

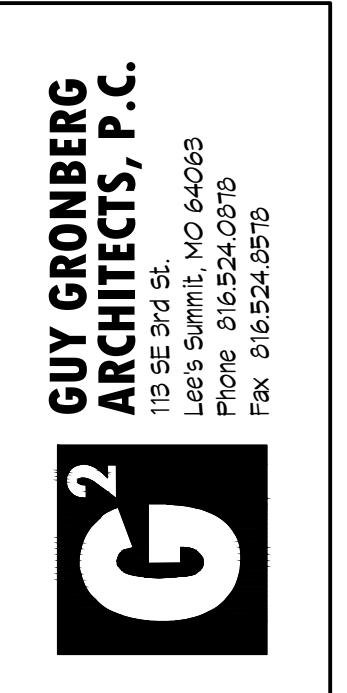
GENERAL NOTES

1. MAINTAIN ACCESS TO EXISTING WALKWAYS, CORRIDORS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT WALKWAYS, CORRIDORS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER.
2. DEFINITIONS:
 - 2.1. REMOVE AND DISCARD: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE.
 - 2.2. REMOVE AND SALVAGE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND TURN OVER TO OWNER UNDAMAGED.
 - 2.3. RELOCATE: DETACH ITEMS FROM EXISTING CONSTRUCTION, MOVE ITEMS INTACT AND UNDAMAGED, AND REINSTALL THEM WHERE INDICATED.
 - 2.4. EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED, BUT ARE TO REMAIN IN PLACE AND BE UNDAMAGED.
 - 2.5. REMOVE AND RECLAIM: DETACH ITEMS FROM EXISTING CONSTRUCTION. AT CONTRACTOR'S OPTION ITEMS MAY BE REUSED AS PART OF NEW WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INVENTORY ITEMS TO DETERMINE IF ITEMS WILL FUNCTION AND APPEAR LIKE THE NEW ITEMS SPECIFIED AND CALLED OUT ON THESE DOCUMENTS. IF ITEMS ARE REUSED, CONTRACTOR IS TO CLEAN, REPAIR, OR OTHERWISE BRING ITEMS TO LIKE NEW CONDITION. MODIFY REUSED ITEMS AS REQUIRED AND SUPPLEMENT WITH MATERIALS, AND INCIDENTALS NECESSARY TO EXECUTE A COMPLETE WORKMANLIKE JOB. IF CONTRACTOR CHOOSES TO NOT REUSE ITEM, LEGALLY DISPOSE OF ITEM OFF-SITE AND REPLACE WITH NEW TO MATCH EXISTING.
 - 2.6. PROVIDE: THE MEANING OF THE WORD "PROVIDED" INCLUDES, BUT IS NOT LIMITED TO, FURNISHED, DELIVERED, INSTALLED, FINISHED, MADE FULLY OPERABLE AND COMPLETE, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL WORK DESCRIBED IN THESE DOCUMENTS IS TO BE PROVIDED BY THE CONTRACTOR.
3. 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. CONTRACTOR SHALL COORDINATE THE CUTTING AND PATCHING OF EXISTING CONSTRUCTION NECESSARY TO PERMIT INSTALLATION OR PERFORMANCE OF THE WORK INDICATED IN THESE CONSTRUCTION DOCUMENTS. SAW-CUT CONC. SLAB AS REQUIRED FOR UTILITIES, FOR EQUIPMENT AND SINKS. VERIFY ROUTE AND TRENCH DEPTH IN FIELD. PATCH BACK WITH MATCHING SLAB THICKNESS OVER SAME MATERIAL, COMPACT UNDERLYING MATERIALS TO MEET BEST PRACTICES. DOWEL NEW TO EXISTING WITH #4 REBAR AT 30" OC.
4. WHERE WALLS, CASEWORK, FINISHES, EQUIPMENT OR OTHER ITEMS AND CONSTRUCTIONS HAVE BEEN REMOVED EXPOSING UNDERLYING WALL AND/OR FLOOR SURFACES, SUCH SURFACES ARE TO BE PATCHED AND REPAIRED AS REQUIRED TO ACCEPT NEW FINISHES. ALL HOLES, DAMAGES, DEFECTS, ETC. IN EXISTING SURFACES ARE TO BE PATCHED TO MATCH EXISTING CONDITIONS.
5. EXISTING CONDITIONS SHOWN ON THESE DRAWINGS ARE BASED UPON BASE BUILDING OR OTHER CONSTRUCTION DOCUMENTS MADE AVAILABLE TO THE DESIGNER BY THE BUILDING MANAGEMENT. ALL AS-BUILT ARCHITECTURAL CONDITIONS HAVE NOT BEEN FIELD VERIFIED AND MAY VARY FROM THOSE SHOWN.
6. PRIOR TO BID: FIELD VERIFY ALL EXISTING CONSTRUCTION TO REMAIN AND INCLUDE COSTS FOR REPAIR AND RECONDITION OF ALL EXISTING CONSTRUCTION TO REMAIN SO THAT IT MEETS THE AESTHETIC AND FUNCTIONAL STANDARD OF QUALITY FOR NEW CONSTRUCTION. BLEND AND MATCH EXISTING CONSTRUCTION WITH NEW CONSTRUCTION. PRIOR TO BID, ADVISE TENANT OF ANY CONDITIONS WHICH CANNOT BE REPAIRED OR RECONDITIONED, BLENDED AND MATCHED. NOTE CONTRACT DOCUMENT REQUIREMENTS FOR EXISTING CONSTRUCTION AND INCLUDE COSTS FOR THIS WORK IN BID PROPOSAL.
7. THE GENERAL CONTRACTOR SHALL, IN THE BIDDING PROCESS, REQUIRE THAT MECHANICAL AND ELECTRICAL SUBCONTRACTORS MAKE A THOROUGH FIELD INSPECTION OF AS-BUILT CONDITIONS OF EXISTING SYSTEMS. AFTER SUCH FIELD VERIFICATION HAS BEEN COMPLETED, THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PROVIDE IN THEIR BIDS, ANY MODIFICATIONS TO THE EXISTING SYSTEMS WHICH MAY BE REQUIRED TO ACCOMMODATE THE PROPOSED REQUIREMENTS FOR THIS TENANT. IF A DETERMINATION OF SUCH MODIFICATIONS IS MADE, THE GENERAL CONTRACTOR SHALL NOTIFY THE TENANT, AND AT THE DIRECTION OF THE TENANT, PROVIDE AN AGREED UPON ALLOWANCE TO COVER SUCH WORK.
8. COMMENCING WORK BY A CONTRACTOR OR SUBCONTRACTOR CONSTITUTES ACCEPTANCE OF THE UNDERLYING CONDITIONS AND SURFACES. PRIOR TO PROCEEDING WITH THE WORK, PREPARE EXISTING AND NEW UNDERLYING CONDITIONS AND SUBSTRATE TO COMPLY WITH THE CONTRACT DOCUMENTS, INDUSTRY STANDARDS AND MANUFACTURER'S RECOMMENDATION.
9. FIELD VERIFY ALL ROUGH OPENINGS AND WALL WIDTHS PRIOR TO ORDERING OR FABRICATION OF MATERIALS.
10. DIMENSIONS ARE NOMINAL AND TO THE FACE OF PARTITIONS
11. CLEAN-UP OF RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND NEW WORK SHALL BE COLLECTED REGULARLY FROM PROJECT SITE AND LEGALLY DISPOSED
12. ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF
13. CONTRACTORS ARE RESPONSIBLE FOR ALL MATERIALS AND QUANTITIES SHOWN IN THESE DRAWINGS GRAPHICALLY AS WELL AS THOSE CALLED FOR BY NOTE
14. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS
15. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE GOVERNING AGENCIES HAVING JURISDICTION
16. THE CONTRACTOR MUST TAKE ADEQUATE CARE TO PROTECT ALL AREAS OF THE BUILDING WHERE THE WORK OF THIS PROJECT IS LOCATED AS WELL AS THE AREAS ADJACENT TO THE AREA OF THE WORK OF THIS PROJECT SO AS TO PREVENT DAMAGE TO LIFE OR PROPERTY AS A RESULT OF THIS CONSTRUCTION PROJECT
17. ONLY MATERIALS THAT ARE NEW, UNUSED, FREE FROM DEFECTS, AND THE BEST OF THEIR RESPECTIVE KINDS SHALL BE USED. THE BASIS OF QUALITY SHALL BE THE LATEST STANDARDS OF ASTM, ASA OR ASHRA
18. INSTALL ALL WORK IN SUCH A MANNER AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND/OR REPAIRS
19. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE TENANT BEFORE BEING TURNED OVER FOR USE
20. A COPY OF THE LATEST SET OF CONSTRUCTION DOCUMENTS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES
21. PROVIDE WORK IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. EXCEPT IN THE CASE WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT. PROVIDE ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED, BUT REQUIRED FOR PROPER INSTALLATION OF THE WORK.
22. ALL WORK SHALL BE WARRANTED BY THE CONTRACTOR TO BE SATISFACTORY, IN MATERIALS AND WORKMANSHIP, FOR A MINIMUM PERIOD OF ONE (1) YEAR, OR FOR THE PERIOD OF WARRANTY CUSTOMARY, SPECIFIED FOR THE TRADE, CRAFT OR PRODUCT, WHICHEVER IS LONGER.

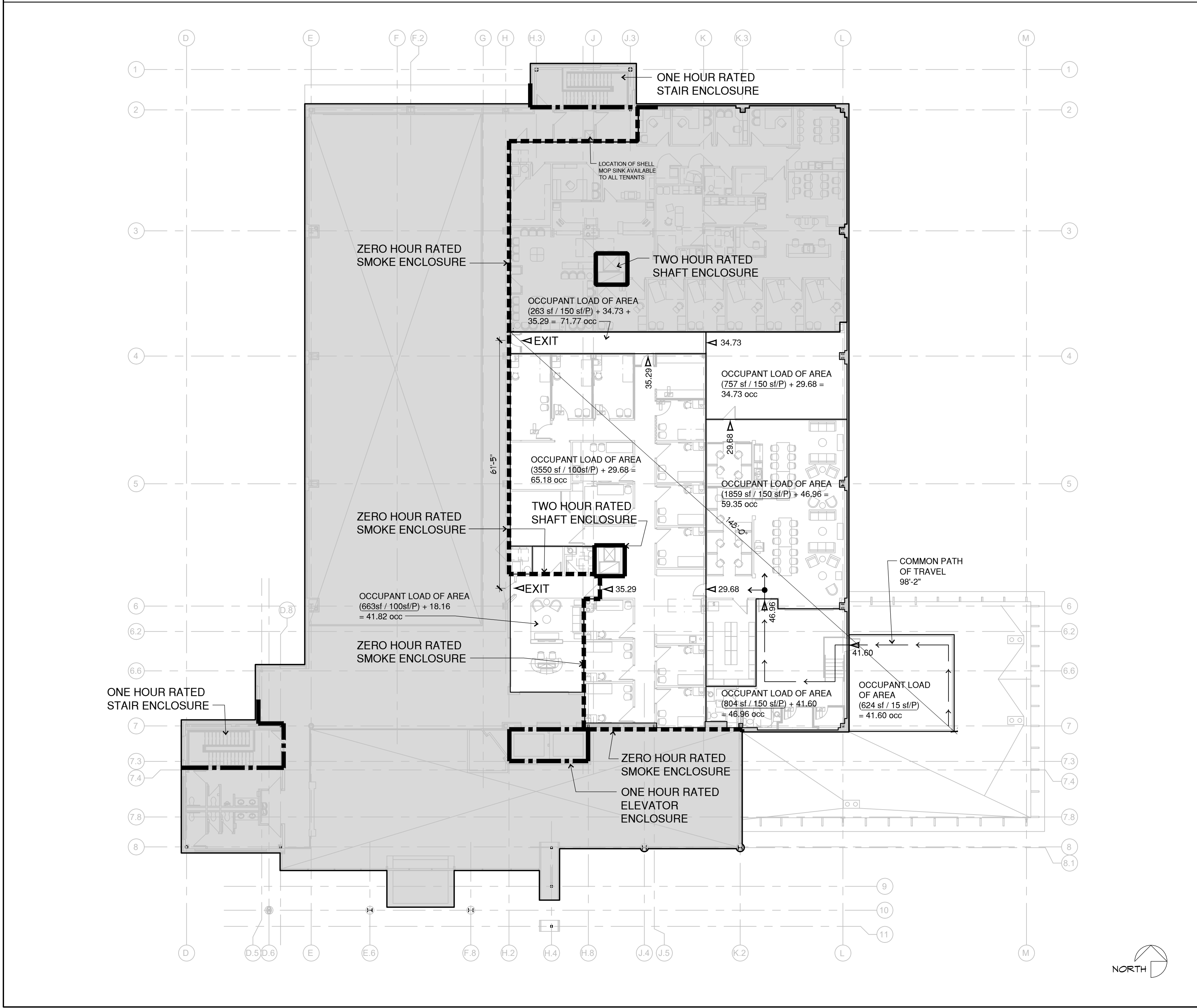
AREA MAP



2021 REMODEL
 2801 NORTHEAST INDEPENDENCE AVE
 SUITE 201
 LEE'S SUMMIT
 MISSOURI, 64064



CODE PLAN

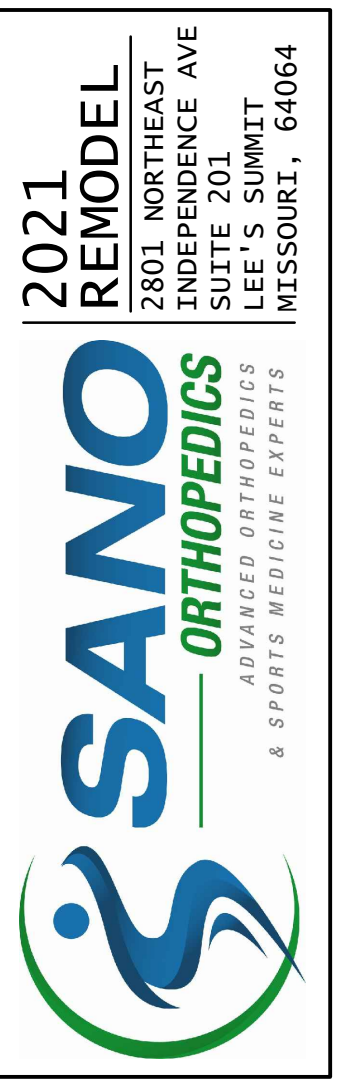


CODE NOTES

- A. NEW BUILDING AND INTERIOR FINISH
- B. ALL CONSTRUCTION FOR THIS PROJECT SHALL BE PERFORMED UNDER THE PROVISIONS OF FOLLOWING LIST OF CODES, AS AMENDED BY THE CITY OF LEES SUMMIT, MISSOURI:
 - B.1. 2018 International Building Code
 - B.2. 2018 International Plumbing Code
 - B.3. 2018 International Mechanical Code
 - B.4. 2018 International Fuel Gas Code
 - B.5. 2018 International Residential Code
 - B.6. 2018 International Fire Code
 - B.7. 2017 National Electrical Code
 - B.8. ICC/ANSI A117.1-2017, Accessible and Usable Buildings and Facilities
- C. Use, Occupancy Classification, and Type of Construction:
 - C.1. Tenant Use: Professional Services - Medical Office.
 - C.2. Tenant Occupancy Classification: B - Business
 - C.3. Building Type of Construction: IIB
- D. Tenant Square Foot Calculations:
 - D.1. Interior: 7896 sf
 - D.2. Exterior: 624 sf
 - D.3. Total: 8520 sf
- E. Fire Protection Systems:
 - E.1. Automatic Sprinkler Systems: Provided.
 - E.2. Fire Alarm and Detection Systems: Provided.
- F. Tenant Occupant Load (Table 1003.2.2.2): (see code plan) 113.59 = 114 occupants

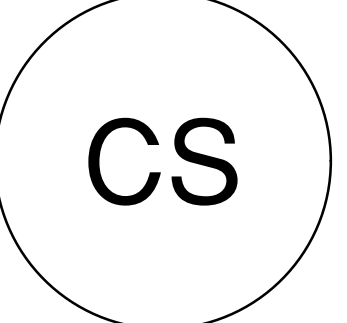
CODE PLAN KEY

- ◀ 13.17 OCCUPANT LOAD AT OPENING
- ◀ OCCUPANT LOAD OF AREA (263sf / 100sf/P) = 26.33 occ AREA LOAD OF AREA (UNDERLINED) PLUS ALL OTHER ROOMS AND AREAS THAT FEED INTO AREA.
- ◀ EXIT SUITE EXIT
- ◀ FIRE EXTINGUISHER CABINET



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 PROJECT# 21030



ELECTRICAL NOTES

- ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT FOR WORK ON A DESIGN BUILD BASIS. ALL WIRE, WIRING, 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 THE EQUIPMENT AND ACCESSORY SCHEDULE, THE TENANT'S EQUIPMENT SUPPLIER AND 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 2011 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 1/2". ALL CONDUIT IN AND UNDER FLOOR SLAB SHALL BE SCHEDULE 40 PVC.
- ALL POWER WIRING IN EXPOSED AREAS AND ABOVE ACCESSIBLE CEILING SHALL BE IN EMT CONDUIT. MC CABLE AND ARMORED CABLE ARE ALSO ALLOWABLE IN WALLS WHERE CONDUITS ARE NOT EXPOSED.
- 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.
- ALL CONDUIT, JUNCTION BOXES, ETC. ABOVE CEILING SHALL BE SUPPORTED FROM STRUCTURE.
- 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 210.2(B)(1) THROUGH (8) SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
 - BATHROOMS
 - KITCHENS
 - ROOFTOPS
 - OUTDOORS
 - SINKS - WHERE RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE SINK.
 - INDOOR NET LOCATIONS
 - LOCKER ROOMS WITH ASSOCIATED SHOWERING FACILITIES
 - GARAGES, SERVICE BAYS, AND SIMILAR AREAS WHERE ELECTRICAL DIAGNOSTIC EQUIPMENT, ELECTRICAL HAND TOOLS, OR PORTABLE LIGHTING EQUIPMENT ARE TO BE USED.
- ILLUMINATION REQUIRED. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:
 - ASLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
 - CORRIDORS, INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVELS OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - INTERIOR EXIT DISCHARGE ELEMENTS AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - EXTERIOR LANDINGS AS REQUIRED BY SECTION 1008.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 604.
- ILLUMINATION LEVEL UNDER EMERGENCY POWER. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
- PATIENT CARE AREAS TO INCLUDE ALL CHAIR ROOMS AS WELL AS PANO. WIRING IN PATIENT CARE AREAS SHALL COMPLY WITH 2011 NEC 511.15(A) AND (B).
 - WIRING METHODS. ALL BRANCH CIRCUITS SERVING PATIENT CARE AREAS SHALL BE PROVIDED WITH AN EFFECTIVE GROUND-FAULT CURRENT PATH BY INSTALLATION IN A METAL RACEWAY SYSTEM, OR A CABLE HAVING A METALLIC ARMOR OR SHEATH ASSEMBLY. THE METAL RACEWAY SYSTEM, OR METALLIC CABLE ARMOR, OR SHEATH ASSEMBLY SHALL ITSELF QUALIFY AS AN EQUIPMENT GROUNDING CONDUCTOR IN ACCORDANCE WITH 250.118.
 - INSULATED EQUIPMENT GROUNDING CONDUCTOR.
 - GENERAL. THE FOLLOWING SHALL BE DIRECTLY CONNECTED TO AN INSULATED COPPER EQUIPMENT GROUNDING CONDUCTOR THAT IS INSTALLED WITH THE BRANCH CIRCUIT CONDUCTORS IN THE WIRING METHODS AS PROVIDED IN 511.15(A).
 - THE GROUNDING TERMINALS OF ALL RECEPTACLES.
 - METAL BOXES AND ENCLOSURES CONTAINING RECEPTACLES.
 - ALL NON-CURRENT-CARRYING CONDUCTIVE SURFACES OF FIXED ELECTRICAL EQUIPMENT LIKELY TO BECOME ENERGIZED THAT ARE SUBJECT TO PERSONAL CONTACT, OPERATING AT OVER 100 VOLTS. (REFER CODE FOR EXCEPTIONS)
 - SIZING. EQUIPMENT GROUNDING CONDUCTORS AND EQUIPMENT BONDING JUMPERS SHALL BE SIZED IN ACCORDANCE WITH 250.122.
- LOW VOLTAGE WIRING AND DEVICES ARE TO BE PROVIDED UNDER SEPARATE CONTRACT BY TENANT'S VENDOR. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL AS PART OF HIS WORK EMPTY DATA JUNCTION BOXES WITH 3/4" CONDUIT AND PULL-STRING TO ACCESSIBLE AREAS. EXACT LOCATIONS AND QUANTITIES OF DATA JUNCTION BOXES ARE TO BE COORDINATED WITH THE EQUIPMENT AND ACCESSORY SCHEDULE, THE TENANT'S EQUIPMENT SUPPLIER AND WITH THE TENANT.

TOILET ROOM TYPICAL NOTES

- 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 24 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 OF ABRASIVE SURFACES UNDER LAVATORY. THE CENTERLINE OF THE LAVATORY SHALL BE A MINIMUM OF 15" FROM THE SIDE WALL.
- PROVIDE MIRROR MOUNTED 40" MAXIMUM TO BOTTOM OF REFLECTIVE SURFACE.
- PROVIDE TOILET PAPER DISPENSER MOUNTED 7 INCHES FROM RIM OF TOILET TO CENTER OF TOILET PAPER ROLL (IN PLAN HORIZONTAL). TOILET PAPER TO BE 1" MINIMUM ABOVE FINISHED FLOOR.
- PROVIDE GRAB BARS AS FOLLOWS: 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 1/2" MAX DIA. AND 1/2" OFFSET FROM WALL.
- SOAP AND PAPER TOWEL DISPENSERS (IF PROVIDED) 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 60" A.F.F. WITH BRAILLE AND WITH RAISED CONTRASTING LETTERS 3/4" TO 2" TALL WITHOUT SERIFS.

MECHANICAL NOTES

- MECHANICAL CONTRACTOR SHALL ON A DESIGN BUILD BASIS MODIFY EXISTING MECHANICAL SYSTEMS AND PROVIDE NEW MECHANICAL SYSTEMS AS NECESSARY TO ACHIEVE A COMPLETE MECHANICAL INSTALLATION. 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 MECHANICAL SYSTEM.
- MECHANICAL SYSTEM IS TO BE REBALANCED THROUGH OUT ENTIRE AREA OF WORK TO PROVIDE EVEN TEMPERATURES AT ALL SPACES.

PLUMBING NOTES


- PLUMBING CONTRACTOR SHALL ON A DESIGN BUILD BASIS MODIFY EXISTING SYSTEMS AND PROVIDE NEW PLUMBING SYSTEMS AS NECESSARY TO ACHIEVE A COMPLETE PLUMBING INSTALLATION. MODIFY, FURNISH, INSTALL AND CONNECT FOR WORK. ALL SANITARY, SUPPLY, COMPRESSED AIR, VACUUM LINES, FIXTURES, ECT. EXACT LOCATIONS AND QUANTITIES OF FIXTURES, VALVES, AND EQUIPMENT CONNECTIONS ARE TO BE COORDINATED WITH THE FIXTURE SCHEDULE, THE EQUIPMENT AND ACCESSORY SCHEDULE, THE TENANT'S EQUIPMENT SUPPLIER AND WITH THE TENANT. ALL LABOR, TOOLS, MATERIALS, EQUIPMENT SHALL BE PROVIDED AS NECESSARY TO PROVIDE AND INSTALL A COMPLETE SYSTEM. PLUMBING CONTRACTOR IS TO DESIGN PIPE SIZES AND COMPONENTS AS REQUIRED TO MEET CODE.
- 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 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. PIPING SHALL BE INSTALLED PROPERLY TO ELIMINATE CROSS CONTAMINATION OR SIPHONING OF WASTE MATERIAL INTO THE SUPPLY WATER SYSTEM. PIPING SHALL BE FITTED 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 2008 IPC.

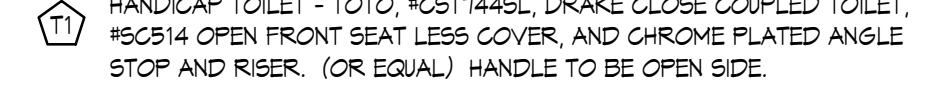
PIPING MATERIALS

- DOMESTIC WATER BELOW SLAB AND GRADE. TYPE K' SOFT TEMPER COPPER WITH FLARE FITTING CONNECTIONS. EXCEPT NO FITTINGS TO BE USED BELOW FLOOR SLAB. USE LONG RADIUS BENDS ONLY.
- DOMESTIC WATER ABOVE SLAB. TYPE L' HARD TEMPER COPPER WITH SWEAT SOLDER CONNECTIONS. USE NO-LEAD TYPE SOLDER. ALL WATER LINES ABOVE SLAB SHALL BE INSULATED WITH EXPANDED CELL OR MOLDED SECTIONAL FIBEROUS GLASS WITH FACTORY APPLIED UL LISTED VAPOR BARRIER JACKET. FLAME SPREAD FOR INSULATION SHALL BE 25 OR LESS.
- SANITARY WASTE AND VENT. SCHEDULE 40 PVC DWV SOLVENT JOINT. HOWEVER, PVC MAY NOT BE USED IN ABOVE CEILING FLENUM RETURN AREAS. IN FLENUM AREAS USE CAST IRON NO-HUB CONNECTIONS.
- GAS PIPING: TO BE TYPE 3" SEAMLESS GRADE B SCHEDULE 40 BLACK OR ASTM A53 STEEL PIPE. TYPE E' ELECTRIC RESISTANT WELDED. WHERE INSTALLED BELOW GRADE, PIPE MUST BE COATED AND WRAPPED AND HAVE CATHODIC PROTECTION. ALL CAST IRON PIPE THAT IS OVER 3" DIAMETER AND NOT EXPOSED, MUST BE WELDED PIPE.

PLUMBING FIXTURE SCHEDULE

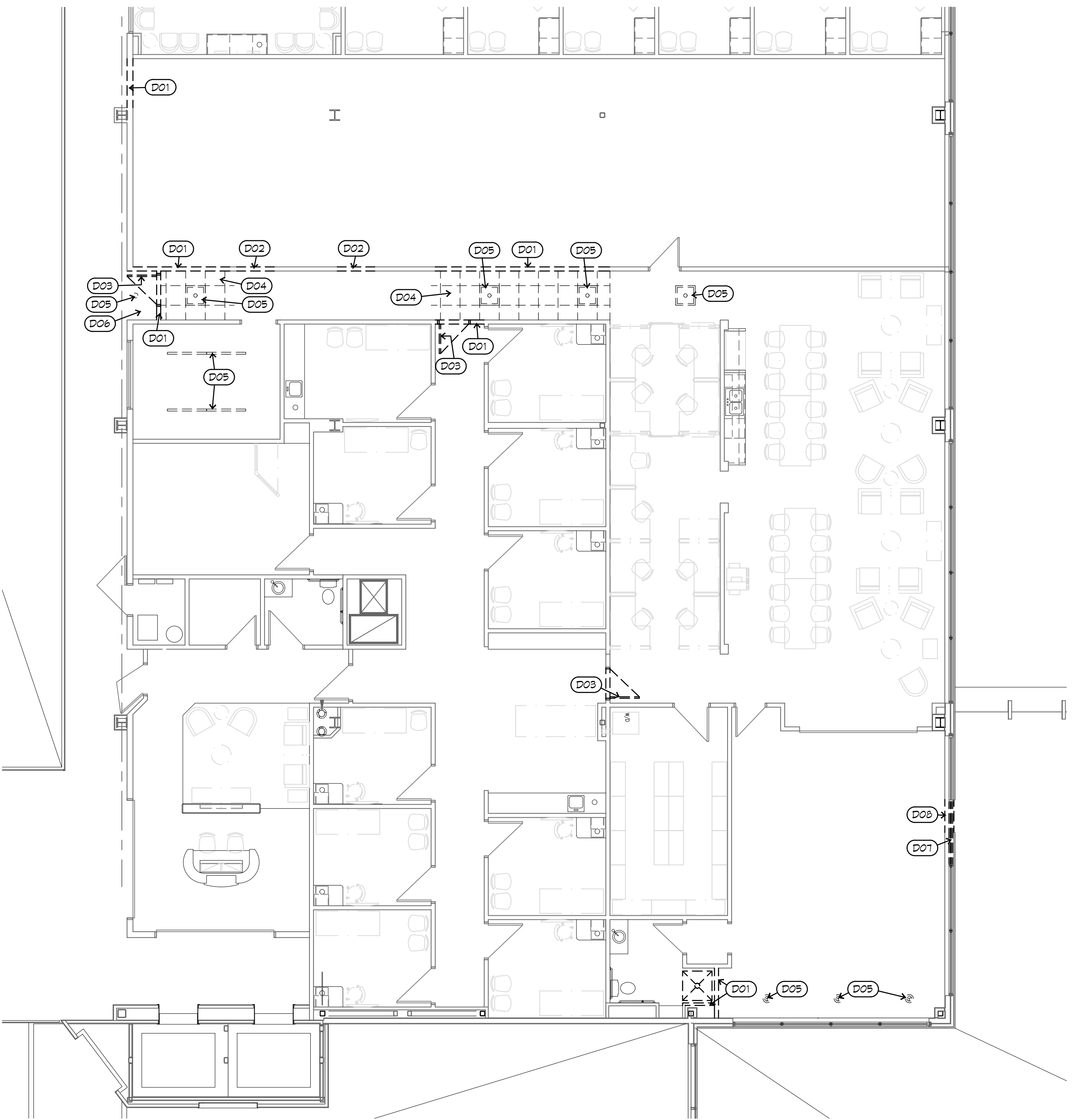
PLUMBING FIXTURES LISTED HERE-IN ARE TO ESTABLISH THE SIGNIFICANT QUALITIES RELATED TO TYPE, FUNCTION, DIMENSION, PRICE, PHYSICAL PROPERTIES, APPEARANCE, AND OTHER CHARACTERISTICS OF THE PRODUCT. FINAL SELECTION OF ALL FIXTURES ARE TO BE CONFIRMED BY OWNER'S AGENT. FIXTURE SUBSTITUTIONS SHALL BE ALLOWED AS DIRECTED OR APPROVED BY OWNER'S AGENT.





FIXTURE BRANCH PIPING

FIXTURE	WASTE	VENT	CY	HM
	1'-1/4"	1'-1/4"	1/2"	1/2"
	3"	2"	1/2"	-



1 DEMOLITION PLAN
1/4"=1'-0"

DEMOLITION PLAN NOTES


- REMOVE AND DISCARD GYPSUM BOARD PARTITION
- REMOVE AND DISCARD PORTION OF EXISTING GYPSUM BOARD PARTITION AND REFRAME AND REQUIRED FOR NEW OPENING INDICATED ON FLOOR PLAN
- REMOVE AND RECLAIM DOOR FRAME AND HARDWARE.
- REMOVE AND DISCARD ACOUSTICAL CEILING AND EXPOSED T GRID AT AREA SHOWN.
- REMOVE AND RECLAIM LIGHT FIXTURE.
- REMOVE AND DISCARD GYPSUM BOARD SOFFIT.
- REMOVE AND DISCARD CURTAIN WALL SYSTEM AS REQUIRED FOR INSTALLATION OF NEW DOOR INDICATED ON FLOOR PLAN.
- REMOVE AND DISCARD PORTION OF EXTERIOR WALL BELOW EXISTING WINDOW SILL TO ACCOMMODATE LOWER SILL OF NEW DOOR INDICATED ON FLOOR PLAN

GUY GRONBERG ARCHITECTS, P.C.
1155 S. SUMMIT AVE.
SUITE 201
LEE'S SUMMIT, MO 64063
PHONE: 616.524.0978
FAX: 616.524.5978



2021 REMODEL
2801 NORTHEAST INDEPENDENCE AVE
SUITE 201
LEE'S SUMMIT, MISSOURI 64064

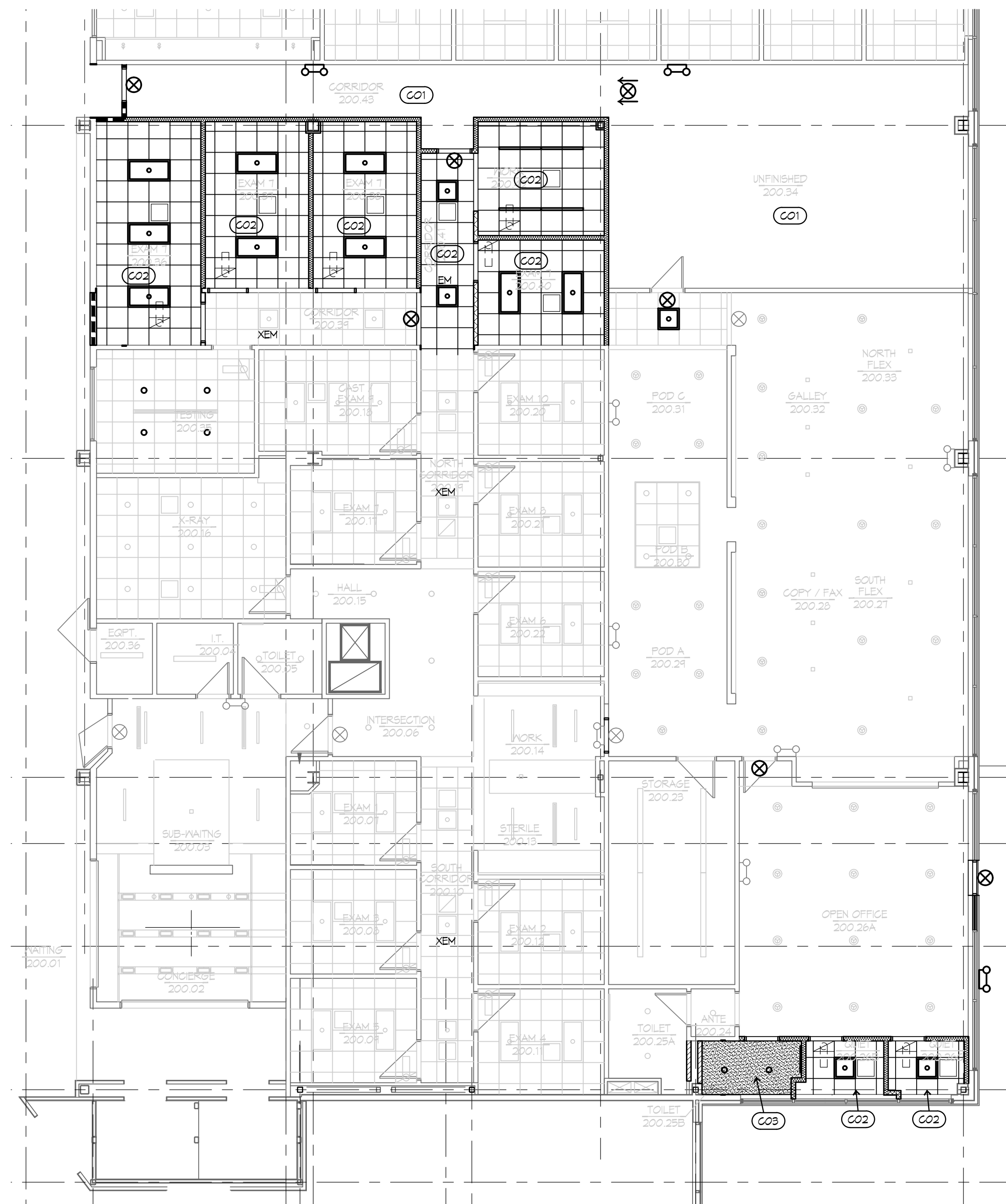
SANO ORTHOPEDICS
ADVANCED ORTHOPEDICS & SPORTS MEDICINE EXPERTS



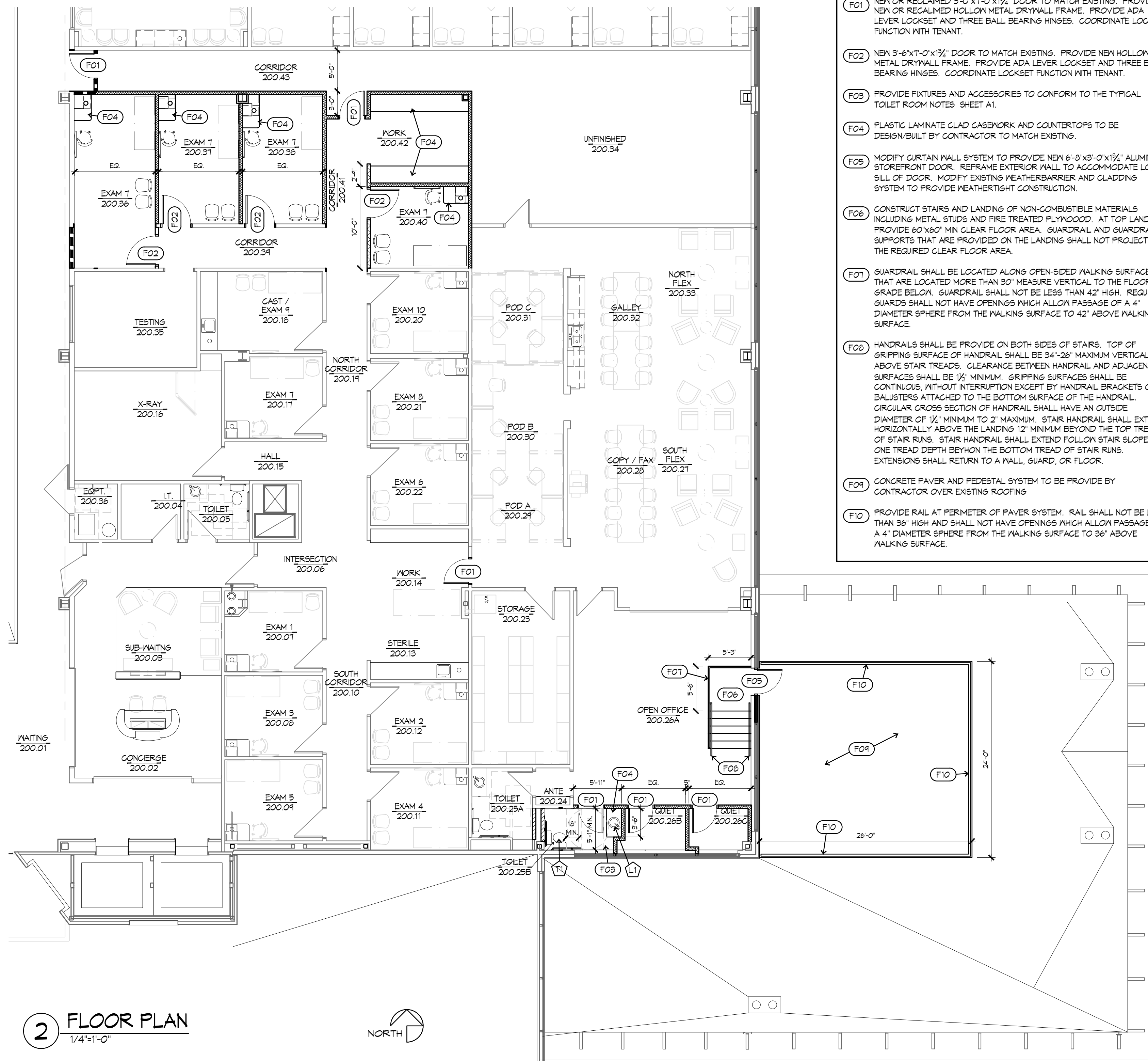
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1 CEILING PLAN
1/4"=1'-0"



2 FLOOR PLAN
1/4"=1'-0"



FLOOR PLAN NOTES

- F01 NEW OR RECLAIMED 3'-0"X7'-0"X1/2" DOOR TO MATCH EXISTING. PROVIDE NEW OR RECLAIMED HOLLOW METAL DRYWALL FRAME. PROVIDE ADA LEVER LOCKSET AND THREE BALL BEARING HINGES. COORDINATE LOCKSET FUNCTION WITH TENANT.
- F02 NEW 3'-0"X7'-0"X1/2" DOOR TO MATCH EXISTING. PROVIDE NEW HOLLOW METAL DRYWALL FRAME. PROVIDE ADA LEVER LOCKSET AND THREE BALL BEARING HINGES. COORDINATE LOCKSET FUNCTION WITH TENANT.
- F03 PROVIDE FIXTURES AND ACCESSORIES TO CONFORM TO THE TYPICAL TOILET ROOM NOTES SHEET A1.
- F04 PLASTIC LAMINATE GLAD CASEWORK AND COUNTERTOPS TO BE DESIGN-BUILT BY CONTRACTOR TO MATCH EXISTING.
- F05 MODIFY CURTAIN WALL SYSTEM TO PROVIDE NEW 6'-0"X8'-0"X1/2" ALUMINUM STOREFRONT DOOR. REFRAME EXTERIOR WALL TO ACCOMMODATE LOWER SILL OF DOOR. MODIFY EXISTING WEATHERBARRIER AND CLADDING SYSTEM TO PROVIDE WEATHERTIGHT CONSTRUCTION.
- F06 CONSTRUCT STAIRS AND LANDING OF NON-COMBUSTIBLE MATERIALS INCLUDING METAL STUDS AND FIRE TREATED PLYWOOD. AT TOP LANDING PROVIDE 60"X60" MIN CLEAR FLOOR AREA. GUARDRAIL AND GUARDRAIL SUPPORTS THAT ARE PROVIDED ON THE LANDING SHALL NOT PROJECT INTO THE REQUIRED CLEAR FLOOR AREA.
- F07 GUARDRAIL SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURE VERTICAL TO THE FLOOR OR GRADE BELOW. GUARDRAIL SHALL NOT BE LESS THAN 42" HIGH. REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A 4" DIAMETER SPHERE FROM THE WALKING SURFACE TO 42" ABOVE WALKING SURFACE.
- F08 HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS. TOP OF GRIPPING SURFACE OF HANDRAIL SHALL BE 34"-26" MAXIMUM VERTICAL ABOVE STAIR TREADS. CLEARANCE BETWEEN HANDRAIL AND ADJACENT SURFACES SHALL BE 1/2" MINIMUM. GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION EXCEPT BY HANDRAIL BRACKETS OR BALUSTERS ATTACHED TO THE BOTTOM SURFACE OF THE HANDRAIL. CIRCULAR CROSS SECTION OF HANDRAIL SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/2" MINIMUM TO 2" MAXIMUM. STAIR HANDRAIL SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12" MINIMUM BEYOND THE TOP TREAD OF STAIR RUNS. STAIR HANDRAIL SHALL EXTEND FOLLOW STAIR SLOPE FOR ONE TREAD DEPTH BEYOND THE BOTTOM TREAD OF STAIR RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR FLOOR.
- F09 CONCRETE PAVER AND PEDESTAL SYSTEM TO BE PROVIDED BY CONTRACTOR OVER EXISTING ROOFING.
- F10 PROVIDE RAIL AT PERIMETER OF PAVER SYSTEM. RAIL SHALL NOT BE LESS THAN 36" HIGH AND SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A 4" DIAMETER SPHERE FROM THE WALKING SURFACE TO 36" ABOVE WALKING SURFACE.

CEILING PLAN NOTES

- C01 NO CEILING IN THIS ROOM OR AREA. OPEN TO STRUCTURE ABOVE.
- C02 PROVIDE ACOUSTICAL CEILING TILE AND EXPOSED T GRID TO MATCH EXISTING. MATCH EXISTING CEILING HEIGHTS.
- C03 PROVIDE NEW GYPSUM BOARD CEILING ON METAL FRAMING.

EMERGENCY LIGHTING LEGEND

NOTE: PROVIDE NEW EMERGENCY LIGHTING UNITS OR AT TENANT OPTION EMERGENCY LIGHTING RECLAIMED FROM DEMOLITION MAY BE REUSED IF IT FUNCTIONS LIKE NEW ITEMS.

- ⊗ EXISTING TO REMAIN EXIT SIGN
- ⊗ NEW EXIT SIGN TO MATCH EXISTING
- ⊕ EXISTING TO REMAIN EMERGENCY LIGHT
- ⊕ PROVIDE NEW EMERGENCY LIGHT
- XEM INDICATES EXISTING TO REMAIN FIXTURE WITH EMERGENCY BACKUP BATTERY
- EM PROVIDE FIXTURE WITH EMERGENCY BACKUP BATTERY

RAIL SYSTEMS

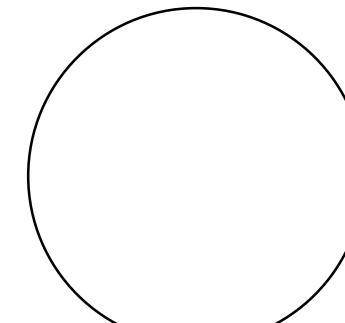
- HANDRAILS ARE TO BE INSTALLED AS A PART OF WORK AT ALL STAIRS AND LANDINGS. GUARDRAILS ARE TO BE INSTALLED AS A PART OF WORK AT ALL RAISED WALKING SURFACES MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
- THE CONTRACTOR SHALL PROVIDE ALL ENGINEERING SERVICES AND PERFORM ALL NECESSARY HANDRAILS AND GUARDRAIL WORK. WORK UNDER THE CONTRACT SHALL INCLUDE ALL ENGINEERING SERVICES, LABOR, MATERIALS, AND INCIDENTALS NECESSARY TO EXECUTE A COMPLETE WORKMANLIKE JOB IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES AND ORDINANCES. HANDRAILS AND GUARDRAILS SHALL RESIST A LATERAL LOAD OF 50 PLF OR A 200 LB CONCENTRATED FORCE APPLIED TO THE TOP OF THE RAILING OR GUARDRAIL.
- ALL HANDRAILS SHALL CONFORM TO SECTION 1014 OF THE INTERNATIONAL BUILDING CODE AND SECTION 403 OF ICG A111.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES. ALL GUARDRAILS SHALL CONFORM TO SECTION 1013 OF THE INTERNATIONAL BUILDING CODE. SOME BUT NOT ALL OF THESE REQUIREMENTS ARE AS INDICATED IN THE FLOOR PLAN NOTES THIS SHEET.

WALL TYPE LEGEND

- EXISTING WALL TO REMAIN.
- 3/4" 25 GAUGE MTL. STUDS @ 16" O.C. WITH 3/4" GYPSUM BOARD EACH SIDE AND 3/4" UNFACED BATT INSULATION. EXTEND TO 3" ABOVE DROPPED CEILING. BRACE TOP OF WALL WITH 45° METAL STUD KICKERS UP TO STRUCTURE AT 4'-0" O.C.
- 3/4" 25 GAUGE MTL. STUDS @ 16" O.C. WITH 3/4" GYPSUM BOARD EACH SIDE AND 3/4" UNFACED BATT INSULATION. EXTEND TO UNDERSIDE OF CONCRETE DECK. PROVIDE DEEP LEG DEFLECTION TRACK AT TOP OF WALL INSTALLED PER MANUFACTURER'S STANDARDS. PROVIDE ACOUSTICAL SEALANT AT PERIMETERS AND THROUGH WALL PENETRATIONS.
- 0 HOUR SMOKE PARTITION - 3/4" 25 GAUGE MTL. STUDS @ 16" O.C. WITH 3/4" GYPSUM BOARD EACH SIDE AND 3/4" UNFACED BATT INSULATION. EXTEND TO UNDERSIDE OF CONCRETE DECK. PROVIDE DEEP LEG DEFLECTION TRACK AT TOP OF WALL INSTALLED PER MANUFACTURER'S STANDARDS. PROVIDE FIRE SEALANT AT PERIMETERS AND THROUGH WALL PENETRATIONS.
- FLOOR OUT UTILITIES AND/OR COLUMN WITH 3/4" 25 GAUGE MTL. STUDS @ 16" O.C. WITH 3/4" GYPSUM BOARD ON ONE SIDE. EXTEND TO 3" ABOVE DROPPED CEILING.

WALL TYPE NOTES

- 1. IN TOILET ROOM 200.25B PROVIDE MOISTURE MOISTURE RESISTANT AND/OR TILE BACKER BOARD.



GUY GRONBERG ARCHITECTS, P.C.
118 S. SUMMIT ST.
LEE'S SUMMIT, MO 64065
Phone: 616.524.0978
Fax: 616.524.0978

2021 REMODEL
2801 NORTHEAST INDEPENDENCE AVE
SUITE 201
LEE'S SUMMIT, MISSOURI 64064

SANO ORTHOPEDICS
ADVANCED ORTHOPEDICS & SPORTS MEDICINE EXPERTS

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