

TENANT FINISH - THE GOAT BREWING COMPANY

817 NE RICE ROAD

LEE'S SUMMIT, MO 64086

APPLICABLE BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 LIFE SAFETY CODE
2017 NATIONAL ELECTRIC CODE

APPLICABLE CONSTRUCTION DATA:

CONSTRUCTION TYPE V-B

GENERAL CONSTRUCTION NOTES:

- ALL WORK ON THIS PROJECT SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF ALL APPLICABLE BUILDING CODES.
- THE CONTRACTOR SHALL APPLY, PAY FOR, AND OBTAIN ALL PERMITS AND OR ANY INSPECTIONS REQUIRED BY REGULATORY AUTHORITIES.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITION OF PREMISES ON WHICH THE WORK IS PERFORMED AND FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE DURING PERFORMANCE OF THE CONTRACT.
- CONTRACTOR MUST INSPECT ALL EXISTING CONDITIONS BEFORE COMMENCING WORK, AND COLLECT ALL NECESSARY FIELD CONDITION INFORMATION NECESSARY TO COMPLETE THE WORK DESCRIBED.
- ANY ADDITIONAL WORK MUST BE APPROVED BY OWNER IN ADVANCE OF PERFORMING THE WORK.
- CONTRACTOR TO PROVIDE TEMPORARY SHORING OF ANY WALLS.
- ALL DIMENSIONS MUST BE FIELD VERIFIED AND AS SHOWN ARE APPROXIMATE.
- SUPPLIER SUBMITTAL REQUIRED IN ACCORDANCE WITH CITY BUILDING CODE REQUIREMENTS.
- NOTE TO ALL CONTRACTORS: WHERE THE WORK IS SHOWN ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS EXCEEDS THE REQUIREMENTS OF THE ABOVE LISTED CODES, THE WORK SHALL CONFORM TO THE DRAWINGS AND/OR SPECIFICATIONS, AND CONFORMANCE TO THE MINIMUM STANDARDS ESTABLISHED BY THE CODE SHALL NOT BE ACCEPTABLE.
- CONTRACTOR SHALL VERIFY FIRE AND SMOKE DAMPERS INSTALLED PER 2018 I.B.C. SECTIONS 716.2 - 716.5.
- CONTRACTOR SHALL VERIFY ALL PENETRATIONS THROUGH FIRE RESISTANT ASSEMBLIES ARE COMPLIANT WITH THE FOLLOWING:
 - EXTERIOR WALL 705.10
 - HORIZONTAL ASSEMBLIES 711.5, 711.7, 714.4
 - WALLS 714.3

CONTROL OF SITE NOTES:

- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RITE" (1-800-344-7483), AND COORDINATE FIELD LOCATION OF ALL EXISTING UNDERGROUND PRIOR TO BEGINNING GRADING ACTIVITIES.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF LEE'S SUMMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL, AND DEBRIS.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY WALKS, FENCING, BARRICADES, OR OTHER PROTECTIVE MEASURES AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC TRAVERSING THE CONSTRUCTION SITE. EQUIPMENT STORAGE AREAS AND MATERIAL STOCKPILES SHALL BE LOCATED ON SITES PROVIDED BY THE CONTRACTOR WITH DUE REGARD TO LOCATION, APPEARANCE, AND HAZARD POTENTIAL TO THE NEARBY HOMEOWNERS/PROPERTIES, AND TO THE TRAVELING PUBLIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY OF HIS OWN PERSONNEL, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC.
- THE JOB SITE SHALL BE A DRUG FREE WORKPLACE, CONSUMPTION OF ALCOHOLIC BEVERAGES ON THE JOB SITE IS STRICTLY FORBIDDEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ALL EXISTING DISTURBED AREAS, FENCES, WALLS, CURBS, OR OTHER STRUCTURES DAMAGED DURING CONSTRUCTION ACTIVITIES TO EQUAL OR BETTER CONDITION.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS RESULTING FROM WORK UNDER THIS CONTRACT TO AN APPROVED DISPOSAL SITE.

SITE SAFETY AND PROTECTION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI.
- POLICE, FIRE DEPARTMENTS, AMBULANCE, AND SCHOOL BUS COMPANIES SHALL BE NOTIFIED PRIOR TO CLOSING ANY STREET WITH THE APPROVAL WITH THE CITY ENGINEER.
- THE CONTRACTOR SHALL AT NO TIME LEAVE EQUIPMENT OR MATERIALS IN LOCATIONS THAT WILL OBSTRUCT THE EXISTING CAPACITY OF STORM SEWER INLETS OR DISCHARGE POINTS, OR WITHIN THE STREAM SECTION THAT WOULD CAUSE FLOODING OF RESIDENTIAL PROPERTIES OR THE STREETS.
- THE EXISTING PERMANENT STRUCTURES SHOWN WITHIN THE CONSTRUCTION EASEMENTS SHALL BE PRESERVED AND PROTECTED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PERIOD UNLESS SHOWN OTHERWISE ON THE PLANS.

SITE COMPLETION NOTES:

- THE CITY OF LEE'S SUMMIT HAS THE RIGHT OF FIRST REFUSAL OF ANY OF THE DEMOLITION OR REMOVAL ITEMS WITHIN THE STREET RIGHT OF WAY. THE INDIVIDUAL PROPERTY OWNERS SHALL HAVE THE RIGHT OF FIRST REFUSAL ON ANY DEMOLITION OR REMOVAL ITEMS WITHIN THE TEMPORARY CONSTRUCTION EASEMENTS.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING WATER VALVE BOXES TO THE FINAL GRADE IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY ALL PROPERTY OWNERS A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF ALL CONSTRUCTION PERTAINING TO PRIVATE ENTRANCES.
- IT IS THE INTENT OF THIS PROJECT TO MATCH EXISTING DIMENSIONS AND ELEVATIONS. ANY DISCREPANCY BETWEEN THE DIMENSIONS AND ELEVATIONS SHOWN ON THE PLANS AND THOSE FOUND BY THE CONTRACTOR SHALL BE APPLIED TO THE ENGINEER FOR APPROVAL.
- THE TOP SIX INCHES OF ALL DISTURBED AREAS INTENDED FOR PLANTINGS SHALL BE BACKFILLED WITH SOIL THAT IS ACCEPTABLE FOR THE SUPPORT OF PLANT GROWTH.
- THE EXISTING STREET SIGNS IN THE CONSTRUCTION LIMITS SHALL BE REMOVED AND RESET BY THE CONTRACTOR IF APPLICABLE.

IN MISSOURI: 1-800-344-7483 IN KANSAS: 1-800-344-7233
THE LANDSCAPE AND OTHER SITE CONSTRUCTION RELATED CONTRACTORS SHALL EXERCISE CAUTION TO AVOID ALL UNDERGROUND UTILITIES AND STRUCTURES.
THE CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGE OR INJURY THAT IS CAUSED BY THE DIGGING OR WORK ACTIVITIES ASSOCIATED WITH THIS PROJECT.



DRAWING LIST:

- 0 --- COVER SHEET
- A1 --- CONCEPTUAL FLOOR PLAN
- A2 --- CONCEPTUAL SEATING PLAN
- M1 --- MECHANICAL PLAN
- E1 --- ELECTRICAL PLAN
- P1 --- PLUMBING (SUPPLY/WASTE) PLAN

SITE LOCATION MAP
NOT TO SCALE

PREPARED BY:



ENGINEERING
PERSPECTIVE INC.

10/08/2020

2601 N. HUB DRIVE

INDEPENDENCE, MISSOURI 64055

PH. (816) 836-9633

FOR THE GOAT OWNERS:

JEREMY & SUNNI KNEELAND



2018 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE :: V-B

MIXED OCCUPANCY TYPE :: A-2 / F-2

1. ALL WORK ON THIS PROJECT SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF ALL APPLICABLE BUILDING CODES.
2. THE CONTRACTOR SHALL APPLY, PAY FOR, AND OBTAIN ALL PERMITS AND OR ANY INSPECTIONS REQUIRED BY REGULATORY AUTHORITIES.
3. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITION OF PREMISES ON WHICH THE WORK IS PERFORMED AND FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE DURING PERFORMANCE OF THE CONTRACT.
4. CONTRACTOR MUST INSPECT ALL EXISTING CONDITIONS BEFORE COMMENCING WORK, AND COLLECT ALL NECESSARY FIELD CONDITION INFORMATION NECESSARY TO COMPLETE THE WORK DESCRIBED.
5. ANY ADDITIONAL WORK MUST BE APPROVED BY OWNER IN ADVANCE OF PERFORMING THE WORK.
6. CONTRACTOR TO PROVIDE TEMPORARY SHORING OF ANY WALLS.
7. ALL DIMENSIONS MUST BE FIELD VERIFIED AND AS SHOWN ARE APPROXIMATE.
8. SUPPLIER SUBMITTAL REQUIRED IN ACCORDANCE WITH CITY BUILDING CODE REQUIREMENTS.
9. NOTE TO ALL CONTRACTORS: WHERE THE WORK IS SHOWN ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS EXCEEDS THE REQUIREMENTS OF THE ABOVE LISTED CODES, THE WORK SHALL CONFORM TO THE DRAWINGS AND/OR SPECIFICATIONS, AND CONFORMANCE TO THE MINIMUM STANDARDS ESTABLISHED BY THE CODE SHALL NOT BE ACCEPTABLE.
10. CONTRACTOR SHALL VERIFY FIRE AND SMOKE DAMPERS INSTALLED PER 2018 I.B.C. SECTIONS 716.2 – 716.5.
11. CONTRACTOR SHALL VERIFY ALL PENETRATIONS THROUGH FIRE RESISTANT ASSEMBLIES ARE COMPLIANT WITH THE FOLLOWING:

11.1.	EXTERIOR WALL	705.10
11.2.	HORIZONTAL ASSEMBLIES	711.5, 711.7, 714.4
11.3.	WALLS	714.3

1. CONTRACTOR SHALL INSTALL MIN. 4 INCH HIGH WITH MIN. STROKE OF 1/2" WIDTH ADDRESS LETTERS TO EACH DOOR LEADING INTO THE BUSINESS.
2. CONTRACTOR SHALL VERIFY 2A-108-C FIRE EXTINGUISHERS ARE INSTALLED PER 2018 I.F.C. SECTION 906.2 - 906.5, CONSPICUOUS LOCATION AT ALL BUILDING EXIT DOORS.
3. CONTRACTOR SHALL INSTALL EXIT SIGNAGE NEAR ACCESSIBLE EXIT DOORS PER I.B.C. 2018 SECTION 1011.1.
4. CONTRACTOR SHALL VERIFY COMPLIANCE WITH A.N.S.I. A117.1 2009 SECTION 904.

CONSTRUCTION TYPE :: V-B

MIXED OCCUPANCY TYPE :: A-2 / F-2

MIXED OCCUPANCY TYPE :: A-2 / F-2

OCCUPANT LOAD :: TAPROOM @ 15 S.F.: 78 (PUBLIC)

BEHIND BAR :: 3 (NO PUBLIC)

BREWHOUSE	:: 4	(NO PUBLIC)
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EXTERIOR PATIO :: N/A (PUBLIC)

TOTAL OCCUPANT LOAD :: 85

STORAGE AREAS ::	140 SQ. FT.	11'-0" CLG. (NO PUBLIC)
WOMEN'S BATHROOM ::	106 SQ. FT.	11'-0" CLG. (PUBLIC)
MEN'S BATHROOM ::	99 SQ. FT.	11'-0" CLG. (PUBLIC)
WALK-IN COOLER ::	103 SQ. FT.	11'-0" CLG. (NO PUBLIC)
BREWERY (FACTORY) ::	492 SQ. FT.	11'-0" CLG. (NO PUBLIC)
BEHIND BAR AREA ::	267 SQ. FT.	11'-0" CLG. (NO PUBLIC)
TAPROOM AREA ::	1,316 SQ. FT.	11'-0" CLG. (PUBLIC)
EXTERIOR PATIO ::	N/A SQ. FT.	N/A CLG. (PUBLIC)
<u>UNACCOUNTED (UNOCCUPIED) ::</u>	<u>159 SQ. FT.</u>	
TOTAL INTERIOR AREA ::	2,682 SQ. FT.	
TOTAL EXTERIOR AREA ::	N/A SQ. FT.	
TOTAL PROJECT AREA ::	2,682 SQ. FT.	

STORAGE AREAS ::	140 SQ. FT.	11'-0" CLG. (NO PUBLIC)
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SCHEDULE – INTERIOR FINISH														AS NOTED DEVELOPER'S LEADER'S	
DESIGNATION	FLOOR		FRAMING		WALLS		CEILING		COVE		FINISH		CLG. HGT.		REMARKS
	CONCRETE – EPOXY		WOOD – NOM. LUMBER		GYP. BD.	WATER REST. GYP. BD.	GYP. BD.	WATER REST. GYP. BD.	THERMOPLASTIC RUBBER	PAINT – CLASS A F.S.	PAINT – CLASS B F.S.	SANITARY SURFACE	8'-0"	10'-0" – SOFFIT	
1 – CLEANING CLOSET	●		●			●	●		●	●	●	●	●		F.R.P. WALL FINISH NEAR SINK
2 – WOMEN'S BATHROOM					●		●		●						F.R.P. FINISH NEAR FIXTURES
3 – MEN'S BATHROOM	●		●		●		●		●	●	●	●	●		F.R.P. FINISH NEAR FIXTURES
4 – WALK-IN COOLER					PRE-FABRICATED UNIT								PRE-FABRICATED WALL PANELS		
5 – BREWHOUSE AREA	●		●			●	●			●	●	●	●	●	F.R.P. WALL FINISH
6 – BEHIND BAR AREA								●							F.R.P. BEHIND & UNDER BAR
7 – TAPROOM AREA	●		●		●	●	●			●	●	●	●	●	OWNER SELECTED WALL FINISH

SCHEDULE – DOORS						
ITEM	QTY	DESCRIPTION	HEIGHT	WIDTH	MATERIAL	NOTES
D-1	3	INTERIOR, WOOD, SOLID CORE	6'-8"	3'-0"	WOOD	NONE
D-2	1	INTERIOR, WOOD, HOLLOW CORE	6'-8"	3'-0"	VARIES	NONE
D-3	1	EXTERIOR, METAL/GLASS	6'-8"	3'-0"	METAL / GLASS	TEMPERED GLASS REQUIRED
D-4	1	EXTERIOR, METAL	6'-8"	3'-0"	METAL	NONE
D-5	1	EXTERIOR, OVERHEAD	10'-0"	8'-0"	METAL	OWNER SELECT. VERIFY WITH CONTRACTOR

NOTE: CONTRACTOR SHALL VERIFY ALL WALL FINISHES ARE CLASS 'A' FOR FLAME SPREAD INDEX (F.S.I. 0-25, S.D.I. 0-450) AS REQUIRED BY I.B.C. 2012 TABLE 803.9

**RELEASE FOR
CONSTRUCTION**
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

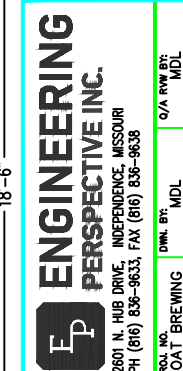


REV.	DATE	DESCRIPTION	OK. BY
✓			
✓			
✓			
✓			

SHEET TITLE	EXISTING FLOOR PLAN
PROJECT TITLE	TENANT FINISH – BREWERY
	817 RICE ROAD



11



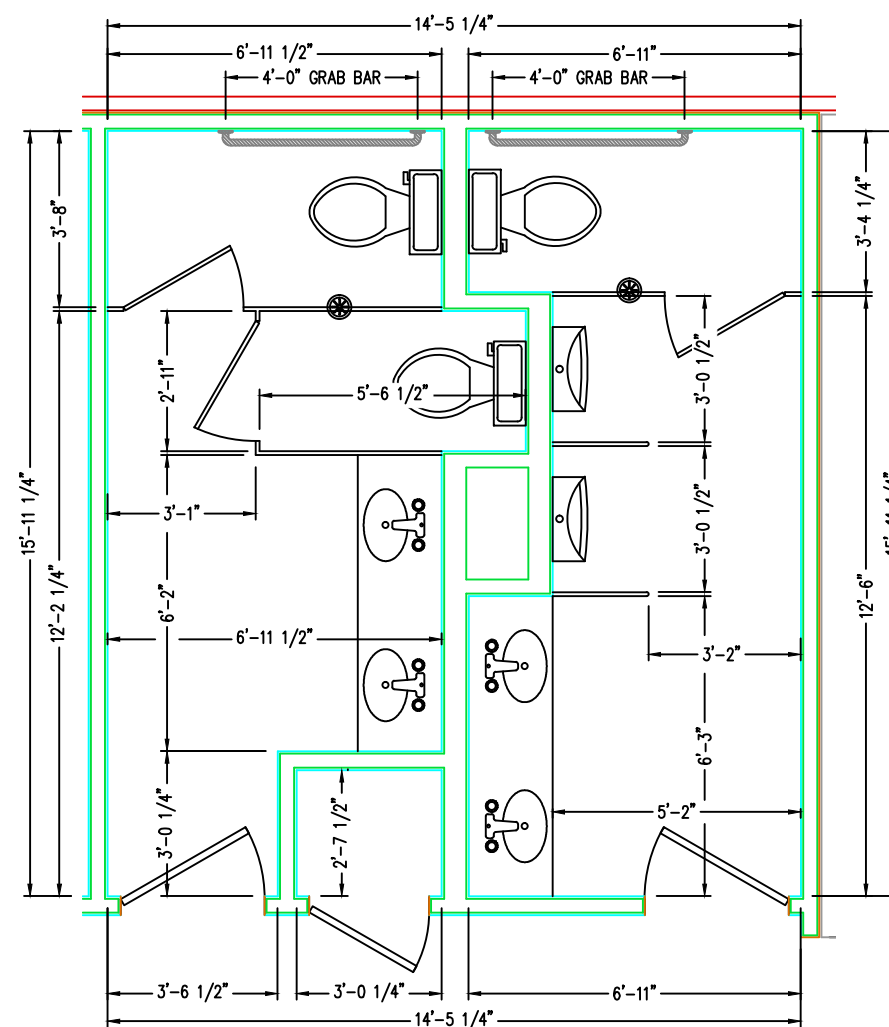
CADD FILE:
GOAT BREWIN

DATE:
10/08/2020

SCALE:
1/4" = 1 FOOT

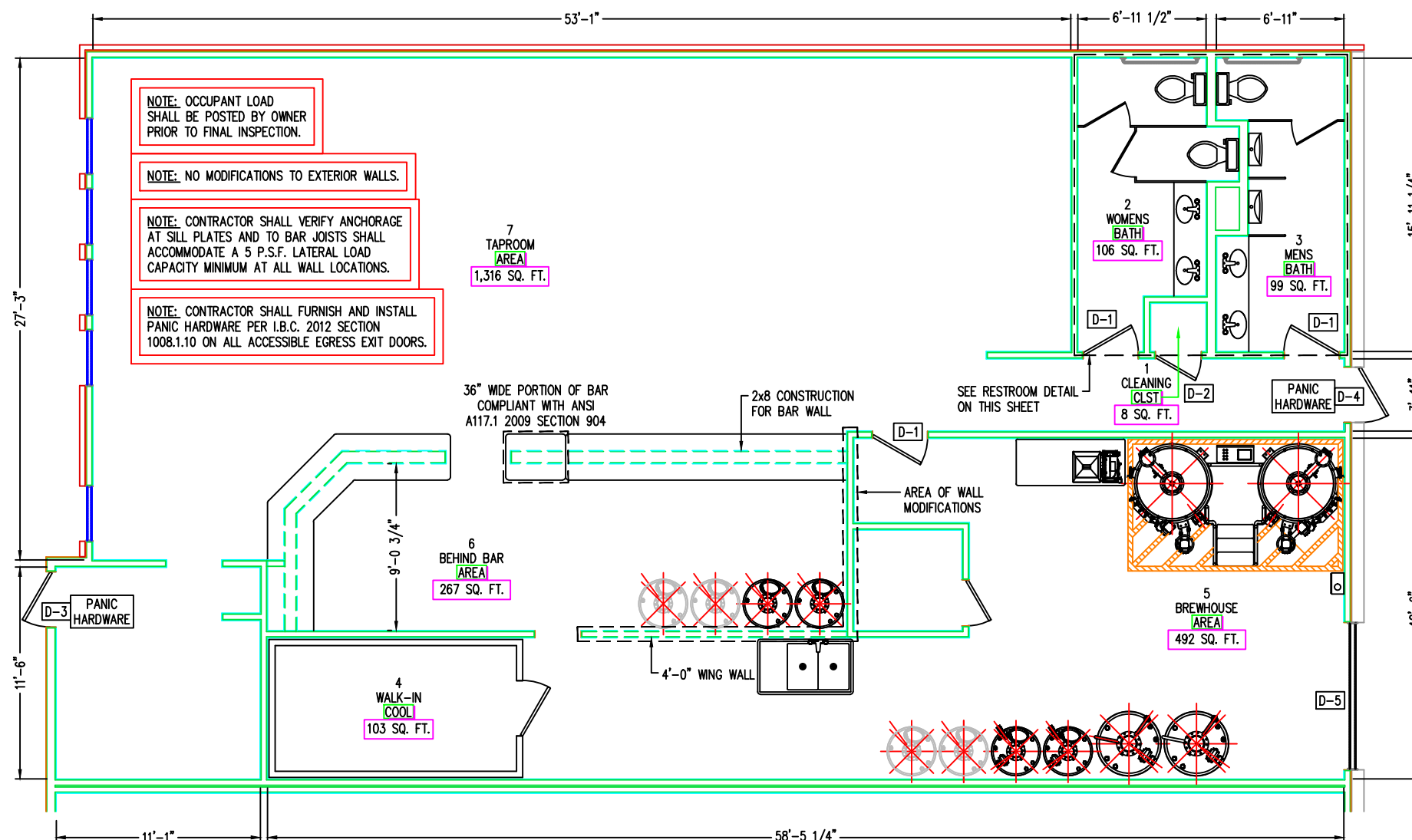
DRAWING NO.

A1 of 4



RESTROOM DETAIL - EXISTING

1/2" = 1 FOOT



FLOOR PLAN – EXISTING

$$3/16'' = 1 \text{ FOOT}$$


(PRINTED ON HALF SIZE SHEET)

APPLICABLE BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE

APPLICABLE CONSTRUCTION DATA:

CONSTRUCTION TYPE :: V-B

MIXED OCCUPANCY TYPE :: A-2 / F-2

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CODE COMPLIANCE NOTES:

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- CONTRACTOR SHALL VERIFY COMPLIANCE WITH A.N.S.I. A117.1 2009 SECTION 904.

BUILDING CODE ANALYSIS:

CONSTRUCTION TYPE :: V-B

MIXED OCCUPANCY TYPE :: A-2 / F-2

OCCUPANT LOAD :: TAPROOM @ 15 S.F. :: 78 (PUBLIC)
BEHIND BAR :: 3 (NO PUBLIC)
BREWHOUSE :: 4 (NO PUBLIC)
EXTERIOR PATIO :: N/A (PUBLIC)

TOTAL OCCUPANT LOAD :: 85

BUILDING AREAS:

STORAGE AREAS :: 140 SQ. FT. 11'-0" CLG. (NO PUBLIC)
WOMEN'S BATHROOM :: 106 SQ. FT. 11'-0" CLG. (PUBLIC)
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EXTERIOR PATIO :: N/A SQ. FT. N/A CLG. (PUBLIC)
UNACCOUNTED (UNOCCUPIED) :: 159 SQ. FT.
TOTAL INTERIOR AREA :: 2,682 SQ. FT.
TOTAL EXTERIOR AREA :: N/A SQ. FT.
TOTAL PROJECT AREA :: 2,682 SQ. FT.

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

NUMBER
10028/2020

REGISTERED PROFESSIONAL ENGINEER

OK BY

DESCRIPTION

DATE

REV.

SHEET TITLE

PROJECT TITLE

CLIENT

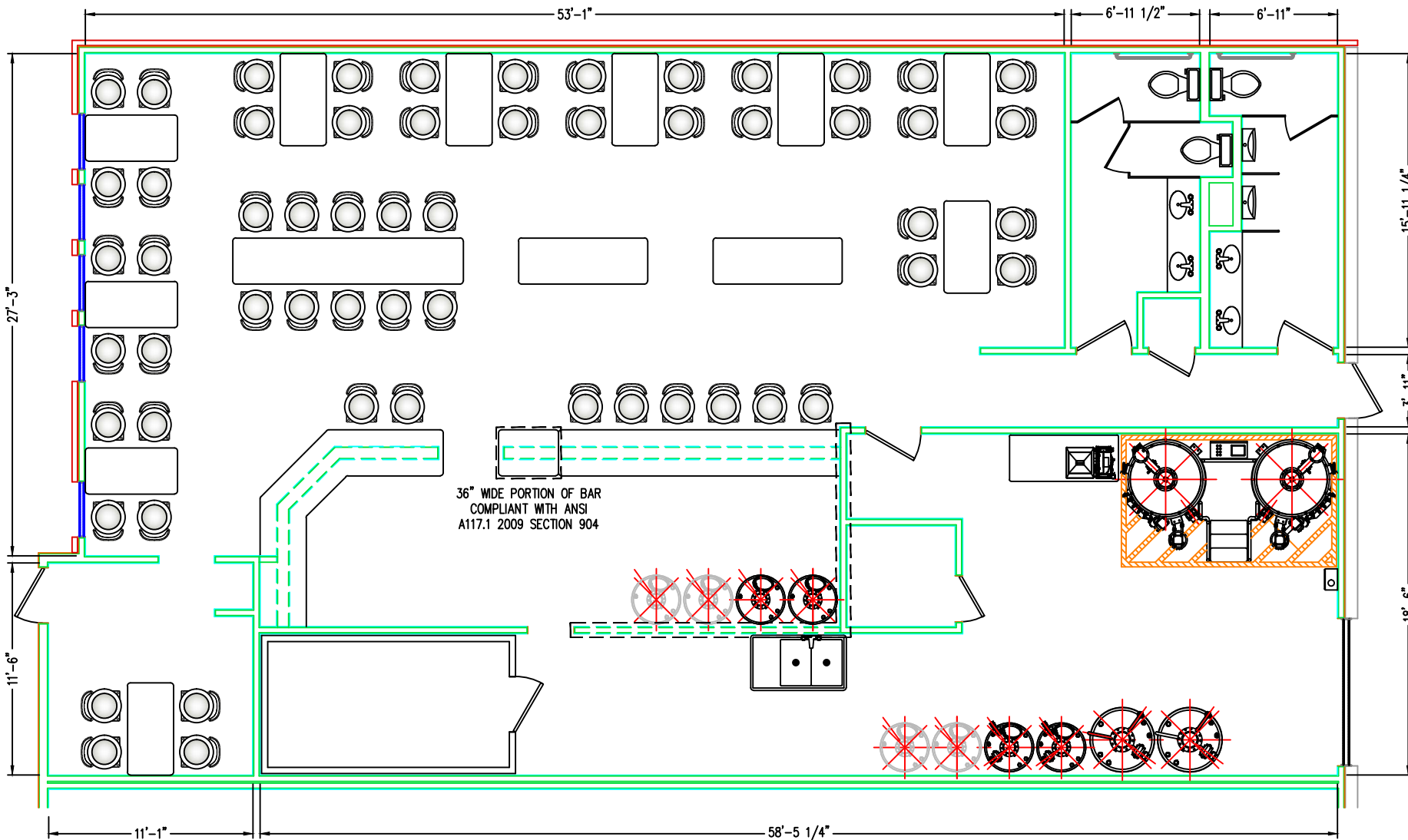
CADD FILE:

DATE:

SCALE:

DRAWING NO.

A2 of 4



SEATING PLAN - CONCEPT

3/16" = 1 FOOT



2018 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE :: V-B

MIXED OCCUPANCY TYPE :: A-2 / F-2

1. ALL PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL, SOFFITS, OR DUCTWORK SHALL BE SEALED TO MAINTAIN SOUND TRANSMISSION (S.T.C.) AND FIRE-RESISTANCE RATINGS.
2. CEILING MOUNTED EXHAUST FAN WITH INDIVIDUAL 4" Ø DUCT UP IN STUD SPACE THROUGH ROOF WITH RAIN CAP OR GOOSENECK AND BIRD-SCREEN WITH BACK-DRAFT DAMPER IN DUCTWORK. UNIT AND DUCTWORK PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR AND ELECTRICAL CONNECTIONS BY ELECTRICAL CONTRACTOR.
3. PER OWNER'S SELECTION, H.V.A.C. UNIT, SUPPLY DUCTWORK, INSULATION, SUPPLY, AND FILTER RETURN GRILLES AND REGISTERS PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR AND ELECTRICAL CONNECTIONS BY ELECTRICAL CONTRACTOR.
4. CONDENSING UNITS ON ROOF IN EXISTING LOCATION. REFRIGERANT PIPING TO BE RUN PER ASHRAE AND I.M.C. 2012. UNIT AND REFRIGERANT PIPING PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR AND ELECTRICAL CONNECTIONS BY ELECTRICAL CONTRACTOR.
5. FURNACE IS EXISTING. MECHANICAL CONTRACTOR SHALL VERIFY OPERATION AND DUCTWORK RAN SHALL BE SIZED AND IN COMPLIANCE WITH I.M.C. 2018.
6. CONTRACTOR SHALL PERFORM FINAL TEST-ADJUST-BALANCE TEST AND REPORT RESULTS TO OWNER. T.A.B. TEST PER A.B.C.C. OR N.E.B.B. ON ALL EXHAUST FANS, SUPPLY DIFFUSERS, EXHAUST GRILLES, ETC.
7. CONTRACTOR SHALL SUBMIT OWNERS MAINTENANCE SCHEDULE AND MANUALS. MANUALS TO INCLUDE RATINGS, CAPACITIES, PARTS LISTS, WIRING DIAGRAMS, AND APPROVED SHOP DRAWINGS.
8. LOW PRESSURE AIR DISTRIBUTION DUCTWORK SHALL COMPLY WITH 2" W.G. STANDARDS PRESSURE CLASS.
9. ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK SHALL BE SIZED, CONSTRUCTED, AND INSTALLED IN ACCORDANCE WITH THE LATEST APPROVED VERSION OF S.M.A.C.N.A. STANDARDS.
10. ALL BATHROOM EXHAUST DUCT SHALL BE GALVANIZED SHEET METAL.
11. ALL DUCT ROUTING SHALL BE FIELD VERIFIED, PRIOR TO INSTALLATION, AND COORDINATED WITH OTHER DISCIPLINES BY THE CONTRACTOR.
12. ALL BRANCH CONNECTIONS SHALL BE CONSTRUCTED WITH A MAX. 45° ENTRY ANGLE (NOT SHOWN).
13. ALL DUCT WORK SHALL BE SECURED/FASTENED COMPLYING WITH THE LATEST APPROVED VERSION OF S.M.A.C.N.A. STANDARDS FOR THE TYPE OF DUCT CONSTRUCTION.
14. CONTRACTOR SHALL PROVIDE APPROVED PROGRAMMABLE THERMOSTAT(S) 48" A.F.F. AND COORDINATE FINAL LOCATION(S) WITH OWNER PRIOR TO INSTALLATION.
15. ALL DUCTWORK SIZES SHALL BE VERIFIED BY MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
16. DUCT SIZES INDICATED ARE ACTUAL SHEET METAL DIMENSIONS IN INCHES.
17. MAIN DUCT SIZES SHOWN START AT LAST UPSTREAM BRANCH TAKE-OFF AND CONTINUE UNTIL NEW DUCT SIZE IS SHOWN.

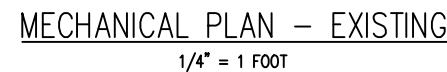
R.T.U. :: HEATING							
DESIGNATION	BTU/HR	SEER/EER	VOLTAGE/PHASE	RATED CIRCUIT	SUPPLY AIR	MFR.	MODEL NUMBER
RTU-1	69,000	15/11	208V / 3Ø	30.0 AMP MIN.	2,130 C.F.M.	DAIKIN	DBG0723VH00001S
RTU-2	57,000	14/11.5	208V / 3Ø	28.8 AMP MIN.	1,660 C.F.M.	DAIKIN	DBG0603BM00001S

R.T.U. :: COOLING							
DESIGNATION	BTU/HR	SEER/EER	VOLTAGE/PHASE	RATED CIRCUIT	REFRIGERANT	MFR.	MODEL NUMBER
RTU-1	69,000	15/11	208V / 3Ø	30.0 AMP MIN.	R-410A	DAIKIN	DBG0723VH00001S
RTU-2	57,000	14/11.5	208V / 3Ø	28.8 AMP MIN.	R-410A	DAIKIN	DBG0603BM00001S

BATHROOM EXHAUST FANS							
DESIGNATION	C.F.M.	DUCT SIZE	RATED CURRENT	VOLTAGE/PHASE	FAN SONES	MANUFACTURER	MODEL NUMBER
EF-1	140	6"Ø	0.4 AMPS	120V / 1Ø	6"Ø	HAMPTON BAY	7136-01

I.M.C. 2018:
7.5 C.F.M. PER PERSON @ 85 OCCUPANCY
0.18 C.F.M./SQ. FT. @ 2,682 SQ. FT.
85 PEOPLE * 7.5 C.F.M. = 637.5 C.F.M.
0.18 C.F.M. * 2,682 SQ. FT. = 482.76 C.F.M.
TOTAL OUTSIDE AIR REQUIRED = 1,120.26 C.F.M.

NOTE: ALL H.V.A.C. EQUIPMENT IS EXISTING AND APPROPRIATELY SIZED FOR THE OCCUPANCY RATING. MECHANICAL CONTRACTOR SHALL FIELD VERIFY OPERATION AND SIZE DUCTWORK, REGISTERS, DIFFUSERS, ETC. PRIOR TO USAGE.




10/28/2020

SHEET TITLE	MECHANICAL PLAN	REV.	DATE	DESCRIPTION	CK. BY
PROJECT TITLE	TENANT FINISH – BREWERY	Δ			
	817 RICE ROAD	Δ			
		Δ			
		Δ			
	LEE'S SUMMIT, MO 64064	Δ			



CLIENT



ENGINEERING PERSPECTIVE INC.

2601 N. HUB DRIVE, INDEPENDENCE, MISSOURI
PH (816) 836-9633, FAX (816) 836-9638

PROJ. NO.	DWN. BY	MDL	Q/A R/W BY
COAT BREWING	CHK. BY	MDL	MDL
DISK. BY	MDL	APP. BY	MDL

CADD FILE:
GOAT BREWING

DATE:
10/08/2020

SCALE:
1/4" = 1 FOOT

DRAWING NO.

M1 of 4

APPLICABLE BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE

APPLICABLE CONSTRUCTION DATA:

CONSTRUCTION TYPE :: V-B

MIXED OCCUPANCY TYPE :: A-2 / F-2

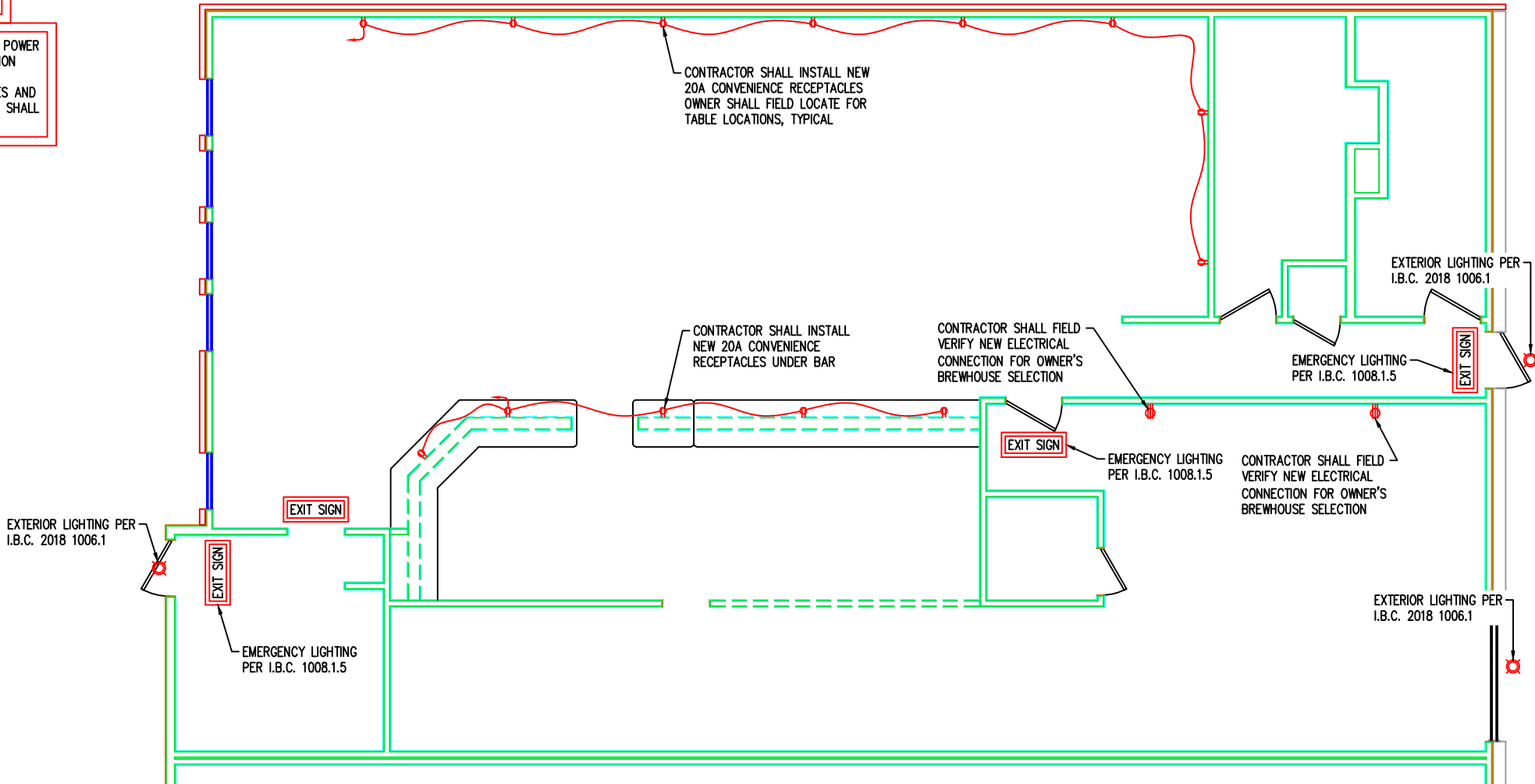
ELECTRICAL NOTES:

1. CONTRACTOR TO FIELD VERIFY, FURNISH, AND INSTALL NEW ELECTRICAL WORK, DEVICES, DEVICE LOCATIONS, ETC.
2. CONTRACTOR TO COORDINATE WITH OWNER FOR REQUIRED EQUIPMENT CONNECTIONS IN BREWERY.
3. MECHANICAL AND ELECTRICAL CONTRACTORS SHALL COORDINATE FOR EQUIPMENT CONNECTIONS.
4. CONTRACTOR SHALL VERIFY ALL REQUIREMENTS OF 2018 I.B.C. SECTION 1205 ARE MET.
5. ALL INSTALLATION WORK SHALL COMPLY WITH N.E.C. 2017 AND LOCAL UTILITY REQUIREMENTS.
6. ALL NEUTRAL CONDUCTORS SHALL BE GROUNDED PER N.E.C. 2017.
7. ALL CONDUIT AND WIRING SHALL BE RUN CONCEALED IN WALLS AND JOIST CAVITIES.
8. DUPLEX POLARIZED RECEPTACLES SHALL BE PIG-TAILED 20 AMP, 125 VOLT, PARALLEL SLOTS OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
9. U-SHAPED GROUND INSTALLED WITH GROUND SLIP DOWN.
10. PANEL BOARDS FOR 120/240 VOLT SINGLE PHASE 3-WIRE SYSTEM SHALL BE SQUARE D OR EQUAL TYPE N.Q.D., DEAD FRONT, WITH CIRCUIT BREAKERS.
11. CIRCUIT BREAKERS TO BE SINGLE UNIT POLE PLUG-IN CONSTRUCTION WITH MINIMUM INTERRUPTING RATING.
12. SMOKE DETECTORS TO COMPLY WITH I.B.C. 2018 907.2.9 AND 907.2.10.1.2.

ELECTRICAL SYMBOLS

	ROMEX SIMPULL TYPE NM-B WIRING - 600 VOLT RATING
	EXHAUST FAN
	CEILING FAN : 6'-0" DIAMETER
	LIGHTING FIXTURE - CEILING/WALL MOUNTED
	GARBAGE DISPOSAL
	SINGLE POLE WALL SWITCH - @ 4'-6" AFF - LIGHT
	SINGLE POLE WALL SWITCH - @ 4'-6" AFF - FAN LIGHT
	SINGLE POLE WALL SWITCH - @ 4'-6" AFF - FAN
	THREE-WAY WALL SWITCH - @ 4'-6" AFF
	DUPLEX CONVENIENCE RECEPTACLE @ 1'-6" AFF UNO
	220 VOLT RECEPTACLE
	THERMOSTAT @ 5'-6" AFF
	PANEL BOARD
	SMOKE ALARM/DETECTOR
	CAT-6 ETHERNET JACK @ 1'-6" AFF UNO

- NOTE: CONTRACTOR SHALL VERIFY ALL RECEPTACLES LOCATED WITHIN 6'-0" OF SINKS SHALL BE G.F.C.I. PROTECTED.
- NOTE: CONTRACTOR SHALL VERIFY REQUIRED COMPLIANCE WITH N.E.C. 2017 SECTION 210.63 - SINGLE PHASE 20 AMP RECEPTACLE FOR ACCESSIBLE SERVICING OF H.V.A.C. EQUIPMENT.
- NOTE: CONTRACTOR SHALL VERIFY COMPLIANCE WITH 2017 N.E.C. SECTION 210.8 - G.F.C.I. RECEPTACLES REQUIRED IN BREWHOUSE AREA, BEHIND BAR AREA, AND EXTERIOR OF BUILDING.
- NOTE: CONTRACTOR SHALL PROVIDE EMERGENCY POWER FOR EGRESS ILLUMINATION PER I.B.C. 2018 SECTION 1006.3. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR NOT LESS THAN 90 MINUTES AND SHALL BE BATTERY POWERED. THE INSTALLATION SHALL COMPLY WITH I.B.C. 2018 SECTION 604.



ELECTRICAL PLAN - MODIFIED

1/4" = 1 FOOT



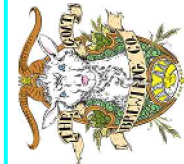
(PRINTED ON HALF SIZE SHEET)

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI


NUMBER
10028/2020
REGISTERED PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION	OK.	BY
1	10/08/2020			
2				
3				
4				
5				

SHEET TITLE	ELECTRICAL PLAN
PROJECT TITLE	TENANT FINISH - BREWERY 817 RICE ROAD LEE'S SUMMIT, MO 64064



CLIENT

 ENGINEERING PERSPECTIVE INC.	2601 N. HUB DRIVE, INDEPENDENCE, MISSOURI PH (816) 836-9633, FAX (816) 836-9638			
	PROJ. NO.	GOAT BREWING	OWN. BY	MDL
	DATE	10/08/2020	CHK. BY	MDL
	Q/A	REV. BY	MDL	APR. BY

CADD FILE:
GOAT BREWING
DATE:
10/08/2020
SCALE:
1/4" = 1 FOOT
DRAWING NO.

E1 of 4

APPLICABLE BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE

APPLICABLE CONSTRUCTION DATA:

CONSTRUCTION TYPE :: V-B

MIXED OCCUPANCY TYPE :: A-2 / F-2

PLUMBING NOTES:

1. THE CONTRACTOR SHALL LOCATE AND CONNECT TO EXISTING 4"Ø SEWER LINE, ADJACENT TO EAST OF SPACE.
2. HOT AND COLD WATER SUPPLY LINES TO BE 3/4"Ø, BOTH HOT AND COLD FIXTURE LINES ARE TO BE 1/2"Ø, UNLESS SPECIFIED OTHERWISE BY OWNER OR LOCAL AUTHORITIES.
3. CONTRACTOR TO FURNISH AND INSTALL R.P.Z. APPROVED BACKFLOW PREVENTER, UNIT TO BE TESTED AND RESULTS REPORTED TO WATER DEPARTMENT WITHIN 30 DAYS, ROUTE DRAIN LINE TO FLOOR DRAIN.
4. ALL WATER PIPING IS TO BE INSULATED IN ACCORDANCE WITH THE I.P.C. 2018.
5. ALL PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL, CABINETS, BATHTUBS, SOFFITS, OR DUCTWORK SHALL BE SEALED TO MAINTAIN SOUND TRANSMISSION S.T.C. RATINGS.
6. CONTRACTOR SHALL FLUSH ALL EXISTING UNDERGROUND PLUMBING AND VERIFY OPERATION.
7. CONTRACTOR SHALL INSTALL ONE (1) 4"Ø VENT FOR EACH RESTROOMS IN WALL STUD CAVITY.
8. ALL TRENCH DRAINS INSTALLED SHALL HAVE 2"Ø CLEAN-OUT.

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI



REV.	DATE	DESCRIPTION	OK BY
1	10/28/2020		
2			
3			
4			
5			

SHEET TITLE	PLUMBING PLAN
PROJECT TITLE	TENANT FINISH – BREWERY 817 RICE ROAD LEE'S SUMMIT, MO 64064

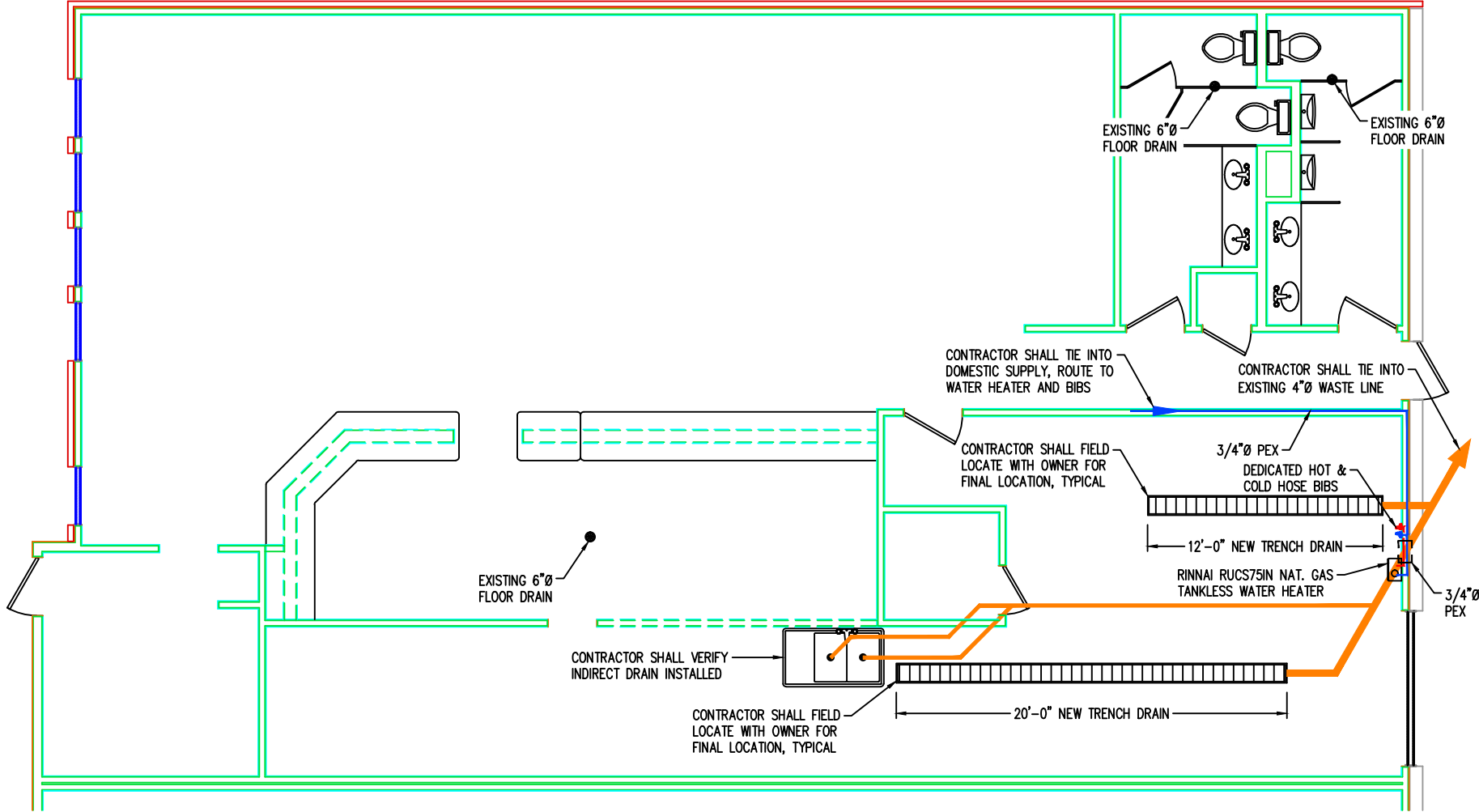


CLIENT

ENGINEERING PERSPECTIVE INC. 2601 N. HUB DRIVE, INDEPENDENCE, MISSOURI PH (816) 836-9633, FAX (816) 836-9638	OWN. BY:	MDL
	APP. BY:	MDL
CADD FILE: GOAT BREWING	CHK. BY:	MDL
	APP. BY:	MDL

CADD FILE:
GOAT BREWING
DATE:
10/08/2020
SCALE:
1/4" = 1 FOOT
DRAWING NO.

P1 of 4



PLUMBING PLAN (SUPPLY & WASTE) – MODIFIED

1/4" = 1 FOOT

