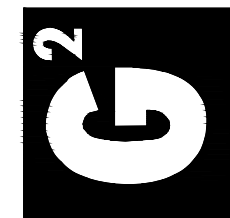


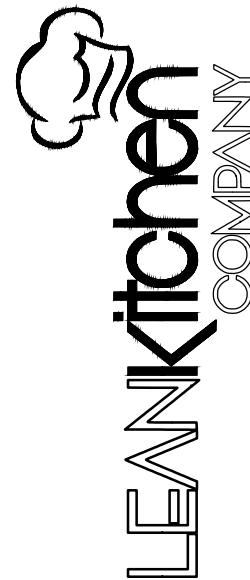
<p>CODE NOTES</p> <p>A. ALL CONSTRUCTION FOR THIS PROJECT SHALL CONFORM TO THE FOLLOWING BUILDING CODES AND REQUIREMENTS ADOPTED AND AS AMENDED BY THE CITY OF LEE'S SUMMIT, MISSOURI;</p> <p>A.1. 2010 International Building Code</p> <p>A.2. 2010 International Plumbing Code</p> <p>A.3. 2010 International Mechanical Code</p> <p>A.4. 2010 International Fuel Gas Code</p> <p>A.5. 2010 International Residential Code</p> <p>A.6. 2010 International Fire Code</p> <p>A.7. 2011 National Electrical Code</p> <p>A.8. ICC/ANSI A111.1-2009, Accessible and Usable Buildings and Facilities</p> <p>B. USE GROUP: M - MERCANTILE, RETAIL, SALES OF SUPPLEMENTS AND PRE-PACKAGED MEALS THAT ARE PREPARED OFF SITE. NO FOOD PREPARATION THAT CREATES STEAM, VAPOR, HEAT, SMOKE OR AIRBORNE GREASE WILL OCCUR ON SITE. SMOOTHIES AND SIMILAR BEVERAGE ITEMS WILL BE PREPARED ON SITE.</p> <p>C. TYPE OF CONSTRUCTION: TYPE IIB</p> <p>D. AUTOMATIC SPRINKLER SYSTEM: PROVIDED AUTOMATIC FIRE ALARM SYSTEM: PROVIDED</p> <p>E. TENANT FLOOR AREA: 1019 SQFT</p> <p>F. OCCUPANT LOAD: 11.41 ± 10 OCCUPANTS (SEE PLAN THIS SHEET)</p> <p>G. IN ACCORDANCE WITH LEE'S SUMMIT ORDINANCE SECTION T-405, SEPARATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS, OF TWENTY-FIVE (25) OR LESS.</p> <p>H. IN ACCORDANCE WITH LEE'S SUMMIT ORDINANCE SECTION T-407, NO DRINKING FOUNTAIN REQUIRED WHERE WATER IS SERVED.</p>	<p>OCCUPANT LOAD PLAN</p>	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> OVERALL PLAN AND LAYOUT HAVE BEEN INTERPOLATED FROM EXISTING DOCUMENTS AND FILES. PRECISE DIMENSIONS OF EXISTING CONDITIONS HAVE NOT BEEN OBTAINED. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS IN THE FIELD AND INFORM THE TENANT OF ANY DISCREPANCIES BEFORE PROCEEDING. PROVIDE 2X BLOCKING IN ALL WALLS AS REQUIRED FOR SUPPORT OF CASEWORK AND EQUIPMENT INDICATED. CONTRACTOR TO DESIGN, COORDINATE, INSTALL, ETC. ALL CASEWORK/MILLWORK WITH TENANT CONTRACTOR TO COORDINATE W/ EQUIPMENT SUPPLIER AND TENANT ON ALL ITEMS SUPPLIED AND AFFECTING THE CONTRACTORS WORK. EQUIPMENT AND FIXTURES LAYOUT ARE SCHEMATIC AND PRECISE LAYOUT AND DIMENSION ARE TO BE OBTAINED FROM TENANT PRIOR TO PROCEEDING WITH WORK. AT ALL EXTERIOR DOORS PROVIDE ADDRESS NUMBERS PLAINLY LEGIBLE FROM THE STREET AND CONTRASTING WITH THEIR BACKGROUND. IN AREA OF NEW WORK PROVIDE ONE 2A-10B-G EXTINGUISHER. (IF NOT EXISTING) COORDINATE EXACT LOCATION WITH FIRE DEPARTMENT. CONTRACTOR IS TO INCLUDE AS PART OF HIS SCOPE ALL CUTTING AND PATCHING REQUIRED THROUGH CAREFUL EVALUATION OF THE EXISTING SITE AND THE CONSTRUCTION DOCUMENTS. ALL HOLES, DAMAGES, DEFECTS, ETC. IN EXISTING SURFACES ARE TO BE PATCHED TO MATCH EXISTING CONSTRUCTION IN BOTH APPEARANCE AND FUNCTION. CONTRACTOR SHALL COORDINATE THE CUTTING AND PATCHING OF EXISTING CONSTRUCTION NECESSARY TO PERMIT INSTALLATION OR PERFORMANCE OF OTHER WORK. DEFINITIONS: B.1. REMOVE AND DISCARD: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE. B.2. REMOVE AND SALVAGE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND TURN OVER TO TENANT UNDAMAGED. B.3. RELOCATE: DETACH ITEMS FROM EXISTING CONSTRUCTION, MOVE ITEMS INTACT AND UNDAMAGED, AND REINSTALL THEM WHERE INDICATED. B.4. EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED, BUT ARE TO REMAIN IN PLACE AND BE UNDAMAGED. WHERE WALLS, CASEWORK, EQUIPMENT OR OTHER ITEMS AND CONSTRUCTIONS HAVE BEEN REMOVED EXPOSING UNDERLYING WALL AND/OR FLOOR SURFACES, SUCH SURFACES ARE TO BE REPAIRED/PATCHED AS REQUIRED TO ACCEPT NEW FINISHES. THROUGHOUT ENTIRE AREA OF WORK THE EXISTING FLOORING AND WALL BASE IS TO BE REMOVED AND DISCARDED. REMOVAL IS TO INCLUDE THE REMOVAL OF FLOORING ADHESIVES AND MASTICS AS REQUIRED TO MEET THE INSTALLATION REQUIREMENTS FOR THE NEW FLOORING TO BE PLACED. 	<p>TOILET ROOM TYPICAL NOTES</p> <ol style="list-style-type: none"> PROVIDE WATER CLOSET WITH SEAT HEIGHT BETWEEN 17 AND 19 INCHES MEASURED TO TOP OF THE SEAT. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET. CENTERLINE OF WATER CLOSET SHALL BE 16" TO 18" FROM THE SIDE WALL. PROVIDE LAVATORY WITH RIM MOUNTED AT 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. BOTTOM OF APRON TO BE 29 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORY SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORY. THE CENTERLINE OF THE LAVATORY SHALL BE A MINIMUM OF 15" FROM THE SIDE WALL. PROVIDE 20"x40" POLISHED EDGE MIRROR. TO BE 40" MAXIMUM TO REFLECTIVE SURFACE. PROVIDE TOILET PAPER DISPENSER. TOILET PAPER DISPENSER TO BE 1 INCHES FROM RIM OF TOILET TO CENTER OF TOILET PAPER ROLL (IN PLAN HORIZONTAL.) TOILET PAPER TO BE 19" MINIMUM ABOVE FINISHED FLOOR. PROVIDE GRAB BARS. SIDE HORIZONTAL GRAB BAR TO BE 42" MIN LONG, 12" FROM BACK WALL, AND 33"-36" AFF. SIDE VERTICAL GRAB BAR TO BE 18" MIN. LONG, 40" FROM BACK WALL, AND 40" AFF TO BOTTOM OF BAR. REAR HORIZONTAL GRAB BAR TO BE 36" MIN LONG, 6" MAX FROM BACK WALL, AND 33"-36" AFF. ALL GRAB BARS TO HAVE 1½" MAX DIA. AND 1½" OFFSET FROM WALL. SOAP AND PAPER TOWEL DISPENSERS TO BE TENANT PROVIDED. CONTRACTOR INSTALLED. TO BE INSTALLED AT 34" AFF TO SOAP SPOUT OR TOWEL DISPENSING LOCATION. PROVIDE ON EXTERIOR LATCH SIDE OF DOOR MATTE FINISH TOILET ROOM SIGN.
<p>MECHANICAL NOTES</p> <ol style="list-style-type: none"> MECHANICAL CONTRACTOR SHALL ON A DESIGN BUILD BASIS MODIFY EXISTING MECHANICAL SYSTEMS SERVING AREA OF WORK. MODIFY, FURNISH, INSTALL AND CONNECT FOR WORK, ALL DUCTWORK, DIFFUSERS, GRILLS ETC. NECESSARY TO ACHIEVE A COMPLETE MECHANICAL INSTALLATION. ALL LABOR, TOOLS, MATERIALS, EQUIPMENT SHALL BE PROVIDED AS NECESSARY TO PROVIDE AND INSTALL A COMPLETE SYSTEM. MECHANICAL CONTRACTOR IS TO DESIGN DUCTWORK SIZES AND COMPONENTS AS REQUIRED TO PROVIDE A COMPLETE BALANCED SYSTEM. 			
<p>ELECTRICAL NOTES</p> <ol style="list-style-type: none"> ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT FOR WORK ON A DESIGN BUILD BASIS, ALL WIRE, WIREWAY, CONDUIT, CONNECTORS, OUTLETS, ETC. NECESSARY TO ACHIEVE A COMPLETE ELECTRICAL INSTALLATION. EXACT LOCATIONS AND QUANTITIES OF ELECTRICAL OUTLETS AND JUNCTION BOXES ARE TO BE COORDINATED WITH TENANT. WHERE AN ELECTRICAL DEVICE IS REQUIRED BY CODE BUT NOT REQUESTED BY TENANT, IT SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. COORDINATE AND PROVIDE ELECTRICAL WORK REQUIRED BY OTHER TRADES. ALL LABOR, TOOLS, MATERIALS, EQUIPMENT SHALL BE PROVIDED AS NECESSARY TO PROVIDE AND INSTALL A COMPLETE SYSTEM. ALL WORK SHALL BE PER 2003 NEC. ALL ELECTRICAL, LIGHT AND POWER WIRE SHALL NOT BE SMALLER THAN 12 AWG. ALL LIGHTING AND POWER WIRING 10 AWG AND SMALLER SHALL BE SOLID. ALL CONDUCTORS SHALL BE COPPER ONLY. NO ALUMINUM IS ALLOWED. ALL CONDUITS SHALL BE SIZED IN ACCORDANCE WITH THE LATEST NEC TABLES. MINIMUM CONDUIT SIZE SHALL BE ½". ALL CONDUIT IN AND UNDER CONCRETE FLOOR SLAB SHALL BE SCHEDULE 40 PVC. ALL POWER WIRING IN EXPOSED AREAS SHALL BE IN EMT CONDUIT. MC CABLE AND ARMORED CALIBER ARE ALLOWED IN NON EXPOSED AREAS. ELECTRICAL CONTRACTOR SHALL CIRCUIT FIXTURES AND SHALL PROVIDE AND INSTALL CIRCUIT DIRECTORY WITH TYPED CIRCUIT DESIGNATION CARD UNDER PLASTIC COVER ON THE INSIDE OF EACH PANEL DOOR. ELECTRICAL CONTRACTOR SHALL ALSO FURNISH AND INSTALL NAMEPLATES ON ALL DISCONNECT SWITCHES AND PANELBOARDS. LIGHTING IS TO BE CIRCUITED SEPARATE FROM ALL OTHER DEVICES. ALL NEW LIGHTING IS TO BE UL LISTED. ALL LIGHTING IS TO BE SWITCHED. COORDINATE SWITCH LOCATIONS WITH TENANT. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8(B)(1) THROUGH (8) SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. 1. BATHROOMS 2. KITCHENS 3. ROOFTOPS 4. OUTDOORS 5. SINKS - WHERE RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE SINK. 6. INDOOR KET LOCATIONS 7. LOCKER ROOMS WITH ASSOCIATED SHOWERING FACILITIES 8. GARAGES, SERVICE BAYS, AND SIMILAR AREAS WHERE ELECTRICAL DIAGNOSTIC EQUIPMENT, ELECTRICAL HAND TOOLS, OR PORTABLE LIGHTING EQUIPMENT ARE TO BE USED. EXISTING TO REMAIN EXIT SIGNS AND EMERGENCY LIGHTING THROUGHOUT SUITE TO BE FIELD VERIFIED TO BE IN WORKING ORDER. REPAIR OR REPLACE FIXTURES AS REQUIRED TO MEET CODE REQUIREMENTS FOR EXIT AND EMERGENCY LIGHTING. 	<p>PLUMBING NOTES</p> <ol style="list-style-type: none"> PLUMBING CONTRACTOR TO DETERMINE EXACT ROUTING AND LOCATIONS OF ALL PIPING ON JOB SITE IN COMPLETE COORDINATION WITH ALL OTHER TRADES INVOLVED. HE SHALL ALSO VERIFY WITH TENANT EXACT FLOOR PLAN LAYOUT, LOCATIONS OF FIXTURES, AND STRUCTURAL CONDITIONS. PROVIDE ALL FIXTURES SHOWN ON THE DRAWINGS, COMPLETE WITH HOT AND COLD WATER, WASTE AND VENT CONNECTIONS. EACH FIXTURE SHALL HAVE SHUTOFF VALVES FOR HOT AND COLD WATER. HOT AND COLD WATER SUPPLIES TO EACH FIXTURE, TO HAVE 18" AIR CHAMBER OF SUFFICIENT SIZE TO PREVENT WATER HAMMER. PIPING SHALL BE INSTALLED PROPERLY TO ELIMINATE GROSS CONTAMINATION OR SIPHONING OF WASTE MATERIAL INTO THE SUPPLY WATER SYSTEM. PIPING SHALL BE PITCHED TO VENT AND/OR DRAIN. VERIFY EXACT LOCATIONS AND REQUIREMENTS BEFORE BEGINNING THE INSTALLATION. THOROUGHLY CLEAN ALL ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SILICONE SEALANT BETWEEN FIXTURES ADJACENT MATERIAL FOR SANITARY JOINT. TEST WATER SYSTEM UNDER 150 PSIG HYDROSTATIC PRESSURE FOR FOUR HOURS MINIMUM. ALL WORK SHALL BE IN ACCORDANCE 2006 IFG. 	<p>FINISHES LEGEND</p> <p>CONFIRM ALL FINISH SELECTIONS WITH TENANT.</p> <ol style="list-style-type: none"> PATCH AND REPAIR HOLES AND DAMAGE TO EXISTINGS TO REMAIN SURFACES. ALL NEW AND EXISTING GYPSUM BOARD SURFACES ARE TO RECEIVE PRIMER AND TWO COATS OF LATEX PAINT. ALL WALLS IN TOILET ROOM ARE TO RECEIVE TWO COATS OF EPOXY PAINT. INSTALL NEW RUBBER COVE BASE THROUGHOUT SUITE. ROLLED GOODS. INSTALL NEW VINYL PLANK WOOD LOOK FLOOR TILE THROUGHOUT ENTIRE SUITE. EXISTINGS TO REMAIN ACOUSTICAL CEILING TILE. EXPOSED T GRID AND DIFFUSERS ARE TO BE PAINTED. LIGHT FIXTURES ARE EXISTING TO REMAIN THROUGHOUT ENTIRE SUITE. AT TENANT/CONTRACTOR OPTION ACOUSTICAL CEILING TILES, EXPOSED T GRID, LIGHTING FIXTURES AND/OR DIFFUSERS MAY BE REPLACED WITH NEW ITEMS. IF NEW ACOUSTICAL TILES ARE INSTALLED THEY SHALL BE SCRUBBLEABLE OVER ALL FOOD PREP AREAS TO MEET HEALTH DEPARTMENT REQUIREMENTS. 	<p>KEYED PLAN NOTES</p> <ol style="list-style-type: none"> EXISTING TO REMAIN FURNACE. EXISTING TO REMAIN ELECTRICAL PANEL. EXISTING TO REMAIN HOT WATER HEATER. PROVIDE WALL MOUNTED 2A-10B-G FIRE EXTINGUISHER. FIELD VERIFY TOILET ROOM CONFORM TO THE REQUIREMENTS OF THE TYPICAL TOILET ROOM NOTES THIS SHEET. ANY ITEMS FIND TO BE NOT IN CONFORMANCE ARE TO BE CORRECTED AS PART OF THE WORK. (PROVIDE 18" VERTICAL GRAB BAR INDICATED IN TYPICAL TOILET ROOM NOTE #5) REFRIGERATOR UNIT TO BE TENANT PROVIDED. COORDINATE AND PROVIDE ELECTRICAL TO UNIT TENANT FURNISHED DISPLAY SHELVING. (PROVIDE ELECTRICAL AT LOCATION TO ACCOMMODATE FUTURE REFRIGERATOR) TENANT FURNISHED CONTRACTOR INSTALLED CASEWORK. IN ACCORDANCE WITH ANSI A111.1 SECTION R04.3.1 SALES AND SERVICE COUNTERS PARALLEL APPROACH. A PORTION OF THE COUNTER SURFACE 36" MINIMUM IN LENGTH

7-29-2021

**GUY GRONBERG
ARCHITECTS, P.C.**



3548 SW
Market St.
Lee's Summit
Missouri
64082



This drawing has been provided as an instrument of service by the architect or architect-engineer for the sole use on this project only, and is loaned for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and conceptual organization, and all drawings and components thereof, are the original, copyrighted work of the Designer/Architect. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Architect is strictly prohibited.

© COPYRIGHT 2021 GUY
 GRONBERG ARCHITECTS P.C.

[illegible]

A1