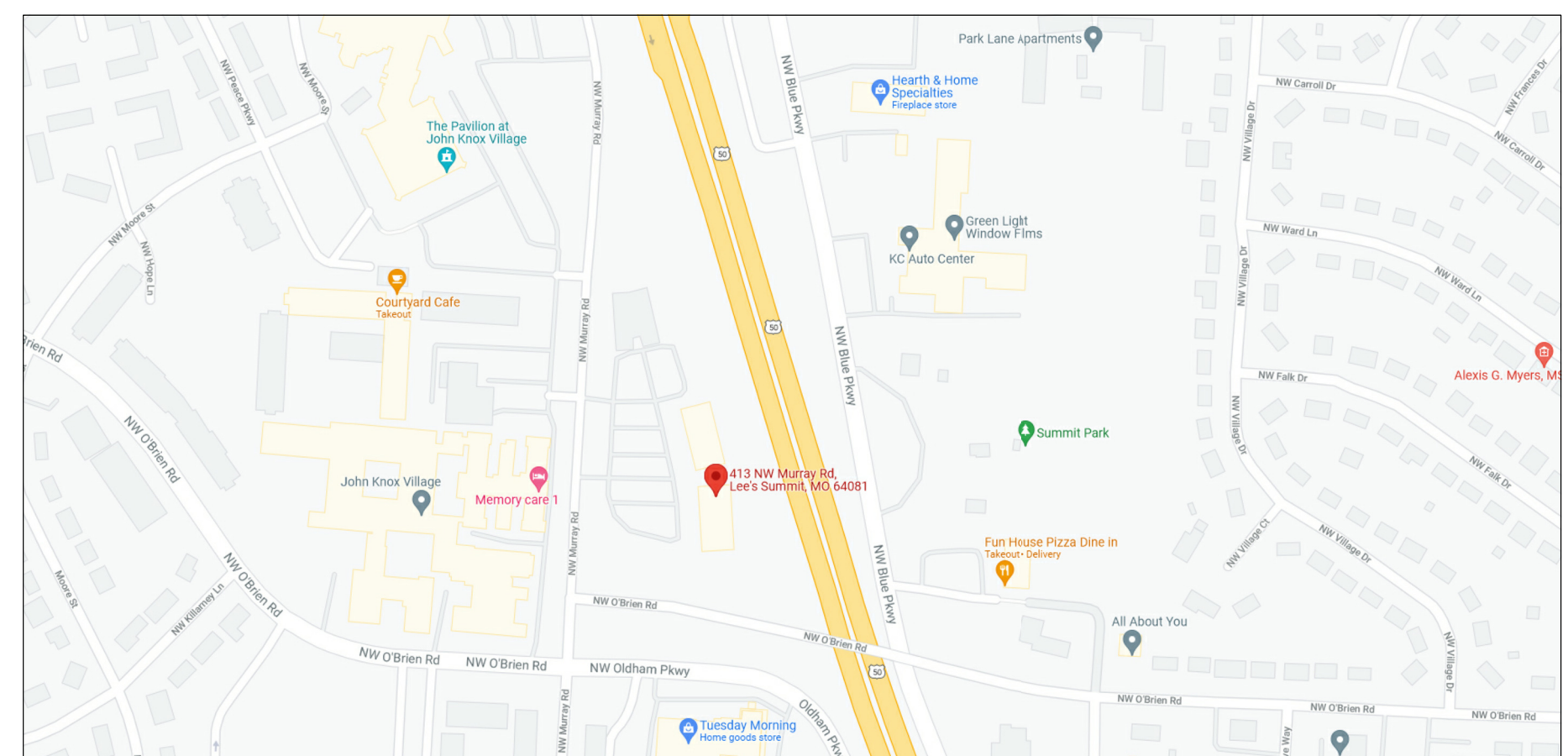


E7 SATELLITE VIEW
N.T.S.



E4 VICINITY MAP
N.T.S.

Plant Legend			
Symbol	Qty	Common	Botanical
	2	American Arborvitae (5ft.)	Thuja occidentalis
	28	Common Boxwood (3Gal)	Buxus sempervirens
	1	Sweetbay Magnolia (5ft)	Magnolia virginiana

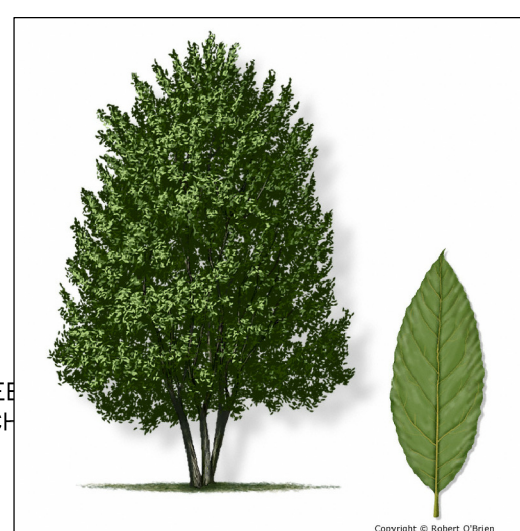
A6 LANDSCAPE PLAN
N.T.S.



AMERICAN ARBORVITAE



COMMON BOXWOOD



SWEETBAY MAGNOLIA BLACK MULCH



SALT & PEPPER COBBLESTONE



A4 LANDSCAPING IMPROVEMENTS
N.T.S.

DRAWING INDEX

PD01	PROJECT INFORMATION / LANDSCAPE PLAN
PD02	TENANT FINISH FLOOR PLAN
PD03	EXTERIOR ELEVATIONS
PD04	EXTERIOR MATERIALS & ELEVATION
PD05	EXTERIOR MATERIALS & 3D RENDERINGS

NOTES

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GENERAL NOTES:

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- THE ARCHITECT DISCLAIMS ANY RESPONSIBILITY FOR THE EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS, OR ANY OTHER DOCUMENTS, DRAWINGS OR OTHER INSTRUMENTS RELATED TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THIS PROJECT, WHICH DO NOT BEAR THE ARCHITECT'S SEAL.
- THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT, OR UNDER HIS SUPERVISION. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN, CONSTITUTE THE ORIGINAL, COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.
- RELATED DOCUMENTS: THESE DRAWINGS ARE A SINGLE PART OF AN INTEGRATED SET OF CONSTRUCTION CONTRACT DOCUMENTS. THE GENERAL CONDITIONS OF THE CONTRACT, THE GENERAL REQUIREMENTS (DIVISION-01 OF THE SPECIFICATIONS), APPLICABLE REQUIREMENTS OF TECHNICAL SPECIFICATIONS, AND OTHER DRAWINGS MAY APPLY TO THE WORK DESCRIBED IN THESE DRAWINGS. FAILURE TO REVIEW OTHER DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.
- COMPLY WITH ALL LAWS, CODES AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION, AND WITH REQUIREMENTS OF THE LANDLORD IF APPLICABLE.
- VERIFY ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORK CONSTITUTES VERIFICATION AND ACCEPTANCE OF EXISTING CONDITIONS.
- CALCULATE AND MEASURE REQUIRED DIMENSIONS, DO NOT SCALE THE DRAWINGS UNLESS OTHERWISE DIRECTED.
- APPLICATION OF A MATERIAL OR EQUIPMENT ITEM TO WORK INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT WORK, AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALLATION DIMENSIONS SHOWN ARE TO THE FINISH FACE OF MATERIAL, UNLESS OTHERWISE INDICATED.

PROJECT DESCRIPTION	TENANT IMPROVEMENT
BUILDING CODE	2018 INTERNATIONAL BUILDING CODE
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE
PLUMBING CODE	2018 INTERNATIONAL PLUMBING CODE
MECHANICAL CODE	2018 INTERNATIONAL MECHANICAL CODE
ENERGY CODE	2018 INTERNATIONAL ENERGY CONSERVATION CODE
FUEL AND GAS CODE	2018 INTERNATIONAL FUEL AND GAS CODE
FIRE CODE	2018 INTERNATIONAL FIRE CODE
CONSTRUCTION TYPE	TYPE 2B
FULLY SPRINKLED	YES
MULTIPLE STORIES	NO
SEISMIC ZONE	NO
OCCUPANCY TYPE	(B) BUSINESS
MIXED OCCUPANCY	NO

	2957 SF / 150 GROSS	20 OCCUPANTS
BRAIN BALANCE (NOT IN SCOPE)		
HARKRADER CONSTRUCTION	1640 SF / 150 GROSS	11 OCCUPANTS
FIT MUSCLE AND JOINT CLINIC	5113 SF / 150 GROSS	35 OCCUPANTS
BUILDING COMMON AREA (RESTROOMS, JAN, ELECTRICAL)	380 SF / 150 GROSS	3 OCCUPANTS
GROSS BUILDING AREA TOTAL OCCUPANT LOAD	10,090 GSF	69 OCCUPANTS
MAXIMUM TRAVEL DISTANCE	300 FEET	

EXITS - BRAIN BALANCE	1 REQUIRED	2 PROVIDED
EXITS - HARKRADER CONSTRUCTION	1 REQUIRED	1 PROVIDED
EXITS - FIT MUSCLE AND JOINT CLINIC	2 REQUIRED	2 PROVIDED
WATER CLOSETS - HARKRADER	1 REQUIRED	1 PROVIDED
LAVATORIES - HARKRADER	1 REQUIRED	1 PROVIDED
WATER CLOSETS (MEN) - FIT M&J	1 REQUIRED	2 PROVIDED
LAVATORIES (MEN) - FIT M&J	1 REQUIRED	2 PROVIDED
WATER CLOSETS (WOMEN) - FIT M&J	1 REQUIRED	3 PROVIDED
LAVATORIES (WOMEN) - FIT M&J	1 REQUIRED	2 PROVIDED
DRINKING FOUNTAINS - HARKRADER	1 REQUIRED	0 PROVIDED
DRINKING FOUNTAINS - FIT M&J	1 REQUIRED	1 PROVIDED
UTILITY SINKS (SHARED JANITOR CLOSET)	1 REQUIRED	1 PROVIDED

herron + partners

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CODE CONSULTANT
Vorthmann Consulting, LLC
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CONTRACTOR

BUILDING'S ARCHITECT

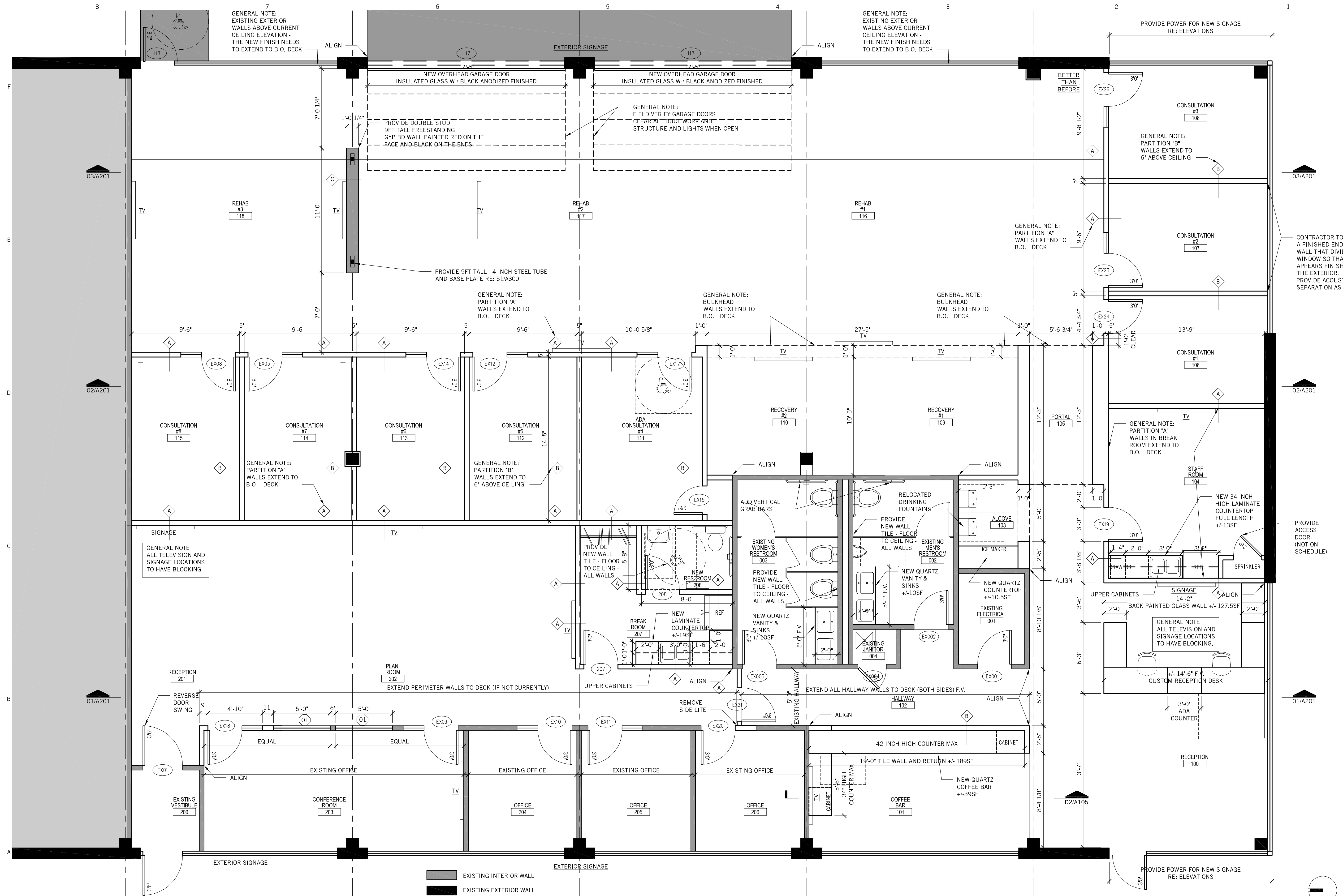
REVISIONS

01	05.17.2021	PRICING SET
02	11.08.2021	CITY COMMENT RESPONSE #1
03	01.12.2022	PLANNING & DEVELOPMENT SUBMITTAL



PROJECT
F.I.T. MUSCLE AND JOINT CLINIC
413 NW MURRAY ROAD
LEE'S SUMMIT, MO 64081
OWNER
F.I.T. MUSCLE & JOINT CLINIC, LLC | 16.2111

SHEET TITLE
PROJECT INFORMATION
LANDSCAPE PLAN
PD01
110.25.21



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A2 FLOOR PLAN
1/4" = 1'-0"

herron + partners

ARCHITECT OF RECORD STRUCTURAL ENGINEER MECHANICAL ENGINEER CODE CONSULTANT CONTRACTOR BUILDING'S ARCHITECT REVISIONS SEAL PROJECT SHEET TITLE

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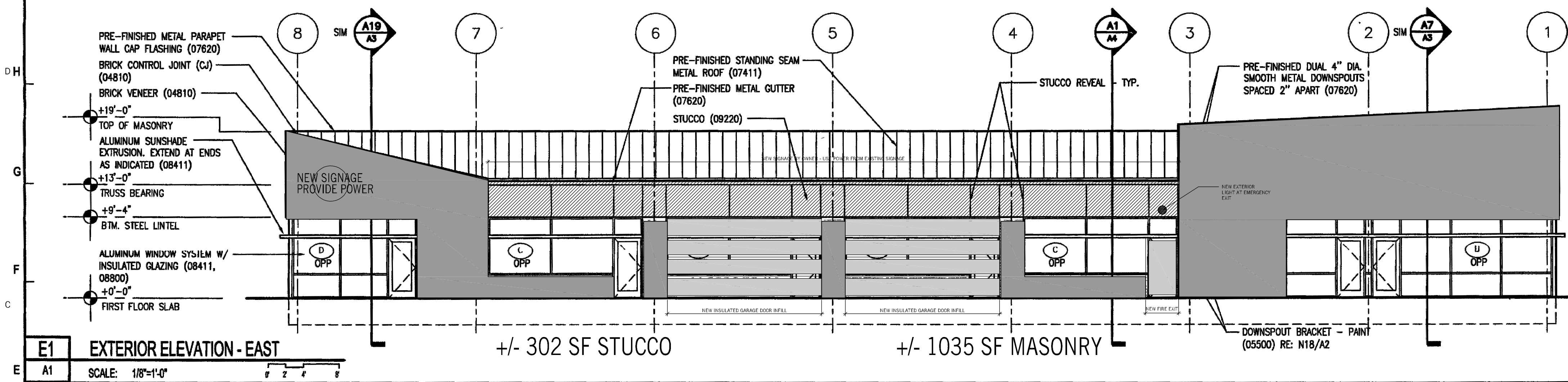
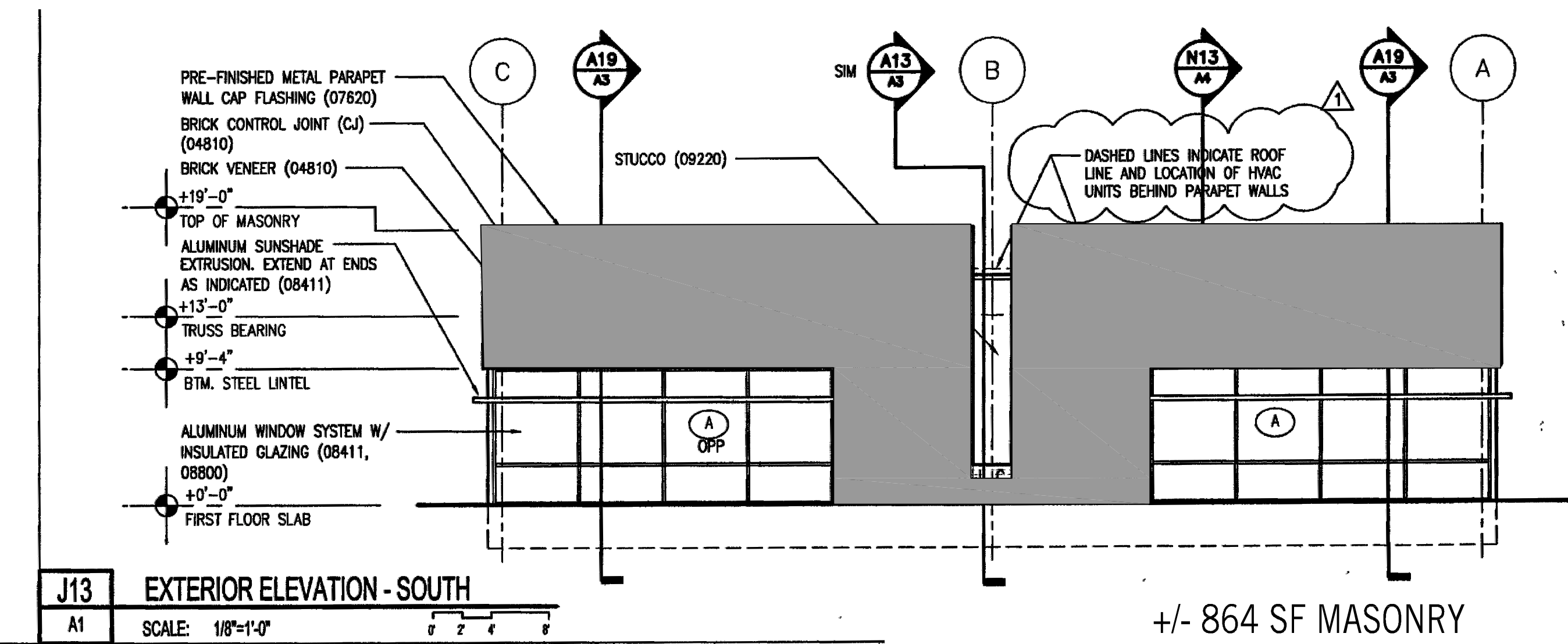
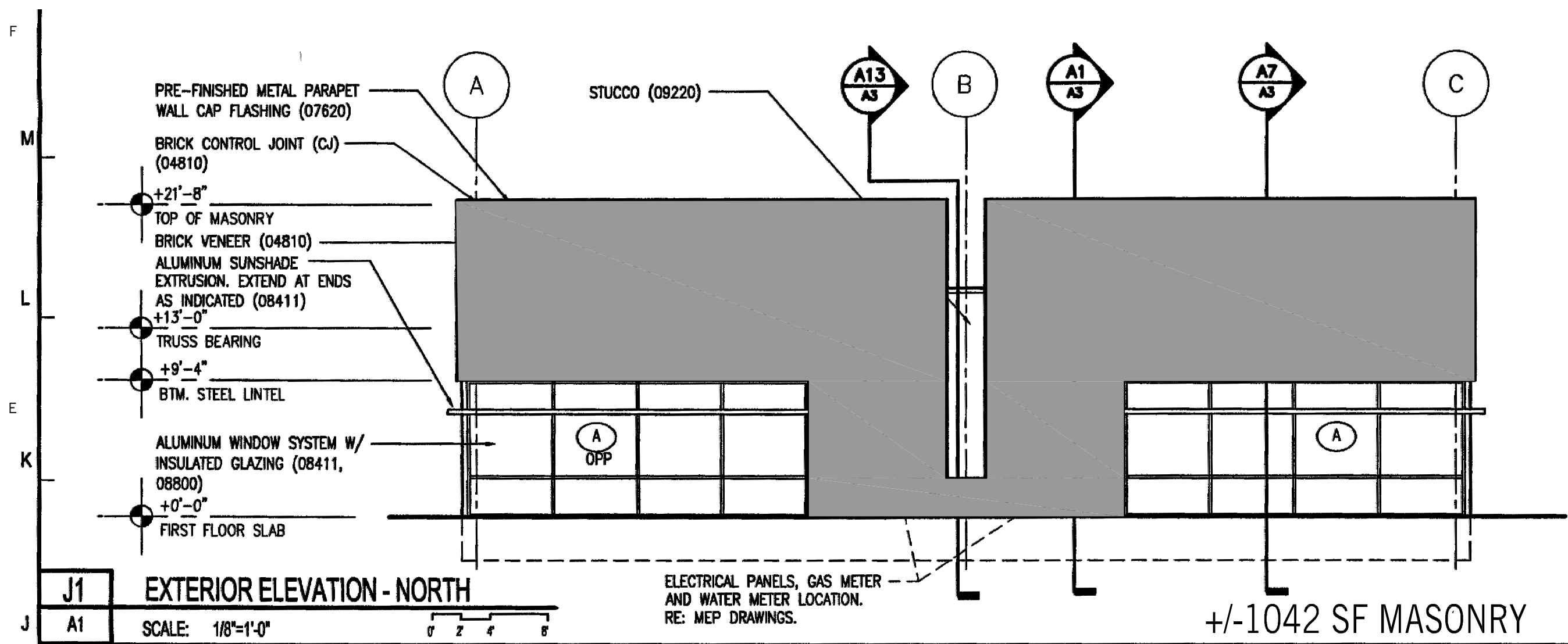
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413 NW MURRAY ROAD
LEE'S SUMMIT, MO 64081
OWNER
F.I.T. MUSCLE & JOINT CLINIC, LLC | 16.2111

TENANT FINISH FLOOR PLAN
PD02 110.25.21

NOTES

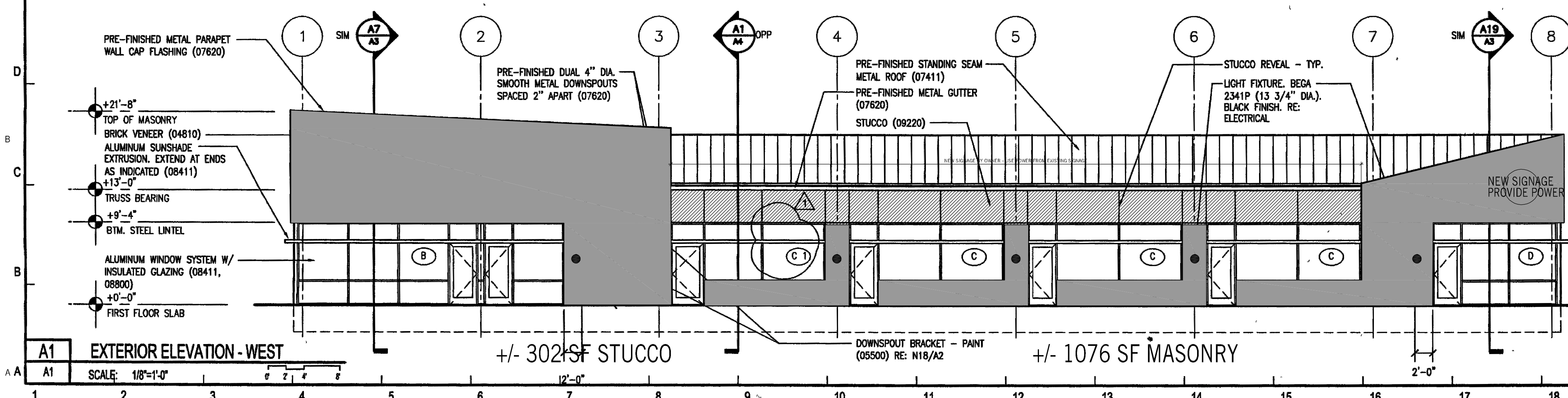
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EXTERIOR UPGRADES

- PAINT THE EXISTING MASONRY WITH A BREATHABLE ELASTOMERIC COATING (2-10 MILS MINIMUM - SW-6258 TRICORN BLACK)
- RE-FINISH EXISTING STUCCO COLOR WITH A MATCH TO DRYVIT "LICORICE"



EXTERIOR GLAZING

THE CONTRACTOR IS TO ASSESS THE QUANTITY OF FAILED IGUS. PROVIDE PRICING TO REPLACE AND MATCH THE EXISTING GLASS ON EACH ELEVATION.

THE CONTRACTOR IS TO ALSO PROVIDE PRICING FOR THE REPLACEMENT OF ALL OF THE IGUS IF THE SCOPE EXCEEDS 50% AND/OR THE SUPPLIER IS UNABLE TO MATCH THE EXISTING GLAZING.

OTHER THAN THE ADDITION OF THE OVERHEAD DOORS AND EXIT DOOR THE EXISTING FRAMING SYSTEM IS TO REMAIN.

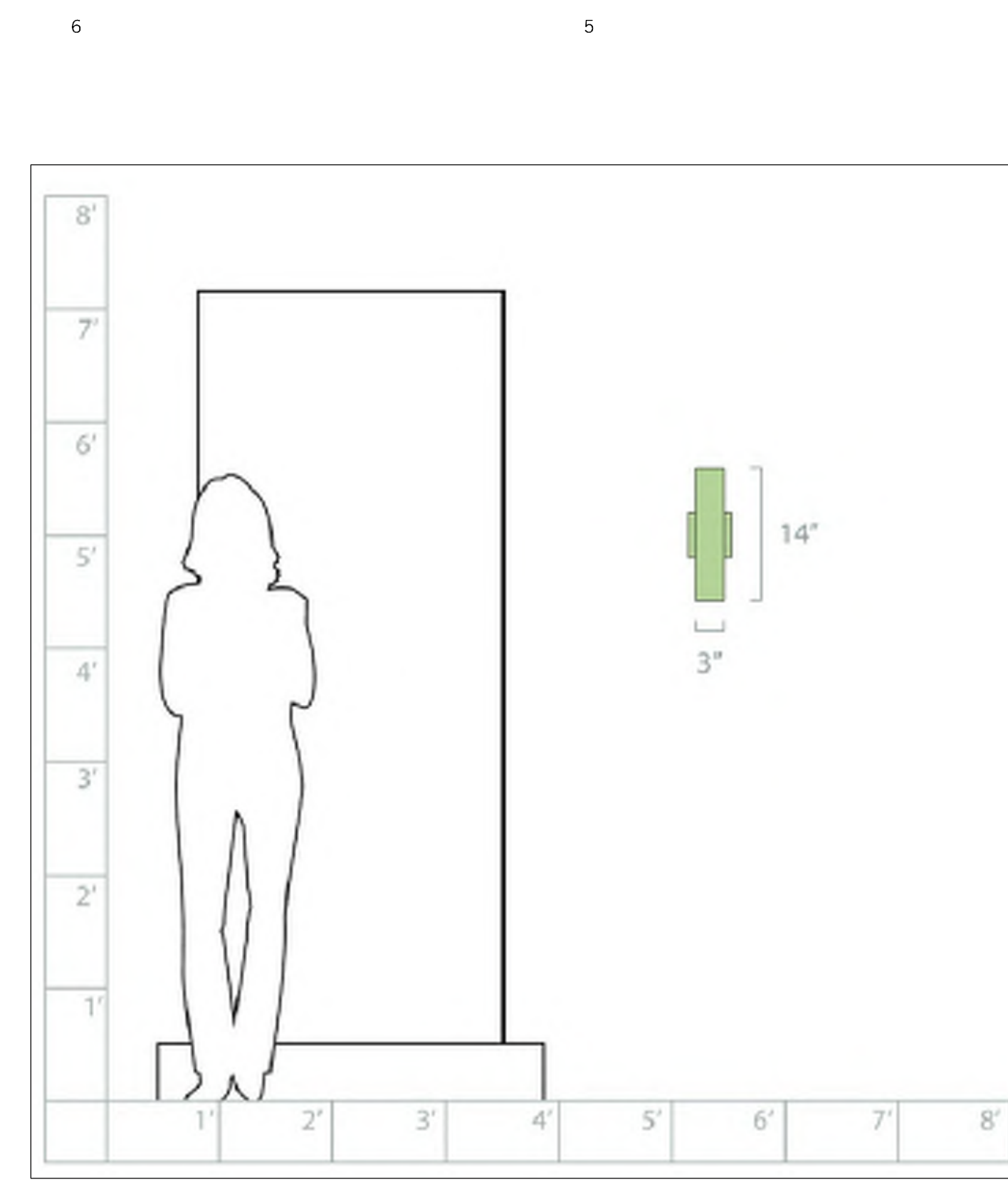
NOTE: THE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN AREA CALCULATIONS.

- EXISTING LIGHT FIXTURE TO BE REPLACED

A2 ELEVATIONS
N.T.S.

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ARCHITECT OF RECORD	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	CODE CONSULTANT	CONTRACTOR	BUILDING'S ARCHITECT	REVISIONS	SEAL	PROJECT	SHEET TITLE
herron + partners p.o. box 414986 kansas city, missouri 64111 phone 816.832.4647 www.herronandpartners.com	Structura Logica 18901 E 299th Street harrisonville, missouri 64701 phone 816.872.4883 www.bdc-engrs.com	BGR Engineers 8908 W 106th Street Overland Park, Kansas 66212 phone 816.842.2800 www.bgrengeers.com	Vorthmann Consulting, LLC P.O. Box 3712 Eagle, Colorado 81631 phone 816.806.3729 www.fpc-consultants.com			<ul style="list-style-type: none"> 05.17.2021 PRICING SET 11.08.2021 CITY COMMENT RESPONSE #1 01.12.2022 PLANNING & DEVELOPMENT SUBMITTAL 		F.I.T. MUSCLE AND JOINT CLINIC 413 NW MURRAY ROAD LEE'S SUMMIT, MO 64081 OWNER F.I.T. MUSCLE & JOINT CLINIC, LLC 16.2111	EXTERIOR ELEVATIONS PD03 110.25.21



D6 PROPOSED UPGRADED LIGHT FIXTURE
N.T.S.

D2 PROPOSED COLOR CHANGE (PAINT)
N.T.S.



A2 WEST ELEVATION
N.T.S.

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 - 12) GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL ADDITIONAL CONSTRUCTION REQUIRED TO SUCCESSFULLY COMPLETE THIS WORK, INCLUDING, BUT NOT LIMITED TO: CUTTING AND PATCHING OF EXISTING CONSTRUCTION TO MATCH ADJACENT CONSTRUCTION WHERE REQUIRED TO PERFORM NEW CONSTRUCTION AND THE REPAIR OF ANY DAMAGE TO THE EXISTING BUILDING EXTERIOR, OR SITE THAT MAY OCCUR DURING THE COURSE OF CONSTRUCTION.
 13. THIS WORK IS PRIMARILY FOR INTERIOR FINISH AND BUILDING PERMIT SUBMITTAL ONLY AND DOES NOT INCLUDE MEANS AND METHODS FOR CONSTRUCTION. PER THE OWNER'S DIRECTION, THIS IS TO BE DESIGN-BUILD CONSTRUCTION WHEREAS THE EXISTING BUILDING'S CURRENT AND FUTURE STRUCTURAL INTEGRITY, EXTERIOR ENVELOPE, ROOFING, FLASHING AND THERMAL AND MOISTURE PROTECTION ARE THE RESPONSIBILITY OF THE OWNER AND THEIR CONTRACTOR. THE EXISTING BUILDING ENVELOPE, INCLUDING FOUNDATIONS, BUILDING SUPERSTRUCTURE, ROOF STRUCTURE AND DECK, AND THE BUILDING ENVELOPE ARE NOT TO BE AFFECTED IN ANY WAY BEYOND WHAT IS COVERED IN THESE DOCUMENTS. THE EXISTING STRUCTURAL SYSTEM IS TO REMAIN AS IS. ANY MODIFICATIONS TO THE ORIGINAL STRUCTURAL SYSTEM, BUILDING ENVELOPE, ROOFING AND FLASHING IS NOT A PART OF THIS DOCUMENTATION AND IS THE SOLE RESPONSIBILITY OF THE BUILDING OWNER AND THEIR CONTRACTOR.
 14. ANY NEW ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL ELECTRIC CODE. SHALL BE INSTALLED AS INDICATED, AND SHALL BE PROPERLY GROUNDED AND SHIELDED.
 15. THE CONTRACTOR (AND SUBCONTRACTORS) SHALL MAINTAIN A CLEAN PROJECT SITE AND SHALL CLEAN UP ALL DEBRIS AND SURPLUS MATERIAL UPON COMPLETION OF THE JOB.
 16. THE ARCHITECT WILL NOT HAVE CONTROL OF AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, FOR THE ACTS AND OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND SHALL BE HELD HARMLESS FROM ALL DAMAGES WITH RESULT THEREFROM.
 17. THE PROPERTY OWNER IS FULLY RESPONSIBLE FOR AND REQUIRED TO DISCLOSE ANY PAST, PRESENT AND FUTURE CONTAMINATION OR ENVIRONMENTAL HAZARDS. THE PROPERTY OWNER IS RESPONSIBLE FOR ANY TESTING, REMOVAL AND HARM THAT MAY BE CAUSED AS A RESULT OF THE BUILDING'S PREVIOUS USE. THE ARCHITECT AND CONSULTANTS SHALL BE INDEMNIFIED & HELD HARMLESS FOR ANY ISSUES OR DAMAGES RELATED TO ITEMS BEYOND THE SCOPE OF THE CONSTRUCTION DOCUMENTS.

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CONTRACTOR

BUILDING'S ARCHITECT

REVISIONS

01	05.17.2021	PRICING SET
02	11.08.2021	CITY COMMENT RESPONSE #1
03	01.12.2022	PLANNING & DEVELOPMENT SUBMITTAL



PROJECT
F.I.T. MUSCLE AND JOINT CLINIC
413 NW MURRAY ROAD
LEE'S SUMMIT, MO 64081
OWNER
F.I.T. MUSCLE & JOINT CLINIC, LLC | 16.2111

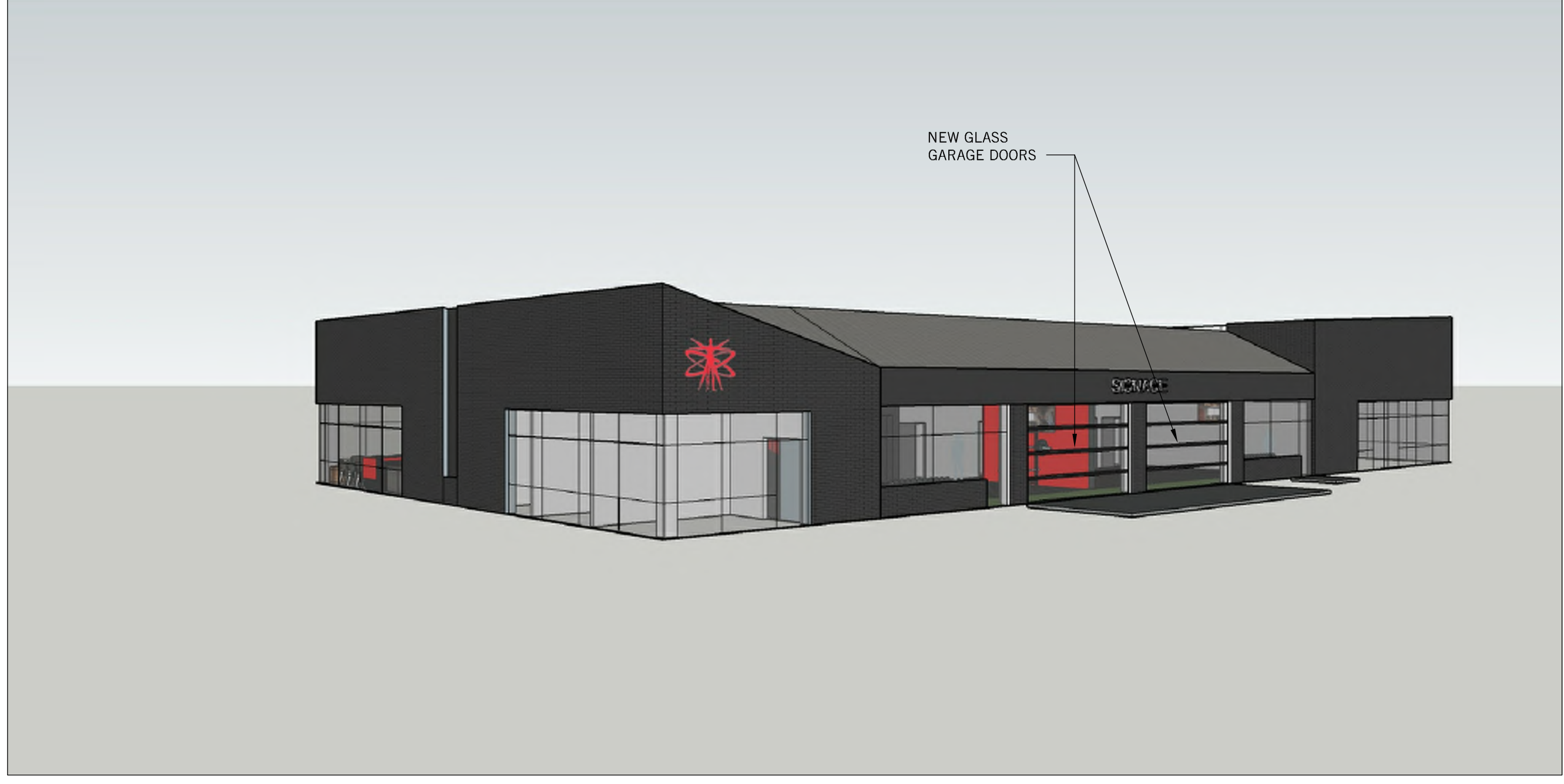
SHEET TITLE
EXTERIOR MATERIALS / 3D RENDERINGS
PD04 | 10.25.21

NOTES

- DEMO NOTES:
- 1) THE DRAWINGS ARE BASED ON VISUAL OBSERVATIONS AND FIELD MEASUREMENTS AND EVERY EFFORT HAS BEEN MADE TO ACCURATELY PORTRAY EXISTING CONDITIONS. HOWEVER, SOME DISCREPANCIES MAY EXIST AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS AND SUB-CONTRACTORS TO VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH THE WORK AND TO REPORT ANY DISCREPANCIES DISCOVERED TO THE OWNER, ARCHITECT AND ENGINEER.
 - 2) CARE SHALL BE TAKEN NOT TO DISTURB ANY MATERIAL OR UTILITY SYSTEMS TO BE INCORPORATED INTO THE NEW WORK. DAMAGE TO ANY MATERIAL TO REMAIN SHALL BE PATCHED AND REPAIRED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
 - 3) DO NOT REMOVE ANY ITEMS OF STRUCTURAL NATURE SUPPORTING THE ROOF STRUCTURE WITHOUT AMPLE SHORING.
 - 4) REMOVE AND LAWFULLY DISPOSE OF ALL MATERIALS.
 - 5) PROTECT ALL ELEMENTS TO REMAIN, WHILE PATCHING AS REQUIRED TO MATCH EXISTING FINISHES.
 - 6) DO NOT SCALE DRAWINGS.
 - 7) GENERAL CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE CODES, MUNICIPAL ORDINANCES, AND BUILDING REGULATIONS.
 - 8) THE CONTRACTOR SHALL INVESTIGATE ALL FIELD CONDITIONS AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY WHICH DO NOT AGREE WITH THOSE SHOWN IN THESE DRAWINGS. WORK AFFECTED BY DISCREPANCIES SHALL CEASE UNTIL THEY ARE RESOLVED.
 - 9) ALL SUBSTITUTIONS AND CHANGES TO THESE DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT AND / OR OWNER FOR APPROVAL.
 - 10) GENERAL CONTRACTOR AND HIS SUBCONTRACTORS ARE RESPONSIBLE TO OBTAIN ALL REQUIRED BUILDING PERMITS AND LICENSES AS REQUIRED BY THE MUNICIPALITY TO PERFORM CONSTRUCTION ACTIVITIES REQUIRED TO COMPLETE THIS WORK.
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D4 NORTHWEST PERSPECTIVE
N.T.S.



D2 SOUTHEAST PERSPECTIVE
N.T.S.



A4 NORTHEAST PERSPECTIVE
N.T.S.



A2 SOUTHWEST PERSPECTIVE
N.T.S.

herron + partners

ARCHITECT OF RECORD	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	CODE CONSULTANT	CONTRACTOR	BUILDING'S ARCHITECT	REVISIONS	SEAL	PROJECT	SHEET TITLE
herron + partners p.o. box 414986 kansas city, missouri 64111 phone 816.832.4647 www.herronandpartners.com	Structura Logica 18901 E 299th Street harrisonville, missouri 64701 phone 816.872.4883 www.bdc-engrs.com	BGR Engineers 8908 W 106th Street Overland Park, Kansas 66212 phone 816.842.2800 www.bgrengineers.com	Vorthmann Consulting, LLC P.O. Box 3712 Eagle, Colorado 81631 phone 816.806.3729 www.fpc-consultants.com			<ul style="list-style-type: none"> 01 05.17.2021 PRICING SET 02 11.08.2021 CITY COMMENT RESPONSE #1 03 01.12.2022 PLANNING & DEVELOPMENT SUBMITTAL 		F.I.T. MUSCLE AND JOINT CLINIC 413 NW MURRAY ROAD LEE'S SUMMIT, MO 64081 OWNER F.I.T. MUSCLE & JOINT CLINIC, LLC 16.2111	EXTERIOR MATERIALS / 3D RENDERINGS PD05 110.25.21