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
 7 OCC
 1093 SF / 150 SF/ OCC

 STORAGE/MECH
 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

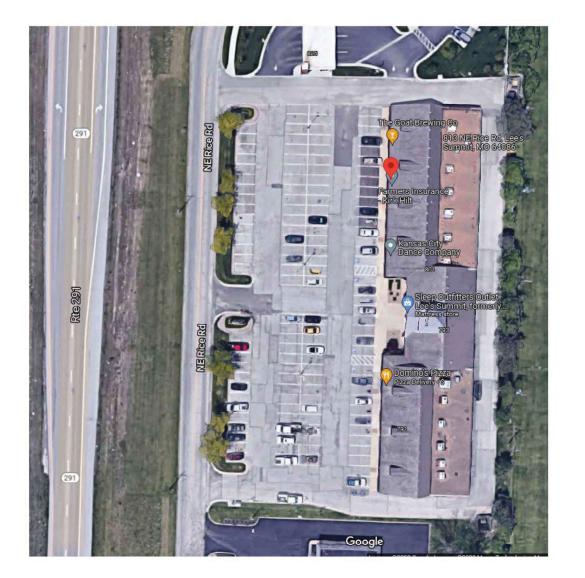
WATER CLOSETS: WATER CLOSETS:

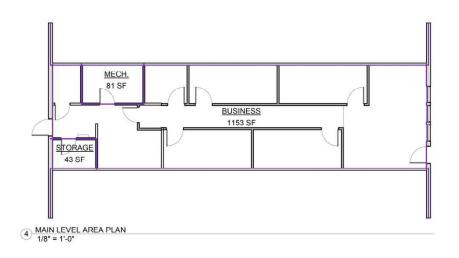
= 1 REQUIRED = 2 PROVIDED - 1 ADA COMPLIANT

LAVATORIES:

FINISH MATERIAL SCHEDULE

ROOM NUMBER	NAME	WALL FINISH	BASE FINISH	FLOOR FINISH	CEILING FINISH	FIXTURES
1	RECEPTION	5/8' DRYWALL TAPED AND PAINTED 2 COATS.	VINYL COVE BASE 4*	FLOATING LUXURY VINYL PLANK FLOORING	EXISTING ARMSTRONG 24"X48" CEILING GRID SYSTEM PAINTED ONE COAT METAL REPLACED WITH NEW TILES.	PREFINISHED CABINETS, QUARTZITE COUNTER TOPS
2	STUDIO 1	5/8' DRYWALL TAPED AND PAINTED 2 COATS.	VINYL COVE BASE 4"	FLOATING LUXURY VINYL PLANK FLOORING	EXISTING ARMSTRONG 24"X48" CEILING GRID SYSTEM PAINTED ONE COAT METAL REPLACED WITH NEW TILES.	PREFINISHED CABINETS, FORMICA COUNTER TOP, SS SINK
3	STUDIO 2	5/8' DRYWALL TAPED AND PAINTED 2 COATS.	VINYL COVE BASE 4*	FLOATING LUXURY VINYL PLANK FLOORING	EXISTING ARMSTRONG 24"X48" CEILING GRID SYSTEM PAINTED ONE COAT METAL REPLACED WITH NEW TILES.	PREFINISHED CABINETS, FORMICA COUNTER TOP, SS SINK
4	STUDIO 3	5/8' DRYWALL TAPED AND PAINTED 2 COATS.	VINYL COVE BASE 4"	FLOATING LUXURY VINYL PLANK FLOORING	EXISTING ARMSTRONG 24"X48" CEILING GRID SYSTEM PAINTED ONE COAT METAL REPLACED WITH NEW TILES.	PREFINISHED CABINETS, FORMICA COUNTER TOP, SS SINK
5	STUDIO 4	5/8' DRYWALL TAPED AND PAINTED 2 COATS.	VINYL COVE BASE 4"	FLOATING LUXURY VINYL PLANK FLOORING	EXISTING ARMSTRONG 24"X48" CEILING GRID 3YSTEM PAINTED ONE COAT METAL REPLACED WITH NEW TILES.	PREFINISHED CABINETS, FORMICA COUNTER TOP, SS SINK
6	OFFICE	5/8' DRYWALL TAPED AND PAINTED 2 COATS.	VINYL COVE BASE 4*	FLOATING LUXURY VINYL PLANK FLOORING	EXISTING ARMSTRONG 24"X48" CEILING GRID SYSTEM PAINTED ONE COAT METAL REPLACED WITH NEW TILES.	PREFINISHED CABINETS, FORMICA COUNTER TOP, SS SINK
7	MECHANICAL	5/8' DRYWALL TAPED AND PAINTED 2 COATS.	VINYL COVE BASE 4"	FLOATING LUXURY VINYL PLANK FLOORING	EXISTING ARMSTRONG 24"X48" CEILING GRID SYSTEM PAINTED ONE COAT METAL REPLACED WITH NEW TILES.	PREFINISHED CABINETS, FORMICA COUNTER TOP,
8	STORAGE	5/8' DRYWALL TAPED AND PAINTED 2 COATS.	VINYL COVE BASE 4*	FLOATING LUXURY VINYL PLANK FLOORING	EXISTING ARMSTRONG 24"X48" CEILING GRID SYSTEM PAINTED ONE COAT METAL REPLACED WITH NEW TILES.	EXISTING WOOD SHELVING
9	ADA RESTROOM	58' DRYWALL TAPED AND PAINTED 2 COATS OF UL. COM/GG - UL 2818 - Pro Industrial Pro-Galalyzed Waterbased Epuny	VINYL COVE BASE 4*	FLOATING LUXURY VINYL PLANK FLOORING	EXISTING ARMSTRONG 24"X48" CEILING GRID SYSTEM PAINTED ONE COAT METAL REPLACED WITH NEW TILES.	ADA TOILET, ADA FLOATING PORCELAIN SINK, 36" ADA GRAB BAR, 24" ADA GRAB BAR, 46" ADA GRAB BAR
10	RESTROOM	GIST DRYYVALL TAPED AND PAINTED 2 COATS OF UL_COM/GG - UL_2818 - Pro Industrial Pre-Catalyzed Waterbased Epoxy	VINYL COVE BASE 4"	FLOATING LUXURY VINYL PLANK FLOORING	EXISTING ARMSTRONG 24"X48" CEILING GRID SYSTEM PAINTED ONE COAT METAL REPLACED WITH NEW TILES.	TOILET, VANITY/SINK COMBO







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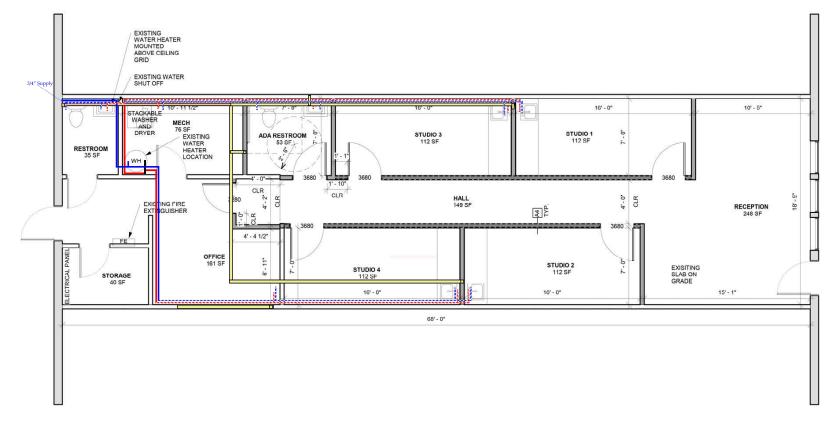
- LIGHT GAUGE FRAMING NOTES:

  1. NONSTRUCTURAL PRODUCTS SHALL MEET THE FOLLOWING MINIMUM CRITERIA:

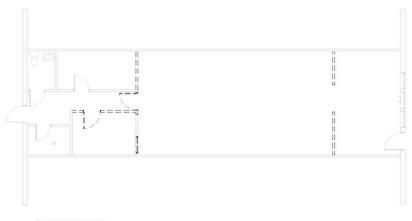
  A. ASTM A1003 STRUCTURAL GRADE 50 TYPE H (ST50H), ASTM A1003
  STRUCTURAL GRADE 33 TYPE H (ST33H), ASTM A53 SS GRADE 33, ASTM
  A653 SS GRADE 30 CLASS 1, OR ASTM A1003 NONSTRUCTURAL GRADE 33
  (NS33)

  B. MIN. METALLIC COATING DESIGNATION OF G40 FOR INTERIOR NONLOADBEARING WALL APPLICATIONS

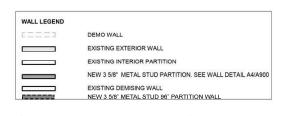
  C. STUDS AND JOISTS TO HAVE THE FOLLOWING MINIMUM PROPERTIES:
  a. DEPTH: AS NOTED ON DRAWINGS
  b. FLANGE: 114"
  c. GAUGEMIL: AS REQUIRED BY STEEL STUD MANUFACTURERS 2015
  PRODUCT TECHNICAL GUIDE TABLES
  d. MY IFLED STRENGTH: 33 KS UP TO 18 GA., 16 GA AND THICKER 50
  (MY IFLED STRENGTH: 33 KS UP TO 18 GA., 16 GA AND THICKER 50
  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 SEEK, FRAMING SHALL BE INSTALLED IN STRICT
  ACCORDANCE WITH 2018 IBC, ICC.-ES ESR3064P, AND THE STEEL STUD
  MANUFACTUERS (SSMA) 2015 PRODUCT TECHNICAL GUIDE.



1 PLAN VIEW - MAIN LEVEL 1/4" = 1'-0"



2 DEMO MAIN LEVEL 1/8" = 1'-0"



CON	STRUCTION NOTES	PLUMBING LEGEND			
1.	ALL INTERIOR WALL DIMENSIONS ARE	3/4" PEX COLD WATER SUPPLY			
	MEASURED TO THE FINISHED FACE OF WALL U.N.O.	3/4" PEX HOT WATER SUPPLY			
2.	ALL EXTERIOR WALL DIMENSIONS ARE	1/2" PEX COLD WATER SUPPLY			
	MEASURED TO THE FINISHED FACE OF THE EXTERIOR WALL U.N.O.	1/2" PEX HOT WATER SUPPLY			
3.	NEW DOORS AND WINDOWS ARE TAGGED IN INCHES	1-1/2" VENT PVC			
4.	EXISTING DOORS AND WINDOWS ARE NOT	EXISTING 2" VENT ABS			
	TAGGED.				
5.	ALL CRITICAL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.				

ROOM MARKEY	NAME	TYPE OF FOXTURE (I)	NO REQUIRED	ADDITIONAL DETAILS	PIPE CONNECTION SUST
1	RECEPTION				
1	STUDIO 1	ENK	11	POPPLY 25+18 leah Black Kindren Swis, Naprice of 1004 standard shad Single Brad McCen sink, 16 Gauge	HW- CIV BUPPLY - 10" S 8 W - 1 10" VENT - 1 10"
- 3	31002	3694		POPTUT 25: 16 YES SOUR SINGLES SING. Supressed T204 expended steel Single Boar shotter sine. 18 Gauge	5 & W - 1 10" VENT - 1 10"
4	STU003	SNC		POPELY 25-18 INCH Black Kitchen Sirk, Topmount T304 stantens steel Single Black shitten sirk, 16 Gauge	64 W - 1 1/2" VENT - 1 1/2"
	STU010-4	SAK	- 1	POPELY 25-18 inch Black Kitcher Sink, Tophours T304 stanton steel single poor social rate, 14 Googe	FAW 110" VENT-110"
	OFFICE				37713071
	MICHWIAL	WATERMER	0.	SARITMA:	MM - CR SUPPLY - 34"
7.	WECHNICAL	CLOTHES WASHER		190	HW-CW SUPPLY - 12" SAW - 2" VENT - 1 52"
	MECHANICAL	MOP SINK		FISCRICLASS WHITE	66 W - 110"
- 4	STORAGE				
1	AUX RESTROOM	CARPORY.	- 1	Suretign Fertomance 2-Piece 1 & GPP Single Fluid Econgated 40th Height Total in White	HW. CHI SUPPLY - 12' S.A.W - 3' VENT - 2'
9	ADA RESTROOM	SNK .	1	Elerk Wal-Mourand Rectangle	6 A.W - 1 10"

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CONSTRUCTION

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POINT

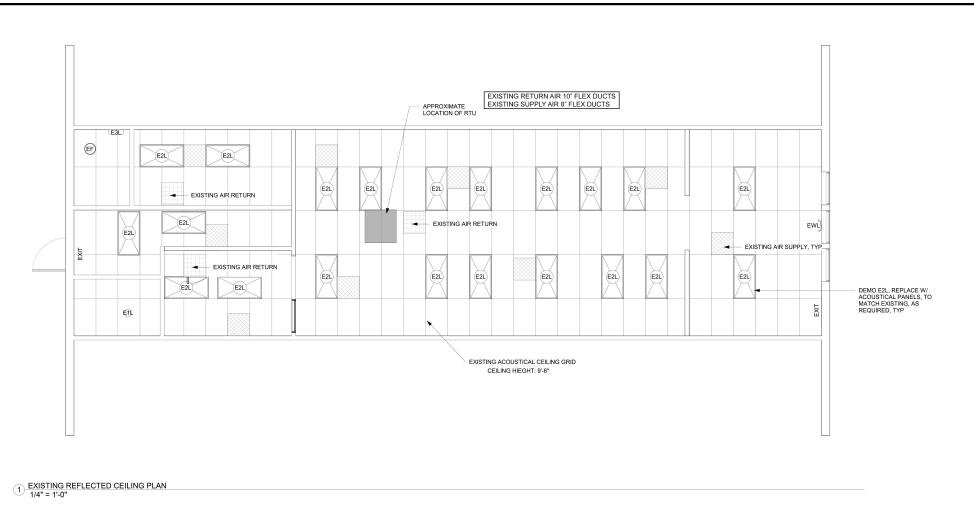
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MAIN LEVEL PLAN

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NOTE: REFERENCE MECHANICAL DRAWINGS, PROVIDED BY OTHERS, FOR HVAC LAYOUT AND SPECIFICATIONS TO MEET REQUIREMENTS OF THE 2018 INTERNATIONAL MECHANICAL CODE E2L) E2L EXHAUST FAN 10 EWL Œ E1) EXISTING ACOUSTICAL CEILING GRID CEILING HIEGHT: 9'-6"

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

# REFLECTED CEILING PLAN NOTES

- PATCH AND REPAIR CEILING GRID AS NECESSARY PATCH AND REPAIR CEILING TILE AS NECESSARY CEILING GRID TO BE INSTALLED IN CONTINUOUS PATTERN. EXISTING EMERCENCY LIGHTING SHOWN ON PLAN. COMPLETE EMERGENCY PLAN LIGHTING TO BE PROVIDED BY CONTRACTOR.

LIGHTING LEGEND					
$\oslash$	1L	RECESSED LIGHTING			
	3L	NEW WALL MOUNT SCONCE		E2L	EXISING 2x4 PARABOLIC TROFFER
$\oslash$	E1L	EXISTING RECESSED LIGHTING		E3L	EXISTING WALL MOUNTED SCONCE
4	EWL	EXISTING EMERGENCY WALL LIGHT		EXIT	EXISTING CEILING MOUNTED EXIT SIGNS
			(EF)		CEILING EXHAUST FAN





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TRUE POINT CONSTRUCTION

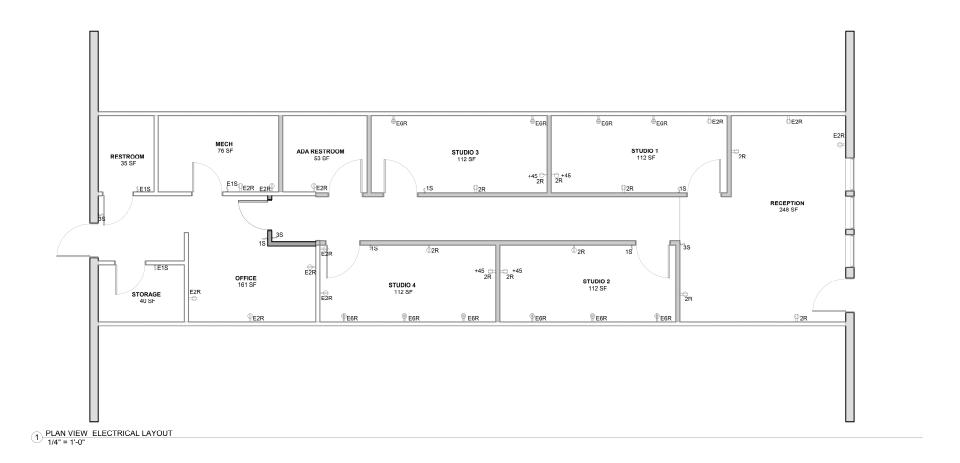
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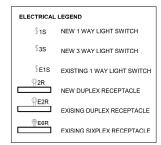
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**REFLECTED CEILING** 

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# ELECTRICAL PLAN NOTES

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

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**ELECTRICAL LAYOUT** 

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#### GENERAL NOTES

- THE CENERAL 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. DENOLITION OF EXISTING NONLOAD-BEARING WALLS, DOORS, INTERIOR FINISHES, RECEIVED AND THE STATE OF THE STATE OF THIS HES, THE CENTRALES, CONDUCTORS, ETC.)

  B. CONSTRUCTION OF INTERIOR PARTITION WALLS.
  C. CONSTRUCTION OF INTERIOR PARTITION WALLS.
  D. INSTALLATION OF NEW INTERIOR FINISHES AND FURNISHINGS.
  E. INSTALLATION OF NEW HICH FOR THE STATE OF THE STATE OF THE PLANS.
  F. INSTALLATION OF NEW HICH CALL COMPONENTS AS INDICATED ON THE PLANS.
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  F. INSTALLATION OF NEW HICH CALL COMPONENTS AS ADDITION OF THE PLANS.
  F. INSTALLATION OF THE CITY OF LEES SUMMIT, MISSOURI, ORDINANCE #8536.
  NO STRUCTURAL COMPONENTS OF THE EXISTING BUILDING ARE ANTICIPATED TO BE REMOVED AND/OR MODIFIED AS A PORTION OF THIS REMODEL PROJECT CONTRACTOR SHALL IN OR 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 REMOYED, AND RELOCATED TO A POINT THAT PROVIDES THE SAME OR BETTER ILLUMINATION OF THE EGRESS PATH.

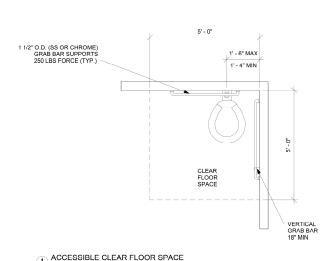
  CONTRACTOR TO PROVIDE A-B-C DRY CHEMICAL PORTABLE FIRE EXTINGUISHERS, AS REQUIRED BY CODE.

#### 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) <sup>1</sup>
Lavatory	1.25
Sink	1.5
Dishwasher <sup>2</sup>	1.5
Water Closet	4
Urinal	2
Floor Drain	2
Shower	2

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

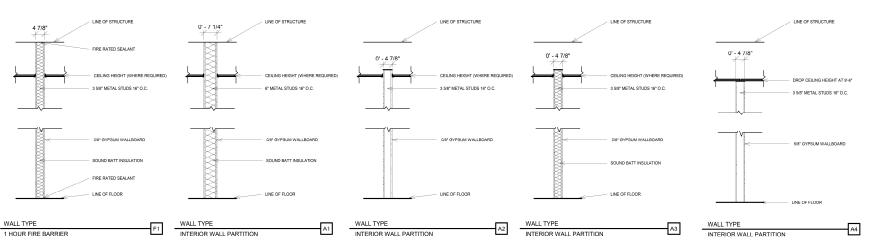


ACCESSIBLE CLEAR FLOOR SPACE
1/2" = 1'-0"

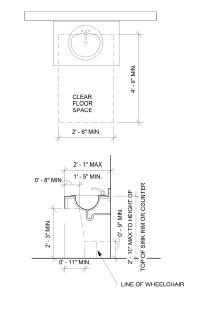
DOOR SCHEDULE							
	DOOR		WIDT		TY		
	NO.	ROOM NAME	Н	HT	PE		
EXISTING		RECEPTION	3' - 0"	6' - 8"			
NEW	3680	HALL	3' - 0"	6' - 8"	D1		
EXISTING		MECH	2' - 8"	6' - 8"			
EXISTING		RESTROOM	2' - 8"	6' - 8"			
EXISTING		OFFICE	2' - 8"	6' - 8"			
EXISTING	3680	OFFICE	3' - 0"	6' - 8"	D1		
NEW	3680	OFFICE	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"			

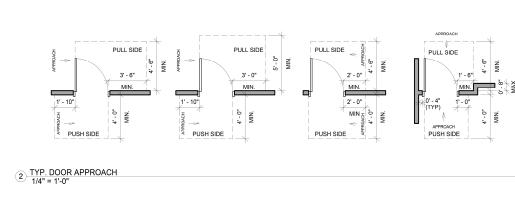
PER SCHEDULE	PER SCHEDULE	PER SCHEDULE	PER SCHEDULE	PER SCHEDULE
PER SCHEDULE	PER SCHEDULE	PER SCHEDULE		PER SCHEDULE
<u>D1</u>	<u>D2</u>	GL1	GL2	GL2
	OUBLE-SOLID WOOD SLIDING E: DOOR SCHEDULE	SINGLE - SOLID WOOD WITH 1' SIDE LIGHT RE: DOOR SCHEDULE	SINGLE - SOLID WOOD WITH 2' SIDE LIGHT RE: DOOR SCHEDULE	DOUBLE - HM EXISTING DOOR RE: DOOR SCHEDULE

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



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





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

CONSTRUCTION **TENANT FINISH POINT** ш TRUI

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**DETAILS** 

**G900** 

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