Summitwoods Crossing - 1752 Landlord Work

applicable codes

building code:	2012 international building code
mechanical code:	2012 international mechanical code
plumbing code:	2015 international plumbing code
electrical code:	2017 national electric code
fire prevention:	2012 international fire code
life safety:	2019 IBC/ 2009 ANSI A117.1
energy code:	2009 international energy conservation code

drawing index

0cs1-0		cover sheet
a0-2		UL listings
a0-3		general accessibility diagrams
a0-5		demolition plan
a1-0		floor plan
a4-0		details - wall types

scope

Demolition of existing interior partitions, ceilings, lighting, plumbing fixtures and similar. Landlord to provide new fire rated demising walls, exit doors as needed . Tenant improvement drawings provided by Tenant under separate submittal. This submittal is not intended to be pulled for Certificate of Occupancy therefore, Code Plan not submitted as part of this submittal.

deferred submittals

fire sprinkler modifications - Fire Sprinkler Contractor

sign shop and awning shop drawings - sign and awning company

Tenant specific interior work required for occupancy permit - by future Tenant

code review

project type:	Landlord work for future tenant (s), demolition and minor interior partitions
project name:	Summitwoods Crossing 1752 - Landlord Work
occupancy	M (section 302) no change
construction type:	Type IIB (no change) fully sprinklered in accordance with IBC 903.3.1.1 & NFPA 13
allowable building stories:	4 stories (table 504.4)
actual building stories:	1 story (no change)
allowable building height:	75' (table 504.3)
sprinkler height increase:	maximum height increase 20'-0" (table 506.2)
actual building height	30'-4" (no change)
base allowable building area:	Tenant finish within existing shopping center building.
sprinkler area increase:	no change to existing building shell
actual Tenant space area:	6,004 SF original

fire-resistance rating requirements (table 601)

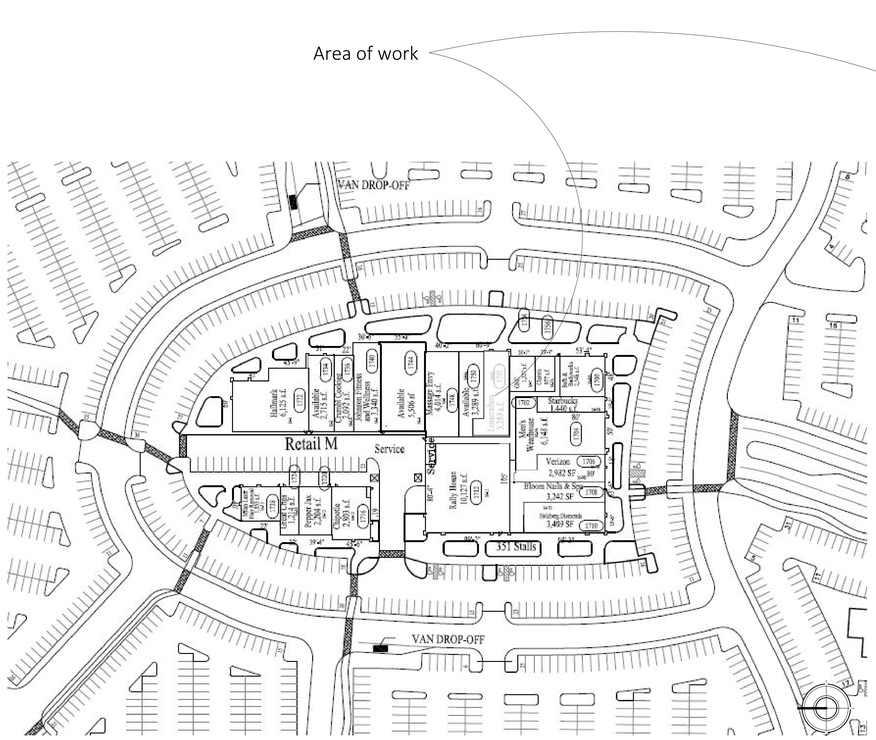
primary structural members	existing to remain (0 hour minimum)
bearing walls	existing to remain (0 hour minimum)
exterior	existing to remain (0 hour minimum)
interior	existing to remain (0 hour minimum)
nonbearing wall and partitions (interior)	existing to remain (0 hour minimum)
floor construction and associated secondary members	existing to remain (0 hour minimum)
roof construction and associated secondary members	existing to remain (0 hour minimum)

Fire separation between occupancies M 1 hour minimum provided

Fire Alarm Contractor to provide design and obtain permits for any moving and addition of sprinkler heads and/or lines.

All fire alarm monitoring devices to be connected to Landlord fire alarms system. Contractor to install/modify existing fire alarm system necessary per local code - coordinate with licensed Fire Alarm Contractor - voice alarm systems shall comply with IBC 907.2.1.1 - Fire Sprinkler Contractor to submit equipment with modifications to remaining system - deferred submittal.

project location



CADSTONE STUDIO
::ARCHITECTURE::
::Duane Hicks::
1213 W 32nd Street, Indepenence, MO 64055
816-550-0130
Cadstone1@aol.com

STATE OF MISSOURI
DUANE R. HICKS
NUMBER A-5815
REGISTERED ARCHITECT

01/20/2022

Summitwoods Crossing - 1752 Landlord Work
1752 NW Chipman Road
Lee's Summit, MO

Rev	Date	Description

SHEET NAME
cover sheet

PROJECT NO.

SHEET DATE
1/14/2022

SHEET NO.
0cs1-0

PROJECT PHASE
Permit

Authorities having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.

Authorities having Jurisdiction should be consulted before construction.

Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published inforamtion cannot always address every construction nuance encountered in the field.

When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.

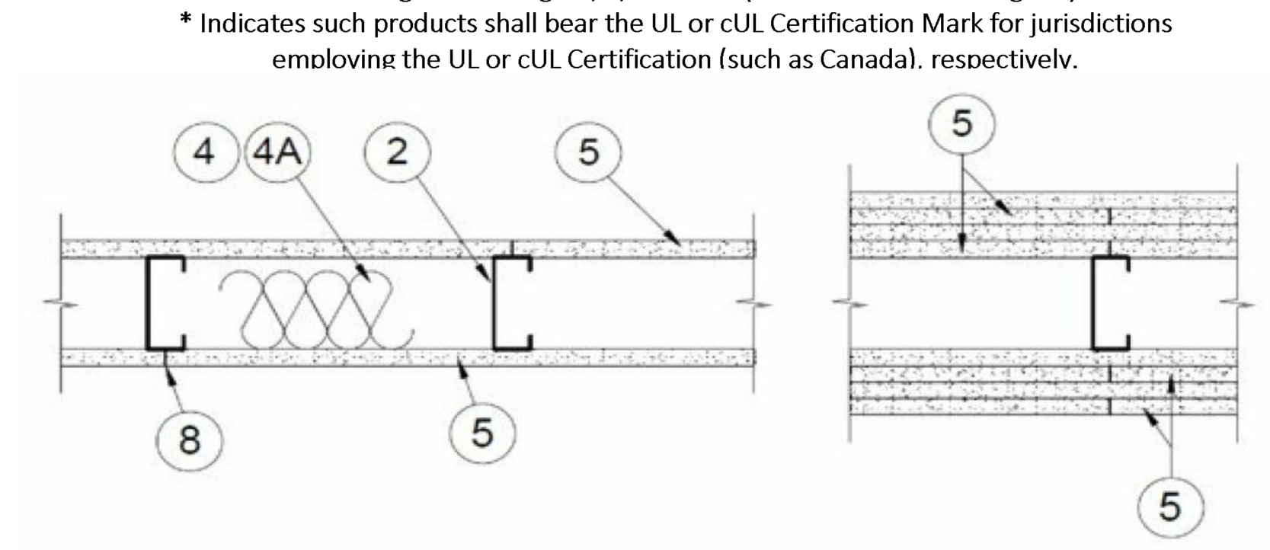
Only products bwhich bear UL's Mark are considered Certified.

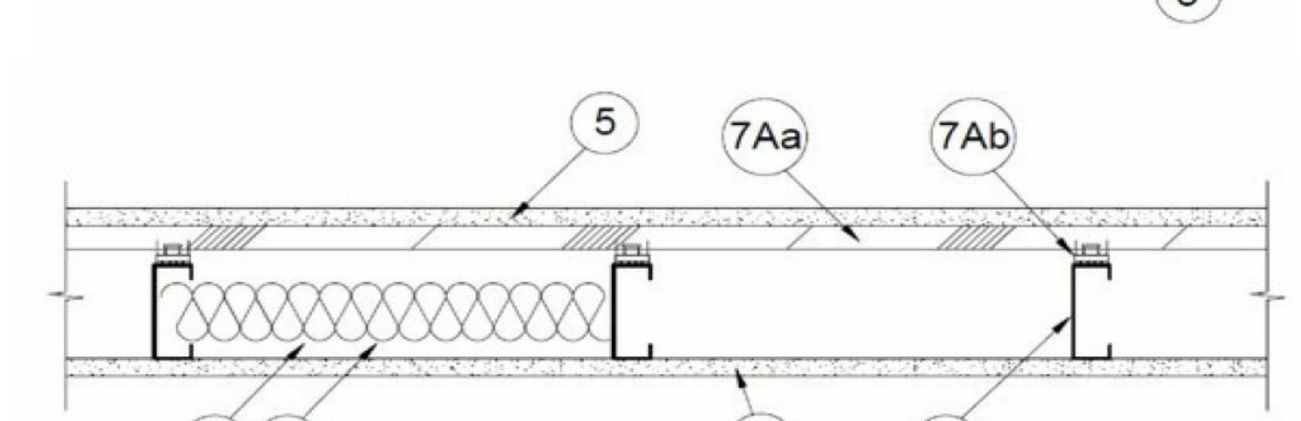
Design No. U419

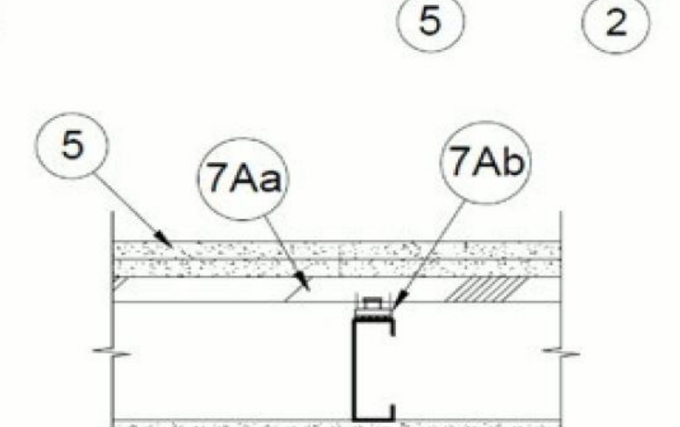
Last Updated on July 31, 2021

Nonbearing Wall Ratings 1, 2, 3 or 4 Hr (See Items 4 & 5 through 5J)

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada). respectively.







1A.Framing Members* Floor and Ceiling Runner Not Shown In lieu of Item 1 For use with Item 2B, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.
CALIFORNIA EXPANDED METAL PRODUCTS CO Viper25™ Track
CRACO MFG INC SmartTrack25™
MARINO/WARE, DIV OF WARE INDUSTRIES INC Viper25™ Track
FUSION BUILDING PRODUCTS Viper25™ Track
IMPERIAL MANUFACTURING GROUP INC Viper25™ Track
1B.Framing Members* Floor and Ceiling Runner Not Shown In lieu of Item 1 For use with Item 2C, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
CALIFORNIA EXPANDED METAL PRODUCTS CO Viper20™ Track
MARINO/WARE, DIV OF WARE INDUSTRIES INC Viper20™ Track
FUSION BUILDING PRODUCTS Viper20™ Track
IMPERIAL MANUFACTURING GROUP INC Viper20™ Track
1C.Framing Members* Floor and Ceiling Runners (Not Shown) In lieu of Item 1 Channel shaped, attached to floor and ceiling with fasteners 24 in. OC. max.
ALLSTEEL & GYPSUM PRODUCTS INC Type SUPREME D24/30EQD and Type SUPREME D20
CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV Type SUPREME D24/30EQD and Type SUPREME D20
QUAIL RUN BUILDING MATERIALS INC Type SUPREME D24/30EQD and Type SUPREME D20
SCAFCO STEEL STUD MANUFACTURING CO Type SUPREME D24/30EQD and Type SUPREME D20
STEEL CONSTRUCTION SYSTEMS INC Type SUPREME D24/30EQD and Type SUPREME D20
TELLING INDUSTRIES L L C Type SUPREME D24/30EQD and Type SUPREME D20
UNITED METAL PRODUCTS INC Type SUPREME D24/30EQD and Type SUPREME D20
1D.Floor and Ceiling Runners (Not Shown) For use with Item 2A Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min depth to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC.
1E.Framing Members* Floor and Ceiling Runners (Not Shown, As an alternate to Item 1) For use with Items 2E, 5F or 5G or 5I only, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.
CLARKDIETRICH BUILDING SYSTEMS CD ProTRAK
DMFCWBS L L C ProTRAK
MBA METAL FRAMING ProTRAK
RAM SALES L L C Ram ProTRAK
STEEL STRUCTURAL PRODUCTS L L C Tri-S ProTRAK
1F.Framing Members* Floor and Ceiling Runner Not Shown In lieu of Item 1 For use with Item 2F, proprietary channel shaped runners, minimum width to accommodate stud size, with 1- 1/8 in. long legs fabricated from min 0.015 in. (min bare metal thickness) galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
SUPER STUD BUILDING PRODUCTS The Edge
1G.Framing Members* Floor and Ceiling Runner For use with Item 2G, proprietary channel shaped runners, minimum width to accommodate stud size attached to floor and ceiling with fasteners 24 in. OC max.
STUDCO BUILDING SYSTEMS CROCSTUD Track
1H.Floor and Ceiling Runners (Not Shown) Channel shaped, fabricated from min 0.02 in. galv steel, min width to accommodate stud size, with min 1 in. long legs, for use with studs specified below and fabricated from min 0.018 in. galv steel or thicker, attached to floor and ceiling with fasteners spaced max 24 in. OC.
MARINO/WARE, DIV OF WARE INDUSTRIES INC Viper20™ Track VT100
FUSION BUILDING PRODUCTS Viper20™ Track VT100
IMPERIAL MANUFACTURING GROUP INC Viper20™ Track VT100
1I.Framing Members* Floor and Ceiling Runners (Not Shown, As an alternate to Item 1) For use with Items 2H, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.
TELLING INDUSTRIES L L C TRUE-TRACK™
1J.Framing Members* Floor and Ceiling Runner Not Shown In lieu of Item 1 For use with Item 2I, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.
1K.Framing Members* Floor and Ceiling Runner Not Shown In lieu of Item 1 For use with Item 2J, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
1L.Framing Members* Floor and Ceiling Runner Not Shown In lieu of Item 1 For use with Item 2N, proprietary channel shaped runners, 1-1/4 in. wide by min. 3-1/2 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
RESCUE METAL FRAMING, L L C AlphaTRAK
1M.Framing Members* Floor and Ceiling Runners Not Shown As an alternate to Item 1 For use with Item 2O, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
RONDO BUILDING SERVICES PTY LTD Rondo Wall Track
1N.Framing Members* Floor and Ceiling Runners Not Shown As an alternate to Item 1 For use with Item 2P, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
OEG BUILDING MATERIALS OEG Track
1O.Framing Members* Floor and Ceiling Runner Not Shown In lieu of Item 1 For use with Item 2Q, proprietary channel shaped runners, min width to accommodate stud size, fabricated from min. 25 MSG (0.018 in. min. bare metal thickness), attached to floor and ceiling with fasteners spaced 24 in. OC max.
CALIFORNIA EXPANDED METAL PRODUCTS CO Viper X Track
2.Steel Studs Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
2A.Steel Studs (As an alternate to Item 2, For use with Items 5B, 5E, 5H, 5J or Type ULIX) Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min depth, spaced a max of 16 in. OC. Studs friction-fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.
2B.Framing Members* - Steel Studs (As an alternate to Item 2, For use with Items 5C, 5I or Type ULIX) Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.
CALIFORNIA EXPANDED METAL PRODUCTS CO Viper25™
CRACO MFG INC SmartStud25™
MARINO/WARE, DIV OF WARE INDUSTRIES INC Viper25™
FUSION BUILDING PRODUCTS Viper25™
IMPERIAL MANUFACTURING GROUP INC Viper25™
2C.Framing Members* Steel Studs Not Shown In lieu of Item 2 proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.
CALIFORNIA EXPANDED METAL PRODUCTS CO Viper20™
MARINO/WARE, DIV OF WARE INDUSTRIES INC Viper20™
FUSION BUILDING PRODUCTS Viper20™
IMPERIAL MANUFACTURING GROUP INC Viper20™
2D.Framing Members* Steel Studs In lieu of Item 2 Channel shaped studs, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
ALLSTEEL & GYPSUM PRODUCTS INC Type SUPREME D24/30EQD and Type SUPREME D20
CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV Type SUPREME D24/30EQD and Type SUPREME D20
QUAIL RUN BUILDING MATERIALS INC Type SUPREME D24/30EQD and Type SUPREME D20
SCAFCO STEEL STUD MANUFACTURING CO Type SUPREME D24/30EQD and Type SUPREME D20
STEEL CONSTRUCTION SYSTEMS INC Type SUPREME D24/30EQD and Type SUPREME D20
TELLING INDUSTRIES L L C Type SUPREME D24/30EQD and Type SUPREME D20
UNITED METAL PRODUCTS INC Type SUPREME D24/30EQD and Type SUPREME D20
2E.Framing Members* Steel Studs (Not Shown, As an alternate to Item 2) For use with Items 5F or 5G or 5I or Type ULIX only, channel shaped studs, min depth as indicated under Item 5F, 5G or 5I, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
CLARKDIETRICH BUILDING SYSTEMS CD ProSTUD
DMFCWBS L L C ProSTUD
MBA METAL FRAMING ProSTUD
RAM SALES L L C Ram ProSTUD
STEEL STRUCTURAL PRODUCTS L L C Tri-S ProSTUD

1	u 419
a0-2	Scale: 1" = 1'-0"

2F.Framing Members* Steel Studs Not Shown In lieu of Item 2 proprietary channel shaped steel studs, minimum width indicated under Item 5, 1-1/4 in. deep fabricated from min 0.015 in. (min bare metal thickness) galvanized steel. Studs 3/8 in. to 3/4 in. less in lengths than assembly heights.
SUPER STUD BUILDING PRODUCTS The Edge
2G.Framing Members* Steel Studs Not Shown In lieu of Item 2 proprietary channel shaped studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in less than the assembly height.
STUDCO BUILDING SYSTEMS CROCSTUD
2H.Framing Members* Steel Studs (Not Shown, As an alternate to Item 2) Fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
TELLING INDUSTRIES L L C TRUE-STUD™
2I.Framing Members* Steel Studs
2J.Framing Members* Metal Studs Not Shown In lieu of Item 2 proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights
2K.Framing Members* Steel Studs As an alternate to Item 2 For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
EB METAL INC NITROSTUD
2L.Framing Members* Steel Studs As an alternate to Item 2 For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
OLMAR SUPPLY INC PRIMESTUD
2M.Framing Members* Steel Studs As an alternate to Item 2 For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
MARINO/WARE, DIV OF WARE INDUSTRIES INC StudRite™
2N.Framing Members* Steel Studs As an alternate to Item 2 proprietary channel shaped steel studs, min depth 3-1/2 in. and as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in length than assembly height.
RESCUE METAL FRAMING, L L C AlphaSTUD
2O.Framing Members* Steel Studs As an alternate to Item 2 proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.
RONDO BUILDING SERVICES PTY LTD Rondo Lipped Wall Stud
2P.Framing Members* Steel Studs As an alternate to Item 2 proprietary channel shaped steel studs, min width as indicated under Item 5, min 25 MSG galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.
OEG BUILDING MATERIALS OEG Stud
2Q.Framing Members* Steel Studs Not Shown In lieu of Item 2 For use with Item 1O, proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 25 MSG (0.018 in. min. bare metal thickness). Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.
CALIFORNIA EXPANDED METAL PRODUCTS CO Viper X
3.Wood Structural Panel Sheathing (Optional, For use with Item 5 Only) (Not Shown) 4 ft wide, 7/16 in. thick oriented strand board (OSB) or 15/32 in. thick structural 1 sheathing (plywood) complying with DOC PS1 or PS2, or APA Standard PRP-108, manufactured with exterior glue, applied horizontally or vertically to the steel studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Attached to studs with flat-head self-drilling tapping screws with a min. head diam. of 0.292 in. at maximum 6 in. OC. in the perimeter and 12 in. OC. in the field. When used, gypsum panels attached over OSB or plywood panels and fastener lengths for gypsum panels increased by min. 1/2 in.
4.Batts and Blankets* (Required as indicated under Item 5) Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 5.
SeeBatts and Blankets(BKNV or BZJZ) Categories for names of Classified companies.
4A.Batts and Blankets* (Optional) Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.
SeeBatts and Blankets(BKNV or BZJZ) Categories for names of Classified companies.
4B.Fiber, Sprayed* (Optional, for use with Type ULIX) Where insulation is required - Spray applied granulated mineral fiber material. The fiber is applied with adhesive at a minimum density of 4.0 pcf to completely fill the wall cavity in accordance with the application instructions supplied with the product. SeeFiber, Sprayed(CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC Type Rockwool Premium Plus
4C.Foamed Plastic*(Where Batts and Blankets*, Item 4, are optional, for use with Item 5K) Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity, for 2 hour rated assemblies only. When foamed plastic is used, minimum stud depth shall be 3-1/2 in.
CARLISLE SPRAY FOAM INSULATIONTypes SealTite Pro Closed Cell (CC), SealTite Pro Open Cell (OC), SealTite Pro OCX, SealTite Pro No Trim 21, SealTite Pro One Zero, Foamsulate Closed Cell, Foamsulate OCX, Foamsulate 70, and Foamsulate HFO.
5.Gypsum Board* Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) with Type ULIX need not be staggered. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in.Items 2, 2C, 2D, 2F, 2G, 2O	No. of Layers & Thkns of Panel	Min Thkns of Insulation(Item 4)
1	3-1/2	1 layer, 5/8 in. thick	Optional
1	2-1/2	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8	1 layer, 3/4 in. thick	Optional
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
2	3-1/2	1 layer, 3/4 in. thick	3 in.
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	2 layers, 3/4 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional
4	2-1/2	2 layers, 3/4 in. thick	2 in.

CGC INC 1/2 in. thick Type C, IP-X2 or IPC-AR; WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE
THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO 1/2 in. thick Type C and 5/8 in. thick Type SCX
UNITED STATES GYPSUM CO 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SGX, SHX, ULIX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE
USG BORAL DRYWALL SFZ LLC 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE
USG MEXICO S A DE C V 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC or; 3/4 in. thick Types IP-X3 or ULTRACODE
When Item 7B,Steel Framing Members*, is used, Nonbearing Wall Rating is limited to 1 Hr. Min. stud depth is 3-1/2 in., min. thickness of insulation (Item 4) is 3 in., and two layers of gypsum board panels (1/2 in. or 5/8 in. thick) shall be attached to furring channels as described in Item 6. One layer of gypsum board panels (1/2 in. or 5/8 in. thick) attached to opposite side of stud without furring channels as described in Item 6.
5A.Gypsum Board* (As an alternate to Item 5) 5/8 in. thick, 24 to 54 in. wide, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 6.
CGC INC Type SHX.
UNITED STATES GYPSUM CO Type FRX-G, SHX.
USG MEXICO S A DE C V Type SHX.
5B.Gypsum Board* (Not Shown) As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 in or 3/4 in. thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to 20 MSG steel studs Item 2A with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 11) or Lead Discs or Tabs (see Item 12).
RAY-BAR ENGINEERING CORP Type RB-LBG
5C.Gypsum Board* (For Use With Item 2B) Rating Limited to 1 Hour. 5/8 in. thick, 48 in. wide, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. (Vertical Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. Vertical joints are to be centered over studs and staggered one stud cavity on opposite sides of studs. (Horizontal Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section VI of Volume 1 in the Fire Resistive Directory.
CGC INC Type SCX, ULIX.
THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO Type SCX
UNITED STATES GYPSUM CO Type SCX, SGX, ULIX.
USG BORAL DRYWALL SFZ LLC Type SCX
USG MEXICO S A DE C V Type SCX
5D.Gypsum Board* (As an alternate to Item 5) 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 6. For use with Items 1 and 2 only.
CGC INC Type USGX
UNITED STATES GYPSUM CO Type USGX
USG BORAL DRYWALL SFZ LLC Type USGX
USG MEXICO S A DE C V Type USGX
5E.Gypsum Board* (Not Shown) (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 (or No. 6 by 1-1/4 in. long bugle head fine driller) steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.
NEW ENGLAND LEAD BURNING CO INC, DBA NELCO Nelco
5F.Gypsum Board* (As an alternate to Item 5) For use with Items 1E and 2E and limited to 1 Hour Rating only, Gypsum panels with beveled, square or tapered edges, applied vertically, and fastened to the steel studs with 1 in. long Type S screws spaced 8 in. OC along vertical and bottom edges and 12 in. OC in the field. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Steel stud depth shall be a minimum 3-5/8 in.
THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO Type SCX
UNITED STATES GYPSUM CO 5/8 in. thick Type SCX, SGX, ULIX
USG BORAL DRYWALL SFZ LLC 5/8 in. thick Type SCX, SGX
5G.Gypsum Board* (As an alternate to Item 5) For use with Items 1E and 2E only, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally, as specified in the table below and fastened to the steel studs as described in Item 6. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating,Hr	Min Stud Depth, in.Item 2E	No. of Layers & Thicknessof Panel	Min Thkns of Insulation(Item 4)
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional

GC INC 1/2 in. thick Type C, IP-X2 or IPC-AR;, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX or 3/4 in. thick Types IP-X3 or ULTRACODE
THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO 1/2 in. thick Types C and 5/8 in. thick SCX
UNITED STATES GYPSUM CO 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type SCX, SGX, SHX, IP-X1, AR, C, , FRX-G, IP-AR, IP-X2, IPC-AR, ULIX; 3/4 in. thick Types IP-X3 or ULTRACODE
USG BORAL DRYWALL SFZ LLC 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE
USG MEXICO S A DE C V 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE
5H.Gypsum Board* (Not Shown) (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 or 3/4 in thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) - Nom 5/8 or 3/4 in. may be used as alternate to all 5/8 or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Gypsum board secured to 20 MSG steel studs Item 2B with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. For Joint Compound see Item 5. To be used with Lead Batten Strips (see Item 11A) or Lead Discs (see Item 12A).
MAYCO INDUSTRIES INC Type X-Ray Shielded Gypsum
5I.Gypsum Board* (As an alternate to Item 5) Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges installed as described in Item 5. Steel stud minimum depth shall be as indicated in Item 5.
CGC INC Type ULIX, ULX
UNITED STATES GYPSUM CO Type ULIX, ULX
USG MEXICO S A DE C V Type ULX
5J.Gypsum Board* (Not Shown) (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws gypsum panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
RADIATION PROTECTION PRODUCTS INC Type RPP - Lead Lined Drywall5K.Gypsum Board*(As an alternate to Item 5 when Foam Plastic insulation (Item 4C) is used) Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 5 above. Applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels secured to studs with 1 in. long Type S steel screws spaced 8 in. OC at perimeter and in the field. For 2 layer assemblies outer layer will be attached to studs over inner layer with the 1-5/8 in. long steel screws spaced 8 in. OC.
6.Fasteners (Not Shown) For use with Items 2 and 2F - Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 7).Single layer systems:1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically.Single layer system with Type ULIX:1 in. long, spaced 12 in. OC in the field and perimeter, when panels are applied horizontally or vertically. Two layer systems:First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. Three-layer systems:First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.Four-layer systems:First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.
7.Furring Channels (Optional, Not Shown, for single or double layer systems) Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws. Not for use with Item 5A.
7A.Framing Members* (Optional on one or both sides, not shown, for single or double layer systems) As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a.Furring Channels Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.
b.Steel Framing Members* Used to attach furring channels (Item 7Aa) to studs (Item 2). Clips spaced max. 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 9/16 in. minimum self-drilling, S-12 steel screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).
7B.Framing Members* (Optional, Not Shown) As an alternate to Item 7, for single or double layer systems, furring channels and Steel Framing Members on only one side of studs as described below:
a.Furring Channels Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 5. Not for use with Item 5A.
b.Steel Framing Members* Used to attach furring channels (Item 7Ba) to one side of studs (Item 2) only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC Type Isomax
7C.Framing Members* (Not Shown) (Optional on one or both sides, not shown, for single or double layer systems) As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a.Furring Channels Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.
b.Steel Framing Members* Used to attach furring channels (Item 7Ca) to studs (Item 2). Clips spaced max. 48 in. OC. GENIECLIPS secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.
PLITEQ INC Type GENIECLIP
7D.Steel Framing Members* (Optional on one or both sides, not shown, for single or double layer systems) Furring channels and Steel Framing Members as described below:
a.Furring Channels Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.
b.Steel Framing Members* Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips
STUDCO BUILDING SYSTEMS RESILMOUNT Sound Isolation Clips - Type A237 or A237R
7E.Steel Framing Members* (Optional on one or both sides, not shown, for single or double layer systems) Furring channels and Steel Framing Members as described below:
a.Furring Channels Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 7Eb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A and 5E.
b.Steel Framing Members* Used to attach furring channels (Item 7Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA Type SonusClip
7F.Steel Framing Members* (Optional on one or both sides, not shown, for single or double layer systems) Resilient channels and Steel Framing Members as described below:
a.Resilient Channels Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 5. Not for use with Item 5A and 5E.
b.Steel Framing Members* Used to attach resilient channels (Item 7Fa) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC Type RC+ Assurance Clip
7G.Framing Members* (Optional on one or both sides, not shown, for single or double layer systems) As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a.Furring Channels Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. or 1-1/2 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.
b.Steel Framing Members* Used to attach furring channels (Item 7Ga) to studs (Item 2). Clips spaced max. 48 in. OC. Clips secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center hole. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS Type ClarkDietrich Sound Clip
8.Joint Tape and Compound Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.
9.Siding, Brick or Stucco (Optional, Not Shown) Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of local code agencies, installed over gypsum panels. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick.
10.Caulking and Sealants* (Optional, Not Shown) A bead of acoustical sealant applied around the partition perimeter for sound control.
UNITED STATES GYPSUM CO Type AS
11.Lead Batten Strips (Not Shown, For Use With Item 5B) Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5B) and optional at remaining stud locations. Required behind vertical joints.
11A.Lead Batten Strips (Not Shown, For Use With Item 5H) Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations.
12.Lead Discs or Tabs (Not Shown, For Use With Item 5B) Used in lieu of or in addition to the lead batten strips (Item 11) or optional at other locations - Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 5B) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
12A.Lead Discs (Not Shown, for use with Item 5H) Max 5/16 in. diam by max 0.140 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.5% meeting the Federal Specification QQ-L-201f, Grades "B, C or D".
13.Lead Batten Strips (Not Shown, For Use With Item 5E) Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.142 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5E) and optional at remaining stud locations.
14.Lead Tabs (Not Shown, For Use With Item 5E) 2 in. wide, 5 in. long with a max thickness of 0.142 in. Tabs friction-fit around front face of stud, the stud folded back flange, and the back face of the stud. Tabs required at each location where a screw (that secures the gypsum boards, Item 5E) will penetrate the steel stud. Lead tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead tabs may be held in place with standard adhesive tape if necessary.
15.Barrier Mesh (Optional, Not Shown) - Attached to steel studs on one or both sides of the wall using Barrier Mesh Clips spaced at maximum 12 inches on center vertically, using a flat head type screw penetrating through the steel at least 3/8 of an inch. For Steel Studs less than 0.033 inches in thickness, use self-piercing screws. For Steel Studs equal to or greater than 0.033 inches in thickness, use steel drill screws (self-tapping). Gypsum Board (Item 5) to be installed directly over the Barrier Mesh using prescribed screw patterns with lengths increased by a minimum 1/8 in. Barrier Mesh may be installed with the long dimension of the diamond pattern positioned vertically or horizontally. Barrier Mesh joints may occur as butt joints at the framing members and secured using the Barrier Mesh Clips or occur in between framing members as overlapping joints secured using 18 SWG wire ties spaced a maximum 12 in. on center.
CLARKDIETRICH BUILDING SYSTEMS Barrier Mesh, Barrier Mesh Clips
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

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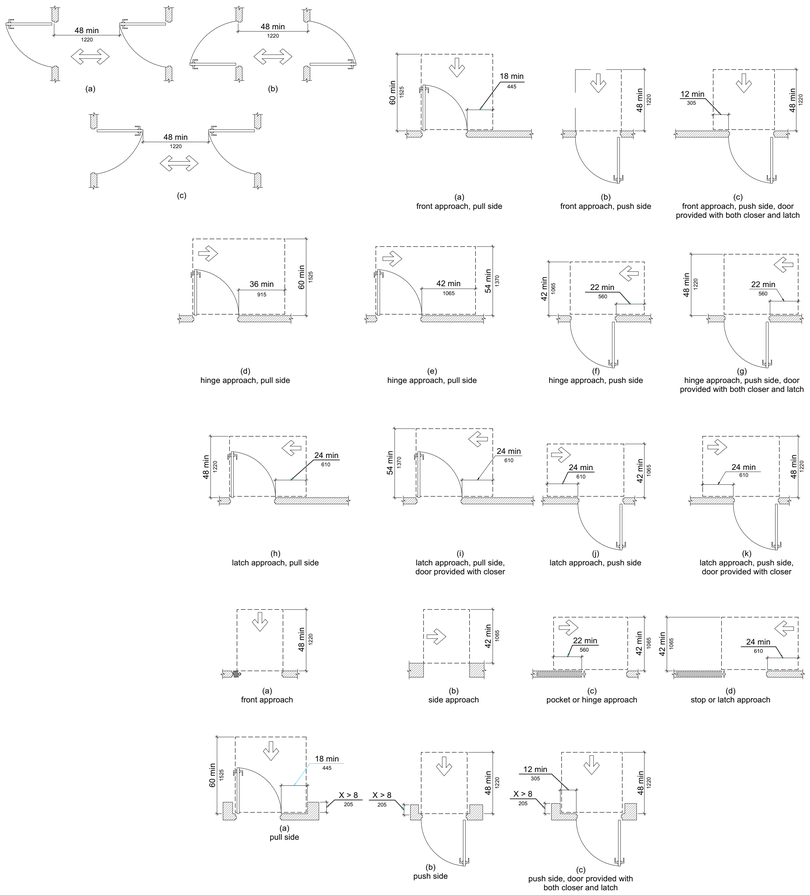
STATE OF MISSOURI
DUANE R. HICKS
NUMBER A-5815
REGISTERED ARCHITECT

01/20/2022

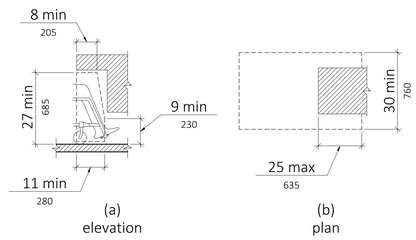
Summitwoods Crossing - 1752 Landlord Work
1752 NW Chipman Road
Lee's Summit, MO

Rev	Date	Description

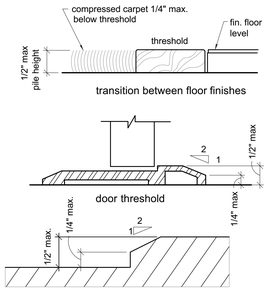
SHEET NAME
U L listings
PROJECT NO.
SHEET DATE 1/14/2022
SHEET NO. a0-2
PROJECT PHASE Permit



2 a0-3 **accessible clearances**
Scale: 1/4" = 1'-0"

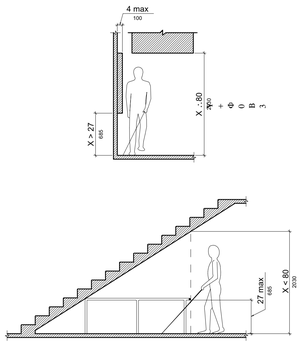


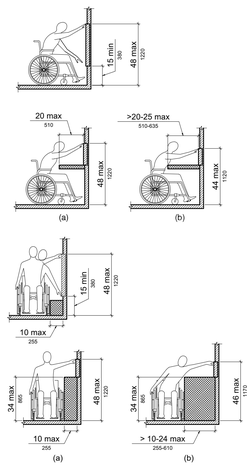
3 a0-3 **toe-knee clearance**
Scale: 1/2" = 1'-0"

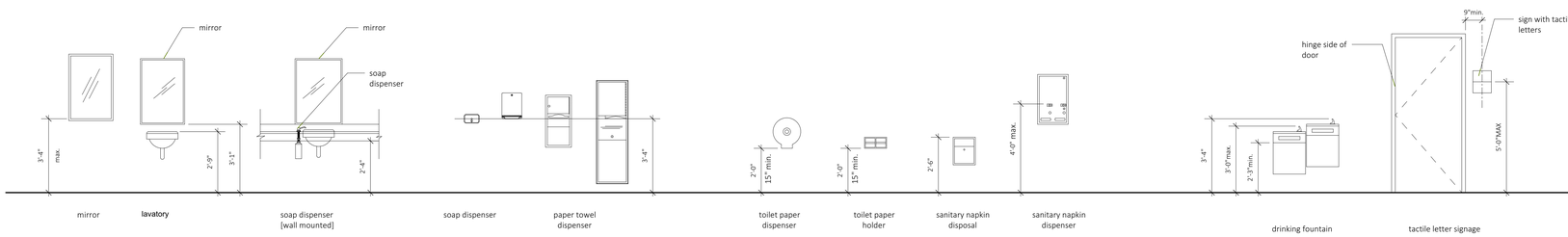


notes:

1. 1/2" maximum total height with 1/4" maximum vertical change at edge.
2. 1:2 sloped bevel required if level change is over 1/4" vertical.
3. level changes of more than 1/2" must be ramped and comply with ramp requirements.

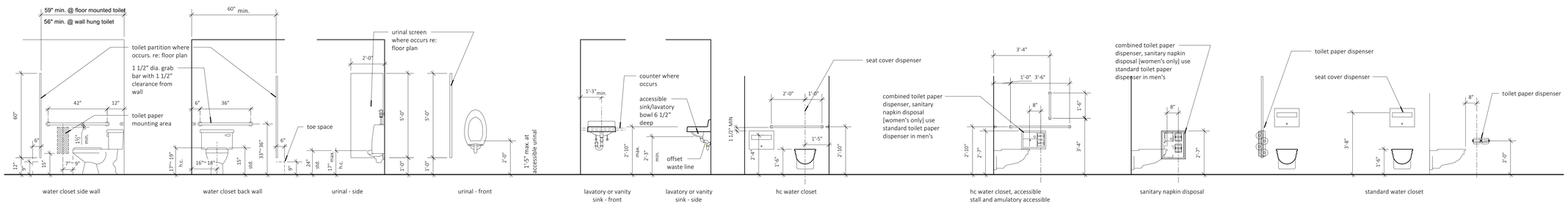






typ. toilet accessories mounting heights

drinking fountain and door signage



typ. plumbing fixtures and accessories mounting heights

1 a0-3 **typical accessible heights**
Scale: 3/8" = 1'-0"

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STATE OF MISSOURI DUANE R. HICKS A-5815 REGISTERED ARCHITECT

01/20/2022

Summitwoods Crossing - 1752 Landlord Work
1752 NW Chipman Road
Lee's Summit, MO

Rev	Date	Description

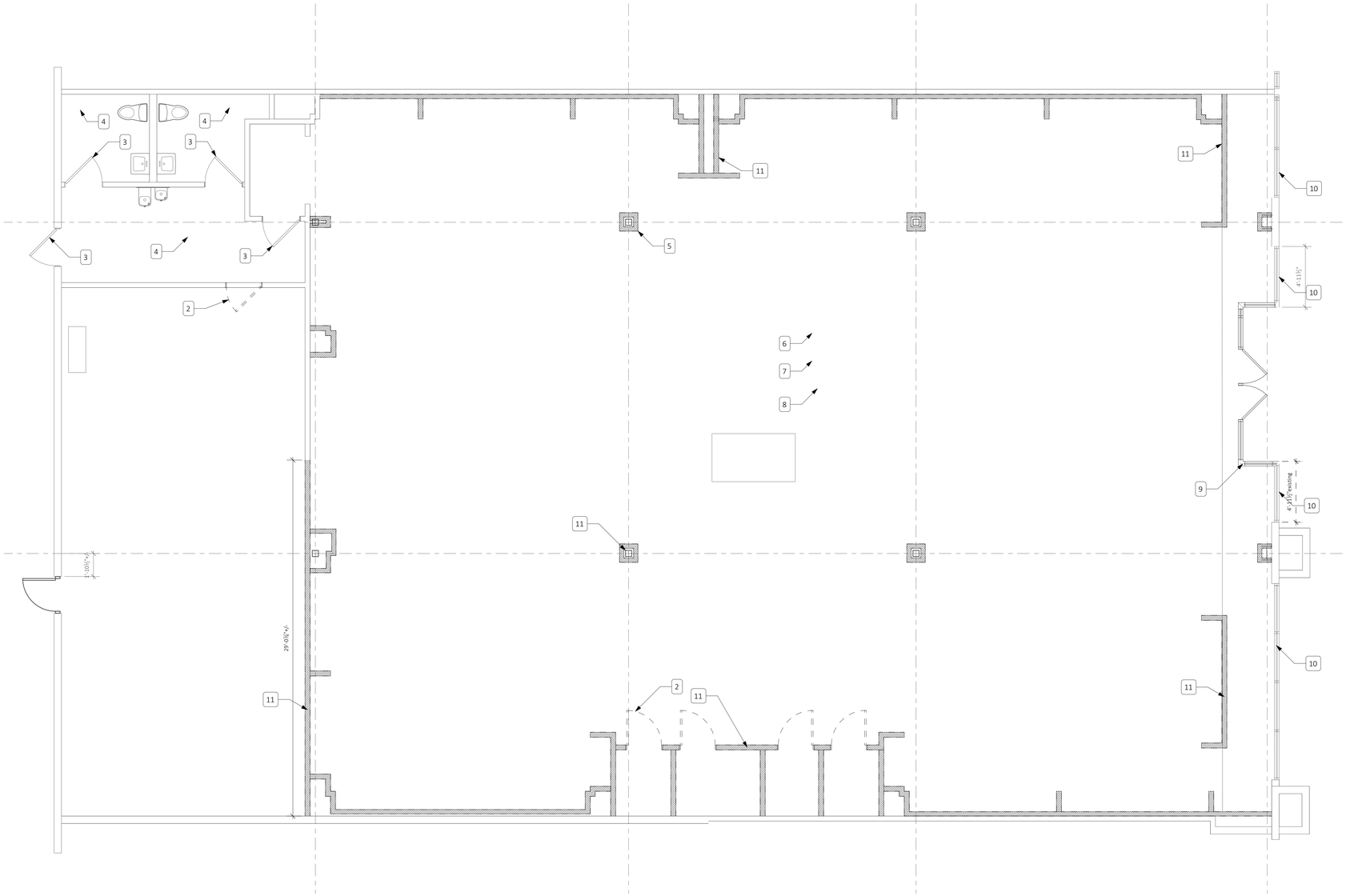
SHEET NAME
general accessibility diagrams

PROJECT NO.

SHEET DATE
1/14/2022

SHEET NO.
a0-3

PROJECT PHASE
Permit



1 a0-5 Demolition Floor Plan
Scale: 1/4" = 1'-0"

general notes - demolition

1. All work shall conform to the requirements of all local laws, codes, and regulations of all authorities having jurisdiction; in case of conflict between requirements, the most restrictive shall apply.
2. Contractor is responsible for patching and repairing any and all fireproofing [to match or exceed existing] material and thickness, whether caused by Contractor or not.
3. Contractor shall acquaint themselves with all Landlord/Developer requirements and shall comply full with such.
4. Contractor shall provide adequate protection of work, materials, fixtures, etc. from loss, damage, fire, theft, etc.
5. Demolition contractor shall dispose of all removed materials at an appropriate location. The Contractor shall confirm the exact location with the Landlords on site representative
6. Demolition work shall be executed in an orderly and careful manner and demolished materials shall become the property of the contractor for off-site disposal at their expense, in a legal manner.
7. Existing conditions and elevations are derived from field measurements and are shown to assist the bidders only. No claim is made to their validity. The Contractor and Subcontractors shall visit the side prior to submitting a bid and provide for all existing conditions. No allowance will be made resulting from failure to carry out such an examination.
8. Perform work by means that will not produce noise, vibration, odors, or dust which could affect operations or use by other tenants.
9. Prior to the start of construction or demolition, the Contractor shall coordinate with the Landlord rep. or on site management and any adjacent tenants if work will impact their daily operations.
10. Protect exisitng conditions from damage and repair damage due to construction operations at no cost to owner.
11. Remove existing walls as indicated. Patch and repair all remaining walls and soffits for as new finish. Remove and replace existing concrete slab or sidewalk and prepare for new work.
12. The Contractor shall field check all relevant conditional and dimensions and notify the architect of any discrepancies with the drawings prior to construction.
13. The work involved shall be the entire responsibility of the Contractor who shall ensure that such work is properly carried out by his forces of their Subcontractors. The contractor shall confirm that all items are covered.
14. Verify all existing steel columns, bases and foundations are in acceptable condition. Notify the architect immidiately if not.
15. When existing finishes are to be removed from existing substrate, the remaining substrate shall be patched and/or repaired and prepared to receive new finish as required by the manufacturer's recommendations.
16. Where removal of walls are indicated, remove existing electrical devices, related wiring and conduit back to the source to facilitate removal. Salvage all hornstrobes, emergency lighting, FE cabinets and thermostats for reuse on this project. Contractor shall include removal of all abandoned conduit and wiring above ceilings.
17. Where removal of walls are indicated, remove existing electrical devices, related wiring and conduit back to the source to facilitate removal. Salvage all hornstrobes, emergency lighting, FE cabinets and thermostats for reuse on this project. Contractor shall include removal of all abandoned conduit and wiring above ceilings.

demolition key notes

1. N/A
2. Remove existing door, frame and hardware.
3. Existing doors to remain.
4. Existing finishes and ceilings to remain
5. Remove existing column wraps. Building shell columns and structure to remain.
6. Remove existing flooring throughout, down to existing floor slab. Floor should be clean and broom swept.
7. Remove existing fixtures and any existing previous tenants finishes on walls. Patch and repair existing walls.
8. Remove existing ceiling throughout, including, but not limited, to ceiling grids/tiles, gyp. bd. ceiling, lighting, HVAC diffusers etc. Remove conduits back to source in preparation of new work.
9. Remove existing storefront. Contractor to try to salvage and re-use storefront and move out to be aligned with remaining storefront. Remove existing ceiling/soffit on exterior of storefront inset. Do not damage existing building shell. Contractor to patch and repair and damage to as-new condition.
10. Existing storefront system to remain.
11. Remove existing walls/partitions in their entirity. Shown hatched.

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STATE OF MISSOURI
DUANE R. HICKS
NUMBER A-5815
REGISTERED ARCHITECT

01/20/2022

Summitwoods Crossing - 1752
Landlord Work
1752 NW Chipman Road
Lee's Summit, MO

Rev	Date	Description

SHEET NAME
demolition plan

PROJECT NO.

SHEET DATE
1/14/2022

SHEET NO.
a0-5

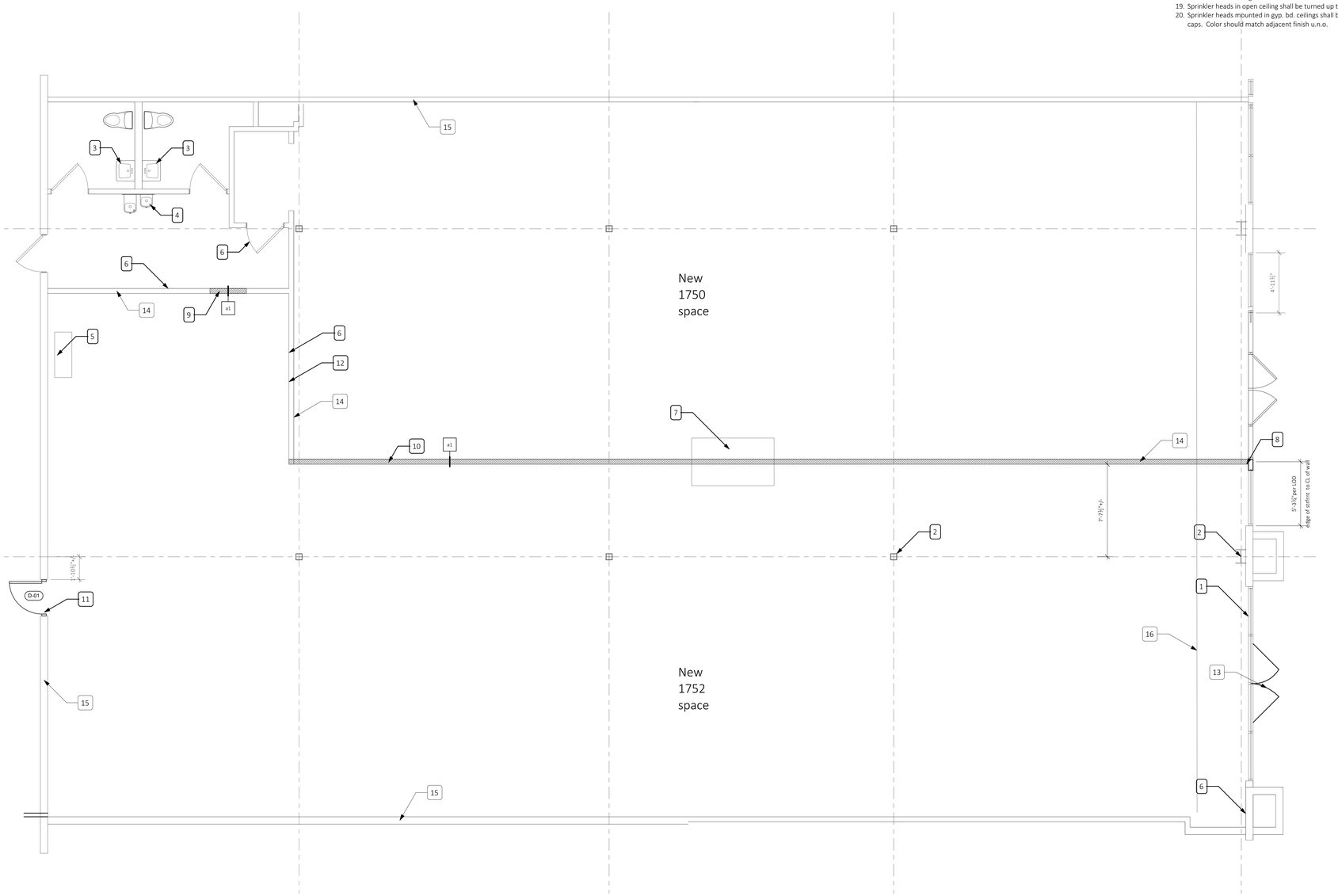
PROJECT PHASE
Permit

door schedule

	mark		width	height	thickness	slab style	jamb thick	jamb depth	head detail	jamb detail	frame	hw set	accessories	comments
			nominal size			door style	door frame		frame details					
D-	01		3'0"	7'0"	1 3/4"	Solid	2"	4 1/2"	3/a4.0	3/a4.0	HM	DHW-1		

door hardware legend

ID	hinge qty	type	lock type	closer type	stop type	notes
DHW-1	1 1/2 pair	Door MFG Butt Hinges,	Panic/alarm sec. device. detex V4xEB	4400 series Yale Commercial	Ives #407-1/2" concave. WS 406	Kickplate - Stanley door system, full w



1 Floor Plan
a1-0 Scale: 1/4" = 1'-0"

interior general notes

1. Align new partitions with existing conditions e.g. columns, walls, windows, etc. - unless noted otherwise.
2. All dimensions are to face of finish, unless noted otherwise. Any dimension labeled hold or clear shall over rule all other dimensions. If dimensions are off, Contractor shall notify Architect immediately.
3. All interior gypsum board shall be 5/8" type 'x' on metal studs or furring channels unless noted otherwise.
4. All interior partition dimensions from column grid lines to face of gypsum board finish - unless noted otherwise.
5. All partitions attached to structure above shall consist of deflection slip track.
6. All walls shall be taped, spackled, sanded, and finished to match adjacent finishes.
7. Any concrete slab removal shall be removed in a straight orderly manner. All trenches shall be back filled with existing fill and compacted in 6" lifts if deeper trenches are created. If a vapor barrier is present, new vapor barrier shall be installed to meet the same thickness and quality of the existing and shall be sealed to existing to prevent infiltration. Concrete thickness shall match existing and shall have the same finish as existing. Concrete shall be a minimum of 3,500 psi. Edges of slab shall be doweled or keyed into new slab. If trenches are located in sales areas or areas seen by the general public, all cuts shall be in straight perpendicular lines and trench shall be the same width.
8. Any penetration through rated wall shall be sealed to provide fire, smoke and/or acoustical isolation of spaces with appropriate fire stop material to meet existing or proposed fire rating assembly.
9. Contractor shall ensure all exits are free of any materials or other obstructions and all emergency exit hardware is in good working order at all times during construction.
10. Contractor shall provide egress and exit illuminated signage/lights per local codes. Contractor shall confirm with local authorities having jurisdiction.
11. Coordinate any barricade graphics with Landlord or Mall Management prior to commencement of work.
12. Existing finishes, ceiling, lighting and similar shall remain unless noted otherwise.
13. Existing sprinkler system to be adjusted to meet applicable codes. Fire sprinkler modifications and/or related alarm systems to be submitted under separate cover.
14. Installation of fire alarm systems shall comply with Landlord criteria and local codes as required.
15. Items such as mechanical, plumbing or electrical that penetrate partitions, studs shall be braced and framed as required to provide adequate support.
16. Provide blocking in gypsum board partitions for all wall-mounted architectural woodwork, finish carpentry, furniture, equipment, grab bars, toilet accessories, wall-mounted handrails, etc. All blocking shall be fire retardant treated wood. Contractor is respsonsible for coordinating blocking with all wall-mounted items including but not limited to those listed above.
17. Refer to mechanical, plumbing and electrical drawing for more information that may not be in the architectural drawings, Contractor to notify and coordinate with the Architect of any issues that conflict with the new design.
18. Reuse existing plumbing fixtures, toilet partitions, toilet accessories, etc. as possible. Contractor shall bring all fixtures to as-new condition.
19. Sprinkler heads in open ceiling shall be turned up towards the ceiling.
20. Sprinkler heads mounted in gyp. bd. ceilings shall be fully recessed with approved caps. Color should match adjacent finish u.n.o.

general notes

1. All work shall conform with applicable building codes, regulation and ordinances, Contractor shall obtain all required building and occupancy permits.
2. The Architect is not responsible for Contractor's means, sequence and methods or safety measures, including all personnel and visitors.
3. Revisions to work or plans must be approved by the city and / or local jurisdictions inspection services prior to implementation. Any additions or changes to work must be authorized in writing by the Architect and Owner. No alterations will be made on the project except upon written order by using predetermined Architect supplemental instructions [ASI], change order or construction change directives.
4. Information on the drawings regarding existing conditions is assessed upon site observation or documentation provided by others. The information is believed to be an accurate reflection of the existing conditions but it is in no way intended to guarantee exact conditions.
5. Drawings contained in this set shall not be reproduced for shop drawings, copies of these drawings submitted as shop drawings will be rejected and returned to the Contractor.
6. Do not scale drawings. Follow written dimensions or keyed notes only. Contact Architect for clarification if required.
7. All fire, life safety systems must be maintained in proper working order throughout the duration of the work. Portable fire extinguishers of approved type are to be placed within the construction area in accordance with the local fire department inspector or marshall.
8. Pedestrians shall be protected during construction, remodeling and demolition phases. Contractor to provide signage directing pedestrian traffic. All required means of egress shall be maintained at all times during the construction process.
9. Field verifying existing conditions and dimensions prior to commencement of work. Notify Architect of any descrepancies.
10. Contractor to coordinate the shut down of any and all utility services with the existing building so as to minimize the disruption of service to other Tenants in the building.
11. Contractor shall take precautions to maintain and protect existing systems and finishes which are to remain. Any damage to such systems and finishes shall be repaired in a manner acceptable to the Architect at the Contractor's expense.
12. Contractor is responsible to perform a complete analysis prior to commencement of work, report all discrepancies to the Architect immediately. Failure of the Contractor to perform survey, field verify conditions, and coordinate work does not relieve Contractor of reasonability for work.
13. All Contractors will provide adequate bracing and/or shoring to insure structural stability of the building and all related building components, i.e. structural walls, interior wall assemblies, etc. during the construction phase of the project.
14. All blocking to be ACG treated with approced fasteners if in contact with ground.
15. All dissimilar metal materials shall be isolated with an approved non-metal isolation material.
16. All exposed steel handrails, guardrails, etc. shall be painted. Color to be determined by Architect if not specified on drawings.
17. All exterior wood shall be exterior rated with required preservatives.
18. All finishes not speciically called out on the drawings shall be selected by Owner/Architect.
19. All wet /plumbing walls are to be provided with moisture resistant gyp. bd. Provide cement backer board behind all walls with tile in wet locations.
20. Any details for construction not specified or shown on drawings shall be in accordance with industry standards or manufacturer's recommendations.
21. Any manufactured items shall be installed in accordance with manufacturer's written instructions.
22. Assemblies noted to be fire-rated [one hour, two hour, etc.] shall be contructed in strict compliance with the fire test referenced or if no text is referenced, an industry recognized fire-test applicable to the assembly.
23. Each installer must examine substrate and/or conditions under which the work will be installed and report to the Contractor in writing any conditions detramental to the proper and timely execution of the installer's work. Do not proceed until unsatisfactory conditions are corrected. Installation shall constitute acceptance of the substrate and/or conditions.
24. Non-bearing partitions shall be isolated from the building structure to prevent transfer of building loads from the structure to the partitions.
25. Provide sufficient blocking in stud walls to support all items or equipment shown or specified to be attached to the walls. Provide additional structural supports [angles, channels, etc.] within wall where the weight of attached items or equipment is too great to be supported by metal studs. Provide blocking for owner furnished or installed items.
26. Revisions to work or plans must be approved by the city and / or local jurisdictions inspection services prior to implementation. Any additions or changes to work must be authorized in writing by the Architect and Owner. No alterations will be made on the project except upon written order by using predetermined Architect supplemental instructions [ASI], change order or construction change directives.
27. Landlord building shell - structural system shall not be compromised in any manner. Any modifications and/or adaptations to existing structural system shall be coordinated and agreed upon by Landlord Representative prior to commencement of work.
28. No plumbing is allowed in demising walls. Furr out wall as required.
29. Contactor is responsible for general clean up of job site upon completion of project.
30. Any new tenant signage shall be submitted under separate cover, by others.
31. All patching and repair work to roofing shall be compatible with existing roof materials and maintain all roofing warranties. Contractor shall use Landlord roofing Contractor on any roof work.
32. [Typical] as used in these documents shall mean that the conditions or dimension is the same or representative for similar conditions throughout.

floor plan keynotes

1. Existing storefront system to remain.
2. Existing steel column to remain. [typ] u.n.o.
3. Existing ADA restrooms to remain.
4. Existing drinking fountain to remain.
5. Existing electrical to remain.
6. Existing walls and doors to remain.
7. Existing RTU to be removed and relocated. Patch and repair existing metal deck (overlay metal deck to nearest support) and provide roof insulation to match existing. New TPO roofing membrane overtop. Landlord roofing contractor to be responsible for work to not void any existing roofing warranties. Coordinate with mall management accordingly with new temporary location.
8. Provide new break metal furr out at end of wall and in between existing storefront and new/revised storefront. Break metal shall match storefront color. Provide temporary barricade as needed with temporary door into space until future construction on adacent space. RE: details on sheet a4.0.
9. Infill existing opening in wall to match same construction type of wall.
10. New fire-rated partition to roof deck. Fire caulk and tape as required to meet UL u419 rating (1 HOUR min). RE: wall types for additional information.
11. New exit door. RE: door schedule.
12. Extend existing wall to roof deck and provide new gyp. bd. as required to ensure fire-rated demising wall.
13. New storefront doors by Tenant in future submittal
14. New demising wall. RE: wall types and floor plan keynotes for additional information.
15. Existing demising wall to remain. Patch and repair any damage to meet minimum fire rating requirements.
16. Existing gyp. bd. soffit at storefront to remain. Remove only a portion of the soffit to install new 1 hour rated demising wall. Patch and repair as necessary.

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STATE OF MISSOURI
DUANE R. HICKS
A-5815
REGISTERED ARCHITECT

01/20/2022

Summitwoods Crossing - 1752 Landlord Work
1752 NW Chipman Road
Lee's Summit, MO

Rev	Date	Description

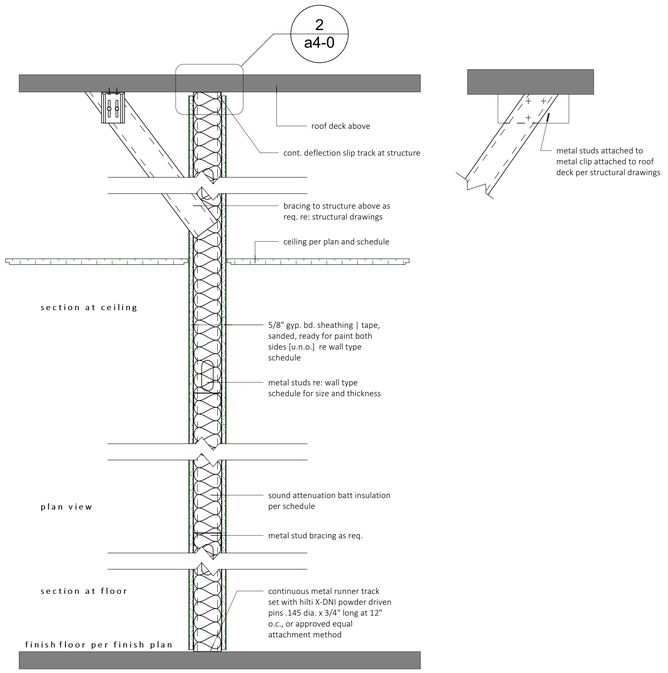
SHEET NAME
floor plan

PROJECT NO.

SHEET NO.
a1-0

SHEET DATE
1/14/2022

PROJECT PHASE
Permit



wall type	stud size	wall sheathing	wall thickness	insulation type u.n.o.
a 1	3 5/8"	5/8" gyb bd [typ 'x' rated per UL u419]	4 7/8"	sound batt insulation
a 2	3 5/8"	5/8" gyb bd [both sides]	4 7/8"	sound batt insulation
a 3	3 5/8"	5/8" gyb bd [one side]	4 1/4"	sound batt insulation
b 1	6"	5/8" gyb bd [typ 'x' rated per UL u419]	7 1/4"	sound batt insulation
b 2	6"	5/8" gyb bd [both sides]	7 1/4"	sound batt insulation
b 3	6"	5/8" gyb bd [one side]	6 5/8"	sound batt insulation

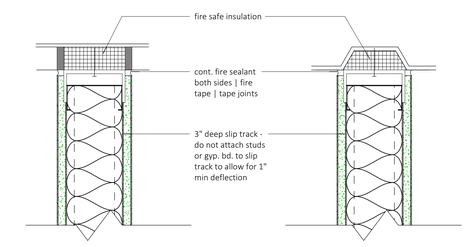
full height partition | full height studs, full height gyp. bd.
interior walls not going to deck | 6" above adjacent tallest ceiling | bracing to deck as required
provide water resistant gyp. bd. at all wet locations

demising or corridor wall only |

| set runner track in continuous acoustical sealant
| wall assembly to be rated per UL u419 u.n.o.

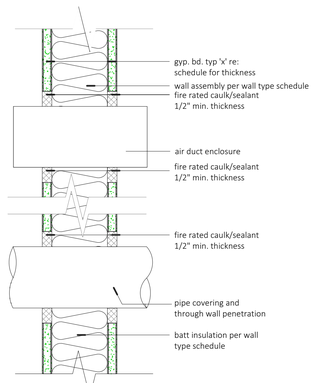
| use sound attenuation batt insulation in all demising walls

1 a4-0 Wall Type information
Scale: 1 1/2" = 1'-0"

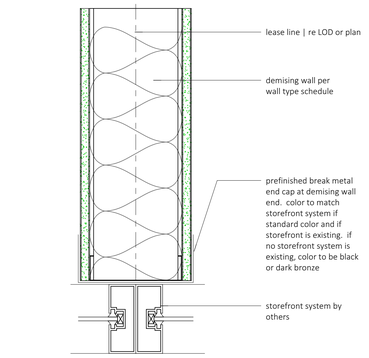


parallel to deck | perpendicular to deck |

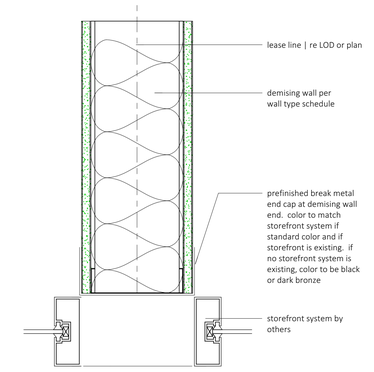
2 a4-0 T.O. wall at deck
Scale: 3" = 1'-0"



3 a4-0 Wall Penetrations
Scale: 3" = 1'-0"



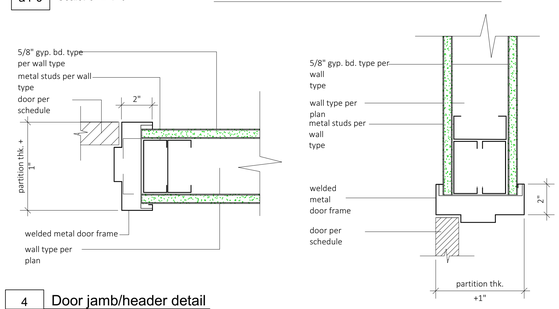
located at mullion or prior to storefront installation



optional [with break metal cap] located at mullion or prior to storefront installation

5 a4-0 Wall at Storefront Detail
Scale: 3" = 1'-0"

located at glass [no mullion]



4 a4-0 Door jamb/header detail
Scale: 3" = 1'-0"

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01/20/2022

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Lee's Summit, MO

Rev	Date	Description

SHEET NAME
details - wall types

PROJECT NO.

SHEET DATE
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a4-0

PROJECT PHASE
Permit