



FINKLE +  
WILLIAMS  
ARCHITECTURE

8787 RENNER BLVD., SUITE 100  
LENEXA, KANSAS 66219

P 913 + 498 - 1550

October 2nd, 2025

Project: Club Car Wash – Lee's Summit

Address: 1021 Jefferson Crossing, Lee's Summit, MO 64081

Permit #: PRCOM20253573

To whom it may concern,

Please see the following responses to the building plan review comment redlines, received September 24, 2025, for the above referenced project:

**Building Plan Review**

**3.** 2018 IBC 1015.7 Roof access. Guards shall be provided where the roof hatch opening is located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall be constructed so as to prevent the passage of a sphere 21 inches in diameter. (see code for exception)

Action required: Provide guard at parapet near roof hatch.

RESPONSE: A3.01 – See roof hatch safety railing note, indicated in the roof plan note legend and roof plan and spot elevation added at parapet indicating parapet height 30" above roof plane. Roof hatch to be provided with fixed roof hatch safety railing system providing permanent means of fall protection for roof hatch opening.

RESPONSE II: Sorry for the confusion – we are not using the parapet as a guard, we were just noting it for reference. Per the exception, our fixed roof hatch safety railing system provides a permanent means of fall protection for the roof hatch opening. See attached technical bulletin for reference.

RESPONSE III: Reduced width of roof access ladder and shifted roof hatch to match revised location – revised location is not within 10' and does not require guard.

Sincerely,

Austin Walter, RA

913.602.9666

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## ROOM FINISH SCHEDULE

NO.	ROOM	FLR.	BASE				WALLS				CEILING		REMARKS
			N	E	S	W	N	E	S	W	MAT.	HT.	
101	WASH BAY	CON-1	-	-	-	-	PVC-1	PVC-1	PVC-1	PVC-1	PVC-1	13'-10" +/-	
102	LOBBY	EPF-1	EPB-1	EPB-1	EPB-1	EPB-1	PNT-2	PNT-2	PNT-2	PNT-2	ACT-1	10'-0"	
103	OFFICE	EPF-1	EPB-1	EPB-1	EPB-1	EPB-1	PNT-2	PNT-2	PNT-2	PNT-2	ACT-1	10'-0"	
104	STAFF TOILET	EPF-1	EPB-1	EPB-1	EPB-1	EPB-1	PNT-2	PNT-2	PNT-2	PNT-2	ACT-1	9'-0"	(1)
105	CUSTOMER TOILET	EPF-1	EPB-1	EPB-1	EPB-1	EPB-1	PNT-2	PNT-2	PNT-2	PNT-2	ACT-1	9'-0"	(1)
107	EQUIPMENT	CON-1	-	-	-	-	PNT-1	PVC-1	PVC-1	PNT-1	PVC-1	STR	

### ROOM FINISH LEGEND

#### FLOOR FINISHES

CON: CONCRETE

- CON-1: CONCRETE WITH METZGER/MCGUIRE RE 88 SEMI-RIGID POLYUREA OR EQUAL FLOOR JOINT FILLER.

EPF: EPOXY FLOORING INSTALLED PER MANUFACTURER'S RECOMMENDATION

- EPF-1: MFR: TNE MEC, STYLE: 224 DECKO FLECK , COLOR: 503

#### BASE FINISHES

EPB: EPOXY FLOORING INSTALLED PER MANUFACTURER'S RECOMMENDATION

- EPB-1: MFR: TNE MEC, STYLE: 224 DECKO FLECK , COLOR: 503

#### WALL FINISHES

PNT: ACRYLIC LATEX COATING - 2 FINISH COATS OVER PRIMER (PREPRITE PROBLOCK PRIMER/SEALER)

- PNT-1: SHERWIN WILLIAMS, SNOWBOUND, SW7004, SEMI-GLOSS LATEX COATING
- PNT-2: SHERWIN WILLIAMS, EVENING SHADOW, SW7662, SEMI-GLOSS LATEX COATING
- PNT-3: SHERWIN WILLIAMS, BLACK MAGIC, SW6991, SEMI-GLOSS LATEX COATING

PVC: PLASTIC WALL LINER PANELS

- PVC-1: RELINE WALL PANELS, NUFORM BUILDING TECHNOLOGIES, 12" WIDE APPLIED DIRECTLY OVER RIGID INSULATION TO CMU WALL; PANELS AND FASTENERS OWNER PROVIDED AND INSTALLED

GYP: GYPSUM WALL BOARD

- GYP-1: GYPSUM WALL BOARD PAINTED PNT-1

#### CEILING FINISHES REFERENCE REFLECTED CEILING PLAN(S) FOR CEILING FINISH LOCATIONS & TRANSITIONS.

ACT: ACOUSTICAL CEILING TILE

- ACT-1: SIZE: 24" X 24" X 1/2" SQUARE EDGE (WHITE); MFR: USG SHEETROCK BRAND LAY-IN GYPSUM CEILING PANELS, STYLE: CLIMAPLUS PERFORMANCE (VINYL FACED), GRID: 15/16" DON BRAND DXDXL (WHITE)

EXP: EXPOSED TO STRUCTURE

- EXP-1: PAINT ALL EXPOSED MECHANICAL, DUCTS, PIPES, STRUCTURE, AND DECKING PNT-1

PVC: PVC PLASTIC CEILING PANELS

- PVC-1: RELINE WALL PANELS, NUFORM BUILDING TECHNOLOGIES, 12" WIDE ON 2X4 FURRING STRIPS; PANELS AND FURRING OWNER PROVIDED AND INSTALLED

#### CASEWORK FINISHES

LAM: HIGH PRESSURE LAMINATE

- LAM-1: MFR: WILSONART; PATTERN: 1595 BLACK IN MATTE FINISH

### GENERAL FINISH NOTES

- PAINT ALL HOLLOW METAL DOORS AND FRAMES WITH PNT-3, U.N.O.
- PAINT METAL WALL-MOUNTED ACCESS DOORS, GRILLES AND UNFINISHED COVER PLATES TO MATCH ADJACENT WALL SURFACE.

### FINISH REMARKS

- PAINT USED IN RESTROOMS TO BE EPOXY BASED

### TOILET ACCESSORY / EQUIPMENT LEGEND

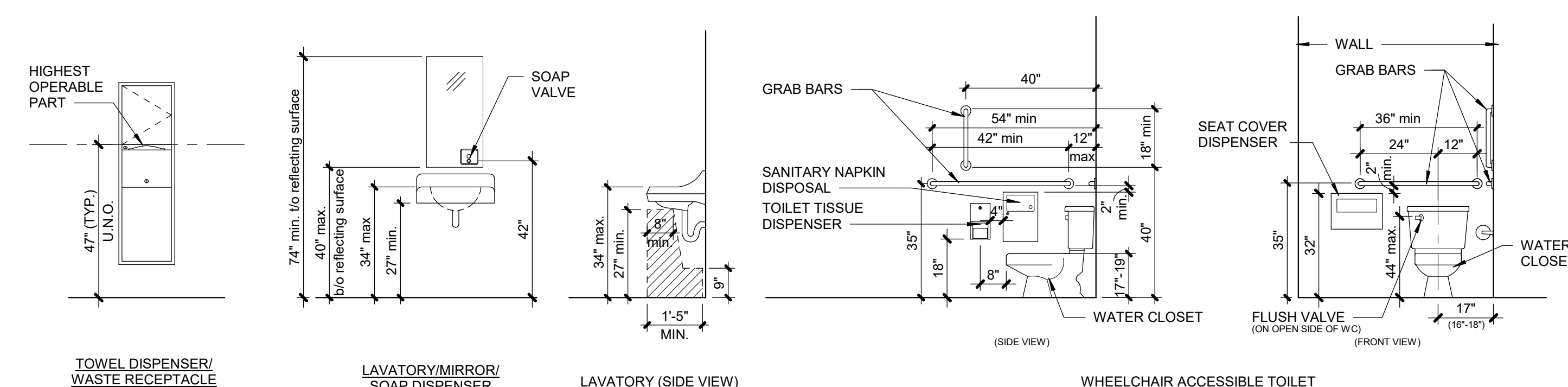
ALL ACCESSORIES SHALL BE STAINLESS STEEL UNLESS NOTED OTHERWISE. ALL ACCESSORIES SHALL BE DESIGNED TO MEET ADA STANDARDS.

- COMBINATION PAPER TOWEL DISPENSER/WASTE RECEPTACLE, SURFACE MOUNT (BOBRICK B-380349 OR APPROVED EQ., OWNER PROVIDED AND GC INSTALLED)
- LIQUID SOAP DISPENSER - SURFACE MOUNT (BOBRICK B-4112 OR APPROVED EQ.) (OWNER PROVIDED AND GC INSTALLED)
- UNFRAMED MIRROR - 24" W X 48" H (GC PROVIDED AND GC INSTALLED)
- MULTI-ROLL TOILET TISSUE DISPENSER W/NO KEYED LOCK (BOBRICK B-2888 OR APPROVED EQ.) (OWNER PROVIDED AND GC INSTALLED)
- GRAB BARS AS SHOWN ON PLANS AND ELEVATIONS (BOBRICK B-6806 SERIES OR APPROVED EQ.)
  - 5A GRAB BAR (BOBRICK B6806 X 42) LOCATE AS SHOWN IN ACCESSORY MOUNTING HEIGHTS (GC PROVIDED AND GC INSTALLED)
  - 5B GRAB BAR (BOBRICK B6806 X 36) LOCATE AS SHOWN IN ACCESSORY MOUNTING HEIGHTS (GC PROVIDED AND GC INSTALLED)
  - 5C GRAB BAR (BOBRICK B6806 X 18) LOCATE AS SHOWN IN ACCESSORY MOUNTING HEIGHTS (GC PROVIDED AND GC INSTALLED)
- SANITARY NAPKIN DISPOSAL, SURFACE WALL MOUNT (BOBRICK B-254 OR APPROVED EQ.) (OWNER PROVIDED AND GC INSTALLED)
- COAT AND HAT HOOK (BOBRICK B-6827 OR APPROVED EQ.) (OWNER PROVIDED AND GC INSTALLED)
- A.D.A. RESTROOM SIGNAGE, REF. SHEET A0.01
- TOILET SEAT COVER DISPENSER (BOBRICK B-221 OR APPROVED EQ.) (OWNER PROVIDED AND GC INSTALLED)

### PLAN NOTE LEGEND

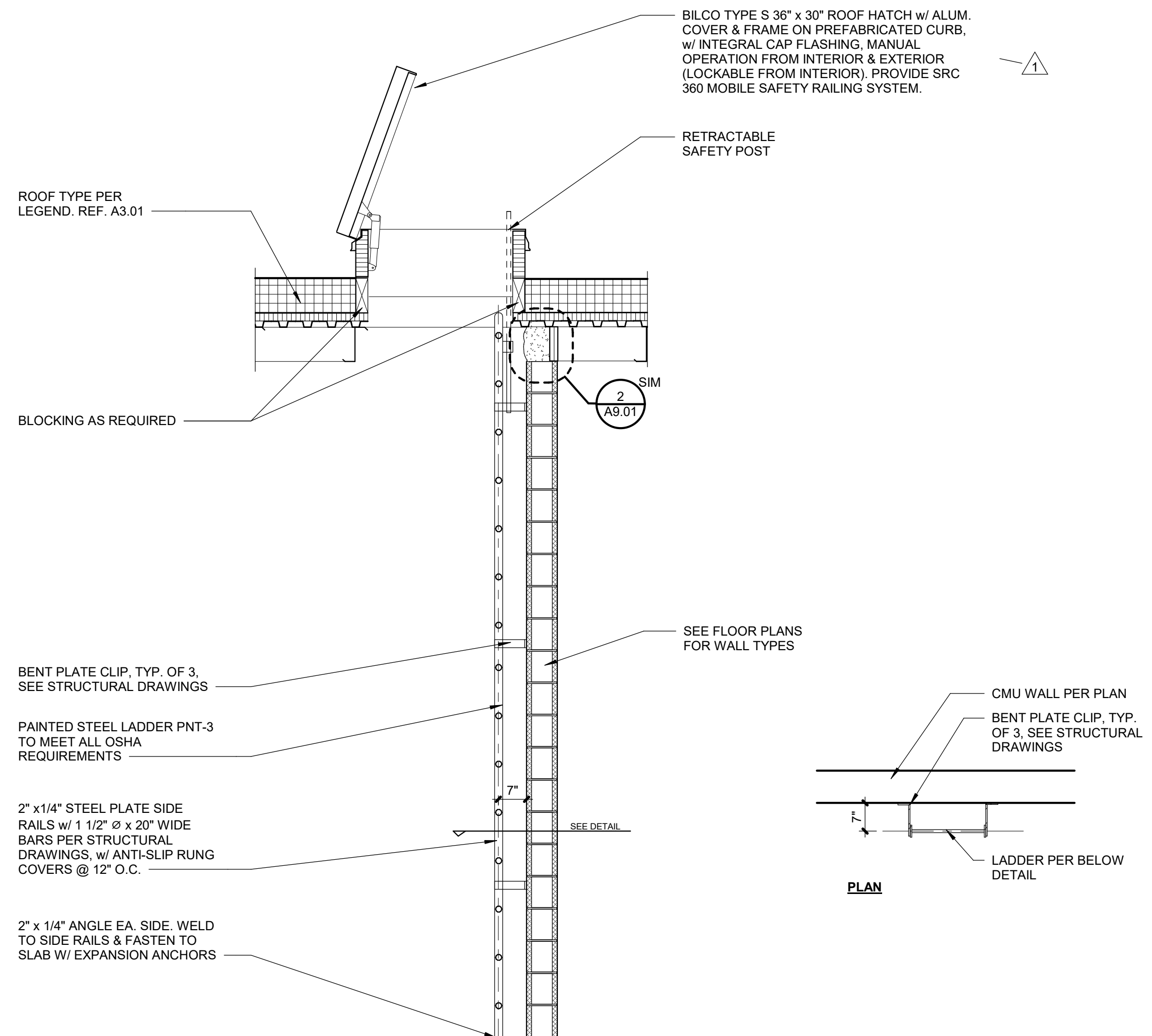
- A SCUPPER AND DOWNSPOUT, TO BE COLLECTED UNDERGROUND AND CONTINUED PER CIVIL ENGINEERING PLANS.
- B NOT USED.
- C TRASH PIT WITH METAL GRATE, REF. STRUCTURAL DRAWINGS
- D CT CABINET PER ELECTRICAL DRAWINGS
- E CT METER PER ELECTRICAL DRAWINGS
- F GAS METER PER PLUMBING DRAWINGS
- G ROOF ACCESS LADDER, COORDINATE LOCATION WITH ROOF HATCH AND PERLINS
- H LINE OF TRENCH EDGE; SEE STRUCTURAL DRAWINGS
- I LINE OF AWNING ABOVE, TYP.
- J BLACK MOTORIZED LOUVER, REF. MECH
- K TRENCH DRAIN PER PLUMBING DRAWINGS

### TOILET ACCESSORY MOUNTING HEIGHTS



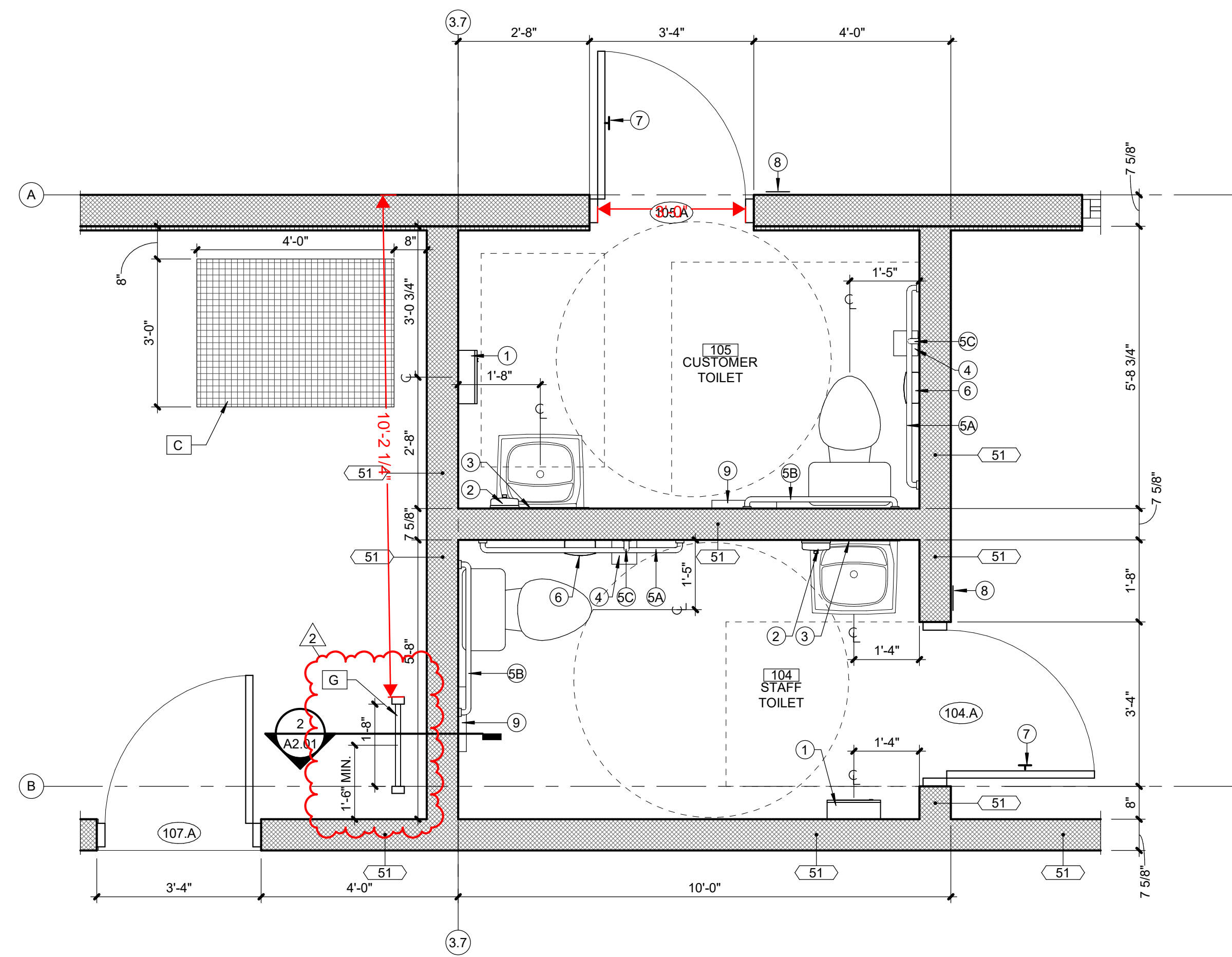
Maximum Reach Depth	.05 inch	2 inches	5 inches	6 inches	9 inches	11 inches
Maximum Reach Height	48 inches	46 inches	42 inches	40 inches	36 inches	34 inches

TABLE 603.6 - ANSI-117.1-2009



### 2 ROOF HATCH SECTION

A2.01 SCALE: 1/2" = 1'-0"



### 1 ENLARGED TOILET PLAN

A2.01 SCALE: 1/2" = 1'-0"



CCW - LEE'S SUMMIT, MO

1021 JEFFERSON CROSSING  
LEE'S SUMMIT, MO 64081

Project No.: 20015.155

Date: 07/25/2025

Issued For: PERMIT

#### REVISIONS

No.	Date	Description
1	09/08/2025	ASI 01
2	10/02/2025	ASI 02

#### REGISTRATION



#### PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	COCHRAN ENGINEERING
LANDSCAPE	COCHRAN ENGINEERING
STRUCTURAL	CROCKETT ENGINEERING
PLUMBING	TIMBERLAKE ENGINEERING
MECHANICAL	TIMBERLAKE ENGINEERING
ELECTRICAL	TIMBERLAKE ENGINEERING



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#### SHEET TITLE

ENLARGED PLANS AND DETAILS

#### SHEET NUMBER

A2.01

REVISIONS		
No.	Date	Description
1	09/08/2025	ASI 01
2	10/02/2025	ASI 02



PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	COCHRAN ENGINEERING
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SHEET TITLE

ROOF PLAN AND DETAILS

SHEET NUMBER

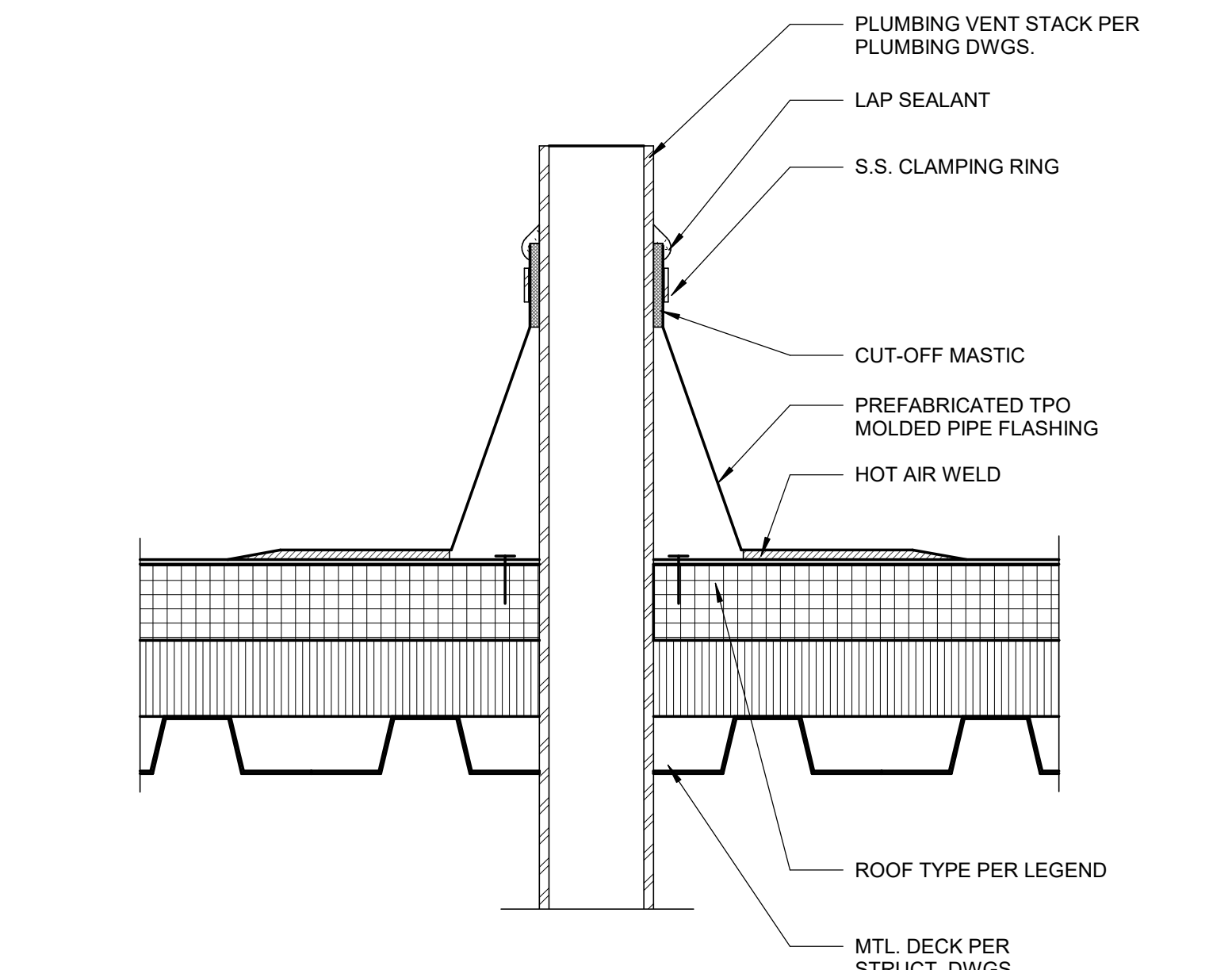
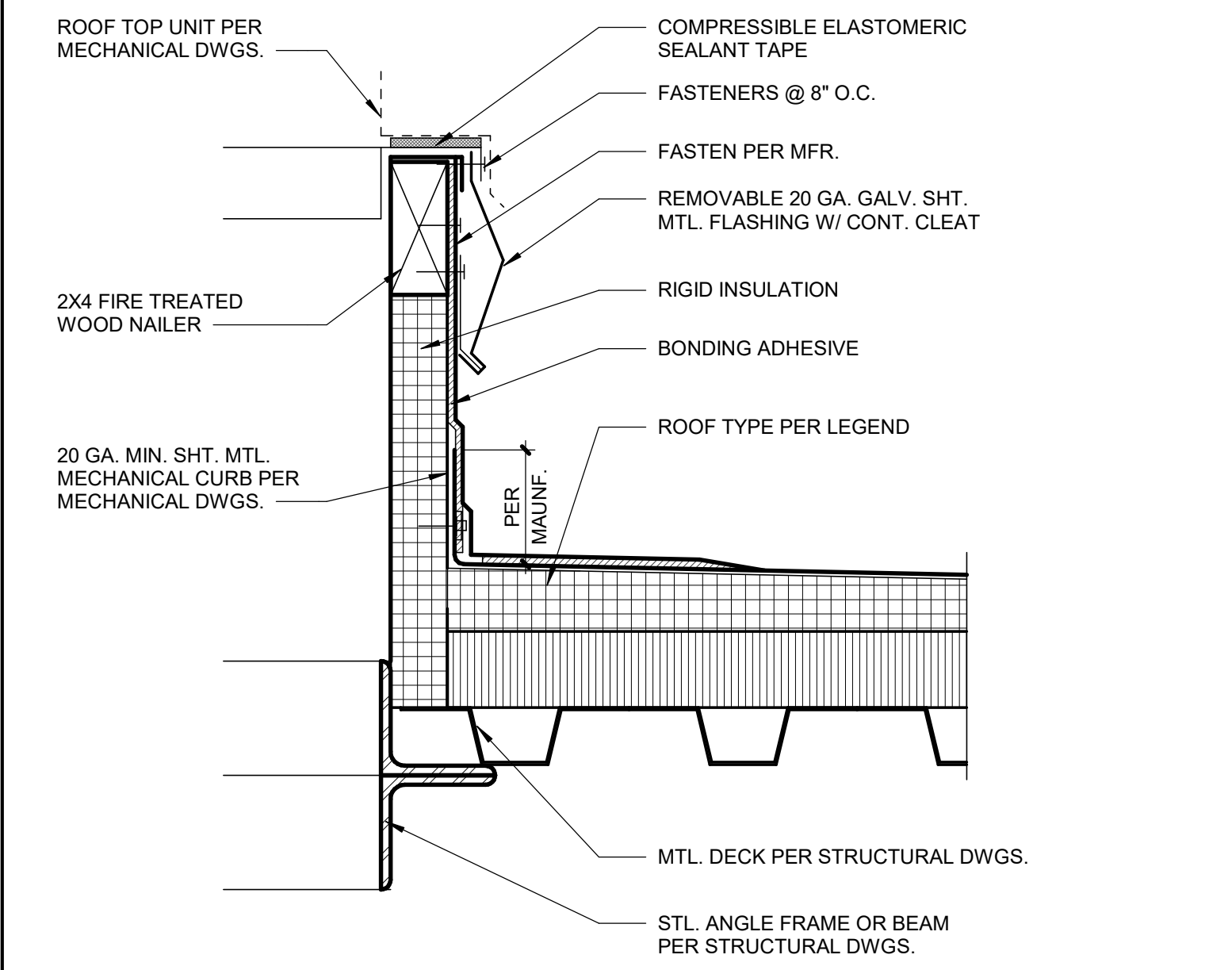
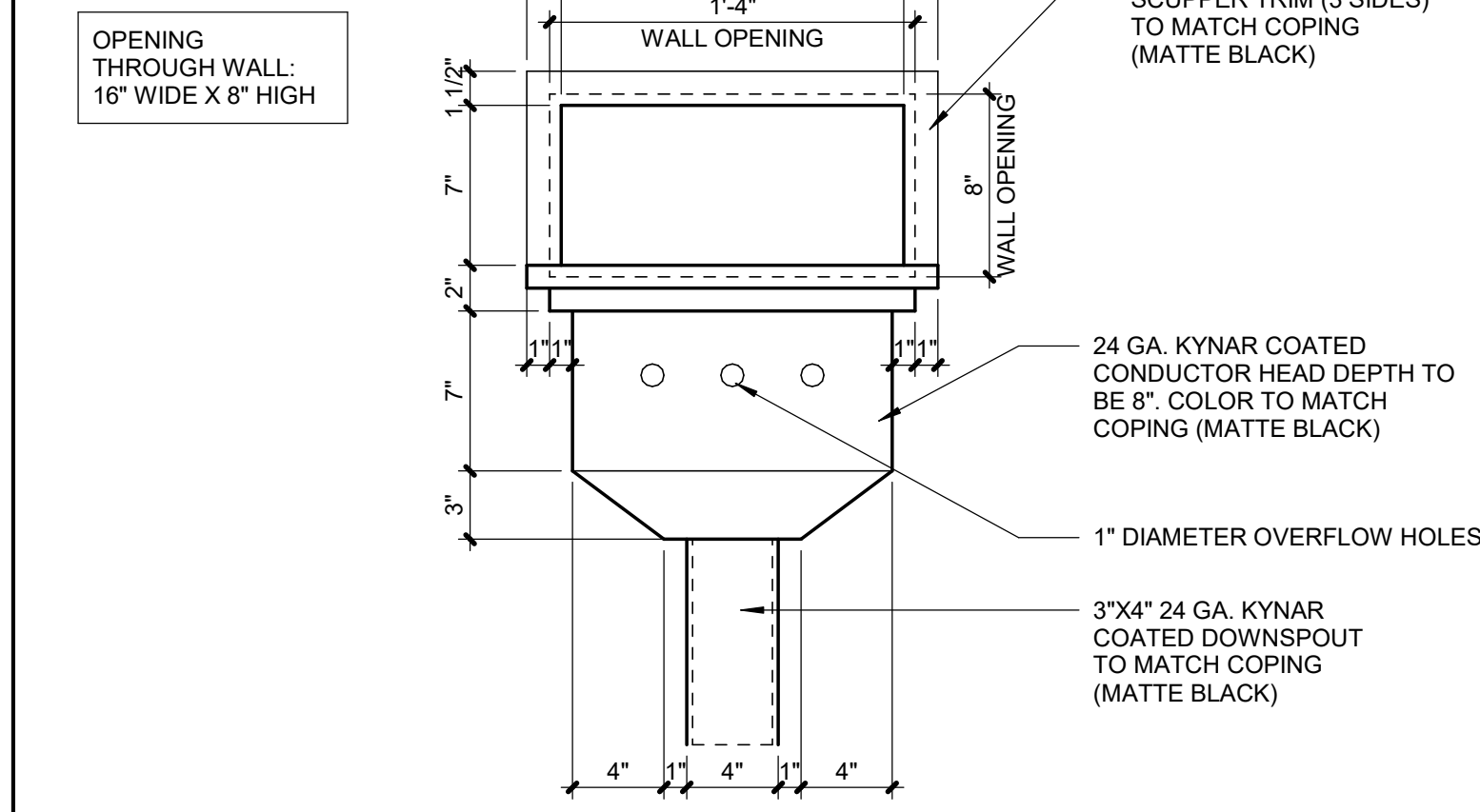
**A3.01**

**ROOF PLAN NOTE LEGEND**

- A** KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (MATTE BLACK)
- B** ROOF HATCH: BILCO (OR APPROVED EQ.) TYPE S 36" X 30" ROOF HATCH. PROVIDE BIL-GUARD 2.0 ROOF HATCH RAILING SYSTEM
- C** FULLY ADHERED SINGLE PLY 60 MIL TPO (WHITE) MEMBRANE ROOFING WITH 20 YEAR NO DOLLAR LIMIT MANUFACTURER'S WARRANTY. MECHANICALLY FASTEN TO MIN R-30 POLYISOCYANURATE RIGID INSULATION. STAGGERED SEAMS. TAPERED INSULATION ABOVE TO ACHIEVE REQUIRED SLOPES. PROVIDE ALTERNATE FOR A 30 YEAR WARRANTY.
- D** CONCRETE SPLASHBLOCK TO SIT ON PROTECTION PAD
- E** LINE OF CMU WALL BELOW
- F** TAPERED POLYISOCYANURATE RIGID INSULATION CRICKET, TYP.
- G** MISCELLANEOUS PENETRATIONS PER MEP DRAWINGS
- H** STANDING SEAM METAL ROOF (MATTE BLACK) OVER 5/8" F.R.T. PLYWOOD SHEATHING WITH METAL FASCIA
- I** KYNAR-COATED 5" X 5" SHEET METAL GUTTER (MATTE BLACK)
- J** MECHANICAL EQUIPMENT ON ROOF. REF. MECHANICAL DRAWINGS

**ROOF PLAN GENERAL NOTES**

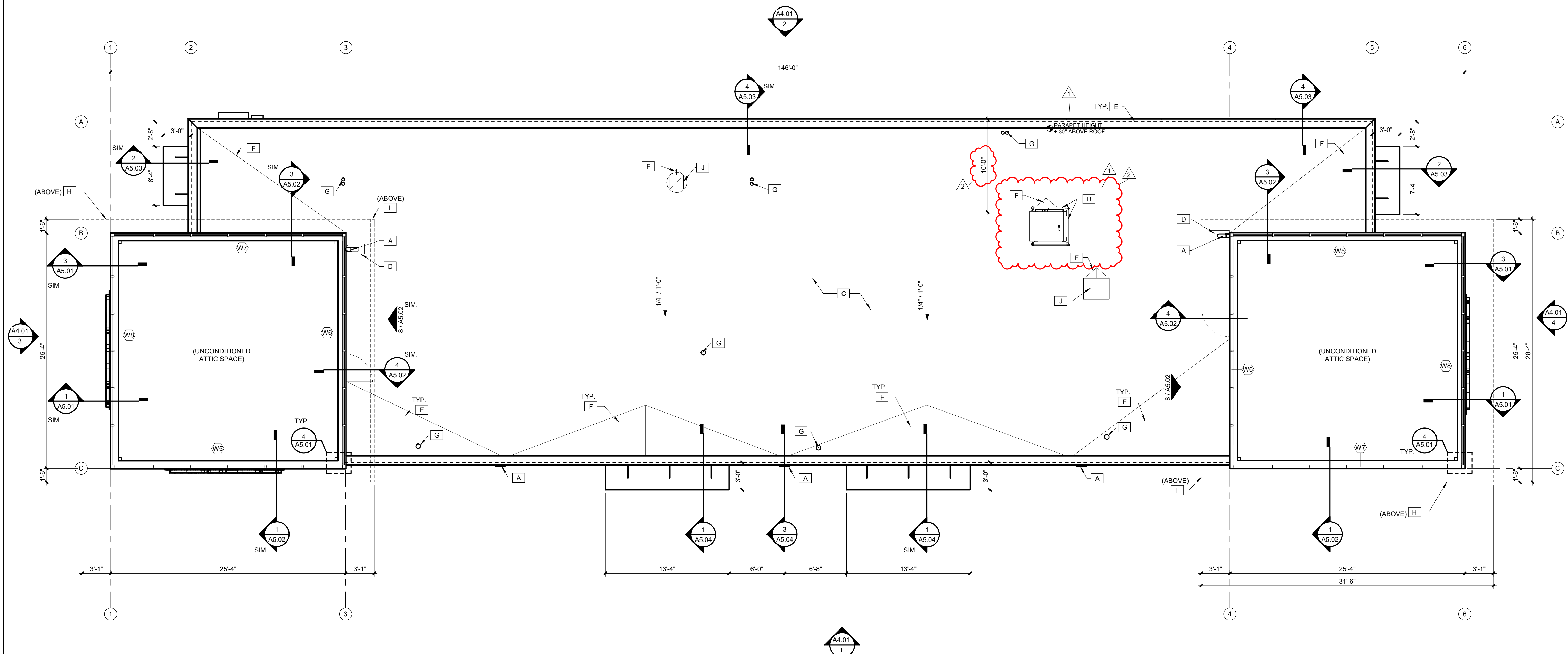
- ALL ROOF SLOPES ARE TO HAVE A MINIMUM 1/4" / 12" FALL.
- SEE PLUMBING AND MECHANICAL PLANS FOR ROOF TOP EQUIPMENT AND PENETRATION LOCATIONS. ALL EQUIPMENT TO BE MOUNTED ON CURBS.
- CONTRACTOR TO COORDINATE SCUPPERS AND DOWNSPOUTS WITH ROOF MEMBRANE SYSTEM WARRANTY.



**4 CONDUCTOR HEAD ELEVATION**  
A3.01 SCALE : 1 1/2" = 1'-0"

**3 TYP. MECH. CURB DETAIL**  
A3.01 SCALE : 3" = 1'-0"

**2 VENT STACK DETAIL**  
A3.01 SCALE : 3" = 1'-0"



**1 ROOF PLAN**  
A3.01 SCALE : 3/16" = 1'-0"

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