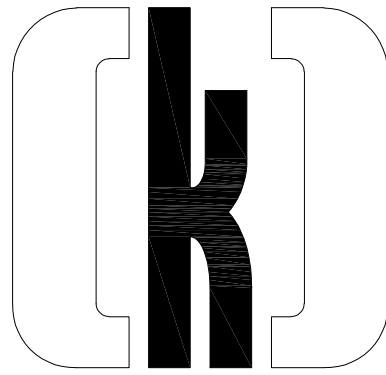


MADE IN KC TENANT DEVELOPMENT

Construction Documents
Issued for Permit/Construction
MARCH 10, 2020

860 NW Blue Parkway, Suite U
Lee's Summit, Missouri 64086



Project Number 5513-20



Index Of Drawings

ARCHITECTURAL

- G100 ARCHITECTURAL SPECIFICATIONS
- G101 SYMBOLS LEGEND, CODE SUMMARY, WALL TYPES AND DOOR INFORMATION
- D100 DEMOLITION PLANS AND NOTES
- A100 ARCHITECTURAL PLAN, REFLECTED CEILING PLAN AND NOTES
- A300 EXTERIOR WALL SECTIONS AND DETAILS
- A400 FINISH PLAN, NOTES, AND FINISH LEGEND
- A600 ELEVATIONS AND SECTIONS

1 MECHANICAL & PLUMBING

- P100 PLUMBING DEMOLITION AND NEW WORK PLANS
- P200 PLUMBING DETAILS, SCHEDULES, GENERAL NOTES, AND SYMBOLS
- P300 PLUMBING SPECIFICATIONS
- FP100 FIRE PROTECTION PLAN
- E100 ELECTRICAL DEMOLITION AND POWER/SYSTEMS PLANS
- E200 LIGHTING PLAN AND SPECIFICATIONS
- E300 ELECTRICAL DETAILS, GENERAL NOTES, AND SYMBOLS

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CODE RESPONSE

4/23/20



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	DIVISION 1					ARCHITECTURAL WOODWORK CONT.					DIVISION 9					ACOUSTICAL PANEL CEILINGS				
S	GENERAL REQUIREMENTS										PROCELAIN AND CERAMIC TILE									
R	1. Owner Representative reserves the right to consider and substitute materials due to untimely availability and/or faulty materials upon consultation with the Architect. Substituted material will be equal in aspects relating to flame spread, combustibility, quality and appearance and will not affect intent of Building Code for which permit was issued. The Tenant agrees to accept substitution(s) when requested by Owner and approved by Architect.					4. Wall cabinets shall have 1/2" thick plywood back, 3/4" thick top, bottom, doors and ends. Base cabinets shall have 1/4" thick plywood back, 3/4" thick bottom, doors and ends.					1. Submittals: Product Data and Samples					1. Surface-Burning Characteristics of Panels: ASTM E 1264, Class A materials, tested per ASTM E 84				
P	2. Contractor shall guarantee all materials and workmanship executed under this contract for a period of one (1) year after date of written acceptance by Owner, unless otherwise specifically provided in contract. Contractor shall replace with new materials, including installation thereof, all items giving indication of defective material or faulty workmanship during this period. Replacement and repair, as well as repair of any damage to adjacent areas or surfaces, shall be at no cost and with least inconvenience to Owner.					5. Countertops shall have general purpose grade plastic laminate surface over 3/4" "Medex" water-resistant (MDF) medium density fiber board, (minimum) unless noted otherwise. Reference finish schedule for color.					2. Provide Tile per Finish Legend and Plans. (no substitutions)					GYPSUM BOARD ASSEMBLIES				
N	3. Contractor shall provide all insurance and certificates of insurance as required by the Owner before commencing work.					6. Plastic laminate surfaced casework (except countertops) shall be vertical grade over 3/4" (MDF). Reference finish schedule for color.					3. Floor Preparations A. Fill cracks, holes, and depressions in concrete substrates for tile floors with trowelable leveling and patching compound specifically recommended by tile-setting material manufacturer					1. Comply with ASTM C645 Provide 3-5/8", 25 ga., steel studs 24" o.c. with 2" deep leg deflection track top runner and bottom. Runners anchored and/or bracing to substrate. Isolate from building structure vertical and horizontal. Frame both sides of building expansion joints; do not bridge. Frame openings per manufacturer's recommendation. Provide supplementary framing for support of other work where indicated and/or required. Construct to withstand 5 psf horizontal load applied from any direction.				
M	4. Contractor shall prior to commencement of the work, field verify all existing project conditions, including dimensions and utility locations.					7. Maximum span for open counters shall be 3'-6" with 3/4" x 1-1/2" edge. Provide intermediate supports as shown for open counters in excess of 3'-6". Provide 27" high, 19" deep, and 30" wide knee clearance at ADA locations.					4. Install per manufacturer recommendations. A. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments. B. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile. C. Provide manufacturer's standard trim shapes where necessary to eliminate exposed tile edges.					2. Provide Type "X" gypsum board, 5/8" thick unless shown otherwise. All walls to be painted or receive wallcovering shall have 'Level 4' finish. Tape and float all joints, install cornerbeads, compound fill, feather and sand smooth ready for paint, 'Level 3' where exposed 'Level 2' where concealed. 'Level 5' with 3 separate coats of compound at all joints, angles, and surfaces at all curved surfaces and other surfaces required by MPI and wallcovering manufacturer. Provide smooth surface free of tool marks, ridges and visual defects. All fastening per USG or Gold Bond specifications. Provide water-resistant gypsum board in all "wet" areas.				
L	5. Contractor shall verify and be responsible for all work and materials-including those furnished by sub-contractors.					8. Countertops shall have 4" high backsplash U.N.O. Self edge all tops and splashes except where noted. Mechanically fasten back and end splashes where adjoining sinks.					5. Provide ½" grout for wall and floor tile.					a. Corners - Outside USG Durabead, or Gold Bond Standard Corner, Inside: taped.				
K	6. Written dimensions take precedence over scaled sizes. Do not scale drawings. Notify the Owner of any discrepancies prior to continuing the work.					9. Hardware: Except as noted shall be: Hinges - Stanley 1503-9X self-closing Shelf standards/supports - KV 255/256 for cabinets, KV 185/186 for projected supports, Stainless Steel Pulls - 2-3/4" aluminum HAFELE 124.02.921 handles for all drawers and pulls Counter supports - Centerline floating hidden in wall support brackets.					6. Provide Manufacturer's recommended product for sealing grout joints and that does not change color or appearance of grout.					b. Edges at ceilings, mullions, building expansion joints, and juncture with other materials, and other surfaces USG 200 series Casing.				
J	7. These documents were created referencing existing visual conditions as basis of planning. Contractor shall bring any variances and/or discrepancies to attention of the Owner prior to commencing construction.					10. Provide continuous fire retardant treated wood blocking within stud space behind all wall-hung cabinets, white boards, toilet accessories, and at door frames with closers. Provide 3/4" F.R.T. plywood in-wall blocking as indicated in drawings.					7. Provide Extra Materials: Deliver to Owner 1 box of each type and color of tile.					3. All other materials, not specifically described, but required for a complete and proper installation or gypsum drywall, shall be provided.				
H	8. Contractor shall carefully study, coordinate, and compare the contract documents and shall at once report to the Owner any error, inconsistency or omission.					11. Coordinate <u>all</u> millwork with Tenant equipment and appliances prior to final build-out.					SEALED CONCRETE - with grinding 1. Provide High-Performance, Non-Yellowing Crystal-Clear					4. Provide sound attenuation blankets, Type 1 (without membrane facing) where indicated.				
G	9. Documents provided by Warman Architecture & Design, Inc consist of "Architectural" sheets as noted on cover.					DIVISION 7					2. Submittals: Product Data and installation instructions					5. Frame door openings to comply with GA-600.				
F	10. Contractor is responsible for paying all fees and obtaining all permits required for construction and occupancy.					JOINT SEALERS					3. Quality Assurance: A. Manufacturer: Minimum 10 years experience producing concrete coatings. B. Installer: Licensed installers experienced and trained in the use of specified products. C. Suitability of Substrate: Concrete surface must be clean and dry with all stains, oil, grease, dust and dirt removed prior to application. A thorough pressure washing is highly recommended.					PAINTING/STAINING				
E	11. All work shall be in accordance with applicable codes, regulations and ordinances of the State of Missouri and the City of Lee's Summit.					1. Caulk all interior joints and openings at door frames, walls, partitions, etc., with paint grade Butyl Rubber sealant, and closed cell backer rod. Provide silicone at wet areas. Submit manufacturer's product data and color chart for review and color selection.					4. Material A. Concrete Primer: Water-borne, two component epoxy with low VOC and low odor 1. DUR-A-GLAZE #4 WB or approved equal. B. Concrete Sealer: High-performance, non-yellowing, two-component, clear polyester protective coating. 1. DUR-A-GLAZE POLY-THANE#2 or approved equal.					1. Except where prefinished or where noted to be painted, stain and varnish all exposed wood and plywood, except for existing ceiling/floor/columns. Repair, sand, clean and repaint any previously painted surface.				
D	12. Definitions: For purposes of this agreement, "provide" includes furnishing and installing complete and ready for the intended use; "furnishing" includes supply and deliver to project site, ready for unloading, unpacking, assembly, installation, and similar operation, not installing; "installing" includes unloading, temporarily storing, unpacking, assembly, installation, and similar operations, not furnishing.					2. All penetrations through fire resistive wall and/or floor-ceiling construction shall be caulked with a fire resistive caulking as manufactured by 3M, Type 25, or equal, unless noted otherwise.					5. Installation of Flooring: A. Grind floors to remove all telegraphing of previous adhesives and debris. B. Follow Manufacturers recommendations for installation					2. All unexposed wood such as cabinet interiors, closet and storage shelves, etc., except where prefinished, shall have sanding sealer. Sand shelves before and after application and apply finish coat.				
C	13. A pre-bid meeting for all contractors will be scheduled with the Contractor, Building Owner, Mechanical, Electrical, and Plumbing Design Builders and data/power consultants at the job site to discuss project requirements and provide the opportunity to review existing field conditions.					3. Install caulking in strict accordance with the manufacturer's recommendations. Take care to produce beads of proper width and depth. Tool as recommended by the manufacturer, and immediately remove all surplus caulking. All caulking shall be fully adhered to both surfaces. Mask all finished surfaces.					6. Provide care and maintenance instructions to tenant after installation is complete.					5. Paints, stains and varnishes shall not be applied at temperatures below 45 degrees F. or humidity above 75%.				
B	14. Construction means, methods, sequencing, and safety are the sole responsibility of the Contractor. Neither the Owner or Architect shall be liable for these actions.					DIVISION 8					EPOXY FLOORING					1. Provide epoxy based multi roller applied flooring system with micro or macro colored decorative chips and urethane topcoat. the system shall have the color and texture as specified by the owner with a nominal thickness of 40 mils.				
A	15. It is the intent of these documents and all subsequent construction to comply with The Americans with Disabilities Act.					DOORS/ FRAMES					1. Provide flush wood solid core doors in 22 ga. hollow metal standard-profile welded hollow metal frames. Faces: Species and AWI Grades per door schedule. Construction PC5 or PC7. Comply with FGMA glazing manual for all tempered glazing in doors. Align and fit in frames with uniform clearance and bevel. Undercut 1/2" from substrate at carpet and hard surfaces. Prep doors for necessary hardware- No through-bolting of hardware allowed. Provide appropriate blocking in doors.					3. Quality Assurance: A. Approved Manufacturers: DUR-A-FLEX Inc or equal B. Installer: Licensed installers experienced and trained in the use of specified products. C. Suitability of Substrate: Concrete surface must be clean and dry with all stains, oil, grease, dust and dirt removed prior to application. A thorough pressure washing is highly recommended.				
	16. Contractor to provide for the removal of trash, rubbish, surplus and sweeping of construction and demolition on a daily basis. Coordinate with the Owner.					1. Furnish all finish hardware described and all other finish hardware not described by a single manufacturer, as required for complete operation of build out meeting all applicable building codes. All hardware shall be in compliance with ADAAG requirements- "Accessibility guidelines for buildings and facilities."					4. Material A. DUR-A-FLEX, inc, dur-a-chip, epoxy-based seamless flooring system 1. primer: dur-a-flex, inc, dur-a-glaze #4 wb resin and hardener. 2. first broadcast coat: dur-a-flex, inc, dur-a-gard opf resin and hardener. 3. second broadcast and grout coat: dur-a-flex, inc. dur-a-glaze #4 resin and water clear hardener. 4. chips: dur-a-flex, inc. macro or micro decorative colored chips if applicable. 5. topcoat: dur-a-flex, inc. armor top resin, hardener and grit. 6. patch materials a. shallow fill and patching: use dur-a-flex, inc. dur-a-glaze #4 cove rez. b. deep fill and sloping material (over ¼ inch): use dur-a-flex, inc. dur-a-crete.					7. Allow paints to dry 24 hours, enamels and varnishes 48 hours between coats unless otherwise specified by manufacturer.				
	17. Contractor is to locate and identify all penetrations, new or existing, through fire-rated assemblies and provide fire and smoke stopping/sealant where work occurs.					2. Install all doors in strict accordance with all applicable codes and regulations, the original design, and the referenced standards, hanging square, plumb and straight and firmly anchored for use intended					5. Installation of Flooring: A. Follow Manufacturers recommendations for storage and installation					9. Apply paste wood filler (P&L Paste Filler Natural, mixed 2:1 with stain) to open grained woods as directed by manufacturer.				
	18. Contractor to provide FRT backing for support of all wall, ceiling and partition mounted items such as brackets, light fixtures, shelving and equipment. Coordinate with design build portions of the work.					FINISH HARDWARE					11. Paint products indicated in the finish schedule are based on Sherwin Williams as a quality standard. Refer to finish material list for actual products.					PAINTED WOOD - one coat each: Interior Trim Primer, Latex Enamel Eggshell Undercoating, Latex Enamel Eggshell.				
	19. Contractors shall take all necessary precautions to ensure the safety of the occupants and worker at all times.					1. Furnish all finish hardware described and all other finish hardware not described by a single manufacturer, as required for complete operation of build out meeting all applicable building codes. All hardware shall be in compliance with ADAAG requirements- "Accessibility guidelines for buildings and facilities."					4. STAINED & VARNISHED (HDPB) PARTICLE BOARD, WOOD FIBERBOARD AND PLYWOOD - one coat each stain (with filler as above), sanding sealer, Clear Finish Varnish Satin Base 30% sheen.					GYPSUM BOARD WALLS - Acrylic Latex Finish, 2 finish coats over 1 coat primer. Primer: PrepRite 200 Interior Latex Primer Finish and Second Coats: Promar 400 Interior Latex Eggshell				
	20. Interior wall and ceiling finishes shall not exceed flame spread classifications of applicable codes.					2. Submit complete finish hardware schedule, per DHI format, to Owner for review and approval.					FERROUS METAL- Primer Alkyd based: Kem Kromik Universal Metal Primer Finish Coat: Promar 200 Alkyd Semi-Gloss					DIVISION 10 - SPECIALTIES				
	21. Accurate As-built drawings shall be generated by the Contractor during construction and submitted to the Owner upon completion of final punchlist and prior to request for final payment.					3. Install all finish hardware in strict accordance with the manufacturer's recommendations, eliminating all hinge-bound conditions and making all items smoothly operating and firmly anchored into position.					1. Portable fire extinguisher to be multi-purpose dry-chemical type, UL-Rated. 2. Cabinets, trim, and door style to match building standard. 3. Semi-recessed.					FIRE EXTINGUISHER AND CABINETS:				
	22. Contractor to verify fire extinguisher requirements and locations with Fire Marshal and Owner.					4. Follow the door hardware institute's recommendations for locations of Architectural hardware unless specifically indicated or required to comply with governing regulations.					2. Provide materials per Finish Legend and Plans. Install per manufacturer's instructions. Apply protective top coat per manufacturer's instructions.					EXIT SIGNAGE:				
	23. To the best of our knowledge, the building is already compliant with the Americans with Disabilities Act (ADA) with respect to the path of travel to the altered area.					5. Follow NFPA 101 for means of egress door requirements					3. Adhesives: Water-resistant type recommended by manufacturer to suit resilient products and substrate conditions indicated.					1. Signage to be applicable to current building code 2. Color to match current building standard. 3. Ceiling or wall mount				
	24. Mechanical, plumbing and electrical work indicated on architectural drawings are for design intent only. Refer to MEP HVAC plans and MEP Design/Build Contractor to design plumbing and electrical systems. Variances between documents and discrepancies shall be brought to the attention of the Owner and Architect prior to commencing work.					6. Follow NFPA 80 for fire-rated door assemblies that are required to be listed or labeled.					4. Provide 4" rubber base (coil stock) throughout: Cove at all areas. Re: Finish Legend for manufacturers, Finish Plans for location. Install in accordance with manufacturer's instructions.					5. Installation of Wall Base: adhesively install resilient wall base and accessories using maximum lengths possible.				
	DIVISION 6					GLASS AND GLAZING					5. Installation of Flooring: A. Follow Manufacturers recommendations for storage and installation					6. Provide Extra Materials: Deliver to Owner at least 20 linear feet of each type of color of resilient wall base to be installed.				
	ARCHITECTURAL WOODWORK					1. Comply with combined recommendations of manufacturers of glass, sealants, gaskets and other glazing materials, unless more stringent requirements are contained in GANA's "Glazing Manual"					ACCESSORIES									
	1. Reference to Premium, Custom or Economy in this specification shall be as defined in the Seventh edition of Architectural Woodwork Institute (AWI) "Quality Standards". Construction shall be Custom.					2. Tempered glass - 1/4" tempered glazing complying with ASTM C1048. Provide glazing channels at top for installation unless indicated otherwise. Provide at openings less than 1'-6" above floor, up to 60" and/or less than 3'-0" in all directions from any door. Provide permanent identification label as require by code.					1. Submittals: Product Data and Samples									
	2. Any item not given a specific quality grade shall be Custom.					3. 3/8" tempered glazing complying with ASTM C1048. Provide glazing channels at top for installation unless indicated otherwise. Provide in any horizontal application or any vertical application greater than 3'-0" in any direction from any door, but less than 8'-0" high. Provide permanent identification label as require by code.					2. Provide materials per Finish Legend and Plans. Install per manufacturer's instructions. Apply protective top coat per manufacturer's instructions.									
	3. Interiors of cabinets shall have poplar, pine or fir solid wood with medium density fiberboard (MDF) or plywood carcass: Interior to be Melamine. Color to match laminate.					4. Tempered glass - 1/2" tempered glazing complying with ASTM C1048. Provide glazing channels at top for installation unless indicated otherwise. Provide in any horizontal application and any opening greater than 1'-6" wide, 8'-0" - 10'-0" high and in areas within 3'-0" of any door. Provide permanent identification label as require by code.					3. Adhesives: Water-resistant type recommended by manufacturer to suit resilient products and substrate conditions indicated.									
						5. GLAZING IN HAZARDOUS LOCATIONS TO COMPLY WITH IBC 2406 AND IBC 2406.3.					4. Provide 4" rubber base (coil stock) throughout: Cove at all areas. Re: Finish Legend for manufacturers, Finish Plans for location. Install in accordance with manufacturer's instructions.									

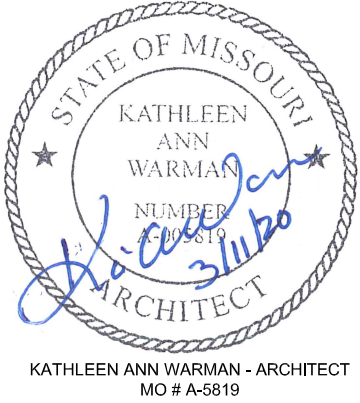
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MADE IN KC

TENANT DEVELOPMENT

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LEE'S SUMMIT, MO 64086

ARCHITECTURAL SPECIFICATIONS

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REVISIONS

#	BY	DATE	SOURCE

DATE: MARCH 10, 2020

DESIGNED BY: MSL

DRAWN BY: MSL

APPROVED BY: KW

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G100

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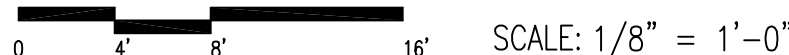
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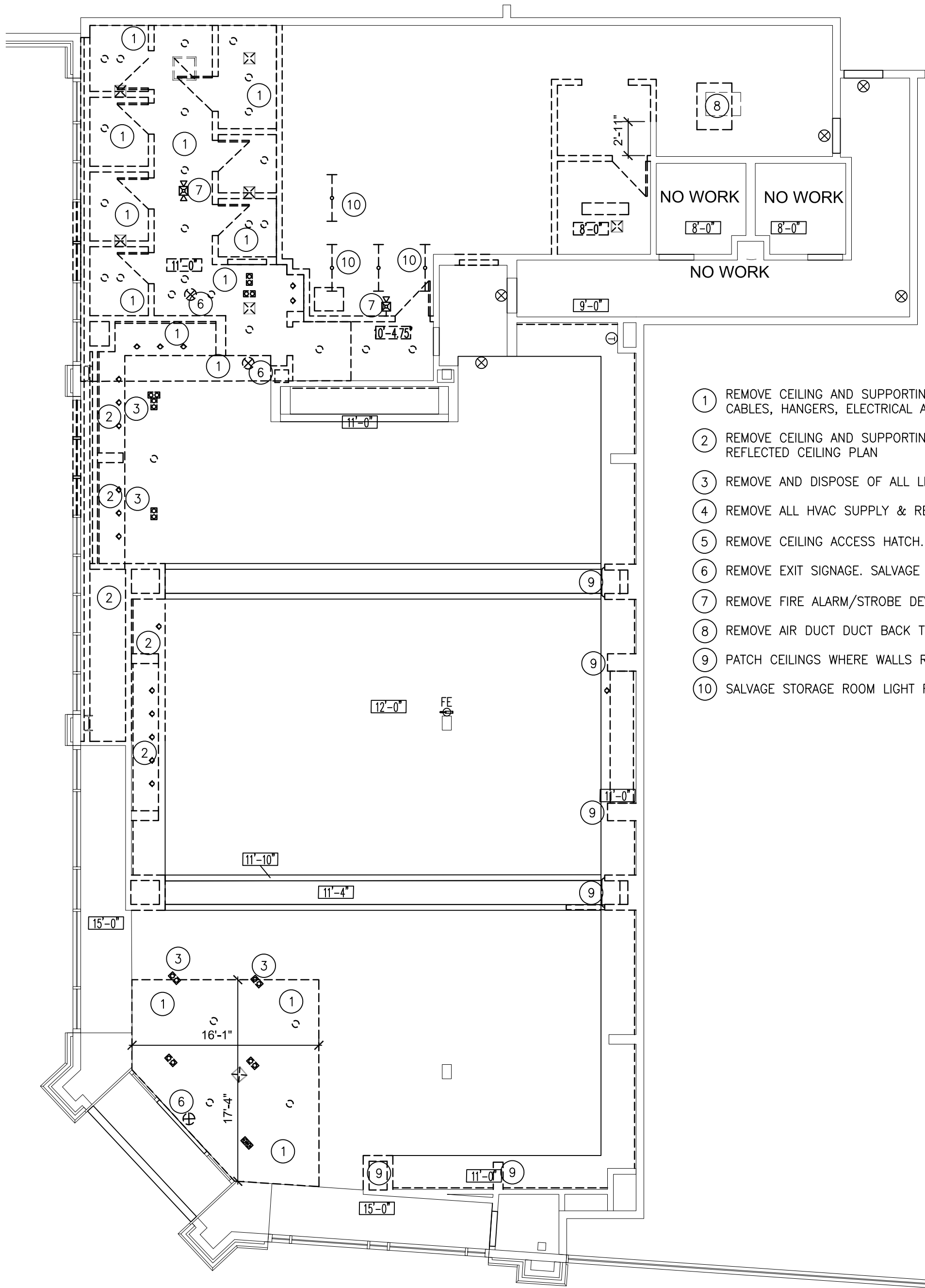
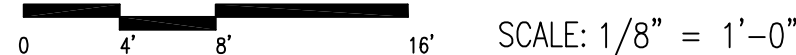
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- 6-9" (MODIFICATION BY LANDLORD)
- 9-10" (MODIFICATION BY LANDLORD)
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1. REMOVAL OF GLAZING SYSTEM FOR NEW DOOR
 2. MODIFICATION OF GLAZING SYSTEM FOR NEW DOOR
 3. REMOVE ALL PARTITIONS INDICATED AS DASHED LINES FOR PAINT
 4. REMOVE UN-USED ELECTRICAL AND/OR DATA OUTLETS FOR PAINT
 5. REMOVE AND DISPOSE OF MILLWORK
 6. REMOVE DOOR AND FRAME. SALVAGE FOR REUSE
 7. REMOVE AND DISPOSE OF DOOR AND FRAME
 8. REMOVE EXISTING THERMOSTAT AND RE-LOCATE
 9. EXISTING EXTERIOR GLAZING TO REMAIN. PAINT AND CLEAN GLASS. IF GLAZING FILM NOT USED
 10. REMOVE AND DISPOSE OF WOOD/SLAT WALL
 11. REMOVE EXISTING IT CABINET AND D-MARK
 12. REMOVE PORTION OF WALL FOR NEW DOOR
 13. REMOVE AND DISPOSE OF VENT HOOD AND

- **Z**

DEMOLITION PLAN & NOTES



DEMO CEILING PLAN & NOTES



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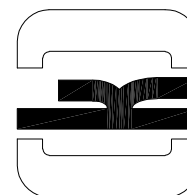
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JOB NUMBER
5513-20

DEMOLITION PLANS
AND NOTES

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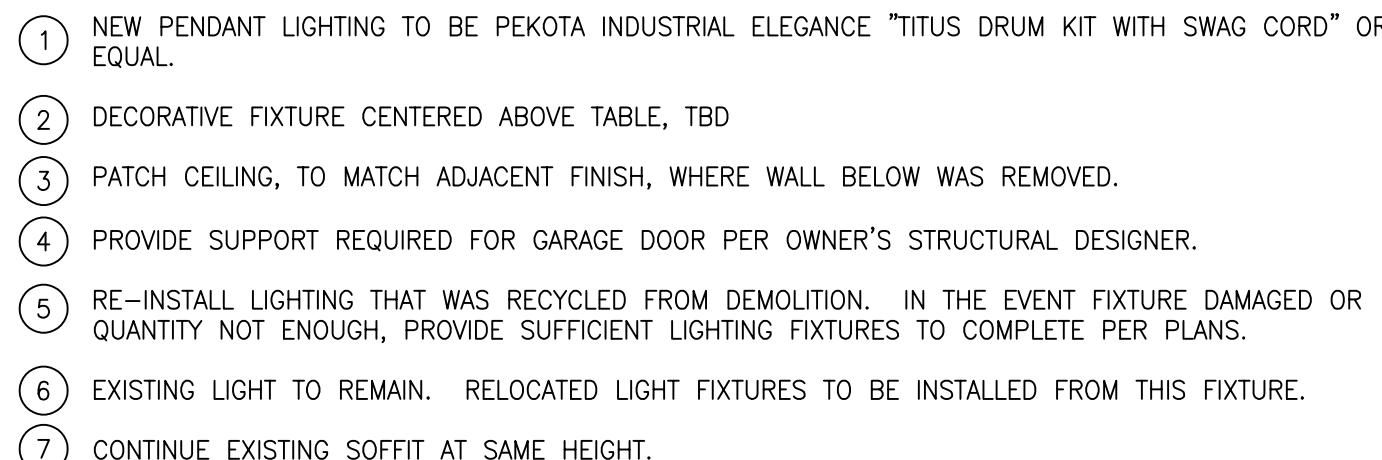


KATHLEEN ANN WARMAN - ARCHITECT
MO # A-5819

Missouri State Certificate of Authority #ARC 000745

A

10. CONTRACTOR SHALL MODIFY EXISTING SPRINKLER SYSTEM TO ACCOMMODATE PLAN. CONTRACTOR SHALL BE REQUIRED TO SUBMIT FIRE SPRINKLER MODIFICATION DESIGN DOCUMENTS TO THE LEE'S SUMMIT DEPARTMENT OF CODES OR FIRE ADMINISTRATION FOR APPROVAL.



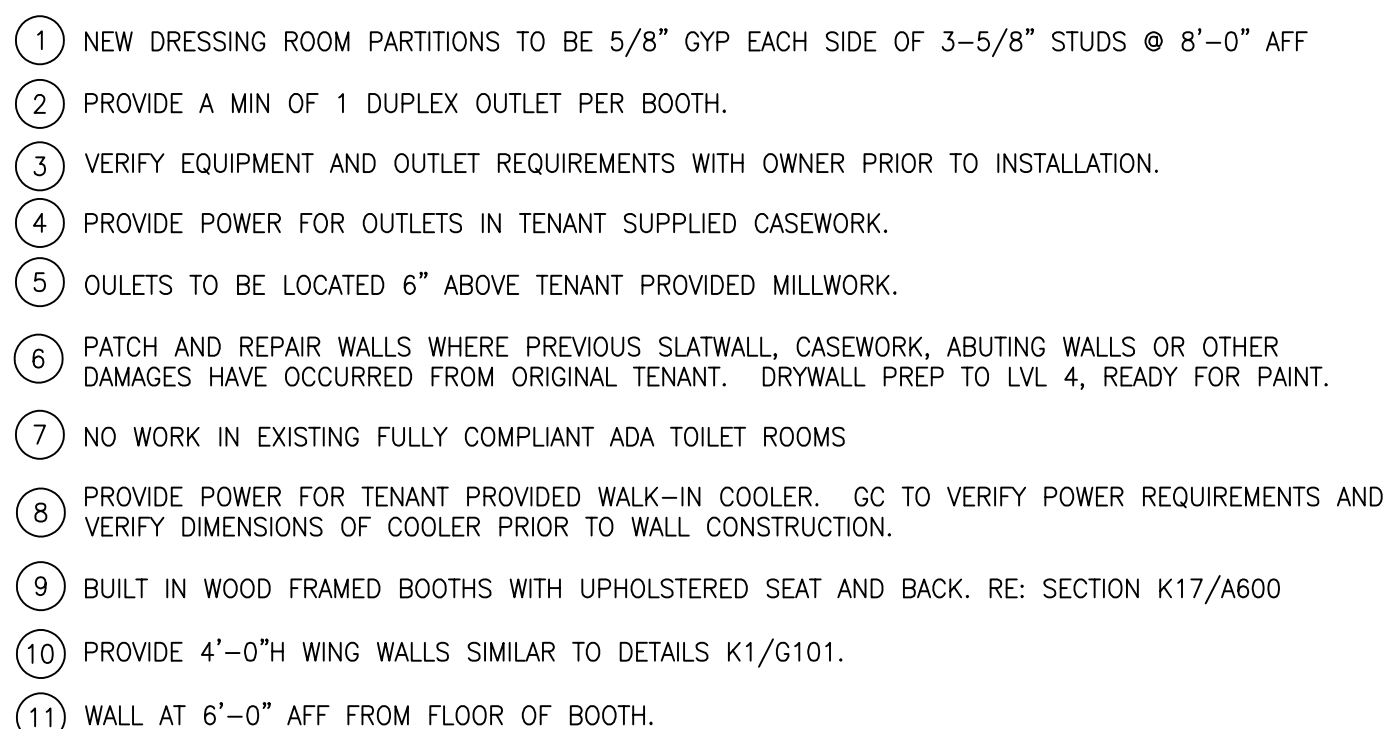
0 4' 8' 16' SCALE: 1/8" = 1'-0"



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10. ALL MATERIALS TO MEET THE REQUIREMENTS OF IBC CHAPTER 8 FOR MATERIALS AND TESTING

11. ALL EXISTING ELECTRICAL OUTLETS ARE TO REMAIN U.N.O. VERIFY NEW ELECTRIC & DATA RECEPTACLE LOCATIONS & CONFIGURATIONS WITH TENANT. ALL TELEPHONE AND DATA CABLES IN THE SPACE AND FROM THE DEMARK LOCATION ARE TO BE LABELED, BUNDLED AND STRAPPED TO THE STRUCTURE ABOVE. WHERE OUTLETS OR DATA ARE NOT REUSED, REMOVE BOX AND PATCH WALL TO LEVEL 4 FINISH TO RECEIVE NEW PAINT.



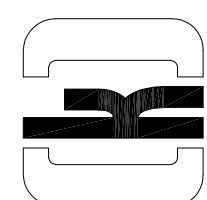
0 4' 8' 16' SCALE: 1/8" = 1'-0"



17. ALL $\frac{3}{4}$ " PLYWOOD BLOCKING TO BE FIRE RETARDANT TREATED, EXCEPT IN FULL WALLS GOING TO STRUCTURE

18. ATTIC STOCK: GENERAL CONTRACTOR TO PROVIDE TO TENANT ALL LEFT OVER FINISH MATERIALS. GENERAL CONTRACTOR IS ALSO REQUIRED TO PROVIDE THE FOLLOWING IF USED ON THE PROJECT: *ONE BOX OF CEILING TILE, *ONE PARTIAL BOX OF EACH TYPE OF TILE USED. *ONE GALLON OF EACH PAINT USED.

Missouri State Certificate of Authority #ARC 000745



ARCHITECTURAL PLAN, REFLECTED
CEILING PLAN AND NOTES

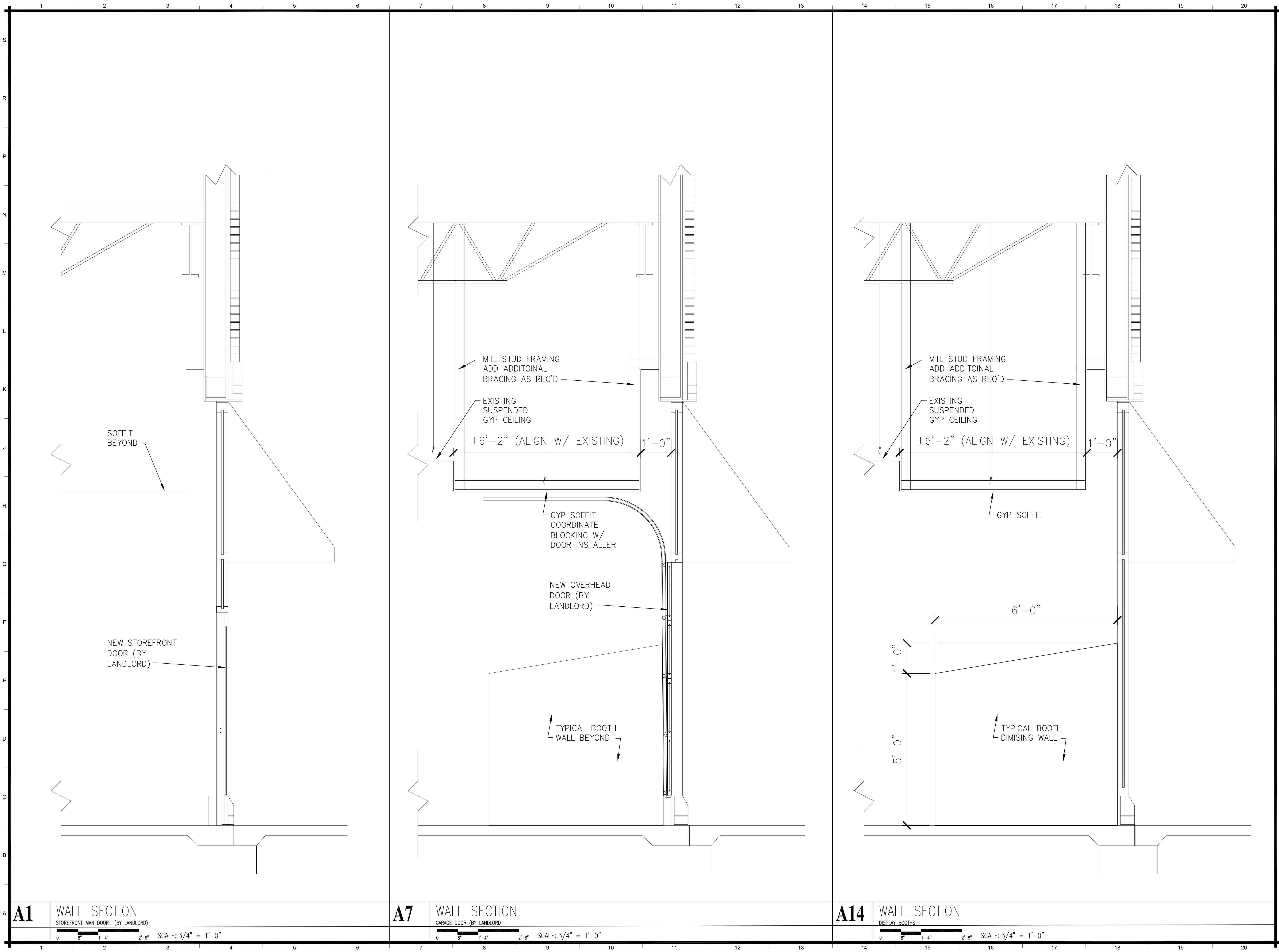
DESIGNER:
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APPROVED BY: KW

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MO # A-5819

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TENANT DEVELOPMENT
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EXTERIOR WALL SECTIONS
AND DETAILS

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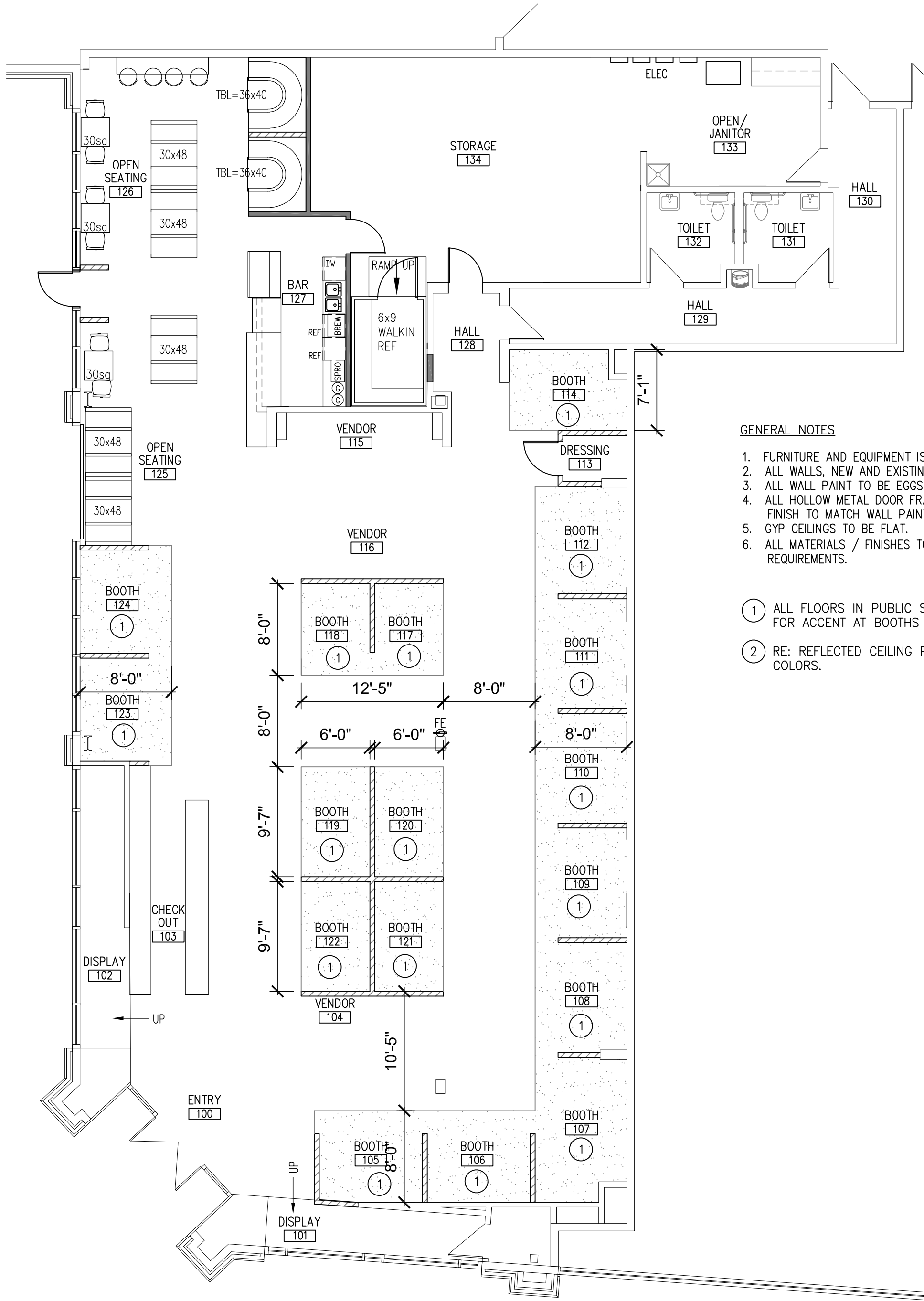
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DATE: MARCH 10, 2020
DESIGNED BY: MSL
DRAWN BY: MSL
APPROVED BY: KW

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5513-20



FINISH LEGEND			
CODE	TYPE	DESCRIPTION	NOTES;
T1	TILE	TBD	BAR BACKSPLASH
GR1	GROUT	TBD	BAR BACKSPLASH
P1	PAINT (EGGSHELL)	TBD	AL WALLS THROUGHOUT
P2	PAINT (EGGSHELL)	TBD	ACCENT
P3	PAINT (FLAT)	SHERWIN WILLIAMS SW7007 CEILING BRIGHT WHTE	GYP CEILINGS AND HEADERS U.N.O
P4	PAINT (DRYFALL)	TBD	ALL EXPOSED STRUCTURE ABOVE 11'-0" AFF
FL1	CONCRETE FINISH	COLOR TBD - BASE COLOR THROUGHOUT PUBLIC SIDE	
FL2	CONCRETE FINISH	COLOR TBD - ACCENT COLOR AT BOOTHS	
RB1	BASE	4" COVED, CONTINUOUS COIL. COLOR TBD	
SS1	SOLID SURFACE	COLOR TBD	BAR COUNTER TOPS
WD1	WOOD	COLOR TBD	BUILT IN BOOTH BENCHES



- GENERAL NOTES
- FURNITURE AND EQUIPMENT IS SHOWN FOR REFERENCE ONLY.
 - ALL WALLS, NEW AND EXISTING, TO BE P1 THROUGHOUT U.N.O.
 - ALL WALL PAINT TO BE EGGSHELL FINISH U.N.O.
 - ALL HOLLOW METAL DOOR FRAMES TO BE IN SEMI-GLOSS FINISH TO MATCH WALL PAINT.
 - GYP CEILINGS TO BE FLAT.
 - ALL MATERIALS / FINISHES TO COMPLY WITH IBC CHAPTER 8 REQUIREMENTS.
- ① ALL FLOORS IN PUBLIC SIDE TO BE FL1 FINISH EXCEPT FOR ACCENT AT BOOTHS
- ② RE: REFLECTED CEILING PLAN FOR GYP. CEILING PAINT COLORS.

A11 FINISH PLAN & NOTES

0 4' 8' 16' SCALE: 1/8" = 1'-0"



WARMAN ARCHITECTURE + DESIGN

1735 SWIFT AVENUE

NORTH KANSAS CITY, MISSOURI 64116

V. 816.474.2233 F. 816.474.1051

STATE OF MISSOURI

KATHLEEN ANN WARMAN

NUMBER 0000000000

ARCHITECT

KATHLEEN ANN WARMAN - ARCHITECT

MO # A-5819

MADE IN KC

TENANT DEVELOPMENT

860 NW BLUE PARKWAY, SUITE U

LEE'S SUMMIT, MO 64086

DESIGNER:

KCD-KANSAS CITY DESIGN GROUP, LLC

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KANSAS CITY, KS 66109

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REVISIONS

#	BY	DATE	SOURCE

DATE: MARCH 10, 2020

DESIGNED BY: MSL

DRAWN BY: MSL

APPROVED BY: KW

SHEET NUMBER

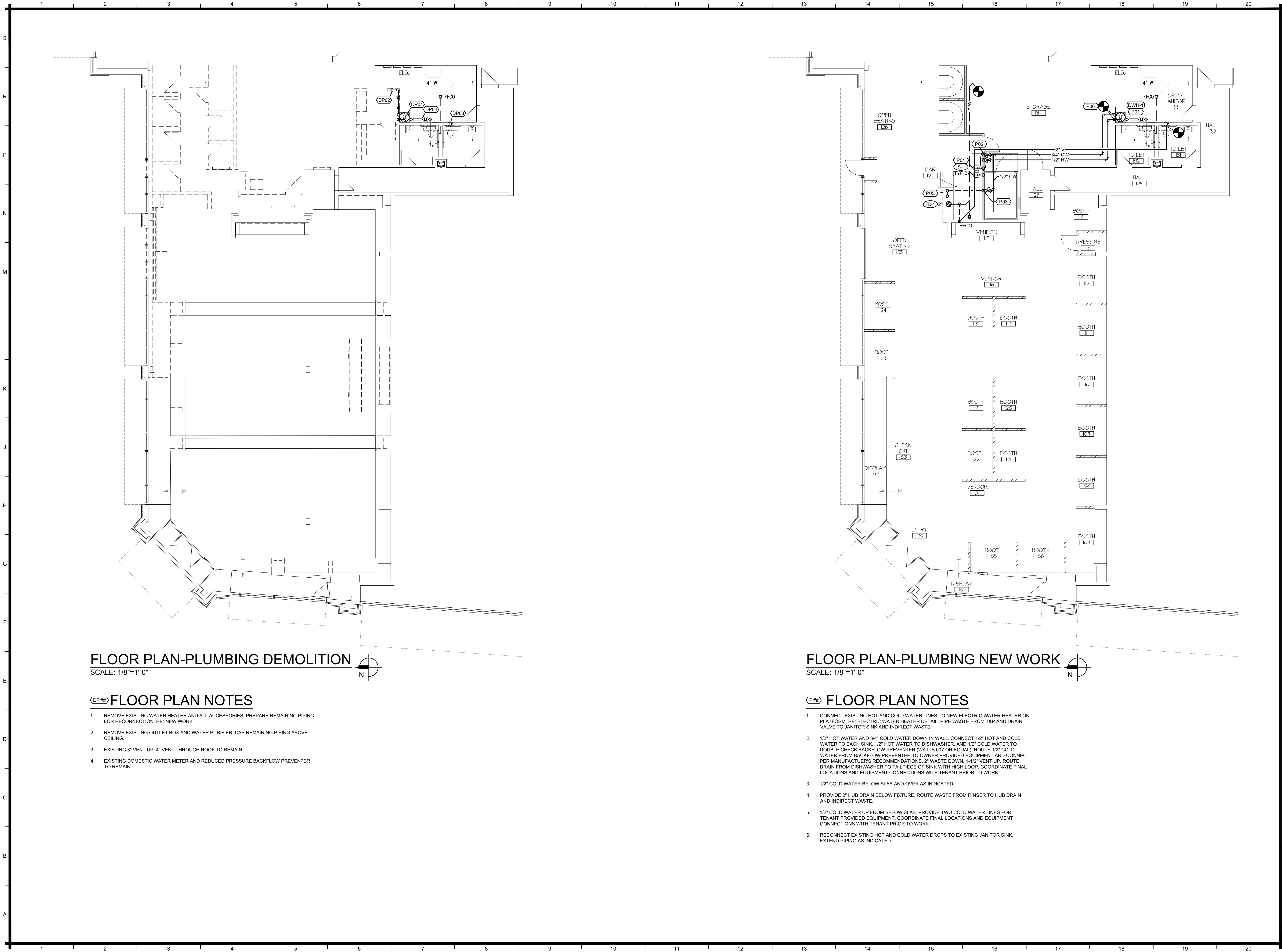
A400

JOB NUMBER

5513-20

FINISH PLAN, NOTES AND FINISH LEGEND

Missouri State Certificate of Authority #ARC 000745



FLOOR PLAN-PLUMBING DEMOLITION

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

FLOOR PLAN NOTES

1. REMOVE EXISTING WATER HEATER AND ALL ACCESSORIES. PREPARE REMAINING PIPING FOR RECONNECTION, RE: NEW WORK.
2. REMOVE EXISTING OUTLET BOX AND WATER PURIFIER. CAP REMAINING PIPING ABOVE CEILING.
3. EXISTING 3" VENT UP, 4" VENT THROUGH ROOF TO REMAIN.
4. EXISTING DOMESTIC WATER METER AND REDUCED PRESSURE BACKFLOW PREVENTER TO REMAIN.

FLOOR PLAN-PLUMBING NEW WORK

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

FLOOR PLAN NOTES

1. CONNECT EXISTING HOT AND COLD WATER LINES TO NEW ELECTRIC WATER HEATER ON PLATFORM, RE: ELECTRIC WATER HEATER DETAIL. PIPE WASTE FROM T&P AND DRAIN VALVE TO JANITOR SINK AND INDIRECT WASTE.
2. 1/2" HOT WATER AND 3/4" COLD WATER DOWN IN WALL. CONNECT 1/2" HOT AND COLD WATER TO EACH SINK. 1/2" HOT WATER TO DISHWASHER, AND 1/2" COLD WATER TO DOUBLE CHECK BACKFLOW PREVENTER (WAITS 007 OR EQUAL). ROUTE 1/2" COLD WATER FROM BACKFLOW PREVENTER TO OWNER PROVIDED EQUIPMENT AND CONNECT PER MANUFACTURER'S RECOMMENDATIONS. 2" WASTE DOWN, 1-1/2" VENT UP. ROUTE DRAIN FROM DISHWASHER TO TAILPIECE OF SINK WITH HIGH LOOP. COORDINATE FINAL LOCATIONS AND EQUIPMENT CONNECTIONS WITH TENANT PRIOR TO WORK.
3. 1/2" COLD WATER BELOW SLAB AND OVER AS INDICATED.
4. PROVIDE 2" HUB DRAIN BELOW FIXTURE. ROUTE WASTE FROM RINSER TO HUB DRAIN AND INDIRECT WASTE.
5. 1/2" COLD WATER UP FROM BELOW SLAB. PROVIDE TWO COLD WATER LINES FOR TENANT PROVIDED EQUIPMENT. COORDINATE FINAL LOCATIONS AND EQUIPMENT CONNECTIONS WITH TENANT PRIOR TO WORK.
6. RECONNECT EXISTING HOT AND COLD WATER DROPS TO EXISTING JANITOR SINK. EXTEND PIPING AS INDICATED.

PLUMBING FIXTURE SCHEDULE

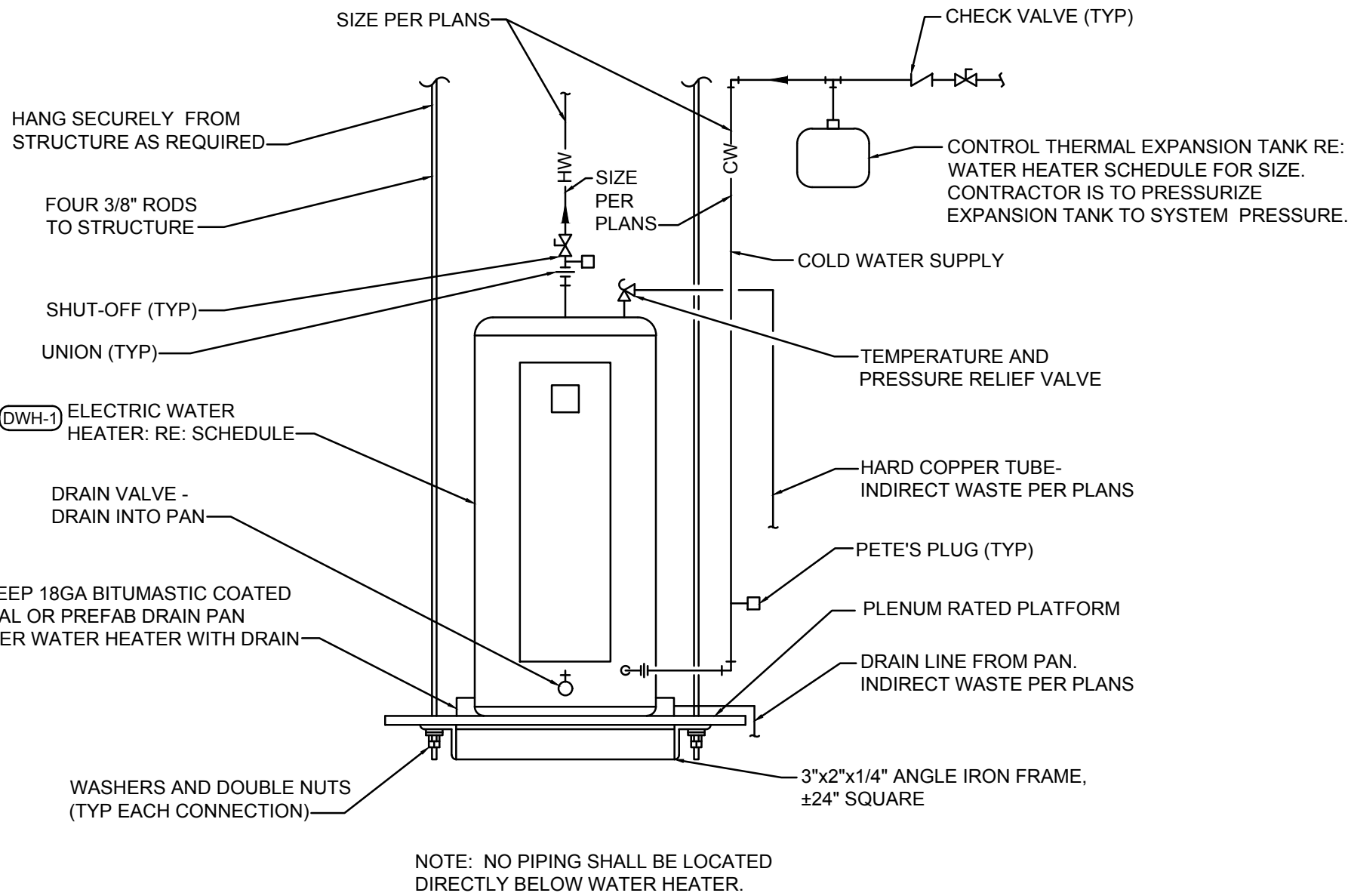
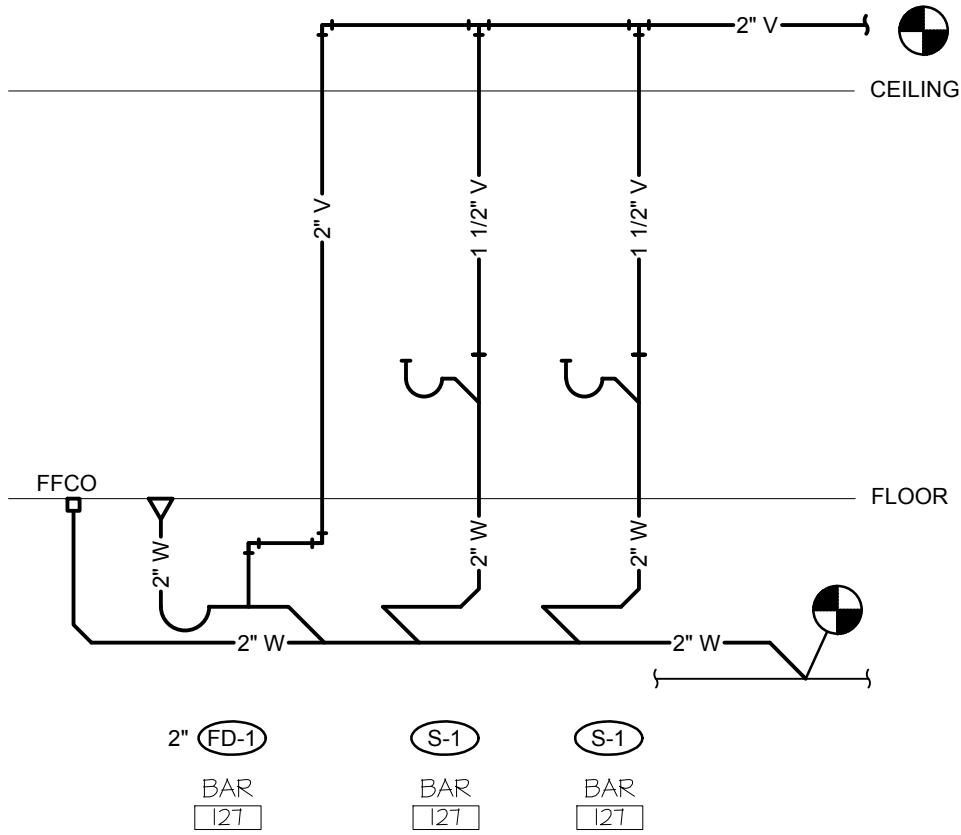
MARK NO.	FIXTURE TYPE	MANUFACTURER	MODEL NO.	DESCRIPTION	CONNECTION SIZE			
					CW	HW	WASTE	VENT
S-1	SINK (ADA)	ELKAY	ELUH131655	SINGLE COMPARTMENT UNDERMOUNT SINK, 18 GA. TYPE 304 STAINLESS STEEL, 4-3/8" DEEP BOWL, DELTA MODEL 9913-DST ESSA DECK MOUNTED FAUCET WITH CERAMIC OPERATING CARTRIDGE, SINGLE LEVER HANDLE, 2 FUNCTION PULL DOWN 6-5/8" SWING SPOUT WITH MAGNETIC DOCKING, DUAL CHECK AND 1.8 GPM AERATOR, 1 HOLE MOUNTING ACCESSORIES: ELKAY LK-35 STRAINER WITH 1-1/2" TAIL PIECE, 1-1/2" 17 GA. SEM-CAST BRASS P-TRAP WITH CLEANOUT, CHROME-PLATED RISERS WITH LOOSE KEY ANGLE STOPS.	1/2"	1/2"	2"	1-1/2"
FD-1	FLOOR DRAIN	J.R. SMITH	2005YA-NB	GENERAL PURPOSE, DUCO CAST IRON BODY WITH FLASHING COLLAR, ADJUSTABLE STRAINER HEAD, OUTLET SIZE PER PLANS, NICKEL BRONZE STRAINER, SEEPAGE OPENINGS.	-	-	2"	1-1/2"

WATER HEATER SCHEDULE (ELECTRIC)

MARK NO.	MANUFACTURER	MODEL NO.	TANK LINING	TANK CAPACITY (GAL)	RECOVERY (GPH @ 80°F)	INPUT (KW)	THERMAL EXPANSION TANK MODEL NO.	ELECTRICAL			NOTES
								VOLT	ø	HZ	
DWH-1	AO SMITH	DEL-20	GLASS	20	23	4.5	FLT-5	208	1	60	1,2
NOTES: 1. PROVIDE WITH TEMPERATURE AND PRESSURE RELIEF VALVE AND DRAIN. 2. PROVIDE WITH CONTROL THERMAL EXPANSION TANK, VIA TTS MODEL SCHEDULED WITH WATTS SCV SERVICE CHECK VALVE. *HEATING KW IS NET CAPACITY AT VOLTAGE AND PHASE INDICATED.											

NOTES:

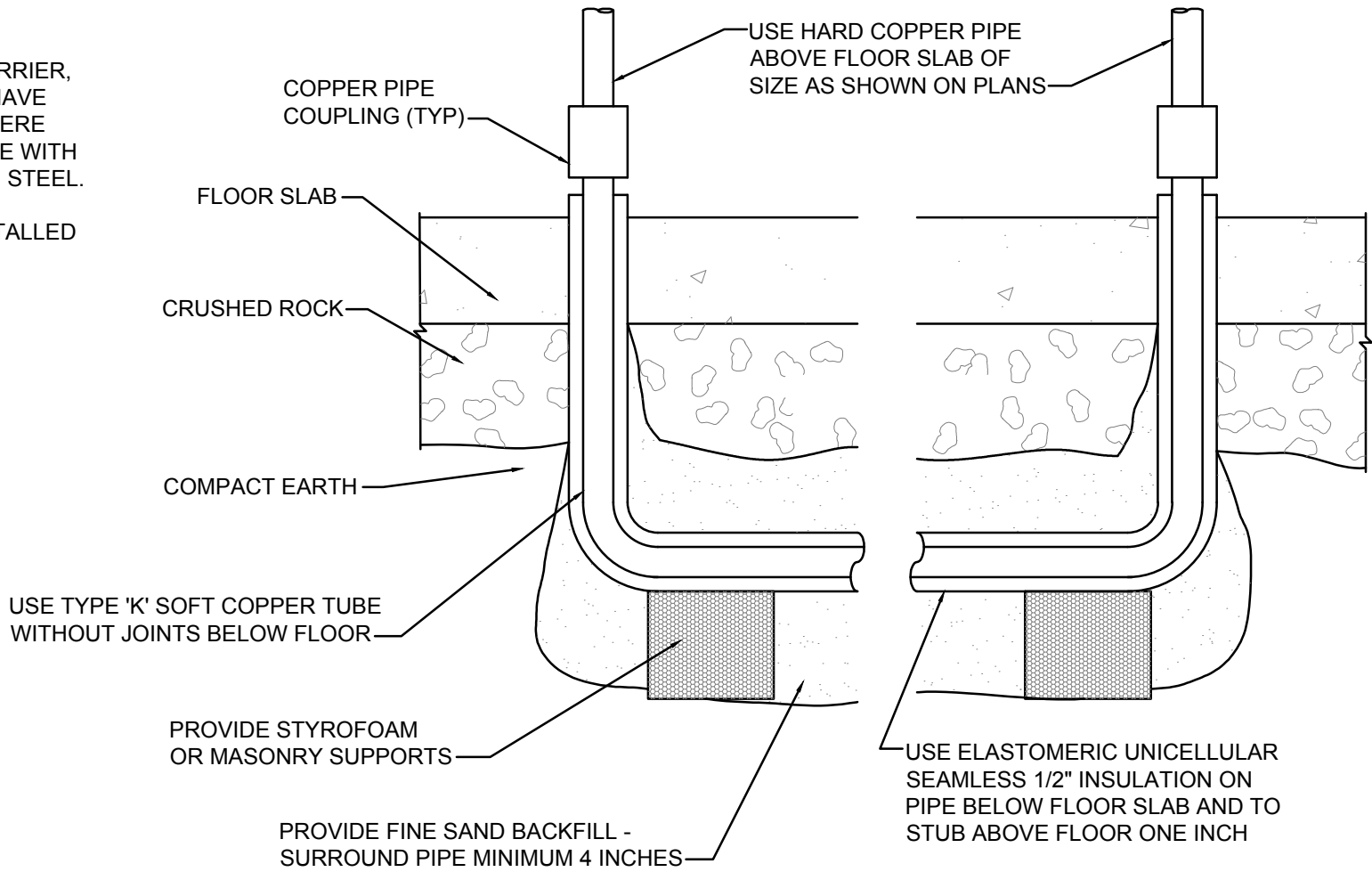
- CONTRACTOR TO INSTALL WHERE INDICATED ON PLANS IN ACCESSIBLE LOCATION.
- INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- WATER HEATERS THAT ARE NOT RECIRCULATED SHALL BE EQUIPPED WITH AN INLET AND OUTLET HEAT TRAP, WHETHER INTEGRAL OR EXTERNAL, IN ACCORDANCE WITH THE IECC ENERGY CODE.



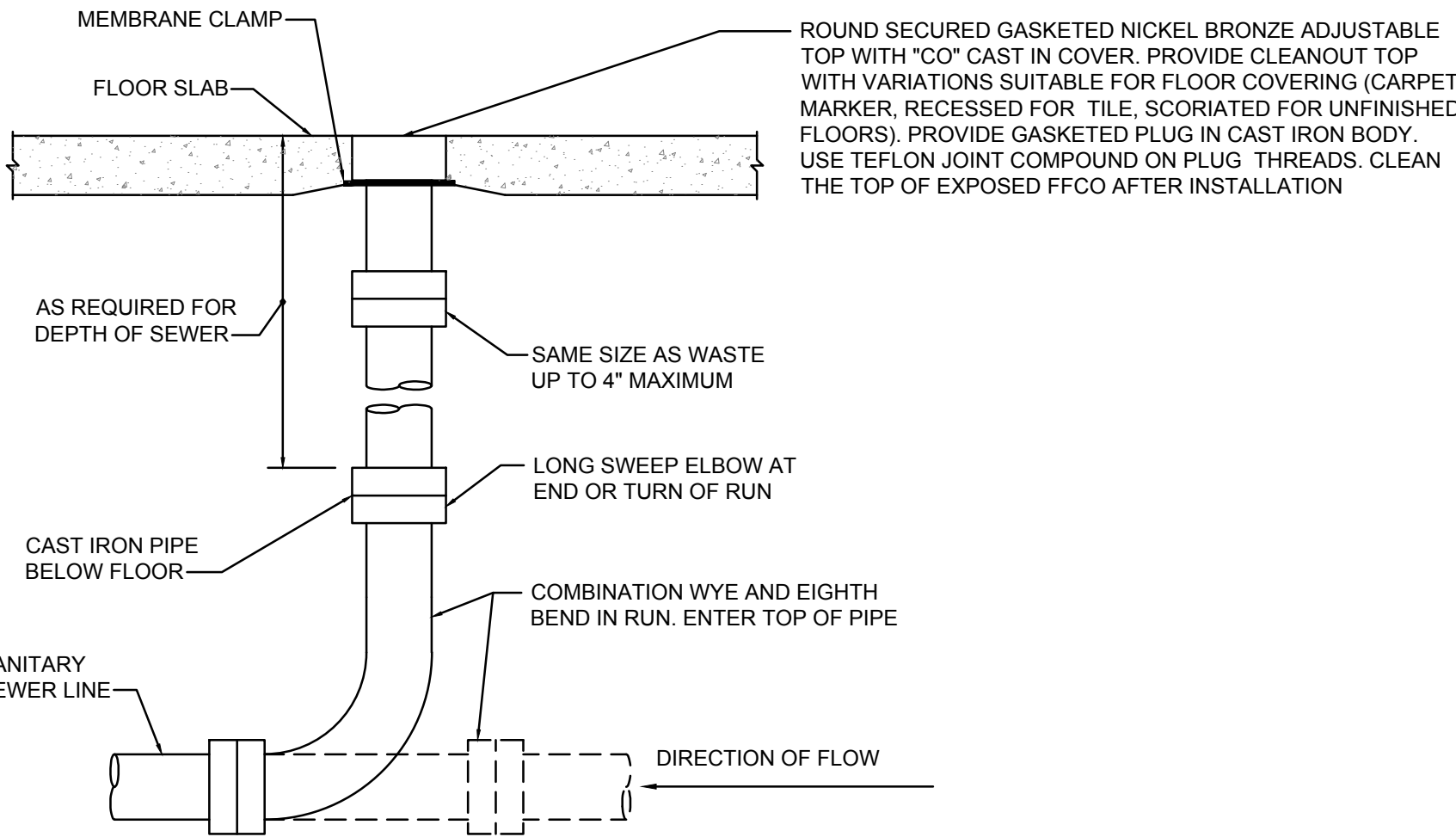
ELECTRIC WATER HEATER DETAIL
NO SCALE
SIZES UP TO 40 GALLON

NOTES:

- IF FLOOR SLAB IS EXISTING, SAW CUT, EXCAVATE, BACKFILL, REPAIR VAPOR BARRIER, PATCH CONCRETE FLOOR. PIPE SHALL HAVE LONG RADIUS TURNS WITHOUT KINKS.THERE SHALL BE NO CONTACT OF COPPER TUBE WITH OTHER PIPE, CONDUIT, OR REINFORCING STEEL.
- IF HOT AND COLD WATER PIPES ARE INSTALLED IN SAME TRENCH, SEPARATE THEM BY A MINIMUM OF TWELVE INCHES.



WATER PIPE UNDER SLAB DETAIL
NO SCALE



FLOOR CLEANOUT DETAIL
NO SCALE

GENERAL NOTES (TYPICAL ALL SHEETS)

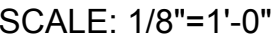
- PLUMBING CONTRACTOR IS RESPONSIBLE TO SEE THAT WORK MEETS AND IS IN ACCORDANCE WITH ALL REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS AND CODES AND/OR REQUIREMENTS, INCLUDING HEALTH CODES AND BUILDING OWNER.
- ALL EXISTING PIPING SHOWN ON DRAWINGS IS SCHEMATIC AND IS BASED ON EXISTING RECORD DRAWINGS PROVIDED BY THE OWNER AND DO NOT REFLECT EXACT EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY EXACT DEPTH AND/OR LOCATIONS ON JOB SITE. CONTRACTOR SHALL REROUTE NEW WORK TO ACCOMMODATE EXACT LOCATIONS OF EXISTING UTILITIES, STUBOUTS AND/OR CONNECTIONS.
- CUTTING AND PATCHING OF FLOORS, WALLS, CEILING, ETC., REQUIRED IN STRICT ACCORDANCE WITH THE RULES AND REGULATIONS OF THE ARCHITECT'S AND/OR BUILDING OWNER REQUIREMENTS.
- COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION TO AVOID ROUTING CONFLICTS.
- ANY MATERIAL REMOVED THAT OWNER DOES NOT WISH TO RETAIN SHALL BE REMOVED FROM PROJECT SITE AND DISPOSED OF BY CONTRACTOR.
- INSTALL ELASTOMERIC JOINT SEALER AROUND ALL PIPES PASSING THRU INTERIOR NON-RATED CONCRETE AND MASONRY WALLS, GYPSUM-BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS. FOR FIRE RATED INTERIOR CONCRETE AND MASONRY WALLS, GYPSUM-BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS SEAL ALL PIPES. INSTALL FIRESTOP MATERIALS IN ALL GAPS PRIOR TO SEALANT APPLICATION. INSTALL SEALER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PLUMBING CONTRACTOR SHALL MAKE FINAL CONNECTION TO ALL EQUIPMENT BY OTHERS. VERIFY CONNECTIONS SIZES AND REQUIREMENTS.
- PIPING ROUTED BELOW COUNTER IN CABINETS SHALL BE ROUTED AS NOTED. NOT TO INTERFERE WITH DRAWERS, SHELVES, EQUIPMENT, ETC., AND SUPPORT FROM BACK WALL OF CABINET.
- PLUMBING CONTRACTOR SHALL BID AND SCHEDULE ALL CORE DRILLING AND HAMMER DRILLING FOR AFTER BUSINESS HOURS.
- PLUMBING CONTRACTOR SHALL SCAN FLOOR UTILIZING GROUND PENETRATING RADAR PRIOR TO ANY CORE DRILLING OR SAW CUTTING OF SLAB AND SHALL VERIFY PLACEMENT WITH BUILDING OWNER'S REPRESENTATIVE PRIOR TO DRILLING.
- PLUMBING CONTRACTOR SHALL PROVIDE PRO-SET SYSTEMS 'TRAP GUARD' IN ALL FLOOR DRAIN TRAPS WITHIN PROJECT SCOPE OF WORK.
- ALL CABLE TIES FOR LOW VOLTAGE SYSTEMS LOCATED IN PLENUMS UTILIZED FOR AIR MOVEMENT THAT ARE NOT INSTALLED IN CONDUIT SHALL BE 25/50 FLAME AND SMOKE RATED, HELLERMANN TYTON T50 R2C2UL OR EQUIVALENT.

PLUMBING SYMBOLS

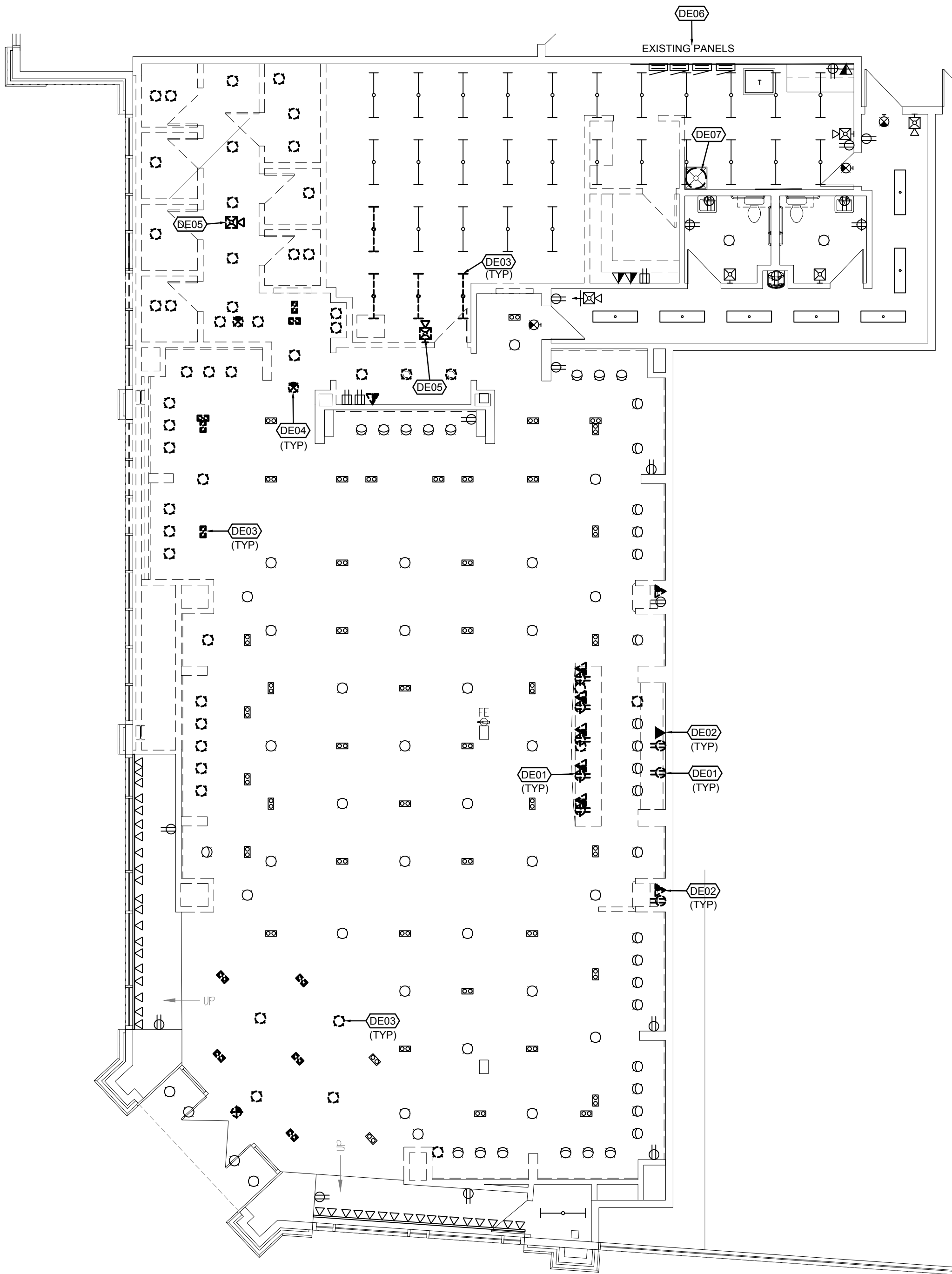
- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- NEW PIPING
- COLD WATER
- HOT WATER
- SANITARY VENT ABOVE GROUND/FLOOR
- SANITARY VENT BELOW GROUND/FLOOR
- SANITARY WASTE BELOW GROUND/FLOOR
- SHUT OFF VALVE
- FLOOR DRAIN OR EQMT FLOOR DRAIN
- PIPE DROP/PIPE RISE
- BOTTOM OUTLET TEE
- TOP OUTLET TEE
- FINISHED FLOOR CLEANOUT
- SANITARY VENT THROUGH ROOF
- EQUIPMENT TYPE AND DESIGNATION
- PLUMBING FIXTURE DESIGNATION
- CONNECT TO EXISTING

NOTES:

- LOCATE AT BUILDING EXIT, AT ENDS OF RUNS, AT TURNS OF PIPE 90° OR GREATER, AT 100' INTERVALS ON STRAIGHT RUNS, AND/ OR WHERE SHOWN ON PLANS. LOCATE CLEANOUTS WHERE THERE IS 18" CLEAR AROUND. CONFORM TO LOCAL CODE FOR OTHER FFCO REQUIREMENTS.

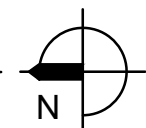


5513-20



FLOOR PLAN-ELECTRICAL DEMOLITION

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

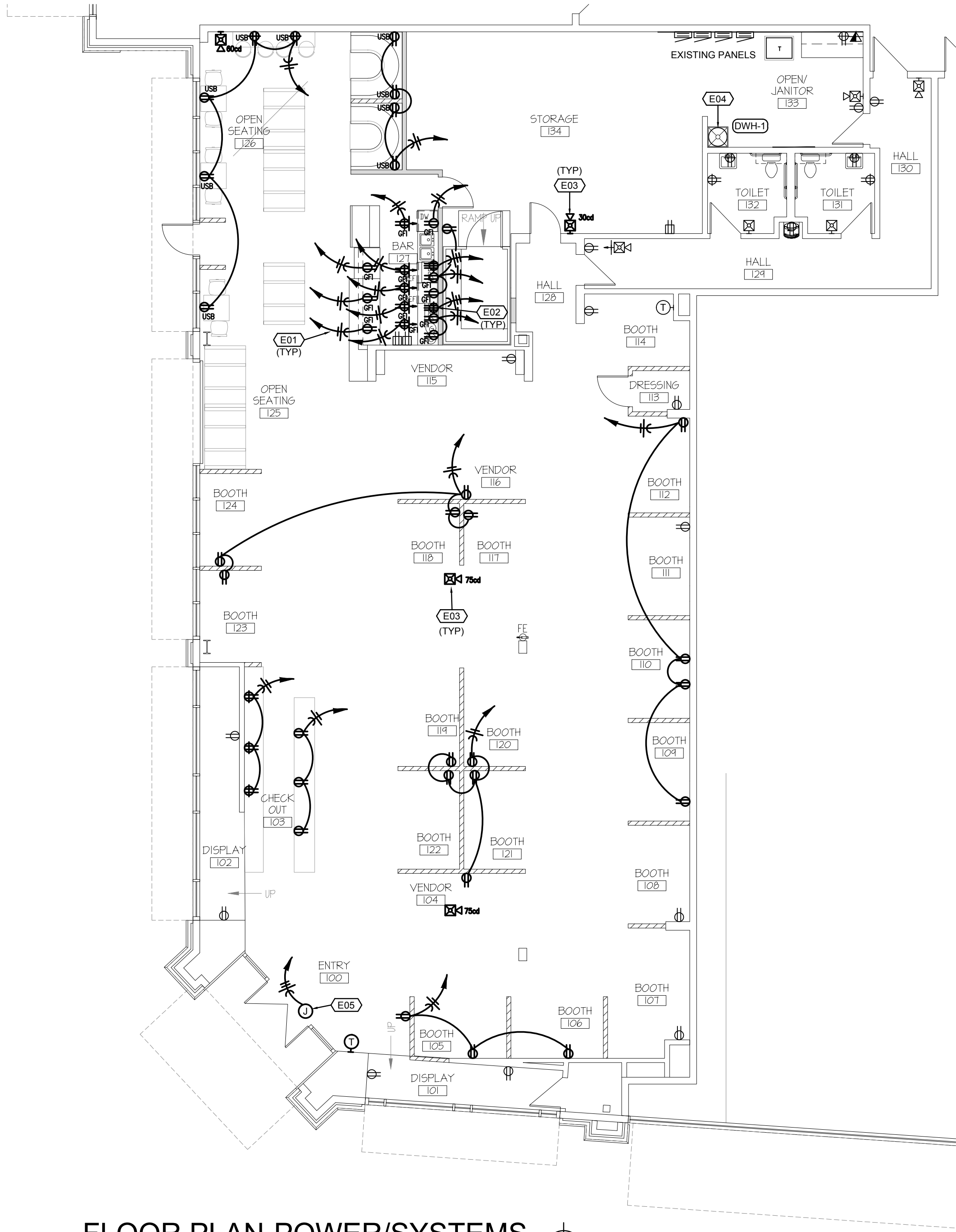


GENERAL DEMOLITION NOTES

- ALL DEMOLITION WORK SHALL BE PERFORMED BY DEMOLITION CONTRACTOR, INCLUDING LOW VOLTAGE WORK.
- ALL ABANDONED COMMUNICATIONS CABLING SHALL BE REMOVED IN ITS ENTIRETY.
- ALL CIRCUITS NOT BEING REUSED SHALL BE LABELED AS "SPARE" IN THE PANEL DIRECTORY.

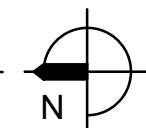
DEMOLITION PLAN NOTES

- EXISTING RECEPTACLE TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DEVICE TO REMAIN.
- EXISTING TELECOMMUNICATIONS RECEPTACLE TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DEVICE TO REMAIN.
- EXISTING LIGHTING FIXTURE TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DEVICE TO REMAIN.
- EXISTING EXIT SIGN TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DEVICE TO REMAIN.
- EXISTING FIRE ALARM DEVICE TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DEVICE TO REMAIN.
- EXISTING PANELS TO BE REMAIN.
- EXISTING WATER HEATER TO BE REMOVED AND REPLACED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE.



FLOOR PLAN-POWER/SYSTEMS

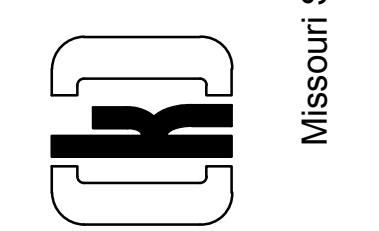
SCALE: 1/8"=1'-0"



POWER PLAN NOTES

- HOMERUN TO EXISTING PANEL AND TERMINATE ON A 20A/1P BREAKER.
- HOMERUN TO EXISTING PANEL AND TERMINATE ON A 30A/2P BREAKER. CONFIRM RECEPTACLE TYPE, WIRE AND BREAKER SIZE WITH EQUIPMENT PRIOR TO INSTALLATION.
- CONNECT NEW FIRE ALARM DEVICE TO EXISTING FIRE ALARM SYSTEM.
- PROVIDE A 25A/2P TOGGLE SWITCH FOR DISCONNECT MEANS AND MAKE CONNECTION TO WATER HEATER WITH 3/4" C, 3-#10 & 1-#10 GROUND WIRE. HOMERUN TO EXISTING PANEL AND TERMINATE ON A 25A/2P BREAKER.
- PROVIDE A 25A/2P TOGGLE SWITCH FOR DISCONNECT MEANS AND MAKE CONNECTION TO UNIT HEATER WITH 3/4" C, 3-#10 & 1-#10 GROUND WIRE. HOMERUN TO EXISTING PANEL AND TERMINATE ON A 25A/2P BREAKER.

WARMAN ARCHITECTURE+DESIGN
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NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051



MADE IN KC
TENANT DEVELOPMENT
860 NW BLUE PARKWAY, SUITE U
LEE'S SUMMIT, MO 64086
ELECTRICAL DEMOLITION,
POWER AND SYSTEMS PLANS

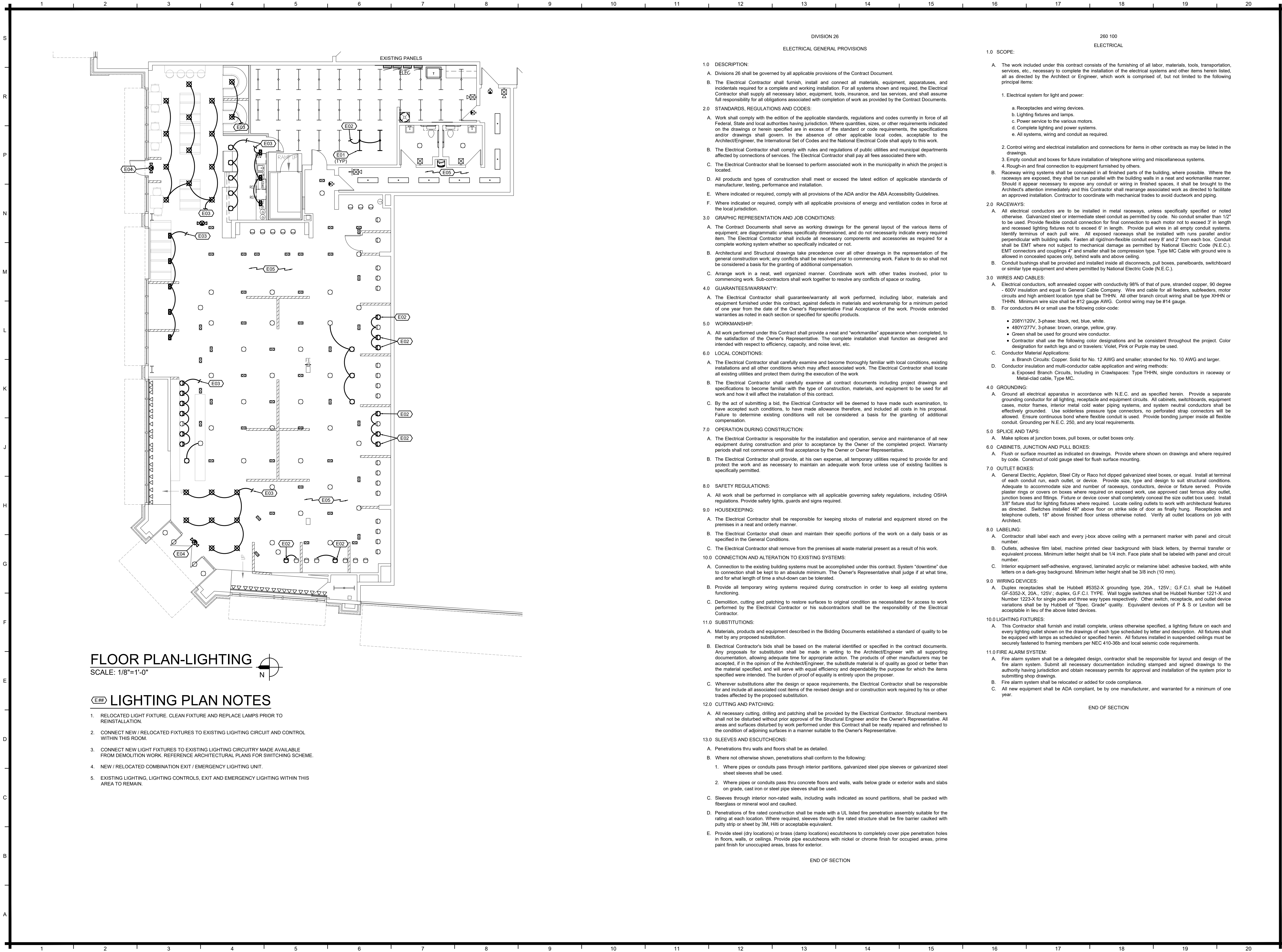
ARCHITECTURAL DESIGNER:
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MICHELLE LOCKMAN)



+ associates
1730 Walnut Street Kansas City, Missouri 64108
1515 Franklin Avenue, St. Joseph, Missouri 64501
Phone: 816.221.1411 | Fax: 816.221.1429
LANKFORD FENDLER + ASSOCIATES CONSULTING ENGINEERS, INC.
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C101 No. 2006060109

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1	ML	4/23/20	SOURCE CODE RESPONSE
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DATE: MARCH 10, 2020
DESIGNED BY:
DRAWN BY: JSV
APPROVED BY: GJF
SHEET NUMBER
E100
JOB NUMBER
5513-20



WARMAN ARCHITECTURE+DESIGN
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LIGHTING PLANS AND SPECIFICATIONS

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LANC-FENDLER FENDLER + ASSOCIATES CONSULTING ENGINEERS, INC.
CORPORATE © 2020 Project No. 201675101
CDA No. 200001201

REVISIONS	
#	BY DATE
1	DATE 4/23/20
2	DATE 4/23/20
3	DATE 4/23/20
4	DATE 4/23/20
5	DATE 4/23/20
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15	DATE 4/23/20
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DATE: MARCH 10, 2020
DESIGNED BY:
DRAWN BY: JSV
APPROVED BY: GJF

SHEET NUMBER
E200
JOB NUMBER
5513-20

DIVISION 26
ELECTRICAL GENERAL PROVISIONS

1.0 DESCRIPTION:

A. Divisions 26 shall be governed by all applicable provisions of the Contract Document.

B. The Electrical Contractor shall furnish, install and connect all materials, equipment, apparatuses, and incidentals required for a complete and working installation. For all systems shown and required, the Electrical Contractor shall supply all necessary labor, equipment, tools, insurance, and tax services, and shall assume full responsibility for all obligations associated with completion of work as provided by the Contract Documents.

2.0 STANDARDS, REGULATIONS AND CODES:

A. Work shall comply with the edition of the applicable standards, regulations and codes currently in force of all Federal, State and local authorities having jurisdiction. Where quantities, sizes, or other requirements indicated on the drawings or herein specified are in excess of the standard or code requirements, the specifications and/or drawings shall govern. In the absence of other applicable local codes, acceptable to the Architect/Engineer, the International Set of Codes and the National Electrical Code shall apply to this work.

B. The Electrical Contractor shall comply with rules and regulations of public utilities and municipal departments affected by connections of services. The Electrical Contractor shall pay all fees associated therewith.

C. The Electrical Contractor shall be licensed to perform associated work in the municipality in which the project is located.

D. All products and types of construction shall meet or exceed the latest edition of applicable standards of manufacturer, testing, performance and installation.

E. Where indicated or required, comply with all provisions of the ADA and/or the ABA Accessibility Guidelines.

F. Where indicated or required, comply with all applicable provisions of energy and ventilation codes in force at the local jurisdiction.

3.0 GRAPHIC REPRESENTATION AND JOB CONDITIONS:

A. The Contract Documents shall serve as working drawings for the general layout of the various items of equipment, are diagrammatic unless specifically dimensioned, and do not necessarily indicate every required item. The Electrical Contractor shall include all necessary components and accessories as required for a complete working system whether so specifically indicated or not.

B. Architectural and Structural drawings take precedence over all other drawings in the representation of the general construction work; any conflicts shall be resolved prior to commencing work. Failure to do so shall not be considered a basis for the granting of additional compensation.

C. Arrange work in a neat, well organized manner. Coordinate work with other trades involved, prior to commencing work. Sub-contractors shall work together to resolve any conflicts of space or routing.

4.0 GUARANTEES/WARRANTY:

A. The Electrical Contractor shall guarantee/warranty all work performed, including labor, materials and equipment furnished under this contract, against defects in materials and workmanship for a minimum period of one year from the date of the Owner's Representative Final Acceptance of the work. Provide extended warranties as noted in each section or specified for specific products.

5.0 WORKMANSHIP:

A. All work performed under this Contract shall provide a neat and "workmanlike" appearance when completed, to the satisfaction of the Owner's Representative. The complete installation shall function as designed and intended with respect to efficiency, capacity, and noise level, etc.

6.0 LOCAL CONDITIONS:

A. The Electrical Contractor shall carefully examine and become thoroughly familiar with local conditions, existing installations and all other conditions which may affect associated work. The Electrical Contractor shall locate all existing utilities and protect them during the execution of the work.

B. The Electrical Contractor shall carefully examine all contract documents including project drawings and specifications to become familiar with the type of construction, materials, and equipment to be used for all work and how it will affect the installation of this contract.

C. By the act of submitting a bid, the Electrical Contractor will be deemed to have made such examination, to have accepted such conditions, to have made allowance therefore, and included all costs in his proposal. Failure to determine existing conditions will not be considered a basis for the granting of additional compensation.

7.0 OPERATION DURING CONSTRUCTION:

A. The Electrical Contractor is responsible for the installation and operation, service and maintenance of all new equipment during construction and prior to acceptance by the Owner of the completed project. Warranty periods shall not commence until final acceptance by the Owner or Owner Representative.

B. The Electrical Contractor shall provide, at his own expense, all temporary utilities required to provide for and protect the work and as necessary to maintain an adequate work force unless use of existing facilities is specifically permitted.

8.0 SAFETY REGULATIONS:

A. All work shall be performed in compliance with all applicable governing safety regulations, including OSHA regulations. Provide safety lights, guards and signs required.

9.0 HOUSEKEEPING:

A. The Electrical Contractor shall be responsible for keeping stocks of material and equipment stored on the premises in a neat and orderly manner.

B. The Electrical Contractor shall clean and maintain their specific portions of the work on a daily basis or as specified in the General Conditions.

C. The Electrical Contractor shall remove from the premises all waste material present as a result of his work.

10.0 CONNECTION AND ALTERATION TO EXISTING SYSTEMS:

A. Connection to the existing building systems must be accomplished under this contract. System "downtime" due to connection shall be kept to an absolute minimum. The Owner's Representative shall judge if at what time, and for what length of time a shut-down can be tolerated.

B. Provide all temporary wiring systems required during construction in order to keep all existing systems functioning.

C. Demolition, cutting and patching to restore surfaces to original condition as necessitated for access to work performed by the Electrical Contractor or his subcontractors shall be the responsibility of the Electrical Contractor.

11.0 SUBSTITUTIONS:

A. Materials, products and equipment described in the Bidding Documents established a standard of quality to be met by any proposed substitution.

B. Electrical Contractor's bids shall be based on the material identified or specified in the contract documents. Any proposals for substitution shall be made in writing to the Architect/Engineer with all supporting documentation, allowing adequate time for appropriate action. The products of other manufacturers may be accepted, if in the opinion of the Architect/Engineer, the substitute material is of quality as good or better than the material specified, and will serve with equal efficiency and dependability the purpose for which the items specified were intended. The burden of proof of equality is entirely upon the proposer.

C. Wherever substitutions alter the design or space requirements, the Electrical Contractor shall be responsible for and include all associated cost items of the revised design and or construction work required by his or other trades affected by the proposed substitution.

12.0 CUTTING AND PATCHING:

A. All necessary cutting, drilling and patching shall be provided by the Electrical Contractor. Structural members shall not be disturbed without prior approval of the Structural Engineer and/or the Owner's Representative. All areas and surfaces disturbed by work performed under this Contract shall be neatly repaired and refinished to the condition of adjoining surfaces in a manner suitable to the Owner's Representative.

13.0 SLEEVES AND ESCUTCHEONS:

A. Penetrations thru walls and floors shall be as detailed.

B. Where not otherwise shown, penetrations shall conform to the following:

- Where pipes or conduits pass through interior partitions, galvanized steel pipe sleeves or galvanized steel sheet sleeves shall be used.
- Where pipes or conduits pass thru concrete floors and walls, walls below grade or exterior walls and slabs on grade, cast iron or steel pipe sleeves shall be used.

C. Sleeves through interior non-rated walls, including walls indicated as sound partitions, shall be packed with fiberglass or mineral wool and caulked.

D. Penetrations of fire rated construction shall be made with a UL listed fire penetration assembly suitable for the rating at each location. Where required, sleeves through fire rated structure shall be fire barrier caulked with putty strip or sheet by 3M, Hilti or acceptable equivalent.

E. Provide steel (dry locations) or brass (damp locations) escutcheons to completely cover pipe penetration holes in floors, walls, or ceilings. Provide pipe escutcheons with nickel or chrome finish for occupied areas, prime paint finish for unoccupied areas, brass for exterior.

END OF SECTION

260 100
ELECTRICAL

1.0 SCOPE:

A. The work included under this contract consists of the furnishing of all labor, materials, tools, transportation, services, etc., necessary to complete the installation of the electrical systems and other items herein listed, all as directed by the Architect or Engineer, which work is comprised of, but not limited to the following principal items:

- Electrical system for light and power:
 - Receptacles and wiring devices.
 - Lighting fixtures and lamps.
 - Power service to the various motors.
 - Complete lighting and power systems.
 - All systems, wiring and conduit as required.
- Control wiring and electrical installation and connections for items in other contracts as may be listed in the drawings.
- Empty conduit and boxes for future installation of telephone wiring and miscellaneous systems.
- Rough-in and final connection to equipment furnished by others.

B. Raceway wiring systems shall be concealed in all finished parts of the building, where possible. Where the raceways are exposed, they shall be run parallel with the building walls in a neat and workmanlike manner. Should it appear necessary to expose any conduit or wiring in finished spaces, it shall be brought to the Architect's attention immediately and this Contractor shall rearrange associated work as directed to facilitate an approved installation. Contractor to coordinate with mechanical trades to avoid ductwork and piping.

2.0 RACEWAYS:

A. All electrical conductors are to be installed in metal raceways, unless specifically specified or noted otherwise. Galvanized steel or intermediate steel conduit as permitted by code. No conduit smaller than 1/2" to be used. Provide flexible conduit connection for final connection to each motor not to exceed 3' in length and recessed lighting fixtures not to exceed 6' in length. Provide pull wires in all empty conduit systems. Identify terminus of each pull wire. All exposed raceways shall be installed with runs parallel and/or perpendicular with building walls. Fasten all rigid/non-flexible conduit every 9' and 2' from each box. Conduit shall be EMT where not subject to mechanical damage as permitted by National Electric Code (N.E.C.). EMT connectors and couplings 4" and smaller shall be compression type. Type MC Cable with ground wire is allowed in concealed spaces only, behind walls and above ceiling.

B. Conduit bushings shall be provided and installed inside all disconnects, pull boxes, panelboards, switchboard or similar type equipment and where permitted by National Electric Code (N.E.C.).

3.0 WIRES AND CABLES:

A. Electrical conductors, soft annealed copper with conductivity 98% of that of pure, stranded copper, 90 degree - 600V insulation and equal to General Cable Company. Wire and cable for all feeders, subfeeders, motor circuits and high ambient location type shall be THHN. All other branch circuit wiring shall be type XHHN or THHN. Minimum wire size shall be #12 gauge AWG. Control wiring may be #14 gauge.

B. For conductors #4 and small use the following color-code:

- 208Y/120V, 3-phase: black, red, blue, white.
- 480Y/277V, 3-phase: brown, orange, yellow, gray.
- Green shall be used for ground wire conductor.
- Contractor shall use the following color designations and be consistent throughout the project. Color designation for switch legs and or travelers: Violet, Pink or Purple may be used.

C. Conductor Material Applications:

- Branch Circuits: Copper, Solid for No. 12 AWG and smaller; stranded for No. 10 AWG and larger.

D. Conductor insulation and multi-conductor cable application and wiring methods:

- Exposed Branch Circuits, including in Crawlspace: Type THHN, single conductors in raceway or Metal-clad cable, Type MC.

4.0 GROUNDING:

A. Ground all electrical apparatus in accordance with N.E.C. and as specified herein. Provide a separate grounding conductor for all lighting, receptacle and equipment circuits. All cabinets, switchboards, equipment cases, motor frames, interior metal cold water piping systems, and system neutral conductors shall be effectively grounded. Use solderless pressure type connectors, no perforated strap connectors will be allowed. Ensure continuous bond where flexible conduit is used. Provide bonding jumper inside all flexible conduit. Grounding per N.E.C. 250, and any local requirements.

5.0 SPLICE AND TAPS:

A. Make splices at junction boxes, pull boxes, or outlet boxes only.

6.0 CABINETS, JUNCTION AND PULL BOXES:

A. Flush or surface mount as indicated on drawings. Provide where shown on drawings and where required by code. Construct of cold gauge steel for flush surface mounting.

7.0 OUTLET BOXES:

A. General Electric, Appleton, Steel City or Raco hot dipped galvanized steel boxes, or equal. Install at terminal of each conduit run, each outlet, or device. Provide size, type and design to suit structural conditions. Adequate to accommodate size and number of raceways, conductors, device or fixture served. Provide plaster rings or covers on boxes where required on exposed work, use approved cast ferrous alloy outlet, junction boxes and fittings. Fixture or device cover shall completely conceal the size outlet box used. Install 3/8" fixture stud for lighting fixtures where required. Locate ceiling outlets to work with architectural features as directed. Switches installed 48" above floor on strike side of door as finally hung. Receptacles and telephone outlets, 18" above finished floor unless otherwise noted. Verify all outlet locations on job with Architect.

8.0 LABELING:

A. Contractor shall label each and every j-box above ceiling with a permanent marker with panel and circuit number.

B. Outlets, adhesive film label, machine printed clear background with black letters, by thermal transfer or equivalent process. Minimum letter height shall be 1/4 inch. Face plate shall be labeled with panel and circuit number.

C. Interior equipment self-adhesive, engraved, laminated acrylic or melamine label: adhesive backed, with white letters on a dark-gray background. Minimum letter height shall be 3/8 inch (10 mm).

9.0 WIRING DEVICES:

A. Duplex receptacles shall be Hubbell #5352-X grounding type, 20A., 125V.; G.F.C.I. shall be Hubbell GF-5352-X, 20A., 125V.; duplex, G.F.C.I. TYPE. Wall toggle switches shall be Hubbell Number 1221-X and Number 1223-X for single pole and three way types respectively. Other switch, receptacle, and outlet device variations shall be by Hubbell of "Spec. Grade" quality. Equivalent devices of P & S or Leviton will be acceptable in lieu of the above listed devices.

10.0 LIGHTING FIXTURES:

A. This Contractor shall furnish and install complete, unless otherwise specified, a lighting fixture on each and every lighting outlet shown on the drawings of each type scheduled by letter and description. All fixtures shall be equipped with lamps as scheduled or specified herein. All fixtures installed in suspended ceilings must be securely fastened to framing members per NEC 410-36b and local seismic code requirements.

11.0 FIRE ALARM SYSTEM:

A. Fire alarm system shall be a delegated design, contractor shall be responsible for layout and design of the fire alarm system. Submit all necessary documentation including stamped and signed drawings to the authority having jurisdiction and obtain necessary permits for approval and installation of the system prior to submitting shop drawings.

B. Fire alarm system shall be relocated or added for code compliance.

C. All new equipment shall be ADA compliant, be by one manufacturer, and warranted for a minimum of one year.

END OF SECTION

