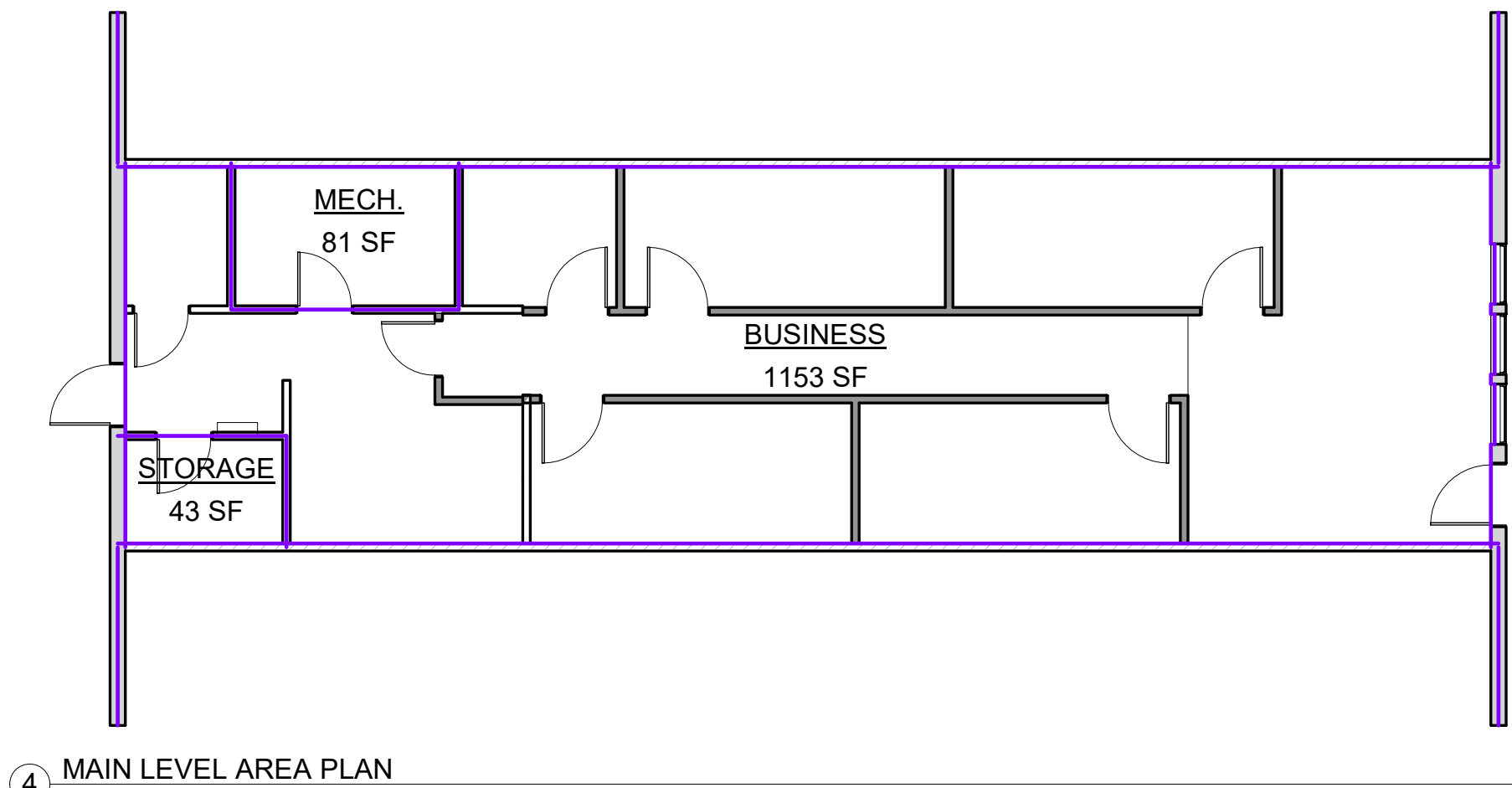


GENERAL DESCRIPTION	
PROJECT LOCATION: 813 NE RICE ROAD LEE'S SUMMIT, MISSOURI 64086	
ENGINEERING AND DESIGN FIRM: EVERSTEAD 3741 NE TROON DRIVE, STE. 200 LEE'S SUMMIT, MISSOURI 64064	
APPLICABLE CODES: 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL FIRE CODE 2017 NATIONAL ELECTRICAL CODE ICC/ANSI A117.1-2009, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	
CODE INFORMATION	
BUILDING/PROJECT USE CONSTRUCTION TYPE OCCUPANCY CLASSIFICATION	BUSINESS TYPE V B BUSINESS GROUP B
BASE ALLOWABLE AREA B	9,000 SQ FT - NON SPRINKLER
BUILDING AREA	1277 SQ FT
CEILING HEIGHT NOTES: (IBC 1207)	
1. ALL MEANS OF EGRESS TO HAVE A MINIMUM CEILING HEIGHT OF 7'-6" AFF., NOR SHALL HAVE ANY PROJECTION FROM THE CEILING BE LESS THAN 6'-8" A.F.F. 2. OCCUPIED SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" A.F.F. 3. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" A.F.F.	
GENERAL EXITING REQUIREMENTS	
EXIT TRAVEL DISTANCE DEAD END CORRIDOR COMMON PATH OF TRAVEL MIN. CORRIDOR WIDTH	200 FEET 20 FEET 20 FEET OR 75 FEET IF OCC. < 50 44", OR 36" IF OCC. < 50
OCCUPANT LOAD	
BUSINESS STORAGE/MECH	7 OCC 1093 SF / 150 SF/ OCC 0 OCC 118 / 300SF / OCC 7 TOTAL OCCUPANTS
MAIN LEVEL TOTAL OCCUPANTS = 7	
PLUMBING FIXTURE REQUIREMENTS	
PLUMBING FIXTURES REQUIRED 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	
WATER CLOSETS: WATER CLOSETS: LAVATORIES:	= 1 REQUIRED = 2 PROVIDED - 1 ADA COMPLIANT = 1 REQUIRED = 2 PROVIDED



④ MAIN LEVEL AREA PLAN
1/8" = 1'-0"



Digitally signed by Brian Hansen



CERTIFICATE OF AUTHORITY #: 2014007301

EVERSTEAD
3741 NE TROON DR, SUITE 200
LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

TRUE POINT CONSTRUCTION

TENANT FINISH
813 NE RICE ROAD
LEE'S SUMMIT, MISSOURI 64086

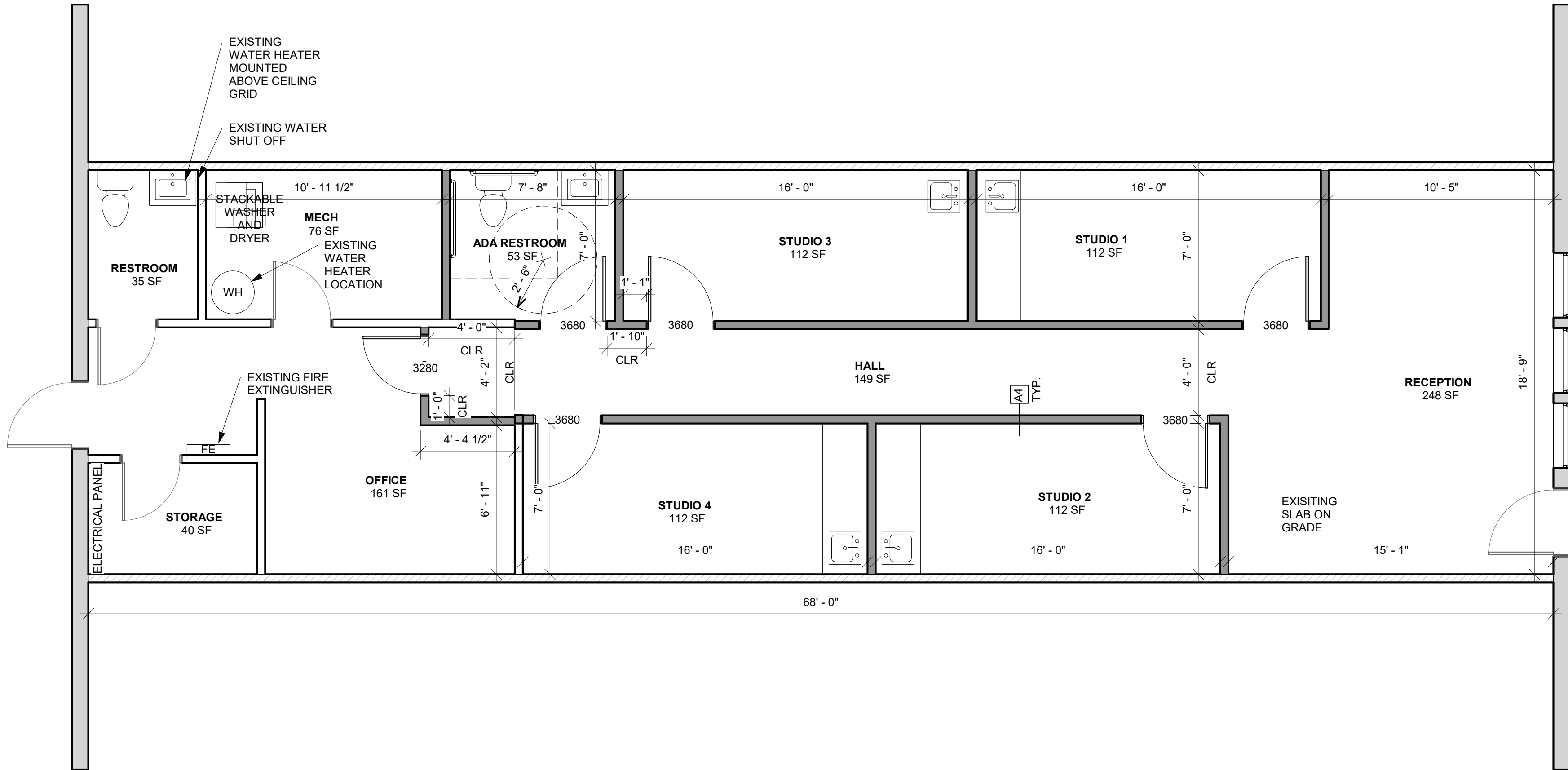
REVISIONS

COVER

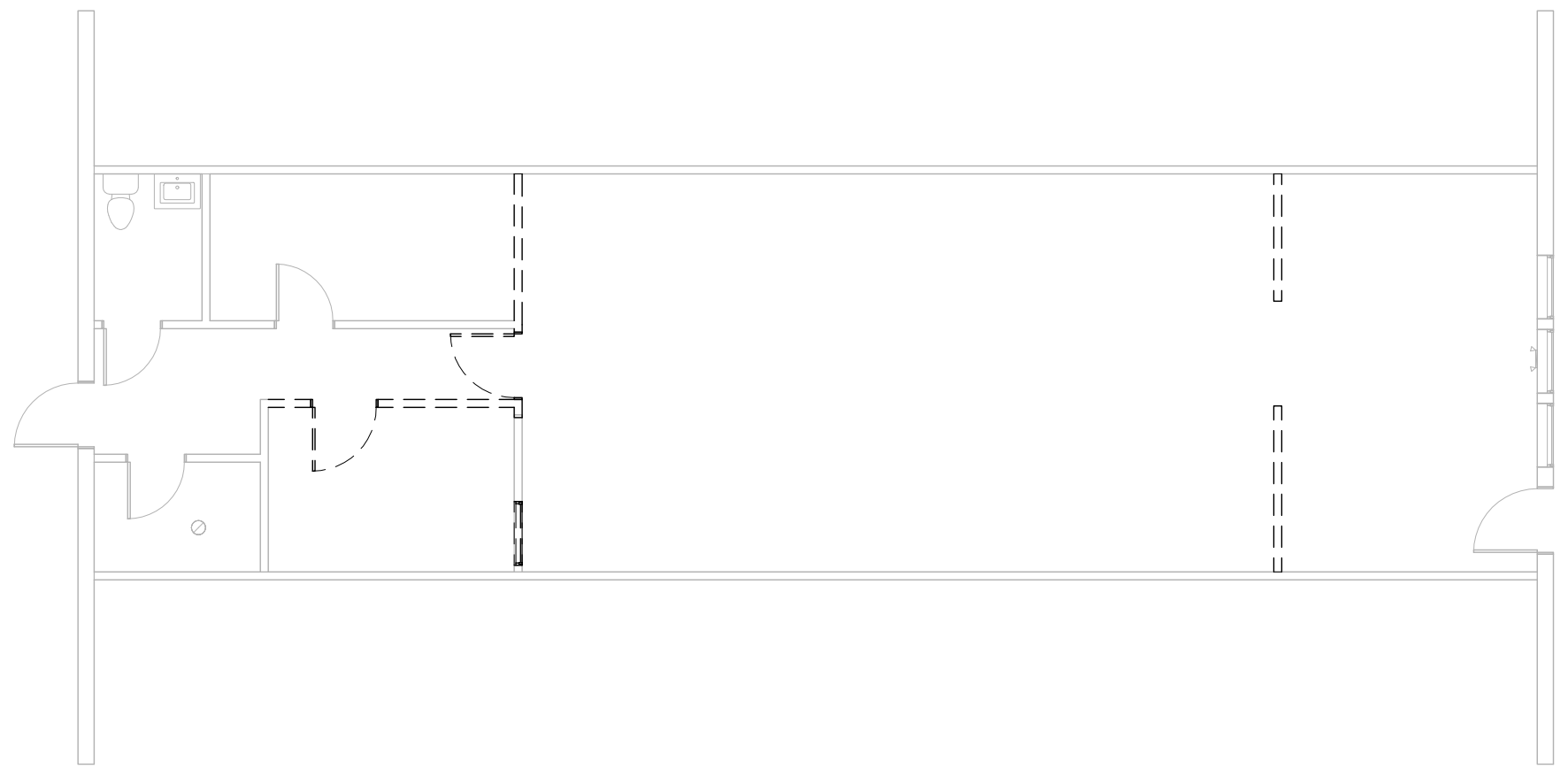
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- LIGHT GAUGE FRAMING NOTES:
1. NONSTRUCTURAL PRODUCTS SHALL MEET THE FOLLOWING MINIMUM CRITERIA:
 - A. ASTM A1003 STRUCTURAL GRADE 50 TYPE H (ST50H), ASTM A1003 STRUCTURAL GRADE 33 TYPE H (ST33H), ASTM A653 SS GRADE 33, ASTM A653 SS GRADE 50 CLASS 1, OR ASTM A1003 NONSTRUCTURAL GRADE 33 (NS33).
 - B. MIN. METALLIC COATING DESIGNATION OF G40 FOR INTERIOR NONLOAD-BEARING WALL APPLICATIONS
 - C. STUDS AND JOISTS TO HAVE THE FOLLOWING MINIMUM PROPERTIES:
 - a. DEPTH: AS NOTED ON DRAWINGS
 - b. FLANGE: 1 1/4"
 - c. GAUGE/MIL: AS REQUIRED BY STEEL STUD MANUFACTURERS 2015 PRODUCT TECHNICAL GUIDE TABLES
 - d. MIN. YIELD STRENGTH: 33 KSI UP TO 18 GA., 16 GA AND THICKER 50 KSI.
 - D. ALL LIGHT GAUGE FRAMING SHALL BE INSTALLED w/ BRIDGING, STIFFENERS, ETC. AS REQUIRED BY MANUFACTURER.
 - E. USE STUDS AND TRACKS OF MATCHING GAUGE
 - F. USE DEFLECTION TRACKS AT TOPS OF PARTITION WALLS TO ALLOW MOVEMENT OF STRUCTURE.
 - G. ALL LIGHT GAUGE STEEL FRAMING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH 2018 IBC, ICC-ES ESR3064P, AND THE STEEL STUD MANUFACTURERS (SSMA) 2015 PRODUCT TECHNICAL GUIDE.



① PLAN VIEW - MAIN LEVEL
1/4" = 1'-0"



② DEMO MAIN LEVEL
1/8" = 1'-0"

WALL LEGEND	
	DEMO WALL
	EXISTING EXTERIOR WALL
	EXISTING INTERIOR PARTITION
	NEW 3 5/8" METAL STUD PARTITION. SEE WALL DETAIL A4/A900
	EXISTING DEMISING WALL

- CONSTRUCTION NOTES**
1. ALL INTERIOR WALL DIMENSIONS ARE MEASURED TO THE FINISHED FACE OF WALL U.N.O.
 2. ALL EXTERIOR WALL DIMENSIONS ARE MEASURED TO THE FINISHED FACE OF THE EXTERIOR WALL U.N.O.
 3. NEW DOORS AND WINDOWS ARE TAGGED IN INCHES
 4. EXISTING DOORS AND WINDOWS ARE NOT TAGGED.
 5. ALL CRITICAL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.



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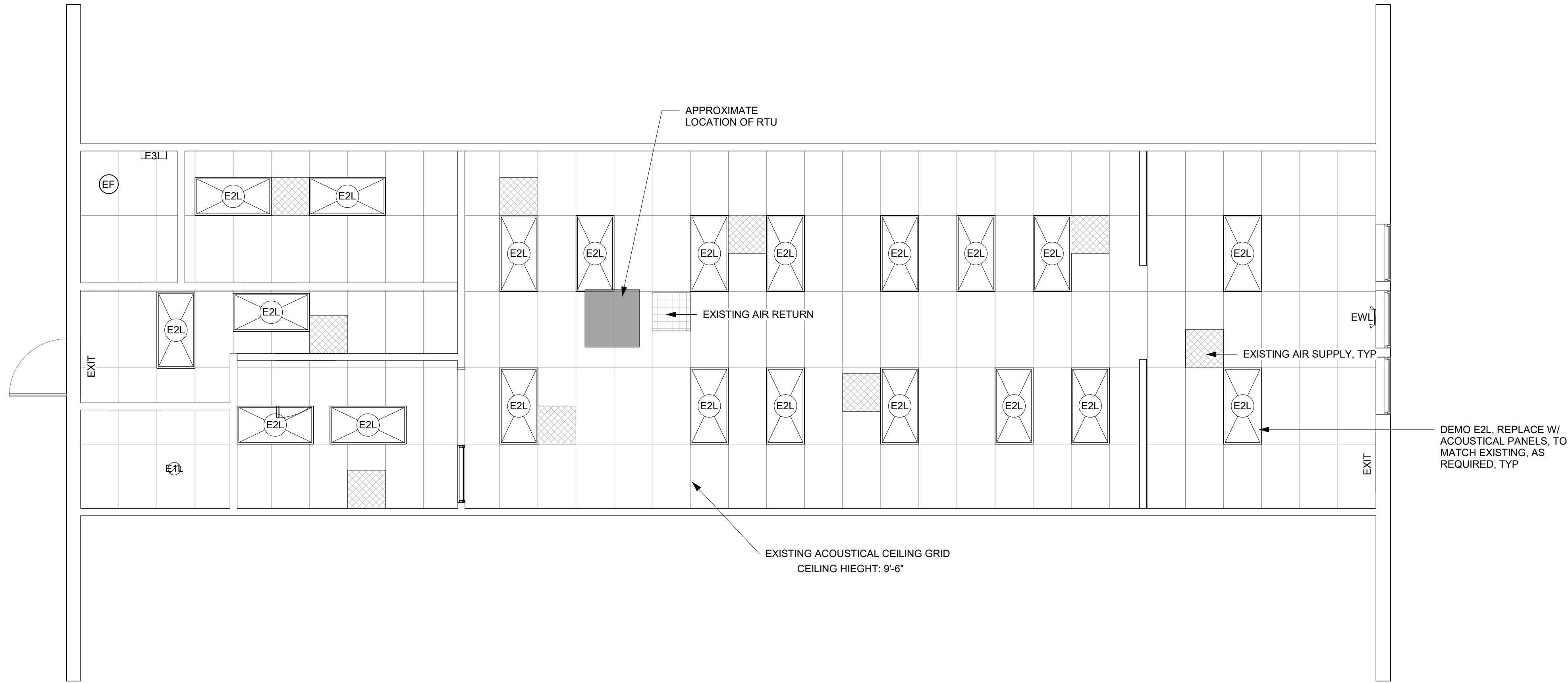
TENANT FINISH
813 NE RICE ROAD
LEE'S SUMMIT, MISSOURI 64086

REVISIONS

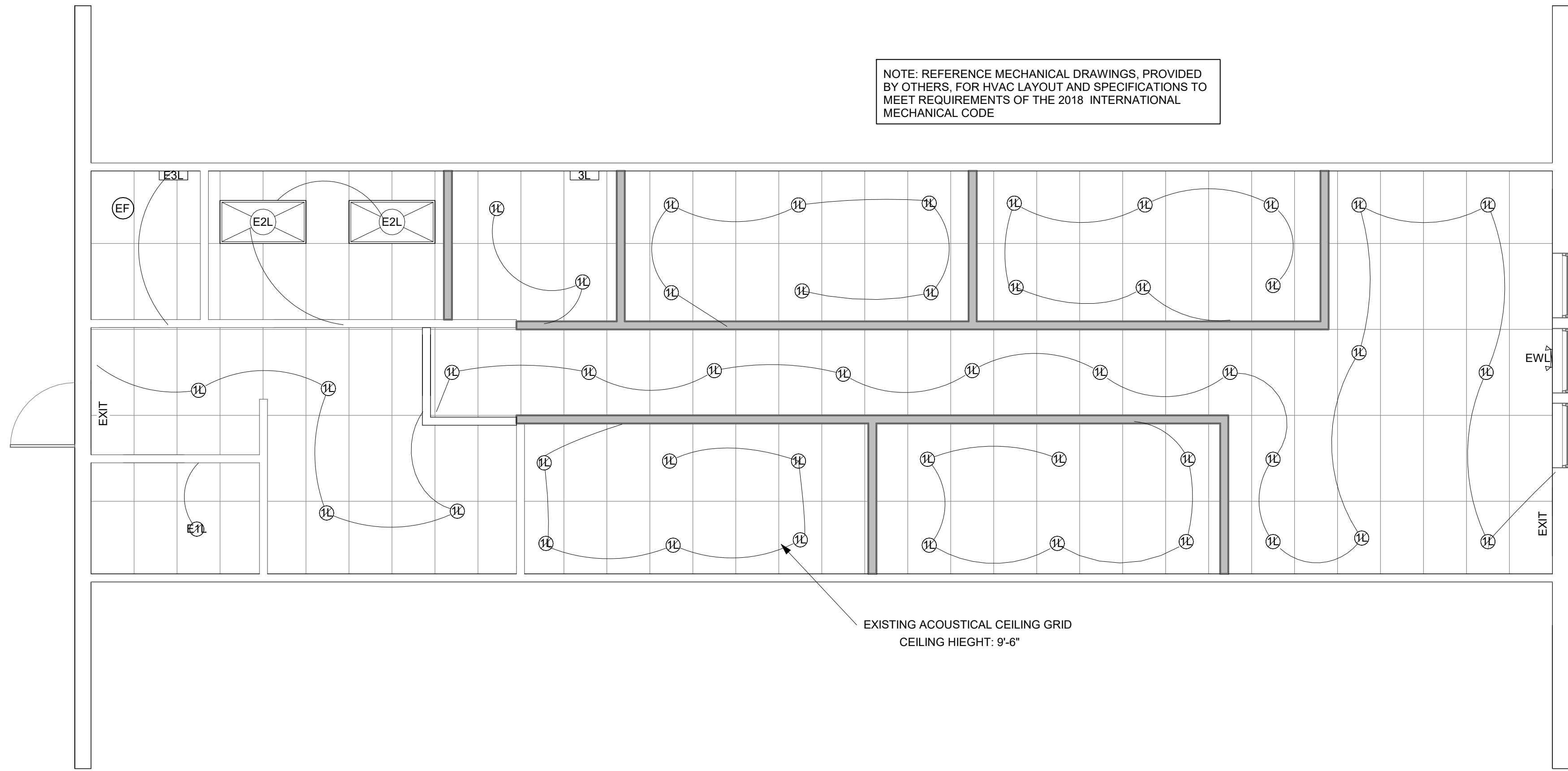
MAIN LEVEL PLAN

G200

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








1 EXISTING REFLECTED CEILING PLAN
1/4" = 1'-0"



2 NEW REFLECTED CEILING PLAN
1/4" = 1'-0"

- REFLECTED CEILING PLAN NOTES**
1. PATCH AND REPAIR CEILING GRID AS NECESSARY.
 2. PATCH AND REPAIR CEILING TILE AS NECESSARY.
 3. CEILING GRID TO BE INSTALLED IN CONTINUOUS PATTERN.
 4. EXISTING EMERGENCY LIGHTING SHOWN ON PLAN. COMPLETE EMERGENCY PLAN LIGHTING TO BE PROVIDED BY CONTRACTOR.

LIGHTING LEGEND					
	1L	RECESSED LIGHTING		E2L	EXISTING 2x4 PARABOLIC TROFFER
	3L	NEW WALL MOUNT SCONCE		E3L	EXISTING WALL MOUNTED SCONCE
	E1L	EXISTING RECESSED LIGHTING		EXIT	EXISTING CEILING MOUNTED EXIT SIGNS
	EWL	EXISTING EMERGENCY WALL LIGHT			CEILING EXHAUST FAN



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REFLECTED
CEILING

G201

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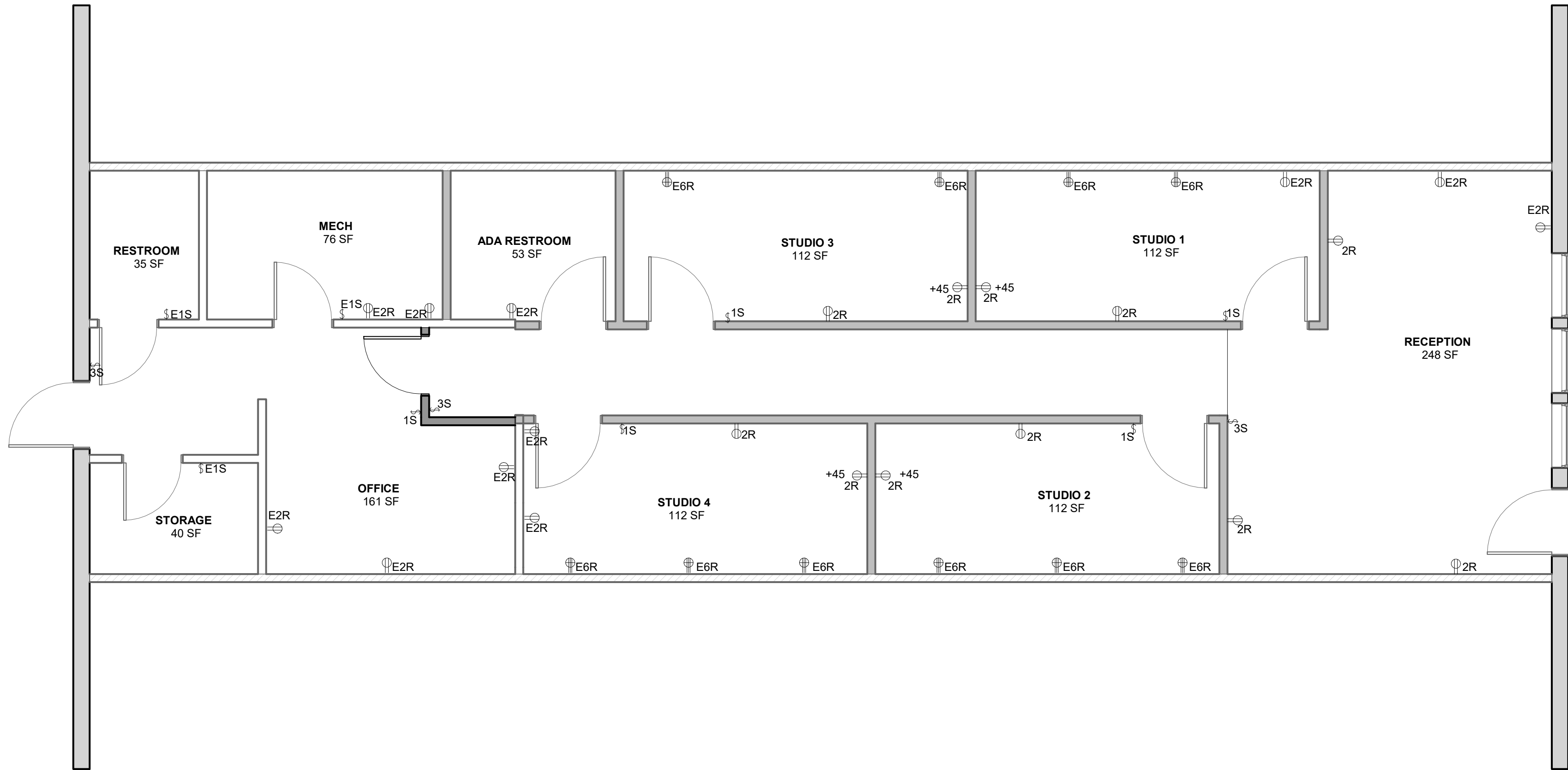


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1 PLAN VIEW ELECTRICAL LAYOUT
1/4" = 1'-0"

ELECTRICAL LEGEND	
1S	NEW 1 WAY LIGHT SWITCH
3S	NEW 3 WAY LIGHT SWITCH
E1S	EXISTING 1 WAY LIGHT SWITCH
E2R	NEW DUPLEX RECEPTACLE
E2R	EXISTING DUPLEX RECEPTACLE
E6R	EXISTING SIXPLEX RECEPTACLE

- ELECTRICAL PLAN NOTES**
- GANG SWITCHES WHERE PRACTICAL.
 - PROVIDE MOTION DETECTOR SWITCHES PER CODE.
 - ALL ELECTRICAL MUST BE INSTALLED IN ACCORDANCE WITH 2018 IEC.
 - ALL ELECTRICAL MUST BE INSTALLED BY A LICENSED ELECTRICIAN.

ELECTRICAL
LAYOUT

G202

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GENERAL NOTES

- THE GENERAL SCOPE OF WORK INCLUDES THE INTERIOR REMODEL OF THE MAIN LEVEL OF AN EXISTING OFFICE BUILDING. REMODEL WORK IS ANTICIPATED TO INCLUDE, BUT NOT LIMITED TO:
A. DEMOLITION OF EXISTING NONLOAD-BEARING WALLS, DOORS, INTERIOR FINISHES, MECHANICAL (SUPPLY/RETURN DUCTS AND VENTS), AND ELECTRICAL (LIGHTING, RECEPTACLES, CONDUCTORS, ETC.).
B. CONSTRUCTION OF INTERIOR PARTITION WALLS.
C. CONSTRUCTION OF NEW RESTROOM FACILITIES.
D. INSTALLATION OF NEW INTERIOR FINISHES AND FURNISHINGS.
E. INSTALLATION OF NEW ELECTRICAL COMPONENTS AS INDICATED ON THE PLANS.
F. INSTALLATION OF NEW MECHANICAL PER MECHANICAL DRAWINGS BY OTHERS.
2. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE 2018 INTERNATIONAL BUILDING CODE, AS ADOPTED BY THE CITY OF LEE'S SUMMIT, MISSOURI, ORDINANCE #8536.
3. NO STRUCTURAL COMPONENTS OF THE EXISTING BUILDING ARE ANTICIPATED TO BE REMOVED AND/OR MODIFIED AS A PORTION OF THIS REMODEL PROJECT. CONTRACTOR SHALL NOT REMOVE, CHANGE, OR MODIFY ANY LOAD BEARING MEMBER (WALL, BEAM, JOIST, COLUMN, ETC.) WITHOUT CONSULTING THE OWNER AND WRITTEN PLAN FROM THE ENGINEER.

FIRE & LIFE SAFETY

- CONTRACTOR SHALL ENSURE THAT ALL EXISTING EMERGENCY WALL LIGHTING IS OPERATIONAL. ANY NON-OPERATIONAL EMERGENCY LIGHT FIXTURES MUST BE REPLACED WITH AN EQUAL OR BETTER FIXTURE.
- ANY EXISTING EMERGENCY WALL LIGHTING MOUNTED TO AN EXISTING WALL, SCHEDULED FOR DEMOLITION, MUST BE REMOVED, AND RELOCATED TO A POINT THAT PROVIDES THE SAME OR BETTER ILLUMINATION OF THE EGRESS PATH.
- CONTRACTOR TO PROVIDE A-B-C DRY CHEMICAL PORTABLE FIRE EXTINGUISHERS, AS REQUIRED BY CODE.

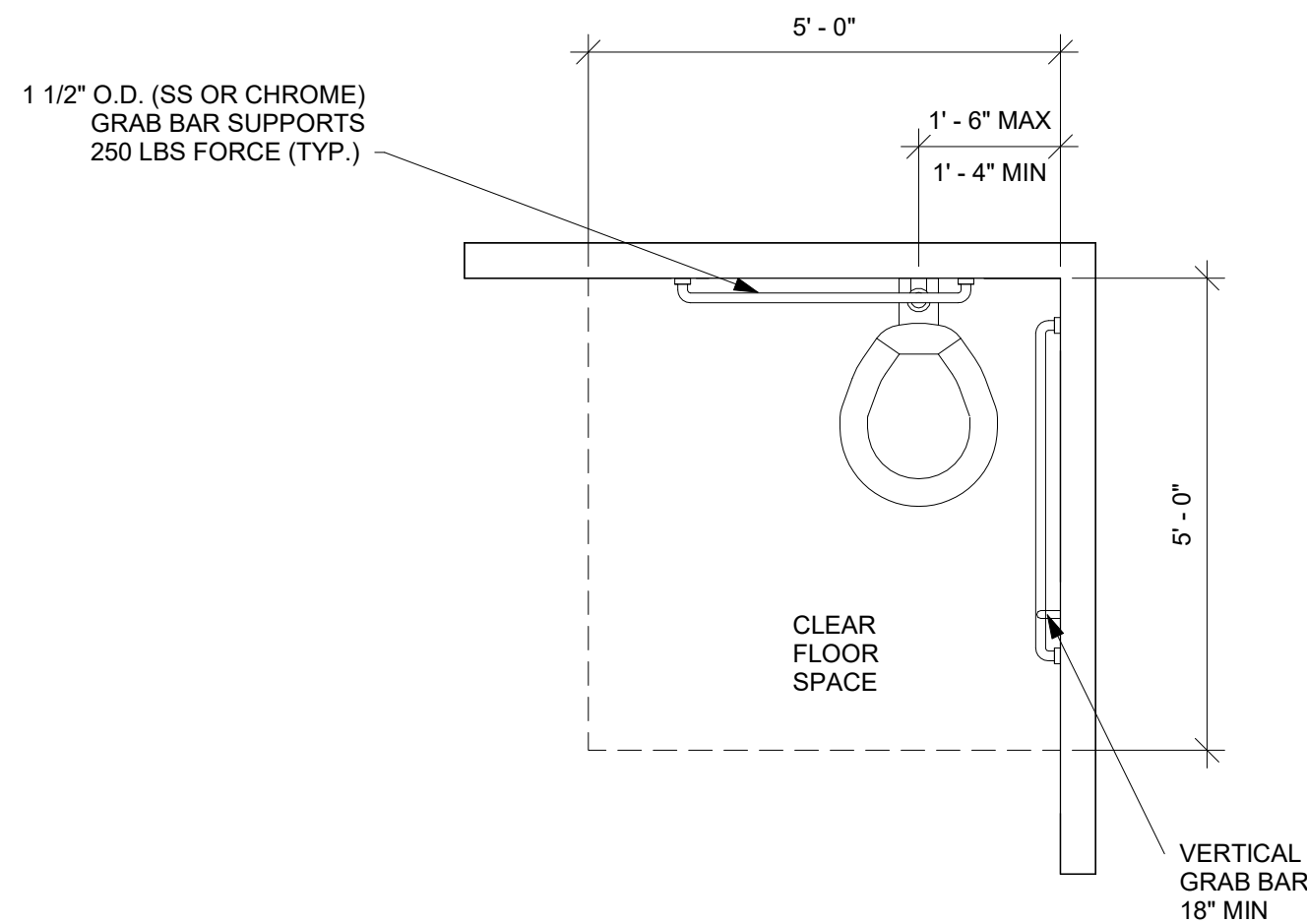
PLUMBING

- ALL NEW PLUMBING MUST BE INSTALLED TO MEET THE 2018 INTERNATIONAL PLUMBING CODE.
- PROVIDE A 2" VENT FOR SANITARY SEWER DRAINAGE. TRANSITION VENT TO 4" AT ROOF PENETRATION.
- INSTALL A CLEAN OUT AT THE BEGINNING OF EACH DRAINAGE RUN.
- PROVIDE THE FOLLOWING MINIMUM DRAIN SIZES FOR EACH FIXTURE. INCREASE THE SIZE OF DRAINPIPE AT EACH CONNECTION, AS REQUIRED TO MEET THE 2018 IPC.

Plumbing Fixture	Drain (Inch) ¹
Lavatory	1.25
Sink	1.5
Dishwasher ²	1.5
Water Closet	4
Urinal	2
Floor Drain	2
Shower	2

¹ Trap to match drain diameter unless integrated in fixture

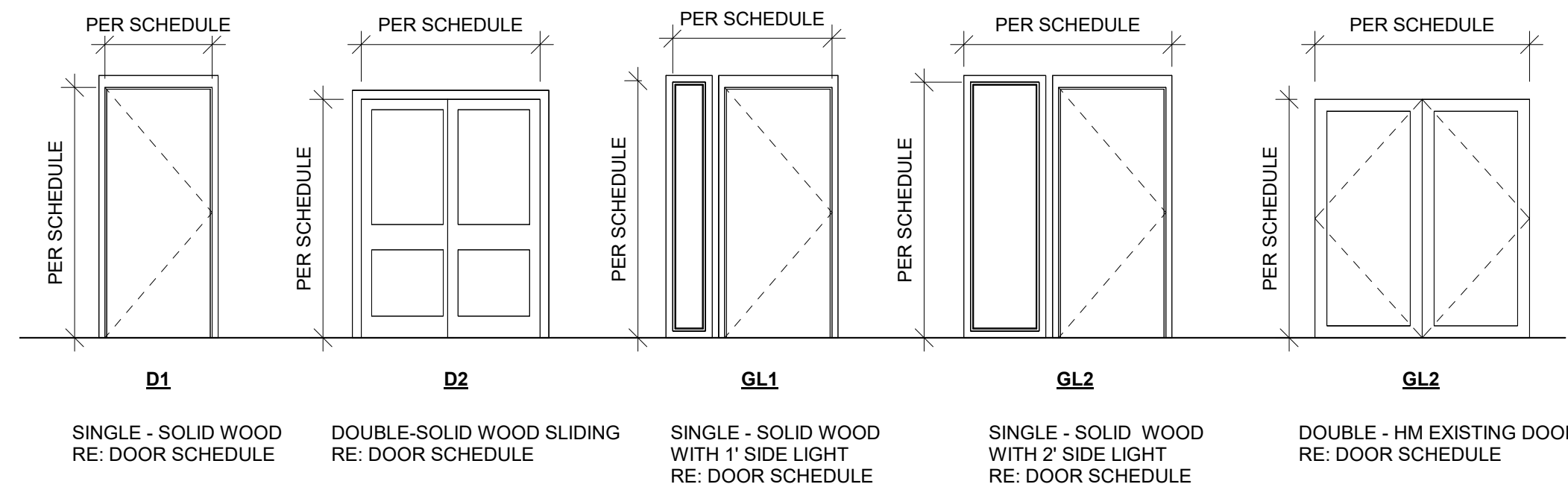
² Dishwasher discharge can be integrated into sink drain upstream of trap.



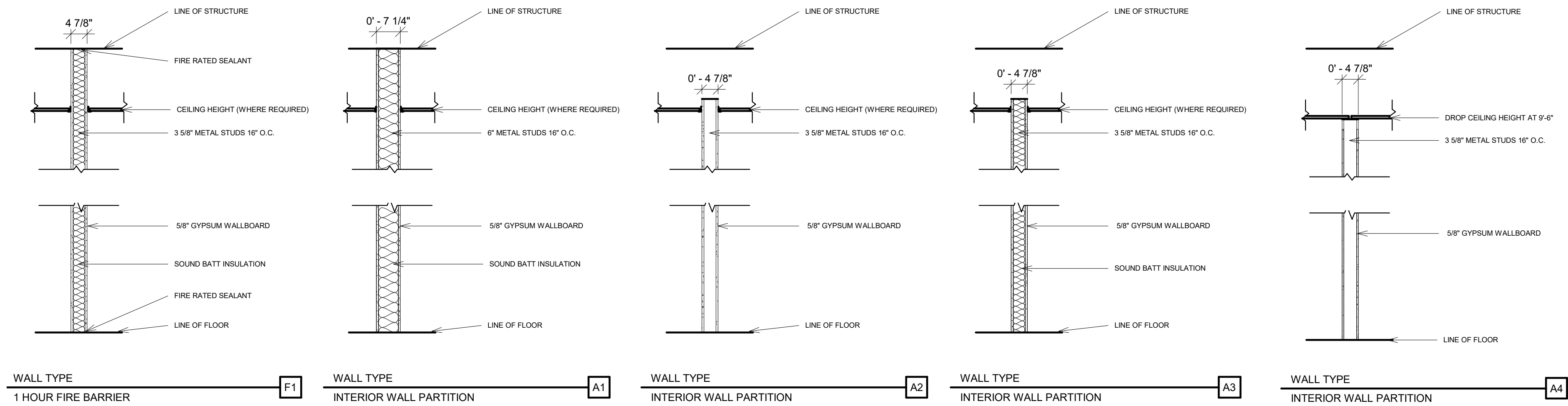
1 ACCESSIBLE CLEAR FLOOR SPACE
1/2" = 1'-0"

DOOR SCHEDULE					
	DOOR NO.	ROOM NAME	WIDT H	HEIG HT	TY PE

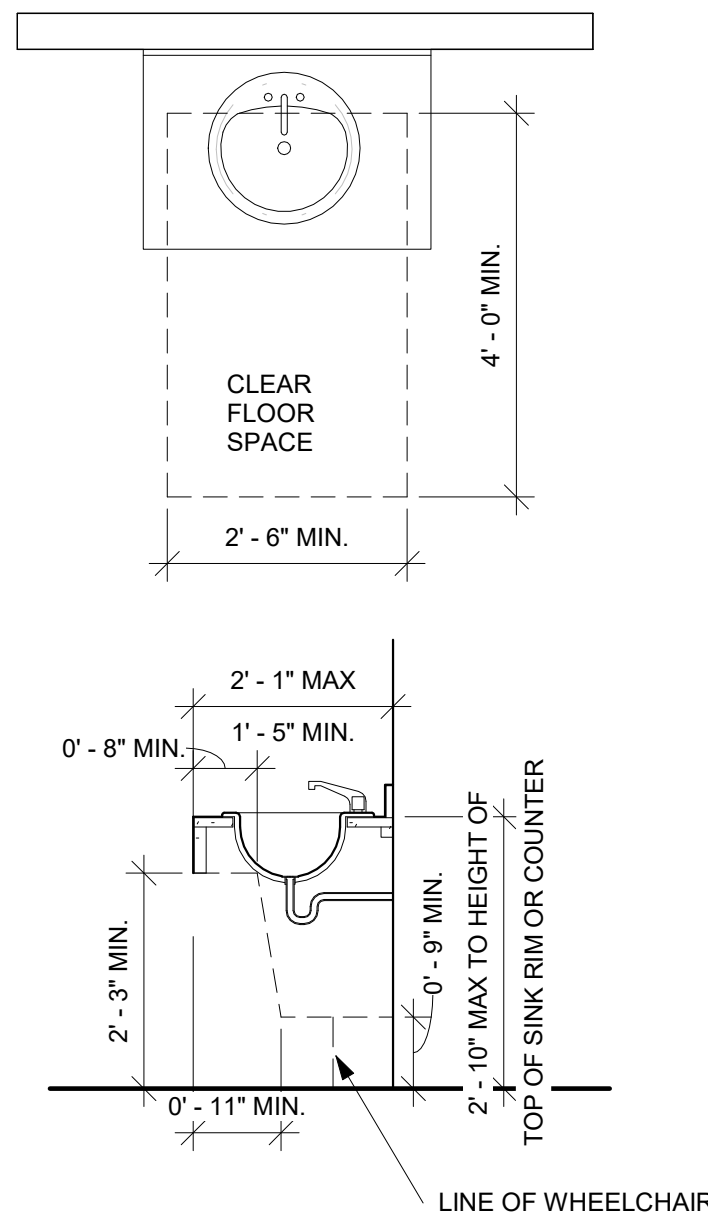
EXISTING		RECEPTION	3' - 0"	6' - 8"	
NEW	3680	HALL	3' - 0"	6' - 8"	D1
EXISTING		MECH	2' - 8"	6' - 8"	
EXISTING		RESTROOM	2' - 8"	6' - 8"	
EXISTING		OFFICE	2' - 8"	6' - 8"	
EXISTING	3680	OFFICE	3' - 0"	6' - 8"	D1
NEW	3680	OFFICE	3' - 0"	6' - 8"	D1
NEW	3680	STUDIO 1	3' - 0"	6' - 8"	D1
NEW	3680	STUDIO 3	3' - 0"	6' - 8"	D1
NEW	3680	STUDIO 4	3' - 0"	6' - 8"	D1
NEW	3680	STUDIO 2	3' - 0"	6' - 8"	D1
NEW	3680	ADA RESTROOM	3' - 0"	6' - 8"	D1
EXISTING		OFFICE	2' - 8"	6' - 8"	



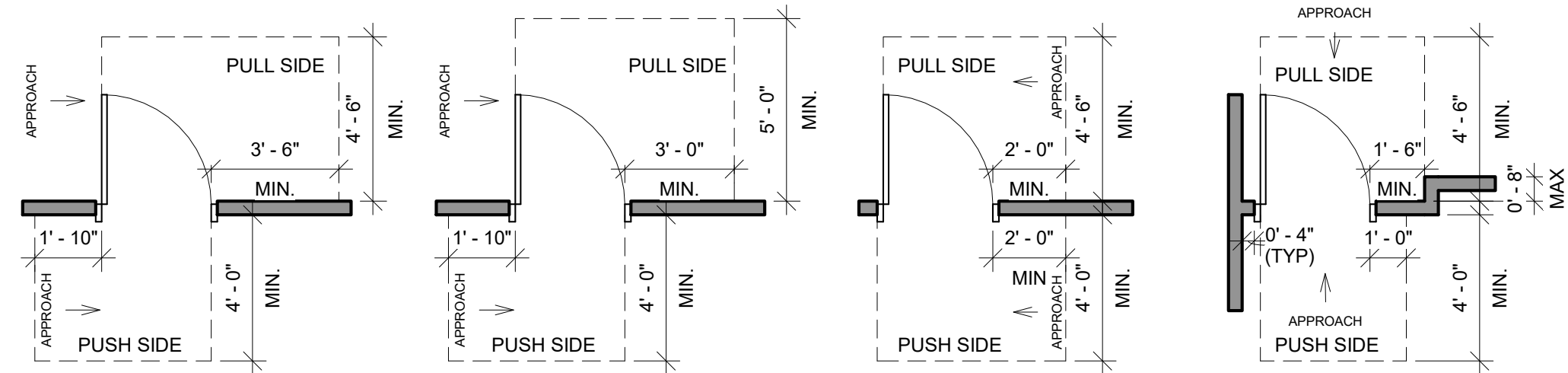
5 DOOR TYPES
1/4" = 1'-0"



3 WALL TYPE
1/2" = 1'-0"



4 SINK IN COUNTER CLEARANCE
1/2" = 1'-0"



2 TYP. DOOR APPROACH
1/4" = 1'-0"