

## door schedule

door number	width	height	thickness	door mat'l	hardware grp	frame mat'l	fire rating
1	3'-0"	7'-0"	0'-1 3/4"	h.m.	1	h.m.	90 min

### door hardware

#### set 1

3 hinges	FBB179-4 1/2 x 4 1/2 NRP	stanley
1 self closure		
1 floor stop	1214 - mount per detail	trimco
1 panic bar hardware		
1 kick plate	K0050 10"x2"	trimco
	LDWX X CSK B4E	
1 weatherstrip		
1 threshold	per manufacturer	pemko

### door and hardware notes

all doors and frames to be painted per on site manager direction.

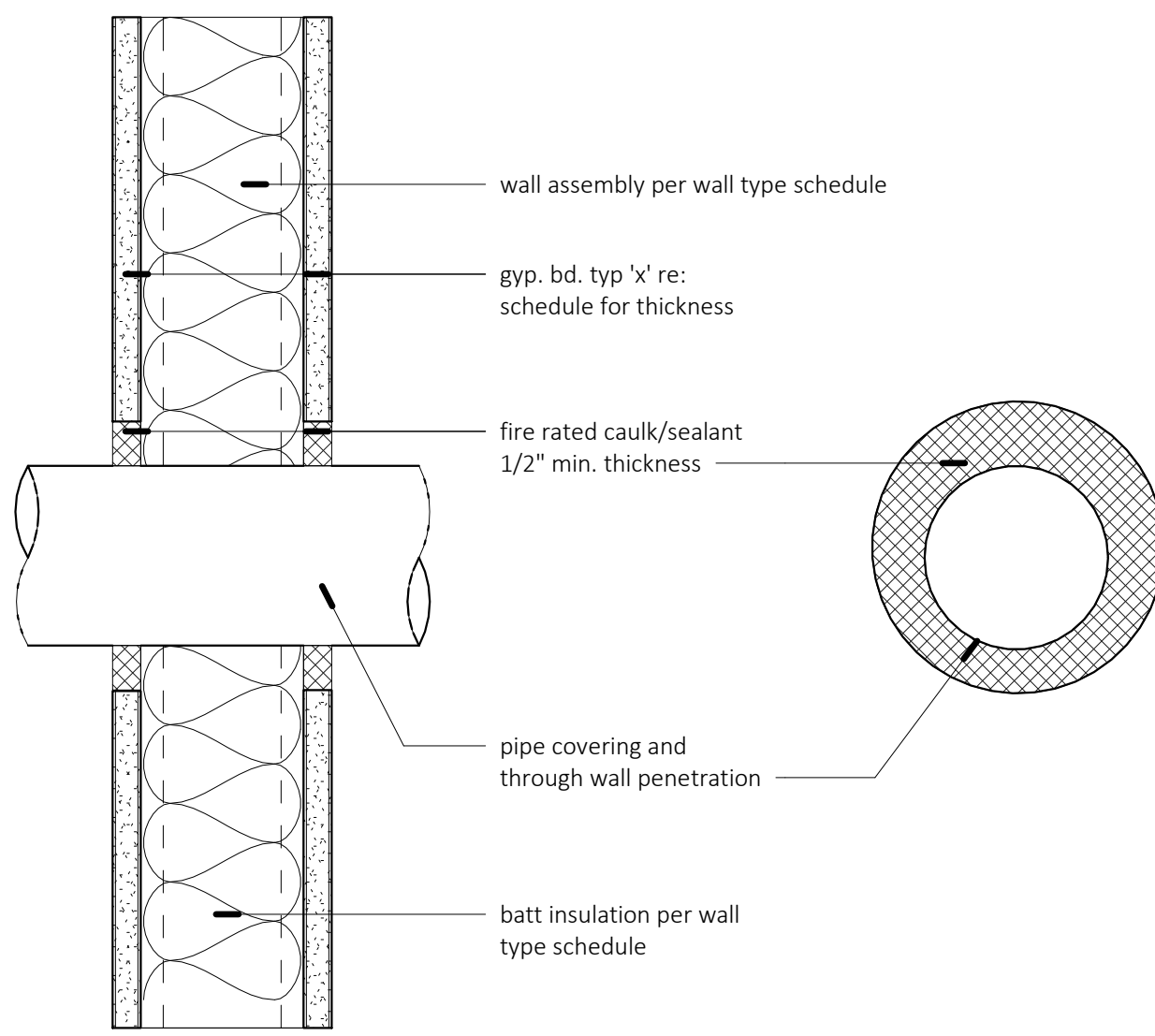
key all doors per landlord requirements and provide landlord with a copy of key opening force.

any interior side-swinging doors without closures shall not exceed 5 lb force

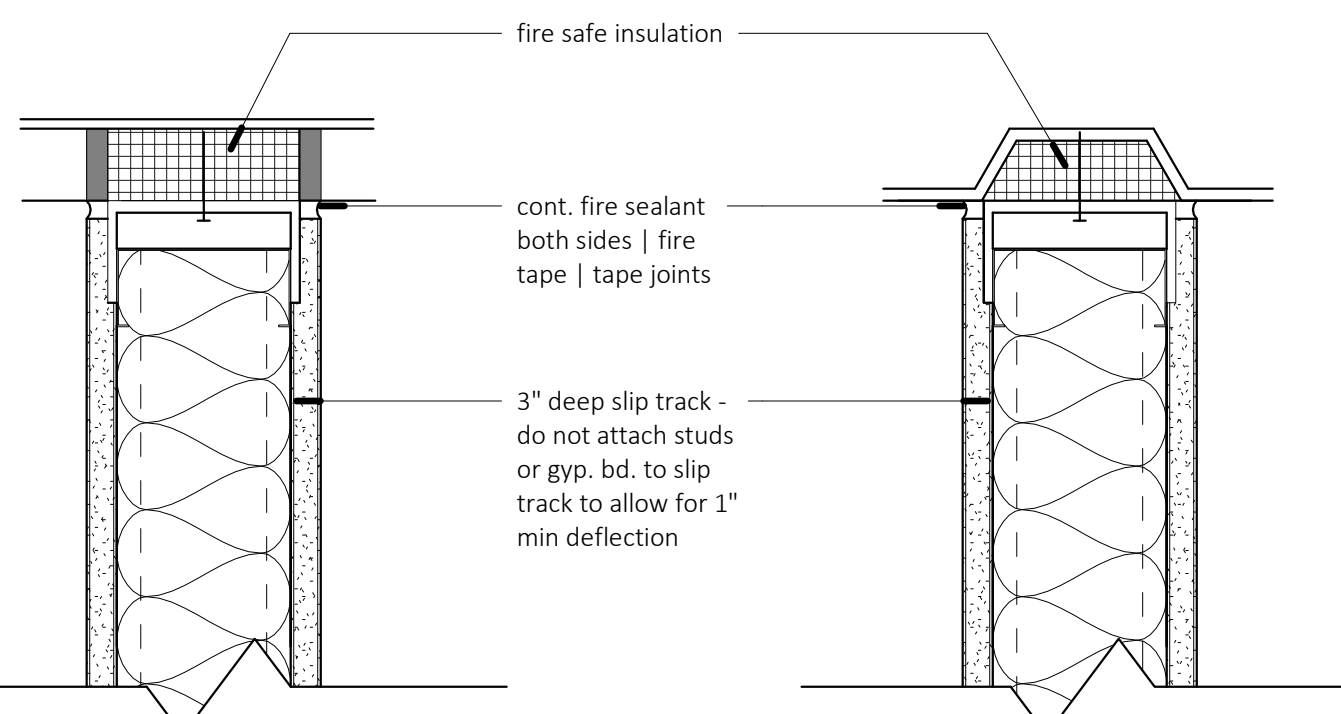
all other side swinging, folding or sliding doors, door latch shall release with 15 lb force and to an full open position on latch side.

all doors shall swing in the direction of egress if greater than 50 occupants per exit door

doors adjacent to wall shall be 5" from wall

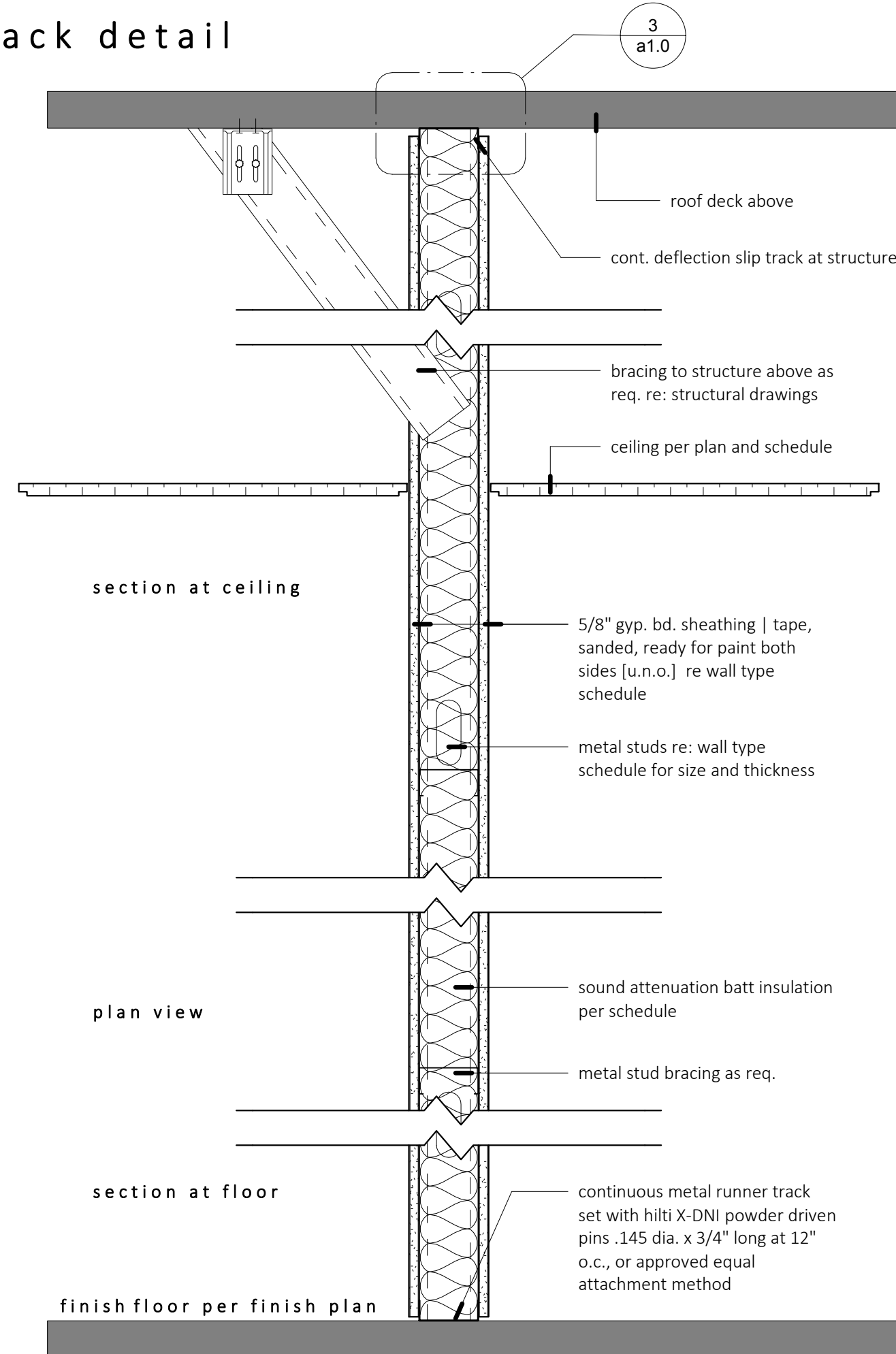


4 | wall penetration - pipe  
at 0 | 3' = 1'-0"



parallel to deck | perpendicular to deck

3 | slip track detail  
at 0 | 3' = 1'-0"



wall type	stud size	wall sheathing	wall thickness	insulation type u.n.o.
a 1	3 5/8"	5/8" gyb bd [typ 'x' rated per UL u419]	4 7/8"	sound batt insulation
a 2	3 5/8"	5/8" gyb bd [both sides]	4 7/8"	sound batt insulation
a 3	3 5/8"	5/8" gyb bd [one side]	4 1/4"	sound batt insulation
b 1	6"	5/8" gyb bd [typ 'x' rated per UL u419]	7 1/4"	sound batt insulation
b 2	6"	5/8" gyb bd [both sides]	7 1/4"	sound batt insulation
b 3	6"	5/8" gyb bd [one side]	6 5/8"	sound batt insulation

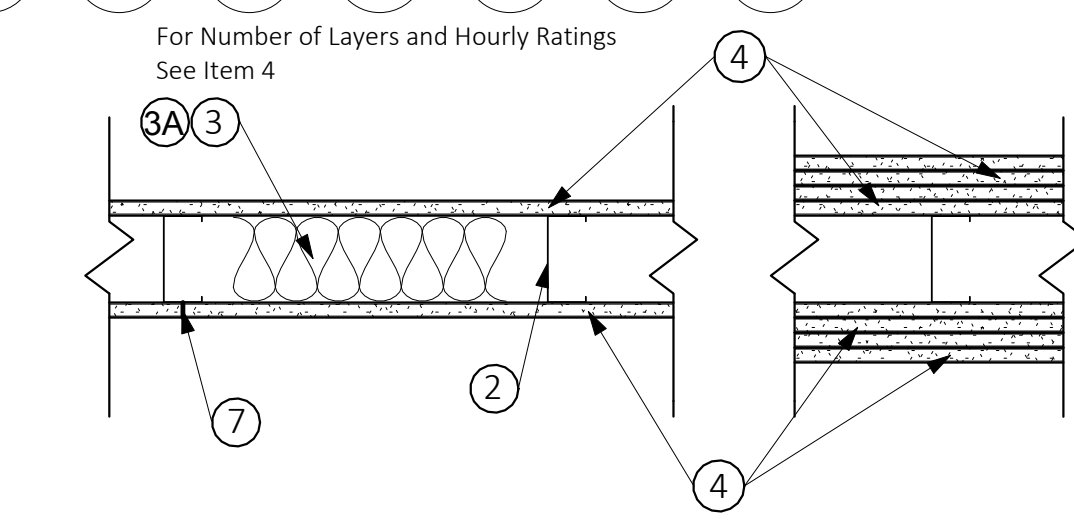
full height partition | full height studs, full height gyp. bd.  
interior walls not going to deck | 6" above adjacent tallest ceiling | bracing to deck as required

demising or corridor wall only |  
use sound attenuation batt insulation in all demising walls  
set runner track in continuous acoustical sealant  
wall assembly to be rated per UL u419 u.n.o.

2 | wall type standard  
at 0 | 1 1/2" = 1'-0"



6 | location plan-bldg c  
at 0 | 1/32" = 1'-0"



### Design No. U419 Nonbearing Wall Ratings - 1, 2, 3 or 4 HR (See Items 3 & 4)

- Floor and Ceiling Runners** — (Not shown) — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.
- Steel Studs** — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width as indicated under Item 4, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
- Batts and Blankets\*** — (Required as indicated under Item 4) — Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 4. See **Batts and Blankets (BKNV or BZIZ)** Categories for names of Classified companies.

- Batts and Blankets\*** — (Optional) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See **Batts and Blankets (BKNV or BZIZ)** Categories for names of Classified companies.
- Gypsum Board\*** — Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Rating	Min Stud Depth	No. of Layers & Thins of Panel	Min Thins of Insulation (Item 3)
1	3-1/2"	1 layer, 5/8 in. thick	Optional
2	2-1/2"	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8"	1 layer, 3/4 in. thick	Optional
2	1-5/8"	2 layers, 1/2 in. thick	Optional
2	1-5/8"	2 layers, 5/8 in. thick	Optional
3	3-1/2"	1 layer, 3/4 in. thick	3 in.
3	1-5/8"	3 layers, 1/2 in. thick	Optional
3	1-5/8"	2 layers, 3/4 in. thick	Optional
3	1-5/8"	3 layers, 5/8 in. thick	Optional
4	1-5/8"	4 layers, 5/8 in. thick	Optional
4	1-5/8"	4 layers, 1/2 in. thick	Optional
4	2-1/2"	2 layers, 3/4 in. thick	2 in.

**CANADIAN GYPSUM COMPANY** — 1/2 in. thick Type C, IP-X2 or IPC-AR, WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE  
**UNITED STATES GYPSUM CO** — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE  
**USG MEXICO S A DE CV** — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type Copyright © 2006 Underwriters Laboratories Inc. AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC or; 3/4 in. thick Types IP-X3 or ULTRACODE When Item 6b, Steel Framing Members\*, is used, Nonbearing Wall Rating is limited to 1 HR. Min. stud depth is 3-1/2 in., min. thickness of insulation (Item 3) is 3 in., and two layers of gypsum board panels (1/2 in. or 5/8 in. thick) shall be attached to furring channels as described in Item 5. One layer of gypsum board panels (1/2 in. or 5/8 in. thick) attached to opposite side of stud without furring channels as described in Item 5.

**4A. Gypsum Board\*** — (As an alternate to Item 4) — 5/8 in. thick, 2 ft. wide, tongue and groove edge, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 5. Joint covering (Item 7) not required.

**CANADIAN GYPSUM COMPANY** — Type SHX.

**UNITED STATES GYPSUM CO** — Type SHX.

**USG MEXICO S A DE CV** — Type SHX.

**5. Fasteners** — (Not shown) — Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 6). **Single layer systems:** 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. Two layer systems: First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. **Three-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. **Four-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

**6. Furring Channels** — (Optional, not shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws. Not for use with Item 4A.

**6A. Steel Framing Members (Not Show)\*** — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 6, furring channels and Steel Framing Members as described below:

**a. Furring Channels** — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 5. Not for use with Item 4A.

**b. Steel Framing Members\*** — Used to attach furring channels (Item 6Aa) to studs (Item 2). Clips spaced max. 48 in. OC, and secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.

**PAC INTERNATIONAL INC.** — Type RSIC-1.

**6B. Steel Framing Members (Optional, Not Show)\*** — As an alternate to Item 6, furring channels and Steel Framing Members on only one side of studs as described below:

**a. Furring Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Batts and Blankets placed in stud cavity as described in Item 4. Two layers of gypsum board attached to furring channels as described in Item 4. Not for use with Item 4A.

**b. Steel Framing Members\*** — Used to attach furring channels (Item 6Ba) to one side of studs (Item 2) only. Clips spaced 48 in. OC, and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

**KINETICS NOISE CONTROL INC.** — Type Isoxax

**7. Joint Tape and Compound** — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.

**8. Siding, Brick or Stucco** — (Optional, not shown) — Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of local code agencies, installed over gypsum panels. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick.

**9. Caulking and Sealants\*** — (Optional, not shown) — A bead of acoustical sealant applied around the partition perimeter for sound control.

5 | UL - U419  
at 0 | 1 1/2" = 1'-0"

## general notes

- all work shall conform with applicable building codes, regulation and ordinances, contractor shall obtain all required building and occupancy permits.
- information on the drawings regarding existing conditions is based upon site verification. the information is believed to be an accurate reflection of the existing conditions but it is in no way intended to guarantee exact conditions
- contractor is responsible to perform a complete analysis prior to commencement of work, report all discrepancies to the architect immediately. failure of the contractor to perform survey, field verify conditions, and coordinates work does not relieve contractor or responsibility for work
- contractor shall take precautions to maintain and protect existing systems and finishes which are to remain. any damage to such systems and finishes shall be repaired in a manner acceptable to the architect at the contractor's expense.
- drawings contained in this set shall not be reproduced for shop drawings, copies of these drawings submitted as shop drawings will be rejected and returned to the contractor.
- do not scale drawings. follow written dimensions or keyed notes only. contact architect for clarification if required.
- each installer must examine substrate and/or conditions under which the work will be installed and report to the contractor in writing any conditions detrimental to the proper and timely execution of the installer's work. do not proceed until unsatisfactory conditions are corrected. installation shall constitute acceptance of the substrate and/or conditions.
- all fire, life safety systems must be maintained in proper working order throughout the duration of the work. portable fire extinguishers of approved type are to be placed within the construction area in accordance with the local fire department inspector or marshal.
- field verifying existing conditions and dimensions prior to commencement of work. notify architect of any discrepancies. assemblies noted to be fire-rated (one hour, two hour, etc.) shall be constructed in strict compliance with the fire test referenced or if no test is referenced, an industry recognized fire-test applicable to the assembly.
- the architect is not responsible for g.c.'s means, sequence and methods or safety measures, including all personnel and visitors.
- non-bearing partitions shall be isolated from the building structure to prevent transfer of building loads from the structure to the partitions
- all finishes not specifically called out on the drawings shall be selected by owner/architect
- all exposed steel handrails, guardrails, etc. shall be painted. color to be determined by architect if not specified on drawings.
- all blocking to be ACG treated with approved fasteners if in contact with ground.
- all patching and repair work to roofing shall be compatible with existing roof materials and maintain all roofing warranties. contractor shall use landlord roofing contractor on any roof work
- any new tenant signage shall be submitted under separate cover, by others.
- all dissimilar metal materials shall be isolated with an approved non-metal isolation material.
- [typical] as used in these documents shall mean that the conditions or dimension is the same or representative for similar conditions throughout.
- any details for construction not specified or shown on drawings shall be in accordance with industry standards or manufacturer's recommendations.
- any manufactured items shall be installed in accordance with manufacturer's written instructions.
- all exterior wood shall be exterior rated with required preservatives
- general contractor is responsible for general clean up of job site upon completion of project.
- pedestrians shall be protected during construction, remodeling and demolition phases. contractor to provide signage directing pedestrian traffic. all required means of egress shall be maintained at all times during the construction process.
- all wet/plumbing walls are to be provided with moisture resistant gyp. bd. provide cement backer board behind all walls with tile in wet locations.
- no plumbing is allowed in demising walls. fur out wall as required.
- landlord building shell - structural system shall not be compromised in any fashion. any modifications and/or adaptations to existing structural system shall be coordinated and agreed upon by landlord representative.
- revisions to work or plans must be approved by the city and / or local jurisdictions inspection services prior to implementation. any additions or changes to work must be authorized in writing by the architect and the contractor shall coordinate with the project except upon written order by using predetermined architect supplemental instructions, change order or construction change directives.
- all contractors will provide adequate bracing and/or shoring to insure structural stability of the building and all related building components, i.e. structural walls, interior wall assemblies, etc. during the construction phase of the project.
- provide sufficient blocking in stud walls to support all items or equipment shown or specified to be attached to the walls. provide additional structural supports (angles, channels, etc.) within wall where the weight of attached items or equipment is too great to be supported by metal studs. provide blocking for owner furnished or installed items.
- contractor to coordinate the shut down of any and all utility services with the existing building so as to minimize the disruption of service to other tenants in the building.

## general notes - demolition

- all work shall conform to the requirements of all local laws, codes, and regulations of all authorities having jurisdiction; in case of conflict between requirements, the most restrictive shall apply
- the contractor shall field check all relevant conditional and dimensions and notify the architect of any discrepancies with the drawings prior to construction.
- existing conditions and elevations are derived from field measurements and are shown to assist the bidders only, no claim is made to their validity. the contractor and subcontractors shall visit the site prior to submitting a bid and provide for all existing conditions. no allowance will be made resulting from failure to carry out such an examination.
- prior to the start of construction or demolition, the contractor shall coordinate with the landlord rep. or on site management and any adjacent tenants if work will impact their daily operations.
- contractor shall acquaint themselves with all landlord/developer requirements and shall comply full with such.
- the work involved shall be the entire responsibility of the contractor who shall ensure that such work is properly carried out by his forces or his subcontractors. the contractor shall confirm that all items are covered.
- protect existing conditions from damage and repair damage due to construction operations at no cost to owner.
- demolition work shall be executed in an orderly and careful manner and demolished materials shall become the property of the contractor for off-site disposal at their expense, in a legal manner.
- demolition contractor shall dispose of all removed materials at an appropriate location. the contractor shall confirm the exact location with the landlords on site representative
- perform work by means that will not produce noise, vibration, odors, or dust which could affect operations or use by other tenants.
- contractor shall provide adequate protection of work, materials, fixtures, etc. from loss, damage, fire, theft, etc.
- remove existing walls as indicated. patch and repair all remaining walls and soffits for as new finish. remove and replace existing concrete slab or sidewalk and prepare for new work.
- when existing finishes are to be removed from existing substrate, the remaining substrate shall be patched and/or repaired and prepared to receive new finish as required by the manufacturer's recommendations.
- verify all existing steel columns, bases and foundations are in acceptable condition. notify the architect immediately if not.
- where removal of walls are indicated, remove existing electrical devices, related wiring and conduit back to the source to facilitate removal. salvage all hornstrobes, emergency lighting, FE cabinets and thermostats for reuse on this project. contractor shall include removal of all abandoned conduit and wiring above ceilings.
- contractor is responsible for patching and repairing any and all fireproofing (to match or exceed existing) material and thickness, whether caused by demolition contractor or not.

## applicable codes

building code:	2018 international building code
mechanical code:	2018 international mechanical code
plumbing code:	2018 international plumbing code
electrical code:	2017 international electrical code
gas code:	2018 international fuel gas code
fire prevention:	2018 international fire code
life safety:	2018 nfpa101
energy code:	2018 international energy conservation code

## code review

project type:	remodel - add corridor
project name:	add corridor in existing building

occupancy [NO CHANGE TO OCCUPANCY FOR THIS PROJECT]	single occupancy (section 302)
INFORMATIONAL PURPOSES ONLY	group m (section 309)
construction type:	type IIB (table 504.3)
	fully sprinklered
	3 stories (table 504.2)
	1 story
allowable building height:	55'-0" (table 504.3)
sprinkler height increase	maximum height increase 20'-0" (table 506.2)

actual building height:	31'-0"
base allowable building area:	37,500 SF (table 506.3)
sprinkler area increase	(section 506.3)

actual building area	33,247 sf [no change]
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building element ratings	existing to remain
exterior bearing walls	existing to remain
structural frame	existing to remain
floor and ceiling assemblies	existing to remain

## CADSTONE STUDIO

ARCHITECTURE

Duane Hicks

1213 W 32nd Street, Independence, MO 64055

816-550-0130

Cadstone1@aol.com



05.27.2020

## New Corridor

910 NW Blueparkway  
Lee's Summit, MO 64066

REV	DATE	DESCRIPTION
1	05   27   20	Rev 1 - City Comments

### SHEET NAME

floor plan

ARCH PROJECT NO.	SHEET DATE
Project Number	04-27-2020
SHEET NO.	PROJECT PHASE
a1.0	Permit