

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, as required per MEP.
- Provide min. 3 1/2" batt insulation between conditioned & unconditioned spaces.
- Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.
- Provide electrical outlets @ 15' a.f.f. to the lowest outlet per a.d.a.
- Egress illumination will be provided at an intensity of not less than 1 foot candle at floor level.
- All plastic fire sprinkler piping, low voltage wire and cable, optical fiber, pneumatic tubing, and all ducts & duct coverings, linings and connectors installed within plenum areas must be rated for plenum use.
- Construction materials exposed within plenums shall be noncombustible or shall have flame spread rating of not more than 25 and a smoke development rating of not more than 50.
- Verify address numbers on the front & rear of building meet local municipality requirements. Provide new as required.
- Storage height is limited to 12'-0" a.f.f. unless sprinkler & smoke evacuation systems are designed for high pile combustible storage.
- All electrical outlets within 6' of any sink or water source to be GFCI protected.
- Furnish and install Armstrong fine fissured ceiling tiles in existing area of new work. Existing ceiling grid to remain. Modify grid as required to accommodate new work. Repair/replace damaged ceiling grid including but not limited to deformation, rust, and incomplete sections. Minor scuffs and scratches do not require replacement.
- Furnish and install 4-A-60B-C - 10lb fire extinguisher in Monroe Extinguisher Co. - Model #C1033F10 J.L. Cosmopolitan Stainless Steel Surface Mounted Fire Extinguisher Cabinet with full clear acrylic door or equivalent cabinet - mounted no higher than 5' to top of extinguisher. Verify final quantity and location with fire marshal.
- All dimensions are to be from face of stud, unless otherwise noted. Dimensions from existing structures are to be drawn from face of finish.
- Provide blocking at all wall mounted equipment, including but not limited to toilet room accessories, shelving, racks, and wall mounted fixtures.

construction notes

- Furnish and install wall and/or door signage as required per code and ADA.
- Furnish and install 36" & 42" grab bars @ 33" - 36" a.f.f. - 6" & 12" respectively from corner and 18" vertical grab bar per ADA.
- Furnish and install wall mounted sink at 2'-10" a.f.f. & provide 5'-0" diameter turning radius per ADA. Restroom accessories per owner requirements. Mount mirror above sink per ADA - lowest point at 40" max a.f.f. Provide ADA-compliant undersink pipe protection.
- Patch and repair tenant partition wall as required to maintain 1-hour fire rating in compliance with IBC section 708.
- Demo slab as req'd to install new plumbing. Pour to replace demo'd sections of slab after installation is complete. Furnish and install 4" concrete slab infill reinforced with #4 at 18" o.c. each way or 6x6 W2.1 X W2.1 WWF on 10 mil vapor barrier on minimum of 4" or 3/4" clear, graded rock. Provide dowels at 24" o.c. at perimeter of pour-back.
- Furnish and install floor-mounted, tank-type water closet.
- Furnish and install high/low drinking fountain with bottle filler per plumbing and ADA.
- Reconfigure ceiling grid as req'd to provide lighting in women's restroom.
- Furnish and install mop sink and rack per code.
- Reconfigure existing storefront assembly and base of wall as required to install new entrance doors.

room finish notes

Floors:
Sealed concrete throughout
Furnish and install carpeting in office
Furnish and install lvt in restrooms

Walls:
office: paint - color: tbd.
Restroom 102, 103: wall tile and epoxy paint

Furnish and install (1) coat primer and (2) coat paint on all other walls.
Paint color and location per owner and number of coats required to adequately cover walls.

Base:
Furnish and install 6" tile base at restrooms.
Furnish and install 4" rubber cove base throughout walls.

Ceilings:
Furnish and install Armstrong fine fissured ceiling tile in all rooms.
Min. NRC .75, min. 35 CAC or higher

partition legend

- P1** Standard Partition:
3 5/8" metal studs @ 16" o.c. to deck above with 5/8" dens armour plus on each side to 6" above ceiling. Stud gauge per supplier.
- P2** Insulated Partition:
6" metal studs @ 16" o.c. to deck above with 3-1/2" sound attenuation batt insulation and 5/8" dens armour plus on both sides to 6" above ceiling. Stud gauge per supplier.
- P3** New to receive tile Wall:
3 5/8" metal studs @ 16" o.c. with 5/8" dens armour plus on each side to 6" above ceiling with tile up to 6" above ground. Stud gauge per supplier.
- P4** Existing to receive tile Wall:
Install tile on existing walls up to 6" above ground
- PR** existing walls to be removed

door and hardware notes

- Door 01: 6'-0" x 7'-0" x 1-3/4" storefront double doors w/ panic hardware, 90 deg. offset pull, rain drip, & weatherstripping in anodized aluminum frame
- Door 02: 6'-0" x 7'-0" x 1-3/4" medium-duty impact traffic doors with impact plate in hollow metal frame
- Door 03: 3'-0" x 7'-0" x 1-3/4" solid core wooden door with entrance lock in hollow metal frame
- Door 04: 9'-0" x 10'-0" x 2" insulated sectional overhead door to fully weather stripped head, jamb, & sill w/ side-mounted (jackshaft) lifting mechanism attached.
- Door 05: 3'-0" x 7'-0" x 1-3/4" exterior insulated hollow metal door with storeroom lock, kickplate, rain drip, gasketing, door sweep, and ADA compliant threshold in hollow exterior hollow metal frame

project synopsis

Governing Municipality: Lee's Summit, MO
Governing Code: 2018 IBC, 2018 IMC, 2018 IPC, 2017 NEC, 2018 IFC, 2018 IFGC, ADA, ICC/ANSI A117.1 - 2009

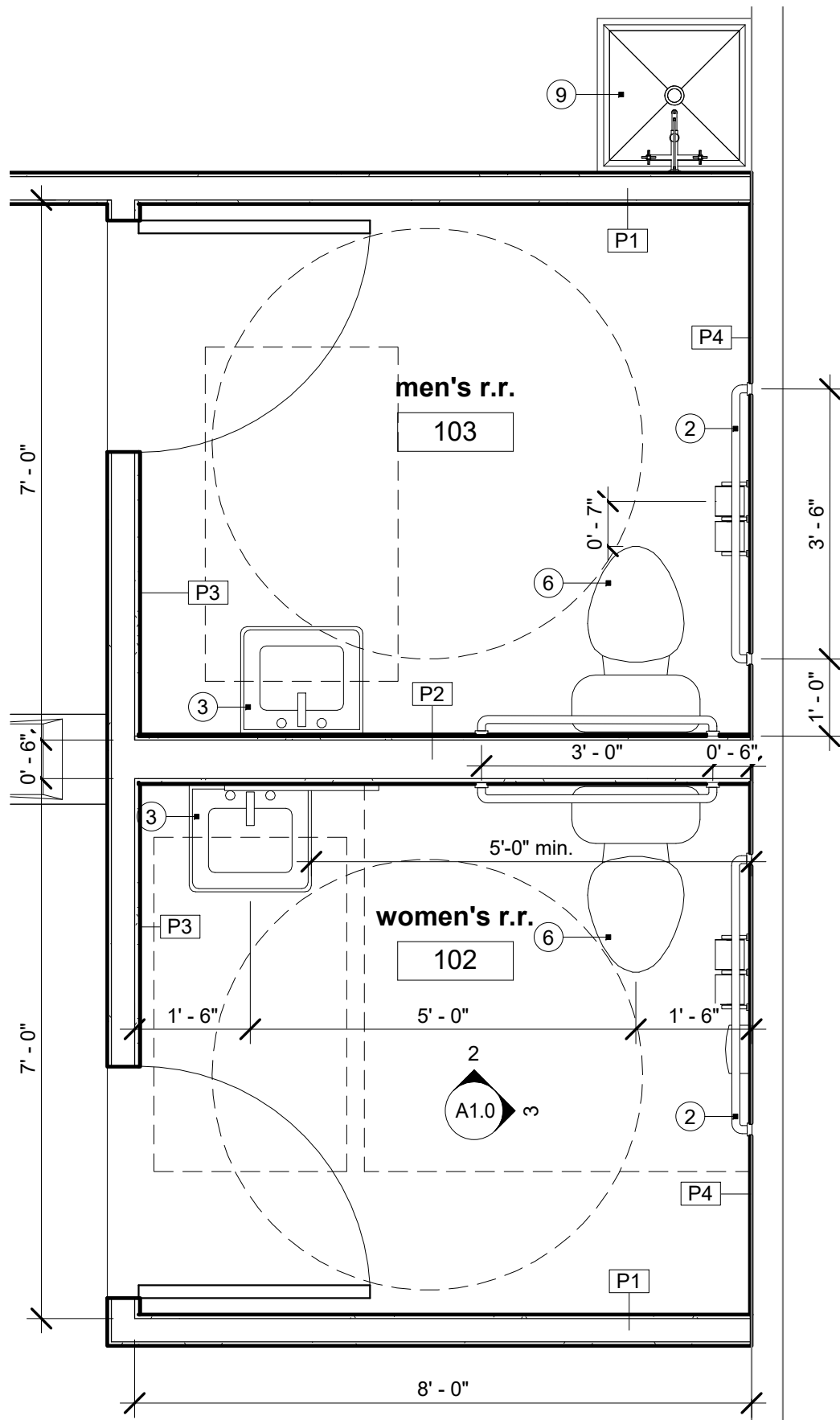
Stories: one
Fire Suppression: yes
Construction Type: II B
Total Building Area: 9,360 sq.ft.
Area of Work: 9,360 sq.f.

Occupancy Group: M

Occupant Load: Mercantile: 5,605 @ 60 s.f. / occ = 93
Business (office): 131 @ 150 s.f. / occ = 1
Storage, Stock, Shipping Areas: 3,600 @ 300 s.f. / occ = 12
Total: 106

code legend

- restroom**
105A
- room name
room number
- designated building exit
- exit width provided in inches
minimum exit width required
occupant capacity
actual number of occupants
- FEC fire extinguisher cabinet

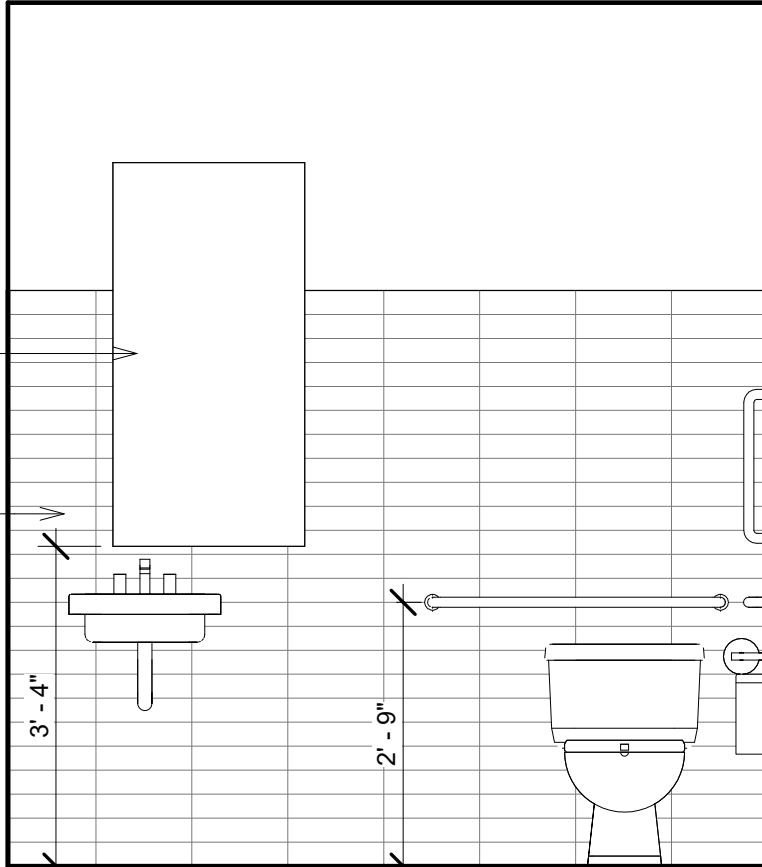


enlarged restroom plan

scale: 1/2" = 1'-0"

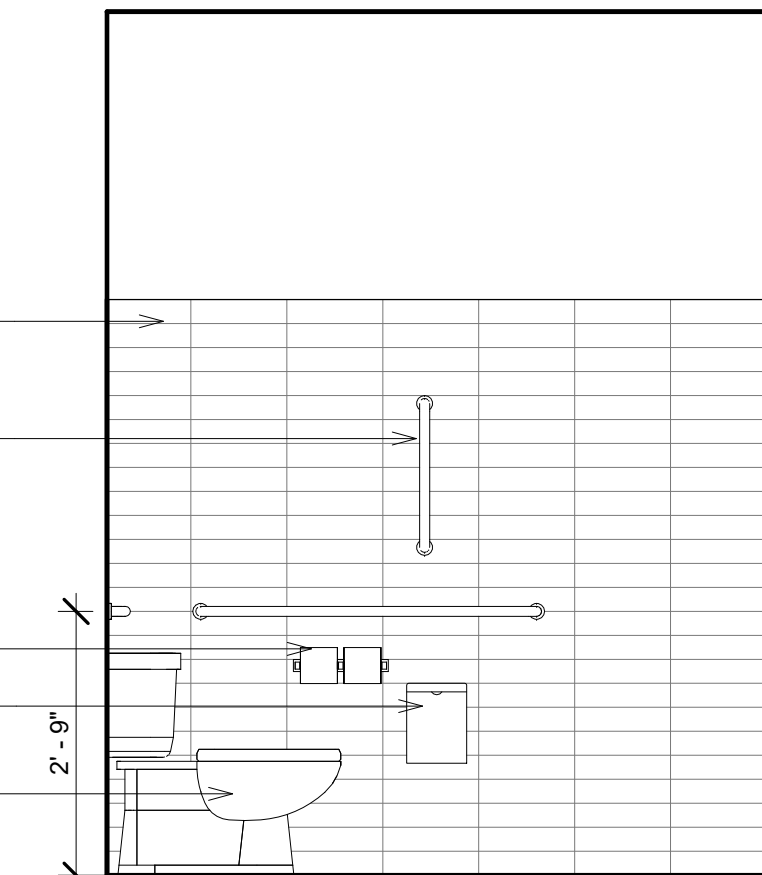
demolition notes

- These notes apply to all demolition work.
- It is the intent of these drawings to remove all existing construction which conflicts with the intent of the new construction being built/installed. Every detail of the demolition work may not necessarily be covered, yet the contractor shall be responsible for all the demolition work even though not shown or specifically called for, and must be included in the bid.
- Dashed lines indicate construction to be demolished. Half-tone lines indicate existing construction to remain.
- In areas scheduled for demolition, the contractor shall remove all accessories attached to the walls (soap and towel dispensers, shelves, bulletin boards, etc.) and turn them over to the owner if requested.
- Where removal of existing walls, partitions, equipment, etc. interferes with or disturbs existing mechanical, plumbing, and electrical services, the contractor shall make revisions as required, and if necessary, Provide temporary services to areas not scheduled for demolition and remodeling.
- Maintain secure, weather tight enclosure of existing building throughout period of work.
- Demolition plans represent the minimum demolition needed to accommodate new construction. The contractor has the option to demolish additional as needed to facilitate the new construction.



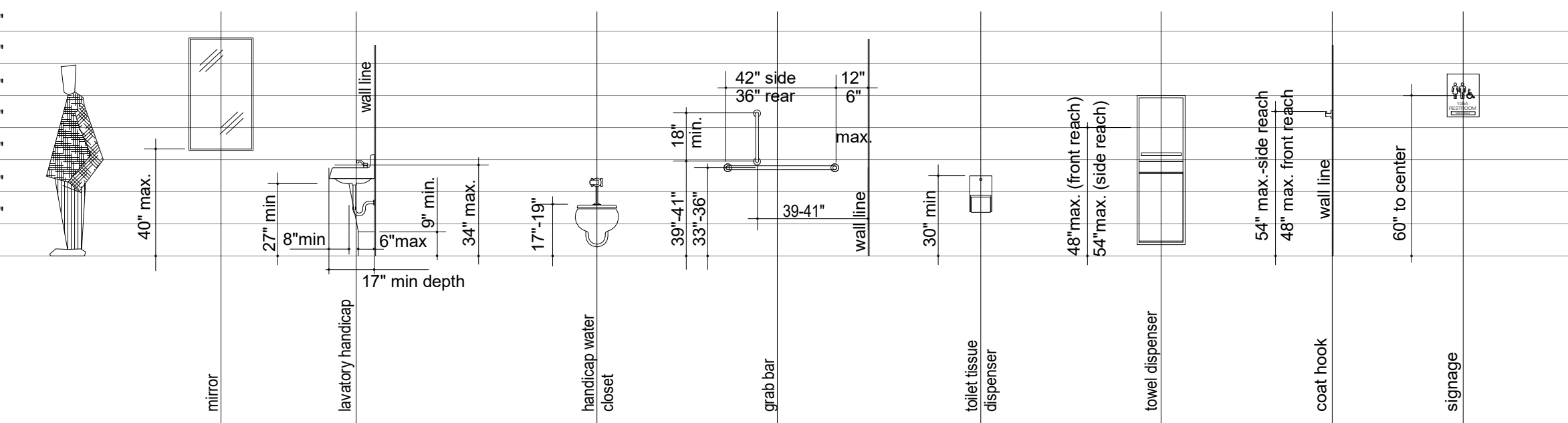
r.r. elevation north

scale: 1/2" = 1'-0"



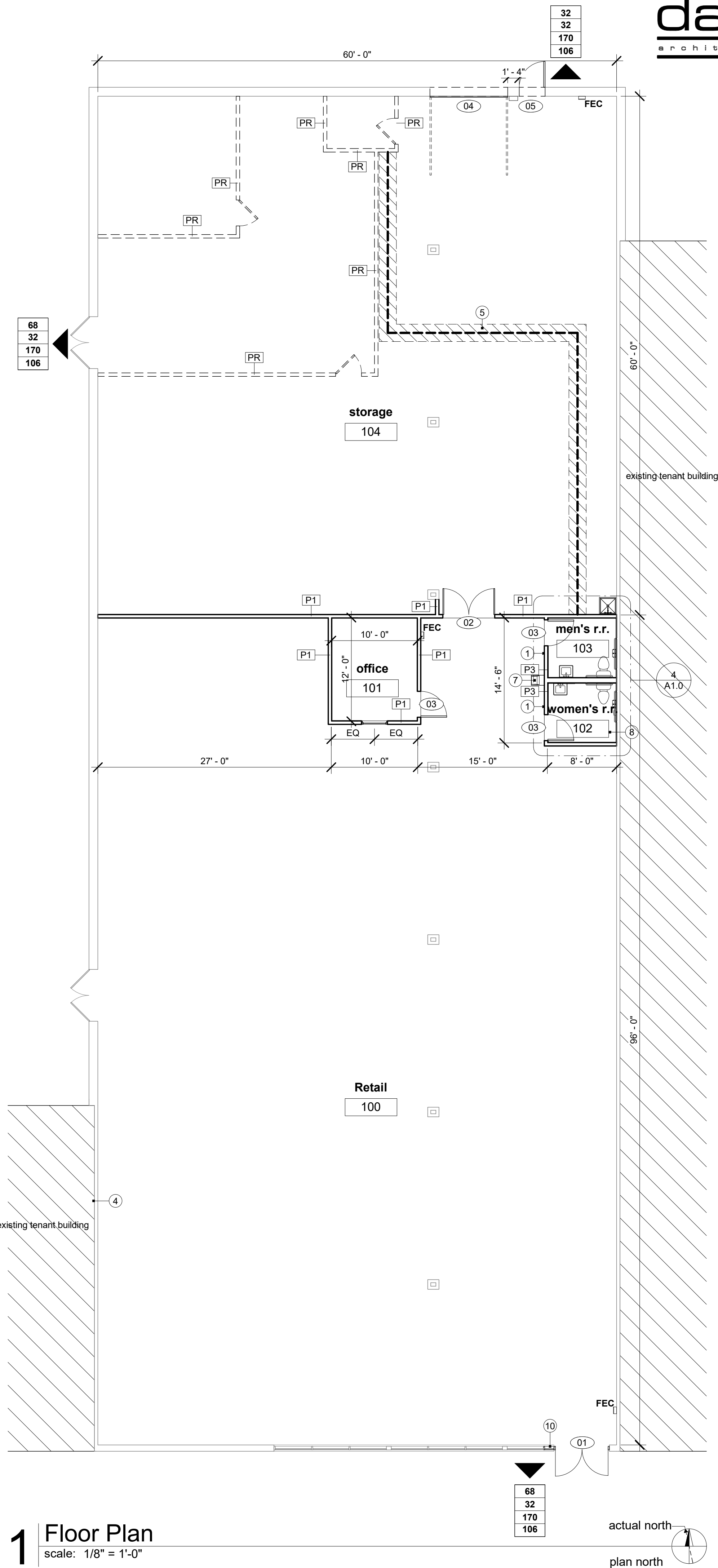
r.r. elevation east

scale: 1/2" = 1'-0"



ADA mounting heights

scale: 1/4" = 1'-0"



Floor Plan

scale: 1/8" = 1'-0"