

A NEW MEDICAL MARIJUANA DISPENSARY INTERIOR TENANT FINISH FOR:

GRD KIRKSVILLE, LLC
201 SE MO-291
LEE'S SUMMIT, MISSOURI 64063

ORIGINAL ISSUE DATE: DECEMBER 7, 2022
ADDENDUM 1 ISSUE DATE: JANUARY 19, 2023

ADDENDUM 1 SUMMARY

- SHEET A-300

FINISH SCHEDULE REVISED FOR ROOM 101 REMOVING SUSPENDED CEILING.
- SHEET A-400

REFLECTED CEILING PLAN REVISED REMOVING CEILING IN ROOM 101

PROJECT TEAM:

OWNER - TENANT:
GRD-KIRKSVILLE, L.L.C. - JAY PATEL

COLUMBIA, MISSOURI 65203

ARCHITECT:
ERIC WESTHUES, ARCHITECT - MO-2016004009
9000 BOATMAN HILL ROAD
COLUMBIA, MISSOURI 65202
P: (573) 424-7064
architect@ericwesthues.com

MEP ENGINEER:
MALICOAT-WINSLOW ENGINEERING
FRED MALICOAT
5649 NORTH CLEARVIEW ROAD
COLUMBIA, MISSOURI 65202
573-875-1300 fredm@mwengrs.com

SCOPE OF WORK SUMMARY:

THE SCOPE OF WORK INCLUDES MINOR INTERIOR ALTERATIONS TO AN EXISTING 2,823 SQUARE FOOT TENANT SPACE WITHIN AN EXISTING NON-SEPARATED MIXED-USE RETAIL BUILDING. FOR A NEW MERCANTILE USE AS A MEDICAL MARIJUANA DISPENSARY. INTERIOR ALTERATIONS INCLUDE, BUT NOT ARE NOT LIMITED TO:

1.

SELECTIVE INTERIOR DEMOLITION.
2.

A NEW ACCESSIBLE TOILET ROOM.
3.

NEW, NON-LOADBEARING METAL STUD FRAMING, DRYWALL & ACOUSTICAL CEILINGS.
4.

NEW DOORS, FRAMES AND HARDWARE.
5.

NEW CABINETS AND COUNTERTOPS.
6.

NEW PAINT, FLOOR & CEILING FINISHES.
7.

EXISTING ELECTRICAL PANEL, EXISTING DISTRIBUTION AND EXISTING LIGHTING CIRCUITS TO REMAIN. NEW LIGHT FIXTURES AND MINOR ALTERATIONS TO EXISTING ELECTRICAL DISTRIBUTION
8.

NEW PLUMBING SERVICE PIPING, DISTRIBUTION AND FIXTURES FOR A SINGLE NEW ACCESSIBLE TOILET ROOM. ALL OTHER EXISTING PLUMBING TO REMAIN.
9.

EXISTING HVAC SYSTEMS TO REMAIN.
10.

NEW ELECTRONIC ACCESS CONTROL SYSTEMS.
11.

NEW AUDIO/VIDEO SURVEILLANCE SYSTEMS.
12.

NEW ALARM SYSTEMS.

TO ACCOMMODATE A NEW 2,823 SQUARE FOOT MEDICAL MARIJUANA DISPENSARY.

PROJECT LOCATION:



DRAWING INDEX:

- G-000

COVER SHEET
- G-001

STATE AND LOCAL REGULATIONS
- G-002

BUILDING CODE SUMMARY
- G-003

RESPONSIBILITY MATRIX
- A-100

FLOOR PLAN & DETAILS
- A-200

INTERIOR WALL SECTIONS
- A-300

SCHEDULES
- A-400

CEILING FRAMING, REFLECTED CEILING PLAN

- M1

PLUMBING PLAN
- M2

HVAC PLAN
- E1

POWER PLAN
- E2

LIGHTING PLAN

RESPONSE TO PLAN REVIEW COMMENTS (5/23/2022)

1.

PATIENT TOILET 104 IS MODIFIED TO PROVIDE THE MINIMUM 18" CLEARANCE AT LATCH SIDE OF DOOR.
2.

A BOTTLED WATER APPLIANCE SHALL BE PROVIDED.
3.

EPOXY BASED PAINT SHALL BE USED AS WALL FINISHES WITHIN TOILET ROOMS AND MOP SINK AREA, AS REQUIRED.
4.

THE EXISTING 5-TON ROOF TOP UNIT IS BEING REPLACED WITH A NEW 5-TON ROOF TOP UNIT. WEIGHTS ARE SIMILAR.
5.

THE GENERAL CONTRACTOR'S FIRE ALARM CONTRACTOR SHALL SUBMIT REQUIRED FIRE ALARM CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
6.

THE BACK EXTERIOR DOOR AND INTERIOR DOOR SHALL BE MARKED SPRINKLER ROOM AND SPRINKLER ROOM ACCESS, AS REQUIRED.
7.

THE GENERAL CONTRACTOR'S LICENSED SPRINKLER CONTRACTOR SHALL SUBMIT REQUIRED SPRINKLER MODIFICATION CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL, PRIOR TO INSTALLATION, AS REQUIRED.
8.

ALL DOOR HARDWARE IS UNLOCKED FROM THE EGRESS SIDE, AS REQUIRED.
9.

A KNOX BOX SHALL BE PROVIDED WITH LABELED ACCESS KEYS, AS REQUIRED.

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
01/19/2023

ERIC WESTHUES
NUMBER
A-2016004009
ARCHITECT

01/19/2023

WESTHUES ARCHITECTURE LLC
ARCHITECTURAL CORPORATION
#2019020035
ERIC WESTHUES, ARCHITECT # MO-2016004009
9000 BOATMAN HILL ROAD COLUMBIA, MO 65202
573 424-7064 eric@ericwesthues.com

REVISION	DATE
0 PERMIT SET	12/07/2022
1 ADDENDUM 1	01/19/2023
2	
3	
4	
5	

PROJECT NUMBER 20-031

GRD KIRKSVILLE, LLC

201 SE MO-291
LEE'S SUMMIT, MO 64063

COVER SHEET

G-000

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

MISSOURI CONSTITUTION - ARTICLE XIV: MEDICAL CANNABIS

SECTION 1. RIGHT TO ACCESS MEDICAL MARIJUANA.
THIS SECTION IS INTENDED TO ALLOW FOR THE LIMITED LEGAL PRODUCTION, DISTRIBUTION, SALE AND PURCHASE OF MARIJUANA FOR MEDICAL USE.

SECTION 2. DEFINITIONS.
MEDICAL MARIJUANA DISPENSARY FACILITY: MEANS A FACILITY LICENSED BY THE MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES TO ACQUIRE, STORE, SELL, TRANSPORT, AND DELIVER MARIJUANA, MARIJUANA-INFUSED PRODUCTS, AND DRUG PARAPHERNALIA USED TO ADMINISTER MARIJUANA AS PROVIDED FOR IN THIS SECTION TO A QUALIFYING PATIENT, PRIMARY CAREGIVER, ANOTHER MEDICAL MARIJUANA DISPENSARY FACILITY, A MEDICAL MARIJUANA TESTING FACILITY, OR A MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY.

SECTION 3. CREATING PATIENT ACCESS TO MEDICAL MARIJUANA.
GRANT OR REFUSE STATE LICENSES AND CERTIFICATIONS FOR THE CULTIVATION, MANUFACTURE, DISPENSING, SALE, TESTING, TRACKING, AND TRANSPORTATION OF MARIJUANA FOR MEDICAL USE AS PROVIDED BY LAW; SUSPEND, FINE, RESTRICT, OR REVOKE SUCH LICENSES AND CERTIFICATIONS UPON A VIOLATION OF THIS SECTION OR A RULE PROMULGATED PURSUANT TO THIS SECTION; AND IMPOSE ANY ADMINISTRATIVE PENALTY AUTHORIZED BY THIS SECTION OR ANY RULE PROMULGATED PURSUANT TO THIS SECTION.

SECTION 4. TAXATION AND REPORTING.
A TAX IS LEVIED UPON THE RETAIL SALE OF MARIJUANA FOR MEDICAL USE SOLD AT MEDICAL MARIJUANA DISPENSARY FACILITIES WITHIN THE STATE. FOR ALL RETAIL SALES OF MARIJUANA FOR MEDICAL USE, A RECORD SHALL BE KEPT BY THE SELLER WHICH IDENTIFIES, BY SECURE AND ENCRYPTED PATIENT NUMBER ISSUED BY THE SELLER TO THE QUALIFYING PATIENT INVOLVED IN THE SALE, ALL AMOUNTS AND TYPES OF MARIJUANA INVOLVED IN THE SALE AND THE TOTAL AMOUNT OF MONEY INVOLVED IN THE SALE, INCLUDING ITEMIZATIONS, TAXES COLLECTED AND GRAND TOTAL SALE AMOUNTS.

SECTION 5. ADDITIONAL PATIENT, PHYSICIAN, CAREGIVER AND PROVIDER PROTECTIONS.
ACTIONS AND CONDUCT BY QUALIFYING PATIENTS, PRIMARY CAREGIVERS, MEDICAL MARIJUANA TESTING FACILITIES, MEDICAL MARIJUANA CULTIVATION FACILITIES, MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITIES, OR MEDICAL MARIJUANA DISPENSARY FACILITIES LICENSED OR REGISTERED WITH THE DEPARTMENT, OR THEIR EMPLOYEES OR AGENTS, AS PERMITTED BY THIS SECTION AND IN COMPLIANCE WITH DEPARTMENT REGULATIONS AND OTHER STANDARDS OF LEGAL CONDUCT, SHALL NOT BE SUBJECT TO CRIMINAL OR CIVIL LIABILITY OR SANCTIONS UNDER MISSOURI LAW, EXCEPT AS PROVIDED FOR BY THIS SECTION.

SECTION 6. LEGISLATION.
NOTHING IN THIS SECTION SHALL LIMIT THE GENERAL ASSEMBLY FROM ENACTING LAWS CONSISTENT WITH THIS SECTION, OR OTHERWISE EFFECTUATING THE PATIENT RIGHTS OF THIS SECTION. THE LEGISLATURE SHALL NOT ENACT LAWS THAT HINDER THE RIGHT OF QUALIFYING PATIENTS TO ACCESS MARIJUANA FOR MEDICAL USE AS GRANTED BY THIS SECTION.

SECTION 7. ADDITIONAL PROVISIONS.
NO LOCAL GOVERNMENT SHALL PROHIBIT MEDICAL MARIJUANA DISPENSARY FACILITIES THROUGH THE ENACTMENT OF ORDINANCES OR REGULATIONS THAT MAKE THEIR OPERATION UNDULY BURDENSOME IN THE JURISDICTION.

SECTION 8. SEVERABILITY.

SECTION 9. EFFECTIVE DATE.
THE PROVISIONS OF THIS SECTION SHALL BECOME EFFECTIVE ON DECEMBER 6, 2018.

MISSOURI CODE OF STATE REGULATIONS: 19 CSR 30-95.080 - DISPENSARY FACILITY

19 CSR 30-95.080 (2) - DISPENSARY FACILITY REQUIREMENTS. IN ADDITION TO THE REQUIREMENTS OF 19 CSR 30-95.040, DISPENSARY FACILITIES SHALL ALSO COMPLY WITH THE FOLLOWING:

(A) DISPENSARY FACILITIES MUST ENSURE ALL FACILITY EMPLOYEES ARE TRAINED IN AT LEAST THE FOLLOWING:

1. THE USE OF SECURITY MEASURES AND CONTROLS THAT HAVE BEEN ADOPTED BY THE FACILITY FOR THE PREVENTION OF DIVERSION, INVERSION, THEFT, OR LOSS OF MARIJUANA;
2. PROPER USE OF THE STATEWIDE TRACK AND TRACE SYSTEM;
3. PROCEDURES FOR RESPONDING TO AN EMERGENCY, INCLUDING SEVERE WEATHER, FIRE, NATURAL DISASTERS, AND UNAUTHORIZED INTRUSIONS;
4. STANDARDS FOR MAINTAINING THE CONFIDENTIALITY OF INFORMATION RELATED TO THE MEDICAL USE OF MARIJUANA, INCLUDING, BUT NOT LIMITED TO, COMPLIANCE WITH THE HEALTH INSURANCE PORTABILITY AND ACCOUNTABILITY ACT;
5. PROCEDURES FOR VERIFYING THE IDENTITY AND PURCHASE LIMITATIONS OF QUALIFYING PATIENTS AND PRIMARY CAREGIVERS;
6. THE DIFFERENCES IN THE PURPORTED EFFECTS AND EFFECTIVENESS OF THE STRAINS OF MEDICAL MARIJUANA AVAILABLE FOR PURCHASE AT THAT DISPENSARY AND THE METHODS OF THEIR USE; AND
7. RECOGNIZING SIGNS OF MEDICAL MARIJUANA ABUSE IN PATIENTS;

(B) DISPENSARY FACILITIES MUST MAKE AVAILABLE TO ALL CUSTOMERS PATIENT EDUCATION MATERIALS THAT INCLUDE AT LEAST THE FOLLOWING:

1. LOCAL RESOURCES FOR CONCERNS ABOUT ADDICTION, AS WELL AS THE PHONE NUMBER FOR THE SUBSTANCE ABUSE AND MENTAL HEALTH SERVICES ADMINISTRATION'S NATIONAL HELPLINE;
2. INFORMATION ABOUT THE DIFFERENT STRAINS OF MEDICAL MARIJUANA AVAILABLE AT THE DISPENSARY AND THE PURPORTED EFFECTS OF THE DIFFERENT STRAINS;
3. INFORMATION ABOUT THE PURPORTED EFFECTIVENESS OF VARIOUS METHODS, FORMS, AND ROUTES OF ADMINISTERING MEDICAL MARIJUANA;
4. INFORMATION ABOUT POTENTIAL RISKS AN DPOSSIBLE SIDE EFFECTS OF MEDICAL MARIJUANA USE, INCLUDING RISK OF POISONING AND THE PHONE NUMBER FOR THE CLOSEST POISON CONTROL CENTER; AND
5. THE PROHIBITION ON CONSUMING MARIJUANA FOR MEDICAL USE IN A PUBLIC SPACE, INCLUDING THE DEFINITION OF WHAT CONSTITUTES A PUBLIC PLACE PURSUANT TO THIS RULE;

(C) DISPENSARY FACILITIES MUST, FOR EVERY TRANSACTION -

1. RECEIVE THE TRANSACTION ORDER AT THE DISPENSARY DIRECTLY FROM THE QUALIFYING PATIENT OR PRIMARY CAREGIVER IN PERSON, BY PHONE,

OF VIA THE INTERNET, AND NOT FROM A THIRD PARTY;

2. AT THE TIME OF SALE, VERIFY THROUGH THE STATEWIDE TRACK AND TRACE SYSTEM THAT THE QUALIFYING PATIENT OR PRIMARY CAREGIVER IS CURRENTLY AUTHORIZED TO PURCHASE THE AMOUNT OF MEDICAL MARIJUANA REQUESTED AND, IN THE CASE OF A SEED PURCHASE, THAT THE PATIENT OR PRIMARY CAREGIVER IS CURRENTLY AUTHORIZED TO CULTIVATE MARIJUANA;
3. IN THE CASE OF A DELIVERY ORDER, RECEIVE PAYMENT BEFORE THE MEDICAL MARIJUANA LEAVES THE DISPENSARY, SUBJECT TO REFUND IF THE DELIVERY CANNOT BE COMPLETED; AND
4. AT THE TIME OF SALE OR DELIVERY, REQUIRE PRODUCTION OF A QUALIFYING PATIENT OR PRIMARY CAREGIVER IDENTIFICATION CARD, A GOVERNMENT ISSUES PHOTO ID, AND IN THE CASE OF MEDICAL MARIJUANA SEED PURCHASES, A PATIENT CULTIVATION IDENTIFICATION CARD;

(D) DISPENSARY FACILITIES MUST REPORT ANY INCIDENT OF THEFT OR ATTEMPTED THEFT OF MEDICAL MARIJUANA TO THE DEPARTMENT WITHIN TWENTY-FOUR (24) HOURS OF THE INCIDENT;

(E) DISPENSARY FACILITIES MUST DESIGN THEIR FACILITY AND STAFFING IN SUCH A WAY AS TO ACCOMPLISH THE FOLLOWING:

1. THE GENERAL PUBLIC, QUALIFYING PATIENTS, AND PRIMARY CAREGIVERS MAY ONLY ENTER THE FACILITY THROUGH (1) ACCESS POINT INTO AN AREA WHERE FACILITY AGENTS SHALL SCREEN INDIVIDUALS FOR QUALIFYING PATIENT OR PRIMARY CAREGIVER STATUS. NO MEDICAL MARIJUANA MAY BE ACCESSIBLE IN THIS AREA;
2. ONLY QUALIFYING PATIENTS, PRIMARY CAREGIVERS, AND IF REQUESTED BY A QUALIFYING PATIENT, UP TO TWO (2) ADDITIONAL PERSONS TO SUPPORT THE QUALIFYING PATIENT, MAY ENTER ANY AREAS BEYOND THE FACILITY'S ACCESS POINT AREA; AND
3. IN ANY LIMITED ACCESS AREA WHERE MEDICAL MARIJUANA IS ACCESSIBLE, THE FACILITY SHALL ONLY ALLOW ACCESS AT ANY GIVEN TIME FOR A NUMBER OF QUALIFYING PATIENTS AND/OR PRIMARY CAREGIVERS EQUAL TO THE NUMBER OF STAFF AVAILABLE TO SERVE THOSE INDIVIDUALS AT THAT TIME;

(F) DISPENSARY FACILITIES SHALL NOT SELL MEDICAL MARIJUANA UNTIL THE MEDICAL MARIJUANA HAS BEEN TESTED BY A TESTING FACILITY, ACCORDING TO THE PROVISIONS OF 19 CSR 30-95.070, AND BEEN VERIFIED AS PASSING ALL REQUIRED TESTING;

(G) DISPENSARY FACILITIES MAY ONLY TRANSPORT MEDICAL MARIJUANA-

1. TO QUALIFYING PATIENTS, PRIMARY CAREGIVERS, TESTING,

MANUFACTURING, AND OTHER DISPENSARY FACILITIES; AND

2. IF THE FACILITY COMPLIES WITH THE REQUIREMENTS OF 19 CSR 30-95.100(2);

(H) DISPENSARY FACILITIES THAT SELL INGESTIBLE MEDICAL MARIJUANA-INFUSED PRODUCTS SHALL COMPLY WITH THE APPLICABLE FOOD SAFETY STANDARD SET FORTH IN 19 CSR 20-1.025;

(I) DISPENSARY FACILITIES SHALL STORE ALL MEDICAL MARIJUANA -

1. AT THE APPROVED LOCATION OF THE FACILITY; OR
2. IN OFFSITE WAREHOUSES THAT COMPLY WITH THE SECURITY REQUIREMENTS OF 19 CSR 30-95.040(4)(H), THE LOCATION REQUIREMENTS OF 19 CSR 30-95.040(4)(B), AND THAT HAVE BEEN APPROVED PURSUANT TO 19 CSR 30-95.040(3)(C);

(J) DISPENSARY FACILITIES SHALL ONLY SELL MEDICAL MARIJUANA SEEDS ACQUIRED FROM CULTIVATION FACILITIES;

(K) DISPENSARY FACILITIES SHALL NOT SELL MEDICAL MARIJUANA TO A QUALIFYING PATIENT OR PRIMARY CAREGIVER IN AMOUNTS GREATER THAN WHAT THAT INDIVIDUAL IS CURRENTLY AUTHORIZED TO PURCHASE PER THE STATEWIDE TRACK AND TRACE SYSTEM;

(L) DISPENSARY FACILITIES SHALL NOT SELL MEDICAL MARIJUANA SEEDS TO A QUALIFYING PATIENT OR PRIMARY CAREGIVER WHO IS NOT CURRENTLY AUTHORIZED TO CULTIVATE MEDICAL MARIJUANA;

(M) DISPENSARY FACILITIES MAY ACCEPT RETURNS AND ISSUE REFUNDS OR CREDITS AS NEEDED EXCEPT THAT MEDICAL MARIJUANA THAT HAS BEEN REMOVED FROM PACKAGING IN WHICH IT ARRIVED AT THE DISPENSARY, WHETHER REMOVED BEFORE SALE BY THE DISPENSARY OR AFTER SALE BY A PATIENT OR CAREGIVER, MAY NOT BE ACCEPTED AS A RETURN;

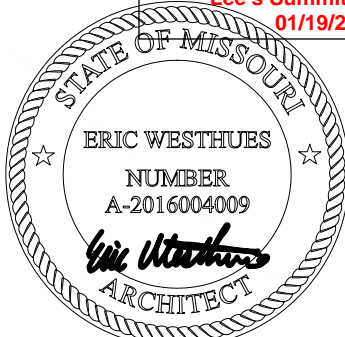
(N) DISPENSARY FACILITIES SHALL NOT DISBURSE MEDICAL MARIJUANA AS PART OF A PROMOTIONAL EVENT. IF A FACILITY DISBURSES MEDICAL MARIJUANA FREE OF CHARGE FOR ANY OTHER REASON, THE FACILITY SHALL RECORD THAT DISBURSEMENT OF PRODUCT IN ITS SEED-TO-SALE SYSTEM WITH ALL RELEVANT ENTRIES, INCLUDING QUALIFYING PATIENT OR PRIMARY CAREGIVER INFORMATION AND THE AMOUNT OF MEDICAL MARIJUANA DISBURSED TO THAT QUALIFYING PATIENT OR PRIMARY CAREGIVER;

(O) DISPENSARY FACILITIES SHALL NOT ALLOW CONSUMPTION OF MEDICAL MARIJUANA ON THEIR LICENSED PREMISES; AND

(P) DISPENSARY FACILITIES SHALL NOT ALLOW PHYSICIANS TO MEET WITH INDIVIDUALS ON THE DISPENSARY'S PREMISES FRO THE PURPOSE OF CERTIFYING THEM AS QUALIFYING PATIENTS.

RELEASED FOR CONSTRUCTION
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
01/19/2023



01/19/2023

WESTHUES ARCHITECTURE, LLC

ARCHITECTURAL CORPORATION

ERIC WESTHUES, ARCHITECT # MO-2016004009
9000 BOATMAN HILL ROAD COLUMBIA, MO 65202
573 424-7064 eric@eriewesthues.com

#2019020035

REVISION	DATE
0 PERMIT SET	12/07/2022
1 ADDENDUM 1	01/19/2023
2	
3	
4	
5	
PROJECT NUMBER	20-031

GRD KIRKSVILLE, LLC

201 SE MO-291
LEE'S SUMMITT, MO 64063

STATE & LOCAL REGULATIONS

G-001

RESPONSE TO PLAN REVIEW COMMENTS (5/23/2022)

1. PATIENT TOILET 104 IS MODIFIED TO PROVIDE THE MINIMUM 18" CLEARANCE AT LATCH SIDE OF DOOR.
2. A BOTTLED WATER APPLIANCE SHALL BE PROVIDED.
3. EPOXY BASED PAINT SHALL BE USED AS WALL FINISHES WITHIN TOILET ROOMS AND MOP SINK AREA, AS REQUIRED.
4. THE EXISTING 5-TON ROOF TOP UNIT IS BEING REPLACED WITH A NEW 5-TON ROOF TOP UNIT. WEIGHTS ARE SIMILAR.
5. THE GENERAL CONTRACTOR'S FIRE ALARM CONTRACTOR SHALL SUBMIT REQUIRED FIRE ALARM CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
6. THE BACK EXTERIOR DOOR AND INTERIOR DOOR SHALL BE MARKED SPRINKLER ROOM AND SPRINKLER ROOM ACCESS, AS REQUIRED.
7. THE GENERAL CONTRACTOR'S LICENSED SPRINKLER CONTRACTOR SHALL SUBMIT REQUIRED SPRINKLER MODIFICATION CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL, PRIOR TO INSTALLATION, AS REQUIRED.
8. ALL DOOR HARDWARE IS UNLOCKED FROM THE EGRESS SIDE, AS REQUIRED.
9. A KNOX BOX SHALL BE PROVIDED WITH LABLED ACCESS KEYS, AS REQUIRED.

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

2018 INTERNATIONAL BUILDING CODE - SUMMARY

JURISDICTION: LEE'S SUMMIT, MISSOURI BUILDING CODE:
REFERENCED CODES INCLUDE:
2018 INTERNATIONAL BUILDING CODE,
2018 INTERNATIONAL PLUMBING CODE,
2018 INTERNATIONAL MECHANICAL CODE,
2018 INTERNATIONAL FUEL GAS CODE,
2018 INTERNATIONAL EXISTING BUILDING CODE,
2018 INTERNATIONAL ENERGY CONSERVATION CODE, AND
2017 NATIONAL ELECTRICAL CODE.

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: (SECTION 107.3.4)
ERIC P. WESTHUES, ARCHITECT - MO-2016004009
9000 BOATMAN HILL ROAD
COLUMBIA, MO 65202
(573) 424-7064

USE & OCCUPANCY CLASSIFICATION:
(M) MERCANTILE USE GROUP

BUILDING HEIGHT & NUMBER OF STORIES: (SECTION 504)
TABLE 504.3: USE GROUP - M, FULLY-SPRINKLERED, TYPE II-B
ALLOWABLE BUILDING HEIGHT: **75 FEET**
ACTUAL BUILDING HEIGHT: **20'-0"**
TABLE 504.4: USE GROUPS - M, FULLY-SPRINKLERED, TYPE II-B
ALLOWABLE NUMBER OF STORIES: **3 STORIES**
ACTUAL NUMBER OF STORIES: **1 STORY**

BUILDING AREA: (SECTION 506)
TABLE 506.2: ALLOWABLE AREA - GROUP M, FULLY-SPRINKLERED, TYPE II-B
ALLOWABLE AREA: **50,000 SF**
ACTUAL BUILDING AREA: **18,000 SF**
ACTUAL TENANT SPACE = 2,823 SF

BUILDING TYPE OF CONSTRUCTION:
THE EXISTING BUILDING IS A CONVENTIONAL STEEL BUILDING OF TYPE II-B CONSTRUCTION. THE INTERIOR NON-LOADBEARING FRAMING WILL BE TYPE II-B, NON-COMBUSTIBLE MATERIALS.

ALL HEIGHT AND AREA CALCULATIONS ARE BASED ON THE TYPE II-B - NONCOMBUSTIBLE, UNPROTECTED TYPE OF CONSTRUCTION.

BUILDING SHELL
CONSTRUCTION TYPE II-B, COMBUSTIBLE UNPROTECTED
PRIMARY STRUCTURE CONSISTS OF PRE-ENGINEERED STEEL STRUCTURE, STRUCTURAL STEEL FRAME, STRUCTURAL STEEL BAR JOISTS, STRUCTURAL METAL DECK ROOF PANELS.

BUILDING INTERIOR
CONCRETE SLAB-ON-GRADE, CONVENTIONAL LIGHT-FRAME CONSTRUCTION

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS: **0 HOURS**
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS, BASED ON SEPARATION DISTANCE FROM PROPERTY LINE: **0 HOURS**

FIRE AND SMOKE PROTECTION: (CHAPTER 7)
USE GROUPS M, CONSTRUCTION TYPE II-B, NON-SPRINKLERED:

NO FIRE-RESISTANCE RATED FIRE WALLS, SMOKE BARRIERS, SMOKE PARTITIONS, OR HORIZONTAL ASSEMBLIES ARE REQUIRED FOR THIS OCCUPANCY.

CORRIDOR WALL FIRE-RESISTANCE RATING REQUIREMENT: **0 HOURS**

INTERIOR FINISHES: (CHAPTER 8)
EXIT ENCLOSURES: CLASS A - (FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450)
CORRIDORS: CLASS B - (FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450)
ROOMS & ENCLOSED SPACES: CLASS C (FLAME SPREAD 76-200, SMOKE DEVELOPED (0-450))

FIRE PROTECTION SYSTEM: (CHAPTER 9)
AN AUTOMATIC SPRINKLER SYSTEM IS EXISTING - MODIFY HEAD PLACEMENT AS REQUIRED

MEANS OF EGRESS: (CHAPTER 10)
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (TABLE 1004.1.2)
REFER TO OCCUPANT LOAD & EGRESS PLAN, SHEET G-002.
OCCUPANT LOADS:

EXIT #1: 26 OCCUPANTS
EXIT #2: 22 OCCUPANTS

DESIGN OCCUPANT LOAD = **48 OCCUPANTS**

EGRESS:
MERCANTILE: 48 OCCUPANTS - (2) EXITS REQUIRED, (2) EXITS PROVIDED

EXIT ACCESS TRAVEL DISTANCE ALLOWED = 250', ACTUAL = 90'

ACCESSIBILITY: (CHAPTER 11)
1101.2 DESIGN: BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CODE AND ICC A117.1.

1103.1 WHERE REQUIRED: SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES, TEMPORARY OR PERMANENT, SHALL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES.

1104 ACCESSIBLE ROUTE: AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE SERVED.

1104.3.1 EMPLOYEE WORK AREAS: COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS SHALL BE ACCESSIBLE ROUTES.

1105 ACCESSIBLE ENTRANCES: ALL ENTRANCES SHALL BE ACCESSIBLE.

1106 PARKING AND PASSENGER LOADING FACILITIES: WHERE PARKING IS PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN COMPLIANCE WITH IBC TABLE 1106.4. (1 TO 25 PARKING SPACES = 1 ACCESSIBLE PARKING SPACE) (26 TO 50 PARKING SPACES = 2 ACCESSIBLE PARKING SPACES).

1109.2 TOILET FACILITIES: EACH TOILET ROOM SHALL BE ACCESSIBLE.

1109.11 SEATING AT TABLES, COUNTERS AND WORK SURFACES: WHERE SEATING OR STANDING SPACE AT FIXED OR BUILT-IN TABLES, COUNTERS OR WORK SURFACES IS PROVIDED IN ACCESSIBLE SPACES, AT LEAST 5 PERCENT OF THE SEATING AND STANDING SPACES, BUT NOT LESS THAN ONE, SHALL BE ACCESSIBLE.

1109.12.3 POINT OF SALE AND SERVICE COUNTERS: WHERE COUNTERS ARE PROVIDED FOR SALES OR DISTRIBUTION OF GOODS OR SERVICES, AT LEAST ONE OF EACH TYPE PROVIDED SHALL BE ACCESSIBLE.

1109.13 CONTROLS, OPERATING MECHANISMS AND HARDWARE: CONTROLS, OPERATING MECHANISMS AND HARDWARE INTENDED FOR OPERATION BY THE OCCUPANT, INCLUDING SWITCHES THAT CONTROL LIGHTING AND VENTILATION AND ELECTRICAL CONVENIENCE OUTLETS, IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PARTS OF ACCESSIBLE ELEMENTS SHALL BE ACCESSIBLE.

1111 SIGNAGE: REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATIONS:
1. ACCESSIBLE PARKING SPACES
2. ACCESSIBLE PASSENGER LOADING ZONES
3. ACCESSIBLE ENTRANCES
4. ACCESSIBLE TOILET ROOMS
5. ACCESSIBLE POINT OF SALE LOCATIONS

INTERIOR ENVIRONMENT: (CHAPTER 12)
1204 TEMPERATURE CONTROL: INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH ACTIVE OR PASSIVE SPACE HEATING SYSTEMS CAPABLE OF MAINTAINING AN INDOOR TEMPERATURE OF NOT LESS THAN 68°F AT A POINT 3 FEET ABOVE THE FLOOR ON THE DESIGN HEATING DAY.

1205 LIGHTING: EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH ARTIFICIAL LIGHT IN ACCORDANCE WITH SECTION 1205.3. ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.

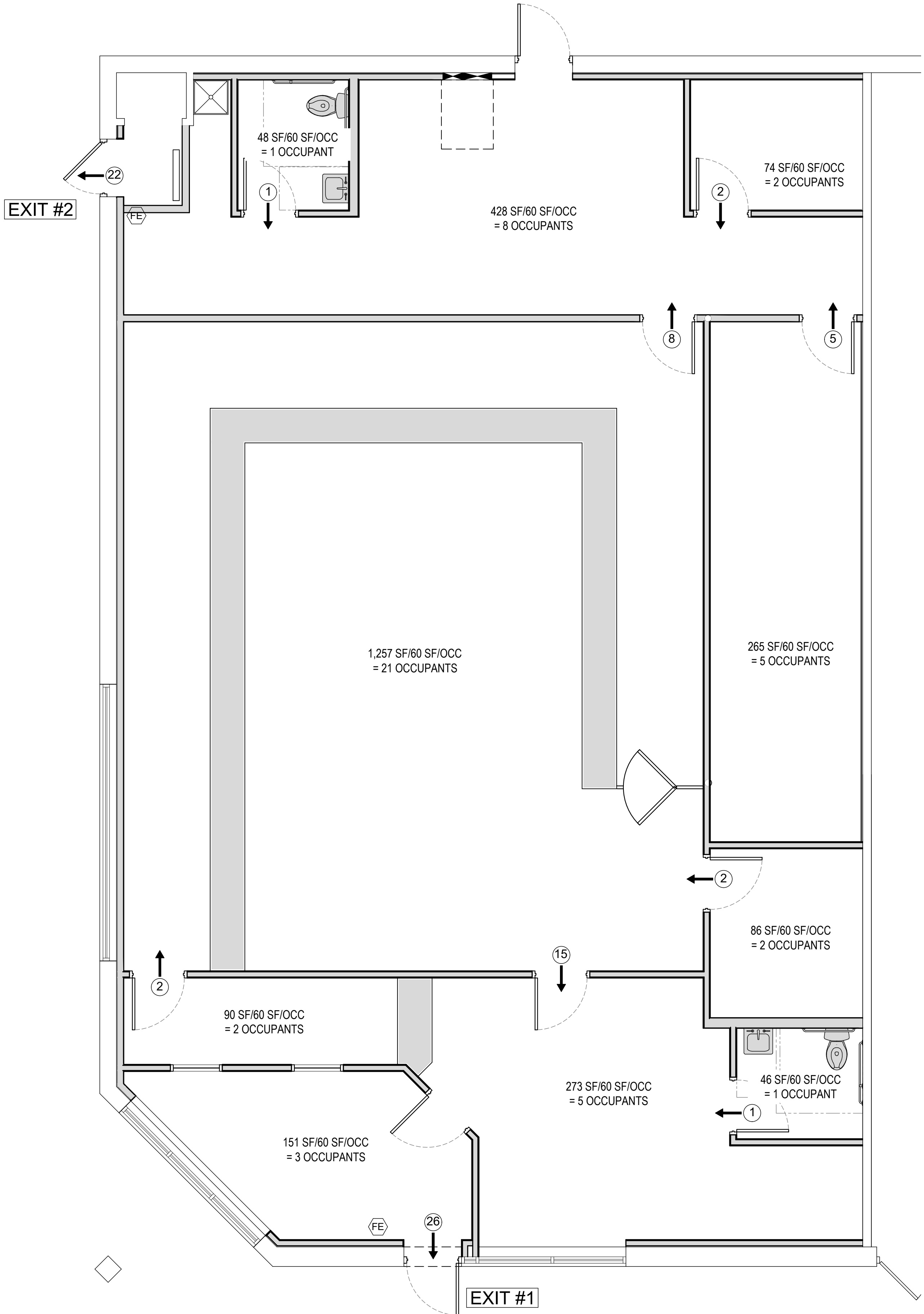
1210 TOILET REQUIREMENTS:
1210.1 - REQUIRED FIXTURES: THE NUMBER AND TYPE OF PLUMBING FIXTURES PROVIDED IN ANY OCCUPANCY SHALL COMPLY WITH IBC CHAPTER 29.
1210.2 - FINISH MATERIALS:
1210.2.1 FLOORS AND WALL BASES: TOILET ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES.
1210.2.2 WALLS AND PARTITIONS: WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

ENERGY EFFICIENCY: (CHAPTER 13)
BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE.

PLUMBING FIXTURES:
WATER CLOSETS REQUIRED: **2, PROVIDED = 2**
LAVATORIES REQUIRED: **2, PROVIDED = 2**
DRINKING FOUNTAINS REQUIRED: BOTTLED WATER PROVIDED
SERVICE SINKS REQUIRED: **1, PROVIDED = 1**

RESPONSE TO PLAN REVIEW COMMENTS (5/23/2022)

- PATIENT TOILET 104 IS MODIFIED TO PROVIDE THE MINIMUM 18" CLEARANCE AT LATCH SIDE OF DOOR.
- A BOTTLED WATER APPLIANCE SHALL BE PROVIDED.
- EPOXY BASED PAINT SHALL BE USED AS WALL FINISHES WITHIN TOILET ROOMS AND MOP SINK AREA, AS REQUIRED.
- THE EXISTING 5-TON ROOF TOP UNIT IS BEING REPLACED WITH A NEW 5-TON ROOF TOP UNIT. WEIGHTS ARE SIMILAR.
- THE GENERAL CONTRACTOR'S FIRE ALARM CONTRACTOR SHALL SUBMIT REQUIRED FIRE ALARM CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
- THE BACK EXTERIOR DOOR AND INTERIOR DOOR SHALL BE MARKED SPRINKLER ROOM AND SPRINKLER ROOM ACCESS, AS REQUIRED.
- THE GENERAL CONTRACTOR'S LICENSED SPRINKLER CONTRACTOR SHALL SUBMIT REQUIRED SPRINKLER MODIFICATION CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL, PRIOR TO INSTALLATION, AS REQUIRED.
- ALL DOOR HARDWARE IS UNLOCKED FROM THE EGRESS SIDE, AS REQUIRED.
- A KNOX BOX SHALL BE PROVIDED WITH LABELED ACCESS KEYS, AS REQUIRED.



PLAN SYMBOLS

(FE) FIRE EXTINGUISHER, 15# - A,B,C

(#) OCCUPANT LOAD & DIRECTION OF EGRESS

1
G002

OCCUPANCY & EGRESS PLAN

SCALE: 1/4" = 1'-0"



01/19/2023

WESTHUES ARCHITECTURE LLC
ERIC WESTHUES, ARCHITECT # MO-2016004009
9000 BOATMAN HILL ROAD COLUMBIA, MO 65202
573 424-7064 eric@ericwesthues.com

REVISION	DATE
0 PERMIT SET	12/07/2022
1 ADDENDUM 1	01/19/2023
2	
3	
4	
5	

PROJECT NUMBER	20-031
----------------	--------

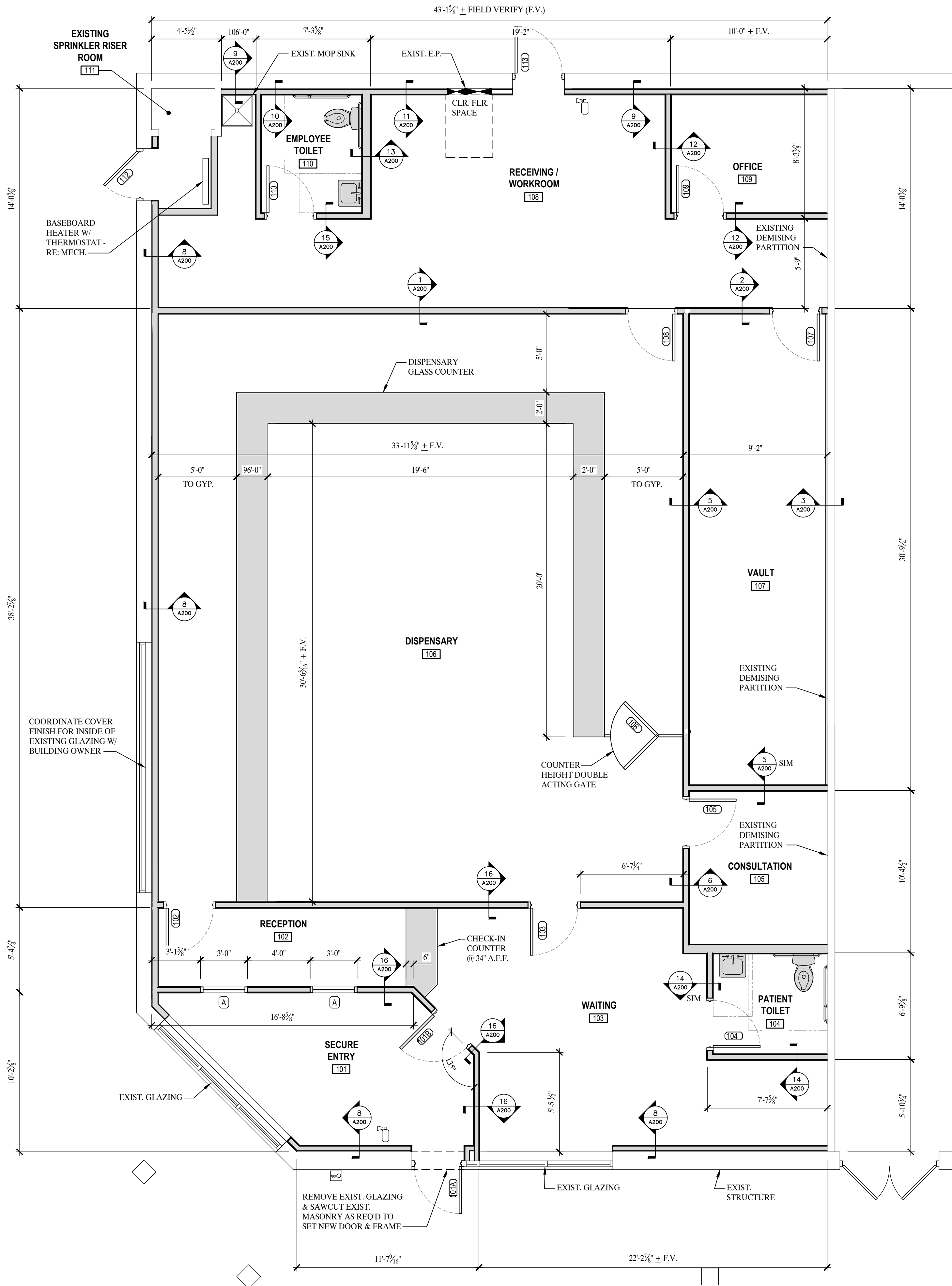
GRD KIRKSVILLE, LLC

201 SE MO-291
LEE'S SUMMITT, MO 64063

**BUILDING
CODE
SUMMARY**

G-002

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"



16
A100
RENOVATION FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND

WINDOW TAG

DOOR TAG

WALL TYPE TAG

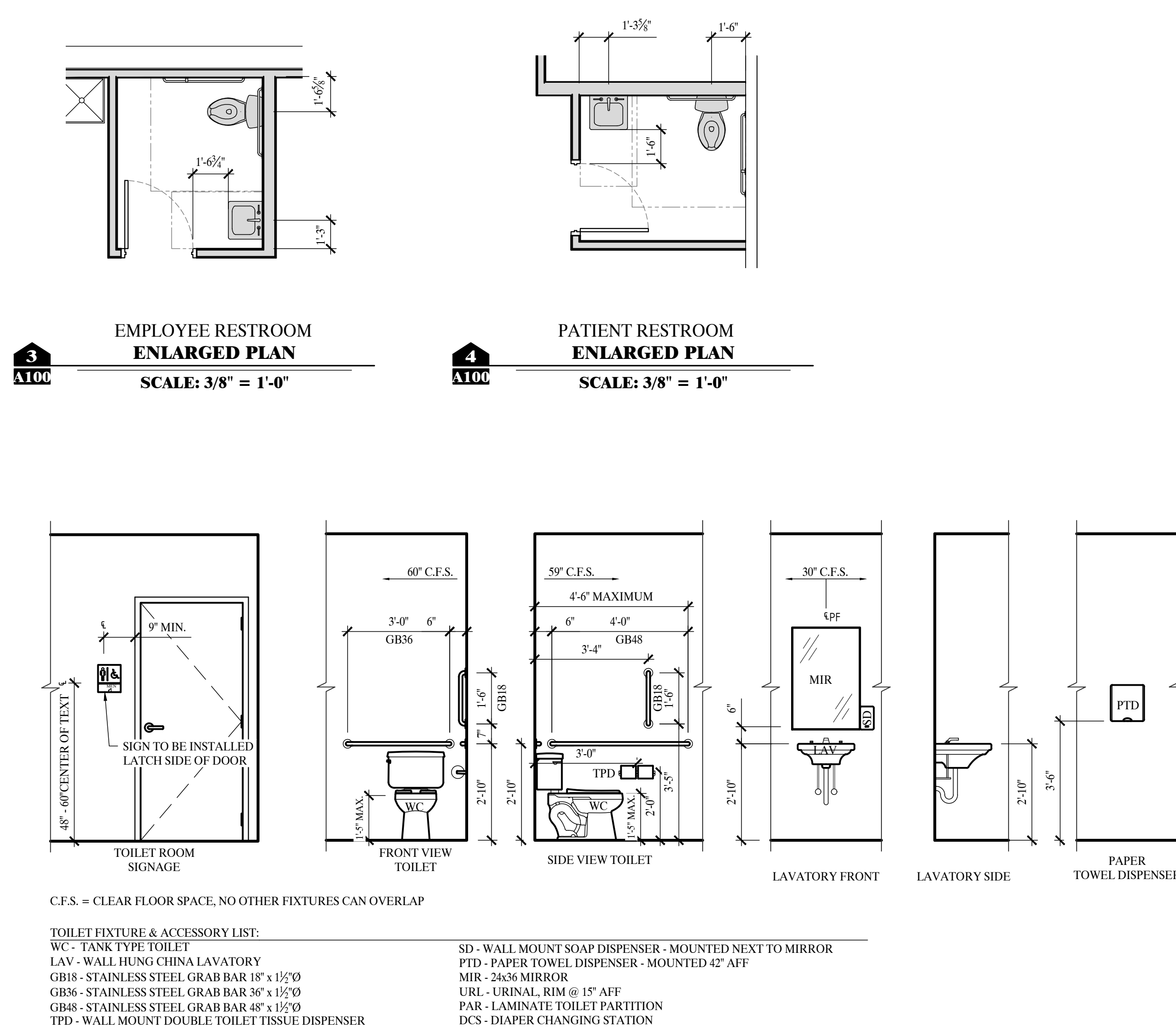
FIRE EXTINGUISHER - WALL MOUNTED 5LB ABC TYPE

KNOX BOX - MOUNTED 48" ABOVE FINISHED GRADE

88
AXX
MAJOR TITLE
SCALE: 1/4" = 1'-0"

88
MINOR TITLE

9
A100
INTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"



- RESPONSE TO PLAN REVIEW COMMENTS (5/23/2022)**
- PATIENT TOILET 104 IS MODIFIED TO PROVIDE THE MINIMUM 18" CLEARANCE AT LATCH SIDE OF DOOR.
 - A BOTTLED WATER APPLIANCE SHALL BE PROVIDED.
 - EPOXY BASED PAINT SHALL BE USED AS WALL FINISHES WITHIN TOILET ROOMS AND MOP SINK AREA, AS REQUIRED.
 - THE EXISTING 5-TON ROOF TOP UNIT IS BEING REPLACED WITH A NEW 5-TON ROOF TOP UNIT. WEIGHTS ARE SIMILAR.
 - THE GENERAL CONTRACTOR'S FIRE ALARM CONTRACTOR SHALL SUBMIT REQUIRED FIRE ALARM CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
 - THE BACK EXTERIOR DOOR AND INTERIOR DOOR SHALL BE MARKED SPRINKLER ROOM AND SPRINKLER ROOM ACCESS, AS REQUIRED.
 - THE GENERAL CONTRACTOR'S LICENSED SPRINKLER CONTRACTOR SHALL SUBMIT REQUIRED SPRINKLER MODIFICATION CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL, PRIOR TO INSTALLATION, AS REQUIRED.
 - ALL DOOR HARDWARE IS UNLOCKED FROM THE EGRESS SIDE, AS REQUIRED.
 - A KNOX BOX SHALL BE PROVIDED WITH LABELED ACCESS KEYS, AS REQUIRED.

GRD KIRKSVILLE, LLC

201 SE MO-291

LEE'S SUMMITT, MO 64063

FLOOR PLAN, INT. ELEVATIONS

A-100

WESTHUES ARCHITECTURE, LLC

ERIC WESTHUES, ARCHITECT # MO-2016004009

9000 BOATMAN HILL ROAD COLUMBIA, MO 65202

573 424-7064 eric@ericwesthues.com

ARCHITECTURAL CORPORATION

#2019020035

REVISION	DATE
0 PERMIT SET	12/07/2022
1 ADDENDUM 1	01/19/2023
2	
3	
4	
5	
PROJECT NUMBER	20-031

STATE OF MISSOURI

ERIC WESTHUES

NUMBER A-2016004009

ARCHITECT

01/19/2023

PRELIMINARY
DRAWING NOT
FOR BIDDING OR
CONSTRUCTION

WESTHUES ARCHITECTURE, LLC
ARCHITECTURAL CORPORATION
#2019020035
ERIC WESTHUES, ARCHITECT # MO-2016004009
9000 BOATMAN HILL ROAD COLUMBIA, MO 65202
573 424-7064 eric@eriewesthues.com

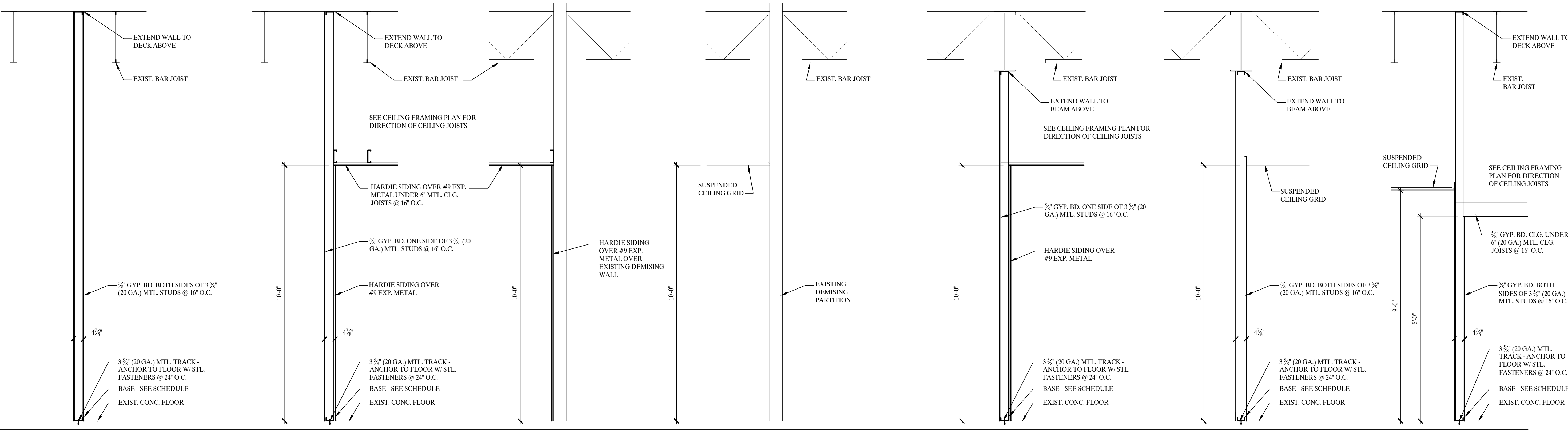
REVISION	DATE
0 PERMIT SET	12/07/2022
1 ADDENDUM 1	01/19/2023
2	
3	
4	
5	
PROJECT NUMBER	20-031

GRD KIRKSVILLE, LLC

201 SE MO-291
LEE'S SUMMITT, MO 64063

INTERIOR
WALL
SECTIONS

A-200



1 INT. WALL SECTION
SCALE: 1/2" = 1'-0"

2 INT. WALL SECTION
SCALE: 1/2" = 1'-0"

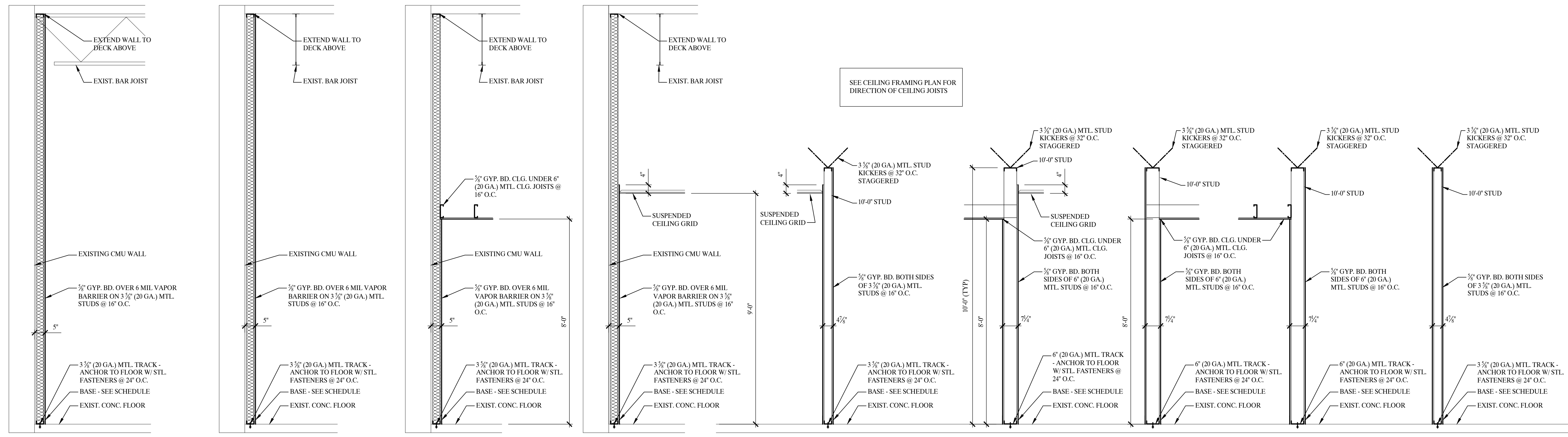
3 INT. WALL SECTION
SCALE: 1/2" = 1'-0"

4 INT. WALL SECTION
SCALE: 1/2" = 1'-0"

5 INT. WALL SECTION
SCALE: 1/2" = 1'-0"

6 INT. WALL SECTION
SCALE: 1/2" = 1'-0"

7 INT. WALL SECTION
SCALE: 1/2" = 1'-0"



8 INT. WALL SECTION
SCALE: 1/2" = 1'-0"

9 INT. WALL SECTION
SCALE: 1/2" = 1'-0"

10 INT. WALL SECTION
SCALE: 1/2" = 1'-0"

11 INT. WALL SECTION
SCALE: 1/2" = 1'-0"

12 INT. WALL SECTION
SCALE: 1/2" = 1'-0"

13 INT. WALL SECT.
SCALE: 1/2" = 1'-0"

14 INT. WALL SECT.
SCALE: 1/2" = 1'-0"

15 INT. WALL SECT.
SCALE: 1/2" = 1'-0"

16 INT. WALL SECT.
SCALE: 1/2" = 1'-0"

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

DOOR SCHEDULE																									
DOOR NUMBER	DOOR TYPE	FRAME TYPE	DOOR SIZE			DOOR			FRAME			HARDWARE					OPTIONAL HARDWARE					REMARKS			
			WIDTH (INCHES)	HEIGHT (INCHES)	THICKNESS (INCHES)	MATERIAL	FINISH	ACTION	MATERIAL	FINISH	JAMB THICKNESS (INCHES)	HINGES	LOCKSET OPERATOR	DOOR STOP	CLOSER	ELECTRIC STRIKE	WEATHER STRIPPING	THRESHOLD	DOOR VIEWER						
101A	A - INSULATED ALUMINUM DOOR AND FULL LITE	A - ALUMINUM STOREFRONT	36	84	1 3/4	AL-1	DB-1	RHR	AL-1	DB-1	4 1/2	1H1	PULL HANDLE, RIM CYLINDER/RIM PANIC (FIRST CHOICE - MODEL 3790)					-	LCN 1460	HES-4500	WS-1	TH-5	-	NEW DOOR & FRAME	
101B	B - INSULATED HOLLOW METAL DOOR AND NARROW LITE	B - 18 GA WELDED METAL FRAME	36	84	1 3/4	IM-1	P-1	LHR	HM-1	P-1	4 7/8	1H1	SCHLAGE ND80PD-F86-SATIN 626					-	LCN 1460	HES-4500	-	-	-	NEW DOOR & FRAME	
102	C - INSULATED HOLLOW METAL DOOR AND NARROW LITE	B - 18 GA WELDED METAL FRAME	36	84	1 3/4	IM-1	P-1	LHR	HM-1	P-1	4 7/8	1H1	SCHLAGE ND80PD-F86-SATIN 626					DS-2	LCN 1460	HES-4500	-	-	-	NEW DOOR & FRAME	
103	C - INSULATED HOLLOW METAL DOOR AND NARROW LITE	B - 18 GA WELDED METAL FRAME	36	84	1 3/4	IM-1	P-1	LHR	HM-1	P-1	4 7/8	1H1	SCHLAGE ND80PD-F86-SATIN 626					-	LCN 1460	HES-4500	-	-	-	NEW DOOR & FRAME	
104	C - INSULATED HOLLOW METAL DOOR	B - 18 GA WELDED METAL FRAME	36	84	1 3/4	IM-1	P-1	RH	HM-1	P-1	4 7/8	1H1	SCHLAGE ND80PD-F86-SATIN 626					DS-2	LCN 1460	HES-4500	-	-	-	NEW DOOR & FRAME	
105	C - INSULATED HOLLOW METAL DOOR AND NARROW LITE	B - 18 GA WELDED METAL FRAME	36	84	1 3/4	IM-1	P-1	LH	HM-1	P-1	4 7/8	1H1	SCHLAGE ND80PD-F86-SATIN 626					DS-2	LCN 1460	-	-	-	-	NEW DOOR & FRAME	
106	D - DIA WOOD GATE		36	36	1 3/4			LH/RH												-	-	-	-	-	NEW DOOR & FRAME
107	C - INSULATED HOLLOW METAL DOOR, 14 GAUGE	B - 12 GA WELDED METAL FRAME	36	84	1 3/4	IM-1	P-1	LH	HM-1	P-1	4 7/8	1H1	SCHLAGE ND80PD-F86-SATIN 626					DS-2	LCN 1460	HES-4500	-	-	-	NEW DOOR & FRAME	
108	C - INSULATED HOLLOW METAL DOOR AND NARROW LITE	B - 18 GA WELDED METAL FRAME	36	84	1 3/4	IM-1	P-1	LH	HM-1	P-1	4 7/8	1H1	SCHLAGE ND80PD-F86-SATIN 626					DS-2	LCN 1460	-	-	-	-	NEW DOOR & FRAME	
109	C - INSULATED HOLLOW METAL DOOR	B - 18 GA WELDED METAL FRAME	36	84	1 3/4	IM-1	P-1	LH	HM-1	P-1	4 7/8	1H1	SCHLAGE ND80PD-F86-SATIN 626					DS-2	LCN 1460	-	-	-	-	NEW DOOR & FRAME	
110	C - INSULATED HOLLOW METAL DOOR	B - 18 GA WELDED METAL FRAME	36	84	1 3/4	IM-1	P-1	LH	HM-1	P-1	4 7/8	1H1	SCHLAGE ND80PD-F86-SATIN 626					DS-2	LCN 1460	-	-	-	-	NEW DOOR & FRAME	
111	NOT USED																			-	-	-	-	-	NOT USED
112	C - INSULATED HOLLOW METAL DOOR, 14 GAUGE	B - 12 GA WELDED METAL FRAME	36	84	1 3/4	IM-1	P-1	LHR	HM-1	P-1	4 7/8	1H1	SCHLAGE ND80PD-F86-SATIN 626					DS-2	LCN 1460	HES-4500	WS-1	TH-5	-	NEW DOOR & FRAME	
ABBREVIATIONS																									
GENERAL:						FINISH:						OPTIONAL HARDWARE:													
RH: RIGHT HAND						P-1: PRE-FINISHED BY MANUFACTURER						DS-2: FLOOR MOUNTED DOME STOP													
LHR: LEFT HAND REVERSE						(COLOR BY OWNER/TENANT)						ROCKWOOD 441CU (FINISH US26D)													
RHR: RIGHT HAND REVERSE						P-2: PAINT (COLOR BY OWNER/TENANT)						C-1: CLOSER "LCN 1460 SERIES" (FINISH ALUMINUM)													
MATERIAL:						DB-1: ANODIZED DARK BRONZE FINISH						TH-5: 5" SADDLE THRESHOLD "PEMCO 171D"													
WD-1: SOLID CORE LAMINATE WOOD DOOR						HARDWARE:																			
HM-1: 18 GAUGE HOLLOW METAL WELDED FRAME						1H1: 1-1/2 PAIR OF FULL MORTISE TEMPLATE BALL BEARING																			
IM-1: 18 GAUGE INSULATED METAL DOOR						STANDARD WEIGHT 4-1/2"x4-1/2" HINGES, "PBB 4B51"																			
AL-1: ALUMINUM STOREFRONT SERIES 300						STAINLESS STEEL SATIN FINISH																			
THERMAL MULTIPLANE CENTER SET						BB-1: BATH/BEDROOM PRIVACY LOCK "AL40S-F76-SATIN-626"																			
						SR-1: SCHLAGE STOREROOM LOCK "ND80PD-F86-SATIN-626"																			
						WS-1: PERIMETER GASKETING SURFACE APPLIED GASKETING																			

- RESPONSE TO PLAN REVIEW COMMENTS (5/23/2022)
- PATIENT TOILET 104 IS MODIFIED TO PROVIDE THE MINIMUM 18" CLEARANCE AT LATCH SIDE OF DOOR.
 - A BOTTLED WATER APPLIANCE SHALL BE PROVIDED.
 - EPOXY BASED PAINT SHALL BE USED AS WALL FINISHES WITHIN TOILET ROOMS AND MOP SINK AREA, AS REQUIRED.
 - THE EXISTING 5-TON ROOF TOP UNIT IS BEING REPLACED WITH A NEW 5-TON ROOF TOP UNIT. WEIGHTS ARE SIMILAR.
 - THE GENERAL CONTRACTOR'S FIRE ALARM CONTRACTOR SHALL SUBMIT REQUIRED FIRE ALARM CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
 - THE BACK EXTERIOR DOOR AND INTERIOR DOOR SHALL BE MARKED SPRINKLER ROOM AND SPRINKLER ROOM ACCESS, AS REQUIRED.
 - THE GENERAL CONTRACTOR'S LICENSED SPRINKLER CONTRACTOR SHALL SUBMIT REQUIRED SPRINKLER MODIFICATION CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL, PRIOR TO INSTALLATION, AS REQUIRED.
 - ALL DOOR HARDWARE IS UNLOCKED FROM THE EGRESS SIDE, AS REQUIRED.
 - A KNOX BOX SHALL BE PROVIDED WITH LABLED ACCESS KEYS, AS REQUIRED.

ROOM FINISH SCHEDULE																
ROOM		FLOOR FINISH		WALL BASE	WALL FINISH								CEILING			NOTES:
NUMBER / FLOOR	NAME	SUBSTRATE	FINISH		NORTH		EAST		SOUTH		WEST		SUBSTRATE	FINISH	HEIGHT A.F.F.	
					SUBSTRATE	FINISH	SUBSTRATE	FINISH	SUBSTRATE	FINISH	SUBSTRATE	FINISH				
FIRST FLOOR																
101	SECURE ENTRY VESTIBULE	CONCRETE	TILE -1	WB-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	STRUCT. STEEL	EXP-1		
102	RECEPTION	CONCRETE	TILE -1	WB-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	STRUCT. STEEL	EXP-1		
103	PATIENT WAITING ROOM	CONCRETE	TILE -1	WB-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	STRUCT. STEEL	EXP-1		
104	PATIENT TOILET	CONCRETE	TILE -1	WB-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	6" MTL STUDS	GB-1	8'-0"	
105	CONSULTATION	CONCRETE	TILE -1	WB-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	STRUCT. STEEL	ACT-1	9'-0"	
106	DISPENSARY	CONCRETE	TILE -1	WB-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	STRUCT. STEEL	EXP-1		
107	VAULT	CONCRETE	TILE -1	WB-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	6" MTL STUDS	GB-1	10'-0"	
108	RECEIVING / WORKROOM	CONCRETE	TILE -1	WB-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	STRUCT. STEEL	EXP-1		
109	OFFICE	CONCRETE	TILE -1	WB-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	STRUCT. STEEL	ACT-1	9'-0"	
110	EMPLOYEE TOILET	CONCRETE	TILE -1	WB-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	GYP. BOARD	PT-1	6" MTL STUDS	GB-1	8'-0"	
111	SPRINKLER RISER	CONCRETE		WB-1	GYP. BOARD		GYP. BOARD		GYP. BOARD		GYP. BOARD		6" WOOD STUDS	GB-1	9'-0"	

ABBREVIATIONS

FLOOR FINISHES:

TILE-1: EXISTING CERAMIC/PORCELAIN TILE - OR MATCH EXISTING CERAMIC/PORCELAIN TILE - AS SELECTED BY OWNER

BASE FINISHES:

WB-1: 4" RUBBER COVE BASE (COLOR SELECTED BY OWNER)

WALL FINISHES:

PT-1: INTERIOR LATEX ENAMEL PAINT OVER LATEX PVA PRIMER (VINYL ACRYLIC WATER-BASED PRIMER) (EGGSHELL FINISH, COLOR SELECTED BY OWNER)

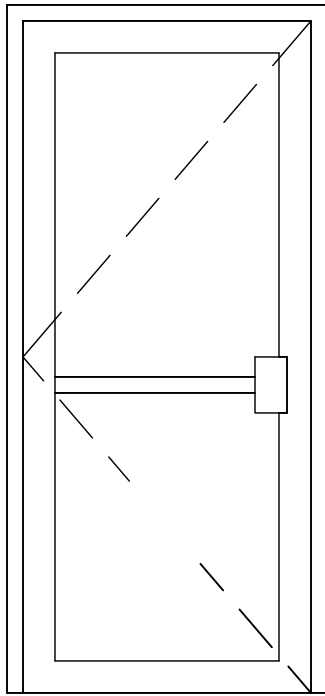
CEILING FINISHES:

GB-1: GYPSUM WALLBOARD (JOINTS FILLED AND SANDED SMOOTH TO RECEIVE PAINT)

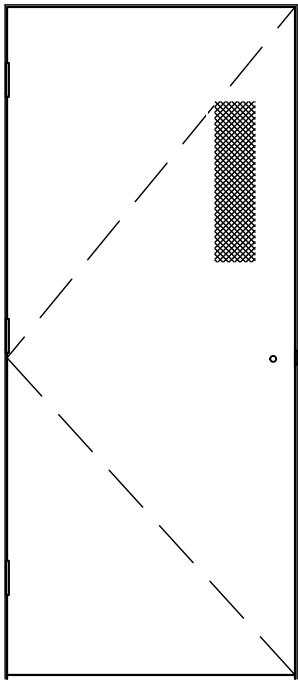
ACT-1: 2x2' ACOUSTICAL LAY-IN TILE CEILING (COLOR, TEXTURE, GRID COLOR AND STYLE SELECTED BY OWNER)

EXP-1: EXPOSED STRUCTURE (NO CEILING SYSTEM OR FINISH)

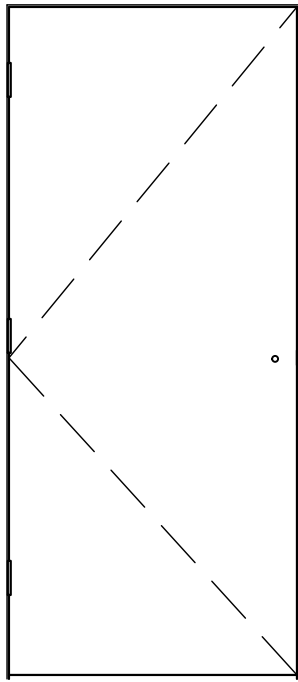
DOOR TYPES



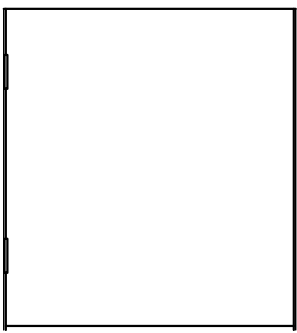
A
FULL LITE
INSULATED
ALUMINUM DOOR &
FRAME
DARK BRONZE
ANNOZIED



B
NARROW LITE,
HOLLOW METAL
INSULATED DOOR



C
FLUSH, HOLLOW
METAL INSULATED
DOOR



D
FLUSH, WOOD
GATE

PRELIMINARY
DRAWING NOT
FOR BIDDING OR
CONSTRUCTION

WESTHUES ARCHITECTURE, LLC
ERIC WESTHUES, ARCHITECT # MO-2016004009
9000 BOATMAN HILL ROAD COLUMBIA, MO 65202
573 424-7064 eric@eriewesthues.com

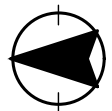
REVISION	DATE
0 PERMIT SET	12/07/2022
1 ADDENDUM 1	01/19/2023
2	
3	
4	
5	

GRD KIRKSVILLE, LLC	201 SE MO-291
LEE'S SUMMITT, MO 64063	

SCHEDULES

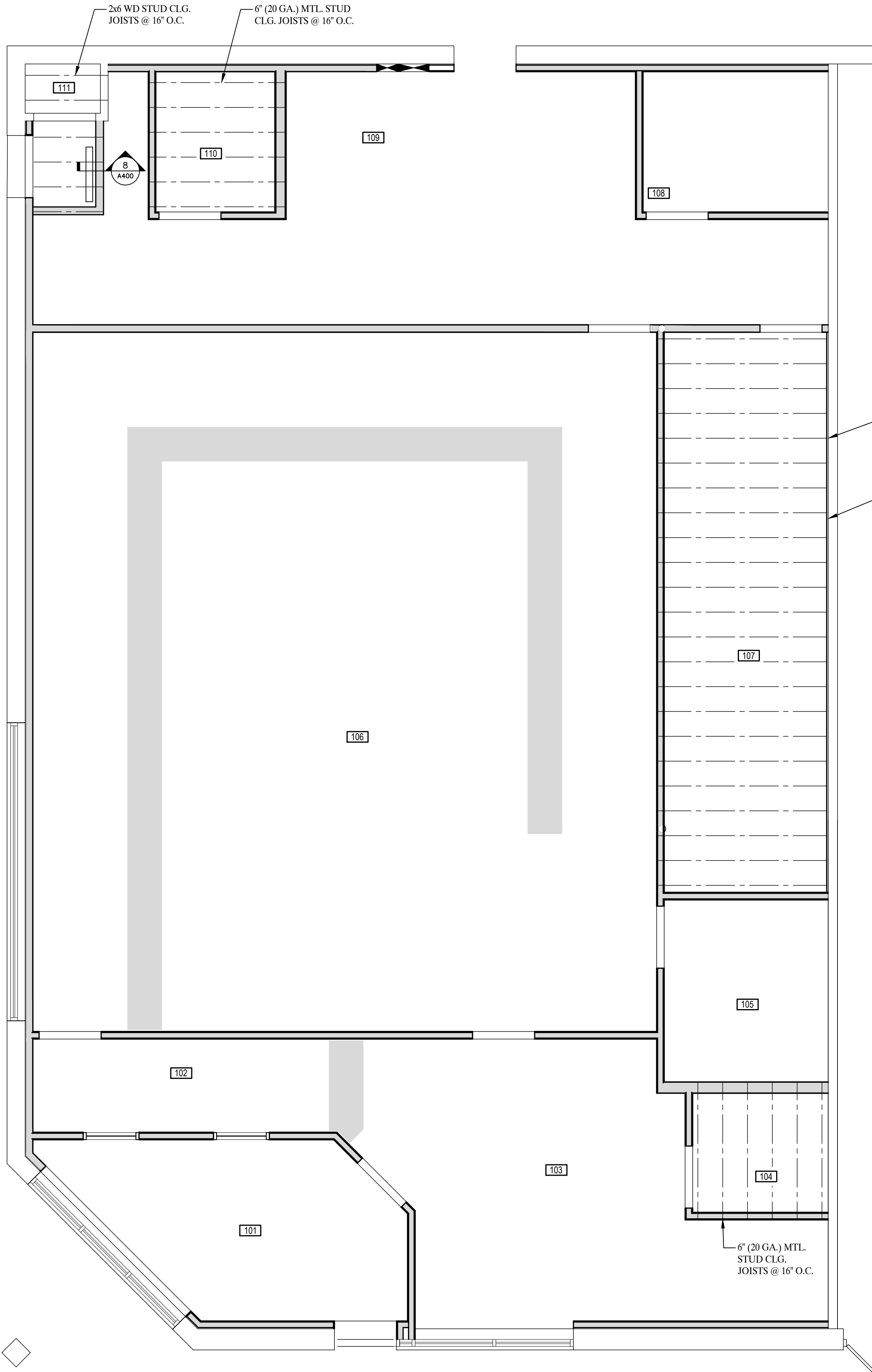
A-300

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

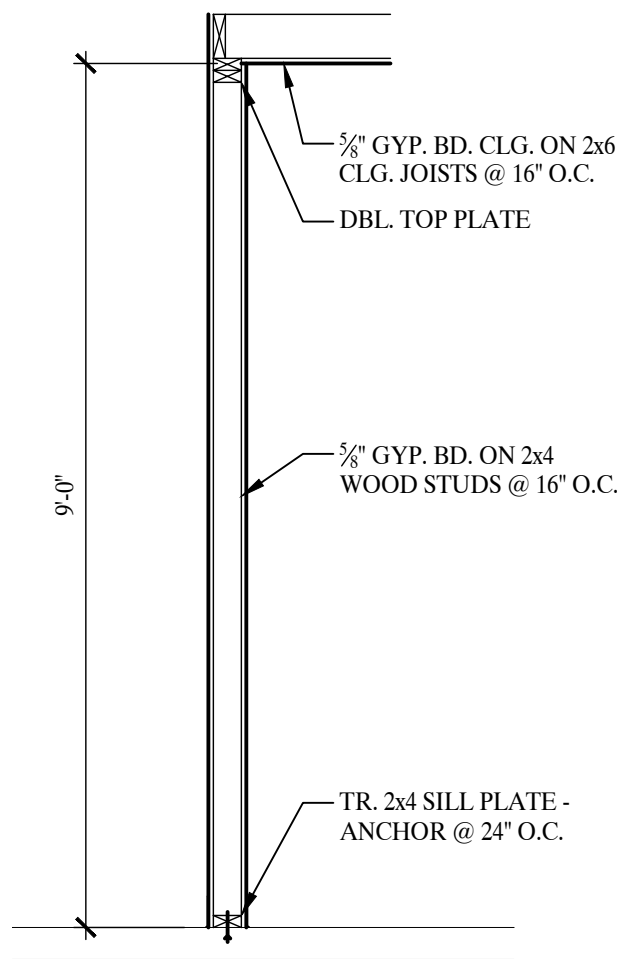


16
A400

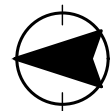
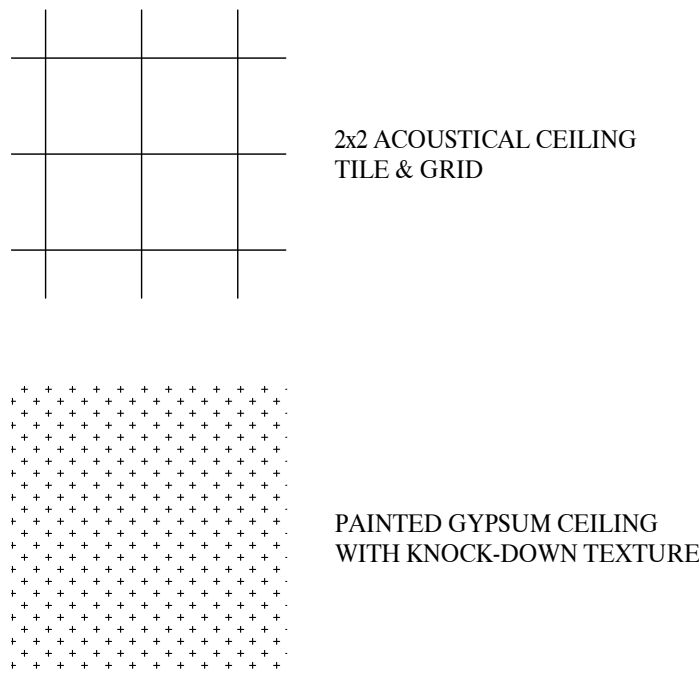
CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"



8
A400 INT. WALL SECTION
SCALE: 1/2" = 1'-0"

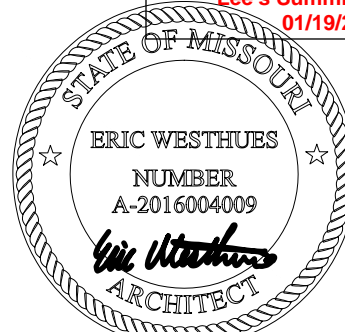
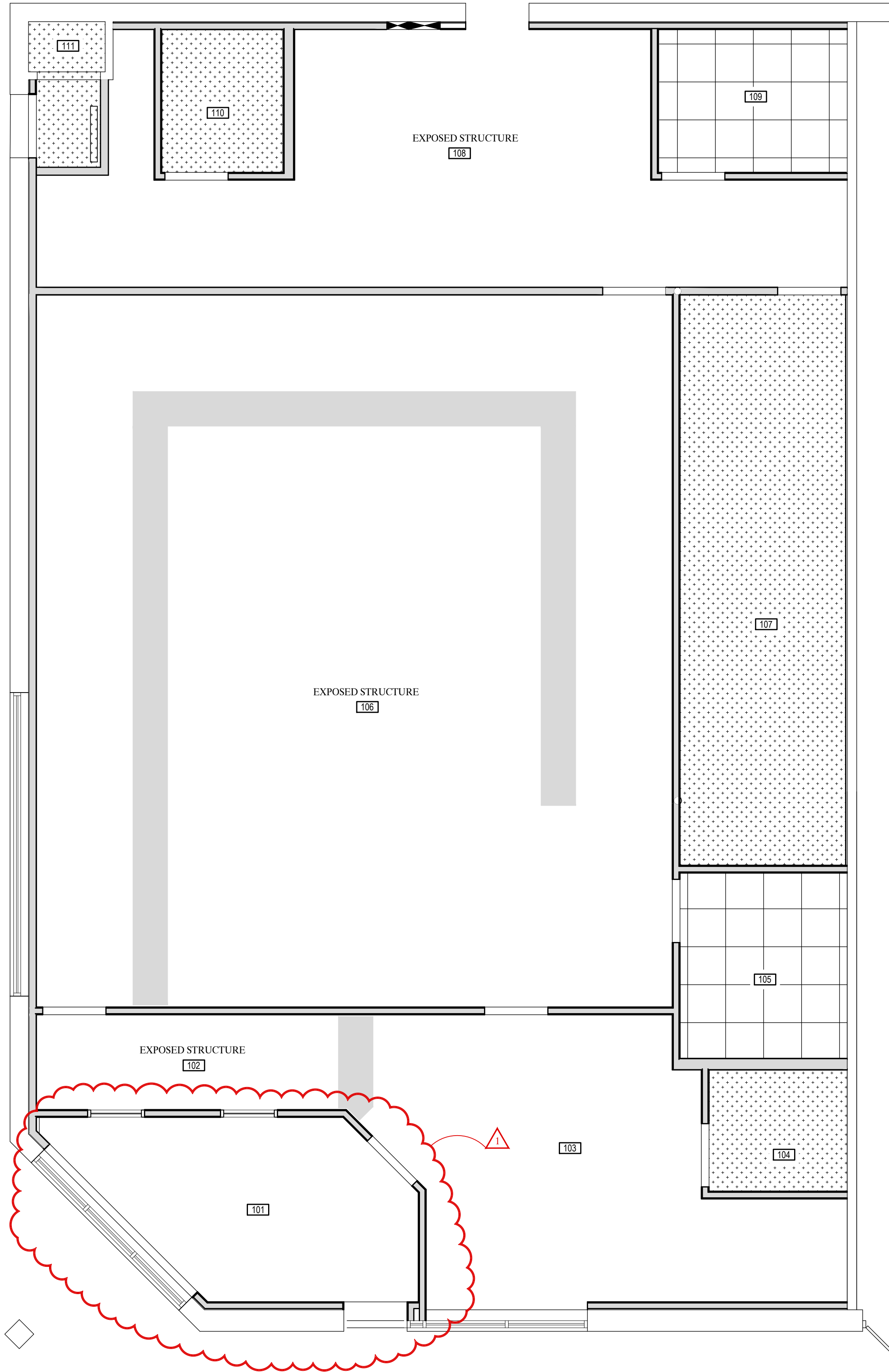


CEILING TYPE LEGEND



18
A400

REFLECED CEILING PLAN
SCALE: 1/4" = 1'-0"



WESTHUES ARCHITECTURE LLC
ERIC WESTHUES, ARCHITECT # MO-2016004009
9000 BOATMAN HILL ROAD COLUMBIA, MO 65202
573 424-7064 eric@ericwesthues.com

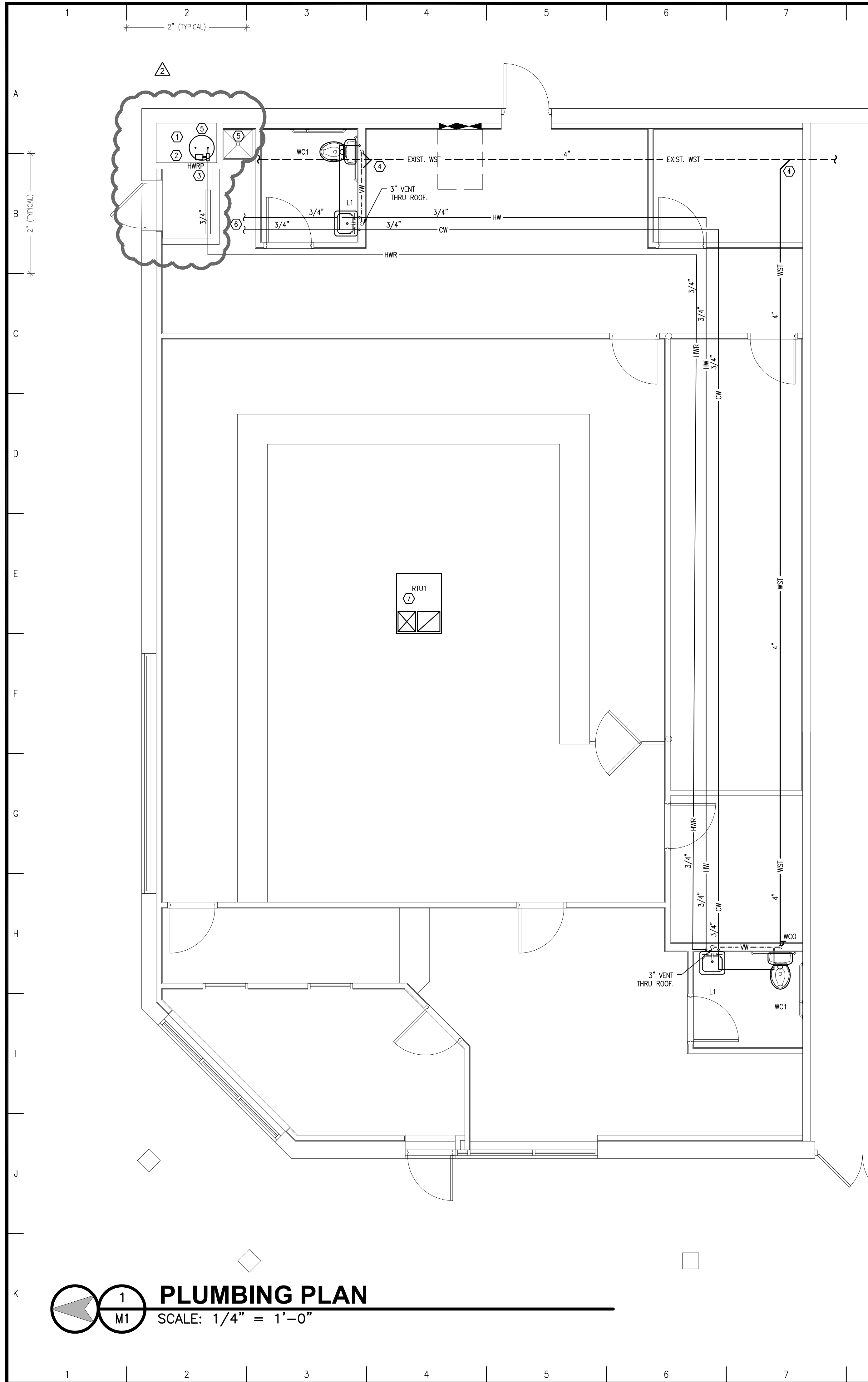
REVISION	DATE
0 PERMIT SET	12/07/2022
1 ADDENDUM 1	01/19/2023
2	
3	
4	
5	

PROJECT NUMBER	20-031
----------------	--------



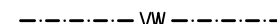
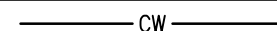
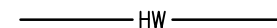
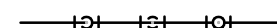





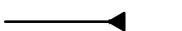


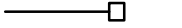







GRD KIRKSVILLE, LLC
201 SE MO-291
LEE'S SUMMITT, MO 64063

CLG. FRAMING,
REFL. CEILING
PLAN

A-400



PLUMBING FIXTURE SCHEDULE		
MARK	FIXTURE	MODEL NUMBER
WC1	WATER CLOSET	AMERICAN STANDARD 3517A.101.020, WHITE VITREOUS CHINA, 16 1/2" HEIGHT, ELONGATED BOWL, FLUSH TANK, ADA HEIGHT, BEMIS 1200SLOWA WHITE SEAT, SUPPLY & STOP.
L1	LAVATORY	AMERICAN STANDARD 0355.012.020, WHITE VITREOUS CHINA, MOEN 8938 FAUCET, DEARBORN BRASS 760-1 GRID DRAIN, P-TRAP, SPEEDWAY CR1920A SUPPLIES AND STOPS. CONCEALED CHAIR CARRIER, FOR EXPOSED PIPING WITH TRUEBRO INSULATION KIT, MOUNT PER ADA.
HWRP	HW RETURN PUMP	TACO MODEL 006 CARTRIDGE CIRCULATOR PUMP, 1/40 HP, 0.52A, 120V, 16, 3 GPM @ 9'.
BFP	RPZ BACKFLOW PREV	WATTS LF909QT SERIES - REDUCED PRESSURE ZONE ASSEMBLY

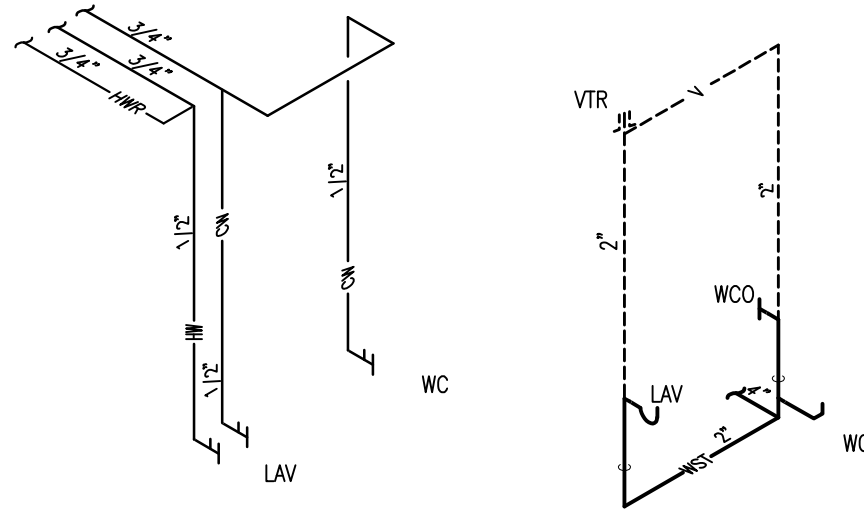
MECHANICAL SYMBOL SCHEDULE			
	WST	WASTE PIPING	
	V	VENT PIPING	
	VW	VENT PIPING OVER WASTE PIPING	
	CW	COLD WATER PIPING	
	HW	HOT WATER PIPING	
		PIPE FITTINGS (ELL. DOWN - TEE DOWN - TEE UP)	
		VALVE	- CHECK VALVE
		UNION	- STRAINER
		GAS COCK	- BALANCING COCK
	A200 12x12	AIR TERMINAL TAG. "A" INDICATES MARK ON GRILLE AND REGISTER SCHEDULE. "200" INDICATES AIR VOLUME IN CFM. "12x12" INDICATES FACE SIZE.	
		AIR TERMINALS (REGISTER - GRILLE)	
		FIRE DAMPER	
		SMOKE DAMPER	
		MANUAL DAMPER	
		MOTORIZED DAMPER	
	T ₁	THERMOSTAT - HUMIDISTAT (ZONE SUBSCRIPT)	
	H ₁		
WST	V	WASTE	- VENT
CO	VTR	CLEAN OUT	- VENT THROUGH ROOF
SA	RA	SUPPLY AIR	- RETURN AIR
FA	EA	FRESH AIR	- EXHAUST AIR
N/E	E/R	NEW CONNECTS TO EXISTING	- EXISTING TO REMAIN
		PENDANT MOUNTED SPRINKLER HEAD	
		UPRIGHT MOUNTED SPRINKLER HEAD	
		PENDANT HEAD BELOW / UPRIGHT HEAD ABOVE	
		SIDEWALL SPRINKLER HEAD	
		EXTENDED COVERAGE SIDEWALL SPRINKLER HEAD	

- ### GENERAL NOTES:

1. VERIFY PLUMBING, HVAC, POWER, AND LIGHTING REQUIREMENTS FOR OWNER'S SPECIFIC EQUIPMENT PRIOR TO ROUGH-IN.
2. COORDINATE INSTALLATION OF EQUIPMENT WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS PRIOR TO ROUGH-IN.
3. CONTRACTOR SHALL MAINTAIN FIRE RATING OF ANY PENETRATION AND SHALL SEAL ANY PENETRATION IN A FLOOR, CEILING, OR EXTERIOR WALL.
4. VERIFY RECEPTACLE MOUNTING HEIGHTS AND LOCATIONS WITH OWNER AND ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN.

KEYED NOTES:

- ① EXISTING 1" WATER LINE, 9.4 TOTAL WATER FIXTURE UNITS (GPM). VERIFY EXISTING 3/4" LEAD FREE BACKFLOW DEVICE AND EXISTING 5/8" METER. INSTALL NEW AS REQUIRED, SEE PLUMBING FIXTURE SCHEDULE FOR MODEL NUMBER OF BACKFLOW DEVICE.
- ② EXISTING SPRINKLER CELING TO REMAIN. ADJUST SPRINKLERS AS REQUIRED TO MATCH NEW ROOM AND CEILING LAYOUTS.
- ③ INSTALL NEW HOT WATER RETURN PUMP ON EXISTING WATER HEATER.
- ④ CONNECT TO EXISTING 4" WST. VERIFY SIZE, LOCATION, ELEVATION, AND DIRECTION.
- ⑤ EXISTING PLUMBING FIXTURE TO REMAIN.
- ⑥ CONNECT TO EXISTING 3/4" COLD WATER AND HOT WATER.
- ⑦ REPLACE EXISTING RTU WITH NEW 5 TON RTU, 72,000BTU. RECONNECT TO EXISTING 3/4" GAS PIPING. VERIFY SIZE AND LOCATION.



PLUMBING RISERS

SCALE: NO SCALE

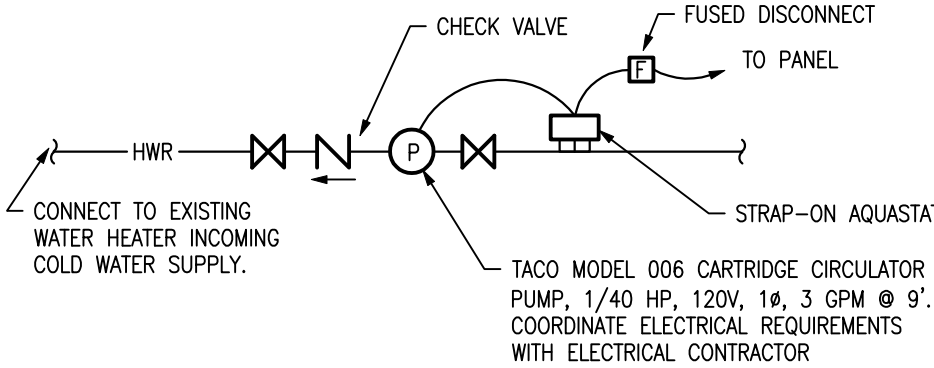
TYPICAL RESTROOM

- ## GENERAL MECHANICAL-ELECTRICAL SPECIFICATIONS

- 1) ALL WORK SHALL BE DONE IN STRICT CONFORMANCE TO THE BUILDING CODES OF THE CITY OF LEE'S SUMMIT, MO.
- 2) ALL MATERIALS SHALL BE NEW, FIRST CLASS, AND INSTALLED TO MANUFACTURER'S WRITTEN SPECIFICATIONS.
- 3) ALL SYSTEMS SHALL BE COMPLETE AND OPERABLE IN EVERY WAY.
- 4) DO ALL EXCAVATION, BACKFILLING, CUTTING, PATCHING, OFFSETTING, ADJUSTING AND BALANCING AS REQUIRED TO COMPLETE THE JOB.
- 5) SPECIFIC MODELS ARE SPECIFIED TO ESTABLISH QUALITY ONLY. ENGINEER'S DECISION SHALL BE FINAL ON ALL MATERIAL SELECTIONS OR SUBSTITUTIONS.
- 6) MAINTAIN SAFETY SIGNS AND BARRIERS AS REQUIRED TO ASSURE SAFE WORKING CONDITIONS.
- 7) GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM FINAL ACCEPTANCE.
- 8) EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP HIS OWN DEBRIS.
- 9) CONTRACTOR SHALL NOT BE RESPONSIBLE FOR PROPER OPERATION OF OWNER-FURNISHED MATERIALS.
- 10) INSPECT JOB SITE PRIOR TO BIDDING TO DETERMINE EXACT JOB REQUIREMENTS. SEE ARCHITECTURAL DRAWINGS FOR DEMOLITION AND CONSTRUCTION DETAILS.
- 11) REMOVE ALL UNUSED PLUMBING, HVAC, AND ELECTRICAL WHETHER OR NOT SPECIFICALLY NOTED AND PROPERLY TERMINATE REMAINING SERVICES. ALL EXISTING PLUMBING, HVAC, AND ELECTRICAL SHALL BE REWORKED TO COMPLY WITH CODE WHETHER OR NOT SPECIFICALLY INDICATED.
- 12) ALL REMOVED MATERIALS SHALL BE REMOVED FROM SITE OR GIVEN TO OWNER AT OWNER'S DIRECTION.

PLUMBING SPECIFICATIONS

- 1) SEE GENERAL MECHANICAL-ELECTRICAL SPECIFICATIONS.
- 2) WASTE AND VENT PIPING INSIDE BUILDING SHALL BE SCH. 40 PVC PLASTIC WITH SOLVENT WELD FITTINGS.
- 3) WASTE AND VENT PIPING INSIDE BUILDINGS IN A RETURN AIR PLENUM SHALL BE CAST IRON.
- 4) WATER PIPING SHALL BE TYPE "K" COPPER BELOW GRADE, TYPE "L" COPPER ABOVE GRADE. PEX PIPING MAY BE USED AT OWNER'S DIRECTION.
- 5) INSULATE ALL HOT AND COLD WATER PIPING WITH 1/2" THICK ARMAFLEX.
- 6) PLUMBING FIXTURES SHALL BE AS INDICATED ON DRAWING, FURNISH AND INSTALL STOP VALVES FOR ALL FIXTURES.

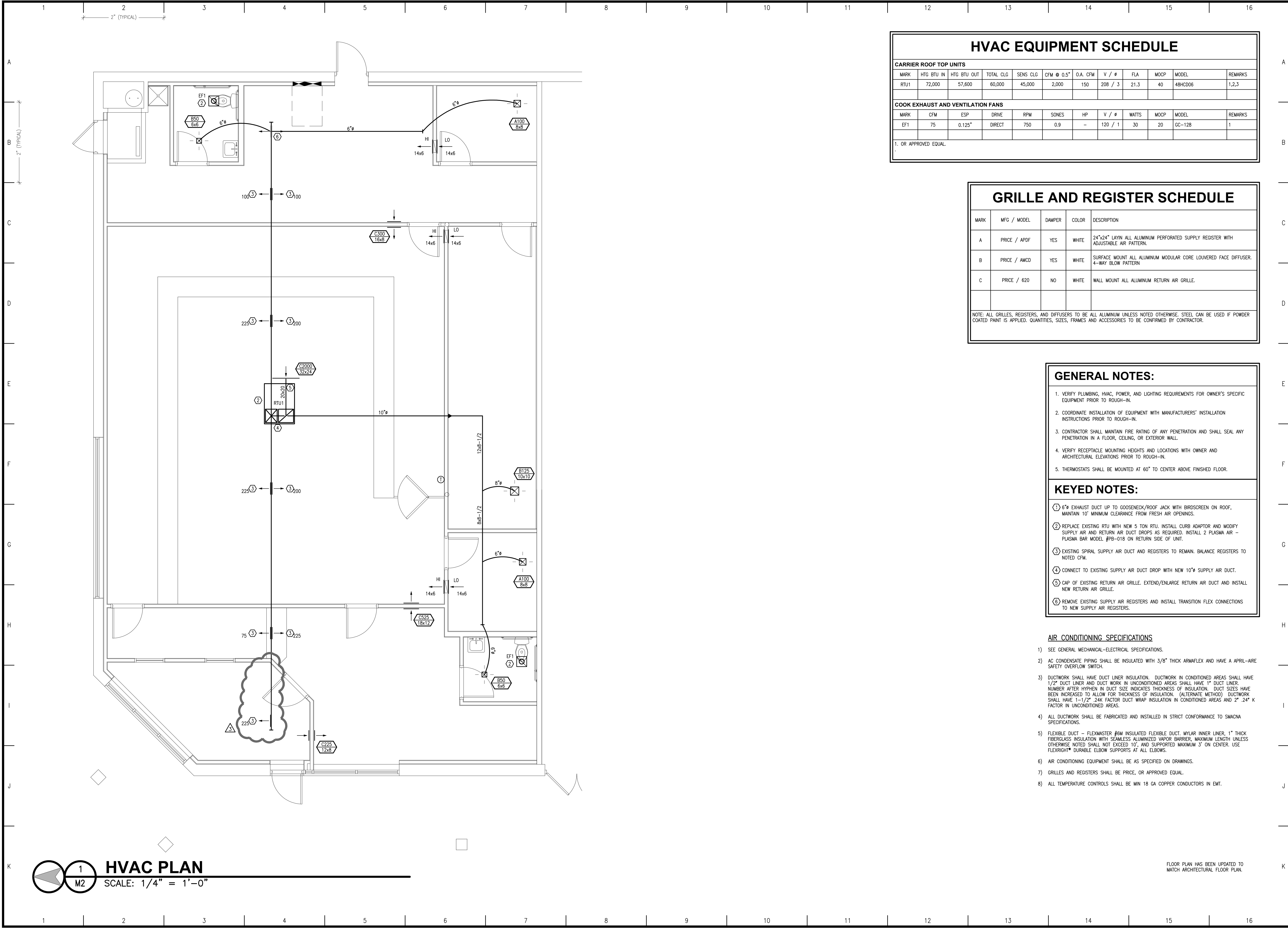


H WR PUMP PIPING

SCALE: NO SCALE

FLOOR PLAN HAS BEEN UPDATED TO
MATCH ARCHITECTURAL FLOOR PLAN.

T:\job\22222219\2219.dwg, 1/18/2023 4:04:10 PM, EthanR



HVAC EQUIPMENT SCHEDULE											
CARRIER ROOF TOP UNITS											
MARK	HTG BTU IN	HTG BTU OUT	TOTAL CLG	SENS CLG	CFM @ 0.5"	O.A. CFM	V / #	FLA	MOCP	MODEL	REMARKS
RTU1	72,000	57,600	60,000	45,000	2,000	150	208 / 3	21.3	40	48HCD06	1,2,3
COOK EXHAUST AND VENTILATION FANS											
MARK	CFM	ESP	DRIVE	RPM	SONES	HP	V / #	WATTS	MOCP	MODEL	REMARKS
EF1	75	0.125"	DIRECT	750	0.9	-	120 / 1	30	20	GC-128	1
1. OR APPROVED EQUAL.											

GRILLE AND REGISTER SCHEDULE				
MARK	MFG / MODEL	DAMPER	COLOR	DESCRIPTION
A	PRICE / APDF	YES	WHITE	24"x24" LAYIN ALL ALUMINUM PERFORATED SUPPLY REGISTER WITH ADJUSTABLE AIR PATTERN.
B	PRICE / AMCD	YES	WHITE	SURFACE MOUNT ALL ALUMINUM MODULAR CORE LOUVERED FACE DIFFUSER. 4-WAY BLOW PATTERN
C	PRICE / 620	NO	WHITE	WALL MOUNT ALL ALUMINUM RETURN AIR GRILLE.
NOTE: ALL GRILLES, REGISTERS, AND DIFFUSERS TO BE ALL ALUMINUM UNLESS NOTED OTHERWISE. STEEL CAN BE USED IF POWDER COATED PAINT IS APPLIED. QUANTITIES, SIZES, FRAMES AND ACCESSORIES TO BE CONFIRMED BY CONTRACTOR.				

GENERAL NOTES:	
1.	VERIFY PLUMBING, HVAC, POWER, AND LIGHTING REQUIREMENTS FOR OWNER'S SPECIFIC EQUIPMENT PRIOR TO ROUGH-IN.
2.	COORDINATE INSTALLATION OF EQUIPMENT WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS PRIOR TO ROUGH-IN.
3.	CONTRACTOR SHALL MAINTAIN FIRE RATING OF ANY PENETRATION AND SHALL SEAL ANY PENETRATION IN A FLOOR, CEILING, OR EXTERIOR WALL.
4.	VERIFY RECEPTACLE MOUNTING HEIGHTS AND LOCATIONS WITH OWNER AND ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN.
5.	THERMOSTATS SHALL BE MOUNTED AT 60" TO CENTER ABOVE FINISHED FLOOR.
KEYED NOTES:	
①	6" EXHAUST DUCT UP TO GOOSENECK/ROOF JACK WITH BIRDSCREEN ON ROOF, MAINTAIN 10" MINIMUM CLEARANCE FROM FRESH AIR OPENINGS.
②	REPLACE EXISTING RTU WITH NEW 5 TON RTU. INSTALL CURB ADAPTOR AND MODIFY SUPPLY AIR AND RETURN AIR DUCT DROPS AS REQUIRED. INSTALL 2 PLASMA AIR - PLASMA BAR MODEL #PB-018 ON RETURN SIDE OF UNIT.
③	EXISTING SPIRAL SUPPLY AIR DUCT AND REGISTERS TO REMAIN. BALANCE REGISTERS TO NOTED CFM.
④	CONNECT TO EXISTING SUPPLY AIR DUCT DROP WITH NEW 10" SUPPLY AIR DUCT.
⑤	CAP OF EXISTING RETURN AIR GRILLE. EXTEND/ENLARGE RETURN AIR DUCT AND INSTALL NEW RETURN AIR GRILLE.
⑥	REMOVE EXISTING SUPPLY AIR REGISTERS AND INSTALL TRANSITION FLEX CONNECTIONS TO NEW SUPPLY AIR REGISTERS.

AIR CONDITIONING SPECIFICATIONS	
1)	SEE GENERAL MECHANICAL-ELECTRICAL SPECIFICATIONS.
2)	AC CONDENSATE PIPING SHALL BE INSULATED WITH 3/8" THICK ARMAFLEX AND HAVE A APRIL-AIRE SAFETY OVERFLOW SWITCH.
3)	DUCTWORK SHALL HAVE DUCT LINER INSULATION. DUCTWORK IN CONDITIONED AREAS SHALL HAVE 1/2" DUCT LINER AND DUCT WORK IN UNCONDITIONED AREAS SHALL HAVE 1" DUCT LINER. NUMBER AFTER HYPHEN IN DUCT SIZE INDICATES THICKNESS OF INSULATION. DUCT SIZES HAVE BEEN INCREASED TO ALLOW FOR THICKNESS OF INSULATION. (ALTERNATE METHOD) DUCTWORK SHALL HAVE 1-1/2" 24K FACTOR DUCT WRAP INSULATION IN UNCONDITIONED AREAS AND 2" 24" K FACTOR IN UNCONDITIONED AREAS.
4)	ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN STRICT CONFORMANCE TO SMACNA SPECIFICATIONS.
5)	FLEXIBLE DUCT - FLEXMASTER #6M INSULATED FLEXIBLE DUCT. MYLAR INNER LINER, 1" THICK FIBERGLASS INSULATION WITH SEAMLESS ALUMINIZED VAPOR BARRIER, MAXIMUM LENGTH UNLESS OTHERWISE NOTED SHALL NOT EXCEED 10', AND SUPPORTED MAXIMUM 3' ON CENTER. USE FLEXRIGHT* DURABLE ELBOW SUPPORTS AT ALL ELBOWS.
6)	AIR CONDITIONING EQUIPMENT SHALL BE AS SPECIFIED ON DRAWINGS.
7)	GRILLES AND REGISTERS SHALL BE PRICE, OR APPROVED EQUAL.
8)	ALL TEMPERATURE CONTROLS SHALL BE MIN 18 GA COPPER CONDUCTORS IN EMT.

RELEASED FOR CONSTRUCTION
As Noted on Plans
Development NO. 64063
Lee's Summit, Missouri
01/18/2023

MISSOURI STATE CERTIFICATE OF AUTHORITY #000421
FREDDIE L. MALICOAT
REGISTERED PROFESSIONAL ENGINEER
NUMBER 63202
EXPIRATION DATE 01-18-23

01-18-23

MALICOAT - WINSLOW ENGINEERS, P.C.
5649 N. CLEARVIEW ROAD
COLUMBIA, MISSOURI 65202
TEL 573-875-1300
FAX 573-875-1305
FREDDIE MALICOAT, P.E.

GRD KIRKSVILLE, LLC
201 SE MO-291
LEE'S SUMMIT, JACKSON COUNTY, MO. 64063

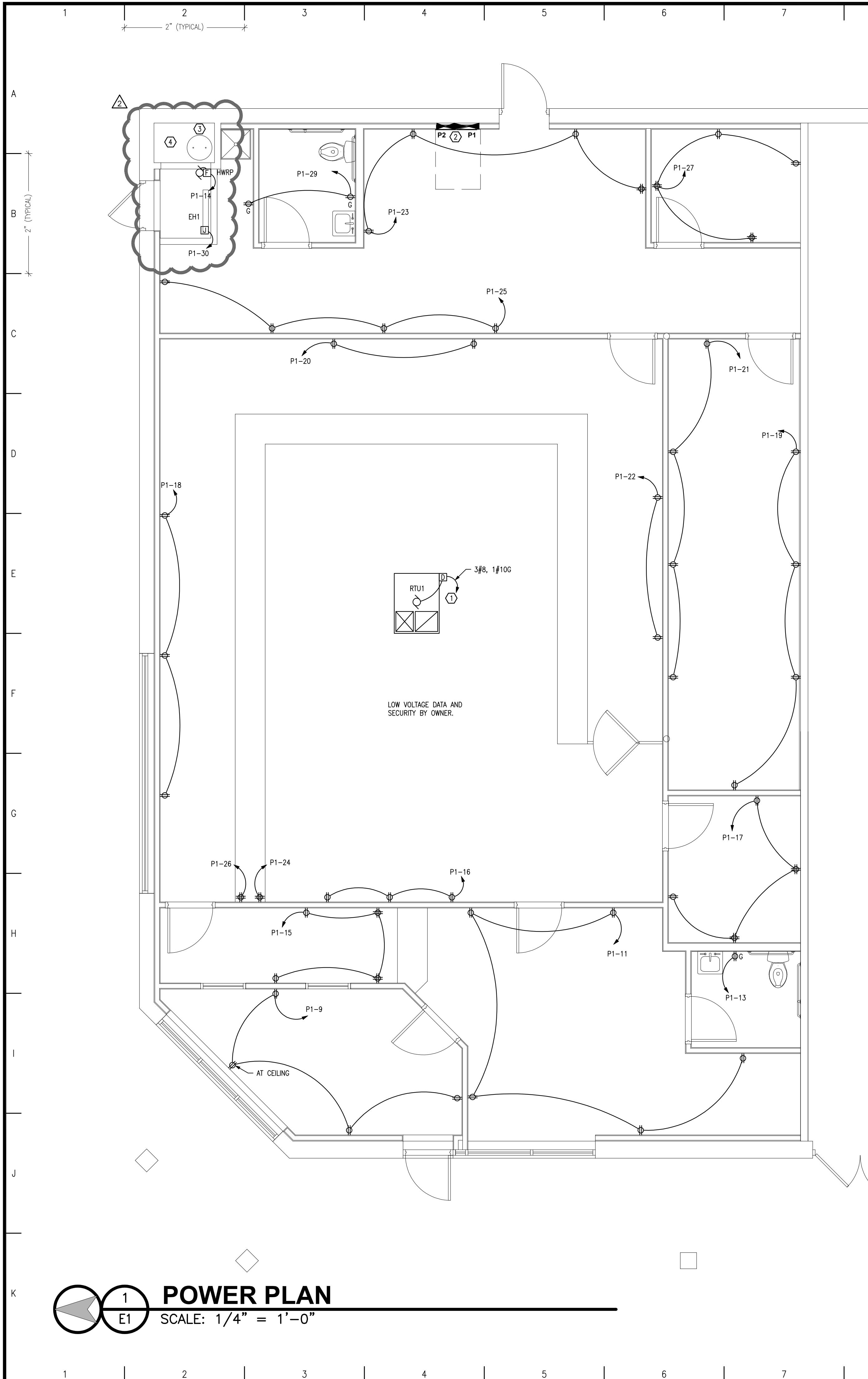
CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT JOB SITE.
DATE : 04-26-22

REVISIONS :
① 05-18-22
② 12-08-22
③ 01-18-23

TITLE :
HVAC PLAN

SHEET :
M2
OF
M2

PROJECT :
22129



GENERAL NOTES:

- VERIFY PLUMBING, HVAC, POWER, AND LIGHTING REQUIREMENTS FOR OWNER'S SPECIFIC EQUIPMENT PRIOR TO ROUGH-IN.
- COORDINATE INSTALLATION OF EQUIPMENT WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS PRIOR TO ROUGH-IN.
- CONTRACTOR SHALL MAINTAIN FIRE RATING OF ANY PENETRATION AND SHALL SEAL ANY PENETRATION IN A FLOOR, CEILING, OR EXTERIOR WALL.
- VERIFY RECEPTACLE MOUNTING HEIGHTS AND LOCATIONS WITH OWNER AND ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN.
- RECEPTACLES SHALL BE MOUNTED AT 18" TO CENTER ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE ON PLANS.

KEYED NOTES:

- REPLACE EXISTING RTU WITH NEW 5 TON RTU. INSTALL NEW CIRCUIT/BREAKER IN PLACE OF EXISTING RTU'S CIRCUIT/BREAKER.
- EXISTING ELECTRICAL PANELS TO REMAIN. FIELD VERIFY ANY EXISTING CIRCUITS TO REMAIN AND ADJUST NEW CIRCUITS ACCORDING TO THE PANEL SCHEDULE AS REQUIRED.
- EXISTING ELECTRICAL TO REMAIN.
- EXISTING SPRINKLER FIRE ALARM TO REMAIN.

ELECTRICAL SYMBOL SCHEDULE

P2-22,24	HOME RUN CIRCUIT TO PANEL P2, CIRCUITS 22,24
↗	EACH ARROW INDICATES ONE CIRCUIT
—	SHORT HATCH MARKS INDICATE # OF PHASE CONDUCTORS
—	LONG HATCH MARKS INDICATE # OF NEUTRAL CONDUCTORS
—	NO HATCH MARK INDICATES TWO CONDUCTORS
—	ELECTRICAL SERVICE OR FEEDER WIRING
—	WIRING IN WALL OR CEILING - WIRING IN FLOOR
⊕	RECEPTACLE OUTLET (DUPLEX - QUADRUPLX - SPECIAL POWER)
▽	COMMUNICATIONS OUTLET (TELEPHONE - CATV - DATA/PHONE)
3 D 4 P S X T	WALL SWITCH SINGLE POLE (3-WAY - DIMMER - 4-WAY - PILOT - SPEED - KEYED - TIMER)
⊙	INCANDESCENT OR HID STYLE LIGHT FIXTURE (CEILING MOUNTED - WALL MOUNTED)
⊙	FLUORESCENT STYLE LIGHT FIXTURE (ENCLOSED - STRIP) (S INDICATES SPLIT WIRED)
⊕	EXIT LIGHT - EMERGENCY LIGHT - EMERGENCY/EXIT LIGHT
⊕	OTHER RECEPTACLE OUTLET (CLOCK - FLOOR - SPLIT WIRED)
⊕	ELECTRIC PANEL
⊕	SPEAKER - PUSH TO TALK
⊕	JUNCTION BOX - PULL BOX
⊕	DISCONNECT (FUSED - NONFUSED)
⊕	STARTER - CONTACTOR
5-208-3	ELECTRIC MOTOR (5 HP - 208V - 3 PHASE)
⊕	THERMOSTAT - HUMIDISTAT (ZONE SUBSCRIPT)
⊕	OUTLET MODIFIERS (MOUNT HEIGHT INCHES - GFI PROTECTED - WEATHER PROOF (GFI))
⊕	SMOKE DETECTOR - HEAT DETECTOR
⊕	MANUAL PULL STATION - ALARM
⊕	MAGNETIC DOOR HOLDER - INTERLOCK RELAY
⊕	END OF LINE RESISTOR
⊕	FIRE ALARM CONTROL PANEL
⊕	DIALER

GENERAL MECHANICAL-ELECTRICAL SPECIFICATIONS

- ALL WORK SHALL BE DONE IN STRICT CONFORMANCE TO THE BUILDING CODES OF THE CITY OF LEE'S SUMMIT, MO.
- ALL MATERIALS SHALL BE NEW, FIRST CLASS, AND INSTALLED TO MANUFACTURER'S WRITTEN SPECIFICATIONS.
- ALL SYSTEMS SHALL BE COMPLETE AND OPERABLE IN EVERY WAY.
- DO ALL EXCAVATION, BACKFILLING, CUTTING, PATCHING, OFFSETTING, ADJUSTING AND BALANCING AS REQUIRED TO COMPLETE THE JOB.
- SPECIFIC MODELS ARE SPECIFIED TO ESTABLISH QUALITY ONLY. ENGINEER'S DECISION SHALL BE FINAL ON ALL MATERIAL SELECTIONS OR SUBSTITUTIONS.
- MAINTAIN SAFETY SIGNS AND BARRIERS AS REQUIRED TO ASSURE SAFE WORKING CONDITIONS.
- GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM FINAL ACCEPTANCE.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP HIS OWN DEBRIS.
- CONTRACTOR SHALL NOT BE RESPONSIBLE FOR PROPER OPERATION OF OWNER-FURNISHED MATERIALS.
- INSPECT JOB SITE PRIOR TO BIDDING TO DETERMINE EXACT JOB REQUIREMENTS. SEE ARCHITECTURAL DRAWINGS FOR DEMOLITION AND CONSTRUCTION DETAILS.
- REMOVE ALL UNUSED PLUMBING, HVAC, AND ELECTRICAL WHETHER OR NOT SPECIFICALLY NOTED AND PROPERLY TERMINATE REMAINING SERVICES. ALL EXISTING PLUMBING, HVAC, AND ELECTRICAL SHALL BE REWORKED TO COMPLY WITH CODE WHETHER OR NOT SPECIFICALLY INDICATED.
- ALL REMOVED MATERIALS SHALL BE REMOVED FROM SITE OR GIVEN TO OWNER AT OWNER'S DIRECTION.

ELECTRICAL SPECIFICATIONS

- SEE GENERAL MECHANICAL-ELECTRICAL SPECIFICATIONS.
- ALL CONDUCTORS SHALL BE COPPER MINIMUM #12 OR LARGER AS REQUIRED OR SHOWN.
- ALL EQUIPMENT SHALL BE RATED FOR 75° C. CONDUCTORS.
- ALL SERVICE WIRING, WIRING EXPOSED TO WEATHER, OR WIRING BELOW GRADE, SHALL BE IN RIGID GALVANIZED CONDUIT OR SCH 40 PVC.
- ALL WIRING IN NONFIRE-RATED CONSTRUCTION MAY BE NON-METALLIC SHEATHED CABLE (ROMEX).
- ALL OTHER WIRING SHALL BE IN EMT OR MC CABLE.
- WALL SWITCHES SHALL BE LEVITON #1120 SERIES, OR APPROVED EQUAL, 20A.
- DUPLEX CONVENIENCE RECEPTACLES SHALL BE LEVITON #5362 SERIES, OR APPROVED EQUAL, 20A, GROUNDING TYPE. GROUND FAULT RECEPTACLES SHALL BE LEVITON #7899-LW SERIES. USE SIDEWIRING ONLY, NOT BACKWIRING.
- SPECIAL OUTLETS SHALL BE AS REQUIRED OR SHOWN ON DRAWINGS, COMPLETE WITH COVER PLATE.
- THE ENTIRE SYSTEM SHALL BE ELECTRICALLY CONTINUOUS AND PROPERLY GROUNDING. EVERY FEEDER AND BRANCH CONDUIT SHALL HAVE CODE SIZED GREEN INSULATED GROUND CONDUCTOR.
- FURNISH AND INSTALL ALL LIGHTING FIXTURES, LAMPS, FUSES, BREAKERS, ETC. TO COMPLETE THE BRANCH CIRCUITS INDICATED.
- ALL 120V., 20A LIGHTING AND RECEPTACLE CIRCUITS REQUIRING MORE THAN 100' OF CONDUCTORS (ONE WAY) SHALL BE #10 CONDUCTORS.

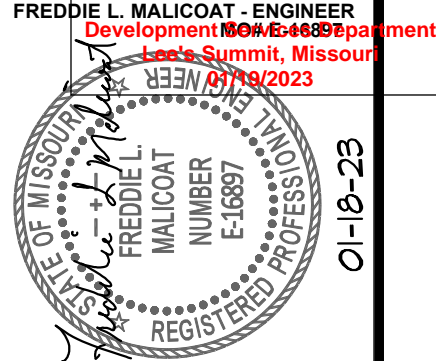
ELECTRICAL FIXTURE SCHEDULE

QMARK BASEBOARD HEATERS							
MARK	HTG KW IN	HTG BTU OUT	V / #	FLA	-	MODEL	REMARKS
EH1	0.8	2,558	120 / 1	6.5	-	QMKC-2513W	1,2
1. OR APPROVED EQUAL. 2. WITH INTEGRAL THERMOSTAT.							

FLOOR PLAN HAS BEEN UPDATED TO
MATCH ARCHITECTURAL FLOOR PLAN.

POWER PLAN

SCALE: 1/4" = 1'-0"



**MALICOAT - WINSLOW
ENGINEERS, P.C.**

MISSOURI STATE CERTIFICATE OF AUTHORITY #000421
TEL 573-875-1300
5649 N. CLEARVIEW ROAD
COLUMBIA, MISSOURI 65202
FAX 573-875-1305
FREDDIE MALICOAT, P.E.

GRD KIRKSVILLE, LLC

201 SE MO-291
LEE'S SUMMIT, JACKSON COUNTY, MO. 64063

CONTRACTOR SHALL CHECK
& VERIFY ALL DIMENSIONS
& CONDITIONS AT JOB SITE.

DATE : 04-26-22

REVISIONS :

△ 05-18-22
△ 12-08-22
△ 01-18-23

TITLE :

**LIGHTING
PLAN**

SHEET :

**E2
OF
E2**

PROJECT : 22129

LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER AND MODEL NUMBER	TYPE	LAMPS		MOUNTING	REMARKS
			#	SIZE		
A	WILLIAMS LP-24-L50/840-DIM-UNV	LED	1	48	RECESSED	1,2
B	WILLIAMS LP-22-L40/840-DIM-UNV	LED	1	40	RECESSED	1,3
C	WILLIAMS 75L-4-L50/840-AF12125-DIM-UNV	LED	1	37	SURFACE	1
D	WILLIAMS 76-4-L53/840-DRV-UNV	LED	1	34	SURFACE	1
E	WILLIAMS EXIT/EM/LED-R-WHT-RC-D	LED	2	6	SURFACE	1,4
F	WILLIAMS EMER/LED-WHT-RC-D	LED	2	6	SURFACE	1,4

VERIFY COLOR AND MOUNTING HEIGHT WITH ARCHITECTURAL PLANS.
1. OR APPROVED EQUAL.
2. SURFACE MOUNT KIT LP24SMK IN AREAS WITH HARD CEILINGS.
3. SURFACE MOUNT KIT LP22SMK.
4. REMOTE HEADS AS SHOWN.

GENERAL NOTES:

1. VERIFY PLUMBING, HVAC, POWER, AND LIGHTING REQUIREMENTS FOR OWNER'S SPECIFIC EQUIPMENT PRIOR TO ROUGH-IN.
2. COORDINATE INSTALLATION OF EQUIPMENT WITH MANUFACTURERS' INSTALLATION INSTRUCTIONS PRIOR TO ROUGH-IN.
3. CONTRACTOR SHALL MAINTAIN FIRE RATING OF ANY PENETRATION AND SHALL SEAL ANY PENETRATION IN A FLOOR, CEILING, OR EXTERIOR WALL.
4. VERIFY RECEPTACLE MOUNTING HEIGHTS AND LOCATIONS WITH OWNER AND ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN.
5. LIGHT SWITCHES SHALL BE MOUNTED AT 42" TO CENTER ABOVE FINISHED FLOOR.

KEYED NOTES:

- ① NA.
② EXISTING EXTERIOR LIGHTS TO REMAIN.

LIGHTING PLAN

SCALE: 1/4" = 1'-0"

FLOOR PLAN HAS BEEN UPDATED TO
MATCH ARCHITECTURAL FLOOR PLAN.