

SummitWoods Crossing - 1740 white box

CADSTONE STUDIO

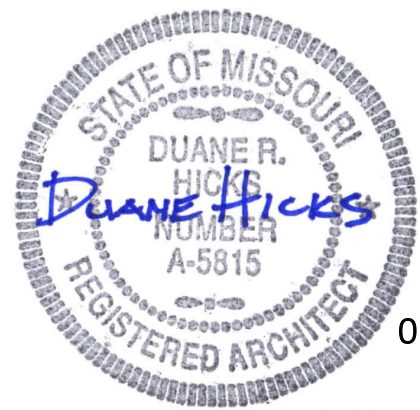
:: ARCHITECTURE ::

:: Duane Hicks ::

1213 W 32nd Street, Independence, MO 64055

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01.25.2021

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
01/25/2021

applicable codes |

building code: 2018 international building code
mechanical code: 2018 international mechanical code
plumbing code: 2018 international plumbing code
electrical code: 2017 national electrical code
gas code: 2018 international fuel gas code
fire prevention: 2018 international fire code
life safety: ICC/ANSI - A117.1
energy code: 2012 international energy conservation code

drawing index |

sheet number	sheet name	issue date
0cs1.00	cover sheet	01/05/2021
a0.1	code sheet	01/05/2021
a0.3	general accessibility diagrams	01/05/2021
a0.5	demo floor plan	01/05/2021
a1.0	floor plan	01/05/2021
a1.2	reflected ceiling plan	01/05/2021
a4.0	details - door schedules	01/05/2021

rev. num.	rev. date	rev. desc.
1	1/25/2021	city comments

mechanical electrical plumbing

m1	mechanical plan ground floor	01/05/2021
m2	mechanical plan mezzanine	01/05/2021
e1	electrical power plan ground floor	01/05/2021
e2	electrical power plan mezzanine	01/05/2021
e3	electrical lighting plan ground floor	01/05/2021
e4	electrical lighting plan mezzanine	01/05/2021
e5	electrical notes & schedules	01/05/2021
p1	plumbing plan ground floor	01/05/2021
p2	plumbing notes & schedules	01/05/2021

project address |

1740 NW Chipman Road

Lee's Summit, MO 64081

scope |

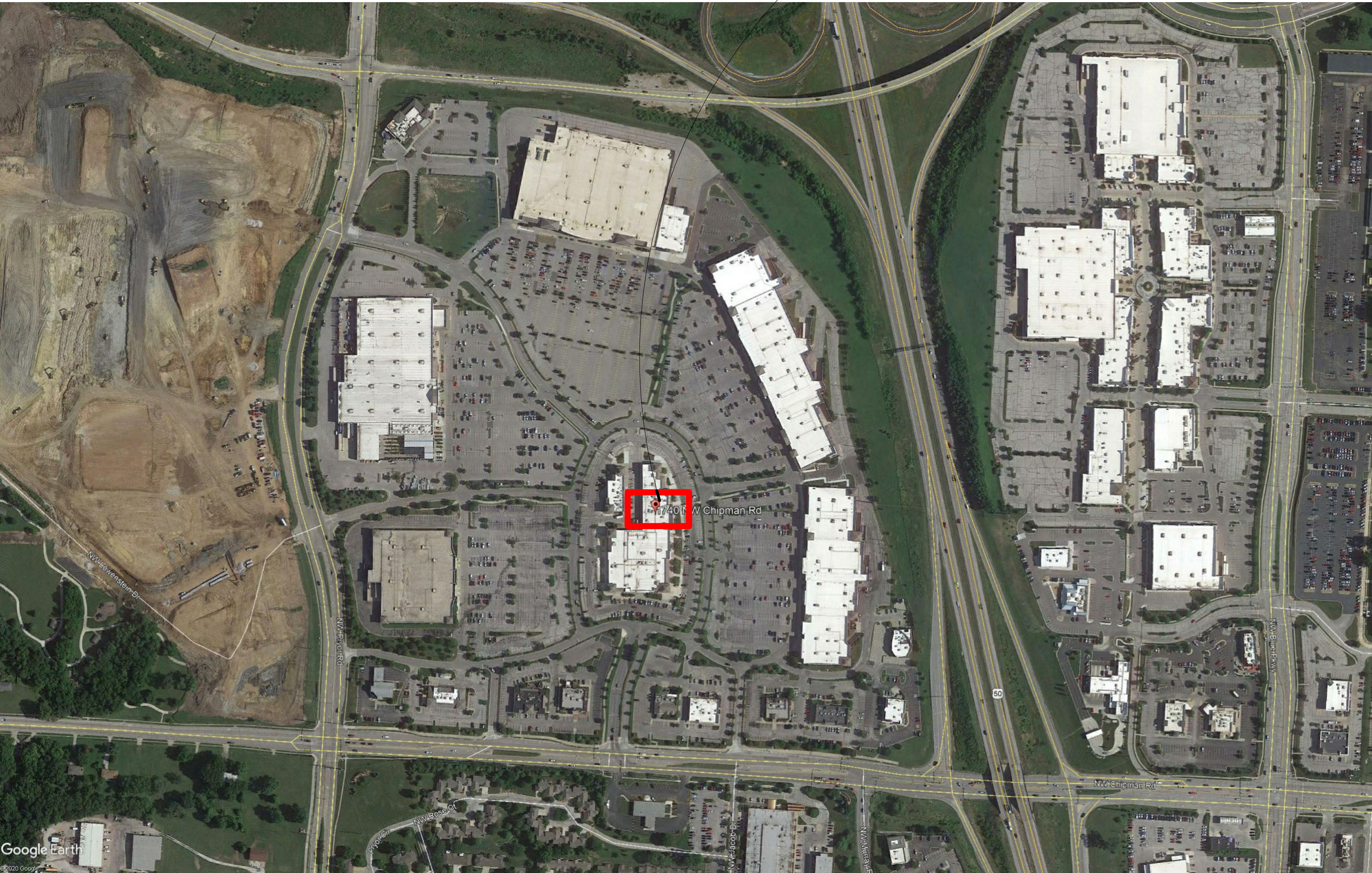
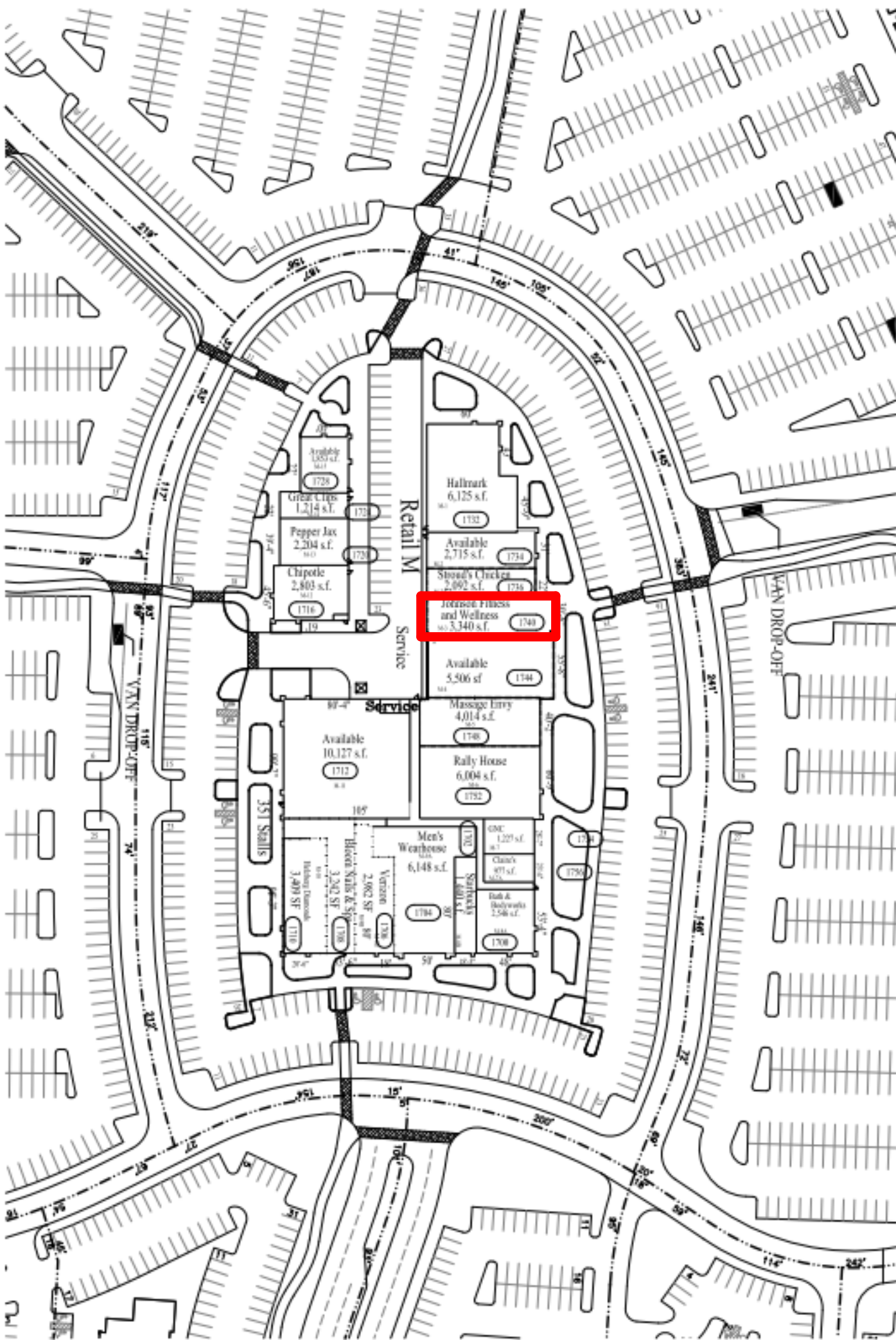
tenant interior finish for white box conditions for landlord. Tenant improvement drawings provided by Tenant under separate submittal

deferred submittals |

fire sprinkler modifications - fire sprinkler contractor
sign shop and awning shop drawings - sign and awning company

project location |

area of
work



1740 white box

1740 NW Chipman Road
Lee's Summit, MO 64081

REV	DATE	DESCRIPTION
1	1/25/2021	city comments

SHEET NAME
cover sheet

ARCH PROJECT NO. SHEET DATE

Project Number 01/05/2021

SHEET NO. PROJECT PHASE

0cs1.00 Permit

code review

project type:	Tenant interior finish and minor exterior remodel
project name	1740 white box for Landlord
current zoning	PDU
occupancy	M(section 302) no change
construction type:	Type IIB (no change) Fully sprinklered in accordance with IBC 903.3.1.1 & NFPA 13
allowable building stories:	4 stories (table 504.4) (no change)
actual building stories:	1 story (no change)
allowable building height:	75' (table 504.3) (no change)
sprinkler height increase	Maximum height increase 20'-0" (table 506.2) (no change)
actual building height:	30'-4" (no change)
base allowable building area:	Tenant finish within existing shopping center building
sprinkler area increase	No change to existing building shell
actual tenant space area	3,340 sf leased space
fire-resistance rating requirements [table 601]	
primary structural members	existing to remain [0 hour minimum]
bearing walls	existing to remain [0 hour minimum]
exterior	existing to remain [0 hour minimum]
interior	existing to remain [0 hour minimum]
nonbearing walls and partitions - interior	existing to remain [0 hour minimum]
floor construction and associated secondary members	existing to remain [0 hour minimum]
roof construction and associated secondary members	existing to remain [0 hour minimum]
fire separation between occupancies M	1 hour minimum provided

Fire alarm Contractor to provide design and obtain permits for any moving and addition of sprinkler heads and/or lines
All fire alarm monitoring devices to be connected to Landlord fire alarms system. Contractor to install/modify existing fire alarm systems necessary per local code - coordinate with licensed Fire Alarm Contractor - voice alarm systems shall comply with IBC 907.2.1.1 - fire sprinkler Contractor to submit equipment with modifications to remaining system - deferred submittal

maximum allowable travel distance - 250'
actual maximum travel distance - 119'-8"

occupant load calculation

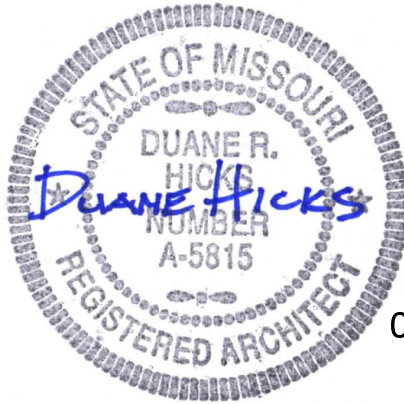
room number	room name	area	area per occupant	occupant load	exit width required	exit location
100	sales	2,617 SF	60 SF	44	8.8"	1
101	stockroom	513 SF	300 SF	2	0.4"	2
102	[e] mens	44 SF	0 SF			1
103	[e] womens	45 SF	0 SF			1
		3,219 SF		46	9.2"	

exit locations table

location	exit width required	exit width provided	no. of occupants
1	8.8"	72"	44
2	0.4"	36"	2
		9.2"	108"
			46

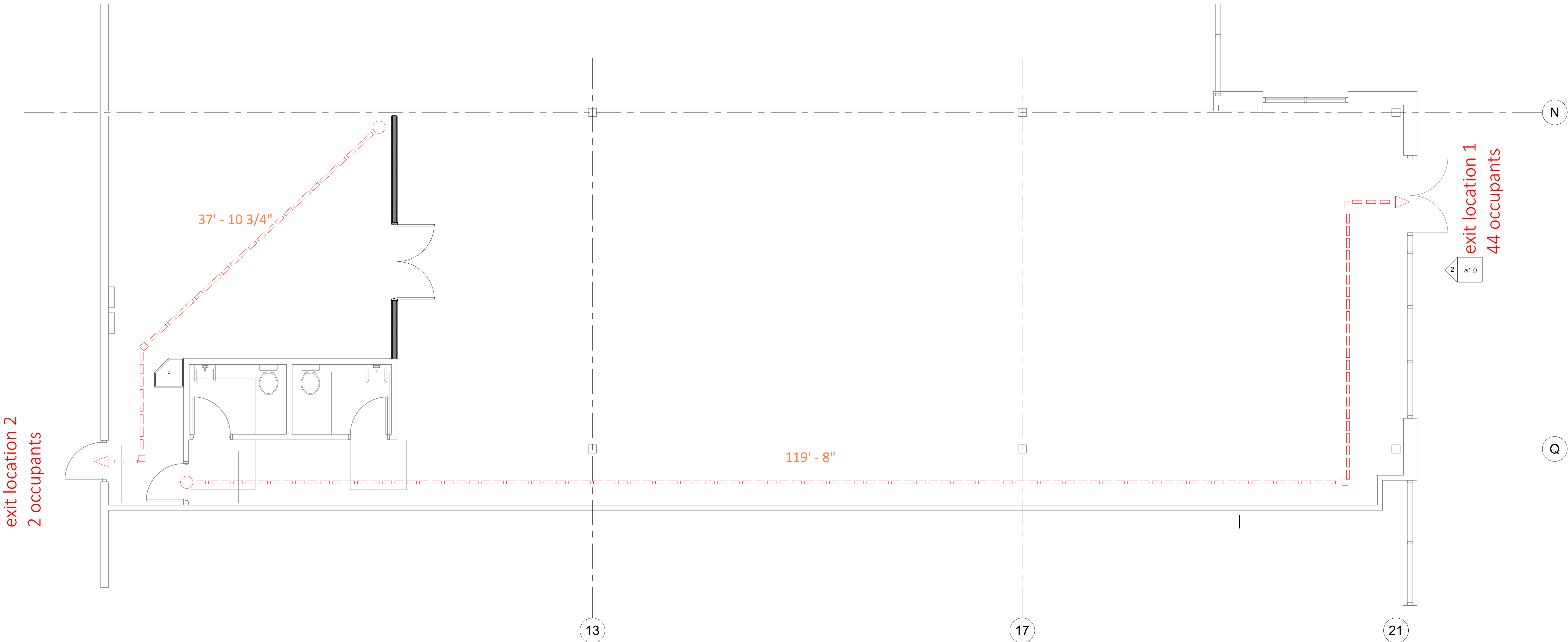
plumbing analysis

total occupant load	user	ratio	water closets	urinals	lavatories	drinking fountains	service sink
46	occupants						
	required				1 per 750	1 per 1000	1 required
23	male	1 per 500	1		1	1	
23	female	1 per 500	1		1	1	
	provided					bottle water will be provided in lieu of drinking fountain	1
	male		1	-	1		
	female		1		1		



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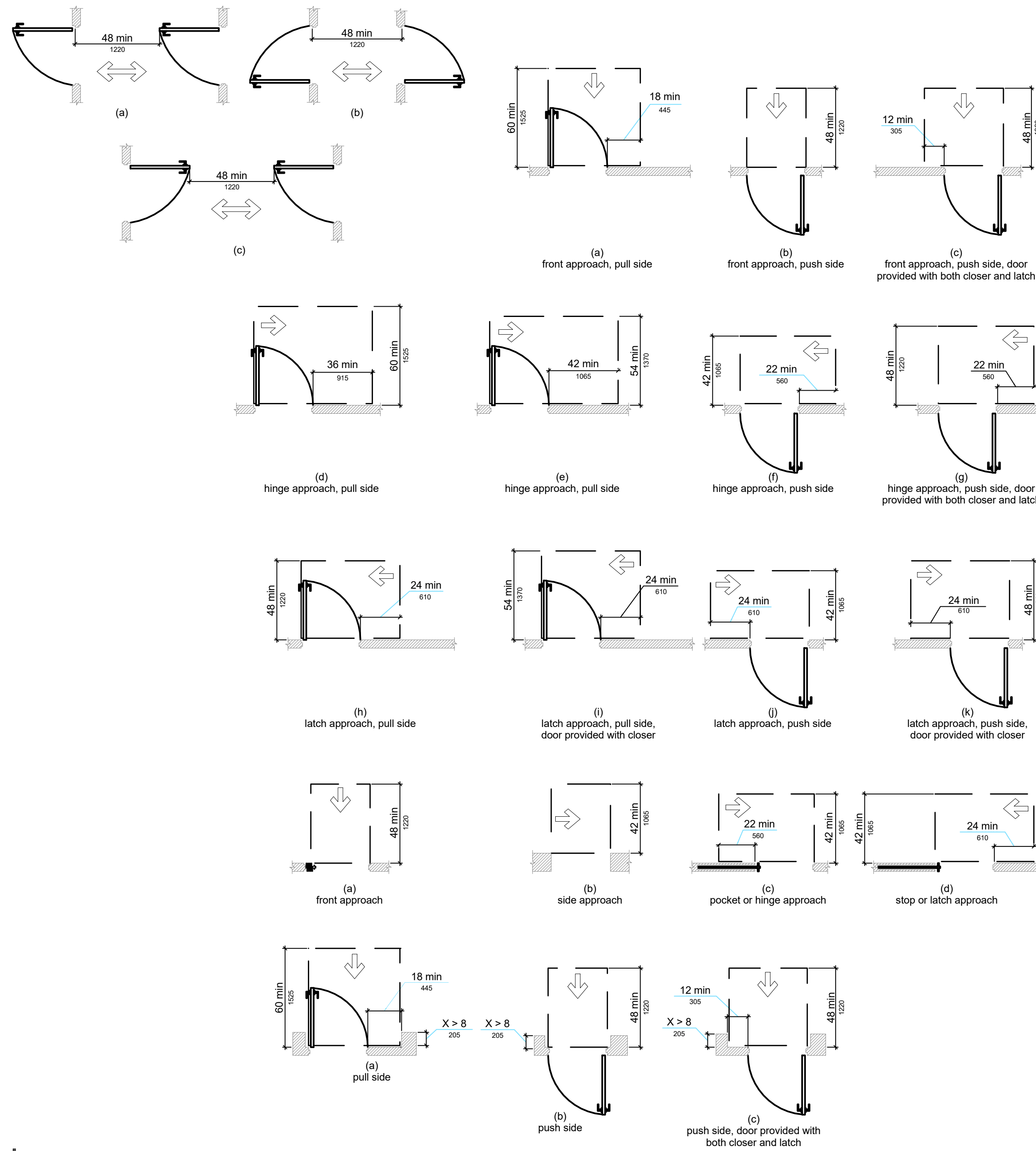
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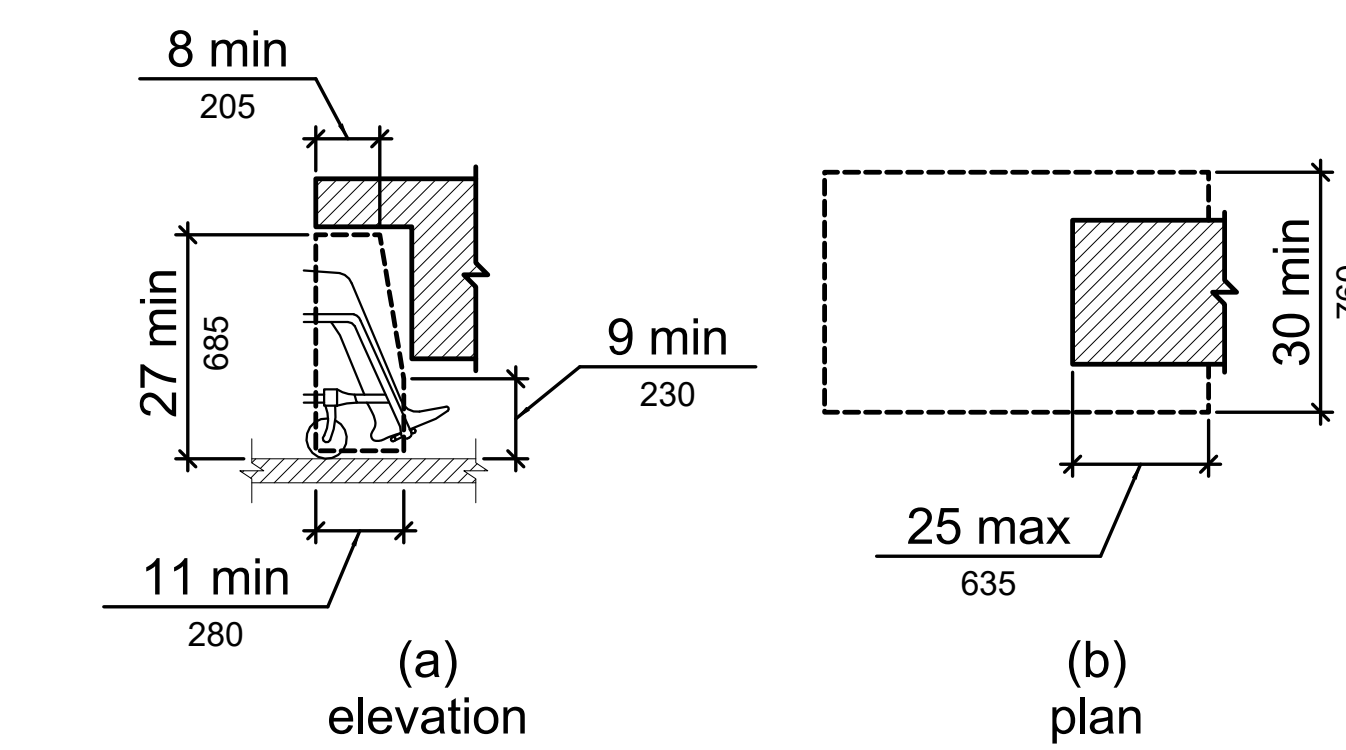
REV DATE DESCRIPTION

SHEET NAME
code sheet

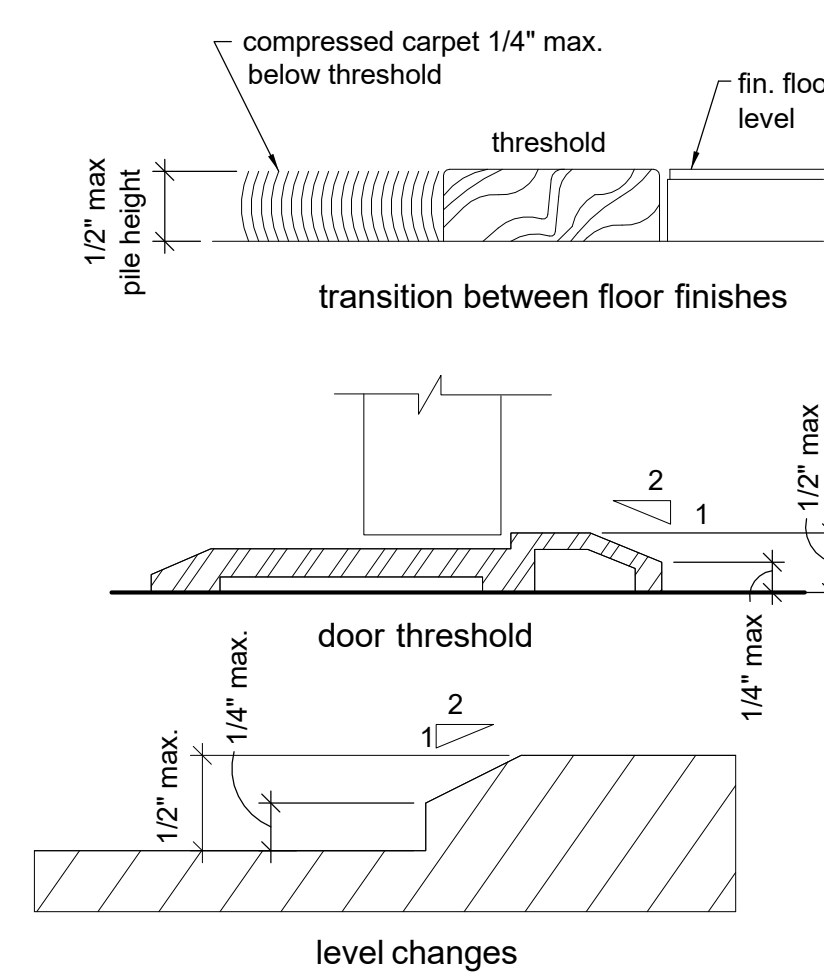
ARCH PROJECT NO. SHEET DATE
Project Number 01/05/2021
SHEET NO. PROJECT PHASE
a0.1 Permit



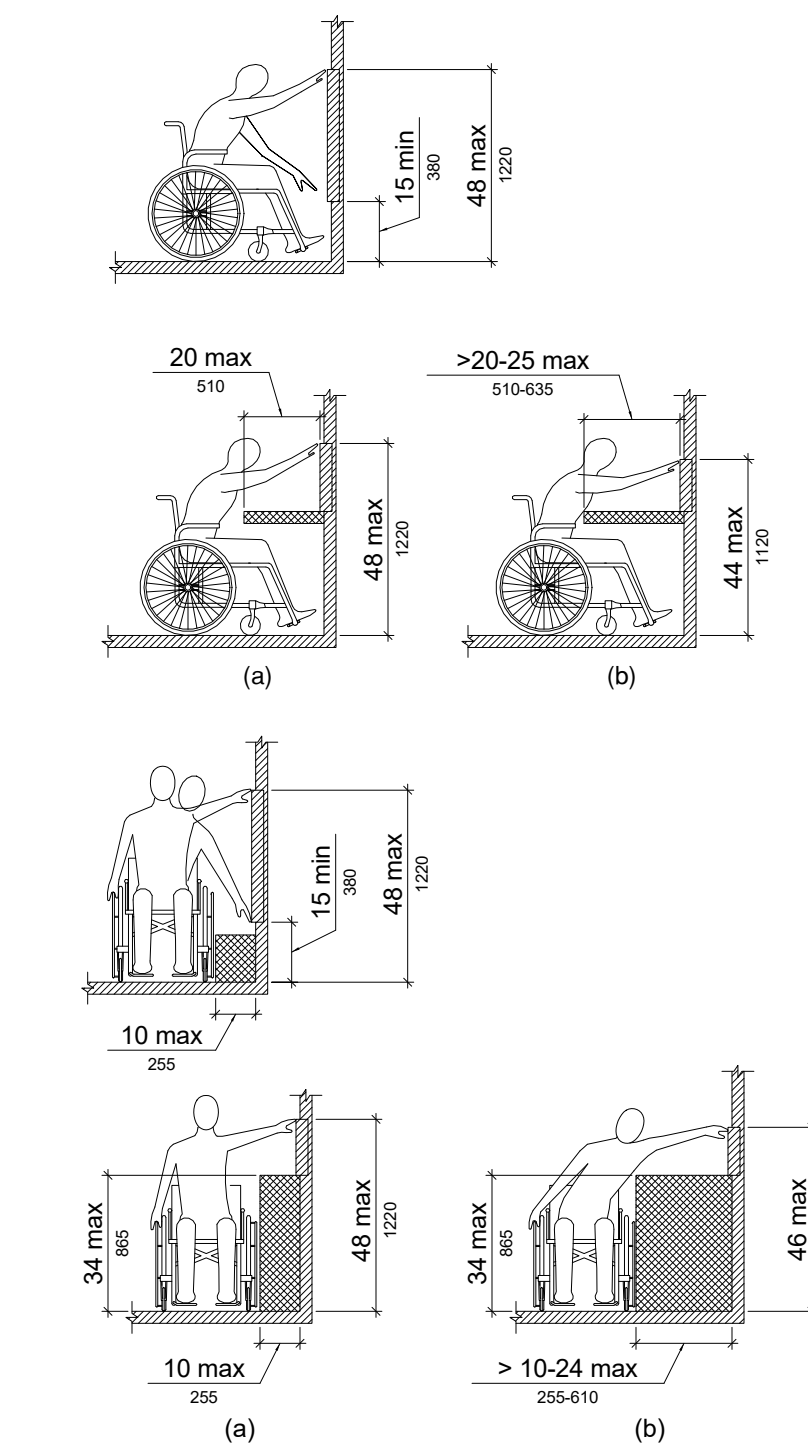
2 | door approaches
a0.3 | 1/4" = 1'-0"



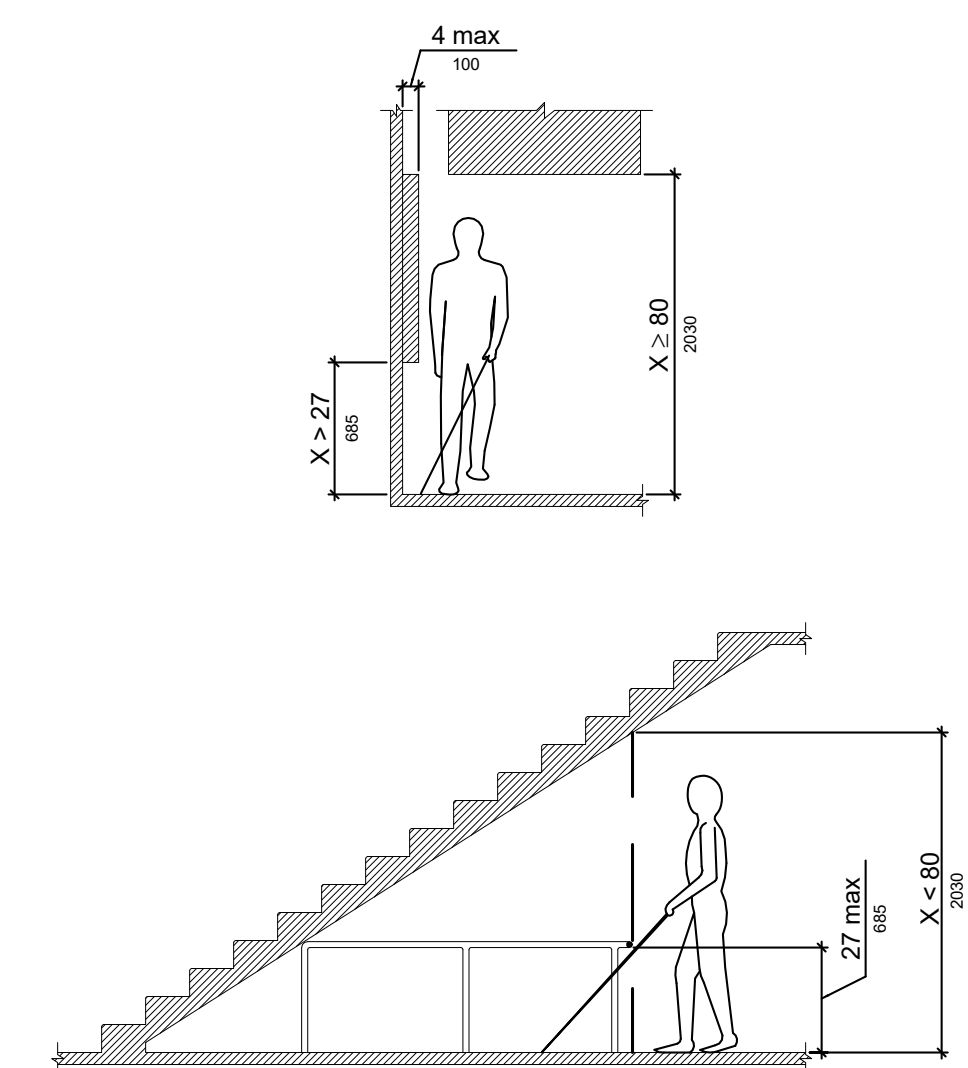
4 | toe-knee clearance
a0.3 | 1/2" = 1'-0"



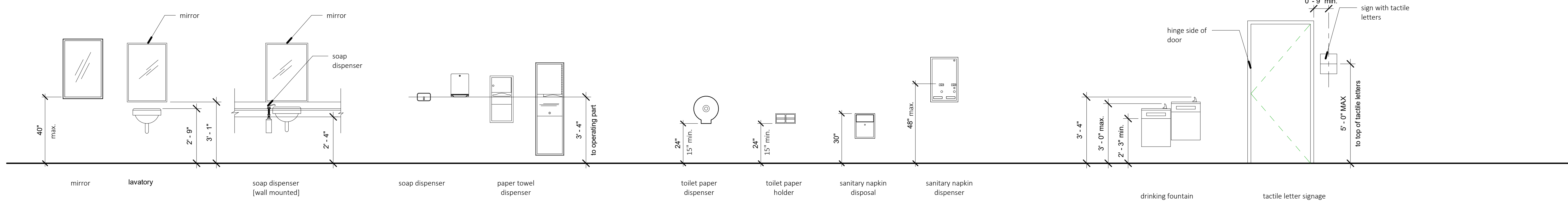
3 | floor changes and threshold
a0.3 | 1/4" = 1'-0"



6 | reach requirements
a0.3 | 1/4" = 1'-0"

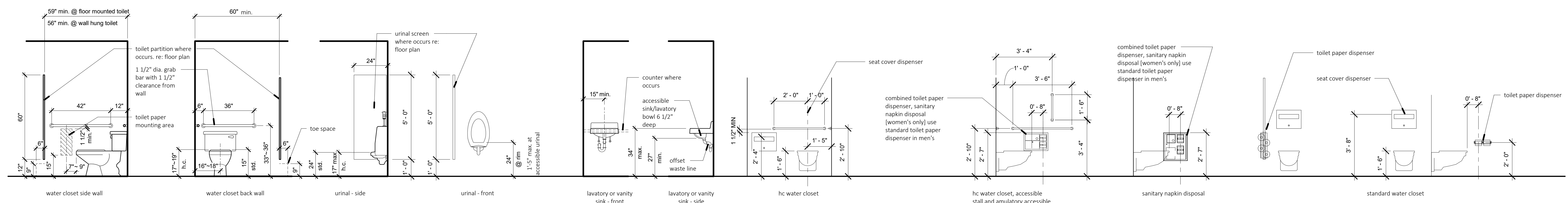


5 | protruding objects
a0.3 | 1/4" = 1'-0"



typ. toilet accessories mounting heights

drinking fountain and door signage



typ. plumbing fixtures and accessories mounting heights

1 | typical accessible heights
a0.3 | 3/8" = 1'-0"



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REV DATE DESCRIPTION

SHEET NAME
general accessibility diagrams

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SHEET NO. PROJECT PHASE

a0.3

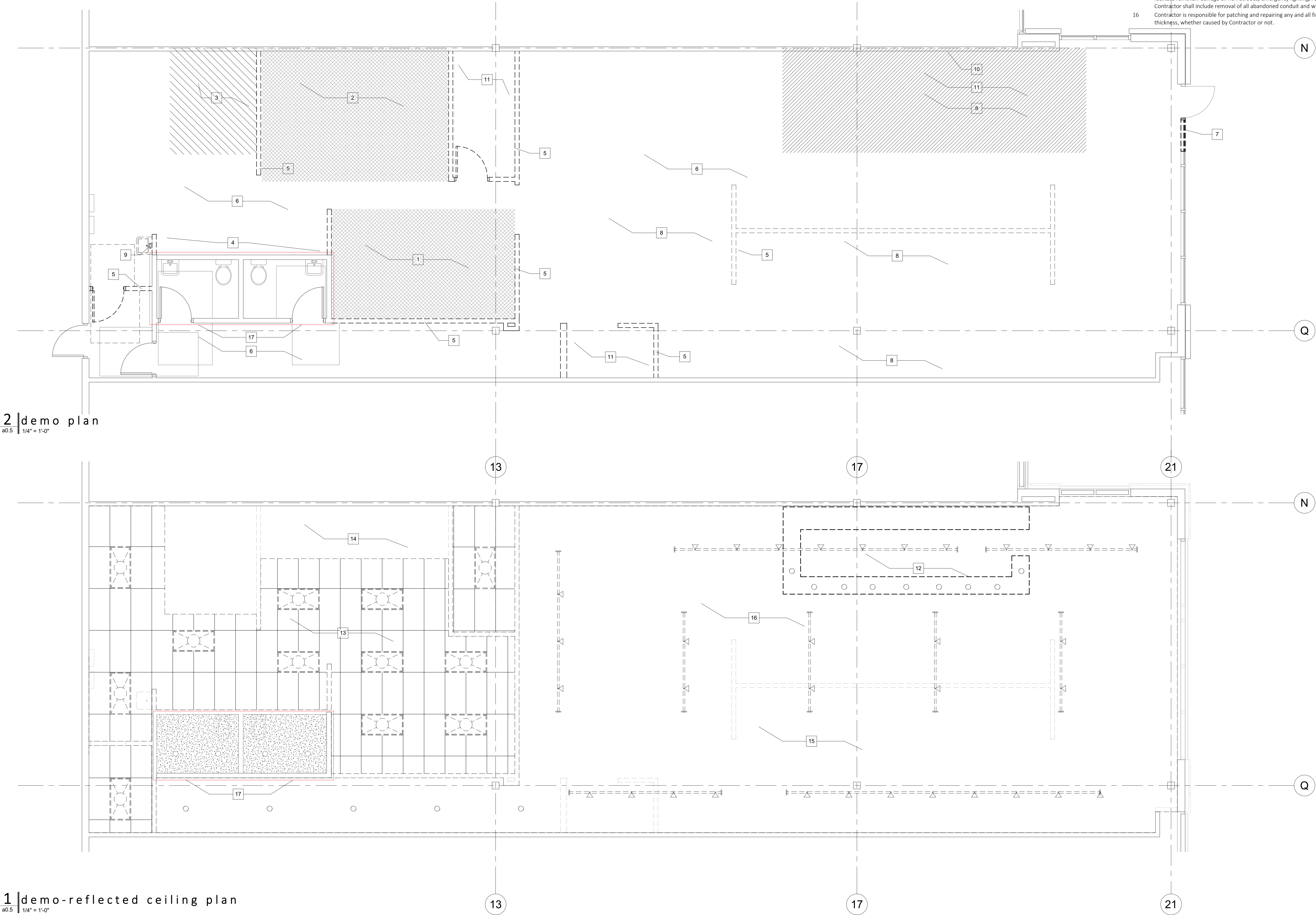
Permit

key notes-demolition

- 1 Remove any existing kitchen equipment remaining in space. Cap any utilities back to source u.n.o.
- 2 Remove existing kitchen hood and exhaust. g.c. to patch and repair roof to match existing conditions. Contractor shall use Landlord required roofing contractor to retain all existing warranties.
- 3 Remove existing walk in cooler, including but not limited to shelving inside, condensor etc. back to source.
- 4 Remove existing 3 compartment sink, hand sink and additional shelving. Remove existing hot water heater, cap lines and prepare for new hot water heater per plumbing drawings.
- 5 Remove existing walls in its entirety. Patch and repair any adjacent building materials to remain. Ensure any rated elements maintain existing ratings throughout.
- 6 Remove all existing floor finishes throughout space except for existing restroom (to remain). Take down to existing floor slab and shall be smooth finish ready for new flooring surfaces.
- 7 Remove section of storefront system adjacent to existing door. Prepare for new 3' door to match existing and provide new sidelight adjacent to new door.
- 8 Remove all existing shelving, hardware, cabinets, tables/chairs/booths, checkout counters and any fixtures left in space.
- 9 Not Used
- 10 Remove existing furr out and wood plank/bar shelves back to existing demising wall. Ensure demising wall is patched and repaired to meet all rated wall assemblies.
- 11 Remove existing data cables, electrical conduits and lines back to source.
- 12 Remove existing drop ceiling soffit bar lights and any additional hardware back to source.
- 13 Remove all existing ACT ceiling and lights throughout.
- 14 Not Used
- 15 Remove all existing lighting in ceiling throughout. Remove conduit and electrical lines back to source.
- 16 Remove all existing duct work throughout u.n.o on mechanical plans, remove back to source.
- 17 Existing restrooms to remain.

general notes - demolition

- 1 All work shall conform to the requirements of all local laws, codes, and regulations of all authorities having jurisdiction; in case of conflict between requirements, the most restrictive shall apply.
- 2 The Contractor shall field check all relevant conditional and dimensions and notify the architect of any discrepancies with the drawings prior to construction.
- 3 Existing conditions and elevations are derived from field measurements and are shown to assist the bidders only. No claim is made to their validity. The Contractor and Subcontractors shall visit the site prior to submitting a bid and provide for all existing conditions. No allowance will be made resulting from failure to carry out such an examination.
- 4 Prior to the start of construction or demolition, the Contractor shall coordinate with the Landlord rep. or on site management and any adjacent tenants if work will impact their daily operations.
- 5 Contractor shall acquaint themselves with all Landlord/Developer requirements and shall comply full with such.
- 6 The work involved shall be the entire responsibility of the Contractor who shall ensure that such work is properly carried out by his forces of their Subcontractors. The contractor shall confirm that all items are covered.
- 7 Protect existing conditions from damage and repair damage due to construction operations at no cost to owner.
- 8 Demolition work shall be executed in an orderly and careful manner and demolished materials shall become the property of the contractor for off-site disposal at their expense, in a legal manner.
- 9 Demolition contractor shall dispose of all removed materials at an appropriate location. The Contractor shall confirm the exact location with the Landlords on site representative
- 10 Perform work by means that will not produce noise, vibration, odors, or dust which could affect operations or use by other tenants.
- 11 Contractor shall provide adequate protection of work, materials, fixtures, etc. from loss, damage, fire, theft, etc.
- 12 Remove existing walls as indicated. Patch and repair all remaining walls and soffits for as new finish. Remove and replace existing concrete slab or sidewalk and prepare for new work.
- 13 When existing finishes are to be removed from existing substrate, the remaining substrate shall be patched and/or repaired and prepared to receive new finish as required by the manufacturer's recommendations.
- 14 Verify all existing steel columns, bases and foundations are in acceptable condition. Notify the architect immediately if not.
- 15 Where removal of walls are indicated, remove existing electrical devices, related wiring and conduit back to the source to facilitate removal. Salvage all hornstrobes, emergency lighting, FE cabinets and thermostats for reuse on this project. Contractor shall include removal of all abandoned conduit and wiring above ceilings.
- 16 Contractor is responsible for patching and repairing any and all fireproofing [to match or exceed existing] material and thickness, whether caused by Contractor or not.



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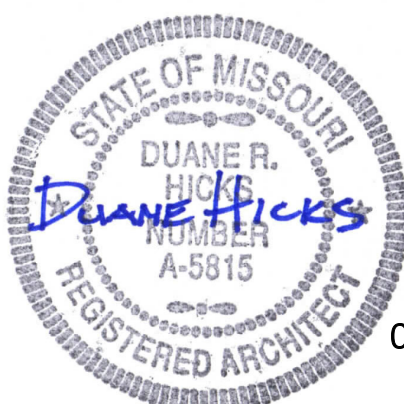
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REV DATE DESCRIPTION

SHEET NAME

demo floor plan

ARCH PROJECT NO.

SHEET DATE

Project Number

01/05/2021

SHEET NO.

PROJECT PHASE

a0.5

Permit

general notes - interior

- Contractor shall ensure all exits are free of any materials or other obstructions and all emergency exit hardware is in good working order at all times during construction.
- Contractor shall provide egress and exit illuminated signage/lights per local codes. Contractor shall confirm with local authorities having jurisdiction.
- All interior gypsum board shall be 5/8" type 'x' on metal studs or furring channels unless noted otherwise.
- Any penetration through rated wall shall be sealed to provide fire, smoke and/or acoustical isolation of spaces with appropriate fire stop material to meet existing or proposed fire rating assembly.
- All partitions attached to structure above shall consist of deflection slip track.
- Align new partitions with existing conditions e.g. columns, walls, windows, etc. - unless noted otherwise.
- All dimensions are to face of finish, unless noted otherwise. Any dimension labeled hold or clear shall over rule all other dimensions. If dimensions are off, Contractor shall notify Architect immediately.
- All interior partition dimensions from column grid lines to face of gypsum board finish - unless noted otherwise.
- All walls shall be taped, spackled, sanded, and finished to match adjacent finishes.
- Provide blocking in gypsum board partitions for all wall-mounted architectural woodwork, finish carpentry, furniture, equipment, grab bars, toilet accessories, wall-mounted handrails, etc. All blocking shall be fire retardant treated wood. Contractor is responsible for coordinating blocking with all wall-mounted items including but not limited to those listed above.
- Paint finishes to be selected by Tenant if not specified on drawings.
- Any concrete slab removal shall be removed in a straight orderly manner. All trenches shall be back filled with existing fill and compacted in 6" lifts if deeper trenches are created. If a vapor barrier is present, new vapor barrier shall be installed to meet the same thickness and quality of the existing and shall be sealed to existing to prevent infiltration. Concrete thickness shall match existing and shall have the same finish as existing. Concrete shall be a minimum of 3,500 psi. Edges of slab shall be doweled or keyed into new slab. If trenches are located in sales areas or areas seen by the general public, all cuts shall be in straight perpendicular lines and trench shall be the same width.
- Provide finish floor and wall board, under and behind cabinets, casework and equipment.
- Items such as mechanical, plumbing or electrical that penetrate partitions, studs shall be braced and framed as required to provide adequate support.
- Reuse existing plumbing fixtures, toilet partitions, toilet accessories, etc. as possible. Contractor shall bring all fixtures to as-new condition.
- Refer to mechanical, plumbing and electrical drawing for more information that may not be in the architectural drawings. Contractor to notify and coordinate with the Architect of any issues that conflict with the new design.
- Installation of fire alarm systems shall comply with Landlord criteria and local codes as required.
- Existing sprinkler system to be adjusted to meet applicable codes. Fire sprinkler modifications and/or related alarm systems to be submitted under separate cover.
- Sprinkler heads mounted in gyp. board. ceilings shall be fully recessed with approved caps.
- Existing finishes, ceiling, lighting and similar shall remain unless noted otherwise.
- Coordinate any barricade graphics with Landlord or Mall Management prior to commencement of work.

general notes

- All work shall conform with applicable building codes, regulation and ordinances, Contractor shall obtain all required building and occupancy permits.
- Information on the drawings regarding existing conditions is based upon site observation. The information is believed to be an accurate reflection of the existing conditions but it is in no way intended to guarantee exact conditions.
- Contractor is responsible to perform a complete analysis prior to commencement of work, report all discrepancies to the Architect immediately. Failure of the Contractor to perform survey, field verify conditions, and coordinate work does not relieve Contractor of responsibility for work.
- Contractor shall take precautions to maintain and protect existing systems and finishes which are to remain. Any damage to such systems and finishes shall be repaired in a manner acceptable to the Architect at the Contractor's expense.
- Drawings contained in this set shall not be reproduced for shop drawings, copies of these drawings submitted as shop drawings will be rejected and returned to the Contractor.
- Do not scale drawings. Follow written dimensions or keyed notes only. Contact Architect for clarification if required.
- Each installer must examine substrate and/or conditions under which the work will be installed and report to the Contractor in writing any conditions detrimental to the proper and timely execution of the installer's work. Do not proceed until unsatisfactory conditions are corrected. Installation shall constitute acceptance of the substrate and/or conditions.
- All fire, life safety systems must be maintained in proper working order throughout the duration of the work. Portable fire extinguishers of approved type are to be placed within the construction area in accordance with the local fire department inspector or marshal.
- Field verifying existing conditions and dimensions prior to commencement of work. Notify Architect of any discrepancies.
- Assemblies noted to be fire-rated (one hour, two hour, etc.) shall be constructed in strict compliance with the fire test referenced or if no test is referenced, an industry recognized fire-test applicable to the assembly.
- The Architect is not responsible for Contractor's means, sequence and methods or safety measures, including all personnel and visitors.
- Non-bearing partitions shall be isolated from the building structure to prevent transfer of building loads from the structure to the partitions.
- All finishes not specially called out on the drawings shall be selected by Owner/Architect.
- All exposed steel handrails, guardrails, etc. shall be painted. Color to be determined by Architect if not specified on drawings.
- All blocking to be ACG treated with approved fasteners if in contact with ground.
- All patching and repair work to roofing shall be compatible with existing roof materials and maintain all roofing warranties. Contractor shall use Landlord roofing Contractor on any roof work.
- Any new tenant signage shall be submitted under separate cover, by others.
- All dissimilar metal materials shall be isolated with an approved non-metal isolation material.
- [Typical] as used in these documents shall mean that the conditions or dimension is the same or representative for similar conditions throughout.
- Any details for construction not specified or shown on drawings shall be in accordance with industry standards or manufacturer's recommendations.
- Any manufactured items shall be installed in accordance with manufacturer's written instructions.
- All exterior wood shall be exterior rated with required preservatives.
- Contractor is responsible for general clean up of job site upon completion of project.
- Pedestrians shall be protected during construction, remodeling and demolition phases. Contractor to provide signage directing pedestrian traffic. All required means of egress shall be maintained at all times during the construction process.
- All wet plumbing walls are to be provided with moisture resistant gyp. bd. Provide cement backer board behind all walls with tile in wet locations.
- No plumbing is allowed in demising walls. Furr out wall as required.
- Landlord building shell - structural system shall not be compromised in any manner. Any modifications and/or adaptations to existing structural system shall be coordinated and agreed upon by Landlord Representative prior to commencement of work.
- Revisions to work or plans must be approved by the city and / or local jurisdictions inspection services prior to implementation. Any additions or changes to work must be authorized in writing by the Architect and Owner. No alterations will be made on the project except upon written order by using predetermined Architect supplemental instructions (ASI), change order or construction change directives.
- All Contractors will provide adequate bracing and/or shoring to insure structural stability of the building and all related building components, i.e. structural walls, interior wall assemblies, etc. during the construction phase of the project.
- Provide sufficient blocking in stud walls to support all items or equipment shown or specified to be attached to the walls. Provide additional structural supports (angles, channels, etc.) within wall where the weight of attached items or equipment is too great to be supported by metal studs. Provide blocking for owner furnished or installed items.
- Contractor to coordinate the shut down of any and all utility services with the existing building so as to minimize the disruption of service to other Tenants in the building.

key notes-floor plan

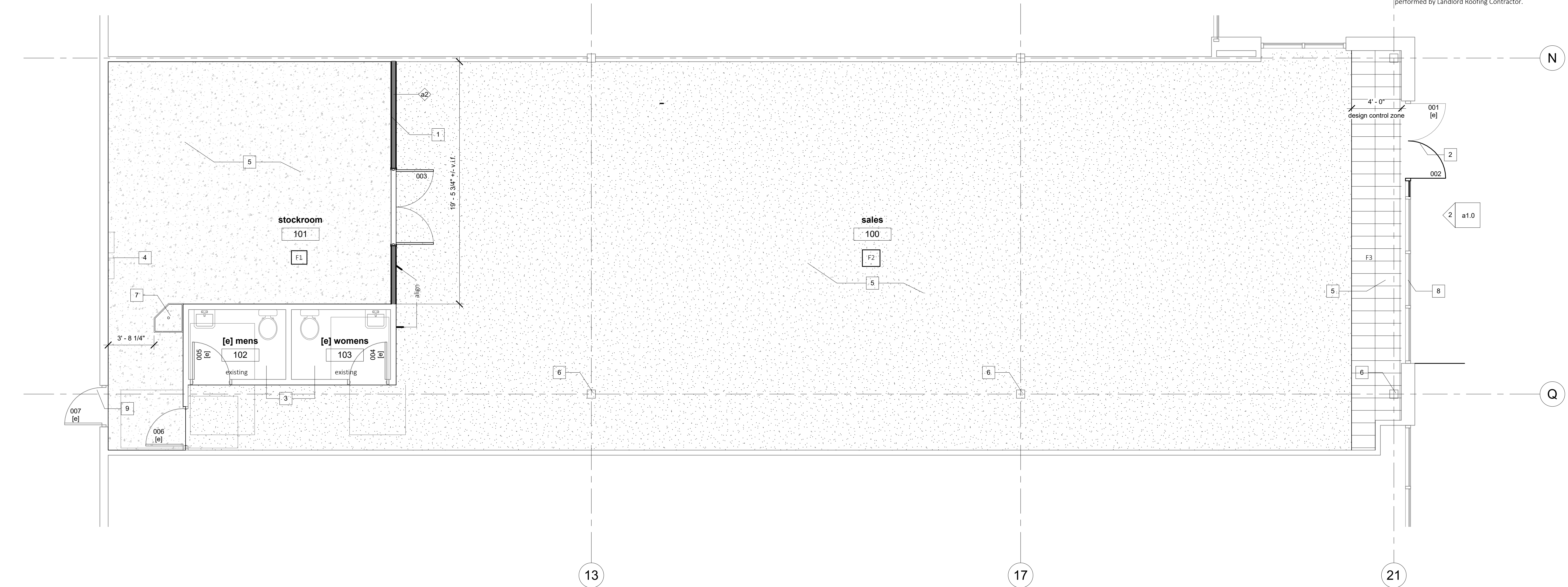
- New full height partition, re: wall types for specific details.
- New 3' storefront door added adjacent to existing door, keyed to match existing door. Provide additional glass infill to match existing storefront system.
- Existing restrooms to remain. Ensure all fixtures meet ADA compliance and repair as required if damaged or not in place, existing finishes to remain.
- Existing electrical panels to remain.
- Prepare existing floor to receive new flooring materials by tenant.
- Existing column and column wraps to remain, patch and repair any damage done to existing finishes.
- Existing mop sink to remain.
- Existing storefront system to remain with the exception of adding new door adjacent to existing. Ensure existing storefront system is watertight, caulk and repair as necessary.
- Existing exit doors and panic hardware to remain. Contractor to ensure all equipment is functional and in as-new condition. If not functional, Contractor to replace with new equipment to meet ADA requirements.
- New fabric awning over existing storefront [NOT IN CONTRACT]. Tenant shall provide awning shop drawings to Landlord indicating mounting methods, frame, fabric color and spec. to be reviewed and approved under separate cover by Landlord.
- New tenant signage to be provided by tenant [NOT IN CONTRACT]. Tenant shall provide sign shop drawings to Landlord indicating mounting details, size of letters, type of letters etc. in accordance with local jurisdiction and/or shopping center design criteria, under separate review. Any penetrations to back side of building parapet if applicable shall be performed by Landlord Roofing Contractor.



2 | elevation - front
at 1/4" = 1'-0"

Tenant awning and signage shown for reference only. Tenant is responsible for providing Landlord with shop drawings from manufacturer for review and approval under separate cover and shall follow all shopping center guidelines.

reference sheet a4.0 for floor finishes and finish schedule

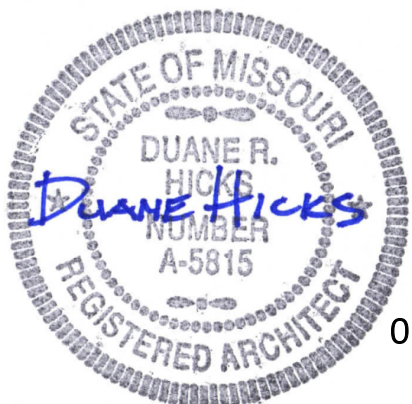


1 | floor plan
at 1/4" = 1'-0"

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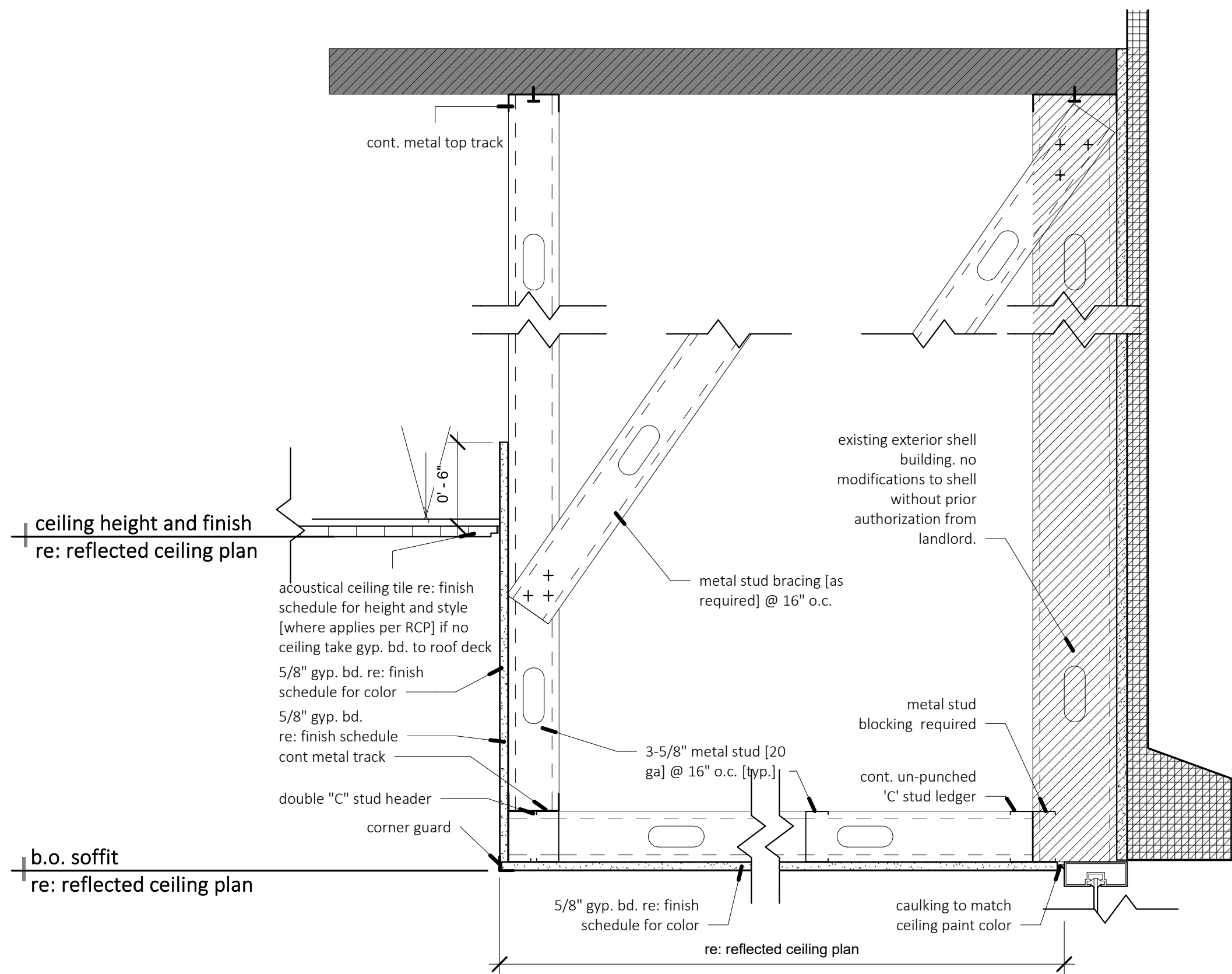
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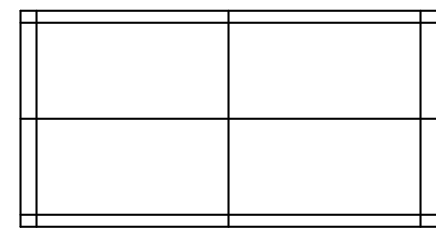
REV DATE DESCRIPTION

SHEET NAME
floor plan

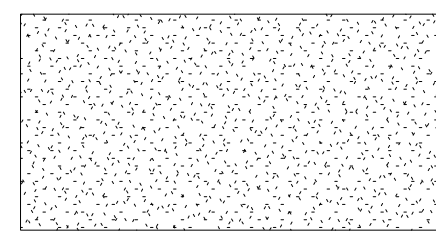
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SHEET NO. PROJECT PHASE
a1.0 Permit



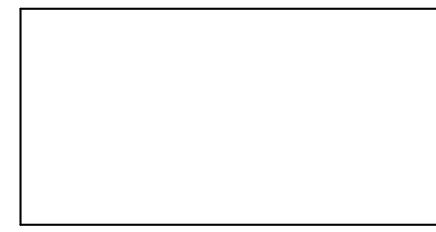
2 | soffit - ceiling detail@ storefront
a1.2 | 1/2" = 1'-0"



2x4 ACT ceiling style to be determined by owner



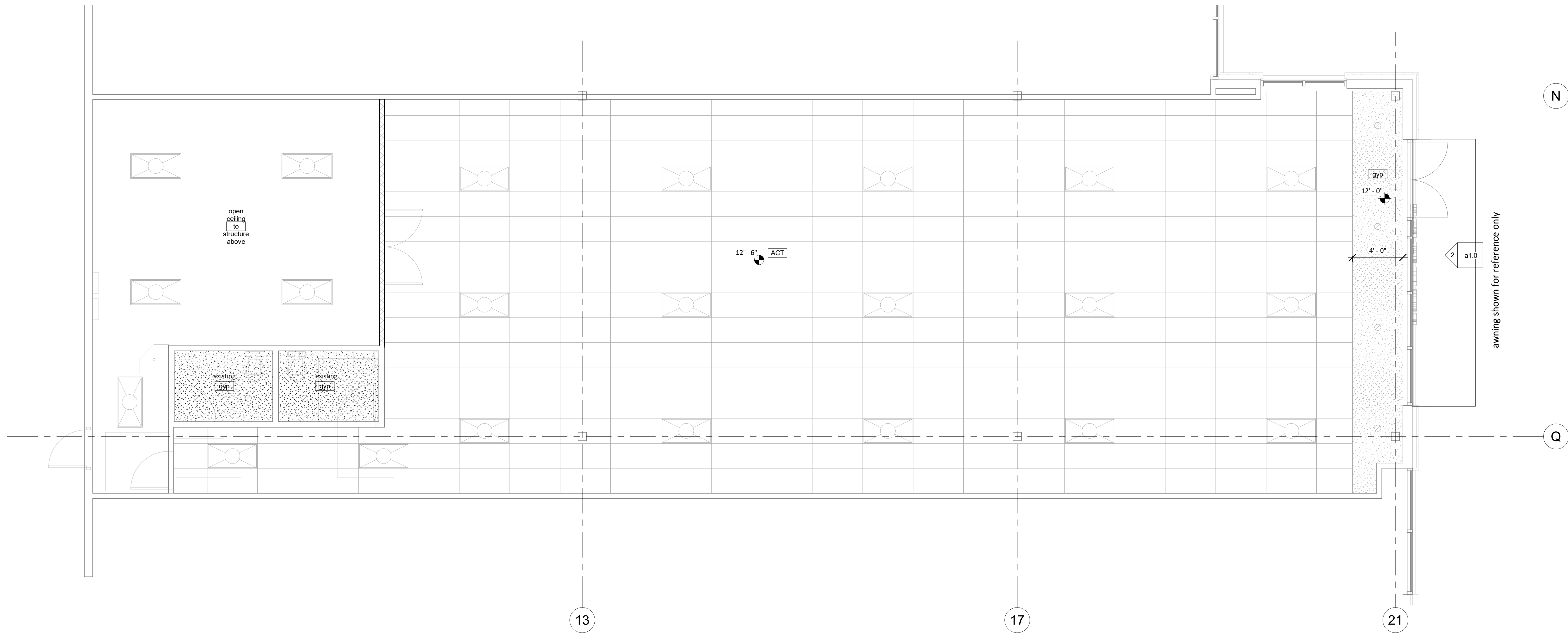
gyp. bd. ceiling painted - color to be determined by owner



open ceiling to structure - color to be determined by owner

reflected ceiling plan legend
1/4" = 1'-0"

all lighting per electrical drawings.



1 | floor plan-reflected ceiling plan
a1.2 | 1/4" = 1'-0"

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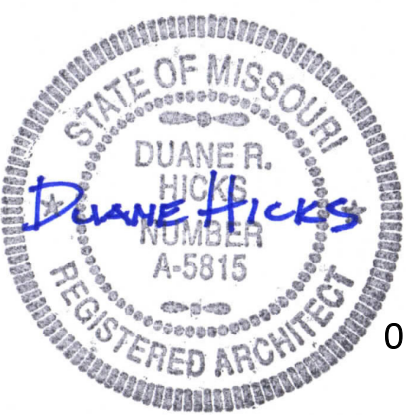
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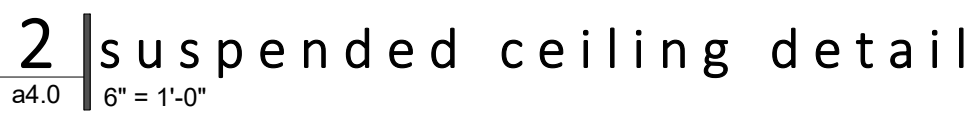
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REV DATE DESCRIPTION

SHEET NAME
reflected ceiling plan

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SHEET NO. PROJECT PHASE
a1.2 Permit



Design/System/Construction/Assembly Use Disclaimer

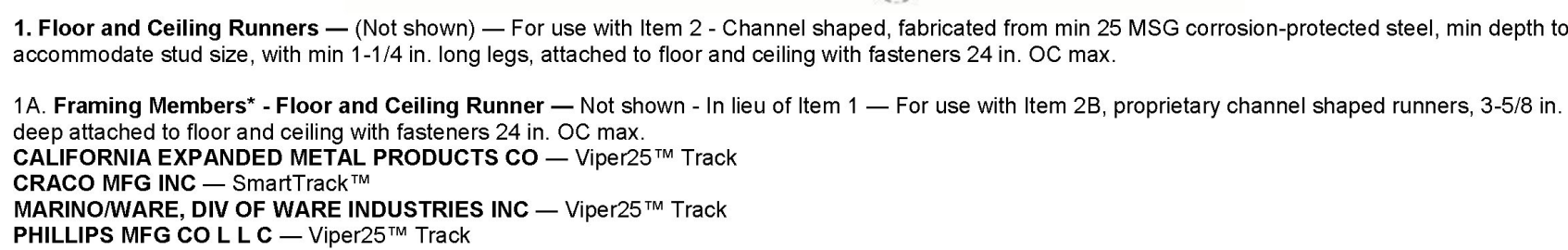
Authorities Having jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.

Authorities Having jurisdiction should be consulted before construction.

Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.

When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of the resistance information are advised to consult the general information for the specific product category and each group of assemblies. The Guide Information includes specific concerns regarding materials and alternate methods of construction.

Only products which bear UL's Mark are considered Certified materials.



1B. Framing Members* - Floor and Ceiling Runner — Not shown - In lieu of Item 1 — For use with Item 2C, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.020 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™ Track
MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track
PHILLIPS MFG CO L L C — Viper20™ Track

1C. Framing Members*—Floor and Ceiling Runners*—(Not shown)—In lieu of Item 1, Channel shaped, attached to floor and ceiling with fasteners 24 in. OC, max.

ALLSIEBEL & GYPSUM PRODUCTS INC.—Type SUPREME Framing System

CONSOLIDATED FABRICATORS CORP., BUILDING PRODUCTS DIV.—Type SUPREME Framing System

QUAIL RUN BUILDING MATERIALS INC.—Type SUPREME Framing System

SCAFCO STEEL STUD MANUFACTURING CO.—Type SUPREME Framing System

STEEL CONSTRUCTION SYSTEMS INC.—Type SUPREME Framing System

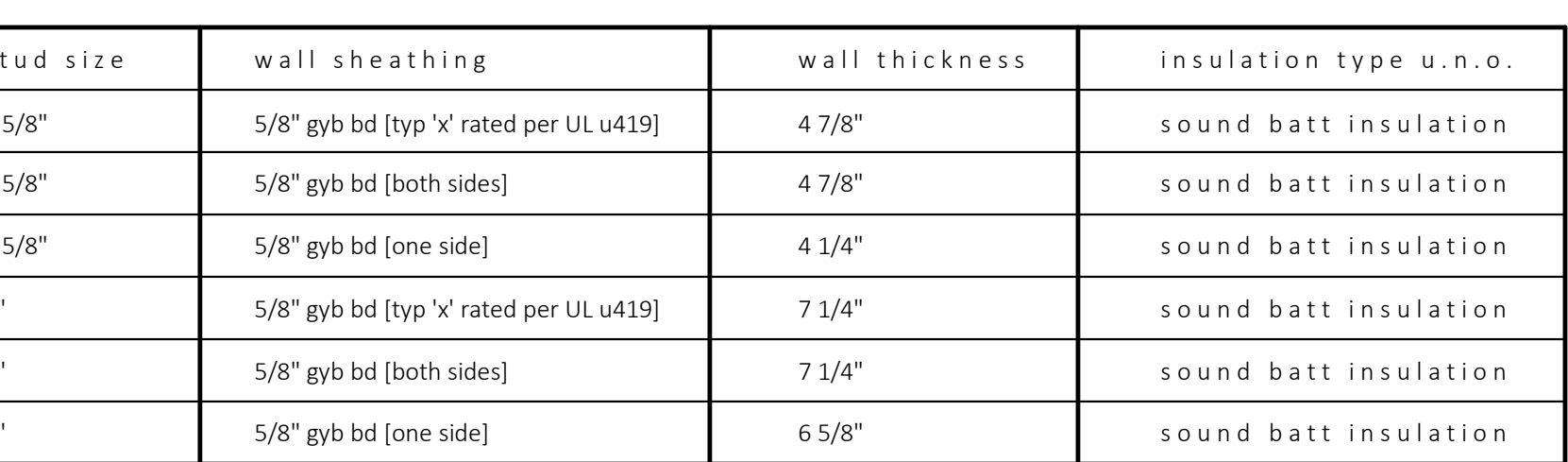
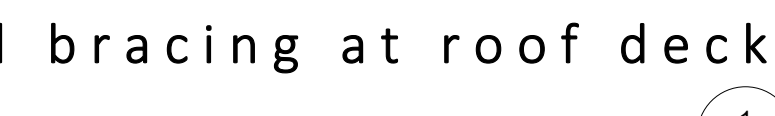
UNITED METAL PRODUCTS INC.—Type SUPREME Framing System

1D. Floor and Ceiling Runners — (Not shown)—For use with Item 2A- Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min depth to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC.

1E. **Framing Members - Floor and Ceiling Trusses** — (Not shown, As an alternate to item 1) — For use with Items 2E, 5F or 5G or 5I only, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.
CLARKDITTRICH BUILDING SYSTEMS — CD ProTRAK
DIMWOODS, L L C — ProTRAK
MBIA BUILDING SUPPLIES INC — ProTRAK
RAM SALES, L L C — Ram ProTRAK
SOUTHEASTERN STUD & COMPONENTS INC — ProTRAK
STEEL STRUCTURAL SYSTEMS, L L C — ProTRAK



1 | slip track detail
a4.0 | 3" = 1'-0"



full height partition | full height studs, full height gyp. bd.
interior walls not going to deck | 6" above adjacent tallest ceiling | bracing to deck as required

demising or corridor wall only	use sound attenuation batt insulation in all demising walls
	set runner track in continuous acoustical sealant
	wall assembly to be rated per UL u419 u.n.o.

3 | wall type standard
a4.0 | 1 1/2" = 1'-0"

SPRINKLER HEADS AND OTHER PENETRATIONS OF CEILING TILE SHALL HAVE A 2" OVERSIZE RING, SLEEVE, OR ADAPTOR THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS. AS AN ALTERNATIVE TO OVERSIZED HOLES AT SPRINKLER HEADS, LISTED FLEXIBLE SPRINKLER CONNECTIONS THAT ARE ATTACHED TO THE CEILING GRID MAY BE USED.

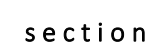
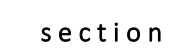
finish callout	finish
F1	un-sealed concrete
F2	carpet - PROVIDED BY TENANT
F3	tile - PROVIDED BY TENANT

base	
B1	6" rubber base PROVIDED BY TENANT
B2	no base

walls	
A	sanded taped, patched and repaired ready for paint PROVIDED BY TENANT
ceiling	
gyp.	5/8" gyp. bd. ceiling
open	open ceiling to deck above
ACT	2x4 ACT, color and style by owner

colors	
1	owner to select colors

note:
all paint colors to be coordinated on site with owner
before ordering paint



01.11.2021

room number	room name	floor finish	base finish	wall finish	ceiling finish
100	sales	F2/F3	B1	A1	ACT/gyp
101	stockroom	F1	B2	A	open
102	[e] mens	existing	existing	existing	existing
103	[e] womens	existing	existing	existing	existing

Room Name	door number	Width	Height	Thickness	Construction type	Frame Material	Hardware	Comments
sales	001 [e]	3'-0"	8'-0"		alum	alum	existing remain	re-key and provide to tenant
sales	002	3'-0"	8'-0"		alum	alum	match existing	
stockroom	003	6'-0"	7'-0"	0'-1 3/4"	mtl	hm	1 (pair)	
womens	004 [e]	3'-0"	7'-0"	0'-1 3/4"	exist	hm	existing to remain	re-key and provide to tenant
mens	005 [e]	3'-0"	7'-0"	0'-1 3/4"	exist	hm	existing to remain	re-key and provide to tenant
hallway	006 [e]	3'-0"	7'-0"	0'-1 3/4"	exist	hm	existing to remain	
stockroom	007 [e]	3'-0"	7'-0"	0'-1 3/4"	metal	hm	existing to remain	re-key and provide to tenant

Group 1					
1	Storeroom Function IC Cylinder	Falcon	B581 Dane	626 Dull Chrome	
1	Kick Plate	Trimco	K0050	630 Stainless Steel	
3	4.5 x 4.5 BB Hinges	McKinney		TA2714 Dull Chrom	
1	Wall Stop	Trimco	1270WX	630 Stainless Steel	

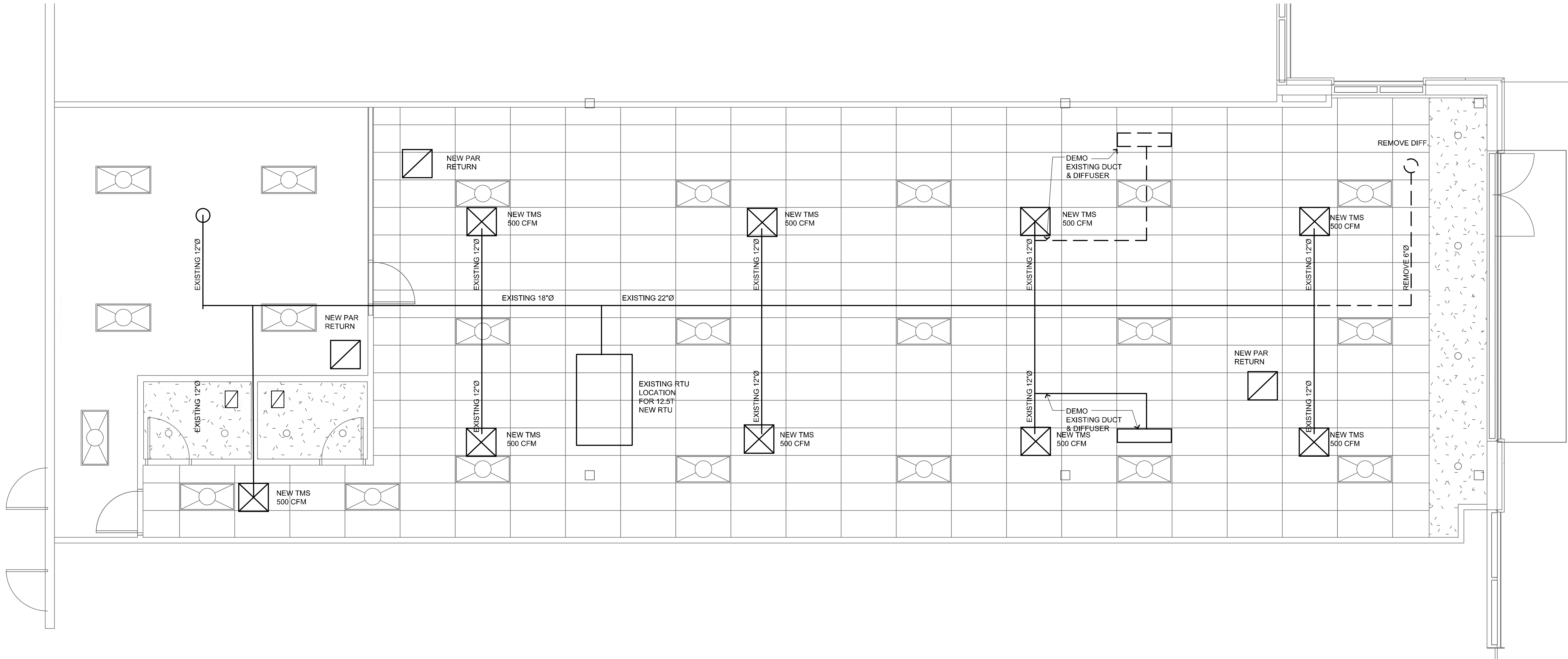
1740 NW Chipman Road
Lee's Summit, MO 64081

REV	DATE	DESCRIPTION
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SHEET NAME
details - door schedules

ARCH PROJECT NO.	SHEET DATE
Project Number	01/05/2021

a4.0 Permit



1

MECHANICAL PLAN

SCALE: 1/4" = 1'-0"
RE: ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS

PROJECT INFORMATION

LANDLORD'S WORK
1740 NW CHIPMAN ROAD
LEE'S SUMMIT, MO

RELEASE FOR
CONSTRUCTION
BASED ON PLANS REVIEW
FOR DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
01/25/2021

ISSUE INFO

DATE: 12/28/2020

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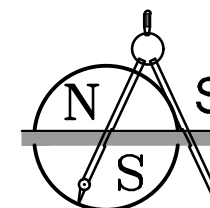
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SHEET TITLE

MECHANICAL
PLAN

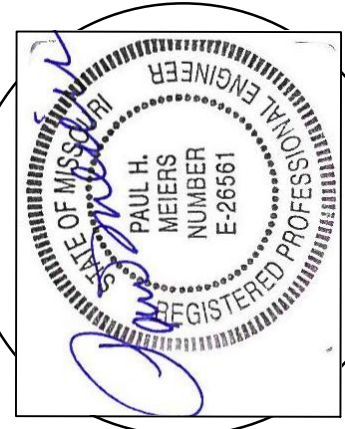


SHEET NUMBER

M1

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MECHANICAL NOTES

1. ALL WORK PER 2012 INTERNATIONAL MECHANICAL CODE.
2. ALL CHANGES TO PLANS TO BE SUBMITTED IN WRITING AND APPROVED BY ENGINEER BEFORE IMPLEMENTING.
3. DUCT SIZES SHOWN ARE ACTUAL SHEET METAL SIZES.
4. COORDINATE WITH ALL OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO PROPERLY INSTALL ALL SYSTEMS AS INTENDED, WITHIN THE CONFINES OF THE SPACES AVAILABLE.
5. VERIFY CLEARANCES IN ALL AREAS.
6. LOCATE DUCTS AS SHOWN, COORDINATE WITH LIGHTING AND OTHER DEVICES, REF ARCH PLANS FOR EXACT LOCATION OF LIGHTING AND OBSTRUCTIONS.
7. ALL SUPPLY DUCTWORK TO BE EITHER RECTANGULAR OR SPIRAL WOUND SHEET METAL CONSTRUCTED TO LOW PRESSURE STANDARDS.
8. DUCT INSTALLATION TO BE AS HIGH AS POSSIBLE IN ACCORDANCE WITH SMACNA STANDARDS.
9. FLEX DUCT SHALL BE UL CLASS 1 AIR DUCT SUITABLE FOR MEDIUM PRESSURE WITH 1/2" FIBERGLASS INSULATION W/ ADJ. 8" MAX LENGTH AND ONLY INSTALLED ON THE DAMPERS WITH CEILING LINE INSTALLATION.
10. ALL CONTROLS TO BE MANUFACTURED STANDARD DEVICES ELECTRIC/ELECTRONIC. ALL CONTROL WIRING BY ELECTRICAL CONTRACTOR. MATCH EXISTING AS MUCH AS POSSIBLE.
11. TEST & BALANCE PER NEBB STANDARDS. WITH ALL DAMPERS PROPERLY ADJUSTED. ADJUST SYSTEM TO OPERATE IN A PROPERLY COORDINATED MANNER PER MANUFACTURES INSTRUCTIONS.
12. DUCT RUN-OUT SIZES NOT SHOWN TO BE THE SAME SIZE AS DIFFUSER NECK SIZE.
13. GENERALLY, REUSE EXISTING SUPPLY DUCTS. DAMPER ELECTRICITY TO HAVE NO GREATER THAN 8' RATING OR 25' ADJUST SYSTEM TO OPERATE IN A PROPERLY COORDINATED MANNER PER MANUFACTURES INSTRUCTIONS.

REQUIRED AIR FLOWS FROM IMC

BASIS	SF	SUPPLY	CFM
<u>ASSUME 15 PEOPLE</u> @ OCC. SPACE 1000 S.F.	2279	7.5CFM/PER	256
NET OCCUP. AREA	2279	.06 CFM/SF	136
RESTROOMS		75 CFM EA.	150
TOTAL REQUIRED O.A.			542
SUPPLIED BY HVAC			542

OUTSIDE AIR CALCULATIONS

UNIT	SUPPLY	RA	OA	EXHAUST	SERVING
RTU	4500	4018	482		SALES
	500	440	60		STORAGE
RR EX FANS				-150	RESTROOMS
TOTALS	5000	4458	542	-150	
				392 CFM	POSITIVE PRESSURE

SINGLE PACKAGE AIR CONDITIONING UNIT SCHEDULE

MARK	MANUF	MODEL NO	TYPE	TOTAL kBTUH	SENSIBLE kBTUH	CFM	HEAT kBTU	FRSH AIR CFM
UNIT A	T.B.D.	12.5-TON UNIT	RTU	150	120	5000	255	486
1. M.C TO ADJUST RTU FOR PERFORMANCE REQUIRED PER SCHEDULE. 2. M.C. TO RESTRICT OA TO SCHEDULE LISTING.								

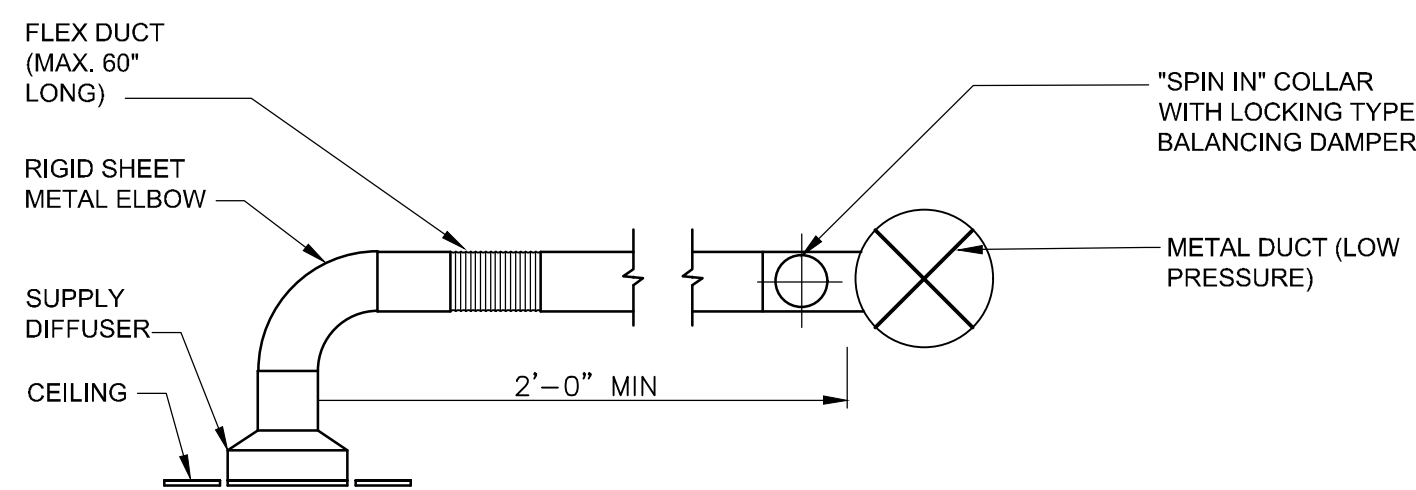
EXHAUST FAN SCHEDULE

MARK NO.	SERVICE	MANUF & MODEL	CFM	ELECTRICAL VOLT Ø AMPS SP				REMARKS
EF-1,2.	MEN'S AND WOMEN'S RR	EXISTING	75 EA.	120	1	3	25	1.2
1. FAN EF-1,2 IS TO BE CONTROLLED BY OCCUPANCY SENSOR WITH 15 MINUTE TIME LAG. 2. BACK DAMPER, BIRD SCREEN AND ROOF CAP.								

DAMPER AND DIFFUSER SCHEDULE

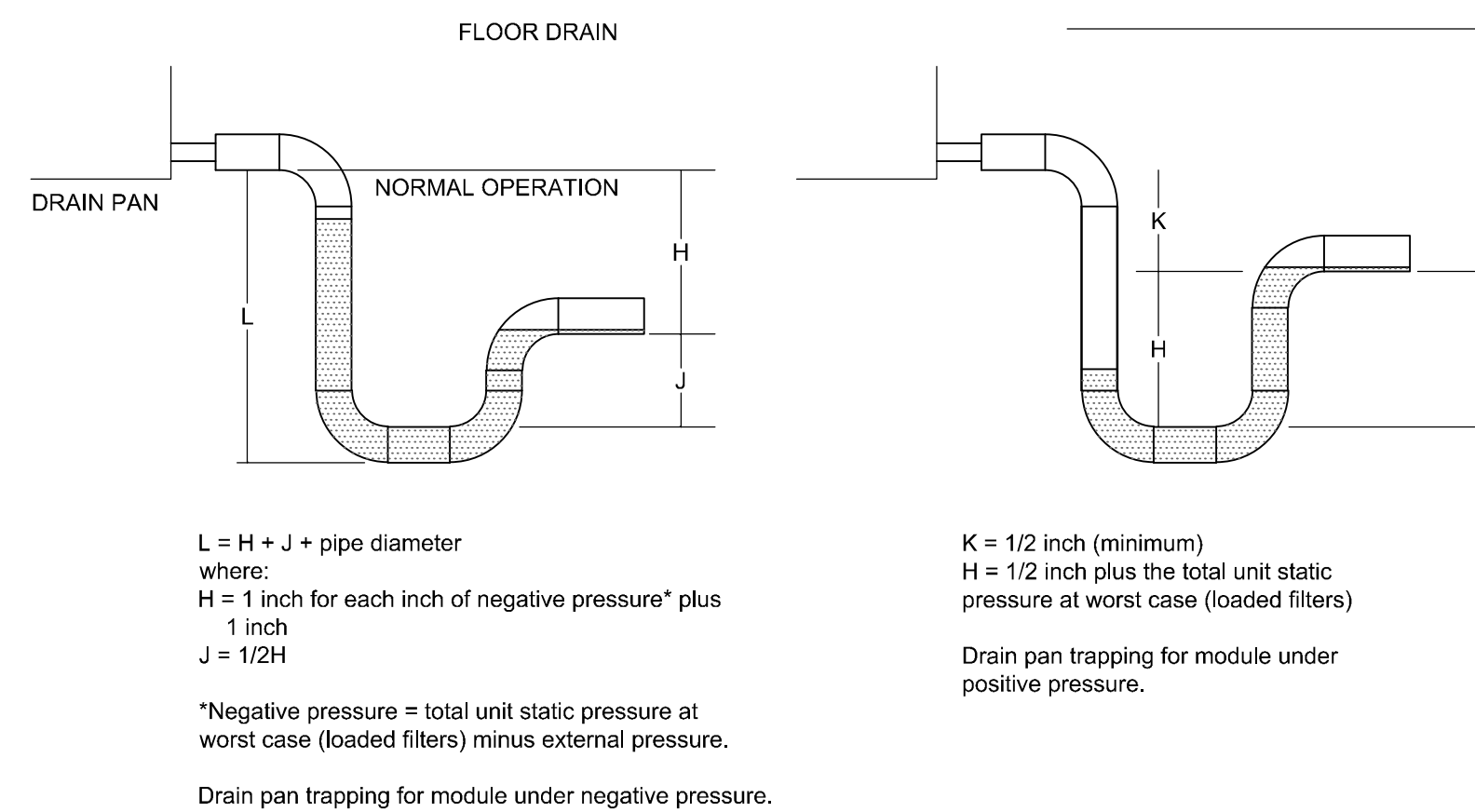
MARK NO.	MODEL	NECK	MODULE	BORDER	CFM
A	TITUS TMS	12"	24"X24"	3	500 (PER PLAN)
B	TITUS PAR	22"x22"	24"X24"	3	2009- 440 PLENUM RETURN

1. ALL DIFFUSERS, GRILLS AND EXHAUST SHALL HAVE STANDARD WHITE FINISH AND BE INSULATED.
2. M.C. SHALL RE-USE EXISTING DUCTS AND EXHAUST AS MUCH AS POSSIBLE.
3. DIFFUSERS IN PLASTER CEILINGS SHALL HAVE PLASTER RING.
4. ALL SUPPLY DIFFUSERS SHALL BE EQUIPPED WITH BALANCING DAMPERS.



TYP SUPPLY DIFFUSER INSTALLATION (SQUARE DUCT)

SCALE: NTS



FAN COIL UNIT CONDENSATE TRAP

SCALE: NTS







PROJECT INFORMATION

LANDLORD'S WORK
1740 NW CHIPMAN ROAD
LEE'S SUMMIT, MO
AS A DEVELOPER
FOR

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
01/25/2021

ISSUE INFO

DATE: 12/28/2020

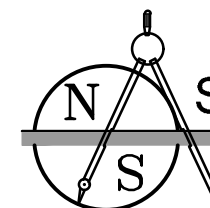
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SHEET TITLE

MECHANICAL NOTES & SCHEDULES



SHEET NUMBER

M2

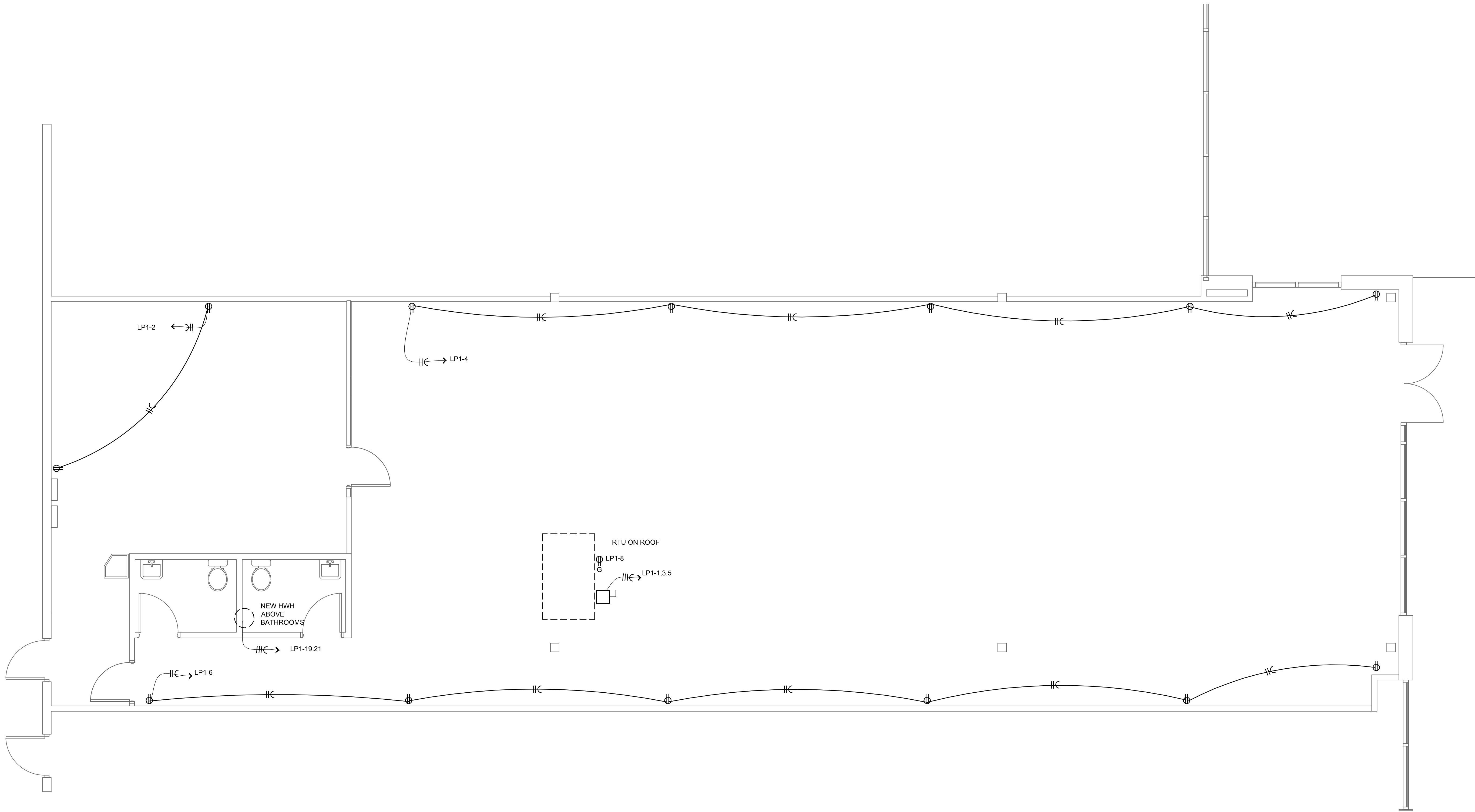
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12/28/2020

PAUL H. MEERS
REGISTERED PROFESSIONAL ENGINEER
E-25851
STATE OF MISSOURI



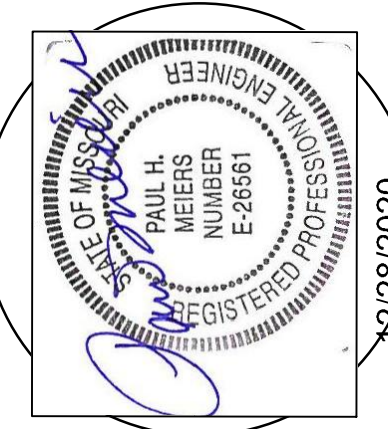
1

ELECTRICAL POWER PLAN

SCALE: 1/4" = 1'-0"
RE: ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS

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PROJECT INFORMATION

LANDLORD'S WORK
1740 NW CHIPMAN ROAD
LEE'S SUMMIT, MO

RELEASE FOR
CONSTRUCTION
BASED ON PLANS REVIEWED
FOR DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
01/25/2021

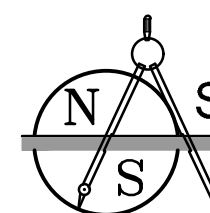
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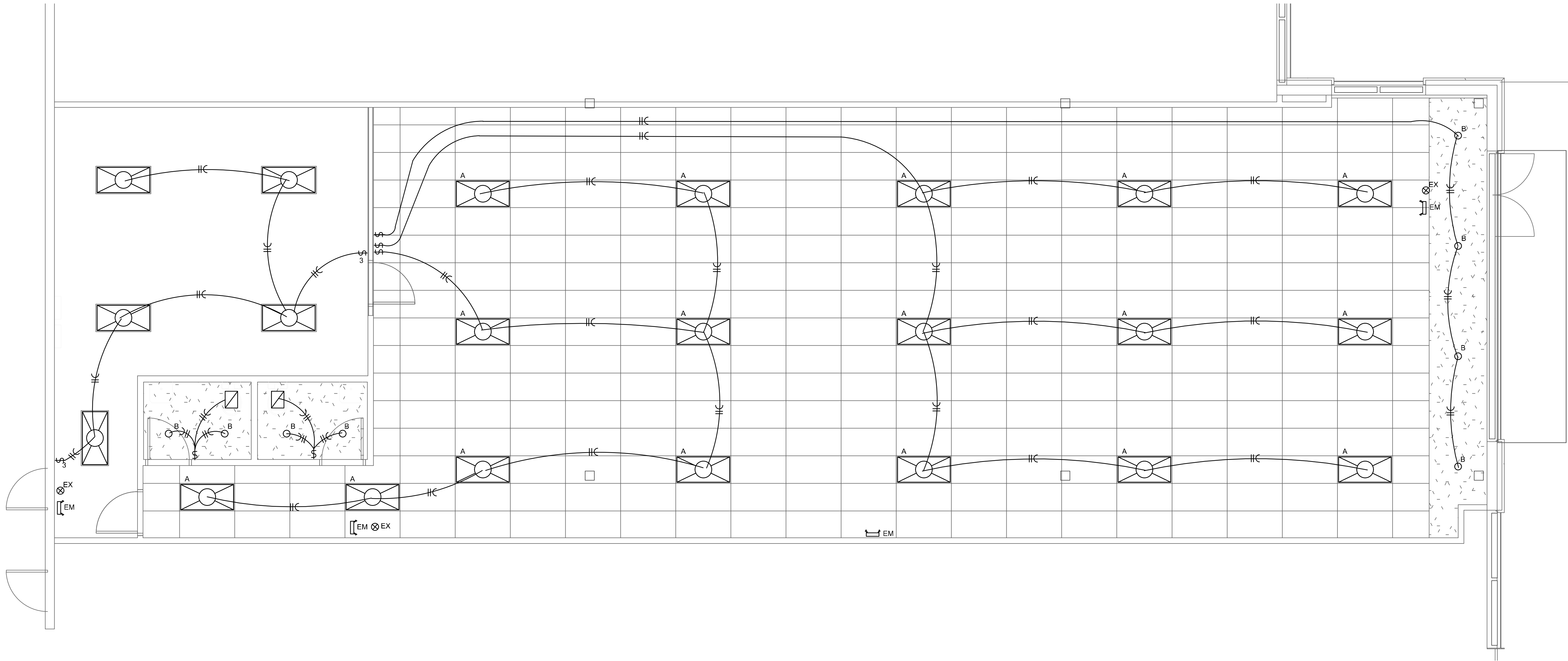
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**ELECTRICAL
POWER PLAN**



SHEET NUMBER

E1



1

ELECTRICAL LIGHTING PLAN

SCALE: 1/4" = 1'-0"
RE: ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS

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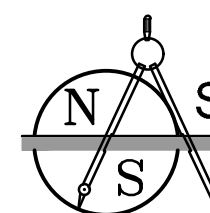
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ELECTRICAL
LIGHTING PLAN

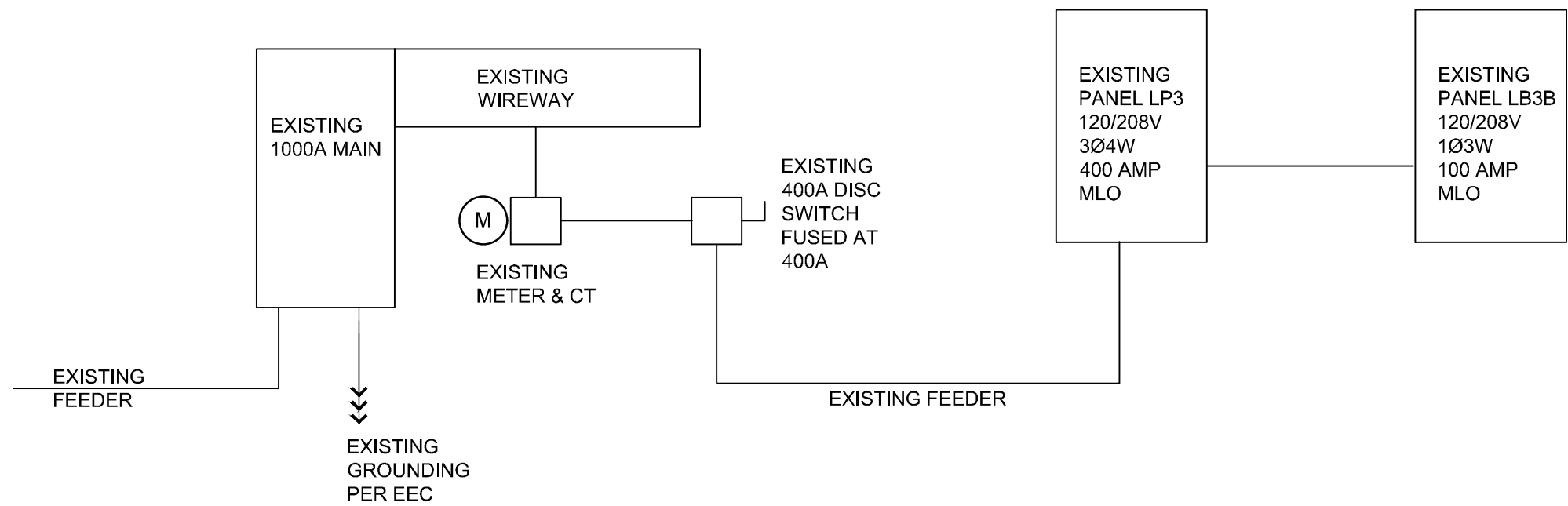


SHEET NUMBER

E2

1. USE EXISTING PANEL BOARDS AND CIRCUITS AS MUCH AS POSSIBLE. COORDINATE WITH OWNER.
2. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE.
3. MINIMUM WIRE SIZE SHALL BE #12 COPPER WITH THHN INSL. WET LOCATIONS SHALL BE THWN. BRANCH CIRCUITS SHALL BE WITH 3-M SCOTCHLOK OR T&B "STA-KON" OR EQUAL.
4. ALL OUTLET AND JUNCTION BOXES SHALL BE STEEL WITH ACCESSORIES AS REQUIRED.
5. 120V RECEPTACLES SHALL BE HEAVY DUTY 20 AMP, 125 VOLT, DUPLEX NEMA 2-20R, COLOR WHITE.
6. PROVIDE AND INSTALL INSULATED GROUND COPPER GROUND WIRES FOR EACH BRANCH CIRCUIT AND FOR GROUNDING EQUIPMENT AS PER NEC.
7. SWITCHES SHALL BE HEAVY DUTY, 20 AMP, 125 VOLT, COLOR WHITE.
8. GENERAL LIGHT LAYOUT IS INDICATED.
9. EXIT LIGHTS AND EMERGENCY LIGHTS TO BE ROUTED UN-SWITCHED IN SAME CIRCUIT AS ADJACENT LIGHTS AND UN-SWITCHED TO PANEL, MOUNT EXIT LIGHTS AT CEILING AND ABOVE DOORS.
10. ELECTRICAL CONTRACTOR SHALL PROVIDE CONTROLLING WIRING BETWEEN THE EXHAUST FANS AND THEIR RESPECTIVE SWITCHES AND THERMOSTATS.
11. WIRING METHODS TO INCLUDE EFFECTIVE GROUND FATH PATH WITH METALLIC ARMOR OR SHEATH.
12. FIRE ALARM STROBE LIGHTS SHALL COMPLY WITH NFPA 72-10.

Fixture	Mount Type	Description	Manufacturer / Model	Size	Finish	Wattage/ Voltage	Lamp
A	LAYIN	2x4 TROFFER	LIGHTOLIER: 2BLT 2x4 BLBA 30L 3000 ADP 120-LP830	LED	WHITE	23/120	LED
B	CAN LIGHT		6" LED	LED	WHITE	13/120	LED
EX	Wall/ceiling @ 7'-6" aff	LED EXIT	Exitronix/ VEX-U-BP-WB-WH-	7.5"x12.75"	WHITE	3.6W/120V	RED LED
EM	Wall/ceiling @ 7'-6" aff	EMER.	Exitronix/ LED-90 - R		WHITE	2.2W/120V	LED

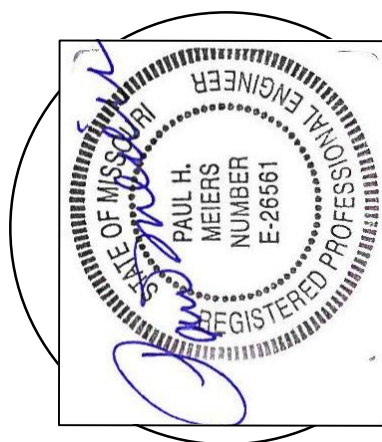


DESCRIPTION	kVA/phase			WIRE SIZE	BKR AMPS	POLES	CKT NR.	CKT NR.	POLES	BKR AMPS	WIRE SIZE	kVA/phase			DESCRIPTION
	A	B	C									A	B	C	
RTU	7.4			6	70	3	1	2	1	20	12	1.9			OUTLETS
RTU		7.4				3	3	4	1	20	12		1.9		OUTLETS
RTU			7.4			3	5	6	1	20	12			1.9	OUTLETS
LIGHTS	1.5			12	20	1	7	8	1	20	12	1.9			ROOF OUTLET
LIGHTS		1.5		12	20	1	9	10							
LIGHTS			1.5	12	20	1	11	12							
EXHAUST FAN	0.83			12	20	1	13	14							
EXHAUST FAN		0.83		12	20	1	15	16							
EMERGENCY LITS, EXTS.			1.2	12	20	1	17	18							
ELEC HWH	2.2			10	30	2	19	20							
ELEC HWH		2.2		10	30	2	21	22							
							23	24							
							25	26							
							27	28							
							29	30							
							31	32							
							33	34							
							35	36							
							37	38							
							39	40							
							41	42							
SUBTOTAL	11.9	11.9	10.1	<div>208V 3Ø 4 W 400 amp FLUSH MOUNTED PANEL</div> <div>TOTAL PANEL: 45.3 kVA = 125 AMPS DEMAND LOAD: 36.8 kVA = 102 AMPS</div> <div>MAIN BREAKER PANEL WALL MOUNTED PANEL 22,000 AIC GROUND BAR WITH ISOLATED GROUND BAR</div>								3.8	1.9	1.9	SUBTOTAL

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12/29/2020

PROJECT INFORMATION

LANDLORD'S WORK

1740 NW CHIPMAN ROAD

LEE'S SUMMIT, MO

RELEASE FOR CONSTRUCTION
AS SHOWN ON PLANS REVIEWED
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LEE'S SUMMIT, MISSOURI

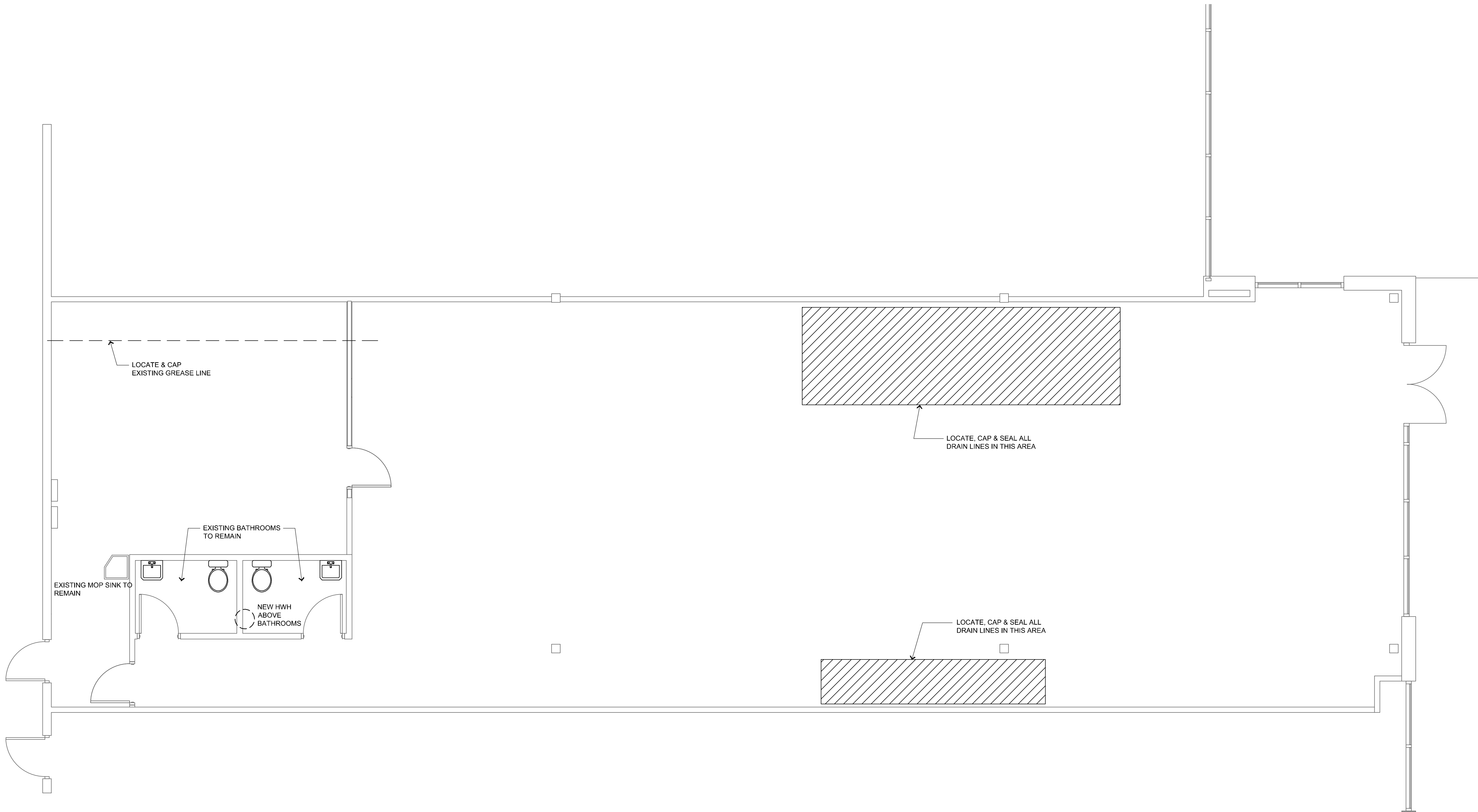
01/25/2021

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SHEET TITLE

**ELECTRICAL
NOTES &
SCHEDULES**



EXISTING MOP SINK TO
REMAIN

EXISTING BATHROOMS
TO REMAIN

NEW HWH
ABOVE
BATHROOMS

LOCATE & CAP
EXISTING GREASE LINE

LOCATE, CAP & SEAL ALL
DRAIN LINES IN THIS AREA

LOCATE, CAP & SEAL ALL
DRAIN LINES IN THIS AREA



1

PLUMBING PLAN

SCALE: 1/4" = 1'-0"
RE: ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS

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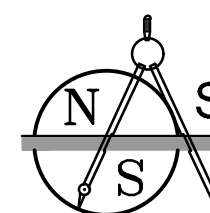
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SHEET TITLE

PLUMBING PLAN



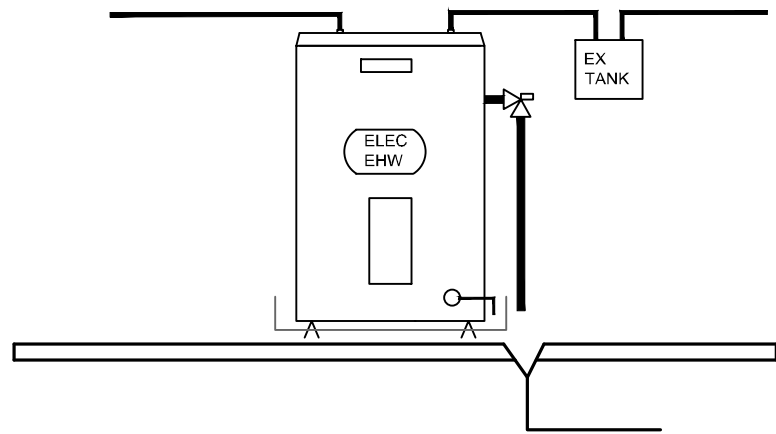
SHEET NUMBER

P1

PLUMBING NOTES

1. COORDINATE WITH ALL OTHER TRADES.
2. ALL PIPING TO BE INSTALLED PER THE 2018 INTERNATIONAL PLUMBING CODE.
3. PROVIDE STOPS AT ALL PLUMBING CONNECTIONS UNLESS TENANT FURNISHED EQUIPMENT IS SO EQUIPPED WITH INTEGRAL STOPS.
4. PROVIDE "P" TRAPS AND CLEANOUTS FOR ALL NEW SINKS, FLOOR DRAINS, FLOOR SINKS, AND LAVATORIES.
5. ALL NEW SEWER PIPE SHALL MATCH EXISTING SEWER SERVICE, USE ONLY "WYE" CONNECTIONS.
6. PROVIDE ALL PIPING CONNECTIONS AS SHOWN ON THE PLANS. VENT LINES IN PLENUM TO BE RATED FOR CODE STIPULATED SMOKE AND FLAME SPREAD, MANUFACTURED IN ACCORDANCE WITH ASTM-F442-89, TYPICAL OF PVC FIRE SPRINKLER PIPE..
7. CONNECT TO EXISTING VENT LINE LOCATIONS AND SUPPORT AT 12'-0"OC MAX.
8. CONTRACTOR TO FIELD VERIFY ALL EXISTING DRAINS AND ELEVATIONS.
9. INSTALL TENANT FURNISHED EQUIPMENT PER MANUFACTURES INSTRUCTIONS.

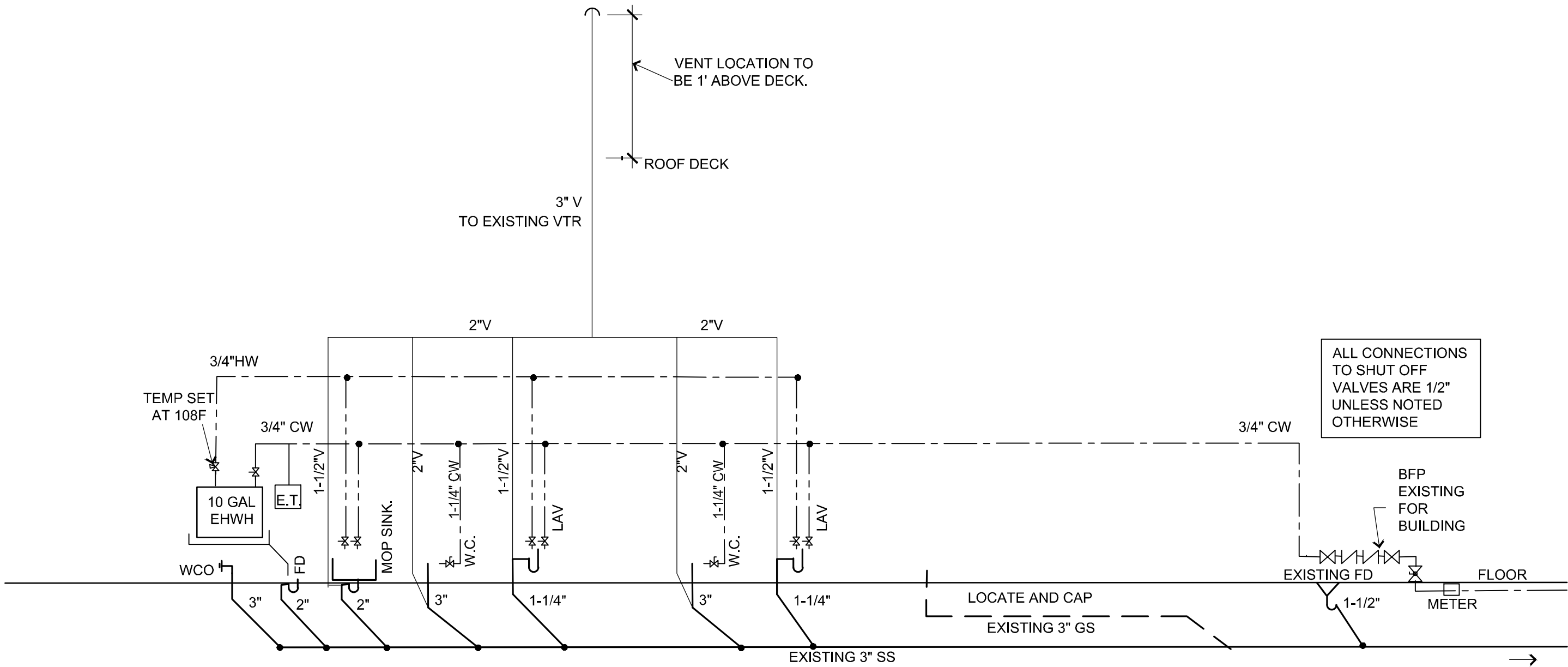
PLUMBING SCHEDULE					
		DRAIN	VENT	COLD	HOT
SAN S.	PVC DWV OR MATCH EXISTING PLENUM RATED VENT PIPING	1-1/2" - 3"	1-1/2" - 3"	---	---
WATER SERVICE EXISTING	COPPER	---		1/2" - 3/4"	1/2" - 3/4"
GATE VALVE	A-106 GR. A SCH. 40	6"			
BFP	PRZ 1-1/2" EXISTING				



NEW HOT WATER HEATER

SCALE: NTS

PLUMBING SCHEDULE						
		DRAIN	VENT	COLD	HOT	
WC	WATER CLOSET - FLUSH TANK TYPE-ADA EXISTING	3"	2"	1-1/4"	---	GERBER ULTRA FLUSH ADA W/ CLOSED SEAT
LAV-1	WALL MOUNT LAV TYPE-ADA EXISTING	1-1/2"	1-1/2"	1/2"	1/2"	GERBER 19x17 WALL MOUNT LAV FAUCET. MOEN 8430 4" FAUCET
FD	FLOOR DRAIN EXISTING	2"	---	---	---	
WCO	WALL CLEAN OUT. EXISTING	3-1/2"	---	---	---	
EWB	NEW ELECTRIC HOT WATER HEATER	---	---	3/4"	3/4"	NEW 10 GAL ELEC HWH WITH, EXPANSION TANK, THERMOSTATIC CONTROL VALVE. LOCATE ABOVE RR'S. REMOVE 100 GAL HWH AND CAP GAS PIPE.
MS	MOP SINK WITH FAUCET. EXISTING	2"	1-1/2"	1/2"	1/2"	FIAT MSB-24 24X24X10 MOLDED STONE WITH SS CURB CAPS AND WALL BUARD, #302 COMBINATION DOME STRAINER AND LINT BASKET COLOR #219 #830-AA CHROME PLATED SERVICE FAUCET WITH VACUUM BREAKER INTEGRAL STOPS WALL BRACE PAIL HOOK AND 3/4" HOSE THREAD ON SPOUT, WITH INTEGRAL RPZ.

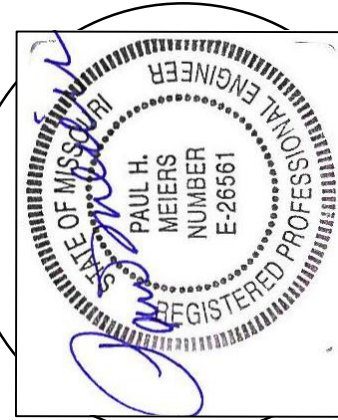


PLUMBING ONE-LINE

SCALE: NTS

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PROJECT INFORMATION

LANDLORD'S WORK
1740 NW CHIPMAN ROAD
LEE'S SUMMIT, MO

RELEASE FOR
CONSTRUCTION
BASED ON PLANS REVIEW
FOR DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
01/25/2021

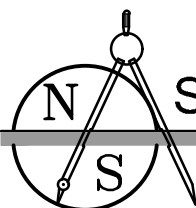
ISSUE INFO

DATE:	12/28/2020	

DRAWN BY: BTM
CHECKED BY: PHM
ISSUED FOR: REVIEW

SHEET TITLE

PLUMBING NOTES & SCHEDULES



SHEET NUMBER

P2