

# Karate Studio

## 821 S.W. Lemans Ln., Lee's Summit, Mo

### LEGAL DESCRIPTION

Raintree Village Shopping Center  
Location: 821 SW Lemans Ln  
Lee's Summit, Missouri 64082

### BUILDING DATA

OCCUPANCY TYPE: A-3  
CONSTRUCTION TYPE: II B  
TOTAL OCCUPANCY = 116;  
1 (ADA) RR, 1 SERVICE SINK REQUIRED  
TOTAL SUITE AREA: 3,578 SQ. FT.  
STORIES: ONE  
RECEPTION: 70 S.F./100 = 1  
SITTING (TABLES/CHAIRS): 434 S.F./7 = 62  
EXERCISE: 1,782 S.F./50 = 36  
OFFICE: (7) @ 90 S.F./100 = 7  
MECHANICAL: 90 S.F./300 = 1  
CONF.: 125 S.F./15 = 8  
PRIVATE TRAINING.: 106 S.F./100 = 1

### CODE DATA:

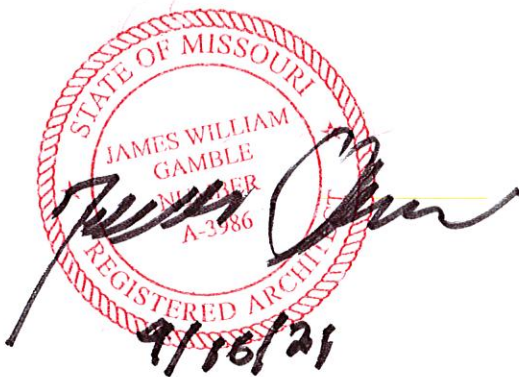
2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2017 INTERNATIONAL ELECTRICAL CODE  
2018 UNIFORM PLUMBING CODE  
2009 ICC A 1117.1 - ACCACIBILITY &  
USABLE BUILDINGS & FACILITIES

### SHEET LEGEND

- C-1 - COVER SHEET
- A-1 - EXISTING FLOOR PLAN
- A-2 - NEW FLOOR PLAN
- A-3 - NEW REFLECTED CEILING PLAN
- A-4 - SCHEDULES AND DETAILS
- A-5 - ELECTRICAL NOTES
- A-6 - GENERAL NOTES TO G.C.

### NOTES:

NON-COMBUSTABLE STEEL STUDS  
OPEN CEILING EXCEPT ROOMS  
FIRE ALARM SYSTEM (PER CODE) SHALL  
BE INSTALLED  
FIRE EXTINGUISHERS (3), 25 GALLON ABC REFILLABLE



### TENANT

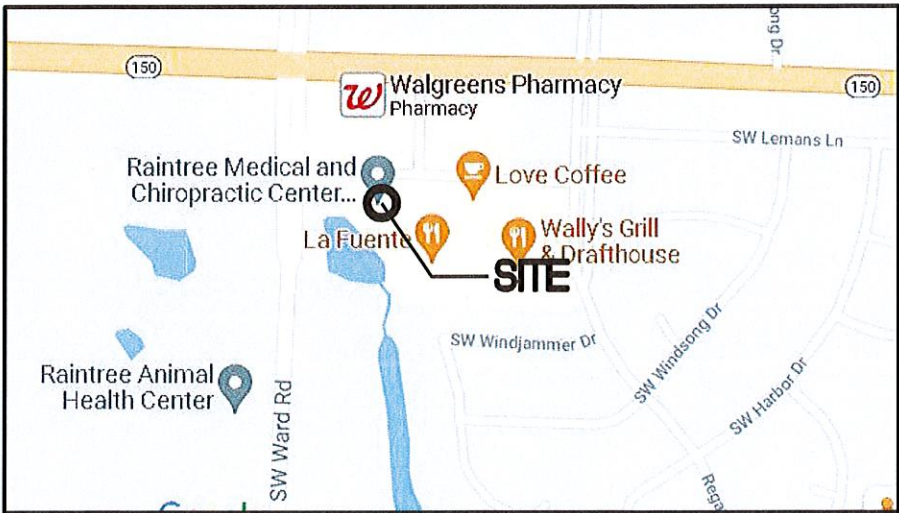
Brian Davidson  
briandavidson@KW.com

### OWNER:

Dr. Veral Bhoot  
VAARP Raintree Village  
P.O. Box 24193  
Overland Park, KS.  
816-721-4968

### ARCHITECT:

The Gamble Company, Inc.  
3500 S. Mize Ridge Ct.  
Independence, Missouri 64057  
816-809-8748



VICINITY MAP

Drawn By: DP  
Checked By: JP  
Date Issued: 9/16/21  
Dwg. Name:

Revisions:  
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Karate Studio  
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For: Dr Veral Bhoot  
Phone: 816-721-4968

THE GAMBLE CO., INC.  
Mo. License Identification Number A-3986  
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Email: 100jwg@gmail.com



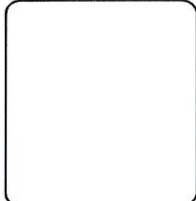
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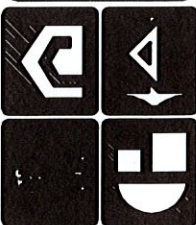
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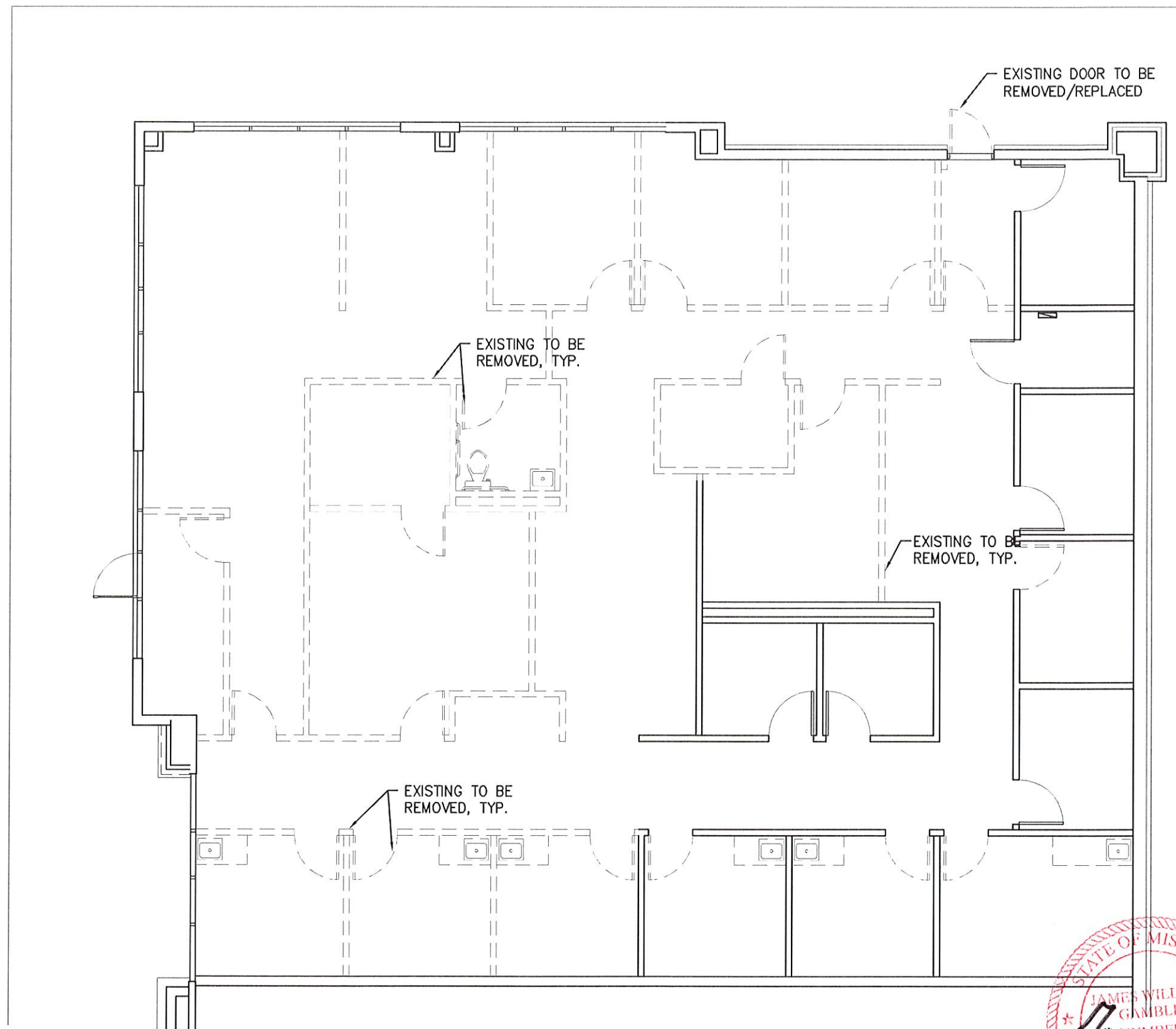


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**A-1**

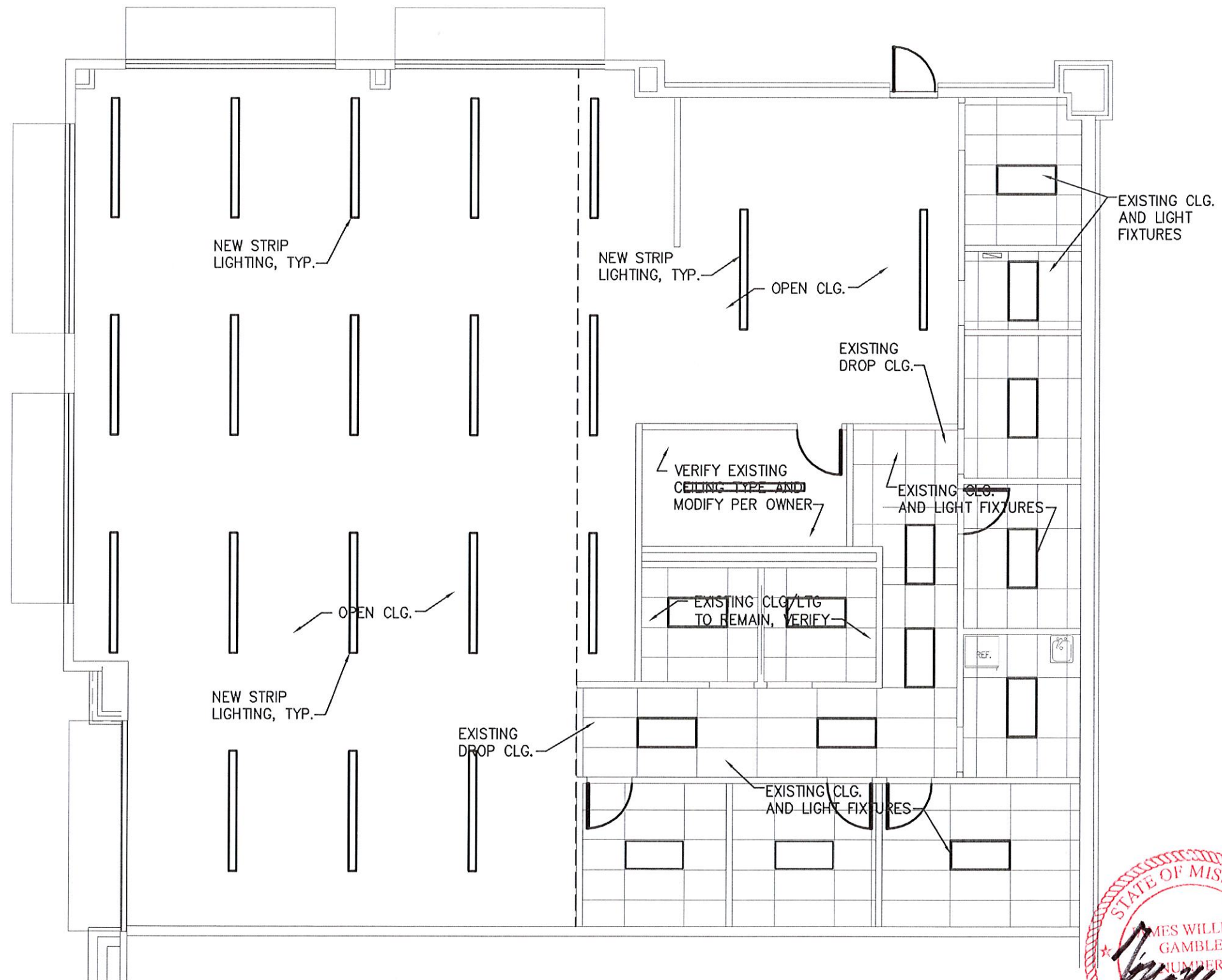


**Existing/Demo. Floor Plan**  
SCALE: 1/4" = 1'-0"

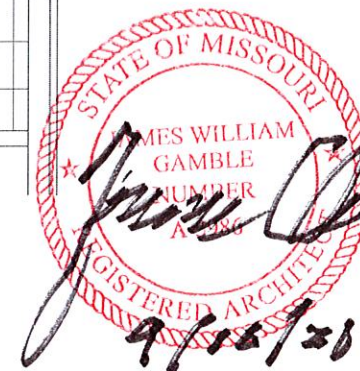








New Ceiling Plan  
SCALE: 1/4" = 1'-0"

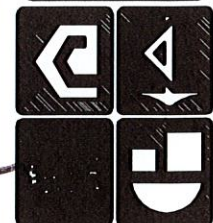


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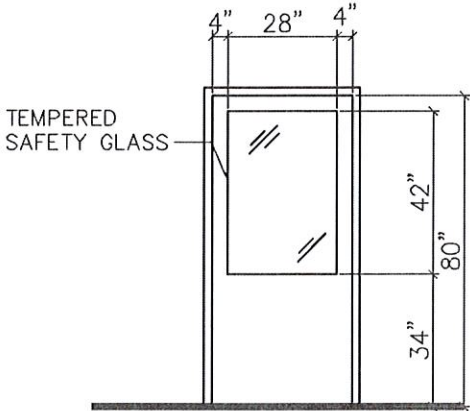
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**A-3**

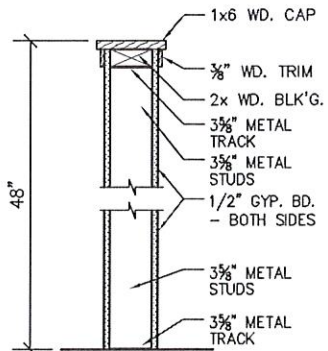


DOOR SCHEDULE		COMMENTS
A	3'-0" X 6'-8" X 1 3/8"	DOOR TO MATCH EXISTING STOREFRONT EXIT DOOR
B	3'-0" X 6'-8" X 1 3/8"	DOOR TO MATCH EXISTING INTERIOR DOORS W/ GLASS - SEE ELEVATION

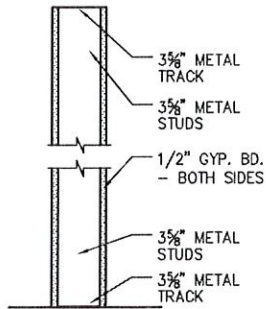
- CONTRACTOR TO PROVIDE ALL HARDWARE FOR DOORS REQUIRED BY ADA AND LOCAL CODES.
- ALL PANIC HARDWARE TO COMPLY W/ 2012 UBC STANDARD NO. 33-4
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE W/O THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE. EXIT DOORS SHALL NOT BE LOCKED, CHAINED, BARRED, LATCHED OR OTHERWISE RENDERED UNUSABLE. ALL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE W/O THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
- ALL HM FRAMES FOR INT. DOORS SHALL BE PREFINISHED TIMELY OR EQUAL.
- ALL DOORS WITHOUT CLOSERS TO HAVE DOOR STOPS INSTALLED



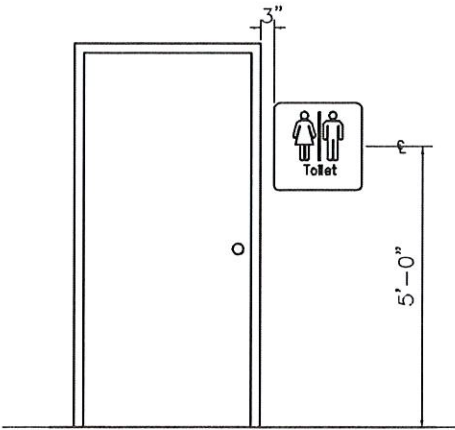
DOOR ELEVATION  
SCALE: 1/2" = 1'-0"



Half Ht. Wall Detail  
SCALE: 1 1/2" = 1'-0"



Full Ht. Wall Detail  
SCALE: 1 1/2" = 1'-0"

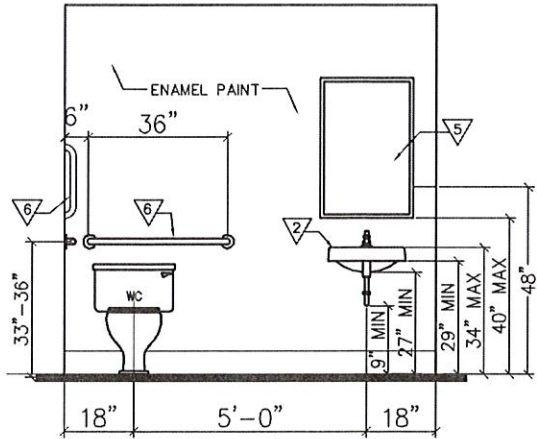
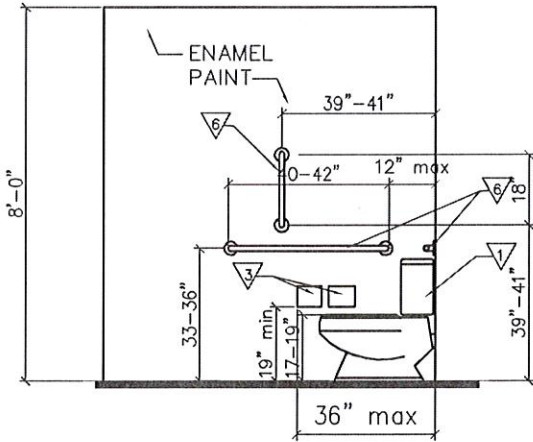
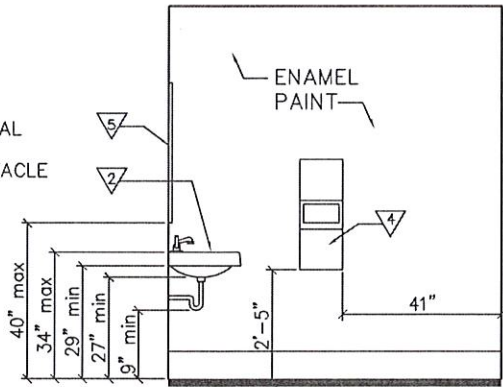


ADA Sign Mounting Detail  
SCALE: 1/2" = 1'-0"

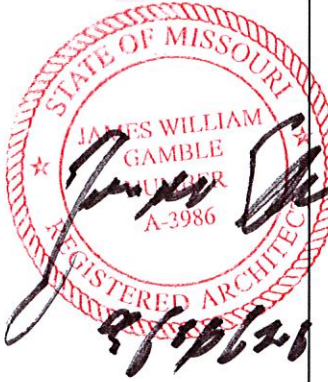
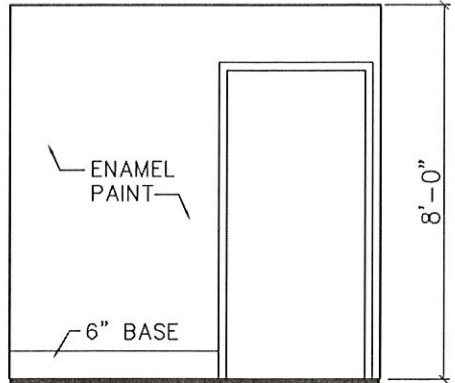
ROOM SCHEDULE							
RM#	ROOM NAME	FLOOR	WALLS	WALL FINISH	CEILING FINISH	COVE BASE	NOTES
100	RECEPTION	VINYL PLANK	1/2" GWB	PAINT	OPEN	4" VINYL	
101	WAITING	VINYL PLANK	1/2" GWB	PAINT	OPEN	4" VINYL	
102	STORAGE	CONCRETE	1/2" GWB	-	ACCOUSTICAL TILE	-	
103	MECH./STOR.	CONCRETE	1/2" GWB	-	ACCOUSTICAL TILE	-	
104	STORAGE	CONCRETE	1/2" GWB	-	ACCOUSTICAL TILE	-	
105	OFFICE	VINYL PLANK	1/2" GWB	PAINT	ACCOUSTICAL TILE	4" VINYL	
106	BREAK ROOM	VINYL PLANK	1/2" GWB	PAINT	ACCOUSTICAL TILE	4" VINYL	
107	CORRIDOR	VINYL PLANK	1/2" GWB	PAINT	ACCOUSTICAL TILE	4" VINYL	
108	CONFERENCE	CARPET	1/2" GWB	PAINT	ACCOUSTICAL TILE	4" VINYL	
109	OFFICE	CARPET	1/2" GWB	PAINT	ACCOUSTICAL TILE	4" VINYL	
110	OFFICE	CARPET	1/2" GWB	PAINT	ACCOUSTICAL TILE	4" VINYL	
111	CORRIDOR	VINYL PLANK	1/2" GWB	PAINT	ACCOUSTICAL TILE	4" VINYL	
112	WOMENS	UNOLEAM	1/2" GWB	ENAMEL PAINT	ACCOUSTICAL TILE	6" VINYL	SCRUBBABLE WALLS & CEILING
113	MENS	UNOLEAM	1/2" GWB	ENAMEL PAINT	ACCOUSTICAL TILE	6" VINYL	SCRUBBABLE WALLS & CEILING
114	PRIVATE TRAINING RM.	VINYL PLANK	1/2" GWB	PAINT	VERIFY, MODIFY PER OWNER	4" VINYL	
115	BREAK RM.	VINYL PLANK	1/2" GWB	PAINT	OPEN	4" VINYL	
116	TRAINING ROOM	CONCRETE	1/2" GWB	PAINT	OPEN	4" VINYL	

PLUMBING FIXTURE ACCESORIES

- 1 WATER CLOSET
- 2 LAVATORY
- 3 TISSUE/SANITARY NAPKIN DISPOSAL
- 4 TOWEL DISPENSER/WASTE RECEPTACLE
- 5 MIRROR
- 6 GRAB BAR



Toilet Elevations  
SCALE: 1/2" = 1'-0"



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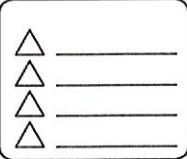
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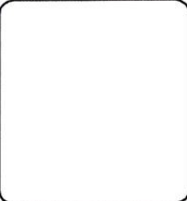
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









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LIGHT FIXTURE LEGEND

	COMBINATION EXIT / EMERGENCY LIGHT FIXTURE
	EMERGENCY LIGHT FIXTURE
	LIGHT FIXTURE; LED; RECESSED; 60 WATT EQUAL FLOOD LAMP; 120 VOLT
	PENDANT LIGHT; CHOSEN BY OWNER
	LIGHT FIXTURE; AS CHOSEN BY OWNER; 120 VOLT
	SCONCE LIGHT FIXTURE; AS CHOSEN BY OWNER; 120 VOLT
	WALL MOUNTED VANITY LIGHT; AS CHOSEN BY OWNER; 120 VOLT
	METAL HALIDE EXTERIOR FLOOD LIGHT
	CEILING FAN / LIGHT COMBO
	48" X 24" EXISTING SUSPENDED LED FIXTURE
	48" X 24" LAY-IN TROFFER FIXTURE

ELECTRICAL DEVICE LEGEND

	LIGHT SWITCH - 48\"/>
	THREE WAY LIGHT SWITCH - 48\"/>
	WALL MOUNTED \"GFCI\" DUPLEX RECEPTACLE WP - WEATHERPROOF - 16\"/>
	WALL MOUNTED RECEPTACLE 1 PHASE; 240 VOLT
	EXHAUST FAN

LOW VOLTAGE ELECTRICAL DEVICE LEGEND

	CAT5 TELEPHONE JACK
	RG-6a CABLE TV
	SECURITY ALARM PANEL LOCATION
	ANNUNCIATOR / KEYPAD LOCATION
	SMOKE DETECTOR
	HEAT DETECTOR
	DOOR CONTACT
	CARBON MONOXIDE DETECTOR
	THERMOSTAT

Existing structure throughout smoke alarms & CO detectors shall be installed  
Smoke alarms shall be interconnected in such a manner that when one initiates they shall all sound. They shall be mounted as follows; one within each sleeping room, one on approach to sleeping rooms, one on each level of structure and installed per manufactures listing, maintain 3' from bathroom doors, return or supply air vents and 3' from fan blade tips. Note UL listed wireless system may be utilized.

GENERAL ELECTRICAL NOTES:

1. ELECTRICAL LIGHT WIRE IS AT LEAST 14 AWG AND POWER WIRE SHALL NOT BE SMALLER THAN #12 AWG
2. ALL CONDUITS SHALL BE SIZED IN ACCORDANCE WITH THE LATEST N.E.C. TABLES. MINIMUM CONDUITS SIZES SHALL BE 3/4\"/>
3. ALL EXPOSED POWER WIRING SHALL BE IN RACEWAYS OR EMT CONDUIT.
4. ROMEX MAY BE USED IN AREAS WHERE WIRING IS NOT EXPOSED.
5. ELECTRICAL CONTRACTOR SHALL FURNISH, INTALL AND CONNECT, FOR WORK DESIGNATED AS HIS RESPONSIBILTY. ALL WIRE, WIREWAY, CONDUIT, CONNECTORS, OUTLETS, ETC. NECESSARY TO ACHIVE A COMPLETE ELECTRICAL INSTALLATION. WHERE AN ELECTRICAL DEVICE IS REQUIRED BY CODE BUT NOT SHOWN, IT SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR AS THOUGH FULLY SHOWN AND SPECIFIED.
6. ELECTRICAL CONTRACTOR 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.
7. ALL CONDUIT, JUNCTION BOXES, ETC. ABOVE CEILINGS SHALL BE SUPPORTED FROM STRUCTURE.
8. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND PERFORM ALL WORK AND SERVICES NECESSARY FOR OR INCIDENTAL TO THE FURNISHING AND INSTALLATION, COMPLETE, OF ALL WIRING MATERIALS AND METHODS AS SHOWN ON THE DRAWING AND AS SPECIFIED IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT DOCUMENTS, AND COMPLETELY COORDINATE WITH WORK OF ALL OTHER TRADES.
9. ALTHOUGH SUCH WORK IS NOT SPECIFICALLY SHOWN OR SPECIFIED, FURNISH AND INSTALL ALL SUPPLEMENTARY OR MISCELLANEOUS ITEMS, APPURTENANCES, AND DEVICES INCIDENTAL TO OR NECESSARY FOR A SOUND, SECURE, AND COMPLETE INSTALLATION.
10. ALL LIGHTING AND POWER WIRING #10 A.W.G AND SMALLER SHALL BE SOLID.
11. INSTALL ALL ELECTRICAL SYSTEMS IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE & CITY BUILDING CODES.

ELECTRICAL PLAN NOTES:

- INSTALL RECEPTACLE ABOVE COUNTERTOP AT 42\"/>
- INSTALL RECEPTACLE OR DISCONNECT SWITCH AS REQUIRED FOR DISHWASHER
- INSTALL SWITCHED RECEPTACLE & SWITCH ON WALL FOR DISPOSAL





B. BUILDING CODE

B.1. The design and construction shall conform to the 2018 International Residential Code

D. DESIGN LOADS

D.1. Dead Loads

D.1.a. Roof:	10 psf
D.1.b. Vaulted Roof:	15 psf
D.1.c. Ceilings:	10 psf
D.1.d. Floors:	12 psf
D.1.g. Walls:	12 psf

D.2. Live Loads

D.2.a. Roof:	20 psf
D.2.c. Uninhabitable Attics:	10 psf
D.2.d. Floors:	40 psf
D.2.e. Sleeping Rooms:	40 psf

D.3. Wind Loads

D.3.a. Basic Wind Speed:	90 mph
D.3.b. Building Category:	II
D.3.c. Exposure Class:	B
D.3.d. C+C Force:	30 psf

D.4. Snow Load:

D.4. Snow Load:	20 psf
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D.5. Seismic Design Category:

D.5. Seismic Design Category:	A
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F. FOUNDATIONS

F.1. All shallow foundations have been

designed to bear on undisturbed soil or engineered fill for a net allowable bearing pressure of 2000 psf.

F.2. All slabs-on-grade to be minimum 4" thick with 6

mil vapor retarder w/ taped joints and 4" crushed rock drainage fill.

F.3. Basement walls have been designed assuming

a restrained equivalent fluid pressure of 45 psf, with a drained, non-hydrostatic condition existing behind the wall.

F.4. All structural concrete utilized for the purpose of

retaining soil shall attain full design strength prior to any backfill being placed against the concrete.

F.5. Side forms for trenched foundations are not required.

F.6. Bar supports for shallow foundations may be bricks, masonry, or wire chairs.

F.7. All construction dewatering is the responsibility of the contractor.

F.8. Foundation construction on frozen ground is not allowed.

F.9. Earth beneath all flatwork shall be compacted to 95% proctor density, compacted in 6" layers.

F.10. The bottom of footings exposed to weather shall extend a minimum of 36" below finished grade.

F.11. All foundations shall be damp-proofed at basement walls.

F.12. Minimum 4" perforated drain pipe around all basement walls with geotextile drainsock and damp proofing at basement walls.

C. CONCRETE

C.1. All concrete and reinforcing details shall conform to ACI 318 and CRSI "Manual of Standard Practice," current edition.

C.2. All concrete shall have a minimum 28 day compressive strength of 4000 psi w/ air entrainment. Unless otherwise noted

C.3. Portland Cement Type I or II conforming to ASTM C150.

C.4. All concrete exposed to weather or soil shall be air-entrained to 6% +/-1%.

C.5. Maximum 0.48 water/cement ratio.

C.6. Concrete reinforcing steel shall comply with ASTM A615, Grade 40.

C.7. Lap splices and development lengths in reinforcement shall be 48 bar diameters minimum, UNO.

C.8. All slabs-on-grade to be reinforced with minimum 6x6 W1.4xW1.4 welded wire reinforcing (WWR) conforming to ASTM A185 and centered in slab unless otherwise noted. WWR shall be vertically centered in the slab using chairs - pulling reinforcing up during concrete placement is not allowed.

C.9. Minimum concrete cover shall be 3" for concrete exposed to earth, and 1-1/2" for all other locations.

C.10. All openings in slabs, walls, foundations etc. shall have an additional (2) #4 bars on each side, in each corner of the opening and each face of the member. Extend reinforcing 2'-6" beyond edge of opening.

C.11. Concrete control joints shall be installed in slabs on grade with a maximum spacing of 15'-0" on center.

C.12. Exposed flatwork concrete shall be cured using a curing compound of the liquid membrane type, conforming to ASTM C309. Follow all manufacturer's installation recommendations.

C.13. Exterior concrete slabs shall be broom-finished UNO.

W. WOOD

W.1. Dimensional wood framing to be Douglas-Fir Larch No 2.

W.2. All wood in contact with concrete or masonry, or exposed to weather shall be exterior preservative pressure treated.

W.3. All LVL material to be E2.0, Fb=3100 psi.

W.4. Wood sheathing panels to be APA rated to conform to APA PRP 210-14.

W.5. Built-up wood members (headers and jack studs, etc) are to be glued and screwed together to act as one solid piece.

W.6. Stagger panel ends of plywood decking.

W.7. n/a

W.8. Ends of wood joists shall not have less than 2" of end bearing on supports.

W.9. Joists at supports shall be supported laterally at the ends by full-depth solid blocking not less than 2" nominal thickness or by attachment to a header, band or rim joist or to an adjoining stud.

W.10. Unmarked wood headers over openings to be minimum (2) 2x8.

W.11. All wood headers to bear on a minimum of (2) 2x4 jack studs.

W.12. All wood framing to be stacked where possible.

W.13. All exterior exposed metal fasteners and connectors to be galvanized UNO.

W.14. All nails called out to be common nails UNO.

W.15. All vertical joints of panel sheathing shall occur over, and be fastened to, common studs. Horizontal joints of all panel sheathing shall occur over, and be fastened to common blocking of a minimum 1-1/2" thickness.

W.16. All exterior wood walls to be 2x6 @16" oc framing UNO.

W.17. Gang nailed truss design by others with separate permit.

UNO - Unless Otherwise Noted

M. MISCELLANEOUS

M.1. Site observations performed by the Architect of Record shall not be considered inspections and in no way relieves the Contractor of any requirements set forth in the Contract Documents.

M.2. Stability of the structure during construction, including temporary shoring of load bearing and non-load bearing construction, is the responsibility of the contractor.

M.3. The Architect of Record is not responsible for minor architectural damage (such as cracks in finishes, sticking doors and windows, etc.) due to minor settlements caused by additions and renovations to existing structures.

M.4. The Architect of Record is not responsible for construction means and methods, procedures, techniques, construction costs and sequencing.

M.5. All existing field and building conditions shall be verified by the Contractor prior to the start of construction. The Architect of Record shall be notified of any discrepancies with the Contract Documents prior to the start of construction.

WOOD FASTENING SCHEDULE

CONNECTION	NAILS	LOCATION
Blocking between joists or rafters to top plate	3-8d (2-1/2" long)	toe nail
Ceiling joists to plate	3-8d (2-1/2" long)	toe nail
Collar tie to rafter	3-10d (3" long)	face nail
Rafter or roof truss to plate	3-10d (3" long)	toe nail
Roof rafters to ridge, valley or hip rafters	4-16d (3-1/2" long) 3-16d (3-1/2" long)	toe nail face nail
Built-up studs	10d at 24" (3" long)	face nail
Abutting studs at intersecting wall corners	16d at 12" (3-1/2" long)	face nail
Built-up header	16d at 16" along each edge (3-1/2" long)	face nail
Double top plates	10d at 24" (3" long)	face nail
Double top plates min 24" offset lap joint	8-16d (3-1/2" long)	face nail
Sole plate to joist or blocking	3-16d (3-1/2" long)	face nail
Stud to sole plate	3-8d (2-1/2" long)	toe nail
Top or sole plate to stud	2-16d (3-1/2" long)	end nail
Top plates, laps at corners and intersections	2-10d (3" long)	face nail
Joist to sill or girder	3-8d (2-1/2" long)	toe nail
Rim joist to top plate	8d at 6" (2-1/2" long)	toe nail
Rim joist or blocking to sill plate	8d at 6" (2-1/2" long)	toe nail
Ledger strip supporting joists or rafters	3-16d (3-1/2" long)	at each joist or rafter

U Values

Exterior doors—Tempered Glass U=0.30  
Exterior Fiberglass Insulated Doors U=0.21  
Exterior Insulated Garage Doors U=0.27  
Exterior Double Pan Windows (Low E, Argon Gas) R=0.27



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Karate Studio  
821 S.W. Lemans Ln.  
Lee's Summit, Missouri 64082  
For: Dr Vccral Bhoot  
Phone: 816-721-4968

THE GAMBLE CO., INC.  
Mo. License Identification Number A-3986  
3500 S. Mize Ridge Ct.  
Independence, Missouri 64057  
Phone: (816) 809-8748  
Email: 100jwg@gmail.com



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Construction

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