



Demolition Notes:

1. Demolish and remove all elements shown as dashed. Patch and repair walls, ceilings and floors to remain as affected by demolition and prepare for new finishes. Coordinate the removal of associated mechanical, electrical and plumbing elements.
2. Contractor shall remove, haul off site and dispose of all existing construction not to be salvaged. Comply with all governing regulations related to hauling, recycling and disposal of demolished materials.
3. Remove existing finishes as required. Repair and prepare substrate for new finishes, including remaining walls, columns, and exterior walls.
4. Contractor shall coordinate all schedules with owner prior to commencement of work, including demolition duration, construction phasing, working times, building access and after-hours work.
5. Existing ceiling grid, tile, and lights to remain, unless noted otherwise.
6. All conditions noted are from visual observation only and must be field verified by the Contractor. Any discrepancies which will prevent the accomplishment of the intent shown on the drawings shall be brought to the immediate attention of the Architect. It is expressly understood that the Owner will not be responsible for interpretations and conclusions made by the Contractor.
7. Should any questions arise regarding the interpretation of the Contract Documents, reference shall be made to the Architect for final interpretation. No alleged oral admission, condonation, or inadvertent neglect on the part of the Architect and/or Owner shall be accepted as an excuse for failure to comply with the Contract Documents.
8. Do not cut or remove any structural elements. Contractor shall notify Architect and Owner if any work may affect structural elements. Provide temporary support and protect existing conditions as required.
9. Hazardous conditions, such as floor openings exposed by removal of walls or by cutting, or wall openings to shafts, shall be provided with temporary protectives. Contractor is responsible for all site safety.
10. Any utilities including electrical, plumbing or mechanical items that are shown to be removed or are within walls to be removed shall be removed back to their source and capped or prepared for reuse as noted.

General Notes:

1. Do not scale these drawings for construction purposes. In the event of omission of necessary dimensions the contractor shall notify the construction manager.
2. All gypsum board partition dimensions are **nominal** unless noted otherwise. Contractor to verify all dimensions and conditions at the job site. Notify Architect of any dimension discrepancies.
3. Verify size, location, and characteristics of all work and equipment to be installed (whether furnished by tenant/owner or by contractor(s)) before any construction pertaining to same is started.
4. Verify and coordinate the size and location of all openings for structural, mechanical, and electrical work and equipment with all trades involved.
5. The size, location, and characteristics of all MEP and structural items shall be verified before ceiling construction is started.
6. Coordinate with all trades in order to maintain scheduled ceiling heights. Verify that required operations and maintenance clearances are provided for all equipment items.
7. All items noted as "by Others" or "by Tenant/Owner" are to be coordinated with new construction.
8. Install all items in accordance with the manufacturer's written instructions except where the drawings are more stringent. Notify the construction manager in writing of any conflicts.
9. Perform all work in accordance with applicable local codes and ordinances and under requirements established by general conditions of the contract.
10. Remove rubbish from premises as often as necessary or as directed in order to keep premises clean and exit ways clear. Provide complete and thorough cleaning periodically as the work progresses and upon completion of construction.
11. Install work readily accessible for operation, maintenance, and repairs.
12. Drawings are prepared to scale unless noted NTS (not to scale).
13. All notes and details marked "typ." apply to similar conditions throughout the project whether specifically noted or not.
14. All new door frames (at the interior face of the jamb on the hinge side) to be located 2" from adjacent walls unless noted otherwise.
15. The location and dimension of the existing architectural, structural, and MEP elements are taken from job site surveys. Field verification is required by the contractor prior to any construction involving these items.
16. Tenant's cabling vendor shall provide receptacle and pull data wiring for all voice and data locations. Tenant shall provide all cables, contractor shall provide necessary conduit.
17. All penetrations through fire-rated assemblies are to be sealed with UL approved fire-rated sealant and assemblies. Survey existing space and patch areas missing or deficient.
18. Paint all walls unless otherwise noted with a minimum of (1) prime coat and (2) finish coats of non-VOC paint. See finish schedule.
19. New switching to be located at 48" AFF.
20. Install fire protection devices, to include smoke detectors, fire alarms, alarm speakers, ADA strobes, etc. as required by local building codes.
21. Patch and paint all existing walls throughout.
22. Contractor to prepare wall, floor and ceiling surfaces as required and recommended by manufacturer to receive new finishes as indicated on finish plan and schedule. All floors to be level.
23. Patch all existing gypsum board partitions, column enclosures, etc. that are scheduled to remain to a condition ready to receive scheduled finish.
24. When a new partition extends an existing partition construct the new partition to match partition types indicated with the possible exception of stud size. All new partitions extending existing shall be the same depth unless otherwise noted.
25. Patch all demolished or abandoned electrical/data cores and wall drops; match existing adjacent surface and prepare for new finishes per schedule.
26. Contractor to coordinate with tenant's vendors including access control, low-voltage, UPS provider, furniture installer and technology group.

Reflected Ceiling Plan Notes:

1. Existing ceiling grid and tile to remain.
2. Replace any damaged or discolored tile with new to match existing.
3. Lighting fixtures to remain in place unless in conflict with demo or new walls. Any conflicting lighting fixtures should be removed and stored, to be relocated after demo and new wall construction is complete.
4. Reuse existing light fixtures where possible. New fixtures to match existing.
5. All multiple switch locations to be grouped together with a single device cover plate.
6. Confirm color of device and trim with Architect prior to order.
7. Each room to be switched separately.

Door and Frame Schedule

| Door Number | Room Name | Door | | | Frame | | | Rating | Hardware | Comments |
|-------------|----------------|------|-------|--------|-----------|------|------|--------|----------|----------|
| | | Type | Width | Height | Thickness | Type | Jamb | | | |
| 107 A | Tenant Space A | A | 6'-0" | 7'-0" | 1 3/4" | 1 | AL | AL | 1 | |
| 107 B | Tenant Space B | B | 3'-0" | 7'-0" | 1 3/4" | 2 | HM | HM | 20 min | 2 |
| 108 - | Tenant Space C | C | 3'-0" | 7'-0" | 1 3/4" | 2 | HM | HM | | 3 |

General Notes:

1. Doors, frames and hardware type, species, profile, and heights to match building standard and the handles to comply with ADA standards.

Hardware Groups:

Group 1 (Double Entry door, lock)
Reuse Existing Where Possible

| | | | | | |
|--------------|----------------------|-------------------|--------------|-----------------|----------------|
| 6 Ea. Hinges | 1 Ea. Lever Lock Set | 1 Ea. Flush Bolts | 1 Ea. Closer | 1 Ea. Wall Stop | 1 Ea. Silencer |
|--------------|----------------------|-------------------|--------------|-----------------|----------------|

Group 2 (Single door, lock)
Reuse Existing Where Possible

| | | | | |
|--------------|----------------------|--------------|-----------------|----------------|
| 3 Ea. Hinges | 1 Ea. Lever Lock Set | 1 Ea. Closer | 1 Ea. Wall Stop | 1 Ea. Silencer |
|--------------|----------------------|--------------|-----------------|----------------|

Group 3 (Single door, lock)
Reuse Existing Where Possible

| | | | | |
|--------------|----------------------|--------------|-----------------|-------------------------|
| 3 Ea. Hinges | 1 Ea. Lever Lock Set | 1 Ea. Closer | 1 Ea. Wall Stop | 1 Ea. Weather Stripping |
|--------------|----------------------|--------------|-----------------|-------------------------|

DOOR TYPES

FRAME TYPES

H16 Door Schedule
Not to Scale

Southside Retail

Tenant Improvement
840 SW Blue Parkway
Lee's Summit, MO 64063

ISSUED FOR:
Permit 14 March 2024

Missouri Certificate of Authority: #ARC000344

Drawn By
Checked By LC
LC

Plans, Notes, Schedules

A2

Project Number 2023.406
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