



St. Louis
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St. Louis, Missouri 63102
(314) 231-5700

PROJECT TEAM:
GENERAL CONTRACTOR

Melissa Vasel
Circadia Construction St. Louis Location
1325 N Warson Road
St. Louis, MO 63132
www.circadia.net

PROFESSIONAL SEAL:



04/11/25

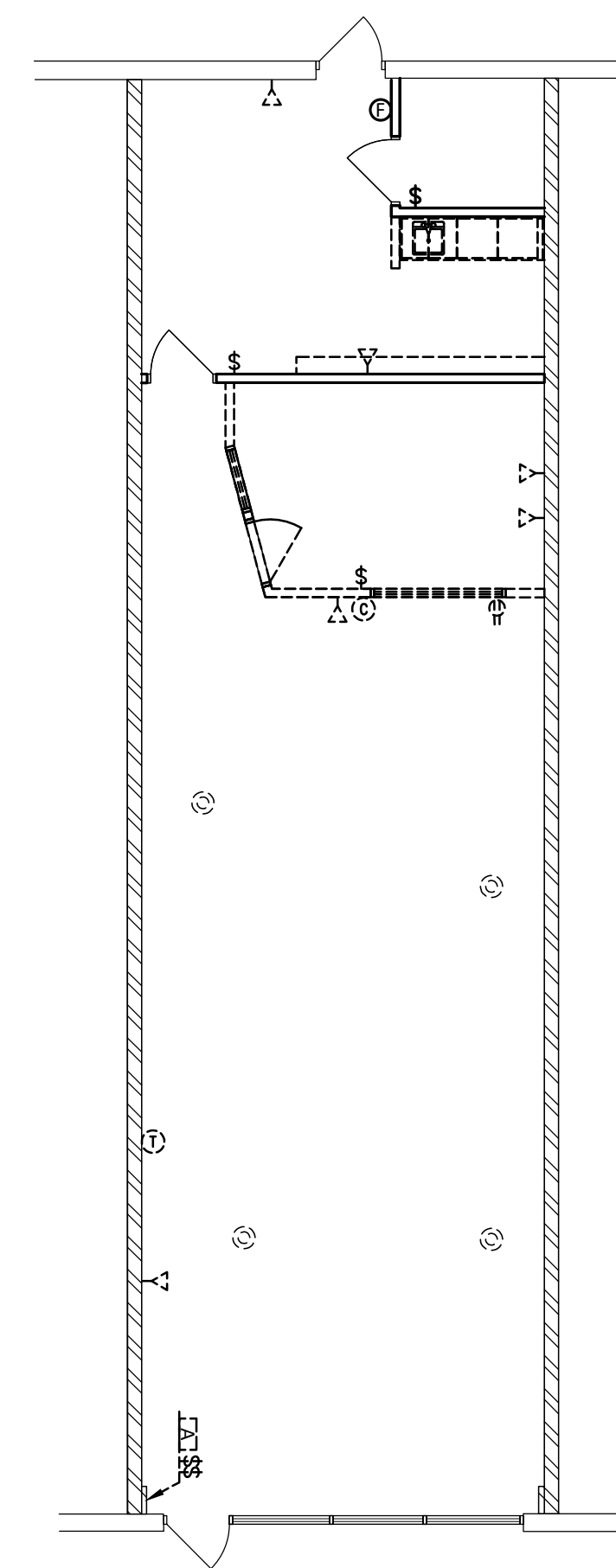
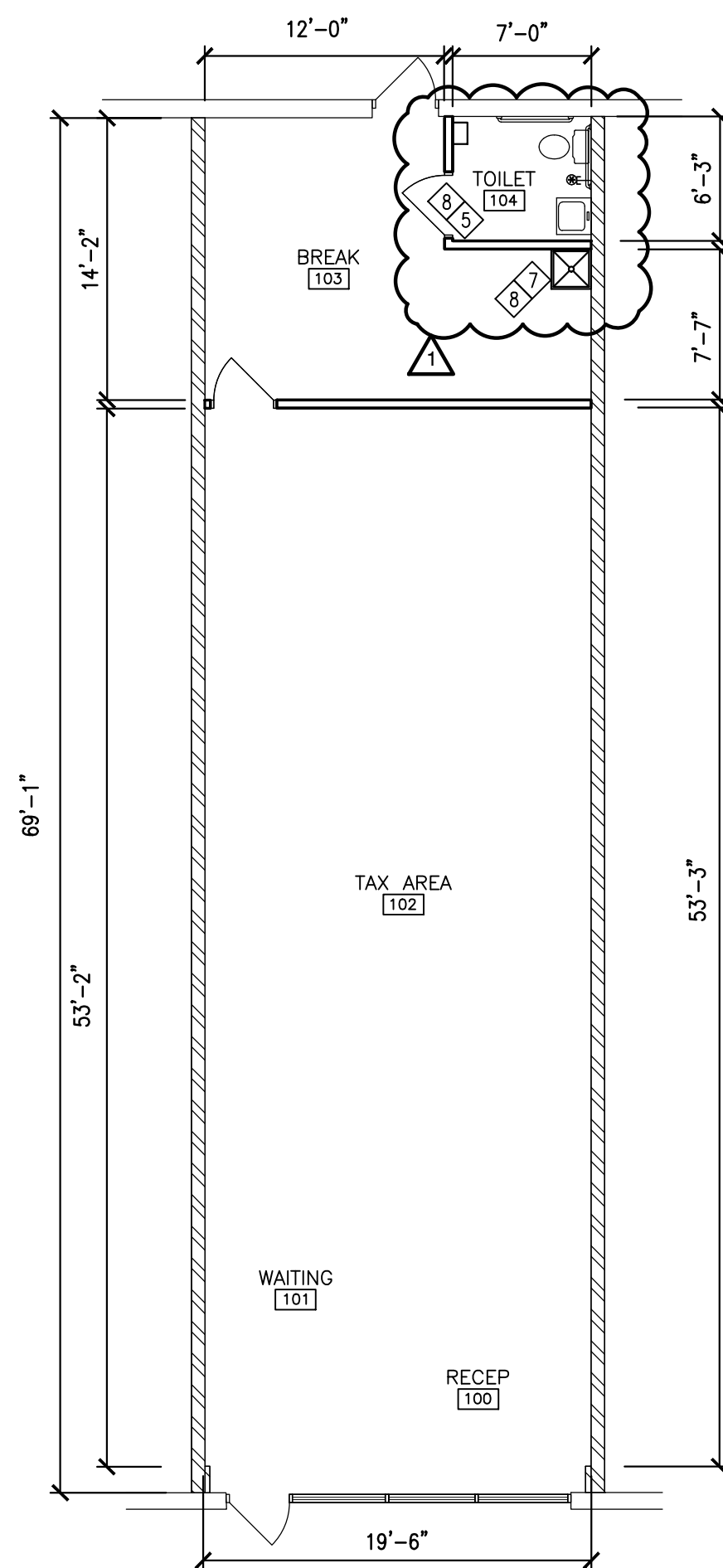
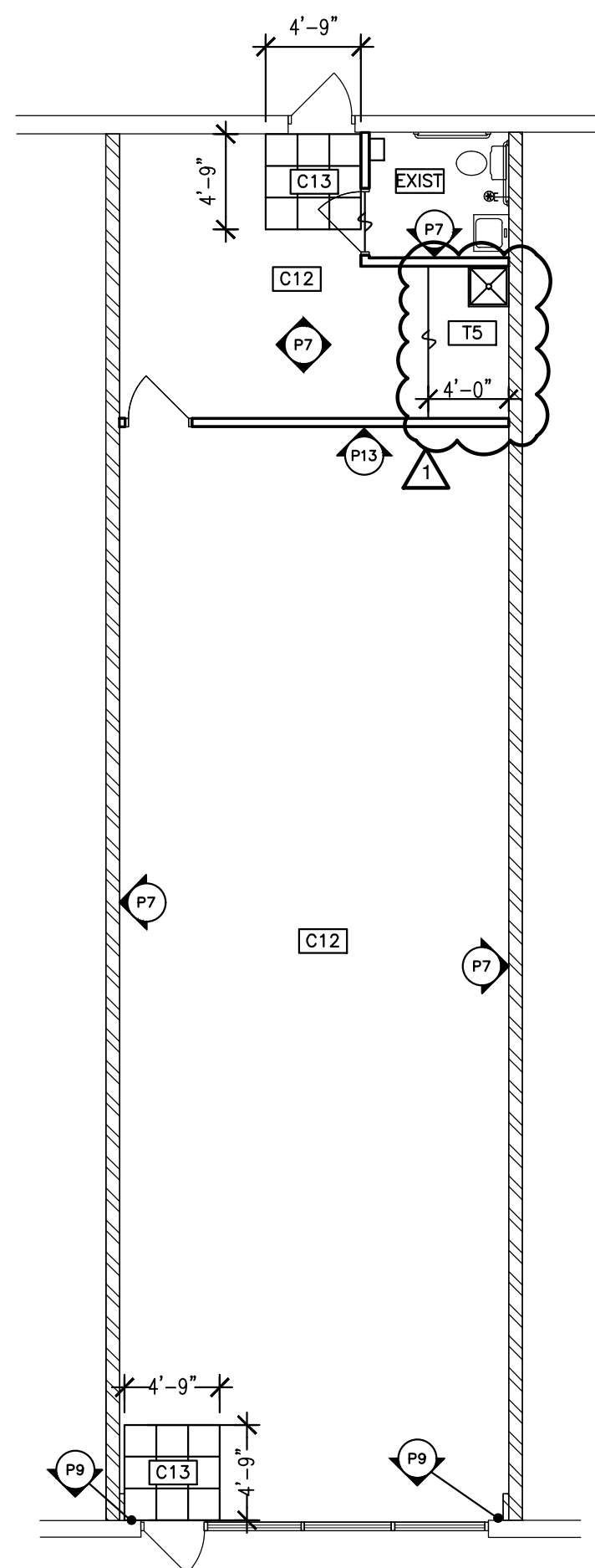
PROJECT TITLE:

COMMERCIAL TENANT IMPROVEMENT FOR:

H&R BLOCK

BRANCH #24168

Center Name
1127 NE Rice Road
Lees Summit, MO 64086



FINISH SPECIFICATIONS:

PAINT
P7 - MORRIS ROOM GREY (#SW 0037)
PRIMER: PREPRITE 200 INTERIOR
PAINT: PROMAR 200 INTERIOR ZERO VOC
EGGSHELL (2 COATS)
P9 - COLLONADE GRAY (#SW 7641)
PRIMER: PREPRITE 200 INTERIOR
PAINT: PROMAR 200 INTERIOR ZERO VOC
EGGSHELL (2 COATS)
P13 - PEPPERCOGN (#SW 7674)
PRIMER: PREPRITE 200 INTERIOR
PAINT: PROMAR 200 INTERIOR ZERO VOC
EGGSHELL (2 COATS)
**STAIRS TO BE PAINTED P7
DOORS AND DOOR FRAMES TO BE PAINTED P7
**ALL FREESTANDING/STRUCTURAL
COLUMNS TO BE PAINTED P7**
**DOORS AND DOOR FRAMES TO BE
PAINTED TO MATCH WALL COLOR IF
PREVIOUSLY PAINTED**
DRYWALL CEILING PANT (IF REQUIRED)
P11 - CEILING BRIGHT WHITE (#SW 7007)
PRIMER: PREPRITE 200 SERIES
PAINT: PROMAR 200 INTERIOR ZERO VOC
EGGSHELL (2 COATS)
CEILING GRID PANT (IF REQUIRED)
P12 - CEILING BRIGHT WHITE (#SW 7007)
PRIMER: PREPRITE 200 INTERIOR ZERO VOC
EGGSHELL (2 COATS)

CARPET
C12-INTERFACE FLOR 1466602500 DETOURS
COLOR: 184556 CUSTOM
CARPET TO BE INSTALLED BRICK

C13-INTERFACE ENTRY TILE 1388602500
COLOR: 104940 IRON
CARPET TO BE INSTALLED MONOLITHIC

C14-INTERFACE FLOR DETOURS 2M
UNBACKED (COLOR: 104720 SAGE)
FOR STAIRS/RAMPS; MINIMUM OF 25 SY

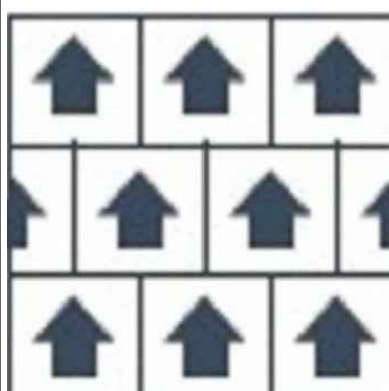
4"/6" VINYL COVE BASE
B1-JOHNSTONE RUBBER BASE
SIZE: 4"/6"
COLOR: 63 BURNT UMBER

LVT
T5 - INTERFACE STEADY STRIDE WOODGRAINS
COLOR: STERLING-B00114
SIZE: 5" x 39"(INSTALL IN ASHLAR PATTERN)

SHEET VINYL
S12 - JOHNSONITE MELODIA 2.0
COLOR: GREY MATTER (965)

TOTAL WALL LINEAR FEET- 237 LF

BRICK PATTERN



FLOORING ORDER

C12 - 1239 SF
C13 - 46 SF
B1 - 210 LF
ADHESIVE - 1285 SF
T5 -N/A

SITE SPECIFIC CONSTRUCTION NOTES

RECEIVING SPACE: AS-IS

1. ALL ELECTRICAL TO BE VERIFIED BY A GENERAL CONTRACTOR.
2. PATCH/REPAIR EXISTING AND DAMAGED PARTITIONS TO REMAIN TO ACCEPT NEW FINISHES.
3. INSTALL PULL STATIONS, SMOKE DETECTORS, & STROBES AS NEEDED PER LOCAL CODE.
4. RE-SWITCH LIGHTING THAT ONLY THE 3-WAY SWITCHER NEAR FRONT AND REAR OF SPACE CONTROL MAIN LIGHTS THROUGHOUT. REMOVE EXTRA SWITCHES NOT REQUIRED THROUGHOUT.
5. IF APPLICABLE, PROVIDE NEW DEDICATED SIGN CIRCUIT AND TIMER ON A SEPARATE TIMER. J-BOX TO BE MOUNTED WITHIN 6 FEET OF CENTER LINE OF STORE FRONT AND MAKE FINAL CONNECTION.
6. COMPLETE CEILING, FINISH & LOW VOLTAGE SCENE AS OUTLINED ON PLANS (SHEETS A2).
7. PROVIDE NEW INSTALL ALL NEW HANDS-FREE RESTROOM ACCESSORIES: FAUCET, PAPER BLUE ULTRA AUTOMATED PAPER TOWEL DISPENSER & COMPACT GP PRO CORELESS HIGH-CAPACITY TOILET PAPER DISPENSER.
8. CONFIRM EXISTING ELECTRIC PLAN CAN APPROPRIATELY HANDLE HVAC, WATER HEATER, LIGHTS, RECEPTACLES AND OTHER CONNECTED LOAD SHOWN ON PLAN.
9. CLEAN, LEAN & BALANCE HVAC UNIT & DISTRIBUTION AS REQUIRED FOR COMPARABLE BALANCED SYSTEM.
10. EXPAND EXISTING RESTROOM FOR ADA CODE COMPLIANCE. PROVIDE AND INSTALL NEW ADA-COMPLIANT FIXTURES AND ACCESSORIES.
11. EXISTING RESTROOM SINK & TOILET TO REMAIN IN RM 104. CLEAN TO LIKE NEW CONDITION.
12. CONFIRM HOT WATER SERVICE IS EXISTING AND IS IN GOOD WORKING CONDITION.
13. ENSURE HVAC SYSTEM, UTILITY METER, AND ELECTRICAL PLANS ARE ADEQUATELY SPLIT BETWEEN SUITES.

CONSTRUCTION KEYED NOTES

- 5) PROVIDE AND INSTALL NEW RESTROOM ACCESSORIES AS SPECIFIED IN SITE-SPECIFIC NOTES BELOW.

- 7 PROVIDE & INSTALL NEW MOP SINK AS NEEDED PER LOCAL CODE

- 8 PROVIDE & INSTALL FRP IN RESTROOM AND AROUND MOP SINK 4' UP THE WALL PER LOCAL CODE.

CONSTRUCTION GRAPHIC LEGEND

- | | |
|---|---|
|  | NEW DOOR/DOOR IDENTIFICATION |
|  | EXISTING DOOR/DOOR IDENTIFICATION |
|  | DEMO WALL |
|  | EXISTING WALL |
|  | NEW WALL |
|  | NEW INSULATED WALL |
|  | EXISTING TENANT SEPARATION WALL |
|  | SUPPLY AIR REGISTER (FLOOR)
(EX=EXISTING, REL=RELOCATE, N=NEW) |
|  | PARTITION TYPE INDICATOR |
|  | WATER COOLER (PROVIDED BY THE FIELD) |
|  | FIRE EXTINGUISHER |

SITE SPECIFIC DEMOLITION NOTES	
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1. ALL EXISTING OUTLET/DROPS & BLANK FACEPLATES ABOVE 18" AFF IN LOBBY, HALLWAY, AND TAX AREA TO BE REMOVED UNLESS ABOVE STOREFRONT WINDOWS. PATCH/REPAIR TO ACCEPT NEW FINISHES.
2. ALL EXISTING UN-USED ELECTRICAL AND D/O TO BE REMOVED FROM JUNCTION BOX WITH A BLIND COVER PLATE (TO MATCH WALL COLOR) INSTALLED IF AT STANDARD HEIGHT (18" AFF) OR BELOW.
3. ALL EXISTING CONDUIT/PAN/UIT AND SURFACE-MOUNTED JUNCTION BOXES IN LOBBY, HALLWAY, AND TAX AREA TO BE REMOVED. PATCH/REPAIR TO ACCEPT NEW FINISHES.
4. ALL EXISTING ADJACENT SURFACES TO BE REMOVED AND REFINISHED TO RECEIVE NEW FINISHES.
5. PATCH/REPAIR SURFACES AS NEEDED THROUGHOUT TO ACCEPT NEW FINISHES.
6. DEMO PARTITIONS AS SHOWN ON PLAN. PATCH/REPAIR ADJACENT SURFACES AS NEEDED.
7. REMOVE ALL FLOORING AND PROVIDE SMOOTH CONCRETE FLOOR TO ACCEPT NEW FINISHES. EXISTING CERAMIC TILE IN THE RESTROOM TO REMAIN.
8. REMOVE ALL CEILING, WALL, AND FLOOR FINISHES IN KITCHEN, KITCHEN FIXTURES, CASEWORK, ETC.) LEFT BY PREVIOUS TENANT. PATCH/REPAIR SURFACES AS NEEDED TO ACCEPT NEW FINISHES.

LINEAR FEET DEMO - 25 LF
NEW DEMISING WALL- NA LF
NEW INTERIOR WALL- NA LF
NEW INSULATED WALL- NA LF
TOTAL WALL LINEAR FT - 237 LF

DEMO LEGEND:

-  REMOVE EXISTING DUPLEX RECEPTACLE
 EXISTING VOICE/DATA - INSTALL BLANK FACE PLATE

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No.	Description	Date
1	BUILDING COMMENTS	04-11-25

SHEET TITLE:

DEMOLITION /
CONSTRUCTION / FINISH
PLANS

PROJECT NUMBER

SHEET NUMBER:

2025925.001

Drawn By:

RAC

Issue Date

March 20, 2025

A1

PROJECT TEAM:
GENERAL CONTRACTOR:

Melissa Vasei
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1325 N Warson Road
St. Louis, MO 63132
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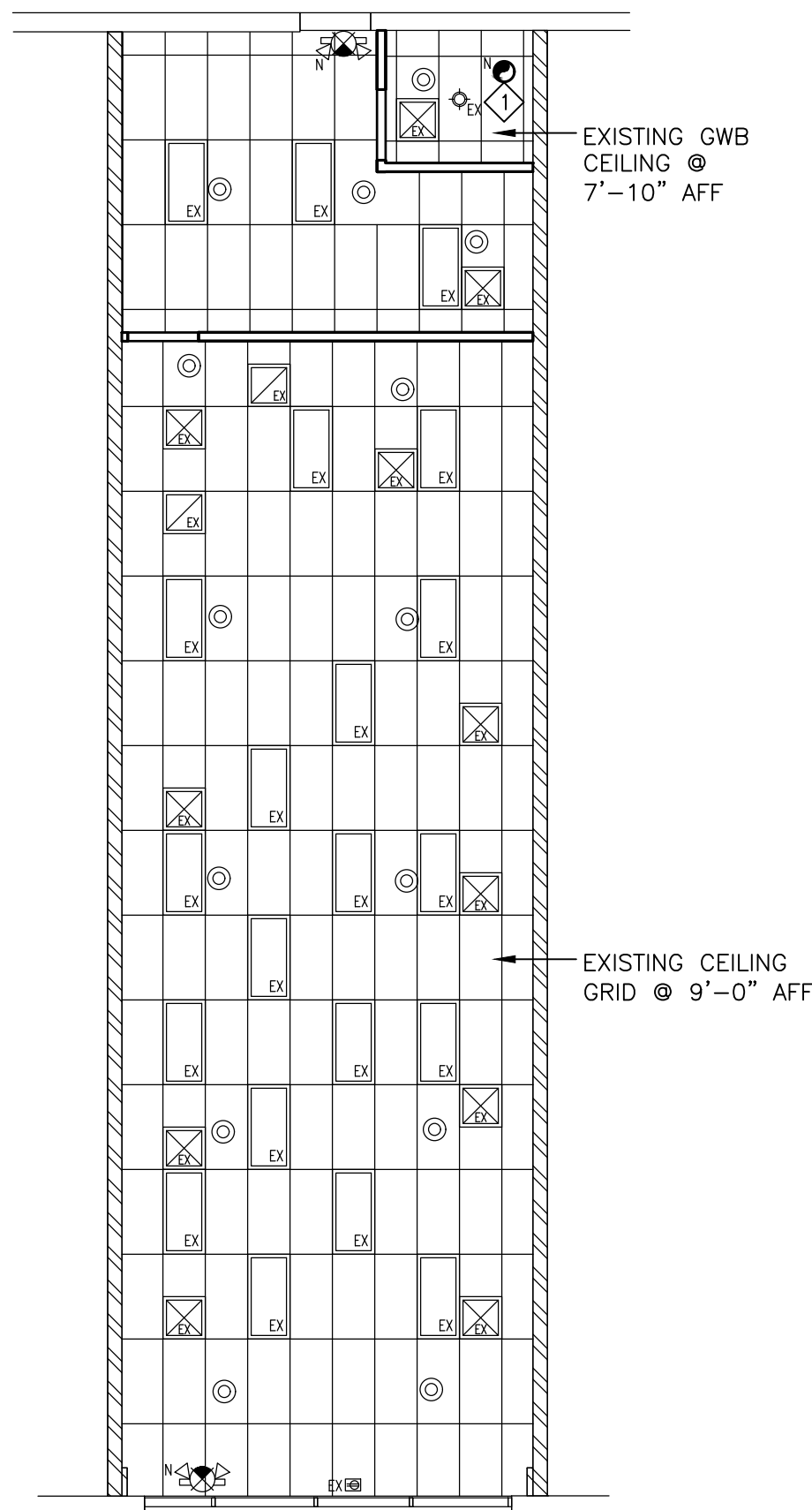
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03/20/25

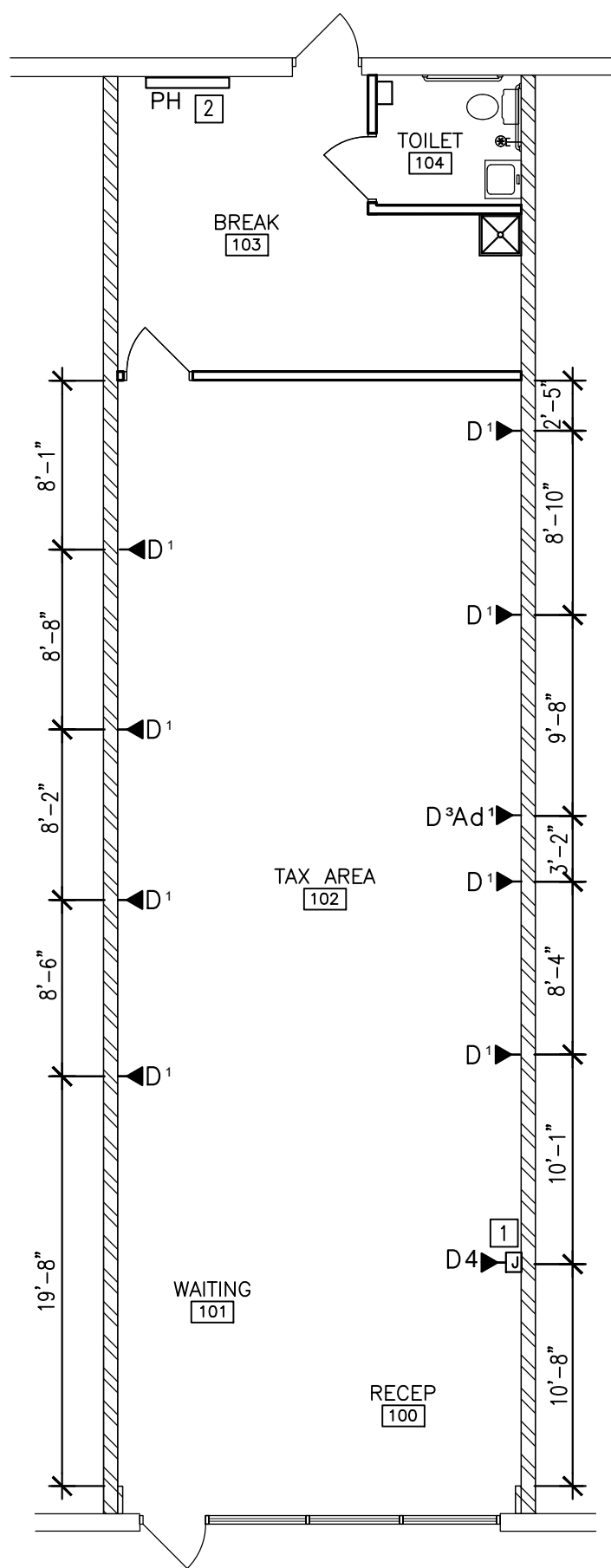
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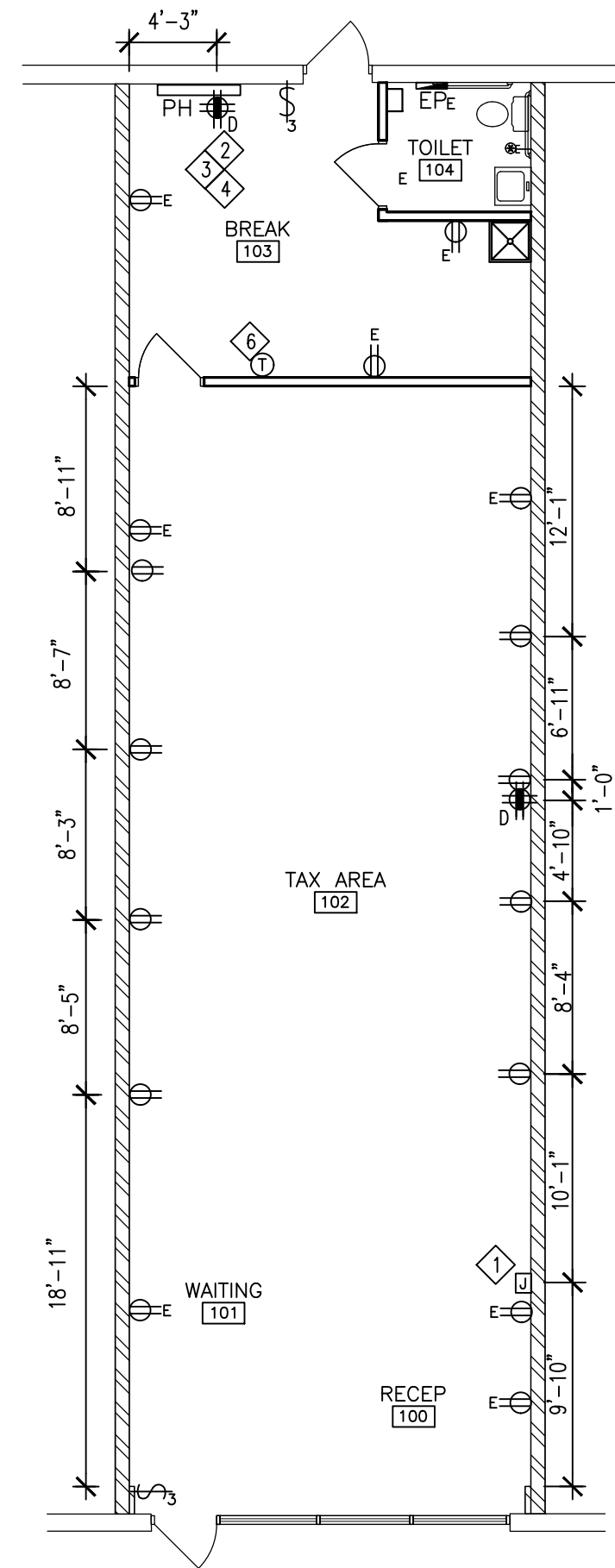
REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"



LOW VOLTAGE PLAN

SCALE: 1/8" = 1'-0"



POWER PLAN

SCALE: 1/8" = 1'-0"

REFLECTED CEILING PLAN GRAPHIC LEGEND

- | | |
|--|---|
| 2'x4' LED LIGHT FIXTURE
(E=EXISTING, REL=RELOCATE, N=NEW) | EXISTING RETURN AIR GRILLE
(EX=EXISTING, REL=RELOCATE, N=NEW) |
| CEILING DUPLEX (EX=EXISTING, REL=RELOCATE, N=NEW) | EXISTING SUPPLY AIR DIFFUSER
(EX=EXISTING, REL=RELOCATE, N=NEW) |
| EXHAUST FAN (EX=EXISTING, REL=RELOCATE) | COMBINATION ILLUMINATED EXIT SIGN / EMERGENCY LIGHT
(EX=EXISTING, REL=RELOCATE, N=NEW) |
| SPRINKLER HEAD (EX=EXISTING, REL=RELOCATE, N=NEW) | |

CEILING PLAN SITE SPECIFIC NOTES

- EXISTING CEILING GRID TO REMAIN; PATCH/PAINT AS NEEDED.
- REPLACE ANY STAINED/DAMAGED/MISSING CEILING TILES THROUGHOUT. NEW TILES TO MATCH EXISTING.
- RETROFIT EXISTING LIGHT FIXTURES TO LED WITH BALLAST BYPASS, REMOVING BALLAST DEVICE FROM LIGHT FIXTURE, REWIRING AND USING A PLUG-AND-PLAY A/B LED TUBE.
- EXPAND CEILING GRID FROM WALL DEMO.

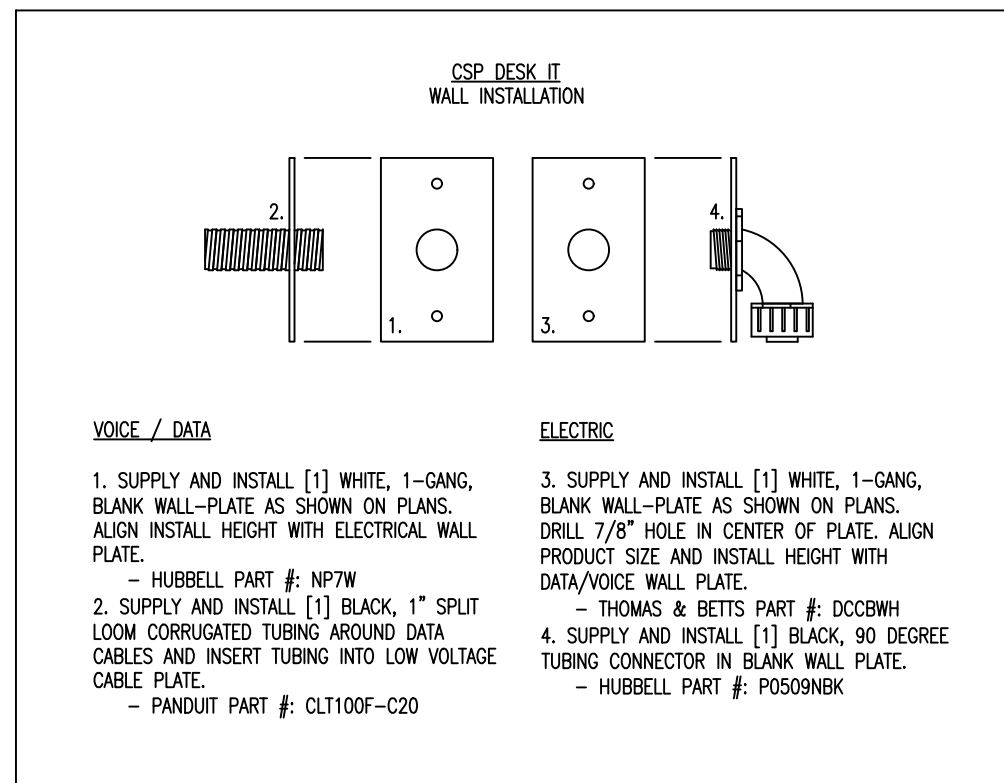
CEILING PLAN GENERAL NOTES

- THIS PLAN IS A DESIGN INTENT DRAWING ONLY. ALL ELECTRICAL LOAD CALCULATIONS ARE TO BE COMPLETED BY A LICENSED ELECTRICIAN AS REQUIRED.
- SWITCHING IS NOT SHOWN. TO BE COMPLETED BY A LICENSED ELECTRICIAN AS REQUIRED.

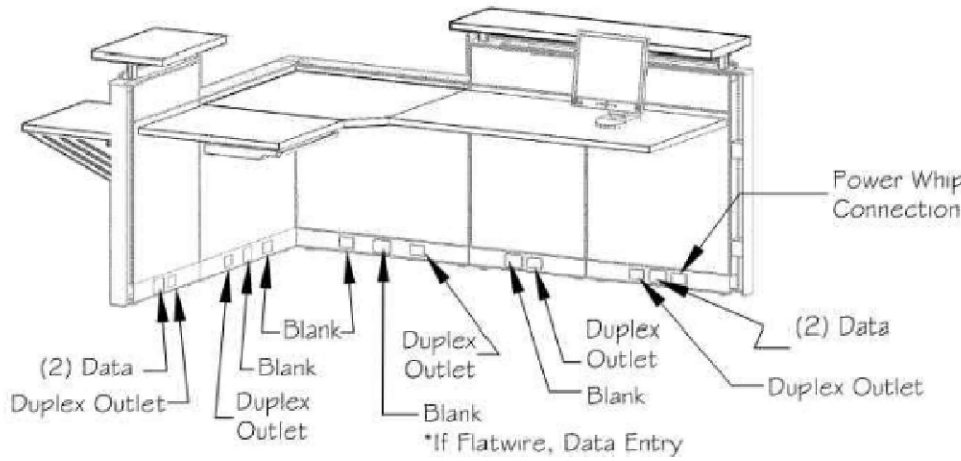
CEILING PLAN KEYED NOTES

- GC TO INSTALL EXHAUST FAN IN RESTROOM.

CSP POWER WHIP & D/V HOOK-UP



CANVAS CSP DESK ELECTRICAL



- WALL TERMINATIONS
- DATA (D)-BLUE, CAT 6, RJ45 CONNECTOR/JACKS
 - VOICE (V)-WHITE, CAT 6, RJ45 CONNECTORS/JACKS
 - TERMINATE ON BLUE PAIRS
 - ANALOG (A)-BLACK, CAT 6, RJ45 CONNECTORS/JACKS
 - TERMINATE ON ORANGE PAIRS

LABEL ALL TERMINATIONS AT THE BACK ROOM (PATCH PANEL AND 66 BLOCK) AND WALL JACKS BEGINNING AT THE RECEPTION COUNTER MOVING COUNTER CLOCKWISE AS YOU ENTER THE SPACE. PARTITION WALLS ARE LABELED MOVING COUNTER CLOCKWISE WITH PERIMETER WALLS. POWER POLES ARE LABELED LAST IF USED IN THE SPACE. NUMBER SEQUENCE AS FOLLOWS:

DATA- D1, D2, D3, D4...
VOICE- V1, V2, V3, V4...
ANALOG- A1, A2, A3, A4...

POWER PLAN KEYED NOTES

- CONTRACTOR TO INSTALL JUNCTION BOX AS DIMENSIONED (6" FROM FINISHED FLOOR TO BOTTOM OF EACH J-BOX) AT WALL:
- J-BOX TO HAVE ELEC WHIP TO ACCOMMODATE (6) DUPLEX OUTLETS.
RETURN TRIP AFTER FURNITURE ARRIVES TO MAKE POWER CONNECTION AT WALL & TERMINATE AT KNOCK OUTS IN PANEL BASE.
- CONTRACTOR TO PROVIDE AND INSTALL NEW 4'x4' PHONE BOARD, EQUIPMENT SHELF, AND DATA PATCH PANELS AS NEEDED PER PLAN.
- LEC/CLEC SERVICE TO BE LOCATED WITHIN 2'-0" OF PHONE BOARD. IF EXISTING D-MARC & PATCH PANEL ARE NOT IN LOCATION SHOWN, NOTIFY CONTACT.
- PROVIDE AND INSTALL NEW DEDICATED QUAD AT PHONE BOARD LOCATION.
- RELOCATE THERMOSTAT AS SHOWN FROM DEMO.

LOW VOLTAGE KEYED NOTES

- CONTRACTOR TO INSTALL JUNCTION BOX AS DIMENSIONED (6" FROM FINISHED FLOOR TO BOTTOM OF EACH J-BOX) AT WALL:
- JUNCTION BOX TO HAVE (4) DATA LINES
RETURN TRIP AFTER FURNITURE ARRIVES TO RUN CABLING FOR DATA AT KNOCK OUTS IN PANEL BASE.
- ALL DATA CONNECTIONS TO BE CONSOLIDATED TO NEW PHONE BOARD LOCATION PER PLAN.

POWER / VOICE DATA PLAN GRAPHIC LEGEND

- | | |
|---|---|
| ELECTRICAL PANEL | SWITCH |
| 4'x4' PLYWOOD PHONE BOARD, PAINTED (LABEL VISIBLE) | 3-WAY SWITCH |
| VOICE/DATA -
ASSUME SINGLE GANG BOX TO BE INSTALLED AT EACH LOCATION WITH A MUDRING AND PULLSTRING | THERMOSTAT |
| VOICE/DATA (FLOOR BOX)-
ASSUME SINGLE GANG BOX AT EACH LOCATION. IF REQ'D BY CODE, INSTALL 1" CONDUIT STUBBED AT CEILING AT ALL NEW PARTITIONS, MUDRING AND PULLSTRING ONLY AT EXIST. PARTITIONS TO DEVICE | JBOX |
| DEDICATED, GROUNDED 20-AMP QUAD, MARKED w/ORANGE | SWITCH FOR PENDANTS |
| DUPLEX RECEPTACLE | EXISTING VOICE/DATA |
| QUADRUPLEX RECEPTACLE | EXISTING DATA |
| EXISTING DUPLEX RECEPTACLE | EXISTING VOICE |
| EXISTING QUADRUPLEX RECEPTACLE | EXISTING JUNCTION BOX TO BE RE-USED
- NEW CAT5E CABLING TO BE INSTALLED PER PLAN |

- REMOVE EXISTING DUPLEX RECEPTACLE (SEE DEMO PLAN)

- OCCUPANCY SENSOR

SITE SPECIFIC NOTES

- ALL EXISTING UN-USED D/V TO BE REMOVED FROM JUNCTION BOX WITH A BLANK COVER PLATE (TO MATCH WALL COLOR) INSTALLED OVER THE BOX.

GENERAL NOTES

- CAT 6 MUST BE USED FOR ALL CABLE RUNS (DATA AND ANALOG).
- ALL CABLE RUNS MUST BE SUSPENDED ABOVE THE CEILING USING J HOOKS, O RINGS, OR AS LOCAL CODE REQUIRES.
- PROVIDE 2' to 3' SERVICE LOOPS ABOVE CEILING.
- TERMINATE AND LABEL ALL CABLING AT WALL AND BACK ROOM (PATCH PANELS; 1 DED DATA PANEL)
- EXTEND TELCO DMARC INTO BACK ROOM USING A TWENTY FIVE (25) PAIR OUTDOOR CABLE AND TERMINATE ON 66 BLOCK.
- DMARC EXTENSION- PLEASE REFER TO THE LOW VOLTAGE SPECIFICATIONS FOR INSTRUCTIONS AND ADDITIONAL INFORMATION.

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No.	Description	Date
	BUILDING COMMENTS	04-11-25

SHEET TITLE:

REFLECTED CEILING / POWER / VOICE DATA PLANS

PROJECT NUMBER:

SHEET NUMBER:

2025925.001

Drawn By:

RAC

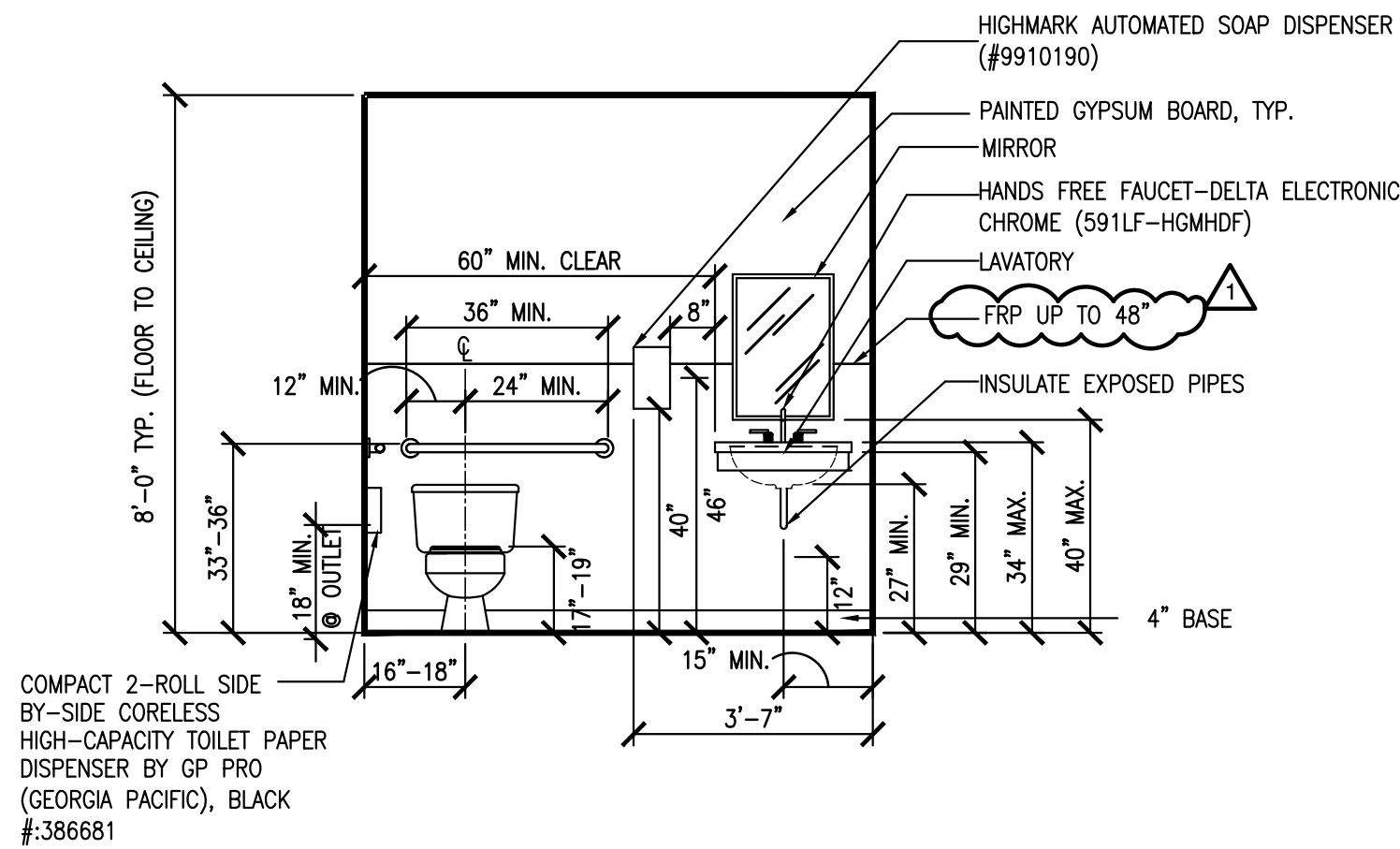
Issue Date:

March 20, 2025

A2



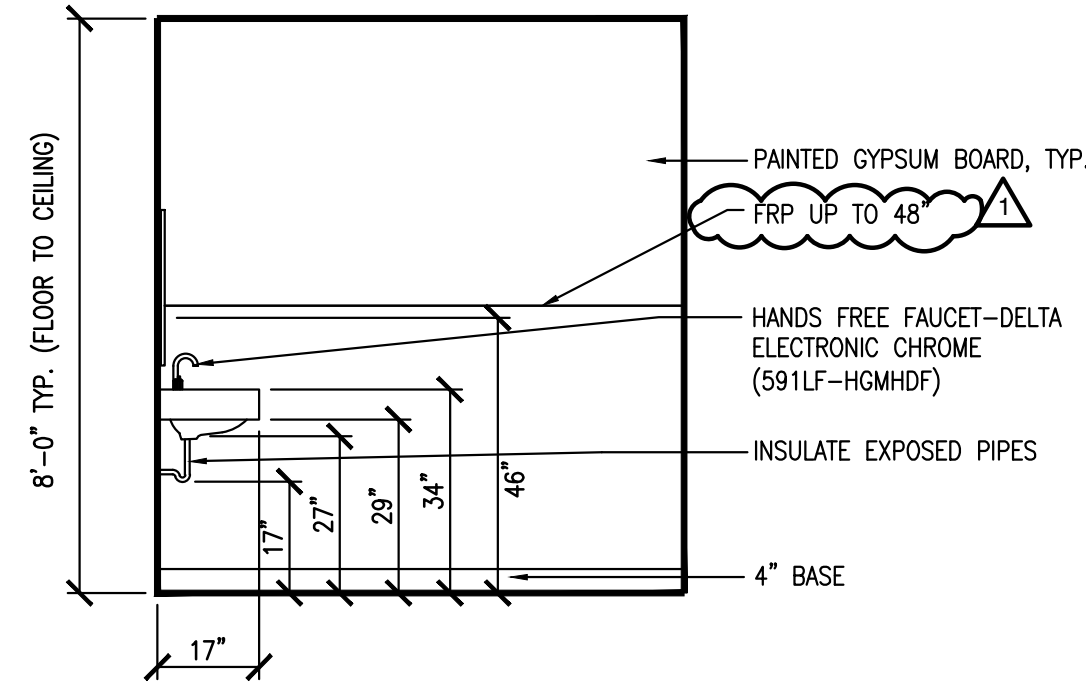
TOILET PAPER DISPENSER SHALL BE INSTALLED UNDER THE GRAB BAR WITH THE OUTLET OF THE DISPENSER LOCATED 18" MIN. ABOVE THE FLOOR. THE DISPENSER SHALL BE 24" MIN. AND 42" MAX. FROM REAR WALL AND SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY, OR DO NOT ALLOW CONTINUOUS PAPER FLOW.



LAVATORY NOTES: PROVIDE 8" MIN. KNEE CLEARANCE, AND 6" MAX. TOE CLEARANCE

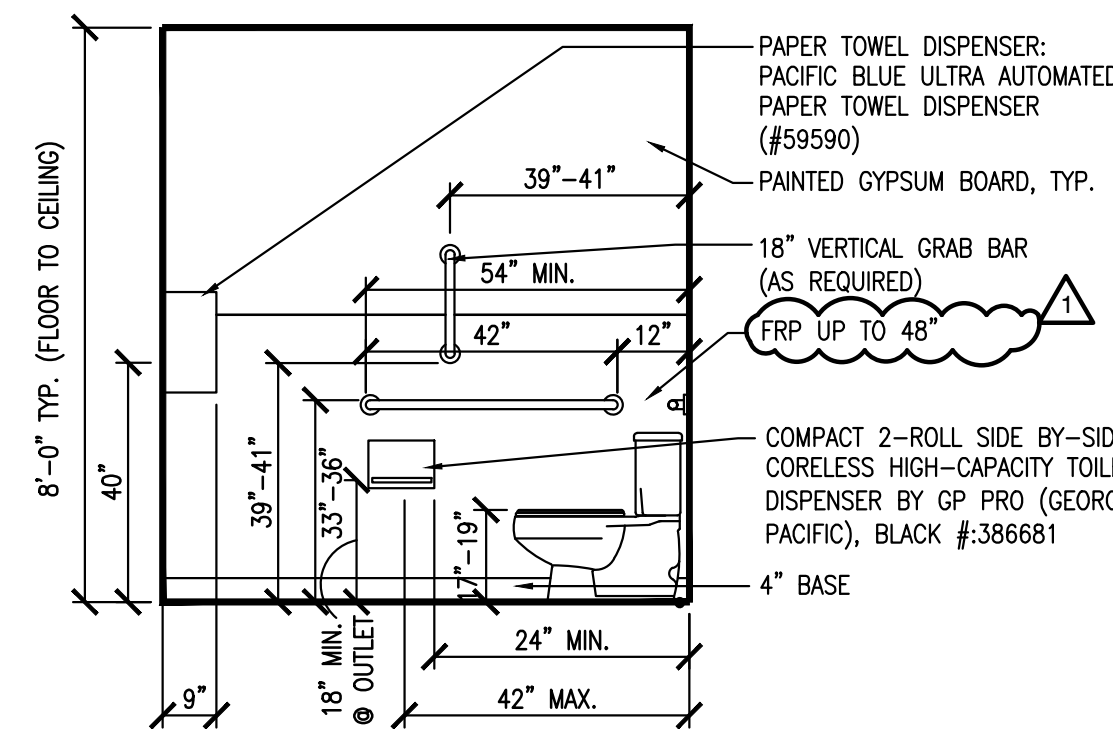
2 RESTROOM ELEVATION

SCALE: 3/8" = 1'-0"



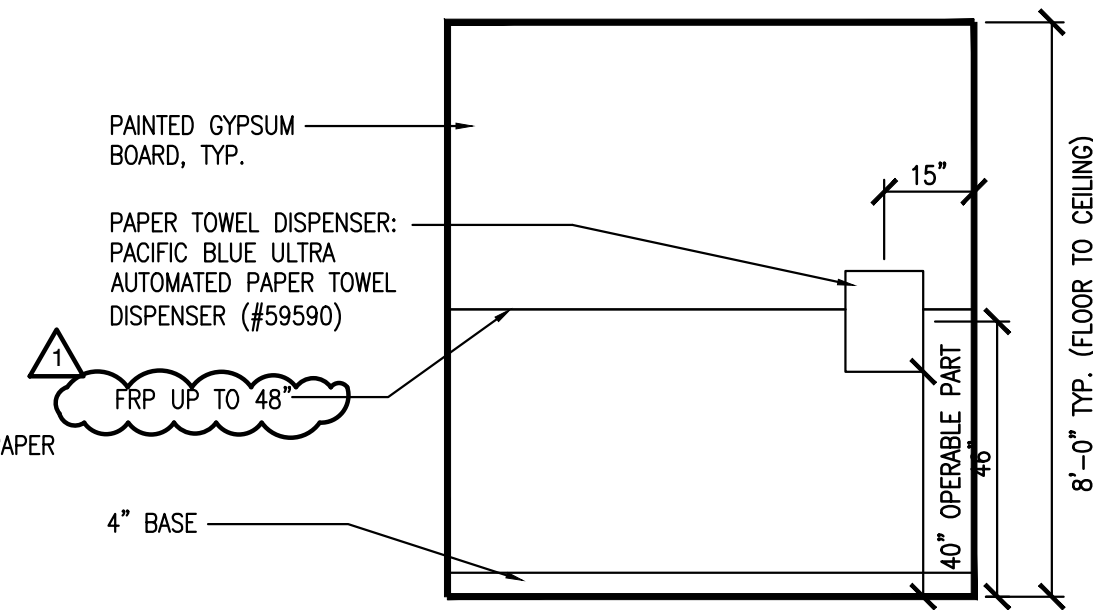
4 RESTROOM ELEVATION

SCALE: 3/8" = 1'-0"

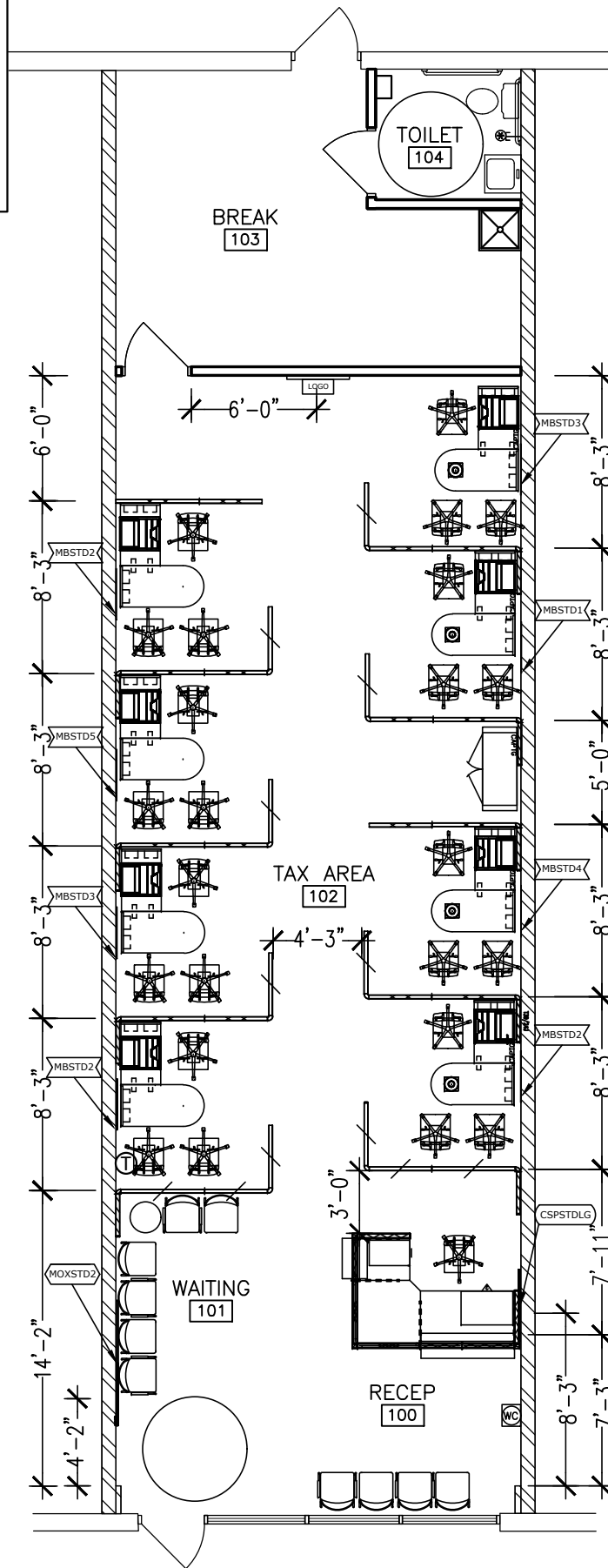


3 RESTROOM ELEVATION

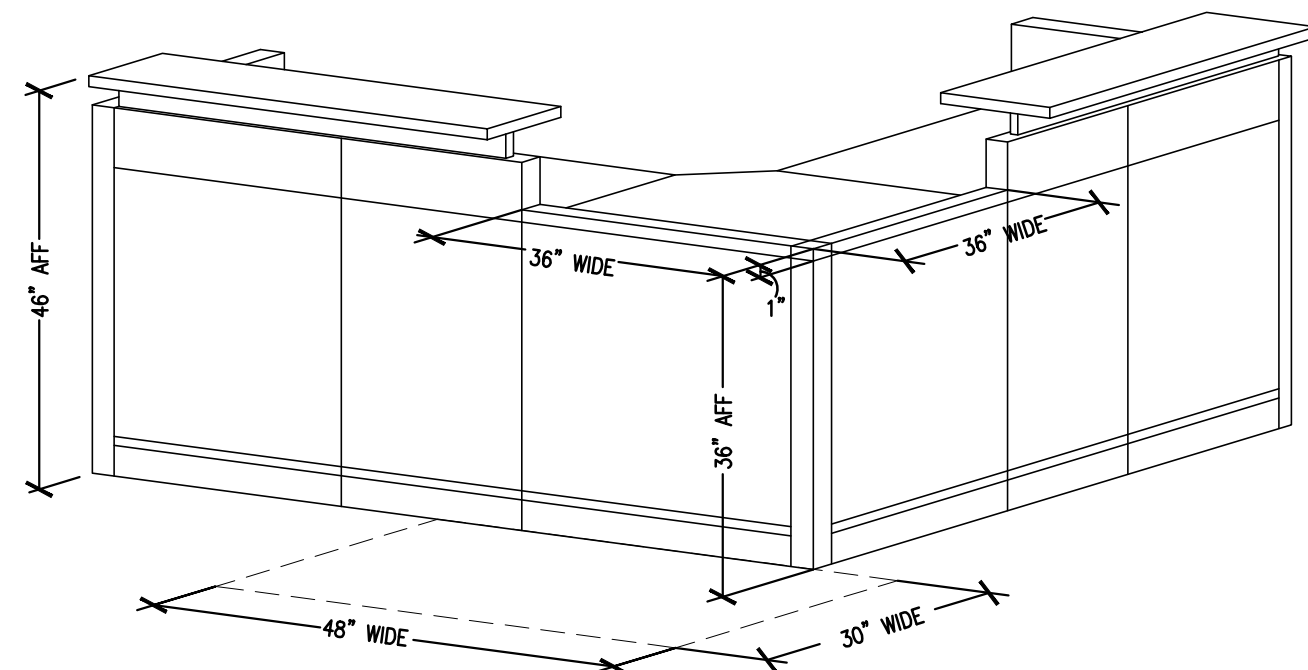
SCALE: 3/8" = 1'-0"



5 RESTROOM ELEVATION
SCALE: 3/8" = 1'-0"



FURNITURE/EQUIP. PLAN
SCALE: 1/8" = 1'-0"



904.3.2 PARALLEL APPROACH. A PORTION OF THE COUNTER SURFACE 36 INCHES MINIMUM IN LENGTH AND 36 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED, WHERE THE COUNTER SURFACE IS LESS THAN 36 INCHES IN LENGTH, THE ENTIRE COUNTER SURFACE SHALL BE 36 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305, POSITIONED FOR PARALLEL APPROACH ADJACENT TO THE ACCESSIBLE COUNTER, SHALL BE PROVIDED.

COMMERCIAL TENANT IMPROVEMENT FOR:

H&R BLOCK
BRANCH #24168

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[illegible]

SHEET TITLE:

FURNITURE PLAN / RESTROOM
DETAILS/ PARTITION TYPES

PROJECT NUMBER:

SHEET NUMBER:

2025925.001
Drawn By:
RAC
Issue Date:
March 20, 2025

A3