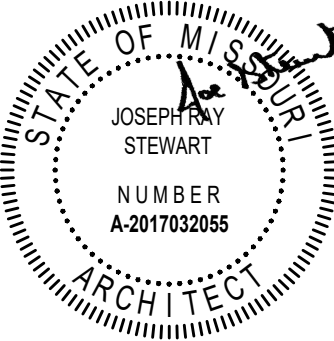


New Building for Marketstreet Center M291 and SW Market Street

JOE STEWART
ARCHITECT
125 Highland Park Avenue
Excelsior Springs . MO 64024
joe@jsa-kc.com
816 . 830 . 2754
Drawings and/or Specifications
are original proprietary work and
property of the Architect intended
for the specifically titled project.
Use of items contained herein
without consent of Architect for
titled or other projects is
prohibited. Drawings illustrate
best information available to
Architect. Field verification of
actual elements, conditions, and
dimensions is required.



Project Number 21.188.05

ADA Compliance Certification

To best of my professional
knowledge, the facility as
indicated is in compliance with
the Americans with Disabilities
Act, including the current ADA
Title III Design Guidelines.

Joseph Ray Stewart
Missouri Architect A-2017032055

Revisions

- | NO. | DATE | REVISION |
|-----|-------------|---------------------|
| 1 | 2 May 2022 | City Comments |
| 2 | 1 June 2022 | Tenant Coordination |
| 3 | 6 Oct 2022 | City Comment |

Market Street Center

new shell building
M291 and SW Market Street
Lee's Summit . Missouri

sheet
A1
Project Information
Floor & Roof Plan
Permit
04 March 2022

Lee's Summit . Missouri Building Package

Project Description

Project scope includes concrete footings-foundations-slabs,
wood wall and roof framing, membrane roofing assembly,
exterior masonry-metal-synthetic plaster finishes, utility service
entries and tenant preparations, hvac rooftop equipment, and
related incidental elements, no occupancy at this time. Tenant
finishes and occupancy to be applied for under separate permit

General Notes

- All construction and installations shall meet the requirements of applicable Codes and Ordinances
- Contractor and subcontractors to field verify all dimensions and conditions prior to fabrications and installations
- All material shall be new and unused unless indicated otherwise; construction, installations, fit, and finishes shall exhibit first class workmanship
- Drawings indicate design intent only; operations, methods, and installations sole responsibility of General and Sub Contractors
- Unless noted or indicated otherwise dimensions are to face of finished wall and other vertical elements
- Subcontractors shall visit project site, acquaint themselves with and verify existing conditions prior to fabrication and/or installation of any work - notify Architect immediately of any discrepancies discovered
- Do not scale drawings - perform layouts from dimensions only - notify Architect immediately of any discrepancies discovered
- Unless indicated otherwise, new wall construction not specifically dimensioned aligns with existing construction
- Each trade responsible for protecting existing work in place from damage and responsible for repairing to original condition any affected materials and/or installations
- Subcontractors shall coordinate their work with that of other trades
- Subcontractors shall remove daily from premises trash, waste, and debris generated from their work
- All work shall conform with latest published safety standards as established by OSHA and ANSI
- Procedure with work constitutes acceptance of existing conditions - substrates
- Premises shall be left fully cleaned and ready for Owner acceptance at completion of work
- All materials and assemblies to be installed in strict accordance with manufacturer requirements and industry standards unless specifically indicated otherwise

Submittals Required

Shop drawings, product data, designs, and samples are required [as may apply] for the following materials, assemblies, and / or systems:

- Paint / Stain . Sheet Metal / Fabrications
- Storefront / Windows . Masonry / Mortar
- Doors / Hardware . Roofing / Accessories
- Synthetic Plaster (elfs) Systems . Caulking / Sealants .
- Sheet Metal / Flashings . Landscaping / Irrigation .
- Canvas Awnings

Refer Structural Drawings for Concrete Requirements .
Submittals

Refer MEP Drawings for submittal requirements for hvac .
electrical . plumbing

Project Code Data

- Building Code**
2018 International Building Code
- Electrical Code**
2017 National Electric Code
- Mechanical Code**
2018 International Mechanical Code
- Fire Protection**
2018 International Fire Code
- Plumbing Code**
2018 International Plumbing Code
- Energy Conservation Code**
2009 International Energy Conservation Code
- Accessibility**
Americans with Disabilities Act Accessibility Guidelines
2010 Accessible and Usable Buildings
- Use Group**
'B' Business . Section 303.3
- Gross Tenant Area**
7,330 gross square feet
[calculated to exterior face of perimeter walls and centerline of demising walls]
- Construction Type**
V-B Section 602.2 . Table 601

Wall . Partition Schedule

- Exterior Wall Assembly**
2 x 6 studs at 16" oc . treated sill on sealer . 7/16" *AdvanTech ZIP-System* . R19 foil-faced batt insulation
- Interior Partition**
2 x 8 wood studs at 16" oc to bottom of existing deck . provide 5/8" type x gyp bd to deck . full height . sound batt insulation . full mud.tape.finish Equivalent UL Rated Wall Detail U305 . refer to detail this sheet for further info

Door Schedule

- Door . Frame . Size**
- | A1 | Exterior Door | 3-0 x 7-0 |
|--|---------------|-----------|
| A2 <td>Exterior Door</td> <td>3-0 x 7-0</td> | Exterior Door | 3-0 x 7-0 |
- Insulated Hollow metal door and frame
Medium stile full lite aluminum storefront system door

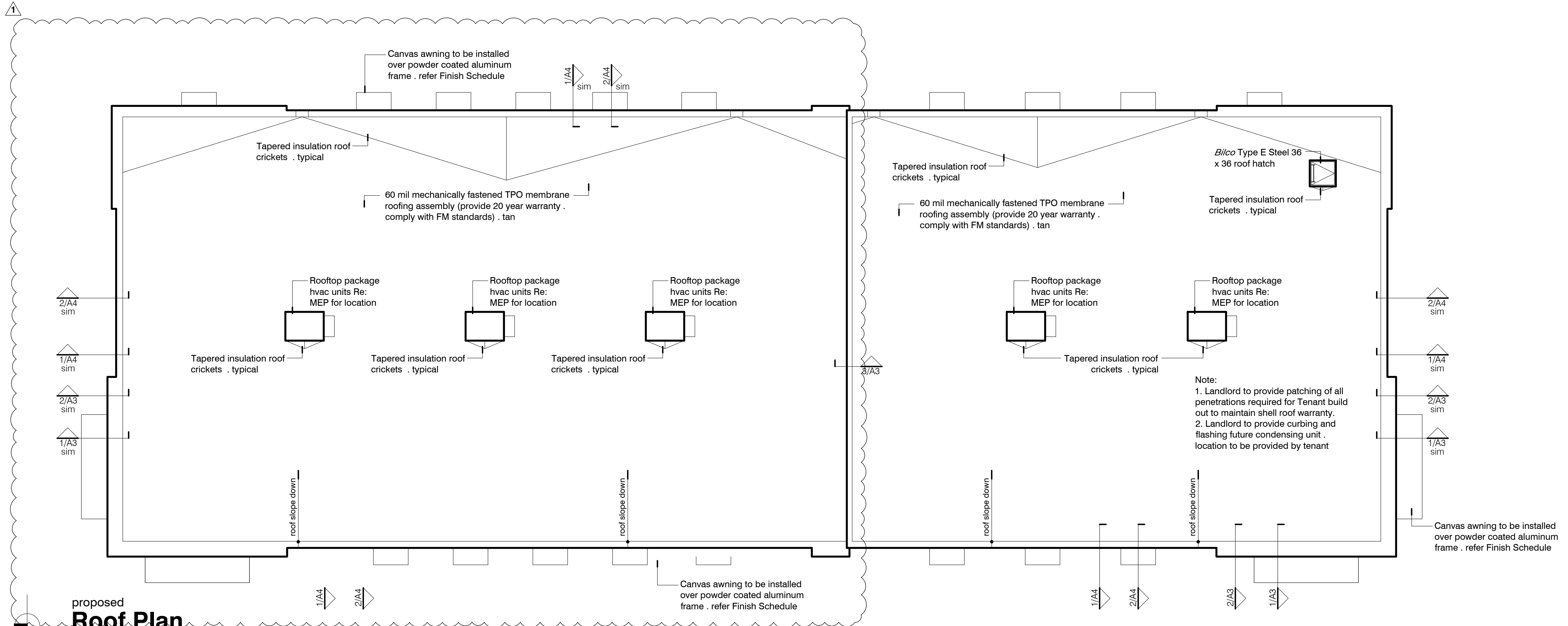
Hardware

-Unless indicated otherwise, all door sets to be 'Schlage' or equal commercial [grade 2] ADA compliant lever type . nickel finish

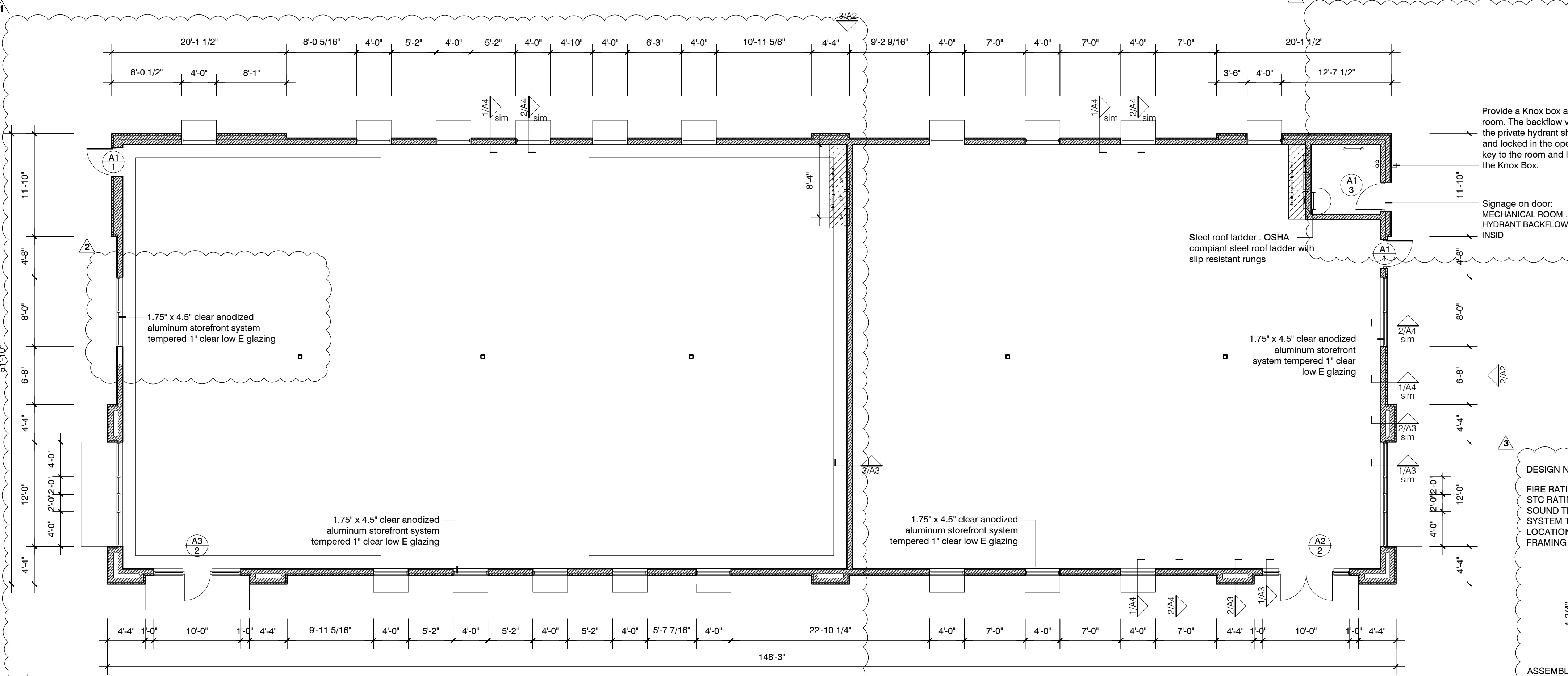
- Top and bottom pivot hinges . panic hardware . closer . sweeps . weatherstripping . exterior pull . Provide metal threshold . All by door manufacturer
- 1.5 pair butt hinges, rim mounted panic, closer, sweeps, weatherstripping, metal threshold, drip cap, door viewer . ADA operator required at double doors . Connect to sidewalk pedestal for push button
- Top and bottom pivot hinges . panic hardware . closer . sweeps . push button lock . weatherstripping . exterior pull . Provide metal threshold . All by door manufacturer

Symbols

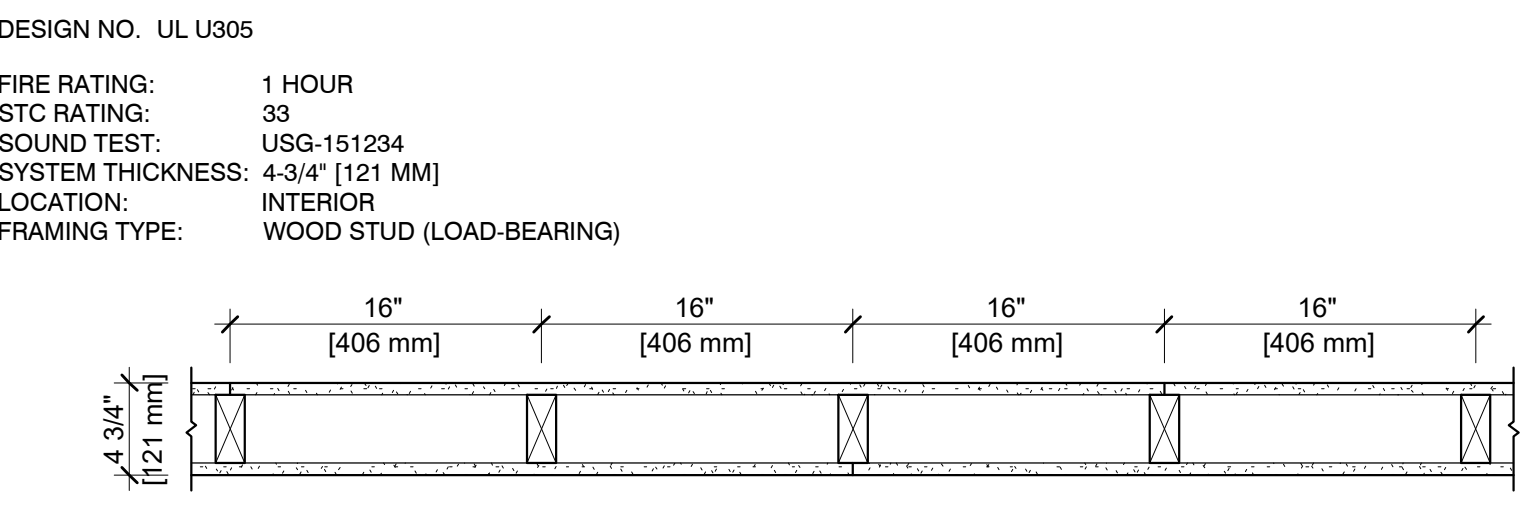
- New door and frame: Refer Door Schedule
- Door Indicator: Refer Door Schedule
- Elevation Key
- Wall Section Key
- Building Section Key
- Section Detail
- Partition Type
- Plan Detail
- Reference Notes



proposed
Roof Plan
1/8" = 1'-0"
0 5 10 20



proposed
Floor Plan
1/8" = 1'-0"
0 5 10 20



DESIGN NO. UL U305
FIRE RATING: 1 HOUR
STC RATING: 33
SOUND TEST: USG-151234
SYSTEM THICKNESS: 4-3/4" (121 MM)
LOCATION: INTERIOR
FRAMING TYPE: WOOD STUD (LOAD-BEARING)

ASSEMBLY REQUIREMENTS:
GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™)
WOOD STUDS: 2" X 4" [38 X 89 MM] WOOD STUDS, 16" [406 MM] O.C.
GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™)

UL Detail U305
n.t.s.