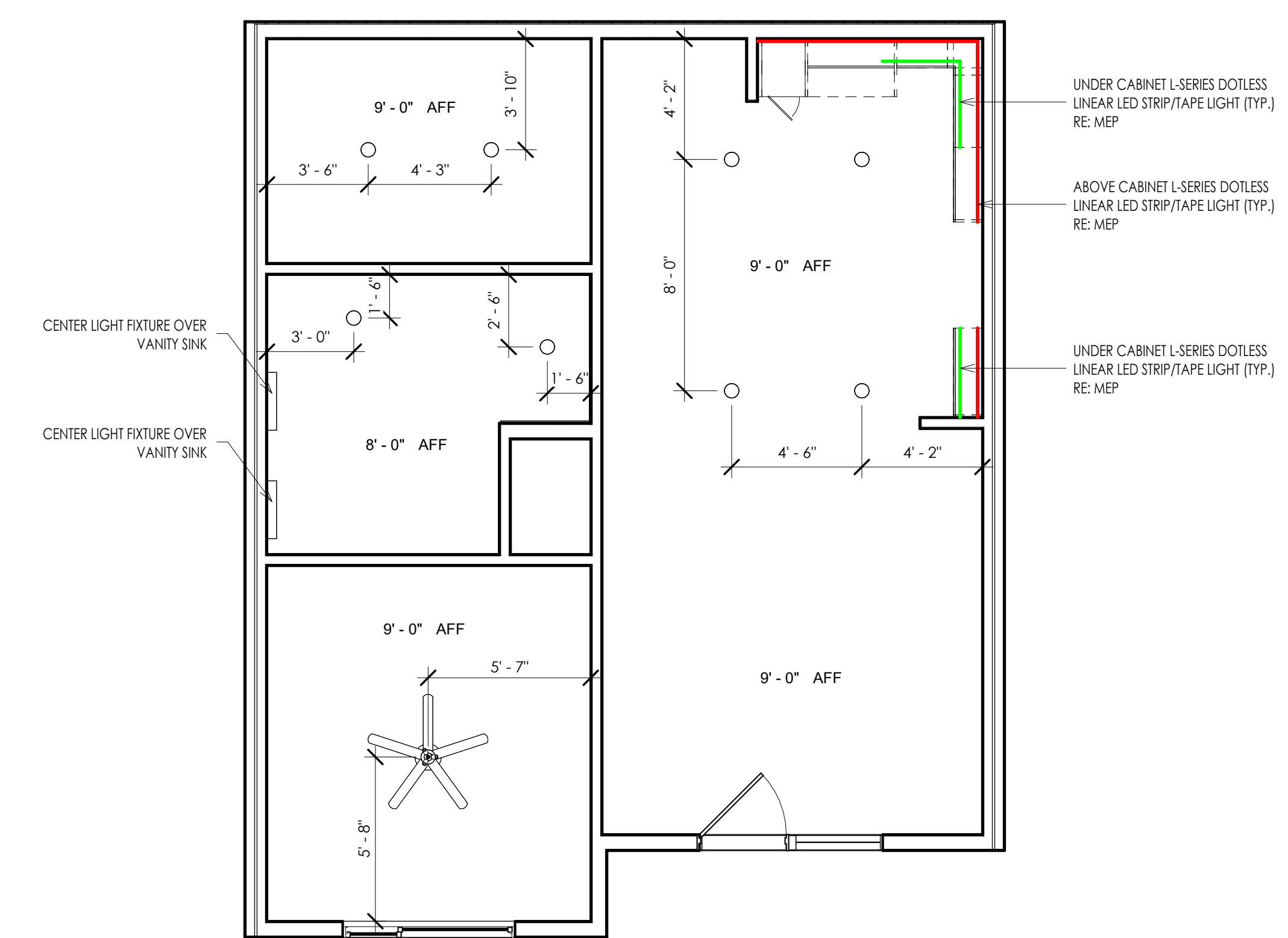


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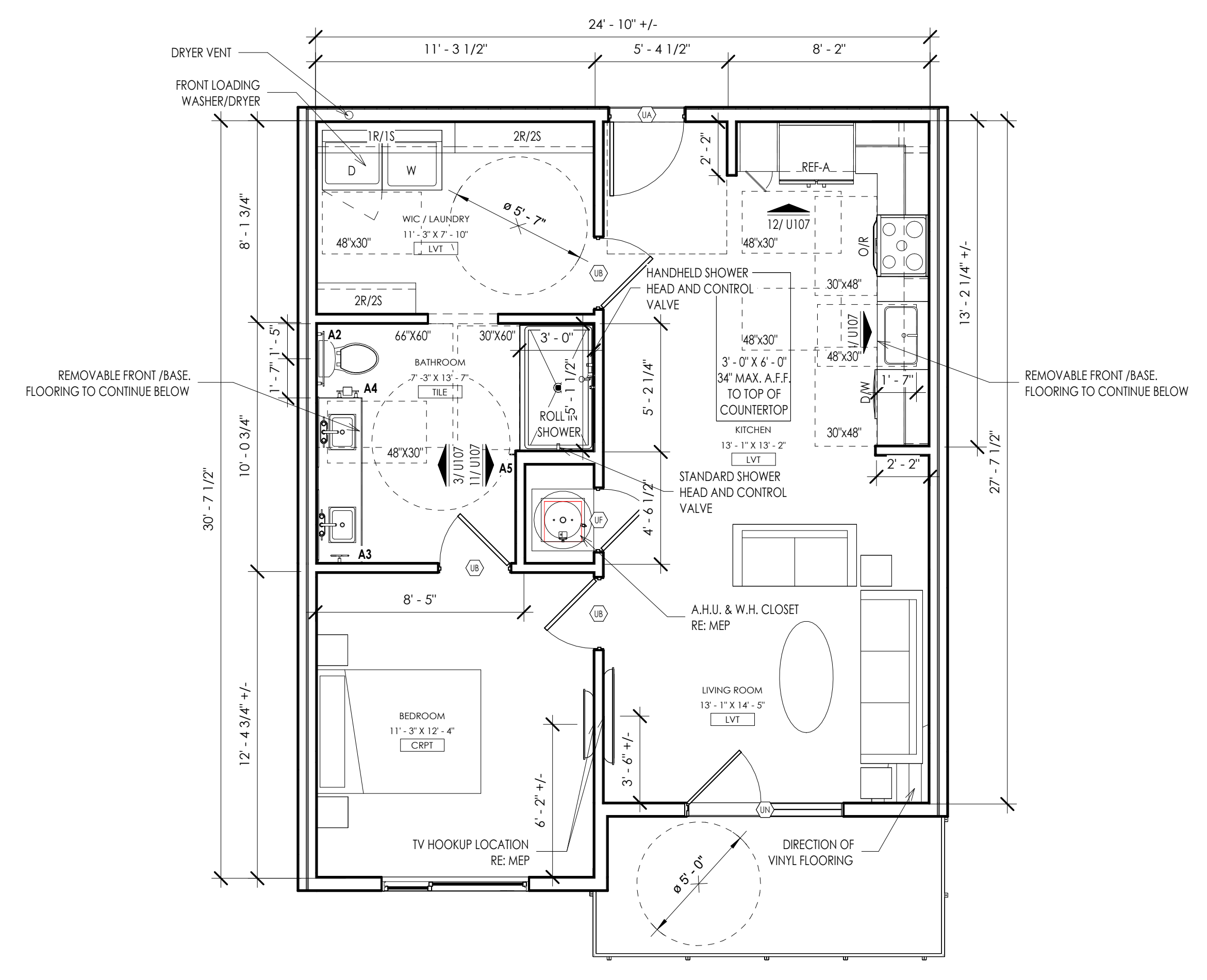


INTERIOR ELEVATION 3
1/2" = 1'-0"

NOT USED 15



A3 TYPE "A" - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



A3 TYPE "A" - UNIT PLAN 1
1/4" = 1'-0"

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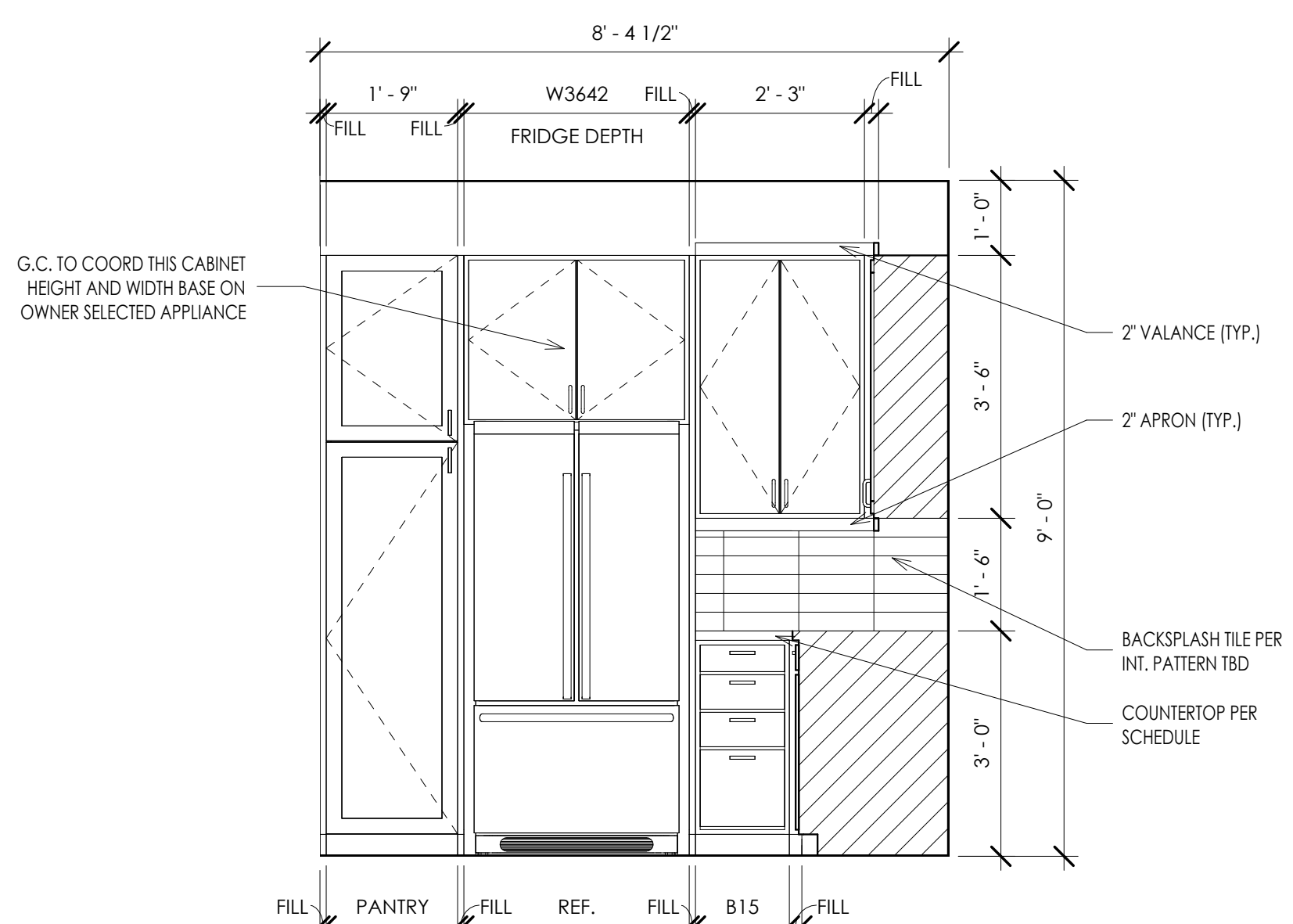
project title
project number
drawing issuance
drawing revisions
professional seal

EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

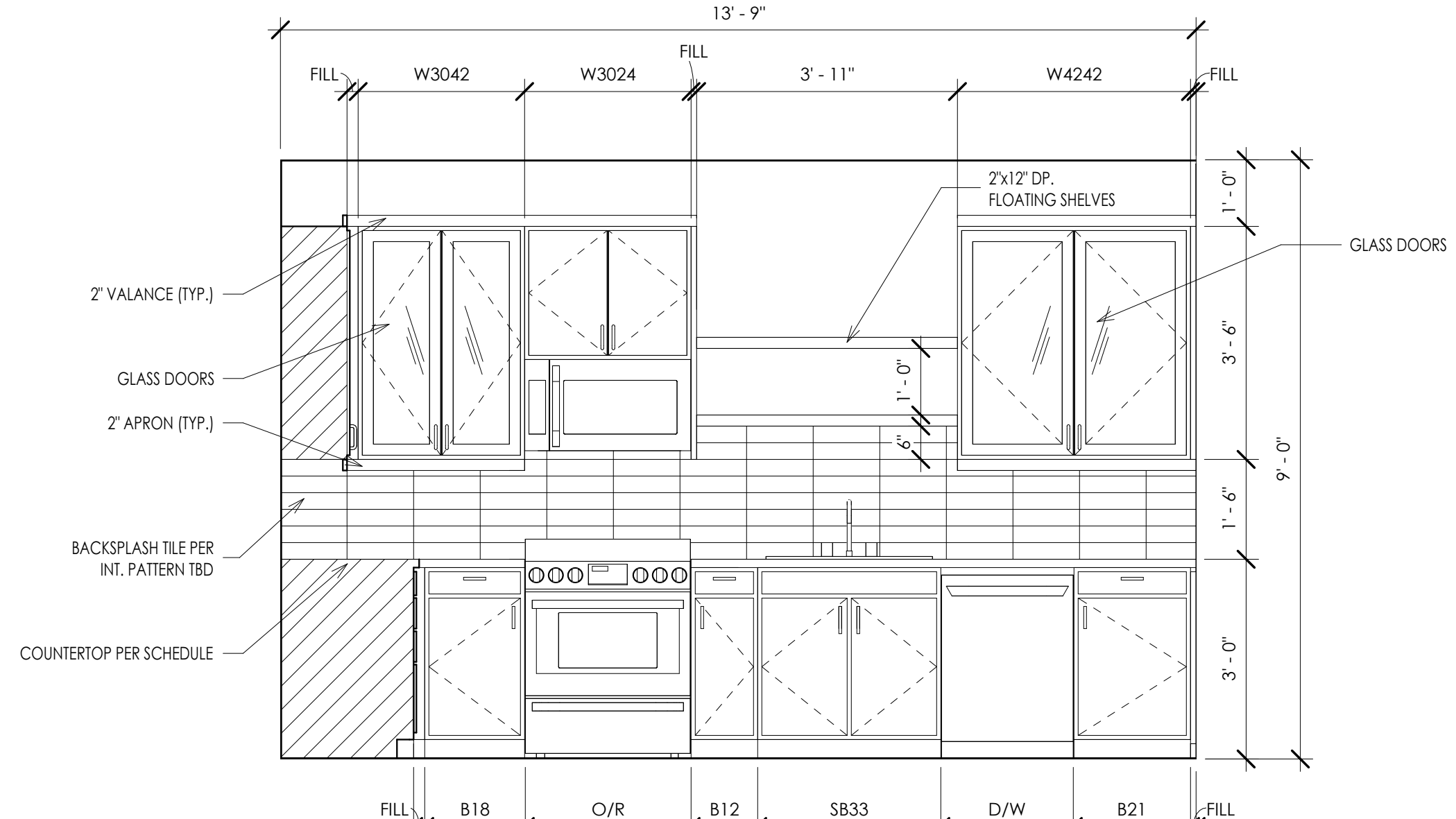
project number
drawing issuance
drawing revisions
professional seal

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drawing title

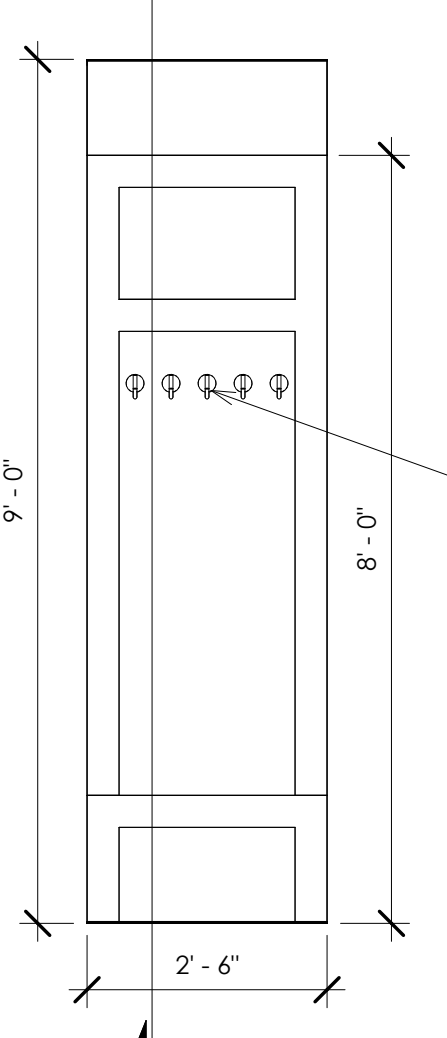
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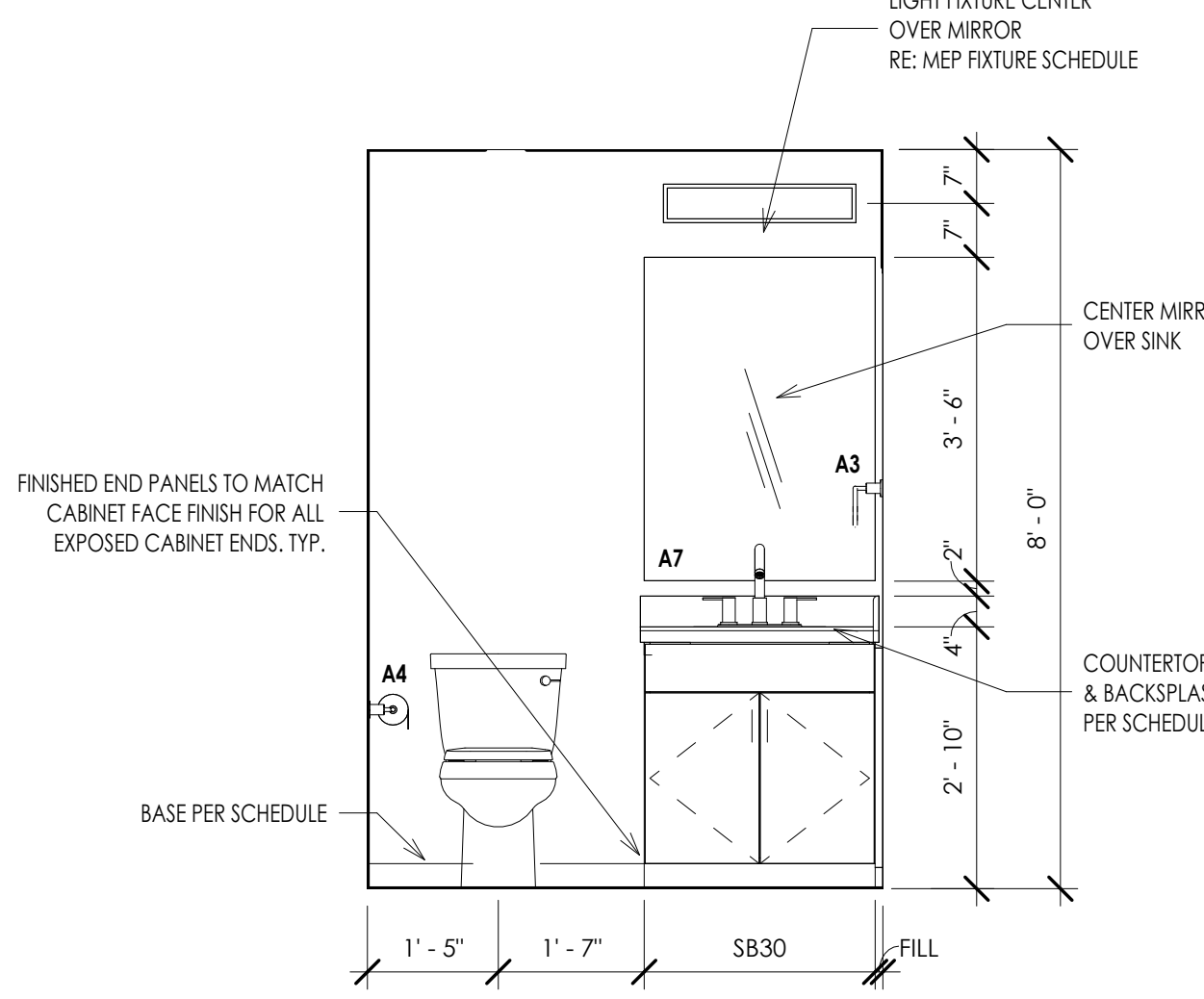
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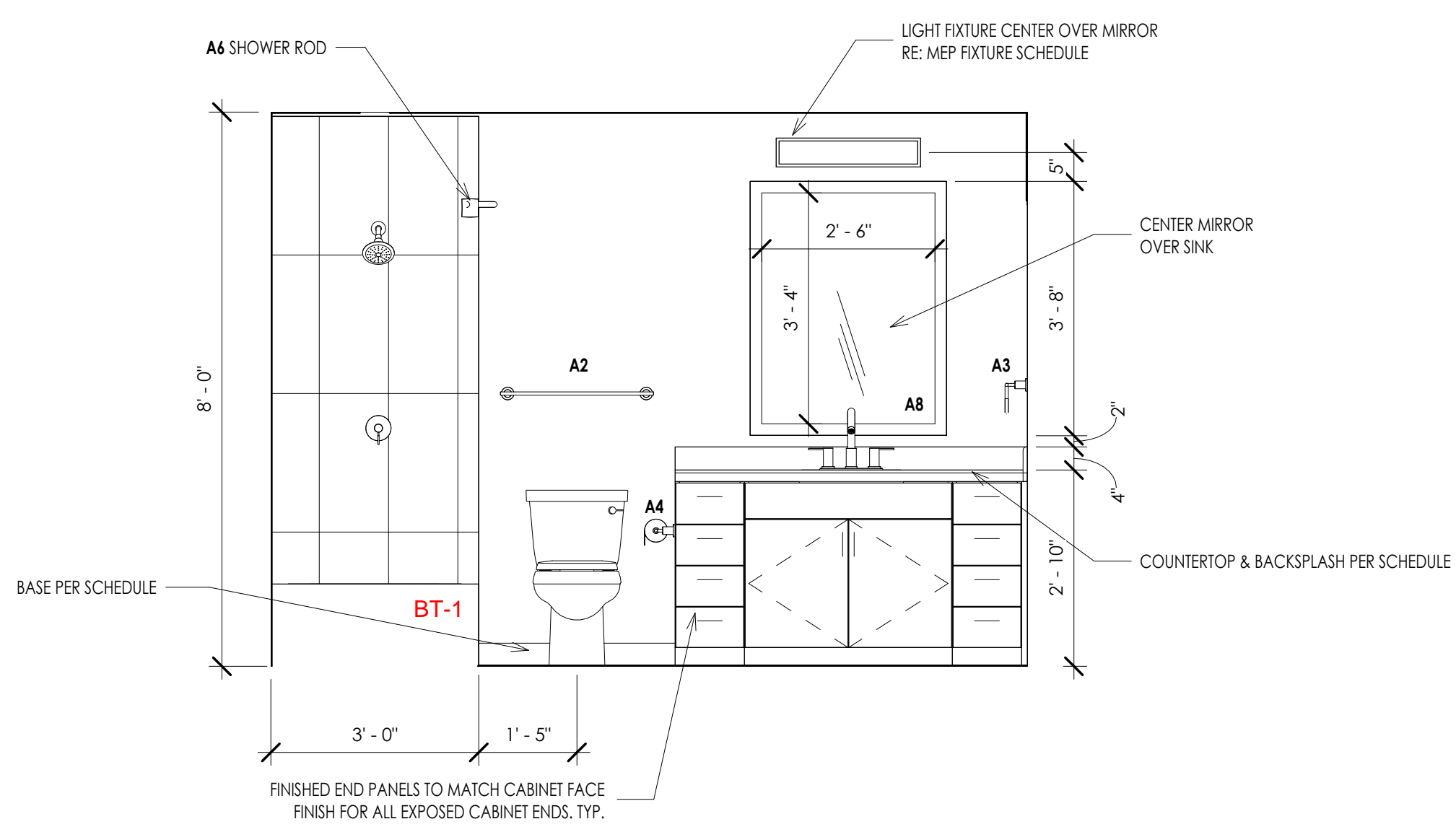
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1/2" = 1'-0"



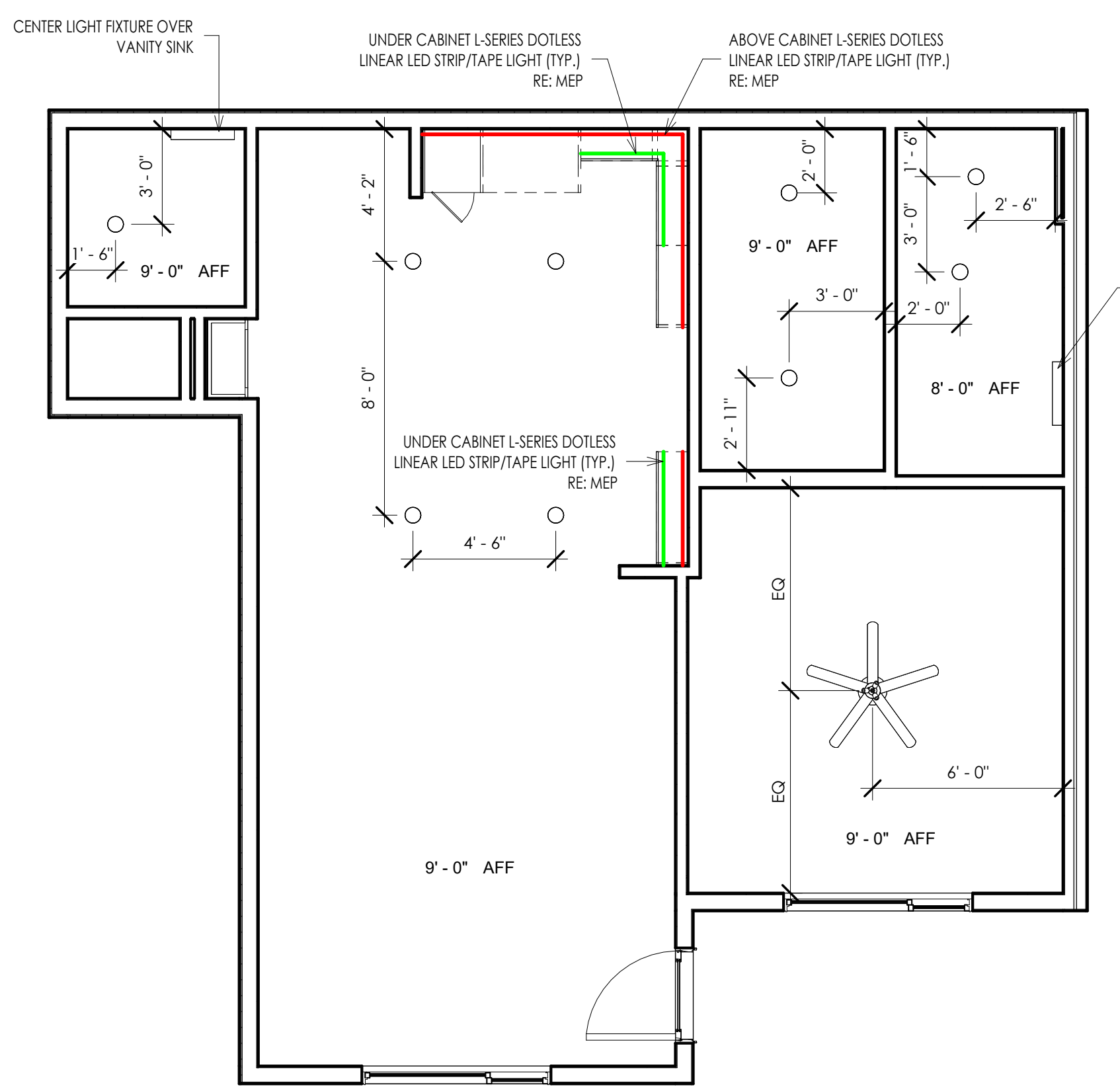
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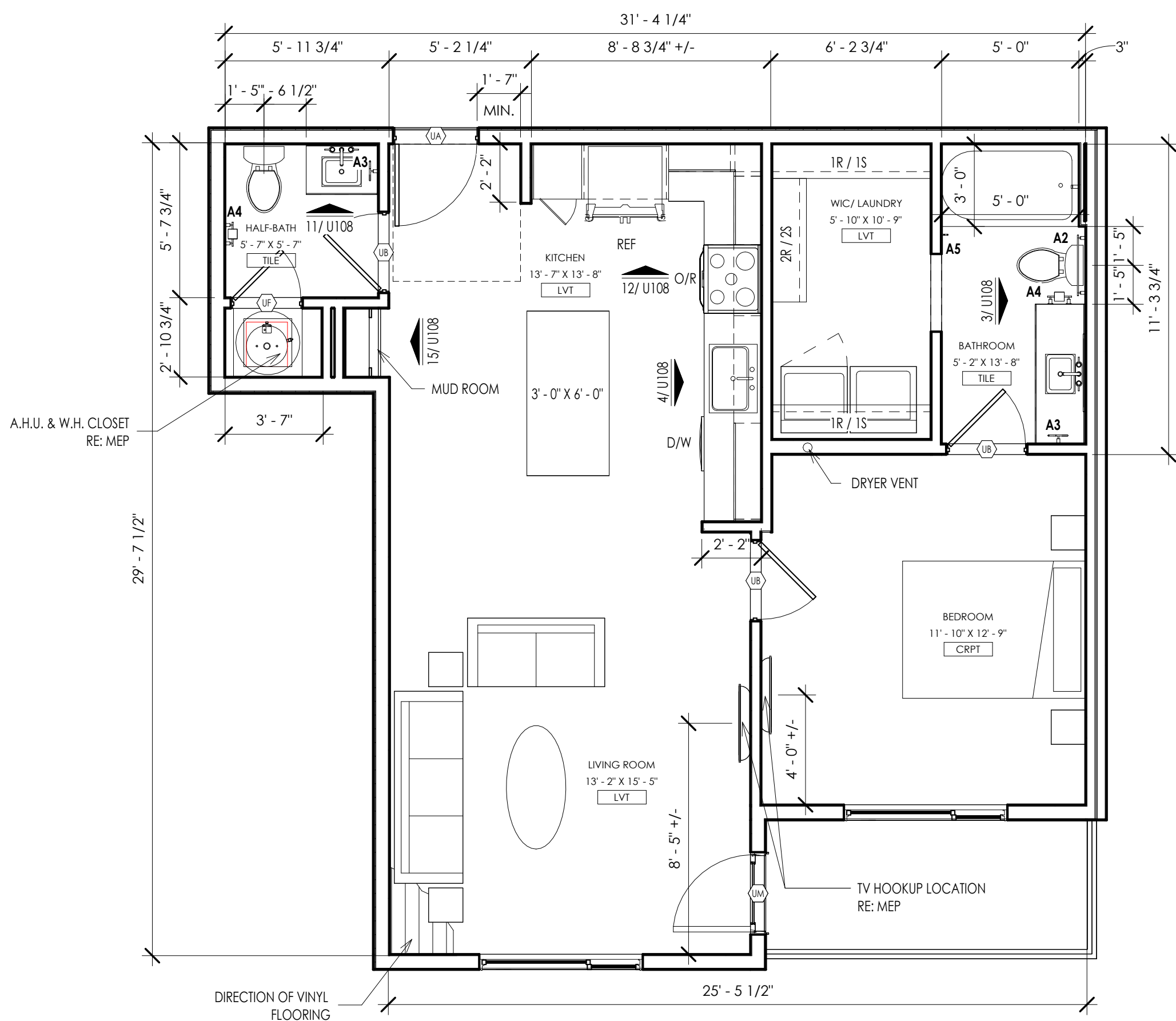
INTERIOR ELEVATION 11
1/2" = 1'-0"



INTERIOR ELEVATION 3
1/2" = 1'-0"



A4 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



A4 - UNIT PLAN 1
1/4" = 1'-0"

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project title
EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

project number
22042001
drawing issuance
BUILDING PERMIT SET 09/20/23
drawing revisions
No. Description Date:

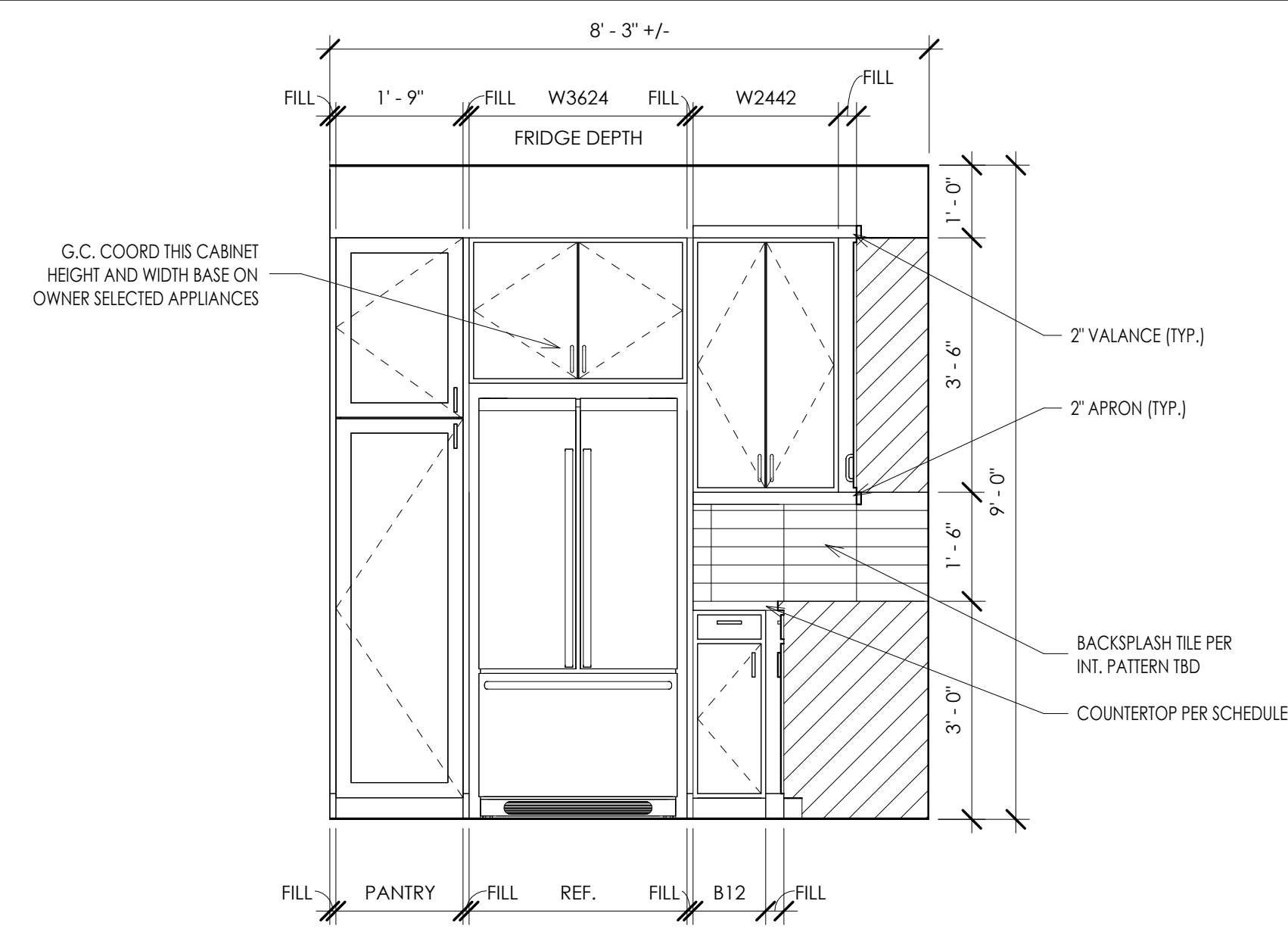
professional seal
STATE OF MISSOURI
HENRY C. KLOVER
ARCHITECT
No. 2332

Date Signed: **PM 1 5 2024**

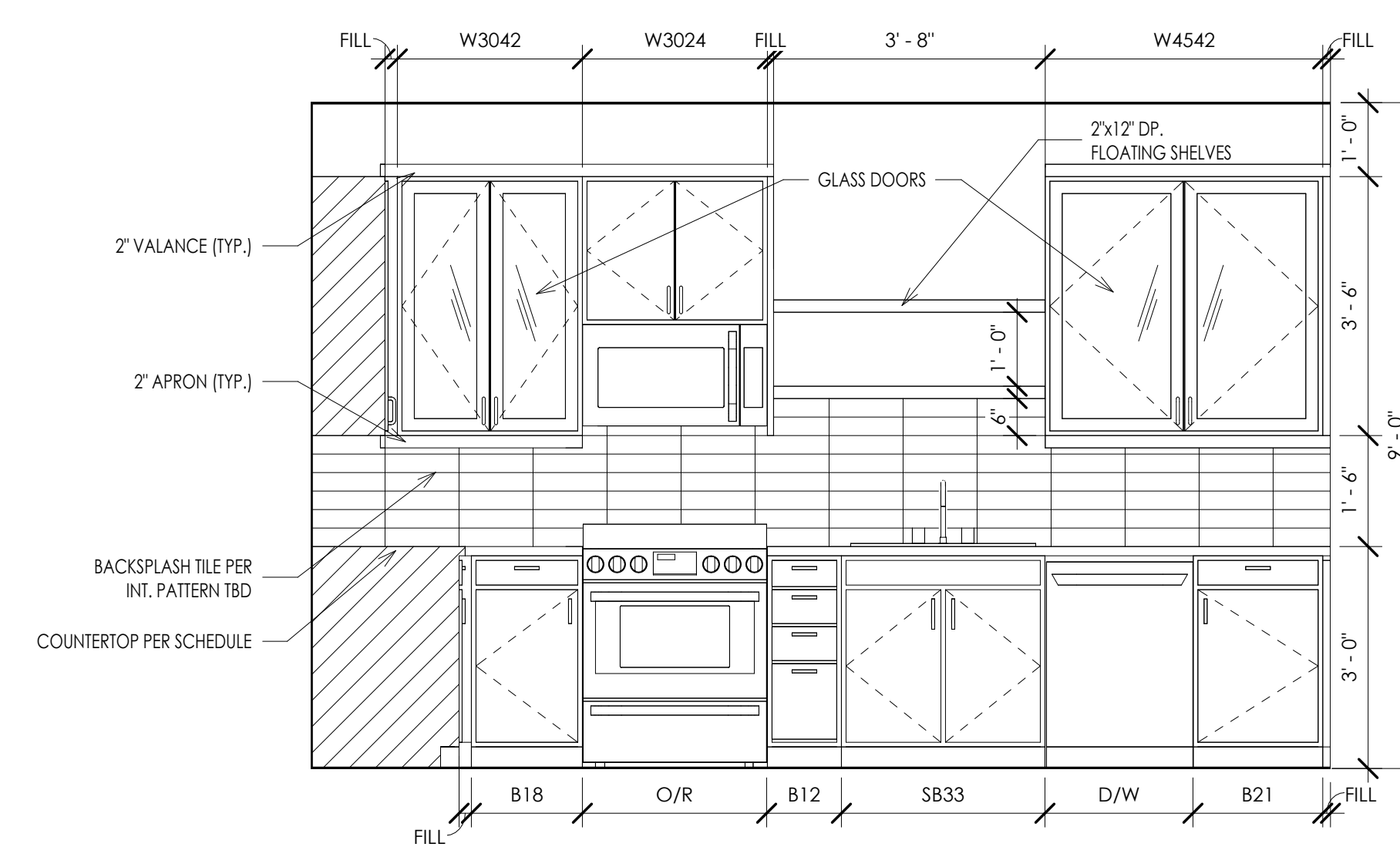
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drawing title
A4 - UNIT PLANS

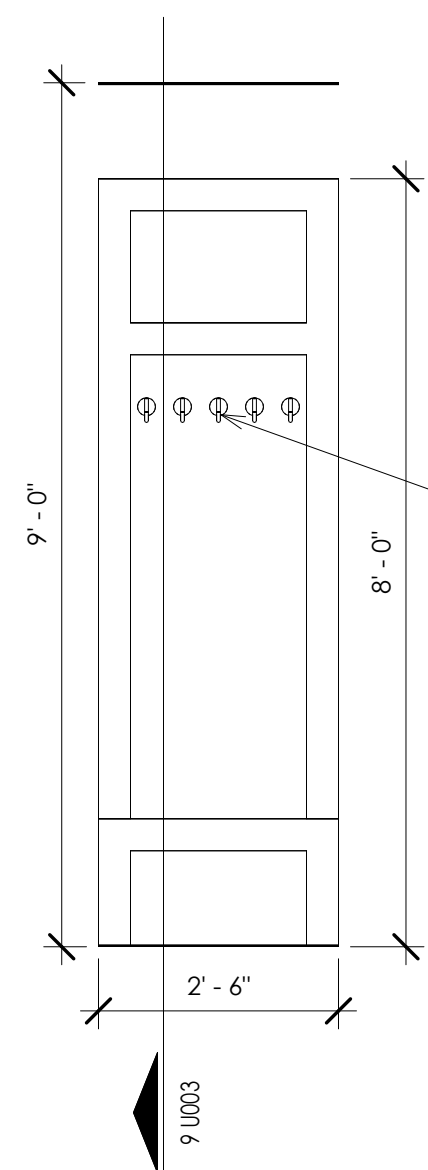
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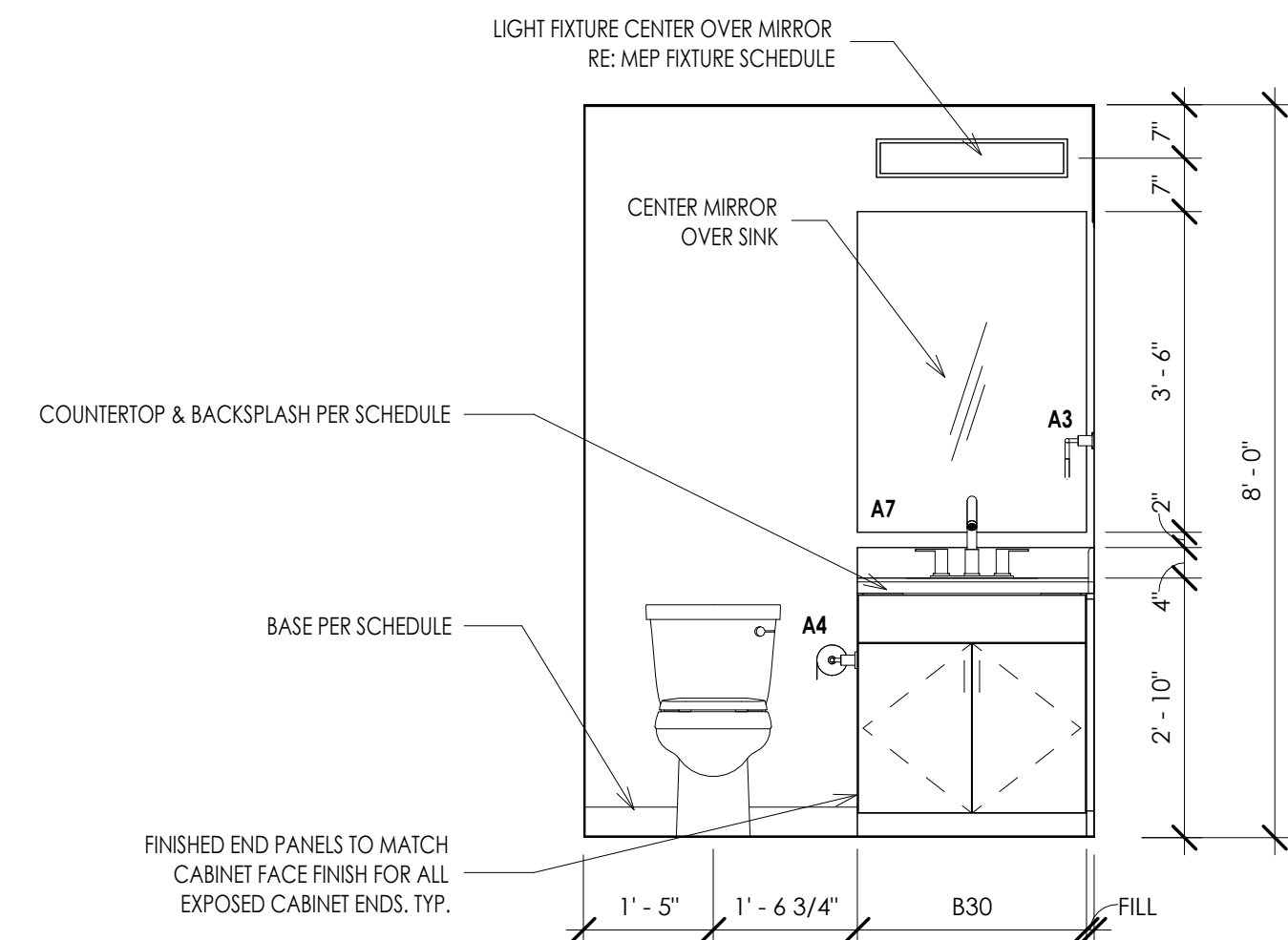
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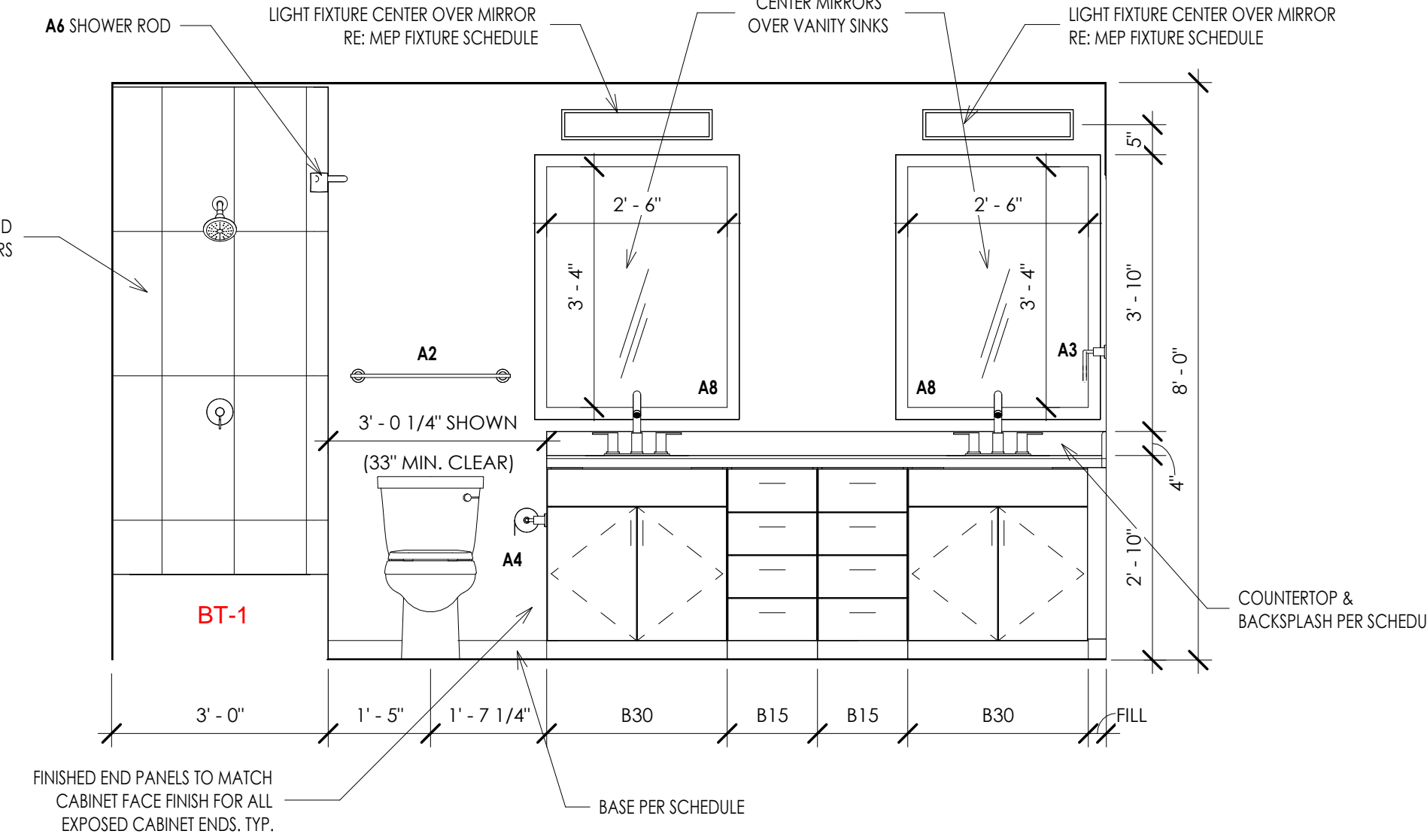
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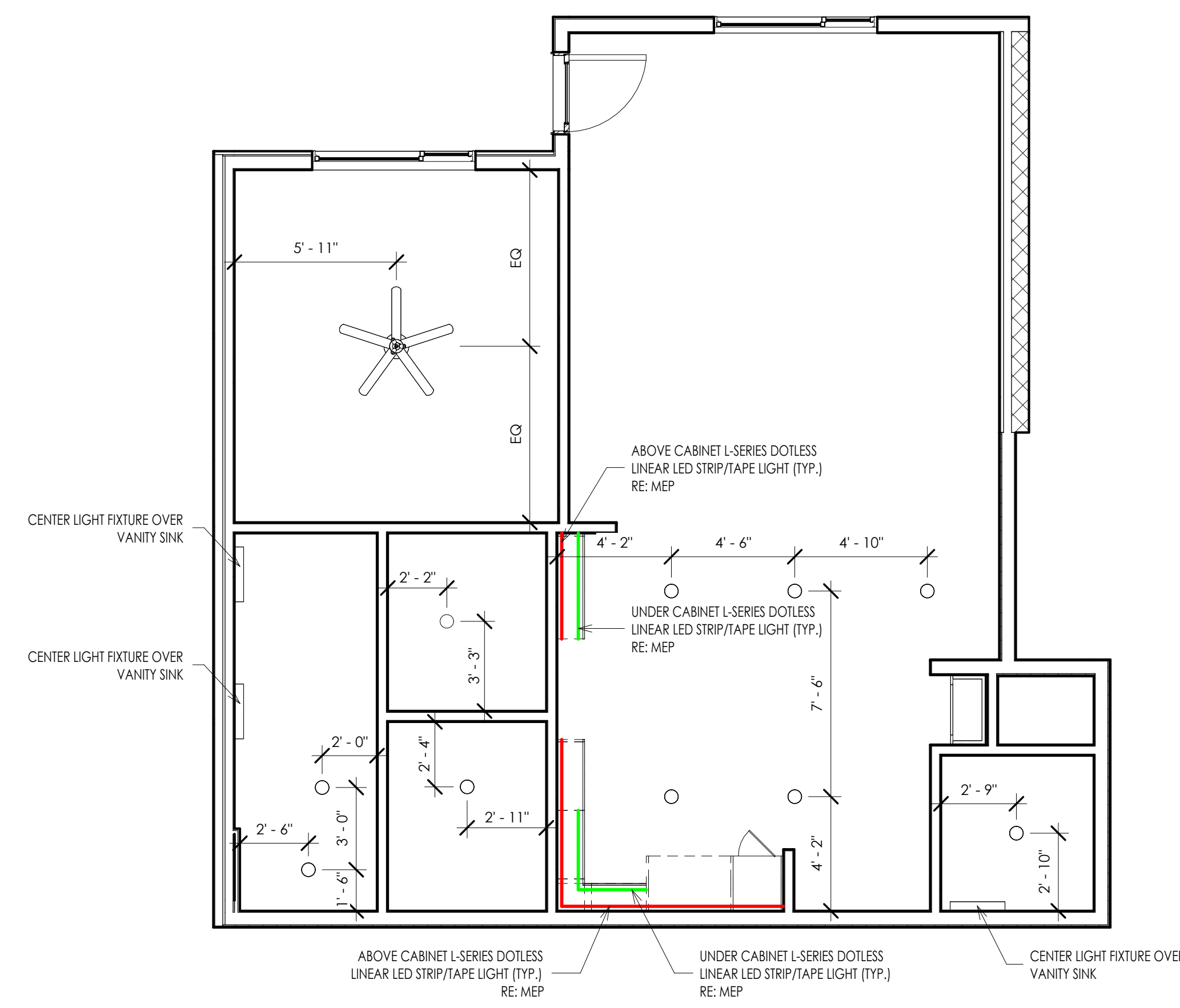
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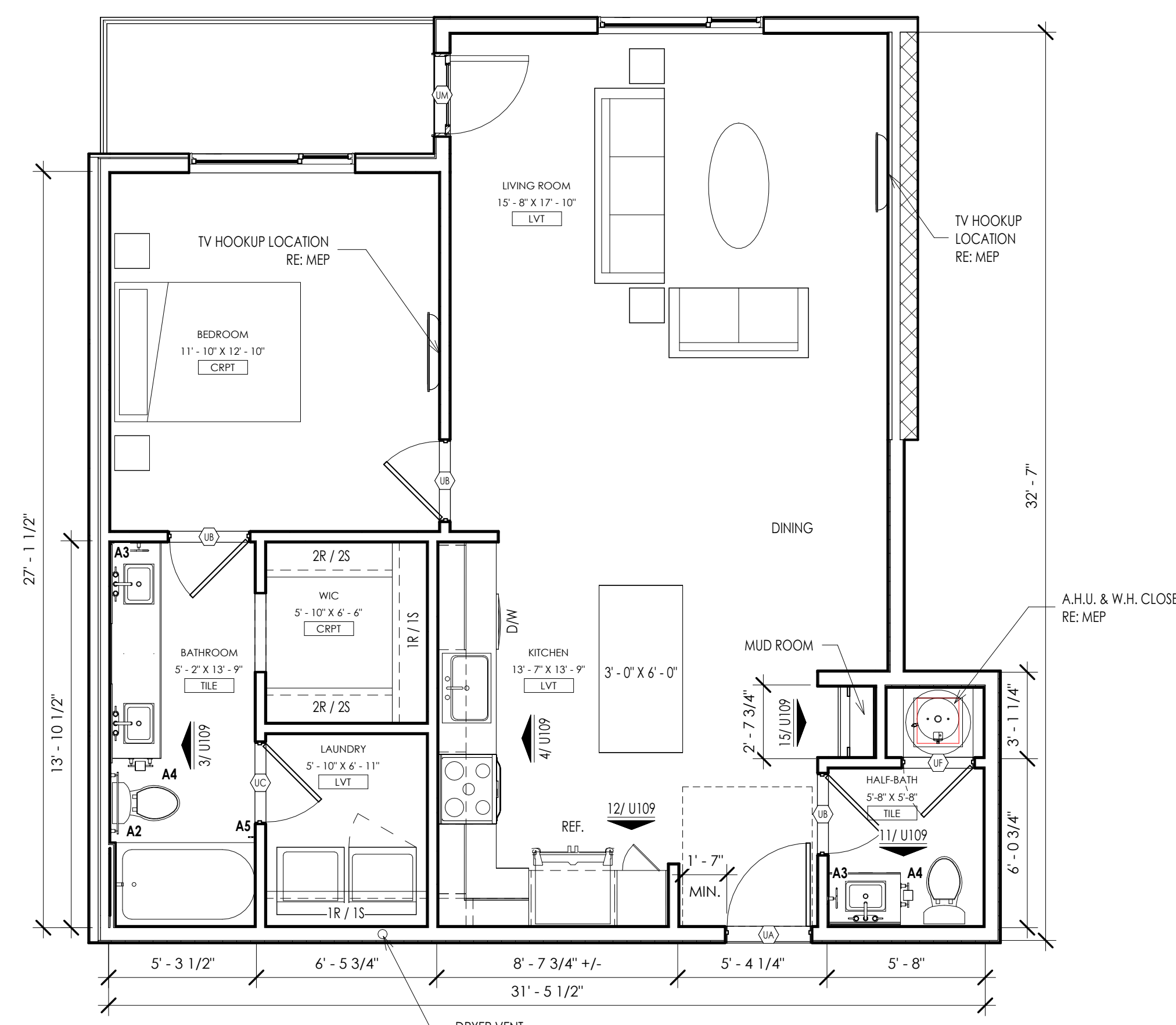
INTERIOR ELEVATION 11
1/2" = 1'-0"



INTERIOR ELEVATION 3
1/2" = 1'-0"



A4.1 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



A4.1 - UNIT PLAN 1
1/4" = 1'-0"

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project title
project number

EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

drawing issuance
drawing revisions

professional seal
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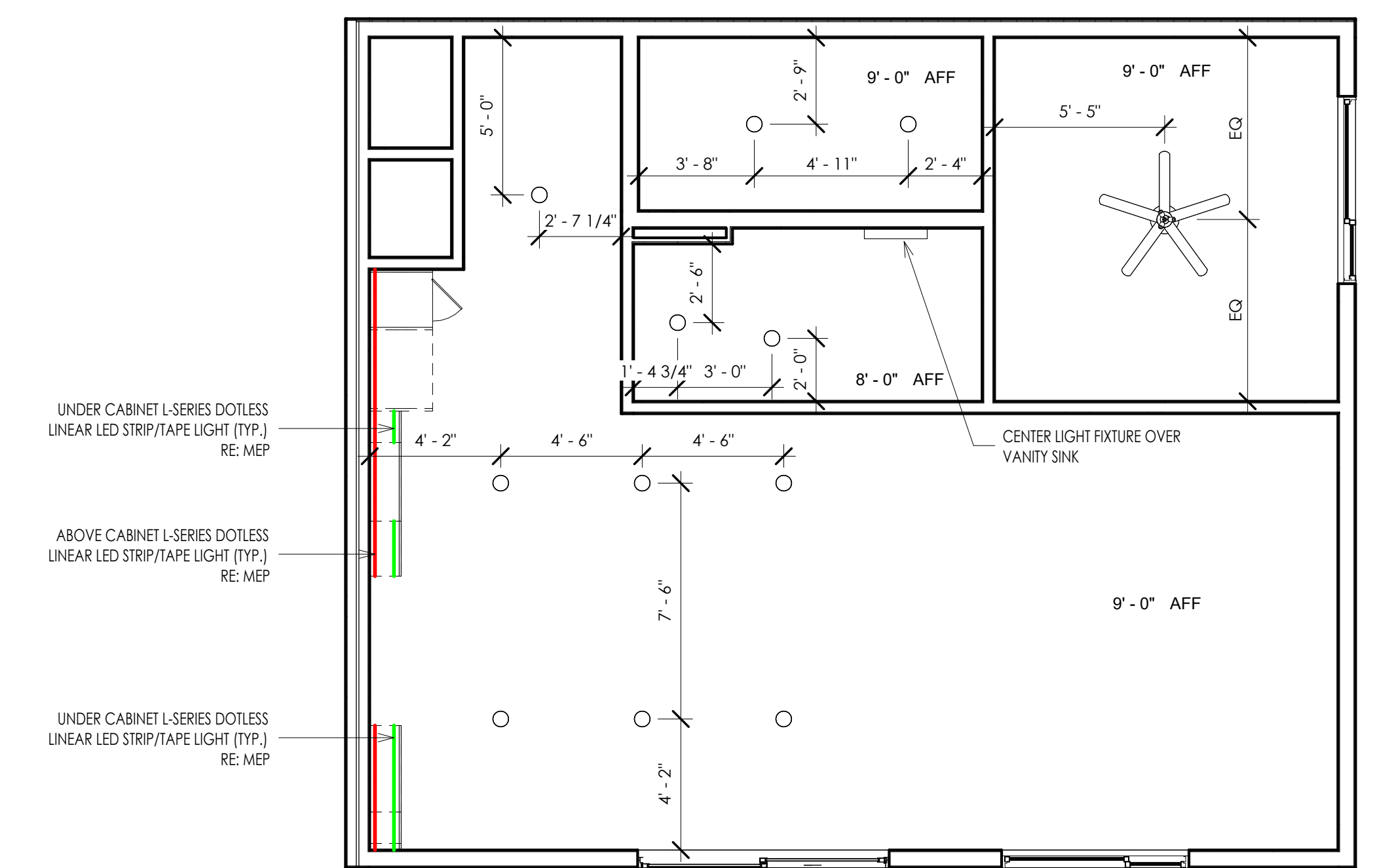
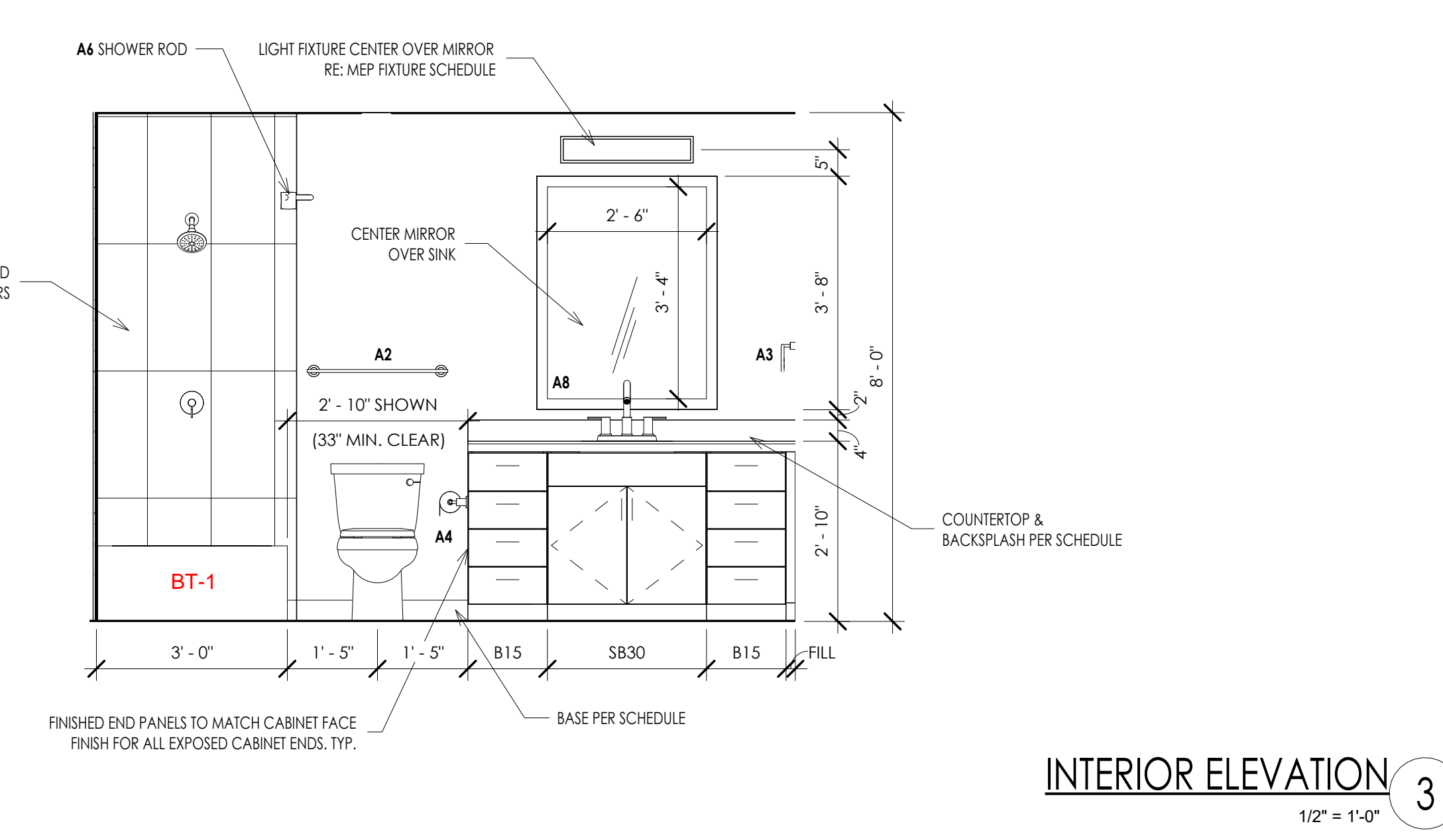
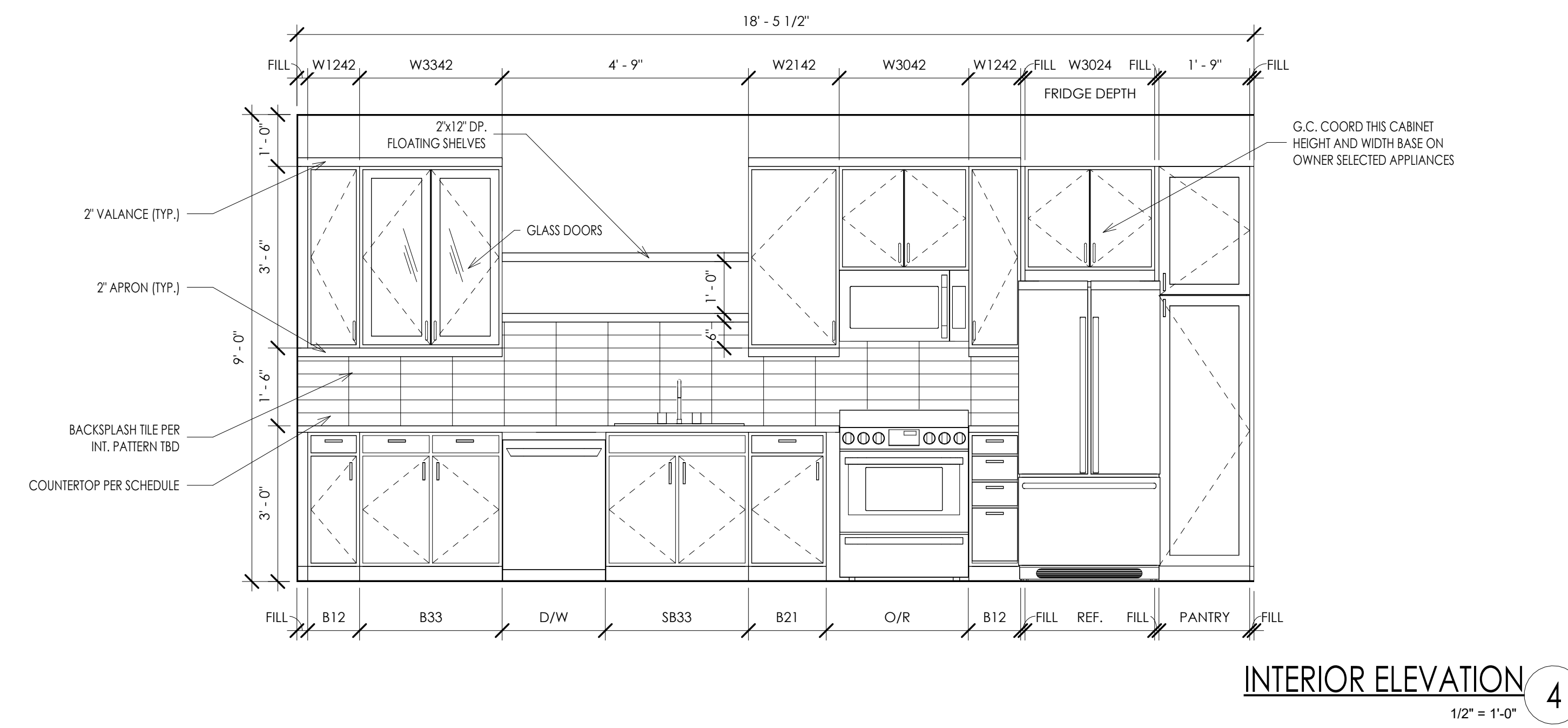
drawing title
drawing number
U109

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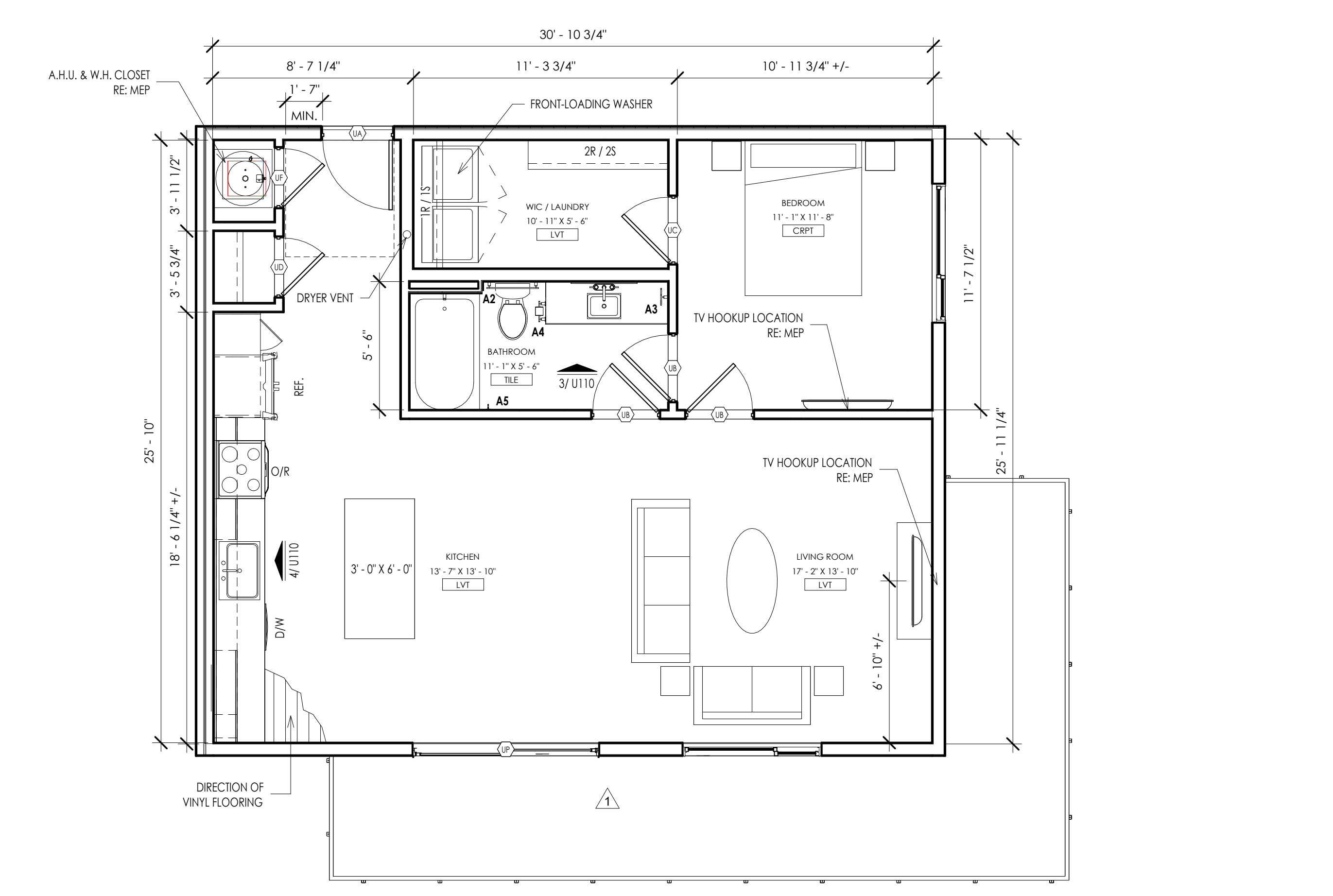
NOT USED 12

NOT USED 15

NOT USED 11



A5 - RELECTED CEILING PLAN 1/4" = 1'-0" 9



851 SF QTY: 1 A5 - UNIT PLAN 1/4" = 1'-0" 1

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project title

EPC REAL ESTATE
 MEADOW LAKE APARTMENTS
 1500 MEADOW LAKE PARKWAY
 KANSAS CITY, MO 64114

project number 22042001

drawing issuance 09/20/23

drawing revisions

No.	Description	Date
1	REVISION #1	11/14/23

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STATE OF MISSOURI
 ARCHITECT
 JENNIFER C. REEDER
 NUMBER 00332

Date Signed: 11/14/2024 10:22:40 AM

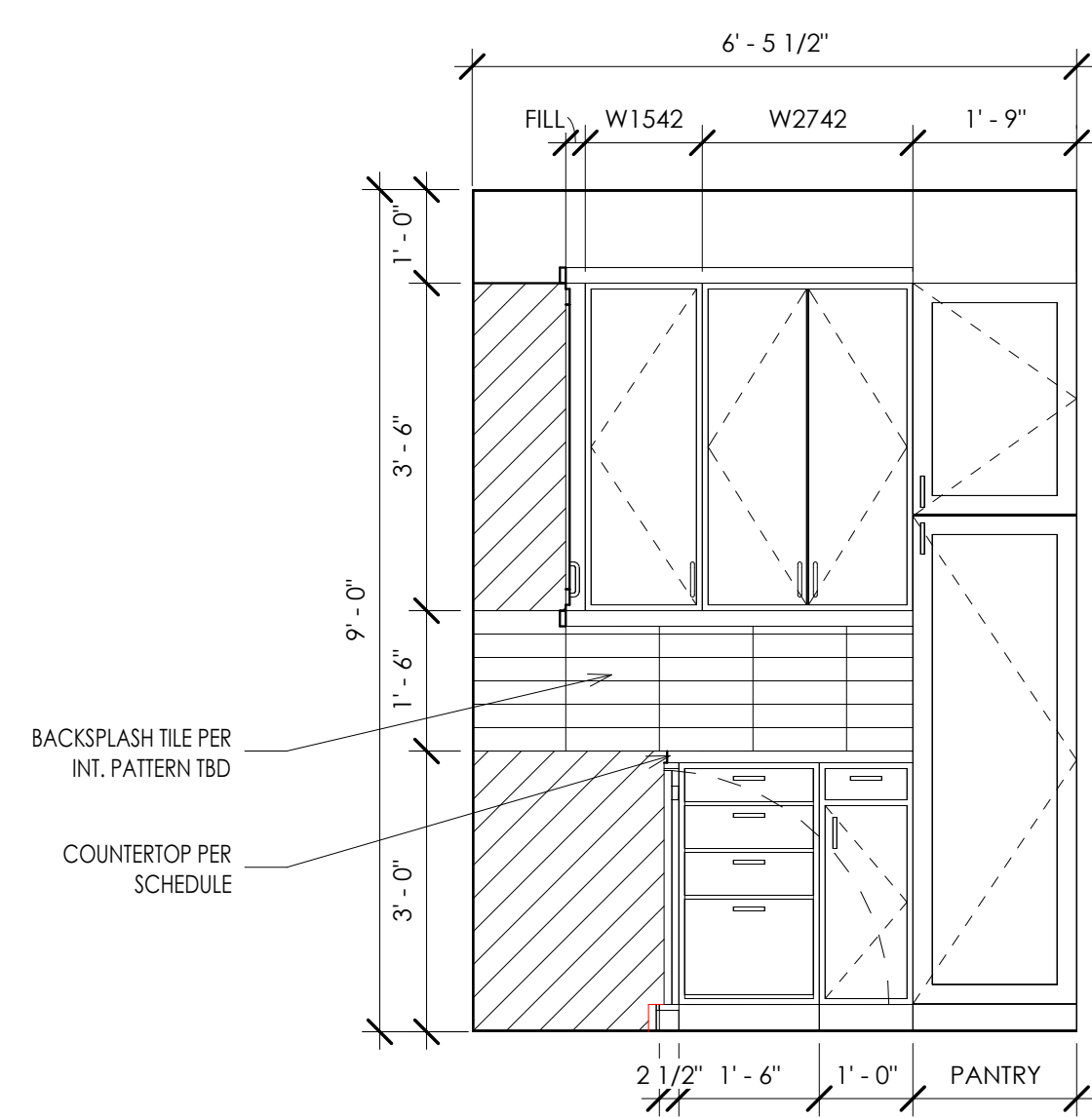
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drawing title A5 - UNIT PLANS

drawing number

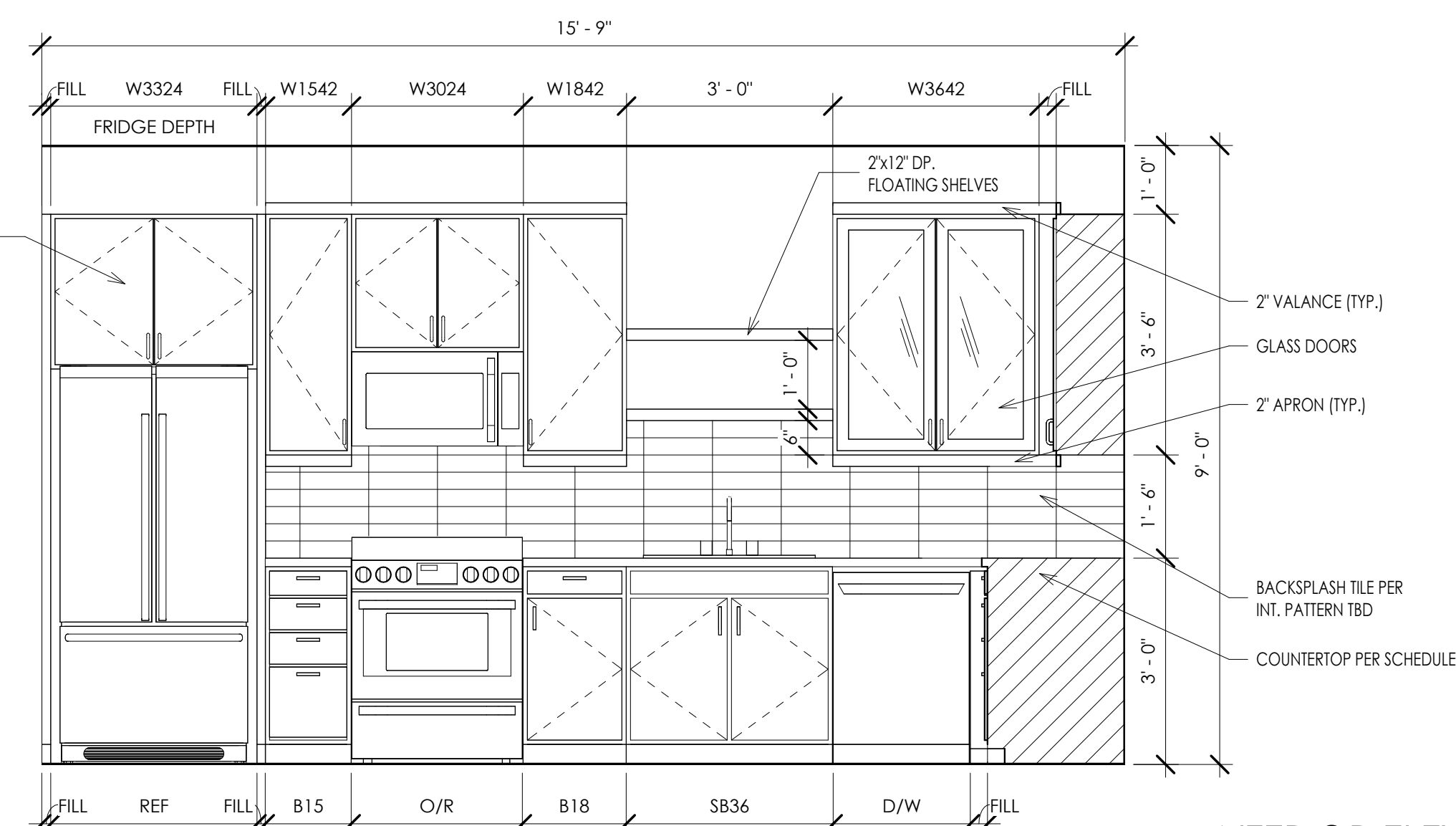
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NOT USED 16



INTERIOR ELEVATION 12
1/2" = 1'-0"

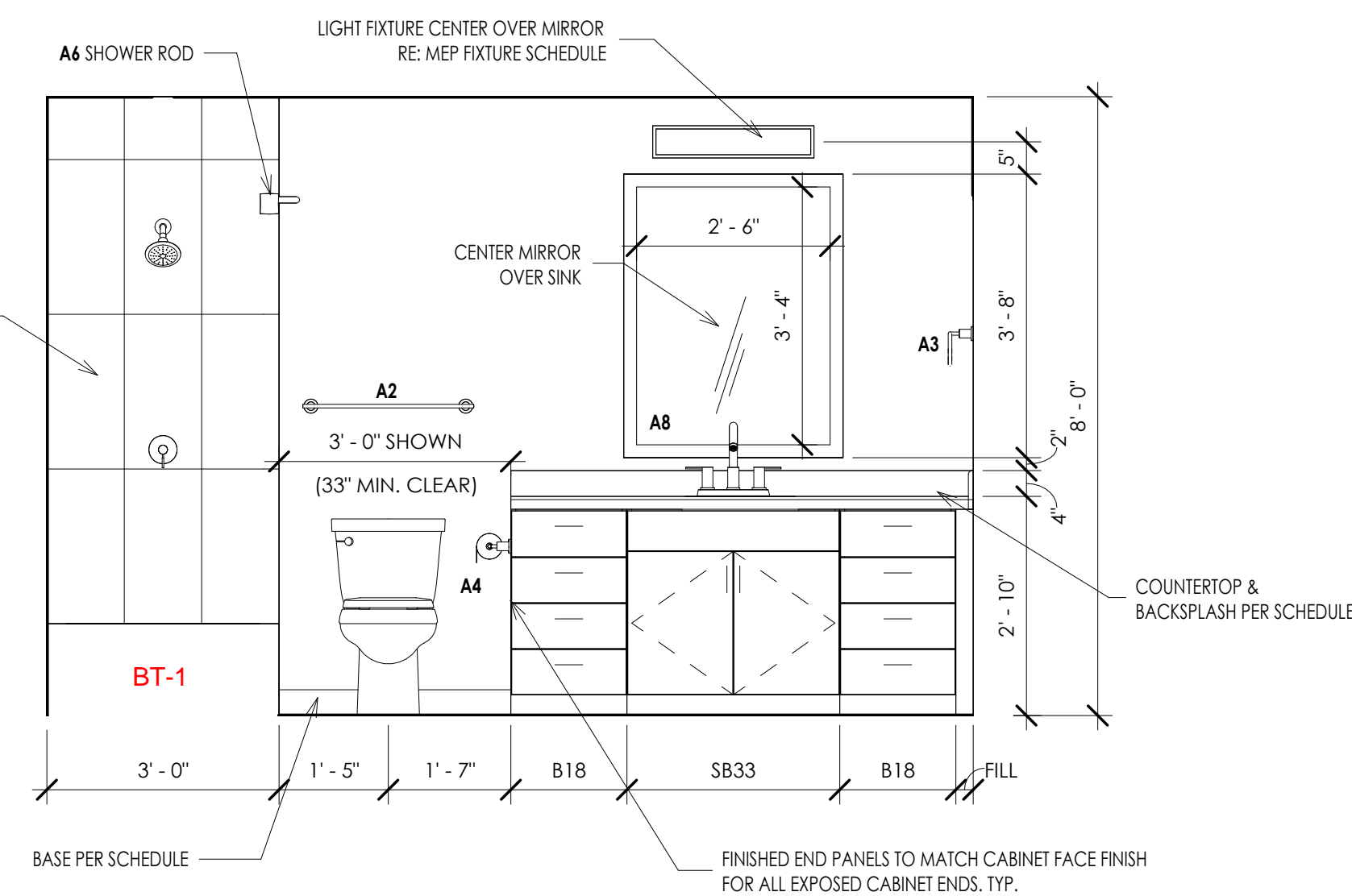
G.C. COORD THIS CABINET HEIGHT AND WIDTH BASE ON OWNER SELECTED APPLIANCES



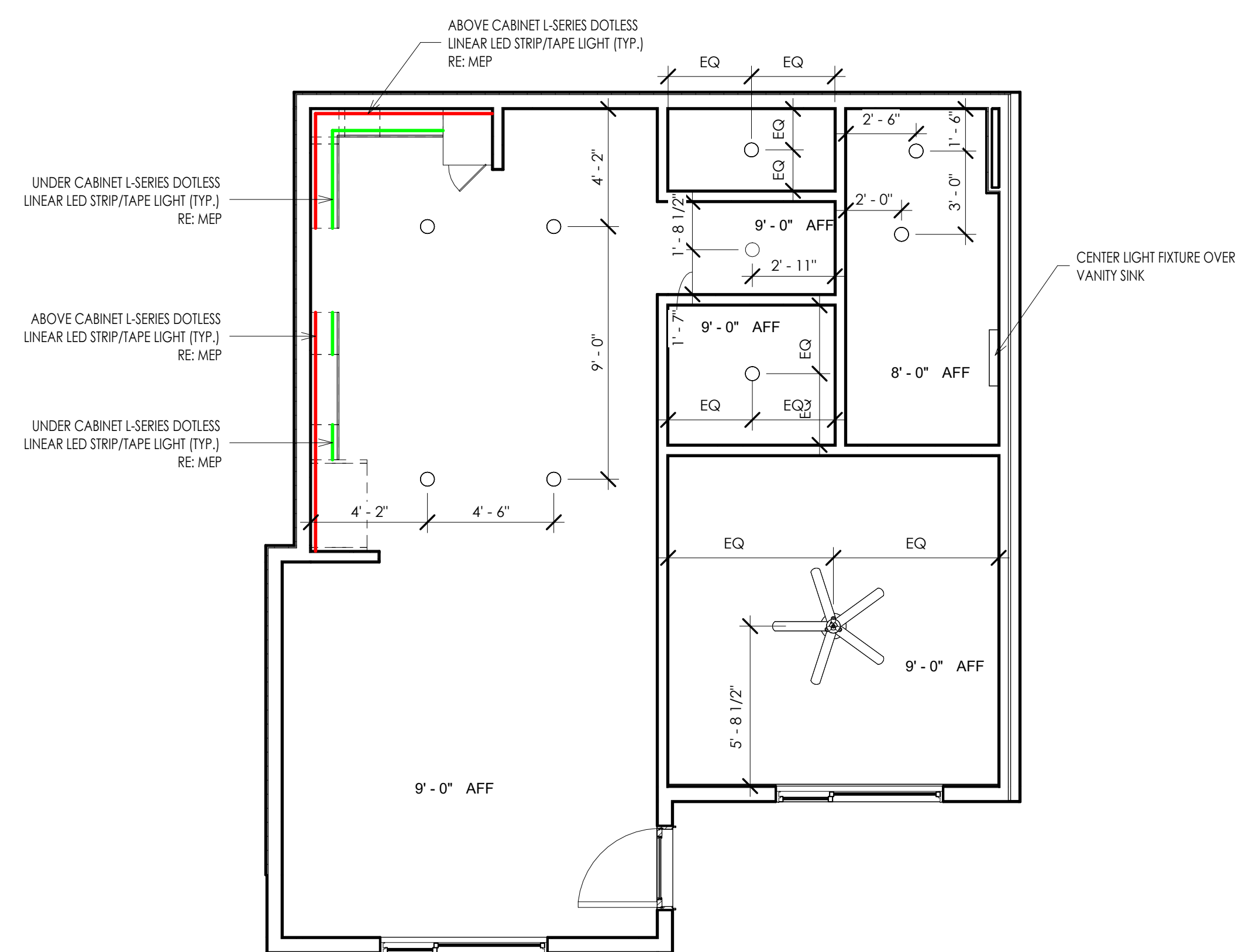
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1/2" = 1'-0"

NOT USED 15

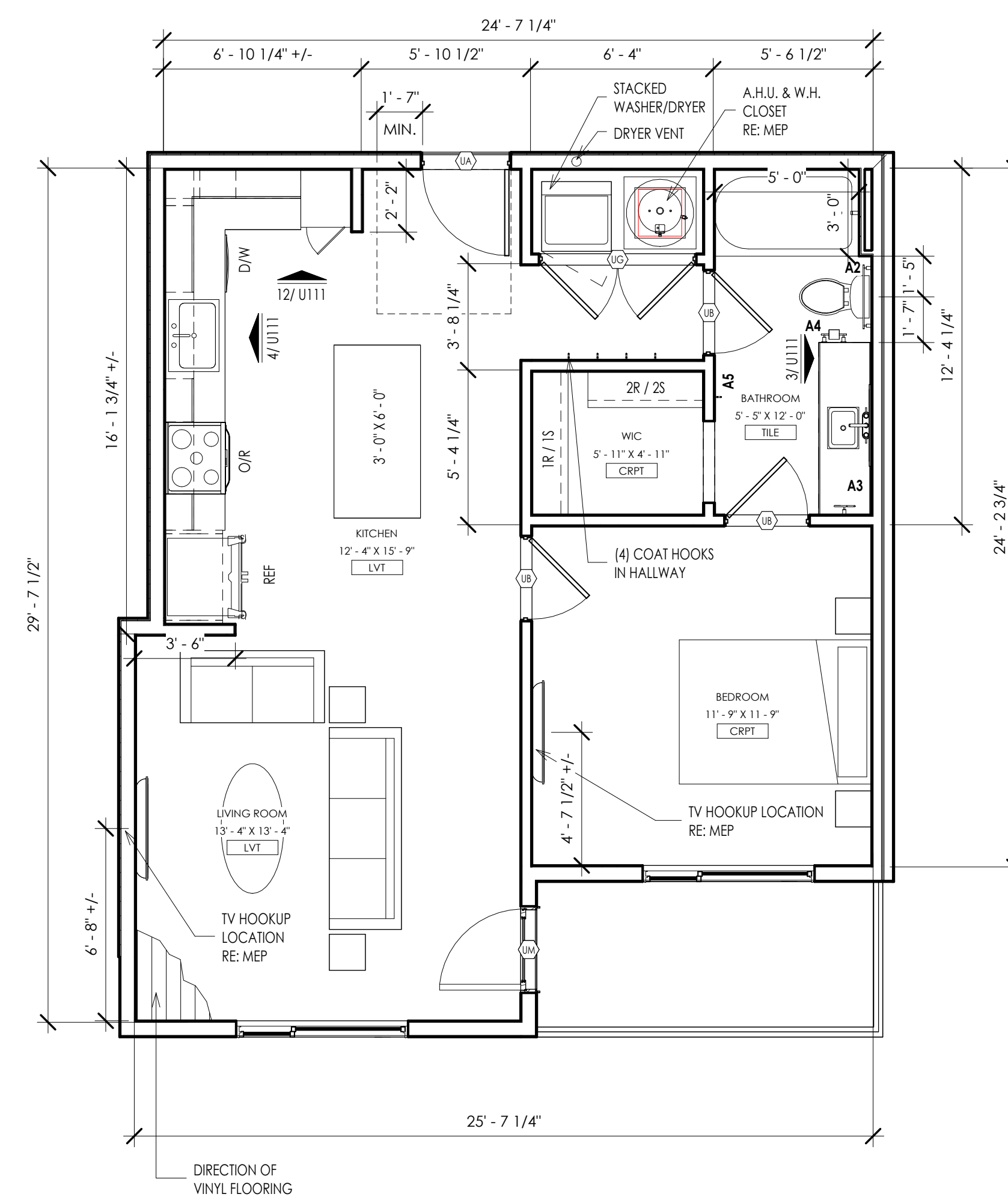
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INTERIOR ELEVATION 3
1/2" = 1'-0"



A6 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



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

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project title

EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

project number

drawing issuance

drawing revisions

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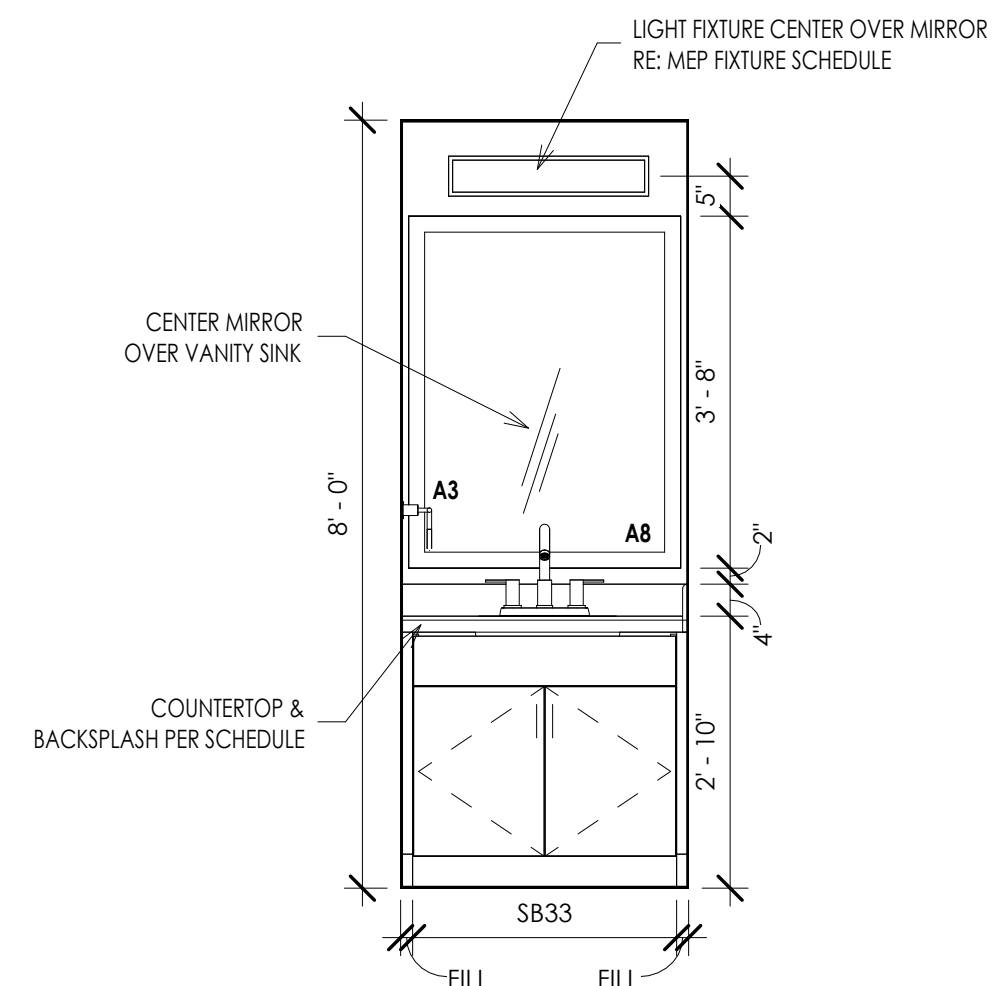
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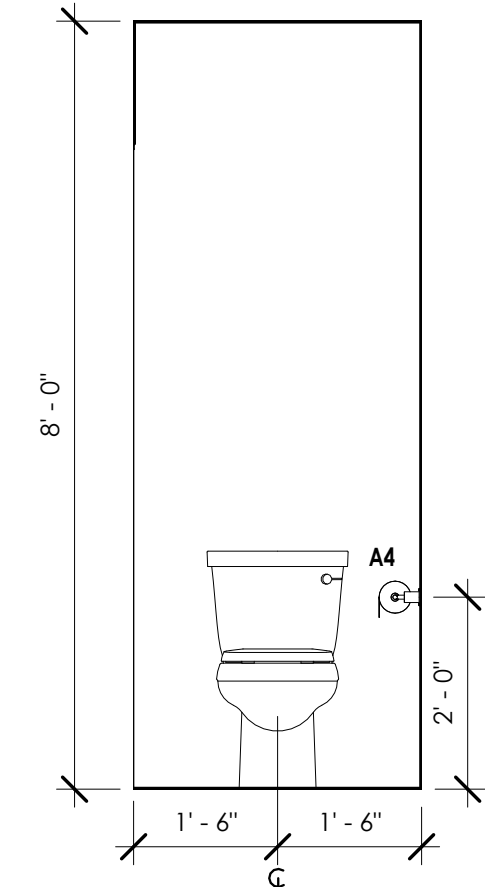
44 - UNIT PLANS

drawing number

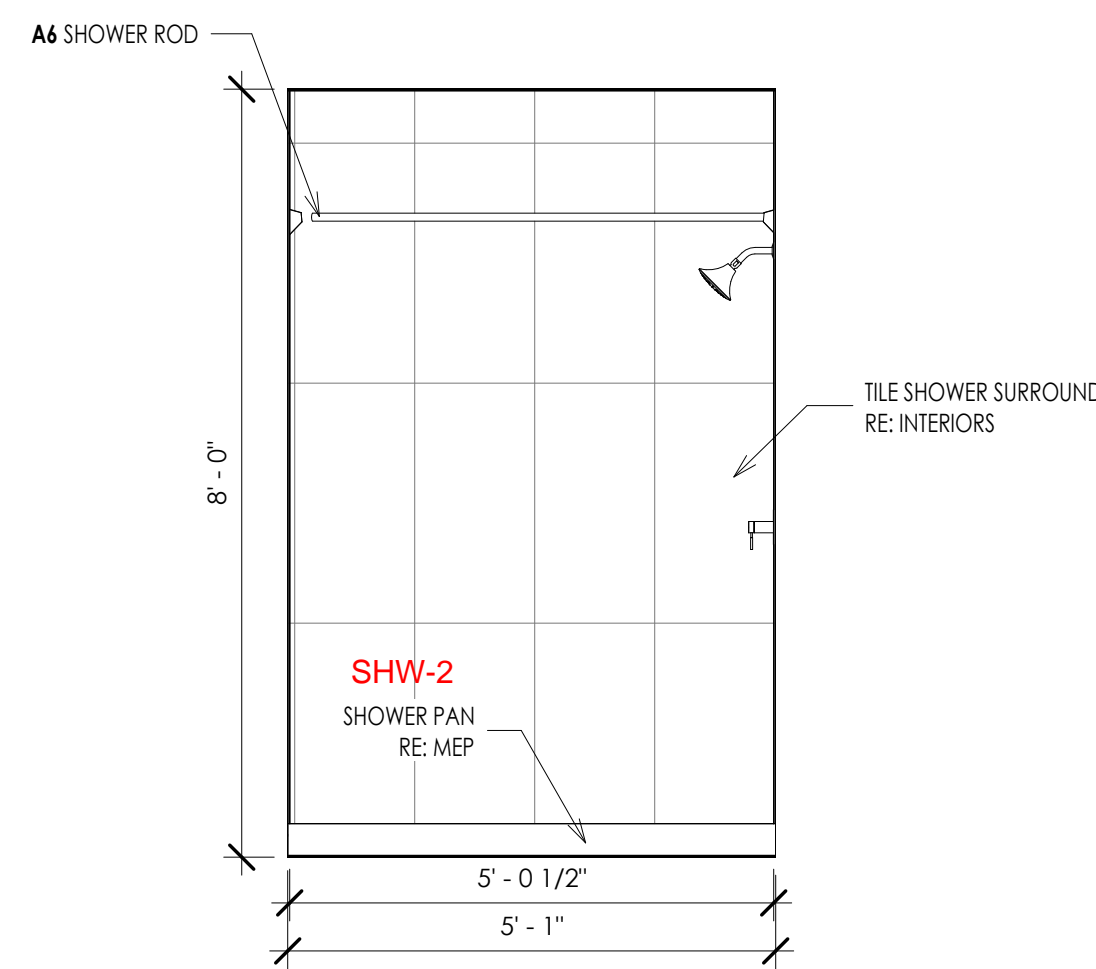
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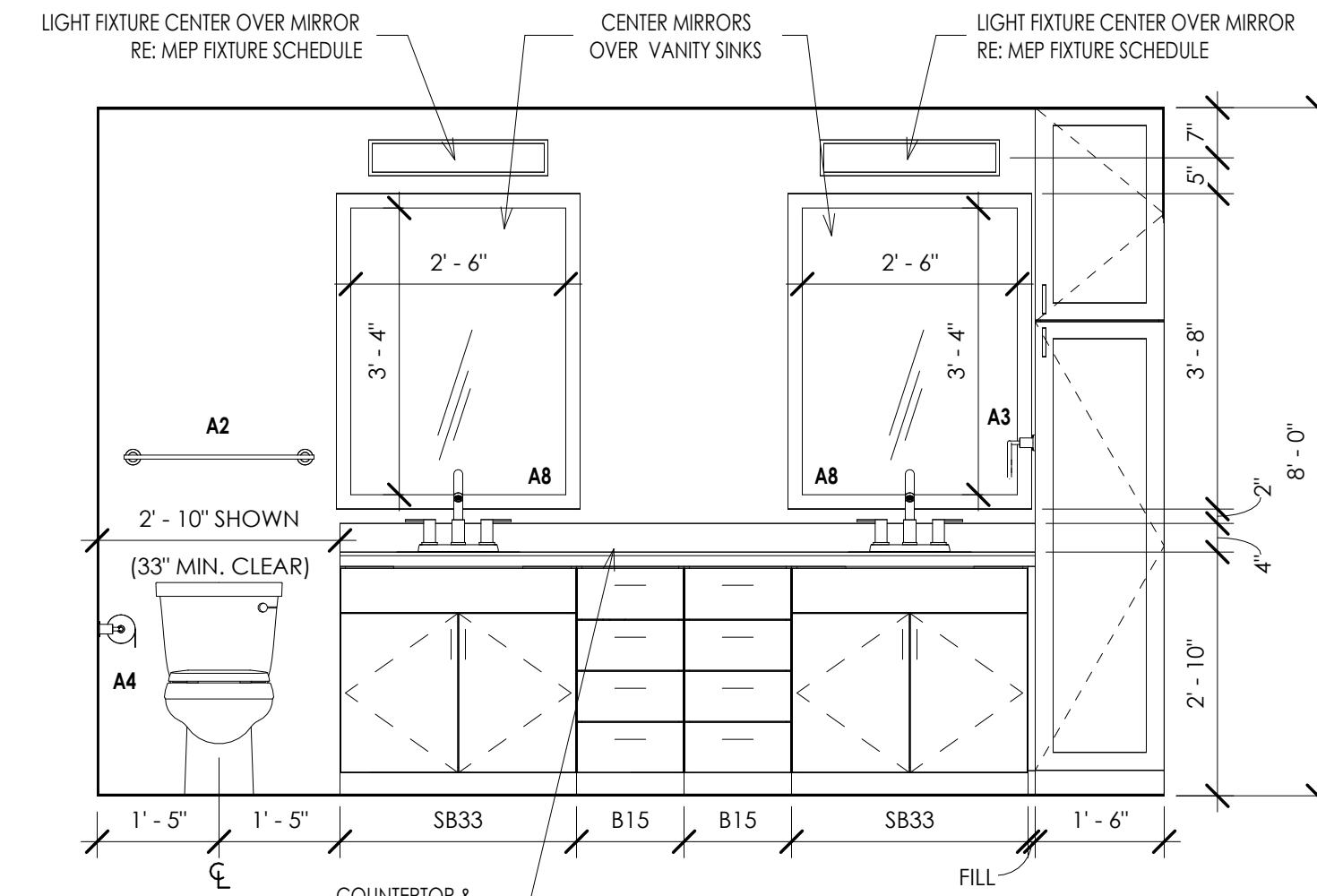
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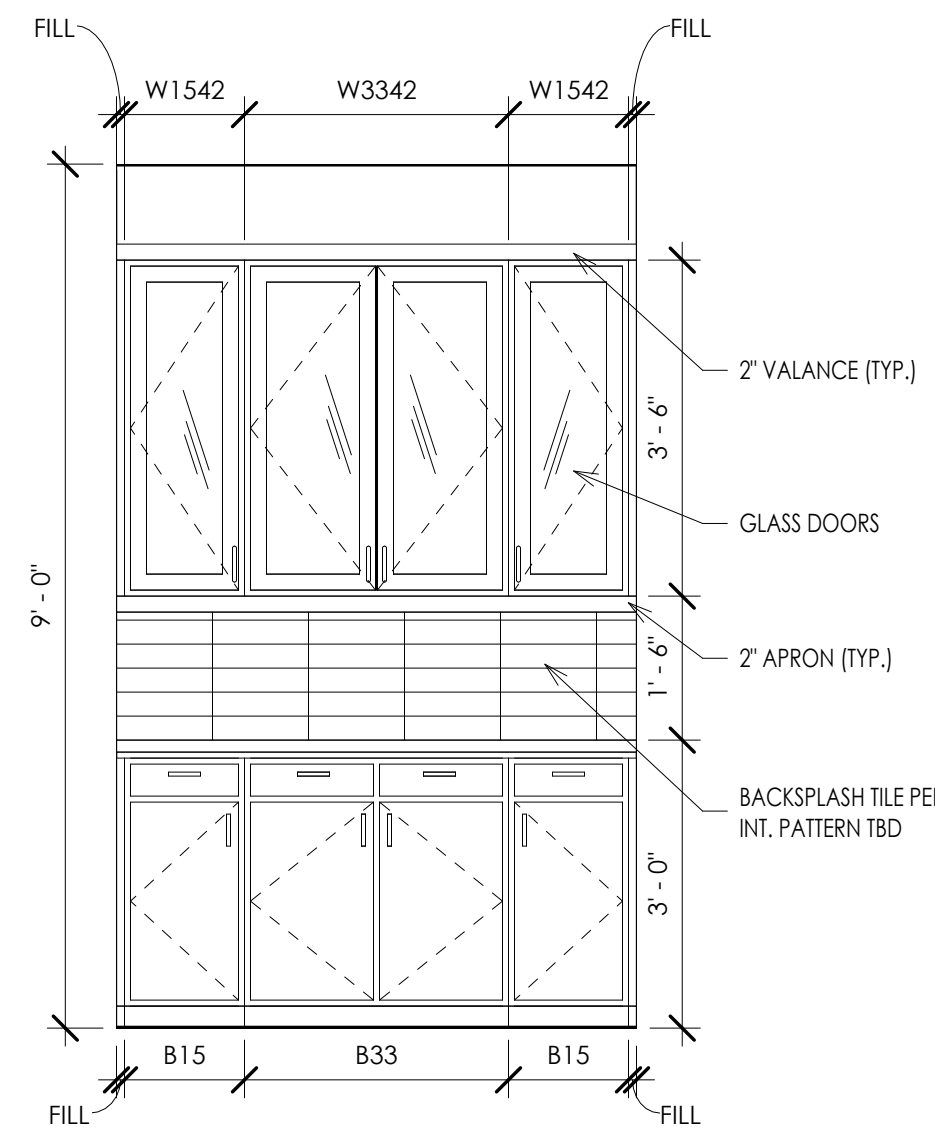
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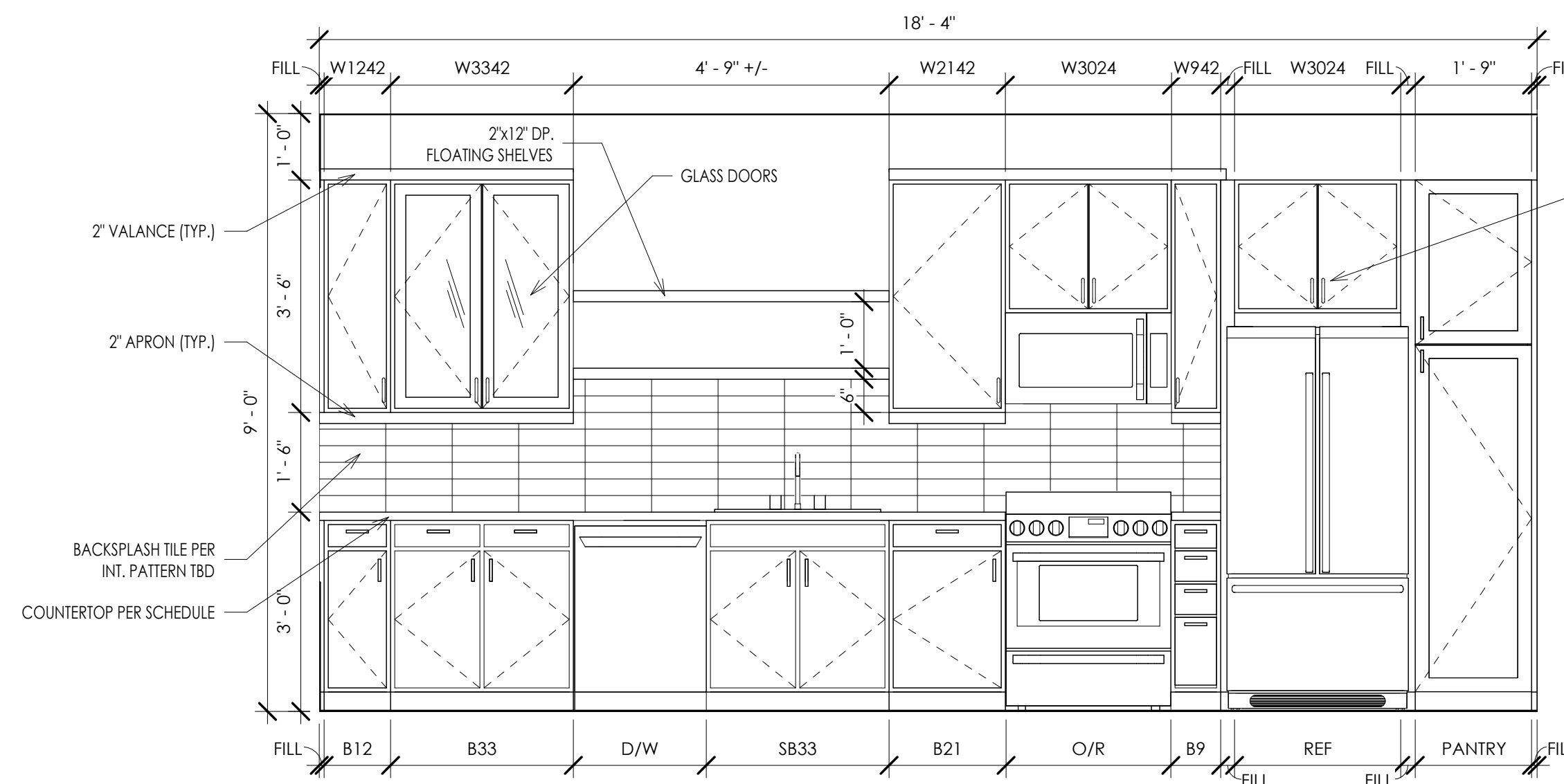
INTERIOR ELEVATION 8
1/2" = 1'-0"



INTERIOR ELEVATION 4
1/2" = 1'-0"

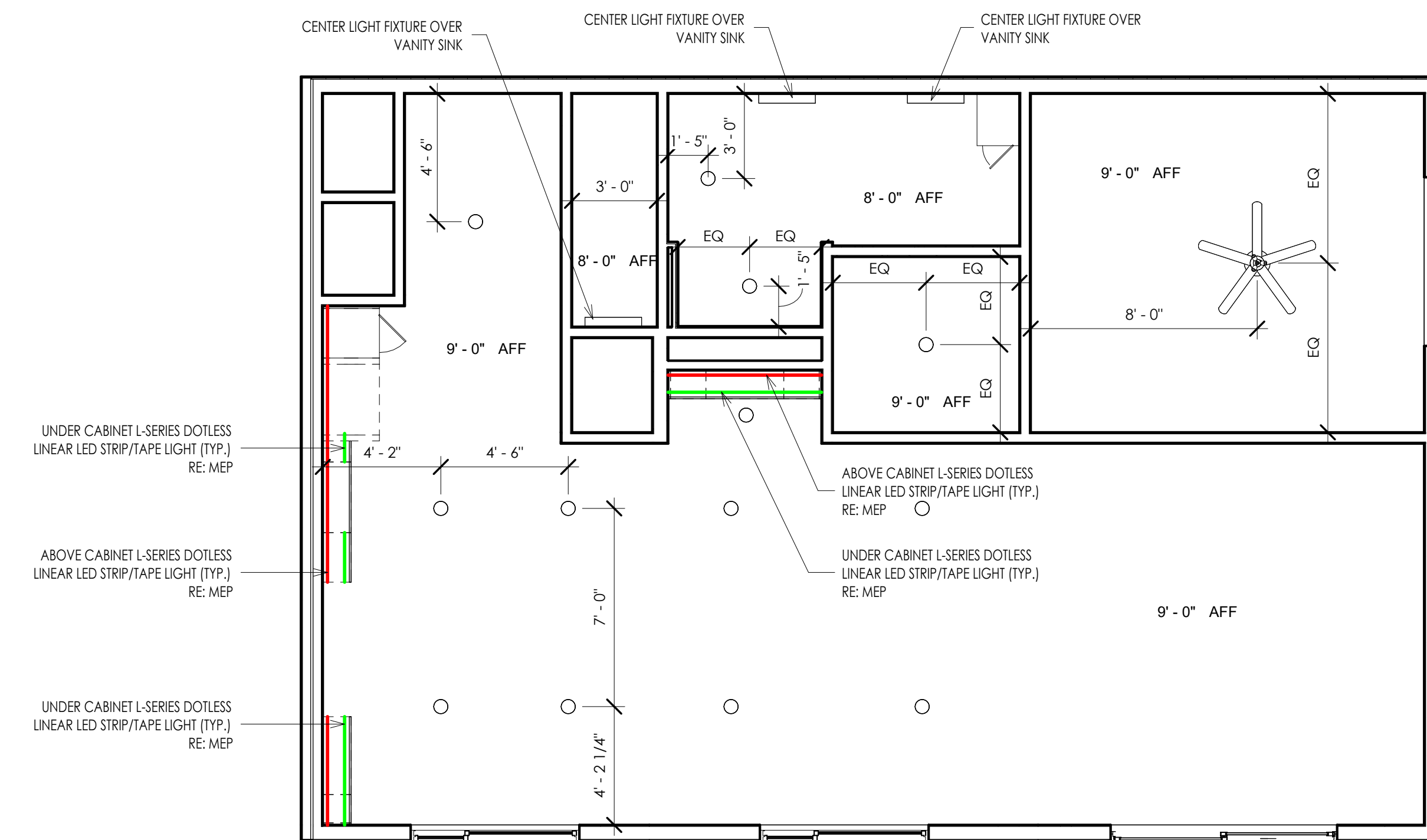


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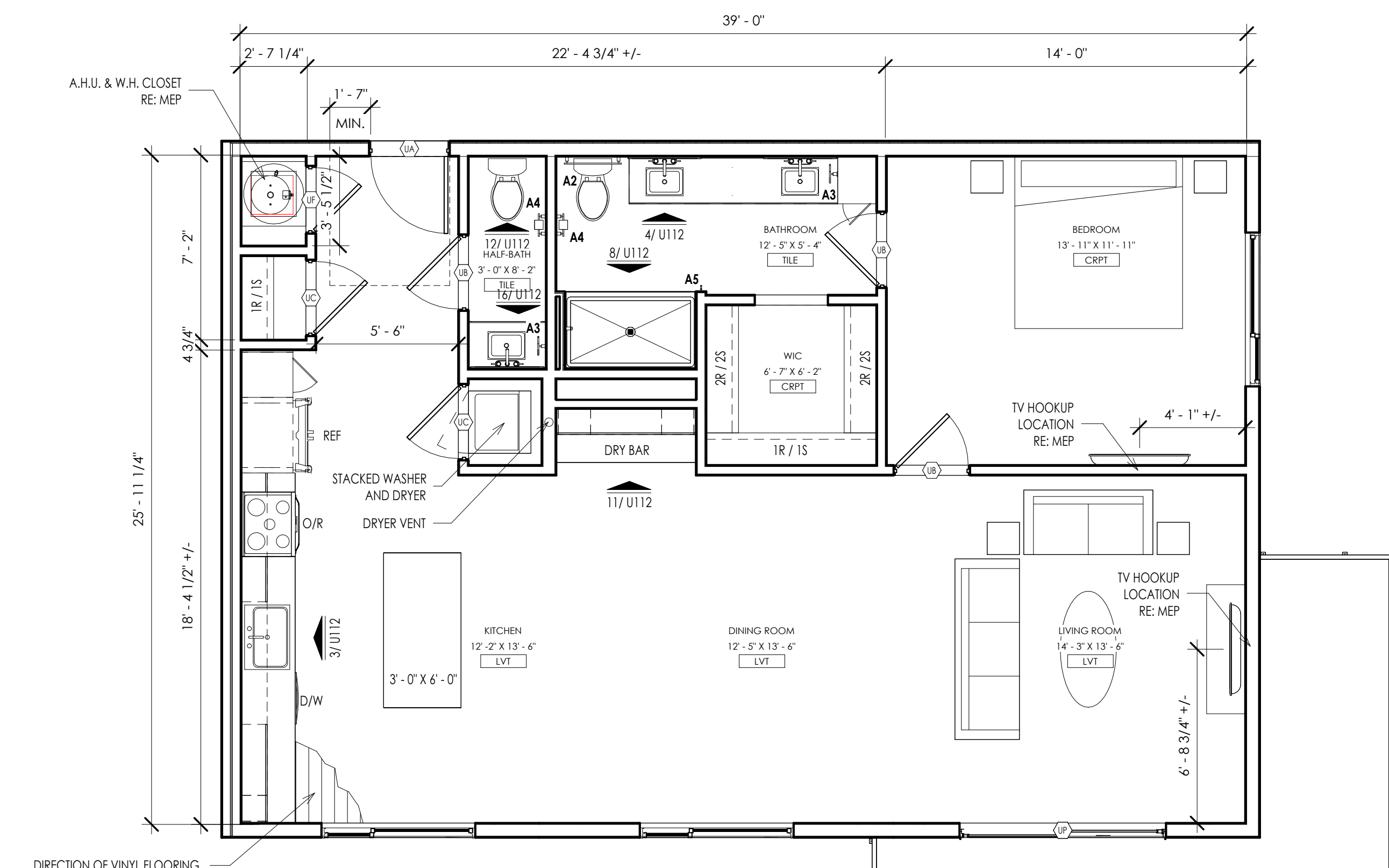


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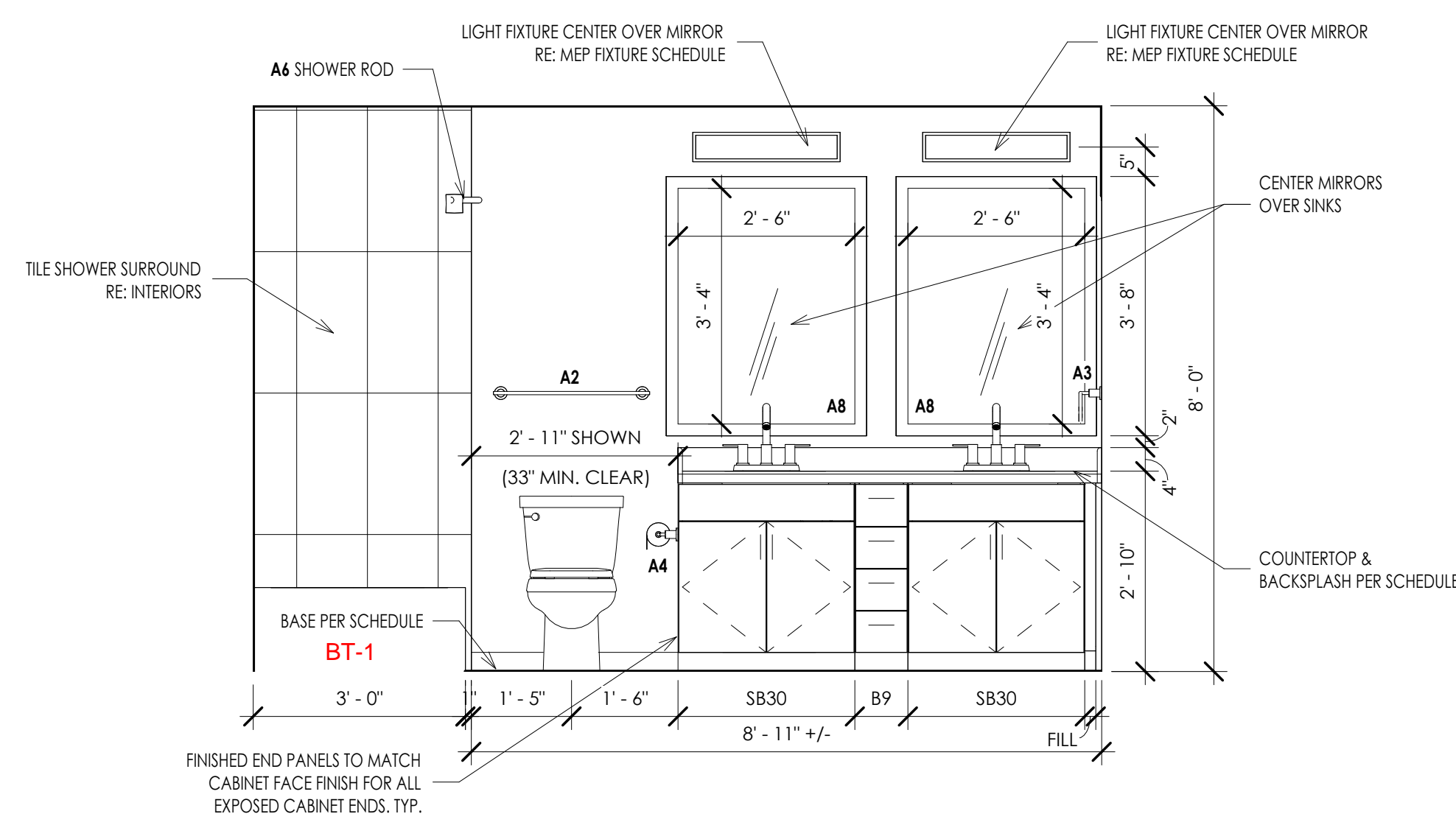
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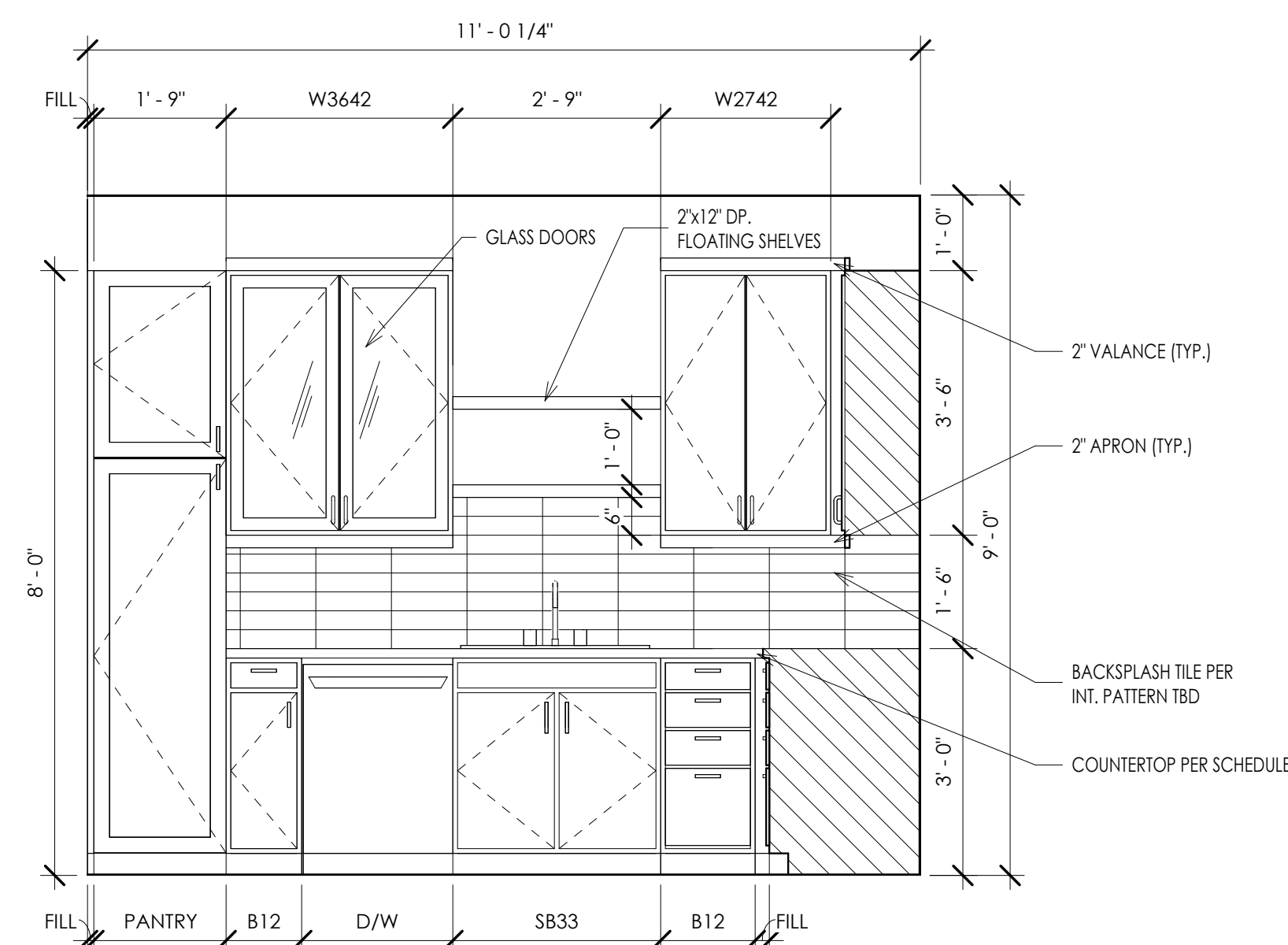
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1/4" = 1'-0"



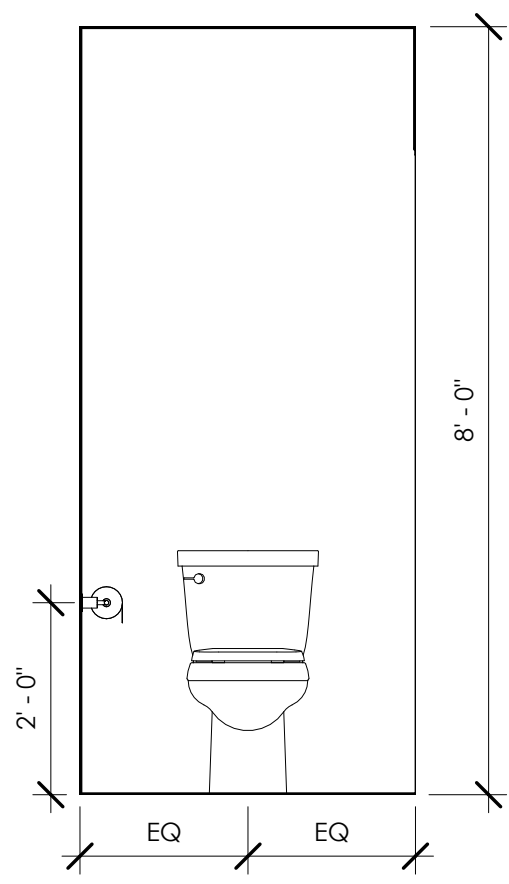
A7 - UNIT PLAN
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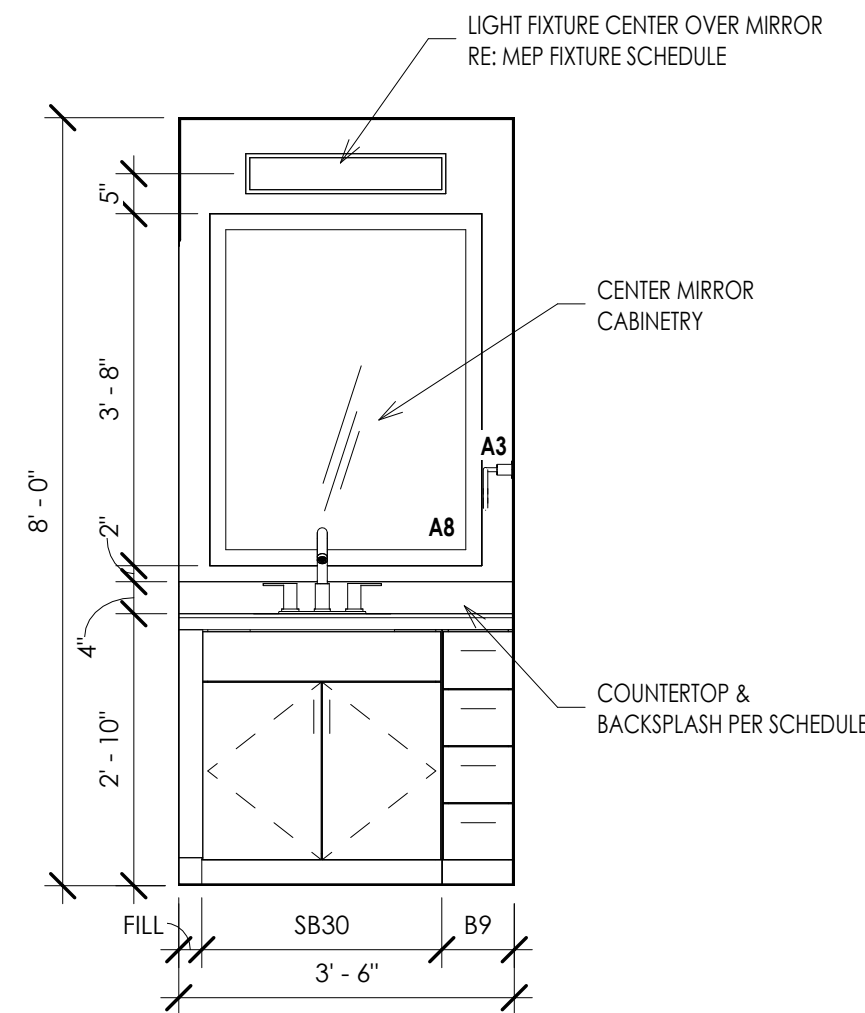
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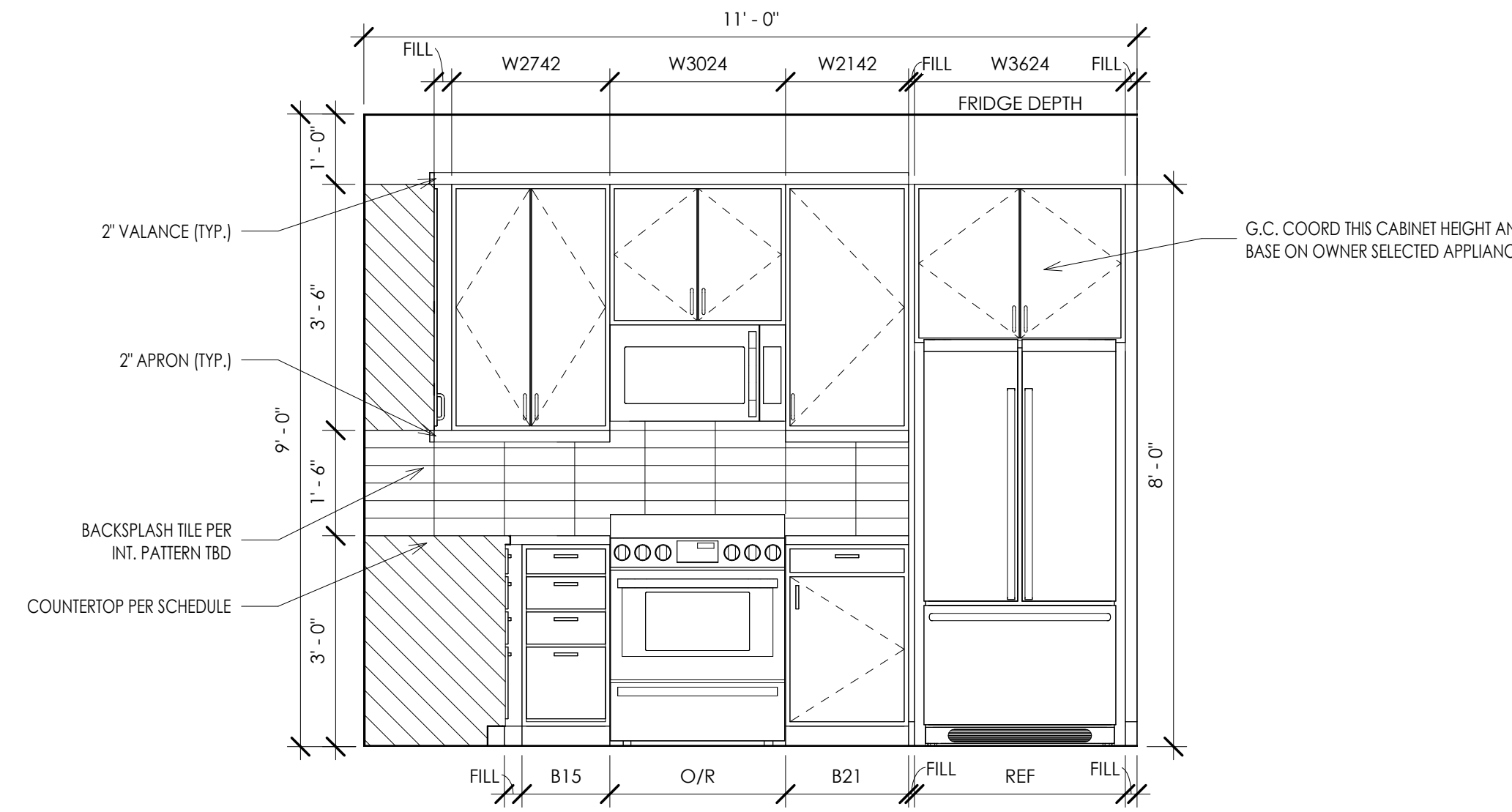
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1/2" = 1'-0"



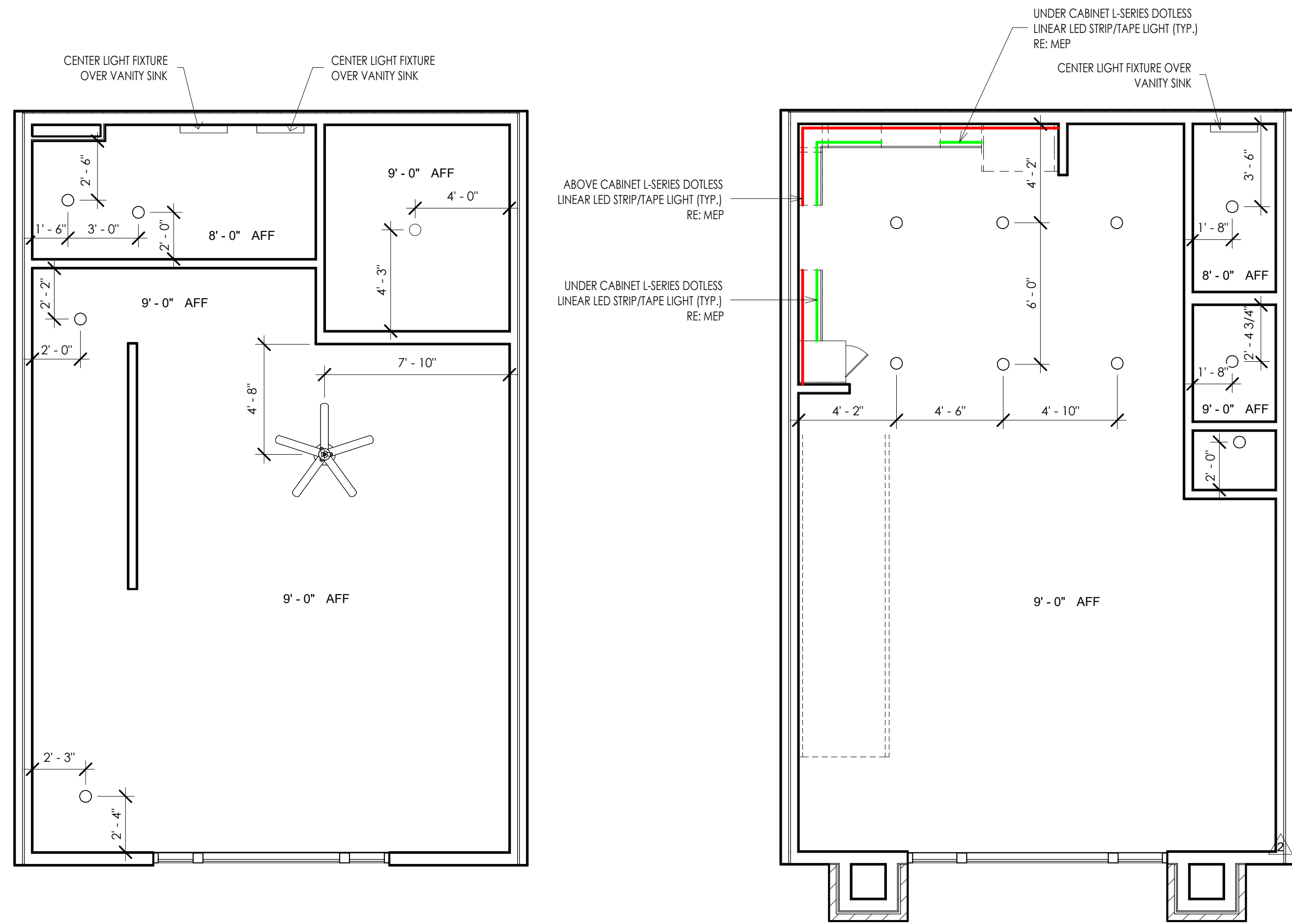
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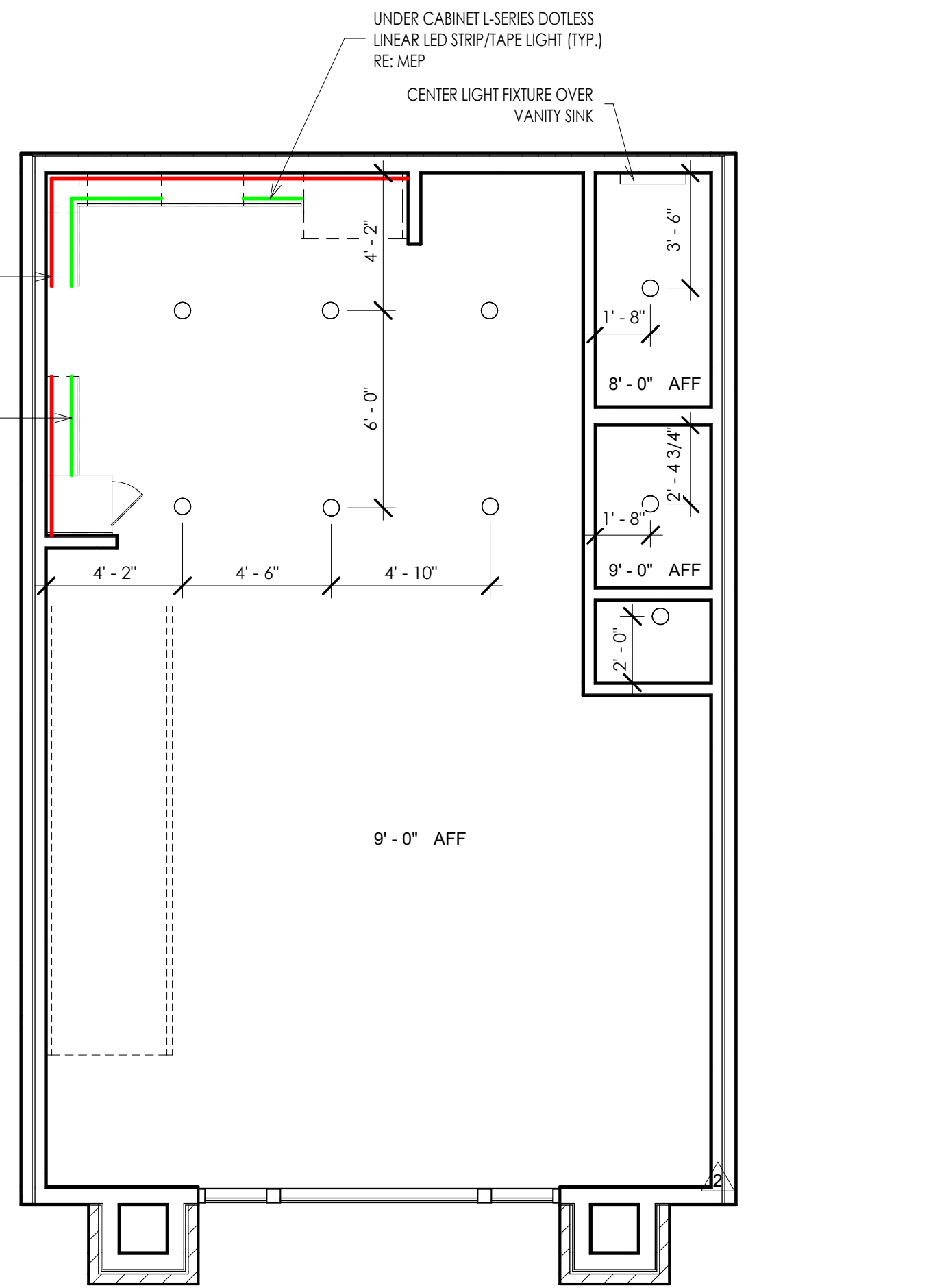
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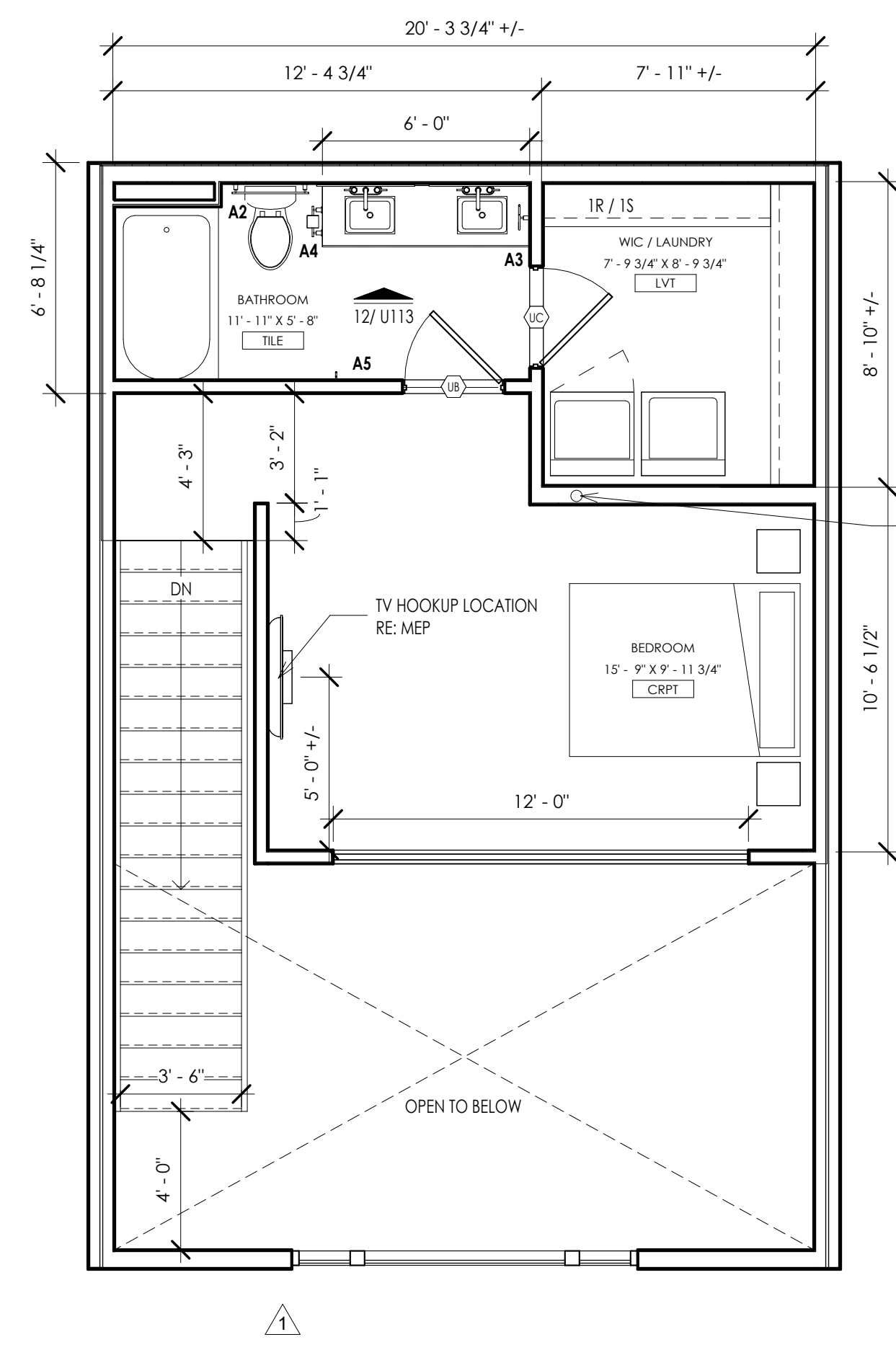
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1/2" = 1'-0"



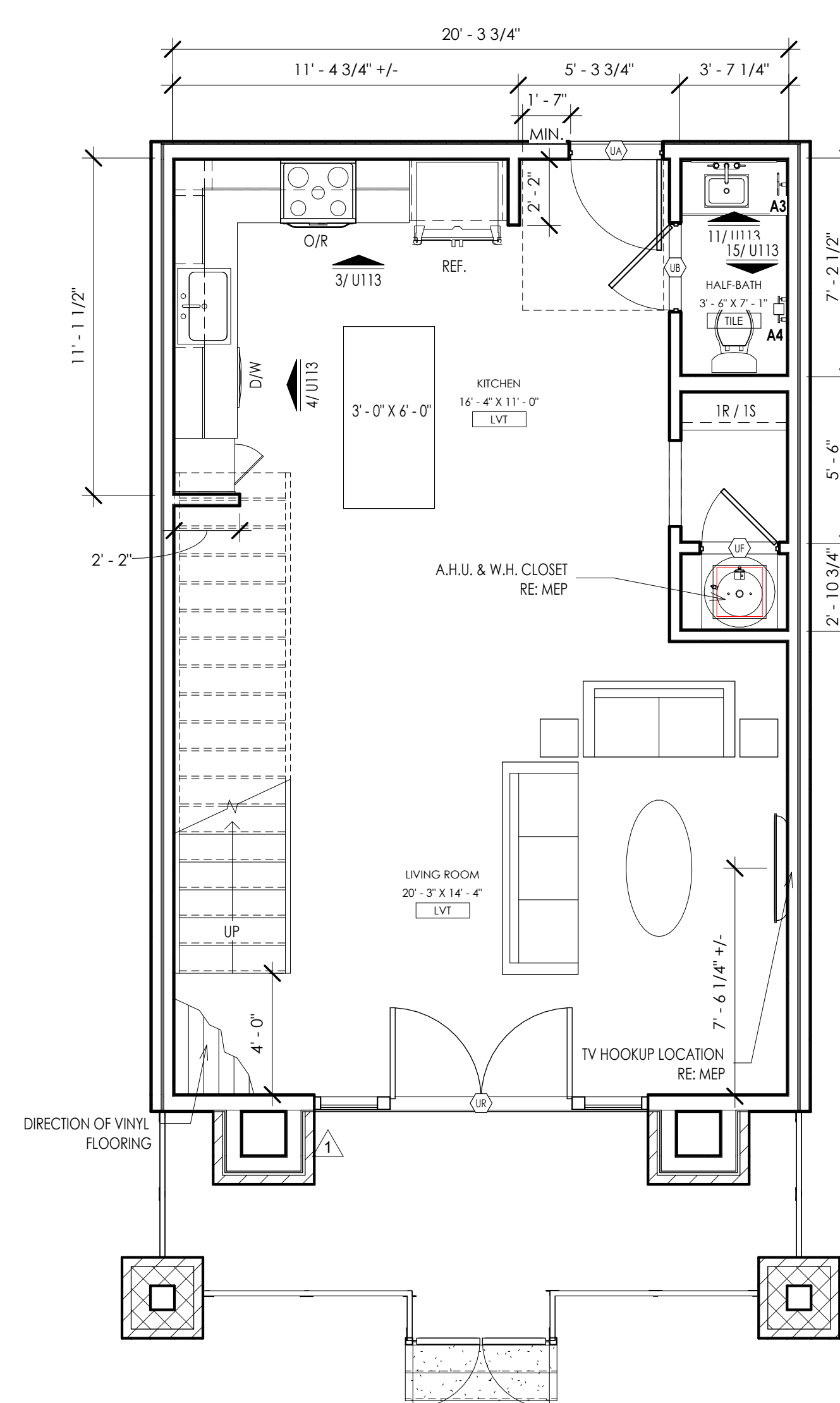
A8 TH - REFLECTED CEILING PLAN LEVEL 2
1/4" = 1'-0"



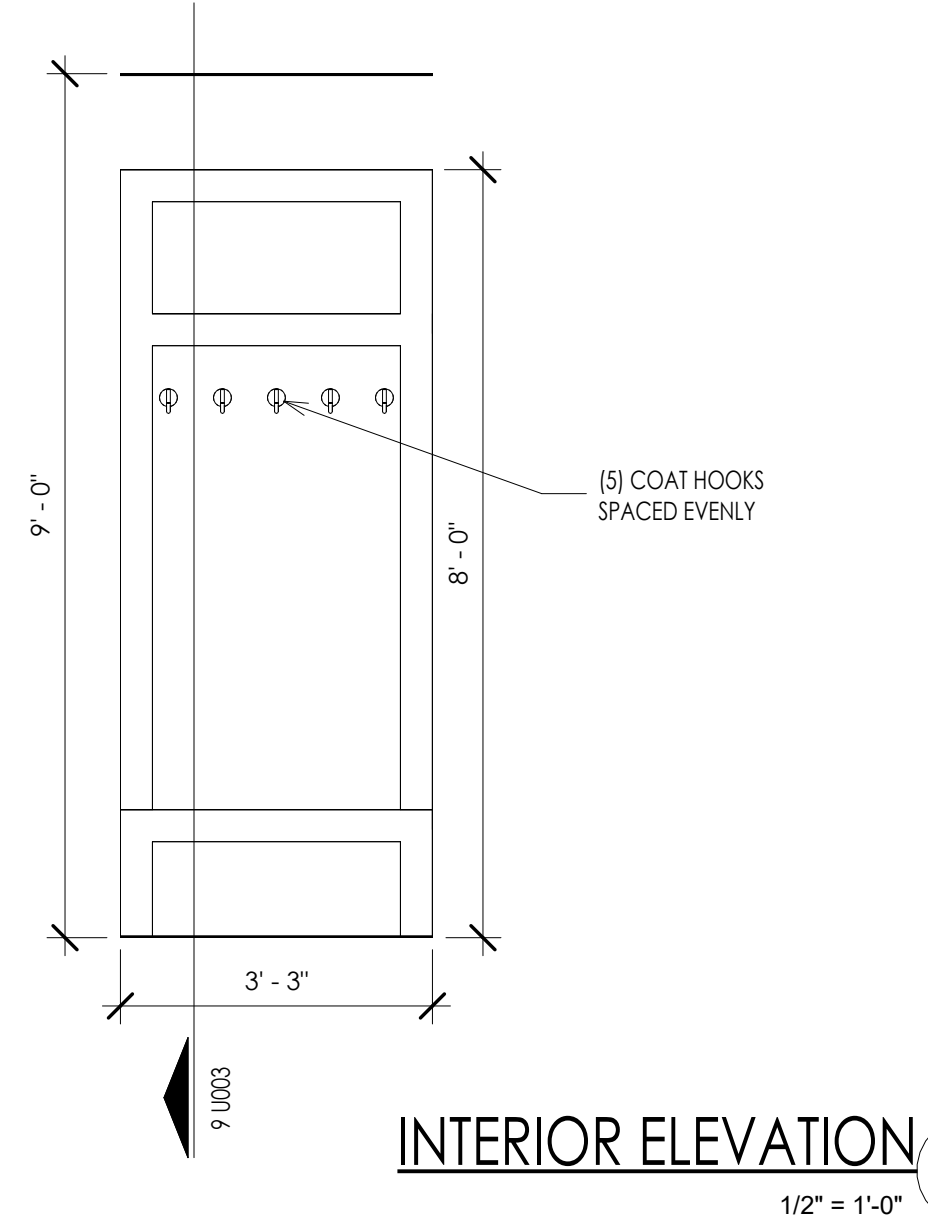
A8 TH - REFLECTED CEILING PLAN LEVEL 1
1/4" = 1'-0"



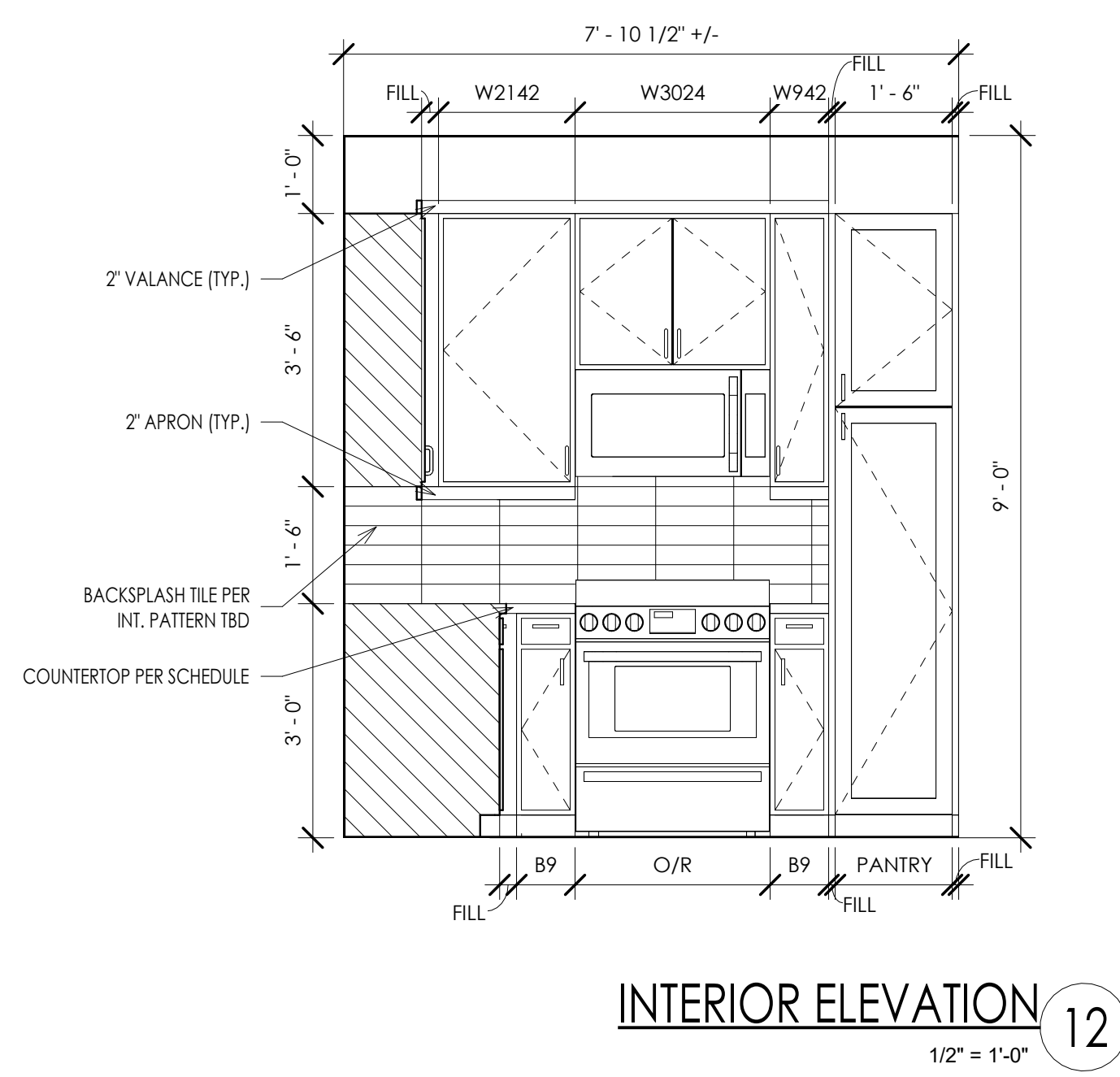
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1/4" = 1'-0"



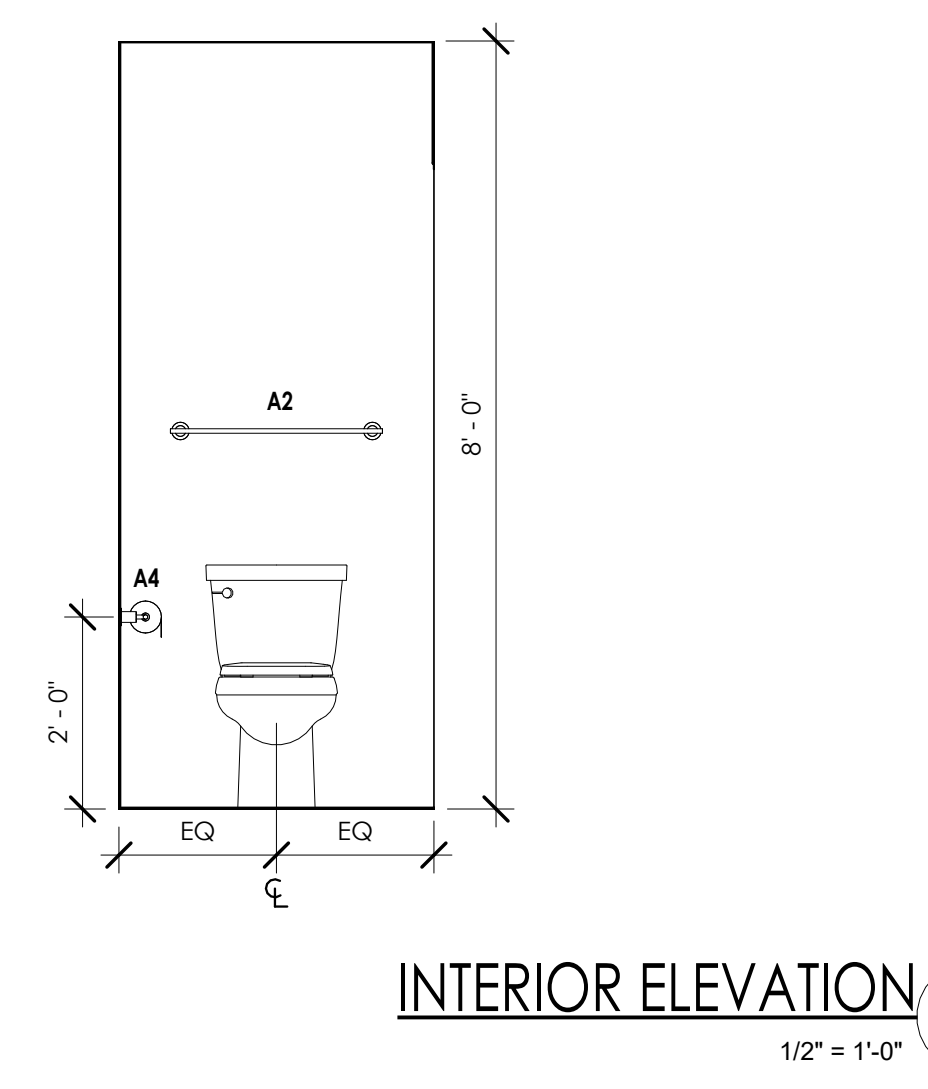
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1/4" = 1'-0"



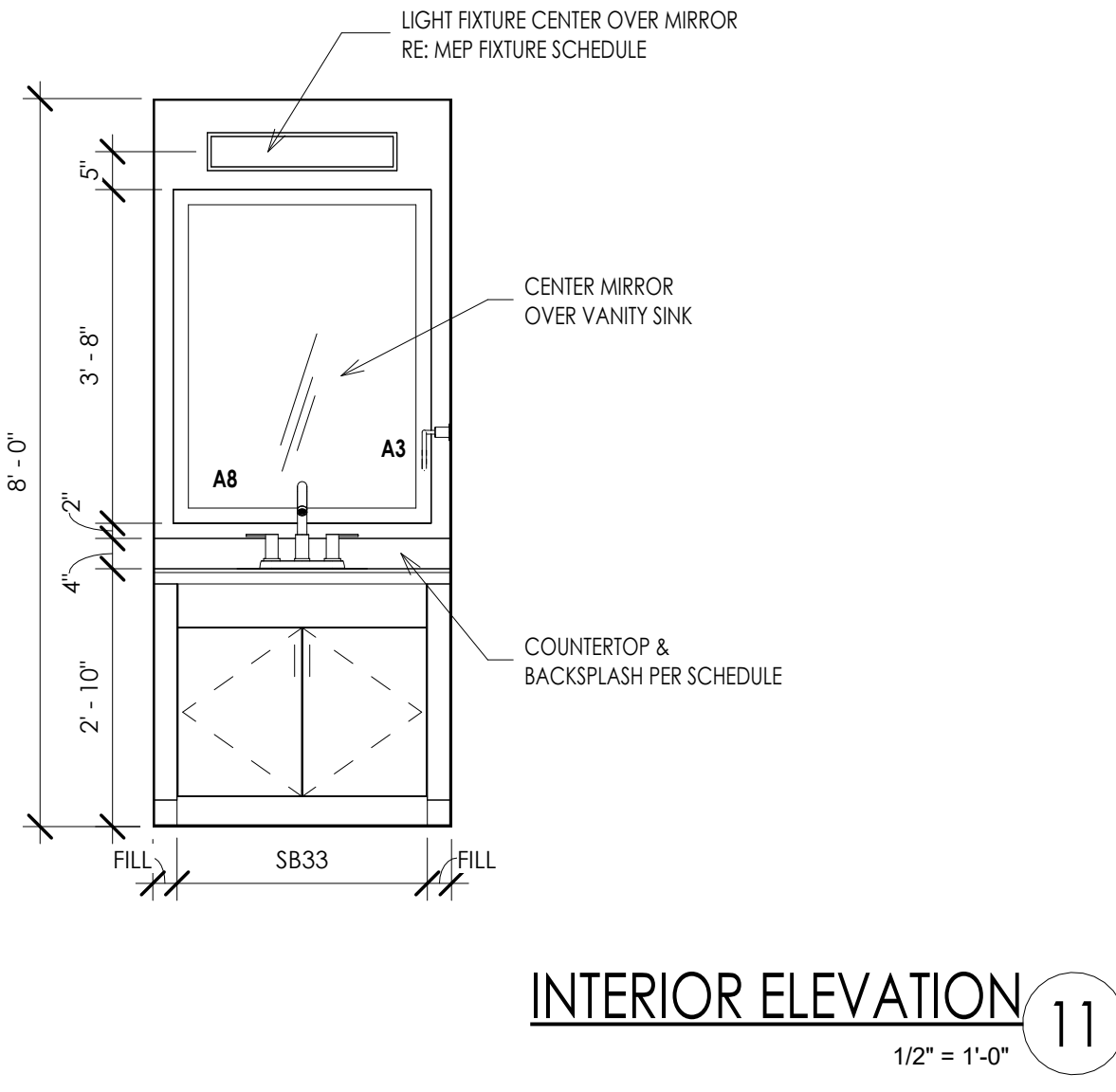
INTERIOR ELEVATION 16
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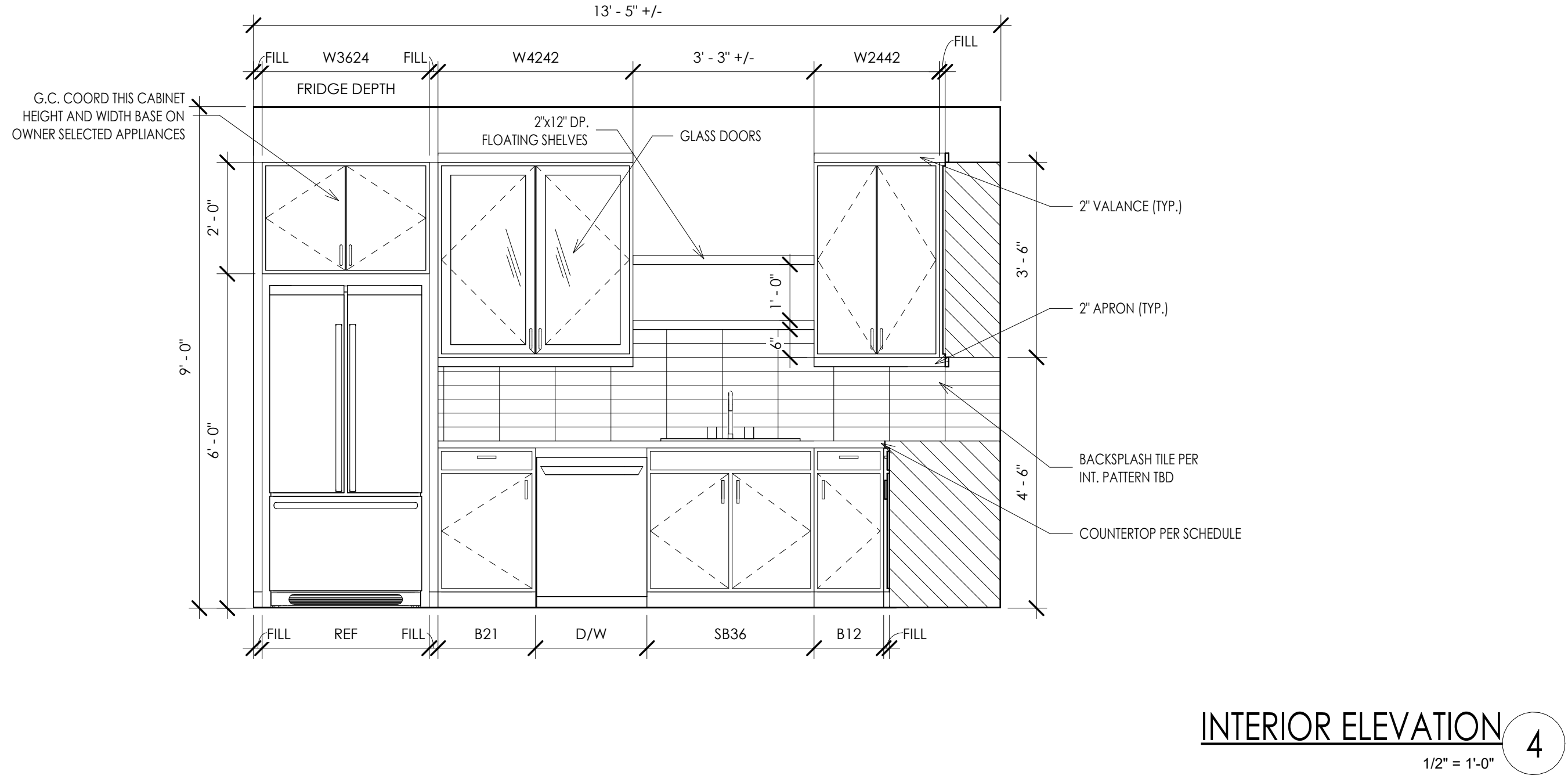
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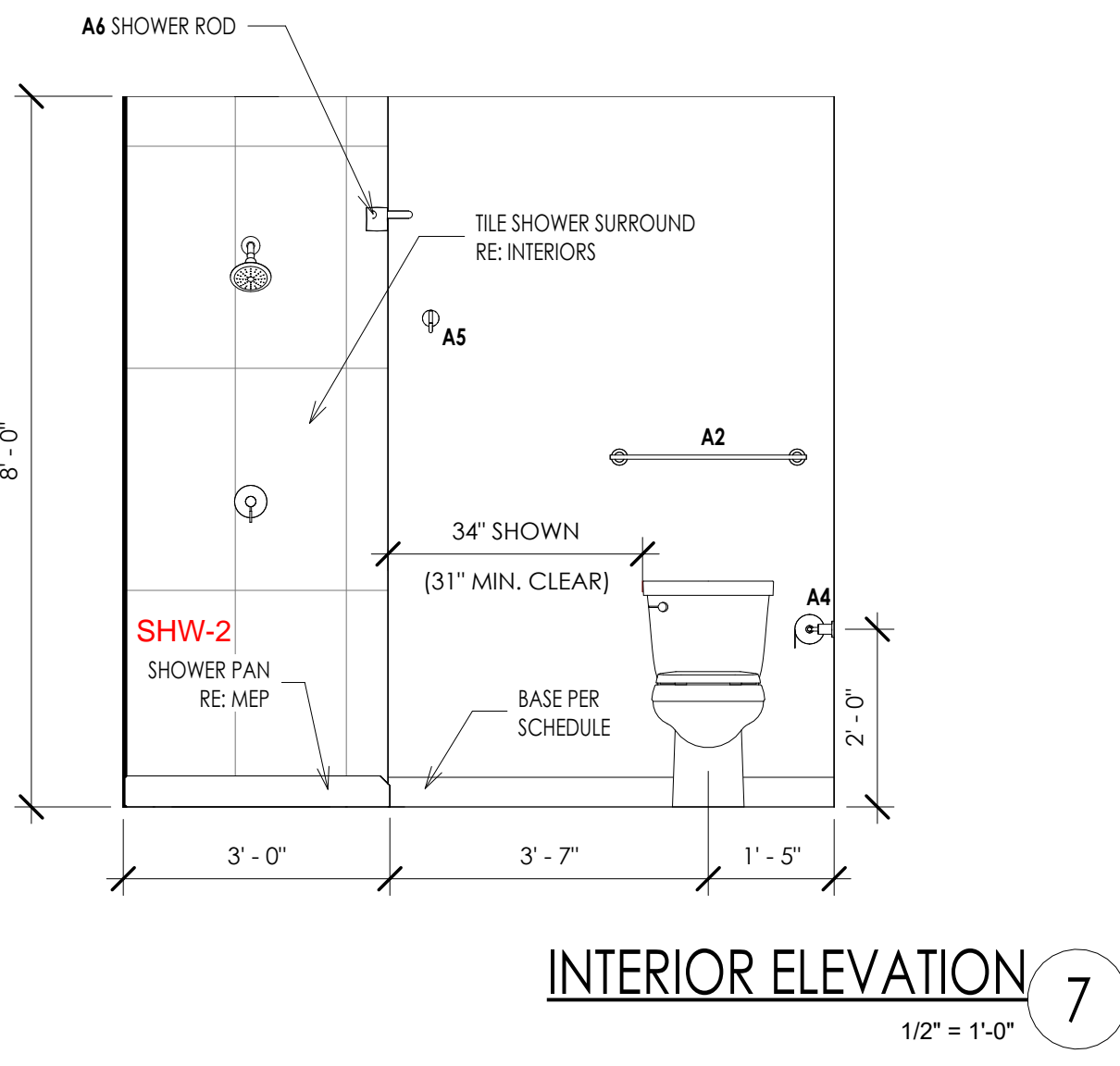
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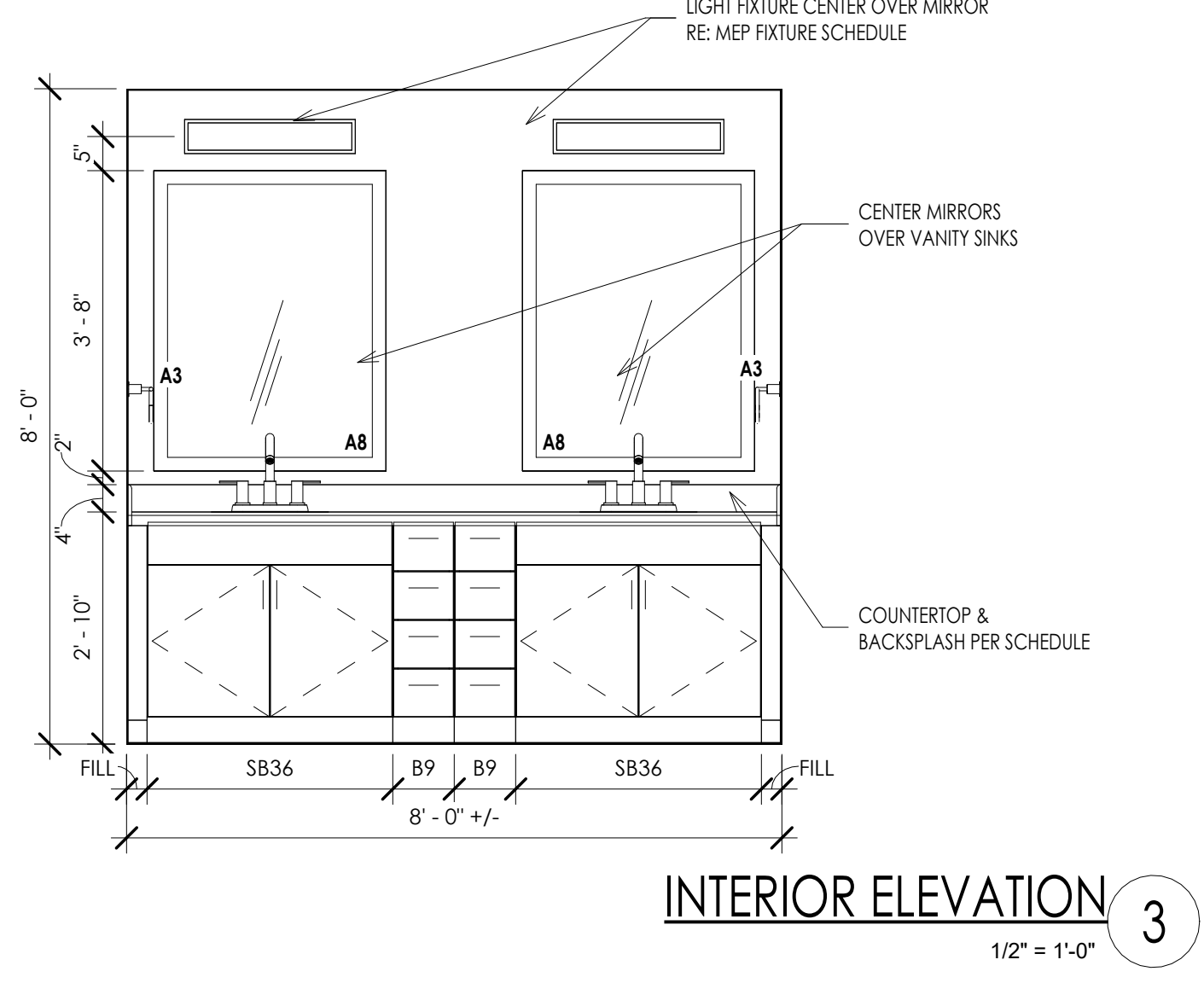
INTERIOR ELEVATION 11
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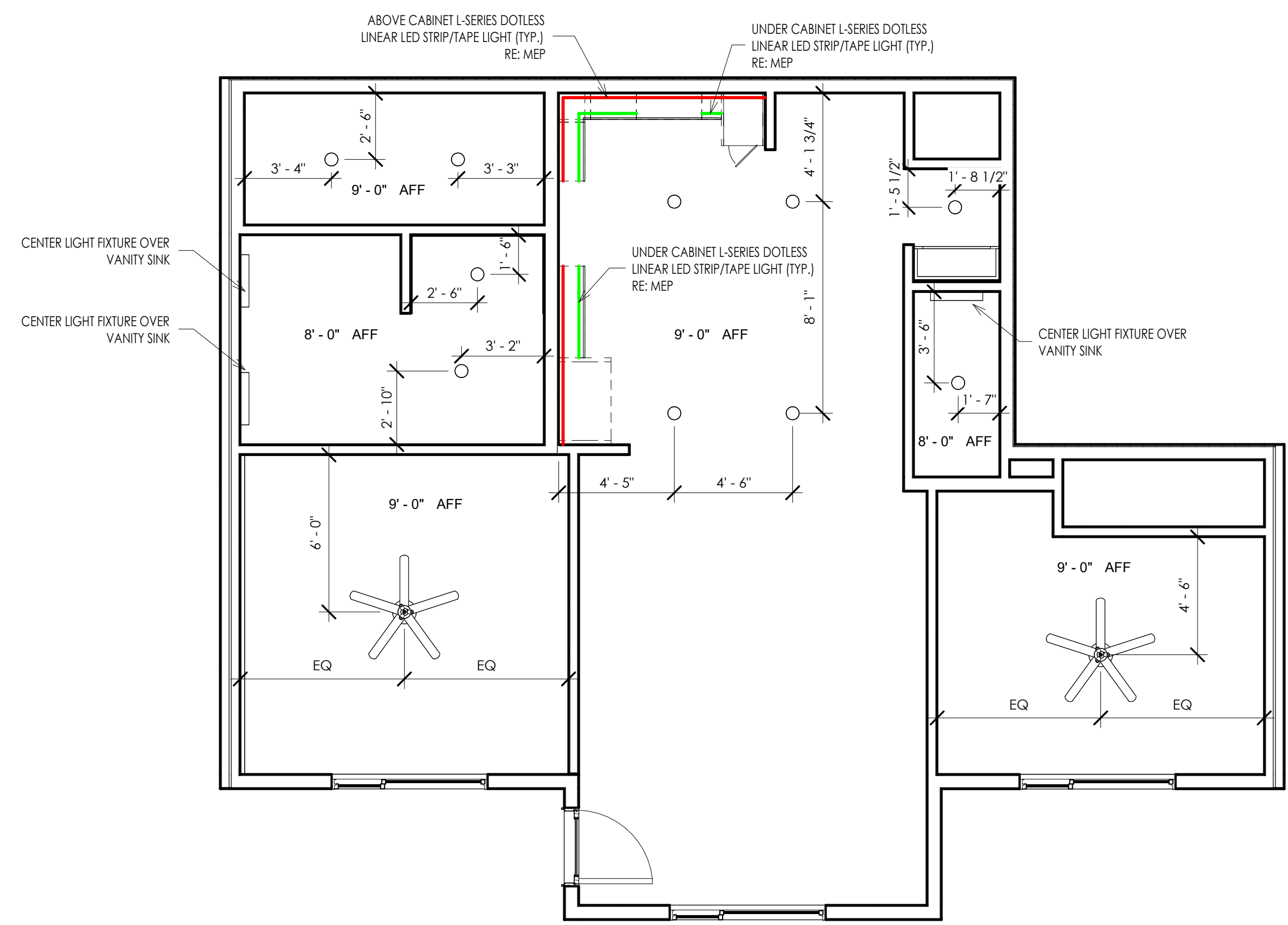
INTERIOR ELEVATION 4
1/2" = 1'-0"



INTERIOR ELEVATION 7
1/2" = 1'-0"



INTERIOR ELEVATION 3
1/2" = 1'-0"



B1 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



B1 - UNIT PLAN 1
1/4" = 1'-0"

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project title
EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

project number
22042101

drawing issuance
BUILDING PERMIT SET 09/26/23

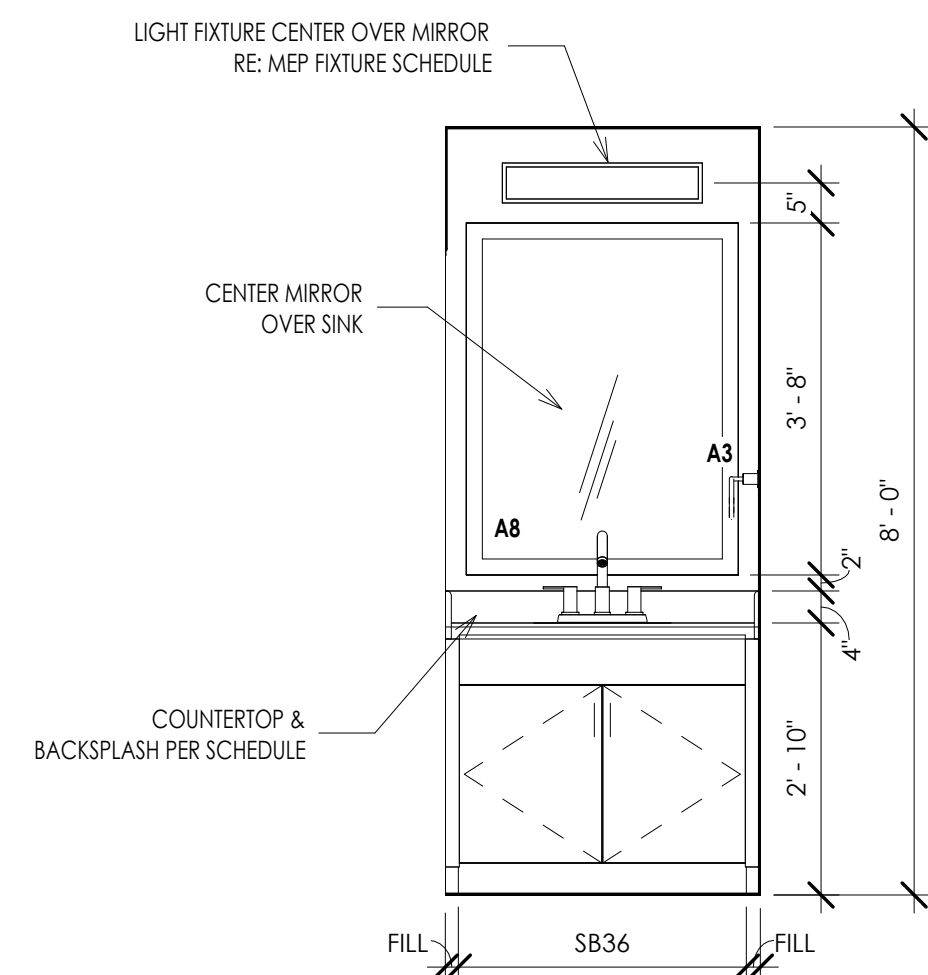
drawing revisions

No.	Description	Date
3	REVISION #3	01/12/24

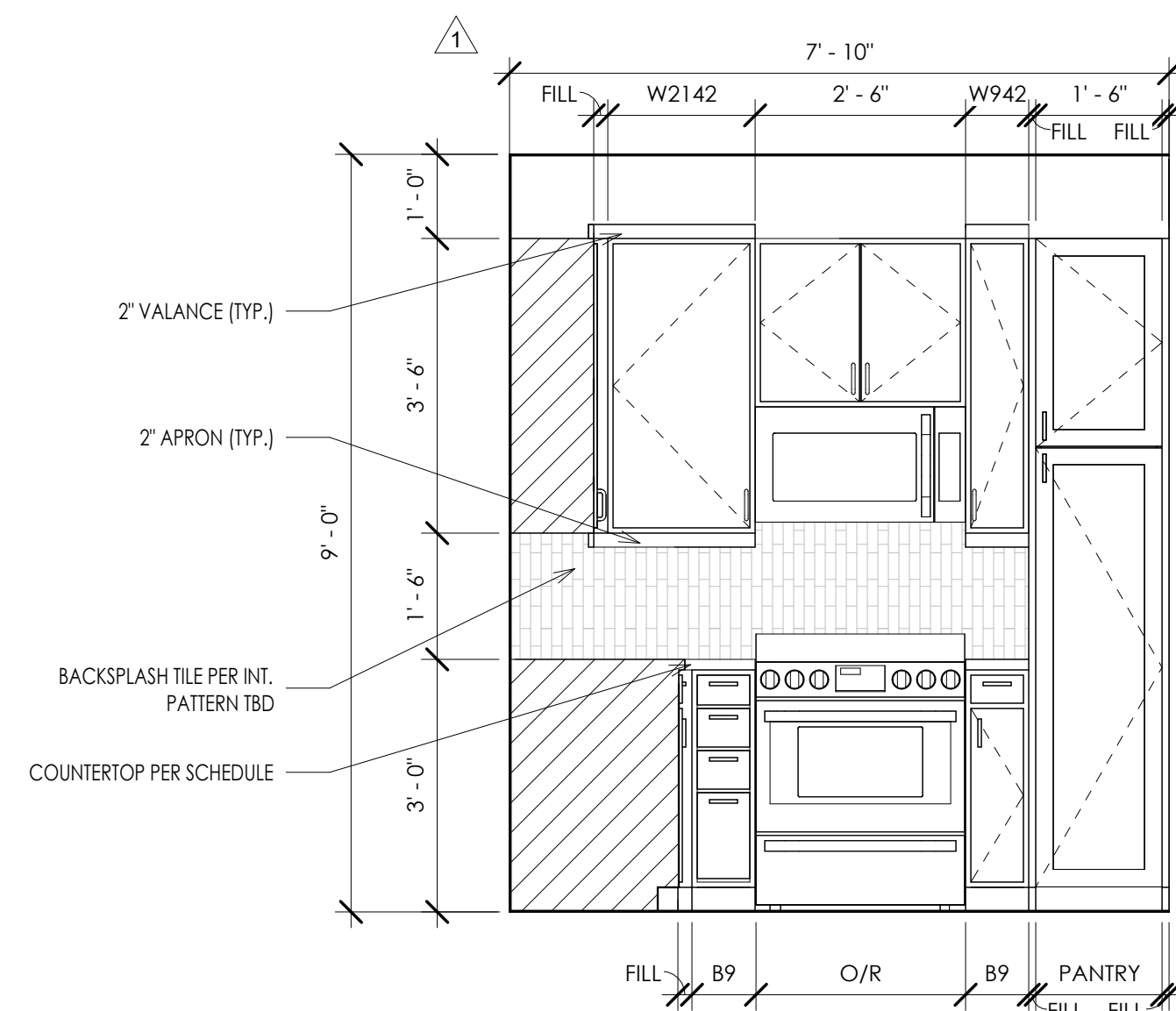
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Date Signed: FEB 15 2024
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drawing title
B1 - UNIT PLANS

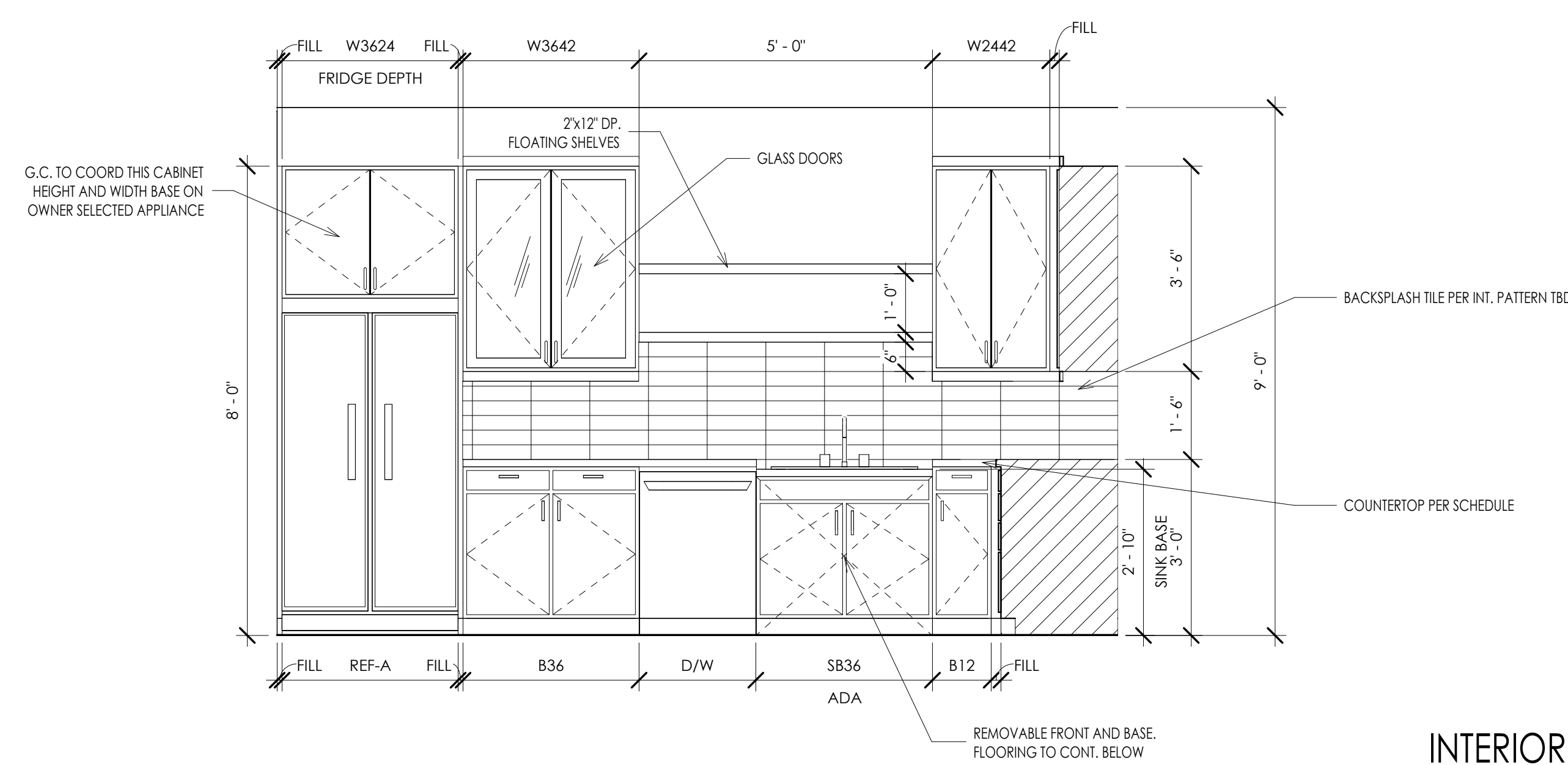
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U114



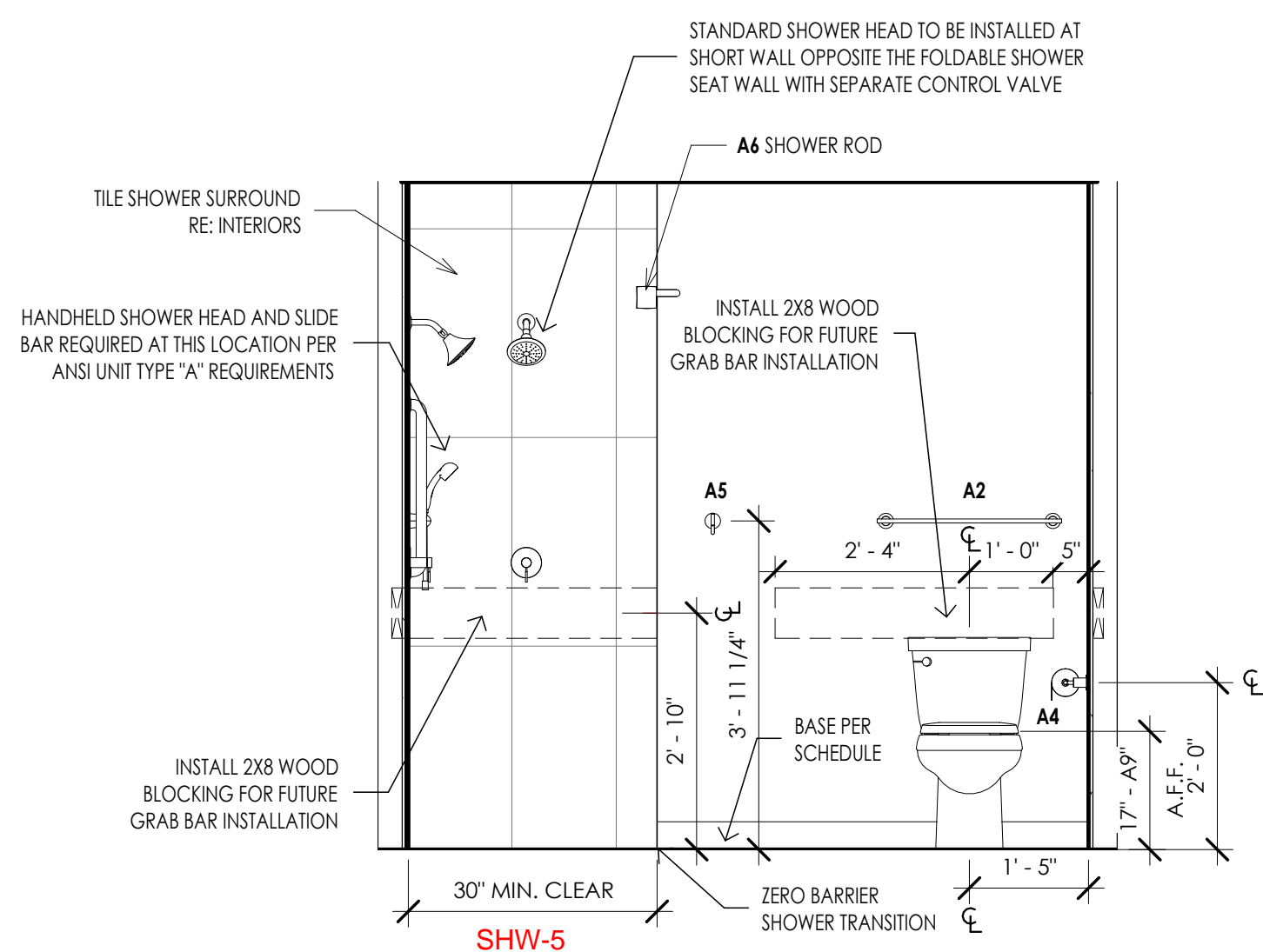
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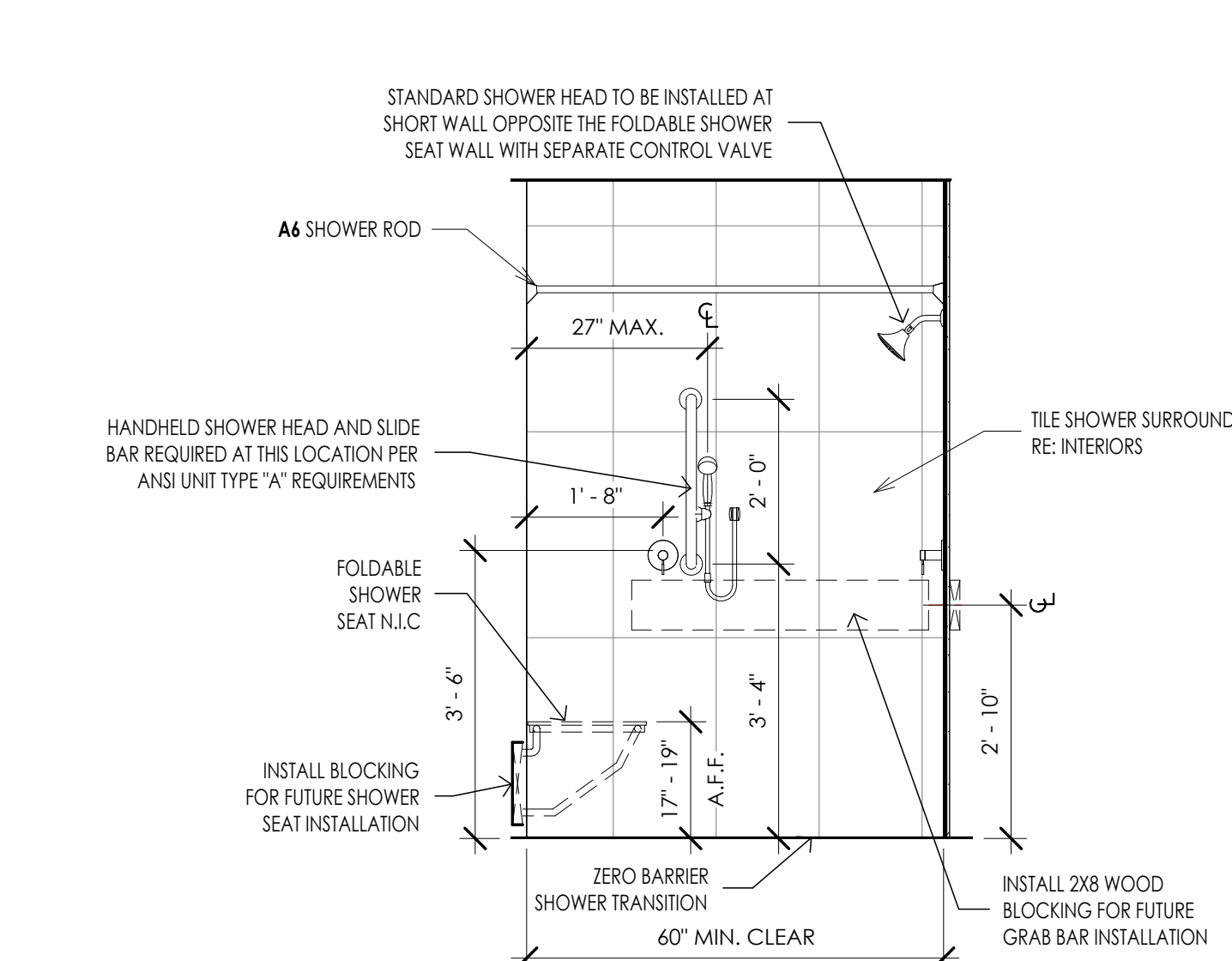
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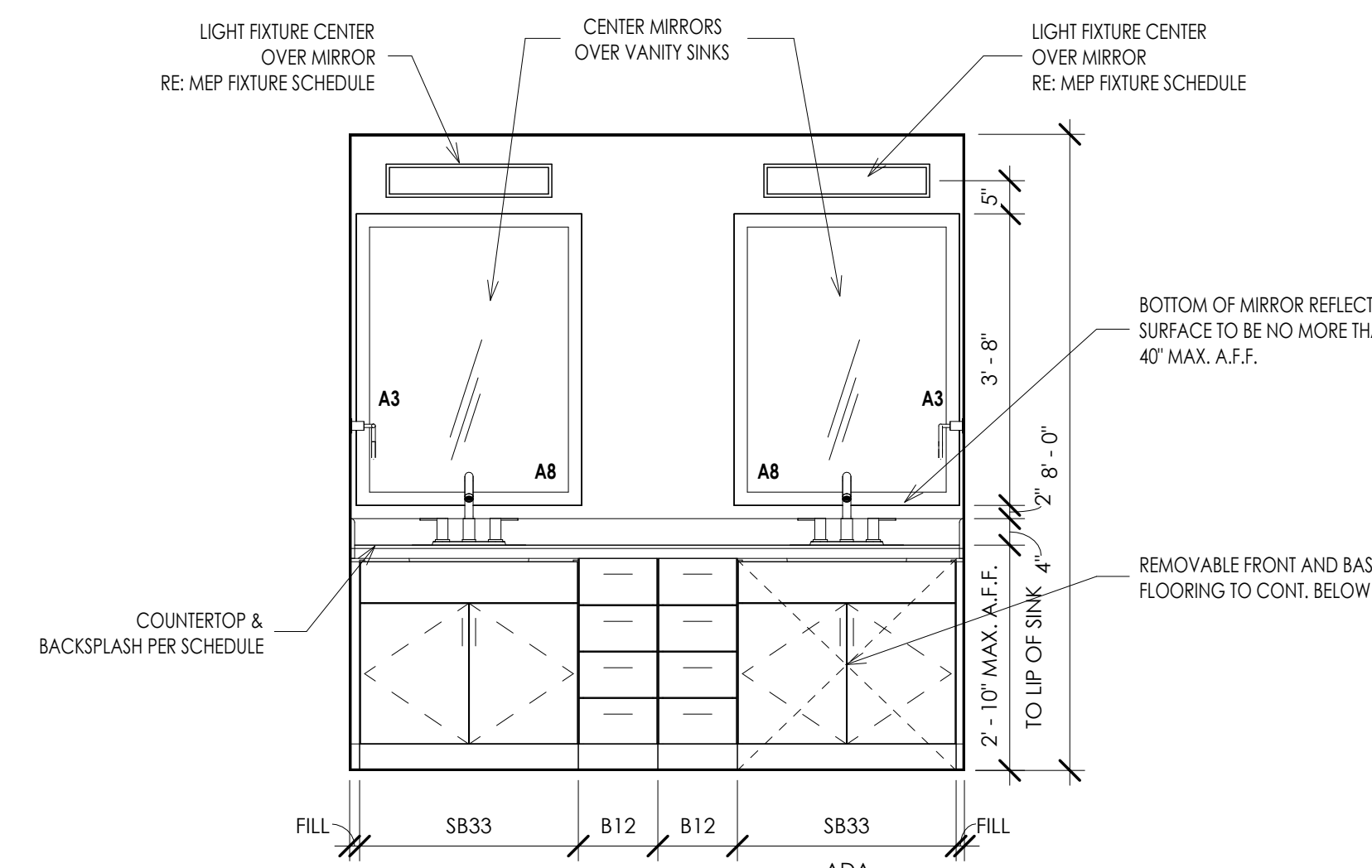
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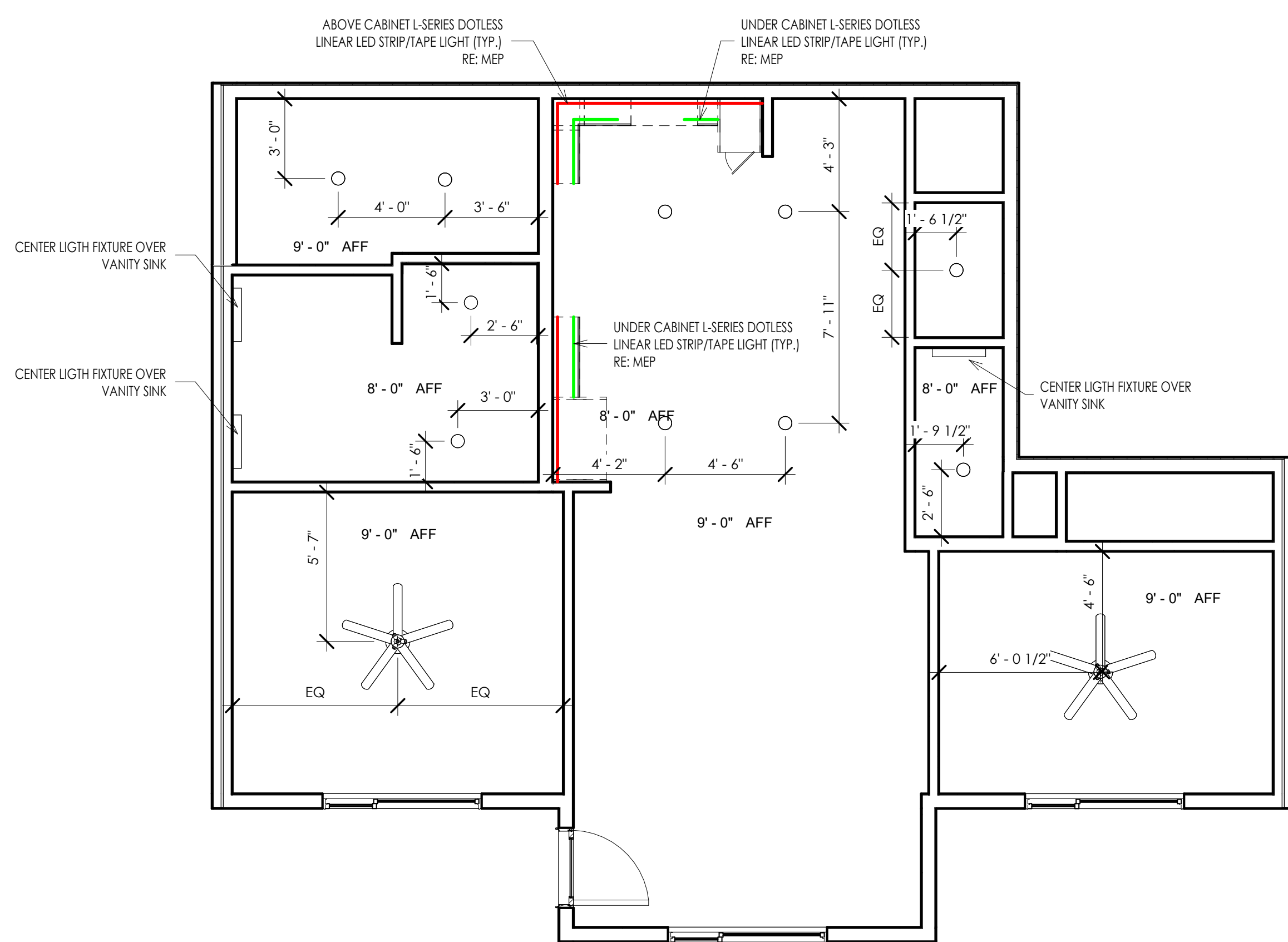
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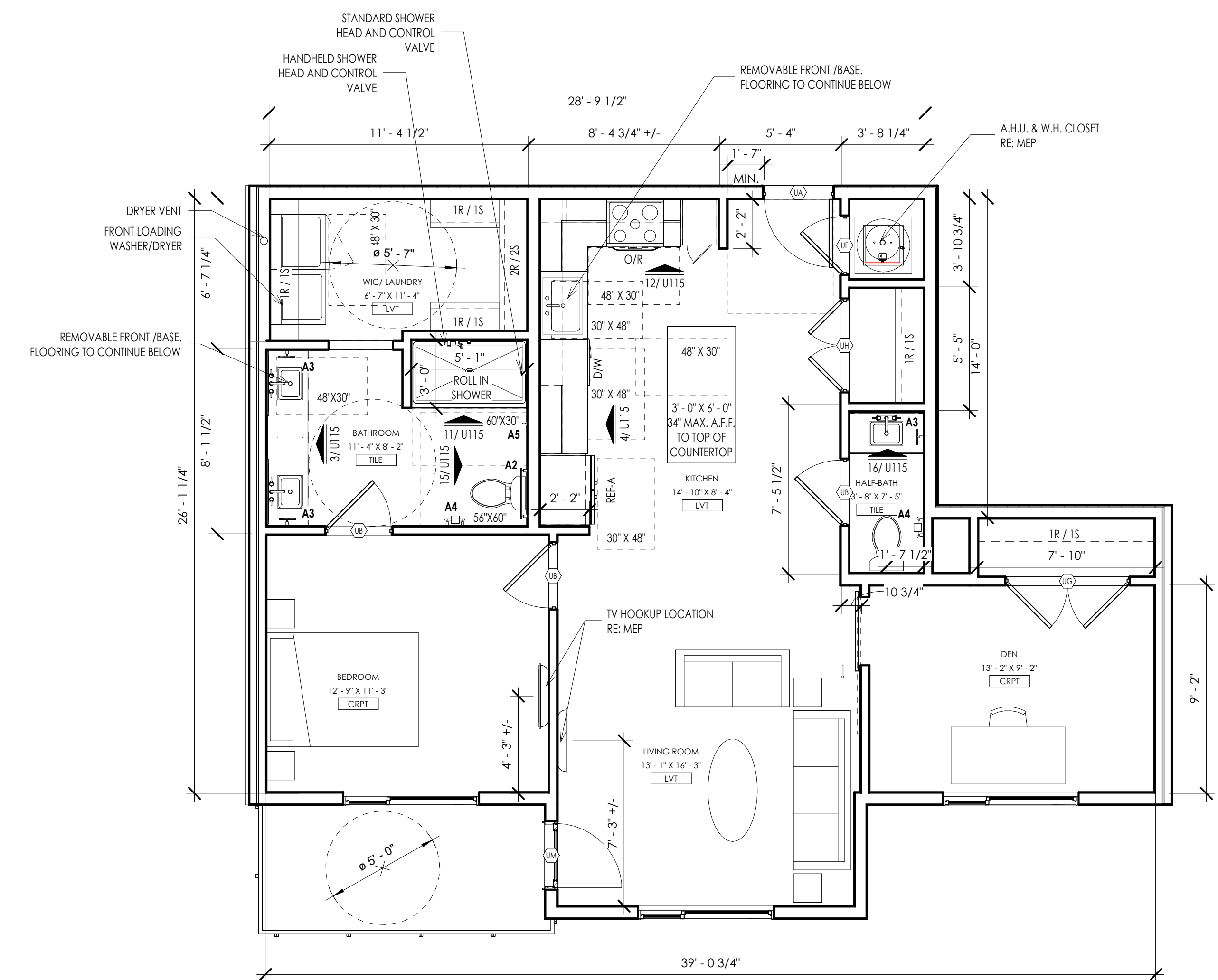
INTERIOR ELEVATION 11
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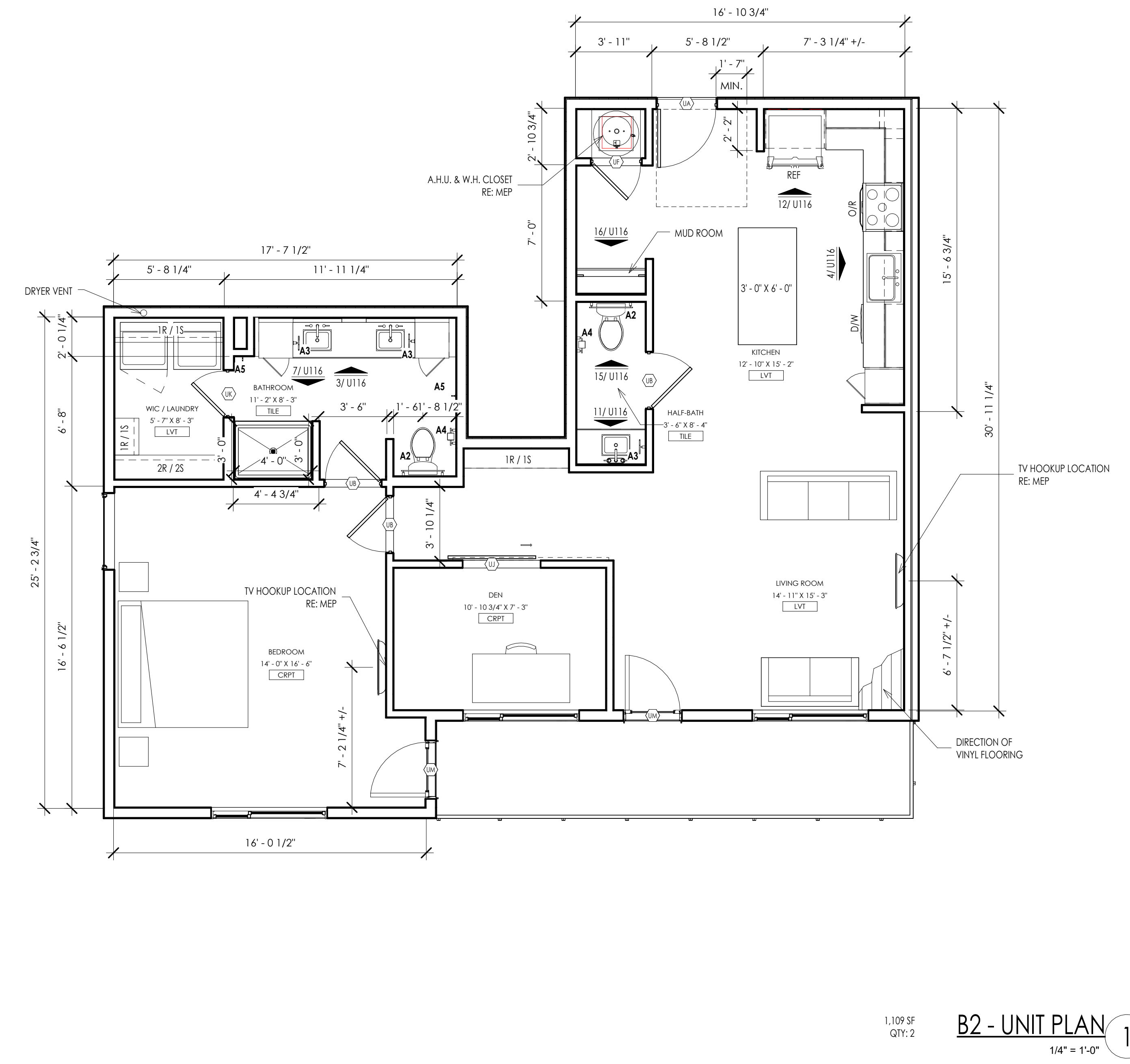
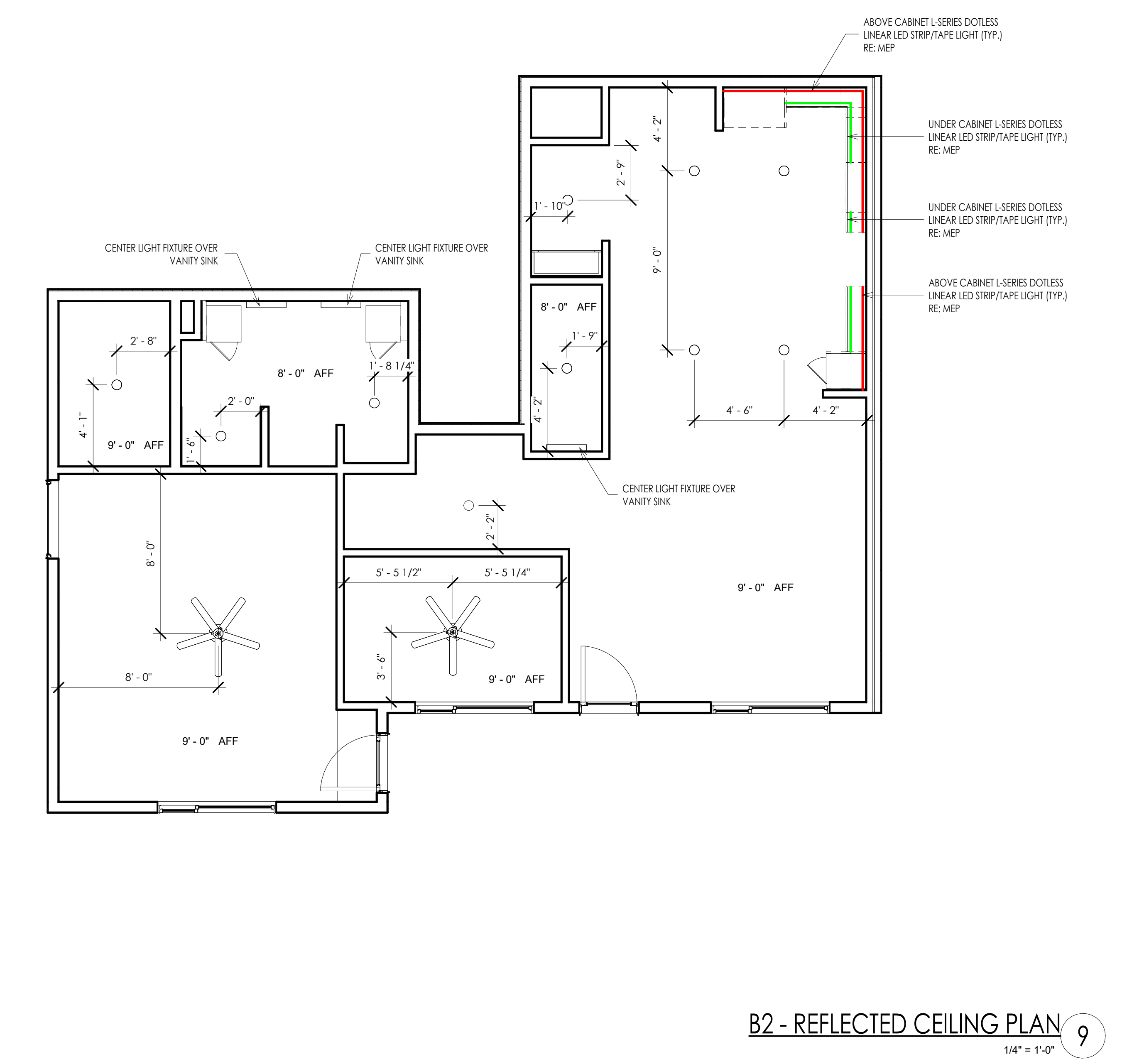
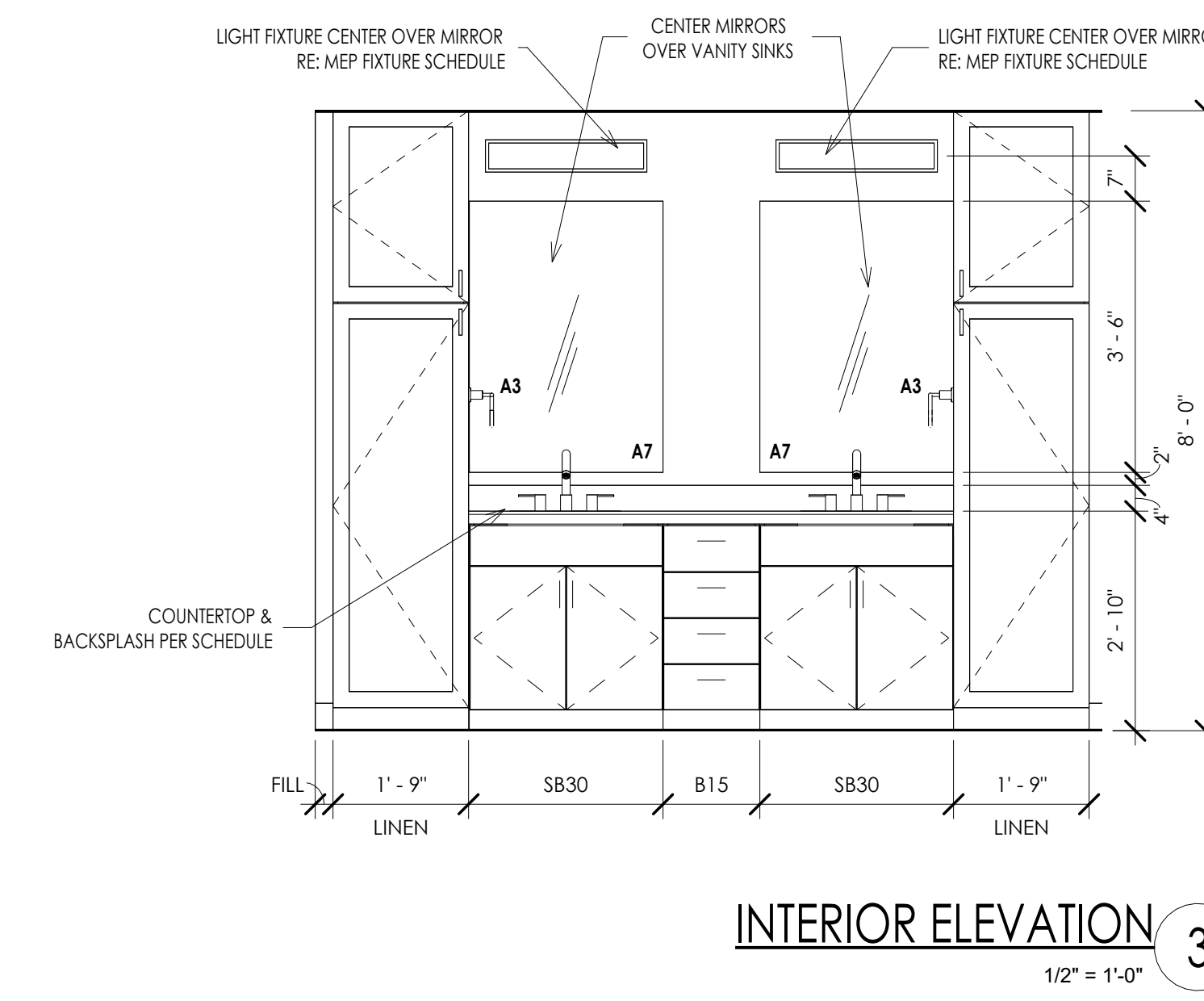
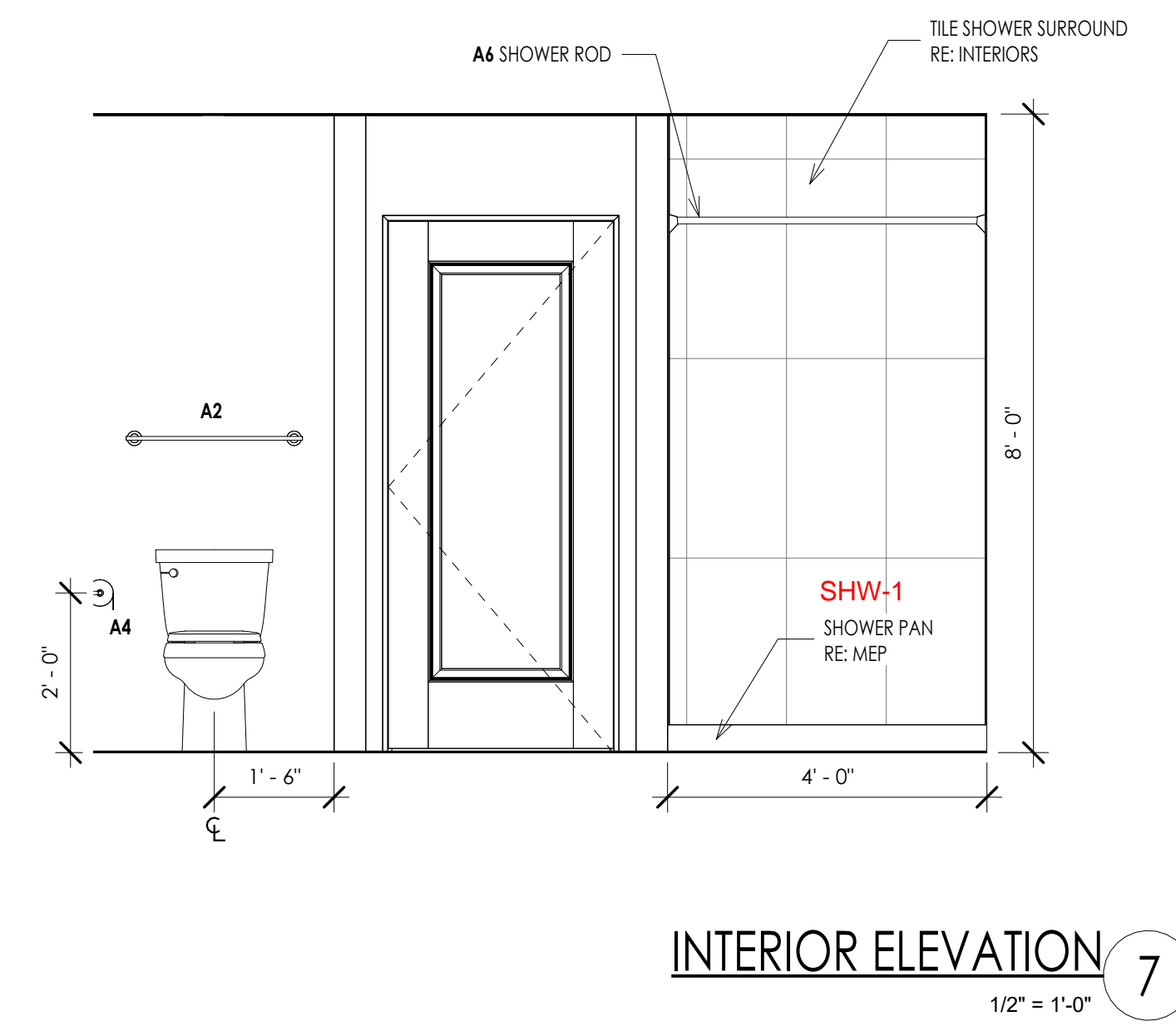
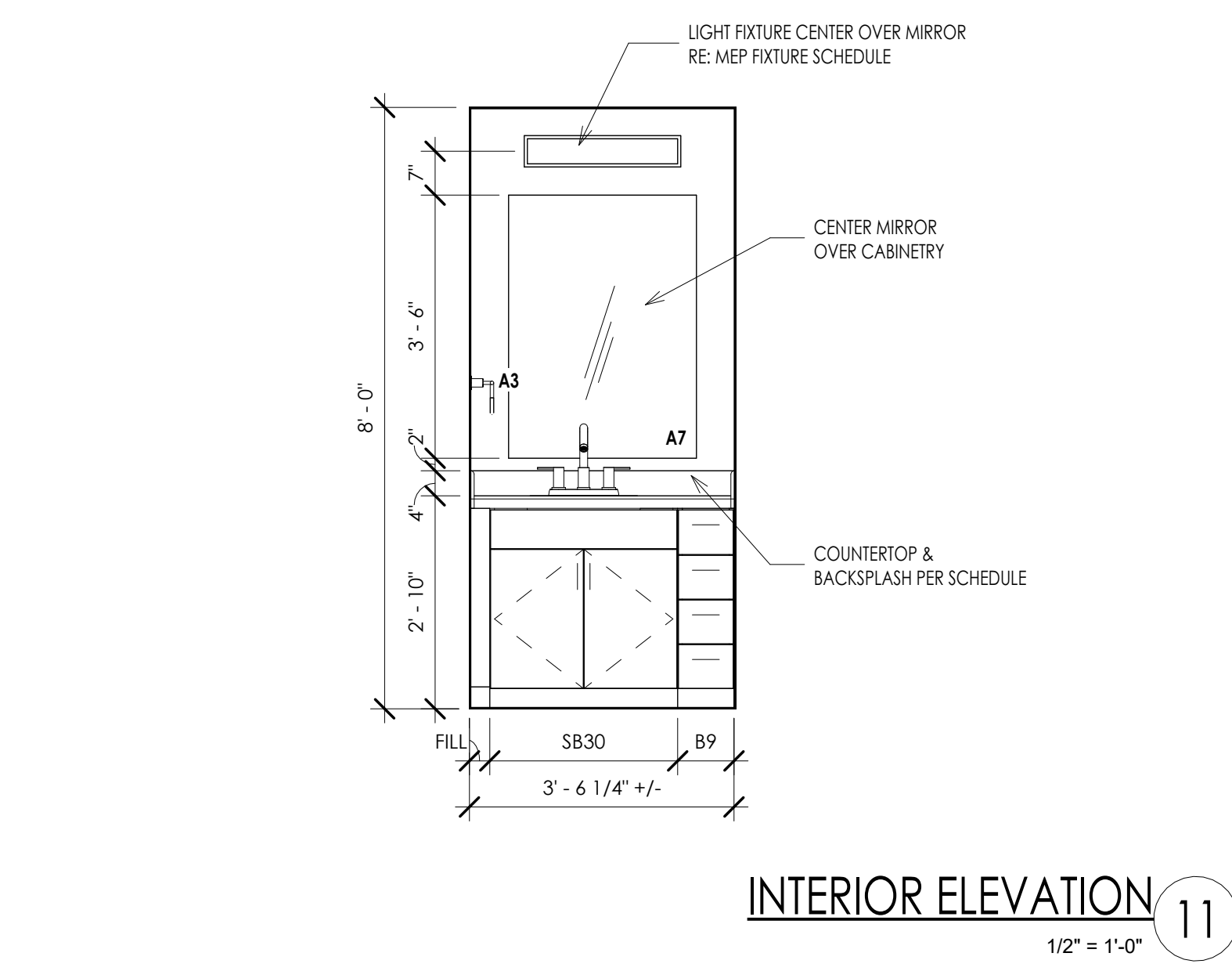
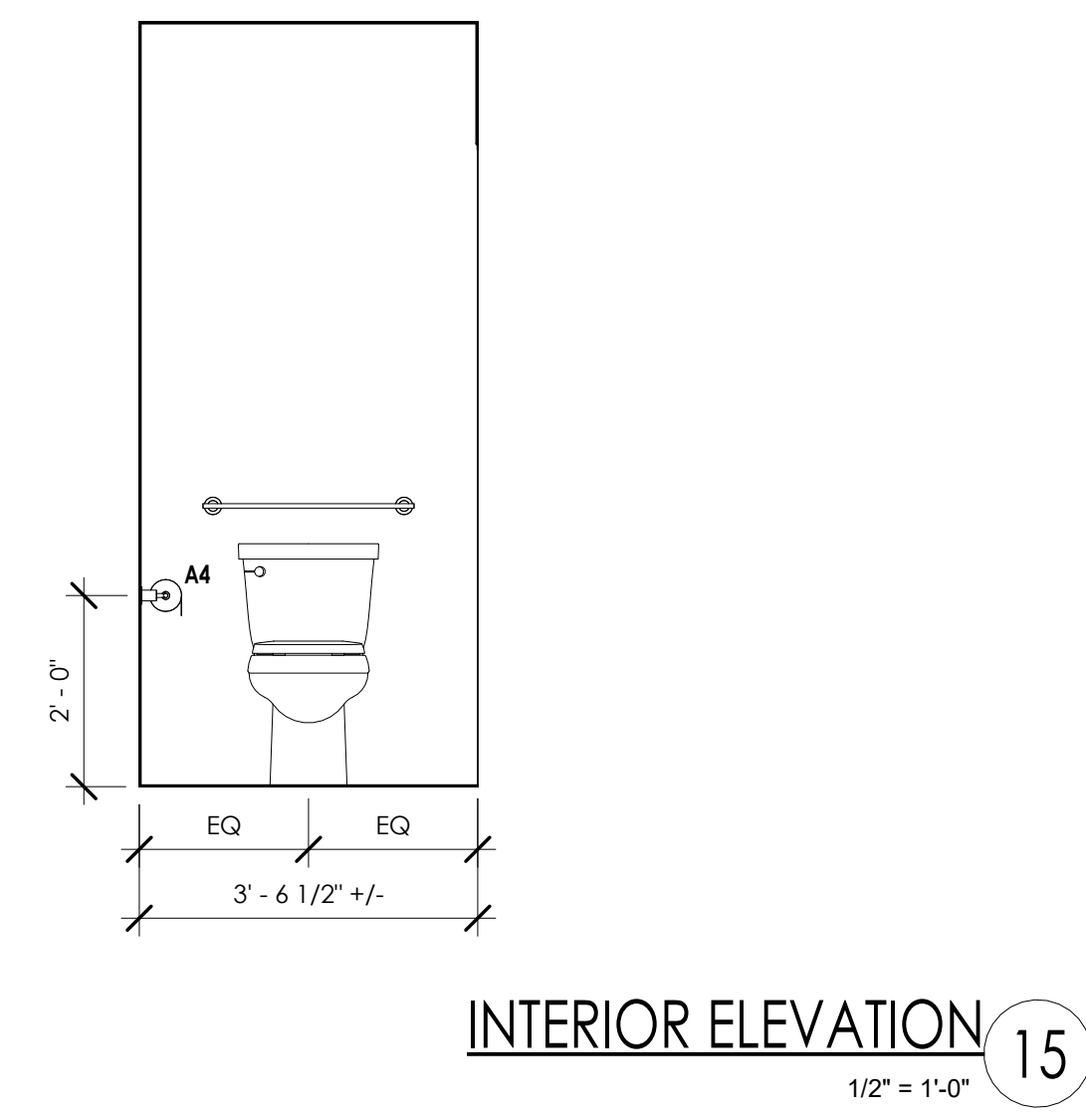
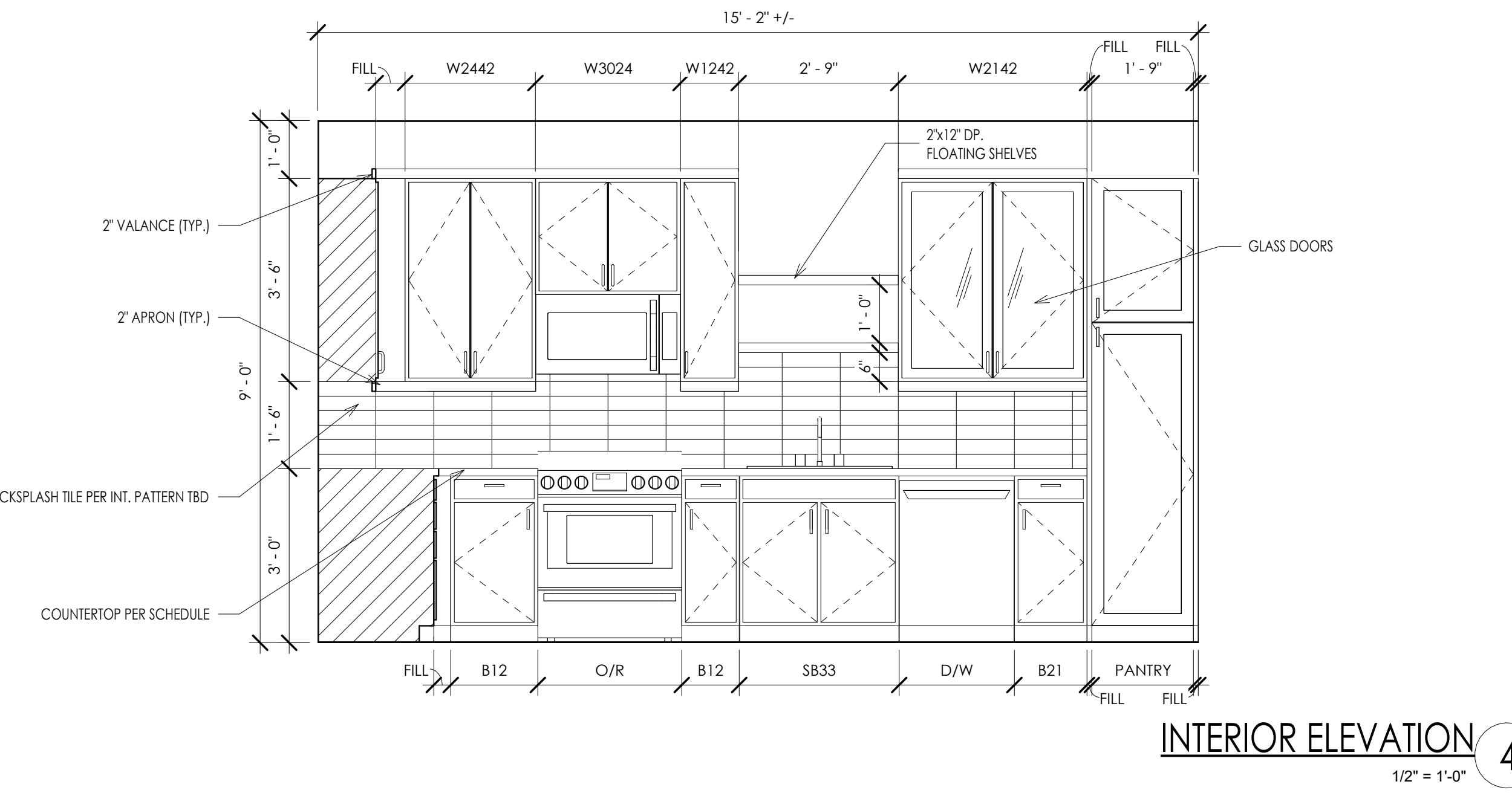
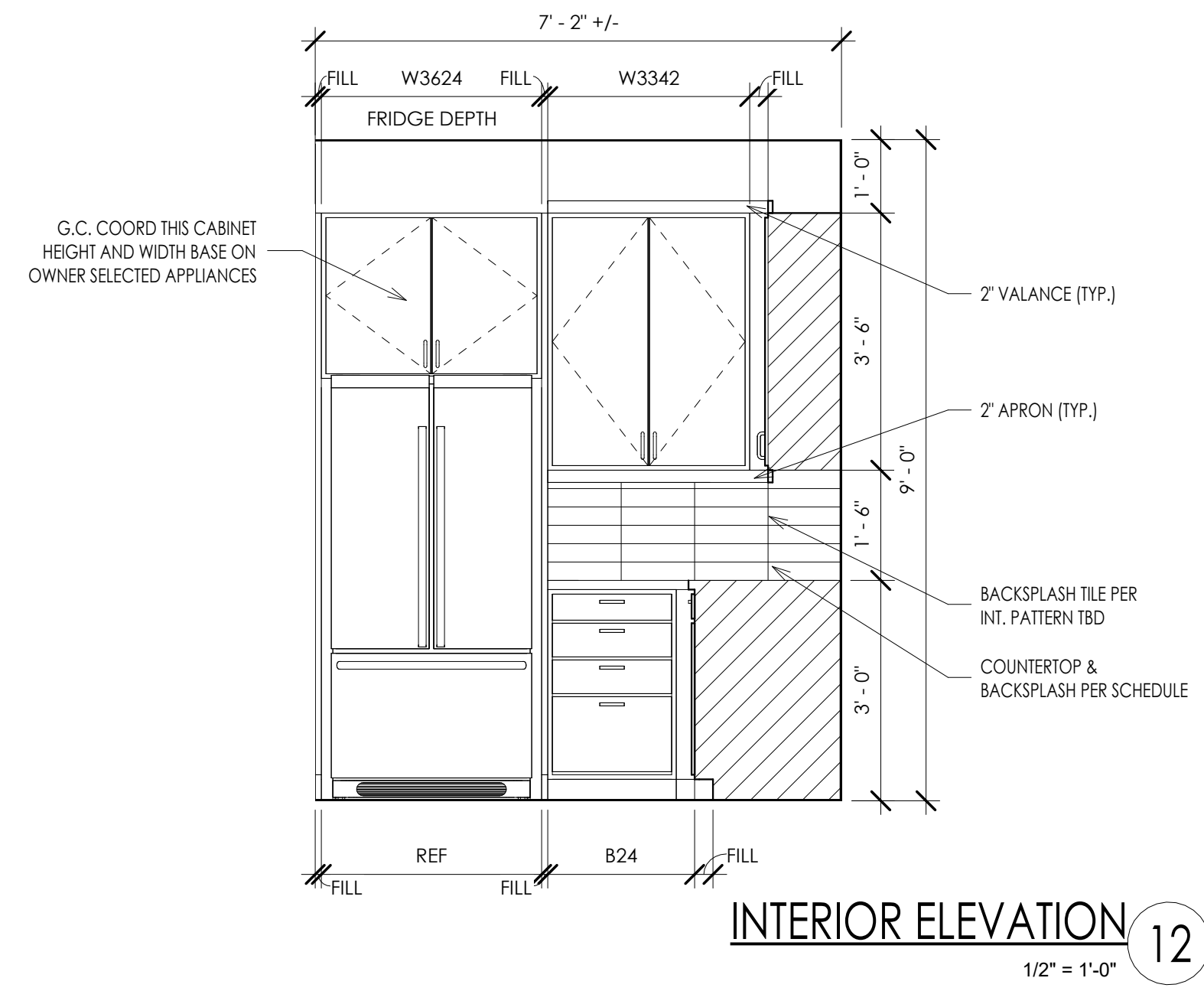
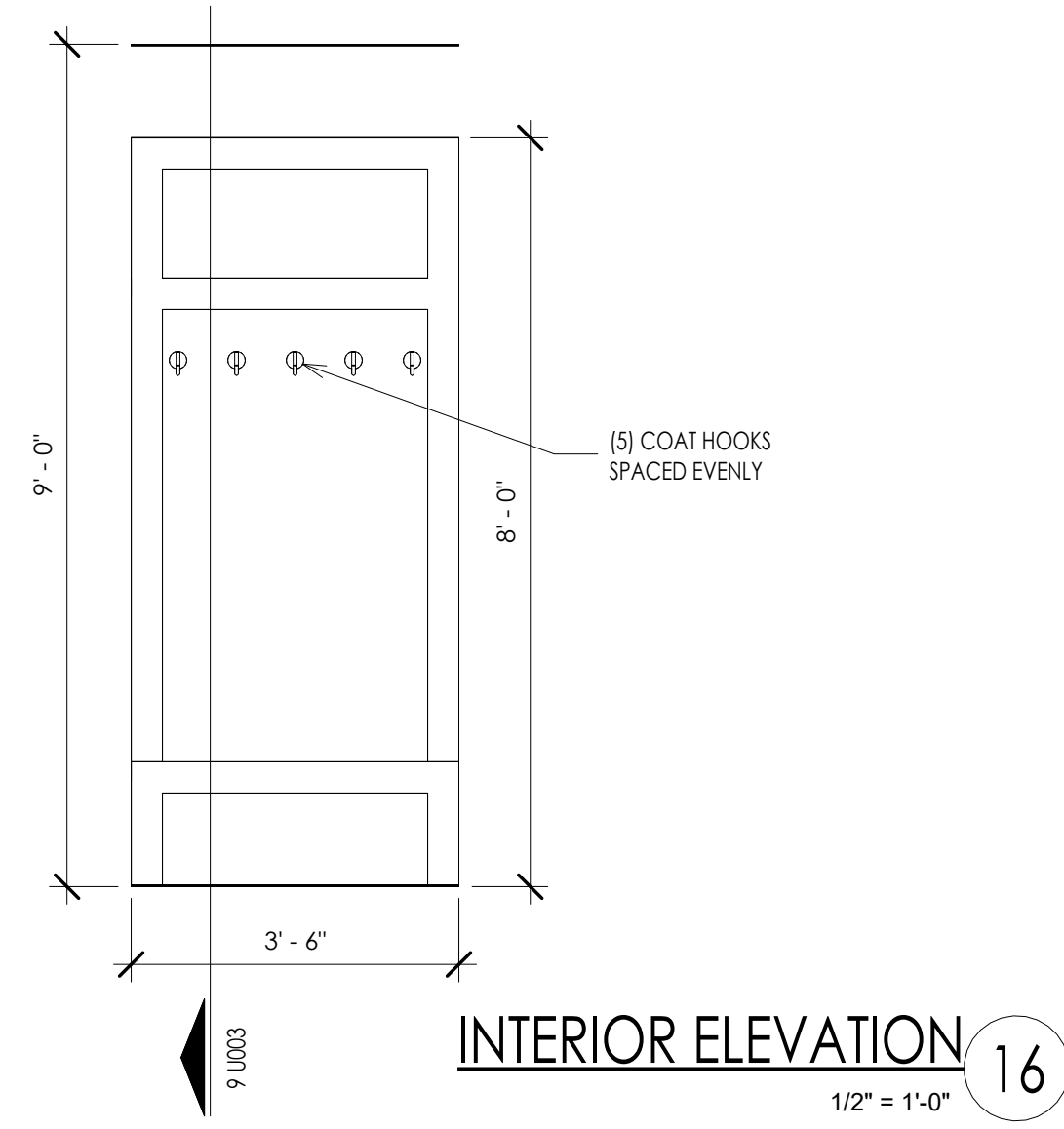
INTERIOR ELEVATION 3
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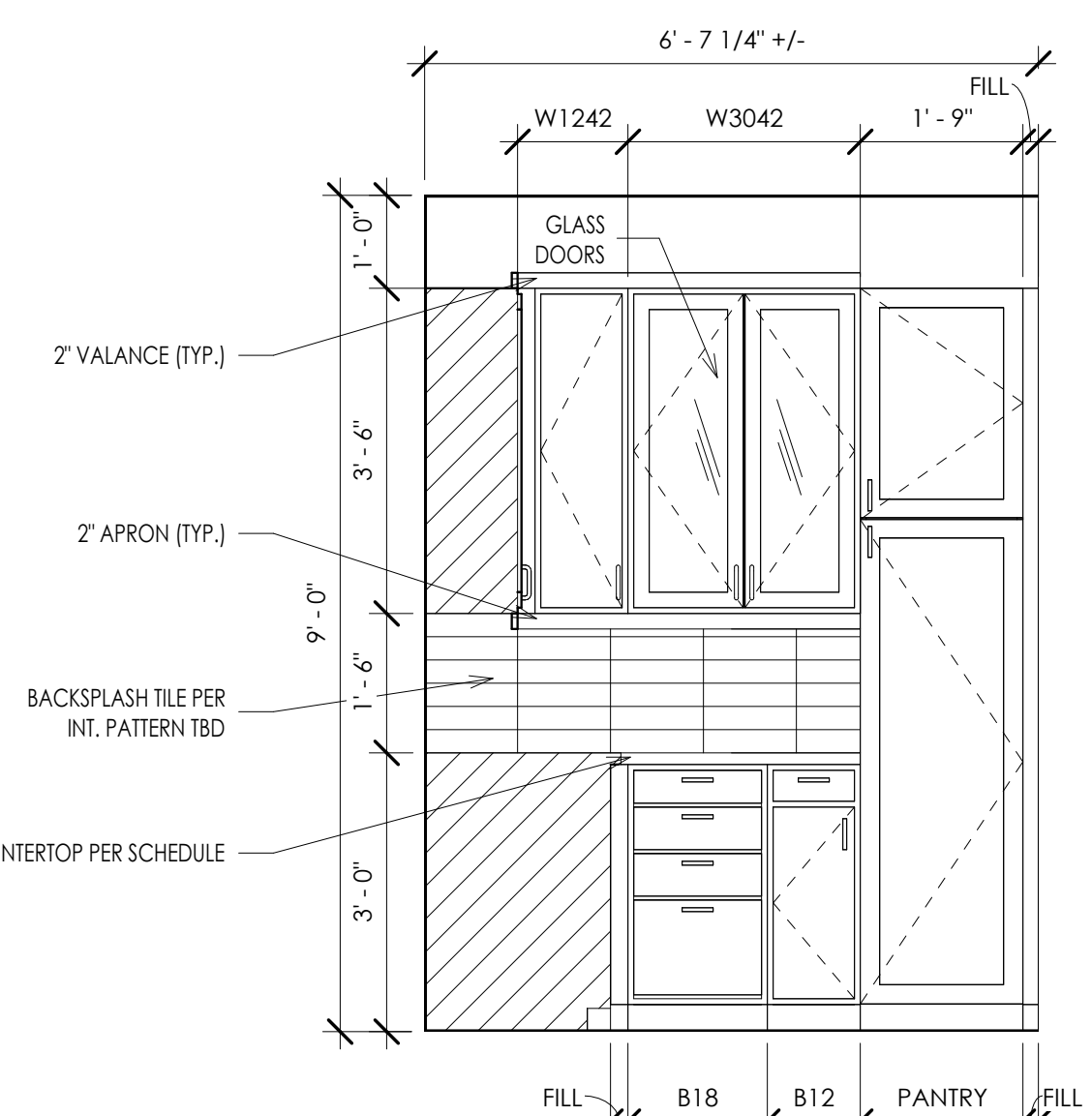
B1 TYPE "A" - REFLECTED CEILING PLAN 9
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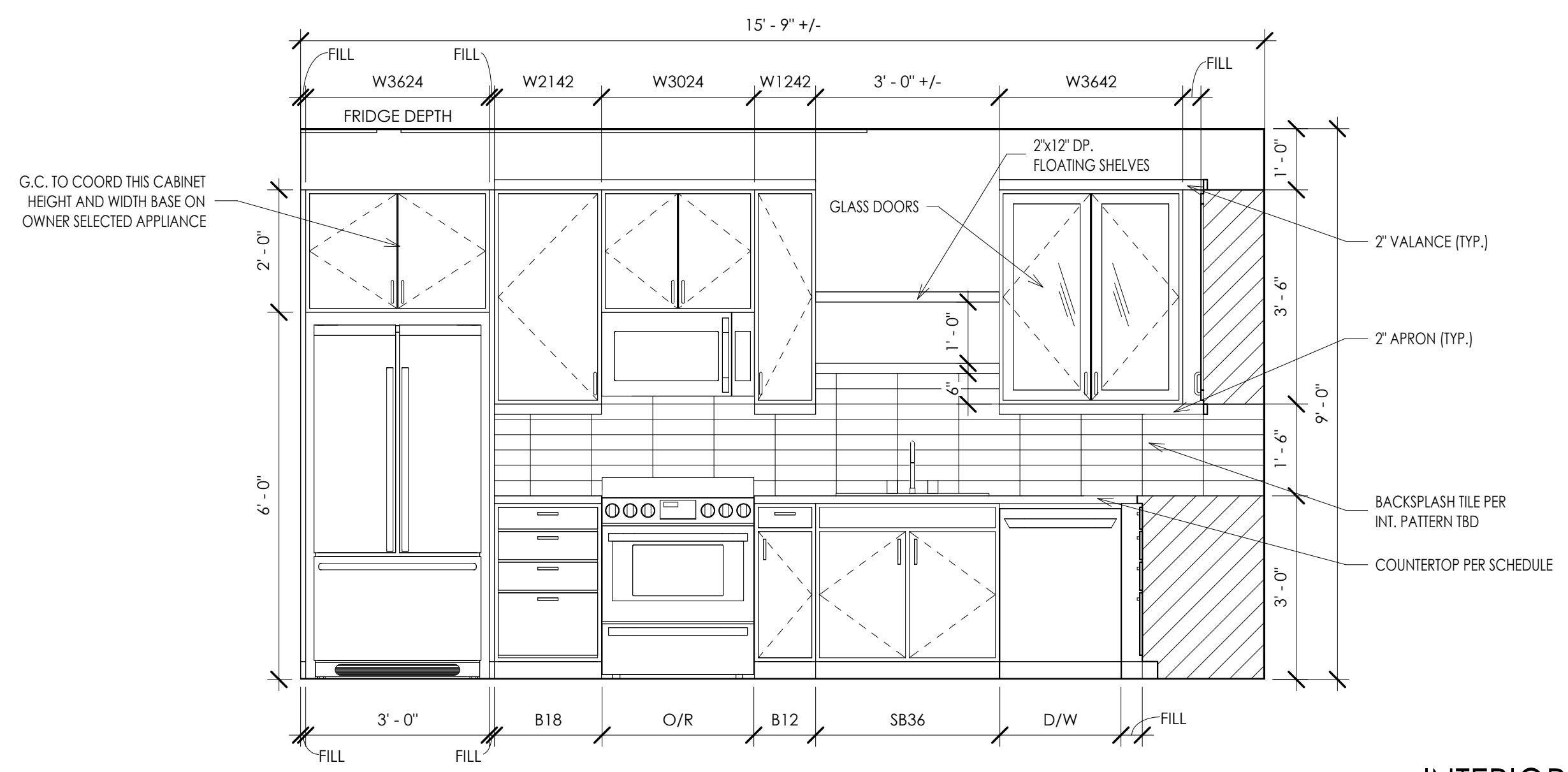
B1 TYPE "A" - UNIT PLAN 1
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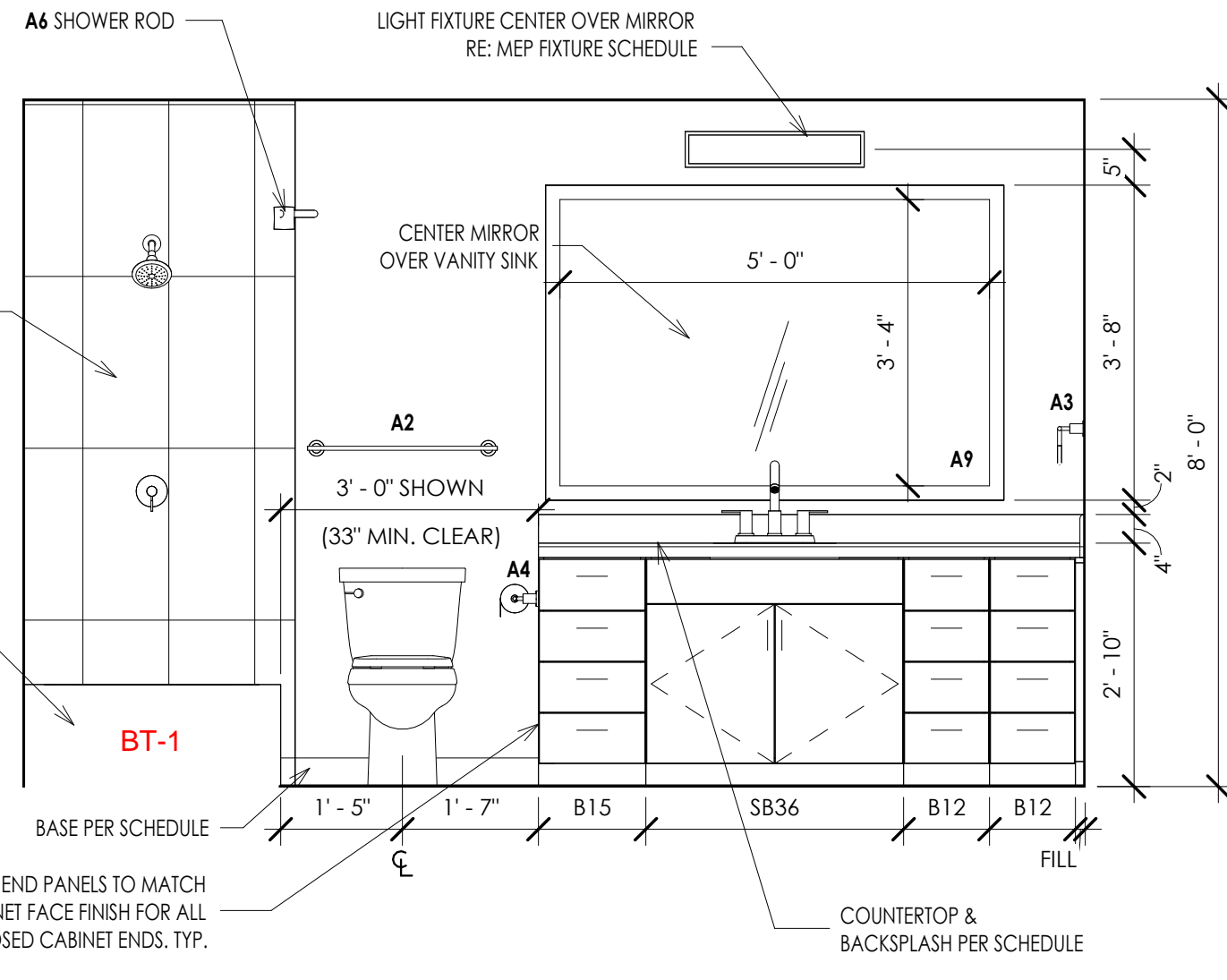
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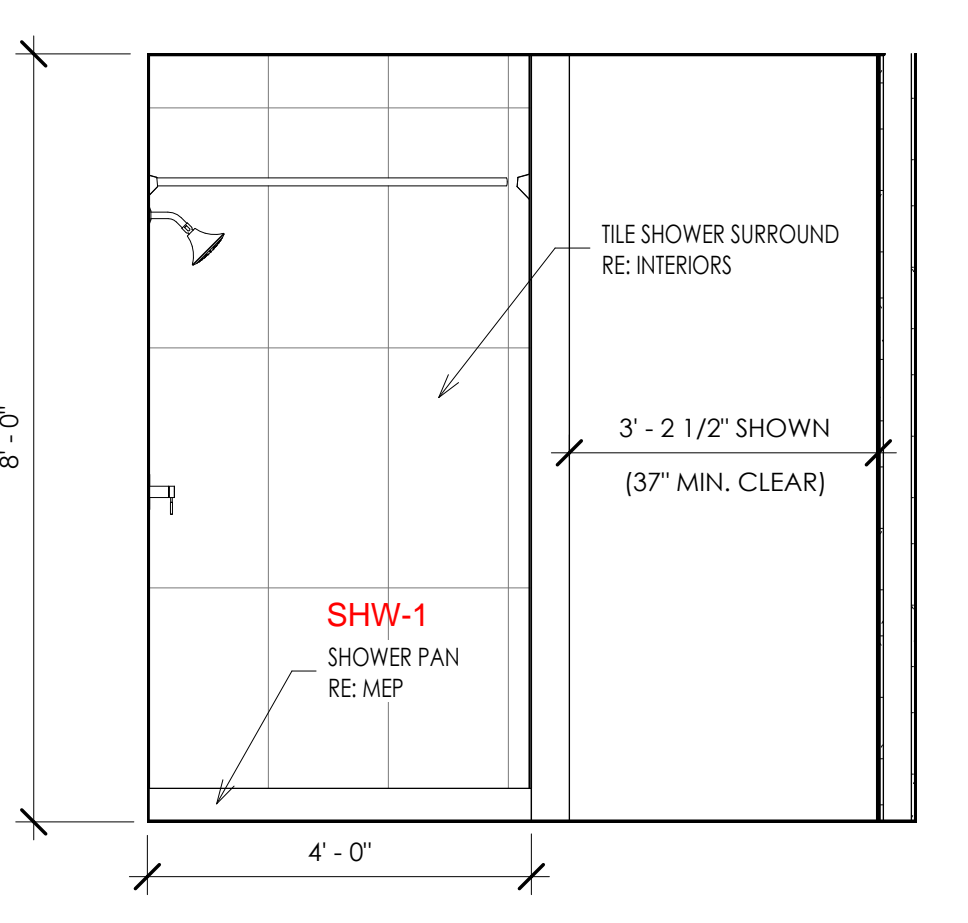
INTERIOR ELEVATION 12
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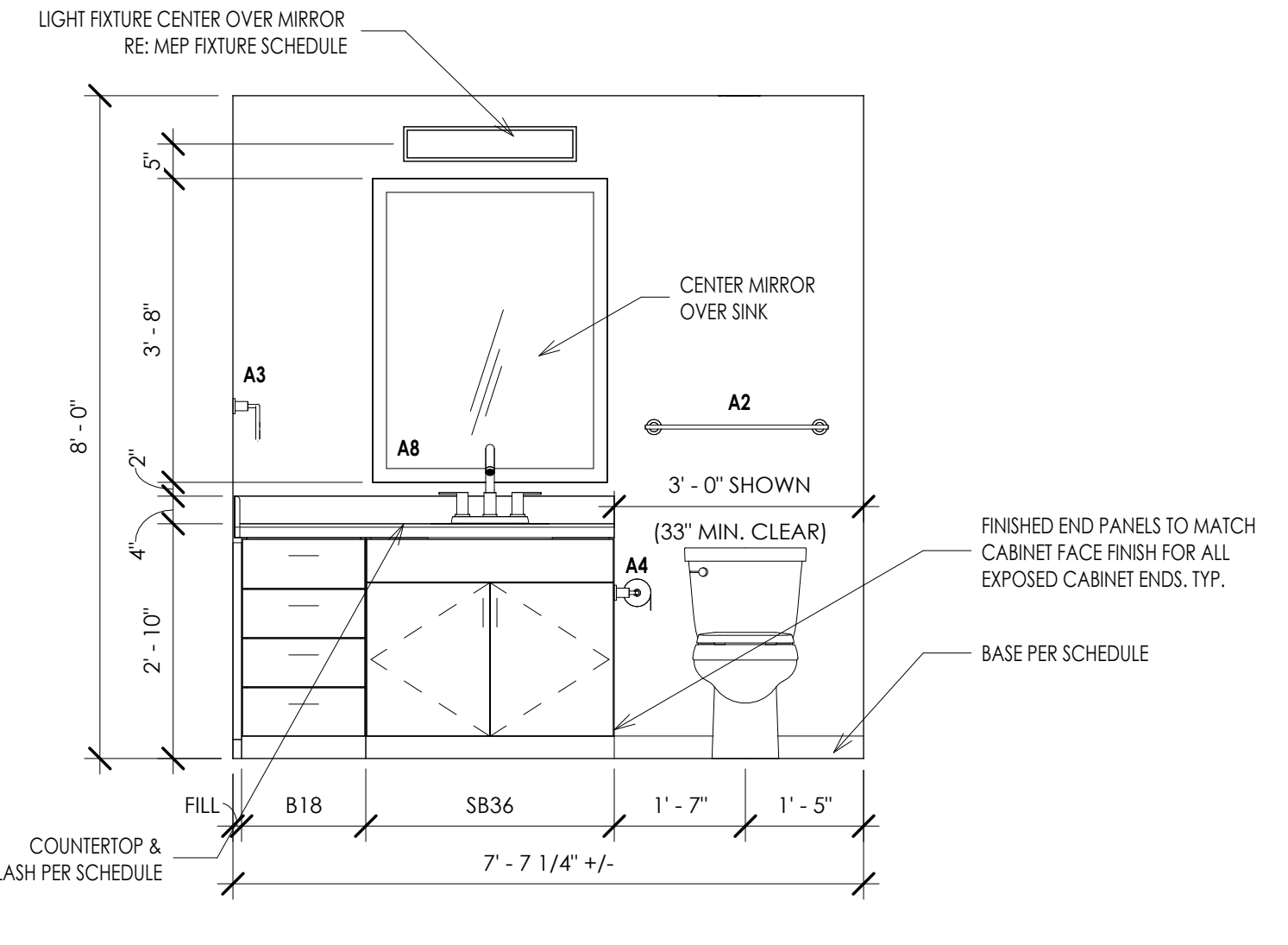
INTERIOR ELEVATION 4
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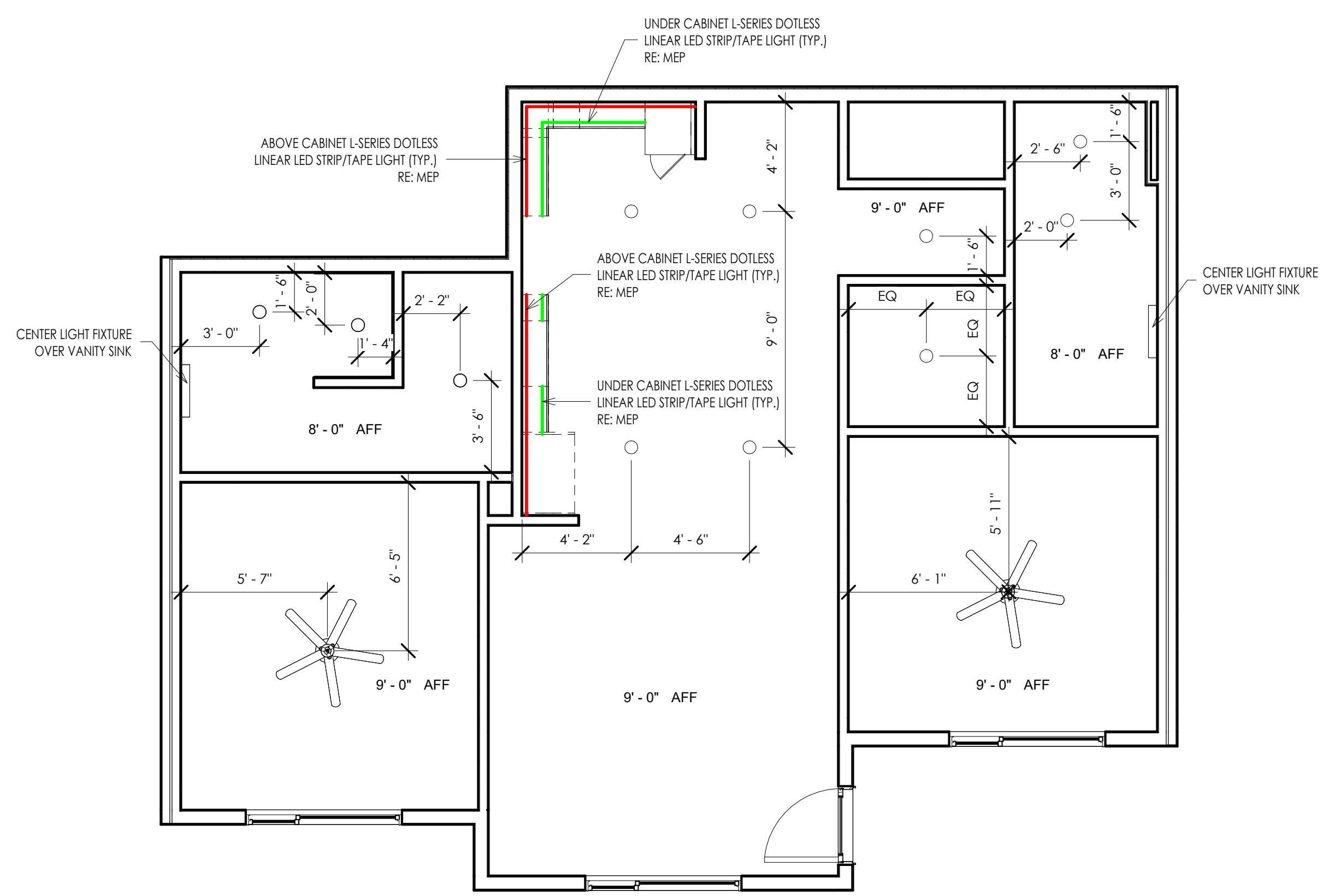
INTERIOR ELEVATION 11
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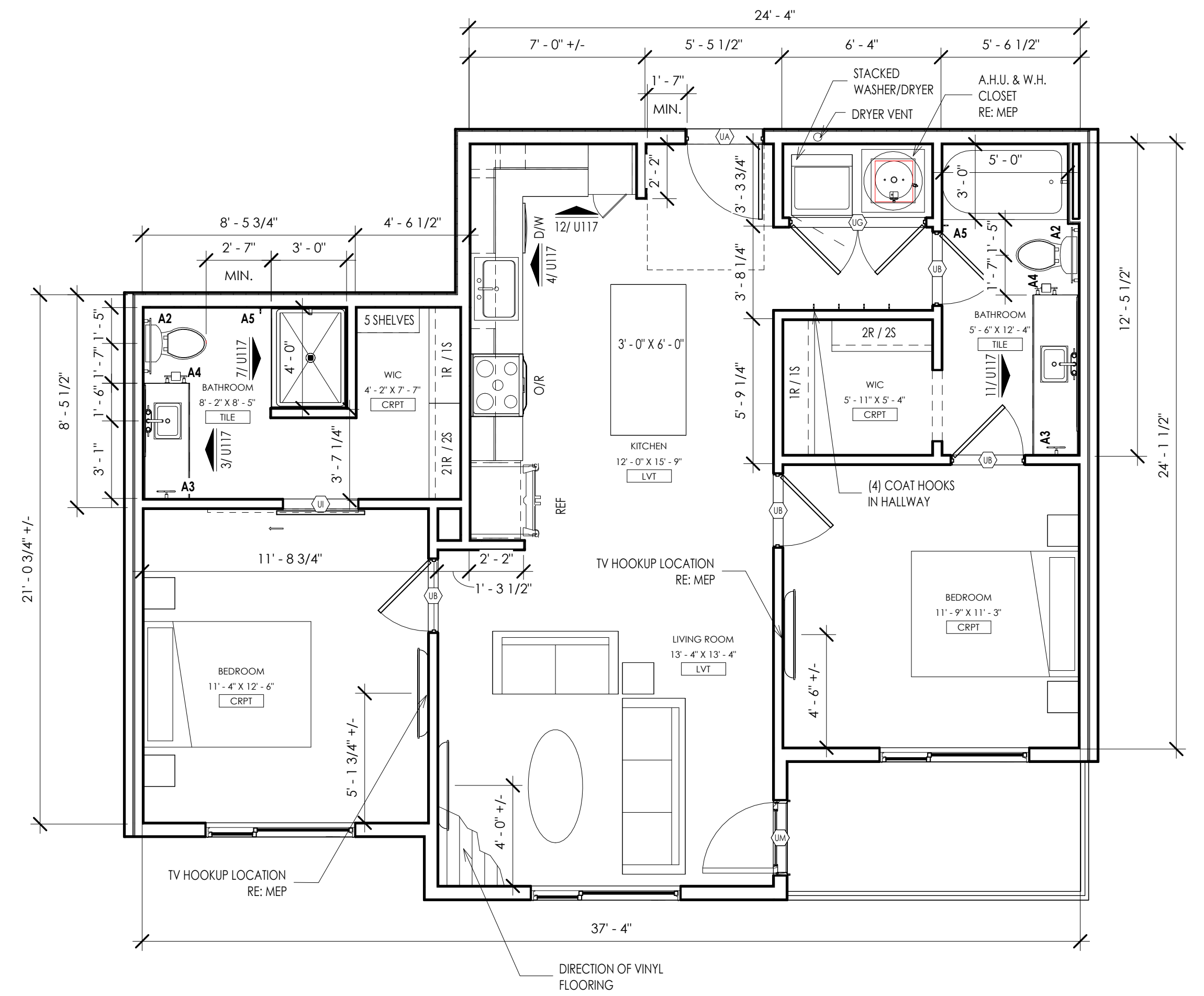
INTERIOR ELEVATION 7
1/2" = 1'-0"



INTERIOR ELEVATION 3
1/2" = 1'-0"



C1 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



C1 - UNIT PLAN 1
1/4" = 1'-0"

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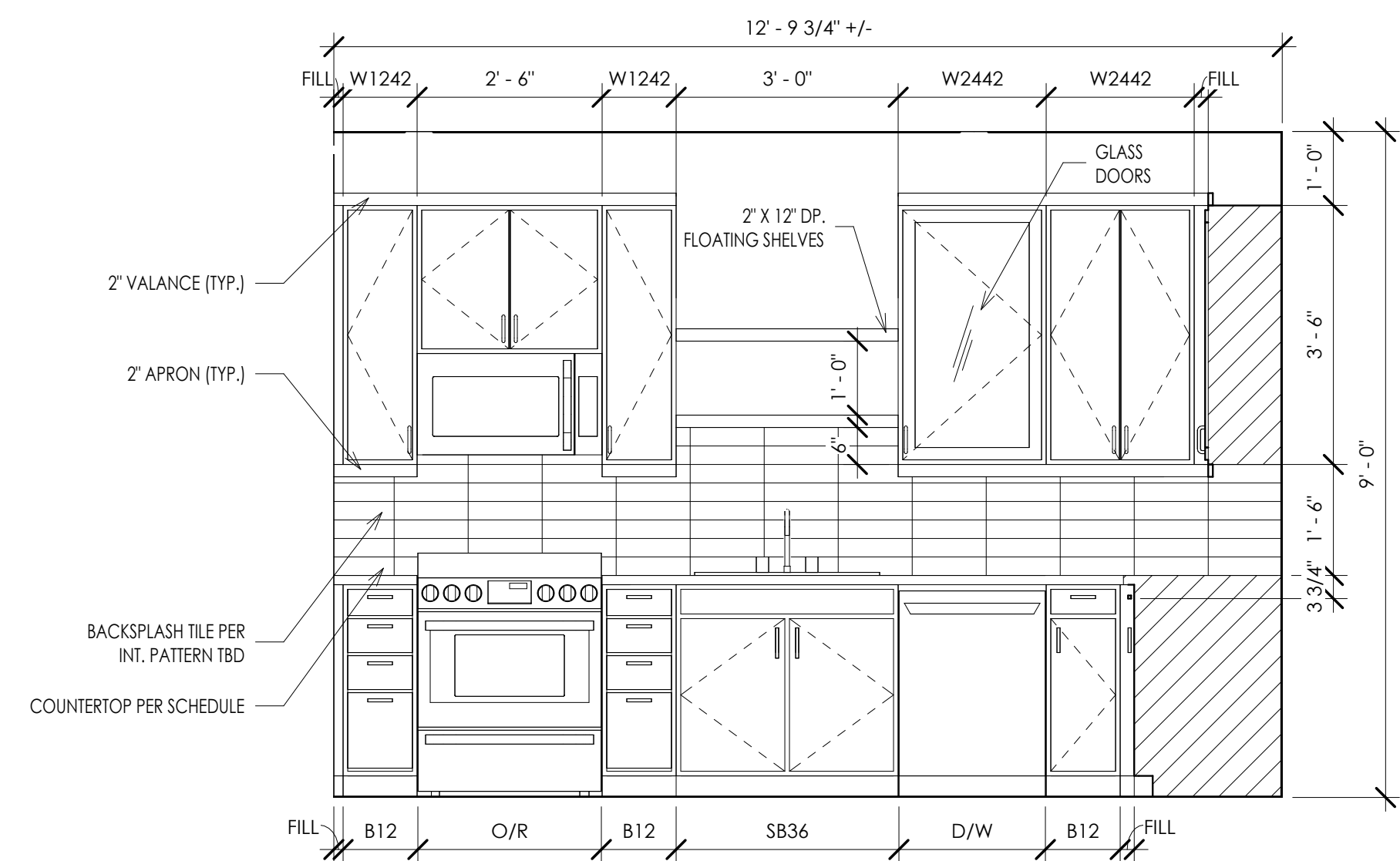
project title
EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

project number
22042001
drawing issuance
BUILDING PERMIT SET 09/26/23
drawing revisions
No. Description Date:

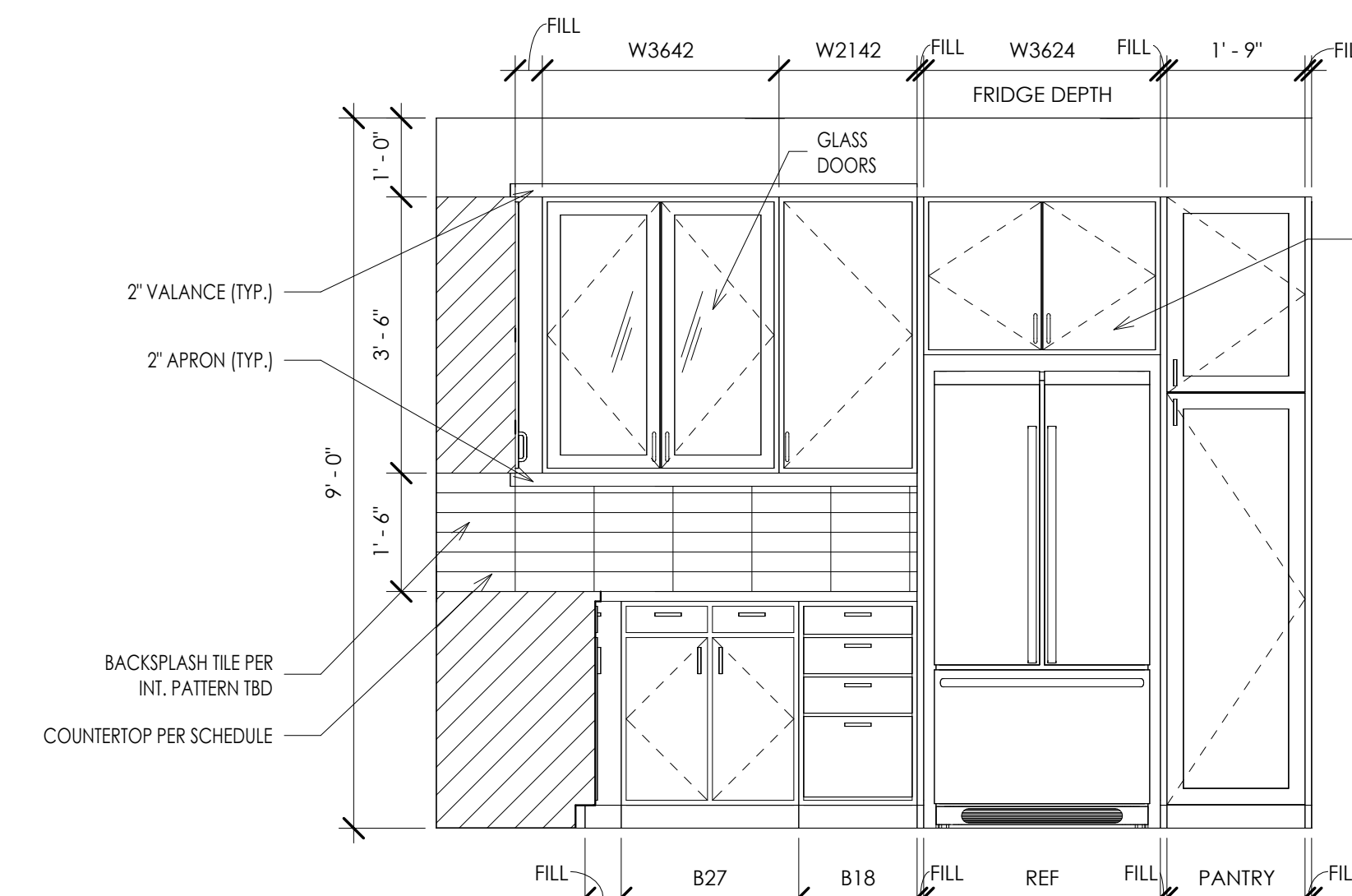
professional seal
STATE OF MISSOURI
HENRY C. KLOVER
REGISTERED ARCHITECT
NO. 20332

Date Signed: 9/26/23
DATE SIGNED: 9/14/2024 2:23:51 PM
drawing title
C1 - UNIT PLAN

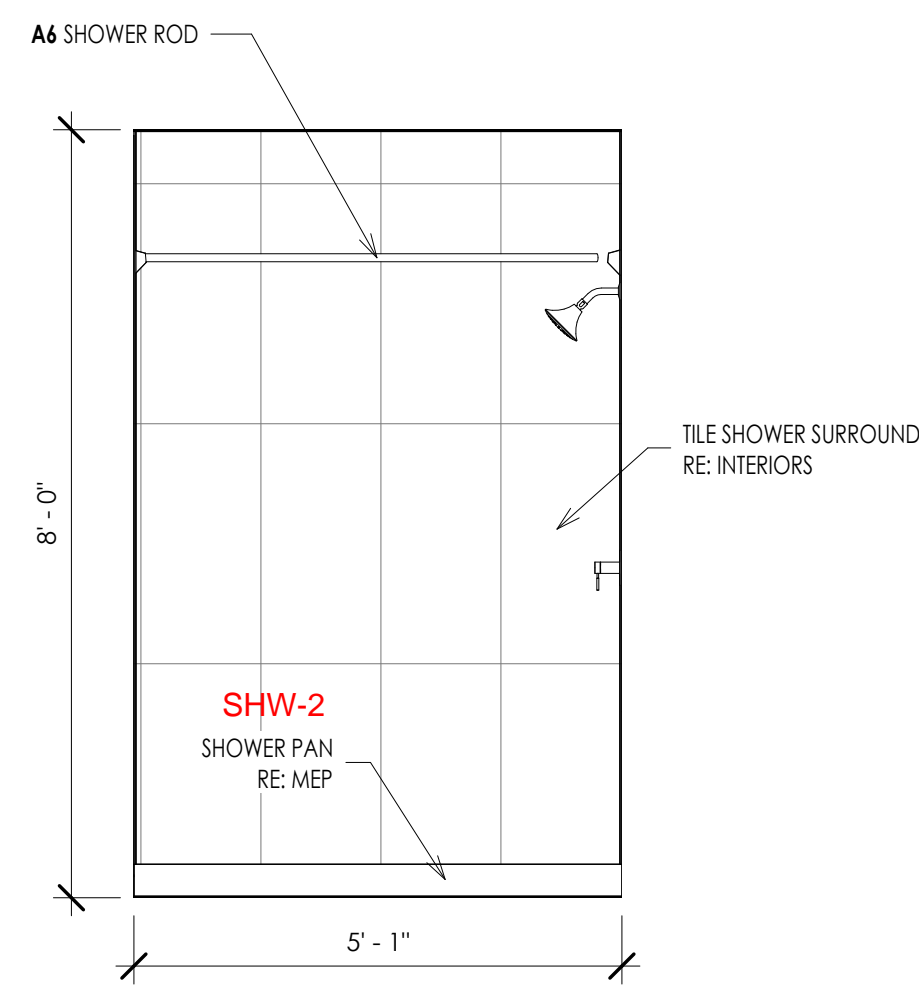
drawing number
U117



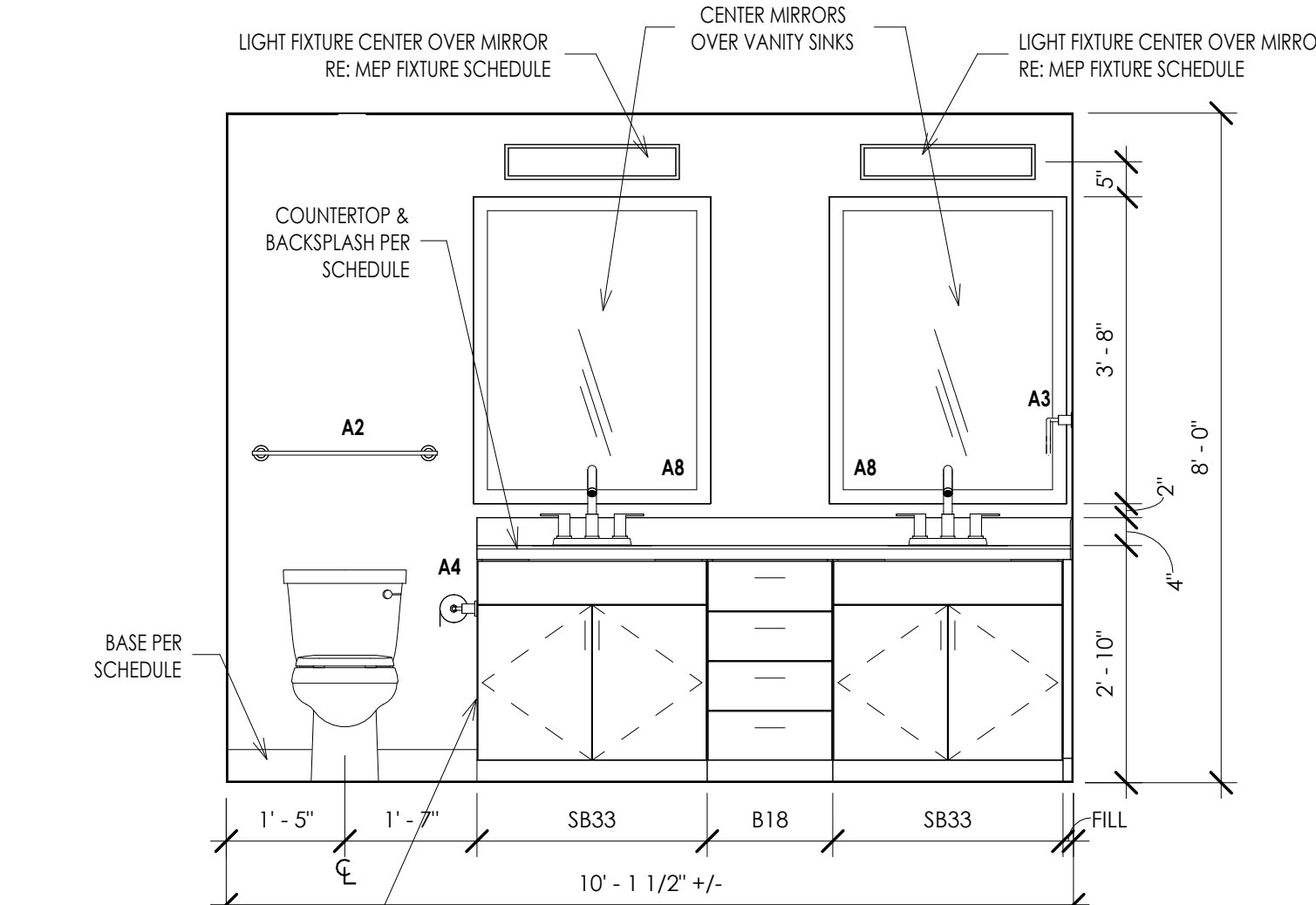
INTERIOR ELEVATION 12
1/2" = 1'-0"



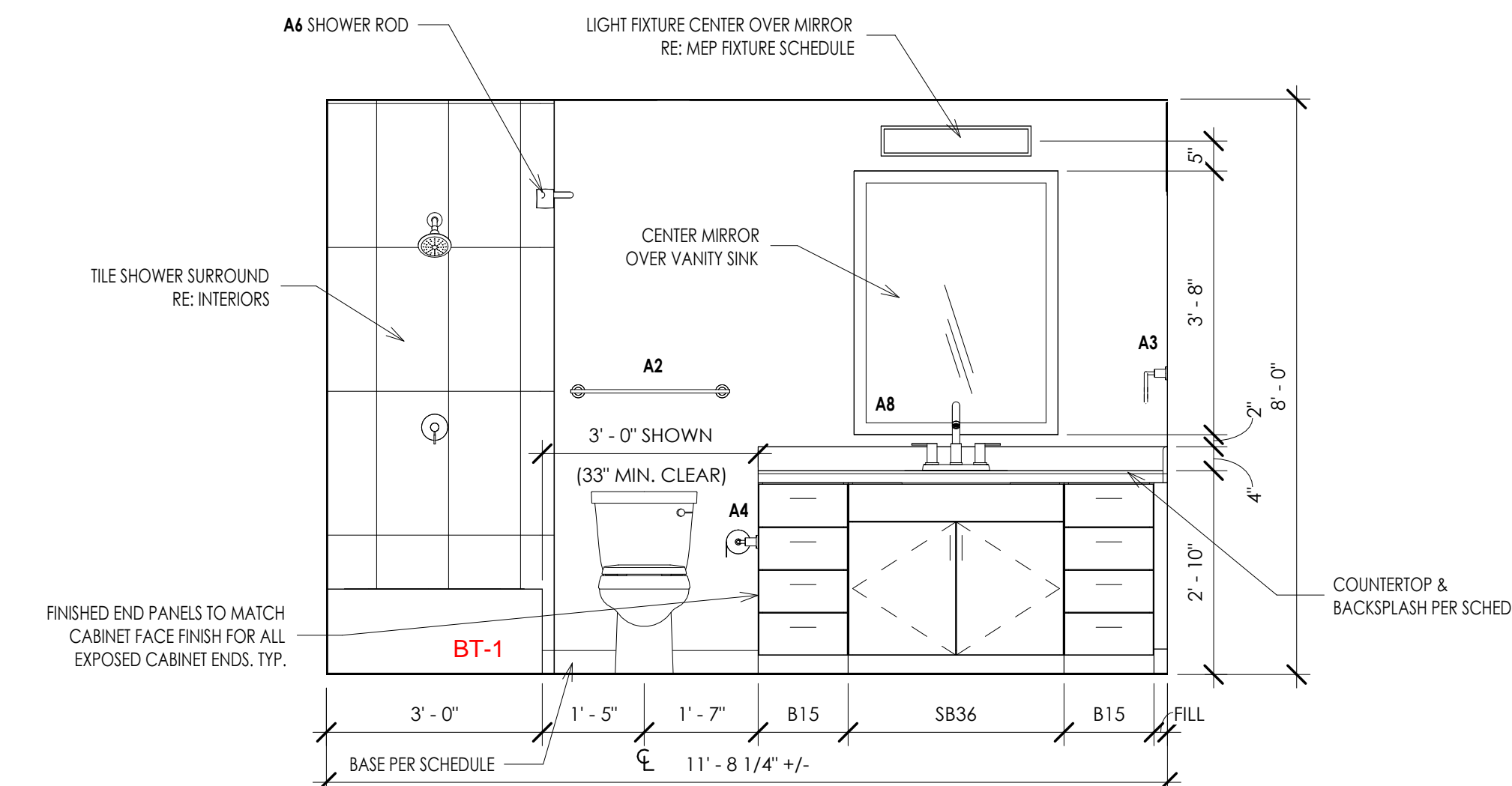
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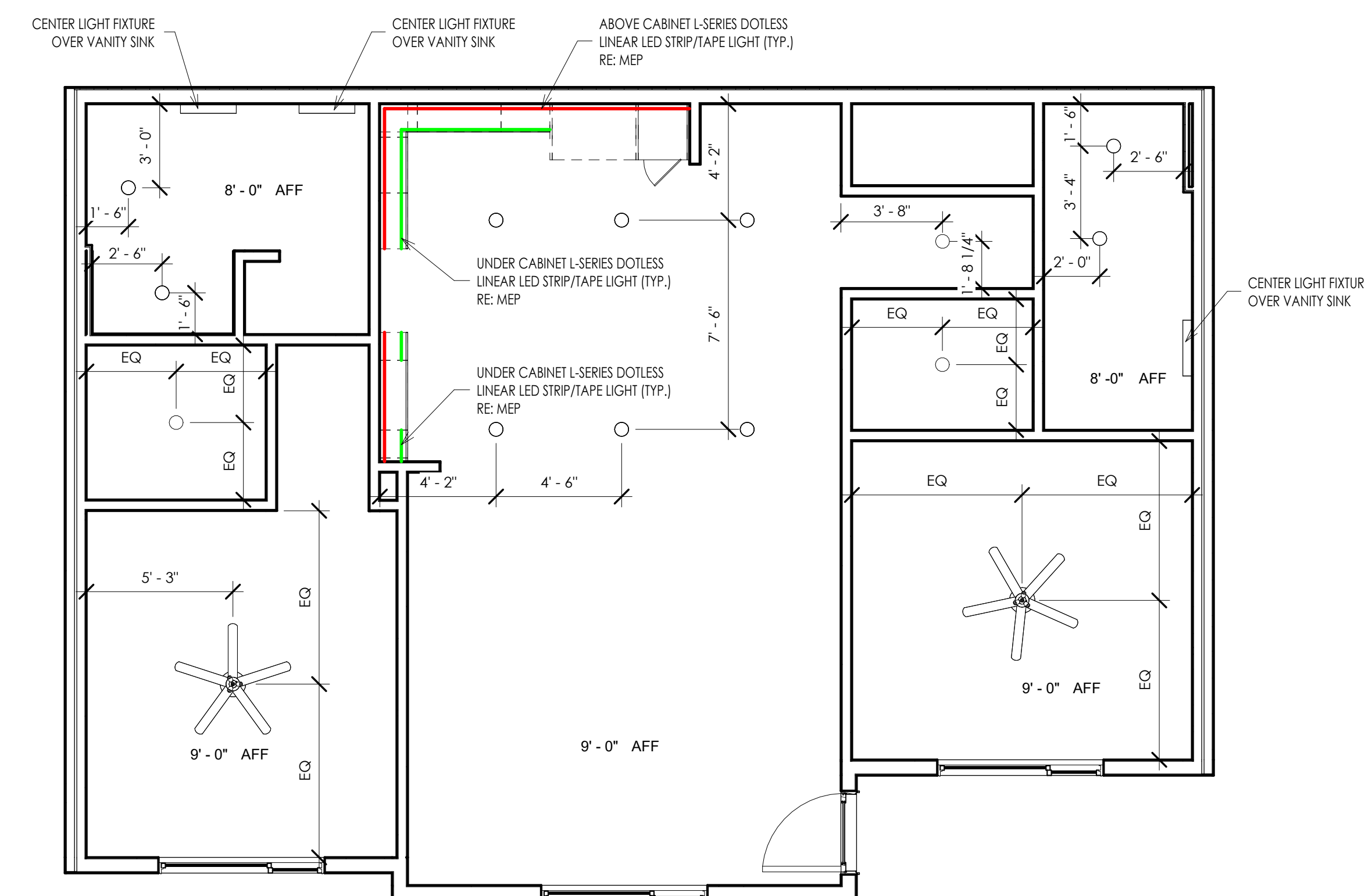
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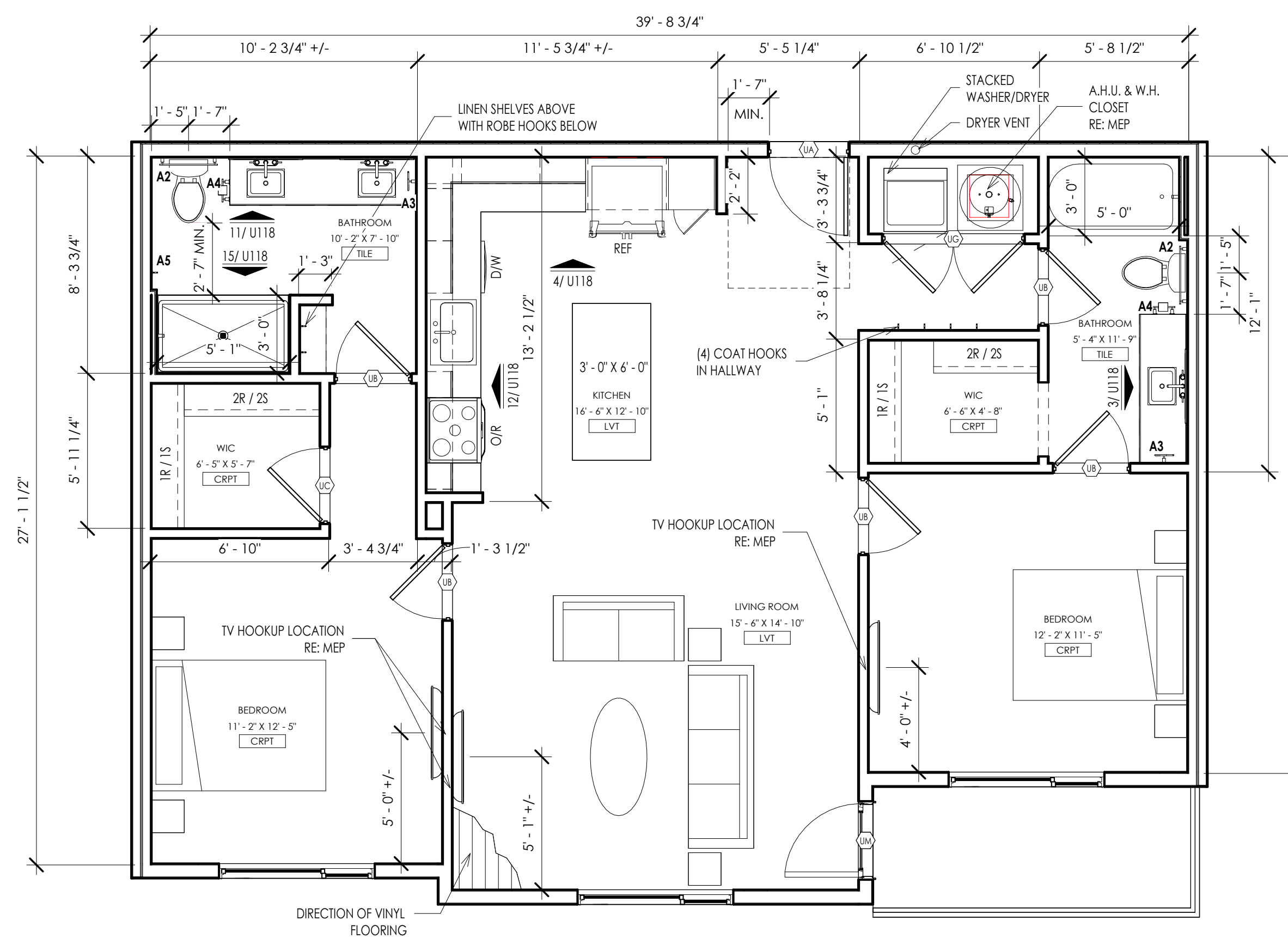
INTERIOR ELEVATION 11
1/2" = 1'-0"



INTERIOR ELEVATION 3
1/2" = 1'-0"



C2 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



C2 - UNIT PLAN 1
1/4" = 1'-0"

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project title

EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

project number

drawing issuance

drawing revisions

professional seal



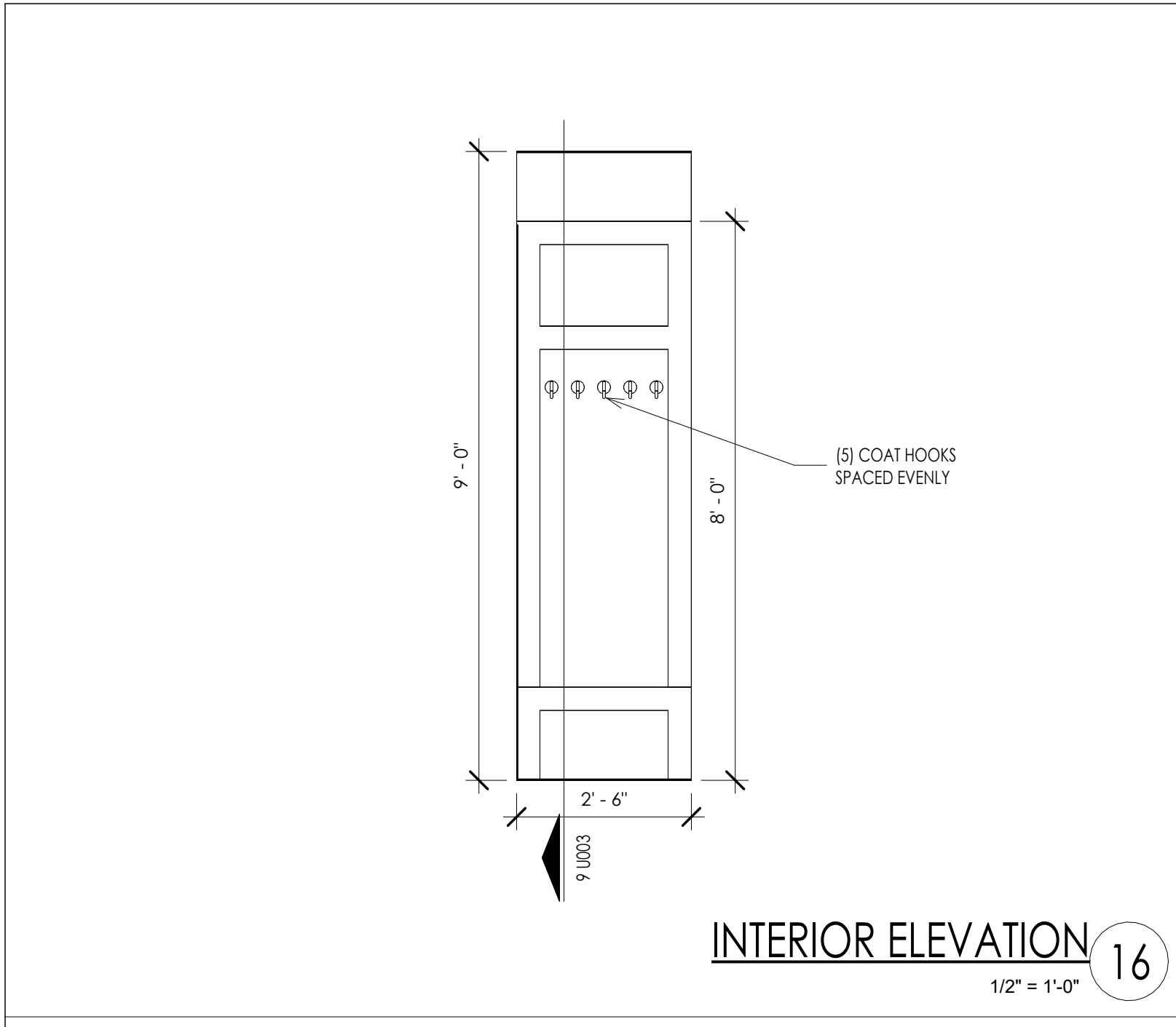
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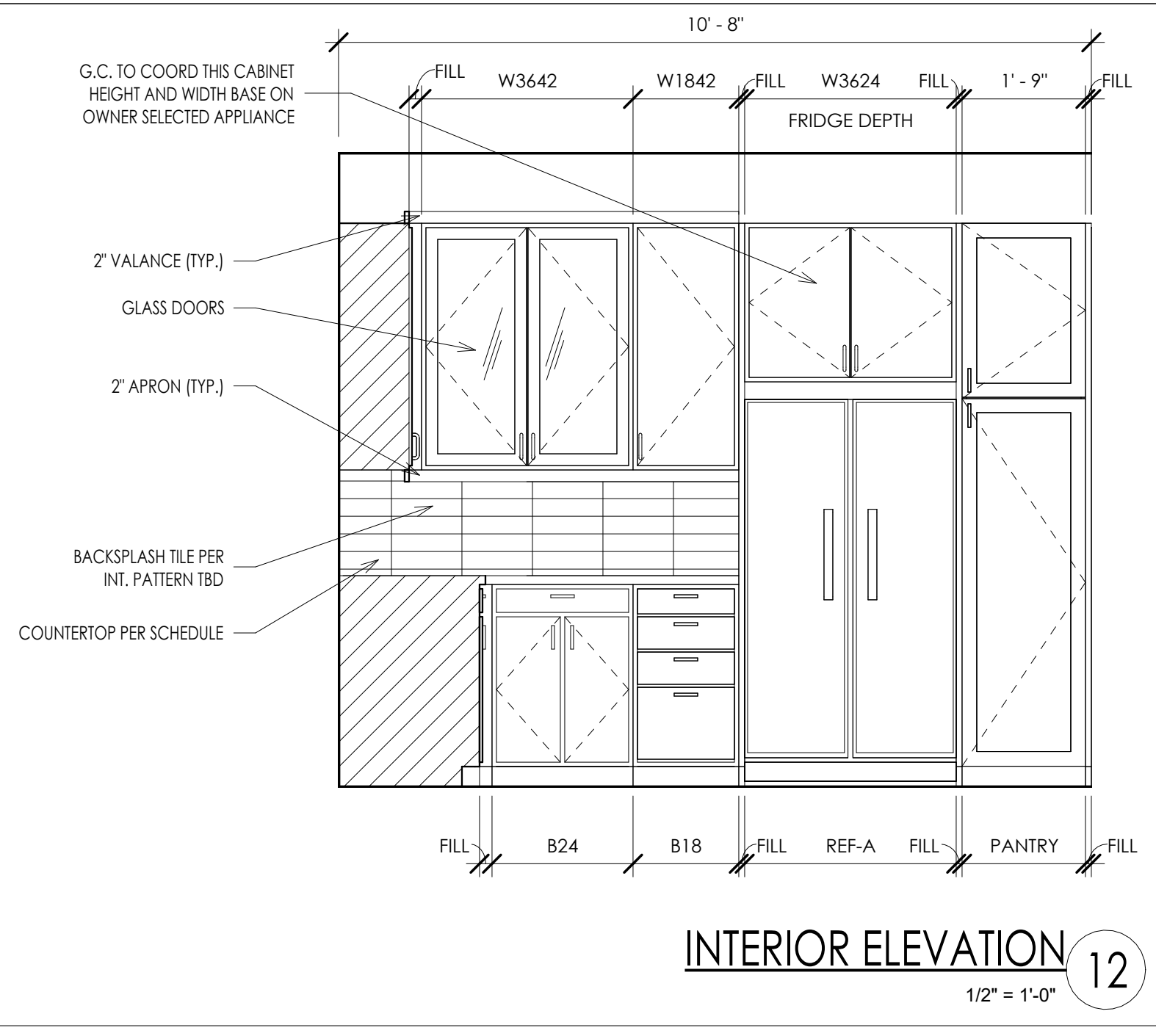
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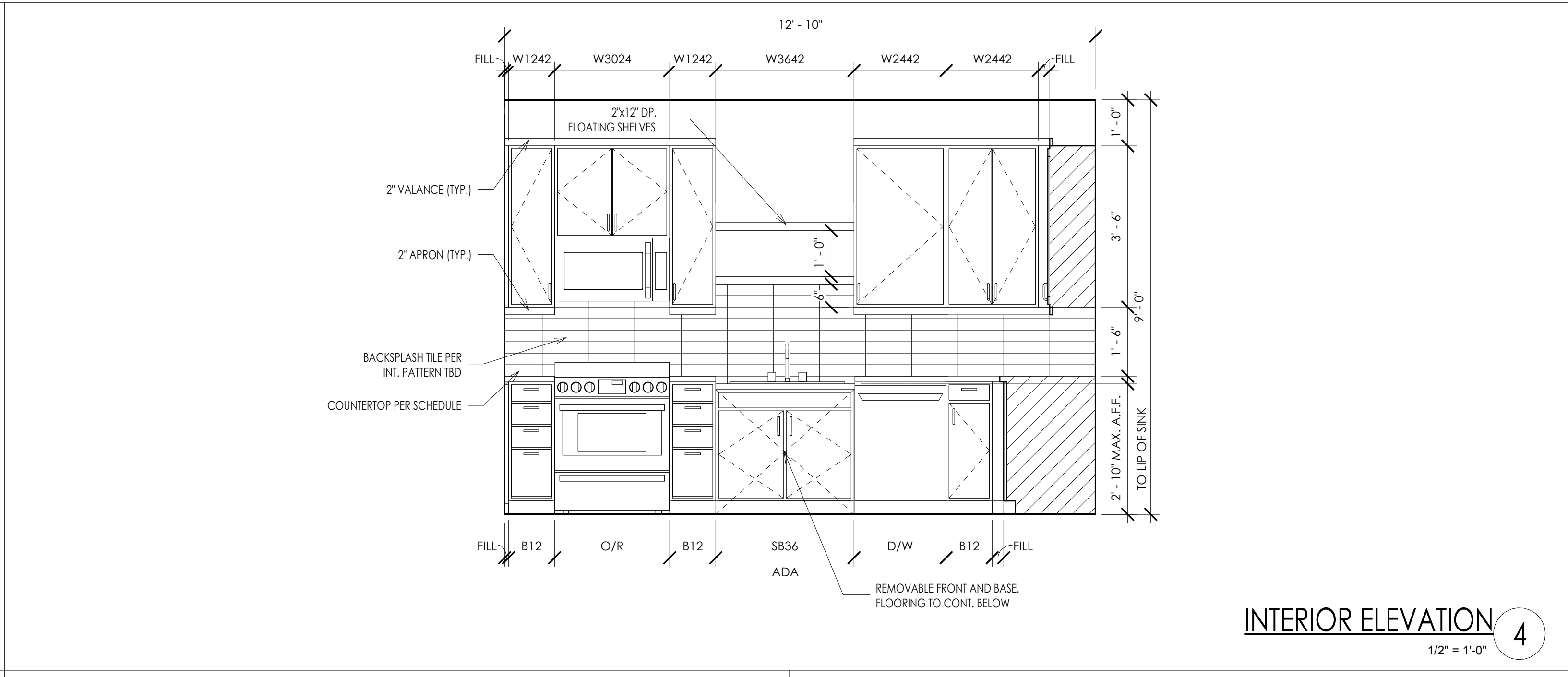
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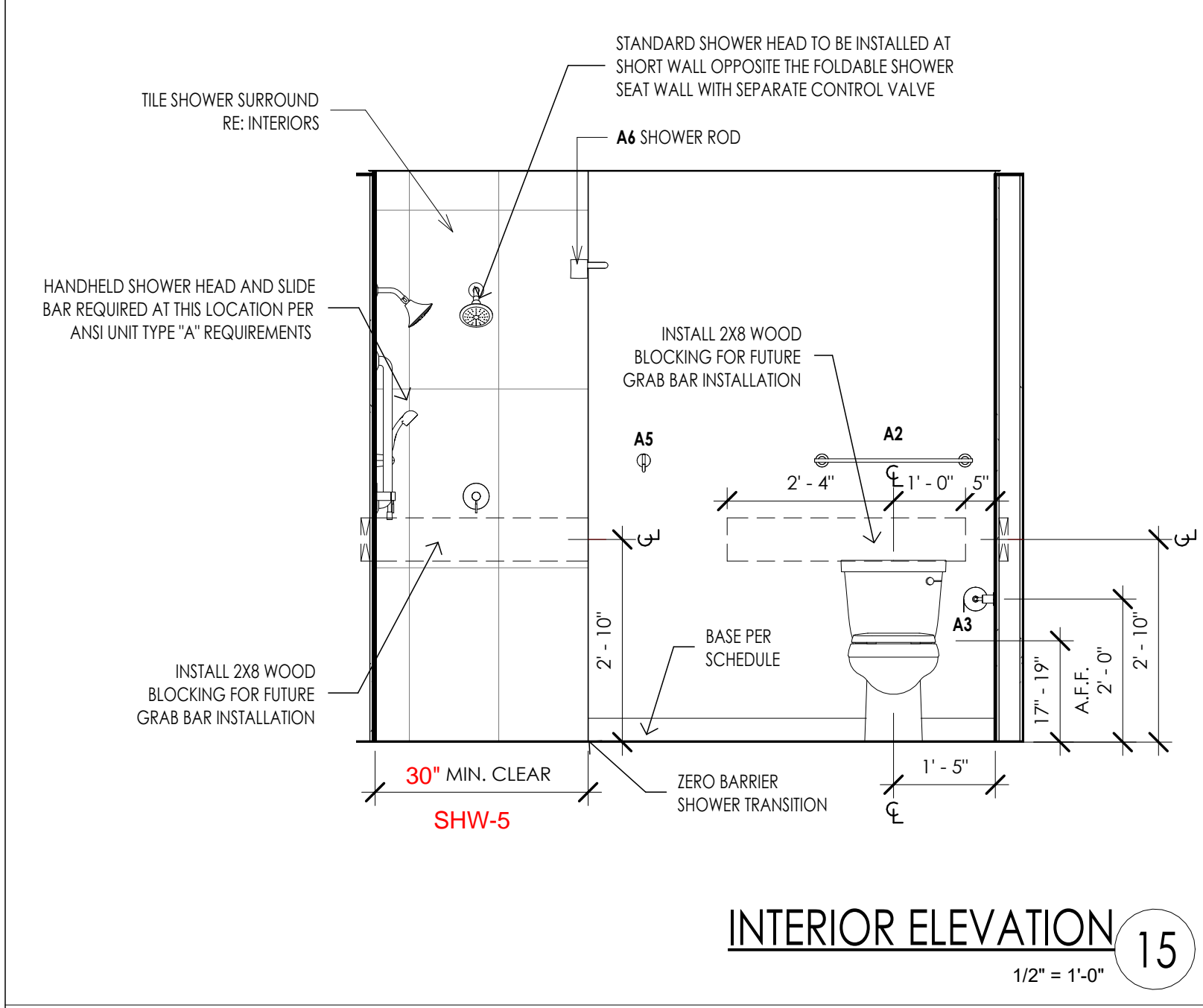
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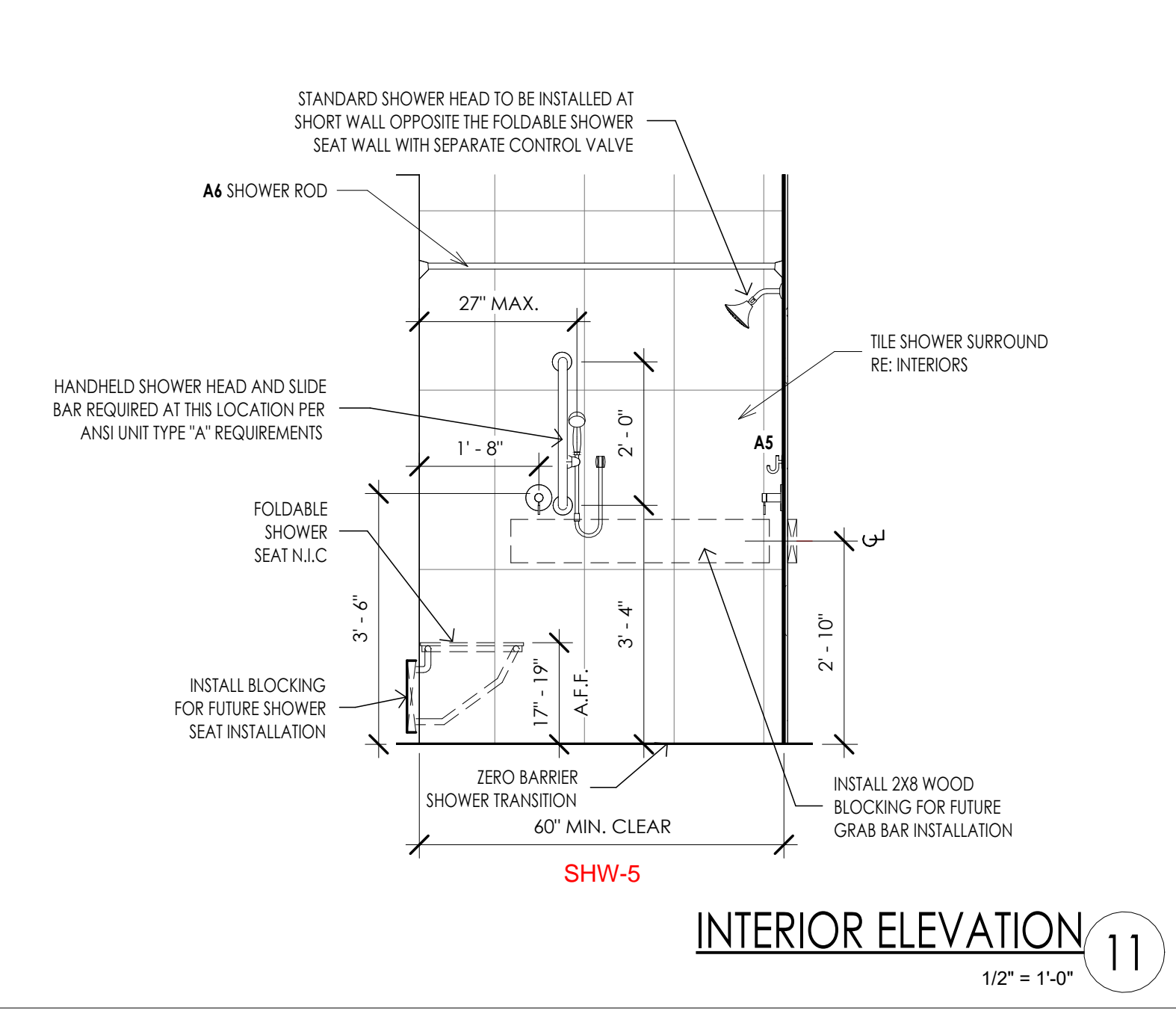
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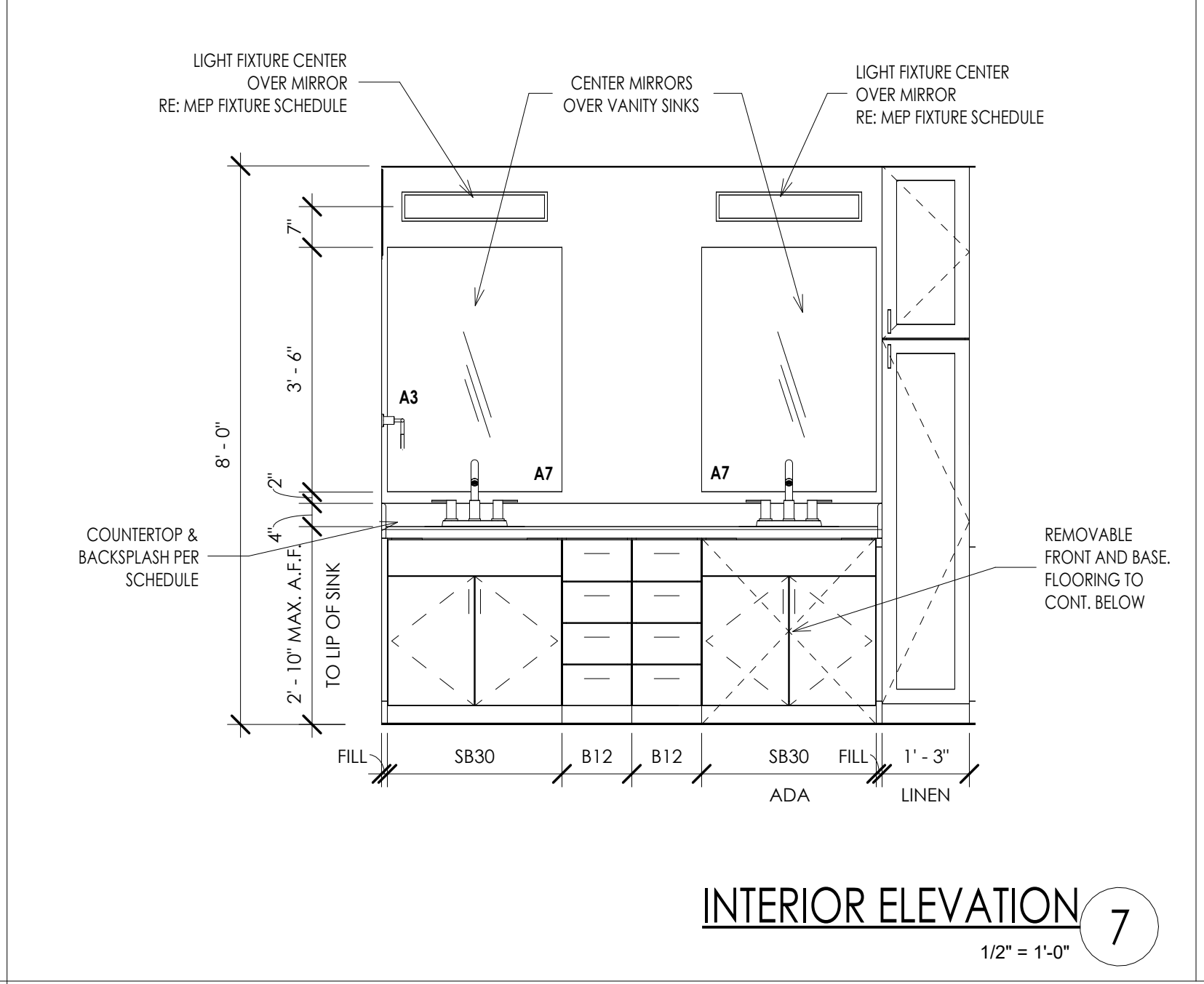
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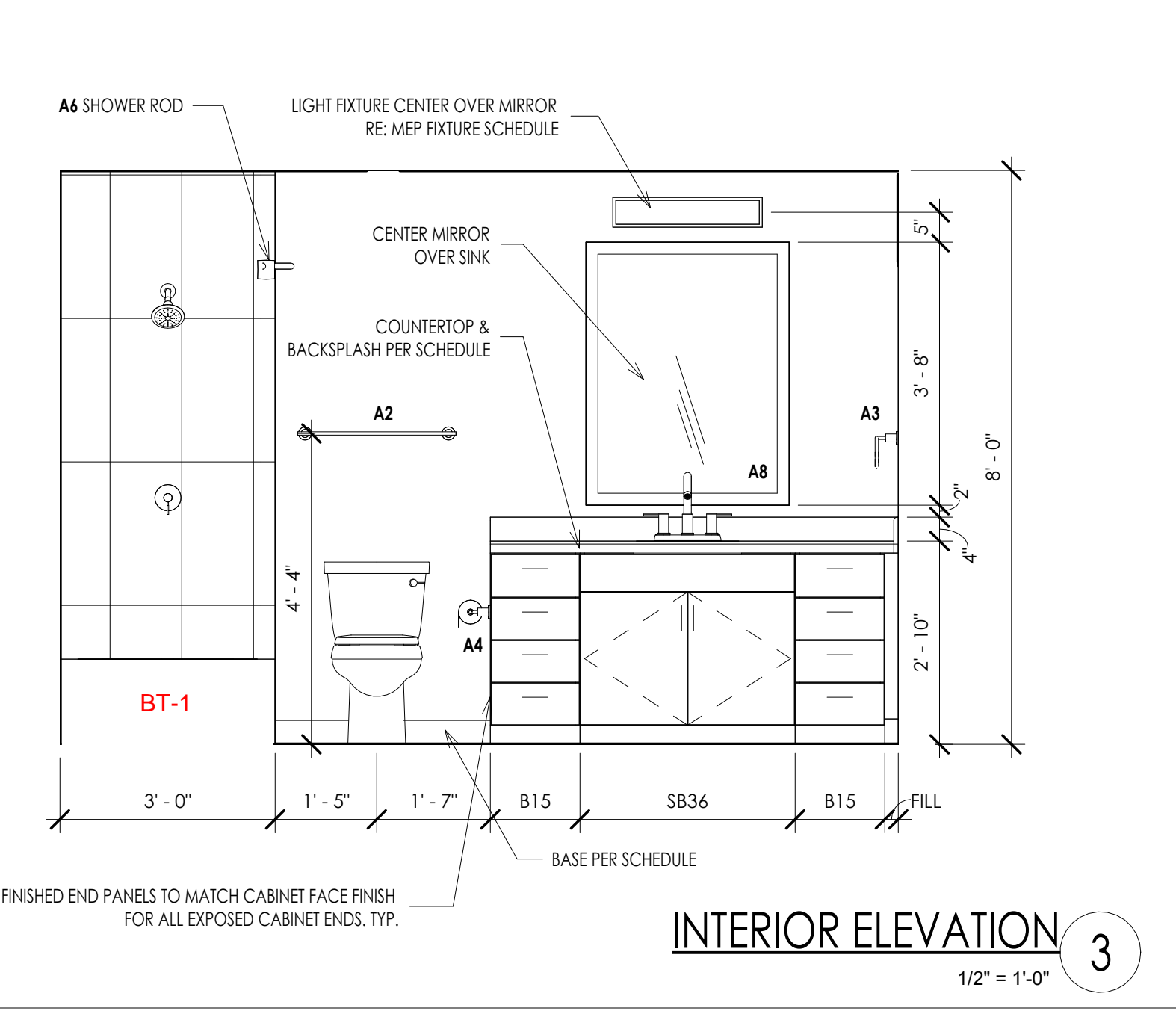
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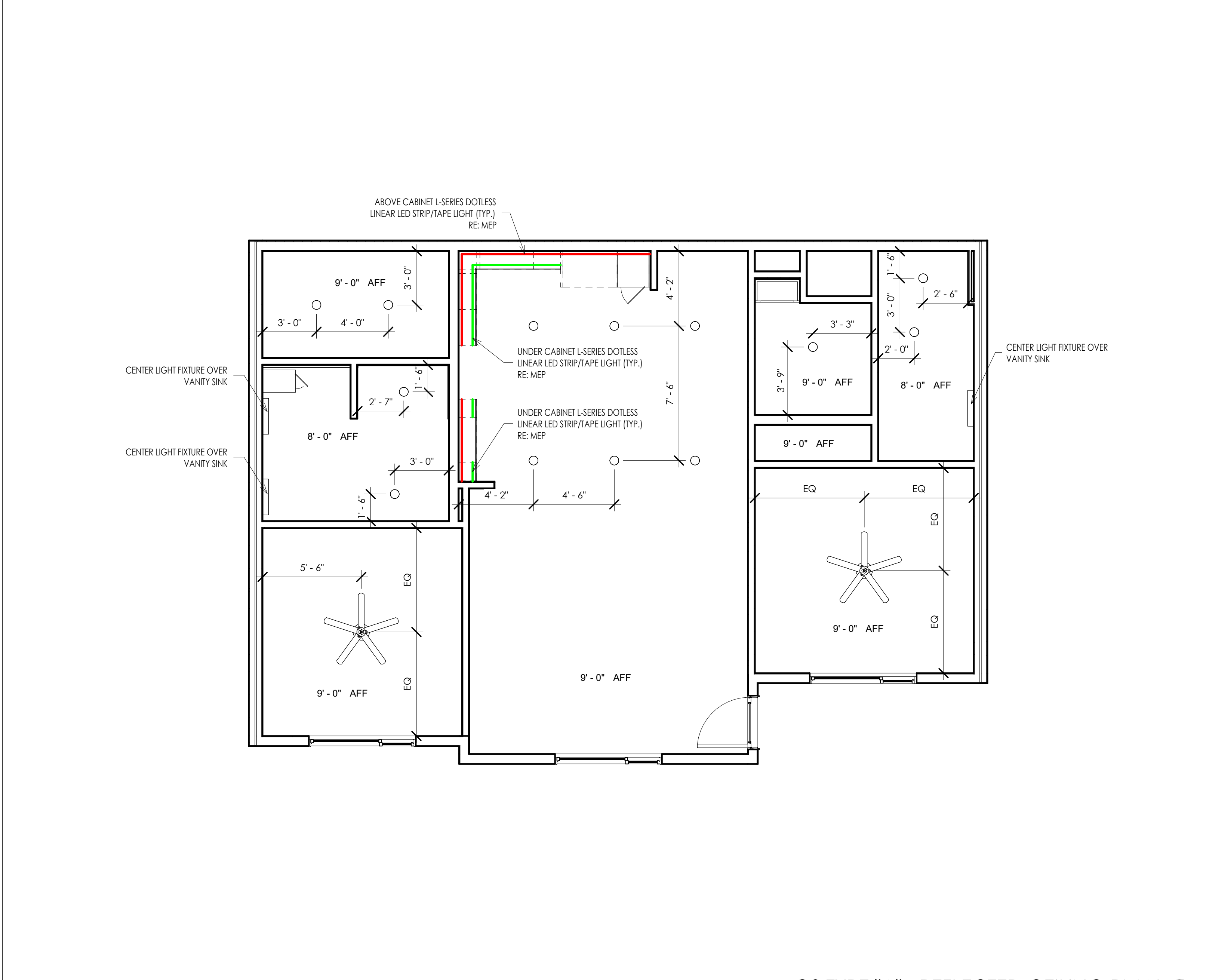
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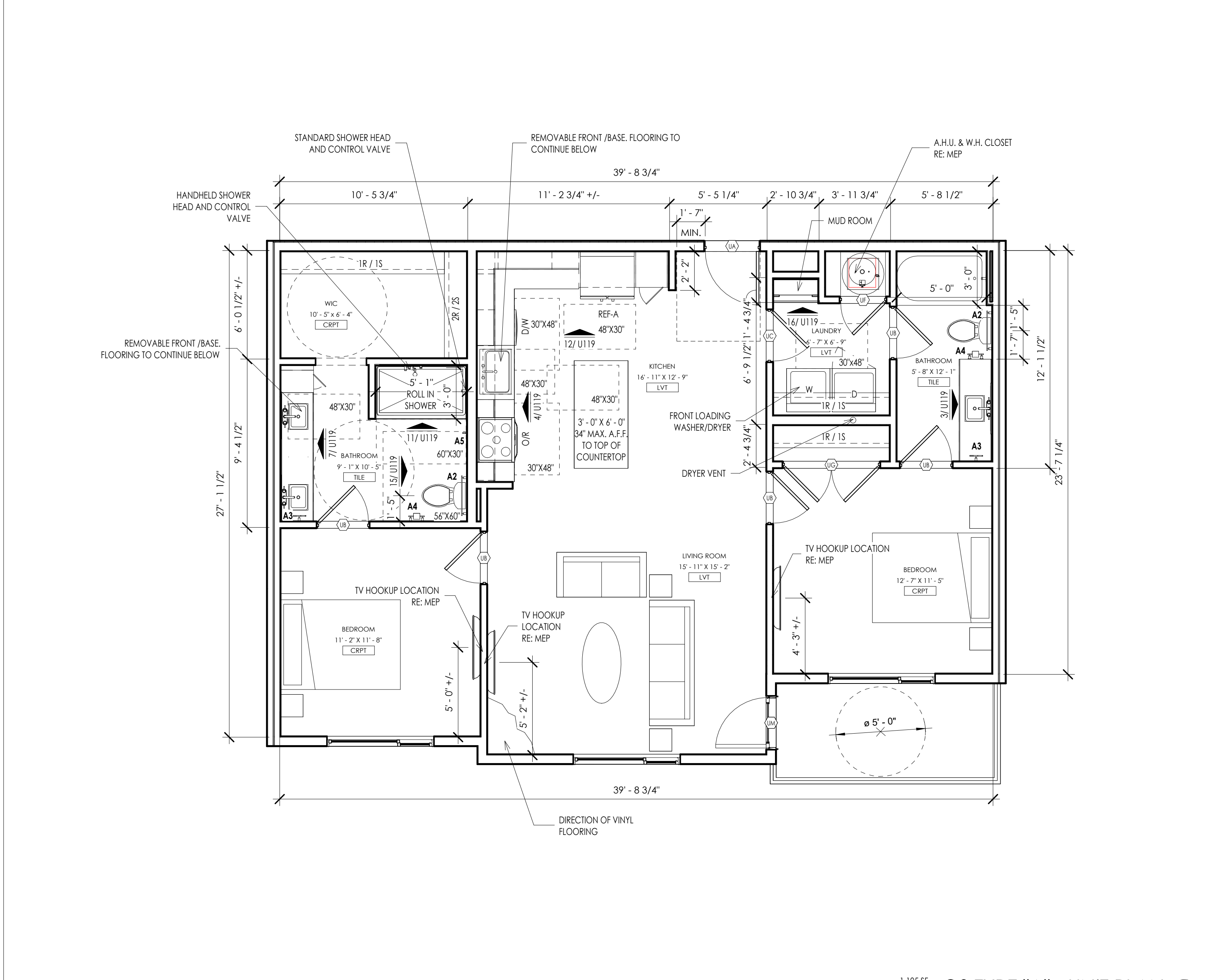
INTERIOR ELEVATION 7
 1/2" = 1'-0"



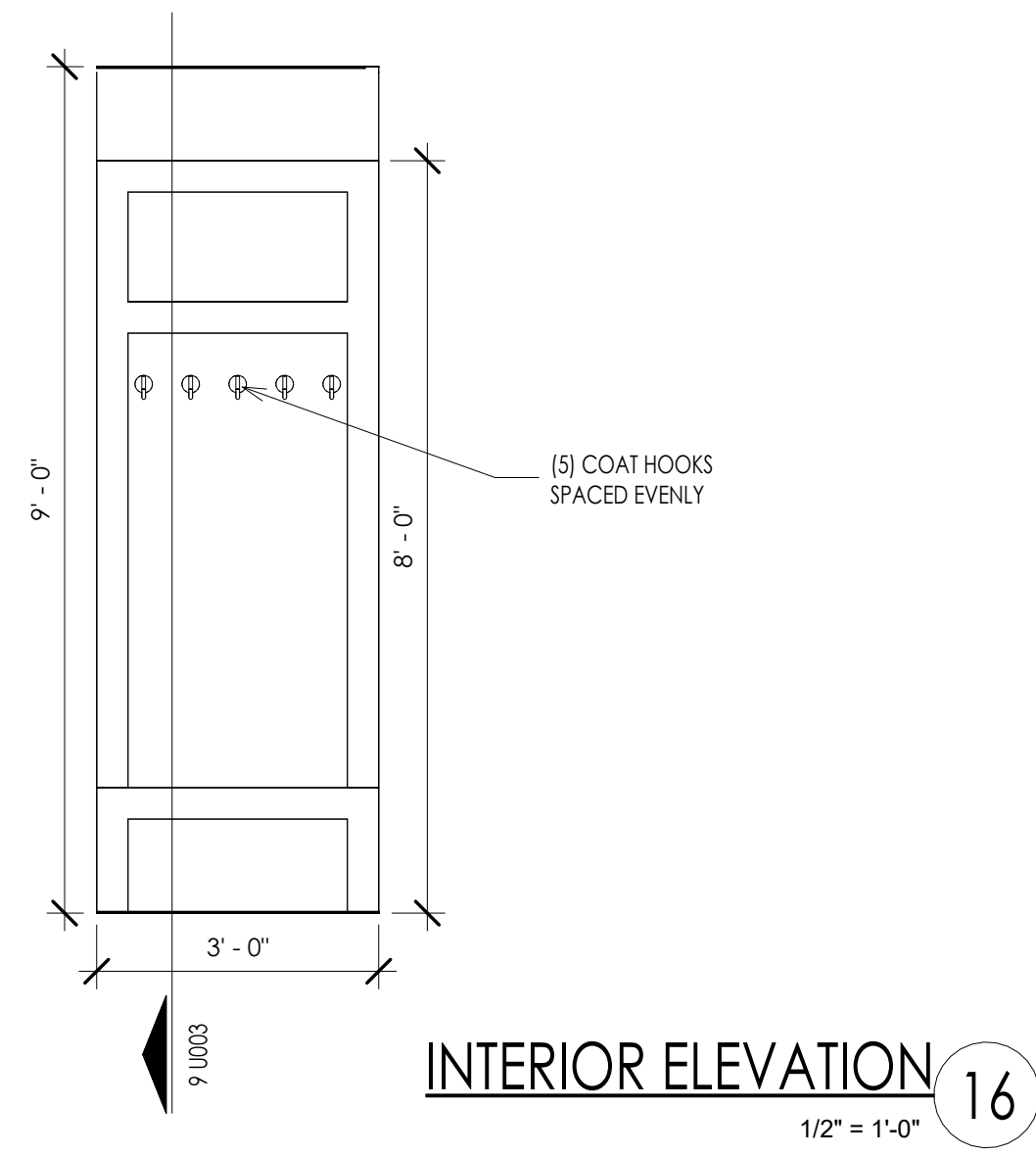
INTERIOR ELEVATION 3
 1/2" = 1'-0"



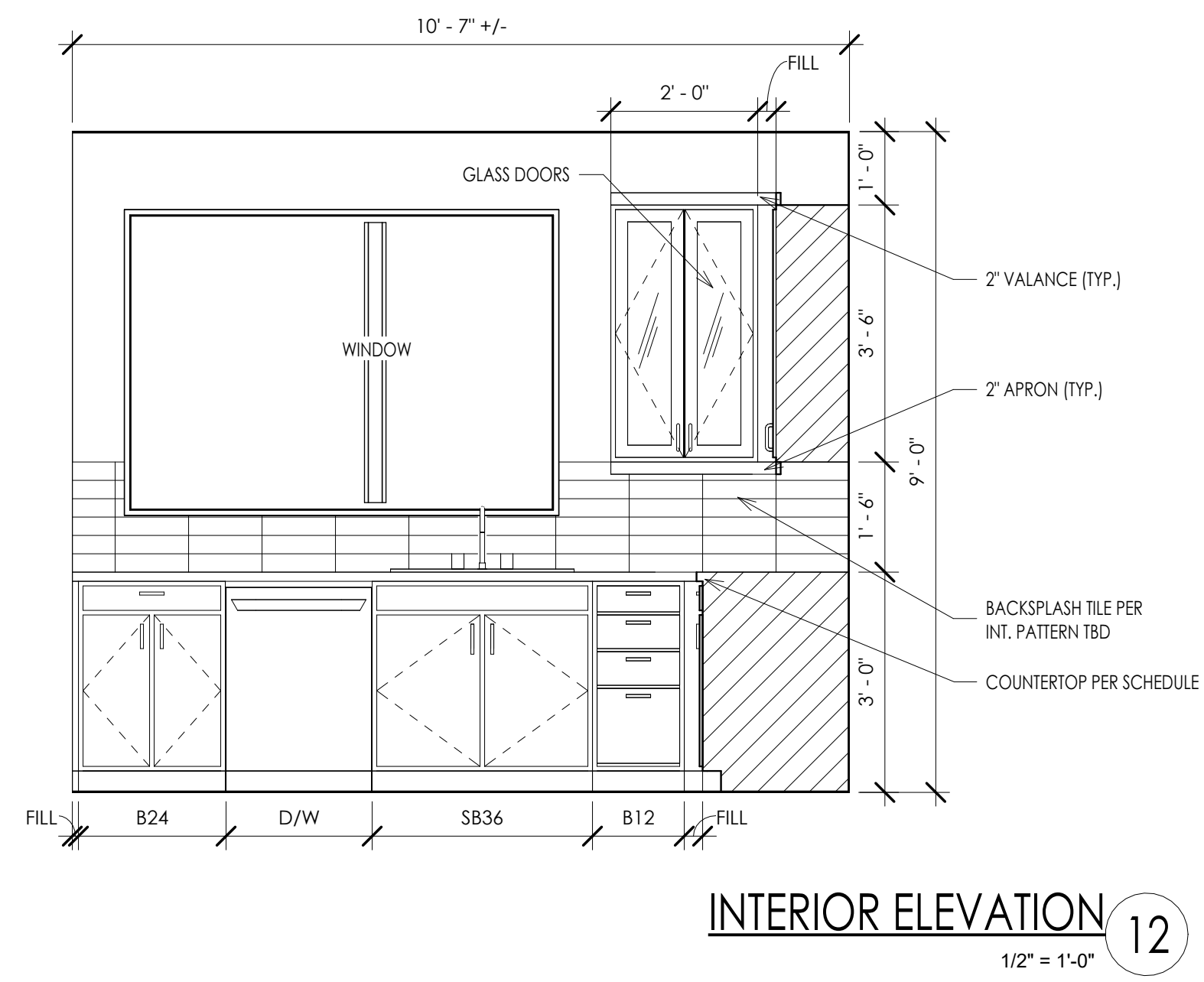
C2 TYPE "A" - REFLECTED CEILING PLAN 9
 1/4" = 1'-0"



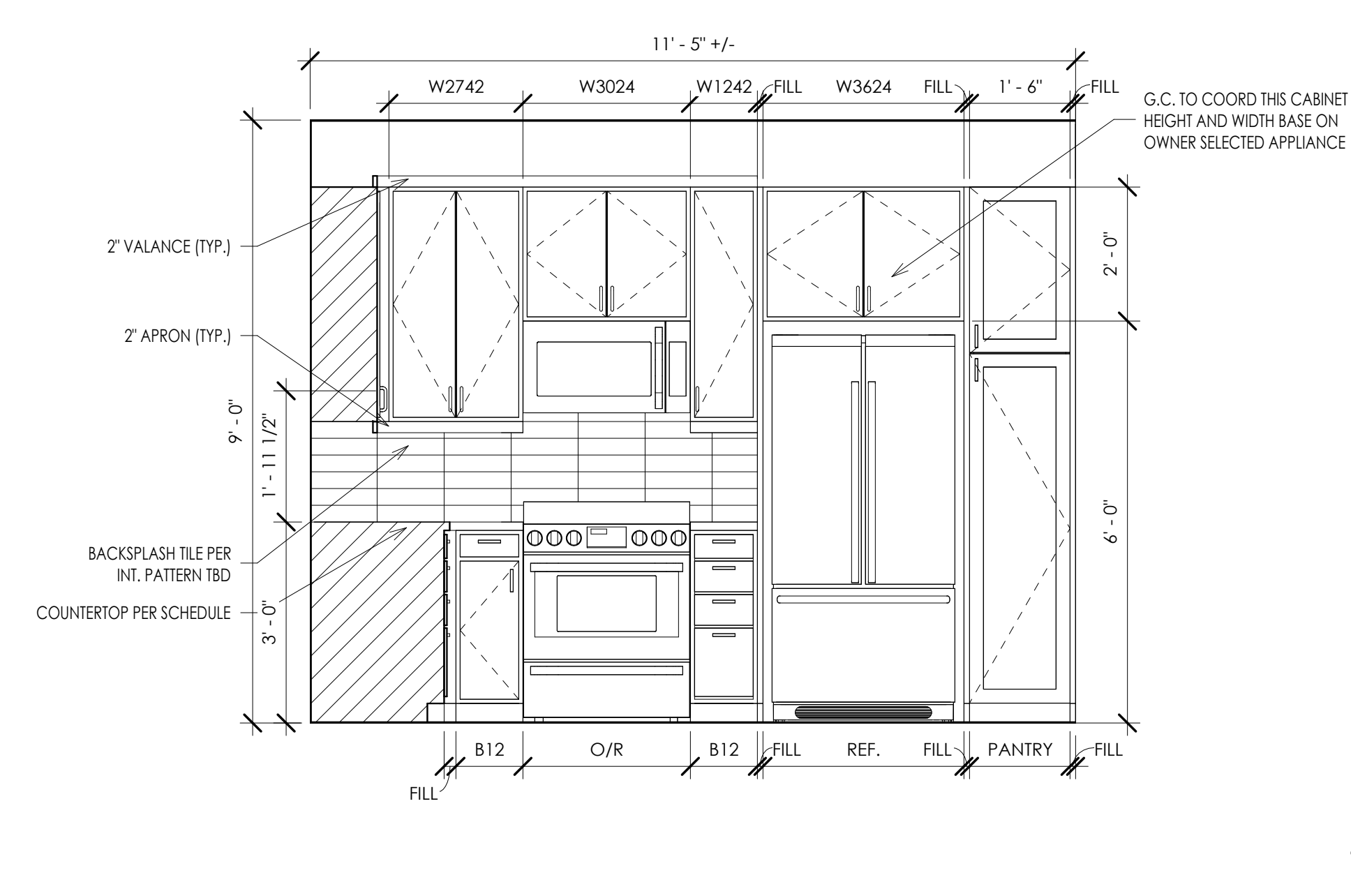
1,105 SF
 12/11/24
 (1) @ LVL#2
C2 TYPE "A" - UNIT PLAN 1
 1/4" = 1'-0"



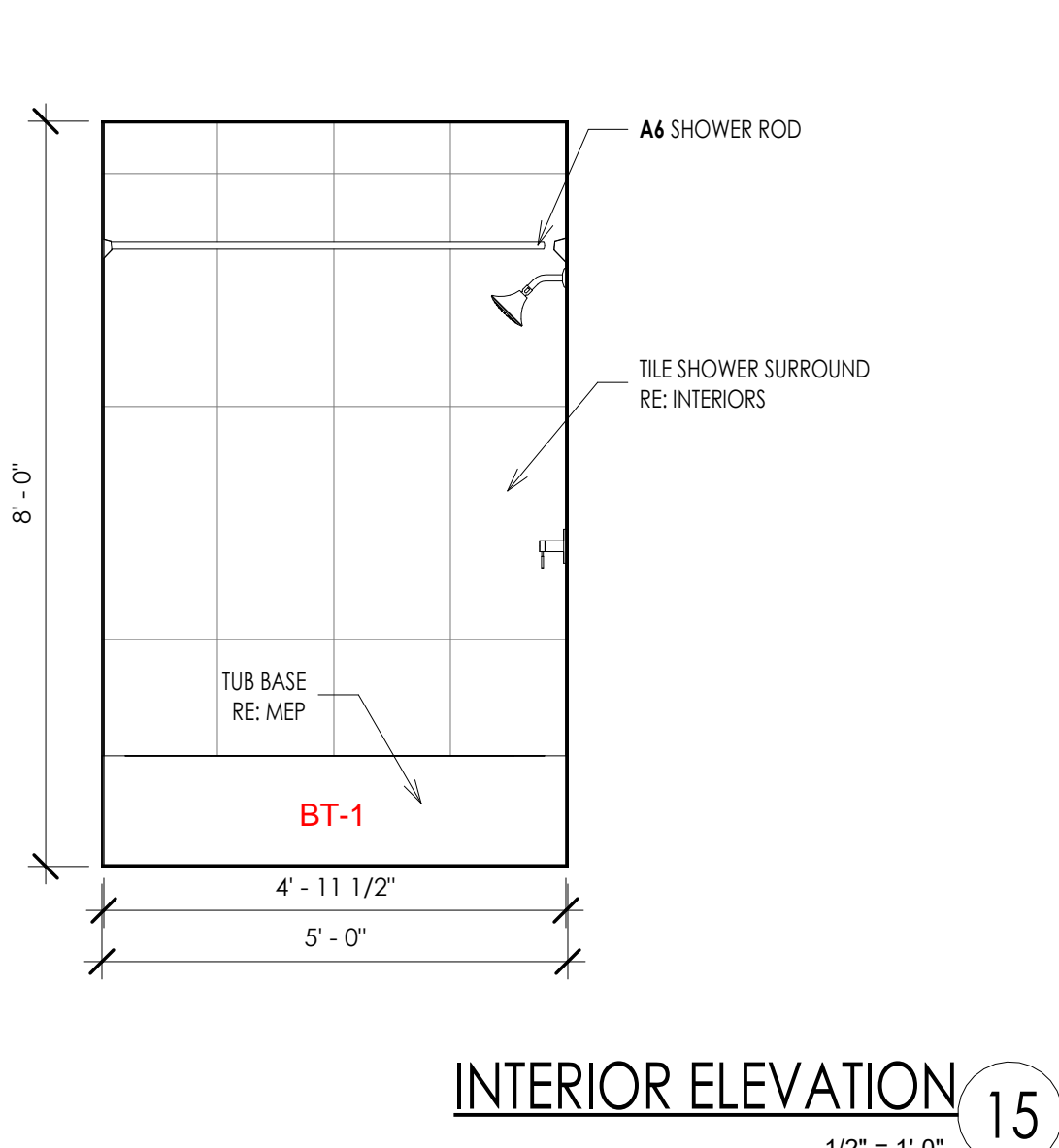
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1/2" = 1'-0"



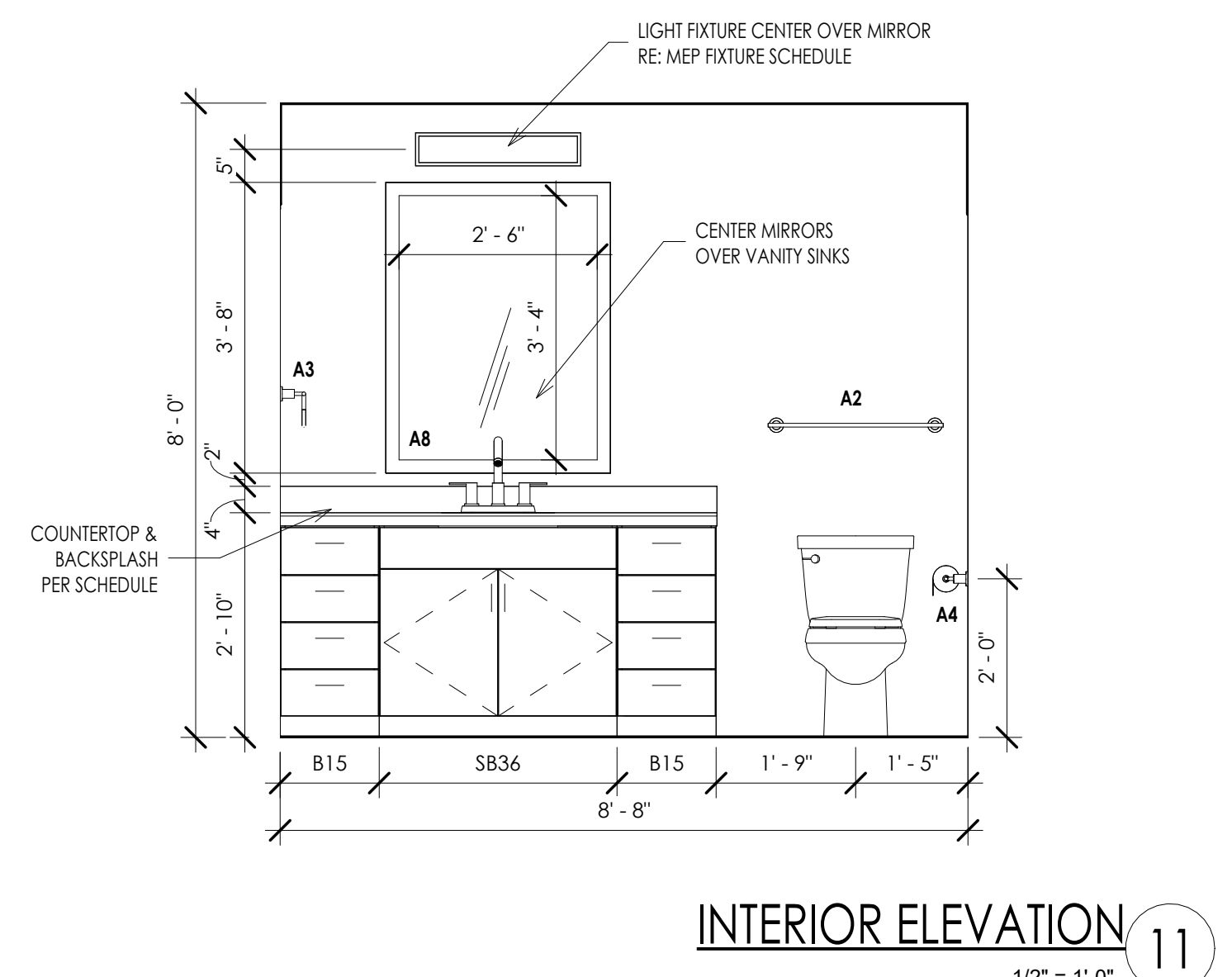
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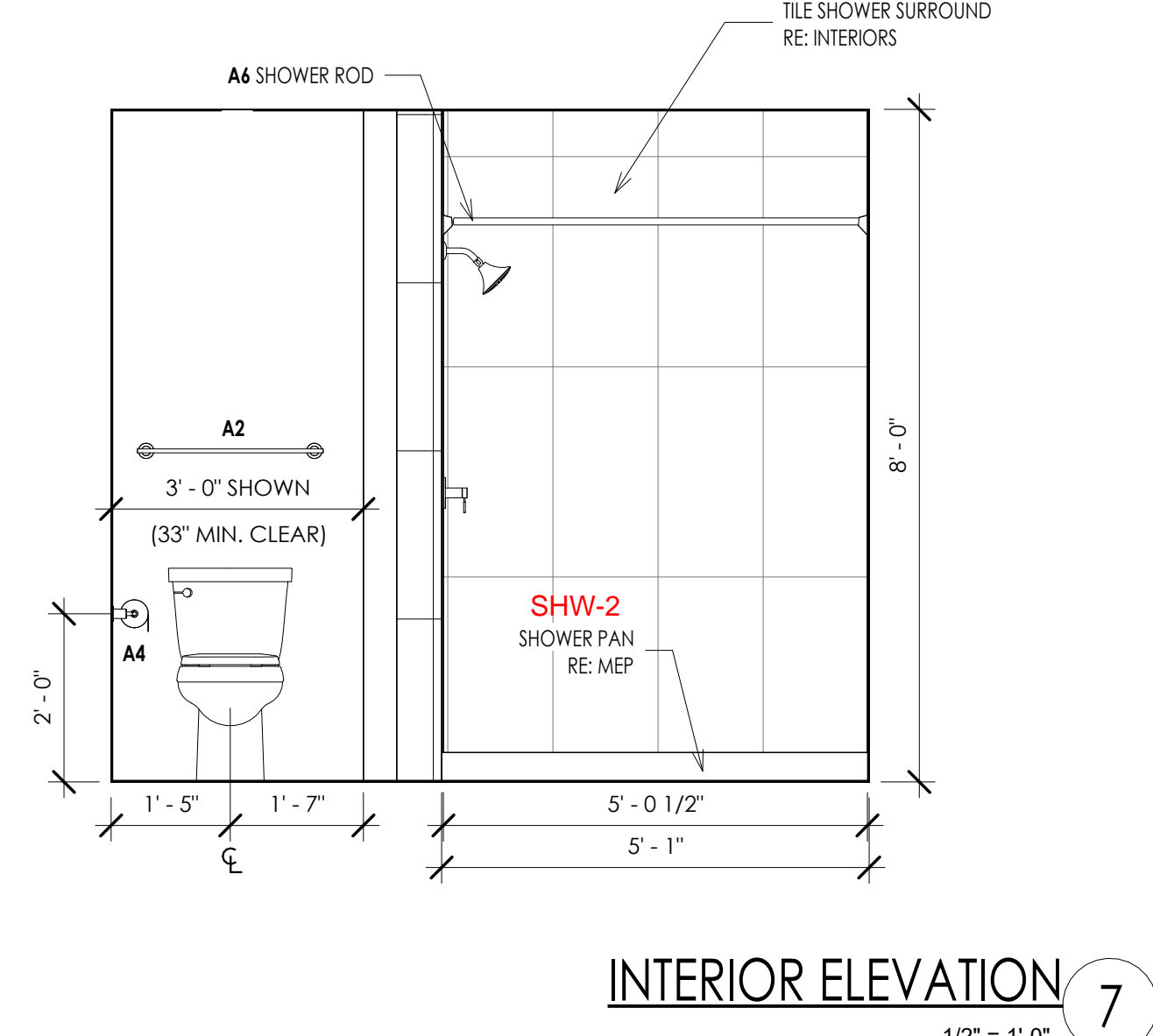
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1/2" = 1'-0"



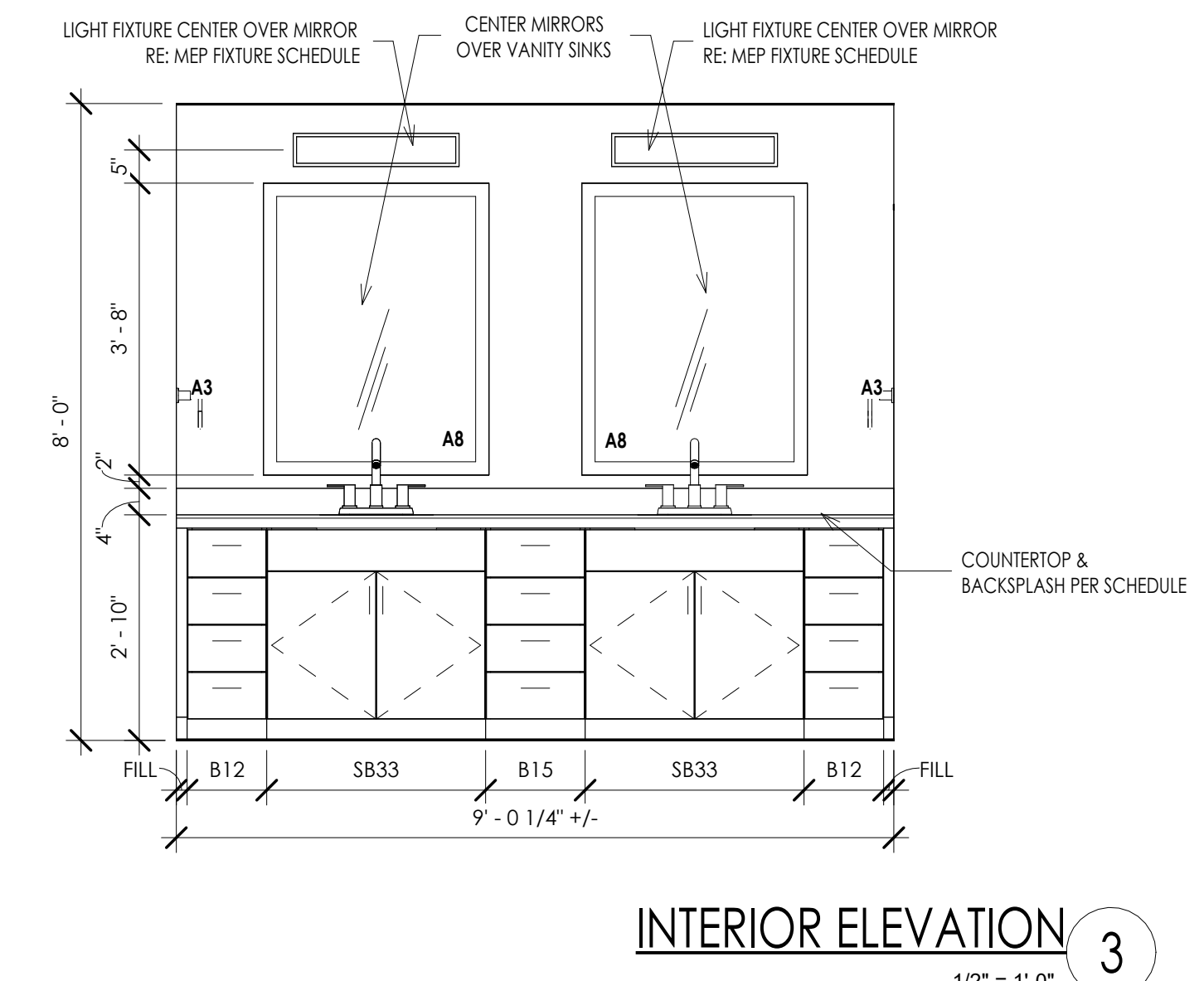
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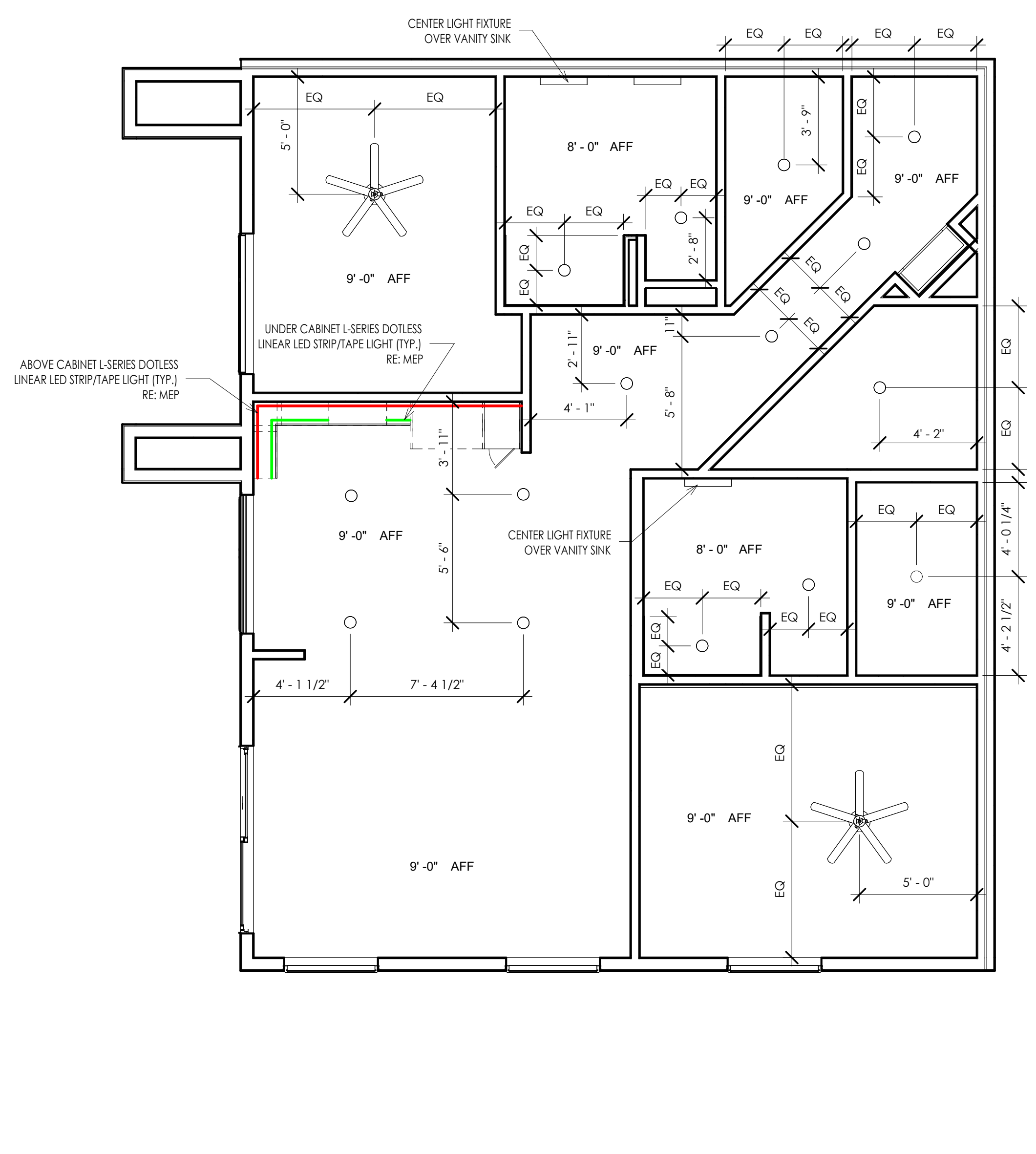
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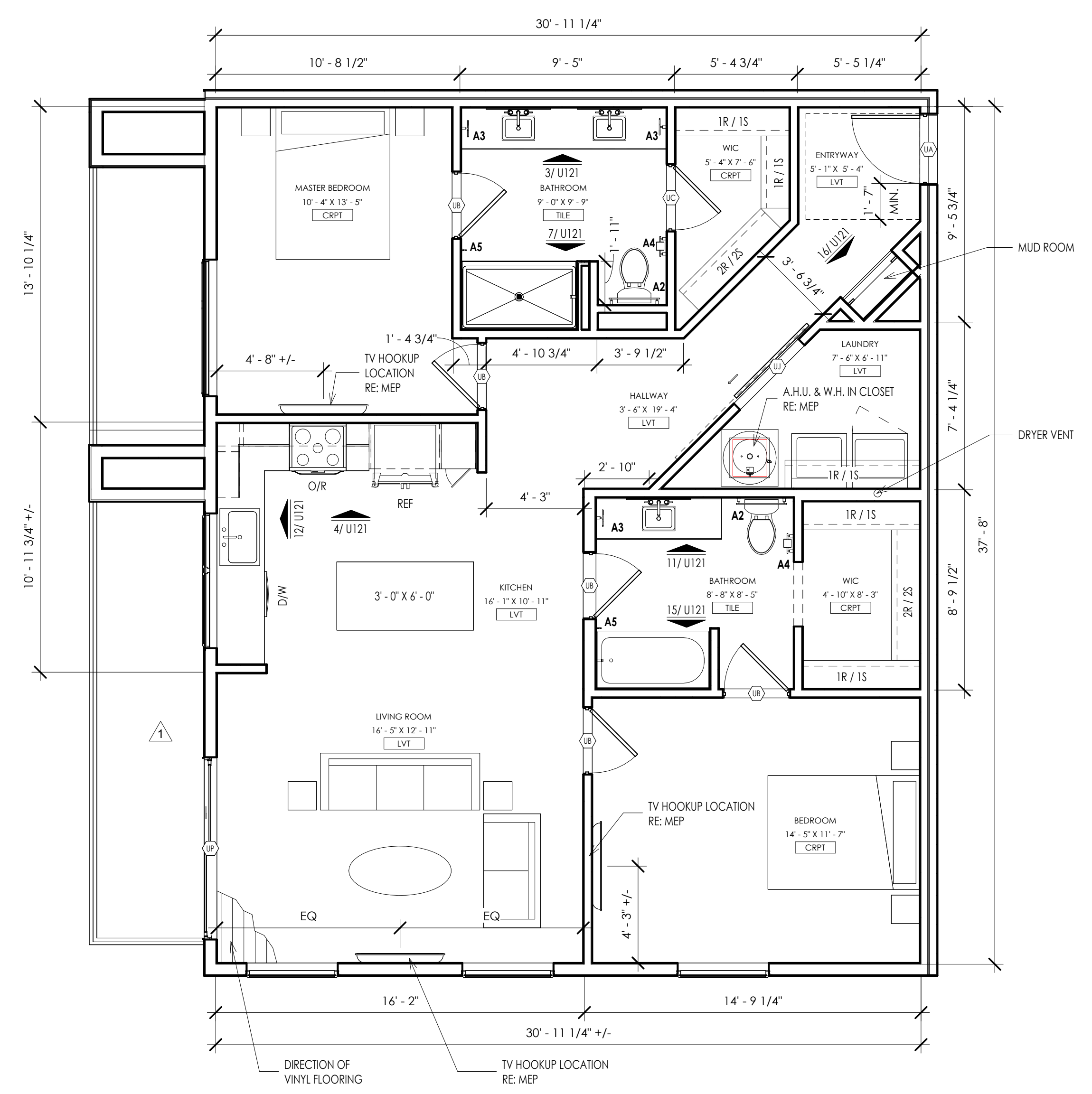
INTERIOR ELEVATION 7
1/2" = 1'-0"



INTERIOR ELEVATION 3
1/2" = 1'-0"



C4 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



C4 - UNIT PLAN 1
1/4" = 1'-0"

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project title
EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

project number
22042001

drawing issuance
BUILDING PERMIT SET 09/26/23

drawing revisions

No.	Description	Date
1	REVISION #1	11/14/23
3	REVISION #3	01/12/24

professional seal



Date Signed: 1/5/2024
DATE SIGNED: 01/05/2024 2:24:29 PM

drawing title
C4 - UNIT PLANS

drawing number
U121

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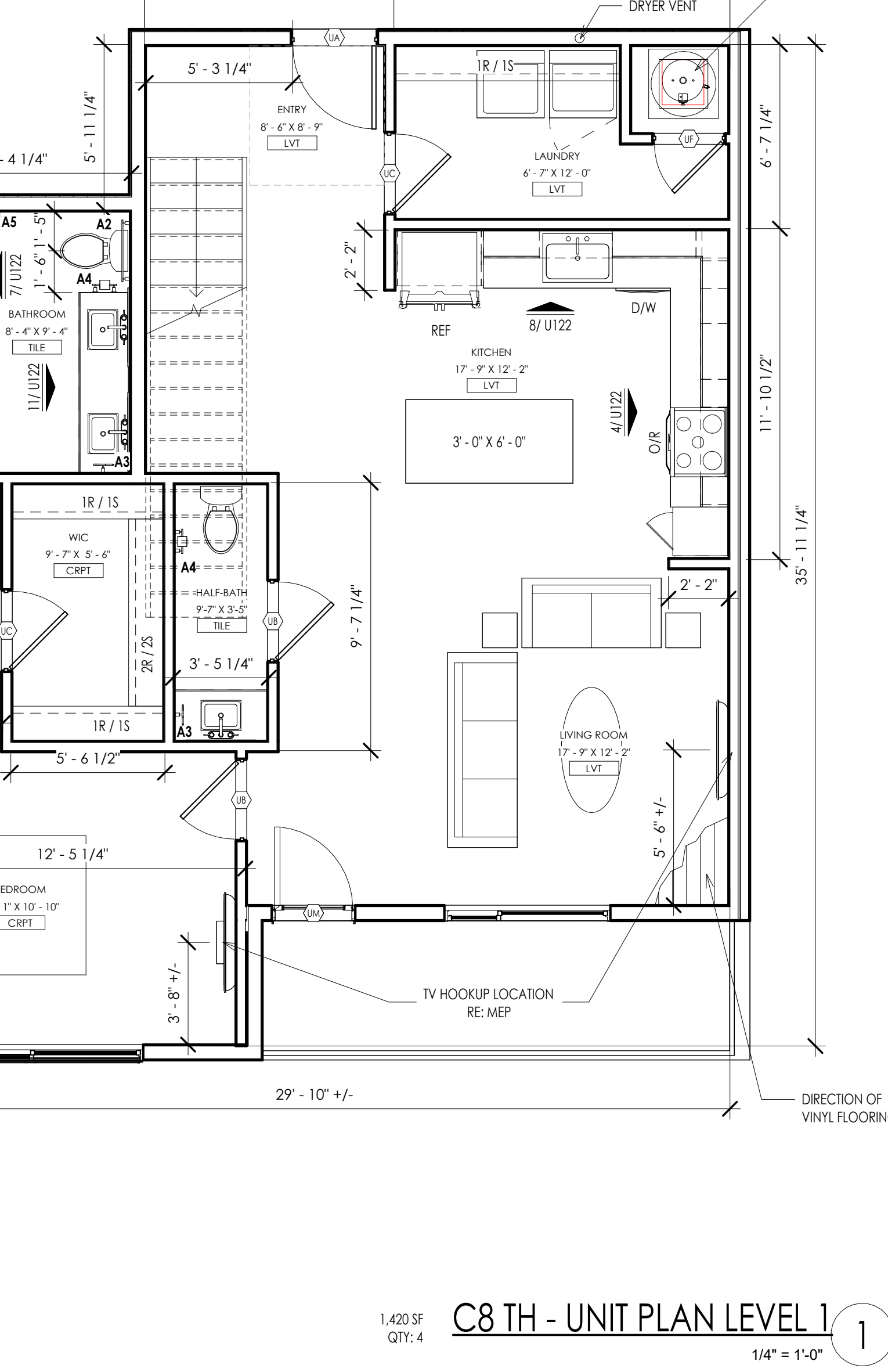
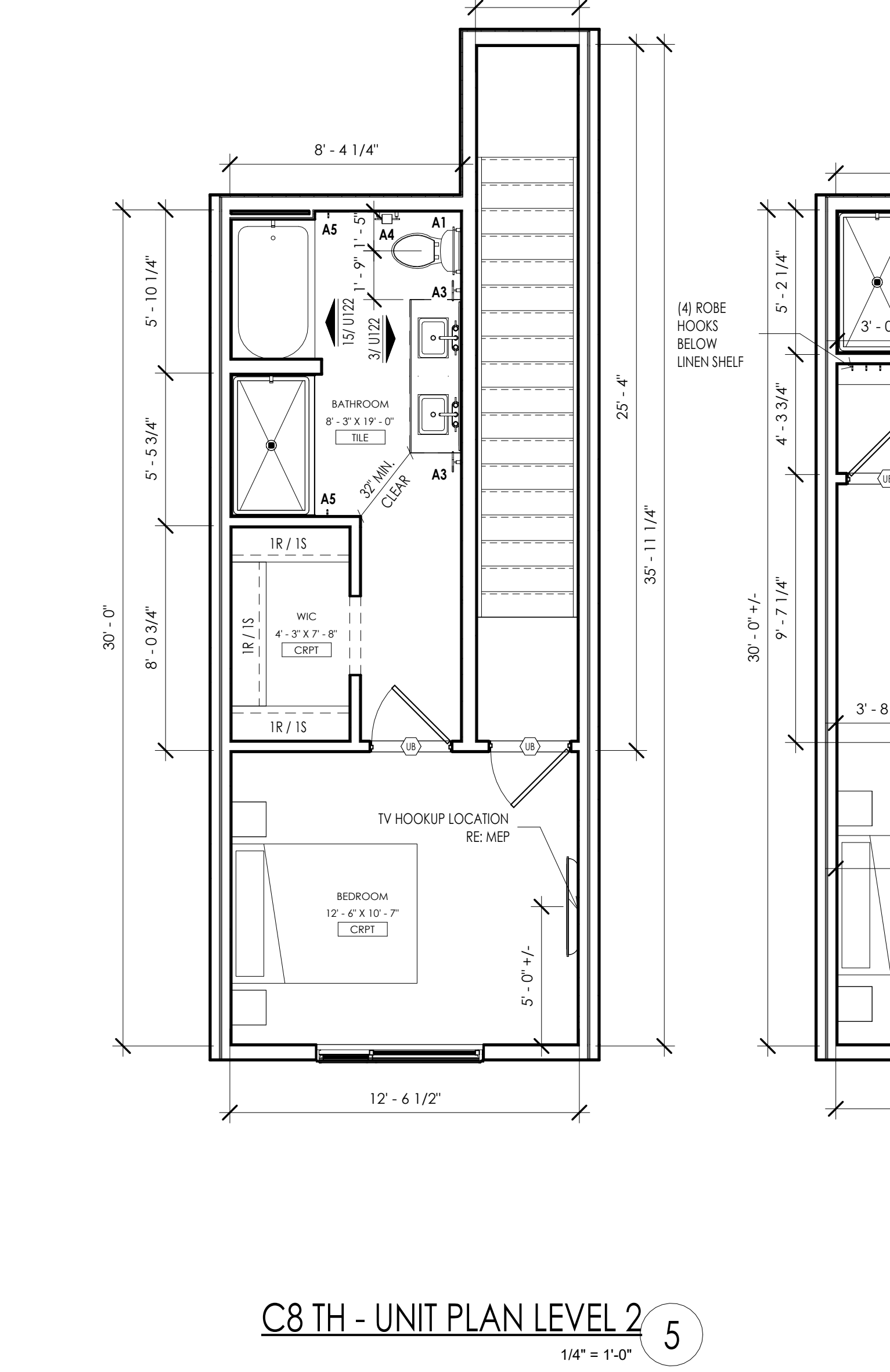
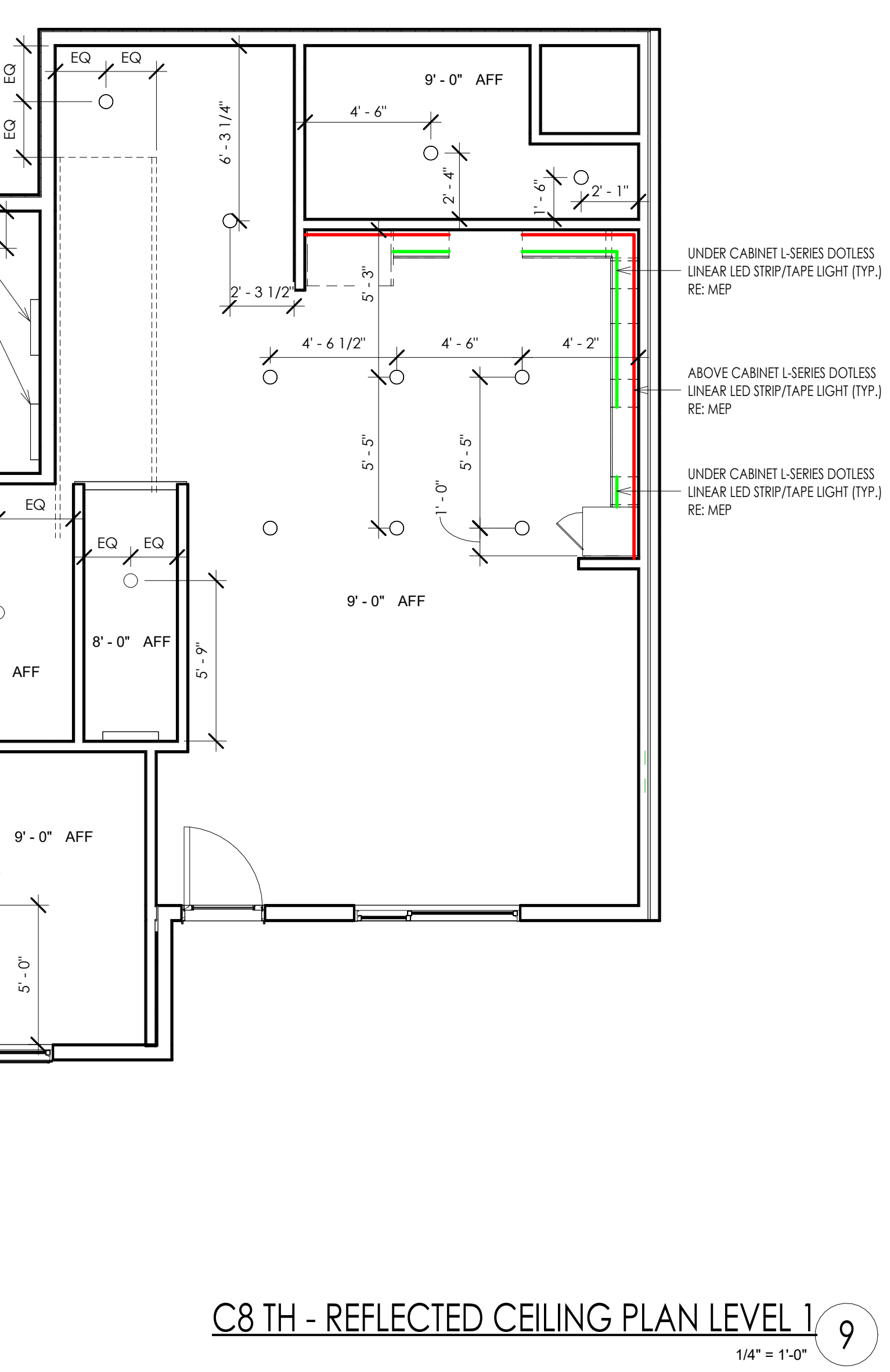
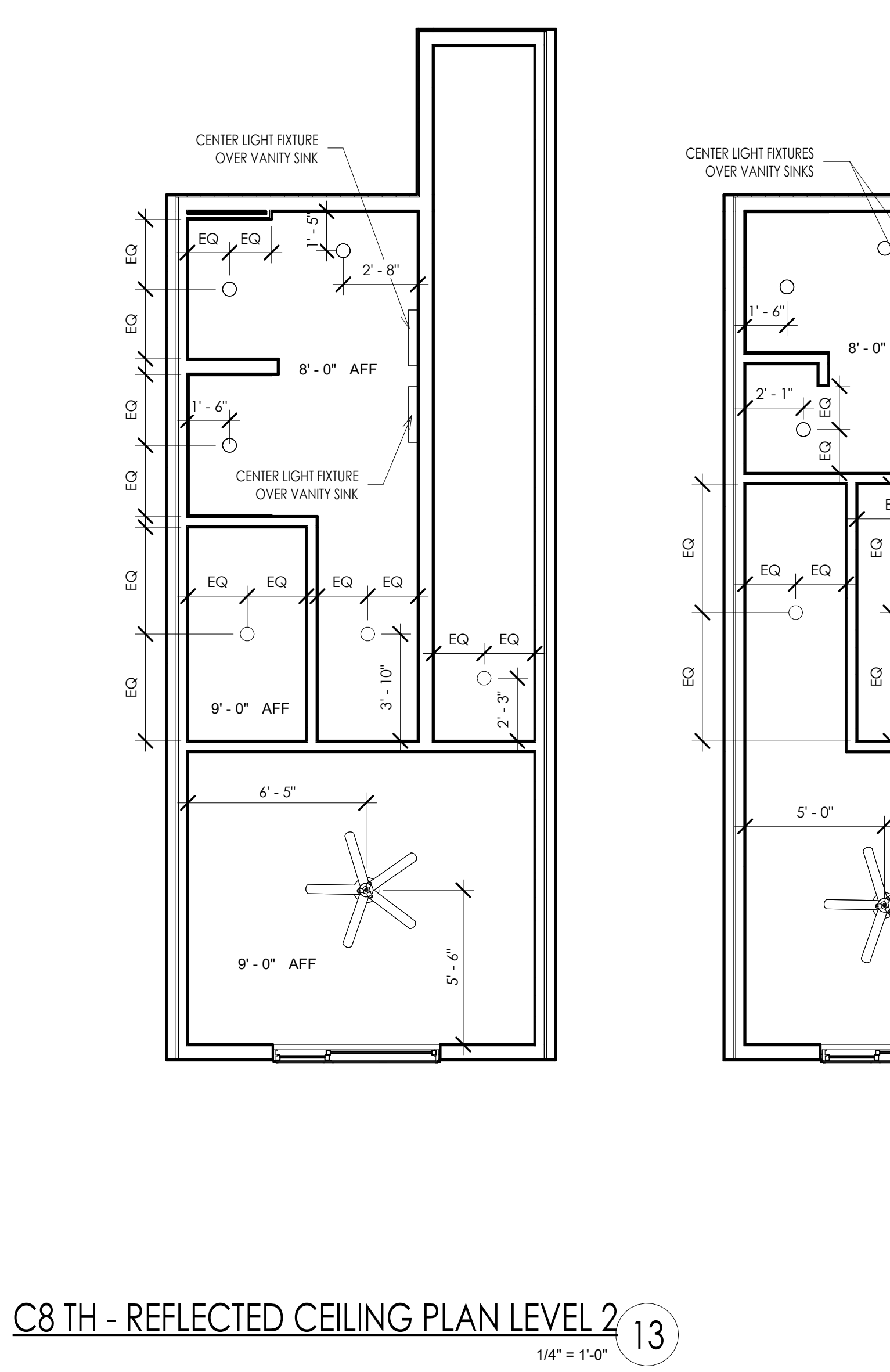
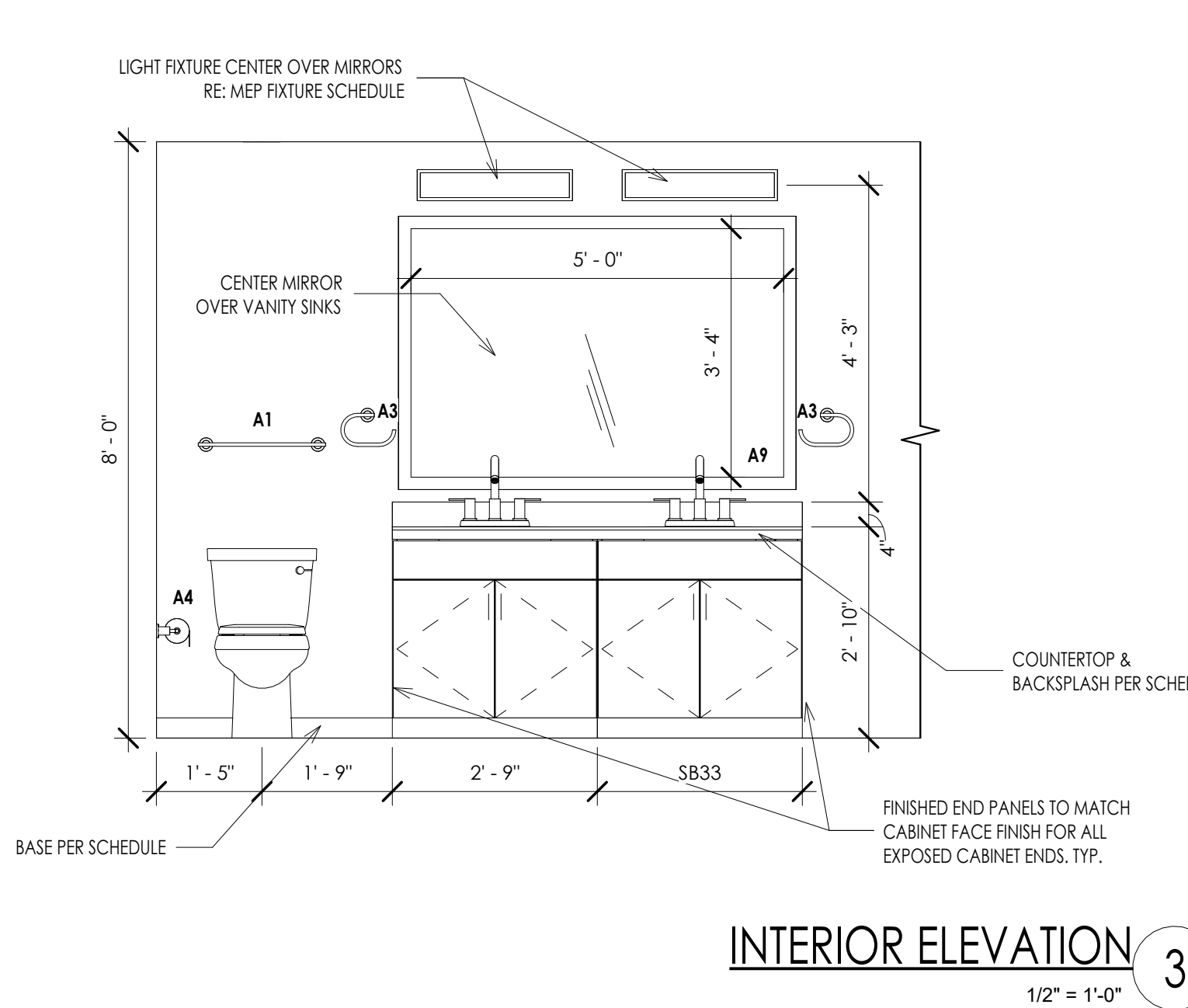
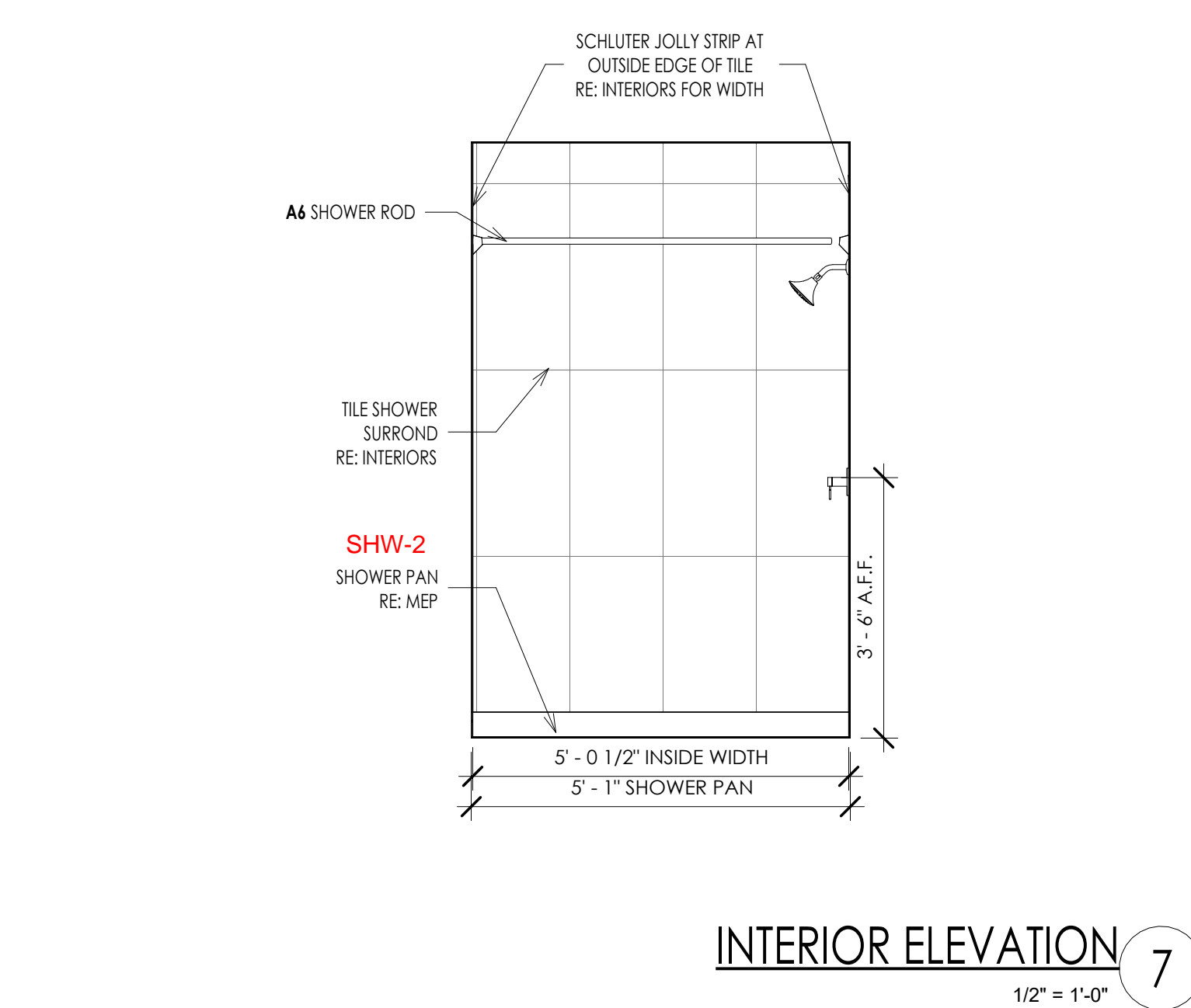
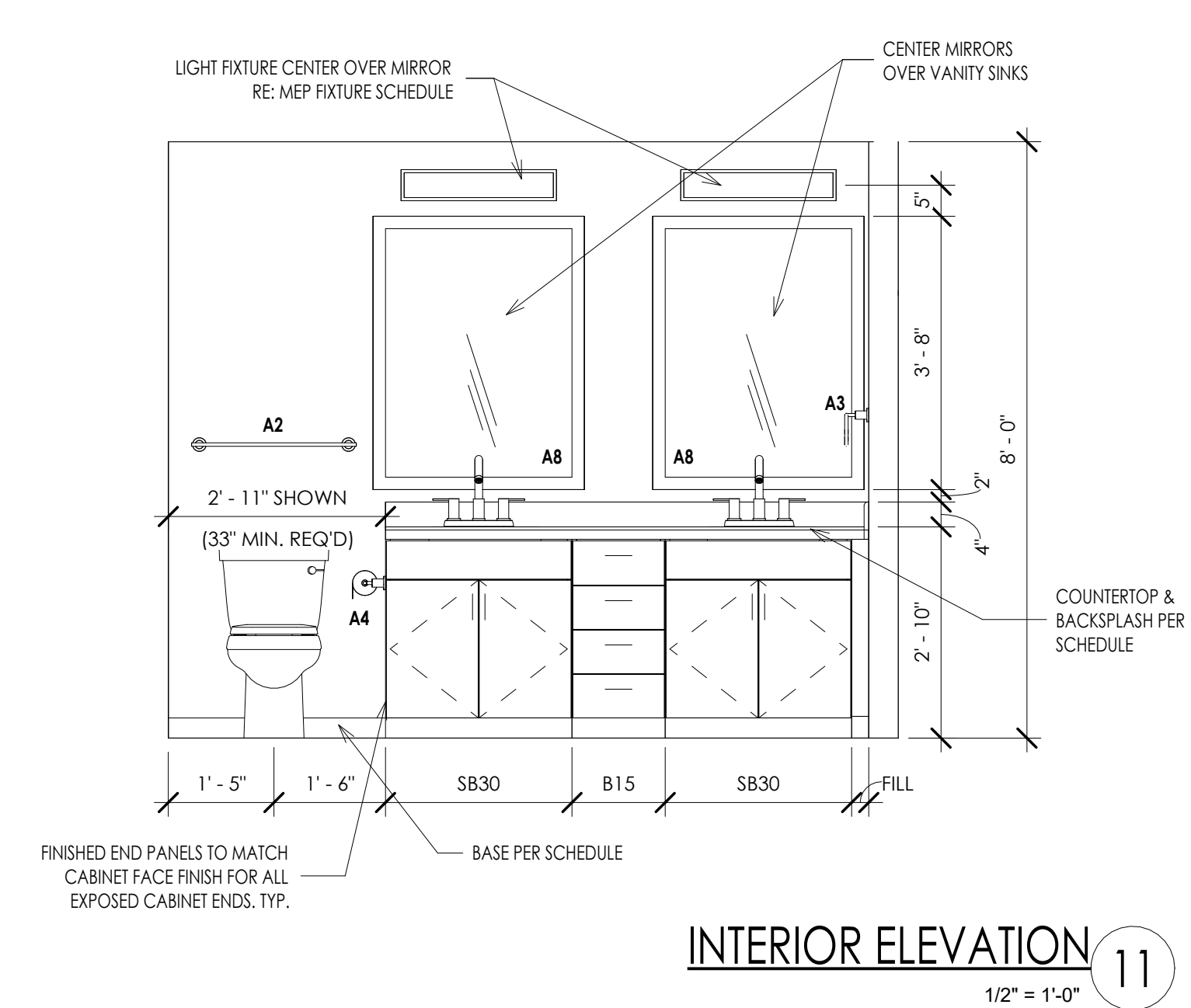
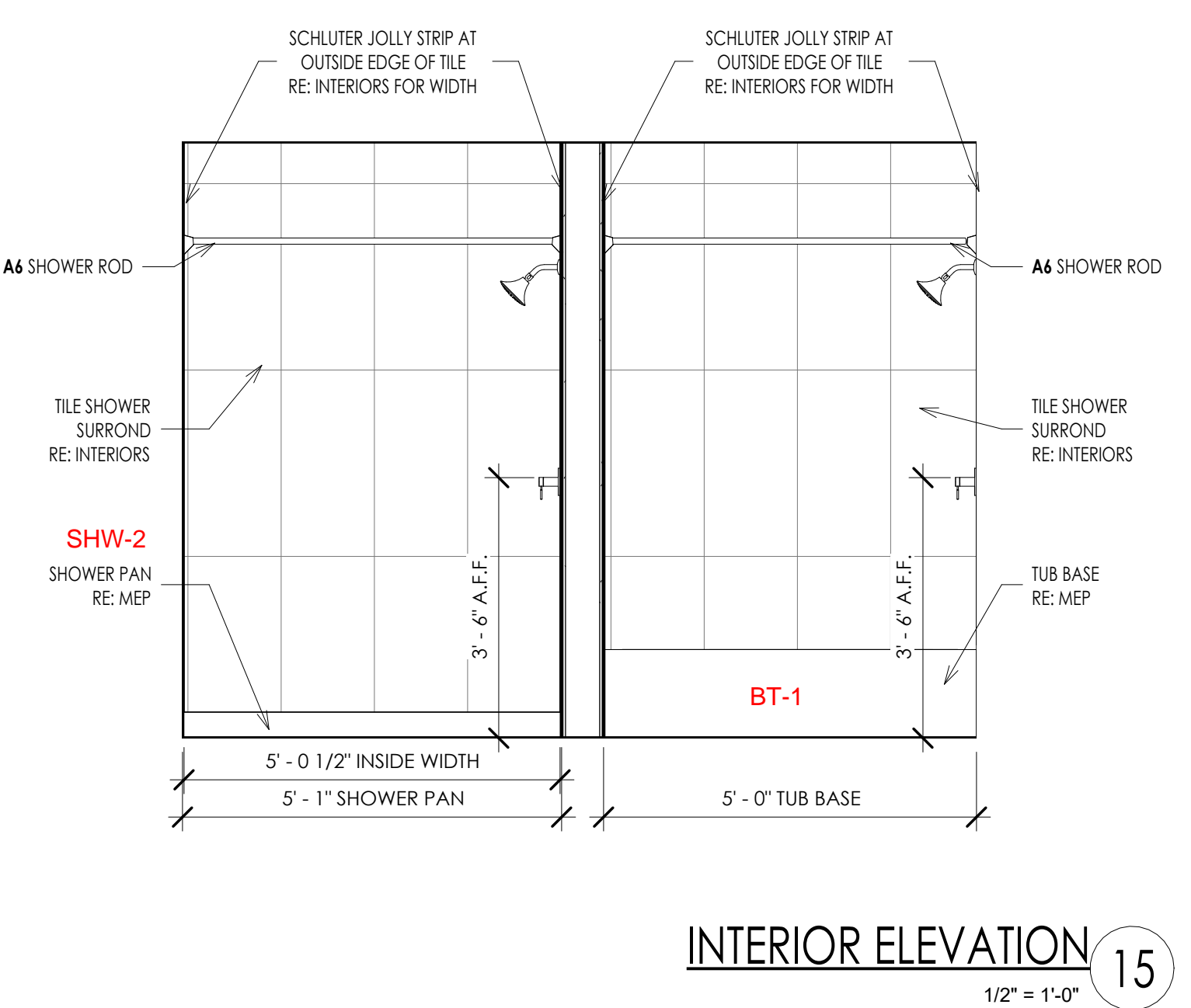
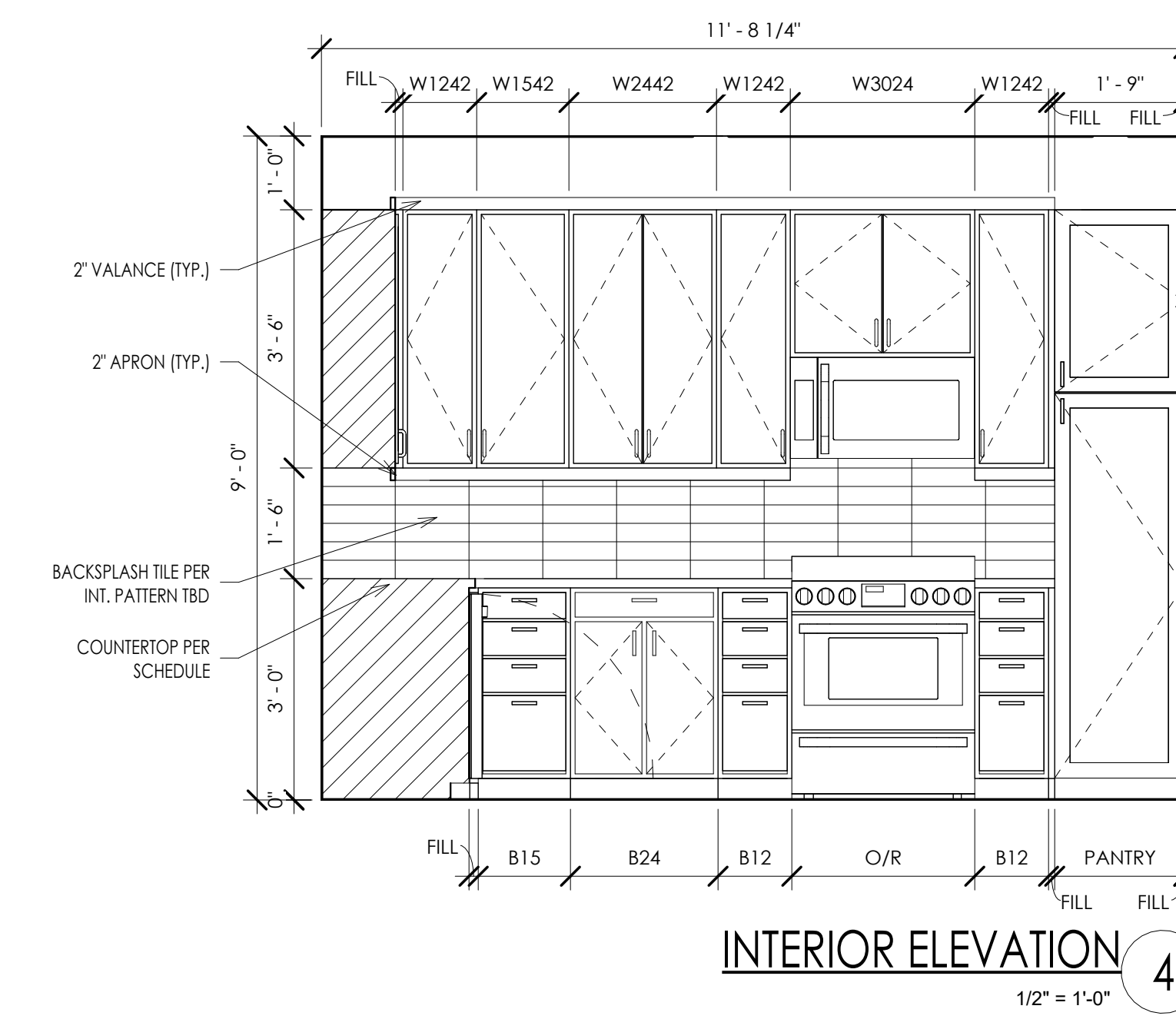
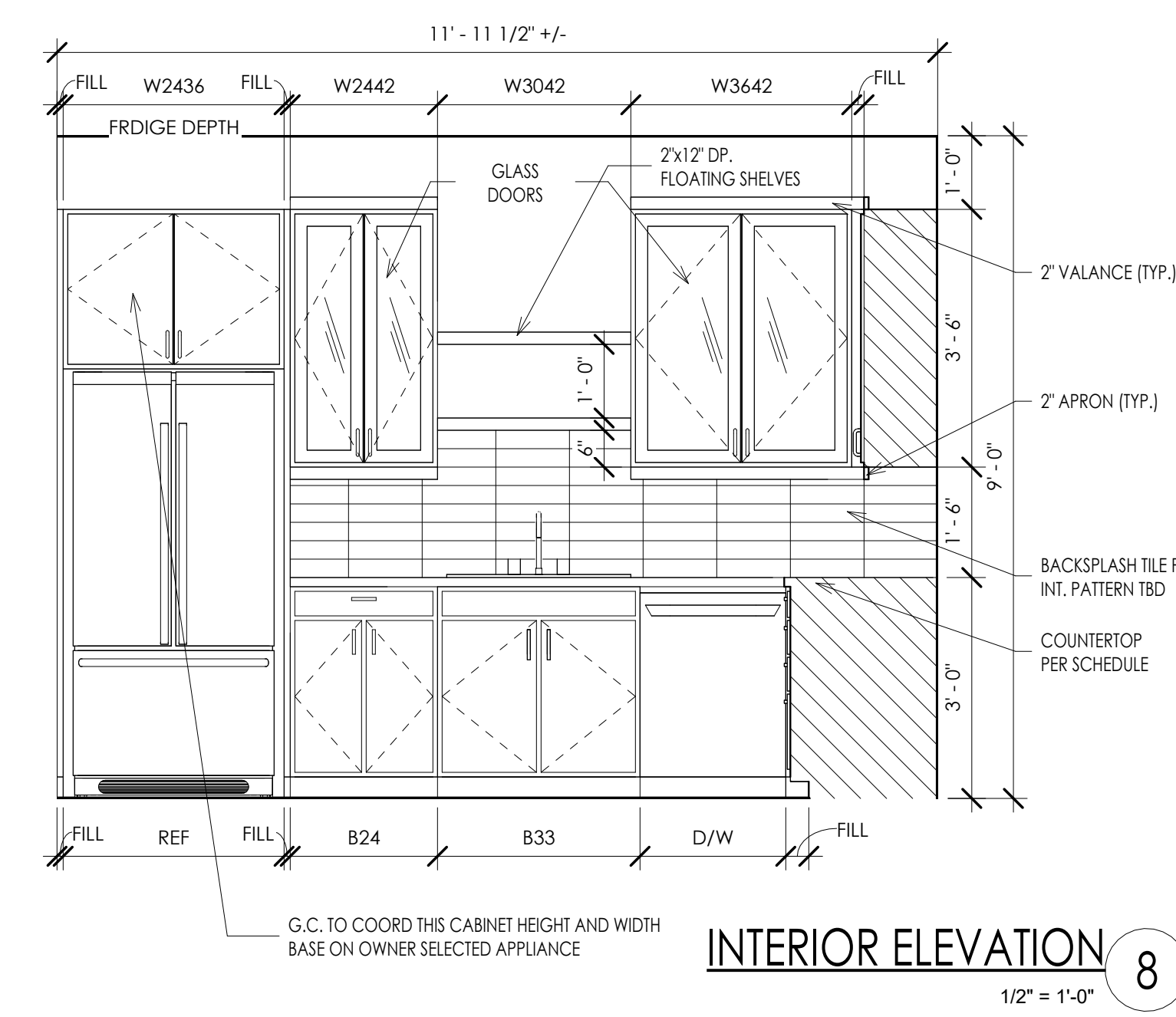
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 EPC REAL ESTATE
 MEADOW LAKE APARTMENTS
 1500 MEADOW LAKE PARKWAY
 KANSAS CITY, MO 64114

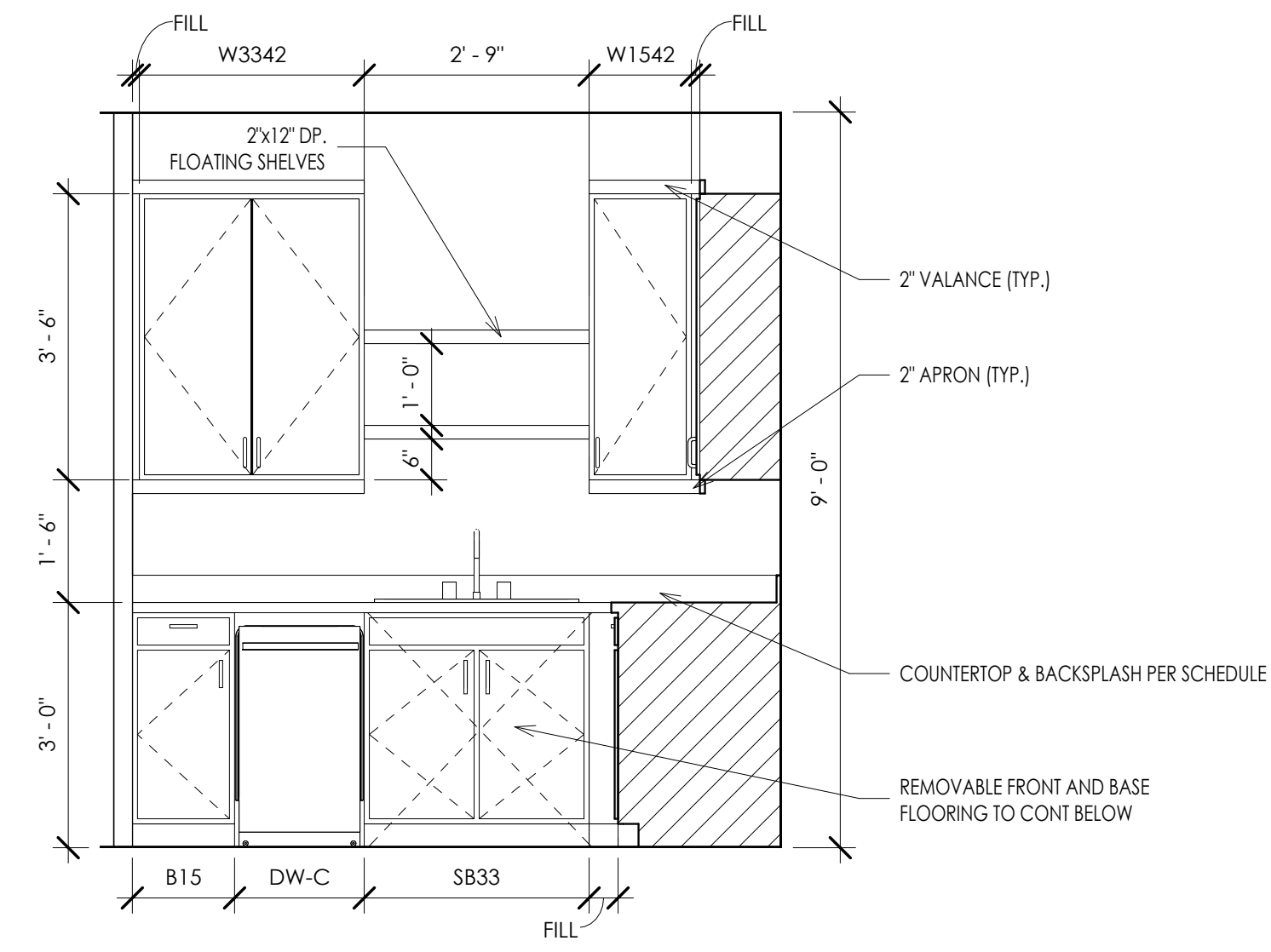
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drawing issuance
 BUILDING PERMIT SET 08/28/23
drawing revisions
 No. Description: Date:

professional seal
 STATE OF MISSOURI
 ARCHITECT
 JENNIFER C. KELSO
 NUMBER
 A-2332

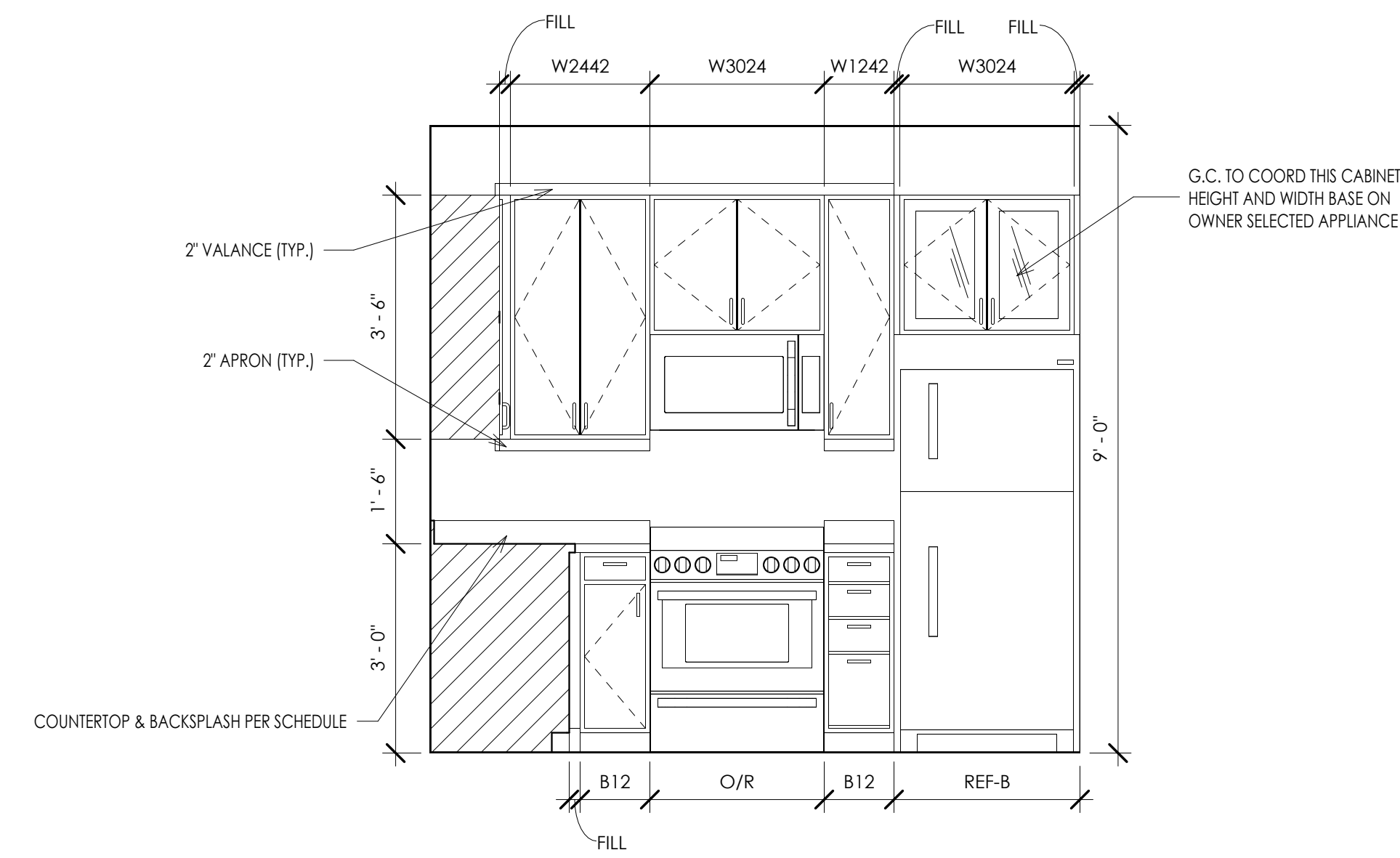
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drawing title
 C8 TH - UNIT PLAN

drawing number
U122

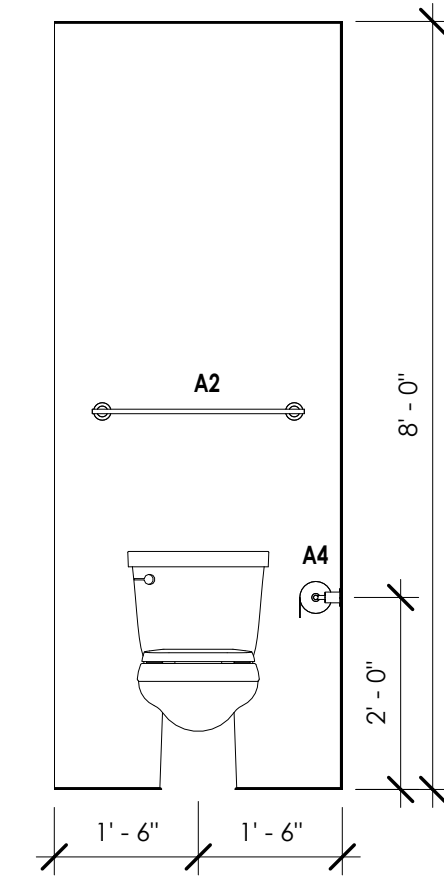




INTERIOR ELEVATION 12
1/2" = 1'-0"

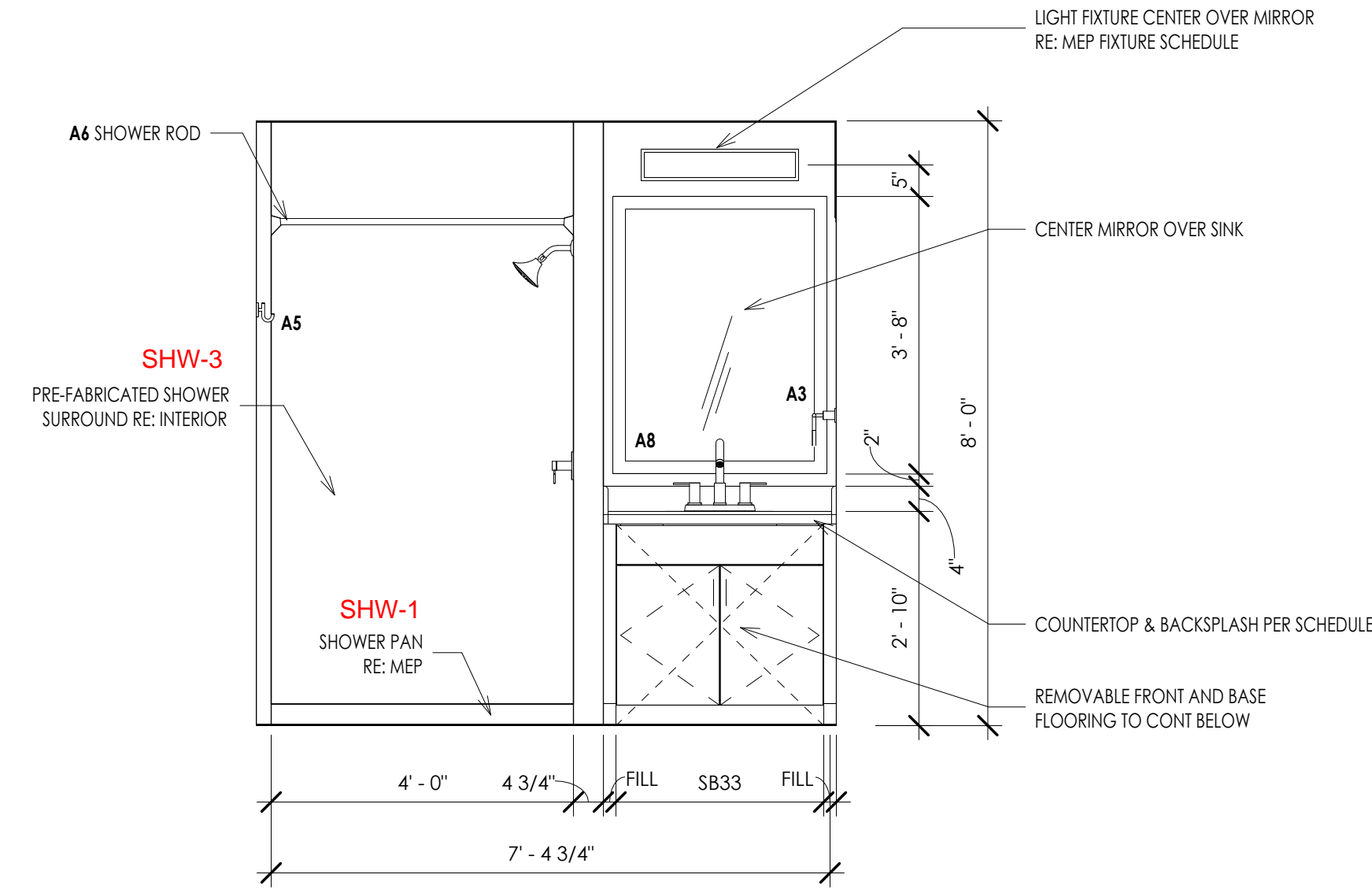


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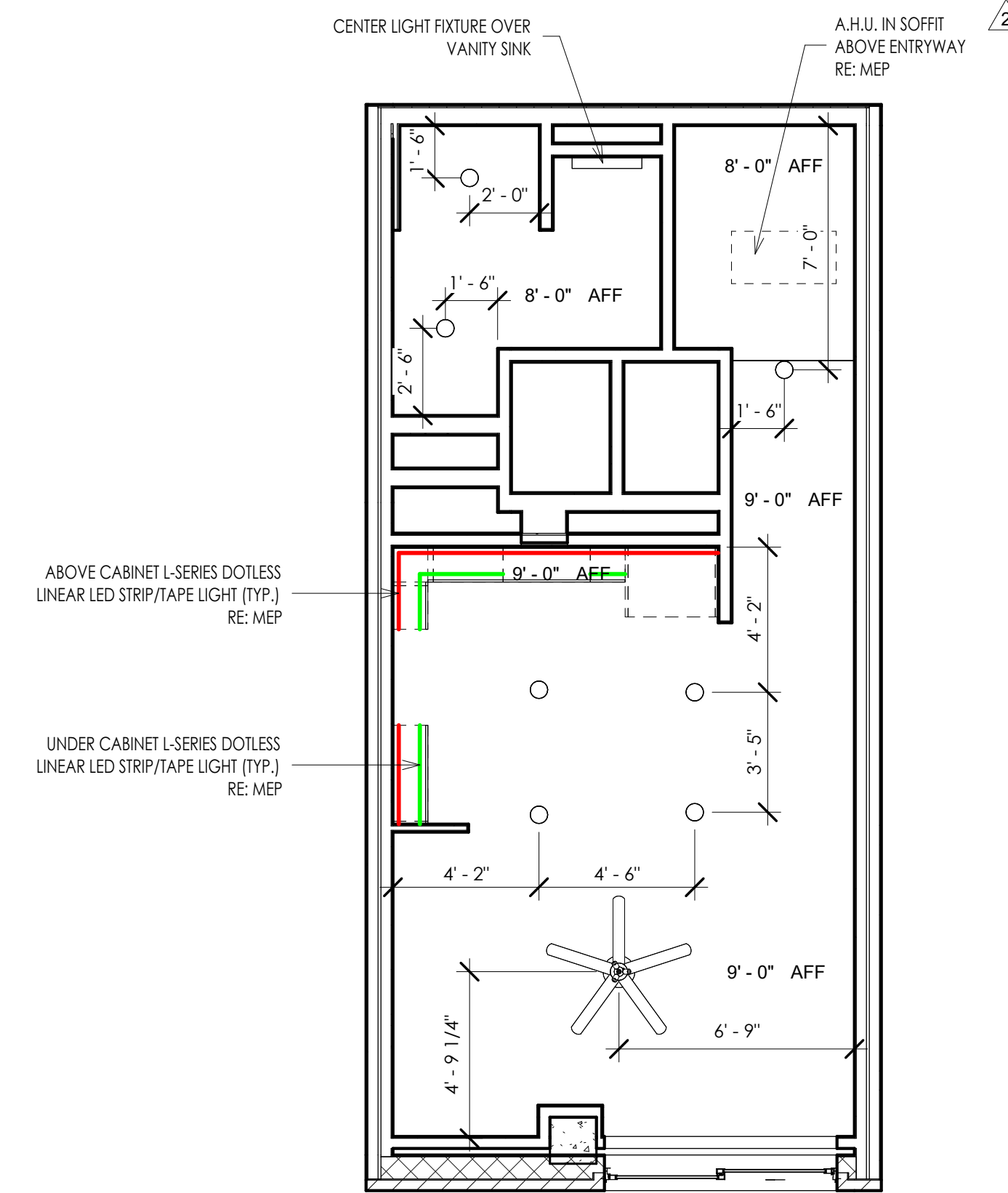


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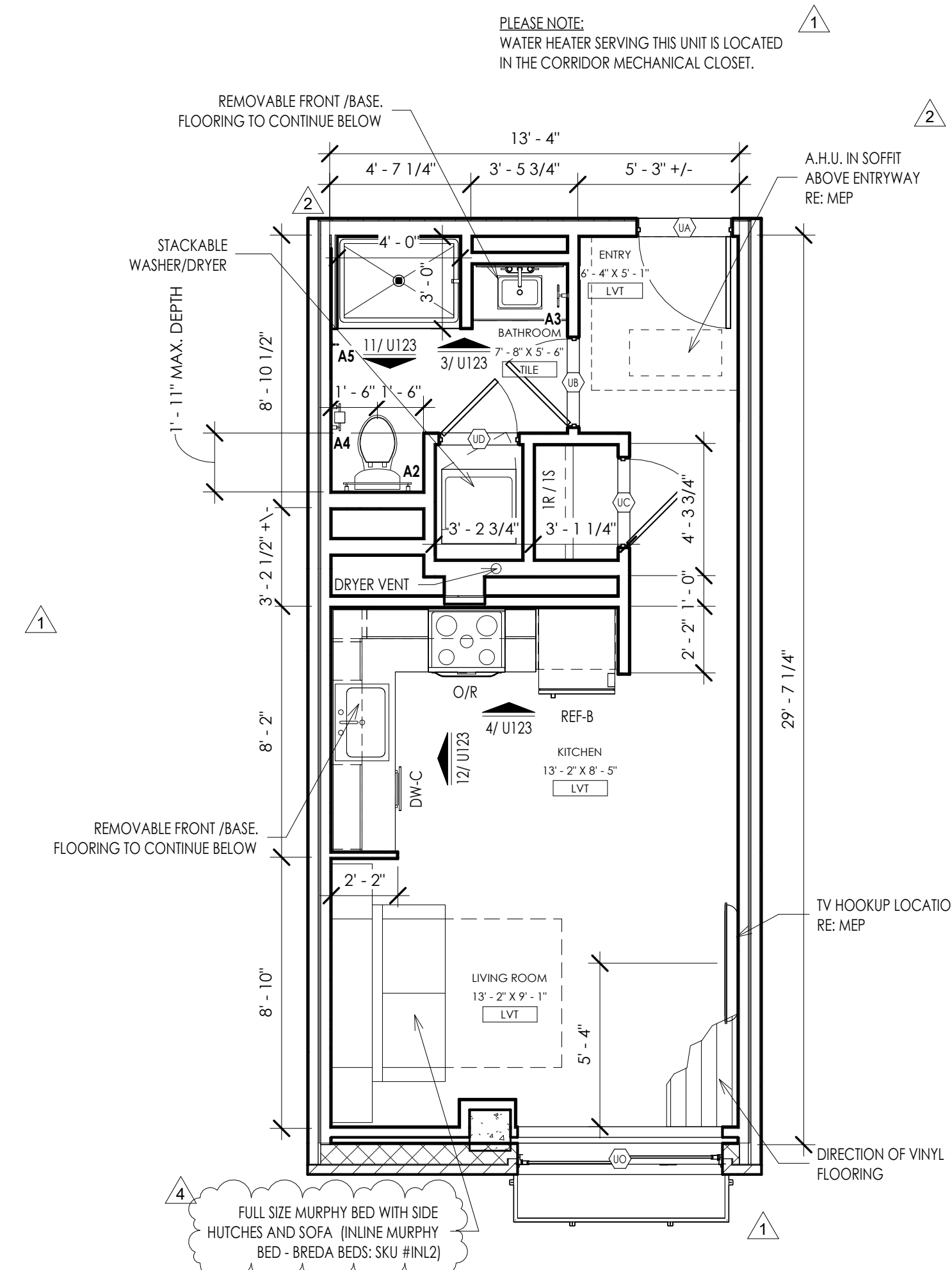
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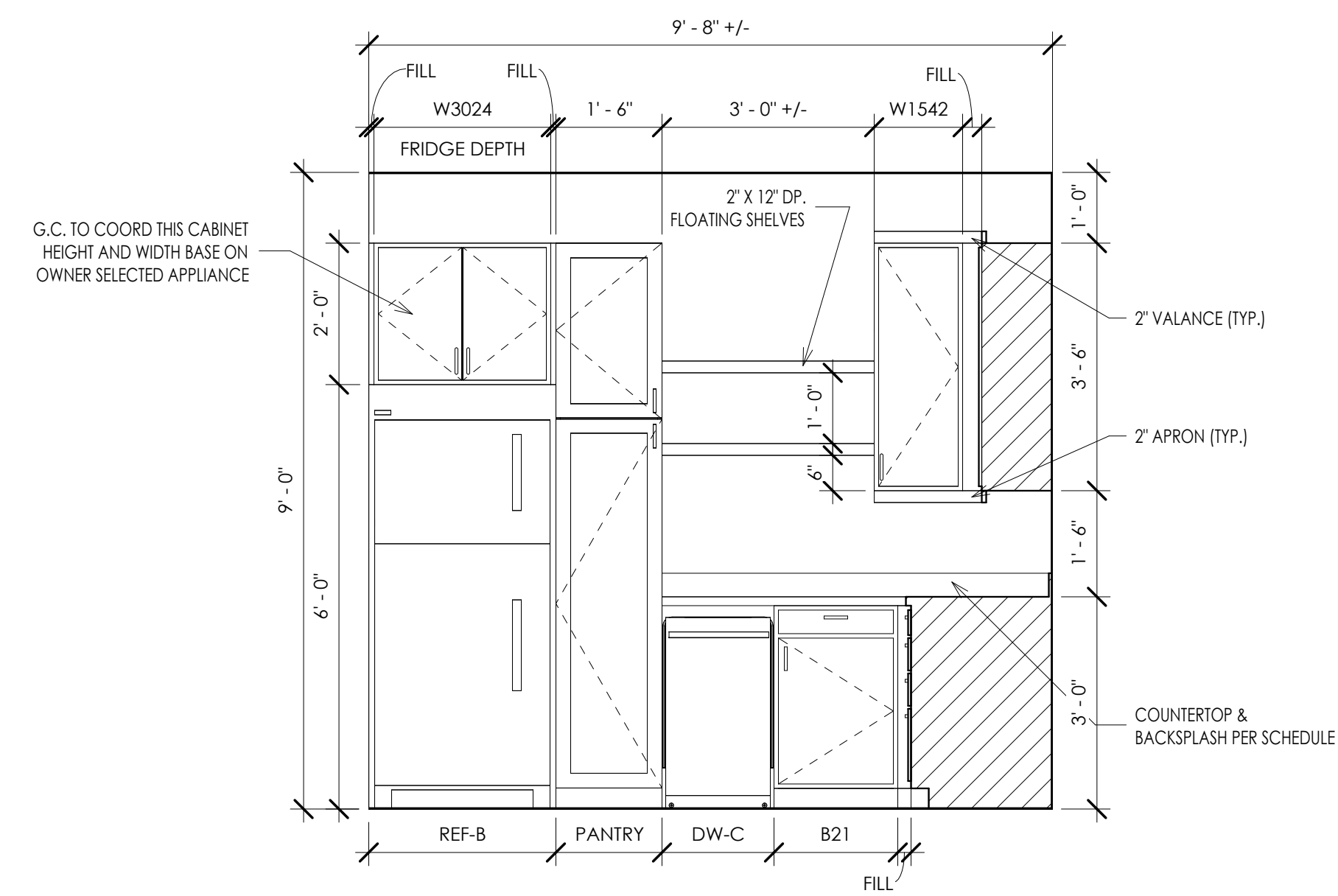
INTERIOR ELEVATION 3
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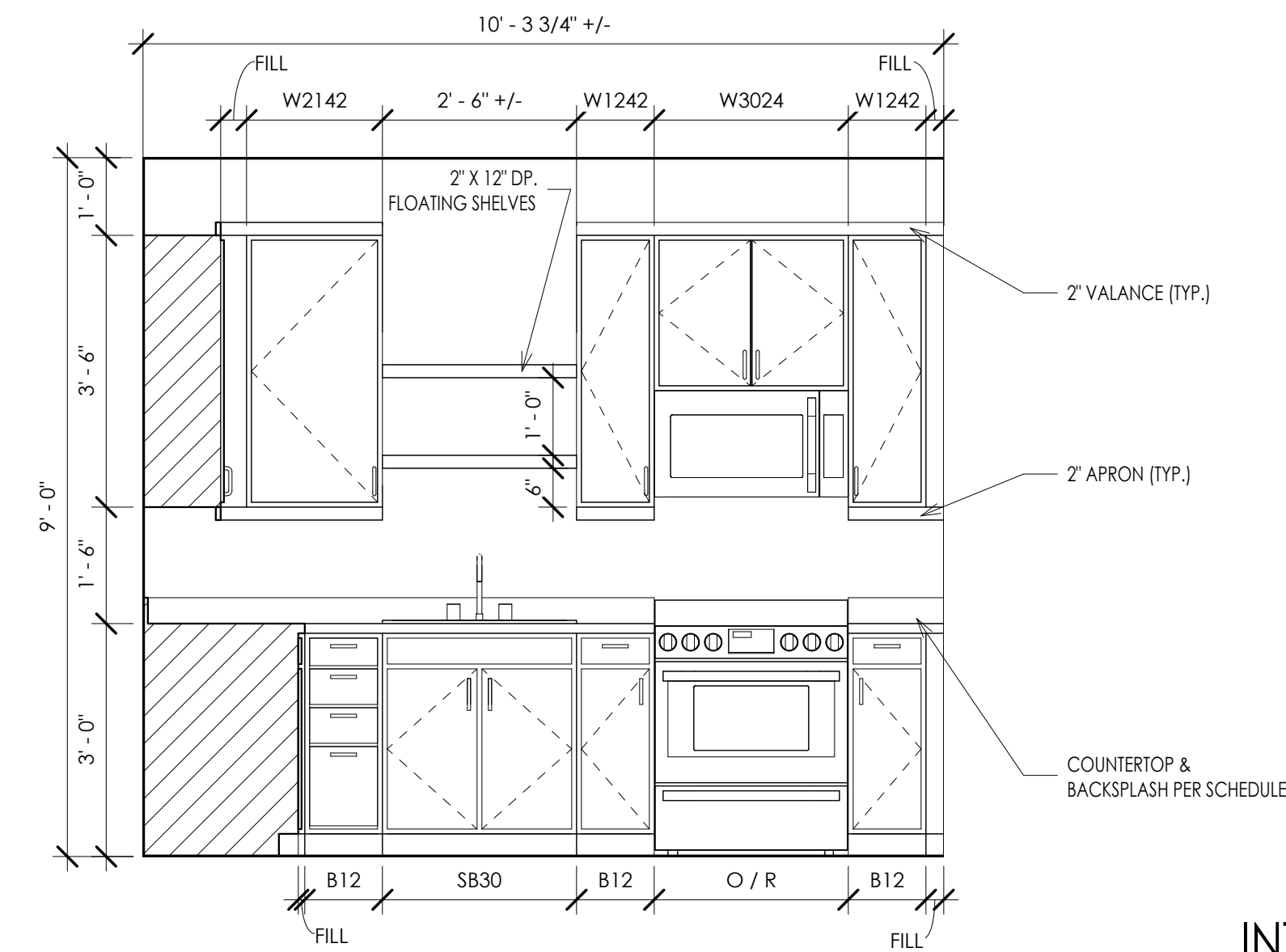
OFF MS1 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



OFF MS1 - UNIT PLAN 1
1/4" = 1'-0"



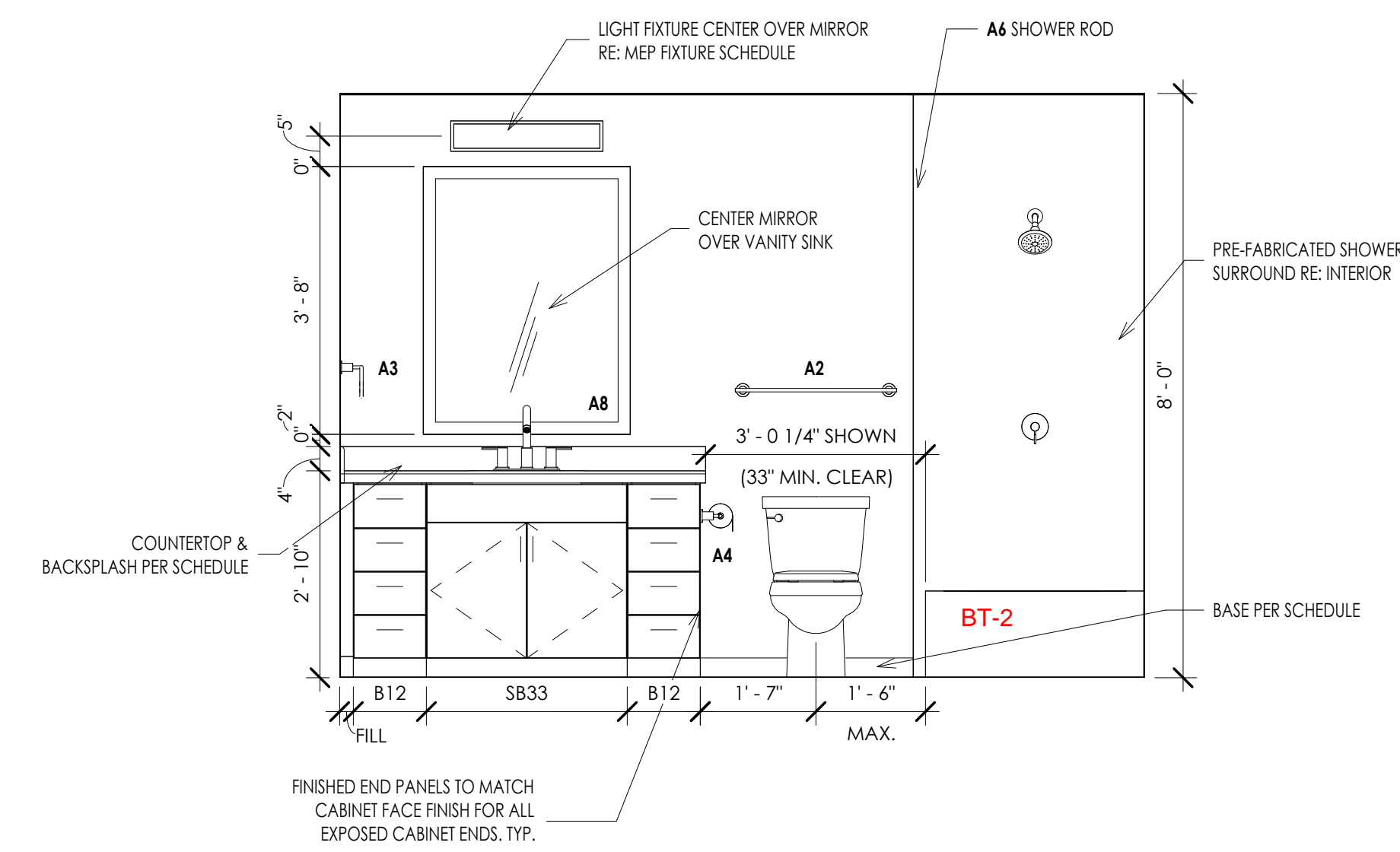
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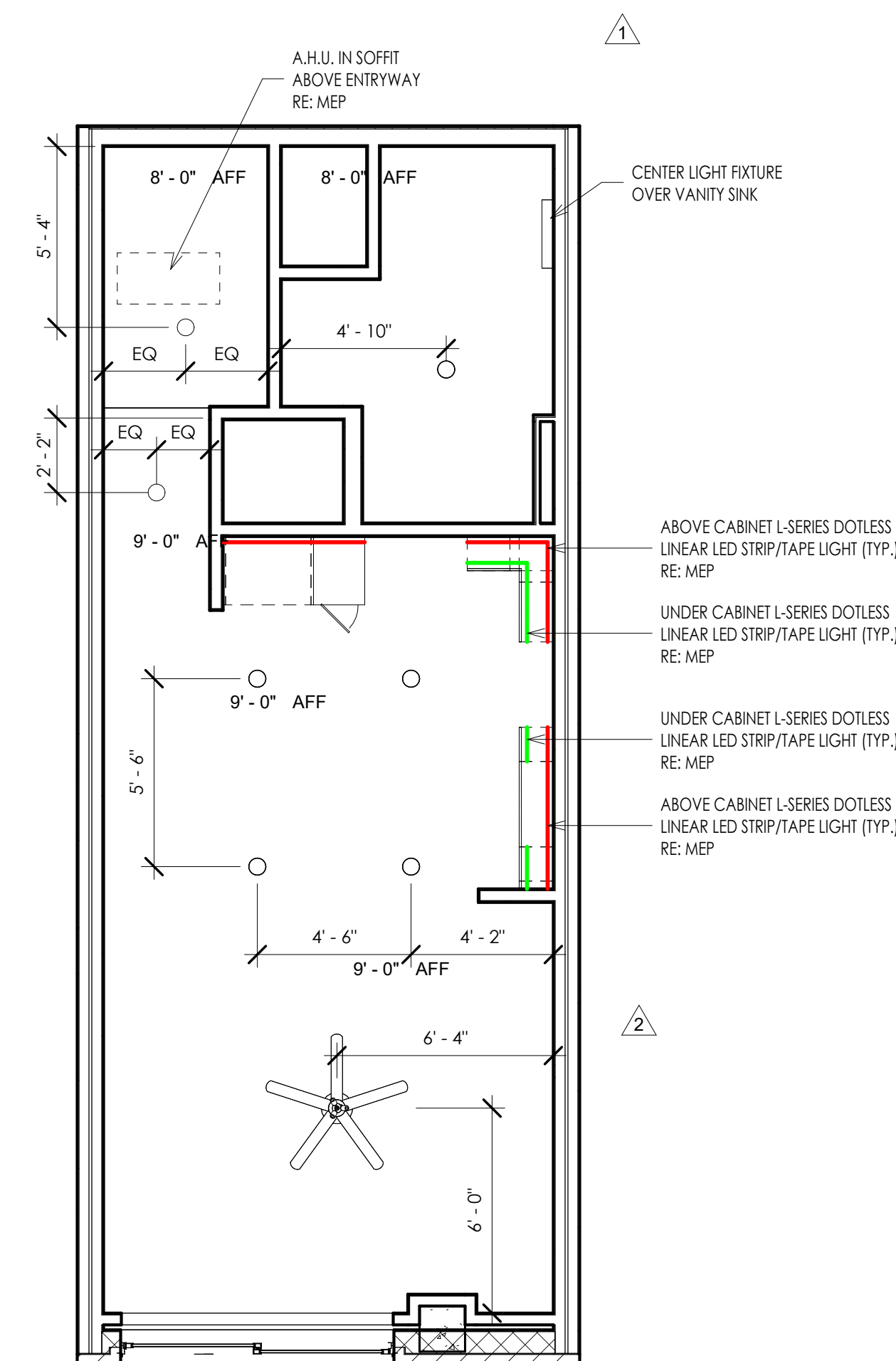
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NOT USED 15

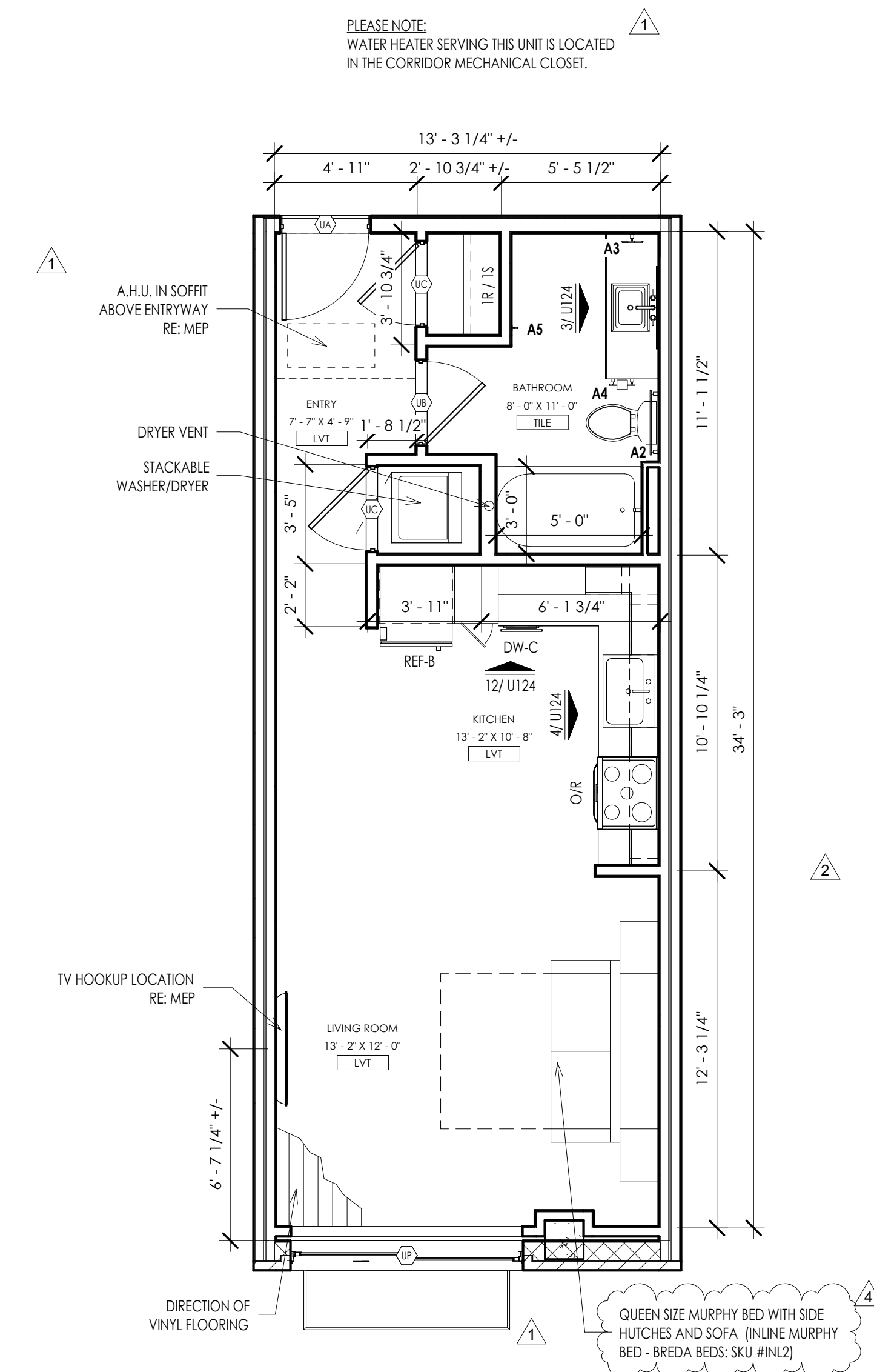
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INTERIOR ELEVATION 3
1/2" = 1'-0"



OFF MS3 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



OFF MS3 - UNIT PLAN 1
1/4" = 1'-0"

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project title

EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

project number

drawing issuance

REV.	DESCRIPTION	DATE
1	REVISION #1	11/14/23
2	REVISION #2	12/04/23
3	REVISION #3	01/12/24
4	REVISION #4	03/15/24

professional seal



Date Signed: 3/14/2024 2:24:29 PM

DRAWING TITLE

DATE SIGNED: 3/14/2024 2:24:29 PM

DRAWING TITLE

DATE SIGNED: 3/14/2024 2:24:29 PM

DRAWING TITLE

DATE SIGNED: 3/14/2024 2:24:29 PM

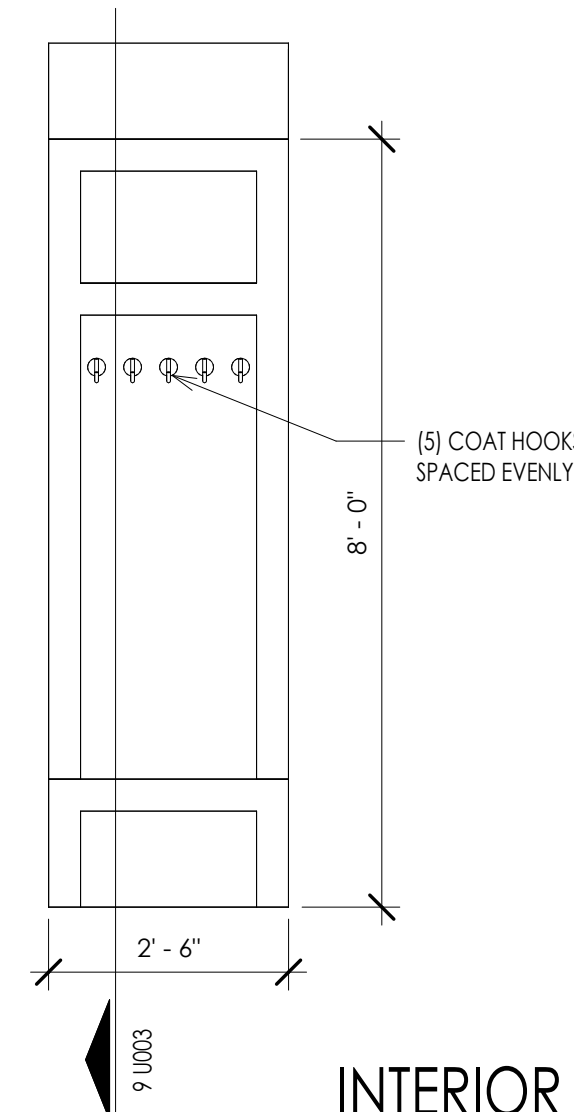
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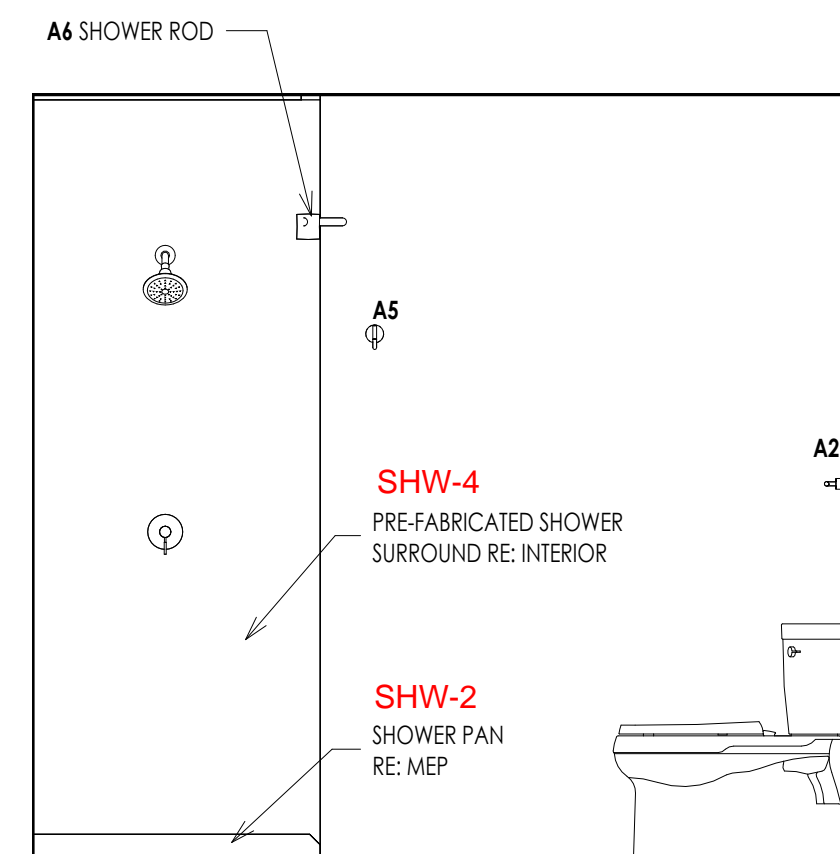
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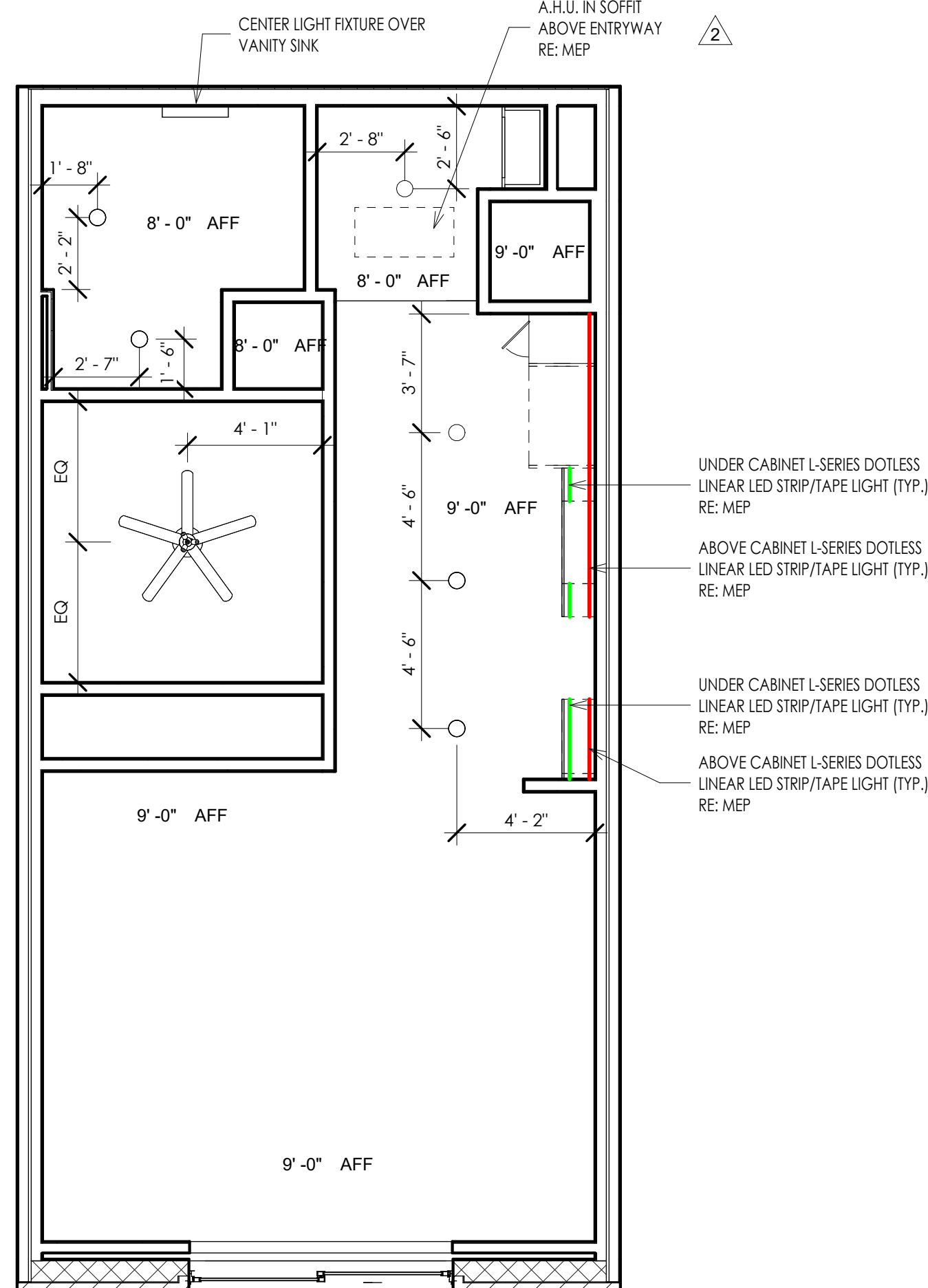


INTERIOR ELEVATION 12
1/2" = 1'-0"

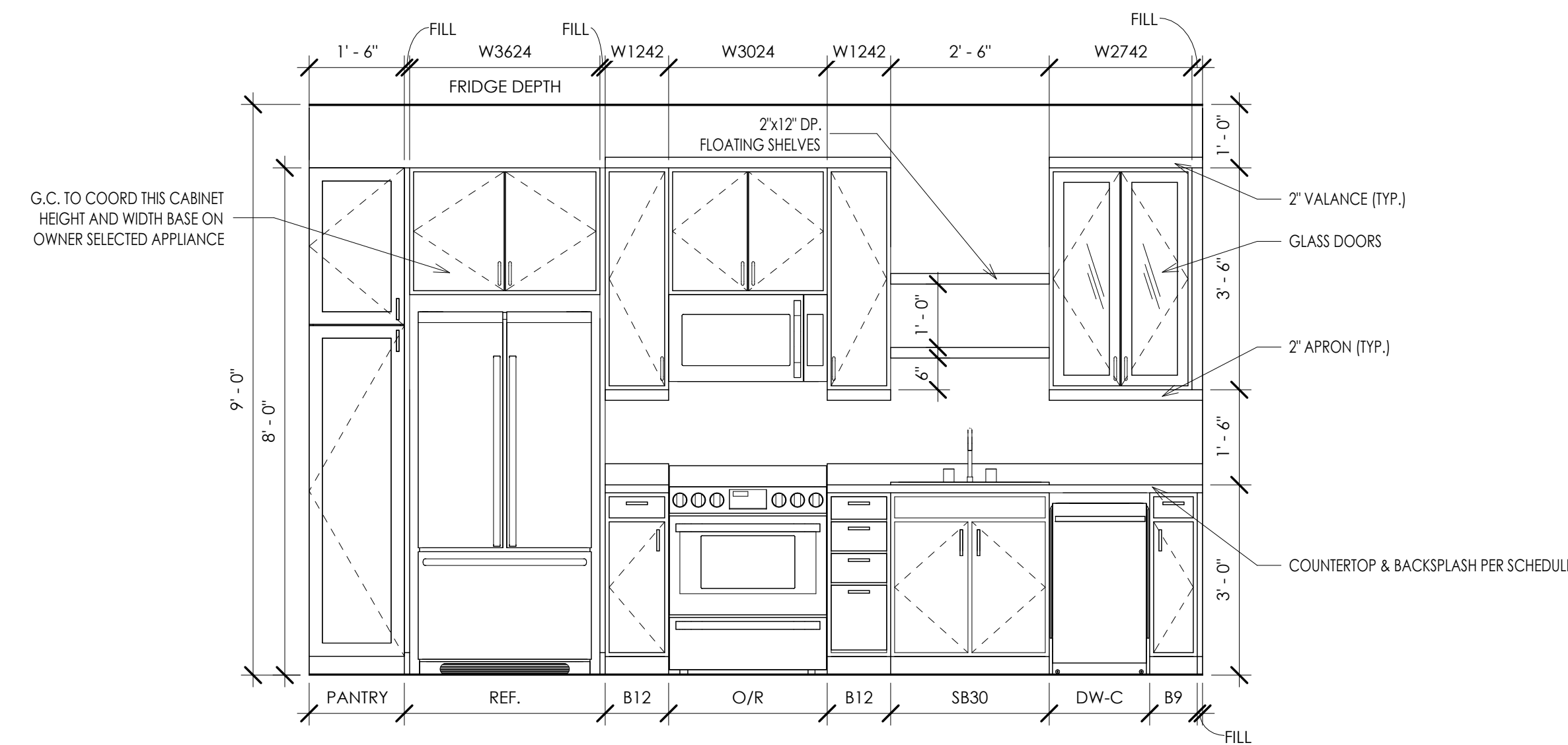
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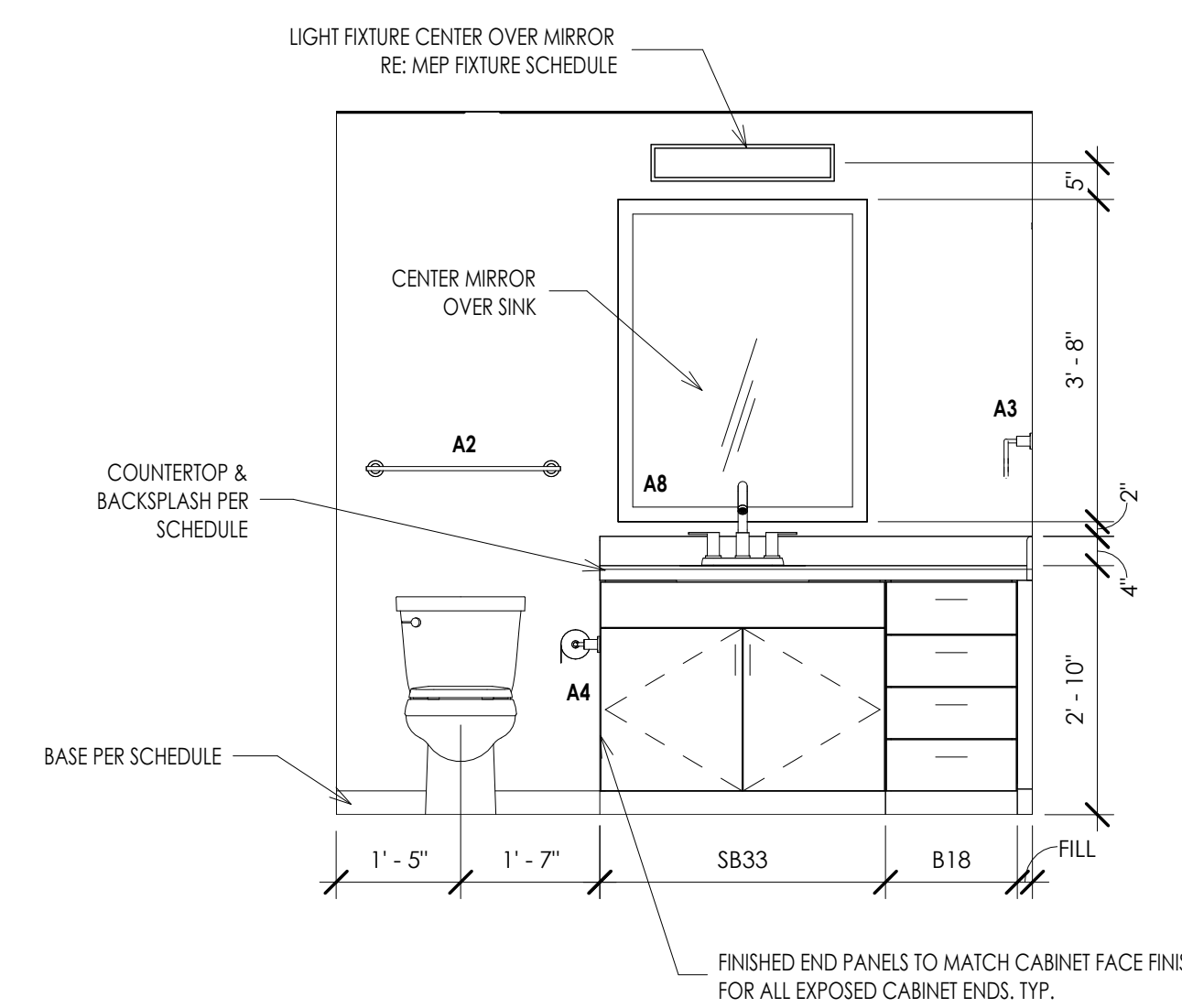
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1/2" = 1'-0"



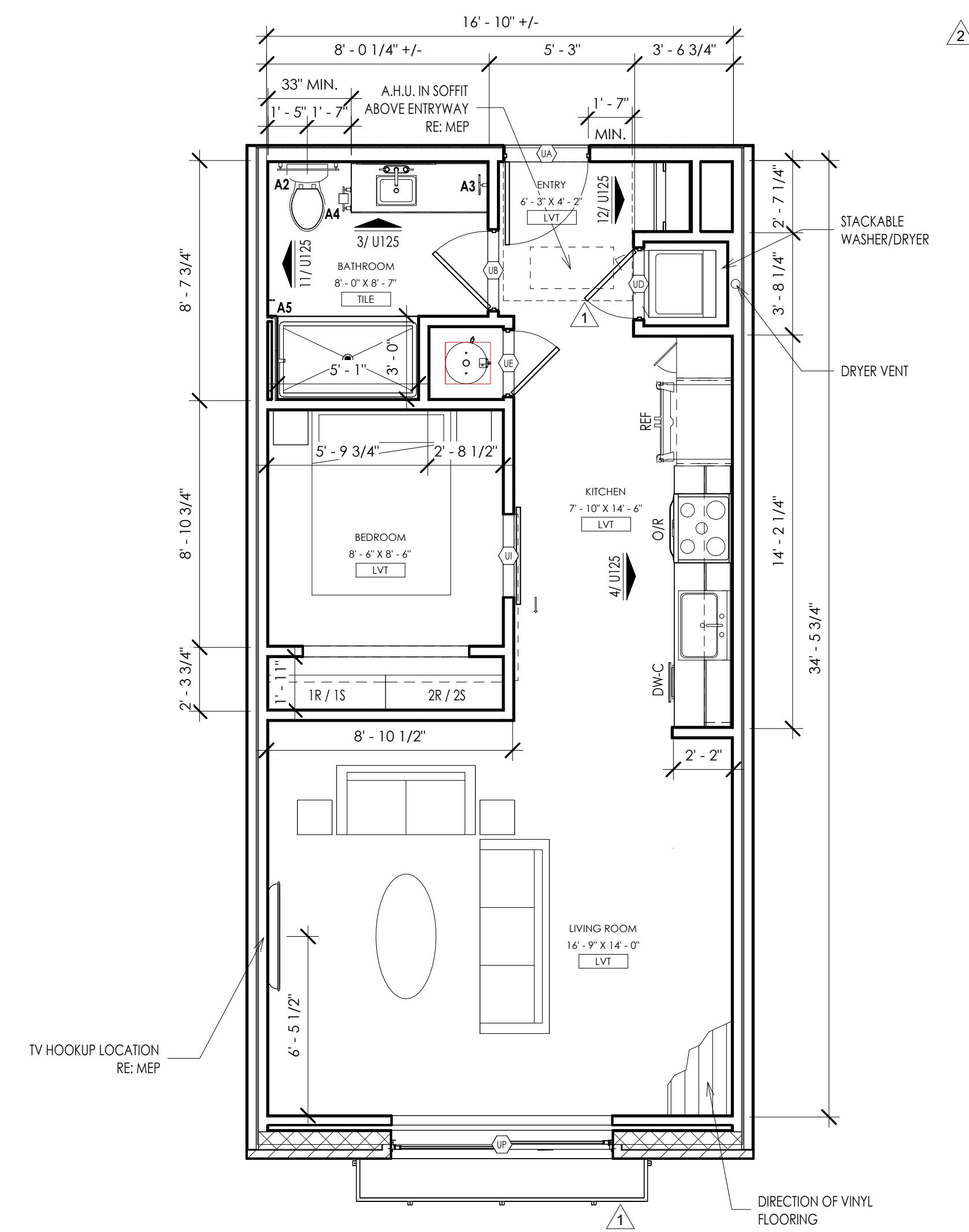
OFF S1 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



INTERIOR ELEVATION 4
1/2" = 1'-0"



INTERIOR ELEVATION 3
1/2" = 1'-0"



OFF S1 - UNIT PLAN 1
1/4" = 1'-0"



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project title

EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

project number

drawing issuance

NO.	REVISION	DATE
1	REVISION #1	11/14/23
2	REVISION #2	12/04/23
3	REVISION #3	01/12/24

professional seal



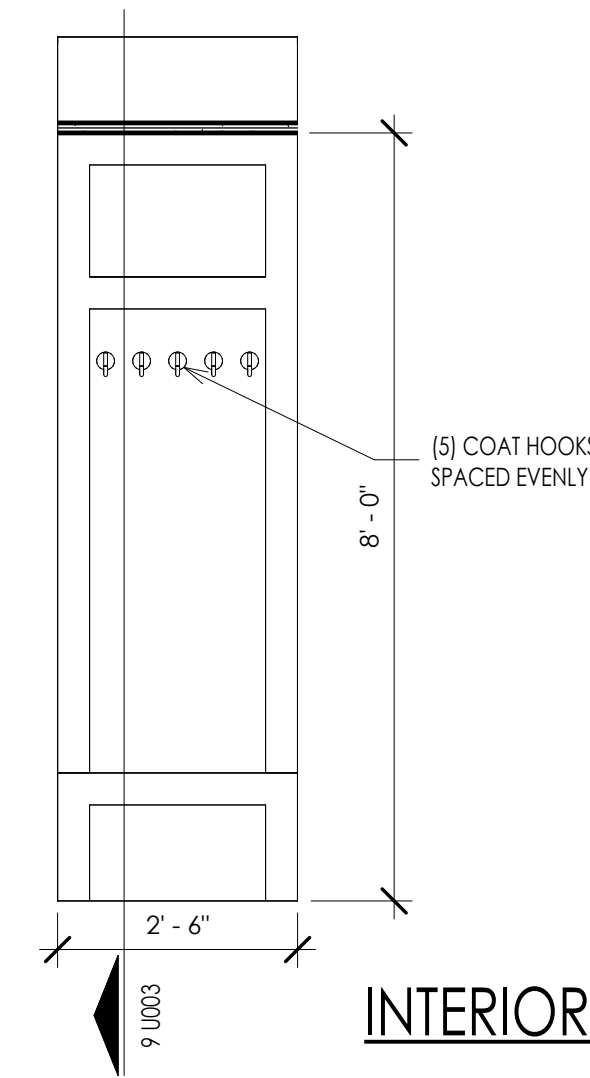
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drawing title

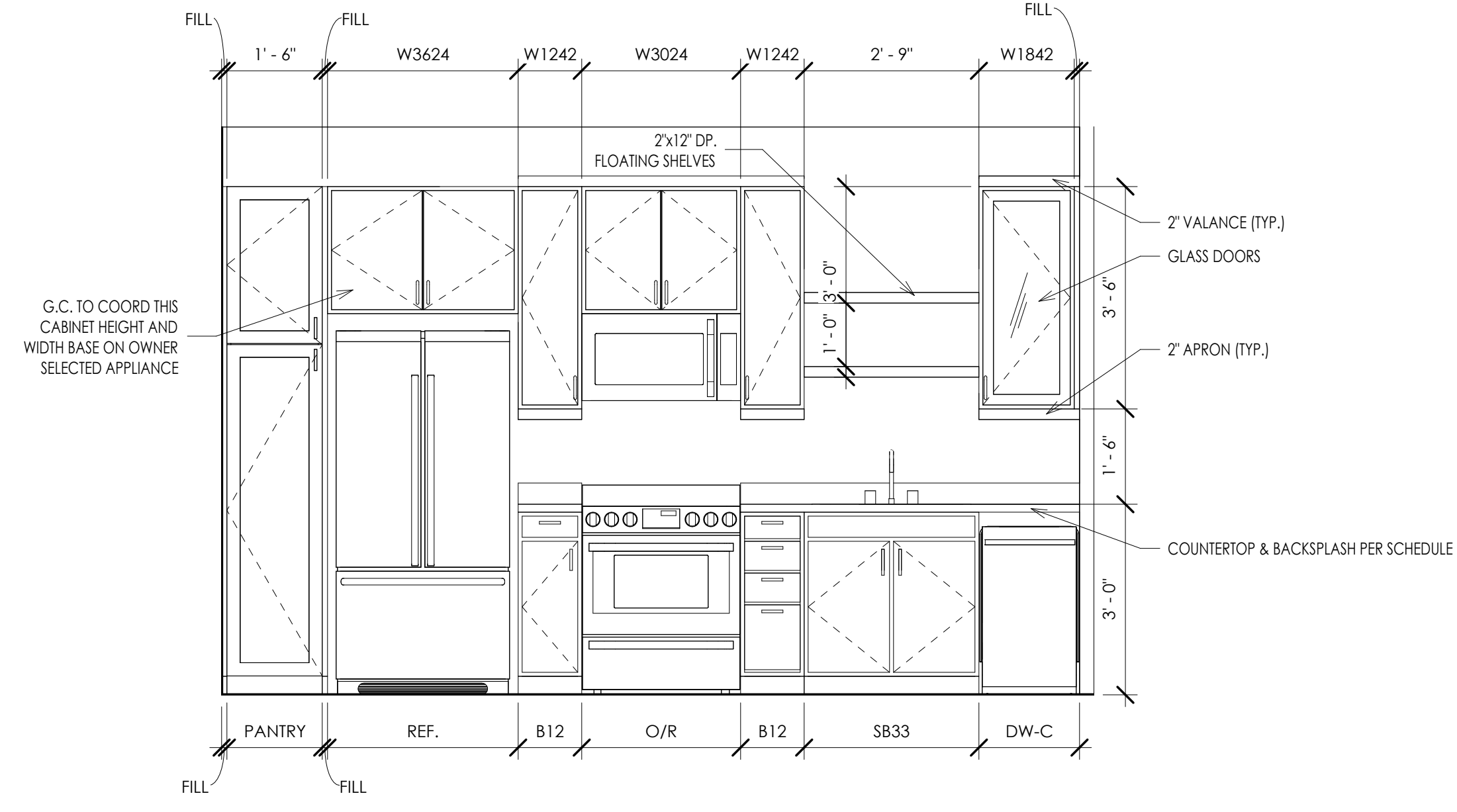
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OFF S1 - UNIT PLAN
U125

NOT USED 16

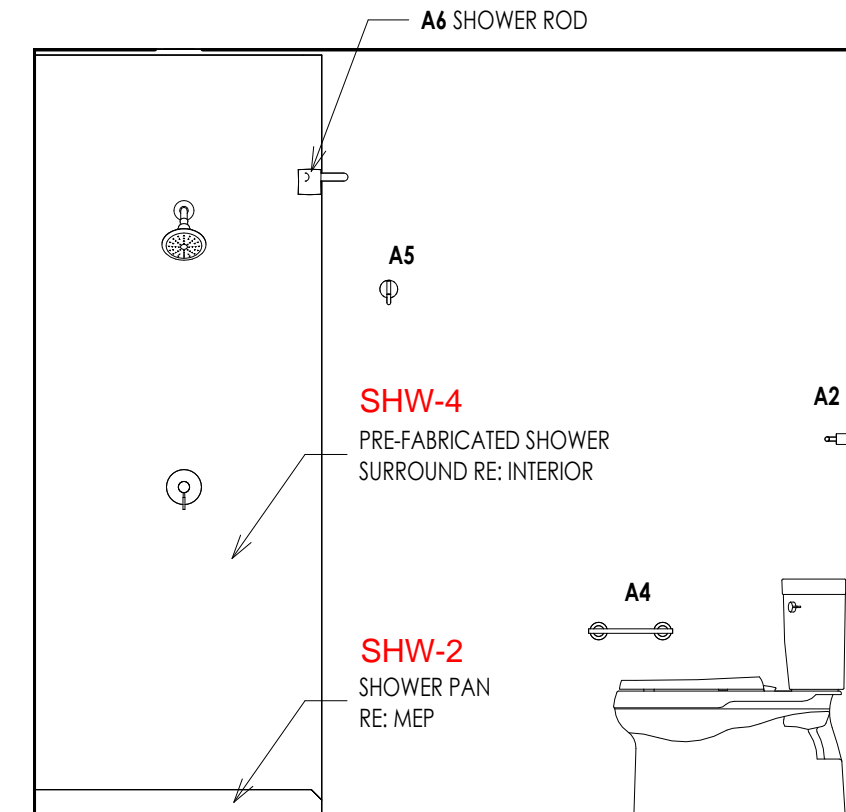


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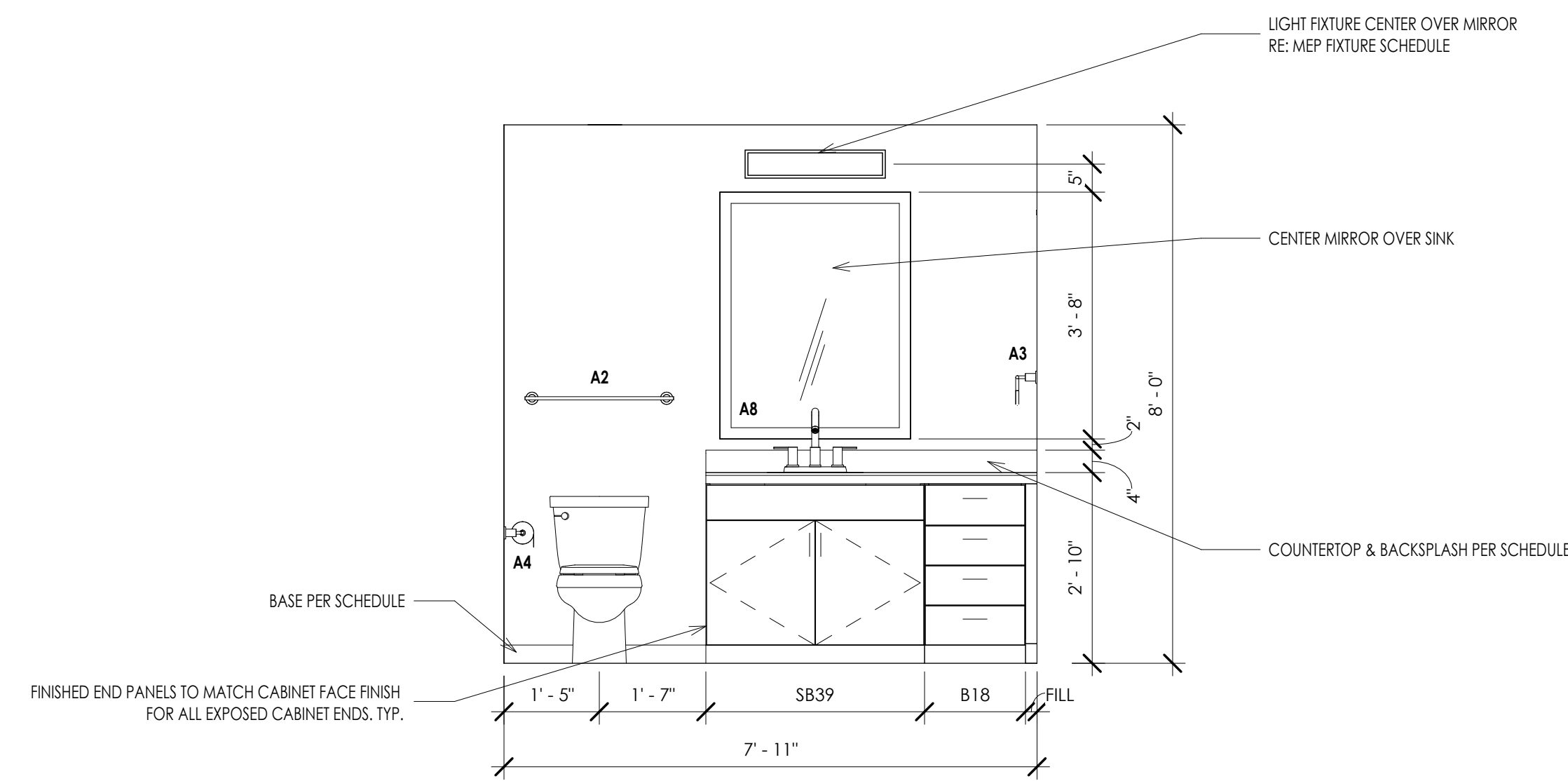


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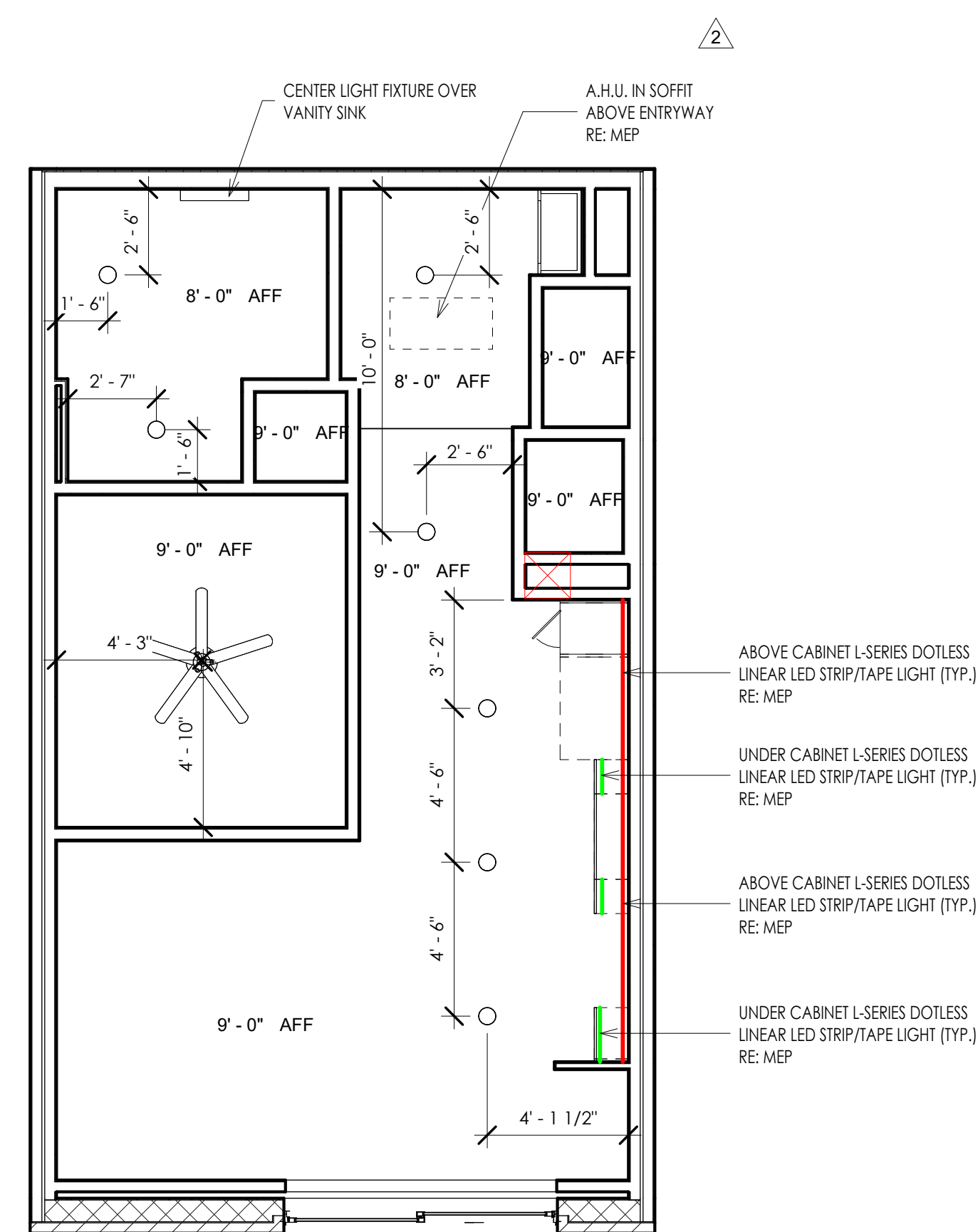
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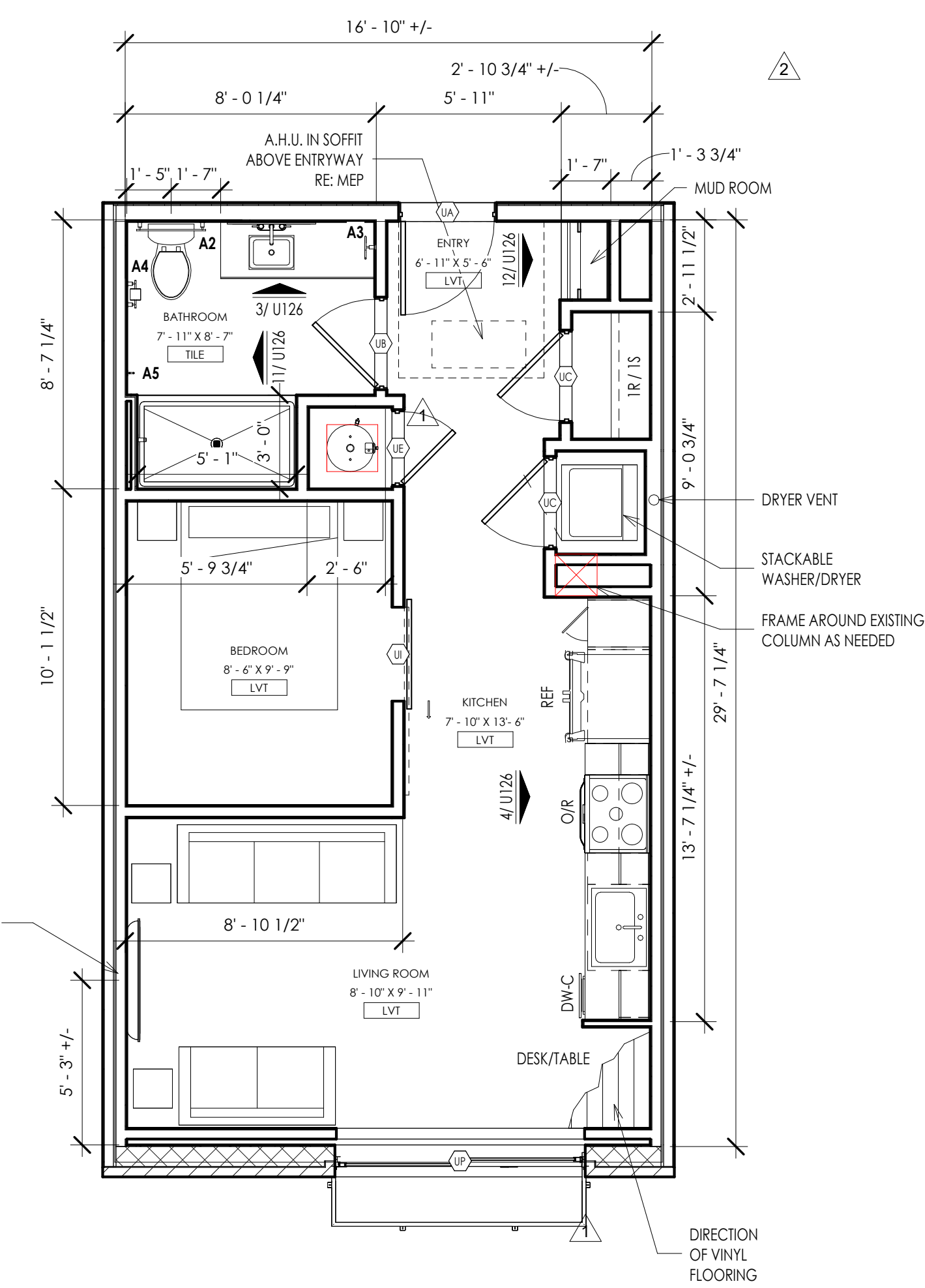
INTERIOR ELEVATION 11
1/2" = 1'-0"



INTERIOR ELEVATION 3
1/2" = 1'-0"



OFF S2 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



LOCATED AT THE EXISTING OFFICE BUILDING QTY: 1 OFF S2 - UNIT PLAN 1
1/4" = 1'-0"

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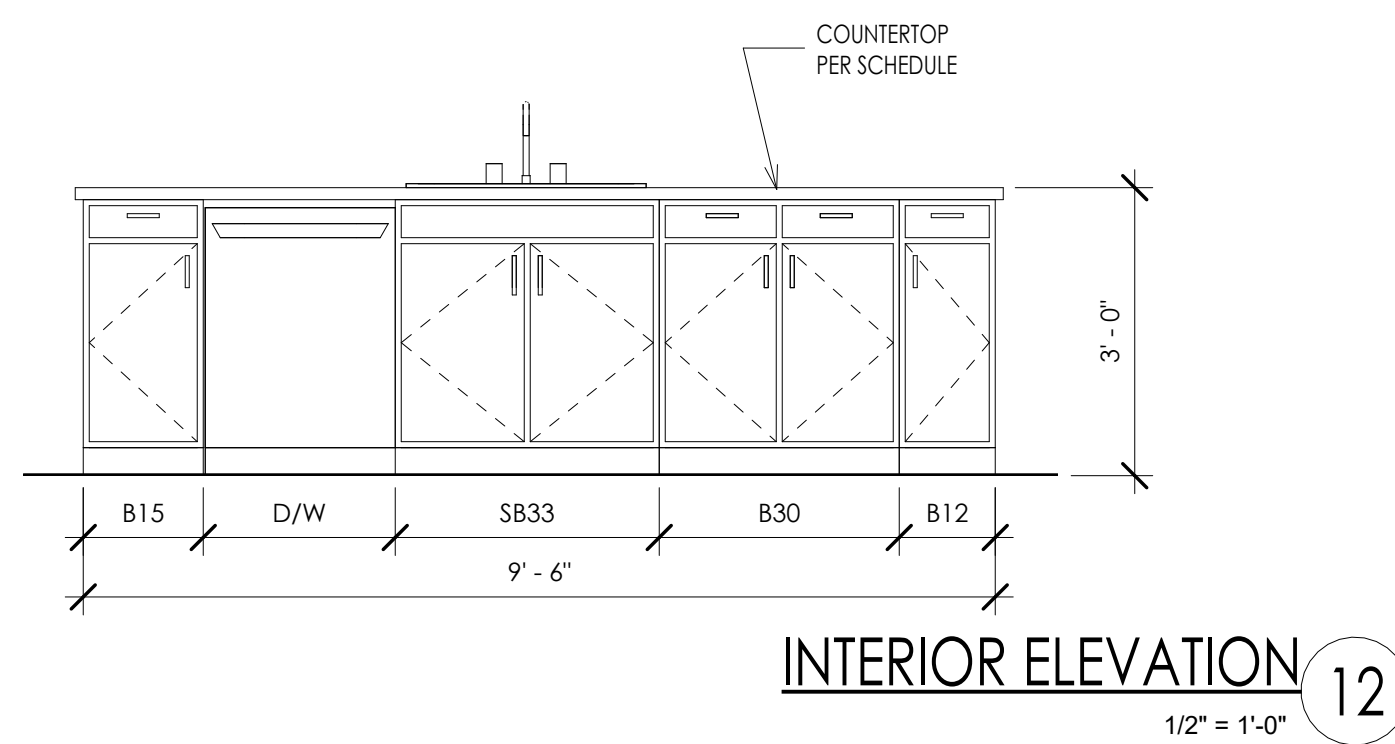
project title
 project number
 drawing issuance
 drawing revisions

EPC REAL ESTATE
 MEADOW LAKE APARTMENTS
 1500 MEADOW LAKE PARKWAY
 KANSAS CITY, MO 64114

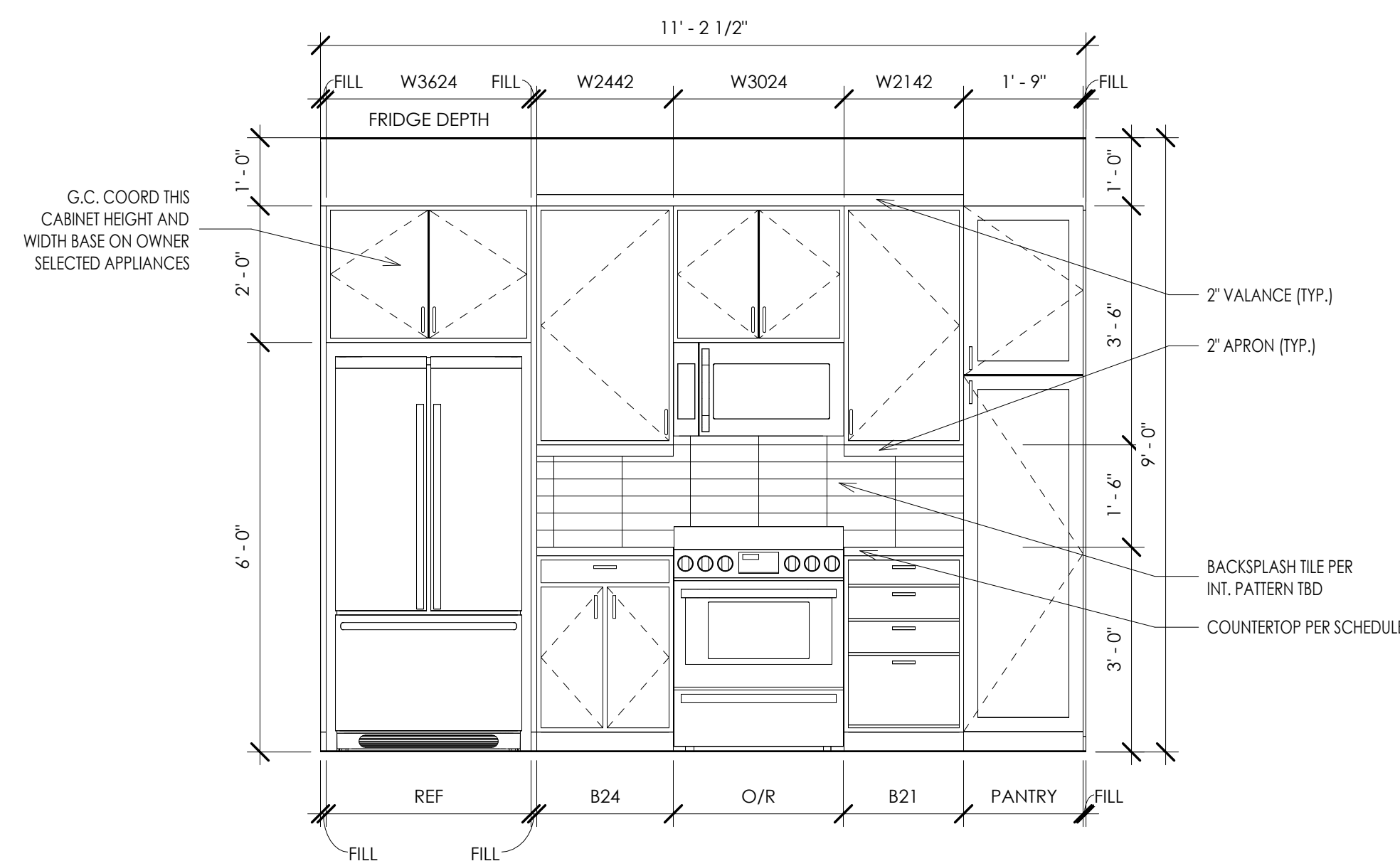
professional seal
 drawing revisions table:
 1 REVISION #1 11/14/23
 2 REVISION #2 12/04/23
 3 REVISION #3 01/12/24

DATE SIGNED: 3/14/2024 2:25:14 PM
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 drawing number: U126

NOT USED 16

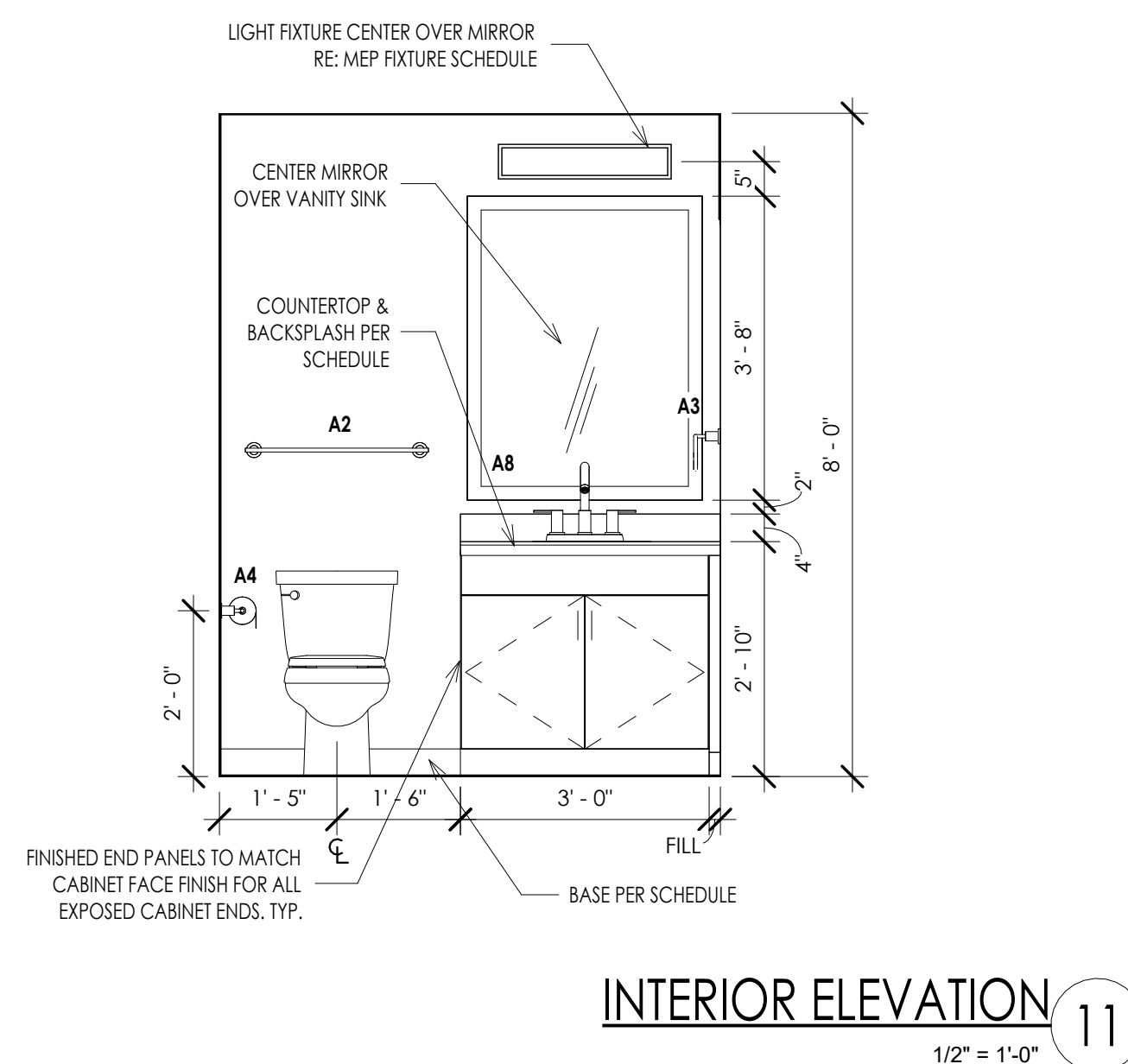


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1/2" = 1'-0"

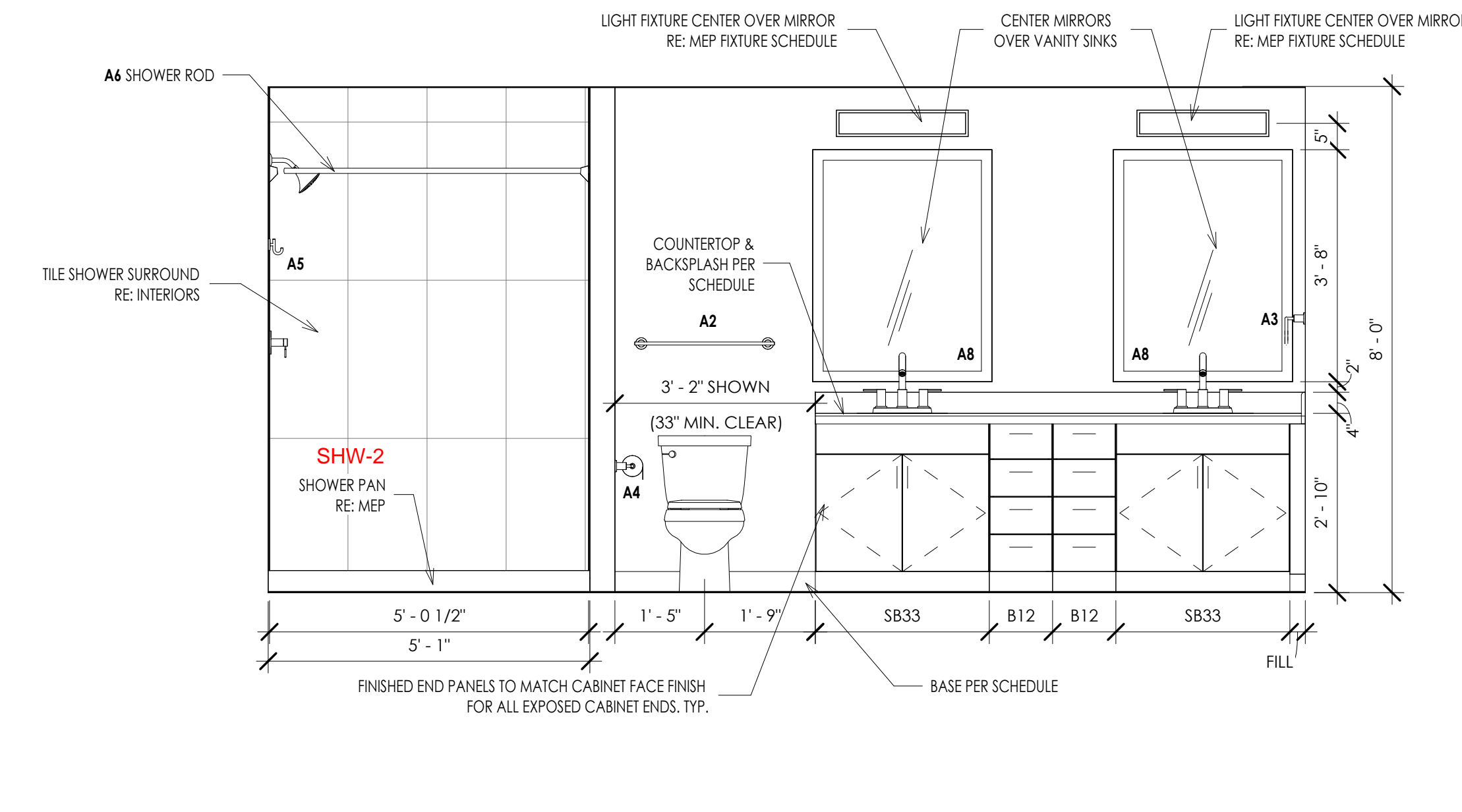


INTERIOR ELEVATION 4
1/2" = 1'-0"

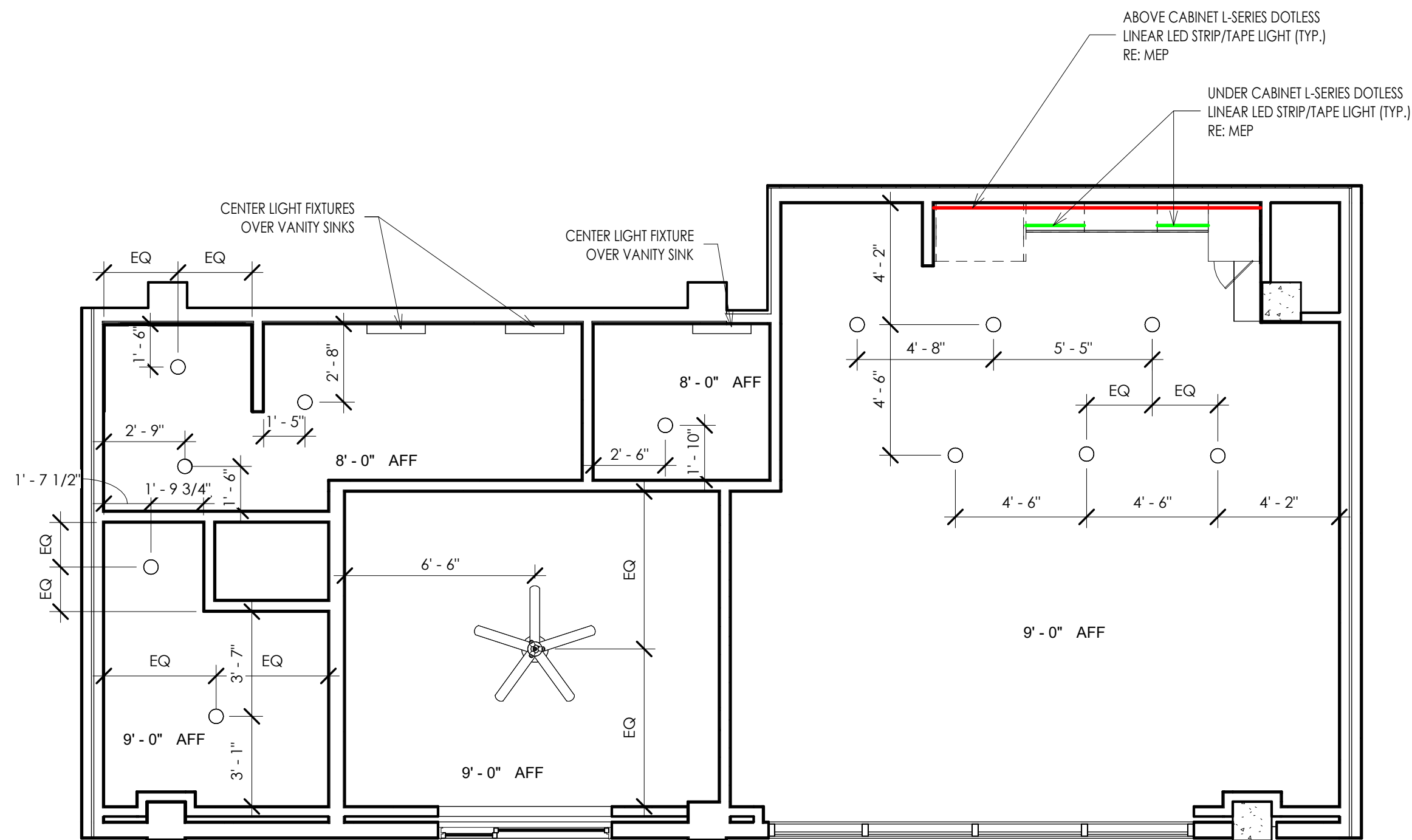
NOT USED 15



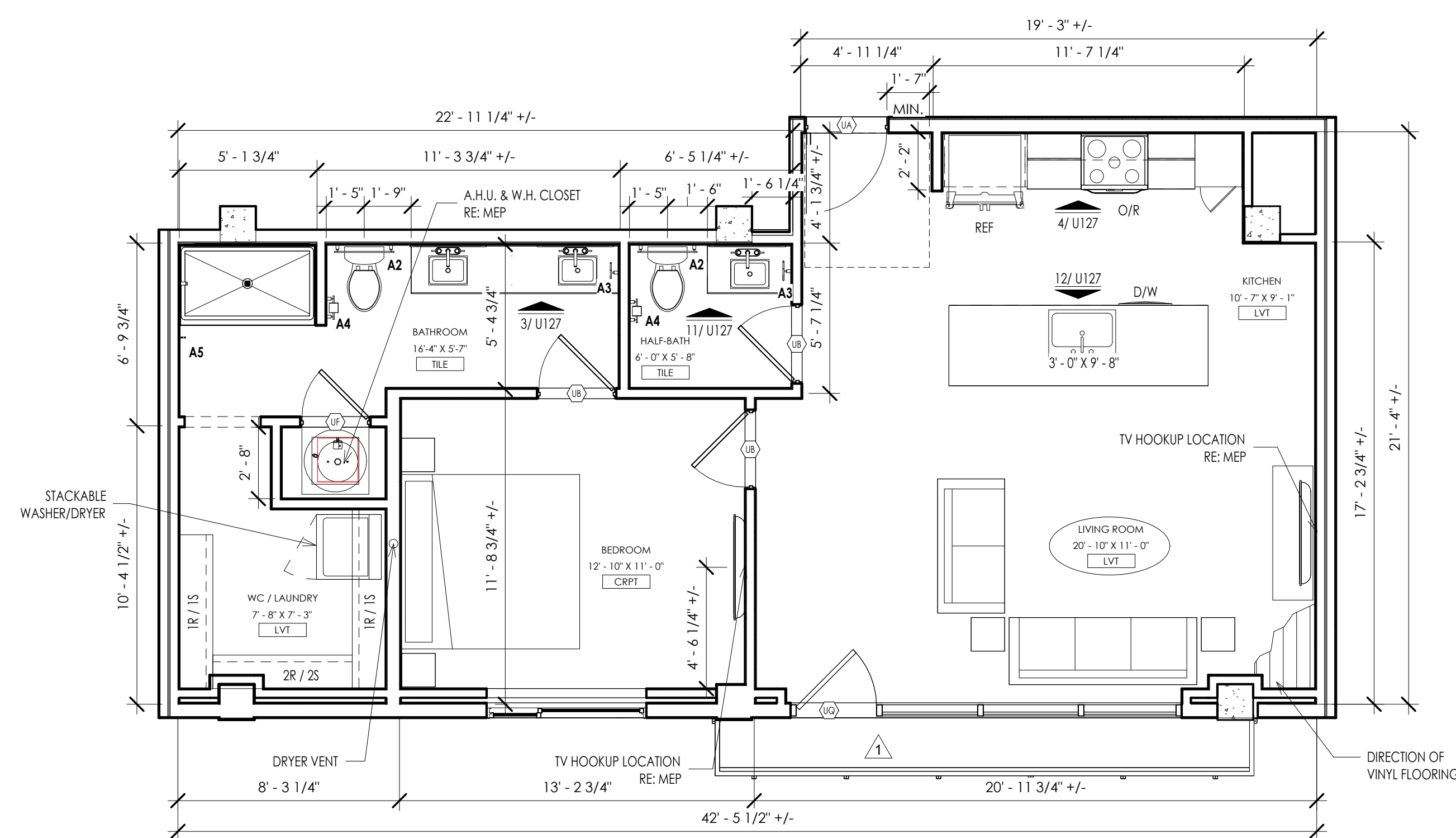
INTERIOR ELEVATION 11
1/2" = 1'-0"



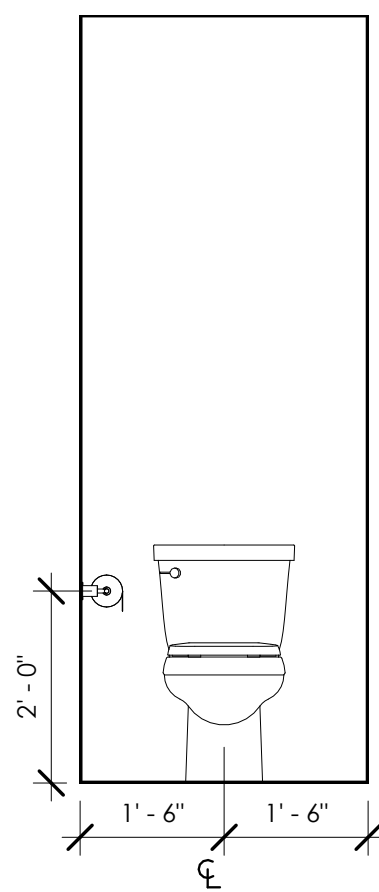
INTERIOR ELEVATION 3
1/2" = 1'-0"



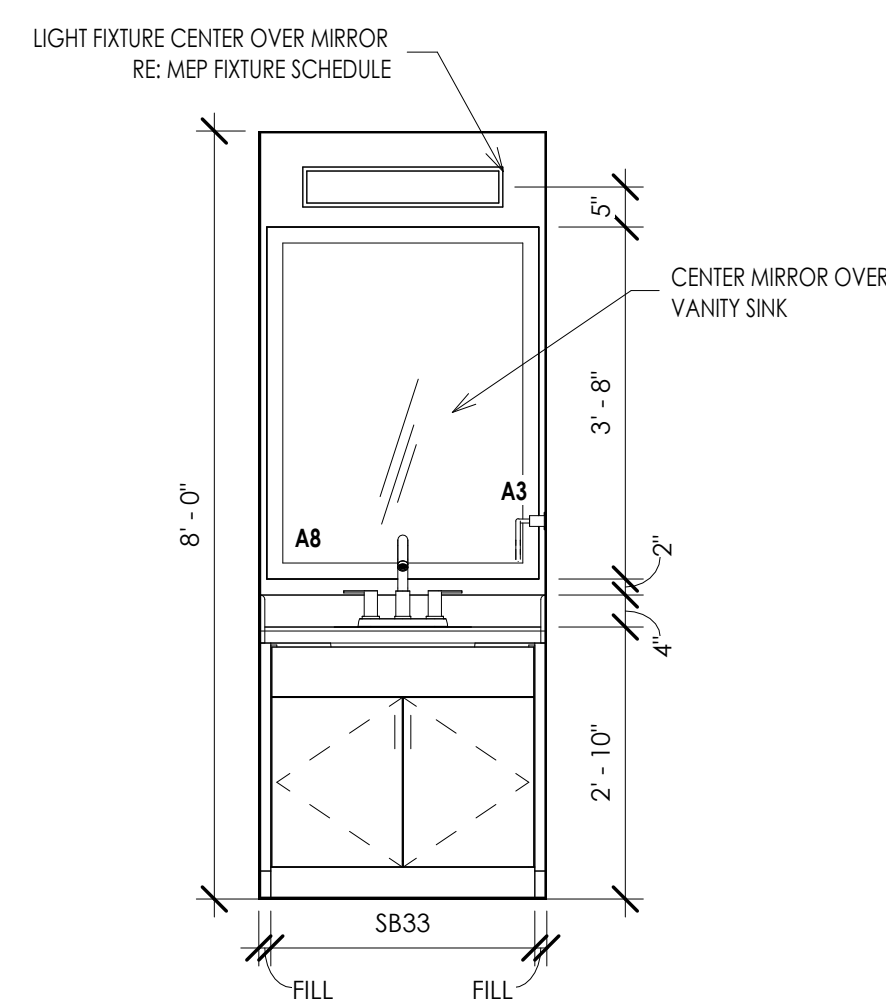
OFF A1 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



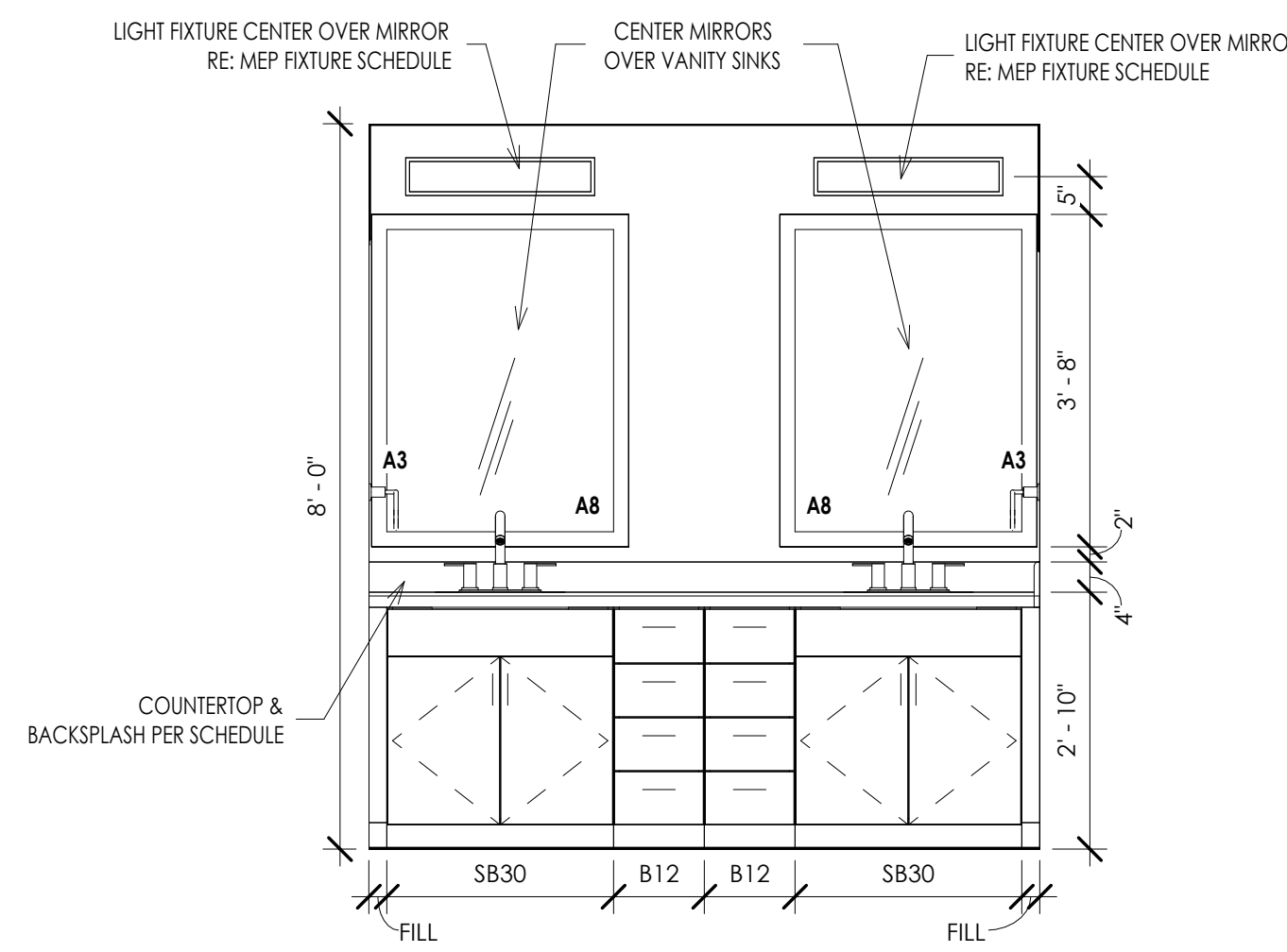
LOCATED AT THE EXISTING OFFICE BUILDING 861 SF QTY: 1 OFF A1 - UNIT PLAN 1
1/4" = 1'-0"



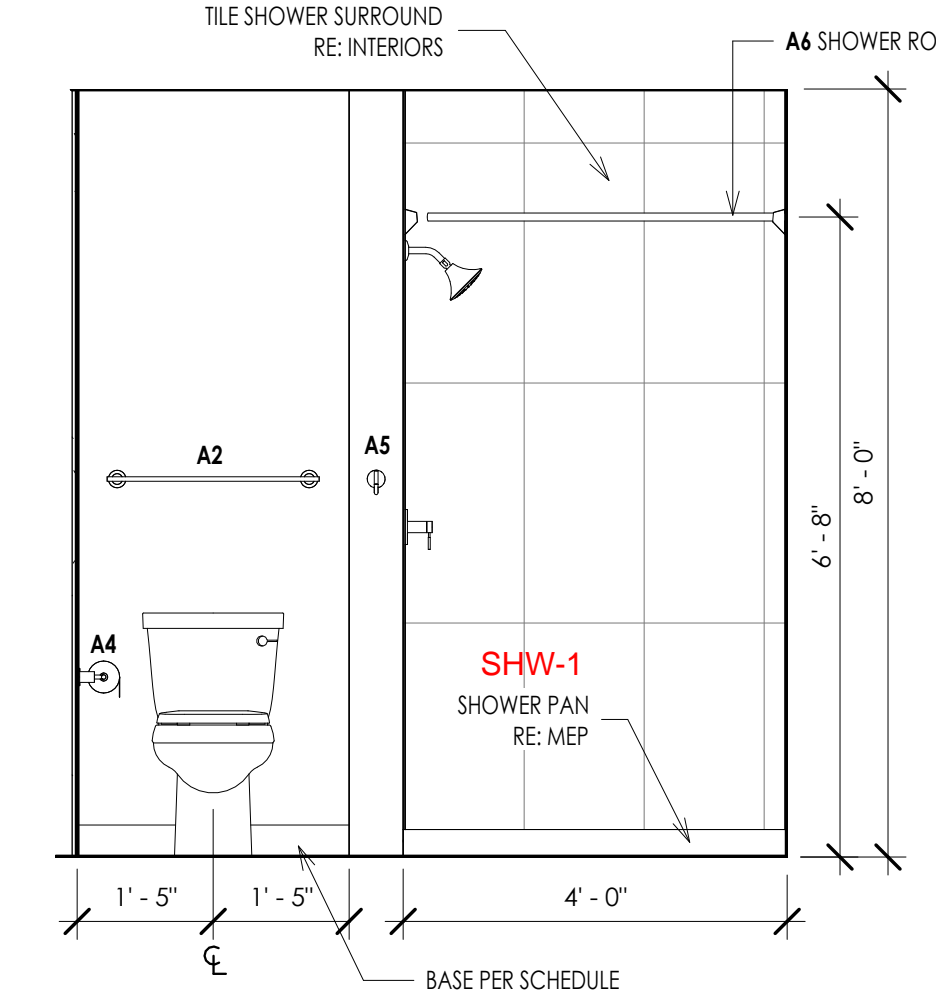
INTERIOR ELEVATION 16
1/2" = 1'-0"



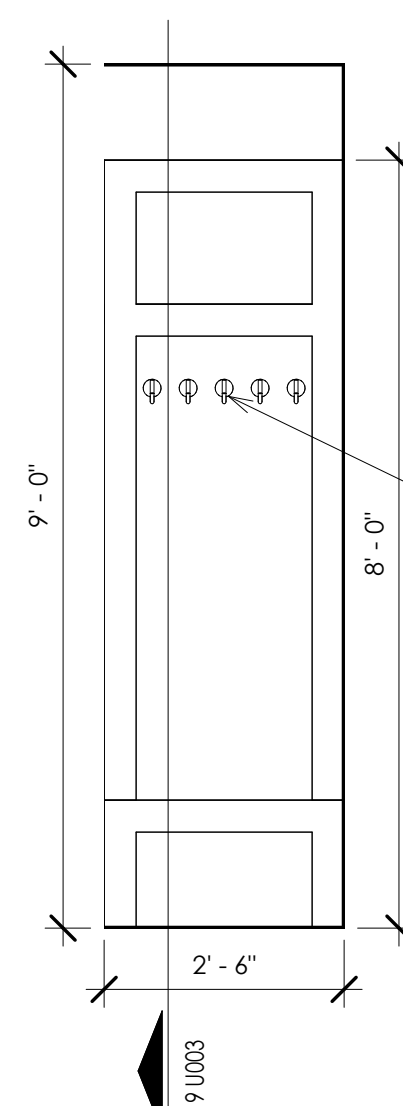
INTERIOR ELEVATION 12
1/2" = 1'-0"



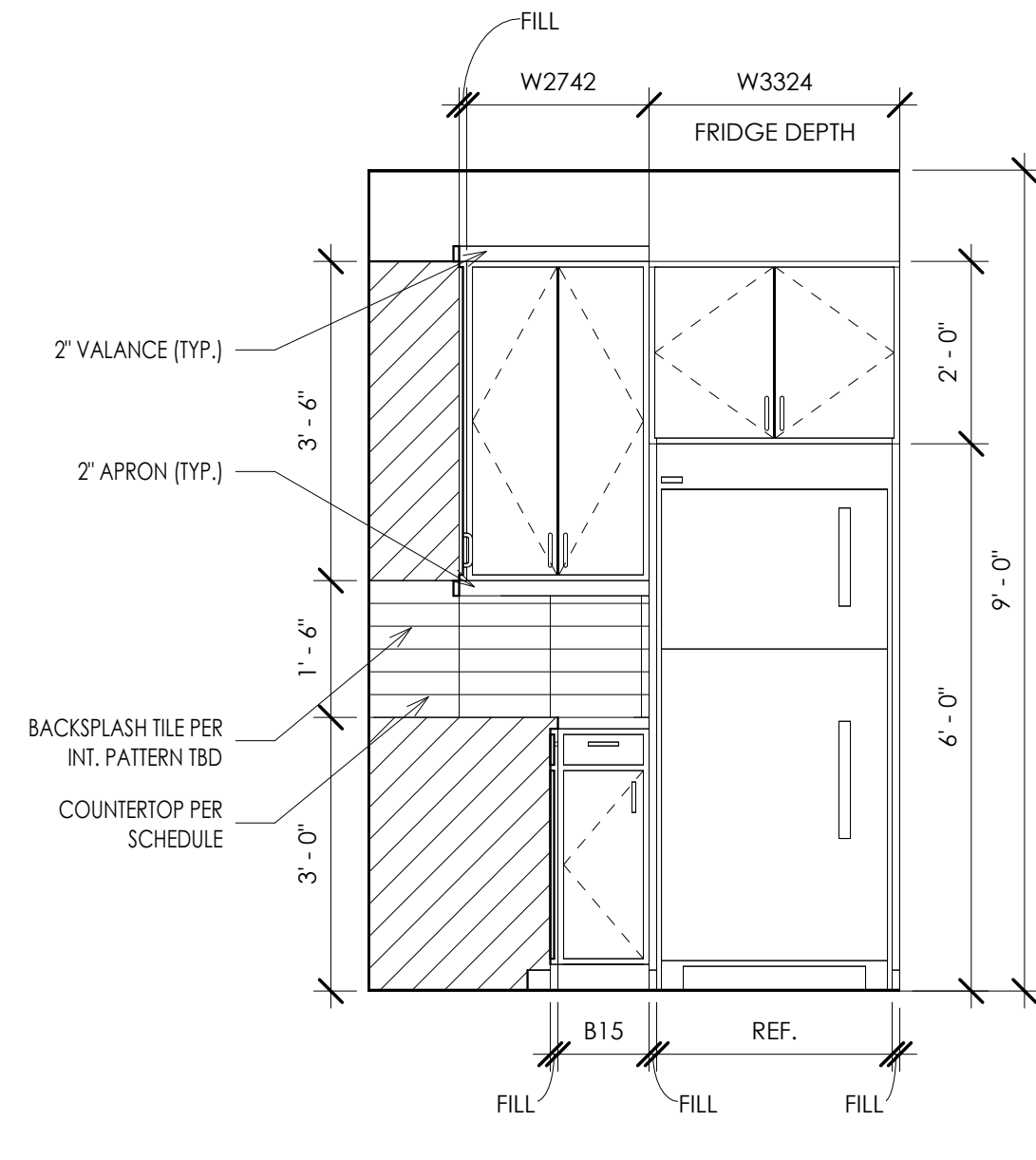
INTERIOR ELEVATION 8
1/2" = 1'-0"



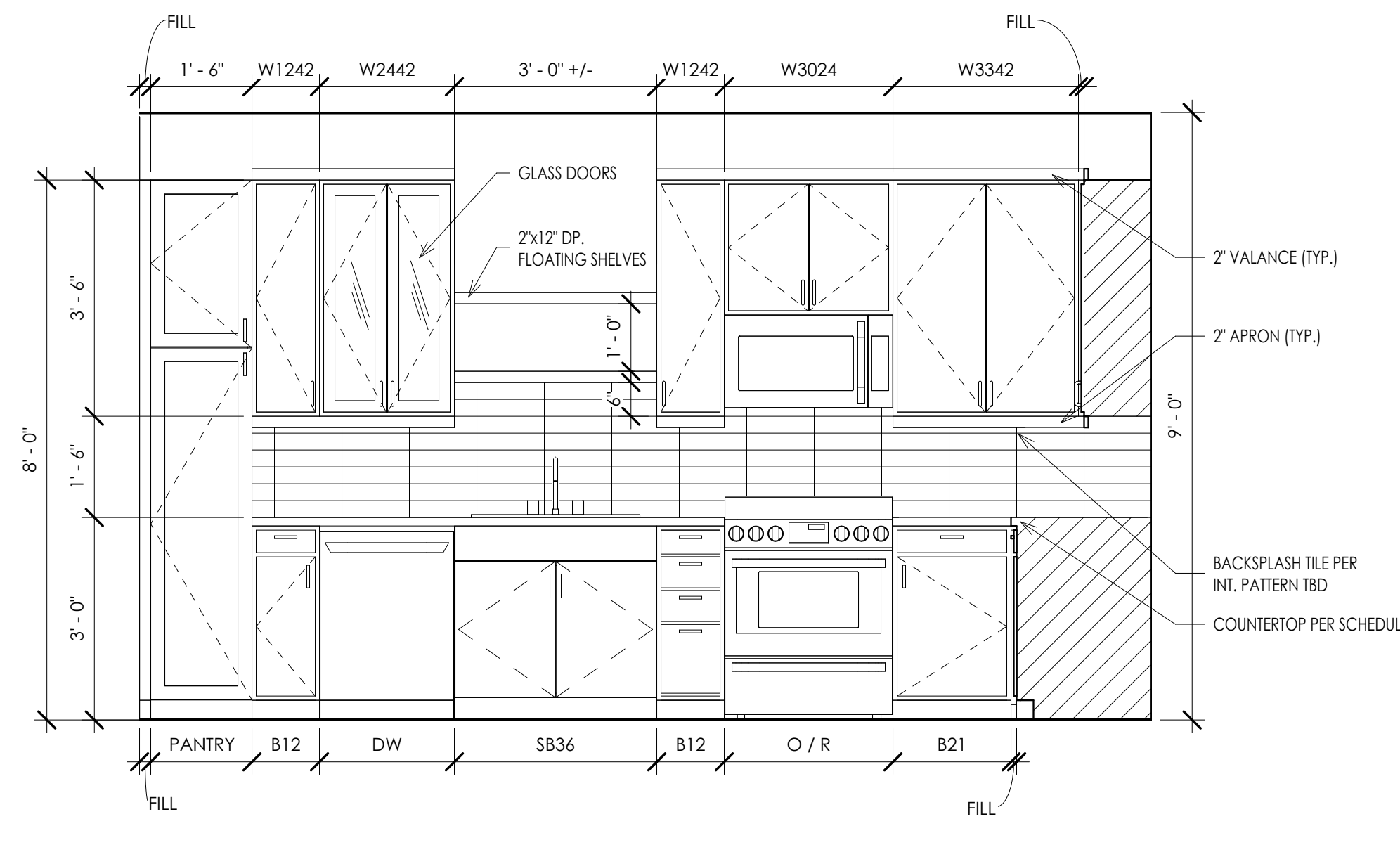
INTERIOR ELEVATION 4
1/2" = 1'-0"



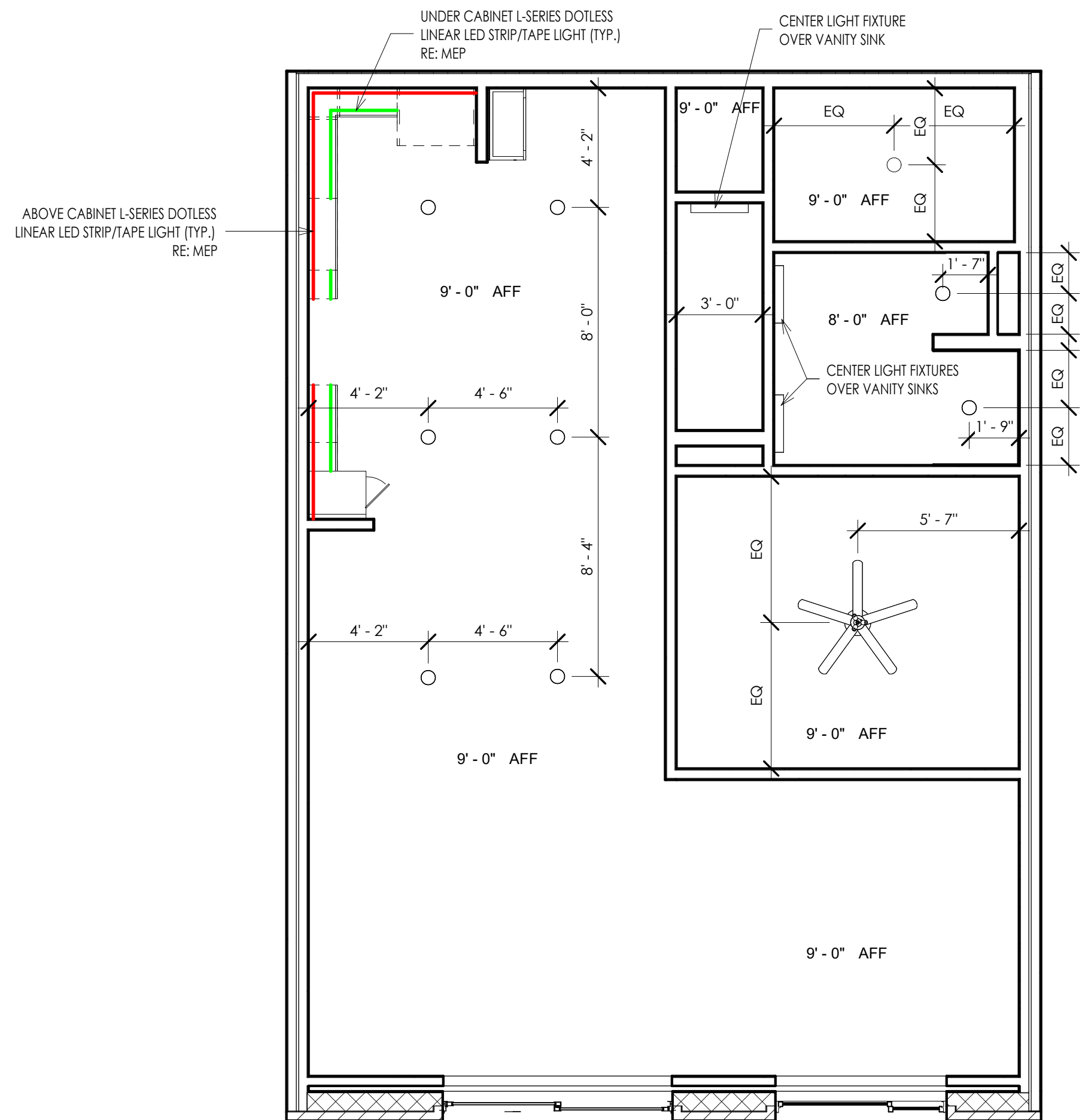
INTERIOR ELEVATION 15
1/2" = 1'-0"



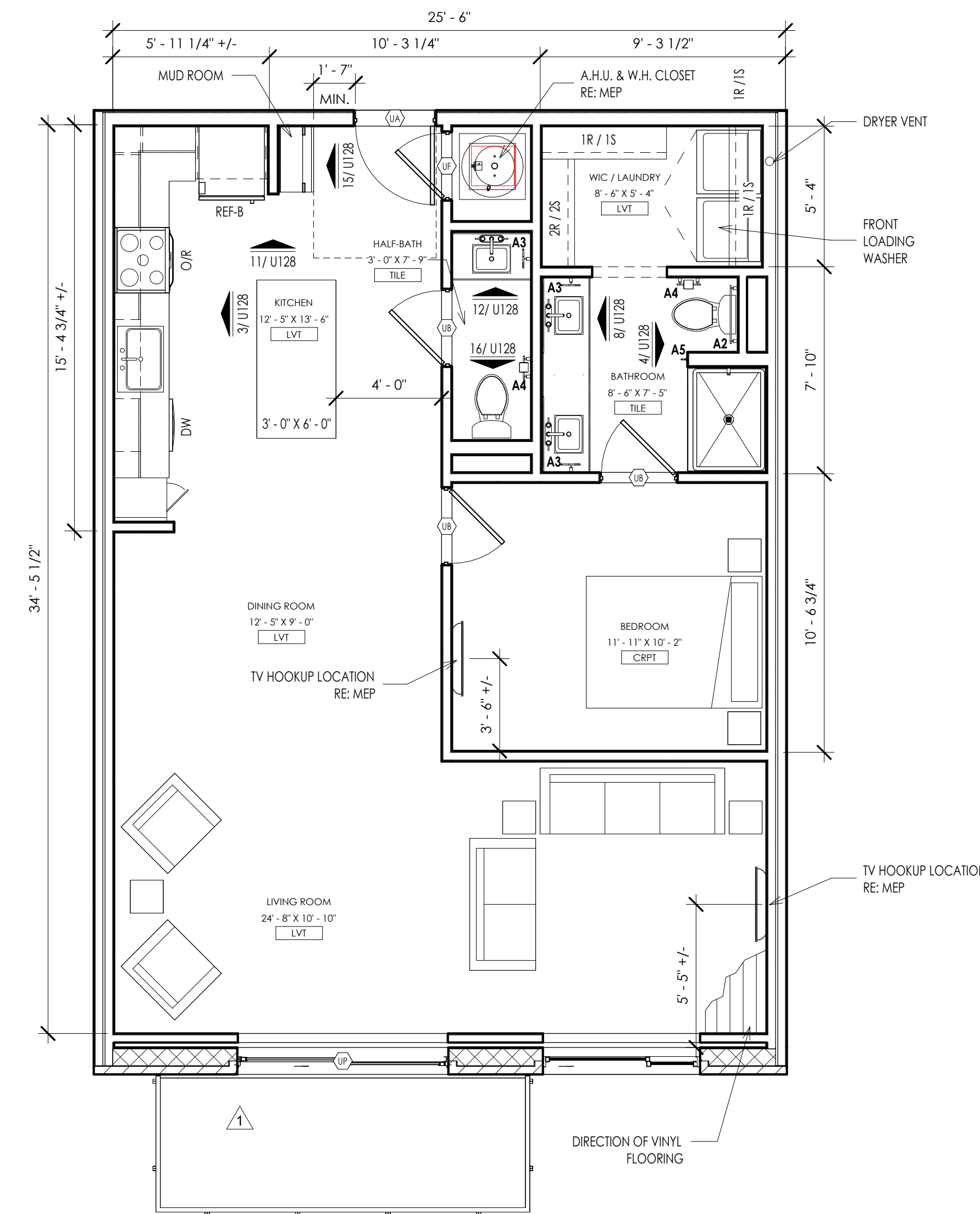
INTERIOR ELEVATION 11
1/2" = 1'-0"



UNIT OFF A2 KITCHEN ELEVATION 2 3
1/2" = 1'-0"



OFF A2 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



LOCATED AT THE EXISTING OFFICE BUILDING 917 SF QTY: 2
OFF A2 - UNIT PLAN 1
1/4" = 1'-0"

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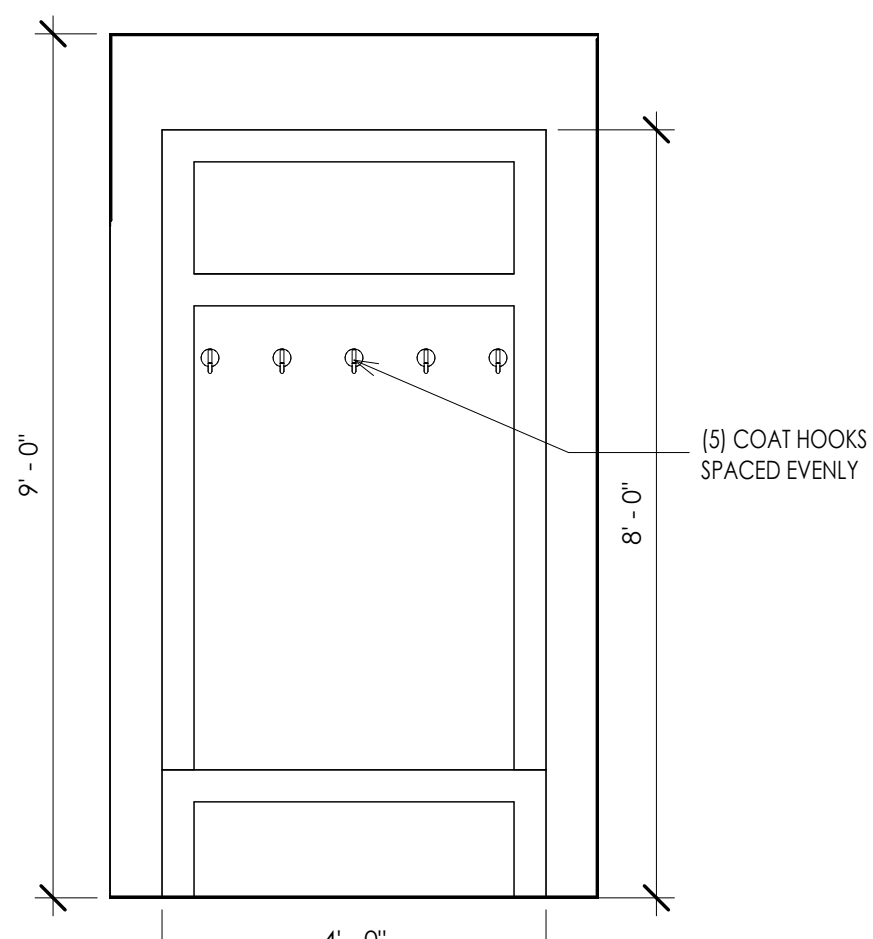
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project title
EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

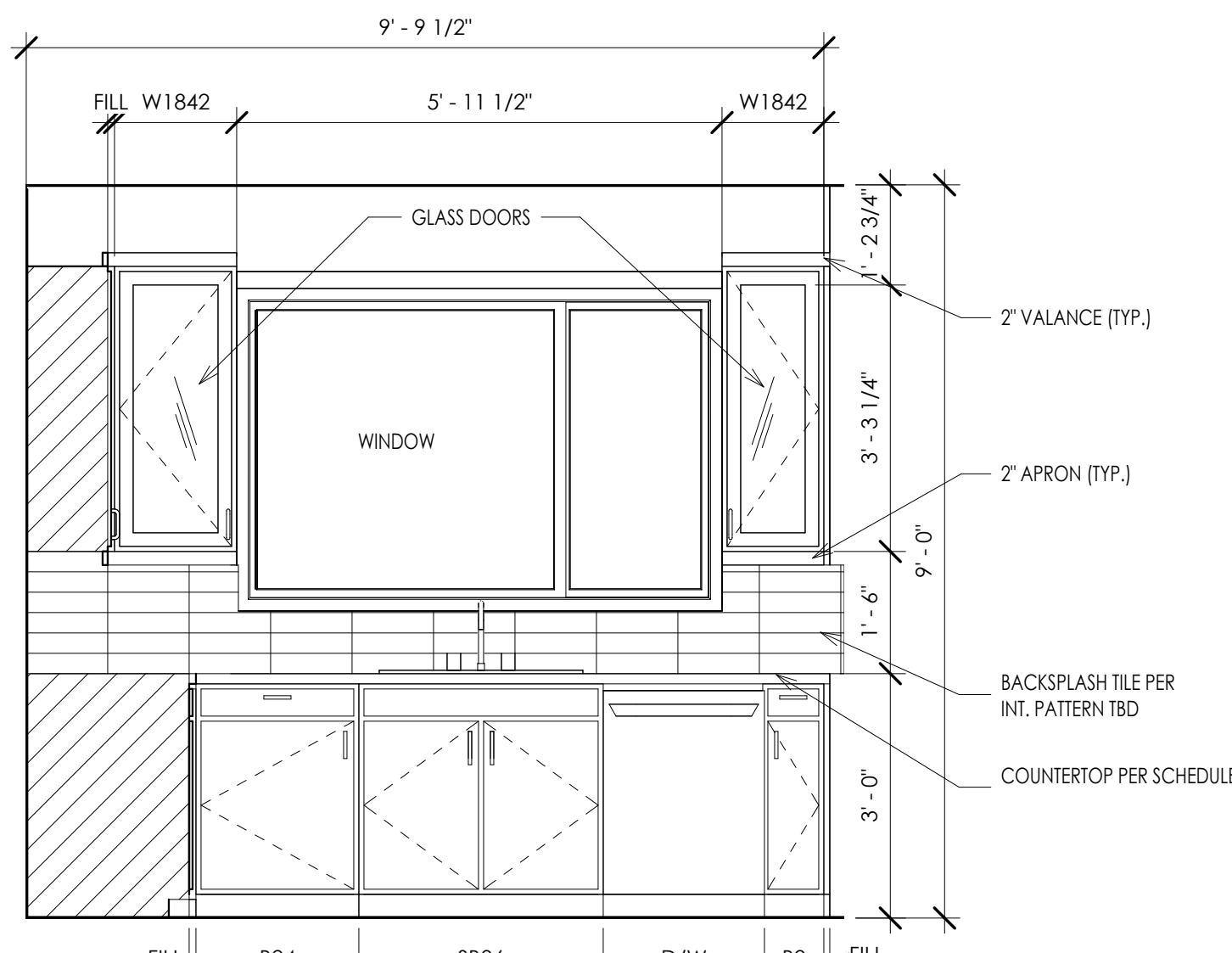
project number 22042101
drawing issuance 09/20/23
drawing revisions:
1 REVISION #1 11/14/23
3 REVISION #3 01/12/24

professional seal
HENRY C. REEDER
ARCHITECT
KANSAS
#2322

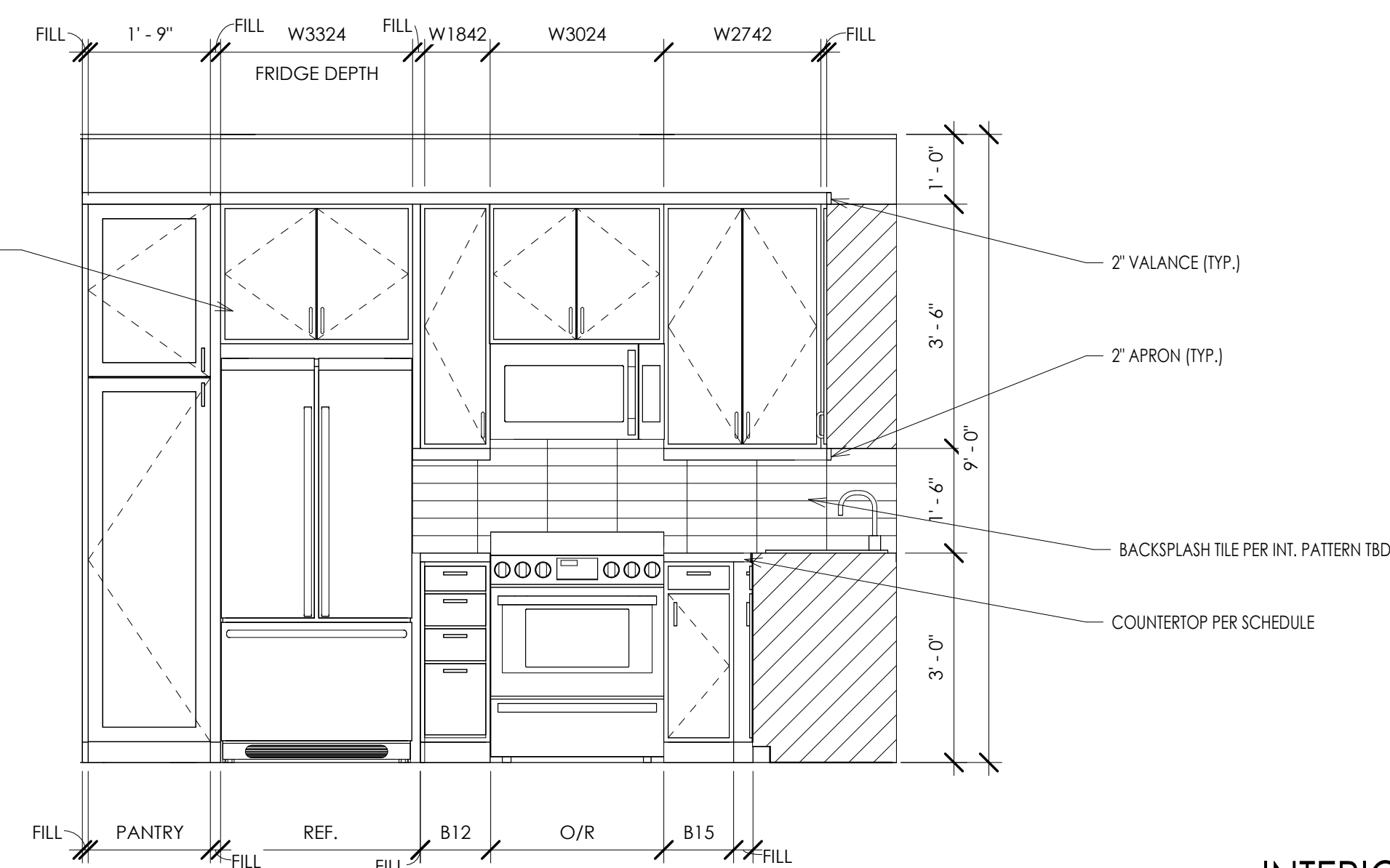
Date Signed: 3/14/2024 2:25:34 PM
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drawing title OFF A2 - UNIT PLANS
drawing number U128



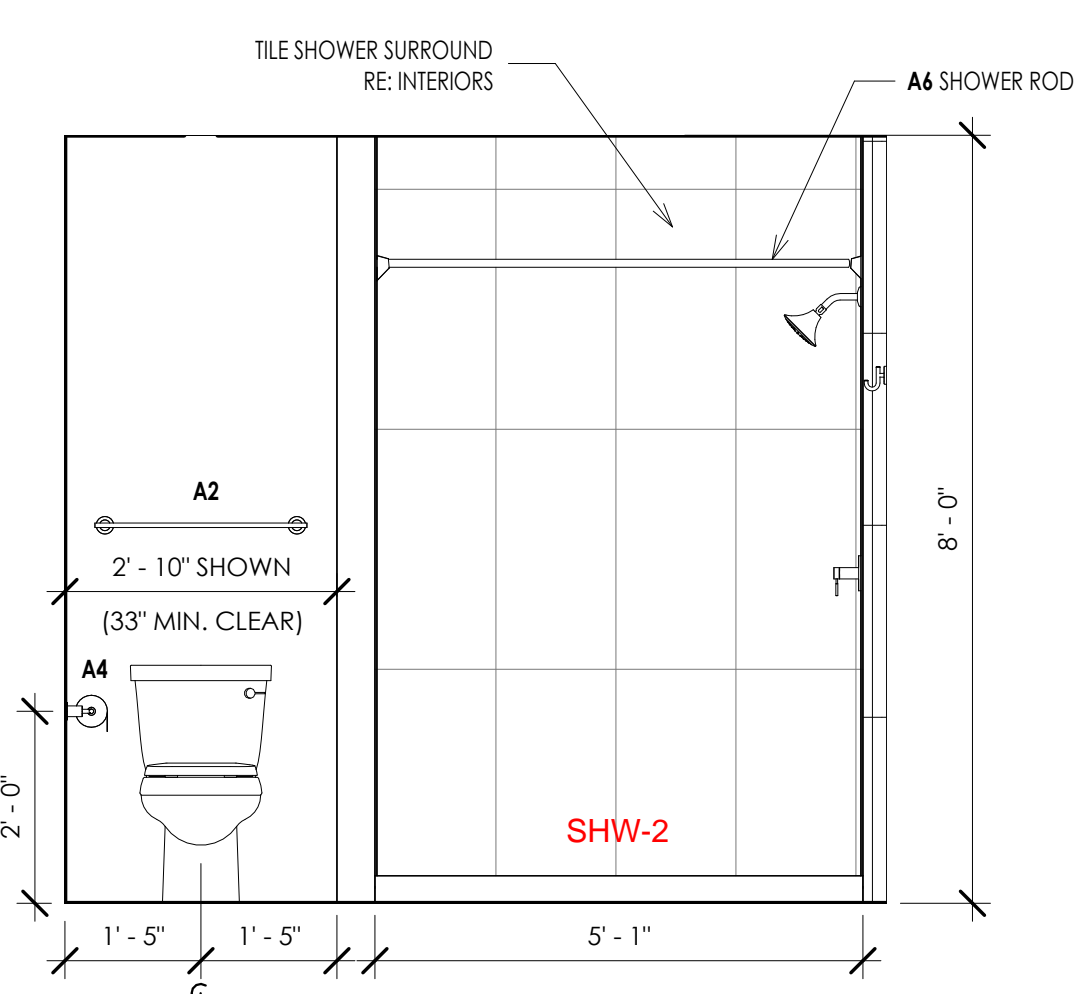
INTERIOR ELEVATION 16
1/2" = 1'-0"



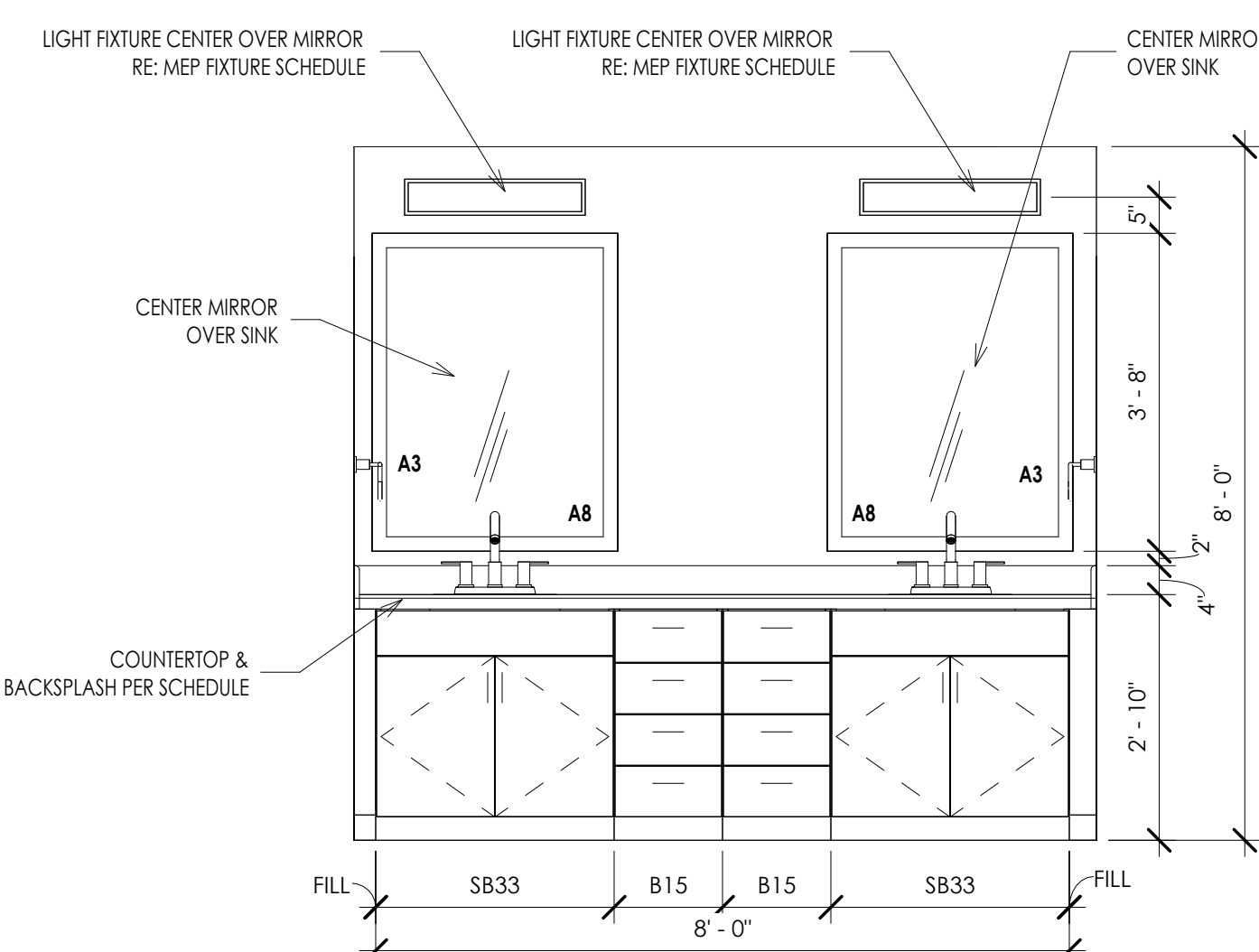
INTERIOR ELEVATION 12
1/2" = 1'-0"



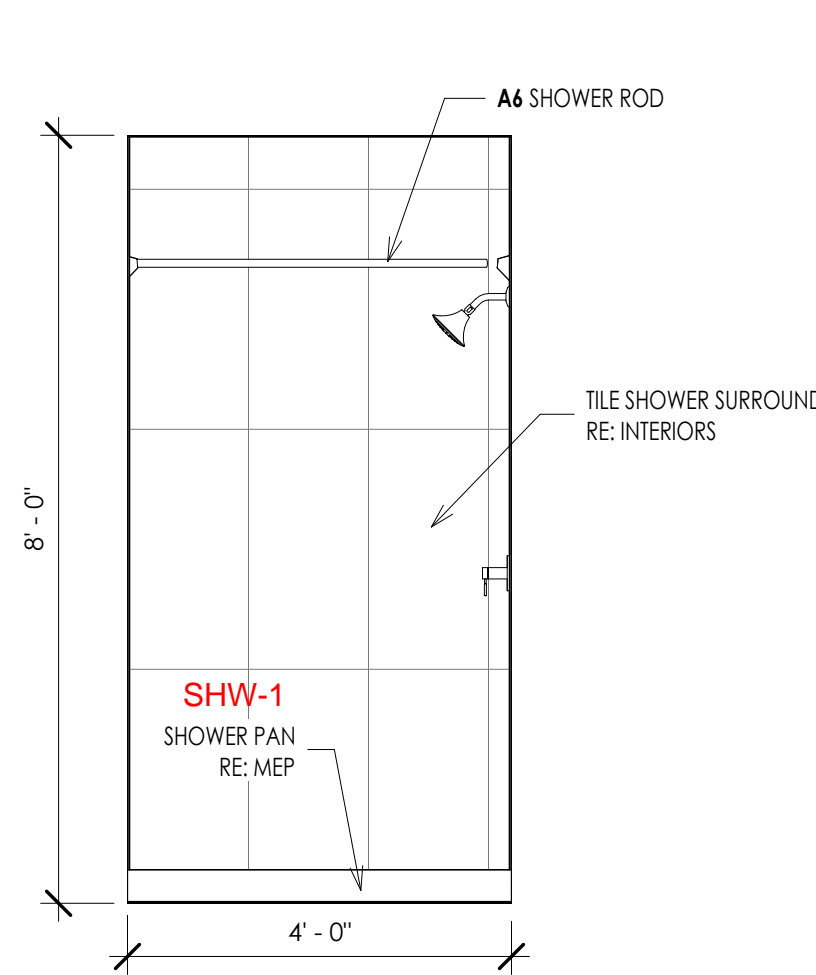
INTERIOR ELEVATION 4
1/2" = 1'-0"



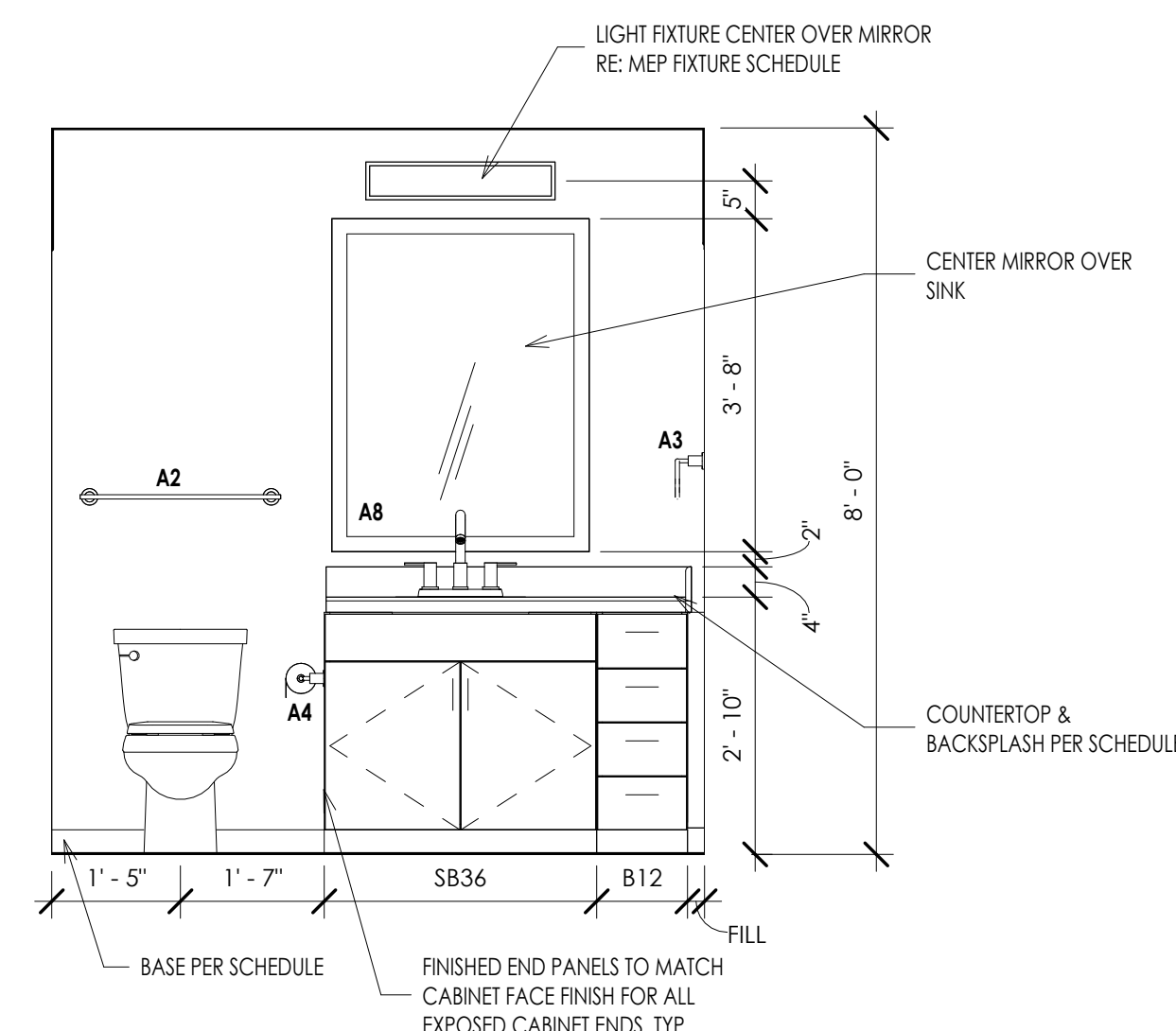
INTERIOR ELEVATION 15
1/2" = 1'-0"



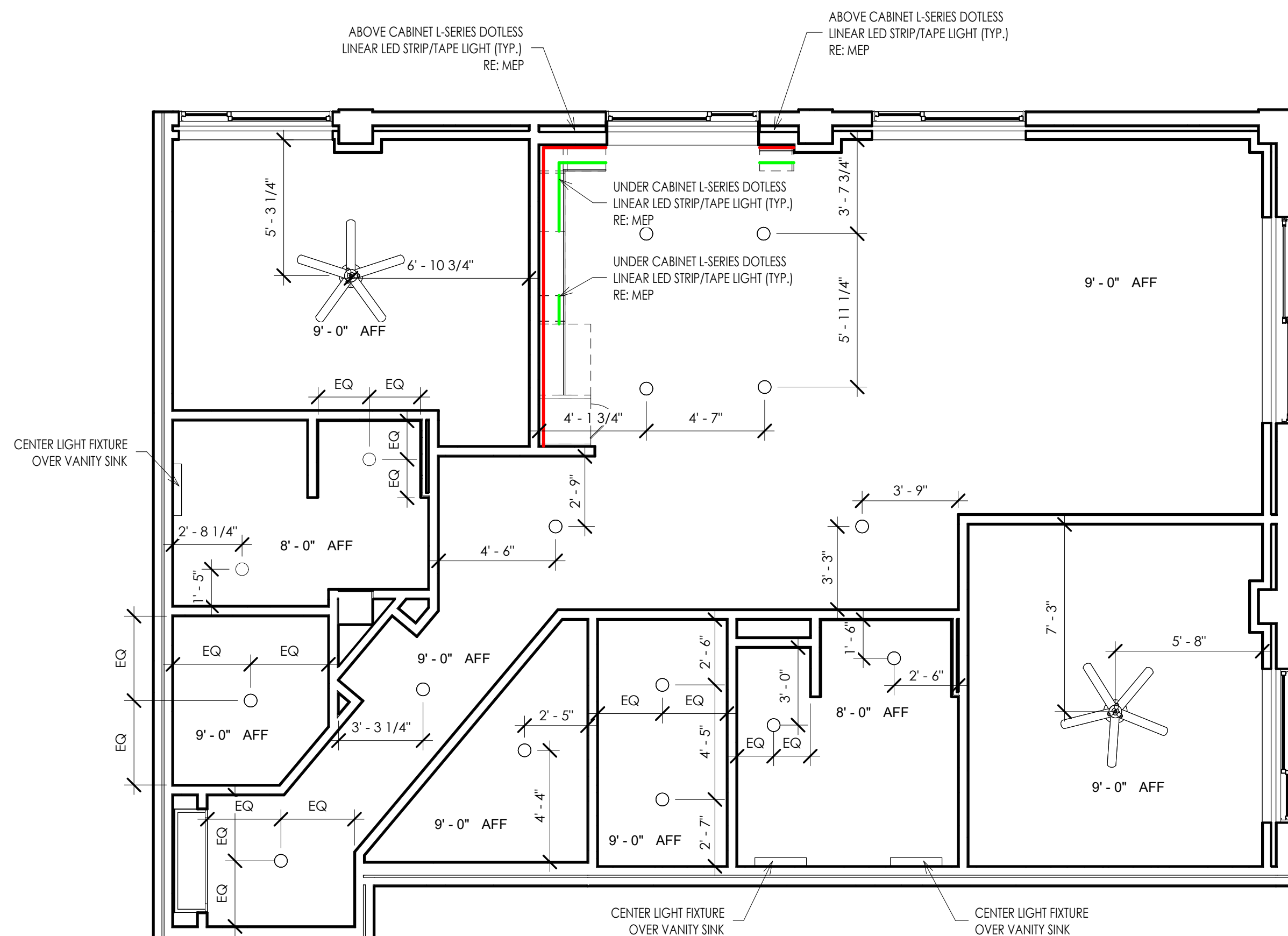
INTERIOR ELEVATION 11
1/2" = 1'-0"



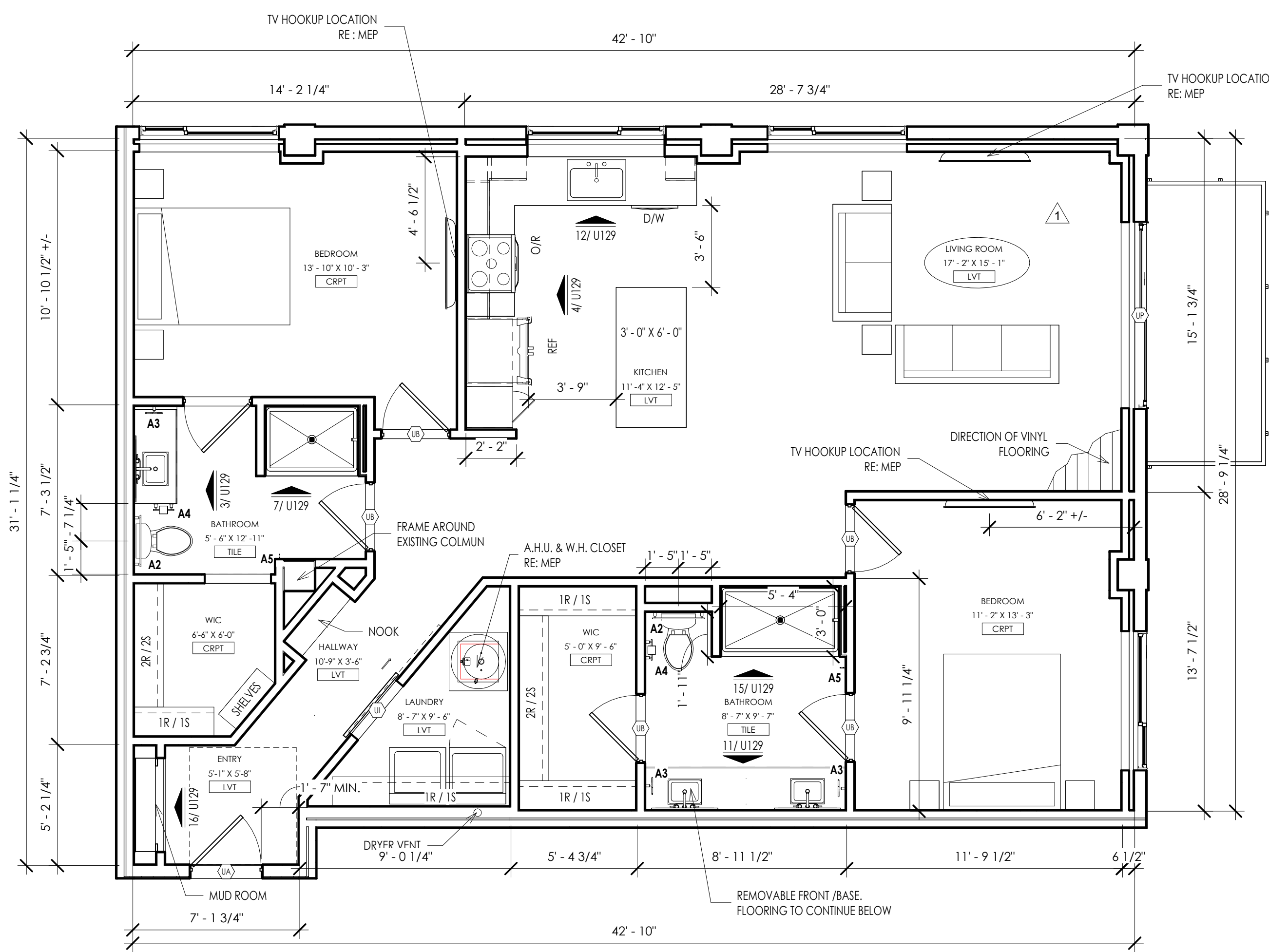
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1/2" = 1'-0"



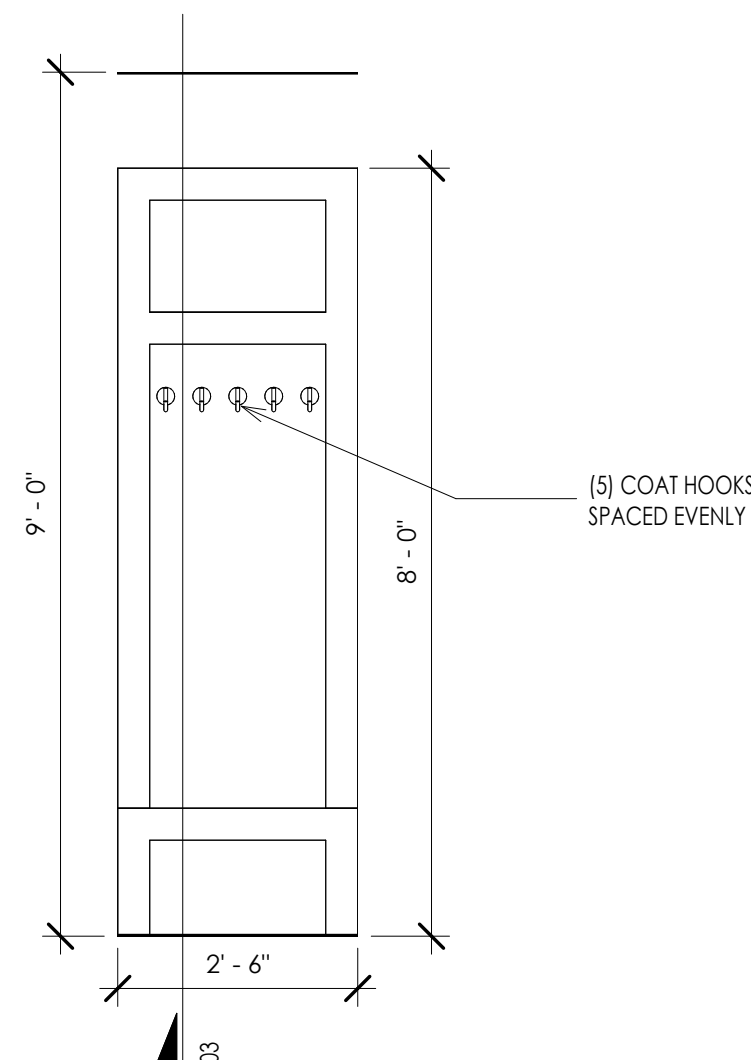
INTERIOR ELEVATION 3
1/2" = 1'-0"



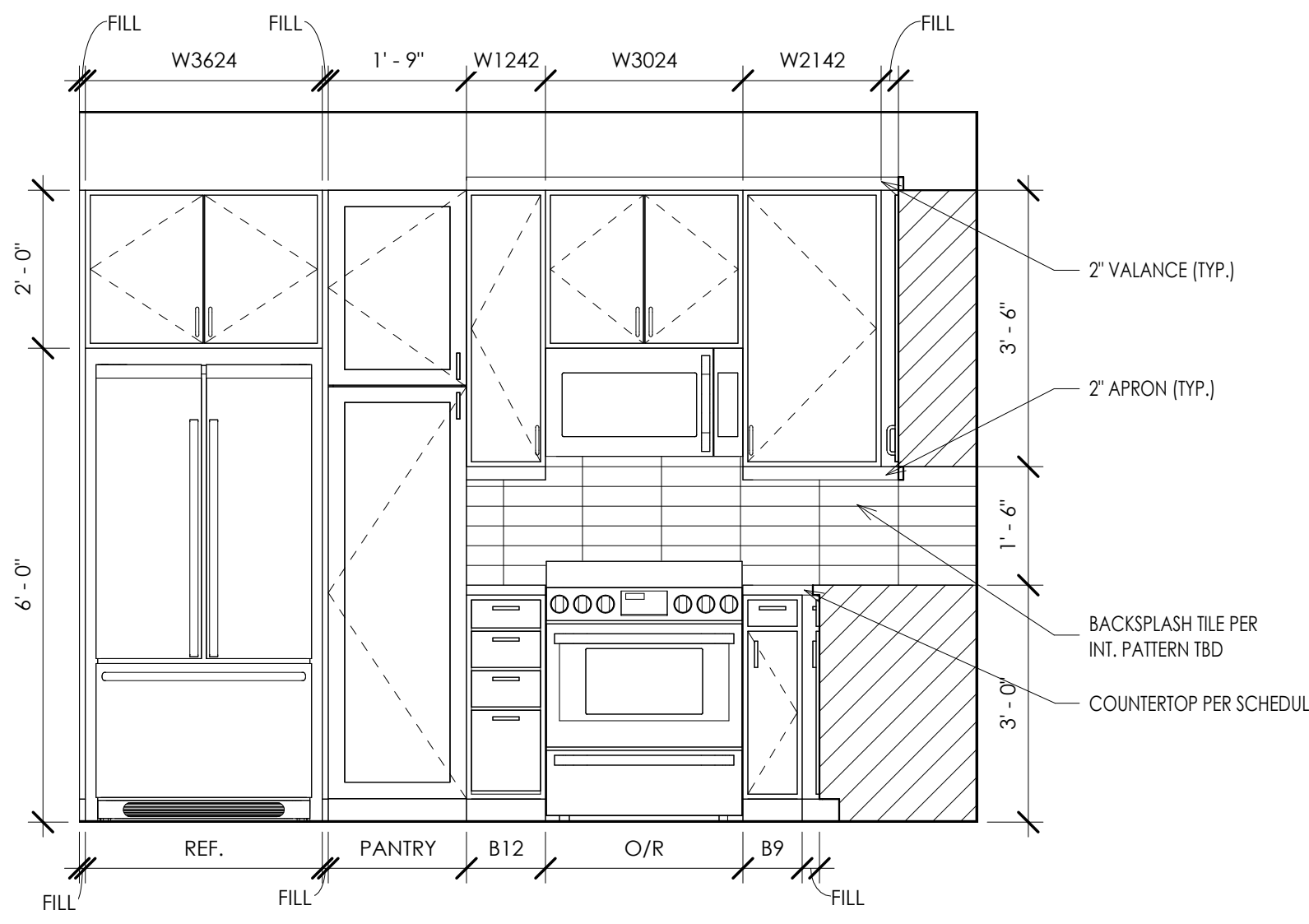
OFF B1 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



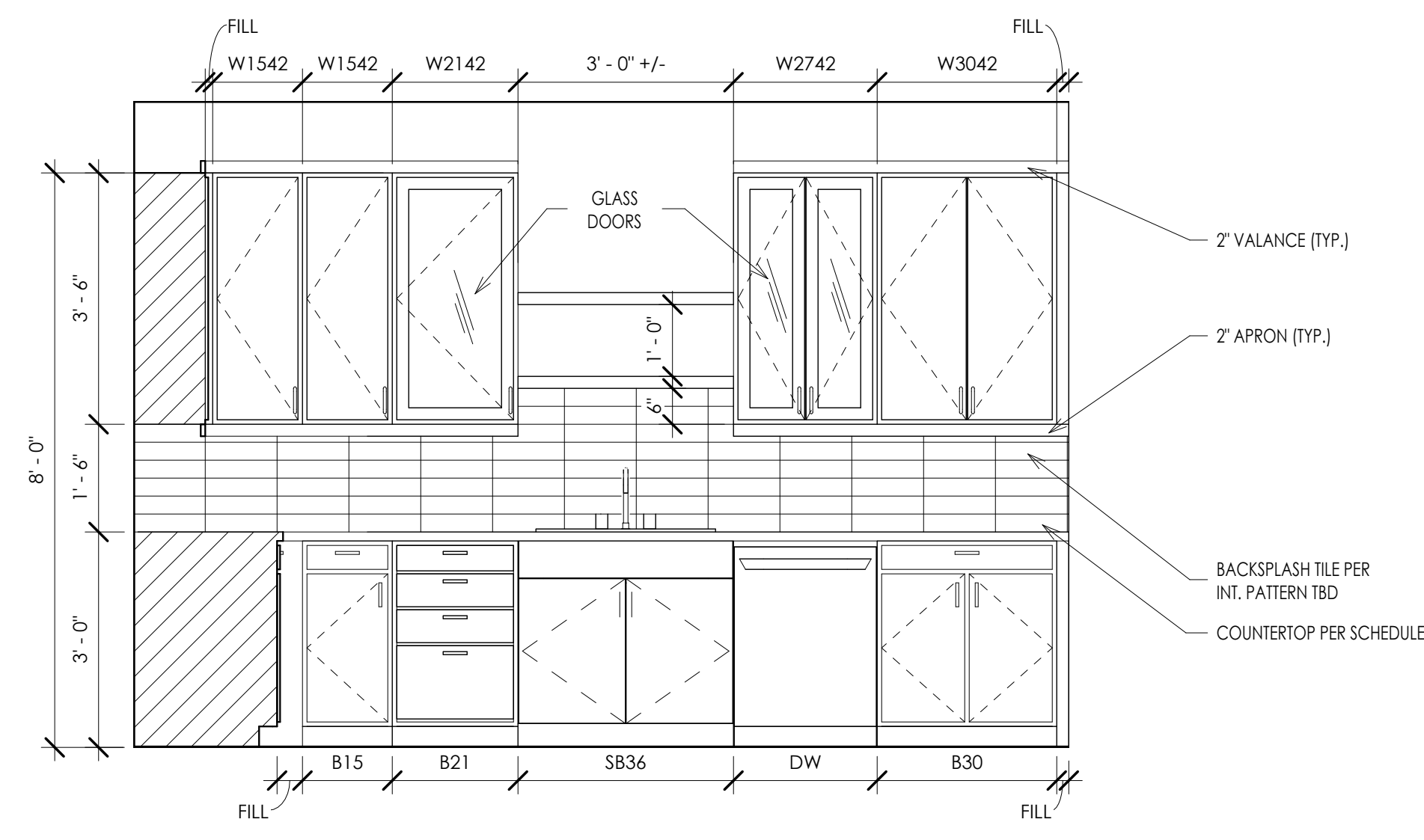
LOCATED AT THE EXISTING OFFICE BUILDING 1,309 SF QTY: 2 OFF B1 - UNIT PLAN 1
1/4" = 1'-0"



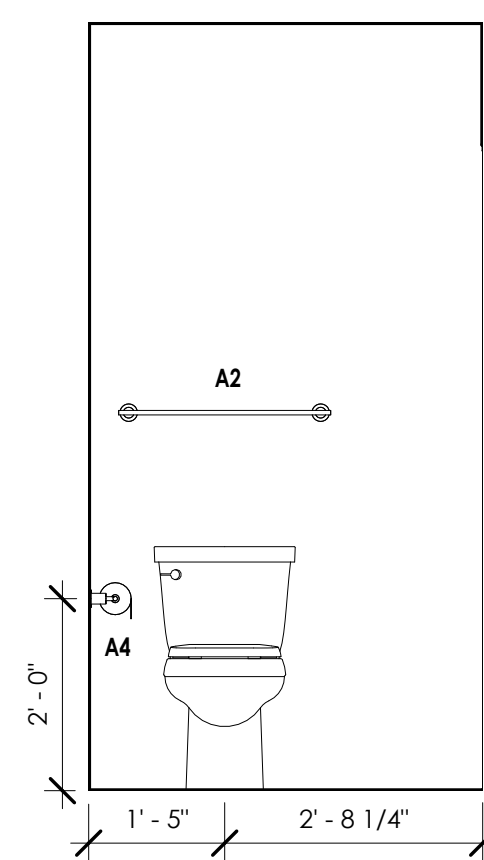
INTERIOR ELEVATION 16
1/2" = 1'-0"



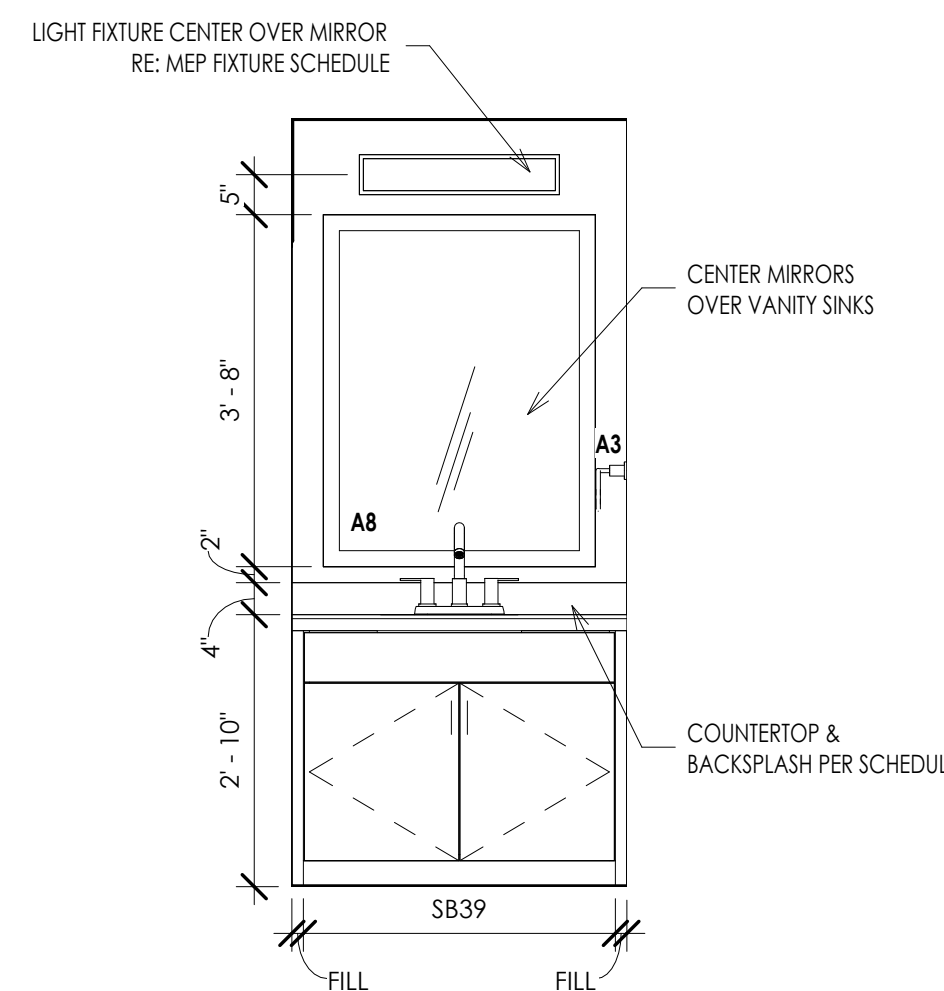
INTERIOR ELEVATION 12
1/2" = 1'-0"



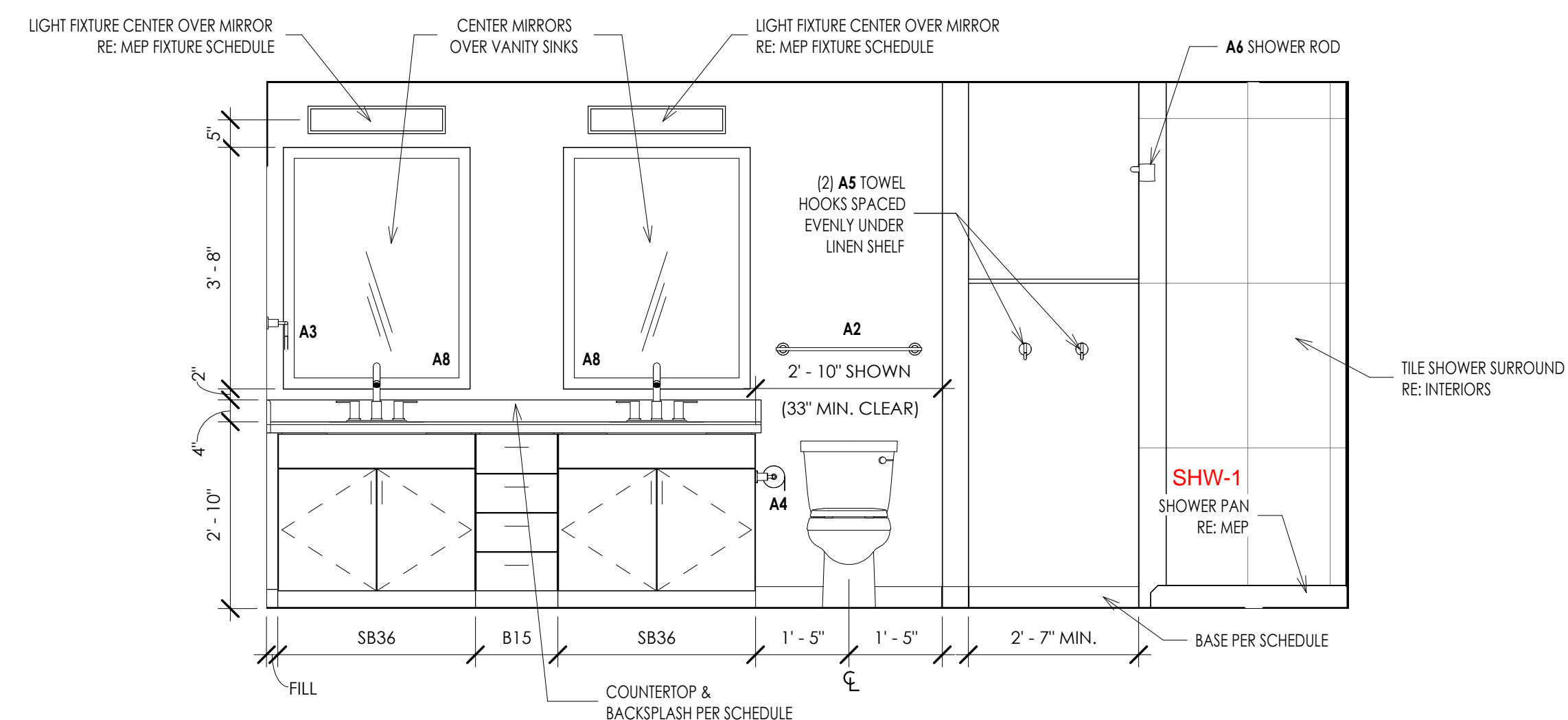
INTERIOR ELEVATION 4
1/2" = 1'-0"



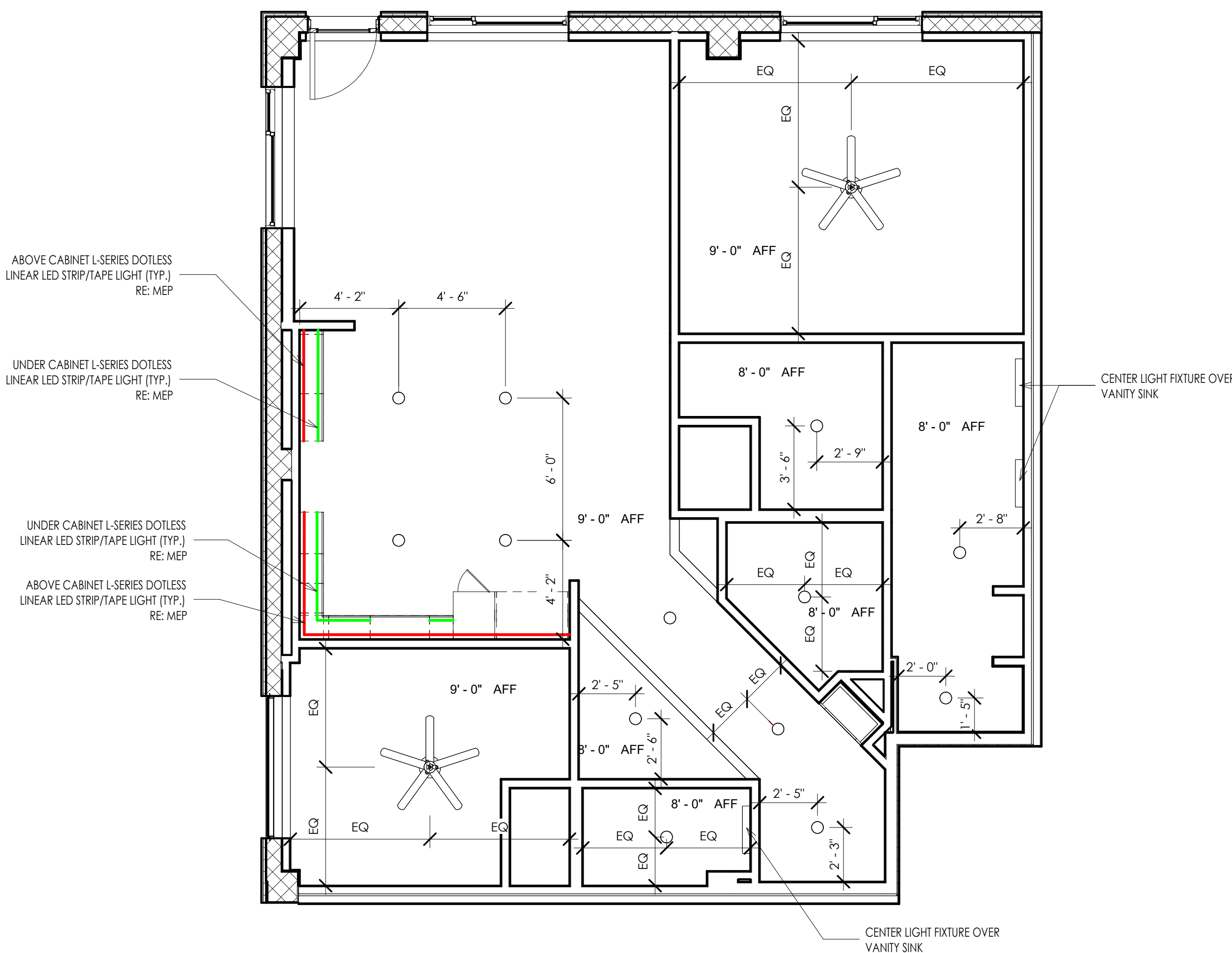
INTERIOR ELEVATION 15
1/2" = 1'-0"



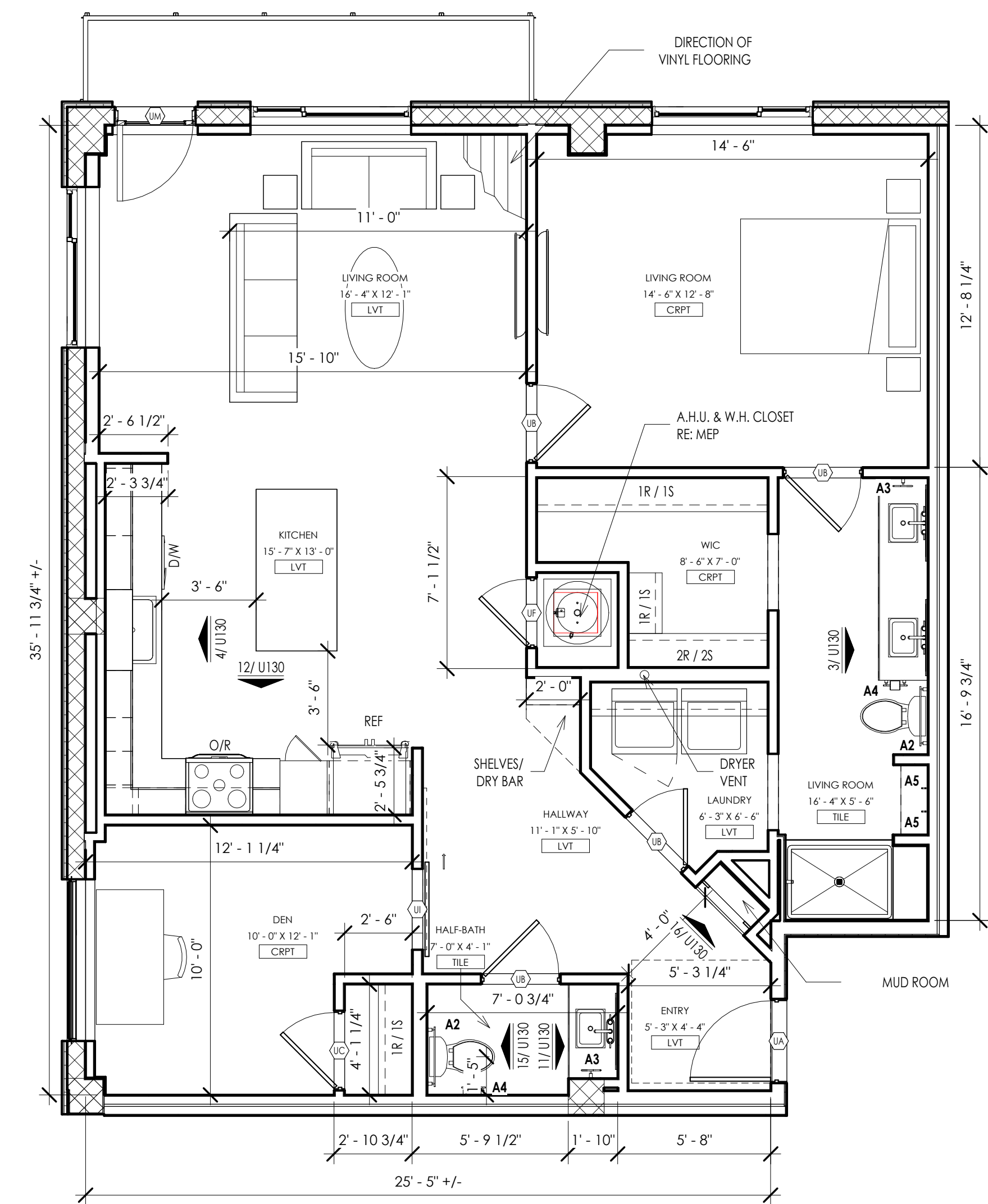
INTERIOR ELEVATION 11
1/2" = 1'-0"



INTERIOR ELEVATION 3
1/2" = 1'-0"



OFF B2 - REFLECTED CEILING PLAN 9
1/4" = 1'-0"



1,160 SF
OFF B2 - UNIT PLAN 1
1/4" = 1'-0"

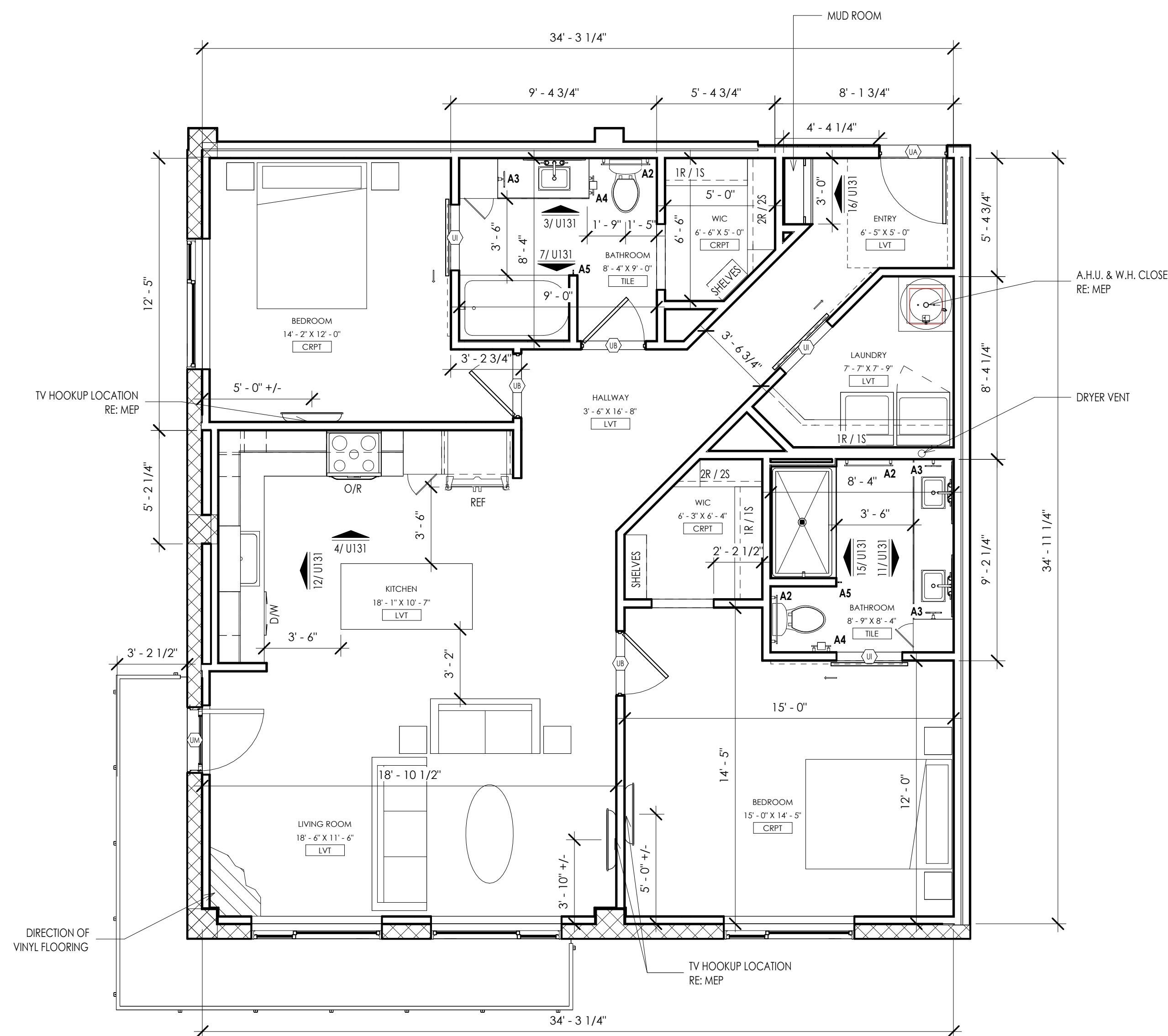
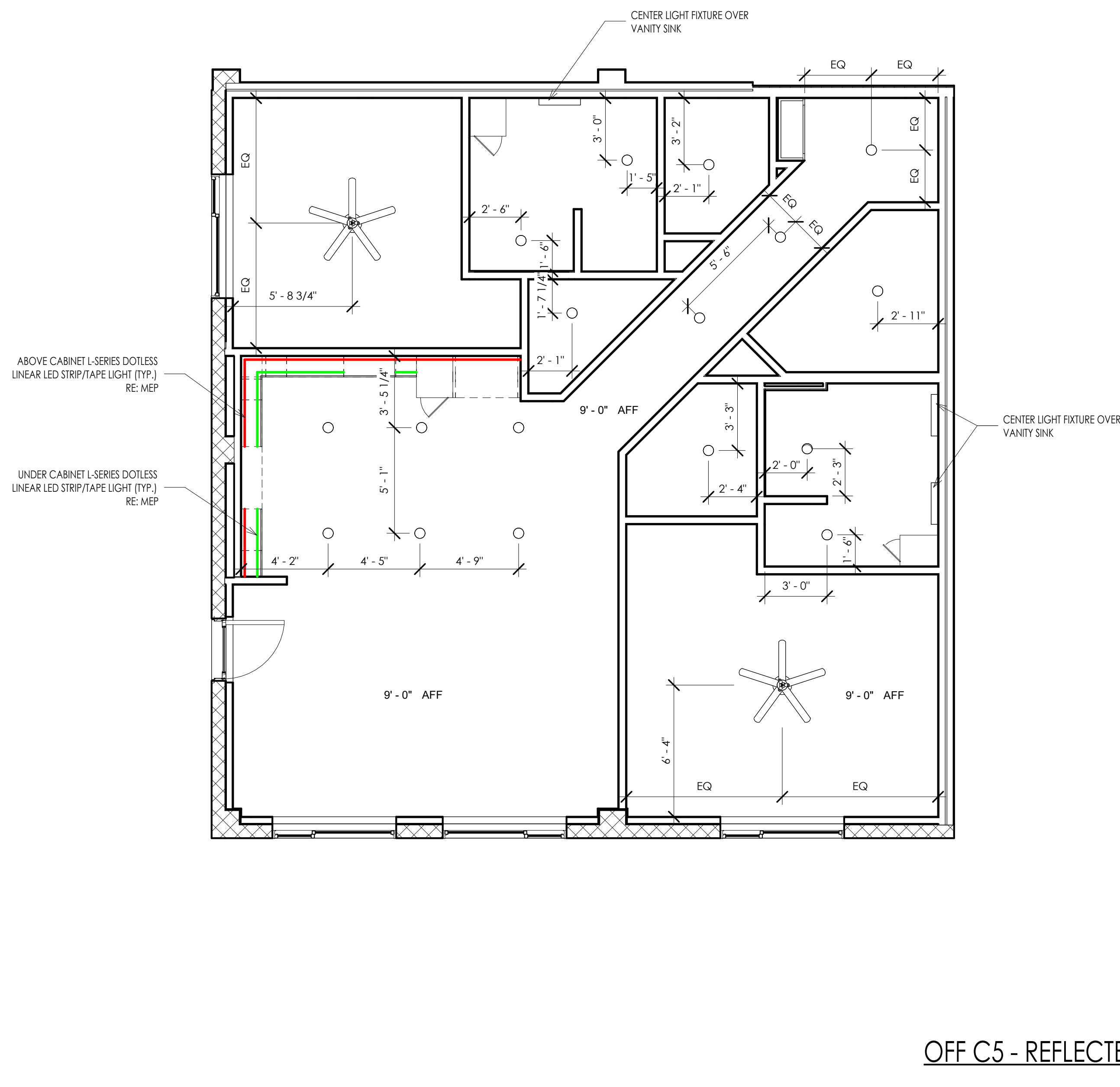
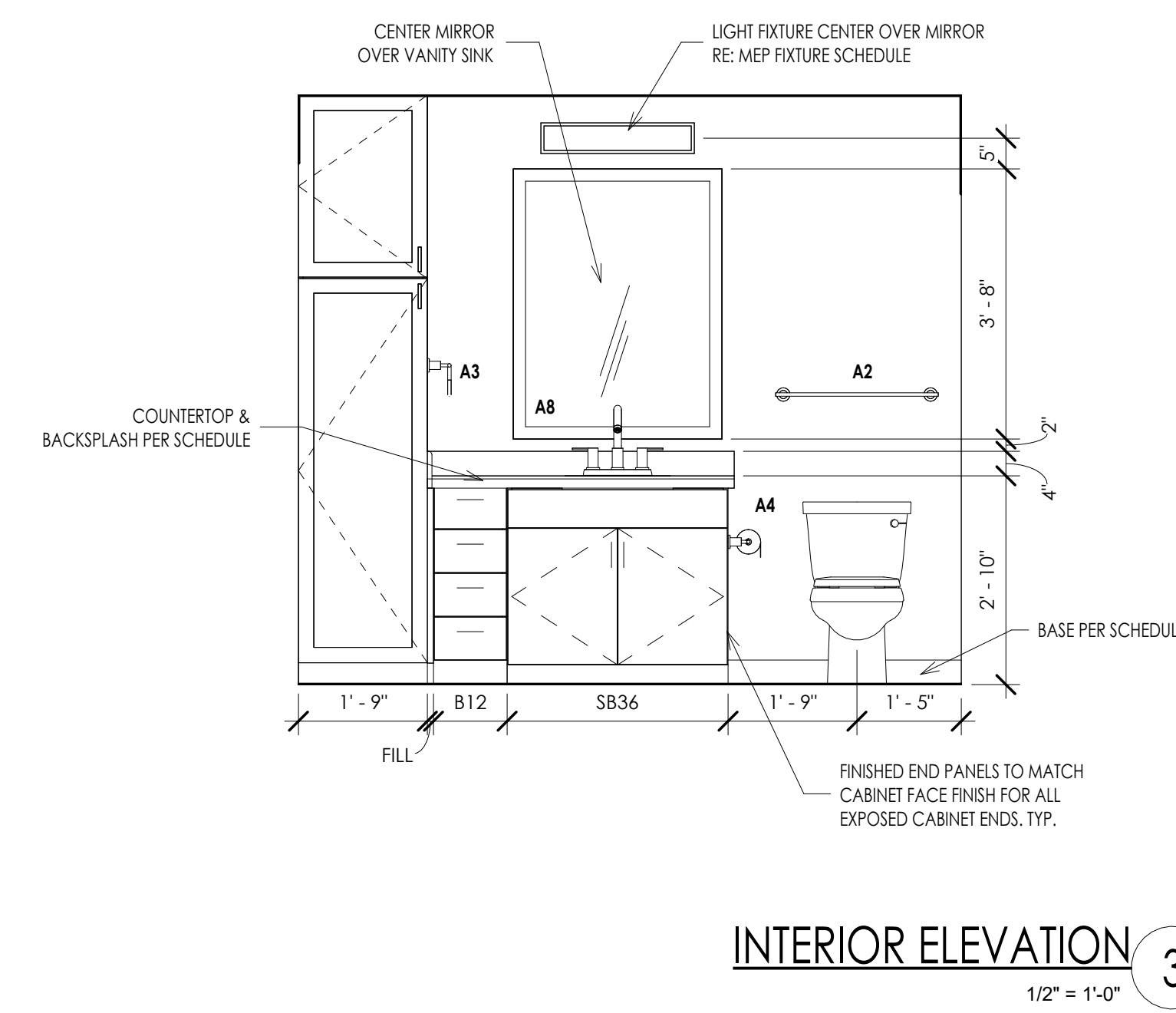
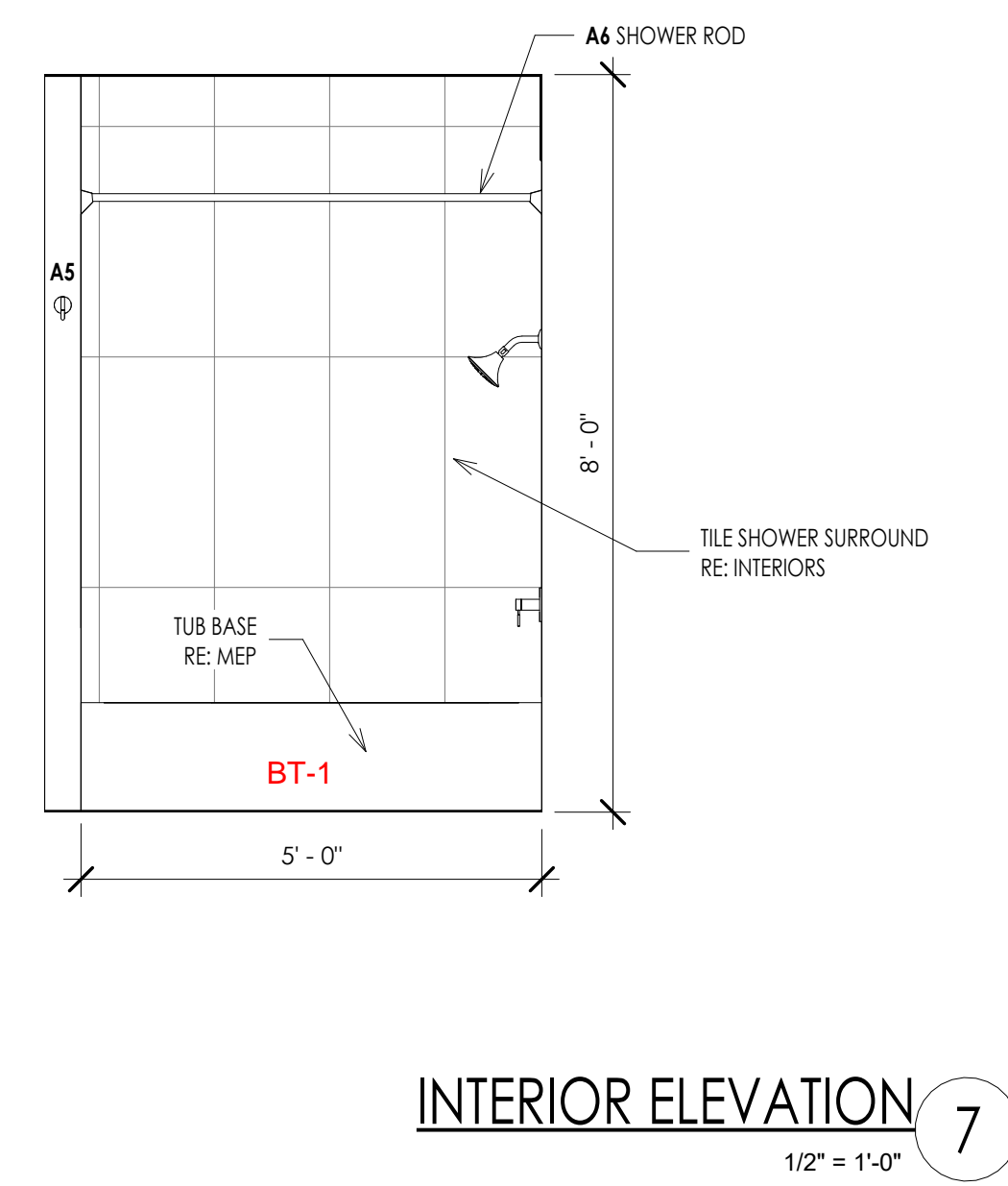
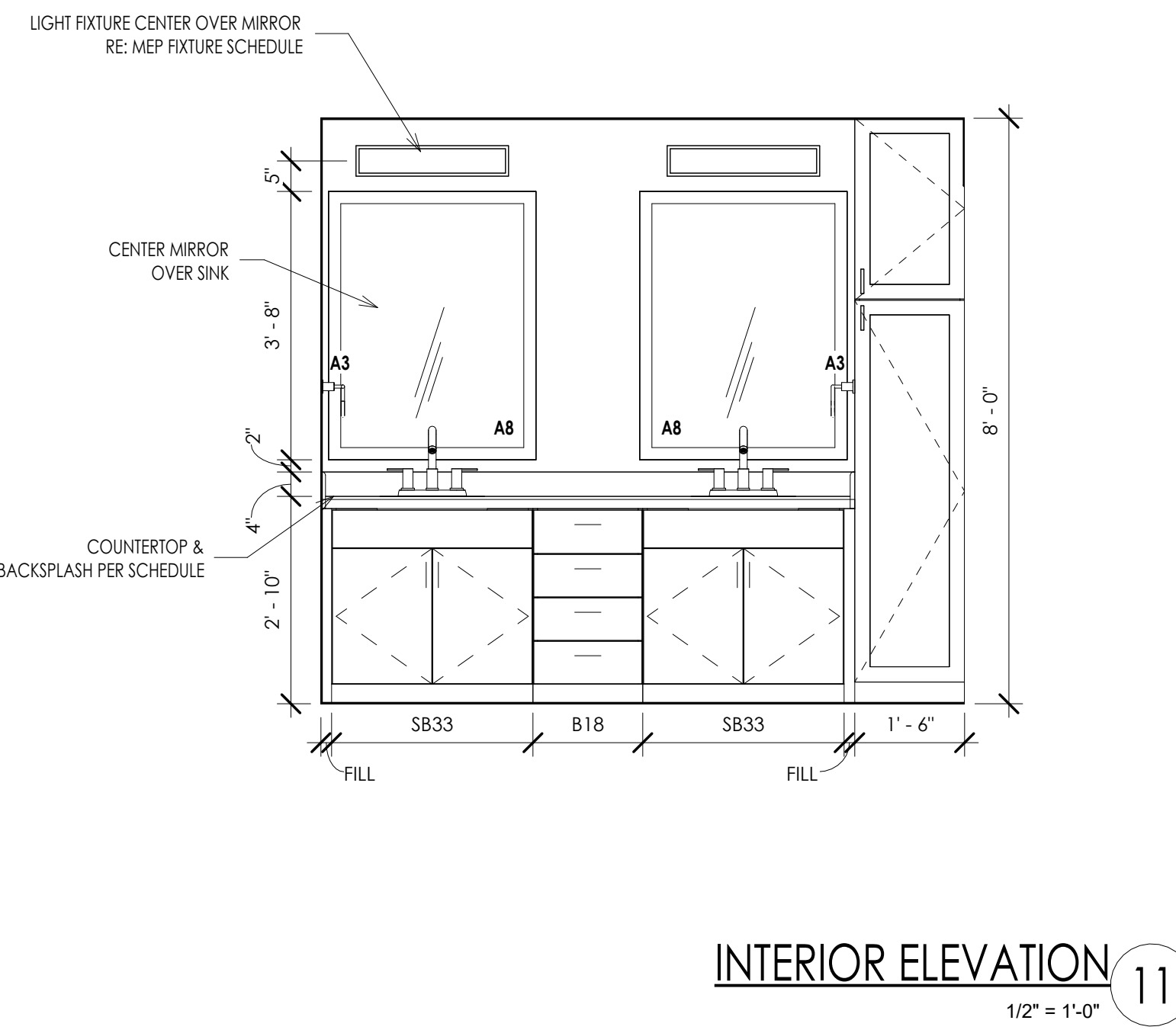
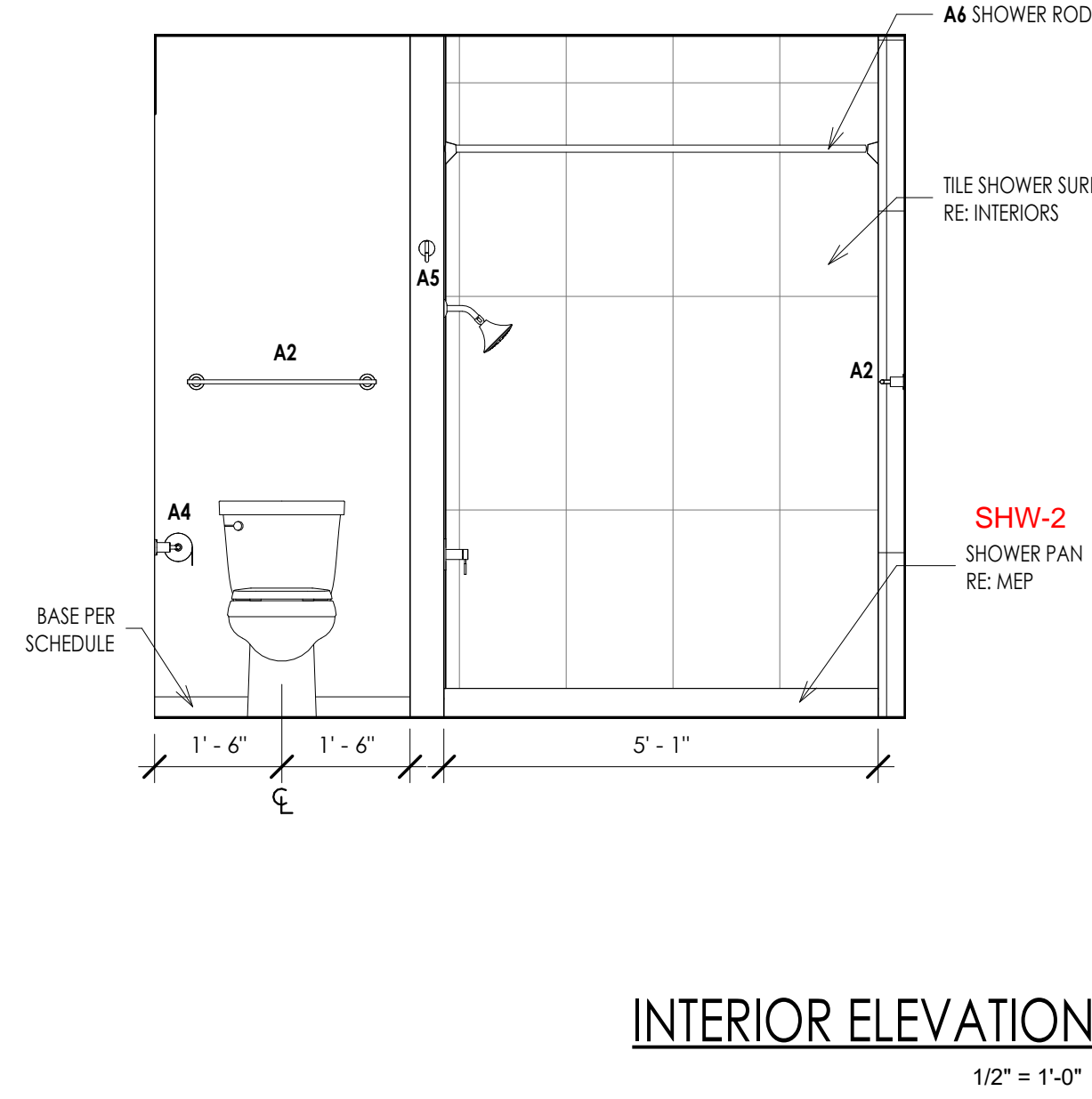
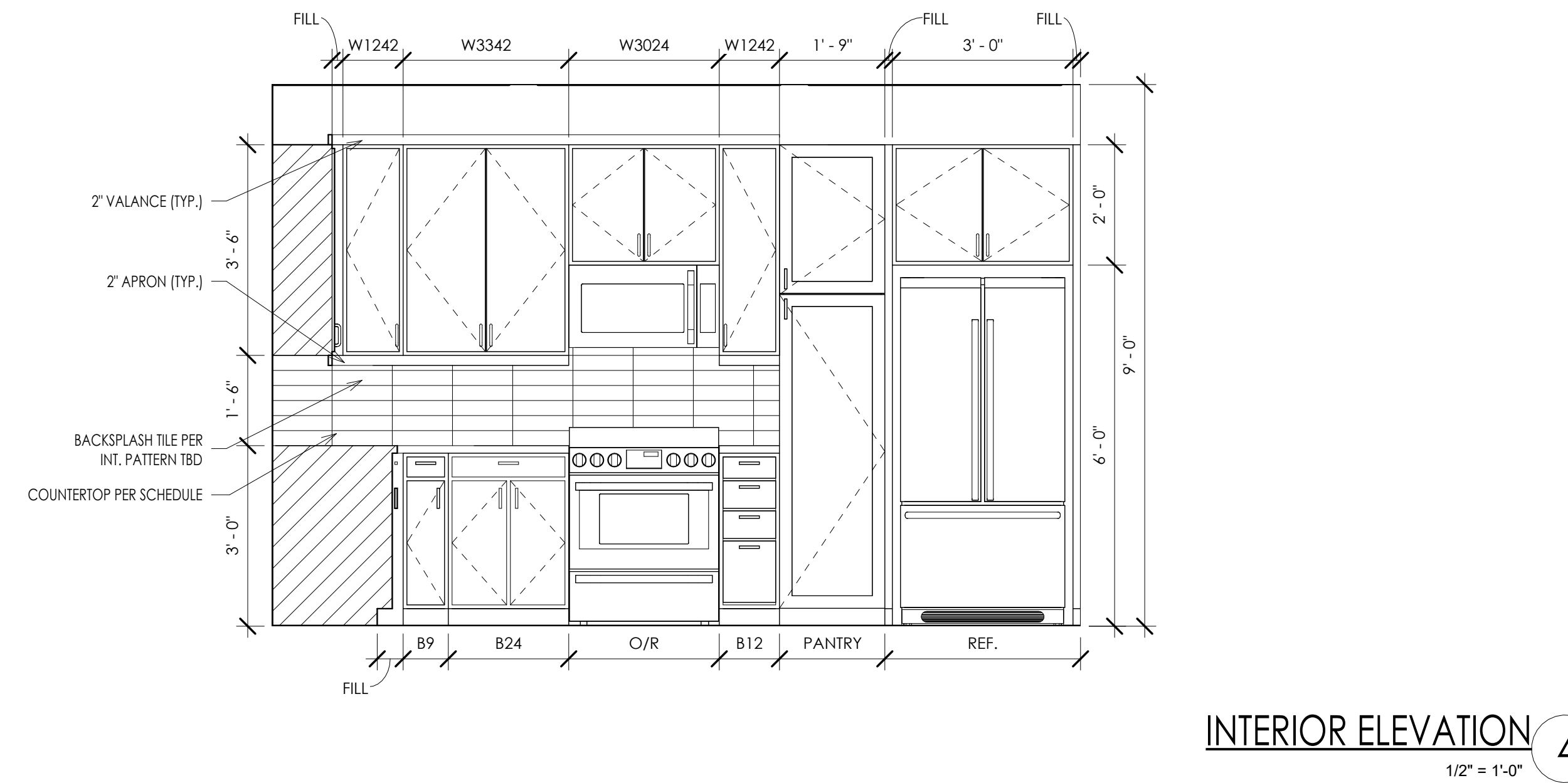
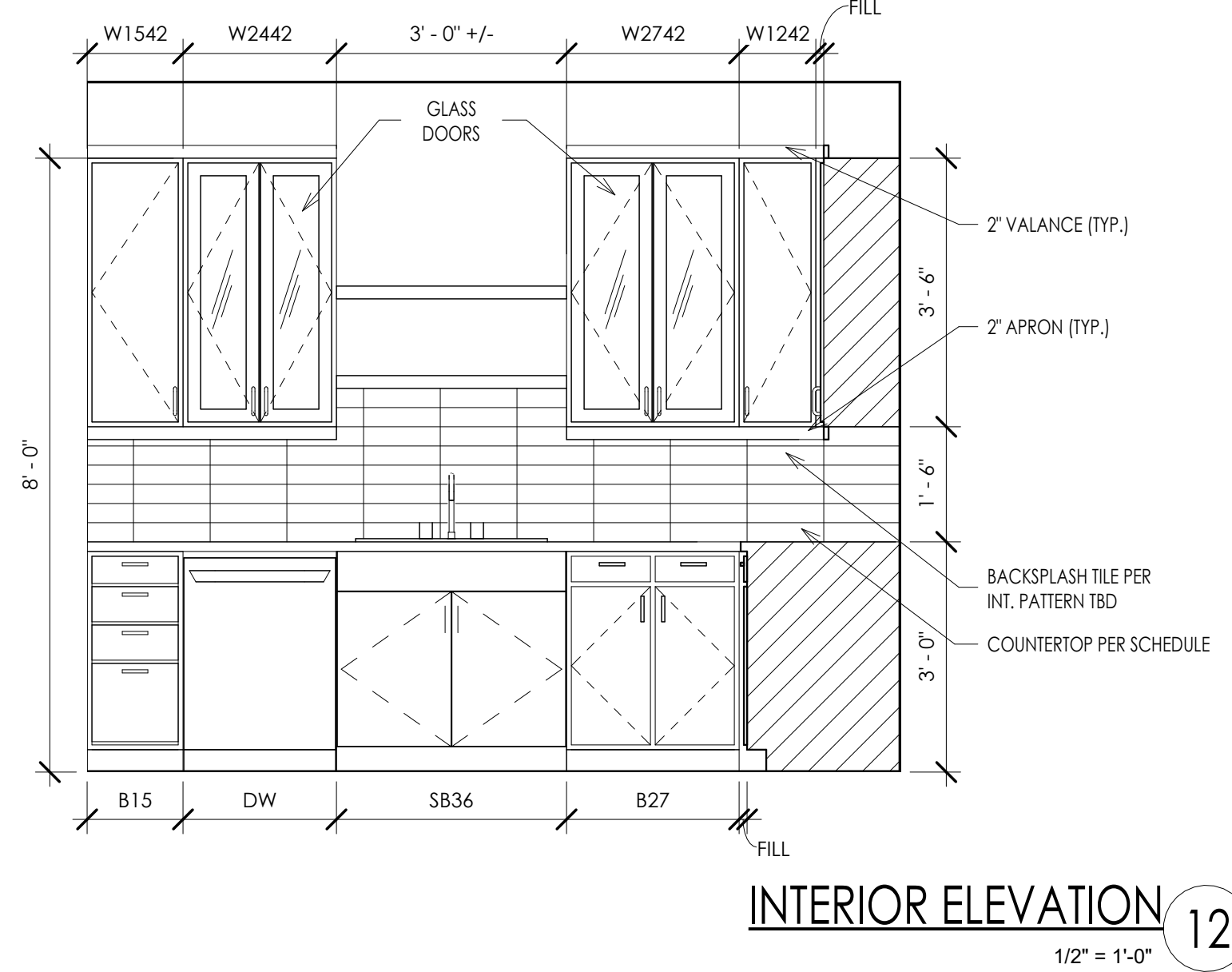
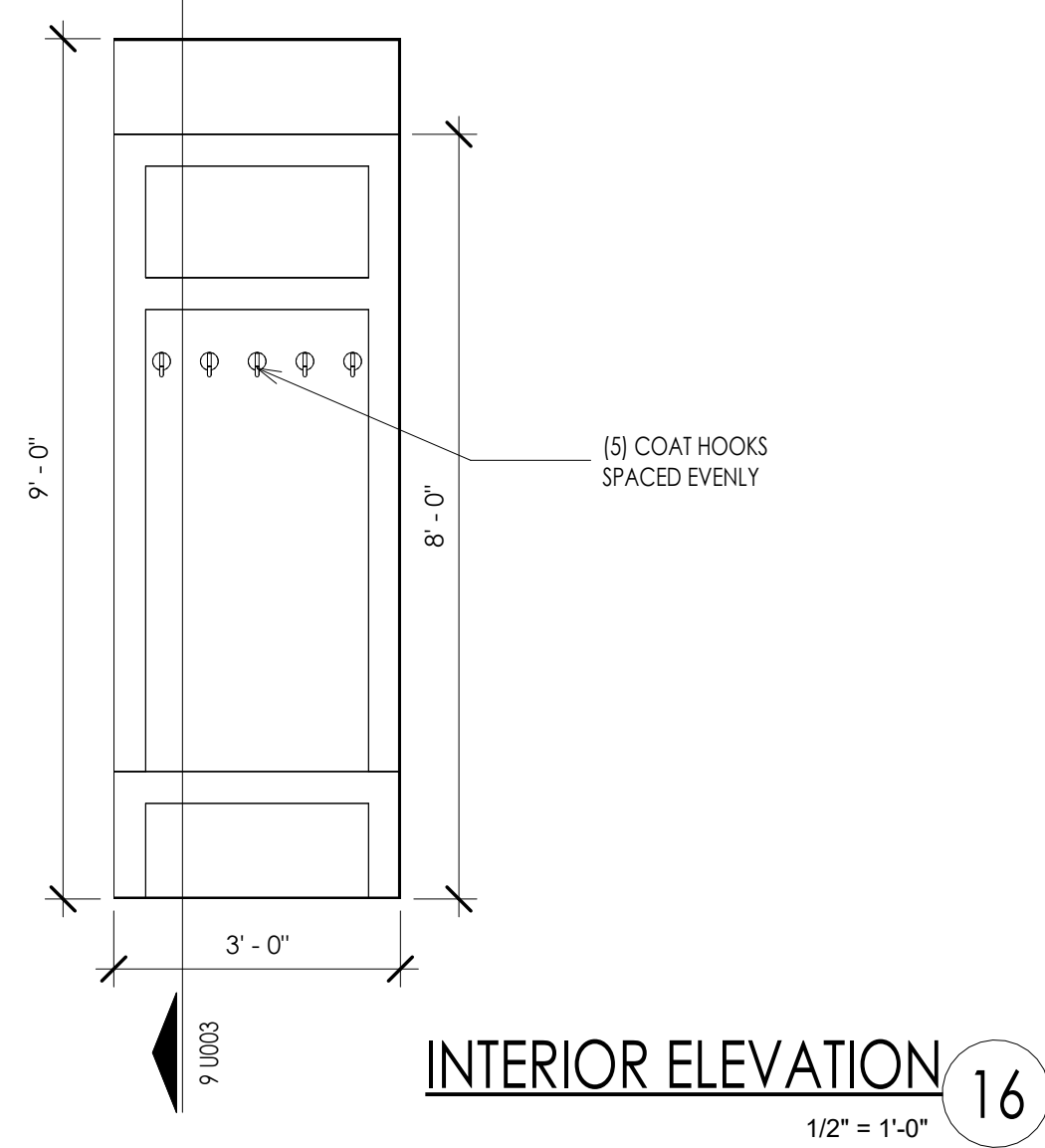
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project title
project number
drawing issuance
drawing revisions
professional seal
DATE SIGNED
drawing title
drawing number

EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

project number: 22042001
drawing issuance: 09/20/23
drawing revisions: 3 REVISION #3 01/12/24
professional seal: JENNIFER C. REEDER, ARCHITECT, KANSAS, No. 20322
DATE SIGNED: 3/14/2024 2:25:53 PM
drawing title: OFF B2 - UNIT PLAN
drawing number: U130



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project title

EPC REAL ESTATE
MEADOW LAKE APARTMENTS
1500 MEADOW LAKE PARKWAY
KANSAS CITY, MO 64114

project number

drawing issuance

drawing revisions

professional seal



Date Signed: 09/29/23

DATE SIGNED: 9/14/2024 2:26:03 PM

drawing title

drawing number

U131