

## 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 operable 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, excluding storage space. 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 JL 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 quality 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 with standard fiber reinforced panel (FRP) to 4'-0" extending 2'-0" beyond edge of sink on all adjacent walls; pebble texture; color as selected from manufacturer's standard offerings.
- Reconfigure existing storefront assembly and base of wall as required to install new entrance doors.
- Demo existing wall to furnish and install 8"x16" pilasters per structural details on S100.

## room finish notes

Floors:  
Sealed concrete throughout unless noted otherwise  
Furnish and install carpeting in office - 101  
Furnish and install vt in restrooms - 102 & 103

Walls:  
Office 101: paint - color: tbd.  
Restroom 102, 103: epoxy paint  
Retail 100: paint-color: tbd

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" rubber cover base at restrooms 102 & 103.  
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" gyp board 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. Tile to be applied 6' above ground. Stud gauge per supplier
- P3 New Restroom Wall:**  
3 5/8" metal studs @ 16" o.c. with 5/8" dens armour plus on restroom side and gyp board on opposite side to 6" above ceiling. Stud gauge per supplier
- P4 Existing Restroom Wall:**  
remove existing gyp board as required in order to install 5/8" dens armor plus on restroom side of existing wall to 6" above ceiling
- 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, closers rain drip, & weatherstripping in anodized aluminum frame with continuous hinge
- Door 02: 6'-0" x 7'-0" x 1-3/4" medium-duty impact traffic doors with impact plate, push/pull hardware, and closers in hollow metal frame
- Door 03: 3'-0" x 7'-0" x 1-3/4" solid core wood door with entrance lock & wall stop 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. Refer to structural sheet S100 for head and jamb details
- 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, & ADA compliant threshold in hollow exterior hollow metal frame
- Door 06: 3'-0" x 7'-0" x 1-3/4" solid core wood door with bathroom privacy set & wall stop in hollow metal frame
- Door 07: 3'-0" x 7'-0" x 1-3/4" solid core wood door with bathroom privacy set & wall stop in hollow metal frame

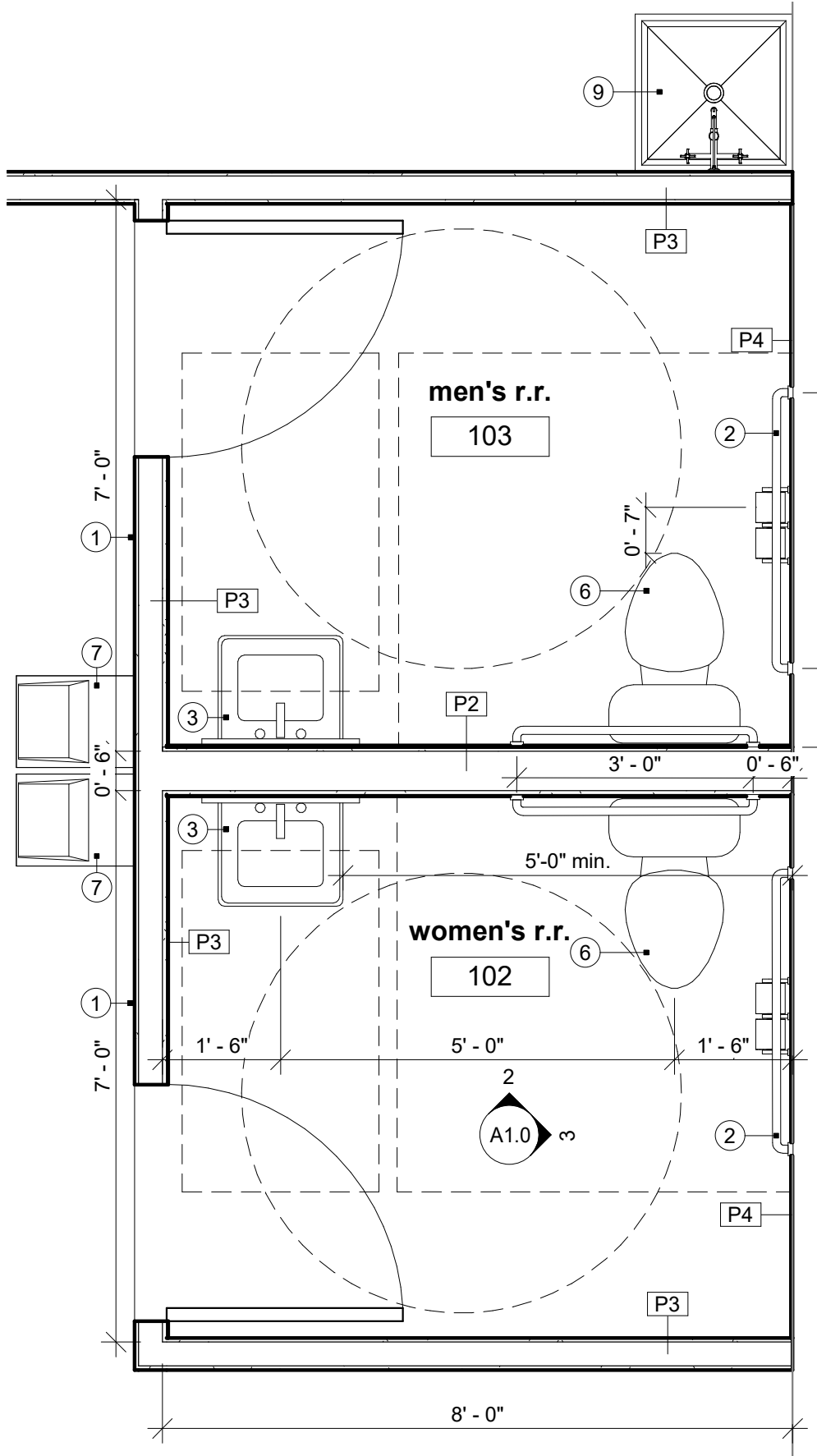
## project synopsis

Governing Municipality: Lee's Summit, MO  
Governing Code: 131 IBC, 2018 IMC, 2018 IPC, 2017 NEC, 2018 IFC, 2018 IFGC, ADA, ICC/ANSI A117.1 - 2009

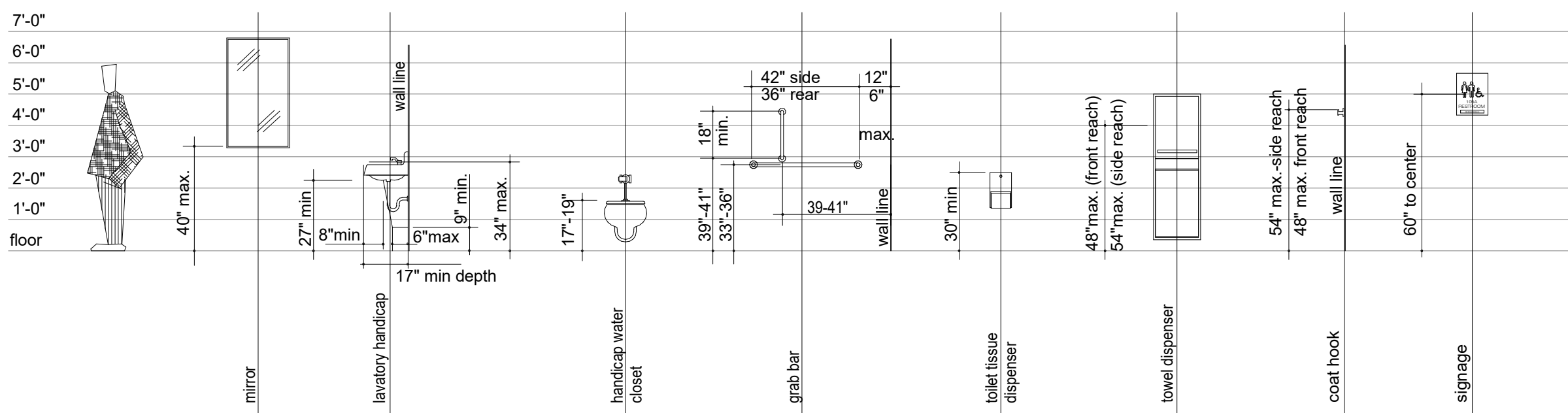
Stories: one  
Fire Suppression: No  
Construction Type: II B  
Allowable Building Area: 12,500 sq.ft.  
Total Building Area: 9,360 sq.ft.  
Area of Work: 9,360 sq.ft.  
Occupancy Group: M  
Occupant Load: Mercantile: 5,605 @ 60 s.f. / occ = 93  
Business (office): 131 @ 150 s.f. / occ = 1  
Storage, Stock, Shipping Areas: 3,600 @ 300 s.f. / occ = 12  
Total: 106

## 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



4 enlarged restroom plan  
scale: 1/2" = 1'-0"



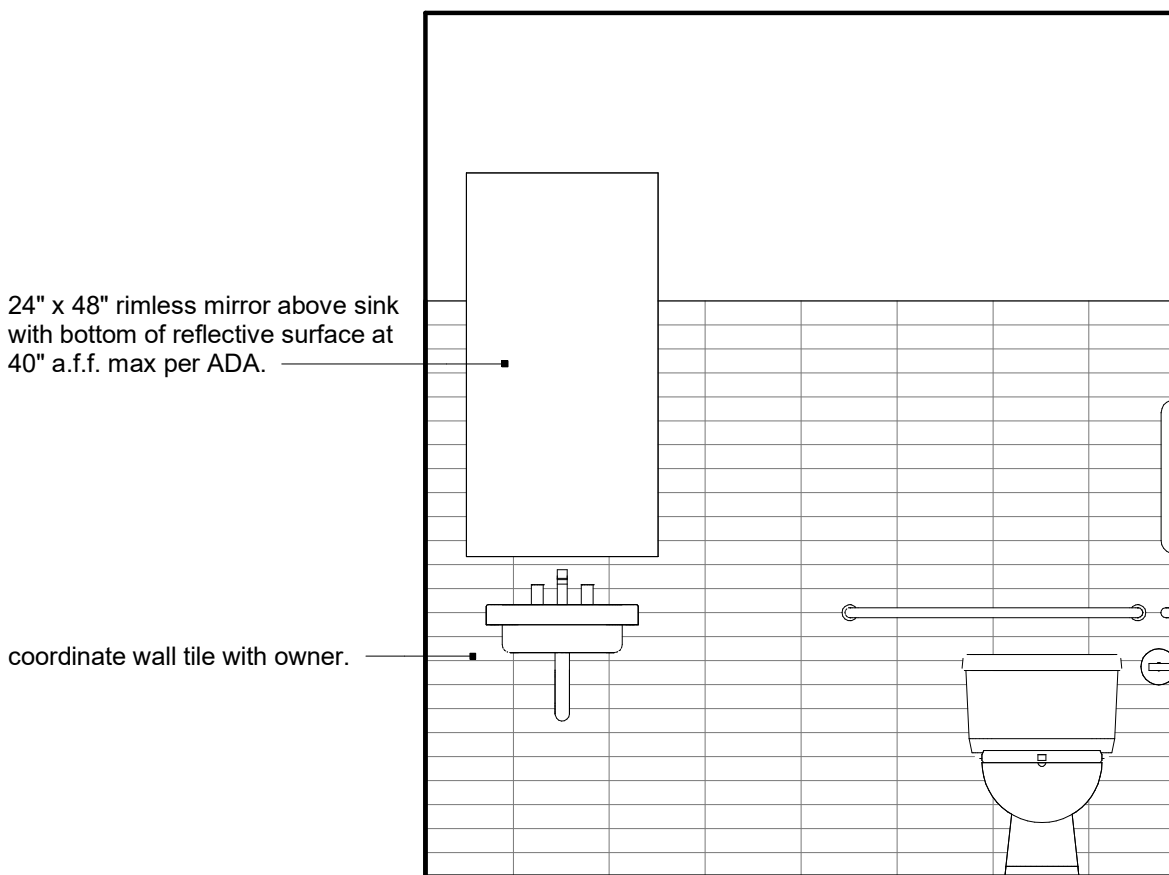
5 ADA mounting heights  
scale: 1/4" = 1'-0"

## code legend

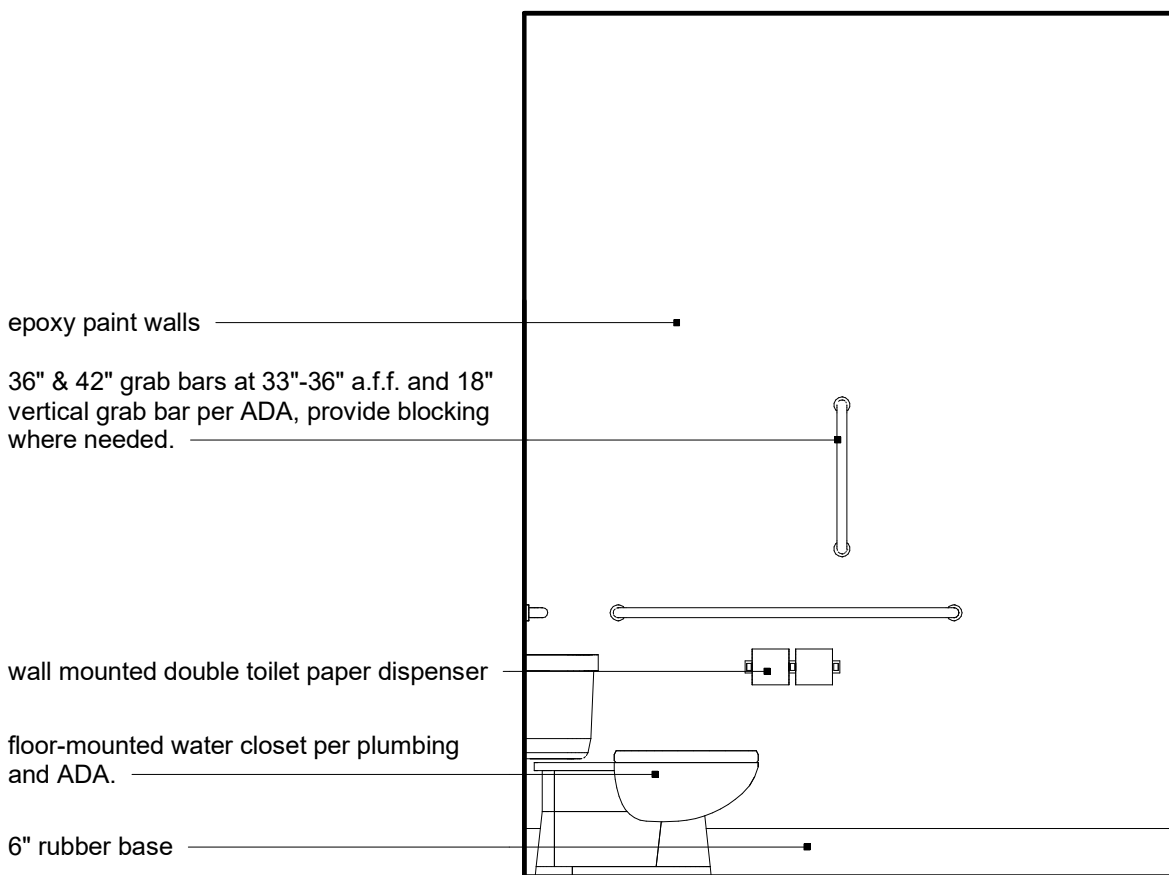
- restroom**
- room name  
room number  
designated building exit  
exit width provided in inches  
minimum exit width required  
occupant capacity  
actual number of occupants  
fire extinguisher cabinet

## sheet index

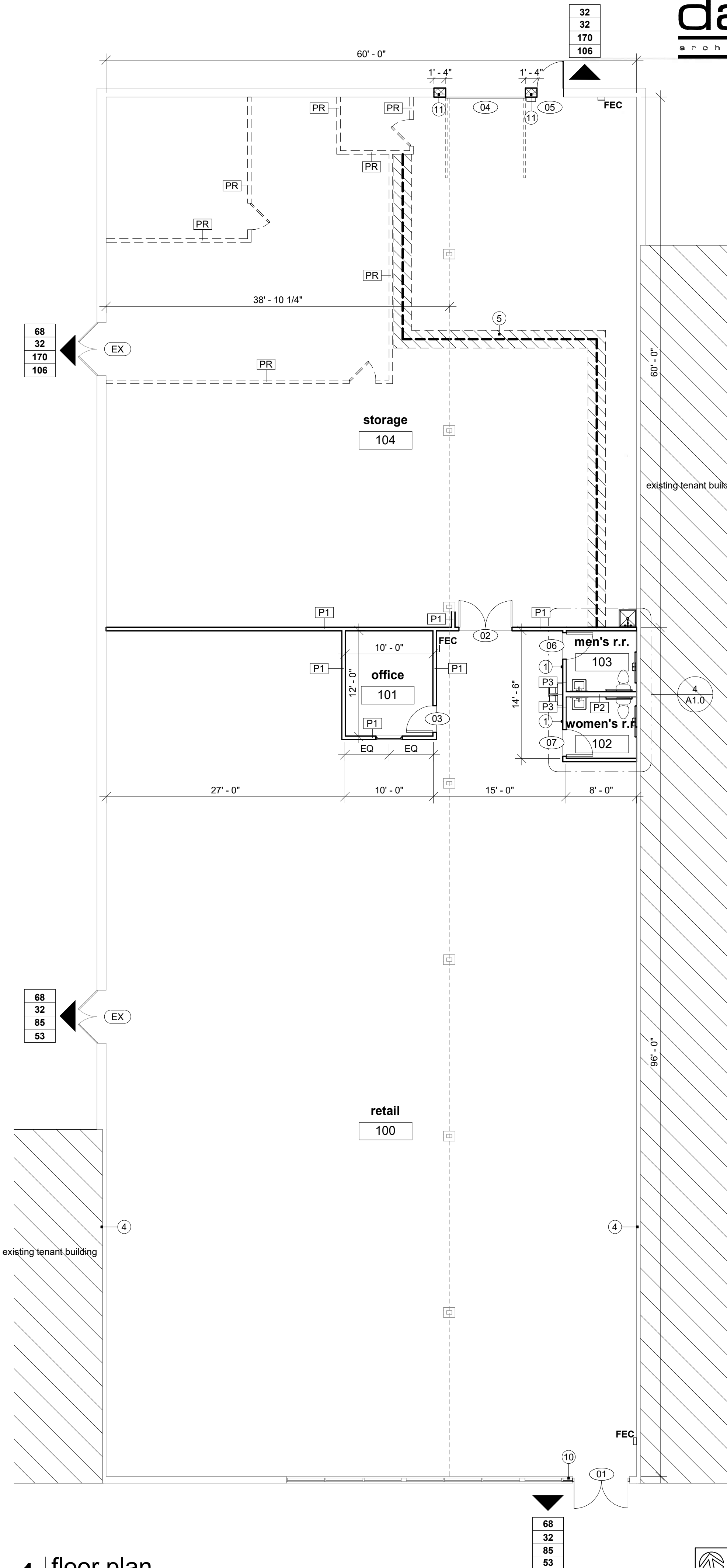
- Architectural**  
A1.0 Architectural Drawings
- Structural**  
S100 Specifications and Details



2 r.r. elevation north  
scale: 1/2" = 1'-0"



3 r.r. elevation east  
scale: 1/2" = 1'-0"



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

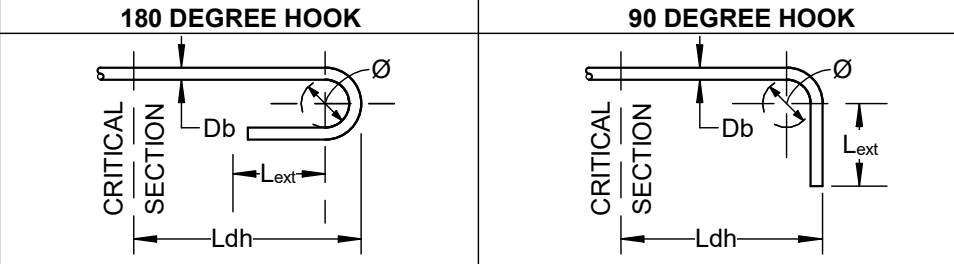


STEEL MATERIAL SPECIFICATIONS	
STEEL MEMBERS	MATERIAL
WIDE FLANGE SHAPES (W)	ASTM A992
CHANNELS (C), ANGLES (L)	ASTM A36
PLATES	ASTM A36
HOLLOW STRUCTURAL SHAPES (HSS)	ASTM A500, GRADE C
HIGH STRENGTH BOLTS	ASTM F3125, GRADE A325
ANCHOR BOLTS (HEX-HEAD UNO)	ASTM F1554 (55 ksi) "S1"
EPOXY ANCHOR RODS	ASTM A36
STEEL DECK, PLAIN STEEL	ASTM A1008, (33 ksi)
STEEL DECK, GALVANIZED	ASTM A653, (33 ksi)
NON-SHRINK GROUT, COL. BASES	5000 psi (28 DAY STRENGTH)

CONCRETE & REINFORCING STEEL SPECIFICATIONS	
<b>MATERIAL</b>	<b>SPECIFICATION</b>
REINFORCING BARS	ASTM A615, GRADE 60
WELDED WIRE FABRIC	ASTM A1064
PORTLAND CEMENT	ASTM C 150
FLY ASH	ASTM C 618, 15% MAX
CONCRETE AGGREGATES	ASTM C 33, 3/4" MAX AGG. SIZE.
EPOXY - THREADED ROD ANCHORS	HILTI HIT-HY 200 A OR SIMPSON SET 3G
EPOXY - REINFORCING BARS	HILTI HIT-HY 200 R OR SIMPSON SET 3G
<b>REBAR CONDITION</b>	<b>MINIMUM CONCRETE COVER</b>
FORMED SURFACES EXPOSED TO GROUND OR WEATHER	2"
UNFORMED SURFACE IN CONTACT WITH THE GROUND	3"
WALLS AND SLABS NOT EXPOSED TO GROUND OR WEATHER	1"
INTERIOR BEAMS AND COLUMNS (TO TIES OF STIRRUPS)	1 1/2"

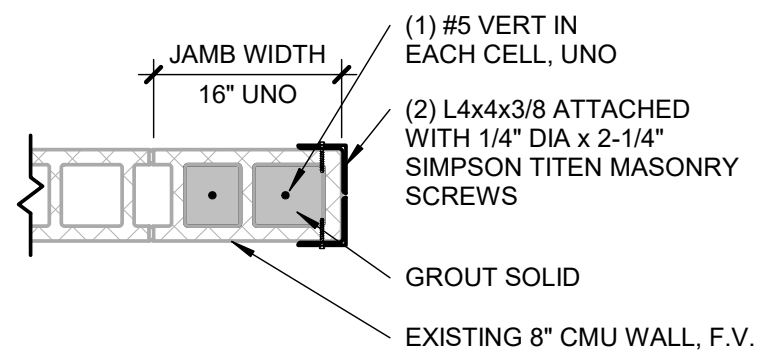
CONCRETE MIX DESIGN REQUIREMENTS						
CONCRETE USE	WEIGHT	28 DAY F <sub>c</sub>	CEMENT TYPE	MAX W/C RATIO	SLUMP (+/- 1")	% AIR
FOOTINGS/PIERS	NW	3500 psi	III/II	0.55	5"	6% MAX
FOUNDATION WALLS	NW	3500 psi	III/II	0.50	4"	6% +/- 1%
INT. SLAB-ON-GRADE	NW	4000 psi	III/II	0.45	5"	3% MAX
ELEVATED SLABS	NW	5000 psi	III/II	0.45	5"	1.5% +/- 1%
TILT-UP WALLS	NW	4000 psi	III/II	0.45	4"	5% +/- 1.5%

FLOOR FLATNESS, F <sub>1</sub>	SOV: 35   MLV: 25
FLOOR LEVELNESS, F <sub>2</sub>	SOV: 24   MLV: 17
<b>STRUCTURAL MASONRY MATERIAL SPECIFICATIONS</b>	
<b>MATERIAL</b>	<b>SPECIFICATION</b>
CONCRETE MASONRY UNITS	ASTM C-90
NET AREA COMPRESSIVE STRENGTH	2000 psi
MORTAR	TYPE M OR S
GROUT	ASTM C-270, TYPE M OR S
MIN. 28 DAY COMPRESSIVE STRENGTH	3000 psi
MAX AGGREGATE SIZE	3/8"
SUMP LIMIT	8" TO 11"

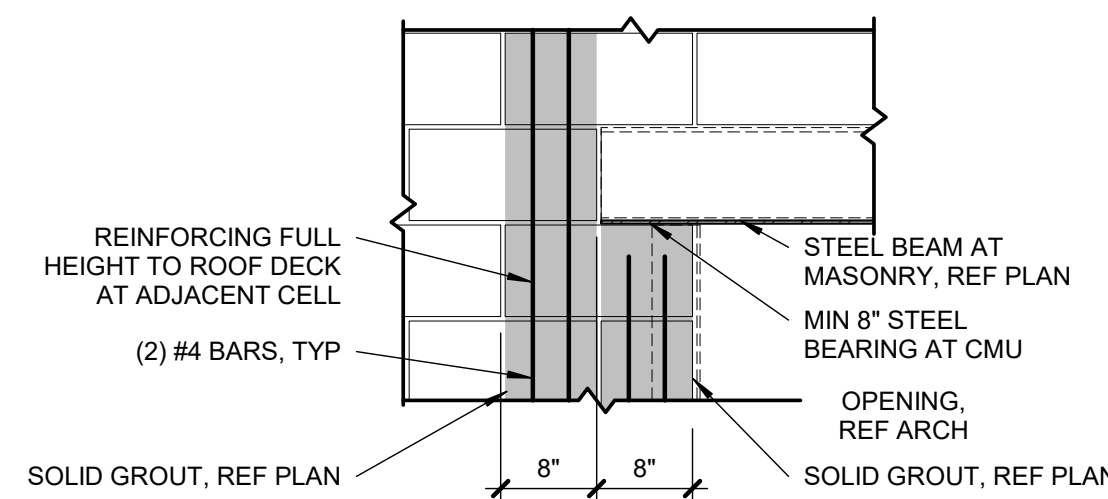
[illegible]

NOTES:

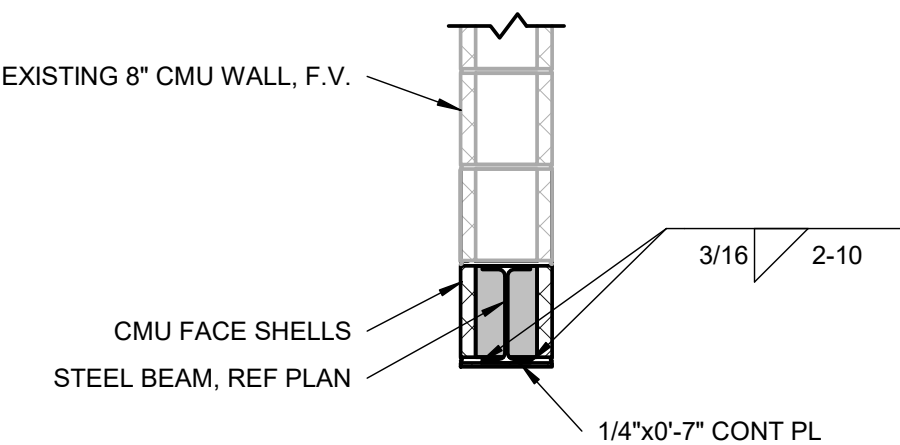
1. NP = NOT PERMITTED
2. \*\* = BAR SIZE PERMITTED ONLY IF ALL MORTAR FINS ARE REMOVED FROM THE CELLS TO BE GROUTED
3. EDGE CONDITION SHALL MEET MINIMUM COVER OF 1 1/2" FOR #3-#5 BARS AND 2" FOR #6 AND LARGER, UNO.



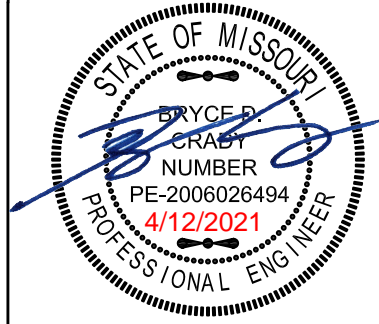
<b>S100</b>	$3/4" = 1'-0"$
-------------	----------------



<b>S100</b>	$3/4" = 1'-0"$
-------------	----------------



<b>S100</b>	$3/4" = 1'-0"$
-------------	----------------



STRUCTURAL DESIGN REVIEW  
KANSAS ENGINEERING LICENSE:  
E-992  
MISSOURI ENGINEERING LICENSE:  
2003004673

PROJECT:  
TENANT INFILL  
840 SW BLUE PARKWAY  
LEE'S SUMMIT, MO

---

CLIENT:  
DAVIDSON ARCHITECTURE & ENGINEERING

PROJECT #:	41415
DRAWN BY:	APEX
CHECKED BY:	BDC
SUBMITTAL DATE:	4/12/2021

[illegible]

4/12/2021 10:54:00 AM

SHEET:  
SPECIFICATIONS AND  
DETAILS

S100