

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 TENANT.**
2. **DEFINITIONS:**
 - REMOVE AND DISCARD:** DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE.
 - REMOVE AND SALVAGE:** DETACH ITEMS FROM EXISTING CONSTRUCTION AND TURN OVER TO TENANT UNDAMAGED.
 - RELOCATE:** DETACH ITEMS FROM EXISTING CONSTRUCTION, MOVE THEM INTACT, REINSTALL, AND REINSTALL THEM WHERE INDICATED.
 - EXISTINGS TO REMAIN:** EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED, BUT ARE TO REMAIN IN PLACE AND BE UNDAMAGED.
 - REMOVE AND RECLAIM:** DETACH ITEMS FROM EXISTING CONSTRUCTION. AT CONTRACTORS OPTION ITEM MAY BE REUSED AS PART OF NEW WORK. IT WILL BE THE CONTRACTORS 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 REINGR items TO LIKE NEW CONDITION. MODIFY REUSED ITEMS AS REQUIRED AND SUPPLEMENT WITH MATERIALS AND INCIDENTALS NECESSARY TO PERFORM A COMPLETE AND DEDICATED JOB. IF CONTRACTOR CHOOSES TO NOT REUSE ITEM, LEGALLY DISPOSE OF ITEM OFF-SITE AND REPLACE WITH NEW TO MATCH EXISTING.
3. **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.
4. **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 ROOF AND TRENCH DEPTH IN FLOOR. PATCH BACK WITH MATCHING SLAB THICKNESS OVER SAME MATERIAL, COMPACT UNDERLYING MATERIALS TO MEET BEST PRACTICES. DOWEL NAIL TO EXISTING WITH #4 REBAR AT 30" OC.**
5. **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.**
6. **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.**
7. **FIELD VERIFY ALL EXISTING CONSTRUCTION TO REMAIN AND INCLUDE COSTS FOR REPAIR AND RECONSTRUCTION OF ALL EXISTING CONSTRUCTION TO REMAIN SO THAT IT MEETS THE AESTHETIC AND FUNCTIONAL STANDARD OF QUALITY**

ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT FOR WORK ON A DESIGN BUILD BASIS, ALL WIRE, WIRWAY, 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 TENANTS EQUIPMENT SUPPLIES TO 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.
2. 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.
3. 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.
4. ALL POWER WIRING IN EXPOSED AREAS AND ABOVE ACCESSIBLE CEILINGSS SHALL BE IN EMT CONDUIT. MC CABLE AND ARMORED CABLE ARE ALSO ALLOWABLE IN WALLS WHERE CONDUITS ARE NOT EXPOSED.
5. ELECTRICAL CONTRACTOR SHALL CIRCUIT FIXTURES AND SHALL PROVIDE AND CIRCUIT DIRECTORY WITH TYPED CIRCUIT DESIGNATION CAPTIONED UNDER PLASTIC COVER ON THE INSIDE OF EACH PANEL DOOR. ELECTRICAL CONTRACTOR SHALL ALSO FURNISH AND INSTALL NAMEPLATES ON ALL DISCONNECT SWITCHES AND PANELBOARDS.
6. ALL CONDUIT, JUNCTION BOXES, ETC. ABOVE CEILINGSS SHALL BE SUPPORTED FROM STRUCTURE.
7. 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.
8. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8(B)(1) THROUGH (8) SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
 - (1) BATHROOMS
 - (2) KITCHENS
 - (3) ROOFTOPS
 - (4) OUTDOORS
 - (5) SINKS - WHERE RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE SINK.
 - (6) INDOOR NET LOCATIONS
 - (7) LOCKER ROOMS WITH ASSOCIATED SHOWERING FACILITIES
 - (8) GARAGES, SERVICE BAYS, AND SIMILAR AREAS WHERE ELECTRICAL DIAGNOSTIC EQUIPMENT, ELECTRICAL HAND TOOLS, OR PORTABLE LIGHTING EQUIPMENT ARE TO BE USED.
9. 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:
 - a. AISLES AND UNDEVELOPED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
 - b. CORRIDORS, INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - c. 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.
 - d. EXTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - e. EXTERIOR LANDINGS AS REQUIRED BY SECTION 1008.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

FOR NEW CONSTRUCTION. BLEND AND MATCH EXISTING CONSTRUCTION WITH NEW CONSTRUCTION. ADVISE TENANT OF ANY CONDITIONS WHICH CANNOT BE REPAIRED OR RECONDITIONED, BLEND AND MATCHED.

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 CANNOT BE MADE, THE GENERAL CONTRACTOR SHALL NOTIFY THE TENANT, AND AT THE DIRECTION OF THE TENANT, PROVIDE AN AGREED UPON ALLOWANCE TO COVER SUCH WORK.

COMMENCING WORK BY A CONTRACTOR OR SUBCONTRACTOR CONSTITUTES AN IRREVOCABLE AND EXCLUSIVE ACCEPTANCE OF THE SURFACE. 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.

FIELD VERIFY ALL ROUGH OPENINGS AND WALL WIDTHS PRIOR TO ORDERING OR FABRICATION OF MATERIALS.

DIMENSIONS ARE NOMINAL AND TO THE FACE OF PARTITIONS.

CLEAN-UP OF RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND NEW WORK SHALL BE COLLECTED REGULARLY FROM DEMOLITION SITE AND LEGALLY DISPOSED.

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.

BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. IN MULTI-TENANT COMMERCIAL BUILDING WHERE TENANTS HAVE MULTIPLE ENTRANCES LOCATED ON DIFFERENT SIDES OF THE BUILDING, EACH DOOR SHALL BE ADDRESSED. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). PROVIDE BOTH ADDRESSES ON THE SHARED REAR DOOR.

CONTRACTORS ARE RESPONSIBLE FOR ALL MATERIALS AND QUANTITIES SHOWN IN THESE DRAWINGS GRAPHICALLY AS WELL AS THOSE CALLED FOR BY NOTE.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

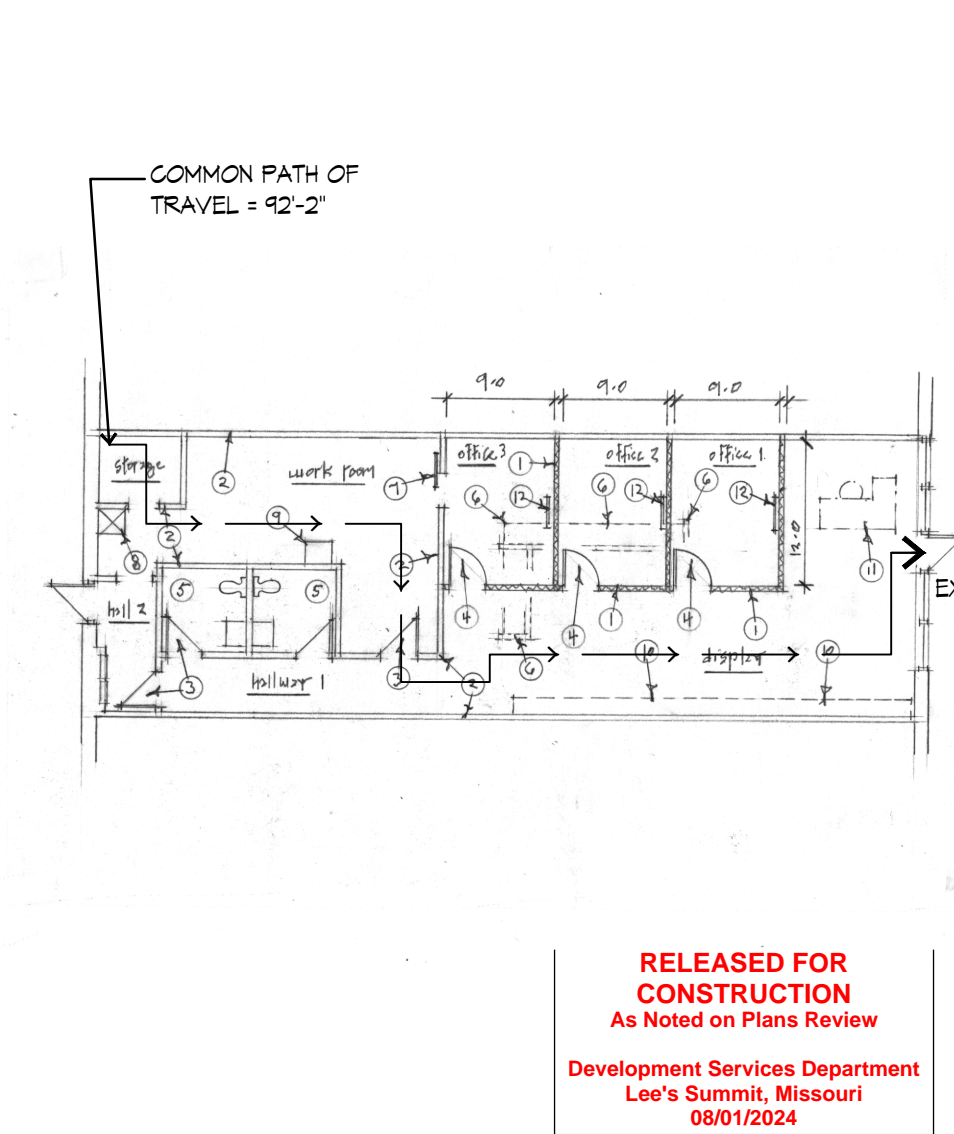
THE TENANT OR THE TENANT'S DESIGNATED REPRESENTATIVE WILL PROVIDE SERVICES IN CONNECTION WITH ADMINISTRATION OF THE CONTRACT.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL LAWS.

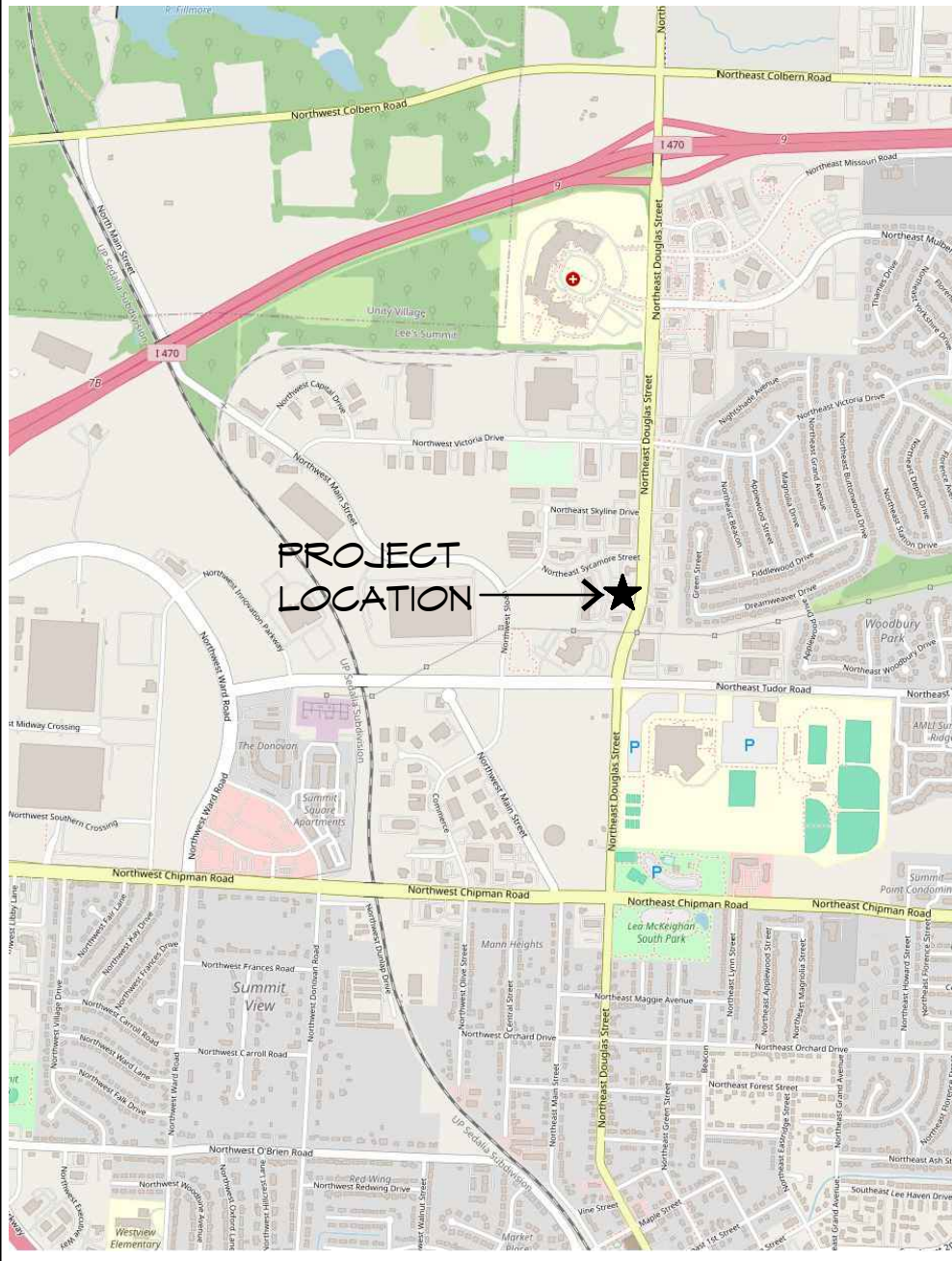
MECHANICAL NOTES

1. MECHANICAL CONTRACTOR SHALL ON A DESIGN BUILD BASIS MODIFY EXISTING TO REMAIN MECHANICAL SYSTEMS. MODIFY, FURNISH, INSTALL AND CONNECT FOR WORK, ALL DUCTWORK, DIFFUSERS, GRILLS ETC. NECESSARY TO ACHIEVE A COMPLETE MECHANICAL INSTALLATION. ALL LABOR, TOOLS, MATERIALS, EQUIPMENT SHALL BE PROVIDED AS NECESSARY TO PROVIDE AND INSTALL A COMPLETE SYSTEM. MECHANICAL CONTRACTOR IS TO DESIGN DUCTWORK SIZES AND COMPONENTS AS REQUIRED TO PROVIDE A COMPLETE BALANCED SYSTEM.
2. MECHANICAL SYSTEM IS TO BE REBALANCED THROUGH OUT ENTIRE AREA OF WORK TO PROVIDE EVEN TEMPERATURES AT ALL SPACES.

CODE PLAN



LOCATION MAP



CODE NOTES

- A. ALL CONSTRUCTION FOR THIS PROJECT SHALL CONFORM TO THE FOLLOWING BUILDING CODES AS ADOPTED AS AMENDED BY LEES SUMMIT, MISSOURI:
- A.A. 2018 International Building Code
 - A.B. 2018 International Plumbing Code
 - A.C. 2018 International Mechanical Code
 - A.D. 2018 International Fire Gas Code
 - A.E. 2018 International Fire Code
 - A.F. 2017 National Electrical Code
 - A.G. ICC/ANSI A117.1-2009, Accessible and Usable Buildings and Facilities
- B. OCCUPANCY GROUP: B - BUSINESS.
- C. CONSTRUCTION TYPE: COMBUSTIBLE = VB
- D. OCCUPIED SQUARE FOOTAGE:
(INSIDE FACE OF EXTERIOR WALLS) =1,557 SF
- E. OCCUPANT LOAD: 1,557 SF ÷ 150 SF/F = 10.38
≈ 11 OCCUPANTS
- F. FIRE SPRINKLER SYSTEM: NONE PROVIDED
FIRE ALARM SYSTEM: NONE PROVIDED
- G. SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY (TABLE 1006.2.1): COMMON PATH OF EGRESS TRAVEL IN GROUP B OCCUPANCY WITHOUT SPRINKLER SYSTEM IN A SPACE WITH OCCUPANT LOAD OF 150, THE LENGTH OF COMMON EGRESS TRAVEL SHALL NOT BE MORE THAN 100 FEET.
- H. EXIT ACCESS TRAVEL DISTANCE (TABLE 1011.2):
OCCUPANCY B WITHOUT SPRINKLER = 200 FT

FLOOR PLAN NOTES

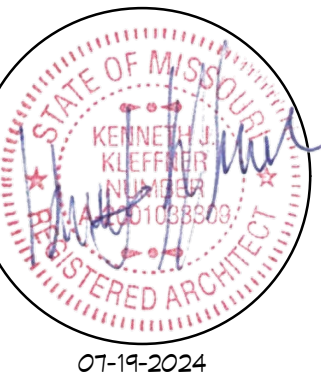
- ① NEW WALL, TYPICAL AS SHOWN
- ② EXISTING WALL, TYPICAL AS SHOWN
- ③ EXISTING DOOR, TYPICAL AS SHOWN
- ④ NEW 3'-0" X 7'-0" DOOR TO MATCH EXISTING, PROVIDE COMPLIANT ADA HARDWARE.
- ⑤ EXISTING ADA HANDICAP RESTROOMS TO REMAIN
- ⑥ REMOVE EXISTING HALF WALL AND COUNTERTOPS
- ⑦ NEW SURFACE MOUNTED SLIDING BARN DOOR
- ⑧ EXISTING JANITOR'S SINK
- ⑨ EXISTING SINK TO REMAIN
- ⑩ NEW WALL MOUNTED ADJUSTABLE DISPLAY SHELVING. COORDINATE DESIGN AND LAYOUT WITH OWNER
- ⑪ RECEPTION DESK BY OWNER. DESK TO HAVE TRANSACTION SURFACE WITH MIN. 3'-1" WIDE SECTION AT LESS THAN 34" A.F.F.
- ⑫ NEW WALL MOUNTED TV'S. PROVIDED BY OWNER, INSTALLED BY CONTRACTOR

CEILING PLAN NOTES

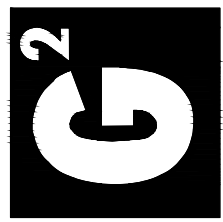
- ① EXISTING CEILING TO REMAIN
- ② PATCH TO MATCH EXISTING CEILING TO ACCOMMODATE NEW WALLS. RELOCATE EXISTING LIGHT FIXTURES AS REQUIRED. COORDINATE WITH OWNER.
- ③ PROVIDE NEW 2 X 4 LAY IN CEILING AT 12'-0" +/- AND LIGHTING TO MATCH EXISTING

FINISH SCHEDULE

1. OFFICE #1 - #3: NEW LVT FLOORING AND NEW PAINTED WALLS
2. DISPLAY: PATCH TO MATCH EXISTING HARD FLOORING AND NEW PAINTED WALLS
3. WORK ROOM: EXISTING FLOORING TO REMAIN AND NEW PAINTED WALLS
4. RESTROOMS: EXISTING TILE FLOOR AND WALLS TO REMAIN
5. HALLWAY 1: PATCH TO MATCH EXISTING HARD FLOORING AND NEW PAINTED WALLS
6. HALL 2: EXISTING FLOORING TO REMAIN AND NEW PAINTED WALLS
7. STORAGE: EXISTING FLOORING TO REMAIN AND NEW PAINTED WALLS



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