

SCOPE NOTES

IN THE EVENT OF QUESTIONS REGARDING THE CONTRACT DOCUMENTS, SPECIFICATIONS, EXISTING CONDITIONS OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO BID SUBMITTAL AND PROCEEDING WITH ANY WORK IN QUESTION.

THESE CONTRACT DOCUMENTS ARE INTENDED TO DESCRIBE ONLY THE SCOPE AND APPEARANCE OF THE REAL PROPERTY IMPROVEMENTS, INCLUDING THE PERFORMANCE AND LEVEL OF QUALITY EXPECTED OF ITS COMPONENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL WORK COMPLETED AND MATERIALS INSTALLED BE IN FULL COMPLIANCE AT A MINIMUM, WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES HAVING JURISDICTIONAL AUTHORITY OVER THE PROJECT.

THESE CONTRACT DOCUMENTS DO NOT ATTEMPT TO INSTRUCT THE CONTRACTOR IN THE DETAILS OF HIS TRADE. THEY ARE PERFORMANCE SPECIFICATIONS IN THAT THEY DO REQUIRE THAT ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT BE INSTALLED IN STRICT CONFORMANCE TO THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT IN THE CASE WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT. ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED, BUT REQUIRED FOR PROPER INSTALLATION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

ALL WORK SHALL BE WARRANTED SATISFACTORY, IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR, OR FOR THE PERIOD OF WARRANTY CUSTOMARY, OR STIPULATED FOR THE TRADE, CRAFT, OR PRODUCT, WHICHEVER IS LONGER. ONLY COMPETENT MECHANICS, CAPABLE OF PRODUCING GOOD WORKMANSHIP CUSTOMARY TO THE TRADE SHOULD BE USED. COMMENCING WORK BY A CONTRACTOR OR SUBCONTRACTOR CONSTITUTES ACCEPTANCE OF THE CONDITIONS AND SURFACES CONCERNED. IF ANY SUCH CONDITIONS ARE UNACCEPTABLE, THE GENERAL CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY, AND NO WORK SHALL BE PERFORMED UNTIL THE CONDITIONS ARE CORRECTED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE PROJECT SCOPE OF WORK, BUILDING STANDARDS, SCHEDULE AND DEADLINES. THE CONTRACTOR SHALL FURTHER BE RESPONSIBLE FOR ADVISING THE OWNER OF ALL LONG LEAD ITEMS AFFECTING THE PROJECT SCHEDULE AND SHALL, UPON REQUEST FROM THE OWNER, SUBMIT ORDER CONFIRMATIONS AND DELIVERY DATES FOR SUCH LONG LEAD ITEMS TO THE OWNER.

ALL CONTRACTOR OR SUPPLIER REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE SUBMITTED, IN WRITING, ACCOMPANIED BY THE ALTERNATIVE PRODUCT INFORMATION, TO THE ARCHITECT, NO LATER THAN TEN (10) BUSINESS DAYS, PRIOR TO BID OPENING DATE. SUBSTITUTIONS SHALL ONLY BE CONSIDERED IF THEY DO NOT SACRIFICE QUALITY, FUNCTIONALITY, APPEARANCE OR WARRANTY. UNDER NO CIRCUMSTANCES WILL THE OWNER BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SCALE THE DRAWINGS TO DETERMINE DIMENSIONS. REFER TO PLANS, SECTIONS AND DETAILS FOR ALL DIMENSIONAL INFORMATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SELECTED MATERIALS WHICH SHALL BE COMPLETE IN ALL RESPECTS PRIOR TO THE FINAL ACCEPTANCE, UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL PRESERVE ALL PRINTED INSTRUCTIONS AND WARRANTY INFORMATION THAT IS PROVIDED WITH EQUIPMENT OR MATERIALS USED, AND DELIVER SAID PRINTED MATTER TO THE OWNER AT THE TIME OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL INSTRUCT THE OWNER IN THE PROPER USE OF THE EQUIPMENT FURNISHED BY THEIR TRADE.

GENERAL CONTRACTOR SHALL PROVIDE A THOROUGH CONSTRUCTION CLEANING AT PROJECT CLOSE OUT, PRIOR TO PUNCH LIST WALK THROUGH.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED ITEMS, AND PHYSICAL SAMPLES OF ALL FINISH MATERIALS SPECIFIED TO THE ARCHITECT FOR REVIEW.

REVIEWED SHOP DRAWINGS AND SUBMITTALS BY OTHERS SHALL NOT BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DRAWINGS, SCHEDULES, AND/OR SPECIFICATIONS FOR WORK ON THE PROJECT PREPARED BY OTHERS.

THE ARCHITECT WILL REVIEW ALL SHOP DRAWINGS, SUBMITTALS AND SAMPLES FOR CONFORMITY WITH THE CONTRACT DOCUMENTS AND RETURN THEM TO THE CONTRACTOR WITHIN SEVEN (7) WORKING DAYS EXCEPT AS MAY OTHERWISE BE PROVIDED FOR BY THE OWNER.

THE CONTRACTOR SHALL NOT REPRODUCE AND MARK UP ANY PART OF THE CONTRACT DOCUMENTS FOR SUBMITTAL AS A SHOP DRAWING. ANY SUCH SUBMITTAL WILL BE REJECTED.

ANY SUBMITTAL REQUIRED TO BE REVIEWED MORE THAN THE INITIAL REVIEW AND ONE (1) ADDITIONAL REVIEW, WILL BE CONSIDERED TO BE IN EXCESS OF THE SCOPE OF THE PROJECT. THE TIME REQUIRED FOR THIRD AND SUBSEQUENT REVIEWS OF A SUBMITTAL WILL BE PAID FOR BY THE CONTRACTOR TO THE ARCHITECT AT THE ARCHITECT'S STANDARD BILLING RATES, PLUS REIMBURSABLE EXPENSES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ANY EXISTING CONDITIONS AND ALL CRITICAL DIMENSIONS ASSOCIATED WITH THE PROPOSED WORK. THE CONTRACTOR SHALL CONFIRM THAT ALL WORK OUTLINED WITHIN THE CONTRACT DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN, PRIOR TO BID OPENING. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS ENCOUNTERED WHICH MAY AFFECT BUILDING CODE COMPLIANCE, LIFE SAFETY, ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR COMPLETION OF THE PROJECT AS DIRECTED IN THE CONTRACT DOCUMENTS.

NO ADDITIONAL FUNDS WILL BE APPROVED FOR WORK OMITTED FROM THE CONTRACTOR'S BID DUE TO LACK OF VERIFICATION BY THE CONTRACTOR, EXCEPT AS OTHERWISE APPROVED BY THE OWNER FOR WORK ASSOCIATED WITH HIDDEN CONDITIONS WHICH ARE NOT ACCESSIBLE PRIOR TO CONSTRUCTION.

REFER TO PROJECT MANUAL (WHEN APPLICABLE) FOR ADDITIONAL REQUIREMENTS AND DIRECTIONS. ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER EIGHT (8) OF THE INTERNATIONAL BUILDING CODE.

LIGHT GAGE METAL STUDS; STUDS, THEIR COMPONENTS AND THEIR CONNECTIONS SHALL BE ENGINEERED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED. THE ENGINEER SHALL AFFIX THEIR SEAL AND SIGNATURE TO SHOP DRAWINGS AND CALCULATIONS SUBMITTED FOR REVIEW.

STEEL REQUIRED TO TRANSMIT GRAVITY AND/OR LATERAL LOADS TO THE STRUCTURE NOT DETAILED ON THE STRUCTURAL DRAWINGS IS THE RESPONSIBILITY OF THE METAL STUD SUPPLIER TO DESIGN, DETAIL, PROVIDE AND INSTALL.

METAL STUDS SHALL BE DESIGNED TO SUPPORT THE LOADS SHOWN IN THE DESIGN DATA IN ADDITION TO THE WEIGHT OF THE MATERIALS ATTACHED TO THE METAL STUDS. METAL STUDS SHALL BE DESIGNED USING THE LOAD COMBINATIONS IN SECTION 1605.3.1 OF THE INTERNATIONAL BUILDING CODE, 2012 EDITION, NO INCREASE IN ALLOWABLE STRESS IS ALLOWED.

DEFLECTION DUE TO LATERAL LOAD SHALL BE LIMITED TO $\frac{1}{160}$ OF THE STUD SPAN, FOR CANTILEVERS, THE DEFLECTION DUE TO LATERAL LOAD AT THE END OF THE CANTILEVER SHALL BE LIMITED TO $\frac{1}{160}$ OF THE CANTILEVER DIMENSION.

METAL STUD MANUFACTURER SHALL DETERMINE FINAL LAYOUT AND GAUGE OF STUDS TO MEET THE ARCHITECTURAL AND STRUCTURAL REQUIREMENTS.

WHERE ROUGH CARPENTRY IS IN CONTACT WITH THE GROUND, EXPOSED TO WEATHER OR IN AREAS OF HIGH RELATIVE HUMIDITY PROVIDE FASTENERS AND ANCHORAGES WITH A HOT DIP ZINC COATING OF G90 COMPLYING WITH ASTM A153 OR PROVIDE FASTENERS AND ANCHORAGES OF TYPE 304 STAINLESS STEEL.

ALL WOOD SHEATHING TO BE FIRE TREATED UNLESS NOTED OTHERWISE.

ACT	ACOUSTICAL CEILING TILE	FLR	FLOOR	PS	PROJECTION SCREEN
ADDL	ADDITIONAL	FR	FIRE RETARDANT	QT	QUARRY TILE
AFF	ABOVE FINISHED FLOOR	FT	FEET	R	RISER
ALUM	ALUMINUM	GA	GAUGE	RA	RETURN AIR
ANOD	ANODIZED	GB	GRAB BAR	RB	RESILIENT BASE
APP	APPROXIMATE	GC	GENERAL CONTRACTOR	RD	ROOF DRAIN
ARCH	ARCHITECT	GYP BD	GYPSON BOARD	REF	REFERENCE
AWT	ACOUSTICAL WALL TREATMENT	HDWR	HARDWARE	REFR	REFRIGERATOR
BLDG	BUILDING	HGT	HEIGHT	REQD	REQUIRED
BLKG	BLOCKING	HM	HOLLOW METAL	RO	ROUGH OPENING
B.O.	BOTTOM OF	HORIZ	HORIZONTAL	SA	SUPPLY AIR
BOT	BOTTOM	HP	HIGH POINT	SCHED	SCHEDULE
BRG	BEARING	HVAC	HEATING, VENTILATING, AIR CONDITIONING	SCMD	SOLID CORE METAL DOOR
CAB	CABINET	HW	HOT WATER	SCVD	SOLID CORE WOOD DOOR
CJ	CONTROL JOINT	INSUL	INSULATION	SEC	SECTION
CL	CENTER LINE	JAN	JANITOR	SF	SQUARE FOOT
CLR	CLEAR	JST	JOIST	SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT	JT	JOINT	SPCS	SPECIFICATIONS
CONST	CONSTRUCTION	KD	KNOCKDOWN	SQ	SQUARE
COL	COLUMN	KIT	KITCHEN	SS	STAINLESS STEEL
CONC	CONCRETE	LAM	LAMINATE	STD	STANDARD
CONT	CONTINUOUS	LAV	LAVATORY	STL	STEEL
CPT	CARPET	LLH	LONG LEG HORIZONTAL	STOR	STORAGE
CT	CERAMIC TILE	LLV	LONG LEG VERTICAL	STRUCT	STRUCTURAL
CW	COLD WATER	MAS	MASONRY	SUSP	SUSPENSION
DET, DTL	DETAIL	MAT	MATERIAL	TB	TACK BOARD
DF	DRINKING FOUNTAIN	MAX	MAXIMUM	TEL	TELEPHONE
DIA	DIAMETER	MB	MARKER BOARD	TLT	TOILET
DIM	DIMENSION	MECH	MECHANICAL	T.O.	TOP OF
DWG(S)	DRAWING(S)	MEZZ	MEZZANINE	TRTD	TREATED
EA	EACH	MFR	MANUFACTURER	TV	TELEVISION
EC	EXPOSED CEILING	MIN	MINIMUM	TYP	TYPICAL
EFS	EXTERIOR INSULATION FINISH SYSTEM	MO	MASONRY OPENING	UNO	UNLESS NOTED OTHERWISE
EJ	EXPANSION JOINT	MTL	METAL	UR	URNAL
EL	ELEVATION	NIC	NOT IN CONTRACT	YCT	VINYL COMPOSITION TILE
ENG	ENGINEER	NR	NOT RATED	VERT	VERTICAL
EQ	EQUAL	OC	ON CENTER	VIF	VERIFY IN FIELD
EQUIP	EQUIPMENT	OD	OUTSIDE DIAMETER	VT	VINYL TILE
EXIST	EXISTING	OFD	OVERFLOW DRAIN	W/	WITH
EXP	EXPANSION	OH	OPPOSITE HAND	W/O	WITHOUT
EXT	OPENING	OPNG	OPENING	WB	WOOD BASE
FD	FLOOR DRAIN	OPP	OPPOSITE	WC	WATER CLOSET
FE	FIRE EXTINGUISHER	OTO	OUT TO OUT	WD	WOOD
FEC	FIRE EXTINGUISHER CABINET	PLAS LAM	PLASTIC LAMINATE	WH	WATER HEATER
FIN	FINISH	PLWD	PLYWOOD	WP	WORKING POINT

ABBREVIATIONS

SYMBOLS

(NOT ALL MAY APPLY)

	KEYED NOTE
	WINDOW OR GLAZED OPENING TAG IF WINDOW - WH IF STOREFRONT - SFH IF CURTAINWALL - CW#
	ACCESSORY TAG
	EQUIPMENT TAG
	FINISH TAG
	ROOM TAG
	ELEVATION TAG - INTERIOR OR EXTERIOR
	SECTION CUT AT AREAS SHOWN SMALL SCALE
	ENLARGED PLAN
	ELEVATION TARGET. FINISHED FLOOR = 0'-0" UNO
	REVISION
	PLAN OR TRUE NORTH
	BATT INSULATION - WIDTH OF FRAMING UNO
	FIRE EXTINGUISHER IN SEMI-RECESSED CABINET PROVIDED / INSTALLED BY GC
	SURFACE MOUNTED FIRE EXTINGUISHER PROVIDED / INSTALLED BY GC
	DOOR WITH DOOR NUMBER
	WINDOW OR GLAZED OPENING
	STUD FRAMED WALL - REFER TO INDEX SHEET FOR INFORMATION
	CMU WALL - REFER TO SECTIONS AND DETAILS
	BRICK WALL - REFER TO SECTIONS AND DETAILS
	CONCRETE WALL - REFER TO SECTIONS AND DETAILS
	EFS OVER SUBSTRATE - REFER TO SECTIONS FOR WIDTH AND PROFILE
	EXISTING DOOR - REFER TO DOOR SCHEDULE
	EXISTING FRAMED WALL
	EXISTING WINDOW WITH SILL AND / OR STOOL
	DEMO'D DOOR
	DEMO'D WALL
	WALL TYPE WALL HEIGHT IF DESIGNATED ON PLANS. IF NOT, SEE WALL TYPES THIS SHEET

CODE ANALYSIS

APPLICABLE CODES		ACTUAL BUILDING HEIGHT AND AREA	
BUILDING CODE		BUILDING AREA:	433,301 SF
2018 INTERNATIONAL BUILDING CODE		BUILDING HEIGHT (FEET / # FLOORS):	45'-6" / 1 FLR
PLUMBING CODE		TABULAR OCCUPANT LOAD (1004.1.2)	
2017 INTERNATIONAL PLUMBING CODE		OCCUPANT LOAD FACTOR:	1 / 500
ELECTRICAL CODE		ACTUAL OCCUPANT LOAD (1004.1.2)	
2017 NATIONAL ELECTRICAL CODE		SQUARE FOOTAGE / OCCUPANT LOAD FACTOR:	433301 / 500
FIRE CODE		TOTAL OCCUPANTS:	867
2018 INTERNATIONAL FIRE CODE		FIRE RESISTIVE REQUIREMENTS (601 AND 602)	
MECHANICAL CODE		CONSTRUCTION TYPE:	II-B
2018 INTERNATIONAL MECHANICAL CODE		STRUCTURAL FRAME:	NR
FUEL GAS CODE		EXTERIOR BEARING WALLS:	NR
2018 FUEL GAS CODE		INTERIOR BEARING WALLS:	NR
HANDICAPPED ACCESSIBILITY CODE		EXTERIOR NON-BEARING WALLS:	NR
2009 ANSI A117.1		INTERIOR NON-BEARING WALLS:	NR
ADA ACCESSIBILITY GUIDELINES		FLOOR CONSTRUCTION:	NR
OCCUPANCY (OVERALL BUILDING)		ROOF CONSTRUCTION:	NR
CLASSIFICATION (302.1):	S-1	SHAFTS:	N/A
OCCUPANCY (TENANT SPACE)		FIRE RESISTANCE RATED CONSTRUCTION (704, 601, 602)	
CLASSIFICATION (302.1):	S-1	RATED EXTERIOR WALLS:	N/A
ACCESSORY USES (508.2.1):	B	FIRE SEPARATION DISTANCE	60' +
NON-SEPARATED USES (508.3.2):	N/A	UNPROTECTED OPENING AREA:	N/A
SEPARATED USES (508.3.3):	N/A	INTERIOR WALL AND CEILING FINISH REQUIREMENTS (803)	
AUTOMATIC SPRINKLER SYSTEM		SEE FINISH SCHEDULE FOR MATERIALS	
SPRINKLER SYSTEM REQUIRED (903):	YES	ALL MATERIALS ARE CLASS A RATED	
SPRINKLER SYSTEM PROVIDED:	YES / ESR	FIRE PROTECTION SYSTEMS	
ALLOWABLE BUILDING HEIGHT		STANDPIPE SYSTEM (905):	YES
TABULAR HEIGHT (503):	2 STORY	PORTABLE FIRE EXTINGUISHERS (906.1):	BY TENANT
ALLOWABLE BUILDING AREA		FIRE ALARM AND DETECTION SYSTEMS (907):	YES
TABULAR AREA (503):	17,500 SF	SMOKE CONTROL SYSTEMS (909):	N/A
BUILDING AREA INCREASE		SMOKE AND HEAT VENTS (910):	N/A
INCREASE FOR SPRINKLERED BUILDING (506.3):	300%	EGRESS	
UNLIMITED AREA (507):	UNLIMITED	MINIMUM WIDTH FACTOR (1005.1):	0.15
FRONTAGE INCREASE (506.2):	N/A	REQUIRED MINIMUM WIDTH FROM SPACE (1005.1):	130.05'
If = (FIP - 25) x W / 30		MINIMUM NUMBER OF EXITS (1015):	3
TOTAL ALLOWABLE AREA WITH INCREASES:	UNLIMITED	ACTUAL NUMBER OF EXITS:	20
A ₃ = A _c + (A _c x I _f) + (A _c x I _s)		ACTUAL WIDTH OF EXITS:	792'
A ₃ = FILL IN		ALLOWABLE TRAVEL DISTANCE (1016.2):	400'
		CORRIDOR CONSTRUCTION (1018.1):	NR
		MINIMUM CORRIDOR WIDTH (1018.2):	44"
		MAXIMUM DEAD END CORRIDOR (1018.4):	20'

WALL TYPE GENERAL NOTES

- A. NOTE: WALL HEIGHT AS MARKED ON PLANS IN CONJUNCTION WITH WALL TYPE SYMBOL WILL SUPERCEDE WALL HEIGHTS AS SHOWN ABOVE. SEE SYMBOLS LEGEND THIS SHEET.

B. PROVIDE DEEP LEG DEFLECTION TRACK AT TOP OF ALL METAL STUD WALLS WHERE STUDS EXTEND TO UNDERSIDE OF ROOF DECK OR STRUCTURE ABOVE.

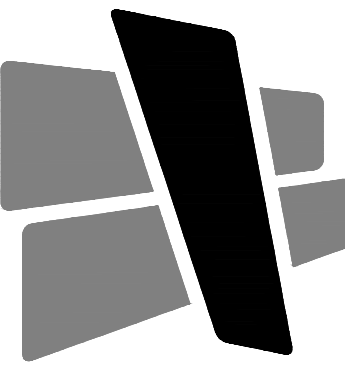
C. USE MOLD AND MILDEW RESISTANT GYPSUM WALLBOARD ON ALL PLUMBING WALLS. USE 5/8" CEMENT BOARD INSTEAD OF GYP BOARD BEHIND ALL TILE FINISHES.
- D. BRACE METAL STUD WALLS TO TOP OF STRUCTURAL STEEL ELEMENTS ABOVE CEILING PLANE. COORDINATE REQUIRED BRACE SPACING WITH STRUCTURAL ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

E. REFER TO ROOM FINISH SCHEDULE FOR ALL FINISH SELECTIONS: CEILING TYPES AND HEIGHTS; AND TYPES, SIZES AND LOCATIONS ETC.

F. ALL STUD WALLS CREATING A CONCEALED WALL SPACE TO HAVE FIREBLOCKING AT INTERVALS NOT EXCEEDING 10'-0" PER 718.2.2 IBC 2012

WALL TYPES

NOT TO SCALE



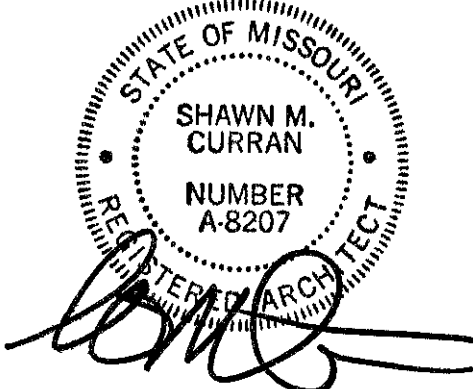
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LEE'S SUMMIT LOGISTICS
BUILDING A LOT I

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NE TUDOR RD & MAIN ST
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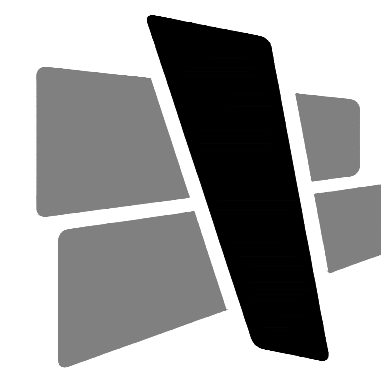
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PERMIT SET	02.18.22
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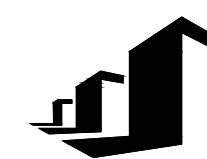
SCOPE NOTES

A001



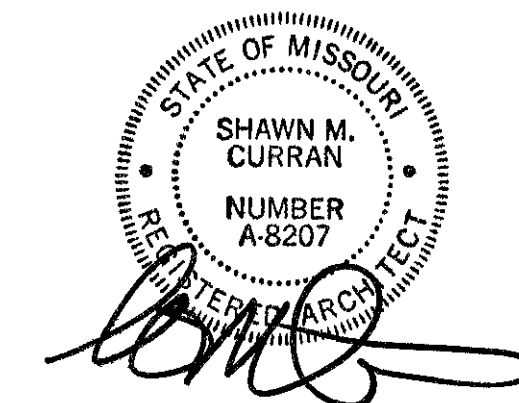
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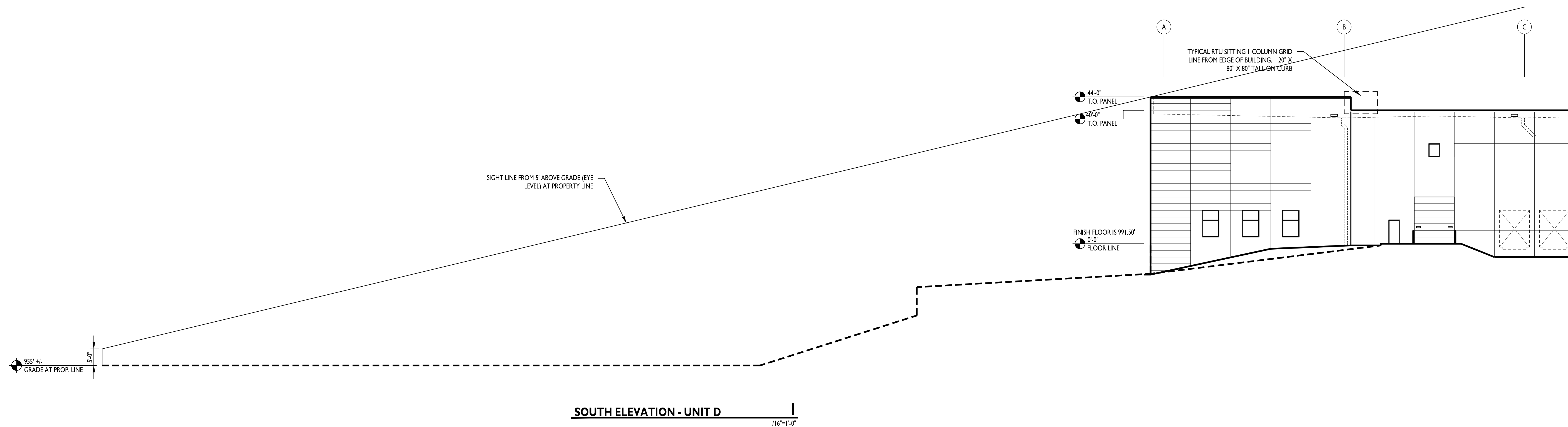
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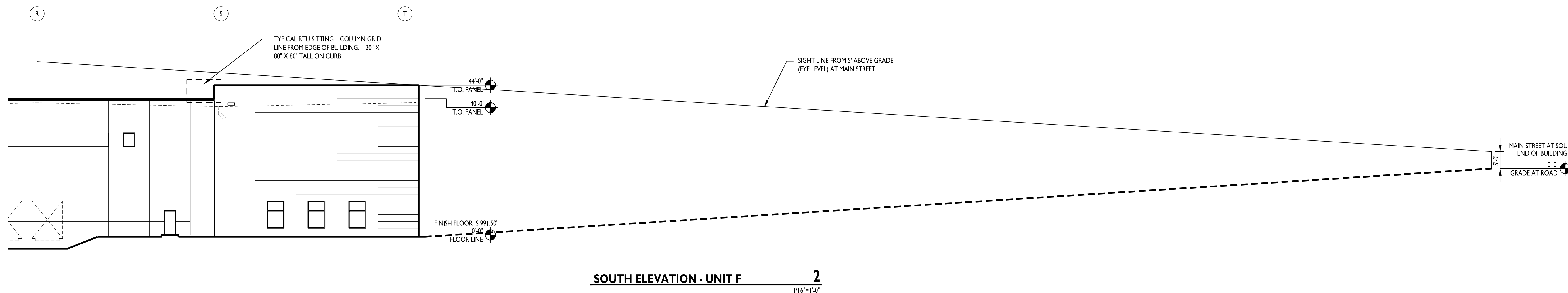
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EXTERIOR ELEVATIONS

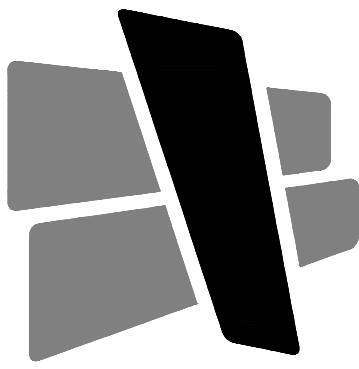
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SOUTH ELEVATION - UNIT D
1
1/16"=1'-0"



SOUTH ELEVATION - UNIT F
2
1/16"=1'-0"

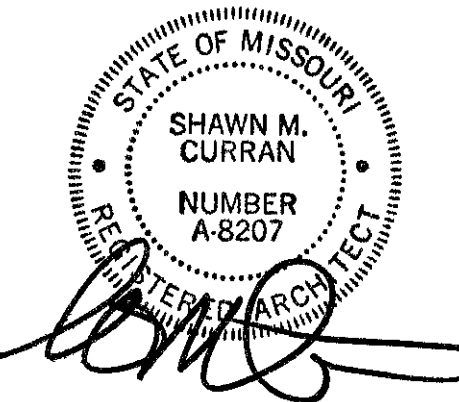


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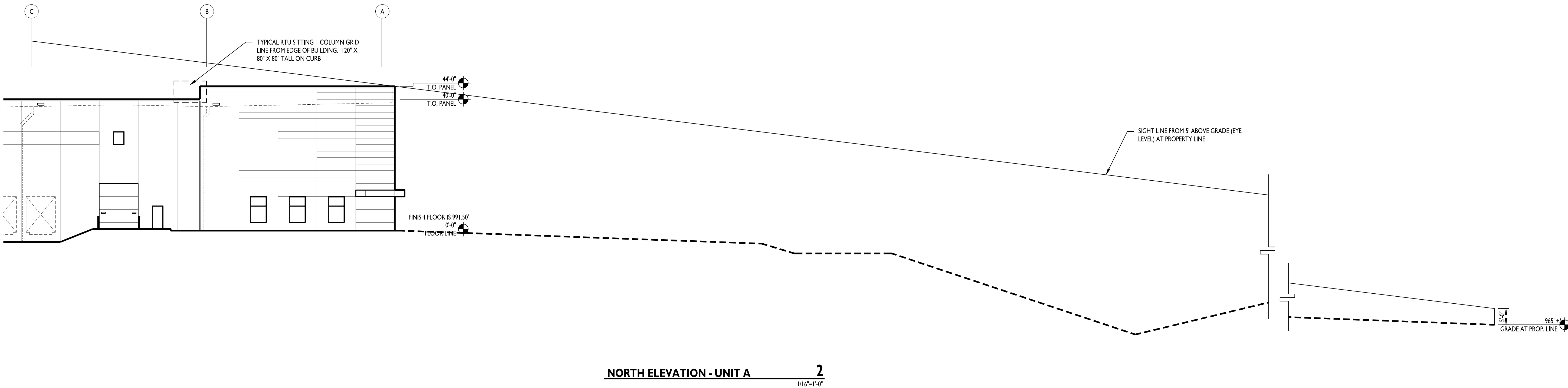
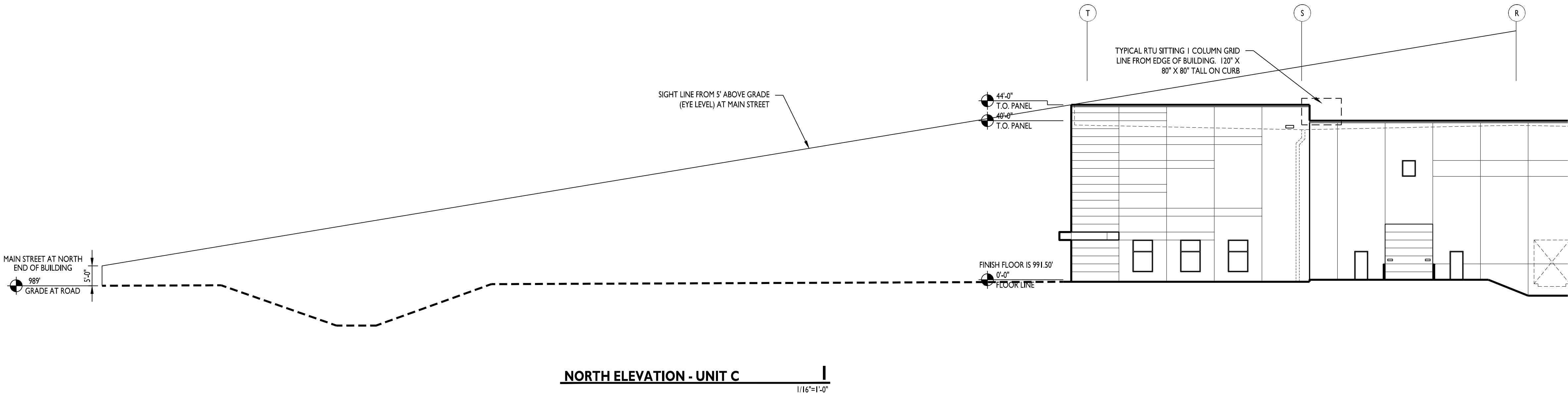
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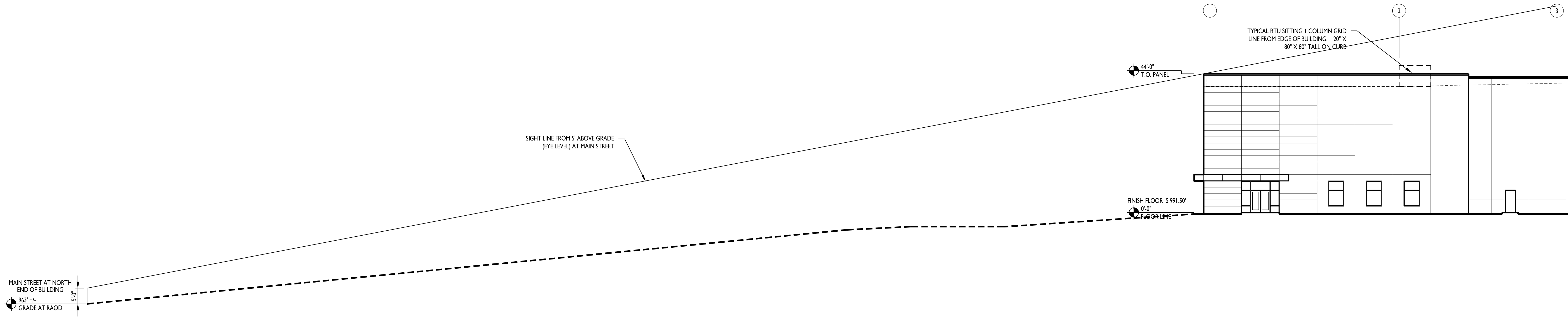
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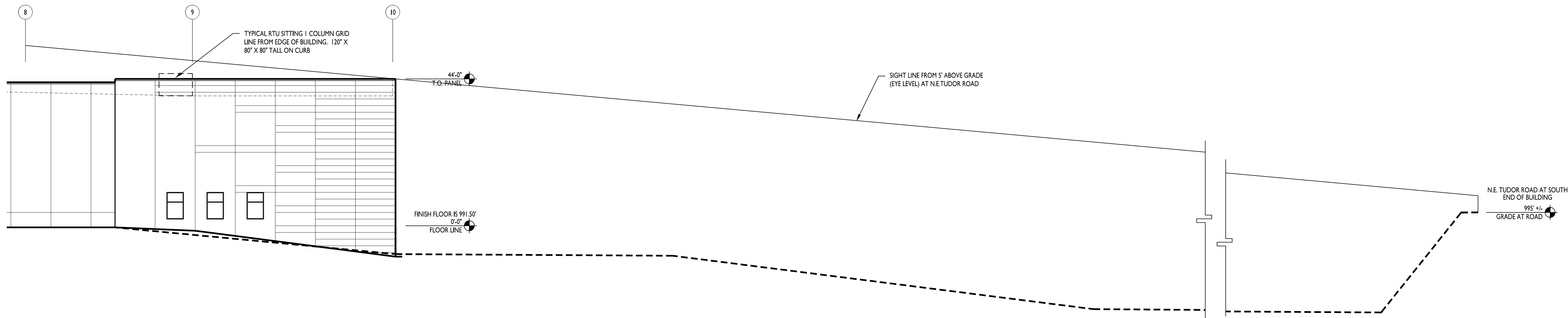
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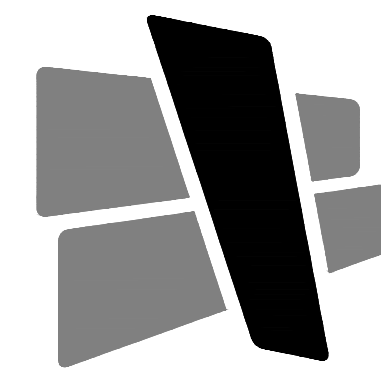
WEST ELEVATION - UNIT A

1
1/16"=1'-0"



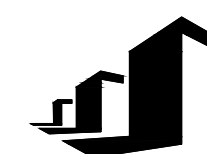
WEST ELEVATION - UNIT D

2
1/16"=1'-0"



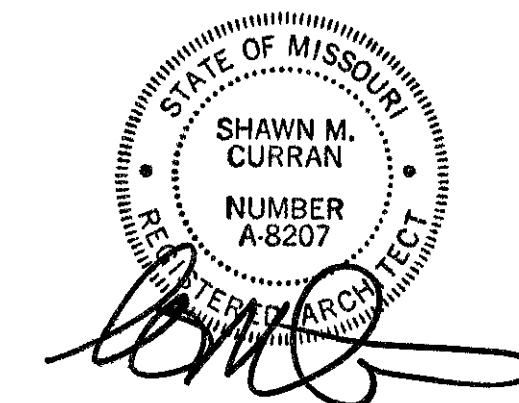
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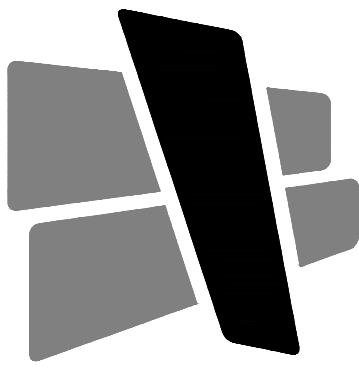
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EXTERIOR ELEVATIONS

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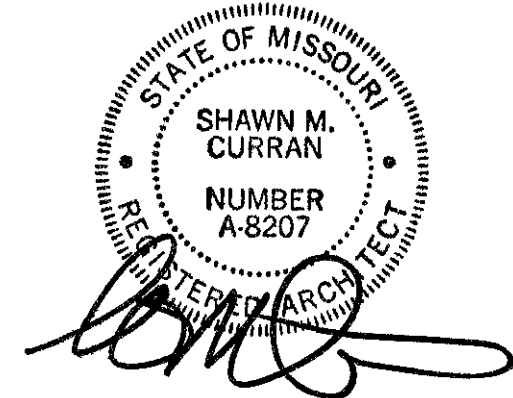
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EXTERIOR ELEVATIONS

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