

Interior Improvements for

Rally House Summit Woods

Lee's Summit . Missouri
Interior Improvement Package

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/27/2021

Project Code Data

Building Code
2018 International Building Code

Electrical Code
2017 National Electrical Code

Mechanical Code
2018 International Mechanical Code

Fire Protection
2018 International Fire Code

NFPA 13 . Ordinary Hazard

Plumbing Code
2018 International Plumbing Code

Accessibility
Americans with Disabilities Act Accessibility Guidelines

2010 Accessible and Usable Buildings

Use Group
M Mercantile . Section 304

Gross Tenant Area
10,500 gross square feet

(calculated to exterior face of perimeter walls and centerline of demising walls)

Construction Type [sprinklered]
II-B . Section 605.2 . Table 601

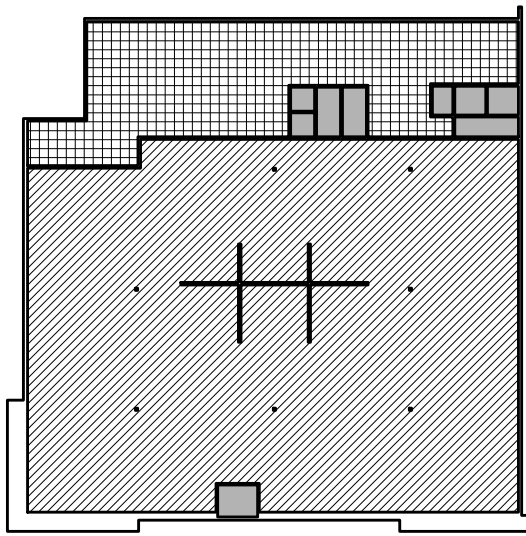
Occupant Load . Table 1004.5

Area Standards

Accessory Areas	1 occ / 300 sf
Mercantile Areas	1 occ / 60 sf
Mercantile Stock Areas	1 occ / 300 sf

Area Allocations [net sf]

Accessory Areas	368 sf = 1 occ.
Mercantile Areas	7,704 sf = 128 occ
Mercantile Stock Areas	1,975 sf = 6 occ
Total	135 occupants



Occupant Diagram . No Scale
Mercantile Areas . Accessory Areas
Mercantile Stock Areas

Egress Width
0.20' per occupant . Table 1005.3.2
Required 135 occ x 0.20' = 27" (1 exits)
Provided 109.00" (2 exits)

Door Schedule

Door . Frame . Size

- A1 Storefront Door** . 6-0 x 7-0
Medium stile full lite aluminum storefront system door to match existing
- B1 New Interior Door** . 3-0 x 5-0 [12" aff]
Solid core flush panel stain grade red oak door in painted hollow metal frame . stain door 'Minwax' 241 Fruitwood

Hardware

Unless indicated otherwise, all door sets to be 'Schlage' or equal commercial [grade 2] ADA compliant lever type . nickel finish

- 1 Top and bottom pivot hinges . push-pull . closer . stop [all by door manufacturer]
- 2 Privacy set . 1.5 pair bb butt hinges . wall stop . silencers

Wall . Partition Schedule

- 1 **Interior Partition**
3-5/8" 20 gauge metal studs at 16" oc with 1/2" gypsum board each side to deck . top of wall 12-0 aff . full mud.tape.finish . wr gypsum board at wet locations
- 2 **Interior Partition**
6" 16 gauge metal studs at 16" oc with 6" x 48" wall reinforcement at all end caps . top of wall 10-0 aff

Project Description

Project scope includes limited demolition to existing framed partitions, new framed partitions, drywall, limited electrical systems, doors and hardware, and related elements.

Existing building construction is comprised of concrete floor slabs . steel building frame . exterior brick and plaster systems. interior metal stud partitions . membrane roofing

General Notes

- 01 All construction and installations shall meet the requirements of applicable Codes and Ordinances
- 02 Contractor and subcontractors to field verify all dimensions and conditions prior to fabrications and installations
- 03 All material shall be new and unused unless indicated otherwise; construction, installations, fit, and finishes shall exhibit first class workmanship
- 04 Drawings indicate design intent only: operations, methods, and installations sole responsibility of General and Sub Contractors
- 05 Unless noted or indicated otherwise dimensions are to face of finished wall and other vertical elements
- 06 Subcontractors shall visit project site, acquaint themselves with and verify existing conditions prior to fabrication and/or installation of any work - notify Architect immediately of any discrepancies discovered
- 07 Do not scale drawings - perform layouts from dimensions only - notify Architect immediately of any discrepancies discovered
- 08 Unless indicated otherwise, new wall construction not specifically dimensioned aligns with existing construction
- 09 Each trade responsible for protecting existing work in place from damage and responsible for repairing to original condition any affected materials and/or installations
- 10 Subcontractors shall coordinate their work with that of other trades
- 11 Subcontractors shall remove daily from premises trash, waste, and debris generated from their work
- 12 All work shall conform with latest published safety standards as established by OSHA and ANSI
- 13 Procedure with work constitutes acceptance of existing conditions . substrates
- 14 Premises shall be left fully cleaned and ready for Owner acceptance at completion of work
- 15 All materials and assemblies to be installed in strict accordance with manufacturer requirements and industry standards unless specifically indicated otherwise

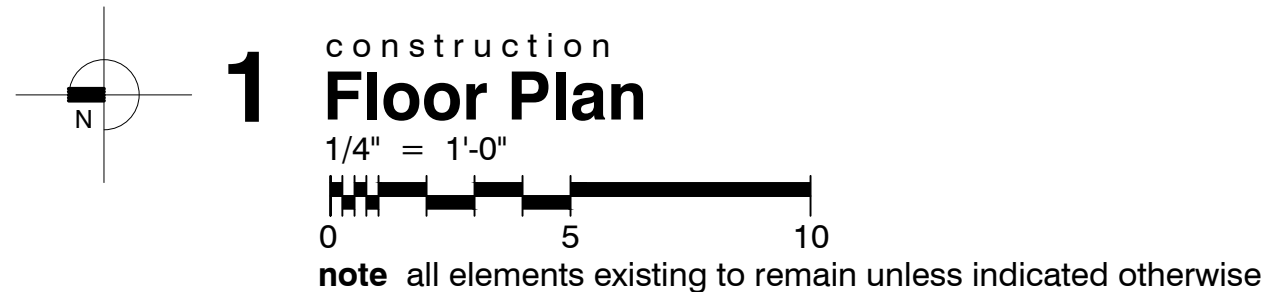
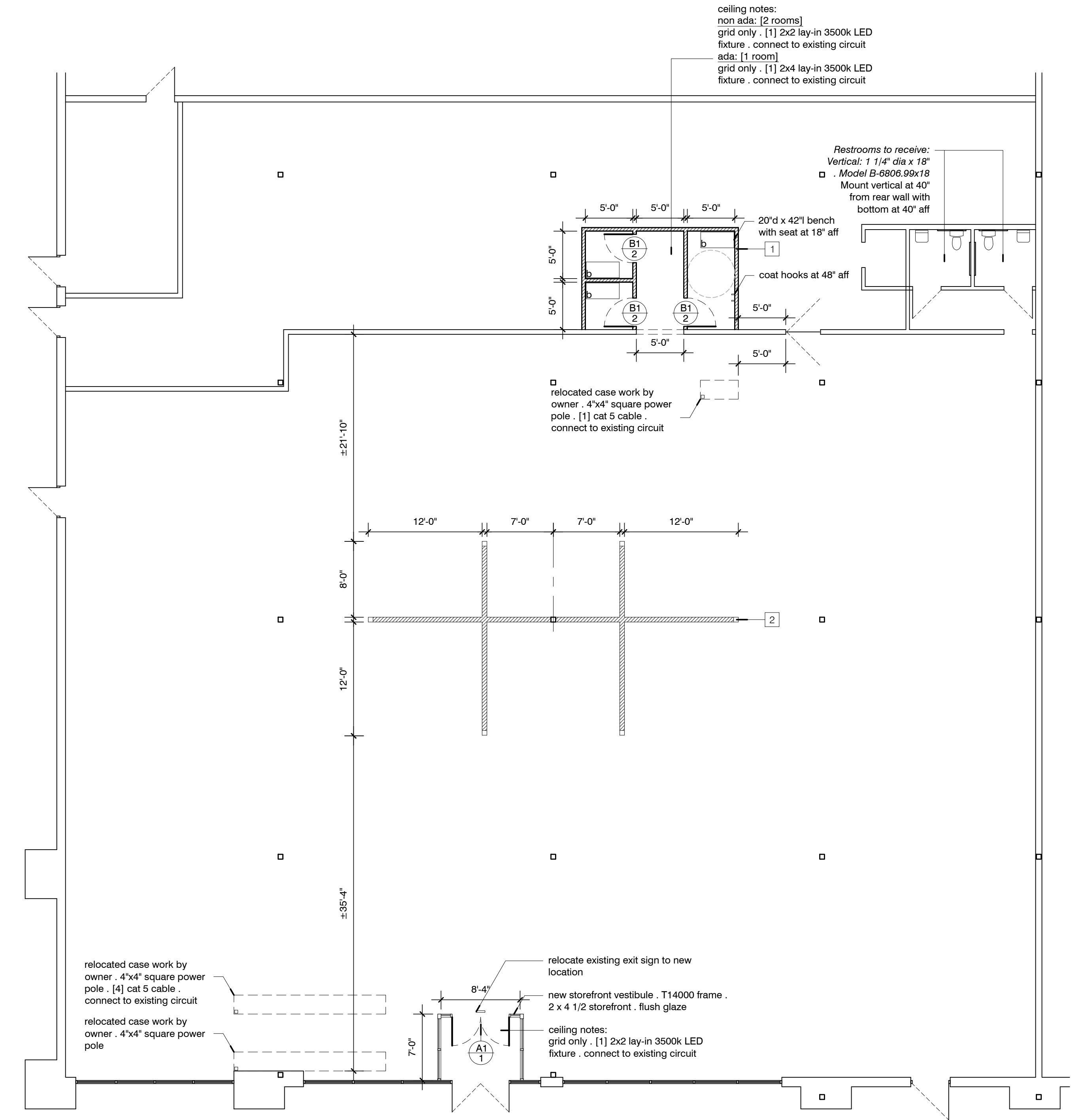
Demolition General Notes

- 01 All work shall comply with applicable Codes, Ordinances and Regulations of governing jurisdictional bodies
- 02 All work shall comply with applicable safety standards as established by OSHA and ANSI
- 03 Notify Owner representative immediately of any discrepancies and/or inconsistencies discovered
- 04 Protect existing elements indicated to remain from damage . repair same to previous conditions
- 05 Performance of demolition of the following systems shall be performed by that individual trade: HVAC - Plumbing - Electrical - Telephone - Data - Alarm.Security
- 06 Each trade to remove daily and appropriately dispose of debris and trash generated by their operations
- 07 Remove all floor and wall finishes unless noted otherwise leaving all areas ready to receive new finish preparatory work
- 08 Provide bracing, shoring, and additional measures as may be required to support structural elements until reconstruction activities are completed and all items are permanently supported
- 09 Provide protective measures as may be required to prevent damage to facility from elements where existing construction removed until reconstruction activities are completed and building weathertight
- 10 Cap lines and other abandoned elements behind/below new finished walls or floors as may apply
- 11 All materials . debris . trash shall be removed and lawfully disposed off site
- 12 All demolition shall be performed leaving neat . straight . clean lines in materials and finishes prepared to receive new construction and installations

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Architectural

A1 Floor Plan . Project Information

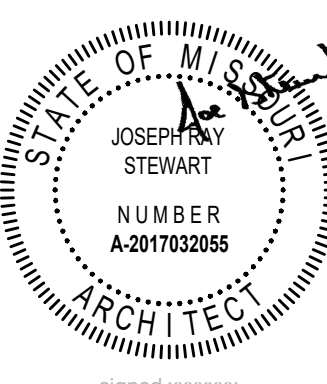


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Drawings and/or Specifications are original proprietary work and property of the Architect intended for the specifically titled project. Use of items contained herein without consent of Architect for titled or other projects is prohibited. Drawings illustrate best information available to Architect. Field verification of actual elements, conditions, and dimensions is required.



Project Number xx.xxx.xx

ADA Compliance Certification

To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.

Joseph Ray Stewart
Missouri Architect A-2017032055

Revisions

tenant improvements for

Rally House

1712 NW Chipman Rd
Lee's Summit . Missouri

sheet
A1

Project Info
Plan

prelim approval
16 April 2021