

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
#	PLUS OR MINUS NUMBER / POUND AND EXISTING AT	F	FIREALARM CONTROL PANEL	MISC	MISCELLANEOUS
A/C	AIR CONDITIONING	FBD	FIBERBOARD	MLD	MASONRY OPENING
A/V	AUDIO / VISUAL	FCD	FIBER-CEMENT BOARD FLOOR CLEANOUT	MO	MANUFACTURED STONE
AB	ANCHOR BOLT	FD	FLOOR DRAIN	MSV	MOUNTED
AC	ALTERNATING CURRENT	FDN	FOUNDATION	MTD	MOUNTING HEIGHT
ACoust	ACOUSTICAL	FE	FIRE EXTINGUISHER	MTL	METAL
ACoust	ACOUSTICAL CEILING	FFE	FIBER, FURNITURE & EQUIPMENT	MUL	MULLION
ACT	PANEL	FGL	FIBER-GLASS	N	NORTH
AD	AREA DRAIN	FH	FIRE HOSE CABINET	NA	NOT APPLICABLE
ADA	AMERICANS W/ DISABILITIES ACT	FIN	FINISH	NEC	NATIONAL ELECTRICAL CODE
ADH	ADHESIVE	FIXT	FIXTURE	NIC	NOT IN CONTRACT
ADJ	ADJUSTABLE	FLASH	FLASHING	NO	NUMBER
AFF	ABOVE FINISHED FLOOR	FLR	FLOOR, FLOORING	NOM	NOMINAL
AHJ	AUTHORITY HAVING JURISDICTION	FLU	FLUORESCENT	NPS	NATIONAL PARK SERVICE
AHU	AIR HANDLING UNIT	FOF	FACE OF FINISH	NT-DISP	FEMININ NAPKIN DISPENSER
ALT	ALTERNATE	FOS	FACE OF STUD (FRAMING)	NTS	NOT TO SCALE
ALUM	ALUMINUM	FRM	FRAME	NT-WR	FEMININ NAPKIN WASTE RECEPTACLE
AMP	AMPERE (ELECTRICAL)	FRP	FIBER REINFORCED PLASTIC	O	OUTSIDE AIR
AND	AND	FRT	FIRE RETARDANT TREATED	OA	OVERALL
AP	ACCESS PANEL	FS	FLOOR SINK	OS	ON CENTER(S)
APROX	APPROXIMATE	FSE	FOOD SERVICE EQUIPMENT	OCC	OCCUPANT(S)
ARCH	ARCHITECTURAL	FT	FOOT, FEET	OD	OUTSIDE DIAMETER / DIMENSION
AR-GWB	ABUSE RESISTANT GWB	FTG	FOOTING	OH	OVERHEAD
ASPH	ASPHALT	FURR	FURRING	OPNG	OPENING
AVG	AVERAGE	FV	FIELD VERIFY	OPT	OPTIONAL
B	BOARD	G	GAGE (GAUGE)	ORD	OVERFLOW (SECONDARY)
BD	BELOW FINISHED FLOOR	GALV	GALVANIZED	OTS	OPEN TO STRUCTURE
BFF	BELOW FINISHED FLOOR	GRB	GRADE BAR	OZ	OUNCE
BFG	BELOW FINISHED GRADE	GBM	GRADE BEAM	P	PARALLEL
BK	BRICK	GC	GENERAL CONTRACTOR	PAR	PARALLEL
BULD	BUILDING	GRC	GLASS FIBER REINFORCED CONCRETE	PART	PARTITION
BLKG	BLOCKING	GL	GLASS, GLAZING	PC	PARTICLEBOARD
BM	BEAM	GMGWB	GLASS MAT GWB	PC	PRE-CAST CONCRETE
BO	BOTTOM OF	GPM	GALLONS PER MINUTE	PCP	PORTLAND CEMENT
BOF	BOTTOM OF FOOTING	GR	GUARDRAIL	PL	PLASTER
BOT	BOTTOM	GWB	GYPSPUM WALL BOARD	POU	POWER DISTRIBUTION UNIT
BND	BEARING	GYP	GYPSPUM BOARD	PERP	PERPENDICULAR
BRKT	BRACKET	H	HIGH	PH	PHASE (ELECTRICAL)
BSMT	BASEMENT	H	HIGH	PV	POST INDICATOR VALVE
BTVN	BETWEEN	H	HIGH	PL	PLATE
C	CABINET	HB	HOSE BIB	PLAM	PLASTIC LAMINATE
CAB	CORNER BEAD	HCC	HOLLOW CORE	PLAS	PLASTER
CC	CENTER TO CENTER	HCP	HANDICAPPED	PLMB	PLUMBING
CF	CUBIC FEET	HD	HEAD	PNLG	PANELING
CFM	CUBIC FEET PER MINUTE	HDBD	HARDBOARD	PLYWD	PLYWOOD
CG	CORNER GUARD	H-DRYER	HAND DRYER	PNL	PANEL
CI	CAST IRON	HDWD	HARDWOOD	POL	POLISHED
CIP	CAST-IN-PLACE (CONCRETE)	HDR	HARDWARE	PIR	PRE-FABRICATED
CJ	CONTROL JOINT	HHRW	HOLLOW METAL	PR	PRE-FINISHED
CKT	CIRCUIT (ELECTRICAL)	HORIZ	HORIZONTAL	PREP	PREPARATION
CL	CENTERLINE	HR	HANDRAIL	PSF	POUNDS PER SQUARE FOOT
CLG	CLOSURE	HTR	HEATER	PSI	POUNDS PER SQUARE INCH
CLOS	CLOSED	HVAC	HEATING, VENTILATING & AIR CONDITIONING	PT	PAINTED
CLR	CLEARANCE, CLEAR	HYD	HYDRANT	PT-DISP	PAPER TOWEL DISPENSER
CMU	CERAMIC MOSAIC TILE	HYD	HYDRANT	PT-WR	COMBO PT-DISP & W-RCPT
CMU	CONCRETE MASONRY UNIT	ID	INSIDE DIAMETER	PVC	POLYVINYL CHLORIDE
CNTR	COUNTER	I	INVERT ELEVATION	Q	QUARRY TILE
CO	CLEANOUT	IE	INVERT ELEVATION	QT	QUANTITY
COL	COLUMN	IN	INCHES	QTY	QUANTITY
CONC	CONCRETE	INFO	INFORMATION	R	RISER(S)
CONT	CONTINUOUS	INSUL	INSULATION, INSULATE	RA	RETURN AIR
COORD	COORDINATE	INT	INTERIOR	RAD	RADIUS
CDC	COLD-ROLLED CHANNEL	IR-GWB	IMPACT RESISTANT GWB	RB	RESILIENT BASE
CDK	COUNTERSUNK	J	JANITOR	RCP	REFLECTED CEILING PLAN
CT	CERAMIC TILE CENTER(S)	JF	JOINT FILLER	RD	ROOF DRAIN
CTR(S)	CENTER(S)	JST	JOIST	REF	REFERENCE / REFER TO RECEPTACLE
CW	COLD WATER	JT	JOINT	REF	REFLECTED, REFLECTING REINFORCED, REINFORCING
D	DOUBLE	K	KITCHEN	REF	REFLECTED, REFLECTING REINFORCED, REINFORCING
DBL	DOUBLE	KIT	KITCHEN	RELOC	RELOCATED
DCMU	DECORATIVE CMU	KOC	KNOCKOUT	REQD	REQUIRED
DEG	DEGREES	KVA	KILOVOLT-AMP(S)	REV	REVISED
DEPT	DEPARTMENT	KW	KILOWATT	RFC	RESILIENT FURRING CHANNEL
DF	DIAMETER	KWH	KILO-WATT HOUR	RFO	ROUGH OPENING
DIA	DIAGONAL	L	LONG / LENGTH	RM	ROOM
DIM	DIMENSION	L	LONG / LENGTH	RO	ROUGH OPENING
DN	DOWN	LAM	LAMINATED	RTU	ROOFTOP UNIT (MECH)
DR	DR	LAV	LAVATORY	S	SOUTH
DS	DOWNSPOUT	LB(S)	LIGHT FIXTURE	S/S	STAINLESS STEEL
DTL	DETAIL	LK	LOCKER	S/S	STAINLESS STEEL
DWC	DRYWALL FURRING CHANNEL	LND	LANDLORD (OR LIVE LOAD)	S/S	STAINLESS STEEL
DWC	DRYWALL FURRING CHANNEL	LT	LIGHT	S/S	STAINLESS STEEL
DWR	DRAWER	LTG	LIGHTING	S/S	STAINLESS STEEL
E	EAST	LVP	LUXURY VINYL PLANK	SAN	SANITARY
EA	EACH	LVT	LUXURY VINYL TILE	SC	SOLID CORE
EB	EXPANSION BOLT	LWC	LIGHT WEIGHT CONCRETE	SCHED	SCHEDULE
EDF	ELECTRICAL DRINKING FOUNTAIN	M	MASONRY	SD	SECTION
EF	EXHAUST FAN	MAS	MASONRY	S-DISP	S-DISP
EFB	EXTERIOR FINISH SYSTEM	MAX	MAXIMUM	SECT	SECTION
EFS	EXTERIOR INSULATION & FINISH SYSTEM	MB	MEDIUM-DENSITY FIBERBOARD	SFRM	STRUCTURED FIRE RESISTIVE
EJ	EXPANSION JOINT	MDF	MEDIUM-DENSITY FIBERBOARD	S	SHEET
EL	ELEVATION	MDP	MECHANICAL DISTRIBUTION PANEL	SH	SHEATHING
ELEC	ELECTRICAL	MECH	MECHANICAL	SH	SHEATHING
ELEV	ELEVATOR	MEP	MECHANICAL, ELECTRICAL & PLUMBING	SM	SHEET METAL
ENCL	ENCLOSURE	MEZZ	MEZZANINE	SJ	SAWN JOINT
ENT	ENTRY, ENTRANCE	MFGR	MANUFACTURER	SM	SHEET METAL
EQ	EQUAL	MNL	MINIMUM	SP	SPACING
EQUIP	EQUIPMENT	MIR	MIRROR		
EW	EACH WAY				
EXH	EXHAUST				
EXP	EXPANSION				
EXT	EXTERIOR				

STANDARD ABBREVIATIONS

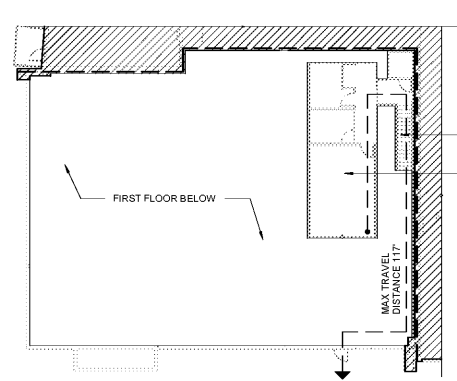
13A

CODE ANALYSIS

7A

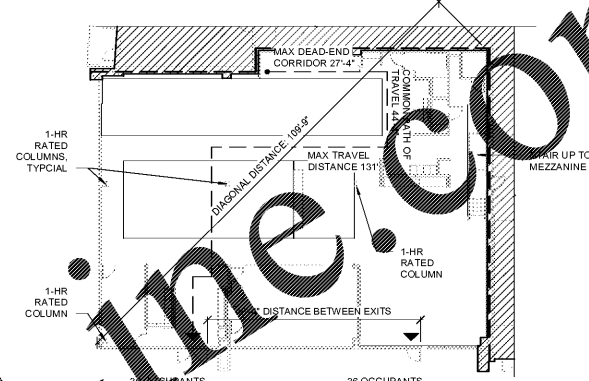
ENERGY EFFICIENCY TABLE

1A



MEZZANINE FLOOR PLAN - EGRESS  
1" = 20'-0"

7H



FIRST FLOOR EGRESS PLAN  
1" = 20'-0"

1H

**PROJECT:** PORT KC OFFICES

**AUTHORITY HAVING JURISDICTION:** CITY OF KANSAS CITY, MISSOURI

**APPLICABLE CODES:** 2012 IBC (AMENDMENTS BY KCMO) 2012 IMC 2012 IECC 2012 UPC 2011 NEC

**PROJECT DESCRIPTION:** TENANT BUILDOUT FOR SINGLE-USE COMMERCIAL OFFICE TENANT (1-STORY PLUS MEZZANINE) LOCATED ON FIRST FLOOR OF AN EXISTING 1-STORY MIXED-USE RESIDENTIAL BUILDING - PRIMARY OCCUPANCY GROUP (TYPE VA CONSTRUCTION).

**OCCUPANT LOAD FACTORS:** (TABLE 1004.1.1) (B) BUSINESS OCCUPANCY: 100 GROSS (SQ. FT. PER PERSON)

MEZZANINE IS CONSIDERED PART OF FIRST FLOOR SPACE PER 505.2.1.1. IF THE AGGREGATE AREA IS LESS THAN ONE-THIRD OF THE FLOOR SPACE IT IS LOCATED WITHIN.  
TOTAL FIRST FLOOR SQ. FT. = 5,594  
TOTAL MEZZANINE SQ. FT. = 723 (LESS THAN ONE-THIRD)

**OCCUPANT LOADS:**  
FIRST FLOOR: 64 OCCUPANTS  
MEZZANINE: 7 OCCUPANTS  
TOTAL = 71 OCCUPANTS

**ACTIVE FIRE PROTECTION:**  
EXISTING 4-STORY TYPE III USE RESIDENTIAL BUILDING (PRIMARY OCCUPANCY GROUP) IS FULLY SPRINKLERED.  
AT THIS COMMERCIAL SPACE AN AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED PER 903.3.1.1 NFPA 13.  
STANDARD CLASS 1 STAIRS AND LADDERS WITH SPRINKLER SYSTEM IS NOT REQUIRED (905.1).  
PORTABLE FIRE EXTINGUISHERS ARE REQUIRED FOR 8 OCCUPANCIES (906.1).  
A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED FOR GROUP B OCCUPANCIES EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, ACCORDING TO 907.2.2. EXCEPTION.  
THIS WILL BE A DEFERRED SUBMITTAL SUBMITTED UNDER A SEPARATE COVER AT A LATER DATE - DESIGN / BUILD BY OTHERS.

COMMERCIAL SPACE IS SEPARATED FROM RESIDENTIAL BY EXISTING 1-HOUR RATED 1 1/2" CONCRETE MASONRY UNIT WALLS. CEILING STRUCTURE SEPARATING COMMERCIAL SPACE FROM RESIDENTIAL UNITS ABOVE IS SEPARATED BY EXISTING 1-HOUR RATED ASSEMBLY PER UL J994.

**EXISTING:**  
EXITS REQUIRED: 2 (1015.1)  
TOTAL EXITS PROVIDED: 2 (EXISTING)

STAIRS ARE TO BE A NEWLY CONSTRUCTED STAIR WITHIN THE BUILDING FOOTPRINT SERVING THE MEZZANINE. IT DISCHARGES INTO AN EXISTING EXIT PASSAGEWAY ON THE EAST SIDE OF THE FIRST LEVEL.

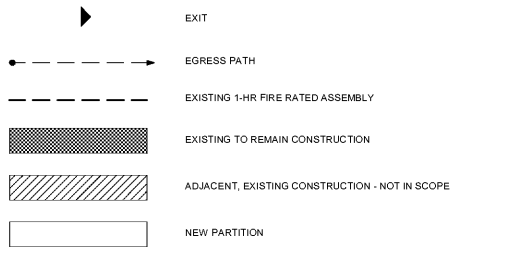
**EXITING SIZES:**  
STAIRWAY MINIMUM WIDTH (1005.3.1): 44 INCHES PROVIDED ✓  
EGRESS FACTOR OF 0.2 INCH PER OCCUPANT. ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN THE CALCULATION.  
MEZZANINE OCCUPANT LOAD = 7  
OTHER EGRESS COMPONENTS - DOORS (1005.3.2):  
EGRESS FACTOR OF 0.2 INCH PER OCCUPANT.  
OCCUPANT LOAD = 72  
72 X .02 = 1.44 INCHES - 96 INCHES PROVIDED ✓

**DISTANCES:**  
CORRIDOR DEAD ENDS: 50 FT MAX (1018.4, EXCEPTION 2)  
TRAVEL DISTANCE: 300 FT MAX (1016.2)  
COMMON PATH OF TRAVEL: 100 FT MAX (1014.3)

**PLUMBING FIXTURES:** RESTROOMS WILL CONSIST OF (3) PRIVATE UNISEX FACILITIES  
WATER CLOSETS: 74 OCCUPANTS 2 REQUIRED 3 PROVIDED

**LAVATORY:** 74 OCCUPANTS 2 REQUIRED 3 PROVIDED

**ACCESSORIES:** 74 OCCUPANTS  
DRINKING FOUNTAINS: 1 REQUIRED 1 PROVIDED  
SERVICE SINK: 1 REQUIRED 1 PROVIDED



EGRESS LEGEND

1D

ENERGY EFFICIENCY	REQUIRED	PROVIDED
WALLS ABOVE GRADE METAL FRAMED:	R-13 + R-7.5ci	METAL STUD W/BATT INSULATION: R-13 + R-7.5
ROOF INSULATED ABOVE DECK:	EXISTING	EXISTING
SLAB ON GRADE UNHEATED SLABS: SLAB: R-10	R-10 FOR 24" BELOW	BOARD INSULATION AT FOUNDATION PERIMETER & 24" UNDER CONCRETE
OPAQUE DOORS SWINGING DOORS: ROLL UP DOORS:	U-0.61 R-4.75	METAL HOLLOW DOORS: R-16 MINIMUM ALUMINUM SECTIONAL DOORS: R-16 MINIMUM
FENESTRATION (U-VALUE & SHGC): FIXED FENESTRATION: ENTRANCE DOORS:	U-0.38 / SHGC-0.40 U-0.77 / SHGC-0.40	1" INSULATED ALUMINUM STOREFRONT: U = 29 / SHGC = 0.38 1" INSULATED ALUMINUM STOREFRONT DOORS: U = 29 / SHGC = 0.38

1. ENVELOPE REQUIREMENTS BASED ON 2012 IECC TABLES C402.2 AND C402.3. CI = CONTINUOUS INSULATION.  
2. ALL STOREFRONTS AND DOORS WILL MEET CLIMATE ZONE 4 REQUIREMENTS.

**KEM STUDIO**  
1515 GENESEE ST SUITE 11 KANSAS CITY MO 64102  
816 756 1808 f 816 756 1828

**RELATED DOCUMENTS:** This Drawing may be part of an integrated set of Construction Documents, including the Contract Documents, the General and Supplemental Conditions of the Contract, Division 01 "General Requirements," and applicable technical Specification Sections. The Contract Documents are complementary; what is required by one is as binding as if required by all. Other documents affecting the Work may include Geotechnical recommendations, Manufacturer's Product Data and installation requirements, Shop Drawings and Coordination Drawings. Failure to review applicable documents does not reduce the obligation to provide complete and operationally building components.

**THE INTENT OF THE CONTRACT DOCUMENTS** is to include all items necessary for completion of the construction Work. Dimensions indicated are to the face of materials, equipment, options, items or accessories necessary for proper operation and use, in accordance with product manufacturer's requirements, and comply with applicable laws, codes and ordinances of Authority Having Jurisdiction (AHJ).

**VERIFY EXISTING CONDITIONS AND DIMENSIONS** prior to construction. Calculate and measure dimensions - DO NOT SCALE. THE DRAWINGS UNLESS OTHERWISE INDICATED, provide (furnish and install) all products, materials, equipment, options, items or accessories necessary for proper operation and use, in accordance with product manufacturer's requirements, and comply with applicable laws, codes and ordinances of Authority Having Jurisdiction (AHJ).

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**PORT KC OFFICES**  
1000 BERKLEY PARKWAY - SPACE E177  
KANSAS CITY, MO 64106  
PROJECT NUMBER: A1718

ISSUED FOR:  
P.R. #01 - SHELL OPENINGS 01.05.2018  
PERMIT 01.12.2018

**CODE ANALYSIS & STANDARD ABBREVIATIONS**  
**A001**