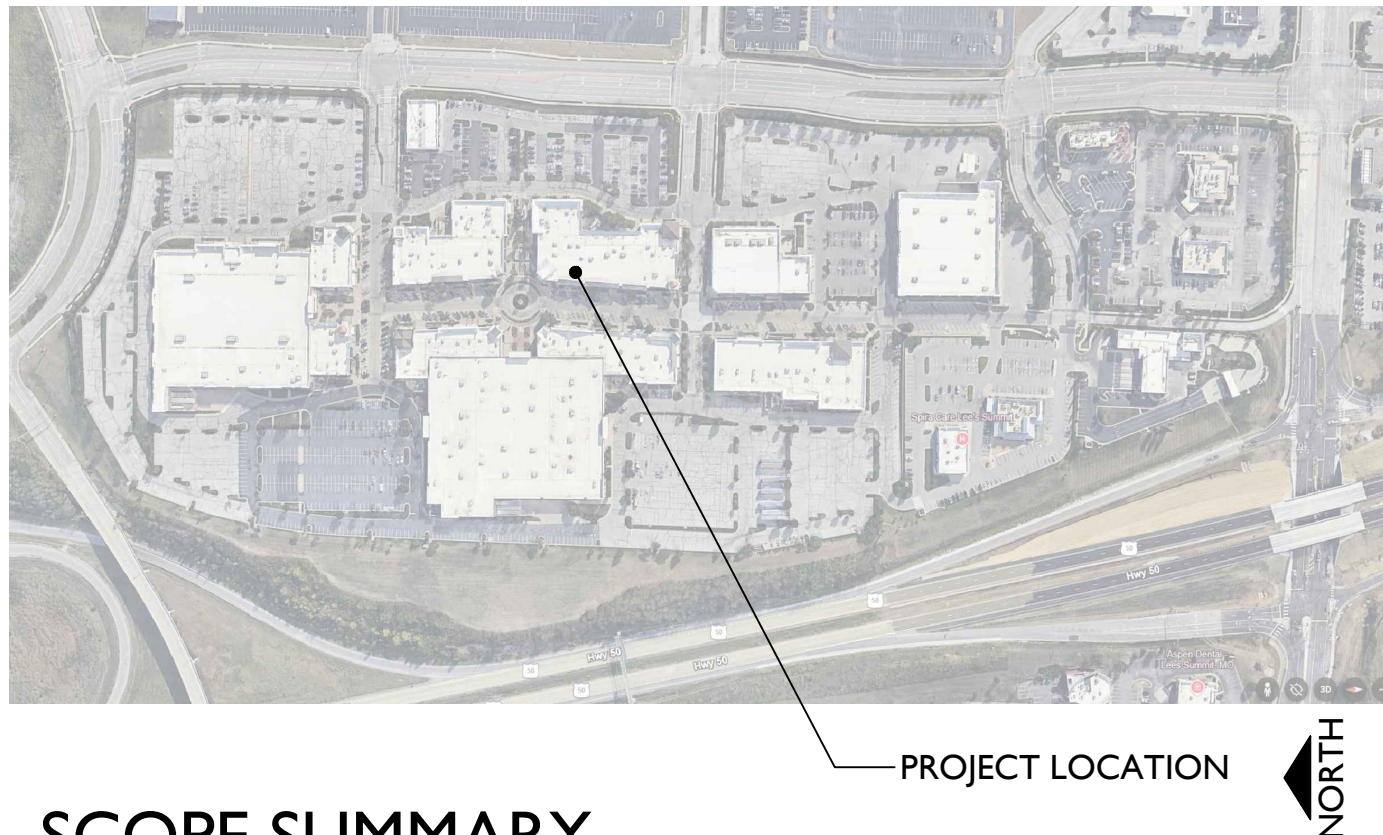


Summit Fair - S D I 06 - WhiteBox Scope

GENERAL NOTES

- GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS WORKING ON THIS CONSTRUCTION PROJECT SHALL MEET ALL APPLICABLE CODE REQUIREMENTS. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ANY AND ALL APPLICABLE CODES, REGULATIONS, DIRECTIVES AND LAWS. CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL CITY REGULATIONS AND CODE ISSUES AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT UPON DISCOVERY OF ANY DISCREPANCIES ON THE DOCUMENTS OR CONDITIONS OF THE PROJECT SITE.
- SUBSTANTIAL COMPLETION SHALL BE ESTABLISHED ON DELIVERY OF OCCUPANCY PERMIT. FINAL COMPLETION SHALL BE DEEMED COMPLETED WHEN ALL PUNCH LIST ITEMS ARE COMPLETED AND APPROVED. ALL SUPPORT EQUIPMENT INSTALLED AND COMPLETE. OWNER WILL DETERMINE FINAL COMPLETION.
- THE RESPONSIBILITIES CONCERNING THE PREPARATION AND REVIEW OF THE APPLICATION FOR PAYMENT AND PAYMENT SCHEDULE SHALL BE ADDRESSED IN THE AGREEMENTS BETWEEN THE OWNER, ARCHITECT, AND CONTRACTOR.
- THE ARCHITECT WILL BE AVAILABLE TO THE OWNER AND CONTRACTOR DURING CONSTRUCTION. THE ARCHITECT WILL ASSIST THE OWNER AND/OR CONTRACTOR IN OBTAINING A BUILDING PERMIT.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION PROCESS, MATERIAL VERIFICATION, AND WORKER SAFETY.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, AND FOR TECHNIQUES OF ASSEMBLY.
- ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT AND WORKMAN LIKE MANNER. ANY EXISTING FINISHES DISTURBED OR DAMAGED BY THE CONTRACTOR OR TRADES UNDER CONTRACT DURING THE COURSE OF THE WORK SHALL BE REPAIRED TO MATCH EXISTING.
- NO SUBSTITUTES OF SPECIFIED CONSTRUCTION ITEMS, EQUIPMENT AND FINISHES WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND ARCHITECT.
- ALL BIDDING CONTRACTOR(S) SHALL VISIT THE SITE OF THE PROPOSED WORK AND FULLY ACQUAINT THEMSELVES WITH THE EXISTING CONDITIONS OF THE PROJECT SITE, AS THEY CURRENTLY EXIST, SO THEY MAY FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS PRIOR TO SUBMITTING ANY BIDS.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH SCHEDULING INFORMATION PRIOR TO CONSTRUCTION, WHICH WILL BE UPDATED IF THERE ARE ANY CHANGES.
- ALL REQUIRED COMMUNICATION SHALL BE THROUGH THE ARCHITECT AND OWNER.
- DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOBSITE. INFORMATION CONTAINED IN THESE DRAWINGS IS GENERAL AND NOT BASED ON EXISTING DOCUMENTS AND FIELD MEASUREMENTS. THE INFORMATION CONTAINED HEREIN MAY REQUIRE ADJUSTMENTS OR MODIFICATIONS TO CONFORM TO EXISTING CONDITIONS AND DESIGN INTENT OF DOCUMENTS. THE CONTRACTOR MUST NOTIFY ARCHITECT OF ANY CONFLICTS AND/OR VARIATIONS.
- CONTRACTOR SHALL FURNISH ALL ITEMS SHOWN ON THE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FLOOR FINISH MATERIALS TO ENSURE THAT TRANSITIONS BETWEEN FLOORING MATERIALS WILL BE SMOOTH AND IN ACCORDANCE WITH THE DRAWINGS.
- UNLESS OTHERWISE STATED, CHANGES IN FLOORING MATERIAL SHALL OCCUR AT THE CENTERLINE OF DOORS.
- ALL STUDS, CEILING FURRING AND FRAMING MEMBERS SHALL BE SO PLACED AS TO AVOID INTERFERENCE WITH LOCATIONS OF CASEWORK, RECESSED LIGHTING FIXTURES, PIPING, DUCT WORK, ETC.
- DEMOLITION WORK SHALL INCLUDE ALL EXISTING CONSTRUCTION AS INDICATED AND AS REQUIRED TO COMPLETE NEW WORK AS INDICATED ON THE DOCUMENTS AND TO THE DESIGN INTENT OF DRAWINGS, WHETHER OR NOT DEMOLITION WORK IS SPECIFICALLY INDICATED.
- ALL CONTRACTORS SHALL GUARANTEE ALL WORK EXECUTED UNDER THIS CONTRACT: BOTH AS TO MATERIAL AND WORKMANSHIP. FOR A PERIOD OF TWELVE MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION. IN ADDITION, ANY DAMAGE TO ADJACENT AREAS/SURFACES CAUSED BY FAULTY MATERIALS OR WORKMANSHIP SHALL ALSO BE REPAIRED TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST.
- CONTRACTOR SHALL PROVIDE ALL PATCHING, CLEANING, AND REPAIR WORK TO EXISTING SURFACES AS REQUIRED TO ACHIEVE SMOOTH, CLEAN WALL SURFACES FOR FINISH MATERIALS. REMOVE ALL DECALS, MARKS, PAINT, DIRT, AND DISCOLORATION FROM EXISTING MATERIALS TO REPAIR.
- CONTRACTOR TO INSTALL ALL MATERIAL PER MANUFACTURERS' REQUIREMENTS, UL RATING REQUIREMENTS, SPECIFIC TRADE GUIDELINES, INDUSTRY STANDARDS, AND BUILDING CODES. ALL NEW FINISHES TO COMPLY WITH IBC CHAPTER 8.
- PROVIDE SIGNAGE MEETING ADA REQUIREMENTS AND LOCATIONS DICTATED BY THE CITY AND LOCAL CODES. DESIGN, CONTENT, AND LOCATIONS SHALL BE PROVIDED TO THE OWNER AND ARCHITECT PRIOR TO INSTALLATION.
- ALL SURFACES SCHEDULED FOR PAINT IN FOOD PREPARATION AND RESTROOM AREAS SHALL BE EPOXY TYPE PAINT FOR WASHABILITY.
- NO COMBUSTIBLE MATERIALS WILL BE ALLOWED IN RETURN AIR PLENUMS.
- INSTALL NEW OR MODIFY THE EXISTING FIRE SPRINKLER SYSTEM (IF EXISTING) AS REQUIRED TO SATISFY APPLICABLE CODES FOR NEW WORK AND EXISTING CONDITIONS COMBINED.
- THE CONTRACTOR MUST SUBMIT TO OWNER AN INSURANCE CERTIFICATE WITH MINIMUM COVERAGE OF \$1,000,000 IN GENERAL LIABILITY OR EQUAL. THIS CERTIFICATE MUST NAME THE OWNER AS ADDITIONAL INSURED.
- ALL CHANGES, DEVIATIONS, MODIFICATIONS, ADDITIONS OR DELETIONS FROM THE CONTRACT OR CONSTRUCTION OF APPROVED ARCHITECTURAL PLANS SHALL BE APPROVED BY THE OWNER AND ARCHITECT. WHEN UNAPPROVED DEVIATIONS ARE MADE, THE GC SHALL BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, DELAYS AND SUPPLEMENTARY COSTS INCURRED (INCLUDING ARCHITECTURAL & ENGINEERING PROFESSIONAL SERVICE FEES) THAT MAY BE REQUIRED AS A RESULT OF THESE DEVIATIONS.
- ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL INTERIOR SURFACES AND EXTERIOR DEBRIS SPECIFIC TO CONSTRUCTION ACTIVITIES PRIOR TO OCCUPANCY OF THE SPACES BY THE OWNER. ADDITIONAL CLEANING FOLLOWING THE RECONCILIATION OF PUNCHLIST ITEMS SHALL ALSO BE INCLUDED. FINAL CLEANUP SHALL CONSIST OF THE FOLLOWING:
 - REMOVE ALL CONSTRUCTION DEBRIS, UNUSED MATERIALS, TOOLS, ETC.
 - CLEAN, SANITIZE, AND STOCK ALL TOILET ROOMS
 - CLEAN ALL COUNTERS AND TABLETOPS
 - CLEAN INTERIOR AND EXTERIOR SURFACES OF STOREFRONT GLASS AND FRAMES
 - CLEAN ALL FLOORS
 - CLEAN ALL GLASS SURFACES
 - REPLACE ALL FILTER MEDIA IN HVAC SYSTEMS

LOCATOR PLAN



SCOPE SUMMARY

Interior whitebox renovation of an existing space (T.I.) for future Tenant Improvement buildout (under separate permit). Scope includes demolition of existing conditions and installation of new partitions, doors, and finishes. Contractor to coordinate IT/AV/security installation in the field with Tenant vendor.

CODE SUMMARY

THE PLANS SUBMITTED HAVE BEEN DESIGNED TO MEET THE CODES AS LISTED BELOW:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL FIRE CODE
- 2017 NATIONAL ELECTRICAL CODE
- ICC/ANSI A117.1-2009, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
MERCANTILE USE (EXISTING - NO CHANGE OF USE)

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS (TABLE 503)
THIS SCOPE OF WORK DOES NOT INCREASE THE AREA OF THE EXISTING BUILDING/TENANT SPACE.

TENANT AREA = 5,109 SF

CHAPTER 6 TYPES OF CONSTRUCTION
CONSTRUCTION TYPE II-B
FULLY SPRINKLERED

CHAPTER 9 FIRE PROTECTION SYSTEMS
FIRE EXTINGUISHERS PROVIDED IN ACCORDANCE WITH INTERNATIONAL FIRE CODE: (EXTINGUISHERS PROVIDED AND INSTALLED BY GENERAL CONTRACTOR) NFPA 10
SMOKE DETECTORS TO BE PROVIDED.

CHAPTER 10 MEANS OF EGRESS
THE EXISTING BUILDING MEETS THE REQUIREMENTS FOR MEANS OF EGRESS. EGRESS PATH OF TRAVEL IS LESS THAN 250' FOR A FULLY SPRINKLERED BUILDING.

CHAPTER 11 ACCESSIBILITY
THE EXISTING BUILDING MEETS THE REQUIREMENTS FOR ACCESSIBLE ENTRIES. THE EXISTING PARKING SPACES MEET THE REQUIREMENTS FOR ACCESSIBLE PARKING.

CHAPTER 29 PLUMBING SYSTEMS
THIS SCOPE OF WORK DOES NOT INCREASE THE AREA OF THE EXISTING BUILDING AND MEETS THE REQUIREMENTS FOR PLUMBING SYSTEMS.

PROJECT TEAM

Landlord:
Red Development
480.556.7732
contact: *Dustin Cleveland*

ARCHITECTURAL:
clockwork
423 Delaware Street, Suite 102
Kansas City, MO 64105
816.548.7094
contact: *Daniel Umscheid*

DRAWING SYMBOLS

WALL SECTION MARK		EMERGENCY BATTERY PACK FIXTURE	
ELEVATION MARKS		FIRE ALARM STROBE/COMBINATION SPEAKER. PROVIDE PER CODE	
DETAIL REFERENCE MARK		CONSTRUCTION NOTE	
PLAN REFERENCE MARK		DOOR MARK	
REVISION MARK & CLOUD		WINDOW MARK	
ROLLER SHADE		WALL PARTITION TYPE	
WALL FINISH CALL OUT		DUPLEX RECEPTACLE	
FLOOR FINISH CALL OUT		EXISTING DUPLEX RECEPTACLE	
GLAZING MARK		EXIT SIGN LOCATION	
CEILING INFO		LINE THRU DEVICE INDICATES ABOVE-COUNTER	
ELEVATION DATUM		TELEPHONE/DATA OUTLET	
ROOM TITLE		EXISTING PARTITION	
		NEW PARTITION	

WALL TYPE - I HOUR RATED WALL ASSEMBLY:

<div>UL DESIGN NO. U419</div> <div><div><div>FIRE RATING: STC: SOUND TEST: SYSTEM THICKNESS:</div><div>1 Hour 49 RAL-TL11-074 4 7/8"</div></div></div>			<div></div>				
<div><div>ASSEMBLY OPTIONS:</div><div><div>GYPSUM BOARD:</div><div>ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE SCX™)</div></div><div><div>STEEL STUDS:</div><div>3-5/8" STEEL STUDS, EQ25 (0.018"), SPACED 24" O.C.</div></div><div><div>INSULATION:</div><div>3-1/2" THICK GLASS FIBER BATT INSULATION</div></div><div><div>GYPSUM BOARD:</div><div>ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE SCX™)</div></div></div>							
<div><div>NOTES:</div><div>STUD AND INSULATION SIZES ARE MINIMUM UNLESS OTHERWISE STATED IN DESIGN.</div><div>FOR THE MOST UP-TO-DATE INFORMATION OR ASSEMBLY OPTIONS, REFER TO THE UL FIRE RESISTANCE DIRECTORY.</div><div>REFER TO THE UL FIRE RESISTANCE DIRECTORY FOR INFORMATION REGARDING PRODUCT ORIENTATION AND FASTENING REQUIREMENTS.</div></div>							
<div><div>USG CGC</div><div><div>USG Corporation</div><div>550 West Adams Street</div><div>Chicago, IL 60601 USA</div><div>WWW.USG.COM</div><div>T: 800-USG4YOU</div></div></div>			<div><div>U419</div></div>			<div><div>ISSUE RECORD:</div><div>Revision Date</div><div>9/30/2019 4:59:07 PM</div></div>	<div><div>SHEET INFORMATION:</div><div>SN-P-1-07</div></div>

SHEET INDEX

ARCHITECTURAL:

A000	COVER SHEET, INDEX
AD100	DEMOLITION PLAN
AD150	DEMOLITION ROOF PLAN
A100	FLOOR PLAN
A200	ELEVATIONS AND SECTIONS
A300	SECTIONS AND DETAILS

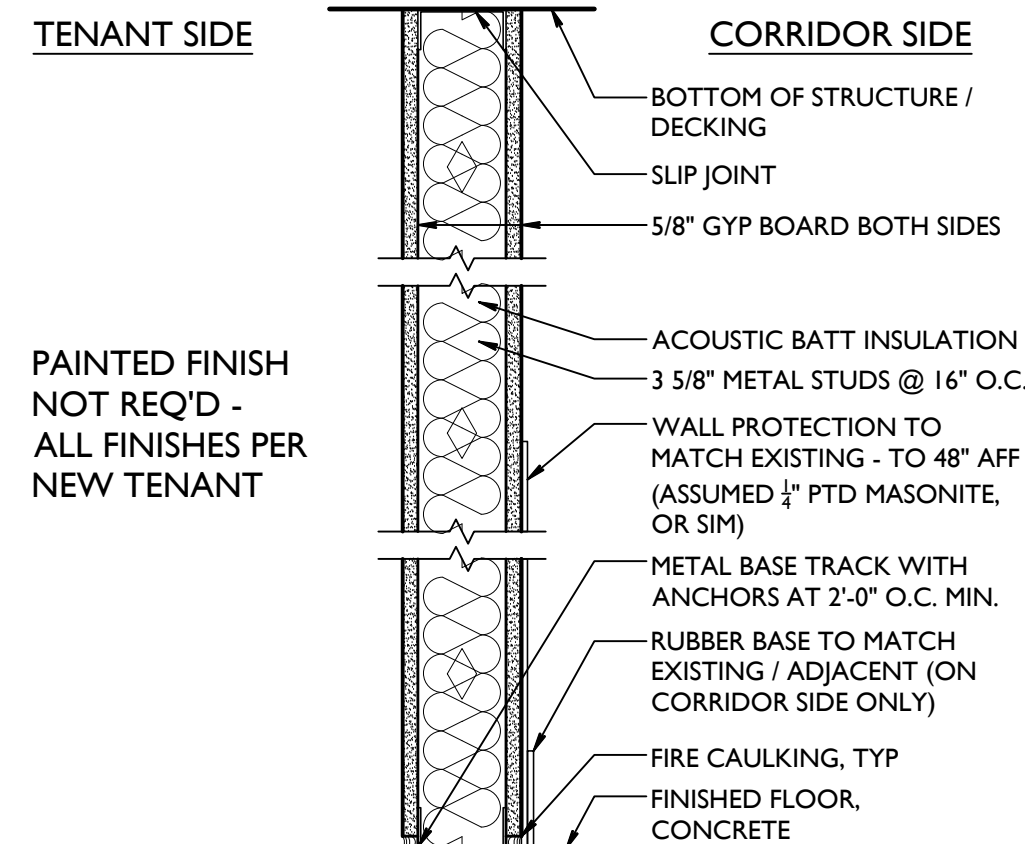
MEP/FA/FS - DESIGN BUILD BY GC

-END OF INDEX-

WALL TYPE I HOUR RATED WALL ASSEMBLY:

WALL TYPE GENERAL NOTES

- FRAMING TO BE MTL. STUD FRAMING.
- GYP BD TO BE HELD OFF FINISH FLOOR 1/2" MIN, TYPICAL.
- ALL WALLS IN CORRIDOR TO RECEIVE 1/2" THICK PROTECTION TO MATCH EXISTING & ADJACENT PRODUCT AND FINISH, TO APPROX 4" AFF.
- METAL CORNER BEAD TO BE USED ON ALL OUTSIDE CORNERS OR TOP OF PARTIAL HEIGHT WALLS WHERE GYP BD WRAPS.
- ALL BLOCKING SHALL SPAN FULLY BETWEEN BOTH ADJACENT STUDS AT A MINIMUM.
- PROVIDE LEVEL 4 WALL FINISH FOR ALL WALLS TO BE PAINTED- ON CORRIDOR SIDE ONLY. - TENANT SIDE TO REMAIN FINISHED BUT UNPAINTED



P1 WALL TYPE
I HR RATED

Summit Fair - S D I 06 - WhiteBox Scope

860 NW BLUE PARKWAY
LEE'S SUMMIT, MO 64086



rev	issue	date
	PERMIT SET	07.01.2025

25.02 SUMMIT FAIR
S D I 06 - WHITE BOX

A000

COVER SHEET
CODE INFO

EXHIBIT B - SCHEDULE OF LANDLORD'S WORK:

IN ADDITION TO THE DELIVERY CONDITIONS CONTAINED IN THE LEASE FORM, LANDLORD SHALL DELIVER THE PREMISES TO TENANT WITH:

(A) DEMO: REMOVE ALL EXISTING TENANT IMPROVEMENTS FROM THE PREMISES PER TENANT'S DESIGN DRAWINGS PRIOR TO THE DATE OF POSSESSION, WHICH MAY INCLUDE:

1. ARCHITECTURAL FEATURES: STOREFRONT SYSTEMS, FINISHES, FURNITURE, TRADE FIXTURES, SIGNAGE, LIGHTING, RESTROOM FIXTURES, CEILINGS, AND PARTITION WALLS.
2. MEP DISTRIBUTION - HVAC EQUIPMENT: ROOF-MOUNTED HVAC EQUIPMENT, DECKHUNG HVAC EQUIPMENT, CURBS, DUCTWORK.
3. PLUMBING: SUPPLY AND SANITARY LINES NOT BEING REUSED CAPPED AT SLAB OR BEHIND DEMISING WALLS.
4. ELECTRICAL EQUIPMENT: PANELS, TRANSFORMERS, LOW VOLTAGE DEVICES, LOW VOLTAGE CABLES REMOVED BACK TO POINT OF ORIGIN, LINE VOLTAGE CABLES REMOVED BACK TO POINT OF ORIGIN (EXCEPT IN THE CASE LANDLORD IS RESPONSIBLE FOR PROVIDING/INSTALLING TENANT HVAC SYSTEM, IN WHICH CASE, EXISTING ELECTRICAL PANELS/TRANSFORMERS AND EQUIPMENT DISCONNECT SWITCHES FOR HVAC EQUIPMENT CAN REMAIN TO FACILITATE START-UP OF NEW MECHANICAL SYSTEMS. LANDLORD TO MAINTAIN DISTRIBUTION AND/OR PROVIDE DISCONNECT AS DIRECTED BY TENANT.

(B) FLOOR SLAB: SLAB SHALL BE SINGLE LEVEL WITH NO ELEVATION CHANGES WITHIN 1/2" OF EXTERIOR FINISHED FLOOR, PERIMETERS LEVEL TO WITHIN 1/4" DEFLECTION BETWEEN PERIMETERS TO WITHIN 1/4", MAXIMUM VARIANCE 1/4" OVER 10' AND NO MORE THAN 1/2" FROM THE OVERALL HIGH POINT TO THE OVERALL LOW POINT DETERMINED USING THE STRAIGHTEDGE METHOD. SLAB MUST BE DELIVERED IN COMPLIANCE WITH CODES FOR SLAB LIVE LOADS; 100PSF OR PER LOCAL BUILDING CODE, WHICHEVER IS MORE STRINGENT.

(C) DEMISING WALL: DEMISING STUDS WITH CONTINUOUS GYPSUM BOARD FINISH FROM TOP OF SLAB TO BOTTOM OF DECK ON BOTH SIDES, TAPED, FLOATED, AND FIRE RATED AS REQUIRED BY LOCAL CODE; EXTERIOR WALLS SHALL HAVE INSULATION AS REQUIRED BY CODE.

(D) STORE FRONT: PROVIDE COMPLETE WEATHER TIGHT STOREFRONT FACADE AND GLAZING SYSTEM WITH SINGLE ENTRY WITH DOUBLE DOORS TO INCLUDE STRUCTURE, CONTINUOUS CONCRETE CURB, FRAME, DOORS, DOOR HARDWARE, WEATHER STRIPPING, CAULKING, GLAZING, POWER AND BLOCKING FOR TENANT'S SIGNAGE IN LOCATIONS DESIGNATED BY TENANT (SIGNAGE BY TENANT), AND TENANT FINISHES PER TENANT DESIGN DRAWINGS AND SPECIFICATIONS. STOREFRONT FACADE AND GLAZING SYSTEM MUST ALSO BE IN ACCORDANCE WITH APPLICABLE BUILDING, ENERGY, SEISMIC AND HURRICANE REQUIREMENTS. WHERE APPLICABLE, PROVIDE AND INSTALL A VESTIBULE TO INCLUDE STRUCTURE, CURB, FRAME, DOORS, HARDWARE, WEATHER STRIPPING, CAULKING AND GLAZING PER TENANT DESIGN DRAWINGS AND SPECIFICATIONS.

• STOREFRONT SYSTEM SHALL MEET ALL ACCESSIBILITY CODES SUCH AS BUT NOT LIMITED TO ADA, ANSI A117.1., CA TITLE 24, 2012 TAS TDLR, AND 2017 FAC

• PROVIDE AND INSTALL PUSH BUTTON ACCESS TO ENTRY/EXIT DOORS

• ENSURE ENTRY AND EGRESS DOORWAYS SHALL HAVE CLEAR FLOOR LANDINGS WITH RUNNING SLOPES AND CROSS SLOPES NO GREATER THAN LIMITS SET IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY CODES

(E) FIRE RATING: FULLY FIRE-RATED CONSTRUCTION AS REQUIRED BY CODE AT ALL STRUCTURAL MEMBERS, TENANT SEPARATIONS AND ALL PENETRATIONS (I.E. CEILING, COLUMNS, BEAMS, DEMISING WALLS, ROOF, FLOORS, ETC.)

(F) EMERGENCY SYSTEM: A COMPLETE AND OPERATIONAL SMOKE EXHAUST/EVACUATION SYSTEM WHERE REQUIRED BY CODE.

(G) STRUCTURAL COMPONENTS: A STRUCTURALLY STABLE FRAME, COLUMNS AND BEAMS CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS (I.E. STEEL, HEAVY GAUGE METAL STUDS, FIREPROOFING) AND WILL BE DESIGNED TO CARRY LIVE AND DEAD LOADS IN ACCORDANCE WITH GOVERNING BUILDING CODES.

(H) HVAC: HVAC INSTALLATION BY TENANT.

(I) CEILING/ROOF STRUCTURE: A CEILING/ROOF STRUCTURE ADEQUATE TO SUPPORT TENANT'S INSTALLATION OF SUSPENDED FIXTURES OR IMPROVEMENTS AND ALLOW ATTACHMENTS TO JOINTS ONLY. THRESHOLD OF WEIGHT SHALL BE A MINIMUM OF 10 LBS., PER SQUARE FOOT OF TENANT SPACE AND SHALL INCLUDE A STRUCTURAL ROOF FRAMING SYSTEM CAPABLE OF SUPPORTING TENANT'S STANDARD HVAC ROOFTOP PACKAGE UNIT(S), WHICH LANDLORD ACKNOWLEDGES MAY BE UP TO 30 TONS SERVICE AND 3 UNITS

(J) WATERTIGHT: LANDLORD SHALL PROVIDE A FULLY WATERTIGHT ROOF, FREE OF LEAKS, WITH ANY ABANDONED PENETRATIONS REPAIRED AND SEALED WATERTIGHT AS EVIDENCED BY CURRENT TEST. IF THE ROOF HAS LESS THAN FIVE (5) YEARS OF USEFUL LIFE REMAINING, THEN LANDLORD SHALL REPLACE THE ROOF MEMBRANE.

(K) ENTRY/EGRESS: ENTRY AND EGRESS DOORWAYS SHALL HAVE CLEAR FLOOR LANDINGS WITH RUNNING SLOPES AND CROSS SLOPES NO GREATER THAN LIMITS SET IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY CODES SUCH AS BUT NOT LIMITED TO ADA, ANSI A117.1., CA TITLE 24, 2012 TAS TDLR, AND 2017 FAC. LANDLORD TO PROVIDE ACCESSIBLE ROUTE FROM THE PUBLIC RIGHT OF WAY TO REQUIRED ACCESSIBLE PARKING SPACES TO ENTRY OF LEASE SPACE.

(L) REAR EXIT: ONE REAR 3' X 7', LOCKABLE, HOLLOW METAL SERVICE DOOR IN COMPLIANCE WITH EXIT ACCESS AND PATH OF EGRESS REQUIREMENTS AS GOVERNED BY LOCAL APPLICABLE BUILDING AND ACCESSIBILITY CODES SUCH AS BUT NOT LIMITED TO ADA, ANSI A117.1., CA TITLE 24, 2012 TAS TDLR, AND 2017 FAC..

(M) FIRE SUPPRESSION: A BASE FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH LOCAL BUILDING CODE. ALL OTHER WORK IS TENANTS RESPONSIBILITY. FLOW CAPACITY SIZED AS REQUIRED BY TENANT'S CEILING HEIGHT, NFPA 13, AND LOCAL REQUIREMENTS.

(N) UTILITIES: UTILITIES, INCLUDING WATER AT LEAST 1" WATER LINE, SEWER AT LEAST 4" WASTE LINE TO THE LANDLORD'S 6" MAIN LINE, ELECTRICAL SERVICE, AND NATURAL GAS (AS AVAILABLE AND APPLICABLE) IN THE CAPACITIES SET FORTH IN TENANT'S PLANS, STUBBED TO THE REAR OF THE PREMISES; ELECTRICAL SERVICE TO BE STUBBED TO THE REAR OF THE PREMISES IN A SINGLE SERVICE IN THE CAPACITY SET FORTH IN TENANT'S PLANS, WHICH LANDLORD/TENANT ACKNOWLEDGES CURRENTLY 200 AMPS (EXISTING) AT 277/480 VOLT. ALL OTHER TERMS CONCERNING LANDLORD IMPROVEMENTS WILL BE DELIVERED IN ACCORDANCE WITH THE LEASE; LANDLORD IS REQUIRED TO PROVIDE THE AMOUNT OF POWER ILLUSTRATED ON TENANT'S PLANS AT THE TIME OF DELIVERY. HOWEVER, THE TENANT SHALL MAINTAIN THE RIGHT IN THE LEASE TO AMPERAGE SPECIFIED HERETO IN THE EVENT POWER (E.G. ADDITIONAL HVAC UNITS, LIGHTING) NEEDS CHANGE IN THE FUTURE. LL TO PROVIDE A MINIMUM OF 60 AMPS OF TEMPORARY POWER PRIOR TO DATE OF POSSESSION.

(O) METERS: ALL EXISTING METERS TO REMAIN (WATER, ELECTRICAL, AND GAS). IF METERS ARE NOT EXISTING, THEN SAME SHALL BE LOCATED IN THE AREA IDENTIFIED ON TENANT'S PLANS.

(P) DATA: DATA CONDUIT STUBBED TO THE REAR OF THE PREMISES PROVIDED FROM THE NEAREST TELE/COMM BOX TO A PHONE BOARD LOCATED WITHIN THE BUILDING MECHANICAL AREA.

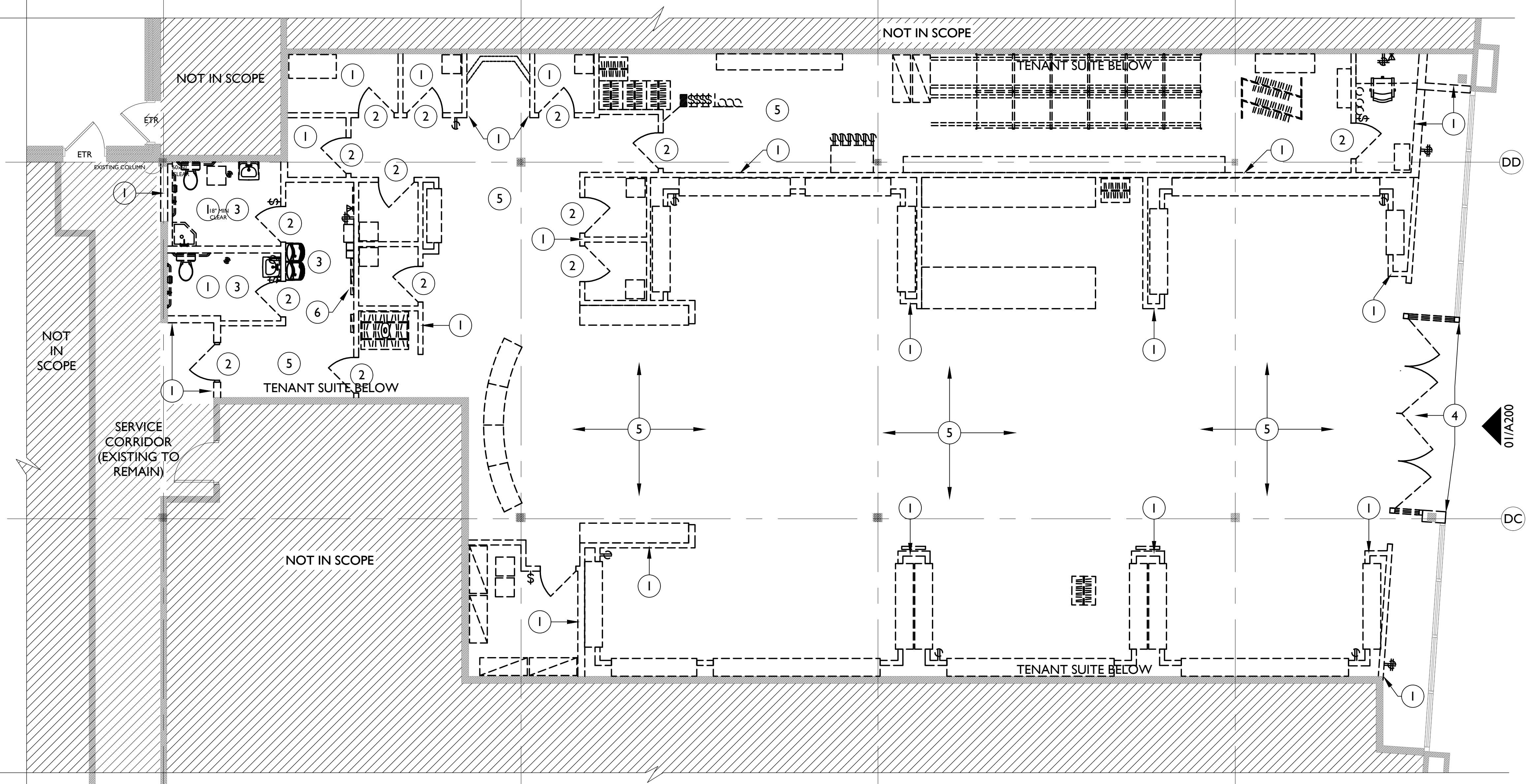
(Q) VENTILATION: ACCESS TO VENTILATION AIR VIA ALL NECESSARY DUCTWORK AND ACCESSORIES TO PROVIDE OUTSIDE AIR AS REQUIRED TO MEET THE PROVISIONS OF ASHRAE 62.1 (MINIMUM OUTDOOR AIR) AND ASHRAE 90.1 (ECONOMIZER) OR OTHER APPLICABLE CODE. FOR HYDRONIC SYSTEMS PROVIDE A WATERSIDE ECONOMIZER AS PERMITTED BY ASHRAE 90.1 IF AIR SIDE ECONOMIZER IS NOT AVAILABLE; LANDLORD TO PROVIDE AND INSTALL THE SYSTEM(S) NECESSARY TO RELIEVE 100% ECONOMIZER OUTSIDE AIR IF ECONOMIZER IS PROVIDED FOR SPACE. LANDLORD TO VERIFY VENTILATION AND RELIEF AIR DUCT TERMINATION LOCATIONS WITH TENANT.

DEMOLITION PLAN GENERAL NOTES:

1. ITEMS TO BE REMOVED ARE SHOWN WITH A DASHED (HIDDEN) LINE.
2. ALL DIMENSIONS ARE + / -
3. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE ON THE JOB SITE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER. NO ON SITE SALE OR BURNING OF REMOVED ITEMS IS PERMITTED.
4. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS. DO NOT REMOVE ANY ITEMS WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT. COORD ALL SITE WORK W/LANDLORD AS REQ'D.
5. THE CONTRACTOR MUST MAINTAIN ADEQUATE SUPPORT, INSULATION, WATERPROOFING, EMERGENCY LIGHTING, SECURITY, ALARMS, ETC. FOR ALL OR PART OF ITEMS TO REMAIN.
6. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING ALL FIELD CONDITIONS AS CALLED FOR OR REQUIRED BY THE NEW WORK.
7. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION BARRICADES AS REQUIRED FOR DEMOLITION AND NEW WORK.
8. EXISTING EXIT SIGNAGE, EGRESS LIGHTING, SECURITY CAMERAS, SWITCHES, OUTLETS, ETC. ARE NOT SHOWN FOR CLARITY AND ARE TO BE REMOVED UNLESS NOTED OTHERWISE. COORD. W/ MEP DEMO AND NEW WORK PLANS.
9. CONTRACTOR TO PROTECT ALL EXISTING FINISHES, CEILINGS AND OTHER SURFACES SCHEDULED TO REMAIN DURING ALL PHASES OF CONSTRUCTION. ANY SURFACES SCHEDULED TO REMAIN THAT GETS DAMAGED DUE TO CONTRACTOR WORK SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTOR TO ENSURE PROJECT SITE IS SECURE AFTER BUSINESS HOURS. CONFIRM HOURS WITH LANDLORD AND TENANT.
11. CONTRACTOR TO ENSURE THAT LOUD OR DISRUPTIVE (SMELLY) WORK SHALL BE COORDINATED WITH LANDLORD AND TENANT.
12. REMOVE ALL EXIT SIGNS THROUGHOUT.
13. REMOVE ALL SIGNAGE THROUGHOUT, INCLUDING EXTERIOR SIGNAGE AND ASSOCIATED ELEC. NOT REUSED IN NEW WORK. COORD. W/ TENANT.
14. REMOVE ALL ABANDONED ELECTRICAL AND BLANK COVER PLATES THROUGHOUT. PATCH AND REPAIR WALL FOR NEW FINISH.
15. REMOVE AND DISPOSE OF ALL BUILT-IN FURNITURE AND CASEWORK (TABLES, CASEWORK, WALL PANELS, WAINSCOTING, ARTWORK, SHELVING ETC.)
16. FLOOR SHALL BE LEVELED AFTER REMOVAL OF FLOORING MATERIAL AND PREPPED FOR NEW FINISH. SEE PLAN FOR EXTENTS.
17. PATCH AND FILL ALL HOLES AND VOIDS IN FLOOR SLAB.
18. REMOVE ALL ROOM AND OCCUPANCY SIGNAGE LEFT BY PREVIOUS TENANT. PATCH AND REPAIR WALL FOR NEW FINISH. WHERE REQ'D
19. DEMO AND REMOVE ALL EXISTING WALL FINISHES (INCLUDING VINYL DECALS/WALLCOVERING), SKIMCOAT OR PREP WALLS TO RECEIVE NEW PAINTED WALL FINISH.
20. TERMINATE AND CAP ANY EXISTING UTILITIES NOT REUSED BY NEW WORK.
21. REMOVE ALL RETAIL FIXTURES, CASEWORK DISPLAYS, MIRRORS, FLOOR DISPLAYS, WALL MOUNTED SHELVING, AND ASSOCIATED RETAIL ELEMENTS LEFT FROM PREVIOUS TENANT.
22. REMOVE WALL CLADDING AND FINISHES AT EXISTING COLUMNS - COLUMNS TO REMAIN.
23. REMOVE ALL FLOOR FINISHES DOWN TO CONCRETE SLAB.
24. FREE AND CLEAR EGRESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION AND WHEN WHITE-BOX SCOPE IS COMPLETE.
25. COMPLETE LANDLORD SCOPE OF WORK, PER EXHIBIT "B".

DEMOLITION PLAN KEYED NOTES:

- ① REMOVE EXISTING PARTITION AS REQUIRED BY THE NEW WORK.
- ② REMOVE AND DISPOSE OF EXISTING DOORS, FRAME, ASSOCIATED HARDWARE.
- ③ REMOVE VANITY, TOILET, MOP SINK, DRINKING FOUNTAINS, ADA GRAB BARS, PLUMBING FIXTURES AND ASSOCIATED FIXTURES & FINISHES. TERMINATED AND CAP PLUMBING AS REQ'D.
- ④ REMOVE EXISTING ALUMINUM STOREFRONT GLAZING SYSTEM - PREP OPENING FOR NEW STOREFRONT GLAZING SYSTEM AND VESTIBULE.
- ⑤ REMOVE ALL EXISTING HARD CEILINGS FRAMING AND FINISHES, ACOUSTIC-CEILING TILES, GRID, TRIM AND HANGER-WIRES, LIGHT FIXTURES, HVAC FIXTURES, AND MISCELLANEOUS MEP / HVAC DISTRIBUTION AND DEVICES. REMOVE PIPING / CONDUITS BACK TO PANEL / SOURCE. RETAIN CODE-MIN LIGHTING, EGRESS LIGHTS, EXIT LIGHTS AND FIRE-SUPPRESSION SYSTEMS.
- ⑥ REMOVE ALL ELECTRICAL EQUIPMENT, PANELS, TRANSFORMERS, LOW VOLTAGE DEVICES, LINE-VOLTAGE AND LOW-VOLTAGE CABLES BACK TO POINT OF ORIGIN.



Summit Fair - S D106 - WhiteBox Scope

860 NW BLUE PARKWAY
LEE'S SUMMIT, MO 64086

rev	issue	date
	PERMIT SET	07.01.2025

25.02 SUMMIT FAIR
S D106 - WHITE BOX

AD100

DEMO FLOOR PLAN

EXHIBIT B - SCHEDULE OF LANDLORD'S WORK:

IN ADDITION TO THE DELIVERY CONDITIONS CONTAINED IN THE LEASE FORM, LANDLORD SHALL DELIVER THE PREMISES TO TENANT WITH:

(A) DEMO: REMOVE ALL EXISTING TENANT IMPROVEMENTS FROM THE PREMISES PER TENANT'S DESIGN DRAWINGS PRIOR TO THE DATE OF POSSESSION, WHICH MAY INCLUDE:

1. ARCHITECTURAL FEATURES: STOREFRONT SYSTEMS, FINISHES, FURNITURE, TRADE FIXTURES, SIGNAGE, LIGHTING, RESTROOM FIXTURES, CEILINGS, AND PARTITION WALLS.
2. MEP DISTRIBUTION - HVAC EQUIPMENT: ROOF-MOUNTED HVAC EQUIPMENT, DECKHUNG HVAC EQUIPMENT, CURBS, DUCTWORK.
3. PLUMBING: SUPPLY AND SANITARY LINES NOT BEING REUSED CAPPED AT SLAB OR BEHIND DEMISING WALLS.
4. ELECTRICAL EQUIPMENT: PANELS, TRANSFORMERS, LOW VOLTAGE DEVICES, LOW VOLTAGE CABLES REMOVED BACK TO POINT OF ORIGIN, LINE VOLTAGE CABLES REMOVED BACK TO POINT OF ORIGIN (EXCEPT IN THE CASE LANDLORD IS RESPONSIBLE FOR PROVIDING/INSTALLING TENANT HVAC SYSTEM, IN WHICH CASE, EXISTING ELECTRICAL PANELS/TRANSFORMERS AND EQUIPMENT DISCONNECT SWITCHES FOR HVAC EQUIPMENT CAN REMAIN TO FACILITATE START-UP OF NEW MECHANICAL SYSTEMS. LANDLORD TO MAINTAIN DISTRIBUTION AND/OR PROVIDE DISCONNECT AS DIRECTED BY TENANT.

(B) FLOOR SLAB: SLAB SHALL BE SINGLE LEVEL WITH NO ELEVATION CHANGES WITHIN 1/2" OF EXTERIOR FINISHED FLOOR, PERIMETERS LEVEL TO WITHIN 1/4" DEFLECTION BETWEEN PERIMETERS TO WITHIN 1/4", MAXIMUM VARIANCE 1/4" OVER 10' AND NO MORE THAN 1/2" FROM THE OVERALL HIGH POINT TO THE OVERALL LOW POINT DETERMINED USING THE STRAIGHTEDGE METHOD. SLAB MUST BE DELIVERED IN COMPLIANCE WITH CODES FOR SLAB LIVE LOADS; 100PSF OR PER LOCAL BUILDING CODE, WHICHEVER IS MORE STRINGENT.

(C) DEMISING WALL: DEMISING STUDS WITH CONTINUOUS GYPSUM BOARD FINISH FROM TOP OF SLAB TO BOTTOM OF DECK ON BOTH SIDES, TAPED, FLOATED, AND FIRE RATED AS REQUIRED BY LOCAL CODE; EXTERIOR WALLS SHALL HAVE INSULATION AS REQUIRED BY CODE.

(D) STORE FRONT: PROVIDE COMPLETE WEATHER TIGHT STOREFRONT FACADE AND GLAZING SYSTEM WITH SINGLE ENTRY WITH DOUBLE DOORS TO INCLUDE STRUCTURE, CONTINUOUS CONCRETE CURB, FRAME, DOORS, DOOR HARDWARE, WEATHER STRIPPING, CAULKING, GLAZING, POWER AND BLOCKING FOR TENANT'S SIGNAGE IN LOCATIONS DESIGNATED BY TENANT (SIGNAGE BY TENANT), AND TENANT FINISHES PER TENANT DESIGN DRAWINGS AND SPECIFICATIONS. STOREFRONT FACADE AND GLAZING SYSTEM MUST ALSO BE IN ACCORDANCE WITH APPLICABLE BUILDING, ENERGY, SEISMIC AND HURRICANE REQUIREMENTS. WHERE APPLICABLE, PROVIDE AND INSTALL A VESTIBULE TO INCLUDE STRUCTURE, CURB, FRAME, DOORS, HARDWARE, WEATHER STRIPPING, CAULKING AND GLAZING PER TENANT DESIGN DRAWINGS AND SPECIFICATIONS.

• STOREFRONT SYSTEM SHALL MEET ALL ACCESSIBILITY CODES SUCH AS BUT NOT LIMITED TO ADA, ANSI A117.1., CA TITLE 24, 2012 TAS TDLR, AND 2017 FAC

• PROVIDE AND INSTALL PUSH BUTTON ACCESS TO ENTRY/EXIT DOORS

• ENSURE ENTRY AND EGRESS DOORWAYS SHALL HAVE CLEAR FLOOR LANDINGS WITH RUNNING SLOPES AND CROSS SLOPES NO GREATER THAN LIMITS SET IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY CODES

(E) FIRE RATING: FULLY FIRE-RATED CONSTRUCTION AS REQUIRED BY CODE AT ALL STRUCTURAL MEMBERS, TENANT SEPARATIONS AND ALL PENETRATIONS (I.E. CEILING, COLUMNS, BEAMS, DEMISING WALLS, ROOF, FLOORS, ETC.)

(F) EMERGENCY SYSTEM: A COMPLETE AND OPERATIONAL SMOKE EXHAUST/EVACUATION SYSTEM WHERE REQUIRED BY CODE.

(G) STRUCTURAL COMPONENTS: A STRUCTURALLY STABLE FRAME, COLUMNS AND BEAMS CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS (I.E. STEEL, HEAVY GAUGE METAL STUDS, FIREPROOFING) AND WILL BE DESIGNED TO CARRY LIVE AND DEAD LOADS IN ACCORDANCE WITH GOVERNING BUILDING CODES.

(H) HVAC: HVAC INSTALLATION BY TENANT.

(I) CEILING/ROOF STRUCTURE: A CEILING/ROOF STRUCTURE ADEQUATE TO SUPPORT TENANT'S INSTALLATION OF SUSPENDED FIXTURES OR IMPROVEMENTS AND ALLOW ATTACHMENTS TO JOINTS ONLY. THRESHOLD OF WEIGHT SHALL BE A MINIMUM OF 10 LBS. PER SQUARE FOOT OF TENANT SPACE AND SHALL INCLUDE A STRUCTURAL ROOF FRAMING SYSTEM CAPABLE OF SUPPORTING TENANT'S STANDARD HVAC ROOFTOP PACKAGE UNIT(S), WHICH LANDLORD ACKNOWLEDGES MAY BE UP TO 30 TONS SERVICE AND 3 UNITS

(J) WATERTIGHT: LANDLORD SHALL PROVIDE A FULLY WATERTIGHT ROOF, FREE OF LEAKS, WITH ANY ABANDONED PENETRATIONS REPAIRED AND SEALED WATERTIGHT AS EVIDENCED BY CURRENT TEST. IF THE ROOF HAS LESS THAN FIVE (5) YEARS OF USEFUL LIFE REMAINING, THEN LANDLORD SHALL REPLACE THE ROOF MEMBRANE.

(K) ENTRY/EGRESS: ENTRY AND EGRESS DOORWAYS SHALL HAVE CLEAR FLOOR LANDINGS WITH RUNNING SLOPES AND CROSS SLOPES NO GREATER THAN LIMITS SET IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY CODES SUCH AS BUT NOT LIMITED TO ADA, ANSI A117.1., CA TITLE 24, 2012 TAS TDLR, AND 2017 FAC. LANDLORD TO PROVIDE ACCESSIBLE ROUTE FROM THE PUBLIC RIGHT OF WAY TO REQUIRED ACCESSIBLE PARKING SPACES TO ENTRY OF LEASE SPACE.

(L) REAR EXIT: ONE REAR 3' X 7', LOCKABLE, HOLLOW METAL SERVICE DOOR IN COMPLIANCE WITH EXIT ACCESS AND PATH OF EGRESS REQUIREMENTS AS GOVERNED BY LOCAL APPLICABLE BUILDING AND ACCESSIBILITY CODES SUCH AS BUT NOT LIMITED TO ADA, ANSI A117.1., CA TITLE 24, 2012 TAS TDLR, AND 2017 FAC..

(M) FIRE SUPPRESSION: A BASE FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH LOCAL BUILDING CODE. ALL OTHER WORK IS TENANTS RESPONSIBILITY. FLOW CAPACITY SIZED AS REQUIRED BY TENANT'S CEILING HEIGHT, NFPA 13, AND LOCAL REQUIREMENTS.

(N) UTILITIES: UTILITIES, INCLUDING WATER AT LEAST 1" WATER LINE, SEWER AT LEAST 4" WASTE LINE TO THE LANDLORD'S 6" MAIN LINE, ELECTRICAL SERVICE, AND NATURAL GAS (AS AVAILABLE AND APPLICABLE) IN THE CAPACITIES SET FORTH IN TENANT'S PLANS, STUBBED TO THE REAR OF THE PREMISES; ELECTRICAL SERVICE TO BE STUBBED TO THE REAR OF THE PREMISES IN A SINGLE SERVICE IN THE CAPACITY SET FORTH IN TENANT'S PLANS, WHICH LANDLORD/TENANT ACKNOWLEDGES CURRENTLY 200 AMPS (EXISTING) AT 277/480 VOLT. ALL OTHER TERMS CONCERNING LANDLORD IMPROVEMENTS WILL BE DELIVERED IN ACCORDANCE WITH THE LEASE; LANDLORD IS REQUIRED TO PROVIDE THE AMOUNT OF POWER ILLUSTRATED ON TENANT'S PLANS AT THE TIME OF DELIVERY. HOWEVER, THE TENANT SHALL MAINTAIN THE RIGHT IN THE LEASE TO AMPERAGE SPECIFIED HERETO IN THE EVENT POWER (E.G. ADDITIONAL HVAC UNITS, LIGHTING) NEEDS CHANGE IN THE FUTURE. LL TO PROVIDE A MINIMUM OF 60 AMPS OF TEMPORARY POWER PRIOR TO DATE OF POSSESSION.

(O) METERS: ALL EXISTING METERS TO REMAIN (WATER, ELECTRICAL, AND GAS). IF METERS ARE NOT EXISTING, THEN SAME SHALL BE LOCATED IN THE AREA IDENTIFIED ON TENANT'S PLANS.

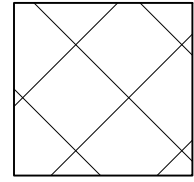
(P) DATA: DATA CONDUIT STUBBED TO THE REAR OF THE PREMISES PROVIDED FROM THE NEAREST TELE/COMM BOX TO A PHONE BOARD LOCATED WITHIN THE BUILDING MECHANICAL AREA.

(Q) VENTILATION: ACCESS TO VENTILATION AIR VIA ALL NECESSARY DUCTWORK AND ACCESSORIES TO PROVIDE OUTSIDE AIR AS REQUIRED TO MEET THE PROVISIONS OF ASHRAE 62.1 (MINIMUM OUTDOOR AIR) AND ASHRAE 90.1 (ECONOMIZER) OR OTHER APPLICABLE CODE. FOR HYDRONIC SYSTEMS PROVIDE A WATERSIDE ECONOMIZER AS PERMITTED BY ASHRAE 90.1 IF AIR SIDE ECONOMIZER IS NOT AVAILABLE; LANDLORD TO PROVIDE AND INSTALL THE SYSTEM(S) NECESSARY TO RELIEVE 100% ECONOMIZER OUTSIDE AIR IF ECONOMIZER IS PROVIDED FOR SPACE. LANDLORD TO VERIFY VENTILATION AND RELIEF AIR DUCT TERMINATION LOCATIONS WITH TENANT.

ROOF PLAN GENERAL NOTES:

1. GC TO COORDINATE ALL SCOPE OF WORK WITH
2. UNO, ALL EXISTING ROOFING TO REMAIN. PATCH & REPAIR AS REQUIRED FOR WEATHERTIGHT PERFORMANCE.
3. MODIFY EQUIPMENT CURBS, ROOFING MEMBRANE AND FLASHING AS REQUIRED PER NEW MEP EQUIPMENT WHERE INDICATED. COORD W/ARCH AND LL.
4. UNO, ALL PARAPET CAPS SHALL REMAIN.
5. UNO, ALL NEW TPO ROOFING SHALL MATCH EXISTING AND BE SLOPED TO MATCH EXISTING CONDITIONS.

RTU / EQ_ZONE

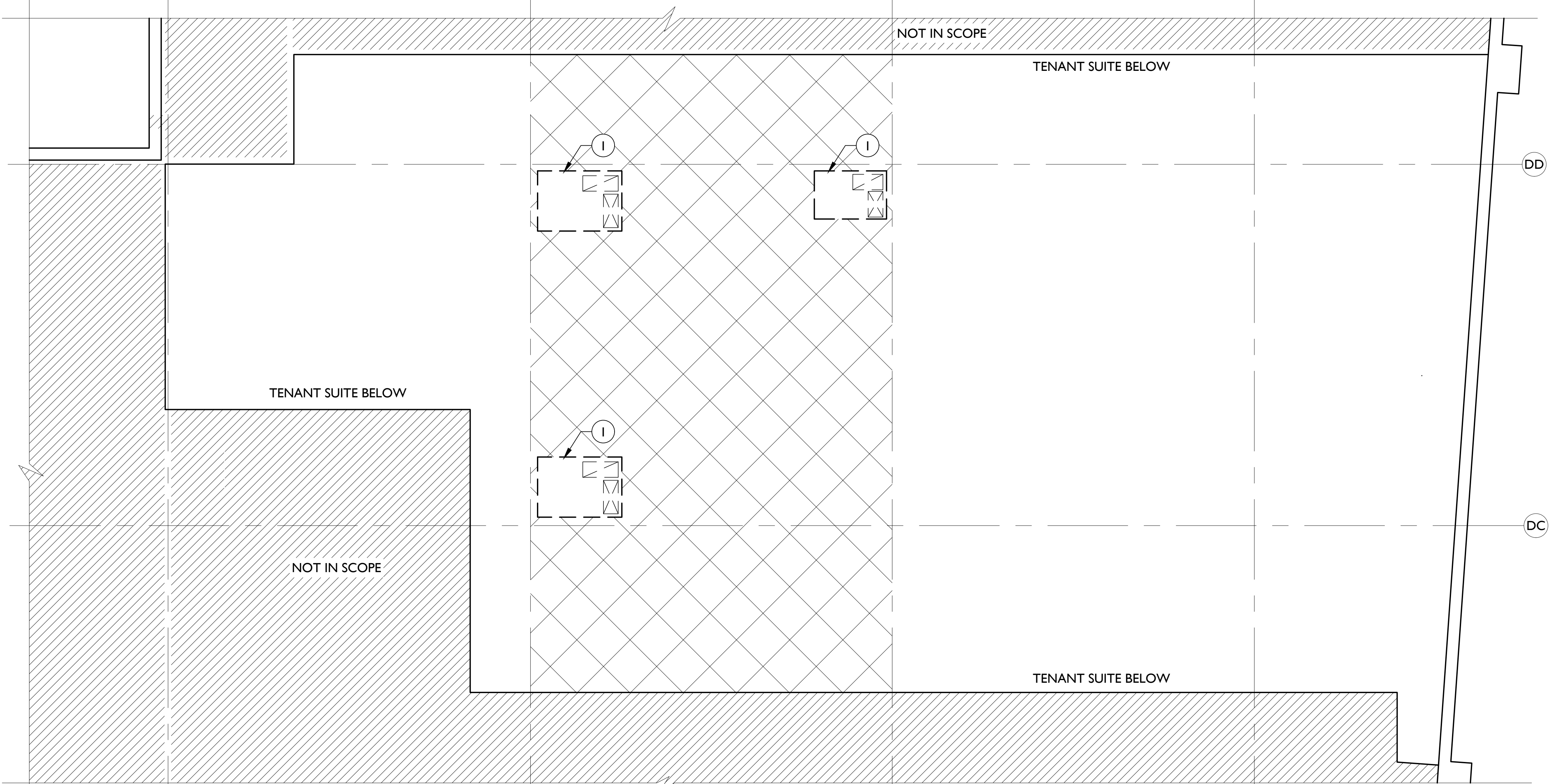


HATCHED AREA DENOTES EXISTING RTU_ZONE WHICH HAS BEEN DESIGNED FOR 2000 LB MAX PER UNIT WEIGHT (COMBINED CURB AND TRUE OPERATING WEIGHT). IF WEIGHTS EXCEED THIS LIMIT, NOTIFY ARCHITECT AND ENGINEER.

RTU'S AND MISC EQUIPMENT SHALL BE ARRANGED SO THAT NO MORE THAN ONE RTU SHALL LOAD THE SAME JOIST.

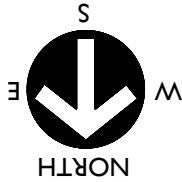
ROOF PLAN KEYED NOTES:

1. REMOVE EXISTING ROOF-MOUNTED HVAC EQUIPMENT, DECKHUNG HVAC EQUIPMENT, RELATED ROOF CURBS AND ANY / ALL ASSOCIATED DUCTWORK. COORD WITH FUTURE TENANT HVAC LOCATIONS PRIOR TO DEMO. INFILL ROOF OPENINGS WITH 1'-1/2" METAL ROOF DECKING WELDED TO SUPPORT FRAMING. INSTALL INSULATION TO MATCH EXISTING CONDITIONS. INSTALL NEW TPO (ASSUMED) ROOF MEMBRANE TO MATCH EXISTING ROOF MEMBRANE - LAP JOINTS PER MANUFACTURER RECOMMENDATIONS FOR WEATHERTIGHT PERFORMANCE. ETR ROOF MEMBRANE TO REMAIN. PATCH, REPAIR AND REPLACE AS CONDITIONS DICTATE.



01

Demo Roof Plan
Scale 1/4" = 1'-0"



clockwork

423 Delaware St Ste 102
Kansas City MO 64105
www.clockwork-ad.com



Summit Fair - S DI06 - WhiteBox Scope

860 NW BLUE PARKWAY
LEE'S SUMMIT, MO 64086

rev	issue	date
	PERMIT SET	07.01.2025

25.02 SUMMIT FAIR
S DI06 - WHITE BOX

AD150

DEMO ROOF PLAN

EXHIBIT B - SCHEDULE OF LANDLORD'S WORK:

IN ADDITION TO THE DELIVERY CONDITIONS CONTAINED IN THE LEASE FORM, LANDLORD SHALL DELIVER THE PREMISES TO TENANT WITH:

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1. ARCHITECTURAL FEATURES: STOREFRONT SYSTEMS, FINISHES, FURNITURE, TRADE FIXTURES, SIGNAGE, LIGHTING, RESTROOM FIXTURES, CEILINGS, AND PARTITION WALLS.
2. MEP DISTRIBUTION - HVAC EQUIPMENT: ROOF-MOUNTED HVAC EQUIPMENT, DECKHUNG HVAC EQUIPMENT, CURBS, DUCTWORK.
3. PLUMBING: SUPPLY AND SANITARY LINES NOT BEING REUSED CAPPED AT SLAB OR BEHIND DEMISING WALLS.
4. ELECTRICAL EQUIPMENT: PANELS, TRANSFORMERS, LOW VOLTAGE DEVICES, LOW VOLTAGE CABLES REMOVED BACK TO POINT OF ORIGIN, LINE VOLTAGE CABLES REMOVED BACK TO POINT OF ORIGIN (EXCEPT IN THE CASE LANDLORD IS RESPONSIBLE FOR PROVIDING/INSTALLING TENANT HVAC SYSTEM, IN WHICH CASE, EXISTING ELECTRICAL PANELS/TRANSFORMERS AND EQUIPMENT DISCONNECT SWITCHES FOR HVAC EQUIPMENT CAN REMAIN TO FACILITATE START-UP OF NEW MECHANICAL SYSTEMS. LANDLORD TO MAINTAIN DISTRIBUTION AND/OR PROVIDE DISCONNECT AS DIRECTED BY TENANT.

(B) FLOOR SLAB: SLAB SHALL BE SINGLE LEVEL WITH NO ELEVATION CHANGES WITHIN 1/2" OF EXTERIOR FINISHED FLOOR, PERIMETERS LEVEL TO WITHIN 3/4" DEFLECTION BETWEEN PERIMETERS TO WITHIN 1/2", MAXIMUM VARIANCE 1/4" OVER 10' AND NO MORE THAN 1/2" FROM THE OVERALL HIGH POINT TO THE OVERALL LOW POINT DETERMINED USING THE STRAIGHTEDGE METHOD. SLAB MUST BE DELIVERED IN COMPLIANCE WITH CODES FOR SLAB LIVE LOADS, 100PSF OR PER LOCAL BUILDING CODE, WHICHEVER IS MORE STRINGENT.

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(D) STORE FRONT: PROVIDE COMPLETE WEATHER TIGHT STOREFRONT FACADE AND GLAZING SYSTEM WITH SINGLE ENTRY WITH DOUBLE DOORS TO INCLUDE STRUCTURE, CONTINUOUS CONCRETE CURB, FRAME, DOORS, DOOR HARDWARE, WEATHER STRIPPING, CAULKING, GLAZING, POWER AND BLOCKING FOR TENANT'S SIGNAGE IN LOCATIONS DESIGNATED BY TENANT (SIGNAGE BY TENANT), AND TENANT FINISHES PER TENANT DESIGN DRAWINGS AND SPECIFICATIONS. STOREFRONT FACADE AND GLAZING SYSTEM MUST ALSO BE IN ACCORDANCE WITH APPLICABLE BUILDING, ENERGY, SEISMIC AND HURRICANE REQUIREMENTS. WHERE APPLICABLE, PROVIDE AND INSTALL A VESTIBULE TO INCLUDE STRUCTURE, CURB, FRAME, DOORS, HARDWARE, WEATHER STRIPPING, CAULKING AND GLAZING PER TENANT DESIGN DRAWINGS AND SPECIFICATIONS.

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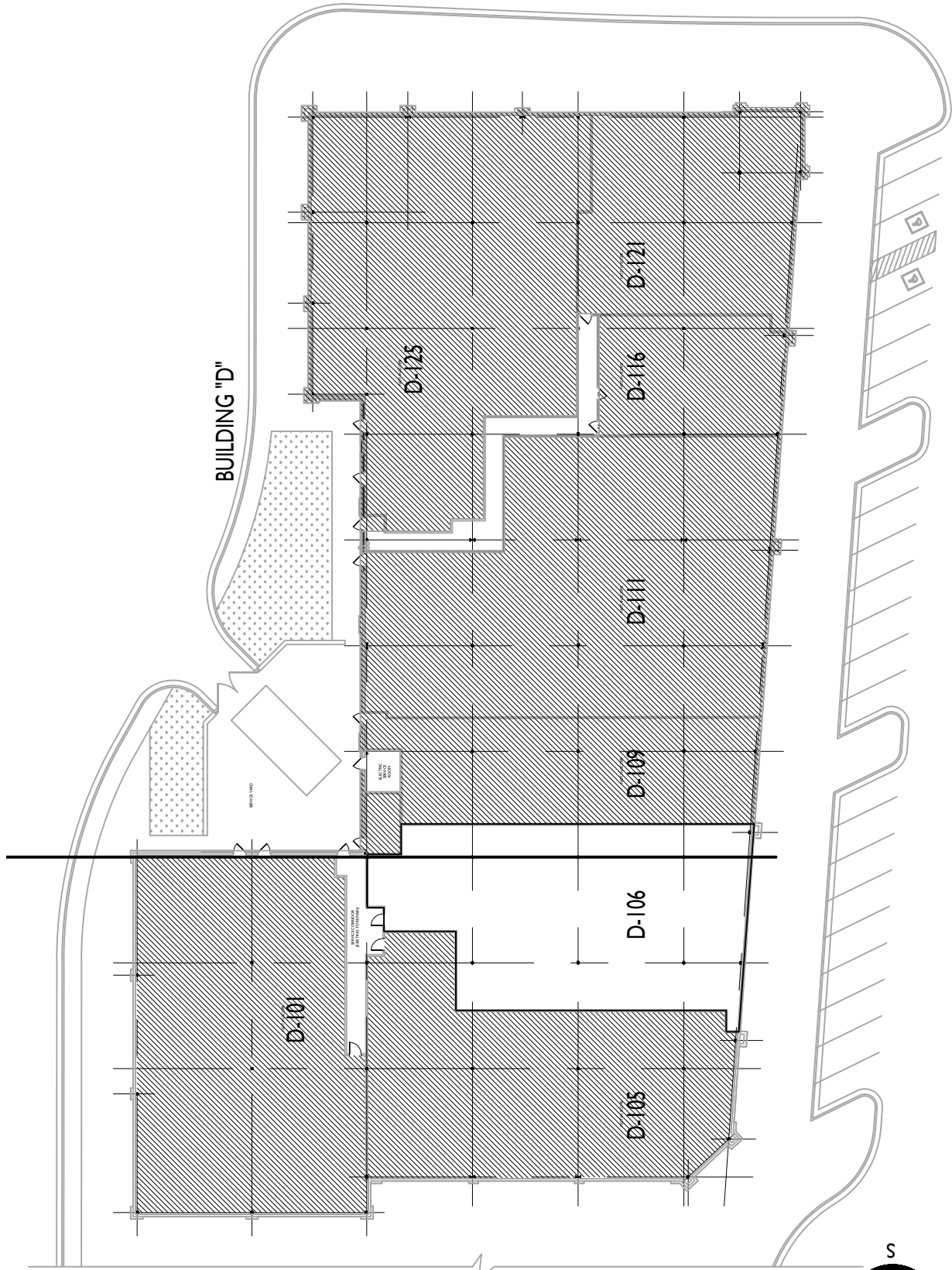
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(P) DATA: DATA CONDUIT STUBBED TO THE REAR OF THE PREMISES PROVIDED FROM THE NEAREST TELE/COMM BOX TO A PHONE BOARD LOCATED WITHIN THE BUILDING MECHANICAL AREA.

(Q) VENTILATION: ACCESS TO VENTILATION AIR VIA ALL NECESSARY DUCTWORK AND ACCESSORIES TO PROVIDE OUTSIDE AIR AS REQUIRED TO MEET THE PROVISIONS OF ASHRAE 62.1 (MINIMUM OUTDOOR AIR) AND ASHRAE 90.1 (ECONOMIZER) OR OTHER APPLICABLE CODE. FOR HYDRONIC SYSTEMS PROVIDE A WATERSIDE ECONOMIZER AS PERMITTED BY ASHRAE 90.1 IF AIR SIDE ECONOMIZER IS NOT AVAILABLE; LANDLORD TO PROVIDE AND INSTALL THE SYSTEM(S) NECESSARY TO RELIEVE 100% ECONOMIZER OUTSIDE AIR IF ECONOMIZER IS PROVIDED FOR SPACE. LANDLORD TO VERIFY VENTILATION AND RELIEF AIR DUCT TERMINATION LOCATIONS WITH TENANT.



KEY PLAN

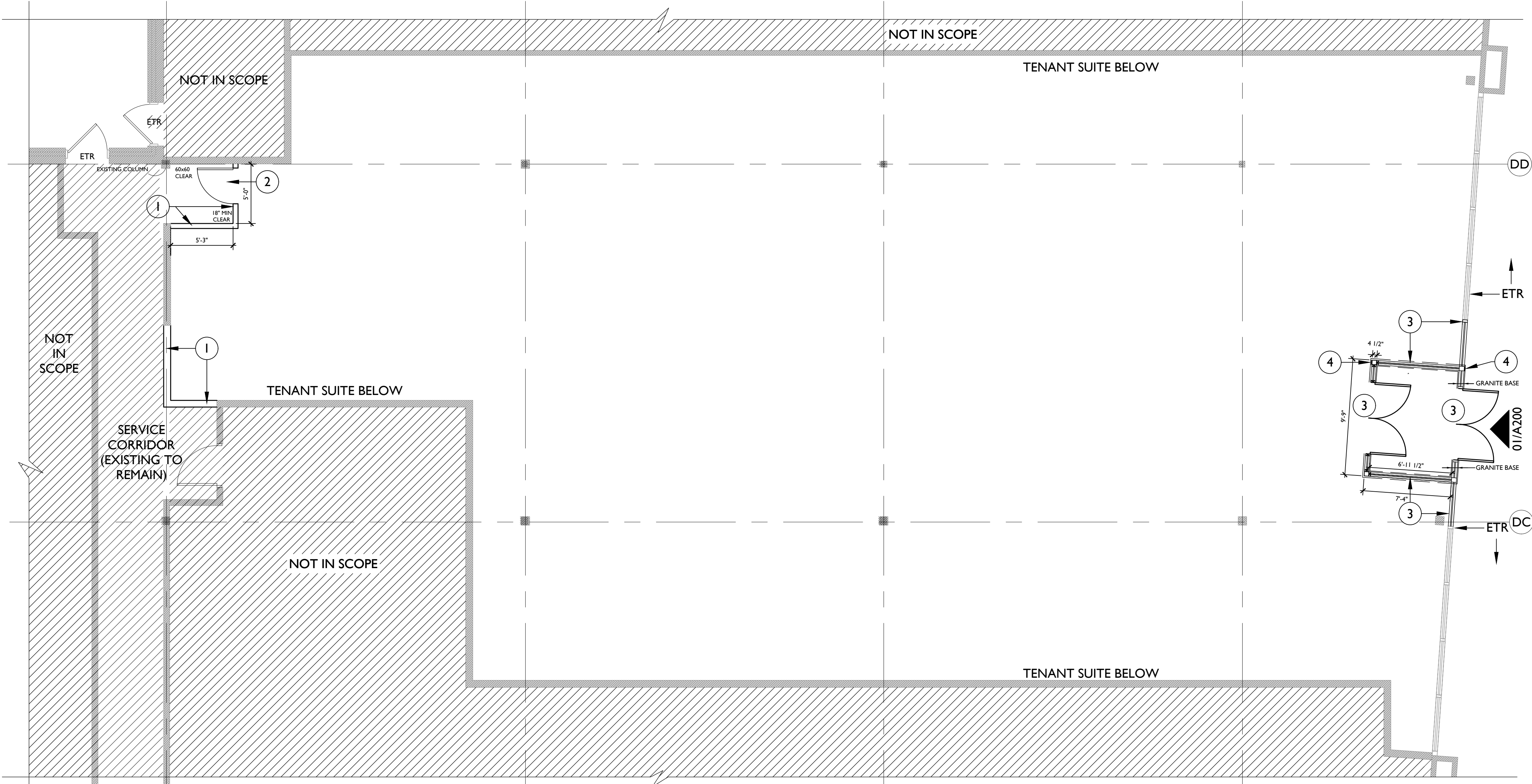
FLOOR PLAN GENERAL NOTES:

1. ALL DIMENSIONS TO EXISTING ITEMS ARE +/-
2. DIMENSIONS FOR INTERIOR PARTITIONS ARE TO OUTSIDE FACE OF WALL FINISH.
3. ALL PARTITIONS TO BE TYPE (P) UNLESS NOTED OTHERWISE.
4. CONTRACTOR TO COORDINATE ALL MEP REQUIREMENTS.
5. CONTRACTOR TO COORDINATE IT/AV/SECURITY SYSTEM WITH TENANTS VENDOR. PROVIDE CONDUIT AND PULL STRING FOR IT/AV/SECURITY WORK. COORDINATE WITH ELECTRICAL & IT/AV/SECURITY.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING ALL BLOCKING AS REQUIRED FOR CASEWORK, LIGHT FIXTURES, ACCESSORIES, ETC.
7. CONTRACTOR TO COORDINATE TENANT PROVIDED LCD & MOUNT LOCATIONS. PROVIDE POWER, CABLE AND BLOCKING AS REQUIRED.
8. ALL STOREFRONT AND DOOR DIMENSIONS ARE TO FRAME EXTENTS. CONTRACTOR TO COORDINATE AND VERIFY ROUGH OPENINGS PRIOR TO ORDERING FRAMES AND DOORS.
9. CONTRACTOR SHALL COORDINATE ALL CORE DRILL LOCATIONS WITH GAMES, ELECTRICAL AND I.T. LAYOUTS. PROVIDE FLUSH POKE THROUGH DEVICE.
10. ALL CARD READERS, SWITCHES, CONTROLS, ETC TO COMPLY WITH A.B.A.A.S. (ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARD) REQUIREMENTS FOR MOUNTING HEIGHTS.
11. CONTRACTOR TO ENSURE THAT LOUD OR DISRUPTIVE (SMELLY) WORK SHALL BE DONE AFTER BUSINESS HOURS. COORDINATE WITH LANDLORD AND TENANT.
12. ALL CUSTOM ITEMS TO BE REVIEWED BY TENANT / ARCHITECT VIA SHOP DRAWINGS PRIOR TO FABRICATION.
13. PROVIDE POWER & DATA FOR ALL POS LOCATIONS - COORD FINAL LOCATIONS WITH TENANT.
14. ALL DECORATIVE WOOD ELEMENTS SHALL BE CONSTRUCTED OF MATERIALS WITH A CLASS C FLAME SPREAD INDEX OR BETTER.
15. GC & FSEQ TO COORDINATE FINAL ROUTING OF BEER & SODA LINES WITH ARCH & MEP PRIOR TO INSTALLATION.
16. COORD FINAL ROUTING OF BEER, SODA LINES WITH ARCH AND MEP PRIOR TO INSTALLATION.
17. WHERE EXPOSED IN GUEST-FACING AREAS - ALL WIRING SHALL BE RUN IN CONDUIT PAINTED TO MATCH ADJACENT SURFACE COLOR
18. PATCH DEMISING WALLS AS REQ'D DUE TO DEMO.
24. COMPLETE LANDLORD SCOPE OF WORK, PER EXHIBIT "B".

DOOR NOTE: MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.

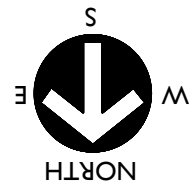
FLOOR PLAN KEY NOTES:

1. INSTALL NEW WALL TO MATCH WALL-TYPE AND FIRE RATING OF ADJACENT WALL. ALIGN NEW WALL TO BE FLUSH WITH EXISTING WALL.
2. INSTALL NEW DOOR (3'-0" x 7'-0" x 1.75") PAINTED METAL DOOR AND HM FRAME WITH FAIL-SAFE KEYED LOCKSET, CLOSER AND PANIC HARDWARE AS REQ'D BY CODE. VON-DUPRIN OR EQ. WITH BLACK PEERHOLE. MATCH SPEC'S OF FACILITY STANDARD / EXISTING DOOR, FRAME AND MORTISED HARDWARE SET, MIN. UL LISTED 1-HOUR FIRE DOOR AND FRAME. DOOR AND FRAME FINISH SHALL BE TENANT PAINT SPEC - BENJAMIN MOORE, SCUFF X PRODUCT #487, "BLACK SATIN", #2131-10, SEMI GLOSS.
3. INSTALL NEW ALUMINUM STOREFRONT DOORS (30"x80") AND TRANSOM LIGHT WITH THERMALLY BROKEN FRAME AND INSULATED GLASS UNITS TO IECC REQ'S. STOREFRONT SYSTEM IS TO MATCH ADJACENT STOREFRONT SPEC, FINISHES DETAILS AND FAIL-SAFE HARDWARE. REFER TO ELEVATION DETAIL FOR TENANT PREFERRED DOOR PULLS. DOOR SHALL BE LABELED WITH SIGN "DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". DOORS TO HAVE POWER-ASSIST OPENER.
4. INSTALL NEW ADA PUSH-BUTTON ACCESS FOR POWER-ASSIST ENTRY DOORS - COORD WITH NEW STOREFRONT SYSTEM.
5. AT NEW VESTIBULE STOREFRONT ONLY - INSTALL BLACK GRANITE CLADDING AT BASE DETAIL - REF: 02/A300



01

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



Summit Fair - S DI06 - WhiteBox Scope

860 NW BLUE PARKWAY
LEE'S SUMMIT, MO 64086

rev	issue	date
	PERMIT SET	07.01.2025

25.02 SUMMIT FAIR
S DI06 - WHITE BOX

A100

FLOOR PLAN



Summit Fair - S DI06 - WhiteBox Scope

860 NW BLUE PARKWAY
LEE'S SUMMIT, MO 64086

[illegible]

25.02 SUMMIT FAIR
S D I06 - WHITE BOX

A200

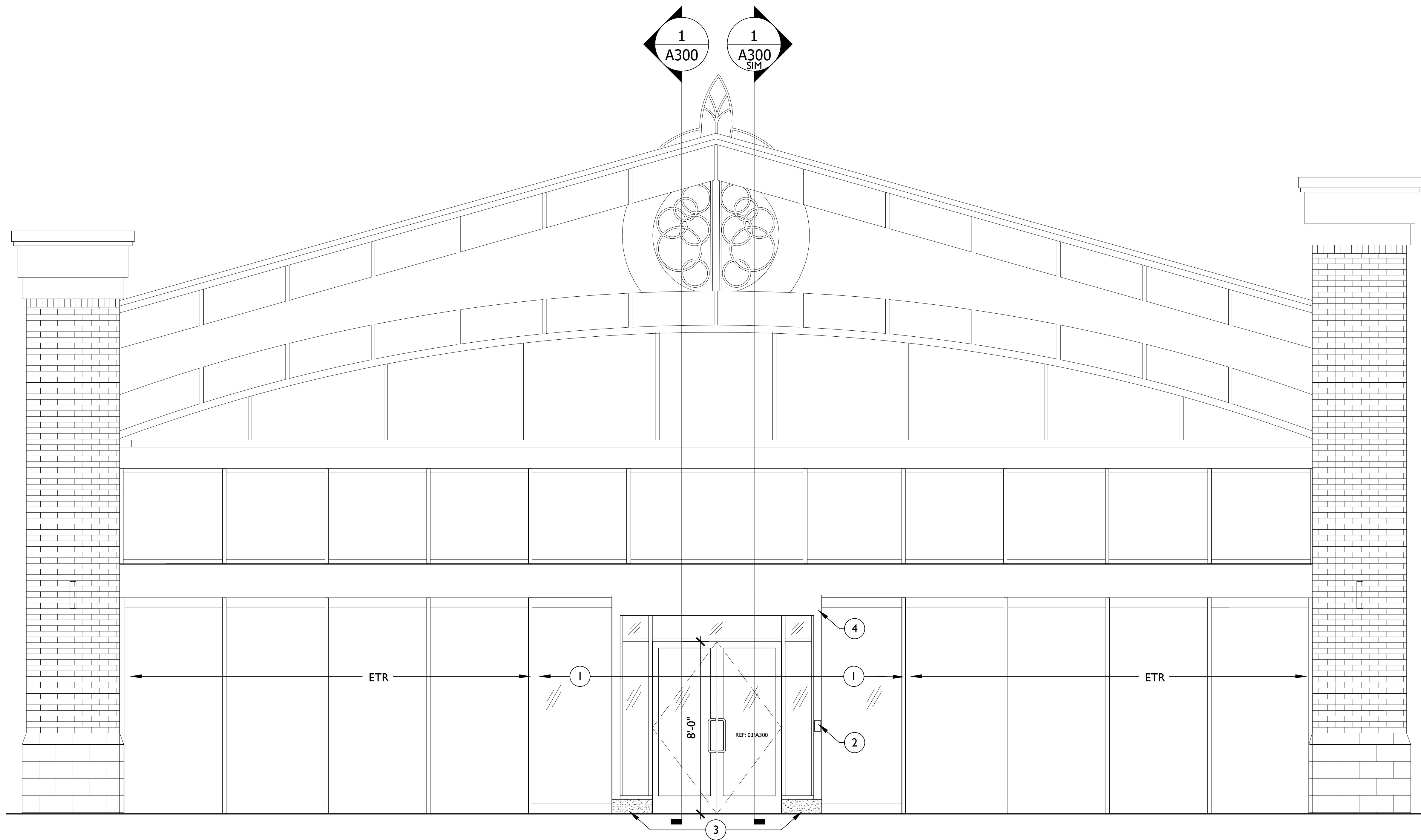
ELEVATIONS & SECTIONS

ELEVATION GENERAL NOTES:

1. ALL DIMENSIONS TO EXISTING ITEMS ARE +/-
2. CONTRACTOR TO COORDINATE ALL MEP REQUIREMENTS.
3. CONTRACTOR TO COORDINATE IT/AV/SECURITY SYSTEM WITH TENANTS VENDOR. PROVIDE CONSULT AND PULL STRING FOR IT/AV/SECURITY WORK. COORDINATE WITH ELECTRICAL & IT/AV/SECURITY.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING ALL BLOCKING AS REQUIRED FOR CASEWORK, LIGHT FIXTURES, ACCESSORIES, ETC.
5. ALL STOREFRONT AND DOOR DIMENSIONS ARE TO FRAME EXTENTS. CONTRACTOR TO COORDINATE AND VERIFY ROUGH OPENINGS PRIOR TO ORDERING FRAMES AND DOORS. ALARM BELLERS, SWITCHES, CONTROLS, ETC TO COMPLY WITH A.B.A.S.A. (ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARD) REQUIREMENTS FOR MOUNTING HEIGHTS.
7. CONTRACTOR TO ENSURE THAT LOUD OR DISRUPTIVE (SMELLY) WORK SHALL BE DONE AFTER BUSINESS HOURS. COORDINATE WITH LANDLORD AND TENANT.
8. ALL CUSTOM ITEMS TO BE REVIEWED BY ARCHITECT VIA SHOP DRAWINGS PRIOR TO FABRICATION.
9. PATCH DEMISING WALLS AND CEILINGS AS REQ'D DUE TO DEMO.
10. UNLESS NOTED OTHERWISE, STOREFRONT IS EXISTING TO REMAIN. GC TO PROTECT DURING CONSTRUCTION.

ELEVATION KEY NOTES:

1. INSTALL NEW ALUMINUM STOREFRONT DOORS (3'0"X8'0") AND TRANSOM LIGHT WITH THERMALLY BROKEN FRAME AND INSULATED GLASS UNITS TO IECC REQ'D. STORM SYSTEM TO BE INSTALLED TO MEET IECC REQ'D. VERIFY ALL DETAILS, PROVIDE PANIC HARDWARE SET PER BLDG STANDARD, VOP-DUPRIN OR EQ. WITH MATCHING FINISHES. DOORS TO HAVE POWER-ASSIST. OPENER. REFER TO TENDR DRAWINGS FOR PREFERRED DORR PULL, DETAIL AND FULL STYLE.
2. INSTALL NEW ADA PUSH-BUTTON ACCESS FOR MOTORIZED ENTRY DOORS. COORDINATE WITH NEW STORM SYSTEM.
3. 3/4" C.B. GRANITE BASE BLACK POLISHED "ABSOLUTE BLACK" GRANITE SLAB, 8"X 34"X 12" W/ GROUT JNT. LATICRETE "MIDNIGHT BLACK" #22 Joints TO ALIGN WITH STOREFRONT FINISH JOINTS (1/16"). REFER TO ELEVATIONS & DETAIL.
4. BREAK-METAL TO MATCH MEDIUM-BRONZE STOREFRONT SYSTEM - VERIFY COLOR.



01

Front Elevation

Scale $3/8" = 1'-0"$



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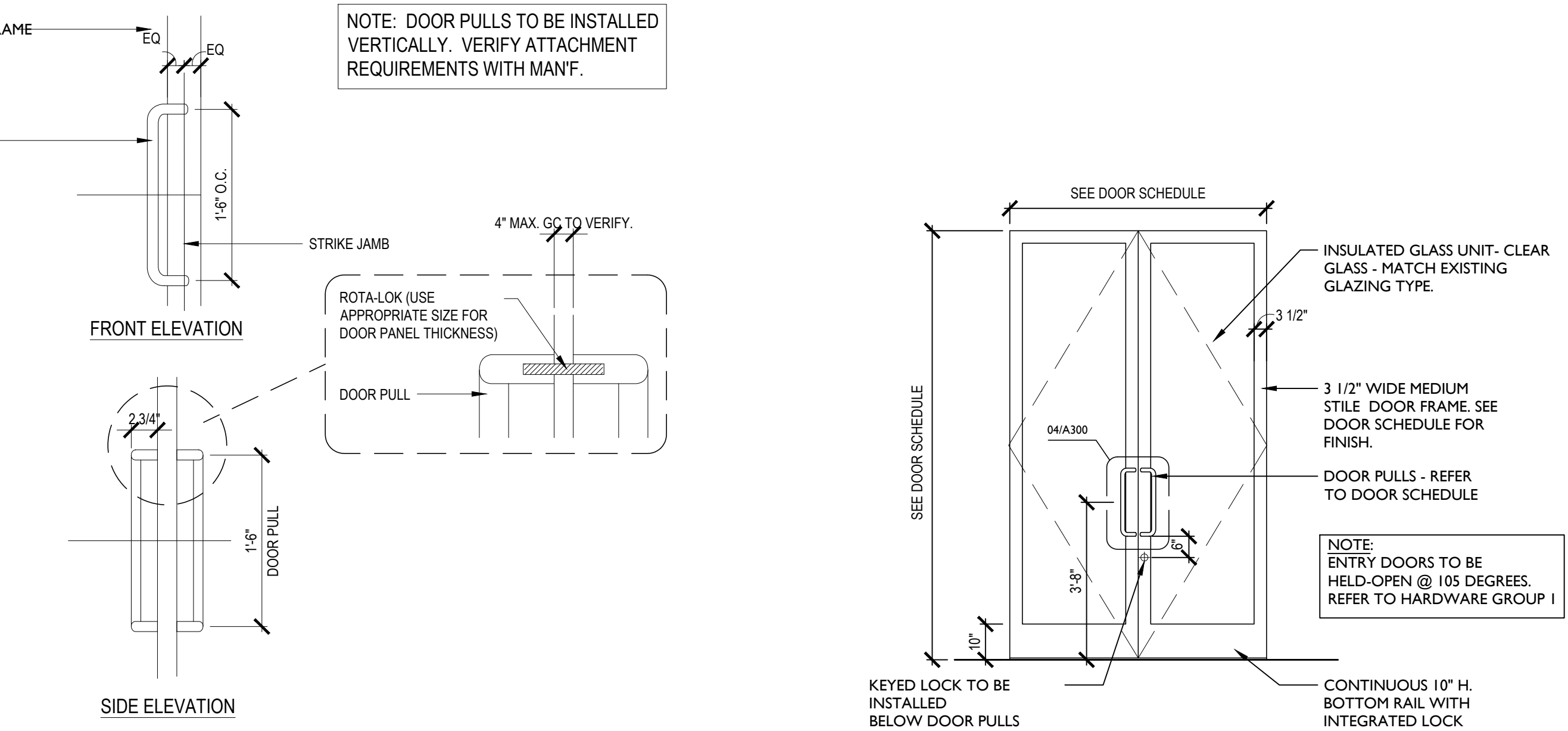
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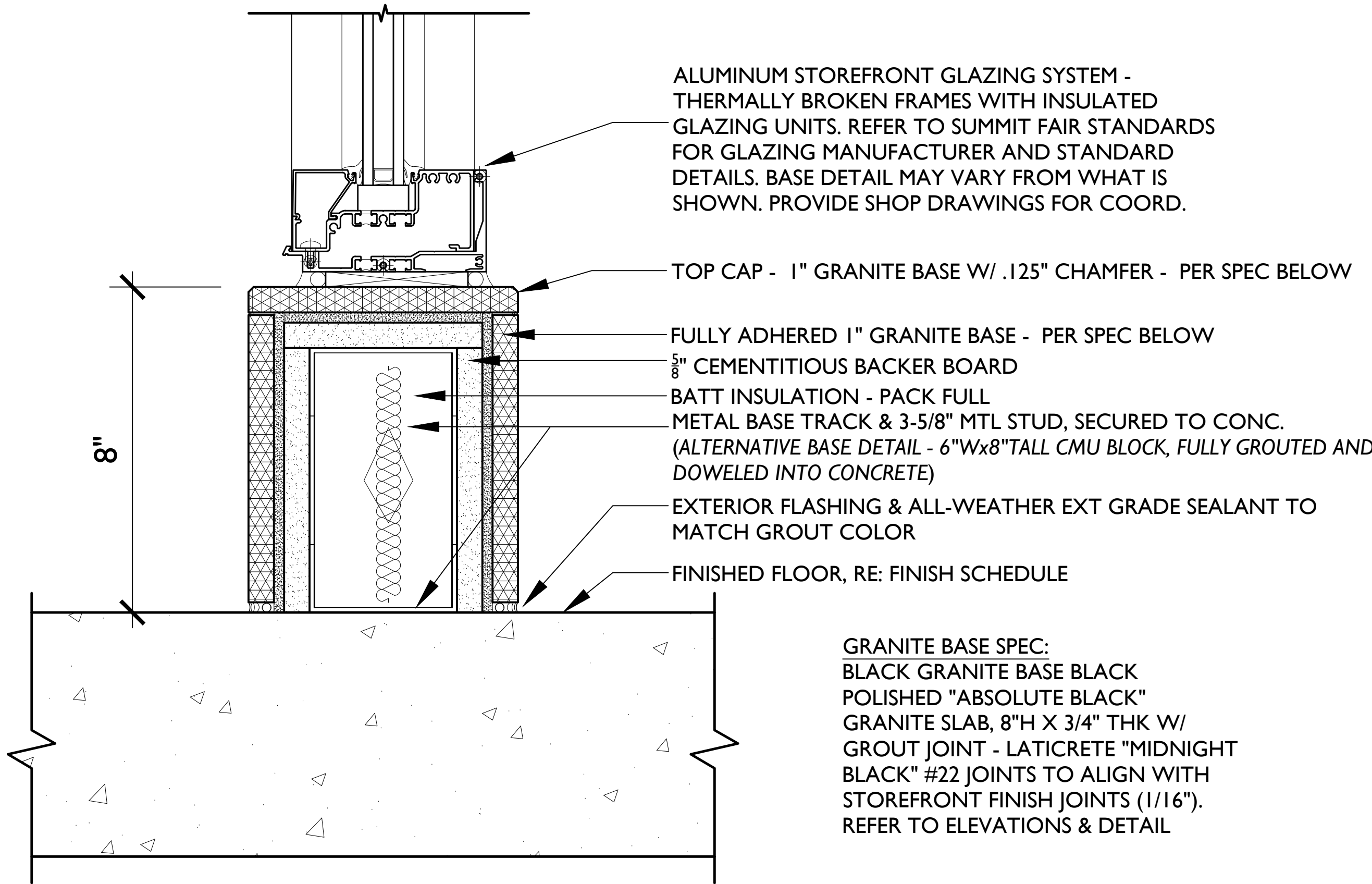
A300

SECTIONS & DETAILS

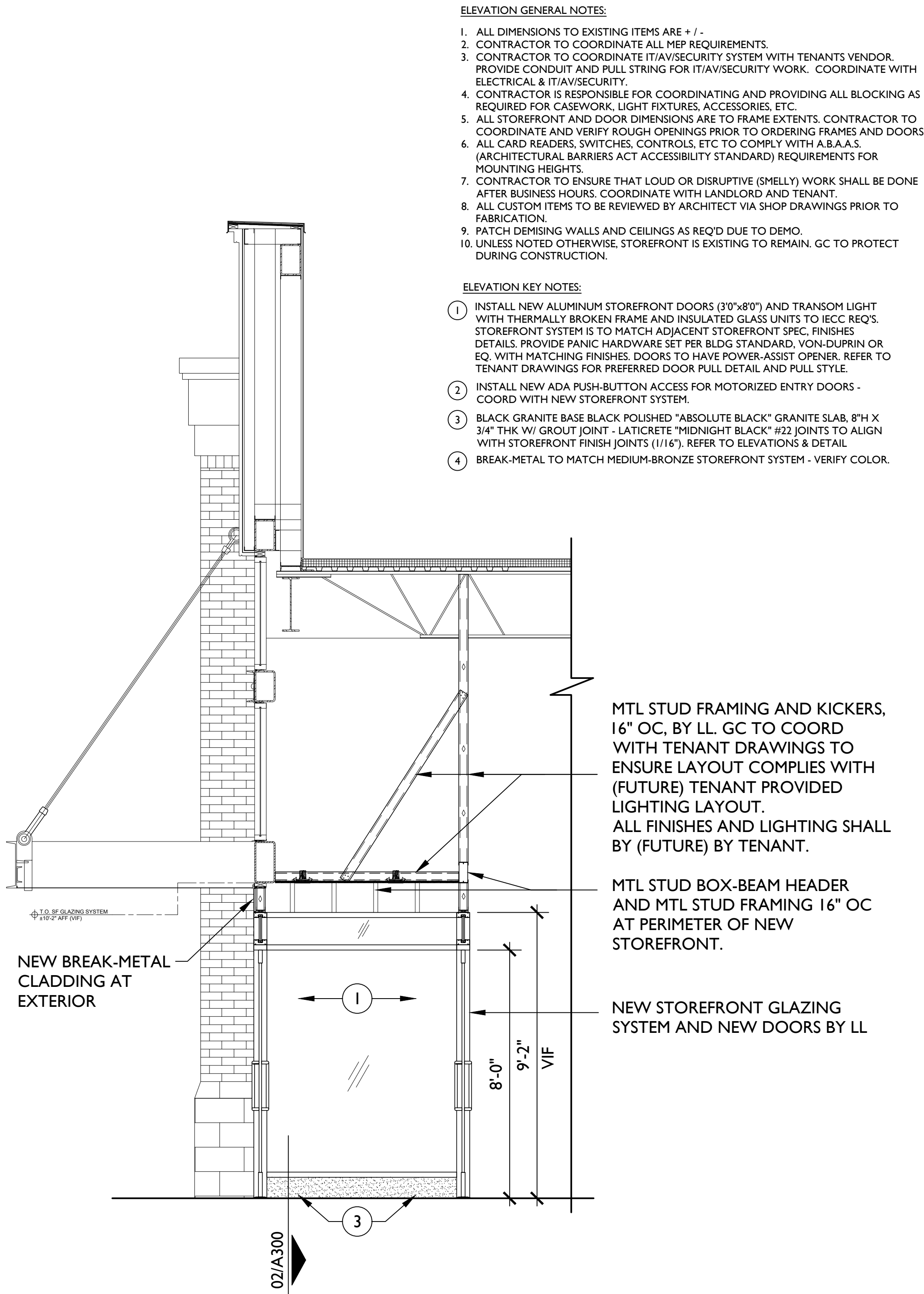


04 | Storefront Entry Door Pull Detail
Scale 3/8" = 1'-0"

03 | Storefront Entry Elevation
Scale 3/8" = 1'-0"



02 | Base Detail
NTS



01 | Section / Elevation
Scale 3/8" = 1'-0"

- ELEVATION GENERAL NOTES:
- ALL DIMENSIONS TO EXISTING ITEMS ARE +/-
 - CONTRACTOR TO COORDINATE ALL MEP REQUIREMENTS.
 - CONTRACTOR TO COORDINATE IT/AV/SECURITY SYSTEM WITH TENANT'S VENDOR. PROVIDE CONDUIT AND PULL STRING FOR IT/AV/SECURITY WORK. COORDINATE WITH ELECTRICAL & IT/AV/SECURITY.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING ALL BLOCKING AS REQUIRED FOR CASEWORK, LIGHT FIXTURES, ACCESSORIES, ETC.
 - ALL STOREFRONT AND DOOR DIMENSIONS ARE TO FRAME EXTENTS. CONTRACTOR TO COORDINATE AND VERIFY ROUGH OPENINGS PRIOR TO ORDERING FRAMES AND DOORS.
 - ALL CARD READERS, SWITCHES, CONTROLS, ETC TO COMPLY WITH A.B.A.S. (ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARD) REQUIREMENTS FOR MOUNTING HEIGHTS.
 - CONTRACTOR TO ENSURE THAT LOUD OR DISRUPTIVE (SMELLY) WORK SHALL BE DONE AFTER BUSINESS HOURS. COORDINATE WITH LANDLORD AND TENANT.
 - ALL CUSTOM ITEMS TO BE REVIEWED BY ARCHITECT VIA SHOP DRAWINGS PRIOR TO FABRICATION.
 - PATCH DEMISING WALLS AND CEILINGS AS REQ'D DUE TO DEMO.
 - UNLESS NOTED OTHERWISE, STOREFRONT IS EXISTING TO REMAIN. GC TO PROTECT DURING CONSTRUCTION.
- ELEVATION KEY NOTES:
- INSTALL NEW ALUMINUM STOREFRONT DOORS (30"x80") AND TRANSOM LIGHT WITH THERMALLY BROKEN FRAME AND INSULATED GLASS UNITS TO IECC REQ'S. STOREFRONT SYSTEM IS TO MATCH ADJACENT STOREFRONT SPEC. FINISHES DETAILS. PROVIDE PANIC HARDWARE SET PER BLDG STANDARD, VON-DUPRIN OR EQ. WITH MATCHING FINISHES. DOORS TO HAVE POWER-ASSIST OPENER. REFER TO TENANT DRAWINGS FOR PREFERRED DOOR PULL DETAIL AND PULL STYLE.
 - INSTALL NEW ADA PUSH-BUTTON ACCESS FOR MOTORIZED ENTRY DOORS - COORD WITH NEW STOREFRONT SYSTEM.
 - BLACK GRANITE BASE BLACK POLISHED "ABSOLUTE BLACK" GRANITE SLAB, 8"H X 3/4" THK W/ GROUT JOINT - LATICRETE "MIDNIGHT BLACK" #22 JOINTS TO ALIGN WITH STOREFRONT FINISH JOINTS (1/16"). REFER TO ELEVATIONS & DETAIL.
 - BREAK-METAL TO MATCH MEDIUM-BRONZE STOREFRONT SYSTEM - VERIFY COLOR.