

# 1 AREA PLAN 1/8" = 1'-0"

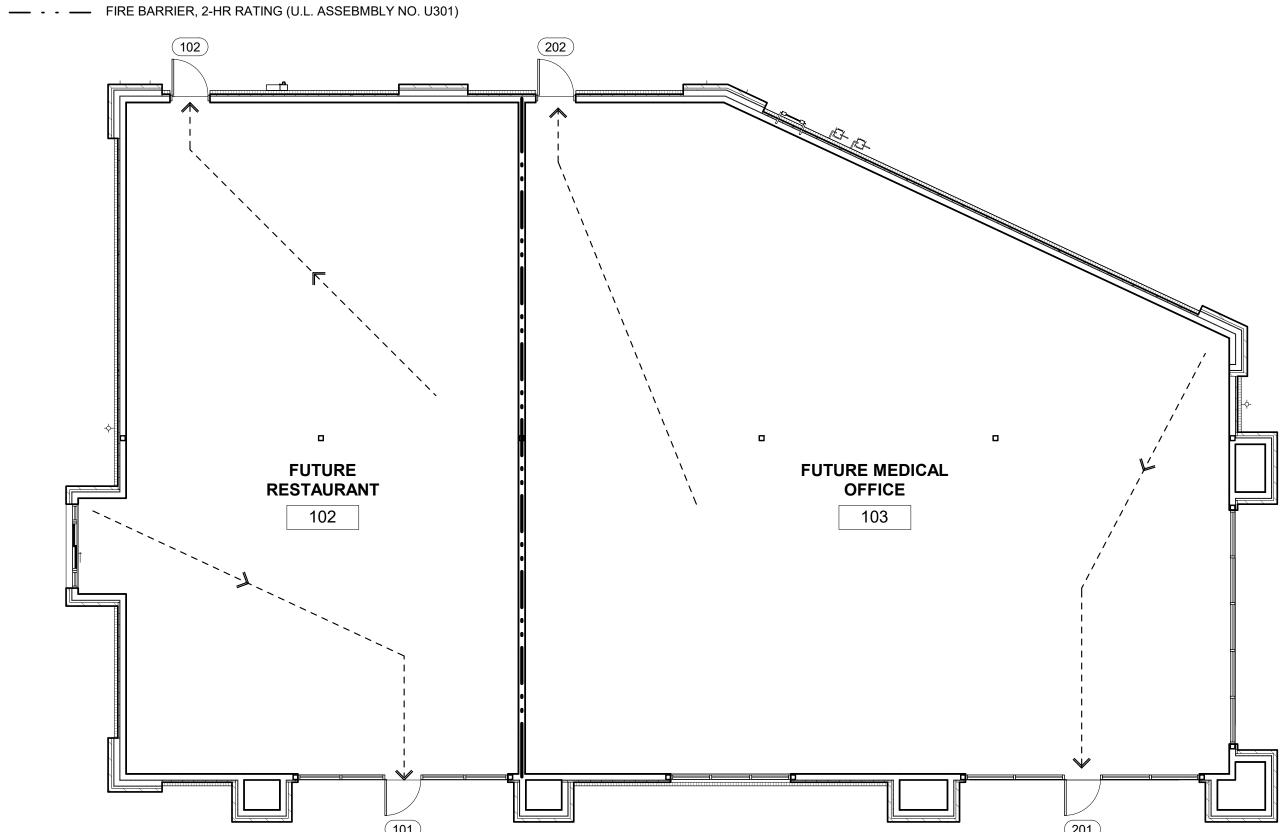
# **GENERAL NOTES**

- 1. CONTRACTOR SHALL FIELD VERIFY ALL FIRE EXTINGUISHER LOCATIONS. SUPPLY ADDITIONAL FIRE EXTINGUISHERS AS NEEDED SO THAT TRAVEL DISTANCE DOES NOT EXCEED 75 FEET FROM ANY POINT IN THE BUILDING TO THE NEAREST FIRE EXTINGUISHER. VERIFY LOCATIONS IN FIELD WITH ARCHITECT AND LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION.
- 2. CONTRACTOR SHALL CONSTRUCT FIRE RATED ASSEMBLIES (WHERE SHOWN) IN ACCORDANCE WITH U.L. TESTED ASSEMBLIES.
- (WHERE SHOWN) IN ACCORDANCE WITH U.L. TESTED ASSEMBLIES.

  3. CONTRACTOR SHALL SUPPLY AND INSTALL A KNOX BOX AS REQUIRED BY THE LOCAL FIRE DEPARTMENT. VERIFY LOCATION IN FIELD WITH ARCHITECT AND LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION. KNOX BOX MUST BE PURCHASED THROUGH THE LOCAL FIRE DEPARTMENT'S APPROVED VENDOR.

# EGRESS PLAN LEGEND

----- ▶ PATH OF EGRESS TRAVEL



# **BUILDING INFORMATION**

BUILDING USE(S): RESTAURANT\*

PROFESSIONAL SERVICES (MEDICAL OFFICE)\*
CLASSIFICATION OF WORK:
OCCUPANCY GROUP:

NEW CONSTRUCTION
A-2\*

NOT REQUIRED

MIXED OCCUPANCY: B\* (SEPARATED)
CONSTRUCTION TYPE: VB
AUTOMATIC SPRINKLER SYSTEM: NO

\*SPECULATIVE FUTURE TENANTS

ALLOWABLE HEIGHT: 40' (A/B, NS)
ACTUAL HEIGHT: 24'

ALLOWABLE STORIES: 1 (A-2, NS)
ACTUAL BUILDING STORIES: 1

ALLOWABLE AREA (UNMODIFIED): 6,000 SF (A-2, NS)
FRONTAGE INCREASE: NOT REQUIRED

ALLOWABLE AREA (MODIFIED): ACTUAL GROSS BUILDING AREA:

AREA MODIFICATION:

GROSS BUILDING AREAS

DESCRIPTION FLOOR AREA

EXTERIOR WALLS 321 SF

MEDICAL OFFICE 2,892 SF

RESTAURANT 1,880 SF

TOTAL 5,093 SF

EXTERIOR WALL PROTECTION (TABLE 602)

DISTANCE (FT) MIN. RATING (HR) X < 5 1

5 ≤ X < 10 10 ≤ X < 30 X ≥ 30

HVAC SYSTEM: PACKAGED ROOFTOP UNITS

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(RESTAURANT HVAC WILL BE DESIGNED & INSTALLED BY FUTURE TENANT, REF. MECH PLANS)

FUEL: NATURAL GAS
FIRE SAFETY SYSTEMS REQUIRED:

FIRE EXTINGUISHERS
 EXIT LIGHTS

3. EMERGENCY LIGHTS (WITH BATTERY BACKUP)

					_		
OCCUPANT LOAD (AREA SCHEDULE)							
OCCUPANT LOAD							
NAME	FUNCTION	AREA	LOAD FACTOR	CALCULATED LOAD			
EXTERIOR WALLS	-	321 SF	0 SF				
MEDICAL OFFICE	BUSINESS AREA	2,892 SF	150 SF	20	Α		
RESTAURANT	ASSEMBLY, UNCONCENTRATED	1,880 SF	15 SF	126	A,B		
TOTAL		5,093 SF		146	Α		

- A MAXIMUM OCCUPANT LOAD POSSIBLE, AS CALCULATED BY GROSS FLOOR AREA. ACTUAL OCCUPANT LOAD WILL BE LESS AND SHALL BE DETERMINED BY FUTURE TENANTS' PLANS.
- B EACH FUTURE ASSEMBLY TENANT'S OCCUPANT LOAD MUST BE LESS THAN 100. IF OCCUPANT LOAD IS 100 OR MORE, THE TENANT SHALL BE RESPONSIBLE FOR PROVIDING AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT THE ENTIRE BUILDING.

EXIT SCHEDULE							
NUMBER COCCUPANT CAPACITY MIN ACTUAL FACTOR WIDTH WIDTH							
101	63	0.2	13	36			
102	63	0.2	13	36			
201	10	0.2	2	36			
202	10	0.2	2	36			
TOTAL	146						

### PROJECT INFORMATION

COVENANT GROUP, LLC OWNER: ARCHITECT: CLARKITECTURE LLC STATE: MISSOURI COUNTY: **JACKSON** LEE'S SUMMIT STREET ADDRESS: 400 NW CHIPMAN RD WATER SUPPLY: CITY OF LEE'S SUMMIT SEWAGE TREATMENT CITY OF LEE'S SUMMIT GAS UTILITY: SPIRE GAS

ELECTRIC UTILITY: EVERGY
AUTHORITY HAVING JURISDICTION: STATE ARCHITECT, STATE FIRE MARSHAL
LOCAL CODE ENFORCEMENT: CITY OF LEE'S SUMMIT DEVELOPMENT SERVICES

# ADOPTED CODES

THESE PLANS COMPLY WITH THE FOLLOWING REGULATIONS:

- 2018 INTERNATIONAL BUILDING CODE (IBC)\*
- 2018 INTERNATIONAL FIRE CODE (IFC)\*
  2018 INTERNATIONAL MECHANICAL CODE (IMC)\*
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)\*
   2018 INTERNATIONAL PLUMBING CODE (IPC)\*
- 2017 NATIONAL ELECTRIC CODE (NEC)\*
   2010 AMERICANS WITH DISABILITIES ACT (ADA) GUIDELINES FOR
- ACCESSIBLE DESIGN

\*INCLUDES AMENDMENTS ADOPTED BY THE AHJ.

# SITE INFORMATION

ZONING: PMIX PLANNED MIX USE

# VICINITY MAP:



LEGAL DESCRIPTION: LOT 4E-2, SUMMIT ORCHARD MINOR PLAT, LOTS 4E-1 AND 4E-2

ARKITECTUR

PROJECT INFO

CLIENT:

COVENANT GROUP, LLC

PROJECT:

PROJECT NO:

COVENANT GROUP - BUILDING SHELL - LEE'S SUMMIT, MO

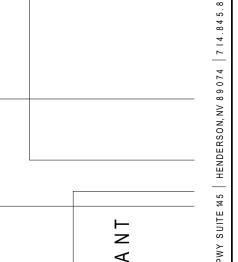
ADDRESS:

400 NW CHIPMAN RD LEE'S SUMMIT, MO 64806

MAIN CONTACT

CHRISTOPHER CLARK, AIA, NCARB 7701 E KELLOGG DR, STE 630 WICHITA, KS 67207 (316) 302-4472 chris@clarkitecture.net

# DEVELOPER



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SHEET INFO

ISSUE DATE: 04/

ISSUED FOR: INTERNAL REVIEW

NO DESCRIPTION DATE

PROFESSIONAL'S SEAL:

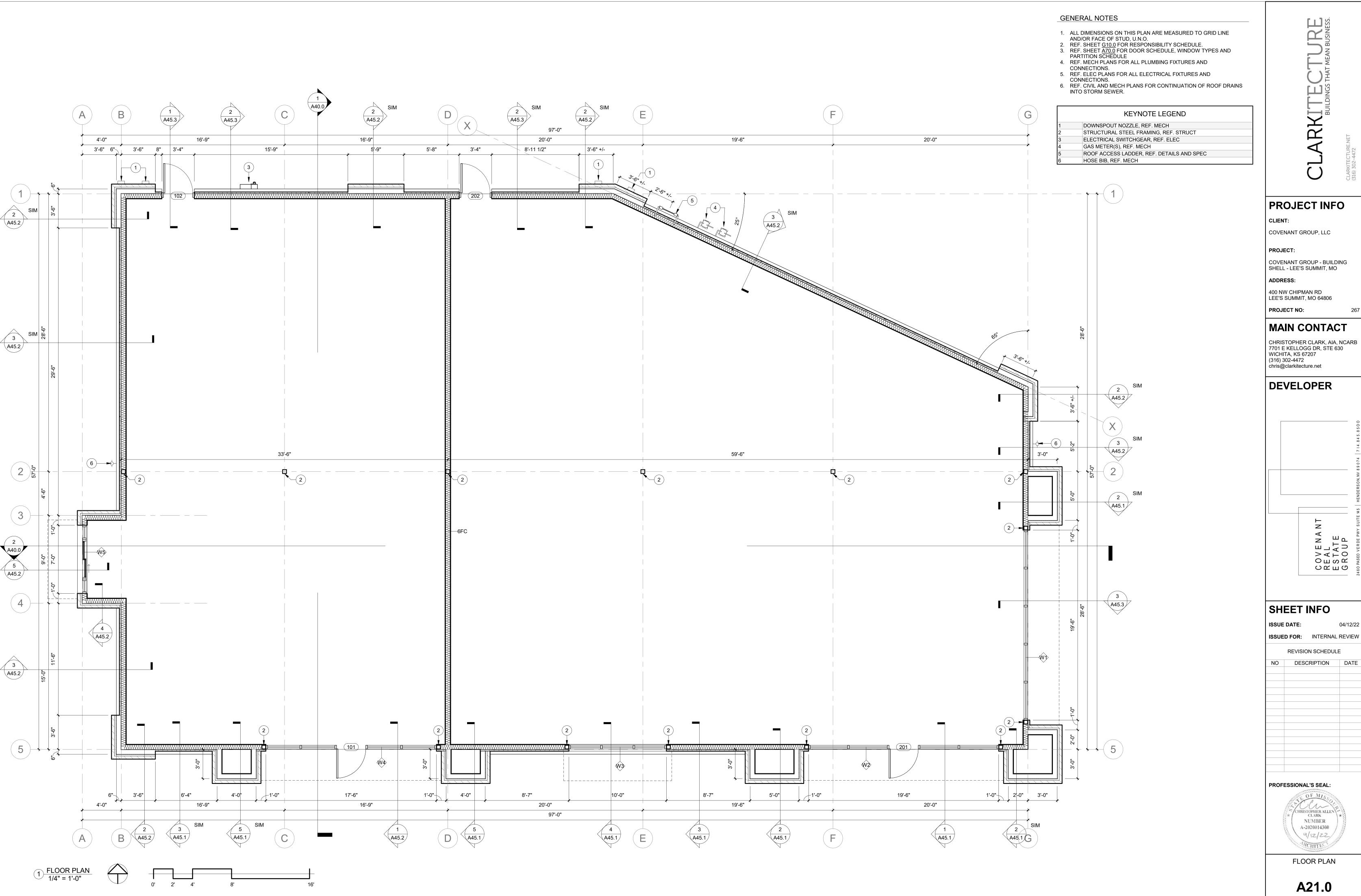


CODE EVALUATION

A10.0

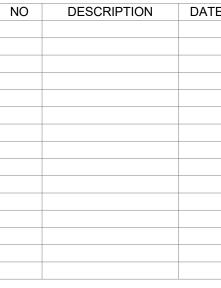
2 EGRESS PLAN
1/8" = 1'-0"

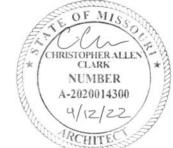
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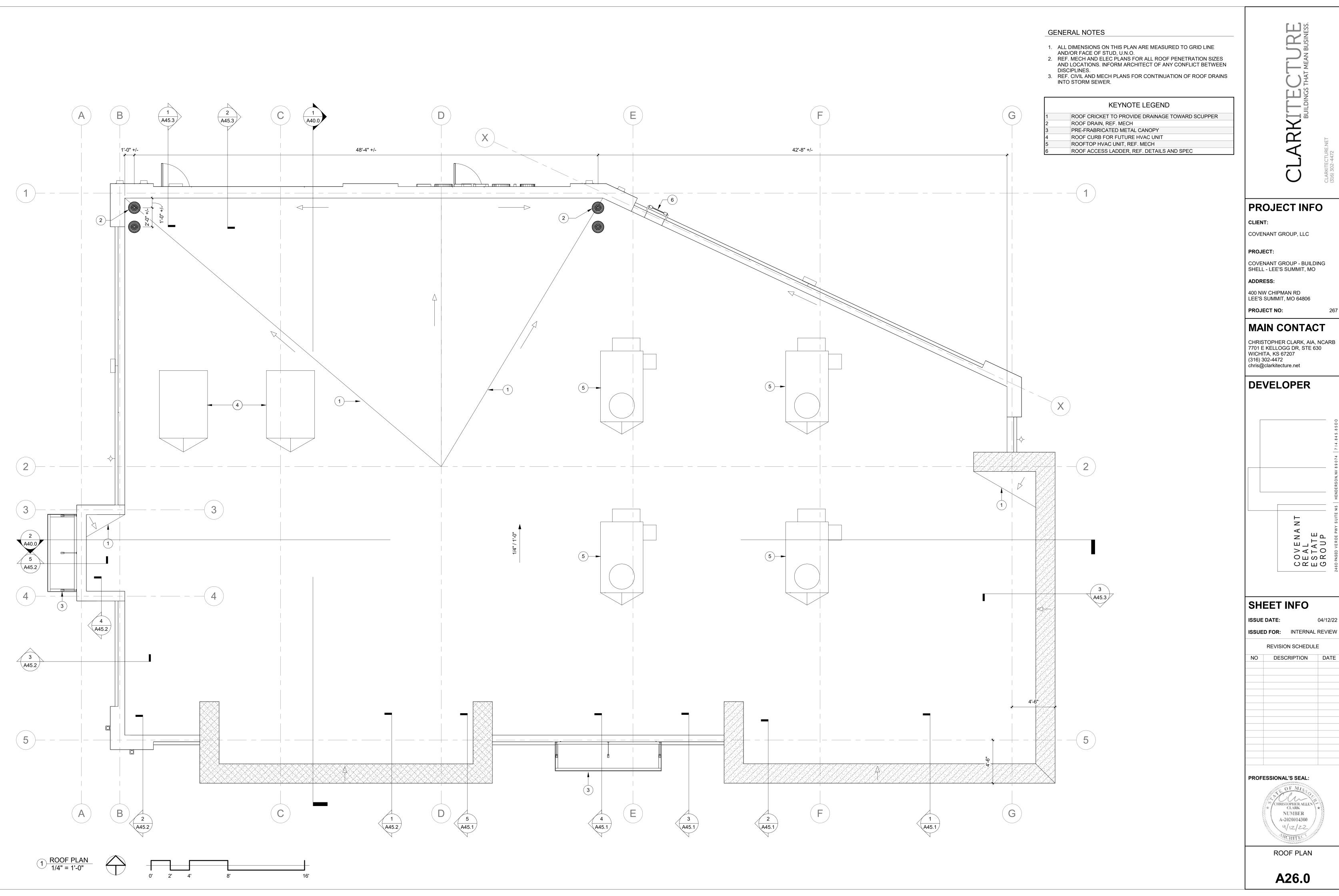


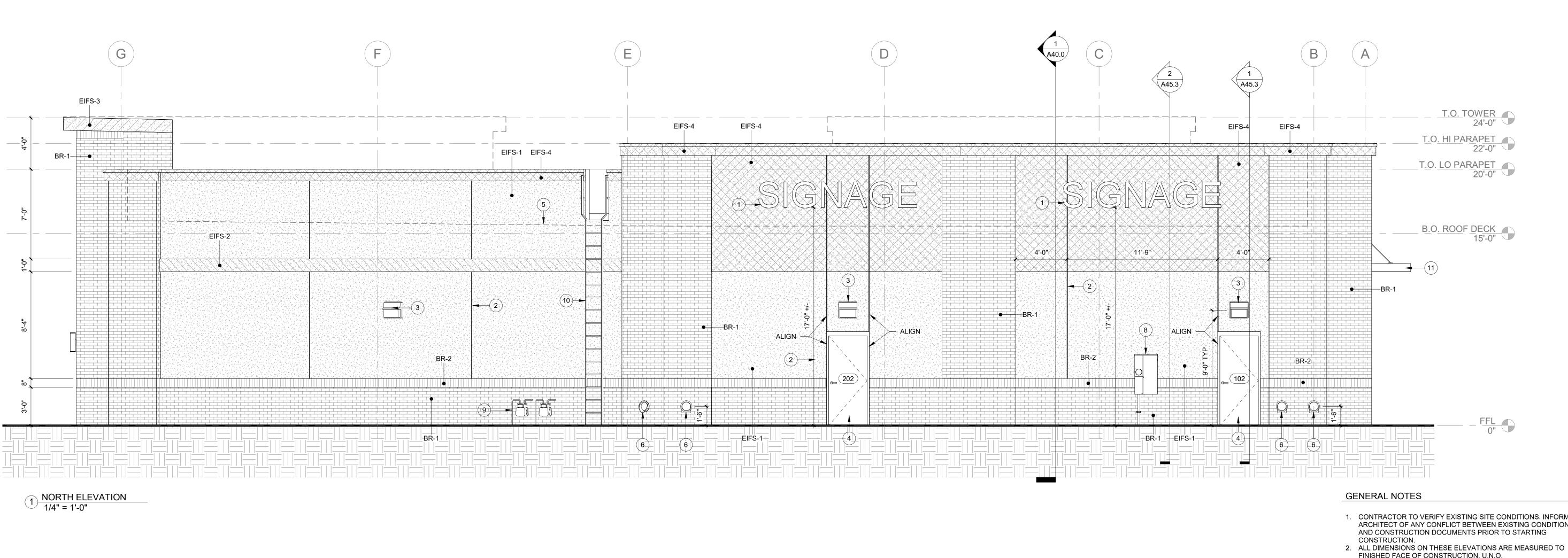
CHRISTOPHER CLARK, AIA, NCARB 7701 E KELLOGG DR, STE 630 WICHITA, KS 67207

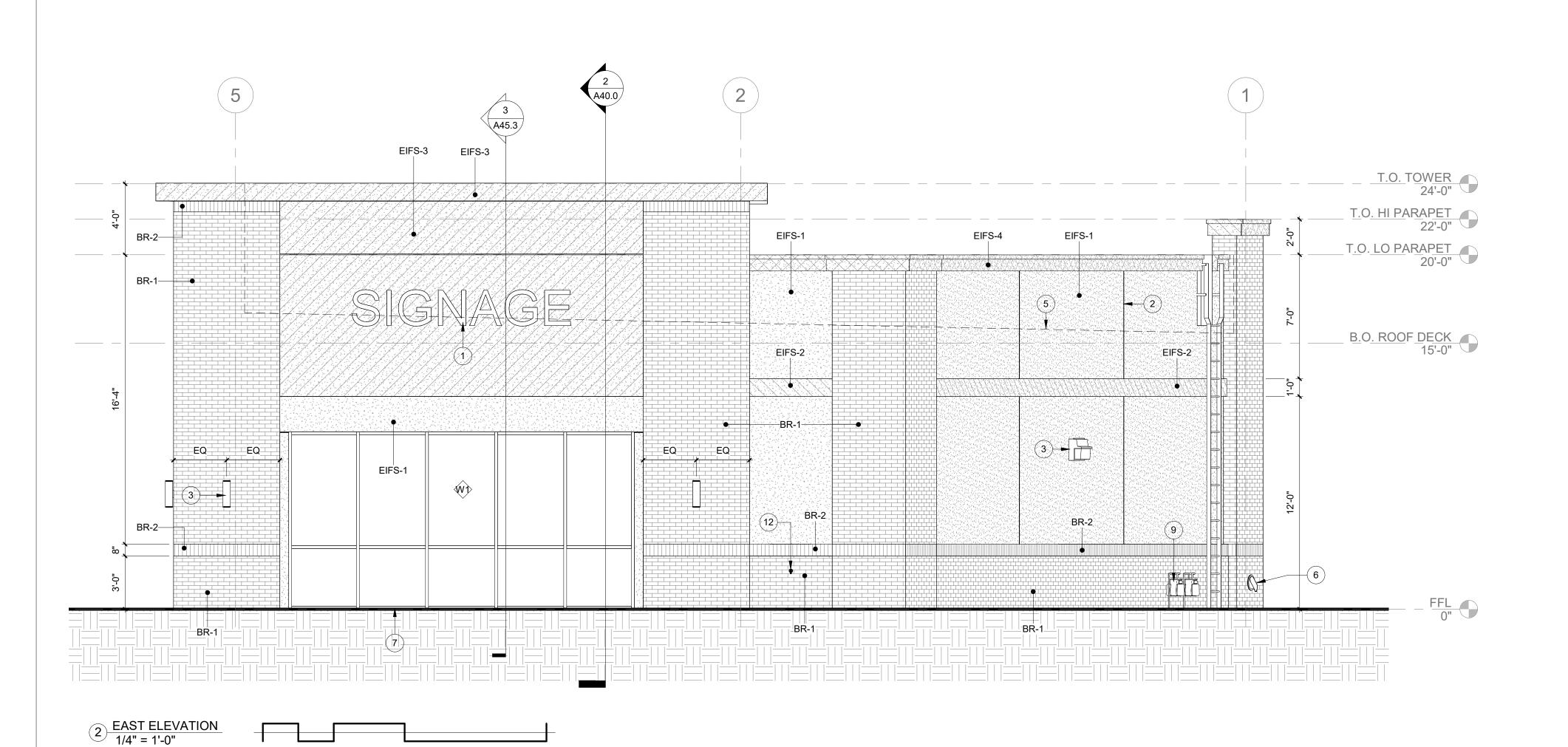
REVISION SCHEDULE











- 1. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS. INFORM ARCHITECT OF ANY CONFLICT BETWEEN EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS PRIOR TO STARTING
- FINISHED FACE OF CONSTRUCTION, U.N.O. 3. REF. SHEET <u>A70.0</u> FOR DOOR SCHEDULE AND WINDOW TYPES.

	KEYNOTE LEGEND					
1	BUILDING SIGNAGE, PROVIDE BLOCKING & POWER AS REQ'D. COORDINATE WITH TENANT					
2	CONTROL JOINT, TYP.					
3	LIGHT FIXTURE, TYP, REF. ELEC					
4	DOOR, REF. FLOOR PLAN AND SCHEDULES					
5	ROOF LINE (HIDDEN)					
6	DOWNSPOUT NOZZLE, REF. MECH					
7	STOREFRONT SYSTEM, REF. FLOOR PLAN AND SCHEDULES					
8	ELECTRICAL SWITCHGEAR, REF. ELEC					
9	GAS METER(S), REF. MECH					
10	ROOF ACCESS LADDER, REF. DETAILS AND SPEC					
11	PRE-FRABRICATED METAL CANOPY					
12	HOSE BIB, REF. MECH					

# EXTERIOR FINISH LEGEND

BR-1 BRICK VENEER MFG: ENDICOTT COLOR: EXECUTIVE IRONSPOT SIZE: MODULAR TEXTURE: TBD EDGE: TBD PATTERN: RUNNING BOND • MORTAR: TBD BRICK VENEER MFG: ENDICOTT COLOR: EXECUTIVE IRONSPOTSIZE: MODULAR TEXTURE: TBD EDGE: TBD PATTERN: SOLDIER COURSE MORTAR: TBD EIFS-1 EXTERIOR INSULATION & FINISH SYSTEM
• COLOR: MATCH TO SHERWIN WILLIAMS SW 6385 "DOVER WHITE" TEXTURE: FINE PEBBLE FINISH

• SIZE: 1-1/2" (INSULATION THICKNESS)

EIFS-2 **EXTERIOR INSULATION & FINISH SYSTEM**  COLOR: MATCH TO SHERWIN WILLIAMS SW 7048 "URBANE BRONZE" TEXTURE: FINE PEBBLE FINISH • SIZE: 1-1/2" (INSULATION THICKNESS)

EIFS-3 **EXTERIOR INSULATION & FINISH SYSTEM**  COLOR: MATCH TO SHERWIN WILLIAMS SW 6106 "NOMADIC DESERT" TEXTURE: FINE PEBBLE FINISH

• SIZE: 1-1/2" (INSULATION THICKNESS) EIFS-4 **EXTERIOR INSULATION & FINISH SYSTEM** COLOR: MATCH TO SHERWIN WILLIAMS SW 6113 "INTERACTIVE CREAM"

 TEXTURE: FINE PEBBLE FINISH • SIZE: 1-1/2" (INSULATION THICKNESS)

MT-1 **EXTERIOR GRADE METAL**  RIGIDIZED METAL STAINLESS STEEL #4 SATIN COLOR: DARK BRONZE

CANOPIES
• MFG: AWNEX PRODUCT: "SEATTLE" OR "COLORADO" COLOR: DARK BRONZE

• SIZE: 8" • FACE: FLAT STYLE: TIE-BACK ARKITECTUR BUILDINGS THAT MEAN BUSINI

# PROJECT INFO

CLIENT:

COVENANT GROUP, LLC

PROJECT:

**COVENANT GROUP - BUILDING** SHELL - LEE'S SUMMIT, MO

ADDRESS: 400 NW CHIPMAN RD

LEE'S SUMMIT, MO 64806

PROJECT NO:

# **MAIN CONTACT**

CHRISTOPHER CLARK, AIA, NCARB 7701 E KELLOGG DR, STE 630 WICHITA, KS 67207 (316) 302-4472 chris@clarkitecture.net

# DEVELOPER

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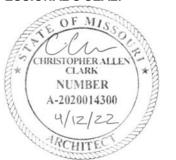
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ISSUE DATE: 04/12/22 **ISSUED FOR:** INTERNAL REVIEW

REVISION SCHEDULE

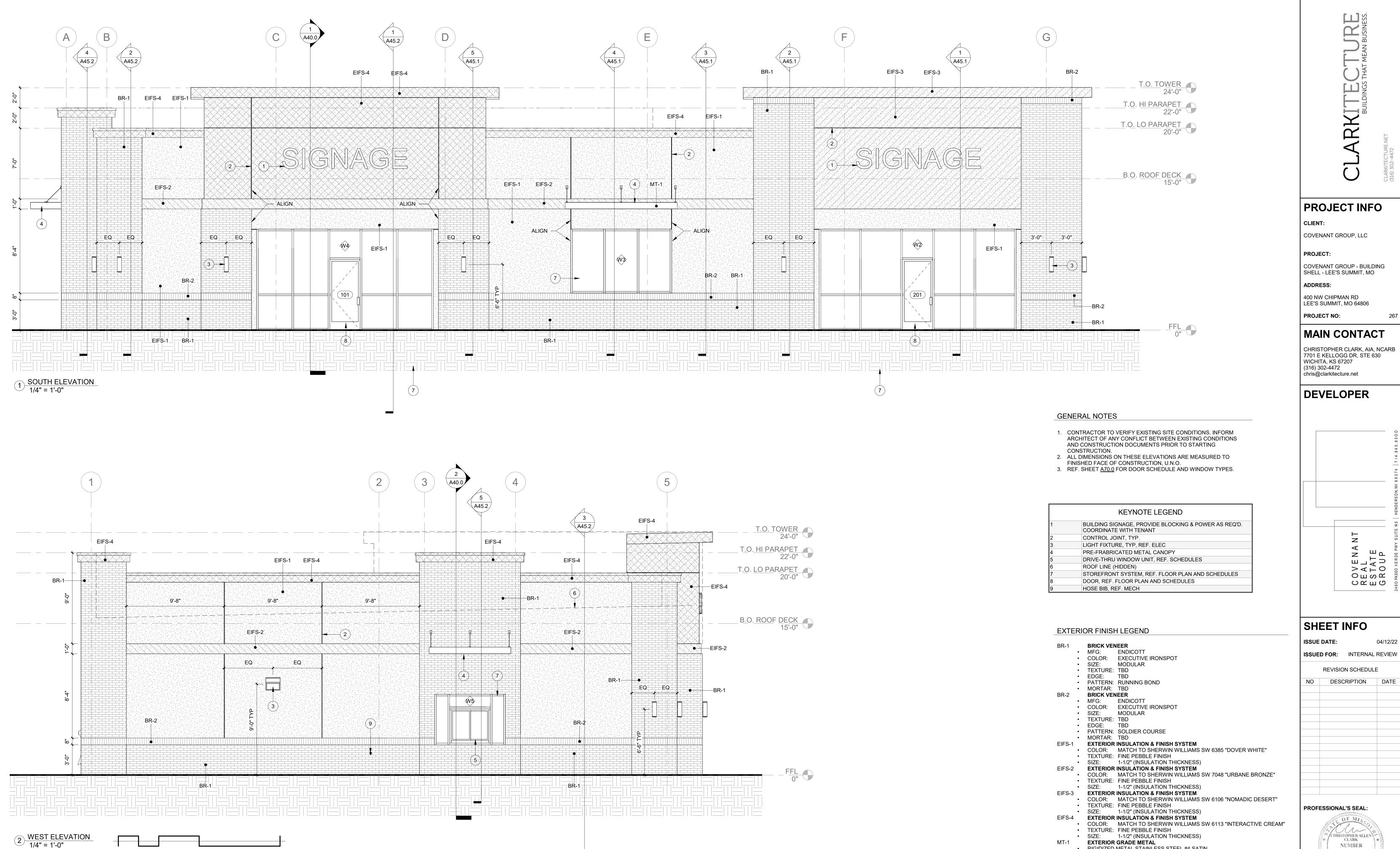
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PROFESSIONAL'S SEAL:



BUILDING ELEVATIONS

A30.1



ARKITECTURE BUILDINGS THAT MEAN BUSINESS.

# PROJECT INFO

COVENANT GROUP, LLC

**COVENANT GROUP - BUILDING** SHELL - LEE'S SUMMIT, MO

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# **DEVELOPER**

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04/12/22

REVISION SCHEDULE

NO DESCRIPTION DATE

PROFESSIONAL'S SEAL:

RIGIDIZED METAL STAINLESS STEEL #4 SATIN

PRODUCT: "SEATTLE" OR "COLORADO"

COLOR: DARK BRONZE

COLOR: DARK BRONZE

CANOPIES

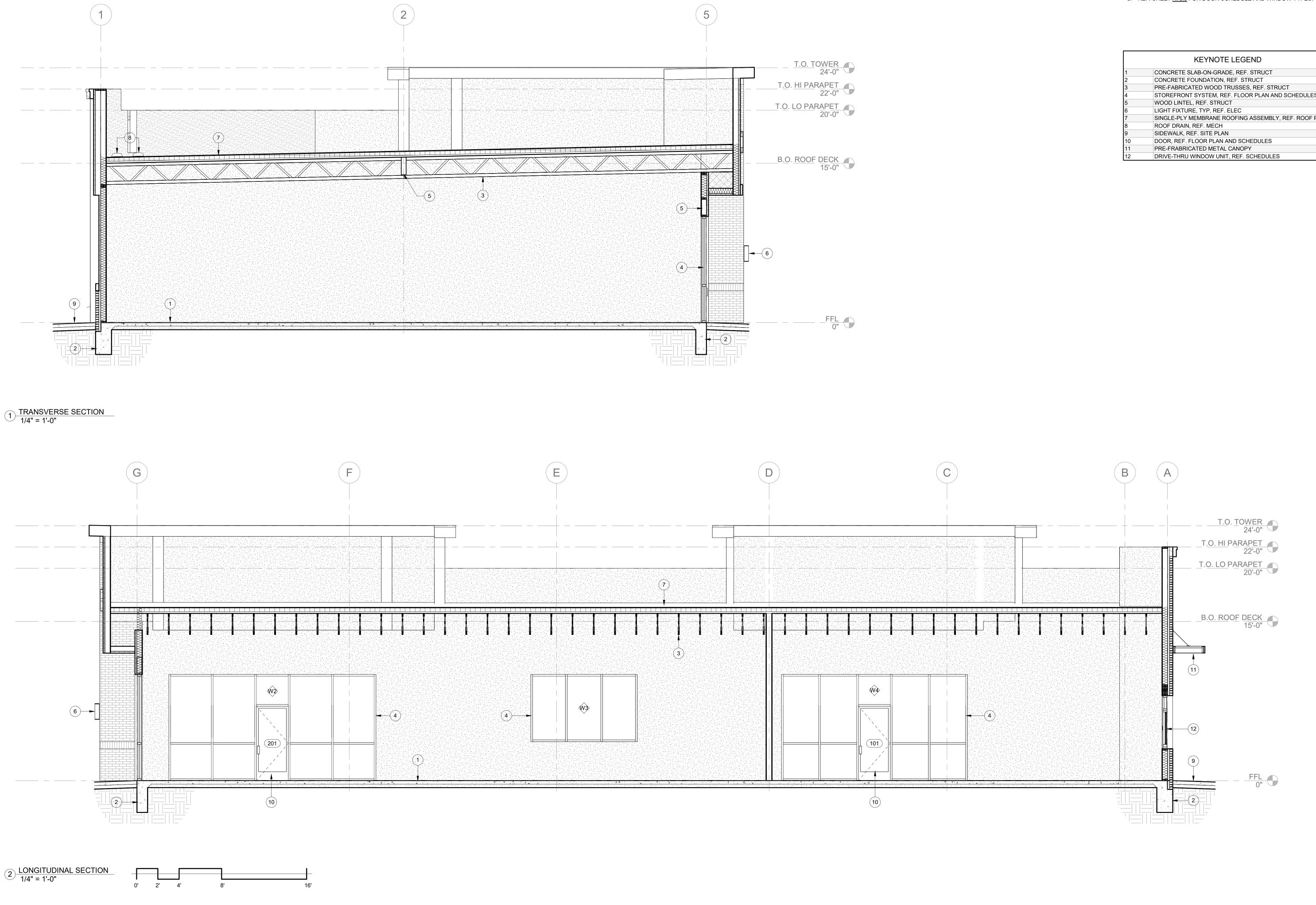
 SIZE: 8" FACE: FLAT STYLE: TIE-BACK

MFG: AWNEX



BUILDING ELEVATIONS

A30.2



# GENERAL NOTES

- 1. ALL DIMENSIONS ON THESE SECTIONS ARE MEASURED TO GRID LINE AND/OR FACE OF STUD, U.N.O.

  2. REF. SHEET A30.1 FOR EXTERIOR FINISH LEGEND.

  3. REF. SHEET A70.0 FOR DOOR SCHEDULE AND WINDOW TYPES.

# STOREFRONT SYSTEM, REF. FLOOR PLAN AND SCHEDULES SINGLE-PLY MEMBRANE ROOFING ASSEMBLY, REF. ROOF PLAN

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MAIN CONTACT

CHRISTOPHER CLARK, AIA, NCARB 7701 E KELLOGG DR, STE 630 WICHITA, KS 67207 (316) 302-4472 chris@clarkitecture.net

# DEVELOPER

COVENANT REAL ESTATE GROUP

SHEET INFO **ISSUE DATE:** 

**ISSUED FOR:** INTERNAL REVIEW

REVISION SCHEDULE

NO DESCRIPTION DATE

PROFESSIONAL'S SEAL: CHRISTOPHER ALLEN CLARK NUMBER A-2020014300

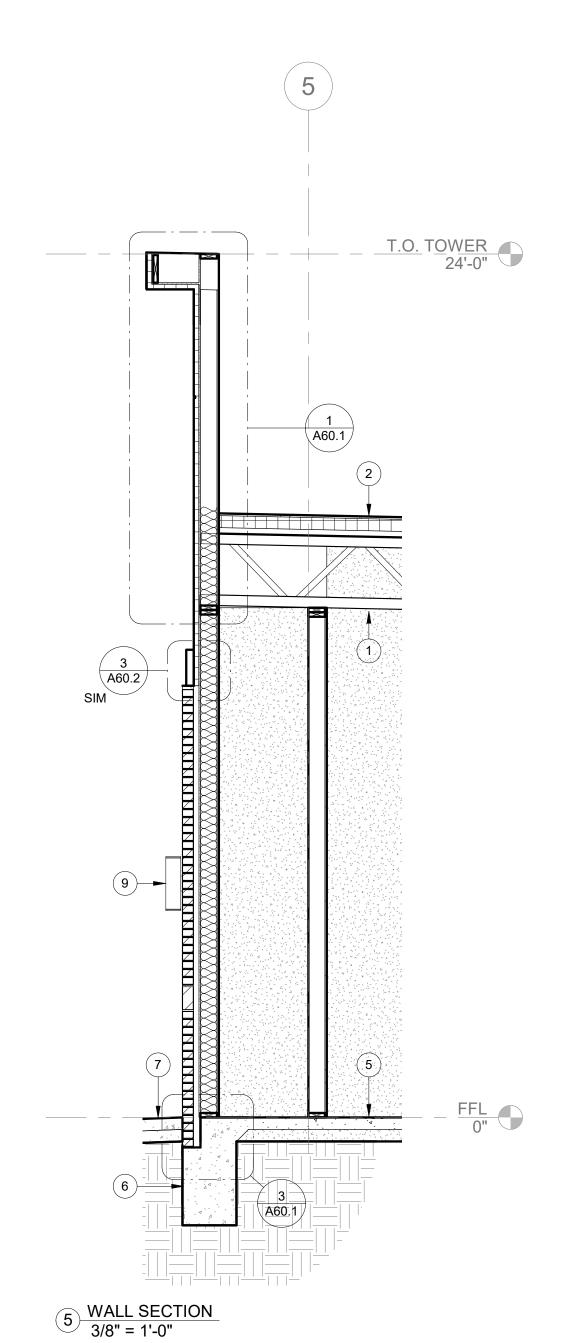
BUILDING SECTIONS

A40.0



ALL DIMENSIONS ON THESE SECTIONS ARE MEASURED TO GRID LINE AND/OR FACE OF STUD, U.N.O.
 REF. SHEET <u>A30.1</u> FOR EXTERIOR FINISH LEGEND.
 REF. SHEET <u>A70.0</u> FOR DOOR SCHEDULE AND WINDOW TYPES.

	KEYNOTE LEGEND
1	PRE-FABRICATED WOOD TRUSSES, REF. STRUCT
2	SINGLE-PLY MEMBRANE ROOFING ASSEMBLY, REF. ROOF PLAN
3	WOOD LINTEL, REF. STRUCT
4	STOREFRONT SYSTEM, REF. FLOOR PLAN AND SCHEDULES
5	CONCRETE SLAB-ON-GRADE, REF. STRUCT
6	CONCRETE FOUNDATION, REF. STRUCT
7	SIDEWALK, REF. SITE PLAN
8	BUILDING SIGNAGE, PROVIDE BLOCKING & POWER AS REQ'D. COORDINATE WITH TENANT
9	LIGHT FIXTURE, TYP, REF. ELEC
10	PRE-FRABRICATED METAL CANOPY



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COVENANT GROUP - BUILDING SHELL - LEE'S SUMMIT, MO

ADDRESS:

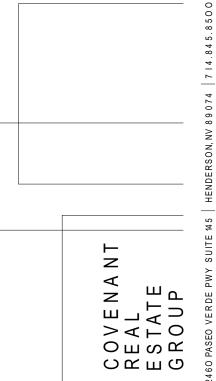
400 NW CHIPMAN RD LEE'S SUMMIT, MO 64806

PROJECT NO:

# MAIN CONTACT

CHRISTOPHER CLARK, AIA, NCARB 7701 E KELLOGG DR, STE 630 WICHITA, KS 67207 (316) 302-4472 chris@clarkitecture.net

# DEVELOPER



# SHEET INFO

ISSUE DATE:

REVISION SCHEDULE

ISSUED FOR: INTERNAL REVIEW

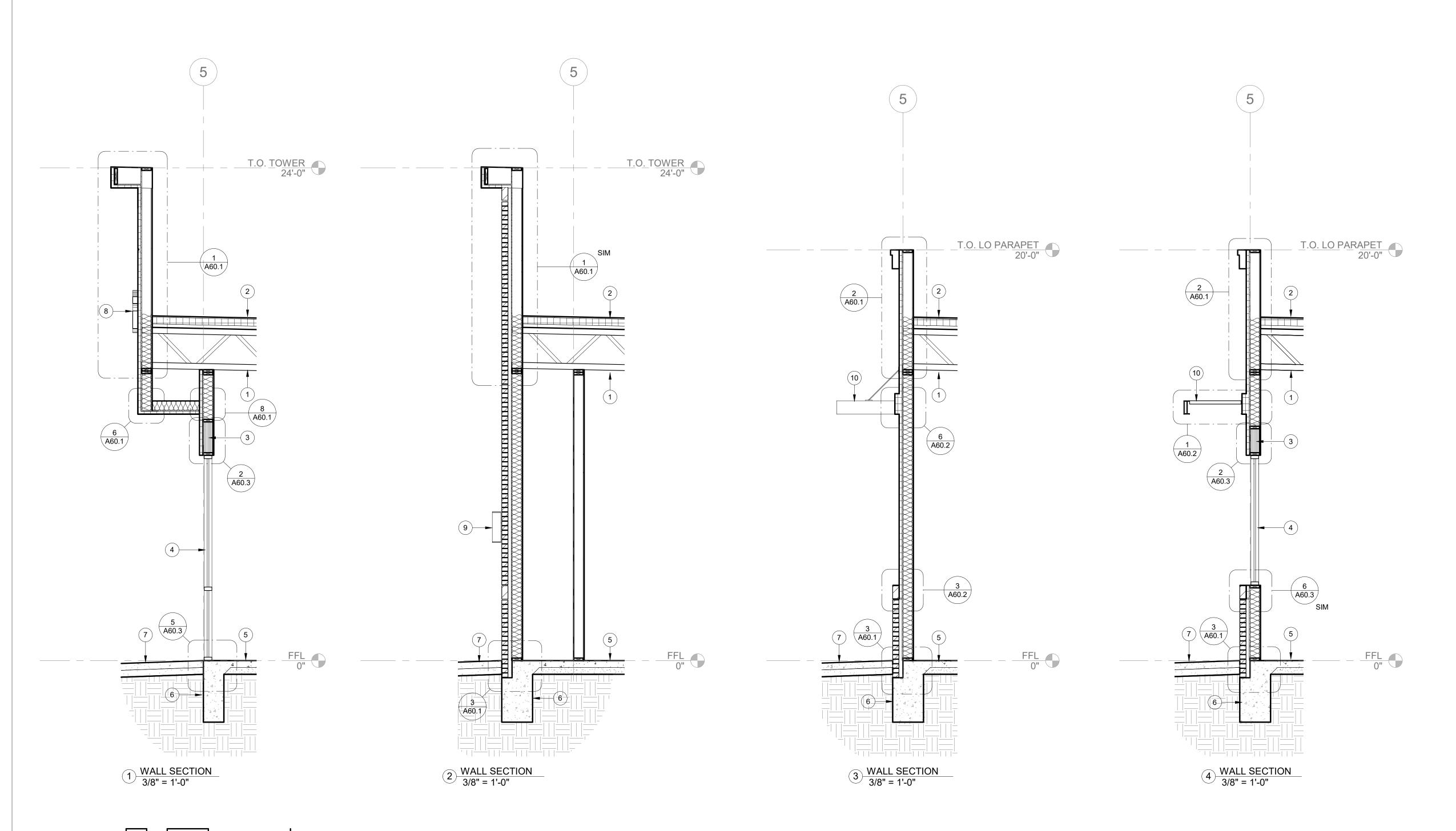


PROFESSIONAL'S SEAL:



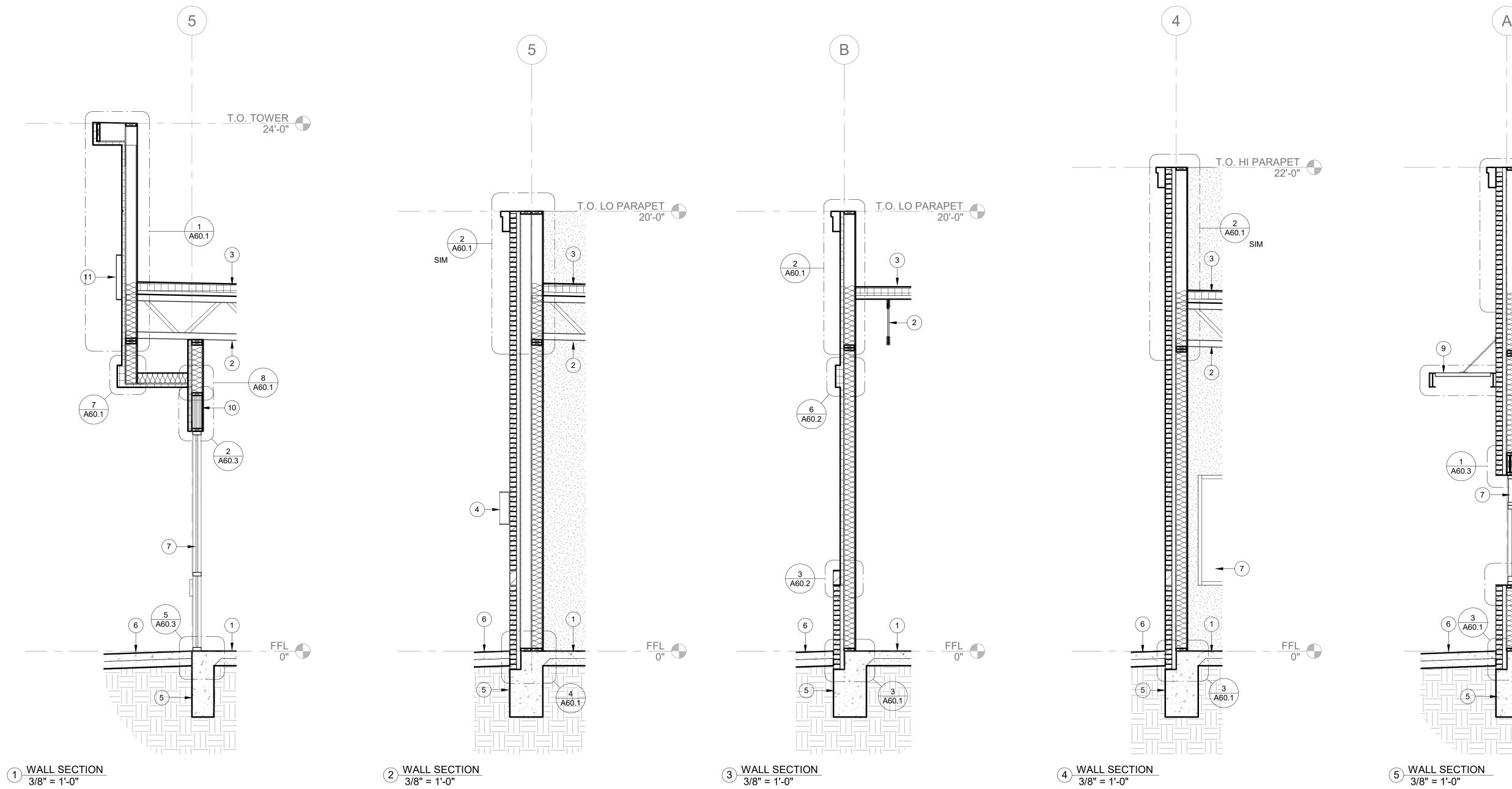
WALL SECTIONS

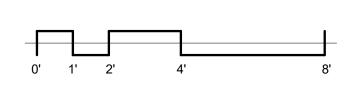
A45.1

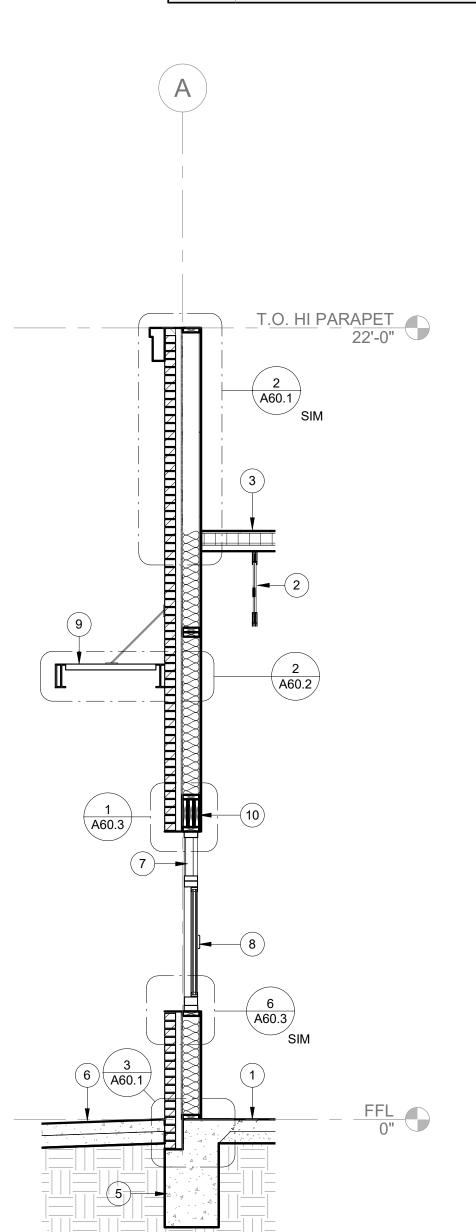


- ALL DIMENSIONS ON THESE SECTIONS ARE MEASURED TO GRID LINE AND/OR FACE OF STUD, U.N.O.
   REF. SHEET <u>A30.1</u> FOR EXTERIOR FINISH LEGEND.
   REF. SHEET <u>A70.0</u> FOR DOOR SCHEDULE AND WINDOW TYPES.

	KEYNOTE LEGEND
1	CONCRETE SLAB-ON-GRADE, REF. STRUCT
2	PRE-FABRICATED WOOD TRUSSES, REF. STRUCT
3	SINGLE-PLY MEMBRANE ROOFING ASSEMBLY, REF. ROOF PLAN
4	LIGHT FIXTURE, TYP, REF. ELEC
5	CONCRETE FOUNDATION, REF. STRUCT
6	SIDEWALK, REF. SITE PLAN
7	STOREFRONT SYSTEM, REF. FLOOR PLAN AND SCHEDULES
8	DRIVE-THRU WINDOW UNIT, REF. SCHEDULES
9	PRE-FRABRICATED METAL CANOPY
10	WOOD LINTEL, REF. STRUCT
11	BUILDING SIGNAGE, PROVIDE BLOCKING & POWER AS REQ'D. COORDINATE WITH TENANT







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# DEVELOPER

COVENA REAL ESTATE GROUP

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REVISION SCHEDULE

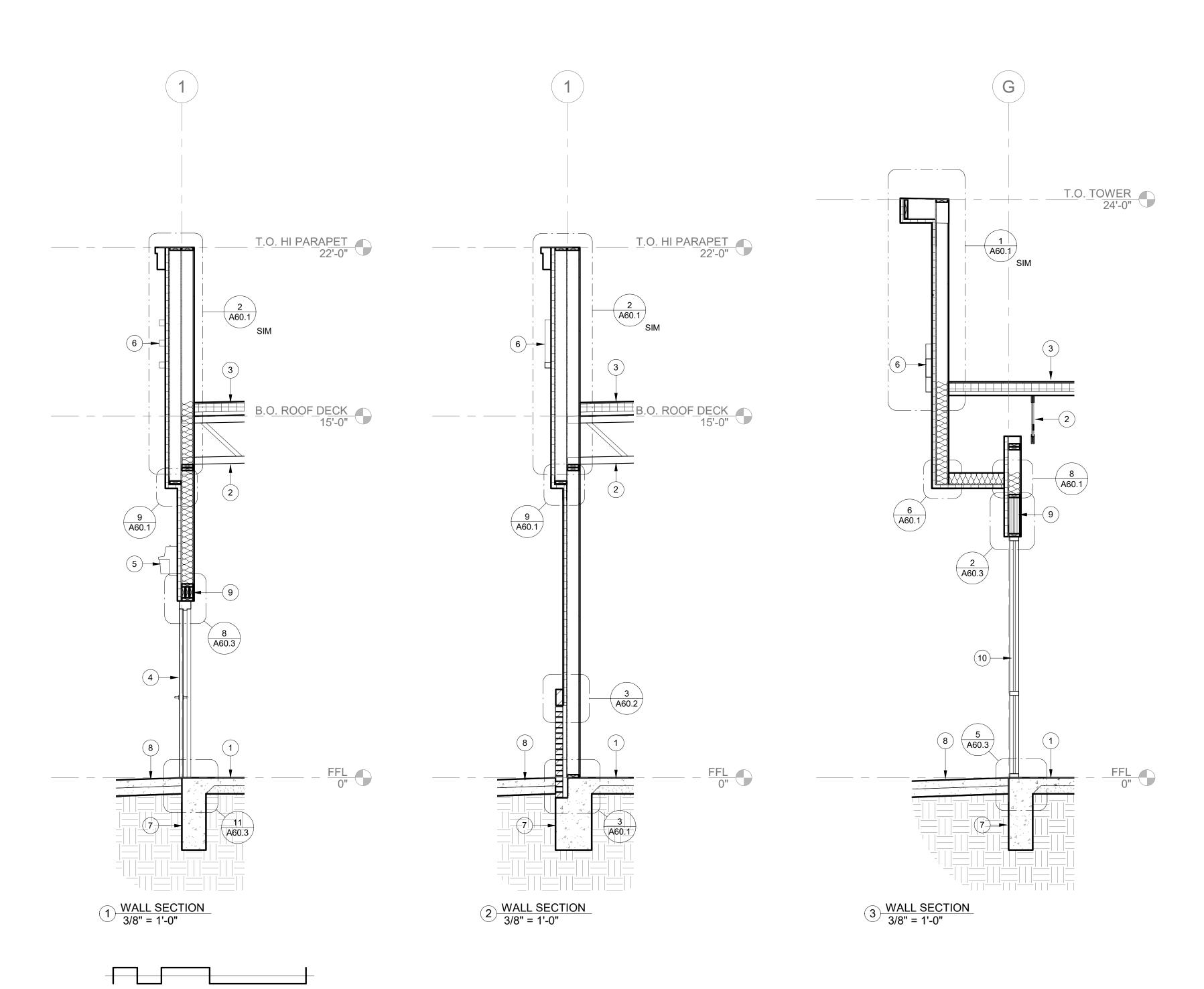
1		
NO	DESCRIPTION	DATE

PROFESSIONAL'S SEAL:



WALL SECTIONS

A45.2



GENERAL NOTES

- ALL DIMENSIONS ON THESE SECTIONS ARE MEASURED TO GRID LINE AND/OR FACE OF STUD, U.N.O.
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   REF. SHEET A70.0 FOR DOOR SCHEDULE AND WINDOW TYPES.

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2	PRE-FABRICATED WOOD TRUSSES, REF. STRUCT
3	SINGLE-PLY MEMBRANE ROOFING ASSEMBLY, REF. ROOF PL
4	DOOR, REF. FLOOR PLAN AND SCHEDULES
5	LIGHT FIXTURE, TYP, REF. ELEC
6	BUILDING SIGNAGE, PROVIDE BLOCKING & POWER AS REQ'D COORDINATE WITH TENANT
7	CONCRETE FOUNDATION, REF. STRUCT
8	SIDEWALK, REF. SITE PLAN
9	WOOD LINTEL, REF. STRUCT
10	STOREFRONT SYSTEM, REF. FLOOR PLAN AND SCHEDULES

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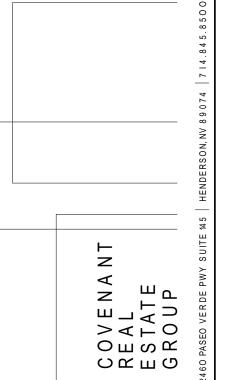
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# MAIN CONTACT

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# DEVELOPER



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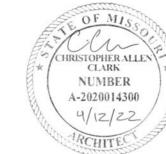
ISSUE DATE:

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REVISION SCHEDULE

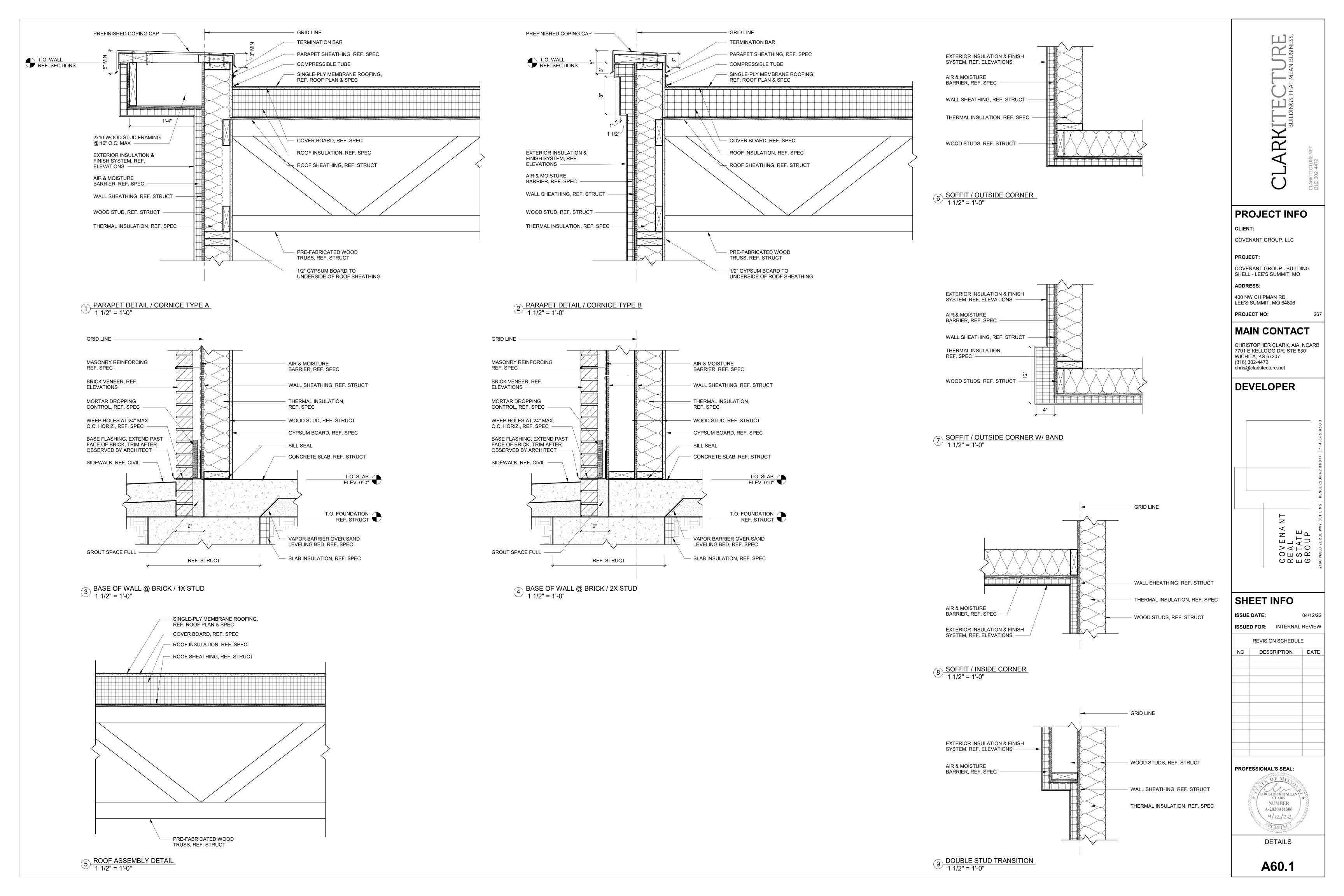
NO	DESCRIPTION	DATE

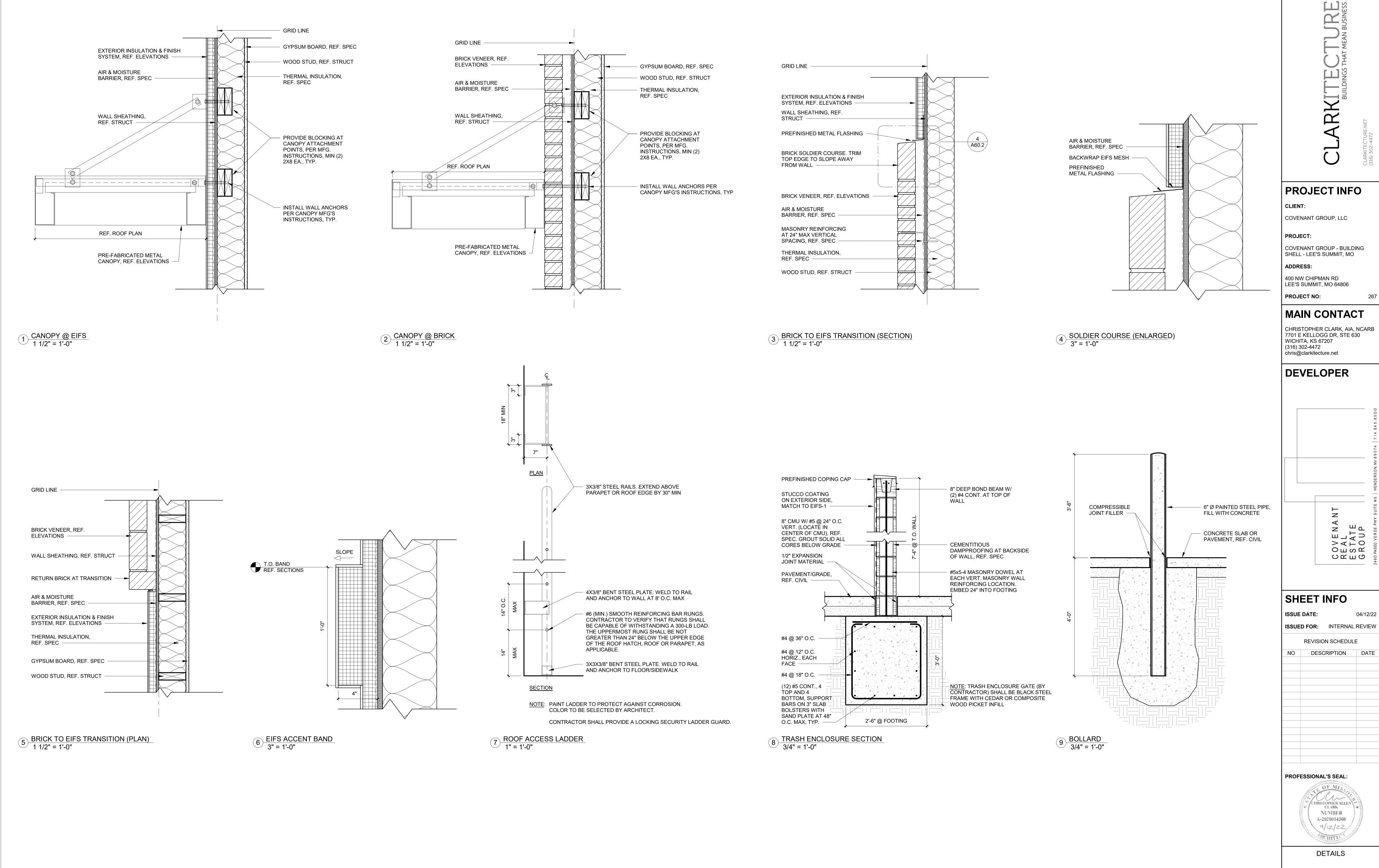
PROFESSIONAL'S SEAL:



WALL SECTIONS

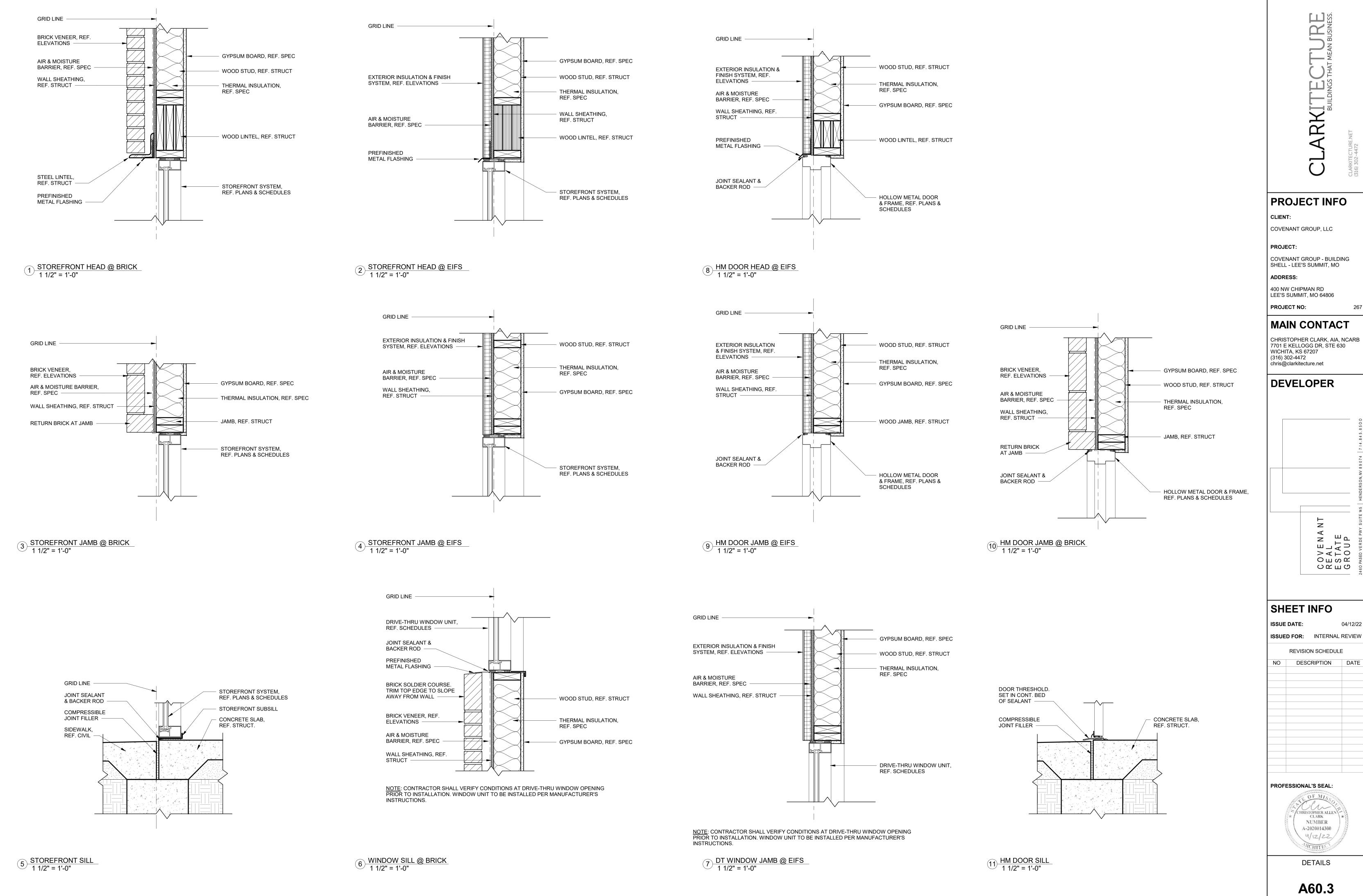
A45.3





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A60.2



PROJECT INFO

COVENANT GROUP, LLC

**COVENANT GROUP - BUILDING** SHELL - LEE'S SUMMIT, MO

LEE'S SUMMIT, MO 64806

MAIN CONTACT

CHRISTOPHER CLARK, AIA, NCARB 7701 E KELLOGG DR, STE 630

DEVELOPER

REVISION SCHEDULE NO DESCRIPTION DATE

PROFESSIONAL'S SEAL:

CHRISTOPHERALLEN NUMBER A-2020014300

A60.3

DOOR SCHEDULE											
	DOOR FRAME						HARDWARE				
NUMBER	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	FIRE RATING	SET	COMMENTS
101	36"	84"	FG	AL / GL	ANOD	-	AL / GL	ANOD	-	1.0	A
102	36"	84"	F	STL	PNT	HM2	STL	PNT	-	2.0	-
201	36"	84"	FG	AL / GL	ANOD	-	AL / GL	ANOD	-	1.0	Α
202	36"	84"	F	STL	PNT	HM2	STL	PNT	-	2.0	-

FRAME TYPES

REF. SCHEDULE, TYP

DOOR TYPES

REF. SCHEDULE, TYP

**(W1)** WINDOW TYPE 1

B) PARTIAL HEIGHT, T.O. WALL 12" MIN ABOVE CEILING U.N.O., DIAGONALLY BRACE TO ROOF JOISTS AS REQ'D

C) (2) LAYERS 5/8" GYPSUM WALLBOARD @ EA SIDE

# DOOR SCHEDULE COMMENTS

A. DOOR SHALL INCLUDE 1" HIGH LETTERING ON A CONTRASTING BACKGROUND THAT STATES: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."

### DOOR HARDWARE SCHEDULE

 PANIC DEVICE @ PUSH SIDE OFFSET PULL BAR @ PULL SIDE EXTERIOR CYLINDER AUTOMATIC CLOSER HEAVY DUTY HINGESTHRESHOLD

WEATHERSTRIPPING

 SWEEP PANIC DEVICE @ PUSH SIDE LEVER TRIM @ PULL SIDEENTRANCE LOCKSET AUTOMATIC CLOSERHEAVY DUTY HINGES SECURITY DOOR VIEWER THRESHOLD WEATHERSTRIPPING

SWEEP

### **GENERAL NOTES**

- <u>DOORS & FRAMES:</u>1. NOT ALL DOOR TYPES AND FRAME TYPES MAY BE USED.2. ALL DOOR HARDWARE SHALL COMPLY WITH ADA GUIDELINES FOR ACCESSIBLE DESIGN.
- ALL PANIC DEVICES SHALL COMPLY WITH IBC SECTION 1010.1.10.
   REF. SHEET G10.0 FOR ACRONYMS AND ABBREVIATIONS.
   REF. SPECS FOR ADDITIONAL INFORMATION ABOUT DOORS AND
- 6. ALL ANODIZED ALUMINUM DOORS AND FRAMES SHALL BE DARK BRONZE COLOR.

- WINDOW TYPES:

  1. CONTRACTOR SHALL V.I.F. ALL WINDOW OPENINGS BEFORE
- ORDERING NEW WINDOW UNITS. 2. REF. SPECS FOR ADDITIONAL INFORMATION ABOUT WINDOW UNITS
- AND GLAZING. 3. ALL ANODIZED ALUMINUM STOREFRONT FRAMING SHALL BE DARK BRONZE COLOR.

- <u>PARTITIONS</u>:

  1. NOT ALL PARTITION TYPES MAY BE USED.
- 2. REF. SHEET <u>A20.0</u> FOR U.L. ASSEMBLY NUMBERS AT RATED FIRE PARTITIONS, FIRE BARRIERS AND/OR FIRE WALLS. CONTRACTOR SHALL CONSTRUCT SUCH PARTITIONS (WHERE SHOWN) IN
- ACCORDANCE WITH U.L. TESTED ASSEMBLIES. 3. ALL SLEEPERS AND SILLS ON A CONCRETE SLAB THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE OF NATURALLY DURABLE WOOD OR PRESERVATIVE-TREATED WOOD USING WATER-BORNE PRESERVATIVES IN ACCORDANCE WITH AWPA U1 (COMMODITY
- SPECIFICATIONS A OR F).
  4. TYP @ AT ALL PARTITION TYPES, PROVIDE BATT INSULATION WHERE SHOWN ON THE FLOOR PLAN(S).

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COVENANT GROUP - BUILDING SHELL - LEE'S SUMMIT, MO

# ADDRESS:

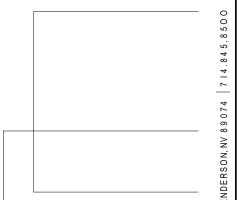
400 NW CHIPMAN RD LEE'S SUMMIT, MO 64806

PROJECT NO:

# MAIN CONTACT

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# DEVELOPER



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SHEET INFO

ISSUE DATE: 04/12/22

REVISION SCHEDULE

**ISSUED FOR:** INTERNAL REVIEW

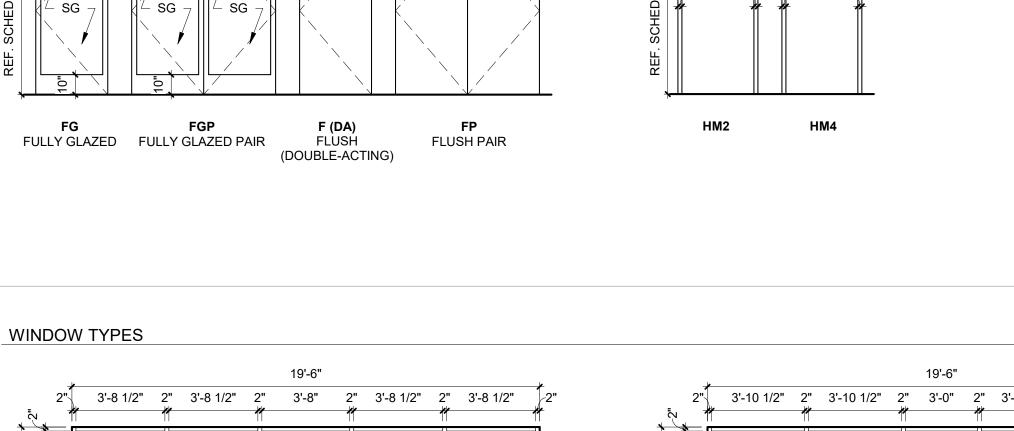
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PROFESSIONAL'S SEAL:

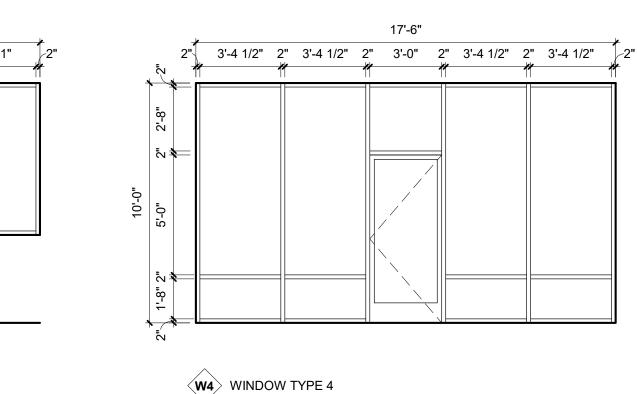
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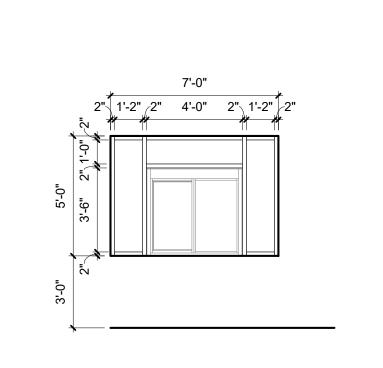
SCHEDULES

A70.0



2" 3'-1" 2" 3'-2" 2" 3'-1" 2" 2" 3'-10 1/2" 2" 3'-10 1/2" 2" 3'-0" 2" 3'-10 1/2" 2" 3'-10 1/2" 2" **W2** WINDOW TYPE 2 **W3** WINDOW TYPE 3





**W5** WINDOW TYPE 5

DRIVE-THRU WINDOW UNIT SPECS:

- READY ACCESS 275 SERIES
- VERIFY OPENING DIRECTION W/ OWNER PRIOR TO ORDERING DRIVE-THRU WINDOW FEATURES:
- MANUAL OPEN, ELECTRONIC RELEASE (MOER)
- DARK BRONZE ANODIZED ALUMINUM FRAMING
- LOW-E GLAZING TELESCOPING NIGHTTIME SECURITY BAR

