

Flying Biscuit

Summit Orchard
460 NW Chipman Rd.
Lee's Summit, MO 64086

Landlord's Tenant Improvements

Construction Documents

04-24-20



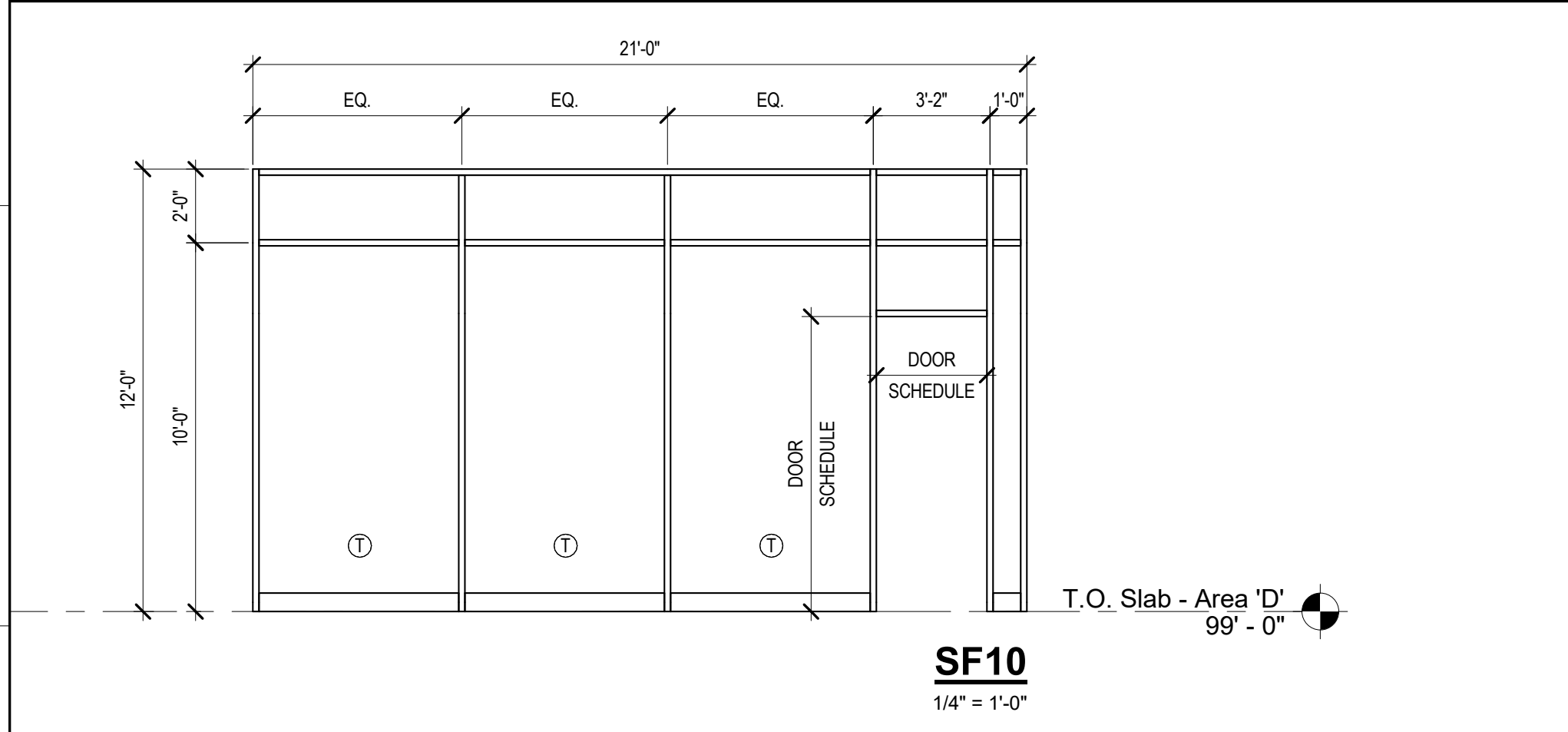
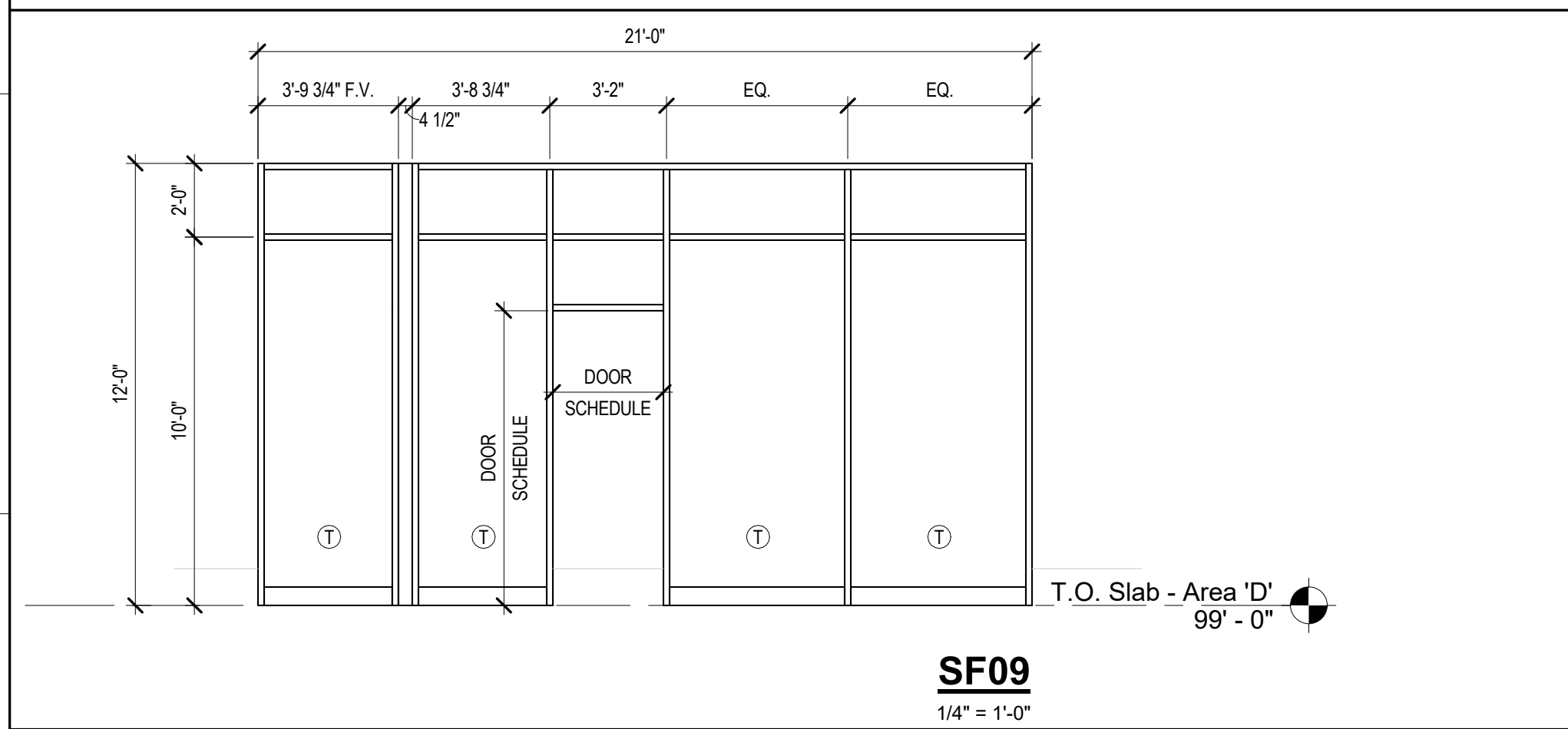
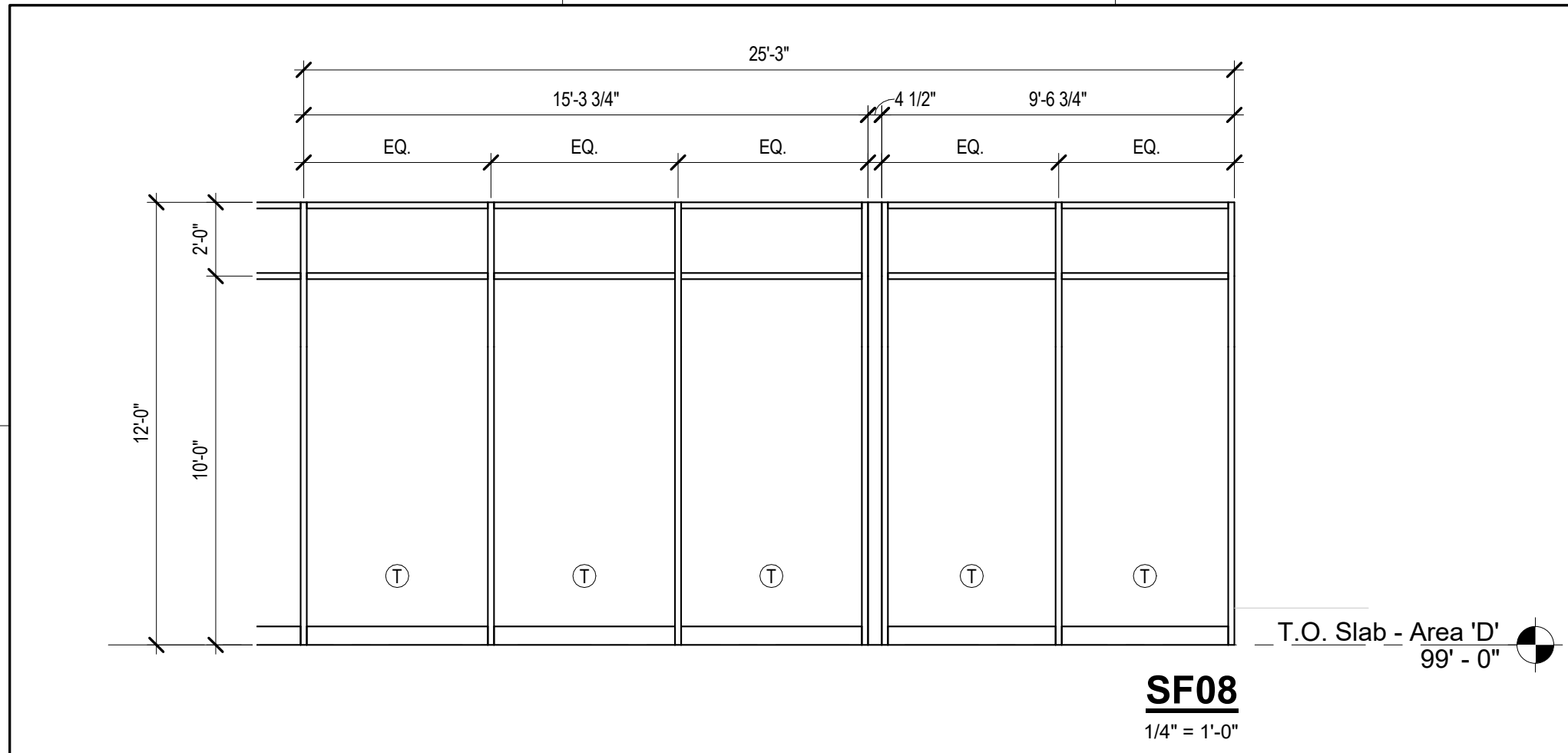
DRAWING INDEX

ARCHITECTURAL	
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ARCHITECT
SLAGGIE ARCHITECTS, INC.
4600 MADISON AVENUE, SUITE 350
KANSAS CITY, MO 64112
PHONE: (888) 756-1958

MEP ENGINEER
SMITH & BOUCHER ENGINEERS
25501 WEST VALLEY PARKWAY, SUITE 200
OLATHE, KS 66061
PHONE: (913) 345-0617



STOREFRONT GENERAL NOTES:

- SEE FLOOR PLANS FOR DOOR SWING DIRECTIONS.
- MANUFACTURER / FABRICATOR TO FIELD VERIFY ALL DIMENSIONS / OPENINGS PRIOR TO GLASS FABRICATION.
- ALL DOORS TO RECEIVE 1/4" GLASS IN COLOR TO MATCH OTHER GLASS IN RESPECTIVE STOREFRONT UNLESS OTHERWISE NOTED.
- MANUFACTURER / FABRICATOR TO DETERMINE FINAL LOCATION OF HEAT-STRENGTHENED AND TEMPERED GLASS AS REQUIRED BY LOCAL CODE.
- PROVIDE HEAD AND SILL FLASHING AS REQUIRED PER STOREFRONT MANUFACTURER'S RECOMMENDATIONS.

FRAME TYPES:

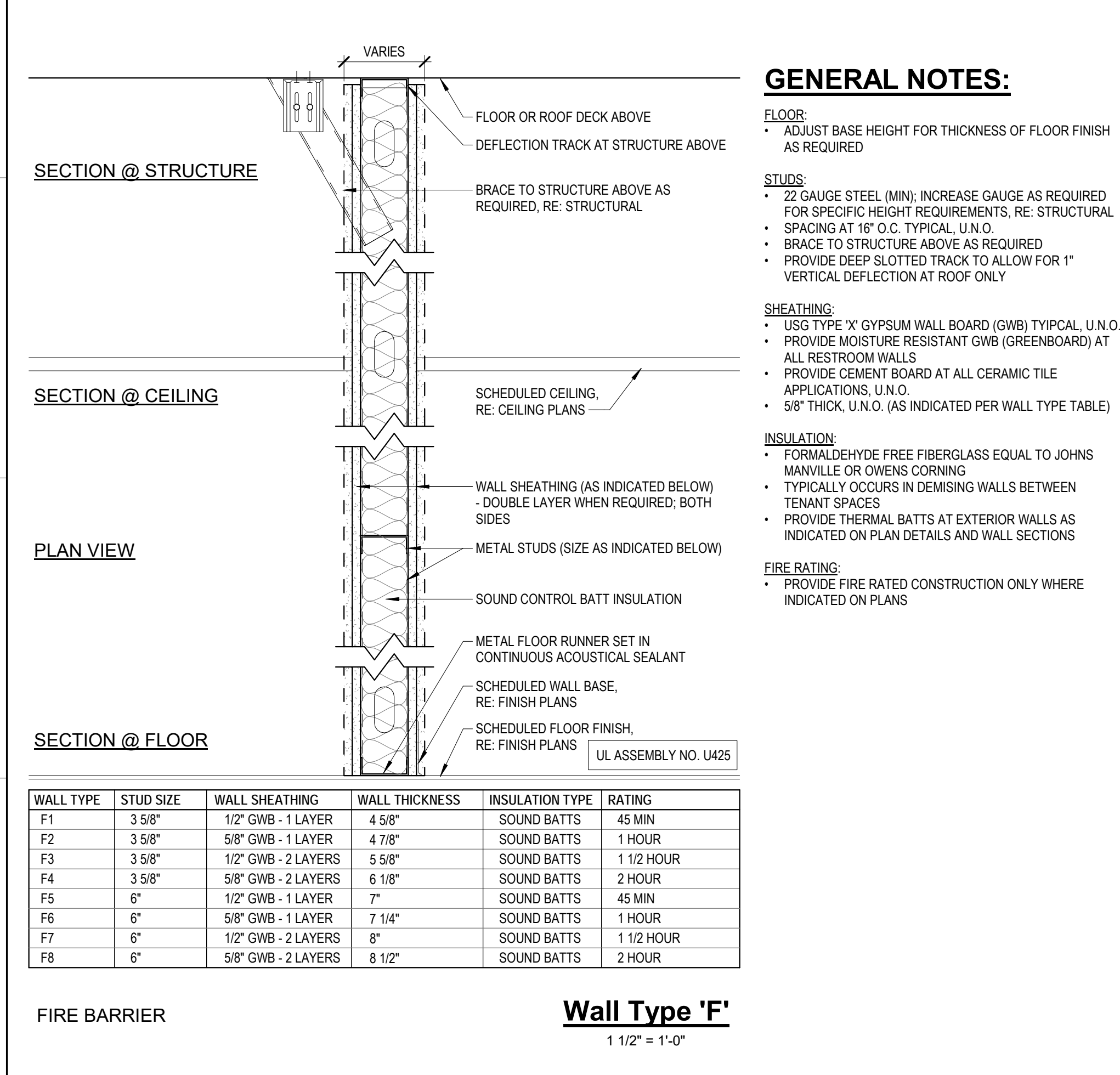
EXTERIOR STOREFRONT (SF):
KAWNEER TRIPAB VERSAGLAZE 451-T
- 2" x 4 1/2" FRAME DIMENSION
- 4 1/2" x 4 1/2" FRAME DIMENSION
- FINISH: CLEAR ANODIZED

GLASS TYPES:

GL-1 INSULATED LOW-E GLASS
COLOR / FINISH: CLEAR NON-REFLECTIVE
GLASS: AGC ENERGY SELECT 40

T PROVIDE TEMPERED GLASS WHERE INDICATED. MANUFACTURER / FABRICATOR TO DETERMINE FINAL LOCATION OF HEAT-STRENGTHENED AND TEMPERED GLASS AS REQUIRED BY LOCAL CODE.

NOTE: ALL STOREFRONT GLASS UNITS TO BE TYPE GL-1 UNLESS NOTED OTHERWISE

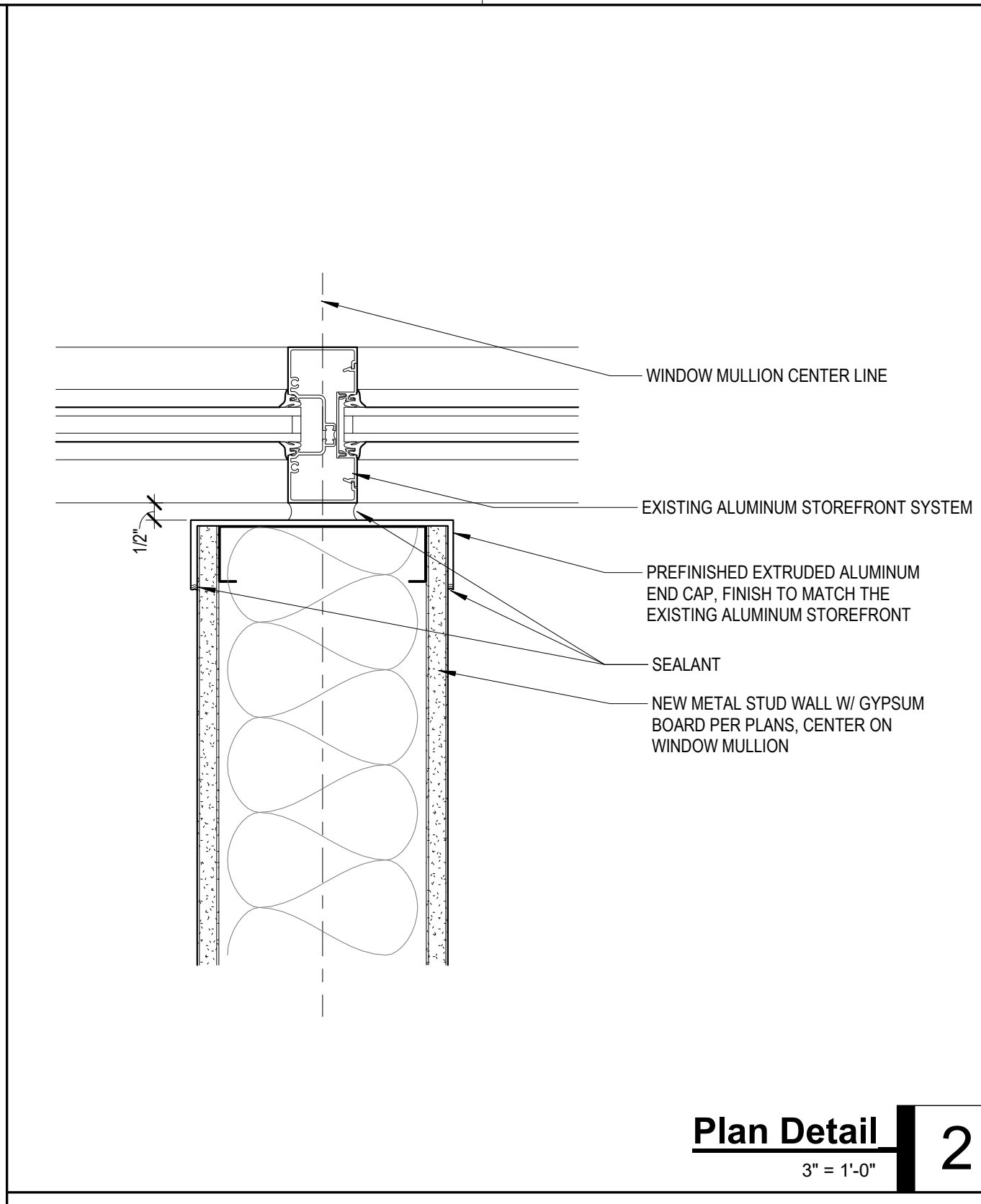


DRAWING SYMBOL LEGEND		
SYMBOL	NAME	DESCRIPTION
	NEW DOOR IN NEW WALL	NEW DOOR (XXXX) AND FRAME IN NEW WALL. SEE DOOR SCHEDULE FOR DOOR INFORMATION.
	STOREFRONT	EXTERIOR ALUMINUM STOREFRONT. SEE FRAME TYPE ELEVATIONS FOR DETAILS. SFR INDICATES FRAME # ON FRAME TYPES SHEET.
	DOWNSPOUT	6"x6" PREFINISHED (KYNAR 500) ALUMINUM SHOP-FABRICATED BOX DOWNSPOUT FROM GUTTER OR SLOPPER ABOVE. CONTINUE TO UNDERGROUND STORM DRAIN SYSTEM PER CIVIL DRAWINGS U.N.O. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES. HIDDEN SEAM - TYPICAL.
	ELEVATION	HEIGHT ABOVE FINISH FLOOR ELEVATION.
	WALL TYPE TAG	WALL TYPE SYMBOL INDICATES TYPE OF WALL CONSTRUCTION WITH FIRE RATING AND HEIGHT WHERE APPLICABLE. REFER TO WALL TYPES (SHEET A-002) FOR DETAILS.
	ENLARGED PLAN OR DETAIL TAG	ENLARGED DETAIL SYMBOL. INDICATES A PORTION OF THE DRAWING WHICH IS ENLARGED OR DETAILED. REFER TO SHEET AND DRAWING # INDICATED FOR ASSOCIATED DRAWING.
	WALL SECTION TAG	SECTION SYMBOL. INDICATES LOCATION OF SECTION CUT AND DIRECTION VIEWED. REFER TO SHEET AND DRAWING # INDICATED FOR ASSOCIATED SECTION.
	GRID LINE MARKER	STRUCTURAL GRID MARKER. REFERS TO STRUCTURAL ENGINEERING DRAWINGS' GRID LINE NUMBERING SYSTEM.

GENERAL NOTES

- ALL NEW CONSTRUCTION SHALL MEET LATEST EDITIONS OF ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES.
- BUILDING PERMIT WILL BE REQUIRED FOR THE PROJECT. PERMIT SHALL BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE HIMSELF WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF WORK PRIOR TO BID. ANY DEFICIENCIES OR DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE PROJECT MANAGER OR THE ARCHITECT FOR REVIEW AND CLARIFICATION PRIOR TO COMMENCING ANY WORK.
- EACH CONTRACTOR AND SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF HIS WORK WITH THE WORK OF SUB-CONTRACTORS OR OTHER CONTRACTORS.
- WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY. QUALITY MATERIALS SHALL BE USED THROUGHOUT. ALL WORK SHALL BE DONE IN A MANNER SO AS TO MATCH ADJACENT WORK AND FINISHES AND AS APPROVED BY OWNER.
- CONTRACTORS SHALL BE RESPONSIBLE FOR CONTAINING THEIR WORK WITHIN THE WORK AREA AND PROTECTING THE PUBLIC FROM INJURIES AT ALL TIMES. CONTRACTOR SHALL SECURE THE WORK AT THE END OF EACH WORK DAY.
- KEEP PREMISES BROOMED CLEAN AT ALL TIMES FROM FOREIGN MATERIAL CREATED UNDER THE CONTRACT. PROVIDE TARPULINS TO PROTECT ALL FINISHES, SURFACES, AND EQUIPMENT.
- AREAS FOR MATERIAL STORAGE, TRASH DISPOSAL, WORKMEN'S PARKING, ETC., SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
- ALL WOOD BLOCKING AND PLYWOOD BACKING SHALL BE FIRE RETARDANT TREATED.
- ALL DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR.

CODE REVIEW		
ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED.		
<u>PROJECT INFORMATION SUMMARY:</u>		
BUILDING OCCUPANCY:	GROUP A2	
BUILDING CONSTRUCTION CLASS:	TYPE IIB	
TENANT SPACE AREA:	3080.06 S.F.	
BUILDING PROTECTED BY AUTOMATIC SPRINKLER SYSTEM:		YES
BUILDING IS PROTECTED BY AUTOMATIC FIRE ALARM SYSTEM (NFPA 70 AND NFPA 72):	YES	
<u>APPLICABLE CODES:</u>		
BUILDING CODE:	INTERNATIONAL BUILDING CODE	2018 EDITION
MECHANICAL CODE:	INTERNATIONAL MECHANICAL CODE	2018 EDITION
PLUMBING CODE:	INTERNATIONAL PLUMBING CODE	2018 EDITION
ELECTRICAL CODE:	NATIONAL ELECTRIC CODE	2017 EDITION
FIRE CODE:	INTERNATIONAL FIRE CODE	2018 EDITION
GAS CODE:	INTERNATIONAL FUEL GAS CODE	2018 EDITION
ANSI A117.1:	ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	2017 EDITION
<u>FIRE-RESISTANCE - BUILDING ELEMENTS (TABLE 601):</u>		
FOR TYPE IIB CONSTRUCTION:		
PRIMARY STRUCTURAL FRAME:	0 HRS	
BEARING WALLS (EXTERIOR AND INTERIOR):	0 HRS	
NONBEARING WALLS - EXTERIOR:	PER TABLE 602	
NONBEARING WALLS - INTERIOR:	0 HRS	
FLOOR CONSTRUCTION:	0 HRS	
ROOF CONSTRUCTION:	0 HRS	
<u>FIRE-RESISTANCE FOR EXTERIOR WALLS - FIRE SEPARATION DISTANCE (TABLE 602):</u>		
OCCUPANCY GROUP B	1 HR	
X < 5'	1 HR	
5' ≤ X < 10'	0 HR	
10' ≤ X < 30'	0 HR	
X > 30'	0 HRS	
<u>NOTE:</u> OCCUPANCY LOAD AND EXITING WILL BE PROVIDED IN THE TENANT FINISH PLANS SUBMITTED FOR EACH INDIVIDUAL TENANT		



DOOR #	ROOM #	WIDTH	HEIGHT	TYPE	FRAME TYPE	HEAD DETAIL	JAMB DETAIL	HWDR. GROUP #	COMMENTS
E001	AREA E	3'-0"	8'-0"	1GWA	AL			1	
E002	AREA E	3'-0"	8'-0"	1GWA	AL			1	

DOOR HARDWARE
Hardware Set No. 1 (Single Storefront Aluminum/Glass Door)

Qty:
1 Continuous Hinge
1 Mortise Deadlock
1 Thumb Turn
1 Cylinder, Mortise
1 Interchangeable construction core (exterior face) (store core provided by tenant)
1 Status Indicator
1 Push Bar & Pull
1 Concealed Closer
1 Threshold
1 Adhesive Header Sign
1 Set Weatherstrip
1 Door Sweep

CFM-HD1
MS1850N
4086-01
DC1 141 101
4089-00
BF 15947
2033 H-Bumper
2535SFG 36" Aluminum Pan
"This Door to Remain Unlocked During Business Hours"
By Door Manuf.
By Door Manuf.

628
130
US3CD
130
US3CD
AL
US3CD
AL
US3CD
AL

Pemko
Adams Rite
Adams Rite
Sargent
Adams Rite
Rockwood
LC
Pemko
Adams Rite

DOOR TYPE LEGEND

Door Type:
1 = Single
2 = Double
B = Bold
O = Overhead
P = Pocket
S = Sliding

Material:
A = Aluminum
F = Fiberglass
P = Plastic
S = Steel
W = Wood

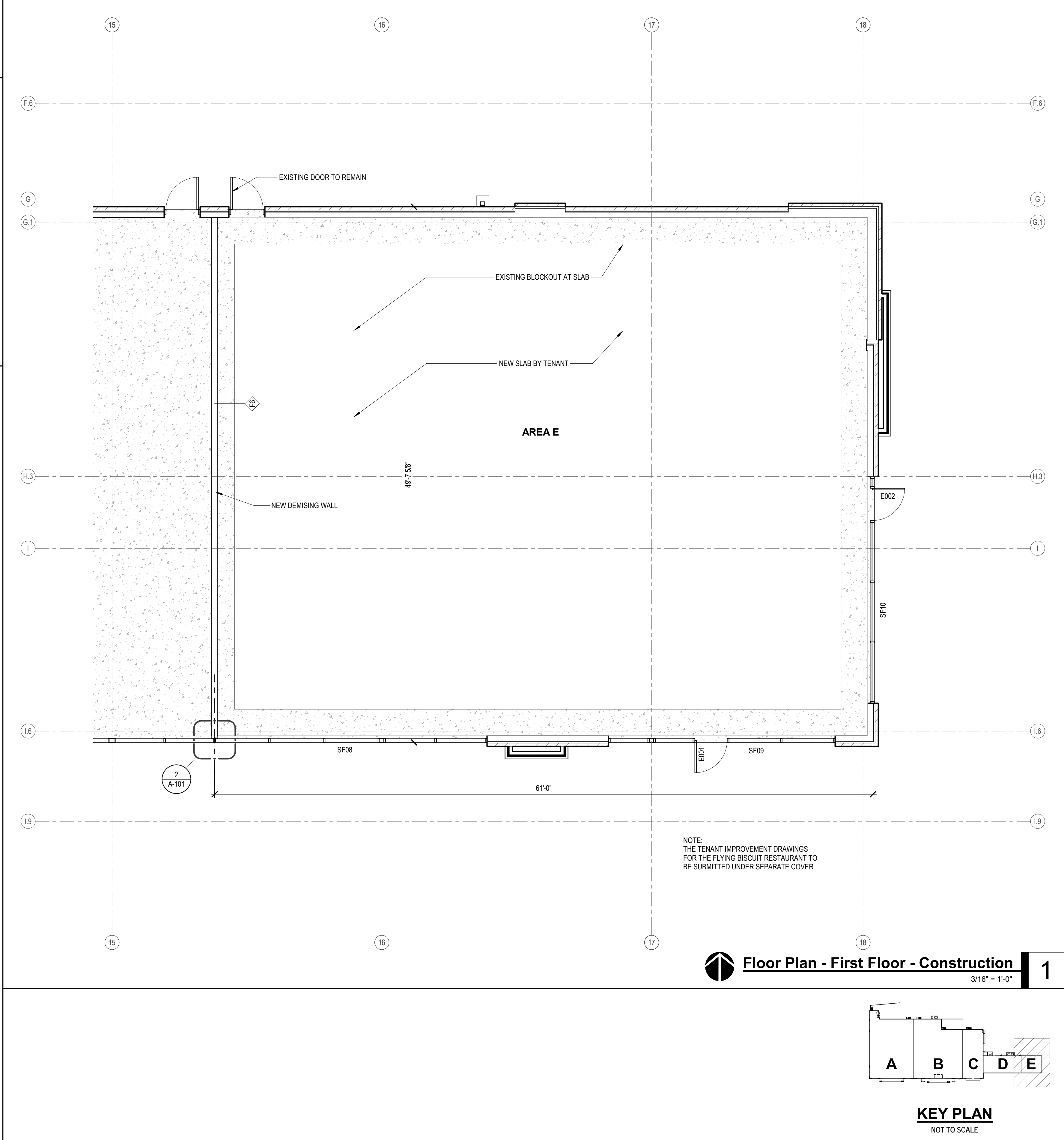
Door Type Code:
(Per Door Schedule)
1 F S W

Defining Feature:
B = Fabric
E = Embossed
F = Flush
G = Glass
L = Louver
N = Narrow Lite
S = Security
V = View Lite(s)



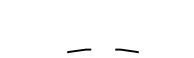
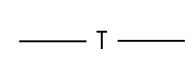
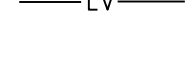
Construction:
C = Coiling
G = Grille
H = Hollow Core
M = Medium Lite
N = Narrow Lite
P = Panel (Sectional)
R = Shutter
S = Solid Core
W = Wide Lite

Example Shown = Single Flush Solid Core Wood

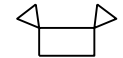
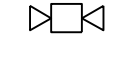



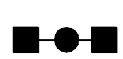

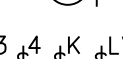
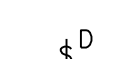
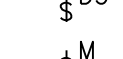





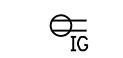
WIDE STILE ALUMINUM STOREFRONT DOOR
1GWA
1/4" = 1'-0"

















CONDUIT AND WIRE

	ARROWS INDICATE CONDUIT AND WIRE HOME RUN(S) TO PANEL WITH 2-#12 AWG CONDUCTORS UNLESS NOTED OR OTHERWISE REQUIRED.
	CONDUIT RUN CONCEALED IN WALL OR ABOVE CEILING.
	CONDUIT RUN UNDERGROUND OR CONCEALED IN FLOOR SLAB.
	TELEPHONE CONDUIT
	LOW VOLTAGE CONDUIT AND WIRING

LIGHTING

	BATTERY OPERATED EMERGENCY LIGHT (WALL MOUNTED)
	BATTERY OPERATED EMERGENCY LIGHT (CEILING MOUNTED)
	SURFACE/RECESSED LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE
	FLUORESCENT STRIP FIXTURE
	SHADING DENOTES EMERGENCY FIXTURE
	POLE MOUNTED LIGHT FIXTURE
	EXIT LIGHT - DOUBLE FACE - ARROWS AS SHOWN
	EXIT LIGHT - SINGLE FACE - ARROWS AS SHOWN
	LIGHTING SWITCHES-SINGLE POLE, 3-WAY, 4-WAY, KEY, LOW VOLTAGE, PILOT LIGHT
	DIMMER WITH SINGLE POLE SWITCH
	DIMMER WITH THREE WAY SWITCH (WATTAGE NOTED)
	WALL MOUNTED MOTION SENSOR
	CEILING MOUNTED MOTION SENSOR (LETTER DENOTES TYPE)
	SWITCH AND DUPLEX RECEPTACLE
	DENOTES A WALL MOUNTED FIXTURE







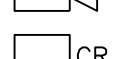
WIRING DEVICES

	DUPLEX RECEPTACLE.
	LINE THRU DEVICE INDICATES ABOVE COUNTER
	DUPLEX RECEPTACLE WITH ISOLATED GROUND (SINGLE AND FOURPLEX SIMILAR)
	DUPLEX RECEPTACLE - TOP HALF SWITCHED - BOTTOM HALF TO HAVE POWER AT ALL TIMES
	DUPLEX RECEPTACLE ON EMERGENCY POWER (SINGLE AND FOURPLEX SIMILAR)
	FOURPLEX RECEPTACLE
	SINGLE RECEPTACLE
	CEILING MOUNTED RECEPTACLE
	MULTI-SERVICE FLOOR BOX
	DIVIDED POWER POLE
	FLOOR BOX W/DUPLEX RECEPTACLE
	SPECIAL RECEPTACLE W/NEMA CONFIGURATION AS NOTED
	CLOCK RECEPTACLE
	MULTI-OUTLET ASSEMBLY

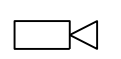

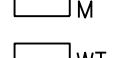



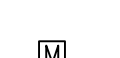
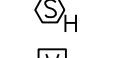
A	AMPS, AIR (COMPRESSED)	DX	DIRECT EXPANSION
A/C	AIR CONDITIONING	EA	EXHAUST AIR
AD	AREA DRAIN, ACCESS DOOR	EAT	ENTERING AIR TEMPERATURE
AFC	ABOVE FINISH CEILING	EC	ELECTRICAL CONTRACTOR, EMPTY CONDUIT
AFG	ABOVE FINISH GRADE	EF	EXHAUST FAN
AHU	AIR HANDLING UNIT	EM	INDICATES EMERGENCY CIRCUIT
AFF	ABOVE FINISHED FLOOR	EPO	EMERGENCY POWER OFF
BD	BACKDRAFT DAMPER, BLOWDOWN	ER	EXHAUST REGISTER
BFP	BACKFLOW PREVENTER	ETR	EXISTING TO REMAIN
BKR	BREAKER	EWB	ENTERING WET BULB
BOD	BOTTOM OF DUCT	EWG	ELECTRIC WATER COOLER
BOP	BOTTOM OF PIPE	EWK	ELECTRIC WATER HEATER, ELEC. WALL HTR.
BOS	BOTTOM OF STRUCTURE	EXH	EXHAUST
BTU	BRITISH THERMAL UNIT	F/S	COMBINATION FIRE AND SMOKE DAMPER
C	CONDUIT	FACP	FIRE ALARM CONTROL PANEL
CATV	CABLE TELEVISION SYSTEM	FAACP	FIRE ALARM ANNUNCIATOR CONTROL PANEL
CB	CIRCUIT BREAKER	FCO	FLOOR CLEANOUT
CCTV	CLOSED CIRCUIT TELEVISION	FCU	FAN COIL UNIT
CFM	CUBIC FEET PER MINUTE	FD	FIRE DAMPER, FLOOR DRAIN
CHWR	CHILLED/HOT WATER RETURN	FLA	FULL LOAD AMPS
CHWS	CHILLED/HOT WATER SUPPLY	FLR	FLOOR
CKT	CIRCUIT	FOR	FUEL OIL RETURN
CO	CLEANOUT, CARBON MONOXIDE	FOS	FUEL OIL SUPPLY
CO2	CARBON DIOXIDE	FP	FIRE PROTECTION
CTR	COOLING TOWER RETURN	FPB	FAN POWERED TERMINAL UNIT
CTS	COOLING TOWER SUPPLY	FPVAV	FAN POWERED TERMINAL UNIT
CU	COPPER, CONDENSING UNIT	FS	FLOOR SINK
CUH	CABINET UNIT HEATER	G	GAS (NATURAL), GROUND
CW	DOMESTIC COLD WATER	GCO	GRADE CLEANOUT
CWR	CHILLED WATER RETURN	GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER
CWS	CHILLED WATER SUPPLY	GND	GROUND
DDC	DIRECT DIGITAL CONTROL	GPM	GALLONS PER MINUTE
DD	DECK DRAIN	HB	HOSE BIBB
DN	DOWN	HOA	HAND OFF AUTOMATIC

DX	DIRECT EXPANSION	HTG	HEATING	MUAF	MAKE UP AIR FAN	SD	SUPPLY DIFFUSER, SMOKE DAMPER
EA	EXHAUST AIR	HTR	HEATER	MV	MIXING VALVE	SDCW	SOFT DOMESTIC COLD WATER
EAT	ENTERING AIR TEMPERATURE	HVU	HEATING AND VENTILATING UNIT	N	NITROGEN	SDHW	SOFT DOMESTIC HOT WATER
EC	ELECTRICAL CONTRACTOR, EMPTY CONDUIT	HW	DOMESTIC HOT WATER	N/A	NOT APPLICABLE	SDRHW	SOFT DOMESTIC RECIRCULATION HOT WATER
EF	EXHAUST FAN	HWR	HOT WATER RETURN	N/C	NORMALLY CLOSED	SF	SQUARE FEET
EM	INDICATES EMERGENCY CIRCUIT	HWS	HOT WATER SUPPLY	N/O	NORMALLY OPEN	SP	STATIC PRESSURE
EPO	EMERGENCY POWER OFF	IE	INVERT ELEVATION	NF	INDICATES NON-FUSED DEVICE	SR	SUPPLY REGISTER
ER	EXHAUST REGISTER	IG	ISOLATED GROUND	NIC	NOT IN CONTRACT	ST	STORM
ETR	EXISTING TO REMAIN	KMIL	1000 CIRCULAR MILS	NL	NIGHT LIGHT	ST/O	STORM OVERFLOW
EWB	ENTERING WET BULB	KV	KILOVOLT	NO	NITROUS OXIDE	STM	LOW PRESSURE STEAM
EWG	ELECTRIC WATER COOLER	KVA	KILOVOLT AMPS	OA	OUTSIDE AIR	SWBD	SWITCHBOARD
EWK	ELECTRIC WATER HEATER, ELEC. WALL HTR.	KW	KILOWATT	ORD	OVERFLOW ROOF DRAIN	TSTAT	THERMOSTAT
EXH	EXHAUST	KWH	KILOWATT HOUR	OX	OXYGEN	TU	TERMINAL UNIT
F/S	COMBINATION FIRE AND SMOKE DAMPER	LAT	LEAVING AIR TEMPERATURE	PD	PUMP DISCHARGE	TW	TEMPERED WATER
FACP	FIRE ALARM CONTROL PANEL	LDB	LEAVING DRY BULB	PH	PHASE	UH	UNIT HEATER
FAACP	FIRE ALARM ANNUNCIATOR CONTROL PANEL	LP	LIQUIFIED PETROLEUM	PIV	POST INDICATOR VALVE	UL	UNDERWRITERS LABORATORIES INC.
FCO	FLOOR CLEANOUT	LRA	LOCKED ROTOR AMPS	PNL	PANEL	UNO	UNLESS NOTED OTHERWISE
FCU	FAN COIL UNIT	LV	LOW VOLTAGE	PRV	PRESSURE REDUCING VALVE	UPS	UNINTERRUPTIBLE POWER SUPPLY
FD	FIRE DAMPER, FLOOR DRAIN	LWB	LEAVING WET BULB	QTY	QUANTITY	V	VENT PIPE
FLA	FULL LOAD AMPS	LWT	LEAVING WATER TEMPERATURE	RA	RETURN AIR	VAC	MEDICAL VACUUM
FLR	FLOOR	MA	MEDICAL AIR	RD	ROOF DRAIN	VAV	VARIABLE AIR VOLUME
FOR	FUEL OIL RETURN	MAU	MAKE UP AIR UNIT	REV	REVISION	VD	VOLUME DAMPER
FOS	FUEL OIL SUPPLY	MBH	1000 BTU PER HOUR	RG	RETURN GRILLE	VTR	VENT THROUGH ROOF
FP	FIRE PROTECTION	MC	MECHANICAL CONTRACTOR	RH	RELATIVE HUMIDITY	W	WIRE, WATT(S)
FPB	FAN POWERED TERMINAL UNIT	MCA	MINIMUM CIRCUIT AMPACITY	RHW	DOMESTIC RECIRCULATION HOT WATER	W/O	WITHOUT
FPVAV	FAN POWERED TERMINAL UNIT	MCC	MOTOR CONTROL CENTER	RL	REFRIGERANT LIQUID	WB	WET BULB
FS	FLOOR SINK	MD	MOTORIZED DAMPER	RLA	RUNNING LOAD AMPS	WCO	WALL CLEANOUT
G	GAS (NATURAL), GROUND	MDP	MAIN DISTRIBUTION PANEL	RPM	REVOLUTIONS PER MINUTE	WH	WALL HYDRANT
GCO	GRADE CLEANOUT	MFR	MANUFACTURER	RTN	LOW PRESSURE CONDENSATE RETURN	WP	WEATHERPROOF
GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER	MH	MANHOLE	RTU	ROOF TOP UNIT	XFMR	TRANSFORMER
GND	GROUND	MLO	MAIN LUGS ONLY	SA	SUPPLY AIR	XP	EXPLOSION PROOF
GPM	GALLONS PER MINUTE	MTD	MOUNTED	SAN	SANITARY		
HB	HOSE BIBB	MU	MAKE UP				
HOA	HAND OFF AUTOMATIC						



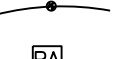
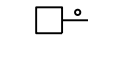

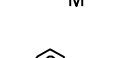




COMMUNICATIONS

	TELEPHONE OUTLET
	LINE THRU DEVICE INDICATES ABOVE COUNTER
	DATA OUTLET
	TELEPHONE/DATA OUTLET
	FLOOR BOX WITH COMMUNICATIONS OUTLET
	TELEVISION ANTENNA OUTLET
	TELEPHONE CABINET OR PLYWOOD BOARD


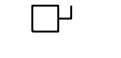








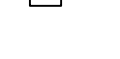


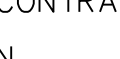
SECURITY

	CLOSED CIRCUIT TV CAMERA
	CARD READER
	DOOR LOCK
	SECURITY MONITOR
	WATCH TOUR
	ELECTRIC DOOR LOCK
	MOTION SENSOR - SECURITY
	MOTION SENSOR (WALL MOUNTED) - SECURITY















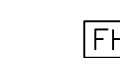
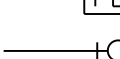
PUBLIC ADDRESS

	MICROPHONE OUTLET
	SPEAKER. ('H' DENOTES HORN TYPE)
	SPEAKER VOLUME CONTROL
	SPEAKER VOLUME CONTROL
	PUBLIC ADDRESS AMPLIFIER AND CABINET
	BUZZER
	BELL
	INTERCOM OUTLET
	INTERCOM OUTLET - MASTER
	CLOCK SYSTEM RECEPTACLE WITH SINGLE FACE ('D' DENOTES DOUBLE FACE)

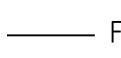
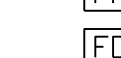

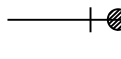
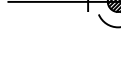
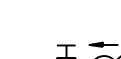
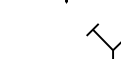
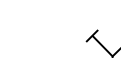
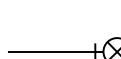


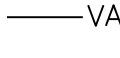
POWER DEVICE AND CONTROLS

	THERMOSTAT
	DISCONNECT SWITCH. 30A-3P, NON-FUSED EXCEPT AS NOTED
	MANUAL MOTOR STARTER
	MAGNETIC MOTOR STARTER
	COMBINATION MOTOR STARTER AND DISCONNECT SWITCH
	MOTOR
	PANELBOARD (SEE ONE-LINE)
	DISTRIBUTION PANELBOARD
	CONTACTOR
	AUTOMATIC TRANSFER SWITCH
	PHOTOCELL
	JUNCTION BOX
	PUSHBUTTON
	TRANSFORMER

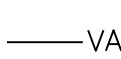
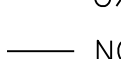
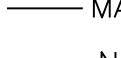





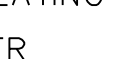

FIRE ALARM

	MANUAL PULL STATION
	PHOTOELECTRIC DETECTOR ('D' DENOTES IN DUCT) ('B' DENOTES BEAM-TYPE) ('R' DENOTES IN RETURN AIR PLENUM)
	IONIZATION DETECTOR ('D' DENOTES IN DUCT) ('P' DENOTES PLENUM-TYPE)
	INFRARED DETECTOR ('D' DENOTES IN DUCT)
	THERMODETECTOR ('D' DENOTES IN DUCT) FIXED TEMPERATURE AS NOTED
	DOOR HOLDER
	CHIME
	BELL
	FIRE ALARM STROBE LIGHT
	FIRE ALARM SPEAKER - ARROWS DENOTE PROJECTORS IF ANY. ('L' DENOTES COMBINATION SPEAKER AND VISUAL FIRE LIGHT)
	FIRE HORN. ('L' DENOTES COMBINATION HORN AND VISUAL FIRE LIGHT)
	REMOTE ALARM LAMP
	POST INDICATOR SWITCH
	FLOW SWITCH
	GATE SWITCH
	FIREMAN'S PHONE JACK

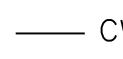
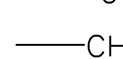
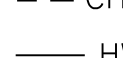
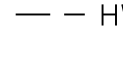
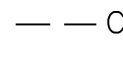
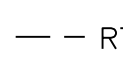
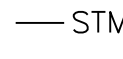
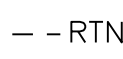
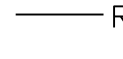
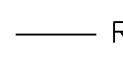
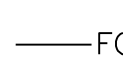




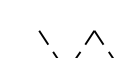





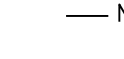








FIRE PROTECTION

	FIRE PROTECTION PIPING
	FIRE HOSE CABINET
	FIRE DEPARTMENT VALVE
	UPRIGHT SPRINKLER HEAD
	PENDENT SPRINKLER
	RECESSED SPRINKLER
	RECESSED SPRINKLER WITH CLOSURE PLATE
	SIDEWALL SPRINKLER.
	DOUBLE CHECK DETECTOR BACKFLOW PREVENTER
	FIRE PROTECTION SIAMESE CONNECTION
	FIRE PROTECTION SIDEWALK SIAMESE CONNECTION
	POST INDICATOR VALVE













MEDICAL GAS

	MEDICAL VACUUM
	OXYGEN
	NITROUS OXIDE
	MEDICAL COMPRESSED AIR
	NITROGEN
	OXYGEN OUTLET
	VACUUM OUTLET
	MEDICAL AIR OUTLET
	NITROUS OXIDE OUTLET
	NITROGEN OUTLET

HVAC

	CHILLED WATER SUPPLY
	CHILLED WATER RETURN
	CHILLED/HOT WATER SUPPLY
	CHILLED/HOT WATER RETURN
	HEATING HOT WATER SUPPLY
	HEATING HOT WATER RETURN
	COOLING TOWER SUPPLY
	COOLING TOWER RETURN
	LOW PRESSURE STEAM
	LOW PRESSURE CONDENSATE RETURN
	HIGH PRESSURE STEAM - NO'S GIVE GAUGE PRESSURE IN P.S.I.
	HIGH PRESSURE RETURN - NO'S GIVE GAUGE PRESSURE IN P.S.I.
	REFRIGERANT DISCHARGE
	REFRIGERANT LIQUID
	REFRIGERANT SUCTION
	FUEL OIL SUPPLY
	FUEL OIL RETURN
	COMPRESSED AIR
	DRAIN (CONDENSATE)
	THERMOSTAT - ('S' DENOTES SENSOR)
	HUMIDISTAT - ('S' DENOTES SENSOR)
	THERMOSTAT/HUMIDITY SENSOR
	CARBON DIOXIDE SENSOR
	THERMOSTAT/HUMIDITY SENSOR/CO2 SENSOR
	HUMIDIFIER
	SUPPLY AIR FLOW INDICATOR
	RETURN AND EXHAUST AIR FLOW INDICATOR
	SUPPLY DIFFUSER
	SUPPLY STRIP DIFFUSER
	RETURN GRILLE OR EXHAUST REGISTER

HOSPITAL

	NURSE CALL CONDUIT AND WIRING
	MONITOR CONDUIT AND WIRING
	NURSE CALL MASTER STATION
	NURSE CALL BEDSIDE STATION - SINGLE PATIENT
	NURSE CALL BEDSIDE STATION - DOUBLE PATIENT
	EMERGENCY PUSHBUTTON STATION ('P' DENOTES PULL CORD)
	DUTY STATION
	STAFF STATION
	DOME LIGHT - CEILING MOUNTED ('B' DENOTES WITH BUZZER)
	DOME LIGHT - WALL MOUNTED ('B' DENOTES WITH BUZZER)
	ZONE DOMELIGHT
	CODE BLUE PUSHBUTTON

SD	SUPPLY DIFFUSER, SMOKE DAMPER
SDCW	SOFT DOMESTIC COLD WATER
SDHW	SOFT DOMESTIC HOT WATER
SDRHW	SOFT DOMESTIC RECIRCULATION HOT WATER
SF	SQUARE FEET

smith&bouch
ENGINEERING

PROJECT NAME: Smith Orchard Flying Biscuit Landlord Scope of Work
LAST CORRECTION NAME: JCampbell Thursday, April 23, 2020 1:32:06 PM
PLOTTED BY: Charles Booby Friday, April 24, 2020 1:32:03 PM

PART 1 - GENERAL REQUIREMENTS - ELECTRICAL

1.1 SUMMARY OF WORK

- A. THE CONTRACT DOCUMENTS REQUIRE THE FURNISHING AND INSTALLING OF COMPLETE FUNCTIONING ELECTRICAL SYSTEMS, AND EACH ELEMENT THEREOF, AS SPECIFIED OR INDICATED IN THE CONTRACT DOCUMENTS OR REASONABLY INFERRED, TO COMPLETELY CONSTRUCT AND LEAVE READY FOR OPERATION THE SYSTEMS AS SHOWN ON THE DRAWINGS AND HEREIN DESCRIBED, INCLUDING EVERY ARTICLE, DEVICE OR ACCESSORY, WHETHER OR NOT SPECIFICALLY CALLED FOR BY ITEM. ELEMENTS OF THE WORK INCLUDE MATERIALS, LABOR, SUPERVISION, SUPPLIES, EQUIPMENT, TRANSPORTATION, AND UTILITIES.
- B. SPECIFICATIONS AND DRAWINGS ARE COMPLEMENTARY AND WHAT IS CALLED FOR IN ONE SHALL BE AS BINDING AS IF CALLED FOR BY BOTH.
- C. ALL WORK PERFORMED UNDER THIS SECTION SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER BY EXPERIENCED MECHANICS OF THE PROPER TRADE.

1.2 COORDINATION, MEASUREMENTS AND LAYOUTS

- A. THE CONTRACTOR SHALL INSPECT THE SITE WHERE THIS WORK IS TO BE PERFORMED AND FULLY FAMILIARIZE HIMSELF WITH ALL CONDITIONS RELATED TO THIS PROJECT.
- B. THE CONTRACTOR SHALL EMPLOY A COMPETENT FOREMAN ON THE JOB TO SEE THAT WORK IS DONE IN ACCORDANCE WITH THE BEST PRACTICES AND IN A SATISFACTORY AND WORKMANLIKE MANNER. THE FOREMAN SHALL KEEP INFORMED AS TO THE WORK OF OTHER TRADES ENGAGED IN THE CONSTRUCTION OF THE PROJECT, AND SHALL EXECUTE HIS WORK IN SUCH A MANNER AS NOT TO INTERFERE WITH OR DELAY THE WORK OF OTHER TRADES.
- C. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL SYSTEMS AND COMPONENTS COVERED UNDER THIS SECTION. WHERE LOCAL CONDITIONS NECESSITATE A REARRANGEMENT, THE CONTRACTOR SHALL PREPARE, AND SUBMIT FOR APPROVAL, DRAWINGS OF THE PROPOSED REARRANGEMENT. BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, AND ACCESSORIES THAT MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISH CONDITIONS AFFECTING ALL OF HIS WORK AND SHALL ARRANGE SUCH WORK ACCORDINGLY, FURNISHING SUCH OFFSETS, FITTINGS AND ACCESSORIES AS MAY BE REQUIRED TO MEET SUCH CONDITIONS AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. DRAWINGS SHALL NOT BE SCALED TO DETERMINE DIMENSION.

1.3 PERMITS AND FEES

- A. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND LICENSES AND SHALL MAKE ALL DEPOSITS AND PAY ALL FEES REQUIRED FOR THE PERFORMANCE OF WORK UNDER THIS SECTION, OTHER THAN THOSE DEPOSITS OR FEES WHICH ARE FULLY REFUNDABLE TO THE OWNER.

1.4 SUBMITTALS, MATERIALS AND EQUIPMENT

- A. ALL ITEMS OF MATERIALS AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE SPECIFIED HEREIN, FREE FROM DEFECTS AND OF THE BEST QUALITY NORMALLY USED FOR THE PURPOSE IN GOOD COMMERCIAL PRACTICE.
- B. AS SOON AS POSSIBLE AFTER THE AWARD OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT FOR REVIEW SIX COPIES OF SHOP DRAWINGS FOR ALL EQUIPMENT TO BE FURNISHED FOR THIS PROJECT. SUBMITTALS SHALL INCLUDE MANUFACTURER'S NAME, MODEL NUMBER, DESCRIPTIVE ENGINEERING DATA AND ALL NECESSARY INFORMATION AS TO FINISH, MATERIAL GAUGES AND ACCESSORIES. AFTER SUCH SHOP DRAWINGS ARE PROCESSED, THREE COPIES WILL BE RETURNED TO THE CONTRACTOR. THE CONTRACTOR SHALL, UPON RECEIPT OF REVIEWED SHOP DRAWINGS PROCEED WITH THE PROCUREMENT AND INSTALLATION OF SUCH EQUIPMENT.

1.5 CODES, LAWS, AND STANDARDS

- A. ALL WORK SHALL BE INSTALLED IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE, THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE NATIONAL ELECTRICAL SAFETY CODE, AND ALL GOVERNING CODES, APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES OR STATUTES OF REGULATORY BODIES HAVING JURISDICTION. THE WORK SHALL BE EXECUTED IN ACCORDANCE WITH SAID LAWS, REGULATIONS, ORDINANCES, STATUTES OR CODES, WITHOUT INCREASED COST TO THE OWNER. ANY POINT IN QUESTION SHALL BE REFERRED TO THE ENGINEER FOR APPROVAL. WORK INDICATED ON THE DOCUMENTS THAT IS IN EXCESS OF CODE REQUIREMENTS SHALL NOT BE REDUCED IN QUALITY AND/OR QUANTITY.
- B. COMPLY WITH RULES AND REGULATIONS OF PUBLIC UTILITIES AND MUNICIPAL DEPARTMENTS AFFECTED BY CONNECTIONS OF SERVICES.

1.6 RECORD DOCUMENTS

- A. THIS CONTRACTOR SHALL PREPARE A COMPLETE "AS-BUILT" SET OF DRAWINGS INCORPORATING ALL CHANGES MADE DURING CONSTRUCTION. LOCATION OF UNDERGROUND CONDUIT SHALL BE LOCATED BY DIMENSION FROM COLUMN LINES.
- B. THIS CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER'S REPRESENTATIVE FIVE BOUND SETS OF OPERATING AND MAINTENANCE MANUALS INCLUDING FINAL COPIES OF EQUIPMENT SHOP DRAWINGS, MANUFACTURER'S LITERATURE FOR ALL EQUIPMENT INSTALLED ON THE PROJECT SHOWING ALL DETAILS OF EQUIPMENT, REPLACEMENT PART DATA AND MAINTENANCE AND OPERATING INSTRUCTIONS. MANUALS SHALL INCLUDE COPIES OF ALL EQUIPMENT WARRANTIES.

1.7 GUARANTEES AND WARRANTIES

- A. THE CONTRACTOR SHALL GUARANTEE COMPLETE SYSTEM OPERATION AND THAT THE MATERIAL AND EQUIPMENT FURNISHED AND INSTALLED WILL BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND WILL GIVE SATISFACTORY SERVICE UNDER THE SPECIFIED OPERATING CONDITIONS. THE CONTRACTOR AGREES TO REPLACE, WITHOUT EXPENSE TO THE OWNER, ANY PART OF THE APPARATUS WHICH PROVES OR BECOMES DEFECTIVE WITHIN ONE YEAR AFTER THE SYSTEM IS ACCEPTED. NO EQUIPMENT WARRANTY OR GUARANTEE SHALL START UNTIL THE TIME OF BUILDING ACCEPTANCE.
- B. ALL WARRANTIES ISSUED BY EQUIPMENT MANUFACTURERS SHALL BE FILLED OUT IN THE OWNER'S NAME AND GIVEN TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF WORK PERFORMED UNDER THIS SECTION.

1.8 FINAL INSPECTION

- A. AFTER COMPLETION OF THE ENTIRE PROJECT THE CONTRACTOR SHALL REQUEST FINAL INSPECTION OF THIS PROJECT IN WRITTEN FORM ADDRESSED TO THE ARCHITECT ALONG WITH A STATEMENT TO THE EFFECT THAT ALL INSTALLATIONS HAVE BEEN COMPLETED, CHECKED, ADJUSTED AND BALANCED IN ACCORDANCE WITH REQUIREMENTS OF THIS PROJECT. UPON RECEIPT OF WRITTEN NOTIFICATION OF COMPLETION AND REQUEST FOR FINAL INSPECTION THE ENGINEER WILL PERFORM A FINAL INSPECTION OF THIS WORK AND, IF ALL INSTALLATIONS ARE AS REPRESENTED BY THE CONTRACTOR, THE ENGINEER WILL SUBMIT WRITTEN RECOMMENDATION OF ACCEPTANCE.

1.9 CLEANING

- A. DIRT AND REFUSE RESULTING FROM THE PERFORMANCE OF THE WORK SHALL BE REMOVED TO KEEP THE PREMISES REASONABLY CLEAN AT ALL TIMES.
- B. AFTER COMPLETION OF THE WORK DESCRIBED IN THIS SPECIFICATION AND SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL EXPOSED SURFACES AND EQUIPMENT, REMOVE ALL DIRT, DEBRIS, CRATING, CARTONS, ETC., AND LEAVE ALL INSTALLATIONS FINISHED AND READY FOR OPERATION.

1.10 OPENINGS AND SLEEVES

- A. ALL PIPING THROUGH EXTERIOR OR FOUNDATION WALLS SHALL PASS THROUGH SCHEDULE 40 GALVANIZED STEEL SLEEVES WHICH SHALL BE LARGE ENOUGH TO ALLOW FOR PIPE SEAL MATERIAL. SLEEVES IN NEW CONSTRUCTION SHALL HAVE A MINIMUM 2 INCH WATERSTOP IN THE CENTER OF THE SLEEVE. NO SLEEVES ARE PERMITTED THROUGH CONCRETE STRUCTURAL MEMBERS.
1. SPACE BETWEEN PIPE AND SLEEVE IN EXTERIOR UNDERGROUND WALLS SHALL BE SEALED WITH LINK-SEAL, FLEXICRAFT OR METRAFLEX LINK STYLE PIPE SEALS.
2. IN ABOVE GRADE EXTERIOR WALLS PACK THE SPACE BETWEEN PIPE AND SLEEVE WITH MINERAL WOOL AND THEN COMPLETE SEAL WITH APPROVED CAULKING COMPOUND FLUSH WITH FINISHED SURFACE. PROVIDE PIPE COLLAR ON INTERIOR SIDE OF WALL.
- B. ALL PIPING THROUGH FLOORS SHALL BE PROVIDED WITH SCHEDULE 40 GALVANIZED STEEL PIPE SLEEVES, EXTENDING 1 INCH ABOVE THE FLOOR.
- C. IN FIRE RATED WALLS: CAULKING SHALL BE A PURE CERAMIC FIBER MADE OF ALUMINA-SILICA, "CERAFIBER-FS" BY JOHNS-MANVILLE. SEALANT SHALL BE GUN GRADE. AN ACRYLIC 2-PART GUN APPLIED, FIRE RETARDANT ELASTIC SEALANT, "DYMERIC" BY TREMCO OR EQUAL BY PERMATITE NO. 1113FR.
1. LIMIT THE SIZE OF THE SPACE BETWEEN THE WALL OR FLOOR AND THE OUTSIDE OF THE PIPE OR DUCT TO 1 INCH MAXIMUM. THIS SPACE IS SUFFICIENT TO ALLOW SOME MOVEMENT OF THE PIPES OR DUCT WITHOUT CRACKING THE CAULKING OR SEALANT.
2. FOR OPENINGS IN WALLS, THE CAULKING SHALL BE APPLIED TO A MINIMUM OF 3 INCH TOTAL DEPTH. SEALANT SHALL THEN BE APPLIED ON BOTH SIDES OF THE WALL OPENING A MINIMUM OF 1/2 INCH IN DEPTH, FINISHED FLUSH WITH THE WALL. D.
- D. FOR OPENINGS IN FLOORS, THE CAULKING SHALL BE APPLIED FROM THE UPPER SIDE TO A MINIMUM OF 3 INCH TOTAL DEPTH RECESSED 1/2 INCH BELOW THE FINISHED FLOOR. THIS 1/2 INCH RECESS SHALL THEN BE FILLED WITH SEALANT TO FLUSH WITH FINISHED FLOOR.

1.11 CUTTING AND PATCHING

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING OF WALLS, FLOORS, CEILINGS AND ROOFS REQUIRED FOR PERFORMANCE OF HIS WORK.
- B. NO STRUCTURAL MEMBER SHALL BE CUT WITHOUT PERMISSION FROM THE ARCHITECT.
- C. PATCH ALL OPENINGS TO MATCH ADJACENT CONSTRUCTION IN BOTH MATERIAL AND FINISH.
- D. ALL CUTTING OF EXISTING CONCRETE FLOORS/SLABS ON GRADE IN THE INTERIOR OF THE BUILDING SHALL BE PERFORMED BY "SAW CUTTING" AND SHALL BE PERFORMED BY THIS CONTRACTOR.

1.12 TEMPORARY HEAT

- A. THE CONTRACTOR SHALL COOPERATE WITH THE GENERAL CONTRACTOR TO PROVIDE TEMPORARY HEAT AS SOON AS POSSIBLE FOR USE DURING CONSTRUCTION IF TEMPORARY HEAT IS REQUIRED. AIR HANDLING EQUIPMENT SHALL NOT BE OPERATED AT ANY TIME WITHOUT FILTERS IN PLACE AND ALL EQUIPMENT SHALL BE PROTECTED FROM DAMAGE. OPERATING THE EQUIPMENT FOR TEMPORARY HEAT SHALL NOT START THE WARRANTY PERIOD OF THE EQUIPMENT USED.

1.13 INTERRUPTION OF SERVICES

- A. THE CONTRACTOR SHALL SCHEDULE ANY SERVICE INTERRUPTIONS TO THE EXISTING BUILDING WITH THE OWNER'S REPRESENTATIVE. SUCH INTERRUPTIONS SHALL BE PLANNED SO AS TO BE AT TIMES TO CAUSE THE LEAST INCONVENIENCE AND INTERRUPTION TO THE FACILITY'S SCHEDULE.

1.14 EXISTING CONDITIONS

- ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS FOR THIS PROJECT HAVE BEEN DETERMINED FROM AVAILABLE DRAWINGS AND FIELD INVESTIGATIONS. CONTRACTORS MAKING PROPOSALS FOR THIS WORK SHALL INVESTIGATE ALL EXISTING CONDITIONS AND BASE THEIR PROPOSALS ON THEIR OBSERVATIONS TO PROVIDE COMPLETE AND FUNCTIONING INSTALLATIONS IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT AND ALL APPLICABLE GOVERNING CODES, RULES, REGULATIONS AND ORDINANCES. FAILURE TO DETERMINE EXISTING CONDITIONS WHICH CAUSE ADDITIONAL WORK WILL NOT CONSTITUTE GROUNDS FOR ADDITIONAL COMPENSATION.

PART 2 - ELECTRICAL

2.1 GENERAL REQUIREMENTS

- A. SEE PART 1 FOR GENERAL REQUIREMENTS.

2.2 IDENTIFICATION OF SWITCHES AND APPARATUS

- A. ALL CABINETS, SAFETY SWITCHES, AND OTHER APPARATUS USED FOR OPERATION AND CONTROL OF CIRCUITS, APPLIANCES, AND EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY IDENTIFIED BY MEANS OF ENGRAVED PLASTIC PLATES EITHER BLACK WITH WHITE LETTERS OR WHITE WITH BLACK LETTERS.

2.3 GROUNDING

- A. ALL CONDUCTORS, MOTOR FRAMES, RACEWAYS, CABINETS, ETC., THAT REQUIRE GROUNDING SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE, THOSE OF THE SERVING UTILITY AND LOCAL AUTHORITIES HAVING JURISDICTION.

2.4 SAFETY SWITCHES

- A. SAFETY SWITCHES, AS MANUFACTURED BY GENERAL ELECTRIC, CROUSE-HINDS, CUTLER-HAMMER, SQUARE D, SIEMENS, OR APPROVED EQUAL, SHALL BE FURNISHED AND INSTALLED (WHERE NOT FURNISHED BY OTHERS) WHEREVER SHOWN ON THE DRAWINGS SPECIFIED, OR REQUIRED BY THE NATIONAL ELECTRICAL CODE.
- B. SAFETY SWITCHES SHALL BE HEAVY DUTY TYPE, UNDERWRITERS' LABORATORIES SHORT CIRCUIT LABELED FOR AT LEAST 100,000 AMPERES WITH CLASS R REJECTION FUSEHOLDERS SO AS TO COMPLY WITH NEC 100-9. SWITCHES INSIDE OF BUILDING SHALL BE FURNISHED IN NEMA 1 GENERAL PURPOSE ENCLOSURES. SWITCHES OUTSIDE OF BUILDING SHALL BE FURNISHED IN NEMA 3R ENCLOSURES UNLESS OTHERWISE SPECIFIED.
- C. EACH MOTOR SHALL BE PROVIDED WITH A DISCONNECTING MEANS IN ACCORDANCE WITH REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.

2.5 CONDUIT

- A. ALL ELECTRICAL WIRING, INCLUDING LOW VOLTAGE WIRING, SHALL BE INSTALLED IN CONDUIT AS HEREIN SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4 INCH NOMINAL SIZE SHALL BE USED BELOW GRADE; NO LESS THAN 1/2 INCH NOMINAL SIZE SHALL BE USED ABOVE GRADE.
- B. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 EPC-40-PVC. ALL CONDUITS SHALL BE INSTALLED WITH MINIMUM 24 INCH COVER.
- C. CONDUIT INSTALLED IN CONCRETE SLABS OR ABOVE GROUND SHALL BE GALVANIZED RIGID STEEL OR EPC-40-PVC.
- D. WHEN PVC CONDUITS PENETRATE CONCRETE FLOOR CONSTRUCTION, CONTRACTOR SHALL USE RIGID STEEL OR IMC ELBOWS AND EXTENSION. PVC CONDUIT/FITTINGS SHALL NOT BE PERMITTED TO BE EXPOSED ABOVE THE FLOOR.
- E. THINWALL TUBING SHALL BE E.M.T.
- F. ALL FITTINGS SHALL BE OF THE COMPRESSION TYPE AND WATERTIGHT FOR UNDERGROUND AND IN SLAB LOCATIONS. COMPRESSION OR SCREWED FITTINGS FOR INDOOR.
- G. CONDUIT FOR INTERIOR WIRING, IN GENERAL, SHALL BE THINWALL TUBING UNLESS OTHERWISE NOTED.
- H. RACEWAYS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET AND FITTING TO FITTING. A RUN OF CONDUIT BETWEEN OUTLETS OR FITTINGS SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF FOUR QUARTER-BENDS INCLUDING THOSE BENDS LOCATED IMMEDIATELY AT THE OUTLET OR FITTING. THE RADIUS OF BENDS SHALL NEVER BE SHORTER THAN THAT OF THE CORRESPONDING TRADE ELBOW. THE SYSTEM SHALL BE COMPLETE WITH OUTLETS, DISTRIBUTION BOXES, ETC., SMOOTH INSIDE AND MECHANICALLY SECURE IN PLACE. APPROVED STRAPS, HANGERS, OR SUPPORTS SHALL BE USED TO SECURE CONDUITS IN PLACE. CONDUITS SHALL, IN GENERAL, BE SUPPORTED AT INTERVALS NOT EXCEEDING 10'-0" AND WITHIN 3'-0" OF EACH OUTLET BOX, JUNCTION BOX, CABINET OR FITTING.
- I. CONDUITS SHALL BE PROTECTED DURING CONSTRUCTION; PLUG AND KEEP CLEAN AND DRY. CONDUIT ENDS SHALL BE BUTTED IN CENTERS OF COUPLINGS. NO CRACKS OR FLATTENED SECTIONS WILL BE PERMITTED AT BENDS OR ELSEWHERE. ALL ENDS OF CONDUIT SHALL BE REAMED TO REMOVE ROUGH EDGES. RUNNING THREADS WILL NOT BE PERMITTED.
- J. CONDUITS SHALL BE CONCEALED WITHIN THE WALLS, CEILINGS, AND FLOORS WHERE POSSIBLE AND UNLESS OTHERWISE NOTED. EXPOSED CONDUIT SHALL BE RUN PARALLEL TO OR AT RIGHT ANGLES WITH THE BUILDING LINES.

2.6 WIRE AND CABLE

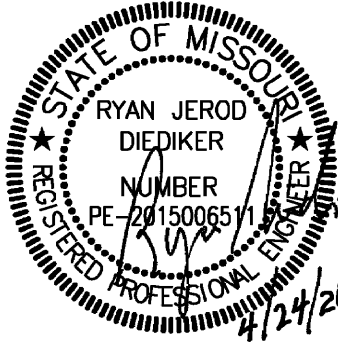
- A. WIRE AND CABLE SHALL BE COPPER.
- B. ALL CONDUCTORS SHALL BE COPPER.
- C. NO. 10 AWG AND SMALLER CONDUCTORS SHALL BE SOLID WITH TYPE THHN INSULATION AND NO. 8 AWG AND LARGER CONDUCTORS SHALL BE STRANDED WITH TYPE THHN INSULATION EXCEPT THAT CONDUCTORS WITHIN 3 INCHES OF LIGHT FIXTURE BALLASTS SHALL HAVE RHH, THHN, OR EQUAL INSULATION RATED FOR 90 DEGREES C. APPLICATION.

2.7 IDENTIFICATION OF EQUIPMENT

- A. ALL SERVICE ENTRANCE EQUIPMENT, DISCONNECT SWITCHES, PANELBOARDS, RELAYS, MOTOR STARTERS, CONTACTORS, TELEPHONE TERMINAL CABINETS, TV EQUIPMENT AND RISER JUNCTION BOXES, AND OTHER ELECTRICAL EQUIPMENT UNDER THIS CONTRACT, SHALL BE PROVIDED WITH PROPER IDENTIFICATION. IDENTIFICATION SHALL BE BY THE USE OF ENGRAVED COLOR CODED PLASTIC NAMEPLATES WITH WHITE LETTERING SCREWED TO THE COVER OF THE EQUIPMENT. USE OF EMBOSSED PLASTIC "TAP" LABELS AS PREPARED BY "TYPEWRITER" TYPE EQUIPMENT SHALL NOT BE USED. COLOR CODING SHALL BE AS FOLLOWS:
1. EQUIPMENT CONNECTED TO A NORMAL POWER SOURCE SHALL BE BLACK WITH WHITE LETTERS.



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Flying Biscuit
Tenant Improvements

Client Name
Summit Orchard
460 NW Chipman Rd.
Lee's Summit, MO 64086

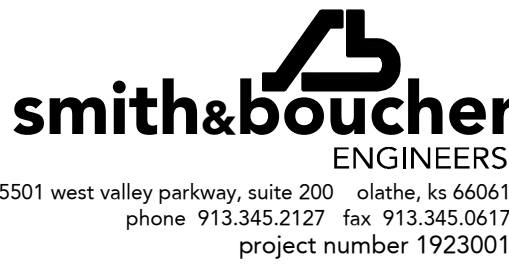
Revisions:
Project #: #####

Construction Documents

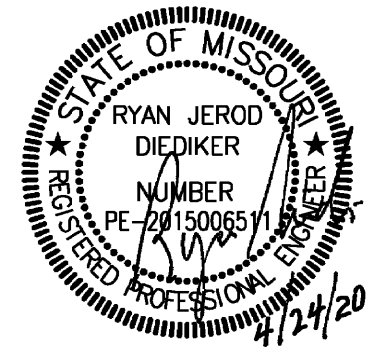
04-24-20

SPECIFICATIONS -
MECHANICAL AND
ELECTRICAL

ME202



25501 west valley parkway, suite 200 olathe, ks 66061
phone 913.345.2127 fax 913.345.0617
project number 1923001



ROOFTOP UNIT SCHEDULE - GAS HEAT

DESIGNATION		RTU-1	RTU-2	RTU-3	RTU-4
MANUFACTURER		YORK	YORK	YORK	YORK
MODEL NO.		ZJ078	ZJ078	ZJ078	ZJ078
NOMINAL TONNAGE		6.5	6.5	6.5	6.5
CAPACITY	CFM	2600	2600	2600	2600
	TOTAL COOLING CAPACITY (MBH)	80.4	80.4	80.4	80.4
	SENSIBLE COOLING CAPACITY (MBH)	58.8	58.8	58.8	58.8
	ENT. AIR (DB/WB)	80/67	80/67	80/67	80/67
	LVG. AIR (DB/WB)	59/157.2	59/157.2	59/157.2	59/157.2
	MINIMUM E.E.R.	11.8	11.8	11.8	11.8
	HEATING INPUT (MBH)	120	120	120	120
	HEATING OUTPUT (MBH)	96	96	96	96
	STAGES OF HEATING	2	2	2	2
	EFFICIENCY	80%	80%	80%	80%
UNIT DATA	OUTSIDE AIR CFM	SET BY TENANT	SET BY TENANT	SET BY TENANT	SET BY TENANT
	TOTAL S.P. (IN. W.C.)	1.0	1.0	1.0	1.0
	FAN BRAKE HP	1.97	1.97	1.97	1.97
	FAN MOTOR HP	2.0	2.0	2.0	2.0
	NO. OF COMPRESSORS	2	2	2	2
	STAGES OF COOLING	2	2	2	2
	SMOKE DETECTORS	YES, NOTE 3	YES, NOTE 3	YES, NOTE 3	YES, NOTE 3
	RECEPACLE	NOTE 4	NOTE 4	NOTE 4	NOTE 4
	RELIEF	BAROMETRIC	BAROMETRIC	BAROMETRIC	BAROMETRIC
	ECONOMIZER	DIFF. ENTHALPY	DIFF. ENTHALPY	DIFF. ENTHALPY	DIFF. ENTHALPY
FILTER	TYPE	2"	2"	2"	2"
	EFFICIENCY	MERV 8	MERV 8	MERV 8	MERV 8
ELECTRICAL	VOLTAGE/PHASE	208/3	208/3	208/3	208/3
	MINIMUM CIRCUIT AMPACITY	36.2	36.2	36.2	36.2
	MAXIMUM OVERCURRENT PROTECTION	45	45	45	45
	WIRE & CONDUIT	EL-2,4,6	EL-8,10,12	EL-14,16,18	EL-20,22,24
	PANEL & CIRCUIT	(3)#8, #10G, /3/4".	(3)#8, #10G, /3/4".	(3)#8, #10G, /3/4".	(3)#8, #10G, /3/4".
	OVERCURRENT DEVICE	45A/3P CB	45A/3P CB	45A/3P CB	45A/3P CB
	DISCONNECT	60A-3P NF NEMA 3R	60A-3P NF NEMA 3R	60A-3P NF NEMA 3R	60A-3P NF NEMA 3R
	CONTROL SEQUENCE	NOTE 5	NOTE 5	NOTE 5	NOTE 5
REFERENCE DRAWING/DETAIL		ME401	ME401	ME401	ME401
REMARKS		NOTE 1, 2	NOTE 1, 2	NOTE 1, 2	NOTE 1, 2

- NOTES:
- FURNISH WITH ALUMINIZED FURNACE, INTELLISPEED FAN, STANDARD DRAIN PAN, ROOF CURB, AND HAIL GUARD KIT. PROVIDE MODULATING OUTDOOR AIR DAMPER CAPABLE OF DEMAND CONTROL VENTILATION WITH CO2 SENSOR DETAIL IN UNIT OR DUCTWORK.
- ROUTE DUCTWORK DOWN FROM UNIT TO THE BOTTOM OF STRUCTURE. REFER TO DETAIL AND INSULATION/UNIT REQUIREMENTS.
- FURNISH WITH FACTORY INSTALLED SMOKE DETECTOR IN RETURN AIR DUCT SECTION. FIRE ALARM CONTRACTOR TO CONNECT TO FIRE ALARM CONTROL PANEL AS REQUIRED.
- FACTORY PROVIDED GFI / WP RECEPTACLE, UNPOWERED. CONTRACTOR TO FIELD WIRE PER PLANS.
- PROVIDE FACTORY CONTROLLER FOR STAND-ALONE OPERATION. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT IN LOCKBOX. TEMPORARILY MOUNT IN SPACE, TENANT TO RELOCATE TO ITS FINAL LOCATION.

DUCTWORK SCHEDULE

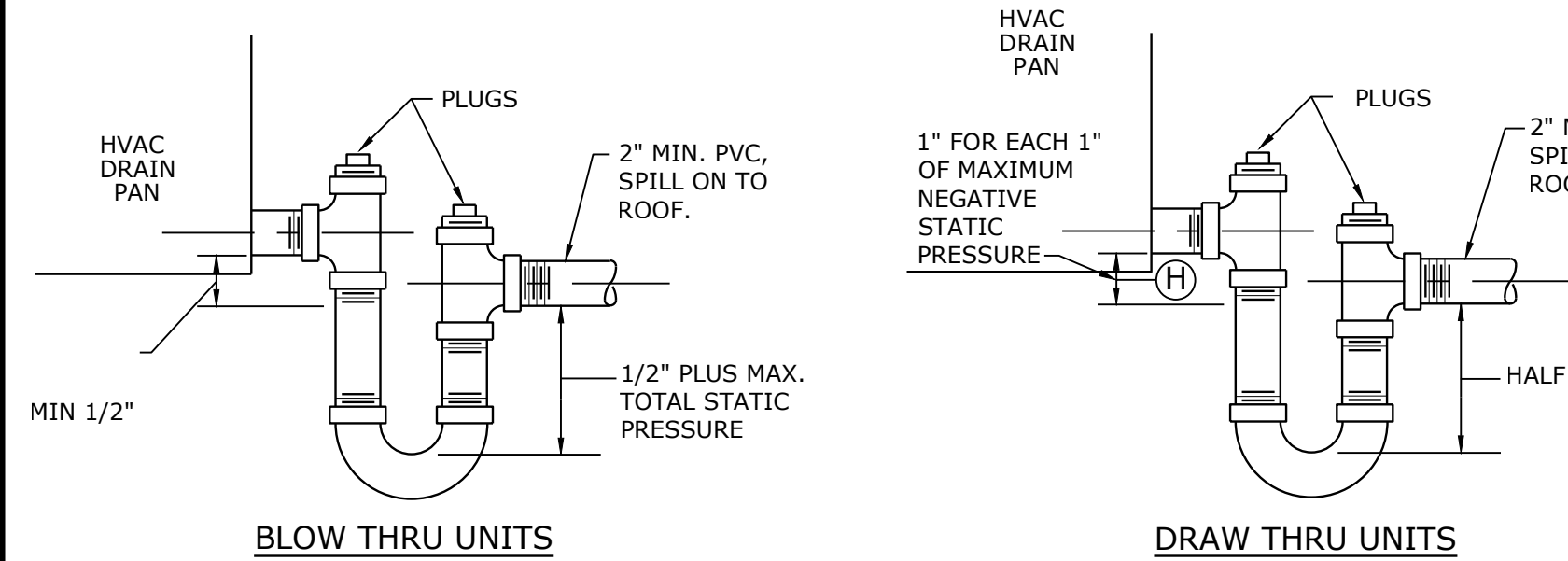
SERVICE	DUCT MATERIAL	DUCT SHAPE	SMACNA REQUIREMENTS			OTHER REQUIREMENTS
			CLASSIFICATION	SEAL CLASS	LEAKAGE CLASS	
SUPPLY AIR DUCTS CONNECTED TO RTU	GALVANIZED STEEL	RECTANGULAR	2" WG POSITIVE	B	12	1", 3LB DENSITY LINER
	GALVANIZED STEEL	ROUND/FLAT OVAL (EXPOSED)	4" WG POSITIVE SPIRAL SEAM/FLAT OVAL	B	3	PAINTABLE WHERE EXPOSED PAINTABLE WHERE EXPOSED
RETURN AIR AND TRANSFER AIR DUCTWORK	GALVANIZED STEEL	RECTANGULAR	2" WG NEGATIVE	B	12	1", 3LB DENSITY LINER PAINTABLE WHERE EXPOSED
GENERAL EX-HAUST DUCTS TO THE INLET OF THE FAN	GALVANIZED STEEL	RECTANGULAR OR ROUND	2" WG NEGATIVE	B - RECTANGULAR A - ROUND	12 - RECTANGULAR 3 - ROUND	PAINTABLE WHERE EXPOSED

- NOTES:
1: SEE DUCTWORK INSULATION SCHEDULE FOR REQUIREMENTS ON DUCT INSULATION

DUCTWORK INSULATION SCHEDULE

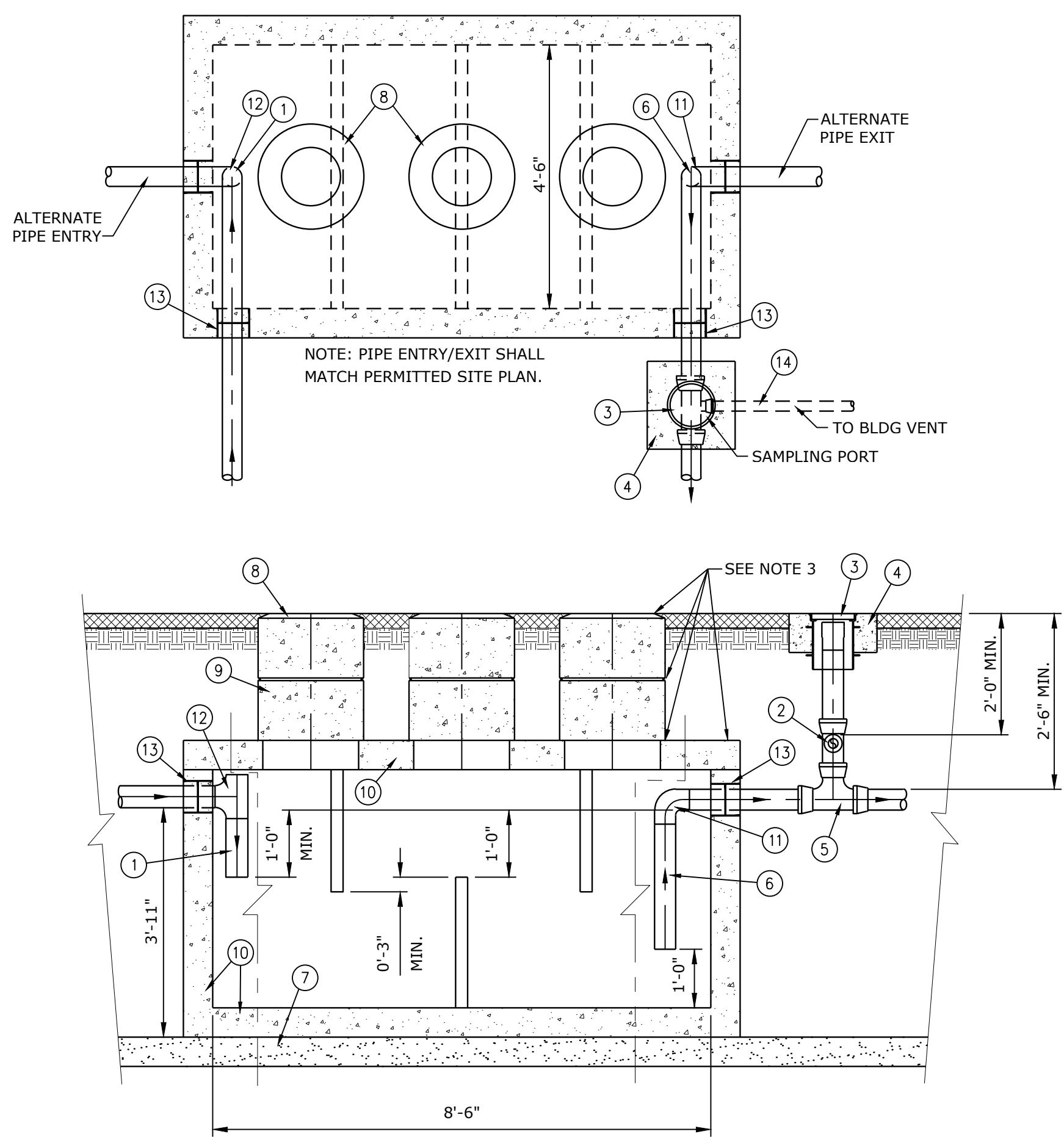
SERVICE	INSULATION
CASINGS, HOUSINGS AND PLENUMS	2" 6 LB. FIBERGLASS BOARD, GCVB
CONCEALED DUCTWORK AS FOLLOWS:	1 1/2", 15 LB. RIGID FIBERGLASS BLANKET, VAPOR BARRIER FACED.
ALL ROUND SUPPLY AIR AND UNLINED BRANCH TAKE-OFFS FOR ROUND DUCTS AND IN-LINE TRANSITIONS.	WITH HEAVY DUTY FOIL-SCRIM-KRAFT FACING.
EXHAUST AIR BETWEEN ISOLATION DAMPER AND PENETRATION OF BUILDING EXTERIOR	
RELIEF AIR	

- NOTES:
- 1: SEE DUCTWORK SCHEDULE FOR ITEMS THAT ARE TO BE LINED.
 - 2: EXPOSED, LOW PRESSURE, ROUND AND FLAT OVAL SUPPLY AIR DUCTWORK IS NOT INSULATED.



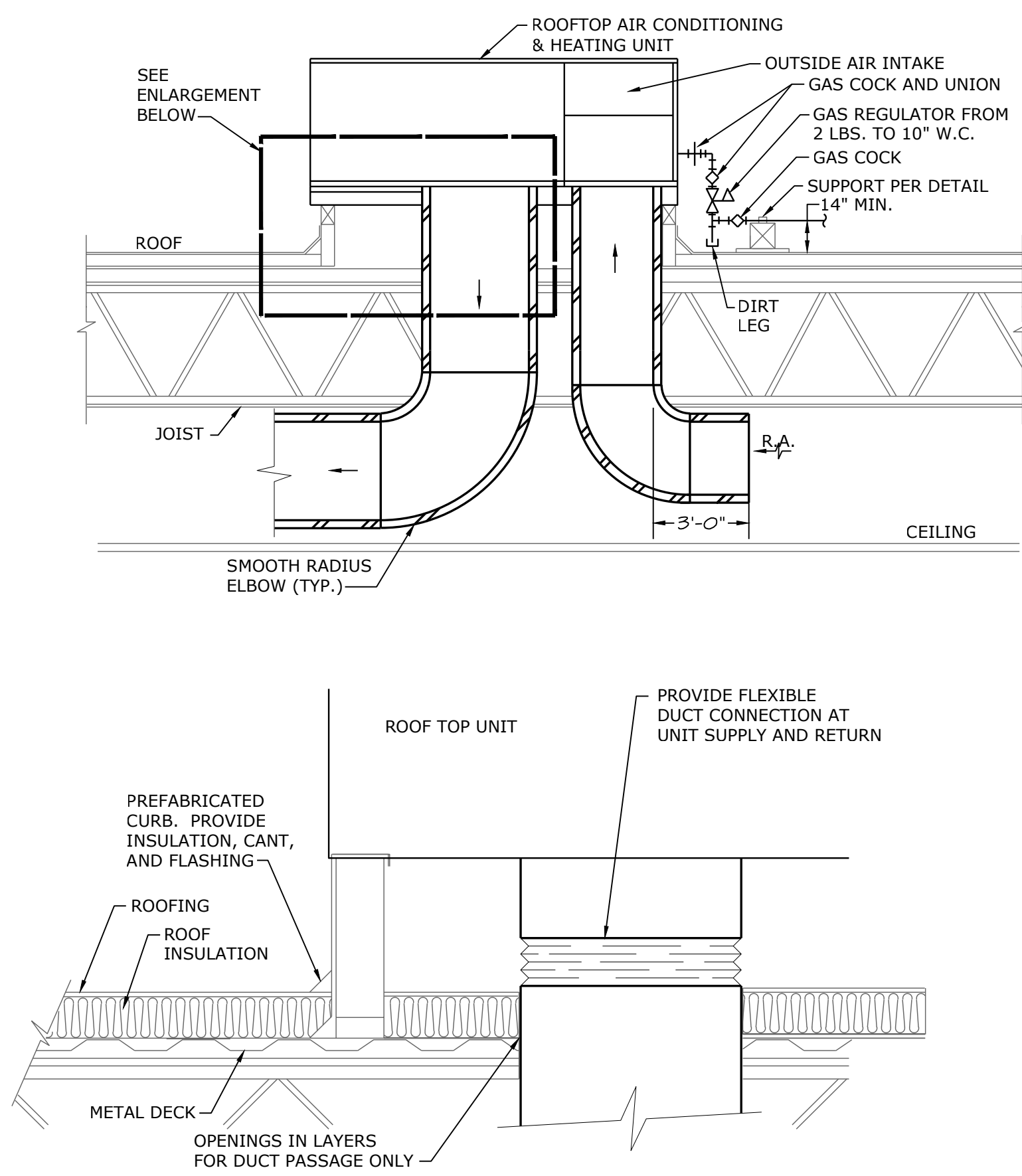
CONDENSATE DRAIN TRAP DETAIL

NOT TO SCALE



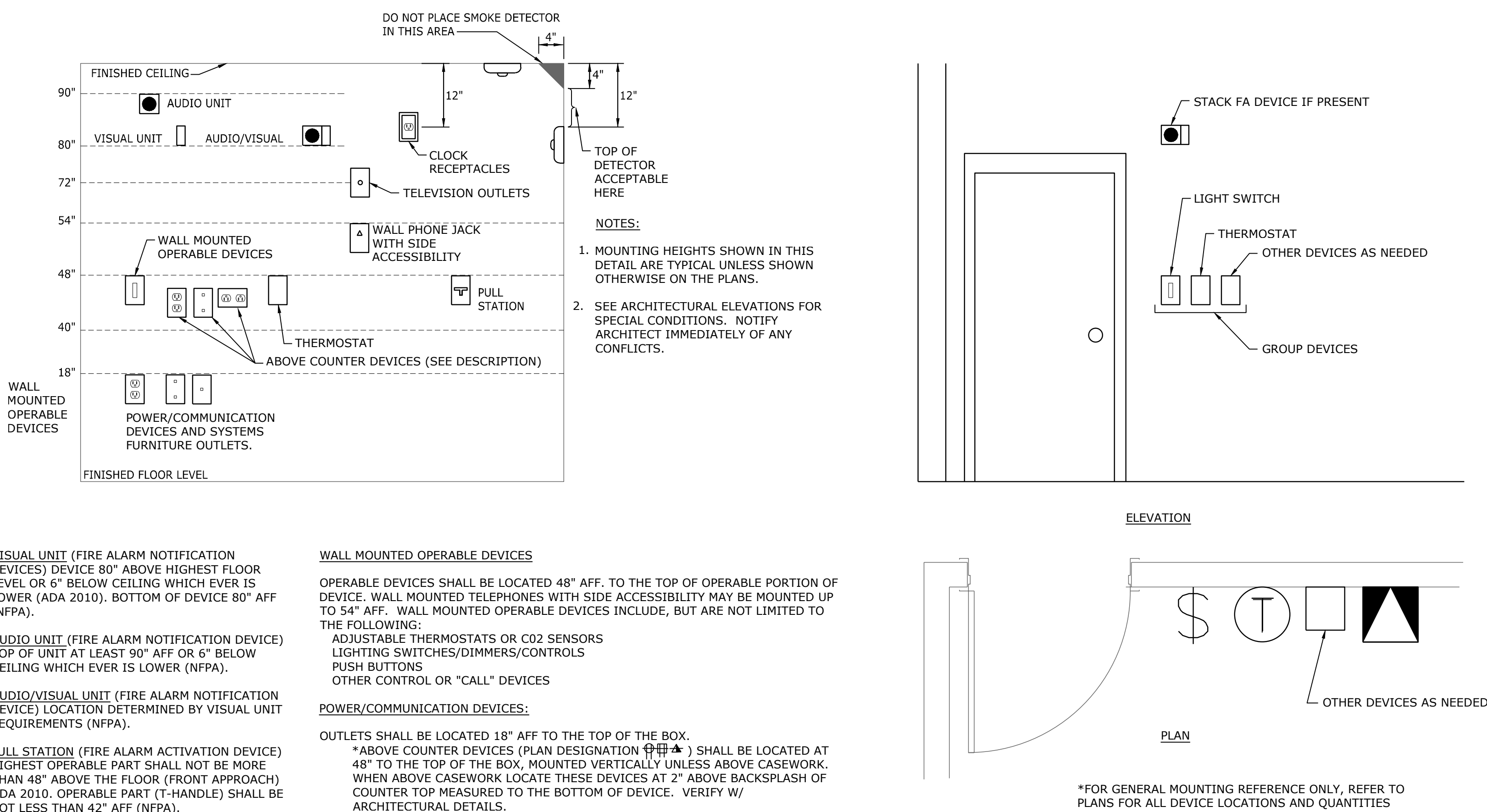
GREASE INTERCEPTOR

NOT TO SCALE



ROOFTOP UNIT AND CURB DETAIL

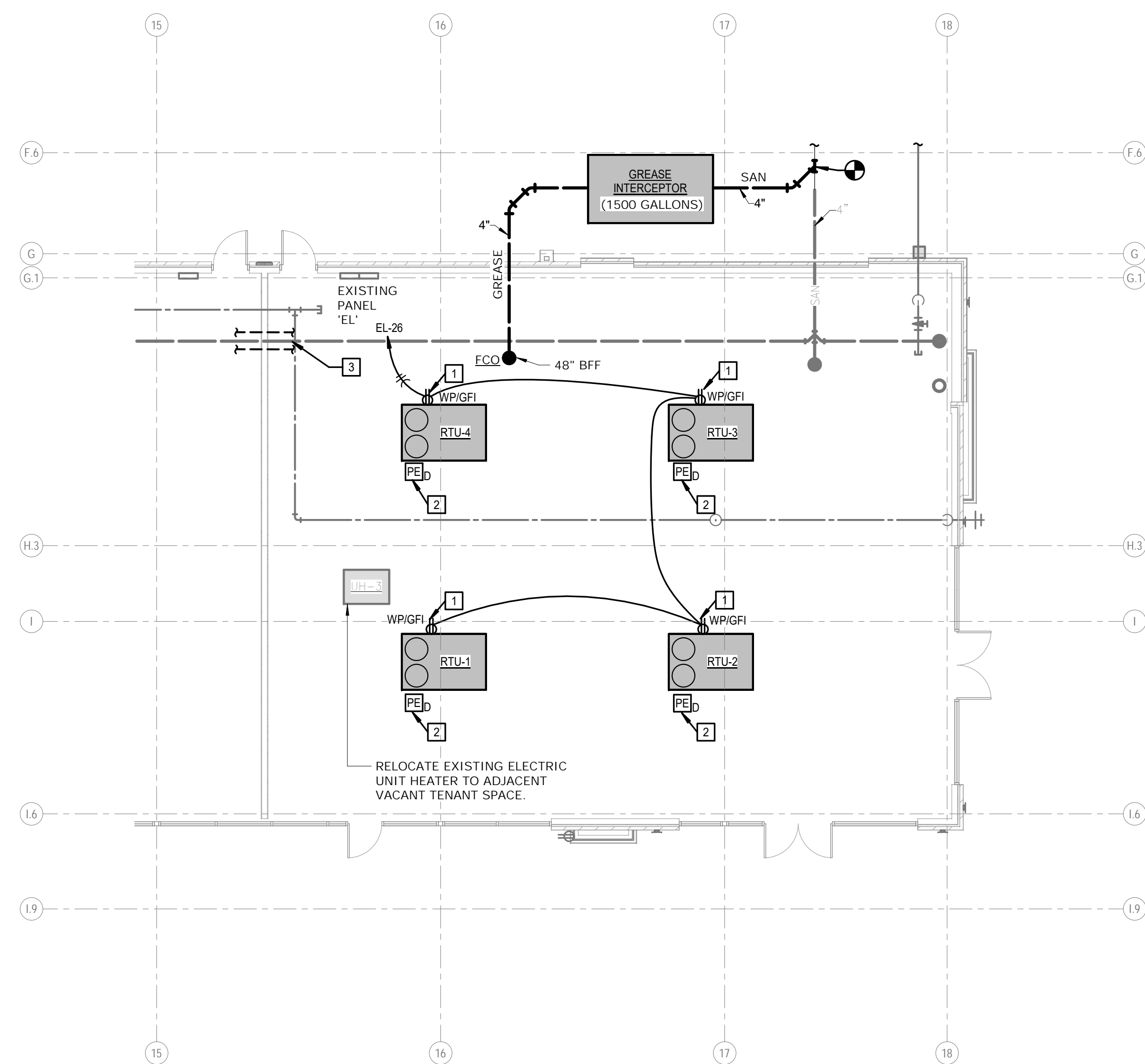
NOT TO SCALE



WALL MOUNTED DEVICES: MOUNTING HEIGHTS

NO SCALE

<



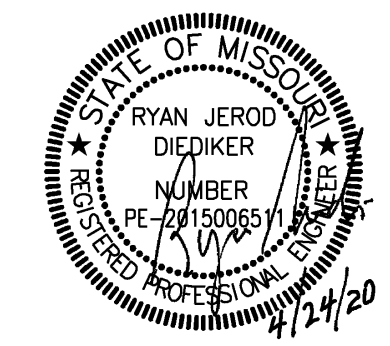
ELECTRICAL GENERAL NOTES:

1. REFER TO M/E SCHEDULES AND DETAILS FOR MECHANICAL EQUIPMENT CIRCUITING INFORMATION.
2. FIRESTOP ALL CONDUIT PENETRATIONS THROUGH FIRE ROUTED WALLS AND FLOORS AFTER INSTALLATION IS COMPLETE.
3. 120V BRANCH CIRCUITING SHALL BE AS FOLLOWS: (UNLESS NOTED OTHERWISE)

0'-100' = 12 AWG.
101'-150' = 10AWG.
151'-250' = 8AWG.

ELECTRICAL PLAN NOTES

- 1 WEATHER PROOF GFI RECEPTACLE FACTORY PROVIDED WITH EQUIPMENT. PROVIDE ELECTRIC CONNECTION AS NEEDED BY MANUFACTURER. FOLLOW RECOMMENDATIONS. REFER TO MANUFACTURER SCHEDULE FOR ADDITIONAL DETAIL.
- 2 FACTORY PROVIDED AND INSTALLED DUCT AND SMOKE DETECTOR FOR SHUTDOWN OF OUTSIDE AIR INTAKE. LOCATE IN SUPPLY AND RETURN DUCT. MAKE CONNECTIONS TO UNIT AS REQUIRED FOR CORRECT OPERATION AS NOTED IN THE SPECIFICATIONS AND TO THE FIRE ALARM PANEL. UNIT ALSO SHUTDOWN UPON DETECTION OF SMOKE. AT ANY OF THE FIRE/SMOKE DAMPERS ASSOCIATED WITH THIS EQUIPMENT, DEMONSTRATION WILL BE REQUIRED TO PROVIDE EVIDENCE TO FIRE ALARM OR MECHANICAL CONTRACTOR, INCLUDING FIRE MARSHAL ACCEPTANCE TESTS.
- 2 (1) CONDUIT SLEEVES, ONE FOR PHONE AND ONE FOR FONE. COORDINATE EXACT LOCATION WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN.



Flying Biscuit Tenant Improvements

Client Name
Summit Urnara
460 NW Chipman Rd.
Lee's Summit, MO 64086

[illegible]

Construction Documents

04-24-20

**FIRST FLOOR PLAN -
MECHANICAL AND
ELECTRICAL**

ME401