

## 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 #C1033F 10 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

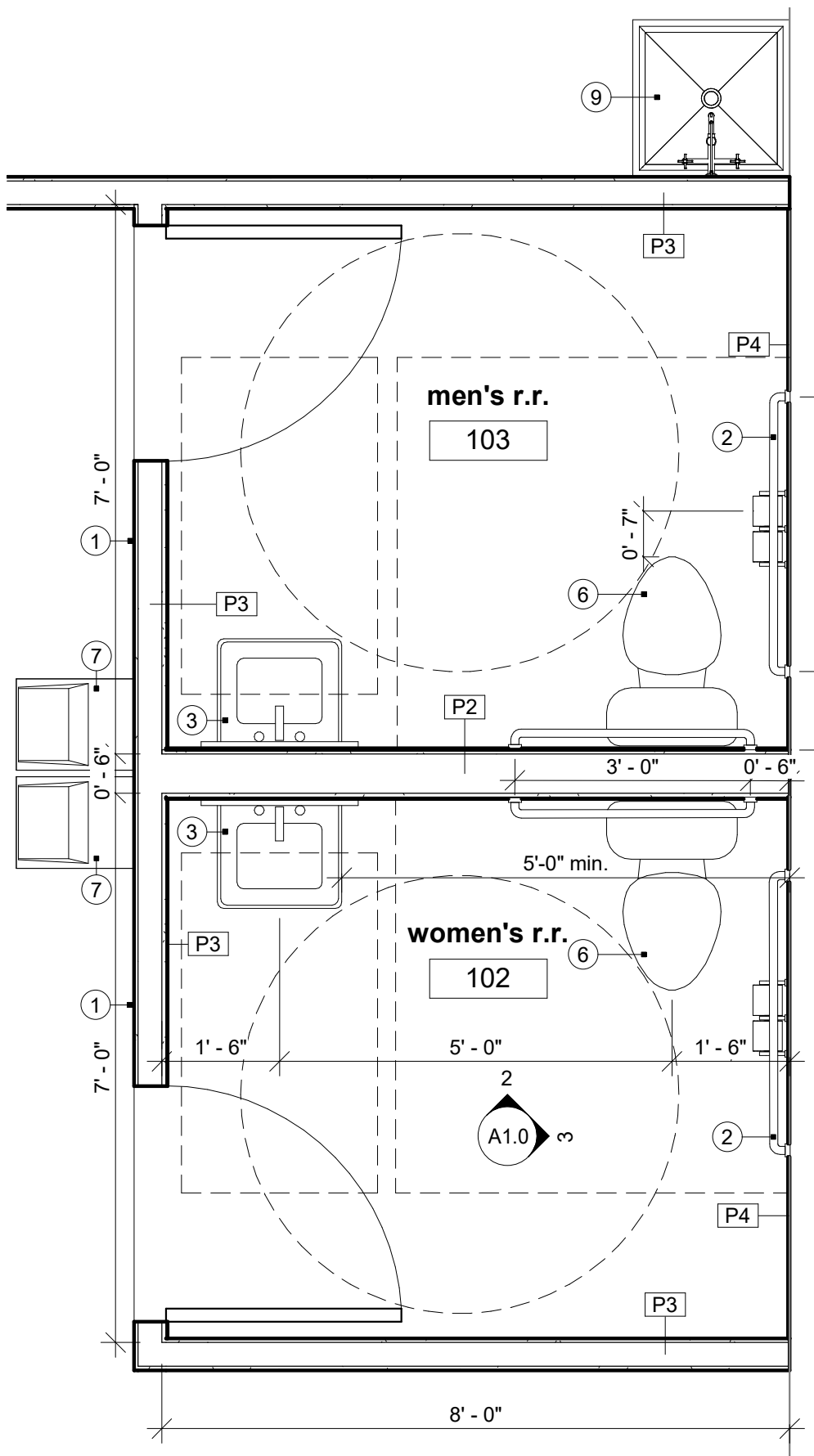
## project synopsis

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

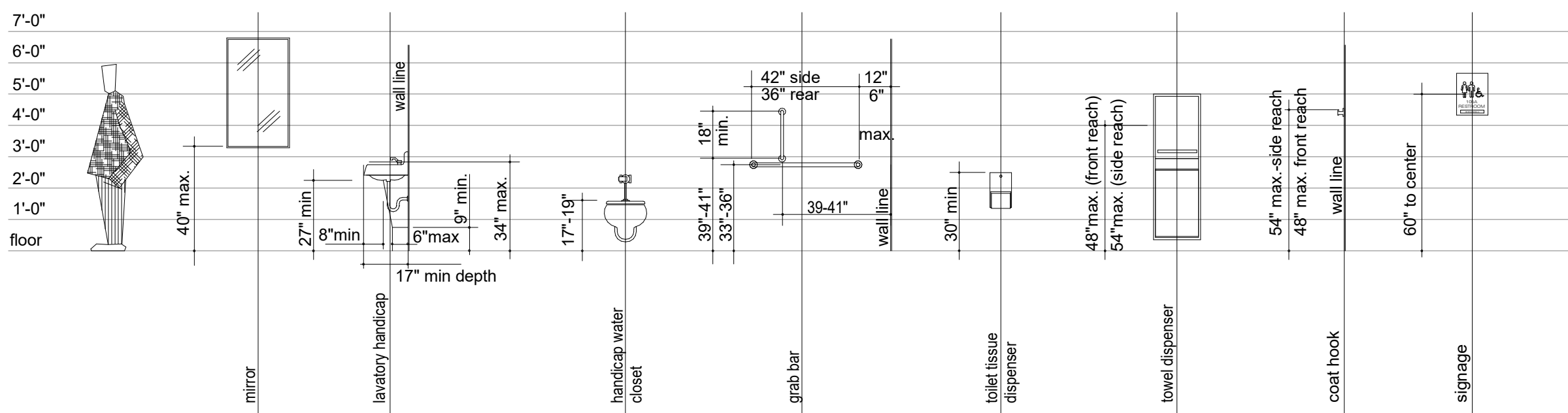
Stories: one  
Fire Suppression: No  
Construction Type: II B  
Allowable Building Area: 12,500 sq.ft.  
Total Building Area: 9,360 sq.ft.  
Area of Work: 9,360 sq.ft.  
Occupancy Group: M  
Occupant Load: Mercantile: 5,605 @ 60 s.f. / occ = 93  
Business (office): 131 @ 150 s.f. / occ = 1  
Storage,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



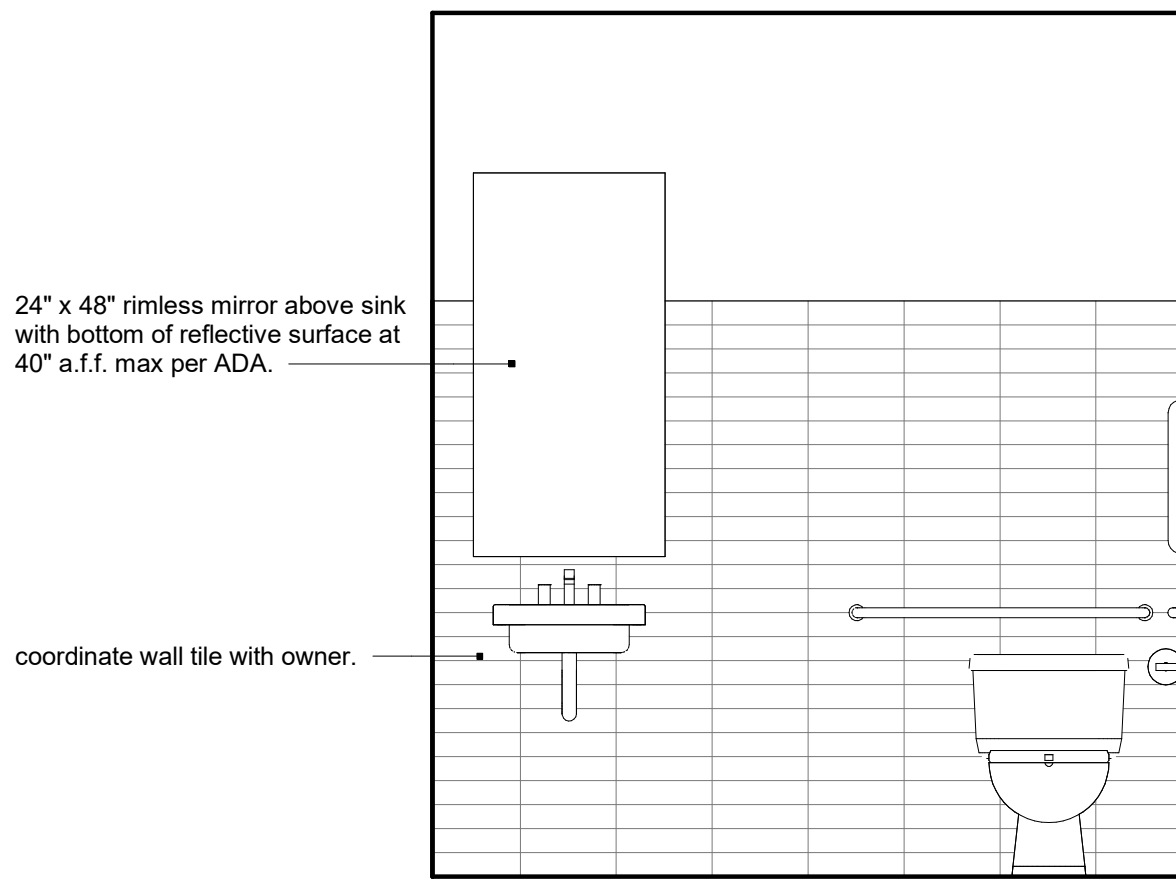
5 ADA mounting heights  
scale: 1/4" = 1'-0"

## code legend

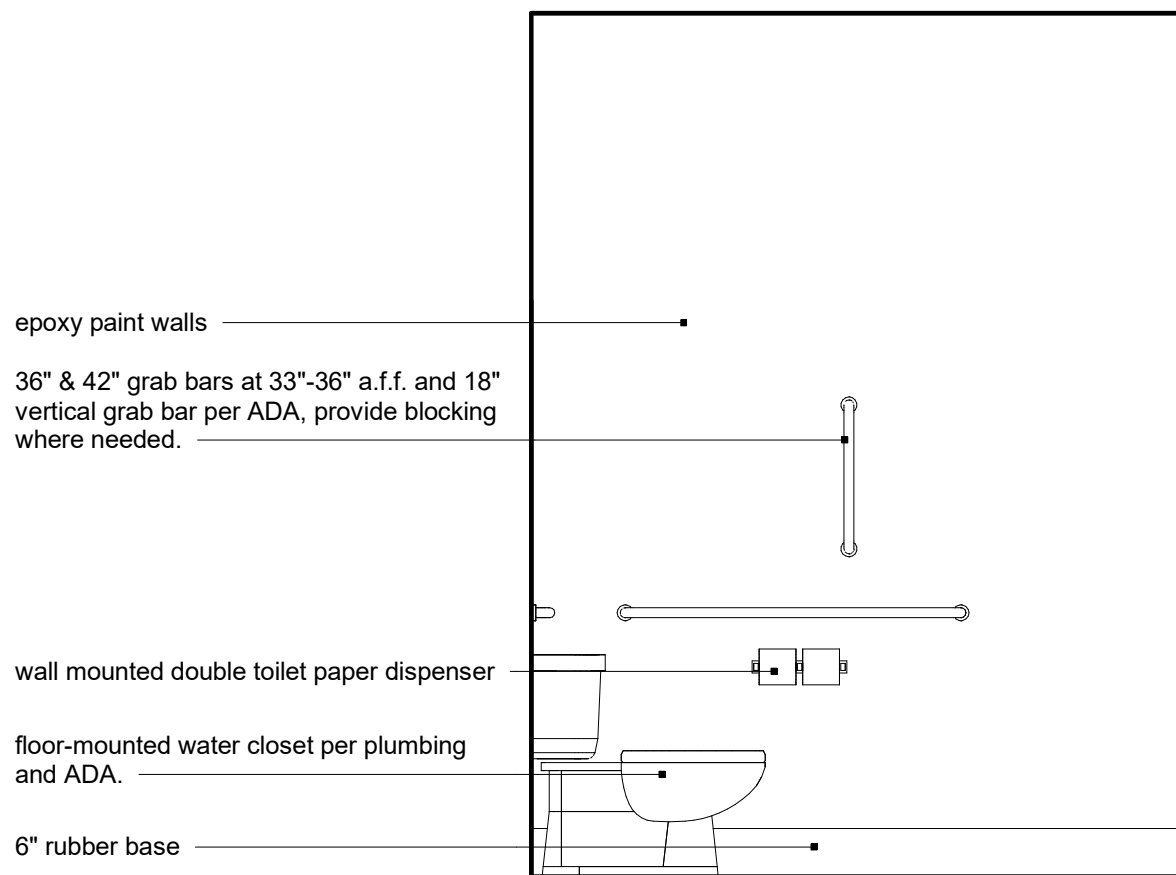
- restroom**
- room name  
room number  
designated building exit  
exit width provided in inches  
minimum exit width required  
occupant capacity  
actual number of occupants  
fire extinguisher cabinet

## sheet index

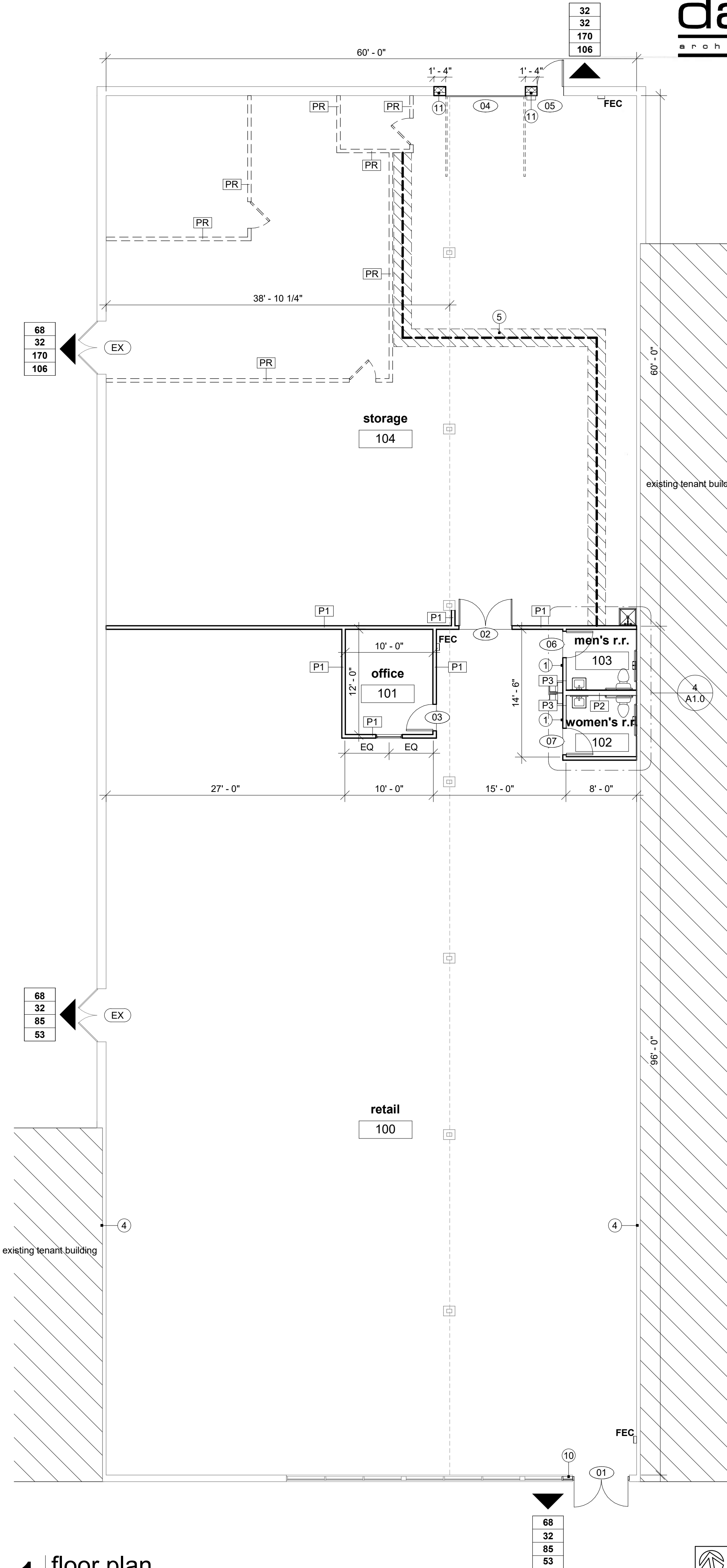
- Architectural**  
A1.0 Architectural Drawings
- Structural**  
S100 Specifications and Details



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"

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
MISSOURI  
davidson  
architecture & engineering

4301 Indian Creek Parkway  
Overland Park, KS 66207  
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4.22.2021

a new tenant finish for  
840 SW Blue Parkway  
Lee's Summit, Missouri

date  
04.22.2021  
drawn by  
bkc  
checked by  
dae  
revisions  
05.24.2021

sheet number

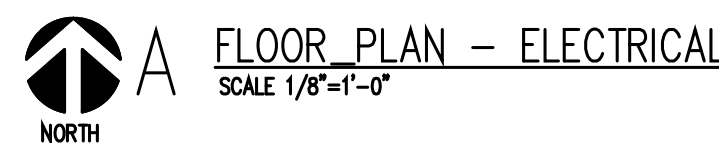
A1.0

drawing type  
permit set  
project number  
20117





1. THE ENTIRE ELECTRIC INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRIC CODE.
2. ALL CONDUCTORS SHALL COPPER AND SHALL NOT BE SMALLER THAN #12 A.W.G. ALL CONDUCTORS #10 A.W.G. AND SMALLER SHALL BE SOLID.
3. ALL CONDUIT SHALL BE SIZED IN ACCORDANCE WITH THE LATEST NATIONAL ELECTRIC CODE TABLES. MINIMUM CONDUIT SIZES SHALL BE 1/2" EXCEPT LOW VOLTAGE CONTROL WIRING.
4. CONDUCTORS FOR POWER CIRCUITS SHALL BE IN EMT, CONDUIT IN ALL AREAS UNLESS NOTED OTHERWISE. METAL CLAD CABLE MAY BE USED IN AREAS WHERE CONDUITS ARE NOT EXPOSED.
5. ALL CONDUIT, JUNCTION BOXES, ETC. ABOVE CEILING SHALL BE SUPPORTED FROM STRUCTURE.



**INTERIOR DOMESTIC WATER:** TYPE "L" RIGID COPPER WITH SOLDER TYPE WROUGHT COPPER FITTINGS. PROVIDE NO LEAD SOLDER.

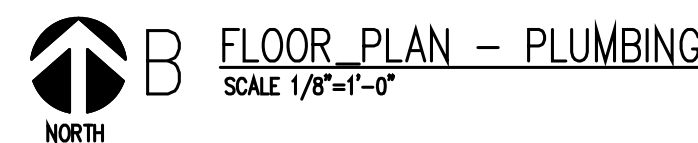
**INTERIOR SANITARY WASTE AND VENT:** PVC WASTE/VENT WITH PVC FITTINGS, ABS OPTIONAL. INSTALLED IN ACCORDANCE WITH LOCAL CODES.

**DOMESTIC WATER PIPE INSULATION:** FLEXIBLE ELASTOMERIC THERMAL INSULATION, EXPANDED CLOSED CELL OR MOLDED SECTIONAL FIBEROUS GLASS WITH FAPPLY APPLIED, UL LISTED VAPOR BARRIER JACKET, BOTH WITH A FLAME SPREAD OF 25 OR LESS AND A THERMAL RESISTANCE VALUE OF 3.5 - 4.5 (H) (SIP7) (7" IN.) PER BTU.

**INTERIOR SANITARY WASTE AND VENT ABOVE CEILING WITH RETURN AIR PLenums:** STANDARD WEIGHT CAST IRON PIPE WITH STANDARD WEIGHT FITTINGS; NO HUB CAST IRON W/STAIN AND FINISH IN ACCORDANCE WITH LOCAL CODE. VENTS SHALL BE CAST IRON AS ABOVE OR SCHEDULE 40 GALVANIZED STEEL WITH GALVANIZED MULLB SCREWED FITTINGS.

**INTERIOR SANITARY WASTE AND VENT (BELOW SLAB AND IN WALLS):** SCHEDULE 40 PVC WASTE/VENT WITH PVC SOCKET FITTINGS AND SOLVENT-CEMENTED JOINTS. SCHEDULE 40 ABS IS OPTIONAL. INSTALLED IN ACCORDANCE WITH LOCAL CODES.

3. THE ENTIRE PLUMBING INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE.
4. PROVIDE ACCESS DOORS WHERE INDICATED ON DRAWINGS AND/OR AS REQUIRED TO PROPERLY OPERATE, ADJUST AND MAINTAIN ALL VALVES AND EQUIPMENT. VERIFY EXACT LOCATION AND TYPE WITH ARCHITECT PRIOR TO INSTALLATION. COORDINATE INSTALLATION WITH OTHER TRADES.
5. PROVIDE SHUTOFF VALVES AT EACH PIECE OF EQUIPMENT AND AS INDICATED ON DRAWINGS.
6. SLOPE ALL WATER PIPING SO ENTIRE SYSTEM CAN BE DRAINED.
7. ALL SANITARY PIPING SHALL BE SLOPED A MINIMUM OF  $\frac{1}{4}$ " PER FOOT.
8. EACH PLUMBING FIXTURE SHALL BE PROVIDED WITH CW AND HW SUPPLIES AND SHUTOFF VALVES AS APPROPRIATE. PROVIDE P-TAP OF SIZE AND LENGTH AS REQUIRED BY CODE OR AS INDICATED ON THESE DRAWINGS. VENT EACH FIXTURE AS REQUIRED.
9. BUILDING IS NON-SMOKED. REFER TO SHEET A1.0 FOR PROJECT SYNOPSIS.
10. ALL MATERIALS EXPOSED IN RETURN AIR PLENUM SHALL COMPLY WITH NFPA 90A AND HAVE A FLAME SPREAD RATING UNDER 25, SMOKE DEVELOPED UNDER 50.



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