







project synopsis

Governing Municipality: Lee's Summit, MO
Governing Code: 2018 IBC, 2018 IEBC, 2018 IFC, 2018 IFGC, 2018 IPC, 2018 IMC, 2017 NEC, 2017 ADA / ANSI 117.1
Stories: one
Fire Suppression: no
Construction Type: V-B
Total Building Area: 22,000 +/- s.f.
Tenant Area: 4,970 s.f.
Occupancy Group: M (Mercantile)
Occupant Load: M (Mercantile) 4,375 s.f. / 60 = 73 occupants
B (Business) 595 s.f. / 150 = 4 occupants
Total Occupant Load = 77 occupants

legend

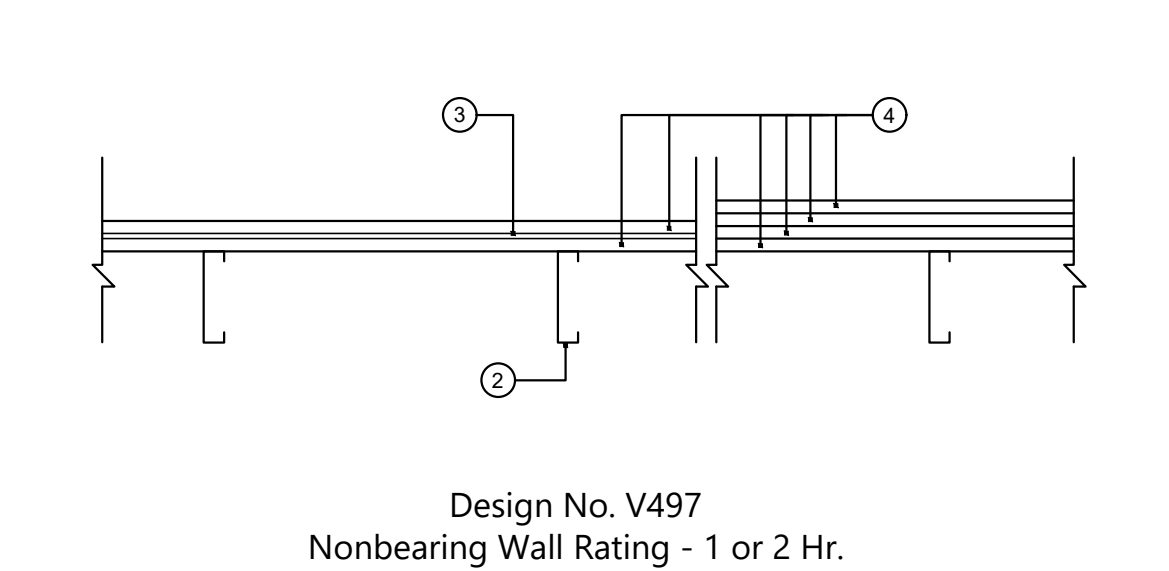
-  new door - see door schedule for type & specs
-  construction note
-  section tag
-  elevation tag
-  partition tag
-  room tag

general notes

- Double keyed locks are not permitted on any required or marked exit.
- Exit/emergency lighting are subject to an on site inspection.
- HVAC system to have approved interconnected, smoke detector activated, automatic shutoffs w/ the detectors located in the return duct.
- Building construction must fully comply with all requirements of ADA/ANSI accessibility guidelines.
- Provide 3 1/2" batt insulation between conditioned & unconditioned spaces.
- Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort.
- Furnish and install electrical outlets @ 15" a.f.f. to the lowest outlet per ADA/ANSI.
- Egress illumination shall be provided at an intensity of not less than 1 foot candle at floor level & at the exterior of the building.
- Provide 44" minimum clear in all exit passageways.
- All electrical outlets within 6' of any sink or water source to be GFCI protected.
- Construction materials exposed within plenums shall be non-combustable or shall have a flame spread rating of not more than 25 and a smoke developed rating of not more than 50.
- All low voltage wire and cable, optical fiber, pneumatic tubing, and all ducts and duct coverings, linings and connectors install within plenum areas must be rated for plenum use.
- Furnish and install wall and / or door signage as required per code & ADA to match building standard. Verify signage labeling with Owner.
- Provide concealed 2 x 6 min fire-retardant treated (FRT) wood blocking within metal-framed drywall construction fore secure anchorage of grab-bars, casework cabinets, wall-mounted shelves, wall-mounted door stops, wood frames, tv/monitor mounting brackets, toilet partition anchors, drinking fountains, barn door hanging hardware and similar locations. Provide doubled, back-to-back 20 gauge metal studs where blocking is provided typically.
- Use 3-5/8" metal studs at 16" o.c. to heights at or below 13'-6". For heights over 13'-6" a.f.f. use 6" metal studs at 16" o.c. Verify stud gauge with supplier.
- Provide expansion joints in walls every 25'-0" max. Locate joints with expected building movement and coordinate with architect on exact location.
- Use DensArmor plus in all walls expected to come into contact with water, all plumbing walls and any walls receiving wall tile.
- Use fire-retardant plywood on all walls that receive wood planking.
- Data to be provided and installed by tenant unless noted otherwise on electrical drawings.

construction notes

- Existing 2-hour fire wall separation to remain.
- Restrooms are existing to remain.
- Fire extinguishers are existing to remain (2A-10BC rated wall mounted fire extinguisher (min. 5 lbs.) - mounted no higher than 5' to top of extinguisher) - as required per fire marshal. Verify final locations with Fire Marshal and confirm with Architect.
- Doors are existing to remain.
- Verify address numbers above front entrance door and rear entrance door are existing. Add if none are existing. Height and color to match building standard.



1. Floor and Ceiling Runners - (Not Shown) - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1-1/4" long legs, attached to floor and ceiling with fasteners 24" o.c. max.

1A. Framing Members* - Floor and Ceiling Runners - (Not Shown) - As an alternate to Item 1. For use with Item 2A, channel shaped, min width to accommodate stud size, with min 1-1/4" long legs, attached to floor and ceiling with fasteners 24" o.c. max. (Marino/Ware, Div of Ware Industries Inc. - Viper25 Track)

2. Steel Studs - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-5/8" wide, min 1-1/4" flanges, spaced a max of 24" o.c. Studs to be cut 3/8" to 3/4" less than assembly height.

2A. Steel Studs* - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-5/8" wide, min 1-1/4" flanges, spaced a max of 24" o.c. Studs to be cut 3/8" to 3/4" less than assembly height. (Marino/Ware, Div of Ware Industries Inc. - Viper25 Track)

3. Laminating Compound - For use with Item 4 - Used to bond outer layer wallboard to inner layer wallboard. Powder type mixed with water in accordance with instructions shown on bags. Applied to entire surface of base layer wallboard. Applied with notched trowel producing continuous beads about 1/4" wide and 1/4" high.

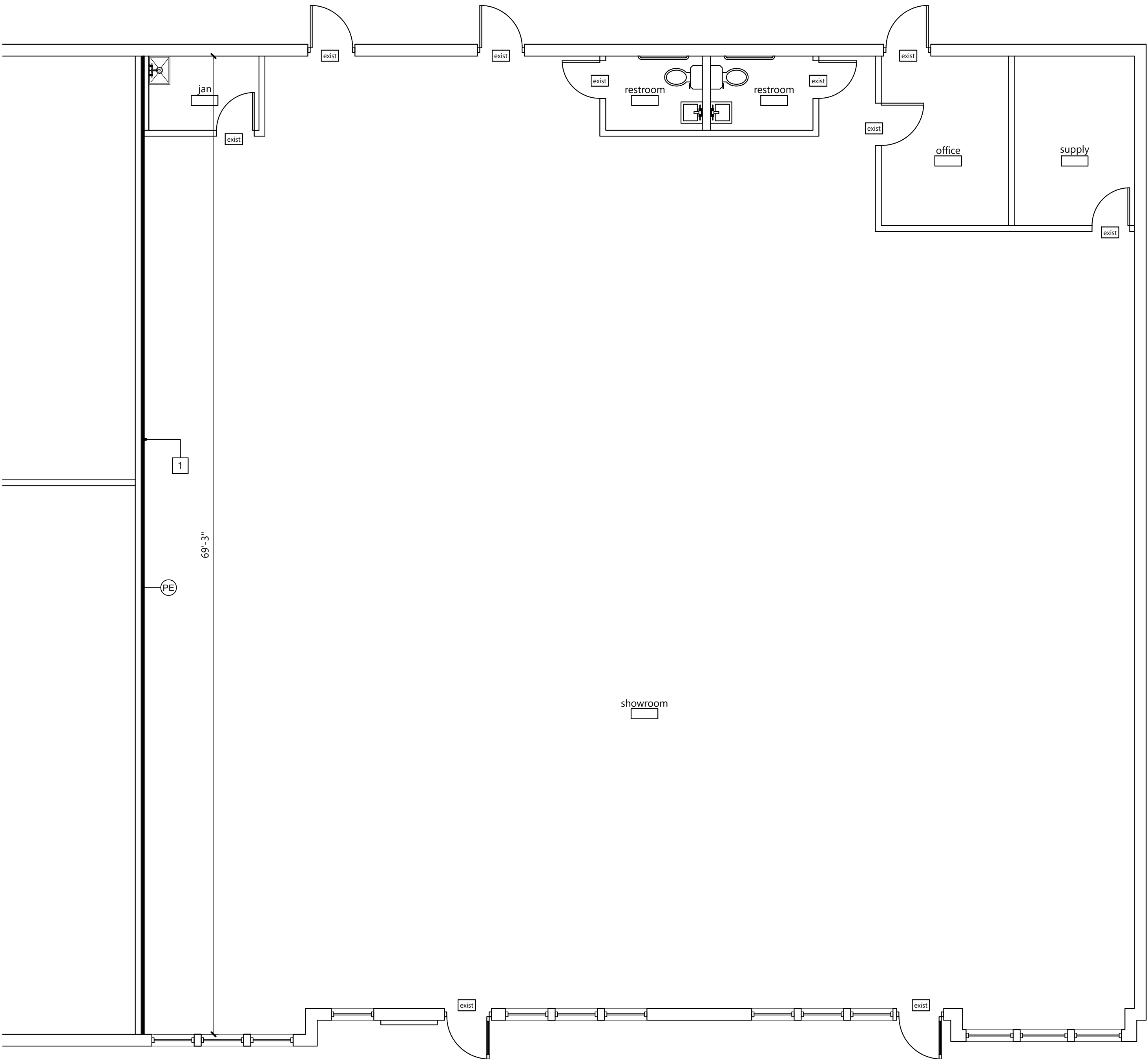
4. Gypsum Board* - 1 Hr rating - Applied to one side of steel studs (Item 2). Two layers of 5/8" gypsum panels with beveled, square or tapered edges. Gypsum panels applied vertically with joints centered over studs. Base layer applied with 1" Type S screws spaced 24" o.c. Face layer applied vertically with joints centered over studs and offset from base layer joints by one stud cavity. Face layer applied with 1-5/8" Type S screws spaced 12" o.c. starting with a 6" offset from the bottom of the gypsum panel. (National Gypsum Co - 5/8" thick Type eXP-C, FSL, FSW, FSK, FSW-3, FSW-5, FSW-G, FSK-G, FSW-6, FSW-8, FSW-C, FSMR-C, FSK-C, SoundBreak XP Type X Gypsum Board)

4A. Gypsum Board* - (As an alternate to Items 3 & 4) - 1 Hr rating - Applied to one side of steel studs (Item 2). Three layers of 5/8" gypsum panels with beveled, square or tapered edges. Gypsum panels applied vertically with joints centered over studs and staggered one stud cavity in adjacent layers. Horizontal edge joints and horizontal butt joints in adjacent layers staggered a minimum of 12". Horizontal joints need not be backed by steel framing. First layer applied with 1" Type S screws spaced 24" o.c. Second layer applied vertically with joints centered over studs and offset from base layer joints by 24". Second layer applied with 1-5/8" Type S screws spaced 24" o.c. Face layer applied vertically with joints centered over studs and offset from second layer joints by 24". Face layer applied with 2-1/4" Type S screws spaced 12" o.c. starting with a 6" offset from the bottom of the gypsum panel. (National Gypsum Co - 5/8" thick Type eXP-C, FSL, FSW, FSK, FSW-3, FSW-5, FSW-G, FSK-G, FSW-6, FSW-8, FSW-C, FSMR-C, FSK-C, SoundBreak XP Type X Gypsum Board)

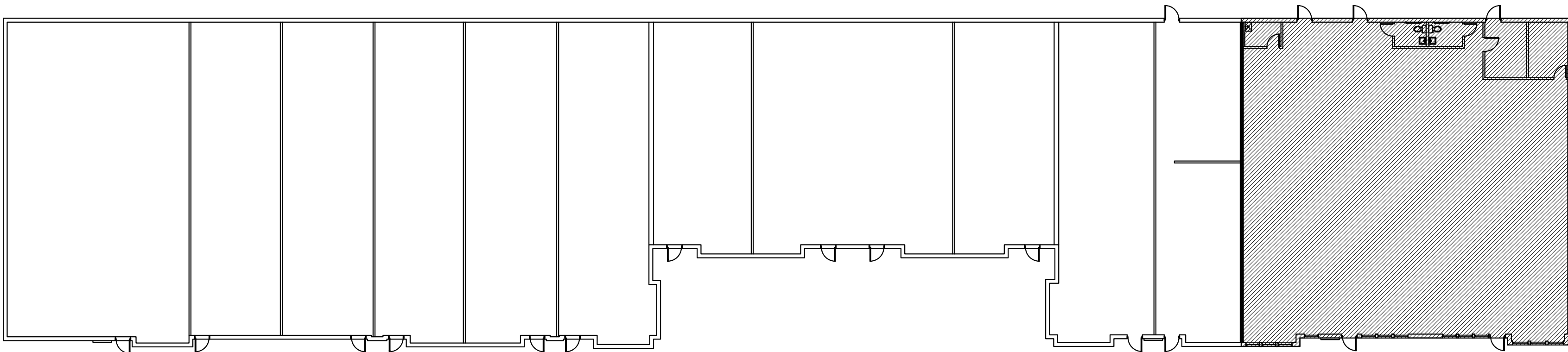
4B. Gypsum Board* - 1 Hr Rating - (As an alternate to Item 4A) - Nom. 5/16" thick gypsum panels applied vertically. Two layers of 5/16" for every single layer of 5/8" gypsum board described in Item 4A. Horizontal joints on the same side need not be staggered. Inner layer of each double 5/16" layer attached with fasteners, as described in item 4A, spaced 24" o.c. Outer layer of each double 5/16" layer attached per item 4A (National Gypsum Co - Type FSW)

4C. Gypsum Board* - 2 Hr Rating - Applied to one side of steel studs (Item 2). Four layers of 5/8" gypsum panels with beveled, square or taped edges. Gypsum panels applied vertically or horizontally with vertical joints centered over studs and staggered one stud cavity in adjacent layers. Horizontal edge joints and horizontal butt joints in adjacent layers staggered a minimum of 12". Horizontal joints need not be back by steel framing. First layer applied with 1" Type S screws spaced 24" o.c. Second layer applied with 1-5/8" Type S screws spaced 24" o.c. Third layer applied with 2-1/2" Type S screws spaced 16" o.c. Fourth layer applied with 3" Type S screws spaced 12" o.c. (National Gypsum Co - 5/8" thick Type eXP-C, FSL, FSW, FSK, FSW-3, FSW-5, FSW-G, FSK-G, FSW-6, FSW-C, FSMR-C, FSK-C, Type SBWB)

5. Joint Tape and Compound - (Not Shown) - Joints covered with joint compound and paper tape. Paper tape, nom 2" wide, embedded in first layer of compound over all joints of outer panels.



1 floor plan
3/16" = 1'-0"



2 key plan
not to scale



PRINCIPLE
DESIGN STUDIO
ARCHITECTURE + DESIGN

owner

AR-AM, LP
208 nw aspen street
lee's summit • missouri • 64064

design

kisha nickell, iida
principle design studio, llc
71 se 29th terrace • suite b
lee's summit • missouri • 64082
816.897.4941
principledesignstudio.com

in association with the architect:
r h sweers ll, propretior
rh sweers architect
rhs@sweersarch.com

*this drawing prepared under my supervision, and i disclaim any responsibility for the existing building, construction elements, site conditions, or any documents which do not bear my signature and seal.

a tenant finish for

Burlington
Mattress Co.

789 ne rice road
lee's summit • missouri

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
06/04/2020

drawing type	permit
project no.	20005
date	02.25.20
rev ##	date
rev 01	06.02.20

sheet number

A1