



03.18.2020

a tenant finish for
J31 Dance Center
2710 Independence Ave.
Lee's Summit, Missouri 64064

date 03.09.2020
drawn by DAE
checked by DAE
revisions



sheet number

A1

drawing type
preliminary
project number
20045

project synopsis

Governing Municipality: Lee's Summit, MO
Governing Code: 2018 IBC, 2018 IPC, 2018 IFGC, 2018 IFC,
2017 NEC, ICC/ANSI A117.1-2017

Stories: one
Fire Suppression: yes
Construction Type: II B
Tenant Area: 2,973 sq.ft.

Occupancy Group: A-3
Occupant Load: 2,973 sq. ft. / 50 = 60 occupants

| Plumbing Fixtures: | water closets (men / women) | lavatories | drinking fountains | service sink |
|--|--------------------------------|------------|--------------------|--------------|
| required no. of fixtures (assembly III) | 1 per 125/1 per 65 | 1 per 200 | 1 per 500 | 1 |
| total required | 2 | 1 | 1 | 1 |
| fixtures provided | 2 | 2 | 1 | 1 |

general notes

- Double keyed locks are not permitted on any required or marked exit.
- Exit/emergency lighting are subject to an on site inspection.
- Provide min. 3 1/2" batt insulation between conditioned & unconditioned spaces
- Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort
- Provide electrical outlets @ 15' a.f.f. to the lowest outlet per a.d.a.
- Egress illumination will be provided at an intensity of not less than 1 foot candle at floor level.
- Construction materials exposed within plenums shall be noncombustible or shall have flame spread rating of not more than 25 and a smoke development rating of not more than 50.
- Verify 9" address numbers on the front & rear of building per local municipality are existing to remain.
- All electrical outlets within 6' of any sink or water source to be GFCI protected.

construction notes

- Furniture provided by tenant.
- Furnish and install new restrooms with 67" turning radius w/ 10" max overlap for knee and toe clearance per ADA, wall mounted sink at 34" a.f.f. with wrist blade faucet, 36" and 42" horizontal grab bars at 33"-36" a.f.f. 6" and 12" from corner respectively, 18" vertical grab bar per detail. Include surface mounted toilet paper dispenser, soap dispenser, and paper towel dispenser. Mirror above sink mounted per ADA. Install proper blocking for wall mounted accessories.
- Furnish and install new door in new storefront system. Provide connecting sidewalk from new door to existing sidewalk.
- Storage cabinets and cubbies provided by others.
- Provide required electrical for tenant provided coffee machine.
- Provide required infloor electrical and data for front desk.
- Furnish and install janitor mop basin with 36" stainless steel mop holder with shelf on wall above. Provide blocking in wall as required.
- Furnish and install dual bi-level electric drinking fountain station with bottle fill, Elkay LZSTLWWSLP with EZH2O bottle filling station. Provide water source and electrical per MEP.
- Furnish and install proper blocking for 48"x60" mirrors mounted 12" a.f.f.
- Tenant provided ballet barres. Provide proper blocking in wall, if necessary.
- Provide required electricity for speakers.
- Provide required electricity and data for security cameras.
- Initial opening w/ 6" metal studs @ 16" o.c. w/ exterior sheathing and EIFS on exterior. Continue new furring on interior side to provide flush wall.
- Remove, patch, and replace drywall, as required, after plumbing is installed.

symbol legend:

| | | | |
|-----------|-------------------|---|-----------------|
| # | door tag | # | elevation |
| ## | construction note | # | wall section |
| P# | partition type | # | enlarged detail |
| room name | room tag | | |

partition legend

- P1** Insulated Interior Partition:
3-5/8" metal studs @ 16" o.c. to 6" above ceiling with 5/8" gypsum board on both sides and 3-1/2" sound attenuation batt insulation. Stud gauge per supplier.
*Utilize DensArmour Plus on plumbing walls
- P2** Plumbing Partition:
6" metal studs @ 16" o.c. to 6" above ceiling with 5/8" gypsum board on both sides and 6" sound attenuation batt insulation. Stud gauge per supplier.
*Utilize DensArmour Plus on plumbing walls
- P3** Interior Partition:
3-5/8" metal studs @ 16" o.c. to 6" above ceiling with 5/8" gypsum board on both sides. Stud gauge per supplier.
- P4** Furred Out Partition:
3-5/8" metal studs @ 16" o.c. with 5/8" gypsum board on finish side to underside of deck. Stud gauge per supplier.
- P5** Insulated Interior Partition - full height:
3-5/8" metal studs @ 16" o.c. full height to underside of deck with deep leg slip track and 5/8" gypsum board on both sides and 3-1/2" sound attenuation batt insulation. Stud gauge per supplier.
*Utilize DensArmour Plus on plumbing walls
- P6** Exterior Infill Partition:
6" metal studs @ 16" o.c. full height to underside of opening with exterior sheathing and EIFS on exterior side. 3-5/8" metal studs @ 16" o.c. 5/8" gypsum board on finish side to underside of deck. Stud gauge per supplier.

- Wall height note: Utilize 3 5/8" metal studs @ 16" o.c. to an un-braced height of 13'-8", at heights to 26' use 6" 20 ga. studs @ 16" o.c., install 2 rows of black iron in walls over 25'-0" - adjust stud size and spacing as required for allowable L/240 deflection for 5 psf wind load. Verify stud gauge, spacing, and reinforcing with supplier.
- Expansion joint note: Expansion joints shall be installed at a max of 30'-0". Joints shall also be located to coordinate with anticipated building movement, structural elements, and substrate transitions.
- Wet wall note: Utilize Dens-Armour plus in all plumbing wet walls, walls receiving ceramic tile, and all walls adjacent to plumbing walls or where anticipated to be in contact with moisture.

demo partition legend:

- PR** existing walls to be removed.
- DEMO** existing door and frame to be removed

demo general notes

- Existing light fixtures shall be removed in effected areas and stock piled for owners use as required.
- Existing plumbing and associated fixtures, where newly exposed and unused, shall be removed, stubbed, and capped as required.
- Existing low voltage wiring and associated fixtures, where newly exposed and unused, shall be removed, stubbed, and capped as required.
- Existing electrical wiring and receptacles, where newly exposed and unused, shall be removed, stubbed, and capped as required.
- Existing mechanical system and ductwork, where newly exposed and unused, shall be removed, stubbed, and capped as required.
- All doors and frames in demo'd walls shall be removed in effected areas and reused where possible or stock piled for building owners use as required.

demo construction notes

- Remove walls per plan. Patch and repair walls as needed.
- Demo door per plan and stockpile for owner's use.

room finish notes

Flooring:
Rooms 101, 104-108: sealed concrete
Rooms 102-103: tenant provided dance floor

Base:
All rooms - Johnsonite, 4" traditional cove vinyl base, color: tbd

Walls:
All areas of work to receive (1) coat primer & (2) coats paint, eggshell finish, color tbd. Paint - Sherwin williams, ProMar 200 latex. Primer - Sherwin williams, PrepRite High Build latex primer/surfacer
Rooms 105-106 - epoxy wall paint above tile, color tbd. Sherwin williams, ProIndustrial Precatalyzed waterbased epoxy. 12" x 24" ceramic wall tile (CWT-1) to 4'-0". Grout, mapei, keracolor sanded, spray on grout sealer - eyscare grout shield

Plastic Laminate:
Countertops - color tbd
Cabinet Face - color tbd

Doors:
paint - color tbd. Sherwin williams, ProMar 200 latex.

Ceiling:
Rooms 104-107: 12" x 24" ACT grid (CGL-1)
Rooms 101-103, 108: exposed ceiling, painted, color tbd. Sherwin williams, low VOC waterborne acrylic dryfall paint, flat (1 coat primer, 2 coats paint - to cover)

door and hardware notes

Door 01:
3' x 7' x 1-3/4" glass door in storefront frame. Provide egress hardware, closer, and wall stop.

Doors 02-03, 07:
3' x 7' x 1-3/4" solid core birch wood door in welded hollow metal frame, painted. Provide passage set and wall stop.

Door 04:
3' x 7' x 1-3/4" solid core birch wood door in welded hollow metal frame, painted. Provide office lockset and wall stop.

Doors 05-06:
3' x 7' x 1-3/4" solid core birch wood door in welded hollow metal frame, painted. Provide privacy set, closer and wall stop.

Door EX-1:
existing door and hardware to remain.

reflected ceiling notes

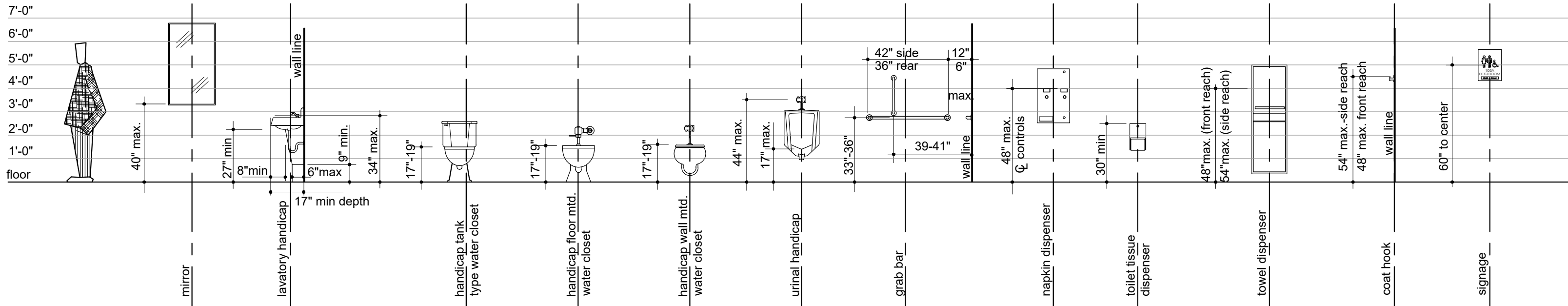
- Install light fixtures per plan and MEP.
- Refer to engineering drawings for HVAC and electrical fixtures, emergency fixture locations, specifications and details.

reflected ceiling legend

- 2 x 4 lay-in LED light fixture
- CLG - 1: Donn DX System, 15/16" Exposed Tee Grid System, white, with 2x4 USG flat tile radar
- suspended linear light fixture

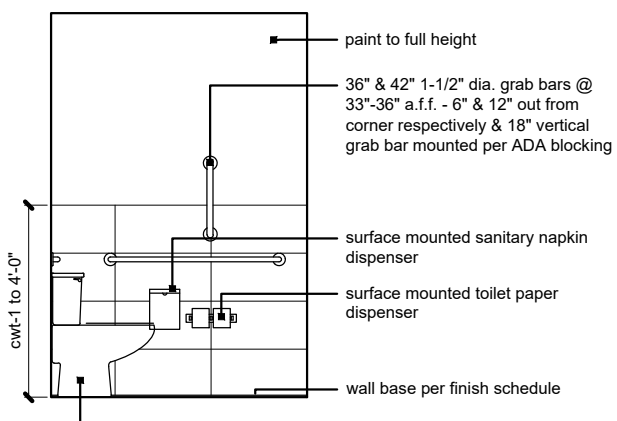
restroom fixtures

- Wall mounted sink per MEP drawings. Mounted per ADA.
- Wrist blade faucet per ADA.
- Wall mounted frameless mirror 24" x 48"
- 18" ADA grab bar - stainless steel
36" ADA grab bar - stainless steel
42" ADA grab bar - stainless steel
- High-low drinking fountain mounted per ADA
- Surface mounted toilet paper dispenser - Bobrick B-6667
- Surface mounted sanitary napkin disposal - Bobrick Contura B-270
- Surface mounted stainless steel paper towel dispenser - Bobrick B-262
- Surface mounted stainless steel soap dispensers - Bobrick B-2111
- ADA height floor mounted, tank type toilet (white)
- Coat hook at backside of door per ADA
- Provide unisex/ADA compliant toilet signage.



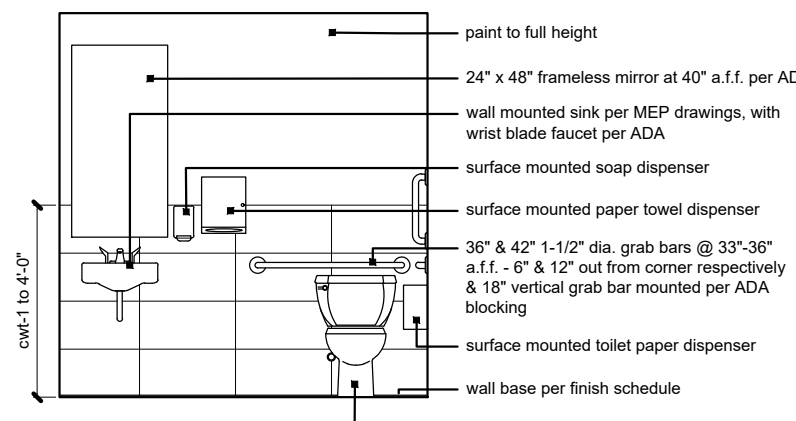
7 ADA Standards

scale: NTS



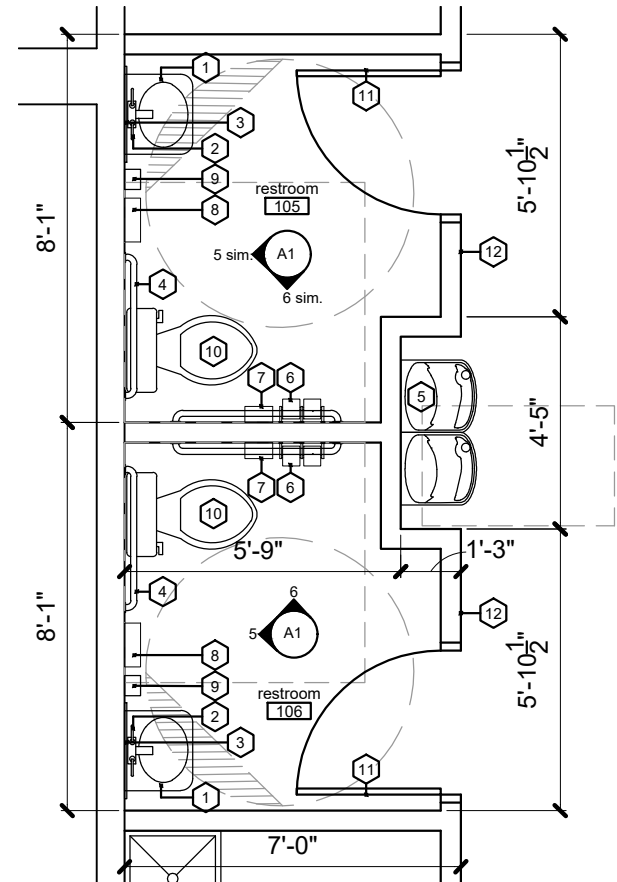
6 Restroom Elevation

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



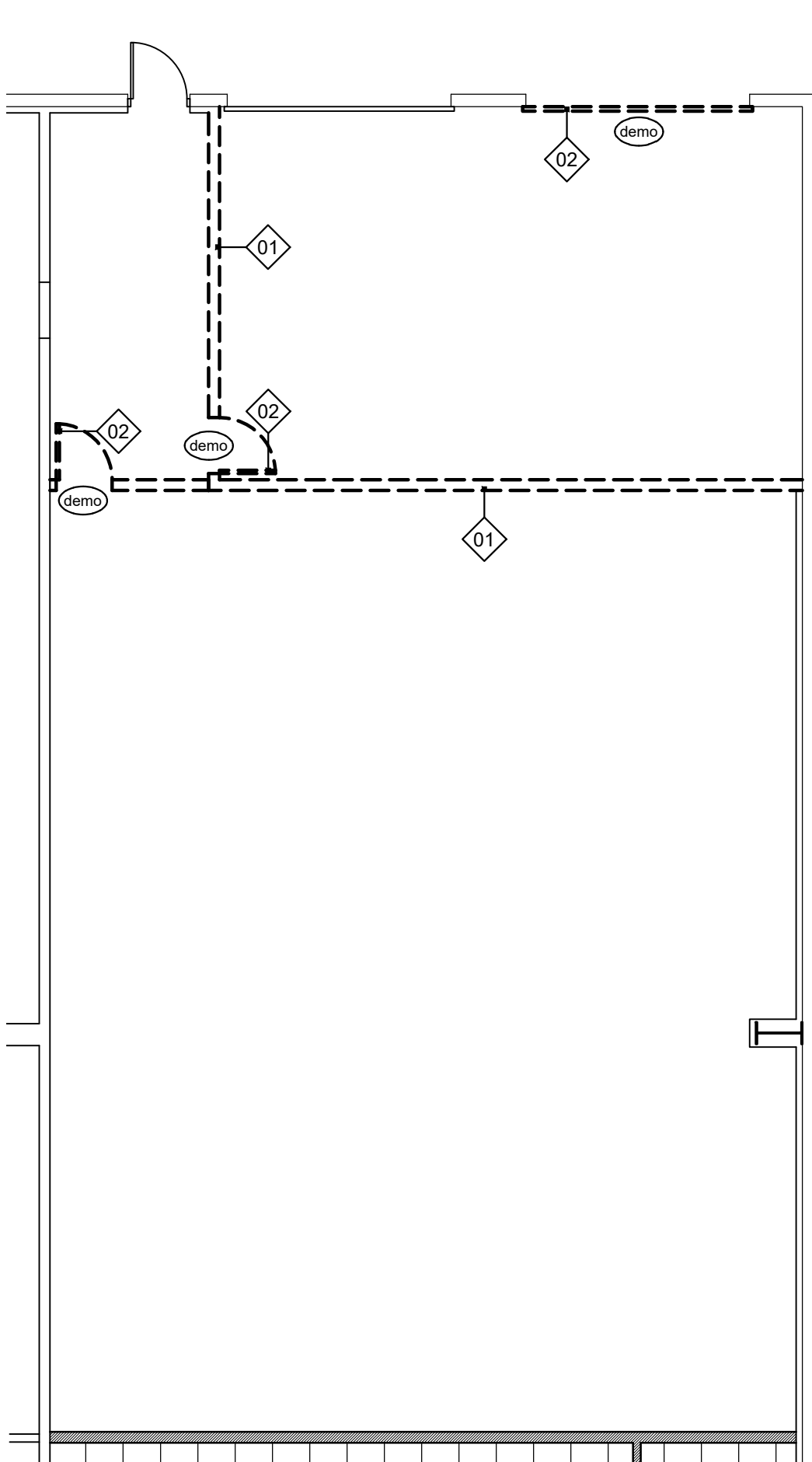
5 Restroom Elevation

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



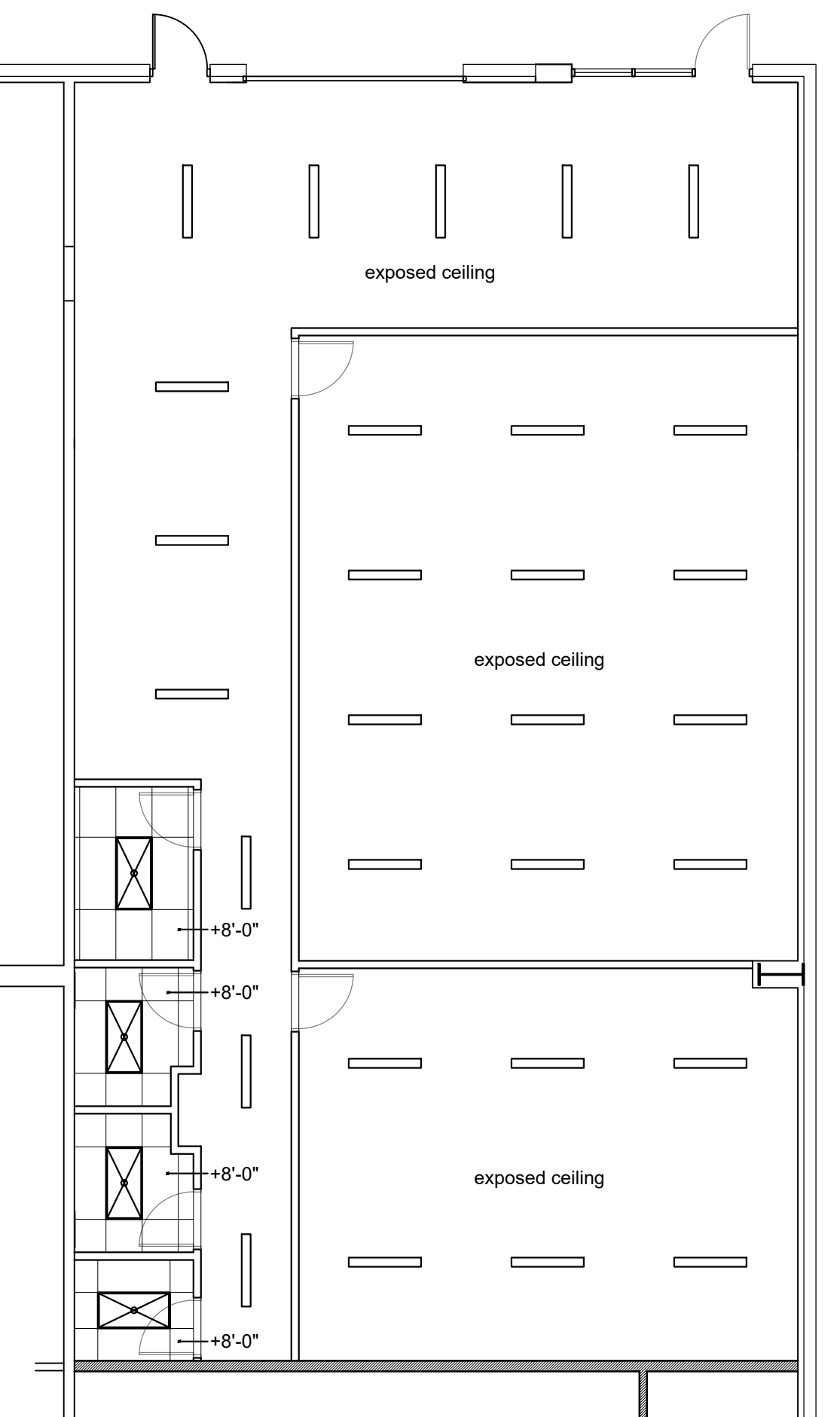
4 Restroom Plan

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



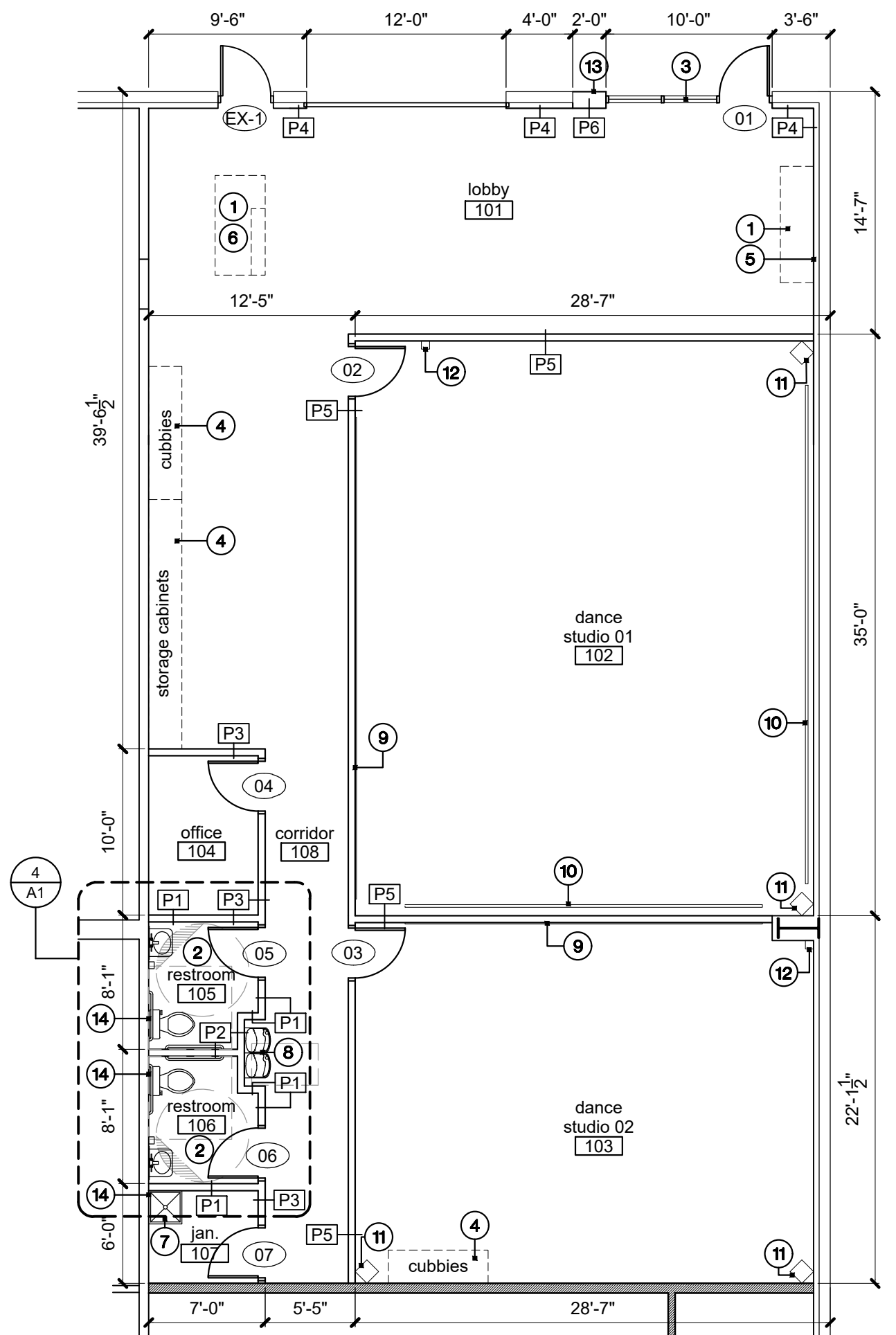
3 Demo Plan

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



2 Reflected Ceiling Plan

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

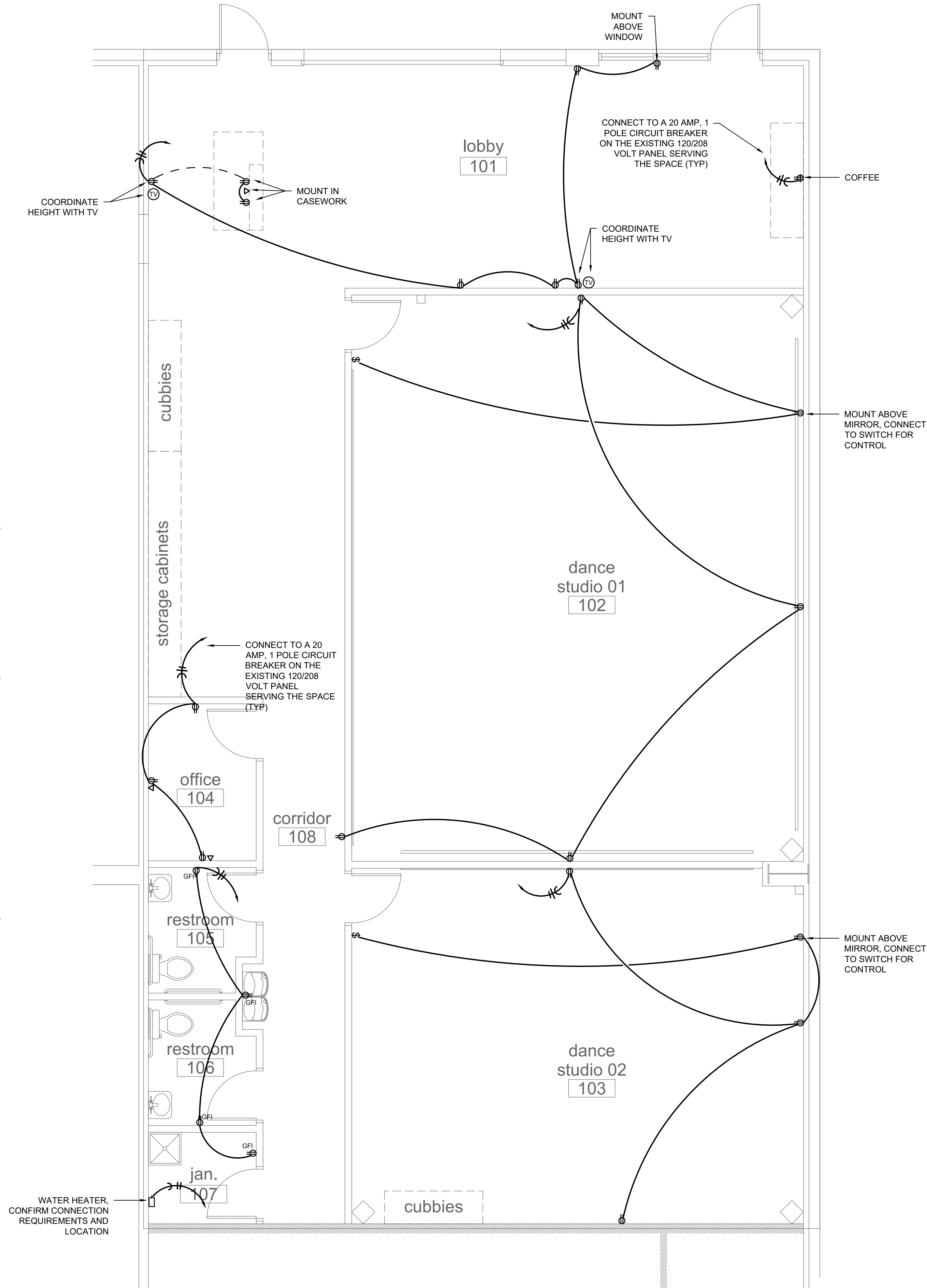


1 Floor Plan

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



| GENERAL | | COMMUNICATIONS | |
|--|--|---|---|
| | ELECTRICAL NOTE REFERENCE | | TELEPHONE OUTLET |
| | REVISION NOTE REFERENCE | | DATA OUTLET |
| | CONNECT TO EXISTING WORK | | TELEPHONE/DATA OUTLET |
| | DETAIL REFERENCE - NO./SHEET NO. | | ABOVE COUNTER DEVICE, MOUNT 5" ABOVE BACKSPLASH OR COUNTER TOP, WHICHEVER IS HIGHER. |
| | | | TELEVISION OUTLET |
| | | | PLYWOOD BOARD FOR EQUIPMENT MOUNTING |
| CONDUIT AND WIRE | | POWER DEVICE AND CONTROLS | |
| | CONDUIT HOMERUN TO PANEL NOTED WITH (2)#12 AND (1)#12 AWG GROUND UNLESS NOTED OTHERWISE. SHORT TICK MARKS INDICATE CONDUCTORS, LONG MARKS INDICATE NEUTRAL CONDUCTORS. | | DISCONNECT SWITCH. 30/3/NF INDICATES AMPERAGE, NUMBER OF POLES, AND FUSING. NF = NON FUSED. MATCH CIRCUIT VOLTAGE. 240 VOLT, 3 POLE, 30 AMP NON FUSED IF BLANK. |
| | GROUND WIRE. #12 AWG UNLESS NOTED OTHERWISE. | | MOTOR |
| | CONDUIT CONCEALED IN WALL OR ABOVE CEILING WITH (2)#12 AND (1)#12 AWG GROUND UNLESS NOTED OTHERWISE. | | PANELBOARD |
| | CONDUIT BELOW GRADE OR FLOOR WITH WITH (2)#12 AND (1)#12 AWG GROUND UNLESS NOTED OTHERWISE. | | CONTACTOR |
| | | | PHOTOCELL |
| WIRING DEVICES | | | JUNCTION BOX |
| NOTE: REFER TO SPECIFICATIONS FOR MOUNTING HEIGHTS NOT LISTED. | | | PUSHBUTTON |
| | SIMPLEX, DUPLEX, AND QUAD RECEPTACLE. MOUNT AT 18" AFF TO CENTER OF DEVICE UNLESS NOTED OTHERWISE. | | TRANSFORMER |
| | ABOVE COUNTER RECEPTACLE, MOUNT 5" ABOVE BACKSPLASH OR COUNTER TOP, WHICHEVER IS HIGHER. | | TIMECLOCK |
| | | LIGHTING | |
| | RECEPTACLE DESIGNATIONS: GFI - GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE WP - WEATHER RESISTANT RECEPTACLE WITH 'IN-USE' COVER. U - DUPLEX RECEPTACLE WITH (2) USB CHARGING PORTS, LEVITON T5832 OR EQUAL | NOTE: FIXTURE DESIGNATIONS INDICATE TYPE, REFER TO LIGHT FIXTURE SCHEDULE | |
| | WALL SWITCH, SINGLE POLE. MOUNT AT 48" AFF TO CENTER OF DEVICE UNLESS NOTED OTHERWISE | | WALL/CEILING MOUNTED EMERGENCY LIGHTING UNIT |
| | WALL SWITCH DESIGNATIONS: 3 - THREE POLE SWITCH 4 - FOUR-WAY WALL SWITCH D - WALLBOX DIMMER | | LIGHT FIXTURE |
| | MOTION SENSOR, CEILING MOUNTED. DESIGNATION INDICATES TYPE - REFER TO OCCUPANCY SENSOR SCHEDULE | | NIGHT LIGHT FIXTURE |
| | MOTION SENSOR, WALL MOUNTED. DESIGNATION INDICATES TYPE - REFER TO OCCUPANCY SENSOR SCHEDULE. MOUNT AT 48" AFF TO CENTER OF DEVICE | | CEILING MOUNTED SURFACE/RECESSED LIGHT |
| | MULTI-SERVICE FLOOR BOX | | CEILING MOUNTED SURFACE/RECESSED WALLWASH LIGHT. ARROW INDICATES DIRECTION. |
| | FLOOR BOX W/DUPLEX RECEPTACLE | | LIGHT FIXTURE WITH EMERGENCY BALLAST |
| | NEMA RECEPTACLE, DESIGNATION INDICATES NEMA TYPE. | | TRACK LIGHT |
| | | | POLE MOUNTED SITE LIGHT FIXTURE |
| | | | CEILING/WALL MOUNTED EXIT LIGHT. SHADING INDICATES FACES, ARROWS AS INDICATED |



2 ELECTRICAL SYMBOLS
NO SCALE

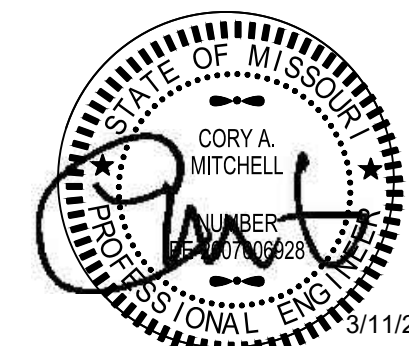
1 FLOOR PLAN - POWER
1/4"=1'-0"



3026 SW East US 40 Hwy
Blue Springs, MO 64014
(816)427-5913



Welch and Mitchell
consulting engineers
4370 west 109th street, suite 203
overland park, kansas 66211
p.913 544 1627



Seal

Tenant Finish for
J31 Dance Center
2710 Independence Avenue
Lee's Summit, Missouri 64064

| Rev. | Issue | Date |
|------|--------|---------|
| | Permit | 3/11/20 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

POWER PLAN

2013400

ME102

Permit

