

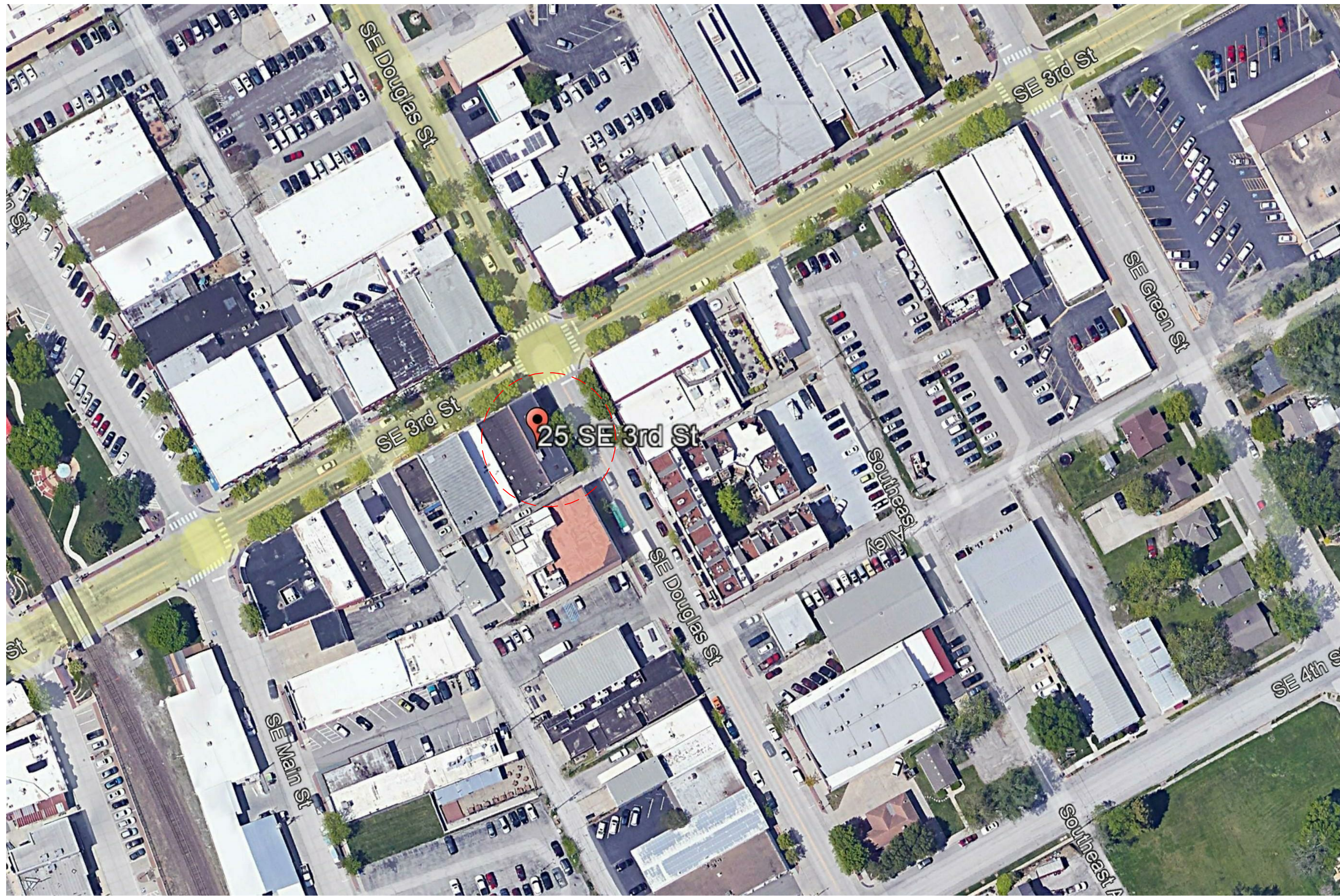
# LIBATIONS & COMPANY

25 SE 3RD STREET  
LEE'S SUMMIT, 64063

## PERMIT SET

16 FEB 2022

COLLINS WEBB #: 21051



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### OWNER

LIBATIONS & COMPANY  
23 SE 3RD STREET  
LEE'S SUMMIT, MISSOURI 64063  
P: 816.729.1563

### ARCHITECT

COLLINS | WEBB ARCHITECTURE  
307B SW MARKET STREET  
LEE'S SUMMIT, MISSOURI 64063  
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GENERAL DESCRIPTION		
PROJECT NAME: LIBATIONS PROJECT LOCATION: 25 SE 3RD ST, LEE'S SUMMIT, MO 64063 COUNTY: JACKSON COLLINS WEBB ARCHITECTURE 307B SW MARKET STREET LEE'S SUMMIT, MISSOURI 64063		
APPLICABLE CODES: INTERNATIONAL BUILDING CODE - 2018 ED. INTERNATIONAL PLUMBING CODE - 2018 ED. INTERNATIONAL MECHANICAL CODE - 2018 ED. INTERNATIONAL FUEL GAS CODE - 2018 ED. NATIONAL ELECTRICAL CODE - 2017 ED. INTERNATIONAL FIRE CODE - 2018 ED. ADA STANDARDS FOR ACCESSIBLE DESIGN - 2010 ED. ICC/ANSI A117.1: ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES - 2009 ED.		
CODE INFORMATION		TABLE/SECTION/REFERENCE
BUILDING/PROJECT USE: CONSTRUCTION TYPE OCCUPANCY CLASSIFICATION BUILDING FRAME	BAR TYPE IIB (EXISTING - FULLY SPRINKLERED) GROUP "A2" NEW ASSEMBLY	IBC SECTION 303 IBC TABLE 601 IBC SECTION 303
BASE ALLOWABLE AREA A2	28,500 SQ. FT.	IBC SECTION 506.2
ACTUAL TENANT AREA (GROSS)	1,675 SQ. FT.	
ALLOWABLE STORIES ACTUAL NUMBER OF STORIES	3 STORIES 2 STORIES - EXISTING - 1 STORY TENANT IMPROVEMENT	IBC TABLE 504.4
ALLOWABLE HEIGHT ACTUAL HEIGHT IN FEET	75'-0" EXISTING	IBC TABLE 504.3

FIRE RESISTIVE REQUIREMENTS		
PRIMARY FRAME	0 HRS	IBC TABLE 601
NON-BEARING WALLS	0 HRS	IBC TABLE 601
BEARING WALLS INT / EXT.	0 INT. / 2 EXT. HRS	IBC TABLE 601
FLOOR CONSTRUCTION	0 HRS	IBC TABLE 601
CEILING/ROOF	0 HRS	IBC TABLE 601
CORRIDORS	0 HRS	IBC TABLE 1018.1

FIRE EXTINGUISHERS	
1. PROVIDE PORTABLE FIRE EXTINGUISHERS IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE FIRE PREVENTION CODE. SEE PLANS FOR SUGGESTED LOCATIONS. NOTIFY ARCHITECT OF ANY PROPOSED RELOCATION OR IF A CONFLICT IS ENCOUNTERED.	
2. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS.	

CEILING HEIGHT NOTES: (IBC 1208)	
1. ALL MEANS OF EGRESS TO HAVE A MINIMUM CEILING HEIGHT OF 7'-6" A.F.F., 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'-4" A.F.F.	
3. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-4" A.F.F.	

INTERIOR FINISHES		
GROUP A	MAX. FLAME SPREAD	
EXIT ENCLOSURES	CLASS B	803.9 IBC
LOBBIES & CORRIDORS	CLASS B	803.9 IBC
ALL OTHER SPACES	CLASS C	803.9 IBC
TEXTILES	CLASS A (0-25)	IBC 803.1.3, 803.5.1, 803.5.2
SMOKE DEVELOPED	0-450	TABLE/SECTION/REFERENCE
NOTE: Decorative Materials and Trim (including plastics) must comply with		

GENERAL EXITING REQUIREMENTS		
EXIT TRAVEL DISTANCE	250 FEET	IBC SECTION 1017.2
DEAD END CORRIDOR	20 FEET	IBC SECTION 1020.4
COMMON PATH OF TRAVEL	30' FEET, OR 75' IF OCC. < 50	IBC SECTION 1020.8
MIN. CORRIDOR WIDTH	44", OR 36" IF OCC. < 50	IBC SECTION 1020.2
POSTING OF OCCUPANT LOAD		
EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.		
EXIT REQUIREMENTS		TABLE/SECTION/REFERENCE
A. REQUIRED CAPACITY		IBC SECTION 1005
1. STAIRS - 0.3" / PERSON		
2. OTHER COMPONENTS - 0.2" / PERSON		
3. OTHER COMPONENTS WITHIN THEATER ROOMS - 0.22" / PERSON		
B. MINIMUM NUMBER		IBC SECTION 1006.3.2
1. OCCUPANT LOAD OF 1-500 PERSONS - 2 EXITS PER STORY		
2. OCCUPANT LOAD OF 501-1000 PERSONS - 3 EXITS PER STORY		
3. OCCUPANT LOAD OF MORE THAN 1000 PERSONS - 4 EXITS PER STORY		

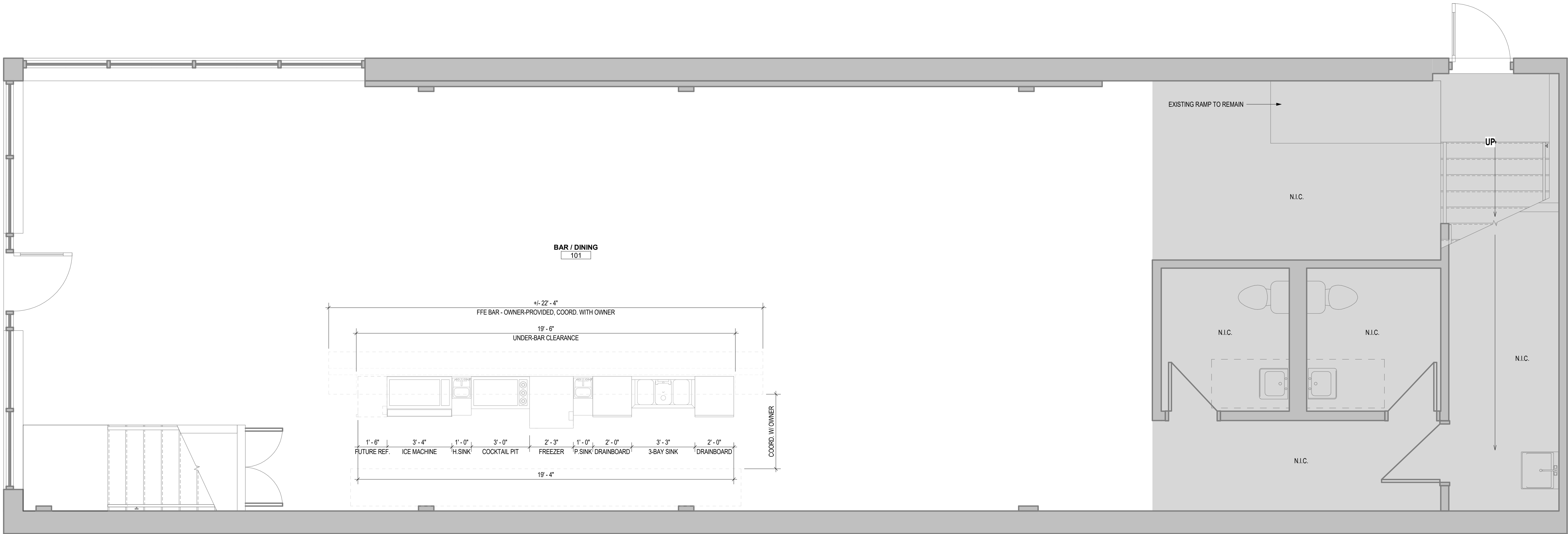
SIGNAGE	
1. STAIR TACTILE AND BRAILLE SIGNAGE ON EACH FLOOR FOR EXIT STAIRWELL, FLOOR DISCHARGE, AND ROOF TOP ACCESS IN ACCORDANCE WITH LSC 7.10.	
2. PROVIDE SIGNAGE "IN FIRE EMERGENCY DO NOT USE ELEVATOR, USE EXIT STAIRS" IN ACCORDANCE WITH IBC (3002.3)	
3. EVACUATION DIAGRAM PROVIDED IN ACCORDANCE WITH LSC 7.10.6.5	

OCCUPANT LOAD PER LEVEL		
OCCUPANT LOAD: LEVEL 1		
LOUNGE	70 OCC	LOUNGE: 15 SF/OCC
BAR	1 OCC	BAR: 100 SF/OCC
STORAGE/UTILITY	1 OCC	STORAGE: 300 SF/OCC
TOTAL OCCUPANT LOAD	72 OCCUPANTS	
EXITS REQUIRED THIS LEVEL	2 EXITS	
EXITS PROVIDED THIS LEVEL	2 EXITS	
OCCUPANT LOAD: LEVEL 2		
LOUNGE	90 OCC	LOUNGE: 15 SF/OCC
BAR	1 OCC	BAR: 100 SF/OCC
TOTAL OCCUPANT LOAD	91 OCCUPANTS	
EXITS REQUIRED THIS LEVEL	2 EXITS	
EXITS PROVIDED THIS LEVEL	2 EXITS	
TOTAL OCCUPANT LOAD		
LEVEL 1	72 OCC	
LEVEL 2	91 OCC	
TOTAL OCCUPANT LOAD	163 TOTAL OCCUPANTS	
EXITS REQUIRED THIS LEVEL	2 EXITS	
EXITS PROVIDED THIS LEVEL	2 EXITS	
PLUMBING FIXTURES		
EXISTING PLUMBING FIXTURES		
TOTAL WATER CLOSETS:	= 3 PROVIDED - EXISTING	
LAVATORIES:	= 3 PROVIDED - EXISTING	
DRINKING FOUNTAINS:	= PROVIDED AT BAR	
SERVICE SINKS:	= 1 PROVIDED - EXISTING	

J6 1ST FLOOR - LIFE SAFETY  
1/8" = 1'-0"

DINING - 1042 S.F.	BAR - 85 S.F.
STORAGE - 125 S.F.	ELECTRIC - 50 S.F.
MAX: 250'-0"	MAX. EXIT TRAVEL DISTANCE
PROVIDED: 73'-6"	

G6 2ND FLOOR - LIFE SAFETY  
1/8" = 1'-0"



A12 1ST FLOOR PLAN  
3/8" = 1'-0"

FIRE RESISTIVE LEGEND		
3FW	3FW	3FW
2FW	2FW	2FW
2FB	2FB	2FB
1FB	1FB	1FB
2S	2S	2S
1SE	1SE	1SE
1FP	1FP	1FP
0.5FP	0.5FP	0.5FP
0.5X	0.5X	0.5X
SB	SB	SB
2BW	2BW	2BW
1BW	1BW	1BW

GENERAL NOTES: FLOOR PLANS	
1. ARCHITECTURAL ELEVATION 100'-0"	
2. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF GYP BOARD WALL (FGB), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.	
3. NOTE: WALL THICKNESSES ARE ACTUAL, DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.	
4. MAINTAIN AND PROTECT EXISTING EXPANSION JOINTS DURING CONSTRUCTION. PATCH/REPAIR/PLACE TO MATCH EXISTING RATINGS AS REQUIRED ON THE SHELL PORTION OF PROJECT.	

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A101

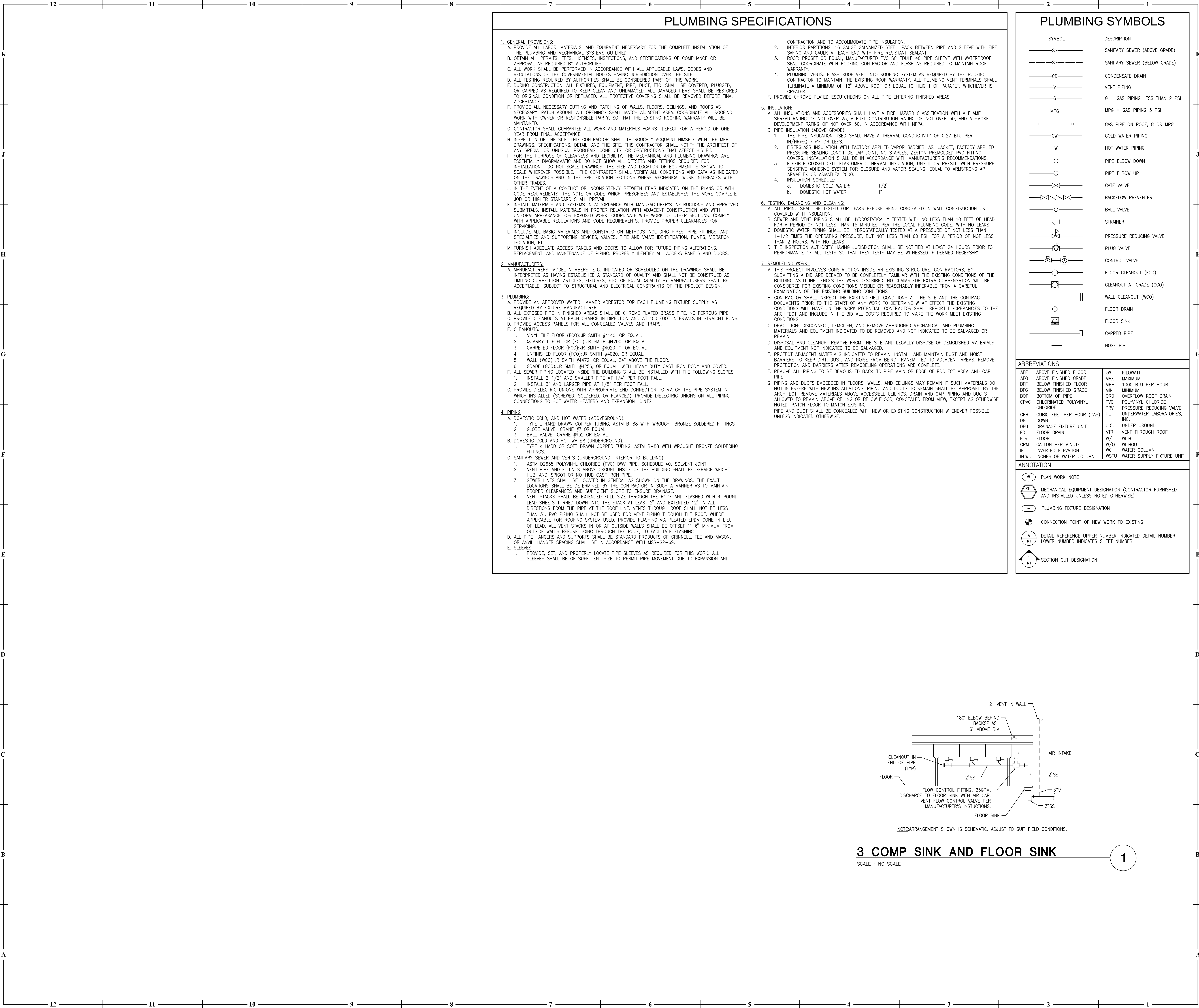
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FLOOR PLAN, LIFE SAFETY PLAN,  
AND CODE INFORMATION

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GENERAL NOTES

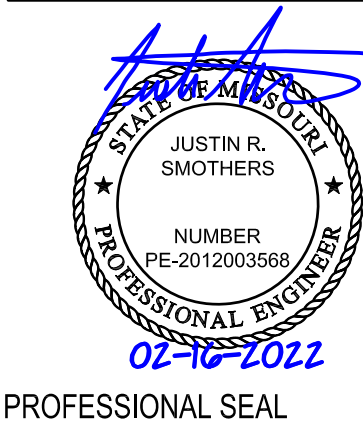
- A. DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF WORK. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND PLANS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT, ENGINEER AND/OR OWNER OF CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
- B. COORDINATE INSTALLATION OF PLUMBING SYSTEMS WITH OTHER TRADES TO ENSURE A NEAT AND ORDERLY INSTALLATION AND AVOID CONFLICTS. INSTALL PIPING AS TIGHT TO STRUCTURE AS POSSIBLE. COORDINATE INSTALLATION OF PIPING TO AVOID CONFLICTS WITH ELECTRICAL PANELS, LIGHTING FIXTURES, ETC. VERIFY SPACE AVAILABLE ABOVE ALL CEILINGS PRIOR TO ANY FABRICATION OF INSTALLATION.
- C. NEW PIPING IS SHOWN AT APPROXIMATE LOCATIONS. FIELD MEASURE FINAL PIPING LOCATIONS PRIOR TO FABRICATION AND MAKE ADJUSTMENTS AS REQUIRED TO FIT PIPING WITHIN THE AVAILABLE SPACE. VERIFY THAT FINAL EQUIPMENT LOCATIONS MEET MANUFACTURER'S RECOMMENDATIONS REGARDING SERVICE CLEARANCE AROUND EQUIPMENT.
- D. EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE VERIFIED PRIOR TO ANY INSTALLATION OR CONNECTIONS THEREOF.
- E. PROVIDE SHIELDED ADAPTOR COUPLINGS FOR CONNECTIONS OF PVC DWV TO CAST IRON SANITARY, WASTE AND VENT PIPE.
- F. REFER TO PLUMBING FIXTURE SCHEDULE FOR MINIMUM BRANCH WASTE AND VENT PIPE SIZING.
- G. SANOUT EXISTING FLOOR AS REQUIRED FOR INSTALLATION OF NEW UNDERFLOOR PIPING. PATCH FLOOR TO MATCH EXISTING.
- H. EXISTING SANITARY SEWER SHOWN AT APPROXIMATE LOCATION FROM BEST AVAILABLE INFORMATION. PLUMBING CONTRACTOR SHALL INCLUDE WORK REQUIRED TO CAMERA AND LOCATE SEWER LINES PRIOR TO START OF WORK. FIELD VERIFY EXACT LOCATION AND ADEQUATE INVERT ELEVATION FOR CONNECTION OF NEW SEWER LINES.



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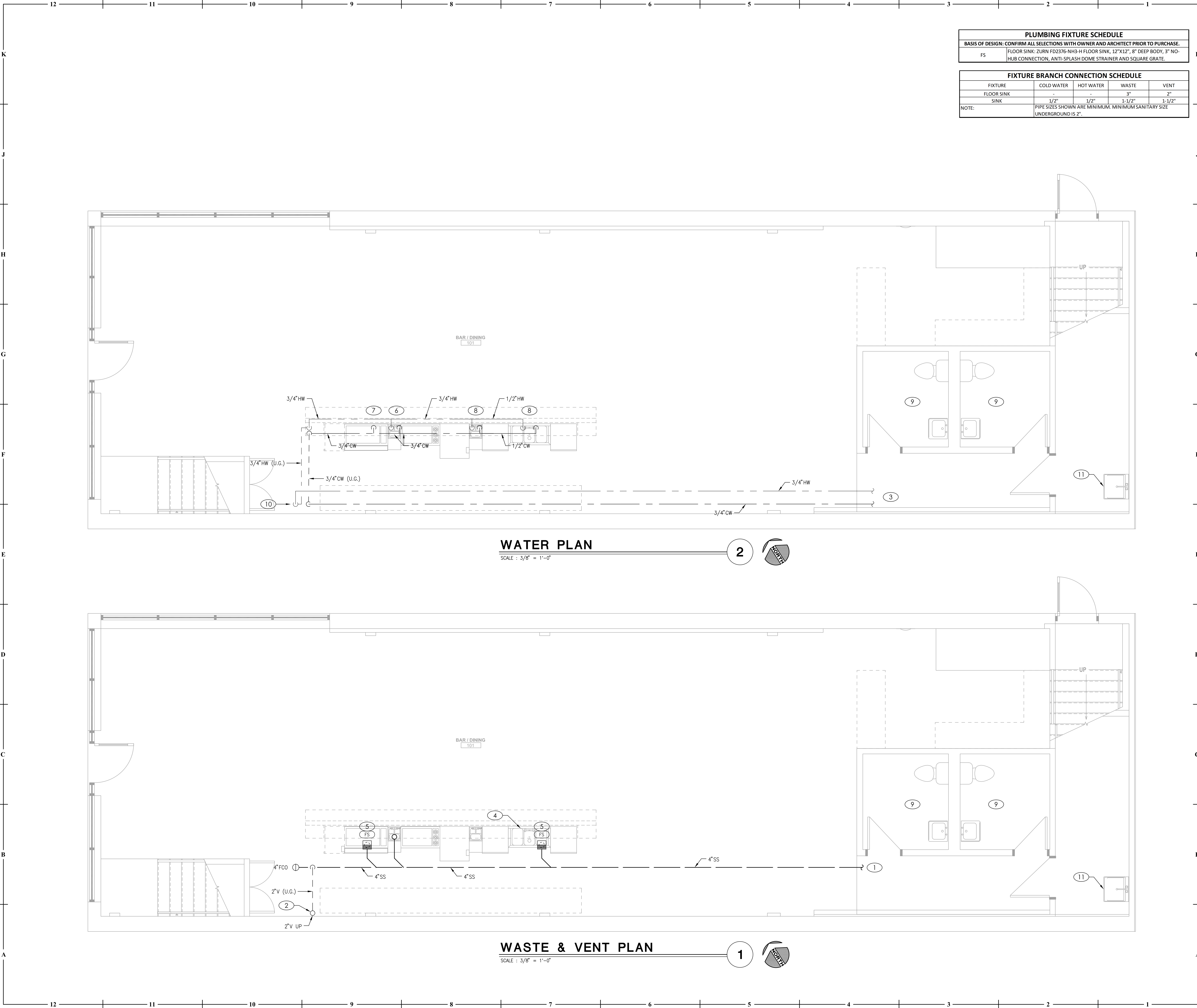
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ISSUE DATE: 02.16.22  
JSC PROJECT #: 22-053

PLUMBING SPECIFICATIONS,  
DETAILS, AND SYMBOLS





PLUMBING FIXTURE SCHEDULE				
BASIS OF DESIGN: CONFIRM ALL SELECTIONS WITH OWNER AND ARCHITECT PRIOR TO PURCHASE.				
FS	FLOOR SINK: ZURN FD2376-NH3-H FLOOR SINK, 12"x12", 8" DEEP BODY, 3" NO-HUB CONNECTION, ANTI-SPLASH DOME STRAINER AND SQUARE GRATE.			

FIXTURE BRANCH CONNECTION SCHEDULE				
FIXTURE	COLD WATER	HOT WATER	WASTE	VENT
FLOOR SINK	1/2"	1/2"	3"	2"
SINK	1/2"	1/2"	1-1/2"	1-1/2"
NOTE:	PIPE SIZES SHOWN ARE MINIMUM. MINIMUM SANITARY SIZE UNDERGROUND IS 2".			

# KEYED PLAN NOTES

- CONNECT NEW 4" SANITARY SEWER LINE TO EXISTING SANITARY SEWER SERVING RESTROOMS. FIELD VERIFY EXACT LOCATION, SIZE, FLOW DIRECTION AND ADEQUATE INVERT DEPTH PRIOR TO START OF WORK.
- 2" CAST IRON VENT FROM UNDERGROUND THEN UP WALL. RUN VENT LINE TIGHT TO WALL THEN UP TO UPPER FLOOR. ROUTE THROUGH UPPER LEVEL TO NEW 2" VENT THROUGH ROOF. COORDINATE ROUTING OF VENT LINE THROUGH UPPER LEVEL WITH OWNER AND GC PRIOR TO START OF CONSTRUCTION. PROVIDE ANY OFFSETS REQUIRED TO ROUTE THROUGH UPPER LEVEL WITH MINIMAL IMPACT. LOCATE VENT A MINIMUM OF 3'-0" FROM EDGE OF ROOF AND 10'-0" FROM ANY OUTSIDE AIR INTAKE. SEAL ROOF PENETRATION WEATHER TIGHT.
- CONNECT NEW 3/4" CW AND 3/4" HW PIPING TO EXISTING DOMESTIC WATER PIPING. FIELD VERIFY EXACT LOCATION AND SIZE PRIOR TO START OF WORK. VERIFY CONNECTION IS DOWNSTREAM OF RPZ BACKFLOW PREVENTER SERVING BUILDING.
- 3-COMPARTMENT SINK. PLUMBING CONTRACTOR TO PROVIDE 2" DRAIN FROM EACH BASIN. COMBINE AND DISCHARGE TO FLOOR SINK WITH MINIMUM 2" AIR GAP. SEE DETAIL ON SHEET P100.
- ROUTE INDIRECT DRAINS FROM OWNER FURNISHED EQUIPMENT TO NEAREST FLOOR SINK.
- 1/2" CW AND 1/2" HW TO OWNER FURNISHED HAND SINK. PROVIDE THERMOSTATIC MIXING VALVE EQUAL TO LEONARD MODEL 170. SET HOT WATER SUPPLY WATER TEMPERATURE TO 110°F.
- 1/2" CW TO OWNER FURNISHED ICE MACHINE. PROVIDE ACCESSIBLE SHUTOFF VALVE AND REQUIRED ADAPTERS TO CONNECT TO EQUIPMENT.
- 1/2" CW AND 1/2" HW TO OWNER FURNISHED 3-COMP/PREP SINK.
- NO WORK IN EXISTING RESTROOMS. FIXTURES SHOWN FOR REFERENCE ONLY.
- ROUTE 3/4" CW AND 3/4" HW DOWN TIGHT TO WALL. CONTINUE UNDERGROUND TO BAR AREA. COORDINATE LOCATION WHERE PIPES ROUTE DOWN NEXT TO BRICK WALL WITH GC PRIOR TO START OF CONSTRUCTION.
- FIXTURE SHOWN FOR REFERENCE ONLY, NO WORK.

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PROFESSIONAL SEAL

**P101**

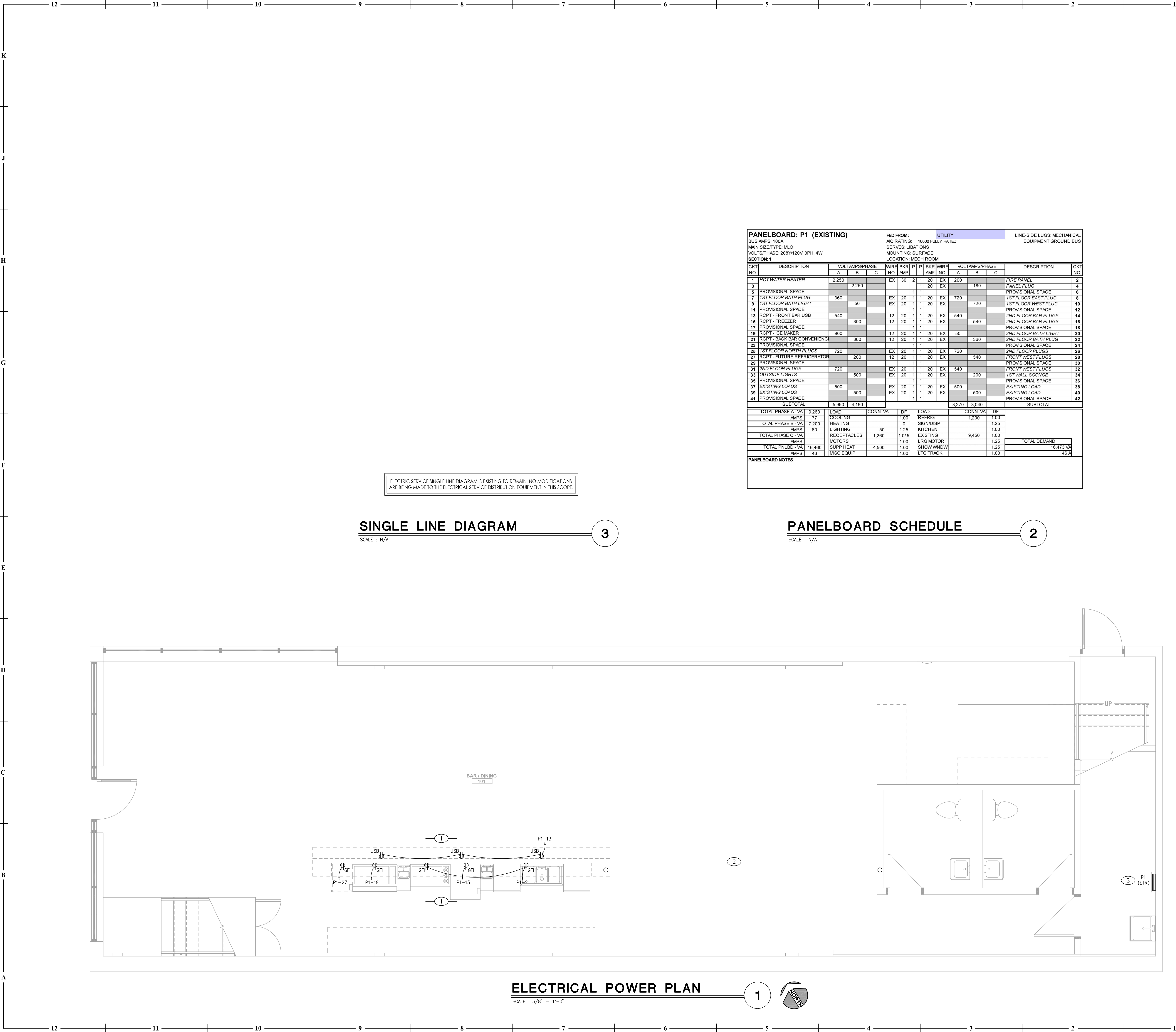
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PLUMBING PLANS AND  
SCHEDULES









SINGLE LINE DIAGRAM

SCALE : N/A

3

PANELBOARD SCHEDULE

SCALE : N/A

2

ELECTRICAL POWER PLAN

SCALE : 3/8" = 1'-0"

1



GENERAL NOTES

- A. EXISTING WORK SHOWN LIGHT, NEW SHOWN BOLD.
- B. DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS OR FIELD MEASUREMENTS FOR DIMENSIONS.
- C. ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA 70) AND ALL LOCAL BUILDING CODES AND AMENDMENTS.
- D. COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO PROPERLY INSTALL ALL SYSTEMS AS INTENDED, WITHIN THE CONFINES OF THE SPACE AVAILABLE, AND WITHOUT INTERFERENCES.
- E. THIS CONTRACTOR SHALL PERFORM ALL WORK INDICATED AND/OR AS REQUIRED FOR THE PROPER INSTALLATION AND OPERATION OF THE ELECTRICAL SYSTEMS.
- F. ALL WIRING SHALL BE IN APPROVED RACEWAY.
- G. WIRE SIZE SHALL BE MINIMUM #12 AWG, THIN SOLID COPPER UNLESS OTHERWISE NOTED. PROVIDE GROUND WIRE WHERE REQUIRED BY CODE. INCREASE WIRE SIZE TO COMPENSATE FOR VOLTAGE DROP WHERE TOTAL LENGTH OF ANY BRANCH CIRCUIT EXCEEDS 100 FEET.
- H. ROUTE ALL EXPOSED, RIGID CONDUIT TIGHT TO STRUCTURE, PARALLEL TO BUILDING LINES AND IN UNISTRUIT CABLE/PIPE TRAY WHERE POSSIBLE. COORDINATE CONDUIT ROUTING AND INSTALLATION WITH OTHER TRADES PRIOR TO ROUGH-IN. SUPPORT CONDUIT FROM STRUCTURE NOT ROOF DECK. MAINTAIN 2" MIN SPACING FROM BOTTOM OF ROOF DECK TO PREVENT ROOFING SORENS FROM PENETRATING CONDUITS.

KEYED PLAN NOTES

1. COORDINATE EXACT MOUNTING HEIGHT OF DEVICE WITH ARCHITECTURAL ELEVATIONS PRIOR TO CONSTRUCTION.
2. ROUTE CONDUIT(S) FOR HOMERUNS UNDERFLOOR TO NEAREST WALL CAVITY TO BE TURNED UP AND STUBBED OUT ABOVE ACCESSIBLE CEILING FOR ROUTING TO PANELBOARD. COORDINATE EXACT ROUTING WITH OWNER PRIOR TO CONSTRUCTION.
3. EXISTING PANELBOARD TO REMAIN. REFER TO PANELBOARD SCHEDULE ON THIS SHEET FOR MORE INFORMATION.

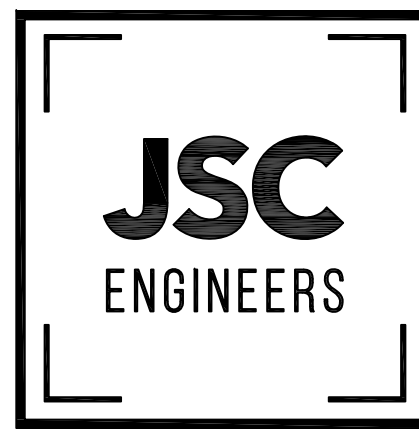
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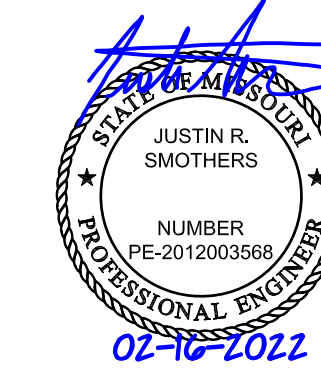
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ELECTRICAL PLANS