

STAMP

BRADLEY COLLINS ARCHITECTURE

MISSOURI LIC. #2014008379

BRADLEY COLLINS PETERSON

MISSOURI LIC. #006865

CERTIFICATE OF AUTHORITY

MISSOURI LIC. #2014008379

BRADLEY COLLINS PETERSON

MISSOURI LIC. #006865

02.25.21

02.25.21

bradley|collins, llc

architecture

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www.bradley-collins.com

ISSUES / REVISIONS :		
NO.	DATE	REMARKS

TENANT BUILD OUT

MessageLuXe - Summit at West Pryor

940 NW Pryor Road

Lee's Summit, MO 64081

LIFE SAFETY PLAN

PROJECT NUMBER

20022

PROJECT PHASE

CONTRACT DOCUMENTS

DRAWN BY:

BCP

CHECKED BY:

BCP

DATE:

02.25.2021

SHEET NO.

2 OF 14

A1.0











ISSUES / REVISIONS :		
NO.	DATE	REMARKS

TENANT BUILD OUT

MessageLuXe - Summit at West Pryor  
940 NW Pryor Road  
Lee's Summit, MO 64081

POWER PLAN

PROJECT NUMBER 200022
PROJECT PHASE CONTRACT DOCUMENTS
DRAWN BY: BCP
CHECKED BY: BCP
DATE: 02.25.2021
SHEET NO.

GENERAL NOTES:

1. CONTRACTOR TO VERIFY EXISTING CONDITIONS. NOTIFY ARCHITECT OF RECORD WITH ANY DISCREPANCIES.
2. ALL FIRE PROTECTION, MECHANICAL, ELECTRICAL & PLUMBING IMPROVEMENTS SHALL BE PERFORMED BY CONTRACTORS RESPECTIVE TRADE AS REQUIRED IN THE STATE OF MISSOURI, JACKSON COUNTY, THE CITY OF LEE'S SUMMIT AND WITH LOCAL AUTHORITIES HAVING JURISDICTION REGARDING THE PROJECT SITE.
3. NEW PARTITIONS SHOWN SHADED.
4. INSTALL FIRE RETARDANT BLOCKING AND SHEATHING AT WALLS AS REQUIRED BY MANUFACTURER SPECIFICATIONS FOR ALL WALL MOUNTED EQUIPMENT AND DIMENSIONS.
5. ALL EQUIPMENT TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR'S REPRESENTATIVES PER ANY AND ALL APPLICABLE CODES.
6. SEE DWG. 1/A1.1 FOR ACTUAL DIMENSIONS.

- ⑬ GROUND 7 FREE STANDING WATER DISPENSER. PROVIDE & INSTALL 1/4" WATER SUPPLY. SEE CONSTRUCTION MANUAL.
- ⑭ 36" WIDE PRODUCT SHELF.

- ⑮ LOCATION WALL MOUNTED TELEVISION SCREEN. INSTALL FLAT, NON-ARTICULATING TELEVISION MOUNTING SYSTEM. MODEL #JTW1M15 BY DMEX. INSTALL BLOCKING AS REQUIRED. MOUNT 60" A.F.F. COORDINATE LOCATION WITH TENANT.
- ⑯ LOCATION RECESS MOUNTED WASHER BOX. PROVIDE & INSTALL WASHER BOX AS REQUIRED BY CODE.
- ⑰ CENTER OUTLET @ WALL ABOVE COUNTER (RECESSED).
- ⑱ RECEPTION DESK PROVIDED BY OTHERS - INSTALLED BY GENERAL CONTRACTOR.
- ⑲ LOCATION SHELVE UNIT @ EACH MASSAGE ROOM. SEE RESPONSIBILITY MATRIX. INSTALL OUTLET BEHIND SHELVE UNIT 1'-0" HORIZ. FROM NEAREST ROOM CORNER AND 28" ON CENTER A.F.F. (7 TYP.).

POWER PLAN  
KEYED NOTES

THIS SHEET ONLY  
(X) (SHOWN THUS TYPICAL)

- ① INSTALL CONDUIT BELOW SLAB (2 TYP.) FROM RECEPTION AND DATA SUPPLY TO BELOW DESK.  
(1) 3/4" DIA. DATA FROM DESK TO DMARC AT OFFICE.  
(1) 3/4" DIA. 110V TO DESK
- ② DATA/COMM. SHELF - SEE 1/A1.1.
- ③ STACKED WASHER/DRYER MODEL #WJ2391BW & WJ214QDW BY LG. VENT DRYER TO EXTERIOR AS REQUIRED BY CODE.
- ④ GSEI OUTLET AT WASHER/DRYER LOCATION SHALL BE ACCESSIBLE TO REACH AS REQUIRED TO MANUALLY RESET OUTLET.

- ④ QUENCH OF COUNTERTOP WATER DISPENSER. PROVIDE & INSTALL 1/4" WATER SUPPLY. SEE CONSTRUCTION MANUAL.
- ⑤ LOCATION EXISTING ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS.
- ⑥ HYDRO LUXE BED.
- ⑦ DMARC PANEL - VERIFY LOCATION (SEE FLOOR PLAN).

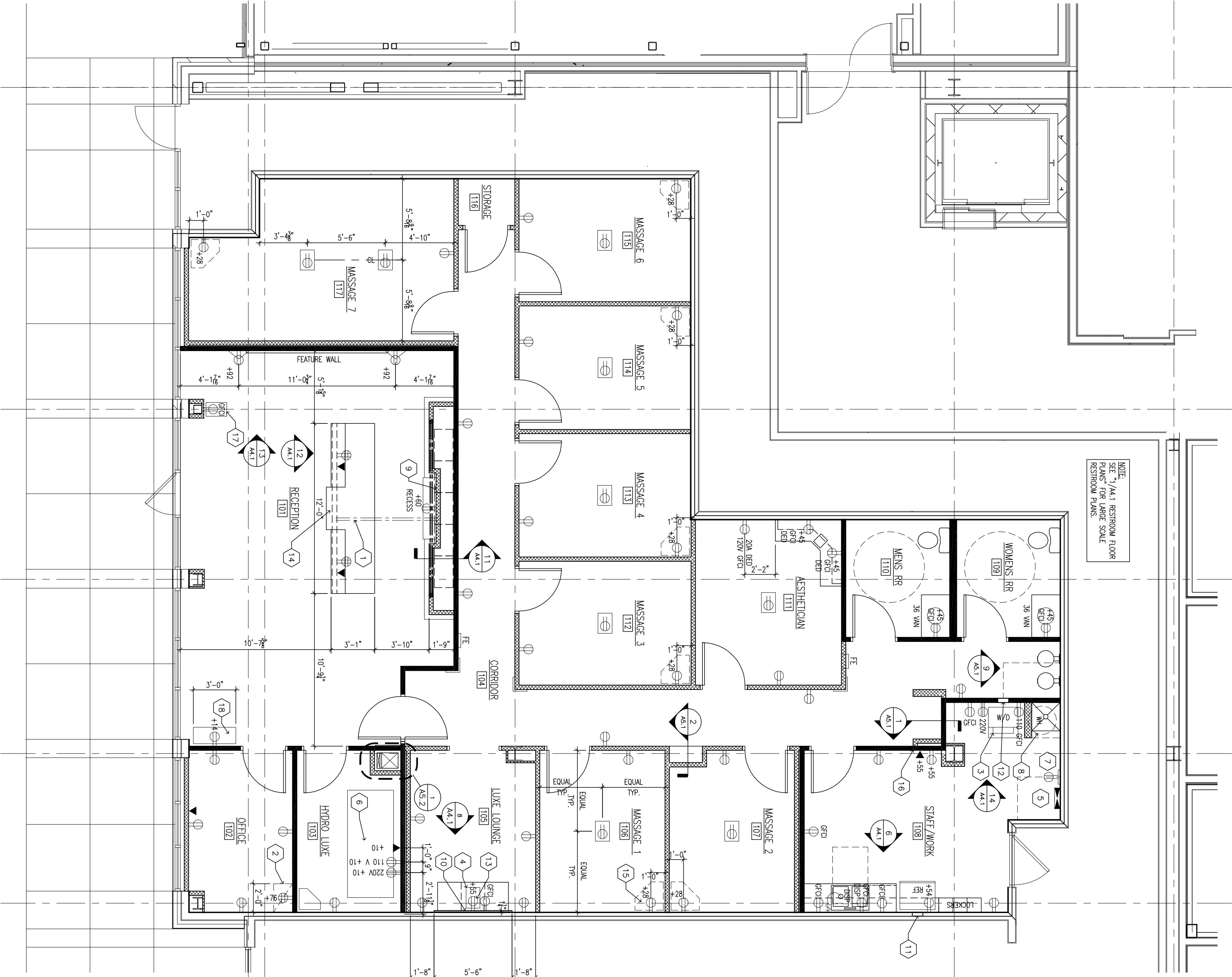
- ⑧ WATER HEATER AT PLATFORM ABOVE MOF. SINK. SCOPE WATER HEATER TO SUPPLY HOT WATER TO REPAIR BY CODE. INSTALL SHUT OFF VALVE 1/2" UP & BRAN AS REQUIRED BY CODE - SEE PLUMBING DRAWINGS.

- ⑨ LOCATION WALL MOUNTED TELEVISION SCREEN. INSTALL FLAT, NON-ARTICULATING TELEVISION MOUNTING SYSTEM. MODEL #JTW1M15 BY DMEX. INSTALL BLOCKING AS REQUIRED. MOUNT 65" A.F.F. AT CENTER OF NICHE.
- ⑩ LOCATION WALL MOUNTED TELEVISION SCREEN. INSTALL FLAT, NON-ARTICULATING TELEVISION MOUNTING SYSTEM. MODEL #JTW1M15 BY DMEX. INSTALL BLOCKING AS REQUIRED. MOUNT 60" A.F.F. AT CENTER "BUMP OUT".

- ⑪ RECESSED ICE WAKER BOX W/ WATER SUPPLY. PROVIDE & INSTALL AS REQUIRED BY CODE.
- ⑫ LOCATION RECESS MOUNTED WASHER BOX. PROVIDE & INSTALL WASHER BOX AS REQUIRED BY CODE.
- ⑬ CENTER OUTLET @ WALL ABOVE COUNTER (RECESSED).

- ⑭ RECEPTION DESK PROVIDED BY OTHERS - INSTALLED BY GENERAL CONTRACTOR.
- ⑮ LOCATION SHELVE UNIT @ EACH MASSAGE ROOM. SEE RESPONSIBILITY MATRIX. INSTALL OUTLET BEHIND SHELVE UNIT 1'-0" HORIZ. FROM NEAREST ROOM CORNER AND 28" ON CENTER A.F.F. (7 TYP.).
- ⑯ LOCATION WALL MOUNTED TELEVISION SCREEN. INSTALL FLAT, NON-ARTICULATING TELEVISION MOUNTING SYSTEM. MODEL #JTW1M15 BY DMEX. INSTALL BLOCKING AS REQUIRED. MOUNT 60" A.F.F. COORDINATE LOCATION WITH TENANT.

NOTE:  
SEE 1/A1.1 RESTROOM FLOOR PLANS FOR LARGE SCALE RESTROOM PLANS.

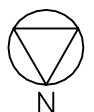


ELECTRICAL SYMBOLS LEGEND	
⊖	DUPLEX ELECTRICAL RECEPTACLE
⊖ <sup>DED</sup>	DUPLEX ELECTRICAL RECEPTACLE (DED* INDICATES DEDICATED OUTLET)
⊖ <sup>GFCI</sup>	DUPLEX ELECTRICAL RECEPTACLE (GROUND FAULT CIRCUIT INTERRUPTOR)
⊖ <sup>DISP</sup>	ELECTRICAL RECEPTACLE - INSTALL AS REQUIRED FOR DISPOSAL
⊖ <sup>#</sup>	DUPLEX ELECTRICAL RECEPTACLE (# INDICATES CENTER LINE LOCATION ABOVE FINISHED FLOOR IN INCHES)
⊖ <sup>220V</sup>	220V ELECTRICAL RECEPTACLE
⊖ <sup>QD</sup>	QUADRUPLEX ELECTRICAL RECEPTACLE
⊖ <sup>RF</sup>	RECESSED FLOOR DUPLEX ELECTRICAL RECEPTACLE LOCATED AT CENTER OF EACH ROOM IN EACH DIRECTION
◀	DATA/TELEPHONE OUTLET
⬮	ELECTRIC PANEL
ELECTRICAL OUTLET NOTE: DUPLEX OUTLETS LOCATED ON OPPOSITE SIDES OF THE SAME WALL SHALL NOT BE LOCATED IN THE SAME WALL CAVITY.	

ELECTRICAL NOTES:  
1. EXISTING OUTLETS, SWITCHES AND PLATES TO BE WHITE IN COLOR THROUGHOUT (EXCEPT IN WOMEN AND MEN RESTROOMS AND THE LUXE LOUNGE).  
2. ELECTRIC OUTLETS, SWITCHES AND PLATES TO BE DARK BROWN IN COLOR IN WOMEN AND MEN RESTROOMS AND THE LUXE LOUNGE.  
3. INSTALL MOTION ACTUATED LIGHT SWITCHES AT RESTROOMS. SET LIGHTS TO STAY ON FOR TEN MINUTES MINIMUM.  
4. INSTALL WHITE METAL OUTLET PLATES @ CORRIDOR OUTLETS (TYPICAL).  
5. OUTLET @ TELEVISION SCREEN BEHIND RECEPTION DESK (SEE RECESS).  
6. OUTLET @ TELEVISION SCREEN ABOVE LUXE LOUNGE CABINET TO BE RECESSED STYLE.

DATA/COMMUNICATION NOTES:  
1. EXISTING ROUT FROM DMARC PANEL IN STAFF AREA TO DATA/COMM PANEL/SHELF IN OFFICE.  
2. 2 RUNS CABLE FROM DATA/COMM PANEL/SHELF IN OFFICE TO RECEPTION DESK.  
3. 1 RUN CABLE FROM DATA/COMM PANEL/SHELF IN OFFICE TO OFFICE DESK.  
4. 1 RUN CABLE FROM DATA/COMM PANEL/SHELF IN OFFICE TO TELEVISION AT STAFF AREA.  
5. TERMINATE AND PUNCH DOWN AT ALL DATA AND COMMUNICATION LOCATIONS.  
6. C.C. TO FIELD VERIFY DMARC LOCATION AT STAFF ROOM.

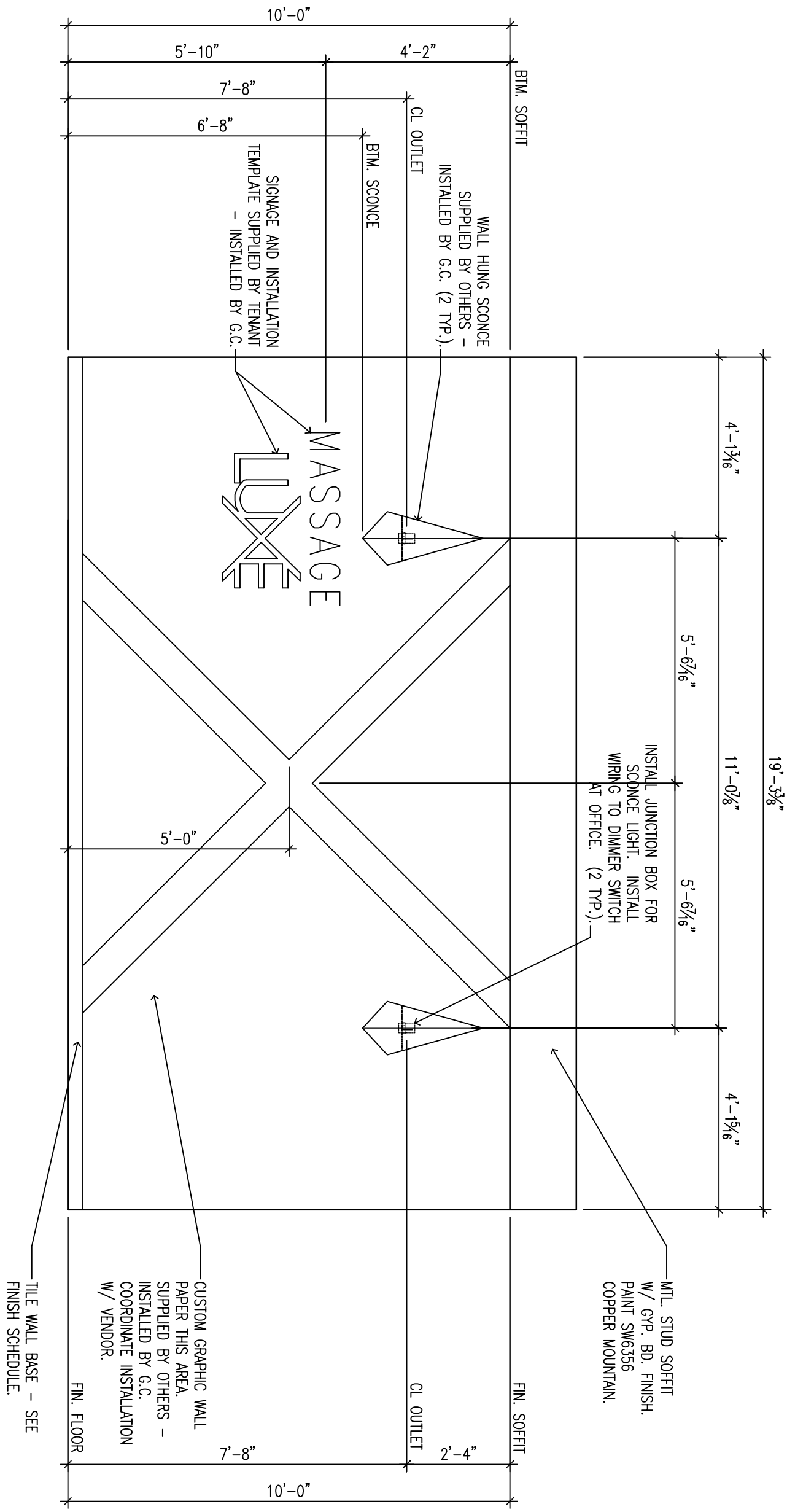
TELEVISION JUNCTION BOX NOTES:  
1. VERIFY WITH TENANT LOCATION OF OPTIONAL WALL MOUNTED TELEVISION LOCATION AT STAFF ROOM AND OFFICE.  
2. PROVIDE & INSTALL BLOCKING AS REQUIRED FOR OPTIONAL WALL MOUNTED TELEVISION (IF APPLICABLE).  
3. WALL-HUNG COMPUTER SCREEN NOTES:  
1. PROVIDE & INSTALL BLOCKING AS REQUIRED FOR WALL MOUNTED COMPUTER SCREEN.



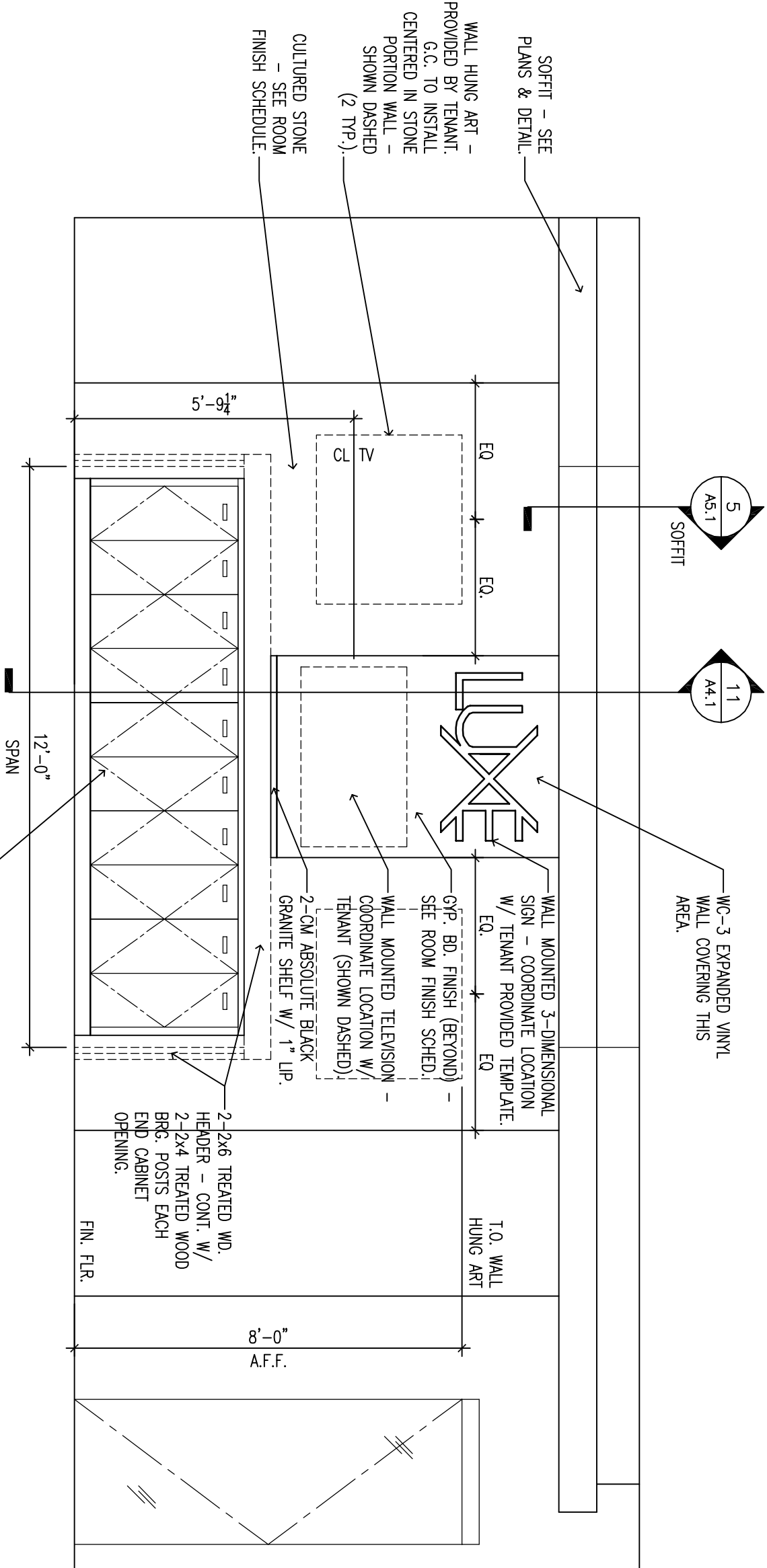




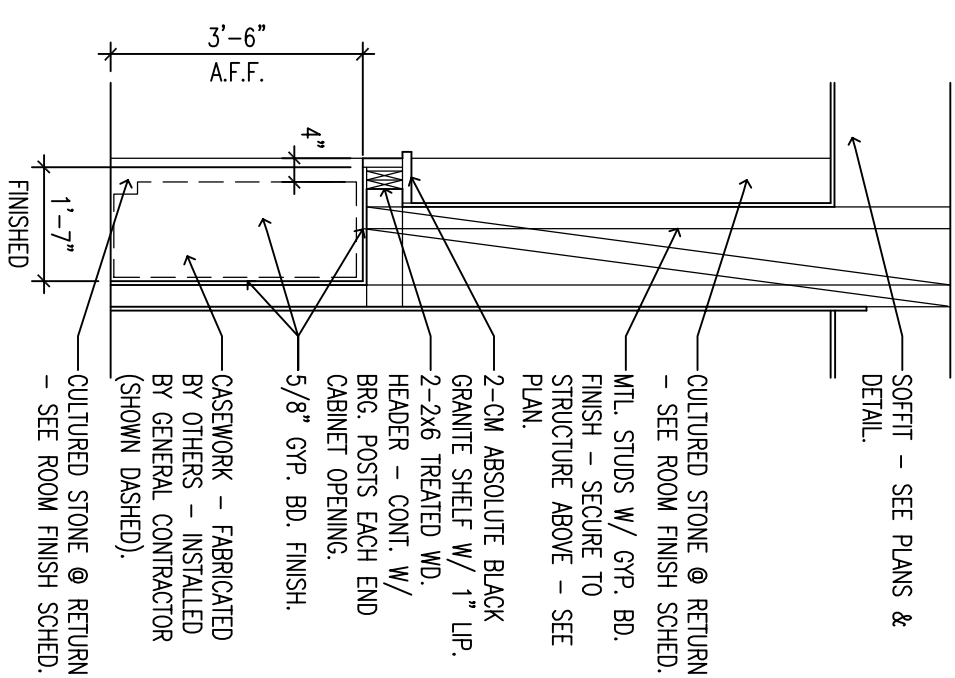




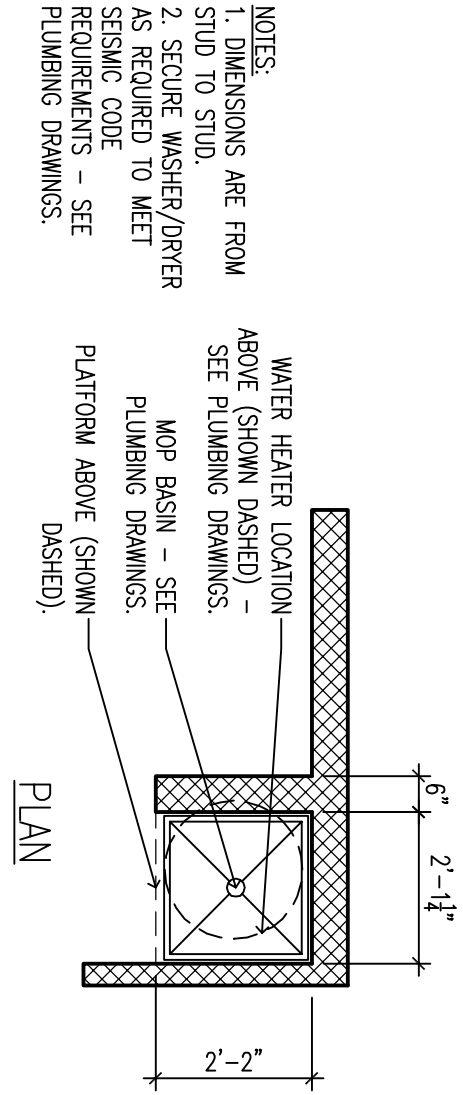
13 FEATURE WALL ELEVATION  
SCALE 3/8" = 1'-0"



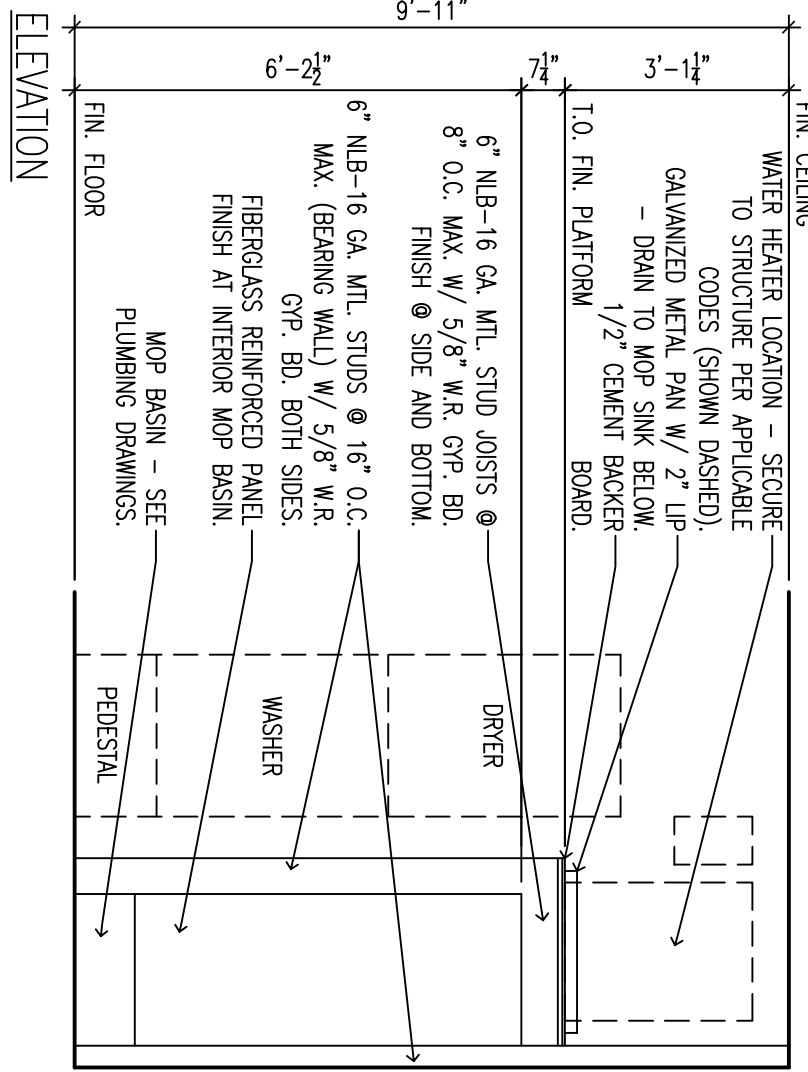
12 STONE RECEPTION WALL ELEVATION  
SCALE 3/8" = 1'-0"



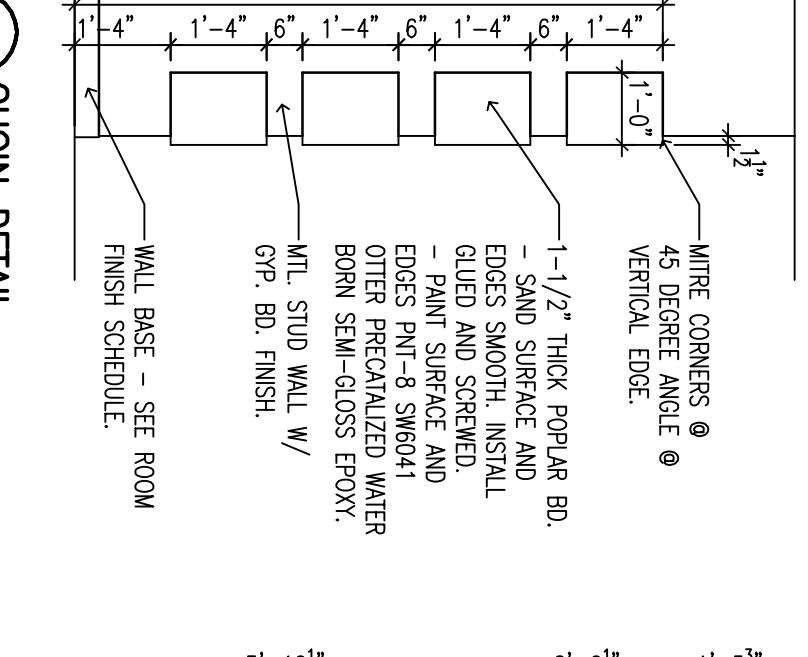
11 CABINET SECTION  
SCALE 3/8" = 1'-0"



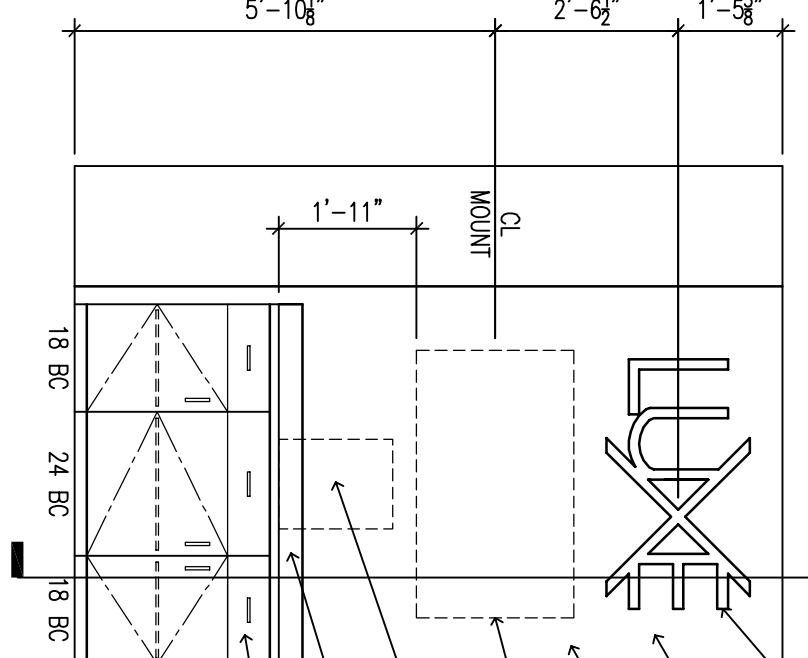
PLAN



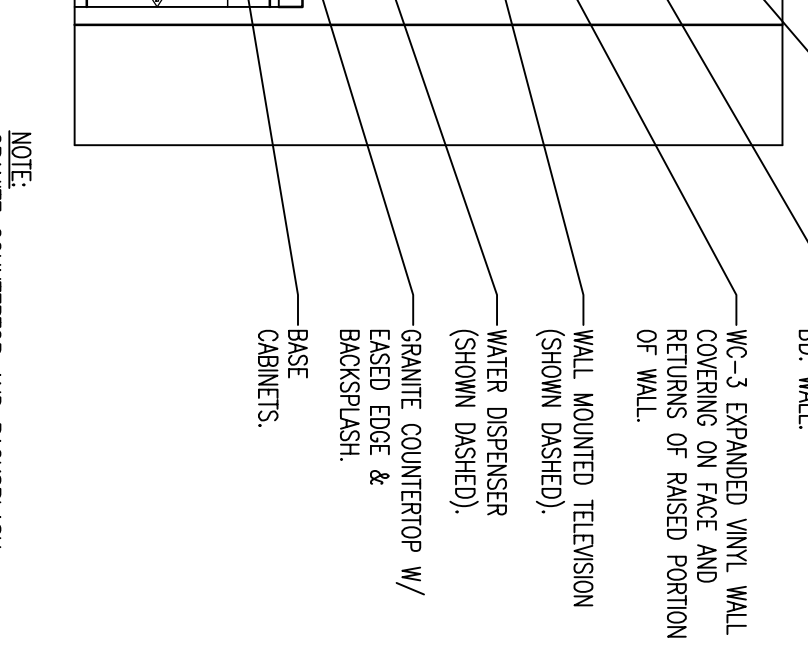
14 WATER HEATER PLATFORM  
SCALE 3/8" = 1'-0"



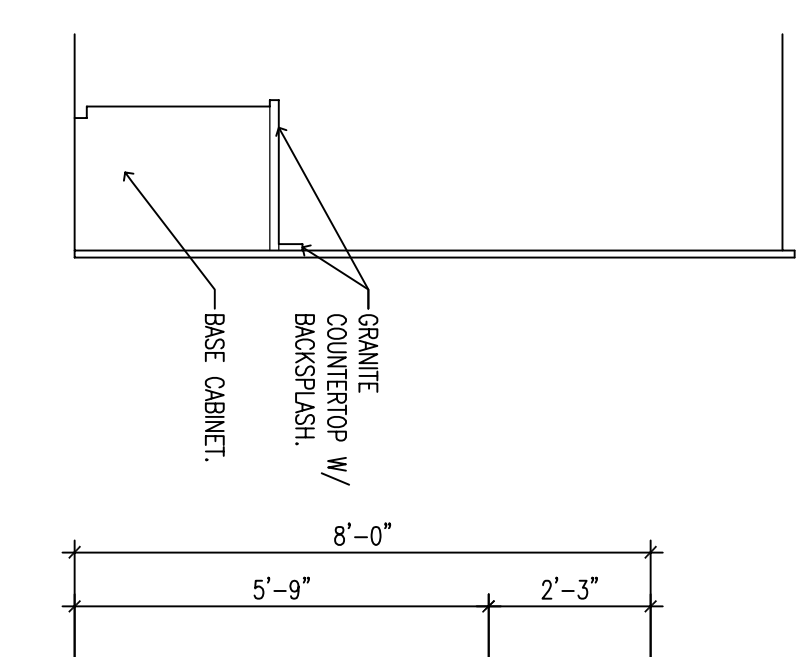
10 QUOIN DETAIL  
SCALE 3/8" = 1'-0"



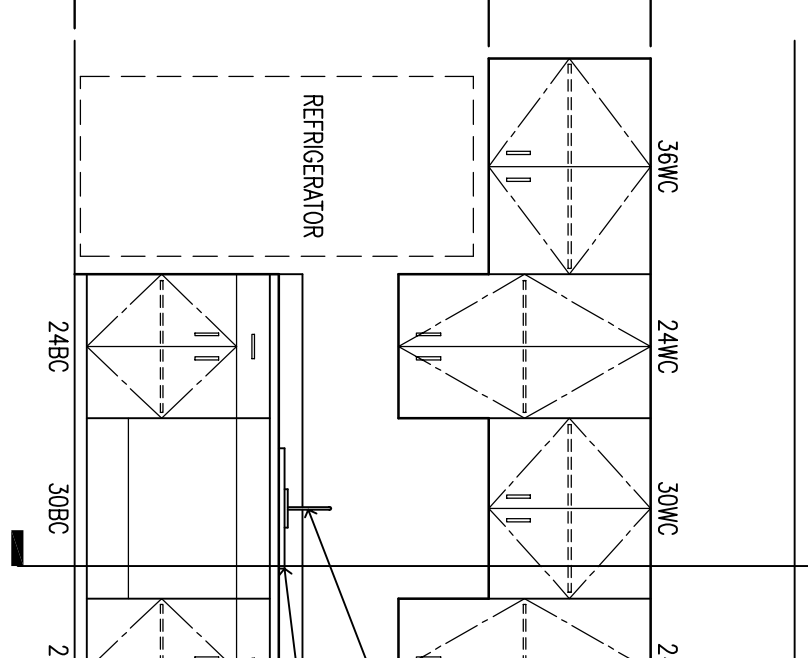
8 LUXE LOUNGE ELEVATION  
SCALE 3/8" = 1'-0"



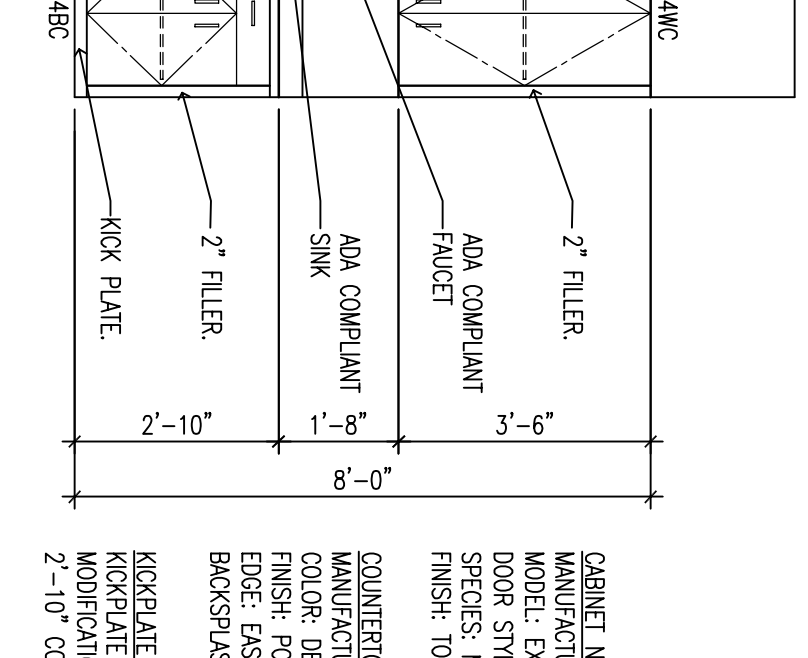
9 CABINET SECTION  
SCALE 3/8" = 1'-0"



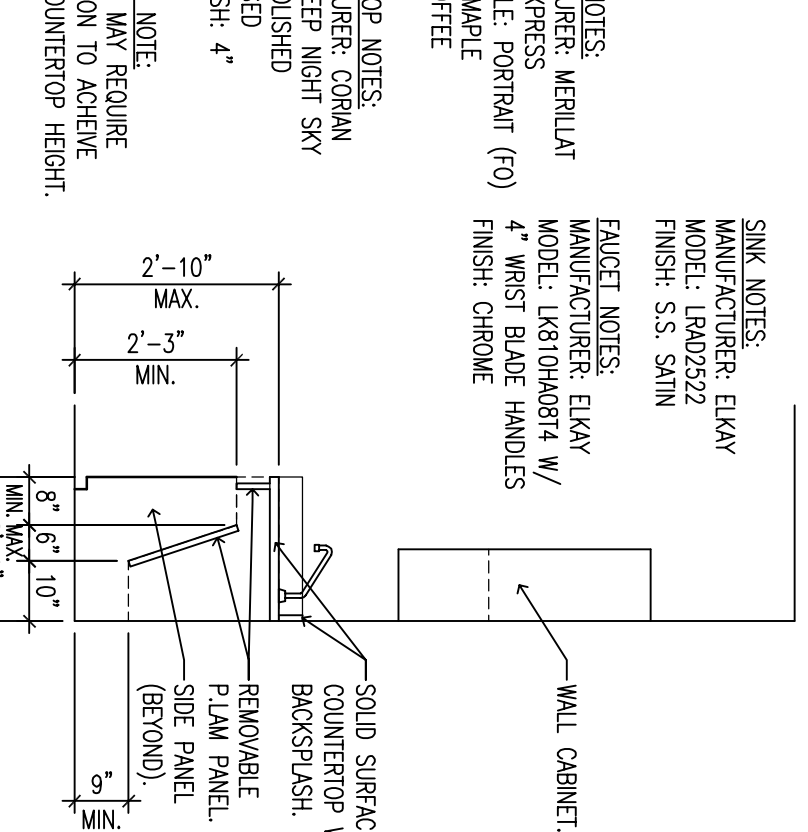
6 STAFF AREA CABINET ELEVATION  
SCALE 3/8" = 1'-0"



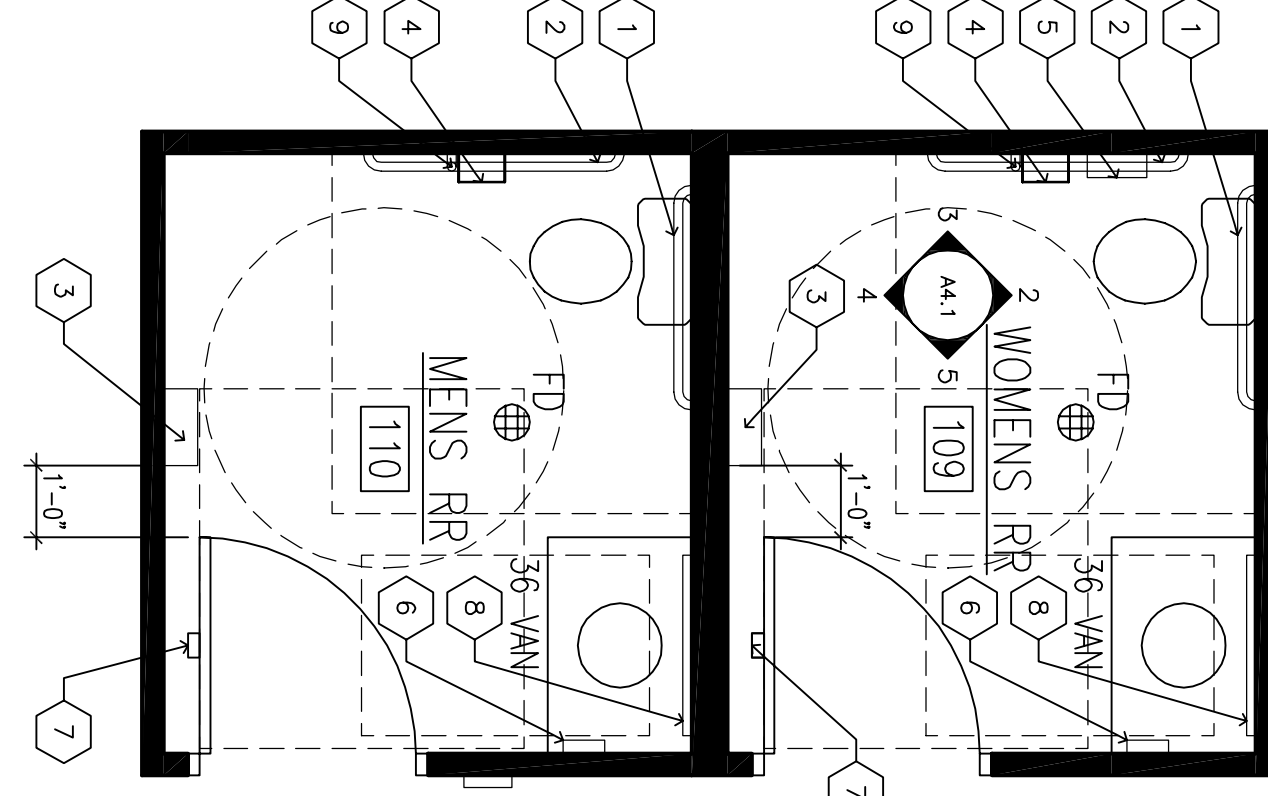
7 CABINET SECTION  
SCALE 3/8" = 1'-0"



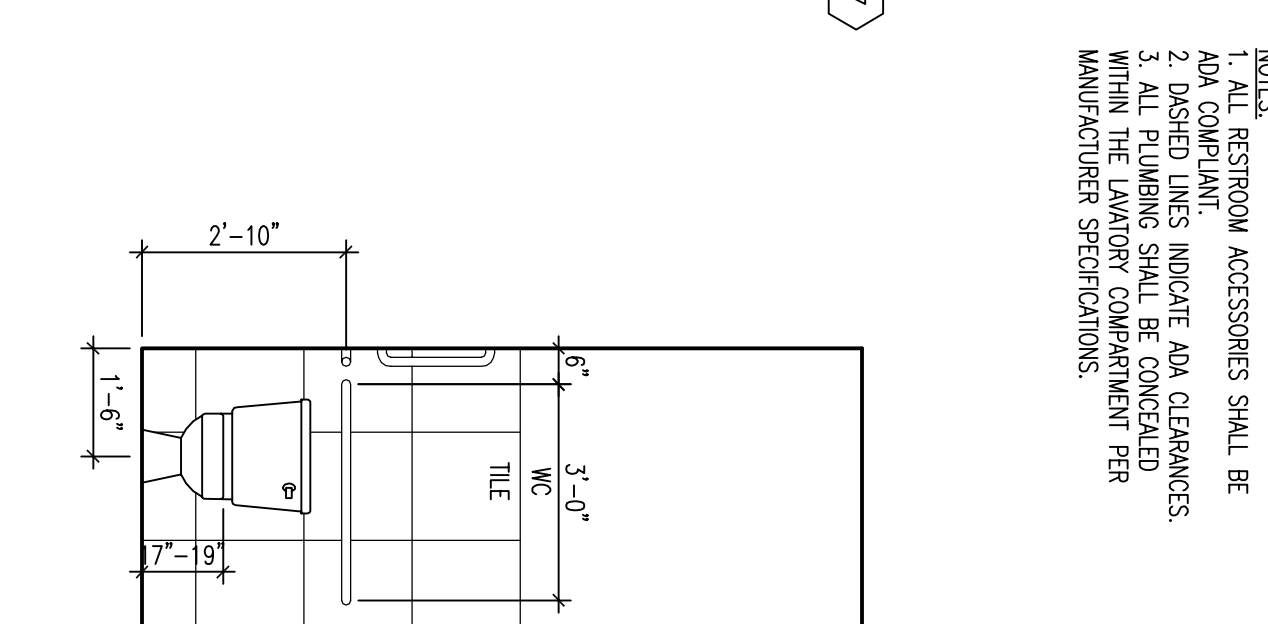
7 CABINET SECTION  
SCALE 3/8" = 1'-0"



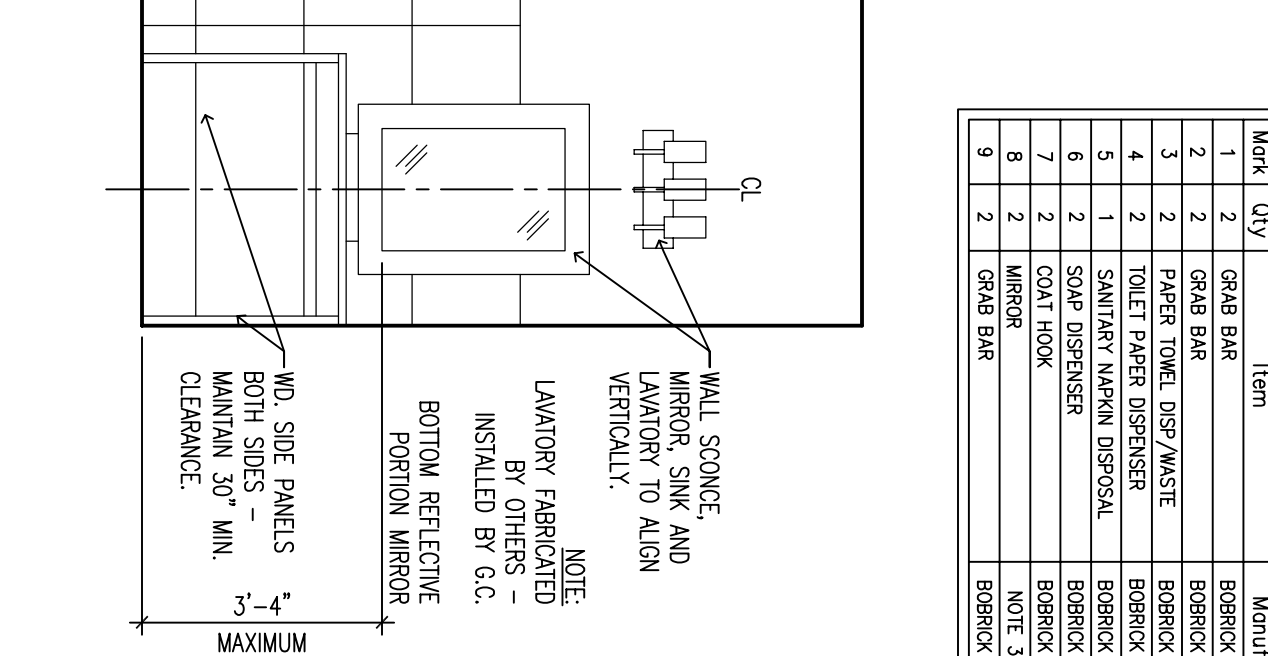
7 CABINET SECTION  
SCALE 3/8" = 1'-0"



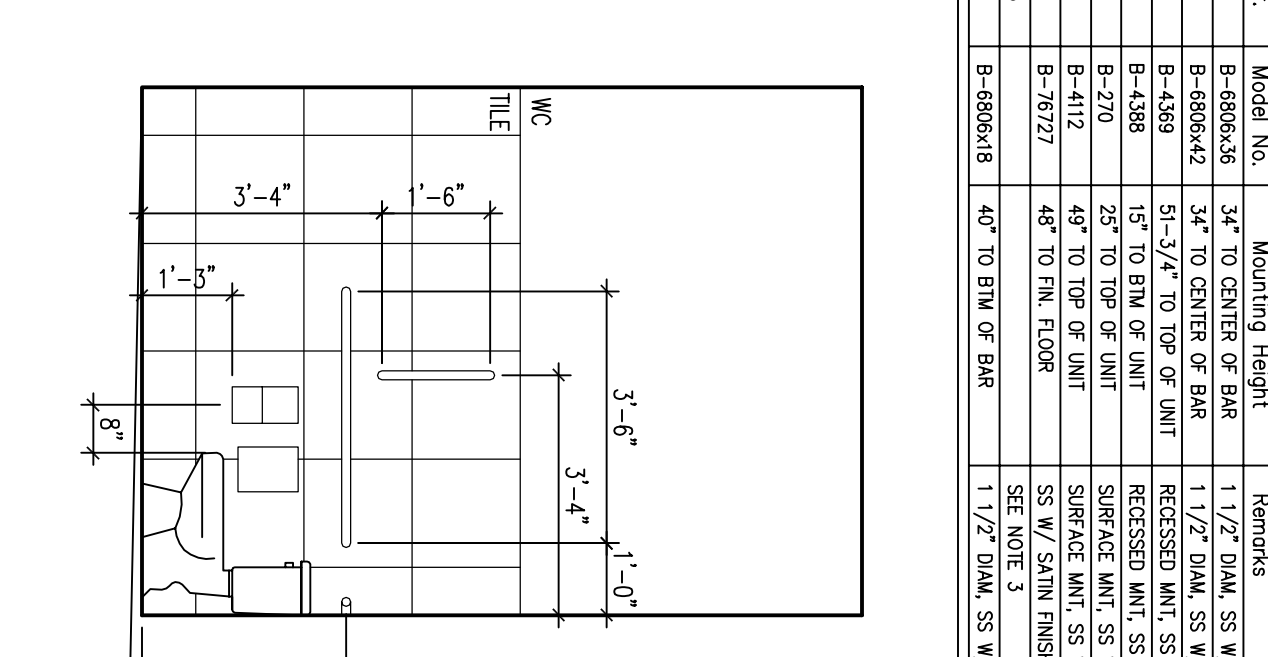
1 RESTROOM FLOOR PLANS  
SCALE 3/8" = 1'-0"



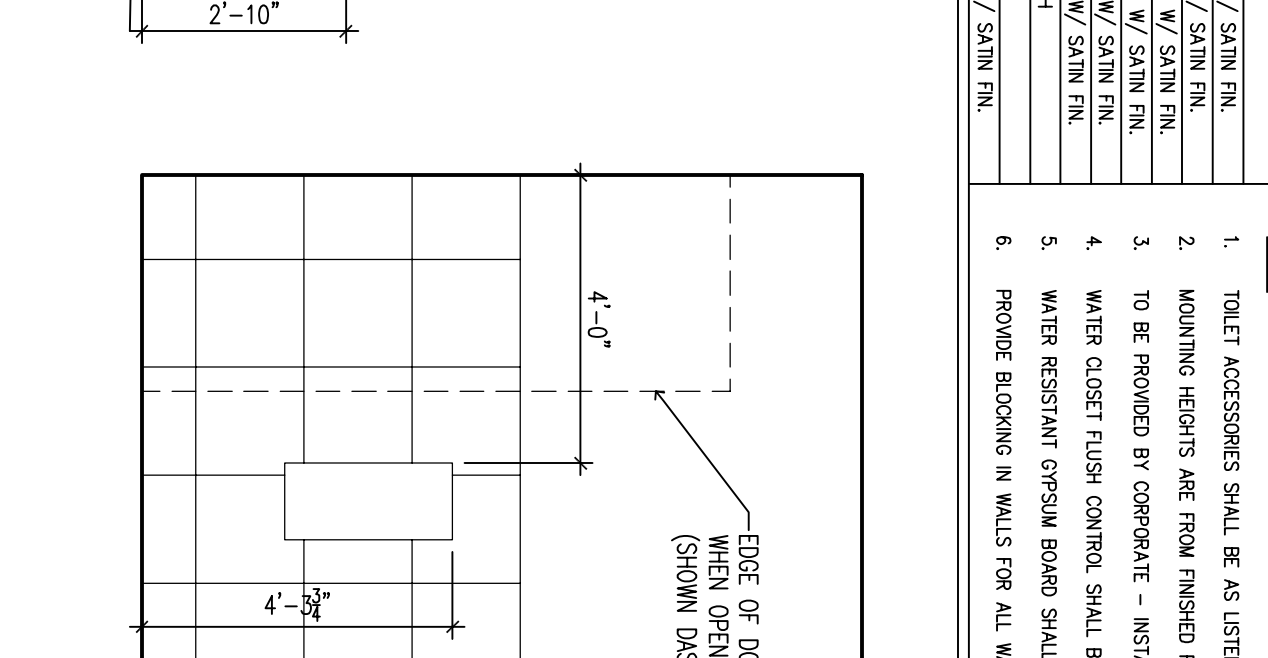
2 RESTROOM ELEVATION  
SCALE 3/8" = 1'-0"



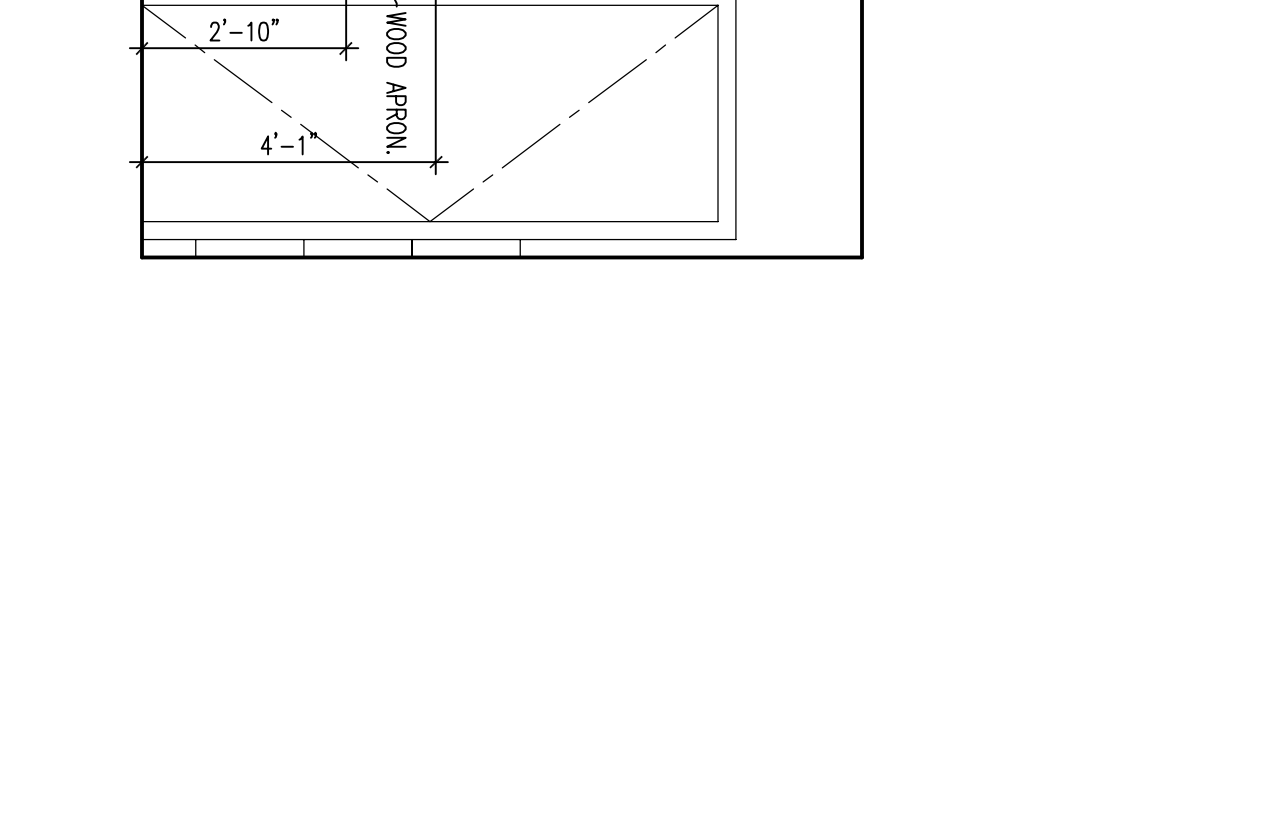
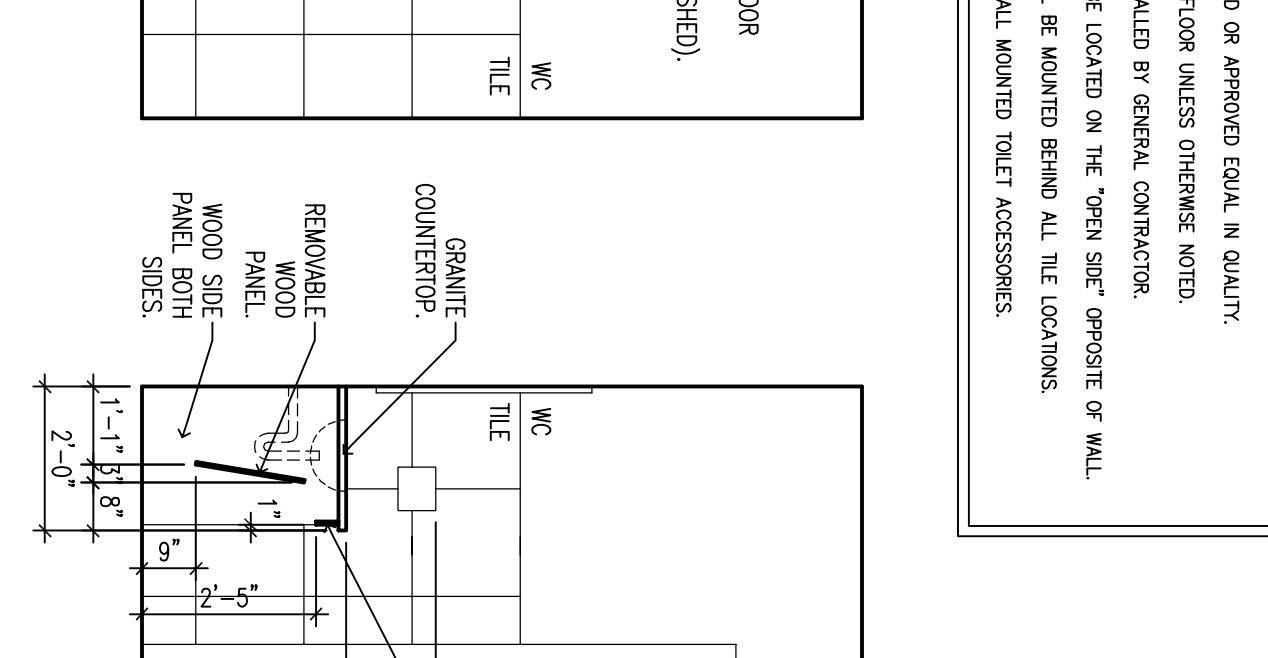
3 RESTROOM ELEVATION  
SCALE 3/8" = 1'-0"



4 RESTROOM ELEVATION  
SCALE 3/8" = 1'-0"



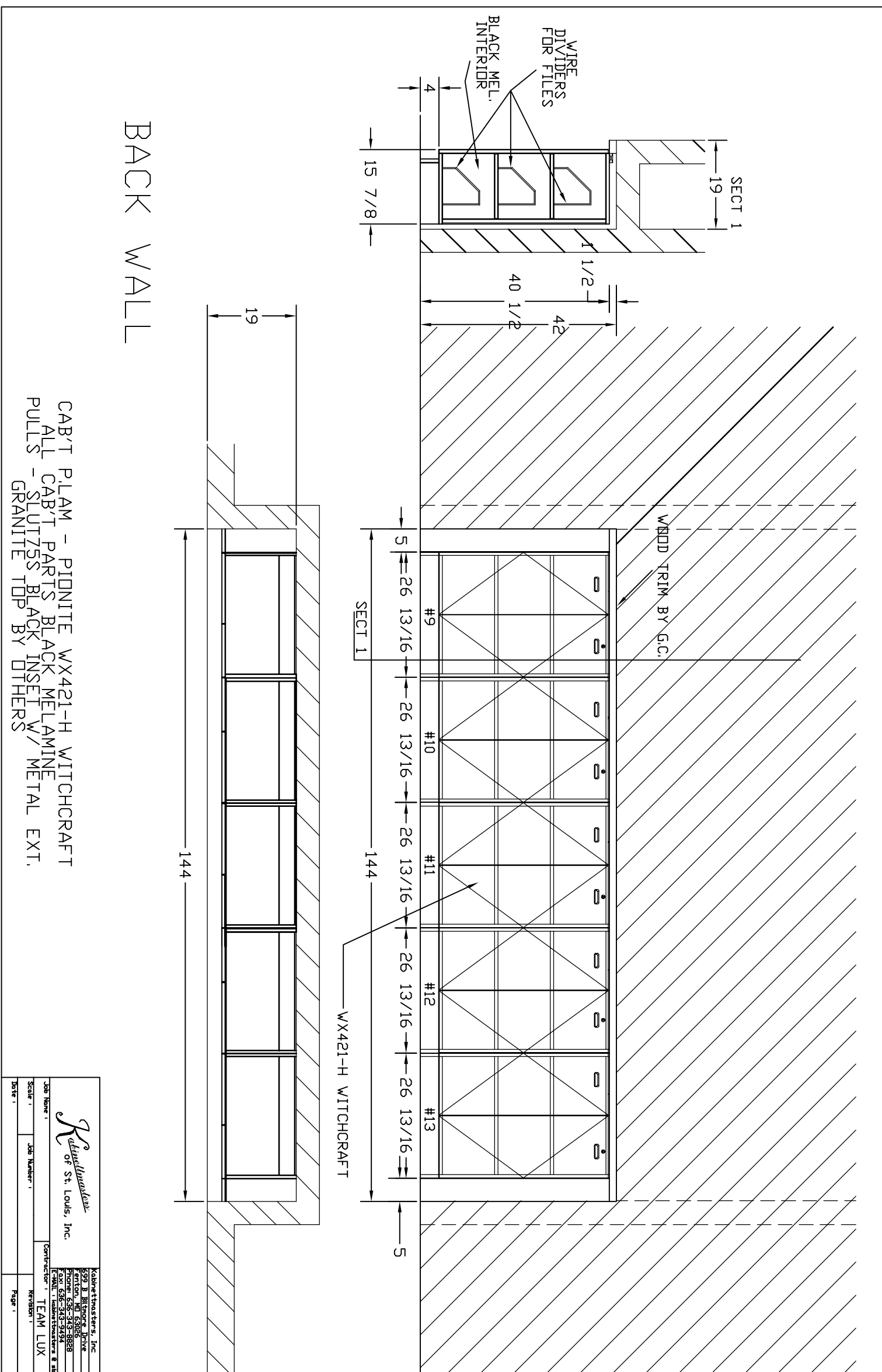
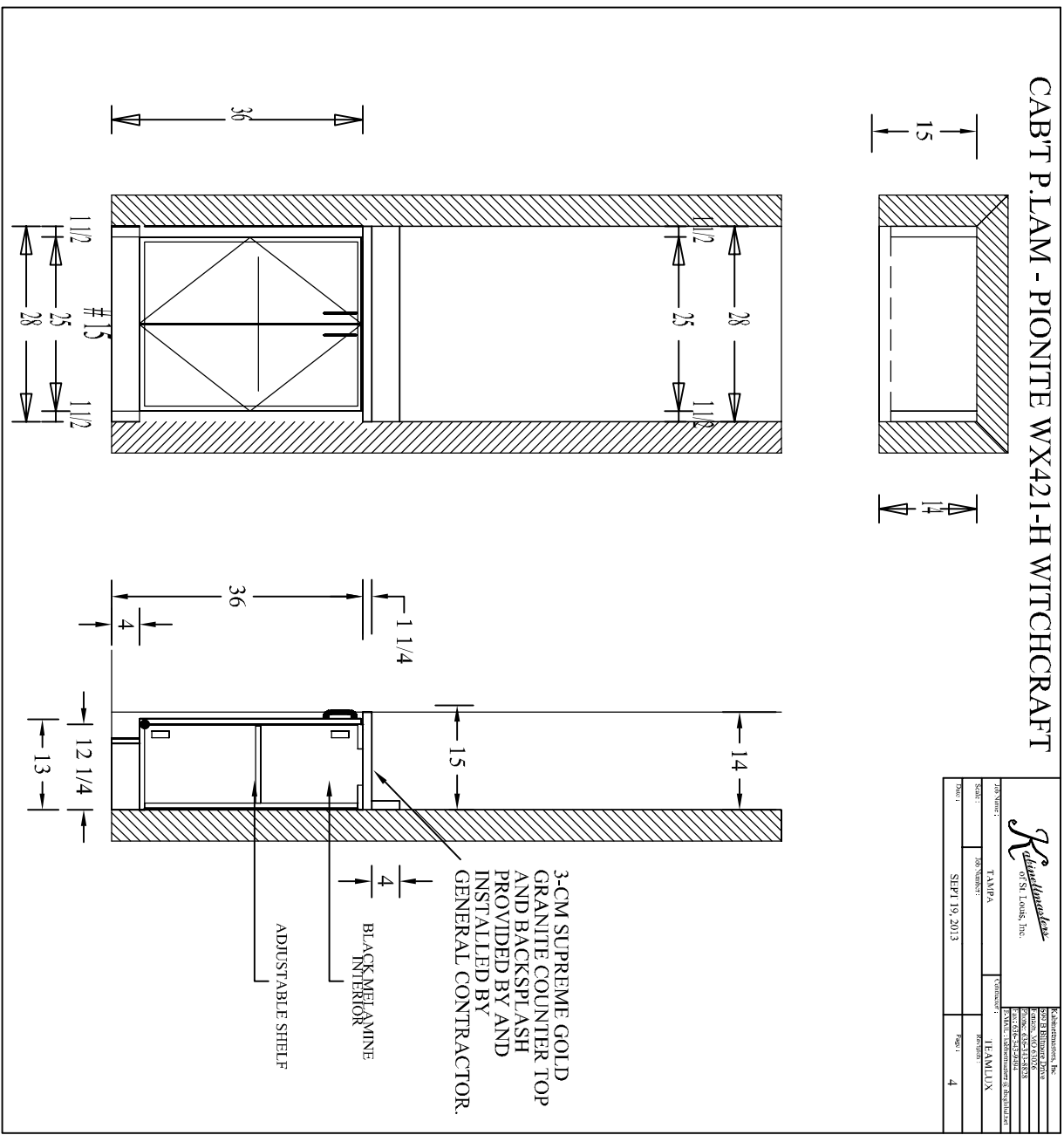
5 RESTROOM ELEVATION  
SCALE 3/8" = 1'-0"



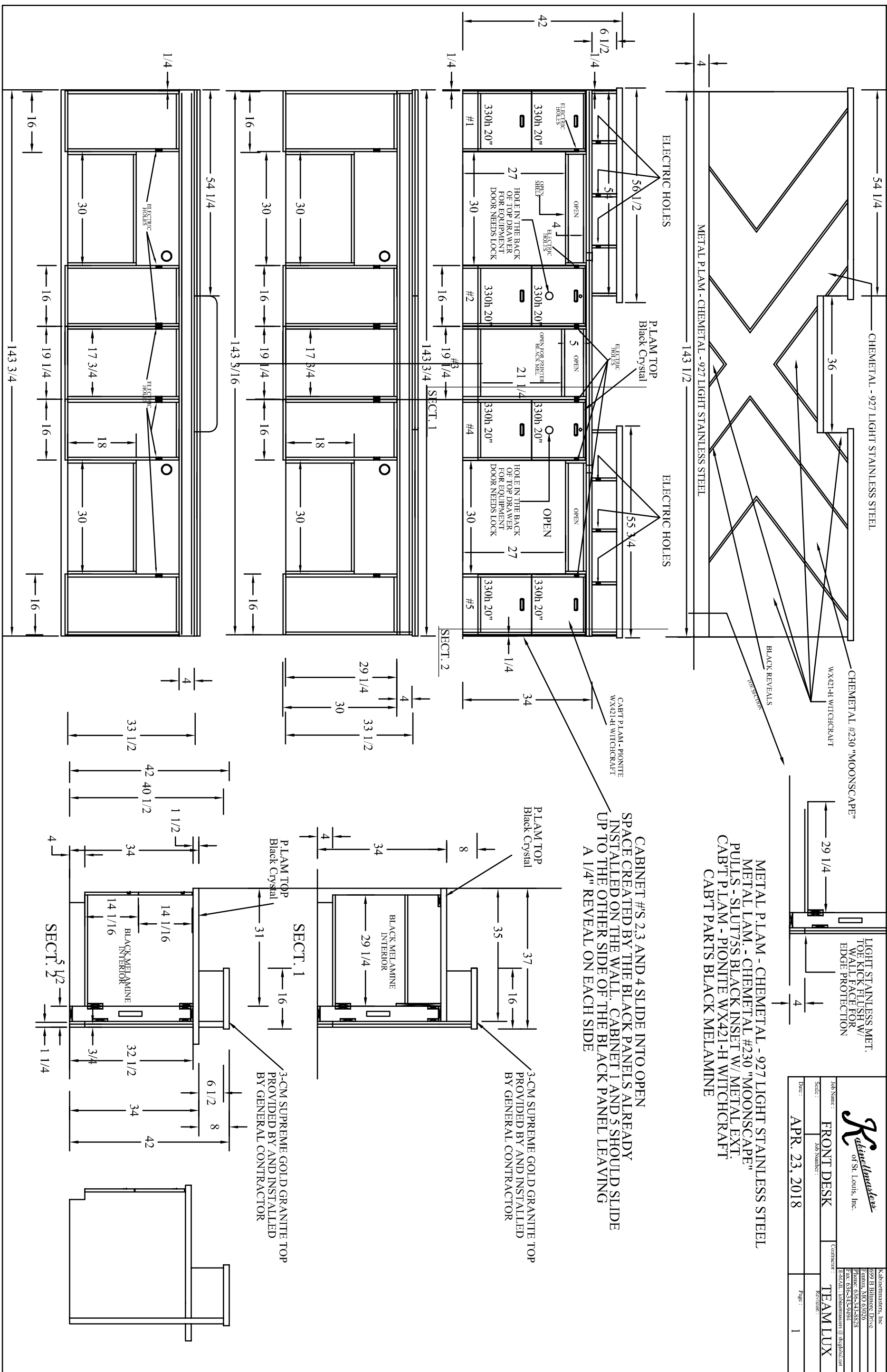
5 RESTROOM ELEVATION  
SCALE 3/8" = 1'-0"



CASEWORK DRAWINGS ARE FOR REPRESENTATIONAL PURPOSES ONLY. REFER TO ARCHITECTURAL DRAWINGS AND FABRICATOR SHOP DRAWINGS FOR ACTUAL DIMENSIONS AND BALANCE OF INFORMATION.



CAB'T PLAM - PIONITE W/X421-H WITCHCRAFT  
ALL CAB'T PARTS BLACK MELAMINE  
- SLUT755 BLACK INSET W/ METAL EXT.  
GRANITE TOP BY OTHERS



## CASEWORK DETAILS

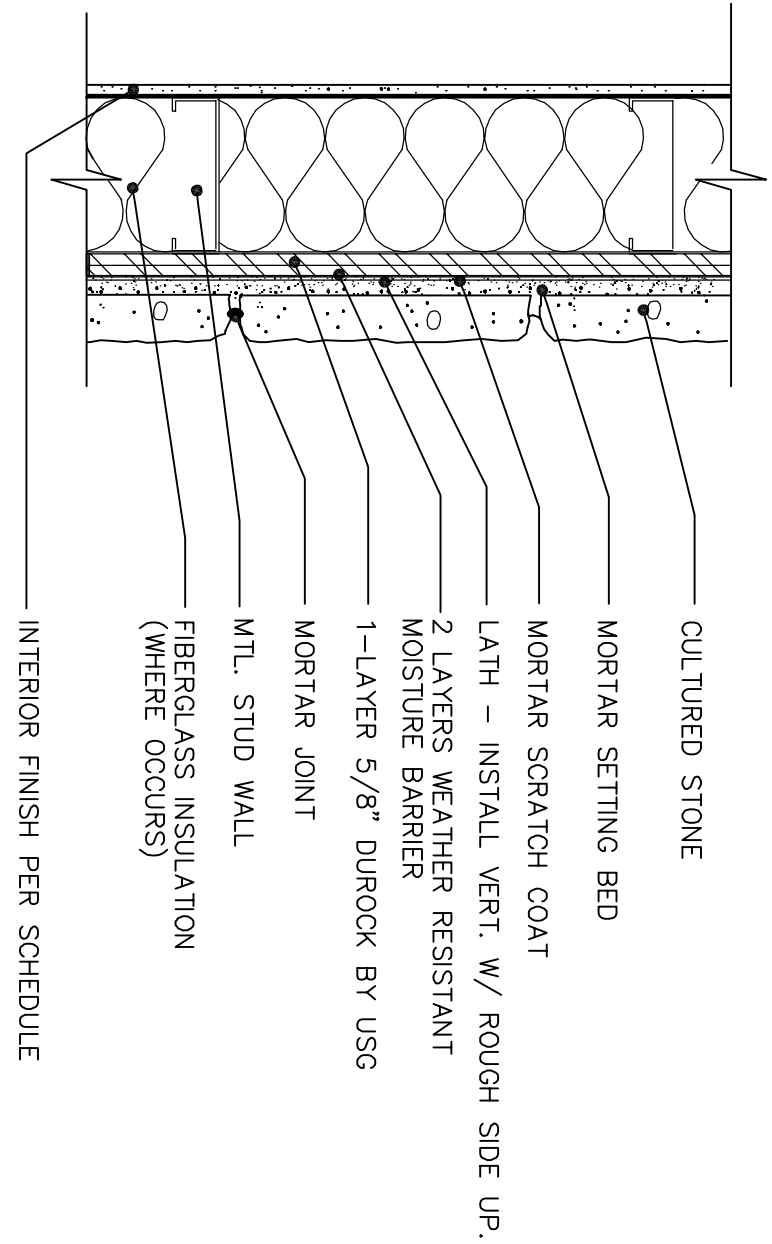
**bradley|collins, llc**  
a r c h i t e c t u r e

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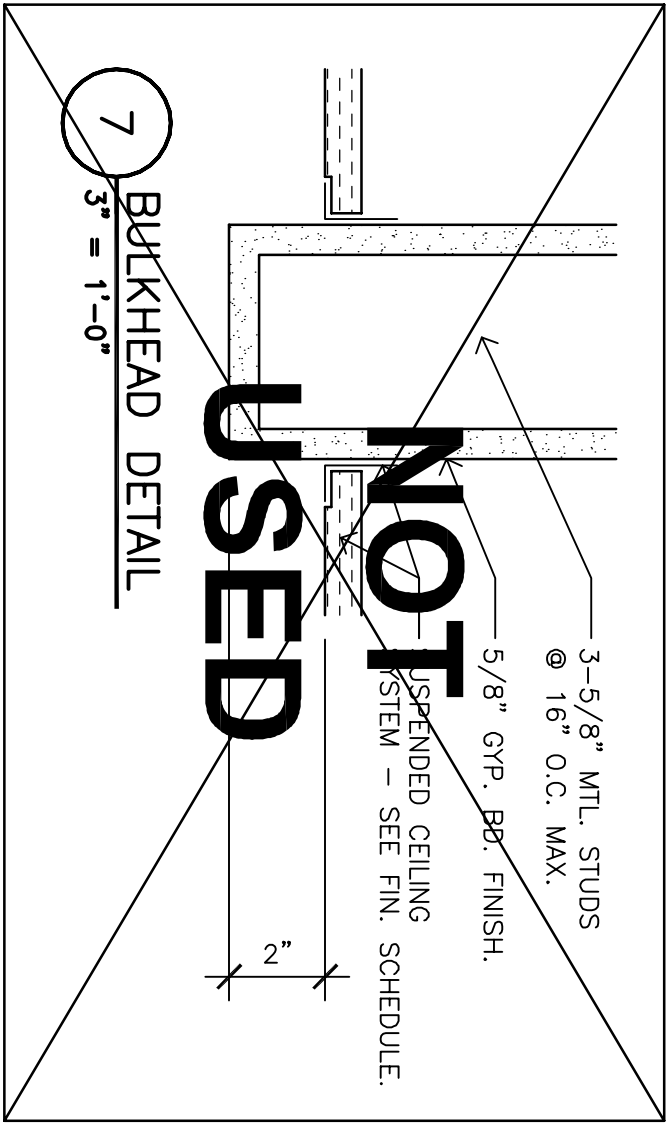
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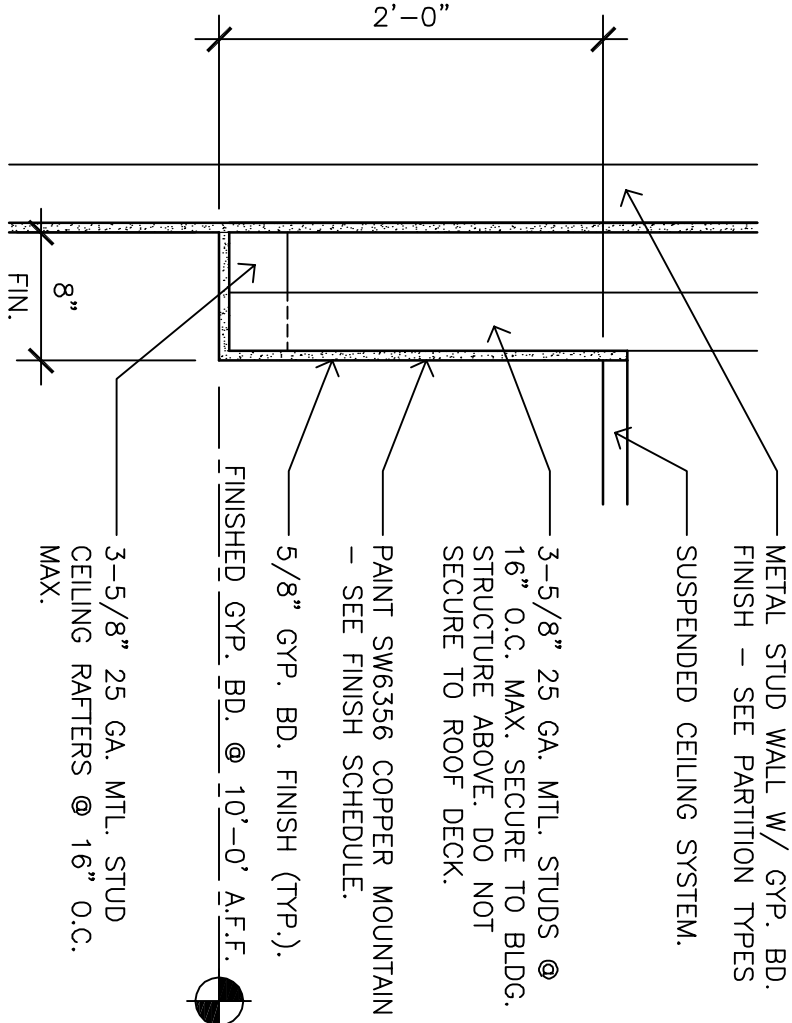


8 CULTURED STONE OVER SHEATHING W/ MTL STUDS  
SCALE: NOT TO SCALE

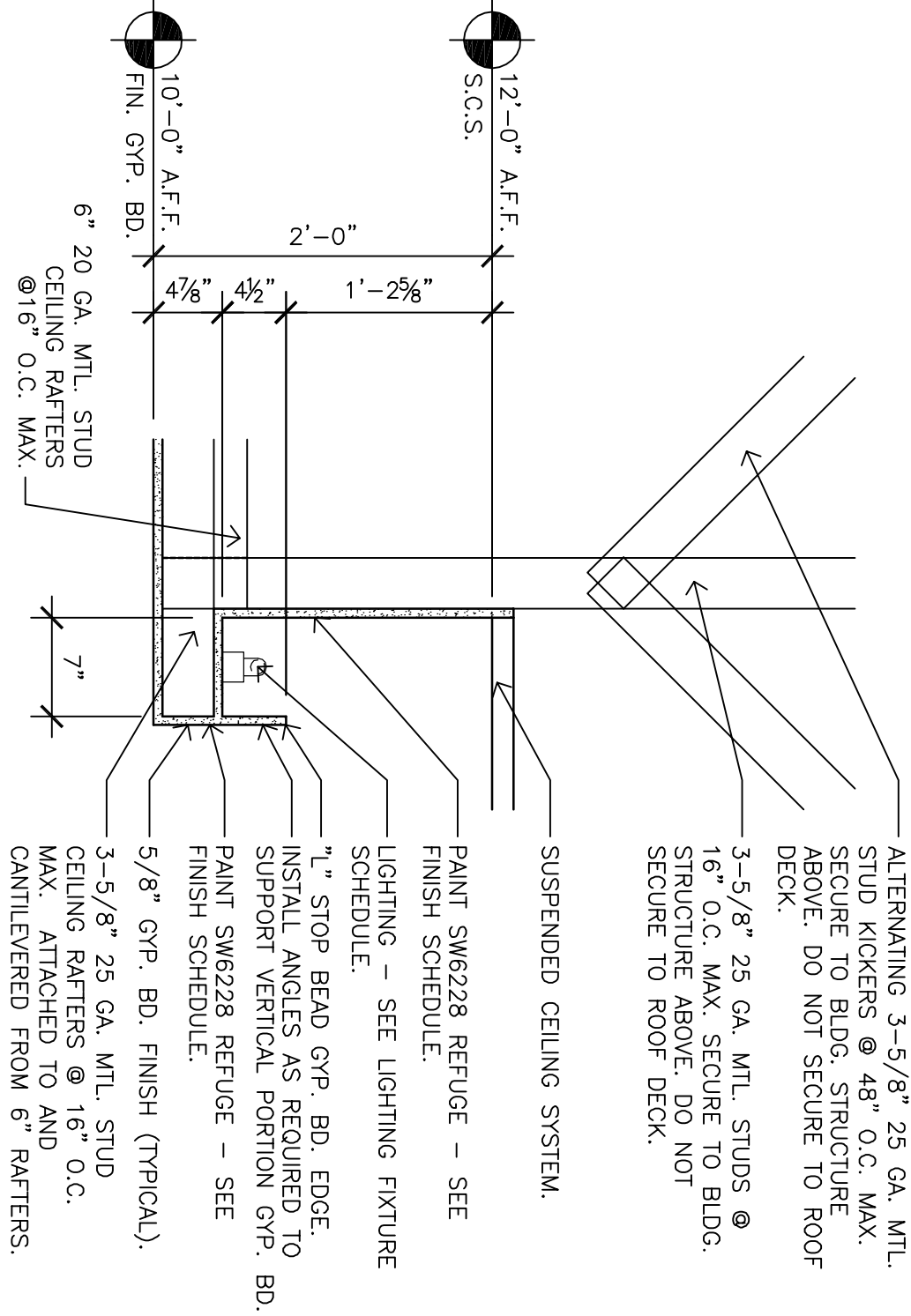
NOTE:  
INSTALL CULTURED STONE PER MANUFACTURER SPECIFICATIONS.



7 BULKHEAD DETAIL  
3\"/>



6 SOFFIT DETAIL @ FEATURE WALL  
1\"/>



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STATE OF MISSOURI

BRADLEY COLLINS PETERSON ARCHITECTS, P.C.

MISSOURI LIC. #2014008379

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SEAL

02.25.2021

CERTIFICATE OF AUTHORITY

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9

3-5/8" 25 GA. MTL. STUDS @ 16" O.C. MAX. W/ 5/8" GYP. BD. FINISH. U.N.O. VERIFY W/ PARTITION TYPES.

NICHE PLAN  
1" = 1'-0"

4 DRINKING FOUNTAIN ELEVATION  
SCALE 1/2" = 1'-0"

DRINKING FOUNTAIN NOTES:  
1. SEE 1/A1.1 FLOOR PLAN FOR BALANCE OF INFORMATION.  
2. SEE RESPONSIBILITY MATRIX FOR BALANCE OF INFORMATION.  
3. INSTALL DRINKING FOUNTAINS PER MANUFACTURER SPECIFICATIONS.  
4. REFER TO ELKAY MODEL #E0FBM117C FOR ADDITIONAL MOUNTING INFORMATION.

3 DRINKING FOUNTAIN PLAN  
SCALE 1/2" = 1'-0"

2 NICHE SECTION DETAIL - SMALL  
1" = 1'-0"

NICHE ELEVATION  
1" = 1'-0"

1 NICHE DETAIL - LARGE  
1" = 1'-0"

TENANT BUILD OUT

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PROJECT DETAILS

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9

OF

14

A5.1



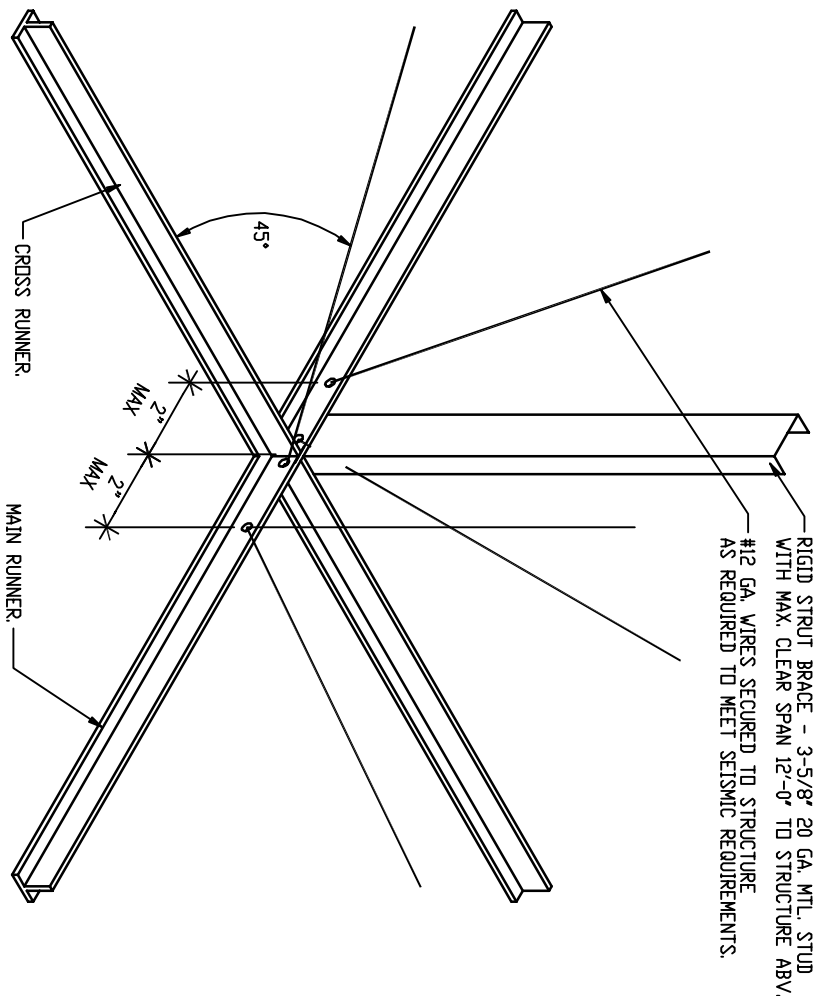




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NO.	DATE	REMARKS

TENANT BUILD OUT	
MessageLuXe - Summit at West Pryor 940 NW Pryor Road Lee's Summit, MO 64081	
SEISMIC DETAILS	

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4-WAY DIAGONAL WIRE BRACING AND RIGID STRUT BRACE, EVERY 12'-0" BRACING GRID WHERE WIRES ARE BEAR AGAINST PIPES & BLOCKS AREY DO NOT TAPE TO PIPES & BLOCKS.

WIRES FASTEN ACCESSIBLE LIGHT FIXTURES TO MAIN CEILING RUNNERS & CORNERS (TYP.) & PROVIDE SIMILAR ATTACHMENT FOR ALL CEILING SUPPORTED HANG DEVICES.

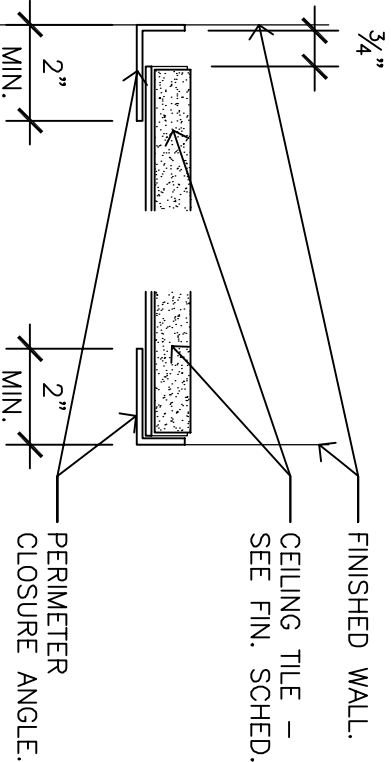
NOT WORK WITH SUSPENDED ACOUSTICAL CEILING AREAS GREATER THAN 10' EQUAL TO 14'-0" SHALL BE PROVIDED WITH SEISMIC BRACING THE MAIN RUNNERS AT THE 2 WALLS OPPOSITE LEAVE THE MAIN RUNNERS HANGERS WIRES WITHIN 6" MAX. OF MAIN RUNNER END TYPICAL WITH

NOTES: 1. 500 GRID INTERNATIONAL BUILDING CODE  
INSTALL IN ACCORDANCE WITH ASTM C 635 & ASTM C 636.

2

SEISMIC BRACING

NOT TO SCALE



1

SEISMIC BRACING @ WALL

3 = 1'-0"

NOTES:

1. IN EACH ORTHOGONAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH ORTHOGONAL DIRECTION SHALL HAVE A 3/4" CLEARANCE FROM THE PERIMETER CLOSURE ANGLE AND BE FREE TO SLIDE ON THE 2" CLOSURE ANGLE. THE MAIN CROSS RUNNERS SHALL BE TIED TOGETHER TO PREVENT TWISTING.
2. ACOUSTICAL CEILING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C 635 AND ASTM C 636.
3. SEE ACOUSTIC LAY-IN PANEL CEILING NOTES FOR BALANCE OF INFORMATION.
4. SUSPENDED CEILING SYSTEM MAY BE INSTALLED IN LIEU OF DETAIL 1/4A.3, VERIFY WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.

ACOUSTICAL LAY-IN PANEL CEILINGS GREATER THAN 144 SQUARE FEET IN AREA SHALL BE BRACED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

- A. A HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED.
- B. THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2" IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 3/4" CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON THE 2" CLOSURE ANGLE. THE MAIN CROSS RUNNERS SHALL BE TIED TOGETHER TO PREVENT TWISTING.
- C. PROVIDE NO. 12 GAUGE VERTICAL SUPPORT WIRES ON THE MAIN AND CROSS RUNNERS A MAXIMUM DISTANCE OF 8" FROM THE WALL. ADDITIONAL VERTICAL SUPPORT WIRES ARE NEEDED IN THE FOLLOWING LOCATIONS:
  1. 4" ON CENTER SPACING ALONG THE MAIN RUNNER.

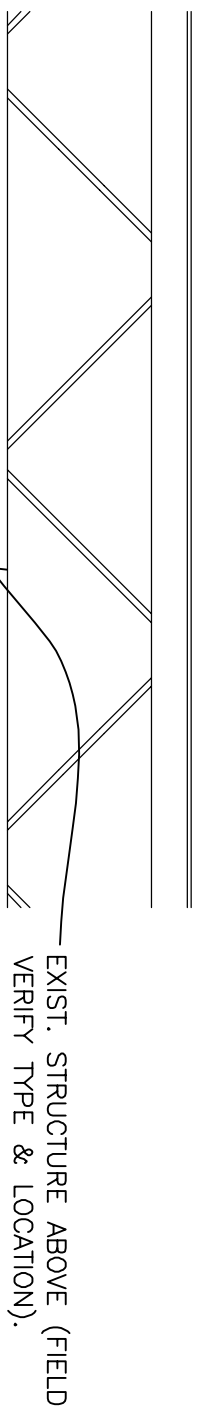
2. LIGHT FIXTURES MUST BE POSITIVELY ATTACHED TO THE CEILING GRID WITH AN ATTACHMENT CAPABLE OF CARRYING 100% OF THE WEIGHT OF THE LIGHT FIXTURE. LIGHT FIXTURES WEIGHING UP TO 56 POUNDS REQUIRE TWO VERTICAL SUPPORT WIRES. THESE WIRES MAY BE SLACK. LIGHT FIXTURES WEIGHING MORE THAN 56 POUNDS SHALL REQUIRE INDEPENDENT SUPPORT FROM THE SHELL BUILDING STRUCTURE ABOVE.

3. MECHANICAL AIR TERMINALS WEIGHING LESS THAN 20 POUNDS SHALL BE POSITIVELY ATTACHED TO THE CEILING GRID. AIR TERMINALS WEIGHING 20 POUNDS BUT NOT MORE THAN 56 POUNDS SHALL BE SECURED TO THE SHELL BUILDING STRUCTURE ABOVE THE CEILING IN ADDITION TO ATTACHING THE AIR TERMINAL TO THE CEILING GRID. THESE TWO NO. 12 GAUGE WIRES MAY BE SLACK. AIR TERMINALS WEIGHING MORE THAN 56 POUNDS SHALL REQUIRE INDEPENDENT SUPPORT FROM THE SHELL BUILDING STRUCTURE ABOVE THE CEILING.

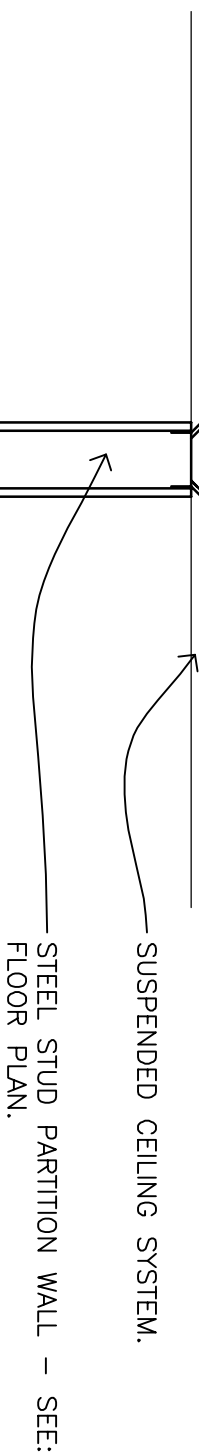
- D. SPRINKLER HEADS AND OTHER PENETRATIONS OF THE SUSPENDED CEILING SHALL HAVE A 2" OVERSIZE RING, SLEEVE, OR ADAPTOR THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT AT LEAST 1" IN ALL DIRECTIONS.
- E. ALL WALL PARTITIONS GREATER THAN 6' IN HEIGHT SHALL BE INDEPENDENTLY BRACED TO THE BUILDING SHELL STRUCTURE. WALL PARTITIONS MAY NOT BE SUPPORTED BY THE BRACED SUSPENDED CEILING ALONE.

- F. IN ADDITION TO ITEMS A THROUGH E ABOVE, SUSPENDED CEILING SYSTEMS EXCEEDING 1,000 SQUARE FEET IN AREA REQUIRE FOUR NO. 12 GAUGE SPLAY WIRES AND A RIGID VERTICAL COMPRESSION STRUT EVERY 12 FEET ON CENTER STARTING AT A MAXIMUM OF 6 FEET FROM EACH WALL. THE SPLAY WIRES SHALL BE SECURED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER INTERSECTION AND SPAYED 90 DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING.

- G. IN ADDITION TO ITEMS A THROUGH F ABOVE, SUSPENDED CEILING SYSTEMS EXCEEDING 2,500 SQUARE FEET SHALL HAVE A SEPARATION JOINT OR A FULL HEIGHT WALL PARTITION WALL SEPARATING THE SUSPENDED CEILING INTO AREAS LESS THAN 2,500 SQUARE FEET.



3-5/8" 25 GA. MTL. STUD KICKERS @ 48" O.C. MAX. INSTALL IN ALTERNATING DIRECTIONS @ 45° ANGLES - SECURE TO STEEL STUD PARTITION AND TO STRUCTURE ABOVE. DO NOT SECURE TO ROOF DECK.



3

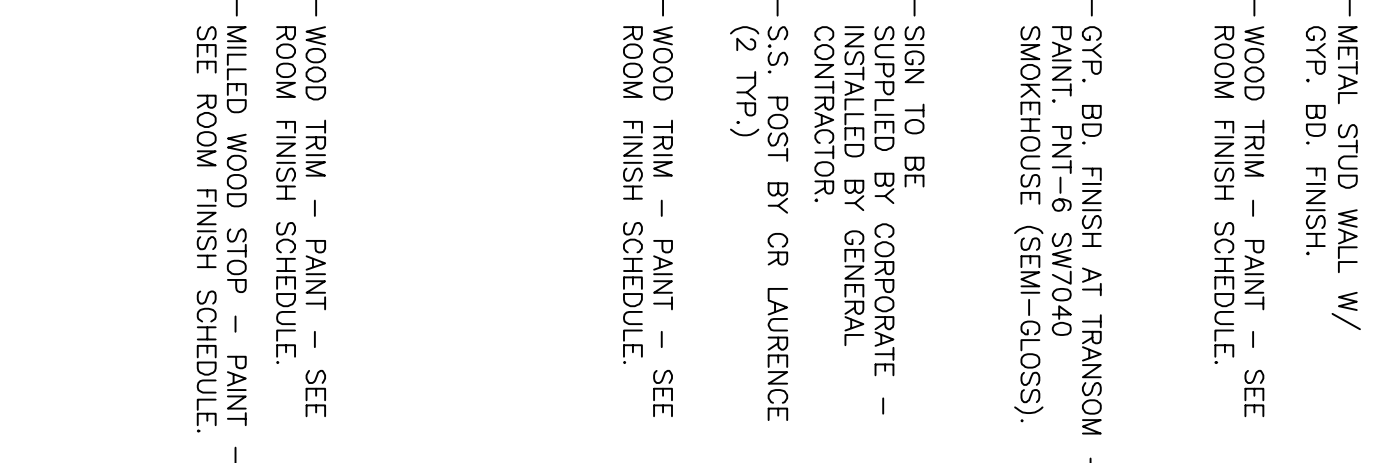
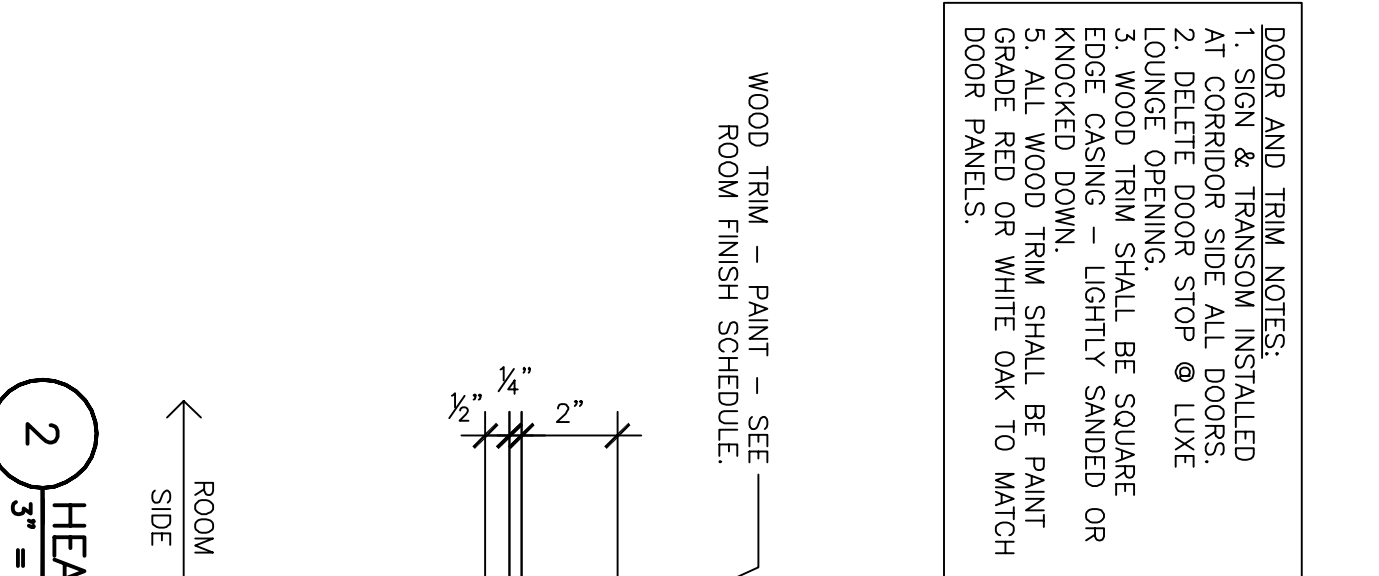
SEISMIC WALL BRACING DETAIL

1' = 1'-0"

NOTES:

1. PARTITIONS THAT ARE GREATER THAN 6 FEET (SIX FEET) IN HEIGHT SHALL BE LATERALLY BRACED TO THE BUILDING STRUCTURE.
2. PARTITION WALLS SHALL NOT BE SECURED TO THE SUSPENDED CEILING SYSTEM.
3. SEISMIC BRACING SHALL NOT BE SECURED TO THE SUSPENDED CEILING SYSTEM.





DOOR SCHEDULE										
#	DOOR IN OPENING	DOOR			FRAME		HARDWARE			REMARKS
		WIDTH	HEIGHT	TYPE	MAT.	MAT.	FINISH	# LOCKSET	SET #	
01	1	3'-0"	7'-0"	D	ALUM	ALUM	1	ENTRANCE	1,7	INSTALL NEW OR EXIST. ADA COMPLIANT EXIT HDW. W/ CLOSER
02	1	3'-0"	7'-0"	A	MTL	MTL	3	ENTRANCE	1,7	INSTALL NEW OR EXIST. ADA COMPLIANT EXIT HDW. W/ CLOSER
03	1	3'-0"	8'-0"	E	WD	WD	4	PASSAGE	4	TEMP. GLASS LITE W/ APPLIED DECAL DESIGN
04	1	3'-0"	8'-0"	E	WD	WD	4	KEYED	5	TEMP. GLASS LITE W/ APPLIED DECAL DESIGN
05	1	3'-0"	8'-0"	B	GLASS	GB	2	KEYED	2	W/APPLIED DECAL. 37" FIN. WIDE OPEN'G X 100.5" A.F.F. HEAD R.O.
06	---	3'-6"	8'-0"	---	---	WD	4	---	---	OPENING DETAIL SIMILAR TO 1/A6.1 & 2/A6.1 W/O STOP
07	1	3'-0"	8'-0"	C	WD	WD	4	PASSAGE	4	
08	1	3'-0"	8'-0"	C	WD	WD	4	PASSAGE	4	
09	1	3'-0"	8'-0"	C	WD	WD	4	PASSAGE	4	
10	1	3'-0"	8'-0"	C	WD	WD	4	PRIVACY	6	
11	1	3'-0"	8'-0"	C	WD	WD	4	PRIVACY	6	
12	1	3'-0"	8'-0"	C	WD	WD	4	PRIVACY	6	
13	1	3'-0"	8'-0"	C	WD	WD	4	PASSAGE	4	
14	1	3'-0"	8'-0"	C	WD	WD	4	PASSAGE	4	
15	1	3'-0"	8'-0"	C	WD	WD	4	PASSAGE	4	
16	1	3'-0"	8'-0"	C	WD	WD	4	PASSAGE	4	
17	1	3'-0"	8'-0"	C	WD	WD	4	KEYED	5	
18	1	3'-0"	8'-0"	C	WD	WD	4	PASSAGE	4	

DOOR TYPES

A. EXISTING ALUMINUM STOREFRONT STYLE W/ ADA COMPLIANT EXIT HARDWARE.

B. TEMPERED GLASS DOOR – SUPPLIED BY CORPORATE AND INSTALLED BY GENERAL CONTRACTOR. COORDINATE WITH CORPORATE AND TENANT.

C. WOOD DOOR, SOLIDCORE, PLAIN SLICED, PAINT GRADE RED OR WHITE OAK; GRADE 'A' BOOKMATCHED. COLOR: SEE ROOM FINISH SCHEDULE.  
 D. EXISTING METAL DOOR TO REMAIN - PAINT INTERIOR SIDE DOOR - SEE ROOM FINISH SCHEDULE.  
 E. WOOD DOOR, SOLID CORE, PLAIN SLICED, PAINT GRADE RED OR WHITE OAK; GRADE 'A' BOOKMATCHED. COLOR: SEE ROOM FINISH SCHEDULE.  
 F. TEMPERED GLASS LITE AND APPLIED LOGO. DOOR WITH CUTOUT SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR.  
 G. TEMPERED GLASS LITE SUPPLIED & INSTALLED BY GENERAL CONTRACTOR. DECAL SUPPLIED BY CORP. INSTALLED BY G.C.  
 FRAME FINISHES  
 1. EXISTING ALUMINUM STOREFRONT STYLE.  
 2. GYPSUM BOARD RETURN @ JAMB - PAINT SAME COLOR AS ADJACENT RECEPTION WALL.  
 3. EXISTING METAL FRAME, PAINT INTERIOR SIDE FRAME, SEE ROOM FINISH SCHEDULE.  
 4. WOOD FRAME - PAINT GRADE RED OR WHITE OAK TO MATCH DOOR - PAINT - SEE ROOM FINISH SCHEDULE AND 1/A6.1 & 2/A6.1.  
 DOOR HARDWARE/LOCKSET  
 1. EXISTING HARDWARE TO REMAIN OR NEW ADA AND CODE COMPLIANT HARDWARE INSTALLED BY OTHERS. COORDINATE W/ BUILDING OWNER.  
 2. ADA COMPLIANT CONCEALED HINGE SYSTEM, ADA COMPLIANT DOOR CLOSER. ALL COMPONENTS TO HAVE 625 BRIGHT CHROME FINISH. ADA COMPLIANT PUSH/PULL HANDLES SUPPLIED BY TENANT. ALL COMPONENTS TO BE INSTALLED BY GENERAL CONTRACTOR. NO LATCH, DOUBLE ACTING DOOR HARDWARE, ADA COMPLIANT PUSH/PULL HANDLE.  
 3. HINGES (4), SCHLAGE, "MERANO" #F40 MER 626, SATIN CHROME FINISH, LEVER HANDLE, CLASSROOM LOCKSET FUNCTION.  
 4. HINGES (4), SCHLAGE, "MERANO" #F40 MER 626, SATIN CHROME FINISH, LEVER HANDLE, PASSAGE LOCKSET FUNCTION.  
 5. HINGES (4), SCHLAGE, "MERANO" #F40 MER 626, SATIN CHROME FINISH, LEVER HANDLE, KEYED ENTRANCE LOCKSET FUNCTION.  
 6. HINGES (4), SCHLAGE, "MERANO" #F40 MER 626, SATIN CHROME FINISH, LEVER HANDLE, PRIVACY LOCKSET FUNCTION.  
 7. FIELD VERIFY COMPLIANCE OF EXISTING THRESHOLDS. INSTALL THRESHOLD PER DETAIL 3 OR 4/A6.1 AT DOORS 01 & 03 IF REQUIRED.  
 ACCESSORIES  
 1. INSTALL (4) CLEAR DOOR SILENCERS AT ALL DOORS EXCEPT FULL GLASS DOOR.  
 2. INSTALL #409 CONCAVE WROUGHT WALL STOP BY ROCKWOOD W/ 625 SATIN CHROME FINISH AT DOOR/WALL LOCATIONS AS REQUIRED TO PROTECT WALL FROM DOOR HANDLE.  
 3. INSTALL COMMERCIAL STYLE STRIKE PLATES W/ 626 SATIN CHROME FINISH.  
 4. SUPPLY MOUNTING AND ADA COMPLIANT CLOSER HARDWARE FOR RECEPTION GLASS DOOR W/626 SATIN CHROME FINISH.  
 5. INSTALL HEAVY DUTY BALL HINGES W/ 626 SATIN CHROME FINISH (4 HINGES TYPICAL AT EACH DOOR).

PROJECT NUMBER	200022
PROJECT PHASE	CONTRACT DOCUMENTS
DRAWN BY:	BCP
CHECKED BY:	BCP
DATE:	02.25.2021
SHEET NO.	



RESPONSIBILITY MATRIX

ITEM #		DESCRIPTION	PROVIDE	INSTALL	ELECT.	GAS	WATER	SEWER	REMARKS
UTILITY CONNECTIONS									
RESTROOM AND SHOWER ROOM ACCESSORIES									
		STAINLESS STEEL GRAB BARS	GC	GC					INSTALL BACKING AS REQUIRED FOR MOUNTING
		PAPER TOWEL DISPENS & WASTE RECP	GC	GC					INSTALL BACKING AS REQUIRED FOR MOUNTING
		TOILET TISSUE DISPENSER	GC	GC					INSTALL BACKING AS REQUIRED FOR MOUNTING
		SANITARY WAPIN DISPOSAL	GC	GC					INSTALL BACKING AS REQUIRED FOR MOUNTING
		SOAP DISPENSER	GC	GC					INSTALL BACKING AS REQUIRED FOR MOUNTING
		COAT HOOK	GC	GC					INSTALL BACKING AS REQUIRED FOR MOUNTING
		MIRROR	COR	GC					INSTALL BACKING AS REQUIRED FOR MOUNTING - SEE MANUAL
		SHOWER ROOM SEAT	GC	GC					INSTALL BACKING AS REQUIRED FOR MOUNTING
MISCELLANEOUS EQUIPMENT									
		POINT OF SALE SYSTEM	COR	COR	BY GC, RE ELEC.				CASH DRAWER MOUNTED BELOW POS COUNTER, CASH DRAWER PROVIDED AND INSTALLED BY CORPORATE
		COMPUTER MONITORS	COR	COR	RE ELEC.				INSTALL BACKING AS REQ.D. FOR MOUNTING, PULL WIRING & INSTALL BOX BY G.C.
		COMPUTER SYSTEM	COR	COR	RE ELEC.				INSTALL BACKING AS REQ.D. FOR MOUNTING, PULL WIRING & INSTALL BOX BY G.C.
		SAFE	COR	GC					INSTALL BACKING AS REQUIRED FOR MOUNTING
		SHELVING - WOOD AND PLAM	GC	GC					
		SHELVING - METAL (ASSEMBLED)	F	GC					
		WATER HEATER	GC	GC	BY GC, RE ELEC.				
		WASHER/DRYER	F	GC	RE ELEC.				G.C. TO VENT DRYER TO EXTERIOR ROOF PER CODE, PROVIDE & INSTAL WASHER BOX
		HYDRO LUXE TABLE	F	GC/V	RE ELEC.				G.C. PROVIDE & INSTALL COMM. DROP, G.C TO DELIVER TABLE TO ROOM - VENDOR TO SET-UP
		REFRIGERATOR	F	GC	BY GC, RE ELEC.				G.C. PROVIDE & INSTALL ICE MAKER BOX
		MICROWAVE	F	F	RE ELEC.				
		WALL CLOCKS (BATTERY POWERED)	COR	GC					INSTALL BACKING AS REQUIRED FOR MOUNTING, PROVIDE & INSTALL (1) "AA" BATTERY EACH
		WARMERS @ MASSAGE ROOMS	F	F					
		TELEVISION & COMPUTER BRACKETS	GC	GC					G.C. TO INSTALL BACKING AS REQUIRED FOR MOUNTING
FURNITURE & FURNISHINGS									
		OFFICE CHAIR & DESK	F	GC					
		MASSAGE & AESTHETICIAN CHAIRS	COR	GC					
		HYDRO LUXE ROOM CHAIR	COR	GC					
		MASSAGE & AESTHETICIAN TABLES	COR	GC	BY GC, RE ELEC.				
		EMPLOYEE ROOM TABLE & CHAIRS	F	GC					INSTALL BACKING AS REQUIRED FOR MOUNTING
		EMPLOYEE LOCKERS	GC	GC					INSTALL AS DIRECTED - SEE PICTURE & EQUIPMENT PLAN
		ART WORK - WALL HUNG	COR	GC					TWO STATUES TYPICAL - ONE STATUE AT EACH NICHE
		ART WORK - STATUES	COR	GC					
PHONE SYSTEM									
		TELEPHONES	COR	COR	BY GC, RE ELEC.				G.C. TO PULL CABLE, PROVIDE DROPS AND TERMINATE CONNECTIONS
		TELEPHONE PANEL BOARD	GC	GC	RE ELEC.				G.C. TO PULL CABLE, PROVIDE DROPS AND TERMINATE CONNECTIONS
SOUND SYSTEM									
		SPEAKERS	COR	GC	BY GC, RE ELEC.				
		SPEAKER WIRING & J-BOXES	GC	GC	BY GC, RE ELEC.				SEE DMS SYSTEM WIRING SPECIFICATIONS, 2% DASHYCHAIN SPEAKERS, SHIELDED WIRE
		AUDIO SYSTEM EQUIPMENT	COR	GC	BY GC, RE ELEC.				
		VOLUME CONTROL	COR	GC	RE ELEC.				
MANAGERS OFFICE EQUIPMENT									
		FILE CABINET	F	F					
		COMPUTER SYSTEMS	COR	COR	BY GC, RE ELEC.				
		PRINTER/COPIER/FAX MACHINE	COR	COR	RE ELEC.				
SECURITY SYSTEMS									
		CLOSED CIRCUIT T.V. CAMERAS	F	V	BY GC, RE ELEC.				
		SECURITY MONITOR	F	V	BY GC, RE ELEC.				
		72 HR. SECURITY VCR	F	V	BY GC, RE ELEC.				
		SECURITY ALARM & MOTION DETECTORS	F	V	RE ELEC.				
PLUMBING FIXTURES									
		TOILETS	GC	GC					2" DIA. 1/2" GC, 1" DIA. 1/2" RE ELEC.
		RESTROOM SINKS	COR	GC					1" DIA. 1/2" GC, 1" DIA. 1/2" RE ELEC.
		RESTROOM FAUCETS	GC	GC					1" DIA. 1/2" GC, 1" DIA. 1/2" RE ELEC.
		AESTHETICIAN ROOM SINKS	COR	GC					1" DIA. 1/2" GC, 1" DIA. 1/2" RE ELEC.
		AESTHETICIAN ROOM FAUCETS	GC	GC					1" DIA. 1/2" GC, 1" DIA. 1/2" RE ELEC.
		STAFF AREA HAND SINK	GC	GC					1" DIA. 1/2" GC, 1" DIA. 1/2" RE ELEC.
		STAFF AREA HAND SINK FAUCET	GC	GC					1" DIA. 1/2" GC, 1" DIA. 1/2" RE ELEC.
		MASSAGE ROOM HAND SINK	GC	GC					1" DIA. 1/2" GC, 1" DIA. 1/2" RE ELEC.
		MASSAGE ROOM HAND SINK FAUCET	GC	GC					1" DIA. 1/2" GC, 1" DIA. 1/2" RE ELEC.
		STAFF AREA COUNTER SINK	GC	GC					1" DIA. 1/2" GC, 1" DIA. 1/2" RE ELEC.
		STAFF AREA COUNTER FAUCET	GC	GC					1" DIA. 1/2" GC, 1" DIA. 1/2" RE ELEC.
		MOP BASIN	GC	GC					1" DIA. 1/2" GC, 1" DIA. 1/2" RE ELEC.
		MOP BASIN FAUCET	GC	GC					1" DIA. 1/2" GC, 1" DIA. 1/2" RE ELEC.
		DRINKING FOUNTAIN	GC	GC					1" DIA. 1/2" GC, 1" DIA. 1/2" RE ELEC.
		QUENCH Q7 WATER DISPENSER	GC/F	V	BY GC, RE ELEC.				2" DIA. 1/2" GC, 1" DIA. 1/2" RE ELEC.
		QUENCH Q7 WATER DISPENSER	GC/F	V	RE ELEC.				2" DIA. 1/2" GC, 1" DIA. 1/2" RE ELEC.
FIRE PROTECTION SYSTEM: (fire alarm system, fire sprinkler, fire extinguisher, and all other code required fire protection equipment)									
		COMPLETE SYSTEM	GC	GC	BY GC, RE ELEC.				WHEN FIRE PROTECTION SYSTEM IS REQUIRED BY CODE RE. ELEC. & MECH. DWGS. FOR FIRE PROTECTION SYSTEM DESIGN
		FIRE EXTINGUISHER CABINET	GC	GC					SEE PLAN FOR MODEL NUMBER AND LOCATION
		FIRE EXTINGUISHERS	GC	GC					COORDINATE EXTINGUISHER TYPE WITH FIRE DISTRICT HAVING JURISDICTION - SEE DWGS.
ABBREVIATIONS									
F	FRANCHISEE	COR	CORPORATE					V	VENDOR
GC	GENERAL CONTRACTOR	PV	PREFERRED VENDOR						

RESPONSIBILITY MATRIX

ITEM #		DESCRIPTION	PROVIDE	INSTALL	ELECT.	GAS	WATER	SEWER	REMARKS
UTILITY CONNECTIONS									
CASEWORK & MISC. METAL WORK									
	RECEPTION DESK	COR	GC						G.C. TO ASSEMBLE DESK, P LAM TOP AND GRANITE TOPS (GRANITE TOPS PROVIDED BY G.C.)
	RECEPTION CABINETS	COR	GC						INSTALL BACKING AS REQUIRED FOR MOUNTING
	RECEPTION CABINET FILE BRACKETS	COR	GC						
	RESTROOM VANITY	COR	GC						INSTALL BACKING AS REQUIRED FOR MOUNTING
	RESTROOM ROOM CORNER CABINET	COR	GC						
	HYDRO LUXE ROOM CORNER CABINET	COR	GC						
	STAFF AREA CABINETS	GC	GC						INSTALL BACKING AS REQUIRED FOR MOUNTING
	FEATURE WALL ELEMENTS	COR	GC						INSTALL BACKING AS REQUIRED FOR MOUNTING
	BASE CABINET AT SMALL NICHE	COR	GC						INSTALL BACKING AS REQUIRED FOR MOUNTING
	AESTHETICIAN CABINETS	COR	GC						INSTALL BACKING AS REQUIRED FOR MOUNTING
DOOR & INTERIOR SIGNAGE									
	MASSAGE & AESTH. ROOM GLASS SIGNS	COR	GC						INSTALL BACKING AS REQUIRED FOR MOUNTING
	LUXE LOUNGE GLASS SIGN	COR	GC						INSTALL BACKING AS REQUIRED FOR MOUNTING
	RESTROOM GLASS SIGNS	COR	GC						INSTALL BACKING AS REQUIRED FOR MOUNTING
	STAFF & WORK AREA GLASS SIGNS	COR	GC						INSTALL BACKING AS REQUIRED FOR MOUNTING
	STORAGE GLASS SIGNS	COR	GC						INSTALL BACKING AS REQUIRED FOR MOUNTING
	RESTROOM ADA SIGNS	GC	GC						
	GLASS RECEPTION DOOR	COR	GC						INSTALL BACKING AT HEAD AS REQUIRED FOR CLOSER MOUNTING
	GLASS RECEPTION DOOR HARDWARE	COR	GC						PROVIDE OPENINGS AS REQUIRED FOR HARDWARE INSTALLATION, INSTALL SHIMS AS REQUIRED
	OFFICE DOOR	GC	GC						
	OFFICE DOOR GLAZING INSERT	GC	GC						APPLICATION SUPPLIED BY CORP INSTALLED BY GC
	HYDRO LUXE MASSAGE DOOR	GC	GC						APPLICATION SUPPLIED BY CORP INSTALLED BY GC
	HYDRO LUXE MASSAGE GLAZING INSERT	GC	GC						APPLICATION SUPPLIED BY CORP INSTALLED BY GC
	ALL GLASS DOOR GLAZING DECALS	COR	GC						
	MASSAGE ROOM DOORS	GC	GC						
	MASSAGE ROOM ACCESSION DOOR	GC	GC						PROVIDE COLUMNS AND BEAMS AS REQUIRED FOR MOUNTING —
	S.S. MASSAGE LUXE SIGNAGE	COR	GC						INSTALL AS DIRECTED BY CORPORATE SUPPLIED TEMPLATE
	S-S, FACE LUXE SIGNAGE	COR	GC						INSTALL AS DIRECTED BY CORPORATE SUPPLIED TEMPLATE
EXTERIOR BUILDING SIGNAGE									
	EXTERIOR SIGNAGE	PV	PV	BY GC, RE. ELEC.					GC TO SUPPLY AND INSTALL POWER SOURCE AND TIMER
	WINDOW SIGNAGE - MOUNTED	F	GC	RE. ELEC.					WINDOW SIGNAGE TO BE HUNG FROM SOFFIT ABOVE ALUMINUM STOREFRONT
	WINDOW SIGNAGE - EXTERIOR DECALS	F	GC	RE. ELEC.					LOCATION AND EXTENT OF COVERAGE TO BE DETERMINED BY UPON ZONING APPROVAL
HVAC EQUIPMENT									
	MAKE UP AIR UNIT & CURBS	GC	GC	BY GC, RE. ELEC.	BY GC, RE. MECH.	BY GC, RE. MECH.	BY GC, RE. MECH.		CURBS PROVIDED AND INSTALLED BY GC
	EXHAUST FANS & CURBS	GC	GC	BY GC, RE. ELEC.	BY GC, RE. MECH.	BY GC, RE. MECH.	BY GC, RE. MECH.		CURBS PROVIDED AND INSTALLED BY GC
	ROOF TOP UNITS & CURBS	GC	GC	BY GC, RE. ELEC.	BY GC, RE. MECH.	BY GC, RE. MECH.	BY GC, RE. MECH.		CURBS PROVIDED AND INSTALLED BY GC
	TEST & BALANCE SYSTEM	GC	GC	RE. ELEC.	RE. MECH.	RE. MECH.	RE. MECH.		PROVIDE HVAC TEST & BALANCE PER APPLICABLE BUILDING/ENERGY CODES
LIGHTING FIXTURES & LAMPS									
	MASSAGE ROOM SCONCES	COR	GC	BY GC, RE. ELEC.					INSTALL BACKING AS REQUIRED FOR MOUNTING
	HYDRO LUXE ROOM SCONCE	COR	GC	BY GC, RE. ELEC.					INSTALL BACKING AS REQUIRED FOR MOUNTING
	RECEPTION FEATURE WALL SCONCES	COR	GC	BY GC, RE. ELEC.					INSTALL BACKING AS REQUIRED FOR MOUNTING
	RESTROOM SCONCES	COR	GC	BY GC, RE. ELEC.					INSTALL BACKING AS REQUIRED FOR MOUNTING
	AESTHETICIAN ROOM SCONCES	COR	GC	BY GC, RE. ELEC.					INSTALL BACKING AS REQUIRED FOR MOUNTING
	ALL OTHER LIGHT FIXTURES & LAMPS	GC	GC	BY GC, RE. ELEC.					INSTALL BACKING AS REQUIRED FOR MOUNTING
INTERIOR FINISHES									
	FLOOR TILE	GC	GC						INSTALL 45 DEGREES TO WALL AT RECEPTION FLOOR, ML VENDOR PURCHASE REQUIRED
	TILE BASE	GC	GC						VENDOR PURCHASE REQUIRED, ML VENDOR PURCHASE REQUIRED
	WALL TILE	GC	GC						INSTALL 90 DEGREES TO FLOOR - STACK BOND PATTERN, ML VENDOR PURCHASE REQUIRED
	CULTURED STONE	GC	GC						
	GRANITE COUNTER TOPS	GC	GC						GC TO SUBMIT PHOTOGRAPH OF SUPREME GOLD GRANITE SLAB FOR CORPORATE APPROVAL
	VINYL WALL BASE	GC	GC						ML VENDOR PURCHASE REQUIRED
	WOOD WALL BASE	GC	GC						
	WOOD TRIM AND CASING	GC	GC						
	EXPANDED VINYL WALL COVERING	GC	GC						REQUIRES LEVEL 5 GYPSUM BOARD FINISH, ML VENDOR PURCHASE REQUIRED
	CUSTOM WALL PAPER	COR	GC						LOCATED AT FEATURE WALL - REQUIRES LEVEL 5 GYPSUM BOARD FINISH
	PAINT	GC	GC						
	PAINT AT DOORS AND TRIM	GC	GC						SUBMIT SAMPLES FOR ARCHITECT AND CORPORATE APPROVAL PRIOR TO APPLICATION
	FIBERGLASS REINFORCED PANEL (FRP)	GC	GC						
	ACOUSTICAL CEILING TILE & GRID	GC	GC						
	CARPET	GC	GC						
	WVNYL COMPOSITION TILE	GC	GC						INSTALL 1/4 TURN, ML VENDOR PURCHASE REQUIRED
ABBREVIATIONS									
F	FRANCHISEE	COR	CORPORATE					V	VENDOR
GC	GENERAL CONTRACTOR	PV	PREFERRED VENDOR						

STATE OF MISSOURI  
BRADLEY COLLINS  
REGISTERED ARCHITECT  
#2014008379

02.25.2021

CERTIFICATE OF AUTHORITY  
MISSOURI LIC. #2014008379  
BRADLEY COLLINS PETERSON  
MISSOURI LIC. #008855

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ISSUES / REVISIONS :			REMARKS	
NO.	DATE			

TENANT BUILD OUT

MessageLuXe - Summit at West Pryor  
940 NW Pryor Road  
Lee's Summit, MO 64081

RESPONSIBILITY MATRIX

PROJECT NUMBER  
20022

PROJECT PHASE  
CONTRACT DOCUMENTS

DRAWN BY:  
BCP

CHECKED BY:  
BCP

DATE:  
02.25.2021

SHEET NO.

A6.2

13 OF 14



GENERAL NOTES

Division 1 - General Requirements

1.01 Release of these plans obligates further cooperation among the Owner, Contractor, and the Architect and his consultants. Any ambiguity or discrepancy discovered through the use of these plans shall be reported immediately to the Architect. Failure to notify the Architect compounds misunderstanding and increases construction costs. A failure to cooperate by simple notice to the Architect shall relieve the Architect from responsibility for all consequences resulting from such changes.

Codes & Permits

1.02 Work shall comply with all applicable local, city, state, and federal codes and ordinances.

1.03 The building permits are to be procured by the General Contractor. Other appropriate permits to be procured by applicable subcontractor as required.

Demolition

1.04 Work shall include all materials, labor, equipment, and tools required to complete all site work.

1.05 Remove all doors, windows, partitions, HVAC, plumbing, and electrical equipment as noted.

1.06 Any hazardous material shall be surveyed, identified, and removed by a qualified contractor. It is not the purpose or intent of these drawings to locate or identify any hazardous materials, including but not limited to mold, asbestos and lead.

Layout

1.07 Do not scale drawings except for general bidding purposes. Follow written dimensions only. Before proceeding with work, contractor shall verify all dimensions and notify Architect of any discrepancies found among the documents or between the documents and existing conditions.

1.08 All dimensions are to face of stud, unless noted otherwise.

1.09 The word "align" as used in these documents shall supersede any dimensional information otherwise indicated.

1.10 All dimensions noted as "±" or "existing" may vary and shall be verified by the General Contractor in the field. Notify Architect of any discrepancy prior to proceeding with construction in these areas.

Shop Drawings

Submit shop drawings, product data, and/or samples to Architect for review.

Energy Requirements

1.11 Buildings shall be designed and constructed in accordance with the Energy Requirements of the building code adopted by the City of Lees Summit, Missouri.

Division 2 - Site Work

2.01 Work shall include all materials, labor, equipment, and tools required to complete all site work.

Demolition

2.02 Remove all items as indicated on the drawings.

Utilities

2.03 Locate all utilities and provide proper protection from damage. Coordinate with utility company prior to any excavation/trenching or disruption of service.

2.04 Conform to applicable Sewer District Standards.

Division 3 - Concrete

3.01 Work shall include the furnishing of shop drawings as required, materials, labor, equipment, and tools to complete all concrete work.

General

3.02 Concrete mixes shall comply with ACI 318. All other concrete shall be 2500 P.S.I minimum @ 28 days. No calcium chloride shall be permitted without written approval. Concrete aggregates AS IV C25. Reinforcing steel shall be as furnished per the 2018 International Building Code.

3.03 All patching and repair shall comply with all applicable codes.

Division 4 - Masonry

(Not Applicable)

Division 5 - Metals

5.01 Welded wire fabric to be ASTM A496, 6x6xV.4 (as indicated). Lap fabric 6" minimum and maintain fabric at mid depth of slab while placing concrete.

5.02 Materials:

- A. Shapes and Plates: ASTM A36.
- B. Bolts: 3/4" O.C. (minimum), A325 (Type N)
- C. Anchor Bolts: 3/4" O.C. (minimum), A307
- D. Expansion Bolts: Hiltl Twix-Bolt II/ stud anchors for concrete.

5.03 All welding shall be in accordance with the Structural Welding Society Code (AWS D-1.6b) published by the American Welding Society Standards.

5.04 The splicing of steel members, unless shown on the drawings, is prohibited without written approval of the Architect.

5.05 No change in size or position of the structural elements shall be made. Holes, slots, and cuts, etc. are not permitted through any member unless they are detailed on the approved shop drawings.

Division 5 - Metals (continued)

SECTION 05400 - COLD-FORMED METAL FRAMING

SECTION 05400 UNCLUSES

A. Cold-formed metal framing for walls.

REFERENCES

- A. ASTM A 780 - Standard Practice for Repair of Damaged and Corroded Steel Reinforcing Bars
- B. ASTM A 1003 - Standard Specification for Steel Sheet, Carbon, Metallic- and Nonmetallic-Coated for Cold-Formed Framing Members, 2001.
- C. ASTM B 633 - Standard Specification for Electrodeposited Coatings of Zinc on Iron and Steel, 1988.
- D. ASTM C 985 - Standard Specification for Load-Bearing (Transverse and Axial) Steel Studs, Runners (Traces), and Bracing or Bridging for Screw Application of Gypsum Panel Products and Metal Plaster Bases, 2006.
- E. ASTM C 1003 - Standard Specification for Steel Trapping Screens for Cold-Formed Steel Framing Connections.
- F. ASTM C1007 - Standard Specification for Installation of Load Bearing (Transverse and Axial) Steel Studs and Related Accessories, 2000.
- G. AISI - Standard for Cold-Formed Steel Framing General Provisions.
- H. AISI - Specification for the Design of Cold-Formed Steel Structural Members, 1996.
- I. AWS D 1.3 - Structural Welding Code - Steel Sheet, 2000.

FABRICATION

- A. General: Framing components may be pre-assembled into panels prior to erecting.
- B. Fabricate panels square, with components attached in a manner so as to prevent racking or distortion.
- C. Cut all framing components squarely for attachment to stud/particular members, or as required for an angular fit against framing members. Hold members positively in place until properly secured.
- D. Provide insulation as specified elsewhere in all double girth studs and double header members, which will not be accessible to the insulation contractor.
- E. Axially Loaded Studs: 1. Install studs to have full bearing against inside track web (1/8 inches @ 3/2 mm) maximum gap) prior to stud and track attachment. 2. Splices in axially loaded studs are not permitted.
- F. Fasteners: Fasten components using self-drilling screws or self-drilling washers.
- G. Welding: Welding is permitted on 18 gauge or heavier material only.

ERECTOR

- A. General Erection Requirements: 1. Install cold-formed framing in accordance with requirements of ASTM C1007. 2. Weld in compliance with AWS D 1.3. 3. Install in compliance with applicable sections of the AISI Standard for Cold-Formed Steel Framing General Provisions.
- B. General Erection Requirements: 1. Install cold-formed framing in accordance with requirements of ASTM C1007. 2. Weld in compliance with AWS D 1.3. 3. Install in compliance with applicable sections of the AISI Standard for Cold-Formed Steel Framing General Provisions.

Division 6 - Carpentry

6.01 Work shall consist of all services typically known as "carpentry" work and shall include the furnishing of shop drawings as required, materials, labor, equipment, and tools to complete all rough and finish carpentry.

Rough Carpentry

6.02 Not used.

6.03 Concealed wood blocking shall be fire treated as required by code.

6.04 All framing shall be secured in place according to the fastening schedule of the 2018 International Building Code.

6.05 All cutting and notching of framing members to be in accordance with the 2018 International Building Code.

6.06 All soffits or dropped ceilings shall be fire stopped as required by code.

6.07 Firestop in an approved manner around all vertical plumbing and electrical penetrations through a fire-resistance-rated wall or ceiling/floor assembly.

6.08 Install blocking as necessary in walls that receive cabinets, shelves, accessories, wall-mounted equipment, and miscellaneous devices.

6.09 All metal fasteners and accessories shall be galvanized.

Carpentry and Architectural Woodwork

- 6.10 Carpentry includes items & wall cabinets and countertops. The selection of cabinet sizes, wood species, profiles, finishes, hardware, and accessories are to be by the Architect, Tenant or Contractor.
- 6.11 Not used.
- 6.12 Cabinet and countertop supplier to field measure area of work after rough framing is complete to assure fit with minimum scopes and to assure the free operation of all doors and drawers.

Division 7 - Thermal and Moisture Protection

7.01 Furnish all labor, material and equipment to complete the building installation work shown on the drawings, and per the following:

7.02 Acoustical and thermal insulation shall comply with ASTM E 84 or UL 723 per the Current Indiana State Building Code - 2012 International Building Code.

7.03 Concealed acoustical and thermal insulation shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 450.

7.04 Exposed acoustical and thermal insulation shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 450.

7.05 Loose fill insulation, that cannot be provided in the ASTM E 84 or UL 723 apparatus without a screen or artificial supports shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 450.

Sealants

7.06 Joints around door frames, between wall cavities or door frames, between wall panels, at penetrations or utility services openings, and all other openings in the exterior envelope shall be sealed or caulked in an approved manner, or as indicated on the drawings.

Division 8 - Doors and Windows

8.01 All existing doors to remain unless noted otherwise.

8.02 New interior doors are as noted on drawings.

8.03 Glazing at exterior doors, sidelights and transoms shall be insulated glass. Provide tempered glass where required by code or as indicated on the drawings.

8.04 Glass in exterior or interior doors shall be tempered glass or approved shatter resistant plastic.

Division 9 - Finishes

9.01 Work shall include the furnishing of shop drawings as required, materials, labor, equipment, and tools to complete all finish work.

General

9.02 Remove all existing finishes as noted and properly prepare all existing or new surfaces per manufacturer's recommendations to receive new finish.

9.03 Interior wall and ceiling finish materials shall be classified in accordance with ASTM E 84 or UL 723.

9.03.3 Exit enclosures and exit passageways interior wall and ceiling finish materials shall be Class C minimum and have a flame spread index of 75 - 200 and a smoke-developed index of 0 - 450.

9.03.3 Corridors interior wall and ceiling finish materials shall be Class C minimum and have a flame spread index of 75 - 200 and a smoke-developed index of 0 - 450.

9.04 All the rated drywall assemblies shall be an approved assembly. 9.05 Drywall installations shall be in accordance with Gypsum Association recommended practices with respect to stud and board type, thickness, nailing and lapping. Provide Level 4 Drywall Finish throughout unless noted otherwise.

9.06 Provide moisture resistant gypsum board at all the wet and shower areas. Provide 5/8" thick moisture resistant gypsum board at all the "waterproof" or "water resistant" areas (if required at all wet area surfaces that receive ceramic tile or other set stone material).

9.07 Interior floor finish and floor covering materials to be of Class I or Class II materials classified in accordance with NFPA 253.

Vinyl Composition Tile

9.08 Vinyl composition tile shall be as noted on the drawings. Sub manufacturer's literature shall be as recommended by manufacturer. Install 1/4" um.

9.09 Sheet vinyl shall be as noted on the drawings. Sub floor preparation and adhesive shall be as recommended by manufacturer.

Porcelain/Ceramic Tile

9.10 Porcelain/ceramic tile shall be as noted on the drawings. Sub floor preparation, adhesive, grout and installation shall be as recommended by manufacturer. Install 1/4" um.

9.11 Any depressions, unevenness, expansion joints, etc. shall be filled with water-resistant, non-shrinking, non-cumulating compound and troweled to proper level.

9.12 Grouting: Installed per manufacturer specifications.

9.12.1 Install 1/4" um.

9.13 Provide adhesives, back strips, nailing, and any other fasteners necessary for the installation as recommended by the manufacturer.

Painting/Sealing

9.14 Contractor shall submit proposed prep and stain or painting system for each type of surface. Include approved paint manufacturer's product data as well as coating sequence. Submit stain and finish sample to Architect for approval prior to application.

9.15 Provide one prime and two finish coats of paint on all exposed wood unless noted otherwise.

9.16 Provide one primer/sealer coat and two finish coats of paint on all new gypsum board surfaces.

Expanded Vinyl Wall Covering

9.17 Provide expanded vinyl wall covering. Installed per manufacturer specifications.

9.18 Any depressions, unevenness, expansion joints, etc. shall be filled with compound and troweled proper level of adjacent surfaces. Provide Level 4 Drywall Finish at walls with Expanded Vinyl Wall Covering.

Vinyl Film Wall Covering

9.19 Vinyl film wall covering. Installed per manufacturer specifications. Provide Level 5 Drywall finish at walls with Vinyl Film Wall Covering.

Suspended Ceiling System

9.22 Suspended Ceiling System. Installed per manufacturer specifications.

Vinyl Wall Base

9.21 Vinyl wall base. Installed per manufacturer specifications.

Restroom Accessories

10.01 Provide and install restroom accessories as scheduled, indicated on the drawings and/or selected by Tenant. Install necessary blocking and provide necessary fasteners, including but not limited to, as recommended by the manufacturer for a complete installation.

Panel / Address Specifications

10.02 Install address/plate numbers as required by the City of Lees Summit, Missouri and/or the fire marshal at the front entry door.

Providing Objects

10.03 Structural elements, fixtures or furnishings shall not project horizontally from either side more than 4 inches (102 mm) over any walking surface between the heights of 27 inches (686 mm) and 80 inches (2032 mm) above the walking surface.

Division 11 - Equipment

Shelf Area Laundry Equipment

11.01 Provide and install appliances as indicated in the drawings. Shelf room and laundry equipment to be selected by Tenant. Provide power, water, drain and other associated utilities as required for a complete installation. Verify clearances and relative information with associated trades and sub-contractors.

11.01.1 Refrigerator (36" - 48" R.O.)

11.01.2 Microwave

11.01.3 Garbage Disposal (12" hp)

11.01.4 Washer/Dryer (vent Dryer to exterior per Code)

Division 12 - Furnishings

(Not Applicable)

Division 13 - Special Construction

(Not Applicable)

Division 14 - Conveying Systems

(Not Applicable)

Division 15 - Mechanical

15.01 Contractor shall provide of shop drawings as required, materials, labor, equipment, and tools to complete all installation and finish work. Work shall include:

HVAC (See Mechanical Drawings)

15.02 Work shall include the design of complete heating and cooling system including load calculations for all equipment and accessories indicated for installation.

15.03 Installation of proposed/approved system.

15.04 HVAC work shall comply with all applicable codes and ordinances. All required permits, fees, inspections, approvals, etc. shall be the responsibility of the Contractor.

15.05 General Contractor shall coordinate all mechanical work with HVAC subcontractor and other trades.

15.06 Submit proposed HVAC systems design including system layout and specifications, equipment, accessories, register layout and register style to Designer and Tenant/Contractor. HVAC system concept is indicated on the drawings to describe architectural design only.

15.07 Temperature and humidity design tolerances shall be as required by code.

15.08 No thermostat shall be located within 12" horizontally of a driver switch.

15.09 All ductwork shall be sized and constructed to comply with SMACNA and ASHRAE guidelines as outlined under low-pressure ductwork.

15.10 All ductwork shall be galvanized steel metal.

15.11 All mechanical equipment, ductwork and piping to be supported in an approved manner (dual angles, hanger, etc.)

15.12 Assemble operating manual including equipment operating procedures, flow diagrams, maintenance schedules, warranties and system design for use by Tenant.

15.13 Provide exhaust fans for restroom ventilation as required by code. Vent to exterior or in an approved manner.

15.14 Vent Dryer to exterior through roof as required by Code.

15.15 Coordinate register locations with lighting, equipment layouts and general building features.

15.16 Contractor shall notify Designer and obtain written approval prior to cutting or boring any structural members including rafters, joists, beams, studs, posts, etc.

15.17 Balance system properly. Temperature and humidity design tolerances shall be as required by code.

Plumbing (See Plumbing Drawings)

15.17 Contractor shall provide:

15.17.1 Design for a complete plumbing system including drawings and specifications for all equipment piping, fixtures and accessories as indicated on the drawings and/or required for complete installation.

15.17.2 Installation of proposed/approved system.

15.18 Plumbing work shall comply with all applicable local codes and ordinances. All required permits, fees, inspections, approvals, etc. shall be the responsibility of the Plumbing Contractor.

15.19 General Contractor shall coordinate all plumbing work with plumbing subcontractor and other trades.

15.20 See drawings for plumbing fixtures and equipment locations.

15.21 Install water heater as shown on the plans. Install flue through roof as required by code and manufacturer.

15.22 Install floor drains as dictated on plans and as required by code.

15.23 Contractor shall verify specifications and requirements of all appliances, equipment, fixtures, etc. before required plumbing rough-in connections, piping, venting, etc.

15.24 Contractor shall notify Architect and obtain written approval prior to cutting or boring any structural members including joists, beams, studs, posts, etc.

15.25 No-sold solder is required on all copper water supply pipes.

Division 16 - Electrical

16.01 Contractor shall provide of shop drawings as required, materials, labor, equipment, and tools to complete all installation and finish work. Work shall include:

16.01.1 See Electrical Drawings.

16.02 Design of complete electrical system including drawings and specifications for all rough in, equipment, fixtures, devices and accessories as indicated and/or required for a complete installation.

16.01.3 Installation of proposed / approved system.

16.02 Electrical work shall comply with all applicable local codes and ordinances. All required permits, fees, inspections, approvals, etc. shall be the responsibility of the Electrical Contractor.

16.03 General Contractor shall coordinate all electrical work with electrical subcontractor and other trades.

16.04 See plans for types and locations of electrical devices and fixtures. Contractor shall furnish all necessary rough-in materials, devices and fixtures unless otherwise noted. Coordinate color and style of device and faceplates with Tenant.

16.05 General Contractor shall coordinate to assure proper timing and installation of telephone, computer, security and sound systems.

16.06 All dimensioned devices are from centerline of device to finished floor as indicated.

Division 16 - Electrical

(Continued)  
16.07 When adjacent to a door, locate edge of cover plate switch 6" from edge of door casing unless otherwise noted. Gang adjacent light switches in a common device cover plate.

16.08 Provide dedicated isolated ground outlets where indicated or as required by code.

16.09 Provide GFI outlets as required by code.

16.10 Provide and install interconnected, 2018 International Building Code approved smoke detectors as required by code. Smoke detectors shall be battery back-up type.

16.11 Provide and install interconnected, 2018 International Building Code fire detection system as required by code.

16.12 Install approved carbon monoxide detectors as required by code.

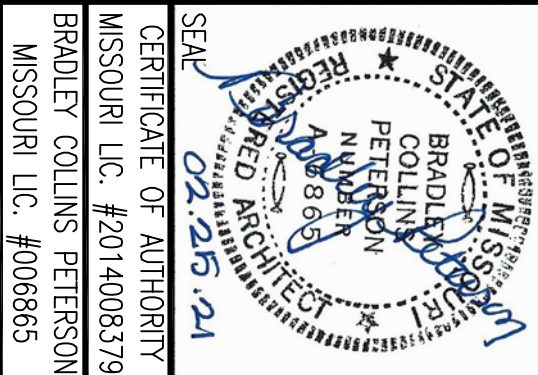
16.13 Notify Architect and Engineer and obtain written approval if conditions prevent installation of any fixture or device in proposed or otherwise previously approved location prior to installing in alternate location.

16.14 Contractor shall notify Architect and Engineer and obtain written approval prior to cutting any structural members, including joists, beams, studs, posts, etc.

16.15 Install complete phone/data service with phone/data jacks as shown on the drawings.

PLUMBING FIXTURE SCHEDULE

NO.	LOCATION	ITEM DESCRIPTION	MANUFACTURER OR CATALOG #
WC-1	MEN'S RESTROOM WOMEN'S RESTROOM	WATER CLOSET - CADET RIGHT HEIGHT ELONGATED TOILET: ADA, VITREOUS CHINA, ELONGATED BOWL, HIGH EFFICIENCY TOILET COLOR: WHITE - ELONGATED SEAT: #321.110	AMERICAN STANDARD #2467.016.020
LAV-1	MEN'S RESTROOM WOMEN'S RESTROOM	17" X 14" UNDERCOUNTER MOUNTED LAVATORY VITREOUS CHINA COLOR: WHITE	PROFLO #PFT1714UWH
FAU-1	MEN'S RESTROOM WOMEN'S RESTROOM	"ADA" SINGLE CONTROL LAVATORY FAUCET FINISH: (Y)	PFISTER #F-042-JDYR
SK-1	AESTHETICIAN	15" X 12-3/4" X 7-1/4" UNDERMOUNT SINK FINISH: STAINLESS STEEL	MR DIRECT #1512
FAU-2	AESTHETICIAN	"ADA" SINGLE CONTROL LAVATORY FAUCET FINISH: (J)	PFISTER #F-042-JDKK
SK-2	STAFF AREA	25" X 22" X 6" RAISED RIM DROP IN SINK 3 HOLES @ 4" O.C., WITH 3/8" RAISED RIM FINISH: STAINLESS STEEL	ELKAY #EDPPM114C (2 TYPICAL - HI/LOW)
FAU-3	STAFF AREA	EXPOSED DECK-MOUNT 8" CENTER COMMERCIAL FAUCET WITH 4" WPST BLADE HANDLES FINISH: POLISHED CHROME	ELKAY #K810HA0814
DF-1	CORRIDOR	NO LEAD SWIRLFLO DRINKING FOUNTAIN FULLY EXPOSED WALL MOUNT, BARRIER FREE ACCESS HI-LOW - SEE DETAIL IN DRAWING SET FINISH: 304 STAINLESS STEEL SAINI FINISH	
WB-1	WORK AREA	MOLDED STONE INTEGRAL DRAIN MOP SERVICE BASIN INTERAL DRAIN, STAINLESS STEEL STRAINER INCLUDING: 832AA HOSE & HOSE BRACKET, 839CC MOP HANGER, 833AA SILICONE SEALANT, E77AA24 VINYL BUMPER GUARD, MSQ2424 STAINLESS STEEL WALL GUARD	FIAT PRODUCTS #MSB02424
FAU-4	WORK AREA	WALL MOUNTED SERVICE FAUCET CHROME PLATED WITH YACOUK BREAKER, INTEGRAL STOPS, ADJUSTABLE WALL BRACE, PALI HOOK AND 3/4" HOSE THRED ON SPOUT	FIAT PRODUCTS #8304A
WD-1	RECEPTION	QUENCH 07 FREESTANDING SERIES WATER REFILL STATION 49.8"H X 11.6"W X 16.5"D	QUENCH 07 FREESTANDING #Q07S RO QW PLUS
WD-2	LUKE LOUNGE	QUENCH 07 COUNTERTOP SERIES WATER REFILL STATION 17.9"H X 11.6"W X 17.5"D	QUENCH 07 COUNTERTOP #Q07C RO QW PLUS



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ISSUES / REVISIONS :		
NO.	DATE	REMARKS

**TENANT BUILD OUT**  
**MassageLuXe - Summit at West Pryor**  
**940 NW Pryor Road**  
**Lee's Summit, MO 64081**  
**GENERAL NOTES & PLUMBING SCHEDULE**

PROJECT NUMBER 20022
CONTRACT DOCUMENTS
DRAWN BY: BCP
CHECKED BY: BCP
DATE: 02.25.2021
SHEET NO.

**A7.1**