

PROJECT INFORMATION

LEGAL DESCRIPTION:
VILLAGE AT DISCOVERY PARK, LOT 1, 2.1 ACRES
SECTION 30, TOWNSHIP 48, RANGE 31

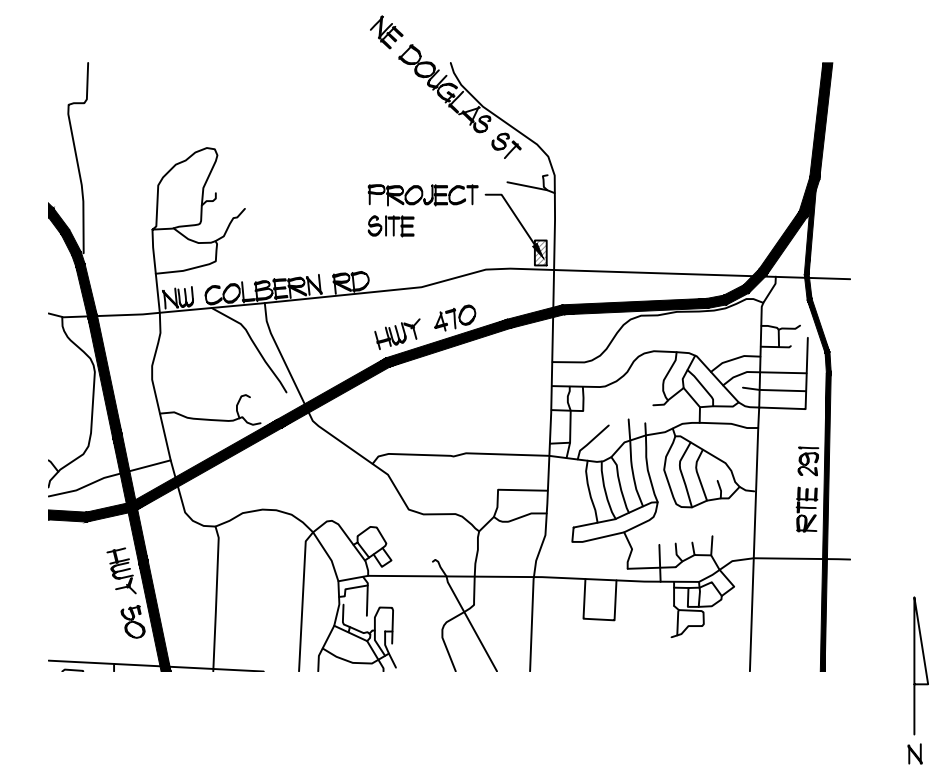
PROPERTY ZONING: PMIX - PLANNED MIXED USE

PROJECT DESCRIPTION:
BUILD-OUT UNFINISHED TENANT SHELL SPACE ON 2ND FLOOR OF SPECULATIVE OFFICE BUILDING. WORK TO INCLUDE HALL LOBBY SPACE FOR TENANTS THIS FLOOR.
NO CHANGE TO THE EXISTING ACCESSIBLE ROUTE

OWNER:
DISCOVERY PARK - LEE'S SUMMIT P1 LLC
4220 PHILIPS FARM RD
COLUMBIA, MO 65201

TENANT:
INTRINSIC DEVELOPMENT

LOCATION PLAN



SPECIAL INSPECTIONS

NO SPECIAL INSPECTIONS ARE ANTICIPATED FOR THE SCOPE OF THIS PROJECT

CODE NOTES

2018 INTERNATIONAL CODE COUNCIL FAMILY OF CODES
2009 ICC A117.1 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS & FACILITIES
2017 NATIONAL ELECTRIC CODE

USE GROUPS: B
(B) BUSINESS

CONSTRUCTION TYPE: 5B
NON-COMBUSTIBLE / NON-PROTECTED

AUTOMATIC FIRE PROTECTION:
EXISTING BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. SPRINKLER SYSTEM DESIGN AND MODIFICATIONS TO THE EXISTING SYSTEM SHALL BE PREPARED WITH DRAWINGS STAMPED BY AN ENGINEER LICENSED IN THE STATE OF MISSOURI.

BUILDING HEIGHT AND AREA:
EXISTING BUILDING: 14,014 S.F. PER FLOOR / 2 STORY / 42'-0"

NO CHANGE TO EXISTING BUILDING HEIGHT OR AREA

PROPOSED TENANT AREA: 6,267 S.F. / 1 STORY

OCCUPANT LOAD:			
PROPOSED TENANT	AREA	PERIOD OCCUPANCY	OCCUPANTS
BUSINESS	6,267 S.F.	1 OCC. / 150 S.F.	= 42
TOTAL:			42

EGRESS:
2 EXITS REQUIRED AT LEVEL OF EXIT DISCHARGE PER TABLE 1006.3.2
EGRESS WIDTH (IBC 1005.3.1) = 42 OCCUPANTS x 3 = 126
-MINIMUM REQUIRED WIDTH PER IBC 1010.1.1 (SIZE OF DOORS) = 32"
2 EXITS TO EXIT HALL - 2 EXITS TO EGRESS STAIRS PROVIDED AT 36" EACH

PLUMBING FIXTURE REQUIREMENTS:									
SPACE		WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN RATIO		DRINKING FOUNTAINS	
USE	LOAD	RATIO	MALE FEMALE	RATIO	MALE FEMALE				
B	42	1/25 FOR 1ST 50 AND 1/40 FOR REMAINDER	0.84 0.84	1/40 FOR 1ST 60 AND 1/80 FOR REMAINDER	0.53 0.53	1/100	0.42		
SUBTOTALS			84 84		53 53				42
REQUIRED			1 1		1 1				2
TOTAL PROVIDED			2 2		1 1				SEE NOTE 2

- NOTES:
- SERVICE SINK TO BE PROVIDED IN JANITOR CLOSET
 - DRINKING FOUNTAINS WILL BE SUBSTITUTED FOR THIS PROJECT. PER ADOPTED CITY OF LEE'S SUMMIT ORDINANCE SEC. 7-403. WATER COOLERS OR BOTTLED WATER DISPENSERS SHALL BE PERMITTED TO BE SUBSTITUTED FOR DRINKING FOUNTAIN REQUIREMENT.
 - ADDITIONAL SINGLE USER RESTROOM PROVIDED IN PRIVATE OFFICE

SIGNAGE:

PRIOR TO FABRICATION AND INSTALLATION OF ANY EXTERIOR SIGNS, SIGN PERMIT APPLICATION WILL BE GENERATED AND APPROVED BY THE REGULATING AUTHORITY.

DEFERRED SUBMITTALS:

THE FOLLOWING APPROVED DEFERRED SUBMITTAL ITEMS AND/OR DESIGN DRAWINGS SHALL BE SUBMITTED BY THE RESPONSIBLE DESIGN PROFESSIONAL TO BUILDING SAFETY FOR REVIEW NOT MORE THAN SIXTY (60) DAYS AFTER THE DATE THAT THE BUILDING PERMIT IS ISSUED AND PRIOR TO THE WORK BEING PERFORMED:

- AUTOMATIC SPRINKLER SYSTEM
- FIRE ALARM SYSTEMS

SUBMITTALS:

- BY SUBMITTING SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS, THE CONSTRUCTOR REPRESENTS TO THE OWNER AND ARCHITECT THAT THE CONTRACTOR HAS:
1. REVIEWED AND APPROVED THEM
 2. DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO SO
 3. CHECKED AND COORDINATED THE INFORMATION WITH THE REQUIREMENTS OF THE WORK AND OF THE CONSTRUCTION DOCUMENTS.

THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK FOR WHICH THE CONTRACT DOCUMENTS REQUIRE SUBMITTALS UNTIL THE SUBMITTAL HAS BEEN APPROVED BY THE ARCHITECT.

- THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR DEVIATIONS FROM THE CONTRACT DOCUMENTS BY THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES, OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF THE SUBMITTAL AND:
1. THE ARCHITECT HAS GIVEN WRITTEN APPROVAL FOR THE DEVIATION AS A MINOR CHANGE IN THE WORK, OR
 2. A CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE HAS BEEN ISSUED AUTHORIZING THE DEVIATION.

NOTES

SAFEGUARDS DURING CONSTRUCTION:

- GENERAL:
- CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS OR ADJOINING PROPERTY FOR THE DURATION OF THE CONSTRUCTION PROJECT.
- CONSTRUCTION SAFEGUARDS:
- REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES, AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING REMODELING, ALTERATIONS, REPAIRS OR ADDITIONS TO ANY BUILDING OR STRUCTURE.
 - EXCEPTION: WHEN SUCH REQUIRED ELEMENTS OR DEVICES ARE BEING REMODELED, ALTERED OR REPAIRED, ADEQUATE SUBSTITUTE PROVISIONS SHALL BE MADE.
 - EXCEPTION: WHEN EXISTING BUILDING IS NOT OCCUPIED.
 - WASTE MATERIALS SHALL BE REMOVED IN A MANNER WHICH PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY.
- SANITARY:
- SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING, OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE.
- PROTECTION OF PEDESTRIANS:
- PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING, AND DEMOLITION ACTIVITIES AS REQUIRED BY CHAPTER 33. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.
 - CONSTRUCTION RAILINGS SHALL BE AT LEAST 42 INCHES IN HEIGHT AND SHALL BE SUFFICIENT TO DIRECT PEDESTRIANS AROUND CONSTRUCTION AREAS.
 - PEDESTRIAN PROTECTION REQUIRED BY THIS SECTION SHALL BE MAINTAINED IN PLACE AND KEPT IN GOOD ORDER FOR THE ENTIRE LENGTH OF TIME PEDESTRIANS MAY BE ENDANGERED.
 - UPON COMPLETION OF THE CONSTRUCTION ACTIVITY, SHALL IMMEDIATELY REMOVE WALKWAYS, DEBRIS AND OTHER OBSTRUCTIONS AND LEAVE SUCH PUBLIC PROPERTY IN AS GOOD A CONDITION AS IT WAS BEFORE WORK COMMENCED.
 - ALL COVERED WALKWAYS, BARRIERS AND BARRICADES SHALL BE IN ACCORDANCE WITH SECTION 3308 OF THE INTERNATIONAL BUILDING CODE.
- PROTECTION OF ADJOINING PROPERTY:
- ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BY PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING, AND DEMOLITION WORK. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES.
- TEMPORARY USE OF STREETS, ALLEYS, AND PUBLIC PROPERTY:
- THE TEMPORARY USE OF STREETS OR PUBLIC PROPERTY FOR THE STORAGE OR HANDLING OF MATERIALS OR OF EQUIPMENT REQUIRED FOR CONSTRUCTION OR DEMOLITION, AND THE PROTECTIONS PROVIDED TO THE PUBLIC SHALL COMPLY WITH THE PROVISIONS OF THE AUTHORITY HAVING JURISDICTION AND SECTION 3308 OF THE INTERNATIONAL BUILDING CODE.
 - CONSTRUCTION MATERIALS AND EQUIPMENT SHALL NOT BE PLACED OR STORED SO AS TO OBSTRUCT ACCESS TO FIRE HYDRANTS, STANDPIPES, FIRE OR POLICE ALARM BOXES, CATCH BASINS OR MANHOLES, NOR SHALL SUCH MATERIAL OR EQUIPMENT BE LOCATED WITHIN 20 FEET OF A STREET INTERSECTION, OR PLACED SO AS TO OBSTRUCT NORMAL OBSERVATIONS OF TRAFFIC SIGNALS OR TO HINDER THE USE OF PUBLIC TRANSIT LOADING PLATFORMS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY CONSTRUCTION DEBRIS FROM PUBLIC ROADWAYS OR SIDEWALKS.
- AUTOMATIC SPRINKLER SYSTEM
- IN BUILDINGS WHERE AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED BY THE INTERNATIONAL BUILDING CODE IT SHALL BE UNLAWFUL TO OCCUPY ANY PORTION OF A BUILDING OR STRUCTURE UNTIL THE AUTOMATIC SPRINKLER SYSTEM INSTALLATION HAS BEEN TESTED AND APPROVED.
 - OPERATION OF SPRINKLER CONTROL VALVES SHALL BE PERMITTED ONLY BY PROPERLY AUTHORIZED PERSONAL AND SHALL BE ACCOMPANIED BY NOTIFICATION OF DULY DESIGNATED PARTIES.
 - WHEN THE SPRINKLER PROTECTION IS BEING REGULARLY TURNED OFF AND ON TO FACILITATE CONNECTION OF NEWLY COMPLETED SEGMENTS, THE SPRINKLER CONTROL VALVES SHALL BE CHECKED AT THE END OF EACH WORK PERIOD TO ASCERTAIN THAT THE PROTECTION IS IN SERVICE.
- FIRE EXTINGUISHERS
- ALL STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS:
 - @ EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
 - IN EVERY STORAGE AND CONSTRUCTION SHED.
 - ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
- EXITS
- REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING, OR ALTERATIONS AND ADDITIONS TO ANY BUILDING.

DOCUMENT DISTRIBUTION AND BIDDING:

BY SUBMITTING A PROPOSAL FOR THE PROPOSED SCOPE OF WORK THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:

1. REVIEW THE EXISTING CONDITIONS AT THE SITE.
2. REVIEW THE ENTIRE SET OF CONSTRUCTION DOCUMENTS
3. NOTIFY THE ARCHITECT OF ANY DEVIATION FROM THE REPRESENTED SCOPE OF WORK AND SUBMITTED BID PROPOSAL.
4. PROVIDE SUBMITTALS FOR REVIEW OF PRIMARY PROJECT COMPONENTS
5. COORDINATE THE PROPOSED SCOPES OF WORK TO PROVIDE A COMPREHENSIVE BID CONTRACT DOCUMENTS MAY ONLY BE MODIFIED BY OFFICIAL ADDENDUM, ASI, RFP, ETC. ISSUED BY THE ARCHITECT.
7. PERFORM REQUIRED SPECIAL INSPECTIONS AND PROVIDE ARCHITECT WITH A COPY OF REPORTS AS THEY ARE PERFORMED.

ALTERNATE BIDS:

- 1.

INTRINSIC DEVELOPMENT - CORPORATE OFFICE



221 NE ALURA WAY - STE. # ### , LEES SUMMIT, JACKSON COUNTY, MO 64064

ARCHITECT: SAI ARCHITECTURE
210 PARK AVENUE
COLUMBIA, MO 65203
573-874-1818

MEP: J-SQUARED ENGINEERING
2400 BLUFF CREEK DR., SUITE 101
COLUMBIA, MO 65201
573-234-4492

DRAWING INDEX

SHEET # DESCRIPTION

PROJECT INFORMATION (SIMON ASSOCIATES)

G100	COVER SHEET / CODE REVIEW	•	•	•	•
G110	ADA REQUIREMENTS	•	•	•	•
ARCHITECTURAL (SIMON ASSOCIATES)					
A100	FLOOR PLAN / WALL TYPES / SCHEDULES	•	•	•	•
A400	INTERIOR ELEVATIONS	•	•	•	•
A600	SCHEDULES	•	•	•	•
MECHANICAL (J-SQUARED)					
MEP1	MEP COVER SHEET	•	•	•	•
M111	HVAC PLAN - AREA A	•	•	•	•
M121	HVAC PLAN - AREA B	•	•	•	•
M501	HVAC DETAILS	•	•	•	•
M601	HVAC SCHEDULES	•	•	•	•
ELECTRICAL (J-SQUARED)					
EP111	POWER PLAN - AREA A	•	•	•	•
EP121	POWER PLAN - AREA B	•	•	•	•
EL101	LIGHTING PLAN	•	•	•	•
E501	ELECTRICAL DETAILS	•	•	•	•
E601	ELECTRICAL SCHEDULES	•	•	•	•
PLUMBING (J-SQUARED)					
PS101	SANITARY SEWER PLAN	•	•	•	•
PW101	WATER AND GAS PLAN	•	•	•	•
P501	PLUMBING DETAILS	•	•	•	•

ORIGINAL - 11/17/2025	REVISION #1 - 12/15/2025	REVISION #2 - DATE	REVISION #3 - DATE	REVISION #4 - DATE
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12/15/2025
JASON K. TEGERDINE
ARCHITECT MO# A-2019003788

Missouri Certificate of Authority
000644

THE ARCHITECT TAKES
RESPONSIBILITY FOR THE DRAWINGS
BEARING THIS SEAL AND DISCLAIMS
RESPONSIBILITY FOR ALL OTHER
DRAWINGS IN THE SET

SAI ARCHITECTURE



210 Park Avenue
Columbia, Missouri 65203
Phone: 573-874-1818

WWW.SAIARCHITECTURE.COM

INTRINSIC DEVELOPMENT
CORPORATE OFFICE - STE# ###
PROJECT #25062
221 NE ALURA WAY, LEES SUMMIT, JACKSON COUNTY, MO, 64064

REVISIONS:

NO. DATE & DESCRIPTION:

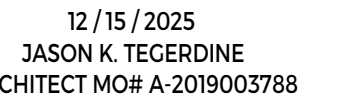
12/15/2025 REV1
CODE NOTES

G100

COVER SHEET & CODE NOTES

CONSTRUCTION DOCUMENTS

DATE ISSUED: 11/17/2025



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PROJECT #25002
221 NE ALURA WAY, LEE'S SUMMIT, JACKSON COUNTY, MO, 64064

REVISIONS:

O. DATE & DESCRIPTION:

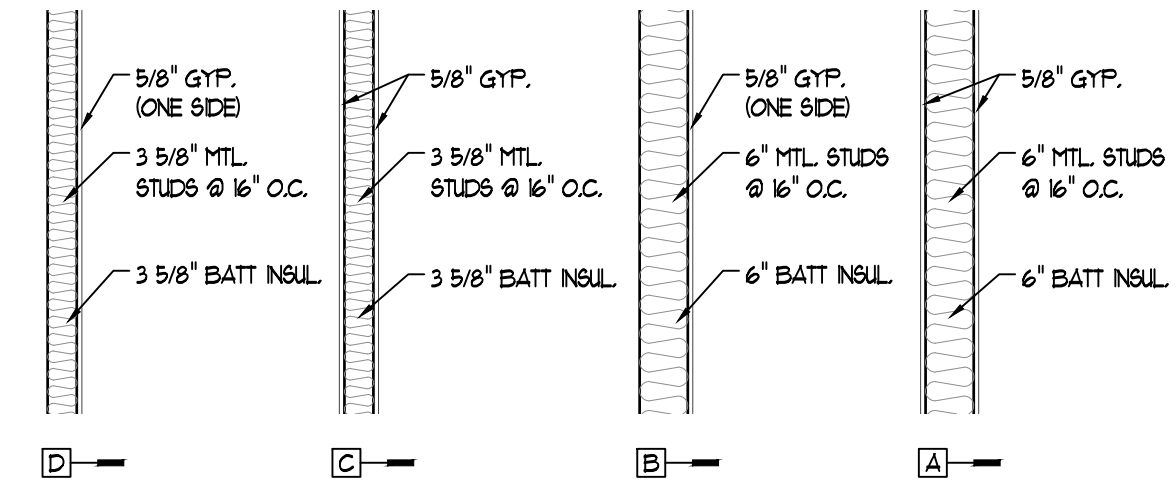
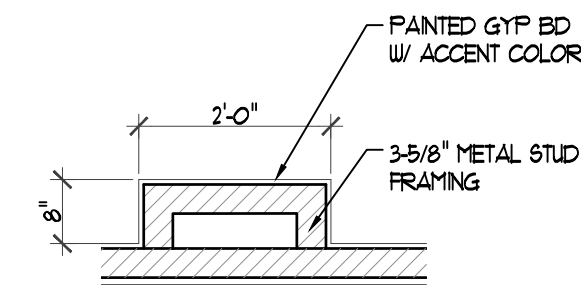
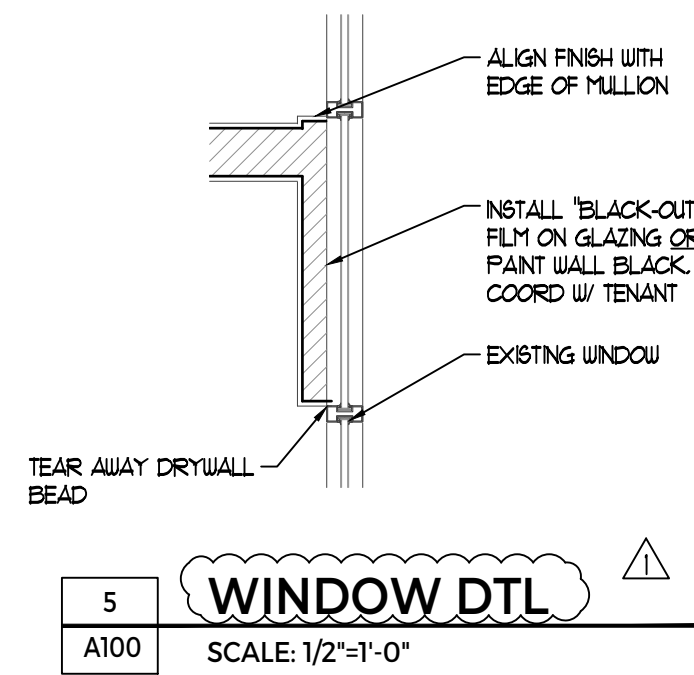
12/15/2025 REV1
CITY COMMENTS

A100

FLOOR PLAN

CONSTRUCTION DOCUMENTS

DATE ISSUED: 11 /17 / 2025

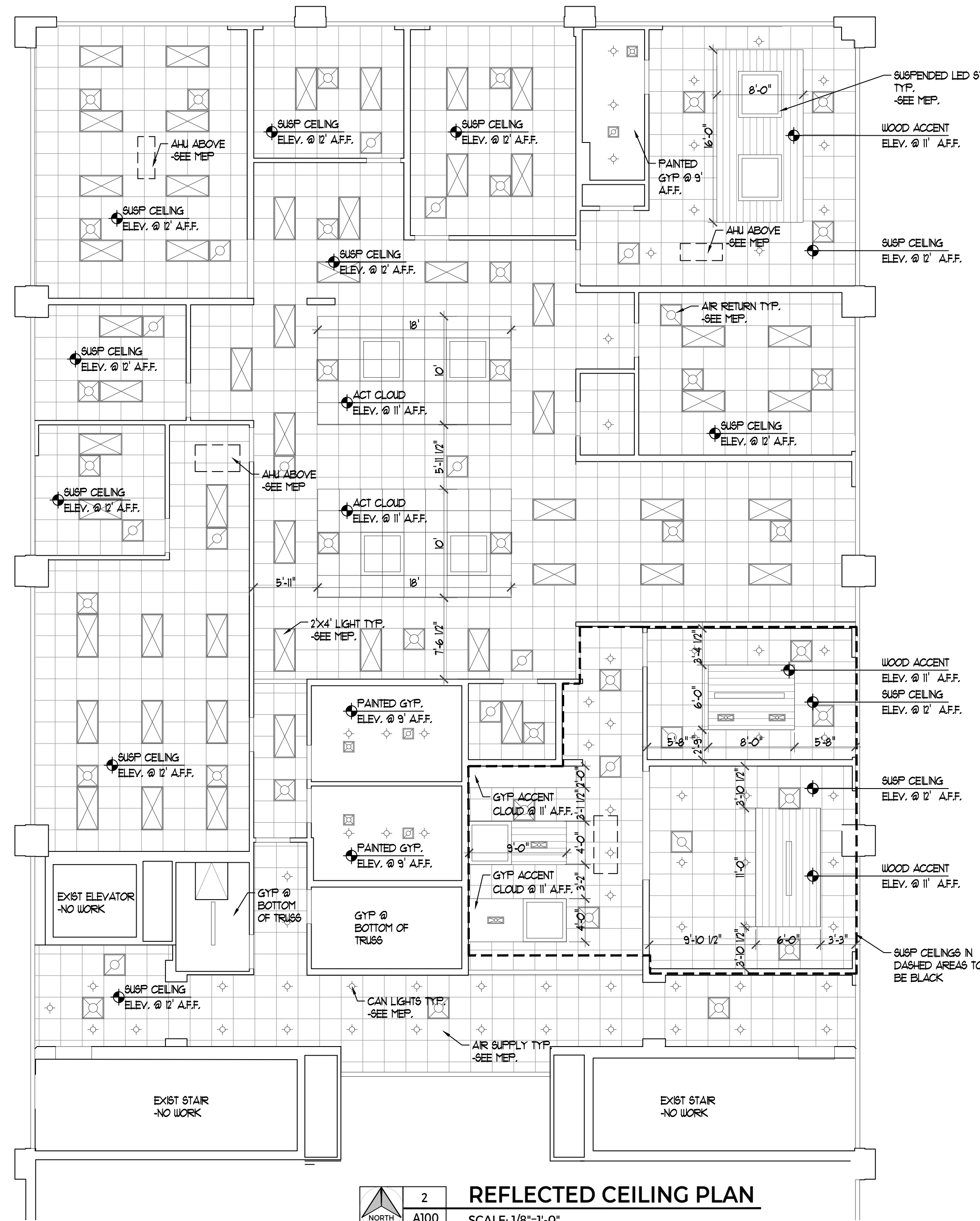


4	HALL ACCENT DTL.
A100	SCALE: 1/2"=1'-0"

3	WALL TYPES
A100	SCALE: 1/2"=1'-0"

WALL NOTES:

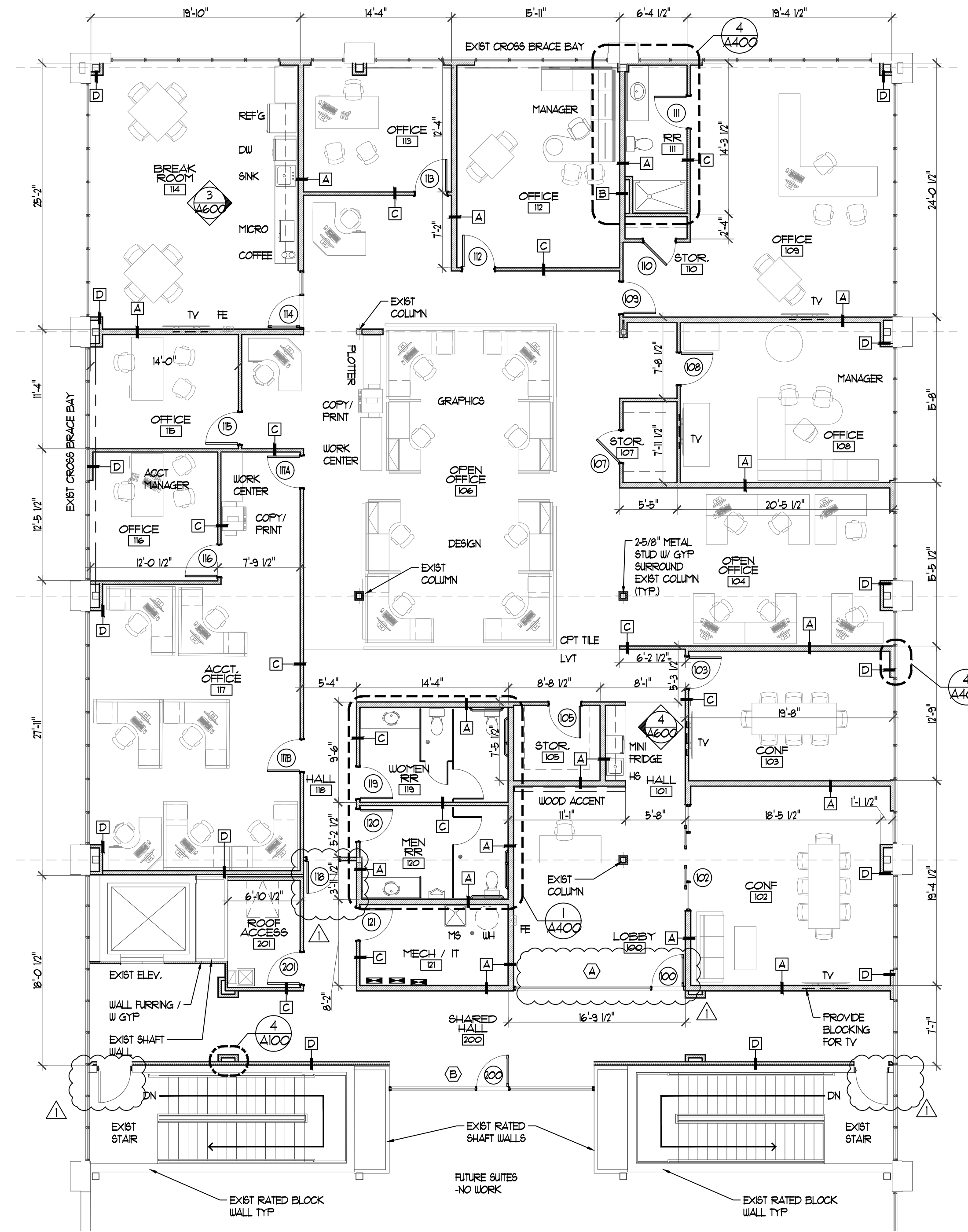
1. UTILIZE MOISTURE RESISTANT GYP. BD. AT ALL PLUMBING WALL LOCATIONS AND AREAS SUSCEPTIBLE TO MOISTURE.
2. TOP TRACK TO BE SLOTTED DEFLECTION TRACK, WITH 1" CLEARANCE WHERE STUDS ATTACH TO ROOF STRUCTURE
3. PROVIDE BLOCKING IN WALLS AT TV LOCATIONS, COORDINATE HEIGHT WITH TENANT.



	2	REFLECTED CEILING PLAN SCALE: 1/8"=1'-0"
	A100	

CEILING NOTES:

1. LIGHTS & DIFFUSERS SHOWN FOR REFERENCE ONLY. SEE MEP FOR DETAIL.
2. SUSPENDED CEILING SYSTEM TO BE 2x2 WHITE 5/8" GRID WITH WHITE TEGULAR TILES, STYLE T80
3. INSTALL MATERIAL AND SUSPENSION SYSTEM IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
4. COORDINATE INSTALLATION WITH MECHANICAL AND ELECTRICAL WORK TO ENSURE PROPER LOCATION AND ANCHORAGE.
5. MEASURE AND LAYOUT CEILING SYSTEM TO AVOID LESS THAN HALF TILE UNITS. SCRIBE AND CUT TILES TO FIT ACCURATELY.

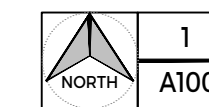


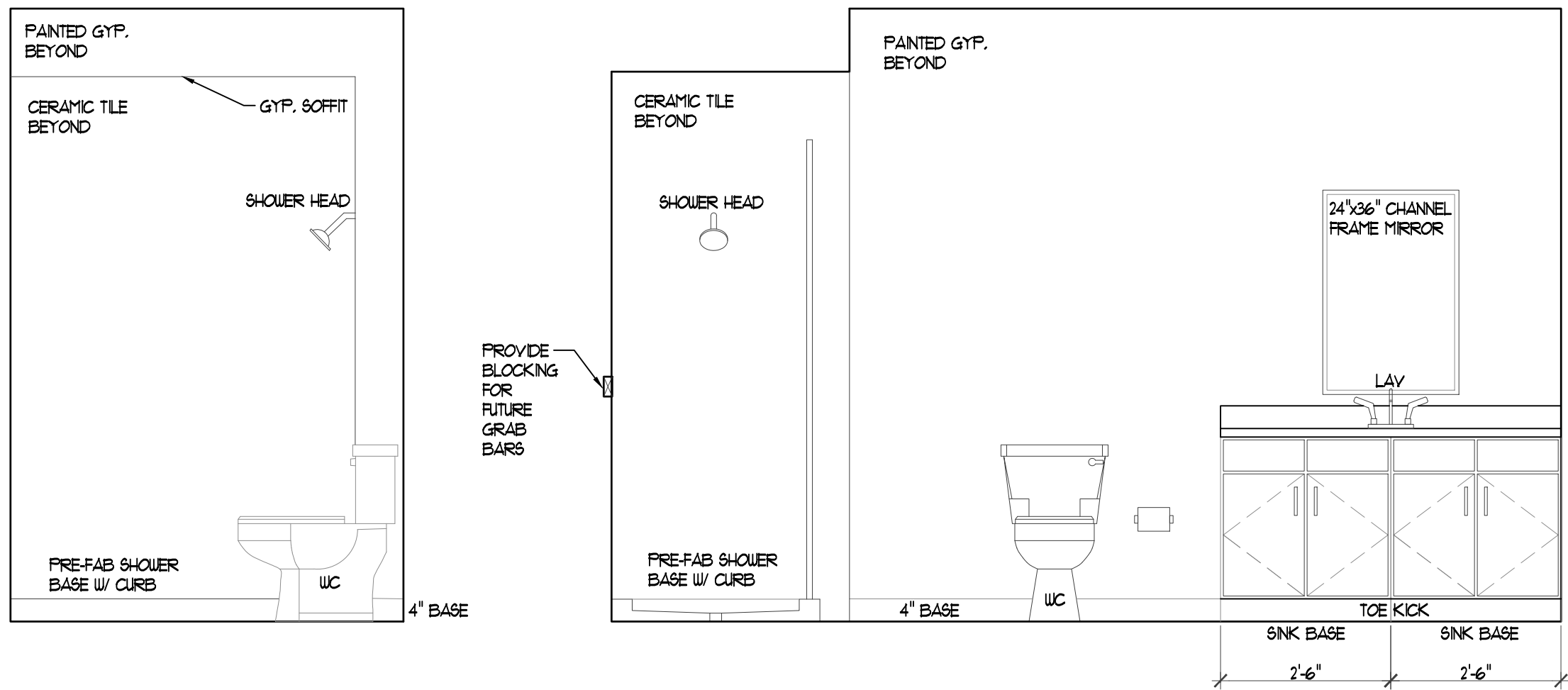


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A100

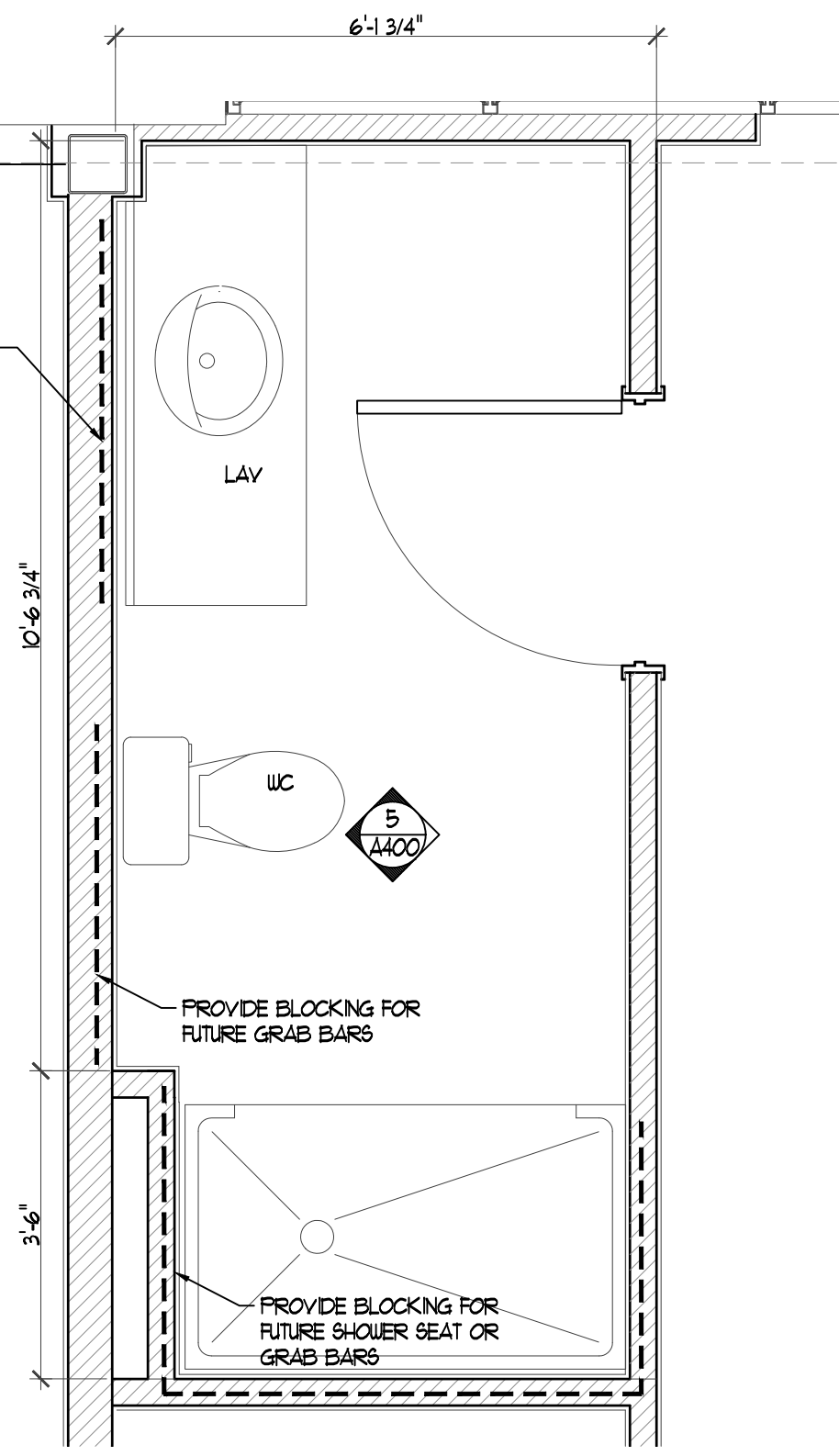
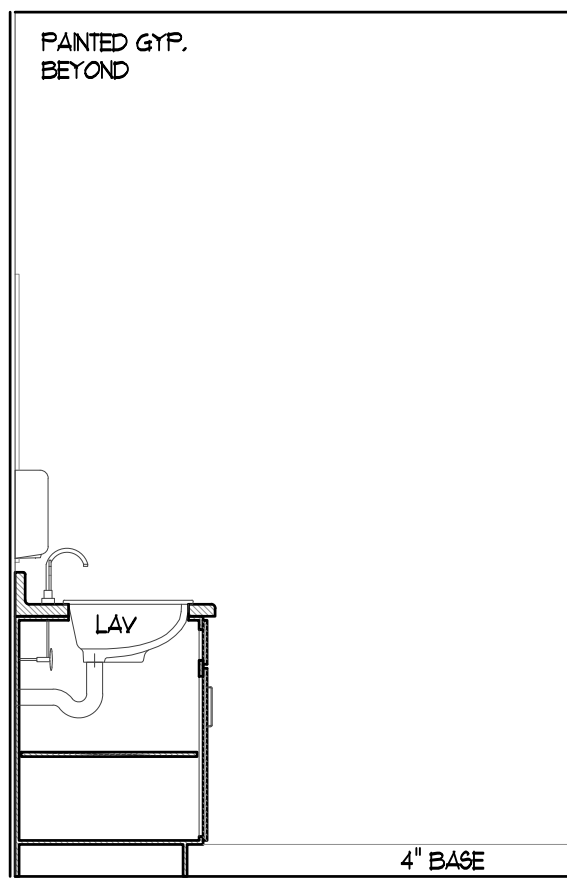
FLOOR PLAN

SCALE: 1/8"=1'-0"

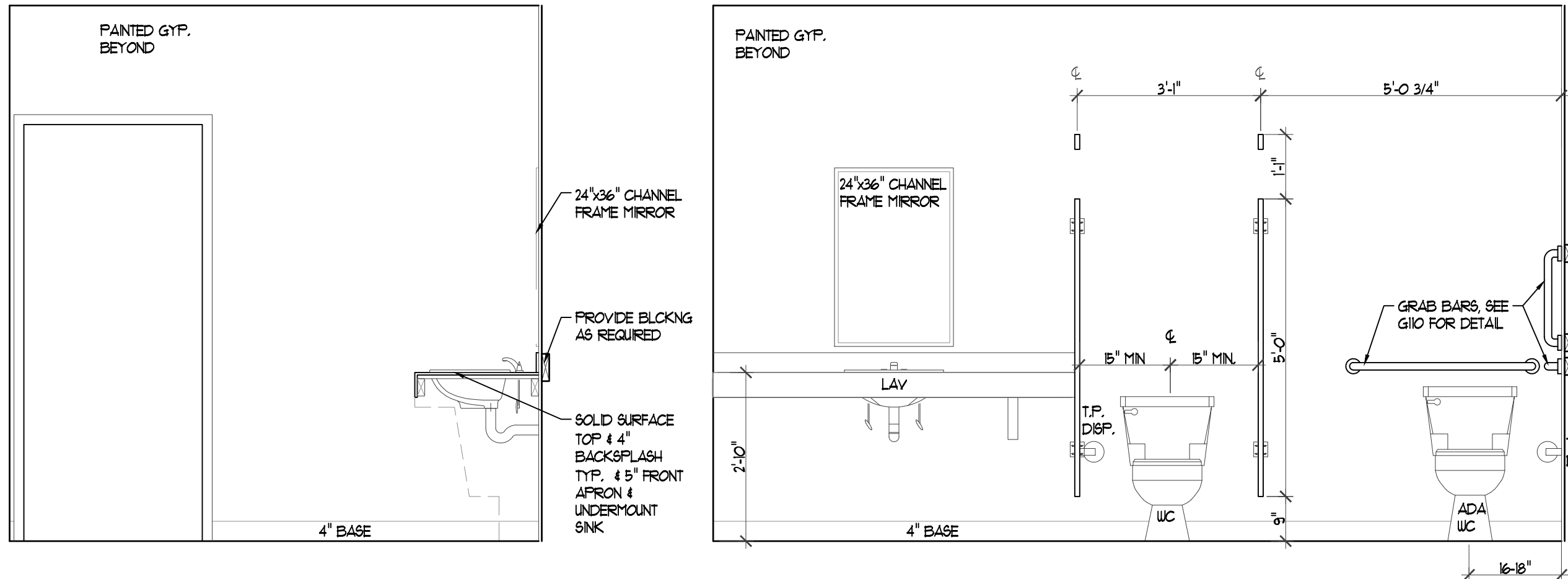




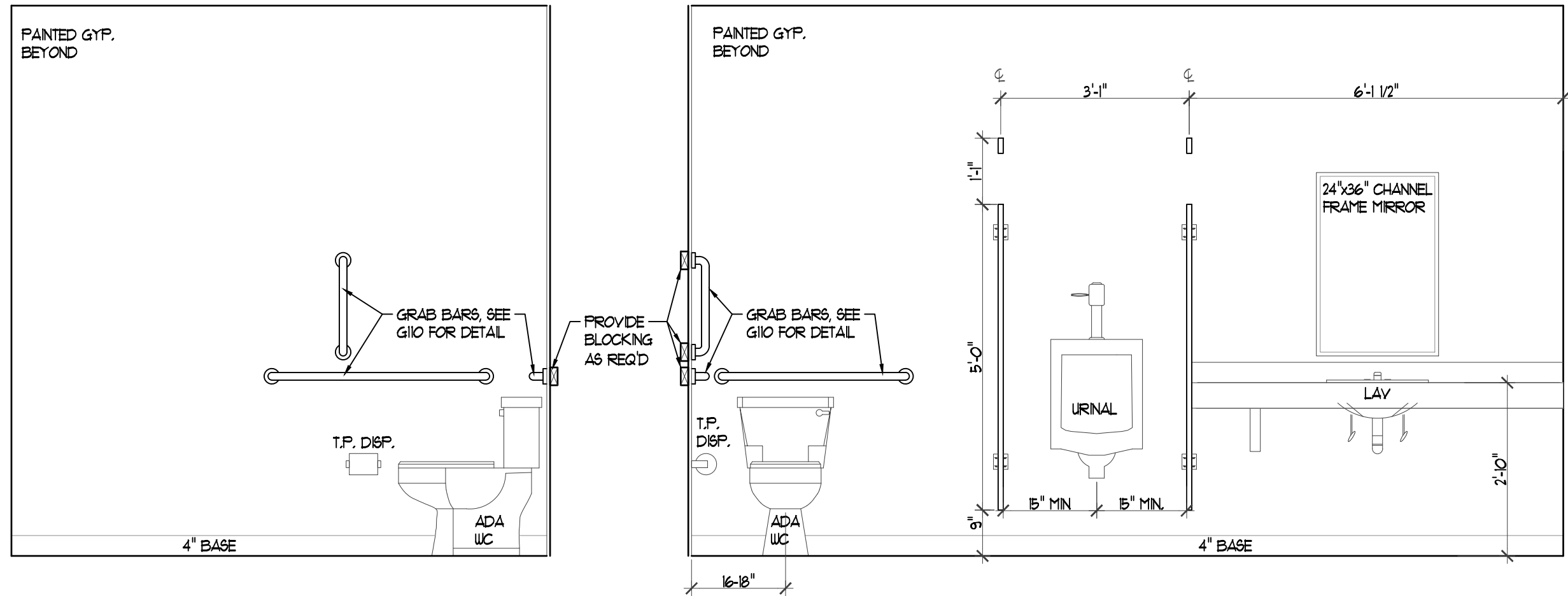
5 EXEC. RESTROOM ELEV.
A400 SCALE: 1/2"=1'-0"



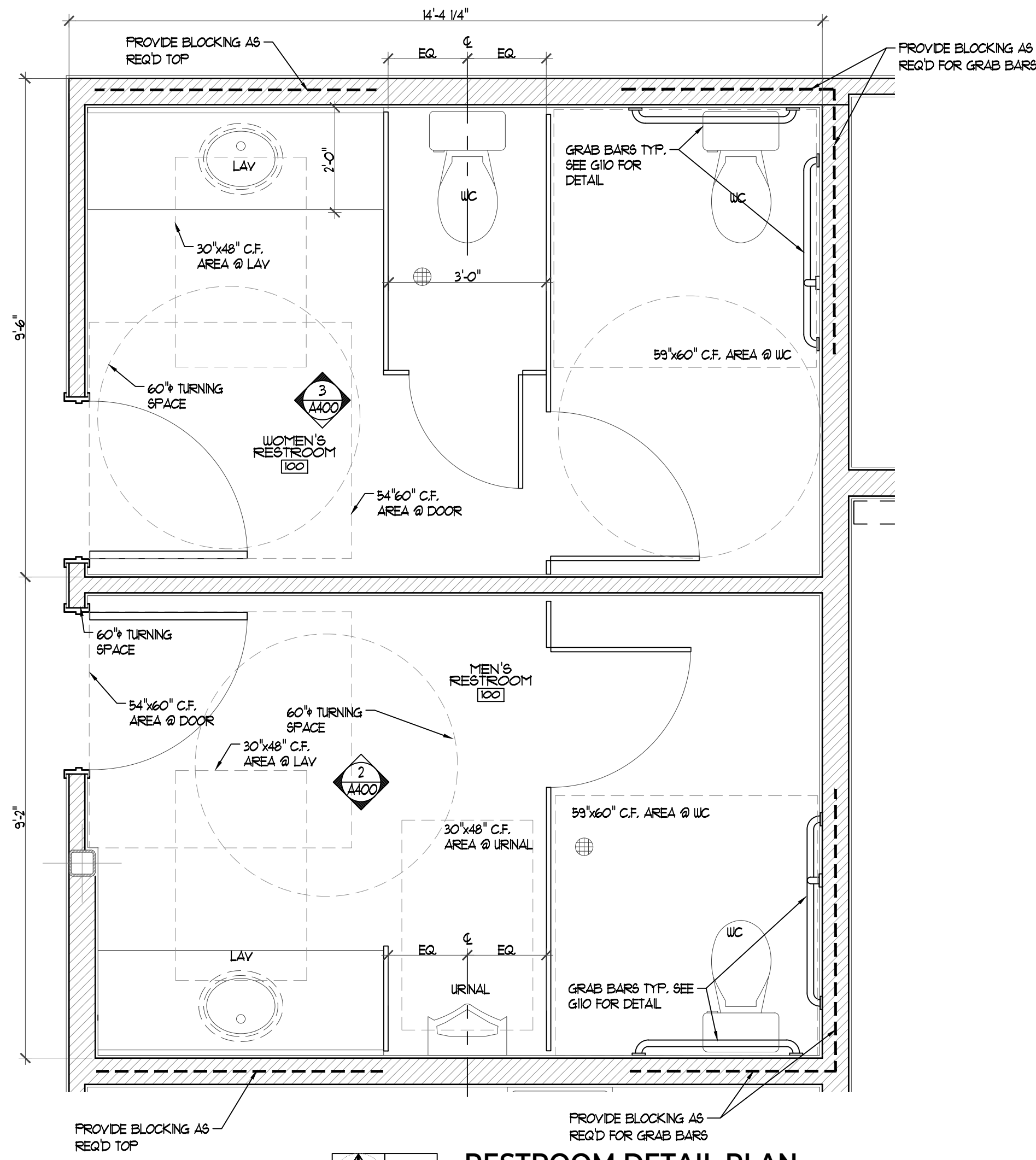
4 SINGLE USER RR DTL PLAN
A400 SCALE: 1/2"=1'-0"



3 WOMEN'S RESTROOM ELEV.
A400 SCALE: 1/2"=1'-0"



2 MEN'S RESTROOM ELEV.
A400 SCALE: 1/2"=1'-0"



1 RESTROOM DETAIL PLAN
A400 SCALE: 1/2"=1'-0"

TYPICAL RESTROOM NOTES:
1. PROVIDE INSULATING COVERS @ SUPPLY & DRAINS.



11/17/2025
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CORPORATE OFFICE - STE# ###
PROJECT #25062
221 NE ALURA WAY, LEE'S SUMMIT, JACKSON COUNTY, MO, 64064

REVISIONS:

NO. DATE & DESCRIPTION:

A400

INTERIOR DETAILS PLAN

CONSTRUCTION DOCUMENTS

DATE ISSUED: 11/17/2025

ROOM FINISH SCHEDULE																	
REV NO.	RM NO.	ROOM NAME	FLOORS			WALLS								CEILINGS			REMARKS
			FINISH	CLASS	BASE	NORTH	CLASS	SOUTH	CLASS	EAST	CLASS	WEST	CLASS	FINISH	CLASS	HEIGHT	
	100	LOBBY	LVT	-	WOOD	GYP / WOOD	C	GLASS	-	GYP / PAINT	C	GYP / PAINT	C	VARES	-	VARES	WOOD SLAT ACCENT WALL SEE PLAN. COORD. W/ TENANT
	101	HALL	LVT	-	WOOD	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	SUSP	C	12'-0"	
	102	CONFERENCE	LVT	II	WOOD	GYP / PAINT	C	GYP / PAINT	C	EXIST GLASS	-	GYP / PAINT	C	VARES	-	VARES	
	103	CONFERENCE	LVT	-	WOOD	GYP / PAINT	C	GYP / PAINT	C	EXIST GLASS	-	GYP / PAINT	C	VARES	-	VARES	COORD. W/ TENANT FOR STORAGE SHELVEY
	104	OPEN OFFICE	CPT	II	WOOD	GYP / PAINT	C	GYP / PAINT	C	EXIST GLASS	-	GYP / PAINT	C	SUSP	C	12'-0"	
	105	STORAGE	CPT	II	WOOD	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	SUSP	C	9'-0"	
	106	OPEN OFFICE	CPT	II	WOOD	GYP / PAINT	C	GYP / PAINT	C	EXIST GLASS	-	GYP / PAINT	C	VARES	-	VARES	COORD. W/ TENANT FOR STORAGE SHELVEY
	107	STORAGE	CPT	II	WOOD	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	SUSP	C	9'-0"	
	108	OFFICE	CPT	II	WOOD	GYP / PAINT	C	GYP / PAINT	C	EXIST GLASS	-	GYP / PAINT	C	SUSP	C	12'-0"	
	109	OFFICE	CPT	II	WOOD	EXIST GLASS	-	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	SUSP	C	12'-0"	COORD. W/ TENANT FOR STORAGE SHELVEY COORD. W/ TENANT FOR FINISH SELECTION
	110	STORAGE	CPT	II	WOOD	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	SUSP	C	9'-0"	
	111	RESTROOM	CER TILE		CER TILE	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	9'-0"	
	112	OFFICE	CPT	II	WOOD	EXIST GLASS	-	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	SUSP	C	12'-0"	COORD. W/ TENANT FOR STORAGE SHELVEY COORD. W/ TENANT FOR FINISH SELECTION
	113	OFFICE	CPT	II	WOOD	EXIST GLASS	-	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	SUSP	C	12'-0"	
	114	BREAK ROOM	LVT	-	WOOD	EXIST GLASS	-	GYP / PAINT	C	GYP / PAINT	C	EXIST GLASS	-	SUSP	C	12'-0"	
	115	OFFICE	CPT	II	WOOD	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	EXIST GLASS	-	SUSP	C	12'-0"	COORD. W/ TENANT FOR STORAGE SHELVEY COORD. W/ TENANT FOR FINISH SELECTION
	116	OFFICE	CPT	II	WOOD	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	EXIST GLASS	-	SUSP	C	12'-0"	
	117	ACCT OFFICE	CPT	II	WOOD	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	EXIST GLASS	-	SUSP	C	12'-0"	
	118	HALL	LVT	-	WOOD	-	-	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	SUSP	C	12'-0"	COORD. W/ TENANT FOR STORAGE SHELVEY COORD. W/ TENANT FOR FINISH SELECTION
	119	WOMEN RESTROOM	CER TILE	-	CER TILE	CER TILE	-	CER TILE	-	CER TILE	-	CER TILE	-	GYP / PAINT	C	9'-0"	
	120	MEN RESTROOM	CER TILE	-	CER TILE	CER TILE	-	CER TILE	-	CER TILE	-	CER TILE	-	GYP / PAINT	C	9'-0"	
	121	MECH	CONC	-	-	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	GYP	C	V.I.F.	
	200	SHARED HALL	CPT	II	WOOD	GYP / PAINT	C	GYP / PAINT	C	EXIST GLASS	-	EXIST GLASS	-	SUSP	C	12'-0"	COORD. W/ TENANT FOR STORAGE SHELVEY COORD. W/ TENANT FOR FINISH SELECTION
	201	ROOF ACCESS	CONC	-	-	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	GYP / PAINT	C	GYP	C	V.I.F.	

- FINISH NOTES:
- ALL DRYWALL TO BE LEVEL 4 FINISH.
 - ALL DRYWALL TO BE SMOOTH FINISH UNLESS NOTED OTHERWISE.
 - ONE PRIME COAT AND TWO FINISH COATS OF PAINT TYPICAL AT ALL NEW SURFACES.
 - CEILING HEIGHTS ARE NOMINAL DIMENSIONS. ACTUAL MAY VARY 1/2" +/-
 - CONTRACTOR TO COORDINATE CONCRETE SEAL WITH OWNER'S SELECTED FLOOR COVERING PER MANUFACTURER'S WARRANTY AND INSTALLATION REQUIREMENTS.
 - OWNER TO APPROVE ALL FINAL FINISH SELECTIONS PRIOR TO INSTALLATION.
 - PROVIDE GYP. BD. EXPANSION JOINTS AT WALLS THAT EXCEED 25'-0" IN LENGTH.



12/15/2025
JASON K. TEGERDINE
ARCHITECT MO# A-2019003788

Missouri Certificate of Authority
000644

THE ARCHITECT TAKES
RESPONSIBILITY FOR THE DRAWINGS
BEARING THIS SEAL AND DISCLAIMS
RESPONSIBILITY FOR ALL OTHER
DRAWINGS IN THE SET

SAI
ARCHITECTURE



210 Park Avenue
Columbia, Missouri 65203
Phone: 573-874-1818

WWW.SAIARCHITECTURE.COM

INTRINSIC DEVELOPMENT
CORPORATE OFFICE - STE# ###
PROJECT #25062
221 NE ALURA WAY, LEE'S SUMMIT, JACKSON COUNTY, MO. 64064

REVISIONS:

NO. DATE & DESCRIPTION:
12/15/2025 REV1 WINDOW A
ELEVATION / DOOR SCHEDULE

A600

SCHEDULES

CONSTRUCTION DOCUMENTS
DATE ISSUED: 11/17/2025

DOOR SCHEDULE												
REV NO.	NO.	SIZE			DOOR				FRAME		HARDWARE GROUP	REMARKS
		W	H	TH.	TYPE	MAT.	FIN.	ACTION	MAT.	FIN.		
Δ	100	3'-0"	7'-0"	1 3/4"	B	ALUM	BLACK	(RH)	ALUM	BLACK	3, PA, E	PANIC HARDWARE & ACCESS CONTROLS
	102	PR 2'-6"	7'-0"	1 3/4"	C	ALUM	BLACK	SLIDING	ALUM	BLACK	3	
	103	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	LH	HM	PAINT	2	OFFICE LOCKSET
	105	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	LH	HM	PAINT	1	
	107	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	RHR	HM	PAINT	1	
	108	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	LH	HM	PAINT	2	OFFICE LOCKSET
	109	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	RH	HM	PAINT	2, E	OFFICE LOCKSET & ACCESS CONTROLS
	110	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	LHR	HM	PAINT	2	OFFICE LOCKSET
	111	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	RH	HM	PAINT	1P	
	112	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	LH	HM	PAINT	2	OFFICE LOCKSET
	113	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	RH	HM	PAINT	2	OFFICE LOCKSET
	114	3'-0"	7'-0"	1 3/4"	B	ALUM	BLACK	LH	ALUM	BLACK	3, C	
	115	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	LH	HM	PAINT	2	OFFICE LOCKSET
	116	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	LH	HM	PAINT	2	OFFICE LOCKSET
	117A	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	RH	HM	PAINT	1	
	117B	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	LH	HM	PAINT	1	
Δ	118	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	(LHR)	HM	PAINT	2, PA, E	PANIC HARDWARE & ACCESS CONTROLS
	119	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	RH	HM	PAINT	4	SIGN: WOMEN ACCESSIBLE RESTROOM
	120	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	LH	HM	PAINT	4	SIGN: MEN ACCESSIBLE RESTROOM
	121	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	LH	HM	PAINT	2	SIGN: ELECTRIC ROOM / STOREROOM LOCKSET
	200	3'-0"	7'-0"	1 3/4"	B	ALUM	BLACK	LH	ALUM	BLACK	3, PA	PANIC HARDWARE
	201	3'-0"	7'-0"	1 3/4"	A	WOOD	PREFIN	LH	HM	PAINT	2	STOREROOM LOCKSET

HARDWARE GROUPS

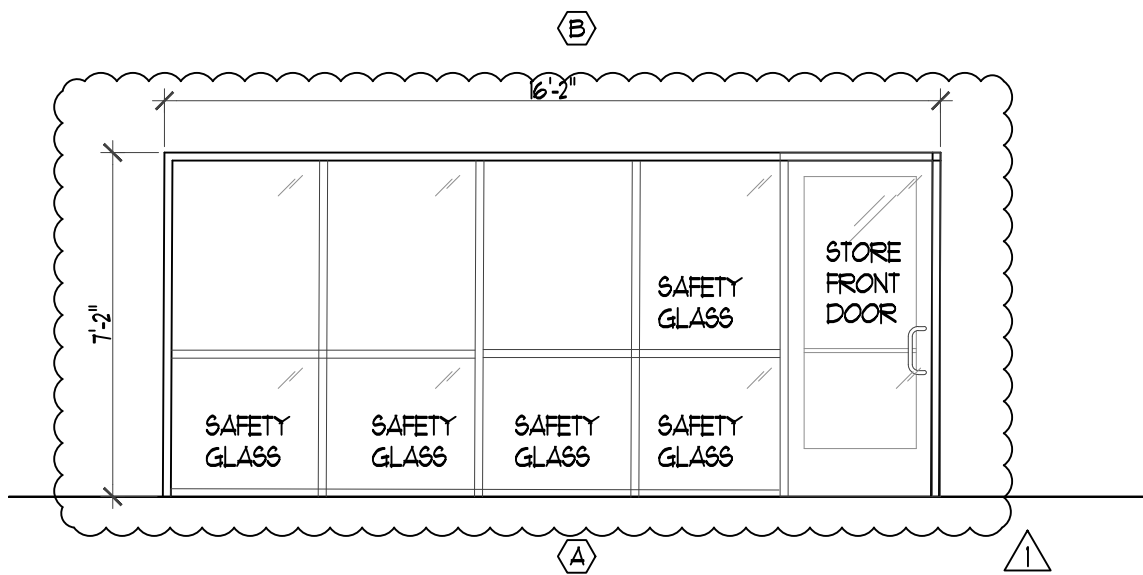
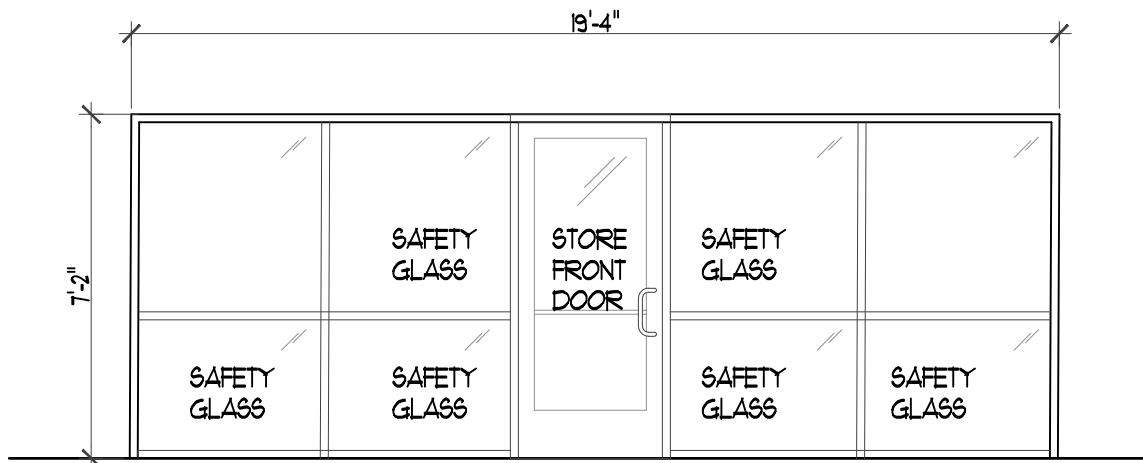
- NOTES:
- ALL HARDWARE TO BE ACCESSIBLE DESIGN LEVER HANDLE
 - ALL HARDWARE TO BE SATIN CHROME FINISH
 - ALL HARDWARE TO BE LIGHT COMMERCIAL GRADE
 - KEY ALL HARDWARE TO OWNER'S MASTER KEY SYSTEM
 - CARD READER SYSTEM PROVIDED BY OWNER (SEPARATE CONTRACT) COORDINATE INSTALLATION WITH OWNER'S SECURITY CONTRACTOR

- GROUP 1
PASSAGE SET
1 1/2 PAIR BUTTS
DOOR STOP
(C) ADD CLOSER
(F) ADD PRIVACY LATCH
- GROUP 2
LOCK SET
1 1/2 PAIR BUTTS
DOOR STOP
(E) ADD ELECTRIC STRIKE
- GROUP 3
MANUFACTURER'S
STANDARD
PACKAGE
(FA) ADD PANIC HARDWARE

- GROUP 4
PUSH PLATE
FULL PLATE
KICK PLATE
1 1/2 PAIR BUTTS
DOOR STOP
CLOSER

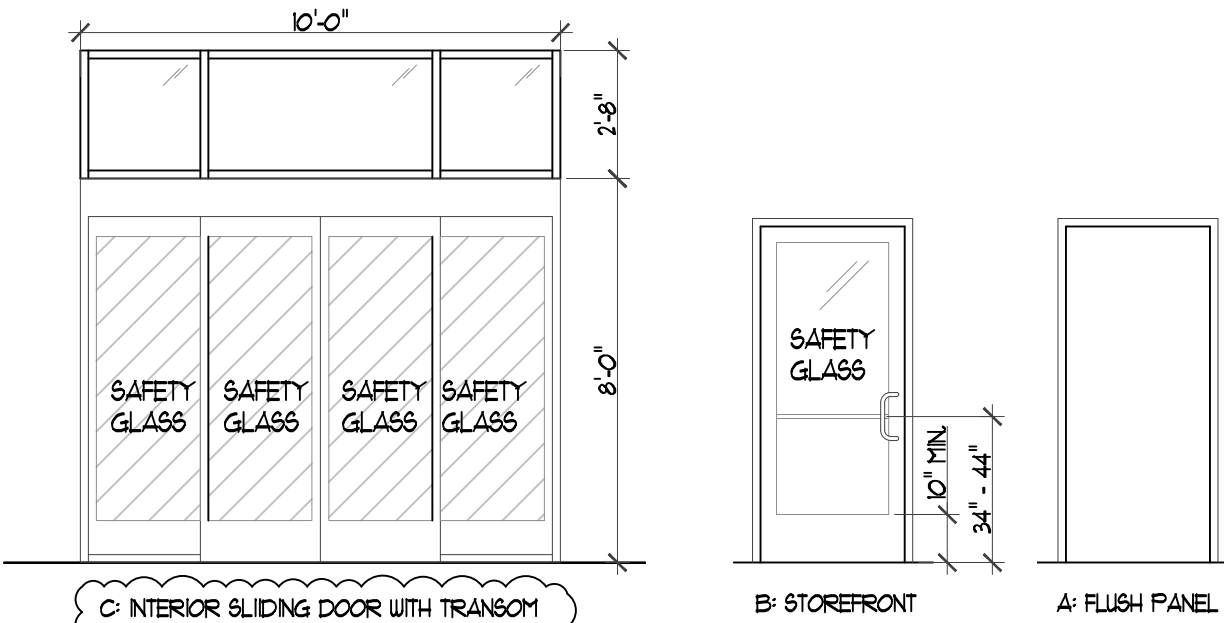
NOTE: HARDWARE ACCESSORIES THAT BEGIN WITH (H) ARE OPTIONAL ACCESSORIES THAT MAY BE ADDED AND ONLY APPLY TO SPECIFIC DOOR OPENINGS. REFERENCE THE DOOR SCHEDULE FOR LOCATIONS

- DOOR NOTES:
- FLUSH DOORS SHALL BE 1-3/4" THICK SOLID CORE WITH ROTARY CUT WHITE BIRCH VENEER, STAIN AS SELECTED FROM SUBMITTED SAMPLES.
 - ALL INTERIOR DOOR FRAMES TO BE KNOCK DOWN OR RED-FRAMES AT CONTRACTOR OPTION.
 - ALL EXTERIOR DOORS TO BE 16 GA WELDED FRAMES.

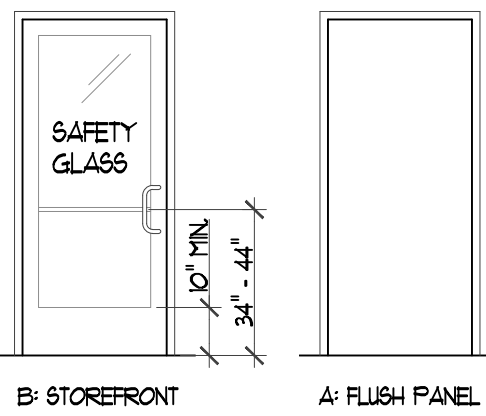


2 WINDOW TYPES
A600 SCALE: 1/4"=1'-0"

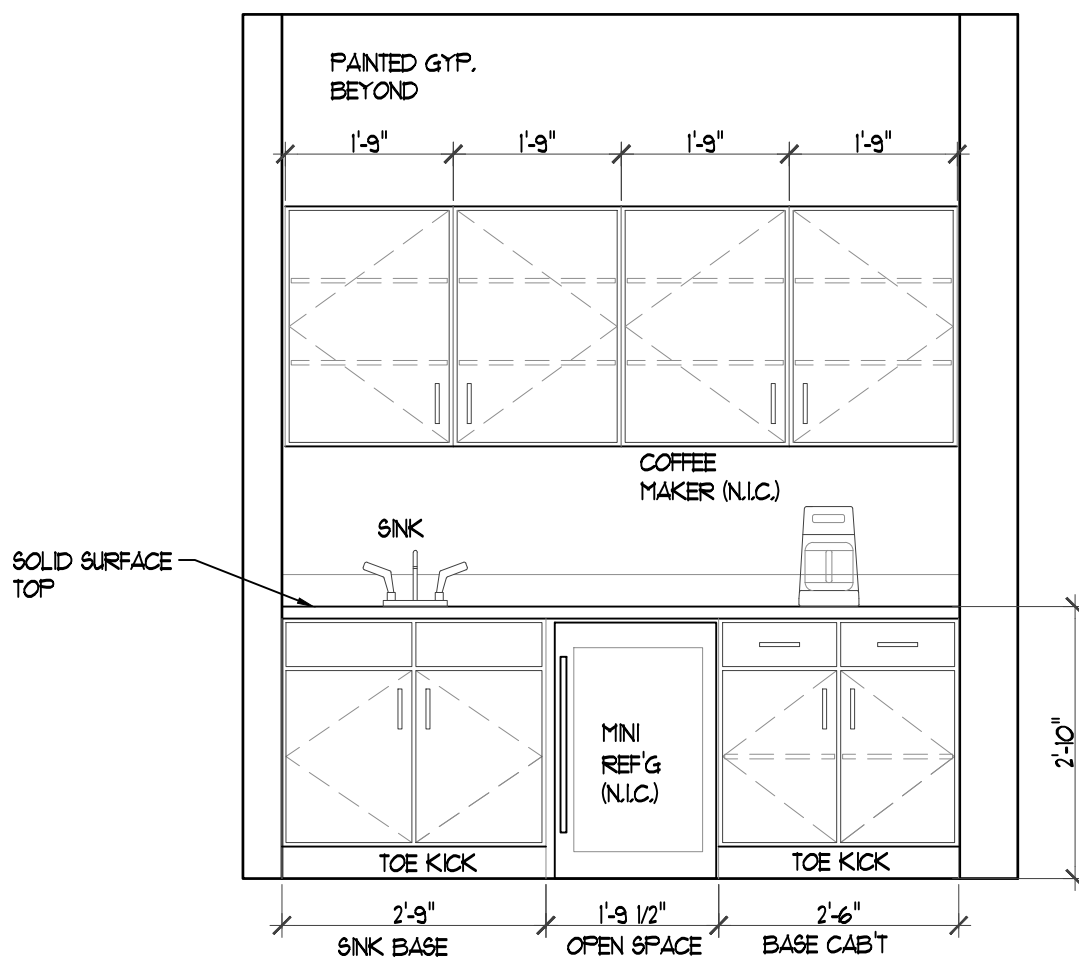
- WINDOW NOTES:
- INTERIOR FRAMES TO BE BLACK
 - SAFETY GLASS TO BE USED IN ALL DOORS, GLAZING ADJACENT TO DOORS (34" RADIUS FROM EDGE OF CLOSED DOOR) & WINDOWS WITH BOTTOM EDGE OF GLAZING LESS THAN 18" A.F.F.
 - INTERIOR GLASS TO BE NON-INSULATED GLAZING



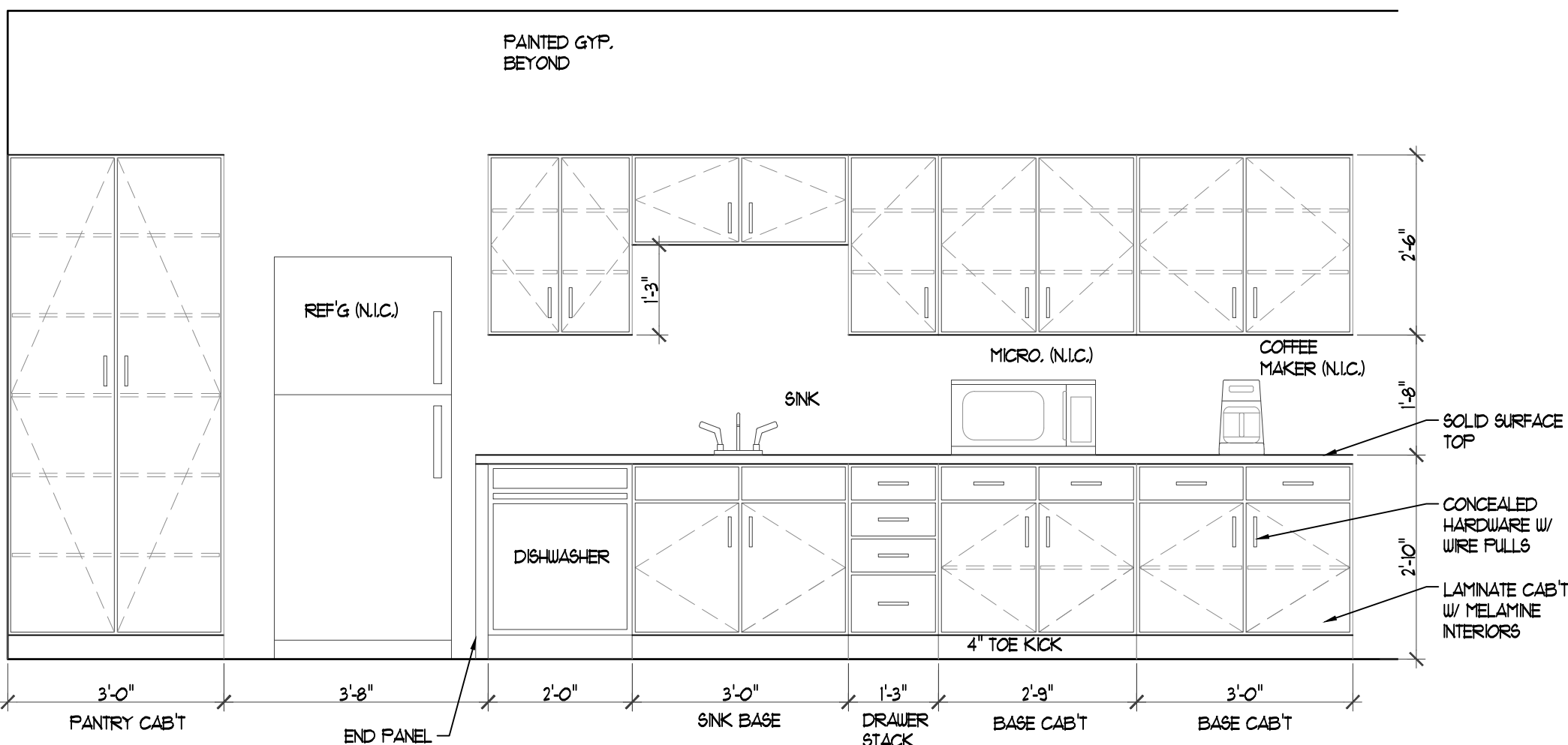
C: INTERIOR SLIDING DOOR WITH TRANSOM WINDOW & FROSTED AT HATCHED AREA DOOR TO BE SIMILAR TO DURA-CARE 7200 BY STANLEY WITH EMERGENCY BREAKOUT EGRESS PANELS



1 DOOR TYPES
A600 SCALE: 1/4"=1'-0"



4 COUNTER ELEV.
A600 SCALE: 1/2"=1'-0"



3 BREAK ROOM ELEV.
A600 SCALE: 1/2"=1'-0"



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MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

DPLS Lot 1 Intrinsic Office Infill

221 NE Alura Way
Lee's Summit, Jackson County, MO 64064

GENERAL MEP SPECIFICATIONS

- GENERAL**
 - ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH LOCALLY ADOPTED CODES AND ORDINANCES. IT IS THE RESPONSIBILITY OF CONTRACTOR TO REVIEW AND UNDERSTAND ALL DRAWINGS AND SPECIFICATIONS IN CONTRACT DOCUMENTS. EACH CONTRACTOR IS RESPONSIBLE FOR ALL WORK ASSOCIATED WITH THEIR TRADE, REGARDLESS OF WHERE WORK IS DEPICTED IN PROJECT DRAWINGS OR SPECIFICATIONS.
 - LAYOUT OF SYSTEMS SHOWN ON PLANS ARE APPROXIMATE AND SCHEMATIC IN NATURE. ALL SYSTEMS WILL NEED TO BE FIELD-COORDINATED. CONTRACTOR SHALL INCLUDE THIS COORDINATION IN THEIR SCOPE AND INCLUDE ALL COSTS OF MODIFYING LAYOUT AS REQUIRED IN THEIR BID. PLANS ARE NOT INTENDED TO BE SHOP DRAWINGS FROM WHICH MATERIALS CAN BE ORDERED, FABRICATED, OR INSTALLED WITHOUT ADDITIONAL FIELD MEASUREMENTS AND COORDINATION.
 - NOT ALL SPECIFIC PIECES AND COMPONENTS OF EACH SYSTEM ARE DETAILED OR OUTLINED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PARTS AND LABOR TO PRODUCE A COMPLETE AND FULLY OPERATIONAL SYSTEM UNLESS STATED OTHERWISE ON PLANS. CONTRACTOR IS TO PROVIDE AND INCLUDE ALL EQUIPMENT AND MATERIAL NEEDED TO COMPLETE WORK ASSOCIATED WITH THEIR BID UNLESS ANY ITEMS ARE SPECIFICALLY NOTED ON PLANS AS PROVIDED BY OTHERS. ALL MATERIALS TO BE NEW, FIRST CLASS, AND INSTALLED PER MANUFACTURER'S PUBLISHED INSTRUCTIONS.
 - WHERE CONFLICTS EXIST BETWEEN MEP PLANS AND CIVIL, ARCHITECTURAL, OR STRUCTURAL PLANS, NOTIFY MEP ENGINEER OF DISCREPANCIES FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK THAT MAY CONTRADICT INFORMATION ELSEWHERE IN THE PROJECT PLANS.
 - THESE PLANS ARE NOT TO BE SCALED. SEE ARCHITECTURAL PLANS FOR DIMENSIONS. WHERE THERE IS A CONFLICT BETWEEN ARCHITECTURAL DIMENSIONS AND MEP DIMENSIONS, ARCHITECTURAL SHALL GOVERN.
 - CONTRACTOR IS TO INCLUDE IN THEIR SCOPE THE COST OF ALL PERMITS, INSPECTIONS, METERING, TAPS, ETC. ASSOCIATED WITH THEIR WORK.
 - CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, CUTTING, CORING, PATCHING, AND BACKFILL REQUIRED TO COMPLETE THEIR WORK, UNLESS NOTED OTHERWISE ON PLANS.
 - SPECIFIC EQUIPMENT MANUFACTURERS AND/OR MODEL NUMBERS LISTED ON PLANS ARE TO ESTABLISH A BASIS-OF-DESIGN FOR QUALITY AND PERFORMANCE, VERIFY THAT SUBSTITUTIONS WILL BE ACCEPTABLE PRIOR TO PURCHASE & INSTALLATION.
 - NOTIFY ENGINEER OF ANY MAJOR PLAN DISCREPANCIES OR CONFLICTS PRIOR TO PROVIDING BIDS OR COMPLETING ANY WORK.
 - SEE DISCIPLINE SHEETS FOR ADDITIONAL TRADE SPECIFIC SPECIFICATIONS.
 - WHERE SHUTDOWN OF ANY EXISTING UTILITY OR SERVICE TO BUILDING IS REQUIRED FOR COMPLETION OF WORK, COORDINATE OUTAGE WITH OWNER AS TO NOT DISRUPT TYPICAL OPERATIONS.
- WORKMANSHIP**
 - SYSTEMS SHALL BE INSTALLED IN A FIRST-CLASS MANNER USING BEST ACCEPTABLE METHODS AND PRACTICES.
 - ALL SYSTEMS SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO BUILDING ORIENTATION. COMPONENTS SHALL BE INSTALLED LEVEL AND PLUMB WITH ATTENTION GIVEN TO OVERALL AESTHETICS.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATING EQUIPMENT LOCATIONS AND SYSTEM ROUTING WITH OTHER TRADES PRIOR TO INSTALLATION.
 - CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE THE COMPLETED PROJECT IS RELEASED TO THE OWNER, UNLESS NOTED OTHERWISE ON PLANS.
 - DURING INSTALLATION OF MATERIALS OR ACTIVITIES IN NEW WORK SCOPE, AVOID DAMAGING EXISTING SURFACES AND EQUIPMENT TO REMAIN. ANY DAMAGE TO EXISTING SURFACES OR EQUIPMENT SHALL BE CORRECTED AT NO COST TO OWNER.

DEFERRED SUBMITTAL NOTES

- FIRE ALARM SYSTEM**
 - FIRE ALARM CONTRACTOR SHALL PROVIDE DEFERRED SUBMITTAL PACKAGE FOR FIRE ALARM SYSTEM. SUBMITTAL SHALL INCLUDE BATTERY CALCULATIONS, VOLTAGE DROP CALCULATIONS, EQUIPMENT SPECIFICATIONS FOR DEVICES AND PANELS, ETC. DESIGN SHALL BE SEALED BY A QUALIFIED DESIGN PROFESSIONAL LICENSED BY THE STATE.
 - FIRE ALARM SYSTEM COMPONENTS SHOWN (IF APPLICABLE) ARE GENERAL AND SCHEMATIC IN NATURE, SHOWN FOR APPROXIMATE ROUGH-IN LOCATIONS AND QUANTITIES ONLY. CONTRACTOR TO VERIFY EXACT DEVICE LOCATIONS AND REQUIREMENTS WITH FIRE ALARM SYSTEM DESIGNER OF RECORD PRIOR TO ROUGH-IN.
- FIRE SPRINKLER SYSTEM**
 - FIRE SPRINKLER CONTRACTOR TO PROVIDE DEFERRED SUBMITTAL PACKAGE FOR FIRE SPRINKLER SYSTEM. SUBMITTAL SHALL INCLUDE HYDRAULIC CALCULATIONS AND SPRINKLER SYSTEM DRAWINGS SEALED BY A QUALIFIED DESIGN PROFESSIONAL LICENSED BY THE STATE.
 - WHERE COMBINED FIRE & DOMESTIC WATER SUPPLY LINES ARE SHOWN ON PLANS, INSTALLING CONTRACTOR SHALL VERIFY WITH FIRE SPRINKLER CONTRACTOR THAT INCOMING LINE SIZE IS ADEQUATE FOR FIRE SUPPRESSION SYSTEM.

REFERENCED CODES IN EFFECT

PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODES LISTED BELOW, BUT THIS IS NOT AN EXHAUSTIVE LIST. PROJECT SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND LOCAL REQUIREMENTS.

- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL FIRE CODE
- 2017 NATIONAL ELECTRIC CODE

FIRE RATED PENETRATION NOTES

- THIS BUILDING CONTAINS FIRE RATED ASSEMBLIES. SEE ARCHITECTURAL PLANS FOR LOCATIONS AND DETAILS.
- A UL-LISTED FIRESTOP SYSTEM SHALL BE INSTALLED AT EACH PENETRATION OF A HORIZONTAL OR VERTICAL RATED ASSEMBLY IN ACCORDANCE WITH ASTM E814 OR UL 1479.
- EACH CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROTECTION FOR THEIR PENETRATIONS THRU RATED ASSEMBLIES.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING A CATALOG OF ALL UL LISTED FIRESTOP ASSEMBLIES, AND KEEPING A PHYSICAL COPY OF DETAILS FOR EACH USED FIRESTOP ASSEMBLY ON SITE FOR REFERENCE.

Sheet List Table

Sheet Number	Sheet Title
MEP1	MECHANICAL ELECTRICAL PLUMBING COVER SHEET
M111	HVAC PLANS - AREA A
M121	HVAC PLAN - AREA B
M501	HVAC DETAILS
M601	HVAC SCHEDULES
EP111	POWER PLAN - AREA A
EP121	POWER PLAN - AREA B
EL101	LIGHTING PLAN
E501	ELECTRICAL DETAILS
E601	ELECTRICAL SCHEDULES
PS101	SANITARY SEWER PLAN
PW101	WATER & GAS PLAN
P501	PLUMBING DETAILS & SCHEDULES



James Watson, P.E. November 17, 2025
PE-2015017071
MO Certificate of Authority # 2018029680



J-SQUARED
ENGINEERING

2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573.234.4492
www.j-squaredeng.com

J2 PROJECT No: J21644

J2 DESIGN: ACW

ISSUE TITLE DATE

PERMIT SET 11 - 17 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

DPLS Lot 1 Intrinsic Office Infill

221 NE Alura Way
Lee's Summit, Jackson County, MO 64064

A43 APPROVAL STAMP

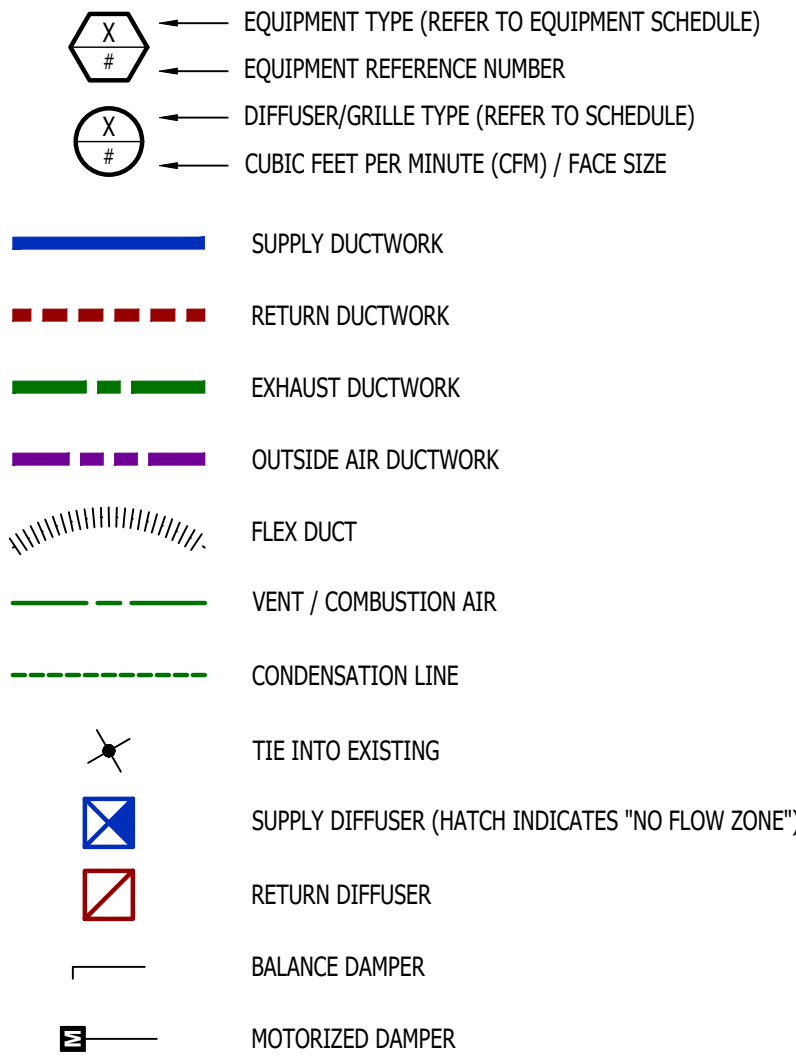
SHEET TITLE

MECHANICAL
ELECTRICAL
PLUMBING
COVER SHEET

SHEET NUMBER

MEP1

HVAC PLAN SYMBOL LEGEND

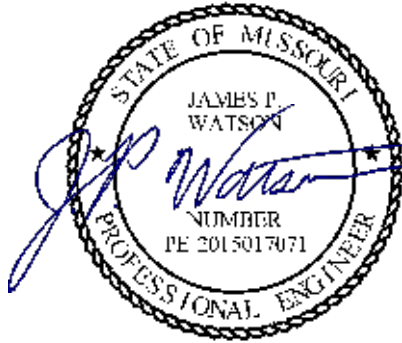
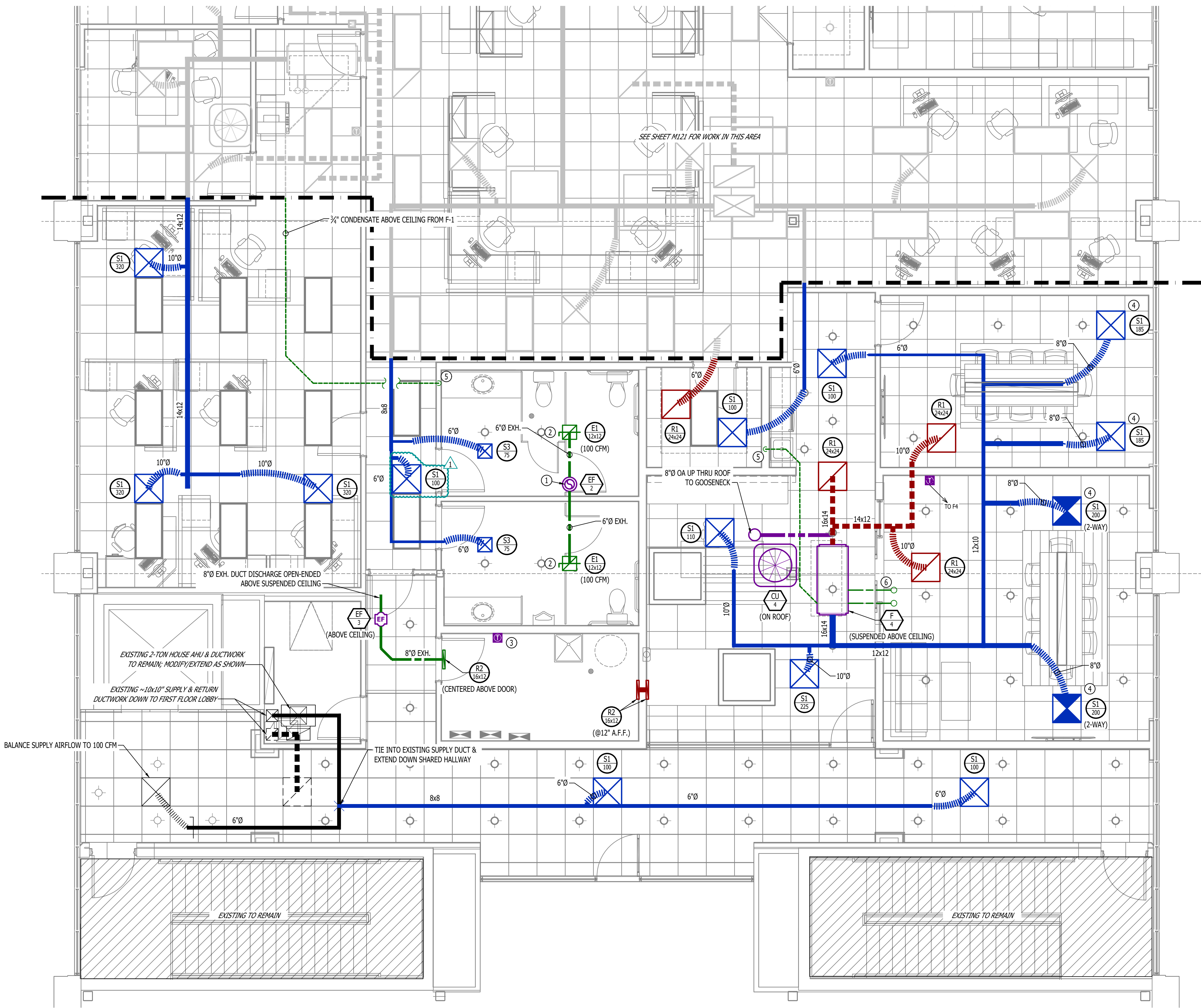
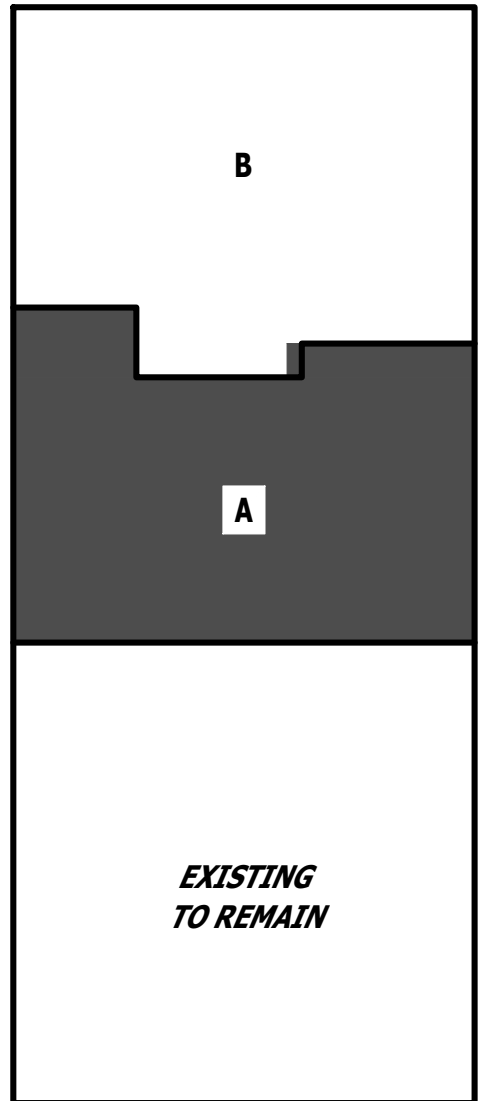


HVAC PLAN GENERAL NOTES:

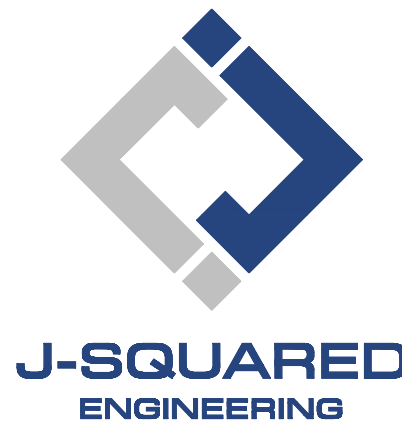
1. REFER TO M500 AND/OR M600 SERIES SHEETS FOR ADDITIONAL HVAC NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
2. HVAC CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL EQUIPMENT, DUCTWORK, REFRIGERANT PIPING, CONDENSATE PIPING, HANGERS / SUPPORTS, ETC. WITH PLUMBING AND ELECTRICAL TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.
3. ANY EXISTING HVAC EQUIPMENT OR DUCTWORK SHOWN IS FOR REFERENCE ONLY. HVAC CONTRACTOR TO FIELD VERIFY EXACT EQUIPMENT/DUCT SIZE, LOCATIONS, CONDITION, ETC. PRIOR TO INSTALLATION OF ANY MATERIAL AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

HVAC PLAN KEY NOTES:

- ① 8"Ø EXH UP THRU ROOF TO GOOSENECK WITH ¾" HARDWARE CLOTH OVER OPEN END.
- ② BALANCE EXHAUST TO AMOUNT SHOWN (## CFM).
- ③ COOLING ONLY LINE-VOLTAGE THERMOSTAT TO ENERGIZE EF-3 @ 75°F.
- ④ PAINT SUPPLY DIFFUSER TO MATCH CEILING FEATURE; COORDINATE WITH G.C.
- ⑤ ¾" FURNACE CONDENSATE PIPING TO INDIRECT DISCHARGE INTO HUB DRAIN IN THIS AREA, COORDINATE WITH PLUMBING CONTRACTOR.
- ⑥ FURNACE VENT/COMBINATION AIR PIPING UP THRU ROOF, ROUTED & TERMINATED PER MANUFACTURER'S SPECIFICATIONS. LOCATE AT LEAST 10' FROM ANY FRESH AIR INTAKE, OFFSET ABOVE CEILING AS NECESSARY.



James Watson, P.E. December 15, 2025
PE-2015017071
MO Certificate of Authority # 2018029680



2400 Bluff Creek Drive, Suite 101
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J2 PROJECT No: J21644

J2 DESIGN: ACW

ISSUE TITLE DATE

PERMIT SET 11 - 17 - 2025

REVISION 1 12 - 15 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

DPLS Lot 1 Intrinsic Office Infill

221 NE Alura Way
Lee's Summit, Jackson County, MO 64064

AHJ APPROVAL STAMP

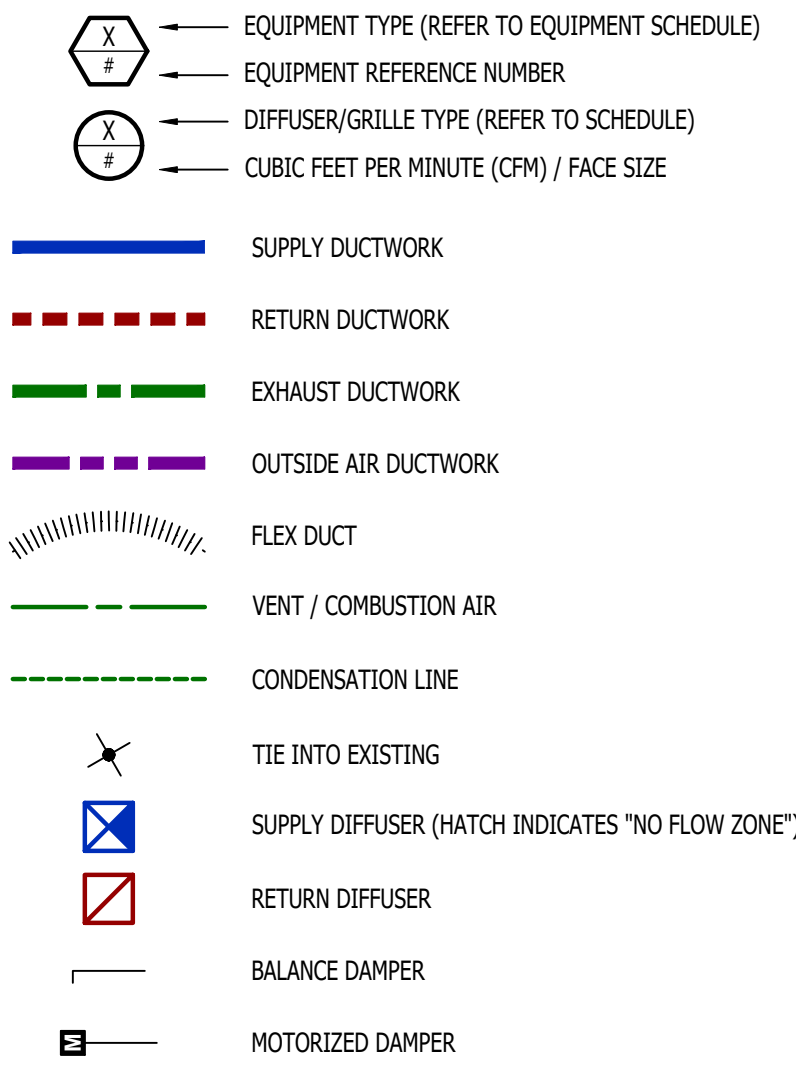
SHEET TITLE

HVAC PLANS - AREA A

SHEET NUMBER

M111

HVAC PLAN SYMBOL LEGEND

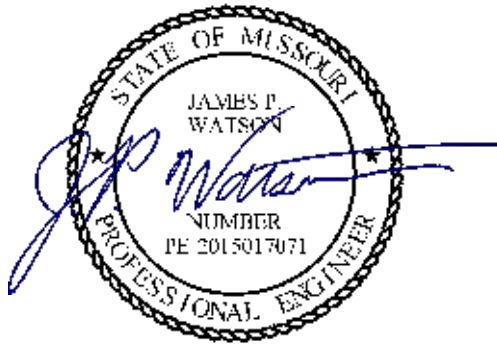
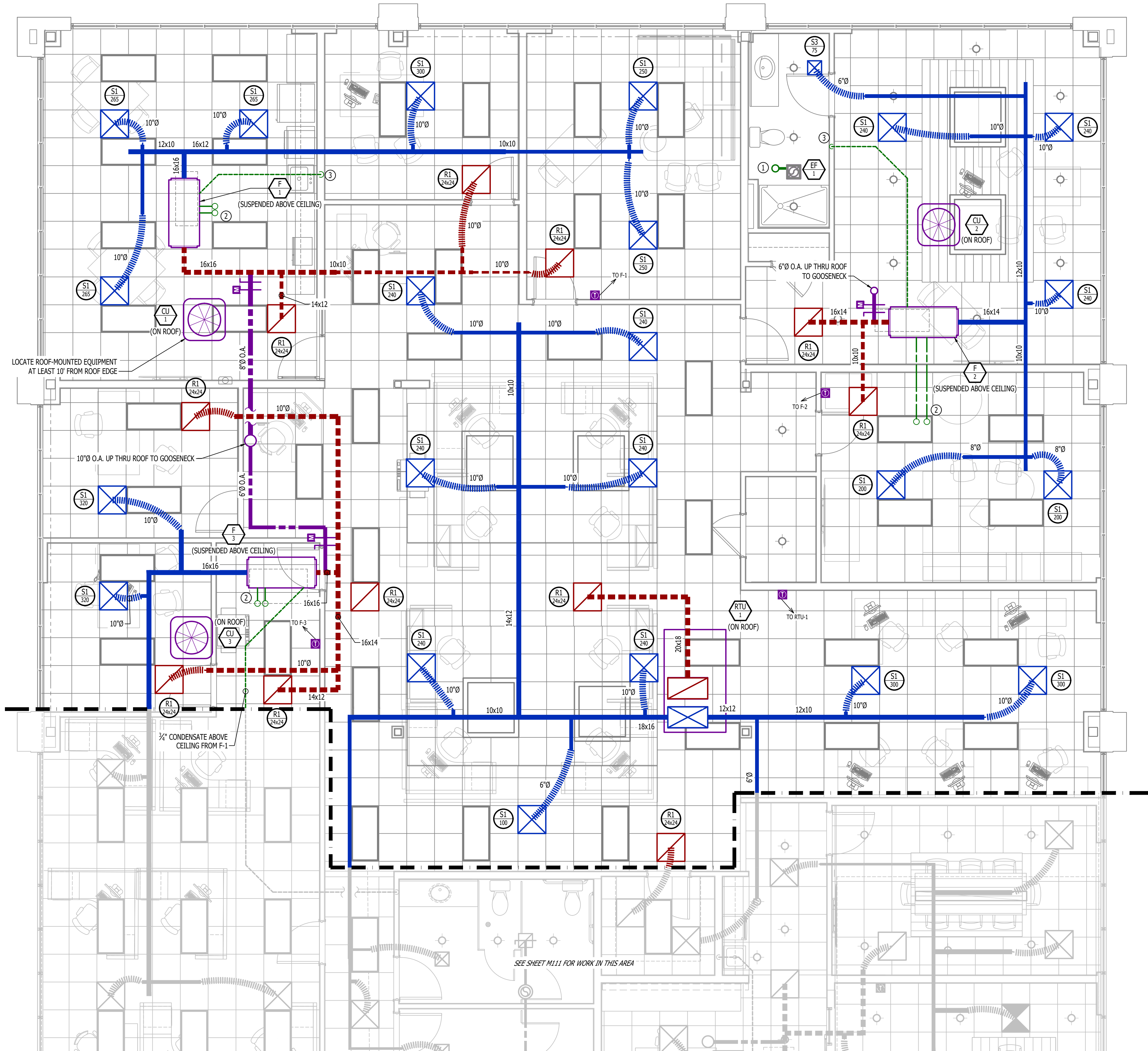
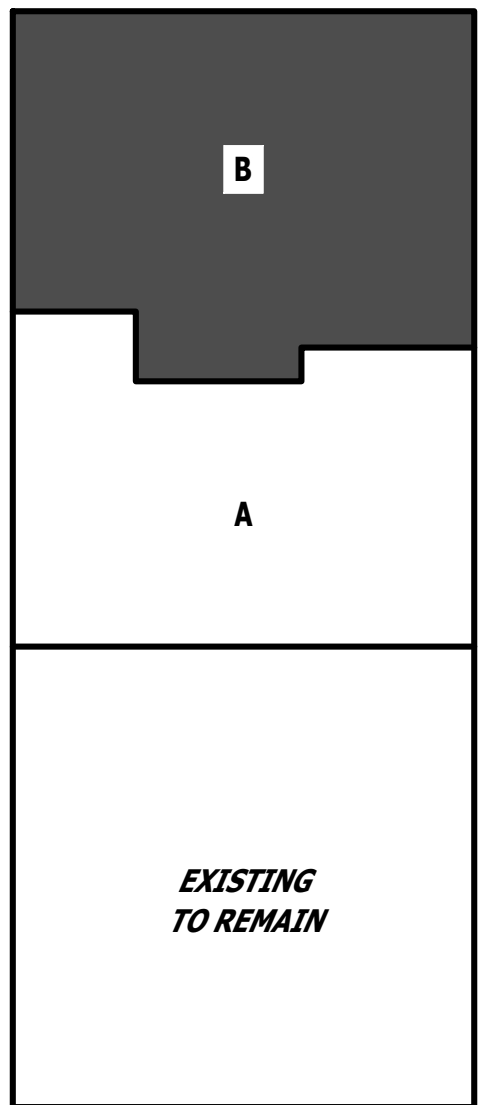


HVAC PLAN GENERAL NOTES:

1. REFER TO M500 AND/OR M600 SERIES SHEETS FOR ADDITIONAL HVAC NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
2. HVAC CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL EQUIPMENT, DUCTWORK, REFRIGERANT PIPING, CONDENSATE PIPING, HANGERS / SUPPORTS, ETC. WITH PLUMBING AND ELECTRICAL TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.
3. ANY EXISTING HVAC EQUIPMENT OR DUCTWORK SHOWN IS FOR REFERENCE ONLY. HVAC CONTRACTOR TO FIELD VERIFY EXACT EQUIPMENT/DUCT SIZE, LOCATIONS, CONDITION, ETC. PRIOR TO INSTALLATION OF ANY MATERIAL AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

HVAC PLAN KEY NOTES:

- ① 4"Ø EXH UP THRU ROOF TO GOOSENECK WITH 3/8" HARDWARE CLOTH OVER OPEN END.
- ② FURNACE VENT/COMBINATION AIR PIPING UP THRU ROOF, ROUTED & TERMINATED PER MANUFACTURER'S SPECIFICATIONS. LOCATE AT LEAST 10' FROM ANY FRESH AIR INTAKE, OFFSET ABOVE CEILING AS NECESSARY.
- ③ 3/4" FURNACE/AC CONDENSATE PIPING TO INDIRECT DISCHARGE INTO HUB DRAIN IN THIS AREA, COORDINATE WITH PLUMBING CONTRACTOR



James Watson, P.E. November 17, 2025
PE-2015017071
MO Certificate of Authority # 2018029680



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J2 PROJECT No: J21644

J2 DESIGN: ACW

ISSUE TITLE DATE

PERMIT SET 11 - 17 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

DPLS Lot 1 Intrinsic Office Infill

221 NE Alura Way
Lee's Summit, Jackson County, MO 64064

AHJ APPROVAL STAMP

SHEET TITLE

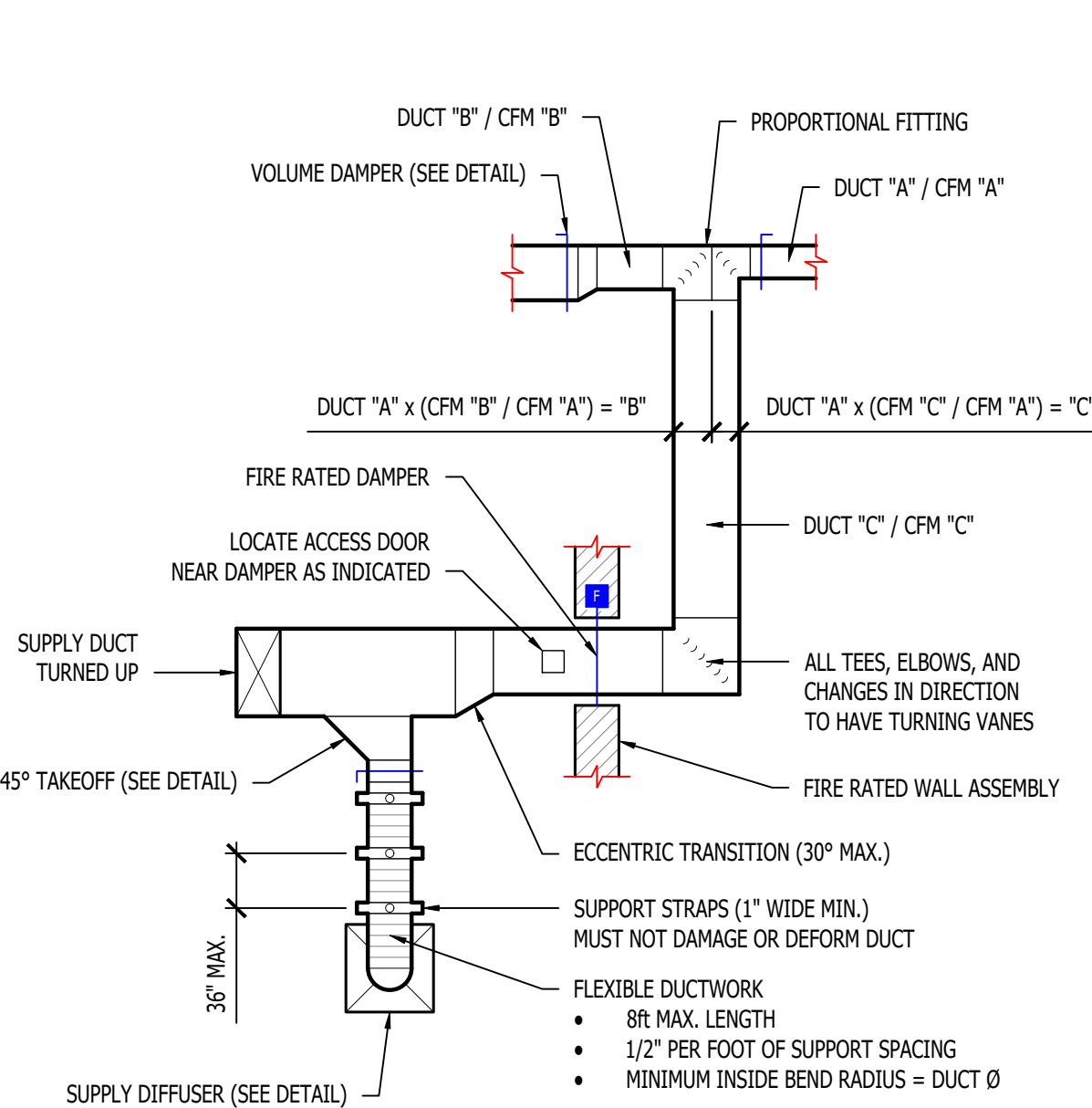
HVAC PLAN - AREA B

SHEET NUMBER

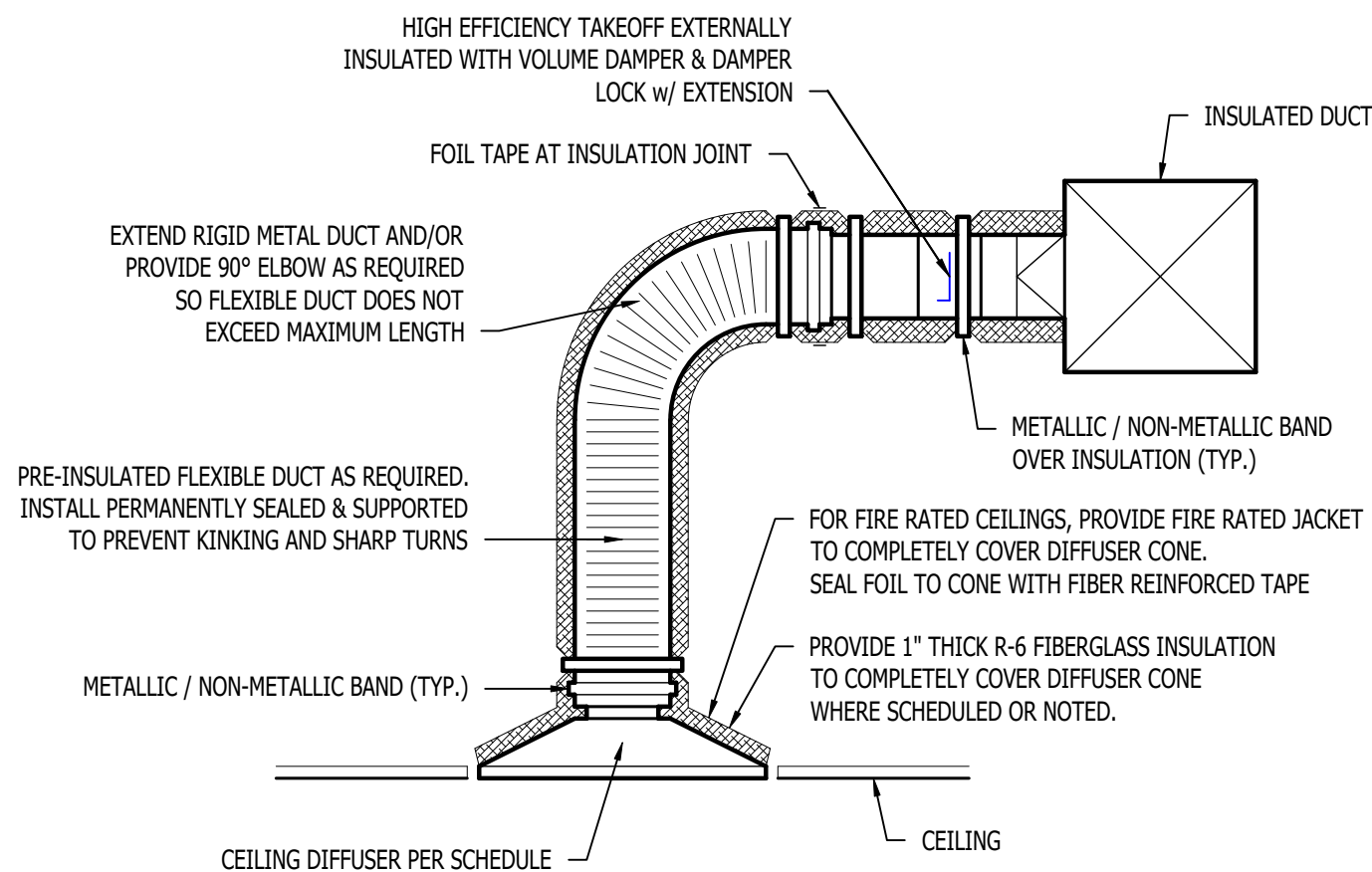
M121

HVAC SPECIFICATIONS

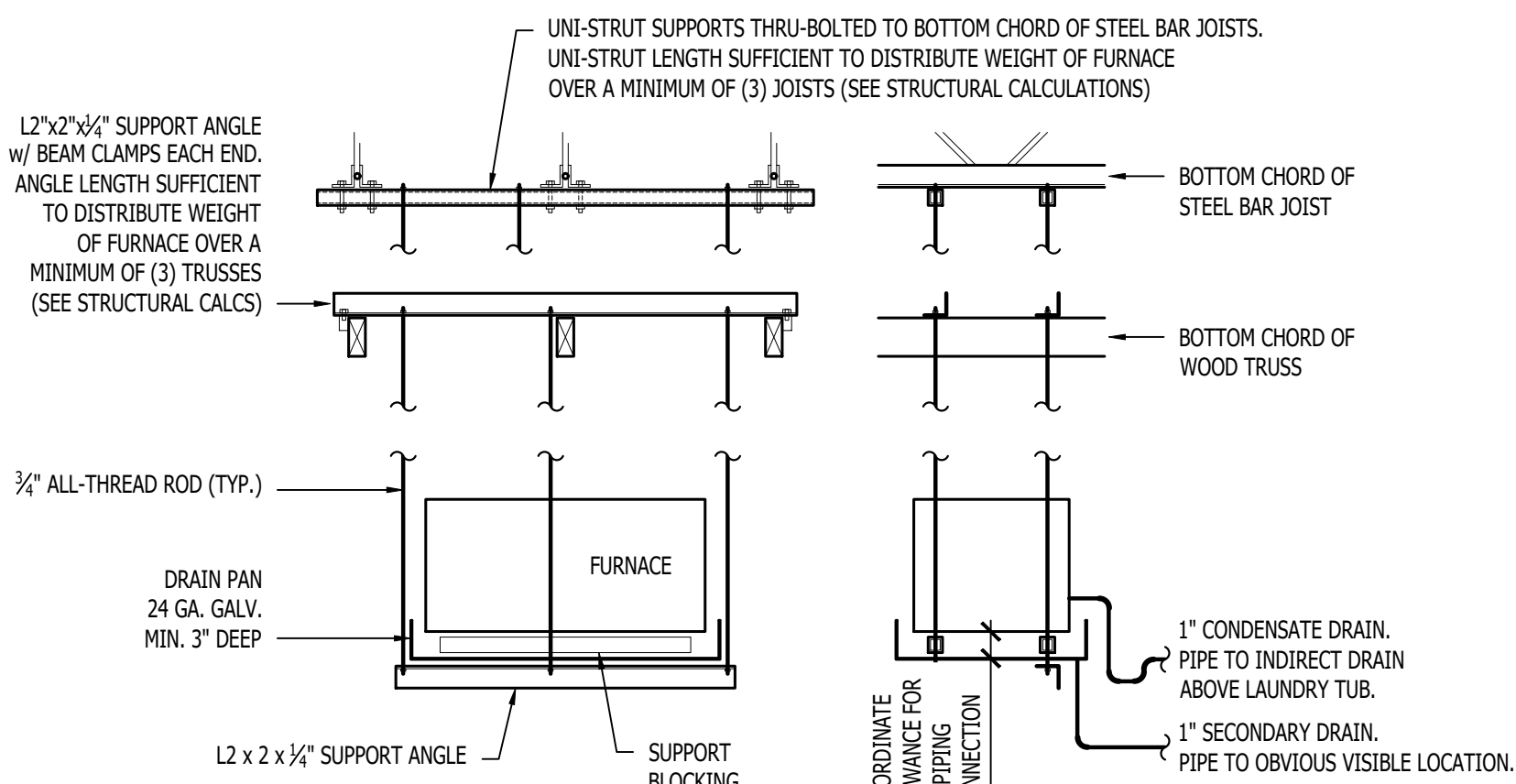
1. **GENERAL**
- 1.1. REFER TO GENERAL MEP SPECIFICATIONS SECTION FOR ADDITIONAL REQUIREMENTS.
2. **WORKMANSHIP**
- 2.1. COORDINATE WITH ALL OTHER TRADES SO THAT HVAC EQUIPMENT AND DUCT WORK DOES NOT BLOCK REQUIRED ACCESS OR CLEARANCE TO ANY EQUIPMENT, ACCESS PANELS, ELECTRICAL JUNCTION BOXES, ELECTRICAL PANELS, ETC.
- 2.2. ALL HVAC EQUIPMENT IS TO BE INSTALLED PER MANUFACTURER'S PUBLISHED RECOMMENDATIONS AND/OR INSTALLATION INSTRUCTIONS.
- 2.3. ALL EQUIPMENT TO BE INSTALLED LEVEL AND PLUMB, PARALLEL OR PERPENDICULAR TO BUILDING ORIENTATION WHERE POSSIBLE.
- 2.4. ROOFTOP MOUNTED RTU's & EXHAUST FANS SHALL BE INSTALLED ON CURBS PER MANUFACTURER'S INSTRUCTIONS. CURB HEIGHT SHALL PROVIDE A MINIMUM OF 12" BETWEEN EQUIPMENT AND TOP OF ROOF IN ALL LOCATIONS.
- 2.5. GRADE MOUNTED RTUS, CONDENSING UNITS, AND HEAT PUMPS TO BE INSTALLED ON 4" REINFORCED CONCRETE PAD EXTENDING 4" BEYOND EACH EDGE OF THE EQUIPMENT, OR A MANUFACTURER APPROVED PRE-MANUFACTURED BASE.
- 2.6. APPROPRIATE ATTENTION SHALL BE GIVEN TO INDOOR AIR QUALITY THROUGHOUT CONSTRUCTION; PROTECT INSIDE OF NEW DUCTWORK & AIR-HANDLING EQUIPMENT FROM DUST, DIRT, DEBRIS, PAINT, MOISTURE, ETC. INSULATION SHALL BE REPLACED IF EXPOSED TO MOISTURE. AN INDEPENDENT, PROFESSIONAL DUCT CLEANING COMPANY SHALL CLEAN ALL NEW DUCTWORK IF EQUIPMENT WAS USED DURING CONSTRUCTION, AND EQUIPMENT/COILS SHALL ALSO BE THOROUGHLY CLEANED.
- 2.7. FIELD COORDINATE LOCATIONS OF ALL DIFFUSERS, GRILLES, REGISTERS, ETC. WITH LIGHT FIXTURE LOCATIONS AND ADJUST AS NECESSARY.
3. **EQUIPMENT**
- 3.1. ALL EQUIPMENT SHOWN ON MECHANICAL PLANS SHALL BE PROVIDED & INSTALLED BY MECHANICAL CONTRACTOR UNLESS NOTED OTHERWISE.
- 3.2. ALL EQUIPMENT MUST PROVIDE PERFORMANCE AS SPECIFIED ON PLANS. WHERE SPECIFIC MANUFACTURERS AND/OR MODELS ARE INDICATED ON PLANS, CONTRACTOR TO PROVIDE MODEL INDICATED OR APPROVED EQUAL. VERIFY SUBSTITUTION APPROVAL PRIOR TO PURCHASE OR INSTALLATION OF EQUIPMENT.
- 3.3. CONTRACTOR TO SUPPLY SUBMITTALS FOR ALL EQUIPMENT FOR REVIEW BY ARCHITECT AND ENGINEER. FORMAL APPROVAL SHALL BE RECEIVED BY CONTRACTOR PRIOR TO EQUIPMENT PURCHASE.
- 3.4. CONTRACTOR TO SHARE APPROVED EQUIPMENT SUBMITTALS WITH ANY PERTINENT ELECTRICAL OR PLUMBING REQUIREMENTS WITH RESPECTIVE CONTRACTORS WITHIN TWO WEEKS OF RECEIVING APPROVED SUBMITTALS FROM ARCHITECT/ENGINEER.
- 3.5. ALL EQUIPMENT SHOWN ON PLANS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS WITH ADEQUATE ACCESS AND CLEARANCE FOR SERVICING OR REPLACEMENT.
- 3.6. ALL HORIZONTAL FURNACES WITH AC COILS SHALL BE EQUIPPED WITH CORROSION RESISTANT DRAIN PAIN. DRAIN PAN TO DISCHARGE TO SANITARY WASTE VIA INDIRECT CONNECTION WITH AIR GAP. DRAIN PAN TO PROVIDE SECONDARY OVERFLOW OR FLOAT SWITCH INTERLOCKED WITH UNIT TO SHUT DOWN UNIT ON HIGH WATER SIGNAL.
- 3.7. ALL EXTERIOR REFRIGERANT COILS TO BE PROTECTED BY FACTORY EQUIPPED HAIL GUARDS.
- 3.8. REFRIGERANT PIPING TO BE ACR COPPER OR TYPE L COPPER.
- 3.9. ALL AIR HANDLING EQUIPMENT SHALL BE EQUIPPED WITH MERV-8 FILTRATION AT RETURN OPENING UNLESS OTHERWISE NOTED.
- 3.10. ALL AIR FILTERS SHALL BE SIZED FOR A MAXIMUM FACE VELOCITY OF 500FPM.
- 3.11. PROVIDE & INSTALL ALL EQUIPMENT FLUES/VENTS PER MANUFACTURER'S SPECIFICATIONS. TERMINATIONS SHALL BE AT LEAST 10' FROM ANY FRESH AIR INTAKE.
- 3.12. PROVIDE NEW AIR FILTERS IN ALL EQUIPMENT PRIOR TO TESTING & BALANCING AND BEFORE TURNING OVER SYSTEM(S) TO OWNERSHIP.
- 3.13. IF ANY EXISTING EQUIPMENT IS TO BE REUSED, CLEAN AND INSPECT EQUIPMENT PRIOR TO BEGINNING WORK. VERIFY THAT EQUIPMENT IS IN GOOD WORKING CONDITION, REPORT ANY DEFICIENCIES TO ENGINEER.
4. **DUCTWORK**
- 4.1. DUCTWORK TO BE GALVANIZED STEEL, SEAL CLASS B, CONSTRUCTED PER SMACNA STANDARDS.
- 4.2. DUCTWORK THICKNESS:
- 4.2.1. 26 GA. MINIMUM UP TO 16" DUCT
- 4.2.2. 24 GA. UP TO 20"
- 4.2.3. 22 GA. UP TO 24"
- 4.2.4. 20 GA. UP TO 28"
- 4.2.5. 18 GA. UP TO 36"
- 4.3. TURNING VANES SHALL BE PROVIDED AND INSTALLED AT ALL 90° BENDS AND TEES.
- 4.4. ALL DUCT DIMENSIONS LISTED ARE TO INTERIOR OF DUCT LINER UNLESS NOTED OTHERWISE ON PLANS.
- 4.5. BALANCE DAMPERS MUST BE PROVIDED TO ALLOW ADJUSTMENT AT EACH AIR TERMINAL.
- 4.5.1. WHERE BRANCH TAKEOFF IS ACCESSIBLE (ABOVE LAY-IN CEILING OR EXPOSED DUCT), BALANCE DAMPER IS TO BE INSTALLED AT TAKEOFF.
- 4.5.2. WHERE TAKEOFF IS INACCESSIBLE (IN ATTIC OR SOFFIT), BALANCE DAMPER IS TO BE LOCATED SUCH THAT IT IS ACCESSIBLE FROM FACE OF AIR DEVICE.
- 4.6. HVAC CONTRACTOR RESPONSIBLE FOR ALL DUCTWORK TRANSITIONS AND FITTINGS AS REQUIRED FOR FINAL CONNECTIONS TO HVAC EQUIPMENT.
- 4.7. UNLESS NOTED OTHERWISE ON PLANS, FLEXIBLE DUCT CONNECTIONS MAY USED FROM BRANCH DUCTS TO FINAL AIR DEVICES, BUT SHALL NOT EXCEED 8'-0" IN LENGTH. FLEXIBLE DUCT CONNECTORS MUST BE SUPPORTED PER PLAN DETAILS.
5. **INSULATION**
- 5.1. DUCTWORK
- 5.1.1. SEE "TYPICAL DUCT INSULATION DIAGRAM" FOR INSTALLATION SPECIFIC REQUIREMENTS.
- 5.1.2. INTERNAL DUCT LINER TO BE EQUAL TO "JOHNS MANVILLE LINACOUSTIC R-300".
- 5.1.3. EXTERNAL DUCT WRAP TO INCLUDE VAPOR BARRIER. EQUAL TO "JOHNS MANVILLE MICROLITE" WITH FSK JACKET.
- 5.1.4. WHERE INSULATION IS REQUIRED IN "TYPICAL DUCT INSULATION DIAGRAM", INCLUDE INSULATION ON ALL FITTINGS, INCLUDING CANVAS FLEX CONNECTION FITTINGS.
- 5.2. REFRIGERANT PIPING
- 5.2.1. SPLIT SYSTEM (SUCTION LINE ONLY) - 1" CLOSED CELL ELASTOMERIC FOAM (EQUAL TO "WRAPLEX AP").
- 5.3. VRV/VRF SYSTEMS (BOTH SUCTION AND HOT GAS LINES) 1 1/2" EPDM (EQUAL TO "AEROFLEX AEROCEL AC") WITHIN CONDITIONED SPACES & 2" EPDM (EQUAL TO "AEROFLEX AEROCEL AC") IN UNCONDITIONED SPACES, AND WITH BANDED ALUMINUM SHIELDING IN EXTERIOR SPACES.
- 5.4. CONDENSATE PIPING
- 5.4.1. SPLIT SYSTEMS - WHERE CONDENSATE PIPING IS LOCATED IN UNCONDITIONED SPACE, INSULATE WITH 1/2" ELASTOMERIC. NO INSULATION REQUIRED WITHIN CONDITIONED SPACES.
- 5.4.2. VRV/VRF - INSULATE WITH 1/2" ELASTOMERIC.
6. **TESTING AND BALANCING**
- 6.1. ALL SYSTEMS MUST BE BALANCED TO WITHIN 10% OF VALUES INDICATED ON PLAN.
- 6.2. HVAC CONTRACTOR TO PROVIDE WRITTEN BALANCE REPORT INCLUDING FLOW VALUES INDICATED ON PLANS, INITIAL MEASURED FLOW VALUES, AND FINAL MEASURED VALUES.
- 6.3. THIRD PARTY CERTIFIED TEST AND BALANCE NOT REQUIRED UNLESS OTHERWISE NOTED ON PLANS OR WITHIN PROJECT MANUAL.



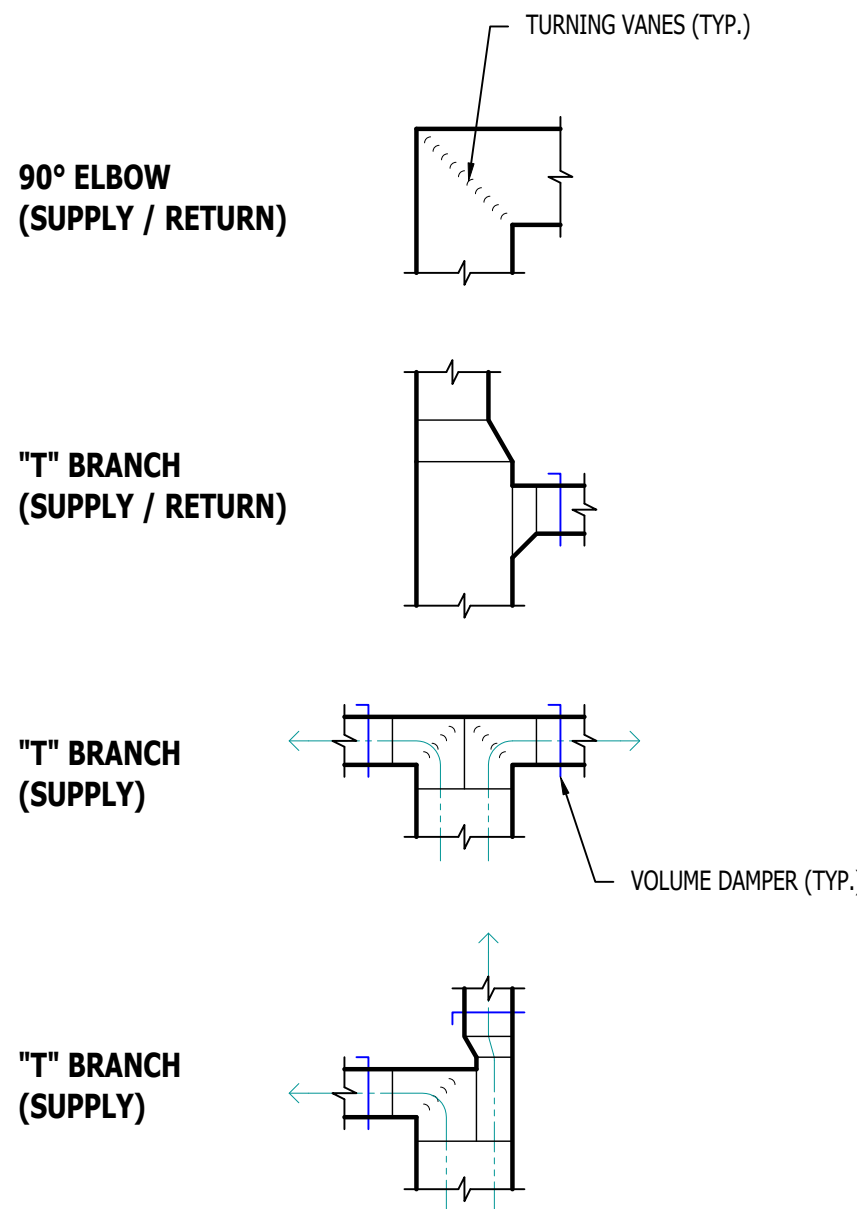
TYPICAL DUCTWORK DETAIL



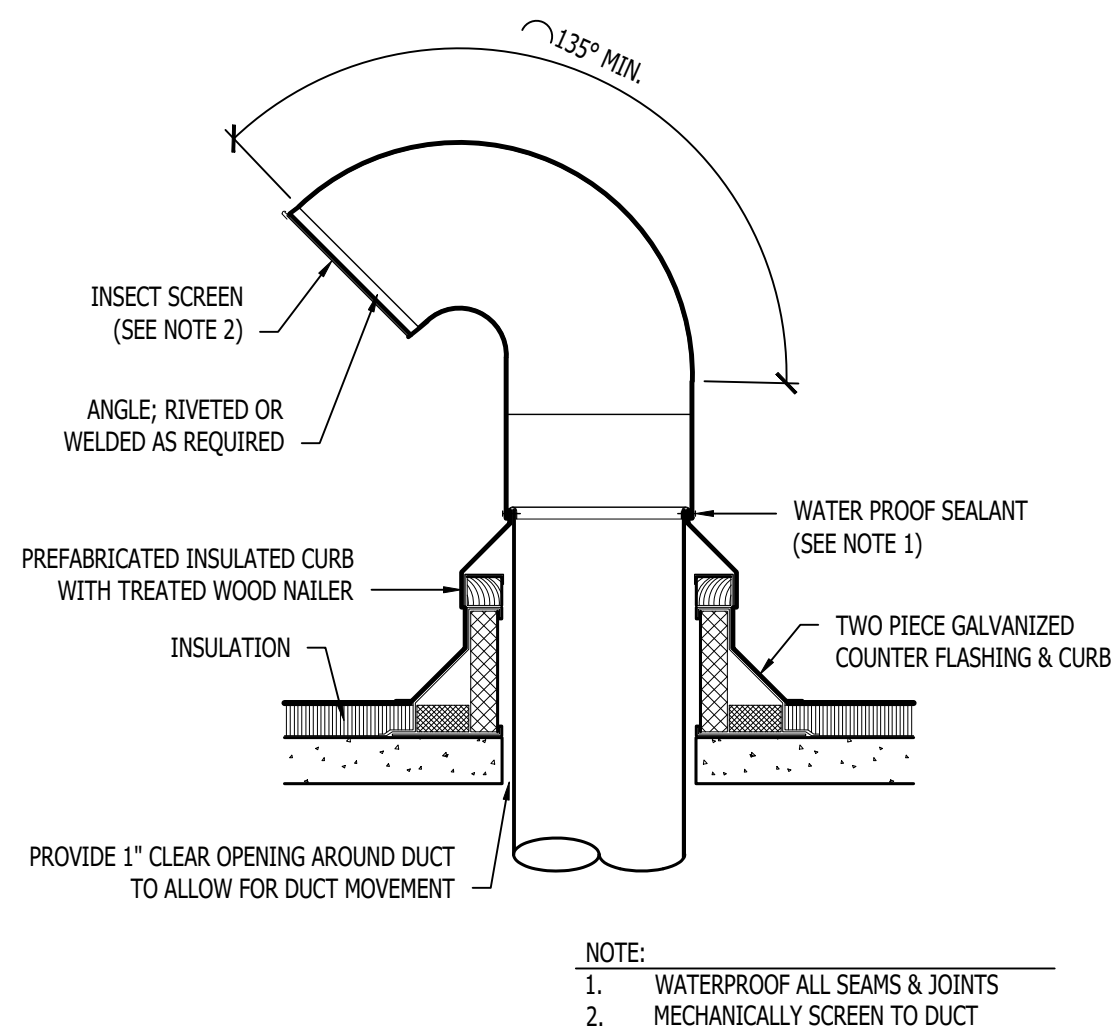
TYPICAL LAY-IN DIFFUSER DETAIL



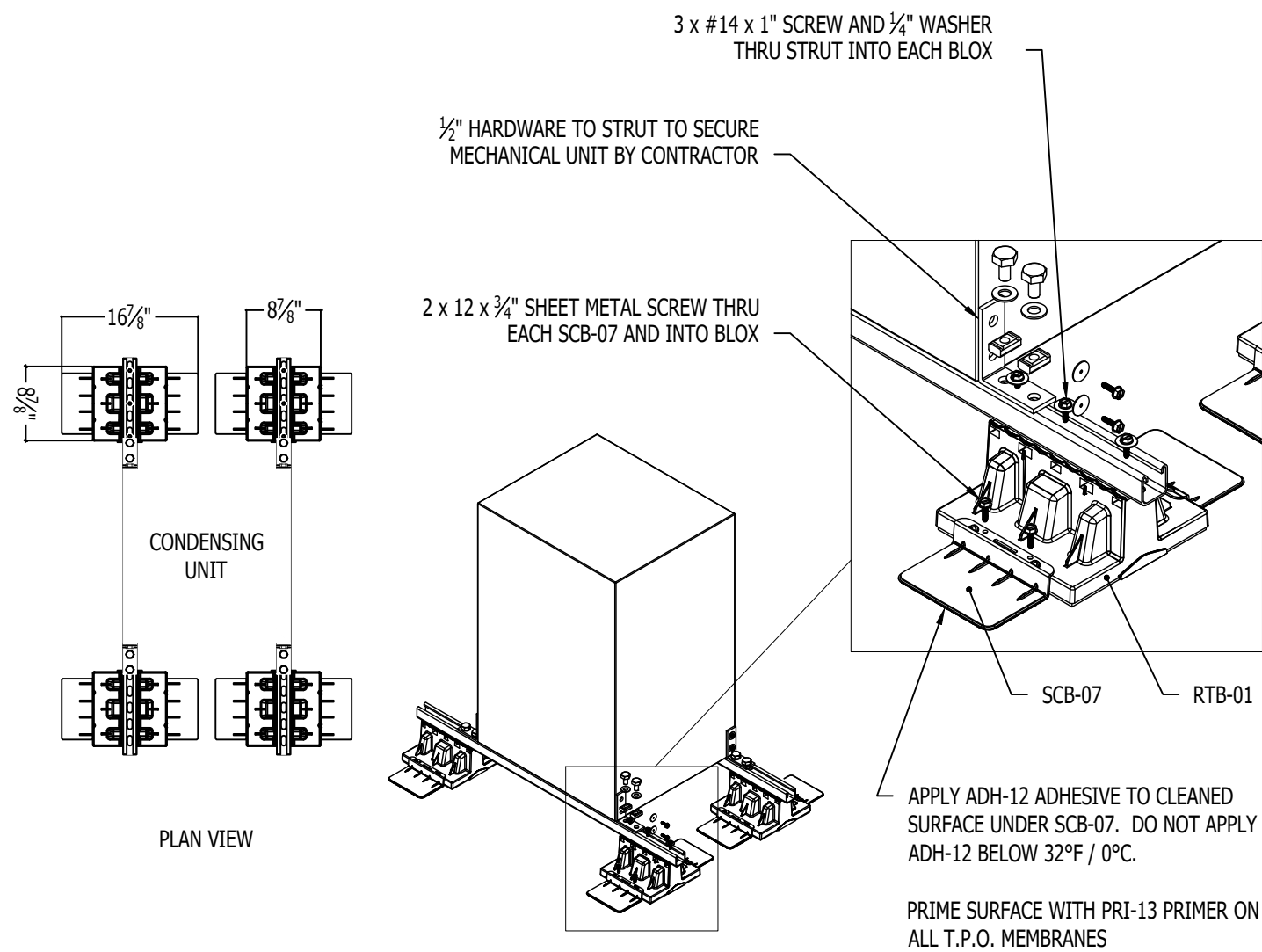
SUSPENDED FURNACE INSTALLATION DETAIL



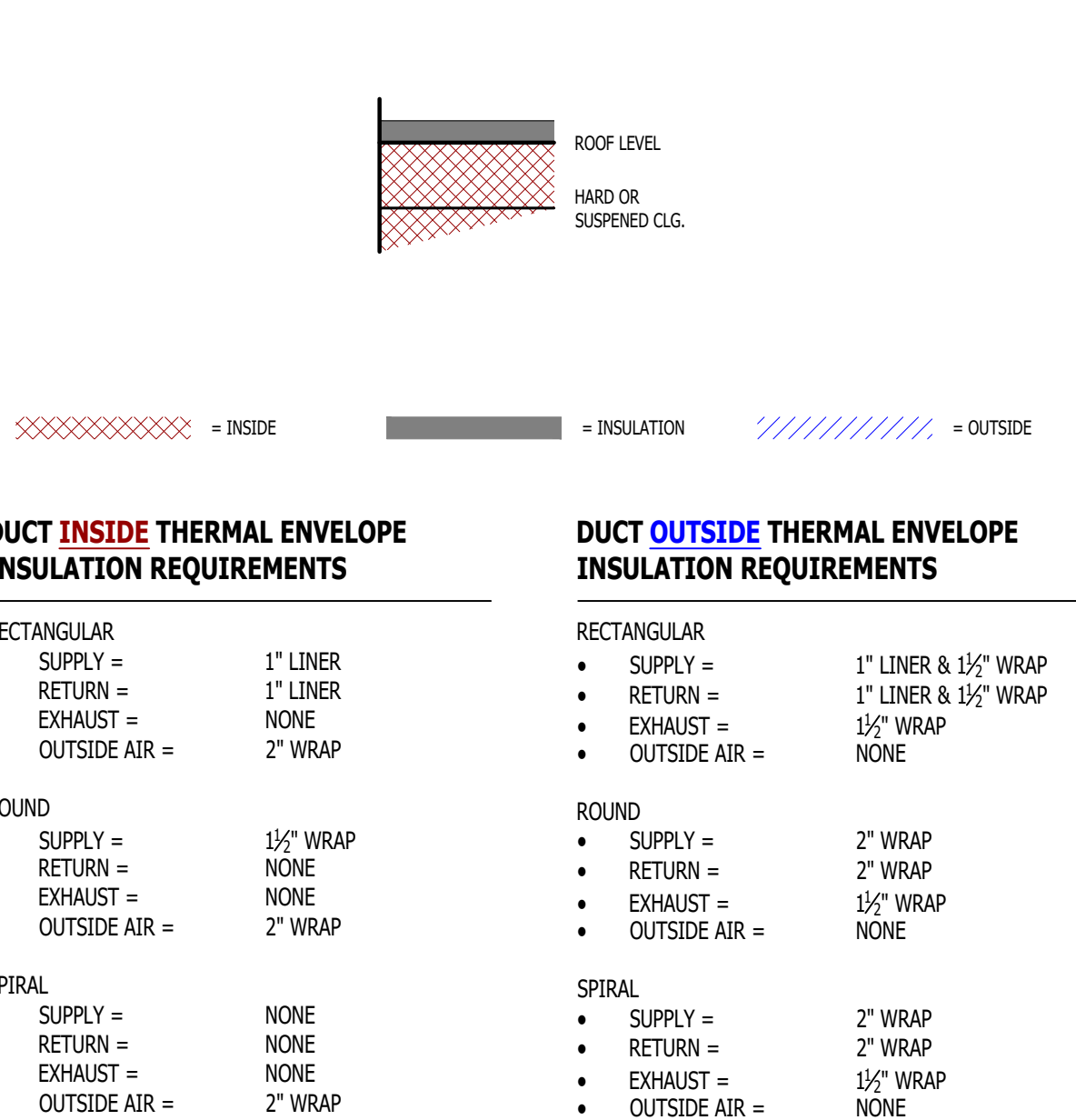
TYPICAL DUCTWORK FITTINGS DETAIL



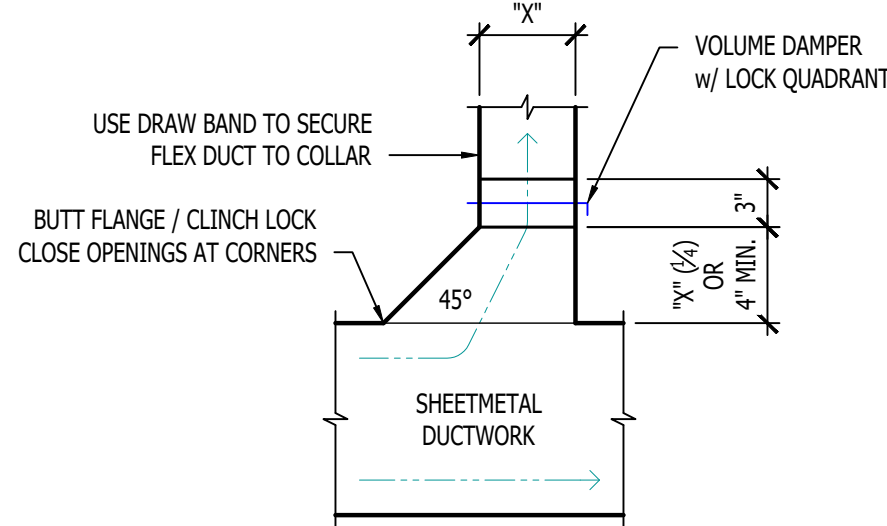
GOOSENECK DETAIL



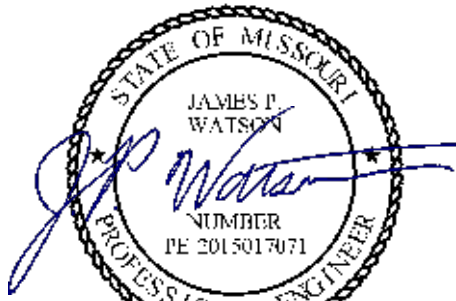
CONDENSING UNIT ROOFTOP MOUNTING DETAIL



TYPICAL BUILDING INTERIOR DUCT INSULATION DIAGRAM



TYPICAL 45° TAKEOFF DETAIL



James Watson, P.E. November 17, 2025
PE-2015017071
MO Certificate of Authority # 2018029680



**J-SQUARED
ENGINEERING**

2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573.234.4492
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J2 PROJECT No: J21644

J2 DESIGN: ACW

ISSUE TITLE DATE

PERMIT SET 11 - 17 - 2025

RTU SCHEDULE															
TAG	EQUIPMENT DESCRIPTION	SIZE (TONS)	ORIENTATION	TOTAL AIRFLOW (CFM)	E.S.P. (in. H20)	OA AIRFLOW MAX/ MIN (CFM)	GAS HEATING		COOLING (IA: 80 DB/ 67 WB, OA: 95 DB)			ELECTRICAL			NOTES
							INPUT (kBTU)	OUTPUT (kBTU)	SENSIBLE (kBTU)	TOTAL (kBTU)	EFFICIENCY	VOLTS / PHASE	MCA	OCP	
RTU-1	ROOF TOP UNIT	6.0	DOWN FLOW	2400	1.0	200 / 200	120	97	62.5	83.1	14.6 IEER	208/3	38	50-3	1, 2, 3, 4, 5, 6, 7
NOTES: 1. PROVIDE AND INSTALL 7 DAY PROGRAMABLE HONEYWELL THERMOSTAT. COORDINATE EXACT MOUNTING LOCATION WITH OWNER. 2. WITH FACTORY HAIL GUARD. 3. WITH FACTORY INSTALLED DISCONNECT. 4. ECONOMIZER (WITH EITHER BAROMETRIC RELIEF SIZED AT 100% OF FLOW AT 1/10" RETURN DUCT STATIC PRESSURE, OR POWERED EXHAUST); CONTROL TO BE ADJUSTABLE FIXED POINT SET AT 65°F. ECONOMIZER TO BE IECC COMPLIANT WITH FAULT DETECTION AND NOTIFICATION. 5. WITH POWERED WEATHERPROOF GFCI RECEPTACLE. 6. WITH HOT GAS REHEAT/DEHUMIDIFICATION OPTION. 7. WITH SMOKE DETECTOR IN RETURN AIR DUCT TO SHUT DOWN UNIT AND SEND SIGNAL TO BUILDING FIRE ALARM SYSTEM UPON DETECTION OF SMOKE.															

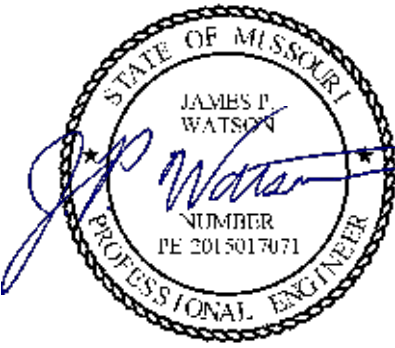
SPLIT SYSTEM SCHEDULE															
TAG	EQUIPMENT DESCRIPTION	SIZE (TONS)	ORIENTATION	TOTAL AIRFLOW (CFM)	E.S.P. (in. H2O)	OA AIRFLOW MAX / MIN (CFM)	HEATING		COOLING (IA: 80 DB/ 67 WB, OA: 95 DB)			ELECTRICAL			NOTES
							GAS INPUT (KBTU)	MIN. AFUE EFF. (%)	SENSIBLE (KBTU)	TOTAL (KBTU)	EFF. (SEER2)	VOLTS/PH	MCA	OCP	
F-1	FURNACE	4.0	HORIZONTAL	1600	0.5	130 / 0	100	90	-	-	-	120	12	20	1, 2, 3
F-2	FURNACE	3.0	HORIZONTAL	1200	0.5	75 / 0	60	90	-	-	-	120	10	20	1, 2, 3
F-3	FURNACE	4.0	HORIZONTAL	1600	0.5	100 / 0	100	90	-	-	-	120	12	20	1, 2, 3
F-4	FURNACE	3.0	HORIZONTAL	1200	0.5	130 / 0	60	90	-	-	-	120	10	20	1, 2, 3
CU-1	CONDENSING UNIT	4.0	-	-	-	-	-	-	35.1	46.9	13.4	208/1	23	35-2	4, 5
CU-2	CONDENSING UNIT	3.0	-	-	-	-	-	-	25.0	33.7	13.4	208/1	21	30-2	4, 5
CU-3	CONDENSING UNIT	4.0	-	-	-	-	-	-	35.1	46.9	13.4	208/1	23	35-2	4, 5
CU-4	CONDENSING UNIT	3.0	-	-	-	-	-	-	25.0	33.7	13.4	208/1	21	30-2	4, 5
NOTES:															
1. PROVIDE AND INSTALL 7 DAY PROGRAMABLE HONEYWELL THERMOSTAT. COORDINATE EXACT MOUNTING LOCATION WITH OWNER.															
2. INCLUDE CORROSION RESISTANT DRAIN PAN WITH OVERFLOW SWITCH WIRED TO SHUT DOWN UNIT.															
3. WITH LOW LEAKAGE MOTORIZED OUTSIDE AIR DAMPER, DAMPER TO OPEN DURING OCCUPIED HOURS AND CLOSE DURING UNOCCUPIED HOURS THRU THERMOSTAT SCHEDULE.															
4. WITH FACTORY HAIL GUARD.															
5. LOW AMBIENT PACKAGE FOR OPERATION TO 0° F.															

EXHAUST FAN SCHEDULE												
TAG	EQUIPMENT TYPE	MANUFACTURER (OR EQUAL)	MODEL (OR EQUAL)	FLOW		ELECTRICAL			PHYSICAL		NOTES	
				CFM	S.P.	VOLT/PH	MCA	OCP	DIM.	WEIGHT		
EF-1	IN-CEILING EXHAUST FAN	SOLER & PALAU	PCV-80	80	1/10"	120/1	1	20-1	12x12	5 lbs.	1	
EF-2	IN-LINE EXHAUST FAN	SOLER & PALAU	TD-SILENT	200	1/4"	120/1	1	20-1	19x11x9	14 lbs.	1, 2, 3	
EF-3	IN-LINE EXHAUST FAN	SOLER & PALAU	TD-SILENT	200	1/4"	120/1	1	20-1	19x11x9	14 lbs.	1, 2, 3	
NOTES:												
1. WITH BACKDRAFT DAMPER												
2. WITH SPEED CONTROLLER												
3. WITH SUSPENSION PLATFORM AND INLET FLEX CONNECTION												

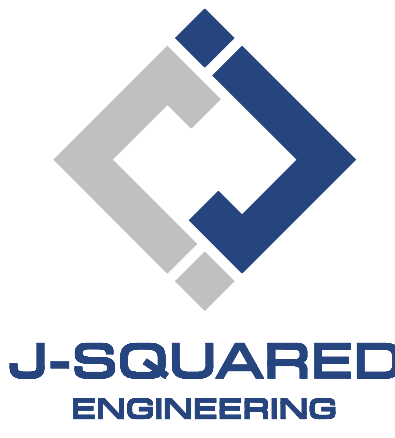
BUILDING AIR BALANCE SUMMARY			
EQUIPMENT	OA (CFM)	EXHAUST (CFM)	NET (CFM)
F-1	130	0	130
F-2	75	0	75
F-3	100	0	100
F-4	130	0	130
RTU-1	200	0	200
EF-1	0	80	-80
EF-2	0	200	-200
TOTAL	635	280	355
NOTES: 1. FLOWS SHOWN ARE DURING OCCUPIED HOURS			

AIR DEVICE SCHEDULE						
TAG	SERVICE	MANUFACTURER (OR EQUAL)	MODEL (OR EQUAL)	SIZE	COLOR / FINISH	NOTES
E1	RETURN	PRICE	80	AS INDICATED	WHITE	WITH DRYWALL KIT
R1	RETURN	PRICE	80	AS INDICATED	WHITE	
R2	RETURN	PRICE	530	AS INDICATED	WHITE	
S1	SUPPLY	PRICE	SPD	24x24	WHITE	
S3	SUPPLY	PRICE	SPD	12x12	WHITE	WITH DRYWALL KIT
NOTES: 1. VERIFY AIR DEVICE FINISHES WITH OWNER/ARCHITECT PRIOR TO INSTALLATION						

DIFFUSER NECK SIZING SCHEDULE	
AIRFLOW (CFM)	NECK SIZE (in)
0 - 120	6"
120 - 210	8"
210 - 325	10"
325 - 470	12"
470 - 640	14"



James Watson, P.E. November 17, 2025
PE-2015017071
MO Certificate of Authority # 2018029680



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J2 PROJECT No: J21644

J2 DESIGN: ACW

ISSUE TITLE DATE

PERMIT SET 11 - 17 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

DPLS Lot 1 Intrinsic Office Infill

221 NE Alura Way
Lee's Summit, Jackson County, MO 64064

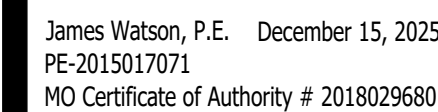
AHJ APPROVAL STAMP

SHEET TITLE

HVAC SCHEDULES

SHEET NUMBER

M601



1

221 NE Alura Way
Lee's Summit, Jackson County, MO 64064

SHEET TITLE

POWER PLAN - AREA A

SHEET NUMBER

EP111

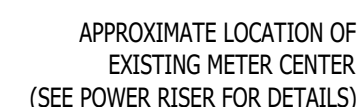
	CIRCUIT WIRING
	JUNCTION BOX
	RECEPTACLE
	"WP" = WEATHERPROOF OUTDOOR RECEPTACLE
	"AW" = ABOVE WINDOW RECEPTACLE
	"AC" = ABOVE CEILING RECEPTACLE
	"EX" = EXISTING RECEPTACLE TO REMAIN
	GFCI PROTECTED DUPLEX CONVENIENCE RECEPTACLE
	208V RECEPTACLE
	QUADPLEX CONVENIENCE RECEPTACLE
	DATA / PHONE JACK BOX WITH 1" CONDUIT & PULL STRING UP TO CEILING SPACE (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
	WIRELESS ACCESS POINT, CEILING MOUNTED
	FLOOR RECEPTACLE
	FLOOR DATA
	DISCONNECT
	FUSED DISCONNECT

R READER

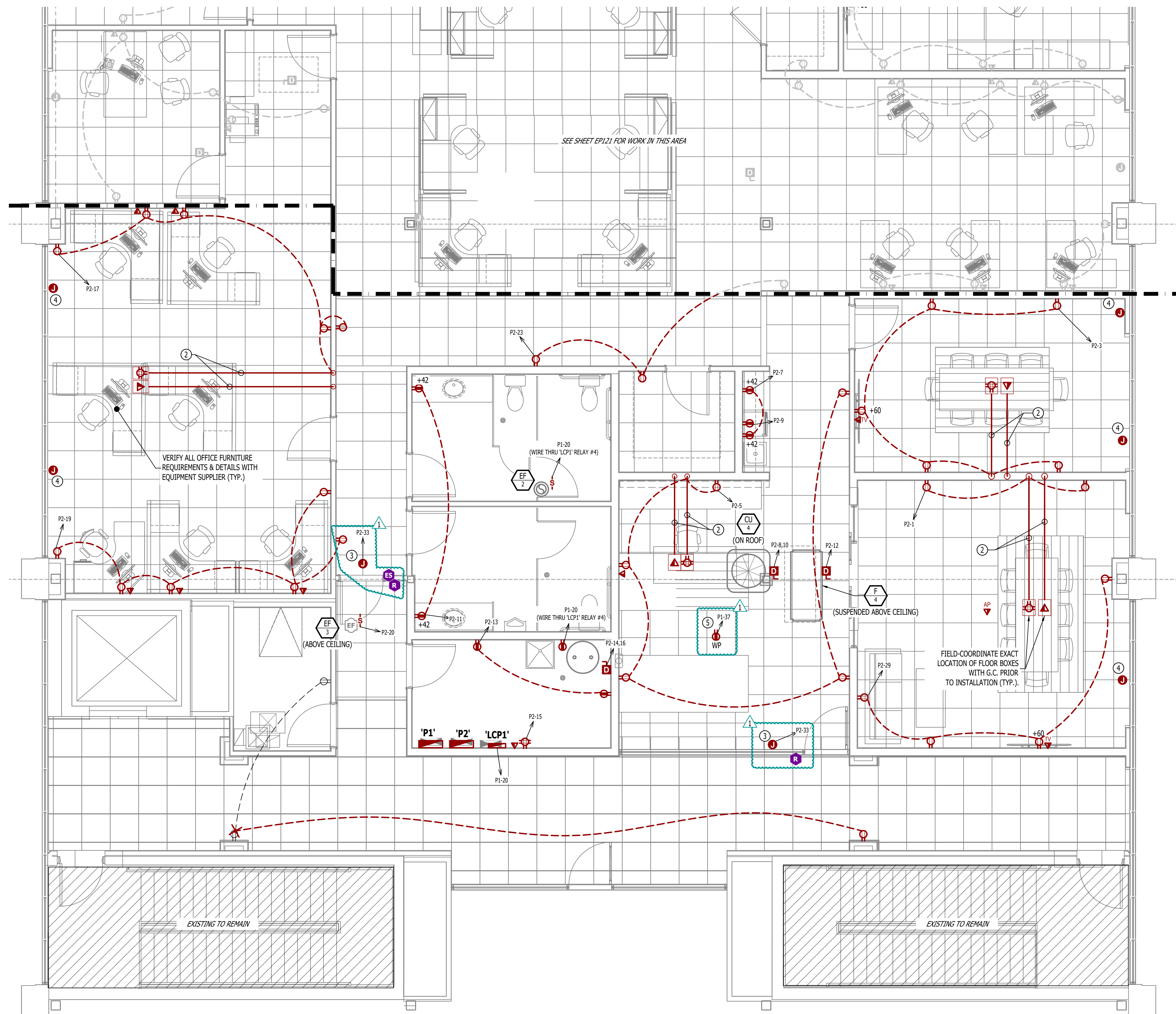
ES ELECTRIC STRIKE

1. REFER TO E500 AND/OR E600 SERIES SHEETS FOR ADDITIONAL ELECTRICAL NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
2. ELECTRICAL CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL ELECTRICAL EQUIPMENT, WIRING, HANGERS / SUPPORTS, ETC. WITH HVAC AND PLUMBING TRACES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.
3. ADVISE ALL ELECTRICAL EQUIPMENT, CIRCUITS, ETC. SHOWN IS FOR REFERENCE ONLY. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXIST EQUIPMENT LOCATIONS, CONDITIONS, ETC. PRIOR TO BEGINNING WORK AND NOTIFY OWNER OF ANY DISCREPANCIES.

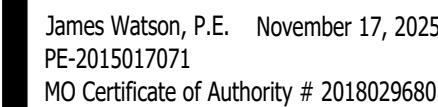
- 1 POWER/DATA FOR OFFICE FURNITURE; COORDINATE EXACT LOCATION & REQUIREMENTS WITH G.C.
- 1" CONDUIT BELOW FLOOR FOR POWER/DATA.
- POWER ABOVE SECURE SIDE OF DOOR FOR ACCESS CONTROLS. COORDINATE EXACT LOCATION AND REQUIREMENTS DOOR HARDWARE SUPPLIER/INSTALLER.
- ROUGH-IN POWER FOR FUTURE FLOOR HEATER, PROVIDE CONDUIT & J-BOX ON UNDERSIDE OF FLOOR FOR FUTURE USE; COORDINATE WITH G.C.
- ROOF/TOO RECEPTACLE: FIELD LOCATE SUCH THAT ALL ROOF-MOUNTED HVAC EQUIPMENT IN WITHIN 25' OF A ROOF/TOO RECEPTACLE.



SCALE: NTS



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

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

DPLS Lot 1 Intrinsic Office Infill

221 NE Alura Way
Lee's Summit, Jackson County, MO 64064

AHJ APPROVAL STAMP

SHEET TITLE

POWER PLAN - AREA B

SHEET NUMBER

EP121

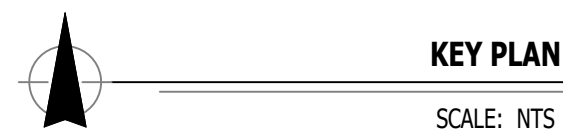
	CIRCUIT TAG
	JUNCTION BOX
	RECEPTACLE INDICATES MOUNTING HEIGHT TO BOTTOM OF BOX (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
	"WP" = WEATHERPROOF OUTDOOR RECEPTACLE
	"AW" = ABOVE WINDOW RECEPTACLE
	"AC" = ABOVE CEILING RECEPTACLE
	"EX" = EXISTING RECEPTACLE TO REMAIN
	GFCI PROTECTED DUPLEX CONVENIENCE RECEPTACLE
	208V RECEPTACLE
	QUADPLEX CONVENIENCE RECEPTACLE
	DATA / PHONE JACK BOX WITH 1" CONDUIT & PULL STRING UP TO CEILING SPACE (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
	WIRELESS ACCESS POINT, CEILING MOUNTED
	FLOOR RECEPTACLE
	FLOOR DATA
	DISCONNECT
	FUSED DISCONNECT

R READER

ES ELECTRIC STRIKE

1. REFER TO E500 AND/OR E000 SERIES SHEETS FOR ADDITIONAL ELECTRICAL NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
2. ELECTRICAL CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL ELECTRICAL EQUIPMENT, WIRING, HANGERS / SUPPORTS, ETC. WITH HVAC AND PLUMBING TRACES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.
3. ANY MISSING ELECTRICAL EQUIPMENT, CIRCUITS, ETC. SHOWN IS FOR REFERENCE ONLY. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXACT EQUIPMENT LOCATIONS, CONDITIONS, ETC. PRIOR TO BEGINNING WORK AND NOTIFY OWNER OF ANY DISCREPANCIES.

- ① POWER/DATA FOR OFFICE FURNITURE; COORDINATE EXACT LOCATION & REQUIREMENTS WITH G.C.
- ② 1" CONDUIT BELOW FLOOR FOR POWER/DATA.
- ③ POWER ABOVE SECURE SIDE OF DOOR FOR ACCESS CONTROLS. COORDINATE EXACT LOCATION & REQUIREMENTS WITH DOOR HARDWARE SUPPLIER/INSTALLER.
- ④ ROUGH-IN POWER FOR FUTURE FLOOR HEATER, PROVIDE CONDUIT & J-BOX ON UNDERSIDE OF FLOOR FOR FUTURE USE; COORDINATE WITH G.C.
- ⑤ POWER FOR EXTERIOR SIGNAGE; COORDINATE EXACT LOCATION & REQUIREMENTS WITH G.C.



LIGHTING PLAN SYMBOL LEGEND

X1

EM

NL

←

←

←

"X1" INDICATES FIXTURE TYPE (REFER TO SCHEDULE)

LIGHTING FIXTURE

"EM" INDICATES EMERGENCY BATTERY BACKUP

"NL" INDICATES UN-SWITCHED NIGHT LIGHT

EXIT LIGHT

←

INDICATES REQUIRED REMOTE HEAD

EMERGENCY EGRESS LIGHT

SWITCH (WALL MOUNTED)

SWITCH TYPE:

- 3 = 3-WAY
- 4 = 4-WAY
- OP = PASSIVE INFRARED OCCUPANCY SENSOR
- OU = ULTRASONIC OCCUPANCY SENSOR
- OT = DUAL-TECHNOLOGY OCCUPANCY SENSOR
- VP = PASSIVE INFRARED VACANCY SENSOR
- VU = ULTRASONIC VACANCY SENSOR
- VT = DUAL-TECHNOLOGY VACANCY SENSOR
- M = MOMENTARY SWITCH
- SS = SCENE SWITCH

DIMMER SWITCH (WALL MOUNTED)

SWITCH TYPE:

- SEE "SWITCH (WALL MOUNTED)" FOR TYPE DESIGNATIONS

SWITCH (CEILING MOUNTED)

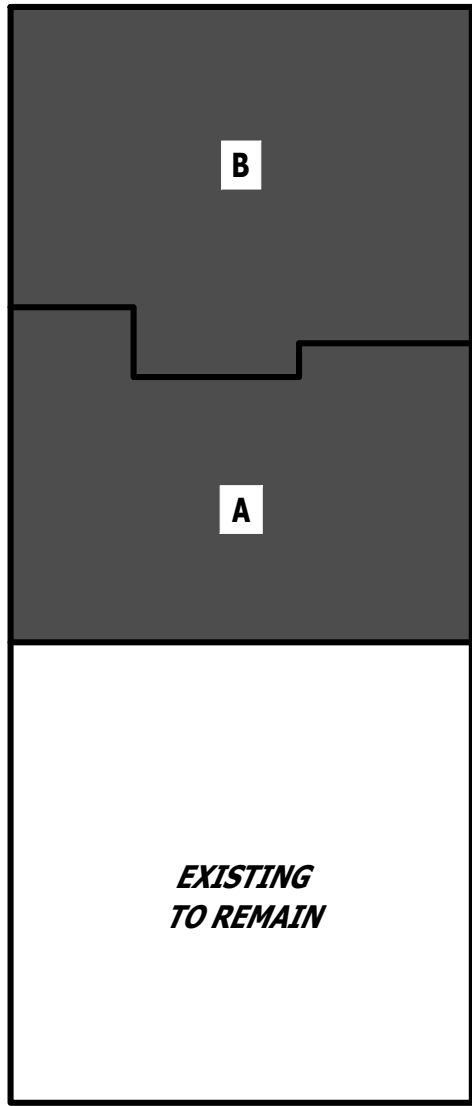
SWITCH TYPE:

- SEE "SWITCH (WALL MOUNTED)" FOR TYPE DESIGNATIONS

- OCCUPANCY SENSOR**
 - AUTO FULL-ON (OR 50% IF NOTED)
 - AUTOMATICALLY TURN OFF LIGHTING AFTER 20 MINUTES WITHOUT OCCUPANT DETECTION
 - WITH MANUAL OVERRIDE CONTROL (IF NOTED)
- VACANCY SENSOR**
 - MANUAL FULL-ON
 - AUTOMATICALLY TURN OFF LIGHTING AFTER 20 MINUTES WITHOUT OCCUPANT DETECTION
 - WITH MANUAL OVERRIDE CONTROL (IF NOTED)

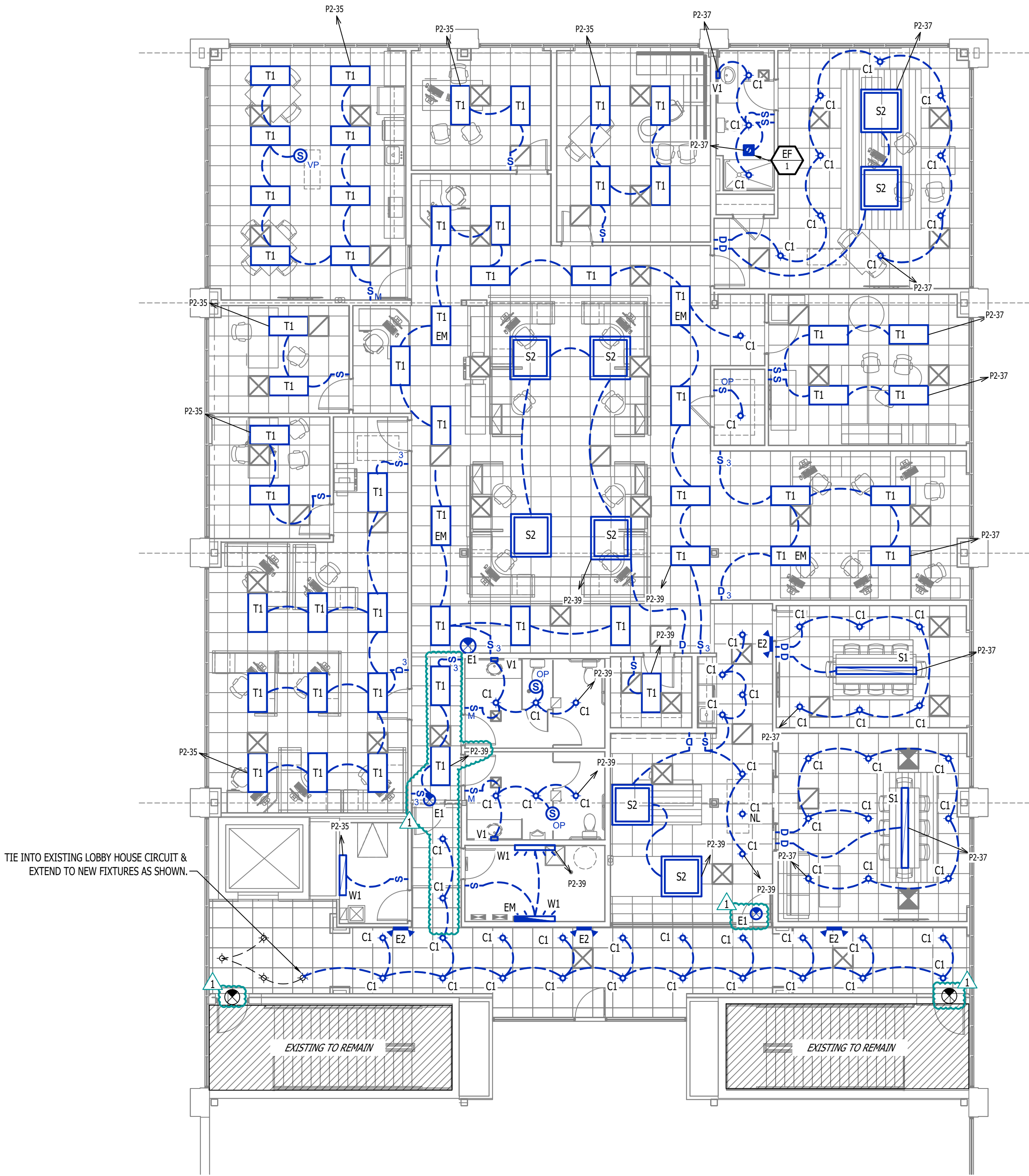
LIGHTING PLAN GENERAL NOTES:

- REFER TO E500 AND/OR E600 SERIES SHEETS FOR ADDITIONAL LIGHTING NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
- OCCUPANCY/VACANCY SENSOR QUANTITIES AND GENERAL LOCATIONS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO PROVIDE & INSTALL SENSOR WITH SPACING PER MANUFACTURER'S SPECIFICATIONS AND INCLUDE ADDITIONAL SENSORS IF NECESSARY. CEILING-MOUNTED SENSORS SHALL BE INSTALLED WITHIN MANUFACTURER'S ACCEPTABLE MOUNTING HEIGHT RANGE.
- ELECTRICAL CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL FIXTURES, WIRING, HANGERS / SUPPORTS, ETC. WITH HVAC AND PLUMBING TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.
- ANY EXISTING LIGHT FIXTURES, CIRCUITS, OR CONTROLS SHOWN ARE FOR REFERENCE ONLY. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXACT LIGHT FIXTURE AND CIRCUIT/CONTROL LOCATIONS, CONDITIONS, ETC. PRIOR TO BEGINNING WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES.



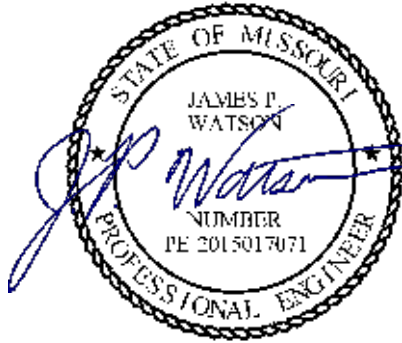
KEY PLAN

SCALE: NTS

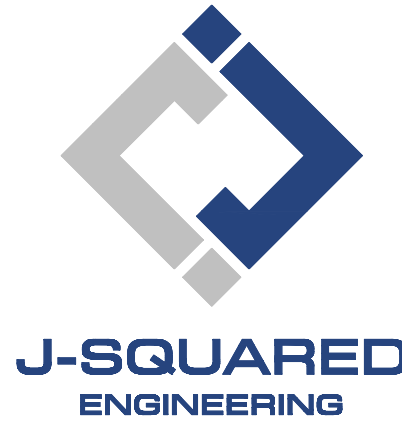


LIGHTING PLAN

SCALE: 1/8" = 1'-0"



James Watson, P.E. December 15, 2025
PE-2015017071
MO Certificate of Authority # 2018029680



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Columbia, Missouri 65201
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J2 PROJECT No:	J21644
J2 DESIGN:	ACW
ISSUE TITLE	DATE
PERMIT SET	11 - 17 - 2025
REVISION 1	12 - 15 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

DPLS Lot 1 Intrinsic Office Infill

221 NE Alura Way
Lee's Summit, Jackson County, MO 64064

AHJ APPROVAL STAMP

SHEET TITLE

LIGHTING PLAN

SHEET NUMBER

EL101

ELECTRICAL SPECIFICATIONS

1.

GENERAL
- 1.1.

CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY PIECES AND COMPONENTS TO PROVIDE A COMPLETE AND COMPLIANT ELECTRICAL SYSTEM UNLESS OTHERWISE NOTED ON PLANS.
- 1.2.

THE ENTIRE ELECTRICAL SYSTEM SHALL BE CONTINUOUSLY GROUNDED. EVERY BRANCH CONDUIT SHALL INCLUDE A GREEN GROUND CONDUCTOR SIZED PER NEC.
- 1.3.

ARC-FAULT CIRCUITS SHALL BE RUN WITH A DEDICATED NEUTRAL AS REQUIRED BY MANUFACTURER.
- 1.4.

PROVIDE PERMANENT ARC-FLASH LABEL AFFIXED TO EVERY DISCONNECT AND PANEL.
- 1.5.

PROVIDE TYPE WRITTEN PANEL SCHEDULE FOR EACH PANEL.
2.

WORKMANSHIP
- 2.1.

ALL ELECTRICAL SYSTEM COMPONENTS SHALL BE INSTALLED LEVEL, PLUMB, AND PARALLEL/PERPENDICULAR TO BUILDING ORIENTATION WHERE POSSIBLE.
- 2.2.

ALL ELECTRICAL DEVICES AND LIGHT FIXTURES SHALL BE INSTALLED IN A SAFE, FIRST-CLASS MANNER WITH ATTENTION GIVEN TO OVERALL AESTHETICS. CARE SHOULD BE TAKEN TO ALLOW FOR FUTURE REPLACEMENT AND ACCESS FOR SERVICE.
3.

MATERIALS
- 3.1.

CONDUIT & CONDUCTORS
- 3.1.1.

ALL CONDUCTORS SIZES INDICATED ARE COPPER UNLESS NOTED OTHERWISE ON PLANS.
- 3.1.2.

ABOVE GRADE CONDUCTORS SHALL BE TYPE THHN. BELOW GRADE CONDUCTORS SHALL BE TYPE XHHW-2.
- 3.1.3.

MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG UNLESS NOTED OTHERWISE. 120-VOLT, 20-AMP CIRCUITS WITH CONDUCTOR LENGTHS GREATER THAN 100' SHALL BE #10 AWG MINIMUM. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR MEASURING ACTUAL CONDUCTOR LENGTH AND INCREASING CONDUCTOR SIZE TO COMPENSATE FOR VOLTAGE DROP AS REQUIRED BY NEC.
- 3.1.4.

RIGID GALVANIZED OR SCHEDULE 40 PVC CONDUIT SHALL BE USED FOR SERVICE WIRING, BELOW GRADE INSTALLATIONS, OR WHERE EXPOSED TO WEATHER.
- 3.1.5.

IN APPLICATIONS OTHER THAN THOSE LISTED IN 3.1.4, EMT OR MC CABLE IS ACCEPTABLE. WHERE CONDUCTORS ARE PROTECTED FROM DAMAGE, ENCLOSED IN BUILDING MATERIALS, AND CONSTRUCTION IS OF A PERMITTED TYPE, NM CABLE MAY BE USED.
- 3.1.6.

FOR CAST-IN-PLACE CONCRETE, TILT-UP WALL CONSTRUCTION, OR PRE-MANUFACTURED WALL SYSTEMS, COORDINATE EXACT LOCATIONS OF ALL DEVICES WITHIN WALLS WITH WALL SUPPLIER. CONDUIT EMBEDDED IN WALLS SHALL BE SCHEDULE 80 PVC OR LFMC, OR OTHER SYSTEM APPROVED BY WALL MANUFACTURER.
- 3.1.7.

EXPOSED CONDUIT SHALL BE PAINTED TO MATCH ADJACENT SURFACES, VERIFY COLOR WITH ARCHITECT/OWNER.
- 3.2.

DEVICES
- 3.2.1.

CONTRACTOR TO PROVIDE J-BOXES, COVER PLATES, AND ANY ACCESSORIES REQUIRED TO PROVIDE A COMPLETE SYSTEM. SEE ARCHITECTURAL PLANS FOR DEVICE COLORS.
- 3.2.1.

DUPLEX RECEPTACLES SHALL BE TAMPER RESISTANT, 20-AMP, EQUAL TO LEVITON #TBR-20.
- 3.2.2.

SINGLE POLE TOGGLE WALL SWITCHES SHALL BE EQUAL TO LEVITON CS120-2.
- 3.2.3.

THREE-WAY TOGGLE WALL SWITCHES SHALL BE EQUAL TO LEVITON CS320-2.
- 3.2.3.

DIMMER SWITCHES SHALL BE TESTED WITH FIXTURES AND LAMPS FOR COMPATIBILITY. SEE LIGHTING PLANS FOR DETAILS.
- 3.2.4.

WHERE GFCI PROTECTION IS SHOWN ON PLANS AND UNLESS OTHERWISE NOTED, PROVIDE A LISTED GFCI-PROTECTED RECEPTACLE WHERE THE RECEPTACLE IS ACCESSIBLE ON PLANS. IF THE RECEPTACLE LOCATION IS NOT ACCESSIBLE AS DEFINED BY NEC, PROVIDE GFCI PROTECTION AT CIRCUIT BREAKER.
- 3.2.5.

DO NOT INSTALL OCCUPANCY/VACANCY SENSORS WITHIN 48" OF HVAC DIFFUSERS/GRILLES OR SIMILAR OBSTRUCTION THAT MAY AFFECT SENSOR FUNCTIONALITY. ALL SENSORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- 3.2.6.

ALL APPLICABLE SWITCHES, RECEPTACLES, CONTROLS, ETC. SHALL BE MOUNTED AT ADA-ACCESSIBLE HEIGHTS.
- 3.2.7.

WIRING DEVICES SHOWN ON PLANS NEXT TO ONE ANOTHER SHALL UTILIZE A SINGLE COVER PLATE UNLESS NOTED OTHERWISE.
- 3.2.8.

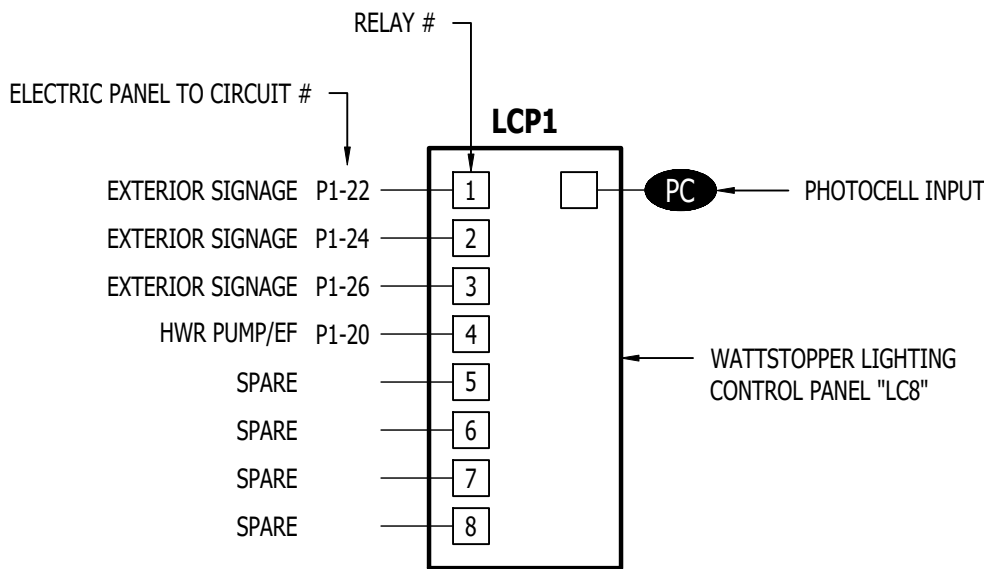
WIRING DEVICES SHOWN BACK-TO-BACK ON EACH SIDE OF A WALL SHALL BE OFFSET TO REDUCE SOUND TRANSMISSION.
- 3.2.9.

EACH RECEPTACLE COVER SHALL BE NEATLY AND LEGIBLY LABELED WITH CORRESPONDING PANEL AND CIRCUIT NUMBER FOR CIRCUIT IDENTIFICATION.
4.

EMERGENCY LIGHTING
- 4.1.

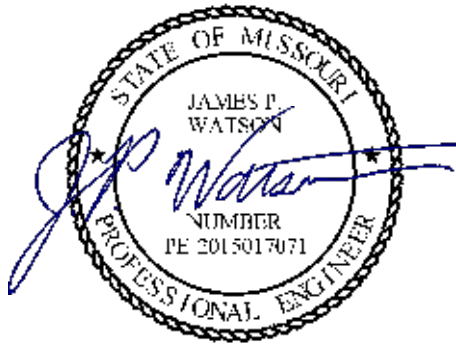
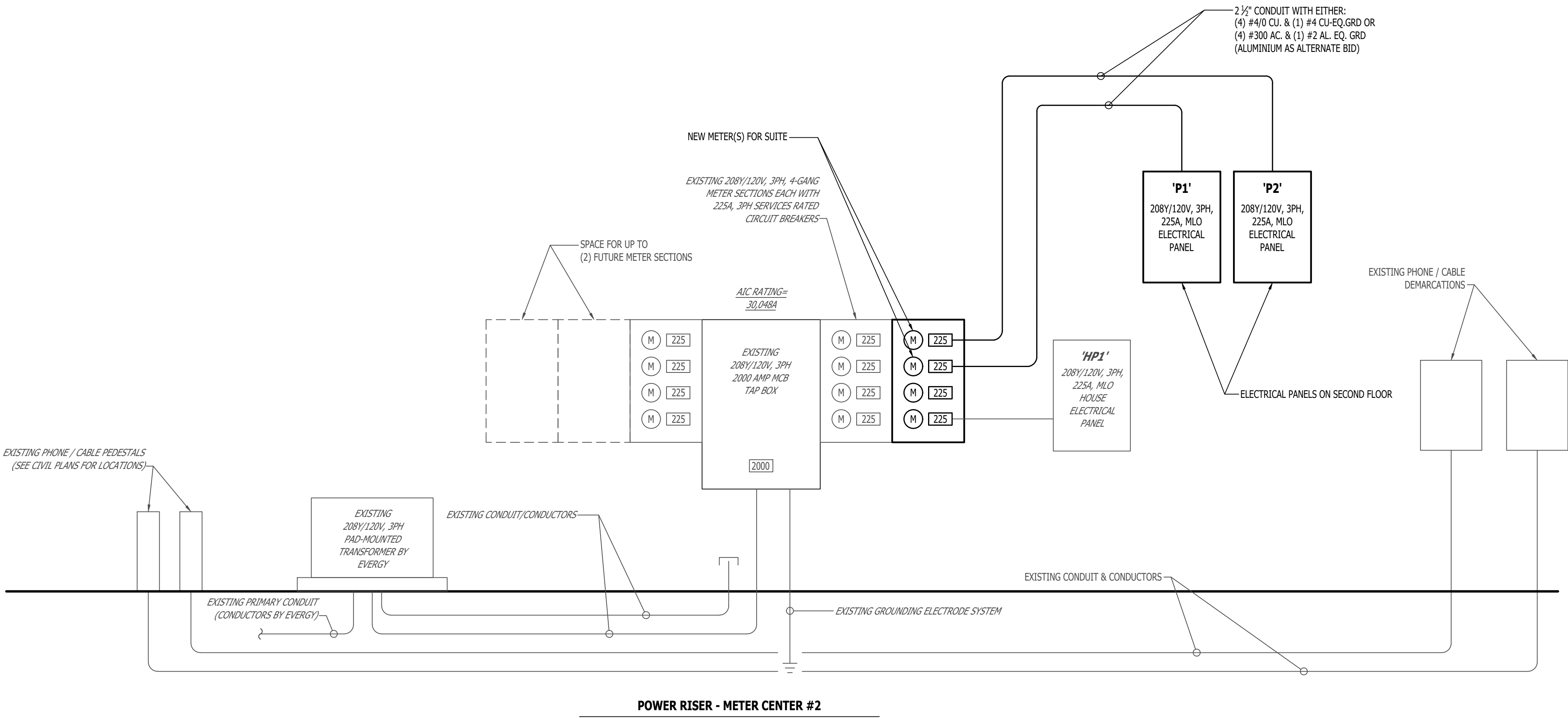
BRANCH CIRCUIT FEEDING EMERGENCY FIXTURE(S) SHALL BE SAME BRANCH CIRCUIT AS THAT SERVING NORMAL LIGHTING IN SAME AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.
- 4.2.

EMERGENCY LIGHTING SYSTEM SHALL PROVIDE 1FC AVERAGE AND 0.1FC MINIMUM ALONG EGRESS PATHS. ADJUST ANY EMERGENCY FIXTURES AS NECESSARY TO PROVIDE PROPER ILLUMINATION WITHOUT OBSTRUCTION FROM FURNITURE OR OBSTACLES.



LIGHTING CONTROL PANEL SCHEDULE		
RELAY #	VERRIDE SWITCH	OPERATIONAL SCHEDULE
1	NO	ON DURING NIGHT HOURS(PHOTOCELL)
2	NO	ON DURING NIGHT HOURS(PHOTOCELL)
3	NO	ON DURING NIGHT HOURS(PHOTOCELL)
4	NO	ON DURING OCCUPIED HOURS
5	-	-
6	-	-
7	-	-
8	-	-

LIGHTING CONTROL PANEL



James Watson, P.E. November 17, 2025
PE-2015017071
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SHEET TITLE

ELECTRICAL DETAILS

SHEET NUMBER

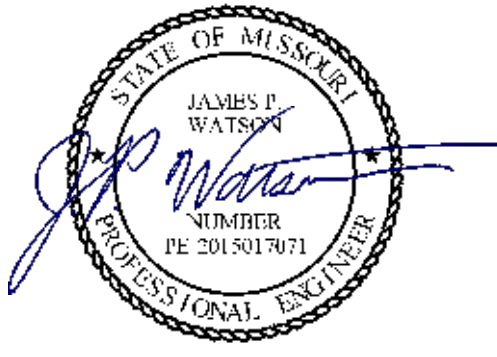
E501

PANEL 'P1' SCHEDULE											
PANEL SPECIFICATIONS						TOTAL CONNECTED LOAD					
VOLTAGE: 120/208V 3-PH			NEMA RATING: 1			PHASE "A" LOAD: 119			AMPS		
AMPACITY: 225A MLO			PANEL MOUNTING: SURFACE			PHASE "B" LOAD: 132.5			AMPS		
AIC-RATING: 22kA						PHASE "C" LOAD: 120			AMPS		
CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER			
1	BREAK ROOM RECEPTS.	20-1	6	A	12	20-1	F-1	2			
3	BREAK ROOM COUNTERTOP RECEPTS.	20-1	6	B	23	35-2	CU-1	4			
5	BREAK ROOM REFRIGERATOR	20-1	6	C	23	-	-	6			
7	BREAK ROOM DISPOSAL / DISHWASHER	20-1	10	A	21	30-2	CU-2	8			
9	BREAK ROOM MICROWAVE	20-1	8	B	21	-	-	10			
11	BREAK ROOM COUNTERTOP RECEPTS.	20-1	1.5	C	10	20-1	F-2	12			
13	HR OFFICE RECEPTS.	20-1	7.5	A	38	50-3	RTU-1	14			
15	HR ASSISTANT RECEPTS.	20-1	7.5	B	38	-	-	16			
17	MANAGER OFFICE RECEPTS.	20-1	12	C	38	-	-	18			
19	EXECUTIVE OFFICE RESTROOM RECEPT.	20-1	1.5	A	1	20-1	HWR PUMP / EF-2	20			
21	EXECUTIVE OFFICE RECEPTS.	20-1	12	B	5	20-1	EXTERIOR SIGNAGE	22			
23	MANAGER OFFICE RECEPTS.	20-1	10.5	C	5	20-1	EXTERIOR SIGNAGE	24			
25	OPEN OFFICE RECEPTS.	20-1	9	A	5	20-1	EXTERIOR SIGNAGE	26			
27	OPEN OFFICE RECEPTS.	20-1	6	B		20-1	SPARE	28			
29	PRINTER / SCANNER / COPIER	20-1	8	C		20-1	SPARE	30			
31	PRINTER / SCANNER / COPIER	20-1	8	A			OPEN	32			
33	OPEN OFFICE FURNITURE	20-1	6	B			OPEN	34			
35	OPEN OFFICE FURNITURE	20-1	6	C			OPEN	36			
37	SPARE	20-1		A			OPEN	38			
39	SPARE	20-1		B			OPEN	40			
41	SPARE	20-1		C			OPEN	42			
NOTES:											
A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"											
B: ELECTRICIAN SHALL VERIFY EXACT EQUIPMENT OVERCURRENT PROTECTION REQUIREMENTS PRIOR TO PURCHASE & INSTALLATION OF EQUIPMENT.											
C: AFTER COMPLETION OF WORK, ELECTRICIAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.											

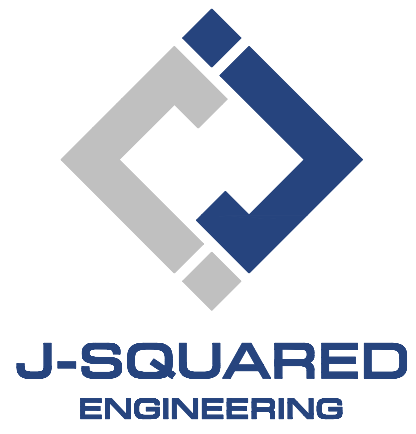
PANEL 'P2' SCHEDULE									
PANEL SPECIFICATIONS						TOTAL CONNECTED LOAD			
VOLTAGE: 120/208V 3-PH			NEMA RATING: 1			PHASE "A" LOAD: 84.5 AMPS			
AMPACITY: 225A MLO			PANEL MOUNTING: SURFACE			PHASE "B" LOAD: 96 AMPS			
AIC-RATING: 22KA						PHASE "C" LOAD: 68 AMPS			
CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER	
1	CONFERENCE RECEPTS.	20-1	6	A	12	20-1	F-3	2	
3	CONFERENCE RECEPTS.	20-1	6	B	23	35-2	CU-3	4	
5	LOBBY RECEPTS.	20-1	9	C	23	-	-	6	
7	LOBBY COUNTERTOP RECEPTS.	20-1	3	A	21	30-2	CU-4	8	
9	LOBBY UNDERCOUNTER REFRIGERATOR	20-1	6	B	21	-	-	10	
11	RESTROOM RECEPTS.	20-1	3	C	10	20-1	F-4	12	
13	MECHANICAL ROOM RECEPTS.	20-1	3	A	22	30-2	WH-1	14	
15	SERVER QUAD	20-1	3	B	22	-	-	16	
17	ACCT. OPEN OFFICE RECEPTS.	20-1	9	C		20-1	SPARE	18	
19	ACCT. OPEN OFFICE RECEPTS.	20-1	10.5	A	1	20-1	EF-3	20	
21	ACCT OFFICE RECEPTS.	20-1	6	B		20-1	SPARE	22	
23	ACCT. OFFICE PRINTER / SCANNER / COPIER	20-1	8	C		20-1	SPARE	24	
25	OPEN OFFICE FURNITURE	20-1	6	A		20-1	SPARE	26	
27	OPEN OFFICE FURNITURE	20-1	6	B		20-1	SPARE	28	
29	OFFICE 101 RECEPTS.	20-1	6	C		20-1	SPARE	30	
31	SPARE	20-1		A			OPEN	32	
33	ACCESS CONTROLS	20-1	3	B			OPEN	34	
35	INTERIOR LIGHTING	20-1		C			OPEN	36	
37	INTERIOR LIGHTING	20-1		A			OPEN	38	
39	SPARE	20-1		B			OPEN	40	
41	SPARE	20-1		C			OPEN	42	
NOTES:									
A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"									
B: ELECTRICIAN SHALL VERIFY EXACT EQUIPMENT OVERCURRENT PROTECTION REQUIREMENTS PRIOR TO PURCHASE & INSTALLATION OF EQUIPMENT.									
C: AFTER COMPLETION OF WORK, ELECTRICIAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.									

BRANCH CIRCUIT CONDUCTOR SCHEDULE						
AMPACITY	COPPER AWG SIZE	MAXIMUM DISTANCE (FEET)				MINIMUM CONDUIT SIZE
		1Ø		3Ø		
		120V	277V	208V	480V	
20	12	55'	130'	115'	260'	1/2"
	10	90'	205'	180'	415'	3/4"
30	10	60'	135'	120'	275'	3/4"
	8	95'	220'	190'	445'	1"
35	8	80'	190'	165'	380'	1"
	6	130'	300'	260'	605'	1"
40	8	70'	165'	145'	330'	1"
	6	110'	260'	225'	525'	1"
45	6	100'	235'	200'	470'	1"
	4	160'	370'	325'	750'	1-1/4"
50	6	90'	210'	180'	420'	1-1/4"
	4	145'	335'	290'	675'	1-1/4"
60	6	75'	175'	150'	350'	1-1/4"
	4	120'	280'	240'	560'	1-1/4"
70	4	105'	240'	205'	480'	1-1/4"
	3	130'	300'	260'	605'	1-1/4"
80	4	55'	210'	180'	420'	1-1/4"
	3	90'	260'	230'	530'	1-1/4"
90	3	105'	245'	210'	490'	1-1/4"
	2	130'	300'	260'	600'	1-1/4"
100	2	115'	270'	235'	540'	1-1/4"
	1	140'	330'	285'	660'	1-1/4"
NOTES:						
1. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE COPPER. ALL WIRE SIZES SHOWN ARE BASED ON CONDUCTOR TEMPERATURE RATING OF 60°C & AMBIENT TEMPERATURE OF 30°C PER NEC.						
2. DISTANCE SHOWN ABOVE IS LENGTH FROM OVERCURRENT PROTECTION TO DEVICE/EQUIPMENT.						
3. REFER TO PLAN SHEETS FOR BRANCH CONDUCTOR SIZING LENGTHS GREATER THAN SHOWN ABOVE.						
4. VOLTAGE DROP CALCULATIONS BASED ON 3% DROP, 80% CIRCUIT LOAD, THHN/THWN INSULATION, 100% POWER FACTOR, BALANCED LOAD, NEGLIGIBLE REACTANCE, & SIX OR LESS CURRENT-CARRYING CONDUCTORS IN RACEWAY.						

LIGHT FIXTURE SCHEDULE											
TAG	MANUFACTURER (OR EQUAL)	MODEL NUMBER (OR EQUIVALENT)	DESCRIPTION	MOUNTING	LUMEN OUTPUT	CCT (°K)	CRI	VOLTAGE	WATTS	DIMMING	NOTES
C1	HALO	SLD61295E010MW	6" LED SURFACE CAN	CEILING / SURFACE	1200	3500	90	120	15	0-10V	
E1	SURE LITES	APCH7RG	INTERIOR EXIT LIGHT WITH HEADS	WALL / CEILING	-	-	-	120	1	-	WITH RED LETTERS
E2	SURE LITES	APEL	EMERGENCY EGRESS LIGHT	WALL	-	-	-	UNV	1	-	MOUNT AT 8' A.F.F.
S1	H.E. WILLIAMS	MX4D-8'00-L8/835-F-DIM-UNV	4" SUSPENDED LED STRIP	CEILING / SUSPENDED	6400	3500	80	120	58	0-10V	
S2	H.E. WILLIAMS	MX4D-16'00-L8/835-F-DIM-UNV	4" SUSPENDED LED STRIP	CEILING / SUSPENDED	12800	3500	80	120	117	0-10V	RECTANGULAR PATTERN
T1	METALUX	24CZSCT3-UNV	2x4 LED TROFFER	CEILING / A.C.T. GRID	5166	3500	80	120	34	0-10V	WITH #EL14W BATTERY BACKUP WHERE INDICATED
V1	BROWNLEE	5165-24-H16-35K	24" LED VANITY SCONCE	SURFACE / WALL	1874	3500	80	120	16	0-10V	
W1	METALUX	4SLSTPSLC-UNV	4" LED STRIP	SURFACE / WALL	5802	3500	80	120	48	0-10V	WITH #EBPLED14W BATTERY BACKUP WHERE INDICATED
NOTES: 1. VERIFY ALL LIGHT FIXTURE SELECTIONS AND FINISHES WITH OWNER PRIOR TO INSTALLATION. 2. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR CEILING TYPES THROUGHOUT. COORDINATE EXACT MOUNTING DETAILS WITH GENERAL CONTRACTOR. 3. CONTACT JUSTIN HATFIELD (573) 289-0880 (JHATFIELD@LAWWEB.NET) AT LIGHTING ASSOCIATES FOR NATIONAL ACCOUNT DETAILS. 4. CONTACT TRAVIS VOGT (471) 621-5210 (TVOGT@CED1135.COM) AT CED-PHILLIPS & COMPANY FOR NATIONAL ACCOUNT DETAILS.											



James Watson, P.E. November 17, 2025
PE-2015017071
MO Certificate of Authority # 2018029680



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MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

DPLS Lot 1 Intrinsic Office Infill

221 NE Alura Way
Lee's Summit, Jackson County, MO 64064

AHJ APPROVAL STAMP

SHEET TITLE

ELECTRICAL SCHEDULES

SHEET NUMBER

E601

SANITARY SEWER PLAN SYMBOL LEGEND

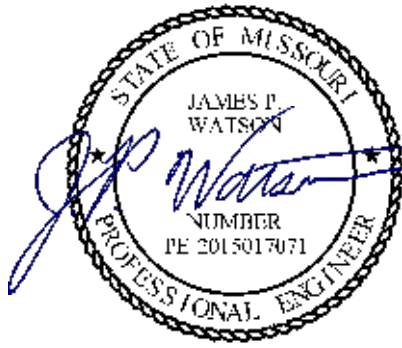
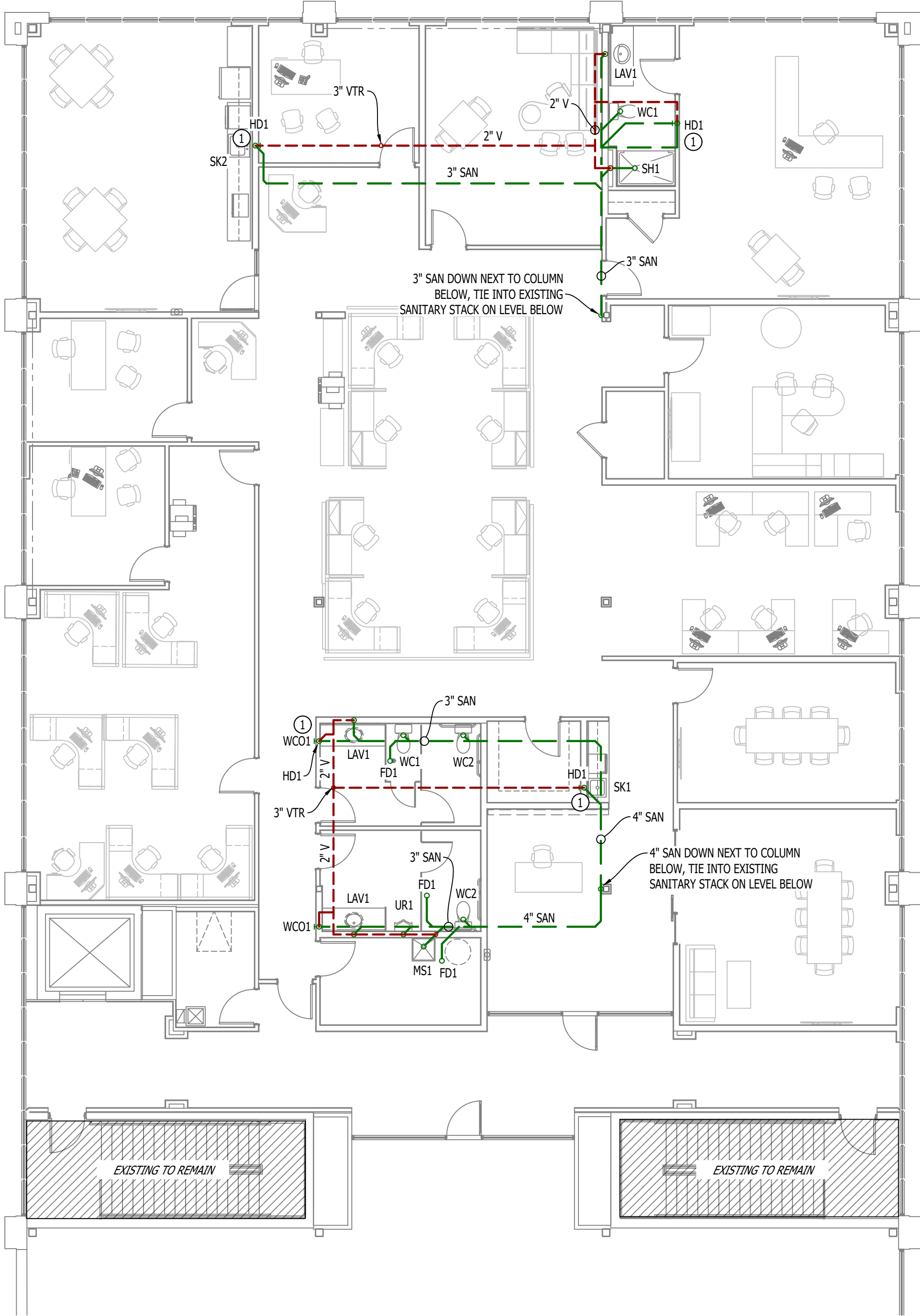
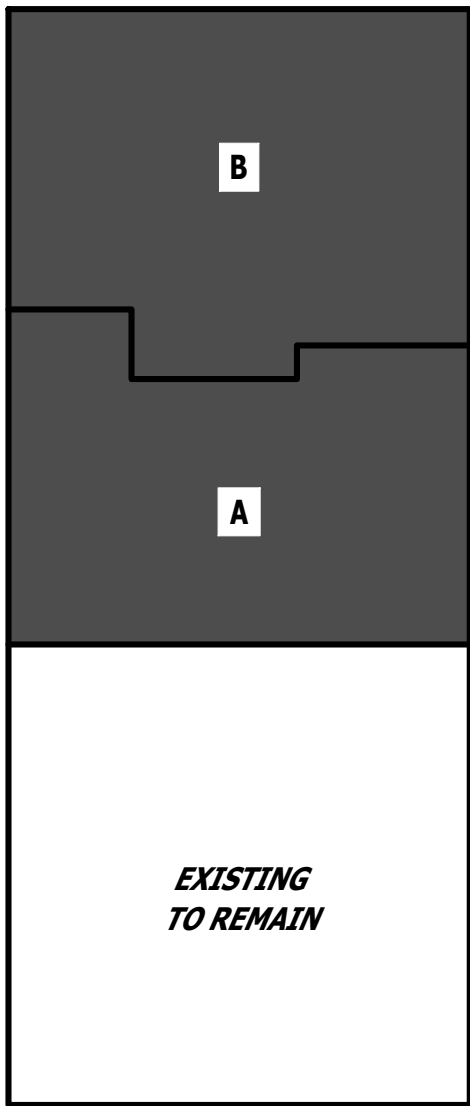
- SANITARY SEWER PIPING
- VENT PIPING
- PIPING TURNED DOWN / TURNED UP
- TIE INTO EXISTING

SANITARY SEWER PLAN GENERAL NOTES:

1. REFER TO P500 AND/OR P600 SERIES SHEETS FOR ADDITIONAL PLUMBING NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
2. PLUMBING CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL EQUIPMENT, PIPING, HANGERS / SUPPORTS, ETC. WITH HVAC AND ELECTRICAL TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.
3. ANY EXISTING SANITARY/VENT PIPING SHOWN IS FOR REFERENCE ONLY. PLUMBING CONTRACTOR TO FIELD VERIFY EXACT PIPING SIZE, LOCATIONS, DEPTH, DIRECTION, CONDITION, ETC. PRIOR TO INSTALLATION OF ANY MATERIAL AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

SANITARY SEWER PLAN KEY NOTES:

- ① HUB DRAIN IN WALL WITH ACCESS PANEL FOR CONDENSATE DISCHARGE, COORDINATE WITH HVAC CONTRACTOR.



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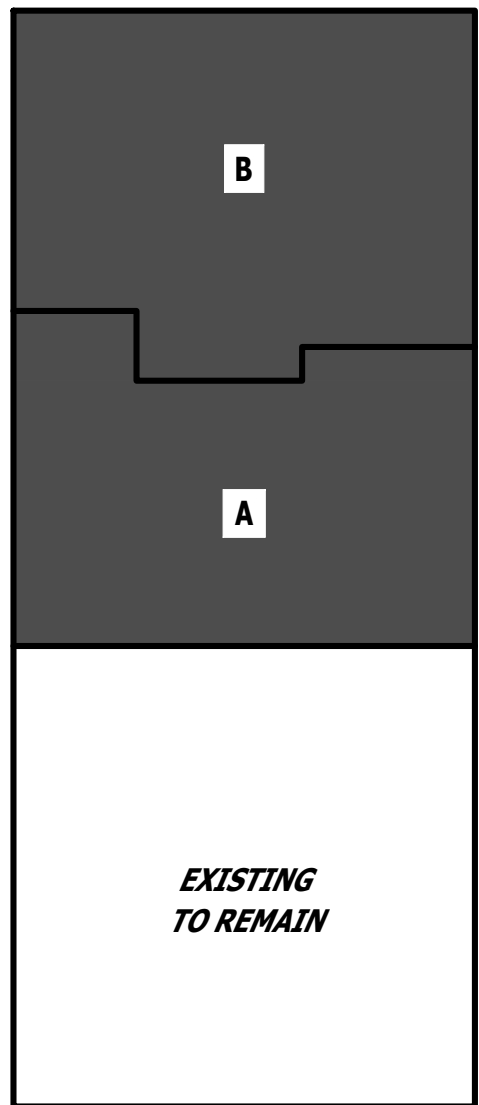
PS101

WATER & GAS PLAN SYMBOL LEGEND

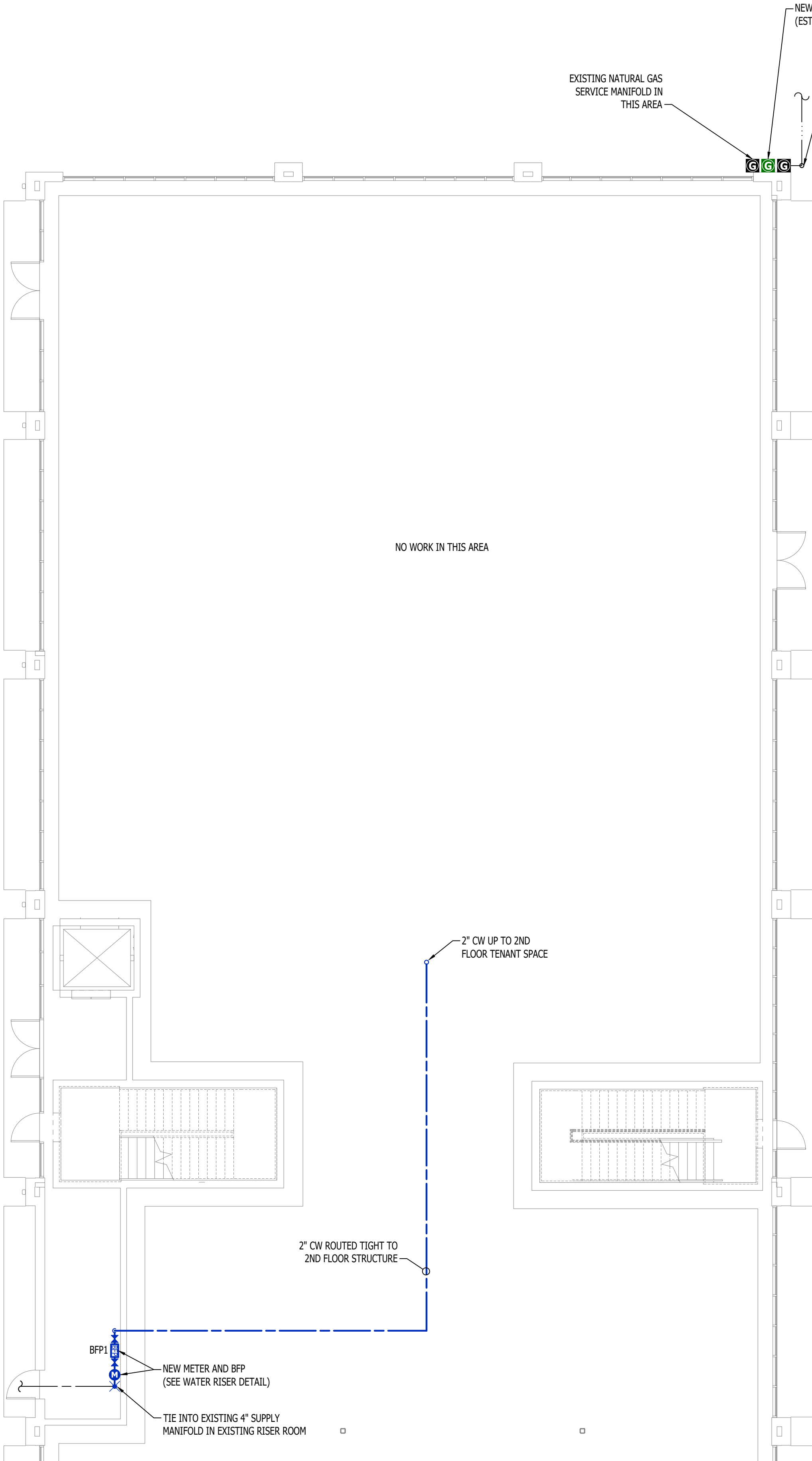
- COLD WATER LINE
--- HOT WATER LINE
--- HOT WATER RECIRCULATION LINE
M WATER METER
V VALVE
P PUMP
--- GAS LINE
G GAS METER
--- PIPING TURNED DOWN / TURNED UP
X TIE INTO EXISTING

WATER & GAS PLAN GENERAL NOTES:

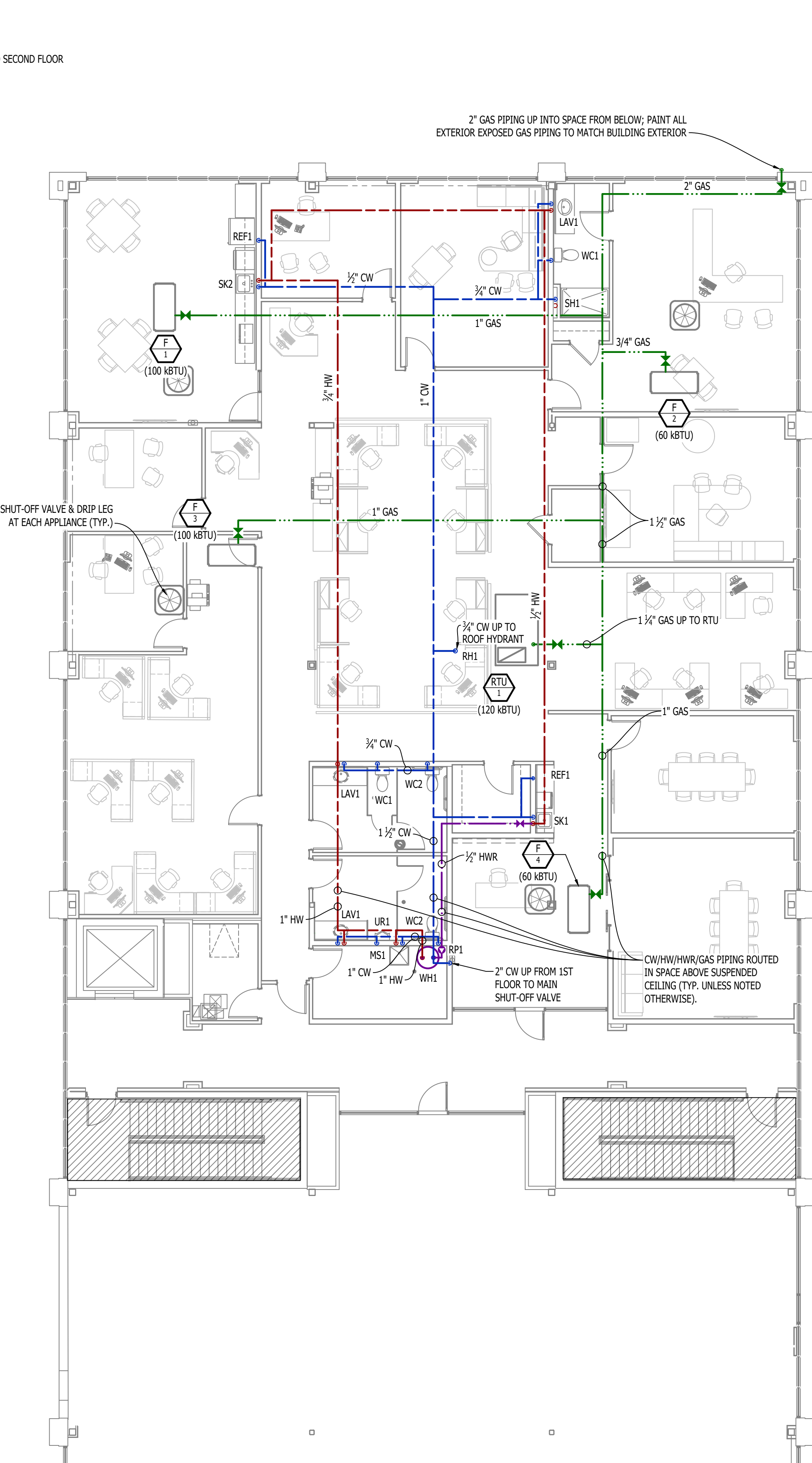
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3. ANY EXISTING WATER OR GAS PIPING SHOWN IS FOR REFERENCE ONLY. PLUMBING CONTRACTOR TO FIELD VERIFY EXACT PIPING SIZE, LOCATIONS, DEPTH, CONDITION, ETC. PRIOR TO INSTALLATION OF ANY MATERIAL AND NOTIFY ENGINEER OF ANY DISCREPANCIES.



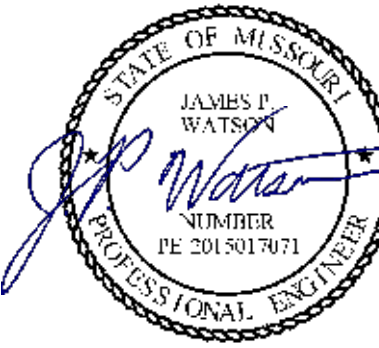
KEY PLAN
SCALE: NTS



WATER & GAS PLAN - 1ST FLOOR
SCALE: 1/8" = 1'-0"



WATER & GAS PLAN - 2ND FLOOR
SCALE: 1/8" = 1'-0"



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WATER & GAS PLAN

SHEET NUMBER

PW101

PLUMBING SPECIFICATIONS

1. GENERAL
- 1.1.

PLUMBING CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL ESCUTCHEONS, ¼ TURN STOPS, P-TRAPS, AND SUPPLY LINES TO PROVIDE A COMPLETE SYSTEM AT EACH FIXTURE INDICATED ON PLANS UNLESS NOTED OTHERWISE.
- 1.2.

ALL PLUMBING SYSTEMS SHALL BE INSTALLED LEVEL, PLUMB, AND PARALLEL/PERPENDICULAR TO BUILDING ORIENTATION WHERE POSSIBLE.
- 1.3.

COORDINATE ALL PIPING INSTALLATIONS WITH STRUCTURAL GRADE BEAMS, FOOTINGS, COLUMN PIERS, ETC. SLEEVE PIPING THRU STRUCTURAL ELEMENTS AS NECESSARY, VERIFY WITH STRUCTURAL ENGINEER.
- 1.4.

VERIFY ALL UTILITY CONNECTION POINTS WITH PROPOSED PLUMBING LAYOUTS PRIOR TO BEGINNING WORK.
- 1.5.

CLEAN ALL PLUMBING FIXTURES AND CHANGE FAUCET AERATORS AND SINK STRAINERS AT PROJECT COMPLETION PRIOR TO TURNING OVER TO OWNERSHIP.
2. EQUIPMENT / FIXTURES
- 2.1.

ALL EQUIPMENT AND/OR FIXTURES MUST MEET OR EXCEED THE PERFORMANCE, FUNCTIONAL INTENT, AND AESTHETICS AS MODELS SPECIFIED ON PLANS. WHERE SPECIFIC MANUFACTURERS AND/OR MODELS ARE INDICATED ON PLANS OR WITHIN SCHEDULES, CONTRACTOR TO PROVIDE MODEL INDICATED OR APPROVED EQUAL. VERIFY SUBSTITUTION APPROVAL PRIOR TO PURCHASE OR INSTALLATION OF EQUIPMENT.
- 2.2.

CONTRACTOR TO SUPPLY SUBMITTALS FOR ALL EQUIPMENT FOR REVIEW BY ARCHITECT AND ENGINEER. FORMAL APPROVAL SHALL BE RECEIVED BY CONTRACTOR PRIOR TO EQUIPMENT PURCHASE.
- 2.3.

CONTRACTOR TO SHARE APPROVED EQUIPMENT SUBMITTALS WITH ANY PERTINENT ELECTRICAL REQUIREMENTS WITH ELECTRICAL CONTRACTORS WITHIN TWO WEEKS OF RECEIVING APPROVED SUBMITTALS FROM ARCHITECT/ENGINEER.
3. SANITARY
- 3.1.

BELOW AND ABOVE GRADE WASTE AND VENT PIPING IN BUILDING TO BE SOLID CORE SCHEDULE 40 PVC LISTED FOR DWV APPLICATIONS.
- 3.2.

NO WASTE OR VENT PIPING INSTALLED BELOW GRADE SHALL BE SMALLER THAN 2".
- 3.3.

MINIMUM SLOPES FOR WASTE PIPING (UNLESS NOTED OTHERWISE ON PLANS):
- 3.3.1.

2 ½" OR LESS DIAMETER: ¼" PER FOOT
- 3.3.2.

3" TO 6" DIAMETER: ½" PER FOOT
- 3.3.3.

8" OR LARGER DIAMETER: ¾" PER FOOT
- 3.4.

ACCESSIBLE FULL PIPE SIZE CLEANOUTS SHALL BE PROVIDED & INSTALLED ON BUILDING SANITARY LINES AT LOCATIONS SHOWN ON PLANS, AT INTERVALS OF NO MORE THAN 100', AT EVERY CHANGE IN DIRECTION GREATER THAN 45°, AND AT THE BASE OF EACH WASTE STACK.
- 3.5.

WASTE AND VENT PIPING IN PLenums SHALL BE CAST IRON, PLenum-RATED CPVC, OR PVC WITH AN INSULATION WRAP LISTED FOR USE AS SUCH AN ASSEMBLY.
- 3.6.

ALL VENT PIPE TERMINATIONS SHALL BE LOCATED EITHER 10' HORIZONTALLY OR 3' ABOVE MECHANICAL AIR INTAKE LOCATIONS. TERMINATIONS SHALL NOT BE INSTALLED UNDER ANY OPERABLE BUILDING OPENING OR OPERABLE ADJACENT BUILDING OPENING. CONTRACTOR TO OFFSET VENT PIPING AS NECESSARY TO MEET THESE REQUIREMENTS.
4. DOMESTIC WATER
- 4.1.

ALL DOMESTIC WATER PIPING TO BE EITHER COPPER OR PEX, SHALL CONFORM TO NSF 61 AND BE LISTED FOR USE IN POTABLE WATER SYSTEMS.
- 4.1.1.

WHERE PEX PIPING IS USED, IT SHALL BE INCREASED ONE PIPE SIZE FROM WHAT IS INDICATED ON PLANS FOR ALL PORTIONS OF DISTRIBUTION SYSTEM.
- 4.1.2.

PEX-A MAY BE INSTALLED AT SIZES INDICATED ON PLANS ONLY IF AN ENGINEERED PLAN IS SUBMITTED SHOWING ACCEPTABLE PRESSURE DROPS AND FLUID VELOCITIES, APPROVAL MUST BE GRANTED PRIOR TO PURCHASE AND INSTALLATION.
- 4.1.3.

COPPER WATER PIPING BELOW GRADE SHALL BE TYPE "K". BELOW GRADE JOINTS SHALL BE SILVER SOLDERED. THERE SHALL BE NO JOINTS IN WATER PIPING LOCATED BENEATH BUILDING SLAB.
- 4.1.4.

COPPER WATER PIPING ABOVE GRADE SHALL BE TYPE "L".
- 4.2.

PROVIDE WATER HAMMER ARRESTORS AT ALL QUICK-CLOSE VALVES. FIXTURES REQUIRING WATER HAMMER ARRESTORS INCLUDE BUT ARE NOT LIMITED TO FLUSH VALVES, SENSOR FAUCETS, AND WASHING MACHINE BOXES. AIR CHAMBERS SHALL NOT BE PERMITTED.
- 4.3.

ALL DOMESTIC WATER PIPING SHALL BE ROUTED WITHIN BUILDING THERMAL ENVELOPE AND WITHIN WALL CAVITIES, ABOVE FINISHED CEILINGS, OR BELOW SLAB TO REMAIN CONCEALED UNLESS OTHERWISE NOTED. NOTIFY ENGINEER OF ANY NECESSARY ADJUSTMENTS THAT REQUIRE PIPING TO BE EXPOSED.
- 4.4.

DOMESTIC WATER PIPING INSULATION
- 4.4.1.

ALL HW & HWR PIPING, WHETHER COPPER OR PEX, SHALL BE INSULATED WITH PLenum RATED CLOSED CELL ELASTOMERIC INSULATION.
- 4.4.1.1.

FOR PIPING LESS THAN 1½", INSULATION THICKNESS TO BE 1".
- 4.4.1.2.

FOR PIPING 1½" OR GREATER, INSULATION THICKNESS SHALL BE 1½".
- 4.4.2.

CW COPPER PIPING TO INSULATED WITH ½" PLenum RATED CLOSED CELL ELASTOMERIC INSULATION. CW PEX NEED NOT BE INSULATED UNLESS NOTED OTHERWISE ON PLANS.
5. GAS PIPING
- 5.1.

GAS PIPING SHALL BE INSTALLED LEVEL, PLUMB, AND PARALLEL OR PERPENDICULAR TO BUILDING ORIENTATION WHERE POSSIBLE.
- 5.2.

QUARTER-TURN FULL-PORT SHUTOFF VALVES SHALL BE INCLUDED AT EACH APPLIANCE CONNECTION, AS WELL AS AN IN-LINE REGULATOR FROM DELIVERY PRESSURE TO APPLIANCE OPERATING PRESSURE IF REQUIRED. INCLUDE SEDIMENT TRAPS PER IFGC REQUIREMENTS.
- 5.3.

NATURAL GAS AND LIQUID PROPANE (LP) PIPING TO SHALL BE SCHEDULE 40 BLACK STEEL.
- 5.4.

PIPE JOINTS SHALL BE THREADED WITH CLASS 150 FITTINGS, OR WELDED. NOTIFY OWNER/GC OF ANY NECESSARY HOT-WORK ASSOCIATED WITH WELDED CONNECTIONS.
- 5.5.

WHERE PIPING IS EXPOSED ON EXTERIOR FACE OF BUILDING, PAINT TO MATCH BUILDING. PAINT YELLOW IN ALL OTHER LOCATIONS.
- 5.6.

ON ROOFTOPS, INSTALL GAS PIPE WITH "ROOFTOP BLOW" PER MANUFACTURER'S INSTRUCTION.
6. STORM DRAIN PIPING
- 6.1.

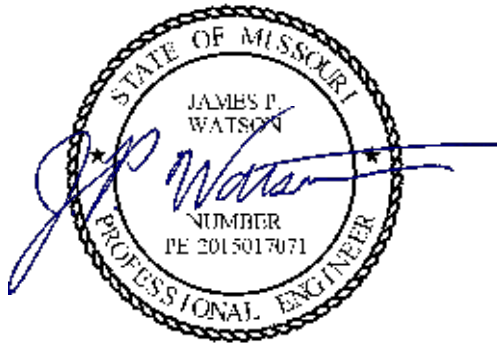
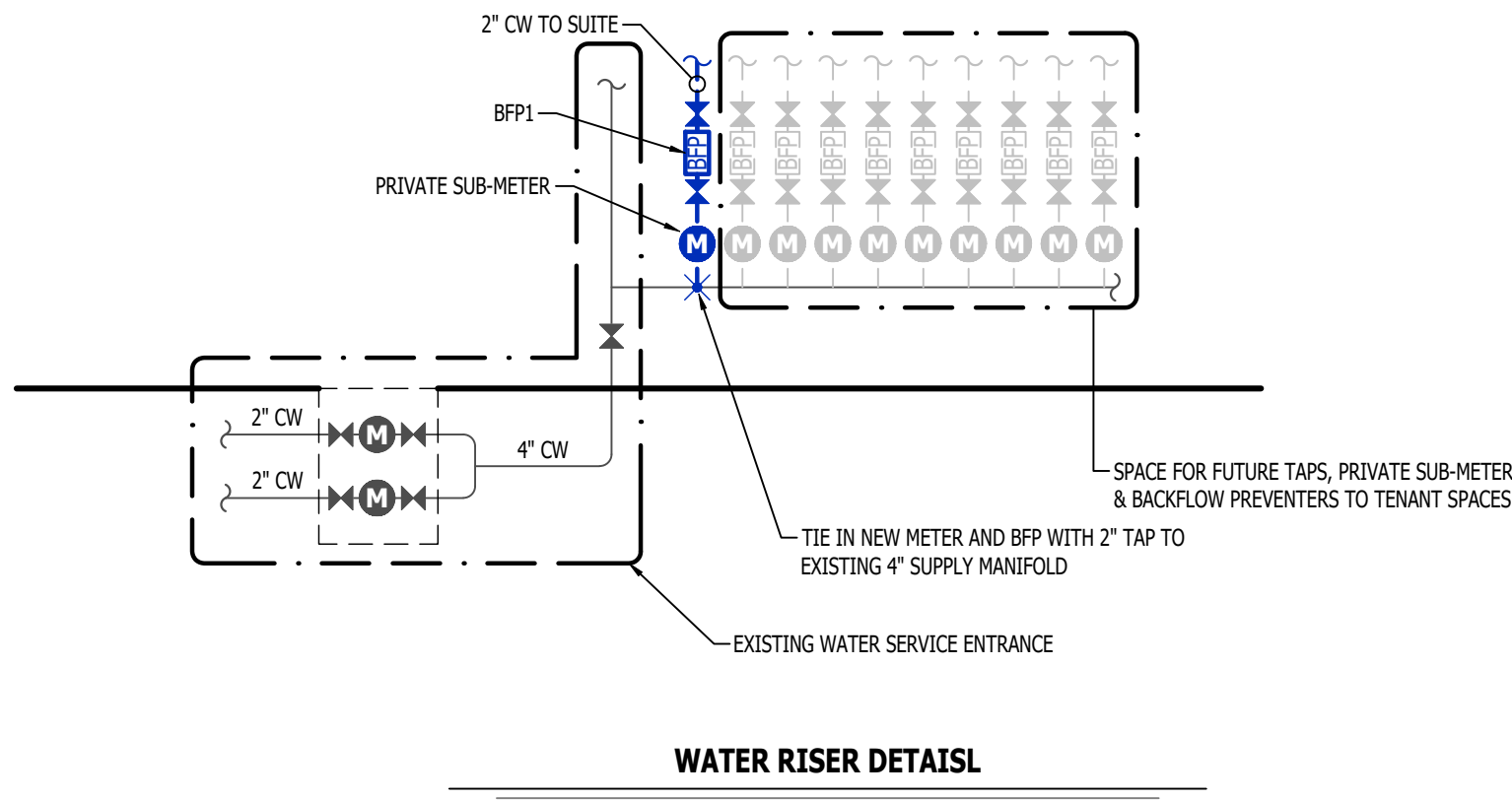
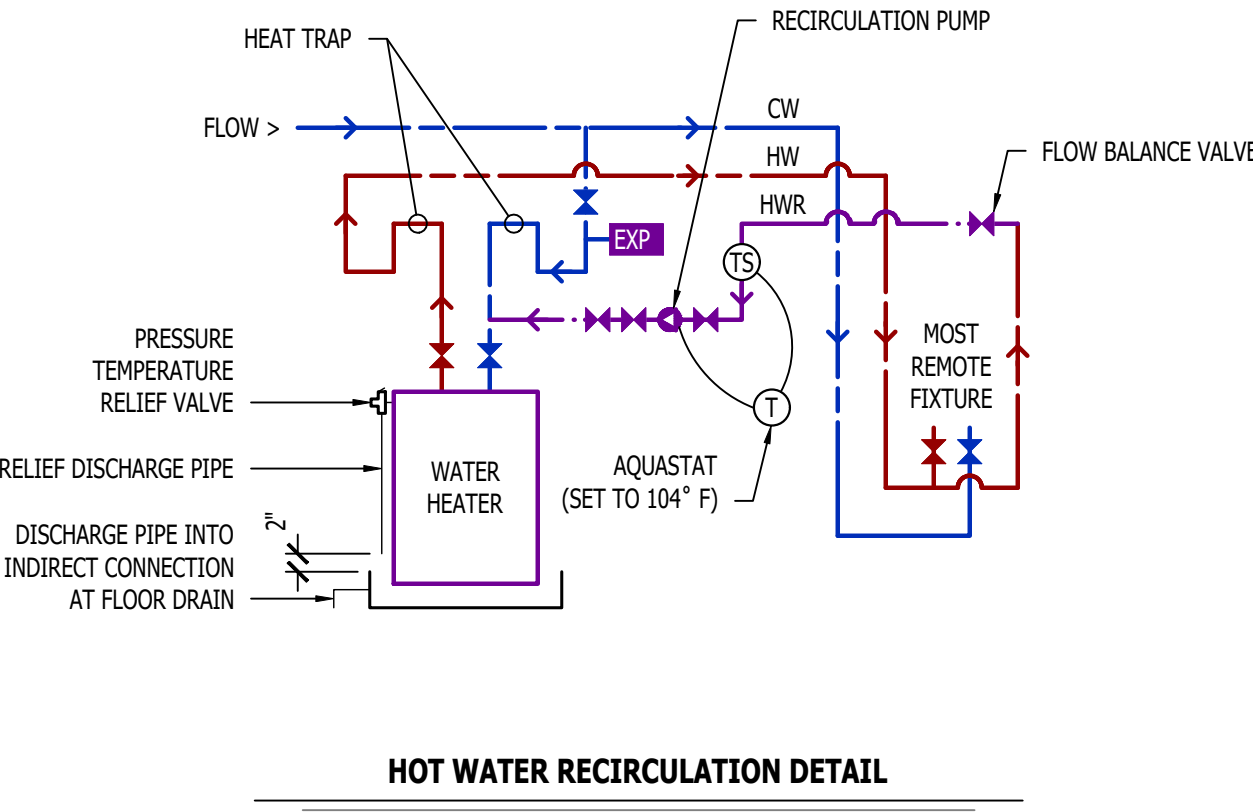
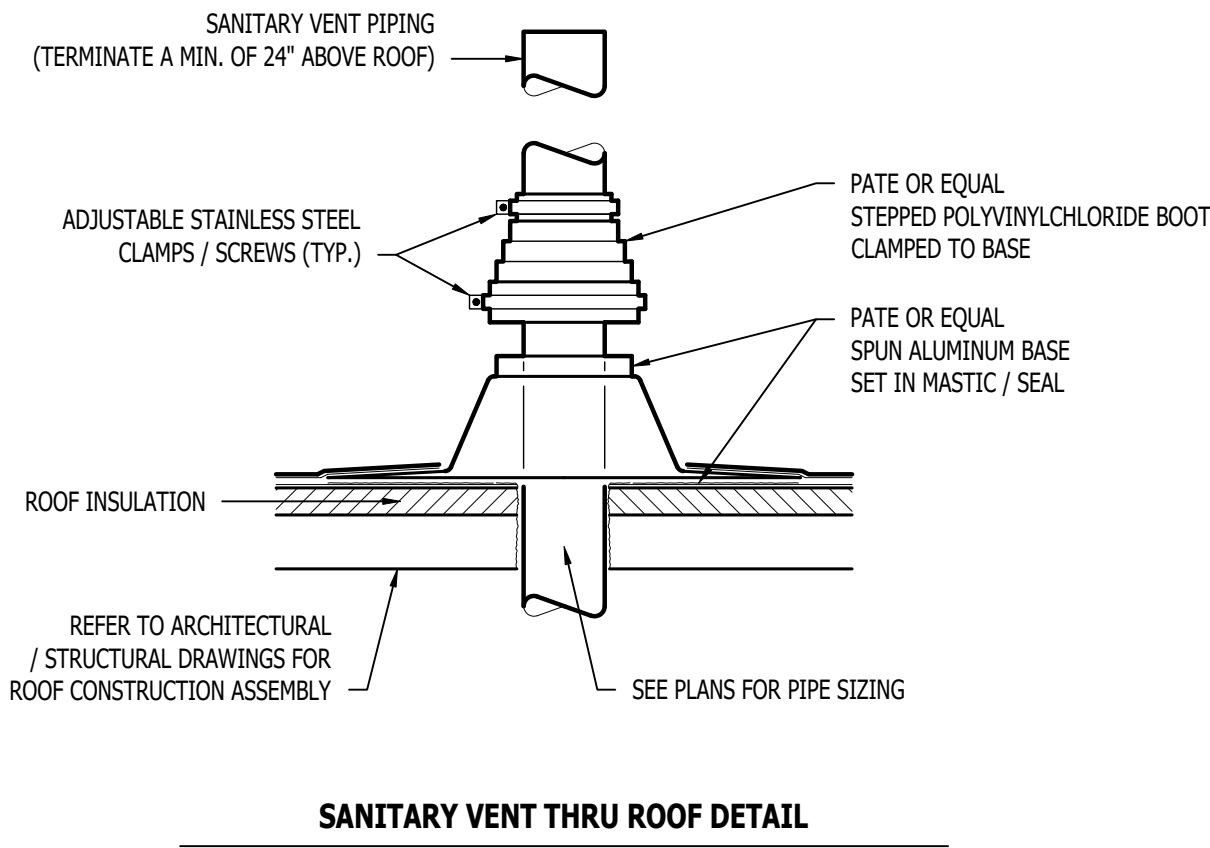
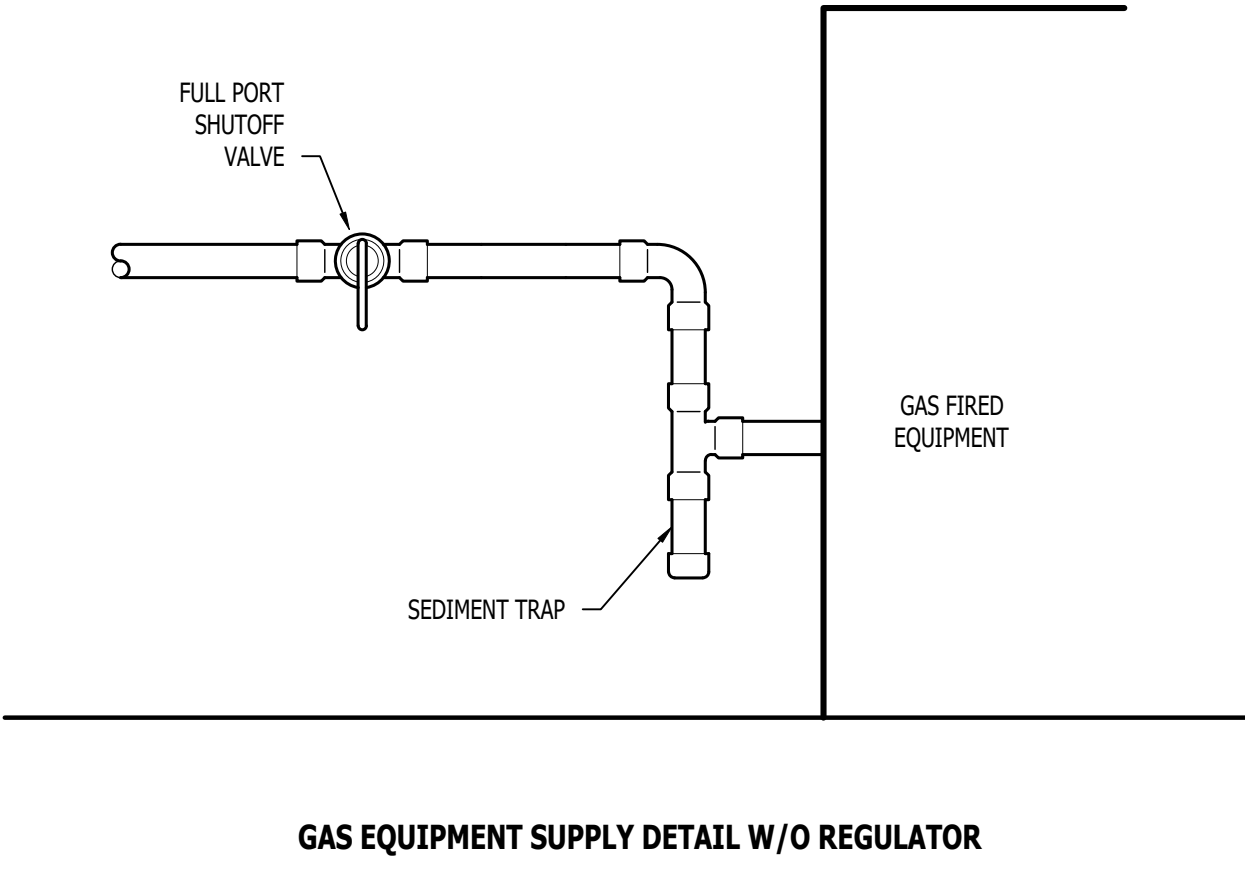
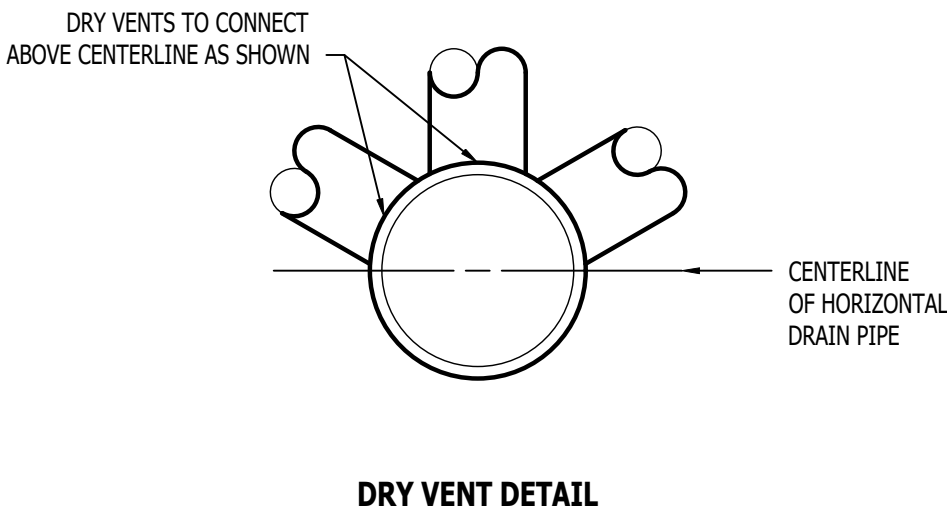
ABOVE AND BELOW GRADE STORM PIPING SHALL BE SOLID CORE SCHEDULE 40 PVC.
- 6.2.

ALL PRIMARY & SECONDARY STORM DRAIN PIPING & FITTINGS SHALL BE INSULATED WITH ½" FIBERGLASS INSULATION WITH ASJ JACKET.
- 6.3.

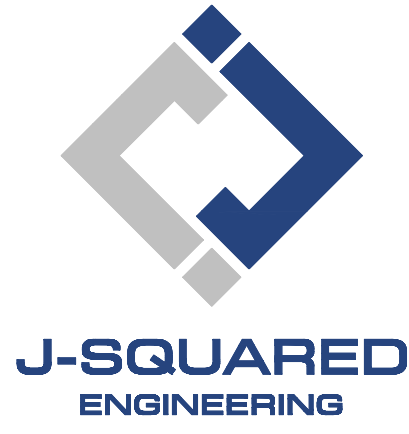
STORM DRAIN PIPING IN PLenums SHALL BE CAST IRON, PLenum-RATED CPVC, OR PVC WITH AN INSULATION WRAP LISTED FOR USE AS SUCH AN ASSEMBLY.

PLUMBING FIXTURE SCHEDULE				
TAG	DESCRIPTION	MANUFACTURER (OR EQUAL)	MODEL (OR EQUAL)	NOTES
BFP1	BACKFLOW PREVENTER	WILKINS	975XL2	RPZ; 1-1/2"
EXP1	EXPANSION TANK	WATTS	PLT-5	
FD1	FLOOR DRAIN	ZURN	Z415-BZ	WITH Z1072 TRAP SEAL
HD1	HUB DRAIN	-	-	WITH Z1072 TRAP SEAL
LAV1	LAVATORY (INTEGRAL BOWL) WITH FAUCET	PFISTER	PARISA	4" CENTERSET FAUCET, 1/4 TURN STOPS, BRAIDED STAINLESS STEEL SUPPLIES, & 'TMV1'
MS1	MOP SINK	FIAT	MSB2424	WITH ZURN Z843M1 FAUCET WITH WALL HOOK
REF1	REFRIGERATOR BOX	SIOUX CHIEF	696-G1000	
RH1	ROOF HYDRANT	WOODFORD	SRH-MS	
RP1	RECIRCULATION PUMP	GRUNDFOS	UP10-16 AUTO	ALSO PROVIDE TIMECLOCK FUNCTION
SH1	SHOWER TRIM & DRAIN	-	-	WITH PFISTER SHOWER HEAD #LGI6-300K & ZURN #415-BZ DRAIN
SK1	SINGLE COMPARTMENT SINK (22x19x7)	ELKAY	LR2219	WITH TWO HANDLED ZURN Z871C4-XL FAUCET
SK2	DOUBLE COMPARTMENT SINK W/DISPOSAL (33x22x7)	ELKAY	CR3322	WITH TWO HANDLED ZURN Z871C4-XL FAUCET AND INSINKERATOR BADGER 1 DISPOSAL WITH POWER CORD
TMV1	THERMOSTATIC MIXING VALVE - POINT OF USE	WATTS	LFUSG	
UR1	URINAL - MANUAL FLUSH	AMERICAN STANDARD	6550.001	WITH ZURN Z6003AV-WS1 MANUAL FLUSH VALVE (1.0 GPM/FLUSH)
WC1	WATER CLOSET - STANDARD HEIGHT - TANK	AMERICAN STANDARD	Z15CA.004	WITH CHURCH 9500SSCT SELF SUSTAINING SEAT, STAINLESS BRAIDED SUPPLY, AND 1/4 TURN SHUT-OFF.
WC2	WATER CLOSET - ADA HEIGHT - TANK	AMERICAN STANDARD	Z15AA.004	WITH CHURCH 9500SSCT SELF SUSTAINING SEAT, STAINLESS BRAIDED SUPPLY, AND 1/4 TURN SHUT-OFF.
WC01	WALL CLEAN OUT	-	-	
WH1	WATER HEATER - 50 GALLON - ELECTRIC	AO SMITH	DEN-52	208V, 1-PH, 4500W, WITH 'EXP1'
NOTES: 1. VERIFY NECESSARY FIXTURES MEET ADA REQUIREMENTS WITH ARCHITECT PRIOR TO INSTALLATION. 2. VERIFY FIXTURE FINISHES WITH OWNER / ARCHITECT.				

PLUMBING CONNECTION SIZING SCHEDULE					
FIXTURE		SANITARY PIPING		SUPPLY PIPING	
TYPE	TYPICAL ABBREVIATION	WASTE CONNECTION	VENT CONNECTION	COLD WATER CONNECTION	HOT WATER CONNECTION
DRINKING FOUNTAIN	DF	1-1/2"	1-1/4"	1/2"	-
FLOOR DRAIN	FD	3"	2"	-	-
HAND / HAIR SINK	HS / SK	2"	1-1/4"	1/2"	1/2"
HOSE BIBB	HB	-	-	3/4"	-
LAVATORY	LAV	1-1/2"	1-1/4"	1/2"	1/2"
MOP SINK	MS	3"	1-1/2"	1/2"	1/2"
ICE MAKER OUTLET BOX	REF	-	-	1/2"	-
SHOWER	SH	3"	1-1/2"	1/2"	1/2"
URINAL	UR	2"	1-1/4"	3/4"	-
WATER CLOSET (FLUSH TANK)	WC	3"	2"	1/2"	-
WATER CLOSET (FLUSH VALVE)	WC	3"	2"	1"	-
NOTES: 1. SIZES SHOWN ABOVE ARE TYPICAL UNLESS NOTED OTHERWISE ON PLANS					



James Watson, P.E. November 17, 2025
PE-2015017071
MO Certificate of Authority # 2018029680



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J2 PROJECT No: J21644

J2 DESIGN: ACW

ISSUE TITLE DATE

PERMIT SET 11 - 17 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

DPLS Lot 1 Intrinsic Office Infill

221 NE Alura Way
Lee's Summit, Jackson County, MO 64064

AHJ APPROVAL STAMP

SHEET TITLE

PLUMBING DETAILS & SCHEDULES

SHEET NUMBER

P501