





EXHIBIT B - SCHEDULE OF LANDLORD'S WORK:

IN ADDITION TO THE DELIVERY CONDITIONS CONTAINED IN THE LEASE FORM, LANDLORD SHALL DELIVER THE PREMISES TO TENANT WITH:

(A) DEMO: REMOVE ALL EXISTING TENANT IMPROVEMENTS FROM THE PREMISES PER TENANT'S DESIGN DRAWINGS PRIOR TO THE DATE OF POSSESSION, WHICH MAY INCLUDE:

1. ARCHITECTURAL FEATURES: STOREFRONT SYSTEMS, FINISHES, FURNITURE, TRADE FIXTURES, SIGNAGE, LIGHTING, RESTROOM FIXTURES, CEILINGS, AND PARTITION WALLS.
2. MEP DISTRIBUTION - HVAC EQUIPMENT: ROOF-MOUNTED HVAC EQUIPMENT, DECKHUNG HVAC EQUIPMENT, CURBS, DUCTWORK.
3. PLUMBING: SUPPLY AND SANITARY LINES NOT BEING REUSED CAPPED AT SLAB OR BEHIND DEMISING WALLS.
4. ELECTRICAL EQUIPMENT: PANELS, TRANSFORMERS, LOW VOLTAGE DEVICES, LOW VOLTAGE CABLES REMOVED BACK TO POINT OF ORIGIN, LINE VOLTAGE CABLES REMOVED BACK TO POINT OF ORIGIN (EXCEPT IN THE CASE LANDLORD IS RESPONSIBLE FOR PROVIDING/INSTALLING TENANT HVAC SYSTEM, IN WHICH CASE, EXISTING ELECTRICAL PANELS/TRANSFORMERS AND EQUIPMENT DISCONNECT SWITCHES FOR HVAC EQUIPMENT CAN REMAIN TO FACILITATE START-UP OF NEW MECHANICAL SYSTEMS. LANDLORD TO MAINTAIN DISTRIBUTION AND/OR PROVIDE DISCONNECT AS DIRECTED BY TENANT.

(B) FLOOR SLAB: SLAB SHALL BE SINGLE LEVEL WITH NO ELEVATION CHANGES WITHIN 1/2" OF EXTERIOR FINISHED FLOOR, PERIMETERS LEVEL TO WITHIN 1/4" DEFLECTION BETWEEN PERIMETERS TO WITHIN 1/4", MAXIMUM VARIANCE 1/4" OVER 10' AND NO MORE THAN 1/2" FROM THE OVERALL HIGH POINT TO THE OVERALL LOW POINT DETERMINED USING THE STRAIGHTEDGE METHOD. SLAB MUST BE DELIVERED IN COMPLIANCE WITH CODES FOR SLAB LIVE LOADS; 100PSF OR PER LOCAL BUILDING CODE, WHICHEVER IS MORE STRINGENT.

(C) DEMISING WALL: DEMISING STUDS WITH CONTINUOUS GYPSUM BOARD FINISH FROM TOP OF SLAB TO BOTTOM OF DECK ON BOTH SIDES, TAPED, FLOATED, AND FIRE RATED AS REQUIRED BY LOCAL CODE; EXTERIOR WALLS SHALL HAVE INSULATION AS REQUIRED BY CODE.

(D) STORE FRONT: PROVIDE COMPLETE WEATHER TIGHT STOREFRONT FACADE AND GLAZING SYSTEM WITH SINGLE ENTRY WITH DOUBLE DOORS TO INCLUDE STRUCTURE, CONTINUOUS CONCRETE CURB, FRAME, DOORS, DOOR HARDWARE, WEATHER STRIPPING, CAULKING, GLAZING, POWER AND BLOCKING FOR TENANT'S SIGNAGE IN LOCATIONS DESIGNATED BY TENANT (SIGNAGE BY TENANT), AND TENANT FINISHES PER TENANT DESIGN DRAWINGS AND SPECIFICATIONS. STOREFRONT FACADE AND GLAZING SYSTEM MUST ALSO BE IN ACCORDANCE WITH APPLICABLE BUILDING, ENERGY, SEISMIC AND HURRICANE REQUIREMENTS. WHERE APPLICABLE, PROVIDE AND INSTALL A VESTIBULE TO INCLUDE STRUCTURE, CURB, FRAME, DOORS, HARDWARE, WEATHER STRIPPING, CAULKING AND GLAZING PER TENANT DESIGN DRAWINGS AND SPECIFICATIONS.

• STOREFRONT SYSTEM SHALL MEET ALL ACCESSIBILITY CODES SUCH AS BUT NOT LIMITED TO ADA, ANSI A117.1., CA TITLE 24, 2012 TAS TDLR, AND 2017 FAC

• PROVIDE AND INSTALL PUSH BUTTON ACCESS TO ENTRY/EXIT DOORS

• ENSURE ENTRY AND EGRESS DOORWAYS SHALL HAVE CLEAR FLOOR LANDINGS WITH RUNNING SLOPES AND CROSS SLOPES NO GREATER THAN LIMITS SET IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY CODES

(E) FIRE RATING: FULLY FIRE-RATED CONSTRUCTION AS REQUIRED BY CODE AT ALL STRUCTURAL MEMBERS, TENANT SEPARATIONS AND ALL PENETRATIONS (I.E. CEILING, COLUMNS, BEAMS, DEMISING WALLS, ROOF, FLOORS, ETC.)

(F) EMERGENCY SYSTEM: A COMPLETE AND OPERATIONAL SMOKE EXHAUST/EVACUATION SYSTEM WHERE REQUIRED BY CODE.

(G) STRUCTURAL COMPONENTS: A STRUCTURALLY STABLE FRAME, COLUMNS AND BEAMS CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS (I.E. STEEL, HEAVY GAUGE METAL STUDS, FIREPROOFING) AND WILL BE DESIGNED TO CARRY LIVE AND DEAD LOADS IN ACCORDANCE WITH GOVERNING BUILDING CODES.

(H) HVAC: HVAC INSTALLATION BY TENANT.

(I) CEILING/ROOF STRUCTURE: A CEILING/ROOF STRUCTURE ADEQUATE TO SUPPORT TENANT'S INSTALLATION OF SUSPENDED FIXTURES OR IMPROVEMENTS AND ALLOW ATTACHMENTS TO JOINTS ONLY. THRESHOLD OF WEIGHT SHALL BE A MINIMUM OF 10 LBS., PER SQUARE FOOT OF TENANT SPACE AND SHALL INCLUDE A STRUCTURAL ROOF FRAMING SYSTEM CAPABLE OF SUPPORTING TENANT'S STANDARD HVAC ROOFTOP PACKAGE UNIT(S), WHICH LANDLORD ACKNOWLEDGES MAY BE UP TO 30 TONS SERVICE AND 3 UNITS

(J) WATERTIGHT: LANDLORD SHALL PROVIDE A FULLY WATERTIGHT ROOF, FREE OF LEAKS, WITH ANY ABANDONED PENETRATIONS REPAIRED AND SEALED WATERTIGHT AS EVIDENCED BY CURRENT TEST. IF THE ROOF HAS LESS THAN FIVE (5) YEARS OF USEFUL LIFE REMAINING, THEN LANDLORD SHALL REPLACE THE ROOF MEMBRANE.

(K) ENTRY/EGRESS: ENTRY AND EGRESS DOORWAYS SHALL HAVE CLEAR FLOOR LANDINGS WITH RUNNING SLOPES AND CROSS SLOPES NO GREATER THAN LIMITS SET IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY CODES SUCH AS BUT NOT LIMITED TO ADA, ANSI A117.1., CA TITLE 24, 2012 TAS TDLR, AND 2017 FAC. LANDLORD TO PROVIDE ACCESSIBLE ROUTE FROM THE PUBLIC RIGHT OF WAY TO REQUIRED ACCESSIBLE PARKING SPACES TO ENTRY OF LEASE SPACE.

(L) REAR EXIT: ONE REAR 3' X 7', LOCKABLE, HOLLOW METAL SERVICE DOOR IN COMPLIANCE WITH EXIT ACCESS AND PATH OF EGRESS REQUIREMENTS AS GOVERNED BY LOCAL APPLICABLE BUILDING AND ACCESSIBILITY CODES SUCH AS BUT NOT LIMITED TO ADA, ANSI A117.1., CA TITLE 24, 2012 TAS TDLR, AND 2017 FAC..

(M) FIRE SUPPRESSION: A BASE FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH LOCAL BUILDING CODE. ALL OTHER WORK IS TENANTS RESPONSIBILITY. FLOW CAPACITY SIZED AS REQUIRED BY TENANT'S CEILING HEIGHT, NFPA 13, AND LOCAL REQUIREMENTS.

(N) UTILITIES: UTILITIES, INCLUDING WATER AT LEAST 1" WATER LINE, SEWER AT LEAST 4" WASTE LINE TO THE LANDLORD'S 6" MAIN LINE, ELECTRICAL SERVICE, AND NATURAL GAS (AS AVAILABLE AND APPLICABLE) IN THE CAPACITIES SET FORTH IN TENANT'S PLANS, STUBBED TO THE REAR OF THE PREMISES; ELECTRICAL SERVICE TO BE STUBBED TO THE REAR OF THE PREMISES IN A SINGLE SERVICE IN THE CAPACITY SET FORTH IN TENANT'S PLANS, WHICH LANDLORD/TENANT ACKNOWLEDGES CURRENTLY 200 AMPS (EXISTING) AT 277/480 VOLT. ALL OTHER TERMS CONCERNING LANDLORD IMPROVEMENTS WILL BE DELIVERED IN ACCORDANCE WITH THE LEASE; LANDLORD IS REQUIRED TO PROVIDE THE AMOUNT OF POWER ILLUSTRATED ON TENANT'S PLANS AT THE TIME OF DELIVERY. HOWEVER, THE TENANT SHALL MAINTAIN THE RIGHT IN THE LEASE TO AMPERAGE SPECIFIED HERETO IN THE EVENT POWER (E.G. ADDITIONAL HVAC UNITS, LIGHTING) NEEDS CHANGE IN THE FUTURE. LL TO PROVIDE A MINIMUM OF 60 AMPS OF TEMPORARY POWER PRIOR TO DATE OF POSSESSION.

(O) METERS: ALL EXISTING METERS TO REMAIN (WATER, ELECTRICAL, AND GAS). IF METERS ARE NOT EXISTING, THEN SAME SHALL BE LOCATED IN THE AREA IDENTIFIED ON TENANT'S PLANS.

(P) DATA: DATA CONDUIT STUBBED TO THE REAR OF THE PREMISES PROVIDED FROM THE NEAREST TELE/COMM BOX TO A PHONE BOARD LOCATED WITHIN THE BUILDING MECHANICAL AREA.

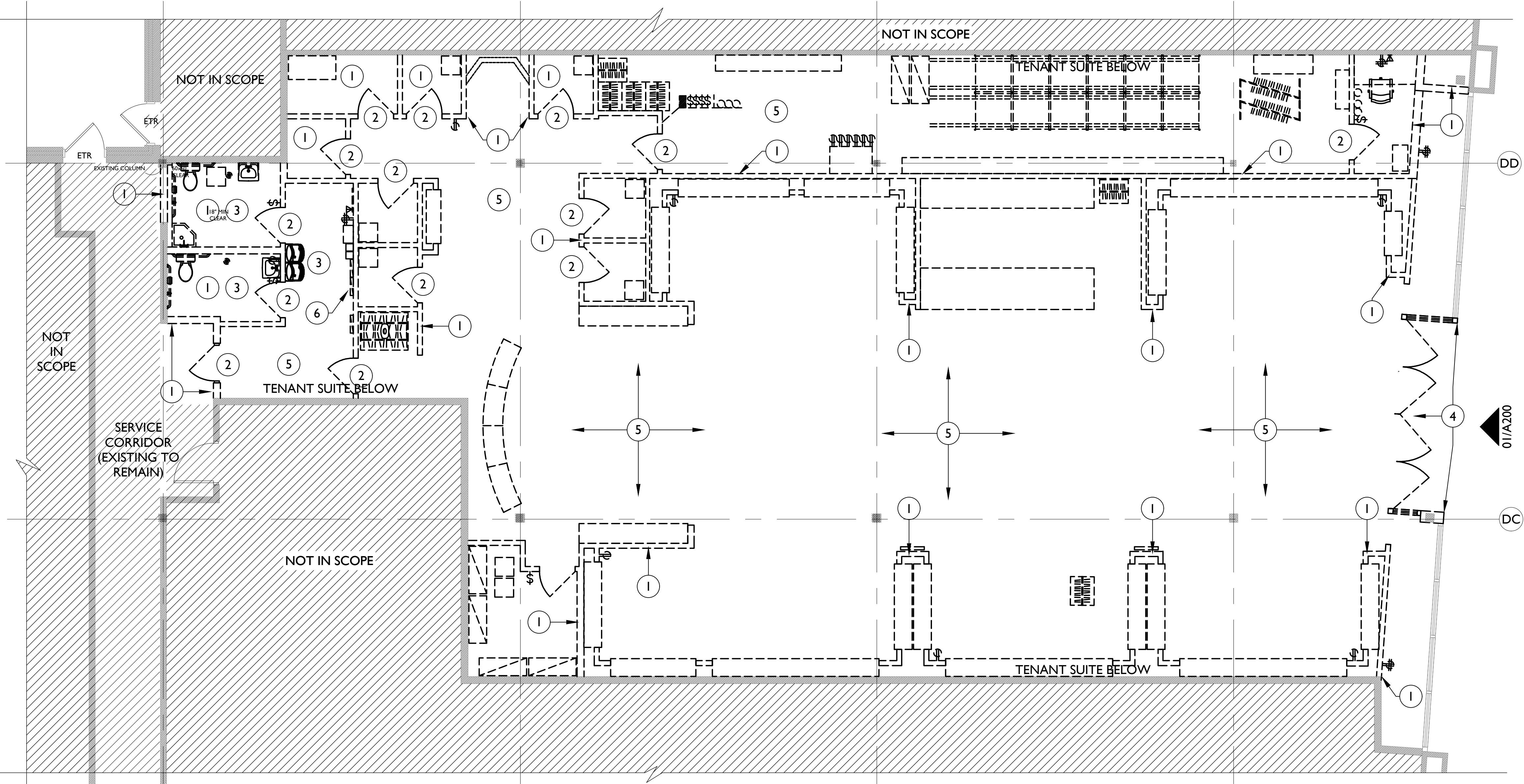
(Q) VENTILATION: ACCESS TO VENTILATION AIR VIA ALL NECESSARY DUCTWORK AND ACCESSORIES TO PROVIDE OUTSIDE AIR AS REQUIRED TO MEET THE PROVISIONS OF ASHRAE 62.1 (MINIMUM OUTDOOR AIR) AND ASHRAE 90.1 (ECONOMIZER) OR OTHER APPLICABLE CODE. FOR HYDRONIC SYSTEMS PROVIDE A WATERSIDE ECONOMIZER AS PERMITTED BY ASHRAE 90.1 IF AIR SIDE ECONOMIZER IS NOT AVAILABLE; LANDLORD TO PROVIDE AND INSTALL THE SYSTEM(S) NECESSARY TO RELIEVE 100% ECONOMIZER OUTSIDE AIR IF ECONOMIZER IS PROVIDED FOR SPACE. LANDLORD TO VERIFY VENTILATION AND RELIEF AIR DUCT TERMINATION LOCATIONS WITH TENANT.

DEMOLITION PLAN GENERAL NOTES:

1. ITEMS TO BE REMOVED ARE SHOWN WITH A DASHED (HIDDEN) LINE.
2. ALL DIMENSIONS ARE + / -
3. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE ON THE JOB SITE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER. NO ON SITE SALE OR BURNING OF REMOVED ITEMS IS PERMITTED.
4. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS. DO NOT REMOVE ANY ITEMS WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT. COORD ALL SITE WORK W/LANDLORD AS REQ'D.
5. THE CONTRACTOR MUST MAINTAIN ADEQUATE SUPPORT, INSULATION, WATERPROOFING, EMERGENCY LIGHTING, SECURITY, ALARMS, ETC. FOR ALL OR PART OF ITEMS TO REMAIN.
6. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING ALL FIELD CONDITIONS AS CALLED FOR OR REQUIRED BY THE NEW WORK.
7. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION BARRICADES AS REQUIRED FOR DEMOLITION AND NEW WORK.
8. EXISTING EXIT SIGNAGE, EGRESS LIGHTING, SECURITY CAMERAS, SWITCHES, OUTLETS, ETC. ARE NOT SHOWN FOR CLARITY AND ARE TO BE REMOVED UNLESS NOTED OTHERWISE. COORD. W/ MEP DEMO AND NEW WORK PLANS.
9. CONTRACTOR TO PROTECT ALL EXISTING FINISHES, CEILINGS AND OTHER SURFACES SCHEDULED TO REMAIN DURING ALL PHASES OF CONSTRUCTION. ANY SURFACES SCHEDULED TO REMAIN THAT GETS DAMAGED DUE TO CONTRACTOR WORK SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTOR TO ENSURE PROJECT SITE IS SECURE AFTER BUSINESS HOURS. CONFIRM HOURS WITH LANDLORD AND TENANT.
11. CONTRACTOR TO ENSURE THAT LOUD OR DISRUPTIVE (SMELLY) WORK SHALL BE COORDINATED WITH LANDLORD AND TENANT.
12. REMOVE ALL EXIT SIGNS THROUGHOUT.
13. REMOVE ALL SIGNAGE THROUGHOUT, INCLUDING EXTERIOR SIGNAGE AND ASSOCIATED ELEC. NOT REUSED IN NEW WORK. COORD. W/ TENANT.
14. REMOVE ALL ABANDONED ELECTRICAL AND BLANK COVER PLATES THROUGHOUT. PATCH AND REPAIR WALL FOR NEW FINISH.
15. REMOVE AND DISPOSE OF ALL BUILT-IN FURNITURE AND CASEWORK (TABLES, CASEWORK, WALL PANELS, WAINSCOTING, ARTWORK, SHELVEING ETC.)
16. FLOOR SHALL BE LEVELED AFTER REMOVAL OF FLOORING MATERIAL AND PREPPED FOR NEW FINISH. SEE PLAN FOR EXTENTS.
17. PATCH AND FILL ALL HOLES AND VOIDS IN FLOOR SLAB.
18. REMOVE ALL ROOM AND OCCUPANCY SIGNAGE LEFT BY PREVIOUS TENANT. PATCH AND REPAIR WALL FOR NEW FINISH. WHERE REQ'D
19. DEMO AND REMOVE ALL EXISTING WALL FINISHES (INCLUDING VINYL DECALS/WALLCOVERING), SKIMCOAT OR PREP WALLS TO RECEIVE NEW PAINTED WALL FINISH.
20. TERMINATE AND CAP ANY EXISTING UTILITIES NOT REUSED BY NEW WORK.
21. REMOVE ALL RETAIL FIXTURES, CASEWORK DISPLAYS, MIRRORS, FLOOR DISPLAYS, WALL MOUNTED SHELVEING, AND ASSOCIATED RETAIL ELEMENTS LEFT FROM PREVIOUS TENANT.
22. REMOVE WALL CLADDING AND FINISHES AT EXISTING COLUMNS - COLUMNS TO REMAIN.
23. REMOVE ALL FLOOR FINISHES DOWN TO CONCRETE SLAB.
24. FREE AND CLEAR EGRESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION AND WHEN WHITE-BOX SCOPE IS COMPLETE.
25. COMPLETE LANDLORD SCOPE OF WORK, PER EXHIBIT "B".

DEMOLITION PLAN KEYED NOTES:

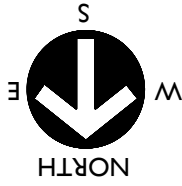
- ① REMOVE EXISTING PARTITION AS REQUIRED BY THE NEW WORK.
- ② REMOVE AND DISPOSE OF EXISTING DOORS, FRAME, ASSOCIATED HARDWARE.
- ③ REMOVE VANITY, TOILET, MOP SINK, DRINKING FOUNTAINS, ADA GRAB BARS, PLUMBING FIXTURES AND ASSOCIATED FIXTURES & FINISHES. TERMINATED AND CAP PLUMBING AS REQ'D.
- ④ REMOVE EXISTING ALUMINUM STOREFRONT GLAZING SYSTEM - PREP OPENING FOR NEW STOREFRONT GLAZING SYSTEM AND VESTIBULE.
- ⑤ REMOVE ALL EXISTING HARD CEILINGS FRAMING AND FINISHES, ACOUSTIC-CEILING TILES, GRID, TRIM AND HANGER-WIRES, LIGHT FIXTURES, HVAC FIXTURES, AND MISCELLANEOUS MEP / HVAC DISTRIBUTION AND DEVICES. REMOVE PIPING / CONDUITS BACK TO PANEL / SOURCE. RETAIN CODE-MIN LIGHTING, EGRESS LIGHTS, EXIT LIGHTS AND FIRE-SUPPRESSION SYSTEMS.
- ⑥ REMOVE ALL ELECTRICAL EQUIPMENT, PANELS, TRANSFORMERS, LOW VOLTAGE DEVICES, LINE-VOLTAGE AND LOW-VOLTAGE CABLES BACK TO POINT OF ORIGIN.



01

Demo Floor Plan

Scale 1/4" = 1'-0"



Summit Fair - S D106 - WhiteBox Scope

860 NW BLUE PARKWAY, UNIT:T  
LEE'S SUMMIT, MO 64086

423 Delaware St Ste 102  
Kansas City MO 64105  
www.clockwork-ad.com



06.27.2025

rev	issue	date
PERMIT SET		07.01.2025
REV 01		07.21.2025

25.02 SUMMIT FAIR  
S D106 - WHITE BOX

AD100

DEMO FLOOR PLAN



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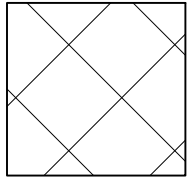
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ROOF PLAN GENERAL NOTES:

1. GC TO COORDINATE ALL SCOPE OF WORK WITH
2. UNO, ALL EXISTING ROOFING TO REMAIN. PATCH & REPAIR AS REQUIRED FOR WEATHERTIGHT PERFORMANCE.
3. MODIFY EQUIPMENT CURBS, ROOFING MEMBRANE AND FLASHING AS REQUIRED PER NEW MEP EQUIPMENT WHERE INDICATED. COORD W/ARCH AND LL.
4. UNO, ALL PARAPET CAPS SHALL REMAIN.
5. UNO, ALL NEW TPO ROOFING SHALL MATCH EXISTING AND BE SLOPED TO MATCH EXISTING CONDITIONS.

RTU / EQ\_ZONE

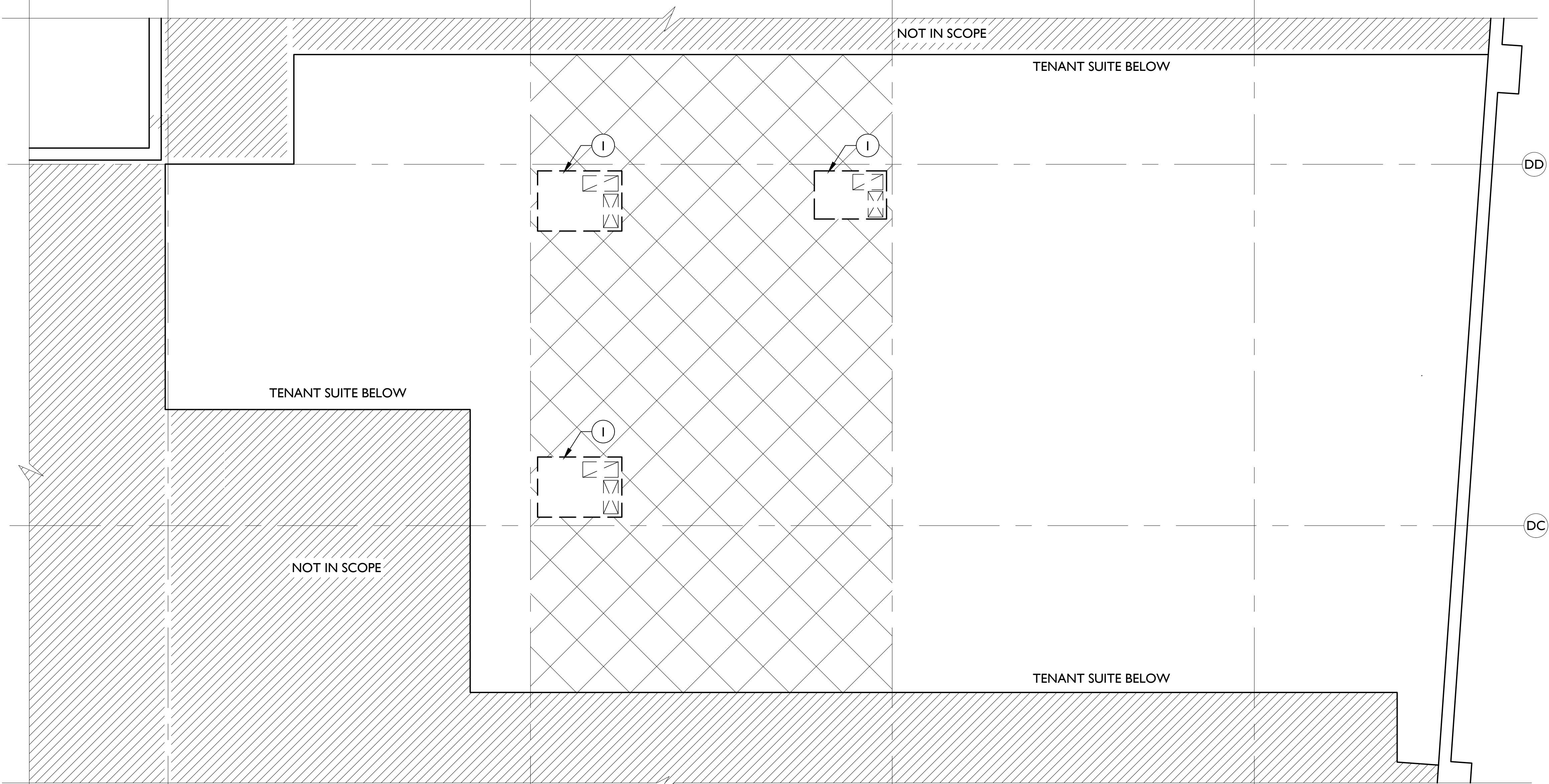


HATCHED AREA DENOTES EXISTING RTU\_ZONE WHICH HAS BEEN DESIGNED FOR 2000 LB MAX PER UNIT WEIGHT (COMBINED CURB AND TRUE OPERATING WEIGHT). IF WEIGHTS EXCEED THIS LIMIT, NOTIFY ARCHITECT AND ENGINEER.

RTU'S AND MISC EQUIPMENT SHALL BE ARRANGED SO THAT NO MORE THAN ONE RTU SHALL LOAD THE SAME JOIST.

ROOF PLAN KEYED NOTES:

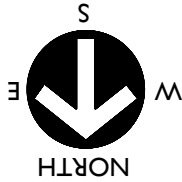
- 1 REMOVE EXISTING ROOF-MOUNTED HVAC EQUIPMENT, DECKHUNG HVAC EQUIPMENT, RELATED ROOF CURBS AND ANY / ALL ASSOCIATED DUCTWORK. COORD WITH FUTURE TENANT HVAC LOCATIONS PRIOR TO DEMO. INFILL ROOF OPENINGS WITH 1-1/2" METAL ROOF DECKING WELDED TO SUPPORT FRAMING. INSTALL INSULATION TO MATCH EXISTING CONDITIONS. INSTALL NEW TPO (ASSUMED) ROOF MEMBRANE TO MATCH EXISTING ROOF MEMBRANE - LAP JOINTS PER MANUFACTURER RECOMMENDATIONS FOR WEATHERTIGHT PERFORMANCE. ETR ROOF MEMBRANE TO REMAIN. PATCH, REPAIR AND REPLACE AS CONDITIONS DICTATE.



01

Demo Roof Plan

Scale 1/4" = 1'-0"



clockwork

423 Delaware St Ste 102  
Kansas City MO 64105  
www.clockwork-ad.com



Summit Fair - S DI06 - WhiteBox Scope

860 NW BLUE PARKWAY, UNIT:T  
LEE'S SUMMIT, MO 64086

rev	issue	date
	PERMIT SET	07.01.2025
△	REV 01	07.21.2025

25.02 SUMMIT FAIR  
S DI06 - WHITE BOX

AD150

DEMO ROOF PLAN





Summit Fair - S DI06 - WhiteBox Scope

860 NW BLUE PARKWAY, UNIT:T  
LEE'S SUMMIT, MO 64086

rev	issue	date
	PERMIT SET	07.01.2025
1	REV 01	07.21.2025

25.02 SUMMIT FAIR  
S DI06 - WHITE BOX

A100

FLOOR PLAN

FLOOR PLAN GENERAL NOTES:

- ALL DIMENSIONS TO EXISTING ITEMS ARE +/-
- DIMENSIONS FOR INTERIOR PARTITIONS ARE TO OUTSIDE FACE OF WALL FINISH.
- ALL PARTITIONS TO BE TYPE  $\Phi$  UNLESS NOTED OTHERWISE.
- CONTRACTOR TO COORDINATE ALL MEP REQUIREMENTS.
- CONTRACTOR TO COORDINATE IT/AV/SECURITY SYSTEM WITH TENANTS VENDOR. PROVIDE CONDUIT AND PULL STRING FOR IT/AV/SECURITY WORK. COORDINATE WITH ELECTRICAL & IT/AV/SECURITY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING ALL BLOCKING AS REQUIRED FOR CASEWORK, LIGHT FIXTURES, ACCESSORIES, ETC.
- CONTRACTOR TO COORDINATE TENANT PROVIDED LCD & MOUNT LOCATIONS. PROVIDE POWER, CABLE AND BLOCKING AS REQUIRED.
- ALL STOREFRONT AND DOOR DIMENSIONS ARE TO FRAME EXTENTS. CONTRACTOR TO COORDINATE AND VERIFY ROUGH OPENINGS PRIOR TO ORDERING FRAMES AND DOORS.
- CONTRACTOR SHALL COORDINATE ALL CORE DRILL LOCATIONS WITH GAMES, ELECTRICAL AND I.T. LAYOUTS. PROVIDE FLUSH POKE THROUGH DEVICE.
- ALL CARD READERS, SWITCHES, CONTROLS, ETC TO COMPLY WITH A.B.A.A.S. (ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARD) REQUIREMENTS FOR MOUNTING HEIGHTS.
- CONTRACTOR TO ENSURE THAT LOUD OR DISRUPTIVE (SMELLY) WORK SHALL BE DONE AFTER BUSINESS HOURS. COORDINATE WITH LANDLORD AND TENANT.
- ALL CUSTOM ITEMS TO BE REVIEWED BY TENANT / ARCHITECT VIA SHOP DRAWINGS PRIOR TO FABRICATION.
- PROVIDE POWER & DATA FOR ALL POS LOCATIONS - COORD FINAL LOCATIONS WITH TENANT.
- ALL DECORATIVE WOOD ELEMENTS SHALL BE CONSTRUCTED OF MATERIALS WITH A CLASS C FLAME SPREAD INDEX OR BETTER.
- GC & FSEQ TO COORDINATE FINAL ROUTING OF BEER & SODA LINES WITH ARCH & MEP PRIOR TO INSTALLATION.
- COORD FINAL ROUTING OF BEER, SODA LINES WITH ARCH AND MEP PRIOR TO INSTALLATION.
- WHERE EXPOSED IN GUEST-FACING AREAS - ALL WIRING SHALL BE RUN IN CONDUIT PAINTED TO MATCH ADJACENT SURFACE COLOR
- PATCH DEMISING WALLS AS REQ'D DUE TO DEMO.
- COMPLETE LANDLORD SCOPE OF WORK, PER EXHIBIT "B".

DOOR NOTE: MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 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 INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.

FLOOR PLAN KEY NOTES:

- INSTALL NEW WALL TO MATCH WALL-TYPE AND FIRE RATING OF ADJACENT WALL. ALIGN NEW WALL TO BE FLUSH WITH EXISTING WALL.
- INSTALL NEW DOOR (3'-0" x 7'-0" x 1.75") PAINTED METAL DOOR AND HM FRAME WITH FAIL-SAFE KEYED LOCKSET, CLOSER AND PANIC HARDWARE AS REQ'D BY CODE. VON-DUPRIN OR EQ. WITH BLACK PEephOLE. MATCH SPEC'S OF FACILITY STANDARD / EXISTING DOOR, FRAME AND MORTISED HARDWARE SET, MIN. UL LISTED 1-HOUR FIRE DOOR AND FRAME. DOOR AND FRAME FINISH SHALL BE TENANT PAINT SPEC - BENJAMIN MOORE, SCUFF X PRODUCT #487, "BLACK SATIN", #2131-10, SEMI GLOSS.
- INSTALL NEW ALUMINUM STOREFRONT DOORS (30"x80") AND TRANSOM LIGHT WITH THERMALLY BROKEN FRAME AND INSULATED GLASS UNITS TO IECC REQ'S. STOREFRONT SYSTEM IS TO MATCH ADJACENT STOREFRONT SPEC, FINISHES DETAILS AND FAIL-SAFE HARDWARE. REFER TO ELEVATION DETAIL FOR TENANT PREFERRED DOOR PULLS. DOOR SHALL BE LABELED WITH SIGN "DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". DOORS TO HAVE POWER-ASSIST OPENER.
- INSTALL NEW ADA PUSH-BUTTON ACCESS FOR POWER-ASSIST ENTRY DOORS - COORD WITH NEW STOREFRONT SYSTEM.
- AT NEW VESTIBULE STOREFRONT ONLY - INSTALL BLACK GRANITE CLADDING AT BASE DETAIL - REF. 02/A300

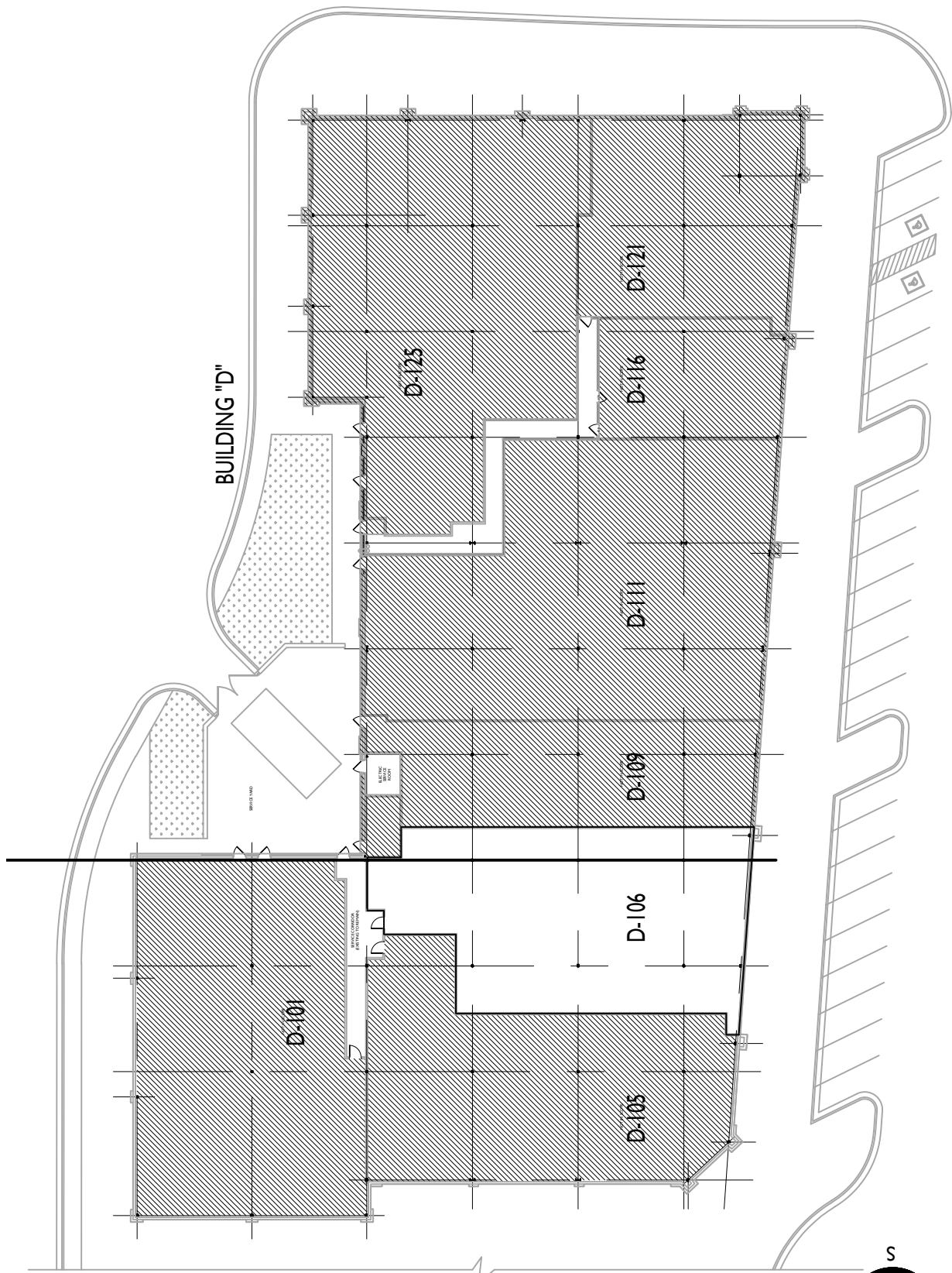
ADDITIONAL NOTES FOR GENERAL CONTRACTOR:

EITHER A CLASS A OR CLASS B LICENSE IS REQUIRED, PROVIDE THE COMPANY NAME OF THE LICENSED GENERAL CONTRACTOR AND THE NAME, EMAIL ADDRESS & PHONE NUMBER FOR THE ON-SITE CONTACT TO THE CITY OF LEE'S SUMMIT

MEP SUBCONTRACTORS ARE REQUIRED TO BE LISTED ON PERMIT. PROVIDE COMPANY NAMES OF LICENSED MEP CONTRACTORS.

THE SPACE MUST HAVE AT LEAST ONE ALERTING DEVICE CONNECTED TO THE ALARM SYSTEM FOR FIRE ALARM NOTIFICATION AT ALL TIMES DURING CONSTRUCTION.

THE SPRINKLER SYSTEM MUST BE APPROPRIATELY DEMOED, AND COVERAGE APPROPRIATELY MAINTAINED AT ALL TIMES DURING CONSTRUCTION.



KEY PLAN

(G) STRUCTURAL COMPONENTS: A STRUCTURALLY STABLE FRAME, COLUMNS AND BEAMS CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS (I.E. STEEL, HEAVY GAUGE METAL STUDS, FIREPROOFING) AND WILL BE DESIGNED TO CARRY LIVE AND DEAD LOADS IN ACCORDANCE WITH GOVERNING BUILDING CODES.

(H) HVAC: HVAC INSTALLATION BY TENANT.

(I) CEILING/ROOF STRUCTURE: A CEILING/ROOF STRUCTURE ADEQUATE TO SUPPORT TENANT'S INSTALLATION OF SUSPENDED FIXTURES OR IMPROVEMENTS AND ALLOW ATTACHMENTS TO JOINTS ONLY. THRESHOLD OF WEIGHT SHALL BE A MINIMUM OF 10 LBS. PER SQUARE FOOT OF TENANT SPACE AND SHALL INCLUDE A STRUCTURAL ROOF FRAMING SYSTEM CAPABLE OF SUPPORTING TENANT'S STANDARD HVAC ROOFTOP PACKAGE UNIT(S), WHICH LANDLORD ACKNOWLEDGES MAY BE UP TO 30 TONS SERVICE AND 3 UNITS

(J) WATERTIGHT: LANDLORD SHALL PROVIDE A FULLY WATERTIGHT ROOF, FREE OF LEAKS, WITH ANY ABANDONED PENETRATIONS REPAIRED AND SEALED WATERTIGHT AS EVIDENCED BY CURRENT TEST. IF THE ROOF HAS LESS THAN FIVE (5) YEARS OF USEFUL LIFE REMAINING, THEN LANDLORD SHALL REPLACE THE ROOF MEMBRANE.

(K) ENTRY/EGRESS: ENTRY AND EGRESS DOORWAYS SHALL HAVE CLEAR FLOOR LANDINGS WITH RUNNING SLOPES AND CROSS SLOPES NO GREATER THAN LIMITS SET IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY CODES SUCH AS BUT NOT LIMITED TO ADA, ANSI A117.1, CA TITLE 24, 2012 TAS TDLR, AND 2017 FAC. LANDLORD TO PROVIDE ACCESSIBLE ROUTE FROM THE PUBLIC RIGHT OF WAY TO REQUIRED ACCESSIBLE PARKING SPACES TO ENTRY OF LEASE SPACE.

(L) REAR EXIT: ONE REAR 3' X 7', LOCKABLE, HOLLOW METAL SERVICE DOOR IN COMPLIANCE WITH EXIT ACCESS AND PATH OF EGRESS REQUIREMENTS AS GOVERNED BY LOCAL APPLICABLE BUILDING AND ACCESSIBILITY CODES SUCH AS BUT NOT LIMITED TO ADA, ANSI A117.1, CA TITLE 24, 2012 TAS TDLR, AND 2017 FAC.

(M) FIRE SUPPRESSION: A BASE FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH LOCAL BUILDING CODE. ALL OTHER WORK IS TENANTS RESPONSIBILITY. FLOW CAPACITY SIZED AS REQUIRED BY TENANT'S CEILING HEIGHT, NFPA 13, AND LOCAL REQUIREMENTS.

(N) UTILITIES: UTILITIES, INCLUDING WATER AT LEAST 1" WATER LINE, SEWER AT LEAST 4" WASTE LINE TO THE LANDLORD'S 6" MAIN LINE, ELECTRICAL SERVICE, AND NATURAL GAS (AS AVAILABLE AND APPLICABLE) IN THE CAPACITIES SET FORTH IN TENANT'S PLANS, STUBBED TO THE REAR OF THE PREMISES; ELECTRICAL SERVICE TO BE STUBBED TO THE REAR OF THE PREMISES IN A SINGLE SERVICE IN THE CAPACITY SET FORTH IN TENANT'S PLANS, WHICH LANDLORD/TENANT ACKNOWLEDGES CURRENTLY 200 AMPS (EXISTING) AT 277/480 VOLT. ALL OTHER TERMS CONCERNING LANDLORD IMPROVEMENTS WILL BE DELIVERED IN ACCORDANCE WITH THE LEASE; LANDLORD IS REQUIRED TO PROVIDE THE AMOUNT OF POWER ILLUSTRATED ON TENANT'S PLANS AT THE TIME OF DELIVERY. HOWEVER, THE TENANT SHALL MAINTAIN THE RIGHT IN THE LEASE TO AMPERAGE SPECIFIED HERETO IN THE EVENT POWER (E.G. ADDITIONAL HVAC UNITS, LIGHTING) NEEDS CHANGE IN THE FUTURE. LL TO PROVIDE A MINIMUM OF 60 AMPS OF TEMPORARY POWER PRIOR TO DATE OF POSSESSION.

(O) METERS: ALL EXISTING METERS TO REMAIN (WATER, ELECTRICAL, AND GAS); IF METERS ARE NOT EXISTING, THEN SAME SHALL BE LOCATED IN THE AREA IDENTIFIED ON TENANT'S PLANS.

(P) DATA: DATA CONDUIT STUBBED TO THE REAR OF THE PREMISES PROVIDED FROM THE NEAREST TELE/COMM BOX TO A PHONE BOARD LOCATED WITHIN THE BUILDING MECHANICAL AREA.

(Q) VENTILATION: ACCESS TO VENTILATION AIR VIA ALL NECESSARY DUCTWORK AND ACCESSORIES TO PROVIDE OUTSIDE AIR AS REQUIRED TO MEET THE PROVISIONS OF ASHRAE 62.1 (MINIMUM OUTDOOR AIR) AND ASHRAE 90.1 (ECONOMIZER) OR OTHER APPLICABLE CODE. FOR HYDRONIC SYSTEMS PROVIDE A WATERSIDE ECONOMIZER AS PERMITTED BY ASHRAE 90.1 IF AIR SIDE ECONOMIZER IS NOT AVAILABLE; LANDLORD TO PROVIDE AND INSTALL THE SYSTEM(S) NECESSARY TO RELIEVE 100% ECONOMIZER OUTSIDE AIR IF ECONOMIZER IS PROVIDED FOR SPACE. LANDLORD TO VERIFY VENTILATION AND RELIEF AIR DUCT TERMINATION LOCATIONS WITH TENANT.

EXHIBIT B - SCHEDULE OF LANDLORD'S WORK:

IN ADDITION TO THE DELIVERY CONDITIONS CONTAINED IN THE LEASE FORM, LANDLORD SHALL DELIVER THE PREMISES TO TENANT WITH:

(A) DEMO: REMOVE ALL EXISTING TENANT IMPROVEMENTS FROM THE PREMISES PER TENANT'S DESIGN DRAWINGS PRIOR TO THE DATE OF POSSESSION, WHICH MAY INCLUDE:

- ARCHITECTURAL FEATURES: STOREFRONT SYSTEMS, FINISHES, FURNITURE, TRADE FIXTURES, SIGNAGE, LIGHTING, RESTROOM FIXTURES, CEILINGS, AND PARTITION WALLS.
- MEP DISTRIBUTION - HVAC EQUIPMENT: ROOF-MOUNTED HVAC EQUIPMENT, DECKHUNG HVAC EQUIPMENT, CURBS, DUCTWORK.
- PLUMBING: SUPPLY AND SANITARY LINES NOT BEING REUSED CAPPED AT SLAB OR BEHIND DEMISING WALLS.
- ELECTRICAL EQUIPMENT: PANELS, TRANSFORMERS, LOW VOLTAGE DEVICES, LOW VOLTAGE CABLES REMOVED BACK TO POINT OF ORIGIN, LINE VOLTAGE CABLES REMOVED BACK TO POINT OF ORIGIN (EXCEPT IN THE CASE LANDLORD IS RESPONSIBLE FOR PROVIDING/INSTALLING TENANT HVAC SYSTEM, IN WHICH CASE, EXISTING ELECTRICAL PANELS/TRANSFORMERS AND EQUIPMENT DISCONNECT SWITCHES FOR HVAC EQUIPMENT CAN REMAIN TO FACILITATE START-UP OF NEW MECHANICAL SYSTEMS. LANDLORD TO MAINTAIN DISTRIBUTION AND/OR PROVIDE DISCONNECT AS DIRECTED BY TENANT.

(B) FLOOR SLAB: SLAB SHALL BE SINGLE LEVEL WITH NO ELEVATION CHANGES WITHIN 1/2" OF EXTERIOR FINISHED FLOOR, PERIMETERS LEVEL TO WITHIN 1/4" DEFLECTION BETWEEN PERIMETERS TO WITHIN 1/2", MAXIMUM VARIANCE 1/4" OVER 10' AND NO MORE THAN 1/2" FROM THE OVERALL HIGH POINT TO THE OVERALL LOW POINT DETERMINED USING THE STRAIGHTEDGE METHOD. SLAB MUST BE DELIVERED IN COMPLIANCE WITH CODES FOR SLAB LIVE LOADS; 100PSF OR PER LOCAL BUILDING CODE, WHICHEVER IS MORE STRINGENT.

(C) DEMISING WALL: DEMISING STUDS WITH CONTINUOUS GYPSUM BOARD FINISH FROM TOP OF SLAB TO BOTTOM OF DECK ON BOTH SIDES, TAPED, FLOATED, AND FIRE RATED AS REQUIRED BY LOCAL CODE; EXTERIOR WALLS SHALL HAVE INSULATION AS REQUIRED BY CODE.

(D) STORE FRONT: PROVIDE COMPLETE WEATHER TIGHT STOREFRONT FACADE AND GLAZING SYSTEM WITH SINGLE ENTRY WITH DOUBLE DOORS TO INCLUDE STRUCTURE, CONTINUOUS CONCRETE CURB, FRAME, DOORS, DOOR HARDWARE, WEATHER STRIPPING, CAULKING, GLAZING, POWER AND BLOCKING FOR TENANT'S SIGNAGE IN LOCATIONS DESIGNATED BY TENANT (SIGNAGE BY TENANT), AND TENANT FINISHES PER TENANT DESIGN DRAWINGS AND SPECIFICATIONS. STOREFRONT FACADE AND GLAZING SYSTEM MUST ALSO BE IN ACCORDANCE WITH APPLICABLE BUILDING, ENERGY, SEISMIC AND HURRICANE REQUIREMENTS. WHERE APPLICABLE, PROVIDE AND INSTALL A VESTIBULE TO INCLUDE STRUCTURE, CURB, FRAME, DOORS, HARDWARE, WEATHER STRIPPING, CAULKING AND GLAZING PER TENANT DESIGN DRAWINGS AND SPECIFICATIONS.

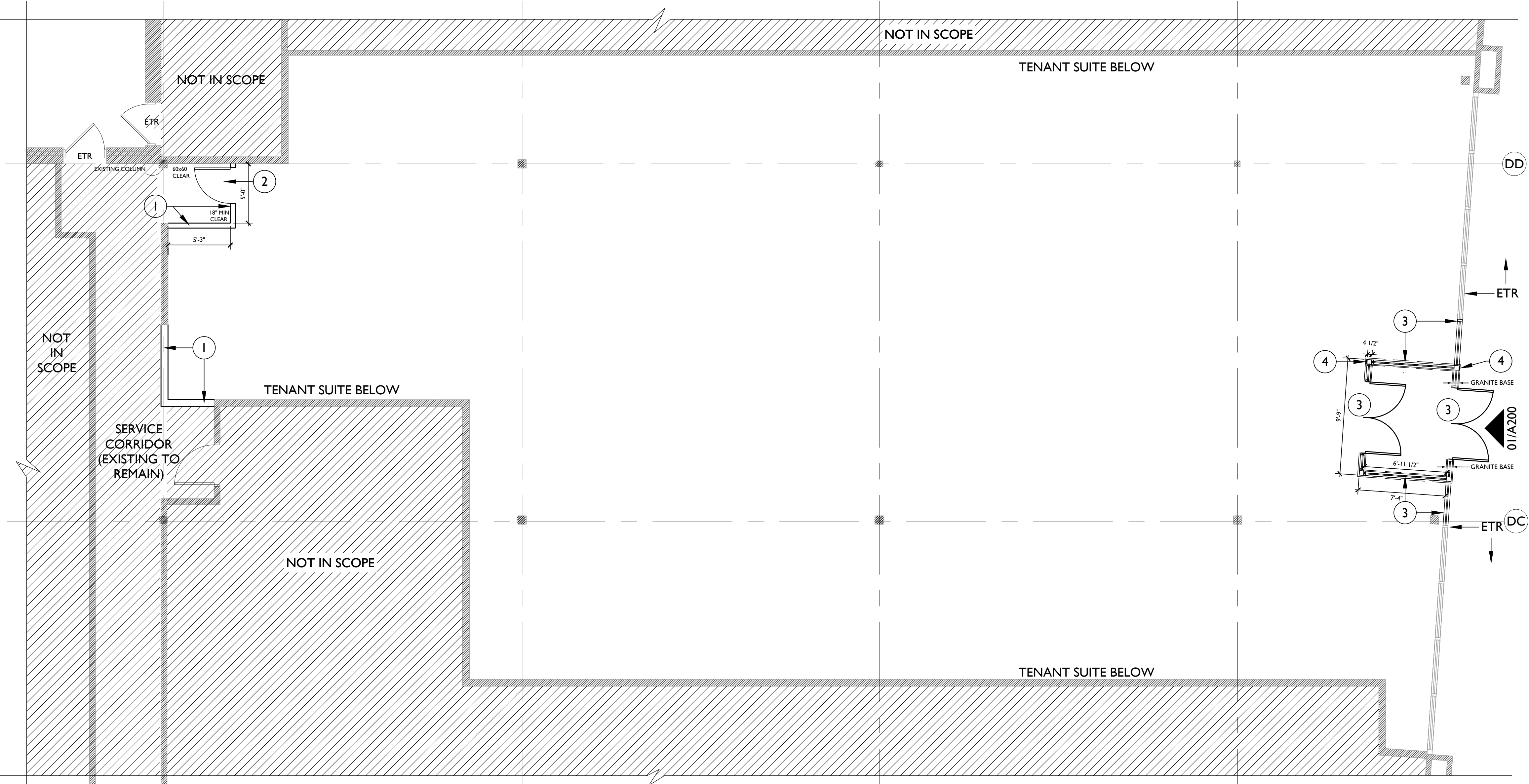
• STOREFRONT SYSTEM SHALL MEET ALL ACCESSIBILITY CODES SUCH AS BUT NOT LIMITED TO ADA, ANSI A117.1, CA TITLE 24, 2012 TAS TDLR, AND 2017 FAC

• PROVIDE AND INSTALL PUSH BUTTON ACCESS TO ENTRY/EXIT DOORS

• ENSURE ENTRY AND EGRESS DOORWAYS SHALL HAVE CLEAR FLOOR LANDINGS WITH RUNNING SLOPES AND CROSS SLOPES NO GREATER THAN LIMITS SET IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY CODES

(E) FIRE RATING: FULLY FIRE-RATED CONSTRUCTION AS REQUIRED BY CODE AT ALL STRUCTURAL MEMBERS, TENANT SEPARATIONS AND ALL PENETRATIONS (I.E. CEILING, COLUMNS, BEAMS, DEMISING WALLS, ROOF, FLOORS, ETC.)

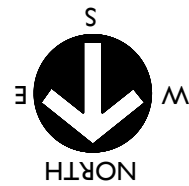
(F) EMERGENCY SYSTEM: A COMPLETE AND OPERATIONAL SMOKE EXHAUST/EVACUATION SYSTEM WHERE REQUIRED BY CODE.



01

Floor Plan

Scale 1/4" = 1'-0"





clockwork

423 Delaware St Ste 102  
Kansas City MO 64105  
www.clockwork-ad.com

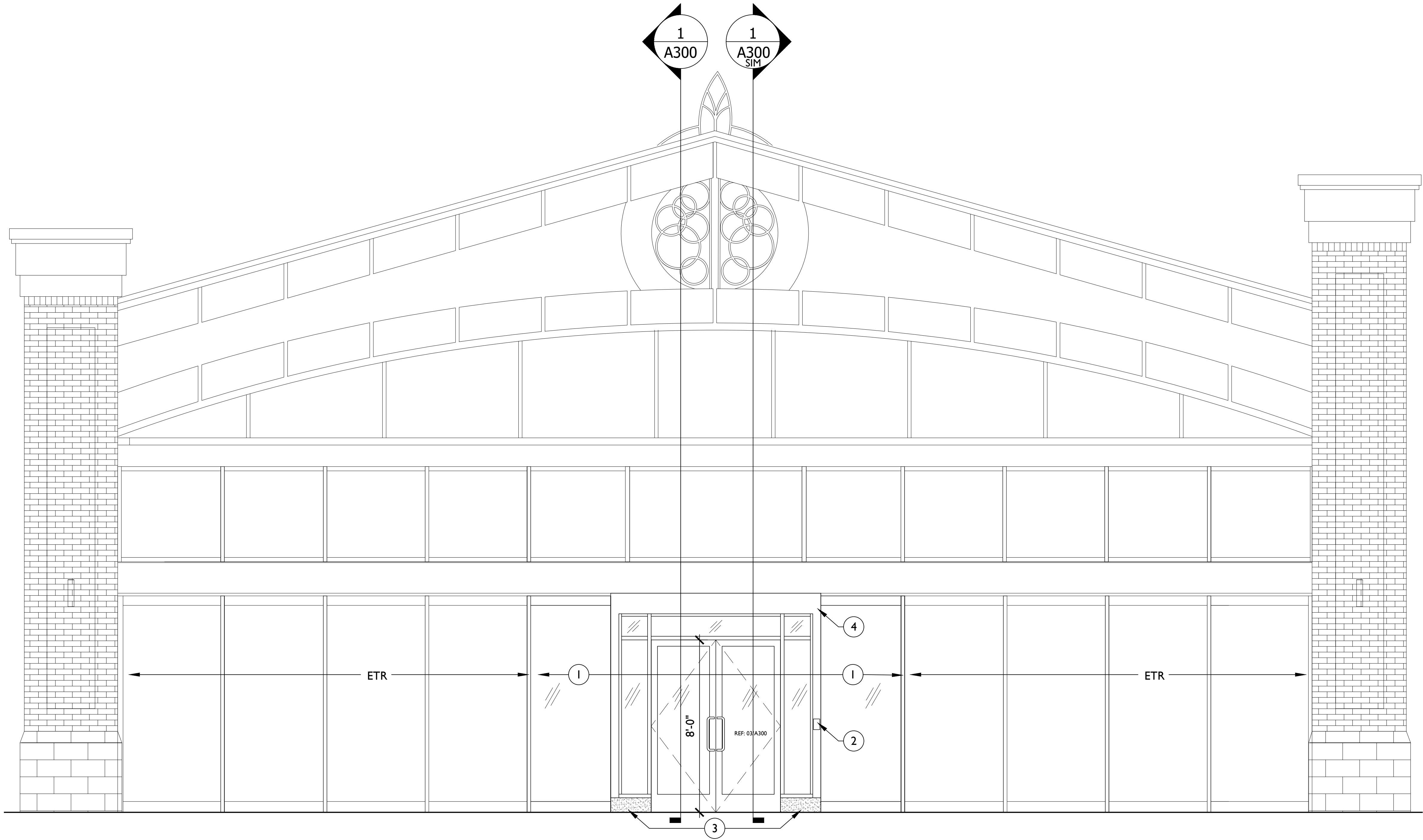


ELEVATION GENERAL NOTES:

1. ALL DIMENSIONS TO EXISTING ITEMS ARE + / -
2. CONTRACTOR TO COORDINATE ALL MEP REQUIREMENTS.
3. CONTRACTOR TO COORDINATE IT/AV/SECURITY SYSTEM WITH TENANTS VENDOR, PROVIDE CONDUIT AND PULL STRING FOR IT/AV/SECURITY WORK. COORDINATE WITH ELECTRICAL & IT/AV/SECURITY.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING ALL BLOCKING AS REQUIRED FOR CASEWORK, LIGHT FIXTURES, ACCESSORIES, ETC.
5. ALL STOREFRONT AND DOOR DIMENSIONS ARE TO FRAME EXTENTS, CONTRACTOR TO COORDINATE AND VERIFY ROUGH OPENINGS PRIOR TO ORDERING FRAMES AND DOORS.
6. ALL CARD READERS, SWITCHES, CONTROLS, ETC TO COMPLY WITH A.B.A.A.S. (ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARD) REQUIREMENTS FOR MOUNTING HEIGHTS.
7. CONTRACTOR TO ENSURE THAT LOUD OR DISRUPTIVE (SMELLY) WORK SHALL BE DONE AFTER BUSINESS HOURS. COORDINATE WITH LANDLORD AND TENANT.
8. ALL CUSTOM ITEMS TO BE REVIEWED BY ARCHITECT VIA SHOP DRAWINGS PRIOR TO FABRICATION.
9. PATCH DEMISING WALLS AND CEILINGS AS REQ'D DUE TO DEMO.
10. UNLESS NOTED OTHERWISE, STOREFRONT IS EXISTING TO REMAIN. GC TO PROTECT DURING CONSTRUCTION.

ELEVATION KEY NOTES:

1. INSTALL NEW ALUMINUM STOREFRONT DOORS (3'0"X8'0") AND TRANSOM LIGHT WITH THERMALLY BROKEN FRAME AND INSULATED GLASS UNITS TO IECC REQ'S. STOREFRONT SYSTEM IS TO MATCH ADJACENT STOREFRONT SPEC, FINISHES DETAILS, PROVIDE PANIC HARDWARE SET PER BLDG STANDARD, VON-DUPRIN OR EQ. WITH MATCHING FINISHES. DOORS TO HAVE POWER-ASSIST OPENER, REFER TO TENANT DRAWINGS FOR PREFERRED DOOR PULL DETAIL AND PULL STYLE.
2. INSTALL NEW ADA PUSH-BUTTON ACCESS FOR MOTORIZED ENTRY DOORS - COORD WITH NEW STOREFRONT SYSTEM.
3. BLACK GRANITE BASE BLACK POLISHED "ABSOLUTE BLACK" GRANITE SLAB, 8"H X 3/4" THK W/ GROUT JOINT - LATICRETE "MIDNIGHT BLACK" #22 JOINTS TO ALIGN WITH STOREFRONT FINISH JOINTS (1/16"). REFER TO ELEVATIONS & DETAIL.
4. BREAK-METAL TO MATCH MEDIUM-BRONZE STOREFRONT SYSTEM - VERIFY COLOR.



01

Front Elevation

Scale 3/8" = 1'-0"

Summit Fair - S DI06 - WhiteBox Scope

860 NW BLUE PARKWAY, UNIT:T  
LEE'S SUMMIT, MO 64086

rev	issue	date
	PERMIT SET	07.01.2025
	REV 01	07.21.2025

25.02 SUMMIT FAIR  
S DI06 - WHITE BOX

A200

ELEVATIONS & SECTIONS



Summit Fair - S DI06 - WhiteBox Scope

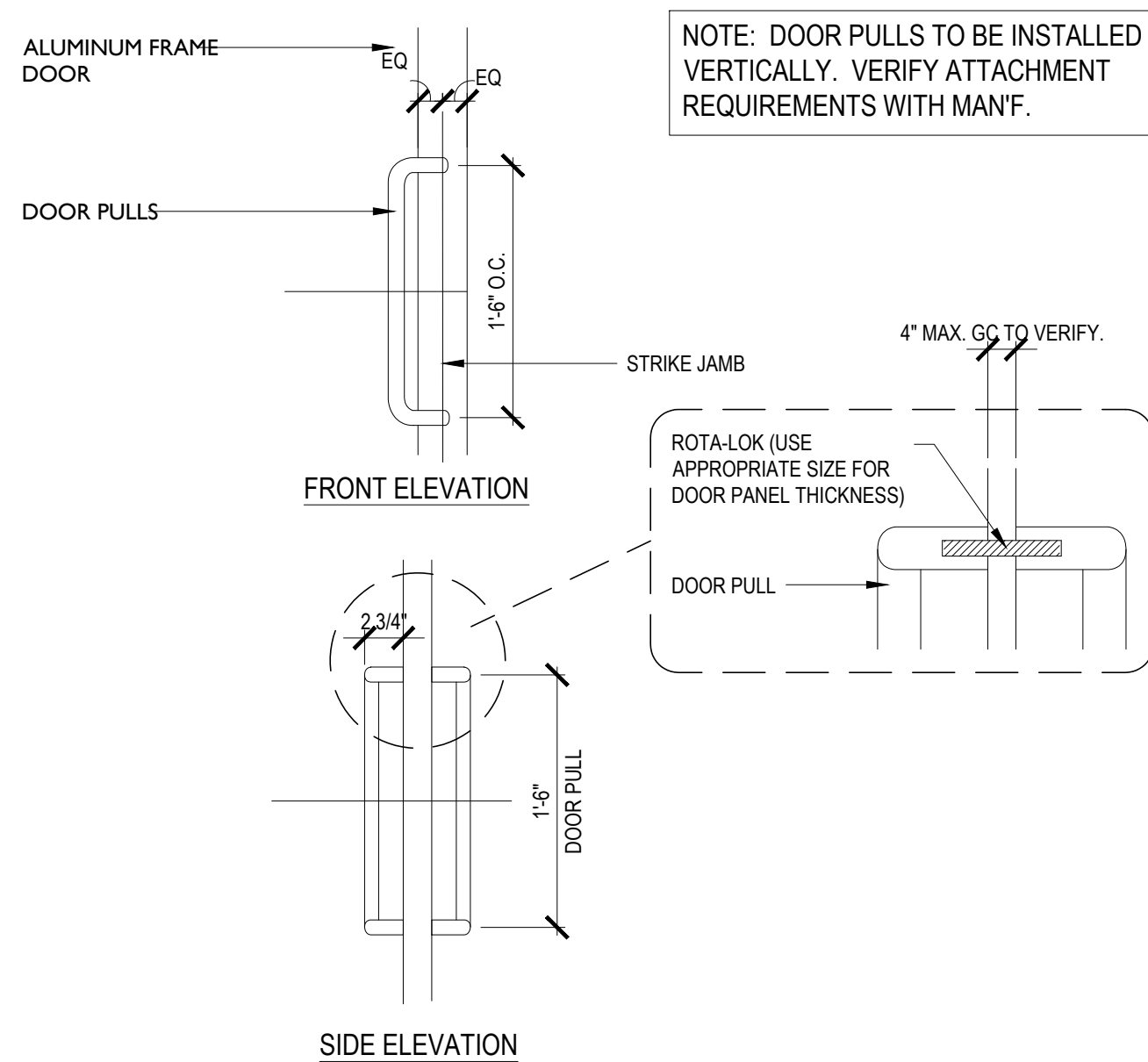
860 NW BLUE PARKWAY, UNIT:T  
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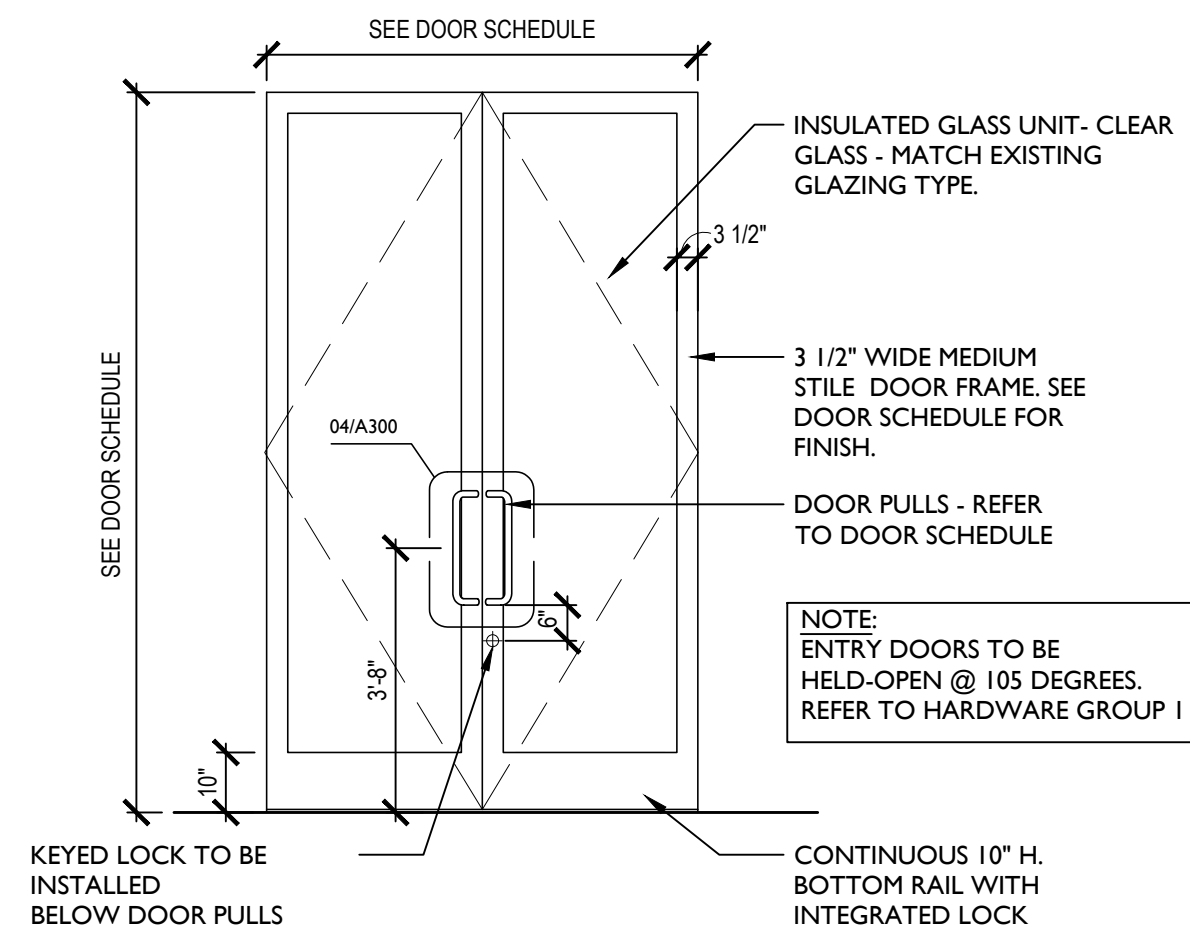
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S DI06 - WHITE BOX

A300

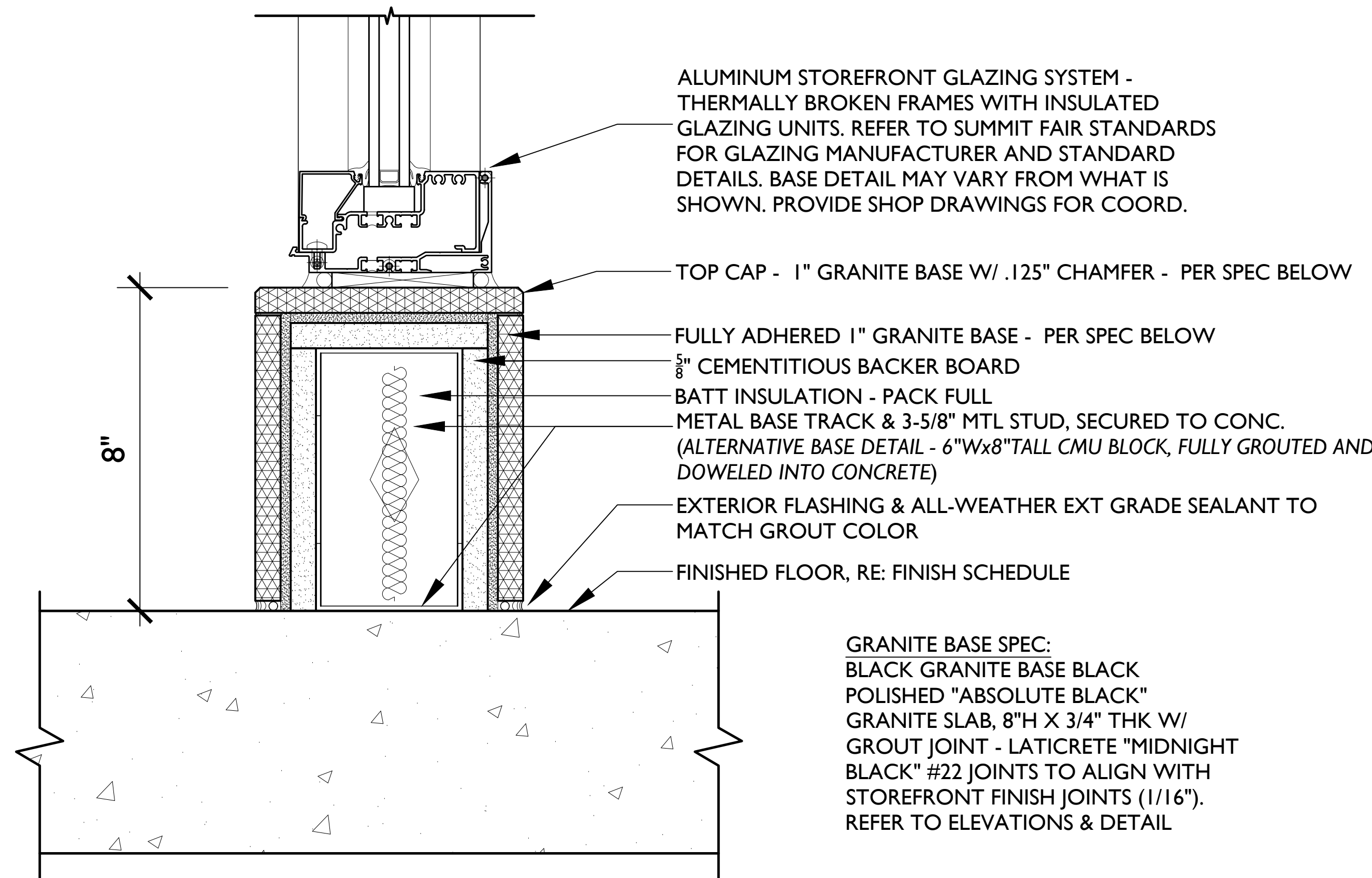
SECTIONS & DETAILS



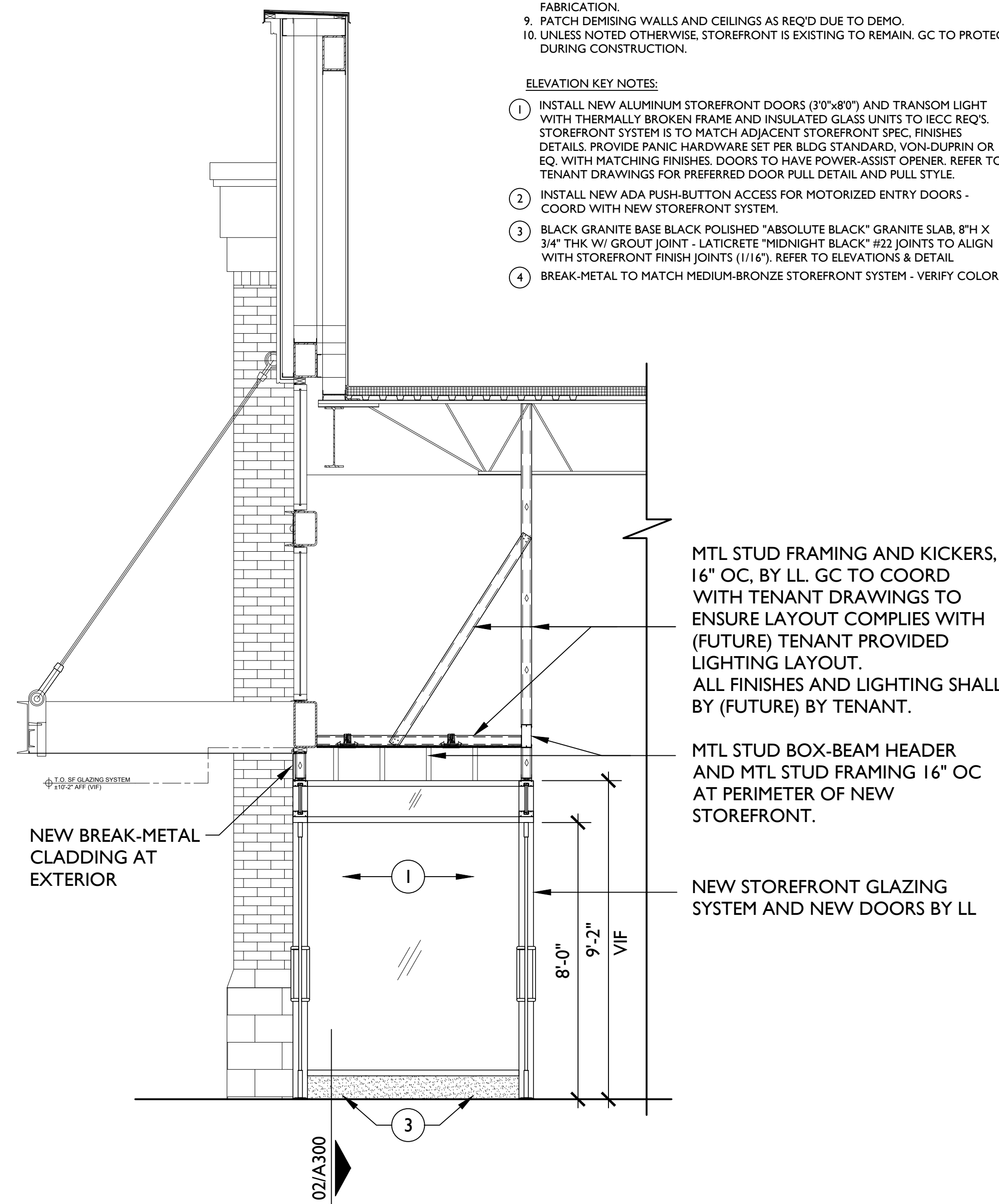
04 Storefront Entry Door Pull Detail  
Scale 3/8" = 1'-0"



03 Storefront Entry Elevation  
Scale 3/8" = 1'-0"



02 Base Detail  
NTS



01 Section / Elevation  
Scale 3/8" = 1'-0"

ELEVATION GENERAL NOTES:

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10. UNLESS NOTED OTHERWISE, STOREFRONT IS EXISTING TO REMAIN. GC TO PROTECT DURING CONSTRUCTION.

ELEVATION KEY NOTES:

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