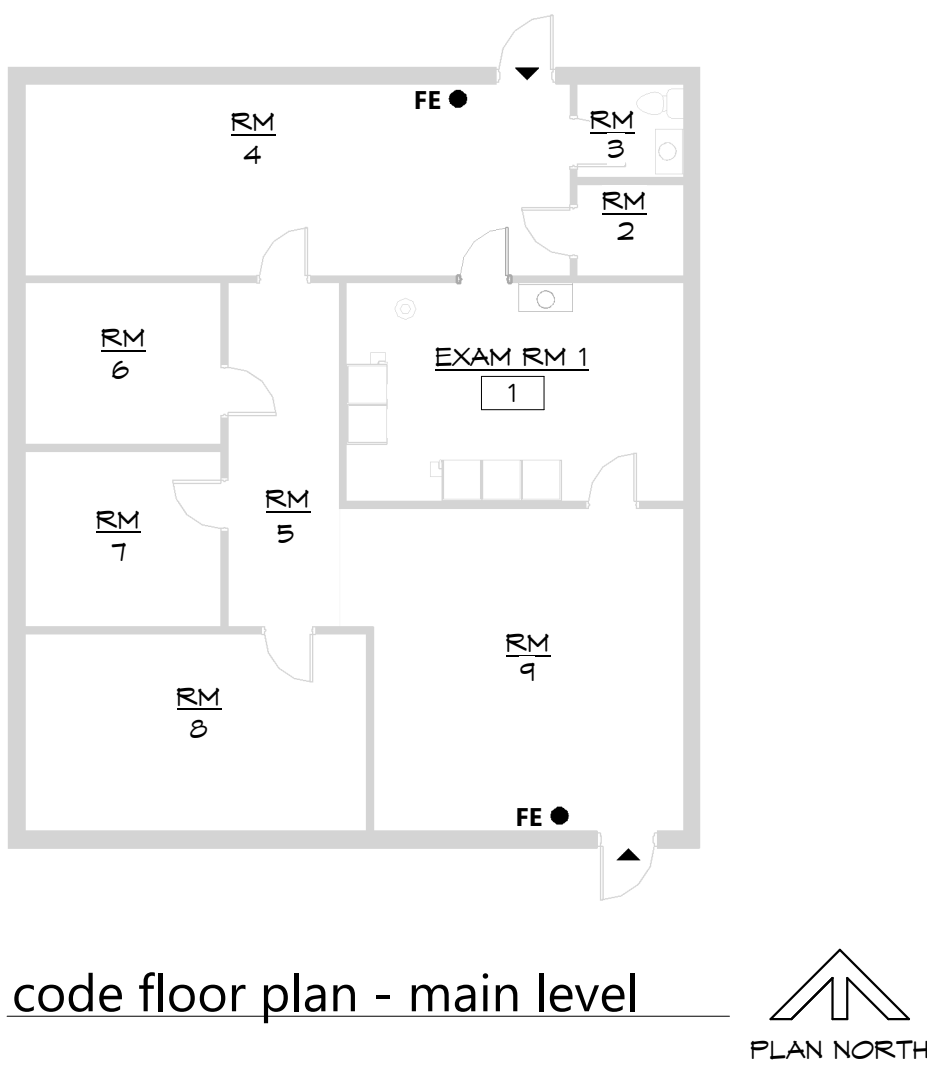


CHAD SHARKY'S CLINIC RENOVATION

CHAD SHARKY

612 SW 3RD STREET UNIT D LEE'S SUMMIT, MISSOURI 64063

2020-08



PROJECT INFORMATION

GENERAL INFORMATION:

LOCATION: CHAD SHARKY'S MEDICAL OFFICE
612 SW 3RD STREET LEE'S
SUMMIT, MISSOURI 64063
BUILDING D

RESPONDING FIRE
DEPARTMENT:
AUTHORITIES HAVING
JURISDICTION:

LEE'S SUMMIT, MISSOURI FIRE
DEPARTMENT

PROJECT DESCRIPTION:

RENOVATION OF FIRST FLOOR FOR OUT-PATIENT MEDICAL OFFICE; NEW FINISH WORK ON MAIN LEVEL; NEW INTERIOR DOOR, ADDITION OF LAVATORY VENITY

APPLICABLE CODES

International Building Code (2018)
International Mechanical Code (2018)
International Plumbing Code (2018)
International Fuel Gas Code (2018)
International Fire Code (2018)
National Electric Code (2017) and the ICC/ANSI A117.1-2017 as amended and adopted by the City of Lee's Summit.

OCCUPANCY (Section 303) & STRUCTURAL CLASSIFICATION

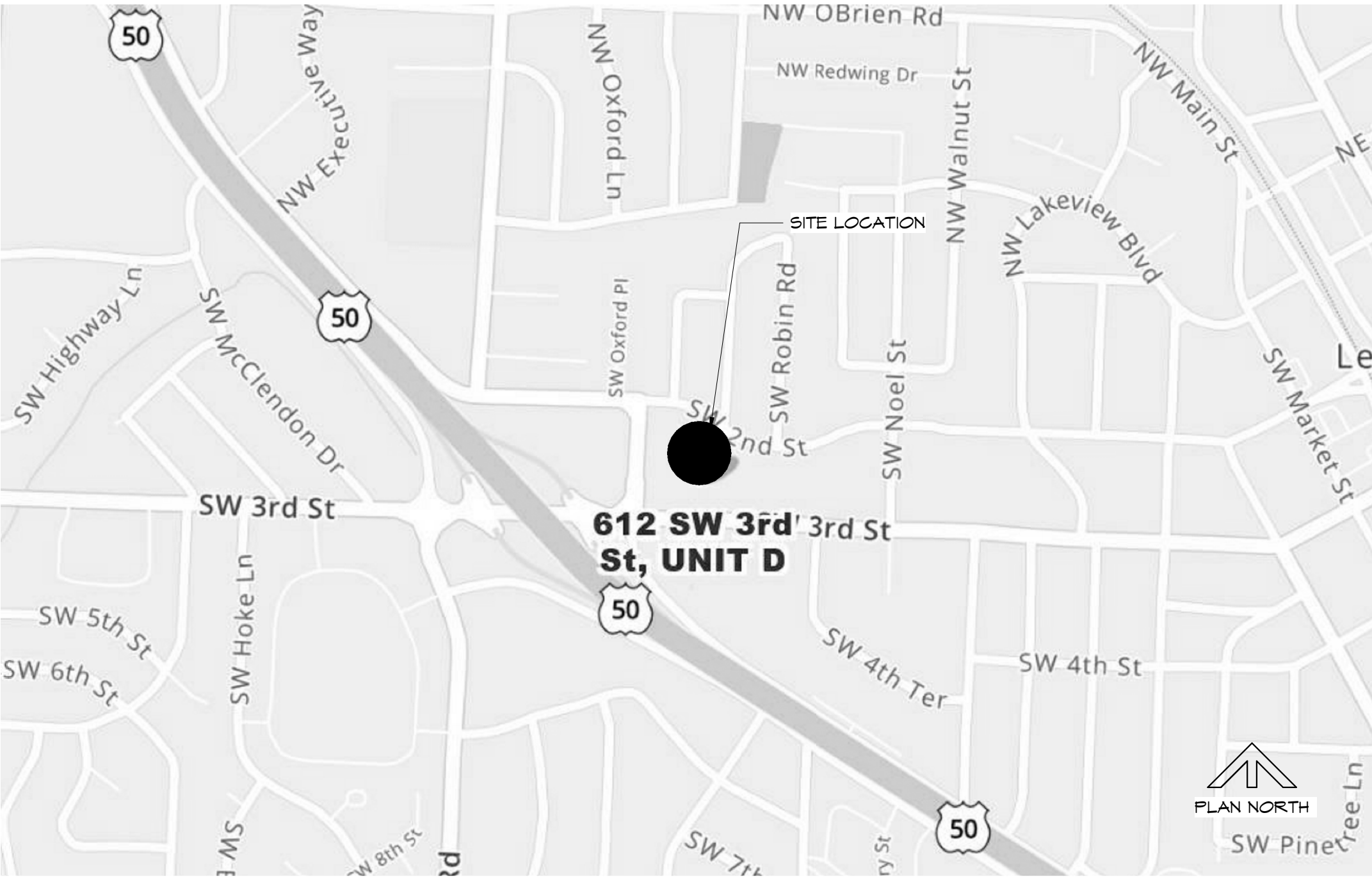
Main Level: Business - Medical Office

Construction Type:
Type 5B

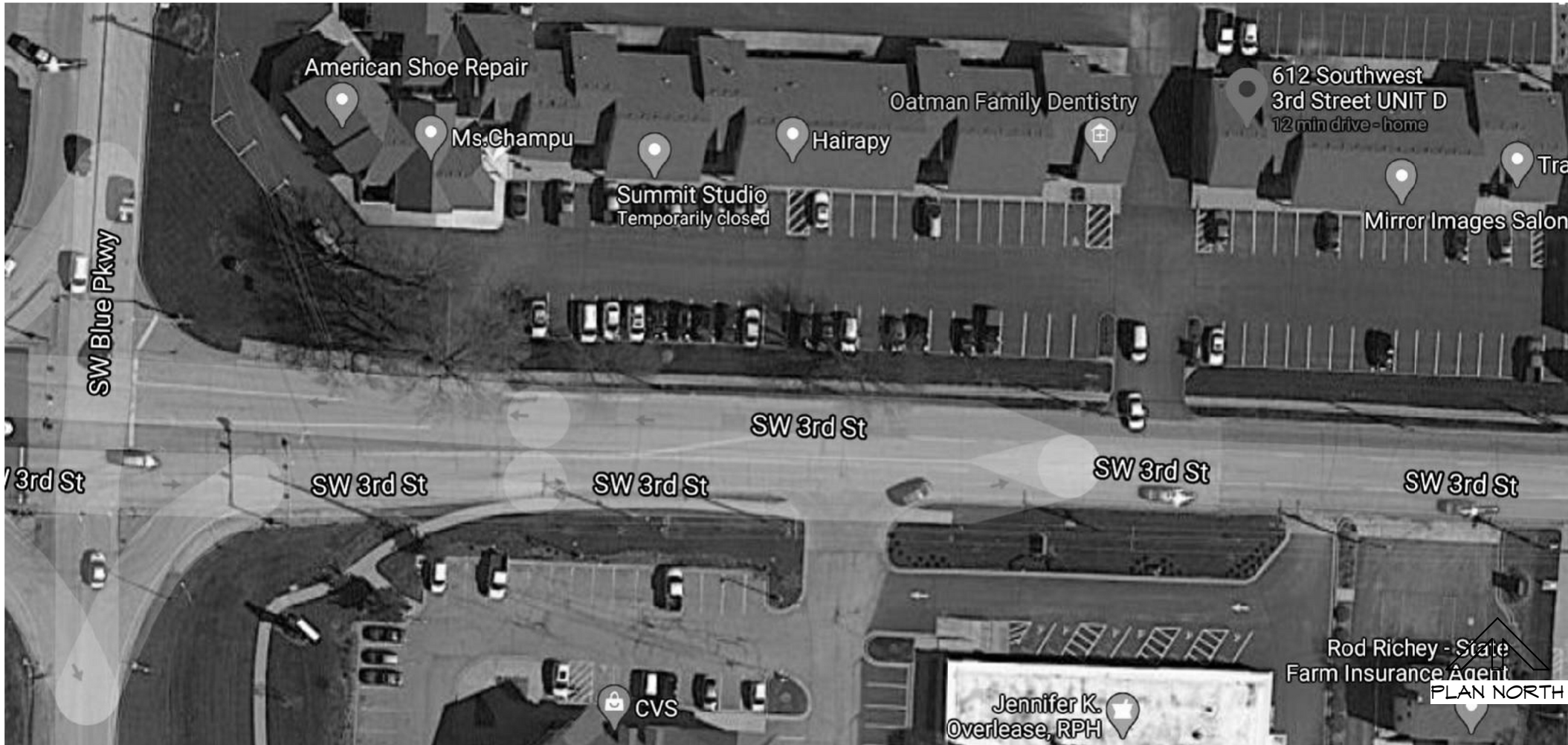
BUILDING HEIGHT AND AREA:

Total Office Area: 228 sq. ft.

LOCATION MAP



VICINITY MAP



SHEET INDEX

INFORMATION

G101 TITLE SHEET

ARCHITECTURAL

A101 ARCHITECTURAL FLOOR PLAN - MAIN LEVEL

PLUMBING

P101 PLUMBING PLAN

ELECTRICAL

E001 ELECTRICAL SPECS & SYMBOLS

E101 ELECTRICAL POWER PLAN

GENERAL INFORMATION:

LOCATION: CHAD SHARKY'S OFFICE BUILDING D
612 SW 3RD STREET
LEE'S SUMMIT, MISSOURI 64063

PROJECT DESCRIPTION

RENOVATION OF FIRST FLOOR FOR OUT-PATIENT MEDICAL OFFICE;
NEW FINISH WORK ON MAIN LEVEL; NEW INTERIOR DOOR, ADDITION
OF LAVATORY VENITY.

APPLICABLE CODES

International Building Code (2018), International Mechanical Code (2018)
International Plumbing Code (2018), International Fuel Gas Code (2018)
International Fire Code (2018), National Electric Code (2017) and the
ICC/ANSI A117.1-2017 as amended and adopted by the City of Lee's Summit.

OCCUPANCY (Section 304.1) & STRUCTURAL CLASSIFICATION

Main Level: Business Construction Type: Type 5B

BUILDING HEIGHT AND AREA:

Actual building area and height unchanged.

Total Area: 228 sq. ft.

REGISTERED DESIGN PROFESSIONALS:

Tompkins Architects
1520 Clay St. Ste. A8
North Kansas City, MO 64116

CODE LEGEND

1 HR RATED WALL CONSTRUCTION W/ 1 HR RATED
OPENING ASSEMBLIES

.....

2 HR RATED WALL CONSTRUCTION W/ 2 HR RATED
OPENING ASSEMBLIES

.....

FE ● FIRE EXTINGUISHER

▲ EXTERIOR EXIT

↑ INTERIOR EXIT

ROOM NAME

ROOM NUMBER

AREA IN SQUARE FEET

198/39.6"

68"/340

ACCUMULATE EXIT WIDTH:

OCCUPANTS / EXIT WIDTH REQD

EXIT WIDTH PROVIDED / CAPACITY



TOMPKINS
ARCHITECTS

www.tom-arch.com
816.284.6518



2020.05.19

CHAD SHARKY'S CLINIC RENOVATION

CHAD SHARKY

612 SW 3RD STREET UNIT D LEE'S SUMMIT, MISSOURI 64063

REVISIONS

No.	Description	Date
1	Revision 1	

sheet issue date:

2020.19.08

tompkins project no.:

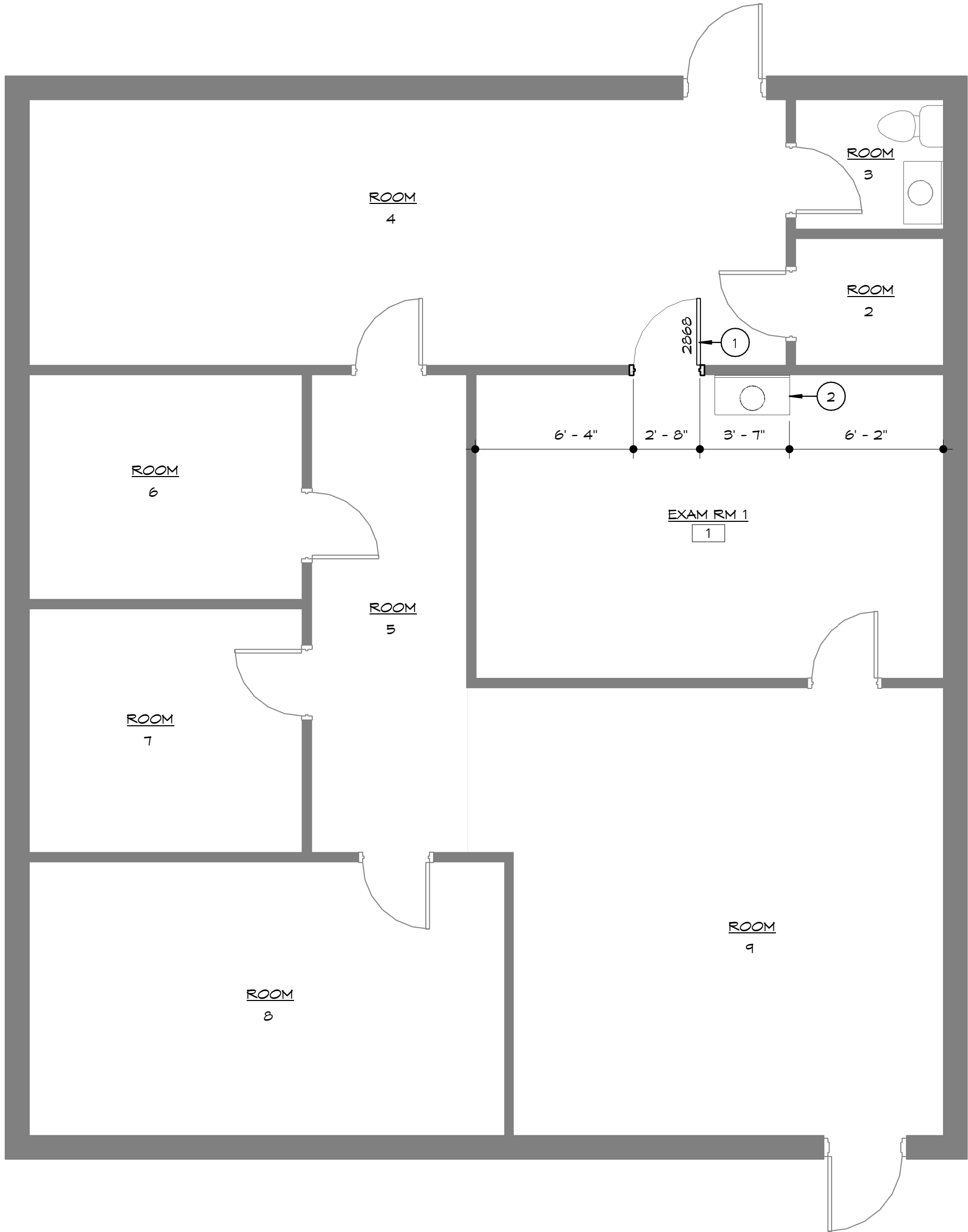
2020-08

sheet contents:

TITLE SHEET

sheet no.:

G101



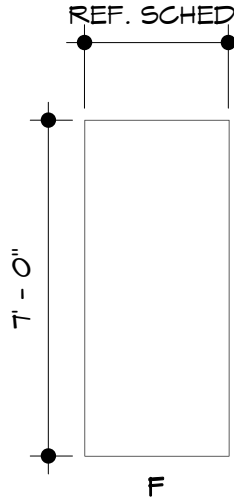
1 architectural floor plan - main level
1/4" = 1'-0"



DOOR AND FRAME SCHEDULE			
PLAN MARK	DOOR OPENING SIZE		NOTES
	W	H	
1	2' - 8"	6' - 8"	
Grand total: 1			

DOOR & FRAME SCHEDULE NOTES

1. FIELD VERIFY CONDITIONS AT ALL EXIST. OPENINGS & MODIFY AS REQ'D TO FIT.
2. ALL ALUM. FRAMES ARE 4 1/2" DEEP AND 2" WIDE.
3. ALL STEEL WELDED FRAMES ARE 3/4" WIDER THAN THE NOMINAL WALL WIDTH - U.N.O
4. ALL DOORS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE.
5. LETTERS IN PARENTHESES () A, B, C, D, E, & F AT TOP OF VARIOUS COLUMNS IN THE SCHEDULE ARE FOR COLUMN IDENTIFICATION & ARE CLARIFIED AS FOLLOWS:
 - (A) TO IDENTIFY DOOR TYPES REFER TO DOOR TYPES THIS SHEET.
 - F = FLUSH
 - HG = HALF GLASS
 - NG = NARROW LITE GLASS
 - FG = FULL GLASS
 - (B) FOR DOOR MATERIAL AND FRAME MATERIAL:
 - S = STEEL
 - A = ALUMINUM
 - M = WOOD
 - HOL. MTL. = HOLLOW METAL
 - (C) REFER TO STEEL FRAME ELEVATIONS & ALUM. FRAME ELEVATIONS ON THIS SHEET
 - (D) REFER TO HEAD, JAMB AND SILL DETAILS ON SHEET ASD2
 - (E) SCHEDULE NOTES:
 1. XXXXX
 2. XXXXX
 3. XXXXX
6. REF SPECIFICATIONS FOR ALL DOOR HARDWARE SETS



door types
NOT TO SCALE

architectural plan notes 1

GENERAL: COORDINATE WITH WORK SHOWN ON STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS, REF. FE SHEET FOR EQUIP. COORDINATION

NUMBER	NOTE TEXT
1	NEW INTERIOR DOOR
2	NEW SINK; REF. PLUMBING

Ta

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STATE OF MISSOURI

TRAVIS J. WILLSON

NUMBER A-2008209202

ARCHITECT

2020.05.19

CHAD SHARKY'S CLINIC RENOVATION

CHAD SHARKY

612 SW 3RD STREET UNIT D LEE'S SUMMIT, MISSOURI 64063

REVISIONS		
No.	Description	Date
sheet issue date: 2020.19.08		
tompkins project no.: 2020-08		
sheet contents: ARCHITECTURAL FLOOR PLAN - MAIN LEVEL		
sheet no.:		

PLUMBING SPECIFICATIONS

1. GENERAL PROVISIONS:
- A. PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION OF THE PLUMBING AND MECHANICAL SYSTEMS OUTLINED.
- B. OBTAIN ALL PERMITS, FEES, LICENSES, INSPECTIONS, AND CERTIFICATIONS OF COMPLIANCE OR APPROVAL AS REQUIRED BY AUTHORITIES.
- C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE.
- D. ALL TESTING REQUIRED BY AUTHORITIES SHALL BE CONSIDERED PART OF THIS WORK.
- E. DURING CONSTRUCTION, ALL FIXTURES, EQUIPMENT, PIPE, DUCT, ETC. SHALL BE COVERED, PLUGGED, OR CAPPED AS REQUIRED TO KEEP CLEAN AND UNDAMAGED. ALL DAMAGED ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION OR REPLACED. ALL PROTECTIVE COVERING SHALL BE REMOVED BEFORE FINAL ACCEPTANCE.
- F. PROVIDE ALL NECESSARY CUTTING AND PATCHING OF WALLS, FLOORS, CEILINGS, AND ROOFS AS NECESSARY. PATCH AROUND ALL OPENINGS SHALL MATCH ADJACENT AREA. COORDINATE ALL ROOFING WORK WITH OWNER OR RESPONSIBLE PARTY, SO THAT THE EXISTING ROOFING WARRANTY WILL BE MAINTAINED.
- G. CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS AGAINST DEFECT FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
- H. INSPECTION OF THE SITE: THIS CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH THE MEP DRAWINGS, SPECIFICATIONS, DETAIL, AND THE SITE. THIS CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY SPECIAL OR UNUSUAL PROBLEMS, CONFLICTS, OR OBSTRUCTIONS THAT AFFECT HIS BID.
- I. FOR THE PURPOSE OF CLEARNESS AND LEGIBILITY, THE MECHANICAL DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS AND FITTINGS REQUIRED FOR INSTALLATION. DO NOT SCALE DRAWINGS. THE SIZE AND LOCATION OF EQUIPMENT IS SHOWN TO SCALE, WHEREVER POSSIBLE. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DATA AS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATION SECTIONS WHERE MECHANICAL WORK INTERFACES WITH OTHER TRADES.
- J. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN ITEMS INDICATED ON THE PLANS OR WITH CODE REQUIREMENTS, THE NOTE OR CODE WHICH PRESCRIBES AND ESTABLISHES THE MORE COMPLETE JOB OR HIGHER STANDARD SHALL PREVAIL.
- K. INSTALL MATERIALS AND SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SUBMITTALS. INSTALL MATERIALS IN PROPER RELATION WITH ADJACENT CONSTRUCTION AND WITH UNIFORM APPEARANCE FOR EXPOSED WORK. COORDINATE WITH WORK OF OTHER SECTIONS. COMPLY WITH APPLICABLE REGULATIONS AND CODE REQUIREMENTS. PROVIDE PROPER CLEARANCES FOR SERVING.
- L. INCLUDE ALL BASIC MATERIALS AND CONSTRUCTION METHODS INCLUDING PIPES, PIPE FITTINGS, AND SPECIALTIES AND SUPPORTING DEVICES, VALVES, PIPE AND VALVE IDENTIFICATION, PUMPS, VIBRATION ISOLATION, ETC.
- M. FURNISH ADEQUATE ACCESS PANELS AND DOORS TO ALLOW FOR FUTURE PIPING ALTERATIONS, REPLACEMENT, AND MAINTENANCE OF PIPING. PROPERLY IDENTIFY ALL ACCESS PANELS AND DOORS.

2. MANUFACTURERS:
- A. MANUFACTURERS, MODEL NUMBERS, ETC. INDICATED OR SCHEDULED ON THE DRAWINGS SHALL BE INTERPRETED AS HAVING ESTABLISHED A STANDARD OF QUALITY AND SHALL NOT BE CONSTRUED AS LIMITING COMPETITION. ARTICLES, FIXTURES, ETC. OF EQUAL QUALITY BY MANUFACTURERS SHALL BE ACCEPTABLE, SUBJECT TO STRUCTURAL AND ELECTRICAL CONSTRAINTS OF THE PROJECT DESIGN.

3. PLUMBING:
- A. PROVIDE AN APPROVED WATER HAMMER ARRESTOR FOR EACH PLUMBING FIXTURE SUPPLY AS REQUIRED BY FIXTURE MANUFACTURER.
- B. ALL EXPOSED PIPE IN FINISHED AREAS SHALL BE CHROME PLATED BRASS PIPE, NO FERROUS PIPE.
- C. PROVIDE CLEANOUTS AT EACH CHANGE IN DIRECTION AND AT 100 FOOT INTERVALS IN STRAIGHT RUNS.
- D. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES AND TRAPS.
- E. CLEANOUTS:
1. VINYL TILE FLOOR (FCO):JR SMITH #4140, OR EQUAL.
2. WALL (WCO):JR SMITH #4472, OR EQUAL, 24" ABOVE THE FLOOR.
- F. ALL SEWER PIPING LOCATED INSIDE THE BUILDING SHALL BE INSTALLED WITH THE FOLLOWING SLOPES.
1. INSTALL 2-1/2" AND SMALLER PIPE AT 1/4" PER FOOT FALL.
- G. PROVIDE DIELECTRIC UNIONS WITH APPROPRIATE END CONNECTION TO MATCH THE PIPE SYSTEM IN WHICH INSTALLED (SCREWED, SOLDERED, OR FLANGED). PROVIDE DIELECTRIC UNIONS ON ALL PIPING CONNECTIONS TO HOT WATER HEATERS AND EXPANSION JOINTS.

4. PIPING
- A. DOMESTIC COLD, HOT, AND HOT WATER RECIRCULATING (ABOVEGROUND).
1. TYPE L HARD DRAWN COPPER TUBING, ASTM B-88 WITH WROUGHT BRONZE SOLDERED FITTINGS.
2. GATE VALVE: CRANE #428 OR EQUAL.
3. BALL VALVE: CRANE #932 OR EQUAL.
- B. SANITARY SEWER AND VENTS (INTERIOR TO BUILDING).
1. POLYVINYL CHLORIDE (PVC) DWV PIPE, SCHEDULE 40, SOLVENT JOINT
2. SEWER LINES SHALL BE LOCATED IN GENERAL AS SHOWN ON THE DRAWINGS. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR IN SUCH A MANNER AS TO MAINTAIN PROPER CLEARANCES AND SUFFICIENT SLOPE TO ENSURE DRAINAGE.
- C. ALL PIPE HANGERS AND SUPPORTS SHALL BE STANDARD PRODUCTS OF GRINNELL, FEE AND MASON, OR ANVIL. HANGER SPACING SHALL BE IN ACCORDANCE WITH MSS-SP-69.
- D. SLEEVES
1. PROVIDE, SET, AND PROPERLY LOCATE PIPE SLEEVES AS REQUIRED FOR THIS WORK. ALL SLEEVES SHALL BE OF SUFFICIENT SIZE TO PERMIT PIPE MOVEMENT DUE TO EXPANSION AND CONTRACTION AND TO ACCOMMODATE PIPE INSULATION.
2. INTERIOR PARTITIONS: 16 GAUGE GALVANIZED STEEL, PACK BETWEEN PIPE AND SLEEVE WITH FIRE SAFING AND CAULK AT EACH END WITH FIRE RESISTANT SEALANT.
- E. PROVIDE CHROME PLATED ESCUTCHEONS ON ALL PIPE ENTERING FINISHED AREAS.

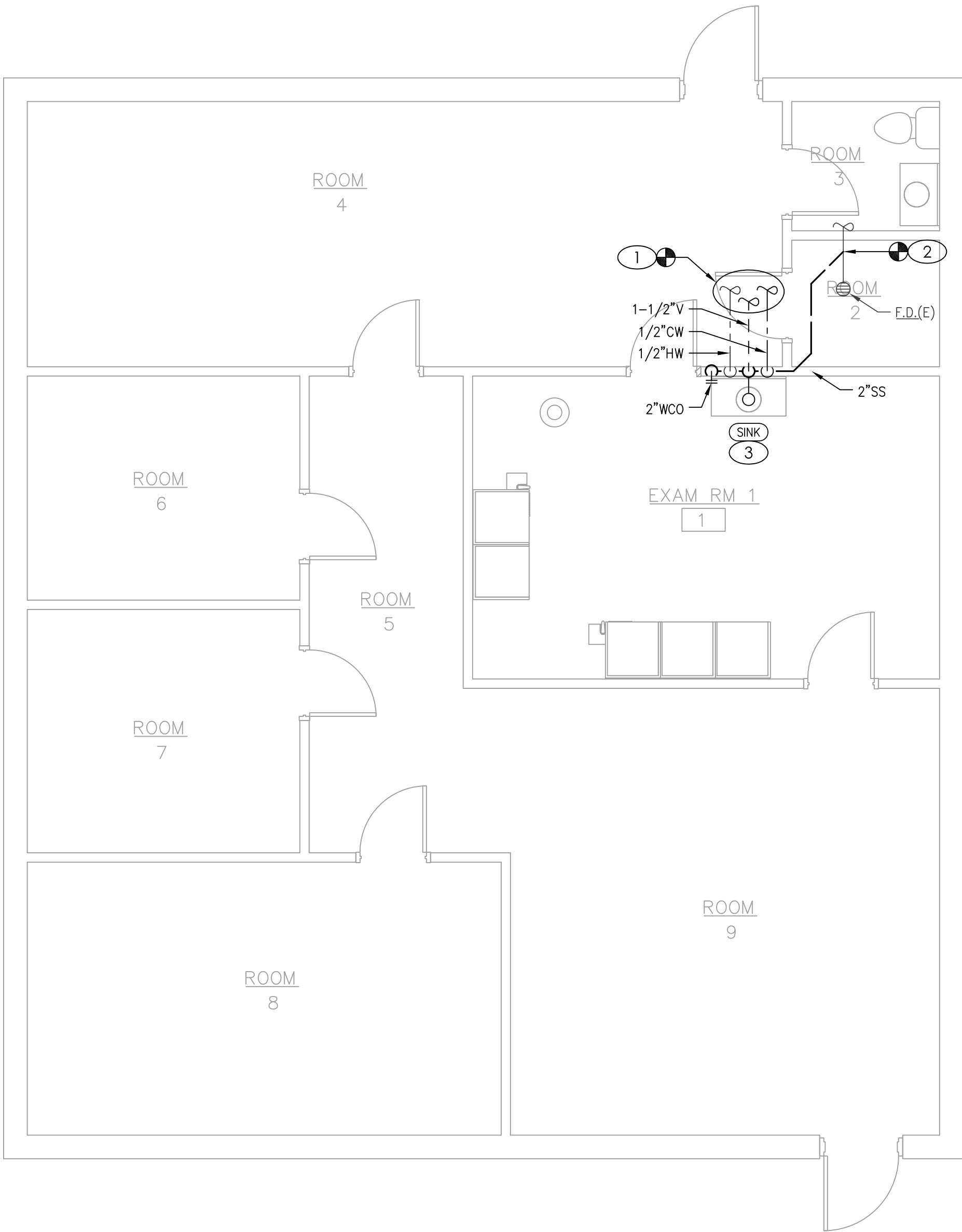
5. INSULATION:
- A. ALL INSULATIONS AND ACCESSORIES SHALL HAVE A FIRE HAZARD CLASSIFICATION WITH A FLAME SPREAD RATING OF NOT OVER 25, A FUEL CONTRIBUTION RATING OF NOT OVER 50, AND A SMOKE DEVELOPMENT RATING OF NOT OVER 50, IN ACCORDANCE WITH NFPA.
- B. PIPE INSULATION (ABOVE GRADE):
1. THE PIPE INSULATION USED SHALL HAVE A THERMAL CONDUCTIVITY OF 0.27 BTU PER IN/HR*SQ-FT*F OR LESS.
2. FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER, ASJ JACKET, FACTORY APPLIED PRESSURE SEALING LONGITUDE LAP JOINT, NO STAPLES, ZESTON PREMOULDED PVC FITTING COVERS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. FLEXIBLE CLOSED CELL ELASTOMERIC THERMAL INSULATION, UNSLIT OR PRESLIT WITH PRESSURE SENSITIVE ADHESIVE SYSTEM FOR CLOSURE AND VAPOR SEALING, EQUAL TO ARMSTRONG AP ARMAFLEX OR ARMAFLEX 2000.
4. INSULATION SCHEDULE:
- a. DOMESTIC COLD WATER: 1/2"
- b. DOMESTIC HOT WATER: 1"

6. TESTING, BALANCING AND CLEANING:
- A. ALL PIPING SHALL BE TESTED FOR LEAKS BEFORE BEING CONCEALED IN WALL CONSTRUCTION OR COVERED WITH INSULATION.
- B. SEWER AND VENT PIPING SHALL BE HYDROSTATICALLY TESTED WITH NO LESS THAN 10 FEET OF HEAD FOR A PERIOD OF NOT LESS THAN 15 MINUTES, PER THE LOCAL PLUMBING CODE, WITH NO LEAKS.
- C. DOMESTIC WATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF NOT LESS THAN 1-1/2 TIMES THE OPERATING PRESSURE, BUT NOT LESS THAN 60 PSI, FOR A PERIOD OF NOT LESS THAN 2 HOURS, WITH NO LEAKS.
- D. BEFORE DOMESTIC WATER PIPING IS PLACED IN SERVICE, ALL DOMESTIC WATER DISTRIBUTION SYSTEMS, INCLUDING THOSE FOR COLD WATER AND HOT WATER SYSTEMS, SHALL BE FLUSHED, STERILIZED AND CHLORINATED IN ACCORDANCE WITH THE HEALTH DEPARTMENT REGULATIONS. THE SYSTEMS SHALL BE THOROUGHLY FLUSHED OF ALL DIRT AND FOREIGN MATTER, THEN FILLED WITH WATER TREATED WITH 50 PPM OF CHLORINE. DURING THE FILLING PROCESS, VALVES AND FAUCETS SHALL BE OPENED SEVERAL TIMES TO ASSURE TREATMENT OF THE ENTIRE SYSTEM. THE TREATED WATER SHALL BE LEFT IN THE SYSTEM FOR 24 HOURS AFTER WHICH TIME THE SYSTEM SHALL BE FLUSHED; IF THE RESIDUAL CHLORINE IS NOT LESS THAN 10 PPM, THE FLUSHING SHALL BE REPEATED. AFTER STERILIZATION SAMPLES OF WATER FROM THE SYSTEM SHALL BE APPROVED BY THE BOARD OF HEALTH.
- E. THE INSPECTION AUTHORITY HAVING JURISDICTION SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO PERFORMANCE OF ALL TESTS SO THAT THEY TESTS MAY BE WITNESSED IF DEEMED NECESSARY.

7. REMODELING WORK:
- A. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BUILDING CONDITIONS.
- B. CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE AND THE CONTRACT DOCUMENTS PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THE WORK POTENTIAL. CONTRACTOR SHALL REPORT DISCREPANCIES TO THE ARCHITECT AND INCLUDE IN THE BID ALL COSTS REQUIRED TO MAKE THE WORK MEET EXISTING CONDITIONS.
- C. PROTECT ADJACENT MATERIALS INDICATED TO REMAIN, INSTALL AND MAINTAIN ADJUST AND NOISE BARRIERS TO KEEP DIRT, DUST, AND NOISE FROM BEING TRANSMITTED TO ADJACENT AREAS. REMOVE PROTECTION AND BARRIERS AFTER REMODELING OPERATIONS ARE COMPLETE.
- D. PIPE SHALL BE CONCEALED WITH NEW OR EXISTING CONSTRUCTION WHENEVER POSSIBLE, UNLESS INDICATED OTHERWISE. PATCH TO MATCH EXISTING.

FIXTURE BRANCH CONNECTION SCHEDULE				
FIXTURE	COLD WATER	HOT WATER	WASTE	VENT
SINK	1/2"	1/2"	1 1/2"	1 1/2"
NOTE:	PIPE SIZES SHOWN ARE MINIMUM. MINIMUM SANITARY SIZE UNDERGROUND IS 2".			

PLUMBING FIXTURE SCHEDULE	
SINK	PEDESTAL SINK: BARCLAY HAMPSHIRE 575, 3-HOLE, 4" CENTERSET, 17"x11"x5-5/8" ELLIPTICAL BOWL, VITREOUS CHINA, WITH FAUCET (DELTA B2596LF-SS). PROVIDE FLEXIBLE SS RISERS WITH CHROME PLATED STOP VALVES, P-TRAP WITH CLEANOUT AND ESCUTCHEONS.



PLUMBING PLAN

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

1



GENERAL NOTES

- A. DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF WORK. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND PLANS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT, ENGINEER AND/OR OWNER OF CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
- B. PROVIDE THE ARCHITECT AND OWNER WITH A COPY OF THE INSPECTION REPORTS AND APPROVAL CERTIFICATES FROM LOCAL AND STATE INSPECTIONS.
- C. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF PLUMBING FIXTURES.
- D. EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE VERIFIED PRIOR TO ANY INSTALLATION OR CONNECTIONS THEREOF.
- E. COORDINATE PIPE ROUTING AWAY FROM ELECTRICAL PANELS. DO NOT INSTALL PIPING OVER ELECTRICAL PANELS.
- F. PROVIDE SHIELDED ADAPTOR COUPLINGS FOR CONNECTIONS OF PVC DWV TO CAST IRON SANITARY, WASTE AND VENT PIPE.
- G. REFER TO PLUMBING FIXTURE SCHEDULE FOR MINIMUM BRANCH WASTE AND VENT PIPE SIZING.
- H. SAWCUT EXISTING FLOOR AS REQUIRED FOR INSTALLATION OF NEW UNDERFLOOR PIPING. PATCH FLOOR TO MATCH EXISTING.

KEYED PLAN NOTES

1. CONNECT NEW 1/2"HW AND 1/2"CW TO PIPING AT WATER HEATER IN "ROOM 2". CONNECT NEW 1-1/2"V TO EXISTING UTILITIES SERVING RESTROOM. CONNECT EACH PIPE TO EXISTING PIPING OF MATCHING SERVICE AND EQUAL OR GREATER SIZE. FIELD VERIFY LOCATION.
2. CONNECT NEW SANITARY SEWER LINE TO EXISTING SANITARY SEWER SERVING FLOOR DRAIN. VERIFY EXACT LOCATION, FLOW DIRECTION AND ADEQUATE INVERT ELEVATION PRIOR TO START OF WORK. PLUMBING CONTRACTOR SHALL CAMERA LINE PRIOR TO WORK TO FIELD VERIFY EXISTING ROUTING AND DEPTH AND ADJUST CONNECTION POINT AS REQUIRED.
3. CONFIRM SINK SPECIFICATION WITH TENANT PRIOR TO PURCHASE. PROVIDE 1/2"CW AND 1/2"HW DOWN IN WALL TO SINK. PROVIDE THERMOSTATIC MIXING VALVE FOR HOT WATER SUPPLY EQUAL TO LEONARD MODEL 170. SET HW SUPPLY WATER TEMPERATURE TO 110°F.

PLUMBING SYMBOLS

SYMBOL	DESCRIPTION
—SS—	SANITARY SEWER (ABOVE GRADE)
—SS—	SANITARY SEWER (BELOW GRADE)
- - -V- - -	VENT PIPING
—CW- - -	COLD WATER PIPING
—HW- - -	HOT WATER PIPING
—○—	PIPE ELBOW DOWN
—○—	PIPE ELBOW UP
—X—	GATE VALVE
—Z—	CHECK VALVE
— ○ —	BALL VALVE
—○—	FLOOR CLEANOUT (FCO)
— —	WALL CLEANOUT (WCO)
—○—	FLOOR DRAIN
— —	CAPPED PIPE

STANDARD MOUNTING HEIGHTS

(AFF, AFG, UNLESS NOTED OTHERWISE)

PLUMBING
REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE MOUNTING HEIGHTS. UNO, INSTALL PLUMBING FIXTURES WITH THE MOUNTING HEIGHTS AS LISTED BELOW WITH FINAL APPROVAL BY THE ARCHITECT.

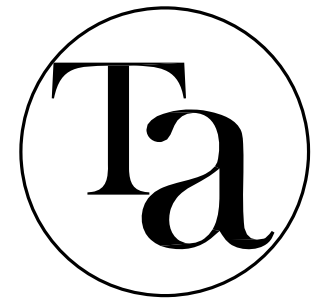
ADA ACCESSIBLE LAVATORIES	34" FLOOR TO RIM
ADA ACCESSIBLE WATER CLOSET	17" TO 19" FLOOR TO TOP OF SEAT
JANITOR'S SINK FAUCET FITTINGS	42" FLOOR TO CENTERLINE

ANNOTATION

- # PLAN WORK NOTE
- RTU 1 MECHANICAL EQUIPMENT DESIGNATION (CONTRACTOR FURNISHED AND INSTALLED UNLESS NOTED OTHERWISE)
- PLUMBING FIXTURE DESIGNATION
- CONNECTION POINT OF NEW WORK TO EXISTING

JSC
ENGINEERS

NO CON NO. 202200781 / KS CON NO. 62818
1901 NW BLUE HAWKWAY, SUITE 100, WILSONVILLE, OR 97150
3RD FLOOR, UNITY VILLAGE TOWER
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612 SW 3RD STREET UNIT D LEE'S SUMMIT, MISSOURI 64063

REVISIONS

No.	Description	Date

sheet issue date:
2020.05.19

JSC project no.:
20-097

sheet contents:
PLUMBING PLAN

sheet no.:

P101

SYMBOLS LEGEND

NOTE: THIS IS A MASTER LEGEND AND NOT ALL SYMBOLS, ETC., ARE NECESSARILY USED ON THE DRAWINGS.

	FLUORESCENT OR LED FIXTURE (SEE SCHEDULE)
	FIXTURE WITH EMERGENCY BATTERY BALLAST UNIT/DRIVER
	TRACK LIGHT
	DOWNLIGHT FIXTURE WITH EMERGENCY BATTERY BALLAST UNIT/DRIVER
	WALL MOUNTED FIXTURE WITH EMERGENCY BATTERY BALLAST UNIT/DRIVER
	DOWNLIGHT FIXTURE
	WALL MOUNTED FIXTURE
	PENDANT MOUNTED FIXTURE
	WALL WASHER
	SINGLE FACE EXIT SIGN - UNIVERSAL MOUNTED
	SINGLE FACE EXIT SIGN W/ DIRECTIONAL ARROWS - UNIVERSAL MTD
	DOUBLE FACE EXIT SIGN W/ DIRECTIONAL ARROWS - UNIVERSAL MTD
	DUAL HEADED EMERGENCY UNIT
	COMBO DUAL HEADED EMERGENCY AND EXIT SIGN UNIT
	LETTER INDICATES LIGHT FIXTURE AS INDICATED ON FIXTURE SCHEDULE
	SINGLE POLE SWITCH @ +48" UNLESS NOTED
	SWITCH BANK @ +48" UNLESS NOTED. LOWER CASE LETTER INDICATES FIXTURE CONTROLLED.
	2 POLE SWITCH @ +48" UNLESS NOTED
	3-WAY SWITCH @ +48" UNLESS NOTED
	4-WAY SWITCH @ +48" UNLESS NOTED
	DIMMER SWITCH - SIZE AS REQUIRED @ +48" UNLESS NOTED
	3-WAY DIMMER SWITCH - SIZE AS REQUIRED @ +48" UNLESS NOTED
	3-WAY DIMMER SWITCH BANK @ +48" UNLESS NOTED. LOWER CASE LETTER INDICATES FIXTURE CONTROLLED.
	SWITCH SENSOR @ +48" UNLESS NOTED
	MANUAL MOTOR STARTER
	OCCUPANCY SENSOR
	WALL SWITCH WITH OCCUPANCY SENSOR. TWO BUTTON DIGITAL LOW VOLTAGE WALL SWITCH. PROVIDES ON/OFF 0-10V DIMMING. SWITCH @ +48" UNLESS NOTED. LOWER CASE LETTER INDICATES FIXTURE CONTROLLED.
	TWO BUTTON DIGITAL LOW VOLTAGE WALL SWITCH. PROVIDES ON/OFF 0-10V DIMMING. SWITCH @ +48" UNLESS NOTED. LOWER CASE LETTER INDICATES FIXTURE CONTROLLED.
	LIGHTING CONTACTOR
	LIGHTING CONTROLS POWER PACK (SEE LIGHTING CONTROLS SCHEDULE FOR TYPE INDICATED BY "#")
	DAYLIGHT SENSOR (SEE LIGHTING CONTROLS SCHEDULE)
	OCCUPANCY SENSOR (SEE LIGHTING CONTROLS SCHEDULE FOR TYPE INDICATED BY "X")
	CAMERA
	SPEAKER
	TELEPHONE OUTLET@ +18" UNLESS NOTED
	DATA OUTLET @ +18" UNLESS NOTED
	COMBINATION TELEPHONE/DATA OUTLET @ +18" UNLESS NOTED
	TELEVISION OUTLET @ +18" UNLESS NOTED, COORDINATE REQUIREMENT WITH TENANT
	DUCT DETECTOR
	HEAT DETECTOR
	120 VOLT SMOKE DETECTOR WITH SOUNDER BASE AND BATTERY BACKUP
	AUXILIARY SYSTEM TERMINAL CABINET
	SWITCHBOARD, MOTOR CONTROL CENTER OR DISTRIBUTION BOARD
	120/208V., 3 PHASE, 4 WIRE PANELBOARD, UNLESS NOTED OTHERWISE
	CARD READER. PROVIDE 2-GANG OUTLET BOX WITH SINGLE GANG RING AND 3/4" CONDUIT STUBBED UP IN WALL TO ABOVE ACCESSIBLE CEILING WITH BUSHING ON END OF CONDUIT @ 48" UNLESS NOTED OTHERWISE.
	GENERATOR
	TRANSFORMER
	MOTOR OUTLET
	DISCONNECT SWITCH - SIZE AND TYPE NOTED
	COMBINATION FUSED STARTER DISCONNECT SWITCH FUSE SIZE AS INDICATED, STARTER SIZE "I"
	MECHANICAL EQUIP. CONNECTION, SEE SCHED. ON MECH. PLAN
	JUNCTION BOX
	CONDUIT RUN CONCEALED IN WALL OR ABOVE CEILING
	CONDUIT RUN BELOW FLOOR OR GRADE
	SPECIAL HEAVY DUTY RECEPTACLE - SIZE AS NOTED. @ +18" UNLESS NOTED
	1/2 SWITCHED RECEPTACLE @ +18" UNLESS NOTED
	FIRE RATED POKE THRU WITH TYPE INDICATED
	FLUSH FLOOR BOX WITH TYPE INDICATED
	SINGLE RECEPTACLE @ +18" UNLESS NOTED
	DUPLEX RECEPTACLE @ +18" UNLESS NOTED
	DOUBLE DUPLEX RECEPTACLE @ +18" UNLESS NOTED
	GFI DUPLEX RECEPTACLE
	FULL SWITCHED RECEPTACLE
	DUPLEX RECEPTACLE INSTALLED ABOVE COUNTERTOP
	DUPLEX GFI RECEPTACLE WITH WEATHERPROOF COVERPLATE @ 18" UNLESS NOTED
	HOMERUN TO PANELBOARD, INFORMATION AT ARROWS ARE CIRCUIT NUMBERS AND PANELBOARD FOR TERMINATION. REFER TO ASSOCIATED NOTE FOR BRANCH CIRCUIT CONDUCTOR SIZES.
	INDICATES 1/2" CONDUIT CONCEALED IN CEILING OR WALL WITH (3) CONDUCTORS. (1) PHASE, (1) NEUTRAL AND (1) GROUND WIRE. ALL ARE #12 AWG UNLESS NOTED OTHERWISE.
	WHIP COUNT INDICATES NUMBER OF HOT CONDUCTORS

PART I - GENERAL

A. CONDITIONS

- FURNISH AND INSTALL A COMPLETELY WIRED AND OPERATIONAL ELECTRICAL SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS.
A. LIGHTING FIXTURES AS INDICATED AND SPECIFIED ON THE PLANS.
B. ELECTRICAL PANELS, SERVICE, CONDUIT, WIRING, ETC., FOR ALL OUTLETS AND EQUIPMENT.
C. TELEPHONE, TELEVISION, AND FIRE ALARM. OUTLETS AND CONDUIT AS INDICATED.
- OBTAIN AND REVIEW ALL OTHER DRAWINGS INCLUDING REFLECTED CEILING PLAN, INTERIOR AND EXTERIOR ELEVATIONS, FURNITURE PLANS AND ALL MILL WORK DRAWINGS. COORDINATE INSTALLATION OF ALL ELECTRICAL DEVICES AND EQUIPMENT PRIOR TO ROUGH-IN.
- OBTAIN SUBMITTAL AND SHOP DRAWINGS FROM OTHER TRADES AND EQUIPMENT TO COORDINATE INSTALLATION ACCORDINGLY.
- INSTALLATION SHALL COMPLY WITH ALL CURRENT APPLICABLE CODES AND GOVERNING AGENCIES HAVING JURISDICTION.
- FIRE ALARM SYSTEM, IF REQUIRED PER IBC, SHALL BE DESIGN-BUILD BY OWNER'S/GC'S FIRE ALARM CONTRACTOR. DESIGN SHALL BE IN ACCORDANCE WITH NFPA 72. FIRE ALARM CONTRACTOR SHALL SUBMIT STAMPED DRAWINGS TO AHJ FOR REVIEW AND APPROVAL. FIRE ALARM CONTRACTOR IS RESPONSIBLE FOR TESTING AND VERIFYING THAT THE AUDIBILITY OF THE FIRE ALARM SYSTEM MEETS A MINIMUM OF 15 DBA ABOVE AMBIENT NOISE LEVELS. ADD HORNS WHERE REQUIRED TO MAINTAIN MINIMUM LEVELS.
- PROVIDE FIRE STOP ON ALL PIPING THAT PENETRATES RATED WALLS. METHOD OF FIRE STOP SHALL MEET WALL RATING. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE RATED WALLS. THIS CONTRACTOR SHALL PROVIDE FIRE RATED ENCLOSURES AROUND ALL ROUGH-IN BOXES, PANELS, ETC. THAT ARE LOCATED IN FIRE RATED WALLS AND SHALL FIRE CAULK ALL OPENINGS IN RATED ASSEMBLIES.

B. RELATED WORK BY OTHERS

- THE ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, TRENCH, AND BACKFILL FOR ELECTRICAL SERVICE ENTRANCE FROM THE MAIN SERVICE TO UTILITY POINT OF ELECTRICAL SERVICE. ELECTRICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE WITH SERVING UTILITY COMPANY.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, TRENCH, AND BACKFILL FOR PRIMARY PHONE AND CATV SERVICE FROM THE TELEPHONE TERMINAL BOARD OR CABINET TO THE PHONE COMPANY AND CATV COMPANY POINT OF SERVICE COORDINATE WITH LOCAL UTILITY COMPANIES.

C. CODES, REGULATIONS, AND STANDARDS

- THE INSTALLATION SHALL COMPLY WITH APPLICABLE LOCAL AND STATE CODES AND ORDINANCES, WITH THE REGULATIONS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND WITH THE REQUIREMENTS OF THE POWER, TELEPHONE, AND CATV COMPANIES FURNISHING SERVICES TO THIS INSTALLATION.
- THE LATEST EDITIONS OF THE FOLLOWING INDUSTRY STANDARDS, SPECIFICATIONS, AND CODES ARE MINIMUM REQUIREMENTS:
A. THE NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION STANDARDS.
B. THE NATIONAL ELECTRICAL CODE, INCLUDING LOCAL AMENDMENTS.
C. UNDERWRITER LABORATORIES INCORPORATED STANDARDS.
D. AMERICAN NATIONAL STANDARDS INSTITUTE.
E. INTERNATIONAL BUILDING CODE.

D. INSPECTION OF SITE

- PRIOR TO SUBMITTING A BID FOR ELECTRICAL WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED CONSTRUCTION AND SHALL THOROUGHLY ACQUAINT HIMSELF WITH EXISTING UTILITIES, AND WORKING CONDITIONS TO BE ENCOUNTERED, ETC. ALLOWANCE WILL NOT BE MADE FOR NONCOMPLIANCE WITH THIS CONDITION AFTER BIDDING.
- ELECTRICAL INSTALLATION SHALL MEET THE EXISTING CONDITIONS.

E. STORAGE AND HANDLING OF MATERIAL

- DELIVER MATERIALS AND EQUIPMENT TO THE PROJECT IN THE MANUFACTURER'S ORIGINAL, UNOPENED, LABELED CONTAINERS. PROTECT AGAINST MOISTURE, TAMPERING, OR DAMAGE FROM IMPROPER HANDLING OR STORAGE. CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR ANY DAMAGE TO WORK OR MATERIALS UNTIL FINAL ACCEPTANCE BY THE OWNER, AND SHALL MAKE GOOD WITHOUT COST TO THE OWNER, ANY DAMAGE OR LOSS THAT MAY OCCUR DURING THIS PERIOD.
- ARRANGE FOR TIMELY DELIVERY OF MATERIALS AND EQUIPMENT TO THE JOB SITE IN ORDER TO MINIMIZE THE LENGTH OF TIME BETWEEN DELIVERY AND INSTALLATION.
- COVER AND PROTECT ANY MATERIAL WHICH MAY BE AFFECTED BY THE WEATHER WHILE IN TRANSIT OR STORED AT THE PROJECT SITE. ANY MATERIAL FOUND DEFECTIVE OR NOT INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS MAY BE REJECTED BY THE ENGINEER.

F. CLEANUP

- KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS, OR RUBBISH CAUSED BY EMPLOYEES OR WORK UNDER THIS DIVISION OF THE SPECIFICATIONS. AT THE COMPLETION OF THE WORK REMOVE ALL SURPLUS MATERIALS, TOOLS, ETC., AND LEAVE THE PREMISES BROOM-CLEAN.

G. EXCAVATION, CUTTING, AND FITTING

- PERFORM ALL EXCAVATION AND BACK FILLING REQUIRED FOR WORK PERFORMED UNDER THIS DIVISION OF THE SPECIFICATIONS. USE EXCAVATED MATERIALS FOR BACKFILL UNLESS OFF SITE MATERIALS ARE DEEMED NECESSARY.
- PERFORM THE EXCAVATION, CUTTING, FITTING, REPAIRING, AND FINISHING OF THE WORK NECESSARY FOR THE INSTALLATION OF THE EQUIPMENT OF THIS SECTION. HOWEVER, NO CUTTING OF THE WORK OF OTHER TRADES OR OF ANY STRUCTURAL MEMBERS SHALL BE DONE WITHOUT THE CONSENT OF THE ARCHITECT.

H. DRAWINGS

- THE DRAWINGS INDICATE THE GENERAL ARRANGEMENT AND LOCATIONS OF THE ELECTRICAL WORK DATA PRESENTED ON THESE DRAWINGS ARE AS ACCURATE AS PLANNING CAN DETERMINE, BUT FIELD VERIFICATION OF ALL DIMENSIONS, LOCATIONS, LEVELS, ETC., TO SUIT FIELD CONDITIONS IS REQUIRED. REVIEW ALL ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS AND ADJUST ALL WORK TO MEET THE REQUIREMENTS OF CONDITIONS SHOWN. THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ALL OTHER DRAWINGS. DISCREPANCIES BETWEEN DIFFERENT PLANS, OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR REGULATIONS AND CODES GOVERNING THE INSTALLATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING BEFORE THE DATE OF BID OPENING. IF DISCREPANCIES ARE NOT REPORTED, THE CONTRACTOR SHALL BID THE GREATER QUANTITY OR BETTER QUALITY, AND APPROPRIATE ADJUSTMENTS WILL BE MADE AFTER CONTRACT AWARD. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD MEASURE AND CONFIRM MOUNTING HEIGHTS AND LOCATION OF ELECTRICAL EQUIPMENT WITH RESPECT TO COUNTERS, RADIATION, ETC. DO NOT SCALE DISTANCES OFF THE ELECTRICAL DRAWINGS, USE ACTUAL BUILDING DIMENSIONS.

I. COOPERATION WITH OTHER CONTRACTORS

- COOPERATE WITH THE OTHER TRADES SO THAT THE INSTALLATION OF THE ELECTRICAL OUTLETS AND EQUIPMENT WILL BE PROPERLY COORDINATED. CONDUIT, LIGHTING FIXTURES, AND OTHER EQUIPMENT LOCATIONS SHALL BE VERIFIED WITH OTHER TRADES TO AVOID CONFLICT WITH THE PIPING, DUCTWORK, STEEL, BEAMS, OR OTHER OBSTRUCTIONS.
- CAREFULLY VERIFY THE LOCATIONS OF THE OUTLET BOXES AND DETERMINE THAT THEY HAVE NOT BEEN DISTURBED DURING THE INSTALLATION OF MATERIALS OF OTHER TRADES.
- COORDINATE THE LOCATION OF THE TRENCHES AND CONDUITS FOR ELECTRICAL AND TELEPHONE UTILITY SERVICES WITH THE GENERAL CONTRACTOR.
- COORDINATE HVAC AND PLUMBING EQUIPMENT CONNECTION REQUIREMENTS WITH HVAC AND PLUMBING CONTRACTORS.

J. RECORD DRAWINGS

- THE ELECTRICAL CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS AT THE JOB SITE FOR THE EXCLUSIVE PURPOSE OF MAINTAINING A RECORD OF ALL WORK INSTALLED AND TO SHOW ANY DEVIATIONS FROM THE WORK INDICATED ON THE DRAWINGS.
- AT THE COMPLETION OF THE PROJECT, ONE SET OF REPRODUCIBLE DRAWINGS, SHOWING ALL RECORD CONDITIONS, SHALL BE DELIVERED TO THE OWNER FOR ACCEPTANCE PRIOR TO FINAL PAYMENT.

PART II - PRODUCTS AND EXECUTION

A. MATERIALS

- ALL MATERIALS SHALL BE NEW AND OF QUALITY AS SPECIFIED ON THE PLANS OR SPECIFICATIONS AND MUST CARRY THE UNDERWRITER'S LABORATORIES APPROVAL COVERING THE PURPOSE FOR WHICH THEY ARE USED, IN ADDITION TO MEETING ALL REQUIREMENTS OF THE CURRENT APPLICABLE CODES AND REGULATIONS.

B. SHOP DRAWINGS AND APPROVALS

- THE ITEMS SPECIFIED HEREIN AND ON DRAWINGS ARE USED AS A STANDARD OF QUALITY. ANY MATERIALS OF EQUAL QUALITY AND AESTHETIC VALUE WILL BE GIVEN CONSIDERATION AS A SUBSTITUTE FOR THE MATERIALS SPECIFIED. NO APPROVAL WILL BE GIVEN TO A SPECIFIC CATALOG NUMBER, MODEL, OR TYPE OF EQUIPMENT, PRIOR TO BIDDING. AFTER BIDDING, THE DECISION OF THE ARCHITECT AND/OR ENGINEER DETERMINING EQUAL MATERIALS WILL BE FINAL.

ELECTRICAL SPECIFICATIONS

- THE CONTRACTOR SHALL SUBMIT SEVEN (7) IDENTICAL BOUND SETS OF SHOP DRAWINGS ON THE FOLLOWING ITEMS:
A. LIGHTING FIXTURE CUTS AND PERFORMANCE DATA.
B. OUTLINE DRAWINGS AND DATA SHEETS OF EACH PANELBOARD, LOAD CENTERS, AND DISTRIBUTION PANELS.
C. OUTLINE DRAWINGS OF ALL SWITCH GEAR COMPONENTS.
D. WIRING DEVICES AND COVER PLATES.
E. ALL CIRCUIT BREAKERS INSTALLED IN PANELBOARDS, LOAD CENTERS, AND DISTRIBUTION PANELS. SUBMIT ITEMS AT ONE TIME IN A NEAT AND ORDERLY MANNER WITHIN 15 DAYS OF AWARD OF CONTRACT. PARTIAL SUBMITTALS WILL NOT BE ACCEPTABLE.
- BOXES INSTALLED FOR THE ALARM, COMPUTER, AND SECURITY SYSTEM SHALL BE PROVIDED WITH APPROPRIATE COVER PLATES.
BOXES FOR TELEPHONE, COMPUTER, T.V., FIRE ALARM, SECURITY, AND SIMILAR SYSTEMS SHALL BE MINIMUM 2-1/8" DEEP.

G. WIRING DEVICES

- WALL SWITCHES SHALL BE SPECIFICATION GRADE AC SILENT TYPE SWITCHES, 20A 120/277 VOLT.
- RECEPTACLES SHALL BE SPECIFICATION GRADE, DUPLEX TYPE, NEMA5-20R, 20 AMPERE, 120VOLT, GROUNDED TYPE. SPECIAL APPLICATION RECEPTACLES SHALL BE INDICATED ON PLANS. MOUNT WITH THE GROUND DOWN.
- DEVICE PLATES SHALL BE EQUAL TO SIERRA SMOOTH-LINE PLASTIC WALL PLATES. COLOR SHALL BE WHITE, UNLESS OTHERWISE NOTED.
- RECEPTACLES IN OUTDOOR AND WET LOCATIONS SHALL BE INSTALLED WITH A HINGED OUTLET COVER/ENCLOSURE CLEARLY MARKED AND U.L. LISTED SUITABLE FOR WET LOCATIONS WHILE IN USE, EQUAL TO TAYMAC SPECIFICATION GRADE.

K. LOAD CENTER

- CIRCUIT BREAKER TYPE AS INDICATED ON DRAWINGS. MANUFACTURERS SHALL BE GENERAL ELECTRIC, SQUARE D, SIEMENS, CUTLER-HAMMER/EATON WITH VOLTAGE, SIZES, AND RATINGS AS INDICATED ON DRAWINGS.
- THE CIRCUIT BREAKERS SHALL BE OPERABLE IN ANY POSITION AND BE REMOVABLE FROM THE FRONT OF THE PANEL BOARD WITHOUT DISTURBING THE ADJACENT UNITS. BRANCH BREAKERS SHALL BE OF SUCH DESIGN THAT COMBINATION OF SINGLE-POLE AND DOUBLE-POLE BREAKERS CAN BE ASSEMBLED ON THE SAME PANEL. EACH BRANCH CIRCUIT SHALL BE CLEARLY NUMBERED. BRANCH AND MAIN TERMINALS SHALL BE OF THE SOLDERLESS TYPE. HANDLE TIES TO FORM MULTI-POLE BREAKERS NOT ACCEPTABLE.
- A CIRCUIT BREAKERS SHALL BE PLUG-IN TYPE
- WIRE TERMINATION FOR PANEL BOARDS AND CIRCUIT BREAKERS SHALL BE LISTED AS SUITABLE FOR 75 DEGREES C.
- PROVIDE A TYPEWRITTEN CIRCUIT INDEX BEHIND CLEAR PLASTIC COVER ON INSIDE OF DOOR. INFORMATION SHALL INCLUDE ROOM AND TYPE LOAD SERVED. ALL CIRCUIT BREAKERS SHALL BE IDENTIFIED, INCLUDING SPARES. INDEX CARD FRAME SHALL BE METAL, SECURED TO DOOR. PANEL BOARDS/LOAD CENTERS TO BE PROVIDED WITH COPPER BUSSING ONLY.

N. TELEPHONE AND CABLE TELEVISION SYSTEMS

- TELEPHONE WALL OUTLETS SHALL CONSIST OF STANDARD BOXES MOUNTED 18" ABOVE THE FLOOR UNLESS OTHERWISE INDICATED. PROVIDE A TERMINAL MOUNTING BOARD FOR THE INCOMING SERVICE CABLE.
- CABLE TELEVISION OUTLETS SHALL CONSIST OF STANDARD BOXES MOUNTED 18" ABOVE THE FLOOR UNLESS OTHERWISE INDICATED. PROVIDE A TERMINAL MOUNTING BOARD FOR THE INCOMING SERVICE CABLE.

O. GUARANTEE

- GUARANTEE ALL MATERIAL FURNISHED AND ALL WORKMANSHIP PERFORMED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK. ANY DEFECTS DEVELOPING WITHIN THIS PERIOD, TRACEABLE TO MATERIAL FURNISHED AS A PART OF THIS SECTION OR WORKMANSHIP PERFORMED HEREUNDER, SHALL BE MADE GOOD AT NO EXPENSE TO THE OWNER.

P. REMODELING WORK

- THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BUILDING CONDITIONS.
- CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE AND THE CONTRACT DOCUMENTS PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THE WORK POTENTIAL. CONTRACTOR SHALL REPORT DISCREPANCIES TO THE ARCHITECT AND INCLUDE IN THE BID ALL COSTS REQUIRED TO MAKE THE WORK MEET EXISTING CONDITIONS.
- DEMOLITION: DISCONNECT, DEMOLISH, AND REMOVE ABANDONED MATERIALS AND EQUIPMENT INDICATED TO BE REMOVED AND NOT INDICATED TO BE SALVAGED OR REMAIN.
- DISPOSAL AND CLEANUP: REMOVE FROM THE SITE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS AND EQUIPMENT NOT INDICATED TO BE SALVAGED.
- PROTECT MATERIALS INDICATED TO REMAIN.

(E)LOAD CEN				P1				VOLTAGE: 208/120V				3PH, 4W				CIRCUIT CODES: 1=(CONTINUOUS LOAD)										
LOCATION:				RESTROOM				BUS: 200 AMPS				2=(NON-CONTINUOUS LOAD)														
SHEET/ 1 LINE:				E101/ E201				MAIN: MCB				3=(RECEPTACLES)														
AIC RATING:				10,000				MOUNTING: SURFACE				4=(KITCHEN EQUIPMENT)														
CKT	CB	LOAD DESIGNATION						LOAD	PHASES				LOAD	LOAD DESIGNATION						CB	CKT					
NO.	CODE	TRIP	POLE	DESCRIPTION			MISC	REC	LITE	VA	A	B	C	VA	LITE	REC	MISC	DESCRIPTION			POLE	TRIP	CODE	NO.		
1				SPACE						0	//////	//////						SPACE						2		
3	2	20	1	(E)EXISTING LOAD						1000	//////	2000	//////	1000				(E)EXISTING LOAD				20	2	4		
5	2	20	1	(E)EXISTING LOAD						1000	//////	//////	2000	1000			/				2		2	6		
7	1	20/20	1	(E)EXISTING LOAD						1500	3000	//////	//////	1500				(E)EXISTING LOAD			1	20/20	2	8		
9	1	20/20	1	(E)EXISTING LOAD						1500	//////	3000	//////	1500				(E)EXISTING LOAD			1	20/20	2	10		
11	2	40		(E)EXISTING LOAD						3000	//////	//////	4500	1500				(E)EXISTING LOAD			1	20/20	2	12		
13			2							3000	4000	//////	//////	1000				(E)EXISTING LOAD			1	20	2	14		
15	2	20	1	(E)EXISTING LOAD						1000	//////	2500	//////	1500				(E)EXISTING LOAD			1	20/20	2	16		
17	2	20	1	(E)EXISTING LOAD						1000	//////	//////	2500	1500				(E)EXISTING LOAD			1	20/20	2	18		
19	2	20	1	EXAM RM 1 RECEPS						720	2220	//////	//////	1500				(E)EXISTING LOAD			1	20/20	2	20		
21	2	20	1	EXAM RM 8 RECEPS						720	//////	1720	//////	1000				(E)EXISTING LOAD			1	20	2	22		
23				SPACE						//////	//////	2250	2250					(E)EXISTING LOAD			1	30	2	24		
25				SPACE						0	//////	//////						SPACE						26		
TOTAL										9220	9220	11250											CONNECTED KVA		29.7	
																				CONNECTED KVA (CODE 1)		3.0				
																				CONNECTED KVA (CODE 2)		23.7				
																				CONNECTED KVA (CODE 3)		0.0				
																				CONNECTED KVA (CODE 4)		0.0				
JOB NAME: SHARKY MEDICAL OFFICE																				FEEDER DEMAND KVA		27.4				
ISSUE DATE: 05.05.2020																				FEEDER DEMAND AMPS		76.2				

JOB NAME: SHARKY MEDICAL OFFICE

ISSUE DATE: 05.05.2020

(E)ELECTRICAL PANEL SCHEDULE

SCALE : NTS

1

JSC
ENGINEERS

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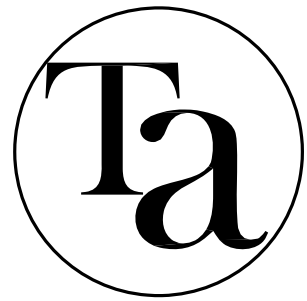


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05-07-2020



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CHAD SHARKY'S CLINIC RENOVATION

CHAD SHARKY

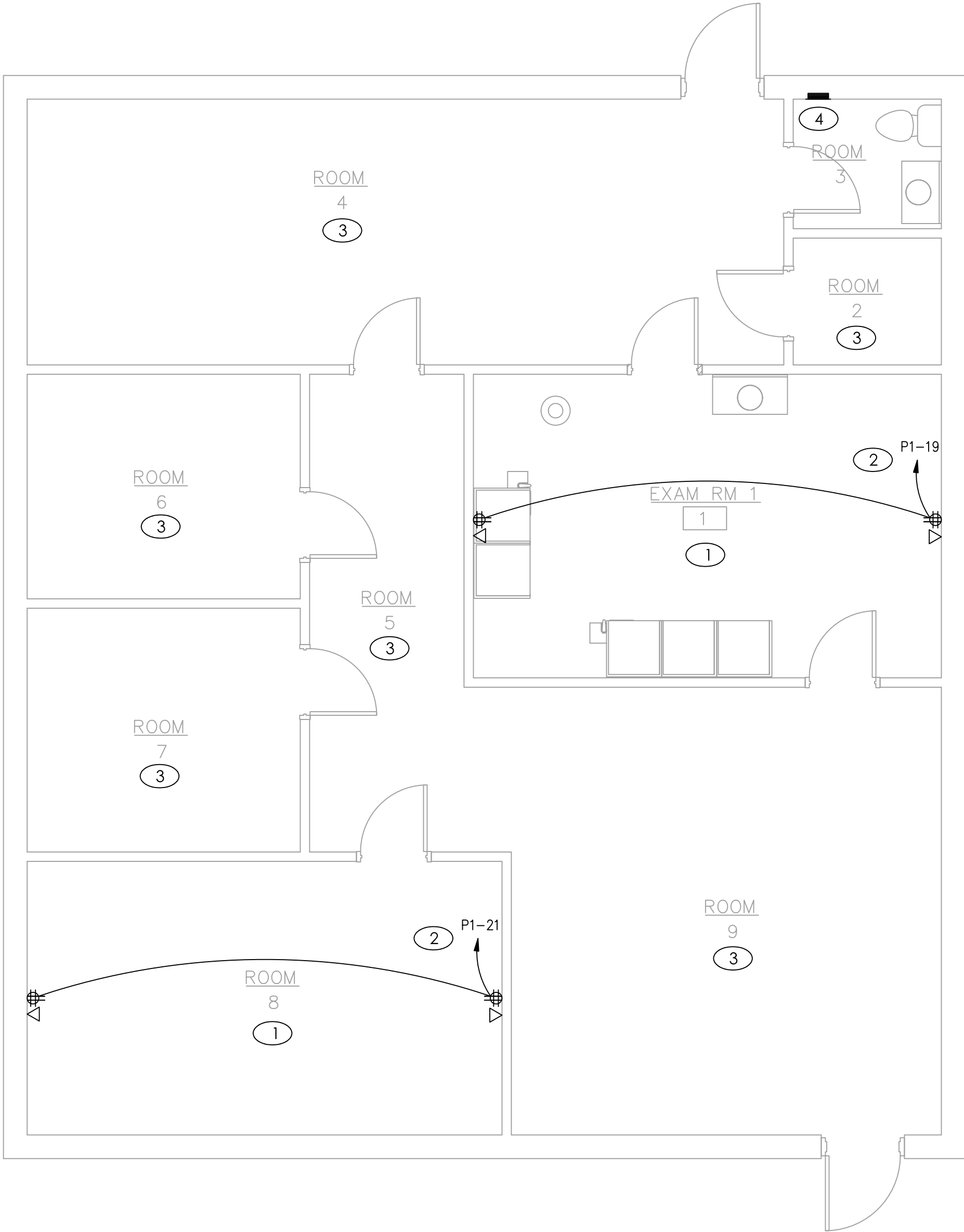
612 SW 3RD STREET UNIT D LEE'S SUMMIT, MISSOURI 64063

GENERAL NOTES

- A. EXISTING WORK SHOWN LIGHT, NEW SHOWN BOLD.
- B. DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS OR FIELD MEASUREMENTS FOR DIMENSIONS.
- C. ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA 70) AND ALL LOCAL BUILDING CODES AND AMENDMENTS.
- D. COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO PROPERLY INSTALL ALL SYSTEMS AS INTENDED, WITHIN THE CONFINES OF THE SPACE AVAILABLE, AND WITHOUT INTERFERENCES.
- E. THIS CONTRACTOR SHALL PERFORM ALL WORK INDICATED AND/OR AS REQUIRED FOR THE PROPER INSTALLATION AND OPERATION OF THE ELECTRICAL SYSTEMS.
- F. ALL WIRING SHALL BE IN APPROVED RACEWAY.
- G. WIRE SIZE SHALL BE MINIMUM #12 AWG THWN SOLID COPPER UNLESS OTHERWISE NOTED. PROVIDE GROUND WIRE WHERE REQUIRED BY CODE. INCREASE WIRE SIZE TO COMPENSATE FOR VOLTAGE DROP WHERE TOTAL LENGTH OF ANY BRANCH CIRCUIT EXCEEDS 100 FEET.
- H. ROUTE ALL EXPOSED, RIGID CONDUIT TIGHT TO STRUCTURE, PARALLEL TO BUILDING LINES AND IN UNISTRUT CABLE/PIPE TRAY WHERE POSSIBLE. COORDINATE CONDUIT ROUTING AND INSTALLATION WITH OTHER TRADES PRIOR TO ROUGH-IN. SUPPORT CONDUIT FROM STRUCTURE NOT ROOF DECK. MAINTAIN 2" MIN SPACING FROM BOTTOM OF ROOF DECK TO PREVENT ROOFING SCREWS FROM PENETRATING CONDUITS.
- I. PERFORM ALL ELECTRICAL DISCONNECTIONS AND REMOVAL AS A RESULT OF WALL AND CEILING DEMOLITION SHOWN ON ARCHITECTURAL DRAWINGS. ENSURE CONTINUITY OF ALL EXISTING ELECTRICAL CIRCUITS SERVING REMAINING AND RELOCATED DEVICES. UPDATE PANEL SCHEDULES TO REFLECT CIRCUIT REMOVAL AND MODIFICATIONS.
- J. EXISTING DEVICES NOT AFFECTED BY DEMOLITION AND NOT SHOWN SHALL REMAIN.

KEYED PLAN NOTES

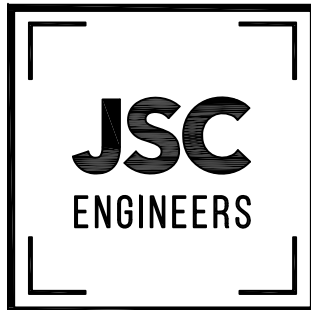
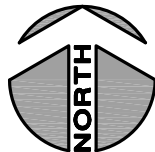
- 1. DISCONNECT EXISTING GENERAL USE RECEPTACLES IN ROOM. REMOVE DEVICES, CAP WIRES IN WALL, AND INSTALL BLANK COVER PLATE TO CONCEAL WIRES. COORDINATE COLOR/FINISH OF COVER PLATE WITH ARCHITECT PRIOR TO ORDERING.
- 2. PROVIDE MEDICAL GRADE QUADPLEX RECEPTACLE. MAKE CONNECTION TO DEVICE WITH MEDICAL GRADE WIRING BACK TO DESIGNATED PANEL AND BREAKER.
- 3. NO SCOPE IN THIS ROOM.
- 4. LOCATION OF EXISTING PANELBOARD TO REMAIN. ALL EXISTING SERVICE EQUIPMENT AND BRANCH CIRCUITS ARE TO REMAIN. REFER TO PANELBOARD SCHEDULE ON SHEET E102 FOR MORE INFORMATION.



POWER PLAN

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

1



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REVISIONS

No.	Description	Date
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sheet issue date:
2020.05.19

JSC project no.:
20-097

sheet contents:
ELECTRICAL
POWER PLAN

sheet no.:

E101