

ELEMENTAL

PERMIT SET

NOVEMBER 26, 2025

GENERAL NOTES:

- THE CONTRACTOR SHALL SECURE AND PAY FOR GOVERNMENT LICENSES, INSPECTIONS, TESTING, TEMPORARY UTILITIES AND PERMITS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND/OR REGULATORY BODY HAVING AUTHORITY.
- CONTRACTORS SHALL VISIT THE SITE WHILE BIDDING AND SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND THE REQUIREMENTS OF THE PROJECT AND CONSTRUCTION DOCUMENTS PRIOR TO DEVELOPING THEIR BID, FABRICATION / CONSTRUCTION, AND PURCHASING. MATERIAL QUANTITIES SHALL BE BASED ON ACTUAL FIELD CONDITIONS AND MEASUREMENTS. DO NOT RELY ON SCALING DRAWINGS FOR ACCURATE DIMENSIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS DISCOVERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTIONS AND/OR REPAIRS REQUIRED FOR FAILING TO DO SO.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL CONSTRUCTION DOCUMENTS TO THEIR SUBCONTRACTORS AS REQUIRED FOR THEM TO DEVELOP A COMPLETE BID FOR THEIR WORK AND TO HAVE A COMPLETE UNDERSTANDING OF COORDINATION NEEDED WITH OTHER SUBCONTRACTORS FOR RELATED HIDDEN OR EXPOSED WORK TO ENSURE EFFICIENT AND ORDERLY INSTALLATION.
- THE ARCHITECT ASSUMES NO LIABILITY FOR THE SERVICES AND/OR CONSTRUCTION DOCUMENTS OF DESIGN SUB-CONSULTANTS COMPILED INTO THE SET OF DOCUMENTS ISSUED BY THE ARCHITECT. THESE DESIGN SERVICES MAY INCLUDE, BUT ARE NOT LIMITED TO, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, PRE-ENGINEERED METAL BUILDING DESIGN, TILT-UP DESIGN, TRUSS SYSTEM DESIGN, AUTOMATIC FIRE SPRINKLER AND/OR ALARM SYSTEMS, LOW-VOLTAGE ELECTRICAL TELECOMMUNICATION AND SECURITY SYSTEMS AND GUTTER / DOWNSPOUT DESIGN.
- UNLESS SPECIFICALLY NOTED OTHERWISE, THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, MACHINERY, SCAFFOLDING, SHORING, TOOLS, LAYOUT, ON-SITE DIMENSIONING, TRANSPORTATION, UTILITIES, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK AS REQUIRED BY THE CONSTRUCTION CONTRACT DOCUMENTS. THIS SHALL ALSO INCLUDE NECESSARY CUTTING, PATCHING AND REPAIRING OF EXISTING CONSTRUCTION MATERIALS IN PLACE. ALL WORK AND MATERIAL SHALL COMPLY WITH THE APPLICABLE GOVERNING CODES LISTED.
- EACH SUBCONTRACTOR SHALL PROVIDE THEIR OWN LIFTING EQUIPMENT AS REQUIRED TO COMPLETE THEIR SPECIFIC SCOPE OF WORK.
- WHERE DETAILS AND DESIGN INTENT ARE NOT CLEAR, THE CONTRACTOR SHALL CONSULT THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR STRUCTURAL MODIFICATIONS, INSTALLATIONS AND ERECTION.
- CONTRACTORS SHALL TAKE CARE TO PROTECT ADJACENT AREAS FROM DUST AND DAMAGE DURING THE CONSTRUCTION PROCESS AND SHALL CLEAN UP AFTER THEMSELVES AT THE END OF EACH WORKING DAY. ANY DAMAGE DONE TO ADJACENT AREAS MUST BE REPAIRED TO MATCH ORIGINAL CONDITIONS OR TO THE OWNER'S SATISFACTION. REPAIRS ARE TO BE PAID FOR BY THE CONTRACTOR RESPONSIBLE.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ADDITIONAL WORK OR REVISIONS REQUIRED DUE TO SITE CONDITIONS OR ADDITIONAL REQUIREMENTS OF ANY REGULATORY BODIES HAVING AUTHORITY.
- FOR THE DURATION OF THE PROJECT AND AT ALL TIMES OF EACH DAY, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE CONDITIONS, SECURITY AND SAFETY FOR WORKERS AND THE GENERAL PUBLIC, AS REQUIRED BY THE REGULATORY BODY HAVING AUTHORITY.
- THE GENERAL CONTRACTOR SHALL PURCHASE AND MAINTAIN INSURANCE COVERAGE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER. VERIFY AND COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR ANY ADDITIONAL REQUIREMENTS.
- THE OWNER OR THE OWNER'S SUBCONTRACTORS MAY OCCUPY PORTIONS OF THE PROJECT DURING THE FINAL STAGE OF CONSTRUCTION. COORDINATE AND COOPERATE WITH THE OWNER TO MINIMIZE CONFLICT AND FACILITATE THE OWNER'S OPERATION.
- THE CONTRACTOR SHALL PROVIDE SECURITY OF THE WORK, INCLUDING TOOLS AND UNINSTALLED MATERIALS, PROTECT THE WORK, STORED PRODUCTS, CONSTRUCTION EQUIPMENT, AND OWNER'S PROPERTY FROM THEFT AND VANDALISM, AND PROTECT THE PREMISES FROM ENTRY BY UNAUTHORIZED PERSONNEL UNTIL FINAL ACCEPTANCE BY THE OWNER.
- CONTRACTOR SHALL COORDINATE STAGING AREAS AS REQUIRED BY THE LANDLORD / OWNER.
- THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES.
- THE STRUCTURAL ENGINEER AND ARCHITECT MUST BE NOTIFIED AND MUST GIVE APPROVAL PRIOR TO ANY STRUCTURAL MEMBER(S) BEING CUT OR MODIFIED TO ACCOMMODATE THE INSTALLATION OF ANY PIPES, DUCTS OR OTHER CONSTRUCTION.
- THE STRUCTURAL ENGINEER AND ARCHITECT MUST BE NOTIFIED AND MUST GIVE APPROVAL PRIOR TO ANY MODIFICATION TO THE ROOF SYSTEM OR ADDING ANY ADDITIONAL ROOF-MOUNTED EQUIPMENT.

CONSTRUCTION NOTES:

- PERFORM ALL WORK IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICE TO ENSURE THE HIGHEST QUALITY FINISHED PRODUCT - EXPRESSED OR IMPLIED. PERFORM ALL WORK BY SKILLED MECHANICS IN ACCORDANCE WITH ESTABLISHED STANDARDS OF WORKMANSHIP IN EACH OF THE VARIOUS TRADES.
- WHEN THE PROJECT REQUIREMENTS REQUIRE THAT THE INSTALLATION OF WORK SHALL COMPLY WITH MANUFACTURER'S INSTRUCTIONS, PERFORM THE WORK IN STRICT ACCORDANCE WITH THE MOST CURRENT WRITTEN MANUFACTURER'S INSTRUCTIONS.
- ALL PRODUCTS AND EQUIPMENT SHALL BE DELIVERED IN UNDAMAGED CONDITION AND STORED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO AVOID DISRUPTION OF THE WORK OR DAMAGE TO THE ITEMS. REPLACE DAMAGED OR UNFIT MATERIALS, AT NO COST TO THE OWNER.
- COORDINATE BLOCKING REQUIREMENTS WITH ADJACENT OR RELATED TRADES, ACCESSORIES, EQUIPMENT AND FIXTURES. INSTALL REQUIRED BLOCKING AT NO ADDITIONAL COST TO THE CONTRACTOR.
- ALL WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER. EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.
- REPAIR PROPERTY DAMAGE BY THE INSTALLERS TO A LIKE NEW CONDITION, OR REPLACE DAMAGED SURFACES AND MATERIALS OF THE PREVIOUSLY INSTALLED WORK BY OTHER TRADES, INSTALLERS, AND SUBCONTRACTORS.
- ALLOWABLE TOLERANCES - UNLESS OTHERWISE NOTED OR INDICATED, THE FOLLOWING TOLERANCES SHALL APPLY TO ALL WORK:
 - ALL VERTICAL SURFACES SHALL BE PLUMB OR CONSTRUCTED TO THE EXACT SLOPES OR ANGLES INDICATED.
 - ALL HORIZONTAL SURFACES SHALL BE LEVEL OR CONSTRUCTED TO THE EXACT ANGLE INDICATED OR INTENDED.
 - WALL AND SOFFIT INTERSECTIONS SHALL BE 90° OR THE EXACT ANGLE INDICATED OR INTENDED.
 - ALL CORNERS AND EDGES SHALL BE STRAIGHT AND TRUE WITHOUT DENTS, WAVES, BULGES OR OTHER BLEMISHES.
 - ALL JOINTS SHALL BE TIGHT, STRAIGHT, EVEN, AND SMOOTH.
 - ALL OPERABLE ITEMS SHALL OPERATE SMOOTHLY WITHOUT STICKING OR BINDING AND WITHOUT EXCESSIVE FORCE.
- THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN THE WORK IS SUBSTANTIALLY COMPLETE AND READY FOR INSPECTION. UPON INSPECTION, PROVIDE WRITTEN OPERATION AND MAINTENANCE INSTRUCTIONS AND WARRANTIES FOR ALL EQUIPMENT AND MATERIALS INSTALLED. PROVIDE WRITTEN WARRANTIES FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

ARCHITECTURAL ABBREVIATIONS:*

*NOTE: THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ABBREVIATIONS NOT NOTED AND REQUEST CLARIFICATIONS.

@	AT	JT	JOINT
ACT	ACOUSTIC CEILING TILE	KS	KNEE SPACE
ADJ	ADJUSTABLE	L	LONG
AFF	ABOVE FINISHED FLOOR	LB (#)	POUND
ALUM	ALUMINUM	LVL	LAMINATED VENEER LUMBER
ANOD	ANODIZED	MAX	MAXIMUM
ATT	ATTENUATION	MDO	MEDIUM DENSITY OVERLAY
BD	BOARD	MECH	MECHANICAL
BET	BETWEEN	MFR	MANUFACTURER
BF	BARRIER FREE	MICRO	MICROWAVE
BIT	BITUMINOUS	MIN	MINIMUM
BLDG	BUILDING	MO	MASONRY OPENING
BO	BOTTOM OF	MR	MOISTURE RESISTANT
BTM	BOTTOM	MTD	MOUNTED
CPT	CARPET	MTL	METAL
CT	CERAMIC TILE	NIC	NOT IN CONTRACT
CJ	CONTROL JOINT	NO	NUMBER
CL	CENTER LINE	NOM	NOMINAL
CLG	CLEAR	O.C.	ON CENTER
CLR	CLEAR	O.D.	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	O.H.	OVERHEAD or OPPOSITE HAND
COMP	COMPRESSIBLE	OSB	ORIENTED STRAND BOARD
CONC	CONCRETE	OZ	OUNCE
CONT	CONTINUOUS	PREFAB	PREFABRICATED
D	DRYER	PLAM	PLASTIC LAMINATE
DEG	DEGREE	PLYWD	PLYWOOD
DEMO	DEMOLITION	PR	PAIR
DF	DRINKING FOUNTAIN	PT	PRESSURE TREATED
DH	DOUBLE-HUNG	PNT	PAINT
DIA	DIAMETER	PEMB	PRE-ENGINEERED MTL BLDG
DN	DOWN	QTY	QUANTITY
DP	DEEP	R	RISER
DS	DOWN SPOUT	RCP	REFLECTED CEILING PLAN
DW	DISHWASHER	REF	REFRIGERATOR, REFERENCE
EA	EA	REINF	REINFORCED
EJ	EXPANSION JOINT	REQD	REQUIRED
EQ	EQUAL	RM	ROOM
ETR	EXISTING TO REMAIN	RO	ROUGH OPENING
EXG	EXISTING	RCB	RUBBER COVE BASE
EXP	EXPOSED TO STRUCTURE	SC	SEALED CONCRETE
FD	FLOOR DRAIN	SF	SQUARE FEET
FE	FIRE EXTINGUISHER, FINISHED END	SI	SIMILAR
FF	FINISHED FLOOR	SO	SQUARE
F&I	FURNISH AND INSTALL	SS	STAINLESS STEEL
FLR	FLOOR	ST	STAIN
FR	FIRE RETARDANT	T	TREAD
FRP	FIBER-REINFORCED PLASTIC	TBD	TO BE DETERMINED
FV	FIELD VERIFY	TI	TENANT IMPROVEMENT
GA	GAUGE	TO	TOP OF
GALV	GALVANIZED	TYP	TYPICAL
GC	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
GFI	GROUND FAULT CIRCUIT INTERRUPTER	VCT	VINYL COMPOSITION TILE
GL	GLASS	VERT	VERTICAL
GYP	GYP	W	WASHER, WIDE
H	HIGH	W	WITH
HB	HOSE BIB	WD	WOOD
HT	HEIGHT	WH	WATER HEATER
HDW	HARDWARE	WIC	WALK-IN CLOSET
HRDWD	HARDWOOD	WWF	WELDED WIRE FABRIC
HM	HOLLOW METAL		
HR	HOUR		
IN	INCH		
INSUL	INSULATION		

ARCHITECTURAL SYMBOL LEGEND:

SYMBOL:	DESCRIPTION:
ROOM NAME	ROOM TAG
RM. #	
↑ XX.XX TYP	ELEVATION TAG
↑ XX.XX TYP	SECTION TAG
ELEV. 000'-0"	SPOT ELEVATION TAG
A-1	PARTITION TYPE
△	WINDOW TYPE
101.1A	DOOR NUMBER
XX / A-XXX	
□	DETAIL BUBBLE

GENERAL DIMENSIONING NOTE: ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD AT INTERIOR PARTITIONS AND TO THE FACE OF STEEL STRUCTURE (OR BUILDING GRID LINES) AT EXTERIOR AND DEMISING WALLS.



H4 VICINITY MAP

SCALE: =

PROJECT LOCATION

SHEET INDEX

GENERAL:
G-100 COVER SHEET, GENERAL INFORMATION

ARCHITECTURAL:
A-001 KEY PLAN, CODE INFORMATION
A-002 DOOR AND FINISH SCHEDULES, PARTITION TYPES
A-100 ENLARGED PLANS, TOILET CEILING PLAN

MECHANICAL:
M-101 MECHANICAL PLAN

PLUMBING:
P-101 PLUMBING PLAN

ELECTRICAL:
E-001 ELECTRICAL SPECIFICATIONS, SYMBOLS, & NOTES
E-101 ELECTRICAL PLAN
E-201 ELECTRICAL SCHEDULES AND DIAGRAMS

Architect:
MICHAEL MOORES, RA
t: (816) 516-4861

Client:
Ward Development
1120 NW Eagle Ridge Blvd.
Grain Valley, Missouri 64029
t: (816) 229-8115

Consultants:

MEP Engineering:
JSC Engineers
225 Plaza Street, Suite 202
Solana Beach, CA 92075
t: (816) 272-5289

Revisions to technical submissions which are not made or approved by the licensee are prohibited.

Seal:



Michael Moore, MO Architect #2099932812

Project Number: 2510

Project Type: TENANT FINISH

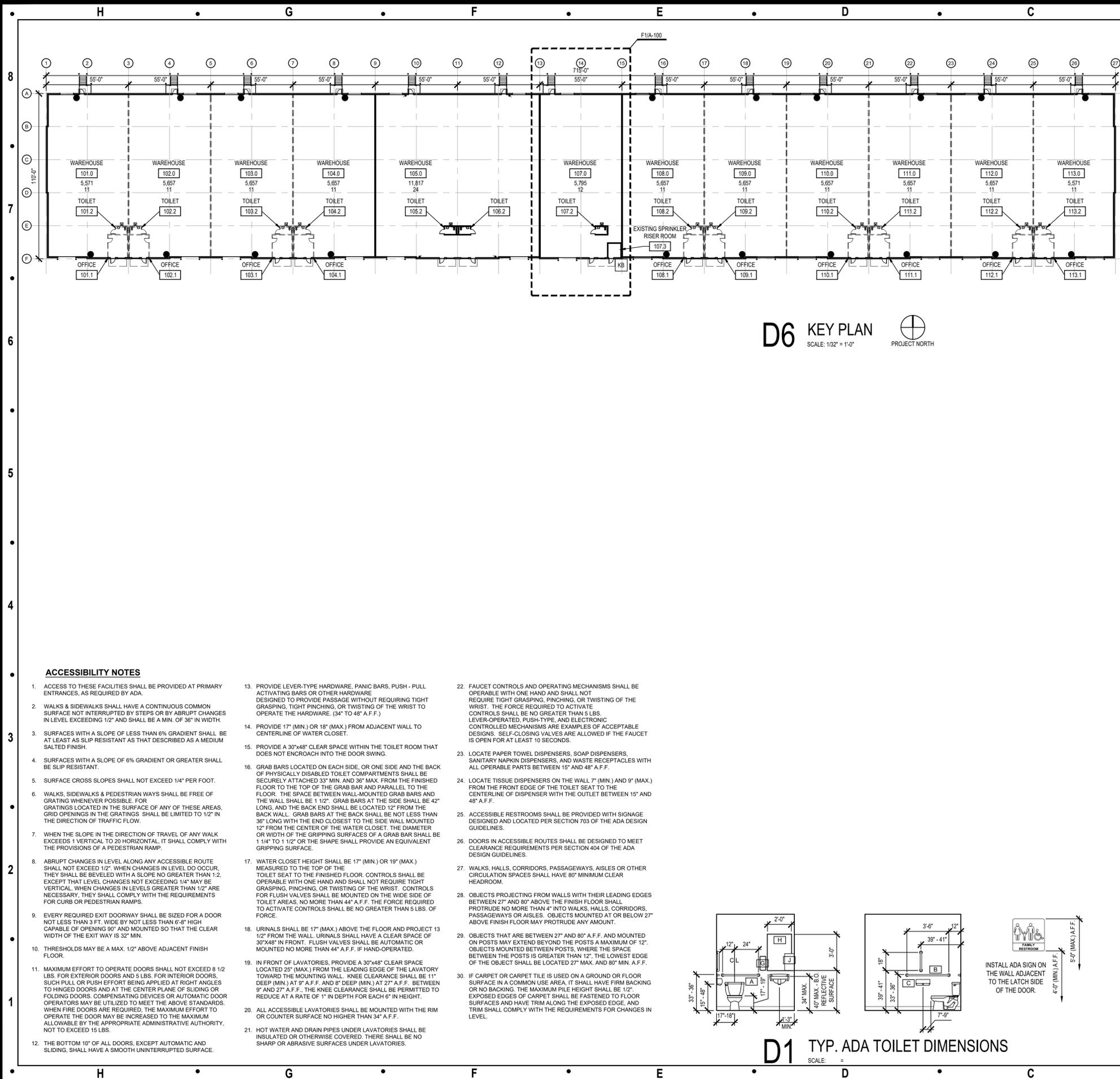
Project Name and Address:

ELEMENTAL
624 NE Maguire Blvd
Lee's Summit, Missouri 64064

Issue: Permit Set Date: 11.26.25

Sheet Title:

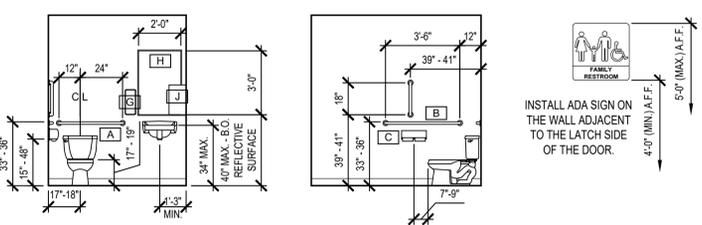
COVER SHEET
GENERAL
INFORMATION
G-100



D6 KEY PLAN
SCALE: 1/32" = 1'-0"
PROJECT NORTH

ACCESSIBILITY NOTES

- ACCESS TO THESE FACILITIES SHALL BE PROVIDED AT PRIMARY ENTRANCES, AS REQUIRED BY ADA.
- WALKS & SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MIN. OF 36" IN WIDTH.
- SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
- SURFACES WITH A SLOPE OF 6% GRADIENT OR GREATER SHALL BE SLIP RESISTANT.
- SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT.
- WALKS, SIDEWALKS & PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN THE GRATINGS SHALL BE LIMITED TO 1/2" IN THE DIRECTION OF TRAFFIC FLOW.
- WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1" VERTICAL TO 20 HORIZONTAL, IT SHALL COMPLY WITH THE PROVISIONS OF A PEDESTRIAN RAMP.
- ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1/2" EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. WHEN CHANGES IN LEVELS GREATER THAN 1/2" ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB OR PEDESTRIAN RAMPS.
- EVERY REQUIRED EXIT DOORWAY SHALL BE SIZED FOR A DOOR NOT LESS THAN 3 FT. WIDE BY NOT LESS THAN 6'-8" HIGH CAPABLE OF OPENING 90° AND MOUNTED SO THAT THE CLEAR WIDTH OF THE EXIT WAY IS 32" MIN.
- THRESHOLDS MAY BE A MAX. 1/2" ABOVE ADJACENT FINISH FLOOR.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBS.
- THE BOTTOM 10" OF ALL DOORS, EXCEPT AUTOMATIC AND SLIDING, SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
- PROVIDE LEVER-TYPE HARDWARE, PANIC BARS, PUSH - PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE THE HARDWARE. (34" TO 46" A.F.F.)
- PROVIDE 17" (MIN.) OR 18" (MAX.) FROM ADJACENT WALL TO CENTERLINE OF WATER CLOSET.
- PROVIDE A 30"x48" CLEAR SPACE WITHIN THE TOILET ROOM THAT DOES NOT ENCRUCH INTO THE DOOR SWING.
- GRAB BARS LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF PHYSICALLY DISABLED TOILET COMPARTMENTS SHALL BE SECURELY ATTACHED 33" MIN. AND 36" MAX. FROM THE FINISHED FLOOR TO THE TOP OF THE GRAB BAR AND PARALLEL TO THE FLOOR. THE SPACE BETWEEN WALL-MOUNTED GRAB BARS AND THE WALL SHALL BE 1 1/2". GRAB BARS AT THE SIDE SHALL BE 42" LONG, AND THE BACK END SHALL BE LOCATED 12" FROM THE BACK WALL. GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36" LONG WITH THE END CLOSEST TO THE SIDE WALL MOUNTED 12" FROM THE CENTER OF THE WATER CLOSET. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4" TO 1 1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
- WATER CLOSET HEIGHT SHALL BE 17" (MIN.) OR 19" (MAX.) MEASURED TO THE TOP OF THE TOILET SEAT TO THE FINISHED FLOOR. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS. NO MORE THAN 44" A.F.F. IF HAND-OPERATED. TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. OF FORCE.
- URINALS SHALL BE 17" (MAX.) ABOVE THE FLOOR AND PROJECT 13 1/2" FROM THE WALL. URINALS SHALL HAVE A CLEAR SPACE OF 30"x48" IN FRONT. FLUSH VALVES SHALL BE AUTOMATIC OR MOUNTED NO MORE THAN 44" A.F.F. IF HAND-OPERATED.
- IN FRONT OF LAVATORIES, PROVIDE A 30"x48" CLEAR SPACE LOCATED 25" (MAX.) FROM THE LEADING EDGE OF THE LAVATORY TOWARD THE MOUNTING WALL. KNEE CLEARANCE SHALL BE 11" DEEP (MIN.) AT 9" A.F.F. AND 8" DEEP (MIN.) AT 27" A.F.F. BETWEEN 9" AND 27" A.F.F., THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1" IN DEPTH FOR EACH 6" IN HEIGHT.
- ALL ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" A.F.F.
- HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONIC CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET IS OPEN FOR AT LEAST 10 SECONDS.
- LOCATE PAPER TOWEL DISPENSERS, SOAP DISPENSERS, SANITARY NAPKIN DISPENSERS, AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS BETWEEN 15" AND 48" A.F.F.
- LOCATE TISSUE DISPENSERS ON THE WALL 7" (MIN.) AND 9" (MAX.) FROM THE FRONT EDGE OF THE TOILET SEAT TO THE CENTERLINE OF DISPENSER WITH THE OUTLET BETWEEN 15" AND 48" A.F.F.
- ACCESSIBLE RESTROOMS SHALL BE PROVIDED WITH SIGNAGE DESIGNED AND LOCATED PER SECTION 703 OF THE ADA DESIGN GUIDELINES.
- DOORS IN ACCESSIBLE ROUTES SHALL BE DESIGNED TO MEET CLEARANCE REQUIREMENTS PER SECTION 404 OF THE ADA DESIGN GUIDELINES.
- WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80" MINIMUM CLEAR HEADROOM.
- OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISH FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES. OBJECTS MOUNTED AT OR BELOW 27" ABOVE FINISH FLOOR MAY PROTRUDE ANY AMOUNT.
- OBJECTS THAT ARE BETWEEN 27" AND 80" A.F.F. AND MOUNTED ON POSTS MAY EXTEND BEYOND THE POSTS A MAXIMUM OF 12". OBJECTS MOUNTED BETWEEN POSTS, WHERE THE SPACE BETWEEN THE POSTS IS GREATER THAN 12", THE LOWEST EDGE OF THE OBJECT SHALL BE LOCATED 27" MAX. AND 80" MIN. A.F.F.
- IF CARPET OR CARPET TILE IS USED ON A GROUND OR FLOOR SURFACE IN A COMMON USE AREA, IT SHALL HAVE FIRM BACKING OR NO BACKING. THE MAXIMUM PILE HEIGHT SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE EXPOSED EDGE. AND TRIM SHALL COMPLY WITH THE REQUIREMENTS FOR CHANGES IN LEVEL.



D1 TYP. ADA TOILET DIMENSIONS
SCALE: =

PROJECT SUMMARY

THIS IS A NEW TENANT FINISH FOR A CONSTRUCTION COMPANY THAT PLANS TO USE THE SPACE FOR GENERAL STORAGE.

LIFE SAFETY LEGEND

OFFICE	ROOM / SPACE NAME
110	ROOM / SPACE NUMBER
174 SF	ROOM / SPACE AREA
2	ROOM / SPACE OCCUPANT LOAD



2A10BC FIRE EXTINGUISHER, DISTRIBUTE EXTINGUISHERS PER NFPA 101 SUCH THAT ONE CAN BE REACHED BY A TRAVEL DISTANCE OF NO MORE THAN 75' (IFC TABLE 906.3(1)). MOUNT TOP OF EXTINGUISHERS 48" A.F.F. (MAX.) AND WITH STATE FIRE MARSHALL INSPECTION TAG ATTACHED. VERIFY FINAL SIZES AND LOCATIONS WITH THE REGULATORY BODY HAVING AUTHORITY.

KB KNOX BOX, MOUNT TOP OF BOX AT 60" - 78" ABOVE GRADE. AND VERIFY FINAL LOCATION WITH THE REGULATORY BODY HAVING AUTHORITY

DEFERRED SUBMITTALS:

- AUTOMATIC FIRE ALARM SYSTEM CONSTRUCTION DRAWINGS, IF SYSTEM IS REQUIRED
- AUTOMATIC FIRE SPRINKLER SYSTEM CONSTRUCTION DRAWINGS, IF SYSTEM IS REQUIRED

LIFE SAFETY / FIRE DEPARTMENT GENERAL NOTES

- PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR DURING CONSTRUCTION AND FOR COMPLETED PROJECT. EXTINGUISHERS SHALL ALSO BE COMPATIBLE WITH ANY CHEMICALS PRESENT IN THE SPACE.
- AN OCCUPANT LOAD SIGN SHALL BE POSTED IN EACH ASSEMBLY ROOM OR SPACE. THE SIGN IS TO BE POSTED CONSPICUOUSLY NEAR THE ENTRANCE. COORDINATE FINAL LOCATION OF SIGN WITH THE FIRE DEPARTMENT FIELD INSPECTOR. THE SIGN IS TO BE PROVIDED AND INSTALLED BY THE OWNERS REPRESENTATIVE.
- PROVIDE INTERNALLY ILLUMINATED EXIT SIGNS ABOVE EXITS WITH 3/4" x 6" (MIN.) LETTERS LIGHTED ON CONTRASTING BACKGROUND. PROVIDE TWO (2) SEPARATE POWER SUPPLIES CONFORMING TO ADOPTED CODE. VERIFY FINAL LOCATIONS WITH THE BUILDING INSPECTOR.
- PROVIDE EMERGENCY EXIT LIGHTING LEVEL PER CODE (ONE FOOT-CANDLE AT FLOOR LEVEL - MINIMUM).
- FINISHES SHALL NOT EXCEED CLASS A, B, OR C AS INDICATED IN THE BUILDING CODE.
- UNLESS ALREADY EXISTING, AN APPROVED SET OF NUMERALS, MINIMUM 6" HIGH (4" FOR REAR ENTRANCE) WITH A STROKE WIDTH OF NOT LESS THAN 1 INCH, SHALL BE PLACED ON OR NEAR THE ENTRANCE. THE NUMBERING SHALL BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMERALS SHALL CONTRAST WITH THEIR BACKGROUND. VERIFY REQUIREMENTS WITH THE REGULATORY BODY HAVING AUTHORITY.
- GENERAL CONTRACTOR SHALL SECURE PERMITS AND INSPECTION APPROVALS REQUIRED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY THIS BUILDING.
- STORAGE, DISPENSING, OR USE OF ANY FLAMMABLE AND/OR COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH ADOPTED BUILDING CODE REGULATIONS.
- IF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FIRE ALARM SYSTEM IS REQUIRED, THE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE ADOPTED BUILDING CODE. SYSTEM DESIGN DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO INSTALLATION. THIS INCLUDES DETECTION AND SUPPRESSION SYSTEMS FOR KITCHEN HOODS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY AND COORDINATE DEFERRED SUBMITTALS.
- CODE-REQUIRED SMOKE DETECTORS IN RETURN AIR DUCTS SHALL HAVE REMOTE INDICATORS IF IN CONCEALED SPACES OR MORE THAN 10' ABOVE THE FINISHED FLOOR. SMOKE DETECTORS MUST BE READILY VISIBLE TO THE FIRE DEPARTMENT PERSONNEL.
- INSTALL A NO SMOKING SIGN PER LOCAL ORDINANCES CONSPICUOUSLY POSTED AT EVERY ENTRANCE, AS REQUIRED.

MIN. # OF REQ'D PLUMBING FIXTURES (2902.1)

WATER CLOSETS			
	REQUIRED	PROVIDED (EXCEPTION #2)	
MEN (1 / 100)	1	1	WOMEN (1 / 100)
1		1	
LAVATORIES			
	REQUIRED	PROVIDED (EXCEPTION #2)	
MEN (1 / 100)	1	1	WOMEN (1 / 100)
1		1	
SERVICE SINK			
	REQUIRED	PROVIDED	
1		1	

CODE ANALYSIS

APPLICABLE GOVERNING CODES

2018	INTERNATIONAL BUILDING CODE
2018	INTERNATIONAL PLUMBING CODE
2018	INTERNATIONAL MECHANICAL CODE
2018	INTERNATIONAL FIRE CODE
2017	NATIONAL ELECTRICAL CODE
CURRENT	ICC / ANSI A117.1 - 2009, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

OCCUPANCY CLASSIFICATION

OCCUPANCY:	GROUP S-1 MODERATE HAZARD STORAGE (311.2)
------------	---

TYPE OF CONSTRUCTION

II-B (602.2)	
--------------	--

BUILDING HEIGHT LIMITATIONS

GROUP S-1 (S)	ALLOWABLE HEIGHT IN FEET (TABLE 504.3)	75'
	ACTUAL HEIGHT IN FEET	31'
	ALLOWABLE # OF STORIES (TABLE 504.4)	3
	ACTUAL # OF STORIES	1

BUILDING AREA LIMITATIONS

GROUP S-1 (S)	ALLOWABLE AREA (TABLE 506.2)	70,000 SF
	ALLOWABLE AREA INCREASE (EQUATION 5-5)	
	DUE TO FRONTAGE	52,500 SF*
	ADJUSTED ALLOWABLE AREA	122,500 SF*
	*EQUATION 5-5:	
	(1,650 / 1,650 - 0.25) 30/30 = .75	
	.75 x 70,000 = 52,500	
	ACTUAL AREA	78,345 SF

TENANT AREA

TENANT SPACE AREA:	5,795 SF
--------------------	----------

FIRE RESISTANCE

RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

ELEMENT	RATING (HRS)
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS	
EXTERIOR	0
INTERIOR	0
NONBEARING WALLS & PARTITIONS - EXTERIOR (TABLE 602)	
FIRE SEPARATION DISTANCE = X (FEET)	
X < 5	2
5 <= X < 10	1
10 <= X < 30	0
X >= 30	0
NONBEARING WALLS & PARTITIONS - INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0
AUTOMATIC SPRINKLER SYSTEM (803.2.9)	
REQUIRED:	YES
PROVIDED:	YES

MEANS OF EGRESS

OCCUPANT LOAD (TABLE 1004.5)

SPACE	AREA / LOAD FACTOR	OCCUPANTS
WAREHOUSE 107.0	5,795 SF / 500 GROSS	12

EGRESS WIDTH (1005.3.2)

MINIMUM REQUIRED (12 OCCUPANTS x 0.2')	2.4'
PROVIDED (2 DOORS x 34.5' CLR. WIDTH/DOOR)	69.0'
COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1)	
MAXIMUM ALLOWED	100'
PROVIDED	<100'
NUMBER OF EXITS (TABLE 1006.2.1)	
MINIMUM REQUIRED	2*
*OCCUPANT LOAD <29	
PROVIDED	2
EXIT ACCESS TRAVEL DISTANCE (1017.2)	
MAXIMUM ALLOWED	250'
PROVIDED	<250'

Architect:
MICHAEL MOORES, RA
t: (816) 516-4861

Client:
Ward Development
1120 NW Eagle Ridge Blvd.
Grain Valley, Missouri 64029
t: (816) 229-8115

Consultants:
MEP Engineering:
JSC Engineers
225 Plaza Street, Suite 202
Solana Beach, CA 92075
t: (816) 272-5289

Revisions to technical submissions which are not made or approved by the licensee are prohibited.

Seal:

Michael Moore, MO Architect #2009932812

Project Number: 2510
Project Type: TENANT FINISH
Project Name and Address:
624 NE Maguire Blvd
Lee's Summit, Missouri 64064

Issue: _____ Date: _____
Permit Set: 11.26.25

Sheet Title:
**KEY PLAN
CODE INFORMATION
A-001**

HARDWARE SETS

- ① 1 1/2 PAIR BUTT HINGES, 1" PUSH / PULL SET, KEYED CYLINDER LOCK, SURFACE-MOUNTED CLOSER, ALUMINUM THRESHOLD, SWEEP AND FILE WEATHERSEAL SET
- ② 1 1/2 PAIR BUTT HINGES, LEVER-HANDLE CLASSROOM FUNCTION LOCKSET, WALL STOP
- ③ 1 1/2 PAIR BUTT HINGES, LEVER-HANDLE PRIVACY FUNCTION LOCKSET
- ④ 1 1/2 PAIR BUTT HINGES, LEVER-HANDLE ENTRY FUNCTION LOCKSET, SURFACE-MOUNTED CLOSER, ALUMINUM THRESHOLD, SWEEP AND WEATHERSEAL SET
- ⑤ BY MANUFACTURER
- ⑥ BY MANUFACTURER (INCLUDE A REMOTE OPERATOR)

DOOR NOTES

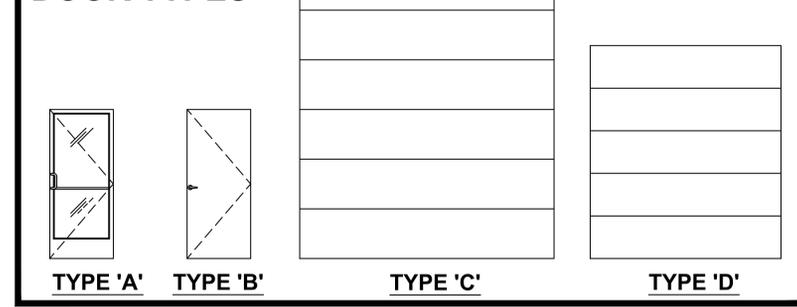
DOORS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. ALL DOOR HANDLES TO BE LEVER TYPE.
2. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
3. PROVIDE DOOR STOPS OF APPROPRIATE TYPE FOR ALL INTERIOR DOORS, MATCH ADJACENT HARDWARE FINISH.
4. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES WILL BE 5 SECONDS MINIMUM.
5. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
6. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC DOORS, POWER ASSISTED DOORS, AND SLIDING DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
7. EXIT DOORS IN ASSEMBLY AND EDUCATION OCCUPANCIES SERVING AN OCCUPANT LOAD OF 50 OR MORE SHALL BE EQUIPPED WITH PANIC HARDWARE, WITH THE EXCEPTION BELOW (NOTE 7).
8. MAIN EXIT DOORS HAVING KEY-OPERATED LOCKING DEVICES ON THE EGRESS SIDE IN GROUP A OCCUPANCIES (SERVING 300 OCCUPANTS OR LESS), GROUPS B, F, M, S, AND PLACES OF RELIGIOUS WORSHIP SHALL HAVE DURABLE SIGNAGE ABOVE THE DOOR IN 1" HIGH LETTERS ON CONTRASTING BACKGROUND STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED". LOCKING DEVICES SHALL BE READILY DISTINGUISHABLE AS LOCKED.
9. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKABLE EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
10. HAND-ACTIVATED DOOR OPENING HARDWARE TO BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR.
11. EVERY DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32" MEASURED BETWEEN THE FACE OF THE OPENED DOOR AND THE OPPOSITE STOP.
12. MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL BE AS REQUIRED BY THE ICC/ANSI A117.1 ACCESSIBILITY CODE. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY.
13. DOORS SHALL NOT PROJECT MORE THAN 7" INTO THE REQUIRED CORRIDOR WIDTH WHEN FULLY OPENED OR MORE THAN ONE HALF INTO THE REQUIRED WIDTH WHEN IN ANY POSITION.
14. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION.
15. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING 50 OR MORE OCCUPANTS.

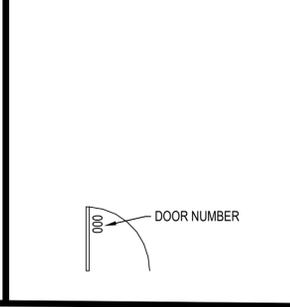
DOOR SCHEDULE

DOOR NO.	DOOR			FRAME			DETAILS - (SEE SHEET A-003)			HARDWARE	COMMENTS		
	TYPE	SIZE	MATERIAL	PUSH FINISH	PULL FINISH	MATERIAL	PUSH FINISH	PULL FINISH	HEAD			JAMB	THRESHOLD
107.0A	B	1 3/4" X 3'-0" X 7'-0"	HM	PNT	PNT	HM	PNT	PNT	-	-	-	④	DOOR / HARDWARE - EXISTING TO REMAIN
107.0B	D	9'-0" WIDE X 10'-0" HIGH	STL	PNT	PNT	-	PNT	PNT	-	-	-	⑤	DOOR / HARDWARE - EXISTING TO REMAIN
107.0C	C	12'-0" WIDE X 14'-0" HIGH	STL	PNT	PNT	-	PNT	PNT	-	-	-	⑥	DOOR / HARDWARE - EXISTING TO REMAIN
107.1A	A	1 3/4" X 3'-0" X 7'-0"	AL	ANOD	ANOD	AL	ANOD	ANOD	-	-	-	①	DOOR / HARDWARE - EXISTING TO REMAIN
107.2	B	1 3/4" X 3'-0" X 7'-0"	HM	PNT	PNT	HM	PNT	PNT	-	-	-	③	
107.3	A	1 3/4" X 3'-0" X 7'-0"	AL	ANOD	ANOD	AL	ANOD	ANOD	-	-	-	①	DOOR / HARDWARE - EXISTING TO REMAIN

DOOR TYPES



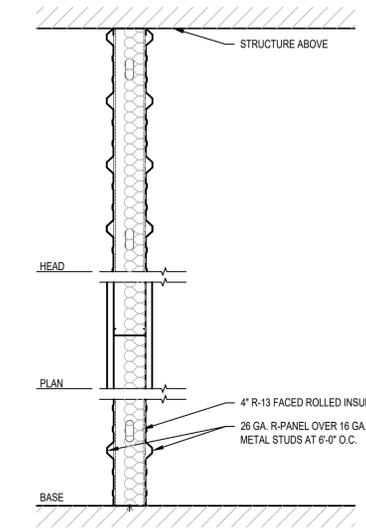
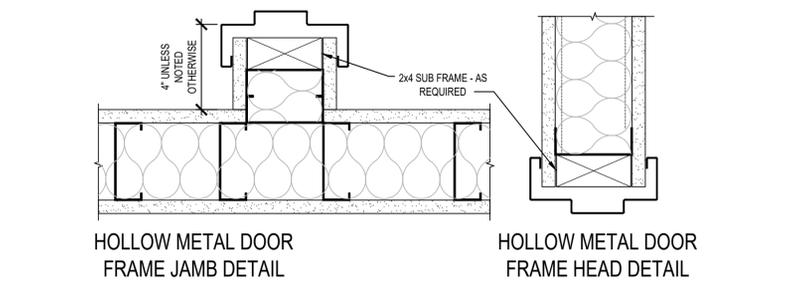
DOOR SYMBOLS



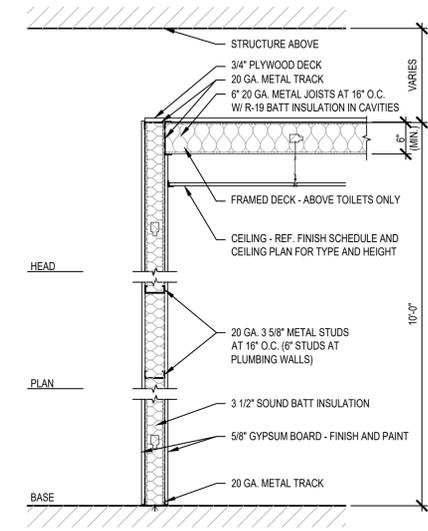
ROOM FINISH SCHEDULE (OFFICES/TOILETS IN T.I. ADD ALTERNATE)

ROOM NUMBER	QUANTITY	ROOM NAME	FLOOR MATERIAL	BASE MATERIAL	WALL FINISH (NORTH)	WALL FINISH (EAST)	WALL FINISH (SOUTH)	WALL FINISH (WEST)	CEILING		COMMENTS
									MATERIAL	FINISH	
107.0	1	WAREHOUSE	CONC	-	-	-	-	-	EXP	-	1.
107.2	1	TOILET	CONC	RCB	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1	-	1.

COMMENT #1: WALLS WITHIN 2' OF SERVICE SINKS, URINALS, AND WATER CLOSETS MUST BE PAINTED WITH EPOXY-BASED PAINT UP TO A MINIMUM OF 4' A.F.F.



PARTITION TYPE A-1



PARTITION TYPE B-1

Architect:
MICHAEL MOORES, RA
t: (816) 516-4861

Client:
Ward Development
1120 NW Eagle Ridge Blvd.
Grain Valley, Missouri 64029
t: (816) 229-8115

Consultants:
MEP Engineering:
JSC Engineers
225 Plaza Street, Suite 202
Solana Beach, CA 92075
t: (816) 272-5289

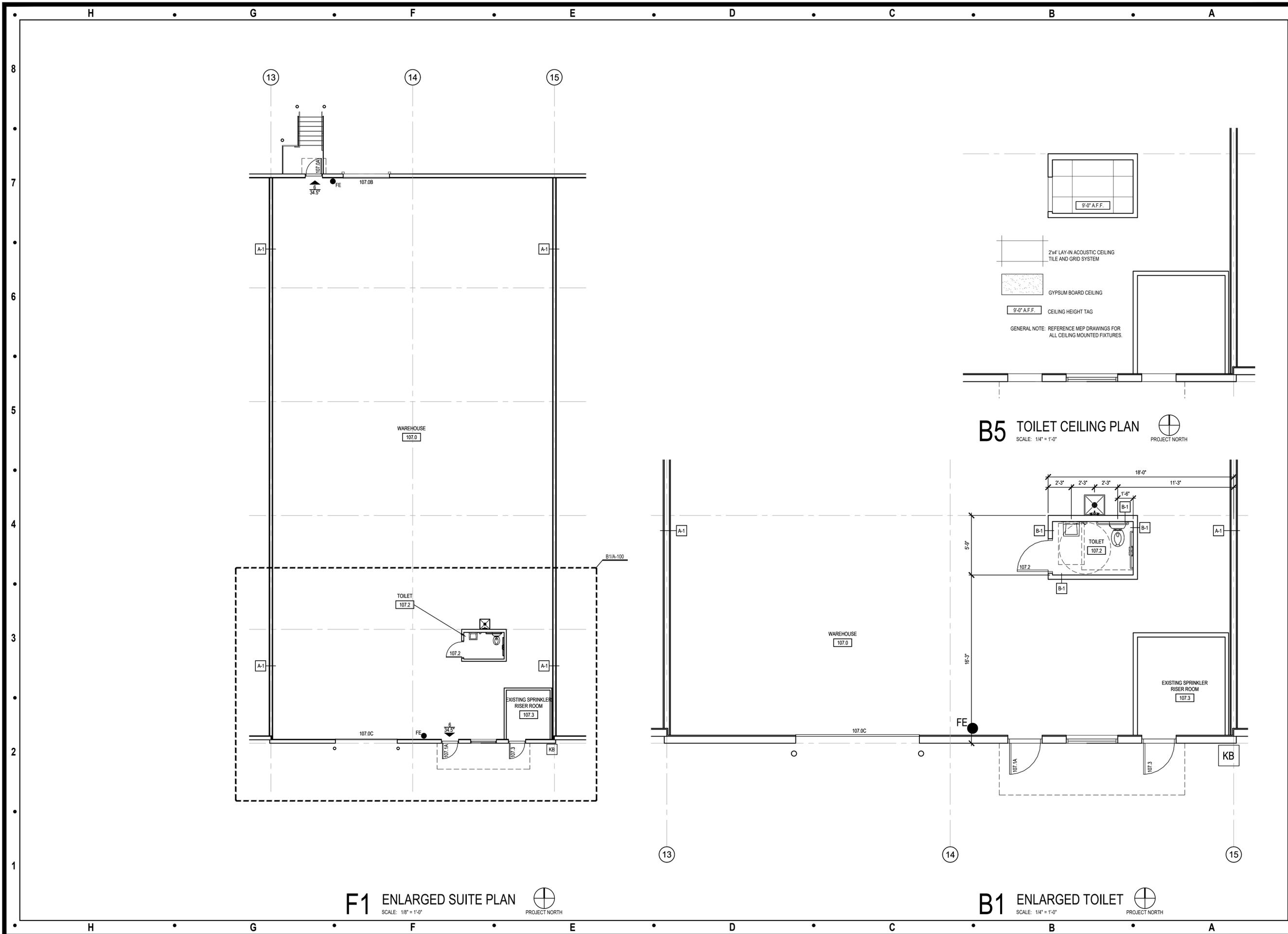
Revisions to technical submissions which are not made or approved by the licensee are prohibited.

Seal:

Michael Moore, MO Architect #2009032812
Project Number: 2510
Project Type: TENANT FINISH
Project Name and Address:
ELEMENTAL
624 NE Maguire Blvd
Lee's Summit, Missouri 64064

Issue: Permit Set Date: 11.26.25

Sheet Title:
DOOR AND FINISH SCHEDULES
PARTITION TYPES
A-002

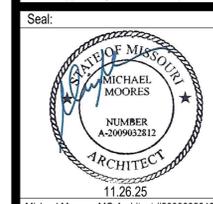


Architect:
MICHAEL MOORES, RA
t: (816) 516-4861

Client:
Ward Development
1120 NW Eagle Ridge Blvd.
Grain Valley, Missouri 64029
t: (816) 229-8115

Consultants:
MEP Engineering:
JSC Engineers
225 Plaza Street, Suite 202
Solana Beach, CA 92075
t: (816) 272-5289

Revisions to technical submissions which are not made or approved by the licensee are prohibited.

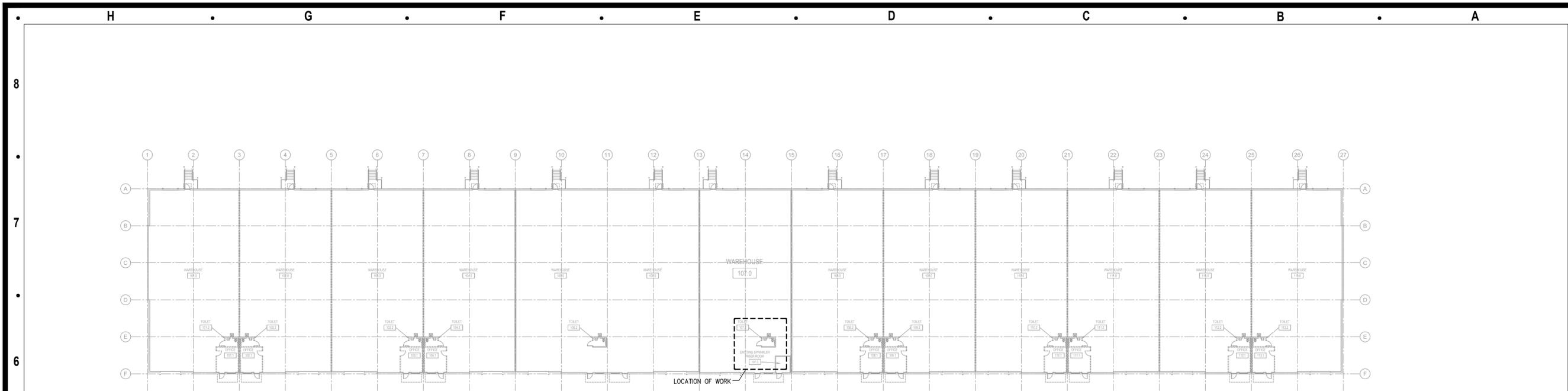


Michael Moore, MO Architect #2009932812
Project Number: 2510
Project Type: TENANT FINISH
Project Name and Address:

ELEMENTAL
624 NE Maguire Blvd
Lee's Summit, Missouri 64064

Issue: Permit Set
Date: 11.26.25

Sheet Title:
**ENLARGED PLANS
CEILING PLAN
A-100**



LOCATION PLAN

SCALE : 1" = 30'-0"

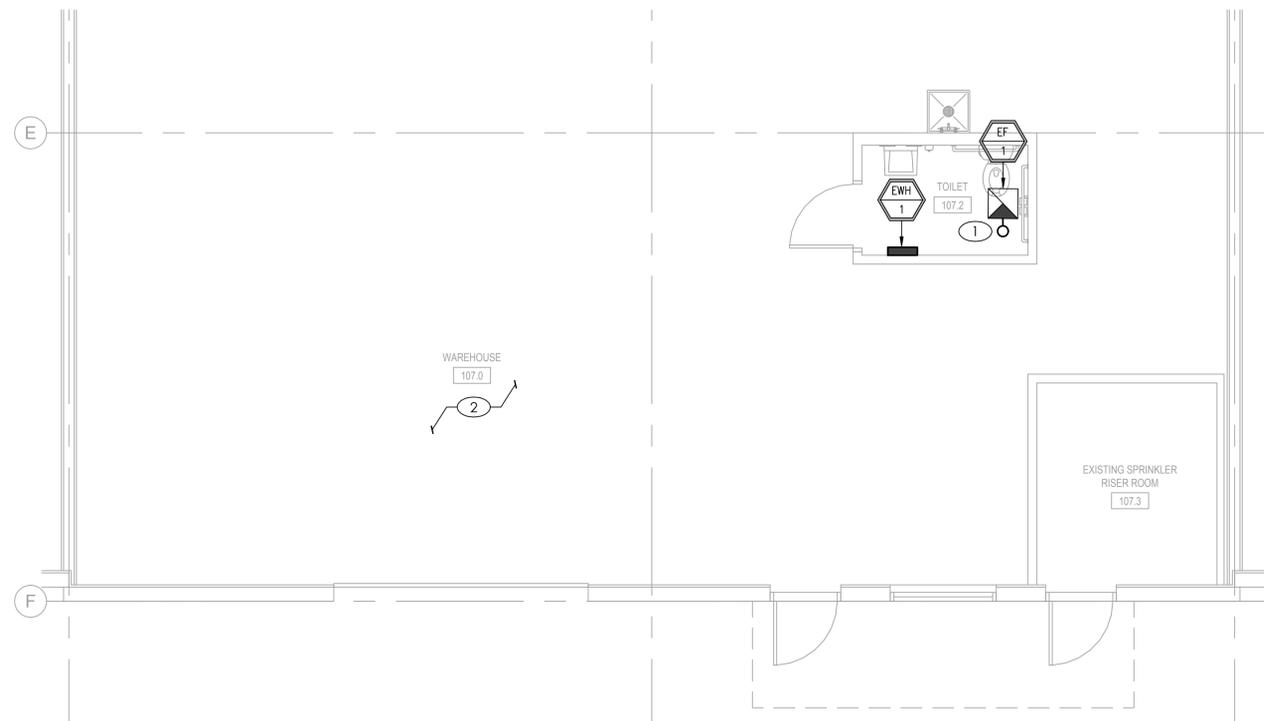


EXHAUST FAN SCHEDULE											
MARK	AREA SERVED	MANUFACTURER	MODEL	MOUNTING LOCATION	CFM	ESP (IN)	DRIVE	WATTS	ELECTRICAL		NOTES
									VOLTS	PHASE	
EF-1	RESTROOM	PANASONIC	FV-0511VK2	CEILING	110	0.375	DIRECT	9.9	120	1	A, B, C

NOTES:
 A. INSTALL EXHAUST FAN PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 B. INTERLOCK FAN OPERATION WITH LIGHT SWITCH.
 C. PROVIDE GRAVITY BACKDRAFT DAMPER AND INTERGRAL DISCONNECT.

ELECTRIC UNIT HEATER SCHEDULE						
MARK	MANUFACTURER OR APPROVED EQUAL	MODEL	WEIGHT	KW	VOLTAGE/PH	REMARKS
EH-1	QMARK	AWH3150	25 LBS	1.5	120/1	1, 2

REMARKS:
 1. PROVIDE WALL MOUNT BRACKET.
 2. PROVIDE WITH INTEGRAL THERMOSTAT AND DISCONNECT.



MECHANICAL PLAN

SCALE : 1/4" = 1'-0"



GENERAL NOTES

- A. DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF WORK. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND PLANS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT, ENGINEER AND/OR OWNER OF CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
- B. ALL ROOF AND WALL PENETRATIONS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR. PROVIDE ALL REQUIRED SLEEVES, FLASHINGS, CURBS, REINFORCED ANGLES, SUPPORTING FRAMES, ETC. UNLESS THEY ARE SPECIFICALLY CALLED OUT TO BE FURNISHED BY OTHERS.

KEYED PLAN NOTES

- 1. CEILING MOUNT EXHAUST FAN. ROUTE 4" Ø EXHAUST DUCT UP THROUGH ROOF TO ROOF CAP. SEAL ROOF PENETRATION WEATHER TIGHT.
- 2. EXISTING TO REMAIN. NO WORK IN AREA.

Architect:
 MICHAEL MOORES, RA
 t: (816) 516-4861

Client:
 Ward Development
 1120 NW Eagle Ridge Blvd.
 Grain Valley, Missouri 64029
 t: (816) 229-8115

Consultants:
 MEP Engineering:
 JSC Engineers
 225 PLAZA STREET, SUITE 202,
 SOLANA BEACH, CA 92075
 t: (816) 272-5289

Revisions to technical submissions which are not made or approved by the licensee are prohibited.



Project Number: 25-098
 Project Type: TENANT FINISH
 Project Name and Address:

ELEMENTAL
 624 NE Maguire Blvd
 Lee's Summit, Missouri 64064

Issue: Date:
 Permit Set 11.26.25

Sheet Title:
 MECHANICAL PLAN

M-101

Architect:
MICHAEL MOORES, RA
t: (816) 516-4861

Client:
Ward Development
1120 NW Eagle Ridge Blvd.
Grain Valley, Missouri 64029
t: (816) 229-8115

Consultants:
MEP Engineering:
JSC Engineers
225 PLAZA STREET, SUITE 202,
SOLANA BEACH, CA 92075
t: (816) 272-5289

Revisions to technical submissions which are not made or approved by the licensee are prohibited.



Project Number: 25-098
Project Type: TENANT FINISH
Project Name and Address:

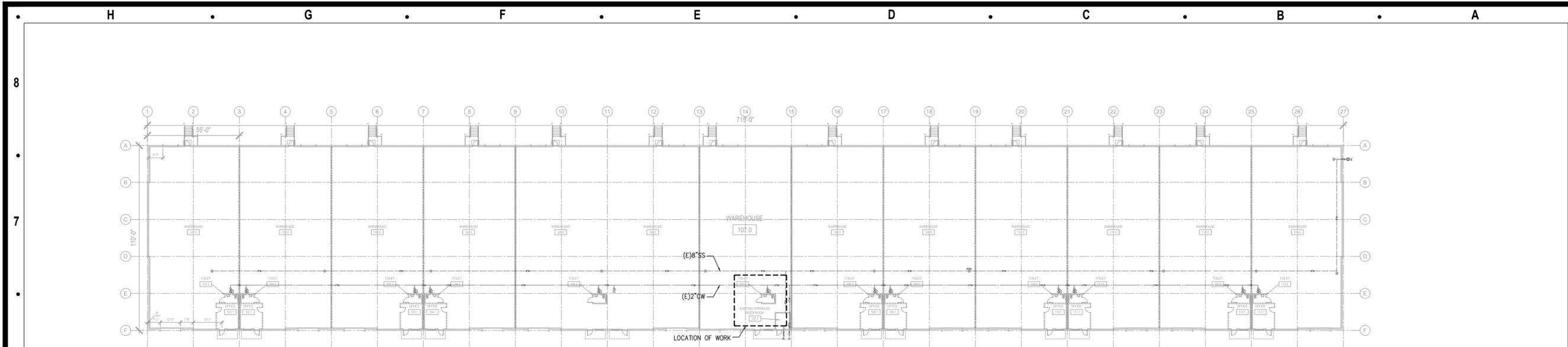
ELEMENTAL
624 NE Maguire Blvd
Lee's Summit, Missouri 64064

Issue: _____ Date: _____
Permit Set: _____ 11.26.25

Sheet Title:

PLUMBING PLAN

P-101



LOCATION PLAN

SCALE : 1" = 30'-0"



GENERAL NOTES

- 1. GENERAL PROVISIONS:**
- OBTAIN ALL PERMITS, FEES, LICENSES, INSPECTIONS, AND CERTIFICATIONS OF COMPLIANCE OR APPROVAL AS REQUIRED BY AUTHORITIES.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE.
 - ALL TESTING REQUIRED BY AUTHORITIES SHALL BE CONSIDERED PART OF THIS WORK.
 - CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS AGAINST DEFECT FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
 - DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF WORK. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND PLANS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT, ENGINEER AND/OR OWNER OF CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.

- 2. PLUMBING:**
- PROVIDE AN APPROVED WATER HAMMER ARRESTOR FOR EACH PLUMBING FIXTURE SUPPLY AS REQUIRED BY FIXTURE MANUFACTURER.
 - ALL EXPOSED PIPE IN FINISHED AREAS SHALL BE CHROME PLATED BRASS PIPE, NO FERROUS PIPE.
 - CLEANOUTS:
 - UNFINISHED FLOOR (FCO): JR SMITH #4020, OR EQUAL.
 - WALL (WCO): JR SMITH #4472, OR EQUAL, 24" ABOVE THE FLOOR.
 - GRADE (GCO): JR SMITH #4256, OR EQUAL, WITH HEAVY DUTY CAST IRON BODY AND COVER.
 - ALL SEWER PIPING LOCATED INSIDE THE BUILDING SHALL BE INSTALLED WITH THE FOLLOWING SLOPES:
 - INSTALL 2" PIPE AT 1/4" PER FOOT FALL.
 - INSTALL 3" TO 6" PIPE AT 1/8" PER FOOT FALL.

- 3. PIPING:**
- DOMESTIC COLD, HOT, AND HOT WATER RECIRCULATING.
 - TYPE L HARD DRAWN COPPER TUBING, ASTM B-88 WITH WROUGHT BRONZE SOLDERED FITTINGS.
 - SANITARY SEWER AND VENTS.
 - WASTE, DRAIN AND VENT PIPE AND FITTINGS, THROUGHOUT THE BUILDING BELOW THE BASE SLAB TO THE LOCATIONS NOTED OUTSIDE OF THE BUILDING SHALL BE ASTM D2665 POLYVINYL CHLORIDE (PVC) DWV PIPE, SCHEDULE 40, SOLVENT JOINT.
- 4. TESTING, BALANCING AND CLEANING:**
- ALL PIPING SHALL BE TESTED FOR LEAKS BEFORE BEING CONCEALED IN WALL CONSTRUCTION OR COVERED WITH INSULATION.
 - SEWER AND VENT PIPING SHALL BE HYDROSTATICALLY TESTED WITH NO LESS THAN 10 FEET OF HEAD FOR A PERIOD OF NOT LESS THAN 15 MINUTES, PER THE LOCAL PLUMBING CODE, WITH NO LEAKS.
 - DOMESTIC WATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF NOT LESS THAN 1-1/2 TIMES THE OPERATING PRESSURE, BUT NOT LESS THAN 60 PSI, FOR A PERIOD OF NOT LESS THAN 2 HOURS, WITH NO LEAKS.

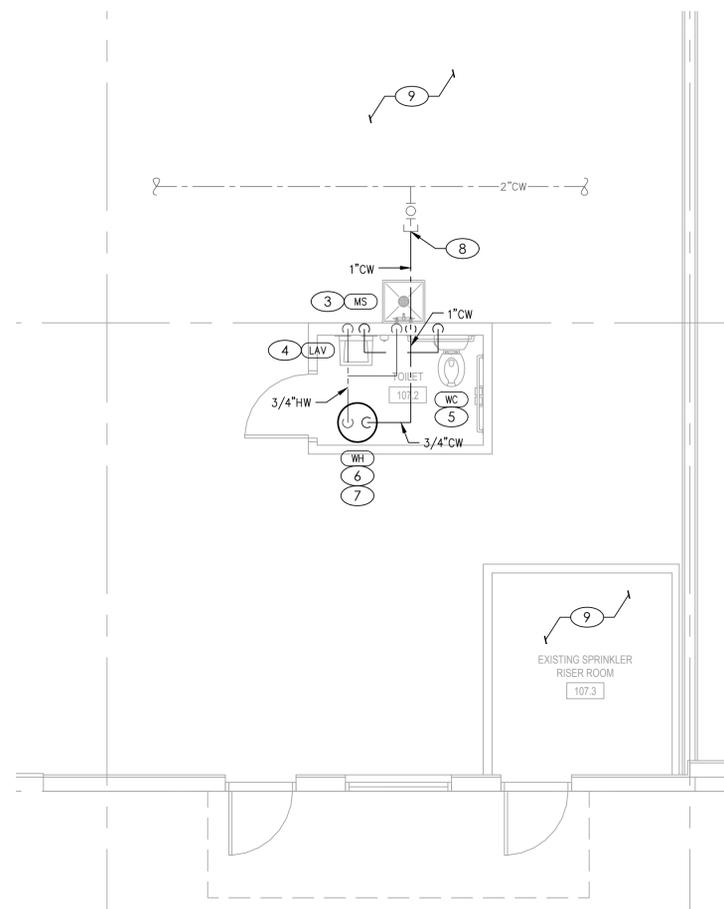
KEYED PLAN NOTES

- VENT STACK UP TO 3" VTR. COORDINATE PIPE PENETRATION WITH ROOFING CONTRACTOR SO NOT TO VOID ROOF WARRANTY. SEAL ROOF PENETRATION WEATHERTIGHT.
- MAKE CONNECTION TO EXISTING 8"SS MAIN. FIELD VERIFY EXACT LOCATION, FLOW DIRECTION, AND INVERT ELEVATION PRIOR TO START OF WORK.
- 1/2"HW AND 1/2"CW DOWN TO MOP SINK.
- 1/2"HW AND 1/2"CW TO LAVATORY. PROVIDE THERMOSTATIC MIXING VALVE EQUAL TO LEONARD MODEL 170. SET SUPPLY HOT WATER TEMPERATURE TO 110°F.
- PROVIDE 1/2"CW TO WATER CLOSET.
- PROVIDE 3/4"CW AND 3/4"HW PIPING TO WATER HEATER.
- ELECTRIC WATER HEATER INSTALLED ABOVE CEILING ON PLATFORM. ROUTE 3/4" DRAIN LINE FROM T&P RELIEF VALVE AND DRAIN PAN TO MOP SINK.
- MAKE CONNECTION TO EXISTING TENANT SHUT-OFF VALVE.
- EXISTING TO REMAIN. NO WORK IN AREA.

PLUMBING FIXTURE SCHEDULE	
FD	FLOOR DRAIN: SIOUX CHIEF 832-36PF, PVC BODY, ADJUSTABLE 6-1/2" ROUND STAINLESS STEEL STRAINER, TRAP PRIMER CONNECTION. PROVIDE TRAP PRIMER EQUAL TO ZURN Z1022-DU.
LAV	WALL-MOUNT LAVATORY: AMERICAN STANDARD LUCERNE, THREE FAUCET HOLE, 4" CENTERS, 14-7/8"x10" OVAL BASIN, VITREOUS CHINA. PROVIDE SINGLE HANDLE FAUCET EQUAL TO GLACIER BAY CONSTRUCTOR. PROVIDE FLEXIBLE SS RISERS WITH CHROME PLATED STOP VALVES, P-TRAP WITH CLEANOUT AND ESCUTCHEONS. INSULATE WITH "HANDI-LAV-GUARD" MODEL 102, OR EQUAL.
MS	MOP SINK: FIAT SB2424 OR EQUAL. 24"x24"x6" MOP BASIN WITH DRAIN. WALL MOUNT FAUCET, T&S B-0655-BSTR, WITH TWO HANDLES, VACUUM BREAKER AND 1/2" NPT THREAD.
WC	FLOOR-MOUNTED ADA WATER CLOSET: KOHLER K-3519-TR-0, HANDICAP ACCESSIBLE, VITREOUS CHINA, 1.0 GPF, ELONGATED BOWL, FLOOR MOUNTED W/ 17.125" BOWL HEIGHT, WHITE, VITREOUS CHINA TANK AND COVER CONTAINING FLUSH VALVE, WHITE OPEN-FRONT SEAT, CHROME STOPS, C.P. FLEXIBLE RISER TUBE, BOLT CAPS AND ESCUTCHEON.
WH	ELECTRIC WATER HEATER: AO SMITH MODEL DEL-20, 20 GALLON CAPACITY, 3/4" CONNECTIONS, 20 GPH @ 90°F RISE, 240V/1PH, SINGLE 4500W ELEMENT. PROVIDE RELIEF VALVE AND EXPANSION TANK.

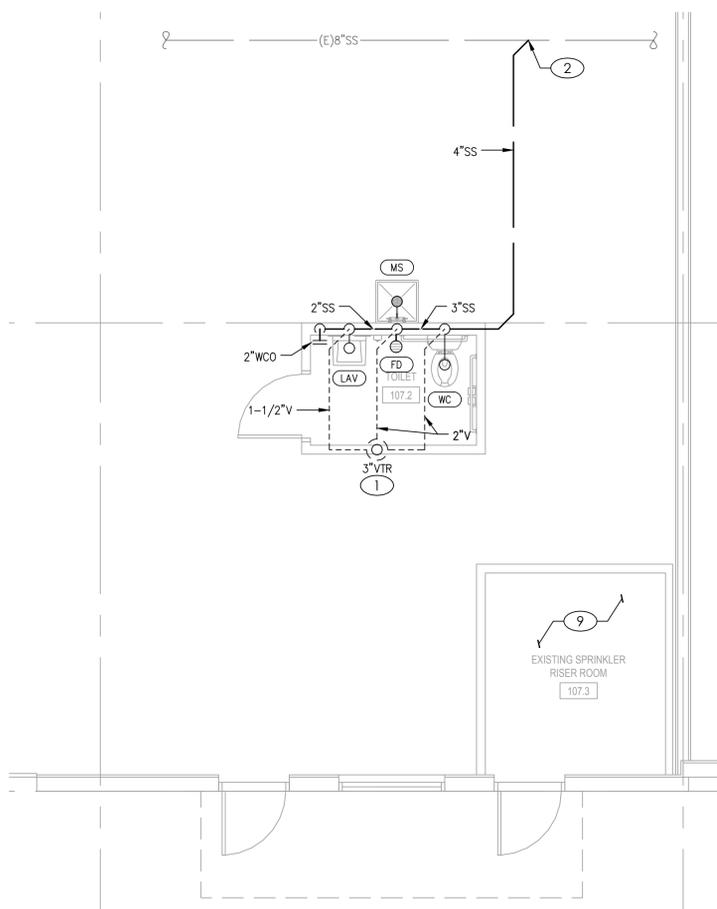
FIXTURE BRANCH CONNECTION SCHEDULE				
FIXTURE	COLD WATER	HOT WATER	WASTE	VENT
FLOOR DRAIN	-	-	4"	2"
LAVATORY	1/2"	1/2"	1 1/2"	1 1/2"
MOP SINK	1/2"	1/2"	3"	2"
WATER CLOSET	1/2"	-	4"	2"

NOTE: PIPE SIZES SHOWN ARE MINIMUM. MINIMUM SANITARY SIZE UNDERGROUND IS 2".



WATER PLAN

SCALE : 1/4" = 1'-0"



WASTE AND VENT PLAN

SCALE : 1/4" = 1'-0"



ELECTRICAL SPECIFICATIONS

PART I - GENERAL

A. GENERAL

- FURNISH AND INSTALL A COMPLETELY WIRED AND OPERATIONAL ELECTRICAL SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS:
 - LIGHTING FIXTURES AS INDICATED AND SPECIFIED ON THE PLANS.
 - ELECTRICAL PANELS, SERVICE, CONDUIT, WIRING, ETC., FOR ALL OUTLETS AND EQUIPMENT.
 - TELEPHONE, TELEVISION, AND FIRE ALARM. OUTLETS AND CONDUIT AS INDICATED.
- OBTAIN AND REVIEW ALL OTHER DRAWINGS INCLUDING REFLECTED CEILING PLAN, INTERIOR AND EXTERIOR ELEVATIONS, FURNITURE PLANS AND ALL MILL WORK DRAWINGS. COORDINATE INSTALLATION OF ALL ELECTRICAL DEVICES AND EQUIPMENT PRIOR TO ROUGH-IN.
- OBTAIN SUBMITTAL AND SHOP DRAWINGS FROM OTHER TRADES AND EQUIPMENT TO COORDINATE INSTALLATION ACCORDINGLY.
- INSTALLATION SHALL COMPLY WITH ALL CURRENT APPLICABLE CODES AND GOVERNING AGENCIES HAVING JURISDICTION.
- FIRE ALARM SYSTEM, IF REQUIRED PER IBC, SHALL BE DESIGN-BUILD BY OWNER'S/GC'S FIRE ALARM CONTRACTOR. DESIGN SHALL BE IN ACCORDANCE WITH NFPA 72. FIRE ALARM CONTRACTOR SHALL SUBMIT STAMPED DRAWINGS TO AHJ FOR REVIEW AND APPROVAL. FIRE ALARM CONTRACTOR IS RESPONSIBLE FOR TESTING AND VERIFYING THAT THE AUDIBILITY OF THE FIRE ALARM SYSTEM MEETS A MINIMUM OF 15 DBA ABOVE AMBIENT NOISE LEVELS. ADD HORNS WHERE REQUIRED TO MAINTAIN MINIMUM LEVELS.
- PROVIDE FIRE STOP ON ALL PIPING THAT PENETRATES RATED WALLS. METHOD OF FIRE STOP SHALL MEET WALL RATING. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE RATED WALLS. THIS CONTRACTOR SHALL PROVIDE FIRE RATED ENCLOSURES AROUND ALL ROUGH-IN BOXES, PANELS, ETC. THAT ARE LOCATED IN FIRE RATED WALLS AND SHALL FIRE CAULK ALL OPENINGS IN RATED ASSEMBLIES.

B. RELATED WORK BY OTHERS

- THE ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, TRENCH, AND BACKFILL FOR ELECTRICAL SERVICE ENTRANCE FROM THE MAIN SERVICE TO UTILITY POINT OF ELECTRICAL SERVICE. ELECTRICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE WITH SERVING UTILITY COMPANY.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, TRENCH, AND BACKFILL FOR PRIMARY PHONE AND CATV SERVICE FROM THE TELEPHONE TERMINAL BOARD OR CABINET TO THE PHONE COMPANY AND CATV COMPANY POINT OF SERVICE COORDINATE WITH LOCAL UTILITY COMPANIES.

C. CODES, REGULATIONS, AND STANDARDS

- THE INSTALLATION SHALL COMPLY WITH APPLICABLE LOCAL AND STATE CODES AND ORDINANCES, WITH THE REGULATIONS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND WITH THE REQUIREMENTS OF THE POWER, TELEPHONE, AND CATV COMPANIES FURNISHING SERVICES TO THIS INSTALLATION.
- THE LATEST EDITIONS OF THE FOLLOWING INDUSTRY STANDARDS, SPECIFICATIONS, AND CODES ARE MINIMUM REQUIREMENTS:
 - THE NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION STANDARDS.
 - THE NATIONAL ELECTRICAL CODE, INCLUDING LOCAL AMENDMENTS.
 - UNDERWRITER LABORATORIES INCORPORATED STANDARDS.
 - AMERICAN NATIONAL STANDARDS INSTITUTE.
 - INTERNATIONAL BUILDING CODE.

D. INSPECTION OF SITE

- PRIOR TO SUBMITTING A BID FOR ELECTRICAL WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED CONSTRUCTION AND SHALL THOROUGHLY ACQUAINT HIMSELF WITH EXISTING UTILITIES, AND WORKING CONDITIONS TO BE ENCOUNTERED, ETC. ALLOWANCE WILL NOT BE MADE FOR NONCOMPLIANCE WITH THIS CONDITION AFTER BIDDING.
- ELECTRICAL INSTALLATION SHALL MEET THE EXISTING CONDITIONS.

E. STORAGE AND HANDLING OF MATERIAL

- DELIVER MATERIALS AND EQUIPMENT TO THE PROJECT IN THE MANUFACTURER'S ORIGINAL, UNOPENED, LABELED CONTAINERS. PROTECT AGAINST MOISTURE, TAMPERING, OR DAMAGE FROM IMPROPER HANDLING OR STORAGE. CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR ANY DAMAGE TO WORK OR MATERIALS UNTIL FINAL ACCEPTANCE BY THE OWNER, AND SHALL MAKE GOOD WITHOUT COST TO THE OWNER, ANY DAMAGE OR LOSS THAT MAY OCCUR DURING THIS PERIOD.
- ARRANGE FOR TIMELY DELIVERY OF MATERIALS AND EQUIPMENT TO THE JOB SITE IN ORDER TO MINIMIZE THE LENGTH OF TIME BETWEEN DELIVERY AND INSTALLATION.
- COVER AND PROTECT ANY MATERIAL WHICH MAY BE AFFECTED BY THE WEATHER WHILE IN TRANSIT OR STORED AT THE PROJECT SITE. ANY MATERIAL FOUND DEFECTIVE OR NOT INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS MAY BE REJECTED BY THE ENGINEER.

F. CLEANUP

- KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS, OR RUBBISH CAUSED BY EMPLOYEES OR WORK UNDER THIS DIVISION OF THE SPECIFICATIONS. AT THE COMPLETION OF THE WORK REMOVE ALL SURPLUS MATERIALS, TOOLS, ETC., AND LEAVE THE PREMISES BROOM-CLEAN.

G. EXCAVATION, CUTTING, AND FITTING

- PERFORM ALL EXCAVATION AND BACK FILLING REQUIRED FOR WORK PERFORMED UNDER THIS DIVISION OF THE SPECIFICATIONS. USE EXCAVATED MATERIALS FOR BACKFILL UNLESS OFF SITE MATERIALS ARE DEEMED NECESSARY.
- PERFORM THE EXCAVATION, CUTTING, FITTING, REPAIRING, AND FINISHING OF THE WORK NECESSARY FOR THE INSTALLATION OF THE EQUIPMENT OF THIS SECTION. HOWEVER, NO CUTTING OF THE WORK OF OTHER TRADES OR OF ANY STRUCTURAL MEMBERS SHALL BE DONE WITHOUT THE CONSENT OF THE ARCHITECT.

H. DRAWINGS

- THE DRAWINGS INDICATE THE GENERAL ARRANGEMENT AND LOCATIONS OF THE ELECTRICAL WORK DATA PRESENTED ON THESE DRAWINGS ARE AS ACCURATE AS PLANNING CAN DETERMINE, BUT FIELD VERIFICATION OF ALL DIMENSIONS, LOCATIONS, LEVELS, ETC., TO SUIT FIELD CONDITIONS IS REQUIRED. REVIEW ALL ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS AND ADJUST ALL WORK TO MEET THE REQUIREMENTS OF CONDITIONS SHOWN. THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ALL OTHER DRAWINGS. DISCREPANCIES BETWEEN DIFFERENT PLANS, OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR REGULATIONS AND CODES GOVERNING THE INSTALLATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING BEFORE THE DATE OF BID OPENING. IF DISCREPANCIES ARE NOT REPORTED, THE CONTRACTOR SHALL BID THE GREATER QUANTITY OR BETTER QUALITY, AND APPROPRIATE ADJUSTMENTS WILL BE MADE AFTER CONTRACT AWARD. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD MEASURE AND CONFIRM MOUNTING HEIGHTS AND LOCATION OF ELECTRICAL EQUIPMENT WITH RESPECT TO COUNTERS, RADIATION, ETC. DO NOT SCALE DISTANCES OFF THE ELECTRICAL DRAWINGS, USE ACTUAL BUILDING DIMENSIONS.

I. COOPERATION WITH OTHER CONTRACTORS

- COOPERATE WITH THE OTHER TRADES SO THAT THE INSTALLATION OF THE ELECTRICAL OUTLETS AND EQUIPMENT WILL BE PROPERLY COORDINATED. CONDUIT, LIGHTING FIXTURES, AND OTHER EQUIPMENT LOCATIONS SHALL BE VERIFIED WITH OTHER TRADES TO AVOID CONFLICT WITH THE PIPING, DUCTWORK, STEEL, BEAMS, OR OTHER OBSTRUCTIONS.
- CAREFULLY VERIFY THE LOCATIONS OF THE OUTLET BOXES AND DETERMINE THAT THEY HAVE NOT BEEN DISTURBED DURING THE INSTALLATION OF MATERIALS OF OTHER TRADES.
- COORDINATE THE LOCATION OF THE TRENCHES AND CONDUITS FOR ELECTRICAL AND TELEPHONE UTILITY SERVICES WITH THE GENERAL CONTRACTOR.
- COORDINATE HVAC AND PLUMBING EQUIPMENT CONNECTION REQUIREMENTS WITH HVAC AND PLUMBING CONTRACTORS.

PART II - PRODUCTS AND EXECUTION

A. MATERIALS

- ALL MATERIALS SHALL BE NEW AND OF QUALITY AS SPECIFIED ON THE PLANS OR SPECIFICATIONS AND MUST CARRY THE UNDERWRITER'S LABORATORIES APPROVAL COVERING THE PURPOSE FOR WHICH THEY ARE USED, IN ADDITION TO MEETING ALL REQUIREMENTS OF THE CURRENT APPLICABLE CODES AND REGULATIONS.

B. SYSTEM GROUNDING

- GROUNDING SHALL COMPLY WITH REQUIREMENTS OF ARTICLE 250. ALL EXPOSED NONCURRENT CARRYING METALLIC PARTS OF ELECTRICAL EQUIPMENT, METALLIC RACEWAY SYSTEMS, METALLIC CABLE ARMOR, GROUNDING CONDUCTOR OF NONMETALLIC SHEATHED CABLES, GROUNDING CONDUCTOR IN NONMETALLIC RACEWAYS, AND GROUNDING CONDUCTORS OF THE WIRING SYSTEM SHALL BE GROUNDING CONDUCTOR (NEUTRAL) OF THE WIRING SYSTEM SHALL BE CONNECTED TO THE SYSTEM GROUNDING CONDUCTOR AT A SINGLE PLACE IN EACH SYSTEM BY REMOVABLE BONDING JUMPERS, SIZED ACCORDING TO THE APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE. THE GROUNDING CONDUCTOR (NEUTRAL) TO THE GROUNDING CONDUCTOR CONNECTION SHALL BE LOCATED IN THE ENCLOSURE FOR THE SYSTEM'S OVERCURRENT PROTECTION OR WHERE OTHERWISE INDICATED ON THE PLANS OR SPECIFICATIONS.
- A GROUND BUS SEPARATE FROM THE NEUTRAL BUS SHALL BE PROVIDED IN ALL DISTRIBUTION PANELS AND PANELBOARDS. PROPER TORQUE ON GROUND BUS SHALL BE VERIFIED, PER MANUFACTURER'S RECOMMENDATIONS, PRIOR TO ENERGIZING EQUIPMENT.
- GROUND BUSES AND NEUTRAL BUSES IN ALL DISTRIBUTION PANELS, LOAD CENTERS, PANELBOARDS, AND THOSE PROVIDED IN ANY EQUIPMENT SHALL BE ISOLATED EXCEPT WHERE REQUIRED TO BE CONNECTED AS SPECIFIED ABOVE FOR THE SERVICE ENTRANCE.
- WHEN INDICATED ON THE DRAWINGS, EQUIPMENT GROUNDING CONDUCTORS SHALL BE EXTENDED FROM THE GROUND BUS IN THE DISTRIBUTION EQUIPMENT TO THE RECEPTACLE, FIXTURE OR DEVICE LUGS WHERE THEY ARE PROVIDED. WHERE LUGS ARE NOT PROVIDED, EQUIPMENT GROUNDING CONDUCTORS SHALL BE CONNECTED TO EQUIPMENT ENCLOSURES. THE CONNECTIONS SHALL BE ARRANGED SUCH THAT REMOVAL OF THE RECEPTACLE, EQUIPMENT GROUNDING CONDUCTORS, OR GROUND JUMPERS FROM GROUND BUSING SHALL NOT AFFECT THE GROUND SYSTEM.
- RACEWAYS MAY NOT BE USED AS A GROUNDING CONDUCTOR FOR POWER AND LIGHTING CIRCUITS. ALL CONDUIT SHALL HAVE SEPARATE CODE SIZED GREEN GROUND WIRE INSTALLED IN THE CONDUIT TO INSURE A CONTINUOUS GROUNDING PATH.
- IN INACCESSIBLE LOCATIONS, MAKE CONNECTIONS BY EXOTHERMIC WELD PROCESS.
- IN ACCESSIBLE LOCATIONS, CONNECTIONS SHALL BE MADE WITH BOLTED THROUGH, APPROVED SOLDERLESS BRONZE GROUNDING DEVICES.

C. WIRE

- CONDUCTOR SIZES SHOWN ON THE DRAWINGS ARE BASED ON COPPER WIRE. UNLESS OTHERWISE SPECIFIED, ALL WIRE SHALL BE TYPE XHHW OR SE FOR FEEDERS OR BRANCH CIRCUITS LARGER THAN 4 AWG, TYPE THHN/THWN INSULATION FOR FEEDERS AND BRANCH CIRCUITS 4 AWG AND SMALLER. ALL BRANCH CIRCUIT WIRING SHALL BE COPPER.
 - ALUMINUM CONDUCTORS MAY BE UTILIZED FOR SERVICE ENTRANCE AND PANEL FEEDERS. CONDUCTORS SHALL BE ALUMINUM ALLOW AA-8000 SERIES.
- THE WIRES SHALL BE MARKED WITH COLOR TO SIMPLIFY CIRCUIT IDENTIFICATION. UNLESS OTHERWISE REQUIRED BY LOCAL ORDINANCES GROUND WIRES SHALL BE GREEN, NEUTRAL WIRES SHALL BE 120V-WHITE, AND LIVE WIRES 208Y/120V AND 120/240 SHALL BE BLACK (PHASE A), RED (PHASE B), AND BLUE (PHASE C). CIRCUIT SHALL BE LABELED IN EACH J-BOX.
 - ALL CONDUCTORS SHALL BE RATED 600 VOLT.
- SPLICING IN EXTERIOR PULL BOXES AND MANHOLES SHALL BE WEATHERPROOF USING "SCOTCHCAST" SPLICE KIT OR APPROVED EQUAL. SEAL ENDS OF CONDUITS AND DUCTS WITH "DUCTSEAL" OR APPROVED EQUAL.
- PROVIDE SOLID CONDUCTOR FOR 12 AWG AND SMALLER.
- NO WIRE SHALL BE INSTALLED IN THE CONDUIT SYSTEM UNTIL THE CONDUIT SYSTEM IS COMPLETE. USE MINERALAC NO. 100 OR EQUIVALENT AS A LUBRICANT TO FACILITATE THE INSTALLATION OF THE CONDUCTORS IN THE CONDUIT SYSTEM.
- MC CABLE WITH COPPER CONDUCTORS AND GROUND WIRE MAY BE USED WHERE PERMITTED.

D. CONDUIT

- MC CABLE MAY BE USED AS ALLOWED BY THE NEC.
- WHERE CONDUIT ENTERS OUTLET BOXES, FIXTURES OR CABINETS, FIRMLY FASTEN WITH STEEL SET SCREW, COMPRESSION CONNECTORS, OR DOUBLE LOCKNUTS FOR GRC. ALL CONNECTIONS SHALL HAVE BUSHINGS OR INSULATED THROAT CONNECTORS. FIRMLY FASTEN CONDUIT TO THE BUILDING CONSTRUCTION. RUN EXPOSED CONDUIT PARALLEL TO THE BUILDING LINES, SUPPORTED BY APPROPRIATE HANGERS (UNISTRUT, T & B OR APPLETON, OR EQUAL).
- CONDUIT PENETRATION THROUGH ROOF SHALL HAVE ROOF FLASHING WITH CAULK TYPE COUNTER FLASHING SLEEVE. INSTALLATION SHALL BE WATER TIGHT.
- CONDUITS SHALL BE ROUTED PARALLEL AND PERPENDICULAR TO THE STRUCTURE.

E. OUTLET, PULL, AND JUNCTION BOXES

- EACH SWITCH, LIGHT, RECEPTACLE OR OTHER OUTLET, SHALL BE PROVIDED WITH A CODE SIZED, STEEL OUTLET BOX. JUNCTION AND PULL BOXES SHALL BE METAL AND CODE SIZED.
- BOXES INSTALLED IN POURED CEMENT FLOORS SHALL BE FLUSH TYPE CAST IRON OR STEEL WITH WATER TIGHT GASKETED COVERS. WHERE BOXES ARE INSTALLED IN FLOORS WITH TILE OR CARPET FLOOR COVERINGS, COVERS SHALL BE OF THE RECESSED TYPE TO ACCOMMODATE THE FLOOR COVERING.
- BOXES INSTALLED FOR THE ALARM, COMPUTER, AND SECURITY SYSTEM SHALL BE PROVIDED WITH APPROPRIATE COVER PLATES.
- BOXES FOR TELEPHONE, COMPUTER, T.V., FIRE ALARM, SECURITY, AND SIMILAR SYSTEMS SHALL BE MINIMUM 2-1/8" DEEP.

F. WIRING DEVICES

- WALL SWITCHES SHALL BE SPECIFICATION GRADE AC SILENT TYPE SWITCHES, 20A 120/277 VOLT.
- RECEPTACLES SHALL BE SPECIFICATION GRADE, DUPLEX TYPE. NEMAS-20R, 20 AMPERE, 120VOLT GROUND TYPE. SPECIAL APPLICATION RECEPTACLES SHALL BE INDICATED ON PLANS. MOUNT WITH THE GROUND DOWN.
- DEVICE PLATES SHALL BE EQUAL TO SIERRA SMOOTH-LINE PLASTIC WALL PLATES. COLOR SHALL BE WHITE, UNLESS OTHERWISE NOTED.
- RECEPTACLES IN OUTDOOR AND WET LOCATIONS SHALL BE INSTALLED WITH A HINGED OUTLET COVER/ENCLOSURE CLEARLY MARKED AND U.L. LISTED SUITABLE FOR WET LOCATIONS WHILE IN USE. EQUAL TO TAYMAC SPECIFICATION GRADE.

G. PANEL BOARDS

- CIRCUIT BREAKER TYPE AS INDICATED ON DRAWINGS. UNLESS INDICATED OTHERWISE, ALL PANELS SHALL HAVE PANEL HAVE PANEL BOARD TYPE CONSTRUCTION WITH BOLT-ON CIRCUIT BREAKERS FOR 3Ø PANELS.
- MANUFACTURERS SHALL BE GENERAL ELECTRIC, SQUARE D, SIEMENS, CUTLER-HAMMER WITH VOLTAGE, SIZES, AND RATINGS AS INDICATED ON DRAWINGS.
- THE CIRCUIT BREAKERS SHALL BE OPERABLE IN ANY POSITION AND BE REMOVABLE FROM THE FRONT OF THE PANEL BOARD WITHOUT DISTURBING THE ADJACENT UNITS. BRANCH BREAKERS SHALL BE OF SUCH DESIGN THAT COMBINATION OF SINGLE-POLE, DOUBLE-POLE, AND THREE-POLE BREAKERS CAN BE ASSEMBLED ON THE SAME PANEL. EACH BRANCH CIRCUIT SHALL BE CLEARLY NUMBERED. BRANCH AND MAIN TERMINALS SHALL BE SOLDERLESS TYPE. HANDLE TIES TO FORM MULTI-POLE BREAKERS NOT ACCEPTABLE.

H. LIGHTING FIXTURES

- PROVIDE ALL LIGHTING FIXTURES, WIRED AND CONNECTED. THE DRAWINGS INDICATE THE FIXTURES FOR EACH LOCATION. PROVIDE LAMPS FOR ALL FIXTURES. THE LAMPS SHALL BE BY THE SAME MANUFACTURER. VERIFY CEILING CONSTRUCTION BEFORE ORDERING RECESSED UNITS. PROVIDE PLASTER FRAMES AND HANGERS AS REQUIRED. CEILING CONSTRUCTION, ARCHITECTURAL ACCESSORIES, VOLTAGE, AND BALLASTS TO MEET THE EXISTING CEILING CONDITION.

I. GUARANTEE

- GUARANTEE ALL MATERIAL FURNISHED AND ALL WORKMANSHIP PERFORMED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK. ANY DEFECTS DEVELOPING WITHIN THIS PERIOD, TRACEABLE TO MATERIAL FURNISHED AS A PART OF THIS SECTION OR WORKMANSHIP PERFORMED HEREUNDER, SHALL BE MADE GOOD AT NO EXPENSE TO THE OWNER.

SYMBOLS LEGEND

NOTE: THIS IS A MASTER LEGEND AND NOT ALL SYMBOLS, ETC. ARE NECESSARILY USED ON THE DRAWINGS.

LIGHTING FIXTURES - SYMBOL/LETTER INDICATES LIGHT FIXTURE AS INDICATED ON FIXTURE SCHEDULE

- LED FIXTURE (SEE LIGHTING FIXTURE SCHEDULE)
- FIXTURE WITH EMERGENCY BATTERY DRIVER UNIT TRACK LIGHT
- DOWNLIGHT FIXTURE WITH EMERGENCY BATTERY DRIVER UNIT
- WALL MOUNTED FIXTURE WITH EMERGENCY BATTERY DRIVER UNIT
- PENDANT MOUNTED FIXTURE WITH EMERGENCY BATTERY DRIVER UNIT
- DOWNLIGHT FIXTURE
- WALL MOUNTED FIXTURE
- PENDANT MOUNTED FIXTURE
- WALL WASHER
- SINGLE FACE EXIT SIGN - UNIVERSAL MOUNTED
- SINGLE FACE EXIT SIGN W/ DIRECTIONAL ARROWS - UNIVERSAL MTD
- DOUBLE FACE EXIT SIGN W/ DIRECTIONAL ARROWS - UNIVERSAL MTD
- DUAL HEADED EMERGENCY UNIT
- COMBO DUAL HEADED EMERGENCY AND EXIT SIGN UNIT

LIGHTING CONTROLS

- S SINGLE POLE SWITCH @ +48" UNLESS NOTED
- Sabc SWITCH BANK @ +48" UNLESS NOTED. LOWER CASE LETTER INDICATES FIXTURE CONTROLLED.
- S3 3-WAY SWITCH @ +48" UNLESS NOTED
- S4 4-WAY SWITCH @ +48" UNLESS NOTED
- Sd DIMMER SWITCH - SIZE AS REQUIRED @ +48" UNLESS NOTED
- Sm MANUAL MOTOR STARTER
- Sos WALL SWITCH WITH OCCUPANCY SENSOR. DIGITAL LOW VOLTAGE WALL SWITCH. SWITCH @ +48" UNLESS NOTED.
- SLV TWO BUTTON DIGITAL LOW VOLTAGE WALL SWITCH. PROVIDES ON/OFF/0-10V DIMMING. SWITCH @ +48" UNLESS NOTED. PROVIDE EXTRA CONTROL CABLES NEEDED TO FIXTURE CONTROLLED.
- Ⓢ LIGHTING CONTROLS CEILING MOUNT OCCUPANCY SENSOR
- Ⓢ LIGHTING CONTROLS POWER PACK

POWER DISTRIBUTION

- SWITCHBOARD, MOTOR CONTROL CENTER OR DISTRIBUTION BOARD
- 277/480V, 3 PHASE, 4 WIRE PANELBOARD, UNO
- 120/208V, 3 PHASE, 4 WIRE PANELBOARD, UNO
- 120/240V, 1 PHASE, 3 WIRE PANELBOARD, UNO
- TRANSFORMER

POWER DEVICES

- SPECIAL HEAVY DUTY RECEPTACLE - SIZE AS NOTED. @ +18" UNLESS NOTED
- 1/2 SWITCHED RECEPTACLE @ +18" UNLESS NOTED
- FIRE RATED POKE THRU WITH TYPE INDICATED
- FLUSH FLOOR BOX WITH TYPE INDICATED
- SINGLE RECEPTACLE @ +18" UNLESS NOTED
- DUPLEX RECEPTACLE @ +18" UNLESS NOTED
- DOUBLE DUPLEX RECEPTACLE @ +18" UNLESS NOTED
- DUPLEX RECEPTACLE INSTALLED ABOVE COUNTERTOP
- GFCI-RATED DUPLEX RECEPTACLE
- ARC FAULT RATED DUPLEX RECEPTACLE
- TAMPER RESISTANT RATED DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE WITH WEATHERPROOF COVER PLATE @ +18" UNLESS NOTED
- JUNCTION BOX
- DISCONNECT SWITCH - SIZE AND TYPE NOTED
- COMBINATION FUSED STARTER DISCONNECT SWITCH FUSE SIZE AS INDICATED, STARTER SIZE "I"

AUXILIARY SYSTEMS

- MECHANICAL EQUIP. CONNECTION, SEE SCHED. ON MECH. PLAN
- TELEPHONE OUTLET @ +18" UNLESS NOTED
- DATA OUTLET @ +18" UNLESS NOTED
- COMBINATION TELEPHONE/DATA OUTLET @ +18" UNLESS NOTED
- TELEVISION OUTLET @ +60" UNLESS NOTED
- SMOKE DETECTOR
- HEAT DETECTOR
- DUCT SMOKE DETECTOR
- REMOTE TEST STATION WITH INDICATING LIGHT. MOUNT AT 48" AFF UNO.
- AUXILIARY SYSTEM TERMINAL CABINET

GENERAL

- CONDUIT RUN CONCEALED IN WALL OR ABOVE CEILING
- CONDUIT RUN BELOW FLOOR OR GRADE
- HOMERUN TO PANELBOARD, INFORMATION AT ARROWS ARE CIRCUIT NUMBERS AND PANELBOARD FOR TERMINATION. REFER TO ASSOCIATED NOTE FOR BRANCH CIRCUIT CONDUCTOR SIZES.
- INDICATES 1/2" CONDUIT CONCEALED IN CEILING OR WALL WITH (3) CONDUCTORS. (1) PHASE, (1) NEUTRAL AND (1) GROUND WIRE. ALL ARE #12 AWG UNLESS NOTED OTHERWISE.
- (E) OR ETR: DENOTES EXISTING ITEM/EQUIPMENT TO REMAIN

Architect:
MICHAEL MOORES, RA
t: (816) 516-4861

Client:
Ward Development
1120 NW Eagle Ridge Blvd.
Grain Valley, Missouri 64029
t: (816) 229-8115

Consultants:
MEP Engineering:
JSC Engineers
225 PLAZA STREET, SUITE 202,
SOLANA BEACH, CA 92075
t: (816) 272-5289

Revisions to technical submissions which are not made or approved by the licensee are prohibited.

Seal:



Project Number: 25-098
Project Type: TENANT FINISH
Project Name and Address:

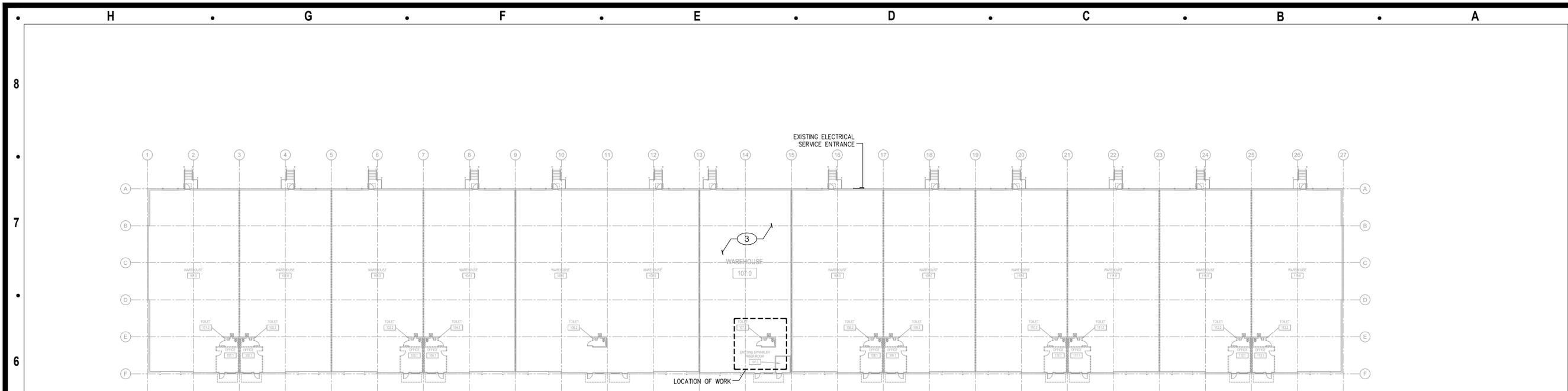
ELEMENTAL
624 NE Maguire Blvd
Lee's Summit, Missouri 64064

Issue: _____ Date: _____
Permit Set 11.26.25

Sheet Title:

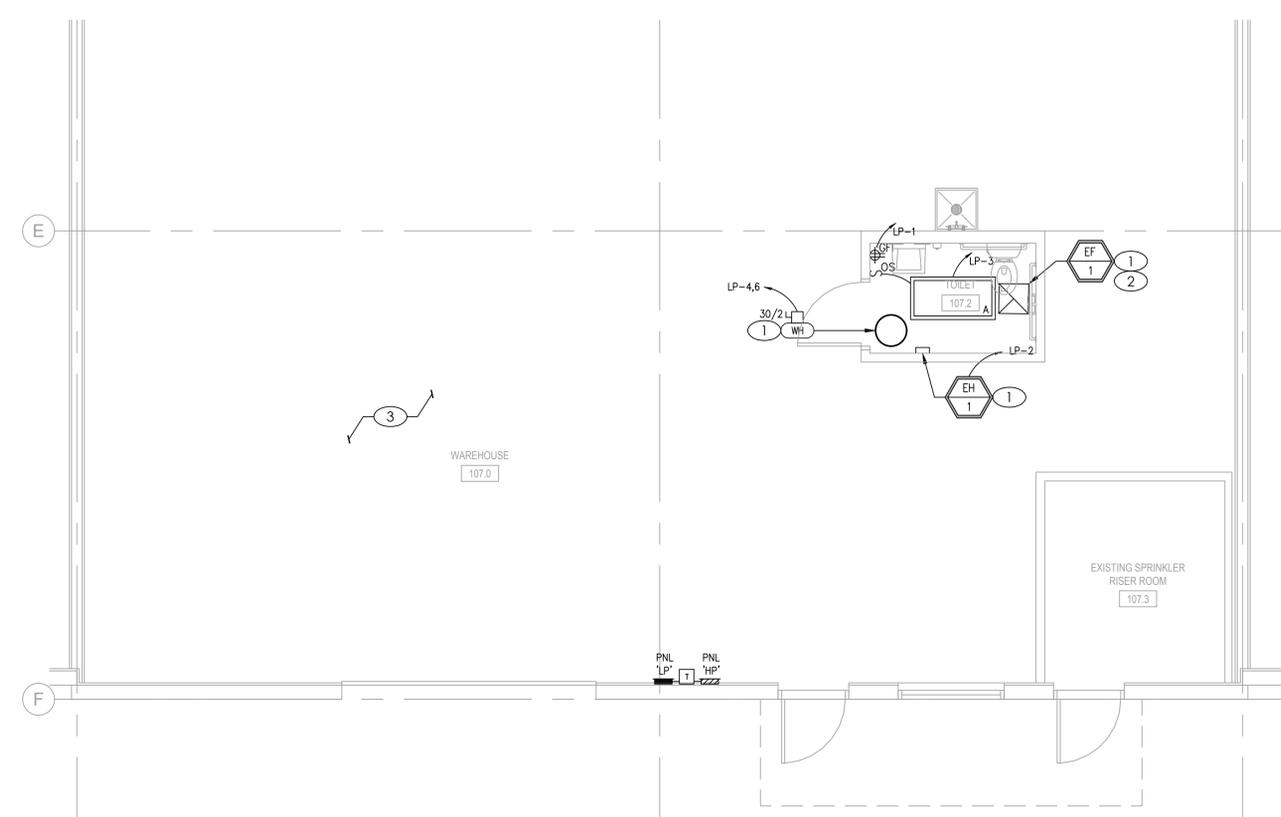
ELECTRICAL
SPECIFICATIONS,
SYMBOLS, & NOTES

E-001



LOCATION PLAN

SCALE : 1" = 30'-0"



ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"



KEYED PLAN NOTES

1. MAKE CONNECTION TO DIVISION 22/23 EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND NEC REQUIREMENTS.
2. WIRE SO THAT ON/OFF OPERATION OF EXHAUST FAN COORDINATES WITH LIGHTING IN ROOM.
3. EXISTING TO REMAIN. NO WORK IN AREA.

Architect:
MICHAEL MOORES, RA
t: (816) 516-4861

Client:
Ward Development
1120 NW Eagle Ridge Blvd.
Grain Valley, Missouri 64029
t: (816) 229-8115

Consultants:
MEP Engineering:
JSC Engineers
225 PLAZA STREET, SUITE 202,
SOLANA BEACH, CA 92075
t: (816) 272-5289

Revisions to technical submissions which are not made or approved by the licensee are prohibited.



Project Number: 25-098
Project Type: TENANT FINISH
Project Name and Address:

ELEMENTAL
624 NE Maguire Blvd
Lee's Summit, Missouri 64064

Issue: Date:
Permit Set 11.26.25

Sheet Title:

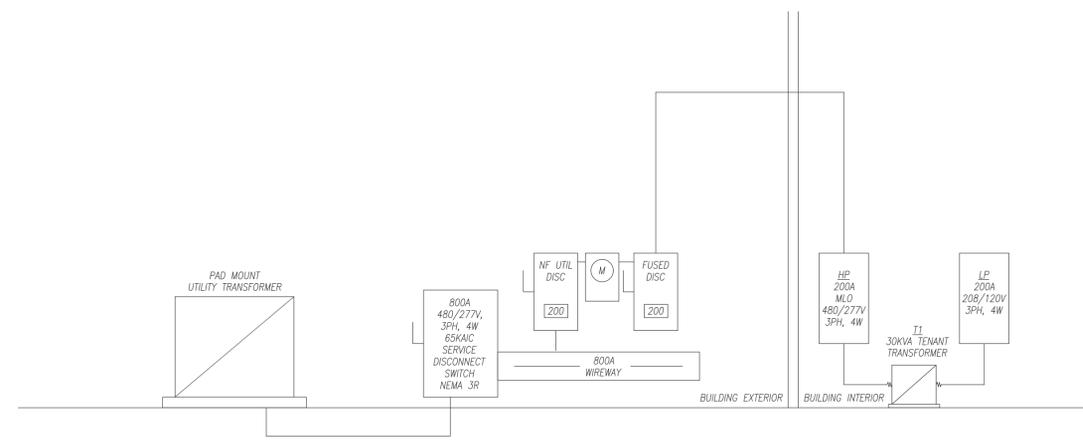
ELECTRICAL PLAN

E-101

ELECTRICAL LIGHTING SCHEDULE								
FIXTURE TYPE	MANUFACTURER		VOLT AMPS	MOUNTING	LAMP TYPE	REMARKS	VOLT	REMARKS
	NAME	CATALOG NUMBER						
A	LITHONIA	EPANL-2X4-4000LM-80CRI-40K-MIN10-ZT-MVOLT	38	CEILING GRID	38 WATT LED	2'X4' LED FLAT PANEL, 4000 LUMEN, 4000K	277/120	1

PANELBOARD: LP (EXISTING)														
BUS AMPS: 100A MAIN SIZE/TYPE: MLO VOLTS/PHASE: 208Y/120V, 3PH, 4W SECTION: 1					FED FROM: HP A/C RATING: 10000 FULLY RATED SERVES: FUTURE OFFICES MOUNTING: SURFACE LOCATION: SOUTH INTERIOR WALL					LINE-SIDE LUGS: MECHANICAL EQUIPMENT GROUND BUS				
CKT NO.	DESCRIPTION	VOLTAMPS/PHASE			WIRE NO.	BKR AMP	P	BKR WIRE NO.	AMP	VOLTAMPS/PHASE			DESCRIPTION	CKT NO.
		A	B	C						A	B	C		
1	LTG/RCP - TOILET	221			12	20	1	15	12	1,500			PWR - EWH	2
3	LTG - OFFICE		80		12	20	1	2	30	10	2,250		PWR - WH	4
5	RCP PANEL (EXIST)			180	12	20	1				2,250			6
7	SPARE				20	1	1	20					SPARE	8
9	SPARE				20	1	1	20					SPARE	10
11	SPARE				20	1	1	20					SPARE	12
13	SPARE				20	1	1	20					SPARE	14
15	SPARE				20	1	1	20					SPARE	16
17	PROVISIONAL SPACE				1	1							PROVISIONAL SPACE	18
19	PROVISIONAL SPACE				1	1							PROVISIONAL SPACE	20
21	PROVISIONAL SPACE				1	1							PROVISIONAL SPACE	22
23	PROVISIONAL SPACE				1	1							PROVISIONAL SPACE	24
25	PROVISIONAL SPACE				1	1							PROVISIONAL SPACE	26
27	PROVISIONAL SPACE				1	1							PROVISIONAL SPACE	28
29	PROVISIONAL SPACE				1	1							PROVISIONAL SPACE	30
SUBTOTAL		221	80	180						1,500	2,250	2,250		
TOTAL PHASE A - VA		1,721												
AMPS		14												
TOTAL PHASE B - VA		2,330												
AMPS		19												
TOTAL PHASE C - VA		2,430												
AMPS		20												
TOTAL PNLBD - VA		6,481											6,511 VA	
AMPS		18											18 A	

PANELBOARD SCHEDULE 1
SCALE : NO SCALE



ALL ITEMS AREA EXISTING TO REMAIN. SHOWN FOR REFERENCE ONLY
EXISTING TENANT ELECTRICAL SINGLE LINE DIAGRAM 2
SCALE : NO SCALE

Architect:
MICHAEL MOORES, RA
t: (816) 516-4861

Client:
Ward Development
1120 NW Eagle Ridge Blvd.
Grain Valley, Missouri 64029
t: (816) 229-8115

Consultants:
MEP Engineering:
JSC Engineers
225 PLAZA STREET, SUITE 202,
SOLANA BEACH, CA 92075
t: (816) 272-5289

Revisions to technical submissions which are not made or approved by the licensee are prohibited.

Seal:

11-26-2025

Project Number: 25-098
Project Type: TENANT FINISH
Project Name and Address:
ELEMENTAL
624 NE Maguire Blvd
Lee's Summit, Missouri 64064

Issue: _____ Date: _____
Permit Set 11.26.25

Sheet Title:
ELECTRICAL SCHEDULES AND DIAGRAMS
E-201