REMODEL and WHITE BOX

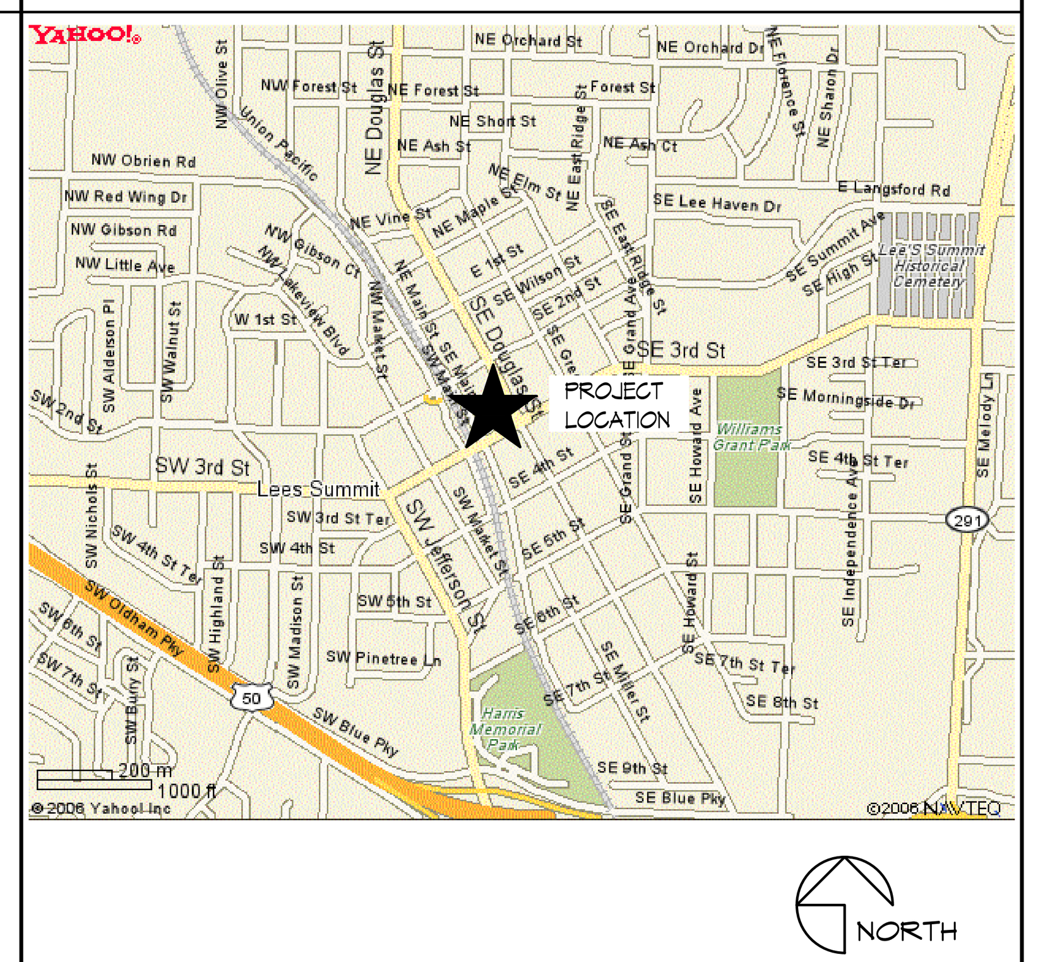
28 SE 3RD ST - 32 SE 3RD ST

LEE'S SUMMIT MISSOURI, 64063

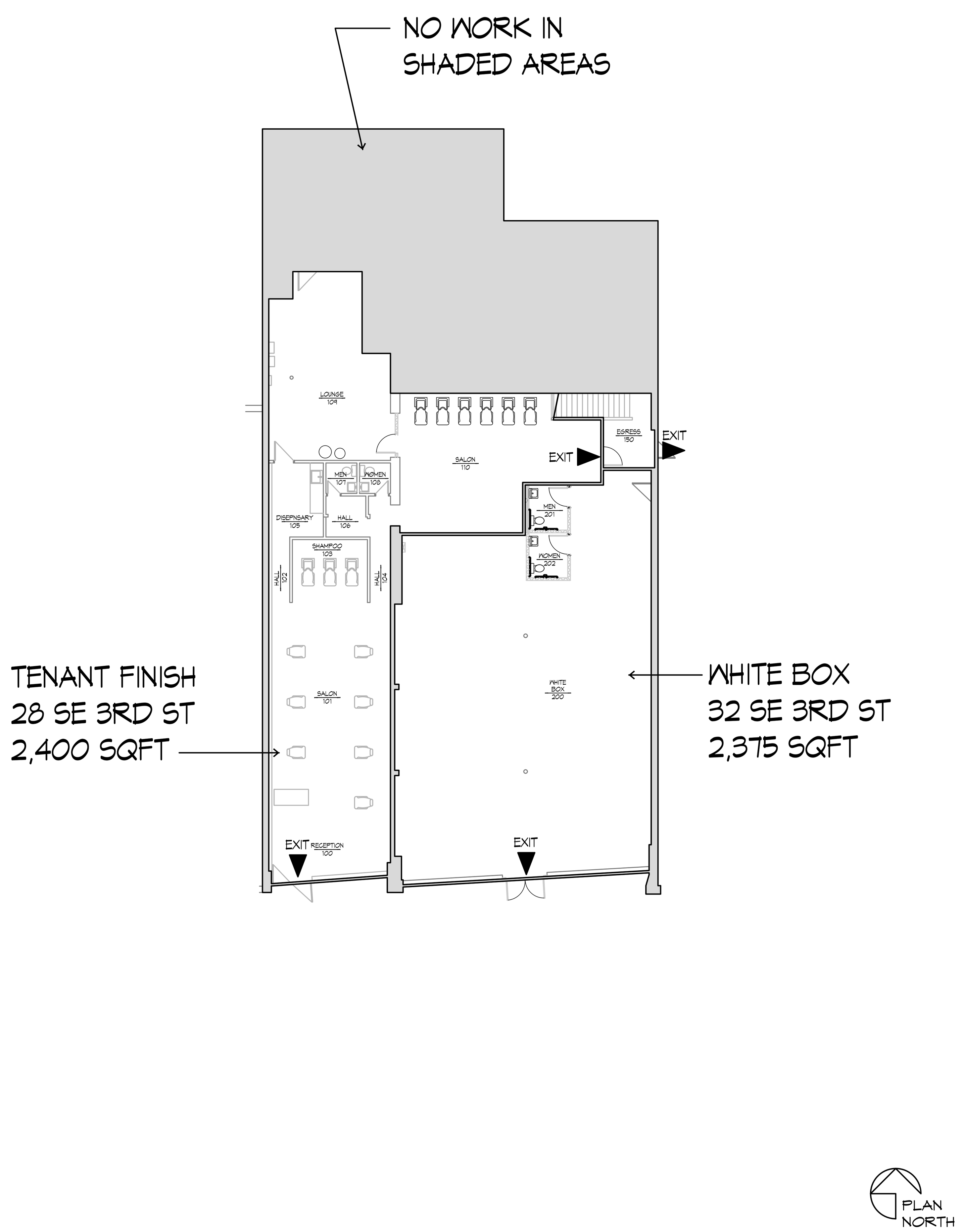
CODE NOTES

1. ALL CONSTRUCTION FOR THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE 2012 INTERNATIONAL BUILDING CODES AS AMENDED BY THE CITY OF LEE'S SUMMIT, MISSOURI
   - 1.1. 2018 International Building Code
   - 1.2. 2018 International Energy Conservation Code
   - 1.3. 2018 International Fire Code
   - 1.4. 2017 National Electrical Code
   - 1.5. 2018 International Plumbing Code
   - 1.6. 2018 International Mechanical Code
   - 1.7. 2018 International Fuel Gas Code
   - 1.8. 2018 International Existing Building Code
   - 1.9. 2018 International Property Maintenance Code
2. BUILDING USE: OCCUPANCY CLASSIFICATION = BUSINESS GROUP B
3. TYPE OF CONSTRUCTION: TYPE VB
4. AUTOMATIC SPRINKLER SYSTEM: NONE-PROVIDED
   FIRE ALARM AND DETECTION SYSTEMS: NONE-PROVIDED
5. CODE INFORMATION FOR TENANT FINISH AT 28 SE 3RD ST.;
   - 5.1. AREA = 2,400 SQFT.
   - 5.2. OCCUPANCY = 2,400 / 150 SF/P = 16 OCCUPANTS
   - 5.3. TWO EXITS ARE PROVIDED.
6. CODE INFORMATION FOR WHITE BOX AT 32 SE 3RD ST.;
   - 6.1. AREA = 2,375 SQFT.
   - 6.2. OCCUPANCY = 2,400 / 150 SF/P = 15.83 ≈ 16 OCCUPANTS
   - 6.3. SPACE QUALIFIES FOR A SINGLE EXIT

AREA MAP



BUILDING OVERALL FLOOR PLAN



GENERAL NOTES

1. DEFINITIONS:
   - 1.1. REMOVE AND DISCARD: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE.
   - 1.2. REMOVE AND SALVAGE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND TURN OVER TO OWNER UNDAMAGED.
   - 1.3. RELOCATE: DETACH ITEMS FROM EXISTING CONSTRUCTION, MOVE ITEMS INTACT AND UNDAMAGED, AND REINSTALL THEM WHERE INDICATED.
   - 1.4. EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED, BUT ARE TO REMAIN IN PLACE AND BE UNDAMGED.
   - 1.5. REMOVE AND RECLAIM: DETACH ITEMS FROM EXISTING CONSTRUCTION. AT CONTRACTORS OPTION ITEM MAY BE REUSED AS PART OF NEW WORK WHERE INDICATED. IF ITEMS ARE REUSED, CONTRACTOR IS TO CLEAN, REPAIR, OR OTHERWISE BRING ITEMS TO LIKE NEW CONDITION. IF ITEMS ARE NOT REUSED, LEGALLY DISPOSE OF ITEMS OFF-SITE AND REPLACE WITH NEW TO MATCH EXISTING.
2. OVERALL PLAN AND LAYOUT HAVE BEEN INTERPOLATED FROM EXISTING DOCUMENTS AND FILES. PRECISE DIMENSIONS OF EXISTING CONDITIONS HAVE NOT BEEN OBTAINED. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS IN THE FIELD AND INFORM THE OWNER OF ANY DISCREPANCIES BEFORE PROCEEDING. ALL DIMENSIONS TO FACE OF GYP. BOARD / FACE OF FINISHED MATERIAL, UNLESS OTHERWISE NOTED.
3. PROVIDE 2X BLOCKING IN ALL WALLS AS REQUIRED FOR SUPPORT OF CASEWORK AND EQUIPMENT INDICATED.
4. THE GENERAL CONTRACTOR OR HIS SUBCONTRACTOR SHALL PROVIDE ALL DESIGN SERVICES AND PERFORM ALL NECESSARY WORK TO PROVIDE PLASTIC LAMINATE CASEWORK AT LOCATIONS INDICATED BY PLAN NOTE #4. WORK UNDER THE CONTRACT SHALL INCLUDE ALL DESIGN SERVICES, LABOR, MATERIALS, AND INCIDENTALS NECESSARY TO EXECUTE A COMPLETE WORKMANLIKE JOB IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES AND ORDINANCES INCLUDING THE AMERICAN WITH DISABILITIES ACT GUIDELINES
5. CONTRACTOR IS TO INCLUDE AS PART OF HIS SCOPE ALL CUTTING AND PATCHING REQUIRED THROUGH CAREFUL EVALUATION OF THE EXISTING SITE AND THE CONSTRUCTION DOCUMENTS. ALL HOLES, DAMAGES, DEFECTS, ECT. IN EXISTING SURFACES ARE TO BE PATCHED TO MATCH EXISTING CONSTRUCTION IN BOTH APPEARANCE AND FUNCTION. CONTRACTOR SHALL COORDINATE THE CUTTING AND PATCHING OF EXISTING CONSTRUCTION NECESSARY TO PERMIT INSTALLATION OR PERFORMANCE OF OTHER WORK.
6. WHERE WALLS, EQUIPMENT OR OTHER ITEMS AND CONSTRUCTIONS HAVE BEEN REMOVED EXPOSING UNDERLYING WALL AND/OR FLOOR SURFACES, SUCH SURFACES ARE TO BE REPAIRED/PATCHED AS REQUIRED TO ACCEPT NEW FINISHES.
7. ALL FIRE EXTINGUISHERS ARE EXISTING TO REMAIN AND MUST HAVE CURRENT INSPECTIONS.
8. ALL CEILINGS AND LIGHTING THROUGHOUT AREA OF WORK UNLESS NOTED OTHERWISE ARE EXISTING TO REMAIN.
9. ALL MECHANICAL AND PLUMBING SYSTEMS THROUGHOUT AREA OF WORK UNLESS NOTED OTHERWISE ARE EXISTING TO REMAIN.
10. THROUGHOUT ENTIRE PROJECT AREA WHERE NEW FLOORING IS INDICATAED ON THE FINISH SCHEDULE REMOVE EXISTING FLOORING AND SALVAGE ENOUGH MATERIAL TO PATCH AND REPAIR EXISTING AS REQUIRED. REMOVAL IS TO INCLUDE THE REMOVAL OF FLOORING ADHESIVES AND MASTICS AS REQUIRED TO MEET THE INSTALLATION REQUIREMENTS FOR THE NEW FLOORING TO BE PLACED.

ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT FOR WORK ON A DESIGN BUILD BASIS, ALL WIRE, WIREWAY, CONDUIT, CONNECTORS, OUTLETS. ETC. NECESSARY TO ACHIEVE A COMPLETE ELECTRICAL INSTALLATION. EXACT LOCATIONS AND QUANTITIES OF ELECTRICAL OUTLETS AND JUNCTION BOXES ARE TO BE COORDINATED WITH OWNER. WHERE AN ELECTRICAL DEVICE IS REQUIRED BY CODE BUT NOT REQUESTED BY OWNER, IT SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. COORDINATE AND PROVIDE ELECTRICAL WORK REQUIRED BY OTHER TRADES. ALL LABOR, TOOLS, MATERIALS, EQUIPMENT SHALL BE PROVIDED AS NECESSARY TO PROVIDE AND INSTALL A COMPLETE SYSTEM. ALL WORK SHALL BE PER 2011 NEC.
2. ALL ELECTRICAL, LIGHT AND POWER WIRE SHALL NOT BE SMALLER THAN 12 AWG. ALL LIGHTING AND POWER WIRING 10 AWG AND SMALLER SHALL BE SOLID. ALL CONDUCTORS SHALL BE COPPER ONLY. NO ALUMINUM IS ALLOWED.
3. ALL CONDUITS SHALL BE SIZED IN ACCORDANCE WITH THE LATEST NEC TABLES. MINIMUM CONDUIT SIZE SHALL BE ½". ALL CONDUIT IN AND UNDER FLOOR SLAB SHALL BE SCHEDULE 40 PVC.
4. ALL POWER WIRING IN EXPOSED AREAS AND ABOVE ACCESSIBLE CIELINGS SHALL BE IN EMT CONDUIT. MC CABLE AND ARMORED CABLE ARE ALSO ALLOWABLE IN WALLS WHERE CONDUITS ARE NOT EXPOSED.
5. ELECTRICAL CONTRACTOR SHALL CIRCUIT FIXTURES AND SHALL PROVIDE AND INSTALL CIRCUIT DIRECTORY WITH TYPED CIRCUIT DESIGNATION CARD UNDER PLASTIC COVER ON THE INSIDE OF EACH PANEL DOOR. ELECTRICAL CONTRACTOR SHALL ALSO FURNISH AND INSTALL NAMEPLATES ON ALL DISCONNECT SWITCHES AND PANELBOARDS.
6. ALL CONDUIT, JUNCTION BOXES, ETC. ABOVE CEILINGS SHALL BE SUPPORTED FROM STRUCTURE.
7. LIGHTING IS TO BE CIRCUITED SEPARATE FROM ALL OTHER DEVICES. ALL NEW LIGHTING IS TO BE UL LISTED. ALL LIGHTING IS TO BE SWITCHED. COORDINATE SWITCH LOCATIONS WITH OWNER.
8. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8(B)(1) THROUGH (8) SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
   (1) BATHROOMS
   (2) KITCHENS
   (3) ROOFTOPS
   (4) OUTDOORS
   (5) SINKS - WHERE RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE SINK.
   (6) INDOOR WET LOCATIONS
   (7) LOCKER ROOMS WITH ASSOCIATED SHOWERING FACILITIES
   (8) GARAGES, SERVICE BAYS, AND SIMILAR AREAS WHERE ELECTRICAL DIAGNOSTIC EQUIPMENT, ELECTRICAL HAND TOOLS, OR PORTABLE LIGHTING EQUIPMENT ARE TO BE USED.
9. ILLUMINATION REQUIRED. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:
   - a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
   - b. CORRIDORS, INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   - c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVELS OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   - d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   - e. EXTERIOR LANDINGS AS REQUIRED BY SECTION 1008.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   - f. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 604.
10. ILLUMINATION LEVEL UNDER EMERGENCY POWER. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOTCANDLE (11LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOTCANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOTCANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOTCANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

MECHANICAL NOTES

1. MECHANICAL CONTRACTOR SHALL ON A DESIGN BUILD BASIS MODIFY EXISTING MECHANICAL SYSTEMS SERVING AREA OF WORK. MODIFY, FURNISH, INSTALL AND CONNECT FOR WORK, ALL DUCTWORK, DIFFUSERS, GRILLS ETC. NECESSARY TO ACHIEVE A COMPLETE MECHANICAL INSTALLATION. ALL LABOR, TOOLS, MATERIALS, EQUIPMENT SHALL BE PROVIDED AS NECESSARY TO PROVIDE AND INSTALL A COMPLETE SYSTEM. MECHANICAL CONTRACTOR IS TO DESIGN DUCTWORK SIZES AND COMPONENTS AS REQUIRED TO PROVIDE A COMPLETE BALANCED SYSTEM.
2. MECHANICAL SYSTEM IS TO BE REBALANCED THROUGH OUT ENTIRE AREA OF WORK TO PROVIDE EVEN TEMPERATURES AT ALL SPACES.

PLUMBING NOTES

1. PLUMBING CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT FOR WORK ON A DESIGN BUILD BASIS, ALL PIPING, PLUMBING AND FIXTURES NECESSARY TO ACHIEVE A COMPLETE INSTALLATION. ALL LABOR, TOOLS, MATERIALS, EQUIPMENT SHALL BE PROVIDED AS NECESSARY TO PROVIDE AND INSTALL A COMPLETE SYSTEM. PLUMBING CONTRACTOR TO DETERMINE EXACT ROUTING AND LOCATIONS OF ALL PIPING ON JOB SITE IN COMPLETE COORDINATION WITH ALL OTHER TRADES INVOLVED. HE SHALL ALSO VERIFY WITH OWNER EXACT FLOOR PLAN LAYOUT, LOCATIONS OF FIXTURES, AND STRUCTURAL CONDITIONS.
2. PROVIDE ALL FIXTURES SHOWN ON THE DRAWINGS, COMPLETE WITH HOT AND COLD WATER, WASTE AND VENT CONNECTIONS. EACH FIXTURE SHALL HAVE SHUTOFF VALVES FOR HOT AND COLD WATER. HOT AND COLD WATER SUPPLIES TO EACH FIXTURE, TO HAVE 18" AIR CHAMBER OF SUFFICIENT SIZE TO PREVENT WATER HAMMER PIPING SHALL BE INSTALLED PROPERLY TO ELIMINATE CROSS CONTAMINATION OR SIPHONING OF WASTE MATERIAL INTO THE SUPPLY WATER SYSTEM. PIPING SHALL BE PITCHED TO VENT AND/OR DRAIN. VERIFY EXACT LOCATIONS AND REQUIREMENTS BEFORE BEGINNING THE INSTALLATION.
3. THOROUGHLY CLEAN ALL ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SILICONE SEALANT BETWEEN FIXTURES ADJACENT MATERIAL FOR SANITARY JOINT.
4. TEST WATER SYSTEM UNDER 150 PSIG HYDROSTATIC PRESSURE FOR FOUR HOURS MINIMUM. ALL WORK SHALL BE IN ACCORDANCE 2012 INTERNATIONAL PLUMBING CODE
5. FAUCETS THROUGHOUT SUITE ARE TO EXAMINED FOR PROPER FUNCTION. WHERE REQUIRED PROVIDE NEW SEALS/GASKETS TO PREVENT DRIPPING. ALL CORROSION IS TO BE REMOVED. ANY NON FUNCTIONING FAUCET IS TO BE REPLACED WITH SIMILAR NEW ADA LEVER HANDLE FAUCET.

PIPING MATERIALS

1. DOMESTIC WATER BELOW SLAB AND GRADE: TYPE 'K' SOFT TEMPER COPPER WITH FLARE FITTING CONNECTIONS. EXCEPT NO FITTINGS TO BE USE BELOW FLOOR SLAB. USE LONG RADIUS BENDS ONLY.
2. DOMESTIC WATER ABOVE SLAB: TYPE 'L' HARD TEMPER COPPER WITH SWEAT SOLDER CONNECTIONS. USE NO-LEAD TYPE SOLDER. ALL WATER LINES ABOVE SLAB SHALL BE INSULATED WITH EXPANDED CELL OR MOLDED SECTIONAL FIBEROUS GLASS WITH FACTORY APPLIED UL LISTED VAPOR BARRIER JACKET. FLAME SPREAD FOR INSULATION SHALL BE 25 OR LESS.
3. SANITARY WASTE AND VENT: SCHEDULE 40 PVC DWV SOLVENT JOINT. HOWEVER, PVC MAY NOT BE USED IN ABOVE CEILING PLENUM RETURN AREAS. IN PLENUM AREAS USE CAST IRON NO-HUB CONNECTIONS.
4. GAS PIPING: TO BE TYPE 'S' SEAMLESS GRADE B SCHEDULE 40 BLACK OR ASTM A53 STEEL PIPE. TYPE 'E' ELECTRIC RESISTANT WELDED. WHERE INSTALLED BELOW GRADE, PIPE MUST BE COATED AND WRAPPED AND HAVE CATHODIC PROTECTION. ALL CAST IRON PIPE THAT IS OVER 3" DIAMETER AND NOT EXPOSED, MUST BE WELDED PIPE

STATE OF MISSOURI KENNETH J. KLEFFNER REGISTERED ARCHITECT
07-10-2020

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REMODEL and WHITE BOX
28 SE 3RD ST - 32 SE 3RD ST
LEE'S SUMMIT MISSOURI, 64063

DATE: 07-10-2020

PROJECT# 19030

A1

PLUMBING FIXTURE SCHEDULE

FIXTURE SUBSTITUTIONS ARE ALLOWED AS APPROVED BY OWNER.

TLT-1 ADA TOILET: TOTO, #CST744SL, DRAKE CLOSE COUPLED TOILET, #SC514 OPEN FRONT SEAT LESS COVER, AND CHROME PLATED ANGLE STOP AND RISER. (OR EQUAL)

SK-1 ADA LAVATORY: WALL HUNG TOTO #LT307, 20"X18" VITREOUS CHINA, DELTA #501 FAUCET WITH SINGLE METAL LEVER FAUCET, OFFSET GRID DRAIN AND 1-¼" TAILPIECE, CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT (MOUNTED PARALLEL WITH WALL), CHROME PLATED ANGLE STOPS AND RISERS, INSULATE EXPOSED DRAIN, WATER SUPPLIES, AND VALVES WITH PROWRAP SEAMLESS MOLDED CLOSED CELL VINYL INSULATION.

SHP-1 SHAMPOO BASIN: SHAMPOO BASIN FIXTURE AND FITTINGS TO BE OWNER FURNISHED CONTRACTOR INSTALLED. COORDINATE INSTALLATION REQUIREMENTS WITH OWNER.

FIXTURE BRANCH PIPING SCHEDULE

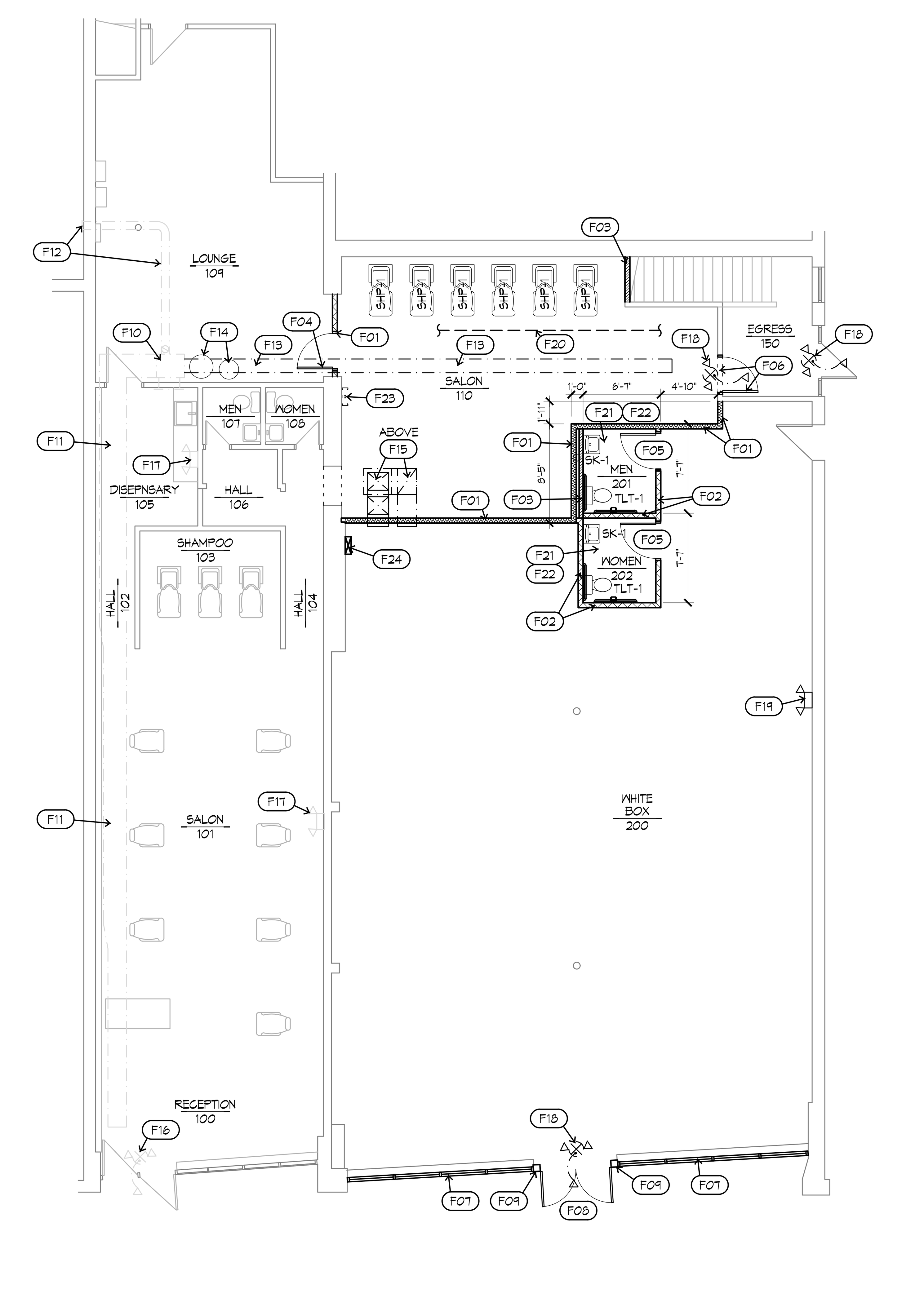
FIXTURE	WASTE	VENT	CW	HW
TLT-1	4"	2"	1/2"	-
SK-1	1 -1/4"	1-1/4"	1/2"	1/2"
SHP-1	2"	1-1/2"	1/2"	1/2"

FINISH GENERAL NOTES

1. PATCH, LEVEL AND PREPARE ALL FLOORS AS RECOMMENDED BY FLOORING MANUFACTURER FOR EACH TYPE OF FLOORING TO BE PLACED. USE TROWELABLE LEVELING AND PATCHING COMPOUND TO FILL CRACKS, HOLES, AND DEPRESSIONS IN SUBSTRATES. TROWELABLE LEVELING AND PATCHING COMPOUNDS SHALL BE OF LATEX-MODIFIED, PORTLAND CEMENT BASED OR BLENDED HYDRAULIC CEMENT BASED FORMULATION PROVIDED OR APPROVED BY FLOOR COVERING MANUFACTURER FOR APPLICATIONS INDICATED.
2. INTERIOR FINISHES MUST CONFORM TO THE GOVERNING CODE FOR "CLASS III" MAX. 25 FOR SMOKE DENSITY CLASSIFICATION. MAX. FLAME SPREAD OF 200
3. COLOR OF ALL LIGHT SWITCHES, RECEPTACLES AND PLATE COVERS TO BE SELECTED BY OWNER/TENANT.
4. PAINTING CONTRACTOR SHALL EXAMINE ALL SURFACES AFTER COMPLETION OF WORK OF ALL TRADES AND PROVIDE NECESSARY "TOUCH UP" PAINTING AND PATCHING. HE SHALL IMMEDIATELY REMOVE ANY PAINT SPILLAGE OR SPLATTER.
5. ALL PAINTING WORK SHALL BE DONE BY SKILLED WORKERS USING EITHER BRUSHES OR ROLLERS. POOR WORKMANSHIP WILL NOT BE ACCEPTED. ALL MATERIALS SHALL BE EVENLY SPREAD, SMOOTHLY FLOWED ON AND FREE FROM RUNS, SAGS, CRAWLINGS OR OTHER DEFECTS. FINISHED SURFACES SHALL BE UNIFORM IN COLOR, GLOSS, SHEEN AND FREE FROM BRUSH MARKS, BRISTLES, LINT OR DUST PIMPLES.

TOILET ROOM TYPICAL NOTES

1. PROVIDE MOISTURE RESISTANT GYPSUM BOARD ON INSIDE FACE OF WALL THROUGHOUT TOILET ROOM.
2. PROVIDE WATER CLOSET WITH SEAT HEIGHT BETWEEN 17 AND 19 INCHES MEASURED TO TOP OF THE SEAT. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET. CENTERLINE OF WATER CLOSET SHALL BE 16" TO 18" FROM THE SIDE WALL.
3. PROVIDE LAVATORY WITH RIM MOUNTED AT 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. BOTTOM OF APRON TO BE 29 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORY SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OF ABRASIVE SURFACES UNDER LAVATORY. THE CENTERLINE OF THE LAVATORY SHALL BE A MINIMUM OF 15" FROM THE SIDE WALL.
4. PROVIDE MIRROR TO BE 40" MAXIMUM TO REFLECTIVE SURFACE.
5. PROVIDE TOILET PAPER DISPENSER TO BE 7 INCHES FROM RIM OF TOILET TO CENTER OF TOILET PAPER ROLL(IN PLAN HORIZONTAL.) TOILET PAPER TO BE 19" MINIMUM ABOVE FINISHED FLOOR.
6. PROVIDE SIDE HORIZONTAL GRAB BAR TO BE 42" MIN LONG, 12" FROM BACK WALL, AND 33"-36" AFF. PROVIDE SIDE VERTICAL GRAB BAR TO BE 18" MIN. LONG, 40" FROM BACK WALL, AND 40" AFF TO BOTTOM OF BAR. PROVIDE REAR HORIZONTAL GRAB BAR TO BE 36" MIN LONG, 6" MAX FROM BACK WALL, AND 33"-36" AFF. ALL GRAB BARS TO HAVE 1½" MAX DIA. AND 1½" OFFSET FROM WALL.
7. PAPER TOWEL DISPENSERS (TO BE PROVIDED BY TENANT) TO BE INSTALLED AT 34" AFF TO SOAP SPOUT OR TOWEL DISPENSING LOCATION.
8. PROVIDE ON EXTERIOR LATCH SIDE OF DOOR MATTE FINISH TOILET ROOM SIGN. ALL SIGNAGE TO MEET ICC/ANSI A117.1. TACTILE CHARACTERS SHALL BE 48" TO 60" ABOVE THE FLOOR.



2 FLOOR PLAN
1/8"=1'-0"

PLAN NORTH

DOOR, FRAME, & HARDWARE NOTES

1. FINISH HARDWARE TO MEET REQUIREMENTS OF ANSI/BHMA A156 STANDARDS FOR GRADE 2. PROVIDE PRODUCTS AS MANUFACTURED BY ALLEGION / SCHLAGE OR APPROVED EQUAL.
2. THE CONTRACTOR SHALL VERIFY LOCK/LATCH FUNCTIONS AND ALL KEYING REQUIREMENTS WITH OWNER/TENANT PRIOR TO INSTALLATION.
3. FINISH TO BE CONFIRMED BY OWNER / TENANT
4. HARDWARE MOUNTING HEIGHTS BY THE DOOR AND HARDWARE INSTITUTE "RECOMMENDED LOCATIONS FOR BUILDERS HARDWARE".
5. ALL DOOR HARDWARE IS TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT GUIDELINES AND HAVE LEVER HANDLES. PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL NOT REQUIRED TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
6. THE UNLATCHING OF ANY DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION. DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL REQUIREMENTS (EXCEPT MAIN ENTRY DOOR TO WHITE BOX 200 MAY HAVE LOCKING DEVICE FROM THE EGRESS SIDE PROVIDED THAT A SIGN STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED." IS POSTED ABOVE THE DOOR ON THE EGRESS SIDE)
7. COORDINATE ANY DOOR ALARM REQUIREMENTS WITH TENANT .
8. DOOR FRAME FLOOR ANCHOR CLIPS SHALL BE SECURED WITH NOT LESS THAN 2 SUITABLE FASTENERS. DOOR JAMB ANCHOR CLIPS SHALL BE BOLTED OR SCREWED TO STUDS: THREE PER JAMB.

DOOR HARDWARE SCHEDULE

HW SET: 01
EACH TO HAVE:
3 EA HINGE
1 EA PASSAGE LEVER LATCHSET

HW SET: 02
EACH TO HAVE:
3 EA HINGE
1 EA PRIVACY LEVER LOCKSET
1 EA WALL STOP

HW SET: 03
EACH TO HAVE:
3 EA HINGE
1 EA ENTRY LEVER LOCKSET
1 EA WALL STOP

HW SET: 04
EACH TO HAVE:
2 SET PIVOT BY DOOR SUPPLIER.
2 EA INTERMEDIATE PIVOT BY DOOR SUPPLIER
2 EA PUSH BAR
2 EA PULL BAR
1 EA DEADBOLT WITH LOCK/UNLOCKED INDICATOR AND OPTIONAL DISABILITY THUMBTURN (SCHLAGE EZ-TURN L583 OR EQUAL)
1 EA CYLINDER
1 SET CONCEALED FLUSHBOLTS BY DOOR SUPPLIER.
2 EA CLOSER BY DOOR SUPPLIER
1 EA ADA THRESHOLD 896N NGP
2 EA DOOR SWEEP C627 NGP
1 EA SIGN STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED." POSTED ABOVE THE DOOR ON THE EGRESS SIDE

FINISH LEGEND

X2R EXISTING TO REMAIN FLOORING
CONC CONCRETE FLOOR
LVT LUXURY VINYL TILE. COORDINATE SELECTION WITH OWNER/TENAT
RB4 RUBBER BASE - ROLLED GOODS - AT ALL GYPSUM BOARD WALLS. COORDINATE SELECTION WITH OWNER/TENANT
PT1 PRIMER AND TWO COATS OF LATEX PAINT AT ALL NEW AND EXISTING GYPSUM BOARD WALLS. EXPOSED BRICK IS EXISTING TO REMAIN.
PT2 PRIMER AND EPOXY PAINT AT ALL GYPSUM BOARD WALLS. COORINATE COLOR WITH OWNER/TENANT
X2A EXPOSED TO ABOVE
LAY 2'X4' USG SHEETROCK BRAND LAY-IN GYPSUM CEILING PANELS IN 15/16" EXPOSED 'T' GRID AT 9'-0" ABOVE FINISHED FLOOR.

FINISH SCHEDULE

RM. #	ROOM NAME	FLOOR	BASE	WALL				CLNG
				NORTH	EAST	SOUTH	WEST	
100	RECEPTION	X2R	X2R	X2R	X2R	X2R	X2R	X2A
101	SALON	X2R	X2R	X2R	X2R	X2R	X2R	X2A
102	HALL	X2R	X2R	X2R	X2R	X2R	X2R	X2A
103	SHAMPOO	X2R	X2R	X2R	X2R	X2R	X2R	X2A
104	HALL	X2R	X2R	X2R	X2R	X2R	X2R	X2A
105	DISPENSARY	X2R	X2R	X2R	X2R	X2R	X2R	X2A
106	HALL	X2R	X2R	X2R	X2R	X2R	X2R	X2A
107	MEN	X2R	X2R	X2R	X2R	X2R	X2R	X2A
108	WOMEN	X2R	X2R	X2R	X2R	X2R	X2R	X2A
109	LOUNGE	X2R	X2R	X2R	X2R	X2R	X2R	X2A
110	SALON	CONC	RB4	PT1	PT1	PT1	PT1	X2A
150	EGRESS	X2R	X2R	X2R	X2R	X2R	X2R	X2A
200	WHITE BOX	X2R	X2R	X2R	X2R	X2R	X2R	X2A
201	MEN	LVT	RB4	PT2	PT2	PT2	PT2	LAY
202	WOMEN	LVT	RB4	PT2	PT2	PT2	PT2	LAY

FLOOR PLAN NOTES

F01 NEW WALL OF 5/8" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS AT 16" O.C. CONSTRUCT WALL FROM FLOOR TO UNDERSIDE OF FLOOR ABOVE. PROVIDE DEEP LEG DEFLECTION TRACK AT TOP OF WALL INSTALLED PER MANUFACTURER'S INSTRUCTIONS. PROVIDE ACOUSTICAL SEALANT AT ALL PANEL PERIMETERS AND AROUND THROUGH WALL PENETRATIONS.

F02 NEW WALL OF 5/8" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS AT 16" O.C. CONSTRUCT WALL FROM FLOOR TO 10'-0" A.F.F.

F03 NEW WALL OF 5/8" GYPSUM BOARD ON ONE SIDE OF 3 5/8" METAL STUDS AT 16" O.C. CONSTRUCT WALL FROM FLOOR TO 10'-0" A.F.F.

F04 PROVIDE NEW KD METAL FRAME, SOLID CORE OAK VENEER DOOR, AND HARDWARE SET 01 PER HARDWARE SCHEDULE THIS SHEET.

F05 PROVIDE NEW KD METAL FRAME, SOLID CORE OAK VENEER DOOR, AND HARDWARE SET 02 PER HARDWARE SCHEDULE THIS SHEET.

F06 REMOVE AND DISCARD PORTIION OF WALL AND REFRAME FOR NEW DOOR OPENING. PROVIDE NEW KD METAL FRAME, SOLID CORE OAK VENEER DOOR, AND HARDWARE SET 03 PER HARDWARE SCHEDULE THIS SHEET.

F07 NEW ALUMINUM STOREFRONT SYSTEM AND 1" CLEAR TEMPERED INSULATED GLAZING. COORDINATE LAYOUT WITH OWNER.

F08 NEW ALUMINUM STOREFRONT ENTRANCE DOORS WITH HARDWARE SET 04 PER HARDWARE SCHEDULE THIS SHEET.

F09 WRAP EXISTING TO REMAIN POST WITH ALUMINUM BREAK METAL TO MATCH ALUMINUM STOREFRONT

F10 EXISTING TO REMAIN HVAC UNIT

F11 EXISTING TO REMAIN SUPPLY DUCTWORK.

F12 EXISTING TO REMAIN FRESH AIR INTAKE.

F13 NEW DUCTWORK TO FEED SALON 110. REFER TO MECHANICAL NOTES ON SHEET A1

F14 EXISTING TO REMAIN WATER HEATERS

F15 NEW HVAC UNIT TO BE INSTALLED AT SECOND FLOOR MECHANICAL ROOM. BASIS OF DESIGN TO BE TRANE FURNACE MODEL #: S9X1B080D4PSBA, CASED COIL #: 4PXCBU48BS3HAA, CONDENSOR #: 4TTR4048L1000A. SUPPLY AND RETURN DUCTWORK TO BE DROPPED DOWN BELOW SECOND FLOOR AND STUBBED INTO FUTURE TENANT SPACE. CONDENSING UNIT TO BE LOCATED ON ROOF. PROVIDE FRESH AIR DUCTWORK THROUGH ROOF TO WATERTIGHT WEATHERHEAD. PROVIDE REFER TO MECHANICAL NOTES ON SHEET A1

F16 EXISTING TO REMAIN EXIT SIGN AND EMERGENCY LIGHT WITH REMOTE HEAD

F17 EXISTING TO REMAIN EMERGENCY LIGHT

F18 NEW EXIT SIGN AND EMERGENCY LIGHT WITH REMOTE HEAD

F19 NEW EMERGENCY LIGHT.

F20 APPROXIMATE LOCATION OF EXISTING TO REMAIN 4" SANITARY SEWER LINE. CONNECT NEW FIXTURES TO EXISTING LINE AS INDICATED IN THE FIXTURE BRANCH PIPING SCHEDULE.

F21 NEW TOILET ROOM IS TO CONFORM TO THE REQUIREMENTS OF THE TOILET ROOM TYPICAL NOTES THIS SHEET. PROVIDE FIXTURES AND ACCESSORIES AS INDICATED.

F22 PROVIDE 2X4 ACOUSTICAL CEILING IN EXPOSED 'T' GRID AT 9'-0" A.F.F. PROVIDE SINGLE 2X4 LED LENSED TROFFER.

F23 REMOVE AND DISCARD ELECTRICAL PANEL

F24 PROVIDE NEW 200AMP ELECTRICAL PANEL. COORDINATE LOCATION WITH OWNER AND TENANT.

STATE OF MISSOURI
KENNETH J. KLEFFNER
REGISTERED ARCHITECT
07-10-2020

GUY GRONBERG ARCHITECTS, P.C.
113 SE 3rd St.
Lee's Summit, MO 64063
Phone 816.524.0878
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REMODEL and WHITE BOX
28 SE 3RD ST - 32 SE 3RD ST
LEE'S SUMMIT MISSOURI, 64063

DATE: 07-10-2020

PROJECT# 19030

A2

GENERAL NOTES - STRUCTURAL

1. The contractor shall verify dimensions and conditions before construction and notify the engineer of any discrepancies, inconsistencies, or difficulties affecting the work before proceeding.

2. The contractor shall coordinate all disciplines, verifying size and location of all openings, whether shown on structural drawings or not, as called for on architectural, mechanical, or electrical drawings. In the case of work in an existing building the contractor shall scan existing structure to locate all rebar in the area of the new core/opening using ground penetrating radar and notify the engineer of record for review prior to coring/cutting. Conflicts, inconsistencies, or other difficulties affecting structural work shall be called to the architect or engineer's attention for direction before proceeding.

3. All design and construction work for this project shall conform to the requirements of the 2018 International Building Code, as amended by the City of Lee's Summit, Missouri.

4. These drawings are for this specific project and no other use is authorized.

5. Structural Design Load Criteria:

   A. Floor Live = 50psf + 15psf partition load (Typcial)
      = 100psf (Lobby)
      Floor Dead = 30psf
   B. This project is designed to resist the most critical effects resulting from the load combinations of section 1605.3 of the 2018 International Building Code.

6. Concrete:

   A. All concrete for foundations (walls and footings) shall develop minimum ultimate compressive design strength of 3500 psi in 28 days, but not less than 500 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 6 gallons of water per 100 pounds of cement and not over 4 inches of slump.
   B. All concrete for interior flat work shall develop minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 560 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5.5 gallons of water per 100 pounds of cement and not over 4 inches of slump.
   C. The preceding minimum mix requirements may have water-reducing admixtures conforming to ASTM C494 added to the mix at manufacturer's dosage rates for improved workability.
   D. The preceding minimum mix requirements may have up to 15% maximum of the cement content replaced with an approved ASTM C618 Class C fly ash, provided the total minimum cementitious content is not reduced.
   E. Combined aggregate (coarse plus fine) for all concrete shall be well graded from coarsest to finest with no more than 18 percent and not less than 8 percent retained on an individual sieve, except that less than 8 percent may be retained on coarsest sieve and on No. 50 and finer sieves. Submit this gradation report with the concrete mix design shop drawings.
   F. All concrete is reinforced concrete unless specifically called out as unreinforced. Reinforce all concrete not otherwise shown with same steel as in similar sections or areas. Any details not shown shall be detailed per ACI 315 and meet requirements of ACI 318, current editions.
   G. Contractor shall verify that all concrete inserts, reinforcing and embedded items are correctly located and rigidly secured prior to concrete placement.
   H. Construction joints in beams, slabs, and grade beams shall occur at midspan (middle third) unless noted otherwise. Provide 2 x 4 horizontal keys at construction joints for shear transfer.
   I. No aluminum items shall be embedded in any concrete.

7. Reinforcing Steel:

   A. All reinforcing steel shall conform to the requirements of ASTM A615 or A706 grade 60 steel. Welded plain wire fabric shall be supplied in sheets and conform to the requirements of ASTM A185.
   B. Clear coverage of concrete over reinforcing steel shall be as follows:

Concrete placed against earth	3"
Formed concrete against earth	2"
Slabs	1"
Other	2"

   All coverage shall be nominal bar diameter minimum.
   C. All dowels shall be the same size and spacing as adjoining main bars (splice lap 48 bar diameters or 24" minimum unless noted otherwise).
   D. At corners of all walls, beams, and grade beams supply corner bars (minimum 2'-0" in each direction or 48 bar diameters) in outside face of wall, matching size and spacing of horizontal bars. Where there are no vertical bars in outside face of wall, supply 3 - #4 vertical support bars for corner bars.
   E. Bars marked continuous and all vertical steel shall be lapped 48 bar diameters (2'-0" minimum) at splices and embedments, unless shown otherwise. Splice top bars near midspan and splice bottom bars over supports, unless noted otherwise.
   F. At all holes in concrete walls and slabs, add 2 - #5 bars (opening dimension plus 96 diameters long) at each of four sides and add 2 - #5 x 5'-0" diagonally at each of four corners of hole. Openings in 8" thick walls are reinforced similar, but with 1 - #5 instead of 2 - #5, respectively.
   G. Accessories shall be as specified in latest edition of the ACI Detailing Handbook and the concrete Reinforcing Steel Institute Design Handbook. Maximum accessory spacing shall be 4'-0" on center, and all accessories on exposed surfaces are to have plastic coated feet.

8. Post-Installed Anchors:

   A. Post-installed anchors shall be used only where specified on the drawings unless approved in writing by the engineer of record. See drawings for anchor diameter, spacing and embedment. Performance values of the anchors shall be obtained for specified products using appropriate design procedures and/or standards as required by the governing building code. Anchors installed in concrete shall have an ICC-ES Evaluation Service Report. Special inspection is required for all post-installed anchors. The contractor shall coordinate an on-site meeting with the post-installed anchor manufacturer field representative to educate the construction team on the anchor installation guidelines and requirements.
   B. Mechanical anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ACI 355.2 and ICC-ES AC193. All anchors shall be installed per the anchor manufacturer's written instructions.
   C. Adhesive anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ICC-ES AC308. All anchors shall be installed per the anchor manufacturer's written instructions.
   D. Mechanical anchors used in solid grouted masonry shall have been tested and qualified for use in accordance with ICC-ES AC01. All anchors shall be installed per the anchor manufacturer's written instructions.
   E. Adhesive anchors used in solid grouted masonry shall have been tested and qualified for use in accordance with ICC-ES AC58. All anchors shall be installed per the anchor manufacturer's written instructions.
   F. Anchors used in hollow concrete masonry shall have been tested and qualified in accordance with ICC-ES AC106 or ICC-ES AC58 as appropriate. All anchors shall be installed per the anchor manufacturer's written instructions with appropriate screen tubes used for adhesives.

9. Foundations:

   A. Footings are designed to bear on undisturbed soil capable of safely sustaining 1500 psf.
   B. Contractor shall provide for dewatering at excavations from either surface water or seepage.
   C. Moisture content in soils beneath building locations should not be allowed to change after footing excavations and after grading for slabs on grade are completed. If subgrade materials become desiccated or softened by water or other conditions, recompact materials to the density and water content specified for engineered fill. Do not place concrete on frozen ground.

10. Timber and Wood Framing:

   A. Quality and construction of wood framing members and their fasteners for load supporting purposes not otherwise indicated on the drawings shall be in accordance with the 2018 International Building Code.
   B. Joists, beams, and truss members shall be Douglas Fir or Southern Pine Number 2 visually graded lumber, with an allowable fiber stress in bending of 850 psi minimum and an elastic modulus of 1,200,000 psi.
   C. Studs shall be Douglas Fir or Southern Pine stud grade (visually graded) lumber with an allowable fiber stress in compression parallel grain of 850 psi and an elastic modulus of 1,100,000 psi.
   D. Blocking of stud bearing walls and shear walls shall be solid, matching sheathing joints.
   E. Joist blocking and bridging shall be solid wood or cross bridging of either wood or metal straps. Spacing, in any case, shall not exceed 8'-0".
   F. Wood members and sheathing shall be fastened with number and size of fasteners not less than that set forth in Table 2304.9.1 of the 2018 International Building Code. All floor sheathing shall be installed with 1/8 inch gaps between panel edges and end joints.
   G. Sill plates shall be bolted to concrete walls or steel beams as indicated. Plates in direct contact with concrete or masonry shall be treated lumber.
   H. Joist hangers shall have Uniform Building Code approval and shall be equal to Simpson Strong Tie "LUS" for wood application and "LB" for steel weld-on application.
   I. Service condition - dry with moisture content at or below 19% in service.
   J. Laminated veneer lumber (LVL) shall have an allowable flexural stress (F_b) of 2600 psi (reduced by size factor) and an elastic modulus (E) of 1,900,000 psi.

11. Shop Drawing Review:

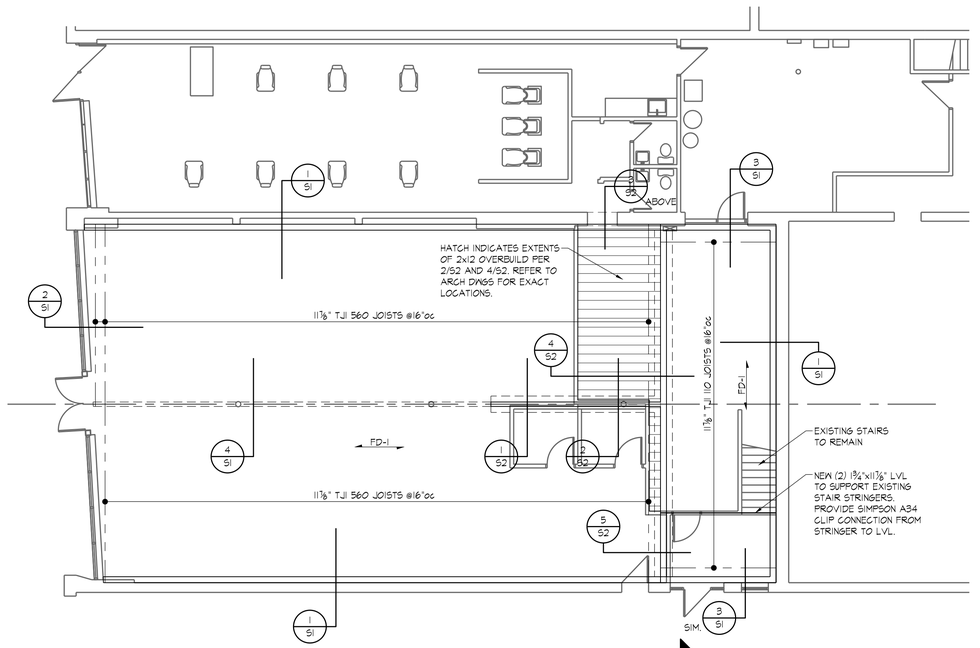
   A. Bob D. Campbell and Company, Inc. will review the General Contractor's (GC) shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to be a properly functioning integral element of the overall structural system designed by Bob D. Campbell and Company, Inc.
   B. Prior to submittal of a shop drawing or any related material to Bob D. Campbell and Company, Inc., the GC shall:
      1) Review each submission for conformance with the means, methods, techniques, sequences and operations of construction and safety precautions and programs incidental thereto, all of which are the sole responsibility of the GC.
      2) Review and approve each submission.
      3) Stamp each submission as approved.
   C. Bob D. Campbell and Company, Inc. shall assume that no submission comprises a variation unless the GC advises Bob D. Campbell and Company, Inc. with written documentation.
   D. Shop drawings and related material (if any) required are indicated below. Should Bob D. Campbell and Company, Inc. require more than ten (10) working days to perform the review, Bob D. Campbell and Company, Inc. shall so notify the GC.
      1) Concrete mix designs and material certificates including admixtures and compounds applied to the concrete after placement.
      2) Reinforcing steel shop drawings including erection drawings and bending details. Bar list will not be reviewed for correct quantities.
      3) Miscellaneous anchors shown on the structural drawings.
   E. Bob D. Campbell and Company, Inc. shall review shop drawings and related materials with comments provided that each submission has met the above requirements. Bob D. Campbell and Company, Inc. shall return without comment unrequired material or submissions without GC approval stamp.

12. Structural Special Inspection:

   A. The structural design for this project is based on completion of special inspections during construction in accordance with section 1704 of the 2018 International Building Code. The owner shall employ one or more qualified special inspectors to provide the required special inspections.
   B. Special inspections shall be required for the items indicated below. The General Contractor shall provide notification to the inspector when items requiring inspection are ready to be inspected and provide access for those inspections.
      1) Placement of Concrete
      2) Testing of Concrete
      3) Bolts in Concrete
      5) Placement of Reinforcing Steel
      6) Post-Installed Anchors
   C. The special inspector shall furnish inspection reports to the building official, owner, architect and structural engineer, and any other designated person.
   D. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority, building official and structural engineer.
   E. The special inspector shall submit a final signed report stating that the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions of the building code.

13. Copyright and Disclaimer:

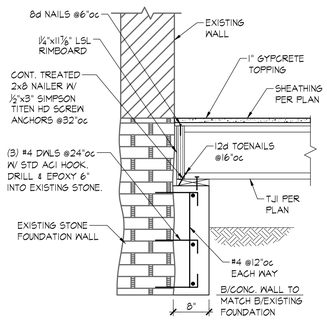
   A. All drawings in the structural set (S-series drawings) are the copyrighted work of Bob D. Campbell and Company, Inc. These drawings may not be photographed, traced, or copies in any manner without the written permission of Bob D. Campbell and Company, Inc. Exception: Original drawings may be printed for distribution to the owner, architect, and general contractor for coordination, bidding, and construction. Subcontractors may not reproduce these drawings for any purpose or in any manner.
   B. I, Richard C. Crabtree, P.E., registered engineer and a representative of Bob D. Campbell and Company, Inc., do hereby accept professional responsibility as required by the professional registration laws of this state for the structural design drawings consisting of S-series drawings. I hereby disclaim responsibility for all other drawings in the construction document package, they being the responsibility of other design professionals whose seals and signed statements may appear elsewhere in the construction document package.



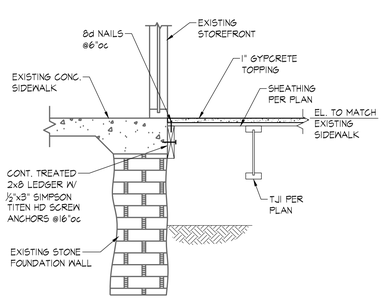
FLOOR FRAMING PLAN

1/8" = 1'-0"

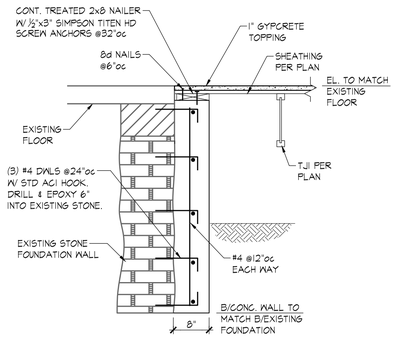
NOTES:
1. REFER TO GENERAL NOTES ON THIS SHEET.
2. FD-1 INDICATES ¾" APA-RATED PLYWOOD SHEATHING. GLUE TO TOP OF JOISTS AND PROVIDE 8d NAILS @6"oc AT PANEL EDGES AND @12"oc ELSEWHERE. ALL PANELS SHALL BE INSTALLED WITH 1/8 INCH GAPS BETWEEN PANEL EDGES AND END JOINTS.
3. PROVIDE JOIST BLOCKING PER GENERAL NOTE 10E.
4. TO REDUCE FLOOR NOISE, NAIL INTERIOR PARTITION WALLS TO JOISTS WHEN POSSIBLE. IF THE WALL CAN BE NAILED ONLY TO THE FLOOR PANEL, RUN A BEAD OF ADHESIVE UNDER THE WALL AND EITHER TOENAIL, NAIL THROUGH AND CLINCH TIGHT, OR SCREW TIGHTLY INTO THE WALL FROM BELOW.



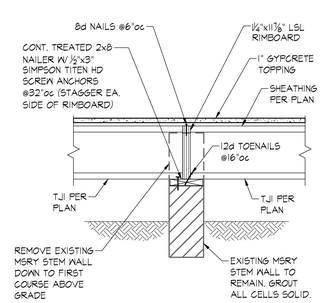
SECTION 1/S1 — 3/4" = 1'-0"



SECTION 2/S1 — 3/4" = 1'-0"



SECTION 3/S1 — 3/4" = 1'-0"

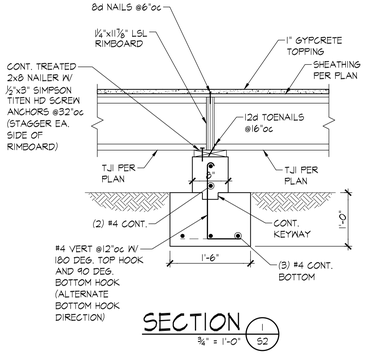


SECTION 4/S1 — 3/4" = 1'-0"

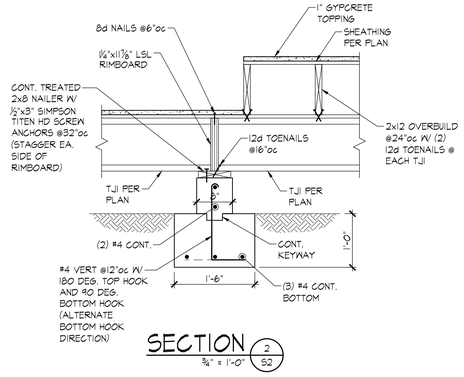
STATE OF MISSOURI
RICHARD C. CRABTREE
NUMBER E-027441
REGISTERED PROFESSIONAL ENGINEER
7-10-20

BOB D. CAMPBELL & CO.
Structural Engineers Since 1967
4338 Belleview Ave. 816.531.4144
Kansas City, MO 64111 www.bdc-engrs.com

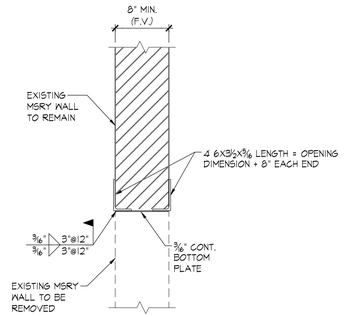
Owe, LLC. 725 NW Eagle Ridge Circle Lee's Summit, Missouri 64081	
SCALE: AS NOTED	DRAWN BY: SJB
DATE: 7/10/20	CHECKED BY: RCC
PROJECT: New Floor Framing 32 SE 3rd Street Lee's Summit, Missouri 64063	
BOB D. CAMPBELL & CO., INC. 4338 Belleview Kansas City, Missouri 64111 (816) 531-4144	DRAWING NUMBER S1



SECTION 1/S2
¾" = 1'-0"



SECTION 2/S2
¾" = 1'-0"

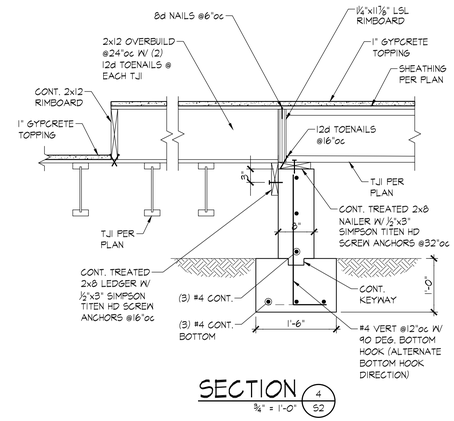


LINTEL INSTALLATION SEQUENCE

1. SCORE BED JOINT AT TOP OF NEW OPENING. EXTEND 8" PAST JAMB OF NEW OPENING EACH END. DO NOT OVER-CUT JOINTS.
2. INSERT HORIZONTAL LEG OF 6X3½ ANGLE INTO SCORED BED JOINT.
3. REPEAT STEPS 1 & 2 FOR OPPOSITE SIDE OF WALL. REMOVE EXISTING WALL TO CREATE NEW OPENING.
4. WELD ⅜" PLATE TO BOTTOM OF 6X4 ANGLES.

NOTE: MAX OPENING WIDTH = 5'-0"

SECTION 3/S2
¾" = 1'-0"



SECTION 4/S2
¾" = 1'-0"

SECTION 5/S2
¾" = 1'-0"

STATE OF MISSOURI
RICHARD C. CRABTREE
NUMBER E-027441
REGISTERED PROFESSIONAL ENGINEER
7-10-20

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One, LLC.
725 NW Eagle Ridge Circle
Lee's Summit, Missouri 64081

SCALE: AS NOTED		DRAWN BY:	SJB
DATE: 7/10/20		CHECKED BY:	RCC

PROJECT: New Floor Framing
32 SE 3rd Street
Lee's Summit, Missouri 64063

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DRAWING NUMBER: S2