

A TENANT IMPROVEMENT IN AN EXISTING BUILDING.



FLYING BISCUIT
SUMMIT ORCHARDS
460 NW DONOVAN RD.
SUITE 4B
LEE'S SUMMIT, MO 64086

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5/15/20



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REVISIONS	DATE	DESCRIPTION
1	7/26/20	REVISION COMMENTS
2		
3		
4		

PROJECT NO: FBMO-004
ACAD FILE: TV
DRAWN BY: TV
CHECKED BY: TFT
ISSUE DATE: 5/15/20

TITLE SHEET

T1.1

RESPONSIBILITY SCHEDULE

NOTE: THE DIVISION SYSTEM OF THE RESPONSIBILITY SCHEDULE DOES NOT CONTROL THE DIVISION OF WORK AMONG TRADES NOR THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE. THE G.C. IS RESPONSIBLE FOR ALL WORK UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS.

NOTE: REFER TO SHEET A0.1 FOR LANDLORD'S SCOPE OF WORK

ITEM	SUPPLIED BY EQUIP. VENDOR	INSTALLED BY EQUIP. VENDOR	SUPPLIED BY SIGN/GRAPHICS VENDOR	INSTALLED BY SIGN/GRAPHICS VENDOR	SUPPLIED BY G.C.	INSTALLED BY G.C.
DIVISION 06 - WOOD & PLASTICS						
STRUCTURAL FRAMING, MISC. BLOCKING						●
FINISH CARPENTRY NOT INCLUDING MILLWORK						●
CUSTOM MILLWORK (U.N.O.)	●	●				●
MILLWORK: ELECTRICAL & BLOCKING REQUIREMENTS						●
SHELVING (MILLWORK)	●	●				●
DIVISION 07 - THERMAL & MOISTURE PROTECTION						
INSULATION: BATT, SOUND BATT, & E.I.F.S.						●
DIVISION 08 - DOORS & WINDOWS						
WOOD DOORS/ WINDOWS						●
ALUMINUM DOORS/ WINDOWS						●
DIVISION 09 - FINISHES						
GYPSUM BOARD, CEILING, WALLS, ETC, AND REQUIRED FRAMING AND BLOCKING						●
DIVISION 10 - SPECIALTIES						
SIGNS (U.N.O.)					●	●
GRAPHICS (P.O.S.)					●	●
DIVISION 11 - EQUIPMENT						
KITCHEN EQUIPMENT	●	●				●
METAL SHELVING (WALL MTD.)	●	●				●
DIVISION 12 - FURNISHINGS	●	●				●
DIVISION 15 - MECHANICAL						
HVAC WORK						●
PLUMBING WORK						●
FIRE SPRINKLER WORK						●
DIVISION 16 - ELECTRICAL						
DATA & PHONE CONDUIT, BOX, AND PULL STRING						●
DATA & PHONE CABLING AND HOOKUP						●
LIGHT FIXTURES (WITH LAMPS)						●
EXIT LIGHTS, EMERGENCY LIGHTS, ETC.						●
SIGNS (ELECTRICAL REQUIREMENTS)						●

THOMAS F. TEDROW, ARCHITECT OF RECORD, IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE. THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

PROJECT/CODE SUMMARY

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

PROJECT SUMMARY DATA:
OCCUPANCY: A-2 ASSEMBLY

CONSTRUCTION TYPE: TYPE II-B, SPRINKLERED (BUILDING IS PROTECTED WITH A FIRE ALARM SYSTEM - NFPA 70 & NFPA 72)

EGRESS DATA:
TOTAL FLOOR AREA: 3100 SQ. FT

OCCUPANT LOAD:
SEATING (1314 SQ. FT. TOTAL)
LESS CONCENTRATED W/O FIXED SEATING: 1200 SQ. FT. / 15 = 80
BOOTH/BENCH SEATING: 48 LINEAR FEET / 2 = 24

OUTDOOR SEATING = 500 SQ. FT./15 = 33

KITCHEN/PRODUCTION: 1185 SQ. FT. / 100 = 12
COOLER/FREEZER: 201 SQ. FT. / 200 = SIMULTANEOUS USE / NON HABITABLE
OTHER (HALLS/RESTROOM): 200 SQ. FT. SIMULTANEOUS USE

TOTAL OCCUPANT LOAD: 149

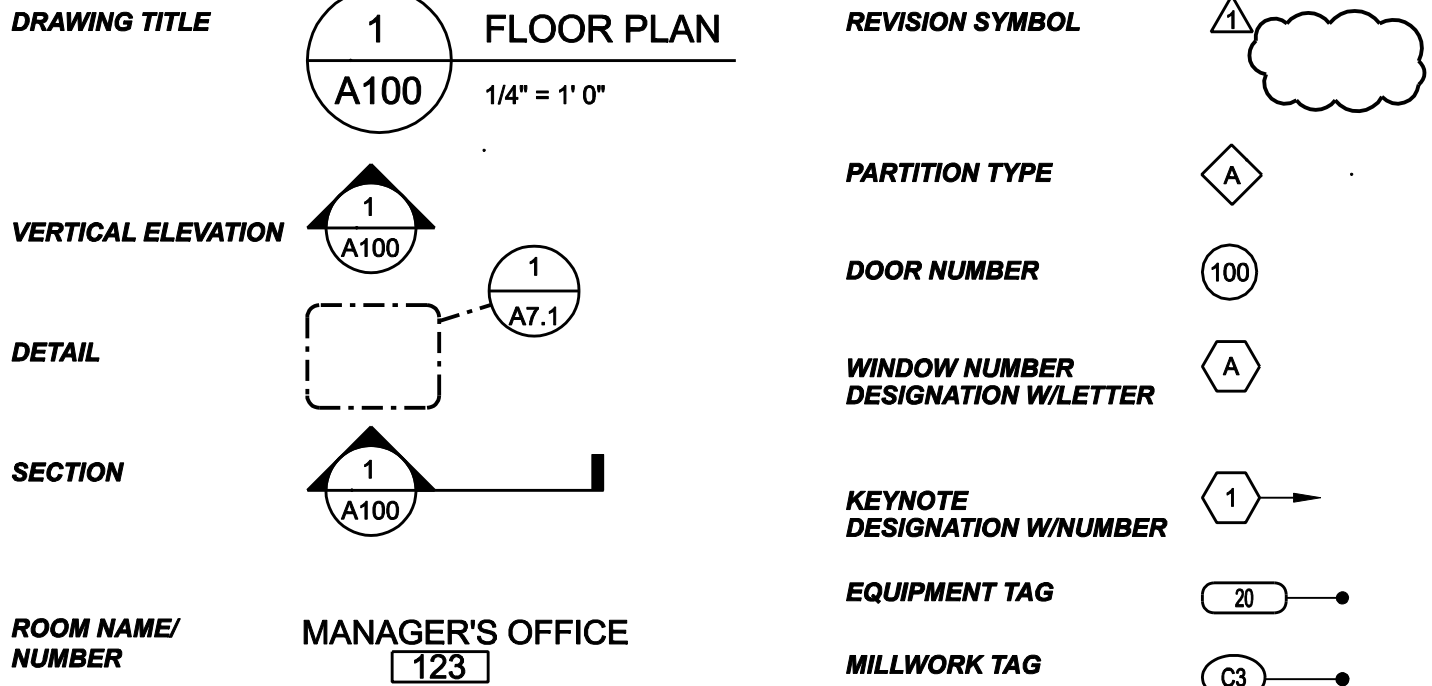
EXITS:

OCCUPANT LOAD > 50
TRAVEL DISTANCE TO EXIT < 75'-0"
NUMBER OF EXITS PROVIDED: 2
NUMBER OF EXITS REQUIRED: 3

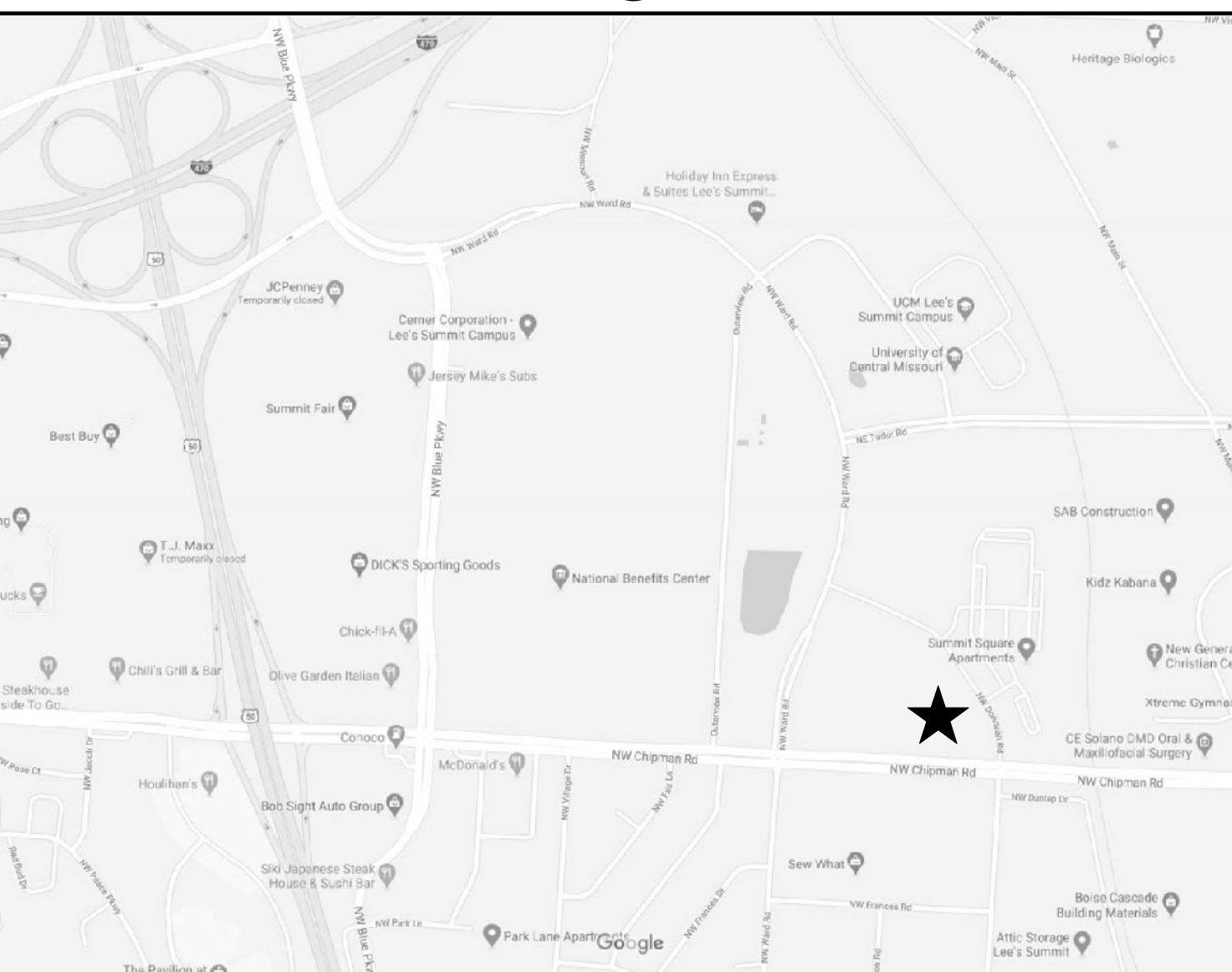
ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	GALV	GALVANIZED	RAD	RADIUS
ATC	ACOUSTIC TILE CEILING	GC	GENERAL CONTRACTOR	REF	REFERENCE
A/C	AIR CONDITIONING	GB	GRAB BAR	RET	RETURN
ALUM	ALUMINUM	GPF	GALLONS PER FLUSH	RA	ROOM
		GWB	GYPSUM WALL BOARD	RM	
BD	BOARD	HDW	HARDWARE	STR	STRUCTURAL
BO	BOTTOM OF BUILDING	HTG	HEATING	SU	STUB UP
BLDG	BUILDING	HVAC	HEATING/VENTILATION/	SUP	SUPPLY
			AIR CONDITIONING	SA	SUPPLY AIR
CLG	CEILING MOUNTED	HT	HEIGHT	SCH	SCHEDULE
CT	CERAMIC TILE	HM	HOLLOW METAL	SEC	SECTION
CD	COLD WATER	HORZ	HORIZONTAL	SEL	SELECT
CW	COLD WATER	HW	HOT WATER	SHT	SHEET
COL	COLUMN	IN	INCH	SIM	SIMILAR
CONC	CONCRETE	ID	INDIRECT DRAIN	SCW	SOLID CORE WOOD
CMU	MASONRY UNIT	JT	JOINT	SPK	SPEAKER
		LAM	LAMINATE (ED)	SPEC	SPECIFICATIONS
DC	DATA/TELEPHONE	LV	LAVATORY	SQ	SQUARE
DET	DETAIL	MC	MECHANICAL	STD	STANDARD
DIM	DIMENSION	MECH	CONTRACTOR	STEE	STEEL
DD	DIRECT DRAIN	MFR	MECHANICAL MANUFACTURE (ER)	STL	STORAGE
DR	DOOR	MIN	MINIMUM	TEL	TELEPHONE
DB	DRAIN BOARDS	MR	MIRROR	THK	THICK (NESS)
DWG	DRAWING	MISC	MISCELLANEOUS	TL	TILE
EA	EACH	NIC	NOT IN CONTRACT	TOS	TOP OF
EC	ELECTRICAL CONTRACTOR	NTS	NOT TO SCALE	TYP	TYPICAL
ELEC	ELECTRICAL	OC	ON CENTER OPENING	UNO	UNLESS NOTED OTHERWISE
EL	ELEVATION	OP		UR	URNAL
EQ	EQUAL	PC	PLUMBING CONTRACTOR	VIF	VERIFY IN FIELD
EXG	EXISTING	PNL	PANEL	VTR	VENT THRU ROOF
EXP	EXPANSION	PR	PAIR	VB	VINYL BASE
EXT	EXTERIOR	PLAM	PLASTIC LAMINATE	WC	WATER CLOSET
FOF	FACE OF FINISH	PWD	PLYWOOD	WP	WATERPROOF
FOS	FACE OF STUDS	QTY	QUANTITY	W	WIDTH
FT	FEET			WIN	WINDOW
FRP	FIBERGLASS REINFORCED PLASTIC			W/O	WITHOUT
FIN	FINISH			WD	WOOD
FLR	FLOOR				
FD	FLOOR DRAIN				
FS	FLOOR SINK				
FTR	FIRE TREATED/FIRE RETARDANT				

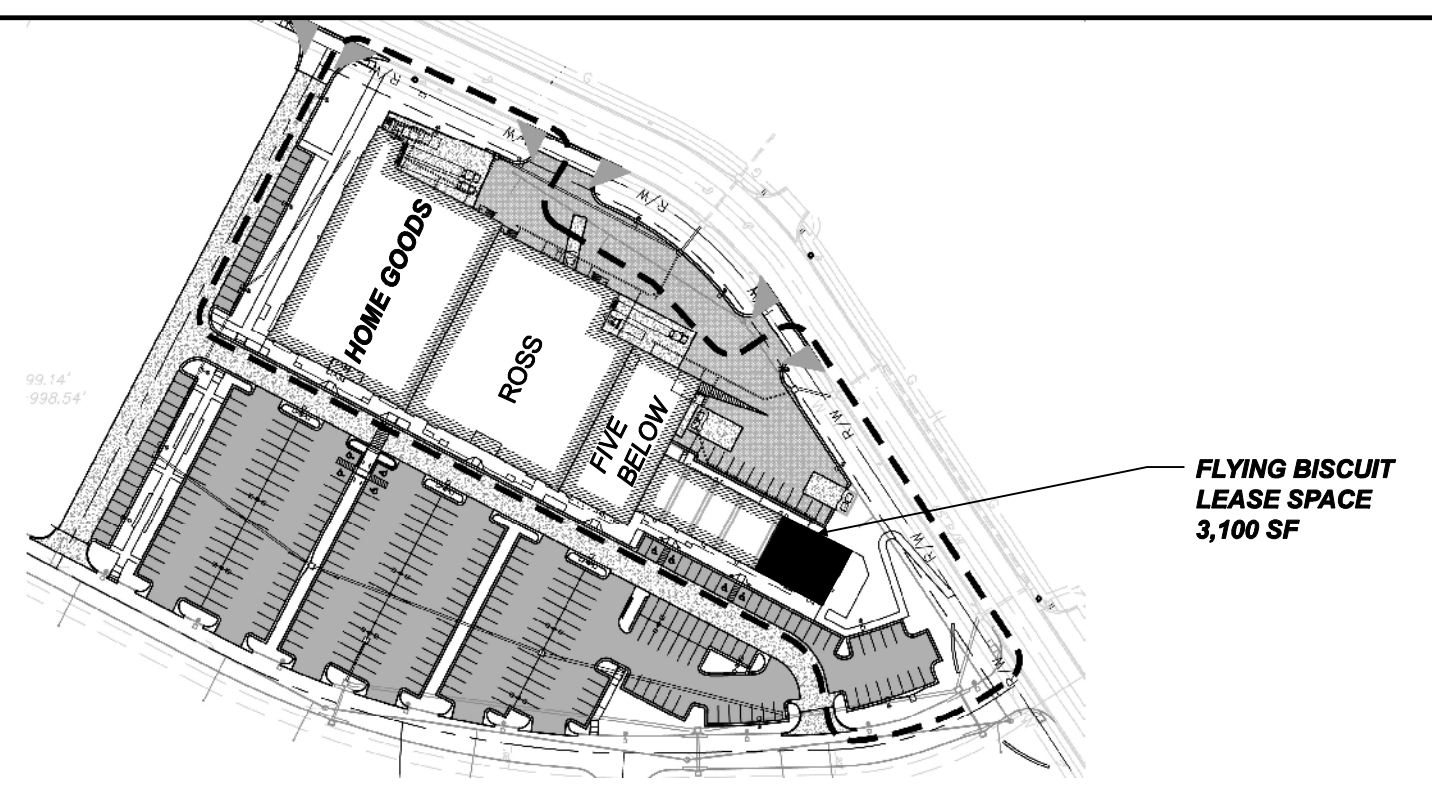
REF. SYMBOLS



VICINITY MAP



LEASE SPACE



PROJECT DIRECTORY

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ALL POTENTIAL BIDDERS TO CONTACT THE OWNER REGARDING THE BID PROCESS. BIDDERS WITH PLAN QUESTIONS ONLY MAY CONTACT THE ARCHITECT, PROJECT DESIGNER, OR ENGINEERS

GENERAL NOTES

- ALL CONSTRUCTION MUST COMPLY WITH ALL GOVERNING CODES.
- ADA ISSUES WILL COMPLY TO THE ACCESSIBILITY CODES AS ESTABLISHED BY THE STATE LOCAL CODES.
- ALL CONTRACTOR AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND BUILDING CONDITIONS PRIOR TO SUBMITTING A BID.
- SUBCONTRACTORS, BEFORE STARTING THEIR WORK WILL CHECK AND VERIFY THEIR PARTICULAR RELATED REQUIREMENTS FOR COMPLIANCE ALONG WITH MEASUREMENTS, SURFACE LEVELS, AND SURFACE CONDITIONS NEAR AND ABOUT THEIR WORK. IT WILL BE CONCLUDED THAT EACH BIDDER UNDERSTANDS AND KNOWS EXACTLY WHAT WILL BE REQUIRED.
- THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, OR FOR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE.
- ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS, I.E. STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- ALL WORK WILL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCE AND PRESERVE MAXIMUM HEADROOM AND AVOID OMISSIONS. EACH CONTRACTOR WILL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED BY CODE AND NEEDED TO COMPLETE THIS WORK.
- ALL MATERIALS USED WILL BE NEW AND BEAR U.I. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.
- LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY, ALL DRYWALL PARTITIONS WILL BE INSTALLED AS NOTED ON THE DRAWINGS. DO NOT SCALE DRAWINGS.
- VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING CUTTING AND/OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE ARCHITECT BEFORE PRECEDING WITH THAT WORK.
- ALL SUBCONTRACTORS WILL PROVIDE A CERTIFICATE OF INSURANCE TO THE OWNER AND LANDLORD PRIOR TO STARTING ANY WORK ON THIS PROJECT. CERTIFICATE OF INSURANCE CANNOT BE TERMINATED OR CANCELLED WITHOUT 10 DAYS PRIOR WRITTEN NOTICE TO THE OWNER.
- NO SUBSTITUTIONS OF ANY KIND FOR MATERIALS SPECIFIED ON THESE CONSTRUCTION DOCUMENTS IS ALLOWED. NO "EQUIVALENT" SUBSTITUTIONS WILL BE MADE, UNLESS APPROVED IN WRITING BY THE ARCHITECT AND APPROVED BY THE OWNER DUE TO THE LACK OF AVAILABILITY OF ORIGINAL.
- EACH CONTRACTOR IS RESPONSIBLE FOR FIRST CLASS WORKMANSHIP AND WILL ASSUME ALL RESPONSIBILITY FOR THE CARE AND PROTECTION OF HIS OWN WORK AND MATERIALS FROM DAMAGE. HE WILL MAKE GOOD ANY DAMAGE TO HIS OWN OR OTHER WORK CAUSED BY HIMSELF OR WORKMEN EMPLOYED BY HIM.
- EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED OSHA STANDARDS FOR THE SAFETY OF THEIR EMPLOYEES ON SITE. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GC AND RELATED AWARDED TRADES, ON THIS PROJECT FOR ACCIDENTS OF INJURIES CAUSED OR ACCURIED ON THIS PROPERTY DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- LIENS: ALL SUBCONTRACTORS AND GENERAL CONTRACTOR WILL DELIVER TO THE LANDLORD A COMPLETE RELEASE OF ALL ITEMS ARISING OUT OF THIS CONTRACT AND/OR RECEIPTS IN FULL LIEU THEREOF TOWARDS THEIR PARTIAL OR FINAL PAYMENT FOR WORK IN PLACE FOR THE OWNER.
- GENERAL CONTRACTOR TO PAY FOR ALL SCAVENGER SERVICES, AND WILL BE RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG WITH A BROOM FINISH AT THE END OF EACH WORKING DAY.
- CONSTRUCTION CLEAN-UP: AFTER ALL OTHER WORK IS COMPLETED AND JUST PRIOR TO TURNING THE SPACE OVER TO THE OWNER, THE CONSTRUCTION MANAGER WILL EMPLOY THE SERVICES OF A PROFESSIONAL CLEANING SERVICES TO CLEAN AND WASH DOWN ALL INSTALLED EQUIPMENT, SERVICE AREAS, ALONG WITH THE CLEANING OF ALL GLASS WINDOW/DOOR SURFACES PRIOR TO OCCUPANCY.
- FIRE ALARM AND SPRINKLER DRAWINGS TO BE SUBMITTED UNDER SEPARATE SUBMITTAL BY SPRINKLER ENGINEER.

SECTION 01005: ADMINISTRATIVE PROVISIONS

WORK OF THE CONTRACT INCLUDES THE FURNISHING OF ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, TRANSPORTATION, INSURANCE, SALES TAXES, PERMITS, LICENSES, SUPERINTENDENT AND MISCELLANEOUS SERVICES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT AS REQUIRED BY THE PLANS AND SPECIFICATIONS.

CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL FACILITIES FOR TEMPORARY LIGHT AND POWER WITHIN THE CONSTRUCTION AREA DURING THE ENTIRE BUILDING PERIOD.

ALL EXISTING AREAS TO REMAIN AND EXISTING AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHOWN ON THE DRAWINGS SHALL BE PATCHED AS REQUIRED TO MATCH IMMEDIATE ADJACENT AREAS IN CONSTRUCTION, MATERIAL, FIRE RATING, FINISH AND COLOR, UNLESS OTHERWISE NOTED.

ALL WORK DONE UNDER THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND GOVERNMENT REGULATIONS HAVING JURISDICTION OVER THE WORK.

ALL MATERIALS DELIVERED TO THE JOB SITE SHALL BE PROPERLY STORED WITHIN THE LEASE SPACE PREMISES OR A LOCATION DESIGNATED BY BUILDING OWNER. DELIVERY, HANDLING AND STORAGE OF PRODUCTS SHALL BE IN A MANNER TO PREVENT DAMAGE, DETERIORATION, LOSS OR THEFT.

CONTRACTOR SHALL MAINTAIN SITE IN A STATE OF CLEANLINESS THROUGHOUT CONSTRUCTION PERIOD, PROVIDING ADEQUATE TEMPORARY STORAGE FOR WASTE MATERIAL WITHIN THE LEASE SPACE PREMISES OR A LOCATION DESIGNATED BY BUILDING OWNER, OBSERVING REQUIREMENTS FOR SAFETY AND FIRE PROTECTION, AND REMOVAL AND AND LEGAL DISPOSAL OF WASTE MATERIAL AS OFTEN AS REQUIRED.

UPON SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL PROVIDE FINAL CLEANING FOR EACH AREA WHICH WILL RESULT IN A LEVEL OF CLEANLINESS GENERALLY PROVIDED BY COMMERCIAL BUILDING AS REQUIRED BY PRODUCT MANUFACTURER. CLEANING SHALL INCLUDE, BUT IS NOT LIMITED TO: GLASS, CARPET, PLASTIC LAMINATE, LIGHT FIXTURES AND REMOVAL OF LABELS (NOT REQUIRED TO BE PERMANENT BY CODE). CONTRACTOR SHALL SCHEDULE FINAL CLEANING SO OWNER MAY OCCUPY COMPLETELY CLEAN PROJECT.

PROTECT ADJACENT AREA AND SURFACES FROM DAMAGE DURING PROGRESS OF THE WORK. PARTITION OFF WORK AREA WITH BARRIER WALL FOR DURATION OF WORK PERIOD. IF PERMITTED BY RETAILER, CLEAR PLASTIC OR VISQUEEN MAY BE USED AS A BARRIER. COSTS OF REPLACEMENT AND/OR CORRECTION OF DAMAGED SURFACES SHALL BE BORNE BY THE SUBCONTRACTOR RESPONSIBLE FOR SAID DAMAGE. PROTECTION OF THE PROJECT FIXTURES AND FINISHES IS THE RESPONSIBILITY OF THE CONTRACTOR. COVER SURFACES AS NECESSARY TO PROTECT AGAINST DAMAGE.

GENERAL CONTRACTOR SHALL MAINTAIN A JOB SUPERINTENDENT ON SITE DURING ENTIRE CONSTRUCTION PHASE AND DURING ALL PERIODS OF WORK.

SECTION 06100: ROUGH AND FINISH CARPENTRY

INTERIOR BLOCKING SHALL BE CONSTRUCTION GRADE PINE, FIR OR CEDAR, STRAIGHT AND SOLID. WHERE REQUIRED BY CODE, BLOCKING SHALL BE FIRE RESISTANT TREATED AND AND BEAR THE APPROPRIATE MARKING INDICATING COMPLIANCE. BLOCKING MAY ALSO BE ROLL FORMED FROM 18 GAUGE STEEL.

PROVIDE BLOCKING BETWEEN STUDS WHEREVER FINISH MILLWORK, WALL CABINETS OR GRAPHIC PANELS OR ACCESSORIES MAY BE ATTACHED TO WALLS. BLOCKING SHALL BE SET PLUMB AND TRUE AND WITH SQUARE CORNERS.

INSTALLATION OF WOOD DOORS:

A. VERIFY THAT THE DOOR IS IN A SOUND CONDITION, UNBLEMISHED, WITHOUT WARP, TWIST, BOW OR OTHER ATTRIBUTES CAUSING IT TO BE REJECTED UPON INSTALLATION.

B. TRIM WOOD DOORS AS NECESSARY TO PROVIDE A UNIFORM CLEARANCE OF 1/8" AT JAMBS AND HEAD, AND A UNIFORM CLEARANCE AT THE THRESHOLD OR FLOOR TO PROPERLY CLEAR THE FLOOR COVERING DESCRIBED ON THE FINISH SCHEDULE.

INSTALLATION OF CASEWORK:

A. LAYOUT AND INSTALL CASEWORK ACCURATELY AND NEATLY AS DETAILED USING SKILLED WORKMEN THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS.

B. ANCHOR ALL ITEMS FIRMLY INTO POSITION.

C. COMPLETED INSTALLATION SHALL BE PLUMB AND LEVEL WITH ALL JOINTS ACCURATELY AND CLEANLY MATCHED AND TIGHT.

E. COMPLETE INSTALLATION SHALL BE ACCURATELY SCRIBED TO ADJACENT CONSTRUCTION TO AVOID GAPS AND OTHER DEFECTS.

D. UPON COMPLETION OF THE INSTALLATION, VISUALLY INSPECT EACH INSTALLED ITEM, REPAIR ALL DEFECTS SO THAT NONE ARE VISIBLE, THOROUGHLY CLEAN ALL EXPOSED AND SEMI-EXPOSED COMPONENTS FOR OPTIMUM OPERATION.

INSTALLATION OF WALL-MOUNTED ADJUSTABLE SHELVING:

A. STANDARDS: KNAPE AND VOGT #85 (SEE PLANS FOR SIZES)

B. BRACKETS: KNAPE AND VOGT #185 (SEE PLANS FOR SIZES)

C. STANDARDS TO BE ATTACHED TO PARTITIONS AT 32" O.C. MAXIMUM AND SECURED TO INTERIOR STUDS OR BLOCKING.

GROMMETS TO BE FIELD INSTALLED BY CONTRACTOR AT LOCATIONS AS SPECIFIED BY OWNER. GROMMETS TO BE AS FOLLOWS (OR EQUIVALENT): EDP SERIES, 2 1/2 " HOLES, 3" O.D., BLACK, BY DOUG MOCKETT CO., INC.

WALL PROTECTION AT DOORS TO BE AS FOLLOWS (OR EQUAL) AND INSTALLED AT LOCATIONS AS INDICATED ON DRAWINGS: WALL STOPS: HAGER #237W CONCAVE WALL STOP. DOME STOPS: HAGER #241F.

SECTION 06400: ARCHITECTURAL WOODWORK:

WOODWORK TO BE CUSTOM GRADE AS DEFINED IN THE LATEST EDITION OF THE ARCHITECTURAL WOODWORK INSTITUTE "QUALITY STANDARDS."

PARTICLEBOARD USED IN THE FABRICATION OF THE CASEWORK SHALL BE 3/4 " WHITE DENSITY TYPE 1, GRADE B, CLASS 2, MEETING ASTM D1037 SPECIFICATIONS. EXPOSED EDGES SHALL BE EDGE BANDED.

ALL EXPOSED SURFACES SHALL BE PLASTIC LAMINATE COVERED, EXCEPT THOSE SPECIFICALLY INDICATED AS EXPOSED HARDWOOD, SOLID SURFACING, ETC. ON THE DRAWINGS.

CASEWORK HARDWARE SHALL BE FURNISHED AND INSTALLED BY THE CASEWORK MANUFACTURER. HARDWARE SHALL BE AS FOLLOWS, AND EQUIVALENT SPECIFICATIONS MAY BE SUBSTITUTED.

A: DRAWER SLIDES: ACCURIDE #3832

B: FULL EXTENSION DRAWER SLIDES: ACCURIDE #4034

C: HINGES: BLUM INSERTA 125 DEGREE AND 170 DEGREE.

D: AVANTE 4" WIRE PULLS

E: CAMLOCKS: NATIONAL #8055

ARCHITECTURAL WOODWORK DELIVERED TO JOBSITE SHALL BE PROPERLY LOADED, PROTECTED AND SECURED IN TRUCK IN SUCH A MANNER AS TO PREVENT DAMAGES DURING TRANSPORT.

WOODWORK SHALL BE PROPERLY SECURED AND PROTECTED AT ALL TIMES AND CONTRACTOR SHALL HAVE DELIVERY SCHEDULED TO COINCIDE WITH INSTALLATION DATES IN ORDER TO MINIMIZE STORAGE AT SITE. CONTRACTOR TO PROVIDE STORAGE CONTAINER AT SITE.

SECTION 07920: SEALANTS AND CAULKING:

INSTALL AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS.

CAULKING AT INTERIOR DRY AREAS SHALL BE LATEX CAULK.

CAULKING AT MILLWORK SHALL BE ACRYLIC LATEX CAULK TO MATCH EXACTLY THE LAMINATE COLOR.

SEALANTS AND CAULKING SHALL BE INSTALLED IN FULL ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS FOR THE INTENDED USE AND IN SUCH A MANNER AS TO PROVIDE MOVEMENT IN 2 AXES.

AREAS TO BE CAULKED SHALL BE CLEAN AND DRY.

CAULK ALL JOINTS BETWEEN MILLWORK AND OTHER CONSTRUCTION.

SECTION 08110: HOLLOW METAL FRAMES:

HOLLOW METAL FRAMES SHALL CONFORM TO A.N.S.I. SDI 100 AND SHALL BE FABRICATED OF A366 STEEL, 16 GA. COMPLETE WITH HARDWARE REINFORCEMENT.

INSTALLATION SHALL BE IN ACCORDANCE WITH DOOR AND HARDWARE INSTITUTE PUBLICATION "THE INSTALLATION OF COMMERCIAL DOORS AND STEEL FRAMES, INSULATED STEEL DOORS IN WOOD FRAMES, AND BUILDERS HARDWARE."

SECTION 08400: ENTRANCES AND STOREFRONTS:

FRAMES: FLUSH GLAZED SYSTEM, 1 3/4 " X 4 1/2 " PROFILE. GLAZING GASKETS SHALL BE ELASTOMERIC EXTENSIONS, COLOR TO MATCH ALUMINUM DOOR FRAMES AS SPECIFIED ON DOOR SCHEDULE.

GLASS/ALUMINUM SWINGING DOORS: NARROW STILE PREPARED FOR ATTACHMENT OF HARDWARE W/ SINGLE-ACTING OPERATION AS SHOWN. 1/4 " THICK TEMPERED GLASS; PIVOT HINGES AND LOCKSETS AS SPECIFIED ON DOOR SCHEDULE. BOTTOM RAIL SHALL BE A MINIMUM OF 12" HIGH TO MEET HANDICAP STANDARDS.

GLASS/ALUMINUM SLIDING DOORS: SLIDING OPERATION AS SCHEDULED WITH ONE FIXED PANEL, 1/4 " THICK TEMPERED GLASS, FLUSH PULLS EACH SIDE WITH HOOK BOLT LOCK AND MORTISE CYLINDER. BOTTOM RAIL SHALL BE A MINIMUM OF 10" IN HEIGHT TO MEET HANDICAP STANDARDS.

HARDWARE: MANUFACTURER'S HARDWARE AS SELECTED OR SCHEDULED. INCLUDE PUSH BARS OR HANDLES, ADJUSTABLE DOOR CLOSERS (TO MEET ADA REQUIREMENTS) AND SILENCERS.

PROVIDE BREAK METAL CORNER GUARDS WHERE FRAME ABUTTS WALLS OF GREATER WIDTH. FINISH TO MATCH ALUMINUM STOREFRONT FINISH.

CHECK ACTUAL DOOR AND WINDOW OPENINGS IN CONSTRUCTION WORK BY ACCURATE FIELD MEASUREMENTS BEFORE FABRICATION. COORDINATE FABRICATION SCHEDULE WITH CONSTRUCTION PROGRESS AS DIRECTED BY CONTRACTOR TO AVOID DELAY OF WORK.

USE ANCHORAGE DEVICES TO SECURELY ATTACH FRAME ASSEMBLY TO STRUCTURE. ALIGN PLUMB AND LEVEL, FREE OF WARP OR TWIST.

CAULKING REQUIRED IN CONJUNCTION WITH ALUMINUM AND GLASS WORK SHALL BE ACCOMPLISHED BY ALUMINUM AND GLASS INSTALLER.

SECTION 08700: FINISH HARDWARE:

HARDWARE SHALL BE THE PRODUCT OF A NATIONALLY RECOGNIZED MANUFACTURER AND AS INDICATED ON THE DRAWINGS.

ALL LOCKSETS SHALL BE ADA RATED, LEVER TYPE HARDWARE AND NOTED IN THE SCHEDULE.

RE-KEYING OF THE RETAIL SPACE SHALL BE THE RESPONSIBILITY OF THE FRANCHISEE. THE LOCKS SHALL BE PROVIDED WITH CONSTRUCTION CORES AND KEYS THROUGHOUT THE CONSTRUCTION PERIOD.

INSTALLATION SHALL BE IN COMPLIANCE WITH THE STANDARDS OF THE DOOR AND HARDWARE INSTITUTE. ALL HARDWARE SHALL OPERATE FREELY AND IN THE MANNER FOR WHICH IT WAS INTENDED.

FURNISH AND INSTALL GRAY RESILIENT SILENCERS FOR HOLLOW METAL DOOR FRAMES AT THE RATE OF THREE FOR EACH SINGLE DOOR.

SECTION 08800: GLAZING: BY OTHERS

CONFORM TO FLAT GLASS MARKETING ASSOCIATION (FGMA) "GLAZING MANUAL" FOR GLAZING INSTALLATION METHODS, EXCEPT WHERE THERE ARE MORE STRINGENT REQUIREMENTS FROM LOCAL CODE AGENCIES.

ALL GLASS UNLESS OTHERWISE NOTED SHALL BE CLEAR FLOAT GLASS.

STOREFRONT GLASS;" CLEAR

DOORS: 1/4 " CLEAR TEMPERED (LAMINATED SAFETY GLASS WHERE REQUIRED BY LOCAL CODE AUTHORITY).

STOREFRONTS WITHIN 4'-0" OF DOORS OR 24" OF FLOOR: 1/4 " CLEAR TEMPERED.

SECTION 09250: GYPSUM WALLBOARD:

METAL STUDS: PROVIDE CHANNEL TYPE STUDS AND RUNNERS, ROLL FORMED FROM 20 GAUGE STEEL, MADE FOR SCREW ATTACHMENT OF GYPSUM WALLBOARD. SIZE AS INDICATED ON SCHEDULES.

GYPSUM WALLBOARDS: USE 5/8" THICK, TYPE "X", REGULAR TAPERED EDGE, 48" WIDE, LENGTHS AS REQUIRED, COMPLYING WITH ASTM C36 SPECIFICATIONS.

FASTENERS: USE SCREW TYPE AS RECOMMENDED BY FRAMING AND WALLBOARD MANUFACTURERS COMPLYING WITH ASTM C636.

METAL CASING BEAD: USG 200-A, 200-B, OR 200-C AS REQ. (OR EQUAL).

METAL CORNER BEAD: USG DUR-A-BEAD #800 (OR EQUAL).

ADHESIVES: USG DURABOND 210 OR 90 (OR EQUAL).

JOINT SYSTEM MATERIALS: COMPLY WITH ASTM C475 SPECIFICATIONS. MIX AND APPLY AS RECOMMENDED BY THE MANUFACTURER.

SECTION 09510: SUSPENDED ACOUSTICAL CEILINGS

INSTALL SUSPENSION SYSTEM ACCORDING TO ASTM C636 "RECOMMENDED PRACTICE FOR INSTALLATION OF METAL SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANELS.

INSTALL MAIN RUNNERS 48" ON CENTER, SUSPENDED BY NOT LESS THAN #10 GAUGE STEEL WIRE SPACED NO MORE THAN 36" O.C. FOR 24" GRID, OR AT EACH CORNER FOR CONCENTRATED LOADS, ALONG THE MAIN RUNNERS. WRAP WIRE HANGERS TIGHTLY AT LEAST THREE FULL TIMES.

DO NOT HANG SUSPENDED CEILING HANGERS FROM DUCTS, MECHANICAL ITEMS, CONDUITS OR PIPES, AND/OR THE ROOF. HANG WIRES FREE OF ALL SUCH ITEMS. HANG FROM STRUCTURAL MEMBERS ONLY.

INSTALL CROSS TEES TO OBTAIN A 24" X 24" EXPOSED GRID IN MAIN AREAS, AS INDICATED ON THE DRAWINGS.

INSTALL ACOUSTICAL PANELS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

INSTALLATION SHALL BE TRUE AND PLUMB WITHIN," WITHIN 10'-0".

AFTER COMPLETION OF INSTALLATION, REMOVE AND REPLACE DAMAGED OR OTHERWISE IMPROPERLY INSTALLED PANELS AND COMPONENTS.

GRID SHALL BE STANDARD STYLE, BAKED ENAMEL FINISH AND MEETING REQUIREMENTS OF A.S.T.M. C635.

SECTION 09660: RESILIENT TILE FLOORING AND BASE

REMOVE GREASE, DIRT, AND OTHER SUBSTANCES FROM SUBSTRATES. INSPECT SUBSTRATES FOR HOLES, CRACKS AND SMOOTHNESS. DO NOT PROCEED WITH LAYING OF TILE UNTIL UNTIL SUBSTRATES ARE SMOOTH AND HOLES AND CRACKS ARE FILLED.

INSTALL TILE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS, USING ONLY EXPERIENCED WORKMEN. LAY FLOORING WITH JOINTS TIGHT AND IN TRUE ALIGNMENT, USING MANUFACTURER'S RECOMMENDED ADHESIVES AND PROCEDURES.

INSTALL RUBBER OR VINYL BASE STRAIGHT AND TRUE AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, USING RECOMMENDED ADHESIVES AND PROCEDURES.

THOROUGHLY CLEAN ALL FINISH FLOORING USING A NEUTRAL SOAP OR CLEANNER ATER THE FLOORING HAS BEEN BONDED TO SUBSTRATE.

PRIOR TO SCHEDULED COMPLETION DATE APPLY TWO COATS OF WAX, RECOMMENDED BY THE MANUFACTURER, TO ALL VINYL COMPOSITION TILE. BUFF THE LAST COAT AND LEAVE THE FLOOR CLEAR AND CLEAN.

INSTALL REDUCER OR TRANSITION STRIPS WHERE TILE ENDS AGAINST CONCRETE OR OTHER FINISH FLOORING MATERIALS OF DIFFERING HEIGHT.

SECTION 09680: CARPETING

INSTALLATION ADHESIVE: USE WATER RESISTANT, NON-STAINING TYPE AS RECOMMENDED BY CARPET MANUFACTURER WHICH COMPLIES WITH THE FLAMMABILITY REQUIREMENTS FOR INSTALLED CARPET.

EXAMINE SUBSTRATE FOR MOISTURE CONTENT AND OTHER CONDITIONS UNDER WHICH CARPETING IS TO BE INSTALLED. REPAIR MINOR HOLES, CRACKS, DEPRESSIONS OR ROUGH AREAS USING MATERIAL RECOMMENDED BY CARPET OR ADHESIVE MANUFACTURER.

THE FLOOR MUST BE FREE OF ALL FOREIGN MATTER, GREASE, OIL, PAINT, DIRT, OLD OR NON-COMPATIBLE ADHESIVES ETC., ALL HOLES, CRACKS AND DEPRESSIONS MUST BE FILLED WITH A LATEX FLASHING COMPOUND AND ANY PROTRUSIONS MUST BE ELIMINATED.

SWEEP OR VACUUM THE FLOOR USING A SWEEPING COMPOUND WITHOUT AN OIL OR WAX BASE.

SEAL ALL CONCRETE FLOOR TO PREVENT DUSTING OR POWDERING WHICH WOULD BE DETRIMENTAL TO BONDING USING A SEALER RECOMMENDED BY ADHESIVE MANUFACTURER.

COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR DIRECTION OF CARPET; MAINTAIN UNIFORMITY OF CARPET DIRECTION AND LAY OF PILE. AT DOORS, CENTER SEAMS UNDER DOORS.

EXTEND CARPET UNDER OPEN-BOTTOMED OBSTRUCTIONS AND UNDER REMOVABLE FLANGES AND FURNISHINGS.

EXPANSION JOINTS: DO NOT BRIDGE BUILDING EXPANSION JOINTS WITH CONTINUOUS CARPETING. PROVIDE FOR MOVEMENT.

FIT SECTIONS OF CARPET IN EACH SPACE PRIOR TO APPLICATION OF ADHESIVE. TRIM EDGES AND APPLY SEAMING CEMENT.

APPLY ADHESIVE UNIFORMLY TO SUBSTRATE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. BUTT CARPET EDGES TIGHTLY TOGETHER TO FORM SEAMS WITHOUT GAPS. ROLL ENTIRE CARPET AREA LIGHTLY TO ELIMINATE AIR POCKETS AND ENSURE UNIFORM BOND. REMOVE ADHESIVE PROMPTLY FROM FACE OF CARPET.

PERFORM EDGE TRIMMING AS REQUIRED.

INSTALL CARPET EDGE GUARD WHERE CARPET IS EXPOSED; ANCHOR GUARDS TO SUBSTRATE.

VACUUM CARPET USING COMMERCIAL MACHINE WITH FACE-BEATER ELEMENT. REMOVE SPOTS AND REPLACE CARPET WHERE SPOTS CANNOT BE REMOVED. REMOVE ANY PROTRUDING FACE YARN WITH SCISSORS.

SECTION 09900: PAINTING

FURNISH AND LAY DROP CLOTHS IN ALL AREAS WHERE PAINTING IS BEING DONE TO PROTECT FLOORS AND OTHER WORK FROM DAMAGE.

MAKE SURE FLOORS AND ADJACENT SURFACES AS WELL AS SURFACES TO BE PAINTED ARE CLEAN BEFORE PAINTING.

PAINT SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER AND SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE SPECIFIC USE, MATERIAL, AND CONDITION OF THE SURFACE TO BE PAINTED.

ALL GYPSUM FINISHES SHALL RECEIVE ONE COAT LATEX WALL PRIMER AND TWO COATS LATEX WALL PAINT. SATIN FINISH UNLESS OTHERWISE NOTED.

ALL WOOD AND METAL FINISHES SHALL RECEIVE ONE COAT PRIMER AND TWO COATS SEMI-GLOSS ALKYD ENAMEL.

NATURAL OR STAINED WOOD SHALL RECEIVE TWO COATS OF CLEAR POLYURETHANE.

APPLY MATERIALS UNDER ADEQUATE ILLUMINATION. APPLY MATERIALS EVENLY AND SMOOTHLY WITHOUT RUNS OR SAGS.

ALLOW SUFFICIENT DRYING TIME BETWEEN COATS AS RECOMMENDED BY THE MATERIAL MANUFACTURER.

THE MINIMUM DRY FILM THICKNESS SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE SPECIFIC CONDITION, BUT IN NO CASE LESS THAN 5 MILLS.

AT COMPLETION OF THE WORK, CLEAN OFF PAINT SPOTS, OIL AND STAINS FROM FLOORS, WALLS, GLASS, HARDWARE ETC.

SECTION 09950: WALLCOVERING

EXAMINE ALL SURFACES TO RECEIVE WALLCOVERING BEFORE BEGINNING WORK TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN AND READY TO RECEIVE FINAL FINISH.

FOR NEW DRYWALL CONSTRUCTION, A COAT OF MANUFACTURER'S RECOMMENDED PRIMER SHALL BE APPLIED TO THE SURFACE BEFORE APPLICATION OF WALLCOVERING, FOR EASE OF SUBSEQUENT REMOVAL.

FOLLOW MANUFACTURER'S DIRECTIONS FOR MIXING AND APPLYING ADHESIVE AND PRIMER.

MIX PASTE THOROUGHLY. APPLY PASTE ON BACK OF MATERIAL WITH BRUSH OR ROLLER IN A THIN, EVEN COAT OVER ENTIRE PANEL.

USE PANELS IN EXACT ORDER AS THEY ARE CUT FROM THE ROLL.

INSTALL PANELS ON THE HANGING SURFACE, REVERSING EVERY OTHER PANEL OF NON-MATCH PATTERNS UNLESS OTHERWISE INSTRUCTED BY MANUFACTURER.

FILL IN OVER DOORS AND WINDOWS WITH PANELS CUT IN CONSECUTIVE ORDER FROM THE ROLL.

SMOOTH FABRIC TO HANGING SURFACE WITH STIFF-BRISTLED SWEEP BRUSH OR A FLEXIBLE BROAD KNIFE TO ELIMINATE BUBBLES AND ENSURE ADHESION.

VERTICAL JOINTS SHALL NOT OCCUR LESS THAN SIX INCHES FROM OUTSIDE OR INSIDE CORNERS.

WHERE APPLICABLE, INSTALL WALLCOVERING BEFORE INSTALLATION OF CASING, BASES, CABINETS ETC.

ANY VARIATION IN COLOR AND/OR PATTERN MATCH SHOULD BE IMMEDIATELY COMMUNICATED TO THE MANUFACTURER'S REPRESENTATIVE FOR HIS INSPECTION BEFORE PROCEEDING WITH FURTHER INSTALLATION.

SECTION 10400: SIGNAGE:

THE SIGN CONTRACTOR SHALL IDENTIFY AND SHALL COMPLY WITH ALL LOCAL GOVERNMENT SIGNAGE CODES, ORDINANCES, AND RESTRICTIONS, ALL STORE RESTRICTIONS, AND ALL BUILDING OR DEVELOPMENT RESTRICTIONS, AND SHALL OBTAIN ALL REQUIRED APPROVALS AND PERMITS, AND PERMISSION OF THE BUILDING OWNER.

SIGNAGE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE IBT PROJECT MANAGER ACCORDING TO THE SCHEDULE PROVIDED HIM, SHOWING LOCATION, CONSTRUCTION, ANCHORAGE, MATERIALS, AND ELECTRICAL REQUIREMENTS. FABRICATION OF SIGN SHALL NOT START WITHOUT APPROVAL.

ALL ELECTRICAL COMPONENTS SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, AND ALL APPLICABLE STATE AND LOCAL CODES AND UTILITY SUPPLIER REQUIREMENTS.

ASSEMBLIES SHALL BE SECURELY ANCHORED USING ANCHORS AND METHODS MOST APPROPRIATE TO THE SUPPORTING ELEMENTS, PLUMB, LEVEL, OR SQUARE WITH ADJACENT CONSTRUCTION.

IN NO CASE SHALL SIGN IMPOSE A STRUCTURAL LOAD IN EXCESS OF THE CALCULATED CAPACITY OF SUPPORTING ELEMENTS.

SIGNS SHALL BE WATERPROOF OR PROVIDE FOR WEEPING OF MOISTURE.

INSTALLATION SHALL BE COMPLETE AND OPERATIONAL AT TIME OF DELIVERY WITH ALL METERING, SERVICES, SWITCHES, BALLASTS, LAMPS, TRANSFORMERS AND TRIM AND ACCESSORIES NECESSARY FOR PROPER OPERATION AND APPEARANCE. ELECTRICAL SERVICE TO THE SIGNAGE WILL BE PROVIDED BY ELECTRICAL CONTRACTOR.

FOAM BACKED SIGNS SHALL BE FURNISHED WITH TAPE ON BACK AND SET WITH DABS OF SILICONE.

EXHIBIT C

Work Agreement

A. PREMISE: Suite G of Lot 2 - A one story building without basement, approximately 3,100 square feet of Premises area, with the Premises dimensions extending to the exterior faces of all walls, or to the center line of those walls separating the Premises from other premises in the building.

B. STRUCTURE:

1. Structural Frame: The building structure shall, at Landlord's option, be of steel frame, reinforced concrete or bearing wall construction. Applicable governing building codes shall apply.

2. Exterior Walls: Shall be of either of concrete or metal studs with sheathing or such other material or materials selected by Landlord in Landlord's sole discretion.

3. Roof: Shall be an EPDM/PVC membrane or built-up roof or such other materials selected by Landlord, in Landlord's sole discretion.

4. Demising Walls: Walls separating the Premises from other tenant spaces shall be constructed with metal studs at Landlord's option. Firewalls will be provided in accordance with applicable codes. Additional fire rating required as part of Tenant's use shall be installed by Tenant at Tenant's sole cost and expense.

5. Any modifications to the structure, shafts and roofs (including weight loads), and/or exterior skin shall require approval by the Landlord's architects/engineers and envelope consultants. All associated costs for reviews and inspections shall be the responsibility of the Tenant.

C. STORE FRONT:

1. Landlord shall provide the Premises storefront in accordance with the architectural theme of Landlord's master plans and the Lee Summit, Missouri zoning codes. Landlord shall provide a minimum of one (1) EA 30"x70" glass storefront door. Storefront shall be designed with a standard size aluminum storefront framing and insulated glass as required to meet local building code.

D. AWNING SYSTEM/ARCHITECTURAL ELEMENT:

1. Any awning and/or exterior architectural element provided by Tenant shall be subject to Landlord's prior written approval, which approval shall not be unreasonably withheld, conditioned or delayed, and shall be installed by Tenant at Tenant's sole cost and expense.

E. INTERIOR:

1. Landlord shall provide an approximate 18" concrete ribbon slab in the Premises. The remaining concrete slab shall be unsealed, exposed concrete which shall be placed by Tenant. Floor covering shall be furnished and installed by Tenant, at Tenant's sole cost and expense, which floor covering shall attach to the concrete slab and become and remain the property of Landlord.

2. Wall partitions, and cornices, where required, shall be entirely furnished and installed by Tenant at Tenant's sole cost and expense.

3. Rear Door: Landlord shall install one (1) 3'0" x 7'0" hollow metal rear door or other material as specified by Landlord in Landlord's sole discretion (location per Landlord's master plans) with weather-strip and standard hardware. Tenant shall paint rear door at Tenants sole cost and expense.

4. Interior height of the Premises will be a minimum of approximately twelve feet (12'0") clear measured from the underside of the steel structure to the concrete floor slab. Tenant shall be responsible at Tenant's sole cost and expense for furnishing and installing any and all required ceiling systems, lighting, and any modifications to the fire sprinkler system provided by Landlord in H(1) of this Exhibit C.

5. All painting and decorating shall be furnished and installed by Tenant and at Tenant's sole cost and expense, including painting of exposed steel structure and roof deck.

6. Tenant shall be solely responsible for all permit fees, access fees, tap fees, hookup fees and impact fees associated with Tenant's use of the Premises.

F. TOILET ROOM:

1. All toilet rooms shall be provided by Tenant at Tenant's sole cost and expense. Landlord shall provide a 4" sanitary sewer stub into the Premises (into the slab leave out for ground floor and to a location under the second level floor) per Landlord's master plans for Tenant's connection and extension into the toilet room location. Tenant shall be required to construct the number of toilet rooms dictated by the permitting authority based on Tenant's size, occupancy and intended use of the Premises.

2. Venting for bathrooms shall be constructed by Tenant at Tenant's sole cost and expense to locations specified by Landlord's master plans.

3. Tenant provided toilet rooms shall comply with all applicable ADA requirements (e.g. size, toilet room accessories, etc.)

G. PLUMBING:

1. Landlord shall stub a one and one half (1-1/2") inch domestic water line served from a minimum sized one (1") inch water meter to the interior of the Premises and provide access to one four (4") inch sanitary line for Tenant's connection to Tenant's fixtures. Landlord will provide private sub-metering for Tenant's Premises. Roughing in and installation of all Tenant's equipment shall be by Tenant at Tenant's sole cost and expense.

2. Landlord shall furnish and install a dedicated underground grease trap as required by code but in no instance greater than 1,500 gallon grease trap. Landlord shall extend a four (4") inch grease waste line from the grease trap to the Premises per Landlord's master plans. Tenant shall be responsible for providing any additional grease interceptors, grease traps or other apparatenances mandated as a result of Tenant's specific use or occupancy requirements, at Tenant's sole cost and expense.

3. Tenant shall be required at Tenant's sole cost and expense to furnish water coolers as required by the local permitting authority.

4. Landlord shall stub a gas service to the exterior wall of the Premises in a location as set forth on Landlord's master plans and Tenant shall, at Tenant's sole cost and expense, extend and connect gas service to Tenant's Premises.

H. FIRE SPRINKLER SYSTEM / FIRE EXTINGUISHERS / FIRE ALARM

1. Landlord shall furnish and install a fire sprinkler system riser in a common mechanical room and shall extend a fire sprinkler main and sprinkler system distribution to the Premises to code minimum requirements. A minimum number and spacing of sprinkler heads will be provided by the Landlord turned in the upward position as required for an exposed ceiling condition. Any modifications to the sprinkler heads or system required as a result of Tenant's construction (e.g. the installation of a ceiling, interior demising walls, etc.) shall be completed by Tenant at Tenant's expense.

2. Tenant shall furnish, install and maintain at Tenant's sole cost and expense fire extinguishers and smoke alarms in strict accordance with Landlord's insurance underwriter's requirements, local, state and national codes; and N.F.P.A. requirements and in strict accordance with any future such requirements.

3. Tenant shall furnish and install at Tenant's sole cost and expense smoke detectors, pull stations, strobes, horns, duct detectors, etc. for a fully code compliant fire alarm system. Tenant shall provide battery back-up for strobes. System shall tie into Landlord's system through a connection point furnished by Landlord. All work shall be completed by Landlord's required contractor.

I. HEATING, VENTILATING & AIR CONDITIONING:

1. Landlord shall furnish and install heating and cooling unit(s) sized to one (1) ton of HVAC per one hundred twenty-five (125) square feet of enclosed Premises area and obtain a warranty for the HVAC. Landlord will provide equipment installed on the roof per Landlord's Master Plans. Final connections of the controls, power, gas lines and start-up are the responsibility of the Tenant. Upon start-up, the HVAC Warranty will be assigned to the Tenant. Tenant shall furnish and install all remaining components of the HVAC system, including but not limited to ductwork, diffusers, economizers, and thermostats at Tenant's sole cost and expense.

J. ELECTRICAL:

1. Landlord shall provide 200 amp 277/480V, 3 phase service and panel inside the Premises at the back wall area. Any step-down transformer required will Tenant's responsibility to provide. Tenant is limited to a design load in accordance with NEC 220.88 or 220.56.

2. Final electrical connections to Tenant's equipment or trade fixtures shall be furnished and installed by Tenant at Tenant's sole cost and expense.

3. Landlord shall provide a one (1") inch telephone conduit with pull-string, stubbed into the Premises per Landlord's master plans. Tenant shall be responsible at Tenant's sole cost and expense for any alterations to the telephone conduit.

4. Landlord shall provide a one (1") inch CATV conduit with pull-string, stubbed into the Premises per Landlord's master plans. Tenant shall be responsible at Tenant's sole cost and expense for any alterations to the CATV conduit.

5. Lighting - All lighting fixtures, conduit and wiring shall be furnished and installed by Tenant at Tenant's sole cost and expense.

K. GAS:

One gas meter bank shall be provided. Natural gas services shall be extended by the utility company to exterior of building with Tenant's gas meter. Tenant shall make all necessary arrangements for the extension of a secondary gas services line and the installation of a meter to serve the Premises. Landlord's acceptance of all routing and details is required and said design must be accurately delineated and referenced in Tenant's Plans. Tenant's design and construction shall comply with all applicable design standards and codes.

L. SIGNAGE:

1. All exterior Tenant related signs are the responsibility of Tenant to include:

(a) Landlord Approvals (which not be unreasonably withheld, conditioned or delayed)

(b) Shop Drawings including attachment details

(c) Submission to the City of Lee's Summit, Missouri to confirm compliance with applicable zoning requirements

(d) Compliance with the Landlord's Comprehensive Sign Criteria

(e) Permits

(f) Fabrication & Installation costs

(g) Structural engineering costs by the Landlord's engineer or the Tenant's engineer

(h) Electrical wiring & conduit from the Tenant electrical panel to the exterior sign

(i) Waterproofing required due to sign installation

2. Landlord will be responsible for building address numerals.

3. Tenant will be responsible for the cost of any applied graphics, permits and county approvals and to obtain Landlord approval in advance.

M. ACOUSTIC/VIBRATION REQUIREMENT:

1. If there is any element of Landlord's Work which requires Tenant to provide information or a particular location as set forth herein, Tenant shall provide the same within three (3) business days after Landlord's request thereof. If Tenant fails to provide such information or location within such time period, Landlord may assume a particular response from Tenant in Landlord's sole and absolute discretion, Tenant thereby waiving any right to later provide such information or location and have the same included in Landlord's Work.

RE: CORRECTED Flying Biscuit, Lees Summit MO, Summit Orchard.

message

Mon, May 4, 2020 at 12:17 PM

Chuck Oglesby <coglesby@legacydevelopment.com>
To: 'james_darville@tosinc.us' <james_darville@tosinc.us>
Cc: Jason Inge <jason@hinep.com>, Justin Hardy <jstun@hinep.com>, Terri VanDyke <terri.vandyke@tedrowdesign.com>, 'sarah.darville@outlook.com' <sarahdarville@outlook.com>, CW Keller <cweller@slaggie.com>, Mark Sherwin <msherwin@legacydevelopment.com>, Tina Brown <tbrown@legacydevelopment.com>, Travis Oglesby <toglesby@legacydevelopment.com>, Warren Lewis <wlewis@slaggie.com>

Terri,

Per our last discussion please find the corrected criteria within this mail. I misstated the Landlord work on the electrical the correct application is below:

ELECTRICAL:

1. Landlord shall provide 200 amp 277/480V, 3 phase service and panel inside the Premises at the back wall area. Any step-down transformer required will Tenant's responsibility to provide. Tenant is limited to a design load in accordance with NEC 220.88 or 220.56.

Please be advised that in lieu of the bolded section above, Landlord is installing a 400 amp 120/208V, 3 phase service and panel. Should you require any additional information please reach out to Warren Lewis and copy this office. Warren is copied above.

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5/15/20



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2866 ADAMS BROOK WAY
SNELLVILLE, GEORGIA 30078
PHONE: (678) 797-9548
EMAIL: tom.tedrow@tedrowdesign.com

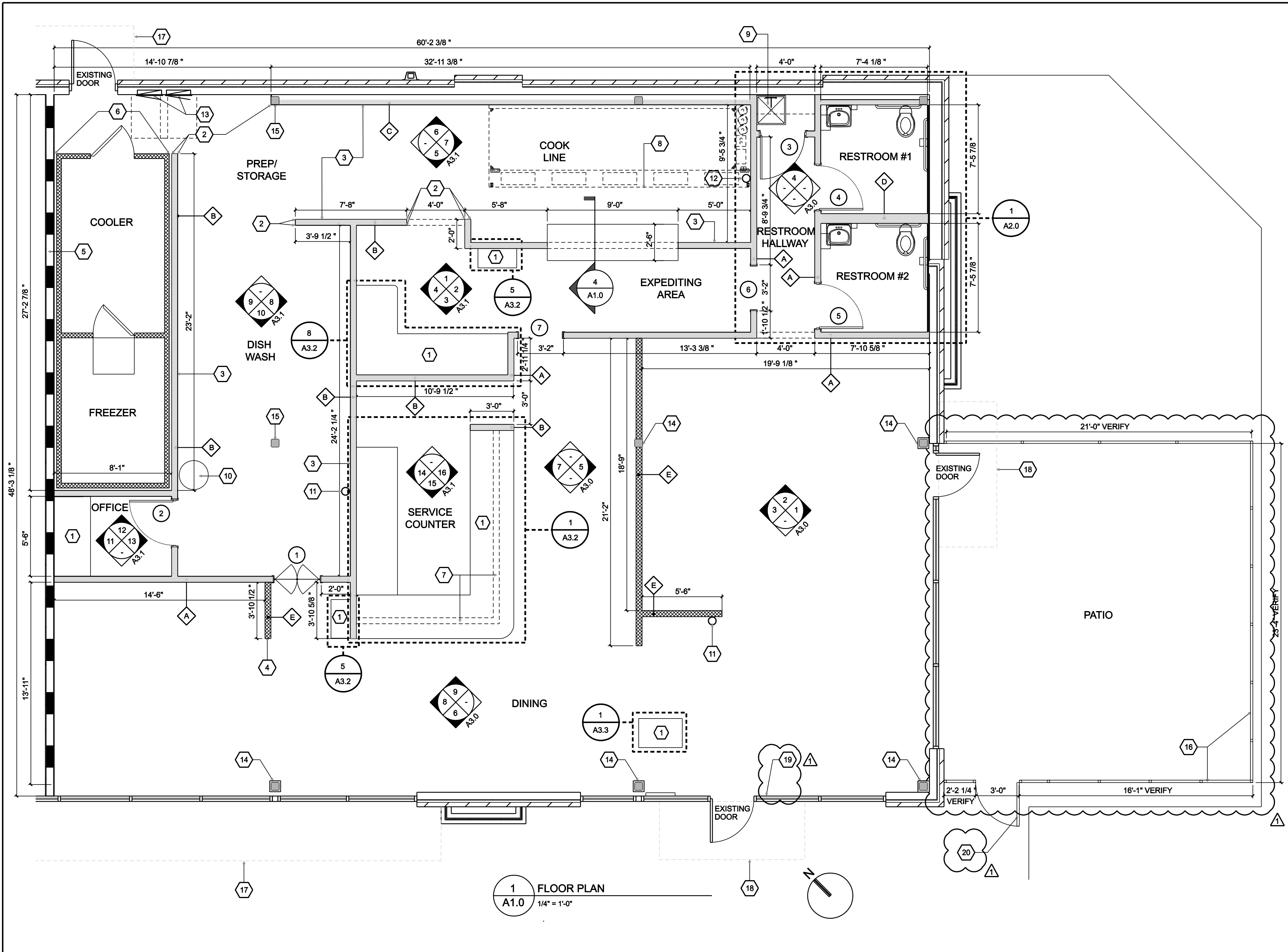
FLYING BISCUIT
SUMMIT ORCHARDS
460 NW DONOVAN RD.
SUITE 4B
LEE'S SUMMIT, MO 64086

REVISIONS	DATE	DESCRIPTION

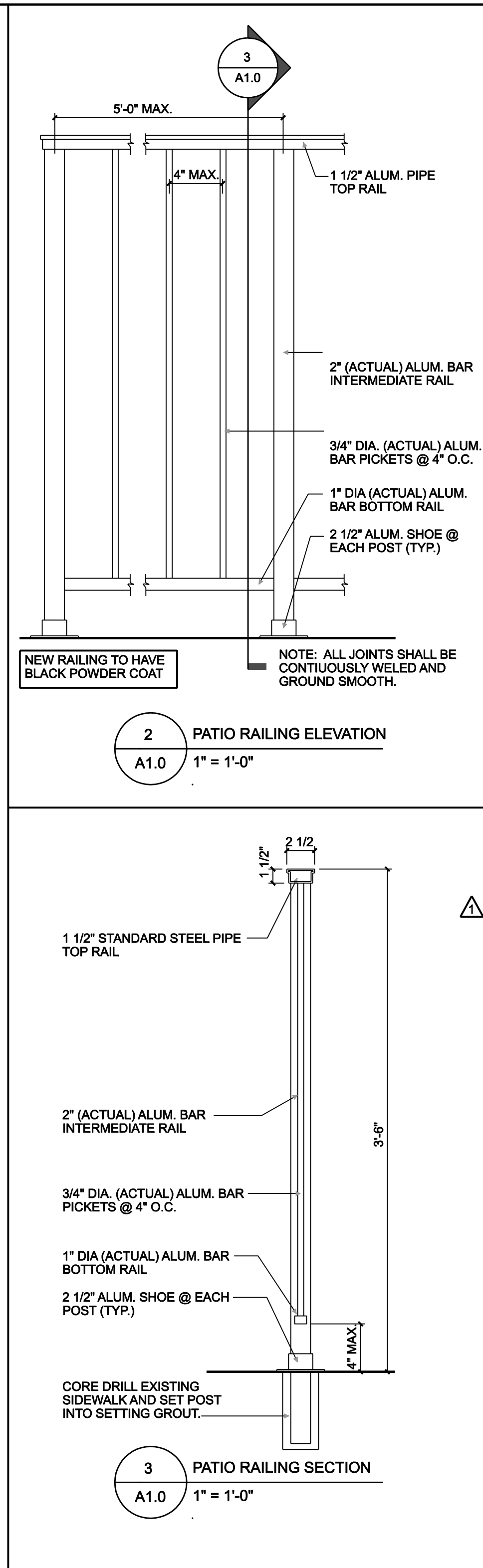
PROJECT NO: FBMO-104
ACAD FILE#:
DRAWN BY: TV
CHECKED BY: TFT
ISSUE DATE: 5/15/20

SPECIFICATIONS & LL SCOPE OF WORK

A0.1



1 FLOOR PLAN
A1.0 1/4" = 1'-0"



2 PATIO RAILING ELEVATION
A1.0 1" = 1'-0"

3 PATIO RAILING SECTION
A1.0 1" = 1'-0"

WALL HATCH LEGEND

- EXISTING 1-HR. RATED WALL TO REMAIN
- NEW FULL HEIGHT WALLS : 20 GA. STEEL STUDS @ 16" O.C. EXTEND 6" ABOVE HIGHEST ADJACENT CEILING & BRACE TO STRUCTURE ABOVE. SEE PLAN FOR REQ'D. DEPTHS.
- NEW HALF HEIGHT WALL RE: WALL PARTITION "E" FOR DETAILS

SHEET NOTES

A. DIMENSION LINES ARE FROM FACE OF FINISHED WALL UNLESS NOTED OTHERWISE (U.N.O.).

B. GENERAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO KITCHEN EQUIPMENT INCLUDING BUT NOT LIMITED TO PLUMBING/PIPING, ELECTRICAL, GAS, DUCTING, ETC.

C. CONTRACTOR TO COORDINATE ALL HARDWARE WITH OWNER REQUIREMENTS, AND SHALL MATCH LANDLORD/DEVELOPER REQUIREMENTS WHERE POSSIBLE.

D. CONTRACTOR SHALL VERIFY THAT ALL EXISTING MATERIALS, FINISHES, FIXTURES AND EQUIPMENT SCHEDULED FOR RE-USE COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

E. ALL MOUNTING HEIGHTS SHALL COMPLY WITH ALL LOCAL AND STATE ADA, AND BUILDING CODE'S RESTRICTIONS AND REQUIREMENTS.

F. ALL INTERIOR PARTITIONS SHALL RECEIVE TWO COATS OF THE SCHEDULED PAINT.

G. ALL HORIZONTAL GYP. BOARD SURFACES SHALL BE PRIMED A FLAT WHITE FINISH.

H. ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED.

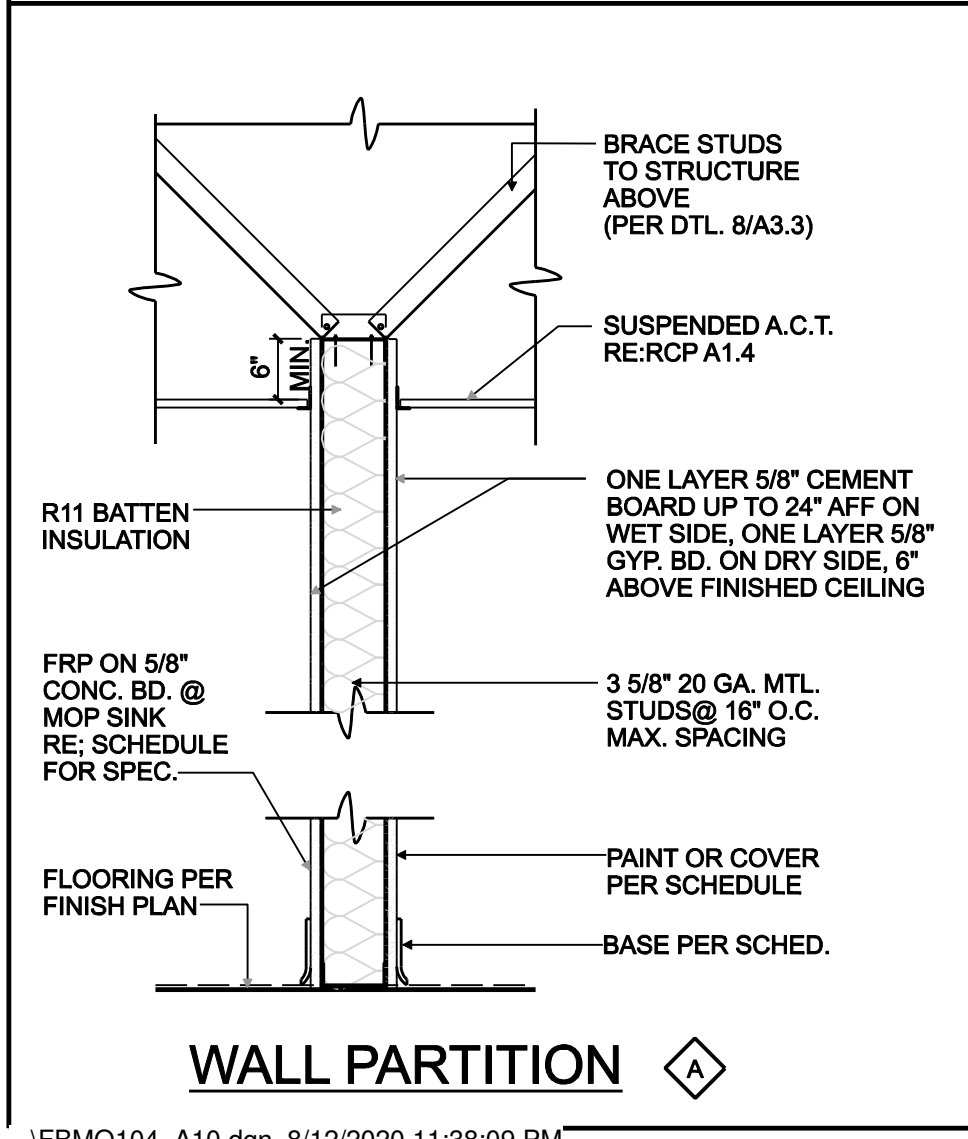
I. REFER TO ELEVATION SHEETS A3.0 AND A3.1 FOR FINISH SCHEDULE.

J. EXTEND WALL FINISHES TO UNDERSIDE OF DECK WHEN CEILING IS "OPEN TO STRUCTURE".

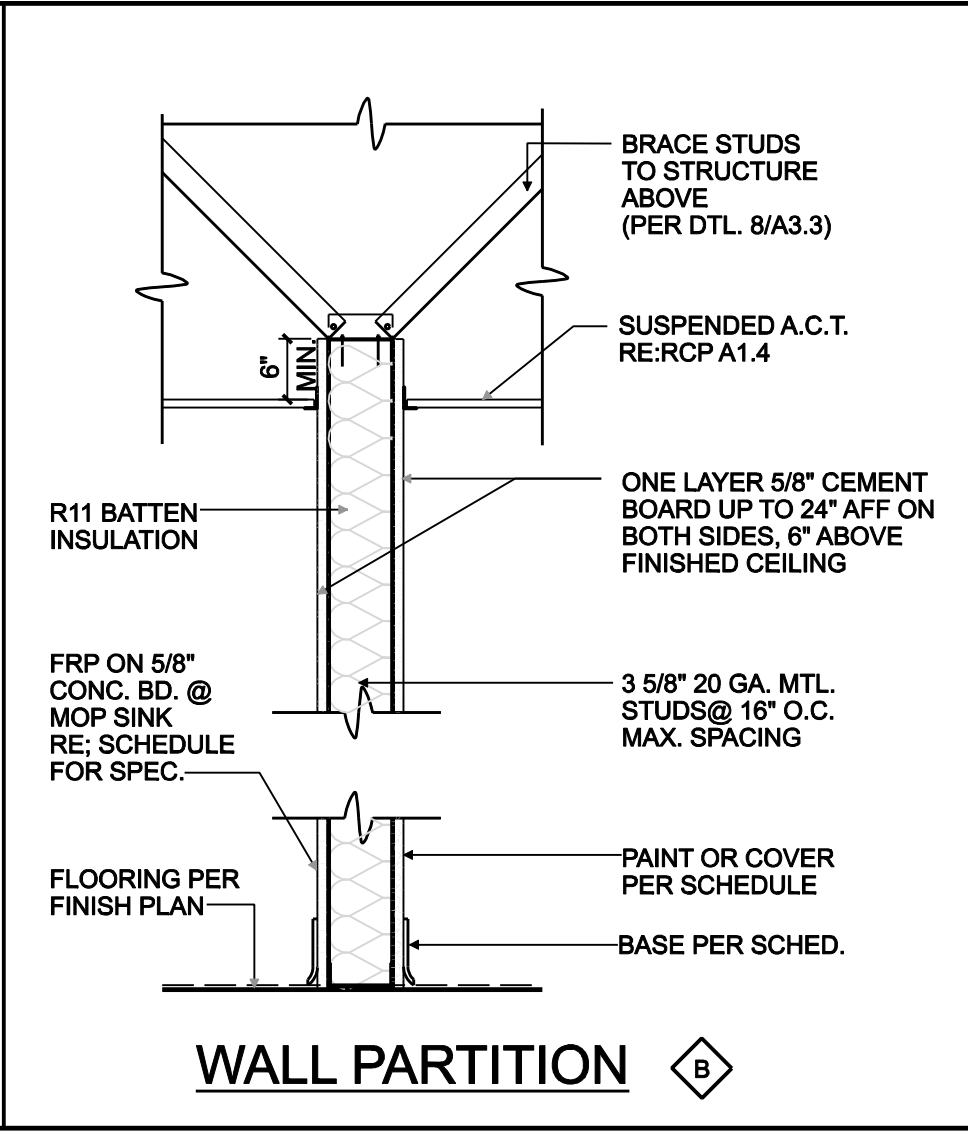
K. REFER TO REFLECTED CEILING PLAN, SHEET A1.4, FOR CEILING HEIGHT AND TYPE.

KEY NOTES

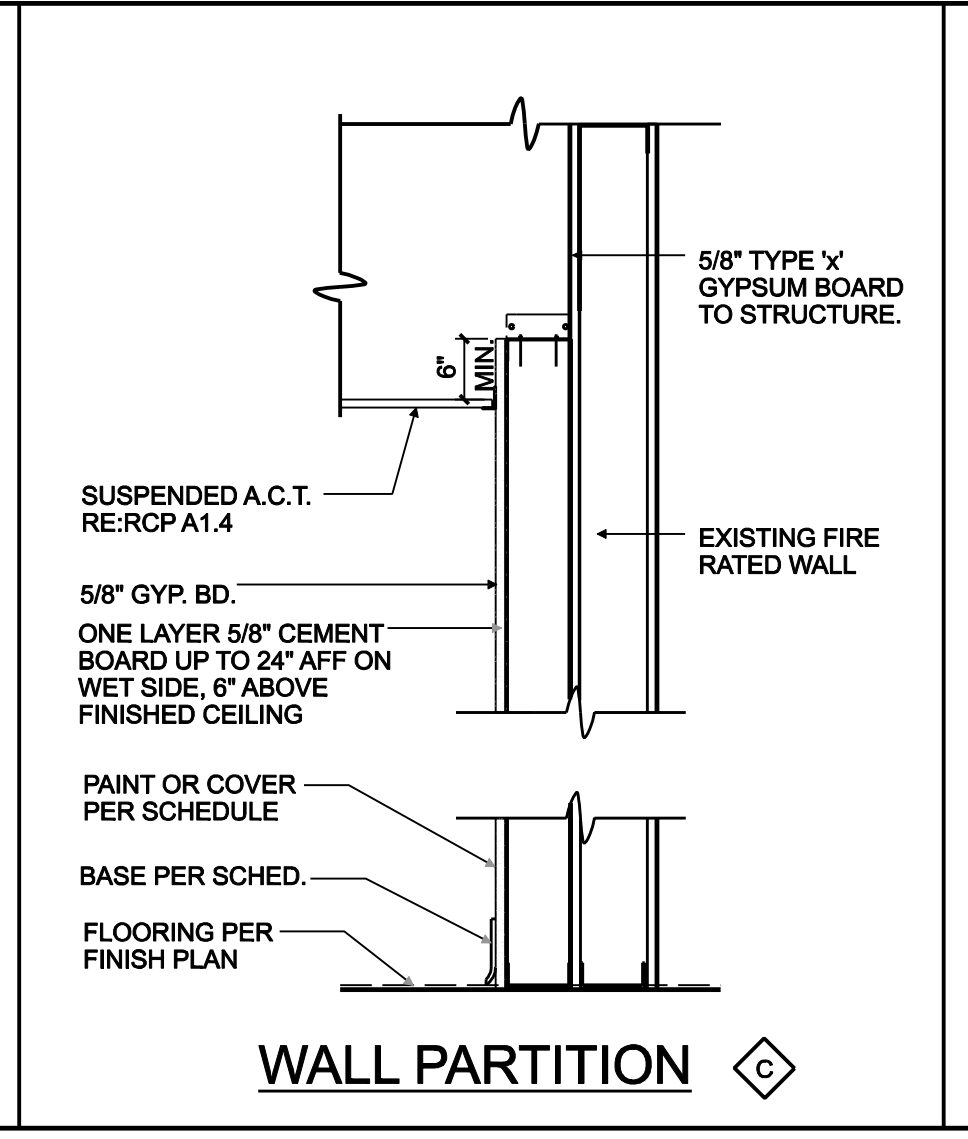
- CASEWORK / MILLWORK.
- 18. GA. STAINLESS STEEL CORNER GUARDS, SEE DETAIL 8/A3.3
- INSTALL 1/2" PLYWOOD BACKING, FOR SHELVING / EQUIPMENT, FROM 3'-6" A.F.F. TO 7'-6" A.F.F. ALONG WALL
- 4"x4" PRESSURE TREATED POSTS @24" ON CENTERLINE OF WALL, AT CORNERS, END CAPS. INSTALL 3"x3"x1/4" L EACH SIDE. BOLT TO FLOOR & SECURE WITH EPOXY ADHESIVE. REFER TO DWALL TYPE "E"
- EXISTING 1 HOUR UL RATED DEMISING WALL. CONTRACTOR TO MAINTAIN INTEGRITY OF FIRE RATING AS REQUIRED. CONTRACTOR SHALL ALSO PREPARE WALL TO RECEIVE NEW FINISH.
- MINIMUM 2" SPACE BETWEEN WALL AND PREFAB COOLER WALLS FOR AIR CIRCULATION.
- OVERHEAD CABINETS
- EXHAUST HOOD. REFER TO MECHANICAL DRAWINGS FOR DETAILS.
- MOP SINK. REFER TO DETAIL 7/A3.3 & PLUMBING DRAWINGS.
- WATER HEATER. REFER TO PLUMBING DRAWINGS FOR DETAILS.
- FIRE EXTINGUISHERS W/ CLASS 2A-10BC RATING (BY G.C.), COORDINATE EXACT LOCATION WITH LOCAL FIRE OFFICIALS. PROVIDE PER NFPA 10. TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75'.
- FIRE EXTINGUISHERS W/ CLASS K RATING (BY G.C.), COORDINATE EXACT LOCATION WITH LOCAL FIRE OFFICIALS.
- ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS FOR DETAILS.
- EXISTING COLUMN. GC TO FINISH WITH(1) LAYER 5/8" GYP. BD.
- EXISTING COLUMN
- NEW PATIO RAILING. REFER TO DETAILS 2/A1.0 & 3/A1.0.
- EXISTING AWNING TO REMAIN.
- NEW AWNING (BY TENANT, CONFIRM WITH LANDLORD).
- POST OCCUPANT LOAD FOR INSIDE & OUTSIDE ON THE PATIO AREA. VERIFY EXACT LOCATION WITH FIRE MARSHAL.
- G.C. TO ADD DETEX 10xW SERIES PANIC HARDWARE TO NEW GATE DOOR. FINISH TO MATCH NEW GATE DOOR.



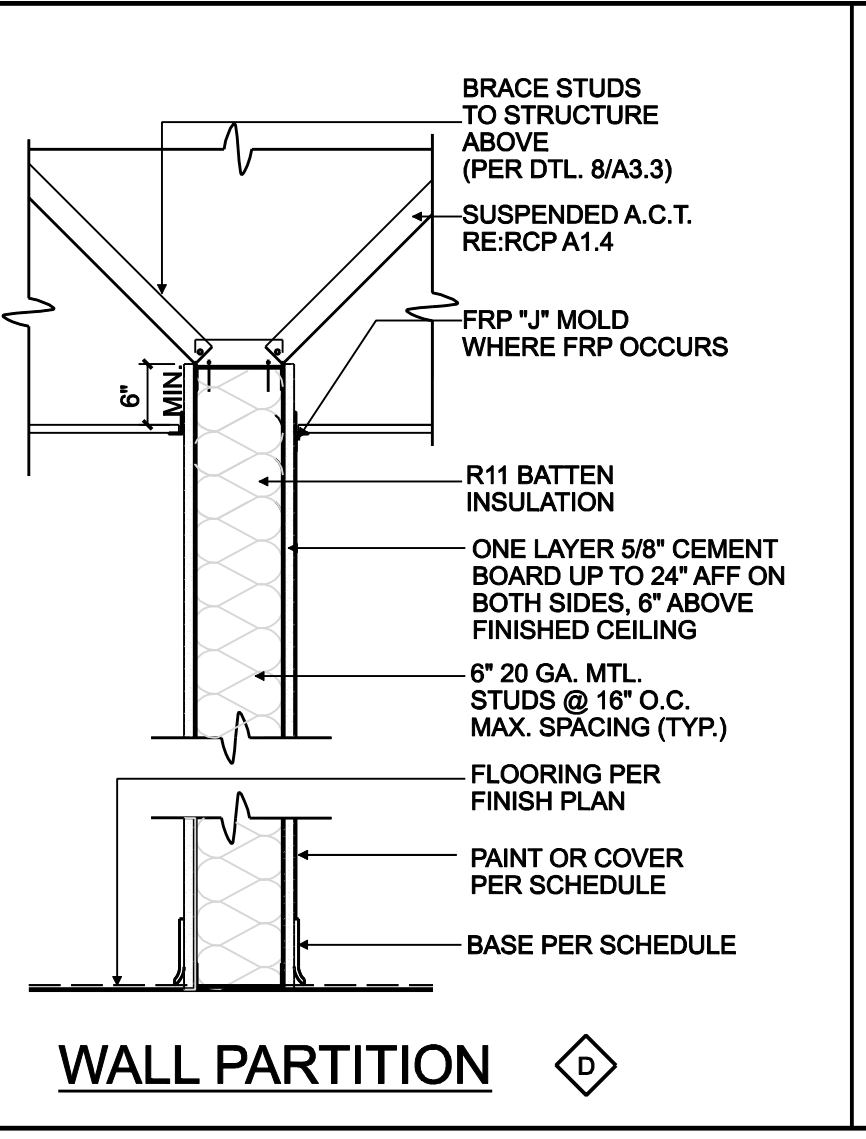
WALL PARTITION A



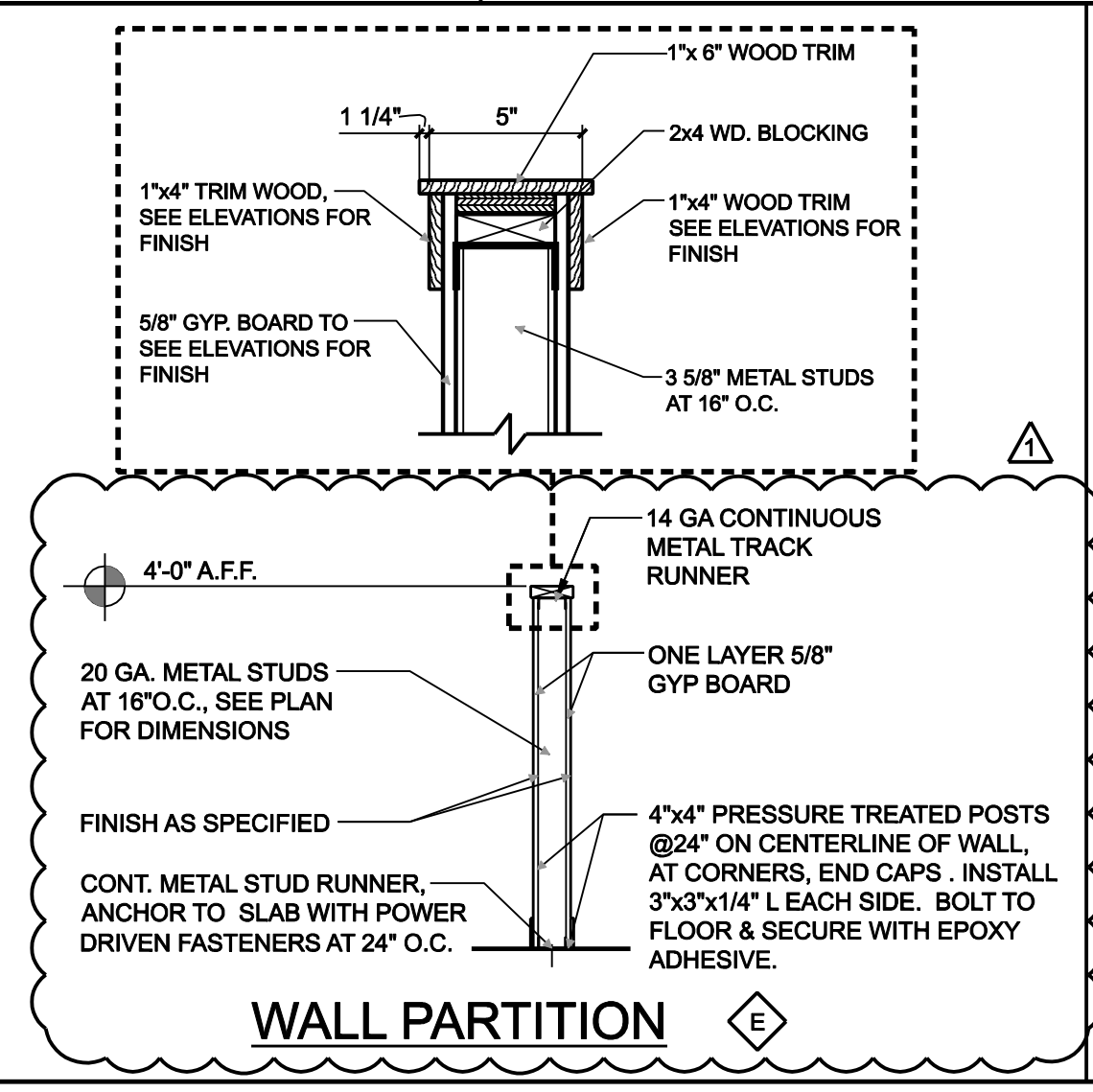
WALL PARTITION B



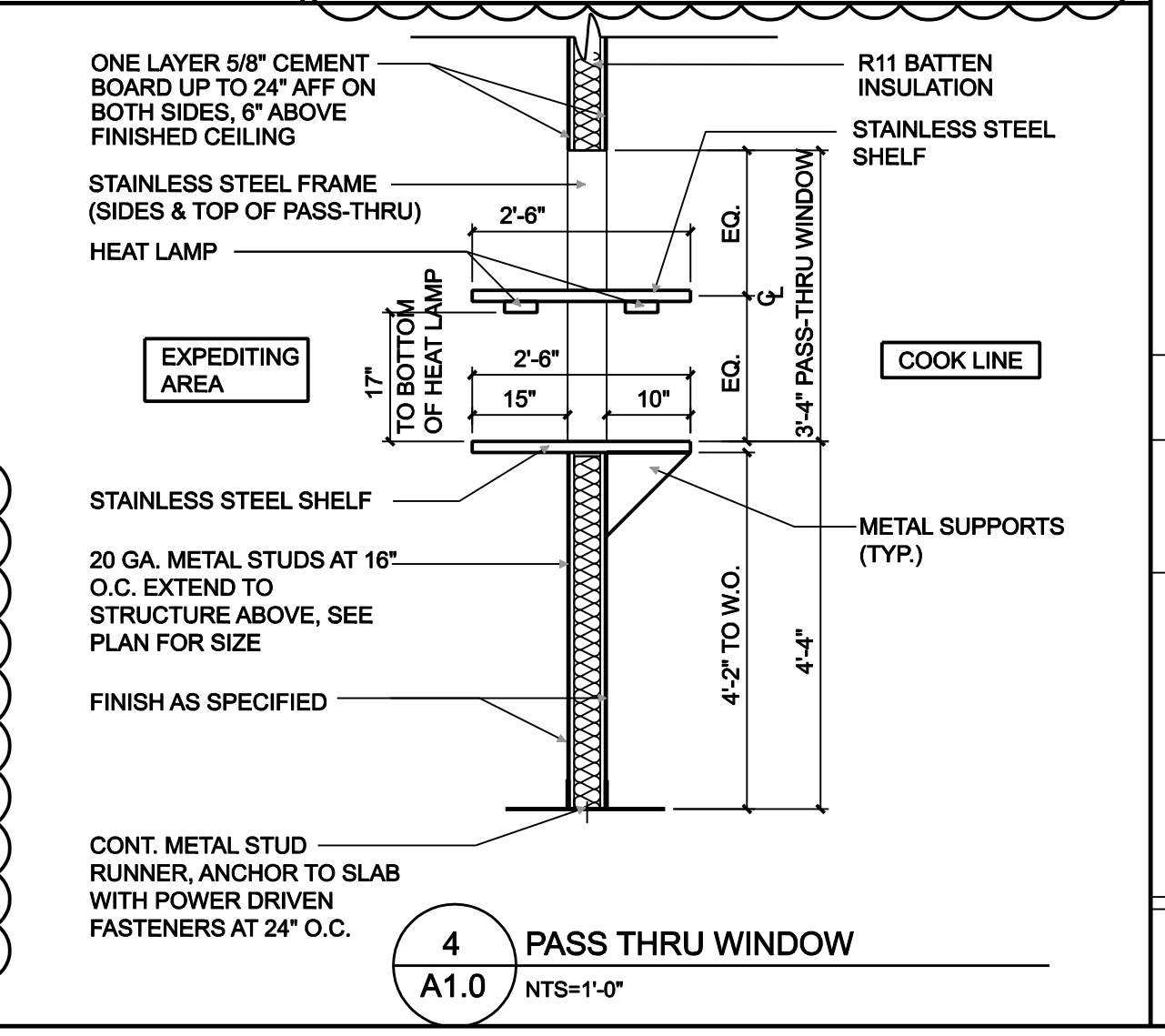
WALL PARTITION C



WALL PARTITION D



WALL PARTITION E



4 PASS THRU WINDOW
A1.0 NTS=1'-0"

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5/15/20

THOMAS F. TEDROW ARCHITECT
NUMBER A-2016014478

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SNELLVILLE, GEORGIA 30078
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EMAIL: tom.tedrow@tedrowdesign.com

FLYING BISCUIT
SUMMIT ORCHARDS
460 NW DONOVAN RD.
SUITE 4B
LEE'S SUMMIT, MO 64086

REVISIONS	DATE	DESCRIPTION
1	7/26/20	BLUE PRINT COMMENTS

PROJECT NO: FBMO-104
ACAD FILE: TV
DRAWN BY: TV
CHECKED BY: TFT
ISSUE DATE: 5/15/20

FLOOR PLAN
A1.0

STATE OF MISSOURI
THOMAS F. BROWN
NUMBER
A-2016014478
ARCHITECT
5/15/20



FLYING BISCUIT
SUMMIT ORCHARDS
460 NW DONOVAN RD.
SUITE 4B
LEE'S SUMMIT, MO 64086

PROJECT NO: FBMO-104	REVISIONS	DATE	DESCRIPTION
ACAD FILE#:	A	7/29/20	BLOG DEPT COMMENTS
DRAWN BY: TV			
CHECKED BY: TFT			
ISSUE DATE: 5/15/20			

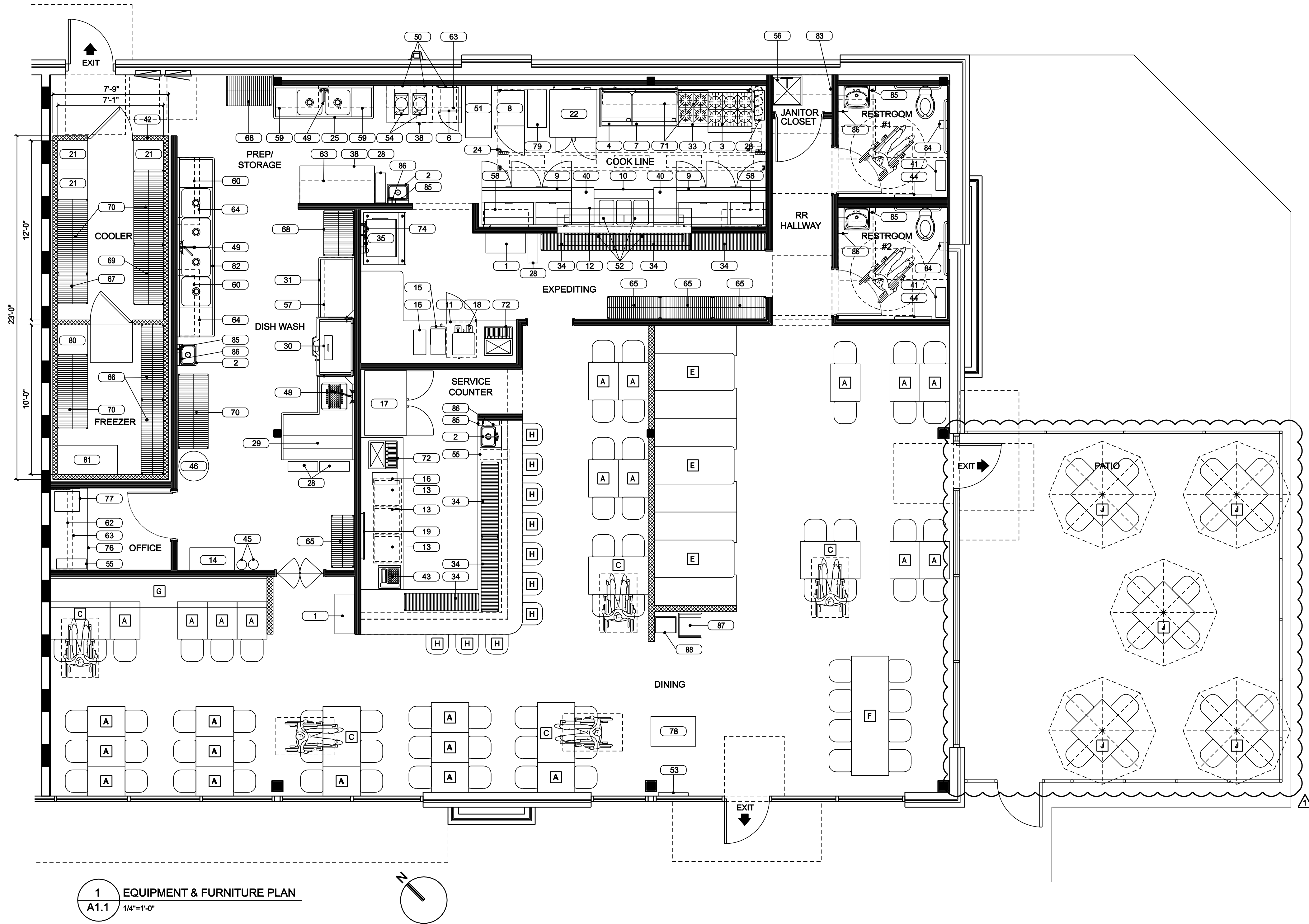
LIFE SAFETY PLAN

A1.0a



EX1
 **EMERGENCY EXIT LIGHT**

EM
 **EMERGENCY LIGHT**



1
A1.1
1/4"=1'-0"

KITCHEN EQUIPMENT SCHEDULE

NO.	ITEM	NO.	ITEM	NO.	ITEM
1	WALL MOUNTED POS SYSTEM	23	DISHWASHING MACHINE (NOT USED)	45	CO2 TANK
2	WALL MOUNTED HAND SINK WITH SPLASH GUARDS	24	18" O" HOOD	46	WATER HEATER
3	6 EYE BURNER	25	2 COMPARTMENT SINK	47	PRE-RINSE FAUCET ASSEMBLY
4	24" FLAT TOP GRIDDLE	26	NOT USED	48	PRE-RINSE FAUCET
5	UNDER BAR REFRIGERATION (NOT USED)	27	UNDERBAR SINK	49	12" SWING NOZZLE FAUCET
6	MICROWAVE - ON COUNTERTOP	28	TRASH CAN (ADD AREA MAGNETS FOR TRASH CANS IN DISH WASH)	50	INGREDIENT BIN
7	36" FLAT TOP GRIDDLE	29	DIRTY DISH TABLE W/ UNDER SHELF & DOUBLE SIDED RACK	51	BREADING STATION
8	HOT HOLDING CABINET	30	DISH MACHINE	52	48" HEAT LAMP
9	REFRIGERATED SALAD TOP	31	CLEAN DISH TABLE	53	WALL MOUNTED MENU HOLDER
10	3 WELL HOT FOOD TABLE	32	COCKTAIL STATION (NOT USED)	54	WAFFLE IRON
11	UNDERCOUNTER REFRIGERATOR	33	4 EYE BURNER	55	24" H TRASH CAN
12	PASS THRU WINDOW	34	14"x60" 3 TIER CHROME WIRE SHELVEING	56	MOP SINK
13	RACK DOLLY	35	ICE MACHINE WITH BIN	57	24"x48" STAINLESS STEEL SLANTED DISH RACK
14	BAG IN THE BOX	36	30"x42" STAINLESS STEEL WORK TABLE W/UNDERSHELF	58	14"x36" WALL MOUNTED S.S. SHELF W/ BRACKETS
15	TEA BREWER	37	30"x60" STAINLESS STEEL WORK TABLE W/UNDERSHELF	59	18"x36" WALL MOUNTED S.S. SHELF W/ BRACKETS
16	COFFEE BREWER	38	30"x60" STAINLESS STEEL WORK TABLE	60	14"x48 WALL MOUNTED S.S. SHELF W/ BRACKETS
17	2 GLASS DOOR REACH IN REFRIGERATOR	39	GLASS RACK (NOT USED)	61	18"x48" WALL MOUNTED S.S. SHELF W/ BRACKETS
18	ESPRESSO MACHINE	40	30"x18" STAINLESS STEEL WORK TABLE W/UNDERSHELF	62	14"x60" WALL MOUNTED S.S. SHELF W/ BRACKETS
19	50" TV	41	TRASH CAN W/ID	63	18"x60" WALL MOUNTED S.S. SHELF W/ BRACKETS
20	NOT USED	42	8'-6" H WALK-IN FREEZER/COOLER	64	24"x60" WALL MOUNTED S.S. SHELF W/ BRACKETS
21	PAN RACK	43	COUNTER TOP POS SYSTEM	65	18"x42" 5 TIER EPOXY WIRE DRY STORAGE SHELVEING
22	STACKED CONVECTION OVENS	44	BABY CHANGING STATION	66	18"x60" 5 TIER EPOXY WIRE DRY STORAGE SHELVEING

RESPONSIBILITY SCHEDULE

VENDOR SUPPLIED CONTRACTOR INSTALLED	VENDOR SUPPLIED VENDOR INSTALLED	VENDOR SUPPLIED CONTRACTOR SUPPLIED CONTRACTOR INSTALLED	OWNER PROVIDED OWNER INSTALLED	OWNER PROVIDED CONTRACTOR INSTALLED	DESCRIPTION	MAKE / MODEL
					FURNITURE	
					FRONT SERVICE COUNTER	-
					BANQUETTE SEAT	-
					36"x36" TABLE TOP	-
					TABLE BASE	-
					CHAIR	-
					24"x30" TABLE TOP	-
					TABLE BASE	-
					SERVICE COUNTER STOOLS	-
					FIXTURES REFER TO EQUIPMENT SCHEDULE FOR ALL KITCHEN SINKS	
					WALL HUNG LAV	-
					MISCELLANEOUS ITEMS	
					MENU BOARD	-
					ART WORK	-
					MILLWORK	-
					TOILET PAPER HOLDERS	-
					SOAP DISPENSERS	-
					PAPER TOWEL DISPENSERS	-
					WALL PAPER AND CUSTOM CEILING TILES	-
					ADDITIONAL ITEMS	
					OFFICE FURNITURE	-
					PHONE	-
					FIRE EXTINGUISHER	-
					AWNING / SIGNS	-
					AWNING HEATERS (PER PLANS)	-

SEATING SUMMARY

TYPES	PARTIES	SEATS	SIZE	HEIGHT	KEY
2 TOP TABLE	24	44	24"x30"	30"	A
4 TOP TABLE	0	0	36"x36"	30"	B
4 TOP TABLE	5	18	48"x30"	30"	C
4 PERSON BOOTH	0	0	30"x46"	30"	D
6 PERSON BOOTH	3	18	30"x69"	30"	E
COMMUNAL	1	8	36"x126"	30"	F
BANQUETTE	1	6	-	-	G
STOOLS	10	10	18"	30"	H
OUTDOOR - 2 TOP TABLE	0	0	24"x30"	30"	I
OUTDOOR - 4 TOP TABLE	5	20	36"x36"	30"	J
TOTAL	49	124			

DINING AREA	PARTIES	SEATS
INTERIOR DINING	44	104
PATIO DINING	5	20
TOTAL	49	124

SHEET NOTES

- A. ALL MOUNTING HEIGHTS SHALL COMPLY WITH ALL LOCAL AND STATE ADA, AND BUILDING CODE'S RESTRICTIONS AND REQUIREMENTS.
- B. REFER TO INTERIOR ELEVATIONS FOR RESTROOM FIXTURES / EQUIPMENT.
- C. GC TO COORDINATE DELIVERY OF OWNER SUPPLIED MATERIALS WITH SUPPLIER.
- D. REFER TO SHEET A1.2 FOR EQUIPMENT SCHEDULE.
- E. EQUIPMENT START UP BY EQUIPMENT VENDOR
- F. LOCATION OF FIRE EXTINGUISHERS TO BE DETERMINED BY FIRE MARSHAL.

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FLYING BISCUIT
SUMMIT ORCHARDS
460 NW DONOVAN RD.
SUITE 4B
LEE'S SUMMIT, MO 64086

REVISIONS	DATE	DESCRIPTION
1	7/26/20	REVISION COMMENTS

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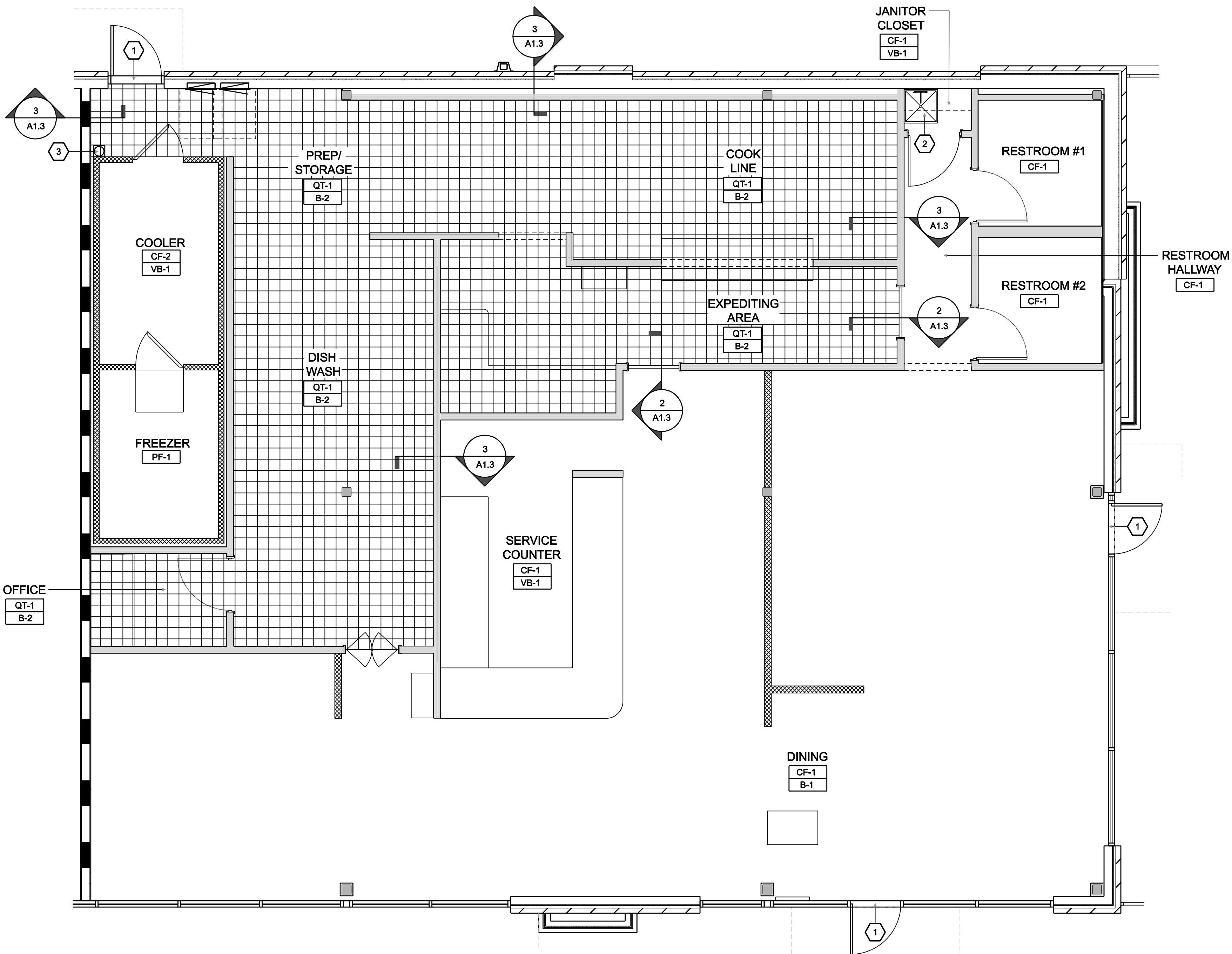
EQUIPMENT & FURNITURE PLAN

A1.1

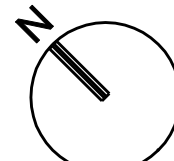
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SUITE 4B
LEE'S SUMMIT, MO 64086

PROJECT NO: FBMO-104		REVIEWS	DATE	DESCRIPTION
ACAD FILE#:				
DRAWN BY: TV				
CHECKED BY: TFT				
ISSUE DATE: 5/19/20				
EQUIPMENT SCHEDULE				



1 FLOOR FINISH FLOOR
A1.3 1/4"=1'-0"

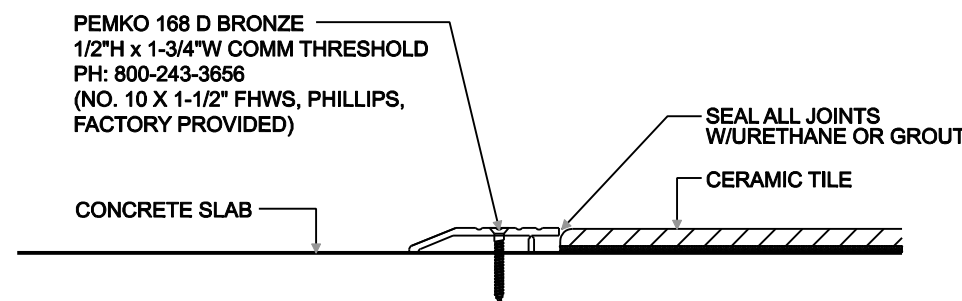


SHEET NOTES

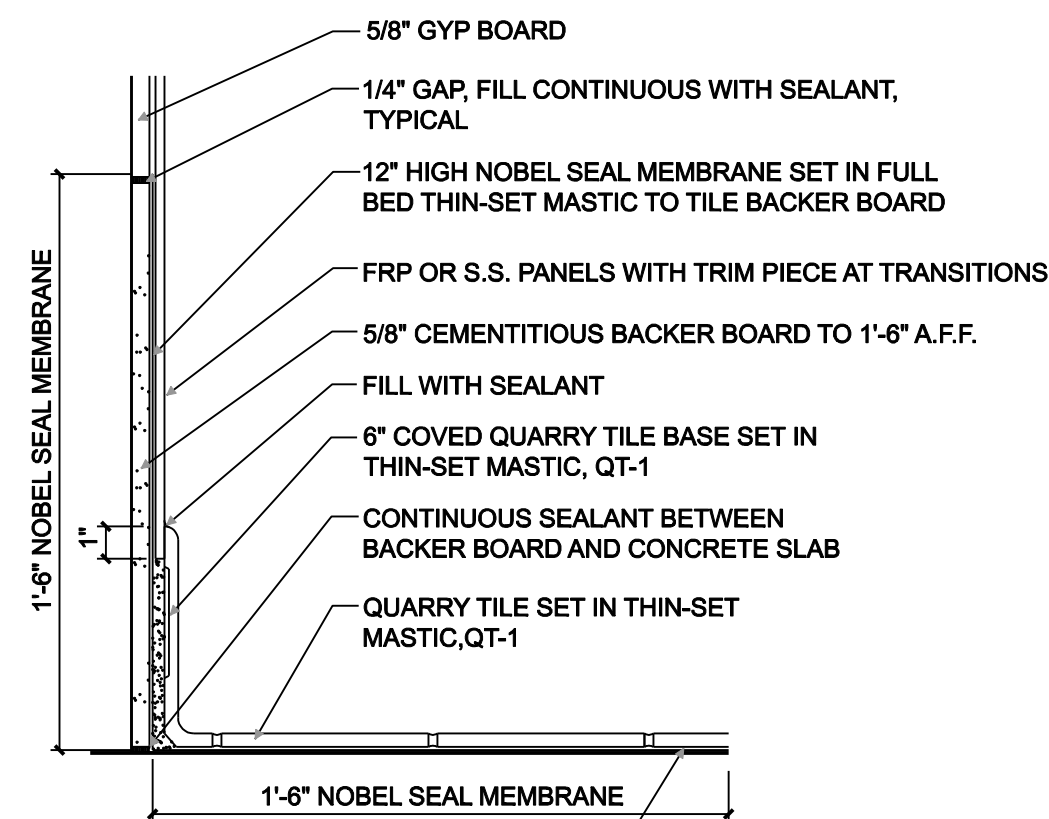
- A. FLOOR TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF THRESHOLD
- B. CENTER TILES IN ROOM U.N.O.
- C. FLOOR FINISHES ON BOTH SIDES OF A DOOR SHALL BE LEVEL FOR A DISTANCE OF 5'-0".
- D. ALL TILE TO BE IN MINIMUM 6" WIDE PIECES WERE CUTTING IS REQUIRED.
- E. REFER TO 15/A3.1 FOR WATER PROOFING MEMBRANE REQUIRED AT ALL QUARRY TILE WALL AND BASE CONDITIONS.

KEY NOTES

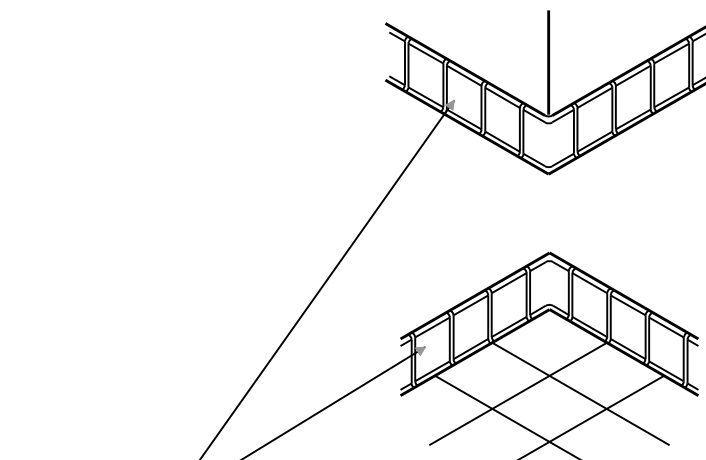
- 1 EXISTING ALUMINUM THRESHOLD.
- 2 MOP SINK. REFER DETAIL 7/A3.3 & TO PLUMBING DRAWINGS.
- 3 8" CONDENSATE DRAIN, COORDINATE WITH PLUMBING SHEETS FOR DETAILS.



2 TILE TRANSITION DETAIL
A1.3 NTS=1'-0"



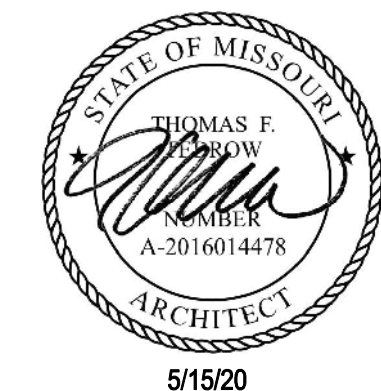
EXTEND NOBEL SEAL MEMBRANE TO 1'-0" DISTANCE FROM WALL, ON FLOOR, SET IN BED OF THIN-SET MASTIC TO FLOOR SLAB



NOTE:
ALL TILE BASES SHALL HAVE FULL TILES AT INSIDE AND OUTSIDE CORNERS. PARTIAL PIECES NO LESS THAN ONE-HALF TILE WIDTH CAN BE USED ELSEWHERE.

3 WET WALL BASE DETAIL
A1.3 NTS=1'-0"

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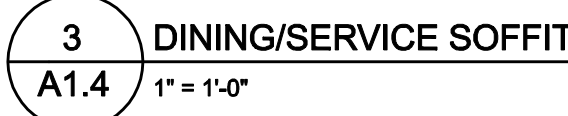
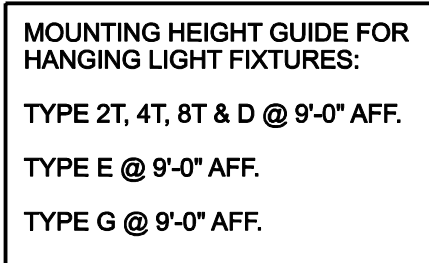
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FLOOR FINISH PLAN

A1.3



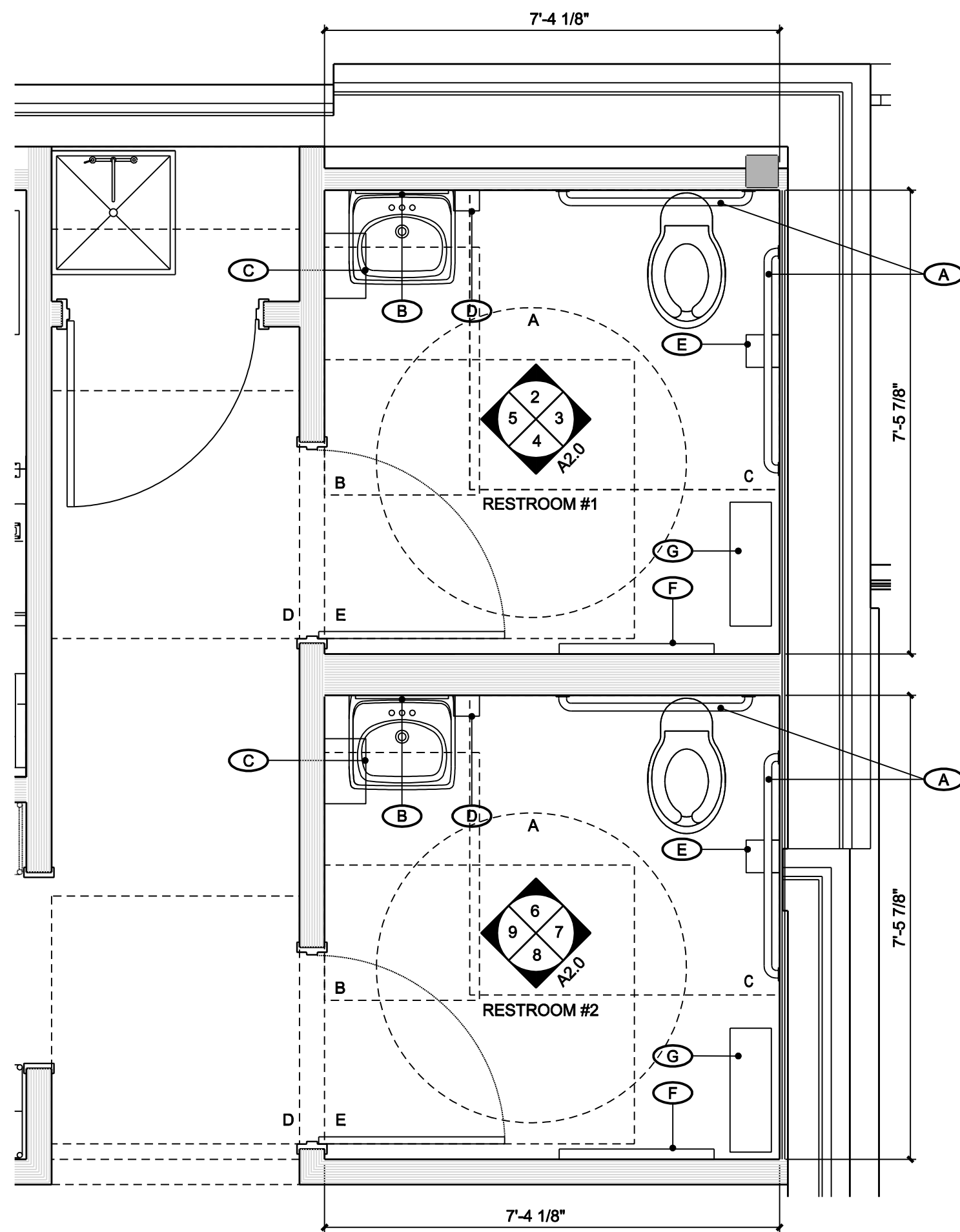
A1.4

MARK	ITEM	MANUFACTURER	MODEL NO.#	MOUNTING HEIGHTS
(A)	GRAB BARS	BOBRICK (OR EQUAL)	B-8806	3'-0" A.F.F. OR AS SPECIFIED ON SHEET A2.0
(B)	MIRROR	BOBRICK (OR EQUAL)	B-165-1836	3'-4" A.F.F. TO REFLECTIVE SURFACE
(C)	PAPER TOWEL DISP.	GP enMOTION	59482A	4'-0" A.F.F. TO DISPENSER CONTROLS
(D)	SOAP DISPENSER	ARRAY	517493	34"-48" A.F.F. TO DISPENSER CONTROLS
(E)	TOILET PAPER HOLDER	TORK ELEVATION	473208	1'-6" TO DISPENSER
(F)	BABY CHANGING STATION	KOALA CORPORATION	HORIZONTAL UNIT	4'-2 1/2" AFF. TO TOP
(G)	TRASH CAN W/LID	BY VENDOR		

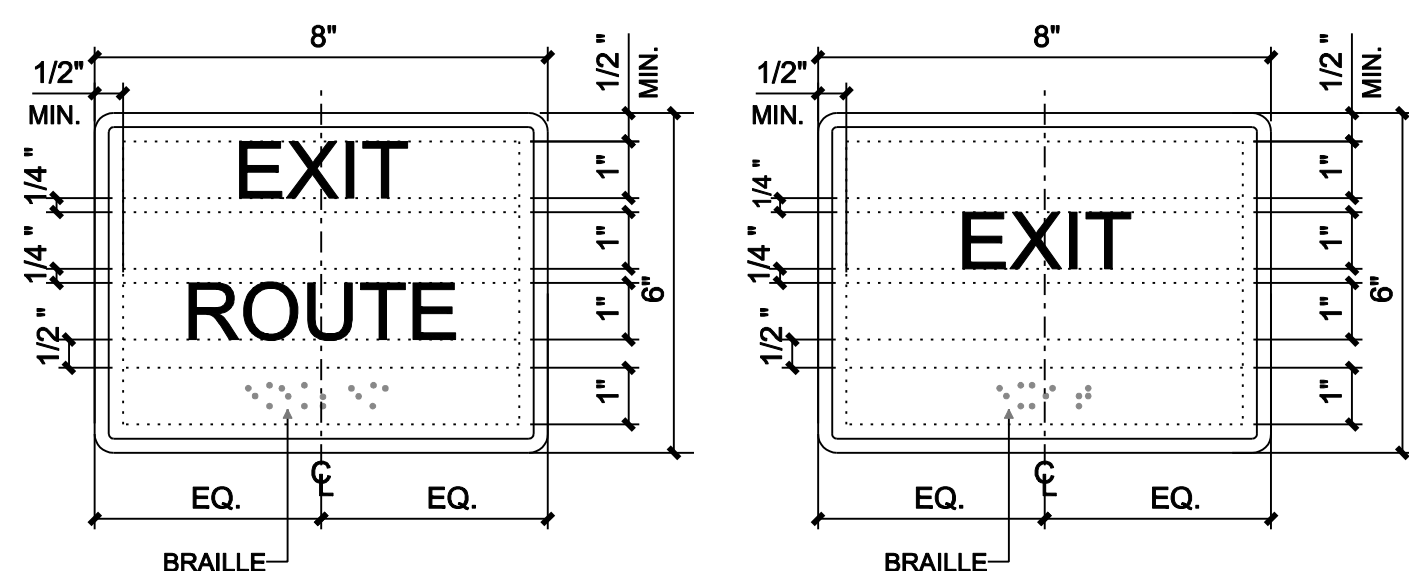
A	5" DIA. TURNING RADIUS
B	LAVATORY - 30" x 48"
C	TOILET - 60" x 60"
D	DOOR - 48" x 48" - PUSH SIDE
E	DOOR - 60" x 54" - PULL SIDE

1. G.C. SHALL INSTALL TOILET ACCESSORIES. SEE ACCESSORIES SCHEDULE.
2. PROVIDE WOOD BLOCKING AT ALL WALL-HUNG ITEMS.
3. ALL ACCESSORIES MUST BE ADA COMPLIANT.
4. VERIFY MOUNTING HEIGHT OF TOILET TISSUE HOLDER PRIOR MOUNTING. HEIGHT MAY VARY DEPENDING ON UNIT FURNISHED.
5. G.C. TO INSTALL BABY CHANGING STATION.

1. G.C. SHALL PROVIDE HANDICAP CODE COMPLIANT MEN'S & WOMEN'S DOOR SIGNAGE. SIGNS SHALL BE MOUNTED ON EXTERIOR SIDE (AS SHOWN ON INTERIOR ELEVATIONS) AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
2. FLUSH AND FAUCETS CONTROLS SHALL BE OPERABLE W/ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF WRIST. THE FORCE TO ACTIVATE THESE CONTROLS SHALL NOT EXCEED 5 LBS.
3. FLUSH CONTROLS FOR TOILETS (AND URINALS WHEN APPLICABLE) SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET NO HIGHER THAN 44" A.F.F.
4. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS AND SHALL BE INSTALLED TO WITHSTAND A LOAD OF 250 LBS. OR GREATER.
5. G.C. TO PROVIDE AND INSTALL 18" VERTICAL GRAB BAR IN BOTH RESTROOMS AS PER 2009 ANSII A117.1, SEC. 604.5.



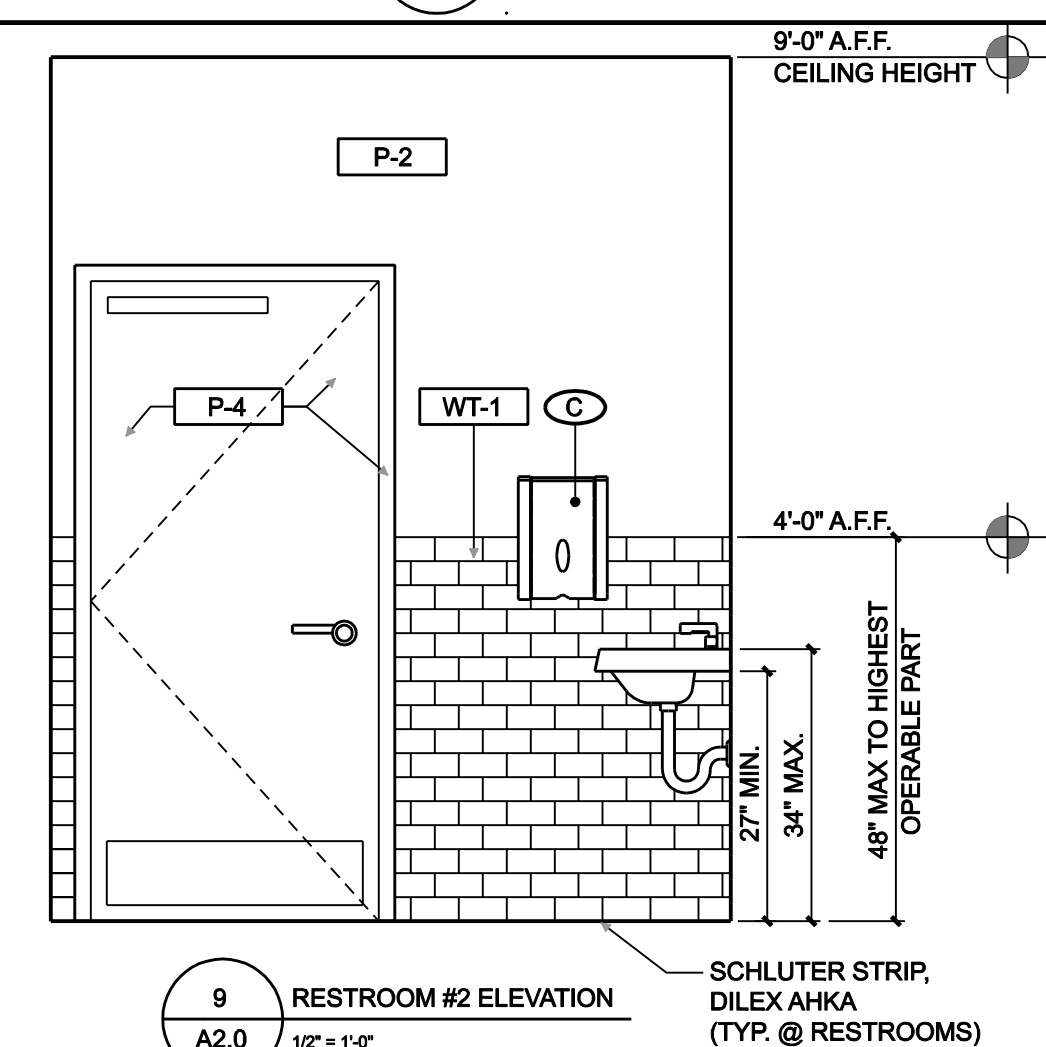
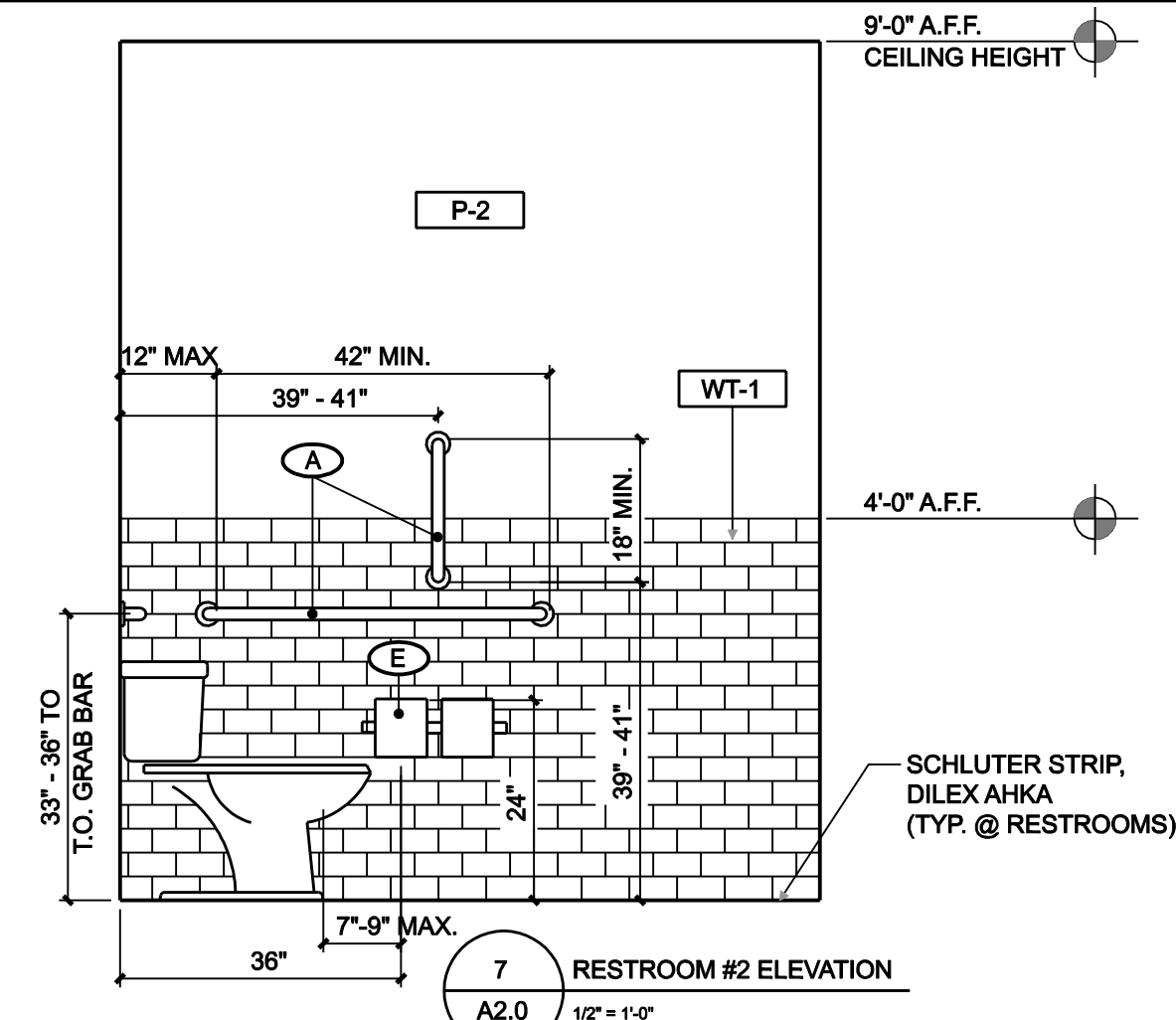
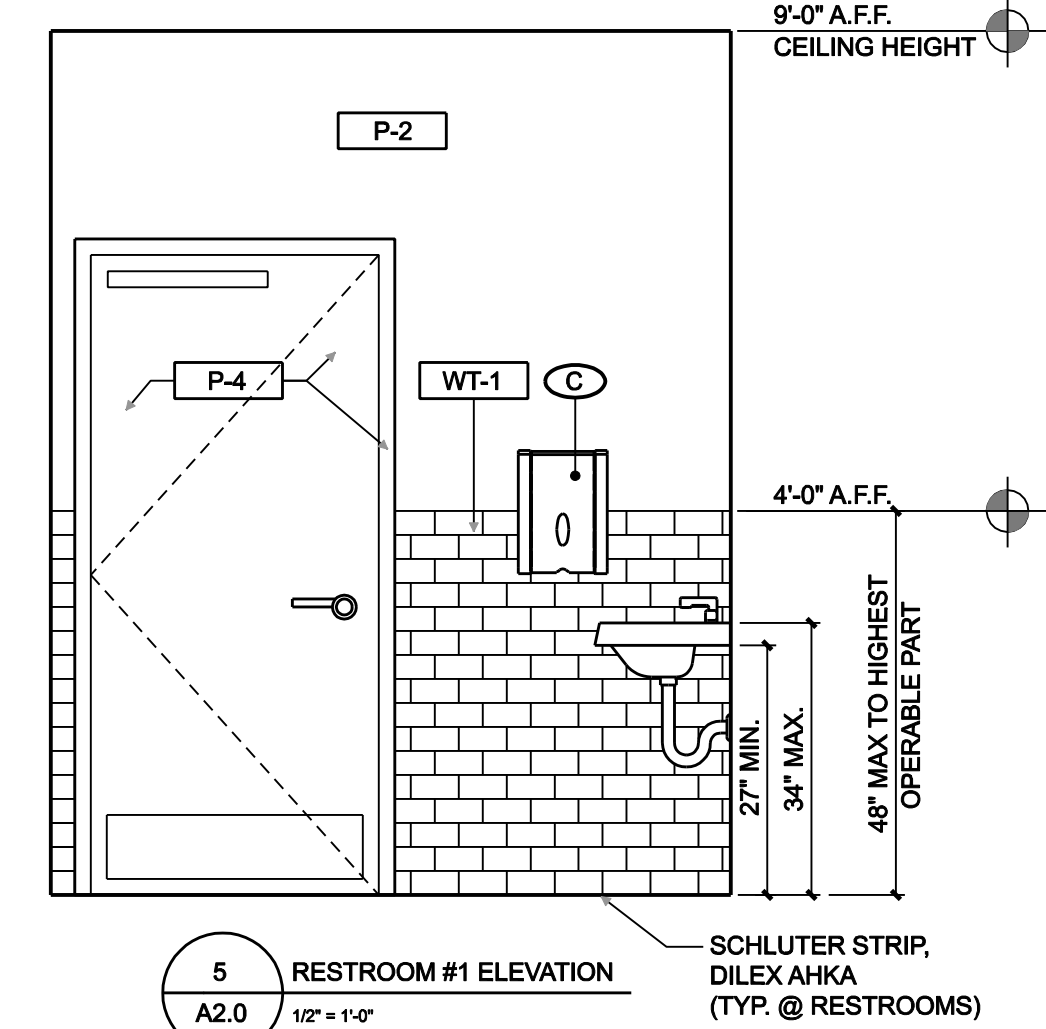
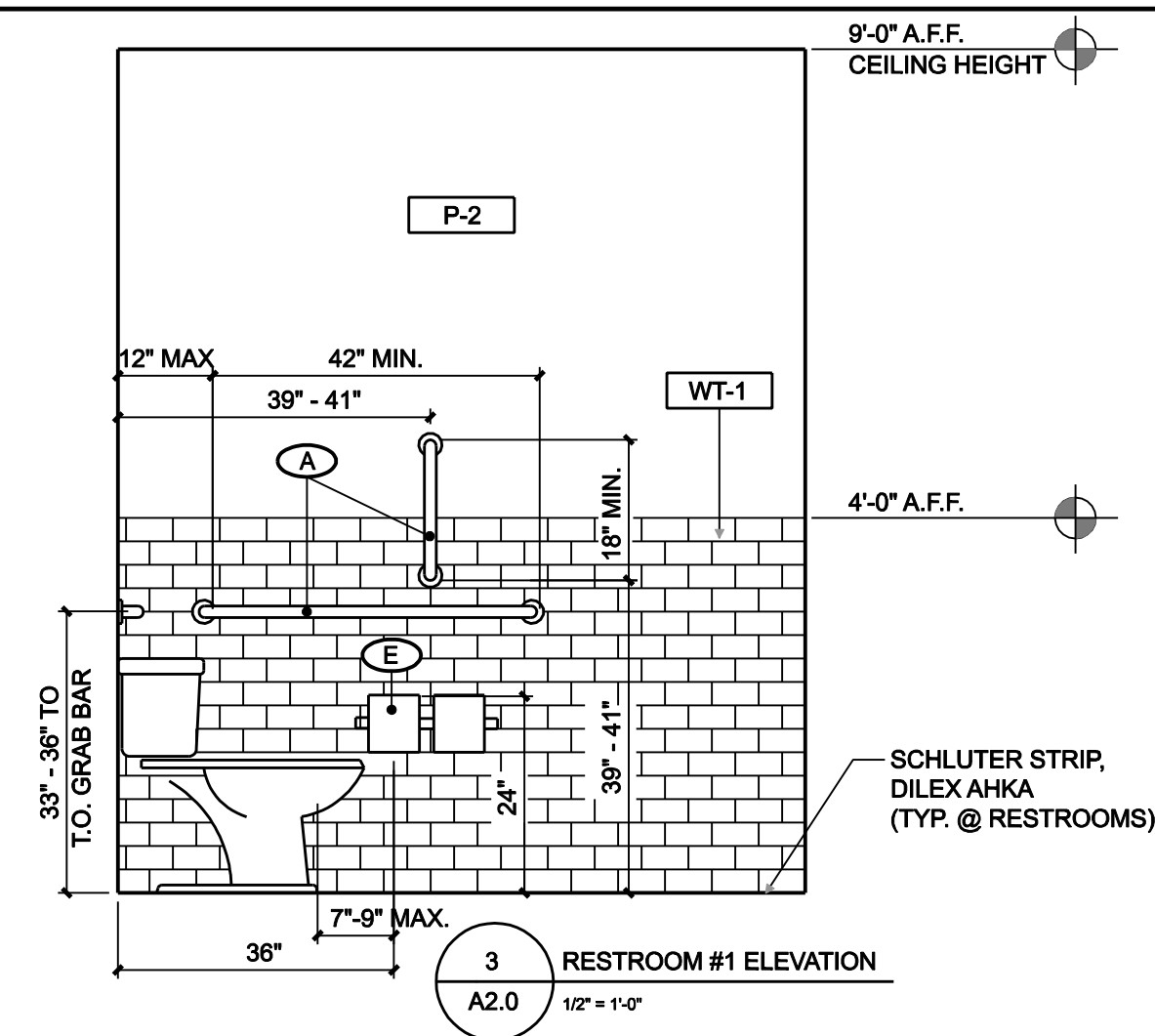
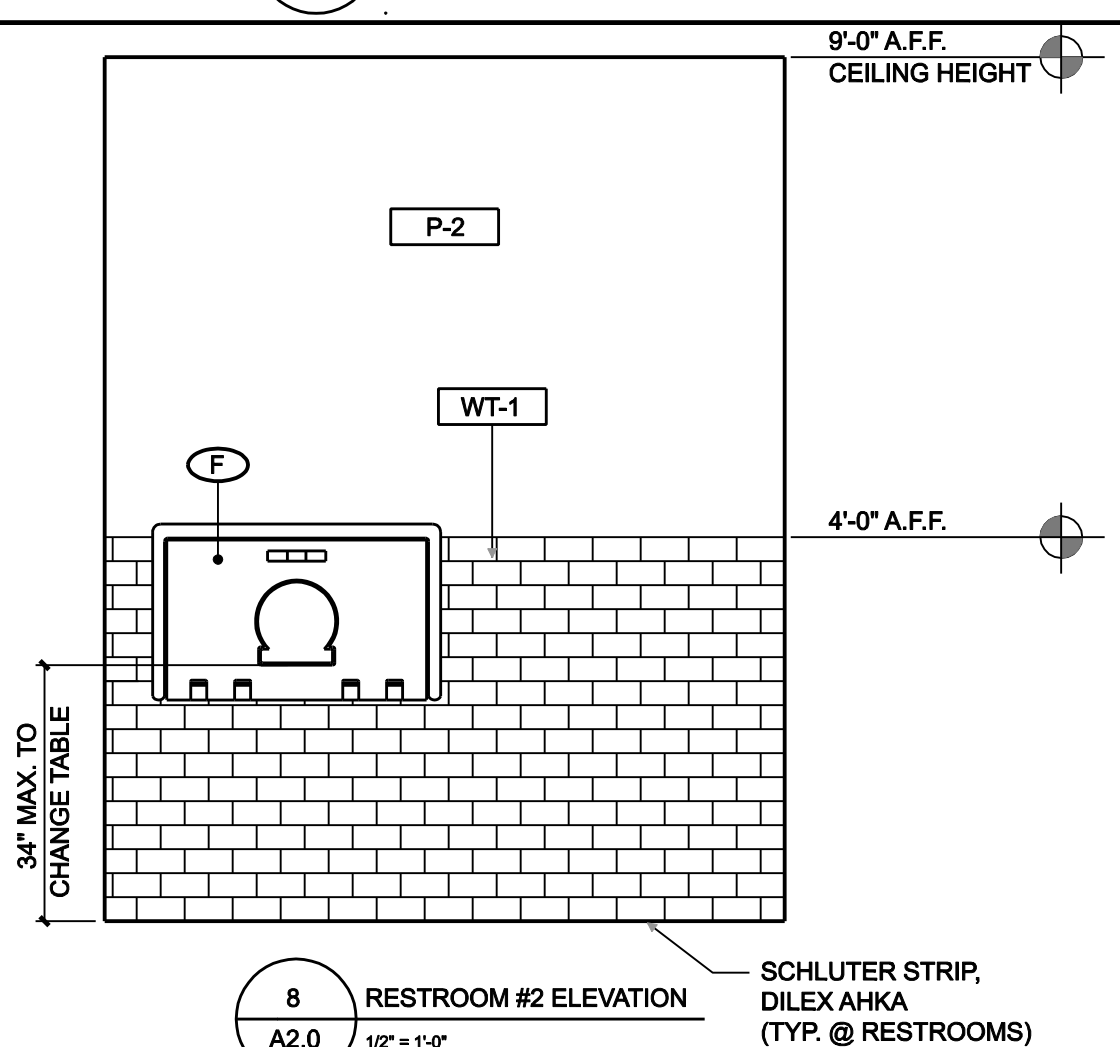
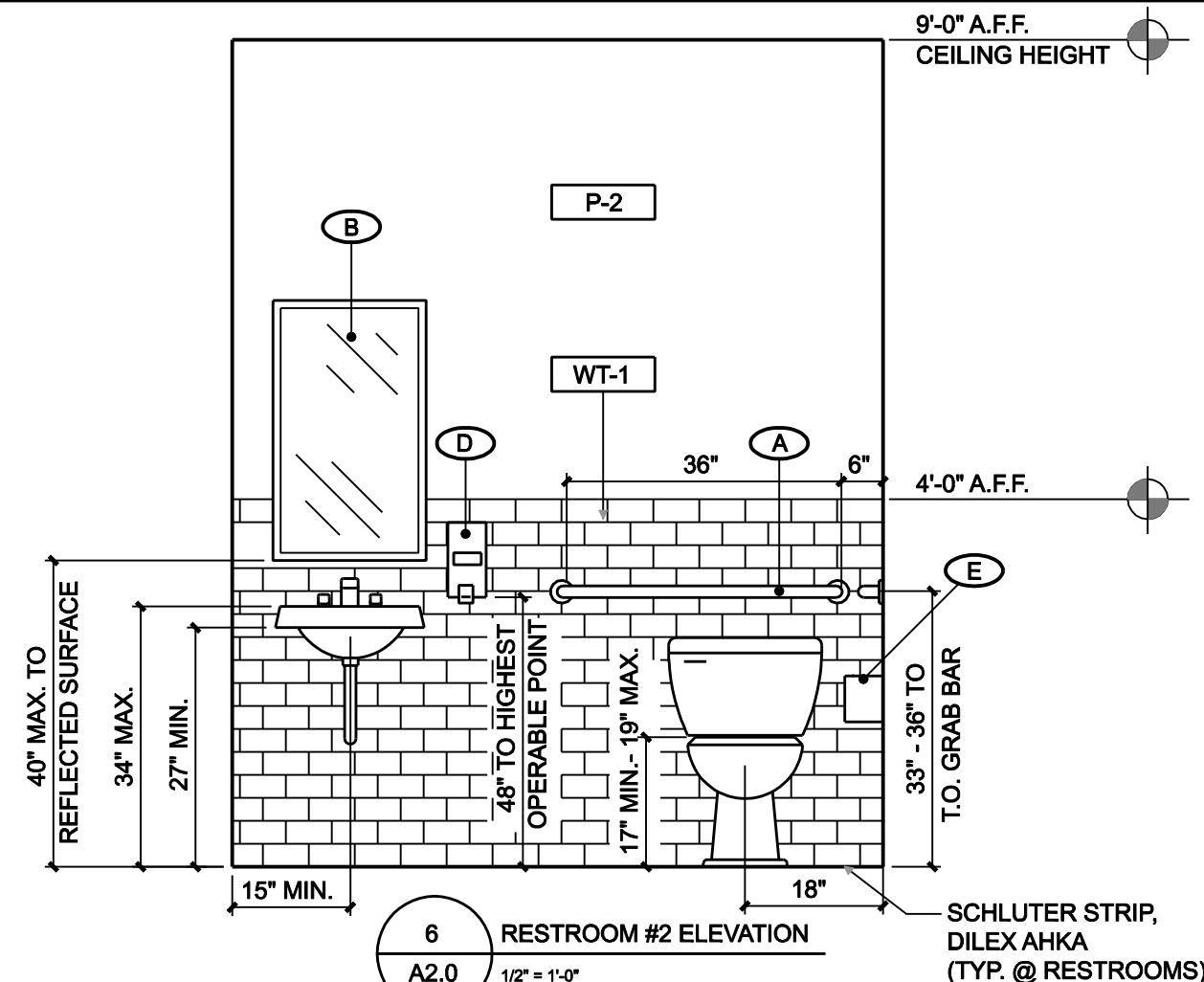
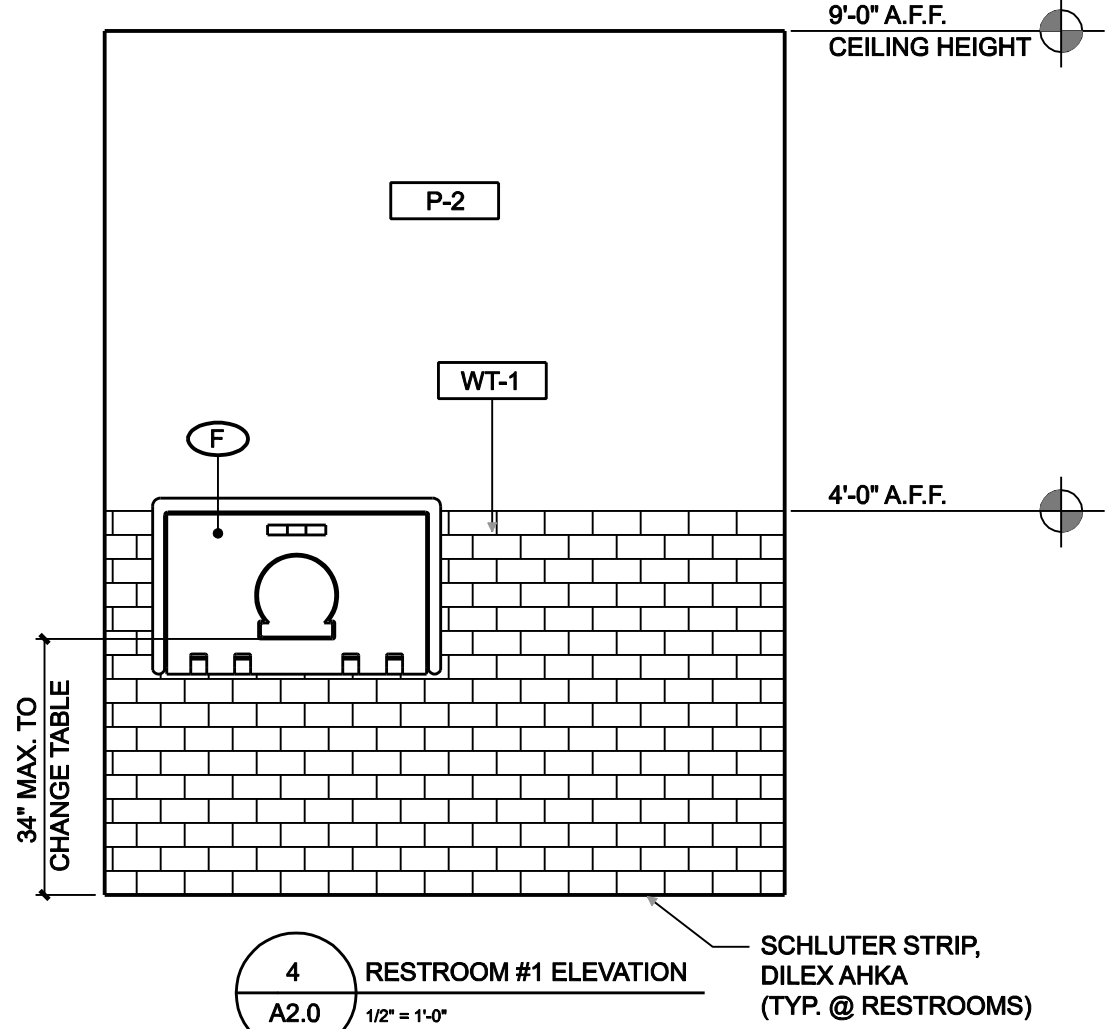
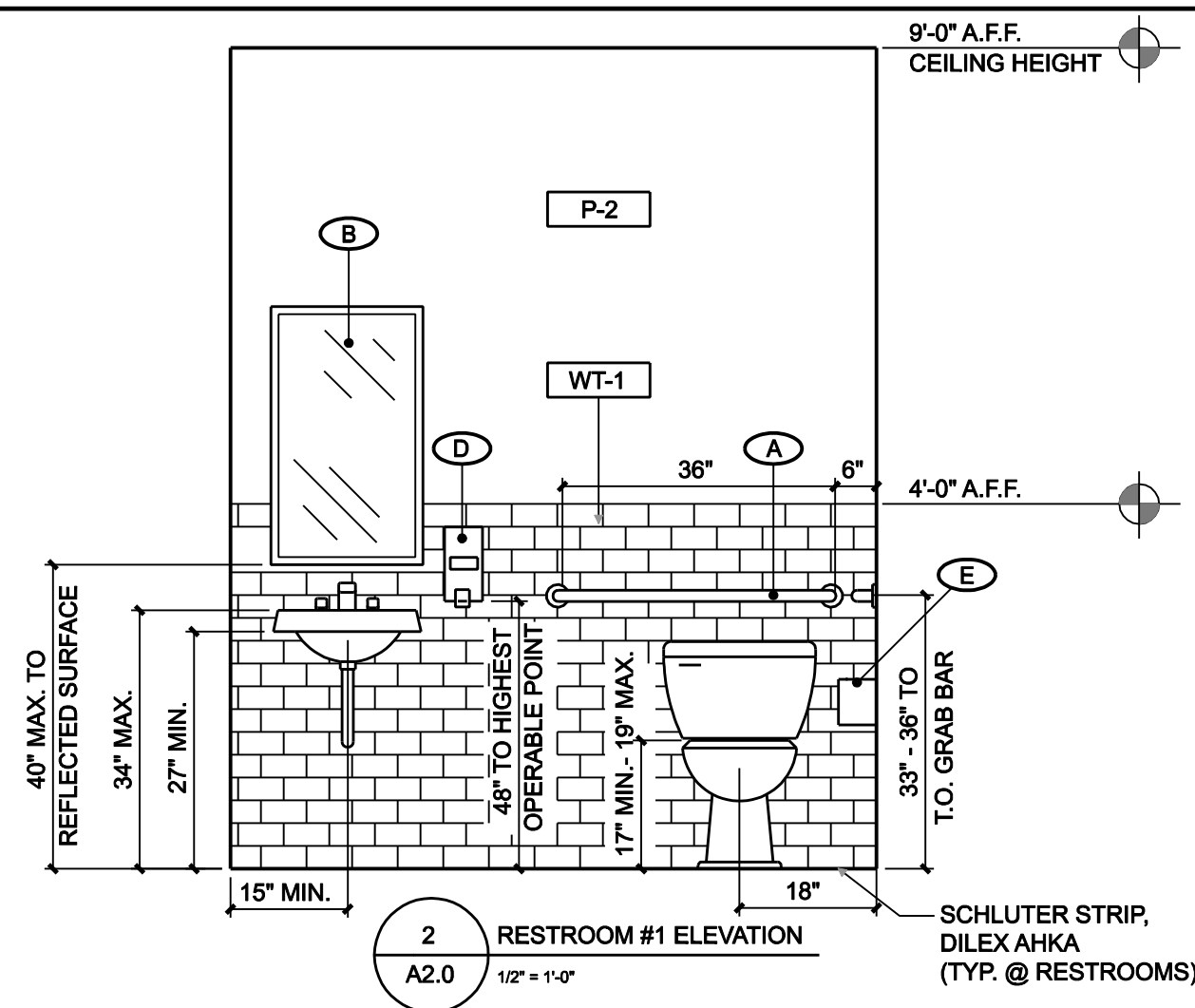
1 ENLARGED RESTROOM
A2.0 1/2" = 1'-0"



1. GRAB BARS
 - A. GRAB BARS SHALL BE LOCATED ON BACK AND SIDE WALL OF WATER CLOSET.
 - B. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
 - C. GRAB BARS & SUPPORTING STRUCTURE SHALL HAVE ROUNDED EDGES FROM SHARP OR ABRASIVE ELEMENTS WITH A 1/8" MIN. RADIUS.
 - D. THE GRAB BAR AND SUPPORTING STRUCTURE SHALL ALLOW FOR A VERTICAL & HORIZONTAL BENDING STRESS, SHEAR & TENSILE FORCE OF 250 LBS.
 - E. GRAB BARS SHALL HAVE AN OUTSIDE DIA. OF 1 1/4" TO 1-1/2" NOMINAL MAX.
 - F. THE SPACE BETWEEN THE GRAB BAR AND ANY OBJECT OR WALL SHALL BE 1-1/2" IN CLEAR.
2. LAVATORY(S) (WC)
 - A. PROVIDE A 30"x52" LEVEL CLEAR SPACE IN FRONT OF LAVATORY.
 - B. CLEAR FLOOR SPACE HAS ONE FULL UNOBSTRUCTED SIDE ADJOINING OR OVERLAPPING AN ACCESSIBLE ROUTE OR ANOTHER CLEAR FLOOR SPACE.
 - C. ALL DRAIN & HOT WATER PIPES UNDER THE LAVATORY SHALL BE INSULATED OR COVERED WITH A BOOT OR SHIELD TO PREVENT CONTACT.
 - D. DOORS SHALL NOT SWING INTO THE REQUIRED CLEAR SPACE.
3. FAUCETS
 - A. FAUCETS SHALL BE OPERATED WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
 - B. THE FORCE TO OPERATE THE FAUCET AND ANY CONTROLS SHALL BE 5 LB. MAX.
 - C. SELF-CLOSING VALVES SHALL REMAIN OPEN 10 SECONDS MIN.
4. WATER CLOSETS (WC)
 - A. TOILETS SHALL BE LOCATED 18" FROM THE SIDE WALL TO ITS CENTERLINE.
 - B. FLUSH VALVE SHALL BE LOCATED ON WIDE SIDE OF THE TOILET @ 44" MIN A.F.F.
 - C. FLUSH VALVE SHALL REQUIRE 5 LB MAX FORCE TO OPERATE & SHALL BE OPERABLE WITH ONE HAND & SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
 - D. TOP OF SEAT SHALL BE 17" TO 19" MAX. A.F.F.
 - E. SEAT HEIGHT SHALL BE 2" MAX.
 - F. SEAT SHALL NOT AUTOMATICALLY SPRING TO THE OPEN POSITION.
 - G. WATER CLOSET SHALL REQUIRE 60" MIN. WIDE CLEAR FLOOR SPACE BY 58" MIN. DEEP NO OTHER FIXTURES SHALL BE LOCATED IN THIS SPACE.
 - H. IN ACCESSIBLE COMPARTMENTS WATER CLOSET REQUIRE 56" DEEP CLEAR SPACE FOR WALL HUNG AND 58" DEEP FOR FLOOR MOUNTED.
5. RESTROOM ACCESSORIES AND DISPENSERS (WHERE PROVIDED)
 - A. TOILET PAPER DISPENSER SHALL BE 15" MIN. HEIGHT A.F.F. & MOUNTED BELOW GRAB BAR.
 - B. TOILET PAPER DISPENSER SHALL BE LOCATED 7" MIN. TO 9" MAX. FROM FRONT OF THE WATER CLOSET TO THE CENTERLINE OF THE DISPENSER, WITHIN 12" FROM THE FRONT EDGE OF THE WATER CLOSET TO THE FAR END OF THE DISPENSER & 36" FROM THE REAR WALL TO THE OUTSIDE EDGE OF THE DISPENSER.
 - C. TOILET PAPER DISPENSER SHALL ALLOW FOR CONTINUOUS PAPER FLOW AND NOT CONTROL DELIVERY.
 - D. EACH TYPE OF PROVIDED ACCESSORY SHALL HAVE 1 MIN. ACCESSIBLE.
 - E. 30"x32" CLEAR FLOOR SPACE SHALL BE PROVIDED AT EACH ACCESSIBLE ACCESSORY.
 - F. DOORS SHALL NOT SWING INTO CLEAR SPACE IN FRONT OF ACCESSIBLE ACCESSORY.
 - G. ALL CONTROLS INCLUDING COIN OPERABLE SHALL BE WITHIN CONTIGUOUS RANGES AND SHALL BE OPERABLE WITH ONE HAND NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
 - H. FORCE TO OPERATE OR ACTIVATE CONTROLS SHALL BE 5 LBS MAX.
 - I. SOAP OR OTHER DISPENSERS LOCATED ON THE BACK WALL OF THE LAVATORY SHALL BE 40" MAX A.F.F.
 - J. SEAT COVER DISPENSERS SHALL NOT BE LOCATED ON THE BACK WALL BEHIND A WATER CLOSET.
 - K. BOTTOM OF MIRROR TO BE 40" MAX. ABOVE THE FINISHED FLOOR. ADD BLACK OR UPPER PORTION BEHIND MIRROR AND PAINT TO MATCH WALL COLOR.

(a) SYMBOL PROPORTIONS (b) DISPLAY CONDITIONS

TACTILE EXIT SIGNAGE:
COMPLY WITH A117B.5.1



5/15/20



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PROJECT NO: FBMQ-104	REVISIONS	DATE	DESCRIPTION
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RESTROOM #1 & #2 DETAILS			

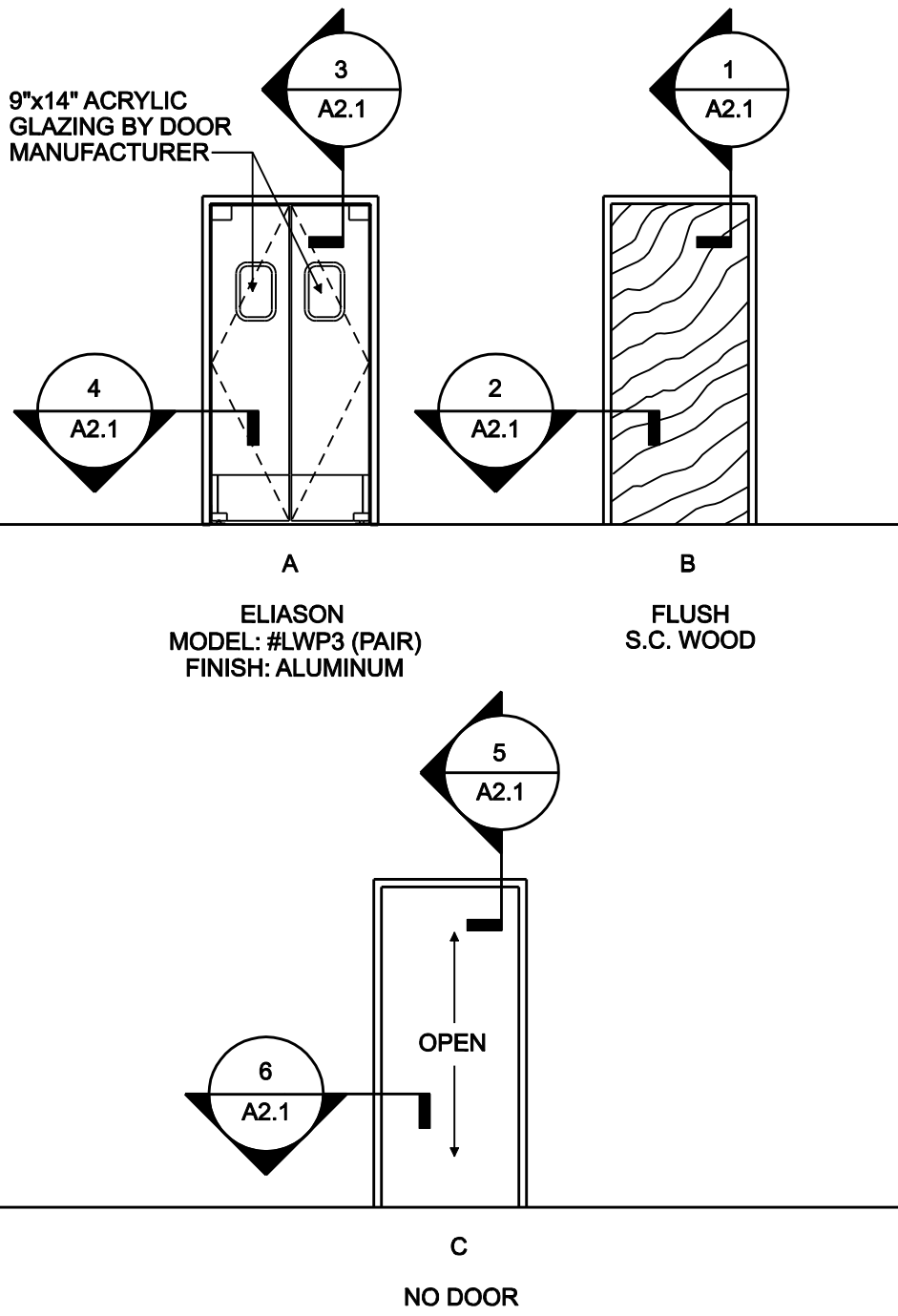
RESTROOM #1 & #2 DETAILS

A2.0

DOOR SCHEDULE

MARK	TYPE	LOCATION	DOOR SIZE	DOOR MATERIAL	DOOR GLASS	FRAME MATERIAL	FRAME TYPE		DETAILS HEAD/JAMB/THRE.			FINISHES INSIDE/OUTSIDE		HDWR. SET	REMARKS
①	A	FOOD PREP/ PROD.	(PR.) 1'-8" x 6'-8"	ALUMINUM	9" x 14" ACRYLIC	HOLLOW MTL.	5 7/8" KNOCK-DOWN	3/A2.1	4/A2.1	-	PREFINISHED	PREFINISHED	A	REFER TO GENERAL DOOR NOTES	
②	B	OFFICE	3'-0" x 7'-0" x 1 3/4"	S.C. WOOD - P-4	NONE	HOLLOW MTL.	5 7/8" KNOCK-DOWN	1/A2.1	2/A2.1	-	TRIM P-4	TRIM P-4	B	REFER TO GENERAL DOOR NOTES	
③	B	JANITOR'S CLOSET	3'-0" x 7'-0" x 1 3/4"	S.C. WOOD - P-4	NONE	HOLLOW MTL.	5 7/8" KNOCK-DOWN	1/A2.1	2/A2.1	-	TRIM P-4	TRIM P-4	D	REFER TO GENERAL DOOR NOTES	
④	B	RESTROOM #1	3'-0" x 7'-0" x 1 3/4"	S.C. WOOD - P-4	NONE	HOLLOW MTL.	5 7/8" KNOCK-DOWN	1/A2.1	2/A2.1	-	TRIM P-4	TRIM P-4	C	REFER TO GENERAL DOOR NOTES	
⑤	B	RESTROOM #2	3'-0" x 7'-0" x 1 3/4"	S.C. WOOD - P-4	NONE	HOLLOW MTL.	5 7/8" KNOCK-DOWN	1/A2.1	2/A2.1	-	TRIM P-4	TRIM P-4	C	REFER TO GENERAL DOOR NOTES	
⑥	C	EXPEDITING	NONE	NONE	NONE	HOLLOW MTL.	5 7/8" KNOCK-DOWN	5/A2.1	6/A2.1	-	TRIM P-4	TRIM P-4	NONE	REFER TO GENERAL DOOR NOTES	
⑦	C	EXPEDITING	NONE	NONE	NONE	HOLLOW MTL.	5 7/8" KNOCK-DOWN	5/A2.1	6/A2.1	-	TRIM P-4	TRIM P-4	NONE	REFER TO GENERAL DOOR NOTES	
⑧															
⑨															

DOOR TYPES



HARDWARE SETS

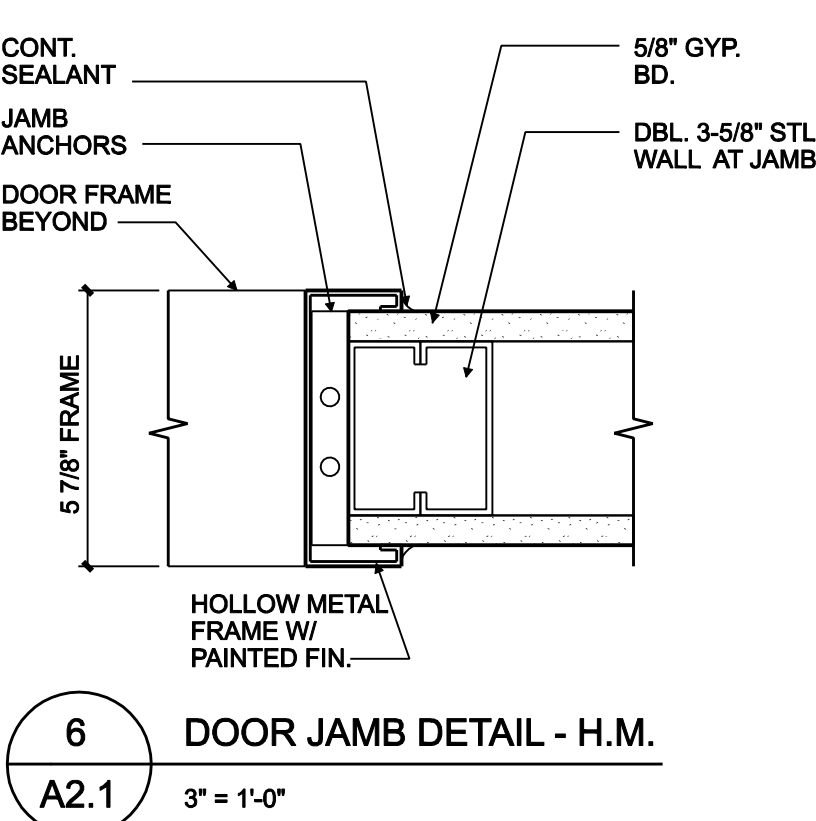
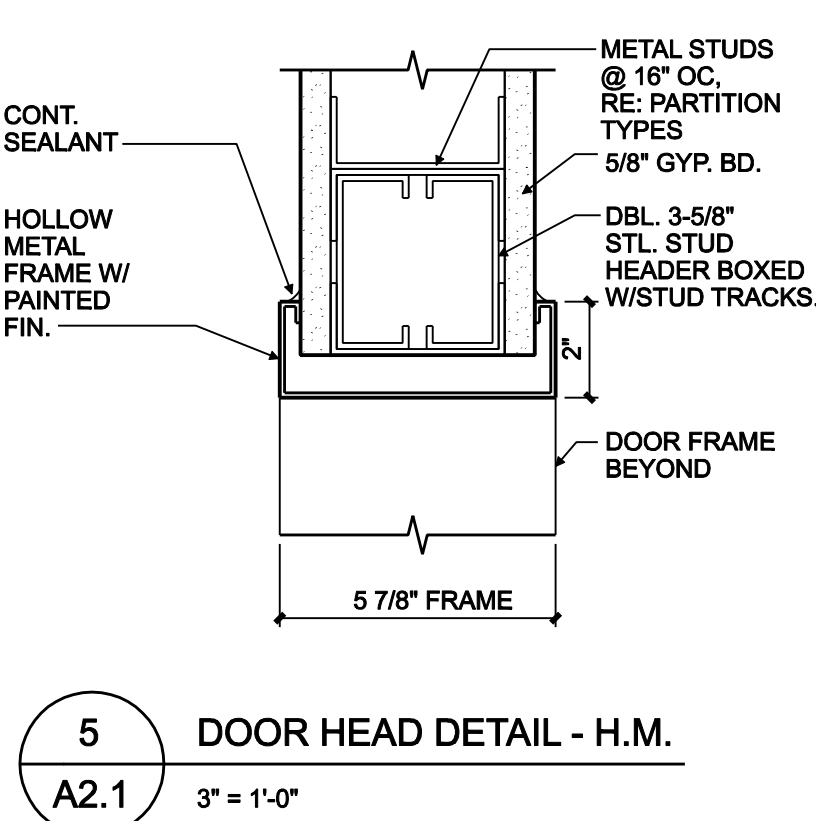
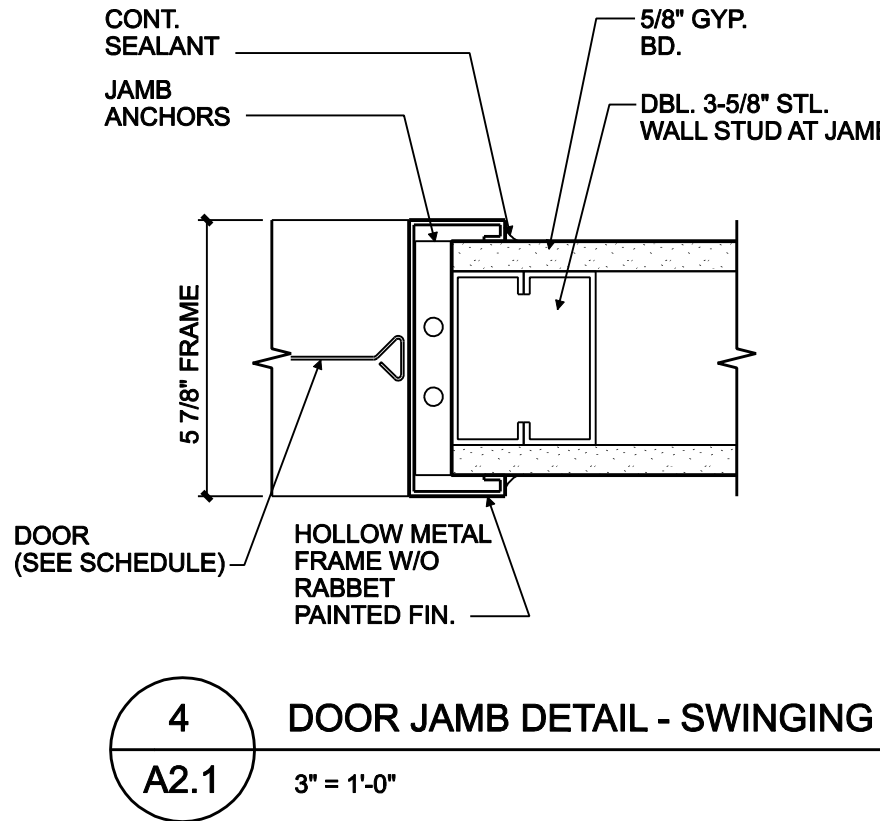
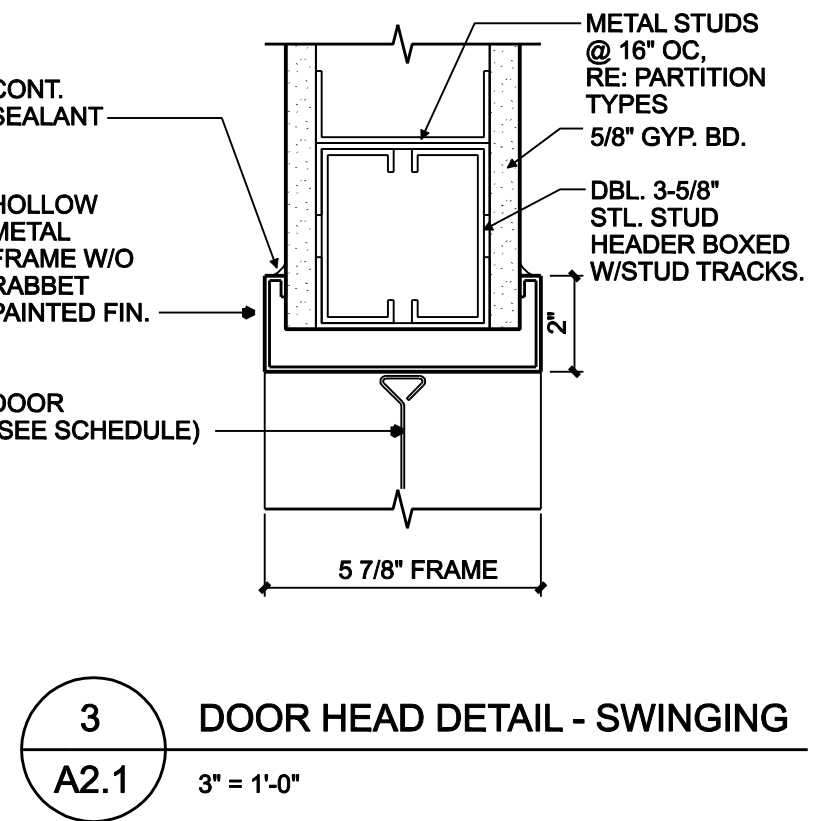
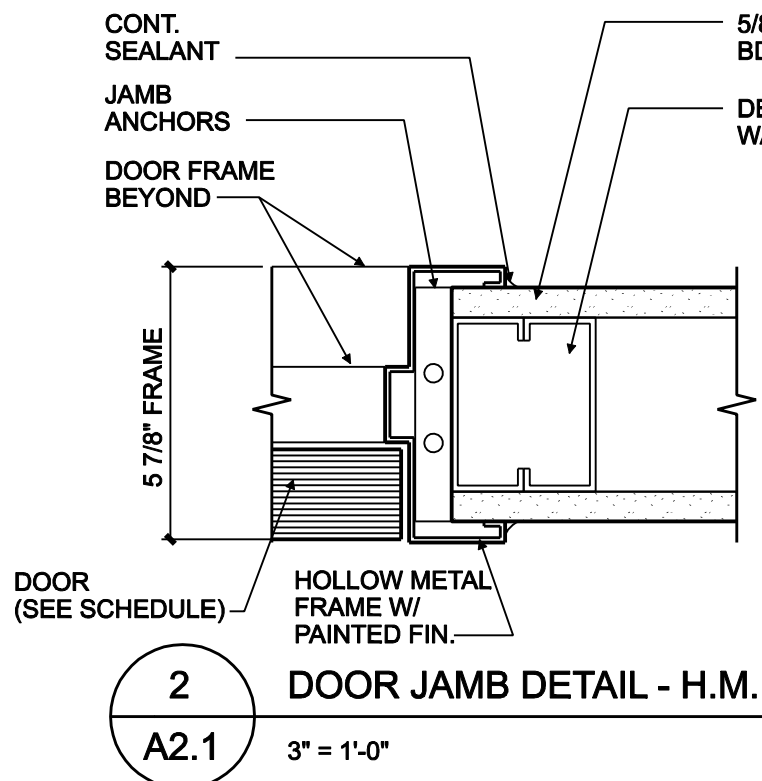
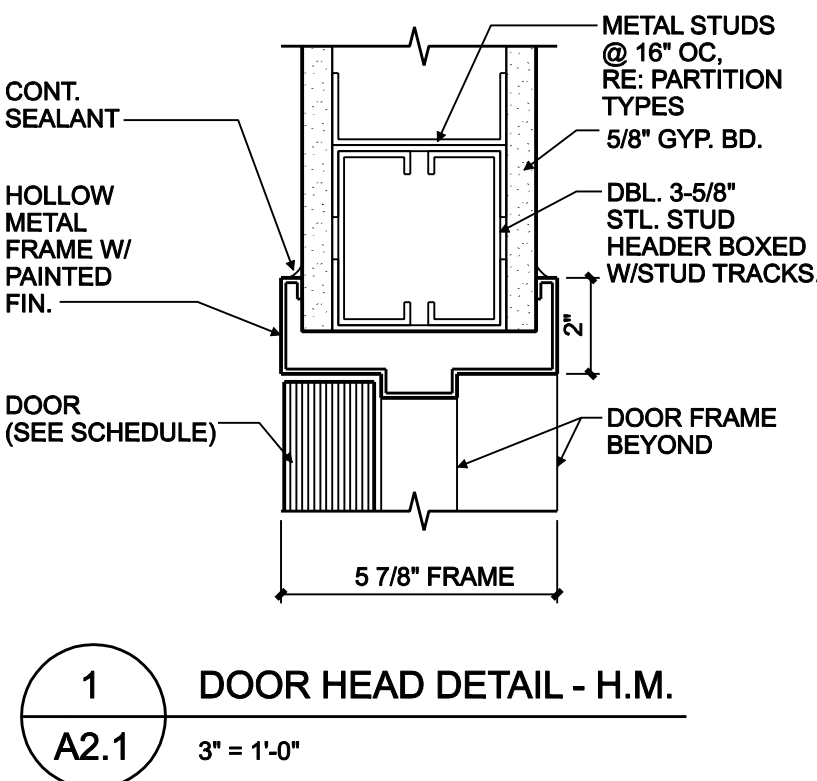
SET A - ELIASON ALL HARDWARE PROVIDED BY DOOR MANUFACTURER		
SET B - OFFICE:		
3 EA. HINGES	F179 4 1/2" X 4 1/2" X US28D	STANLEY
1 EA. LOCKSET	A-SERIES LEVON A8PD US28D	SCHLAGE
1 EA. CLOSER	1600 SERIES X DA X TRI-STYLE	NORTON
1 EA. WALL STOP	408	ROCKWOOD
1 EA. THRESHOLD	424-36"	NATIONAL GUARD
2 EA. DOOR SWEEP	200 NA X 36"	NATIONAL GUARD
2 EA. SILENCERS	608	ROCKWOOD
2 EA. KICKPLATE	10" X 34" US28D	ROCKWOOD
SET C - RESTROOM:		
3 EA. HINGES	FBF179 4 1/2" X 4 1/2" X US28D	STANLEY
1 EA. LOCKSET	A-SERIES LEVON A30D US28D	SCHLAGE
1 EA. CLOSER	1600 SERIES X PA X DA X TRI-STYLE	NORTON
1 EA. WALL STOP	408	ROCKWOOD
2 EA. SILENCERS	608	ROCKWOOD
2 EA. KICKPLATE	10" X 34" US28D	ROCKWOOD
SET D - JANITOR'S CLOSET:		
3 EA. HINGES	FBF179 4 1/2" X 4 1/2" X US28D	STANLEY
1 EA. LATCH	PASSAGE SET #D10S	SCHLAGE
	W/NEPTUNE LEVER HANDLE	
1 EA. CLOSER	1600 SERIES X PA X DA X TRI-STYLE	NORTON
1 EA. WALL STOP	408	ROCKWOOD
2 EA. SILENCERS	608	ROCKWOOD
2 EA. KICKPLATE	10" X 34" US28D	ROCKWOOD

GENERAL DOOR NOTES

1. ALL HARDWARE SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
2. SEE HARDWARE SETS FOR REQ'D. FINISHES.
3. ALL DOORS TO BE KEYED ALIKE.
4. HOLLOW METAL FRAMES SHALL BE 16 GA. STEEL.
5. ALL DOORS SHALL HAVE ADA APPROVED TYPE HARDWARE (VERIFY IN FIELD).
6. EXIT HARDWARE SHALL COMPLY WITH ALL APPLICABLE CODES.
7. THE MAXIMUM DIMENSION FROM THE TOP OF THE THRESHOLD TO THE EXTERIOR LANDING @ EXTERIOR DOORS SHALL NOT EXCEED 1/2". (VERIFY IN FIELD)
8. ALL GLAZING IN DOORS AND WITHIN A 24" ARC OF THE SIDES OF EGRESS DOORS SHALL BE OF AN APPROVED SAFETY TYPE. (VERIFY IN FIELD)
9. PAINT HOLLOW METAL FRAMES & DOORS WHERE SCHEDULED w/2 FINISH COATS OF HIGH-GLOSS ACRYLIC ENAMEL. SEE ELEVATIONS & FINISH SCHEDULE.
10. PROVIDE SIGNS @ DINING ROOM EXIT DOORS TO READ, "THIS EXIT MUST REMAIN UNLOCKED WHEN THIS BUILDING IS OCCUPIED. LETTERS SHALL BE 1" TALL & MOUNTED ON CONTRASTING BACKGROUND.
11. ADJUST CLOSERS SUCH THAT SWEEP PERIOD FROM AN OPEN POSITION OF 70 DEGREES, THE DOORS SHALL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF DOOR. MAXIMUM OPENING FORCE OF DOORS SHALL BE 5 LBF.
12. DOOR DETAILS DO NOT DEPICT ALL INTERIOR FINISHES. REFER TO INTERIOR ELEVATIONS & FINISH MATERIAL SCHEDULE FOR REQUIRED FINISHES.
13. STOREFRONT DOORS & FRAMES ARE SCHEDULED AROUND KAWNEER PRODUCTS. FIELD VERIFY EXISTING STOREFRONT SYSTEM & MATCH EXISTING. CROSS REFERENCE SPECIFIED PRODUCTS TO EQUIVALENT EXISTING STOREFRONT MANUFACTURER'S PRODUCTS.
14. HARDWARE FINISHES AT NEW STOREFRONT DOORS SHALL MATCH THE EXISTING STOREFRONT COLOR/FINISH. FIELD VERIFY.
15. ALL EXISTING EGRESS DOORS SHOULD BE EQUIPPED WITH PANIC HARDWARE. G.C. TO UPDATE HARDWARE IF NOT EXISTING.

FINISH SCHEDULE

WALL		PLASTIC LAMINATE	
P-1	SHERWIN WILLIAMS, OAKMOSS #SW6180, SEMI GLOSS FINISH (BEAD BOARD)	PL-2	FORMICA, BLACK #840-58
P-2	SHERWIN WILLIAMS, BLISSFUL BLUE #SW6527, EGG SHELL FINISH (WALLS)	PL-2	FORMICA, GREEN SLATE BIRCHPLY #8911-NG
P-3	SHERWIN WILLIAMS, MORNING SUN #SW6672, EGG SHELL FINISH (WALLS)	FLOOR	
P-4	SHERWIN WILLIAMS, MAJESTIC PURPLE #SW6545, SEMI GLOSS FINISH (DOORS & FRAMES)	CF-1	KEMIKO, "VINTAGE UMBER", E-100 ACID STAIN, APPLY ONE COAT OF POLYURETANHE SEALER
P-5	SHERWIN WILLIAMS, TRICORN BLACK #SW6545 (DINING CEILING TILE, DUCTS, AIR GRILLES)	CF-2	SEALED CONCRETE
WC-1	CUSTOM "SUNFLOWER" WALLCOVERING, CONTACT: COLORSPOT, KERA FONGER AT 678-385-2188 FOR ORDERING. SUPPLIED BY VENDOR, INSTALLED BY GC	QT-1	METROPOLITAN CERAMICS, QUARRY BASICS, PLAZA GRAY #505 (8"x8")
WC-2	CUSTOM "FLYING BISCUIT" WALLCOVERING, CONTACT: COLORSPOT, KERA FONGER AT 678-385-2188 FOR ORDERING. SUPPLIED BY VENDOR, INSTALLED BY GC	G-2	MAPEI, KERAPOXY CQ, #9 GRAY
WC-3	ARACUPLY, BEAD BOARD PANELING, 4"x8", 11/32", W GROOVE, 2" OC	PF-1	PREFABRICATED FLOOR, PROVIDED BY COOLER/FREEZER MANUFACTURER
WC-4	EAST COAST MOULDINGS, 1"x4" CHAIR RAIL	BASE	
SS-1	STAINLESS STEEL - 20 GA.	B-1	EAST COAST MOULDINGS, 1"x6" BASE BOARD
FRP-1	MARLITE, WHITE, FRP P-100	B-2	METROPOLITAN CERAMICS, QUARRY BASICS, PLAZA GRAY #505 (6"x1)
WT-1	FLOOR & DECOR, FESTIVAL BRIGHT WHITE ICE 3"x6" SUBWAY TILE	VB-1	JOHNSONITE, GREY #48
WT-2	SHAW, COVENANT #CS89W, OCEAN #00159 (8"x48" TILES)	CEILING	
G-1	CUSTOM BUILDING PRODUCTS, PRISM #386 OYSTER GRAY	C-1	NATIONAL GYPSUM, GRIDSTONE 2'x4' VINYL CEILING TILE
SOLID SURFACE		C-2	NATIONAL GYPSUM, GRIDSTONE 2'x2' VINYL CEILING TILE
SLD-1	STARON - OCEAN VIEW #VO171	C-3	2'x2' ACOUSTICAL CEILING TILE PAINTED P-5
		C-4	2'x2' CUSTOM "FLYING BISCUIT" ACOUSTICAL CEILING TILE - CONTACT IMAGING TECHNOLOGIES AT 404-870-6672 FOR ORDERING, SUPPLIED BY VENDOR, INSTALLED BY GC
		C-5	PREFAB STAINLESS STEEL CEILING PER COOLER MANUFACTURER



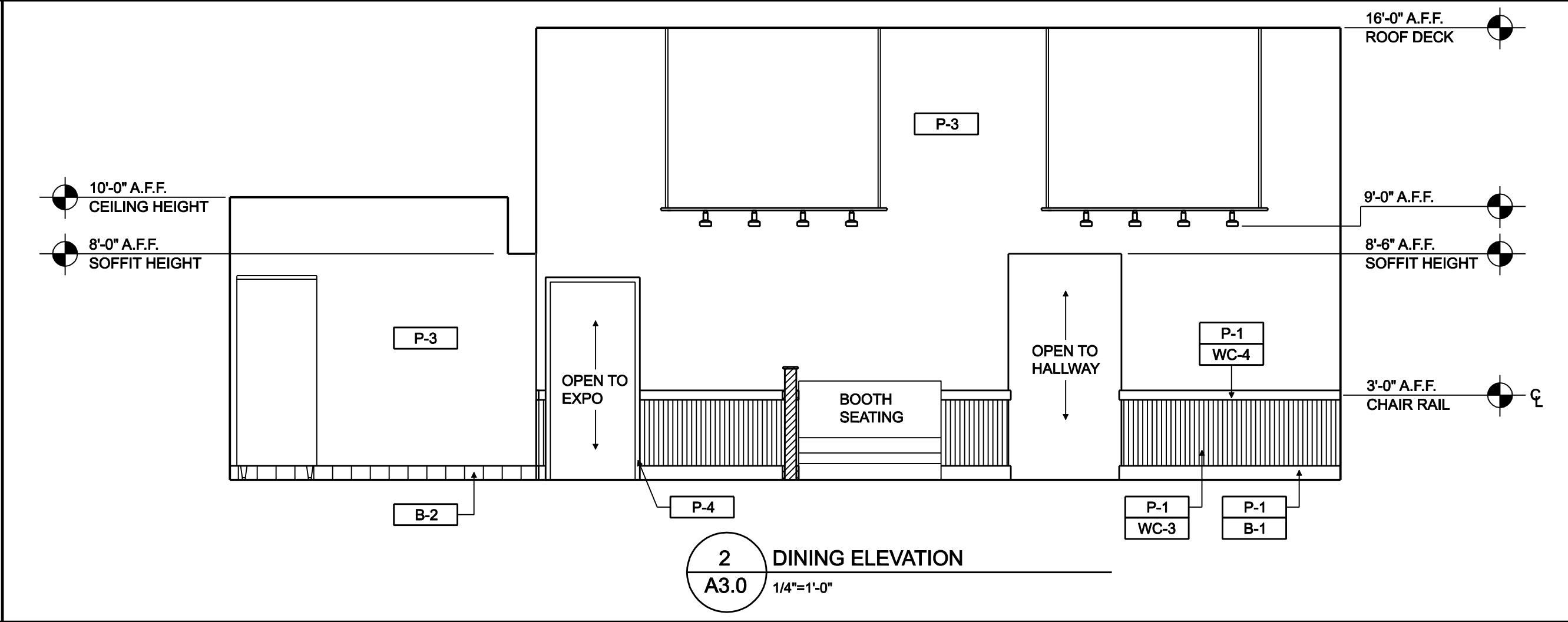
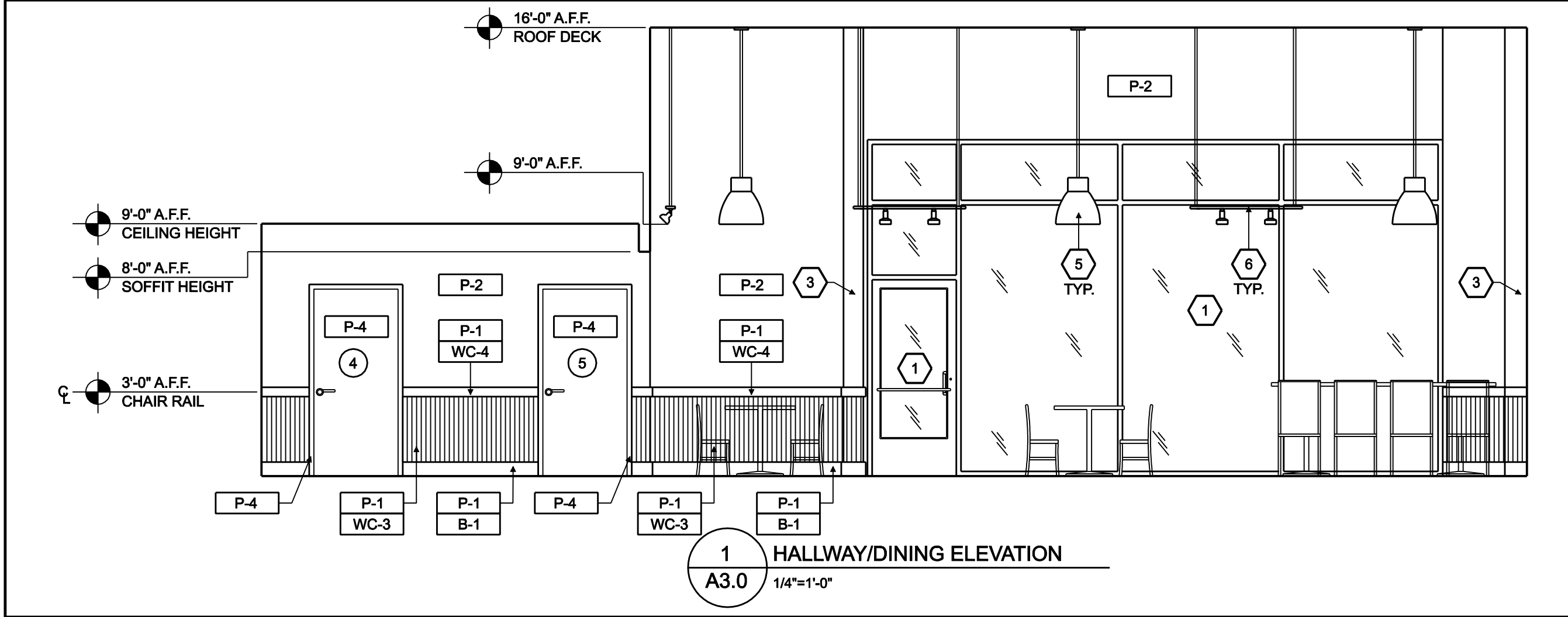
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FLYING BISCUIT
SUMMIT ORCHARDS
460 NW DONOVAN RD.
SUITE 4B
LEE'S SUMMIT, MO 64086

PROJECT NO.	DESCRIPTION	DATE	REVISIONS	DATE	DESCRIPTION
FBMO-104	ACAD FILE:				
	DRAWN BY: TV				
	CHECKED BY: TFT				
	ISSUE DATE: 5/15/20				
DOOR & FINISH SCHEDULES/DETAILS					
A2.1					



SHEET NOTES

A. ALL MOUNTING HEIGHTS SHALL COMPLY WITH ALL LOCAL AND STATE ADA, AND BUILDING CODES RESTRICTIONS AND REQUIREMENTS.

B. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION ON WALL AND DOOR FINISHES

KEY NOTES

1 EXISTING STOREFRONT DOORS & WINDOWS TO REMAIN.

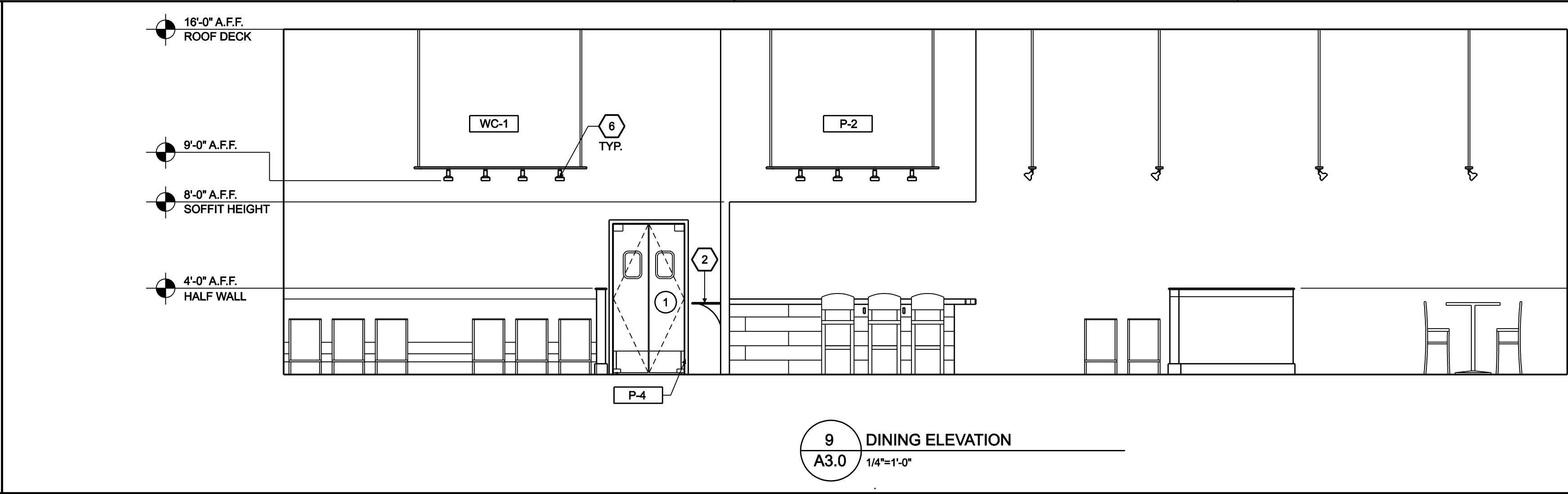
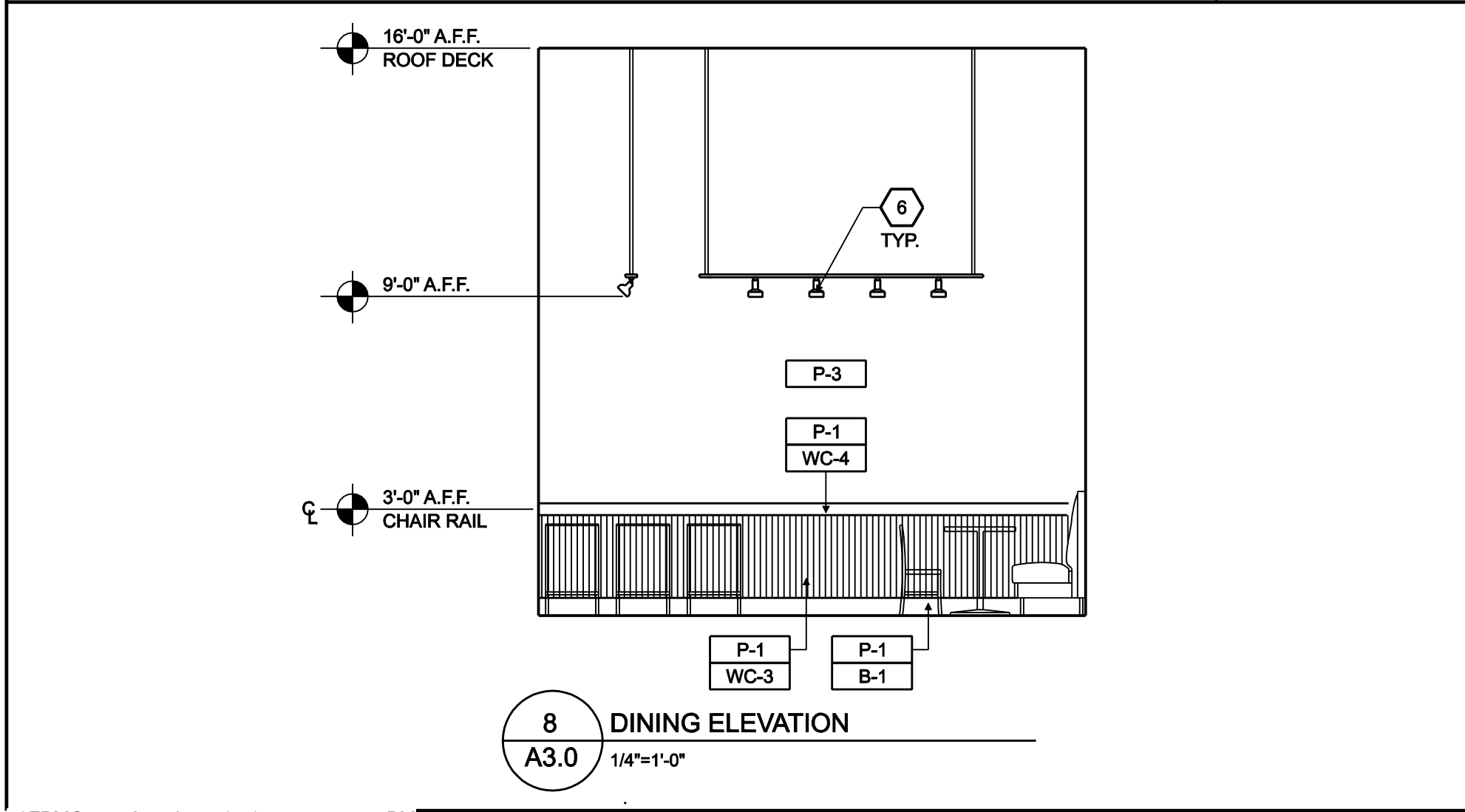
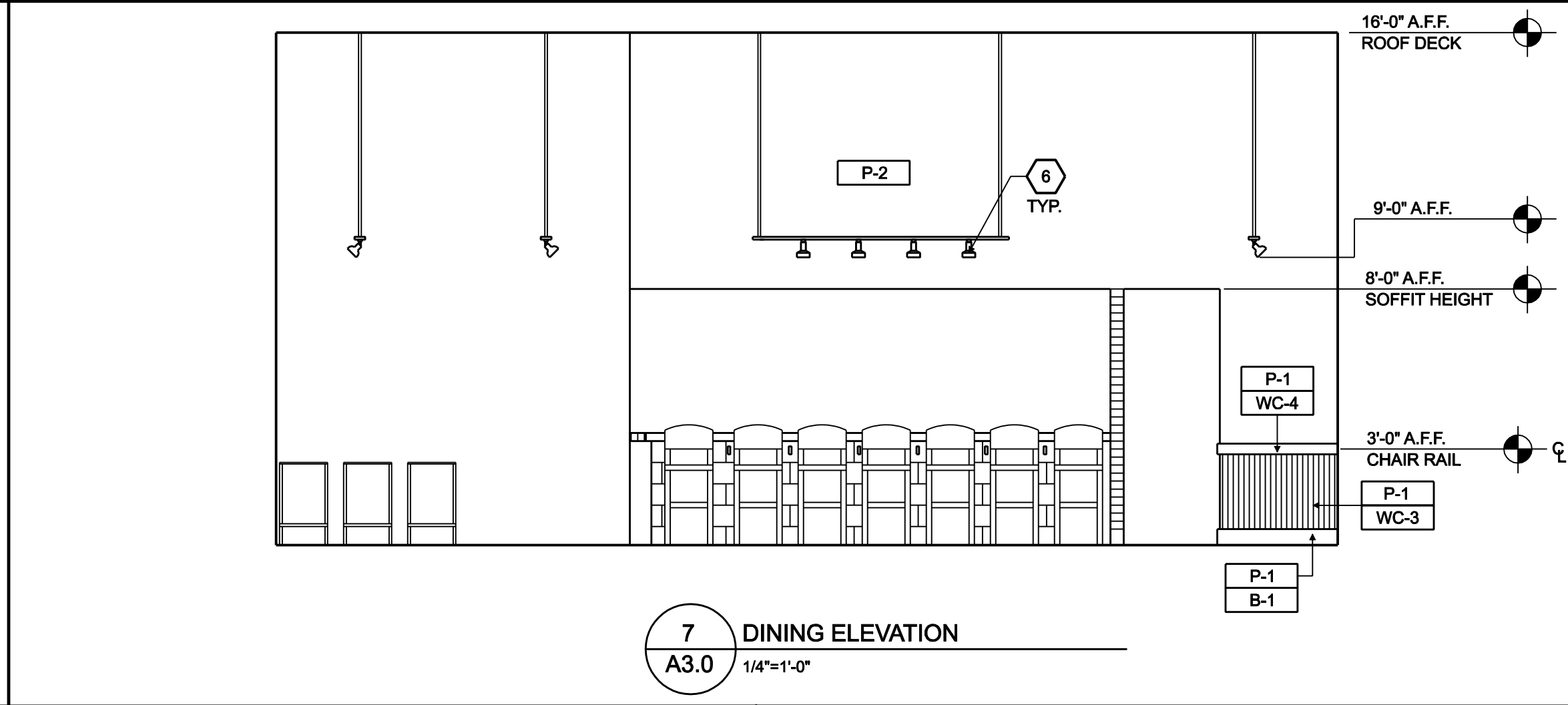
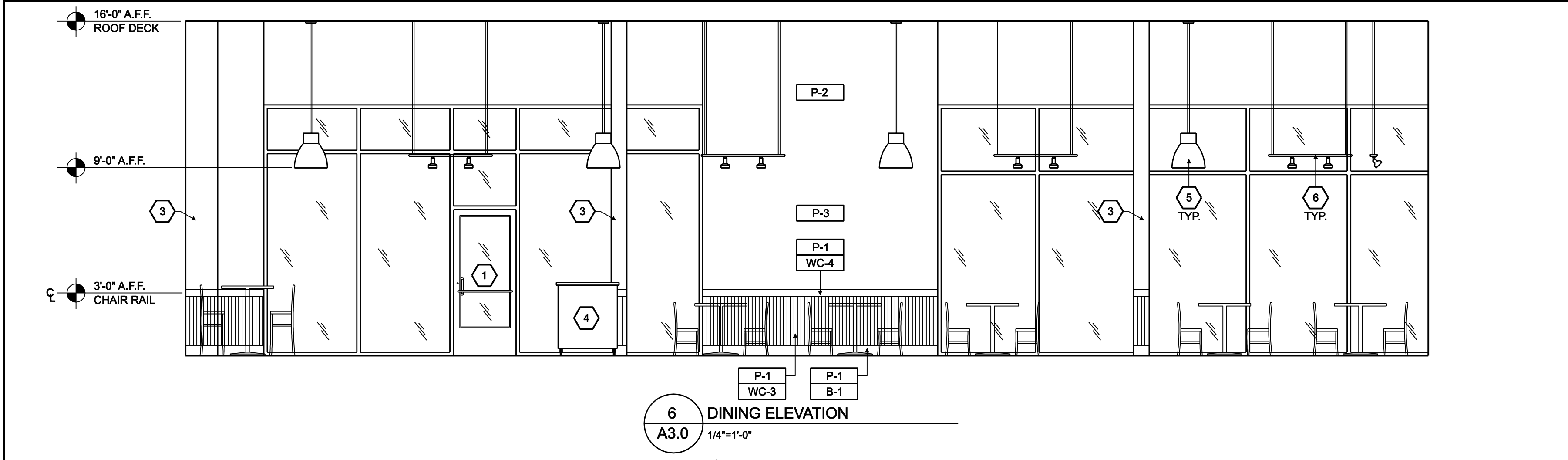
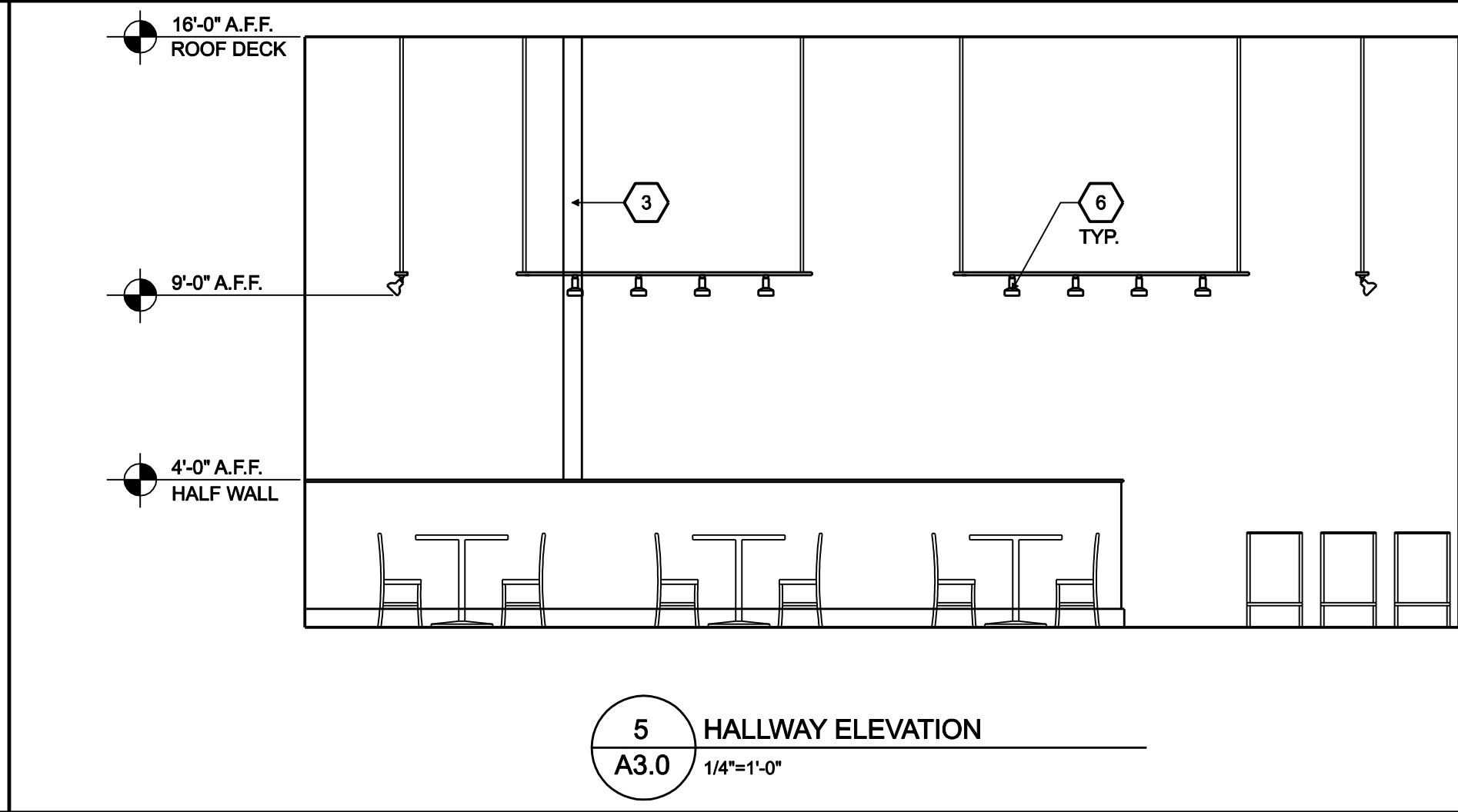
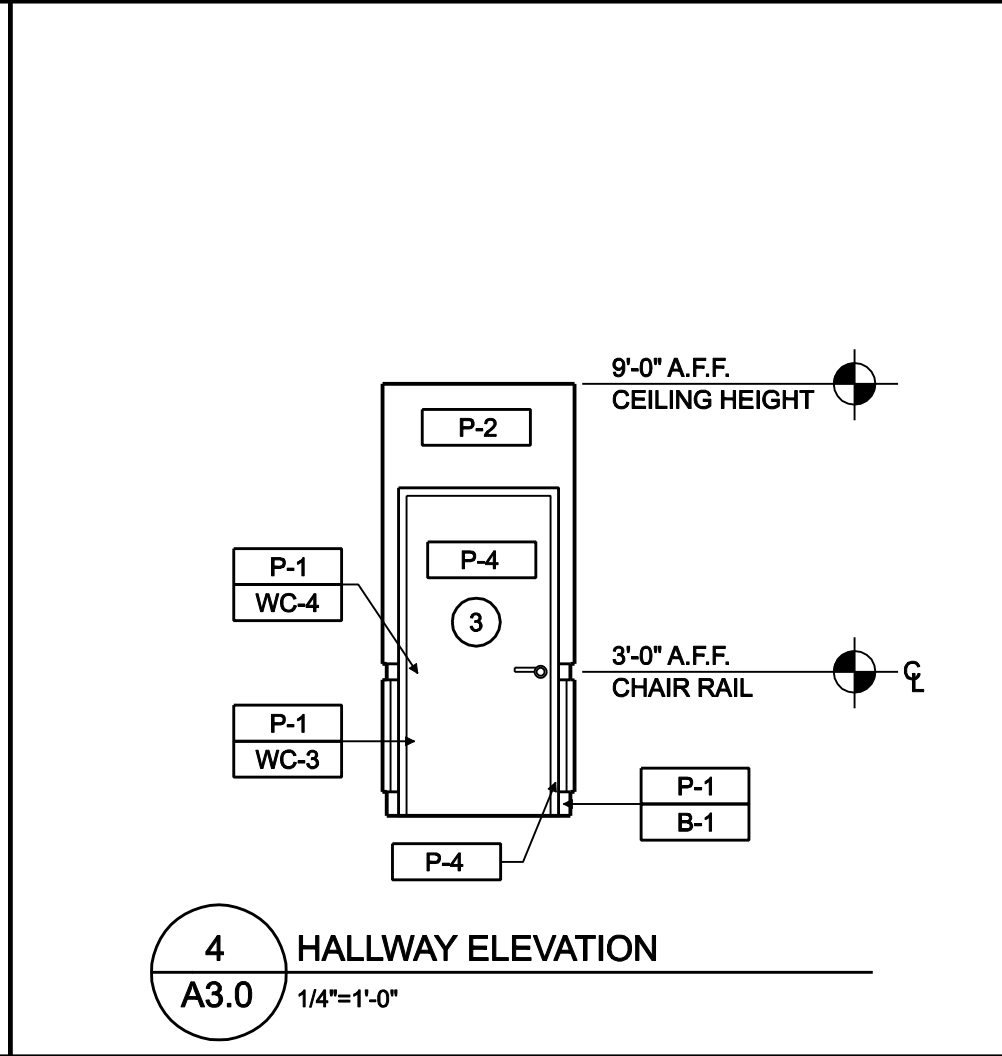
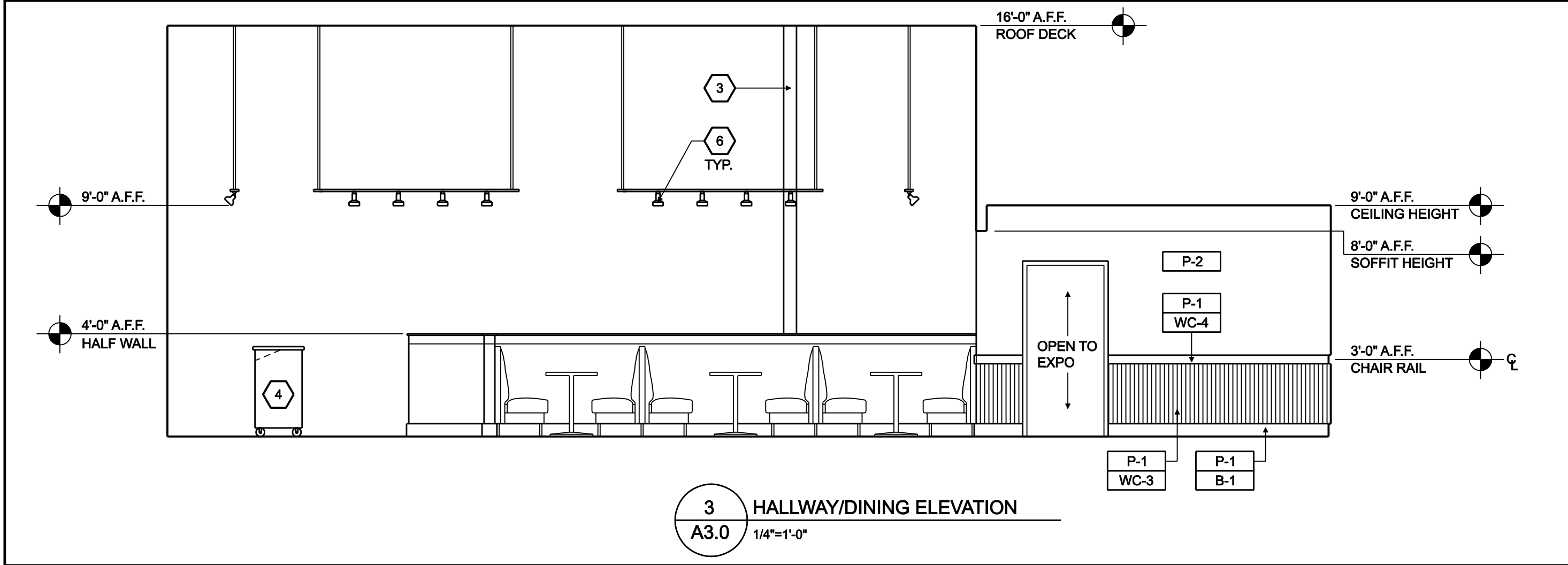
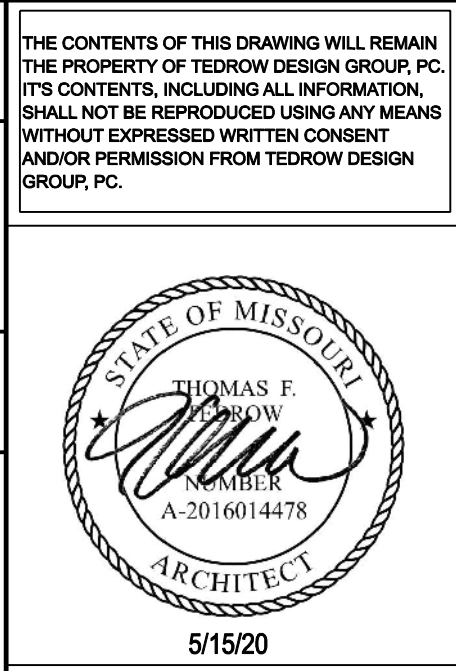
2 POS COUNTER @ 40" A.F.F.

3 EXISTING COLUMN. GC TO FINISH WITH (1) LAYER 5/8" GYP. BD.

4 MOBILE HOSTESS STAND.

5 LIGHT FIXTURE "E" @ 9'-0" AFF.

6 LIGHT FIXTURE "D" @ 9'-0" AFF.



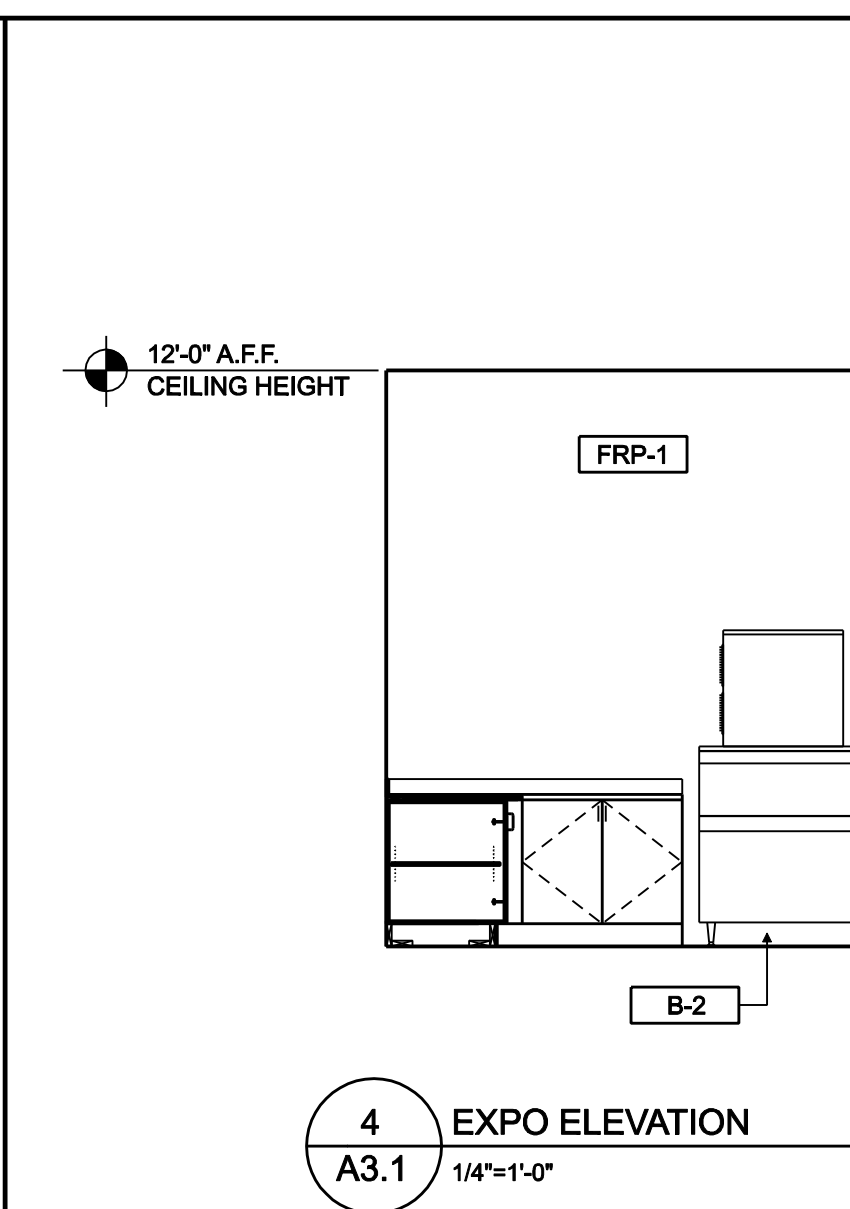
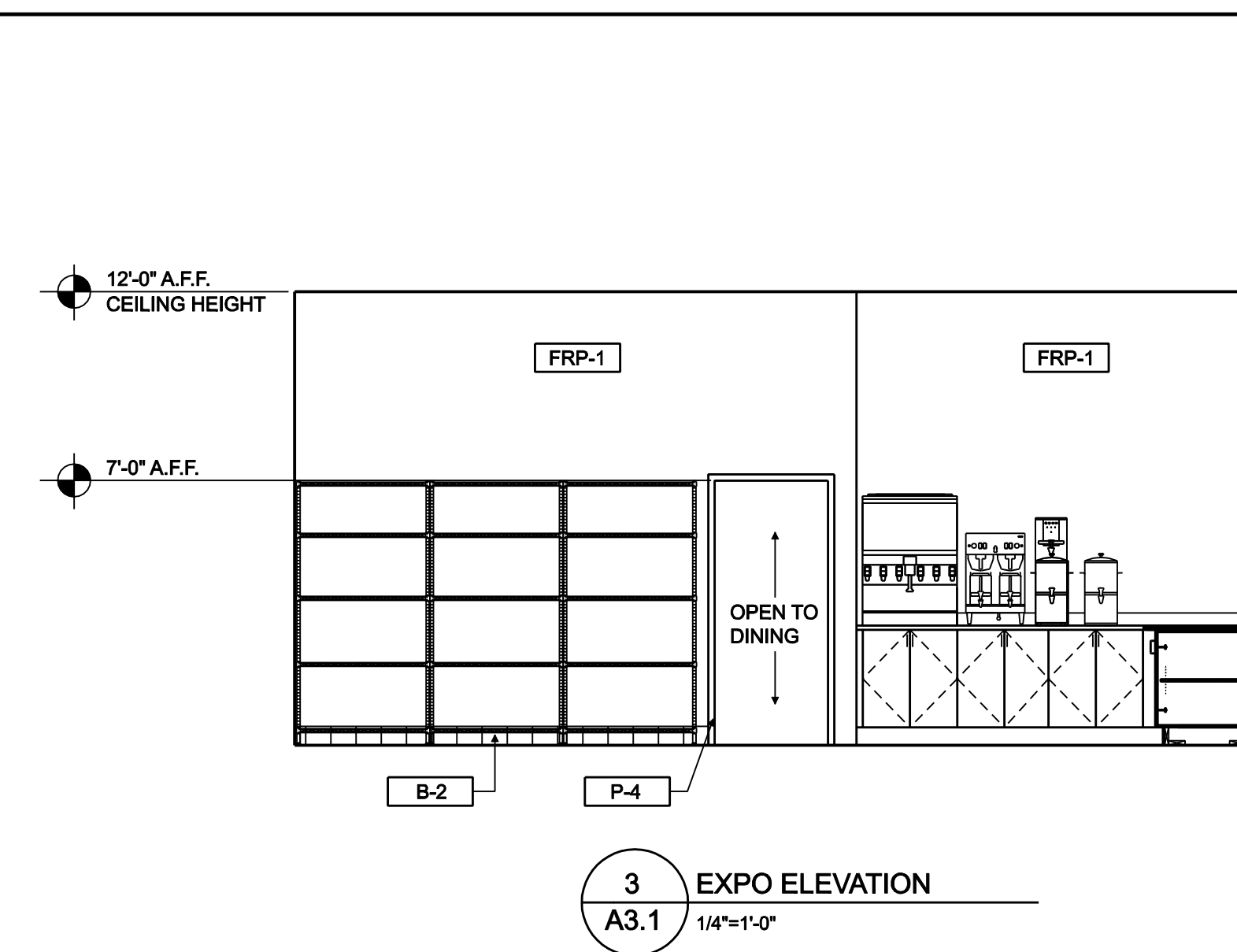
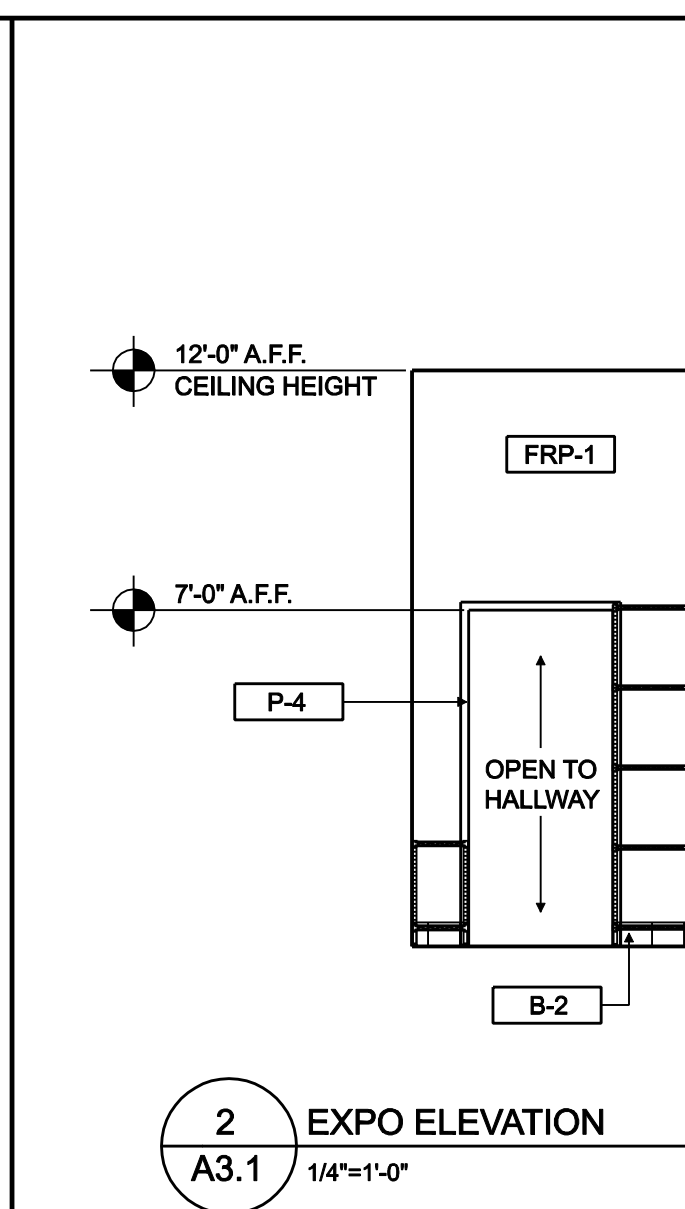
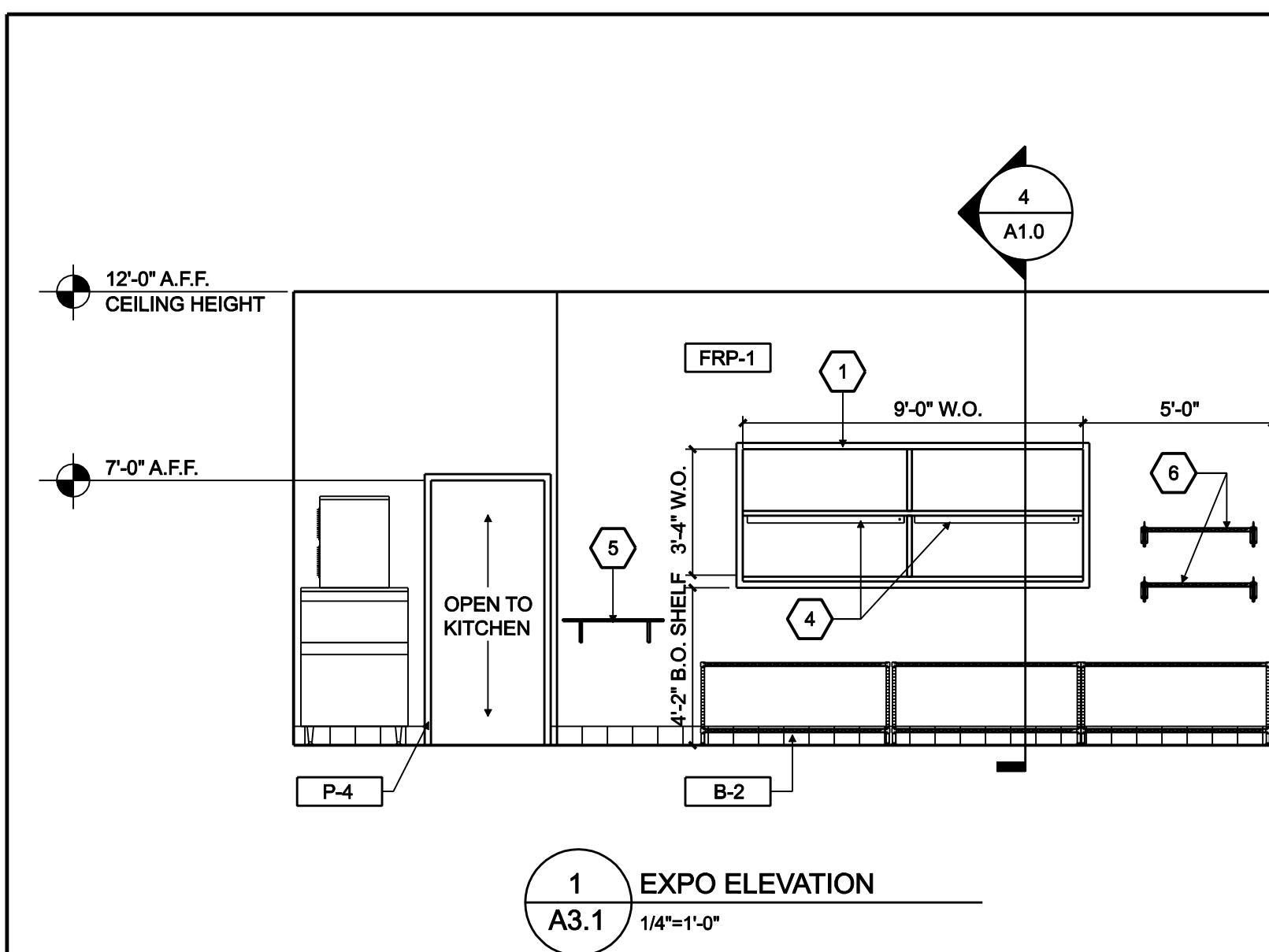
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FLYING BISCUIT
SUMMIT ORCHARDS
460 NW DONOVAN RD.
SUITE 4B
LEE'S SUMMIT, MO 64086

PROJECT NO.	DESCRIPTION	DATE	REVISIONS
FBMO-104			
ACAD FILE:			
DRAWN BY:	TV		
CHECKED BY:	TFT		
ISSUE DATE:	5/15/20		

INTERIOR ELEVATIONS

A3.0



SHEET NOTES

- A. ALL MOUNTING HEIGHTS SHALL COMPLY WITH ALL LOCAL AND STATE ADA, AND BUILDING CODE'S RESTRICTIONS AND REQUIREMENTS.
- B. ALL UNUSED PAINT SHALL BE CLEARLY LABELED AND ADEQUATELY PACKAGED FOR STORAGE. CONTRACTOR SHALL DELIVER ALL UNUSED PAINT AND FINISH MATERIAL TO OWNER.
- C. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION ON WALL AND DOOR FINISHES
- D. ALL FRP SHALL BE INSTALLED WITH STANDARD TRIM PIECES.

KEY NOTES

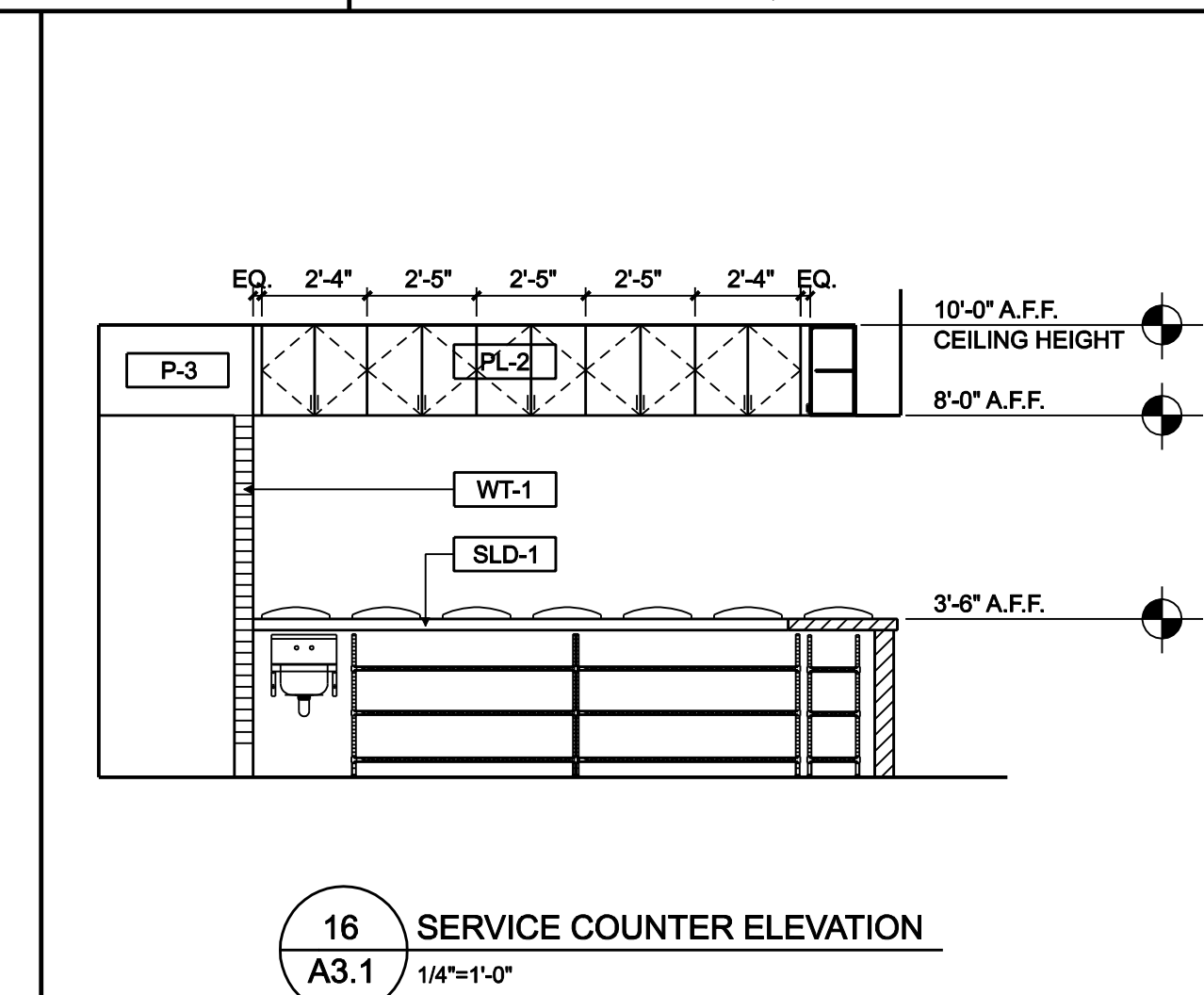
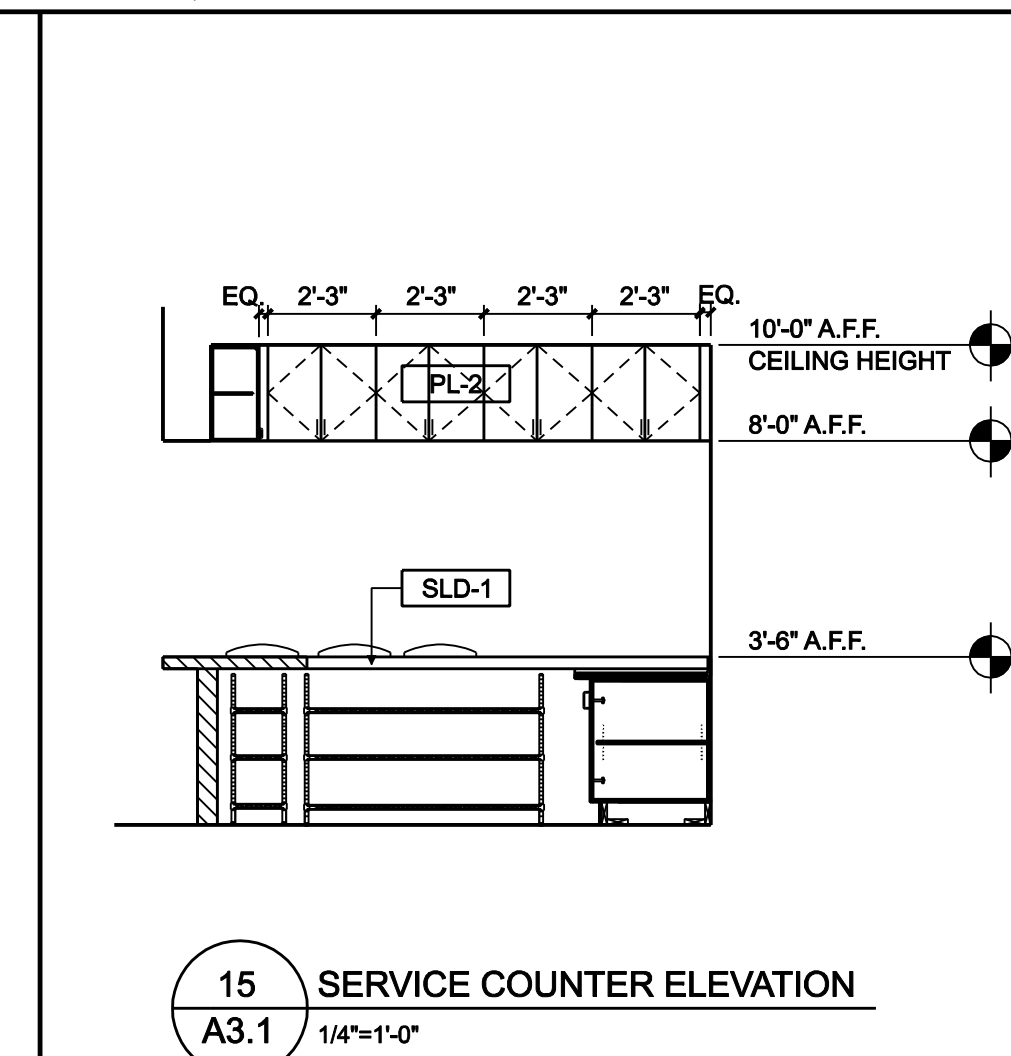
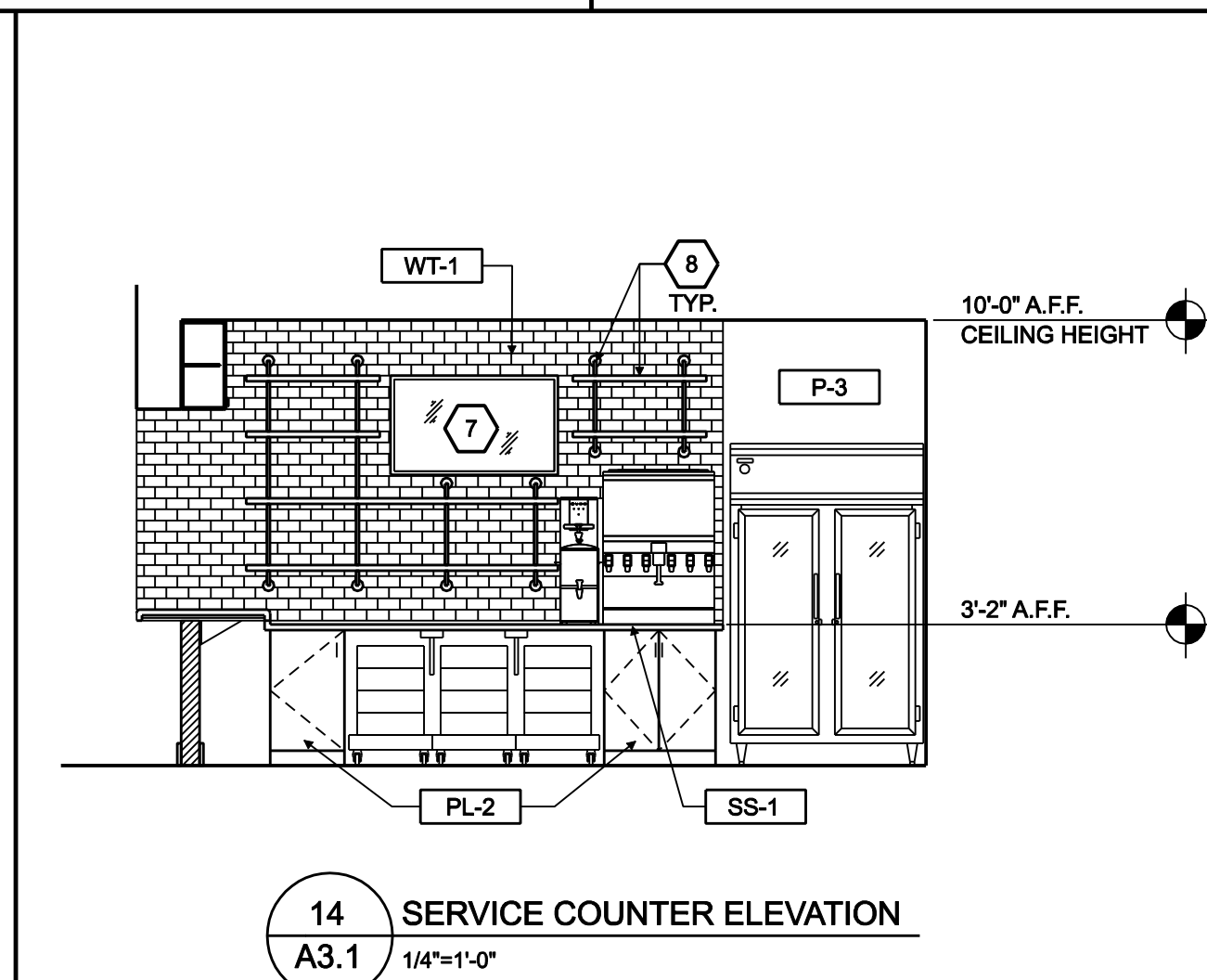
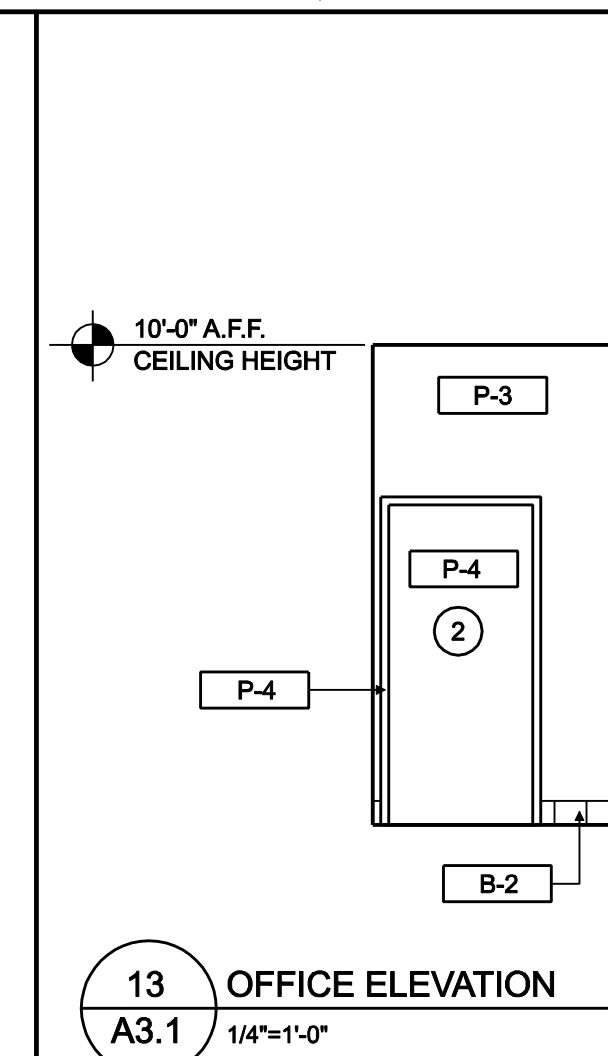
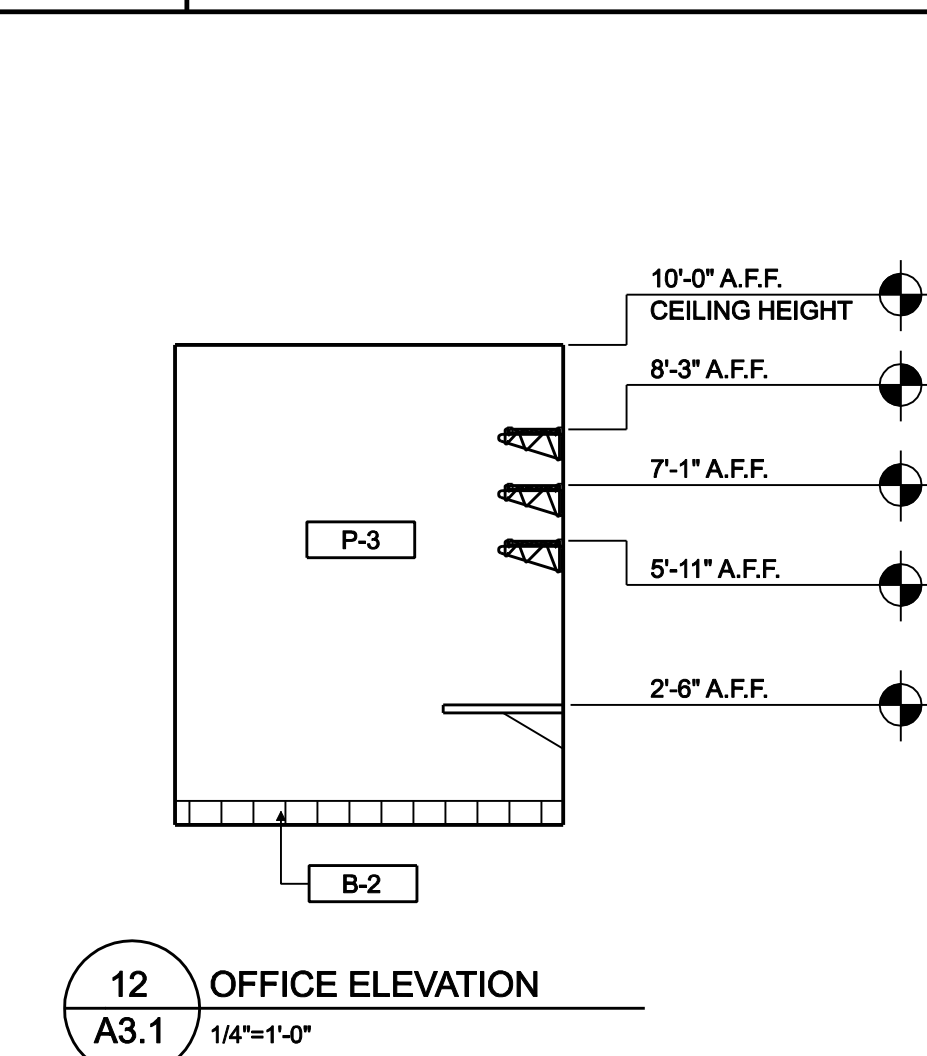
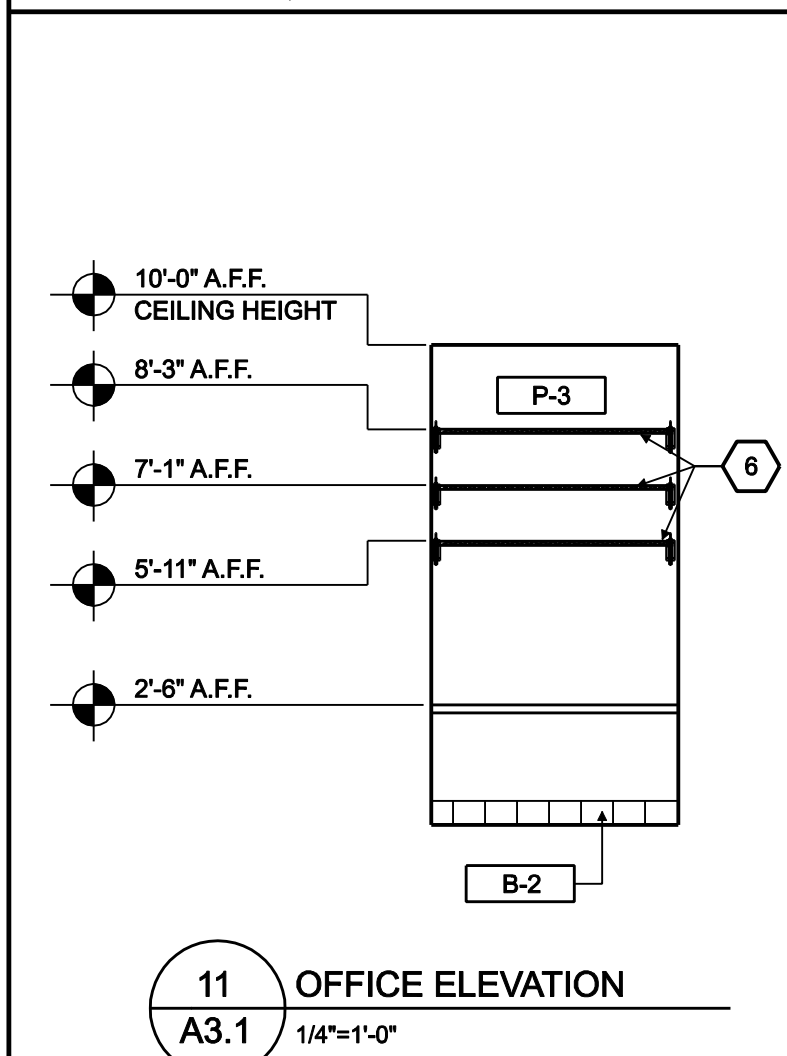
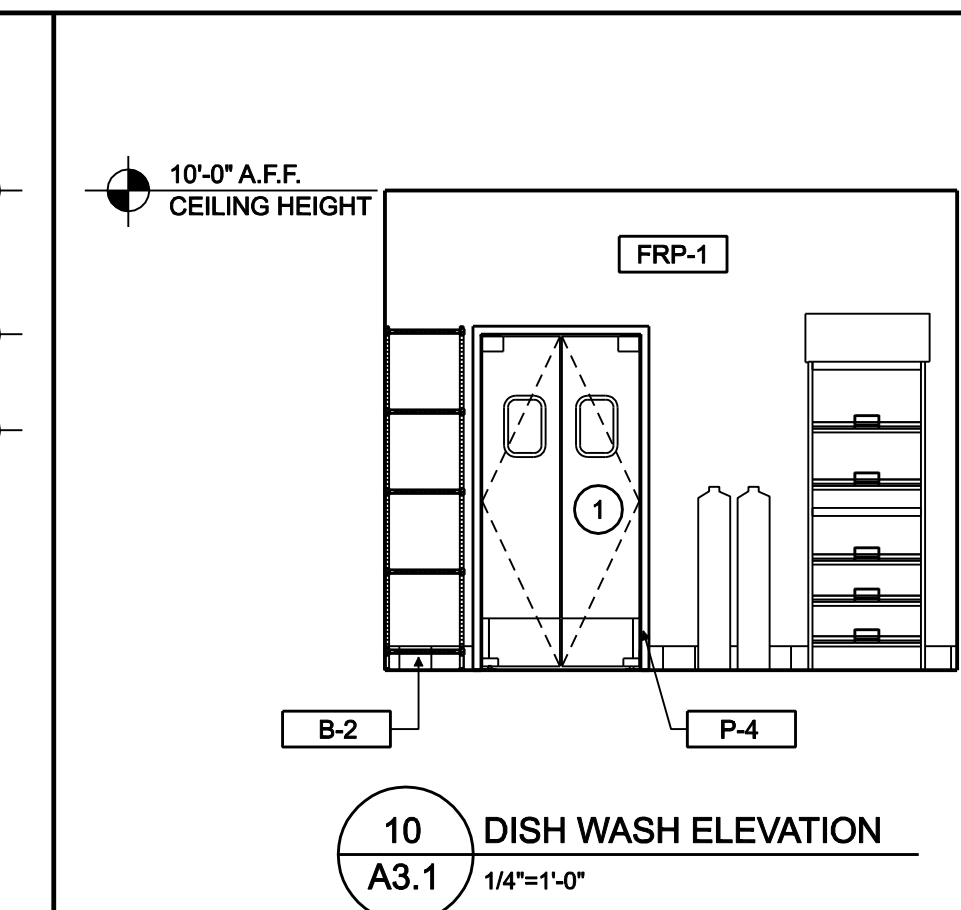
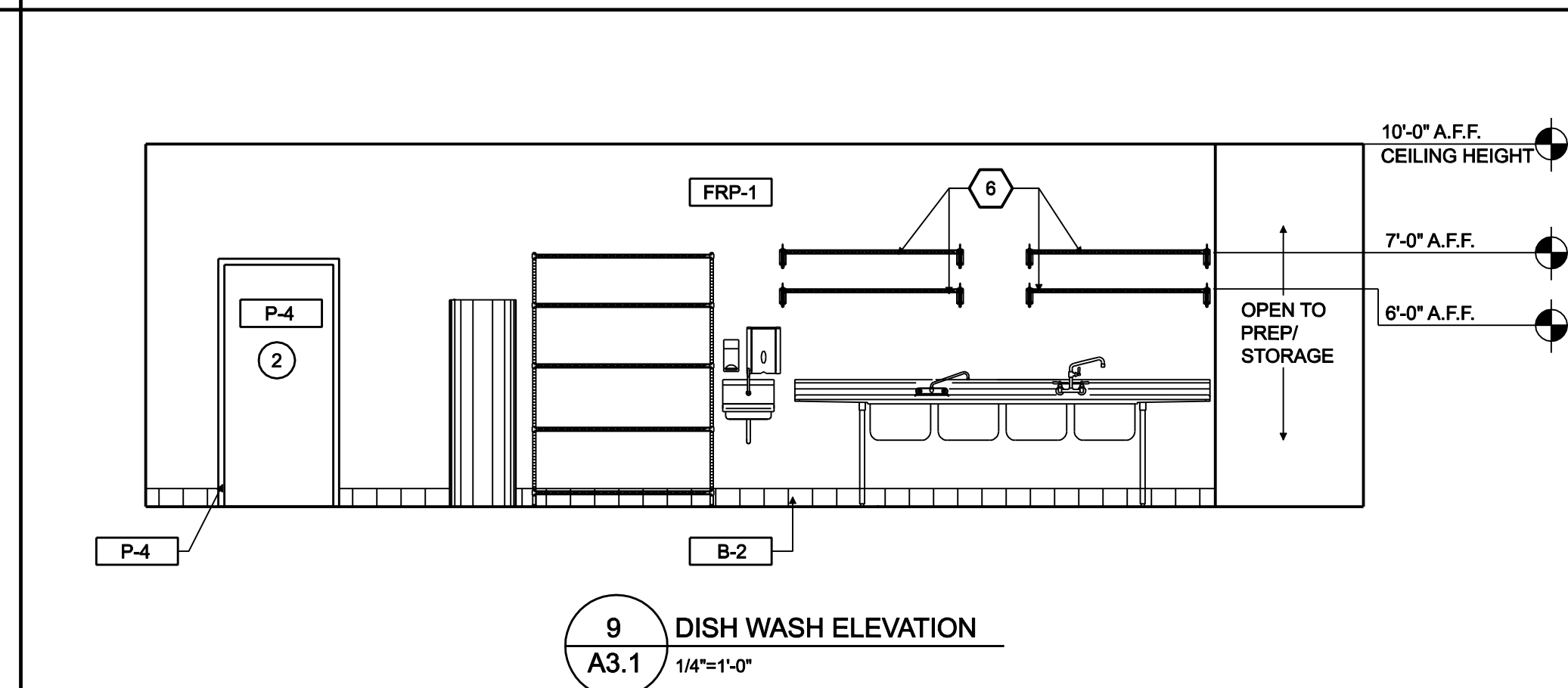
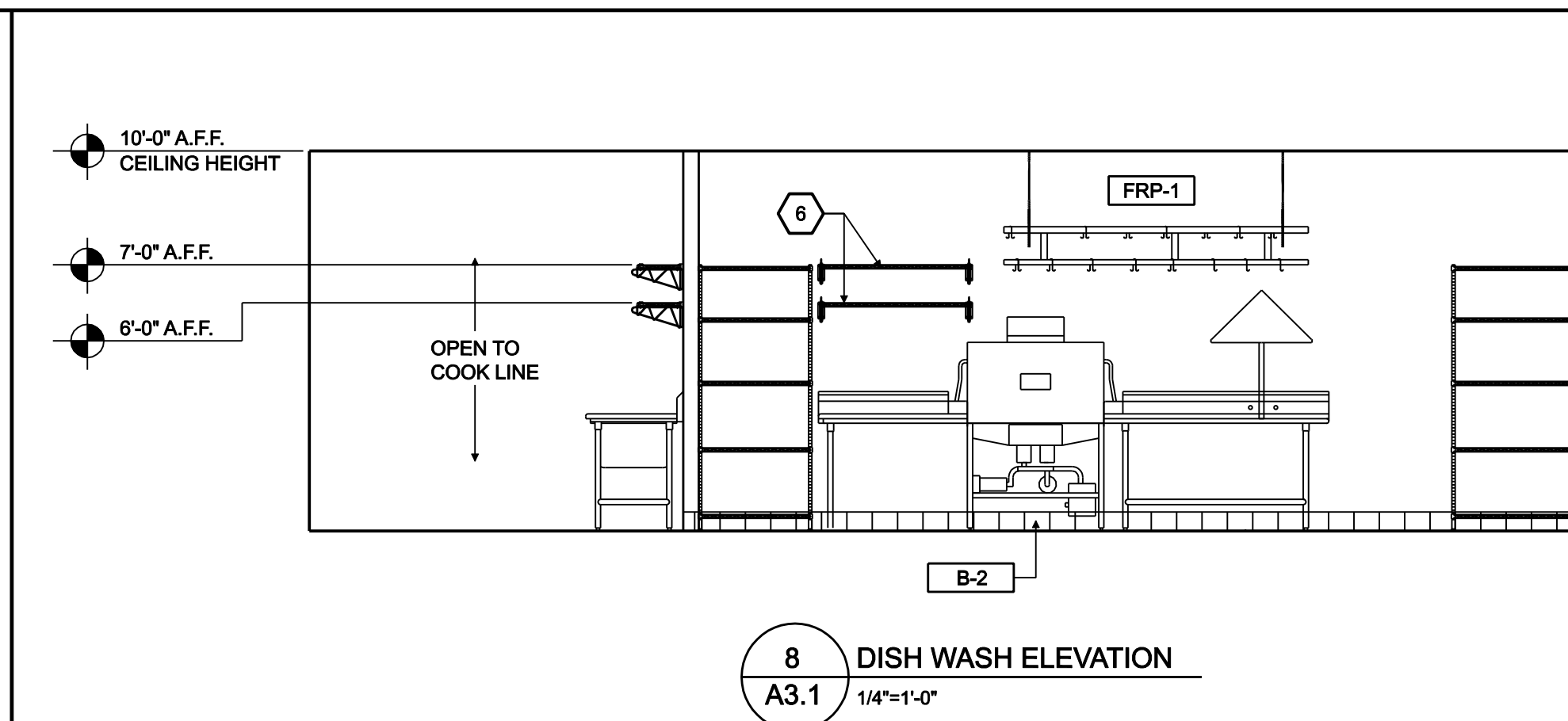
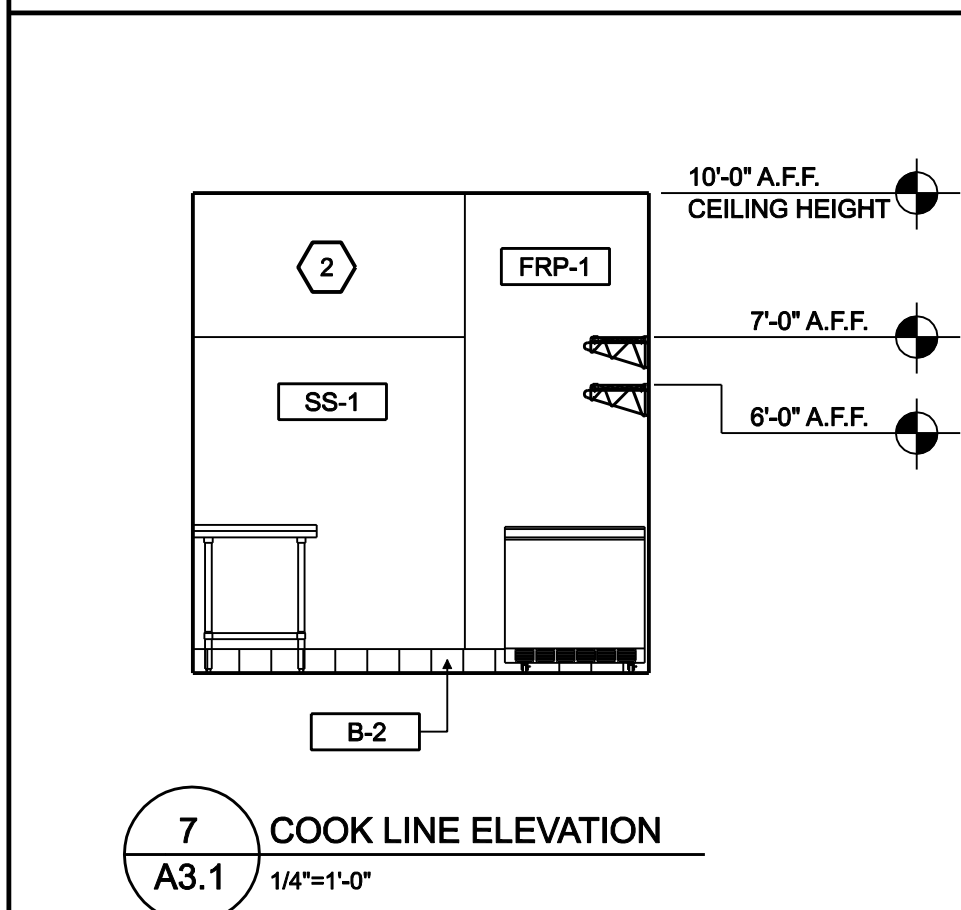
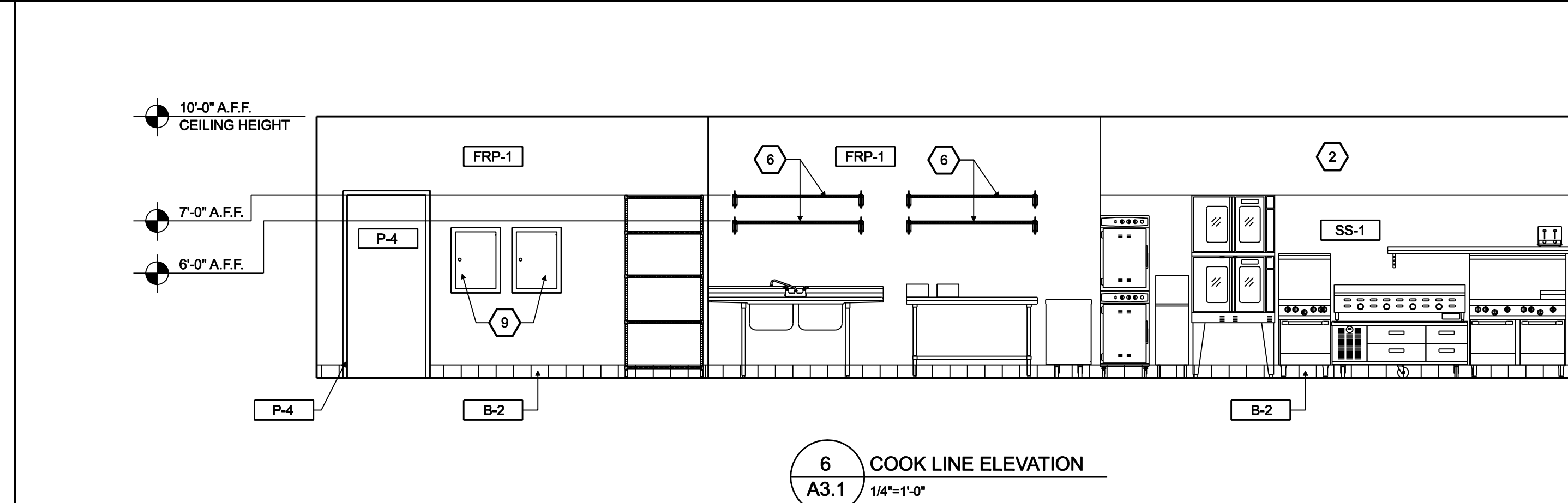
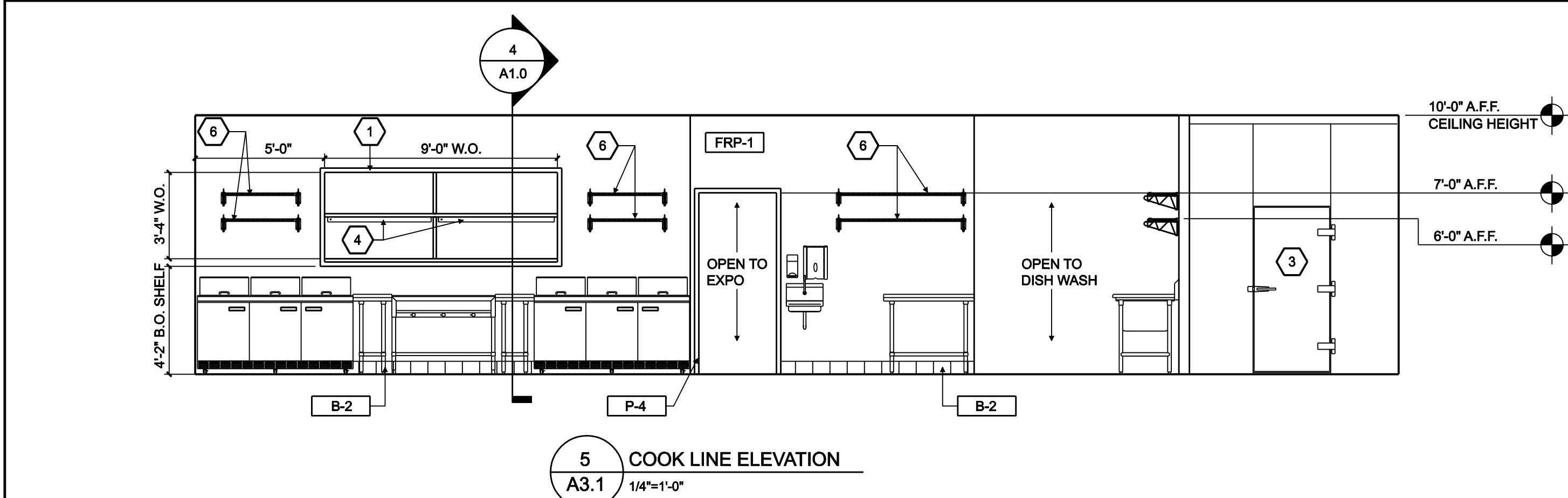
- 1 PASS THRU WINDOW.
- 2 EXHAUST HOOD.
- 3 WALK-IN COOLER/FREEZER.
- 4 48" HEAT LAMP.
- 5 POS COUNTER @ 40" A.F.F.
- 6 PLYWOOD BACKING TO BE PROVIDED IN WALL FOR SHELVING AND OTHER EQUIPMENT THAT IS WALL MOUNTED.
- 7 50" FLAT PANEL TV (BY OWNER)
- 8 G.C. TO INSTALL 2' x 8" PRESSURE WHITE PINE SHELVES & 1" GAS PIPING FOR DECORATIVE BAR SHELVING. STAIN SHELVES W/VARATHANE WOOD STAIN RED MAHOGANY.
- 9 RECESSED ELECTRICAL PANEL



5/15/20



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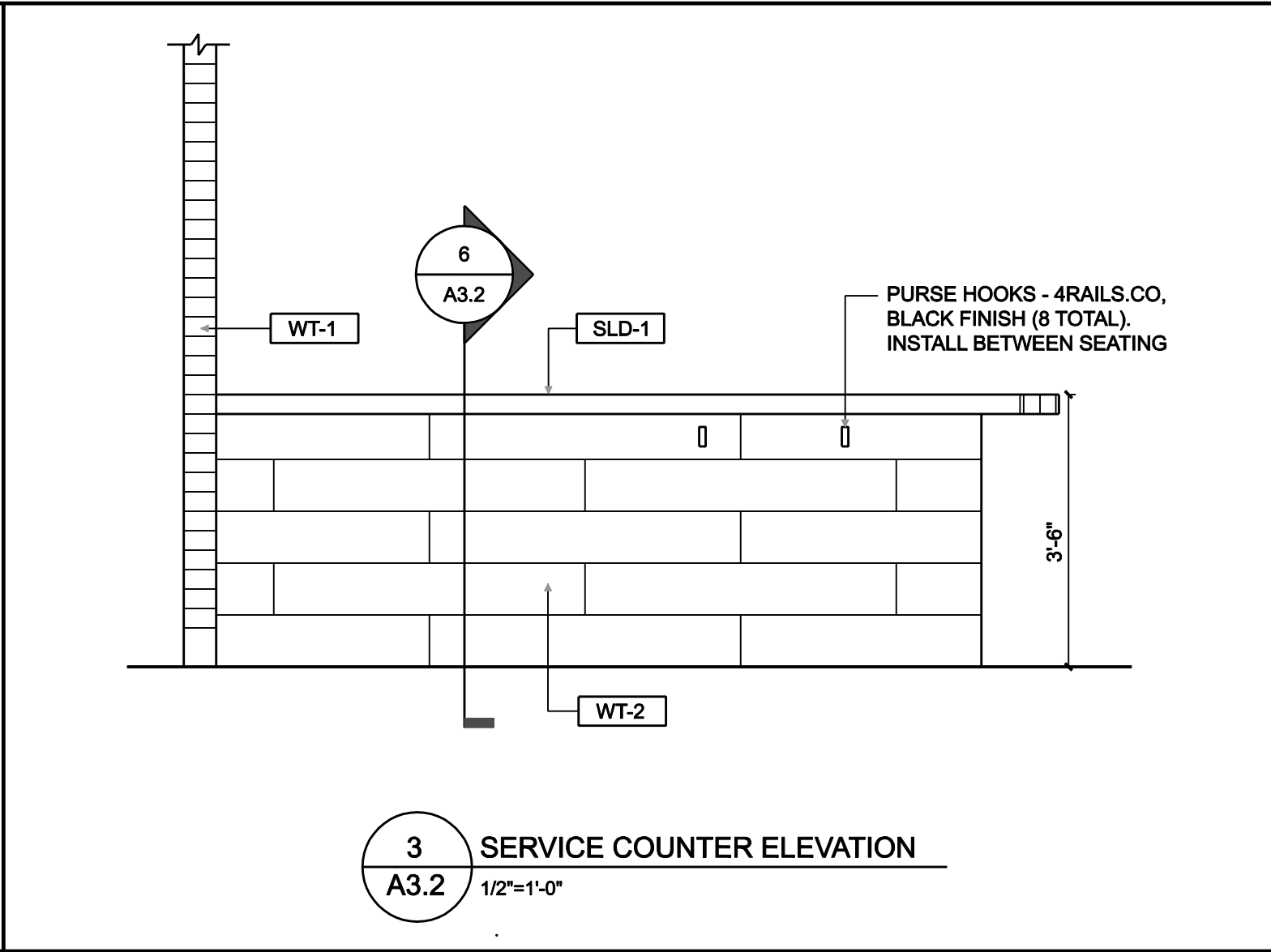
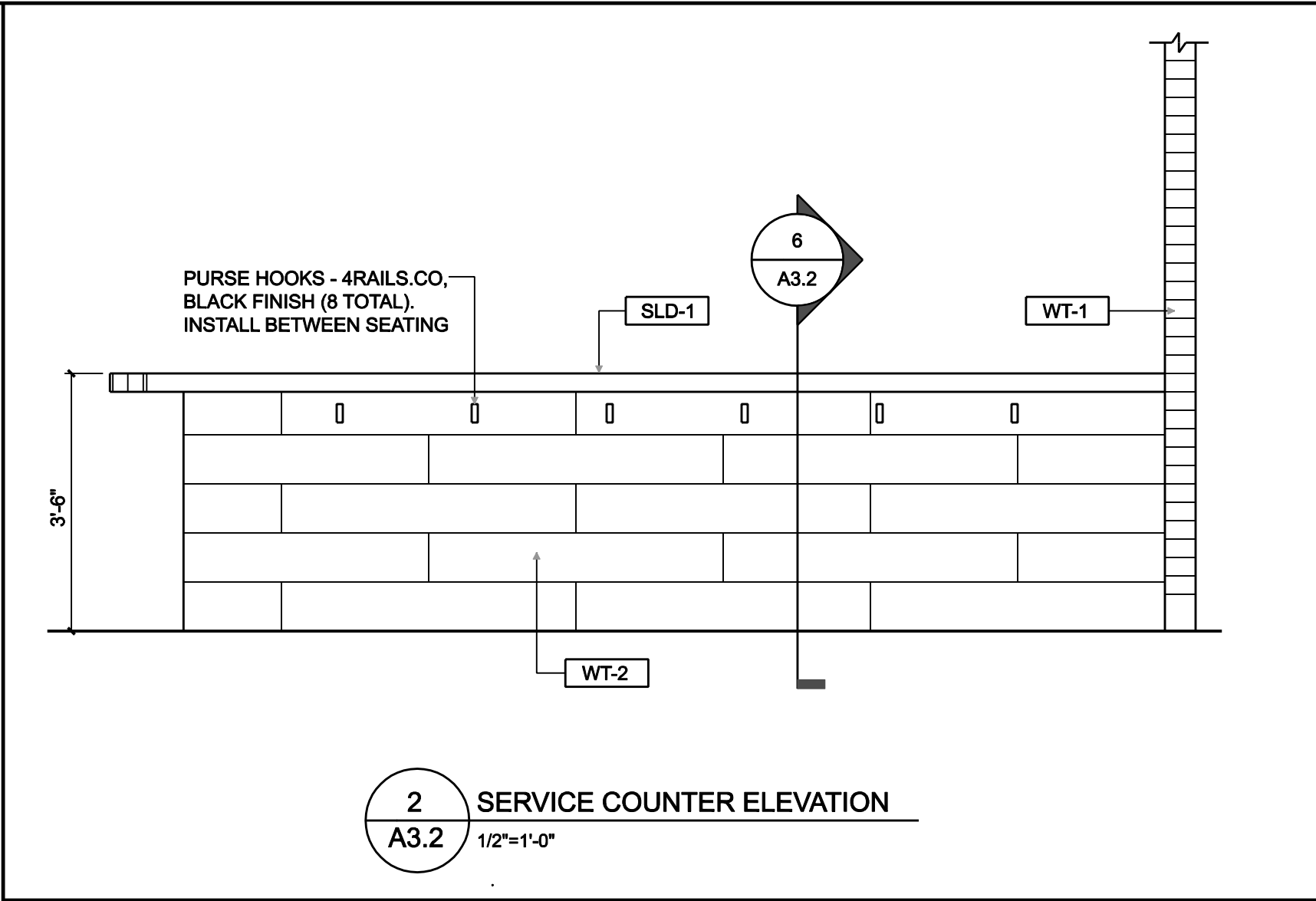
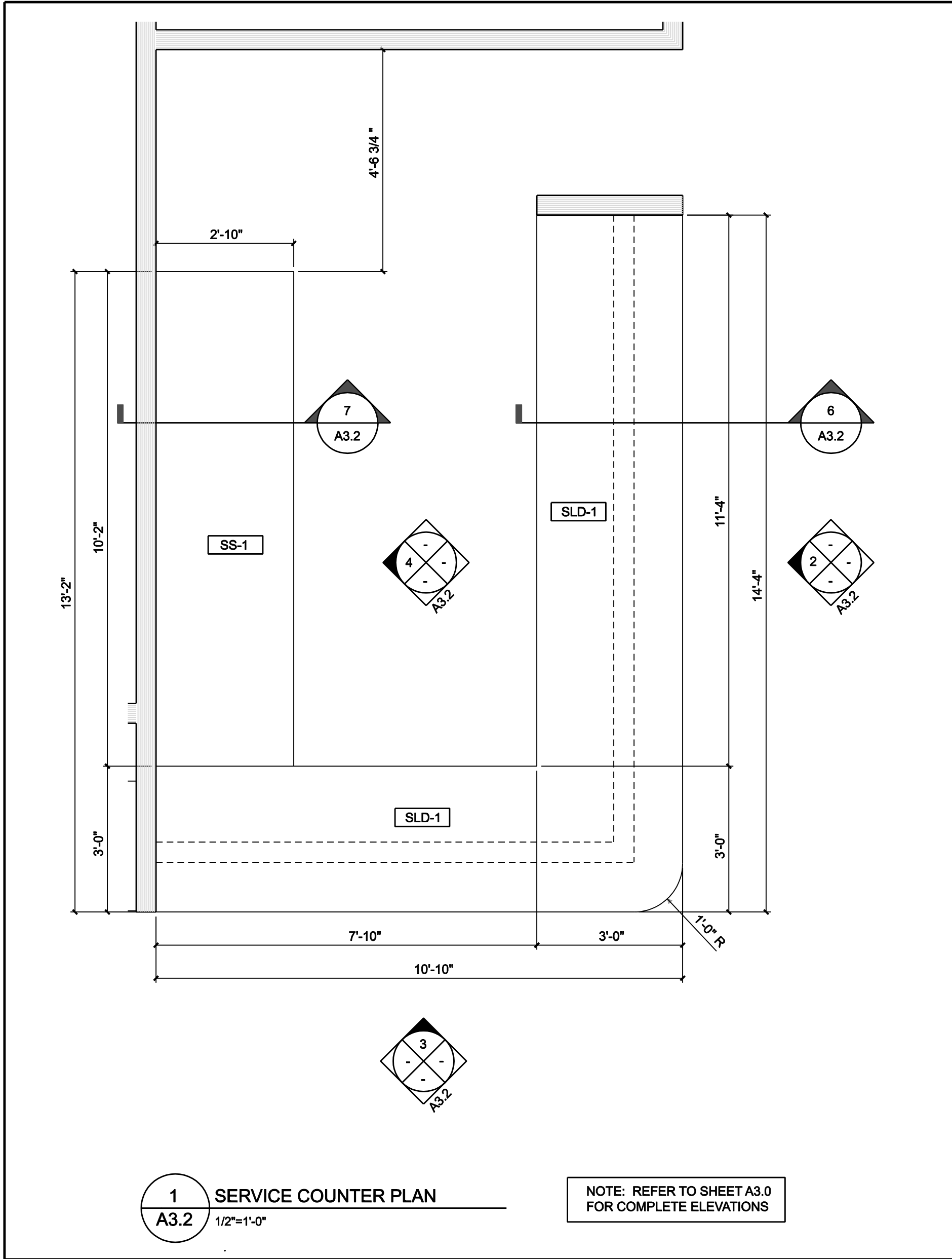
**FLYING BISCUIT
SUMMIT ORCHARDS
460 NW DONOVAN RD.
SUITE 4B
LEE'S SUMMIT, MO 64086**

[illegible]

PROJECT NO: FBMO-104
ACAD FILE#:
DRAWN BY: TV
CHECKED BY: TFT

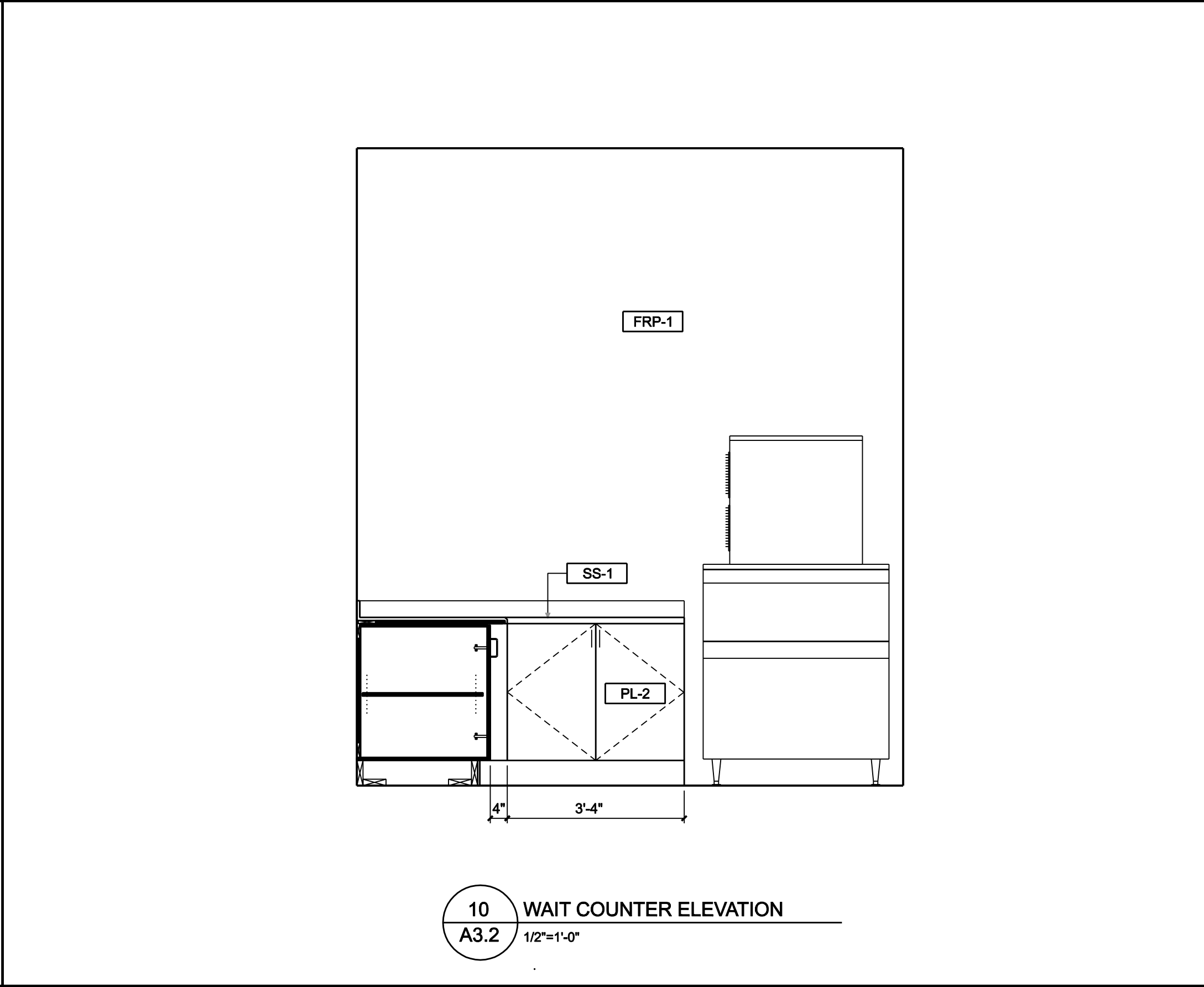
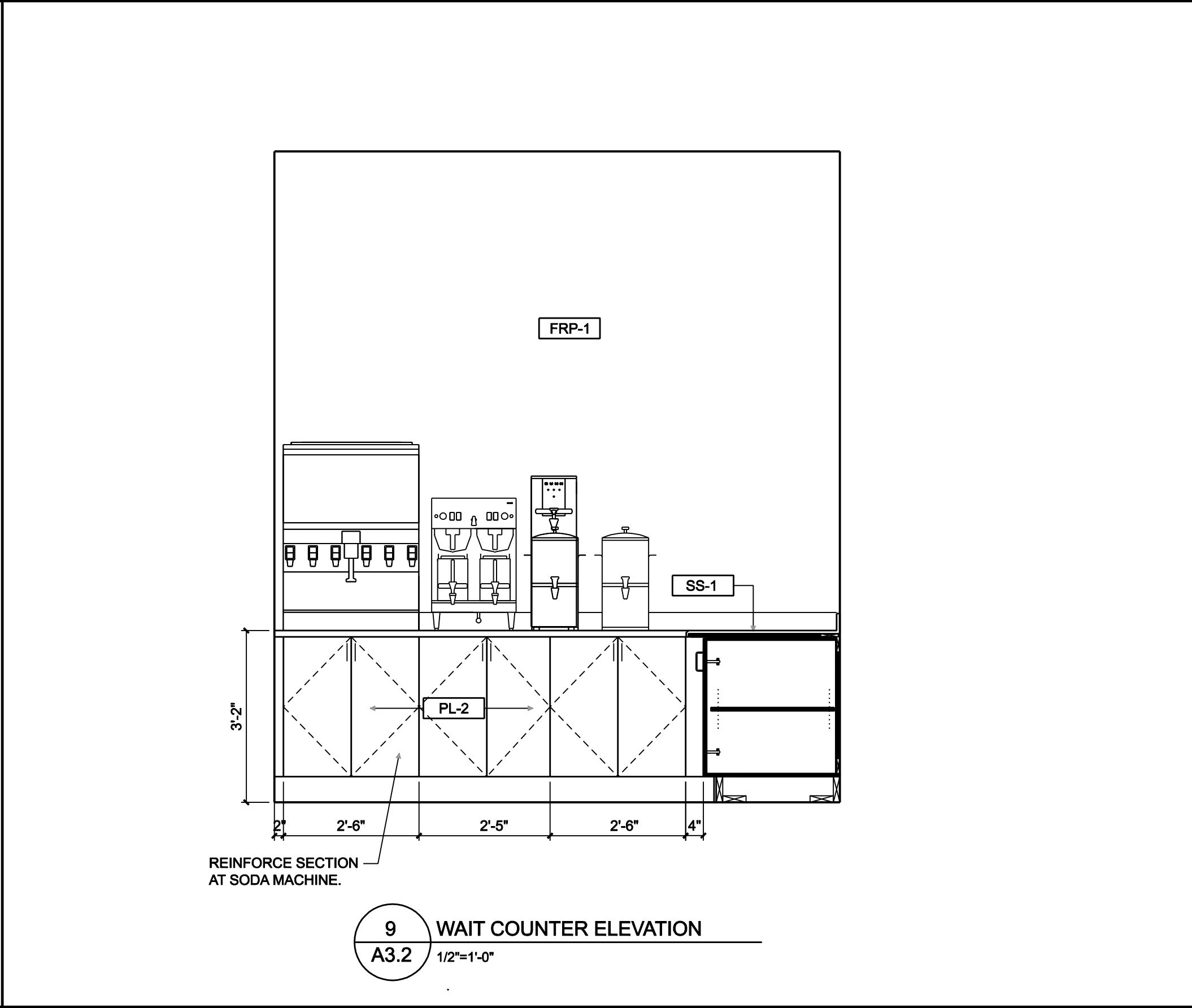
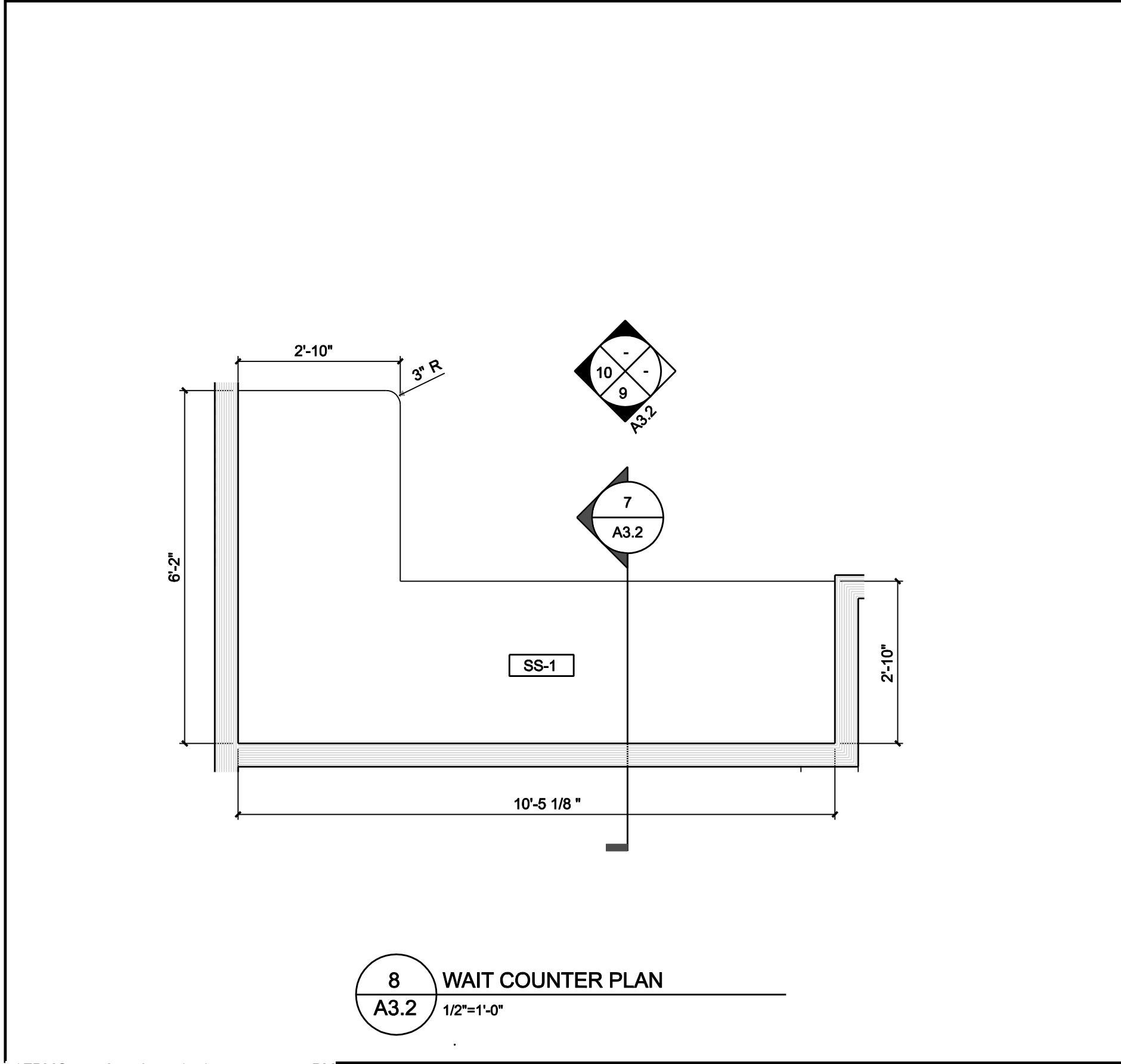
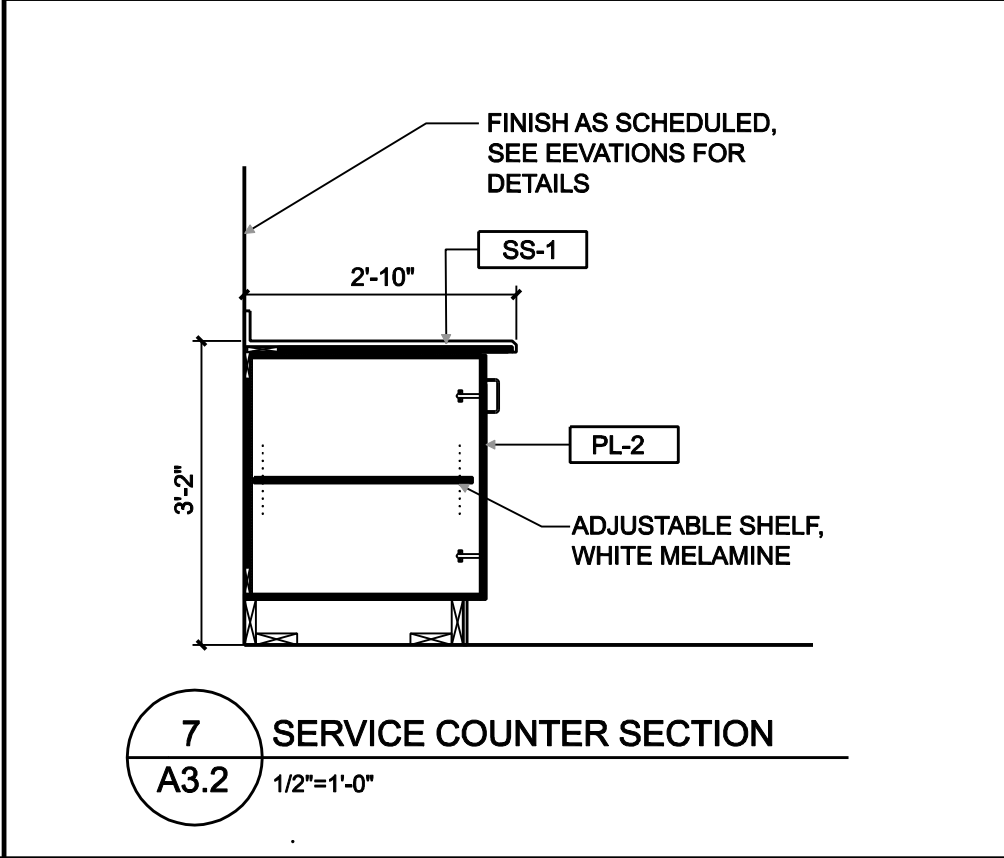
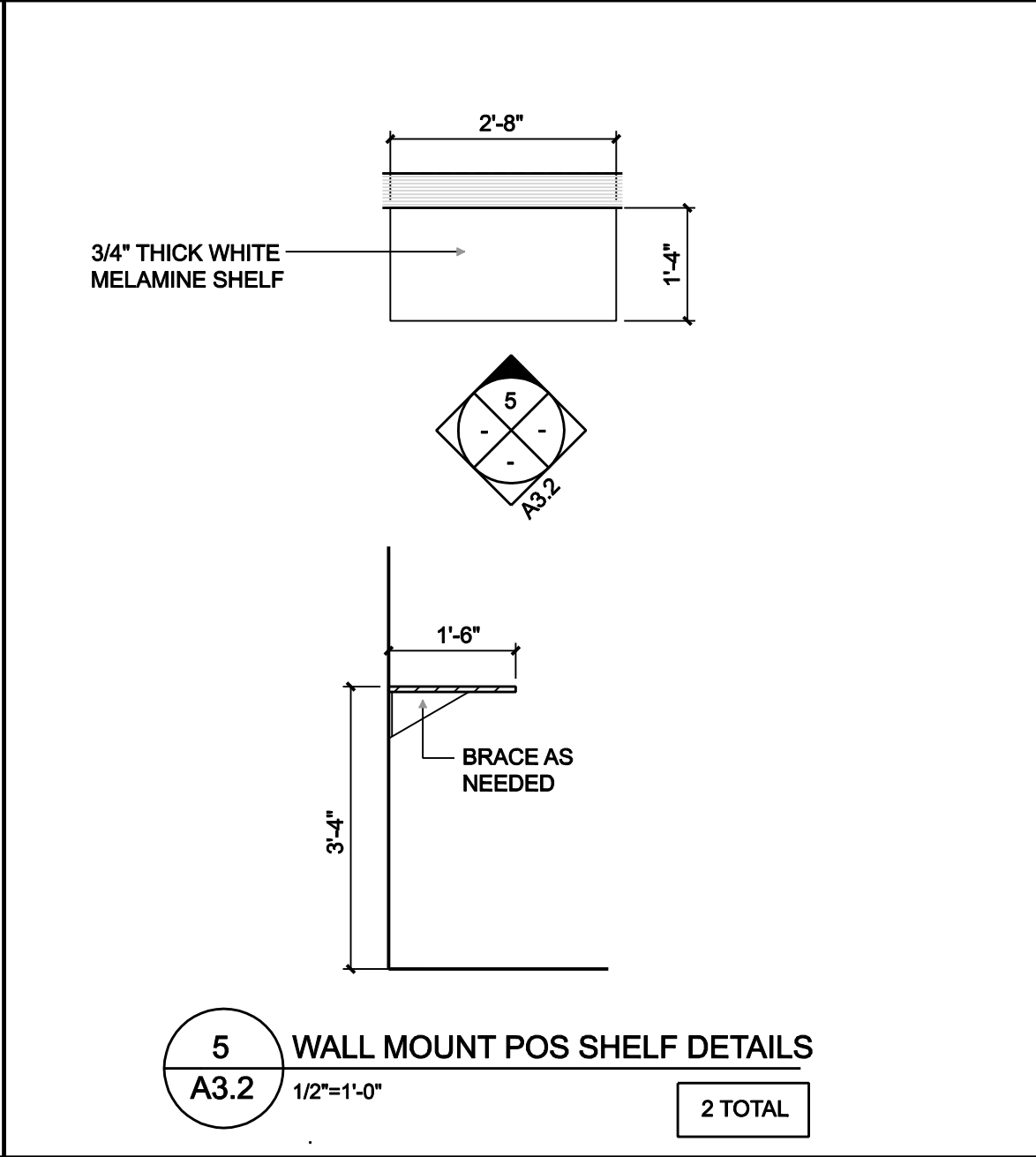
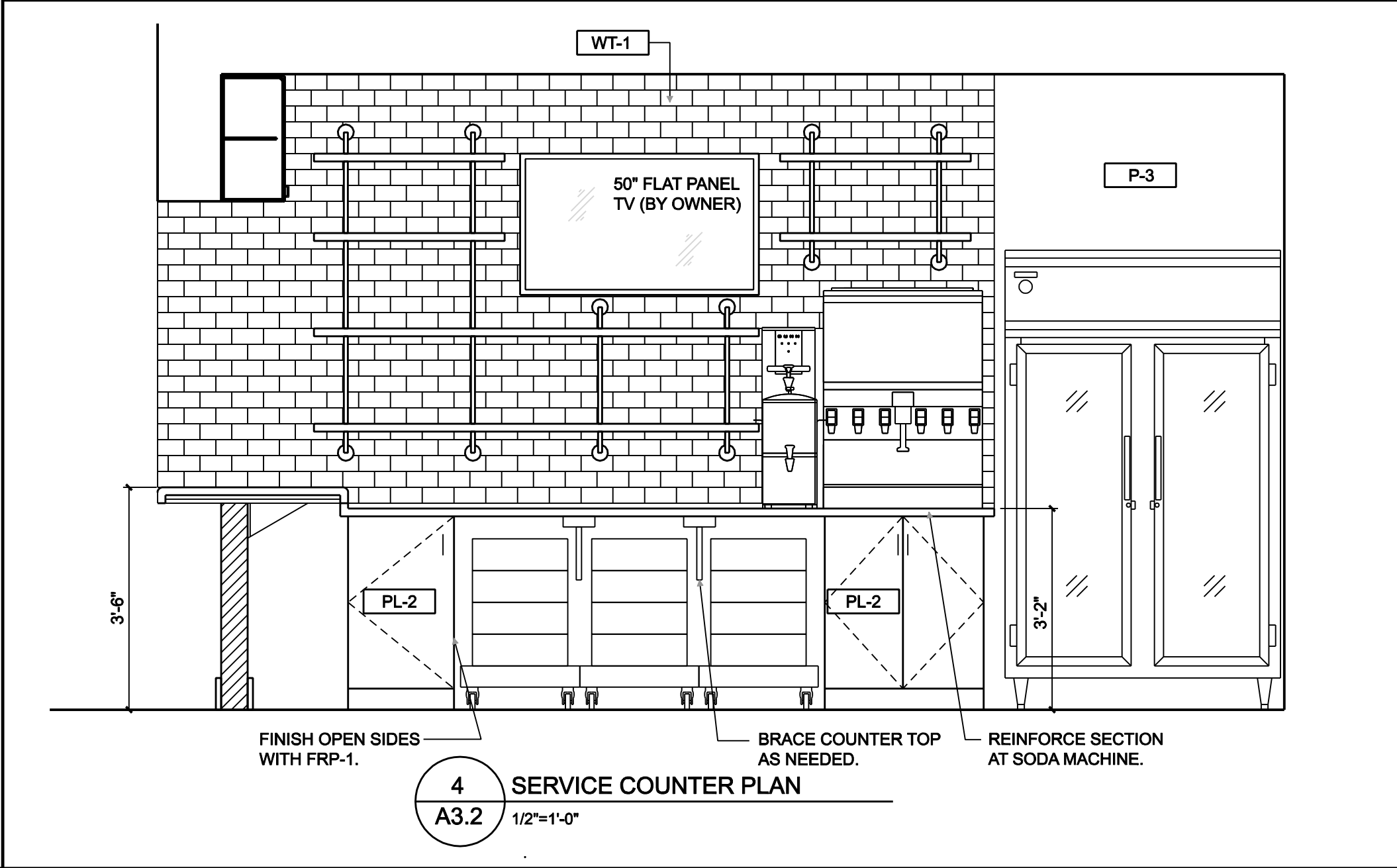
INTERIOR ELEVATIONS

A3.1



SHEET NOTES:

- A. ALL CASEWORK TO HAVE INTERIOR FINISHED WITH WHITE MELAMINE.
- B. LAMINATE (OR PAINT) ALL EDGES. THERE SHALL BE NO EXPOSED WOOD ON ANY EDGES.
- C. ALL INTERIOR VERTICAL BRACING WILL HAVE TWO 3" FINISHED CUT OUTS FOR PLUMBING AND ELECTRICAL CONNECTIONS.
- D. NO DOORS SHOULD BE FLUSH MOUNTED. ALL DOORS WILL BE OVERLAY MOUNTED WITH FINGERPULLS.
- E. TOE KICKS MUST MEET NEATLY AT ALL CORNERS. USE BLOCKING IF NEEDED TO FORCE 90 DEGREE ANGLE.
- F. ALL TOE KICKS TO FLIP UP ON A HINGE TO ACCESS FOR CLEANING.
- G. COUNTERTOPS WILL HAVE A MINIMUM 3/4" OVERHANG, UNLESS FLUSH TO WALL.
- H. SEE ELEVATIONS FOR DETAILS ON FINISHES.



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FLYING BISCUIT SUMMIT ORCHARDS
460 NW DONOVAN RD.
SUITE 4B
LEE'S SUMMIT, MO 64086

REVISIONS	DATE	DESCRIPTION

PROJECT NO: FBMO-104
ACAD FILE: TV
DRAWN BY: TV
CHECKED BY: TFT
ISSUE DATE: 5/15/20

MILLWORK DETAILS

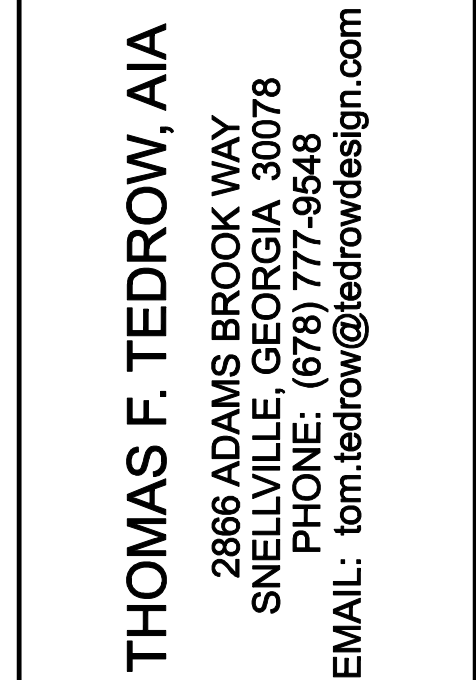
A3.2



- A. ALL CASEWORK TO HAVE INTERIOR FINISHED WITH WHITE MELAMINE.
- B. LAMINATE (OR PAINT) ALL EDGES, THERE SHALL BE NO EXPOSED WOOD ON ANY EDGES.
- C. ALL INTERIOR VERTICAL BRACING WILL HAVE TO BE FINISHED, CUT OUT FOR PLUMBING AND ELECTRICAL CONNECTIONS.
- D. NO DOORS SHOULD BE FLUSHED MOUNTED. ALL DOORS WILL BE OVERLAY MOUNTED WITH FINGERPULLS.
- E. TOE KICKS MUST MEET NEATLY AT ALL CORNERS. USE OF BRICKING IF NEEDED TO FORCE 90 DEGREE ANGLE.
- F. COUNTERTOPS WILL HAVE A MINIMUM 3/4" OVERHANG, UNLESS FLUSH TO WALL.

STATE OF MISSOURI
THOMAS F. MCGROW
NUMBER
A-2016014478
ARCHITECT

5/15/20



MILLWORK DETAILS & SECTIONS

A3.3

T Rating — 1 and 2 Hr (See Item 1)



The max diam of the through penetrant and annular space within the firestop system is dependent upon the type of fill material as tabulated below:

*Bearing the UL Classification Marking

T Rating = 0 Hr



E. **Copper Pipe** — Nom 6 in. diam (or smaller) Regular (or heavier) copper pipe.

W R GRACE & CO - CONN - FS 1900 Sealant

*Bearing the UL Classification Mark

T Rating — 3/4 and 1-1/2 Hr (See Item 2)



The F and T ratings of the firestop system are dependent upon the hourly rating of the wall assembly and type and size of through-penetrant as tabulated below:

W R GRACE & CO - CONN — FSD Device

+Bearing the UL Listing Mark

^aBearing the UL Classification Marking

T Ratings — 0, 1/2 and 1-1/2 Hr (See Item 2)

A. **Steel Pipe** — Nom 4 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.

B. Conduit — Nom 4 in. diam (or smaller) steel electrical metallic tubing or 4 in. diam steel conduit.

The T Rating of the firestop system is dependent upon the max diam of the through-penetrant and hourly rating of the wall assembly as shown in the table below:

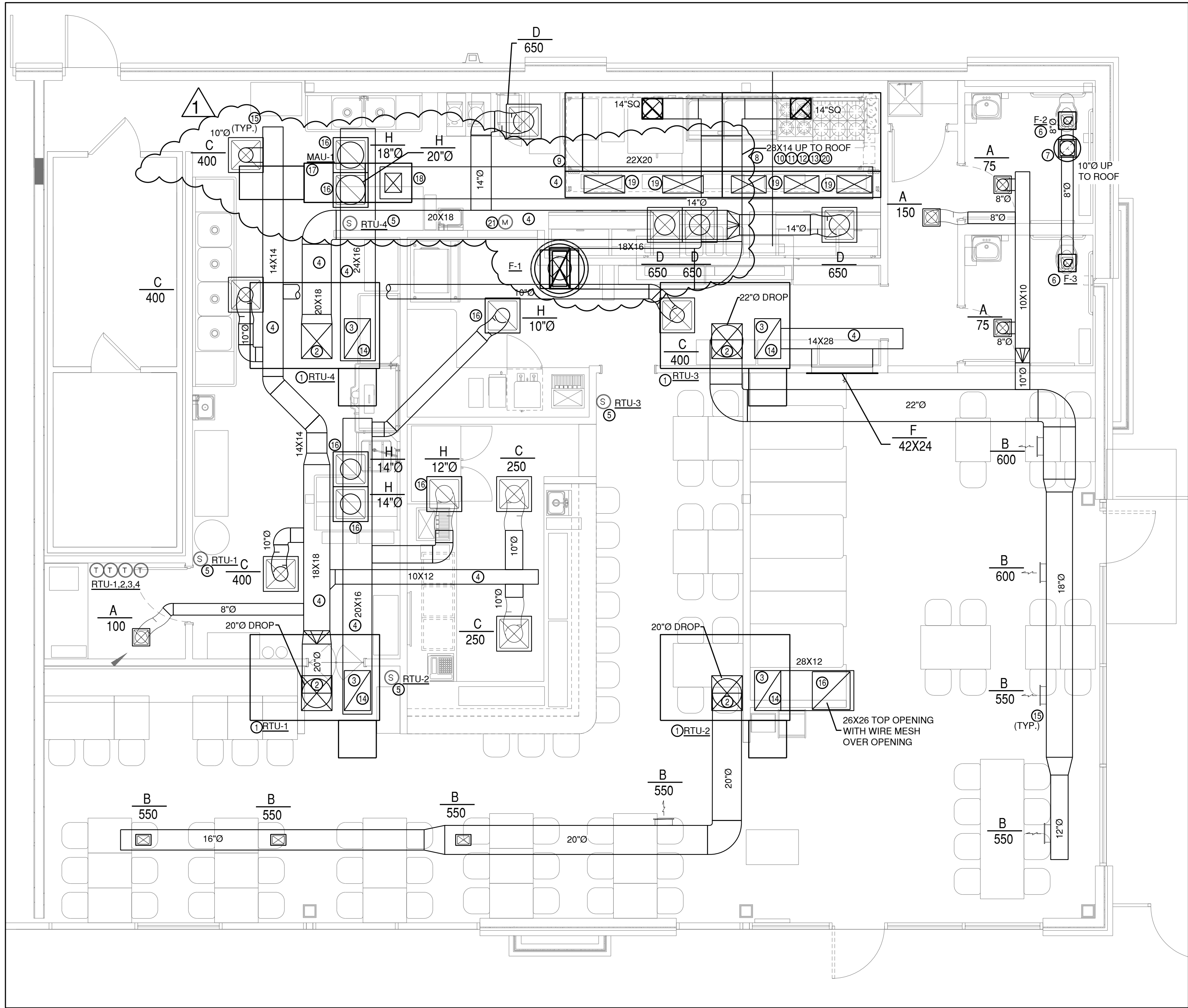
3. Firestop System — The firestop system shall consist of the following:

B. Fill, Void or Cavity Material* — Sealant — In 2 hr fire-rated assemblies, min 1 in. thickness of fill material applied within annulus, flush with both surfaces of wall. Additional fill material to be installed such that a min 1/2 in. thick crown is formed around the penetrating item. In 1 hr fire-rated assemblies, min 5/8 in. thickness of fill material applied within annulus, flush with both surfaces of wall. Additional fill material to be installed such that a min 1 in. thick crown is formed around the penetrating item.

W R GRACE & CO - CONN — FS900, FS901, FS903, FS903CG, FS905, FS905CG, FS929, FST901, FST903 and FST905 Sealant.

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I. GENERAL PROVISIONS			BE 16 GAUGE STEEL, PRIME COAT FINISH, WITH MOUNTING STRAPS, CONCEALED HINGES AND SCREWDRIVER LOCKS, DESIGNED FOR THE DOORS TO OPEN 180 DEGREES.		
A. OVERVIEW	1. ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH ALL STATE AND LOCAL CODES HAVING JURISDICTION AND WITH THE REQUIREMENTS OF THE UTILITY COMPANIES WHOSE SERVICES MAY BE USED. ALL MODIFICATIONS REQUIRED BY THESE CODES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL CHARGES. WHERE CODE REQUIREMENTS ARE LESS THAN THOSE SHOWN ON THE PLANS OR IN THE SPECIFICATIONS, THE PLANS AND SPECIFICATIONS SHALL BE FOLLOWED. WHERE APPLICABLE, NFPA REQUIREMENTS SHALL BE MET.				
	2. IN CASE OF ANY CONFLICTS BETWEEN CONTRACT DOCUMENTS, THE STRICTER/MORE STRINGENT SHALL GOVERN.				
	3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, INSPECTIONS, AND APPROVALS AS REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION AND DELIVER CERTIFICATES OF APPROVAL TO THE ENGINEER. ALL FEES AND COSTS OF ANY NATURE WHATSOEVER INCIDENTAL TO THESE PERMITS, INSPECTIONS AND APPROVALS MUST BE ASSUMED AND PAID BY THE CONTRACTOR.				
	4. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF O.S.H.A.				
	5. THE WORKMANSHIP AND MATERIALS COVERED BY THESE SPECIFICATIONS SHALL CONFORM TO ALL ORDINANCES AND REGULATIONS OF THE CITY, COUNTY AND/OR OTHER AUTHORITIES HAVING JURISDICTION.				
	6. CONTRACTOR SHALL VISIT THE SITE AND EXAMINE EXISTING CONDITIONS BEFORE SUBMITTING BID. NO ALLOWANCE WILL BE MADE FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS WHEN SUCH CONDITIONS CAN BE DETERMINED BY OBSERVATION.				
	7. PRIOR TO SUBMITTING DATA OR FOR PURCHASING EQUIPMENT REQUIRING ELECTRICAL SERVICE, THE CONTRACTOR SHALL VERIFY THAT ELECTRICAL CHARACTERISTICS OF EQUIPMENT SUBMITTALS COMPLY WITH ELECTRICAL SERVICE PROVIDED FOR THE SPECIFIED ITEMS OF EQUIPMENT.				
	8. UPON RECEIPT OF THE CONTRACTOR OF REVIEWED SUBMITTALS FOR EQUIPMENT PROVIDED UNDER THIS DIVISION, THE CONTRACTOR SHALL COORDINATE THE ELECTRICAL SERVICE REQUIREMENTS, I.E., MOTOR HOSEROWER AND FULL LOAD AMPS, ELECTRICAL SERVICE CHARACTERISTICS (VOLTAGE AND PHASE), AND NUMBER OF SECTIONS FOR EACH ITEM OF EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS WITH THE ELECTRICAL DRAWINGS AND SPECIFICATIONS.				
	9. ITEMS ON OR PROJECTING THROUGH THE CEILING SHALL BE COORDINATED WITH OTHER TRADES.				
	10. EQUIPMENT MODEL NUMBERS ARE PROVIDED FOR GENERAL GUIDANCE, CONTRACTOR SHALL PROVIDE EQUIPMENT THAT MEETS THE PHYSICAL CAPACITIES AS SCHEDULED AND GENERAL ARRANGEMENT AS INDICATED IN THE DRAWING SET. CONTRACTOR SHALL VERIFY EXIST, CURRENT MODEL NUMBERS WITH THE MANUFACTURERS.				
B. OPERATION AND MAINTENANCE INSTRUCTIONS	1. THE CONTRACTOR SHALL PROVIDE TWO OPERATION AND MAINTENANCE MANUALS. THE MANUALS SHALL BE COMPILED IN HARD BACK, THREE RING NOTEBOOKS. O&M MANUALS SHALL HAVE PERMANENT LABELS ON FRONT AND SIDE. THE FOLLOWING INFORMATION SHALL APPEAR IN EACH MANUAL:				
	2. PROVIDE MANUFACTURING PROCEDURES TO INCLUDE START-UP, BREAK-IN, ROUTINE AND NORMAL OPERATING INSTRUCTIONS; REGULATION, CONTROL, STOPPING, SHUTDOWN AND EMERGENCY INSTRUCTIONS; AND SUMMER AND WINTER OPERATING INSTRUCTIONS. PROVIDE MAINTENANCE PROCEDURES FOR ROUTINE PREVENTATIVE MAINTENANCE AND TROUBLESHOOTING; DISASSEMBLY, REPAIR AND REASSEMBLY; ALIGNING AND ADJUSTING INSTRUCTIONS; SERVICING INSTRUCTIONS AND LUBRICATION CHARTS AND SCHEDULES.				
	C. INSTRUCTIONS OF OWNER PERSONNEL				
	1. BEFORE FINAL INSPECTION, AT A TIME DESIGNATED BY THE DESIGNER, PROVIDE A COMPETENT REPRESENTATIVE TO INSTRUCT OWNERS DESIGNATED PERSONNEL IN OPERATION, ADJUSTMENT AND MAINTENANCE OF PRODUCTS, EQUIPMENT AND SYSTEMS UNDER THIS DIVISION OF THE SPECIFICATIONS. FOR EQUIPMENT REQUIRING SEASONAL OPERATIONS, PERFORM INSTRUCTIONS FOR OTHER SEASONS WITHIN SIX MONTHS UNLESS REQUESTED OTHERWISE.				
	D. COORDINATION				
	1. THE PRODUCTS OF PARTICULAR MANUFACTURERS HAVE BEEN USED AS THE BASIS OF DESIGN IN PREPARATION OF THESE DOCUMENTS. ANY MODIFICATIONS TO THE MECHANICAL SYSTEMS AND THEIR COMPONENTS, THE ELECTRICAL SYSTEMS, THE BUILDING STRUCTURE AND ARCHITECTURE, OR ANY OTHER PORTION OF THE BUILDING THAT RESULT FROM THE USE OF ANY OTHER THAN THAT BASIS OF DESIGN EQUIPMENT SHALL BE COORDINATED WITH ALL OTHER TRADES. SUCH COORDINATION SHALL OCCUR BEFORE PURCHASE OR DELIVERY OF PRODUCTS FROM THE MANUFACTURER DRAWINGS OR INSTALLED ACCORDINGLY. ANY RELATED MODIFICATIONS SHALL BE PERFORMED WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.				
	2. RESIDENTIAL GRADE HVAC COMPONENTS SHALL NOT BE PERMITTED WITHOUT SPECIFIC OWNER INSTRUCTION AND ENGINEER APPROVAL.				
	E. EXCLUSION				
	1. THE PLANS DO NOT GIVE EXACT ELEVATIONS OR LOCATIONS OF LINES, NOR DO THEY SHOW ALL THE OFFSETS, CONTROL LINES, OR OTHER INSTALLATION DETAILS. THE CONTRACTOR SHALL CAREFULLY LAY OUT HIS WORK AT THE SITE TO CONFORM TO THE STRUCTURAL CONDITIONS, TO PROVIDE PROPER GRADING OF LOTS, TO AVOID ALL OBSTRUCTIONS, TO CONFORM TO DETAILS OF INSTALLATION SUPPLIED BY THE MANUFACTURERS OF THE EQUIPMENT AND TO BE IN GENERAL AND TO THEREBY PROVIDE AN INTEGRATED, COORDINATED AND SATISFACTORY OPERATING INSTALLATION. DO NOT SCALE DRAWINGS.				
	2. IF THE CONTRACTOR PROPOSES TO INSTALL EQUIPMENT, INCLUDING PIPING AND DUCTWORK, REQUIRING SPACE CONDITIONS OTHER THAN THOSE SHOWN, OR TO REARRANGE THE EQUIPMENT, HE SHALL ASSUME FULL RESPONSIBILITY FOR THE REARRANGEMENT OF THE SPACE AND CONNECT ARRANGEMENT AT NO ADDITIONAL COST TO THE OWNER, AND SHALL HAVE THE ENGINEER REVIEW THE CHANGE BEFORE PROCEEDING WITH THE WORK. THE REQUEST FOR SUCH CHANGES SHALL BE ACCOMPISHED BY SHOP DRAWINGS OF THE SPACE IN QUESTION.				
3. TEMPORARY FILTERS SHALL BE PROVIDED FOR FANS THAT ARE USED DURING CONSTRUCTION. AT THE TIME OF STARTING THE BALANCING OF THE AIR DISTRIBUTION SYSTEM, NEW FILTERS SHALL BE INSTALLED.					
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER LOCATION AND SIZE OF ALL SLOT, HOLES OR OPENINGS IN THE BUILDING STRUCTURE PERTAINING TO HIS WORK, AND FOR THE CORRECT LOCATION OF SLEEVES, INSERTS, CORES, ETC.					
5. THE CONTRACTOR SHALL SO COORDINATE THE WORK OF THE SEVERAL VARIOUS TRADES THAT IT MAY BE INSTALLED IN THE MOST DIRECT AND WORKMANLIKE MANNER WITHOUT HINDERING OR HANDICAPPING THE OTHER TRADES. PIPING INTERFERENCES SHALL BE HANDLED BY GIVING PRECEDENCE TO PIPE LINES WHICH REQUIRE A STATED GRADE FOR PROPER OPERATION. FOR EXAMPLE SEWER LINES AND CONDENSATE PIPING SHALL TAKE PRECEDENCE OVER WATER LINES IN DETERMINATION OF ELEVATIONS. WHERE THERE IS INTERFERENCE BETWEEN SEWER LINES AND CONDENSATE LINES, THE SEWER LINES SHALL HAVE PRECEDENCE AND PROVISIONS SHALL BE MADE IN THE CONDENSATE LINES FOR LOOPING THEM AROUND THE SEWER LINES. IN ALL CASES, LINES REQUIRING A STATED GRADE FOR THEIR PROPER OPERATION SHALL HAVE PRECEDENCE OVER ELECTRICAL CONDUIT AND DUCTWORK.					
6. ALL PIPING AND DUCTWORK IN FINISHED AREAS- EXCEPT WHERE NOTED TO THE CONTRARY- SHALL BE INSTALLED IN CHASE, FLURRED SPACE, OR ABOVE CEILING, ETC. IN ALL CASES, PIPES AND DUCTS SHALL BE INSTALLED AS HIGH AS POSSIBLE. RUNS OF PIPING SHALL BE GROUPED WHENEVER IT IS FEASIBLE TO DO SO.					
7. PIPING SHALL BE INSTALLED TO PASS INSPECTIONS BY LOCAL BUILDING INSPECTION DEPARTMENT, STATE AND FEDERAL AUTHORITIES AND INSURANCE COMPANY HAVING JURISDICTION. ANY CHANGES OR ADDITIONS WHICH MAY BE NECESSARY TO OBTAIN SUCH INSPECTIONS AND APPROVALS SHALL BE MADE BY THE CONTRACTOR AS PART OF THIS CONTRACT AND WITHOUT ADDITIONAL COST TO THE OWNER.					
8. PIPING, DUCTWORK OR EQUIPMENT SHALL NOT BE INSTALLED IN ELECTRICAL EQUIPMENT ROOMS OR ELEVATOR MACHINE ROOMS EXCEPT AS SERVING ONLY THOSE ROOMS. OUTSIDE OF ELECTRICAL EQUIPMENT ROOMS, DO NOT RUN PIPING OR DUCTWORK OVER OR UNDER ELEVATOR MACHINES, POWER PANELS, PANEL BOARDS, POWER PANELS, MOTOR CONTROL CENTERS, DRY TYPE TRANSFORMERS OR ROOF TOP AIR CONDITIONING UNIT ELECTRICAL PANELS.					
9. PROVIDE ACCESS TO EQUIPMENT AND APPARATUS REQUIRING OPERATION, SERVICE OR MAINTENANCE WITHIN THE LIFE OF THE SYSTEM. INCLUDING, BUT NOT LIMITED TO, MOTORS, VALVES, FILTERS, DAMPERS, SHOCK ABSORBERS, ETC. EQUIPMENT LOCATED ABOVE LAY-IN TYPE CEILINGS IS CONSIDERED ACCESSIBLE.					
10. DAMAGED EQUIPMENT SHALL BE REPAIRED OR REPLACED AT THE OPTION OF THE ARCHITECT.					
F. ELECTRICAL WORK					
1. ALL ELECTRICAL EQUIPMENT PROVIDED UNDER THIS DIVISION SHALL COMPLY WITH THE ELECTRICAL SYSTEM CHARACTERISTICS INDICATED ON THE ELECTRICAL DRAWINGS AND SPECIFIED IN DIVISION 16.					
2. EQUIPMENT UNIT MOTOR SPEED CONTROLS, STARTERS, SYSTEM CONTROLS, PILOT LIGHTS, PUSH-BUTTONS, ETC., SHALL BE FURNISHED COMPLETE AS A PART OF THE MOTOR APPARATUS WHICH IT OPERATES. ALL COMPONENTS SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND DIVISION 16. ALL MOTOR STARTERS SHALL BE PROVIDED WITH AN H-O-A SWITCH AND CONTROL TRANSFORMER. ALL STARTERS AND DISCONNECT SWITCHES SHALL BE FURNISHED UNDER DIVISION 15. COORDINATE INSTALLATION WITH ELECTRICAL CONTRACTOR PRIOR TO HIS WIRING OF EQUIPMENT.					
3. CONTROL WIRING (120V AND LESS) SHALL BE PROVIDED UNDER DIVISION 15 AND EXTENDED FROM THE STARTERS, CONTROL TRANSFORMERS OR 120V POWER CIRCUITS INDICATED ON THE ELECTRICAL DRAWINGS. ALL WIRING FOR 120 VOLTS SHALL BE DONE BY A LICENSED ELECTRICIAN.					
4. ALL ELECTRICAL CHARACTERISTICS SHALL BE TAKEN FROM THE ELECTRICAL DRAWINGS AND SPECIFICATIONS AND COORDINATED BEFORE EQUIPMENT IS ORDERED OR PURCHASED.					
G. CUTTING AND PATCHING					
1. THE CONTRACTOR SHALL ASSUME ALL COST OF, AND BE RESPONSIBLE FOR, ARRANGING FOR ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE INSTALLATION OF HIS PORTION OF THE WORK. ALL CUTTINGS SHALL BE CAREFULLY AND NEATLY DONE SO AS NOT TO DAMAGE OR CUT AWAY MORE THAN IS NECESSARY OF ANY EXISTING PORTIONS OF THE STRUCTURE.					
2. ALL SURFACES SHALL BE PATCHED TO THE CONDITION OF THE ADJACENT SURFACES.					
3. THE CONTRACTOR SHALL MAKE SUITABLE PROVISIONS FOR ADEQUATELY WATERPROOFING AT HIS FLOOR PENETRATIONS OF WATER PROOF MEMBRANE FLOORS. THIS SHALL INCLUDE BUT NOT BE LIMITED TO FLOOR DRAINS, OPEN SIGHT DRAINS, HUB DRAINS, CLEANOUTS, AND SLEEVES FOR THE VARIOUS PIPING. THIS ALSO APPLIES TO MEMBRANE ROOFING SYSTEMS.					
4. ALL PENETRATIONS AND WATER PROOFING OF PENETRATIONS IN MEMBRANE ROOFING SYSTEMS SHALL BE COORDINATED WITH AND PERFORMED BY THE MANUFACTURER/INSTALLER.					
5. THE CONTRACTOR SHALL INSTALL, AS REQUIRED, IN CONCRETE, CANTERPIER OR MASONRY CONSTRUCTION, ALL NECESSARY HANGERS, SLEEVES, EXPANSION BOLTS, INSERTS AND OTHER FIXTURES AND APPURTENANCES NECESSARY FOR THE SUPPORT OF PIPE, DUCT, EQUIPMENT AND DEVICES FURNISHED UNDER EACH SECTION OF THE SPECIFICATION.					
6. FOR WALLS BETWEEN INTERIOR AND BELOW GRADE AREA, THE LINK-SEAL SYSTEM AS MANUFACTURED BY THUNDERLINK CORPORATION SHALL BE USED TO SEAL PIPE TO WALL PENETRATIONS. INSTALL SYSTEM IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.					
7. ESCUTCHEONS SHALL BE INSTALLED ON ALL PIPES WHERE THEY PASS THROUGH FLOORS, CEILINGS, WALLS OR PARTITIONS IN FINISHED AREAS WHERE EXPOSED TO VIEW.					
8. WHERE HANG AND HVAC OR PLUMBING REPLACEMENT SCOPE IS INDICATED, MECHANICAL CONTRACTOR SHALL PROVIDE FOR THE DEMOLITION OF EXISTING SYSTEMS THAT ARE BEING REPLACED OR ABANDONED					
H. ACCESS DOORS					
1. FURNISH AND INSTALL ACCESS DOORS AT EACH POINT REQUIRED TO PROVIDE ACCESS TO CONCEALED VALVES, CLEANOUTS AND OTHER DEVICES REQUIRING OPERATION, ADJUSTMENT OR MAINTENANCE. ACCESS DOORS SHALL					
2. ACCESS DOORS INSTALLED IN FIRE WALLS OR PARTITIONS SHALL BE UL LABELED TO MAINTAIN THE FIRE RATING OF THE WALL OR PARTITION.					
I. FLAME SPREAD AND SMOKE DEVELOPED PROPERTIES OF MATERIALS					
1. MATERIALS AND ADHESIVES USED THROUGHOUT THE MECHANICAL AND ELECTRICAL SYSTEMS FOR INSULATION, AND JACKETS OR COVERS OF ANY KIND, OR FOR PIPING OR CONDUIT SYSTEM COMPONENTS, SHALL HAVE A FLAME SPREAD RATING NOT OVER 25 WITHOUT EVIDENCE OF CONTINUED COMBUSTION AND WITH A SMOKE DEVELOPED RATING NOT HIGHER THAN 50. IF SUCH MATERIALS ARE TO BE APPLIED WITH ADHESIVES, THEY SHALL BE TESTED AS APPLIED WITH SUCH ADHESIVE ON THE SURFACES TO WHICH THEY ARE TO BE APPLIED. MATERIALS NOT OVER 25 AND A SMOKE DEVELOPED RATING NOT HIGHER THAN 50.					
II. INSULATION					
A. GENERAL PIPE INSULATION					
1. FIBERGLASS SHALL BE ACCEPTABLE FOR INDOOR HOT & COLD DOMESTIC; HYDRONIC PIPING; AND INSULATED DRAINAGE PIPING. PROVIDE PREFABRICATED FITTINGS FOR ELBOWS AND TEES. PROVIDE PREFAB PVC FITTINGS OR WHITE ALL SERVICE (INTEGRAL TO PREFAB PIPING ELBOW) PIPING ELBOW JACKETING. PROVIDE PIPE LABELING FOR INSULATED, JACKETS, INSULATED PIPING. PVC JACKETING SHALL NOT BE PERMITTED IN RETURN PLENUM AREAS. ALL JACKING SEAMS SHALL BE SEALED AIR-TIGHT FOR CONTINUOUS VAPOR BARRIER.					
2. FITTINGS AND VALVES SHALL BE INSULATED WITH PRE-FORMED FITTINGS, FABRICATED SECTIONS OF PIPE INSULATION, TANK INSULATION, BLANKET INSULATION, OR INSULATING CEMENT. THICKNESS SHALL BE EQUAL TO ADJACENT PIPE INSULATION. FINISH SHALL BE WITH PRE-FORMED PVC FITTING COVERS OR AS OTHERWISE SPECIFIED ON CONTRACT DRAWINGS.					
3. FLANGES, COUPLINGS AND VALVE BONNETS SHALL BE COVERED WITH AN OVERSIZED PIPE INSULATION SECTION SIZE TO PROVIDE THE SAME INSULATION THICKNESS AS ON THE MAIN PIPE SECTION. AN OVERSIZED INSULATION SECTION SHALL BE USED BETWEEN THE TWO INSULATION SECTIONS WITH LOW-DENSITY THERMOPLASTIC BLANKET INSULATION BEING USED TO FILL GAPS. JACKETING SHALL MATCH THAT USED ON STRAIGHT PIPE SECTIONS. ROUGH CUT ENDS SHALL BE COATED WITH SUITABLE WEATHER OR VAPOR RESISTANT MASTICS DICTATED BY THE SYSTEM LOCATION AND SERVICE. ON HOT SYSTEMS WHERE FITTINGS ARE TO BE LEFT EXPOSED, INSULATION ENDS SHOULD BE BEVELED AWAY FROM BOLTS FOR EASY ACCESS.					
B. INSULATION THICKNESS					
1. DOMESTIC COLD WATER INSULATION SHALL BE 1" MINIMUM OR AS REQUIRED BY LOCAL ENERGY CODES.					
2. FOR MEDIA BELOW 60 DEGREES INSULATION SHALL BE 3" UP TO 1-1/4" PIPE SIZE, 1.5" THICK UP TO 3" PIPE SIZE, AND 2" THICK BEYOND 3" PIPE SIZE.					
3. CHILLED WATER PIPING INSULATION SHALL BE 1" UP TO 1-1/4" PIPE SIZE, 1.5" UP TO 3".					
C. FIBERGLASS PIPE INSULATION					
1. ONE PIECE FIBROUS GLASS PIPE INSULATION WITH FACTORY APPLIED ALUMINUM FOIL AND WHITE KRAFT PAPER FLAME RETARDANT VAPOR BARRIER JACKET.					
2. PROVIDE SELF-SEALING LONGITUDINAL JACKET LAPS AND BUTT STRIPS. AVERAGE THERMAL CONDUCTIVITY: 0.23 BTU/IN. PER SQUARE FOOT PER DEGREE F PER HOUR AT 75 DEGREES F MEAN TEMPERATURE.					
3. PROVIDE INSULATION CEMENT, FIBERGLASS REINFORCEMENT FABRIC, VAPOR BARRIER COATING, FOR CONTINUOUS, AIR-TIGHT INSULATION WITH VAPOR BARRIER.					
D. FOAMGLASS PIPE INSULATION					
1. FOAM GLASS TYPE PIPE INSULATION SHALL HAVE MAXIMUM K-FACTOR OF 0.38 AT 50 DEGREES F MEAN TEMPERATURE. MINIMUM DENSITY SHALL BE 1.8 LB/CU. FT., 1 1/2" THICK MINIMUM. PROVIDE MASTIC, FIBERGLASS REINFORCED STRAPPING TAPE TO ASSURE AIR-TIGHT MOISTURE-PROOF INSULATION. PROVIDE WITH ALUMINUM JACKETING THAT SHALL BE 0.016" THICK WITH FITTING COVERS 0.024" THICK. PROVIDE WITH 5 WATT/FTH HEAT TRACING BELOW INSULATION FOR OUTDOOR, ABOVE-GROUND INSTALLATION.					
2. PROVIDE FOAM GLASS INSERTS AT PIPE HANGERS, CLAMPS, OR OTHER SUPPORTS IN FIBERGLASS OR ELASTOMERIC PIPE INSULATION. INSULATION SHALL BE SAME THICKNESS AS ADJACING PIPE INSULATION. VAPOR SEAL SHALL BE AS HEREIN BEFORE SPECIFIED. ALUMINUM JACKETING SHALL NOT BE REQUIRED FOR INDOOR INSERTS (PVC OR WHITE ALL-SERVICE FOIL/XR/AF) JACKETING MASTIC SHALL BE USED).					
E. ELASTOMERIC (CLOSED CELL FOAM) PIPE INSULATION					
1. ELASTOMERIC SHALL BE PROVIDED FOR ALL REFRIGERANT PIPING AND OUTDOOR INSULATED PIPING AND MAY BE USED FOR INDOOR CONDENSATE PIPING. PIPING WILL REQUIRE JACKETING- ALUMINUM FOR OUTDOOR PIPING OR FOAMGLASS FOR INDOOR PIPING. PROVIDE WITH MANUFACTURER'S ROOF CURB. PROVIDE WITH FULL ADHESIVE ADHERING SEAMS AND JOINTS FOR CONTINUOUS VAPOR BARRIER. ELBOWS SHALL BE FORMED BY CUTTING SEGMENTS AT 30 DEGREE ANGLES (5 SEGMENTS AT EACH 90 DEGREE BEND) WITH MASTIC AT ALL SEAMS. PROVIDE PREFORMED JACKETING ELBOWS AT ALL PIPING ELBOWS.					
F. FIBERGLASS BLANKET INSULATION FOR DUCTWORK (INDOOR DUCT ONLY)					
1. INSULATION SHALL BE BLANKET TYPE FIBERGLASS INSULATION WITH AVERAGE THERMAL CONDUCTIVITY NOT EXCEEDING 0.29 BTU/IN. PER SQUARE FOOT PER DEGREE F PER HOUR AT MEAN TEMPERATURE OF 75 DEGREES F. WITH A MINIMUM DENSITY OF 1.8 LB/CU. FT., 2" THICK MINIMUM AND FOIL INSULATION FACE. PROVIDE FIRE RETARDANT ADHESIVE OR FOIL REINFORCED KRAFT TAPE, 3" WIDE AT ALL SEAMS. SECURE INSULATION TO DUCT WITH 18 GAUGE TIE-WIRE OR 1/2" X 0.0315" GALVANIZED STEEL STRAPS. PROVIDE COMPLETE AIR-TIGHT VAPOR BARRIER FOR ALL DUCTWORK. STAPLES SHALL NOT BE PERMITTED FOR ANY INSULATION ATTACHMENT. PROVIDE GRAY SEALER FOR SEALING JOINTS. PENETRATION JOINTS SHALL BE SEALED WITH MASTIC TO PRESERVE CONTINUOUS VAPOR BARRIER.					
2. CONTINUE INSULATION THROUGH WALL AND CEILING OPENINGS AND SLEEVES, EXCEPT TERMINATE DUCT INSULATION AT FIRE DAMPERS AND AT FLEXIBLE DUCT CONNECTIONS AT AIR HANDLING UNITS.					
3. PROTECT INSULATION FROM PHYSICAL DAMAGE AT POINTS OF SUPPORT WHERE INSULATION MUST CARRY LOAD IMPOSED BY SUPPORT. COORDINATE THIS REQUIREMENT WITH TYPES OF HANGER AND SUPPORT USED. HANGERS THAT PENETRATE INSULATION SHALL BE SEALED WITH MASTIC TO PRESERVE CONTINUOUS VAPOR BARRIER.					
G. ELASTOMERIC (CLOSED CELL FOAM) DUCT INSULATION					
1. INSTALL INSIDE OF DUCT WITH FULL ADHESIVE COVERAGE ATTACHMENT TO THE SURFACE TO WHICH IT IS APPLIED; 1" FOR INDOOR AND 1-1/2" FOR OUTDOOR. R-VALUES SHALL BE R-4.2 FOR 1" AND R-6.2 FOR 1 1/2". FIBERGLASS DUCT LINER SHALL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES. PROVIDE WITH ANTIMICROBIAL PROTECTION. PROVIDE MASTIC AT ALL INTERIOR SEAMS FOR CONTINUOUS VAPOR BARRIER. PROVIDE DUCT LINER AT FIRST FEET OF SUPPLY DUCT FOR REFRIGERATING/COOLING AIR HANDLING EQUIPMENT, UPSIZING INDICATED DUCT SIZE TO ACCOUNT FOR INSULATION THICKNESS. FIBERGLASS DUCT LINER OR DUCT BOARD SHALL NOT BE PERMITTED.					
2. HANGING ISOLATORS FOR EQUIPMENT ABOVE 300 LBS SHALL BE STEEL SPRING-TYPE INCORPORATING STEEL HOUSING, NEOPRENE OR LRS RUBBER SPRING CUBES FOR 1" DEFLECTION. INSTALL SPRING IN PLUMB CONFIGURATION WITH MAXIMUM 1/4" DEFLECTION FROM ANY HORIZONTAL DISTORTION. THE ELEMENTS SHALL PREVENT THE CENTRAL THREADED SLEEVE AND ATTACHMENT BOLT FROM CONTACTING THE CASTING DURING NORMAL OPERATION. THE SHOCK ABSORBING NEOPRENE MATERIALS SHALL BE COMPOUNDED TO BRIDGE-BEARING SPECIFICATIONS. MASON HD, KINETICS.					
3. HANGING ISOLATORS FOR EQUIPMENT ABOVE 300 LBS SHALL BE STEEL SPRING-TYPE INCORPORATING STEEL HOUSING, NEOPRENE OR LRS RUBBER SPRING CUBES FOR 1" DEFLECTION. INSTALL SPRING IN PLUMB CONFIGURATION WITH MAXIMUM 1/4" DEFLECTION FROM ANY HORIZONTAL DISTORTION. THE ELEMENTS SHALL PREVENT THE CENTRAL THREADED SLEEVE AND ATTACHMENT BOLT FROM CONTACTING THE CASTING DURING NORMAL OPERATION. THE SHOCK ABSORBING NEOPRENE MATERIALS SHALL BE COMPOUNDED TO BRIDGE-BEARING SPECIFICATIONS. MASON HD, KINETICS.					
4. HANGING ISOLATORS FOR EQUIPMENT ABOVE 300 LBS SHALL BE STEEL SPRING-TYPE INCORPORATING STEEL HOUSING, NEOPRENE OR LRS RUBBER SPRING CUBES FOR 1" DEFLECTION. INSTALL SPRING IN PLUMB CONFIGURATION WITH MAXIMUM 1/4" DEFLECTION FROM ANY HORIZONTAL DISTORTION. THE ELEMENTS SHALL PREVENT THE CENTRAL THREADED SLEEVE AND ATTACHMENT BOLT FROM CONTACTING THE CASTING DURING NORMAL OPERATION. THE SHOCK ABSORBING NEOPRENE MATERIALS SHALL BE COMPOUNDED TO BRIDGE-BEARING SPECIFICATIONS. MASON HD, KINETICS.					
5. HANGING ISOLATORS FOR EQUIPMENT ABOVE 300 LBS SHALL BE STEEL SPRING-TYPE INCORPORATING STEEL HOUSING, NEOPRENE OR LRS RUBBER SPRING CUBES FOR 1" DEFLECTION. INSTALL SPRING IN PLUMB CONFIGURATION WITH MAXIMUM 1/4" DEFLECTION FROM ANY HORIZONTAL DISTORTION. THE ELEMENTS SHALL PREVENT THE CENTRAL THREADED SLEEVE AND ATTACHMENT BOLT FROM CONTACTING THE CASTING DURING NORMAL OPERATION. THE SHOCK ABSORBING NEOPRENE MATERIALS SHALL BE COMPOUNDED TO BRIDGE-BEARING SPECIFICATIONS. MASON HD, KINETICS.					
6. HANGING ISOLATORS FOR EQUIPMENT ABOVE 300 LBS SHALL BE STEEL SPRING-TYPE INCORPORATING STEEL HOUSING, NEOPRENE OR LRS RUBBER SPRING CUBES FOR 1" DEFLECTION. INSTALL SPRING IN PLUMB CONFIGURATION WITH MAXIMUM 1/4" DEFLECTION FROM ANY HORIZONTAL DISTORTION. THE ELEMENTS SHALL PREVENT THE CENTRAL THREADED SLEEVE AND ATTACHMENT BOLT FROM CONTACTING THE CASTING DURING NORMAL OPERATION. THE SHOCK ABSORBING NEOPRENE MATERIALS SHALL BE COMPOUNDED TO BRIDGE-BEARING SPECIFICATIONS. MASON HD, KINETICS.					
7. HANGING ISOLATORS FOR EQUIPMENT ABOVE 300 LBS SHALL BE STEEL SPRING-TYPE INCORPORATING STEEL HOUSING, NEOPRENE OR LRS RUBBER SPRING CUBES FOR 1" DEFLECTION. INSTALL SPRING IN PLUMB CONFIGURATION WITH MAXIMUM 1/4" DEFLECTION FROM ANY HORIZONTAL DISTORTION. THE ELEMENTS SHALL PREVENT THE CENTRAL THREADED SLEEVE AND ATTACHMENT BOLT FROM CONTACTING THE CASTING DURING NORMAL OPERATION. THE SHOCK ABSORBING NEOPRENE MATERIALS SHALL BE COMPOUNDED TO BRIDGE-BEARING SPECIFICATIONS. MASON HD, KINETICS.					
8. HANGING ISOLATORS FOR EQUIPMENT ABOVE 300 LBS SHALL BE STEEL SPRING-TYPE INCORPORATING STEEL HOUSING, NEOPRENE OR LRS RUBBER SPRING CUBES FOR 1" DEFLECTION. INSTALL SPRING IN PLUMB CONFIGURATION WITH MAXIMUM 1/4" DEFLECTION FROM ANY HORIZONTAL DISTORTION. THE ELEMENTS SHALL PREVENT THE CENTRAL THREADED SLEEVE AND ATTACHMENT BOLT FROM CONTACTING THE CASTING DURING NORMAL OPERATION. THE SHOCK ABSORBING NEOPRENE MATERIALS SHALL BE COMPOUNDED TO BRIDGE-BEARING SPECIFICATIONS. MASON HD, KINETICS.					
9. HANGING ISOLATORS FOR EQUIPMENT ABOVE 300 LBS SHALL BE STEEL SPRING-TYPE INCORPORATING STEEL HOUSING, NEOPRENE OR LRS RUBBER SPRING CUBES FOR 1" DEFLECTION. INSTALL SPRING IN PLUMB CONFIGURATION WITH MAXIMUM 1/4" DEFLECTION FROM ANY HORIZONTAL DISTORTION. THE ELEMENTS SHALL PREVENT THE CENTRAL THREADED SLEEVE AND ATTACHMENT BOLT FROM CONTACTING THE CASTING DURING NORMAL OPERATION. THE SHOCK ABSORBING NEOPRENE MATERIALS SHALL BE COMPOUNDED TO BRIDGE-BEARING SPECIFICATIONS. MASON HD, KINETICS.					
10. HANGING ISOLATORS FOR EQUIPMENT ABOVE 300 LBS SHALL BE STEEL SPRING-TYPE INCORPORATING STEEL HOUSING, NEOPRENE OR LRS RUBBER SPRING CUBES FOR 1" DEFLECTION. INSTALL SPRING IN PLUMB CONFIGURATION WITH MAXIMUM 1/4" DEFLECTION FROM ANY HORIZONTAL DISTORTION. THE ELEMENTS SHALL PREVENT THE CENTRAL THREADED SLEEVE AND ATTACHMENT BOLT FROM CONTACTING THE CASTING DURING NORMAL OPERATION. THE SHOCK ABSORBING NEOPRENE MATERIALS SHALL BE COMPOUNDED TO BRIDGE-BEARING SPECIFICATIONS. MASON HD, KINETICS.					
11. HANGING ISOLATORS FOR EQUIPMENT ABOVE 300 LBS SHALL BE STEEL SPRING-TYPE INCORPORATING STEEL HOUSING, NEOPRENE OR LRS RUBBER SPRING CUBES FOR 1" DEFLECTION. INSTALL SPRING IN PLUMB CONFIGURATION WITH MAXIMUM 1/4" DEFLECTION FROM ANY HORIZONTAL DISTORTION. THE ELEMENTS SHALL PREVENT THE CENTRAL THREADED SLEEVE AND ATTACHMENT BOLT FROM CONTACTING THE CASTING DURING NORMAL OPERATION. THE SHOCK ABSORBING NEOPRENE MATERIALS SHALL BE COMPOUNDED TO BRIDGE-BEARING SPECIFICATIONS. MASON HD, KINETICS.					
12. HANGING ISOLATORS FOR EQUIPMENT ABOVE 300 LBS SHALL BE STEEL SPRING-TYPE INCORPORATING STEEL HOUSING, NEOPRENE OR LRS RUBBER SPRING CUBES FOR 1" DEFLECTION. INSTALL SPRING IN PLUMB CONFIGURATION WITH MAXIMUM 1/4" DEFLECTION FROM ANY HORIZONTAL DISTORTION. THE ELEMENTS SHALL PREVENT THE CENTRAL THREADED SLEEVE AND ATTACHMENT BOLT FROM CONTACTING THE CASTING DURING NORMAL OPERATION. THE SHOCK ABSORBING NEOPRENE MATERIALS SHALL BE COMPOUNDED TO BRIDGE-BEARING SPECIFICATIONS. MASON HD, KINETICS.					
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MECHANICAL FLOOR PLAN
1/4" = 1'-0"

CONTRACTOR TO VERIFY ALL ITEMS SHOWN AS EXISTING.
ANY CHANGES REQUIRED DUE TO VARIATION IN THE FIELD
SHALL BE INCLUDED IN CONTRACTOR SCOPE.

LEGEND

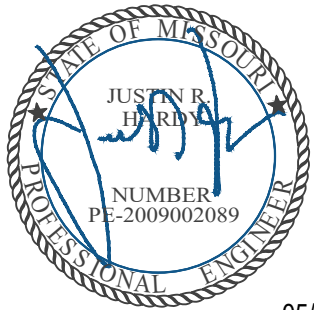
	DUCT (SINGLE LINE)		THERMOSTAT
	EXISTING DUCT/PIPE		REMOTE SENSOR
	LINED DUCT (SINGLE LINE)		HUMIDISTAT
	LINED DUCT		HOOD ANSUL SYSTEM PULL STATION
	EXPOSED SPIRAL W/ PAINT GRIP		OVERFLOW NOZZLE
	SUPPLY/VENTILATION DROP		PIPE DROP
	RETURN DROP		ROOF DRAIN
	EXHAUST DROP		BALL VALVE
	SUPPLY DIFFUSER		STRAINER
	RETURN GRILLE		PRV
	EXHAUST GRILLE		CHECK VALVE
	CAP		METER
	VOLUME DAMPER		NAT GAS REGULATOR
	FIRE DAMPER		3 WAY VALVE
	MOTORIZED DAMPER		2 WAY VALVE
	SMOKE DETECTOR		BUTTERFLY VALVE
	DUCT ELBOW WITH VANES -SINGLE LINE (EXCLUDE VANES IN GREASE EXHAUST)		CIRCUIT SETTER
	DUCT ELBOW WITH VANES (EXCLUDE VANES IN GREASE EXHAUST)		FLOW CONTROL VALVE
	RADIUS ELBOW		GAGE
	FLEX DUCT RUN OUT		THERMOMETER
	FLEXIBLE CONNECTION		PT PLUG
	INLINE CABINET FAN		PUMP
	CEILING CABINET FAN		DOUBLE CHECK VALVE
	HORIZ. UNIT HEATER		RPZ CHECK
	CEILING UNIT HEATER		FLEX PIPE/CONNECTION
	INTAKE/VENT HOOD		AUTO AIR VENT
	EXHAUST/FLUE VENT HOOD		FROSTAT
	ROOF FAN		UNION
			GGAS
			GAS PIPING
			CW PIPING
			HW PIPING
			HOT WATER RECIRCULATION PIPING
			VENT PIPING
			SANITARY PIPING (LONG DASH)
			GREASE WASTE (SHORT DASH)

MECH. PLAN KEY NOTES

- ROOFTOP UNIT BY LANDLORD PER SHELL PLANS AND LEASE AGREEMENT. REFER TO MECHANICAL ROOF PLAN.
- SUPPLY AIR DROP FROM UNIT ON ROOF. PROVIDE FULL SIZE DROP TO DUCT SIZE INDICATED.
- RETURN AIR DROP FROM UNIT ON ROOF. PROVIDE FULL SIZE DROP TO DUCT SIZE INDICATED.
- DUCTWORK LOCATED ABOVE CEILING BETWEEN TRUSSES. AND THROUGH JOIST WEBBING COORDINATE W/ STRUCTURE.
- THERMOSTAT REMOTE SENSOR FOR UNIT DESIGNATED. MOUNT ON WALL @ 48" AFF. COORDINATE LOCATION AROUND ELECTRICAL PANELS AND OFFICE FURNITURE WHERE REQUIRED.
- RESTROOM EXHAUST FAN ON ROOF. COORDINATE CONTROL WITH ELECTRICAL PLANS. CONTROLS BY ELECTRICAL CONTRACTOR. REFER TO MECHANICAL ROOF PLAN. FAN TIED INTO TIMECLOCK
- EXHAUST AIR DUCT UP TO FAN ON ROOF. COORDINATE W/ STRUCTURE.
- EXHAUST FAN, ON ROOF. FOR TYPE I KITCHEN EXHAUST HOOD. EXTEND FAN CURB HEIGHT TO BE 2' ABOVE HVAC INTAKE UNIT HEIGHT. REFER TO MECHANICAL ROOF PLAN.
- TYPE I EXHAUST HOOD, FURNISHED BY OWNER, INSTALLED BY MECHANICAL CONTRACTOR, REFER TO HOOD DRAWINGS & HOOD HANGING DETAIL 1/M1.0
- PROVIDE 16 GA. EXTERNALLY WELDED LIQUID TIGHT KITCHEN HOOD EXHAUST DUCT. EXTEND UP TO FAN ON ROOF & DOWN TO HOOD CONNECTION. ENCAPSULATE PER DETAIL 12/M3.0.
- GREASE DUCT SHALL BE FIRE WRAPPED WHEN WITHIN 18" TO COMBUSTIBLES
- HORIZONTAL GREASE DUCT RUNS MUST SLOPE 2% DOWN TO HOOD
- WELD DUCT TO HOOD COLLAR.
- PROVIDE FIELD INSTALLED SMOKE DETECTOR.
- PROVIDE MANUAL VOLUME CONTROL DAMPER, TYPICAL.
- PROVIDE INSULATED PLENUM ABOVE AIR DEVICE. TYPICAL FOR THIS TYPE OF DEVICE.
- MAKE-UP AIR UNIT ON ROOF, REFER TO MECHANICAL ROOF PLAN. INTERLOCK WITH HOOD CONTROLS.
- MAKE-UP AIR/SUPPLY AIR DUCT FROM UNIT ON ROOF.
- MAKE-UP AIR CONNECTION TO SUPPLY AIR PLENUM IN FRONT OF HOOD. REFER TO HOOD DRAWING SHEET H-1.
- PROVIDE CLEANOUT IN EXHAUST DUCT PER NFPA 96.
- MANUAL HOOD PULL FOR ANSUL SYSTEM. REFER TO HOOD PLANS

ABBREVIATIONS

AC	ABOVE CEILING	HR	HOUR
ACC	ACCESS	HW	HOT WATER
ACU	AIR CONDITIONING UNIT	HZ	HERTZ
AFF	ABOVE FIN ISHED FLOOR	IE	INVERT ELEVATION
AHU	AIR HANDLING UNIT	LAT	LEAVING AIR TEMPERATURE
AP	ACCESS PANEL	LBS	POUNDS
ARCH	ARCHITECT	LOB	LEAVING DRY BULB
BDD	BACKDRAFT DAMPER	LWB	LEAVING WET BULB
BTUH	BTU PER HOUR	LWT	LEAVING WATER TEMP.
CC	COOLING COIL	MAX	MAXIMUM
CCP	CENTRAL CONTROL PANEL	MBH	THOUSAND BTU PER HOUR
CD	CEILING DIFFUSER	EVAP	EVAPORATOR
CFM	CUBIC FEET PER MINUTE	MIN	MINIMUM
CG	CEILING GRID	MOD	MOTORIZED DAMPER
CONC.	CONCRETE	MTD	MOUNTED
CR	CEILING REGISTER	N.C.	NORMALLY CLOSED
CV	CONTROL VALVE	NIC	NOT IN CONTRACT
D	DROP	N.O.	NORMALLY OPENED
DB	DRY BULB	NO.	NUMBER
DIA.	DIAMETER	NPSH	NET POSITIVE SUCTION HEAD
DN	DOWN	NTS	NOT TO SCALE
DWG	DRAWING	OA	OUTSIDE AIR
EA	EXHAUST AIR	OD	OUTSIDE DIAMETER
EAT	ENTERING AIR TEMP	OS&Y	OUTSIDE SCREW AND YOKE
EDB	ENTERING DRY BULB	PD	PRESSURE DROP
EF	EXHAUST FAN	PSI	POUNDS PER SQUARE INCH
ELEV	ELEVATION	RA	RETURN AIR
ELEC	ELECTRIC	RM	ROOM
EWB	ENTERING WET BULB	RPM	REVOLUTION PER MINUTE
EWT	ENTERING WATER TEMP	SD	SMOKE DAMPER
ESP	EXTERNAL STATIC PRESSURE	SF	SUPPLY FAN
SP	STATIC PRESSURE	SF	SUPPLY FAN
EXH	EXHAUST	SP	STATIC PRESSURE
EXT	EXTERNAL	SPEC	SPECIFICATIONS
F	DEGREES FAHRENHET	SR	SUPPLY REGISTER
FC	FLEXIBLE CONNECTION	SS	STAINLESS STEEL
FCU	FAN COIL UNIT	TDH	TOTAL DYNAMIC HEAD
FD	FIRE DAMPER	TEMP	TEMPERATURE
AFG	ABOVE FINISHED GRADE	TG	TRANSFER GRILLE
FLD	FLOOR DRAIN	TV	TURNING VANES
FPI	FINS PER INCH	TYP.	TYPICAL
PPM	FEET PER MINUTE	UH	UNIT HEATER
FT	FEET	UC	3/4" UNDERCUT
GV	GATE VALVE	V	VOLTS
G	GAUGE	VAV	VARIABLE AIR VOLUME
GAL	GALLON	VEL	VELOCITY
GPH	GALLONS PER HOUR	VERT.	VERTICAL
GPM	GALLONS PER MINUTE	W	WIDTH
HP	HORSE POWER	W/O	WITHOUT
HT	HEIGHT	W/O	WITHOUT
H2O	WATER	WB	WET BULB
HORIZ.	HORIZONTAL	W.C.	WATER COLUMN



05/01/20



MEP CONTACT: JUSTIN R. HARDY, PE
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POWDER SPRINGS, GA
Phone: (678) 234-8156

FLYING BISCUIT
SUMMIT ORCHARDS
NW CHIPMAN RD & WARD RD
LEE'S SUMMIT, MO 64086

REVISIONS	DATE	DESCRIPTION
1	7/23/20	BIDS DEPT COMMENTS

PROJECT NO: FB64-100
ACAD FILE:
DRAWN BY: TV
CHECKED BY: TFT

ISSUE DATE: 05/01/20

MECHANICAL FLOOR PLANS

M1.0

- ① ROOFTOP UNIT BY LL, MOUNT ON FULL PERIMETER ROOF CURB. COORDINATE W/ ROOF STRUCTURE. COORDINATE ROOF OPENING AND FLASHING WITH THE GENERAL CONTRACTOR. REFER TO SCOPE CHART ON W2.0 FOR PROVIDER/INSTALLER. INSTALLED BY MECHANICAL CONTRACTOR. REFER TO SPECIAL NOTE ON SHEET M3.0.
- ② PROVIDE SUPPLY AIR DUCT DOWN THROUGH ROOF.
- ③ PROVIDE RETURN AIR DUCT DOWN THROUGH ROOF.
- ④ PROVIDE GAS CONNECTION TO ROOFTOP UNIT WITH GAS VALVE, UNION AND DIRT LEG. REFER TO PLUMBING DRAWINGS, (THROUGH BASE GAS).
- ⑤ PROVIDE TRAPPED CONDENSATE DRAIN FROM ROOFTOP UNIT, SPILL TO SPLASH PAD, REFER TO DETAIL ON 3/M3.0.
- ⑥ KITCHEN HOOD BELOW.
- ⑦ KITCHEN HOOD EXHAUST FAN, MOUNT ON FULL PERIMETER ROOF CURB. COORDINATE W/ ROOF STRUCTURE. FAN & CURB SHALL FURNISHED BY OWNER, INSTALLED BY MECHANICAL CONTRACTOR. INTERLOCK W/ HOOD CONTROLS. INSTALL SUCH THAT FAN TERMINATES 2' ABOVE FRESH AIR INTAKES.
- ⑧ HOOD EXHAUST DUCT DOWN THROUGH ROOF. REFER TO MECHANICAL PLAN.
- ⑨ MAKE-UP AIR DUCT DOWN THROUGH ROOF, REFER TO MECHANICAL PLAN FOR CONTINUATION.
- ⑩ MAKE-UP AIR UNIT ON FULL PERIMETER ROOF CURB, FURNISHED WITH KITCHEN HOOD, INSTALLED BY MECHANICAL CONTRACTOR. COORDINATE LOCATION WITH STRUCTURE, COORDINATE ROOF OPENING AND FLASHING WITH GENERAL CONTRACTOR.
- ⑪ 3" VTR. MAINTAIN 10' CLEARANCE.
- ⑫ 10"Ø ROOF CAP FROM RESTROOM EXHAUST. MAINTAIN 10' CLEARANCE.

[illegible]

FAN SCHEDULE											
MARK	MANUFACTURER	MODEL NUMBER	CFM	STATIC PRESSURE	RPM	HP OR WATTS	VOLTAGE/PHASE	FLA	CURB SIZE	NOTES	WEIGHT
F-1	CAPTIVE AIRE	SEE HOOD PLANS									
F-2	COOK	GC	150	0.375"	1200	50W	120V/ 1ø		--	9 & 14	
F-3	COOK	GC	150	0.375"	1200	50W	120V/ 1ø		--	9 & 14	
MUA-1	CAPTIVE AIRE	SEE HOOD PLANS									
NOTES 1. UP-BLAST CENTRIFUGAL. 2. 20 GA. VENTED ROOF CURB. 3. UL 762. 4. VARIABLE SPEED CONTROL. 5. DIRECT DRIVE. 6. WEATHER PROOF DISCONNECT SWITCH. 7. HINGED FAN. 8. FAN & CURB FURNISHED W/ KITCHEN HOOD. 9. DOWN BLAST, DIRECT DRIVE, CENTRIFUGAL. 10. UL 705. 11. DISCONNECT. 12. EVAPROATIVE COOLER MODEL. 13. BY TRANE. 14. INTERLOCK TO TIMELCOCK TO OPERATE DURING OCCUPIED HOURS. REFER TO ELEC.											

OUTDOOR AIR VENTILATION CALCULATION
ASHRAE 62.1 2004

DIN	72 SEATS 1450 SF	72 X 7.5 / 8 = 675 CFM 1450 X .18/ 8 = 330 CFM
CORRIDOR	90 SF	90 X .06/ 8 = 7 CFM
		TOTAL OA REQUIRED = 1012 CFM OA PROVIDED THROUGH RTU-1 = 1100 CFM
KITCHEN	815 SF 1000	X 20 = 16 PEOPLE 16 X 10/ 8 = 200 CFM
		TOTAL OA REQUIRED = 200 CFM OA PROVIDED THROUGH RTU-2 = 200 CFM

HVAC UNIT SPECIFICATIONS

HVAC UNITS INSTALLED BY MECHANICAL CONTRACTOR SHALL BE PER SCHEDULE OR APPROVE ALTERNATE. ALL UNITS SHALL BE SINGLE PACKAGE TYPE, HEAT TYPE PER SCHEDULE. EACH UNIT SHALL BE MOUNTED ON A FULL PERIMETER ROOF CURB. FILTERS IN ALL HVAC UNITS SHALL BE 2" THICK PLEATED TYPE. FURNISH W/ ECONOMIZER (WHERE CODE REQUIRES)/ BAROMETRIC RELIEF. UNITS SHALL BE INSTALLED ON MOUNTING CURB WITH ALL DUCTWORK PENETRATING INSIDE PERIMETER OF CURB. UNITS SHALL ALSO BE FURNISHED WITH AUTOMATIC ELECTRIC IGNITION SYSTEM FOR GAS UNITS. UNITS SHALL BE FURNISHED WITH INTEGRAL STARTERS.

SEQUENCE OF OPERATION

THE MECHANICAL CONTRACTOR SHALL INSTALL ALL REQUIRED COMPONENTS FOR THE FOLLOWING SEQUENCES OF OPERATION FOR EACH HVAC UNIT. DISCONNECTS SHALL BE FURNISHED AND INSTALLED BY THE UNIT MANUFACTURER.

- A. UNIT SHALL BE STARTED AND STOPPED THROUGH ITS RESPECTIVE THERMOSTAT/HUMIDISTAT (WHERE DEHUMIDIFICATION IS SPECIFIED).
- B. ROOM THERMOSTATS SHALL ENERGIZE COOLING AND HEATING SYSTEMS TO MAINTAIN DESIRED SPACE TEMPERATURE. COOLING SHALL BE 2-STAGE FOR UNITS WITH TWO COOLING CIRCUITS.
- C. M.C. SHALL HOLD (3) TRAINING SESSIONS (SUMMER & WINTER) WITH STORE MANAGER TO INSURE THEIR KNOWLEDGE OF PROPERLY USING THE CONTROLS.

CONTROLS

- A. PROVIDE PROGRAMMABLE THERMOSTAT W/ REMOTE SENSOR. THERMOSTAT SHALL PROVIDE TWO STAGE HEATING AND TWO STAGE COOLING.
- B. THERMOSTATS SHALL PROVIDE CONSTANT FAN DURING OCCUPIED PERIODS AND INTERMITTENT FAN DURING UNOCCUPIED PERIODS.
- C. ALL POWER WIRING SHALL BE BY THE ELECTRICAL CONTRACTOR. ALL CONTROL WIRING BY M.C..
- D. PROVIDE PHENOLIC LABEL ON ALL T-STATS & REMOTE SENSORS.
- E. THE KITCHEN HOOD EXHAUST FAN & ROOFTOP UNITS SHALL BE INTERLOCKED WITH HOOD CONTROLS BY AN ELECTRICAL INTERLOCK SWITCH. TEMPERATURE SENSOR ON HOOD SHALL AUTOMATICALLY ENERGIZE EXHAUST FANS, MAKE-UP AIR UNIT & ROOFTOP UNIT FANS.

MECHANICAL GENERAL NOTES

- ALL RECTANGULAR, ROUND AND FLEXIBLE DUCTS SHALL BE SIZED AS SHOWN ON THESE DRAWINGS. MINIMUM INTERNAL DIMENSIONS ARE GIVEN.
- ALL SUPPLY, RETURN & OUTSIDE AIR DUCTS ARE SIZED FOR AIR VOLUME AND STATIC PRESSURE DROP WITHOUT INTERIOR INSULATION. SHOULD INTERIOR INSULATION BE USED, THE CONTRACTOR SHALL INCREASE THE DUCT SIZE ACCORDINGLY.
- ALL SUPPLY, RETURN AND OUTSIDE AIR DUCTS SHALL BE INSULATED. EXTERIOR INSULATION SHALL BE USED. INSULATION SHALL BE 2" THICK / 1 POUND PER CUBIC FOOT DENSITY R = 6.0 INSTALLED OR APPROVED EQUAL. ALL EXPOSED DUCTWORK SHALL BE INTERNALLY INSULATED UNLESS NOTED OTHERWISE.
- FLEXIBLE DUCTWORK SHALL BE SIMILAR TO ATCO UPC #036 UL CLASS/ FIBERGLASS SCRM REINFORCED METALIZED POLYESTER OUTER JACKET. DOUBLE LAMINATION OF POLYESTER W/ STEEL HELIX, DOUBLE LAYER CORE, R=6.0 INSTALLED.
- ALL FLEXIBLE DUCTS SHALL BE CONNECTED TO TRUNK OR BRANCH DUCTS WITH A MINIMUM OF THREE SHEET METAL SCREWS AT EACH CONNECTION AND TAPED TO PROVIDE AN AIR TIGHT SEAL.
- FLEX DUCT HANGER STRIPS SHALL BE 10" WIDE x 16 GAUGE MINIMUM.
- THE MAXIMUM ALLOWABLE LENGTH OF FLEXIBLE DUCT SHALL BE 6'-0".
- INSTALL TURNING VANES IN ALL 90 ° DUCT ELBOWS AND AT ALL DUCT TEES.
- INSTALL ADJUSTABLE AIR VOLUME EXTRACTORS AT ALL BRANCH TO MAIN DUCT CONNECTIONS.
- PROVIDE PAINTED (3" H.) IDENTIFICATION ON ALL RTU'S, FANS & CONDENSING UNITS. IDENTIFICATION SHALL INCLUDE DEVICE NUMBER & AREA SERVED (e: RTU-1/ DINING).
- ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED ACCORDING TO THE MOST RECENTLY PUBLISHED ASHRAE AND SMACNA STANDARDS.
- RECTANGULAR METAL DUCT SHALL BE MILD GALVANIZED STEEL.
- MANUFACTURERS MINIMUM CLEARANCE RECOMMENDATIONS SHALL BE MAINTAINED ON ALL EQUIPMENT AND DUCTWORK.
- THE CONTRACTOR SHALL CAREFULLY COORDINATE THE LOCATION OF ALL DUCTS, GRILLES, DIFFUSERS, ETC. WITH THE CEILING GRIDS AND THE PLUMBING AND FRAMING CONTRACTORS.
- ALL KITCHEN RETURN AIR GRILLES SHALL BE EASILY REMOVABLE FOR CLEANING.
- ALL CONTROL WIRING SHALL BE BY THE HVAC CONTRACTOR. CONTROL WIRING SHALL BE SHELDED CABLE TO PREVENT ANY ELECTRICAL INTERFERENCE.
- ALL POWER WIRING SHALL BE BY THE ELECTRICAL CONTRACTOR.
- EXHAUST FANS SHALL BE FURNISHED WITH BIRD SCREENS, BACKDRAFT DAMPERS AND DISCONNECTS WHERE APPLICABLE AND ACCORDING TO THE SCHEDULE.
- CONTRACTOR SHALL PROVIDE A THIRD PARTY AIR BALANCING CONTRACTOR FOR SYSTEM BALANCING. BALANCING CONTRACTOR SHALL BE CERTIFIED NEBB OR AABC.
- THE CONTRACTOR SHALL CAREFULLY COORDINATE ALL THERMOSTAT LOCATIONS WITH INTERIOR FINISHES.
- THE CONTRACTOR SHALL COORDINATE FULLY WITH ALL OTHER TRADES.
- THE CONTRACTOR SHALL SUPPLY FOR APPROVAL SIX (6) COPIES OF SHOP DRAWINGS TO COMPLETELY IDENTIFY THE QUALITY OF MATERIALS AND/OR EQUIPMENT INTENDED FOR INSTALLATION. THERE WILL BE NO DRAW UNTIL SHOP DRAWINGS HAVE BEEN SUBMITTED AND REVIEWED BY ARCHITECT/ENGINEER.
- THE SUBMISSION OF A BID OR PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE PLANS AND BUILDING SITE. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS AND/OR LABOR DUE TO DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED, UNLESS THESE DIFFICULTIES COULD NOT HAVE BEEN FORESEEN EVEN THOUGH PROPER EXAMINATION HAD BEEN MADE.
- ALL ROUND TAKE-OFFS FROM RECTANGULAR DUCTS SHALL BE A DAMPERS EXPRESS COMMERCIAL AIR TITE SPIN IN MODEL ATCS1-2 W/ DAMPER OR APPROVED EQUAL.
- ROOFTOP AIR CONDITIONING UNITS SHALL BE INSTALLED ON FULL PERIMETER ROOF CURBS FURNISHED BY THE GENERAL CONTRACTOR AND INSTALLED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE CURB INSULATION.
- ALL CONDENSATE DRAIN LINES SHALL BE SLOPED MINIMUM 1/8" PER LINEAR FOOT OF RUN. ALL DRAIN EXITS FROM A/C UNITS SHALL INCLUDE A TRAP AND CLEAN-OUT PLUG. REFER TO DETAIL 3/ M3.0.
- THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL GAS PIPING AND CONDENSATE DRAINS. ALL GAS LINES SHALL BE SCHEDULE 40 BLACK IRON AND INSTALLED I.A.W. THE LATEST EDITION OF N.F.P.A. 30-77 FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE), FIRE PREVENTION CODE AND ANY APPLICABLE STATE OR LOCAL CODES. CONDENSATE LINES SHALL BE INSTALLED USING GALVANIZED PIPE, P.V.C. OR A.B.S.
- ALL ROOF CURBS FOR FANS, ETC. SHALL BE A MINIMUM OF 12" HIGH. KITCHEN HOOD FAN CURBS MAY NEED TO BE HIGHER TO MAINTAIN CORRECT DISCHARGE HEIGHT OF FAN PER N.F.P.A. #96.
- SHEAVE & PULLEY COMBINATION FOR ALL R.T.U.'S SHALL BE SIZED FOR DESIGN FAN R.P.M.
- ALL KITCHEN HOOD EXHAUST DUCTWORK WELDS SHALL COMPLY WITH THE LATEST APPLICABLE AWS STANDARDS.
- PROPERLY SECURE ALL FANS TO CURBS & DUCTWORK. PROVIDE NECESSARY GASKET ON CURBS TO PREVENT WATER PREVENTION.

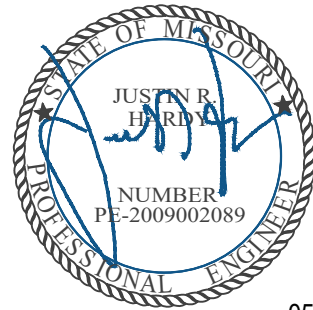
TEST AND BALANCE

THE GENERAL CONTRACTOR SHALL SUBCONTRACT TO AN AIR TEST AND BALANCE CONTRACTOR THE TESTING, ADJUSTING AND BALANCING OF ALL ENVIRONMENTAL SYSTEMS SHOWN OR SPECIFIED ON THE CONTRACT DOCUMENTS. THE WORK SHALL BE PERFORMED BY A FIRM CERTIFIED BY EITHER AABC OR NEBB, AND FOUR (4) COPIES OF THE FINAL REPORT, SUBMITTED ON CERTIFYING AGENCY FORMS, SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR APPROVAL. THE REPORT SHALL BEAR THE CERTIFICATION SEAL OF THE TAB SUPERVISOR IN CHARGE. REPORTS SHALL CONTAIN ALL AIR SIDE BALANCING DATA, INSTRUMENTS USED AND THEIR LATEST CALIBRATION DATES, PERSON(S) PERFORMING THE WORK AND A WRITTEN GUARANTEE THAT ALL TAB WORK WAS PERFORMED IN ACCORDANCE WITH THE CERTIFYING AGENCY STANDARDS AND PROCEDURES. AN INDEPENDENT AIR BALANCING CONTRACTOR MAY PERFORM THIS WORK ONLY UPON WRITTEN SUBMISSION OF QUALIFICATIONS AND SUBSEQUENT APPROVAL BY THE PROJECT ENGINEER.

EXISTING RTU DETAILS FROM SHELL PLANS

ROOFTOP UNIT SCHEDULE - GAS HEAT					
DESIGNATION	RTU-1	RTU-2	RTU-3	RTU-4	
MANUFACTURER	YORK	YORK	YORK	YORK	
MODEL NO.	ZJ078	ZJ078	ZJ078	ZJ078	
NOMINAL TONNAGE	6.5	6.5	6.5	6.5	
CAPACITY	CFM	2600	2600	2600	2600
	TOTAL COOLING CAPACITY (MBH)	80.4	80.4	80.4	80.4
	SENSIBLE COOLING CAPACITY (MBH)	58.8	58.8	58.8	58.8
	ENT. AIR (DB/WB)	80/67	80/67	80/67	80/67
	LVG. AIR (DB/WB)	59.1/57.2	59.1/57.2	59.1/57.2	59.1/57.2
	MINIMUM E.E.R.	11.8	11.8	11.8	11.8
	HEATING INPUT (MBH)	120	120	120	120
	HEATING OUTPUT (MBH)	96	96	96	96
	STAGES OF HEATING	2	2	2	2
	EFFICIENCY	80%	80%	80%	80%
UNIT DATA	OUTSIDE AIR CFM	SET BY TENANT	SET BY TENANT	SET BY TENANT	SET BY TENANT
	TOTAL S.P. (IN. W.C.)	1.0	1.0	1.0	1.0
	FAN BRAKE HP	1.97	1.97	1.97	1.97
	FAN MOTOR HP	2.0	2.0	2.0	2.0
	NO. OF COMPRESSORS	2	2	2	2
	STAGES OF COOLING	2	2	2	2
	SMOKE DETECTORS	YES, NOTE 3	YES, NOTE 3	YES, NOTE 3	YES, NOTE 3
	RECEPTACLE	NOTE 4	NOTE 4	NOTE 4	NOTE 4
	RELIEF	BAROMETRIC	BAROMETRIC	BAROMETRIC	BAROMETRIC
FILTER	ECONOMIZER	DIFF. ENTHALPY	DIFF. ENTHALPY	DIFF. ENTHALPY	DIFF. ENTHALPY
	TYPE	2"	2"	2"	2"
	EFFICIENCY	MERV 8	MERV 8	MERV 8	MERV 8
ELECT/CONT.	VOLTAGE/PHASE	208/3	208/3	208/3	208/3
	MINIMUM CIRCUIT AMPACITY	36.2	36.2	36.2	36.2
	MAXIMUM OVERCURRENT PROTECTION	45	45	45	45
	PANEL & CIRCUIT	EL-2,4,6	EL-8,10,12	EL-14,16,18	EL-20,22,24
	WIRE & CONDUIT	(3)#8, #10G., 3/4"C.	(3)#8, #10G., 3/4"C.	(3)#8, #10G., 3/4"C.	(3)#8, #10G., 3/4"C.
	OVERCURRENT DEVICE	45A/3P CB	45A/3P CB	45A/3P CB	45A/3P CB
	DISCONNECT	60A-3P NF NEMA 3R	60A-3P NF NEMA 3R	60A-3P NF NEMA 3R	60A-3P NF NEMA 3R
	CONTROL SEQUENCE	NOTE 5	NOTE 5	NOTE 5	NOTE 5
REFERENCE DRAWING/DETAIL		ME401	ME401	ME401	ME401
REMARKS		NOTE 1, 2	NOTE 1, 2	NOTE 1, 2	NOTE 1, 2

- NOTES:
- 1: FURNISH WITH ALUMINIZED FURNACE, INTELLISPEED FAN, STANDARD DRAIN PAN, ROOF CURB, AND HAIL GUARD KIT. PROVIDE MODULATING OUTDOOR AIR DAMPER CAPABLE OF DEMAND CONTROL VENTILATION WITH CO2 SENSOR LOCATED IN UNIT OR DUCTWORK.
- 2: ROUTE DUCTWORK DOWN FROM UNIT TO THE BOTTOM OF STRUCTURE. REFER TO DETAIL AND INSULATION/LINER REQUIREMENTS.
- 3: FURNISH WITH FACTORY INSTALLED SMOKE DETECTOR IN RETURN AIR DUCT SECTION. FIRE ALARM CONTRACTOR TO CONNECT TO FIRE ALARM CONTROL PANEL AS REQUIRED.
- 4: FACTORY PROVIDED GF1/ WP RECEPTACLE, UNPOWERED. CONTRACTOR TO FIELD WIRE PER PLANS.
- 5: PROVIDE FACTORY CONTROLLER FOR STAND-ALONE OPERATION. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT IN LOCKBOX. TEMPORARILY MOUNT IN SPACE, TENANT TO RELOCATE TO ITS FINAL LOCATION.



05/01/20



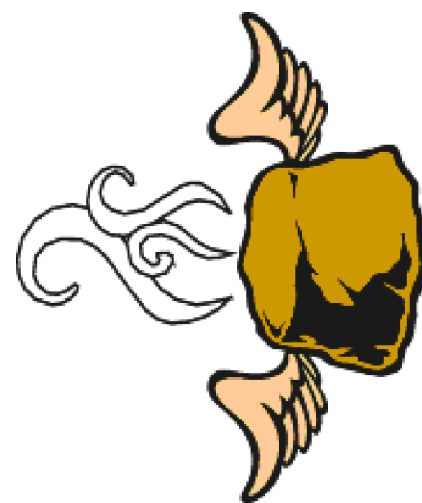
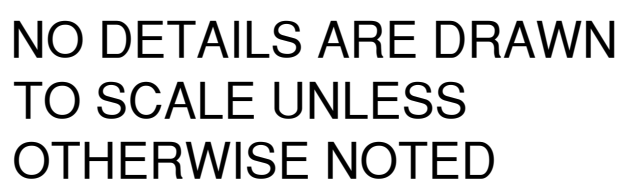
MEP CONTACT-JUSTIN R. HARDY/PE
5014 KINGSBRIDGE PASS
POWDER SPRINGS, GA
Phone: (678) 234-8156

FLYING BISCUIT
SUMMIT ORCHARDS
NW CHIPMAN RD & WARD RD
LEE'S SUMMIT, MO 64086

REVISIONS	DATE	DESCRIPTION
PROJECT NO: FBG4-100		
ACAD FILE#:		
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CHECKED BY: TFT		
ISSUE DATE: 05/01/20		

MECHANICAL SCHEDULES & NOTES

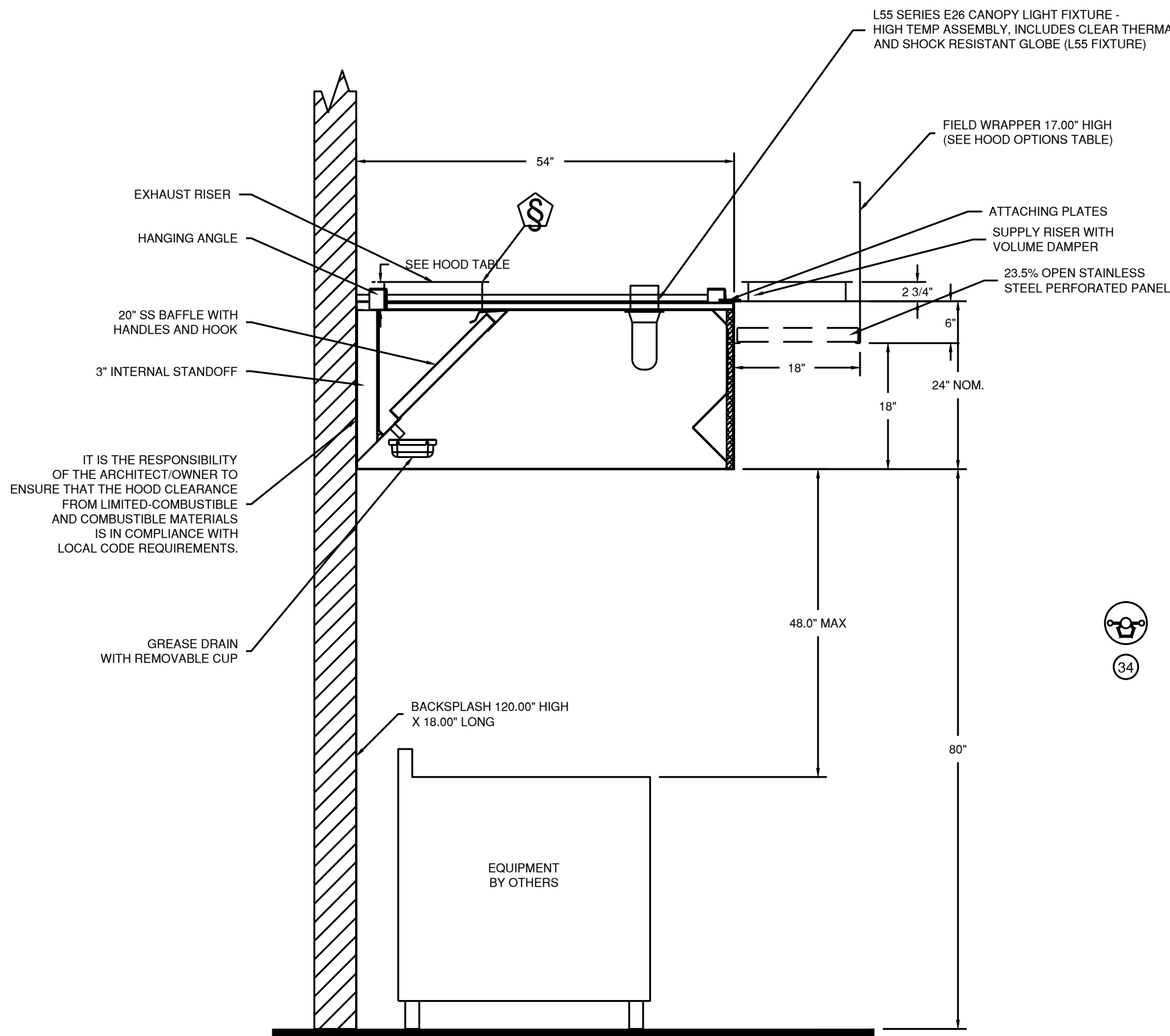
M2.0



FLYING BISCUIT
SUMMIT ORCHARDS
NW CHIPMAN RD & WARD RD
LEE'S SUMMIT, MO 64086

PROJECT NO: FBGA-100		REVISIONS DATE 	DESCRIPTION
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ISSUE DATE: 05/01/20			
MECHANICAL DETAILS			

M3.0



SECTION VIEW - MODEL 5424PK-ND-2 Q-SB-F
HOOD - #1

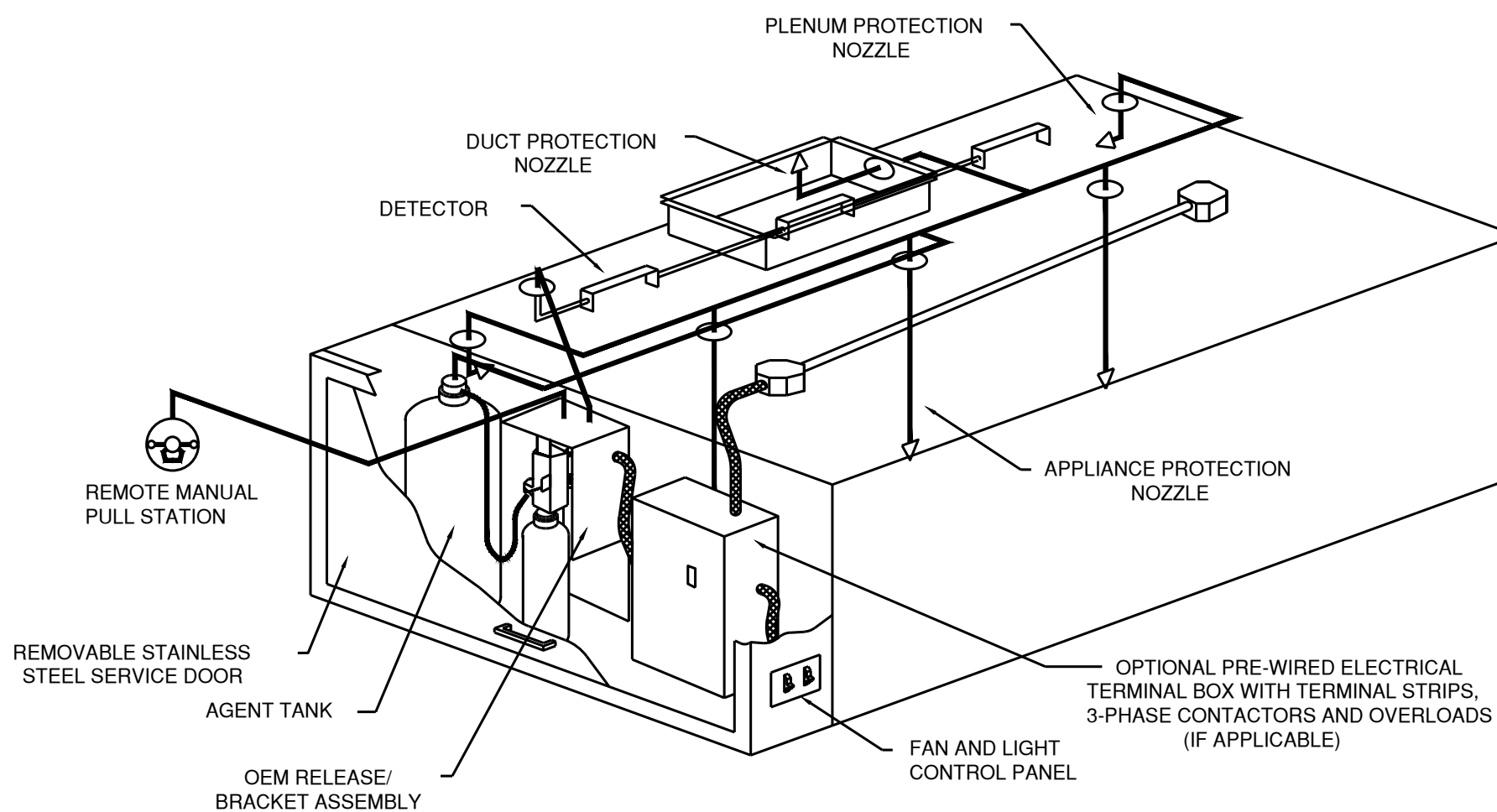
SPECIFICATIONS

THE RESTAURANT FIRE SUPPRESSION SYSTEM SHALL BE THE PRE-ENGINEERED TYPE WITH A FIXED NOZZLE AGENT DISTRIBUTION NETWORK. IT SHALL BE LISTED WITH UNDERWRITERS LABORATORIES, INC. (UL)

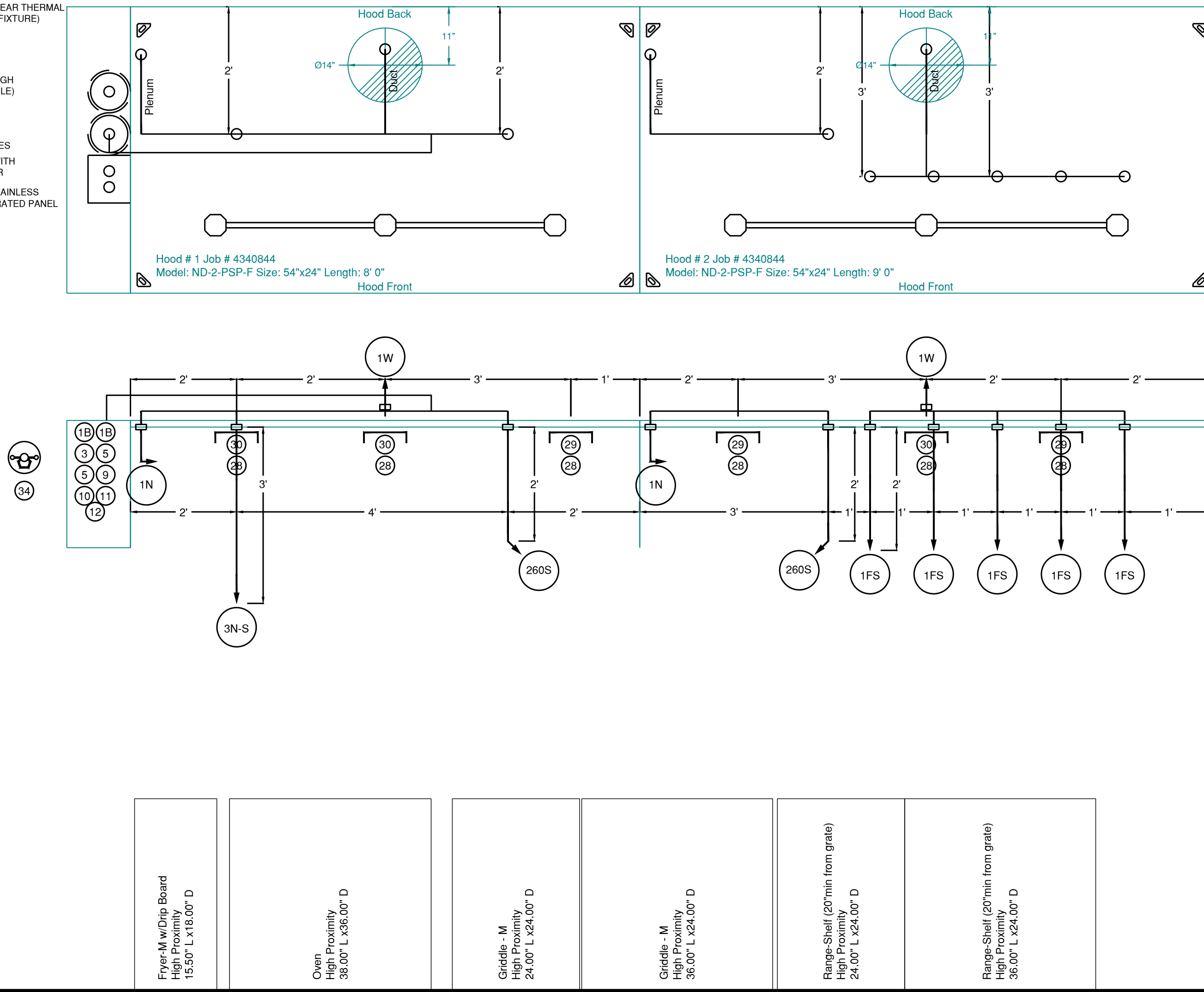
THE SYSTEM SHALL BE CAPABLE OF AUTOMATIC DETECTION AND ACTUATION WITH LOCAL OR REMOTE MANUAL ACTUATION. ACCESSORIES SHALL BE AVAILABLE FOR MECHANICAL OR ELECTRICAL GAS LINE SHUT-OFF APPLICATIONS.

THE EXTINGUISHING AGENT SHALL BE A POTASSIUM CARBONATE, POTASSIUM ACETATE-BASED FORMULATION DESIGNED FOR FLAME KNOCKDOWN AND SECUREMENT OF GREASE RELATED FIRES. IT SHALL BE AVAILABLE IN PLASTIC CONTAINERS WITH INSTRUCTIONS FOR LIQUID AGENT HANDLING AND USAGE.

THE REGULATED RELEASE MECHANISM SHALL BE COMPATIBLE WITH A FUSIBLE LINK DETECTION SYSTEM. THE FUSIBLE LINK SHALL BE SELECTED AND INSTALLED ACCORDING TO THE OPERATING TEMPERATURE IN THE VENTILATING SYSTEM. THE FUSIBLE LINK SHALL BE SUPPORTED BY A DETECTOR BRACKET/ LINKAGE ASSEMBLY.



TYPICAL ANSUL R-102 SYSTEM LAYOUT



- NOTES
- FIELD PIPE DROPS AS SHOWN
 - SLEEVING, ELBOWS, TEES, AND NOZZLES SUPPLIED BY CAS
 - RELOCATE NOZZLES IF FLOW PATTERN IS BLOCKED BY SHELVING, SALAMANDERS, ETC.
 - MAXIMUM 9 ELBOWS IN SUPPLY LINE.
 - MINIMUM 72 INCHES OF AGENT LINE FROM TANK TO FIRST NOZZLE COVERING A RANGE, FRYER, OR WOK TO REFLECT GENERAL PIPING REQUIREMENTS.
 - IF APPLICABLE, PRE-PIPED CHARBROILER DROPS ARE SHIPPED LOOSE.
 - FACTORY PIPING EXTENDS A MAXIMUM OF 6" ABOVE THE TOP OF THE HOOD.

- APPLIANCE DIMENSIONS LISTED REPRESENT THE COOKING SURFACE SIZE, NOT THE OVERALL APPLIANCE SIZE.

- THIS FIRE SYSTEM COMPLIES WITH U.L. 300 REQUIREMENTS

Job #: 4340844
Job Name: Flying Biscuit - Lee's Summit MO

System Size: ANSUL-3.0/3.0 Total FP required: 16
Hood # 1 8' 0.00" Long x 54" Wide x 24" High
Riser # 1 Size: 14" Dia.
Hood # 1 Metal Blow-Off Caps included.
Hood # 2 9' 0.00" Long x 54" Wide x 24" High
Riser # 1 Size: 14" Dia.
Hood # 2 Metal Blow-Off Caps included.

LEGEND - FIRE CABINET ANSUL SYSTEM

- 1A 1.5 GALLON TANK
- 1B 3 GALLON TANK
- 2 OEM AUTOMAN RELEASE
- 3 OEM REGULATED RELEASE
- 4 OEM REGULATED ACTUATOR
- 5 ANSULEX LIQUID AGENT (3 GAL.)
- 6 ANSULEX LIQUID AGENT (1.5 GAL.)
- 7 CARTRIDGE (101-20)
- 8 CARTRIDGE (101-10)
- 9 CARTRIDGE (101-30)
- 9A CARTRIDGE (LT-A-101-30)
- 9B DOUBLE TANK CARTRIDGE
- 10 TEST LINK
- 11 DOUBLE MICROSWITCH
- 12 HOSE ASSEMBLY
- 1100 DUCT NOZZLE (430913)
- 2W DUCT NOZZLE (419337)
- 1W NOZZLE ASSEMBLY (419336)
- 1F NOZZLE ASSEMBLY (419333)
- 1N NOZZLE ASSEMBLY (419335)
- 1/2N NOZZLE ASSEMBLY (419334)
- 3N NOZZLE ASSEMBLY (419338)
- 245 NOZZLE ASSEMBLY (419340)
- 230 NOZZLE ASSEMBLY (419339)
- 2120 NOZZLE ASSEMBLY (419343)
- 290 NOZZLE ASSEMBLY (419342)
- 260 NOZZLE ASSEMBLY (419341)
- 28 DETECTOR BRACKET
- 29 LOW TEMP FUSIBLE LINK
- 30 HIGH TEMP FUSIBLE LINK
- MGV MECHANICAL GAS VALVE
- EGV ELECTRICAL GAS VALVE
- 34 REMOTE MANUAL PULL STATION
- S SWIVEL ADAPTOR

Fire System Information - Job#4340844

FIRE SYSTEM NO.	Tag	TYPE	SIZE	FLOW POINTS	INSTALLATION	
					SYSTEM	LOCATION ON HOOD
1		Ansul R102	3.0/3.0	16	Fire Cabinet Left	Left



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FLYING BISCUIT
SUMMIT ORCHARDS
NW CHIPMAN RD & WARD RD
LEE'S SUMMIT, MO 64086

REV/ISSONS	DATE	DESCRIPTION

PROJECT NO: FB64-100
ACAD FILE#: TV
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MECHANICAL HOOD PLANS

6. MOTORIZED BACK FART DAMPER 27-75" X 24" FOR SIZE 2 STANDARD & MODULAR HEATER UNITS IN EXTENDED SHAFT, STANDARD GALVANIZED STEEL CONSTRUCTION WITH 10" WIDE OPENING AND 8" WIDE SHUT OFF.

7. LOW FIRE START - ALLOWS THE BURNER CIRCUIT TO ENERGIZE WHEN THE MODULATION CONTROL IS IN A LOW FIRE POSITION.

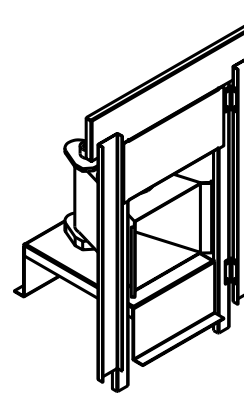
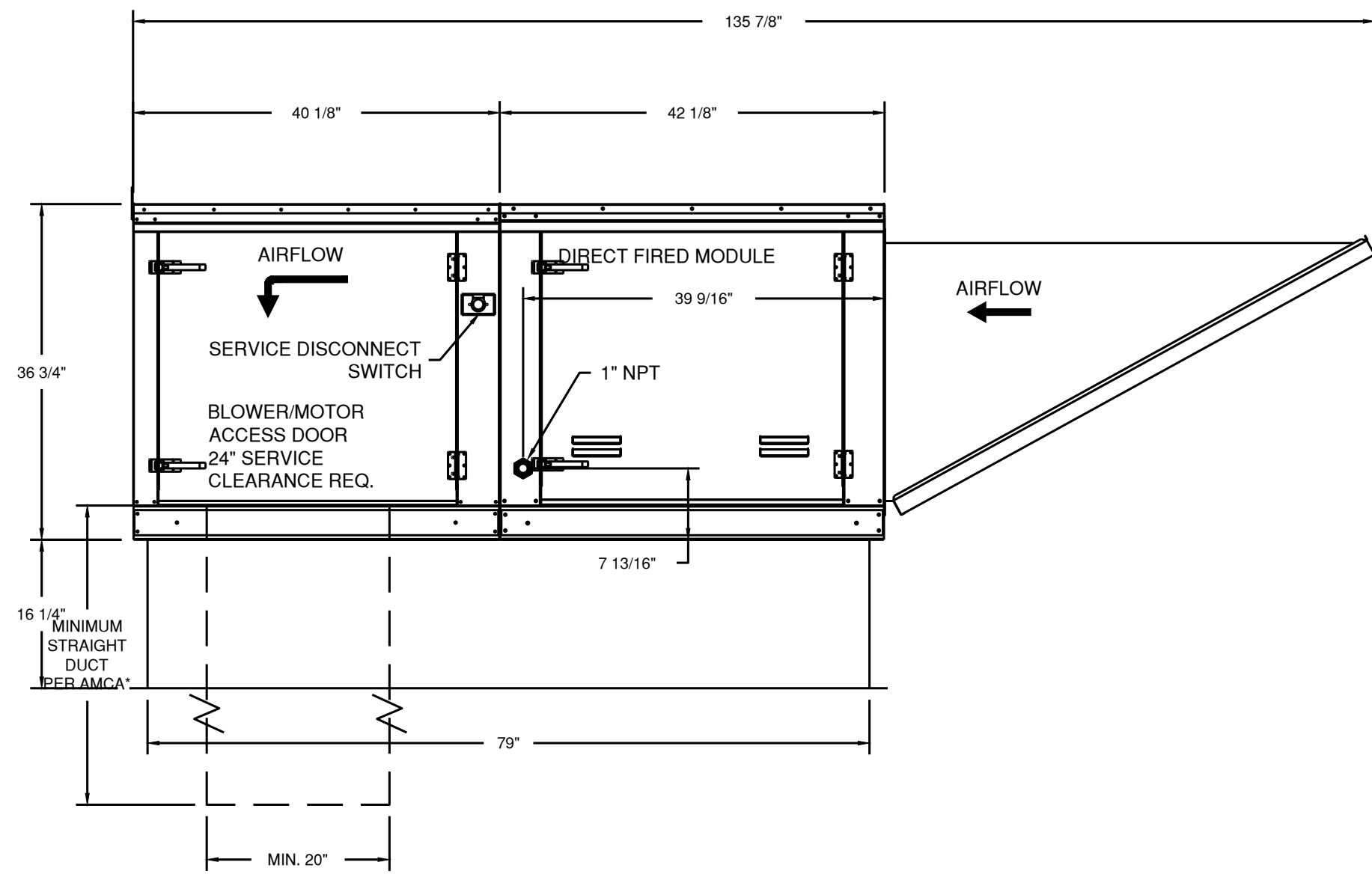
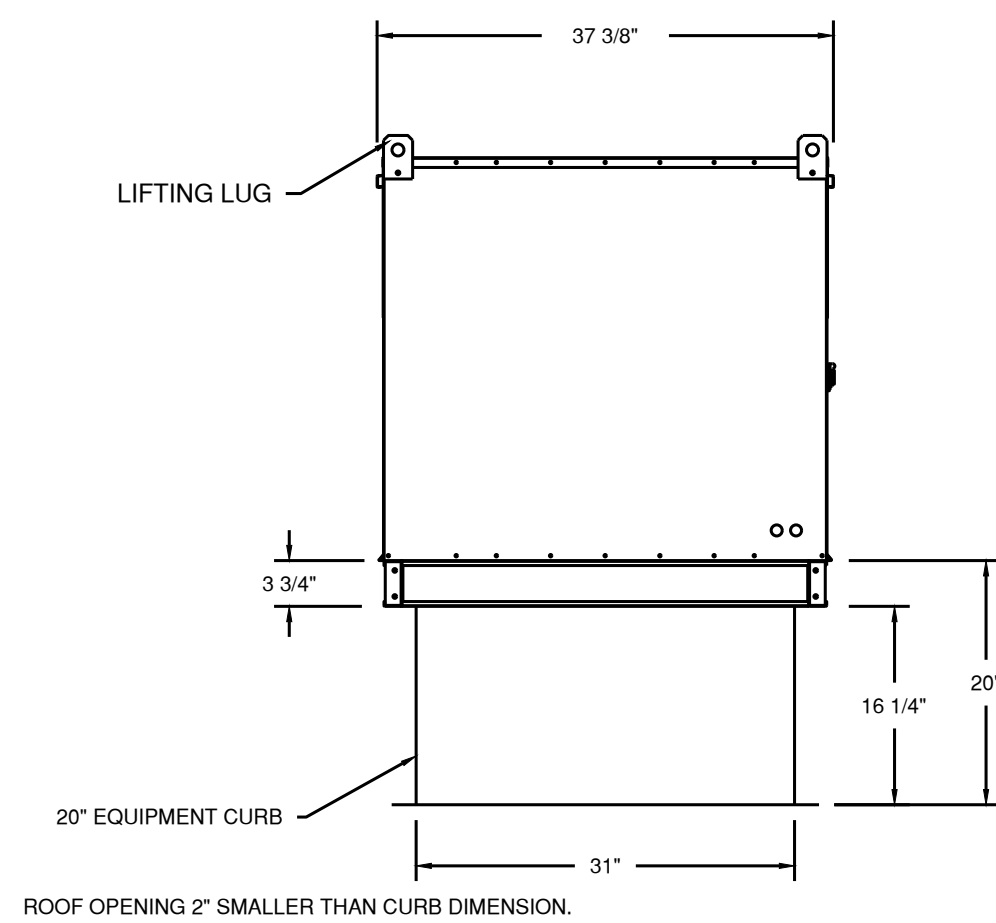
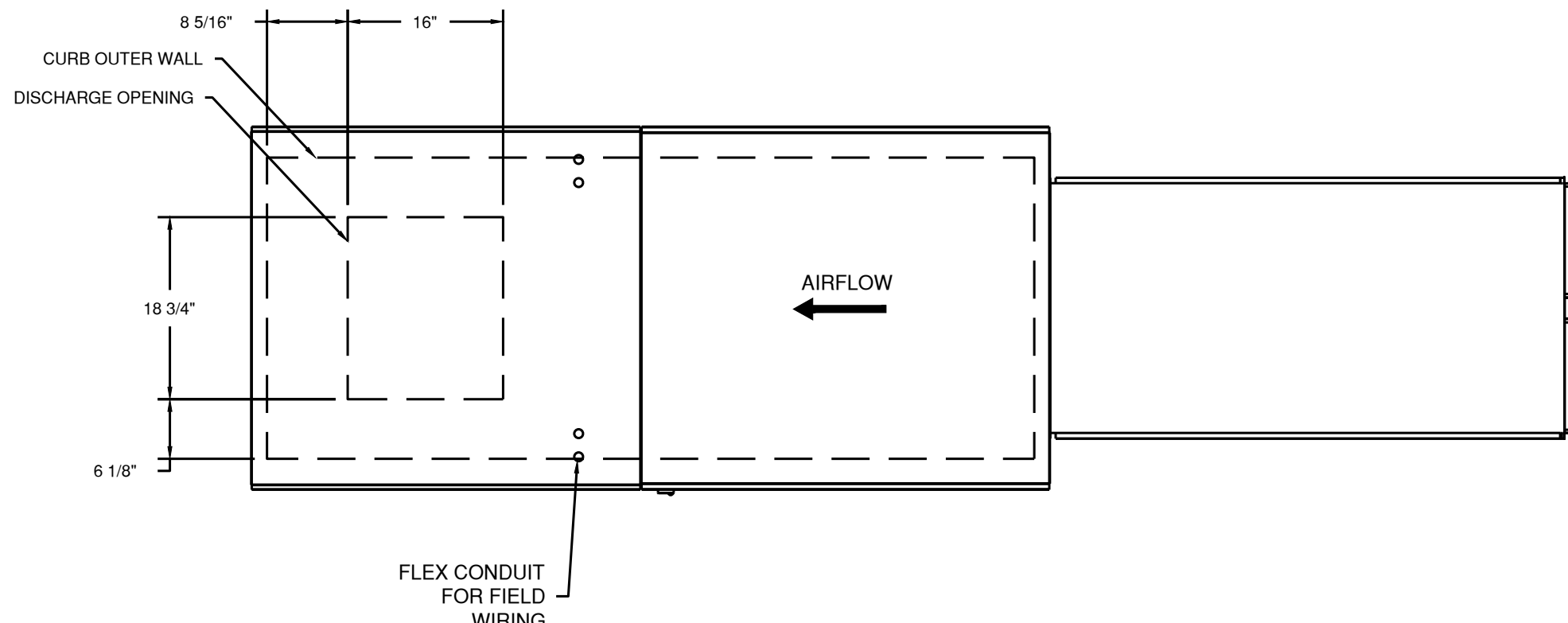
8. GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE

9. GAS PRESSURE GAUGE, 0-15" TO 1+15 INCHES WC, 2.5" DIAMETER, 1/4" THREAD SIZE

10. SEPARATE 120VAC WIRING PACKAGE FOR MOUNTING OF AIR HANDLING OPTION MUST BE SELECTED WHEN MOUNTING VAV IN PREWIRE PANEL OR WITH DCV PACKAGE. PROVIDES SEPARATE 120VAC INPUT TO SUPPLY FAN. THIS SIGNAL MUST BE RUN BY ELECTRICIAN FROM DCV TO MUA SWITCH.

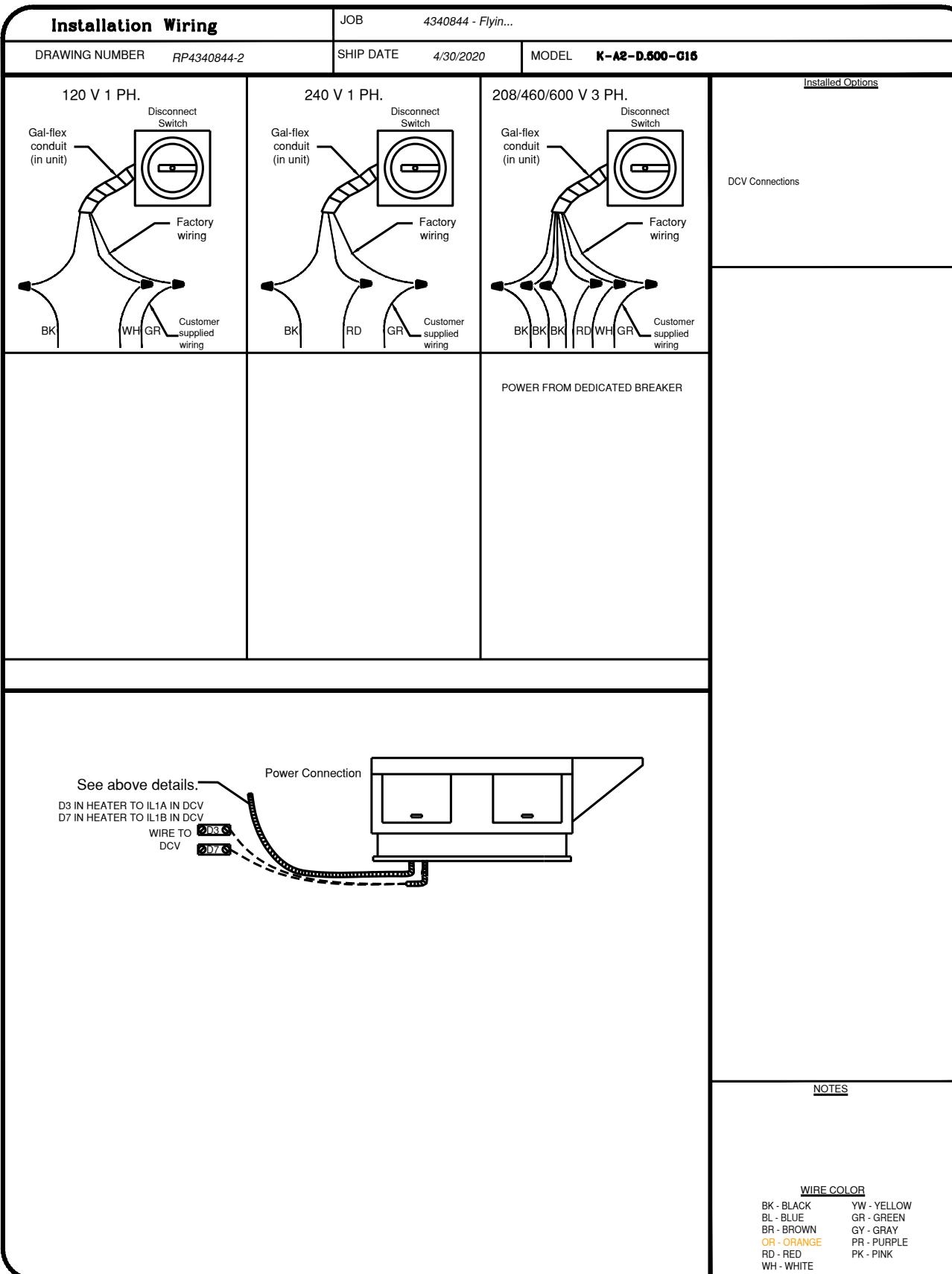
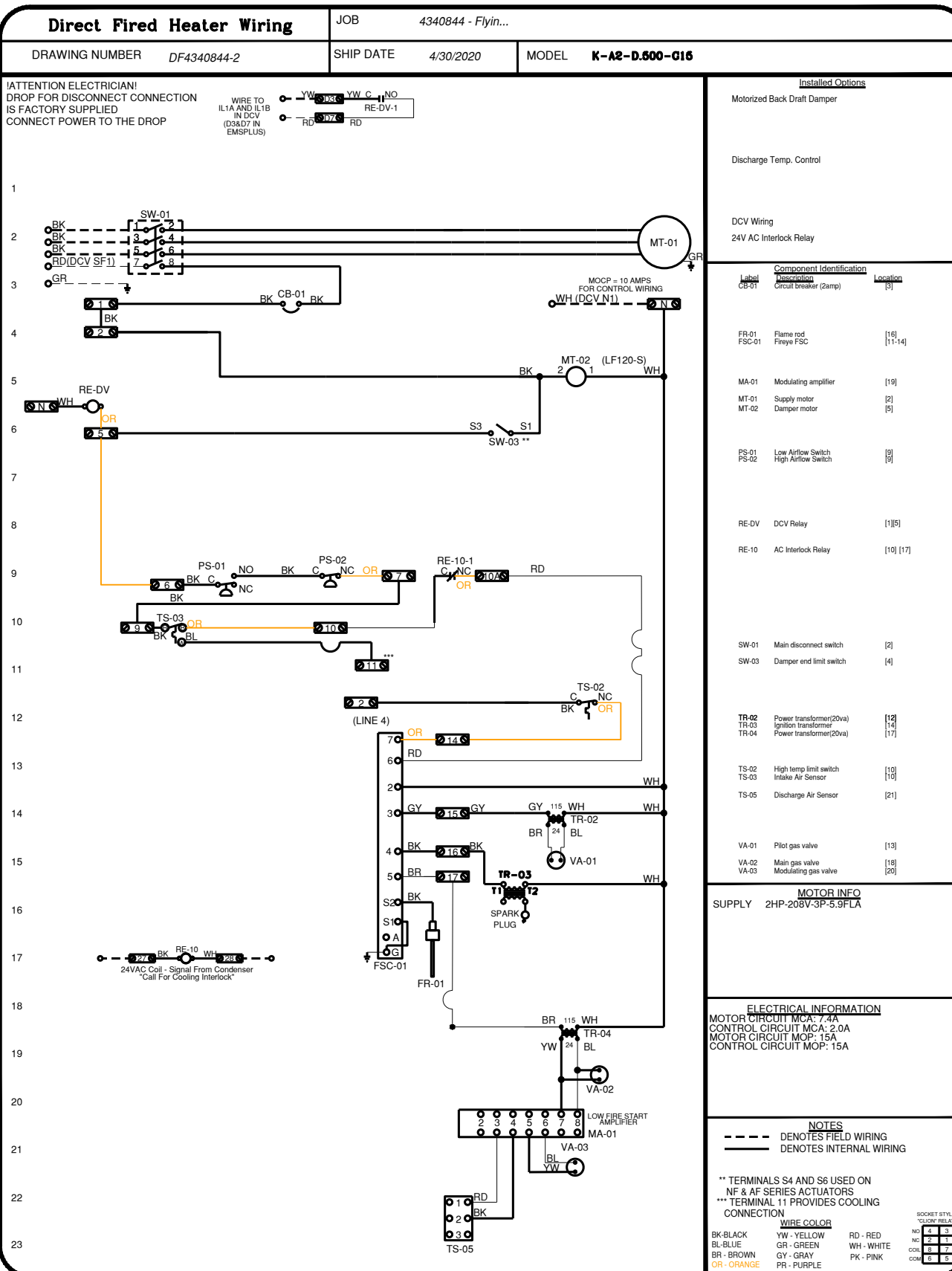
11. PROFILE PLATE CONFIGURATION FOR SIZE 2 DIRECT FIRED UNIT FOR LOW CMF APPLICATIONS.

SUPPLY SIDE HEATER INFORMATION

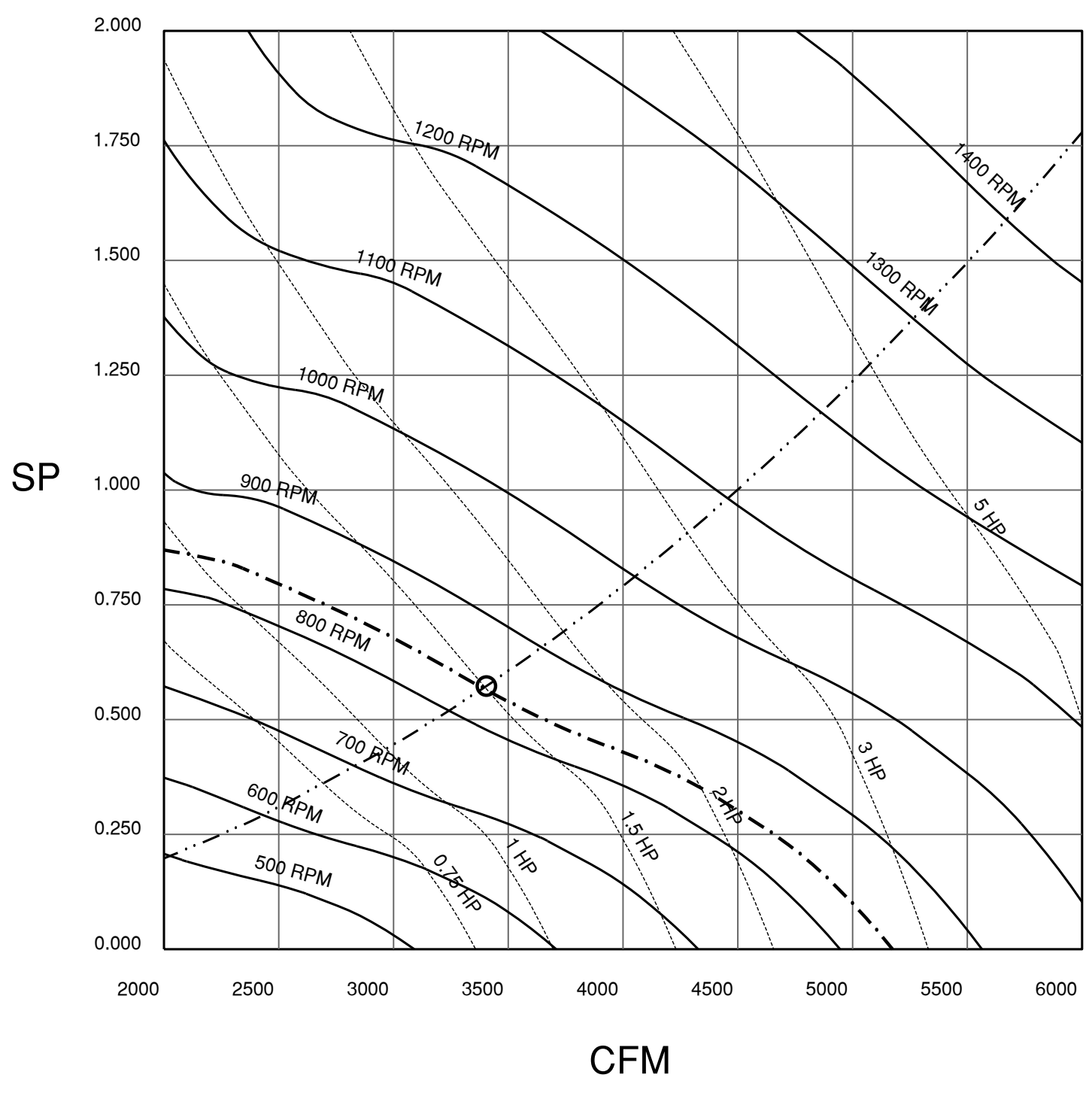


Direct Fired (DF) Profile Plate Assembly

Direct Fire



* Please note that these curves were adjusted for job specific temperature and altitude.



05/01/20



5014 KINGSBRIDGE PASS
POWDER SPRINGS, GA

FLYING BISCUIT
SUMMIT ORCHARDS
NW CHIPMAN RD & WARD RD
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MECHANICAL HOOD PLANS

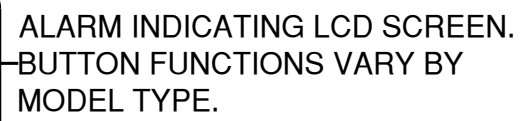
MH1.3

NO.	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED					
				LOCATION	QUANTITY		FAN TAG	TYPE	φ	H.P.	VOLT	FLA
1		SC-311110FP	Utility Cabinet Left	03 - Utility Cabinet Left	1 Light	Smart Controls Thermostatic Control	KEF-1	Exhaust	3	2.000	208	5.9
				Hood # 1	1 Fan			Supply	3	2.000	208	5.9

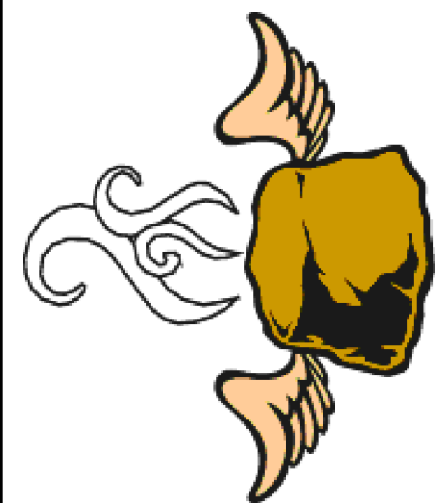


TEMPERATURE SENSOR INTERLOCK

The Temperature Sensor Interlock option complies with IMC 2006 507.2.1.1 and NFPA 96 11.1.1 by interlocking with cooking appliances through means of a heat sensor to automatically activate exhaust fans during cooking operations.



05/01/20



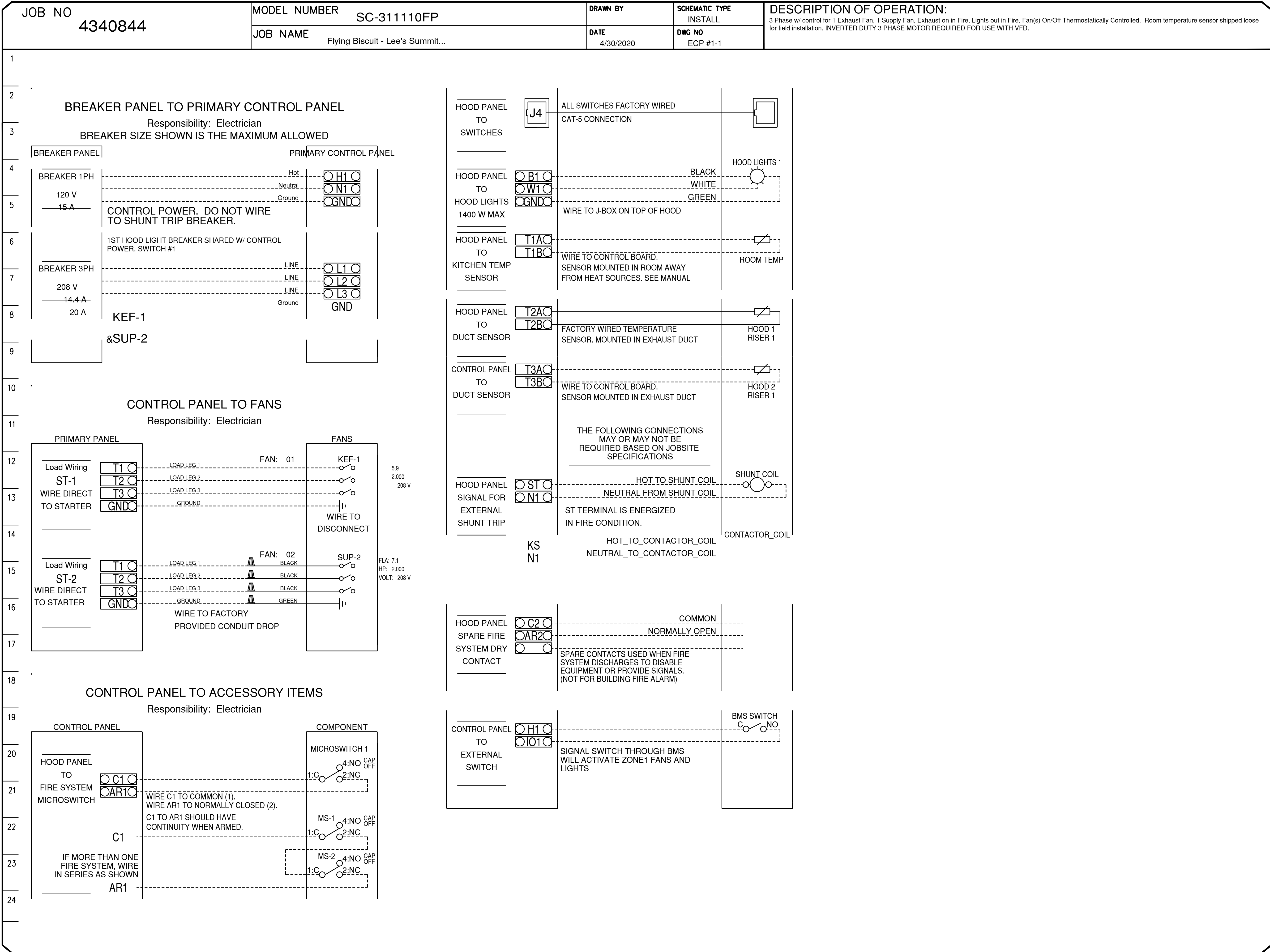
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	REVISIONS	DATE	DESCRIPTION	
MECHANICAL HOOD PLANS				

MECHANICAL HOOD PLANS

MH1.4



HOOD PANEL TO SWITCHES

J4

ALL SWITCHES FACTORY WIRED CAT-5 CONNECTION

HOOD PANEL TO HOOD LIGHTS 1400 W MAX

B1

W1

GNDO

BLACK

WHITE

GREEN

HOOD LIGHTS 1

WIRE TO J-BOX ON TOP OF HOOD

HOOD PANEL TO KITCHEN TEMP SENSOR

T1AC

T1BC

WIRE TO CONTROL BOARD. SENSOR MOUNTED IN ROOM AWAY FROM HEAT SOURCES. SEE MANUAL

ROOM TEMP

HOOD PANEL TO DUCT SENSOR

T2AC

T2BC

FACTORY WIRED TEMPERATURE SENSOR. MOUNTED IN EXHAUST DUCT

HOOD 1 RISER 1

CONTROL PANEL TO DUCT SENSOR

T3AC

T3BC

WIRE TO CONTROL BOARD. SENSOR MOUNTED IN EXHAUST DUCT

HOOD 2 RISER 1

THE FOLLOWING CONNECTIONS MAY OR MAY NOT BE REQUIRED BASED ON JOBSITE SPECIFICATIONS

HOOD PANEL SIGNAL FOR EXTERNAL SHUNT TRIP

ST

N1

KS

N1

HOT TO SHUNT COIL

NEUTRAL FROM SHUNT COIL

ST TERMINAL IS ENERGIZED IN FIRE CONDITION.

SHUNT COIL

CONTACTOR_COIL

HOT_TO_CONTACTOR_COIL

NEUTRAL_TO_CONTACTOR_COIL

HOOD PANEL SPARE FIRE SYSTEM DRY CONTACT

C2

0AR2C

COMMON

NORMALLY OPEN

SPARE CONTACTS USED WHEN FIRE SYSTEM DISCHARGES TO DISABLE EQUIPMENT OR PROVIDE SIGNALS. (NOT FOR BUILDING FIRE ALARM)

CONTROL PANEL TO EXTERNAL SWITCH

H1

I01

SIGNAL SWITCH THROUGH BMS WILL ACTIVATE ZONE1 FANS AND LIGHTS

BMS SWITCH

C

NO

PROJECT NO: FBGA-100

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MECHANICAL HOOD PLANS

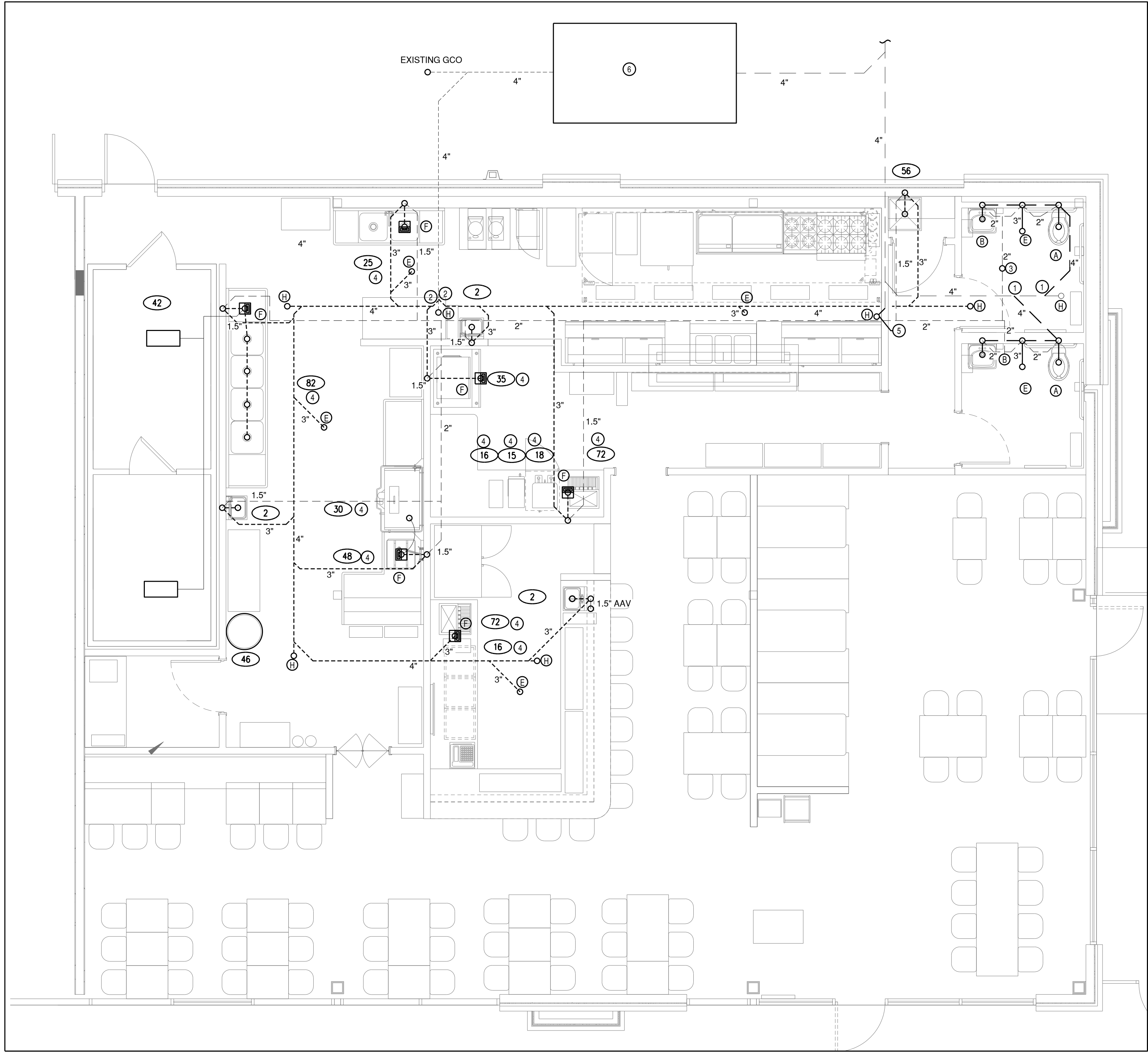
JUSTIN R. HARDY
PE
NUMBER
PE-2009002089

05/01/20

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FLYING BISCUIT
SUMMIT ORCHARDS
NW CHIPMAN RD & WARD RD
LEE'S SUMMIT, MO 64086

MH1.5



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

KEYED NOTES (SYMBOL ①, ② , ETC.)

- CONNECT TO EXISTING 4" SANITARY LINE PROVIDED BY LANDLORD.
- CONNECT TO EXISTING 4" GREASE WASTE LINE PROVIDED BY LANDLORD TO LANDLORD PROVIDED 1500 GALLON GREASE TRAP.
- 3" VENT THROUGH ROOF. MAINTAIN 10'-0" CLEARANCE FROM ALL FRESH AIR INTAKES.
- INDIRECT WASTE LINE FROM ALL NEARBY EQUIPMENT OVER TO FLOOR SINK (TYP).
- SHIFT EXISTING CLEAN OUT TO NEW LOCATION AS SHOWN.
- EXISTING 1500 GALLON GREASE TRAP PROVIDED BY LANDLORD.

DFU VALUES				
MARK	DESCRIPTION	QTY	DFU	TOTAL
⑥ ②	FLOOR DRAIN	7	0	0
②	FLOOR SINK (3" TRAP)	5	5	25
⑥ ②	FLOOR SINK (4" TRAP)	3	6	18
133 303	HAND SINK - KITCHEN AREAS	2	2	4
801 ①	UTILITY WASH SINK	1	5	5
④	WATER CLOSET	2	4	8
⑧	LAVATORY	2	1	2
306	4-COMPARTMENT WITH GREASE TRAP	1	6	6
TOTAL			68	

SPECIAL NOTES

ALL INDIRECT WASTE OR WASTE PIPING RECEIVING THE DISCHARGE FROM A 4-COMP. SINK, STEAMER OR SIMILAR PIECE OF EQUIPMENT WHICH PRODUCES WATER AT A TEMPERATURE HIGHER THAN 125°F SHALL BE DWV COPPER OR CAST IRON 10'-0" (MIN) DOWNSTREAM FROM THE FROM THE OUTLET PRODUCING SUCH DISCHARGE. COORDINATE WITH EQUIPMENT SUPPLIER.

NOTE:
FOR PIPE SIZE INFORMATION.
SEE PIPING DIAGRAM, SHEET P2.0

PLUMBING GENERAL NOTES

- THE EQUIPMENT ROUGH-IN ITEMS AND THEIR DIMENSIONED LOCATIONS FOR ALL CONNECTIONS ARE ACCURATE TO THE BEST OF OUR KNOWLEDGE. IN SOME INSTANCES THE OWNER OR SUPPLIER MAY MAKE SUBSTITUTIONS OR THE EQUIPMENT ITEMS MAY VARY FROM WHAT IS SHOWN. THEREFORE, THESE ITEMS AND DIMENSIONS SHALL BE VERIFIED WITH THE EQUIPMENT SUPPLIER, OWNER AND/OR EQUIPMENT ROUGH-IN. DRAWINGS. THE ARCHITECT/ENGINEER SHALL BE IMMEDIATELY NOTIFIED, PRIOR TO CONSTRUCTION, OF ANY DEVIATIONS FROM WHAT IS SHOWN OR IMPLIED ON THESE DRAWINGS. FAILURE OF THE APPROPRIATE CONTRACTOR TO VERIFY ROUGH-INS OR THEIR LOCATIONS SHALL PLACE THE RESPONSIBILITY FOR ANY SUBSEQUENT RELOCATION AND/OR ADDITIONAL ROUGH-INS DIRECTLY UPON THE CONTRACTOR.
- CONTRACTOR SHALL SUPPLY TO THE ARCHITECT SIX COPIES OF SHOP DRAWINGS FOR APPROVAL SO THE QUALITY OF INTENDED MATERIALS OR EQUIPMENT CAN BE REVIEWED BEFORE INSTALLATION. THERE WILL BE NO DRAW UNTIL SHOP DRAWINGS HAVE BEEN SUBMITTED AND REVIEWED BY ARCHITECT/ENGINEER.
- DO NOT SCALE THIS DRAWING. REFER TO ARCHITECTURAL FLOOR PLANS FOR BUILDING DIMENSIONS.
- THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE PLANS AND BUILDING SITE. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS AND LABOR BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED. IF THEY COULD HAVE BEEN FORESEEN HAD PROPER EXAMINATION BEEN MADE.
- VERIFY SERVICE POINTS AND METERING LOCATIONS FOR PROJECT WITH LOCAL UTILITIES AND/OR LANDLORD (DOMESTIC WATER, SANITARY SEWER, GAS, ETC.)
- THE CONTRACTOR SHALL COOPERATE FULLY AMONG THE TRADES.
- ALL ROOF PENETRATIONS FOR ROOF DRAINS AND PLUMBING/GAS/ REFRIGERANT PIPING SHALL BE MADE IN ACCORDANCE WITH ROOF SYSTEM MANUFACTURER'S GUIDELINES. COORDINATE WITH ARCHITECTURAL DETAILS AND/OR LANDLORD FOR ROOF SYSTEM USED.
- PLUMBING CONTRACTOR SHALL VERIFY WITH THE LOCAL HEALTH DEPARTMENT AND/OR WATER COMPANY AS TO THE METER AND VALVING ARRANGEMENT OF THE DOMESTIC WATER SERVICE LINE WHICH ENTERS THE BUILDING. SHOULD A BACKFLOW PREVENTER ASSEMBLY AND/OR PRESSURE REDUCING VALVE ASSEMBLY BE REQUIRED, THE PLUMBER SHALL FURNISH AND INSTALL SAME PER LOCAL AND STATE REQUIREMENTS. THE BACKFLOW ASSEMBLY SHALL BE A "WATTS" SERIES #909 OR APPROVED EQUAL MEETING ASSE STANDARDS 1013, 1015 AND 1020. IF BACKFLOW PREVENTER IS INSTALLED, PROVIDE PROPERLY SIZED THERMAL EXPANSION TANK IN SUPPLY PIPING OF WATER HEATER. IF WATER PRESSURE IS 65 PSI OR GREATER, A PRESSURE REDUCING VALVE ASSEMBLY SHALL BE A "WATTS" SERIES #248B Z2 OR APPROVED EQUAL SET AT 50 LBS. DELIVERY PRESSURE UNLESS OTHERWISE NOTED.
- THE WATER PIPING SYSTEM SHALL BE FLUSHED AND STERILIZED IN ACCORDANCE WITH LOCAL REGULATIONS.
- THE POTABLE WATER SUPPLY SHALL BE PROTECTED AGAINST BACKFLOW AND SIPHONAGE BOTH NATURAL AND INDUCED. ALL EQUIPMENT CONNECTED TO THE POTABLE WATER SYSTEM BEING CAPABLE OF POLLUTING OR CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM OR ANY PART THEREOF BY MEANS OF A REVERSAL OF FLOW, PRESSURE DROP, PRESSURE LOSS, INDUCED VACUUM OR BY INJECTION BECAUSE OF ANY PRIMARY OR AUXILIARY PUMPING SYSTEM CONNECTED THERETO MUST BE ISOLATED AND CONTAINED BY MEANS OF APPROVED BACKFLOW DEVICES. CHECK VALVES, AIR GAPS OR VACUUM BREAKERS. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL THESE DEVICES PER LOCAL CODE REQUIREMENTS.
- THE HOT AND COLD WATER SUPPLY BRANCHES FOR ALL EQUIPMENT HAVING QUICK CLOSING VALVES OF ANY TYPE SHALL HAVE WATER HAMMER ARRESTORS INSTALLED AT THE HIGH POINT ON THE END OF EACH BRANCH.
- FURNISH AND INSTALL SHUTOFF OR BALL VALVE AND DIELECTRIC UNION ON ALL EQUIPMENT HOT AND COLD WATER LINES. PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO EQUIPMENT. COORDINATE WITH EQUIPMENT SUPPLIER FOR EXACT REQUIREMENTS.
- FURNISH & INSTALL 1/2" (MIN.) FIBERGLASS INSULATION WITH ALL-SERVICE JACKET ON ALL HOT, COLD, RECIRCULATING WATER LINES ABOVE SLAB AND ALL CONDENSATE FROM MECHANICAL UNITS.
- WATER PIPE AND FITTINGS SHALL BE COPPER OR BRASS PER CODE. ABOVE GROUND SHALL BE TYPE L RIGID COPPER. BELOW GROUND SHALL BE TYPE K SOFT COPPER WITH NO JOINTS PERMITTED BELOW GROUND. ALL JOINTS SHALL BE MADE WITH 95-5 SOLDER OR EQUAL.
- BARRIER FREE LAVATORY P-TRAP AND ANGLE STOP ASSEMBLES SHALL BE INSULATED WITH TRAP WRAP PROTECTIVE KIT 50R BY BROCAR (1-800-927-1207) OR EQUAL. ABRASION RESISTANT EXTERIOR COVER SHALL BE SMOOTH AND HAVE 1/8" MIN. WALL OVER CUSHIONED FOAM INSERT. FASTENERS SHALL REMAIN SUBSTANTIALLY OUT OF SIGHT.
- VERIFY MOUNTING HEIGHTS OF ALL BARRIER FREE FIXTURES WITH ARCH. PLANS
- INSTALL 1" FIBERGLASS INSULATION W/ALL-SERVICE JACKET ON ALL ROOF LEADERS ABOVE CEILING.
- FURNISH AND INSTALL CONDENSATE LINES FROM ANY MECHANICAL EQUIPMENT AS REQUIRED. ANY CONDENSATE LINE RUN ABOVE THE CEILING OR IN A LOCATION WHERE THE PIPE'S SWEATING COULD CAUSE DAMAGE, SHALL BE INSULATED, RUN FULL SIZE TO DRAIN OR AS INDICATED ON PLANS. TURN DOWN WITH REQUIRED AIR GAP.
- PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL COPPER INDIRECT WASTE PIPING REQUIRED FROM EQUIPMENT TO FLOOR DRAINS, OPEN RECEPTACLES, OR FLOOR SINKS. PIPING SHALL COMPLY WITH STATE AND LOCAL CODES. COORDINATE WITH ALL EQUIPMENT SUPPLIERS AND SIZE AS REQUIRED BY PIECE OF EQUIPMENT SERVED. HOLD PIPING TIGHT TO WALL WHERE APPLICABLE. PROPERLY SECURE AS REQUIRED. COORDINATE WITH CASEWORK SUPPLIER FOR MAXIMUM CLEARANCE UNDER CABINETS.
- ALL EXPOSED GAS PIPING SHALL BE PAINTED TO MATCH ADJACENT WALL.
- ALL VENT PIPE TO BE COMPATIBLE WITH STRUCTURE, MECHANICAL EQUIPMENT AND DUCTWORK, ELECTRICAL EQUIPMENT AND LIGHTING.
- THE NATURAL GAS TO THE EQUIPMENT SHALL BE LOW PRESSURE. THE REGULATOR OUTLET PRESSURE SHALL BE 7" WATER COLUMN. IF THE GAS COMPANY IS UNABLE TO PROVIDE THIS PRESSURE, IMMEDIATELY CONTACT THE A/E OR OWNER FOR INSTRUCTIONS. GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL, U.O.N.
- PROVIDE CHROME PLATED ESCUTCHEONS AT ALL WALL PENETRATIONS.
- WASTE AND VENT PIPING SHALL BE CAST IRON. CONTRACTOR MAY USE SCHEDULE 40 OR 80, TYPE 1, GRADE 1, POLYVINYL CHLORIDE COMPOUNDS AS DEFINED AND DESCRIBED IN TENTATIVE SPECIFICATIONS FOR RIGID PVC (ASTM DESIGNATION: D 2665, D 2949, F891 OR SCHEDULE 40 OR 30 ACRYLONITRILE-BUTADIENE-STYRENE COMPOUND AS DEFINED AND DESCRIBED IN STANDARD SPECIFICATIONS FOR ABS (ASTM DESIGNATION: D2861 OR F 628) IN LIEU OF CAST IRON WASTE AND VENT PIPING IF PERMITTED BY CODE. INSTALL PVC OR ABS PIPING PER CODE. PLUMBING CONTRACTOR SHALL INSTALL 4" SOIL, WASTE AND GREASE WASTE PIPING WITH A MINIMUM SLOPE OF 1/8" PER FOOT OR AS REQUIRED BY CODE.
- ALL FLOOR SINKS AND TRENCH DRAINS SHALL HAVE MEMBRANE CLAMPS. SEE ARCH. SHEETS FOR FLOOR SLOPES AROUND DRAINS. (IF REQ'D)
- ALL NEW V.T.'S SHALL BE EXTENDED TO A MINIMUM OF 12" ABOVE PARAPET HEIGHT AND MAINTAINED 10'-0" MINIMUM FROM ALL OUTSIDE AIR INTAKES.
- MATERIALS, EQUIPMENT, ASSEMBLIES AND SYSTEMS SHALL MEET ALL PERTINENT REQUIREMENTS OF NATIONALLY RECOGNIZED TESTING ORGANIZATION SUCH AS THE UL, ASTM, ASSE, ANWW, AGA AND NFPA AS WELL AS THE MOST CURRENT VERSION OF THE STATE CODE AND LOCAL AMENDMENTS.
- ALL INSTALLED SYSTEMS, DEVICES AND RELATED ITEMS SHALL BE TESTED IN PLACE ON SITE PER LOCAL CODE REQUIREMENTS. REPLACE ANY AND ALL CONTRACTOR SUPPLIED DEFECTIVE DEVICES, ITEMS OR SYSTEMS AT CONTRACTOR'S OWN EXPENSE BEFORE COMPLETION OF PROJECT.
- WHERE JOB CONDITIONS REQUIRE CHANGES FROM THE CONTRACT DOCUMENTS THAT DO NOT CHANGE THE SCOPE OR NATURE OF THE WORK REQUIRED, THE CONTRACTOR SHALL MAKE SUCH CHANGES WITHOUT ADDITIONAL COST TO THE OWNER. NO OTHER CHANGES MAY BE MADE WITHOUT WRITTEN PERMISSION OF THE OWNER.
- ALL EQUIPMENT, FIXTURES AND MATERIALS SHALL BE NEW AND UNUSED, AND INSTALLED IN STRICT CONFORMANCE TO MANUFACTURER'S RECOMMENDATIONS (U.O.N.). PROVIDE COMPLETE WITH ALL TRIM, STOPS, HANGERS, CARRIERS, SUPPORTS, ETC. INCLUDING PROVISIONS FOR BARRIER FREE USE, IF REQUIRED. WHERE FIXTURES ARE ACCESSIBLE, THEY MUST COMPLY WITH ALL FEDERAL A.D.A. REGULATIONS.
- CONTRACTOR SHALL GUARANTEE ALL WORK FOR WHICH MATERIALS ARE FURNISHED, FABRICATED OR FIELD ERECTED. ALL FACTORY ASSEMBLED EQUIPMENT FOR WHICH NO SPECIFIC MANUFACTURER'S GUARANTEE IS FURNISHED AND ALL WORK IN CONNECTION WITH THE INSTALLATION OF MANUFACTURER'S GUARANTEED EQUIPMENT. THIS CONTRACTOR'S GUARANTEE SHALL EXIST FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL OWNER ACCEPTANCE OF THE WORK AND SHALL APPLY TO ALL DEFECTS IN MATERIALS AND/OR WORKMANSHIP OF ANY KIND.
- BIDDERS SHALL BE LICENSED CONTRACTORS IN ACCORDANCE WITH LOCAL AND STATE LAWS.
- ALL PERMITS AND FEES REQUIRED FOR THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR AND INCLUDED IN THE BID PRICE.
- ALL PLUMBING FIXTURES AND PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF STATE AND/OR LOCAL CODES. COOPERATE AS REQUIRED WITH ALL AUTHORITIES HAVING JURISDICTION TO INSURE THAT PROPER MATERIALS AND WORKMANSHIP ARE USED. REQUIREMENTS OF STATE AND LOCAL CODES AND AUTHORITIES TAKE PRECEDENCE OVER ANY INFORMATION WHICH IS INDICATED OR IMPLIED ON THESE DRAWINGS.
- THIS SYMBOL INDICATES ITEM TO BE FURNISHED BY OWNER OR KITCHEN EQUIPMENT SUPPLIER. COORDINATE INSTALLATION AND FINAL CONNECTION REQUIREMENTS WITH SUPPLIER. FIELD VERIFY SIZES AND LOCATIONS OF ALL SUPPLIER. FIELD VERIFY SIZES AND LOCATIONS OF ALL WATER, WASTE, INDIRECT WASTE, GAS AND/OR ELECTRICAL CONNECTIONS PRIOR TO INSTALLATION (TYPICAL ALL PLUMBING EQUIPMENT).
- SEE PLUMBING ROUGH-IN DRAWINGS PROVIDED BY KITCHEN EQUIPMENT SUPPLIER FOR MORE INFORMATION.
- ALL INDIRECT WASTE, WASTE PIPING OR FIXTURE WHICH RECEIVES THE DISCHARGE FROM A DISHWASHER, STEAMER OR SIMILAR PIECE OF EQUIPMENT WHICH PRODUCES SIMILAR PIECE OF EQUIPMENT WHICH PRODUCES WATER AT A TEMPERATURE HIGHER THAN 125°F SHALL BE DWV COPPER OR CAST IRON A MINIMUM OF 10'-0" DOWNSTREAM FROM THE OUTLET PRODUCING SUCH DISCHARGE. COORDINATE WITH KES.
- ALL INDIRECT WASTE PIPING FROM EQUIPMENT TO ABOVE FLOOR RECEPTOR SHALL BE 1" (MIN.) COPPER UNLESS LARGER SIZE IS INDICATED BY EQUIPMENT OPENING OR KES.

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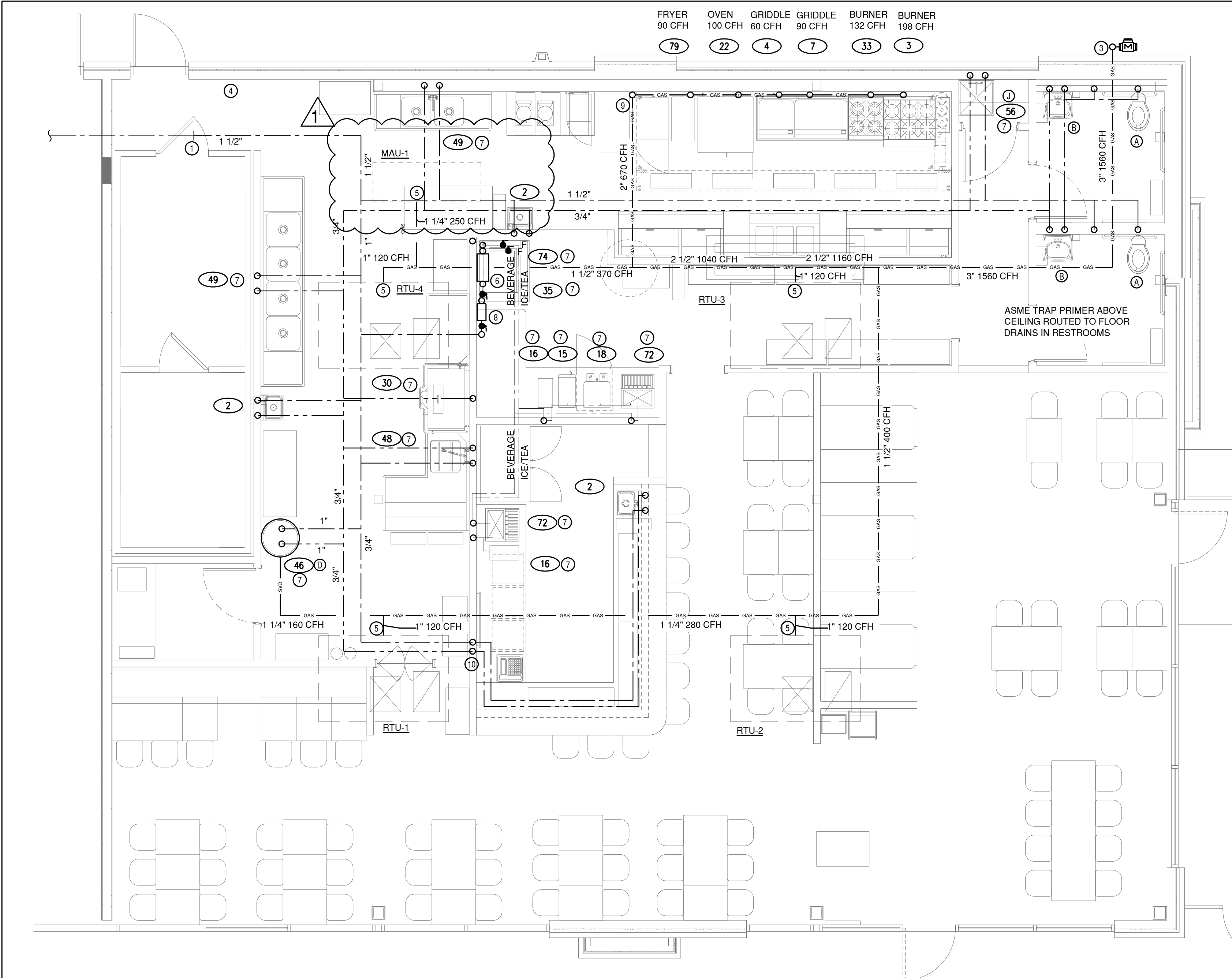
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PROJECT NO: FB64-100
ACAD FILE#: _____
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P1.0

WASTE AND VENT FLOOR PLAN



DOMESTIC WATER AND GAS FLOOR PLAN

1/4" = 1'-0"

KEYED NOTES (SYMBOL ①, ②, ETC.)

- CONNECT TO 1 1/2" WATER LINE STUB-IN AND 1" METER BY LANDLORD. TENANT CONTRACTOR TO PROCURE/PROVIDE/INSTALL BACKFLOW PREVENTOR AND SERVICE ACTIVATION PER LANDLORD AND UTILITY CO. REQUIREMENTS. CONTRACTOR TO VERIFY AVAILABLE TIE IN LOCATION. PROVIDE BALL TYPE SHUT-OFF VALVE.
- NEW 3" GAS LINE AND METER (1560 CFH). RUN LINE INTO BUILDING ABOVE CEILING LINE. HOLD TIGHT TO STRUCTURE. DEVELOPED LENGTH NOT TO EXCEED 150'. COORDINATE REQUIREMENTS WITH LOCAL JURISDICTION, UTILITY COMPANY AND BUILDING DEPARTMENT.
- COORDINATE ALL UTILITY STUB-INS WITH LANDLORD.
- ELECTRICAL PANEL LOCATION. ALL PIPING TO BE ROUTED AROUND PANELS. DO NOT CROSS OVER PANELS.
- GAS UP THROUGH ROOF TO ROOF MOUNTED EQUIPMENT.
- WATER FILTER SYSTEM. SEE ARCH PLANS.
- PROVIDE CODE-APPROVED BACK-FLOW PREVENTOR.
- NEW WATER BOOSTER SYSTEM INSTALLED UPSTREAM OF FILTERS BY CONTRACTOR. FURNISHED BY SODA EQUIPMENT VENDOR. COORDINATE WITH SODA VENDOR FOR EXACT LOCATION. VERIFY 40 PSI IS AVAILABLE AND NOTIFY SODA VENDOR IF 40 PSI NOT AVAILABLE.
- GAS PIPING DOWN THROUGH CEILING WITH AUTOMATIC GAS SHUT-OFF BENEATH CEILING. REFER TO DETAIL. HOLD GAS TIGHT TO WALL AT UNDER HOOD.
- DROP 1/2" HW AND CW DOWN IN WALL AND RUN UNDER COUNTER TO FIXTURES.

GAS PIPING NOTES

- GAS PIPING SIZED FOR THE TOTAL CONNECTED LOAD ±100' FROM METER TO FARTHEST CONNECTION. 7" WATER COLUMN 0.6 SPECIFIC GRAVITY, 0.5" PRESSURE LOSS.
- GAS PIPING SHALL BE BLACK STEEL OR AS PERMITTED BY CODE.
- GAS PIPING CONNECTIONS SHALL BE THREADED UNLESS OTHERWISE REQUIRED BY CODE.
- EXTERIOR GAS PIPING SHALL RECEIVE ONE COAT EACH OF A RUST AND WEATHER RESISTANT PRIMER AND TOP COAT. COORDINATE WITH ARCHITECT FOR COLOR.
- ALL GAS BURNING EQUIPMENT SHALL BE INSTALLED PER NFPA #58, NFPA #54 (L.P.G.) OR NFPA #96 (COMMERCIAL COOKING EQUIPMENT).
- GAS PIPE SIZES 2-1/2" AND GREATER SHALL BE WELDED, IF REQUIRED BY CODE.
- GAS CONNECTIONS PER ANSI Z21.69
- ALL VALVES AND FITTINGS SHALL BE LINE SIZE. GAS PIPING BRANCHES SHALL NOT BE REDUCED IN SIZE UNTIL THE POINT OF FINAL CONNECTION TO THE EQUIPMENT BEING SERVED.
- ALL GAS PIPING LOCATED IN CONCEALED SPACES SHALL BE SLEAVED AND VENTED TO TO THE ATMOSPHERE.
- KITCHEN EQUIPMENT PROVIDER TO PROVIDE NATURAL GAS REGULATORS FOR GAS POWERED KITCHEN EQUIPMENT. PLUMBING CONTRACTOR TO INSTALL REGULATORS.

CONNECTED GAS LOAD SCHEDULE

MARK	ITEM	CONN. SIZE	INPUT CFH EACH	QTY.	SUBTOTAL CFH
RTU-1	ROOFTOP UNIT	1"	120	1	120
RTU-2	ROOFTOP UNIT	1"	120	1	120
RTU-3	ROOFTOP UNIT	1"	120	1	120
RTU-4	ROOFTOP UNIT	1"	120	1	120
MAU-1	ROOFTOP UNIT	1"	250	1	250
MECHANICAL EQUIPMENT CFH: 750					
	8 EYE BURNER	3/4"	198	1	198
	36" GRIDDLE	3/4"	90	1	90
	24" GRIDDLE	3/4"	60	1	60
	4 EYE BURNER	3/4"	132	1	132
	OVEN	3/4"	100	1	100
	FRYER	3/4"	90	1	90
COOKING EQUIPMENT CFH: 670					
	WATER HEATER	1"	160	1	160
WATER HEATER CFH: 160					
TOTAL CFH: 1560					

DOMESTIC WATER NOTE:

THE WATER SUPPLY CONNECTION TO CARBONATED BEVERAGE DISPENSERS SHALL BE PROTECTED AGAINST BACKFLOW BY A DUAL CHECK VALVE W/ATMOSP. VENT CONFORMING TO NSF STD. NO. 25 (OR AS RECD BY CODE). THE VALVE AND THE PIPING DOWSTREAM THEREFROM SHALL NOT BE AFFECTED BY CARBON DIOXIDE GAS.

WATER HAMMER ARRESTOR SCHEDULE

PDI UNITS	A	B	C	D
FIXTURE UNITS	1-11	12-32	33-60	61-113

SPECIAL NOTES

ALL INDIRECT WASTE OR WASTE PIPING RECEIVING THE DISCHARGE FROM A 4-COMP. SINK, STEAMER OR SIMILAR PIECE OF EQUIPMENT WHICH PRODUCES WATER AT A TEMPERATURE HIGHER THAN 125°F SHALL BE DWV COPPER OR CAST IRON 10'-0" (MIN) DOWNSTREAM FROM THE FROM THE OUTLET PRODUCING SUCH DISCHARGE. COORDINATE WITH EQUIPMENT SUPPLIER.

PLUMBING FIXTURE SCHEDULE

						COLD	HOT	TEMP.	
Ⓐ	ADA COMPLIANT	ZURN	Z5665-BWL	WHITE	4"	1"	--	--	ECOVANTAGE FLUSH VALVE, 1.28 GPF, ELONGATED FLOOR MOUNTED, TOP SPUD TOILET, HARD WIRE - NO WALL PLUG.
Ⓑ	ADA LAVATORY	ZURN	Z5344	WHITE	1-1/2"	1/2"	--	1/2"	20"x18" VITREOUS CHINA WALL-MOUNTED LAVATORY WITH 4" CENTER FAUCET HOLES. PROVIDED WITH HANGER PLATE AND HOLES FOR CONCEALED ARM CARRIER SYSTEMS. ZURN #Z6955-XL-S-L, BATTERY POWERED, LEAD FREE FAUCET ON 4" CTRS. 0.5 GPM VANDAL-RESISTANT PRESSURE COMPENSATING MALE AERATOR. ADA COMPLIANT.
Ⓒ	WALL HYDRANT	ZURN	Z1321-C-06	--	--	1/2"	--	--	ANTI-SIPHON, AUTOMATIC DRAINING NON FREEZE WALL HYDRANT COMPLETE WITH INTEGRAL BACKFLOW PREVENTER, COPPER CASING, ALL BRONZE INTERIOR PARTS, NON TURNING OPERATING ROD WITH FREE-FLOATING COMPRESSION CLOSURE VALVE, AND COMBINATION 3/4 FEMALE SOLDER AND 3/4 MALE PIPE THREAD INLET CONNECTION STANDARD.
Ⓓ	WATER HEATER	RHEEM TANK	HE-55-160	--	--	3/4"	3/4"	--	PROVIDE CONCENTRIC DIRECT VENT, SEALED COMBUSTION; 90% EFFICIENT WITH PVC VENTS
Ⓔ	FLOOR DRAIN	ZURN	ZB415-3NH	--	3",4"	--	--	--	FLOOR DRAIN, DURA-COATED CAST IRON BODY WITH BOTTOM OUTLET, COMBINATION INVERTIBLE CLAMP AND ADJUSTABLE COLLAR WITH SEEPAGE SLOTS AND "TYPE B" POLISHED BRONZE, LIGHT-DUTY STRAINER.
Ⓕ	FLOOR SINK	ZURN	Z1910-3NH	--	3",4"	--	--	--	8" SQ. TOP, 6" DEEP, DOME STRAINER. HALF, 3/4 OR NO GRATE AS INDICATED ON PLANS
Ⓖ	FLOOR CLEANOUT	ZURN	ZB1400-3NH	--	SIZE	--	--	--	8" SQ. TOP, 6" DEEP, ROUND, POLISHED BRONZE TOP.
Ⓙ	MOP BASIN	ZURN	Z1996-24	--	3"	1/2"	1/2"	--	FAUCET JP1996-SF W/VACUUM BREAKER, INTEGRAL STOPS, JP1996-HH HOSE AND BRACKET & JP1996-MH MOP HANGER BRACKET.
Ⓛ	GREASE TRAP	--	--		4"	--	--	--	1500 GALLON IN GROUND GREASE INTERCEPTOR BY LANDLORD.
Ⓜ	WALL CLEANOUT	ZURN	ZB1446-3	--	LINE SIZE	--	--	--	ROUND, POLISHED BRONZE TOP.
Ⓟ	FLOOR SINK (OUTSIDE OF KITCHEN)	ZURN	ZN1910	--	3",4"	--	--	--	8-1/2" SQ. TOP, 6" DEEP, DOME STRAINER. HALF, 3/4 OR NO GRATE AS INDICATED ON PLANS

- CONTRACTOR SHALL PROVIDE AND INSTALL A WALL CARRIER FOR EACH FIXTURE WHICH IS WALL HUNG, UNLESS OTHERWISE NOTED. PROVIDE APPROPRIATE CARRIER PER FIXTURE TYPE AND REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE AND INSTALL ZURN, WATTS, P.P.P.INC. (OR EQUAL) TRAP PRIMERS TO SERVE ALL FLOOR DRAINS REQUIRING PROTECTION PER CODE.
- CONTRACTOR SHALL PROVIDE AND INSTALL SHOCK ARRESTORS FOR BRANCH PIPING SERVING FIXTURES WITH QUICK CLOSING VALVES. SHOCK ARRESTORS SHALL BE BY P.P.P., ZURN OR EQUAL, SIZED PER PDI REQUIREMENTS.
- ACCEPTABLE ALTERNATE MANUFACTURERS FOR ITEMS INCLUDING BUT NOT LIMITED TO:
 - WATER CLOSETS: AMERICAN STANDARD, KOHLER, ELJER, CRANE, MANSFIELD
 - LAVATORIES: AMERICAN STANDARD, KOHLER, ELJER, CRANE, MANSFIELD
 - URINALS: AMERICAN STANDARD, KOHLER, ELJER, CRANE, MANSFIELD
 - FLOOR SINKS, FLOOR DRAINS AND CLEANOUTS: ZURN, WADE, J.R. SMITH. (VERIFY MEMBRANE CLAMPS ARE AVAILABLE WHERE SPECIFIED IN SCHEDULE)
 - WATER HEATERS: RINNAI, PALOMA.
 - HOSE BIBBS/WALL HYDRANTS: ZURN, CHICAGO FAUCET, T&S BRASS, WOODFORD.
- ENCLOSE ALL SUPPLIES AND P-TRAPS OF BARRIER FREE LAVATORIES WITH A PROTECTIVE INSULATING MATERIAL AND A SMOOTH JACKET (TRAP WRAP OR EQUAL).
- WHEN INSTALLING ALTRO SHEET VINYL, IT IS CRITICAL THAT THE CLEANOUTS, FLOOR SINKS,AND TRENCH DRAINS BE A SURFACE MEMBRANE CLAMPING TYPE. USE CERTIFIED ALTRO INSTALLER AND FOLLOW ALL ALTRO DETAILS.



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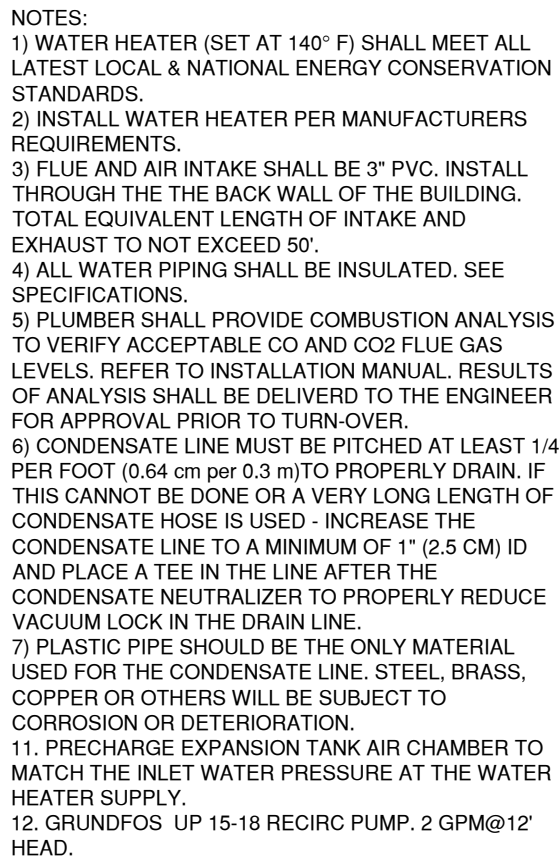
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PROJECT NO: FBGA-100
ACAD FILE#: TV
DRAWN BY: TV
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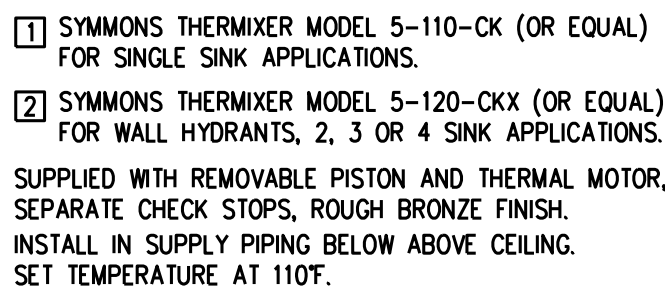
DOMESTIC FLOOR PLAN

P1.1



LOCATE EXTERIOR CLEANOUTS AT ENDS OF RUNS, AT TURNS OF PIPE GREATER THAN 45 DEGREES, AT MAXIMUM 100' INTERVALS ON STRAIGHT RUNS, AND WHERE SHOWN ON PLANS. VERIFY SOIL/ROCK CONDITIONS WITH GEOTECHNICAL REPORT OR SITE EXAMINATION. USE SCHEDULE-40 POLYVINYLCHLORIDE (PVC) PIPE & FITTINGS WITH SOLVENT WELD JOINTS. BACKFILL WITH CRUSHED ROCK TO COVER PIPE MINIMUM 6". PROVIDE EARTH BACKFILL & COMPACTION PER ARCHITECTURAL SPECS. REPAIR ANY SOD AND/OR PAVEMENT TO MATCH EXISTING.

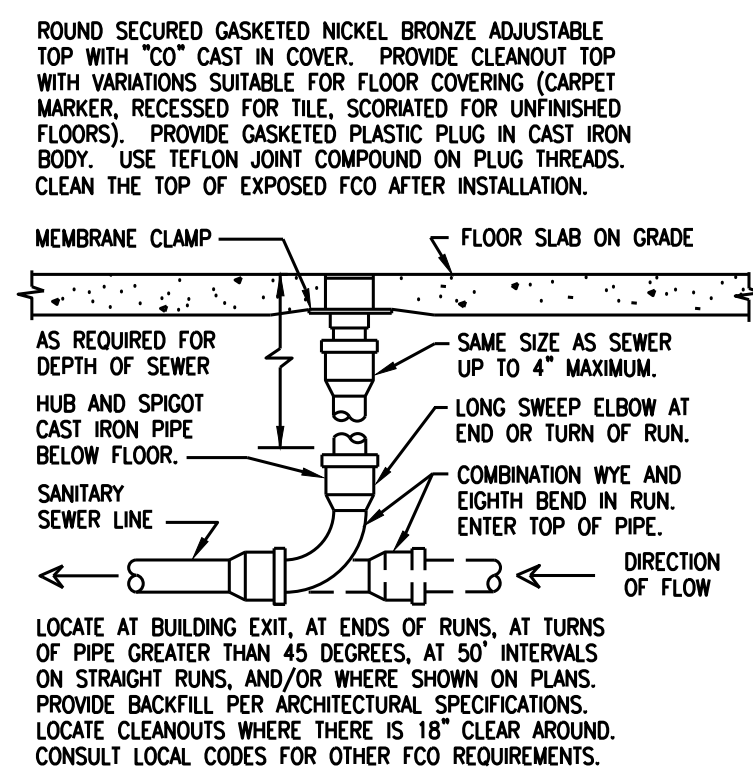
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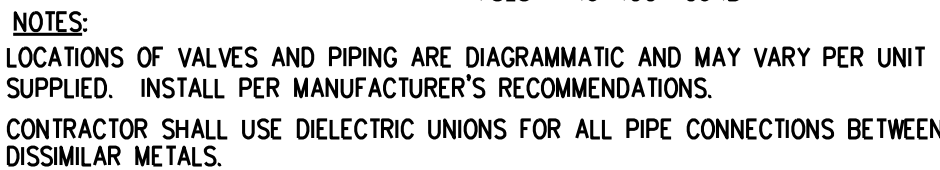
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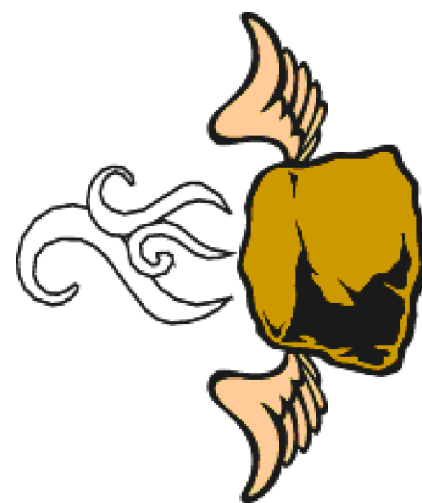
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PLUMBING DETAILS

	FLUORESCENT TROFFER, TYPE AS NOTED		DUPLEX RECEPTACLE 18" AFF OR AS NOTED, NEMA 5-20R
	FLUORESCENT TROFFER, TYPE AS NOTED PROVIDE WITH EMERGENCY BALLAST		WEATHER PROOF DUPLEX RECEPTACLE 18" AFF OR AS NOTED, NEMA 5-20R
	FLUORESCENT TROFFER, TYPE AS NOTED		WEATHER PROOF DUPLEX RECEPTACLE AFF AS NOTED, NEMA 5-20R W/ USB CHARGER
	FLUORESCENT TROFFER, TYPE AS NOTED PROVIDE WITH EMERGENCY BALLAST		DUPLEX RECEPTACLE ABOVE COUNTER OR AS NOTED, NEMA 5-20R
	RECESSED CAN FIXTURE, TYPE AS NOTED		QUAD RECEPTACLE 18" AFF OR AS NOTED, NEMA 5-20R
	RECESSED CAN FIXTURE, TYPE AS NOTED PROVIDE WITH EMERGENCY BALLAST		DUPLEX RECEPTACLE 18" AFF OR AS NOTED, NEMA 5-20R
	FLUORESCENT STRIP FIXTURE		SPECIAL PURPOSE RECEPTACLE 18" AFF OR AS NOTED, SEE SCHEDULE
	WALL MOUNTED FIXTURE, TYPE AS NOTED		WALL / CEILING MOUNTED JUNCTION BOX
	PENDANT FIXTURE, TYPE AS NOTED	60/3/1 	UNFUSED DISCONNECT SWITCH RATING/POLES/NEMA RATING
	PENDANT FIXTURE, TYPE AS NOTED PROVIDE WITH EMERGENCY BALLAST		FUSED DISCONNECT SWITCH RATING/POLES/NEMA RATING/FUSE SIZE
	TRACK LIGHT FIXTURE, TYPE AS NOTED		MOTOR
	EMERGENCY LIGHT		GROUND
	EXIT/EMERGENCY LIGHT COMBINATION		TRANSFORMER
	CEILING MOUNTED EXIT SIGN		UTILITY GRADE METER
	WALL MOUNTED EXIT SIGN		TRANSIENT VOLTAGE SURGE SUPPRESSOR
	SINGLE POLE SWITCH, 44" AFF		TELEPHONE OUTLET, PROVIDE 4" BOX SINGLE GANG PLASTER RING, 3/4" C ABOVE CEILING
	TWO SINGLE POLE SWITCHES GANGED TOGETHER FOR INNER/OUTER CONTROL OF LAMPS, 44" AFF		DATA OUTLET, PROVIDE 4" BOX SINGLE GANG PLASTER RING, 3/4" C ABOVE CEILING
	THREE SINGLE POLE SWITCHES GANGED TOGETHER 44" AFF		TELEVISION/CABLE OUTLET
	THREE WAY SWITCH, 44" AFF		TELEPHONE OUTLET, PROVIDE 4" BOX FLUSH IN FLOOR, 3/4" C ABOVE CEILING
	TWO THREE WAY SWITCHES GANGED TOGETHER FOR INNER/OUTER CONTROL OF LAMPS, 44" AFF		DATA OUTLET, PROVIDE 4" BOX FLUSH IN FLOOR, 3/4" C ABOVE CEILING
	FOUR WAY SWITCH, 44" AFF		DOOR HOLD-OPEN DEVICE
	WALL BOX DIMMER 1000W UNLESS NOTED DIFFERENTLY 44" AFF		TRANSFORMER, SEE ONE LINE
	WEATHER PROOF SWITCH, 44" AFF		SPEAKER STROBE
	MOTOR RATED SWITCH, 44" AFF OR AS NOTED		HORN
	COMBINATION SWITCH AND OCCUPANCY SENSOR, 44" AFF TYPE WSD OR EQUAL		PULL STATION
	DIGITAL TIMER SWITCH, 44" AFF		FIRE ALARM STROBE, MIN 75 CANDELA CEILING / WALL MOUNT
	CEILING MOUNTED OCCUPANCY SENSOR		DUCT MOUNTED SMOKE DETECTOR
	WALL MOUNTED OCCUPANCY SENSOR, 44" AFF		SMOKE DETECTOR
	TIME CLOCK		HEAT DETECTOR
	LIGHTING CONTACTOR		TAMPER SWITCH
	PHOTO CELL		FLOW SWITCH
	8" CONE SPEAKER IN CEILING EC TO PROVIDE BLACK SPEAKER		RACEWAY CONCEALED IN WALL OR ABOVE CEILING
	8" CONE SPEAKER IN WALL EC TO PROVIDE BLACK SPEAKER		RACEWAY EXPOSED
	VOLUME CONTROL		RACEWAY CONCEALED IN FLOOR SLAB, BELOW SLAB OR GRADE BELOW SLAB OR GRADE, OR UNDER RAISED ACCESS FLOOR
	PLYWOOD EQUIPMENT BACKBOARD 4'X8' UNLESS NOTED OTHERWISE		DENOTES CONDUIT TURNING UP IN PLAN VIEW
	CLOSED CIRCUIT TELEVISION CAMERA		DENOTES CONDUIT TURNING DOWN IN PLAN VIEW
	SHORT CIRCUIT AVAILABLE CURRENT		STUB UP

ABBREVIATIONS

AMPS	AMPERES	FLA	FULL LOAD AMPERES	NO	NORMALLY OPEN, NUMBER
A/C	AIR CONDITIONER	GND	GROUND	NTS	NOT TO SCALE
AC	ALTERNATING CURRENT	GALV	GALVANIZED	PNSL	PANELBOARD
AF	AMPERE FRAME	GRS	GALVANIZED RIGID STEEL	PVC	POLYVINYL CHLORIDE
AFG	ABOVE FINISHED FLOOR	GFCI	GROUND FAULT	RGS	RIGID GALVANIZED
AFG	ABOVE FINISHED GRADE		CIRCUIT INTERRUPTER		STEEL CONDUIT
AIC	AMPERE	GFI	GROUND FAULT INTERRUPTER	RMC	RIGID METALLIC
	INTERRUPTING CURRENT	AL	ALUMINUM		CONDUIT (GALVANIZED)
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	HP	HORSEPOWER	RMS	ROOT-MEAN-SQUARE
		IMC	INTERMEDIATE METAL CONDUIT	RNC	RIGID NON-METALLIC
AWG	AMERICAN WIRE GAUGE		INTERMEDIATE SHORT CIRCUIT		CONDUIT
BC	BARE COPPER	IG	ISOLATED GROUND	SCA	SHORT CIRCUIT
BKBD	BACKBOARD	INST	INSTANTANEOUS		AVAILABLE
C	CONDUIT	JB	JUNCTION BOX	SWBD	SWITCHBOARD
CB	CIRCUIT BREAKER	KAIC	KILO (THOUSAND) AMPERES	SWGR	SWITCHGEAR
CKT	CIRCUIT		INTERRUPTING CAPACITY	TBD	TO BE DETERMINED
CU	COPPER	KCMIL	KILO (THOUSAND)	TCP	TEMPERATURE CONTR
DIST	DISTRIBUTION		CIRCULAR MILS		PANEL
DN	DOWN	KV	KILO (THOUSAND) VOLTS	TD	TIME DELAY
DP	DISTRIBUTION PANEL	KVA	KILO (THOUSAND)	TEL	TELEPHONE
DWG	DRAWING		VOLT-AMPERES	TVSS	TRANSIENT VOLTAGE
	ENCASED BURIAL	KW	KILO (THOUSAND) WATTS		SURGE SUPPRESSION
E	EMPTY CONDUIT	KWH	KILO (THOUSAND) WATT-HOURS	TYP	TYPICAL
EEW	ENERGIZED ELECTRICAL WORK	LFCM	LIQUID-TIGHT FLEXIBLE	UG	UNDERGROUND
EGC	EQUIPMENT GROUNDING		METAL CONDUIT	UON	UNLESS OTHERWISE
	CONDUCTOR	MCB	MAIN CIRCUIT BREAKER		UNDERGROUND PULLB
ELR	END-OF-LINE RESISTOR	MCM	THOUSAND CIRCUIT MILS		V
EWC	ELECTRIC WATER COOLER	MCCB	MOLDED CASE		VOLTS
<E>	EXISTING	MLO	MAIN LUGS ONLY	V	VOLT-AMPERES
<E>	EXISTING TO REMAIN	N	NEUTRAL	VFD	VARIABLE
	EXISTING	NEC	NATIONAL ELECTRICAL		FREQUENCY DRIVE
FA	FIRE ALARM		CODE	WH	WATER HEATER
FAX	FIRE ALARM ANNUNCIATOR	NESC	NATIONAL ELECTRICAL	WP	WEATHERPROOF
FACP	FIRE ALARM CONTROL PANEL		SAFETY CODE	WT	WATER TIGHT
		NIC	NOT IN CONTRACT	XFMR	TRANSFORMER
		NL	NIGHT LIGHT		

1. "PROVIDE": FURNISH AND INSTALL, COMPLETE AND READY FOR OPERATION.
2. "INSTALL": RECEIVE, MOUNT, AND CONNECT, COMPLETE AND READY FOR OPERATION.
3. "FURNISH": SUPPLY, DELIVER TO JOB SITE, PROTECT AND STORE.

B. WORK INCLUDED: PROVIDE ALL LABOR, TOOLS, MATERIAL, EXCAVATION, BACKFILL, CUTTING, PATCHING, TESTING, ADJUSTING, AND TRADE COORDINATION REQUIRED FOR A COMPLETE AND FULLY OPERATIONAL INSTALLATION, AS DESCRIBED ON THE DRAWINGS OR IN THE SPECIFICATIONS.

C. CODES, RULES, AND REGULATIONS: COMPLY WITH ALL CODES ENFORCED BY THE LOCAL INSPECTION AUTHORITY, THE EDITION OF THE NATIONAL ELECTRICAL CODE BEING ENFORCED FOR THIS PROJECT BY THE LOCAL INSPECTION AUTHORITY, ALL APPLICABLE LAWS AND ORDINANCE, NFPA FIRE CODES, STANDARD BUILDING CODE. GIVE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL INSPECTION AND OTHER FEES REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK.

D. MATERIALS: ALL MATERIAL SHALL BE NEW, AND SHALL COMPLY WITH THE INDICATED STANDARDS. ALL MATERIAL SHALL BE NEW, UNLESS OTHERWISE LISTED. ALL MATERIAL SHALL BE OF A SUITABLE TYPE AND RATING FOR THE INTENDED USE, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE INSTRUCTIONS AND RECOMMENDATIONS OF THE MANUFACTURER.

E. DRAWINGS

1. THE DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT SHOW ALL OF THE REQUIRED DETAILS OF THE WORK. ALL MATERIALS CUSTOMARILY CONSIDERED TO BE A PART OF THE ELECTRICAL WORK AND REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION SHALL BE PROVIDED WITHOUT ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL REFER ALSO TO THE ARCHITECTURAL DRAWINGS AND TO THE DRAWINGS OF ALL OTHER TRADES TO COORDINATE THE ELECTRICAL INSTALLATION. WHERE ELECTRICAL EQUIPMENT IS SHOWN ON ARCHITECTURAL DRAWINGS OR DETAILS, THE EQUIPMENT SHALL BE INSTALLED AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
3. EQUIPMENT OF OTHER TRADES IS SHOWN SCHEMATICALLY ON THE ELECTRICAL DRAWINGS. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS OF THE TRADE PROVIDING THE EQUIPMENT BEFORE ROUGHING IN THE CONNECTIONS FOR IT. THE CONTRACTOR SHALL CONNECT THE EQUIPMENT WHERE ACTUALLY INSTALLED, INCLUDING WIRING THROUGH ANY LINE VOLTAGE CONTROLLERS, WITHOUT ANY ADDITIONAL COST TO THE OWNER.
4. PRIOR TO ROUGHING IN CIRCUITS FOR EQUIPMENT FURNISHED BY OTHER TRADES, AND PRIOR TO RELEASING FOR MANUFACTURE PANELBOARDS, STARTERS OR MOTOR CONTROL CENTERS FEEDING SUCH EQUIPMENT, THE CONTRACTOR SHALL WORK OUT THE ELECTRICAL PROVISIONS BEING PLANNED WITH THE TRADE PROVIDING THE EQUIPMENT AND SUBMIT ANY CONFLICTS IN WRITING TO THE ARCHITECT.
5. THE ARCHITECT MAY DIRECT THE RELOCATION OF ANY ELECTRICAL OUTLET, FIXTURE, OR OTHER EQUIPMENT TO A LOCATION WITHIN 10 FEET OF THE LOCATION SHOWN ON THE DRAWINGS AT NO ADDITIONAL COST TO THE OWNER PROVIDED SUCH RELOCATION IS DIRECTED PRIOR TO THE INSTALLATION OF THE OUTLET, FIXTURE OR EQUIPMENT BEING RELOCATED.
- D. SUBMITTAL DOCUMENTS: PRODUCT DATA AND SHOP DRAWINGS SHALL BE SUBMITTED IN SIX COPIES TO THE ARCHITECT FOR REVIEW PRIOR TO THE RELEASE OF THE MATERIAL FOR MANUFACTURE. REVIEW OF SUBMITTALS BY THE ARCHITECT WILL BE ONLY FOR GENERAL CONFORMANCE WITH THE DRAWINGS AND SPECIFICATIONS. REVIEW WILL BE MADE ONLY OF INFORMATION CLEARLY AND SPECIFICALLY INDICATED IN THE SUBMITTAL, AND DOES NOT IMPLY THE ACCEPTABILITY OF DETAILS WHICH ARE NOT SO DESCRIBED IN THE SUBMITTAL. REVIEW OF THE SUBMITTAL DOCUMENTS BY THE ARCHITECT DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLY WITH ALL REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. SUBMITTAL IS REQUIRED FOR PANELBOARDS AND LOADCENTERS, LIGHT FIXTURES, WIRING DEVICES, FIRE ALARM DEVICES, AND SURFACE ALUMINUM RACEWAY.
- G. AS-BUILT DRAWINGS: AS-BUILT DRAWINGS SHALL BE MAINTAINED AT THE JOBSITE, AND SHALL BE AVAILABLE FOR REVIEW DURING CONSTRUCTION. AS-BUILT DRAWINGS SHALL BE KEPT CURRENT DURING THE COURSE OF CONSTRUCTION OF THE WORK. SUBMIT AS-BUILT DRAWINGS TO THE ARCHITECT AT THE COMPLETION OF THE PROJECT.
- H. TESTING: TEST ALL PARTS OF THE WORK TO VERIFY COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. VERIFY TIGHTNESS OF ALL MECHANICAL AND ELECTRICAL CONNECTIONS. VERIFY INTEGRITY OF ALL WIRING SYSTEMS TO ASSURE CONTINUITY, ABSENCE OF UNINTENTIONAL GROUNDS, AND INTEGRITY OF REQUIRED GROUNDS.
- I. CHANGE REQUEST (CHANGE ORDER) APPROVAL: CHANGE REQUESTS WILL NOT BE CONSIDERED UNLESS THE CONTRACTOR'S DETAILED LABOR AND MATERIAL ESTIMATE DESCRIBING THE CHANGE IS SUBMITTED TO THE ARCHITECT ALONG WITH THE CHANGE REQUEST. MATERIAL PRICES AND LABOR UNITS ASSIGNED TO EACH LINE ITEM OF THE ESTIMATE, MATERIAL PRICES SHALL BE THE ACTUAL PRICE PAID BY THE CONTRACTOR FOR MATERIAL PURCHASED OR THE ACTUAL PRICE QUOTED TO THE CONTRACTOR BY THE MATERIAL VENDOR PROPOSED BY THE CONTRACTOR.
- J. COORDINATION WITH THE WORK OF OTHERS: COORDINATE WITH EACH TRADE FURNISHING EQUIPMENT REQUIRING ELECTRICAL SERVICE TO INSURE THAT THE CHARACTERISTICS SHOWN ON THE DRAWINGS FOR THE CIRCUIT SERVING THE EQUIPMENT ARE COMPATIBLE WITH THE REQUIREMENTS OF THE EQUIPMENT BEING FURNISHED. CIRCUIT BREAKERS, FUSES, DISCONNECT SWITCHES AND ASSOCIATED BRANCH CIRCUITS SHOWN ON THE DRAWINGS TO FEED HVAC EQUIPMENT, KITCHEN EQUIPMENT, ELEVATOR MOTORS, AND OTHER EQUIPMENT HAVE BEEN SELECTED BASED UPON THE CHARACTERISTICS OF EQUIPMENT BY ONE MANUFACTURER AND MAY NOT BE CORRECT FOR THE EQUIPMENT BEING PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE OPERATING CHARACTERISTICS OF THE EQUIPMENT ACTUALLY BEING PROVIDED AND SHALL PROVIDE AT NO ADDITIONAL COST TO THE OWNER CIRCUIT BREAKERS, FUSES, DISCONNECT SWITCHES AND BRANCH CIRCUITS AS REQUIRED BY THAT EQUIPMENT.
- K. EXISTING WORK: THE EXISTING ELECTRICAL INSTALLATION SHALL REMAIN AS-IS AND IN OPERATION EXCEPT WHERE OTHERWISE REQUIRED. GIVE WRITTEN NOTICE OF ANY UNFORESEEN EXISTING CONDITIONS WHICH MAY AFFECT THE WORK INVOLVING THE CHANGING OR EXISTING SPACES SHALL BE BECOME KNOWN WITH THE MINIMUM INCONVENIENCE TO THE OWNER, AND SHALL BE DONE IN A MANNER AND TIME APPROVED BY THE OWNER. ANY INTERRUPTIONS SHALL BE DURING TIMES DESIGNATED BY THE OWNER.

3. ALL PENETRATIONS OF FIRE RATED WALLS, SLABS, PARTITIONS, AND CEILINGS SHALL BE FIREPROOFED WITH A U.L. LISTED SYSTEM THAT WILL MAINTAIN THE ORIGINAL FIRE RATING OF THE PENETRATED STRUCTURE. ALL FIREPROOFING MATERIALS APPLIED AT ANY ONE PENETRATION SHALL BE THE PRODUCT OF ONE MANUFACTURER AND SHALL BE APPLIED AS DESCRIBED IN THE U.L. FIREPROOFING SYSTEM BEING USED. CONSTRUCTED, PULVERIZED, FIBER REINFORCED CABLE TRAY, AND CABLE TRAY BEING USED FOR LOW VOLTAGE CABLES SHALL BE INDEFINITELY NON-HARDENING AND REMOVABLE WITH COMMON HAND TOOLS.
4. BACKBOARDS SHALL BE 8 FT. HIGH BY LENGTH SHOWN ON THE DRAWINGS AND SHALL BE U/L LABELED FIRE TREATED PLYWOOD.
5. PROVIDE ALL POWER WIRING AND CONNECTIONS FOR ALL ELECTRICALLY OPERATED EQUIPMENT. POWER WIRING INCLUDES WIRING THROUGH ANY LINE VOLTAGE CONTROL DEVICES, SUCH AS THERMOSTATS AND MANUAL STARTERS, AND THROUGH SWITCHES AND CONTACTORS EXCEPT THOSE FURNISHED AS AN INTEGRAL PART OF THE EQUIPMENT.
6. CONNECTIONS TO MOTORS, TRANSFORMERS, AND OTHER VIBRATING EQUIPMENT NOT INSTALLED IN A PLENUM SPACE SHALL BE MADE WITH A SHORT LENGTH OF LIQUIDTIGHT FLEXIBLE CONDUIT, MINIMUM 1/8", INSTALLED IN A MANNER TO PERMIT MOVEMENT OF EQUIPMENT.
7. PERFORM ALL EXCAVATING, BACKFILLING, CUTTING AND REPAIRING REQUIRED FOR INSTALLATION OF ELECTRICAL WORK.
8. CONTRACTOR SHALL X-RAY FLOOR SLABS PRIOR TO ALL CORE DRILLINGS.
- N. CONDUIT: FEEDERS AND BRANCH CIRCUIT HOME RUNS SHALL BE CONSTRUCTED OF EMT WITH ALL STEEL SET-SCREW FITTINGS. CONNECTORS SHALL BE INSULATED THROAT TYPE. PROVIDE METALLIC BUSHINGS WITH PLASTIC INSERTS FOR 3" OR LARGER. CONDUITS FEEDING OR CONNECTING TO EQUIPMENT PROVIDED BY OTHER TRADES SHALL NOT BE INSTALLED UNTIL SUCH EQUIPMENT IS INSTALLED OR UNTIL SPECIFIC ROUGH-IN INSTRUCTIONS ARE PROVIDED BY THE TRADE PROVIDING THE EQUIPMENT. UNLESS OTHERWISE INDICATED, CONDUITS SHALL BE CONCEALED. RACEWAYS INSTALLED IN OR UNDER SLABS, ON GRADE, OR AS EXTERIOR DUCT BANKS SHALL BE PVC COATED RMC. RUN EXPOSED CONDUITS PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. TWO OR MORE RACEWAYS RUN TOGETHER SHALL BE INSTALLED ON GRASS TRAPEZE TYPE HANGERS. SUCH RACEWAYS ASSEMBLIES SHALL BE RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. CONDUIT ASSEMBLIES SHALL BE RUN PARALLEL TO THE FACE OF CONCRETE OR MASONRY WALL. OUTSIDE DIAMETER OF CONDUIT SHALL NOT EXCEED 1/3 OF THE SLAB THICKNESS, AND SHALL NOT BE LARGER THAN 1 1/4". PROVIDE 0.25" NYLON PULL TAPE IN ALL EMPTY CONDUITS. BRANCH CIRCUITS MAY UTILIZE TYPE MC ARMORED CABLE ASSEMBLY WITH COPPER CONDUCTORS AND FULL SIZE EQUIPMENT GRROUNDING CONDUCTORS FOR INDIVIDUAL DROPS TO DEVICES. TYPE MC CABLE SHALL BE SUPPORTED A 48" INTERVALS AND SHALL NOT LAY ON THE CEILING GRID OR INTERFERE WITH THE REMOVAL OF CEILING SIZE EQUIPMENT GROUNDING CONDUCTORS.
- O. CONDUCTORS: ALL BUILDING WIRE SHALL BE 600 VOLT RATED THHN OR THWN COPPER, STRANDED FOR SIZES #8AWG AND LARGER, SOLID FOR SIZES 10 AND SMALLER UNLESS APPLIED FOR CONTROL. ALL BUILDING WIRE AND SPECIAL CABLES FOR SYSTEMS SHALL BE INSTALLED IN A RACEWAY. ALL WIRE AND CABLE SHALL BE DELIVERED TO THE JOBSITE IN ORIGINAL UNBROKEN PACKAGES, CARTONS OR REELS, WITH THE MANUFACTURERS NAME, U/L LABEL, AND CHARACTERISTICS OF THE PRODUCT PLAINLY VISIBLE. ALL WIRE AND CABLE SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA. WIRES SHALL BE COLOR CODED AS FOLLOWS (A,B,C,N,G): 120/208-BLACK, RED, BLUE, WHITE, GREEN; 480/277- BROWN, ORANGE, YELLOW, GRAY, GREEN. SPLICES SHALL BE COMPRESSION TYPE. CONTROL CONDUCTORS SHALL BE TERMINATED WITH INSULATED CONNECTORS, T&B STAKON, 120 VOLT CIRCUITS WITH HOMERUN LENGTH OVER 100 FEET AND 277 VOLT CIRCUITS WITH A HOMERUN LENGTH OVER 200 FEET SHALL HAVE #10 MINIMUM HOMERUN CONDUCTORS. ALL THREE PHASE BRANCH CIRCUITS WITH A COMMON NEUTRAL SHALL HAVE #10 MINIMUM NEUTRAL.
- P. BOXES: OUTLET BOXES SHALL BE SHEET STEEL, MINIMUM 4" SQUARE, MINIMUM 1.5" DEEP WITH PLASTER RING IN PLASTER OR BRICK CONSTRUCTION. OUTLETS BOXES IN POURED CONCRETE SHALL BE CONCRETE RINGS. MASONRY BOXES SHALL BE USED IN MASONRY OR TILE CONSTRUCTION. OUTLET BOXES FOR SURFACE ALUMINUM RACEWAY SHALL BE 4-1/16" WITH PLASTER RINGS ORIENTED HORIZONTALLY. BOXES SHALL BE SECURELY ANCHORED IN PLACE, AND SHALL BE SUPPORTED INDEPENDENT OF THE RACEWAY SYSTEM. PULL BOXES SHALL BE GALVANIZED SHEET STEEL, MINIMUM 12 GAUGE, WITH SCREW COVERS, AND WELDED CONSTRUCTION. WELDS SHALL BE COLD GALVANIZED. USING PERMANENT WATER PROOF WIDE BLACK MARKER, CLEARLY LABEL COVER OF ALL BRANCH CIRCUIT JUNCTION AND PULL BOXES WITH PANEL AND CIRCUIT NUMBER OF CIRCUITS CONTAINED IN OR PASSING THROUGH THE BOX. BRANCH CIRCUIT AND FEEDER JUNCTION AND PULL BOXES USED WITH EMERGENCY FEEDERS AND CIRCUITS SHALL BE PAINTED RED. PROVIDE ENGRAVED LAMINATED PLASTIC LABEL ON COVER OF EACH FEEDER PULL OR JUNCTION BOX INDICATING FEEDER DESIGNATION, SOURCE, LOAD, AND VOLTAGE.
- Q. WIRING DEVICES: SWITCHES FOR LIGHTING CIRCUITS SHALL BE 120/277 VOLT, 20 AMP, A.C. ONLY. QUIENT TYPE, WITH GROUND BONDING SCREW, SPECIFICATION GRADE. MOMENTARY CONTACT SWITCHES SHALL BE SINGLE PULL DOUBLE THROW, CENTER OFF GE #5935 OR EQUAL. DUPLEX RECEPTACLES SHALL BE 15 AMP HUBBELL 5262 OR EQUAL, DEDICATED DUPLEX RECEPTACLES SHALL BE 20AMP HUBBELL IG5362 OR EQUAL. SPECIAL RECEPTACLES SHALL BE THE SAME OR SIMILAR CONSTRUCTION. FACE PLATES SHALL BE SMOOTH NYLON OR THERMOPLASTIC. ADJACENT OUTLETS SHALL BE INSTALLED IN MULTI-GANG BOXES WITH A SINGLE MULTI-GANG FACE PLATE. RECEPTACLES CONNECTED TO AN EMERGENCY CIRCUIT SHALL BE RED. COORDINATE COLOR OF DEVICES AND FACEPLATE WITH ARCHITECT.
- R. GROUNDING: ALL FEEDERS AND BRANCH CIRCUITS SHALL BE PROVIDED WITH INSULATED GREEN EQUIPMENT GROUNDING CONDUCTOR.
- S. LIGHTING: SPARE FLOURESCENT LAMPS SHALL MATCH BUILDING STANDARD UNLESS NOTED OTHERWISE. INCANDESCENT LAMPS SHALL BE 130VOLT. NEW BALLASTS SHALL BE SOLD STATE ELECTRONIC. EXIT FIXTURES SHALL MATCH BUILDING STANDARD. FIXTURE LOCATIONS SHALL BE AS SHOWN ON THE REFLECTED CEILING PLAN. PROVIDE LAY-IN FIXTURES WITH TWO REMOVABLE CLIPS ATTACHING FIXTURE TO CEILING GRID. FLANGED FIXTURES SHOWN TO BE INSTALLED IN CONTINUOUS ROWS SHALL NOT HAVE INTERMEDIATE FLANGES. ALL PENDANT FIXTURES SHALL BE MOUNTED TO STRUCTURE. SEISMIC SUPPORT WIRES AND/OR COMPRESSION STRUTS FOR LAY-IN FIXTURES SHALL BE SUBJECT TO LOCAL AHJ LAESTER REQUIREMENTS.
- T. FIRE ALARM DEVICES: NEW FIRE ALARM DEVICES SHALL BE COMPATIBLE WITH EXISTING BUILDING ADDRESSABLE FIRE ALARM SYSTEM. INSTALL NEW DEVICES AND CONNECT TO NEAREST SIGNALING OR NOTIFICATION DEVICE EXISTING WITHIN THE AREA. CONTRACTOR SHALL VERIFY CIRCUIT HAS CAPACITY FOR ADDED LOAD. SYSTEM SHALL BE CERTIFIED BY FIRE ALARM VENDOR AFTER COMPLETION OF WORK.
- U. PANELBOARDS: DEAD FRONT PANEL CONSTRUCTION WITH SEPARATELY MOUNTED INTERIOR TRIM. MAIN AND BRANCH DEVICES SHALL BE BOLT-ON. MULTI-POLE BREAKERS SHALL BE COMMON TRIP. WIDTH SHALL NOT EXCEED 22" FOR PANELBOARD AND ENCLOSURE SHALL MATCH BUILDING STANDARD. PROVIDE GROUND BUS IN PANELBOARD. PROVIDE THE GROUNDING CONDUCTOR IN THE PRIMARY FEED TO THE TRANSFORMER. SUPPLEMENTAL GROUNDING RATINGS SHALL BE AT LEAST 10% GREATER THAN AVAILABLE SHORT CIRCUIT CURRENT AT PANELBOARD.
- V. DRY-TYPE TRANSFORMERS: TRANSFORMERS SHALL BE DRY-TYPE, ENCLOSED, SELF-COOLED, VENTILATED TYPE. DEAD-FRONT Drip PROOF. PRIMARY AND SECONDARY TAPS SHALL BE ACCESSIBLE FROM THE FRONT. TRANSFORMERS SHALL MEET OR EXCEED BUILDING STANDARD TRANSFORMERS SPECIFICATIONS. PROVIDE AN ACCESSIBLE GROUNDING CONDUCTOR IN THE PRIMARY FEED TO THE TRANSFORMER. SUPPLEMENTAL GROUNDING RATINGS SHALL BE AT LEAST 10% GREATER THAN AVAILABLE SHORT CIRCUIT CURRENT AT PANELBOARD.
- W. DRY-TYPE TRANSFORMERS: TRANSFORMERS SHALL BE DRY-TYPE, ENCLOSED, SELF-COOLED, VENTILATED TYPE. DEAD-FRONT Drip PROOF. PRIMARY AND SECONDARY TAPS SHALL BE ACCESSIBLE FROM THE FRONT. TRANSFORMERS SHALL MEET OR EXCEED BUILDING STANDARD TRANSFORMERS SPECIFICATIONS. PROVIDE AN ACCESSIBLE GROUNDING CONDUCTOR IN THE PRIMARY FEED TO THE TRANSFORMER. SUPPLEMENTAL GROUNDING RATINGS SHALL BE AT LEAST 10% GREATER THAN AVAILABLE SHORT CIRCUIT CURRENT AT PANELBOARD.

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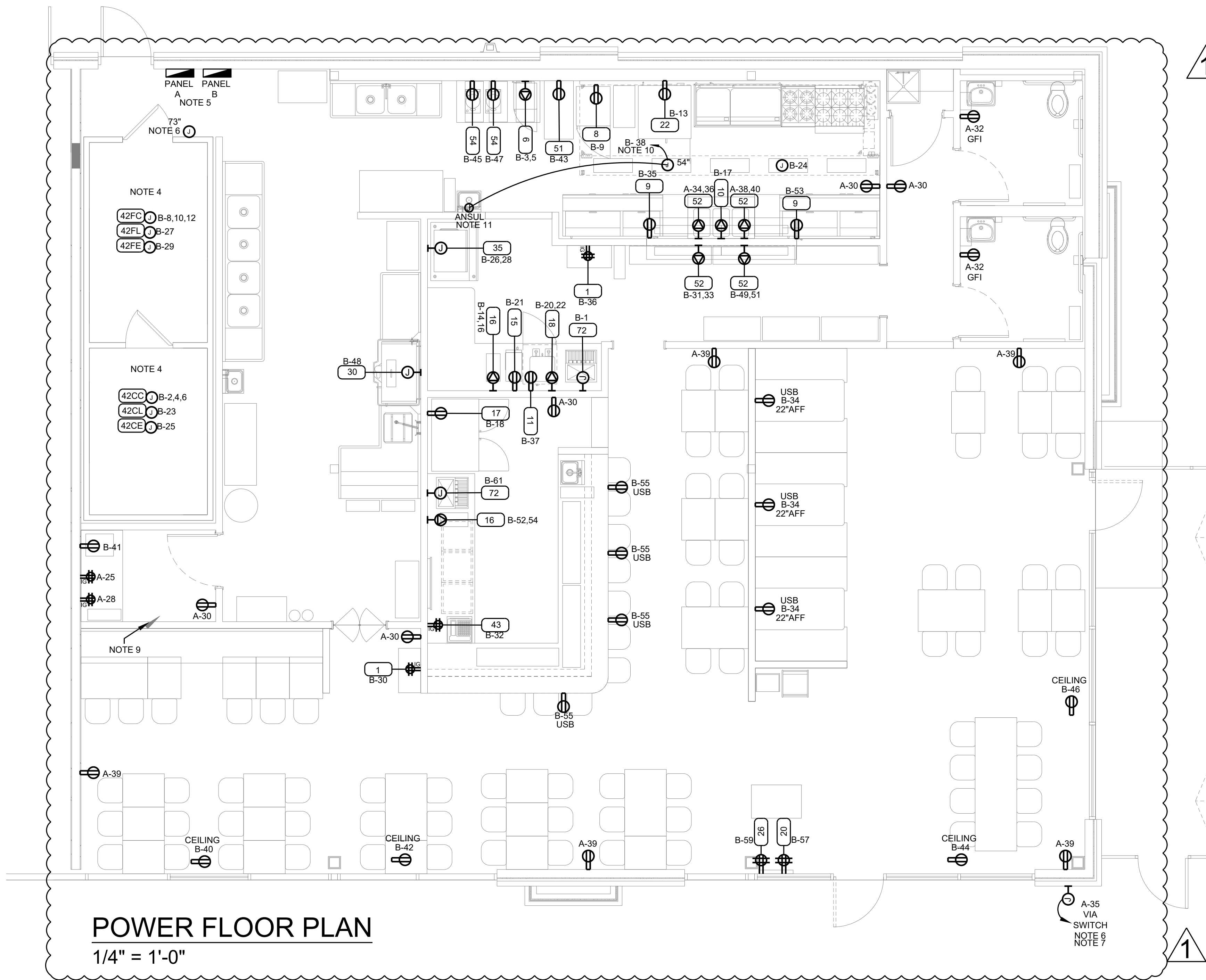
1. PROVIDE NON-CONTACTED, NON-SWITCHED HOT CONDUCTOR OF SAME CIRCUIT TO EACH EMERGENCY LIGHTING FIXTURE. EXIT SIGN AND NIGHT LIGHT. LABEL CIRCUITS IN PANELBOARD AS "EMERGENCY LIGHTING CIRCUIT".
2. FIXTURE PROVIDED WITH WALK-IN COOLER. CONTRACTOR TO PROVIDE POWER TO COOLER AS SPECIFIED IN KITCHEN EQUIPMENT SCHEDULE.
3. PROVIDE SWITCHBANK FOR LIGHTING. PROVIDE DIMMERS FOR DINING FIXTURES AND A MOTOR RATED SWITCH FOR THE FANS.
4. INTERLOCK EXHAUST FANS WITH LIGHTS.
5. EXTERIOR WALL MOUNTED EMERGENCY LIGHTS ARE EXISTING.

(A)
KITCHEN
2X4

SWITCH BANK DETAIL
N.T.S.

Project Title: FLYING BISCUIT Report date: 04/30/2020
Data filename: P:\2020\201045-TT-Flying-Biscuit, Lee Summit, Missouri\Drawings\FB BISCUIT LEES.cck Page 1 of 5

PROJECT NO: FBGA-100		REVISONS		DATE		DESCRIPTION	
ACAD FILE#:		1		07/23/0		Bldg Dept. Comments	
DRAWN BY: TV							
CHECKED BY: TFT							
ISSUE DATE: 05/01/20							
LIGHTING FLOOR PLAN							
E1.0							



POWER PLAN KEY NOTES

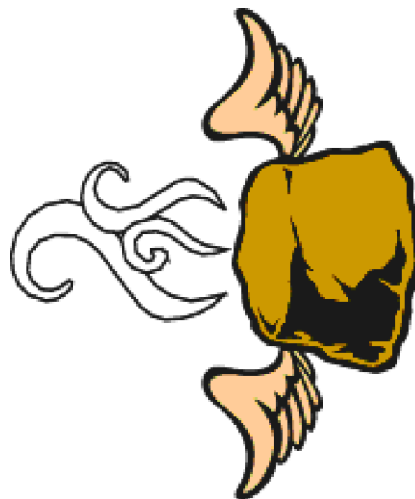
1. NOT USED.
2. NOT USED.
3. NOT USED.
4. PROVIDE J-BOX AND CONDUIT THROUGH SEALED OPENING FOR WIRING TO CONDENSERS ON CONTROL ROOF.
5. PROVIDE WORKING CLEARANCE IN FRONT OF PANELS PER N.E.C.
6. PROVIDE JUNCTION BOXES AND FEEDER SHOWN FOR SIGNS. COORDINATE FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION. PROVIDE NEW ASTRONOMICAL TIMECLOCK FOR ALL EXTERIOR SIGNS.
7. ELECTRICAL CONTRACTOR SHALL INSTALL DISCONNECT SWITCH SIGNAGE CIRCUIT(S) AS REQUIRED BY N.E.C. 600. REFER TO PLANS FOR NUMBER OF CIRCUITS REQUIRED. ROUTE CIRCUIT THRU FOR LIGHTING CONTACTOR.
8. THE SOUND SYSTEM REQUIRES A 110 VOLT SEPARATE, DEDICATED CIRCUIT AND A SINGLE GANG J-BOX AT 64" A.F.F. WITH 3/4" CONDUIT STUBBED ABOVE CEILING. SPEAKERS TO BE LOCATED AND INSTALLED BY MUZAK. GO TO PROVIDE PITCH PORT OUT THRU THE ROOF IF REQUIRED BY VENDOR. COORDINATE LOCATION WITH VENDOR AND OWNER PRIOR INSTALLATION.
9. LIGHTING CONTACTOR. / TIME CLOCK ENCLOSURE.
10. PROVIDE J-BOX FOR CONNECTION TO ANSUL FIRE SUPPRESSION SYSTEM. MAKE FINAL CONNECTION AS REQUIRED.
11. J-BOX FOR ANSUL SYSTEM PULL STATION. MAKE CONNECTIONS AS REQUIRED.
13. COORDINATE HEIGHT OF TELEVISION POWER AND SIGNAL BOX WITH ARCHITECTURAL DRAWINGS. RECESS INTO CEILING WHEN TV IS NOT ADJACENT TO WALL.

GENERAL NOTES

1. THE G.C. IS RESPONSIBLE FOR ALL TEMPORARY POWER AS NECESSARY.
2. THE G.C. IS RESPONSIBLE FOR TELEPHONE EQUIPMENT WIRING AND RECEPTACLES. THE G.C. SHALL FURNISH A SITE TELEPHONE OPERATING THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD (CELLULAR OR PORTABLE PHONES DO NOT SATISFY THIS REQUIREMENT.).
3. CONVENIENCE OUTLETS MOUNTED AS REQUIRED BY LOCAL CODES UNLESS OTHERWISE INDICATED. CONVENIENCE OUTLETS TO MATCH ADJACENT WALL COLOR AS REQUIRED, WHITE IN THE DINING ROOM & RR AND WHITE IN THE KITCHEN. OUTLETS TO BE LOCATED SO AS TO BE AS INCONSPICUOUS AS POSSIBLE.
4. THE G.C. IS RESPONSIBLE FOR ALL FLOOR AND WALL PENETRATIONS FOR ELECTRICAL AND MECHANICAL WORK. ALL SUCH OPENINGS SHALL BE FRAMED AND REINFORCED.
5. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ALL EQUIPMENT NEUTRAL AND GROUND WIRING AS REQUIRED.
6. ELECTRICAL CONTRACTOR TO VERIFY ALL CONTROL WIRING WITH MECHANICAL CONTRACTOR TO ENSURE INTERLOCKING OF ALL EQUIPMENT.
7. ELECTRICAL CONTRACTOR TO PROVIDE ALL EQUIPMENT DISCONNECT SWITCHING AS REQUIRED.
8. ELECTRICAL CONTRACTOR TO VERIFY KITCHEN EQUIPMENT ROUGH-IN LOCATIONS WITH KITCHEN EQUIPMENT SUPPLIER.
9. ANY ELECTRICAL OUTLETS WITHIN 6'-0" OF A SINK SHALL BE GFI PROTECTED. UNLESS 2014 NEC IS BEING ENFORCED THAN THE FOLLOWING SHALL APPLY: ALL 15 & 20 AMP, 125 VOLT ELECTRICAL OUTLETS SHALL COMPLY W/ 2014 NEC 210.8 (3) WHICH WILL REQUIRE RESTROOMS, ROOFS, MECH. ROOMS & KITCHEN TO BE GFCI PROTECTED. PROVIDE EITHER INDIVIDUAL GFI DEVICES OR GFI CIRCUIT, BREAKERS, UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OR SCHEDULES.
10. GC SHALL VERIFY ALL OUTLET HEIGHT DIMENSIONS WITH KITCHEN COORDINATOR PRIOR BIDDING.
11. POS RECEPTACLE (QUAD AND DUPLEX) TO BE INSTALLED AT 46" AFF.



05/01/20



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FLYING BISCUIT
SUMMIT ORCHARDS
NW CHIPMAN RD & WARD RD
LEE'S SUMMIT, MO 64086

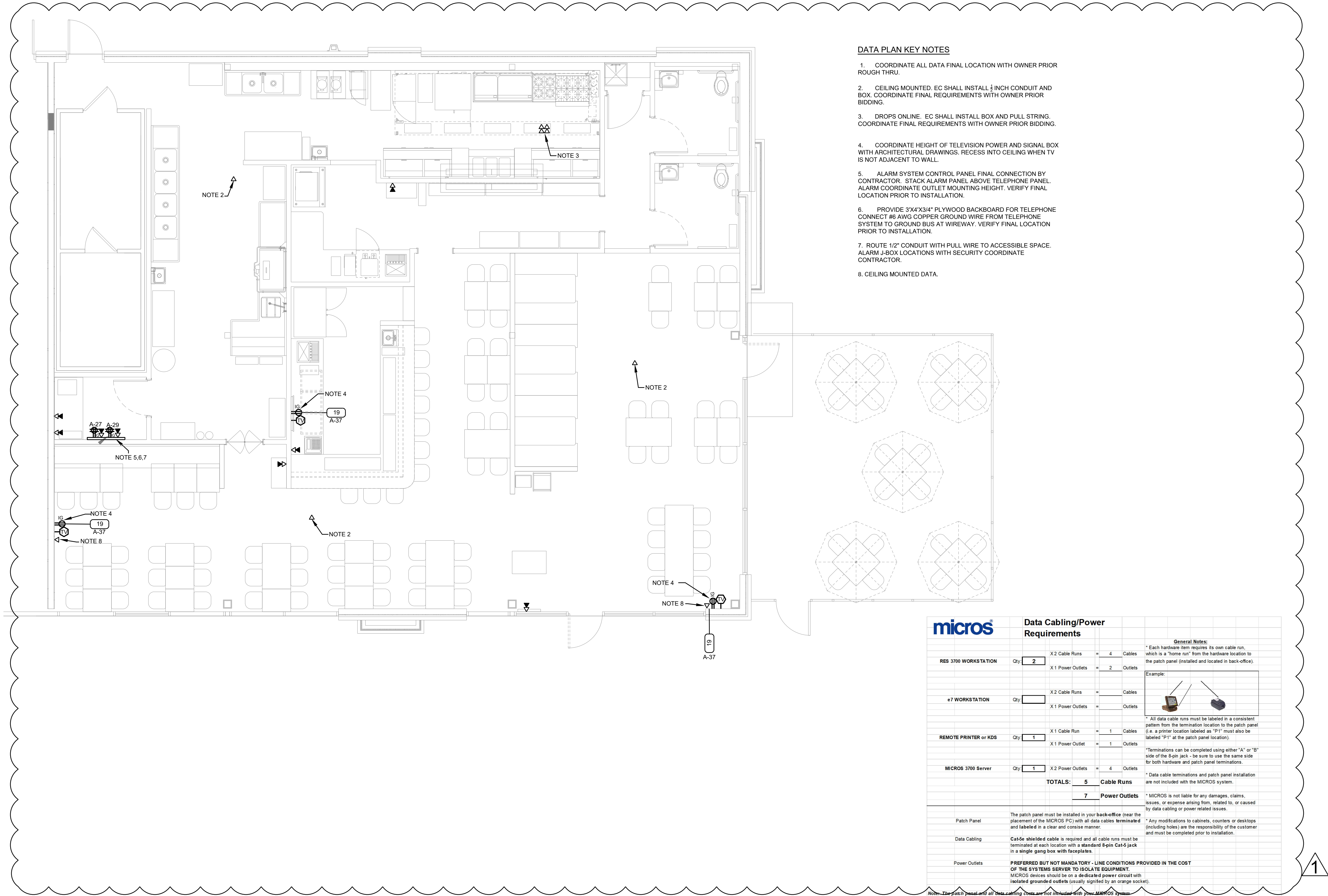
REVISIONS	DATE	DESCRIPTION
1	07/20/20	50% Draft Comments

PROJECT NO: FBGA-100
ACAD FILE#: TV
DRAWN BY: TV
CHECKED BY: TFT

ISSUE DATE: 05/01/20

POWER FLOOR PLAN

[illegible]



05/01/20

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FLYING BISCUIT
SUMMIT ORCHARDS
NW CHIPMAN RD & WARD RD
LEE'S SUMMIT, MO 64086

REV	DATE	DESCRIPTION
1	05/01/20	ISSUE FOR COMMENTS

PROJECT NO: FBGA-100
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ISSUE DATE: 05/01/20

DATA FLOOR PLAN

E2.2



1. ALL EQUIPMENT AND OTHER ELECTRICAL MATERIALS/WORK SHOWN AS EXISTING IN THIS SHEET SHALL BE VERIFIED BY ELECTRICAL CONTRACTOR TO BE EXISTING AND IN GOOD WORKING CONDITION. WHERE THE WIRING, DISCONNECT, OR OTHER COMPONENTS OF THE TENANT DO NOT EXIST OR DO NOT COMPLY WITH NEC AND LOCAL CODE, THE ELECTRICAL CONTRACTOR SHALL FIX, REPLACE, OR/AND PROVIDE.
2. PROVIDE JUNCTION BOX AND CONDUIT THROUGH SEALED OPENING FOR CONTROL WIRING/SPOOF WIRING TO MECHANICAL UNITS ON THE ROOF. COORDINATE EXACT EQUIPMENT LOCATIONS WITH MECHANICAL DRAWINGS PRIOR TO INSTALLATION.
3. EXTERIOR RECEPTACLE SHALL BE "WEATHER RESISTANT" TYPE AND SEALED ACCORDING TO THE MANUFACTURER. WEATHER PROOF COVER SHALL BE PROVIDED THAT IS WEATHER PROOF WHILE IN USE. THE RECEPTACLE SHALL BE GFI TYPE.
4. WATER HEATER IS GAS. PROVIDE CIRCUIT SHOWN FOR CONTROLS.

$$1/4" = 1'-0"$$

MECHANICAL EQUIPMENT SCHEDULE																
EQUIPMENT NAME	VOLTAGE	PHASE	HP	KW	KW / POLE	FLA	MCA	MOCB	BREAKER AMPACITY	PANEL	FEEDER	DISCONNECT (NOTE 1)				CONTROL
												SIZE	POLES	FUSE SIZE	ENCLOSURE	
RTU-1 (EXISTING)	208	3			4.34	36.2	45.0	45	45	A-2.4.6	3 # 6 - 1# 10 G- 1 "C.	60	3	NF	NEMA 3R	BY DIVISION 23
RTU-2 (EXISTING)	208	3			4.34	36.2	45.0	45	45	A-8.10.12	3 # 6 - 1# 10 G- 1 "C.	60	3	NF	NEMA 3R	BY DIVISION 23
RTU-3 (EXISTING)	208	3			4.34	36.2	45.0	45	45	A-14.16.18	3 # 6 - 1# 10 G- 1 "C.	60	3	NF	NEMA 3R	BY DIVISION 23
RTU-4 (EXISTING)	208	3			4.34	36.2	45.0	45	45	A-20.22.24	3 # 6 - 1# 10 G- 1 "C.	60	3	NF	NEMA 3R	BY DIVISION 23
MAU-1	208	3	2.00		0.94	7.8	9.4	20	20	A-13.15.17	3 # 12 - 1# 12 G- 1/2 "C.	30	3	NF	NEMA 3R	BY DIVISION 23
F-1	208	3	2.00		0.94	7.8	9.4	20	20	A-19.21.23	3 # 12 - 1# 12 G- 1/2 "C.	30	3	NF	NEMA 3R	BY DIVISION 23
F-2/F-3	120	1	0.25		0.05	0.4	20.0	20	20	A-42	2 # 12 - 1# 12 G- 1/2 "C.	MOTOR RATED SWITCH				BY DIVISION 26
WH-1	120	1			0.60	5.0	20.0	20	20	A-41	2 # 12 - 1# 12 G- 1/2 "C.	30	1	NF	NEMA 1	BY DIVISION 26



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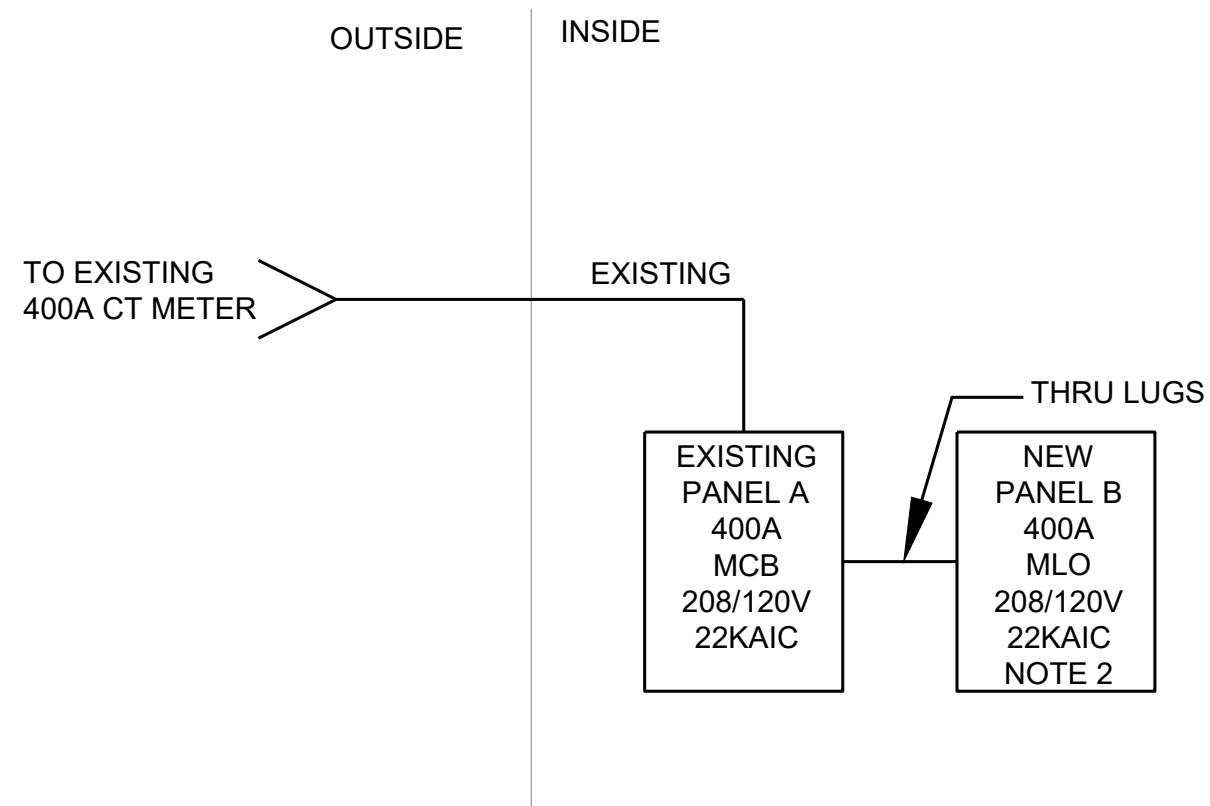
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PROJECT NO: FBGA-100
ACAD FILE#:
DRAWN BY: TV

ISSUE DATE: 05/01/20

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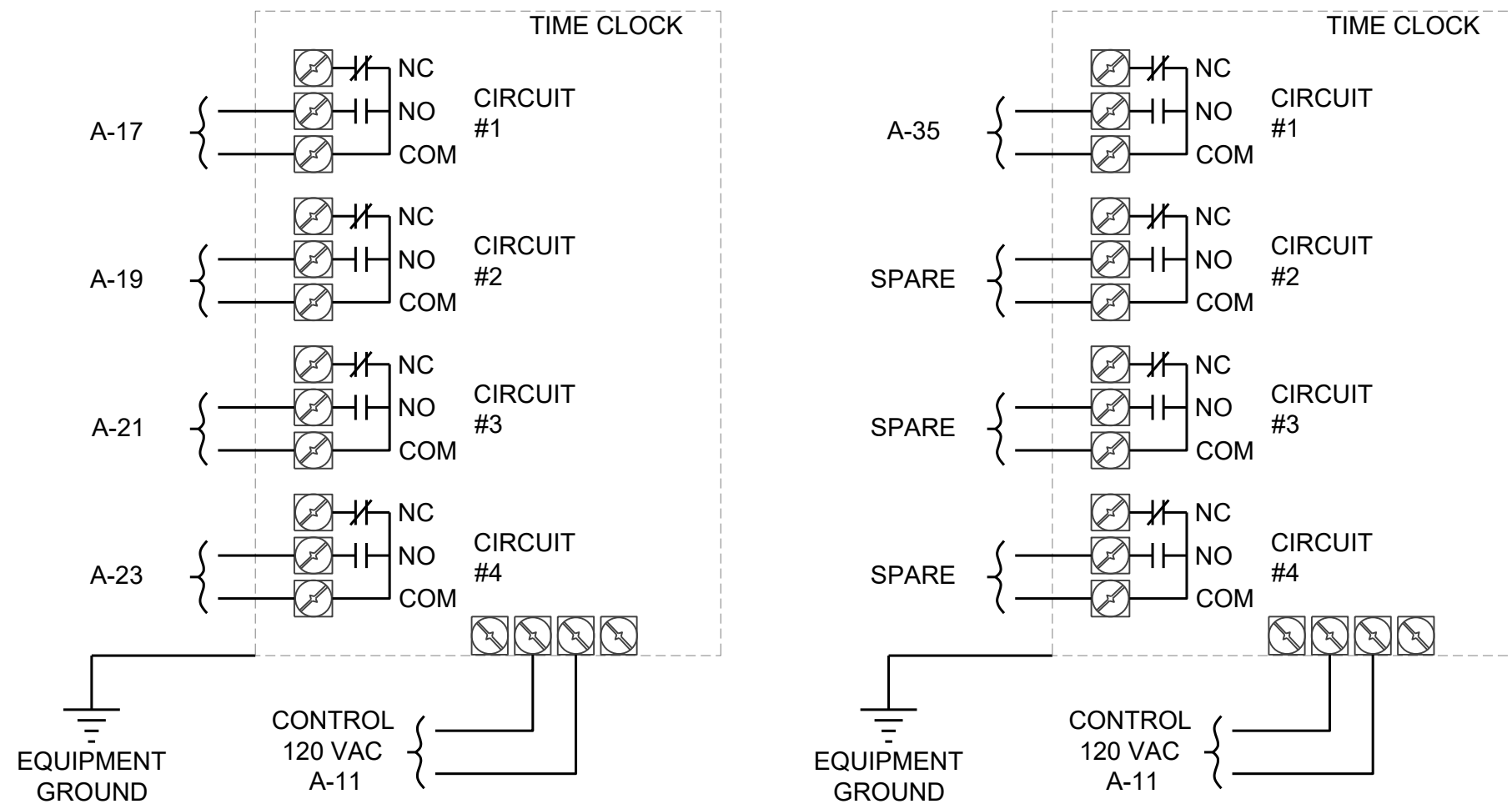
MECHANICAL FLOOR PLAN



RISER DIAGRAM
N.T.S.

RISER DIAGRAM NOTES:

- ALL EQUIPMENT AND OTHER ELECTRICAL MATERIALS/WORK SHOWN AS EXISTING IN THE RISER DIAGRAM SHALL BE VERIFIED BY ELECTRICAL CONTRACTOR TO BE EXISTING AND IN GOOD WORKING CONDITION. WHERE THE METER, DISCONNECT, FEEDER OR OTHER COMPONENTS OF THE TENANT FEEDER DO NOT EXIST AS SHOWN, THE ELECTRICAL CONTRACTOR SHALL PROVIDE.
- GC/EC SHALL REPLACE EXISTING PANEL B FROM 42 CKTS TO NEW 66 CKTS.



TIME CLOCK
N.T.S.

LOAD SUMMARY				
VOLTAGE: 208 V/120V				
CIRCUIT DESCRIPTION	PANEL A	PANEL B		
			CONNECTED	DEMAND
LIGHTING	4.2	0.0	4.20	5.25
RECEPTACLE	15.0	15.2	30.20	20.10
MOTOR	3.7	0.0	3.70	8.88
HEATING	0.0	0.0	0.00	52.1
COOLING	52.1	0.0	52.10	27.95
KITCHEN	0.0	43.0	43.00	4.40
MISCELLANEOUS	2.2	2.2	4.40	
NEW TOTAL DIVERSIFIED KVA			119	
NEW TOTAL DIVERSIFIED AMPS			329	

PANEL NAME		LOCATION:		VOLTAGE: 208 V/120V 3 PHASE						MOUNTING/ ENCLOSURE:		SURFACE / NEMA 1		
A				ELECTRICAL ROOM						400A MCB		EXISTING		
AMPS	POLES	TYPE	CIRCUIT DESCRIPTION	KVA	CKT	A	B	C	CKT	KVA	CIRCUIT DESCRIPTION	TYPE	POLES	AMPS
20	1		SPARE		1	4.34		2	4.34		RTU-1 (EXISTING)	AC	3	45*
20	1		SPARE		3		4.34	4	4.34					
20	1		SPARE		5			4.34	6	4.34				
20	1		SPARE		7	4.34		8	4.34		RTU-2 (EXISTING)	AC	3	45*
20	1		SPARE		9			4.34	10	4.34				
20	1	R	TC	0.60	11			4.94	12	4.34	RTU-3 (EXISTING)	AC	3	45*
20	1	M	FAN	1.80	13	6.14		14	4.34					
20	1	M	FAN	1.80	15		6.14	16	4.34		RTU-4 (EXISTING)	AC	3	45*
20	1	L	LIGHTING- KITCHEN	0.85	17			5.19	18	4.34				
20	1	L	LIGHTING- COINTEER/BATHROOMS	0.74	19	5.08		20	4.34					
20	1	L	LIGHTING- PENDANT	0.46	21		4.80	22	4.34		RTU-5 (EXISTING)	AC	3	45*
20	1	L	LIGHTING- TRACK	0.98	23			5.32	24	2.34				
20	1	R	OFFICE DATA	1.20	25	3.00		26	1.80		ROOF RECEPTACLE (EXISTING)	R	1	20
20**	1	R	TELEPHONE BACKBOARD	1.20	27		2.40	28	1.20		OFFICE DATA	R	1	20
20**	1	R	TELEPHONE BACKBOARD	1.20	29		3.00	30	1.80		RECEPTACLE GENERAL	R	1	20
20	1	R	SPARE	0.60	31	1.20	1.13	32	1.20		BATHROOM RECEPTACLE	R	1	20
20	1	R	TIME CLOCK CONTROL	0.60	33			34	0.55		HEAT LAMP (52)		2	20
20	1	L	SCN	1.20	35		1.75	36	0.35		HEAT LAMP (52)		2	20
20	1	R	TV	1.80	37	2.35		38	0.55					
20	1	R	GENERAL RECP	1.80	39		2.35	40	0.55					
20	1	R	DWH-1	1.60	41		0.70	42	0.10		12-2F-3	M	1	20
PHASE TOTAL				26.5	25.5	25.5		KVA						
TOTAL CONNECTED LOAD												77 KVA	214 A	
TOTAL DEMAND LOAD												76 KVA	212 A	

*PROVIDE ISOLATED GROUND

**PROVIDE HACK TYPE CIRCUIT BREAKER

**PROVIDE ISOLATED GROUND
**PROVIDE BUNT TYP TYPE BREAKER

L	LIGHTING	4.2	5.3	
R	RECEPTACLE	15.0	12.5	
M	MOTOR	3.7	4.5	
H	HEATING	0.0	52.1	
AC	AC	52.1		
K	KITCHEN	0.0	65%	0.0
M	MISCELLANEOUS	2.2	2.2	
T	TRANSFORMER OR SUB PANEL	0.0	0.0	

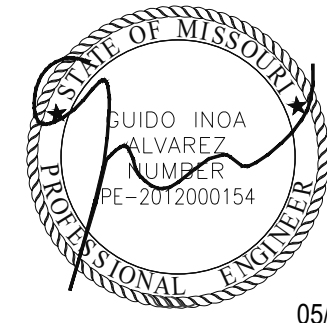
FILL IN KVA OF LARGEST MOTOR AND DIVERSITY FACTOR FOR KITCHEN

PANEL NAME		LOCATION		VOLTAGE: 208 V/120V 3 PHASE						MOUNTING/ ENCLOSURE:		SUBCAGE		NEMA 1	
B		HACK OF HOUSE		400A MLO								NEW			
AMPS	POLES	TYPE	CIRCUIT DESCRIPTION	KVA	CKT	A	B	C	CKT	KVA	CIRCUIT DESCRIPTION	TYPE	POLES	AMPS	
20	1	K	SODA MACHINE (72)	0.96	1	1.86		2	0.90		WALK-IN COOLER CONDENSER (42C)	K	3	20	
20	2	K	MICROWAVE (6)	1.50	3		2.40	4	0.90			K			
20	1		SPARE		5			6	0.90						
20	1	K	DISHWASHER CABINET (8)	1.75	9	0.90	2.65	8	0.90		WALK-IN FREEZER CONDENSER (42C)	K	3	20	
20	1		SHUNT TRIP		11			12	0.90						
20	1	K	CONNECTION CORD (22)	0.96	13	2.52		14	1.56		COFFEE BREWER (16)	K	2	20	
20	1		SHUNT TRIP		15		1.56	16	1.56						
30	1	K	3 WELL ROTE FOOD (10)	2.25	17		3.88	18	1.63		2 GLASS DOOR REACH IN REFRIG (17)	K	1	20	
20	1		SPARE		19	1.20		20	1.20		ESPRESSO MACHINE (18)	K	2	20	
20	1	K	TEA BREWER (15)	1.73	21		2.93	22	1.20		HOOD CONTROL SYSTEM (24)	K	1	20	
20	1	K	WALK-IN COOLER LIGHTS (42CL)	0.36	23		0.86	24	0.50						
20	1	K	WALK-IN COOLER EVAP (42CE)	0.32	25	1.92		26	1.70		ICE MACHINE (35)	K	2	20	
20	1	K	WALK-IN FREEZER LIGHTS (42FL)	0.36	27		2.06	28	1.70						
20	1	K	WALK-IN FREEZER EVAP (42FE)	0.32	29		2.02	30	1.80		POS (1)	K	1	20**	
20	2		HEAT LAMP (52)	0.55	31	2.35		32	1.80		POS (45)	K	1	20**	
20	1	K	REFRIGERATED SALAD TOP (9)	0.55	33		2.35	34	1.80		POS (1) RECEPTACLES	K	1	20	
20	1	K	W/DRIDGE (11)	0.28	35		2.57	36	1.80		POS (1)	K	1	20	
20	1	K	UC TRIDGE (11)	0.28	37	0.64		38	0.36		ANSUL	K	1	20	
20	1		SPARE		39		1.20	40	1.20						
20	1	R	SOUND SYSTEM	1.20	41			2.40	42	1.20	SHOW WINDOW	R	1	20	
20	1	K	BREAKING STATION (51)	0.30	43	1.50		44	1.20		SHOW WINDOW	R	1	20	
20	1	K	WAFLE IRON (54)	1.40	45		2.60	46	1.20		SHOW WINDOW	R	1	20	
20	1	K	WAFLE IRON (54)	1.40	47			3.20	48	1.80	DISH MACHINE (30)	R	1	20	
20	2		HEAT LAMP (52)	0.55	49	0.55		50			SCALE	K	1	20	
20	1	K	REFRIGERATED SALAD TOP (9)	0.77	53		2.11	52	1.56		COFFEE BREWER (16)	K	2	20	
20	1	K	RECEPTACLE BOOTHS	1.80	55	1.80		2.33	54	1.56		SPARE	K	1	20
20	1	R	PAGE SYS (M) (20)	1.00	57		1.00	58			SPARE	K	1	20	
20	1	R	BUZZER STAND (20)	1.00	59			1.00	60		SPARE	K	1	20	
20	1	K	SOFA MACHINE (72)	0.96	61	0.96		62			SPARE	K	1	20	
20	1	R	ALARM	1.80	63	1.80		64			SPARE	K	1	20	
20	1	K	SPARE		65			66			SPARE	K	1	20	
PHASE TOTAL				16.2	22.7	21.6		KVA							
**DOUBLE INK/SLATED GROUND												60 KVA	168 A		
**SPARE SHUNT TRIP TYPE BREAKER												43 KVA	119 A		
TOTAL CONNECTED LOAD												60 KVA	168 A		
TOTAL DEMAND LOAD												43 KVA	119 A		

**PROVIDE ISOLATED GROUND
**PROVIDE BUNT TYP TYPE BREAKER

L	LIGHTING	0.0	0.0	
R	RECEPTACLE	15.2	12.5	
M	MOTOR	0.0	2.4	0.0
H	HEATING	0.0	0.0	
AC	AC	0.0		
K	KITCHEN	43.0	65%	28.0
M	MISCELLANEOUS	2.2	2.2	
T	TRANSFORMER OR SUB PANEL	0.0	0.0	

FILL IN KVA OF LARGEST MOTOR AND DIVERSITY FACTOR FOR KITCHEN



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REVISIONS

DATE

DESCRIPTION

PROJECT NO: FBGA-100
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CHECKED BY: TFT

ISSUE DATE: 05/01/20

SCHEDULES AND ONE-LINE

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