pure barre®

INTERIOR TENANT IMPROVEMENT
910-U NORTHWEST BLUE PARKWAY
LEE'S SUMMIT, MO 64086

ABBREVIATIONS

(NOT ALL ABBREVIATIONS MAY BE USED IN THIS DOCUMENT)

A.B.	ANCHOR BOLT	L	ANGLE
ABV.	ABOVE	LAM.	LAMINATED
A.C.	ASPHALTIC CONCRETE	LAV.	LAVATORY
ACM	ALUM. COMPOSITE METAL PANEL	LB(S). or #	POUND(S)
A.C.P.	ACOUSTIC CEILING PANEL	LG.	LONG
A.F.F.	ABOVE FINISH FLOOR	LFT.	LINEAR FOOT
ALUM.	ALUMINUM	LT.	LIGHT
A.Q.T.	ABRASIVE QUARRY TILE	MAT'L.	MATERIAL
AOR	ARCHITECT OF RECORD	MAX. / MIN.	MAXIMUM / MINIMUM
ARCH.	ARCHITECTURAL	M.B.	MACHINE BOLT
BD.	BOARD	MEZZ.	MEZZANINE
BLDG	BUILDING	MISC.	MISCELLANEOUS
BLK'G	BLOCKING	M.O.	MASONRY OPENING
B.N.	BOUNDARY NAIL	M.P.S.	MODULAR PANELBOARD SYSTEM
BM.	BEAM		
B.O.C.	BOTTOM OF CEILING	M.S.B.	MAIN SWITCH BOARD
B.O.J.	BOTTOM OF JOIST	MTD.	MOUNTED
B.U.R.	BUILT-UP ROOFING	MTL.	METAL
BOTT. or (B)	BOTTOM	(N)	NEW
		NA OR N/A	NOT APPLICABLE
CND.	CONDUIT	N.E.M.A.	NAT. ELEC. MFR. ASSOC.
C.L. or ℄	CENTER LINE	N.I.C.	NOT IN CONTRACT
CAB.	CABINET	NO. or #	NUMBER
C.B.B.	CEMENTITIOUS BACKER BOARD	NOM.	NOMINAL
C.D.	CORE DRILL	N.T.S.	NOT TO SCALE
CER.	CERAMIC	O.C.	ON CENTER
C.G.	CORNER GUARD	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
C.J.	CONTROL JOINT (COLD JOINT)		
CLG.	CEILING	OFD.	OVERFLOW DRAIN
CLKG.	CAULKING	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED
CLR.	CLEAR		
C.M.U.	CONCRETE MASONRY UNIT		
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	OPN'G.	OPENING
CONN.	CONNECTION	OPP.	OPPOSITE
CONST.	CONSTRUCTION	O.S.H.A.	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
CONST. JT.	CONSTRUCTION JOINT		
CONT.	CONTINUOUS	PART'N	PARTITION
CONTR.	CONTRACTOR	P. LAM	PLASTIC LAMINATE OR PARALLAM (BEAM)
COMP	COMPACTED / COMPACTION		
C.T.	CERAMIC TILE	PL.	PLATE
		P.L. or ₽	PROPERTY LINE
DBL.	DOUBLE	PLAS.	PLASTER
DEG. or °	DEGREE	PLBG.	PLUMBING
DET.	DETAIL	PLYWD.	PLYWOOD
DIA. or Ø	DIAMETER	P.O.C.	POINT OF CONNECTION
DIAG.	DIAGONAL	PR.	PAIR
DIM.	DIMENSION	PSF	POUNDS PER SQ. FOOT
DS.	DOWNSPOUT	PSI	POUNDS PER SQ. INCH
DWG.(S)	DRAWING(S)	P.T.	PRESSURE TREATED
		Q.T.	QUARRY TILE
(E)	EXISTING	RAD. OR (R)	RADIUS
EA.	EACH	RCP	REFLECTED CEILING PLAN
E.C.	ELECTRICAL CONTRACTOR	R.D.	ROOF DRAIN
E.G.	EDGE GRAIN	REF.	REFERENCE
ELEC.	ELECTRICAL	REINF.	REINFORCEMENT
ELEV.	ELEVATION	REV.	REVERSE
E.N.	EDGE NAIL	R.T.U.	REMOTE TERMINAL UNIT
E.O.C.	EDGE OF COUNTER / EQUIPMENT	RQMTS.	REQUIREMENTS
EQ. or =	EQUAL	S.C.	SOLID CORE
ER	EXISTING RELOCATED	SCHED.	SCHEDULE
EXP.	EXPANSION	SHT.	SHEET
EXT.	EXTERIOR	SHT'G	SHEATHING
		SIM.	SIMILAR
FACT.	FACTORY	SM	SHEET METAL
F.D.	FLOOR DRAIN	SMS	SHEET METAL SCREW
FDN.	FOUNDATION	SPEC.(S)	SPECIFICATION(S)
F.E.	FIRE EXTINGUISHER	SQ.	SQUARE
F.F.	FINISHED FLOOR	SQ. IN. / FT.	SQUARE INCH / FOOT
F.F.L.	FINISHED FLOOR LEVEL	S.S.	STAINLESS STEEL
F.F. & E.	FURNITURE, FIXTURES & EQUIPMENT	S.T.S.M.S.	SELF TAPPING SHEET METAL SCREWS
F.G.	FLOAT GLASS	STD.	STANDARD
FLR.	FLOOR	STL.	STEEL
FIN.	FINISH	STOR.	STORAGE
F.O.F.	FACE OF FINISH	STRUCT.	STRUCTURAL
F.O.M.	FACE OF MASONRY	SUSP.	SUSPENDED
F.O.S.	FACE OF STUD	SYM.	SYMMETRICAL
F.R.	FIRE RETARDANT	TEMP. OR T°	TEMPERATURE
F.R.P.	FIBERGLASS REINFORCED PANEL	THK.	THICKNESS
FT.	FOOT / FEET	T & G	TONGUE & GROOVE
FTG.	FOOTING	T.N.	TOE NAIL
F.V.	FIELD VERIFY	T.O.B.	TOP OF BEAM
GA.	GAUGE (GAGE)	T.O.C.	TOP OF CURB
G.B.	GRAB BAR	T.O.F.	TOP OF FOOTING
G.WB.	GYPSUM WALLBOARD	T.O.P.	TOP OF PARAPET
G.C.	GENERAL CONTRACTOR	T.O.PL.	TOP OF PLATE
GALV.	GALVANIZED	T.O.S.	TOP OF SLAB
G.I.	GALVANIZED IRON	T.O.W.	TOP OF WALL
GL.B.	GLUE-LAMINATED BEAM	T.S.	TOP OF SHEATHING
HB	HOSE BIBB	TYP.	TYPICAL
H.C.	HOLLOW CORE	U.N.O.	UNLESS NOTED OTHERWISE
H.D.	HUB DRAIN	U.L.	UNDERWRITERS LABORATORY
HDR.	HEADER	VERT. OR (V)	VERTICAL
HDW.	HARDWARE	V.I.F.	VERIFY IN FIELD
HGR.	HANGER	V.T.R.	VENT THROUGH ROOF
HGT. or HT.	HEIGHT	V.W.C.	VINYL WALL COVERING
H.M.	HOLLOW METAL	W/ or W/O	WITH, WITHOUT
HORIZ. or H	HORIZONTAL	W / C	WATER CLOSET
H.S.B.	HIGH STRENGTH BOLT	WD.	WOOD
I.D.	INSIDE DIAMETER	WH	WATER HEATER
I.E.	IN EXAMPLE	W.I.B.	WALK-IN BOX
IN.	INCH / INCHES	W.R.	WATER RESISTANT
INSUL.	INSULATION	WT.	WEIGHT
INT.	INTERIOR	WWF.	WELDED WIRE FABRIC
INV.	INVERTED	WWM.	WELDED WIRE MESH
JT. OR JNT.	JOINT		
JST.	JOIST		

GENERAL NOTES

1. ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS OF EVERY TYPE WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS.
2. HVAC, PLUMBING AND ELECTRICAL DRAWINGS ARE INCLUDED IN, AND NOT SUPPLEMENTARY TO, THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL AND OTHER DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BY THE CONTRACTOR FOR WRITTEN AND GRAPHIC CLARIFICATION.
3. THE CONTRACTOR SHALL FOCUS SPECIAL ATTENTION ON A FIELD REVIEW OF THE EXISTING SITE IN WRITING PRIOR TO CONSTRUCTION. ANY CONDITIONS THAT ARE FOUND TO BE INCONSISTENT WITH THESE DOCUMENTS OR WHERE THE INTENT IS IN DOUBT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO BID SUBMITTAL. CONTRACTOR SHALL NOT RELY UPON ORAL COMMUNICATIONS; ALL COMMUNICATIONS MUST BE IN WRITTEN OR GRAPHIC FORMAT.
4. REVISIONS TO WORK OR PLANS MUST BE APPROVED BY THE CITY AND / OR LOCAL JURISDICTION's 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 THIS PROJECT EXCEPT UPON WRITTEN ORDER BY USING PREDETERMINED ARCHITECT SUPPLEMENTAL INSTRUCTIONS, CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVES.
5. CONTRACTOR IS RESPONSIBLE FOR THE MORE COSTLY AND TIME CONSUMING RESOLUTION ON ALL CONFLICTING INFORMATION PRESENTED ON THE PLANS, OR BETWEEN THE EXISTING CONDITIONS AND THE PLANS.
6. IF A CONFLICT OCCURS BETWEEN THE DESIGN DRAWINGS AND SPECIFICATIONS, PROMPTLY NOTIFY THE ARCHITECT IN WRITING. AT THAT POINT, A WRITTEN INTERPRETATION WILL BE MADE BY THE ARCHITECT AND SAID WRITTEN DECISION SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS.
7. THIS ARCHITECT WILL NOT HAVE CONTROL OF, AND WILL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND OR CONSTRUCTION DOCUMENTS.
8. 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 THIS PROJECT.
9. WORK WILL BE COORDINATED WITH ALL TRADES IN ORDER TO AVOID INTERFERENCE AND AVOID OMISSIONS.
10. UNLESS NOTED OTHERWISE, ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. OR OTHER INDUSTRY STANDARDS.
11. LAYOUT ALL PARTITIONS AND CABINETS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS AND CABINETS WILL BE INSTALLED AS NOTED ON THE DRAWINGS. IF APPLICABLE, GENERAL CONTRACTOR MUST OBTAIN RESOLUTION FROM ARCHITECT FOR ANY DISCREPANCIES PRIOR TO CONSTRUCTION OF WALL PARTITIONS AND CABINETS.
12. EACH SUBCONTRACTOR WILL AMEND AND MAKE GOOD AT THEIR OWN COST, ANY DEFECTS OR OTHER FAULTS IN THEIR WORKMANSHIP AND/OR THEIR SUPPLIED MATERIALS.
13. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND / OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE ARCHITECT FOR WRITTEN AND / OR GRAPHIC DIRECTION PRIOR TO PROCEEDING WITH THAT WORK.
14. CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS OR INFORMATION, CONTRACTOR SHALL NOTIFY THE ARCHITECT. FIGURED AND CALCULATED DIMENSION TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TYPICALLY TAKES PRECEDENCE OVER SMALLER SCALE DRAWINGS VERIFY WITH ARCHITECT. ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILED OR NOTED OTHERWISE.
15. PROVIDE SUFFICIENT BLOCKING IN STUD WALLS TO SUPPORT ALL ITEMS OR EQUIPMENT SHOWN OR SPECIFIED TO BE ATTACHED TO THE WALLS. PROVIDE ADDITIONAL STRUCTURAL SUPPORT (ANGLES, CHANNELS, ETC.) WITHIN WALLS 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.
16. WEATHER CONDITIONS: CONTRACTOR(S) WILL PROTECT ALL PARTS OF THEIR WORK FROM WEATHER DAMAGE DUE TO FROST, RAIN, HEAT, ETC. AND WILL MAKE GOOD TO THE SATISFACTION OF THE ARCHITECT ANY PORTION OF THE WORK WHICH MAY HAVE BECOME DAMAGED.
17. SITE SAFETY. EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED O.S.H.A. STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT WILL BE HELD HARMLESS BY PURE BARRE AND GENERAL CONTRACTOR AND RELATED AWARDED TRADES ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PRE / ACTUAL / POST CONSTRUCTION PHASES OF THIS PROJECT.
18. CONTRACTORS WILL BE RESPONSIBLE FOR REMOVAL AND ACCOUNT FOR QUANTITY OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG w/ A BROOM / VACUUM FINISH AT THE END OF EACH WORKING DAY.
19. TRANSITION OF DIFFERENT FLOORING MATERIALS AT DOORWAYS SHALL SHALL BE FLUSH AND OCCUR AT CENTERLINE OF DOORS TYPICALLY.
20. PAINT ALL WALL SURFACES, DOOR FRAMES, WINDOW FRAMES, BULKHEADS AND CEILINGS IN ROOMS WHERE INDICATED ON ROOM FINISH SCHEDULE. PAINT BEHIND ALL MOVEABLE ITEMS ADJACENT TO WALLS RECEIVING PAINT AND RELOCATE ITEMS. ALL NEW PAINTING SHALL INCLUDE (1) ONE COAT PRIMER AND (2) TWO COATS OF PAINT (UNLESS NOTED OTHERWISE).
21. 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 WATERPROOF.

SYMBOL AND LEGEND

ELEVATION IDENTIFICATION
ELEVATION DESIGNATION
SHEET REFERENCE NO.

PARTIAL SECTION IDENTIFICATION
SECTION DESIGNATION
SHEET REFERENCE NO.

INTERIOR ELEVATION IDENTIFICATION
ELEVATION DESIGNATION
DETAIL DESIGNATION
SHEET REFERENCE NO.

GRID LINE IDENTIFICATION
GRID LINE
FACE OF STUD
FACE OF MASONRY
CENTER LINE OF COLUMN

CEILING IDENTIFICATION
MATERIAL DESIGNATION
HEIGHT REFERENCE
NOTE

ROOM IDENTIFICATION
(E) CUSTOMER LOBBY — ROOM NAME
CPT-1 — MATERIAL FINISH
B-1 — WALL BASE FINISH

ENLARGED DETAIL IDENTIFICATION
DETAIL DESIGNATION
SHEET REFERENCE NO.

SECTION DETAIL IDENTIFICATION
DETAIL DESIGNATION
SHEET REFERENCE NO.

ELEVATION REFERENCE IDENTIFICATION
0'-0" FINISH FLOOR — SECTION / ELEVATION / FLOOR DATUM

PROJECT REFERENCE
NORTH ARROW

PROJECT SYMBOL IDENTIFICATION
101 DOOR NUMBER
101 WINDOW NUMBER
P-2 MATERIAL NAME / FINISH NAME
W-1 WALL TYPE
F-1 FIXTURE / EQUIPMENT TYPE
AP-1 GRAPHIC NAME

PROJECT ANNOTATION IDENTIFICATION
REVISION / ADDENDUM NUMBER
KEYNOTE NUMBER

DEFERRED SUBMITTAL

PROVIDE WHERE REQUIRE

- MODIFY (E) FIRE SPRINKLER

SEPARATE SUBMITTAL

- (N) EXTERIOR WALL MOUNTED BUILDING SIGNAGE
- (N) INTERIOR AND EXTERIOR LED SIGNAGE

NOTE:
ALL INTERIOR LED SIGNAGE AND EXTERIOR SIGNAGE WILL BE UNDER SEPARATE APPLICATION SUBMITTAL BY OWNER.

DESCRIPTIVE SUMMARY OF WORK

PROPOSED TENANT IMPROVEMENT / ALTERATION FOR A 1,743 S.F. OF FITNESS STUDIO (LESS THAN 49 OCCUPANCIES) ON A (E) BUILDING.

THE PROPOSED WORK INCLUDES ALL ITEMS REQUIRED AS SHOWN ON THE DRAWINGS. NEW RESTROOMS, MOP SINK AND ADA COMPLIANCE WATER DISPENSER ARE TO BE INCLUDED FOR A COMPLETE OPERATING SYSTEM WITH COORDINATION AND INSTALLATION.

INTERIOR:

NEW FINISHES (PAINT, FLOORING, GRAPHICS, ETC.)

NEW FIXTURES

NEW PARTITION WALLS

NEW RESTROOMS

PROJECT INFORMATION

PROPOSED USE	PROPOSED TENANT IMPROVEMENT FOR A CORPORATE INDOOR FITNESS STUDIO
CURRENT CODES	
BUILDING CODE	2018 INTERNATIONAL BUILDING CODE
PLUMBING CODE	2018 INTERNATIONAL PLUMBING CODE
MECHANICAL CODE	2018 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE
FIRE / LIFE SAFETY CODE	2018 INTERNATIONAL FIRE CODE
ACCESSIBILITY	
THESE PLANS ARE INTENDED TO COMPLY WITH ALL OF THE PROVISIONS SET FORTH BY THE 2018 IBC / ICC / ANSI A117.1 - 2017 AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN	
CODE COMPLIANCE	
OCCUPANCY GROUP:	B BUSINESS
CONSTRUCTION TYPE:	II-B EXISTING FIRE SPRINKLERED (NON-SEPARATED PER TABLE 508.4)
LEGAL DESCRIPTION	
ASSESSOR PARCEL NUMBER:	51-700-03-37-00-0-00-000
BUILDING SUMMARY	
TENANT IMPROVEMENT AREA	
TENANT IMPROVEMENT AREA:	1,551 S.F. (NO NEW S.F. ADDED)
TENANT GROSS LEASEABLE AREA	1,687 S.F.
TOTAL BUILDING HEIGHT	EXISTING SINGLE STORY
PARKING SUMMARY	
SITE AND PARKING	(EXISTING TO REMAIN UNCHANGED)

PROJECT TEAM

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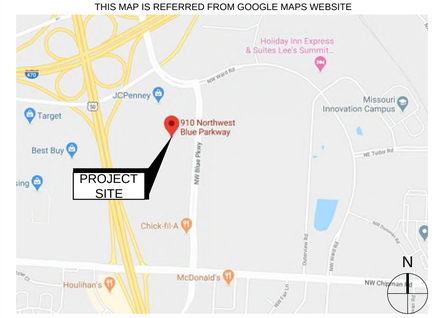
VICINITY MAP

THIS MAP IS REFERRED FROM GOOGLE MAPS WEBSITE



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SHEET TITLE
TITLE SHEET, PROJECT INFORMATION AND GENERAL NOTES

STAMP
STATE OF MISSOURI
WILLIAM A. AMON
NUMBER A-2012004034
ARCHITECT

DATE SIGNED: 2020-04-13
RENEWAL DATE: 2020-12-31
SHEETS BEARING THIS SEAL AND WET SIGNATURE ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OLDER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

REVISIONS

DATE
2020.04.10
PROJECT NUMBER
A2275

SHEET NUMBER
T1.1

PERMIT SET : 2020_04_10

Plotted: 4/13/2020 4:48 PM (amaclup) File: 01_a2275_t1.1_title sheet.dwg

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GENERAL CONSTRUCTION NOTES

FIRE ALARM / BURGLAR ALARM SYSTEM (WHERE APPLIES)

IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY IF THE EXISTING FIRE ALARM / BURGLAR ALARM SYSTEM NEEDS TO BE MODIFIED IN ORDER TO ACCOMMODATE THE RENOVATION SPACE. THIS INCLUDES ALL AFFECTED AREAS TO INCLUDE MAIN LOBBY AND ADJACENT ROOMS. IF REQUIRED, THE CONTRACTOR MUST SUBMIT FIRE ALARM / BURGLAR ALARM SYSTEM SHOP DRAWINGS. ALL COSTS AND FEES SHOULD BE INCLUDED IN THE CONTRACTOR'S BID PROPOSAL TO THE OWNER. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN APPROVAL AND SIGN-OFF FOR THE MODIFIED FIRE ALARM / BURGLAR ALARM SYSTEM BY ANY JURISDICTIONAL REQUIREMENTS.

ENTRANCES AND EXITS

1. ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDING AND FACILITIES SHALL BE MADE ACCESSIBLE OR REMAIN ACCESSIBLE.
2. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
3. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOOR KNOBS OR SURFACE MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
4. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATION BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
5. NEW HAND ACTIVATED DOOR OPENING HARDWARE SHALL MATCH EXISTING DOORS (WHERE APPLIES,) LEVER MUST BE CENTERED BETWEEN 34" MIN. AND 44" MAX. ABOVE THE FLOOR.
6. EVERY DOORWAY LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32".
7. THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" (5'-0") AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" (4'-0") AS MEASURED AT RIGHT ANGLE TO THE PLANE OF THE DOOR IN THE CLOSED POSITION.
8. FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY.
9. DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH (KICK PLATE) SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
10. MAXIMUM EFFORT TO OPERATED DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATION DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY NOT TO EXCEED 15 POUNDS.
11. DOORS WITH CLOSING DEVICES TO CLOSE SLOWER THAN 5 SECONDS WHEN OPEN TO 70° OR MORE.

DEMOLITION (WHERE APPLIES)

GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, HAULING AWAY, AND RECYCLING OF ALL DEMOLISHED ITEMS TO INCLUDE WALL PARTITIONS, CEILINGS, DOORS AND FRAMES, MILLWORK, CONVEYOR SYSTEM, FLOORING, SIGNAGE, ETC. ON-SITE DUMPSTERS ARE NOT ALLOWED TO BE USED FOR CONSTRUCTION DUMPING. (*RECYCLE AND / OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 5.408.1.1, 5.408.1.3 OF CGBSC*

GENERAL RESPONSIBILITIES

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONTACT INFORMATION REGARDING THE PROJECT SITE TO INCLUDE NAMES AND TELEPHONE NUMBERS. CONTACTS SHOULD INCLUDE STORE MANAGER, LANDLORD / PROPERTY MANAGER, CITY BUILDING INSPECTORS, FIRE DEPARTMENT INSPECTORS, ETC. THIS MUST BE DONE AT LEAST (2) TWO WEEKS PRIOR TO START OF CONSTRUCTION SO THAT G.C. CAN GAIN ACCESS TO ALL AREAS OF THE SITE AND COMPLETE ALL NECESSARY INSPECTIONS FOR THE PROJECT.
2. THE GENERAL CONTRACTOR SHALL PROVIDE STORAGE CONTAINERS, IF NECESSARY, TO RECEIVE CONSTRUCTION ITEMS SUCH AS MILLWORK, CONVEYOR SYSTEM, CART, ETC. G.C. SHALL, UPON RECEIVING OF OWNER FURNISHED ITEMS, REPORT ALL DAMAGED OR MISSING PARTS OR COMPONENTS TO THE ARCHITECT IMMEDIATELY. G.C. MUST COORDINATE FOR THE DELIVERY OF OWNER FURNISHED ITEMS TO BE PLACED IN THE G.C.'s DESIGNATED STORAGE CONTAINER LOCATION (2) TWO DAYS PRIOR TO START OF INSTALLATION OF THESE ITEMS.
3. IT IS THE INTENT OF THE TENANT TO SALVAGE AND RECYCLE AS MUCH OF THE EXISTING MATERIALS AT THE JOBSITE AS POSSIBLE. FOR THE EXISTING MILLWORK, GENERAL CONTRACTOR SHALL PHYSICALLY VERIFY IF THE FIXTURES ARE STILL IN GOOD OR REASONABLE CONDITION FOR REUSE AT OTHER TENANT FACILITIES. G.C. SHALL INFORM THE TENANT OF HIS ANALYSIS. IF IT IS VERIFIED THAT THE FIXTURES ARE SO DAMAGED THAT IT WOULD NOT BE WORTH SALVAGING, THEN THE FIXTURES WOULD BE DEMOLISHED. IF THE FIXTURES ARE SALVAGEABLE WHEN DISCONNECTED FROM ITS CURRENT LOCATION, THEN THE G.C. SHALL MOVE THEM INTO THE EXISTING WAREHOUSE AT A LOCATION DETERMINED WITH THE TENANT AND / OR STORE MANAGER. THE TENANT SHALL PICK THE FIXTURES UP AT A LATER TIME FOR STORAGE AND FUTURE REUSE. FOR OTHER MATERIALS, THE G.C. SHALL PROVIDE AN ALTERNATE PRICE IN THE PROJECT BID FORM TO THE TENANT TO RECYCLE THESE MATERIALS (I.E., CEILING TILES, DRYWALL, DOORS, FLOORING, ETC.) THE TENANT SHALL INFORM THE G.C. WHETHER TO RECYCLE THE MATERIALS OR TO HAUL AWAY TO THE LOCAL LANDFILL.
4. THE G.C. IS RESPONSIBLE FOR MATERIALS AND LABOR REQUIRED FOR ANY ALTERATIONS TO FIRE SPRINKLERS, ELECTRICAL EQUIPMENT, PLUMBING, EMERGENCY & EXISTING LIGHTING, ALARM AND MECHANICAL SYSTEMS AS REQUIRED TO COMPLETE THE PROJECT AND OBTAIN FINAL INSPECTIONS.
5. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
6. THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS CONSTRUCTIBLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT OF RECORD. FLOOR PLAN BY ARCHITECT OF RECORD SUPERSEDES OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, VINYL COMPOSITE TILE, ETC.
8. ALL INTERIOR DIMENSIONS ARE TO THE FACE OF NEW STUD, UNLESS NOTED OTHERWISE. COLUMN CENTER LINE (OR GRID LINES) ARE SHOWN FOR DIMENSIONING. VERIFY EXACT LOCATIONS IN FIELD (AS REQUIRED).
9. THE GENERAL CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. SUB-CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE TO FOLLOW OWNER'S GROUP RULES AND REGULATIONS. WHEN THE G.C. ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, (S)HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.
11. THE GENERAL CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT / EGRESS LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
12. ALL SAW CUTTING AND CORING LOCATIONS SHALL BE REVIEWED IN FIELD BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE OWNER's REPRESENTATIVE PRIOR TO CUTTING / CORING.
13. DURING ALL PHASES OF WORK, DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ALL ADJACENT AND NEIGHBORING TENANTS.
14. PROVIDE PORTABLE FIRE EXTINGUISHER(S) IN ACCORDANCE WITH NFPA 10, WITH U.L. LABEL AND A RATING OF NOT LESS THAN 2-A WITH 75 FEET OF TRAVEL DISTANCE TO ALL POSITIONS OF STORE AND / OR AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
15. ALL EXTERIOR BUILDING SIGNAGES SHALL BE SUBMITTED UNDER SEPARATE PERMIT APPLICATION FOR REVIEW AND APPROVAL AS REQUIRED BY LOCAL AUTHORITIES. EXTERIOR SIGNAGES ARE NOT WITHIN THE SCOPE OF BUILDING DEPARTMENT APPROVAL.
16. PRIOR TO COMMENCEMENT OF ANY WORK - THE OWNER OR OWNER'S REPRESENTATIVE SHALL ENGAGE LICENSED DESIGN PROFESSIONAL(S) TO PROVIDED ALL REQUIRED DOCUMENTATION FOR REVIEW, AND RECEIVE APPROVAL BY THE LOCAL AUTHORITIES HAVING JURISDICTION. INCLUDING BUT NOT LIMITED TO STRUCTURAL VERIFICATION AND DESIGN, BUILDING, FIRE, LIFE SAFETY, HEALTH, PLUMBING, ELECTRICAL, AND MECHANICAL APPROVALS.
17. IF REQUIRED BY LOCAL JURISDICTION - SPRINKLER, LIFE SAFETY, AND FIRE ALARM SYSTEMS ARE TO BE DESIGNED AND SUBMITTED FOR REVIEW AND APPROVAL BY LOCALLY LICENSED DESIGN PROFESSIONAL. THE DESIGN OF ALL SYSTEM(S) MUST COMPLY TO ALL FEDERAL, NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES.
18. EXISTING ENERGY MANAGEMENT SYSTEM (VERIFY IN FIELD) TO REMAIN IN STORE AND BE FULLY FUNCTIONAL AND OPERATIONAL AT COMPLETION OF REMODEL PROJECT.

FINISHES

GYPSUM WALLBOARD (WHERE APPLIES)

1. PROVIDE GYPSUM WALLBOARD, STEEL FRAMING COMPONENTS, AND ACCESSORIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS GYPSUM ASSOCIATION'S FIRE RESISTANCE DESIGN MANUAL. PRODUCTS SPECIFIED HEREIN ARE AS MANUFACTURED BY U.S. GYPSUM ASSOCIATION. EQUIVALENT PRODUCTS OF OTHER MANUFACTURERS WILL BE CONSIDERED PROVIDED THEY MEET THOSE ESTABLISHED STANDARDS. MAKE APPROPRIATE SUBMITTAL FOR ANY SUBSTITUTIONS.
2. ARCHITECT WILL NOT REIMBURSE CONTRACTOR OR SUB-CONTRACTOR FOR CITY OR STATE LICENSE FEES WHICH MAY BE REQUIRED TO PERFORM WORK.
3. FINISHES
   A. UNLESS NOTED OTHERWISE (E.G. SPECIAL WALL COVERING AREAS) ALL GYPSUM WALLBOARD SHALL BE TAPED, SMOOTH, AND PAINTED.
   B. VERIFY ANY SPECIAL FINISH AREA PRIOR TO COMMENCING WORK.

PAINTING

1. SEE FINISH SCHEDULE FOR ALL PAINT PRODUCTS AND SPECIFICATIONS.
2. THE WORK INCLUDES, BUT IS NOT LIMITED TO FURNISHING OF MATERIALS AND EQUIPMENT, AND COMPLETION OF PAINTING AND PAINTER'S FINISH ON EXPOSED SURFACES AS REQUIRED TO COMPLETE FINISHING OF THE WORK INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE OF MATERIALS AND APPLICATION WITH GOVERNING AGENCIES (LOCAL STATE AND FEDERAL) IN CONNECTION WITH THIS PROJECT.
4. THE FOLLOWING EXPOSED SURFACES ARE TO BE PAINTED:
   A. UNLESS NOTED OTHERWISE, ALL GYPSUM WALLBOARD NOT COVERED BY OTHER MATERIALS.
   B. ALL EXISTING WALLBOARD TO A MIN. OF 6" ABOVE ROOM CEILING. TYPICAL, UNLESS NOTED OTHERWISE ON ROOM FINISH SCHEDULE.
   C. ALL METAL IN IMPROVED AREAS NOT PRE-FINISHED PRIOR TO INSTALLATION.
   D. ALL WOOD SURFACES, TRIM, OR PIECES NOT PRE-FINISHED PRIOR TO INSTALLATION. (DO NOT PAINT INTERIOR ELEMENTS NORMALLY CONCEALED SUCH AS STRUCTURAL COMPONENTS AND ELECTRICAL WIRING)
5. MATERIALS
   A. PAINTED PRODUCTS SHALL BE MANUFACTURED BY APPROVED OR SCHEDULED PRODUCT.
   B. ACCESSORY MATERIALS SUCH AS TURPENTINE / THINNER / UNSEED OIL SHALL BE APPROVED BY THE COATING MANUFACTURER.
   C. THE NUMBER OF COATS IS TO BE THREE (3) MINIMUM. ADDITIONAL COATS SHALL BE APPLIED AT NO ADDITIONAL COST IF NECESSARY TO COMPLETELY HIDE BASE MATERIALS, PRODUCE UNIFORM COLOR, AND PROVIDE SATISFACTORY FINISH RESULTS.
   D. APPLICATION AND SURFACE PREPARATION SHALL BE DONE ACCORDING TO MANUFACTURER'S WRITTEN SPECIFICATIONS AND APPLICATION INSTRUCTIONS. ALL FINISHES SHALL BE APPLIED EVENLY AND BE FREE OF RUNS, SAGS, SKIPS, CRAWLS, AND / OR DEFECTS.
   E. THE CONTRACTOR SHALL PROTECT HIS OWN WORK, AND ADJACENT EXISTING WORK AND MATERIALS, WITH SUITABLE COVERINGS OR MASKINGS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR CLEANING THE AREA OF HIS WORK AS WELL AS REMOVAL OF ALL EXCESS MATERIAL (EITHER FROM ADJACENT SURFACES OR EXTRA MATERIALS). CONTRACTOR TO PAINT, REPAIR OR REPLACE ANY BUILDING OR ELECTRICAL COMPONENTS DURING CONSTRUCTION AT HIS OWN EXPENSE.
   F. SURFACES TO BE PAINTED SHALL BE FREE OF OIL GREASE, LOOSE PAINT, OR OTHER FOREIGN MATERIAL.
6. CONTRACTOR TO VERIFY FINISHES ON SIGNAGE WITH THE ARCHITECT.

CABINET WORK

1. MAKE ALL FINISHED WORK PER THE DETAILED DRAWINGS.
2. TAKE SUCH FIELD MEASUREMENTS AS MAY BE REQUIRED.
3. ALL FINISHED CABINET MATERIALS TO BE AS CALLED OUT PER THE CONSTRUCTION DOCUMENTS.
4. PLASTIC LAMINATE FINISHING SHALL CONFORM TO REQUIREMENTS OF ARCHITECTURAL WOODWORK INSTITUTE. "QUALITY STANDARDS" FOR "CUSTOM" GRADE AND NOTES CONTAINED HEREIN.
5. INSTALLATION - INSTALL UNITS LEVEL AND PLUMB WITH TIGHT JOINTS BETWEEN ANY MULTIPLE UNITS. SCRIBE TO WALL AND OTHER SURFACES AS REQUIRED. ADJUST ALL DRAWERS, DOORS AND MOVABLE PARTS TO OPERATE EASILY AND SMOOTHLY WITHOUT BINDING.
6. ALL DRAWERS TO BE FULL EXTENSION SIDES WITH A 75 LBS. LOAD CAPACITY.
7. MILLWORK CONTRACTOR IS TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
8. THE GENERAL CONTRACTOR AND MILLWORK CONTRACTOR ARE TO COORDINATE AND INSTALL ALL REQUIRED BLOCKING, ANGLE BRACES, SUPPORTS, ETC., TO SUFFICIENTLY SUPPORT ALL COUNTERS.
9. FINISHES
   COUNTERTOP FINISHES TO BE PER FINISH SCHEDULE AND / OR SHOP DRAWINGS
   CABINET FACES TO BE PER FINISH SCHEDULE AND / OR SHOP DRAWINGS
10. HARDWARES TO BE AS CALLED OUT PER PLANS AND SCHEDULES. (TYPICAL)

ELECTRICAL - IN ACCORDANCE TO DETAIL 12 / T1.3

1. BOTTOM OF ELECTRICAL OUTLET J-BOXES SHALL BE INSTALLED NOT LESS THAN 15" ABOVE THE FINISHED FLOOR ON WORKING PLATFORM.
2. THE TOP OF THE J-BOX OF CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, AND VENTILATING EQUIPMENT SHALL NOT BE MORE THAN 48" ABOVE THE FINISHED FLOOR OR WORKING PLATFORM.
3. THE TOP OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FINISHED FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
4. THE INSTALLATION OF FIRE ALARM EQUIPMENT AND SYSTEMS IN ANY OCCUPANCY WITHIN THE SCOPE OF THESE REGULATIONS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE LOCAL, STATE & FEDERAL CODES AND REGULATIONS.
5. (WHERE APPLIES,) GENERAL CONTRACTOR TO SUPPLY (N) PANEL SCHEDULES FOR ALL ELECTRICAL PANELS PRIOR TO COMPLETION OF THE REMODEL.

HAZARDS AND PROTRUDING OBJECTS - IN ACCORDANCE TO DETAIL 8 / T1.3

1. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES ABOVE 27" AND BELOW 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.
2. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT INTO WALKS, HALLS, CORRIDORS, PASSAGE WAYS OR AISLES. ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACE AS MEASURED FROM THE BOTTOM OF THE OBSTRUCTION.
3. FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12" MAXIMUM FROM 27" TO 80" ABOVE THE GROUND OR FINISHED FLOOR.
4. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.
5. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80" (INCHES) MINIMUM CLEAR HEAD ROOM.
6. CONTRACTOR TO CONTACT ARCHITECT IF ROOF PENETRATIONS ARE DEEMED NECESSARY. ANY ROOF PENETRATIONS MUST BE COMPLETED BY LANDLORD APPROVED ROOFING CONTRACTOR.

SIGNAGE

1. THE SIGNAGE AT THE STOREFRONT WILL BE CONTRACTED DIRECTLY BY THE GENERAL CONTRACTOR. THE G.C. MUST PROVIDE ANY AND ALL REQUIRED J-BOXES AS WELL AS ACCESS PANELS TO ALL SIGNAGE AS NECESSARY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH ITS SIGN CONTRACTOR AND MAKING SURE THE JOB IS DONE ON TIME. FULLY DETAILED SHOP DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THESE ARCHITECTURAL PLANS ONLY SHOW LIMITED DESIGN DETAILS AND ARE NOT ADEQUATE FOR CONSTRUCTION OF THE SIGN. SEE SIGN SHOP DRAWINGS. SIGN DRAWINGS WILL BE PREPARED BY OTHERS AND ARE UNDER SEPARATE PERMIT.
2. BARRIER LAWS FOR THE PHYSICALLY HANDICAPPED ARE MINIMUM GUIDELINES. SHOULD THERE BE A CONFLICT BETWEEN THESE MINIMUM REQUIREMENTS AND WHAT IS CALLED FOR ON THE DRAWINGS, THE CONTRACTOR IS TO INFORM THE ARCHITECT FOR WRITTEN AND/OR GRAPHIC CLARIFICATION PRIOR TO PROCEEDING WITH WORK SO AFFECTED.

FIRE SPRINKLER SYSTEM (WHERE APPLIES)

IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY IF THE EXISTING FIRE SPRINKLER SYSTEM NEEDS TO BE MODIFIED IN ORDER TO ACCOMMODATE THE RENOVATION SPACE. THIS INCLUDES ALL AFFECTED AREAS TO INCLUDE MAIN LOBBY AND ADJACENT ROOMS. IF REQUIRED, THE CONTRACTOR MUST SUBMIT FIRE SPRINKLER SHOP DRAWINGS AND OBTAIN A FIRE SPRINKLER PERMIT FROM THE LOCAL FIRE DEPARTMENT AND / OR BUILDING DEPARTMENT. ALL COSTS AND FEES SHOULD BE INCLUDED IN THE CONTRACTOR'S BID PROPOSAL TO THE OWNER. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AN INSPECTION FOR APPROVAL AND SIGN-OFF FOR THE MODIFIED FIRE SPRINKLER SYSTEM BY THE FIRE DEPARTMENT AND BUILDING INSPECTOR.

PLUMBING (WHERE APPLIES)

GENERAL CONTRACTOR TO PERFORM A LINE JETTING OF ALL PLUMBING LINES AFTER NEW WORK IS COMPLETE. GENERAL CONTRACTOR MUST SUPPLY CERTIFICATE OF INVOICE WITH CLOSE OUT PACKAGE.

1. CODES

ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. NOTHING SHOWN IN THESE DRAWINGS SHALL BE CONSTRUED AS PERMISSION TO VIOLATE ANY GOVERNING CODES.

2. PERMITS

A. THE GENERAL CONTRACTOR (G.C.) WILL PAY FOR ALL APPLICABLE BUILDING AND SIGNAGE PERMIT AND ANY LOCAL JURISDICTION FEES OR ASSESSMENTS AS APPLICABLE. HOWEVER, THE GENERAL CONTRACTOR SHALL INCORPORATE ALL MECHANICAL, ELECTRICAL, PLUMBING (M.E.P.) AND CIVIL PERMITS AS NECESSARY IN HIS / HER BID PROPOSAL TO THE OWNER. THE M.E.P. AND CIVIL PERMITS WILL NOT BE PAID BY THE ARCHITECT. THE G.C. WILL PHYSICALLY PULL THE BUILDING PERMIT AND THE SIGNAGE PERMIT. THE G.C. MUST COORDINATE WITH HIS / HER SUBCONTRACTORS TO ENSURE THEIR APPLICABLE PERMITS ARE PULLED. THE G.C. AND ALL SUBCONTRACTORS PERFORMING WORK ON SITE MUST OBTAIN THEIR MUNICIPALITY BUSINESS LICENSES AT THEIR EXPENSE PRIOR TO START OF CONSTRUCTION. NOT HAVING ALL SUBCONTRACTOR BUSINESS LICENSES PAID FOR AT THE MUNICIPALITY MAY PREVENT THE PROJECT FROM FINAL LOCAL JURISDICTION APPROVAL AND SIGN-OFF.

B. THERE MAY BE INSTANCES WHERE THERE ARE OUTSTANDING PLAN CHECK FEES THAT HAVE NOT BEEN PAID. THE G.C. WILL COORDINATE WITH THE APPROPRIATE MUNICIPALITY PLANNING AND / OR BUILDING DEPARTMENT AND DETERMINE ANY OUTSTANDING FEES. THE G.C. WILL NOTIFY THE ARCHITECT AND RECEIVE APPROVAL PRIOR TO PAYING THESE OUTSTANDING FEES. THIS WILL ALLOW THE G.C. TO NOT BE DELAYED IN PULLING THE BUILDING PERMIT.

C. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE TO HIRE HIS / HER OWN SIGNAGE SUBCONTRACTOR FOR THE PROJECT.

3. CONSTRUCTION DOCUMENTS

A. THE INTENTION OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, SERVICES, EQUIPMENT AND TRANSPORTATION NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK INDICATED ON THE DRAWINGS OR REASONABLY INFERRED THESE FROM. THE ARCHITECT WILL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED, SAFETY IN, OR ABOUT, THE JOB SITE METHODS OF PERFORMANCE OR TIMELINES IN THE PERFORMANCE, OF THE WORK. IF DISCREPANCIES EXIST BETWEEN PLANS OF DIFFERENT SCALES, THE LARGER SCALE PLAN TYPICALLY WILL GOVERN. NOTIFY ARCHITECT FOR A WRITTEN OR GRAPHIC CLARIFICATION OF SUCH DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

B. ALL ARCHITECT CLARIFICATIONS WILL BE WRITTEN AND / OR GRAPHIC VIA ARCHITECTURAL SUPPLEMENTAL INSTRUCTIONS, CHANGE ORDERS OR CONSTRUCTION DIRECTIVES.

4. BIDS

A. ALL BIDDERS PRIOR TO SUBMITTAL OF BIDS SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE ARCHITECTS' PLANS & EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY OR OMISSIONS OF ANY INFORMATION NECESSARY FOR COMPLETION OF THEIR SCOPE OF WORK.

B. ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES REQUIRED TO PERFORM ALL WORK NECESSARY, INDICATED OR REASONABLY INFERRED OR REQUIRED BY ANY APPLICABLE CODE TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.

C. CONTRACTORS PRIOR TO BIDDING SHALL GUARANTEE THAT ALL OTHER SUB-BIDDEES OR SUB CONTRACTORS SHALL BE GIVEN COMPLETE FULL SETS OF PLANS TO INSURE THAT THEY HAVE INCLUDED ALL ITEMS NECESSARY TO COMPLETE THEIR WORK. ANY ITEM MISSED BY THESE SUBCONTRACTORS IN THEIR BIDS SHALL BE ABSORBED BY THE GENERAL CONTRACTOR AT HIS OR HER OWN EXPENSE AND IN NO WAY WILL AFFECT ANY ADDITIONAL COST OVER AND ABOVE THE FINAL BID.

D. ALL TRADES SHALL PROVIDE BIDS ACCORDING TO THE PLANS AND SPECIFICATIONS. ANY ALTERNATE SHALL BE SUBMITTED TO THE OWNER (IN WRITING) FOR APPROVAL PRIOR TO ACCEPTANCE OF BID.

5. CONTRACTOR

A. PRIOR TO COMMENCING, THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS AND VERIFY CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL VERIFY w/ THE PROPER UTILITY COMPANY OR OTHER AGENCY OR COMPANY THE LOCATIONS OF ALL EXISTING BELOW GRADE UTILITIES AND THEIR SERVICE CONNECTION PRIOR TO THE COMMENCEMENT OF WORK.

B. NO CONTRACTOR OR SUB-CONTRACTOR IS TO START ANY WORK UNTIL A THOROUGH EXAMINATION OF ALL THE EXISTING CONDITIONS IS PERFORMED. IF FOR ANY REASON A SATISFACTORY JOB IS IMPOSSIBLE, IT SHALL BE IMMEDIATELY REPORTED TO THE PROJECT SUPERINTENDENT AND ARCHITECT FOR WRITTEN OR GRAPHIC CLARIFICATION BEFORE PROCEEDING WITH THE JOB.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR COORDINATION OF HIS WORK WITH THAT OF OTHER TRADES AND FOR PERFORMING ALL WORK IN A SAFE AND SATISFACTORY MANNER.

D. CONTRACTOR TO VERIFY AND ENSURE AVAILABILITY AND TIMELY DELIVERY OF SPECIFIED OR SUBSTITUTED PRODUCTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF POSSIBLE CHANGES TO CONSTRUCTION DOCUMENTS OR ANY CONSTRUCTION DELAY DUE TO NON AVAILABILITY OR LATE DELIVERY OF MATERIALS. CONTRACTOR (& NOT THE ARCHITECT) IS RESPONSIBLE FOR NON AVAILABILITY OR LATE DELIVERY OF PRODUCTS DURING CONSTRUCTION.

E. ANY CONTRACTOR PRIOR TO INSTALLATION OR PROCUREMENT OF MATERIALS SHALL NOTIFY ARCHITECT OF PROBLEMS IF ANY. FAILURE TO DO SO SHALL MEAN THAT ALL NECESSARY CORRECTIVE MEASURE, DOCUMENTATION, ETC. SHALL BE DONE BY THAT CONTRACTOR AT HIS OWN EXPENSE AND TIME.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE CONSTRUCTION OF THE WORK AND SHALL BRING TO THE ARCHITECT'S ATTENTION OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

G. PROVIDE ALL NECESSARY BACKING AND FRAMING FOR ALL WALL MOUNTED ITEMS, LIGHT FIXTURES AND ALL OTHER ITEMS REQUIRED.

6. LIABILITIES

A. THE DESIGN PROFESSIONAL (DP) SHALL CONSULT WITH THE CLIENT REGARDING THE PROBABLE SERVICES REQUIRED TO COMPLY WITH BUILDING CODES AND AMERICANS with DISABILITIES ACT (ADA). THE DP IS NOT AN ATTORNEY NOR SHOULD THE DP'S RENDERING AN OPINION OF PROBABLE SERVICES REQUIREMENTS BE CONSIDERED EQUIVALENT TO A LEGAL INTERPRETATION OF ADA. THE D

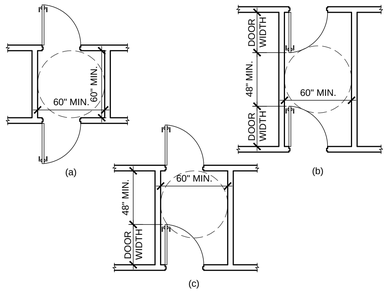


FIGURE 404.2.5

NOTE:
THE DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES AND GATES IN SERIES SHALL BE 48" MINIMUM U.N.O. PLUS WIDTH OF DOORS OR GATES SWINGING INTO THE SPACE

ACCESSIBLE DOORS IN A SERIES

SCALE N.T.S. | 17

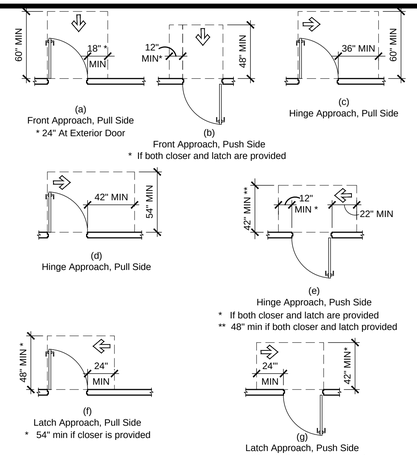


FIGURE 404.2.3.1

MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS

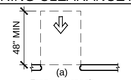


FIGURE 404.2.3.3

MANEUVERING CLEARANCE AT DOORWAYS WITHOUT DOORS

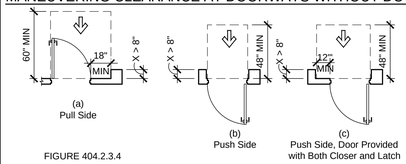


FIGURE 404.2.3.4

MANEUVERING CLEARANCE AT RECESSED DOORS

TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR OR GATE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond latch side unless noted)
FRONT	PULL	60 INCHES	18 INCHES
FRONT	PUSH	48 INCHES	0 INCHES [3]
HINGE	PULL	60 INCHES	36 INCHES
HINGE	PULL	54 INCHES	42 INCHES
HINGE	PUSH	42 INCHES [1]	22 INCHES [3, 4]
LATCH	PULL	48 INCHES [2]	24 INCHES
LATCH	PUSH	42 INCHES [2]	24 INCHES

1. ADD 6" IF CLOSER AND LATCH ARE PROVIDED.
2. ADD 6" IF CLOSER IS PROVIDED.
3. ADD 12" BEYOND LATCH IF CLOSER AND LATCH ARE PROVIDED.
4. BEYOND HINGE SIDE

TABLE 404.2.3.1

MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS

NOTES:
1. DOOR HARDWARE: HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND
2. DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32 INCHES MINIMUM

ACCESSIBLE DOOR CLEARANCES

SCALE N.T.S. | 15

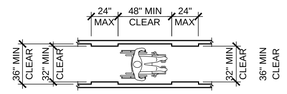


FIGURE 403.5
CLEAR WIDTH AT ACCESSIBLE ROUTE

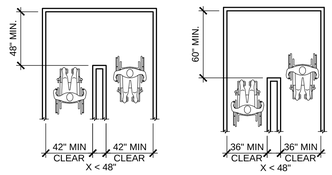


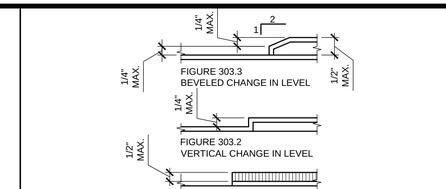
FIGURE 403.5.1
CLEAR WIDTH AT TURN

NOTES:

1. THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32" MINIMUM FOR A LENGTH OF 24" MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48" LONG MINIMUM AND 36" WIDE MINIMUM.
2. WHERE THE ACCESSIBLE ROUTE MAKE A 180 DEGREE TURN AROUND AN ELEMENT WHICH IS LESS THAN 48" WIDE, CLEAR WIDTH SHALL BE 42" MINIMUM APPROACHING THE TURN, 48" MINIMUM AT THE TURN AND 42" MINIMUM LEAVING THE TURN.
3. WHERE THE CLEAR WIDTH AT THE TURN IS 60" MINIMUM COMPLIANCE WITH NOTE 2 SHALL NOT BE REQUIRED.
4. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60" SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200' MAXIMUM. PASSING SPACES SHALL BE EITHER: 60" MINIMUM BY 60" MINIMUM; OR, AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE COMPLYING WITH FIGURE 304.3.2 WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48" MINIMUM BEYOND INTERSECTION.

CLEAR WIDTHS

SCALE N.T.S. | 10



1. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2" MAXIMUM IN HEIGHT. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH 303, CHANGES IN LEVEL.
2. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.
3. CHANGES IN LEVEL BETWEEN 1/4" HIGH AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

FLOOR/GROUND SURFACE

SCALE N.T.S. | 5

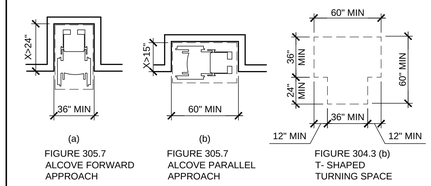


FIGURE 305.7
ALCOVE FORWARD APPROACH

FIGURE 305.7
ALCOVE PARALLEL APPROACH

FIGURE 304.3 (b)
T- SHAPED TURNING SPACE

NOTES:

1. THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60" SQUARE MINIMUM WITH ARMS AND BASE 36" WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12" MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24" MINIMUM. THE TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM.
2. ALCOVES SHALL BE 36" WIDE MINIMUM WHERE THE DEPTH EXCEEDS 24".
3. ALCOVES SHALL BE 60" WIDE MINIMUM WHERE THE DEPTH EXCEEDS 15".

MANEUVERING

SCALE N.T.S. | 6

ACCESSIBILITY NOTES

1. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS AND CURB RAMPS ARE STABLE, FIRM AND SLIP RESISTANT.
2. GRATINGS LOCATED IN WALKING SURFACES HAVE GRID OPENINGS A MAXIMUM OF 1/2" WIDE IN ONE DIRECTIONS.
3. WHEN GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
4. ALL NEW CONSTRUCTION MUST COMPLY WITH DIMENSIONS AS DENOTED ON THESE CONSTRUCTION DOCUMENTS AND WITH THE ICC / ANSI A117.1_2009 AND IBC 2015. DIMENSIONS WITHIN A SPECIFIED DIMENSIONAL "RANGE" MUST BE LESS-THAN THE MAXIMUM DIMENSIONAL RANGE OR GREATER THAN THE MINIMUM DIMENSIONAL RANGE. IN OTHER WORDS, NEW CONSTRUCTION SHALL NOT BE EQUAL TO EITHER THE MAXIMUM OR MINIMUM DIMENSIONS, BUT SHALL BE LESS THAN THE MAXIMUM AND GREATER THAN THE MINIMUM. MAXIMUM SLOPES FOR NEW RAMPS SHALL BE 1 VERTICAL TO 13 HORIZONTAL MAXIMUM. DESIGN INTENT OF THE ARCHITECT IS TO PROVIDE REASONABLE DIMENSIONAL TOLERANCES, ENSURE COMPLIANCE WITH THE ADA, AND TO SIMPLIFY AND EXPEDITE THE CONSTRUCTION PROCESS. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR NON-COMPLIANCE WITH THIS NOTICE. CONTRACTOR TO NOTIFY THE ARCHITECT PRIOR TO BIDDING OF ANY QUESTIONS OR CONCERNS RELATING TO THIS MATTER.
5. INTERIOR DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90-DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12-DEGREES SHALL BE 5 SECONDS MINIMUM.
6. INTERIOR DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70-DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5-SECONDS MINIMUM.
7. DOOR OPENING FORCE. THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS (22 N). FOR REQUIRED FIRE DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND (133 N) FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND (67 N) FORCE.
8. TEST DOORS FOR DOOR OPENING FORCE AND CLOSING SPEED WITH AIR CONDITIONING AND OTHER FORMS OF MECHANICAL PRESSURIZATION TURNED ON AND ALSO WHEN TURNED OFF.
9. POWER-OPERATED DOORS. WHERE MEANS OF EGRESS DOORS ARE OPERATED BY POWER, SUCH AS DOORS WITH A PHOTOELECTRIC-ACTUATED MECHANISM TO OPEN THE DOOR UPON THE APPROACH OF A PERSON, OR DOORS WITH POWER-ASSISTED MANUAL OPERATION, THE DESIGN SHALL BE SUCH THAT IN THE EVENT OF POWER FAILURE, THE DOOR IS CAPABLE OF BEING OPENED MANUALLY TO PERMIT MEANS OF EGRESS TRAVEL OR CLOSED WHERE NECESSARY TO SAFEGUARD MEANS OF EGRESS. THE FORCES REQUIRED TO OPEN THESE DOORS MANUALLY SHALL NOT EXCEED THOSE SPECIFIED IN SECTION 1008.1.3, 2015 IBC, EXCEPT THAT THE FORCE TO SET THE DOOR IN MOTION SHALL NOT EXCEED 50 POUNDS (220 N). THE DOOR SHALL BE CAPABLE OF SWINGING FROM ANY POSITION TO THE FULL WIDTH OF THE OPENING IN WHICH SUCH DOOR IS INSTALLED WHEN A FORCE IS APPLIED TO THE DOOR ON THE SIDE FROM WHICH EGRESS IS MADE. FULL-POWER-OPERATED DOORS SHALL COMPLY WITH BHMA A156.10. POWER-ASSISTED AND LOW-ENERGY DOORS SHALL COMPLY WITH BHMA A156.19.

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SHEET TITLE
ADA STANDARDS
ACCESSIBLE DESIGN PLAN

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RENEWAL DATE: 2020-12-31
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PROJECT NUMBER
A2275

SHEET NUMBER
T1.3

PERMIT SET : 2020_04_10

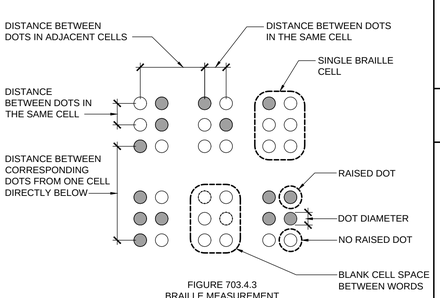


FIGURE 703.4.3
BRAILLE MEASUREMENT

SIGNS

1. WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED AT SIGNS, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.
2. RAISED CHARACTERS SHALL BE DUPLICATED IN BRAILLE. RAISED CHARACTERS SHALL BE 1/32 INCH (0.8 MM) MINIMUM ABOVE THEIR BACKGROUND. CHARACTERS SHALL BE UPPERCASE CHARACTERS SHALL BE SANS SERIF. *CHARACTERS* SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I". CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH (16 MM) MINIMUM, AND 2 INCH MAXIMUM. THE STROKE WIDTH SHALL BE 15 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I" MEASURED AT THE TOP SURFACE OF THE CHARACTER, AND 30 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I" MEASURED AT THE BASE OF THE CHARACTER. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8 INCH (3.2 MM) MINIMUM MEASURED AT THE TOP SURFACE OF THE CHARACTERS, 1/16 INCH MINIMUM MEASURED AT THE BASE OF THE CHARACTERS AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8 INCH (9.5 MM) MINIMUM. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.

TABLE 703.4.3 BRAILLE DIMENSIONS

MEASUREMENT RANGE	MINIMUM IN INCHES MAXIMUM IN INCHES
DOT BASE DIAMETER	0.059 TO 0.063
DISTANCE BETWEEN TWO DOTS IN THE SAME CELL	0.090 TO 0.100
DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS [1]	0.241 TO 0.300
DOT HEIGHT	0.025 TO 0.037
DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW [1]	0.395 TO 0.400

1. MEASURED CENTER TO CENTER

1. BRAILLE SHALL BE CONTRACTED (GRADE 2)
2. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 703.3.1. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS, AND ACRONYMS
3. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH (9.5 MM) MINIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH (9.5 MM) MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS.

SIGNS / BRAILLE

SCALE N.T.S. | 20

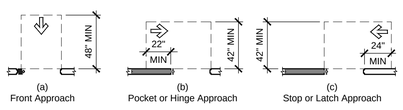


FIGURE 404.2.3.3

MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS

MANEUVERING CLEARANCE AT DOORWAYS WITHOUT DOORS

APPROACH DIRECTION	MINIMUM MANEUVERING CLEARANCE	
	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond stop or latch side unless noted)
FROM FRONT	48 INCHES	0 INCHES
FROM NON-LATCH SIDE	42 INCHES	22 INCHES [1]
FROM LATCH SIDE	42 INCHES	24 INCHES

TABLE 404.2.3.2

1. BEYOND POCKET / HINGE SIDE.

ACCESSIBLE DOOR CLEARANCES

SCALE N.T.S. | 16

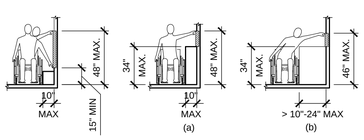


FIGURE 308.3.1
UNOBSTRUCTED SIDE REACH

FIGURE 308.3.2
OBSTRUCTED HIGH SIDE REACH

NOTES:

1. WHERE A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305 ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE EDGE OF THE CLEAR FLOOR SPACE IS 10 INCHES MAXIMUM FROM THE ELEMENT, THE HIGH SIDE REACH SHALL BE 48" MAXIMUM AND THE LOW SIDE REACH SHALL BE 15" MINIMUM.
2. WHERE A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305 ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" MAXIMUM ABOVE THE FLOOR AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24" MAXIMUM. THE HIGH SIDE REACH SHALL BE 48" MAXIMUM ABOVE THE FLOOR FOR A REACH DEPTH OF 10" MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 10", THE HIGH SIDE REACH SHALL BE 46" MAXIMUM ABOVE THE FLOOR FOR A REACH DEPTH OF 24" MAXIMUM.

SIDE REACH

SCALE N.T.S. | 12

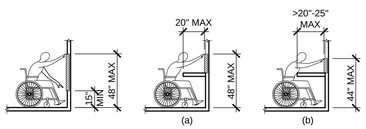


FIGURE 308.2.1
UNOBSTRUCTED FORWARD REACH

FIGURE 308.2.2
OBSTRUCTED HIGH FORWARD REACH

NOTES:

1. WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15" MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
2. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48" MAXIMUM WHERE THE REACH DEPTH IS 20" MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 20", THE HIGH FORWARD REACH SHALL BE 44" MAXIMUM AND THE REACH DEPTH SHALL BE 25" MAXIMUM.

FORWARD REACH

SCALE N.T.S. | 11

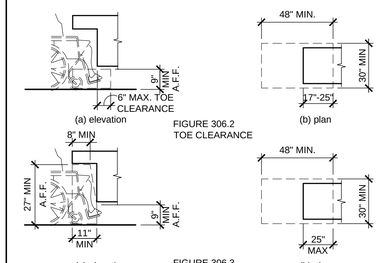


FIGURE 306.2
TOE CLEARANCE

FIGURE 306.3
KNEE CLEARANCE

NOTES:

1. SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 9" ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE.
2. SPACE UNDER AN ELEMENT BETWEEN 9" AND 27" ABOVE FINISH FLOOR OR GROUND SHALL BE CONSIDERED KNEE CLEARANCE.

TOE & KNEE CLEARANCE

SCALE N.T.S. | 7

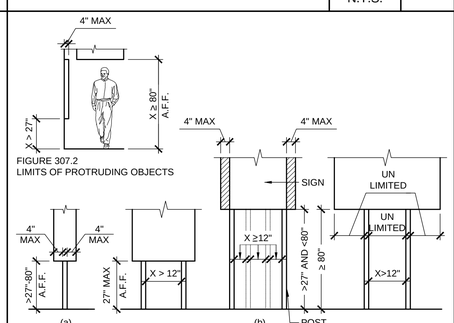


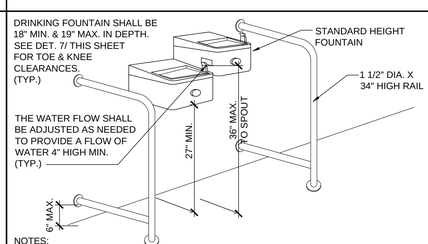
FIGURE 307.3
POST MOUNTED PROTRUDING OBJECTS

PROTRUDING OBJECTS

SCALE N.T.S. | 8

DRINKING FOUNTAIN SHALL BE 18" MIN. & 19" MAX. IN DEPTH. SEE DET. 7/ THIS SHEET FOR TOE & KNEE CLEARANCES. (TYP.)

THE WATER FLOW SHALL BE ADJUSTED AS NEEDED TO PROVIDE A FLOW OF WATER 4" HIGH MIN. (TYP.)



NOTES:

1. DRINKING FOUNTAIN(S) SHALL COMPLY WITH ALL APPLICABLE COM CHECK PROVISIONS (BUBBLER HEIGHT, ETC.) THE SPOUT SHALL BE LOCATED 15" MIN. FROM THE WALL, AND 5" MAX. FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.
2. THE DRINKING FOUNTAIN BUBBLER SHALL BE ACTIVATED BY A MANUALLY OPERATED SYSTEM OR AN ELECTRONICALLY CONTROLLED DEVICE NOT REQUIRING A FORCE GREATER THAN 5 LBS.
3. WHERE SPOUTS ARE LOCATED LESS THAN 3" OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3" AND 5" MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.

DRINKING FOUNTAIN

SCALE 3/8" = 1'-0" | 4

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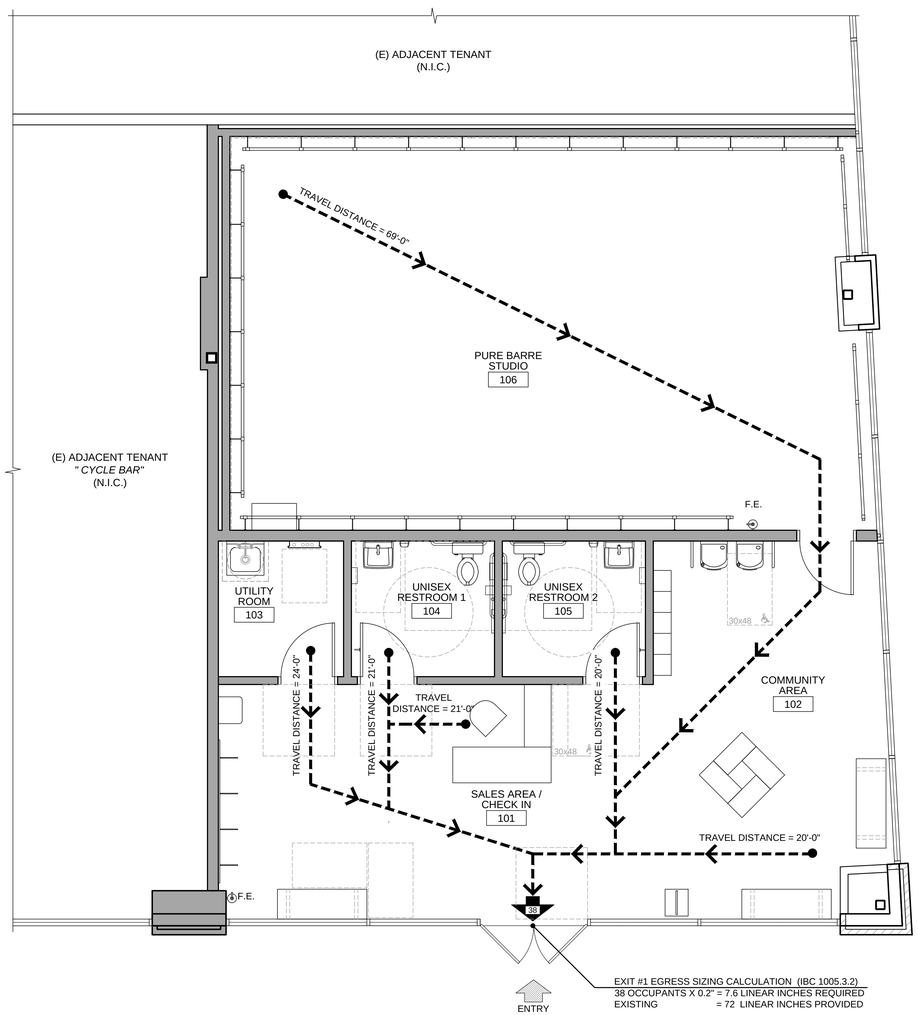

LEGEND

NUMBER OF PEOPLE EXITING

PER IBC 2018 & AMENDMENTS, SECTION AND TABLE 1006.2.1
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE WITHOUT SPRINKLER SYSTEM IS 75 FEET.

SEE PLAN FOR TRAVEL DISTANCE ON EACH AREA

MAXIMUM EXIT ACCESS TRAVEL DISTANCE IS 200 FT WITH SPRINKLER

ANSUL FIRE EXTINGUISHER EXTINGUISHER WILL BE SERVICED EVERY SIX (6) MONTHS.

F.E.

CLASS A FIRE EXTINGUISHER REQUIRED;
CLASS C FIRE EXTINGUISHERS FOR FIRE HAZARDS
- ORDINARY HAZARD OCCUPANCY.
2-A RATED SINGLE EXTINGUISHER - THE MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER IS 75 FEET PER IFC TABLE 906.3(1)

- TO BE MOUNTED AT 4'-0" HIGH FROM FINISH FLOOR TO HANDLE OF FIRE EXTINGUISHER

OCCUPANT LOAD CALCULATION

ROOM NO.	ROOM NAME	AREA (SF)	FACTOR	OCCUPANT
101	SALES AREA / CHECK-IN	100 S.F.	15	7
102	COMMUNITY AREA	485 S.F.	100	5
103	UTILITY	53 S.F.	300	1
104	UNISEX RESTROOM 1	61 S.F.	-	-
105	UNISEX RESTROOM 2	61 S.F.	-	-
106	STUDIO @ 50 LOAD FACTOR = 17 OCCUPANTS	791 S.F.		
	ACTUAL NUMBER OF OCCUPANTS			25
	NET AREA TOTAL:	1,551 S.F.		
	GROSS LEASEABLE AREA TOTAL (INCLUDING WALLS):	1,687 S.F.		
	TOTAL OCCUPANTS			38

LIFE SAFETY PLAN

SCALE 1/4" = 1'-0"

8

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SHEET TITLE

LIFE SAFETY PLAN

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WILLIAM A. AMOR
NUMBER
A-2012004034
ARCHITECT

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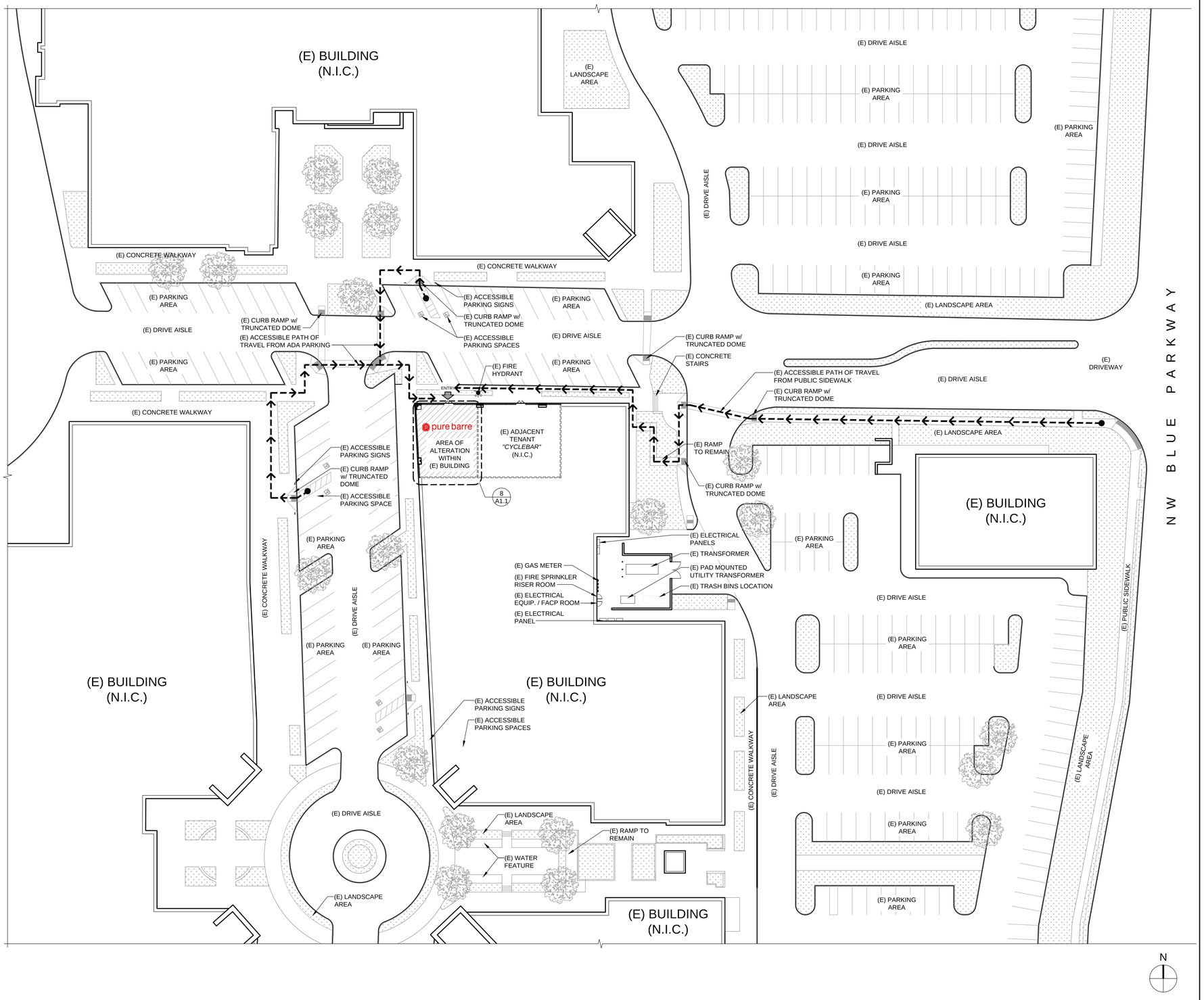

GENERAL NOTES

1. GENERAL (E) SURFACE DRAINAGE PATTERN, INCLUDING (E) ROOF DRAINAGE LOAD TRANSFERRED TO GROUND LEVEL, IS TO REMAIN AS IS.
2. THIS IS A CONCEPTUAL SITE PLAN. UNLESS OTHERWISE NOTED, ALL ELEMENTS AND CONDITIONS ARE EXISTING.
3. VEHICULAR ACCESS DRIVES MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
4. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND TRAFFIC CONES PER LOCAL REQUIREMENTS. ACCESS TO DRIVEWAYS TO BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
5. ALL MATERIALS AND WORKMANSHIP FOR PUBLIC FACILITIES TO CONFORM TO CITY STANDARD CONSTRUCTION SPECIFICATIONS.
6. CONTRACTOR SHALL SWEEP ENTIRE SITE OR PORTIONS OF SITE TO BE USED BY THE PUBLIC AND SURROUNDING RIGHT-OF-WAY AREA OF THE STREET PRIOR TO USE BY THE GENERAL PUBLIC.
7. THE SITE SHALL BE KEPT FREE OF FIRE HAZARDS FROM THE START OF CONSTRUCTION TO FINAL INSPECTION.
8. THE G.C. SHALL IMPLEMENT A BEST MANAGEMENT PRACTICE STORMWATER FOR ALL ACTIVITIES PER LOCAL REQUIREMENTS.
9. THE G.C. IS RESPONSIBLE TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO PERFORMING EXTERIOR WORK. CALL 811 BEFORE DIGGING.
10. G.C. TO VERIFY ANY ABRUPT CHANGE IN LEVEL EXCEEDING 1/2" EXISTING CONCRETE SLAB/ASPHALT TRANSITION FROM ENTRY TO PUBLIC WAY/ ACCESS. G.C. TO PROVIDE CLEAR PATH OF TRAVEL, OR PER LOCAL ORDINANCES.
11. SITE & PARKING ARE EXISTING TO REMAIN UNCHANGED.
12. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, CONTRASTING WITH THEIR BACKGROUND, PER LOCAL ORDINANCES.
13. THE G.C. IS RESPONSIBLE TO FIELD VERIFY AND LOCATE ALL WET AND DRY UTILITIES CONNECTION POINTS PRIOR TO ANY DEMOLITION OR CONSTRUCTION. (I.E. GAS, WATER AND SEWER, CLEAN OUTS, ETC.
14. GENERAL CONTRACTOR SHALL REDUCE CONSTRUCTION WASTE AS REQUIRED BY LOCAL REQUIREMENT.

EXISTING SITE PLAN - (FOR REFERENCE ONLY)

SCALE 1" = 30'-0"

8

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SHEET TITLE

EXISTING SITE PLAN
(FOR REFERENCE ONLY)

STAMP

STATE OF MISSOURI
WILLIAM A. AMOR
NUMBER A-2012004034
ARCHITECT

DATE SIGNED: 2020-04-13
RENEWAL DATE: 2020-12-31
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REVISIONS

DATE
2020.04.10

PROJECT NUMBER
A2275

SHEET NUMBER

AS1.1

PERMIT SET : 2020_04_10

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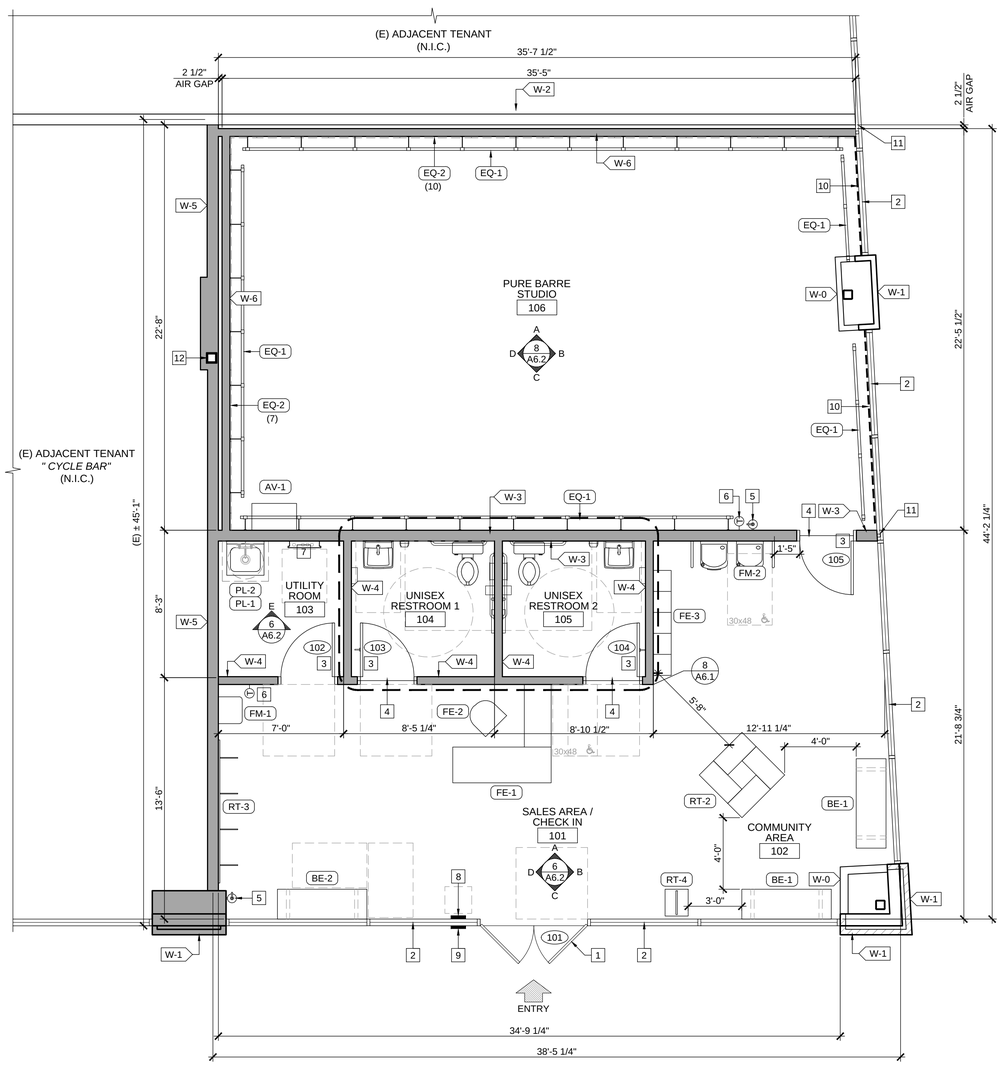
GENERAL NOTES

1. SEE REFLECTED CEILING PLAN FOR SOFFIT AND LIGHTING INFORMATION.
2. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DOCUMENTS. DO NOT EVER SCALE DRAWINGS.
4. DIMENSIONS ARE FROM THE FACE OF FINISHED WALL (GWB) TO FACE OF FINISHED WALL (GWB), UNLESS OTHERWISE NOTED ON PLANS.
5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND/OR INSTRUCTIONS.
6. ALL WORK SHALL BE EXECUTED IN A MANNER ACCEPTABLE TO THE ARCHITECT, OWNER, AND LANDLORD UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY ALL LABOR, MATERIALS EQUIPMENTS, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF WORK.
7. THE CONTRACTOR WARRANT TO THE OWNER AND TO THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORKS SHALL BE AS SPECIFIED AND FREE OF DEFECTS.
8. ALL OUTSIDE CORNERS AT DRYWALL PARTITION AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH.
9. PROVIDE DIAGONAL BRACING TO STRUCTURE ABOVE ALL NEW DOORS, GLAZING HEADS AND JAMBS AS REQUIRED TO MAKE ASSEMBLY RIGID.
10. THE GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE FOR THE FINAL CLEAN UP OF THE AREA OF WORK AND AREA AFFECTED BY CONSTRUCTION; TO INCLUDE BUT NOT LIMITED TO FLOORS, MILLWORK, FIXTURES, ETC. FOLLOWING THE INSTALLATION OF THE MILLWORK.
11. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATIONS FOR THE WALL MOUNTED TELEVISIONS AND GRAPHIC SIGNAGE TO PROVIDE BLOCKING FOR MOUNTING.
12. ALL WET / PLUMBING WALLS ARE TO BE PROVIDED w/ MOISTURE RESISTANT GYPSUM BOARD. PROVIDE CEMENT BACKER BOARD WHEN TILE IS IN USED.
13. ALL PLUMBING WALLS ARE TO BE 6" METAL STUD FRAMING. PROVIDE REQUIRED BLOCKING FOR WALL MOUNTED FIXTURES, GRAB BARS, SHELVING, CABINETRY, ETC.
14. THERE SHALL BE NO PENETRATIONS TO A DEMISING WALL, U.O.N. IF PENETRATIONS ARE TO BE NOTED, THEN ALL PENETRATIONS INCLUDING CONDUITS, PIPES, DUCTWORK, ETC. SHALL BE UL RATED PER CURRENT CODE REQUIREMENTS.
15. NO PLUMBING IS ALLOWED IN DEMISING WALLS. FURRED OUT AS REQUIRED.
16. ALL (E) DEMISING WALLS FOR TENANT SEPARATION ARE NOT TO BE DISTURBED OR MODIFIED IN ANY WAY.



EQUIPMENT LIST

FIX #

REF	QT	DESCRIPTION		
AF-1	-	SUBWOOFER		
AV-1	1	AV EQUIPMENT	TBD	
BE-1	2	SEATING BENCH	60" L x 20" W x 17" H	*MOVABLE*
BE-2	1	ADA SEATING BENCH	MIN.42" L x 20" W x17"H	*FLOOR MOUNTED*
EQ-1	96FT	BALLET BARRE	FIELD VERIFY LENGTH	
EQ-2	17	MIRROR	SEE ELEVATIONS	
EQ-3	-	DEHUMIDIFIER		TBD - *MOVABLE*
FE-1	1	RECEPTIONIST DESK W/ ACCESSIBLE SPACE		SEE DETAIL 2/A8.4
FE-2	1	RECEPTIONIST CHAIR BY OWNER		TBD - *MOVABLE*
FE-3	1	CUBBIES		SEE DETAIL 4/A8.4
RT-1	-	RETAIL - 2-WAY DISPLAY		SEE DETAIL 9/A8.4
RT-2	1	RETAIL - 4-WAY DISPLAY		SEE DETAIL 10/A8.4
RT-3	1	RETAIL - SLAT WALL	WALL-MOUNTED	SEE DETAIL 12/A8.4
RT-4	1	RETAIL - TOE SOX DISPLAY		15.5"W x 18" D x 65" H
FM-1	1	ADA COMPLIANT WATER DISPENSER		SEE DETAIL 12/A8.1
FM-2	1	HIGH LOW DRINKING FOUNTAIN - ADA		SEE DETAIL 4/T1.3
PL-1	1	MOP BASIN w/ BACKFLOW PREVENTER		24" L x 24" D x13" H
PL-2	1	TANK WATER HEATER		30 GALLONS
PL-3	-	WASHER	4.5 CU. FT. CAPACITY	STACKED
PL-4	-	DRYER w/ BOOSTER FAN	7.3 CU. FT.	STACKED
PL-5		HANDSINK		TBD
TV-1	-	TELEVISION		TBD

WALL TYPES

W-0	(E) INTERIOR WALL TO REMAIN	
W-1	(E) EXTERIOR WALL TO REMAIN	
W-2	(E) DEMISING WALL TO REMAIN. FULL HEIGHT, TYPE 'X' ON BOTH SIDES	
W-3	(N) 6" x 20GA. METAL STUDS @ 16" O.C. w/ 5/8" GYPSUM BD. ON EACH SIDE ADD ADDITIONAL 5/8" GYPSUM BD. ON THEATRE SIDE	12 A7.1
W-4	(N) 3 5/8" x 20GA. METAL STUDS @ 12" O.C. w/ 5/8" GYPSUM BD. ON EACH SIDE	8 A7.1
W-4A	(N) 6" x 20GA. METAL STUDS @ 16" O.C. w/ 5/8" GYPSUM BD. ON EACH SIDE	8 A7.1
W-5	(N) DEMISING WALL 6" X 20GA. METAL STUDS @ 16" O.C. W/ 1 LAYER OF 5/8" TYPE 'X' GYPSUM BD. ON ADJACENT TENANT SIDE (BY OTHERS) AND (1) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON PURE BARRE SIDE, FULL HEIGHT.	16 A7.1
W-6	(N) SOUND WALL, 3 5/8" x 20GA. METAL STUDS @ 12" O.C. w/ (2) 5/8" GYPSUM BD. ON ONE SIDE, 2 1/2" AIR GAP, AND (1) 5/8" GYPSUM BD. ON DEMISING WALL	20 A7.1

NOTE:
- PROVIDE 5/8" WATER AND MOLD RESISTANT GYPSUM BOARD WHERE PLUMBING WALLS OCCUR, TYP.
- PROVIDE 5/8" TYPE "X" GYP. BOARD WHERE DEMISING WALLS OCCUR, TYP.
- ALL WALLS TO RECEIVE 5/8" GYP. BOARD, (U.N.O.).

LEGEND

T — 1 DAY PROGRAMMABLE THERMOSTAT, MOUNT T-STAT AT 48" A.F.F., SENSOR AT 96" A.F.F.

FIRE EXTINGUISHER UNIT. MOUNT HANDLE AT 48" A.F.F. MAX.

ELECTRICAL PANEL

KEYNOTES

1. (E) DOOR AND FRAME TO REMAIN. SEE DOOR SCHEDULE ON SHEET A8.1
2. (E) FIXED STOREFRONT WINDOW TO REMAIN
3. (N) DOOR AND FRAME. SEE DOOR SCHEDULE ON SHEET A8.1
4. (N) TRANSITION STRIP. SEE FINISH SCHEDULE ON SHEET A8.2
5. (N) WALL-MOUNTED FIRE EXTINGUISHER UNIT. MOUNT HANDLE AT +4'-0" AFF. MAX.
6. PROVIDE (N) THERMOSTAT @ +4'-0" MAX. A.F.F. SEE TYP. HEIGHT 17 A7.1
7. (N) ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS
8. (N) TACTILE EXIT SIGN. PROVIDE 18"x18" CLEAR FLOOR SPACE CTR. TO SIGN
9. (N) INTERNATIONAL ACCESSIBILITY SYMBOL
10. PROVIDE ROLL-A- SHADE MANUAL CONTRACT SERIES BLACK-OUT SHADE FABRIC W/ SIDE & BOTTOM CHANNELS WITH 60% TRANSMITTANCE AND STAINLESS STEEL CHAIN AND BLACK HARDWARE GC TO DETERMINE SIZE OF THE POCKET O.F.C.I.
11. ADD (N) MULL-IT-OVER TRIM CLOSURE PIECES AT END WALL PLATE, OR EQUAL.
12. (E) STRUCTURAL COLUMN TO REMAIN

(N) FLOOR PLAN AND EQUIPMENT PLAN

SCALE 1/4" = 1'-0"

8

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SHEET TITLE

(N) FLOOR PLAN AND EQUIPMENT PLAN

STAMP

STATE OF MISSOURI — WILLIAM A. AMOR — NUMBER A-2012004034 — ARCHITECT

DATE SIGNED: 2020-04-13
RENEWAL DATE: 2020-12-31
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REVISIONS

DATE
2020.04.10

PROJECT NUMBER
A2275

SHEET NUMBER

A1.1

PERMIT SET : 2020_04_10

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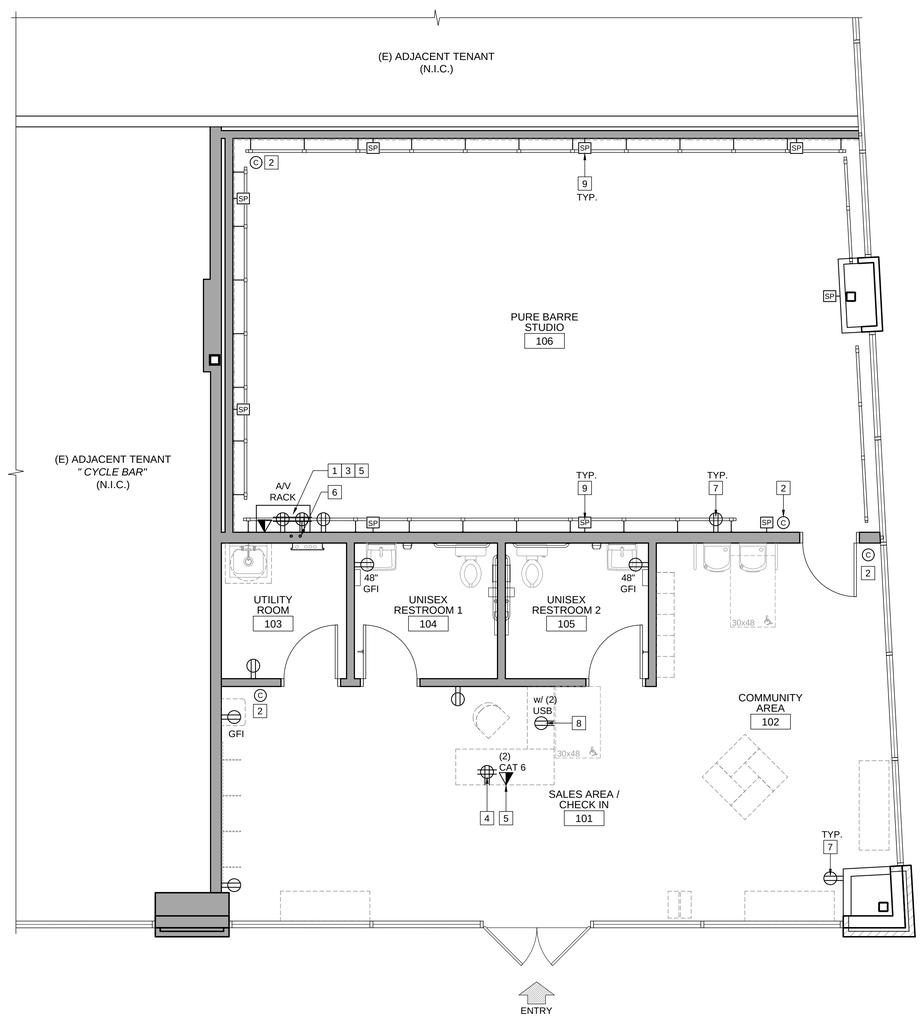

LEGEND

- 120V, 20A DUPLEX OUTLET MOUNTED 18" A.F.F. (U.N.O.)
- 44" 120V, 20A DUPLEX OUTLET (DIMENSION DENOTES MOUNTING HEIGHT)
- 120V, 20A QUAD OUTLET MOUNTED 18" A.F.F. (U.N.O.)
- DATA JACK
- TELEPHONE JACK
- C CAMERA

KEYNOTES

1. (2) 20 AMP CIRCUITES VIA (2) QUAD RECEPTACLES LOCATED AT AV RACK
2. G.C. TO PROVIDE (1) CAT6 PLENUM RATED CABLE FOR CAMERAS
3. EACH CAMERA CABLE TO BE RAN BACK TO AV RACK LOCATION WITH 15' OF SLACK AT CAMERA LOCATION AND 15' OF SLACK PROTRUDING FROM AV CUT IN RING
4. G.C. TO PROVIDE (1) 15 AMP CIRCUIT VIA (1) QUAD RECEPTACLE AT FRONT DESK FOR POS COMPUTER
5. G.C. TO PROVIDE (2) CAT 6 PLENUM DATA DROPS NEXT TO FRONT DESK POWER AND TERMINATED WITH KEYSTONE JACKS. DATA DROPS ARE TO BE RAN BACK TO AV RACK LOCATION WITH 15' OF SLACK PROTRUDING FROM 2 GANG AV CUT IN RING
6. (2) 1 1/2" CONDUITS STUBBED OUT 6" ABOVE DROP CEILING AND RAN TO A 2 GANG CUT OUT RING AT AV RACK LOCATION
7. CONVENIENCE OUTLETS AS NEEDED
8. (2) USB/DUPLEX RECEPTACLE FOR IPAD CHCEK IN AT FRONT DESK
9. (1) 16/2 PLENUM RATED SPEAKER CABLE AT EACH LOCATION. SPEAKER MOUNT HEIGHT @ 9'-0"

(N) POWER / AUDIO / VISUAL PLAN

SCALE 1/4" = 1'-0"

8

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SHEET TITLE

(N) POWER / AUDIO / VISUAL PLAN

STAMP

STATE OF MISSOURI
WILLIAM A. AMOR
NUMBER A-2012004034
ARCHITECT

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REVISIONS

DATE
2020.04.10

PROJECT NUMBER
A2275

SHEET NUMBER

A1.2

PERMIT SET : 2020_04_10

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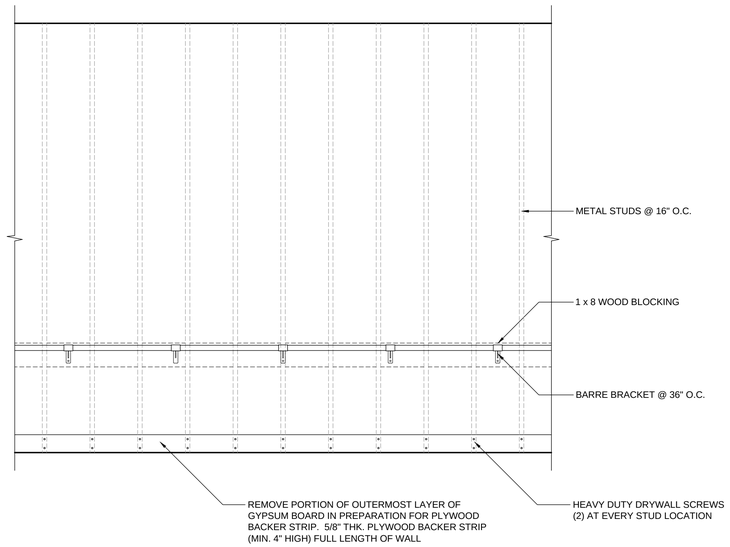
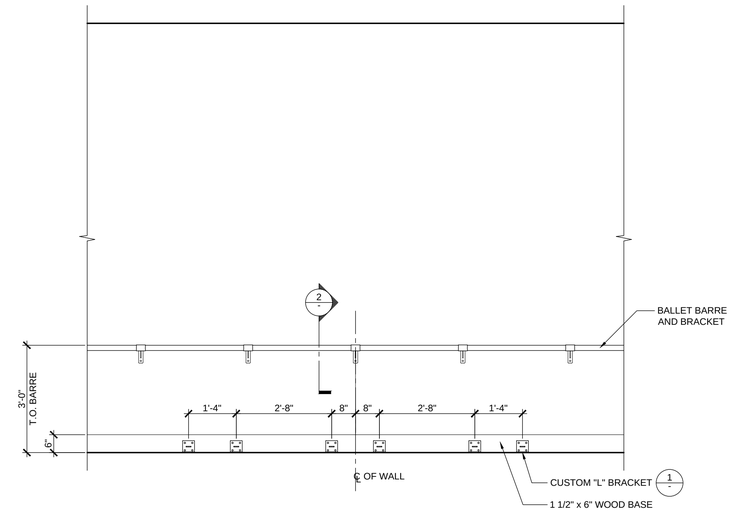
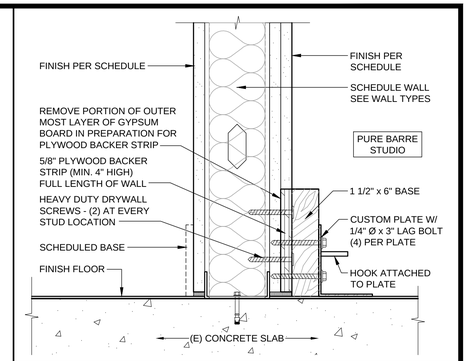




NOTE:
START THE BRACKET PLACEMENT BY MARKING THE CENTER POINT ALONG EACH WALL. FROM THERE START MEASURING OUTWARD TOWARDS THE CORNERS OF EACH WALL STARTING 8" ON EACH SIDE OF THE CENTER POINT THEN FOLLOW THE ILLUSTRATION ABOVE BY SPACING TO THE CENTER OF EACH BRACKET THEN SCREW INTO PLACE PER THE INSTALLATION INSTRUCTIONS.

PARTIAL ELEVATION - WALL BASE ANCHOR / BARRE AND BRACKET

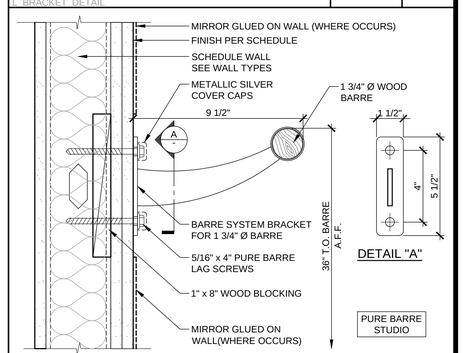
SCALE	
1/2" = 1'-0"	6



L-BRACKET WALL MOUNT

L BRACKET DETAIL

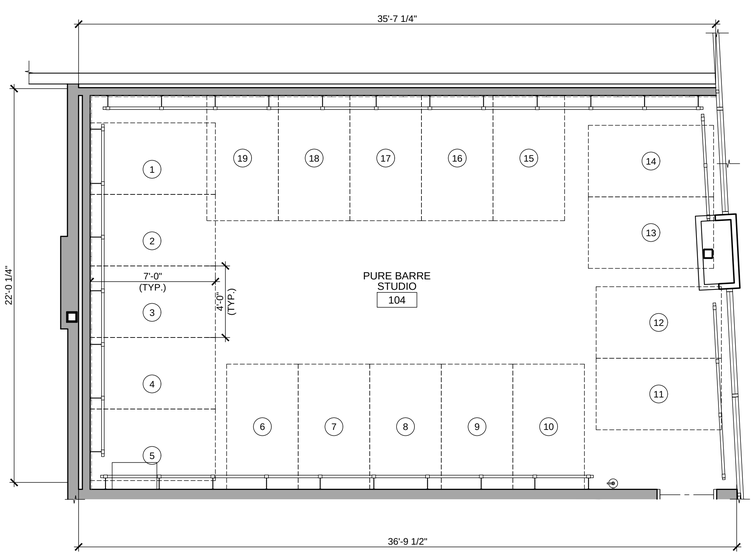
SCALE	
3" = 1'-0"	1



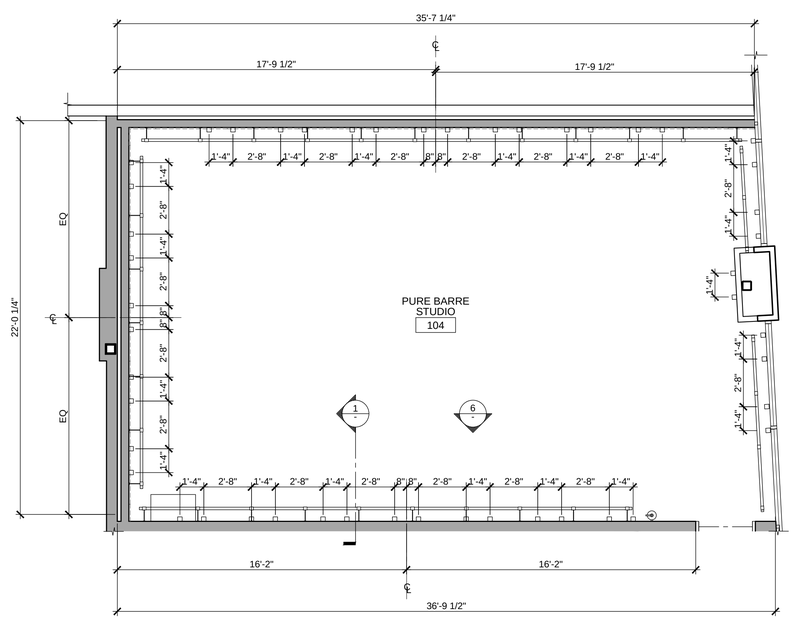
DETAIL "A"

BARRE BRACKET DETAIL

SCALE	
3" = 1'-0"	2



REFORM PLAN



L - BRACKET PLAN

REFORM / L - BRACKET PLAN

SCALE	
1/4" = 1'-0"	8

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SHEET TITLE

REFORM / L - BRACKET PLAN AND DETAILS

STAMP

STATE OF MISSOURI
WILLIAM A. AMON
NUMBER A-2012004034
ARCHITECT

DATE SIGNED: 2020-04-13
RENEWAL DATE: 2020-12-31
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REVISIONS

DATE
2020.04.10
PROJECT NUMBER
A2275

SHEET NUMBER

A1.3

PERMIT SET : 2020_04_10

Plotted: 4/13/2020 4:49 PM (emadiu) File: 09_a2275_a1.3_reform plan.dwg

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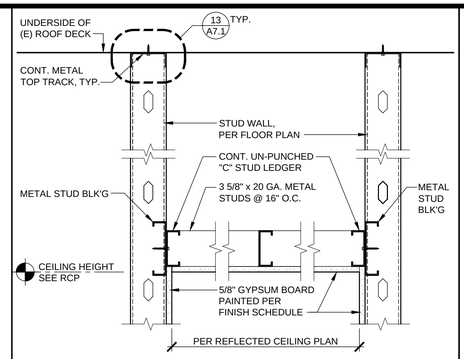
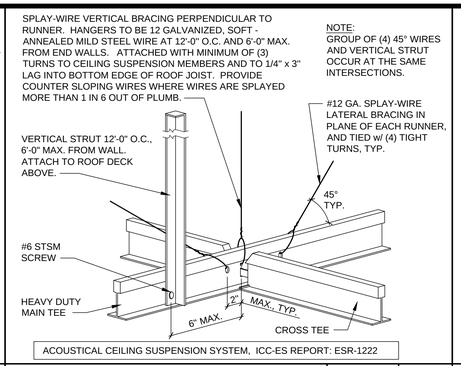


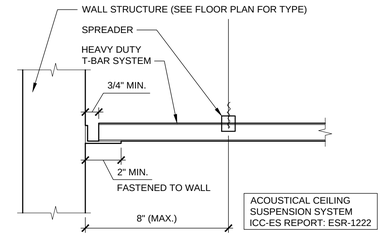
GYP. BD. CEILING DETAIL

SCALE 3" = 1'-0" | 13



CEILING BRACING DETAIL

SCALE 3" = 1'-0" | 9



NOTE:

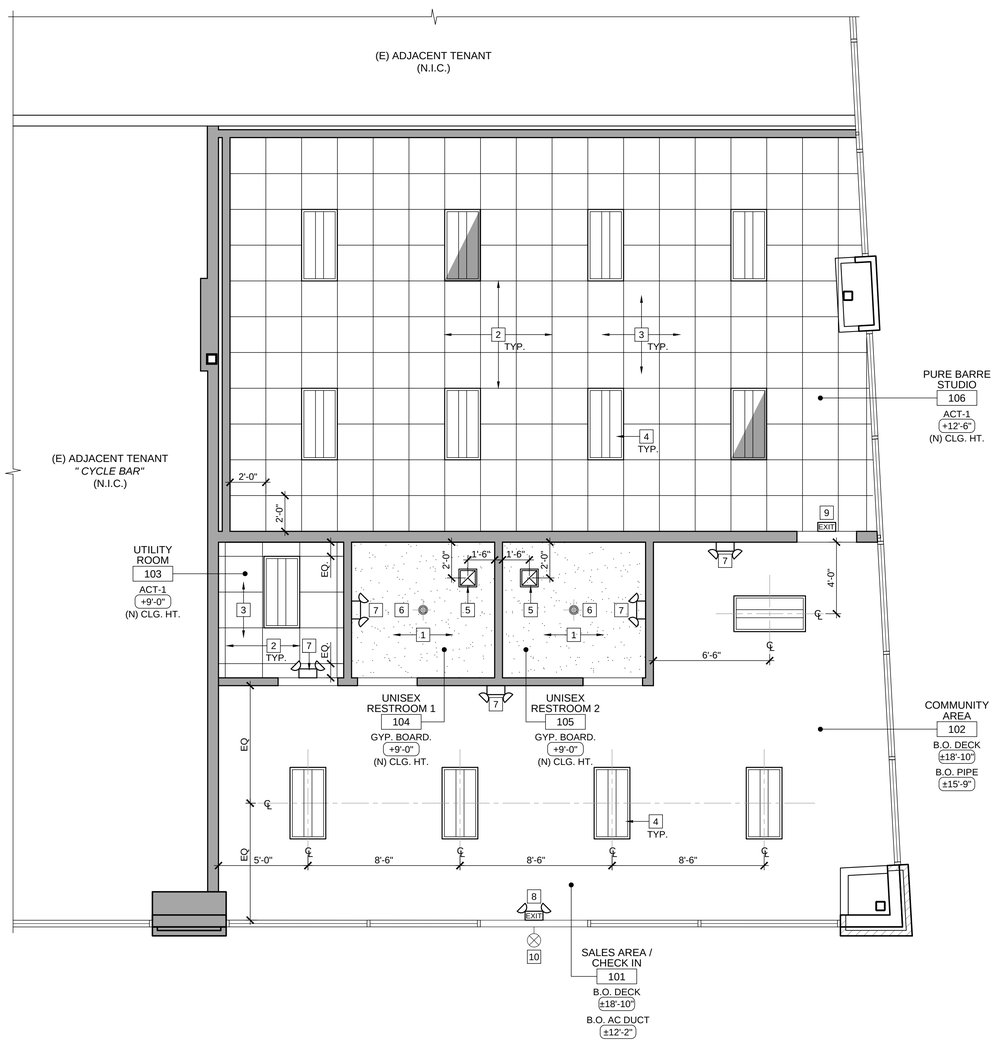
1. PROVIDE SPREADER BAR IF CROSS TEE OR MAIN TEE DISTANCE TO WALL IS GREATER THAN 8".
2. TWO ADJACENT CEILING GRID EDGES MUST BE ATTACHED TO THE PERIMETER ANGLE, AND THE OTHER TWO EDGES MUST BE FREE TO SLIDE AND HAVE 3/4" MINIMUM CLEARANCE FROM WALL.

CEILING PERIMETER

SCALE 3" = 1'-0" | 5

GENERAL NOTES

1. EMERGENCY LIGHTS TO BE INSTALLED ON SEPARATE CIRCUIT.
2. ALL LIGHT FIXTURES INCLUDING EXIT LIGHTS, EMERGENCY LIGHTS, ETC., SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
3. ALL FINISHING AND PAINTING REQUIREMENTS SHALL BE DIRECTED TO THE FINISH SCHEDULE SPECIFICATIONS AND INTERIOR ELEVATIONS.
4. CONTRACTOR TO USE LASER FOR LEVELING OF ALL SOFFITS, CEILINGS AND SUSPENDED GRIDS.
5. ELECTRICAL CONTRACTOR TO VERIFY IF SERVICE PROVIDED IS ADEQUATE. NOTIFY ARCHITECT IMMEDIATELY IF NOT.
6. ALL EQUIPMENT SHALL BEAR U.L. LABELS.
7. ELECTRICAL CONTRACTOR MUST PROVIDE AN IDENTIFICATION NAME PLATE ON TENANT'S MAIN ELECTRICAL SERVICES FUSIBLE DISCONNECT SWITCH IN LANDLORD'S DISTRIBUTION PANEL AND RTU, NAMEPLATE MUST BE 1/8" THICK PLASTIC, BLACK ON WHITE ETCHED TO LEAVE WHITE LETTERS. THE SIZE SHALL BE ONE INCH HIGH BY REQUIRED LENGTH, WITH TENANT'S SPACE NUMBER ENGRAVED ON IT. PERMANENTLY AFFIX TO DISTRIBUTION PANEL.
8. DIFFUSERS AND LIGHTS TO HAVE HANG WIRES ON ALL FOUR CORNERS.
9. ALL FIRE DAMPERS MUST BE IDENTIFIED BY A STICKER INSTALLED ON CEILING BELOW. DUCT FIRE DAMPER MUST BE INSTALLED WITH A BREAKAWAY CONNECTION PLENUM THAT CANNOT CONTAIN ANY COMBUSTIBLES.
10. GENERAL CONTRACTOR TO INSTALL ACCESS DOORS AS NECESSARY AND CONFIRM EXACT LOCATIONS. ACCESS PANEL MUST BE FLUSH, FRAMELESS GYPSUM PANELS IN SALES AREA. G.C. MUST PROVIDE AN ALLOWANCE FOR ACCESS PANELS IN BID.
11. ALL LIGHTING SHOULD BE IN WORKING ORDER AND ALL COVERS / LENSES IN PLACE.
12. GENERAL CONTRACTOR SHALL COMPLY WITH CURRENT STATE ENERGY CODES.
13. GENERAL CONTRACTOR TO VERIFY FIRE ALARM REQUIREMENTS AND NOTIFY ARCHITECT AS SOON AS POSSIBLE OF ANY DISCREPANCIES.
14. FIRE ALARM, FIRE STROBE, FIRE PULL SHALL BE BY OTHERS ON A SEPARATE SUBMITTAL.



NOTE:
EXISTING SPRINKLERS TO REMAIN.
IF SPRINKLERS CONFLICT WITH NEW PROPOSED WORK, G.C. TO COORDINATE AND RELOCATE AS REQUIRED

N

(N) REFLECTED CEILING PLAN

SCALE 1/4" = 1'-0" | 8

LEGEND

- 2X4 SUSPENDED LED SEE LUMINAIRE SCHEDULE
- RECESSED LED DOWNLIGHT SEE LUMINAIRE SCHEDULE
- EMERGENCY LIGHT SELF-DIAGNOSTICS, 90mins.
- EMERGENCY LIGHT w/ ILLUMINATE EXIT SIGN, 90mins.
- MECHANICAL VENTILATION LIGHT ACTIVATED -WOMEN MIN. 50 CFM/ 70 UNIT -MEN MIN. 100 CFM/ 70 UNIT
- EXIT — ILLUMINATED EXIT SIGN
- LED EMERGENCY EXTERIOR EGRESS LIGHTING CONNECTED TO EXIT SIGN BATTERY BACKUP

NOTE: FOR MORE INFORMATION REFER TO LUMINAIRE SCHEDULE SHEET A8.1

KEYNOTES

1. (N) GYPSUM BOARD CEILING (13 / -)
2. (N) CEILING GRID (5 / - 9 / -)
3. (N) 2' x 2' CEILING TILES
4. (N) 2' x 4' LIGHT FIXTURE. SEE LEGEND
5. (N) EXHAUST FAN. SEE MECHANICAL DRAWINGS
6. (N) RECESSED LED DOWNLIGHT. SEE LEGEND
7. (N) EMERGENCY LIGHT. SEE LEGEND
8. (N) EMERGENCY LIGHT w/ ILLUMINATED EXIT SIGN. 90 MINS. SEE LEGEND
9. (N) ILLUMINATED EXIT SIGN. 90 MINS. SEE LEGEND
10. (N) EXTERIOR EGRESS LIGHT FIXTURE. SEE LEGEND

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CONSULTANT

PROJECT LOCATION

PURE BARRE
INTERIOR TENANT IMPROVEMENT
910-U NORTHWEST BLUE PARKWAY
LEE'S SUMMIT, MO 64086

SHEET TITLE

(N) REFLECTED CEILING PLAN

STAMP

STATE OF MISSOURI
WILLIAM A. AMOR
NUMBER
A-2012004034
ARCHITECT

DATE SIGNED: 2020-04-13
RENEWAL DATE: 2020-12-31
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REVISIONS

DATE
2020.04.10

PROJECT NUMBER
A2275

SHEET NUMBER

A2.1

PERMIT SET : 2020_04_10

Plotted: 4/13/2020 4:49 PM (rendub) File: 10_a2275_a2.1_rcp.dwg

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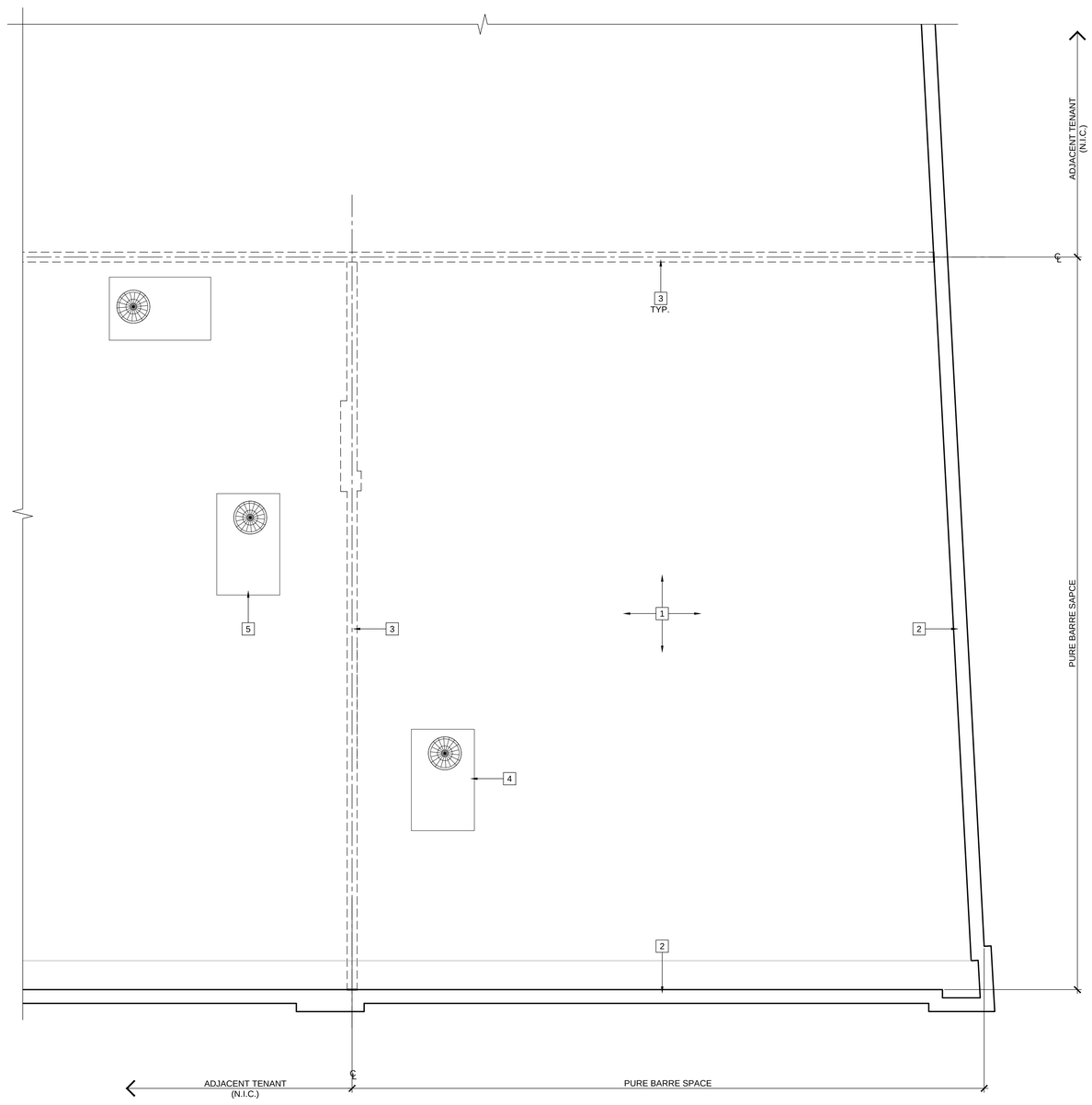

N

PARTIAL ROOF PLAN

SCALE 1/4" = 1'-0"

8

GENERAL NOTES

1. PROVIDE TAPERED INSULATION CRICKET - 1/2":12" AT ALL NEW UNITS.
2. SEE MECHANICAL DRAWINGS FOR PIPE PENETRATION TO ROOF AND ADDITIONAL INFORMATION NOT SHOWN HERE
3. VERIFY ROOF SYSTEM AND MATCH EXISTING WHERE NEW WORK TO BE IMPLEMENTED MEMBRANE ROOF (CLASS A PER SPECIFICATIONS). SLOPE 1/4":12"(MIN.), TYP.

KEYNOTES

1. (E) BUILT-UP ROOF TO REMAIN
2. (E) PARAPET WALL TO REMAIN
3. OUTLINE OF (E) DEMISING WALL BELOW
4. (E) ROOF TOP UNIT TO REMAIN.
5. (E) ADJACENT ROOF TOP UNIT TO REMAIN.

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SHEET TITLE

PARTIAL ROOF PLAN

STAMP

STATE OF MISSOURI
WILLIAM A. AMOR
NUMBER A-2012004034
ARCHITECT

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REVISIONS

DATE
2020.04.10

PROJECT NUMBER
A2275

SHEET NUMBER

A3.1

PERMIT SET : 2020_04_10

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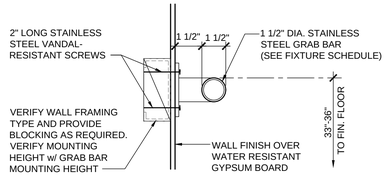
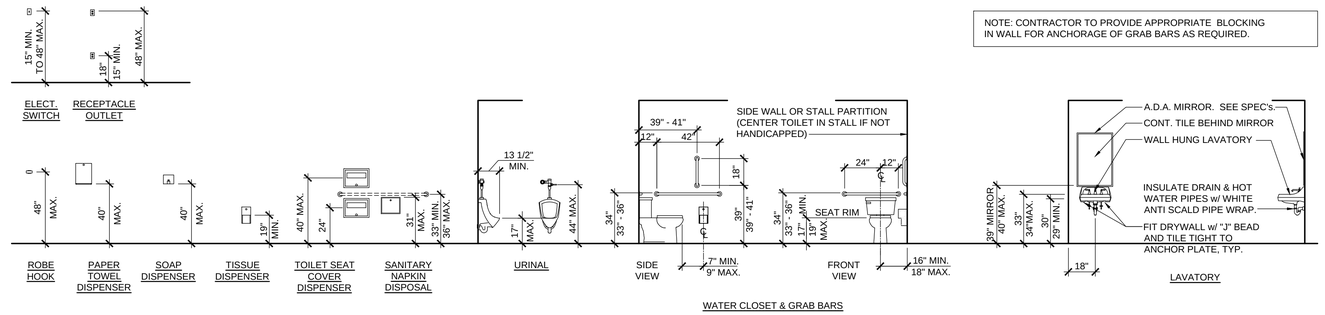
NOTES:
GRAB BARS AT WATER CLOSET (511.1A-9)
1. ONE AT SIDE 42" LONG EXTENDING 24" IN FRONT OF WATER CLOSET; ONE AT REAR OF WATER CLOSET 36" LONG; BOTH MOUNTED 33" ABOVE FINISH FLOOR. (EXCEPTION: REAR GRAB BAR OVER TANK TYPE WATER CLOSER MAY BE UP TO 36" ABOVE FINISH FLOOR)
2. BARS SHALL BE 1-1/4" TO 1-1/2" IN DIAMETER WITH 1-1/2" CLEARANCE TO WALL.
3. BAR FASTENERS AND MOUNTING SUPPORT SHALL BE ABLE TO WITHSTAND 250 LBS. POINT LOAD IN BENDING, SHEAR TENSION. ROTATION IN FITTING NOT ALLOWED.
4. SURFACE OF WALL ADJACENT TO GRAB BAR IS TO BE FREE OF SHARP OR ABRASIVE ELEMENTS.



GRAB BAR DETAIL

SCALE	
3" = 1'-0"	17



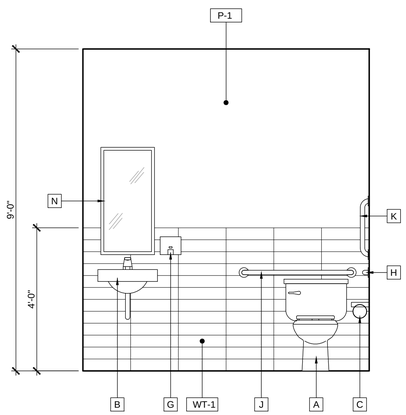
NOTE: CONTRACTOR TO PROVIDE APPROPRIATE BLOCKING IN WALL FOR ANCHORAGE OF GRAB BARS AS REQUIRED.

TYP. MOUNTING HEIGHT: RESTROOM ACCESSORIES AND FIXTURES

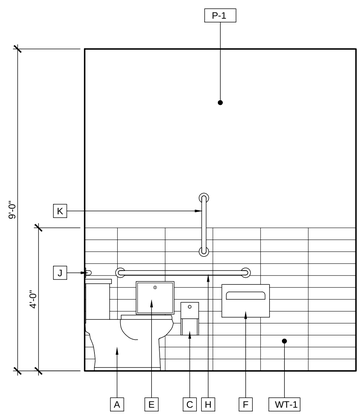
SCALE	
1/4" = 1'-0"	5

GENERAL NOTES

1. PROVIDE 1-1/2 CLEARANCE BETWEEN WALL AND GRAB BARS.
2. DRAIN AND HOT WATER PIPES UNDER ALL LAVATORIES TO BE INSULATED.
3. GRAB BARS SHALL BE DESIGNED TO SUPPORT A 250# LOAD AND SHALL NOT ROTATE WITHIN THEIR FITTINGS.
4. FLUSH VALVE CONTROL ON WATER CLOSET SHALL BE OPERABLE BY AN OSCILLATING HANDLE WITH MAXIMUM FORCE OF 5 LBS. TOP OF ALL ELECTRICAL SWITCHES AND CONVENIENCE OUTLET NOT TO EXCEED 40", TYPICAL THROUGH-OUT.
5. NO SHARP OR ABRASIVE SURFACES IN FRONT OF LAVATORIES.
6. A CLEAR SPACE OF 30" X 48" SHALL BE PROVIDED IN FRONT OF LAVATORY TO ALLOW A FORWARD APPROACH TO COMPLY WITH.
7. OPERATING PARTS OF DISPENSING AND DISPOSAL FIXTURES (TOWELS, WASTE, COIN SLOTS, ETC.) ARE TO BE AT 40" A.F.F. MAX.
8. MIRRORS - MOUNT MIRRORS AT 39" ABOVE FINISH FLOOR TO BOTTOM OF REFLECTIVE SURFACE. (MAXIMUM 40" A.F.F.)
9. TOILET TISSUE DISPENSER TO BE MOUNTED WITHIN 12" FROM THE FRONT EDGE OF TOILET SEAT.
10. THE RESTROOM DOORS MUST BE WELL FITTING AND SELF-CLOSING.
11. PROVIDE SUFFICIENT VENTILATION IN RESTROOMS BY MEANS OF A WINDOW OR MECHANICAL CEILING VENTILATION.
12. TOILET ACCESSORIES LOCATED ON OR WITHIN WALLS BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
13. FAUCET CONTROLS AND OPERATING MECHANISM (OPERABLE W/ ONE HAND) SHALL BE OF TYPE NOT REQUIRING TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND AN OPERATING FORCE NOT EXCEEDING 5 LBS.
14. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISHED FLOOR & WITH A CLEARANCE OF AT LEAST 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MIN. OF 30" IN WIDTH & 8" MIN. DEPTH AT THE TOP. TOE CLEARANCE SHALL BE A MIN. OF 9" HIGH FROM THE FLOOR & A MIN. OF 17" DEEP FROM THE FRONT OF THE LAVATORY.
15. CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS.
16. REGARDLESS OF STALL CONFIGURATION, A 48" LONG MINIMUM CLEARANCE FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.
17. SEE FIXTURE AND STANDARD ACCESSIBILITY MOUNTING HEIGHTS DETAIL 5 / A6.1.
18. WATER CLOSET COMPARTMENTS SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32" WHEN LOCATED AT THE END & 34" WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
19. THE INSIDE & OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED W/ A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL FLIP OVER STYLE, SLIDING OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST.



ELEVATION - A



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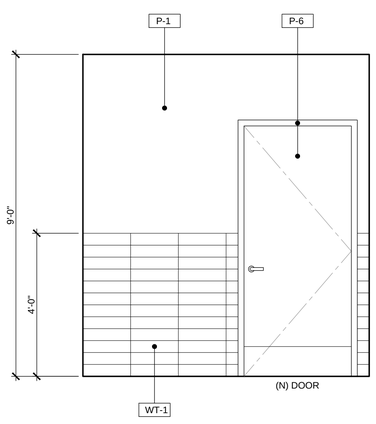

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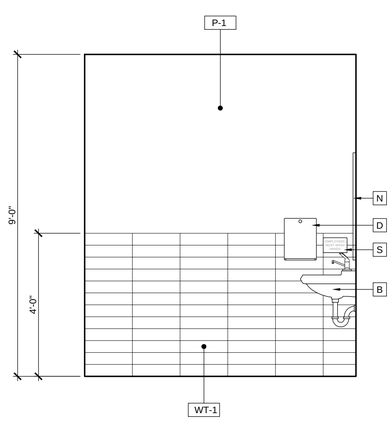
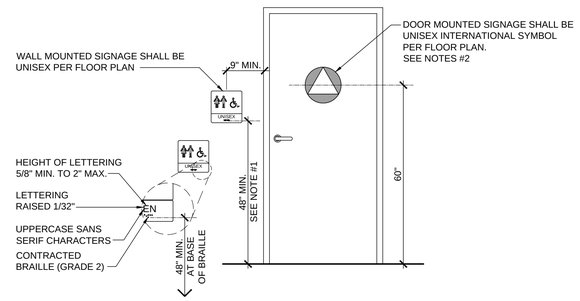


ELEVATION - D

NOTE:
TRIM TILE BEHIND MIRROR AND PAPER TOWEL DISPENSER

INTERIOR ELEVATIONS - RESTROOM

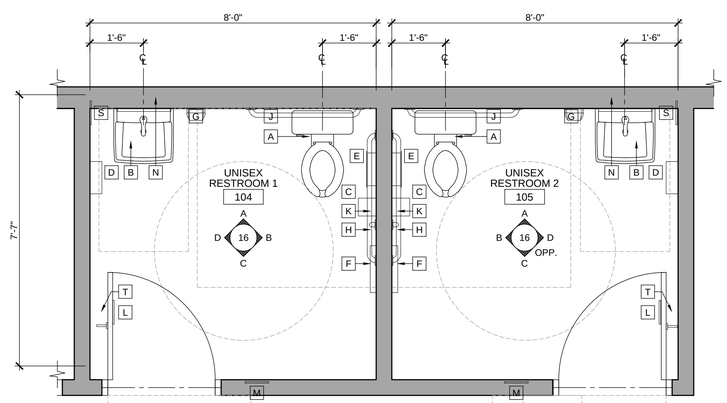
SCALE	
1/2" = 1'-0"	16



NOTE:
1. WALL MOUNTED SIGNAGE TO BE LOCATED ON LATCH SIDE OF DOOR CLEAR OF DOOR SWING. SIGNS WITH RAISED CHARACTERS AND BRAILLE SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 48" MINIMUM ABOVE THE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.
2. TOILET ROOM SIGN - INTERNATIONAL GRAPHICS STD. THE CIRCLE & TRIANGLE SYMBOLS TO BE CENTERED ON THE DOOR 60 INCHES ABOVE THE FLOOR AND ARE TO BE DISTINCTLY DIFFERENT FROM THE DOOR IN COLOR AND CONTRAST.

DOOR SIGNAGE - MOUNTING HEIGHTS

SCALE	
1/2" = 1'-0"	6



N

ENLARGED RESTROOM PLAN

SCALE	
1/2" = 1'-0"	8

RESTROOM ACCESSORIES

MARK	QTY	ITEMS	REMARKS
A	2	FLOOR MOUNTED ELONGATED TOILET	AMERICAN STANDARD ELONGATED TOILET 1.28 GPF OR EQUAL
B	2	WALL MOUNTED LAVATORY	AMERICAN STANDARD COMRADE MODEL #0124.024 OR EQUAL
	2	ELECTRONIC LAVATORY FAUCET	SLOAN MODEL #EAF-200 OR EQUAL
	2	INSULATE DRAIN AND HOT WATER PIPES	
C	2	SURFACE MOUNTED TOILET TISSUE DISPENSER	CINTAS - SIGNATURE SERIES SANDSTONE; OR EQUAL
D	2	AUTOMATIC PAPER TOWEL DISPENSER	CINTAS - SIGNATURE SERIES SANDSTONE; OR EQUAL
E	2	SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL	BOBRICK MODEL #B-270 OR EQUAL CONTURA SERIES (SATIN FINISH) OR EQUAL
F	2	SURFACE MOUNTED SEAT-COVER DISPENSER	BOBRICK MODEL #B-221 CLASSICS SERIES (SATIN FINISH) OR EQUAL
G	2	AUTOMATIC HAND SOAP DISPENSER	CINTAS - SIGNATURE SERIES SANDSTONE; OR EQUAL
H	2	3'-6" GRAB BAR	BOBRICK MODEL #B-6806x42" (SATIN FINISH) 17/-
J	2	3'-0" GRAB BAR	BOBRICK MODEL #B-6806x36" (SATIN FINISH) 17/-
K	2	1'-6" VERTICAL GRAB BAR	BOBRICK MODEL #B-6806x18" (SATIN FINISH), OR EQUAL 17/-
L	2	DOOR MOUNTED SIGNAGE	6/-
M	2	DOOR STRIKE SIDE MOUNTED ACCESSIBLE SIGNAGE	6/-
N	2	MIRROR	BOBRICK MODEL #B-290 1836 SERIES (SATIN FINISH) OR EQUAL
P	-	URINAL	AMERICAN STANDARD PINTBROOK URINAL OR EQUAL AT 0.125 GPF
Q	-	URINAL SCREEN	BRADLEY - LEATHER GRAIN STAINLESS STEEL (SATIN FINISH). INCL. ALL HDW.
R	-	PARTITION	BRADLEY MODEL 400 SERIES - SENTINEL LEATHER GRAIN STAINLESS STEEL (SATIN BRUSH), FLR-MOUNTED OVERHEAD BRACED, OR EQUAL
S	2	SIGNAGE	SIGNAGE - CREW MUST WASH HANDS
T	2	COAT HOOK w/ BUMPER	BOBRICK MODEL #B-212 (SOLID CAST ALUM. w/ MATTE FINISH) OR EQUAL

REFER TO SHEET A8.2 FOR FINISH PLAN AND SCHEDULE.

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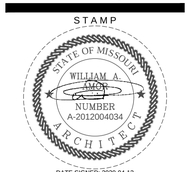
SHEET TITLE
ENLARGED RESTROOM PLAN, INTERIOR ELEVATIONS, AND DETAILS

STAMP



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REVISIONS

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SHEET NUMBER
A6.1

PERMIT SET : 2020_04_10

Plotted: 4/13/2020 4:49 PM (rewalsh) File: 12_a2275_a6.1_restroom plans.dwg

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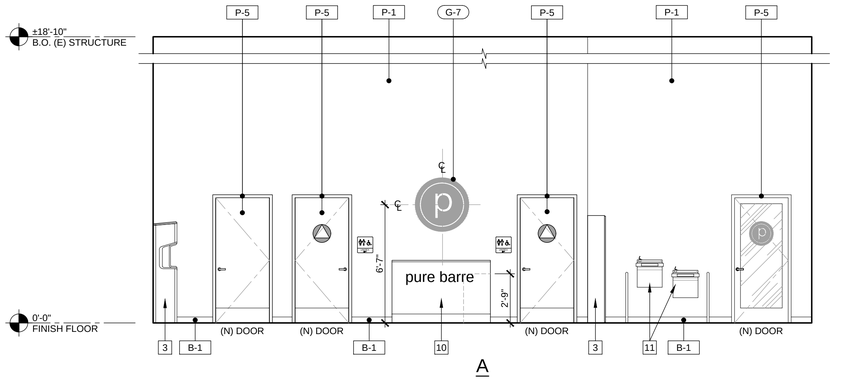

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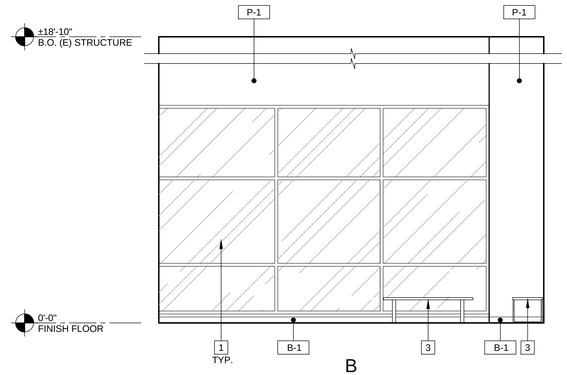

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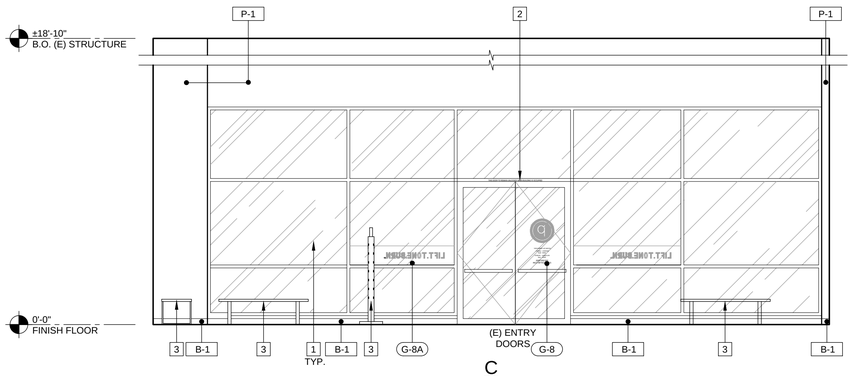

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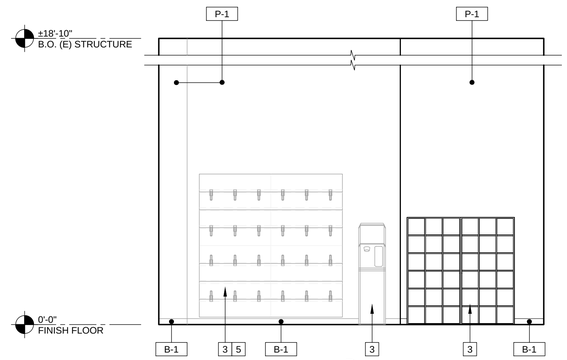

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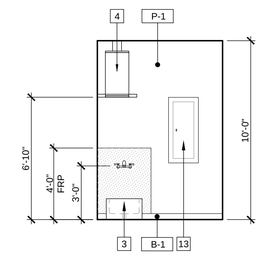
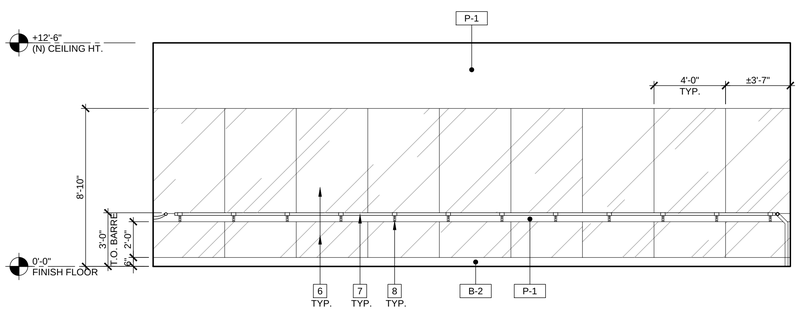


E (UTILITY)

INTERIOR ELEVATIONS @ SALES & COMMUNITY AREA

SCALE	
1/4" = 1'-0"	6



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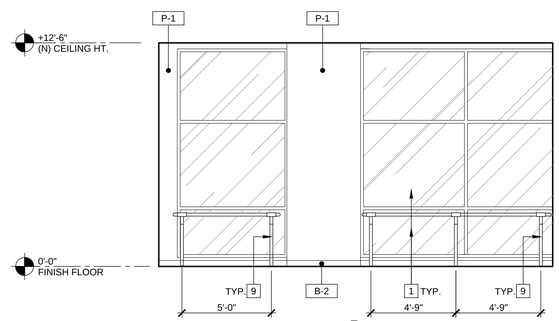

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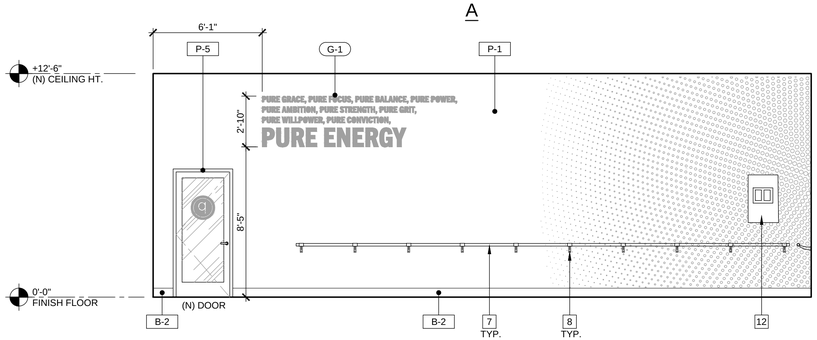

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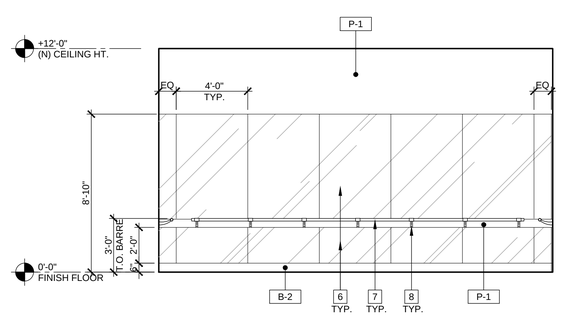

D

INTERIOR ELEVATIONS @ STUDIO

SCALE	
1/4" = 1'-0"	8

KEYNOTES

1. (E) FIXED STOREFRONT WINDOW TO REMAIN
2. (E) "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" - ADD DECAL
3. (N) EQUIPMENT AND MILLWORKS. SEE EQUIPMENT LIST ON SHEET A1.1
4. (N) WATER HEATER AND SUSPENDED PLATFORM WITH DRAIN PAN. PROVIDE CLEARANCE AS NEEDED PER MANUFACTURER'S DETAILS (16/A8.1) FOR SERVICING BETWEEN CEILING AND TANK.
5. G.C. TO PROVIDE SUFFICIENT BACKING FOR WALL MOUNT EQUIPMENT
6. (2) MIRRORS: (1st) MOUNTED AT TOP OF BASE TO UNDERSIDE OF BARRE BRACKET, (2nd) MOUNTED ABOVE BARRE BRACKET TO 8'-10" AFF.
7. (N) 1 3/4" DIA. WOOD BARRE. BARRE HEIGHT 36" AFF. (2/A1.3)
8. (N) BARRE SYSTEM BRACKET. PROVIDE BLOCKING IN WALL AT BARRE MOUNTS (2/A1.3)
9. (N) PURE BARRE METALLIC SILVER FLOOR STANCHION 36" (FIXED HEIGHT)
10. (N) RECEPTION DESK WITH ADA COUNTER
11. (N) HIGH-LOW DRINKING FOUNTAIN
12. (N) AV RACK
13. (N) ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS.

SIGNAGE/ GRAPHICS LEGEND

REFER TO GRAPHIC KEY ON SHEET A8.3

- G-1 WALL GRAPHICS - STUDIO - PURE ENERGY
- G-2 WALL GRAPHICS - STUDIO - LIFE TONE BURN
- G-3 WALL GRAPHICS - STUDIO - LIFE TONE BURN 2
- G-4 WALL GRAPHICS - STUDIO - LIFE TONE BURN 2
- G-5 WALL GRAPHICS - STUDIO - CIRCLE GRAPHICS 1
- G-6 WALL GRAPHICS - STUDIO - CIRCLE GRAPHICS 2
- G-7 "P" LOGO BEHIND DESK
- G-8 VINYL GRAPHICS ON GLAZING
- G-8A VINYL GRAPHICS ON GLAZING

NOTE:
CONTRACTOR TO PROVIDE AND INSTALL SOLID WOOD BLOCKING OR PLYWOOD FOR ALL WALL MOUNTED ITEMS; SIGNAGE, EQUIPMENT, MILLWORK, ETC. COORDINATE EXACT LOCATIONS w/ PURE BARRE CONSTRUCTION REPRESENTATIVE AS REQUIRED.

FINISH LEGEND

NOTE:
REFER TO FINISH SCHEDULE AND FINISH LEGEND ON SHEET A8.2 FOR SPECIFICATION OF ALL INTERIOR MATERIALS AND FINISHES

WALLS

P-1	PAINT - FINISH LEGEND A8.2
FRP	FIBER REINFORCED PLASTIC - FINISH LEGEND A8.2

BASE

B-1	WALL BASE - FINISH LEGEND A8.2

DOORS

P-5	PAINT - FINISH LEGEND A8.2
P-6	PAINT - FINISH LEGEND A8.2

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CONSULTANT

PROJECT LOCATION

PURE BARRE
INTERIOR TENANT IMPROVEMENT
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SHEET TITLE

INTERIOR ELEVATIONS

STAMP

STATE OF MISSOURI
WILLIAM A. AMOR
NUMBER
A-2012004034
ARCHITECT

DATE SIGNED: 2020-04-13
RENEWAL DATE: 2020-12-31
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REVISIONS

DATE
2020.04.10
PROJECT NUMBER
A2275

SHEET NUMBER

A6.2

PERMIT SET : 2020_04_10

Plotted: 4/13/2020 4:49 PM (rachelh) File: 13_a2275_a6.2_int elev.dwg

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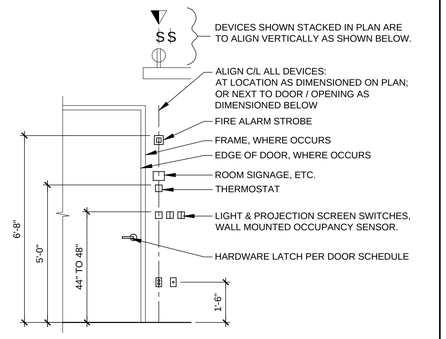
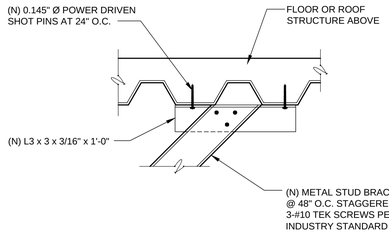


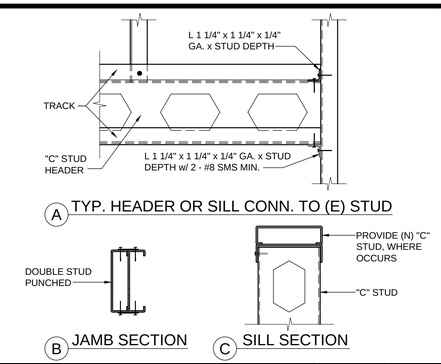
TYPICAL ELECTRICAL HEIGHTS

SCALE: NTS — 17



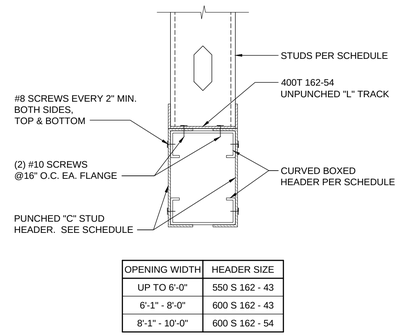
BRACING @ METAL DECK

SCALE: 1 1/2" = 1'-0" — 13



STUD CONNECTION

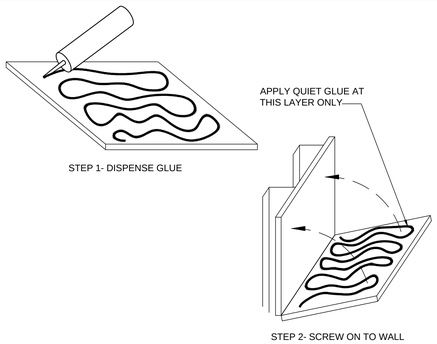
SCALE: 3" = 1'-0" — 9



OPENING WIDTH	HEADER SIZE
UP TO 6'-0"	550 S 162 - 43
6'-1" - 8'-0"	600 S 162 - 43
8'-1" - 10'-0"	600 S 162 - 54

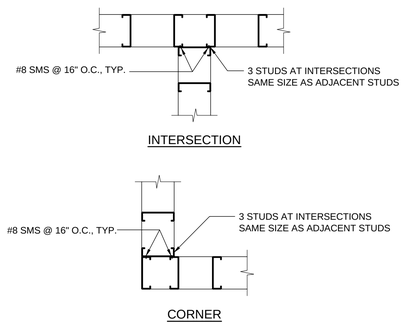
BOX HEADER

SCALE: 3" = 1'-0" — 5



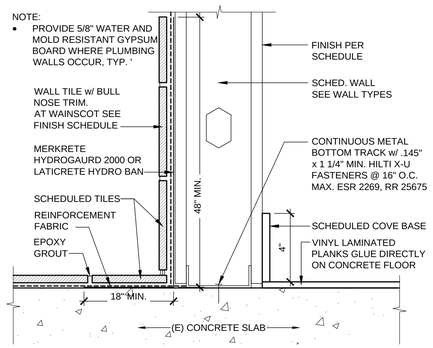
QUIET GLUE

SCALE: NTS — 18



TYP. STUD FRAMING

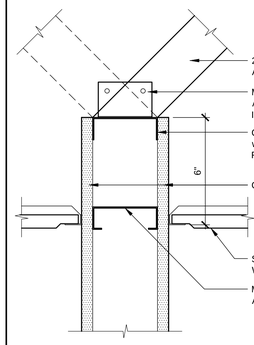
SCALE: 1 1/2" = 1'-0" — 14



WALL BASE DETAIL

SCALE: 3" = 1'-0"

00_WALL BASE



TOP TRACK BRACING

SCALE: 3" = 1'-0" — 6

FRAMING NOTES

1. GALVANIZED STEEL MUST MEET THE MINIMUM REQUIREMENTS OF
   ASTM A446 GRADE D (Fy=50KSI) FOR 12 GAUGE
   ASTM A446 GRADE A (Fy=33KSI) FOR 14 & 16 GAUGE
   ASTM A446 GRADE A (Fy=33KSI) FOR 18 GAUGE
   AND LIGHTER FOR THE ITEM AND USE INTENDED
   GALVANIZED COATINGS MUST MEET THE ASTM A525 SPECIFICATIONS.
2. CARBON SHEET STEEL MUST MEET THE MINIMUM REQUIREMENTS OF
   ASTM A570 GRADE 50 KSI FOR 12 GAUGE
   ASTM A570 GRADE 50 KSI OR GRADE 33 KSI FOR 14 & 16 GAUGE AND
   GRADE 33 KSI FOR 18 GAUGE AND LIGHTER MEMBERS
   CARBON SHEET STEEL PRODUCTS MUST BE THOROUGHLY COATED WITH A RUST INHIBITIVE PAINT.
3. ALL STRUCTURAL MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" 2010 EDITION WITH SUPPLEMENT 2.
4. METAL STUDS AND / OR JOISTS:
   A. FOR METAL STUD WALLS, UNLESS OTHERWISE SHOWN ON THE DRAWINGS, PROVIDE STANDARD PUNCHED STEEL MEMBERS OF THE GAUGES SHOWN ON THE DRAWINGS.
   B. USE ONLY ONE TYPE THROUGHOUT THE WORK, UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR SPECIFICALLY APPROVED IN ADVANCE BY THE ENGINEER AND/OR ARCHITECT.
5. ACCESSORIES: PROVIDE ALL ACCESSORIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, TRACKS, CLIPS, WEB STIFFENERS, ANCHORS, FASTENING DEVICES RESILIENT CLIPS, AND OTHER ACCESSORIES REQUIRED FOR A COMPLETE AND PROPER INSTALLATION, AND AS RECOMMENDED BY THE MANUFACTURER FOR THE STEEL MEMBERS USED.
6. FASTENING OF COMPONENTS SHALL BE WITH SELF-DRILLING SCREWS OR WELDING SCREWS OR WELDS SHALL BE OF SUFFICIENT SIZE TO INSURE THE STRENGTH OF THE CONNECTION. ALL WELDS OF GALVANIZED STEEL SHALL BE TOUCHED UP WITH A ZINC RICH PAINT. ALL WELDS OF CARBON SHEET STEEL SHALL BE TOUCHED UP WITH PAINT.
7. PROVIDE A GOOD GRADE OF COMMERCIAL GROUT FOR LEVELING THE FLOOR RUNNER MEMBER OF STEEL STUD PARTITIONS AS REQUIRED.

PARTITION SCHEDULE

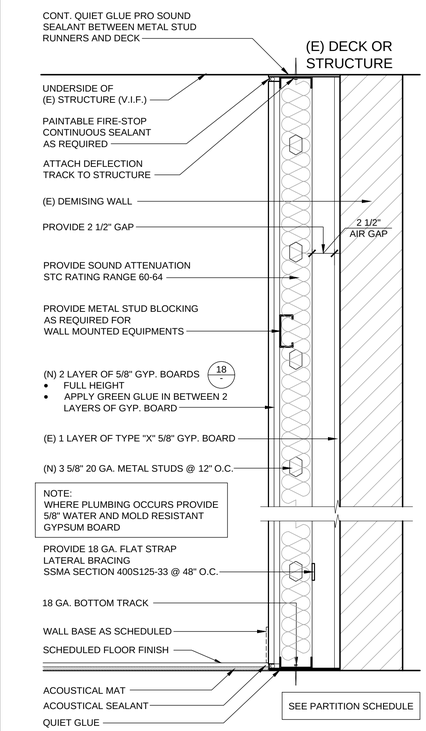
1. ALL THE METAL STUDS USED SHALL BE "ICC-ES" TYPE OR APPROVED EQUAL.
2. THE BRIDGING, BLOCKING OR END BEARING STIFFENERS SHALL BE AS REQUIRED BY THE MANUFACTURER UNLESS NOTED OTHERWISE ON THE DRAWINGS.
3. ALL THE STUDS SHALL CONFORM TO "ICC-ES EVALUATION REPORT" ESR-3064P OR APPROVED EQUAL.
4. UNLESS OTHERWISE NOTED ON THE PLANS, USE THE FOLLOWING GUIDELINE FOR STUD SIZE & SPACING FOR INTERIOR PARTITIONS.
5. TOP TRACK SIZE WILL BE 20 GA. MINUMUM FOR PARTITION, U.N.O.
6. SCAFCO SLOTTED TRACK, 400SLT250-43 OR 600SLT250-33, 18 GA. "ICC-ES EVALUATION REPORT" ESR-3064P OR APPROVED EQUAL

SIZE	MAXIMUM PARTITION HEIGHT (5psf L/240)			
	SPACING	HEIGHT (COMPOSITE)	HEIGHT (NON-COMP.)	HEIGHT (BRACED 48"OC)
362 S 125 - 33	12"	19' - 2"	17' - 7"	17' - 8"
362 S 125 - 33	16"	17' - 5"	16' - 0"	16' - 1"
400 S 125 - 33	16"	18' - 3"	17' - 3"	17' - 4"
600 S 125 - 33	16"	25' - 6"	23' - 9"	23' - 11"

METAL JOIST SCHEDULE

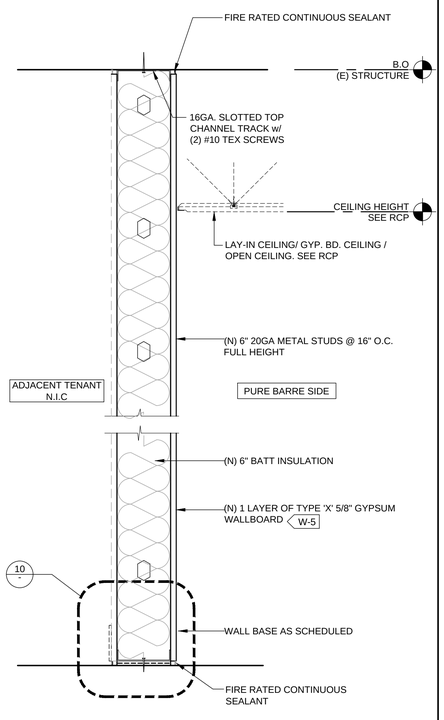
1. USE "ICC-ES EVALUATION REPORT" ESR-3064P OR APPROVED EQUAL.
2. USE 600S125-43 @ 16" O.C. UP TO 16'-0" MAXIMUM SPAN WHERE CEILING SUPPORTED TOILET PARTITIONS OCCUR.
3. STUD TRACKS SHALL BE UNPUNCHED STUDS OF SAME GAUGE AS STUD UNLESS NOTED OTHERWISE.
4. ACOUSTIC CEILING TIES (SEE FINISH SCHEDULE) WITH 1 - #8 SCREWS AT EACH JOIST.

GYPSUM BOARD CEILING	CEILING TIES (BRACING) SPACING	SIZE	MAXIMUM SPAN		MAXIMUM SPAN	
			SPACING	SPAN	SPACING	SPAN
	4' - 0"	362 S 125 - 30	16"	8' - 0"	24"	7' - 0"
	3' - 6"	550 S 125 - 30	16"	11' - 0"	24"	9' - 0"
	3' - 6"	600 S 125 - 30	16"	16' - 0"	24"	13' - 0"



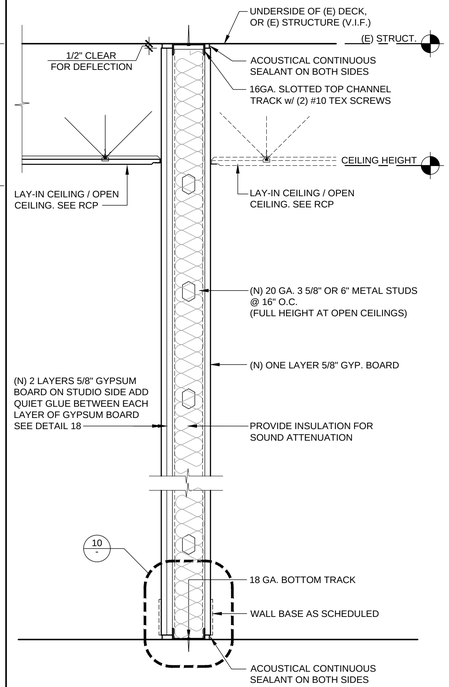
WALL FURRING @ DEMISING WALL

SCALE: 1 1/2" = 1'-0" — 20



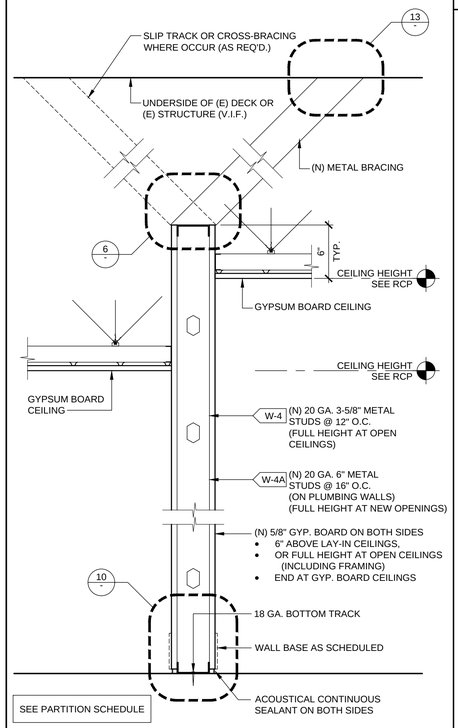
1-HR FIRE RATED DEMISING WALL

SCALE: 1 1/2" = 1'-0" — 16



WALL PARTITION

SCALE: 1 1/2" = 1'-0" — 12



WALL PARTITION NON RATED

SCALE: 1 1/2" = 1'-0" — 8

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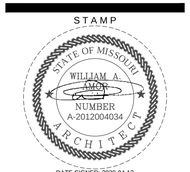
SHEET TITLE
WALL AND MISCELLANEOUS DETAILS

STAMP



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REVISIONS

DATE
2020.04.10
PROJECT NUMBER
A2275

SHEET NUMBER
A7.1

PERMIT SET : 2020_04_10

Plotted: 4/13/2020 4:49 PM (rachelh) File: 14_a2275_a7.1_details & wall types.dwg

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LUMINAIRE SCHEDULE

Luminaire Schedule (Issue: July 29th, 2019)			Project No. 90217		**Pure Barre - Prototype**			
Contact Mike Herrell with Commercial Lighting Industries, 800-755-0155 x124, MHerrell@Commercial-Lighting.net for pricing								
Fixture Type	**Reference Image**	**Description**	**Dimming Interface**	**Product Registration ID**	**Lamps, CCT, Lumen, Optics, CRI**	**Input Voltage**	**Fixture Wattage**	**Mounting, Finishes, Remarks & Other Notes**
ARCHITECTURAL FIXTURE TYPES								
A		Recessed 2x4 LED Troffer, Direct/Indirect	0-10 (10% Default)	CLI-NAPBA	LED Module, 3500K, 5400 lm	120/277	57	Recessed mount in Studio
B		6" Recessed LED Downlight	0-10V (1%)	CLI-NAPBB	LED Module, 3500K, 1500 lm, 80 CRI	120/277	13	Recessed mount in Restroom
EMERGENCY FIXTURE TYPES								
EM		2-Head LED Emergency Light, high lumen, remote capable	N/A	CLI-NAPBEM	LED Incl	DV	2	Wall mount. Self Diagnostics. Finish color to be verified by Architect.
EXEM		Exit, Sngl/Dbl, Red letters, emergency light combination, high lumen, universal mount, Self Powered, remote capable	N/A	CLI-NAPBEXEM	2-LED Incl	DV	3	Universal Wall or Ceiling. Finish color to be verified by Architect.
EX		Exit Sign, Sngl/Dbl, Red letters, emergency light combination, universal mount	N/A	CLI-NAPBEX	LEDM	DV	TBD	Universal Wall or Ceiling. Finish color to be verified by Architect. Damp location rated.

DOOR SCHEDULE

NO.	ROOM NAME	SIZE	DOOR THK.	DOOR TYPE	DOOR MAT'L	DOOR FINISH	HDW. SET NO.	FRAME MAT'L	FRAME FINISH	FRAME HEAD	FRAME JAMB	REMARKS
101	SALES AREA / CHECK IN	PR 3'-0" x 7'-0"	(E)	(E)	(E)	(E)	4	(E)	(E)	(E)	(E)	
102	UTILITY	3'-0" x 7'-0"	1-3/4"	A	S.C.	P-5 /P-6	1	H.M.	P-5 /P-6	4/A8.1	8/A8.1	
103	UNISEX RESTROOM 1	3'-0" x 7'-0"	1-3/4"	A	S.C.	P-5 /P-6	3	H.M.	P-5 /P-6	4/A8.1	8/A8.1	
104	UNISEX RESTROOM 2	3'-0" x 7'-0"	1-3/4"	A	S.C.	P-5 /P-6	3	H.M.	P-5 /P-6	4/A8.1	8/A8.1	
105	PURE BARRE STUDIO	3'-0" x 7'-0"	1-3/4"	B	S.C.	P-5	2	H.M.	P-5	4/A8.1	8/A8.1	

DOOR AND HARDWARE NOTES

1. G.C. TO VERIFY THAT EXISTING DOORS TO REMAIN ARE IN GOOD WORKING CONDITION.
2. ALL EXISTING DOORS TO REMAIN SHALL KEEP THE EXISTING HARDWARE U.N.O. OR FOUND TO NOT FUNCTION PROPERLY. G.C. TO CLEAN AND REPAIR HARDWARE TO AS-NEW CONDITION.
3. NEW BEST LOCK LEVER TYPE HARDWARE, FINISH TO MATCH EXISTING. G.C. TO VERIFY IN FIELD.
4. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
5. G.C. TO PROVIDE SIGNAGE ON PRIMARY EGRESS DOORS STATING "**THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED.**"
6. ALL FINISH HARDWARE SHALL COMPLY WITH ALL GOVERNING CODES AND ACCESSIBILITY CODES.
7. ALL DOOR EDGES SHALL BE PRIMED AND PAINTED. VERIFY COLOR WITH INTERIOR ELEVATIONS.
8. G.C. SHALL PROVIDE A FLOOR MOUNTED DOOR STOP FOR DOORS THAT SWING AGAINST THE WALL.
9. ALL DOOR SILENCERS SHALL BE INSTALLED AFTER DOOR AND FRAME HAVE RECEIVED FINAL PAINTED.
10. INSTALL CAULKING AROUND DOOR FRAME JAMBS, HEAD AND AT BOTTOM OF FRAME.
11. DOOR OPENING FORCE: FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN, EXTERIOR OR INTERIOR HINGED DOORS WITH CLOSERS AND SLIDING OR FOLDING DOORS, SHALL NOT EXCEED FIVE POUNDS (22.2 N) MAXIMUM.
12. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH CODE OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

SET # 1: UTILITY DOOR

3	HINGES	FBB179-4½ x 4½ NRP	US26D	STANLEY
1	STOREROOM LOCKSET	QCL271 478S LC	626	STANLEY COMMERCIAL HARDWARE
1	CYLINDER	OWNER STANDARD	626	BEST
1	KICK PLATE	K0050 10"X2" LDWX X CSK B4E	630	TRIMCO
1	WALL BUMPER	1270WV	630	TRIMCO
3	DOOR SILENCERS	1229 SERIES	GREY	TRIMCO

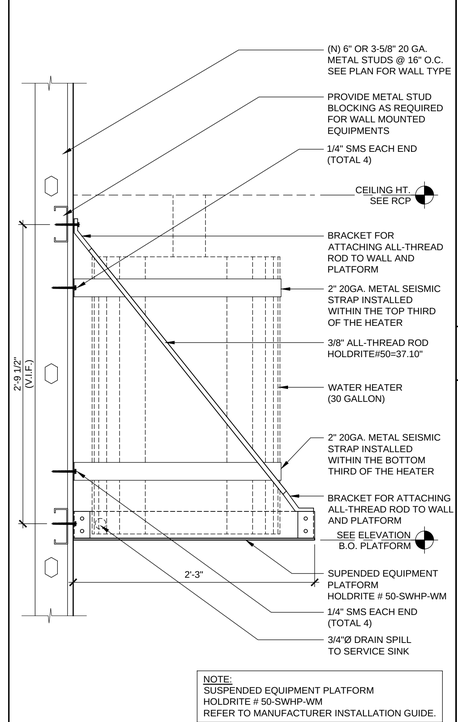
SET # 2: STUDIO DOOR

3	HINGES	FBB179-4½ x 4½ NRP	US26D	STANLEY
1	PRIVACY LOCKSET	QCL255 E 478S	626	STANLEY COMMERCIAL HARDWARE
1	CYLINDER	OWNER STANDARD	626	BEST
1	WALL BUMPER	1270WV	630	TRIMCO
3	DOOR SILENCERS	1229 SERIES	GREY	TRIMCO

SET # 3: RESTROOM DOOR

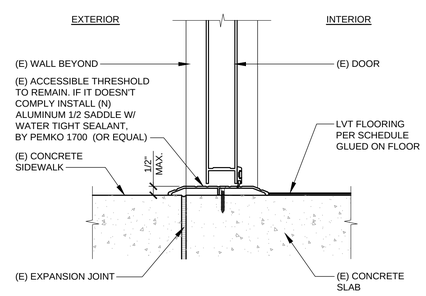
3	HINGES	FBB179-4½ x 4½ NRP	US26D	STANLEY
1	PRIVACY LOCKSET	QCL240 E 478S	626	STANLEY COMMERCIAL HARDWARE
1	CLOSURE	8916-AFP	689	DORMA
1	KICK PLATE	K0050 10"X2" LDWX X CSK B4E	630	TRIMCO
1	WALL BUMPER	1270WV	630	TRIMCO
1	SOLID THRESHOLD	PER DETAIL		
3	DOOR SILENCER	1229 SERIES	GREY	TRIMCO

SET # 4: ENTRY/ EXITING DOOR

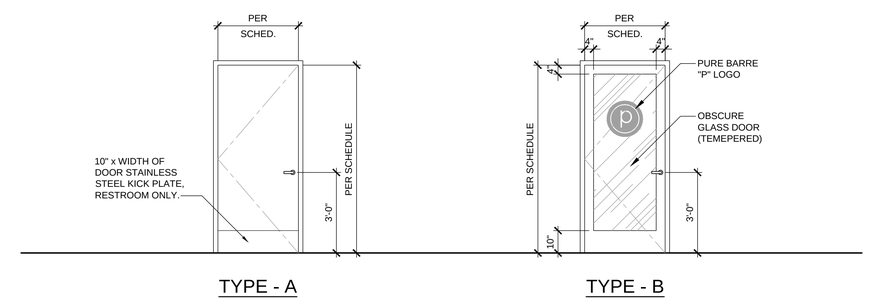


NOTE:
SUSPENDED EQUIPMENT PLATFORM
HOLDRITE # 50-SWHP-WM
REFER TO MANUFACTURER INSTALLATION GUIDE.

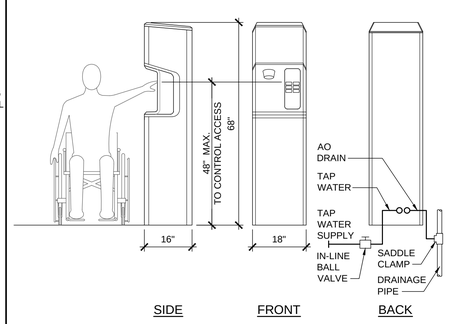
SUSPENDED PLATFORM DETAILS — SCALE 1 1/2" = 1'-0" — 16



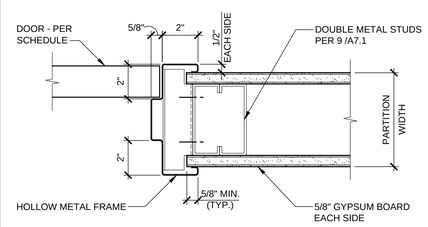
THRESHOLD DETAIL — SCALE 3" = 1'-0" — 11



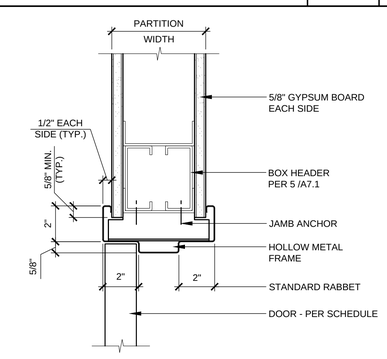
DOOR TYPES — SCALE 3/8" = 1'-0" — 3



ADA COMPLIANCE WATER DISPENSER — SCALE 1/2" = 1'-0" — 12



INTERIOR DOOR JAMB — SCALE 3" = 1'-0" — 8



INTERIOR DOOR HEAD — SCALE 3" = 1'-0" — 4

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SHEET TITLE

DOOR SCHEDULE AND HARDWARE NOTES & DETAILS

STAMP

STATE OF MISSOURI — WILLIAM A. AMOR — NUMBER A-2012004034 — ARCHITECT

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DATE
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A2275

SHEET NUMBER

A8.1

PERMIT SET : 2020_04_10

Plotted: 4/13/2020 4:49 PM (pmadka) File: 15_a2275_a8.1_dr and wndw sched.dwg

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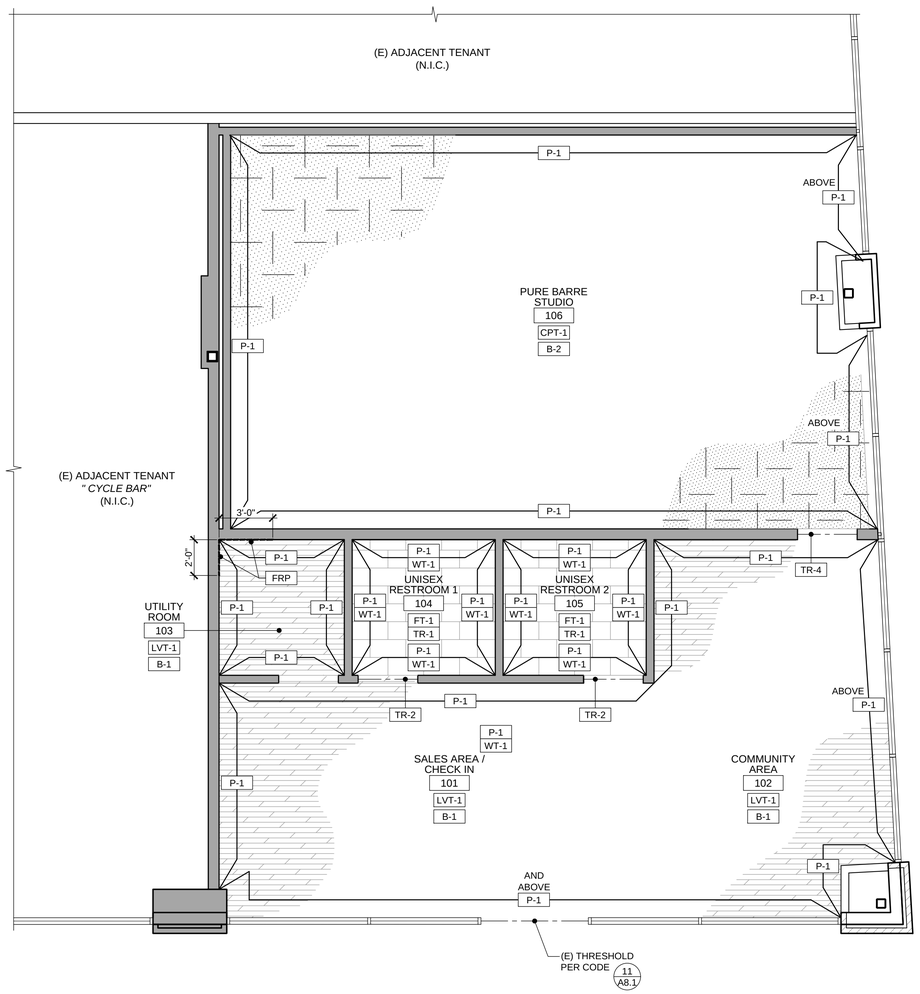

N

FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS A MATERIAL	WALLS A PAINT	WALLS B MATERIAL	WALLS B PAINT	WALLS C MATERIAL	WALLS C PAINT	WALLS D MATERIAL	WALLS D PAINT	CEILING MATERIAL	CEILING PAINT	HEIGHT	REMARKS (NUMBERS REFER TO NOTES BELOW)
101	SALES AREA / CHECK IN	LVT-1	B-1	GWB	P-1	-	-	(E)	P-1	GWB	P-1	OPEN	P-2	SEE REFLECTED CEILING PLAN 8/ A2.1	1 2 3 4 5
102	COMMUNITY AREA	LVT-1	B-1	GWB	P-1	(E)	P-1	(E)	P-1	GWB	P-1	OPEN	P-2		1 2 3 4 5
103	UTILITY	LVT-1	B-1	GWB	P-1/FRP	GWB	P-1	GWB	P-1	GWB	P-1/FRP	ACT-1	-		1 2 5
104	UNISEX RESTROOM 1	FT-1	B-1	GWB	P-1/ WT-1	GWB	P-1/ WT-1	GWB	P-1/ WT-1	GWB	P-1/ WT-1	GWB	P-2		1 2 5
105	UNISEX RESTROOM 2	FT-1	-	GWB	P-1/ WT-1	GWB	P-1/ WT-1	GWB	P-1/ WT-1	GWB	P-1/ WT-1	GWB	P-2		1 2 5
106	PURE BARRE STUDIO	CPT-1	B-2	GWB	P-1	(E)	P-1	GWB	P-1	GWB	P-1	ACT-1	-		1 2 5

FINISH SCHEDULE REMARKS

1. REFERENCE INTERIOR ELEVATIONS AND ROOM FINISH PLAN FOR EXTENT OF FINISHES AND WALL GRAPHICS
2. ALL GYPSUM BOARD TO BE 5/8" THICK TAPED, SPACKLED, SANDED AND READY FOR PAINT. ALL EXISTING AND NEW GYP. BOARD WILL RECEIVE MIN. LEVEL 4 FINISH.
3. G.C. TO REPAIR / PROVIDE INSULATION AS REQUIRED PRIOR TO PAINT
4. ALL SURFACES AT UNDERSIDE OF EXPOSED CEILING/ROOF DECK TO RECEIVE WHITE SCRIM SHEET, OR PAINT WHERE NEEDED (U.N.O)
5. ALL NEW AND EXISTING GYPSUM BOARD RECEIVE MINIMUM LEVEL 4 FINISH

FINISH LEGEND

TYPE	MARK	MANUFACTURER/ VENDOR	MATERIAL NAME	PRODUCT / SERIES	COLOR	REMARKS
FLOORING	LVT-1	SPS [1]	HIGH PERFORMANCE LUXURY VINYL TILE (LVT)	18" x 36" - 0.098" OVERALL THICKNESS. CLASS III COMMERCIAL GRADE	GRAY	FINISH: LVT TO BE INSTALLED RUNNING PARALLEL TO STOREFRONT LOCATION: LOBBY AND UTILITY
	CPT-1	SPS	SYNTHETIC FLOOR TILES	24 x 24	BLACK	LOCATION: STUDIO ADD 1/4" PAD UNDER CARPET TILES.
	FT-1	SPS	CERAMIC FLOOR TILE	12 x 24 x 5/16"	SHADE VARIATION MEDIUM (V2)	LOCATION: RESTROOM FLOOR
	SC-1	APPROVED VENDOR	SEALED CONCRETE			
BASE	B-1	ROPPE	4" COVE BASE	700	193 BLACK BROWN	LOCATION: LOBBY AND COMMON AREAS
	B-2		1 1/2" x 6" BASE		RED OAK	LOCATION: STUDIO
WALLS	P-1	SHERWIN WILLIAMS	PAINT	SW 7005	PURE WHITE	FINISH: SEMI-GLOSS
	WT-1	SPS	CERAMIC WALL TILE	4 x 16 x 1/4"	WHITE	INSTALLATION: STACKED LOCATION: RESTROOM WALL
	FRP	MARLITE OR EQUAL	FIBER REINFORCED PLASTIC	STANDARD FRP, SMOOTH SURFACE	STANDARD FRP, SMOOTH SURFACE	S100G- WHITE INSTALL W/ PVC TRIM
GROUT	GR-1	LATICRETE PERMACOLOR		-	34 SANDSTONE SANDED	GROUT AT FT-1 3/16" GROUT JOINT
	GR-2	LATICRETE PERMACOLOR		-	44 BRIGHT WHITE NON SAND	GROUT AT WT-1 1/16" GROUT JOINT
CEILING	ACT-1	ARMSTRONG	FINE FISSURED TEGULAR TILES OR APPROVED EQUAL	-	WHITE	2' x 4' ACOUSTIC SUSPENDED CEILING GRID:STANDARD 15/16" STEEL (WHITE FINISH)
	P-2	SHERWIN WILLIAMS	PAINT	SW 7005	PURE WHITE	FINISH: SEMI-GLOSS
TRANSITION	TR-1	SCHLUTER SCHEINE	-	AE100	-	HORIZONTAL WAINSCOT AND VERTICAL CORNERS AT CERAMIC WALL TILE
	TR-2	SCHLUTER RENO	-	U AEU125	-	FT-1 CERAMIC FLOOR TILE TO LVT
	TR-3	ROPPE	-	#22	BLACK	LVT-1 TO CONCRETE
	TR-4	ROPPE	-	#196	BLACK	CPT-1 TO LVT-1
	TR-5	ROPPE	-	#196	BLACK	CPT-1 TO CONCRETE
DOORS	P-5	SHERWIN WILLIAMS	PAINT	SW 6991	BLACK MAGIC	FINISH: EGG SHELL (LOBBY, STUDIO)
	P-6	SHERWIN WILLIAMS	PAINT	SW 7005	WHITE	FINISH: SEMI-GLOSS (RESTROOM, UTILITY)

NOTES:

1. SPS STANDS FOR SPORT PRO SURFACING VENDOR.
2. ALL GROUTS JOINT TO BE 1/8", UNLESS NOTED OTHERWISE.
3. ADHESIVE FOR CPT-1 AND LVT-1 WILL BE PROVIDED BY SPS.

ROOM FINISH PLAN

SCALE 1/4" = 1'-0"

12

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SHEET TITLE

ROOM FINISH PLAN, SCHEDULE & LEGEND AND GRAPHIC KEYS

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STATE OF MISSOURI
WILLIAM A. AMOR
NUMBER A-2012004034
ARCHITECT

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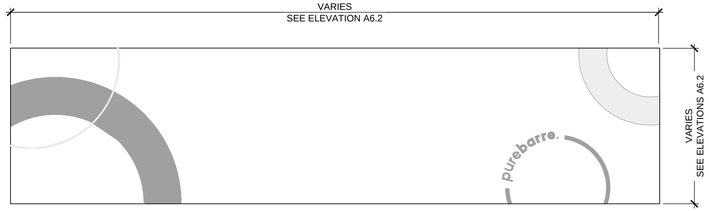
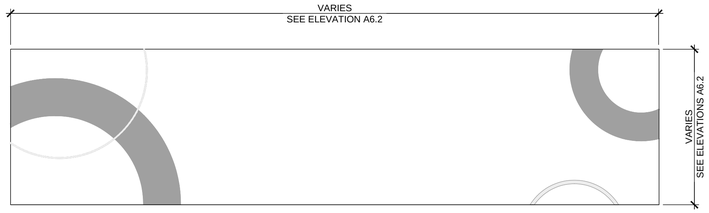


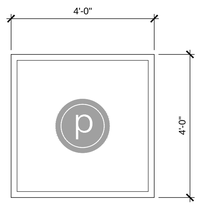
G-5

STUDIO GRAPHICS - OPTION 5



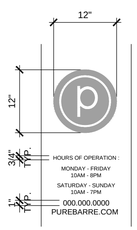
G-6

STUDIO GRAPHICS - OPTION 6



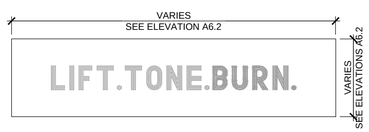
G-7

"P" LOGO BEHIND FRONT DESK



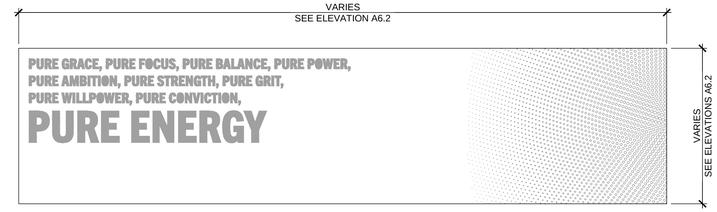
G-8

VINYL ADHESIVE ON GLAZING



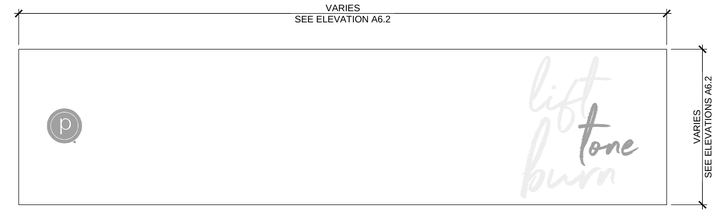
G-8A

VINYL ADHESIVE ON GLAZING



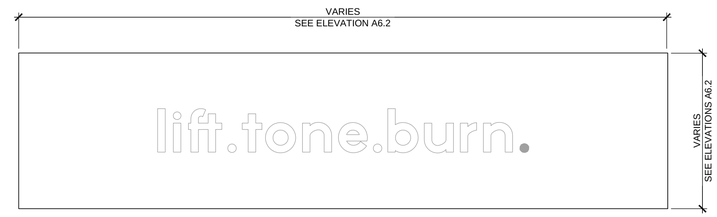
G-1

STUDIO GRAPHICS - OPTION 1



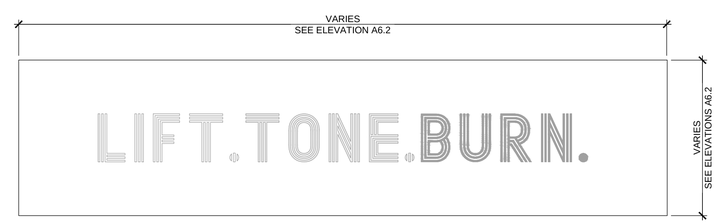
G-2

STUDIO GRAPHICS - OPTION 2



G-3

STUDIO GRAPHICS - OPTION 3



G-4

STUDIO GRAPHICS - OPTION 4

NOTE:
GENERAL CONTRACTOR TO COORDINATE WITH OWNER'S SIGNAGE VENDOR

WALL SIGNAGE AND GRAPHICS

SCALE	
1/2"=1'-0"	4

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WALL SIGNAGE AND GRAPHICS

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PERMIT SET : 2020_04_10

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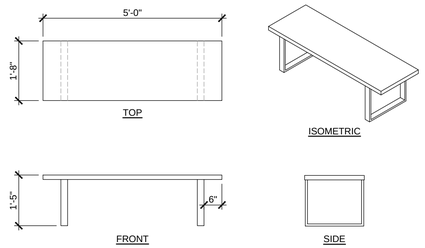
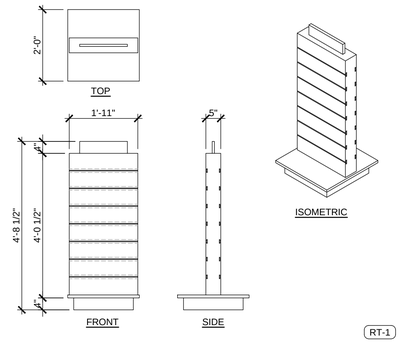


NOTE:
ADA BENCH MOUNTED TO
WALL OR PROVIDE BACKING

BE-1

LOBBY - BENCH	SCALE 1/2" = 1'-0"	13



RT-1

LOBBY - 2-WAY DISPLAY	SCALE 1/2" = 1'-0"	9

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C&R COMPONENTS

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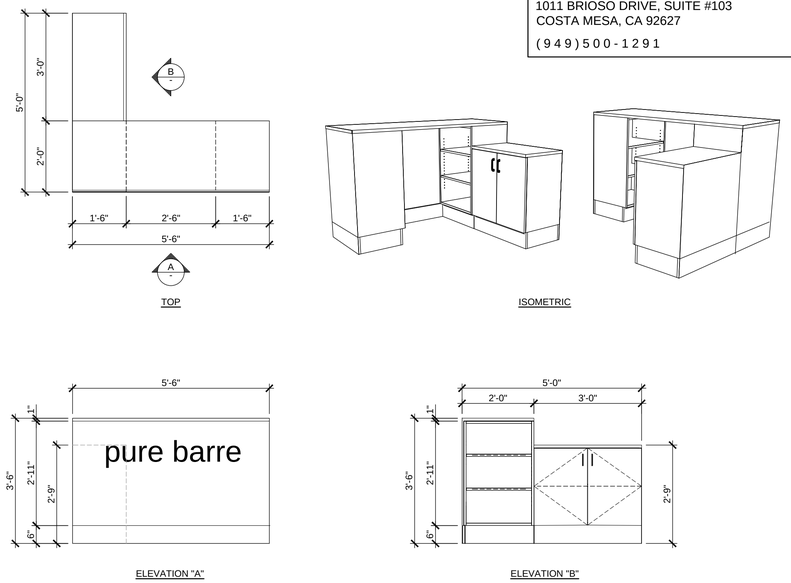
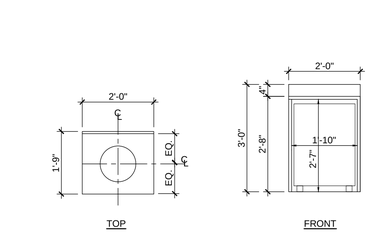
COSTA MESA, CA 92627

(949)500-1291

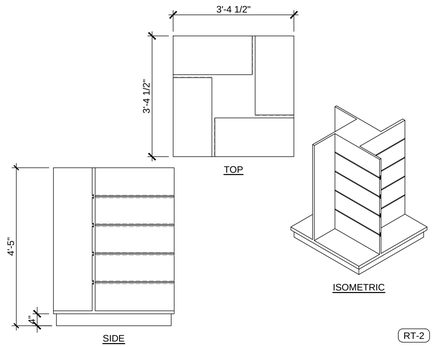


FE-1

LOBBY - FRONT DESK	SCALE 1/2" = 1'-0"	2

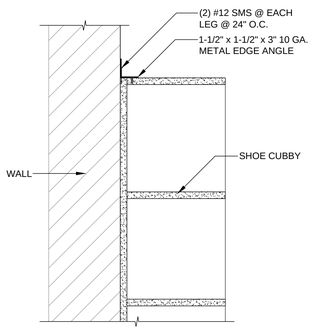


LOBBY - TOWEL BIN	SCALE 1/2" = 1'-0"	14

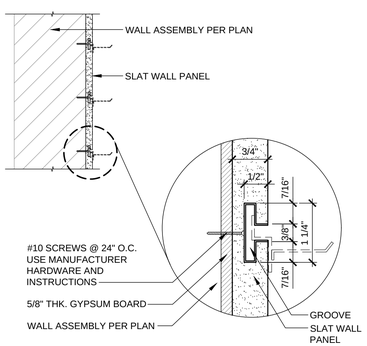


RT-2

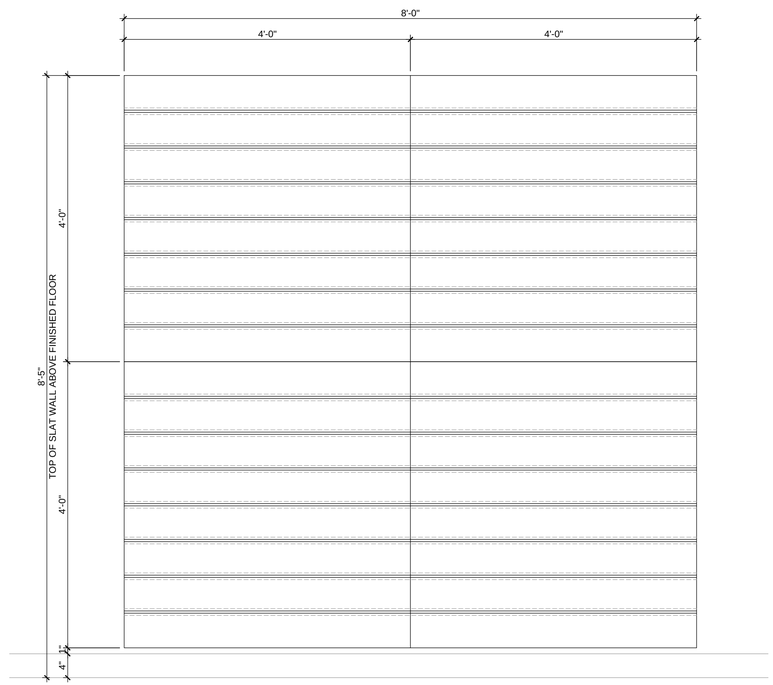
LOBBY - 4-WAY DISPLAY	SCALE 1/2" = 1'-0"	10



SHOE CUBBY @ WALL DETAIL	SCALE 1 1/2" = 1'-0"	19

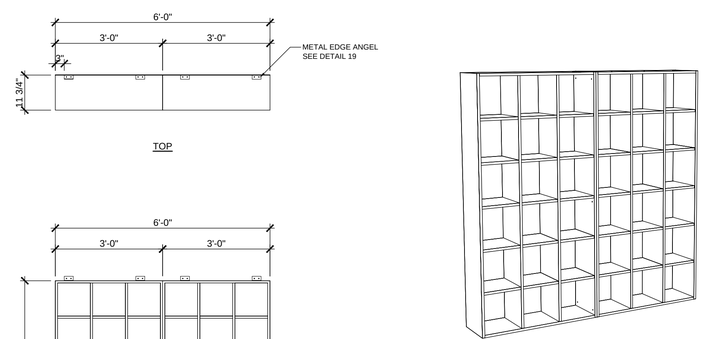


SLAT WALL CONNECTION DETAIL	SCALE 1 1/2" = 1'-0"	20



RT-3

RETAIL - SLAT WALL	SCALE 1/2" = 1'-0"	12



FE-3

LOBBY - CUBBIES	SCALE 1/2" = 1'-0"	4

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SHEET TITLE

MILLWORK DETAILS
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WILLIAM A. AMON
NUMBER
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ARCHITECT

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PROJECT NUMBER
A2275

SHEET NUMBER

A8.4

PERMIT SET - 2020_04_10

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TESTING, ADJUSTING, AND BALANCING

1.1 QUALITY ASSURANCE

A. TAB SPECIALISTS QUALIFICATIONS: CERTIFIED BY AABC.

1. TAB FIELD SUPERVISOR: EMPLOYEE OF THE TAB SPECIALIST AND CERTIFIED BY AABC.
2. TAB TECHNICIAN: EMPLOYEE OF THE TAB SPECIALIST AND CERTIFIED BY AABC AS A TAB TECHNICIAN.

1.2 GENERAL PROCEDURES FOR TESTING AND BALANCING

A. PERFORM TESTING AND BALANCING PROCEDURES ON EACH SYSTEM ACCORDING TO THE PROCEDURES CONTAINED IN AABC'S "NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCE".

B. CUT INSULATION, DUCTS, PIPES, AND EQUIPMENT CABINETS FOR INSTALLATION OF TEST PROBES TO THE MINIMUM EXTENT NECESSARY FOR TAB PROCEDURES.

1. AFTER TESTING AND BALANCING, PATCH PROBE HOLES IN DUCTS WITH SAME MATERIAL AND THICKNESS AS USED TO CONSTRUCT DUCTS.
3. INSTALL AND JOIN NEW INSULATION THAT MATCHES REMOVED MATERIALS. RESTORE INSULATION, COVERINGS, VAPOR BARRIER, AND FINISH.

C. MARK EQUIPMENT AND BALANCING DEVICES, INCLUDING DAMPER-CONTROL POSITIONS, VALVE POSITION INDICATORS, FAN-SPEED-CONTROL LEVERS, AND SIMILAR CONTROLS AND DEVICES, WITH PAINT OR OTHER SUITABLE, PERMANENT IDENTIFICATION MATERIAL TO SHOW FINAL SETTINGS.

D. TAKE AND REPORT TESTING AND BALANCING MEASUREMENTS IN INCH-POUND UNITS.

1.3 GENERAL PROCEDURES FOR BALANCING AIR SYSTEMS

A. PREPARE TEST REPORTS FOR BOTH FANS AND OUTLETS. OBTAIN MANUFACTURER'S OUTLET FACTORS AND RECOMMENDED TESTING PROCEDURES. CROSS-CHECK THE SUMMATION OF REQUIRED OUTLET VOLUMES WITH REQUIRED FAN VOLUMES.

B. PREPARE SCHEMATIC DIAGRAMS OF SYSTEMS' "AS-BUILT" DUCT LAYOUTS.

C. FOR VARIABLE-AIR-VOLUME SYSTEMS, DEVELOP A PLAN TO SIMULATE DIVERSITY.

D. DETERMINE THE BEST LOCATIONS IN MAIN AND BRANCH DUCTS FOR ACCURATE DUCT-AIRFLOW MEASUREMENTS.

E. CHECK AIRFLOW PATTERNS FROM THE OUTDOOR-AIR LOUVERS AND DAMPERS AND THE RETURN- AND EXHAUST-AIR DAMPERS THROUGH THE SUPPLY-FAN DISCHARGE AND MIXING DAMPERS.

F. LOCATE START-STOP AND DISCONNECT SWITCHES, ELECTRICAL INTERLOCKS, AND MOTOR STARTERS.

G. VERIFY THAT MOTOR STARTERS ARE EQUIPPED WITH PROPERLY SIZED THERMAL PROTECTION.

H. CHECK DAMPERS FOR PROPER POSITION TO ACHIEVE DESIRED AIRFLOW PATH.

I. CHECK FOR AIRFLOW BLOCKAGES.

J. CHECK CONDENSATE DRAINS FOR PROPER CONNECTIONS AND FUNCTIONING.

K. CHECK FOR PROPER SEALING OF AIR-HANDLING-UNIT COMPONENTS.

L. VERIFY THAT AIR DUCT SYSTEM IS SEALED AS SPECIFIED.

1.4 PROCEDURES FOR CONSTANT-VOLUME AIR SYSTEMS

A. ADJUST FANS TO DELIVER TOTAL INDICATED AIRFLOWS WITHIN THE MAXIMUM ALLOWABLE FAN SPEED LISTED BY FAN MANUFACTURER.

1. MEASURE TOTAL AIRFLOW.

A. SET OUTSIDE-AIR, RETURN-AIR, AND RELIEF-AIR DAMPERS FOR PROPER POSITION THAT SIMULATES MINIMUM OUTDOOR-AIR CONDITIONS.

B. WHERE DUCT CONDITIONS ALLOW, MEASURE AIRFLOW BY PITOT-TUBE TRAVERSE. IF NECESSARY, PERFORM MULTIPLE PITOT-TUBE TRAVERSES TO OBTAIN TOTAL AIRFLOW.

C. WHERE DUCT CONDITIONS ARE NOT SUITABLE FOR PITOT-TUBE TRAVERSE MEASUREMENTS, A COIL TRAVERSE MAY BE ACCEPTABLE.

D. IF A RELIABLE PITOT-TUBE TRAVERSE OR COIL TRAVERSE IS NOT POSSIBLE, MEASURE AIRFLOW AT TERMINALS AND CALCULATE THE TOTAL AIRFLOW.

2. MEASURE FAN STATIC PRESSURES AS FOLLOWS:

A. MEASURE STATIC PRESSURE DIRECTLY AT THE FAN OUTLET OR THROUGH THE FLEXIBLE CONNECTION.

B. MEASURE STATIC PRESSURE DIRECTLY AT THE FAN INLET OR THROUGH THE FLEXIBLE CONNECTION.

C. MEASURE STATIC PRESSURE ACROSS EACH COMPONENT THAT MAKES UP THE AIR-HANDLING SYSTEM.

D. REPORT ARTIFICIAL LOADING OF FILTERS AT THE TIME STATIC PRESSURES ARE MEASURED.

3. REVIEW RECORD DOCUMENTS TO DETERMINE VARIATIONS IN DESIGN STATIC PRESSURES VERSUS ACTUAL STATIC PRESSURES. CALCULATE ACTUAL SYSTEM-EFFECT FACTORS. RECOMMEND ADJUSTMENTS TO ACCOMMODATE ACTUAL CONDITIONS.
4. OBTAIN APPROVAL FROM ENGINEER FOR ADJUSTMENT OF FAN SPEED HIGHER OR LOWER THAN INDICATED SPEED. COMPLY WITH REQUIREMENTS IN HVAC SECTIONS FOR AIR-HANDLING UNITS FOR ADJUSTMENT OF FANS, BELTS, AND PULLEY SIZES TO ACHIEVE INDICATED AIR-HANDLING-UNIT PERFORMANCE.
5. DO NOT MAKE FAN-SPEED ADJUSTMENTS THAT RESULT IN MOTOR OVERLOAD. CONSULT EQUIPMENT MANUFACTURERS ABOUT FAN-SPEED SAFETY FACTORS. MODULATE DAMPERS AND MEASURE FAN-MOTOR AMPERAGE TO ENSURE THAT NO OVERLOAD OCCURS. MEASURE AMPERAGE IN FULL-COOLING, FULL-HEATING, ECONOMIZER, AND ANY OTHER OPERATING MODE TO DETERMINE THE MAXIMUM REQUIRED BRAKE HORSEPOWER.

B. ADJUST VOLUME DAMPERS FOR MAIN DUCT, SUBMAIN DUCTS, AND MAJOR BRANCH DUCTS TO INDICATED AIRFLOWS.

1. MEASURE AIRFLOW OF SUBMAIN AND BRANCH DUCTS.
2. ADJUST SUBMAIN AND BRANCH DUCT VOLUME DAMPERS FOR SPECIFIED AIRFLOW.
3. RE-MEASURE EACH SUBMAIN AND BRANCH DUCT AFTER ALL HAVE BEEN ADJUSTED.

C. ADJUST AIR INLETS AND OUTLETS FOR EACH SPACE TO INDICATED AIRFLOWS.

1. SET AIRFLOW PATTERNS OF ADJUSTABLE OUTLETS FOR PROPER DISTRIBUTION WITHOUT DRAFTS.
2. MEASURE INLETS AND OUTLETS AIRFLOW.
3. ADJUST EACH INLET AND OUTLET FOR SPECIFIED AIRFLOW.
4. RE-MEASURE EACH INLET AND OUTLET AFTER THEY HAVE BEEN ADJUSTED.

D. VERIFY FINAL SYSTEM CONDITIONS.

1. RE-MEASURE AND CONFIRM THAT MINIMUM OUTDOOR, RETURN, AND RELIEF AIRFLOWS ARE WITHIN DESIGN. READJUST TO DESIGN IF NECESSARY.
2. RE-MEASURE AND CONFIRM THAT TOTAL AIRFLOW IS WITHIN DESIGN.
3. RE-MEASURE ALL FINAL FAN OPERATING DATA, RPMS, VOLTS, AMPS, AND STATIC PROFILE.
4. MARK ALL FINAL SETTINGS.
5. TEST SYSTEM IN ECONOMIZER MODE. VERIFY PROPER OPERATION AND ADJUST IF NECESSARY.
6. MEASURE AND RECORD ALL OPERATING DATA.
7. RECORD FINAL FAN-PERFORMANCE DATA.

1.5 TOLERANCES

A. SET HVAC SYSTEM'S AIRFLOW RATES AND WATER FLOW RATES WITHIN THE FOLLOWING TOLERANCES:

1. SUPPLY, RETURN, AND EXHAUST FANS AND EQUIPMENT WITH FANS: PLUS OR MINUS 10 PERCENT.
2. AIR OUTLETS AND INLETS: PLUS OR MINUS 10 PERCENT.
3. HEATING-WATER FLOW RATE: PLUS OR MINUS 10 PERCENT.
4. COOLING-WATER FLOW RATE: PLUS OR MINUS 10 PERCENT.

B. MAINTAINING PRESSURE RELATIONSHIPS AS DESIGNED SHALL HAVE PRIORITY OVER THE TOLERANCES SPECIFIED ABOVE.

GENERAL NOTES

1. PROVIDE MATERIALS AND EQUIPMENT AND PERFORM LABOR TO INSTALL COMPLETE AND OPERATIONAL MECHANICAL SYSTEMS AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND AS REQUIRED PER APPLICABLE LOCAL BUILDING CODES (IBC, IMC, IPC, ETC.), AMMENDMENTS, OTHER GOVERNING CODES AND ORDINANCES AS APPLICABLE.
2. CONTRACT DOCUMENT DRAWINGS FOR MECHANICAL WORK ARE DIAGRAMMATIC AND ARE INTENDED TO CONVEY SCOPE AND GENERAL ARRANGEMENT ONLY.
3. INSTALL MECHANICAL EQUIPMENT AND APPURTENANCES IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS, CONTRACT DOCUMENTS, AND APPLICABLE CODES AND REGULATIONS.
4. PROVIDE VIBRATION ISOLATION FOR MECHANICAL EQUIPMENT TO PREVENT TRANSMISSION OF VIBRATION TO BUILDING STRUCTURE AND A VIBRATION FREE INSTALLATION.
5. COORDINATE CONSTRUCTION OF MECHANICAL WORK WITH ALL OTHER TRADES SHOWN ON OTHER CONTRACT DOCUMENT DRAWINGS.
6. LEAKAGE / PRESSURE TESTS SHALL BE COMPLETED BEFORE ANY DUCTWORK INSULATION IS APPLIED.
7. PROVIDE ACCESS PANELS FOR INSTALLATION IN WALLS AND CEILINGS, WHERE REQUIRED, TO SERVICE DAMPERS, VALVES, SMOKE DETECTORS AND OTHER CONCEALED MECHANICAL EQUIPMENT. ACCESS PANELS SHALL BE PROVIDED TO GENERAL CONTRACTOR FOR INSTALLATION. CONTRACTOR SHALL COORDINATE LOCATION.
8. TESTING, ADJUSTING AND BALANCING AGENCY SHALL BE A MEMBER OF THE ASSOCIATED AIR BALANCE COUNCIL (AABC) OR THE NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB). TESTING, ADJUSTING AND BALANCING SHALL BE PERFORMED IN ACCORDANCE WITH THE AABC STANDARDS.
9. COORDINATE EQUIPMENT CONNECTIONS WITH MANUFACTURERS' CERTIFIED DRAWINGS. COORDINATE AND PROVIDE DUCT TRANSITIONS REQUIRED FOR FINAL EQUIPMENT CONNECTIONS TO FURNISHED EQUIPMENT. FIELD VERIFY AND COORDINATE DUCT DIMENSIONS BEFORE FABRICATION.
10. MISCELLANEOUS STEEL REQUIRED TO ENSURE PROPER INSTALLATION AND AS SHOWN IN DETAILS FOR DUCTWORK AND EQUIPMENT (UNLESS OTHERWISE NOTED) SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR. OTHER TRADES SHALL NOT SHARE SUPPORTS.
11. ROUND DUCT CAN BE INSTALLED IN LIEU OF RECTANGULAR AND VICE VERSA AS LONG AS IT HAS EQUIVALENT DUCT DIMENSIONS PER THE ASHRAE FUNDAMENTALS HANDBOOK.
12. DUCTWORK AND EQUIPMENT SUPPORTED FROM STRUCTURAL STEEL SHALL BE COORDINATED WITH GENERAL CONTRACTOR. ATTACHMENTS TO STEEL BAR JOISTS, TRUSSES OR JOIST GIRDERS SHALL BE AT PANEL POINTS. PROVIDE BEAM CLAMPS MEETING MSS STANDARDS. WELDING TO STRUCTURAL MEMBERS SHALL NOT BE PERMITTED. THE USE OF C-CLAMPS SHALL NOT BE PERMITTED.
13. OPENINGS IN FIRE WALLS DUE TO DUCTWORK, PIPING, CONDUIT, ETC., SHALL BE SEALED WITH FIRE STOPPING WITH A PRODUCT SIMILAR TO 3M OR APPROVED EQUAL.
14. SUPPORTS, SEISMIC RESTRAINTS, BRACING AND ANCHORING OF DUCTWORK, PIPING AND EQUIPMENT IS REQUIRED IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS. (DELEGATED DESIGN).
15. THE LOCATIONS OF ITEMS SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS THAT ARE NOT FIXED BY DIMENSIONS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS NECESSARY TO SECURE THE BEST CONDITIONS AND RESULTS MUST BE DETERMINED BY THE PROJECT SITE CONDITIONS AND SHALL HAVE THE APPROVAL OF THE CONTRACTING OFFICER OF RECORD BEFORE BEING INSTALLED. DO NOT SCALE DRAWINGS.
16. REFER TO SPECIFICATIONS FOR MATERIALS AND METHODS FOR CONSTRUCTION. WHERE THE WORD "PROVIDE" OR NEW" IS USED SHALL BE UNDERSTOOD TO MEAN "THE CONTRACTOR SHALL FURNISH AND INSTALL". EQUIPMENT AND MATERIALS PROVIDED SHALL BE NEW AND FREE FROM DEFECTS. NO SALVAGED OR REFURBISHED OR USED EQUIPMENT OR MATERIAL WILL BE ACCEPTED.
17. LOCATIONS AND SIZES OF WALL AND ROOF OPENINGS SHALL BE COORDINATED WITH OTHER TRADES INVOLVED.
18. AIR CONDITIONING CONDENSATE DRAIN LINES FROM EACH HVAC UNIT SHALL BE PIPED FULL SIZE FROM THE UNIT DRAIN OUTLET, WITH "P" TRAP AND PIPED TO NEAREST DRAIN. INSULATE INTERIOR LINES WHERE CONDENSATE CAN OCCUR . REFER TO PLUMBING DRAWINGS.
19. PROVIDE AND INSTALL LOW VOLTAGE (50V OR LESS) WIRING AND CONDUIT NEEDED FOR MECHANICAL SYSTEM OPERATION. THIS SHALL INCLUDE WIRING FOR ANY SENSOR, THERMOSTAT, VALVE, DAMPER, SPLIT SYSTEM (REMOTE AIR-COOLED CONDENSER), ETC. CONTROL WIRE AND CONDUIT SHALL COMPLY WITH THE LATEST NATIONAL ELECTRICAL CODE.
20. SUBMIT DETAILED DUCTWORK SHOP DRAWINGS TO ENGINEER FOR REVIEW. SHOP DRAWINGS SHALL BE COMPLETE WITH TOP AND BOTTOM DIMENSIONS, INCLUDING SUPPORTS, SEISMIC ATTACHMENT DETAILS AND LOCATIONS. SHOP DRAWINGS SHALL BE APPROVED BEFORE ANY MATERIALS ARE ORDERED OR CONSTRUCTION IS STARTED.
21. SCHEDULED EQUIPMENT IS THE BASIS OF DESIGN. IF THE CONTRACTOR SUBMITS ON OTHER APPROVED MANUFACTURERS OR MODEL NUMBERS, THE CONTRACTOR WILL FULLY COORDINATE EQUIPMENT REQUIREMENTS WITH OTHER TRADES AND SHALL INCUR ANY RELATED COSTS.
22. MAINTAIN A SAFE WORKING ENVIRONMENT AT THE CONSTRUCTION SITE AND SURROUNDING AREAS.
23. ACCURATE "AS-BUILT" DRAWINGS SHALL BE MAINTAINED DURING CONSTRUCTION AND SUBMITTED FOR APPROVAL UPON COMPLETION OF INSTALLATION. INDICATE DUCT AND EQUIPMENT SIZES AND LOCATIONS.
24. SHEET METAL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST SMACNA DESIGN AND CONSTRUCTION STANDARDS.
25. PERFORM WORK IN A COMPLETE AND WORKMANLIKE MANNER IN CONFORMANCE WITH CODES, AND MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO PROVIDE A COMPLETE AND WORKING SYSTEM.
26. TRAVERSE JOINTS FOR SUPPLY DUCTS SHALL BE SEALED WITH APPROVED MASTIC.
27. EQUIPMENT DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE.
28. CONTRACTOR SHALL NOTE THE CRITICAL SPACE AVAILABLE ABOVE CEILINGS. PROVIDE TRANSITION PIECES AND BEAM BOXES AT CROSSOVERS, UNDER BEAMS, OVER/UNDER PIPES AS REQUIRED TO ACCOMMODATE TO ACCOMMODATE DUCTS WITHIN SPACE AVAILABLE. PROVIDE EQUIVALENT DUCT SIZE TO THE DIAMETER SHOWN COORDINATE CLOSELY WITH OTHER SECTIONS TO REDUCE NECESSITY OF TRANSITION TO A MINIMUM. NO ADDITIONAL COSTS WILL BE PAID FOR ANY REQUIRED TRANSITIONS, BEAM BOXES OR OTHER SPECIAL CHANGE SHAPE PIECES.
29. NO WATER PIPING IS ALLOWED ABOVE THE ELECTRICAL ROOM, TELEPHONE SWITCH ROOM AND DATA/COMMUNICATION ROOM.
30. UPON COMPLETION OF WORK, CONTRACTOR SHALL CLEAN AND REMOVE ALL DEBRIS ASSOCIATED WITH HIS/HER WORK AND DISPOSE OF IT. AREA SHALL BE LEFT IN A CONDITION ACCEPTABLE TO OWNER.
31. DUCT SMOKE DETECTORS SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN RECOMMENDATIONS AND SHALL BE TIED-IN TO THE BUILDING FIRE ALARM SYSTEM. CONNECTION TO FIRE ALARM FOR SUPERVISION ONLY.
32. ALL REQUEST FOR ACCESS OR CONNECTIONS MUST BE MADE IN WRITING IN ADVANCE OF WORK ACTIVITY THROUGH THE BUILDING MANAGER. CONTRACTOR COORDINATE DURATION OF REQUEST REQUIRED.
33. ALL SYMBOLS SHOWN ON SYMBOL LIST ARE NOT NECESSARILY USED ON THIS PROJECT.

DEMOLITION NOTES

THESE DOCUMENTS WERE PREPARED PER AVAILABLE AS-BUILT DOCUMENTS. FIELD VERIFY ALL EXISTING CONDITIONS (SIZE, LOCATION, ETC.) PRIOR TO BEGINNING DEMOLITION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS.

DEMOLITION OR INTERRUPTION TO EXISTING SERVICES SHALL BE MINIMIZED AND COORDINATED WITH THE OWNER'S REPRESENTATIVE.

PATCH AND REPAIR AREAS, PIPING, DUCTWORK, ETC., EXISTING OR NEW, DAMAGED AS A RESULT OF THE DEMOLITION WORK. REPAIR TO MATCH EXISTING CONDITIONS.

BEFORE DEMOLITION AND REMOVAL OF DUCTWORK OR PIPING, VERIFY HVAC EQUIPMENT CONNECTED ONLY SERVES THE AREA INCLUDED IN THE CURRENT PHASE OF DEMOLITION. ONCE CONFIRMED, DUCTWORK OR PIPING SHALL BE REMOVED TO THE POINTS INDICATED ON PLANS, UNLESS NOTED OTHERWISE.

REMOVE ASSOCIATED HANGERS, SUPPORTS, AND ANCHORS OF DEMOLISHED EQUIPMENT, DUCTWORK OR DEVICES.

PROVIDE TEMPORARY OR PERMANENT CAPS FOR EXISTING PIPING. NO PIPING SHALL BE LEFT OPEN ENDED.

PROVIDE TEMPORARY OR PERMANENT MECHANICALLY FASTENED SHEET METAL CAPS FOR REMAINING DUCTWORK OPENINGS. SEAL AIRTIGHT PER SMACNA GUIDELINES.

REPAIR AND OR REPLACE INSULATION REMOVED OR DAMAGED AS A RESULT OF DEMOLITION

DEMOLISHED MATERIAL SHALL BE PROMPTLY REMOVED FROM PROJECT SITE AND DISPOSED OF IN AN EPA-APPROVED MANNER. EQUIPMENT OR DEVICES IN FAIR CONDITION SHALL BE REVIEWED WITH THE OWNER FOR POSSIBLE SALVAGE PRIOR TO DISPOSAL.

CONTRACTOR BIDDING NOTES

1. DESIGN DRAWINGS ARE SCHEMATIC. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. THIS CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT. CLARIFICATIONS MADE BY THE ARCHITECT, ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTORS COST.
3. BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

FIRE LIFE SAFETY NOTES

1. THE ELECTRICAL CONTRACTOR SHALL INTERCONNECT ALL FANS AND AC UNITS WITH THE BUILDING LIFE SAFETY SYSTEM FOR UNIT SHUT DOWN UPON A SIGNAL FROM THE LIFE SAFETY SYSTEM.
2. WHERE DUCT MOUNTED SMOKE DETECTORS FOR FANS AND AC UNITS ARE REQUIRED, THE HVAC CONTRACTOR SHALL FURNISH AND INSTALL THE SMOKE DETECTORS, THE ELECTRICAL CONTRACTOR PROVIDE ALL WIRING AND CONDUIT TO SIGNAL THE LIFE SAFETY SYSTEM. THE LIFE SAFETY SYSTEM SHALL SHUT DOWN THE EXHAUST FANS OR AC UNITS AS DESCRIBED IN NOTE #1.
3. ALL SMOKE DETECTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND SHALL BE COMPATIBLE WITH WITH THE BASE BUILDING STANDARDS.
4. EACH SINGLE SYSTEM PROVIDING HEATING OR COOLING AIR IN EXCESS OF 2000 CFM SHALL BE EQUIPPED WITH A SMOKE DETECTOR/AUTOMATIC SHUT-OFF.

HVAC GENERAL NOTES

1. MECHANICAL DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT MANY OFFSETS, BENDS, ELBOWS, SPECIAL FITTINGS, AND EXACT LOCATIONS OF EQUIPMENT, DUCTWORK, PIPING, AND RELATED APPURTENANCES ARE NOT INDICATED. THE CONTRACTOR SHALL CAREFULLY STUDY THE DRAWINGS AND VERIFY ACTUAL FIELD CONDITIONS IN ORDER TO DETERMINE THE BEST METHODS, EXACT LOCATION, ROUTING, AND OBSTRUCTIONS, WORK BY OTHER TRADES, ETC. WHICH AFFECT THE INSTALLATION OF HIS (HER) WORK.
2. PRIOR TO BID, THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ASSURE THAT ALL DUCTWORKS, PIPING, AND EQUIPMENT WILL IT IN THE EXISTING BUILDING AREAS. ALL CUTTING, PATCHING, RELOCATION OF EXISTING WORK, AND THE TRANSPORTATION OF ALL NECESSARY MATERIALS AND EQUIPMENT TO THE INDICATED SITE LOCATION SHALL ALSO BE INCLUDED IN THE BID.
3. IF FIELD ALTERATIONS TO DUCT SYSTEMS HAVE TO BE MADE DUE TO JOB SITE CONDITIONS, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER, SHALL PREPARE HIS (HER) OWN SHOP AND INSTALLATION DRAWINGS AND SUBMIT TO THE ARCHITECT / ENGINEER FOR APPROVAL PRIOR BEGINNING OF WORK.
4. COORDINATE ALL LOCATION OF GRILLES, REGISTERS, AND SIDEWALL REGISTERS W/ ARCHITECTURAL, STRUCTURAL, AND ELECTRICAL ELEMENTS. THE CONTRACTOR IS ALSO REQUIRED TO COORDINATE ALL MECHANICAL UNIT LOCATIONS WITH OTHER GENERAL TRADES.
5. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO PAY FOR ALL NECESSARY PERMITS AND FEES AND OBTAIN APPROVALS PRIOR TO INSTALLATION.
6. ALL WORK SHALL COMPLY WITH ALL (APPLICABLE) FEDERAL, STATE, AND LOCAL JURISDICTION CODES. WHERE THE PLANS SHOW MORE RESTRICTIVE REQUIREMENTS, THE PLANS SHALL GOVERN AND NOTHING ON THESE PLANS SHALL BE INTERPRETED AS AUTHORITY TO VIOLATE ANY CODE AND/OR REGULATIONS.
7. SCOPE OF WORK CONSISTS OF FURNISHING LABOR, MATERIALS AND EQUIPMENT FOR THE INSTALLATION. THE WORK ALSO INCLUDES PLACING INTO OPERATION COMPLETE AND OPERABLE HEATING, VENTILATING AND AIR CONDITIONING (HVAC) SYSTEMS AS SPECIFIED AND SHOWN ON PLANS. THIS INCLUDES, BUT NOT LIMITED TO: HVAC UNITS, EXHAUST FANS, DUCTLESS SPLIT-SYSTEMS, DUCTWORK, AIR DISTRIBUTION, CONTROLS AND ACCESSORIES.
8. CONTRACTOR SHALL INSPECT ANY EXISTING DUCTWORK FOR DEFECTS AND REPORT TO THE ARCHITECT / ENGINEER AND THE OWNER ANY DEFICIENCIES FOUND PRIOR TO PERFORMING ANY WORK. CONTRACTOR SHALL CLEAN ALL EXISTING DUCTWORK, GRILLES, REGISTERS AND DIFFUSERS PRIOR TO INSTALLING THE NEW WORK.
9. HVAC UNIT FLEXIBLE DUCT CONNECTIONS SHALL BE A MINIMUM OF 6 INCHES LONG, HOLD IN-PLACE WITH HEAVY METAL BANDS, AND SECURELY ATTACHED TO PREVENT ANY LEAKAGE AT THE CONNECTION POINTS. FLEXIBLE CONNECTIONS SHALL BE FABRICATED FROM APPROVED FLAME PROOF FABRIC CONFORMING TO NFPA 90A. ASBESTOS CLOTH IS NOT ACCEPTABLE.
10. THE CONTRACTOR SHALL FURNISH AND INSTALL ACCESS DOORS AND / OR ACCESS PANELS AS NECESSARY TO SERVICE CONTROL EQUIPMENT. ALL ACCESS DOOR AND PANELS LOCATIONS SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO INSTALLATION.
11. CONTRACTOR SHALL PROVIDE ALL AIR TEMPERATURE CONTROLS INCLUDING WIRING, TUBING AND THERMOSTATS (WITH LOCKING COVERS) AND ALL MISCELLANEOUS APPURTENANCES TO MEET THE INTENT OF THESE DOCUMENTS.
12. ALL ACCESS AND WORKING SPACE MUST BE PROVIDED AND MAINTAINED ABOUT ALL AIR CONDITION UNITS, ELECTRICAL AND CONTROL EQUIPMENT TO PERMIT READY AND SAFE OPERATION, EXAMINATION, AND MAINTENANCE.
13. ALL DUCTS, PLENUMS, FLASHING, EQUIPMENT AND WORKS EXPOSED TO THE WEATHER MUST BE WATERTIGHT AND PROTECTED.
14. HANGER FOR SUSPENDED EQUIPMENT AND DUCTWORK SHALL BE SWAY BRACED IN (2) TWO DIRECTIONS PER "GUIDELINES" FOR SEISMIC RESTRAINTS OF MECHANICAL EQUIPMENT AS REQUIRED PER SMACNA.
15. ALL INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING OF NO MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NO MORE THAN 50.
16. VERIFY EXACT LOCATION OF ALL THERMOSTATS, CONTROL PANELS, AND REMOTE SENSORS BEFORE ROUGH-IN. COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT LOCATION. INSTALL ALL WALL-MOUNTED THERMOSTAT AT +4'-0" MAX. ABOVE FINISH FLOOR.
17. PERFORM PRE-READING AIR BALANCE REPORT AFTER AIR DIFFUSERS INSTALLATION. BALANCE ALL SUPPLY DIFFUSERS, RETURN AND EXHAUST AIR DEVICES AS REQUIRED. AIR BALANCE SHALL BALANCE WITH ALL SUPPLY DIFFUSERS, RETURN AND EXHAUST AIR DEVICES. AIR BALANCE SHALL BE PERFORMED BY AN INDEPENDENT CONTRACTOR OR A CERTIFIED MEMBER OF A.A.B.C. OR N.E.E.B. SUBMIT A COMPLETE CERTIFIED TEST AND AIR BALANCE REPORT FOR FINAL REVIEW AND APPROVAL.
18. PROVIDE EXTRACTORS AT ALL SUPPLY AIR DUCTS "T" CONNECTIONS AND MANUAL VOLUME DAMPERS IN ALL SUPPLY AIR AND RETURN AIR BRANCH DUCTS TO DIFFUSERS AND REGISTERS.
19. PRIOR INSTALLATION OF ROOFTOP UNITS, COORDINATE WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR EXACT LOCATION, OPENING DETAILS, AND ADDITIONAL CONSTRUCTION REQUIREMENTS.
20. ALL OUTSIDE AIR INTAKES SHALL BE LOCATED AT A MINIMUM OF 10 FEET AWAY FROM ANY PLUMBING VENT, EXHAUST, AND FLUE OUTLETS.
21. INSTALLATIONS OF AESTHETICS ARE A VERY IMPORTANT COMPONENT OF THIS PROJECT. INSTALLATION OF MECHANICAL WORK SHALL BE OF THE HIGHEST QUALITY AND PROFESSIONAL CRAFTSMANSHIP POSSIBLE.
22. PREPARE ALL FINAL AS-BUILT DRAWINGS AT THE END OF THE PROJECT COMPLETION AND SUBMIT TO ARCHITECT AND ENGINEER (AS REQUIRED) FOR RECORD.

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DIVISION 15000 – MECHANICAL

SECTION 15001 – BASIC MECHANICAL REQUIREMENTS

A. GENERAL CONDITIONS
1. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND ALL OTHER SPECIFICATION SECTIONS, APPLY TO THIS AND THE OTHER SECTIONS OF DIVISION 15000.
2. THE CONTRACTOR FOR THIS DIVISION OF WORK IS REQUIRED TO READ THE SPECIFICATIONS AND REVIEW DRAWINGS FOR ALL DIVISIONS OF WORK AND IS RESPONSIBLE FOR THE COORDINATION OF THEIR WORK AND THE WORK OF THEIR SUBCONTRACTORS WITH ALL DIVISIONS OF WORK. IT IS THIS CONTRACTORS RESPONSIBILITY TO PROVIDE THEIR SUBCONTRACTORS WITH A COMPLETE SET OF BID DOCUMENTS.
3. THIS CONTRACTOR IS RESPONSIBLE FOR SCHEDULING THE COMPLETION AND INSPECTION OF THEIR WORK AND THE WORK OF THEIR SUBCONTRACTORS TO COMPLY WITH THE SCHEDULE AND THE PROJECT COMPLETION DATE.
4. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTAL OF BID TO DETERMINE CONDITIONS AFFECTING THE WORK. ANY ITEMS WHICH ARE NOT COVERED IN THE BID DOCUMENTS OR ANY PROPOSED SUBSTITUTIONS SHALL BE LISTED SEPARATELY AND QUALIFIED IN THE CONTRACTORS BID. SUBMITTAL OF BID SHALL SERVE AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS AND ANY MODIFICATIONS WHICH ARE REQUIRED TO MEET THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. FAILURE TO VISIT THE SITE DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY IN PERFORMANCE OF WORK.
5. REFER TO RESPONSIBILITY SCHEDULE FOR INFORMATION IN REGARD TO RESPONSIBILITY OF WORK OR ITEMS WHICH MAY AFFECT BID.

SECTION 15002 – GENERAL REQUIREMENTS
1. THIS CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, TOOLS, TRANSPORTATION, INCIDENTALS AND DETAILS NECESSARY TO PROVIDE A COMPLETE MECHANICAL SYSTEM AS SHOWN ON THE DRAWINGS, CALLED FOR IN THE SPECIFICATIONS, AND AS REQUIRED BY JOB CONDITIONS. ALL WORK NOT SPECIFICALLY NOTED AS BEING BY THE LANDLORD OR TENANT SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR. CLOSELY COORDINATE THE ENTIRE INSTALLATION WITH THE LANDLORD AND THE TENANT PROJECT MANAGER, AS REQUIRED.
2. DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED AS SUPPLEMENTING EACH OTHER. WORK SPECIFIED BUT NOT SHOWN ON DRAWINGS, OR SHOWN ON DRAWINGS BUT NOT SPECIFIED, SHALL BE PERFORMED OR FURNISHED AS THOUGH MENTIONED IN BOTH SPECIFICATIONS AND DRAWINGS. IF NOT OTHERWISE DIRECTED, INSTALLATION OF ALL SYSTEMS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. WHERE WORK DESCRIBED IN THE SPECIFICATIONS IS IN CONFLICT WITH THE WORK SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL SUPPLY THE GREATER QUANTITY, QUALITY AND COST VIA THE BID AND CONTACT THE ENGINEER FOR CLARIFICATION ON DIRECTION PRIOR TO INSTALLATION.
3. WHERE THE DRAWINGS OR SPECIFICATIONS CALL FOR ITEMS WHICH EXCEED CODES OR THE LANDLORD'S TENANT CRITERIA, THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE SYSTEM WITH THE MORE STRINGENT REQUIREMENTS AS DESIGNED AND DESCRIBED ON THESE DRAWINGS, UNLESS SPECIFICALLY NOTED OTHERWISE.
4. ALL MECHANICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING, AND REPAIRING. THIS CONTRACTOR IS RESPONSIBLE FOR PROVIDING ACCESS PANELS FOR SUFFICIENT SERVICE ACCESS TO ALL EQUIPMENT.
5. ALL WORK SHALL BE PERFORMED IN A NEAT PROFESSIONAL MANNER USING GOOD ENGINEERING AND CONSTRUCTION PRACTICES.
6. UNLESS SPECIFICALLY NOTED OTHERWISE, MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW, UNDERWRITERS LABORATORIES LISTED AND LABELED AND SIZED IN CONFORMITY WITH REQUIREMENTS OF STATE AND LOCAL CODES, WHICHEVER IS MORE STRINGENT.

SECTION 15003 – CODES
1. ALL WORK SHALL CONFORM TO THE LANDLORDS' CRITERIA, THE STATE'S, COUNTY'S, CITY'S AND LOCAL CODES AND ORDINANCES, SAFETY AND HEALTH CODES, NFPA CODES, ENERGY CODES AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS. THIS CONTRACTOR SHALL INQUIRE INTO AND COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THIS CONTRACTOR SHALL INCLUDE ANY CHANGES REQUIRED BY CODES IN THE BID AND IF THESE CHANGES ARE NOT INCLUDED IN THE BID, THEY MUST BE QUALIFIED AS A SEPARATE LINE ITEM IN THE BID. AFTER CONTRACT IS ISSUED, NO ADDITIONAL COST DUE TO CODE ISSUES SHALL BE REIMBURSED BY TENANT TO THE CONTRACTOR.

SECTION 15004 – LICENSES, PERMITS, INSPECTIONS & FEES
1. THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, INSPECTIONS, AND FEES REQUIRED OR RELATED TO THEIR WORK.
2. FURNISH TO TENANT'S PROJECT MANAGER ALL CERTIFICATES OF INSPECTION AND FINAL INSPECTION APPROVAL AT COMPLETION OF PROJECT.

SECTION 15005 – TRADE NAMES, MANUFACTURERS AND SHOP DRAWINGS
1. WHERE TRADE NAMES AND MANUFACTURERS ARE USED ON THE DRAWINGS OR IN THE SPECIFICATIONS, THE EXACT EQUIPMENT SHALL BE USED AS A MINIMUM FOR THE BASE BID. MANUFACTURERS CONSIDERED AS AN EQUAL OR BETTER IN ALL ASPECTS TO THAT SPECIFIED WILL BE SUBJECT TO APPROVAL IN WRITING BY TENANT'S PROJECT MANAGER THROUGH PRIOR SHOP DRAWING SUBMITTAL PROCESS, FOR ACCEPTANCE. THE USE OF ANY UNAUTHORIZED EQUIPMENT SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
2. MECHANICAL CONTRACTOR SHALL SUBMIT ONLY SUBSTITUTION REQUESTS TO TENANT'S PROJECT MANAGER FOR APPROVAL. SUBMISSIONS SHALL BE MADE EARLY ENOUGH IN PROJECT TO ALLOW FOUR (4) WORKING DAYS FOR TENANT'S PROJECT MANAGER'S REVIEW WITHOUT CAUSING DELAYS OR CONFLICTS TO THE JOB'S PROGRESS. SUBMITTALS SHALL BEAR THE STAMP OF GENERAL CONTRACTOR AND THE SUB–CONTRACTOR SHOWING THAT THEY HAVE REVIEWED AND CONFIRMED THAT THE SUBMITTALS ARE IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS OR INDICATE WHERE EXCEPTIONS HAVE BEEN TAKEN.

SECTION 15006 – GUARANTEE
1. THIS CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORK PROVIDED UNDER THEIR CONTRACT AND SHALL MAKE GOOD, REPAIR OR REPLACE AT THEIR OWN EXPENSE, ANY DEFECTIVE WORK, MATERIAL, OR EQUIPMENT WHICH MAY BE DISCOVERED WITHIN A PERIOD OF 12 MONTHS FROM THE DATE OF ACCEPTANCE (IN WRITING) OF THE INSTALLATION BY TENANT'S PROJECT MANAGER. EXTENDED WARRANTIES ARE AS SPECIFIED WITH INDIVIDUAL EQUIPMENT.

SECTION 15007 – RECORD DRAWINGS
A. THIS CONTRACTOR SHALL MAINTAIN ONE COPY OF DRAWINGS ON THE JOB SITE TO RECORD DEVIATIONS FROM CONTRACT DRAWINGS, SUCH AS:
1. LOCATION OF CONCEALED PIPING VALVES AND DUCTS.
2. REVISIONS, ADDENDUMS, AND CHANGE ORDERS.
3. SIGNIFICANT DEVIATIONS MADE NECESSARY BY FIELD CONDITIONS, APPROVED EQUIPMENT SUBSTITUTIONS, AND CONTRACTOR'S COORDINATION WITH OTHER TRADES.

B. AT COMPLETION OF THE PROJECT AND BEFORE FINAL APPROVAL, THE CONTRACTOR SHALL MAKE ANY FINAL CORRECTIONS TO DRAWINGS AND CERTIFY THE ACCURACY OF EACH PRINT BY SIGNATURE THEREON. ONE COPY OF THE MOST RECENT SET OF DRAWINGS WITH TEMPERATURE CONTROL DRAWINGS INCLUDED SHALL BE DELIVERED TO TENANT'S PROJECT MANAGER.

SECTION 15008 – DISCREPANCIES IN DOCUMENTS
1. DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED AS SUPPLEMENTING EACH OTHER. WORK SPECIFIED BUT NOT SHOWN ON DRAWINGS, OR SHOWN ON DRAWINGS BUT NOT SPECIFIED, SHALL BE PERFORMED OR FURNISHED AS THOUGH MENTIONED IN BOTH SPECIFICATIONS AND DRAWINGS. IF NOT OTHERWISE DIRECTED, INSTALLATION OF ALL SYSTEMS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. WHERE WORK DESCRIBED IN THE SPECIFICATIONS IS IN CONFLICT WITH THE WORK SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL SUPPLY THE GREATER QUANTITY, QUALITY AND COST VIA THE BID AND CONTACT THE ENGINEER FOR CLARIFICATION ON DIRECTION PRIOR TO INSTALLATION.

SECTION 15009 DEMOLITION
1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE DEMOLITION OF EXISTING WORK AND THE DEMOLITION PROVIDED BY THE GENERAL CONTRACTOR. COORDINATE WITH THE GENERAL CONTRACTOR ANY EXISTING EQUIPMENT REQUIRED TO BE LEFT INTACT.
2. EACH CONTRACTOR SHALL VERIFY SCOPE OF WORK WITH THE GENERAL CONTRACTOR FOR THE REMOVAL OF ALL EXISTING FIRE PROTECTION, PLUMBING FIXTURES, PIPING, HVAC UNITS, REFRIGERANT RECAPTURE, EXHAUST FANS, ETC. AND ASSOCIATED ROOF CURBS NOT BEING REUSED ON THIS PROJECT, UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR MUST VERIFY WITH THE LANDLORD ALL PRESUMED ABANDONED EQUIPMENT, PIPES, DUCTWORK, AND EQUIPMENT PRIOR TO REMOVAL. ROOF CURBS SHALL BE REMOVED AND THE ROOF PATCHED. ALL EXTRANEOUS ITEMS IN THE SPACE OR ON THE ROOF NOT APPLICABLE TO THE NEW WORK MUST BE REMOVED AND ROOF/WALL/FLOOR PATCHED/REPAIRED TO MATCH EXISTING STRUCTURE. EXISTING ABANDONED PIPES, DUCTS, OR EQUIPMENT IN THE FLOOR, EMBEDDED IN CONCRETE, OR OTHERWISE INACCESSIBLE ARE TO BE CUT OFF AND SEALED BELOW OR WITHIN FLOOR OR WALL LEVEL WHEN THEY ARE NOT TO BE REUSED IN THIS PROJECT. IF REQUIRED BY LANDLORD OR CODES, ABANDONED PIPING AND/OR DUCTWORK MUST BE REMOVED TO POINT OF ORIGIN. CONFIRM THE EXTENT OF DEMOLITION WITH THE GENERAL CONTRACTOR AND TENANT PRIOR TO BID AND INCLUDE IN BID PROPOSAL AS DIRECTED BY THE GENERAL CONTRACTOR AND TENANT.

SECTION 15010 – CUTTING AND PATCHING
1. THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING AS REQUIRED FOR THE INSTALLATION OF THE WORK UNDER THIS SPECIFICATION. NO CUTTING OF THE STRUCTURE SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE LANDLORD AND ARCHITECT OR ENGINEER.
2. PATCHING SHALL BE OF THE SAME WORKMANSHIP, MATERIAL AND FINISH AND SHALL MATCH ACCURATELY ALL SURROUNDING CONSTRUCTION IN A MANNER SATISFACTORY TO THE ARCHITECT AND TENANT'S PROJECT MANAGER.
3. EXISTING UTILITIES, ETC. THAT ARE DAMAGED DURING THE CONSTRUCTION PERIOD, WHETHER OR NOT DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AND LEFT IN A CONDITION SUITABLE TO THE LANDLORD AND TENANT'S PROJECT MANAGER.

SECTION 15011 – SLEEVES
1. THIS CONTRACTOR SHALL PROVIDE SLEEVES TO PROTECT EQUIPMENT OR FACILITIES IN THE INSTALLATION. EACH SLEEVE SHALL EXTEND THROUGH IT'S RESPECTIVE FLOOR, WALL OR PARTITION AND SHALL BE CUT FLUSH WITH EACH SURFACE EXCEPT SLEEVES THAT PENETRATE THE FLOOR, WHICH SHALL EXTEND 2" ABOVE THE FLOOR. CONTRACTOR MUST COORDINATE THROUGH THE LANDLORD ANY CORE DRILLING OR CUTTING OF OPENINGS IN MASONRY FLOORS OR WALLS.
2. ALL SLEEVES AND OPENINGS THROUGH FIRE RATED WALLS AND/OR FLOORS SHALL BE FIRE SEALED WITH CALCIUM SILICATE, SILICONE "RTV" FOAM, "3M" FIRE RATED SEALANTS OR EQUAL, SO AS TO RETAIN THEIR FIRE RATING.
3. SLEEVES IN BEARING AND MASONRY WALLS, FLOORS, AND PARTITIONS SHALL BE STANDARD WEIGHT STEEL PIPE FINISHED WITH SMOOTH EDGES. FOR OTHER THAN MASONRY PARTITIONS, THROUGH SUSPENDED CEILINGS, OR FOR CONCEALED VERTICAL PIPING, SLEEVES SHALL BE NO. 22 U.S.G. GALVANIZED STEEL MINIMUM.

SECTION 15012 – HANGERS
1. HANGERS SHALL INCLUDE ALL MISCELLANEOUS STEEL SUCH AS ANGLE IRON, BANDS, C–CLAMPS WITH RETAINING CLIPS, CHANNELS, HANGER RODS, ETC., NECESSARY FOR THE INSTALLATION OF WORK.
2. HANGERS SHALL BE FASTENED TO BUILDING STEEL, CONCRETE, OR MASONRY, BUT NOT TO PIPING. HANGING FROM METAL DECK IS NOT PERMITTED. HANGERS MUST BE ATTACHED TO UPPER CHORD OF BAR JOIST. WHERE INTERFERENCES OCCUR, AND IN ORDER TO SUPPORT DUCTWORK OR PIPING, THE CONTRACTOR MUST INSTALL TRAPEZE TYPE HANGERS OR SUPPORTS WHICH SHALL BE LOCATED WHERE THEY DO NOT INTERFERE WITH ACCESS TO FIRE DAMPERS, VALVES, AND OTHER EQUIPMENT. HANGER TYPES AND INSTALLATION METHODS ARE ALSO SUBJECT TO LANDLORD CRITERIA.
3. HANGERS FOR ALL INSULATED PIPING SHALL BE SIZED AND INSTALLED FOR THE OUTER DIAMETER OF INSULATION. INSTALL 6" LONG SPLIT CIRCLE GALVANIZED SADDLE BETWEEN THE HANGER AND THE PIPE INSULATION.
4. HANGERS AND PIPING OF DISSIMILAR METALS SHALL BE DI–ELECTRICALLY SEPARATED.

DIVISION 15500 – HEATING, VENTILATING, AIR CONDITIONING

SECTION 15501 – SUMMARY OF WORK 1

A. THIS CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC. NECESSARY FOR, REASONABLY IMPLIED AND INCIDENTAL TO, THE FURNISHING, INSTALLATION, COMPLETION AND TESTING OF ALL THE WORK FOR THE HVAC SYSTEMS AS CALLED FOR IN THE SPECIFICATIONS, SHOWN ON DRAWINGS AND AS REQUIRED BY JOB CONDITIONS, TO INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
1. (1) EXISTING 12.5 TON HEAT PUMP/ELEC. COOLING ROOFTOP UNIT WITH ALL ASSOCIATED CONTROLS AND COMPONENTS TO BE REUSED, (3) NEW GENERAL EXHAUST FANS, NEW SUPPLY, RETURN AND EXHAUST DUCTWORK WITH ALL CONTROLS AND ACCESSORIES SPECIFIED.
2. THE AIR DEVICES AS NOTED ON THE PLANS SHALL BE PURCHASED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING, RECEIVING, VERIFYING QUANTITIES AND INSPECTING FOR DAMAGE AND FILING OF ANY CLAIM FORMS. REFER TO RESPONSIBILITY SCHEDULE AND AIR DEVICE SCHEDULE ON PLANS.
3. ALL MATERIALS SHALL BE NEW AND SHALL FIT THE SPACE AVAILABLE. VERIFY ALL DIMENSIONS AT THE SITE.
4. ALL VALVES, DAMPERS, ETC. SHALL BE SO LOCATED AND INSTALLED TO PERMIT ACCESS FOR SERVICE WITHOUT DAMAGE TO BUILDING OR FINISHED MATERIALS.

5. SEQUENCE OF CONTROL (ROOF TOP UNIT)
1. OCCUPIED HOURS.
A. UNIT OUTDOOR AIR DAMPER SHALL OPEN TO ITS MINIMUM POSITION AND UNIT SUPPLY FAN SHALL OPERATE CONTINUOUSLY.
B. UNIT COMPRESSOR(S) SHALL CYCLE SHALL STAGE TO MAINTAIN SPACE SETPOINT.
C UNIT ECONOMIZER CYCLE SHALL BE INITIATED UPON A SIGNAL FROM OUT DOOR AIR SENSORS. OUTDOOR AIR DAMPER, RETURN AIR DAMPER, AND UNIT COMPRESSOR(S) SHALL CYCLE TO MAINTAIN SPACE SETPOINT.
2. UNOCCUPIED HOURS.
A. UNIT OUTDOOR AIR DAMPER SHALL REMAIN CLOSED AND UNIT SUPPLY FAN SHALL CYCLE ON A SIGNAL FROM SPACE SENSOR.
B. UNIT COMPRESSOR(S) SHALL CYCLE SHALL STAGE WITH UNIT SUPPLY FAN TO MAINTAIN SPACE SETPOINT.

SECTION 15502 – MATERIALS
A. REFER TO PLANS FOR SCHEDULES OF EQUIPMENT. ALL EQUIPMENT SHALL BE COMPLETE IN EVERY RESPECT WITH ALL DEVICES, APPURTENANCES, AND ACCESSORIES PROVIDED TO MEET THE DESIGN INTENT AND OPERATION OF THE SYSTEMS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL AIR CONDITIONING EQUIPMENT MUST BE TRAPPED IN ACCORDANCE WITH MANUFACTURERS DATA.

B. METAL DUCTWORK – NO FIBERGLASS DUCT ALLOWED
1. EXCEPT AS OTHERWISE INDICATED, FABRICATE AND INSTALL RECTANGULAR AND ROUND DUCTWORK WITH GALVANIZED STEEL, IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS" OF THE LATEST EDITION.
2. INSTALL TURNING VANES IN ALL RIGHT ANGLE ELBOWS IN ALL DUCTS.
3. INSTALL RIGID ROUND AND RECTANGULAR METAL DUCT WITH SUPPORT SYSTEMS INDICATED IN SMACNA STANDARDS. PROVIDE SWAY AND SEISMIC BRACING AS REQUIRED BY STATE AND LOCAL CODES OR BY LANDLORD.
4. ALL JOINTS AND SEAMS SHALL BE SEALED WITH UNITED MCGILL DUCT SEALER OR EQUAL.
4.A. ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS, AND CONNECTIONS IN DUCTWORK MUST BE SECURELY SEALED USING WELDMENTS; MECHANICAL FASTENERS WITH SEALS, GASKETS, OR MASTICS; MESH AND MASTIC SEALING SYSTEMS; OR TAPES. TAPES AND MASTICS MUST BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A OR UL 181B. ALL LONGITUDINAL AND TRANSVERSE JOINTS, SEAMS AND CONNECTIONS OF SUPPLY AND RETURN DUCTS OPERATING AT STATIC PRESSURES LESS THAN OR EQUAL TO 2" W.G. SHALL BE SECURELY FASTENED AND SEALED WITH WELDS GASKETS, MASTICS (ADHESIVES), MASTIC–PLUS–EMBEDDED FABRIC SYSTEMS OR TAPES INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4.B. MECHANICAL FASTENERS AND SEALS, MASTICS, OR GASKETS MUST BE USED WHEN CONNECTING DUCTS TO FANS AND OTHER AIR DISTRIBUTION EQUIPMENT.
5. ALL DUCTWORK SHALL BE INSTALLED WITH INSIDE CLEAR DIMENSIONS AS NOTED ON DRAWINGS. WHERE DUCTWORK SIZE IN LARGER THAN CONNECTED DEVICE SMOOTH DUCT TRANSITIONS SHALL BE INSTALLED JUST PRIOR TO DEVICE CONNECTION.

C. MEDIUM PRESSURE DUCT
1. WHERE DUCTWORK IS SPECIFICALLY NOTED AS MEDIUM PRESSURE, IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SMACNA STANDARDS FOR A PRESSURE RATING OF 4 INCHES WATER COLUMN MINIMUM OR LARGER AS REQUIRED BY LANDLORD.
2. ALL GAUGES AND REINFORCEMENT MUST MEET WITH THE LATEST EDITION OF SMACNA STANDARDS FOR MEDIUM PRESSURE DUCT AND WITH THE LANDLORD'S CRITERIA.
3. CONNECTIONS TO THE LANDLORD'S MEDIUM PRESSURE DUCTWORK SHALL BE MADE WITH "LO–LOSS" SADDLE TEE TAPS BY UNITED MCGILL CORP., OR AS OTHERWISE REQUIRED BY THE LANDLORD.
4. ALL OTHER ITEMS FROM METAL DUCTWORK SPECIFICATION SECTION APPLY TO THIS SECTION, WITH THE EXCEPTION THAT ALL MEDIUM PRESSURE DUCTWORK MUST BE WRAPPED INSULATION, NOT LINED.

D. FLEXIBLE COLLARS AT EQUIPMENT SHALL BE PROVIDED IN ALL CONNECTIONS BETWEEN VIBRATING EQUIPMENT AND DUCTS OR CASINGS. FLEXIBLE CONNECTIONS SHALL CONSTRUCTED OF NEOPRENE–COATED FLAMEPROOF FABRIC. PROVIDE ADEQUATE JOINT FLEXIBILITY TO ALLOW FOR MOVEMENT AND PREVENT THE TRANSMISSION OF VIBRATION.

E. FLEXIBLE AIR DUCT AT AIR DEVICES SHALL BE MIN. R–5 INSULATED CLASS 1 AND RATED FOR THE OPERATING PRESSURE OF THE SYSTEM. DUCT CONSTRUCTION MATERIAL MUST ADHERE TO LOCAL CODES AND LANDLORD'S REQUIREMENTS.

F. PROVIDE MANUAL LOCKING QUADRANT VOLUME CONTROL DAMPERS WITH HANDLE OPERATORS IN EACH BRANCH DUCT AND AS SHOWN ON PLANS TO FACILITATE AIR BALANCING. ALL RECTANGULAR DAMPERS IN OUTSIDE AIR, RELIEF AIR, OR RETURN AIR DUCTS ARE TO BE OF OPPOSED BLADE TYPE.

G. PROVIDE PRIMARY FIRE DAMPERS WHERE INDICATED OR REQUIRED BY CODES. FIRE DAMPERS SHALL BE UL LABELED. FIRE DAMPERS SHALL HAVE THE BLADES OUT OF THE AIRSTREAM AND A 165 F FUSIBLE LINK, TYPE B, AS MINIMUM.

H. DUCTWORK INSULATION
1. INSTALL INSULATION PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, AND IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES. INSULATION MUST COMPLY WITH NFPA 90A.
2. DUCT SIZES SHOWN ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS.
3. ALL JOINTS MUST BE TAPED SO THAT NO INSULATION FIBER IS VISIBLE. EXTEND DUCTWORK INSULATION WITHOUT INTERRUPTION THROUGH WALLS, FLOORS, AND SIMILAR PENETRATIONS.
4. ALL SUPPLY AIR DUCTWORK IN UNCONDITIONED/INDIRECTLY CONDITIONED SPACE (INCLUDING CONCEALED DIFFUSER BACKS) SHALL BE EXTERNALLY INSULATED WITH 1 1/2" THICK, 1–1/2 LB. DENSITY (R=4.8) DUCT WRAP WITH VAPOR BARRIER. VAPOR BARRIER IS TO BE MAINTAINED THROUGHOUT DUCT SYSTEM.
5. ALL SUPPLY AIR DUCTWORK IN DIRECTLY CONDITIONED SPACE: NONE REQUIRED.
6. RETURN DUCTS (WITHIN 3' OF FIRST CHANGE IN DUCT DIRECTION) : FLEXIBLE GLASS FIBER DUCT LINER: 1/2 INCH THICK
7. ALL ROUND, MEDIUM PRESSURE AND OUTSIDE AIR DUCTWORK SHALL BE EXTERNALLY INSULATED WITH A MINIMUM OF 2" THICK, 1 LB. DENSITY (R=6.0) DUCT WRAP WITH VAPOR BARRIER. VAPOR BARRIER IS TO BE MAINTAINED THROUGHOUT DUCT SYSTEM.

I. TESTING, ADJUSTING, AND BALANCING
1. CONTRACTOR SHALL BALANCE, ADJUST & TEST EQUIPMENT TO PROVIDE DESIGN AIR QUANTITIES AND ASSURE PROPER OPERATION OF SYSTEMS. CONTRACTOR SHALL SUBMIT COPIES OF BALANCE/TEST REPORT TO OWNER FOR REVIEW PRIOR TO COMPLETION OF PROJECT. IF A CERTIFIED TEST AND BALANCE REPORT IS REQUIRED BY LANDLORD, CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS WITH LANDLORD AND LOCAL AUTHORITY HAVING JURISDICTION, CONTRACT DIRECTLY WITH AN APPROVED TESTING AND BALANCING AGENCY, AND PROVIDE COMPLETE REPORT TO OWNER AND LANDLORD.
2. IF REQUIRED BY THE LANDLORD OR THE LOCAL AUTHORITY HAVING JURISDICTION THE BALANCE REPORT SHALL BE ON THE AABC NATIONAL STANDARD REPORT FORMS OR THE NEBB CERTIFIED REPORT FORMS AS PUBLISHED IN THEIR MOST CURRENT EDITIONS AND SHALL INCLUDE AS A MINIMUM THE FOLLOWING INFORMATION:
2.A. AABC OR NEBB CERTIFICATION NUMBER AND SIGNATURE OF BALANCING CONTRACTOR.
2.B. COPY OF A CERTIFICATE OF CONFORMANCE WITH NATIONAL STANDARDS FOR THIS PROJECT.
2.C. INSTRUMENTATION LIST WITH LAST CALIBRATION DATES.
2.D. MAKE AND MODEL NUMBERS OF ALL HVAC EQUIPMENT TESTED. AIR CFM AND STATIC PRESSURE READINGS (DISCHARGE AND SUCTION) AS MEASURED BY PITOT TUBE DUCT TRAVERSE AT THE UNIT.
2.E. MOTOR NAMEPLATE DATA WITH ACTUAL FIELD VOLTAGE AND AMPERAGE READINGS FOR EACH LEG.
2.F. MOTOR AND FAN RPMS, SHEAVE SIZES AND BELT SIZES.
2.G. OUTSIDE, RETURN, MIXED AND SUPPLY AIR TEMPERATURES AND VOLUMES SHALL BE MEASURED AT FULL COOLING WITH MINIMUM OUTSIDE AIR. RETURN/RELIEF/SMOKE EVACUATION AIRFLOW SHALL BE BALANCED AND MEASUREMENTS RECORDED BY PITOT DUCT TRAVERSE AT FULL ECONOMIZER AND POWER EXHAUST.
2.H. MAKE AND MODEL NUMBERS OF ALL AIR DISTRIBUTION EQUIPMENT.
2.I. FINAL BALANCED AIR VOLUMES AT ALL OUTLETS (INCLUDING RETURNS WHERE DUCTED).
2.J. INDEXED PLAN WITH DIFFUSER AND RETURN LOCATIONS. ALSO INDICATE IF DIFFUSER IS 3–WAY OR 2–WAY.
2.K. FINAL BALANCED GPM AT ALL UNITS FOR CHILLED/HOT/CONDENSER WATER WHEN APPLICABLE.
2.L. CHILLED/HOT/CONDENSER ENTERING AND LEAVING WATER TEMPERATURES WHEN APPLICABLE.
2.M. PRESSURE DROP THROUGH COILS AND CONTROL VALVES WHEN APPLICABLE.
3. IF REQUIRED BY THE LANDLORD OR THE LOCAL AUTHORITY HAVING JURISDICTION THE GENERAL CONTRACTOR SHALL ARRANGE FOR THE TEST AND BALANCE A MINIMUM OF TWO WEEKS PRIOR TO THE REQUIRED DATE AFTER RETURNING TABC'S "START UP CHECK LIST". ALL WORK SHALL BE COMPLETED PRIOR TO SCHEDULING AIR BALANCE. IN ADDITION, THE BALANCE CONTRACTOR WILL INSPECT AND PREPARE A FINAL PUNCH LIST. THE HVAC CONTRACTOR SHALL REPAIR OR REPLACE ANY DEFECTIVE MATERIALS, EQUIPMENT OR WORKMANSHIP PRIOR TO TENANT'S FINAL WALK THRU AND BEFORE FINAL PAYMENT WILL BE MADE.
4. FOUR COPIES OF THE BALANCE REPORT SHALL BE SUBMITTED TO TENANT AND FOUR COPIES TO THE LANDLORD FOR APPROVAL.
5. OPERATION AND MAINTENANCE DOCUMENTATION MUST BE PROVIDED TO THE OWNER THAT INCLUDES AT LEAST THE FOLLOWING INFORMATION:
5.A. EQUIPMENT CAPACITY (INPUT AND OUTPUT) AND REQUIRED MAINTENANCE ACTIONS.
5.B. EQUIPMENT OPERATION AND MAINTENANCE MANUALS.
5.C. HVAC SYSTEM CONTROL MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCE DESCRIPTIONS; DESIRED OR FIELD–DETERMINED SET POINTS MUST BE PERMANENTLY RECORDED ON CONTROL DRAWINGS, AT CONTROL DEVICES, OR, FOR DIGITAL CONTROL SYSTEMS, IN PROGRAMMING COMMENTS.
5.D. COMPLETE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE. ALL PIPING SHALL WITHSTAND AIR PRESSURE TESTING PER GOVERNING PLUMBING CODE.

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PROJECT LOCATION
PURE BARRE
INTERIOR TENANT IMPROVEMENT
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SHEET TITLE
MECHANICAL SPECIFICATIONS

STAMP
STATE OF MISSOURI
GREGORY M. STEINMETZ
NUMBER PE-2004020551
PROFESSIONAL ENGINEER
OFFICIAL DOCUMENT STAMPED WITH A DIGITAL CERTIFICATE
DN: C=US, E=gsteinmetz@dunhamerg.com, O=DUNHAM ENGINEERING, OU=Engineering, CN=Gregory M Steinmetz, O=DUNHAM ACES Unaffiliated Individual, C=US
Date: 2020.04.13 10:00:08-05'00'
4/13/20

REVISIONS
1 4/13/2020 OWNER CHANGES
2
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DATE
2020.04.10
PROJECT NUMBER
A2275

SHEET NUMBER
M2.0

PERMIT SET : 2020_04_10

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Air System Sizing Summary for Pure Barre - Lees Summit, MO

Project Name: 0420758-073 — 04/10/2020
Prepared by: Dunham Associates, Inc. — 02:37PM

Air System Information

Air System Name	Pure Barre - Lees Summit, MO	Number of zones	1
Equipment Class	PKG ROOF	Floor Area	1570.0 ft²
Air System Type	SZCAV	Location	Kansas City, Missouri

Sizing Calculation Information

Calculation Months	Jan to Dec	Zone CFM Sizing	Sum of space airflow rates
Sizing Data	Calculated	Space CFM Sizing	Individual peak space loads

Central Cooling Coil Sizing Data

Total coil load	10.3	Tons	Load occurs at	Jul 1700	
Total coil load	123.4	MBH	OA DB / WB	94.1 / 74.5	°F
Sensible coil load	94.3	MBH	Entering DB / WB	80.2 / 67.4	°F
Coil CFM at Jul 1700	4350	CFM	Leaving DB / WB	59.4 / 58.2	°F
Max block CFM	4350	CFM	Coil ADP	57.1	°F
Sum of peak zone CFM	4350	CFM	Bypass Factor	0.100	
Sensible heat ratio	0.765		Resulting RH	55	%
CFM/Ton	423.2		Design supply temp	58.3	°F
ft²/Ton	152.7		Zone T-stat Check	0 of 1	OK
BTU/(hr·ft²)	78.6		Max zone temperature deviation	0.3	°F
Water flow @ 10.0 °F rise	N/A				

Central Heating Coil Sizing Data

Max coil load	113.0	MBH	Load occurs at	Des Htg	
Coil CFM at Des Htg	4350	CFM	BTU/(hr·ft²)	72.0	
Max coil CFM	4350	CFM	Ent. DB / Lvg DB	55.1 / 80.0	°F
Water flow @ 20.0 °F drop	N/A				

Supply Fan Sizing Data

Actual max CFM	4350	CFM	Fan motor BHP	0.89	BHP
Standard CFM	4191	CFM	Fan motor kW	0.71	kW
Actual max CFM/ft²	2.77	CFM/ft²	Fan static	0.75	in wg

Outdoor Ventilation Air Data

Design airflow CFM	870	CFM	CFM/person	29.00	CFM/person
CFM/ft²	0.55	CFM/ft²			

Air System Design Load Summary for Pure Barre - Lees Summit, MO

Project Name: 0420758-073 — 04/10/2020
Prepared by: Dunham Associates, Inc. — 02:37PM

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jul 1700			HEATING DATA AT DES HTG		
	COOLING OA DB / WB 94.1 °F / 74.5 °F			HEATING OA DB / WB -1.0 °F / -2.5 °F		
ZONE LOADS	Details	Sensible (BTU/hr)	Latent (BTU/hr)	Details	Sensible (BTU/hr)	Latent (BTU/hr)
Window & Skylight Solar Loads	980 ft²	41320	-	980 ft²	-	-
Wall Transmission	673 ft²	1300	-	673 ft²	4172	-
Roof Transmission	1570 ft²	4095	-	1570 ft²	5542	-
Window Transmission	980 ft²	8216	-	980 ft²	34790	-
Skylight Transmission	0 ft²	0	-	0 ft²	0	-
Door Loads	0 ft²	0	-	0 ft²	0	-
Floor Transmission	1390 ft²	0	-	1390 ft²	2180	-
Partitions	0 ft²	0	-	0 ft²	0	-
Ceiling	0 ft²	0	-	0 ft²	0	-
Overhead Lighting	1460 W	4381	-	0	0	-
Task Lighting	0 W	0	-	0	0	-
Electric Equipment	0 W	0	-	0	0	-
People	30	7304	14650	0	0	0
Infiltration	-	1791	1348	-	6650	0
Miscellaneous	-	7000	0	-	0	0
Safety Factor	0% / 0%	0	0	0%	0	0
>> Total Zone Loads	-	75417	15998	-	53333	0
Zone Conditioning	-	76177	15998	-	51916	0
Plenum Wall Load	0%	0	-	0	0	-
Plenum Roof Load	0%	0	-	0	0	-
Plenum Lighting Load	0%	0	-	0	0	-
Return Fan Load	4350 CFM	0	-	4350 CFM	0	-
Ventilation Load	870 CFM	15715	13034	870 CFM	63476	0
Supply Fan Load	4350 CFM	2419	-	4350 CFM	-2419	-
Space Fan Coil Fans	-	0	-	-	0	-
Duct Heat Gain / Loss	0%	0	-	0%	0	-
>> Total System Loads	-	94311	29032	-	112973	0
Central Cooling Coil	-	94310	29042	-	0	0
Central Heating Coil	-	0	-	-	112973	-
>> Total Conditioning	-	94310	29042	-	112973	0
Key:	Positive values are clg loads Negative values are htg loads			Positive values are htg loads Negative values are clg loads		

MECHANICAL SYMBOLS LEGEND

- SUPPLY AIR
- RETURN AIR
- EXHAUST AIR
- STANDARD BRANCH, NO SPLITTER – SUPPLY FLOW TO RIGHT – RETURN/EXHAUST FLOW TO LEFT
- BELLMOUTH WITH BALANCING DAMPER
- FLEXIBLE DUCT
- TURNING VANES
- MANUAL VOLUME DAMPER
- BDD — BACKDRAFT DAMPER
- MD — MOTORIZED DAMPER
- FD — FIRE DAMPER & ACCESS PANEL
- SUPPLY DUCT UP, POSITIVE PRESSURE
- RETURN DUCT UP, NEGATIVE PRESSURE
- EXHAUST DUCT UP, NEGATIVE PRESSURE
- SUPPLY DUCT DOWN, POSITIVE PRESSURE
- RETURN DUCT DOWN, NEGATIVE PRESSURE
- EXHAUST DUCT DOWN, NEGATIVE PRESSURE
- FLEXIBLE DUCTWORK CONNECTION TO UNIT
- X–10 / 375 — SUPPLY DIFFUSER/REGISTER BLANKOFF INDICATED SHADED
- X–10 / 375 — SUPPLY DIFFUSER — TYPE – NECK SIZE / DIFFUSER AIRFLOW (CFM)
- X–10 / 200 — RETURN GRILLE/REGISTER — TYPE – NECK SIZE / RETURN AIRFLOW (CFM)
- X–8 / 150 — EXHAUST GRILLE/REGISTER — TYPE – NECK SIZE / EXHAUST AIRFLOW (CFM)
- CONCENTRIC DUCT TRANSITION
- ECCENTRIC DUCT TRANSITION
- SD — SMOKE DETECTOR
- T — THERMOSTAT
- C — CO2 SENSOR
- S — TEMPERATURE SENSOR
- POINT OF CONNECTION, NEW TO EXISTING
- POINT OF DISCONNECTION
- EXISTING DUCT TO REMAIN
- EXISTING DUCT TO BE REMOVED

OUTSIDE AIR CALCULATION

O.A. CALCULATION BASED ON THE 2015 INTERNATIONAL MECHANICAL CODE

PURE BARRE STUDIO:HEALTH CLUB/AEROBICS ROOM
OCC.= 25 P SQUARE FOOTAGE: 790 SF
VENTILATION CALCULATED AT 500 (20 cfm/p) + 47 (.06 cfm/sqft)
VENTILATION: 547 CFM

SALES/COMMUNITY AREA: LOBBY
OCC.= 15p/1000 sqft= 9 P SQUARE FOOTAGE: 600 SF
VENTILATION CALCULATED AT 68 (7.5 cfm/p) + 72 (.12 cfm/sqft)
VENTILATION: 140 CFM

UTILITY: STORAGE
OCC.= N/A 0 P SQUARE FOOTAGE: 55 SF
VENTILATION CALCULATED AT 7 (.12 cfm/sqft)
VENTILATION: 7 CFM

TOTAL VENTILATION REQUIRED	694 CFM
0.8 VENTILATION EFFECTIVENESS	868 CFM
TOTAL VENTILATION SUPPLIED	870 CFM

DIFFUSER, GRILLE & REGISTER SCHEDULE

EQUIP. TAG	SERVICE	MOUNTING TYPE	DESCRIPTION	ACCESSORIES	FINISH	MANUF.	MODEL NO.
A	SUPPLY	LAY–IN	24"X24"	OBD	SEE NOTE	TITUS	TMS
B	SUPPLY	LAY–IN	12"X12"	OBD	SEE NOTE	TITUS	TMS
C	SUPPLY	DUCT MTD.	14" DIA.	OBD	SEE NOTE	TITUS	TMR
D	RETURN	LAY–IN	24"X24"	---	SEE NOTE	TITUS	50F
E	RETURN	SURFACE	36"X18"	---	SEE NOTE	TITUS	350RL

NOTE: ALL GRILLES, REGISTERS & DIFFUSERS MUST BE PAINTED TO MATCH CEILING TILE COLOR. VERIFY EXACT COLOR WITH ARCHITECT.

EXHAUST FAN

TAG	QTY	MANUFACTURER	MODEL NO.	TYPE	CFM	S.P.	WATTS	VOLTAGE	ACCESSORIES	NOTES
EF–1	1	GREENHECK	SP–SP110	CEILING	100	0.2"	80	SEE ELEC	BACKDRAFT DAMPER	1
EF–2	1	GREENHECK	SP–SP110	CEILING	100	0.2"	80	SEE ELEC	BACKDRAFT DAMPER	1
EF–3	1	GREENHECK	SP–SP110	CEILING	100	0.2"	80	SEE ELEC	BACKDRAFT DAMPER	2

NOTE:
1. TOILET EXHAUST FANS SHALL BE INTERLOCKED WITH TOILET ROOM LIGHT SWITCH.
2. UTILITY EXHAUST FAN SHALL BE INTERLOCKED WITH UTILITY ROOM LIGHT SWITCH.

EXISTING ROOFTOP UNIT SCHEDULE (HEAT PUMP)

MARK	MFG/ MODEL	DISCHARGE	TONS	ESP	CFM	OUTSIDE AIR CFM	ENTERING AIR CONDITIONS	GROSS COOLING CAPACITY (MBH) TOTAL	SENSIBLE	EER	HEATING CAPACITY COP	OUTPUT	AUXILIARY HEAT KW	ELECTRICAL VOLT/PH/HZ	ACCESSORIES	UNIT WEIGHT (LBS)
RTU–1	LENNOX TCA150SN	EXISTING	12.5	EX.	4350	870	80.2F DB 67.4F WB @ 96F AMBIENT	EXISTING	EXISTING	EXIST.	EXIST.	EXIST.	EXISTING	SEE ELEC.	EXISTING	EXISTING

NOTE:
1. THE MECHANICAL CONTRACTOR SHALL PERFORM SERVICE AND REPAIR OF THE EXISTING ROOF TOP UNIT AND ITS ACCESSORIES AS FOLLOWS, BUT ARE NOT LIMITED TO: CLEAN ALL COILS, REPLACE THE FILTERS AND BELTS, INSPECT, REPAIR OR REPLACE DRIVES, FAN BEARINGS, MOTORS, CONTROL COMPONENTS, VALVES AND ANY OTHER ITEM NECESSARY FOR A COMPLETE AND PROPER OPERATING SYSTEM. THIS CONTRACTOR SHALL ALSO VISIT THE SITE PRIOR TO BIDDING AND VERIFY ALL EXISTING SITE CONDITIONS.
2. ALL WORK, EQUIPMENT, AND ACCESSORIES TO BRING EXISTING SYSTEM TO GOOD WORKING CONDITION SHALL BE COVERED UNDER CONTRACTOR'S ORIGINAL BID AND AT NO ADDITIONAL EXPENSE. CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO BID.

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PROJECT LOCATION
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LEE'S SUMMIT, MO 64086

SHEET TITLE
MECHANICAL SCHEDULES

STAMP
STATE OF MISSOURI — GREGORY M. STEINMETZ — NUMBER PE-2004020398 — PROFESSIONAL ENGINEER
CN=Gregory M Steinmetz, O=Dunham Associates, C=US, 2.5.4.65=0B1A2E0000000000000000, 1.3.6.1.4.1.311.60.2.1.3=US, 2.5.4.42=Gregory M, 2.5.4.4=Steinmetz, 2.5.4.5=5A2E1, 2.5.4.15=Private Organization, 1.3.6.1.4.1.311.60.2.1.2=Missouri, 2.5.4.97=MOLLC-19990102-0001681, 2.5.4.11=Engineering, 2.16.840.1.113730.3.1.13=Professional Engineer, 2.16.840.1.113730.3.1.12=PE-2004020398, 2.16.840.1.113730.3.1.11=Dunham Associates, Inc., 2.16.840.1.113730.3.1.10=Mechanical, 2.16.840.1.113730.3.1.9=Missouri, 2.16.840.1.113730.3.1.8=Lee's Summit, 2.16.840.1.113730.3.1.7=910 NW Blue Parkway, 2.16.840.1.113730.3.1.6=64086, 2.16.840.1.113730.3.1.5=Missouri, 2.16.840.1.113730.3.1.4=Lee's Summit, 2.16.840.1.113730.3.1.3=910 NW Blue Parkway, 2.16.840.1.113730.3.1.2=64086, 2.16.840.1.113730.3.1.1=Mechanical, 2.16.840.1.113730.3.1.0=Engineering, 2.16.840.1.113730.3.1.19=Dunham Associates, Inc., 2.16.840.1.113730.3.1.18=Gregory M Steinmetz, 2.16.840.1.113730.3.1.17=Gregory M Steinmetz, 2.16.840.1.113730.3.1.16=Gregory M Steinmetz, 2.16.840.1.113730.3.1.15=Gregory M Steinmetz, 2.16.840.1.113730.3.1.14=Gregory M Steinmetz, 2.16.840.1.113730.3.1.13=Gregory M Steinmetz, 2.16.840.1.113730.3.1.12=Gregory M Steinmetz, 2.16.840.1.113730.3.1.11=Gregory M Steinmetz, 2.16.840.1.113730.3.1.10=Gregory M Steinmetz, 2.16.840.1.113730.3.1.9=Gregory M Steinmetz, 2.16.840.1.113730.3.1.8=Gregory M Steinmetz, 2.16.840.1.113730.3.1.7=Gregory M Steinmetz, 2.16.840.1.113730.3.1.6=Gregory M Steinmetz, 2.16.840.1.113730.3.1.5=Gregory M Steinmetz, 2.16.840.1.113730.3.1.4=Gregory M Steinmetz, 2.16.840.1.113730.3.1.3=Gregory M Steinmetz, 2.16.840.1.113730.3.1.2=Gregory M Steinmetz, 2.16.840.1.113730.3.1.1=Gregory M Steinmetz, 2.16.840.1.113730.3.1.0=Gregory M Steinmetz, 2.16.840.1.113730.3.1.19=Gregory M Steinmetz,

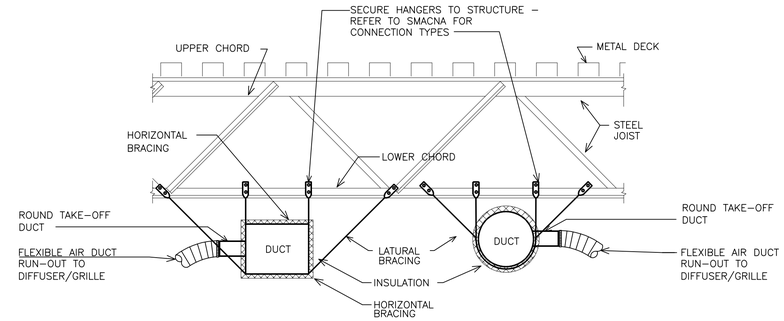
TABLE 3.1 CODE BLOCK
MECHANICAL AND PLUMBING EQUIPMENT COMPONENTS
EARTHQUAKE LOAD RESISTANCE

OCCUPANCY CATEGORY (II) — SEISMIC DESIGN CATEGORY (D)

LISTING OF EQUIPMENT AND SYSTEM COMPONENTS	ANCHORAGE TO FLOORS, ROOFS, ETC. (SEE NOTE 1 BELOW)		SWAY BRACING (SEE NOTE 1 BELOW)		LOCATION OF PROFESSIONALLY SEALED ANCHORAGE AND SWAY BRACING DETAILS			COMMENTS
					ON CONST. DOCUMENTS	SUBSEQUENT SUBMITTAL (SEE NOTE 2 BELOW)		
	Not Provided For Project	Provided For Project	Not Provided For Project	Provided For Project	Drawing No. or Spec. Section	Shop Drawings	Separate Permit & Plans	
FIRE PROTECTION, DETECTION & ALARM EQUIPMENT & SYSTEM COMPONENTS: Fire Sprinkler Piping	X		X				X	
HAZARDOUS EQUIPMENT & SYSTEM COMPONENTS: Gas Piping less than 1" (exterior)	X							N/A, no hazardous equipment in the project.
OTHER EQUIPMENT & SYSTEM COMPONENTS NEEDED FOR CONTINUED OPERATION OF OCCUPANCY CATEGORY IV FACILITIES OR WHOSE FAILURE COULD IMPAIR THEIR CONTINUED OPERATION								N/A, no Occupancy Category IV in the project
OTHER GENERAL EQUIPMENT & SYSTEM COMPONENTS								
Roof Top: RTU greater than 400 lbs.	X		X 1					
EF less than 400 Lbs.	X		X					
Equipment Suspended From Structure:								
Air Devices		X		X	3/M4.0			
Ductwork		X		X	1/M4.0			
Piping less than 3"								
Vent Piping		X		X	2/M4.0			2a.
Water Piping		X		X	2/M4.0			2b.
Water Heater less than 400 Lbs.		X		X		X		1
Water Heater more than 400 Lbs.	X		X					

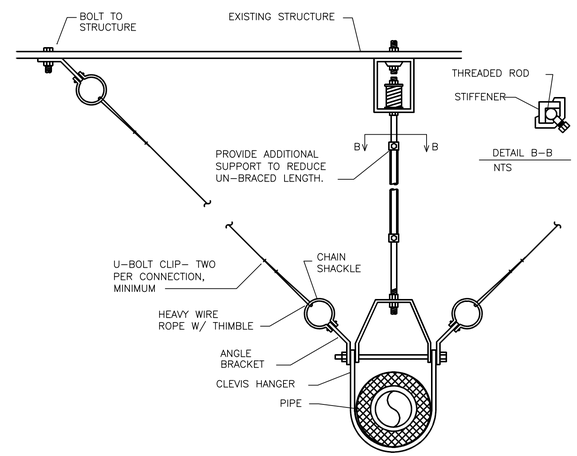
- It is the basic intent of this Code Block to declare whether or not anchorage and sway bracing is being provided on the project. If so, to declare whether or not the details are shown on the plans or will be shown on a subsequent submission. If seismic restraint of a component is not required by code this should be stated in comments. If seismic restraint, which is not required by code, is being provided due to owner/designer requirements this should also be stated in the comments.
- Shop drawings need to be submitted to the County a minimum of two weeks prior to the planned installtion to allow for plan review and distribution to the inspector. Additional time may be needed if such submissions are deficient.

1. Table 4.4, item 1, a, Ip = 1.0, component does not weight more than 400 pounds and flexible connections are provided.
2. Table 4.4, note 2
   a. The following sanitary drain, waste and vent pipe:
   Schedule 40 PVC, 6 inches or less in diameter, Schedule 80 PVC, 4 inches or less in diameter, service weight and no hub vast iron, 2 inches or less in diameter
   b. The following water pipe:
   Type L and M copper, 2 1/2 inches or less in diameter, Schedule 40 and 80 CPVC, 3 inches or less in diameter.
   c. Flexible connections are not required for connections to appliances or plumbing fixtures that are mounted to walls or floors.



NOTE:
MECHANICAL CONTRACTOR SHALL SUPPORT NEW DUCTWORK PER LOCAL CODE.

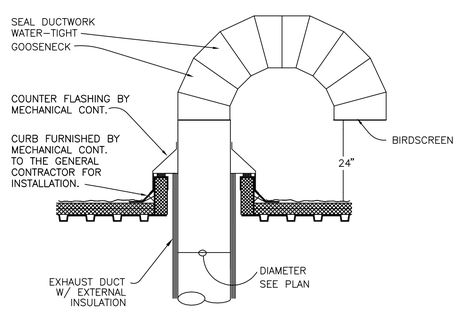
1 DUCT UNDER JOISTS DETAIL (TYPICAL) W/ DUCT CONNECTIONS
NO SCALE



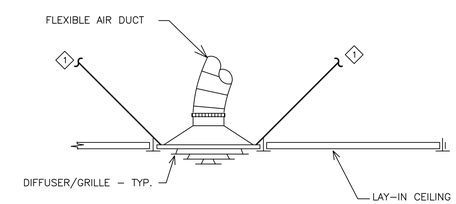
SEISMIC NOTES:

1. SEISMIC PIPING RESTRAINTS SHALL BE INSTALLED AT EACH HANGER AND AT EACH CHANGE OF DIRECTION.
2. PROVIDE FLEXIBLE JOINTS IN PIPES/HOSES AT SEISMIC BUILDING JOINTS AT PIPE CONNECTIONS TO EQUIPMENT PER FLEXIBLE JOINT MANUFACTURER RECOMMENDATIONS.

2 PIPE SEISMIC RESTRAINT DETAIL
NO SCALE



4 GOOSENECK VENT THRU ROOF
NO SCALE



1 POSITIVELY ATTACH #12 GA. GALVANIZED STEEL WIRE FROM THE DIFFUSER/GRILLE AND TO THE STRUCTURE ABOVE PER LOCAL CODE REQUIREMENTS.

3 CEILING DIFFUSER/GRILLE INSTALLATION DETAIL
NO SCALE

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PROJECT LOCATION
PURE BARRE
INTERIOR TENANT IMPROVEMENT
910-U NORTHWEST BLUE PARKWAY
LEE'S SUMMIT, MO 64086

SHEET TITLE
MECHANICAL DETAILS

STAMP
STATE OF MISSOURI
GREGORY M. STEINMETZ
NUMBER PE-2004020284
REGISTERED PROFESSIONAL ENGINEER
OID:0.9.2342.19200300.100.1.1=0000000000095SDE9ACB90000:1660, CN=Gregory M Steinmetz, O=Dunham, C=US, Unaffiliated Individual, C=US
Date: 2020.04.13 09:57:11-05'00'
4/13/20

REVISIONS
1 4/13/2020 OWNER CHANGES
2
3
4
5
6
7
8

DATE
2020.04.10
PROJECT NUMBER
A2275

SHEET NUMBER
M4.0

PERMIT SET : 2020_04_10

Plotted: 4/13/2020 9:17 AM (jacobb), File: 073_mech.set, 24x36, pure barre.dwg
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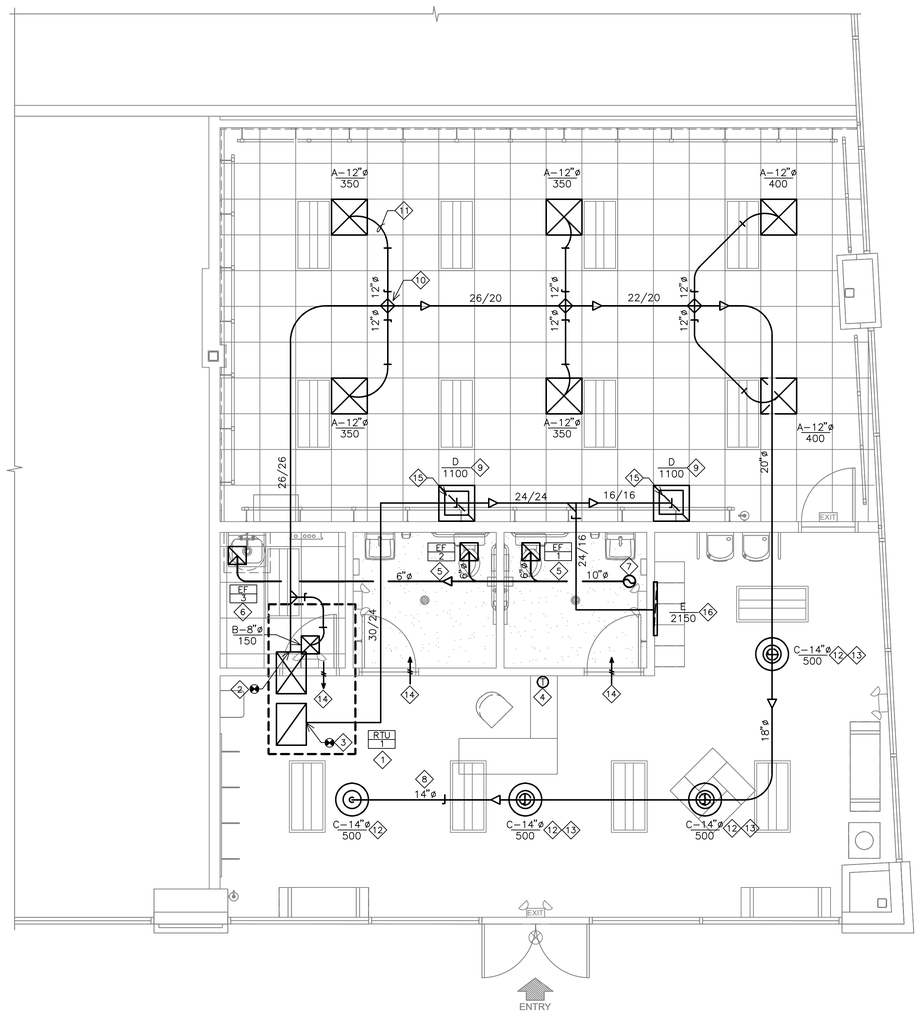

1 MECHANICAL FLOOR PLAN
1/4" = 1'-0"

SHEET NOTES:

1. REFER TO SHEET M1.0 FOR GENERAL NOTES.
2. REFER TO SHEET M2.0 FOR MECHANICAL SPECIFICATIONS.
3. REFER TO SHEET M3.0 FOR SCHEDULES.
4. REFER TO SHEET M4.0 FOR MECHANICAL DETAILS.
5. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO BID.

KEY NOTES:

1. EXISTING ROOFTOP HEAT PUMP UNIT W/ AUX. ELECTRIC HEAT TO BE REUSED – SEE SCHEDULE FOR AIR BALANCE AND REFURBISHING REQUIREMENTS. VERIFY EXISTING R.A. SMOKE DETECTOR, PROVIDE NEW IF REQUIRED. VERIFY EXACT LOCATION ON SITE.
2. EXTEND NEW FULL SIZE SUPPLY AIR DUCT FROM EXISTING SUPPLY AIR DUCT DROP AND TRANSITION INTO DUCTWORK SHOWN ON PLAN. VERIFY SIZE/LOCATION OF SUPPLY DUCT DROP IN FIELD.
3. EXTEND NEW FULL SIZE RETURN AIR DUCT FROM EXISTING RETURN AIR DUCT DROP AND TRANSITION INTO DUCTWORK SHOWN ON PLAN. VERIFY SIZE/LOCATION OF RETURN DUCT DROP IN FIELD.
4. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT CONTROL MOUNTED 4'-0" A.F.F. COVERED WITH CLEAR LOCKABLE BOX. THERMOSTAT SHALL HAVE AUTOMATIC NIGHT SET-BACK WITH 5°F DEADBAND, 2-HOUR OCCUPANT OVERRIDE, AND MIN. 10-HOUR BATTERY BACKUP.
5. PROVIDE CEILING MOUNTED TOILET EXHAUST FANS (EF-1&2) AND CONNECT WITH 6" RIGID DUCT W/ BACKDRAFT DAMPER. SUPPORT FROM STRUCTURE ABOVE.
6. PROVIDE CEILING MOUNTED UTILITY EXHAUST FAN (EF-3) AND CONNECT WITH 6" RIGID DUCT W/ BACKDRAFT DAMPER. SUPPORT FROM STRUCTURE ABOVE.
7. ROUTE 10" DIA E.A. DUCT UP THRU ROOF AND TERMINATE IN A GOOSENECK W/ BIRD SCREEN 24" ABOVE ROOF. LOCATE A MINIMUM OF 10'-0" FROM O.A. INTAKES. VERIFY ROUTING AND LOCATION ON SITE.
8. ALL EXPOSED DUCTWORK IN SALES AREA MUST BE ROUND SPIRAL. SQUARE DUCT IS NOT APPROVED. ROUND SPIRAL SHALL BE SINGLE WALL, GALVANIZED STEEL, SPIRAL LOCK SEAM CONSTRUCTION. ALL DUCTWORK AND FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH SMACNA'S HVAC DUCT CONSTRUCTION STANDARDS LATEST EDITION. ALL EXPOSED ROUND DUCTWORK AND FITTINGS IN THE SALES AREA SHALL BE CLEANED OF ALL OILS AND COATINGS PRIOR TO INSTALLATION AND PROVIDED WITH A MILL PHOSPHATIZED FINISH ("PAINT GRIP", "ZINC GRIP", OR SIMILAR ETCH TREATMENT) TO ALLOW THE DUCTWORK TO BE PAINTED.
9. RETURN AIR GRILLE CONNECTION SHALL BE GALV. SHEET DUCT. FLEX DUCT IS NOT ACCEPTABLE (TYPICAL).
10. INSTALL NEW SPIN-IN TAKE OFF IN SUPPLY AIR DUCTWORK. PROVIDE MANUAL VOLUME DAMPER. (TYPICAL FOR ALL)
11. FLEX DUCT 5'-0" MAX LENGTH. TYPICAL FOR ALL.
12. SUPPLY AIR DIFFUSER TO BE INSTALLED SO FACE OF DIFFUSER MATCHES HEIGHT A.F.F. OF SALES AREA LIGHTING. COORDINATE WITH ARCHITECTURAL PLANS FOR LIGHTING INSTALLATION HEIGHT. (TYPICAL)
13. 14"ø ROUND BOTTOM SUPPLY AIR DUCT RUNOUT WITH VOLUME DAMPER TO DIFFUSER.
14. UNDERCUT DOOR BY ONE INCH TO ALLOW FOR TRANSFER AIR. VERIFY ALL REQUIREMENTS IN FIELD.
15. 16/16 RETURN AIR DUCT WITH MANUAL VOLUME DAMPER DOWN TO CEILING MOUNTED 24/24 RETURN AIR GRILLE. TRANSITION AS REQUIRED.
16. MOUNT RETURN AIR GRILLE ON WALL AS HIGH AS POSSIBLE. VERIFY EXACT LOCATION IN FIELD. TRANSITION AS REQUIRED.

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SHEET TITLE
MECHANICAL PLAN

STAMP
STATE OF MISSOURI
GREGORY M. STEINMETZ
NUMBER
PE-2004020556
PROFESSIONAL ENGINEER
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Date: 2020.04.13 09:57:34-06'00'
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REVISIONS
1 4/13/2020 OWNER CHANGES
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DATE
2020.04.10
PROJECT NUMBER
A2275

SHEET NUMBER
M5.0

PERMIT SET : 2020_04_10

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DIVISION 15300 – FIRE PROTECTION (IF APPLICABLE)

SECTION 15301 – SUMMARY OF WORK

A. THIS CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC. NECESSARY FOR, REASONABLY IMPLIED AND INCIDENTAL TO, THE FURNISHING, INSTALLATION, COMPLETION AND TESTING OF ALL THE WORK FOR THE SPRINKLER SYSTEMS AS CALLED FOR IN THE SPECIFICATIONS, AND AS REQUIRED BY JOB CONDITIONS, TO INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
   1. INSTALLATION OF NEW WET SPRINKLER SYSTEM AS REQUIRED TO PROVIDE COVERAGE IN ACCORDANCE , NFPA–13, LOCAL CODES, AND LANDLORD'S CRITERIA.
   2. TAPS, RISERS, LATERALS, BRANCHES, VALVES, ALARMS, SPRINKLER HEADS AND ALL COMPONENTS REQUIRED FOR A COMPLETE SYSTEM.
   3. DESIGN DRAWINGS, HYDRAULIC CALCULATIONS, SUBMITTALS AND APPROVALS.
   4. PERMITS, FEES, INSPECTIONS AND CHARGES.
   5. TESTS AND TEST CERTIFICATES. IT IS INTENDED THAT THE CONTRACTOR SHALL PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM.

B. THIS FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR SUBMITTING COORDINATED DRAWINGS, HYDRAULIC CALCULATIONS, HEAD TYPES AND COLORS TO ALL AUTHORITIES HAVING JURISDICTION FOR APPROVAL. NO WORK SHALL BEGIN UNTIL ALL APPROVALS HAVE BEEN RECEIVED.

SECTION 15302 – MATERIALS

A. SPRINKLER HEADS:
   1. ALL SPRINKLER HEADS SHALL BE NEW U.L., F.M. LISTED AND APPROVED AUTOMATIC SPRAY TYPE AS MANUFACTURED BY GRINNELL, RELIABLE, STAR, OR VIKING.
   2. ALL SPRINKLER HEADS SHALL HAVE ORDINARY TEMPERATURE RATING UNLESS INDICATED OTHERWISE ON DRAWINGS OR REQUIRED BY LOCAL CODES.
   3. VERIFY HEAD TYPES AND COLORS WITH TENANT AND SUBMIT WITH SPRINKLER DRAWINGS FOR PERMIT.
   4. LOCATIONS OF ALL HEADS SHOULD BE APPROVED BY TENANT AND THE LOCAL FIRE PROTECTION OFFICIAL BEFORE INSTALLATION.

B. PIPING:
   1. SCHEDULE 40, BLACK STEEL PIPE, ASTM A–53 FOR FERROUS PIPING, WELDED AND SEAMLESS, ANSI B–36–10–70 FOR WROUGHT STEEL PIPE.
   2. CAST IRON OR MALLEABLE IRON SCREWED FITTINGS FOR PIPES 2 INCHES AND SMALLER. SCREWED OR CAST IRON FLANGED JOINTS FOR PIPES LARGER THAN 2 INCHES.
   3. GALVANIZED OR BLACK MALLEABLE IRON WITH BRASS SEAT SCREWED UNIONS FOR PIPES 2 INCHES AND SMALLER.
   4. VICTAULIC TYPE COUPLINGS ARE ACCEPTABLE, WHERE APPROVED BY CODE AND THE LANDLORD.
   5. HANGERS SHALL COMPLY WITH LANDLORD AND CODE REQUIREMENTS.

C. SPRINKLER SPACING SHALL NOT EXCEED 130 SQ. FT. IN "SALES" AREAS AND 100 SQ. FT. IN "STOCK" AREAS. COMPLY WITH LANDLORD'S DESIGN CRITERIA. PIPE SIZING SHALL BE BASED ON NFPA ORDINARY HAZARD.

D. ALL SPRINKLER LINES SHALL BE INSTALLED CONCEALED, AVOIDING INTERFERENCE WITH OTHER TRADES.

E. WHERE POSSIBLE, REWORK THE EXISTING SPRINKLER SYSTEM TO MEET THE NEW REQUIREMENTS OF THIS DESIGN AND INCLUDE ALL COSTS TO RAISE OR RELOCATE EXISTING PIPING TO OBTAIN CEILING HEIGHTS SHOWN ON DRAWINGS. IN NEW CONSTRUCTION THE LANDLORD MAY PROVIDE ONLY A STUB–IN TO THE SPACE. THE CONTRACTOR SHALL CONNECT AND EXTEND NEW PIPING AS REQUIRED. VERIFY ALL REQUIREMENTS PRIOR TO BID.

F. PROVIDE AND INSTALL A VALVED TEST CONNECTION IN AN ACCESSIBLE LOCATION FOR THE SPRINKLER SYSTEM AS REQUIRED OR REQUESTED BY THE MALL, LOCAL INSPECTOR, OR TENANT'S INSURANCE CARRIER.

G. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY LEAKS IN ANY OF THE EQUIPMENT INSTALLED BY THEM. ALL REPAIRS OR REPLACEMENT OF DAMAGES SHALL BE AT THIS CONTRACTOR'S EXPENSE.

H. PROPERLY COMPLETED AND SIGNED "SPRINKLER CONTRACTOR'S MATERIAL AND TEST CERTIFICATES" SHALL BE FURNISHED TO THE LANDLORD, AND AUTHORITIES HAVING JURISDICTION.

DIVISION 15400 – PLUMBING

SECTION 15401 – SUMMARY OF WORK

A. THIS CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC. NECESSARY FOR, REASONABLY IMPLIED AND INCIDENTAL TO, THE FURNISHING, INSTALLATION, COMPLETION AND TESTING OF ALL THE WORK FOR THE PLUMBING SYSTEMS AS CALLED FOR IN THE SPECIFICATIONS, SHOWN ON DRAWINGS AND AS REQUIRED BY JOB CONDITIONS, TO INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
   1. CONTRACTOR SHALL DETERMINE THE LOCATION OF EXISTING WATER SUPPLY AND DRAIN LINES AND MAKE PROPER CONNECTIONS, THERETO, INCLUDING VENTS.
   2. ALL MATERIALS SHALL BE NEW AND SHALL FIT THE SPACE AVAILABLE. VERIFY ALL DIMENSIONS AT THE SITE.
   3. ALL VALVES, CLEANOUTS, ETC. SHALL BE SO LOCATED AND INSTALLED TO PERMIT ACCESS FOR SERVICE WITHOUT DAMAGE TO BUILDING OR FINISHED MATERIALS.

SECTION 15402 MATERIALS

A. REFER TO PLANS FOR SCHEDULES OF EQUIPMENT AND FIXTURES. AMERICAN STANDARD, KOHLER AND CRANE ARE CONSIDERED ACCEPTABLE AS EQUALS. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.

B. SANITARY PIPING
   1. CAST IRON PIPE (BELOW GRADE): ASTM A74 SERVICE WEIGHT, FITTINGS: CAST IRON, JOINTS: HUB–AND–SPIGOT, COMPRESSION TYPE WITH NEOPRENE GASKETS OR LEAD AND OAKUM.
   2. CAST IRON PIPE (ABOVE GRADE): CISPI 301, HUBLESS FITTINGS: CAST IRON, JOINTS: NEOPRENE GASKET AND STAINLESS STEEL CLAMP AND SHIELD ASSEMBLIES.
   3. ABS PIPE (BELOW GRADE): ASTM D2661, FITTINGS: ABS, JOINTS: SOLVENT WELD.
   4. PVC PIPE (BELOW GRADE): ASTM D2665, FITTINGS: PVC, JOINTS: SOLVENT WELD WITH SOLVENT CEMENT.
   5. COPPER TUBE (ABOVE GRADE): ASTM B88 TYPE "L", HARD TEMPER ONLY. EXCEPT THESE MATERIALS SHALL NOT BE USED TO RECEIVE THE WASTES FROM URINALS NOR WASTES FROM WATER CLOSETS IN BATTERY, FITTINGS: CAST BRONZE, OR WROUGHT COPPER, JOINTS: SOLDER, GRADE 50B.
   6. VENT PIPING ABOVE FLOOR 2" OR SMALLER MAY BE GALVANIZED STEEL.
   7. INSULATE ALL HORIZONTAL RUNS OF PIPING LOCATED IN CEILING SPACES OF TENANTS IN SPACES BELOW, WHEN APPLICABLE. INSULATION TO BE AS SPECIFIED FOR WATER PIPING.
   8. INTERIOR CONDENSATE PIPING SHALL BE TYPE "L" HARD DRAWN COPPER TUBE WITH 95–5 TIN–ANTIMONY SOLDERED JOINTS AND WROUGHT COPPER FITTINGS WITH DIELECTRIC SEPARATION BETWEEN DISSIMILAR METALS. EXTERIOR CONDENSATE PIPING MAY BE SCHEDULE 40 PVC PIPING WITH SOLVENT WELDED FITTINGS IF APPROVED FOR USE BY THE LANDLORD.

C. POTABLE WATER PIPING
   1. COPPER TUBING (BELOW GRADE): ASTM B88, TYPE "K" SOFT COPPER, FITTINGS: CAST COPPER ALLOY OR WROUGHT COPPER AND BRONZE, JOINTS: BCUP SILVER BRAZE.
   2. COPPER TUBING (ABOVE GRADE): ASTM B88, TYPE "L" HARD DRAWN WITH SWEAT JOINTS, FITTINGS: CAST COPPER ALLOY OR WROUGHT COPPER AND BRONZE, JOINTS: BCUP SILVER BRAZE.

D. PIPING OF DISSIMILAR METALS MUST BE DI–ELECTRICALLY SEPARATED.

E. INSULATE ALL HOT WATER, COLD WATER AND INTERIOR CONDENSATE PIPING WITH 1" THICK (K=0.23 @ 75 F) PIPE INSULATION WITH AN ALL SERVICE JACKET TO MEET LOCAL CODES AND UL FLAME SPREAD AND SMOKE DEVELOPED RATINGS. OWENS–CORNING OR EQUAL.

F. INSULATE THE TRAP, SANITARY AND SUPPLY PIPES UNDER LAVATORY WITH 1/2" ARMSTRONG "ARMAFLEX" PIPING INSULATION OR TRUEBRO MODEL 102W WHITE "HANDI LAV GUARD" INSULATION KIT TO COMPLY WITH ADA REQUIREMENTS.

G. INSTALL AIR CHAMBER SHOCK ABSORBERS IN BOTH HOT AND COLD LINES OF PIPING SYSTEM TO PREVENT NOISE AND DAMAGE DUE TO WATER HAMMER. SIOUX CHIEF 650 SERIES ALL STAINLESS STEEL, OR EQUAL. J.R. SMITH "HYDROTROLS", INSTALLED IN AN UPRIGHT POSITION.

H. ALL BRANCH PIPING SYSTEM SHALL HAVE ACCESSIBLE SERVICE VALVE. PROVIDE SHUT OFF VALVES IN THE SUPPLY PIPING TO EVERY FIXTURE. PROVIDE ACCESS DOORS WHERE NECESSARY.

I. INSTALL ALL NECESSARY PIPE HANGERS, SADDLES, AND CARRIERS TO PROPERLY SUPPORT ALL PIPING AND FIXTURES. HANGERS SHALL SUIT TYPE OF PIPING INSTALLED AND BE SPACED AT A MAXIMUM SPAN OF 5 FEET. PROVIDE SWAY AND SEISMIC BRACING WHERE REQUIRED BY CODES.

J. STERILIZE WATER SYSTEM IN ACCORDANCE WITH LOCAL CODES.

K. CLEAN–OUTS AND FLOOR DRAINS SHALL BE INSTALLED PER LOCAL CODES. ALL FLOOR DRAINS SHALL HAVE DEEP SEAL TRAPS. PROVIDE TRAP PRIMERS FOR FLOOR DRAINS.

L. ESCUTCHEONS SHALL BE CHROME PLATED, SIZE AS REQUIRED AND PLACED AT ALL PIPE PENETRATIONS AT WALLS, FLOORS, AND CEILINGS IN FINISHED AREAS.

M. LEAKAGE TESTS SHALL BE PER LOCAL CODES.

N. FLASHING SHALL BE SEALED WATERTIGHT AND PERFORMED IN ACCORDANCE TO THE LANDLORD'S CRITERIA. USE A LANDLORD APPROVED ROOFING CONTRACTOR WHERE APPLICABLE AND INCLUDE ALL COSTS IN BID.

O. PROVIDE WATER METER AND REMOTE READER PER LANDLORD'S CRITERIA OR LOCAL UTILITIES REQUIREMENTS IF APPLICABLE.

GENERAL NOTES

1. FURNISH, AND INSTALL COMPLETE AND PROPERLY OPERATING PLUMBING SYSTEMS AS INDICATED ON THE DRAWINGS AND BASIS OF DESIGN INCLUDING PROVIDING SUBMITTALS, SHOP DRAWINGS, COORDINATION BETWEEN TRADES AND DISCIPLINES, "AS–BUILTS", TESTING AND TEST REPORTS.
2. WORK SHALL COMPLY WITH ALL LOCAL CODES AND LANDLORD REQUIRENTS.
3. PROJECT MANUALS, PLUMBING EQUIPMENT, FIXTURES AND BUILDING STANDARDS SHALL BE PART OF THIS WORK.
4. SERVICE WATER HEATING EQUIPMENT SHALL BE IN COMPLIANCE WITH THE MODEL ENERGY CODE REQUIREMENTS AND LABELED.
5. BEFORE STARTING ANY WORK, CONTRACTOR SHALL EXAMINE THE COMPLETE SET OF DRAWINGS FOR TRADES, INCLUDING ARCHITECTURAL, HEATING–VENTILATION–AIR CONDITIONING, AND ELECTRICAL. VERIFY DIMENSIONS, SPACE REQUIREMENTS, AND POINTS OF CONNECTION TO FIXTURES AND EQUIPMENT. MAKE ANY MINOR ADJUSTMENTS NECESSARY TO AVOID CONFLICTS WITH THE BUILDING STRUCTURE AND THE WORK OF OTHER TRADES.
6. PLUMBING DRAWINGS AND LAYOUTS ARE DIAGRAMMATIC TO SHOW DESIGN INTENT AND FINISHED CONDITIONS. CONTRACTOR SHALL COORDINATE PIPING DESIGN CONDITION WITH OTHER TRADE. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM THOSE SHOWN ON THE DRAWINGS AND AFFECT PLUMBING WORK, INFORM THE CONTRACTING OFFICER IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
7. THESE DRAWINGS INDICATE THE FINISHED REQUIREMENTS FOR THE PLUMBING SYSTEMS. DUE TO STRUCTURAL, MECHANICAL DUCT OR PIPING INTERFERENCE, OR FOR OTHER REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL THE WORK IN A MANNER DIFFERENT FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE CONTRACTING OFFICER FOR APPROVAL BEFORE PROCEEDING, AND THE RECORD DRAWINGS SHALL BE ACCURATELY REVISED TO SHOW THE CHANGES AS COMPLETED.
8. CONTRACTOR SHALL COORDINATE WITH TRADES TO ENSURE AN UNDERSTANDING OF THE COMPLETE SCOPE OF PROJECT.
9. UNLESS INSTRUCTED OTHERWISE, THE CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES, AND FEES REQUIRED FOR INSTALLATION OF THE WORK. FURNISH FINAL CERTIFICATE OF INSPECTION TO THE OWNER OR WRITTEN EVIDENCE OF ACCEPTANCE BY INSPECTION AUTHORITIES FOR WORK INSTALLED.
10. IF ANY EQUIPMENT SUBMITTED BY THE CONTRACTOR IS DIFFERENT FROM THAT SPECIFIED, OR REQUIRES CHANGES IN MATERIAL OR LABOR FROM THAT REQUIRED IN THE CONTRACT DOCUMENTS AFFECTING THIS AND/OR OTHER TRADES, SUCH CHANGES SHALL BE SUBMITTED AS SHOP DRAWINGS. SUBMITTALS SHALL INDICATE CREDIT DUE TO CONTRACTING OFFICER. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PAYMENT OF CHARGES RESULTING FROM ADDITIONS OR CHANGES IN THE WORK OF OTHER TRADES NECESSARY TO ACCOMMODATE THE REQUESTED MODIFICATION. CHANGES SHALL BE SHOWN ON RECORD AND AS–BUILT DRAWINGS.
11. SEE ARCHITECTURAL DRAWINGS FOR EXTENT OF NEW CONSTRUCTION, FOR EXACT PLUMBING FIXTURE LOCATIONS AND QUANTITIES, EQUIPMENT, DEVICES, ETC.
12. CONCEALED VALVES, COCKS, WATER HAMMER ARRESTORS, PLUMBING EQUIPMENT, CONTROLS AND OTHER DEVICES REQUIRING PERIODIC ADJUSTMENT, INSPECTION, OR MAINTENANCE SHALL BE LOCATED TO BE READILY ACCESSIBLE. WHERE VALVES ARE INSTALLED WITHIN OR BEHIND WALLS, PARTITIONS OR CEILING, AN ACCESS PANEL SHALL BE INSTALLED. SUBMIT SHOP DRAWINGS TO ARCHITECT LOCATING ACCESS PANELS PRIOR TO INSTALLATION OF PIPING. CONTRACTOR IS ADVISED THAT ITEMS REQUIRING ACCESS SHALL NOT BE LOCATED ABOVE THE AREAS OF GYPSUM BOARD CEILINGS WITHOUT PERMISSION OF THE ARCHITECT.
13. HANDICAPPED PLUMBING FIXTURES SHALL BE MOUNTED AT REQUIRED HEIGHTS AND WITH RELATED ACCESSORIES AS REQUIRED BY THE AMERICANS BARRIER ACT (ABA). FIXTURE TRAPS, HOT AND COLD WATER SUPPLIES AND STOPS SHALL BE INSULATED WITH A PREFORMED INSULATION CAP.
14. BACKFLOW DEVICES SHALL BE TESTED BY A CERTIFIED BACKFLOW TESTER WITH THE RESULTS DOCUMENTED.
15. EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURERS' RECOMMENDATIONS AND APPLICABLE CODES. PROVIDE FITTINGS, TRANSITIONS, VALVES AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
16. DOMESTIC HOT WATER PIPING SHALL BE INSULATED AS REQUIRED PER LOCAL CODES AND LANDLORD REQUIREMENTS.
17. CONDENSATE DRAIN PIPING SHALL BE INSULATED SIMILAR TO HOT WATER PIPING INSULATION MATERIALS AND THICKNESS.
18. PROVIDE PIPING ISOLATION FROM STUD WALL USING 1/4" FELT OR NEOPRENE ISOLATION, OR APPROVED ISOLATOR.
19. KEEP PIPING CLEAR FROM LOAD BEARING FOOTINGS.
20. POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 610.1 OF 2015 PLUMBING CODE.
21. FLAT VENTING SHALL NOT BE ALLOWED FOR PLUMBING FIXTURES THAT ARE WITHIN TRAP ARM DISTANCE OF WALLS.
22. EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES IN HEIGHT ABOVE THE FLOOD LEVEL RIM ON THE FIXTURE IT SERVES BEFORE CONNECTING TO ANY OTHER VENT.
23. VENTS THRU ROOF SHALL BE MINIMUM OF THREE FEET VERTICALLY AND TEN FEET HORIZONTALLY FROM AIR CONDITIONING EQUIPMENT FRESH AIR INTAKES, WINDOWS, DOORS OR OTHER OPENINGS.
24. COORDINATE WITH ELECTRICAL SECTION PRIOR TO ORDERING EQUIPMENT FOR AVAILABLE VOLTAGES AT EQUIPMENT LOCATIONS.
25. COORDINATE CUTTING, DRILLING, PATCHING, AND REINFORCING REQUIRED FOR PLUMBING WORK WITH THE GENERAL CONTRACTOR AND REQUIREMENTS OF STRUCTURAL ENGINEER.
26. CUTTING OF EXISTING PAVING, WALKS AND/OR FLOORS SHALL BE BY MACHINE SAW CUTTING. HOLES FOR PIPES IN CONCRETE WALLS OR FLOORS SHALL BE DONE USING CORE DRILLING EQUIPMENT.
27. PROVIDE PIPE SLEEVES TO PIPING PASSING THROUGH A MASONRY, CONCRETE, STRUCTURAL WALL OR AS SHOWN ON PLANS. PROVIDE FIRE RATED CAULKING OF SAME RATING AS THE WALL.
28. PROVIDE AND INSTALL WATER HAMMER ARRESTERS OF REQUIRED SIZE AT QUICK CLOSING VALVES.
29. CLEANOUTS SHALL BE ACCESSIBLE AND INSTALLED PER LOCAL CODE REQUIREMENTS.
30. SLOPE OF BUILDING DRAINS AND SEWERS SHALL NOT BE LESS THAN 1% FOR 4" AND LARGER DIAMETER PIPES AND NOT LESS THAN 2% FOR SMALLER THAN 4" DIAMETER PIPES.
31. SLOPE OF CONDENSATE DRAINS, SHALL NOT BE LESS THAN 1%.
32. HANGING, SUPPORT AND SEISMIC BRACING OF PLUMBING PIPING SHALL COMPLY TO GUIDELINES FOR SEISMIC RESTRAINTS OF PLUMBING SYSTEMS PER SMACNA LATEST EDITION.
33. SEE STRUCTURAL DRAWINGS FOR DETAILS ON ADDITIONAL STRUCTURAL ATTACHMENTS FOR PIPE SUPPORTS AS REQUIRED.
34. FLOOR DRAINS AND FLOOR SINKS AS SHOWN ON PLANS SHALL BE PROVIDED WITH CODE–APPROVED ACCESSIBLE TRAP PRIMERS. CONCEALED TRAP PRIMER VALVES SHALL BE PROVIDED WITH ACCESS PANELS.
35. NO PIPING, LEAK PROTECTION APPARATUS, OR OTHER FOREIGN EQUIPMENT ARE ALLOWED INSIDE THE ELECTRICAL ROOM AND OVER THE ELECTRICAL EQUIPMENT PER NEC SECTION 110.26.F.1. ONLY SPRINKLER HEADS AND PIPING SERVING THE ELECTRICAL ROOM IN ACCORDANCE WITH NFPA 13 ARE ACCEPTED INSIDE.
36. NO PIPING, LEAK PROTECTION APPARATUS, OR OTHER FOREIGN EQUIPMENT ARE ALLOWED INSIDE THE ELEVATOR MACHINE ROOM AND ELEVATOR SHAFT PER ASME A17.1A RULE 102. ONLY SPRINKLER HEADS AND PIPING SERVING THESE ROOMS IN ACCORDANCE WITH NFPA 13 ARE ACCEPTED INSIDE.
37. INDOOR CONCEALED GAS PIPING, CONNECTIONS AND FITTINGS SHALL COMPLY WITH NFPA 54: 7.3.1 – 54: 7.3.5. AND SHALL NOT BE LOCATED IN SOLID WALL PARTITIONS PER NFPA 54:7.3.3.
38. PLUGGED/CAPPED WASTE AND VENT OUTLETS FOR FUTURE CONNECTIONS SHALL BE INSTALLED AS LOW AS POSSIBLE IN CEILING SPACES.
39. OUTLETS FOR FUTURE CONNECTIONS SHALL BE INSTALLED SO AS TO PERMIT EASY CONNECTION. COORDINATE WITH DUCTWORK, STRUCTURAL CONDITIONS AND ARCHITECTURAL LAYOUT.

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PROJECT LOCATION
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LEE'S SUMMIT, MO 64086

SHEET TITLE
PLUMBING SPECIFICATIONS/NOTES

STAMP

STATE OF MISSOURI
GREGORY M. STEINMETZ
NUMBER PE-2006020744
PROFESSIONAL ENGINEER

DN: OID.0.9.2342.19200300.100.1.1=A01699000001469SDE9AC900001660, CN=Gregory M Steinmetz, C=US, O=Dunham, OU=Licensed Individual, C=US
Date: 2020.04.13 09:58:32-05'00'

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2020.04.10
PROJECT NUMBER
A2275

SHEET NUMBER
P1.0

PERMIT SET : 2020_04_10

FLOWATER REFILL STATIONS

SPECIFICATIONS

GENERAL

Indoor/outdoor stand-alone, refrigerated, 7x purified water Refill Station. Refill Stations require 1" clearance (5" recommended) from walls and/or structures and must be placed under cover when outdoors. No direct sunlight.

CERTIFICATIONS/STANDARDS

ISO 9001
NSF/ANSI 42, 53 & 58
NSF/ANSI 42: ensures that chlorine, taste, odor, and particulates are filtered out. NSF/ANSI 53: ensures health-related contaminants are filtered out. NSF/ANSI 58: ensures fluoride, chromium, nitrates, and TDS are reduced.
ADA Compliant: These Refill Stations comply with the requirements of the ADA (Americans with Disabilities Act).

FEED WATER

Refill Stations have been designed and built to purify municipal tap water most efficiently at 70 psi. Refill Stations are designed to operate on 50 psi to 100 psi supply line pressure. If inlet pressure is above 100 psi, a pressure regulator must be installed in the supply line. Any damage caused by reason of connecting this product to supply line pressure slower than 50 psi or higher than 100 psi is not covered under FloWater's service policy. Refill Stations are designed to operate in ambient temperatures 40°F–104°F (ambient temperatures greater than 104°F can result in damage to the carbon and advanced osmosis filters). Refill Stations should be placed indoors if ambient temperatures ever drop below 32°F. Any damage caused by exposure to ambient temperatures below 32°F is not covered under FloWater's service policy. Operate only in non condensing humidity. Refill Stations are prepped with a 1/4" John Guest quick-connect fitting located in rear, lower left of unit and require a 1/4" waterline. A water shut-off valve located behind should be installed.

DRAIN WATER

Advanced Osmosis: Refill Stations utilizing advanced osmosis require a drain. Advanced osmosis product water to bypass water is a 1:2 ratio at 70 psi. Lower water pressure results in lower advanced osmosis efficiency. Refill Stations are prepped with a 1/4"John Guest quick-connect fitting located in rear, lower left of unit and require 1/4" drain line. Depending on local plumbing codes, FloWater may install an FDA and NSF certified check valve/backflow preventer on the drain line. Drain lines can be run up to 10' vertically and 100' horizontally with system pressure.

PURIFICATION

Refill Stations use a 7x purification system, including: a sedi-carbon filter, carbon filter, advanced osmosis, coconut carbon filter, mineral filter, alkaline filter, and activated oxygen. This purification system has been designed to handle hard water, but may require more regular advanced osmosis or UF filter changes.

CHILLING SYSTEM

Chilling Capacity:
33.8°F–34.7°F
32.9°F–35.6°F (factory default)
35.6°F–42.8°F
37.4°F–44.6°F
Chilling capacity of drinking water based upon 80°F inlet water and 90°F ambient. The reserve tank that feeds the chilling tank is five gallons. The chilling tank is two gallons.
Power Draw:
119.3 volts, 0.29 Amps, 30 Watts, 60 Hz (compressor off). 121 volts, 2.5 Amps, 165 Watts 60 Hz (compressor running)
Motor Compressor: Hermetically sealed, rotating type, 110–115VAC, 60Hz single phase. Sealed-in lifetime oil supply. Equipped with electric cord and three prong (grounded) molded rubber plug.
Condenser: Air-cooled condenser with steel wire tube. Tube emits heat in natural ambient air. Cooling Unit: Combination tube-tank type. Tube portion is continuous coil of copper tubing. Tank is stainless steel. Fully insulated with EPS foam which meets Underwriters Laboratories Inc. requirements for self-extinguishing material.
Refrigerant Control: Refrigerant HFC-134a is controlled by accurately calibrated capillary tube for trouble-free operation. It is an environmentally friendly refrigerant gas.
Temperature Control: Enclosed adjustable thermostat is initially set to maintain water temperature between 32.9°F and 35.6°F. Requires no adjustment other than for altitude requirements. See Chilling Capacity section for available temperature ranges.

ADA COMPLIANCE

FloWater Refill Stations comply with ADA reach requirements with a maximum reach of 48".

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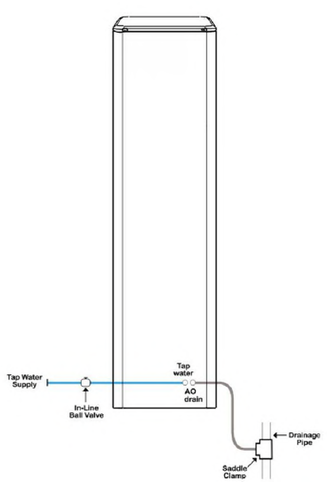
FLOWATER REFILL STATIONS

INSTALLATION

Installation with Advanced Osmosis



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PLUMBING

	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	DOMESTIC RECIRCULATING HOT WATER
	SANITARY VENT – ABOVE GRADE
	SANITARY WASTE – BELOW GRADE
	SANITARY WASTE – ABOVE GRADE
	STORM DRAIN – BELOW GRADE
SD	STORM DRAIN – ABOVE GRADE
	FIRE PROTECTION

PLUMBING/PIPING

	ELBOW DOWN
	PIPE CAP
	ELBOW UP
	TEE, OUTLET UP
	TEE, OUTLET DOWN
	CONNECTION, BOTTOM
	CONNECTION, TOP
	FLEXIBLE CONNECTION
	CHECK VALVE
	SHUTOFF VALVE
	PLUG VALVE
	STRAINER W/BLOWDOWN VALVE AND CAP
	PRESSURE REDUCING VALVE (SETTING AS NOTED, PSI)
	AUTOMATIC CONTROL VALVE, 2–WAY
	THERMOSTATIC MIXING VALVE
	VACUUM BREAKER
	PRESSURE RELIEF/SAFETY VALVE (SETTING AS NOTED, PSI)
	DRAIN VALVE
	BALL VALVE
	BUTTERFLY VALVE
	GLOBE ANGLE VALVE
	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
	GLOBE VALVE
	GAS PRESSURE REGULATOR VALVE
	FLOW DIRECTION
	PIPE UNION
	PIPE FLANGE
	PUMP
	PRESSURE GAUGE W/ PIGTAIL & PETCOCK
	THERMOMETER
	PRESSURE/TEMPERATURE TEST PORT
	SHOCK ABSORBER
	ELBOW
	TEE
	FLOOR DRAIN
	FLOOR SINK
WH	WALL HYDRANT
HB	HOSE BIBB
	FLOOR CLEANOUT
	GRADE CLEANOUT
	WALL CLEANOUT
	CLEANOUT
	GAS COCK VALVE
	ROOF DRAIN
	POINT OF CONNECTION, NEW TO EXISTING
	POINT OF DISCONNECTION

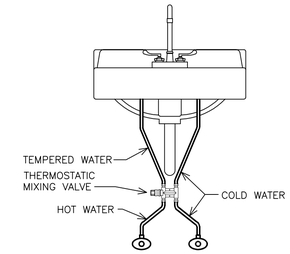
FIXTURE UNIT COUNT

ITEM	DESCRIPTION	QTY.	TRAP SIZE	D.F.U	TOTAL D.F.U.	W.S.F.U	TOTAL W.S.F.U.
WC–1	WATER CLOSET (TANK TYPE)	2	3"	4.0	8.0	5.0	10.0
L–1	LAVATORY	2	1.50"	2.0	4.0	2.0	4.0
SS–1	MOP SINK	1	2"	2.0	2.0	3.0	3.0
DF–1	DRINKING FOUNTAIN	1	1.50"	.5	.5	.5	.5
FD–1	FLOOR DRAIN (EMGY)	2	2"	0.0	0.0	–	–
FW–1	FLOW WATER	1	1.50"	.5	.5	.5	.5
TOTAL FIXTURE UNITS:					D.F.U. 15.0		W.S.F.U. 18.0

W.S.F.U.	18.0 FU = 18.5 GPM (1" METER AND WATER SERVICE)
D.F.U. SAN	15.0 FU = 4" PIPING HORIZONTAL @ 1/4" PER FOOT SLOPE

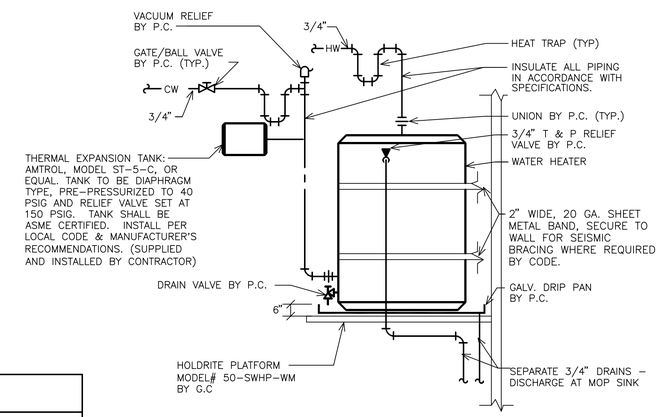
WATER HEATER SCHEDULE

EQUIP NO	STORAGE CAPACITY (GALLONS)	RECOVERY (GPH)	TEMP RISE (°F)	ELECTRIC INPUT (KW)	MANUFACTURER	MODEL NUMBER	REMARKS
WH–1	6	6	100	1.5	A.O. SMITH	DEL–6	APPROVED EQUALS ACCEPTED – CONFIRM VOLTAGE WITH ELECTRICAL CONTRACTOR



NOTE: SET TEMPERED WATER TEMPERATURE TO 110 DEG F MAX.

1 THERMOSTATIC MIXING VALVE DETAIL
NOT TO SCALE



2 WATER HEATER DETAIL
NOT TO SCALE

PLUMBING FIXTURE SCHEDULE

KEY	FIXTURE	WASTE	TRAP	VENT	COLD WATER	HOT WATER	REMARKS
WC–1	AMERICAN STANDARD: CADET RIGHT HEIGHT 2467.100 ELONGATED – 1.1 GPF– PRESSURE ASSISTED ADA COMPLIANT	3"	INT	2"	1/2"	–	FURNISH WITH CHURCH OPEN FRONT SEAT MODEL NO. 5901.110 A.D.A. COMPLIANT COLOR TO BE WHITE.
L–1	AMERICAN STANDARD: LUCERNE MODEL: 0355.012 – FACTORY SET .25 GALLON PER FLOW ACTIVATION (METERING FAUCET).	2"	1 1/2"	1 1/2"	1/2"	1/2"	ADA, PROVIDE AMERICAN STANDARD METERING FAUCET:1340.225 W/ METAL DRAIN & BRASS P–TRAP
FD–1	ZURN: Z415 (ADJUSTABLE)	2"	2"	1 1/2"	–	–	6"ø TYPE 'N' NICKEL BRONZE TOP W/ TRAP PRIMER CONNECTION
SS–1	FIAT #MSB2424 – WITH CHICAGO FAUCET 897–CP WITH INTEGRAL VACUUM BREAKER & PAIL HOOK.	3"	3"	1 1/2"	3/4"	3/4"	FLOOR MOUNTED MOP SINK, 24"x24"x10" MOLDED HIGH DENSITY COMPOSITE MOP BASIN WITH INTEGRAL MOLDED SELF DRAINING MOP SHELF.
TP–1	TRAP PRIMER: JOSAM MODEL 88300	–	–	–	1/2"	–	INTEGRAL BFP AND VACUUM BREAKER MOUNT ABOVE CEILING
DF–1	HI–LO DRINKING FOUNTAIN ELKAY MODEL LVRCHDTL8SC	2"	1 1/2"	1 1/2"	1/2"	–	ADA COMPLIANT, WALL MOUNTED ACCESSIBLE
TMV–1	WATTS: LFMMV	–	–	–	1/2"	1/2"	THERMAL MIXING VALVE. MAX OUTLET TEMP. 110 DEG F. IN ACCORDANCE WITH ANSI/ASSE 1017, 1069 & 1070 LISTINGS
FCO	ZURN: ZN–1400 (ADJUSTABLE)	4"	–	–	–	–	NICKEL BRONZE TOP
FW–1	FLOWATER REFILL STATION	2"	2"	1 1/2"	1/2"	–	PROVIDE WALL MOUNTED INDIRECT DRAIN WITH AIR GAP AND A ASSE 1024 DUAL CHECK VALVE. COORDINATE ALL REQUIREMENTS WITH FLOWATER REPRESENTATIVE IN FIELD.

NOTE: ALL FIXTURES MAY BE SUBSTITUTED WITH APPROVED EQUAL. CONTACT OWNER FOR APPROVAL

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INTERIOR TENANT IMPROVEMENT
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SHEET TITLE
PLUMBING SCHEDULES AND DETAILS

STAMP
STATE OF MISSOURI
GREGORY M. STEINMETZ
NUMBER PE-2004020424
PROFESSIONAL ENGINEER
Gregory M. Steinmetz
OID:0.9.2342.19200300.100.1.1=A00423000014495000SAC90000160, CN=Gregory M Steinmetz, O=Dunham PE-ES Unaffiliated Individual, C=US
Date: 2020.04.13 09:59:10-05'00'
4/13/20

REVISIONS
1 4/13/2020 OWNER CHANGES
2
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4
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DATE
2020.04.10
PROJECT NUMBER
A2275

SHEET NUMBER
P2.0

PERMIT SET : 2020_04_10

Revised: 4/13/2020 9:20 AM (jacobb) File: 073_plumbing set - 24x36 - pure barre.dwg
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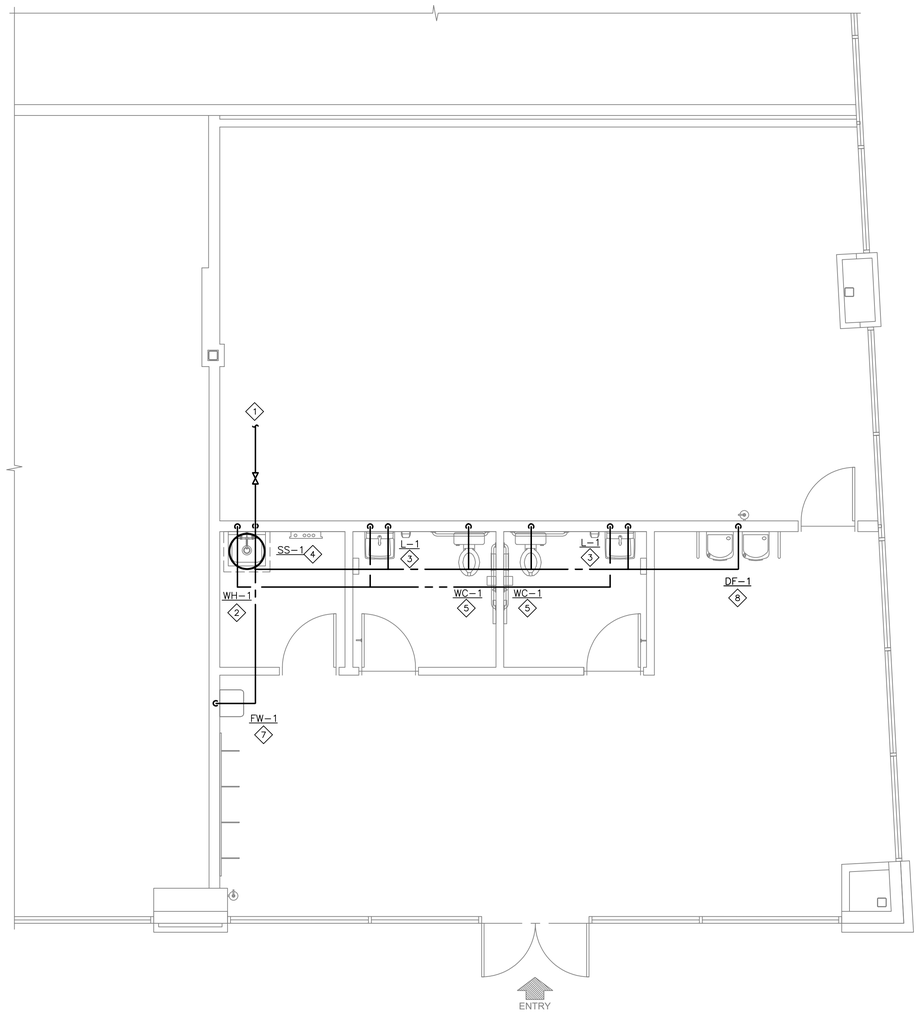


1 PLUMBING DOMESTIC WATER PLAN
1/4" = 1'-0"

NOTE:
PRIOR TO CONSTRUCTION/ BID THE CONTRACTOR SHALL VISIT THIS SITE AND FIELD VERIFY THE EXISTING LOCATIONS AND SIZES OF PLUMBING LINES AND FLOW DIRECTION.

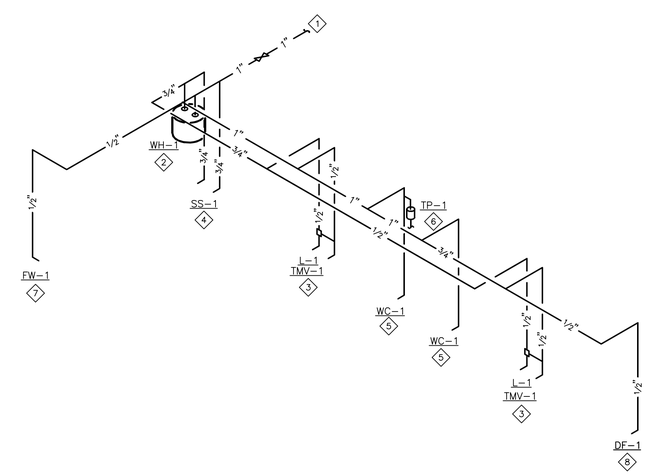
THE CONTRACTOR SHALL FIELD VERIFY ANY/ CONDITIONS WHICH MAY CONFLICT WITH THE DESIGN SHOWN ON THESE PLANS. NOTIFY ARCHITECT.

SHEET NOTES:

1. REFER TO SHEET P1.0 FOR PLUMBING SPECIFICATIONS AND GENERAL NOTES.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.
3. PLUMBING CONTRACTOR TO DEMO ALL PIPING, SUPPORTS, PLUMBING FIXTURES AND ALL RELATED APPURTENANCES. CAP ALL PIPING AT MAIN.
4. PLUMBING CONTRACTOR TO VERIFY EXISTING BUILDING PRESSURE PRIOR TO INSTALLATION OF FLOWATER. WHEN EXISTING BUILDING WATER PRESSURE IS BELOW 50 PSI PLUMBING CONTRACTOR SHALL PROVIDE A BOOSTER PUMP. PLUMBING CONTRACTOR SHALL COORDINATE WITH OWNER AND FLOWATER REPRESENTATIVE FOR BOOSTER PUMP SPECIFIC REQUIREMENTS AND INSTALLATION PROCEDURE. PLUMBING CONTRACTOR SHALL ASSIST FLOWATER REPRESENTATIVE DURING TESTING OF BOOSTER PUMP PROPER OPERATION IN ACCORDANCE TO FLOWATER REQUIREMENTS.
5. REFER TO SHEET P2.0 FOR PLUMBING SCHEDULES AND DETAILS.
6. REFER TO SHEET P4.0 FOR PLUMBING WASTE AND VENT PLAN.

KEYED NOTES:

1. CONNECT NEW 1" CW TO EXISTING LANDLORD PROVIDED WATER SERVICE. EXISTING WATER METER TO REMAIN. PROVIDE NEW RPZ BACKFLOW PREVENTER IF REQUIRED. VERIFY ALL REQUIREMENTS IN FIELD.
2. NEW ELECTRIC WATER HEATER. SEE DETAIL ON SHEET P2.0.
3. 1/2" CW AND 1/2" HW TO LAVATORY. PROVIDE WATTS MODEL LFMMV (OR APPROVED EQUAL) THERMOSTATIC MIXING VALVE IN ACCESSIBLE LOCATION. VALVE SHALL HAVE ASSE 1070 LISTING AND BE SET TO MAX. 110°F. SEE DETAIL ON SHEET P2.0.
4. 3/4" CW AND 3/4" HW. MOP SINK. FAUCET SHALL HAVE INTEGRAL VACUUM BREAKER.
5. 1/2" CW TO WATER CLOSET.
6. PROVIDE JOSAM MODEL 88300 (OR EQUAL) TRAP PRIMER IN ACCESSIBLE LOCATION AND EXTEND PIPE TO TRAP PRIMER CONNECTION ON FLOOR SINK/DRAIN AS SHOWN. VERIFY ROUTING IN FIELD. SEE ISOMETRIC DRAWING FOR ADDITIONAL INFORMATION
7. 1/2" CW TO FLOWATER REFILL STATION. PROVIDE ASSE 1024 DUAL CHECK VALVE. COORDINATE ALL REQUIREMENTS WITH FLOWATER REPRESENTATIVE IN FIELD.
8. 1/2" CW TO DRINKING FOUNTAIN.



2 COLD AND HOT WATER ISOMETRIC DIAGRAM
NOT TO SCALE

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0420758-073-00

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INTERIOR TENANT IMPROVEMENT
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LEE'S SUMMIT, MO 64086

SHEET TITLE
PLUMBING DOMESTIC WATER PLAN

STAMP
STATE OF MISSOURI
GREGORY M. STEINMETZ
NUMBER E-22980
PROFESSIONAL ENGINEER
Digitally signed by Gregory M. Steinmetz
DN: OID.0.9.2342.19200300.100.1.1=A00102000000001495DE5BAC9000015660, CN=Gregory M Steinmetz, O=SSBFITGE ACES Unaffiliated Individual, C=US
Date: 2020.04.13 09:58:15-05'00'
4/13/20

REVISIONS
1 4/13/2020 OWNER CHANGES
2
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DATE
2020.04.10
PROJECT NUMBER
A2275

SHEET NUMBER
P3.0

PERMIT SET : 2020_04_10

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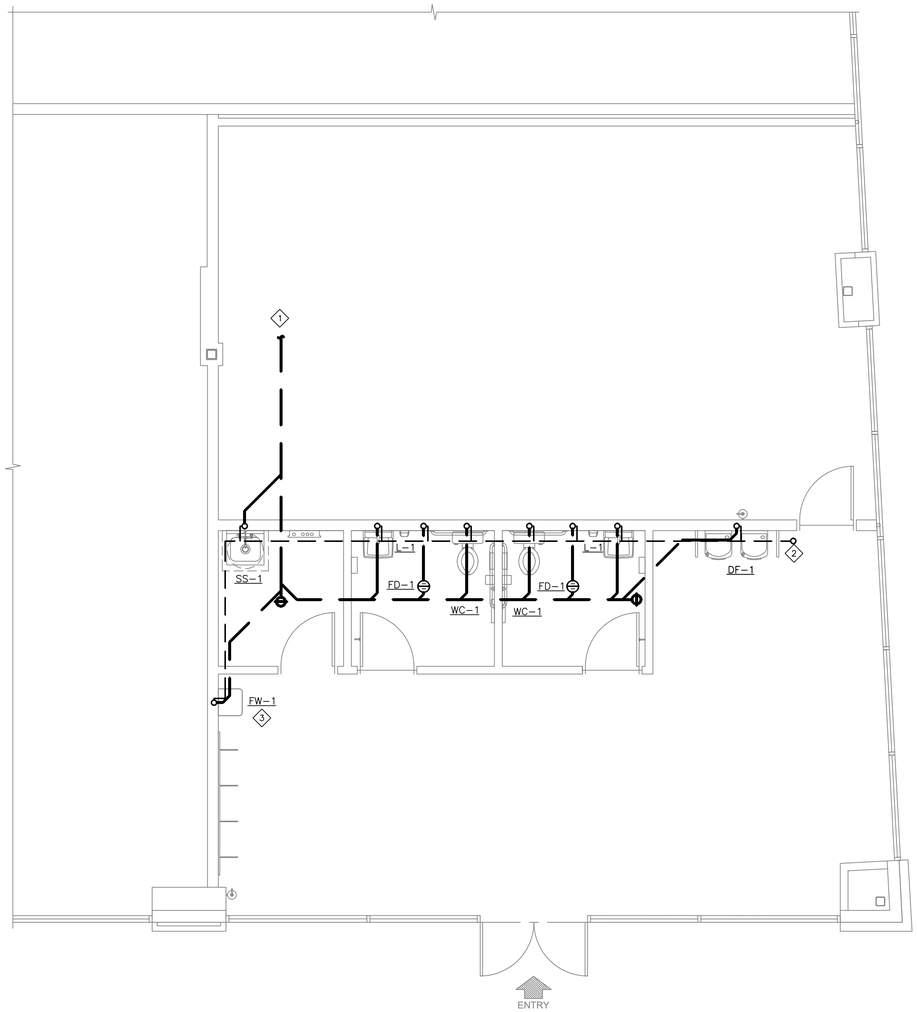
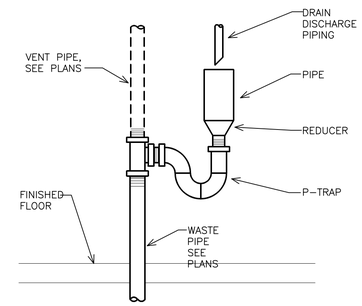


1 PLUMBING WASTE AND VENT PLAN
1/4" = 1'-0"



3 FLOWWATER (FW-1) STANDPIPE DETAIL
NOT TO SCALE

NOTE:
PRIOR TO CONSTRUCTION/ BID THE CONTRACTOR SHALL VISIT THIS SITE AND FIELD VERIFY THE EXISTING LOCATIONS AND SIZES OF PLUMBING LINES AND FLOW DIRECTION.

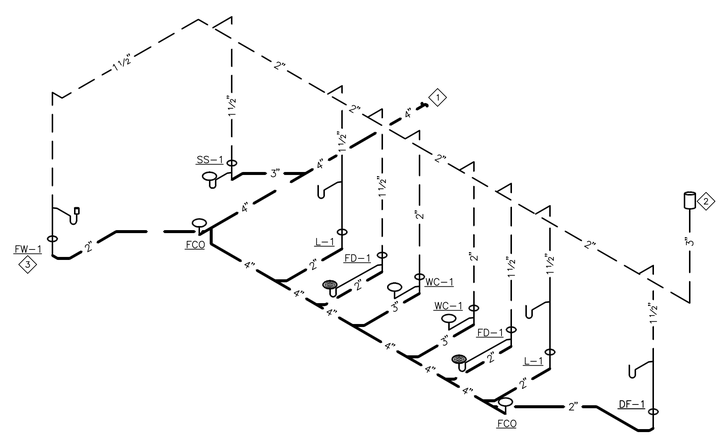
THE CONTRACTOR SHALL FIELD VERIFY ANY/ CONDITIONS WHICH MAY CONFLICT WITH THE DESIGN SHOWN ON THESE PLANS. NOTIFY ARCHITECT.

SHEET NOTES:

1. REFER TO SHEET P1.0 FOR PLUMBING SPECIFICATIONS AND GENERAL NOTES.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.
3. PLUMBING CONTRACTOR TO DEMO ALL PIPING, SUPPORTS, PLUMBING FIXTURES AND ALL RELATED APPURTENANCES. CAP ALL PIPING AT MAIN.
4. REFER TO SHEET P2.0 FOR PLUMBING SCHEDULES AND DETAILS.
5. REFER TO SHEET P3.0 FOR PLUMBING DOMESTIC WATER PLAN.

KEYED NOTES:

1. CONNECT NEW 4" SANITARY WASTE PIPING TO EXISTING MIN. 4" SANITARY WASTE LINE. VERIFY ROUTING AND LOCATION ON SITE.
2. PROVIDE 3" VENT THROUGH ROOF, MAINTAIN MIN. 10'-0" FROM ANY OUTDOOR AIR INTAKES.
3. PROVIDE 2" STANDPIPE WITH CODE APPROVED AIR GAP FOR FLOWATER REFILL STATION. COORDINATE ALL REQUIREMENTS WITH FLOWATER REPRESENTATIVE.



2 WASTE AND VENT ISOMETRIC DIAGRAM
NOT TO SCALE

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SHEET TITLE
PLUMBING WASTE AND VENT PLAN

STAMP
STATE OF MISSOURI
GREGORY M. STEINMETZ
NUMBER PE-2004020466-A
MISSOURI REGISTERED PROFESSIONAL ENGINEER
OID:0.9.2342.19200300.100.1.1:A0802000001L46950E9AC900001660;
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Date: 2020.04.13 09:57:52-00'00'
4/13/20

REVISIONS
1 4/13/2020 OWNER CHANGES
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DATE
2020.04.10
PROJECT NUMBER
A2275

SHEET NUMBER
P4.0

PERMIT SET : 2020_04_10

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FIRE ALARM DEFERRAL NOTES:

DUNHAM ASSOCIATES IS NOT THE ENGINEER OF RECORD FOR FIRE ALARM. THE ELECTRICAL CONTRACTOR SHALL INCLUDE A PRICE IN THE ELECTRICAL BID FOR A LANDLORD APPROVED FIRE ALARM SYSTEM, INCLUDING PLANS AND ALL ASSOCIATED DOCUMENTS AS REQUIRED. THESE PLANS SHALL BE SUBMITTED TO THE LOCAL AUTHORITIES BY A QUALIFIED AND LICENSED DESIGN–BUILD FIRE ALARM CONTRACTOR FOR A COMPLETE AND APPROVED FIRE ALARM SYSTEM. THE PLANS SHALL BE SIGNED AND SEALED BY THE ENGINEER OF RECORD AND SUBMITTED FOR PLAN REVIEW PRIOR TO RECEIVING SPECIFIC PERMITS FOR THIS WORK. THE FIRE ALARM CONTRACTOR SHALL ALSO SUBMIT ALL SHOP DRAWINGS, BATTERY CALCULATIONS, SPECIFICATION SHEETS, ETC. AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION TO THEIR LOCAL DESIGN ENGINEER FOR REVIEW AND APPROVAL. LOCATIONS AND NUMBER OF DEVICES ARE SUGGESTED ONLY.

GENERAL NOTES:

1. THE INTENT OF THESE DRAWINGS & SPECIFICATIONS IS TO ESTABLISH A STANDARD OF QUALITY. THE ENGINEER RESERVES THE RIGHT TO ALLOW OTHER METHODS & MATERIALS NOT REFLECTED HEREIN. THE CONTRACTOR SHALL REQUEST APPROVAL TO WAIVE THE STANDARDS, PRIOR TO BEGINNING THE PROJECT. CONTRACT DOCUMENT REVISIONS TO ACCOMMODATE THE INSTALLED CONDITIONS, WITHOUT PRIOR APPROVAL, WILL RESULT IN ADDITIONAL DESIGN CHARGES TO THE CONTRACTOR.
2. THESE DRAWINGS INDICATE FINISHED REQUIREMENTS FOR ELECTRICAL SYSTEMS, EQUIPMENT, LIGHTING FIXTURES, OUTLETS & DEVICES. DUE TO STRUCTURAL CONDITIONS, MECHANICAL DUCTWORK, PIPING CONFLICTS, OR LEGITIMATE REASONS, THE CONTRACTOR MAY INSTALL INDICATED WORK IN A MANNER DIFFERENT FROM WHAT IS DRAWN. CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW & APPROVAL PRIOR TO PROCEEDING. UPON APPROVAL, THE WORK SHALL BE PERFORMED & THE AS–BUILT DRAWINGS SHALL BE REVISED TO ACCURATELY REFLECT ANY CHANGES.
3. ELECTRICAL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE N.E.C.A INSTALLATION STANDARDS TO THE SATISFACTION OF THE ARCHITECT & THE ENGINEER.
4. ALL WORK, MATERIALS & EQUIPMENT WILL CONFORM TO THE CURRENTLY ACCEPTED EDITION OF ALL APPLICABLE NATIONAL , STATE & CITY CODES & ORDINANCES.
5. ALL ELECTRICAL MATERIALS AND EQUIPMENT TO BE USED SHALL BE LISTED BY U.L. OR ANOTHER RECOGNIZED TESTING FACILITY AS PERMITTED BY THE JURISDICTION AUTHORITY.
6. WHERE APPARENT DISCREPANCIES EXISTS BETWEEN THE REQUIREMENTS OF THE GENERAL NOTES & INFORMATION IN THE ELECTRICAL DRAWINGS, THE CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF THE GREATER QUALITY OR QUANTITY.
7. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID & VERIFY THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN THE BASE BID ALL COSTS REQUIRED FOR PERMIT & INSPECTIONS.
8. THE CONTRACTOR SHALL VERIFY W/OWNER'S REPRESENTATIVE PRIOR TO BID SUBMISSION, THE ALLOWABLE WORKING HOURS, EMPLOYEE PARKING AREAS, MATERIAL DELIVERY, STORAGE REQUIREMENTS, DEMOLITION, REMOVAL OF CONSTRUCTION DEBRIS & DAILY CLEAN UP REQUIREMENTS. INCLUDE ALL COSTS IN BID FOR REQUIRED MATERIALS NEEDED FOR THE DURATION OF THE PROJECT. PERFORM ALL WORK AS DIRECTED BY OWNER'S REPRESENTATIVE & ARCHITECT.
9. ALL ELECTRICAL SYSTEMS SHALL BE TESTED FOR PROPER OPERATION. IF TESTS SHOW DEFECTIVE WORK, THE CONTRACTOR SHALL MAKE ALL NECESSARY CORRECTIONS AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTS IN MATERIALS & WORKMANSHIP WHICH MAY OCCUR UNDER NORMAL USE FOR 1 YEAR AFTER OWNER'S ACCEPTANCE. ALL DEFECTS SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR WITHOUT ADDITIONAL CHARGE TO THE OWNER.
11. PROVIDE AS–BUILT DRAWINGS TO THE ARCHITECT AND OWNER. DRAWINGS SHALL INCLUDE ACCURATE CONDUIT & DEVICE LOCATIONS DIMENSIONED FROM PERMANENT LANDMARKS.
12. DO NOT SCALE ELECTRICAL DRAWINGS. VERIFY EXACT LOCATION OF ALL DEVICES, JUNCTION BOXES, LIGHTING FIXTURES,OUTLET HEIGHTS, ETC. W/ARCHITECTURAL & INTERIOR DESIGN DRAWINGS PRIOR TO INSTALLATION. THE CONTRACTOR TO VERIFY EXACT LOCATIONS OF ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS PRIOR TO ROUGH–IN. COORDINATE WITH CABINET SHOP DRAWINGS TO ENSURE PROPER HEIGHT & LOCATION WITH RESPECT TO MILLWORK, EQUIPMENT, ETC.
13. ANY RACEWAY SYSTEMS THAT MAY BE SHOWN ARE FOR DIAGRAMMATICAL PURPOSES ONLY. ACTUAL LOCATION & ROUTING OF ALL SHALL BE DETERMINED BY THE CONTRACTOR TO MEET FIELD CONDITIONS.
14. PROVIDE A DEDICATED NEUTRAL FOR NEW CIRCUITS. HOME RUN CONDUCTORS MAY BE COMBINED INTO (1) CONDUIT. NO RACEWAY OR CABLE SHALL CONTAIN MORE THAN (9) CURRENT CARRYING CONDUCTORS. WHERE MULTIPLE CONDUCTORS IN EXCESS OF (3) ARE INDICATED ON THESE DRAWINGS, THEY MUST BE DERATED AS REQUIRED IN N.E.C. ARTICLE 310.
15. WHERE ALLOWED. MC CABLE MAY BE INSTALLED PER N.E.C. ARTICLE 330. WHERE MULTIPLE CABLES ARE ROUTED ADJACENT TO EACH OTHER (BUNDLED), A MINIMUM SEPARATION OF (1) CABLE DIAMETER (LARGEST) SHALL BE REQUIRED.
16. PLASTIC CABLE TIES ARE PROHIBITED FOR USE TO SUPPORT MC CABLE. USE ONLY CABLE SUPPORTS PER CABLE MANUFACTURER'S INSTALLATION REQUIREMENTS.
17. RACEWAYS SHALL BE CONCEALED (IN CMU OR OTHER WALLS) WHENEVER POSSIBLE. RACEWAYS INSTALLED EXPOSED SHALL BE ROUTED OUT OF PUBLIC VIEW. RACEWAYS SHALL BE RUN PARALLEL WITH OR AT RIGHT ANGLES TO WALLS.
18. PROVIDE APPROVED EXPANSION FITTINGS WHERE RACEWAYS CROSS BUILDING EXPANSION JOINTS. PROVIDE BONDING JUMPER(S) SIZED PER CODE WHERE REQUIRED. PROVIDE ALL FITTINGS REQUIRED FOR A COMPLETE INSTALLATION. REFER TO ARCHITECTURAL DRAWINGS FOR EXPANSION JOINT LOCATION(S).
19. MINIMUM RACEWAY SIZE SHALL BE 1/2". MINIMUM HOME RUN SIZE SHALL BE 3/4". MINIMUM CONDUCTOR SHALL SHALL BE #12 AWG UNLESS NOTED OTHERWISE. ALL POWER RELATED CONDUITS SHALL HAVE A CODE SIZE GROUND WIRE INSTALLED IN EACH RUN.
20. CONTRACTOR SHALL PROVIDE PULL STRINGS IN ALL EMPTY CONDUITS. WHERE MORE THAN (1) CONDUIT TERMINATES AT A JUNCTION BOX, THE CONTRACTOR SHALL INDENTIFY EACH CONDUIT & JUNCTION BOX IN A MANNER THAT ALLOWS FOR IDENTIFICATION AFTER ALL WALL FINISHES HAVE BEEN APPLIED.
21. CONTRACTOR SHALL PROVIDE ALL RACEWAY SYSTEMS INDICATED ON THE DRAWINGS PER N.E.C. REQUIREMENTS & THE GENERAL NOTES. ANY CHANGE IN THE WIRING METHODS INDICATED SHALL REQUIRE WRITTEN APPROVAL FROM THE ARCHITECT, ENGINEER, OR OWNER. THE CONTRACTOR'S BID SHALL INCLUDE ALL COSTS FOR RACEWAY SYSTEMS AS SPECIFIED UNLESS NOTED OTHERWISE WITH WRITTEN APPROVAL FROM THE ARCHITECT, ENGINEER, OR OWNER & IS SUBMITTED AS PART OF CONTRACTOR'S FORMAL BID PROPOSAL.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECT SIZE & INSTALLATION OF ALL OUTLET, PULL & JUNCTION BOXES IN ACCORDANCE WITH N.E.C 314.16. ALL BOXES SHALL BE MINIMUM 4" SQUARE BY 1–1/2" DEEP OR AS INDICTED ON THE DRAWINGS. ALL BOXES SHALL BE RECESSED WITH COVER PLATES TO SUIT THE INTENDED APPLICATION.
23. REFER TO ARCHITECTURAL RCP FOR EXACT LOCATION OF ALL CEILING MOUNTED LIGHTING FIXTURES. ARCHITECTURAL DRAWINGS SHALL GOVERN CASE OF CONFLICT WITH THESE DRAWINGS.
24. PRIOR TO INSTALLATION, CONTRACTOR SHALL REVIEW THE COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR CONFLICTS WITH OTHER TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK WITH OTHER TRADES TO AVOID INSTALLATION CONFLICTS. THE CONTRACTOR SHALL MAKE NECESSARY MINOR ADJUSTMENTS IN EQUIPMENT LOCATION & ROUTING AT NO ADDITIONAL COST TO THE OWNER.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPERLY CUT & PATCHED EXISTING CONSTRUCTION AS REQUIRED TO INSTALL NEW ELECTRICAL WORK. ALL PATCHING SHALL BE EQUAL MATERIALS, WORKMANSHIP & FINISH AS THE EXISTING WORK & SHALL ACCURATELY MATCH ALL SURROUNDING WORK TO SATISFY THE ARCHITECT.
26. ALL ELECTRICAL EQUIPMENT SHALL HAVE SUFFICIENT GUTTER SPACE & LUGS TO ACCOMMODATE QUANTITY & SIZE OF CONDUCTORS REQUIRED. CONTRACTORS SHALL PROVIDE EQUIPMENT WITH OVERSIZED ENCLOSURES WHERE REQUIRED.
27. ALL NEW PANELBOARDS & SWITCHBOARDS SHALL BE OF THE SAME MANUFACTURER & HAVE LOCKING DOORS & TO BE KEYED THE SAME UNLESS NOTED OTHERWISE.
28. PROVIDE AN UPDATED TYPED PANEL DIRECTORY MOUNTED ON THE INSIDE OF ALL PANEL DOOR COVERS. DIRECTORY SHALL REFLECT ALL MODIFICATIONS TO EXISTING PANELS & SHALL REFLECT ACTUAL "AS–BUILT" CONDITIONS.
29. VERIFY DEVICE COLOR & MOUNTING ORIENTATION (VERTICAL OR HORIZONTAL) WITH ARCHITECTURAL & INTERIOR DESIGN DRAWINGS PRIOR TO ORDERING ANY EQUIPMENT & PROVIDE DEVICES AS REQUIRED UNLESS NOTED OTHERWISE. DEVICES AND DEVICE PLATES SHALL BE WHITE IN COLOR.
30. WHERE MOTORS ARE INSTALLED IN SUSPENDED CEILINGS, THE CONTRACTOR SHALL PROVIDE A DISCONNECT IN THE SUSPENDED CEILING WITHIN REACH FROM THE ACCESS POINT.
31. SIZING OF MOTOR RELATED ELECTRICAL COMPONENTS, INCLUDING FEEDER AND/OR BRANCH CIRCUITS (WIRE & CONDUIT) & OVERCURRENT PROTECTION (BREAKER AND/OR FUSES) IS BASED ON THE RATINGS INDICATED IN THE CONTRACT DOCUMENTS & ON THE N.E.C. MOTORS FLC TABLE FOR A GIVEN HORSEPOWER, VOLTAGE & PHASE. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ACTUAL MOTOR & APPLIANCE RATING & LOADS. THE CONTRACTOR SHALL PROVIDE CORRECTLY SIZED MOTOR OVERLOAD ELECTRICAL COMPONENTS BASED ON NAMEPLATE RATING. REFLECT ALL CHANGES IN THE AS–BUILT DRAWINGS.
32. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW OF ELECTRICAL EQUIPMENT AND LIGHTING FIXTURES.
33. ALL PENETRATIONS OF FIRE RATED FLOORS OR WALLS SHALL BE PROTECTED BY MATERIALS & INSTALLATION DIAGRAMS THAT CONFORM TO U.L. LISTING FOR "THROUGH PENETRATION FIRE STOP SYSTEMS".
34. UPON COMPLETION OF THE INSTALLATION OF THE LIFE SAFETY SYSTEM WIRING & DEVICES, A PERFORMANCE TEST OF THE ENTIRE LIFE SAFETY SHALL BE PERFORMED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
35. ALL ELECTRICAL TERMINATIONS OR EQUIPMENT TO UNDERGO A TORQUE TEST. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE MANUFACTURER'S TORQUE DOCUMENTATION & THE TOOLS NECESSARY TO PERFORM A TORQUE TEST.
36. ALL UNDERGROUND SERVICE CONDUITS SHALL BE SEALED PER N.E.C. ARTICLE 230.8.
37. FLOOR MOUNTED ELECTRICAL EQUIPMENT SHALL BE ON A 4" HIGH CONCRETE PAD.
38. INSTALL TRANSFORMER FOLLOWING MANUFACTURER'S RECOMMENDATIONS FOR VENTILATION CLEARANCES.
39. COORDINATE ELECTRICAL REQUIREMENTS FOR ALL PLUMBING & MECHANICAL EQUIPMENT WITH FINAL CONTRACTOR SELECTION. THE CONTRACTOR SHALL SIZE DISCONNECTS BASED UPON CIRCUIT BREAKER RATINGS & PROVIDE FUSING AS REQUIRED PER EQUIPMENT MANUFACTURER'S RECOMMENDATIONS & U.L. LISTING REQUIREMENTS.
40. PROVIDE #10 AWG CONDUCTORS FOR 20 AMP, 120 VOLT BRANCH CIRCUITS LONGER THAN 75' & #8 AWG CONDUCTORS FOR 20 AMP, 120 VOLT BRANCH CIRCUITS LONGER THAN 120'. PROVIDE #10 AWG CONDUCTORS FOR 20 AMP, 277 VOLT BRANCH CIRCUITS LONGER THAN 200'.

NOTES & TAGS

E19 / RTU 1	ELEC EQUIP CONNECTION TAG – SEE EQUIP SCHEDULE CO='CONVENIENCE OUTLET'
1	KEYNOTE
L–1,3	CIRCUIT HOME RUN – L INDICATES PANEL – NUMBERS INDICATE CIRCUITS
#12	CONDUCTOR COUNT – UNLESS NOTED OTHERWISE / SHORT HASH INDICATES 1#12 WIRE / LONG HASH INDICATES 1#12 NEUTRAL / HASH W/ DOT INDICATES 1#12 GROUND
	JUNCTION BOX – WALL/CEILING MOUNT

POWER

	BRANCH CIRCUIT PANEL	
	TRANSFORMER	
	MOTOR OR MOTOR CONNECTION	
	DISCONNECT SWITCH	
	SINGLE RECEPTACLE	18"
	DUPLEX RECEPTACLE	18"
	ENTIRE DUPLEX RECEPTACLE TO BE SWITCHED	18"
	LOWER HALF OF DUPLEX RECEPTACLE TO BE SWITCHED	18"
	QUADPLEX RECEPTACLE	18"
	DUPLEX RECEPTACLE– CEILING MOUNT	
	GFI RECEPTACLE, DUPLEX/QUADPLEX– WALL MOUNT	
C	CLOCK RECEPTACLE	
	SPECIAL PURPOSE RECEPTACLE	18"
	SPECIAL PURPOSE RECEPTACLE – CEILING	
	FLOOR BOX– DEVICES AS INDICATED	
	POWER POLE – DEVICES AS INDICATED	
	MULTIOUTLET ASSEMBLY – DEVICES AS INDICATED	

SWITCHES & CONTROLS

$	SINGLE POLE TOGGLE SWITCH	48"
$3	THREE WAY TOGGLE SWITCH	48"
$a	TOGGLE SWITCH – "a" INDICATES SWITCHING	48"
$	PILOT LIGHT TOGGLE SWITCH	48"
$IL	ILLUMINATED TOGGLE – TOGGLE SWITCH	48"
$K	KEYED SWITCH	48"
$MC	MOMENTARY CONTACT TOGGLE SWITCH	48"
$TS	TIMER SWITCH	48"
	DIMMER SWITCH	48"
OS	OCCUPANCY SENSOR – WALL/CLG MOUNT	
$OC	OCCUPANCY SENSOR WALL SWITCH	48"
VS	VACANCY SENSOR – WALL/CLG MOUNT	
$VS	VACANCY SENSOR WALL SWITCH	48"
	PHOTO ELECTRIC CELL	
	TIME CLOCK	
	CONTACTOR	
T	LOW VOLTAGE TRANSFORMER	
	ELECTRIC THERMOSTAT	
	PUSHBUTTON STATION – BUTTONS AS INDICATED	

FIRE ALARM/DATA

	MANUAL PULL STATION – WALL MOUNT @48"	
S P S I	SMOKE DETECTOR (P=PHOTOELEC, I=IONIZATION)	
	DUCT MOUNTED SMOKE DETECTOR	
FS	FLOW SWITCH	
TS	TAMPER SWITCH	
	STROBE (# = CANDELA)	
	HORN	
	HORN/STROBE	
	DATA OUTLET – WALL MOUNT	
	PHONE/DATA OUTLET – WALL MOUNT	
	PHONE OUTLET – WALL MOUNT	
TV	TV SYSTEM OUTLET	
	BUZZER – WALL/CLG MOUNT	

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
CO	CONVENIENCE (GENERAL) OUTLET
GFI/GFCI	GROUND FAULT INTERRUPTER
GND	GROUND
IG	ISOLATED GROUND
TYP	TYPICAL
UC	UNDER COUNTER
UNO	UNLESS NOTED OTHERWISE
WP	WEATHERPROOF

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PROJECT LOCATION

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SHEET TITLE

GENERAL NOTES, SYMBOLS LIST, FIXTURE SCHEDULE, ABBREV. AND KEY PLAN

STAMP

STATE OF MISSOURI
Mark J. Azure
2020.04.13 14:06:42-05'00'
NO. E-29603
PROFESSIONAL ENGINEER

4/13/2020

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A2275

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E1.0

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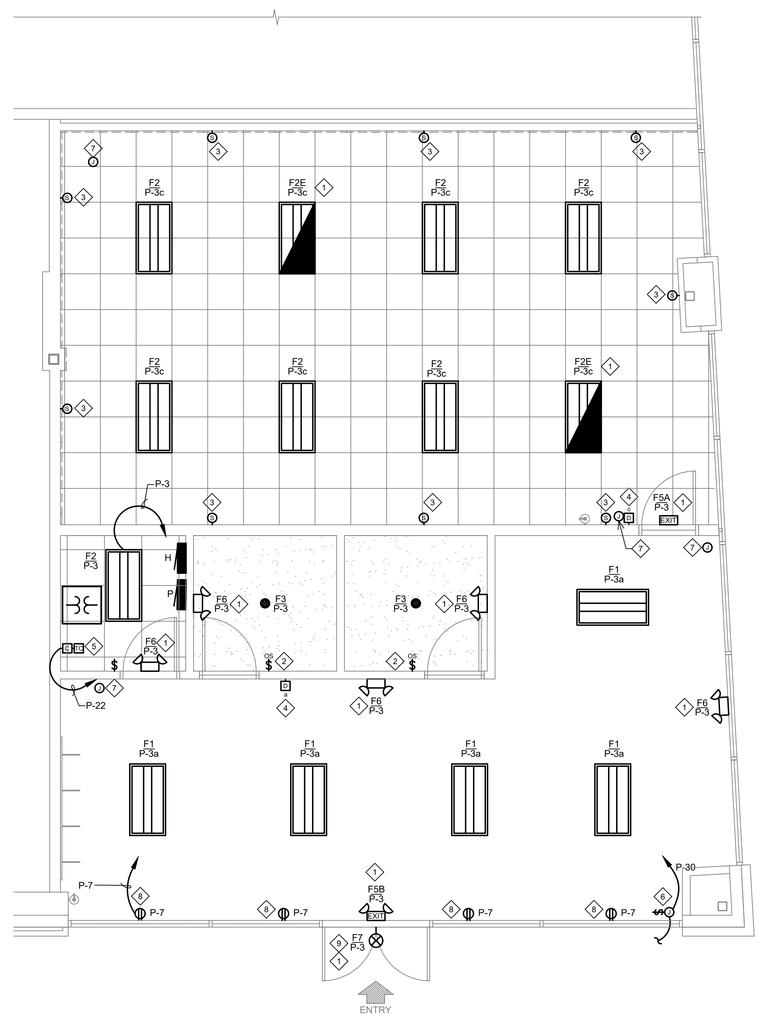
LIGHTING SCHEDULE

ARCHITECTURAL FIXTURE TYPES - ROW HOUSE PROTOTYPE

FIXTURE DESIGNATION	SYMBOL	DESCRIPTION	WATTS	VOLTAGE	MANUFACTURER	MODEL #	REMARKS
F1		SUSPENDED 2'X4' LED PANEL LIGHT, DIRECT/INDIRECT	50W	120V	KONLITE	KK-PS-24DW-50-LFSZ	SUSPENSION MOUNTED AT 10' A.F.F. IN LOBBY / CHECK-IN AREA. G.C. TO PROVIDE SUSPENSION MOUNTING KIT.
F2		RECESSED 2'X4' LED TROFFER, DIRECT/INDIRECT	31W	120V	LITHONIA LIGHTING	2BLT4-48L-ADP-EZ1-LP840	RECESSED AT STUDIO AREA.
F2E		RECESSED 2'X4' LED TROFFER, WITH EMERGENCY BATTERY PACK	31W	120V	LITHONIA LIGHTING	2BLT4-48L-ADP-EZ1-LP840-E10WLCP	RECESSED AT STUDIO AREA.
F3		6" RECESSED LED DOWNLIGHT	12.7W	120V	LITHONIA LIGHTING	LDN6-40-20-L06-WH-LD-MVOLT-EZ1	RECESSED MOUNT IN GYP. CEILING IN RESTROOM AND RECESSED MOUNT IN ACT CEILING IN STUDIO.
F5A	EXIT	EXIT, SNGL/DOUBLE, RED LETTERS, HIGH LUMEN, UNIVERSAL MOUNTED, SELF POWERED, REMOTE CAPABLE	3	DV	LITHONIA LIGHTING	LHQM-LED-R-HO RO	WALL/ CEILING MOUNT
F5B	EXIT	EXIT, SNGL/DOUBLE, RED LETTERS, EMERGENCY LIGHT COMBINATION, HIGH LUMEN, UNIVERSAL MOUNTED, SELF POWERED, REMOTE CAPABLE	3	DV	LITHONIA LIGHTING	LHQM-LED-R-HO	WALL/ CEILING MOUNT
F6		DOUBLE HEAD EMERGENCY UNIT	14.2	UNIV	LITHONIA LIGHTING	ELM6L EMERGENCY LIGHT	WALL/ CEILING MOUNT PROVIDE WITH 90 MINUTE BATTERY.
F7		DOUBLE HEAD EMERGENCY UNIT, WET LOCATION REMOTE CAPABLE	7W	120V	LITHONIA LIGHTING	WLTU MR	WALL MOUNT PROVIDE WITH 90 MINUTE BATTERY AT FRONT ENTRY ON EXTERIOR SIDE.



1 LIGHTING FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:

A. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF LUMINAIRES.

B. EACH LUMINAIRE SHALL BE STRUCTURALLY SUPPORTED; DO NOT USE CONDUIT FOR SUPPORT FOR EITHER FIXTURES OR BOXES.

C. USE FLEXIBLE METAL CONDUIT (GREENFIELD) FOR CONNECTION OF LAY-IN FIXTURES.

D. PROVIDE GROUND CONDUCTOR IN ALL CONDUIT RUNS.

E. THOUGH WIRING OF FIXTURES SHALL NOT BE PERMITTED UNLESS SPECIFICALLY ILLUSTRATED.

F. EACH LUMINAIRE SHALL HAVE ITS OWN BOX UNLESS OTHERWISE ILLUSTRATED.

G. VERIFY LOCATION OF WALL MOUNTED EMERGENCY LUMINAIRES TO AVOID CONFLICT WITH WOOD TRIM

H. REFER TO ARCHITECTURAL FOR EXACT LOCATION OF LUMINAIRES COORDINATE WITH ARCHITECT FOR LOCATION OF LUMINAIRES AND DEVICES BEFORE ROUGH-IN.

I. ALL ELECTRICAL RUNS IN THE OPEN CEILINGS AREA OF THE TENANT PREMISES IN THE FRONT OF HOUSE MUST BE RIGID CONDUIT. THE USE OF FLEX CONDUIT IS PROHIBITED. IN ADDITION, ANY ELECTRICAL RUN FROM THE CEILING TO A SUSPENDED LIGHT FIXTURE MUST BE HIDDEN IN A RIGID SLEEVE. RIGID CONDUIT IS REQUIRED EVERYWHERE VISIBLE TO THE PUBLIC.

J. G.C. SHALL BE RESPONSIBLE FOR FUNCTIONAL TESTING OF LIGHTING CONTROL SYSTEMS TO ENSURE PROPER CALIBRATION, ADJUSTMENT, AND OPERATION PER SECTION C408.3 OF THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.

KEY NOTES:

1. PROVIDE UNSWITCHED HOT TO ALL, EXIT, EMERGENCY, AND NIGHT LIGHTS TO BYPASS SWITCH CONTROLS. THIS MAY BE IN ADDITION TO SWITCHED HOT.
2. PROVIDE LUTRON MAESTRO WALL MOUNTED OCCUPANCY SENSOR MODEL NO. MS-A102-O.
3. PROVIDE 16/2 PLENUM RATED SPEAKER CABLE AT LOCATION SHOWN. SPEAKERS MOUNTED AT 9'0" A.F.F. ROUTE SPEAKER TO A/V RACK. PROVIDE 15' SLACK AT EACH END. SEE SHEET E3.0 FOR A/V RACK LOCATION.
4. PROVIDE LUTRON DIVA 0-10V DIMMER DVTV-WH WITH POWER PACK PP-DV.
5. PROVIDE 2 CHANNEL INTERMATIC ASTRONOMIC TIME CLOCK MODEL NO. ET8215C WITH 0-2 HOUR SPRING WOUND TIMER AND **4 POLE** LIGHTING CONTACTOR. CONNECT SIGN, INTERIOR LIGHTING AND SHOW WINDOW RECEPTACLES.
6. PROVIDE JUNCTION BOX WITH DISCONNECT SWITCH IN CONCEALED LOCATION FOR CONNECTION TO STOREFRONT SIGN LIGHTING. LOCATE DISCONNECT SWITCH IN CONCEALED ACCESSIBLE LOCATION PER NEC 600.6. E.C. SHALL MAKE FINAL CONNECTION TO SIGN AND CONTROL VIA TIME CLOCK.
7. PROVIDE (1) CAT6 PLENUM RATED CABLE FOR EACH CAMERA LOCATION. THE CABLE SHALL RUN FROM EACH CAMERA BACK TO THE A/V RACK WITH A 15' WHIP LEFT AT EACH CAMERA LOCATION AND A 15' WHIP PROTRUDING FROM THE 2 GANG A/V CUT IN RING AT THE AV RACK. SEE SHEET E3.0 FOR A/V RACK LOCATION.
8. PROVIDE SHOW WINDOW RECEPTACLE WITHIN 18" OF THE TOP OF THE WINDOW PER NEC 210.62.
9. VERIFY IF THERE IS ADEQUATE GENERAL & EMERGENCY LIGHTING PRESENT. IF NOT COORDINATE WITH LANDLORD AND PROVIDE NEW.

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PROJECT LOCATION
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SHEET TITLE
FLOOR PLAN - LIGHTING

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STATE OF MISSOURI
Mark J. Aziere
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NUMBER
PROFESSIONAL ENGINEER
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2020.04.10
PROJECT NUMBER
A2275

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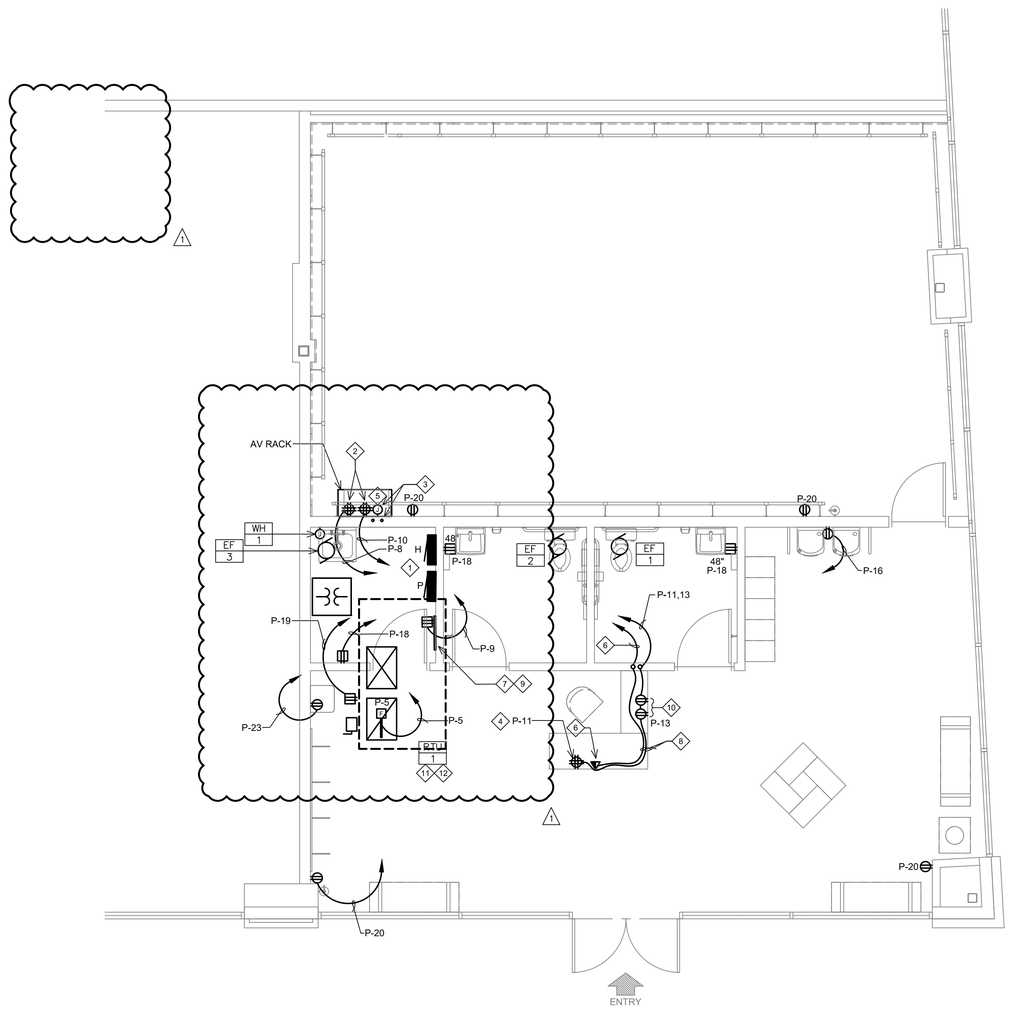
MECHANICAL EQUIPMENT SCHEDULE

ITEM NO	DESCRIPTION	MCA	KW	VOLTS	PHASE	DISCONNECT	BKR	PNL-CKT	WIRE	GROUND	NOTES
RTU-1	EXISTING ROOFTOP UNIT	84.00	--	480	3	100A/3P NON-FUSED	90A/3P	H-2,4,6	1 1/4"C. 3#3	1 #8	1,2,3,4
			--					H-8,10,12			
WH-1	WATER HEATER		1.5	120	1	LOCK OFF DEVICE	20A/1P	P-1	1/2"C. 2 #12	1 #12	1,3,4
EF-1	EXHAUST FAN	--	0.137	120	1	20A/1P MOTOR RTD. SW.	20A/1P	P-3	1/2"C. 2 #12	1 #12	1
EF-2	EXHAUST FAN	--	0.137	120	1	20A/1P MOTOR RTD. SW.	20A/1P	P-3	1/2"C. 2 #12	1 #12	1
EF-3	EXHAUST FAN	--	0.137	120	1	20A/1P MOTOR RTD. SW.	20A/1P	P-3	1/2"C. 2 #12	1 #12	1

MOTOR/EQUIPMENT SCHEDULE NOTE (NOT ALL NOTES MAY BE USED)

1. VERIFY REQUIREMENTS OF EQUIPMENT.
2. PROVIDE DUCT SMOKE DETECTOR & ALL CONNECTIONS WITHIN RETURN DUCT TO SHUT DOWN UNIT UPON ALARM. SEE KEYNOTE 11 ON SHEET E3.0
3. VERIFY NAMEPLATE RATING ON UNIT AS IT MAY DIFFER FROM LOADS SHOWN HERE.
4. PROVIDE CONNECTION TO MECHANICAL CONTRACTOR PROVIDED CONTROLS AS REQUIRED.
5. FAN TO REMAIN ON DURING OCCUPIED HOURS



1 POWER FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:

A. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EQUIPMENT LOCATION & REQUIREMENTS.

B. ALL RECEPTACLES & OUTLETS LOCATED ON FURNITURE SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH–IN.

C. VERIFY EXACT LOCATION OF ALL EQUIPMENT PER THE ARCHITECTURAL DRAWINGS.

D. ALL EXTERIOR DISCONNECTS SHALL BE N.E.M.A. 3R RATED.

E. EXTERIOR RECEPTACLES SHALL BE WEATHERPROOF TYPE WITH IN–USE COVERS.

F. COORDINATE WITH ARCHITECTURAL PLANS FOR TV MOUNTING HEIGHTS & LOCATIONS PRIOR TO ROUGH–IN.

G. ALL CAT6 PLENUM 16/2 SOESLCZ CABLES NEED 10' MINIMUM OF SLACK AT ALL FIELD LOCATIONS AND 15' MINIMUM OF SLACK AT A/V RACK LOCATION FOR RACK AND INSTRUCTOR STAND CABLE DRESSING.

KEY NOTES:

1. EXISTING ELECTRICAL PANELS & SUSPENDED TRANSFORMER TO REMAIN. SEE RISER DIAGRAM FOR MORE INFORMATION.
2. PROVIDE (2) DEDICATED 20A CIRCUITS WITH (2) QUAD RECEPTACLES LOCATED AT A/V RACK.
3. PROVIDE (2) 1–1/2" CONDUITS STUBBED UP 6" ABOVE DROP CEILING TILE AND RUN TO A 2 GANG CUT OUT RING AT THE AV RACK ADJACENT TO THE RECEPTACLE. PROVIDE (2) CAT 6 PLENUM RATED CABLES FROM TENANT UTILITY TELEPHONE BACKBOARD TO A/V RACK LOCATION.
4. PROVIDE QUAD RECEPTACLE AT FRONT DESK FOR POS COMPUTER. SEE ARCHITECTURAL AND MILLWORK DRAWINGS FOR ADDITIONAL INFORMATION.
5. PROVIDE A/V CUT IN RING AT LOCATION SHOWN.
6. PROVIDE (2) CAT6 PLENUM RATED DATA CABLES ADJACENT TO FRONT DESK POWER AND TERMINATE WITH KEYSTONE JACKS ABOVE FLOOR WITHIN MILLWORK. ROUTE DATA CABLES TO A/V RACK WITH A 15' WHIP.
7. COORDINATE WITH LANDLORD FOR EXACT LOCATION OF INCOMING CONDUIT AND PULL STRING FOR TELEPHONE SERVICE. EXTEND CONDUIT TO TELEPHONE BACKBOARD. COORDINATE WITH PHONE COMPANY & LANDLORD FOR CABLE REQUIREMENTS. PROVIDE ALL REQUIRED CABLE AND FINAL CONNECTIONS.
8. ROUTE CONDUIT AND CABLING ABOVE FINISHED FLOOR, WITHIN INTERIOR SIDE OF MILLWORK.
9. 42"x16"x3/4" FIRE RETARDANT AC GRADE PLYWOOD TELEPHONE BOARD. EXTEND CONDUIT FROM EXISTING LANDLORD COMMUNICATION CONDUIT. COORDINATE EXACT LOCATION.
10. PROVIDE (2) USB/COMBO RECEPTACLES FOR IPAD CHECK IN AT FRONT DESK. ROUTE CONDUIT ALONG INSIDE PATH OF MILLWORK.
11. ELECTRICAL CONTRACTOR TO INSTALL NEW DUCT SMOKE DETECTOR IN RETURN MAIN DUCT OF EXISTING RTU IF NOT EXISTING. SMOKE DETECTOR FURNISHED BY MECHANICAL CONTRACTOR IF NOT EXISTING. SMOKE DETECTOR SHALL SHUT DOWN HVAC UNIT UPON DETECTION OF SMOKE AND BE CONNECTED TO THE FIRE ALARM SYSTEM AS REQUIRED.
12. EXISTING **RTU** TO REMAIN. VERIFY EXISTING DISCONNECT & SERVICE RECEPTACLE WITH IN USE COVER. PROVIDE NEW AS REQUIRED. PROVIDE NEW CONNECTIONS. SEE MECHANICAL EQUIPMENT SCHEDULE ON THIS SHEET FOR ADDITIONAL INFORMATION.

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PROJECT LOCATION

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SHEET TITLE

FLOOR PLAN - POWER & SYSTEMS

STAMP

Mark A. Azzinaro
2020.04.13
14:06:25-08'00'
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E-40035244
PROFESSIONAL ENGINEER

4/13/2020

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2020.04.10

PROJECT NUMBER
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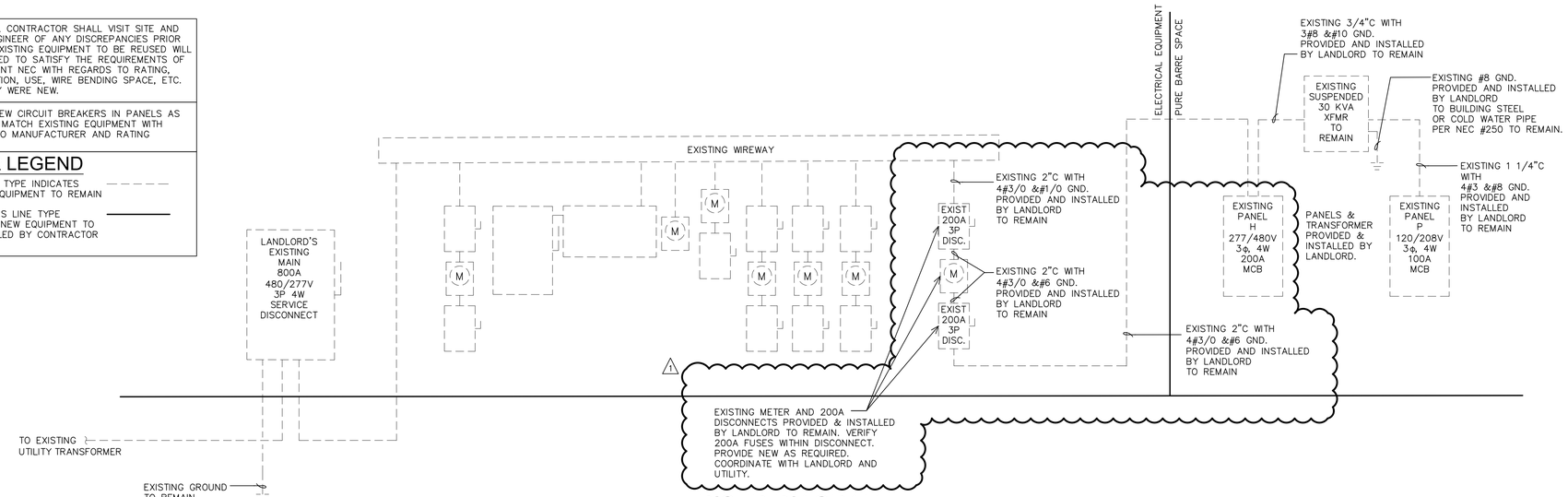
ELECTRICAL CONTRACTOR SHALL VISIT SITE AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BID. EXISTING EQUIPMENT TO BE REUSED WILL BE REQUIRED TO SATISFY THE REQUIREMENTS OF THE CURRENT NEC WITH REGARDS TO RATING, IDENTIFICATION, USE, WIRE BENDING SPACE, ETC. AS IF THEY WERE NEW.

PROVIDE NEW CIRCUIT BREAKERS IN PANELS AS REQUIRED. MATCH EXISTING EQUIPMENT WITH RESPECT TO MANUFACTURER AND RATING

RISER LEGEND

DASH LINE TYPE INDICATES EXISTING EQUIPMENT TO REMAIN

CONTINUOUS LINE TYPE INDICATES NEW EQUIPMENT TO BE INSTALLED BY CONTRACTOR



1 RISER DIAGRAM
NO SCALE

Panel : H — **Voltage: 277/480V, 3PH, 4W**

No.	Amp/p	Note	Description	Ph	Code L VA	Code C VA	Code R VA	Code M VA	Code E VA	Code K VA	Code D VA
1	50	1	30 KVA TRANSFORMER PANEL P	- A -		1440	2580				
3	/		"	- B -	617		970	410			
5	3		"	- C -	1200	540	1260				
7	-		SPACE	- A -							
9	-		SPACE	- B -							
11	-		SPACE	- C -							
13	-		SPACE	- A -							
15	-		SPACE	- B -							
17	-		SPACE	- C -							
19	-		SPACE	- A -							
21	-		SPACE	- B -							
23	-		SPACE	- C -							
25	-		SPACE	- A -							
27	-		SPACE	- B -							
2	90		EXISTING RTU-1	- A -				4986	20000		
4	/		"	- B -				4986	20000		
6	3		"	- C -				4986	20000		
8	-		SPACE	- A -							
10	-		SPACE	- B -							
12	-		SPACE	- C -							
14	-		SPACE	- A -							
16	-		SPACE	- B -							
18	-		SPACE	- C -							
Through - Feed Lug Connection			----	- A -							
			None	- B -							
			---	- C -							
Main Breaker			200A	- A -		1440	2580	4986	20000		
			/	- B -	617		970	5396	20000		
			3	- C -	1200	540	1260	4986	20000		

Breaker Notes:
1 - PROVIDE HACR BREAKER
2 -
3 -
4 -
5 -

Panelboard Notes:
1 -
2 -
3 -
4 -
5 -

SURFACE	: Mounting	
EXISTING	: Amps AIC Rating	
100	: Amp Rating of Bus	
MCB	: Panel Amp Rating (Min Main or Bus Rating)	
480	: Phase to Phase Voltage	

Conn KVA phase loads	Total	- A -	- B -	- C -
	84.0	29.0	27.0	28.0

Dmd	Conn	Panel - Bus KVA loads		
2.3	1.8	Code L - Lighting		
2.0	2.0	Code C - Convenience Receptacles (180 W)		
4.8	4.8	Code R - Receptacles (Non Convenience)		
17.2	15.4	Code M - Motors Largest motor VA		7479.0
60.0	60.0	Code E - Electric Heat		
		Code K - Kitchen Equip Demand		100%
		Code D - Dwelling Units (Hotel/Motel Rooms)		
86.3	84.0	Total KVA		
		+ Spare KVA	%Spare	
86	Adjusted KVA (Demand KVA + Spare KVA)			
104	Adjusted Demand Amps			
107	**High Phase Demand Amps**			13-Apr-20
File Name:	Project Number :	Project Name :		
PANEL H	0420758-073-00	PURE BARRE		

Panel : P — **Voltage: 120/208V, 3PH, 4W**

No.	Amp/p	Note	Description	Fh	Code L VA	Code C VA	Code R VA	Code M VA	Code E VA	Code K VA	Code D VA
1	20/1	2	WATER HEATER	- A -			1500				
3	20/1	1,5	LIGHTING/ EF-1, EF-2, EF-3	- B -	617			410			
5	20/1		DUCT SMOKE DETECTORS	- C -			100				
7	20/1	5	SHOW WINDOW RECEPTACLES	- A -		720					
9	20/1		TELEPHONE BOARD	- B -			360				
11	20/1		RECEPTION DESK	- C -			360				
13	20/1		IPAD RECEPTACLES	- A -			360				
15	20/1		SPARE	- B -							
17	20/1		SPARE	- C -							
19	20/1		ROOFTOP RECEPTACLES	- A -			360				
21	20/1		SPARE	- B -							
23	20/1	3	FLOWATER REFILL STATION	- C -			800				
25	-		SPACE	- A -							
27	-		SPACE	- B -							
29	-		SPACE	- C -							
31	-		SPACE	- A -							
33	-		SPACE	- B -							
35	-		SPACE	- C -							
37	-		SPACE	- A -							
39	-		SPACE	- B -							
41	-		SPACE	- C -							
2	20/1		SPARE	- A -							
4	20/1		SPARE	- B -							
6	20/1		SPARE	- C -							
8	20/1		A/V RACK	- A -			360				
10	20/1		A/V RACK	- B -			360				
12	20/1		SPARE	- C -							
14	20/1		SPARE	- A -							
16	20/1	3	HI-LOW DRINKING FOUNTAIN	- B -			50				
18	20/1		RESTROOM & UTILITY RM RECS.	- C -		540					
20	20/1		GENERAL RECEPTACLES	- A -		720					
22	20/1		TIME CLOCK	- B -			200				
24	20/1		SPARE	- C -							
26	20/1		SPARE	- A -							
28	20/1		SPARE	- B -							
30	20/1	5	SIGN	- C -	1200						
32	20/1		SPARE	- A -							
34	-		SPACE	- B -							
36	-		SPACE	- C -							
38	-		SPACE	- A -							
40	-		SPACE	- B -							
42	-		SPACE	- C -							
Through - Feed Lug Connection			----	- A -							
			None	- B -							
			---	- C -							
Main Breaker			100	- A -		1440	2580				
			/	- B -	617		970	410			
			3	- C -	1200	540	1260				

Breaker Notes:
1 - PROVIDE LOCK-ON DEVICE
2 - PROVIDE LOCK-OFF DEVICE
3 - PROVIDE GFI BREAKER
4 - PROVIDE HACR BREAKER
5 - CONTROL VIA TIME CLOCK

Panelboard Notes:
1 -
2 -
3 -
4 -
5 -

RECESSED	: Mounting	
EXISTING	: Amps AIC Rating	
100	: Amp Rating of Bus	
MCB	: Main Lug Only (MLO) or Main Circuit Breaker (MCB)	
208	: Phase to Phase Voltage	

Conn KVA phase loads	Total	- A -	- B -	- C -
	9.0	4.0	2.0	3.0

Dmd	Conn	Panel - Bus KVA loads		
2.3	1.8	Code L - Lighting		
2.0	2.0	Code C - Convenience Receptacles (180 W)		
4.8	4.8	Code R - Receptacles (Non Convenience)		
1.2	0.4	Code M - Motors Largest motor VA		3096.0
		Code E - Electric Heat		
		Code K - Kitchen Equip Demand		100%
		Code D - Dwelling Units (Hotel/Motel Rooms)		
10.2	9.0	Total KVA		
		+ Spare KVA	%Spare	
27	Adjusted KVA (Demand KVA + Spare KVA)			
75	Adjusted Demand Amps			
86	**High Phase Demand Amps**			13-Apr-20
File Name:	Project Number :	Project Name :		
PANEL P	0420758-073-00	PURE BARRE		

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0420758-073-00

PROJECT LOCATION

PURE BARRE
INTERIOR TENANT IMPROVEMENT
910-U NORTHWEST BLUE PARKWAY
LEE'S SUMMIT, MO 64086

SHEET TITLE

RISER DIAGRAM & PANEL SCHEDULE

STAMP

4/13/2020

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REVISIONS

1 4/13/2020 OWNER CHANGES
2
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DATE
2020.04.10

PROJECT NUMBER
A2275

SHEET NUMBER

E4.0

PERMIT SET : 2020_04_10

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PART 1 - General

1.1 General conditions

A. The general, special, and other conditions of the architectural, mechanical and vendor documents shall be considered an integral part of these electrical specifications.

B. Reference to "contractor" in this specification shall mean "electrical contractor (EC)" unless otherwise noted. Work specified herein is the responsibility of the electrical contractor unless specifically noted otherwise.

1.2 Scope of work

A. Furnish labor, materials, equipment, tools, and other items necessary for, or incidental to, installation of a complete electrical system as required for this project.

B. Also include other work and miscellaneous equipment not specifically mentioned, but reasonably inferred, that are required for a fully functional and tested system.

1.3 Drawings and documents

A. The drawings and specifications form a complete set of plans for the electrical work for this project. What is required by either shall be as binding as if required by both. In the event the drawings and specifications are in conflict, the greater requirement or cost shall be included in bid, or if time, a clarification will be issued.

B. Bidders shall examine other trade and equipment vendor drawings and specifications to avoid omissions, duplications, and to insure complete installation of electrical work.

C. The electrical drawings are diagrammatic and are intended to show approximate location only. Placement of electrical equipment and devices shall not interfere with locations or clearances of other trades' materials or equipment. Coordinate the placement of electrical devices with architectural plans, elevations and details.

D. The direct routing of conduits and wiring is not assured. Exact requirements shall be governed by the conditions of the project site. Extra lengths of wiring or the addition of pull or junction boxes, etc., necessitated by such conditions, shall be included in the bid.

E. Drawing representations: conduits, circuiting, devices, speakers, etc., shown on the drawings as existing are based on existing plans and may not be installed as originally shown. Verify the accuracy of the 'existing conditions' as shown on the drawings as the demolition work progresses. Perform modifications and additions as necessary to correct for these hidden conditions and allow for the completion of the work.

1.4 Codes, inspections, and fees

A. The completed electrical installation shall comply with the latest edition of the national electrical code as well as applicable federal, state, and local codes, regulations, and standards including interpretations by appropriate authorities having jurisdiction. Where the drawings and specifications call for workmanship or materials in excess of code or regulatory requirements, the drawings and specifications shall govern.

B. The work specified herein shall be subject to inspection and approval by state and local authorities having jurisdiction and the engineer. The contractor shall make the necessary arrangements to have the electrical work inspected by appropriate inspector(s) and shall provide two (2) copies of final signed "certificate of inspection" to the owner.

C. Obtain and pay for licenses, permits, fees and charges for work installed by the contractor. Contractor is responsible to pay fees and charges levied by the electric utility company for connection to electric services.

1.5 Job site safety

A. The electrical contractor is responsible for electrical job site safety, including safety of people and property during performance of work. This requirement will apply continuously and not be limited to normal working hours.

B. No act, drawing review or construction review by the owner, the engineers or their consultants, is intended to include review of the adequacy of the contractor's safety measures in, on, or near the construction site.

1.6 Conditions at the site

A. Examine the site and be familiar with existing building conditions and limitations prior to submitting bid. No extra payment will be allowed for work required because of these conditions, or if information is visible or readily attainable, for limitations or misunderstanding of existing conditions.

B. Discrepancies from these documents should be reported to the architect/engineer prior to bid.

1.7 Workmanship and contractor qualifications

A. Install electrical equipment and materials in a neat and competent manner by persons experienced and skilled in the trade. Haphazard or poor installation will be cause for rejection of work. Exposed components of the electrical systems shall be square and true with building lines and surfaces.

B. Contractor shall be licensed in the state in which the project is located.

1.8 Coordination of work

A. Give careful consideration to the work of the general, mechanical and other contractors/subcontractors on the project. Organize and phase the electrical work so that it will not interfere with the work of other trades.

B. Drawings and specifications for other trades and general construction drawings shall be consulted for coordination information, details, dimensions, etc. Coordinate shafts, chases, furred spaces, suspended ceiling, locations of equipment, etc. The contractor shall review the mechanical-electrical drawings and equipment drawings of other disciplines, including data, security, audio-video, closed circuit television, paging, fire alarm, and kitchen. The contractor shall be responsible to report discrepancies between these drawings to the engineer prior to bidding for clarification. Solutions to unreported discrepancies will be determined by the engineer, with no additional compensation due to the contractor.

C. The location of equipment outlets and wiring shall be verified with the actual equipment or approved shop drawings prior to rough in work. Notify engineer of discrepancies.

D. Dimensions given on the drawings shall take precedence over scaled dimensions. Dimensions, whether calculated or scaled, shall be verified in the field.

E. Check actual job conditions before fabricating work. Coordinate with other trades to avoid rework due to field conditions. Changes or additions, subject to additional compensation, which are made without written authorization and an agreed price, shall be at the contractor's risk and expense.

F. Coordinate routing of conduit and wire concealed in walls, soffits or ceilings installed by the general contractor. Coordinate work to conceal conduit and wire.

G. Verify items such as door swings, window locations, casework, etc., before installing electrical equipment or devices.

H. Make minor adjustments to work where requested by the owner or the owner's representative when adjustments are necessary for proper operation and within the intent of the contract.

1.9 Materials and equipment

A. Unless otherwise specified, material and equipment shall be new and manufactured by approved or listed manufacturers. Materials and equipment shall meet the requirements of governing codes.

B. All material and equipment shall be listed and labeled by Underwriters Laboratories, Inc. (UL), as conforming to its standards in every case where such a standard has been established for that type of material or equipment.

C. Obtain written approval seven days prior to bid, to use proposed substitute material or equipment before contracting to purchase such substitutes. The owner reserves the right to require the removal of material or equipment which does not have this written approval and which does not comply with the specifications, regardless of the state of installation of such equipment.

D. Where equipment supplied by the contractor has characteristics other than as specified herein, the contractor shall, at no additional cost to the owner, remove and replace the electrical work necessitated by the substituted product.

1.10 Temporary installations

A. Comply with the owner and general contractor requirements. Electrical work must conform with NEC Article 590, temporary installations.

B. Continuation of service: maintain continuity of existing equipment to remain. Maintain existing circuits of equipment energized. Restore circuits wiring which are to remain but were disturbed during demolition back to original condition.

C. Electric power system: provide an electrical distribution system of sufficient size, capacity, and power characteristics required for construction operations.

D. Provide temporary electrical service as required for the project.

1. Utilize existing building electrical distribution if available, and supplement as required for the project conditions.
2. For service construction or service revisions, coordinate with the utility to provide temporary service for the duration of construction so as not to interfere with service construction. Pay for utility charges associated with the temporary service including energy bills.

E. Lighting: provide temporary lighting with local switching throughout the construction area. Provides adequate illumination for construction operations, observations, inspections, and traffic conditions.

F. Where light fixtures exist in the area of construction, utilize existing lights and outlets as much as practical to meet these requirements. Clean and re-lamp each fixture used for temporary at end of construction.

G. Remove the temporary installation of electrical equipment, raceway and wire at the end of the project. Patch and seal sleeve openings.

1.11 Demolition

A. Where electrical work to remain is damaged or disturbed in the course of the work, remove damaged portions and provide products of equal capacity, quality, and functionality.

B. Accessible work indicated as demolished: remove exposed electrical installation in its entirety. Removal of existing electrical distribution system equipment includes equipment's associated wiring, including conductors, cables, exposed conduit, surface metal raceways, boxes, and fittings, back to equipment's source or as indicated.

C. Abandoned raceway and conduits: where raceway and conduits are shown as abandoned on the drawings; disconnect existing concealed wiring from its source. Remove wiring, cap and label conduit ends. Cut abandoned underground conduits below grade and seal openings. Patch surface to match existing finish.

D. Temporary disconnection: remove, store, clean, reinstall, reconnect, and make operational components indicated for relocation.

1.12 Cutting and patching

A. Workmanship; lay out work in advance. Exercise care where cutting, channeling, chasing, or drilling of floors, walls, partitions, ceilings, or other surfaces is necessary for proper installation, support, or anchorage of conduit, raceways, or other electrical work. Repair damage to buildings, piping, and equipment using skilled craftsmen of trades involved

B. Perform core drilling, cutting and patching necessary for the completion of the electrical work for this project. No structural members shall be disturbed without obtaining written permission of the engineer. Fill abandoned and unused core drills.

C. Surfaces which are disturbed by the contractor shall be repaired and refinished to provide a surface equal in strength, durability, and appearance to the original surface.

D. Where it is necessary to drill or cut concrete surfaces, the edges shall be sharply defined. Core holes shall be made with a rotary drill. Rectangular concrete cuts shall be made with a concrete saw. Do not penetrate post tension slabs prior to x-raying floor.

E. Penetrations through smoke, fire, hazardous area, or other rated separations shall be fire sealed to preserve the ratings of the separations.

F. All cutting, drilling, patching, repairing, and refinishing shall be done by persons skilled in appropriate trades.

G. Clean away rubbish and litter generated during electrical installation.

1.13 Maintenance manual and record drawings

A. Furnish the owner with a minimum of two (2) printed copies and two (2) digital data DVD's of a manual covering the operation and maintenance of equipment provided under this contract. Submit additional copies as required by the general contractor. The manuals shall be in a 3-ring, loose leaf, heavy duty binder and submitted to the architect/engineer for approval. Each manual shall contain the following:

1. Complete manufacturer catalog data, manufacturer's literature, wiring diagrams, detailed operating instructions, and a complete listing of suppliers and distributors where replacement parts and maintenance services are available for installed equipment. Include electrical shop drawings.
2. Physical description and installation instructions, user's manual and operating instructions.
3. Replaceable parts list. Include the light fixture schedule with replacement lamps per fixture type.
4. Inspection certificates, signed by the appropriate inspector.
5. Full listing of product warranties and extended warranties with registration and contact information.
6. Data dvd with indexed pdf documents of items in the manual.

B. Markup a set of construction documents as work progresses. Show actual circuit routing with dimensioned information, sizes, types, etc., equipment location changes, and other changes or deviations between project work, as built, and the contract documents. Markings shall be neat, legible, and permanent. Transfer applicable markings to a second set of documents and provide both sets of record documents to the owner for acceptance prior to final payment.

1.14 Clean-up

A. Upon completion of the work and at other times directed, remove materials and scrap generated by the electrical installation and leave the premises in a clean and orderly condition.

B. Clean electrical equipment interiors prior to energizing and before final acceptance. Clean light fixtures lenses, reflectors and trims. Repair, clean and touch up minor scratches or blemishes on factory painted equipment.

C. Damaged, dented or refurbished equipment shall be rejected and replaced at the contractor's expense.

1.15 Acceptance demonstration and training

A. Perform system start-up, testing and programming prior to owner's training. Do not schedule demonstrations until systems are fully operational and ready to turn over to the owner.

B. Demonstrate to the owner the operation of the electrical installations. The timing of the demonstration will be determined by the owner upon completion of the work.

C. Properly set automatic time switches to perform switching operations in accordance with schedules provided by the owner's representative, and demonstrate (using the manufacturer's operating instructions) how to override, test and program lighting/systems.

1.16 Rebate programs

A. Provide the owner with rebate forms, filled out with applicable project information, for utility or product rebate programs to which the owner is eligible.

1.17 Guarantees and warranties

A. Furnish the owner with a written guarantee for the period of one (1) year against the failure of part of the electrical systems installed due to faulty material or workmanship, without charges, to the owner. Guarantee period to start upon substantial completion or as specified under general and special conditions. Incandescent and halogen lamps are excluded.

B. Pass one extended warranties or product warranties exceeding one (1) year to the owner.

PART 2 - Products

2.1 General

A. All materials must be new and bear underwriter's laboratories (UL) label. Materials that are not covered by UL testing standards shall be tested and approved by an independent testing laboratory or a governmental agency. Material not in accordance with these specifications may be rejected either before or after installation.

B. All equipment and device terminals and lugs rated for 60/75 or 75 degrees c.

2.2 Low voltage conductors and cables

A. Copper conductors complying with NEMA WC 70/ICEA S-95-658.

B. Aluminum conductors are prohibited.

C. Insulation type: XHHW, XHHW-2, THHW, THHN, or THWN-2, color coded, color impregnated wire.

D. Conductor sizes are american wire gauge (AWG) or circular mils (kcmil) as follows:

1. #12 AWG solid copper.
2. #10 AWG and larger shall be stranded copper.
3. Branch circuits must be color coded, color impregnated wire.

E. Ac, core clad or romex cables are not allowed.

F. Metal-clad cable type mc with green ground conductor allowed only where noted in part 3 execution.

G. Cord drops and portable appliance connections: type SO, oil proof, hard service cord with stainless steel, wire-mesh, strain relief device at terminations to suit application.

2.3 Control voltage conductors and cables

A. Where indicated on the drawings, provide cables along with associated termination hardware.

1. UTP cable: plenum rated, type CMP category 6, 100-ohm, four-pair. Listed and labeled complying with UL 444 and NFPA 70. UTP cable connecting hardware: IDC type, using modules designed for punch-down caps or tools.
2. Coaxial cable for CATV, MATV and DBS (less than 50' total length): rg-59 20 AWG, solid, copper-covered steel conductor, gas-injected, foam-pe insulation. Double shielded with 100 percent aluminum-foil shield and 40 percent aluminum braid. Plenum rated, type CMP.
3. Coaxial cable for CATV, MATV and DBS (50'or greater total length): rg-6: 16 AWG, solid, copper-covered steel conductor; gas-injected, foam-PE insulation. Double shielded with 100 percent aluminum-foil shield and 60 percent aluminum braid. Plenum rated, type CMP.

B. Control circuits: conductors not installed in conduit or armor jacketed cable must be plenum rated.

1. Class 1 control circuits: stranded copper, type THWN or XHHN, in raceway or cable with armor jacket.
2. Class 2 control circuits: stranded copper, type THWN or XHHN, in raceway or power-limited cable concealed in building finishes; in cable tray or on hangers above accessible ceilings.
3. Class 3 remote-control and signal circuits: stranded copper, type TW or type TF, complying with UL 83. In raceway or power-limited cable concealed in building finishes; in cable tray or on hangers above accessible ceilings.

2.4 Grounding and bonding

A. Circuits, metal raceway systems, and other permanently installed electrical equipment shall be solidly grounded in accordance with the national electrical code to form a continuous, permanent and effective grounding system.

B. Grounding electrode conductor connections shall be made with solderless pressure type fittings. Where welded connections are practical, connections may be made by the use of suitable welding process. Make connections in strict conformance with the manufacturer's recommendations.

C. Bond flexible raceway sections with a bare ground conductor separate from the equipment grounding conductor installed with the branch or feeder conductors. Install an external ground conductor with grounding bushings where required.

D. Isolated ground conductors: green colored insulation with continuous yellow stripe.

E. Ground rods: 10'x3/4" copper clad steel. Ground rods at exterior area lights: 8'x5/8" copper clad steel.

2.5 Hangers and supports

A. For individual conduit runs not directly fastened to the structure, use threaded rod and hangers manufactured by Caddy®, Unistrut® Or Powerstrut®.

B. Galvanized steel slotted channel support systems with fittings and supports by the same manufacturer.

2.6 Raceways and outlet boxes

A. Provide raceways, fittings, connectors and accessories for a complete raceway system. Raceways include:

1. Rigid metal conduit (RMC): hot-dipped galvanized.
2. Intermediate metal conduit (IMC): hot-dipped galvanized.
3. Electrical metallic tubing (EMT): electro-galvanized.
4. Polyvinyl chloride conduit (PVC) schedule 40 for below grade installations.
5. Wireways: enamel finish, hinged type.
6. Flexible metallic conduit: for final connection in dry locations less than 6'lengths.
7. Liquid tight flexible metal conduit: for final connection in damp or wet locations less than 6' lengths.

B. Minimum electrical conduit size: 1/2", Minimum branch circuit or feeder home run: ¾"c. Minimum control voltage and miscellaneous systems conduit: ¾"c.

C. Provide fittings and accessories approved for the purpose, listed for use, with the type conduit or raceway. EMT connectors and couplings shall be steel setscrew type indoors and steel compression type in damp or wet locations and outdoors.

D. Special colors: fire alarm conduits factory applied red coating.

E. Outlet boxes: 4" square x 1-1/2" deep (or larger) galvanized sheet steel KO-type with plaster ring and cover for general interior use. Cast metal type fs or fd with matching screw covers for exterior and exposed interior locations (gasketed in damp or wet locations). Larger boxes as required; sized for NEC fill.

F. Junction boxes shall be same as outlet boxes up to 42 cu. In. Use code-gauge steel in larger sizes with surface or flush-type screw-mounted trim covers. Boxes and covers painted with inhibitor-primed paint inside and out.

G. Pull boxes shall be same as junction boxes unless indicated otherwise on the drawings, with covers.

H. Voice, data and miscellaneous low voltage system outlet boxes shall be the type and size required by the system vendor but not smaller than 4-11/16" square x 2-1/8" deep with single-gang ring. Other configurations as shown on the plan.

I. Light fixtures shall not be used as a raceway unless listed and marked as a raceway in accordance with NEC article 410.64 and as noted in Part 3 - execution.

J. Electrical conduit installations must be supported per NEC and not exceed 10 feet between supports.

K. Floor boxes (in concrete): See plans for specification and devices. Each system to have independent compartments and flip up covers.

L. Poke through assemblies: factory fabricated multi-channeled through floor raceway/firestop with complying with UL 514 scrub water exclusion. See plans for service devices and plate configuration.

M. Service poles: factory assembled two compartment channels extending from floor to 6" above ceiling. Steel with baked white enamel or anodized satin aluminum construction as specific on plans.

N. Surface metal raceways: two compartment steel, devices and finish color as indicated on plans. Wiremold #L5200 or equal. other types of surface metal raceways are as specified on plans.

2.7 Underground raceways and boxes

A. Schedule 40 PVC electrical conduit for below grade installations with fittings and accessories by the same manufacturer.

1. Schedule 80 PVC electrical conduit, fiberglass electrical conduit, concrete encased electrical conduit, concrete capped electrical conduit or concrete duct banks as shown on the drawings.

B. Exterior branch circuit or feeder handholes must be cast fiberglass resin with open bottom and heavy duty bolted cover for non-vehicle or non-pedestrian traffic surfaces.

C. Exterior branch circuit or feeder handholes installed in sidewalks, roadways or parking lot subject to pedestrian or vehicle traffic: precast handhole/manhole, manhole cover and accessories as shown on the drawings.

2.8 Identification and labeling

A. Label control devices and device enclosures with individual name plates or legend plates.

B. Individual name or legend plates: black laminated plastic plates with white cut letters. Paper, foil or tape markers attached with adhesives shall not be used.

C. Engraved, laminated acrylic or melamine label, punched or drilled for screw mounting. White letters on a dark-gray background. Minimum letter height shall be 3/8 inch. Label the following equipment:

1. Panelboards, electrical cabinets, and enclosures.
2. Access doors and panels for concealed electrical items.
3. Electrical breakers in existing distribution panels.
4. Transformers.
5. Emergency system boxes and enclosures.
6. Disconnect switches.
7. Enclosed circuit breakers.
8. Motor starters.
9. Push-button stations.
10. Contactors.
11. Remote-controlled switches, dimmer modules, and control devices.
12. Panels, terminal cabinets, and racks.

D. Fire alarm system: boxes and covers painted red; factory applied red coating for fire alarm conduits.

E. Accessible raceways and cables of auxiliary systems: identify the following systems at panel and junction box locations within each room as follows:

1. Fire alarm system: red boxes and covers. Red conduit.
2. 120/208 volt: mark covers with panel and circuit numbers.
3. 277/480 volt: mark covers with panel and circuit numbers.

F. Receptacles: identify panelboard and circuit number from which served. Use pre manufactured hot stamped or engraved machine printing with black filled lettering on face of plate, and durable wire markers or tags inside outlet boxes.

2.9 Lighting control devices

A. Electronic time switches: solid state, programmable unit, alphanumeric display and multiple channels for exterior lighting control. Allow connection of a photoelectric relay for on/off control of selected channels.

B. Outdoor photoelectric switches: solid state with dry contacts and metal oxide surge suppressor. Light-level monitoring range from 1.5 to 10fc with adjustable levels for on/off controls.

C. Automatic lighting control devices: operation shall either turn lights on manually or automatically controlled to turn on less than 50% lighting power with the remaining lighting power turned on manually; lighting shall turn off when unoccupied, with a time delay for turning lights off adjustable over a range of 1 to 15 minutes. The following spaces are exceptions and allow full on automatic control: public corridors and stairwells, restrooms, primary building entrances and lobbies, and areas where manual on operation would endanger the safety and/or security of the building or occupants. Full on automatic control shall turn lights on when coverage area is occupied, and turn them off when unoccupied; with a time delay for turning lights off, adjustable over a minimum range of 1 to 15 minutes.

1. Indoor photoelectric switches: ceiling mounted solid state light level sensor connected to daylighting relays.
2. Indoor occupancy sensor: wall or ceiling mount as indicated on plans. Dual technology solid state occupancy sensor with separate power pack.

D. Wall box occupancy sensors: adaptive technology with time delay, quantity of integral switches as shown on the drawings (minimum of one (1) switch).

E. Lighting contactors: electrically operated and mechanically held, non- fused switch with 2 wire solid state control modules.

F. Emergency shunt relay: normally closed electrically held with automatic switching contacts to bypass local room controls.

G. LED line voltage dimmers rated for quantity and type of fixtures shown on drawings. Divide lighting load into multiple switch legs and add additional dimmers to meet manufacturer's recommendation.

2.10 Dry type transformers

A. Dry-type general purpose transformers: 480v delta primary to 120/208v, 3 phase, 4 wire secondary with 2-5% taps above and below normal voltage. 220deg c insulation, 150deg c rise, TP-1 energy code rated. Transformer grounding shall be per NEC. Additional K ratings, electrostatic shields, weather hoods, specialty transformers, etc. As shown on the drawings.

1. Wet or outdoor locations: totally enclosed, non-ventilated, resin encapsulated core and coil.

2.11 Panelboards

A. Panelboards: Schneider electric style #NQ (120/208v) and #NF 277/480v) for 100-400 ampere, I-line style for 400 ampere - 800 ampere or equal by Eaton, GE, or Siemens.

B. Dead front safety type with enclosures of code grade steel. Oversize gutters shall be provided for feed through where indicated or required. Where double lugs are not permitted by local code, a suitable pull box or gutter adjacent to panels shall be provided for connections.

C. Trim and flat locking doors with both hinges and trim clamps completely concealed, door in door construction, flush cover door locks common keyed. Provide two (2) keys for each panelboard. Mount a clear plastic-covered typewritten circuit directory in a card holder attached to the inner side of the door. Provide engraved fiberglass nameplates stating panelboard name and voltage. Where panelboards are in public areas, mount identification plates inside door.

D. 98 percent electrolytic copper or 55 percent conductivity aluminum busses independently supported (without dependence upon the circuit breakers). Where breakers and/or switches are listed in the schedules as "space only", include extended bus and mounting provisions.

E. Bolt-on circuit breakers with bolted line and load terminals, quick-make, quick-break, thermal magnetic, common trip on multi-pole breakers and a minimum ul short circuit rating as shown on the drawings. Each breaker shall have its current rating engraved, in easy to read numbers, on the toggle handle. UL listed "swd" switching duty for lighting switching control. UL listed HACR rated for motor or high inductance loads.

F. Fusible factory assembled panelboards shall be Schneider electric GMB for 225 ampere to 1600 ampere or equal by Eaton, GE, or Siemens with requirements noted above.

1. Trims: 4 piece without door for NEMA 1; with door where noted on the drawings or for NEMA 3R/5/12.
2. Fused switches: NEMA KS 1, type HD. Twin, side by side mount for 30a-200a. Single mount for 400a and above.
3. Furnish rejection fuses as noted in 2.14 below.

2.12 Wiring devices

A. Wiring devices shall be installed in metal device boxes.

B. Switches and receptacles shall be Hubbell, Bryant, Leviton, Pass & Seymour, or approved equal subject to approval by the engineer/architect, color shall be ivory for normal power. Special color device outlets and matching cover plate as noted on the plans.

C. Switches shall be general duty grade, federal specification fs, ac quiet type, 20-amp, 120/277-volt, with silver alloy contacts, equal to Hubbell #5362.

D. General purpose duplex receptacles shall be general duty grade, federal specification fs, NEMA 5-20r, 20-amp, 125-volt, 3-wire grounding type devices with steel one piece ground strap, third pole grounding to the outlet box. Fed spec grade.

E. Ground fault circuit interrupter (GFI) duplex receptacles: heavy duty grade, federal specification fs, 20-amp devices. GFI receptacles unit wired self-contained and not be connected to feed through unless specifically noted on the drawings.

F. NEC weather resistant rating in damp or wet locations, suitable for "while-in-use" applications.

G. Tamper resistant rating in areas required by the NEC.

H. AFCI outlets where required by the NEC.

I. Isolated ground receptacles: orange in color or orange triangle on face.

J. Surge protective device (SPD): type 3 duplex receptacle with indication light and audible alarm.

K. Cover plates: shall be ivory as manufactured by Eagle, Bryant, General Electric, Hubbell or Leviton.

1. Special color plastic cover plates to match to style line type receptacles as noted on the plans.

L. GFCI protected with "while-in-use" weatherproof cover plates for outdoor weatherproof duplex receptacles.

2.13 Fuses

A. One-time cartridge fuses manufactured by Busman, Gould Shawmut, or Little Fuse.

B. Furnish and install fuses of the types and ratings designated in the drawings and specifications in each fusible device installed by the contractor.

1. Feeder and branch circuits class RK1 time delay.
2. Motor circuits class RK5 time delay.
3. Control circuit fuses must be time delay.

2.14 Enclosed switches, circuit breakers and controllers

A. Disconnect switches: heavy duty, ac, single throw safety switches, built in accordance with NEMA standards with a voidable full cover interlock and quick-make, quick-break mechanism. Each switch shall be fusible unless non-fusible (NF) is specified conditions. Provide NEMA 1 enclosures in dry locations and NEMA 3R where exposed to the weather. Furnish neutral lug kit when circuit has a neutral.

B. Provide auxiliary contacts to shut down VFD prior to disconnecting power. Provide rejection fuses where noted.

C. Full voltage non reversing starters size 0 minimum.

D. Starters must be combination starters with molded case circuit breaker or fused disconnect, as noted on the drawings, with fused control transformer, auxiliary contacts, cover mounted HOA and pilot lights.

E. Fractional HP starters quick make quick break single pole switches for integrally protected motors.

F. Multi-pole horse power rated switches or enclosed circuit breakers in flush NEMA 1 enclosures where a means of disconnect is required in finished spaces.

G. All devices NEMA rated for the environment they are located.

2.15 Lighting fixtures

A. Fluorescent fixtures: high efficiency lamps and multi-volt electronic ballasts. Provide programmed start ballasts with end of life circuitry on occupancy sensor controlled fixtures. Verify that the lighting supplier has provided ballast disconnect switch per NEC. 410.130(g)(1) for fluorescent fixtures.

B. Dimming ballasts must be 0-10v compatible with the dimming controller selected.

C. Emergency fluorescent power unit: self-contained, modular nickel-cadmium inverter unit to operate fluorescent lamps continuously at 1100 lumens for 90 minutes. lamps in emergency fixtures must be connected to the inverter unit.

D. LED fixtures: light engine drivers as specified on the drawings.

2.17 Voice/data systems

A. Install an empty conduit, back box and junction box system for installation of voice and data system. See sheet LOW1 for cabling plan and provide all cables and connections for a fully operational system.

PART 3 - Execution

3.1 General

A. Electric system layouts indicated on the drawings are generally diagrammatic and shall be followed as closely as actual construction and work of other trades will permit. Govern exact routing of cable and wiring and the locations of outlets by the structure and equipment served. Use dimensions from architectural drawings.

B. Consult other drawings, verify scales and report dimensional discrepancies or other conflicts with architect before submitting bid.

C. All home runs to panelboards are indicated as starting from the outlet nearest the panel and continuing in the general direction of that panel. Continue such circuits to the panel as through the routes were completely indicated. Terminate homeruns of signal, alarm and communication systems in a similar manner.

D. Avoid cutting and boring holes through structure or structural members wherever possible. Obtain prior approval of structural engineer and conform to structural requirements when cutting or boring the structure is necessary and permitted.

E. Furnish and install necessary hardware, hangers, blocking, brackets, bracing, runners, etc., required for equipment specified under this section.

F. Provide necessary backing required to insure rigid mounting of outlet boxes.

3.2 Low voltage power conductors and cables

A. Provide #12 branch circuit conductors for 120v, 20 amp circuits less than 75' (100' for 277v circuits). Provide a minimum #10 branch circuit conductors for 120v, 20 amp circuits over 75' (100' for 277v circuits) and increase conductor and conduit size to limit voltage drop to 3% maximum.

B. Where more than three current carrying conductors are installed in a single raceway (e.g. combining multi-circuit homeruns), conductor ampacity shall be de-rated as required by the NEC.

C. Provide dedicated neutral conductors for each120v and 277v branch circuit unless specifically noted otherwise on the plans.

D. Feeder and branch circuit conductors must be stranded copper, single conductors in raceway.

E. Megger and record insulation resistance of 600 volt insulated conductors size #3/0 and larger using 500 volt megger for one minute. Make tests with circuits isolated from source and load.

F. Metal clad cable with green ground conductor allowed only for the following conditions:

1. Above accessible ceilings for final connections from junction boxes to light fixtures not exceeding 6' in length.
2. Final connection not exceeding 6' in length to rotating or vibrating equipment.
3. Allowed for branch circuits fished into existing wall construction.
4. Allowed in casework or built up structures where flexibility is required.

3.3 Control voltage conductors and cables

A. All control voltage cables installed in a metal box and raceway system to an accessible ceiling or cable tray.

B. UTP cables shall be terminated with connecting hardware of the same category or higher.

C. Minimum conduit size is ¾" with larger sizes noted on plan. Install plastic bushing on conduit ends.

D. RG-59: use for single device with cable length less than 50' or from a tap or splitter less than 50'.

E. RG-6: use for connecting or splitting to more than one device and after a tap or splitter 50' or greater in length.

F. Group and bundle low voltage cables and provide support independent of ceiling supports. Utilize D rings, J hooks or approved nylon straps to hold cables and provide supports independent of the ceiling supports.

3.4 Grounding and bonding

A. The building and electrical systems shall be grounded and bonded in accordance with the NEC, IEEE and best practices.

B. Electrical service and separately derived alternating current systems shall be grounded in accordance with NEC article 250.

C. All feeder and branch circuits shall have a green copper ground conductor run with the phase and neutral conductors.

D. Bonding interior metal ducts: bond metal air ducts to equipment grounding conductors of associated fans, blowers, electric heaters, and air cleaners. Install tinned bonding jumper to bond across flexible duct connections to achieve continuity.

E. Provide a minimum #6 copper ground conductor, or larger as indicated on the equipment, and a 12" ground bus at telecommunication demarcation location.

3.5 Hangers and supports

A. Conduit and cable support devices must be steel with hangers and supports suitable for raceway or cable must be supported.

B. Fabricated metal equipment support assemblies must be bolted structural steel or steel slotted support systems calculated by a registered structural engineer.

C. Concrete bases installed by the electrical contractor. Base must be nominally 3000 psi concrete with dimensions noted on the drawings. Install for floor mounted electrical equipment.

3.6 Raceways and outlet boxes

A. Enclose electrical power wiring in conduit.

B. Permitted uses for EMT, IMC or RMC as follows:

1. Above ground: use EMT, IMC or RMC only.
2. Locations subject to mechanical injury. IMC or RMC only.
3. Dry locations and not subject to mechanical injury: EMT, IMC or RMC.
4. Damp or wet locations. IMC or RMC

C. Use flexible conduits in the following applications:

1. Recessed lighting fixtures.
2. Motor connections.
3. At building joints.
4. In damp or wet locations flexible connections must be liquid tight type.

D. Conduit cast in concrete floors are not allowed.
E. Conduit below grade must be PVC, IMC or RMC.
F. Fittings for EMT shall be steel compression type or steel set-screw type. Die cast fitting are not allowed.
G. Install nylon pull cords in empty conduits.
H. Conduit installation for low voltage systems to have a maximum of 180 degrees total bends between pull boxes.
I. Provide expansion fittings crossing expansion joints or spanning between isolated structures.
J. Install surface raceways with required fittings, accessories and device outlets noted on plans. Conceal conduit connections.
K. General conduit installation:

1. Run conduit concealed unless otherwise noted or shown.
2. Run conduit parallel or at right angles to center lines of columns and beams.
3. Conduits above ceiling shall not obstruct removal of ceiling tiles, lighting fixtures, air diffusers, etc.
4. Conduits shall not cross duct shaft or area designated as future duct shaft horizontally. Conduit riser, when allowed in duct shaft must be coordinated with mechanical work or avoid conflict.

L. Conduit supports:

1. Support conduits with underwriter's laboratories listed steel conduit supports at intervals required by the national electric code. Wires or sheet metal strips are not acceptable for conduit support. Use conduit hangers for conduits not directly fastened to structure and for multiple conduit runs. Do not attach conduit to mechanical ducts or pipes.
2. Avoid attaching conduit to fan plenums. When it is necessary to support conduit from fan plenum, provide a length of flexible conduit between portions attached to fan plenum and portion attached to the building to minimize transmission of vibration to the building structure.

M. Conduit penetration:

1. Fire rated floor or wall: install conduit in conduit sleeve or framed opening. Seal penetration with fire retardant sealant specified herein.
2. Roof or exterior wall: avoid penetrating roof or exterior wall where possible. Where penetrations are necessary, building weatherproof integrity must be preserved.
3. Sound insulated or air plenum wall: install conduit in conduit sleeve and seal penetration.
4. Non-fire rated dry wall: conduit sleeves are not required. Penetrations must be sealed with plaster prior to painting. Penetrations made after wall finish is applied must be as small as possible and provided with escutcheons, one on each side of wall.
5. Suspended ceiling: cut hole as small as possible to permit conduit penetration. Provide escutcheon for each conduit below ceiling.

N. Outlet boxes:

1. Provide outlet boxes and pull boxes as required to accommodate lighting and receptacle branch circuit wiring.
2. Outlet boxes must not be installed back-to-back.
3. Outlet boxes used for line voltage incandescent and halogen wall box dimmers may not be ganged unless noted on the drawings. Where wall box dimmers are shown ganged or grouped under one cover with other switches, de-rate the dimmers per manufacturer's installation instructions.
4. Provide cast steel floor boxes to accommodate power and data connections to free standing equipment and furniture partitions.
5. All outlet boxes shall be two-gang or 4" square x 2" deep minimum with plaster ring sized as required.
6. Exterior boxes for branch circuits must be cast aluminum with threaded hubs.

O. Floor boxes, poke-through, service poles and multi-outlet assemblies:

1. Adjust floor service outlets and service poles to suit arrangement of partitions and furnishings.

3.7 Underground raceways and boxes

A. Underground conduits shall be schedule 40 PVC, IMC or RMC buried in earth. Transitions through concrete slabs, pre manufactured bends or elbows must be IMC or RMC conduit with corrosion protection.

B. Install underground traceable, plastic warning tape 12" above each feeder conduit or groups of branch circuit conduits.

C. Install exterior branch circuit or feeder handholes in landscape areas. Do not install in sidewalks, roadways or parking lot subject to pedestrian or vehicle traffic.

3.8 Identification and labeling

A. Provide nameplates for switchgears, panelboards, and similar devices. Nameplates shall be screwed (no adhesive) engraved plastic or photo-etched metallic nameplate identification showing panel designation, voltage and phase.

B. Provide machine labels on lighting switches and convenience and special purpose receptacles to show panel and circuit number to which the device is connected.

C. Panelboard schedules: after completion of work, provide typewritten updated panelboard schedules in a metal framed circuit directory inside each panelboard cover, with plastic protector.

D. Color code wires as follows:

1. Voltage phase A phase, B phase, C phase, neutral, ground.
2. 120/208v black, red, blue, white, green.
3. 277/480v brown, orange, yellow, gray, green.

E. Provide Brady wire markers where number of conductors in a box exceeds four.

3.9 Lighting control devices

A. Controllers: furnish 120 volt power to each control panel and time switch requiring a source of power to operate.
B. Pull the circuit neutral conductor to light switches. Provide dedicated neutral to each individual control.
C. Testing Agency: Engage a qualified testing agency to evaluate lighting control devices and perform tests and inspections. Testing agency shall be independent of design, construction, and manufacture of equipment. Provide functional testing and certification in accordance with the latest edition of ASHRAE 90.1.

3.10 Dry type transformers

A. Transformers mounted on neoprene pads to prevent vibration transmission. Transformers must be mounted on 4" concrete housekeeping pads or trapeze hung as noted on the drawings.

3.11 Panelboards

A. Where panelboards are flush mounted in walls, provide a minimum of 4-1" conduits stubbed to an accessible ceiling above the panel for future use.
B. Circuit numbers appearing on drawings shall be used for reference only. Actual connections shall be in accordance with phasing of the cabinet and load balance requirements. Room numbers or names used for circuit identification shall correspond to name plates installed on room doors by the general contractor or as selected by the owner and shall be verified as these may not be the same as room titles on the drawings.
C. Top of panelboard tubs shall be 6'-6" above finished floor.

3.12 Wiring devices

A. Install with the ground pin or neutral blade at the top.

B. Furnish and install wall plates for flush mounted wiring devices and flush mounted special system outlets. Sectional wall plates shall not be used. Blank plates shall be installed over outlets provided for future use. Wall plates shall be secured with matching screws. Engraved wall plates shall have back fill.

C. Furnish and install outlets for and make final electrical connections to electrically powered equipment indicated on the plans or equipment schedules.

3.13 Fuses

A. Furnish and store, at a location directed by the owner, three (3) spare fuses of each size and type installed during this project. The contractor shall provide a spare fuse list in the maintenance manuals.

3.14 Enclosed switches, circuit breakers and controllers

A. Obtain exact information pertaining to location, electrical characteristics, and wiring for equipment furnished by others from the contractor furnishing the equipment. This information shall be verified by examining nameplates and manufacturer's wiring diagrams. Discrepancies between the equipment requirements and the provisions made by these specifications shall be reported. Equipment damaged as a result of the contractor's failure to observe manufacturer's requirements shall be replaced or repaired by the contractor. The thermal protection elements in manual starters shall be rechecked with name plate data at the site before operation of the equipment. Where necessary, the thermal protection elements shall be changed to properly protect the equipment.

B. Furnish and install manual thermal protection for motors not integrally equipped with thermal protection.

C. Furnish and install final electrical connections to motors and electrically powered equipment indicated on the plans or equipment schedule.

D. Furnish and install a disconnect switch immediately ahead of and adjacent to each magnetic motor starter or appliance unless the motor appliance is located adj