

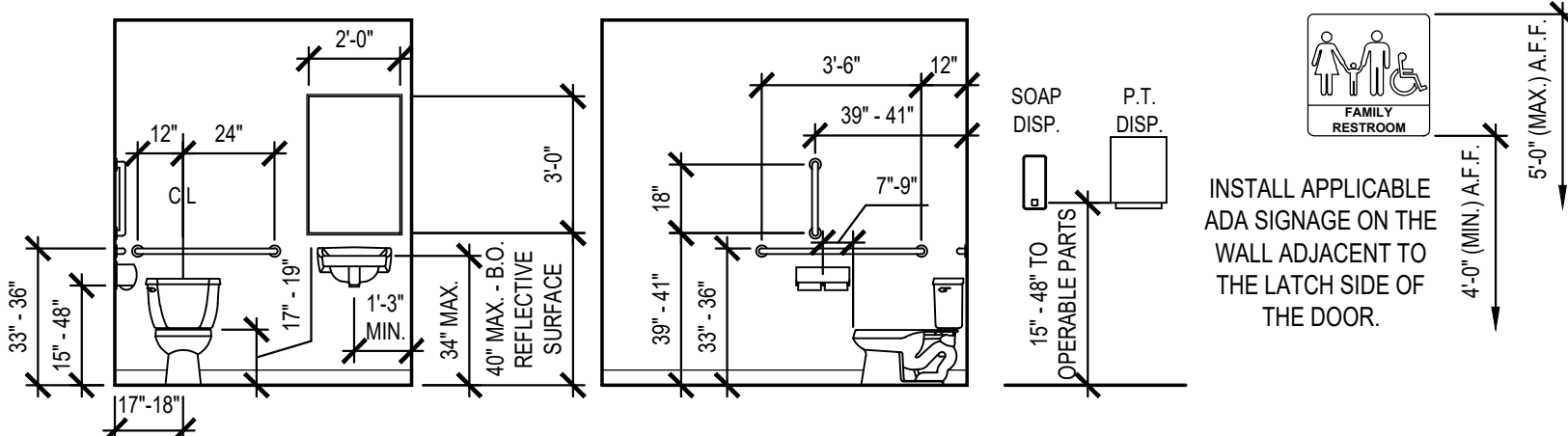
# SPIRITUS

## PERMIT DRAWINGS (PLAN REVIEW REVISION $\triangle 1$ )

## FEBRUARY 26, 2024

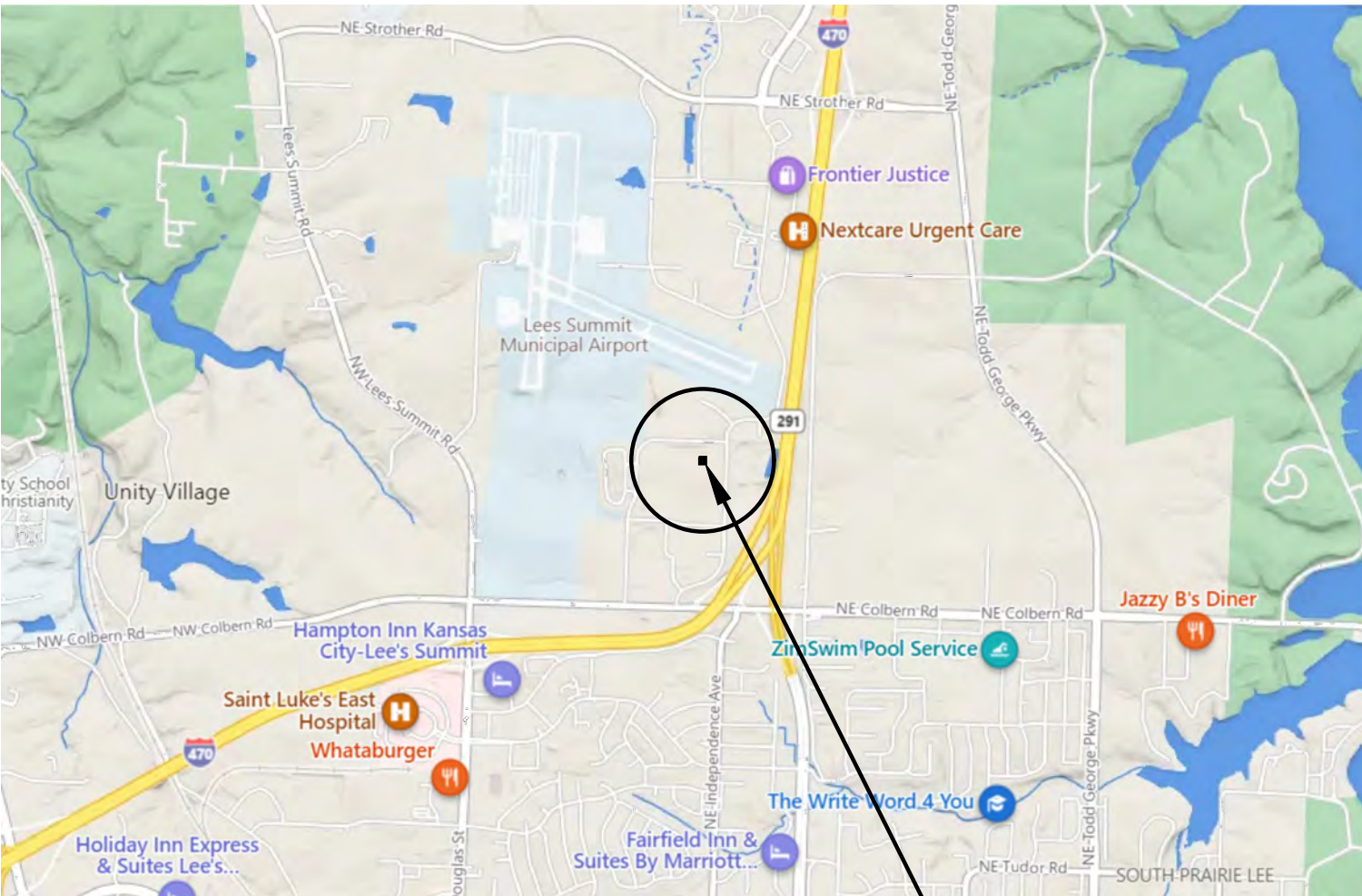
### ACCESSIBILITY NOTES:

- ACCESS TO THESE FACILITIES SHALL BE PROVIDED AT PRIMARY ENTRANCES, AS REQUIRED BY ADA.
- WALKS & SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MIN. OF 36" IN WIDTH.
- SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
- SURFACES WITH A SLOPE OF 6% GRADIENT OR GREATER SHALL BE SLIP RESISTANT.
- SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT.
- WALKS, SIDEWALKS & PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. IF GRATING IS USED, GRATING LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN THE GRATINGS SHALL BE LIMITED TO 1/2" IN THE DIRECTION OF TRAFFIC FLOW.
- WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1" VERTICAL TO 20 HORIZONTAL, IT SHALL COMPLY WITH THE PROVISIONS OF A PEDESTRIAN RAMP.
- ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2". WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. WHEN CHANGES IN LEVELS GREATER THAN 1/2" ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB OR PEDESTRIAN RAMPS.
- EVERY REQUIRED EXIT DOORWAY SHALL BE SIZED FOR A DOOR NOT LESS THAN 3 FT. WIDE BY NOT LESS THAN 6'-8" HIGH CAPABLE OF OPENING 90° AND MOUNTED SO THAT THE CLEAR WIDTH OF THE EXIT WAY IS 32" MIN.
- THRESHOLDS MAY BE A MAX. 1/2" ABOVE ADJACENT FINISH FLOOR.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBS.
- THE BOTTOM 10" OF ALL DOORS, EXCEPT AUTOMATIC AND SLIDING, SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
- PROVIDE LEVER-TYPE HARDWARE, PANIC BARS, PUSH - PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE THE HARDWARE. (34" TO 48" A.F.F.)
- PROVIDE 17" (MIN.) OR 18" (MAX.) FROM ADJACENT WALL TO CENTERLINE OF WATER CLOSET.
- PROVIDE A 30"x48" CLEAR SPACE WITHIN THE TOILET ROOM THAT DOES NOT ENCRoACH INTO THE DOOR SWING.
- GRAB BARS LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF PHYSICALLY DISABLED TOILET COMPARTMENTS SHALL BE SECURELY ATTACHED 33" MIN. AND 36" MAX. FROM THE FINISHED FLOOR TO THE TOP OF THE GRAB BAR AND PARALLEL TO THE FLOOR. THE SPACE BETWEEN WALL-MOUNTED GRAB BARS AND THE WALL SHALL BE 1 1/2". GRAB BARS AT THE SIDE SHALL BE 42" LONG, AND THE BACK END SHALL BE LOCATED 12" FROM THE BACK WALL. GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36" LONG WITH THE END CLOSEST TO THE SIDE WALL MOUNTED 12" FROM THE CENTER OF THE WATER CLOSET. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4" TO 1 1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
- WATER CLOSET HEIGHT SHALL BE 17" (MIN.) OR 19" (MAX.) MEASURED TO THE TOP OF THE TOILET SEAT TO THE FINISHED FLOOR. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NO MORE THAN 44" A.F.F. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. OF FORCE.
- URINALS SHALL BE 17" (MAX.) ABOVE THE FLOOR AND PROJECT 13 1/2" FROM THE WALL. URINALS SHALL HAVE A CLEAR SPACE OF 30"x48" IN FRONT. FLUSH VALVES SHALL BE AUTOMATIC OR MOUNTED NO MORE THAN 44" A.F.F. IF HAND-OPERATED.
- IN FRONT OF LAVATORIES, PROVIDE A 30"x48" CLEAR SPACE LOCATED 25" (MAX.) FROM THE LEADING EDGE OF THE LAVATORY TOWARD THE MOUNTING WALL. KNEE CLEARANCE SHALL BE 11" DEEP (MIN.) AT 9" A.F.F. AND 9" DEEP (MIN.) AT 27" A.F.F. BETWEEN 9" AND 27" A.F.F. THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1" IN DEPTH FOR EACH 6" IN HEIGHT.
- ALL ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" A.F.F.
- HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.



H2 TYP. ADA TOILET DIMENSIONS

SCALE: =



F1 VICINITY MAP

SCALE: =

### CONSTRUCTION NOTES:

- PERFORM ALL WORK IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICE TO ENSURE THE HIGHEST QUALITY FINISHED PRODUCT. EXPRESSED OR IMPLIED. PERFORM ALL WORK BY SKILLED MECHANICS IN ACCORDANCE WITH ESTABLISHED STANDARDS OF WORKMANSHIP IN EACH OF THE VARIOUS TRADES.
- WHEN THE PROJECT REQUIREMENTS REQUIRE THAT THE INSTALLATION OF WORK SHALL COMPLY WITH MANUFACTURER'S INSTRUCTIONS, PERFORM THE WORK IN STRICT ACCORDANCE WITH THE MOST CURRENT WRITTEN MANUFACTURER'S INSTRUCTIONS.
- ALL PRODUCTS AND EQUIPMENT SHALL BE DELIVERED IN UNDAMAGED CONDITION AND STORED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO AVOID DISRUPTION OF THE WORK OR DAMAGE TO THE ITEMS. REPLACE DAMAGED OR UNFIT MATERIALS, AT NO COST TO THE OWNER.
- COORDINATE BLOCKING REQUIREMENTS WITH ADJACENT OR RELATED TRADES, ACCESSORIES, EQUIPMENT AND FIXTURES. INSTALL REQUIRED BLOCKING AT NO ADDITIONAL COST TO THE CONTRACT.
- ALL WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER, EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.
- REPAIR PROPERTY DAMAGE BY THE INSTALLERS TO A LIKE NEW CONDITION, OR REPLACE DAMAGED SURFACES AND MATERIALS OF THE PREVIOUSLY INSTALLED WORK BY OTHER TRADES, INSTALLERS, AND SUBCONTRACTORS.
- ALLOWABLE TOLERANCES - UNLESS OTHERWISE NOTED OR INDICATED, THE FOLLOWING TOLERANCES SHALL APPLY TO ALL WORK:
  - ALL VERTICAL SURFACES SHALL BE PLUMB OR CONSTRUCTED TO THE EXACT SLOPES OR ANGLES INDICATED.
  - ALL HORIZONTAL SURFACES SHALL BE LEVEL OR CONSTRUCTED TO THE EXACT ANGLE INDICATED OR INTENDED.
  - WALL AND SOFFIT INTERSECTIONS SHALL BE 90° OR THE EXACT ANGLE INDICATED OR INTENDED.
  - ALL CORNERS AND EDGES SHALL BE STRAIGHT AND TRUE WITHOUT DENTS, WAVES, BULGES OR OTHER BLEMISHES.
  - ALL JOINTS SHALL BE TIGHT, STRAIGHT, EVEN, AND SMOOTH.
  - ALL OPERABLE ITEMS SHALL OPERATE SMOOTHLY WITHOUT STICKING OR BINDING AND WITHOUT EXCESSIVE
- THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN THE WORK IS SUBSTANTIALLY COMPLETE AND READY FOR INSPECTION. UPON INSPECTION, PROVIDE WRITTEN OPERATION AND MAINTENANCE INSTRUCTIONS AND GUARANTEES FOR ALL EQUIPMENT AND MATERIALS INSTALLED. PROVIDE WRITTEN GUARANTEES FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

### GENERAL NOTES:

- THE CONTRACTOR SHALL SECURE AND PAY FOR GOVERNMENT LICENSES, INSPECTIONS, TESTING, TEMPORARY UTILITIES AND PERMITS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND/OR REGULATORY BODY HAVING AUTHORITY.
- CONTRACTORS SHALL VISIT THE SITE WHILE BIDDING AND SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND THE REQUIREMENTS OF THE PROJECT AND CONSTRUCTION DOCUMENTS PRIOR TO DEVELOPING THEIR BID. FABRICATION / CONSTRUCTION, AND PURCHASING. MATERIAL QUANTITIES SHALL BE BASED ON ACTUAL FIELD CONDITIONS AND MEASUREMENTS. DO NOT RELY ON SCALING DRAWINGS FOR ACCURATE DIMENSIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS DISCOVERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTIONS AND/OR REPAIRS REQUIRED FOR FAILING TO DO SO.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL CONSTRUCTION DOCUMENTS TO THEIR SUBCONTRACTORS AS REQUIRED FOR THEM TO DEVELOP A COMPLETE BID FOR THEIR WORK AND TO HAVE A COMPLETE UNDERSTANDING OF COORDINATION NEEDED WITH OTHER SUBCONTRACTORS FOR RELATED HIDDEN OR EXPOSED WORK TO ENSURE EFFICIENT AND ORDERLY INSTALLATION.
- THE ARCHITECT ASSUMES NO LIABILITY FOR THE SERVICES AND/OR CONSTRUCTION DOCUMENTS OF DESIGN SUBCONSULTANTS COMPILED INTO THE SET OF DOCUMENTS ISSUED BY THE ARCHITECT. THESE DESIGN SERVICES MAY INCLUDE, BUT ARE NOT LIMITED TO, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, PRE-ENGINEERED METAL BUILDING DESIGN, TILT-UP DESIGN, TRUSS SYSTEM DESIGN, AUTOMATIC FIRE SPRINKLER AND/OR ALARM SYSTEMS, LOW-VOLTAGE ELECTRICAL TELECOMMUNICATION AND SECURITY SYSTEMS AND GUTTER / DOWNSPOUT DESIGN.
- UNLESS SPECIFICALLY NOTED OTHERWISE, THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, MACHINERY, SCAFFOLDING, SHORING, TOOLS, LAYOUT, ON-SITE DIMENSIONING, TRANSPORTATION, UTILITIES, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK AS REQUIRED BY THE CONSTRUCTION CONTRACT DOCUMENTS. THIS SHALL ALSO INCLUDE NECESSARY CUTTING, PATCHING AND REPAIRING OF EXISTING CONSTRUCTION MATERIALS IN PLACE. ALL WORK AND MATERIAL SHALL COMPLY WITH THE APPLICABLE GOVERNING CODES LISTED.
- WHERE DETAILS AND DESIGN INTENT ARE NOT CLEAR, THE CONTRACTOR SHALL CONSULT THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR STRUCTURAL MODIFICATIONS, INSTALLATIONS AND ERECTION.
- CONTRACTORS SHALL TAKE CARE TO PROTECT ADJACENT AREAS FROM DUST AND DAMAGE DURING THE CONSTRUCTION PROCESS AND SHALL CLEAN UP AFTER THEMSELVES AT THE END OF EACH WORKING DAY. ANY DAMAGE DONE TO ADJACENT AREAS MUST BE REPAIRED TO MATCH ORIGINAL CONDITIONS OR TO THE OWNER'S SATISFACTION. REPAIRS ARE TO BE PAID FOR BY THE CONTRACTOR RESPONSIBLE.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ADDITIONAL WORK OR REVISIONS REQUIRED DUE TO SITE CONDITIONS OR ADDITIONAL REQUIREMENTS OF ANY REGULATORY BODIES HAVING AUTHORITY.
- FOR THE DURATION OF THE PROJECT AND AT ALL TIMES OF EACH DAY, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE CONDITIONS, SECURITY AND SAFETY FOR WORKERS AND THE GENERAL PUBLIC, AS REQUIRED BY THE REGULATORY BODY HAVING AUTHORITY.
- THE GENERAL CONTRACTOR SHALL PURCHASE AND MAINTAIN INSURANCE COVERAGE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER. VERIFY AND COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR ANY ADDITIONAL REQUIREMENTS.
- THE OWNER OR THE OWNER'S SUBCONTRACTORS MAY OCCUPY PORTIONS OF THE PROJECT DURING THE FINAL STAGE OF CONSTRUCTION. COORDINATE AND COOPERATE WITH THE OWNER TO MINIMIZE CONFLICT AND FACILITATE THE OWNER'S OPERATION.
- THE CONTRACTOR SHALL PROVIDE SECURITY OF THE WORK, INCLUDING TOOLS AND UNINSTALLED MATERIALS. PROTECT THE WORK, STORED PRODUCTS, CONSTRUCTION EQUIPMENT, AND OWNERS' PROPERTY FROM THEFT AND VANDALISM, AND PROTECT THE PREMISES FROM ENTRY BY UNAUTHORIZED PERSONNEL UNTIL FINAL ACCEPTANCE BY THE OWNER.
- CONTRACTOR SHALL COORDINATE STAGING AREAS AS REQUIRED BY THE LANDLORD / OWNER.
- THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES.
- THE STRUCTURAL ENGINEER AND ARCHITECT MUST BE NOTIFIED AND MUST GIVE APPROVAL PRIOR TO ANY STRUCTURAL MEMBER(S) BEING CUT OR MODIFIED TO ACCOMMODATE THE INSTALLATION OF ANY PIPES, DUCTS OR OTHER CONSTRUCTION.
- THE STRUCTURAL ENGINEER AND ARCHITECT MUST BE NOTIFIED AND MUST GIVE APPROVAL PRIOR TO ANY MODIFICATION TO THE ROOF SYSTEM OR ADDING ANY ADDITIONAL ROOF-MOUNTED EQUIPMENT.

### DISCLAIMER:

THESE DRAWINGS ARE CONSIDERED A "BUILDER'S SET" AND BY BEGINNING CONSTRUCTION, THE CONTRACTOR GUARANTEES TO THE ARCHITECT, THAT THE CONTRACTOR HAS THE COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THE PROJECT WITH THESE DRAWINGS. THE CONTRACTOR WILL BE REQUIRED TO ADAPT THE DRAWINGS TO ACTUAL FIELD CONDITIONS AND MAKE LOGICAL ADJUSTMENTS IN FIT, FORM, DIMENSION AND QUANTITY. IN THE EVENT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY RESULTANT EXPENSES, REPAIRS OR ADDITIONAL WORK. IT IS UNDERSTOOD AND AGREED THAT IF THE ARCHITECT IS NOT HIRED TO DO CONSTRUCTION OBSERVATION OR ANY OTHER CONSTRUCTION PHASE SERVICES, THAT THE ENTITY HIRED TO PERFORM SUCH SERVICES ASSUMES ALL RESPONSIBILITY FOR THESE SERVICES, AND THE CLIENT WAIVES ANY CLAIMS AGAINST THE ARCHITECT THAT MAY BE IN ANY WAY CONNECTED THERETO.

### ABBREVIATIONS:

\*NOTE: THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ABBREVIATIONS NOT NOTED AND REQUEST CLARIFICATIONS.

@	AT	ACUSTIC CEILING TILE	JT	JOINT
ACT	ADJ	ADJUSTABLE	KS	KNEE SPACE
AFF		ABOVE FINISHED FLOOR	L	LONG
ALUM		ALUMINUM	LB (#)	POUND
AND		AND/OR	LVL	LAMINATED VENEER LUMBER
ATT		ATTENUATION		
BD	BOARD		MAX	MAXIMUM
BET	BETWEEN		MDO	MEDIUM DENSITY OVERLAY
BF	BARRIER FREE		MECH	MECHANICAL
BIT	BITUMINOUS		MFR	MANUFACTURER
BLDG	BUILDING		MICRO	MICROWAVE
BO	BOTTOM OF		MIN	MINIMUM
BTM	BOTTOM		MO	MASONRY OPENING
			MR	MOISTURE RESISTANT
			MTD	MOUNTED
			MTL	METAL
CPT	CARPET			
CJ	CERAMIC TILE			
CL	CONTROL JOINT			
CLG	CENTER LINE			
CLR	CEILING		NIC	NOT IN CONTRACT
CLM	CLEAR		NO	NUMBER
COMP	CONCRETE		NOM	NOMINAL
CONC	COMPRESSIBLE			
CONT	CONTINUOUS		O.C.	ON CENTER
			O.D.	OUTSIDE DIAMETER
			O.H.	OVERHEAD or OPPOSITE HAND
			OSB	ORIENTED STRAND BOARD
			OZ	OUNCE
D	DRYER			
DEG	DEGREE			
DEMO	DEMOLITION		PREFAB	PREFABRICATED
DF	DRINKING FOUNTAIN		PLAM	PLASTIC LAMINATE
DH	DOUBLE-HUNG		PLYWD	PLYWOOD
DIA	DIAMETER		PR	PAIR
DN	DOWN		PT	PRESSURE TREATED
DP	DEEP		PNT	PAINT
DS	DOWN SPOUT		PEMB	PRE-ENGINEERED MTL BLDG
DW	DISHWASHER		QTY	QUANTITY
EA	EACH			
EJ	EXPANSION JOINT		R	RISER
EQ	EQUAL		RCP	REFLECTED CEILING PLAN
ETR	EXISTING TO REMAIN		REF	REFRIGERATOR, REFERENCE
EXP	EXISTING		REINF	REINFORCED
	EXPOSED TO STRUCTURE		REQD	REQUIRED
FD	FLOOR DRAIN		RM	ROOM
FE	FIRE EXTINGUISHER, FINISHED		RO	ROUGH OPENING
END	END		RCB	RUBBER COVE BASE
FF	FINISHED FLOOR		SC	SEALED CONCRETE
F&I	FURNISH AND INSTALL		SF	SQUARE FEET
FLR	FLOOR		SM	SIMILAR
FR	FIRE RETARDANT		SQ	SQUARE
FRP	FIBER-REINFORCED PLASTIC		SS	STAINLESS STEEL
FV	FIELD VERIFY		ST	STAIN
GA	GAUGE		T	TREAD
GALV	GALVANIZED		TBD	TO BE DETERMINED
GC	GENERAL CONTRACTOR		TOP	TOP OF
GFI	GROUND FAULT CIRCUIT INTERRUPTER		TYP	TYPICAL
GLP	GLASS		UNO	UNLESS NOTED OTHERWISE
GYP	GYPSUM BOARD		VCT	VINYL COMPOSITION TILE
H	HIGH		VERT	VERTICAL
HB	HOSE BIB			
HT	HEIGHT		W	WASHER, WIDE
HDW	HARDWARE		W/	WITH
HRDWD	HARDWOOD		WD	WOOD
HM	HOLLOW METAL		WH	WATER HEATER
HR	HOUR		WIC	WALK-IN CLOSET
INS	INCH		WWF	WELDED WIRE FABRIC
INSUL	INSULATION			

Architect:

MIDWEST ARCHITECTS  
1120 NW Eagle Ridge Blvd.  
Grain Valley, Missouri 64029  
t: (816) 229-8115

Client:

Ward Development  
1120 NW Eagle Ridge Blvd.  
Grain Valley, Missouri 64029  
t: (816) 229-8115

Consultants:

MEP Engineering:

Casburn Consultants  
Professional Engineering  
128 SW Hillcrest Lane  
Lee's Summit, MO 64063  
t: (816) 726-6531

Revisions to technical submissions which are not made or approved by the licensee are prohibited.

Seal:



Michael Moore, MO Architect #2009032812

Project Number: 2313

Project Type: TENANT FINISH

Project Name and Address:

SPIRITUS

2237 NW Town Centre Blvd.  
Lee's Summit, Missouri 64064

Issue: Date:

Permit Drawings 02.06.24

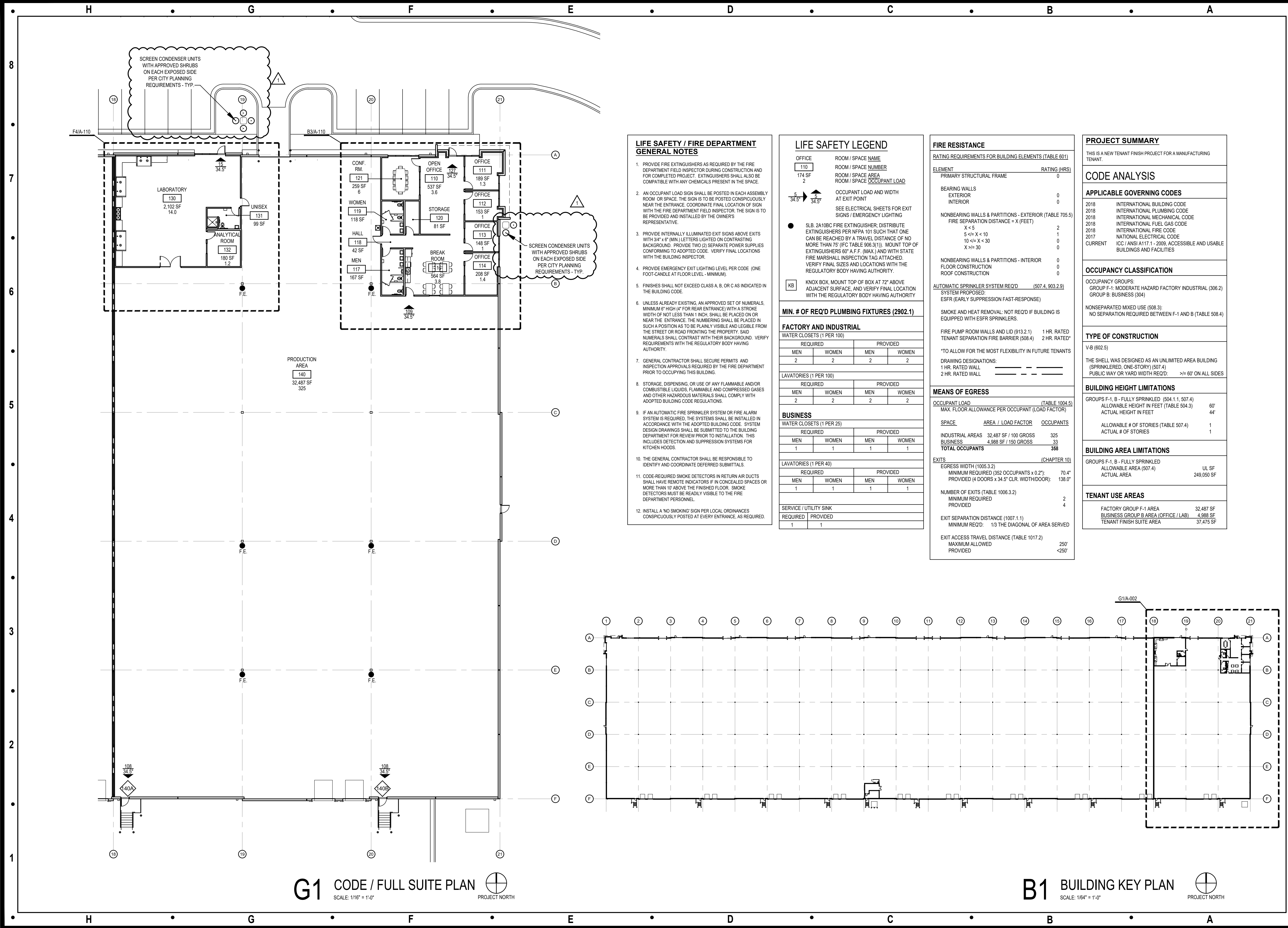
Plan Review Revision  $\triangle 1$  02.26.24

Sheet Title:

COVER / MAP  
GENERAL NOTES  
ADA NOTES

A-001





**LIFE SAFETY / FIRE DEPARTMENT GENERAL NOTES**

- PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR DURING CONSTRUCTION AND FOR COMPLETED PROJECT. EXTINGUISHERS SHALL ALSO BE COMPATIBLE WITH ANY CHEMICALS PRESENT IN THE SPACE.
- AN OCCUPANT LOAD SIGN SHALL BE POSTED IN EACH ASSEMBLY ROOM OR SPACE. THE SIGN IS TO BE POSTED CONSPICUOUSLY NEAR THE ENTRANCE. COORDINATE FINAL LOCATION OF SIGN WITH THE FIRE DEPARTMENT FIELD INSPECTOR. THE SIGN IS TO BE PROVIDED AND INSTALLED BY THE OWNER'S REPRESENTATIVE.
- PROVIDE INTERNALLY ILLUMINATED EXIT SIGNS ABOVE EXITS WITH 3/4" x 6" (MIN.) LETTERS LIGHTED ON CONTRASTING BACKGROUND. PROVIDE TWO (2) SEPARATE POWER SUPPLIES CONFORMING TO ADOPTED CODE. VERIFY FINAL LOCATIONS WITH THE BUILDING INSPECTOR.
- PROVIDE EMERGENCY EXIT LIGHTING LEVEL PER CODE. (ONE FOOT-CANDLE AT FLOOR LEVEL - MINIMUM)
- FINISHES SHALL NOT EXCEED CLASS A, B, OR C AS INDICATED IN THE BUILDING CODE.
- UNLESS ALREADY EXISTING, AN APPROVED SET OF NUMERALS, MINIMUM 6" HIGH (4" FOR REAR ENTRANCE) WITH A STROKE WIDTH OF NOT LESS THAN 1/8", SHALL BE PLACED ON OR NEAR THE ENTRANCE. THE NUMBERING SHALL BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMERALS SHALL CONTRAST WITH THEIR BACKGROUND. VERIFY REQUIREMENTS WITH THE REGULATORY BODY HAVING AUTHORITY.
- GENERAL CONTRACTOR SHALL SECURE PERMITS AND INSPECTION APPROVALS REQUIRED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY OF THIS BUILDING.
- STORAGE, DISPENSING, OR USE OF ANY FLAMMABLE AND/OR COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH ADOPTED BUILDING CODE REGULATIONS.
- IF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FIRE ALARM SYSTEM IS REQUIRED, THE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE ADOPTED BUILDING CODE. SYSTEM DESIGN DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO INSTALLATION. THIS INCLUDES DETECTION AND SUPPRESSION SYSTEMS FOR KITCHEN HOODS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY AND COORDINATE DEFERRED SUBMITTALS.
- CODE-REQUIRED SMOKE DETECTORS IN RETURN AIR DUCTS SHALL HAVE REMOTE INDICATORS IF IN CONCEALED SPACES OR MORE THAN 10' ABOVE THE FINISHED FLOOR. SMOKE DETECTORS MUST BE READILY VISIBLE TO THE FIRE DEPARTMENT PERSONNEL.
- INSTALL A NO SMOKING SIGN PER LOCAL ORDINANCES CONSPICUOUSLY POSTED AT EVERY ENTRANCE, AS REQUIRED.

**LIFE SAFETY LEGEND**

OFFICE	ROOM / SPACE NAME
110	ROOM / SPACE NUMBER
174 SF	ROOM / SPACE AREA
2	ROOM / SPACE OCCUPANT LOAD

34.5' 34.5'

SEE ELECTRICAL SHEETS FOR EXIT SIGNS / EMERGENCY LIGHTING

SLB. 2A10BC FIRE EXTINGUISHER, DISTRIBUTE EXTINGUISHERS PER NFPA 101 SUCH THAT ONE CAN BE REACHED BY A TRAVEL DISTANCE OF NO MORE THAN 75' (IFC TABLE 906.3(1)). MOUNT TOP OF EXTINGUISHERS 60" A.F.F. (MAX.) AND WITH STATE FIRE MARSHALL INSPECTION TAG ATTACHED. VERIFY FINAL SIZES AND LOCATIONS WITH THE REGULATORY BODY HAVING AUTHORITY.

KB KNOX BOX, MOUNT TOP OF BOX AT 72" ABOVE ADJACENT SURFACE, AND VERIFY FINAL LOCATION WITH THE REGULATORY BODY HAVING AUTHORITY

**MIN. # OF REQ'D PLUMBING FIXTURES (2902.1)**

FACTORY AND INDUSTRIAL			
WATER CLOSETS (1 PER 100)			
REQUIRED		PROVIDED	
MEN	WOMEN	MEN	WOMEN
2	2	2	2

LAVATORIES (1 PER 100)			
REQUIRED		PROVIDED	
MEN	WOMEN	MEN	WOMEN
2	2	2	2

**BUSINESS**

WATER CLOSETS (1 PER 25)			
REQUIRED		PROVIDED	
MEN	WOMEN	MEN	WOMEN
1	1	1	1

LAVATORIES (1 PER 40)			
REQUIRED		PROVIDED	
MEN	WOMEN	MEN	WOMEN
1	1	1	1

SERVICE / UTILITY SINK	
REQUIRED	PROVIDED
1	1

**FIRE RESISTANCE**

RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

ELEMENT	RATING (HRS)
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS	
EXTERIOR	0
INTERIOR	0
NONBEARING WALLS & PARTITIONS - EXTERIOR (TABLE 705.5)	
FIRE SEPARATION DISTANCE = X (FEET)	
X < 5	2
5 <= X < 10	1
10 <= X < 30	0
X >= 30	0
NONBEARING WALLS & PARTITIONS - INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0
AUTOMATIC SPRINKLER SYSTEM REQ'D (507.4, 903.2.9)	
SYSTEM PROPOSED:	
ESFR (EARLY SUPPRESSION FAST-RESPONSE)	
SMOKE AND HEAT REMOVAL: NOT REQ'D IF BUILDING IS EQUIPPED WITH ESFR SPRINKLERS.	
FIRE PUMP ROOM WALLS AND LID (913.2.1)	1 HR. RATED
TENANT SEPARATION FIRE BARRIER (508.4)	2 HR. RATED*
*TO ALLOW FOR THE MOST FLEXIBILITY IN FUTURE TENANTS	
DRAWING DESIGNATIONS:	
1 HR. RATED WALL	---
2 HR. RATED WALL	---

**MEANS OF EGRESS**

OCCUPANT LOAD (TABLE 1004.5)		
MAX. FLOOR ALLOWANCE PER OCCUPANT (LOAD FACTOR)		
SPACE	AREA / LOAD FACTOR	OCCUPANTS
INDUSTRIAL AREAS	32,487 SF / 100 GROSS	325
BUSINESS	4,988 SF / 150 GROSS	33
<b>TOTAL OCCUPANTS</b>		<b>358</b>

**EXITS (CHAPTER 10)**

EGRESS WIDTH (1005.3.2)	
MINIMUM REQUIRED (352 OCCUPANTS x 0.2')	70.4"
PROVIDED (4 DOORS x 34.5" CLR. WIDTH/DOOR)	138.0"

NUMBER OF EXITS (TABLE 1006.3.2)

MINIMUM REQUIRED	2
PROVIDED	4

EXIT SEPARATION DISTANCE (1007.1.1)

MINIMUM REQ'D:	1/3 THE DIAGONAL OF AREA SERVED
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EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)

MAXIMUM ALLOWED	250'
PROVIDED	<250'

**PROJECT SUMMARY**

THIS IS A NEW TENANT FINISH PROJECT FOR A MANUFACTURING TENANT.

**CODE ANALYSIS**

**APPLICABLE GOVERNING CODES**

2018	INTERNATIONAL BUILDING CODE
2018	INTERNATIONAL PLUMBING CODE
2018	INTERNATIONAL MECHANICAL CODE
2018	INTERNATIONAL FUEL GAS CODE
2018	INTERNATIONAL FIRE CODE
2017	NATIONAL ELECTRICAL CODE
CURRENT	ICC / ANSI A117.1 - 2009, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

**OCCUPANCY CLASSIFICATION**

OCCUPANCY GROUPS:

GROUP F-1: MODERATE HAZARD FACTORY INDUSTRIAL (306.2)

GROUP B: BUSINESS (304)

NONSEPARATED MIXED USE (508.3):

NO SEPARATION REQUIRED BETWEEN F-1 AND B (TABLE 508.4)

**TYPE OF CONSTRUCTION**

V-B (602.5)

THE SHELL WAS DESIGNED AS AN UNLIMITED AREA BUILDING (SPRINKLERED, ONE-STORY) (507.4)

PUBLIC WAY OR YARD WIDTH REQ'D: >= 60' ON ALL SIDES

**BUILDING HEIGHT LIMITATIONS**

GROUPS F-1, B - FULLY SPRINKLED (504.1.1, 507.4)

ALLOWABLE HEIGHT IN FEET (TABLE 504.3)

ACTUAL HEIGHT IN FEET

ALLOWABLE # OF STORIES (TABLE 507.4)

ACTUAL # OF STORIES

**BUILDING AREA LIMITATIONS**

GROUPS F-1, B - FULLY SPRINKLED

ALLOWABLE AREA (507.4)

ACTUAL AREA

UL SF

249,050 SF

**TENANT USE AREAS**

FACTORY GROUP F-1 AREA	32,487 SF
BUSINESS GROUP B AREA (OFFICE / LAB)	4,988 SF
TENANT FINISH SUITE AREA	37,475 SF

Architect:

MIDWEST ARCHITECTS  
1120 NW Eagle Ridge Blvd.  
Grain Valley, Missouri 64029  
t: (816) 229-8115

Client:

Ward Development  
1120 NW Eagle Ridge Blvd.  
Grain Valley, Missouri 64029  
t: (816) 229-8115

Consultants:

MEP Engineering:  
Casburn Consultants  
Professional Engineering  
128 SW Hillcrest Lane  
Lee's Summit, MO 64063  
t: (816) 726-6531

Revisions to technical submissions which are not made or approved by the licensee are prohibited.

Seal:



Michael Moore, MO Architect #2009032812

Project Number: 2313

Project Type: TENANT FINISH

Project Name and Address:

**SPIRITUS**

2237 NW Town Centre Blvd.  
Lee's Summit, Missouri 64064

Issue: Date:  
Permit Drawings 02.06.24  
Plan Review Revision 1 02.26.24

Sheet Title:

**BUILDING KEY PLAN  
FULL SUITE PLAN  
CODE INFORMATION**

**A-002**







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Sheet Title:

U.L. LISTING - CONT'D  
DESIGN NO.  
U411  
A-004

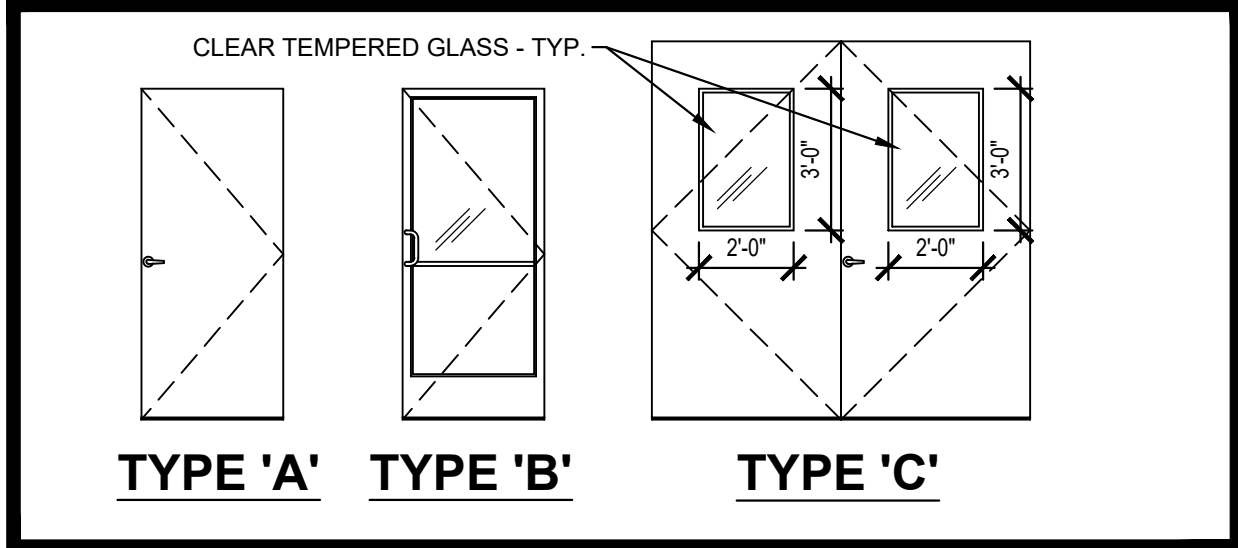


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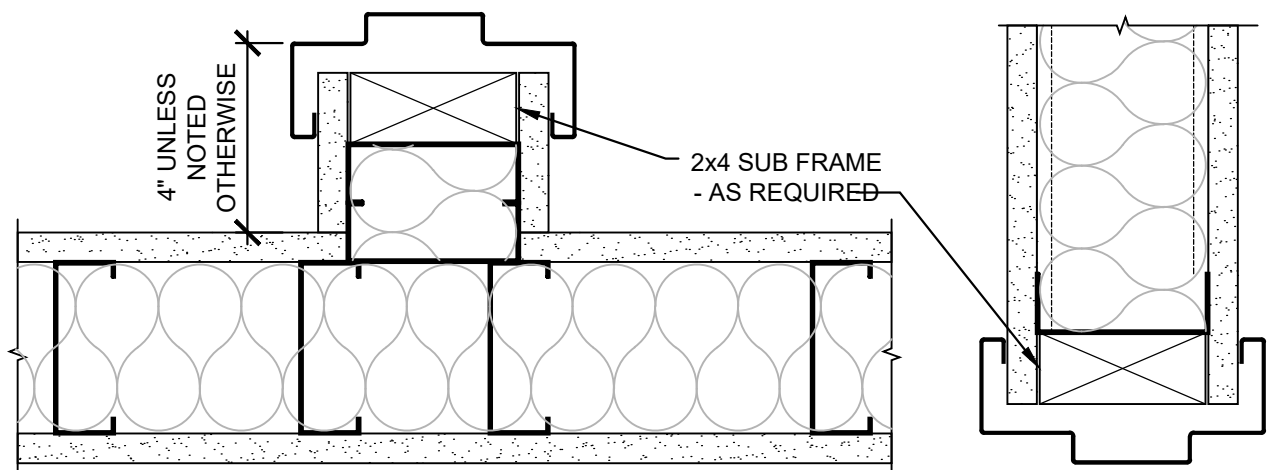
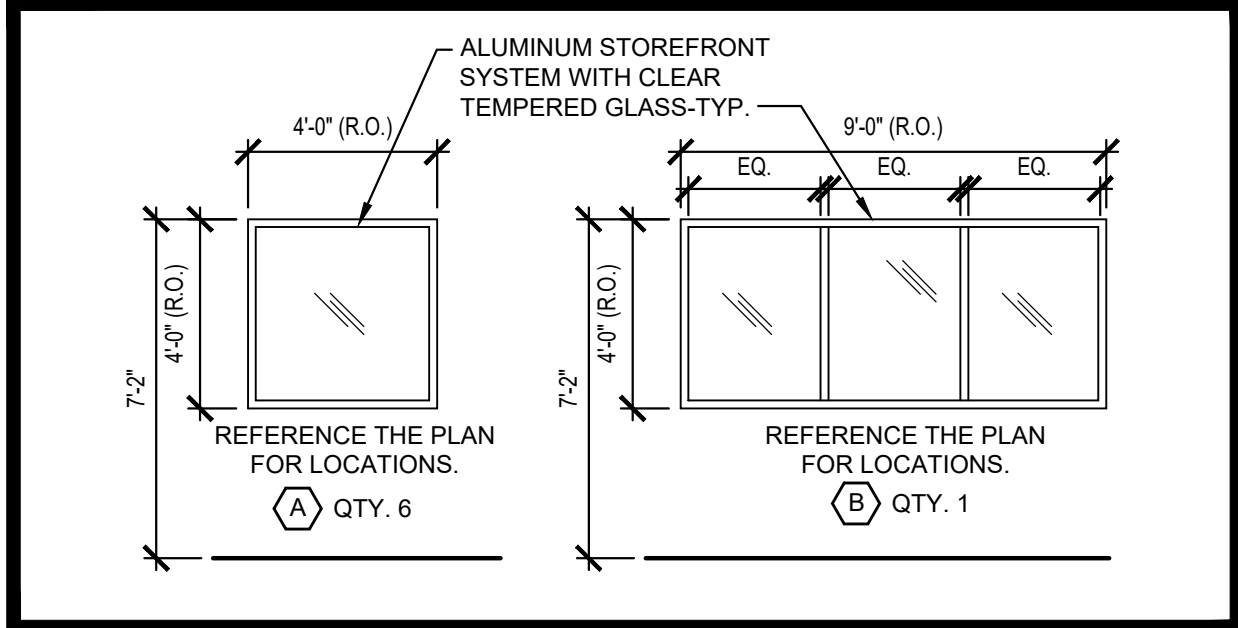
## DOOR AND FRAME LEGEND

DOOR	MATERIAL	DESCRIPTION
	WD	PAINT-GRADE FLUSH / SLAB SOLID CORE WOOD DOOR.
	HM	HOLLOW METAL - 18 GAUGE COLD ROLLED STEEL / POLYSTYRENE FOAM CORE (CLASSIFICATION SD1 - LEVEL 2 - MODEL 1) 1 3/4"
	AL	ALUMINUM
	ETR	EXISTING TO REMAIN
FRAME	MATERIAL	DESCRIPTION
	WD	WOOD
	HM	HOLLOW METAL - 16 GAUGE COLD ROLLED STEEL
	AL	ALUMINUM
	ETR	EXISTING TO REMAIN

## DOOR TYPES



## WINDOW TYPES



## H2 HOLLOW METAL JAMB DETAILS

SCALE: 3" = 1'-0"

## HARDWARE SETS

- (EXISTING TO REMAIN)  
3-HINGES  
1-1" PUSH / PULL SET  
1-KEYED (INTERIOR AND EXTERIOR) CYLINDER LOCK  
1-SURFACE-MOUNTED CLOSER  
1-ALUMINUM THRESHOLD  
1-DOOR SHOE WITH BRUSH  
1-WEATHER STRIP SET
- 3-HINGES  
1-LEVER-HANDLE OFFICE FUNCTION LOCKSET  
1-WALL STOP
- 3-HINGES  
1-LEVER-HANDLE CLASSROOM FUNCTION LOCKSET  
1-WALL STOP
- 3-HINGES  
1-CLASSROOM FUNCTION LOCKSET (PULL SIDE)  
1-PANIC DEVICE (PUSH SIDE)  
1-CLOSER  
1-WALL STOP
- 3-HINGES  
1-PUSH / PULL SET  
1-CLOSER  
1-WALL STOP
- 3-HINGES  
1-LEVER-HANDLE CLASSROOM FUNCTION LOCKSET  
1-CLOSER
- 6-HINGES, (3) EACH  
1-LEVER-HANDLE CLASSROOM FUNCTION LOCKSET ON ACTIVE (EAST) LEAF  
1-FLUSH BOLT SET (TOP AND BOTTOM) ON INACTIVE LEAF
- 3-HINGES  
1-LEVER-HANDLE PRIVACY FUNCTION LOCKSET  
1-CLOSER  
1-WALL STOP
- (EXISTING DOOR)  
SWAP EXISTING HANDLE SET WITH PANIC DEVICE, SALVAGE HANDLE SET FOR OWNER'S STOCK.

## MATERIAL LEGEND

ITEM	DESCRIPTION
HM	HOLLOW METAL
WD	WOOD (PAINT GRADE, SOLID CORE SLAB DOOR)
STL	STEEL
RCB	4" RUBBER COVE BASE
PNT	PAINT
EXP	EXPOSED TO STRUCTURE
AL	ALUMINUM
ANOD	ANODIZED - MATCH EXISTING
SC	SEALED CONCRETE
GYP	GYPSUM BOARD
ACT	ACOUSTIC CEILING TILE
LVT	LUXURY VINYL TILE
CONC	CONCRETE

## DOOR SCHEDULE

DOOR						FRAME			DETAILS - (SEE SHEET A-XXX)			KEY NOTES / COMMENTS	
NO.	TYPE	SIZE	MATERIAL	PUSH FINISH	PULL FINISH	MATERIAL	PUSH FINISH	PULL FINISH	HEAD	JAMB	THRESHOLD	HARDWARE	
110	B	1 3/4" X 3'-0" X 7'-0" (ETR)	AL	ANOD	ANOD	AL	ANOD	ANOD	-	-	-	1	A., B.
111	A	1 3/4" X 3'-0" X 7'-0"	WD	PNT	PNT	HM	PNT	PNT	-	H2/A-005	-	2	
112	A	1 3/4" X 3'-0" X 7'-0"	WD	PNT	PNT	HM	PNT	PNT	-	H2/A-005	-	2	
113	A	1 3/4" X 3'-0" X 7'-0"	WD	PNT	PNT	HM	PNT	PNT	-	H2/A-005	-	2	
114	A	1 3/4" X 3'-0" X 7'-0"	WD	PNT	PNT	HM	PNT	PNT	-	H2/A-005	-	2	
115	A	1 3/4" X 3'-0" X 7'-0"	WD	PNT	PNT	HM	PNT	PNT	-	H2/A-005	-	3	
116	A	1 3/4" X 3'-0" X 7'-0"	WD	PNT	PNT	HM	PNT	PNT	-	H2/A-005	-	4	
117	A	1 3/4" X 3'-0" X 7'-0"	WD	PNT	PNT	HM	PNT	PNT	-	H2/A-005	-	5	
118	A	1 3/4" X 3'-0" X 7'-0"	WD	PNT	PNT	HM	PNT	PNT	-	H2/A-005	-	6	
119	A	1 3/4" X 3'-0" X 7'-0"	WD	PNT	PNT	HM	PNT	PNT	-	H2/A-005	-	5	
120	A	1 3/4" X 3'-0" X 7'-0"	WD	PNT	PNT	HM	PNT	PNT	-	H2/A-005	-	3	
121	A	1 3/4" X 3'-0" X 7'-0"	WD	PNT	PNT	HM	PNT	PNT	-	H2/A-005	-	2	
130A	B	1 3/4" X 3'-0" X 7'-0" (ETR)	AL	ANOD	ANOD	AL	ANOD	ANOD	-	-	-	1	A., B.
130B	A	1 3/4" X 3'-0" X 7'-0"	WD	PNT	PNT	HM	PNT	PNT	-	H2/A-005	-	6	
130C	C	1 3/4" X 4'-0" X 8'-0" (PAIR)	HM	PNT	PNT	HM	PNT	PNT	-	H2/A-005	-	7	
131	A	1 3/4" X 3'-0" X 7'-0"	WD	PNT	PNT	HM	PNT	PNT	-	H2/A-005	-	8	
132	A	1 3/4" X 3'-0" X 7'-0"	WD	PNT	PNT	HM	PNT	PNT	-	H2/A-005	-	2	
140A	A	1 3/4" X 3'-0" X 7'-0" (ETR)	HM	PNT	PNT	HM	PNT	PNT	-	-	-	9	
140B	A	1 3/4" X 3'-0" X 7'-0" (ETR)	HM	PNT	PNT	HM	PNT	PNT	-	-	-	9	
140C	A	1 3/4" X 3'-0" X 7'-0" (ETR)	HM	PNT	PNT	HM	PNT	PNT	-	-	-	ETR	

### KEY NOTES:

- EXISTING FRAME, DOOR, AND HARDWARE TO REMAIN
- INSTALL A SIGN ABOVE THIS DOOR THAT READS, "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"

## INTERIOR FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR MATERIAL	BASE MATERIAL	WALL FINISH (NORTH)	WALL FINISH (EAST)	WALL FINISH (SOUTH)	WALL FINISH (WEST)	CEILING		COMMENT KEY NOTES
								MATERIAL	FINISH	
110	OPEN OFFICE	CPT	RCB	PNT	PNT	PNT	PNT	ACT	-	
111	OFFICE	CPT	RCB	PNT	PNT	PNT	PNT	ACT	-	
112	OFFICE	CPT	RCB	PNT	PNT	PNT	PNT	ACT	-	
113	OFFICE	CPT	RCB	PNT	PNT	PNT	PNT	ACT	-	
114	OFFICE	CPT	RCB	PNT	PNT	PNT	PNT	ACT	-	
115	STORAGE	SC	RCB	PNT	PNT	PNT	PNT	ACT	-	
116	BREAK ROOM	SC	RCB	PNT	PNT	PNT	PNT	ACT	-	1.
117	MEN	LVT	RCB	PNT	PNT	PNT	PNT	ACT	-	1.
118	HALL	SC	RCB	PNT	PNT	PNT	PNT	ACT	-	
119	WOMEN	LVT	RCB	PNT	PNT	PNT	PNT	ACT	-	1.
120	STORAGE	SC	RCB	PNT	PNT	PNT	PNT	ACT	-	
121	CONFERENCE ROOM	CPT	RCB	PNT	PNT	PNT	PNT	ACT	-	
130	LABORATORY	SC	RCB	PNT	PNT	PNT	PNT	ACT	-	1.
131	UNISEX	LVT	RCB	PNT	PNT	PNT	PNT	ACT	-	1.
132	ANALYTICAL ROOM	CPT	RCB	PNT	PNT	PNT	PNT	ACT	-	
140	PRODUCTION AREA	-	-	PNT	PNT	PNT	PNT	EXP	-	1, 2.

### COMMENTS:

- WALLS WITHIN 2' OF SERVICE SINKS, URINALS, AND WATER CLOSETS MUST BE PAINTED WITH EPOXY-BASED PAINT UP TO A MINIMUM OF 4' A.F.F.
- PAINT THE OUTSIDE WALLS OF THE OFFICE AND LAB.

## DOOR NOTES

### DOORS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

- ALL DOOR HANDLES TO BE LEVER TYPE.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- PROVIDE DOOR STOPS OF APPROPRIATE TYPE FOR ALL INTERIOR DOORS, MATCH ADJACENT HARDWARE FINISH.
- DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES WILL BE 5 SECONDS MINIMUM.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
- THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC DOORS, POWER ASSISTED DOORS, AND SLIDING DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW ANY DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- EXIT DOORS IN ASSEMBLY AND EDUCATION OCCUPANCIES SERVING AN OCCUPANT LOAD OF 50 OR MORE SHALL BE EQUIPPED WITH PANIC HARDWARE, WITH THE EXCEPTION BELOW (NOTE 7).
- MAIN EXIT DOORS HAVING KEY-OPERATED LOCKING DEVICES ON THE EGRESS SIDE IN GROUP A OCCUPANCIES (SERVING 300 OCCUPANTS OR LESS), GROUPS B, F, M, S, AND PLACES OF RELIGIOUS WORSHIP SHALL HAVE DURABLE SIGNAGE ABOVE THE DOOR IN 1" HIGH LETTERS ON CONTRASTING BACKGROUND STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED". LOCKING DEVICES SHALL BE READILY DISTINGUISHABLE AS LOCKED.
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKABLE EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
- HAND-ACTIVATED DOOR OPENING HARDWARE TO BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR.
- EVERY DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32", MEASURED BETWEEN THE FACE OF THE OPENED DOOR AND THE OPPOSITE STOP.
- MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL BE AS REQUIRED BY THE ICC/ANSI A117.1 ACCESSIBILITY CODE. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY.
- DOORS SHALL NOT PROJECT MORE THAN 7" INTO THE REQUIRED CORRIDOR WIDTH WHEN FULLY OPENED OR MORE THAN ONE HALF INTO THE REQUIRED WIDTH WHEN IN ANY POSITION.
- WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING 50 OR MORE OCCUPANTS.
- COORDINATE ALL DOOR HARDWARE WITH THE OWNER TO ENSURE THE MANUFACTURED, FUNCTIONS, MODELS, AND KEYING SYSTEMS MEET THE OWNER'S STANDARD REQUIREMENTS.

Architect:

MIDWEST ARCHITECTS  
1120 NW Eagle Ridge Blvd.  
Grain Valley, Missouri 64029  
t: (816) 229-8115

Client:

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Seal:



02.26.24

Michael Moore, MO Architect #2009032812

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Plan Review Revision 1

02.26.24

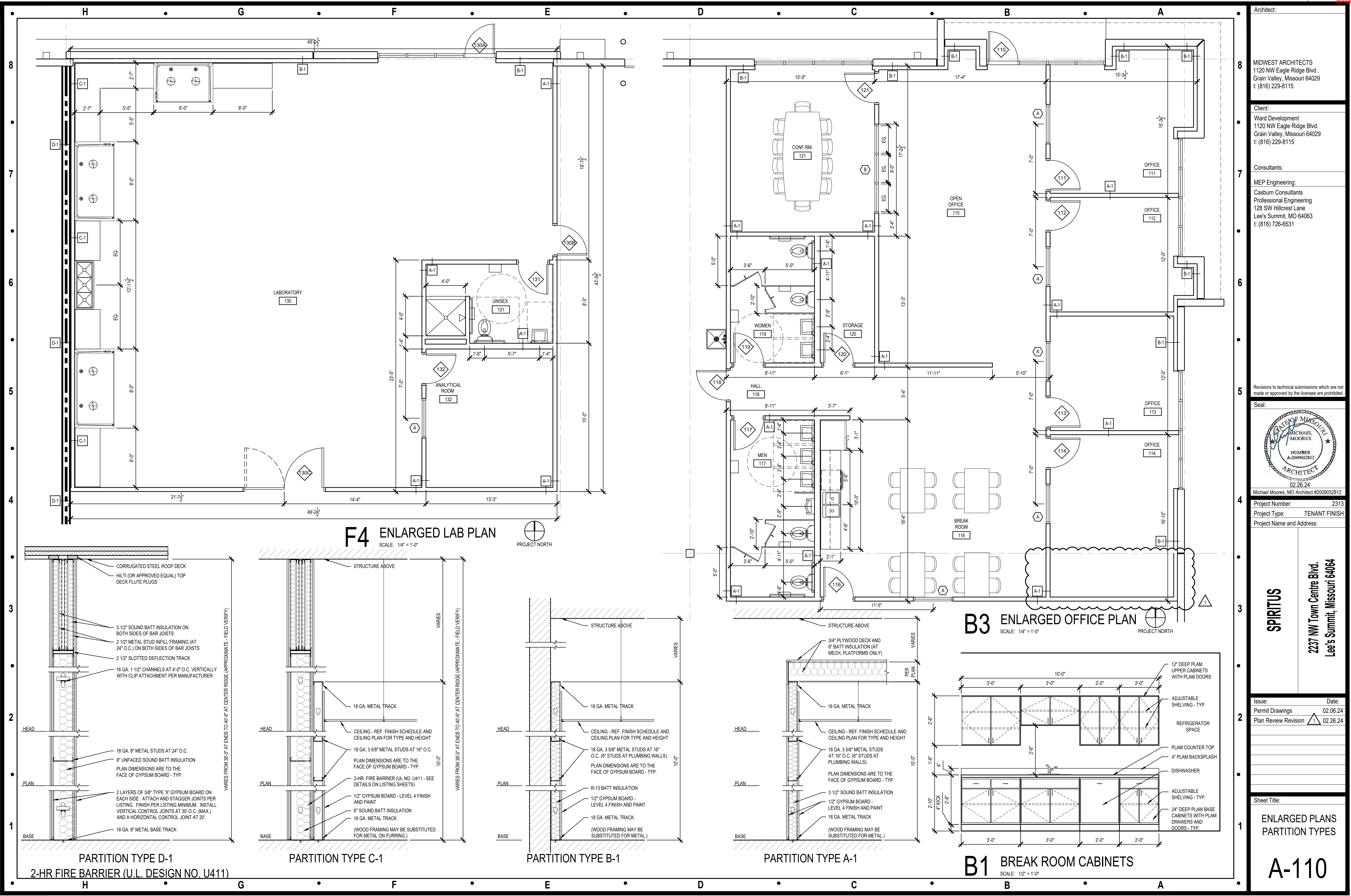
Sheet Title:

DOOR / WINDOW /  
FINISH SCHEDULES  
AND NOTES

A-005

H G F E D C B A





Architect:

MIDWEST ARCHITECTS  
1120 NW Eagle Ridge Blvd.  
Grain Valley, Missouri 64029  
t: (816) 229-8115

Client:

Ward Development  
1120 NW Eagle Ridge Blvd.  
Grain Valley, Missouri 64029  
t: (816) 229-8115

Consultants:

MEP Engineering:  
Casburn Consultants  
Professional Engineering  
128 SW Hillcrest Lane  
Lee's Summit, MO 64063  
t: (816) 726-6531

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Seal:



Michael Moore, MO Architect #2009932812

Project Number: 2313

Project Type: TENANT FINISH

Project Name and Address:

**SPIRITUS**  
2237 NW Town Centre Blvd.  
Lee's Summit, Missouri 64064

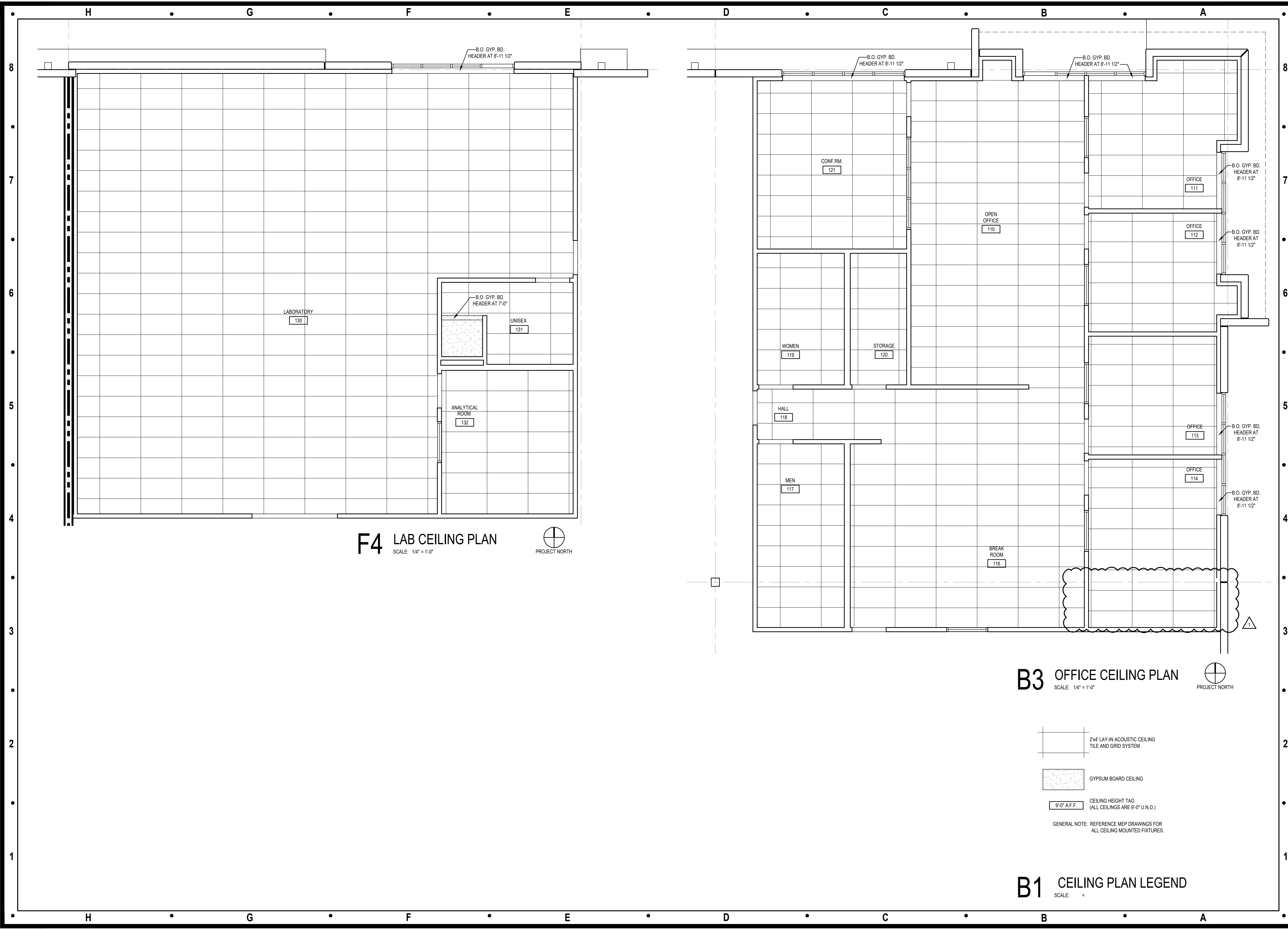
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Permit Drawings 02.06.24  
Plan Review Revision 1 02.26.24

Sheet Title:

ENLARGED PLANS  
PARTITION TYPES

**A-110**





Architect:

MIDWEST ARCHITECTS  
1120 NW Eagle Ridge Blvd.  
Grain Valley, Missouri 64029  
t: (816) 229-8115

Client:

Ward Development  
1120 NW Eagle Ridge Blvd.  
Grain Valley, Missouri 64029  
t: (816) 229-8115

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MEP Engineering:  
Casburn Consultants  
Professional Engineering  
128 SW Hillcrest Lane  
Lee's Summit, MO 64063  
t: (816) 726-6531

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**SPIRITUS**  
2237 NW Town Centre Blvd.  
Lee's Summit, Missouri 64064

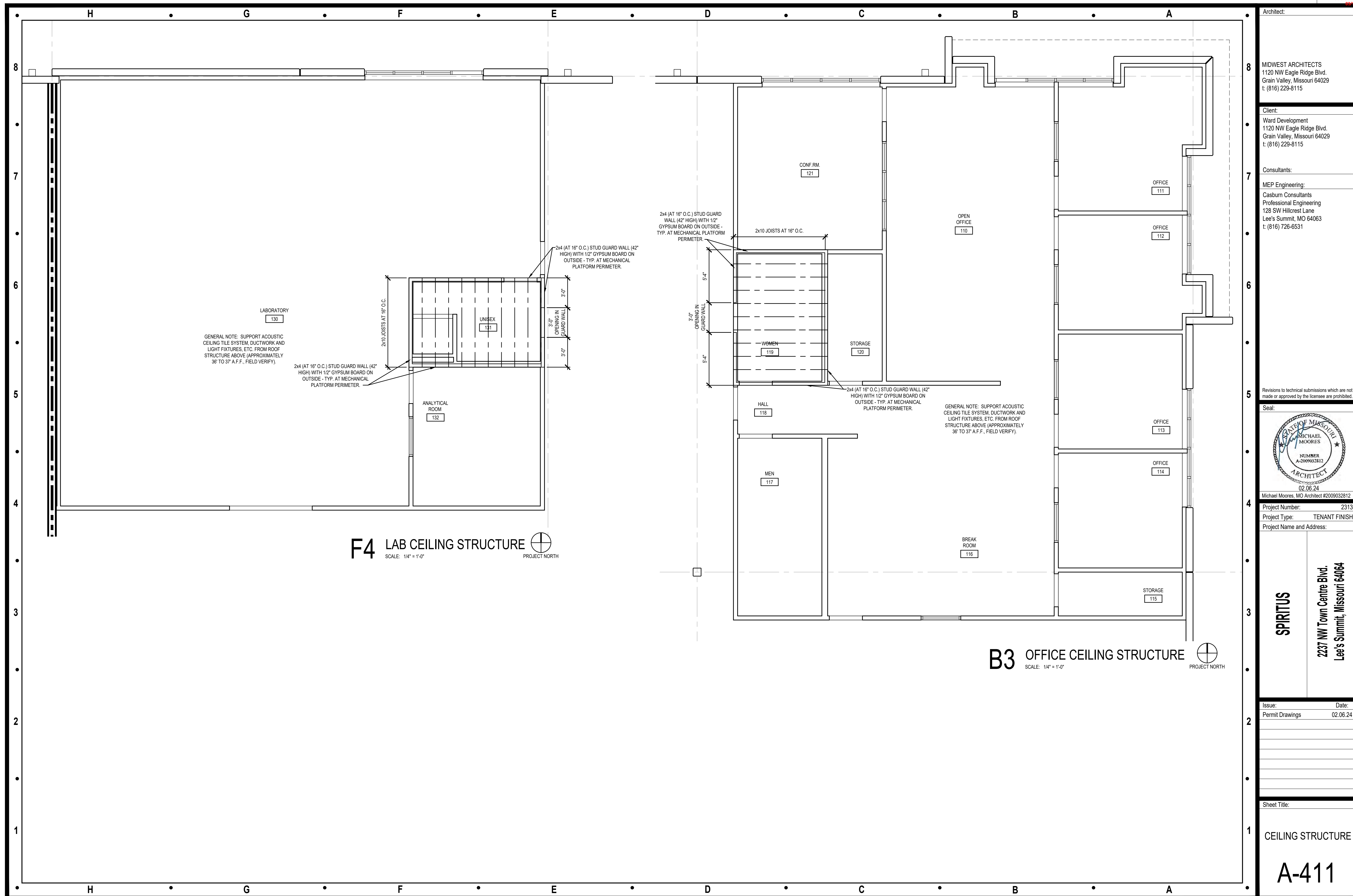
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Sheet Title:

CEILING PLANS

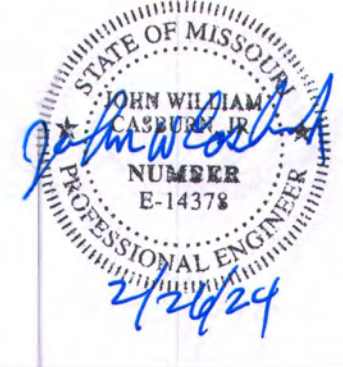
**A-410**



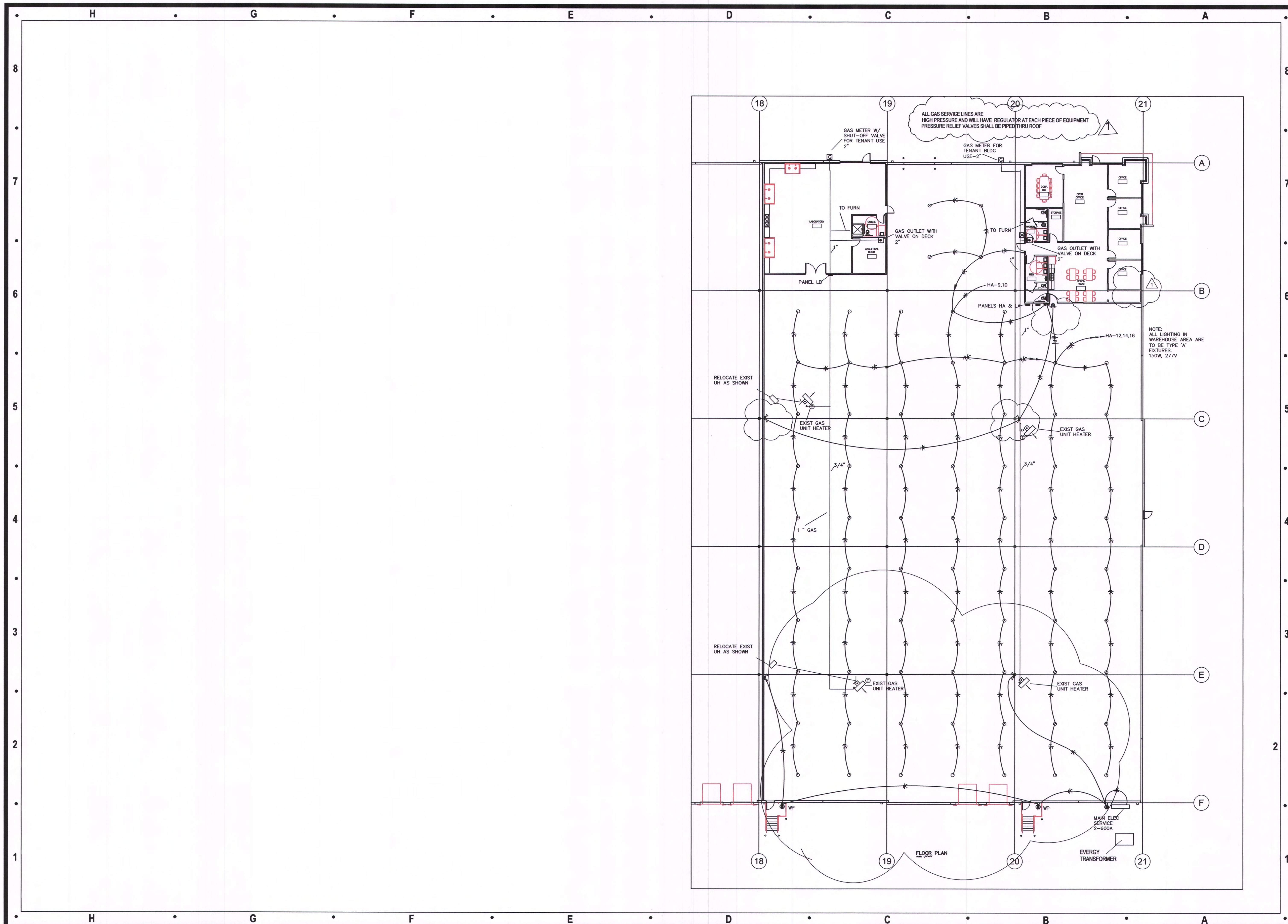




	H	G	F	E	D	C	B	A	
8	GENERAL ELECTRICAL NOTES			A. PLUMBING SPECIFICATIONS			B. MECHANICAL SPECIFICATIONS		
	<div>1. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH A PULL WIRE.</div> <div>2. TELEPHONE/DATA CABLES TO BE 4-PAIR CAT. 5. CABLE TO BE FURNISHED AND INSTALLED BY COMMUNICATIONS CONTR. ALL CABLING TO BE PLENUM RATED.</div> <div>3. ELECTRICAL CONTRACTOR TO INCLUDE GROUND WIRE IN ALL RACEWAYS. SIZE RACEWAYS AS NECESSARY TO COMPLY WITH N.E.C.</div> <div>4. REFER TO REFLECTED CEILING PLAN AND DETAILS FOR THE EXACT LOCATION OF ALL LIGHTING FIXTURES AND ANY OTHER EQUIPMENT INSTALLED IN THE CEILING SYSTEM. VERIFY EXACT MOUNTING HEIGHTS AND FINISHES WITH CONSTRUCTION COMPANY PRIOR TO ROUGH-IN.</div> <div>5. DUAL LIGHT SWITCH TO BE PROVIDED IN RESTROOMS, ONE FOR FAN VENT, AND ONE FOR LIGHTING.</div> <div>6. EMPTY MUD RING W/ CONDUIT AND PULL STRING NEXT TO LIGHT SWITCH FOR SPEAKER CONTROLS</div> <div>7. PLYWOOD TELEPHONE BACKERBOARD (4'X4') TO HAVE ROUTED 2" EMPTY CONDUIT BACK TO THE EXISTING TELEPHONE SERVICE ENTRANCE AND 110V OUTLET, FIELD COORDINATE.</div> <div>8. THE WORD "PROVIDE" HEREIN SHALL MEAN FURNISH AND INSTALL.</div>			<div>1. ALL PLUMBING SYSTEMS MUST BE COMPATIBLE WITH THE TYPE OF MATERIALS USED BY LANDLORD AND SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:<div><div>DRAINAGE AND VENT PIPE FITTING FOR ABOVE GRADE USE SHALL BE SERVICE WEIGHT, HUBLESS, CAST IRON WITH RUBBER SEALING SLEEVE AND STAINLESS STEEL COUPLING JOINTS WITH STAINLESS STEEL CLAMPS</div><div>AND BOLTS AS MANUFACTURED BY TYLER PIPE OR EQUIVALENT. BELOW GRADE USE SERVICE WEIGHT, BELL AND SPIGOT CAST IRON WITH LEAD AND OAKUM OR GASKETED JOINTS. PVC IS PERMITTED ONLY WITH PRIOR LANDLORD APPROVAL.</div><div>WATER PIPING ABOVE GRADE SHALL BE TYPE L COPPER TUBING, SEAMLESS DRAWN, HARD TEMPERED WITH PLAIN ENDS ASTM B88. FITTING SHALL BE WROUGHT, OR CAST, COPPER WITH SOCKET ENDS FOR LEAD FREE SOLDER.</div></div></div> <div>2. ALL VALVES FOR DOMESTIC WATER SHALL BE 125 PSI TEST ALL BRONZE LINE SIZE FULL PORT BALL VALVES QUARTER-TURN INSTALLED IN THE PROPER ORIENTATION. BALL VALVES SHALL BE MANUFACTURED BY ONE OF THE FOLLOWING:<div><div>NIBCO</div><div>CRANE</div><div>WATTS</div></div><div>ALL VALVES SHALL BE ACCESSIBLE FOR EASE OF OPERATIONS.</div></div> <div>3. PIPE IS TO BE SUPPORTED SECURELY FROM HANGERS AS FOLLOWS:</div> <div>4. PIPES SUPPORTED FROM STEEL STRUCTURE SHALL BE SUPPORTED FROM STEEL BEAMS AND JOISTS WITH APPROVED CLAMPS AND OTHER STRUCTURAL ATTACHMENTS.<div><div>IN AREAS WITH CONCRETE FLAT SLABS AND CONCRETE ON METAL INSERTS, SELF-DRILLING ANCHORS OR POWER-DRIVEN ANCHORS WILL BE ALLOWED.</div><div>NO PIPE HANGERS WILL BE SUPPORTED FROM THE METAL ROOF DECK.</div><div>HANGERS SHALL NOT PIERCE PIPING INSULATION VAPOR BARRIER.</div><div>ALL STEEL HANGERS, RODS, SEAM CLAMPS, ETC., EXPOSED TO PUBLIC VIEW SHALL BE PAINTED TO MATCH ADJACENT FINISH.</div><div>APPEARANCE AND SPACING OF HANGERS EXPOSED TO PUBLIC VIEW ARE IMPORTANT ASPECTS OF THE FINAL VISUAL ENVIRONMENT. SPECIFIC DETAILS OF SUPPORT METHODS AND LOCATION OF HANGERS MUST BE DEDICATED ON DRAWINGS SUBMITTED TO LANDLORD FOR REVIEW AND ARE SUBJECT TO LANDLORDS APPROVAL. ALL HANGERS MUST BE EVENLY SPACED AND GROUPED AS MUCH AS POSSIBLE WITH SUPPORTS FOR OTHER TRADES TO MINIMIZE VISUAL CLUTTER IN THE UPPER PORTIONS OF ALL SPACES EXPOSED TO PUBLIC VIEW. SUPPORT SYSTEMS MUST BE NEAT AND WORKMANLIKE AND FREE OF EXTRA LENGTH OF SUPPORT RODS BELOW THE SUPPORTED MEMBER/HARDWARE</div><div>AND ACCESSORIES MUST BE SELECTED WITH A SMOOTH- FINISHED APPEARANCE FOR THE COMPLETED SUPPORT ASSEMBLY. HANGERS EXPOSED TO PUBLIC VIEW SHALL BE OF THE CLEVIS, OR TRAPEZE TYPE, COMPLETE WITH BOLTS, RODS, AND NUTS.</div><div>MINIMUM HANGER ROD DIAMETER SHALL BE LESS THAN, AND MAXIMUM SPACING OF SUPPORTS FOR STEEL AND COPPER HORIZONTAL PIPING MUST NOT BE GREATER THAN, THE VALUES IN THE LATEST ISSUE OF THE ASHRAE EQUIPMENT HANDBOOK. CAST IRON PIPE MUST BE SUPPORTED</div><div>AT LEAST EVERY FIVE FEET AND AT EVERY JOINT AND FITTING. CAST IRON PIPE BRANCHES MUST HAVE HANGERS FOUR FOOT ON CENTER MAXIMUM. WHERE REQUIRED TO MEET MINIMUM SPACING OF HANGERS,</div><div>PLUMBING CONTRACTOR IS RESPONSIBLE FOR INSTALLING ADDITIONAL INTERMEDIATE STRUCTURAL SUPPORTS.</div><div>PROVIDE CAST BRASS OR CHROME ESCUTCHEONS WITH SET SCREWS, DEEP TYPE, TO COVER SLEEVES OR OF A SIZE TO COVER FITTING PROJECTIONS. PROVIDE ESCUTCHEONS FOR ALL EXPOSED PIPING THROUGH WALLS, FLOORS, AND EXPOSED CEILING.</div></div></div> <div>5. ALL PIPE INSULATION IN AREAS EXPOSED TO PUBLIC VIEW SHALL BE INSTALLED IN THE MOST WORKMANLIKE MANNER AND IS SUBJECT TO THE APPROVAL OF PROJECT DESIGNER FOR APPEARANCE.</div> <div>6. FIRE PROTECTION<div><div>LANDLORD WILL PROVIDE A FIRE SPRINKLER SYSTEM. ALL MODIFICATIONS, ADDITIONS OR RELOCATIONS TO FIRE PROTECTION SYSTEM SHALL BE PERFORMED BY LANDLORD APPROVED SPRINKLER CONTRACTOR AT TENANT'S EXPENSE.</div><div>SPRINKLER SUB CONTRACTOR SHALL SUBMIT DRAWINGS, AND ALL REQUIRED LANDLORD, STATE, AND CITY REQUIREMENTS FOR APPROVAL AS PART OF THE WORK.</div><div>THE SPRINKLER SYSTEM SHALL BE FULLY CHARGED AND OPERATIONAL WHEN THE CONTRACTOR IS OFF-SITE.</div><div>TENANT TO VERIFY WITH LOCAL AUTHORITIES IF A SPRINKLER HEAD IS REQUIRED ABOVE RESTROOM AREA.</div></div></div>			<div>1. NOISE AND VIBRATION CONTROL. ALL EQUIPMENT INSTALLED BY MECHANICAL CONTRACTOR SHALL BE PROVIDED WITH VIBRATION ISOLATORS, SOUND TRAPS, DUCT LINING, ACOUSTICAL HOUSINGS, ACOUSTICAL LOUVERS, AND OTHER NOISE AND VIBRATION CONTROL APPARATUS REQUIRED TO LIMIT INTRUSION INTO THE ADJACENT SPACES ACCORDINGLY.<div><div>A. INTRUSIVE NOISE LEVELS IN ADJACENT SPACES SHALL NOT EXCEED NC-40 WHEN MEASURED IN THESE SPACES.</div><div>B. TENANT EQUIPMENT NOISE EMITTED TO THE EXTERIOR SHALL NOT EXCEED 55 DBA IN ANY OCCUPIED EXTERIOR SPACES.</div><div>C. MECHANICAL CONTRACTOR SHALL PROVIDE VIBRATION ISOLATION OF DUCTWORK, PIPING AND EQUIPMENT IN ACCORDANCE WITH PRACTICES DESCRIBED IN THE LATEST ASHRAE HANDBOOK SO THAT THE MEASUREMENTS MADE IN ADJACENT SPACES DO NOT EXCEED 5 DECIBELS.</div></div></div> <div>2. FIELD CONDITIONS MAY VARY FROM THOSE SHOWN ON THE DRAWINGS. THE MECHANICAL CONTRACTOR IS REQUIRED TO VISIT THE SITE AND VERIFY FIELD CONDITIONS WHICH MAY AFFECT THE DESIGN AND INSTALLATION BEFORE SUBMITTING A BID.</div> <div>3. ALL ROOF PENETRATIONS SHALL BE BY LANDLORDS APPROVED ROOF CONTRACTOR ONLY.<div><div>ALL OPENINGS THROUGH STRUCTURALLY SUPPORTED SLABS MUST BE CORE BORED, SLEEVED, GROUTED, SEALED AND MADE WATERPROOF. SLEEVES, EXCEPT FOR WATER CLOSETS, MUST EXTEND AT LEAST TWO INCHES (2) ABOVE THE FINISHED FLOOR. LOCATION OF ALL FLOOR OPENINGS MUST BE APPROVED BY THE LANDLORD IN WRITING. WATERPROOFING MUST BE INSPECTED AND APPROVED BY THE LANDLORD BEFORE ANY FLOOR MATERIAL IS INSTALLED. MECHANICAL CONTRACTOR IS RESPONSIBLE TO TAKE WHATEVER MEASURES ARE NECESSARY INCLUDING, BUT NOT LIMITED TO, THOSE MEASURES PRESCRIBED BY LANDLORD IN THE EXERCISE OF ITS REASONABLE JUDGEMENT TO ASSURE THAT CORE BORING WILL NOT DAMAGE THE LANDLORDS STRUCTURE, CONDUITS, ETC. THE COST OF SUCH TESTS OR REPAIR OF ANY DAMAGE WILL BE BORNE BY THE MECHANICAL CONTRACTOR.</div></div></div>		
6	D. ELECTRICAL SPECIFICATIONS								
	<div>1. THE ENTIRE ELECTRICAL SYSTEM SHALL COMPLY WITH THE FOLLOWING:<div><div>A. NATIONAL ELECTRICAL CODE AND ANY OTHER APPLICABLE LOCAL CODES.</div><div>B. ALL FEEDER AND BRANCH CIRCUIT WIRING SHALL BE COPPER OR ALUM.</div><div>C. THE REQUIREMENTS FOR ALL ROOF AND WALL OPENINGS DESCRIBED IN SECTIONS HEREIN.</div></div></div> <div>2. MATERIALS, PRODUCTS AND EQUIPMENT INCLUDING COMPONENTS THEREOF, SHALL BE NEW AND SUITABLE FOR THE PURPOSE AND SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND OF THE LOCAL AUTHORITIES HAVING JURISDICTION. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING COMPONENTS THEREOF, SHALL BE SIZED IN CONFORMITY WITH THE REQUIREMENTS OF OTHER RECOGNIZED STANDARDS, SUCH AS, ASTM, IEEE, IPCEA, NFPA AND NEMA WHERE THE REQUIREMENTS OF SUCH STANDARDS ARE MORE STRINGENT THAN THOSE CITED ABOVE.</div>								
5	<div>3. ELECTRICAL SERVICE PROVIDED IS 1200 AMP, 277/480V, 3 PHASE.</div> <div>4. ALL CONDUCTORS SHALL BE SOFT DRAWN ANNEALED COPPER. MINIMUM SIZE SHALL BE #12 FOR POWER WIRING AND #14 FOR CONTROL WIRING. WIRE SHALL BE 600 VOLT INSULATED, NEC TYPE THW, OR THHN/THWN. ALL WIRE SHALL BE RUN IN RIGID CONDUIT OR EMT. NO PLASTIC CONDUIT WILL BE PERMITTED, EXCEPT WHERE PERMITTED BY THE NATIONAL ELECTRIC CODES LATEST EDITION.</div> <div>5. LIGHTING AND APPLIANCE PANELBOARDS WITHIN THE SPACE, THEY SHALL BE OF THE THREE PHASE, FOUR WIRE DISTRIBUTED PHASING TYPE, ALL BREAKERS SHALL BE BOLT-ON TYPE. CIRCUITING SHALL BE ARRANGED TO PRESENT, AS NEARLY AS POSSIBLE, AND EVENLY BALANCED LOAD ON ALL PHASES. PANELBOARDS SHALL BE CIRCUIT BREAKER TYPE. ALL CIRCUIT BREAKERS SHALL HAVE INTERRUPTING CAPACITY AT LEAST 10% GREATER THAN THE AVAILABLE FAULT CURRENT AT THE BREAKER LOCATION.</div> <div>6. ALL ELECTRICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING AND REPAIRING. ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE EXPOSED CONDUIT SHALL BE IN STRAIGHT LINES PARALLEL WITH, OR AT LEAST 3 INCHES FROM WATER LINES WHENEVER THEY RUN ALONGSIDE OR ACROSS SUCH LINES. HANGERS SHALL BE FASTENED TO STEEL, CONCRETE OR MASONRY, BUT NOT TO PIPING. HANGERS AND SUPPORT SYSTEMS ARE AN INTEGRAL PART OF THE VISUAL ENVIRONMENT. ALL HANGERS AND SUPPORTS EXPOSED TO PUBLIC VIEW MUST BE SHOWN IN DETAIL ON PLANS SUBMITTED TO LANDLORD FOR APPROVAL OF APPEARANCE. ALL HANGERS MUST BE UNIFORMILY SPACED AND NEATLY INSTALLED WITH NO</div> <div>EXCESS MATERIAL BEYOND WHAT IS REQUIRED FOR THE SUPPORT FUNCTION. SELECT ACCESSORIES AND HARDWARE WITH A SMOOTH, NEAT FINISHED APPEARANCE. PAINT ALL EXPOSED CONDUIT HANGERS TO MATCH THE ADJACENT FINISHES.</div>								
4	<div>7. GROUNDING SHALL CONSIST OF COPPER CONDUCTORS IN CONDUIT WITH BOLTED, OR BRAZED CONNECTION TO COLD WATER LINE FOR THE NEUTRAL GROUNDING AND BONDING SHALL COMPLY WITH NEC ARTICLE 250. ALL METALLIC RACEWAYS SHALL BE GROUNDED.</div> <div>8. PROVIDE WIRING DEVICES EQUAL TO THE FOLLOWING: TOGGLE SWITCHES LEVITON CAT #1221, RECEPTACLES- LEVITON CAT # 5262, GFCI RECEPTACLES, LEVITON #6699, PROVIDE AN EMPTY CONDUIT SYSTEM FOR THE TELEPHONE SYSTEMS.</div> <div>9. EQUIPMENT TO BE APPROVED BY THE LOCAL TELEPHONE COMPANY. COORDINATE ALL CONDUIT REQUIREMENTS AND TERMINATION WITH THE LOCAL SOUTHWESTERN BELL TELEPHONE COMPANY OR OTHER TELEPHONE SYSTEM PROVIDER.</div> <div>10. DUPLEX RECEPTACLES AND TELE-COMMUNICATION OUTLETS SHALL BE MOUNTED AT 15" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED. TOGGLE SWITCHES SHALL MOUNT AT 48" ABOVE FINISH FLOOR. WALL MOUNTED TELEPHONE OUTLETS SHALL BE MOUNTED AT 48" ABOVE FINISH FLOOR.</div>								
	H	G	F	E	D	C	B	A	

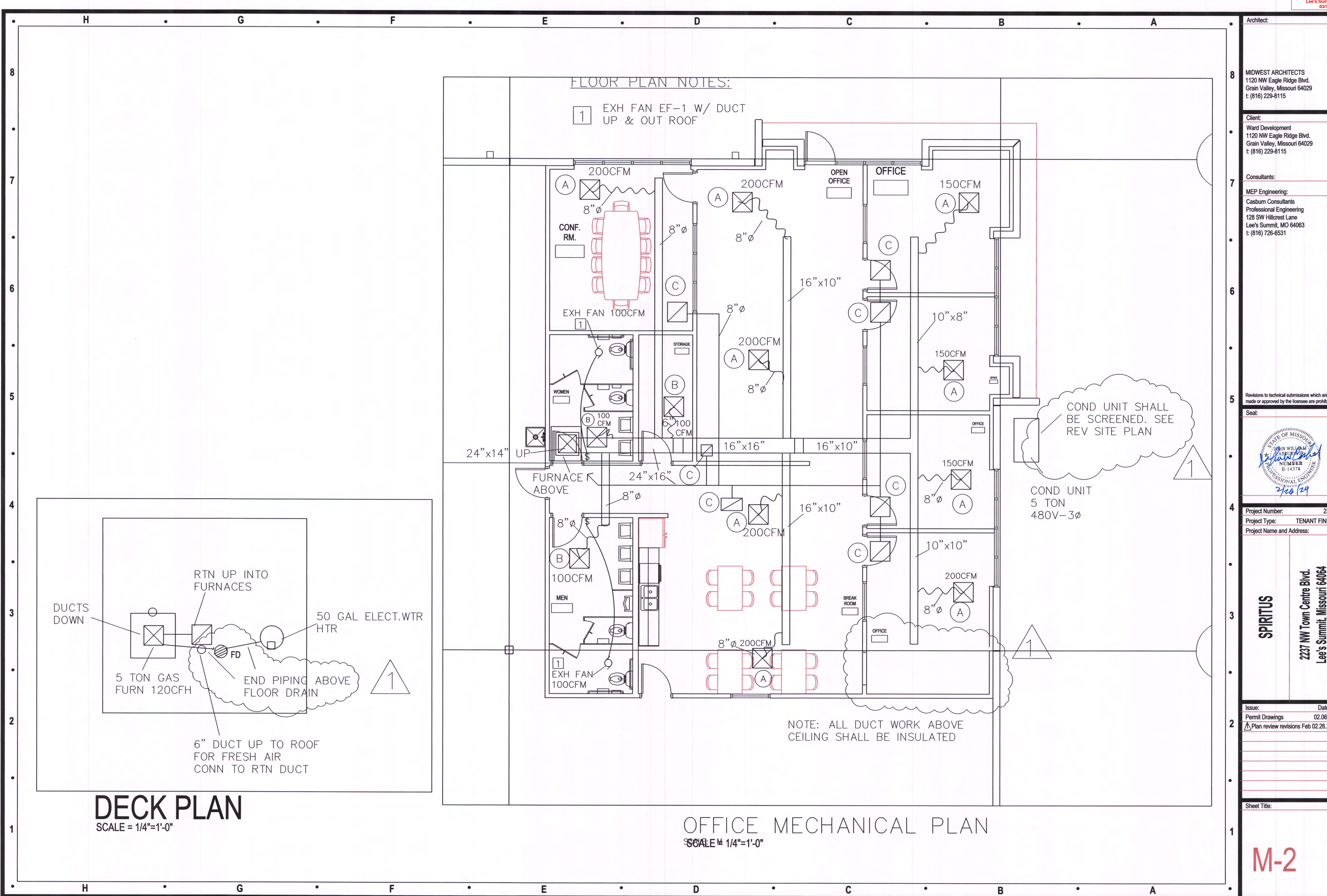
Architect:	
Client:	Ward Development 1120 NW Eagle Ridge Blvd. Grain Valley, Missouri 64029 t: (816) 229-8115
Consultants:	
MEP Engineering:	Casburn Consultants Professional Engineering 128 SW Hillcrest Lane Lee's Summit, MO 64063 t: (816) 728-6531
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Project Number:	2313
Project Type:	TENANT FINISH
Project Name and Address:	
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Issue:	Date:
Permit Drawings	02.06.24
Sheet Title:	
MEP1	





Architect:	
MIDWEST ARCHITECTS 1120 NW Eagle Ridge Blvd. Grain Valley, Missouri 64029 t: (816) 229-8115	
Client:	
Ward Development 1120 NW Eagle Ridge Blvd. Grain Valley, Missouri 64029 t: (816) 229-8115	
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SPIRITUS 2237 NW Town Centre Blvd. Lee's Summit, Missouri 64064	
Issue:	Date:
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△ Plan review revisions Feb 02.26.24	
Sheet Title:	
MEP2	





FLOOR PLAN NOTES:

1 EXH FAN EF-1 W/ DUCT  
UP & OUT ROOF

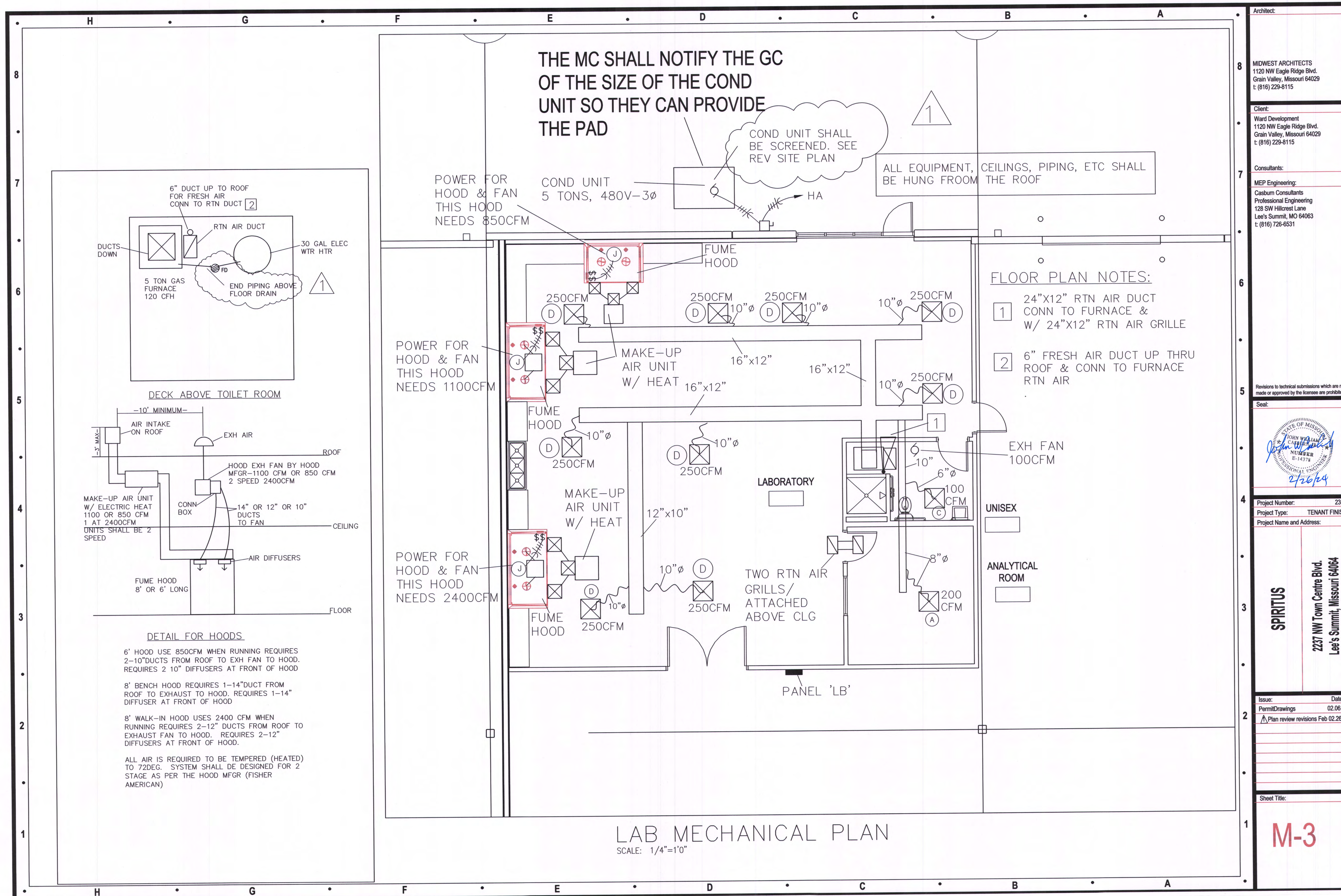
COND UNIT SHALL  
BE SCREENED. SEE  
REV SITE PLAN

COND UNIT  
5 TON  
480V-3Ø

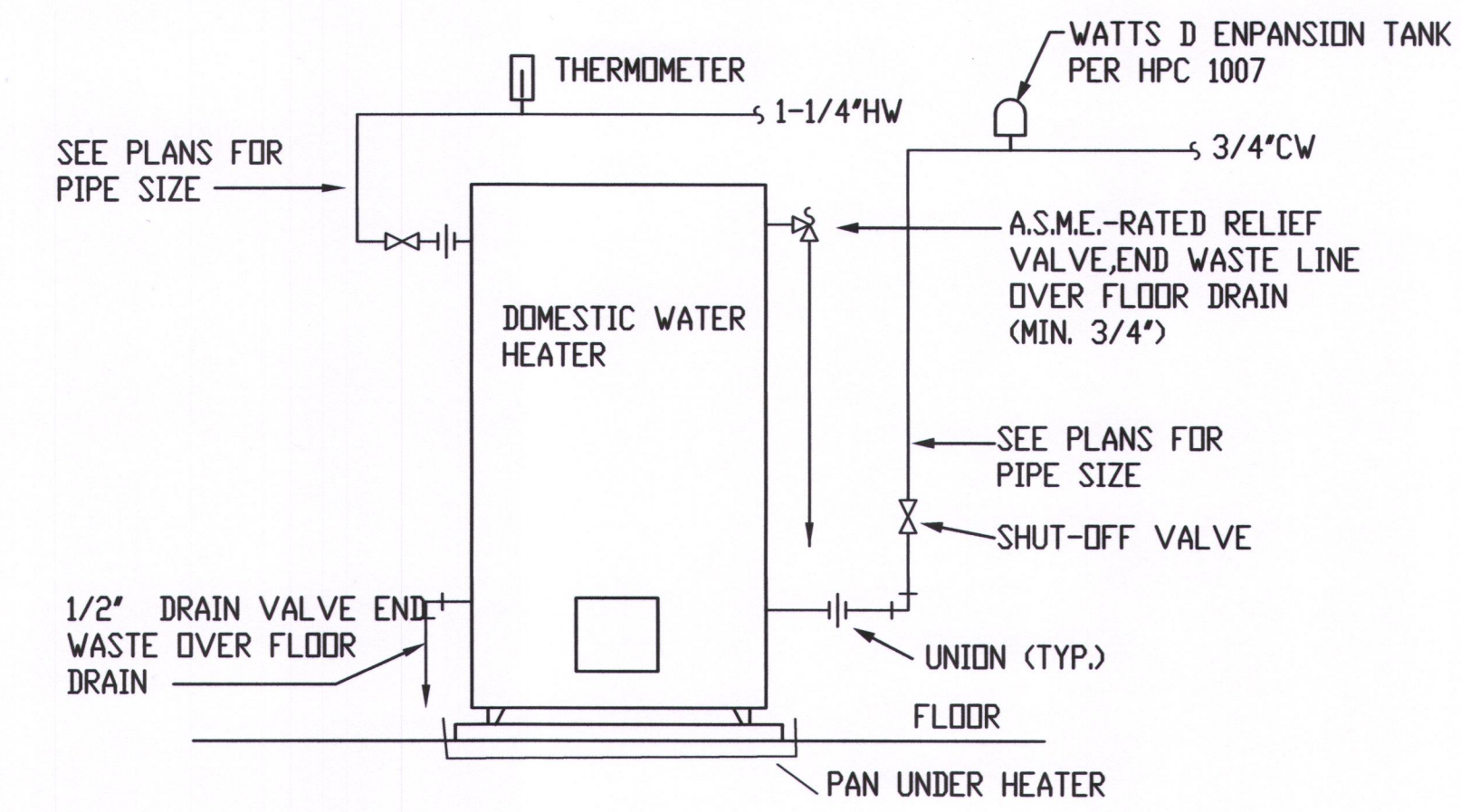
NOTE: ALL DUCT WORK ABOVE  
CEILING SHALL BE INSULATED

Architect:	MIDWEST ARCHITECTS 1120 NW Eagle Ridge Blvd. Grain Valley, Missouri 64029 t: (816) 229-8115
Client:	Ward Development 1120 NW Eagle Ridge Blvd. Grain Valley, Missouri 64029 t: (816) 229-8115
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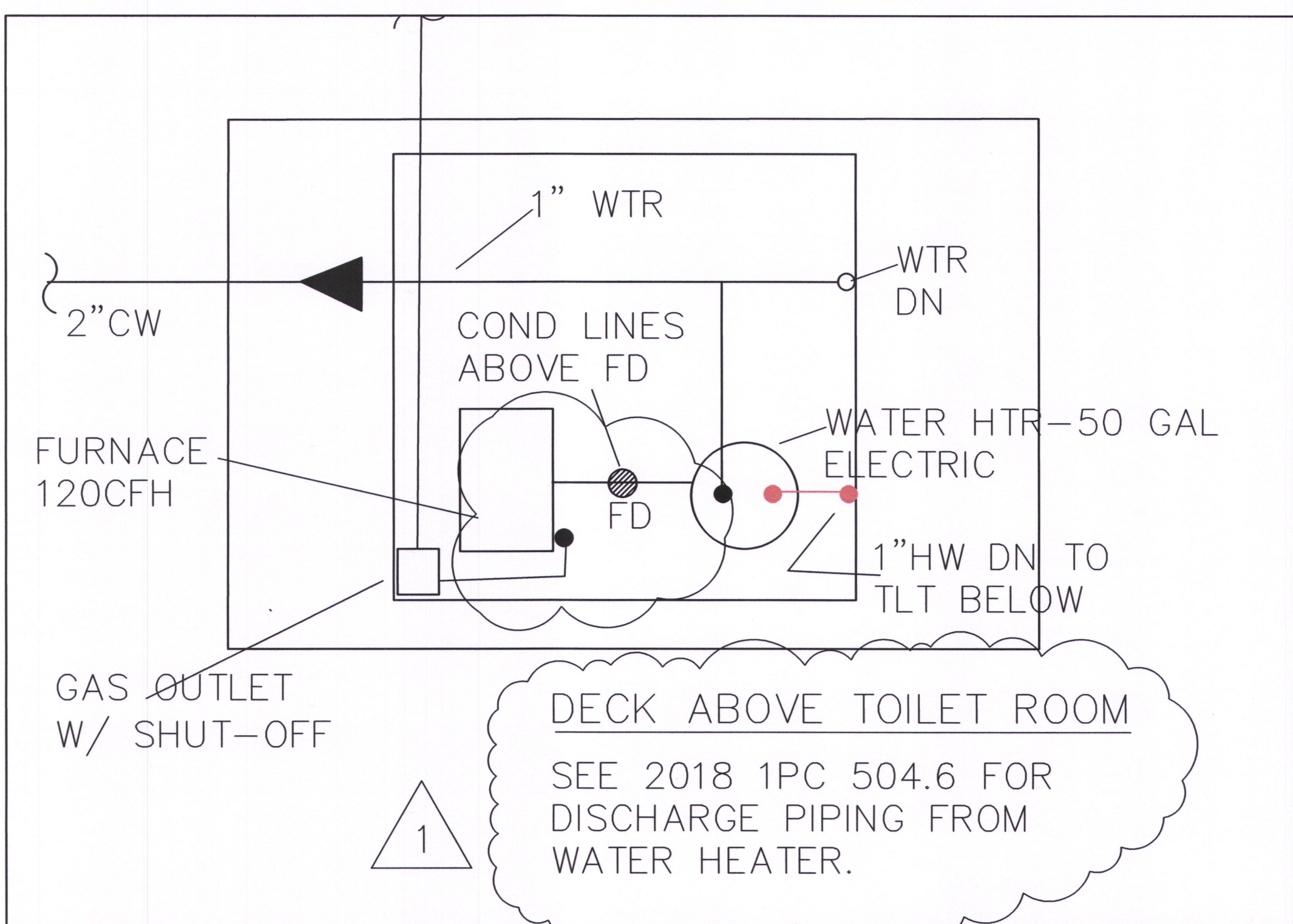




ELECTRIC WATER HEATER DETAIL  
NO SCALE APPROX. 1050 LBS. OPERATING WEIGHT

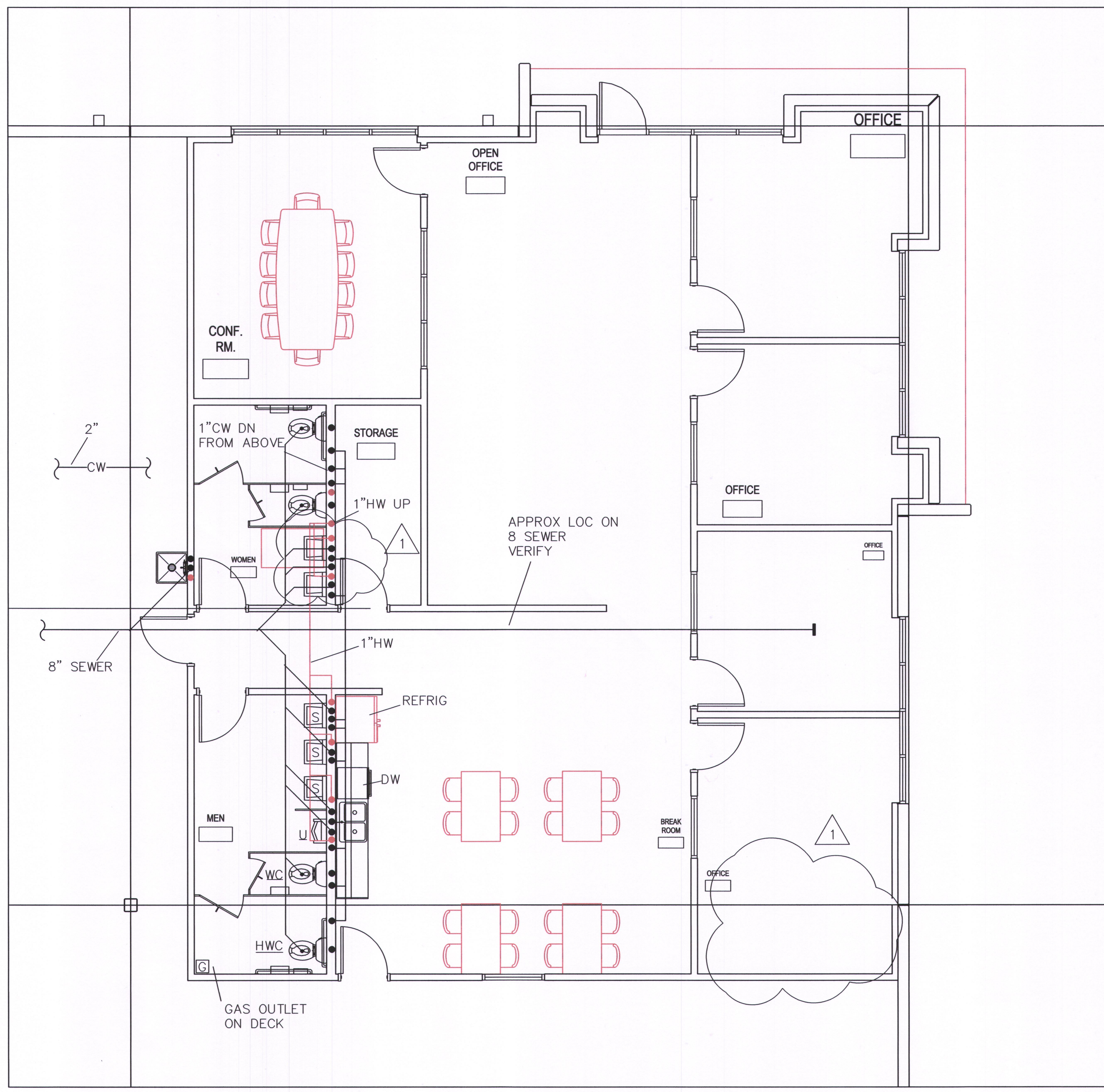
WATER HEATER- A.D. SMITH E6-30R45DV 50 GALLON, ELEC. HEATER REQUIRING 2-4.5 KW, 208V, 3Ø POWER SHORT HEATER TO BE FITTED WITH T&P VALVE W/AGA RATING OF MIN. 10% ABOVE BTU INPUT OF HEATER. VALVES SET FOR 150 PSI AT 210 WATER. THERMO-BOND PROTECTIVE COATED THERMOSTAT TUBE OF LENGTH REQUIRED FOR INSERTION INTO HOTTEST WITHOUT ELBOWS AND/OR COUPLINGS. EXTEND FULL SIZE COPPER DRAIN FROM VALVE TO WITHIN 6\"/>

WATER HEATER FOR LAB SHALL BE 30GAL ELECTRICAL 4500WATT, 208V-1PH PLUMBING CONTR SHALL PROVIDE A WATER SENSOR ALARM IN THE PANS OF THE WATER HEATER AND THE FURNACES AND WILL BE THE 9 VOLT TYPE SIMILAR TO SUMP PUMP TYPE ALARM SHALL BE LOUD SCHREECH.



EQUIP. DECK  
SCALE: 1/4\"/>

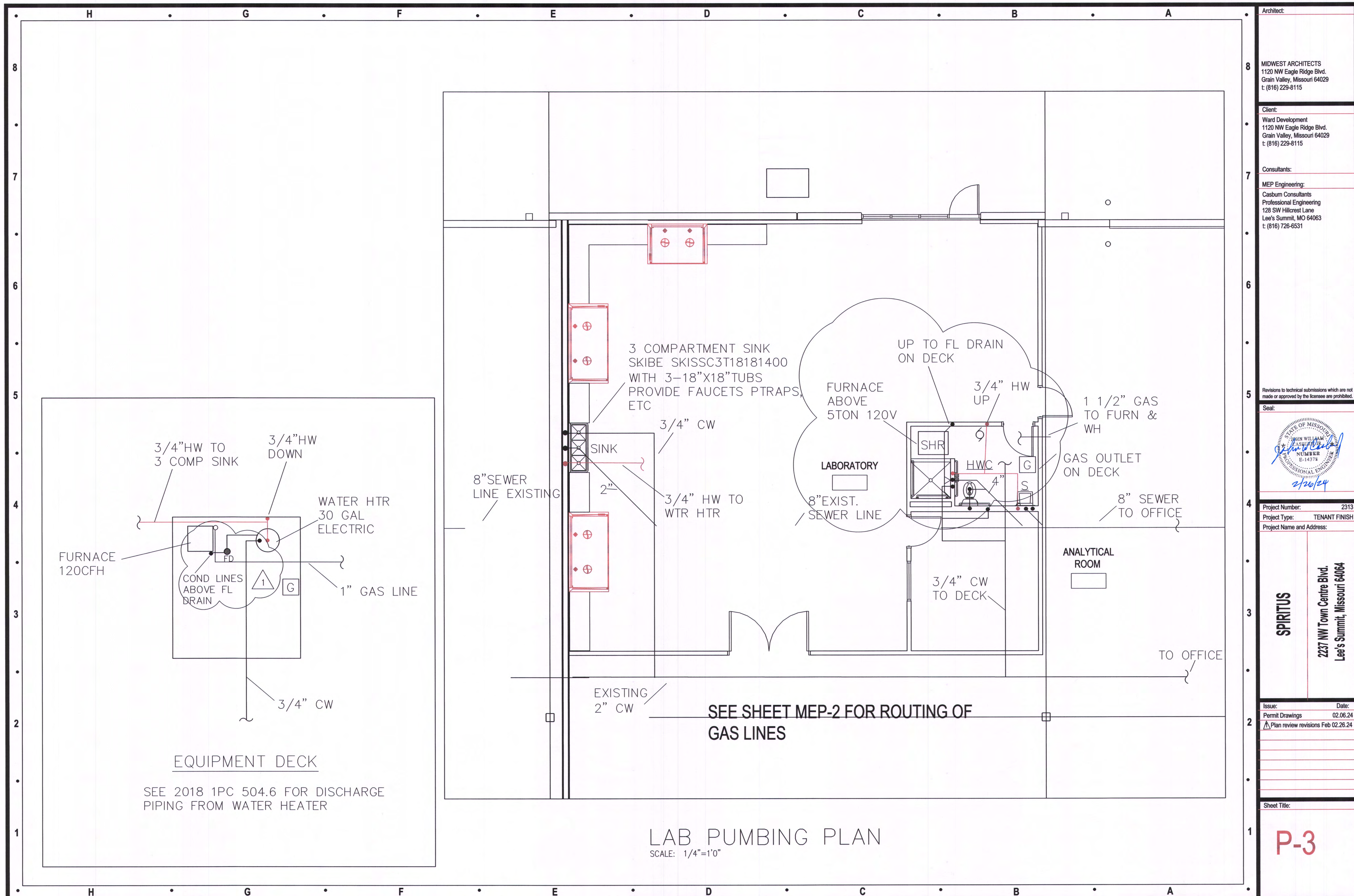
SEE SHEET MPE-2 FOR ROUTING  
OF GAS PIPING



OFFICE PLUMBING PLAN  
SCALE: 1/4\"/>

Architect:	
MIDWEST ARCHITECTS 1120 NW Eagle Ridge Blvd. Grain Valley, Missouri 64029 t: (816) 229-8115	
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Ward Development 1120 NW Eagle Ridge Blvd. Grain Valley, Missouri 64029 t: (816) 229-8115	
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P-2	








SCHEDULE OF PIPE AND FITTING MATERIAL

SERVICE	MATERIAL	JOINTS	FITTINGS	NOTES
ROOF DRAINS	SERVICE WEIGHT CAST IRON (CI)			
CONDENSATE DRAINS	COPPER "M" HARD	SOLDERED OR BRAZED	WROUGHT COPPER OR CAST BRONZE	①
VENTS AND WASTE LINES (ABOVE GROUND)	SERVICE WEIGHT CAST IRON (CI) (PVC WHEN APPROVED BY CITY)	LEAD OR TYSEAL	CAST IRON-PVC APPROVED	①
SOIL LINES (BELOW GROUND) - UNDER SLAB	CAST IRON (CI) (PVC WHEN APPROVED BY CITY)	LEAD OR TYSEAL	CAST IRON-PVC APPROVED	②
REFRIGERANT AND DOMESTIC WATER PIPE - (BELOW GROUND) SMALLER THAN 3"	COPPER "K" SOFT DRAWN	SOLDERED OR BRAZED	WROUGHT COPPER OR CAST BRONZE	⑥ ⑦
DOMESTIC WATER 3" AND LARGER	DUCTILE IRON	MECHANICAL		
DOMESTIC WATER PIPE (ABOVE GROUND)	COPPER "L" HARD ASTM C-200	SOLDERED OR BRAZED	WROUGHT COPPER OR CAST BRONZE	⑦
SEWER LINE PIPING (BELOW GROUND) NOT UNDER SLAB	PVC	ASTM C-425	ASTM C-200	① ②
GAS PIPE (BELOW GROUND)	SCHEDULE 40, BLACK STEEL-X-TRUE COATED AND WRAPPED	CAST IRON	CAST IRON MALLEABLE IRON	③ ④
GAS PIPE (ABOVE GROUND)	SCHEDULE 40 BLACK STEEL	SCREWED	CAST IRON MALLEABLE IRON	③ ⑤

- NOTES
- PVC OR ABS SCHEDULE 40, SOLVENT WELDED JOINTS MAY BE USED ONLY WITH WRITTEN AUTHORIZATION OF APPROVAL BY LOCAL INSPECTING AUTHORITY SUBMITTED BELOW TO ARCHITECT AND ENGINEER PRIOR TO BIDDING. CONDITIONS OF  BELOW, SCR-35 SANITARY PIPE WHEN APPROVED.
  - NO PVC OR ABS TO BE USED IN TYPE II CONSTRUCTION, THROUGH OR IN RETURN AIR PLENUMS, IN CITIES WHERE SUCH MATERIAL IS NOT ACCEPTABLE; OR BELOW BUILDING SLAB OR DRIVEWAY SURFACES.
  - SCREWED GAS CONNECTION FOR 2" AND SMALLER; WELDED CONNECTION FOR 2" AND LARGER, AND IN RETURN AIR PLENUMS.
  - THREADS AND WELDS PAINTED PRIOR TO WRAPPING, ALL EXTERIOR PIPING (ESPECIALLY ON ROOF) TO BE PAINTED (COLOR BY ARCHITECT) TO MATCH ADJACENT SURFACE. PROVIDE CATHODIC UNDERGROUND PROTECTION ON GAS PIPING AS RECOMMENDED BY LDCAL KPL GAS SERVICE (FOR GOVERNING AUTHORITY)
  - CONNECT ALL GAS TO EQUIPMENT THROUGH GAS COCK, UNION AND DIRT LEG.
  - NO WATER FITTINGS OR CONNECTIONS BELOW FLOOR SLAB. MAKE GRADUAL BEND OR RADIUS.
  - PROVIDE WTR HAMMER ARRESTERS PRIOR TO CONNECTION OF HOT/COLD WATER LINES TO PLUMBING FIXTURES. COLD WATER LINES TO PLUMBING FIXTURES, ALL POTABLE WATER SYSTEMS SOLDERING TO BE 95/5, TIN/ANTIMONIAL OR UL, BOCA, UPC APPROVAL FOR SUBSTITUTION.

PIPING INSULATION SCHEDULE

PIPE SYSTEM	INSULATION	THICKNESS	TEMP.
REFRIGERANT SUCTION		1/2"	-20°F TO 70°F
DOMESTIC HOT & COLD HORIZONTAL MAINS ONLY		1/2"	-20°F TO 70°F
HANDICAP "P" TRAP & HOT WATER UNDER LAVATORY'S		1/2"	-20°F TO 70°F

NOTE: ALL HORIZONTAL HOT & COLD WATER MAINS ARE TO BE INSULATED. VERTICAL MAINS AS NOTED OR SHOWN ON PLANS.

INSULATE INCONDITIONED AND UNCONDITIONAL SPACES.

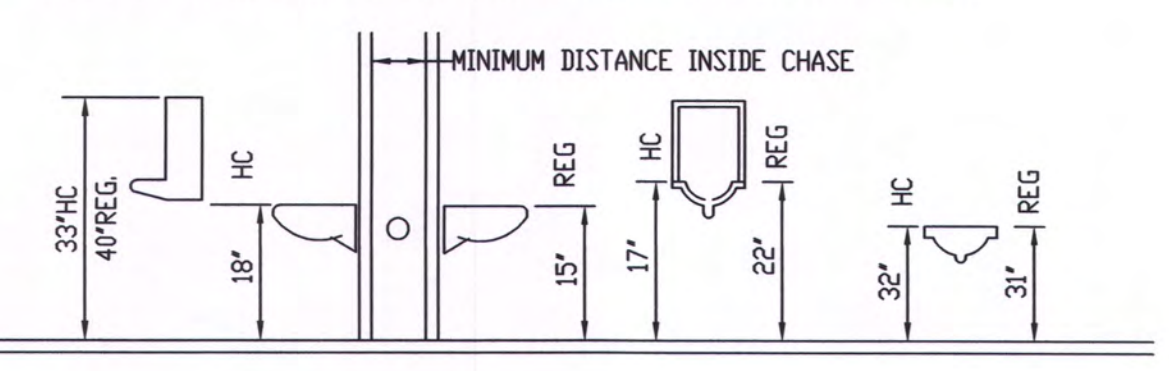
CONDUCTANCE AT 75°F, 3% MAXIMUM WATER ABSORPTION BY WEIGHT. ARMSTRONG AP ARMAFLEX OR RUBATEX.

PLUMBING CONNECTION/MOUNT.


FIXTURE	HOT WATER	COLD WATER	WASTE	VENT
LAVATORY OR SINK	1/2"	1/2"	1-1/2"	1-1/2"
WATER CLOSET, TANK TYPE		1/2"	4"	3"
URINALS		3/4"	2"	1-1/2"
DRINKING FOUNTAINS		1/2"	1-1/4"	1-1/4"

FIXTURE	MOUNTING HEIGHT
LAVATORY OR SINK	31" FLOOR TO RIM
HANDICAPPED LAVATORIES	34" FLOOR TO RIM
WATER CLOSET	15" FLOOR RIM
HANDICAPPED WATER CLOSET	18" FLOOR TO RIM
STANDARD URINALS	22" FLOOR TO RIM
HANDICAPPED URINALS	17" FLOOR TO RIM
HANDICAPPED DRINKING FOUNTAIN	35" FLOOR TO RIM, 27" KNEE SPACE


PLUMBING CONTRACTOR TO REFERENCE PLUMBING FLOOR PLANS AND DETAIL SHEET AND SPECIFICATIONS FOR SPECIFIC FIXTURE IDENTIFICATION USED.



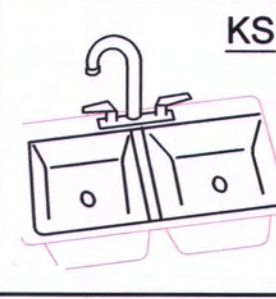
PLUMBING FIXTURE SCHEDULE



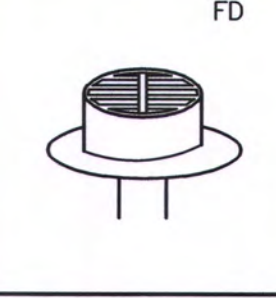
WATER CLOSET - GERBER, AQUA SAVER 21-702  
ROUND VITREOUS CHINA, ELONGATED FLOOR  
OUTLET, SIPHON JET ACTION, TANK TYPE  
TOILET W/WHITE, SOLID PLASTIC - KOHLER #KA716  
OPEN FRONT SEAT LESS COVER. PROVIDE  
FLEXIBLE SUPPLY PIPE WITH WHEEL HANDLE.  
STOP. 1/2", 4"WASTE. 2"VENT.  
HWC - HANDICAPPED WC GERBER, AQUA SAVER  
21-718, 18" AFF. TO RIM. KOHLER K-4712 SEAT




URINAL - AMERICAN STANDARD #6400.014  
VITREOUS CHINA WATER SAVER (1.5 GALLONS  
PER FLUSH) URINAL W/INTEGRAL SPREADER  
W/SLOAN ROYAL 186 FLUSH  
VALVE, STRAINER TOP SPUD. 1/2"CW, 2"WASTE,  
1-1/2"VENT.



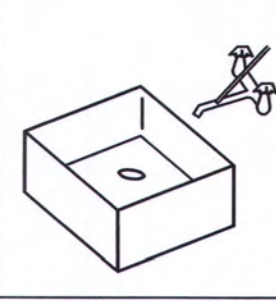
2 COMPARTMENT SINK - COUNTERTOP ELKAY  
#GECR-3321, 20 GAUGE, TYPE 302 SELF RIMMING DOUBLE  
COMPARTMENT SINK. 3 FAUCET HOLES FOR CHICAGO  
785-E3 ASSEMBLY FAUCET, 1/2" FLEXIBLE SUPPLIES &  
STOPS IN SHANKS. PROVIDE CUP STRAINER 1-1/2"  
P-TRAP. COORDINATE INSTALLATION W/CABINET  
SUPPLIER. CHICAGO 317, 4" WRIST BLADES, GN-1A-E3  
SWING GOOSENECK. PROVIDE 1/2HP GARBAGE  
DISPOSAL  
1/2" H & CW, 1-1/2" WASTE, 1-1/2" VENT.



FLOOR DRAIN - JOSAM 32000 CAST  
IRON, ROUND 7" NIKOLY MEDIUM  
DUTY LOOSE SET ANTI-TILTING GRATE.  
SIZE TO SUIT PIPE SIZE AS SHOWN ON  
DWG. OR EQUAL.



BATHMASTER: BF7404-00 W/NTROP  
20 X 18 WALL HUNG, 4" CENTERSET  
FAUCET, INCLUDE STRAINER, OR EQUAL  
FAUCET: DELTA 2567 - LPH  
H22, A22 CHROME, OR EQUAL



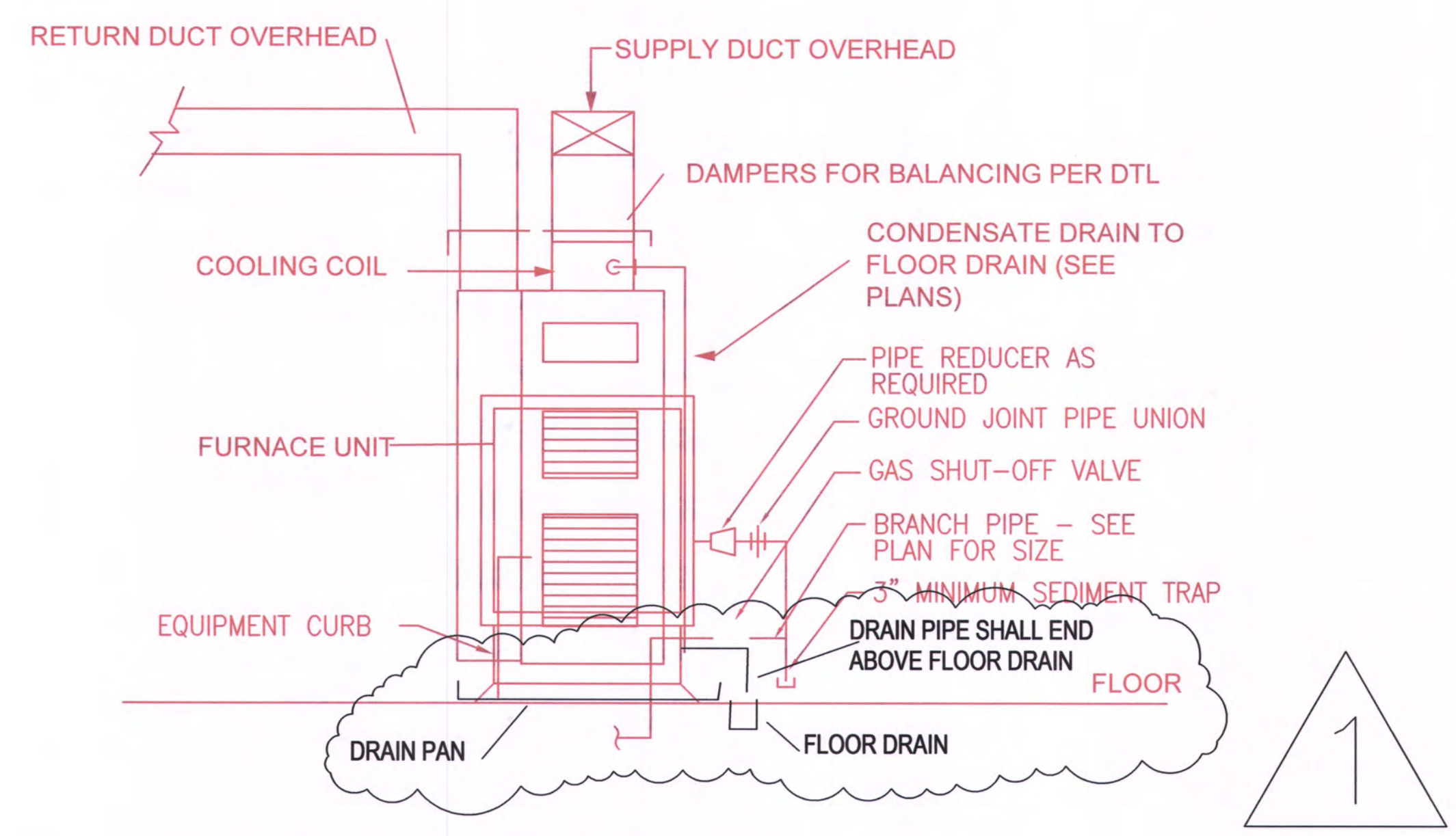
JANITOR SINK - WILLIAMS MODEL MTB-24"x24"  
FLOOR MOUNTED BASIN W/AMERICAN STANDARD  
8341.075 FAUCET WITH VACUUM BREAKER.  
INCLUDE VINYL BUMPER FOR EXPOSED SIDE &  
PROVIDE P-TRAP FOR DRAIN.  
1/2"H & CW, 3"WASTE, 2"VENT.

SHOWER - SEMI HANDICAPPED  
SHALL BE 48"x48" SINGLE PIECE  
PLASTIC WITH MOVEABLE SHOWER HEAD  
HANDICAP HAND RAILS, TEMPERATURE  
LIMITING ON WATER, WATER CONTROL AT  
HANDICAP HEIGHT. PROVIDE SHOP DWG  
TO WARD FOR APPROVAL

DIFFUSER & REGISTER SCHEDULE

INDENT.	MANUF.	MODEL	SIZE	FINISH	
Ⓐ	TITUS	TMS-8"	24"x24"	WHITE	SUPPLY
Ⓑ	TITUS	TMS-6"	12"x12"	WHITE	SUPPLY
Ⓒ	TITUS	355RL	24"x24"	WHITE	RETURN
Ⓓ	TITUS	TMS-10"	24"x24"	WHITE	SUPPLY

CONTRACTOR SHALL VERIFY ALL CEILING TYPES AND DUCT  
SIZES FOR DIFFUSERS  
VERIFY DIFF SIZES FOR MUA DIFF.'S



TYPICAL FURNACE ELEVATION

NO SCALE  
PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST AS REQUIRED.  
FURNACE FOR THIS PROJECT IS HORIZONTAL

GAS FIRED MECHANICAL EQUIPMENT SCHEDULE

- FURN  
A FURNACES SHALL BE CARRIER CONFORT 92 SERIES WITH 120,000BTU HEATING, 90% EFFICIENT WITH 100 CFM OF FRESH AIR ENTERING INTO THE RETURN AIR DUCT. COMBUSTION AIR AND FLUE GASES SHALL GO OUT THE ROOF IN PVC PIPING. EQUIVALENT BY TRANE & LENNOX IS ACCEPTABLE.
- CU-A PROVIDE MATCHING 5 TON CONDENSING UNIT, 480V-3ø
- EF-E EXHAUST FAN - SERVING TOILETS . BROAN #684, 100 CFM, 120V, 1ø PROVIDE DAMPER AND FLASH WATER TIGHT.
- HOODS HOODS ARE IN 3 SIZES, 6FT & 8FT. MECH CONTR WILL NEED TO INSTALL THE EXHAUST FANS THAT COME WITH THE HOODS AND WILL BE ON THE WALL ABOVE THE HOOD. THE HOODS WILL BE ATTACHED TO THE FAN WITH THE DIA DUCT (10" OR 12") AS REQ'D. THEN THE EXHAUST WILL BE RUN OUT THE ROOF WITH A EXH. HOOD. IN ADDITION THE MC WILL BE REQUIRED TO PROVIDE AND INSTALL A MAKE UP AIR UNIT AT EACH HOOD. THEY SHALL SUPPLY 1100CFM OR 2400CFM FOR 1-8' HOOD & 850 CFM FOR 6' HOOD. UNITS SHALL HAVE ELECTRIC HEAT TO HEAT OUTSIDE AIR TO 72 DEG. PER CODE. PROVIDE TEMP SENSORS AND CONTROL AS NEEDED. PROVIDE DUCTWORK FROM MUA UNIT TO DIFFUSERS MTD IN FRONT OF HOOD IN THE CLG

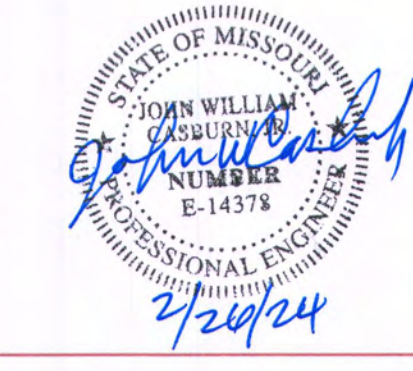
UNIT HEATERS ARE EXISTING BUT 2 NEED TO BE RELOCATED. SEE SHEET MEP1

Architect:  
  
MIDWEST ARCHITECTS  
1120 NW Eagle Ridge Blvd.  
Grain Valley, Missouri 64029  
t: (816) 229-8115

Client:  
  
Ward Development  
1120 NW Eagle Ridge Blvd.  
Grain Valley, Missouri 64029  
t: (816) 229-8115

Consultants:  
  
MEP Engineering:  
Casburn Consultants  
Professional Engineering  
128 SW Hillcrest Lane  
Lee's Summit, MO 64063  
t: (816) 726-6531

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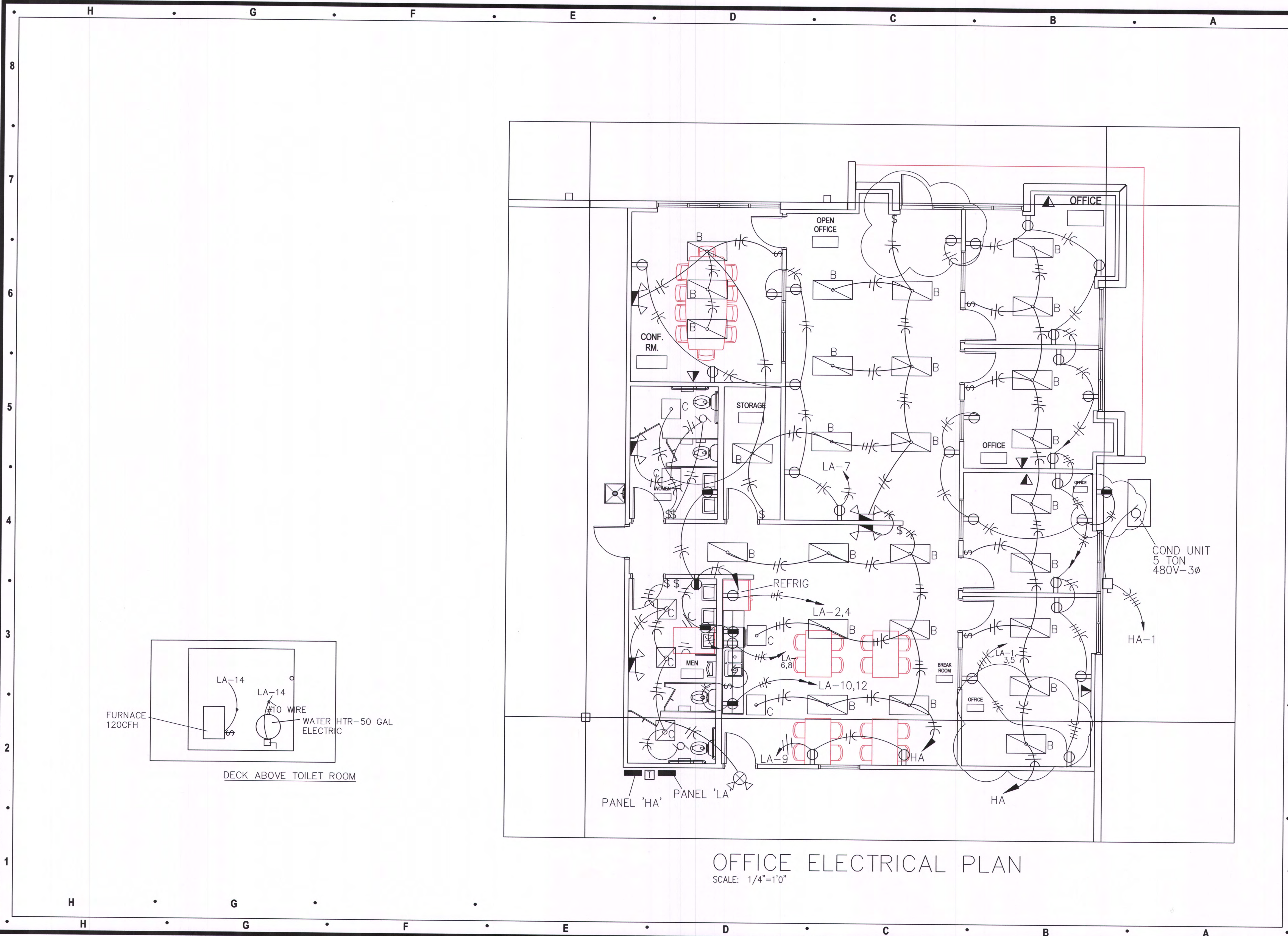
Seal:  


Project Number: 2313  
Project Type: TENANT FINISH  
Project Name and Address:  
  
SPRITUS  
2237 NW Town Centre Blvd.  
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Issue: Date:  
Permit Drawings 02.06.24  
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Sheet Title:  
  
MP-1





OFFICE ELECTRICAL PLAN  
SCALE: 1/4"=1'0"

Architect:  
  
MIDWEST ARCHITECTS  
1120 NW Eagle Ridge Blvd.  
Grain Valley, Missouri 64029  
t: (816) 229-8115

Client:  
  
Ward Development  
1120 NW Eagle Ridge Blvd.  
Grain Valley, Missouri 64029  
t: (816) 229-8115

Consultants:  
  
MEP Engineering:  
Casburn Consultants  
Professional Engineering  
128 SW Hillcrest Lane  
Lee's Summit, MO 64063  
t: (816) 726-6531

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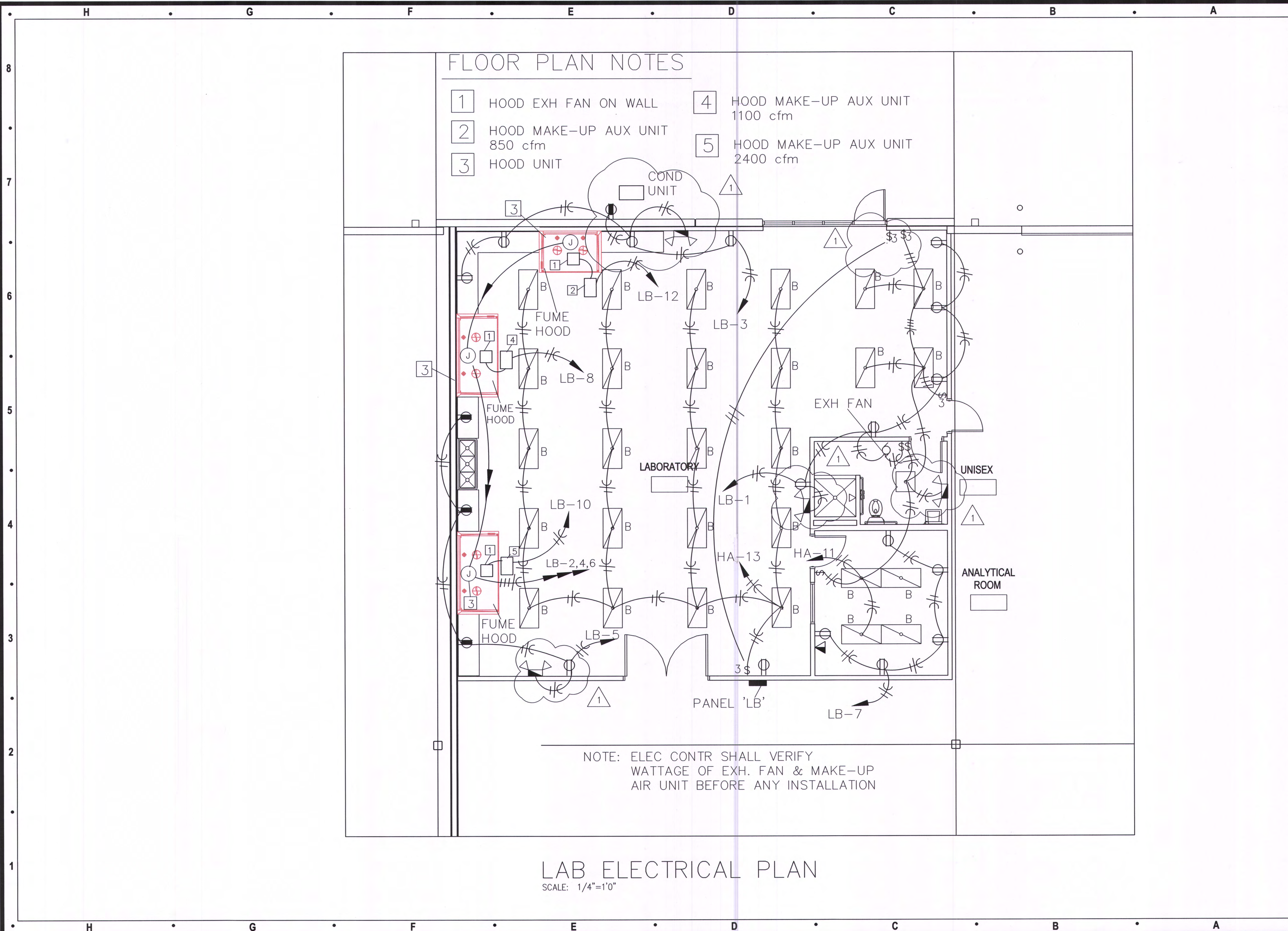
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FLOOR PLAN NOTES

- 1 HOOD EXH FAN ON WALL
- 2 HOOD MAKE-UP AUX UNIT 850 cfm
- 3 HOOD UNIT
- 4 HOOD MAKE-UP AUX UNIT 1100 cfm
- 5 HOOD MAKE-UP AUX UNIT 2400 cfm

Architect:  
MIDWEST ARCHITECTS  
1120 NW Eagle Ridge Blvd.  
Grain Valley, Missouri 64029  
t: (816) 229-8115

Client:  
Ward Development  
1120 NW Eagle Ridge Blvd.  
Grain Valley, Missouri 64029  
t: (816) 229-8115

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Professional Engineering  
128 SW Hillcrest Lane  
Lee's Summit, MO 64063  
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**E-3**



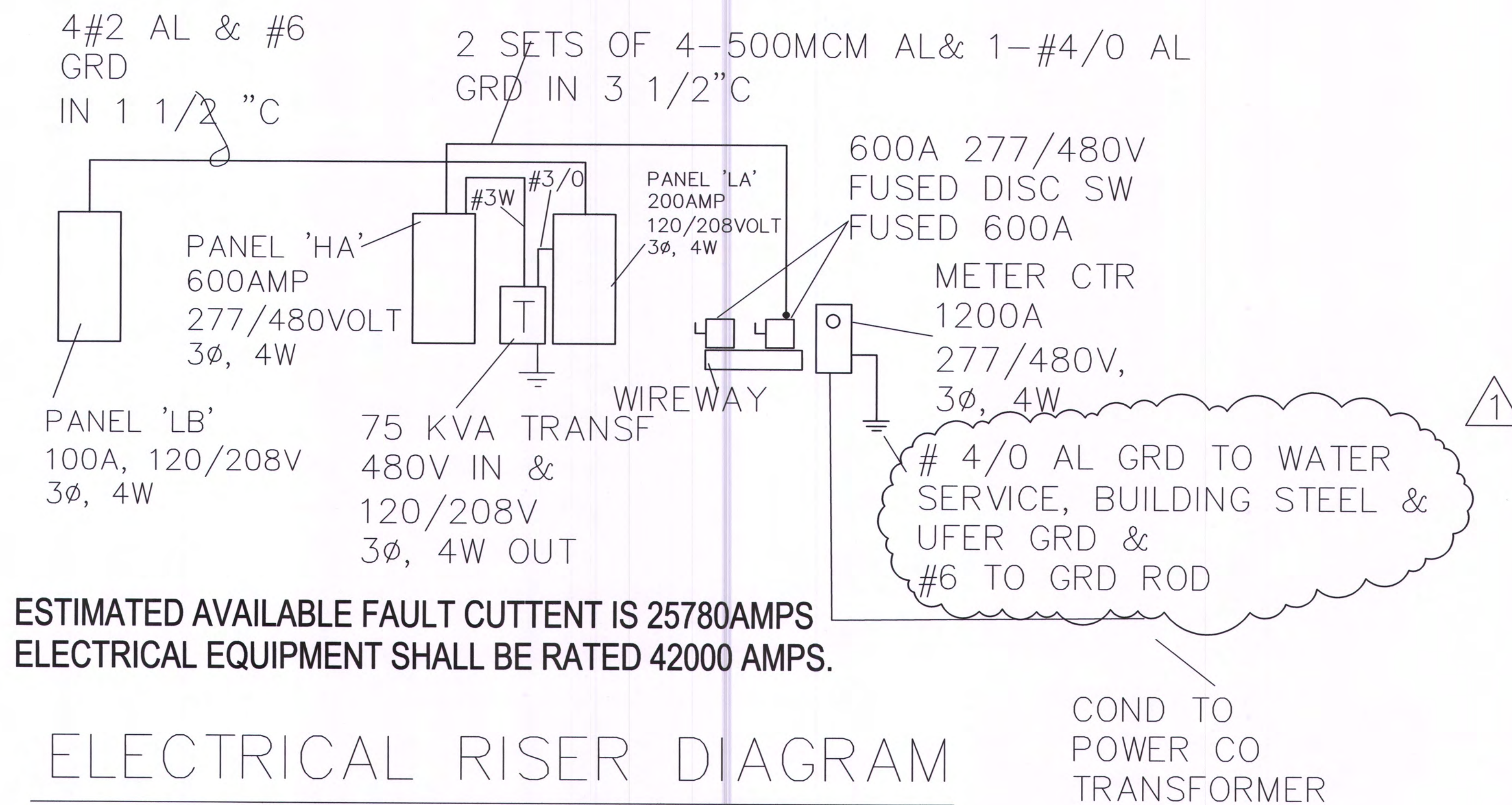
PANEL LA		MOUNTING SURFACE	BUS 200A MAIN 200A		TYPE	BOLT-IN
LOCATION		WAREHOUSE	VOLT 120/208	3 Ø 4	WIRE	
CKT. NO.	DESCRIPTION	BKR.	CKT. V.A.	BKR.	DESCRIPTION	CKT. NO.
1	RECEPTS	20	1400	800	REFRIG	2
3	RECEPTS	20	1400	400	TLT REC	4
5	RECEPTS	20	1400	1200	DISHWASHER	6
7	RECEPTS	20	1400	800	KIT REC	8
9	RECEPTS	20	800	800	KIT REC	10
11	WH LIGHTING	20	120	1000	DISPOSAL	12
13	PANEL 'LB'	100/3	30KW	9000	30/3	WATER HEATER
15						16
17						18
19	SPARES	20			SPACES	20
21	SPARES	20			SPACES	22
23	SPARES	20			SPACES	24
25	SPARES	20			SPACES	26
27	SPARES	20			SPACES	28
29	SPARES	20			SPACES	30
31	SPARES	20			SPACES	32
33	SPARES	20			SPACES	34
35	SPARES	20			SPACES	36
37	SPARES	20			SPACES	38
39	SPARES	20			SPACES	40
41	SPARES	20			SPACES	42
					TOTAL VOLT AMPS	

PANEL HA		MOUNTING SURFACE	BUS 600A MAIN MLO		TYPE	BOLT-IN
LOCATION		WAREHOUSE	VOLT 277/480	3 Ø 4	WIRE	
CKT. NO.	DESCRIPTION	BKR.	CKT. V.A.	BKR.	DESCRIPTION	CKT. NO.
1	COND UNIT				COND UNIT	2
3	5 TON				5 TON	4
5						6
7	LIGHTING	20	450	2000	20	WAREHOUSE LIGHTING
9	LIGHTING	20	1000	600	20	WAREHOUSE LIGHTING
11	LAB LIGHTING	20	3000	3000	20	WAREHOUSE LIGHTING
13	LAB LIGHTING	20	1000	3000	20	WAREHOUSE LIGHTING
15	PANEL TR 75 KVA	100/3	75KW	3000	20	WAREHOUSE LIGHTING
17					SPACE	18
19					SPACE	20
21	SPARE	20			SPACE	22
23	SPARE	20			SPACE	24
25	SPARE	20			SPACE	26
27	SPARE	20			SPACE	28
29	SPARE	20			SPACE	30
31	SPARE	20			SPACE	32
33	SPARE	20			SPACE	34
35	SPARE	20			SPACE	36
37	SPARE	20			SPACE	38
39	SPARE	20			SPACE	40
41	SPARE	20			SPACE	42
					TOTAL VOLT AMPS	

PANEL LB		MOUNTING SURFACE	BUS 200A MAIN 100A		TYPE	BOLT-IN
LOCATION		WAREHOUSE	VOLT 120/208	3 Ø 4	WIRE	
CKT. NO.	DESCRIPTION	BKR.	CKT. V.A.	BKR.	DESCRIPTION	CKT. NO.
1	RECEPTS	20	1000	1000	20	FUME HOOD
3	RECEPTS	20	800	1000	20	FUME HOOD
5	RECEPTS	20	1000	1000	20	FUME HOOD
7	RECEPTS	20	1000	1200	20	FUME EXH AND MUA
9	WATER HEATER	40/2	4500	1200	20	FUME EXH AND MUA
11				1200	20	FUME EXH AND MUA
13	SPARE	20				SPACE
15	SPARE	20				SPACE
17	SPARE	20				SPACE
19	SPARE	20				SPACE
21	SPARE	20				SPACE
23	SPARE	20				SPACE
25	SPARE	20				SPACE
27	SPARE	20				SPACE
29	SPARE	20				SPACE
					TOTAL VOLT AMPS	

## LIGHT FIXTURE SCHEDULE

- A RAB #H17 HIGH BAY LED, 150WATT, 277V, 4000K, WITH CORD PROVIDE WITH HOOK TO HANG FROM ROOF
- B EIKO #SLM2462C5840U 2'X4' LEDSLIM PANEL 6200 LUMENS, 4000K, 50 WATT, 120 V
- C SIMILAR TO TYPE B EXCEPT 2'X2'LED, 120DDEDIT
- D WILLIAMS 6" ROUND LED DOWNLIGHT #6DR-TL-L20/840-M-VOLT HOUSING AND #L CS TRIM FOR SHOWER
- ⊗ COMBO EXIT/ EMERGENCY LIGHT LITHONIA #LHQM LED RHO
- EMERGENCY LIGHT LITHONIA #ELM2 LED



Architect:

MIDWEST ARCHITECTS  
1120 NW Eagle Ridge Blvd.  
Grain Valley, Missouri 64029  
t: (816) 229-8115

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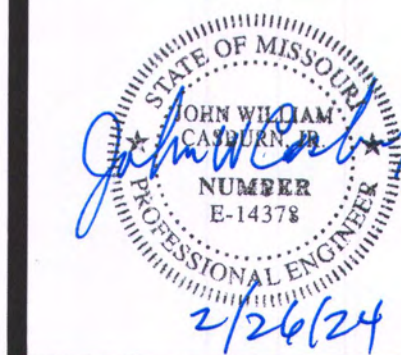
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t: (816) 229-8115

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E-4