

Door Schedule					
Number	Family	Type	hardware type	Door type	Frame Type
001	Single-Flush	3 x 7 Office	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges	WD	HM
002	Single-Flush	3 x 7 Office	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges	WD	HM
003	Single-Flush	3 x 7 Office	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges	WD	HM
004	Single-Flush	3 x 7 Office	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges	WD	HM
005	Single-Flush	3 x 7 Office	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges	WD	HM

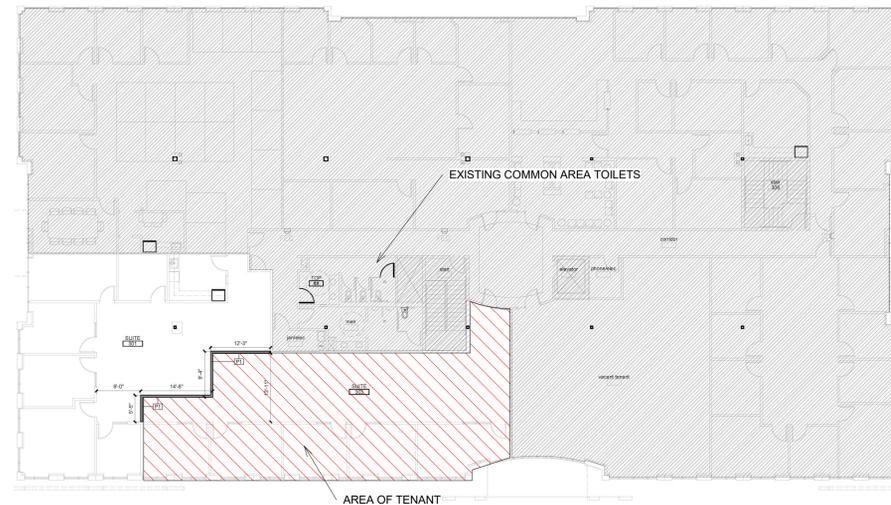
HM = 16 GA. HOLLOW METAL, PAINTED  
 WD = SOLID CORE RED OAK, STAINED  
 AL = ANODIZED ALUMINUM  
 IRP = IMPACT RESISTANT PLASTIC

HARDWARE SHALL BE MEDIUM DUTY COMMERCIAL GRADE. DOOR HARDWARE SHALL CONSIST OF BUTTS, LATCHSET OR LOCKSET, SILENCERS, SMOKE GASKETING FOR RATED DOORS, CLOSERS WHERE NOTED, PANIC DEVICES WHERE NOTED. EXTERIOR DOORS SHALL ALSO HAVE THRESHOLD, WEATHERSTRIPPING, SWEEP AND KEYED LOCK. CONTRACTOR SHALL COORDINATE ALL LATCH/LOCK FUNCTIONS AND KEYING OF LOCKS WITH OWNER. MAX. THRESHOLD = 1/2". ALL HARDWARE TO BE LEVER TYPE OR PUSH/PULL. ALL DOORS IN EGRESS PATHWAYS SHALL BE FREE TURNING FOR EXITING. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. FURTHER, ALL EGRESS DOORS FROM ROOMS AND EXTERIOR EGRESS DOORS, FOR GROUP A AND GROUP E OCCUPANCIES SHALL NOT HAVE A LOCK OR LATCH OTHER THAN PANIC HARDWARE. ALL DOOR THRESHOLDS SHALL BE A MAX. OF 1/2" ABOVE FLOOR LEVEL AND BOTH SIDES SHALL BE BEVELED AT A SLOPE OF 1:2. SCHLAGE OR EQUAL STANDARD DUTY HARDWARE (SATIN CHROME) WITH LEVERS.

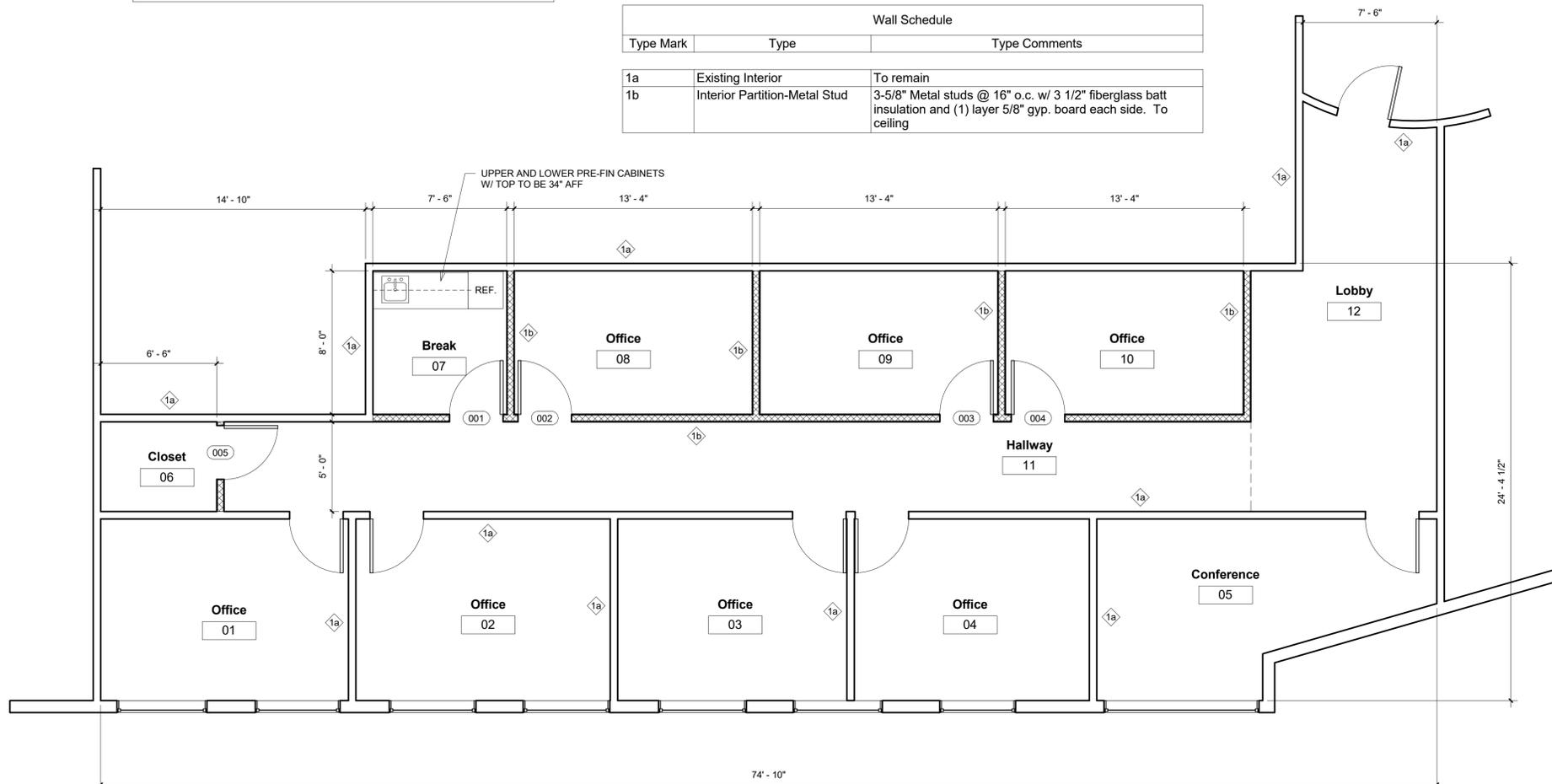
GLASS IN DOORS AND SIDELIGHTS SHALL BE SAFETY GLASS PER IBC SEC. 2406.1

Room Schedule					
Number	Name	Base Finish	Wall Finish	Floor Finish	Ceiling Finish
01	Office	4" rubber cove	Painted gyp. b/d	Carpet	Existing
02	Office	4" rubber cove	Painted gyp. b/d	Carpet	Existing
03	Office	4" rubber cove	Painted gyp. b/d	Carpet	Existing
04	Office	4" rubber cove	Painted gyp. b/d	Carpet	Existing
05	Conference	4" rubber cove	Painted gyp. b/d	Carpet	Existing
06	Closet	4" rubber cove	Painted gyp. b/d	Carpet	Existing
07	Break	4" rubber cove	Painted gyp. b/d	Carpet	Existing
08	Office	4" rubber cove	Painted gyp. b/d	Carpet	Existing
09	Office	4" rubber cove	Painted gyp. b/d	Carpet	Existing
10	Office	4" rubber cove	Painted gyp. b/d	Carpet	Existing
11	Hallway	4" rubber cove	Painted gyp. b/d	Carpet	Existing
12	Lobby	4" rubber cove	Painted gyp. b/d	Carpet	Existing

Wall Schedule		
Type Mark	Type	Type Comments
1a	Existing Interior	To remain
1b	Interior Partition-Metal Stud	3-5/8" Metal studs @ 16" o.c. w/ 3 1/2" fiberglass batt insulation and (1) layer 5/8" gyp. board each side. To ceiling



KEY PLAN  
NOT TO SCALE



1 Floor Plan  
1/4" = 1'-0"



**BUILDING CODE SUMMARY**

**APPLICABLE CODES**  
 2018 INTERNATIONAL BUILDING CODE  
 2018 INTERNATIONAL MECHANICAL CODE  
 2018 INTERNATIONAL PLUMBING CODE  
 2018 INTERNATIONAL FIRE CODE  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE  
 2018 INTERNATIONAL EXISTING BUILDING CODE  
 2017 NATIONAL ELECTRICAL CODE  
 2009 ICC/ANSI A117.1

**SUMMARY OF WORK**  
 TENANT REMODEL IN EXISTING TENANT SPACE FOR NEW TENANT. BOTH USES ARE OFFICE USE, SO THERE IS NO CHANGE OF USE. MINOR PLUMBING AND HVAC WORK.

**FIRE SUPPRESSION SUMMARY**  
 FIRE SPRINKLER SYSTEM TO BE ADJUSTED AS NECESSARY FOR THE NEW WORK. SPRINKLER FLOW ALARM NOTIFICATION SHALL BE PROVIDED IN THIS SPACE.

**OCCUPANCY CLASSIFICATION**  
 B (OFFICE)

**TYPE OF CONSTRUCTION**  
 I-B, SPRINKLED

**FLOOR AREA**  
 TENANT AREA: 1,758 SQ.FT.

**OCCUPANT LOAD**  
 1,758 / 150 = 12 (NO CHANGE)

**EXITS REQUIRED**  
 ONE

**EXITS PROVIDED**  
 ONE

**TOILET FACILITIES**  
 EXISTING COMMON AREA TOILETS.

**DEFERRED SUBMITTALS TO BE COMPLETED BY OTHERS**  
 FIRE SPRINKLER PLANS (PLANS BY SUBCONTRACTOR)  
 FIRE ALARM PLANS (PLANS BY SUBCONTRACTOR)

**INTERIOR FINISH REQUIREMENTS**  
 FLOOR FINISHES: CLASS I or CLASS II  
 WALL FINISHES: CLASS A or CLASS B (sprinkled)  
 CEILING FINISHES: CLASS A or CLASS B (sprinkled)

EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

FIELD VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION

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TENANT FINISH FOR  
**ELLIE MENTAL HEALTH**  
 200 NE MISSOURI RD., SUITE 303

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No.	Description	Date
Revision Schedule		

Floor Plan

Project number 2479  
 Date 10.26.2022

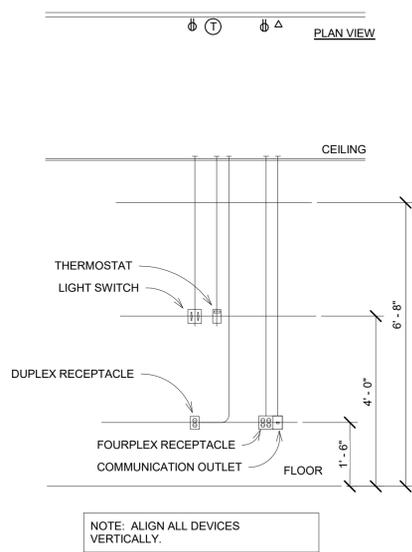
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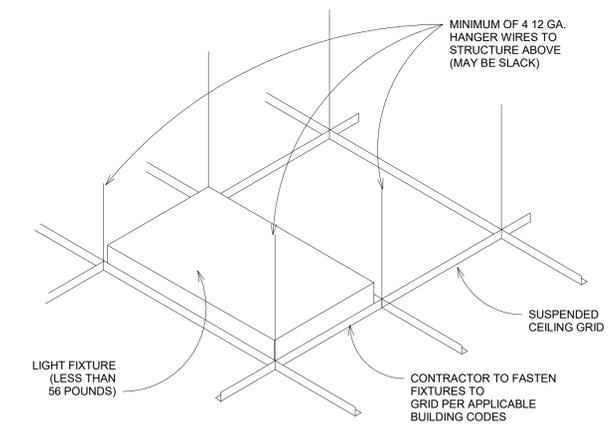
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Electrical Fixture Schedule		
Type	Description	Count
Single GFCI	110 V. Duplex outlet - GFCI	1
Single Outlet	110 V. duplex outlet	19
Single Switch	Switch (42" aff)	4

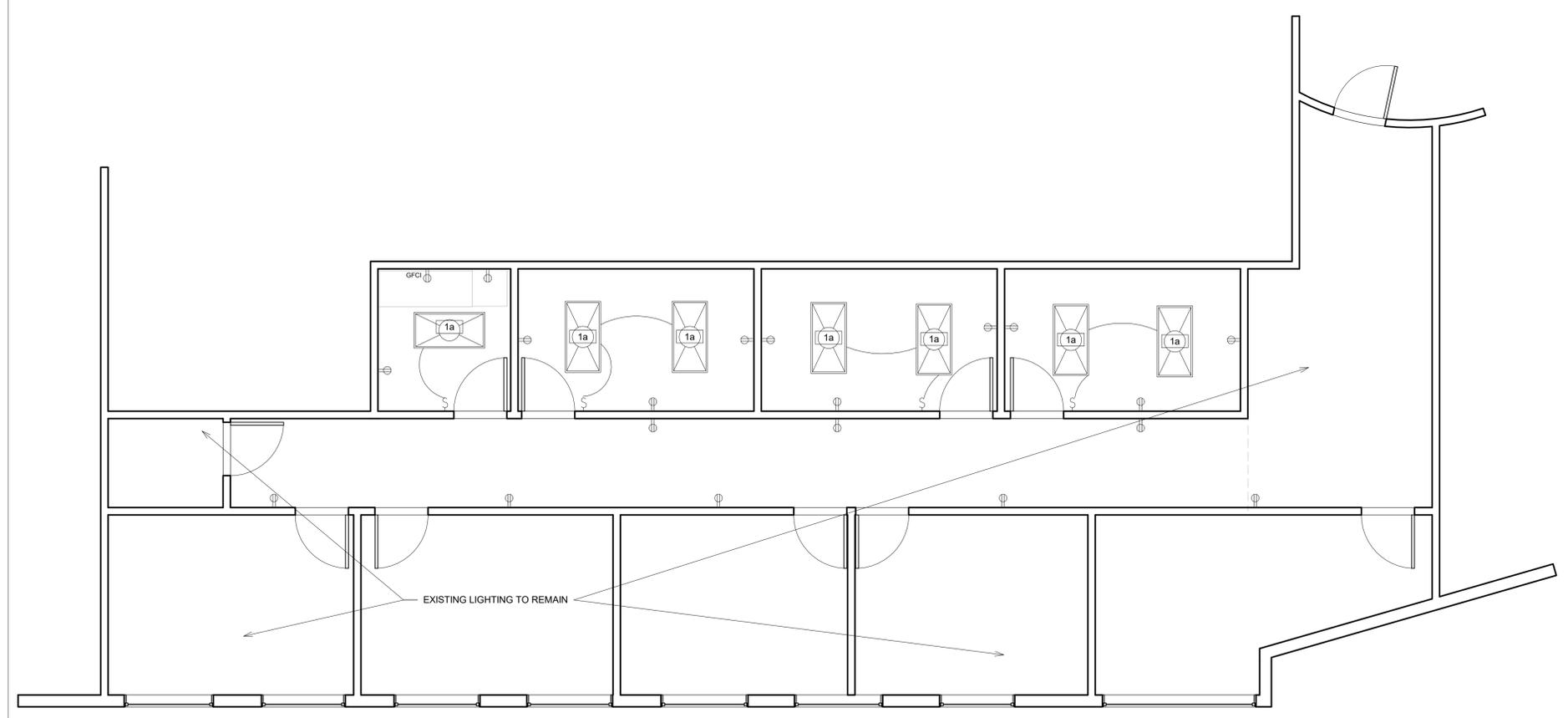
Lighting Fixture Schedule			
Type Mark	Type	Type Comments	Count
1a	Lithonia LED Recessed Troffer	EPANL-2X4-5400L-80CRI-40K-MIN10-ZT-M VOLT, 40 WATT	7



4 TYPICAL WALL MOUNTING DETAIL  
1/2" = 1'-0"



3 TYPICAL CEILING MOUNT  
1/2" = 1'-0"



1 Electrical Plan  
1/4" = 1'-0"

**ELECTRICAL NOTES:**

ALL ELECTRICAL LIGHT AND POWER WIRE SHALL NOT BE SMALLER THAN #12 AWG. ALL LIGHTING AND POWER WIRING #10 AWG AND SMALLER SHALL BE SOLID. ALL CONDUCTORS SHALL BE COPPER ONLY. NO ALUMINUM IS ALLOWED

ALL CONDUITS SHALL BE SIZED IN ACCORDANCE WITH THE LATEST NEC TABLES. MINIMUM CONDUIT SIZES SHALL BE 3/4". ALL CONDUIT IN AND UNDER FLOOR SLAB SHALL BE SCHEDULE 40 PVC

ALL POWER WIRING IN ALL AREAS SHALL BE IN EMT CONDUIT, BOTH IN WALLS AND THROUGH EXPOSED JOISTS. MC CABLE AND ARMORED CABLE ARE ALSO ALLOWABLE IN AREAS WHERE CONDUITS ARE NOT EXPOSED

ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT, FOR WORK DESIGNATED AS HIS RESPONSIBILITY, ALL WIRE, WIRE WAY, CONDUIT, CONNECTORS, OUTLETS, ETC. NECESSARY TO ACHIEVE A COMPLETE ELECTRICAL INSTALLATION. WHERE AN ELECTRICAL DEVICE IS REQUIRED BY CODE BUT NOT SHOWN, IT SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR AS THOUGH FULLY SHOWN AND SPECIFIED. ALL LABOR, TOOLS, MATERIALS, EQUIPMENT SHALL BE PROVIDED AS NECESSARY TO PROVIDE AND INSTALL A COMPLETE SYSTEM. ALL WORK SHALL BE PER CURRENT CODE. COORDINATE ALL WORK WITH OTHER TRADES

ELECTRICAL CONTRACTOR SHALL CIRCUIT FIXTURES AND SHALL PROVIDE AND INSTALL CIRCUIT DIRECTORY WITH TYPED CIRCUIT DESIGNATION CARD UNDER PLASTIC COVER ON THE INSIDE OF EACH PANEL DOOR. ELECTRICAL CONTRACTOR SHALL ALSO FURNISH AND INSTALL NAMEPLATES ON ALL DISCONNECT SWITCHES AND PANEL BOARDS

ALL CONDUIT, JUNCTION BOXES, ETC. ABOVE CEILINGS SHALL BE SUPPORTED FROM STRUCTURE

ELECTRICAL CONTRACTOR SHALL PROVIDE ALL POWER WIRING, ALL CONTROL WIRING AND ALL STARTERS, DISCONNECTS AND THERMAL OVERLOAD SWITCHES NOT SUPPLIED WITH THE EQUIPMENT

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No.	Description	Date
Revision Schedule		

Electrical

Project number 2479  
Date 10.26.2022

**E101**

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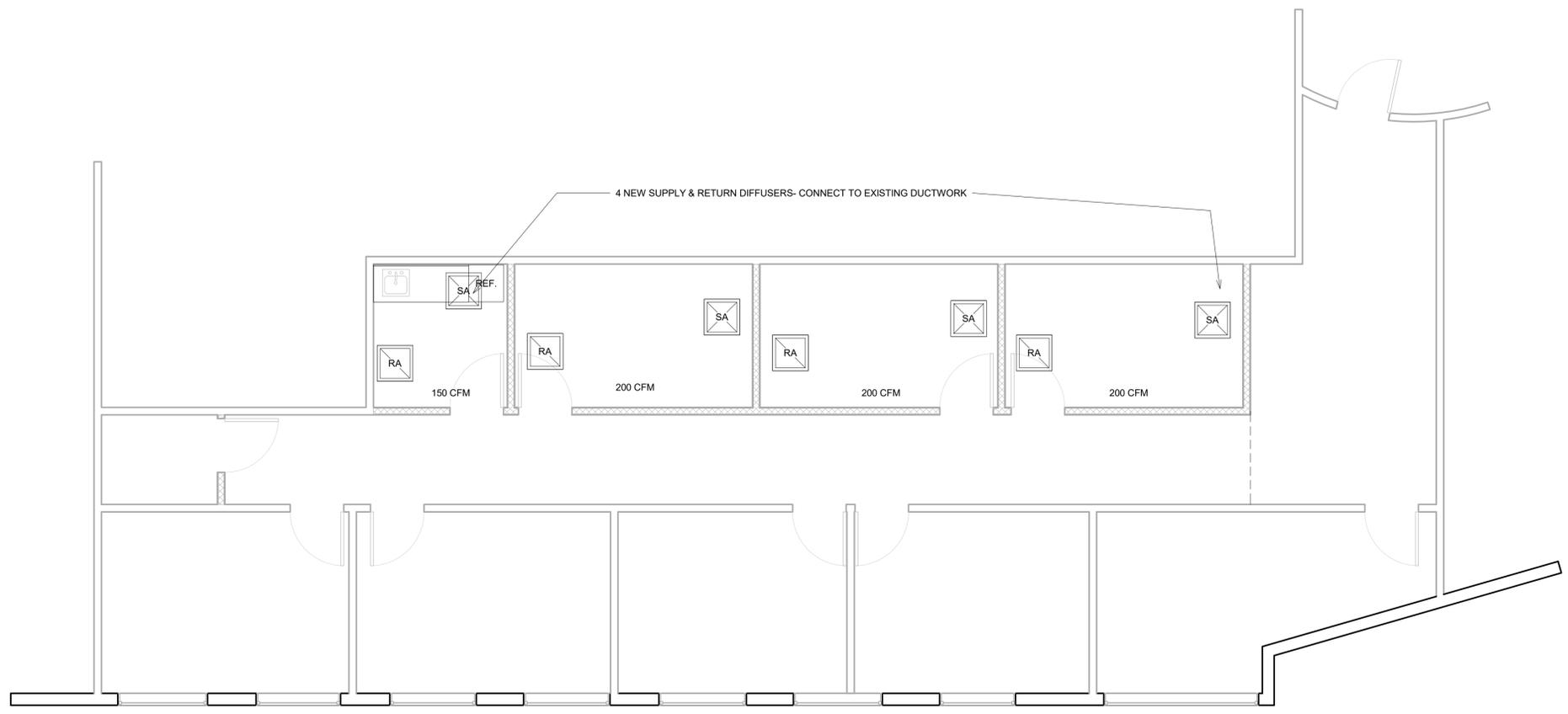
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Mechanical Equipment Schedule			
Type Mark	Type	Type Comments	Count
RA	24" x 24" Return	As Located per plans	4
SA	24" x 24" Supply	As Located per plans	4

**HVAC NOTES**

MAIN DUCTWORK SHALL BE STEEL GALVANIZED SEALED AIR TIGHT.  
 SHEET METAL GUAGES SHALL BE PER SMACNA AND NO LESS THAN 24 GA. INSULATED DUCTS WITH 1/2" - 3# INSULATION. DO NOT LINE TOILET/SHOWER EXHAUST DUCTS.  
 GRILLES AND DIFFUSERS SHALL BE TITUS, TUTTLE & BAILEY OR EQUAL. SEE ARCHITECTURAL OR ELECTRICAL DRAWINGS FOR CEILING GRID. ALL SHALL BE 4-WAY.  
 FLEX BRANCH CONNECTIONS SHALL HAVE INSULATED FLEX DUCT, SPIN COLLARS WITH ADJUSTABLE DAMPER AND 90 DEGREE ELL AT DIFFUSER TO PREVENT KINKS, IN BOTH SUPPLY AND RETURN.  
 COORDINATE ALL WORK WITH OTHER TRADES. ALL WORK SHALL COMPLY WITH CURRENT BUILDING CODE LISTED IN THE CODE ANALYSIS. ENTIRE SYSTEM SHALL BE TESTED AND BALANCED AT COMPLETION OF WORK.  
 ALL FLUES FROM GAS FIRED EQUIPMENT SHALL BE TYPE B DOUBLE METAL WALL TYPE WITH GALVANIZED EXTERIOR SHELL AND ALUMINUM INTERIOR LINER AS MANUFACTURED BY METALBESTOS OR EQUAL. ALL FLUES SHALL BE KEPT AT LEAST 1" FROM COMBUSTIBLE MATERIALS.  
 FLEX DUCT SIZES (MAX. 8' RUN)  
 500 - 600 CFM 12" DIA. FLEX  
 400 CFM 10" DIA. FLEX  
 300 - 200 CFM 8" DIA. FLEX  
 100 - 150 CFM 6" DIA. FLEX



② Mechanical Plan  
 1/4" = 1'-0"

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No.	Description	Date
Revision Schedule		

**Mechanical**

Project number 2479  
 Date 10.26.2022

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Plumbing Fixture Schedule		
Type Mark	Type	Description
S-1	Sink	American Standard #7013.014 single compartment 24" x 21" x 8" bowl. a/ #6270-172 H 2 handle faucet w/ high swing spout - 4331013 strainer, cast brass "P" trap w/ cleanout, chrome angle stop valves and supply risers.

FIXTURE PIPING SCHEDULE				
FIXTURE	WASTE	VENT	CW	HW
WC	4	2	1/2	0
Lavatory	2	1 1/2	1/2	1/2
Sink	2	1 1/2	1/2	1/2
Urinal	2	1 1/2	3/4	0
EWC	1 1/2	1 1/2	1/2	0
Shower	2	1 1/2	3/4	3/4
FD	2	1 1/2	0	0
Hose Bib	0	0	3/4	0

**PLUMBING NOTES:**

PIPING DRAWINGS ARE SCHEMATIC ONLY. PLUMBING CONTRACTOR TO DETERMINE EXACT ROUTING AND LOCATIONS OF ALL PIPING ON JOB SITE IN COMPLETE COORDINATION WITH ALL OTHER TRADES INVOLVED. HE SHALL ALSO VERIFY EXACT FLOOR PLAN LAYOUT, FIXTURE LOCATIONS, STRUCTURAL CONDITIONS AND ALL DIMENSIONS ON ARCHITECTURAL DRAWINGS.

PROVIDE ALL FIXTURES SHOWN ON THE DRAWINGS, COMPLETE WITH HOT AND COLD WATER, WASTE AND VENT CONNECTIONS AS REQUIRED. EACH FIXTURE SHALL HAVE SHUTOFF VALVES FOR HOT AND COLD WATER. HOT AND COLD WATER LINES TO HAVE WATER HAMMER ARRESTOR CONFORMING TO ASSE 1010. PIPING SHALL BE INSTALLED PROPERLY TO ELIMINATE CROSS CONTAMINATION OR SIPHONING OF WASTE MATERIAL INTO THE SUPPLY WATER SYSTEM. PIPING SHALL BE PITCHED TO VENT AND/OR DRAIN. VERIFY EXACT LOCATIONS AND REQUIREMENTS BEFORE BEGINNING THE INSTALLATION.

ALL SINKS AND SHOWERS TO HAVE MIXING VALVE W/ LOW TEMPERATURE CUTOFF.

ALL VENTS SHALL BE INCREASED TO A MIN. OF 3" BEFORE PASSING THROUGH THE ROOF.

THOROUGHLY CLEAN ALL ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SILICONE SEALANT BETWEEN FIXTURES AND ADJACENT MATERIAL FOR SANITARY JOINT.

TEST WATER SYSTEM UNDER 150 PSIG HYDROSTATIC PRESSURE FOR FOUR HOURS MINIMUM. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT CODE.

PIPING MATERIALS:

DOMESTIC WATER BELOW GRADE: TYPE 'K' SOFT TEMPER COPPER WITH FLARE FITTING CONNECTIONS, EXCEPT NO FITTINGS TO BE USED BELOW FLOOR SLAB. USE LONG RADIUS BENDS ONLY.

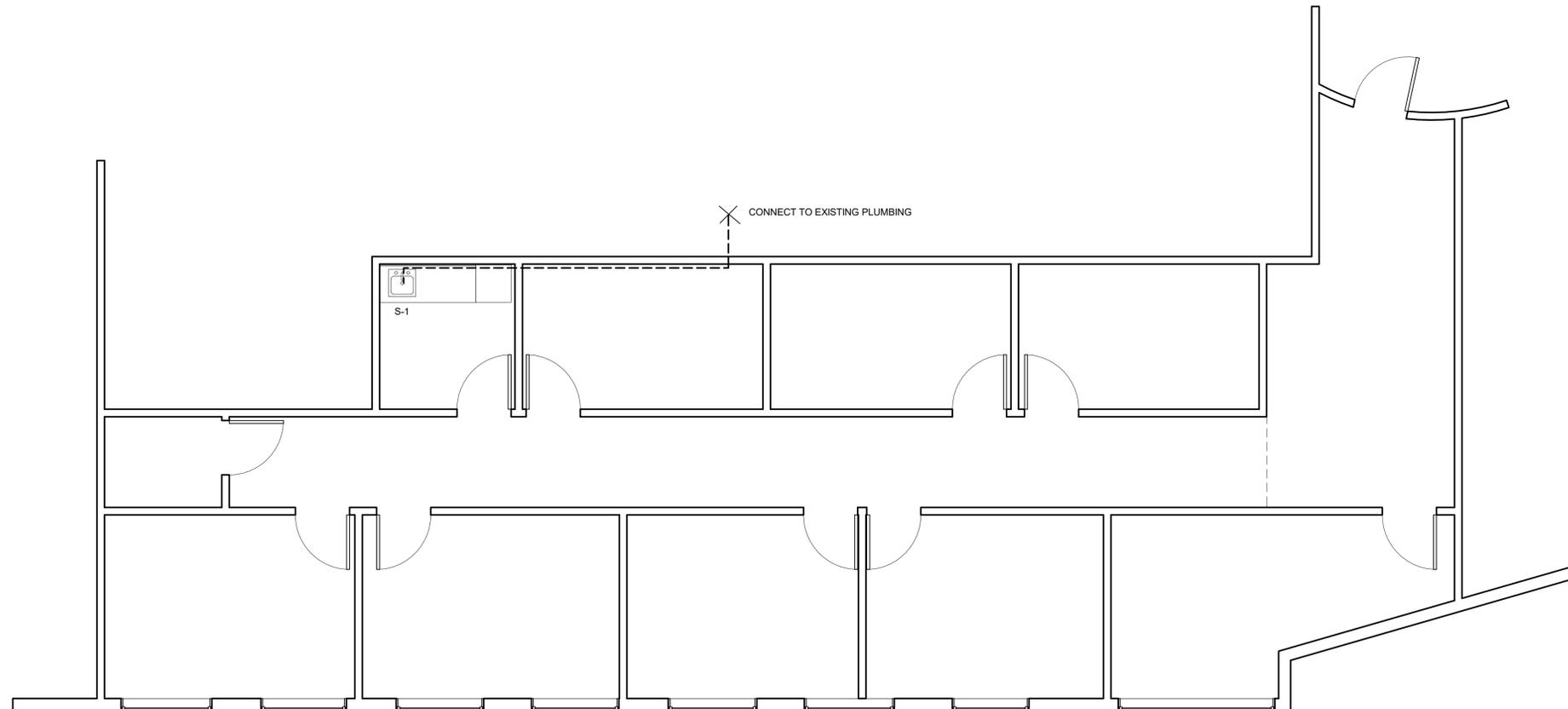
DOMESTIC WATER BELOW SLAB: TYPE 'K' SOFT TEMPER COPPER WITH FLARE FITTING CONNECTIONS, EXCEPT NO FITTINGS TO BE USED BELOW FLOOR SLAB. USE LONG RADIUS BENDS ONLY.

DOMESTIC WATER ABOVE SLAB: TYPE 'L' HARD TEMPER COPPER WITH SWEAT SOLDER CONNECTIONS. USE NO-LEAD TYPE SOLDER. PEX MAY BE USED IF ALLOWED BY JURISDICTION.

ALL WATER LINES ABOVE SLAB SHALL BE INSULATED WITH EXPANDED CELL OR MOLDED SECTIONAL FIBEROUS GLASS WITH FACTORY APPLIED UL LISTED VAPOR BARRIER JACKET. FLAME SPREAD FOR INSULATION SHALL BE 25 OR LESS.

SANITARY WASTE AND VENT: CAST IRON NO-HUB CONNECTIONS ABOVE SLAB. CAST IRON WITH SLIP CONNECTIONS BELOW SLAB. SCHEDULE 40 PVC PIPING MAY BE USED IN ALL LOCATIONS WHERE PERMITTED BY LOCAL AUTHORITIES, HOWEVER PVC MAY NOT BE USED IN ABOVE CEILING PLENUM RETURN AREAS.

GAS PIPING TO BE TYPE 'S' SEAMLESS GRADE B SCHEDULE 40 BLACK OR ASTM A53 STEEL PIPE. TYPE 'E' ELECTRIC RESISTANT WELDED. WHERE INSTALLED BELOW GRADE, PIPE MUST BE COATED AND WRAPPED AND HAVE CATHODIC PROTECTION. ALL CAST IRON PIPE THAT IS OVER 3" DIAMETER AND NOT EXPOSED, MUST BE WELDED PIPE



1 Plumbing Plan  
1/4" = 1'-0"

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Revision Schedule		

**Plumbing**

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**P101**

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