

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 AND LANDLORD.
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 TENANT 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. REPAIR AND RELOCATE: DETACH ITEMS FROM EXISTING CONSTRUCTION, AT CONTRACTORS OPTION ITEM MAY BE REUSED AS PART OF NEW WORK. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INVENTORY ITEMS TO DETERMINE IF ITEMS WILL FUNCTION AND APPEAR LIKE THE NEW ITEMS SPECIFIED AND CALLED OUT IN THESE DOCUMENTS. IF ITEMS ARE REUSED, CONTRACTOR IS TO CLEAN, REPAIR, OR OTHERWISE BRING THEM TO LIKE NEW CONDITION. CONTRACTOR ITEMS TO BE RELOCATED 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 ROOF AND TRENCH DEPTH IN FIELD. PATCH BACK WITH MATCHING SLAB THICKNESS OVER SAME MATERIAL. COMPACT UNDERLYING MATERIALS TO MEET BEST PRACTICES. DOVEL NEW TO EXISTING WITH #4 REBAR AT 30".
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 RECONSTRUCTION OF ALL EXISTING

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 PROJECT PROGRAM REQUIREMENTS. PRIOR TO THE 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.

COMMENSURATE WORK BY A CONTRACTOR OR SUBCONTRACTOR CONSTITUTES ASSISTANCE OF THE UNDERLYING CONDITIONS AND SUBSTRATE 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 PROJECT SITE AND LEGALLY DISPOSED

ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND EXTERIOR SURFACES SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF

BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT AND STREET SIDE OF THE BUILDING. SAID NUMBERS SHALL BE A MIN. OF 1" HIGH WITH 1"

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,
ORDINANCES, RULES AND REGULATIONS OF THE GOVERNING AGENCIES

B. 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

9. 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

10. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES INCLUDING THOSE OF THE TENANT WHO MAY BE ENGAGED UNDER A SEPARATE CONTRACT

21. INSTALL ALL WORK IN SUCH A MANNER AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND/OR REPAIRS

12. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE
TENANT BEFORE BEING TURNED OVER FOR USE

13. A COPY OF THE LATEST SET OF CONSTRUCTION DOCUMENTS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES

4. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL KEEP ACCURATE RECORDS OF ANY MODIFICATION OR DEVIATIONS FROM THE CONTRACT DRAWINGS

15. PROJECT CLOSE OUT DOCUMENTS SHALL BE PROVIDED TO THE TENANT. INCLUDE AS-BUILT DRAWINGS, WARRANTY/MAINTENANCE MANUALS AND TESTING AND SUPERVISION AS REQUIRED. PRESERVE ALL PRINTED INSTRUCTIONS AND WARRANTIES THAT ARE PROVIDED WITH EQUIPMENT OR MATERIALS USED, AND DELIVER SAID PRINTED MATTER TO THE TENANT AT THE TIME OF SUBSTANTIAL COMPLETION. IF REQUESTED BY THE TENANT, INSTRUCT THE MANAGEMENT IN THE PROPER USE AND MAINTENANCE OF ALL ITEMS OF WORK PROVIDED.

16. 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.

27. ALL WORK SHALL BE WARRANTED BY THE CONTRACTOR TO BE SATISFACTORY, IN MATERIALS AND WORKMANSHIP, FOR A MINIMUM PERIOD OF ON (1) YEAR, OR FOR THE PERIOD OF WARRANTY CUSTOMARY, SPECIFIED FOR THE TRADE, CRAFT OR PRODUCT, WHICHEVER IS LONGER.

18. SUBMIT REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS IN WRITING, ACCOMPANIED BY THE ALTERNATIVE PRODUCT INFORMATION, TO THE TENANT. SUBSTITUTIONS MAY BE CONSIDERED ONLY IF THEY DO NOT SACRIFICE QUALITY, APPEARANCE AND FUNCTION. ACCEPTANCE OF SUBSTITUTIONS IS A

THE SOLE DISCRETION OF THE TENANT.

BUSINESS AREA = 2071 SF

3524 SW MARKET STREET, LEES SUMMIT, MO 64082

- A. TENANT FINISH
- B. ALL CONSTRUCTION FOR THIS PROJECT SHALL CONFORM TO THE FOLLOWING BUILDING CODES AND REQUIREMENTS ADOPTED AND AS AMENDED BY THE CITY OF LEE'S SUMMIT, MISSOURI:
 - 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 A117.1-2009, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- C. OCCUPANCY GROUP:
 - C.1. B - BUSINESS = ANIMAL GROOMING
 - C.2. M - MERCANTILE = MARKET FOR SALE OF NON-ALCOHOLIC BEVERAGES
- D. NONSEPARATED OCCUPANCIES. MERCANTILE IS MORE RESTRICTIVE AND IS THE TYPICAL OCCUPANCY FOR THIS BUILDING.
- E. CONSTRUCTION TYPE **(B-3)**
- F. FIRE PROTECTION:
 - F.1. FULLY SPRINKLED BUILDING (NFPA 13)
 - F.2. FIRE ALARM TO BE PROVIDED
- G. SQUARE FOOTAGE TENANT INFILL : 2,436 SF
- H. OCCUPANCY LOAD:
 - H.1. B - BUSINESS = 201T + 150 SF/F/P = 13.05 ± 14 OCCUPANTS

H.2. M - MERCANTILE = $359 \div 60 = 5.98 \approx 6$ OCCUPANTS
H.3. TOTAL = 20 OCCUPANTS

PUMPING REQUIREMENTS:

- 1.1. B OCCUPANCIES: SEPARATE FACILITIES NOT REQUIRED FOR OCCUPANT LOADS ≥ 25
- 1.1.1. WATER CLOSETS = $1/4 \times 0.560$
- 1.1.2. LAVATORIES = $1/4 \times 0.2$
- 1.2. M OCCUPANCIES: SEPARATE FACILITIES NOT REQUIRED FOR OCCUPANT LOADS ≤ 100
- 1.2.1. WATER CLOSETS = $6/500 \times 0.012$
- 1.2.2. LAVATORIES (MEN) = $6/750 \times 0.008$
- 1.3. BUILDING TOTALS:
 - 1.3.1. WATER CLOSETS = $0.560 \times 0.012 = 0.572$; PROVIDED
 - 1.3.2. LAVATORIES = $0.350 \times 0.008 = 0.358$; PROVIDED
 - 1.3.3. JANITOR SINK = ONE REQUIRED ; PROVIDED
 - 1.3.4. FIRST FLOOR RESTROOM BREAK ROOM SINK PROVIDED

PER CITY ORDINANCE:

1. ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT FOR WORK ON A DESIGN BUILD BASIS, ALL WIRE, WIREWAY, CONDUIT, CONNECTORS, OUTLETS, ETC. NECESSARY TO ACHIEVE A COMPLETE ELECTRICAL INSTALLATION. EXACT LOCATIONS AND QUANTITIES OF ELECTRICAL OUTLETS AND CONNECTION ARE TO BE COORDINATED WITH THE OWNER, EQUIPMENT AND SCHEDULING SCHEDULE, THE TENANT'S EQUIPMENT SUPPLIER AND WITH TENANT. WHEN AN ELECTRICAL DEVICE IS REQUIRED BY CODE BUT NOT REQUESTED BY TENANT, IT SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. COORDINATE AND PROVIDE ALL 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 MINIMUM 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 P.V.C.
4. ALL POWER WIRING IN EXPOSED AREAS AND ABOVE ACCESSIBLE CEILINGS SHALL BE NMT CONDUIT. ALL CABLE AND ARMORED CABLE ARE ALSO ALLOWABLE IN WALLS WHERE CONDUITS ARE NOT EXPOSED.

F. 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 FOOTCANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOTCANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOTCANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOTCANDLE (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.

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.

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.

1. PLUMBING CONTRACTOR TO DETERMINE EXIST ROUTING AND LOCATIONS OF ALL PIPING ON JOB SITE IN COMPLETE COORDINATION WITH ALL OTHER TRADES INVOLVED. HE SHALL ALSO VERIFY WITH TENANT EXIST FLOOR PLAN LAYOUT, LOCATIONS OF FIXTURES, AND STRUCTURAL CONDITIONS.
2. PROVIDE ALL FIXTURES SHOWN ON THE DRAWINGS, COMPLETE WITH HOT AND COLD WATER, WASTE AND VENT CONNECTIONS. EACH FIXTURE SHALL HAVE SHUTOFF VALVES FOR HOT AND COLD WATER. HOT AND COLD WATER SUPPLIES TO EACH FIXTURE TO HAVE WATER HAMMER DEVICE. PIPING SHALL BE INSTALLED PROPERLY TO ELIMINATE GROSS LEAKING OR SEEPAGE OR SPRINGING OF WASTE MATERIAL INTO THE SUPPLY WATER SYSTEM. PIPING SHALL BE PITCHED TO VENT AND/OR DRAIN. VERIFY EXIST LOCATIONS AND REQUIREMENTS BEFORE BEGINNING THE INSTALLATION.
3. 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.
4. TEST WATER SYSTEM UNDER 150 PSIG HYDROSTATIC PRESSURE FOR FOUR HOURS MINIMUM.

1. DOMESTIC WATER BELOW SLAB AND GRADE: TYPE K SOFT TEMPER COPPER WITH FLARE FITTING CONNECTIONS, EXCEPT FITTINGS TO BE USE BELOW FLOOR SLAB, USE LONG RADIUS BENDS ONLY.
2. 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 FOAMED SECTIONAL FIBEROUS GLASS WITH COPPER APPLIED UL LISTED VAPOR BARRIER JACKET, FLAME SPREAD FOR INSULATION SHALL BE 25 OR LESS.
3. CONTRACTOR OPTION IN LIEU OF COPPER INDICATED IN ITEMS 1 AND 2 ABOVE: PEX, HIGH-DENSITY CROSSLINK-LOW POLYETHYLENE TUBING SHALL BE MANUFACTURED TO THE STANDARD SPECIFIED IN ASTM F876 AND MEET THE STANDARD GRADE HYDROSTATIC PRESSURE RATINGS FROM PLASTIC PIPE IN ACCORDANCE WITH TR-4/03. a) PEX-B AND PEX-B MEETING ANSI/NSF61 AND ANSI/NSF321 STANDARDS FOR POTABLE WATER SAFETY AND LEAD-FREE STANDARDS AND MUST BE MARKED WITH "PM-6", "NSF-61-6" OR OTHER NSF-APPROVED MARKING. ASTM F2822 FOR USE WITH CHLORINATED WATER. PEK MECHANICAL, FLARE OR CRIMP OR END CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PIPE SIZES GIVEN ON THE DRAWINGS ARE NOMINAL COPPER PIPE SIZE. IF PEX PIPING IS USED, INCREASE PEX PIPING ONE SIZE ABOVE LISTED SIZES AS REQUIRED TO EQUAL OR EXCEED COPPER PIPE INSIDE DIAMETER.
4. SANITARY WASTE AND VENT: SCHEDULE 40 PVC DWN SOLVENT JOINT, HONEY, PVC MAY NOT BE USED IN ABOVE CEILING PLENUM RETURN AREAS. IN PLENUM AREAS USE CAST IRON NO-HUB CONNECTIONS.
5. GAS PIPING: TO BE TYPE "S" SEAMLESS BLACK B SCHEDULE 40 BLACK OR ASTM A53 STEEL PIPE, TYPE E ELECTRIC RESISTANT WELDED. WHEN 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.



**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
01/22/2025

**DOGGY
STYLZ GROOMING**
3524 S.W. MARKET STREET, LEES SUMMIT, MO 64082

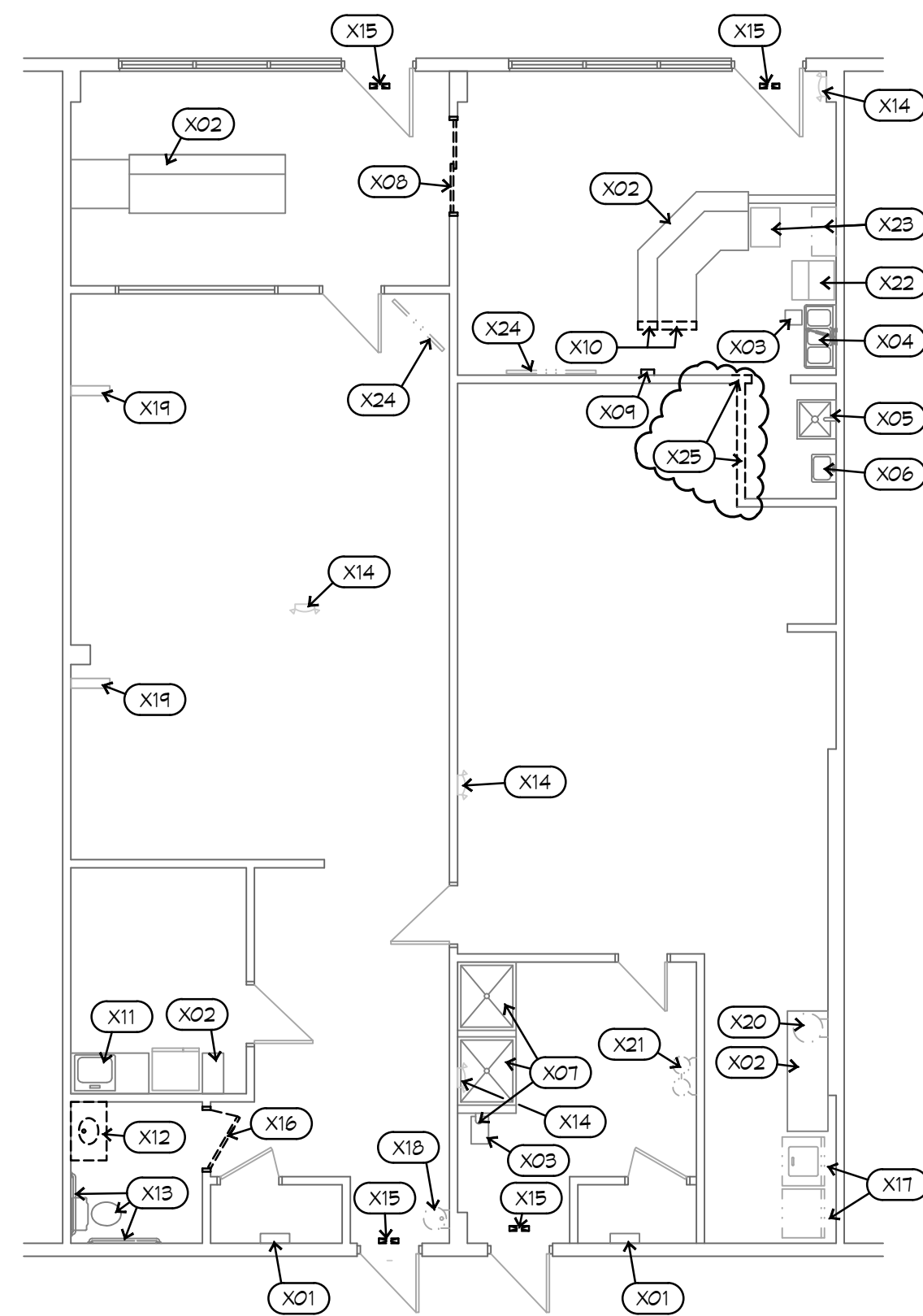
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REV#	DATE	DESCRIPTION
1	1.22.25	CITY COMMENTS
DATE: 1-9-25		
PROJECT# 24028		

A1

1. 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.
2. PROVIDE LAVATORY WITH RIM MOUNTED AT 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. BOTTOM OF APRON TO BE 29 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. FAUCET SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORY SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORY. THE CENTERLINE OF THE LAVATORY SHALL BE A MINIMUM OF 15" FROM THE SIDE WALL.
3. PROVIDE MIRROR MOUNTED 40" MAXIMUM TO BOTTOM OF REFLECTIVE SURFACE.
4. PROVIDE TOILET PAPER DISPENSER. TOILET PAPER DISPENSER TO BE 7 INCHES FROM RIM OF TOILET TO CENTER OF TOILET PAPER ROLL (IN PLAN HORIZONTAL). TOILET PAPER TO BE 16" MINIMUM ABOVE FINISHED FLOOR.
5. 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 BARS 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 SIDE WALL, AND 33"-36" AFF. ALL GRAB BARS TO HAVE 1/2" MAX DIA. AND 1/2" OFFSET FROM WALL.
6. SOAP AND PAPER TOWEL DISPENSERS (IF PROVIDED) TO BE INSTALLED AT 34" AFF TO SOAP SPOUT OR TOWEL DISPENSING LOCATION.
7. PROVIDE ON EXTERIOR LATCH SIDE OF DOOR MATTE FINISH TOILET ROOM SIGN 60" TALL WITH BRAILLE AND WITH RAISED CONTRASTING LETTERS 3/8" TO 2" AFF WITHOUT SERIFS.
8. ALL WALL SURFACES ARE TO BE SCRUBABLE. PAINT WALLS WITH TWO PART EPOXY PAINT, OR PROVIDE OTHER SCRUBABLE SURFACE.



1 DEMO AND EXISTING FLOOR PLAN
1/8"=1'-0"



(X01) EXISTING TO REMAIN ELECTRICAL PANEL.

(X02) EXISTING TO REMAIN CASEWORK AND COUNTERTOPS.

(X03) EXISTING TO REMAIN FLOOR SINK.

(X04) EXISTING TO REMAIN FORTH COMPARTMENT SINK. SINK HAS EXISTING TO REMAIN DRAIN WITH OPEN AIR GAP TO FLOOR SINK.

(X05) EXISTING TO REMAIN SERVICE SINK.

(X06) EXISTING TO REMAIN HAND SINK.

(X07) EXISTING TO REMAIN DOG NASH BASINS. BASINS HAVE EXISTING TO REMAIN DRAIN WITH OPEN AIR GAP TO FLOOR SINK.

(X08) REMOVE AND DISCARD SLIDING GLASS DOOR AND FRAME

(X09) REMOVE AND DISCARD GYPSUM BOARD COVERED LOW FURR-OUT

(X10) REMOVE AND DISCARD PORTION OF COUNTERTOP AND LOW KNEE WALL AS REQUIRED TO PROVIDE MINIMUM OF 32" CLEARANCE BETWEEN WALL AND COUNTERTOP.

(X11) FIELD VERIFY EXISTING TO REMAIN SINK TO BE ADA ACCESSIBLE. RIM OF SINK TO BE MAXIMUM OF 34" ABOVE FINISHED FLOOR. DEPTH OF SINK TO BE MAXIMUM OF 6.5" DEEP. FAUCET SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. NON-CONFORMING ITEMS ARE TO BE PROVIDED AND/OR CORRECTED AS PART OF THE WORK.

(X12) REMOVE AND SALVAGE VANITY CASEWORK, SINK, AND COUNTERTOP.

(X13) EXISTING TO REMAIN TOILET, ACCESSORIES, AND GRAB BARS TO BE FIELD VERIFIED TO CONFORM TO REQUIREMENTS OF ADA TYPICAL TOILET ROOM NOTES THIS SHEET. ANY ITEMS FOUND TO NOT BE IN CONFORMANCE ARE TO BE REMOVED AND MODIFIED OR REPLACED WITH NEW ITEMS TO CONFORM TO THE REQUIREMENTS.

(X14) EXISTING TO REMAIN EMERGENCY LIGHT.

(X15) REMOVE AND DISCARD EXIT SIGN. REPLACE WITH NEW EXIT SIGN AS INDICATED BY NEW WORK PLAN NOTE.

(X16) REMOVE AND REINSTALL DOOR AND FRAME AS INDICATED BY NEW WORK PLAN NOTE.

(X17) EXISTING TO REMAIN WASHER AND DRYER AND HOOK-UPS.

(X18) EXISTING TO REMAIN WALL MOUNTED VACUUM WITH PIPING TO REMOTE HOSE DROP LOCATIONS.

(X19) EXISTING TO REMAIN VACUUM HOSE DROP LOCATION.

(X20) EXISTING TO REMAIN WALL MOUNTED VACUUM WITH HOSE.

(X21) EXISTING TO REMAIN WALL MOUNTED FUR DRYER.

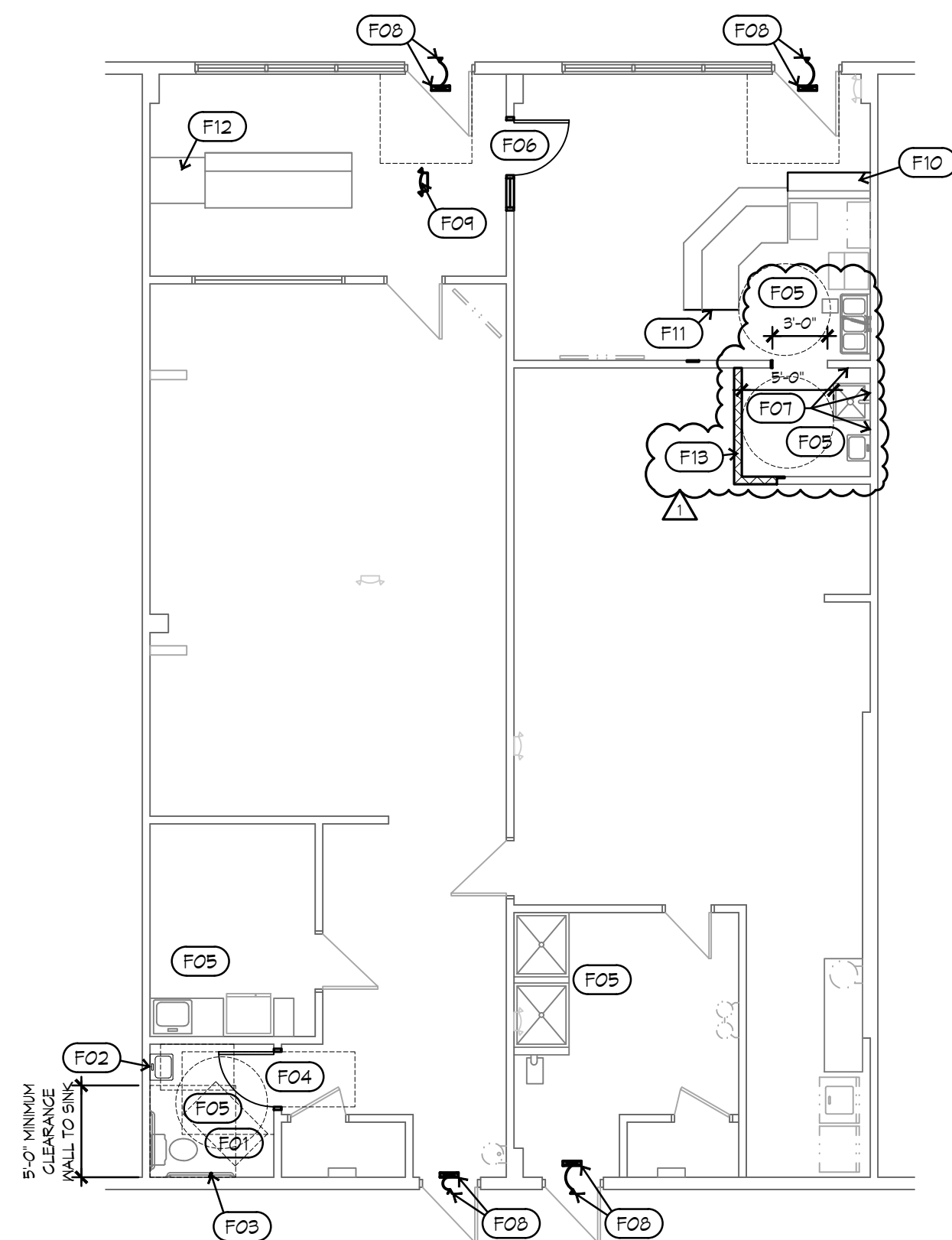
(X22) EXISTING TO REMAIN ICE MACHINE WITH DRAIN WITH AIR GAP TO FLOOR SINK.

(X23) EXISTING TO REMAIN SODA DISPENSING/REFRIGERATION UNIT.

(X24) EXISTING TO REMAIN TV

(X25) REMOVE AND DISCARD PORTION WALL AND FRAMING.

1. FINAL SELECTION OF ALL FINISHES ARE TO BE CONFIRMED BY TENANT OR TENANTS INTERIOR DESIGNER.
2. ALL FLOORING AND BASE FINISHES ARE EXISTING TO REMAIN. ALL EXISTING SURFACES ARE WASHABLE AND SCRUBABLE.
3. ALL WALL SURFACES ARE EXISTING TO REMAIN.
4. ALL CEILINGS ARE EXISTING TO REMAIN ACOUSTICAL TILE CEILINGS.



1 NEW WORK FLOOR PLAN
1/8"=1'-0"



(FO1) EXISTING TO REMAIN TOILET ROOM IS TO BE FIELD VERIFY THAT EXISTING FIXTURES AND ACCESSORIES CONFORM TO THE REQUIREMENTS OF THE TOILET ROOM TYPICAL NOTES THIS SHEET. ANY MISSING OR NON-CONFORMING FIXTURES OR ACCESSORIES ARE TO BE PROVIDED AND/OR CORRECTED AS PART OF THE WORK.

(FO2) PROVIDE NEW ADA ACCESSIBLE SINK AND FAUCET AS INDICATED BY TOILET ROOM TYPICAL NOTES THIS SHEET.

(FO3) PROVIDE NEW 18" VERTICAL GRAB BAR AS INDICATED BY TOILET ROOM TYPICAL NOTES THIS SHEET.

(FO4) REINSTALL DOOR AND FRAME INDICATED TO BE RELOCATED BY DEMO AND EXISTING PLAN NOTE X18. DOOR IS TO SWING INTO ROOM AND NOT HAVE A CLOSURE.

(FO5) FIELD VERIFY ELECTRICAL OUTLETS IN ROOM OR AREAS NEAR PLUMBING FIXTURES CONFORM TO GFCI REQUIREMENTS INDICATED BY ELECTRICAL NOTES PARAGRAPH C ON SHEET A1.

(FO6) NEW 3'-0" X 6'-8" DOOR, WOOD FRAME, SLIDE LITE AND CASINGS TO MATCH EXISTING DOORS. SLIDE LITE GLASS 1/2" TEMPERED GLASS. PROVIDE COMPLETE HARDWARE INCLUDING ADA LEVER PASSAGE LATCHSET. DOOR IS TO NOT HAVE A THRESHOLD.

(FO7) AT EXISTING TO REMAIN SERVICE SINK PROVIDE FRP PANEL FROM FLOOR TO 48" AFF. EXTENDING 24" BEYOND EDGE OF SINK EACH WAY.

(FO8) INSTALL NEW EXIT SIGN WITH EXTERIOR REMOTE EMERGENCY LIGHTING HEAD.

(FO9) PROVIDE CEILING MOUNTED EMERGENCY LIGHT.

(F10) PROVIDE NEW 12" DEEP ACCESSIBLE COUNTER IN ACCORDANCE WITH ICC A111.1 SECTION 904.3. A PORTION OF THE COUNTER SURFACE SHALL BE 36" MINIMUM IN LENGTH AND 36" MAXIMUM IN HEIGHT. A 30"x48" CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH ADJACENT TO THE ACCESSIBLE COUNTER SHALL BE PROVIDED.

(F11) PATCH AND REPAIR EXISTING TO REMAIN COUNTER AND KNEE WALL TO PROVIDE MINIMUM 32" CLEARANCE TO WALL.

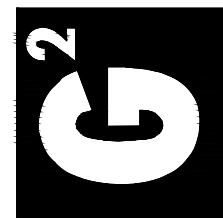
(F12) FIELD VERIFY EXISTING GLASS AND SERVICE COUNTER PROVIDES AN ACCESSIBLE COUNTER IN ACCORDANCE WITH ICC A111.1 SECTION 904.3. A PORTION OF THE COUNTER SURFACE SHALL BE 36" MINIMUM IN LENGTH AND 36" MAXIMUM IN HEIGHT. A 30"x48" CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH ADJACENT TO THE ACCESSIBLE COUNTER SHALL BE PROVIDED. NON-CONFORMING COUNTERS ARE TO BE CORRECTED AND/OR PROVIDED NEW AS PART OF THE WORK.

(F13) CONSTRUCT WALL FROM TO UNDERSIDE OF CEILING ABOVE WITH GYPSUM BOARD ON EACH SIDE OF STUD FRAMING AT 16" O.C.



1-22-25

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



**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
01/22/2025

DOGGY STYLZ GROOMING

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REV#	DATE	DESCRIPTION
△	1.22.25	CITY COMMENTS

DATE: 1-9-25

PROJECT# 24025

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