

# TENANT FINISH - GRAINS & TAPS BREWERY / TAPROOM

## 310 S.W. BLUE PARKWAY

## LEE'S SUMMIT, MISSOURI 64063

APPLICABLE BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 UNIFORM PLUMBING CODE  
2018 INTERNATIONAL FIRE CODE  
2018 LIFE SAFETY CODE  
2018 INTERNATIONAL EXISTING BUILDING CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
2017 NATIONAL ELECTRIC CODE  
2010 AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES  
2009 I.C.C. A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

APPLICABLE CONSTRUCTION DATA:

CONSTRUCTION TYPE :: II-B  
MIXED OCCUPANCY :: A-2 // F-2

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:

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

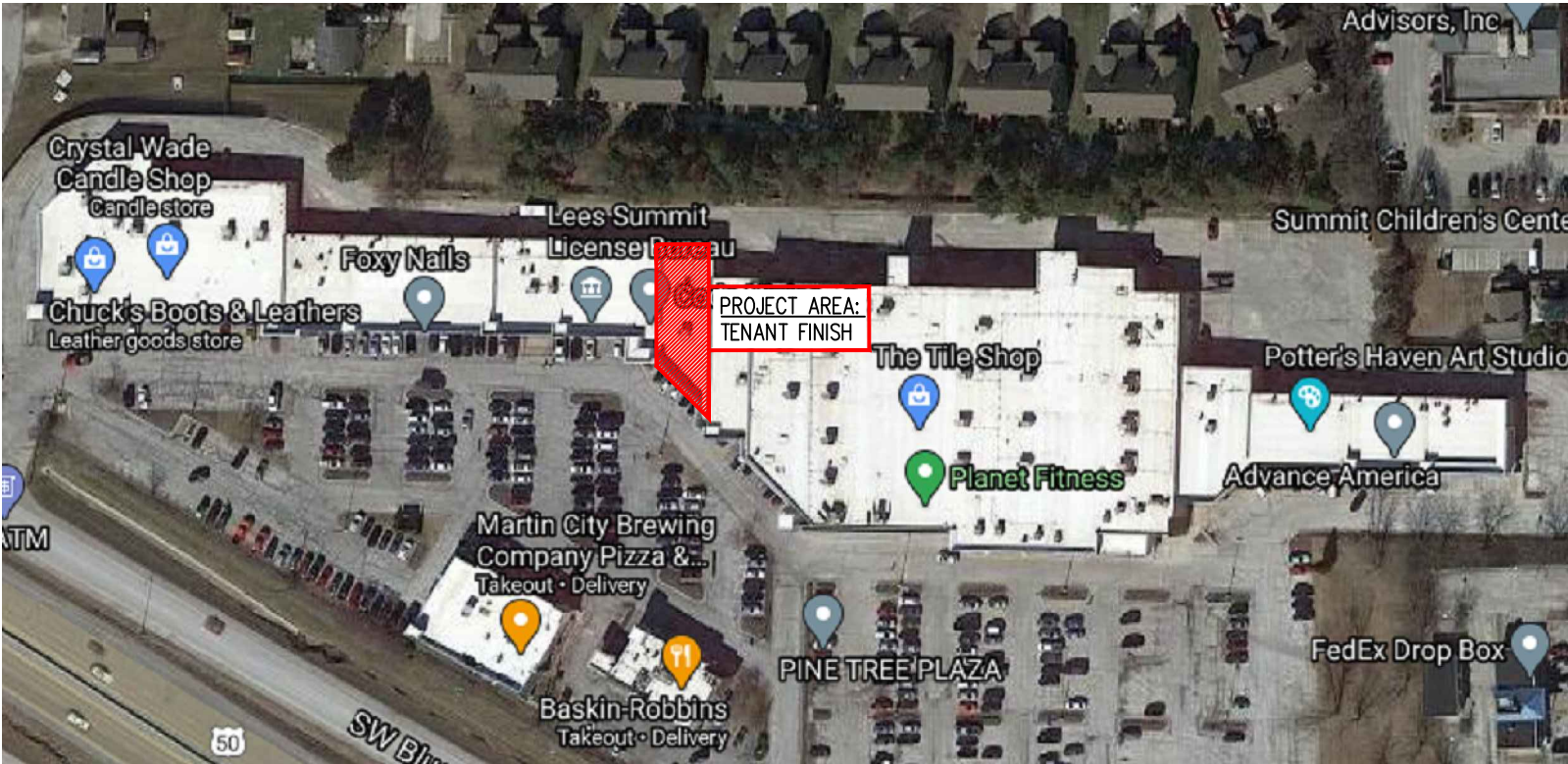
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- THE CONTRACTOR SHALL ADJUST ALL EXISTING WATER VALVE BOXES TO THE FINAL GRADE IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY ALL PROPERTY OWNERS A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF ALL CONSTRUCTION PERTAINING TO PRIVATE ENTRANCES.
- IT 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 SCHEDULE:

- 0 --- COVER SHEET
- N1 --- CONSTRUCTION NOTES
- A1 --- CONCEPTUAL FLOOR PLAN
- A2 --- WALL LAYOUT & DETAILS
- S1 --- CEILING FRAMING PLAN
- S2 --- STRUCTURAL DETAILS
- M1 --- MECHANICAL PLAN
- E1 --- ELECTRICAL PLAN
- P1 --- PLUMBING WASTE PLAN
- P2 --- PLUMBING SUPPLY PLAN



SITE LOCATION MAP  
NOT TO SCALE

PREPARED BY:



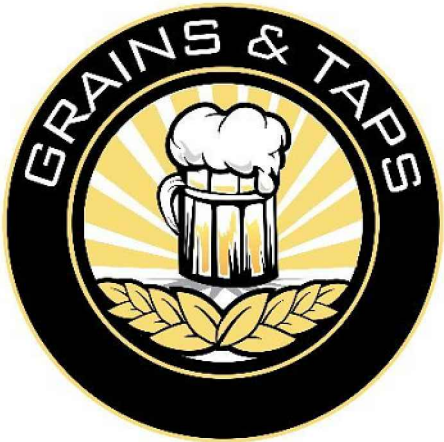
**ENGINEERING  
PERSPECTIVE INC.**

05/16/2021

2601 N. HUB DRIVE  
INDEPENDENCE, MISSOURI 64055

PH. (816) 836-9633

**FOR GRAINS & TAPS OWNERS:**  
**BRIAN BIXBY & BRAD BOEHM**





APPLICABLE BUILDING CODES:

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2010 A.D.A.S.A.D.  
2009 I.C.C. ANSI-A117.1

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EROSION AND SEDIMENT CONTROL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL EROSION AND DOWNSTREAM SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL MONITOR SILT FENCING AND INSTALL ADDITIONAL SILT FENCING AS NECESSARY AND APPROPRIATE OR AS DIRECTED BY THE CITY.
- ALL EROSION AND SEDIMENT CONTROL BMP's MUST BE KEPT IN WORKING ORDER. THE CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY SOIL EROSION AND CONSTRUCTION EQUIPMENT AT OR BEFORE THE END OF EACH WORKING DAY OR AS DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM BEHIND SILT FENCES, AND ALL OTHER EROSION CONTROL MEASURES THAT STORE SEDIMENT, IF NECESSARY OR AS DIRECTED BY THE CITY.
- EROSION AND SEDIMENT CONTROL STURCTURES/BMP's CANNOT BE REMOVED WITHOUT THE CITY'S OR ENGINEER'S APPROVAL.
- SEDIMENT REMOVED FROM THE STREAM WILL BE DISPOSED AT A LOCATION IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER AND CITY OF LEE'S SUMMIT.
- ALL DISTURBED AREAS SHALL BE SODDED OR OTHERWISE STABILIZED.

(PRINTED ON HALF SIZE SHEET)

CONCRETE NOTES:

- EXCAVATION AND BACKFILL:**
  - ALL TOP SOIL SHALL BE REMOVED FROM THE AREA ALREADY OCCUPIED.
  - CUSHION LAYER SHALL BE 4" AND CONSTRUCTED OF SAND, GRAVEL, CRUSHED STONE, OR OTHER FREE DRAINING MATERIAL. PROVIDE 6 MIL VAPOR BARRIER BELOW CONCRETE SLABS IN ALL AREAS.
  - IF SOFT OR UNSUITABLE MATERIAL IS ENCOUNTERED, THIS MATERIAL SHALL BE REMOVED AND ALSO REPLACED WITH ENGINEERED FILL MATERIAL. BASE OF EXCAVATION SHOULD NOT BE LEFT OPEN FOR MORE THAN 48 HOURS AND BE FREE OF WATER PRIOR TO PLACEMENT OF REINFORCING STEEL AND CONCRETE.
  - CONTRACTOR TO INSURE SURFACE DRAINAGE AWAY FROM FOUNDATION WALL AND FOOTINGS.
  - PLACE FILL IN LIFTS NOT TO EXCEED 6" AND COMPACTED TO WITHIN 95% OF THE STANDARD PROCTOR (A.S.T.M. D698) MAXIMUM DRY DENSITY AT A MOISTURE CONTENT WITHIN ± 3% OF THE OPTIMUM MOISTURE CONTENT.
  - ENGINEERED FILL TO CONSIST OF CLEAN CRUSHED LIMESTONE PLACED IN LIFTS NOT TO EXCEED 6" AND COMPACTED WITH A SUITABLE VIBRATORY COMPACTOR.
  - ALL SOILS BASIS OF DESIGN ARE 1,500 P.S.F. BEARING CAPACITY. WHERE CONDITIONS ARE ENCOUNTERED WITH LESS THAN 1,500 P.S.F., THE ENGINEER MUST BE CONTACTED.
- REINFORCED CONCRETE:**
  - CONSTRUCT TO CONFORM TO ACT 318. REINFORCING, DETAILING, FABRICATION, AND ERECTION TO CONFORM TO A.C.I. MANUAL OF STANDARD PRACTICE.
  - CONCRETE SHALL HAVE MINIMUM 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
  - ALL BAR LAP SPLICES SHALL BE 36 BAR DIAMETERS UNLESS NOTED.
  - UNLESS NOTED OTHERWISE PROVIDE THE FOLLOWING COVER ON REBAR.

SLABS: 3/4"
WALLS: 1-1/2"
FOOTINGS OR OTHER UNFORMED SURFACE IN CONTACT WITH EARTH: 2".
  - ALL REINFORCEMENT TO BE GRADE 60.
  - REINFORCING STEEL SHALL BE HELD SECURELY IN PLACE WITH STANDARD APPROVED ACCESSORIES AND PLACED IN ACCORDANCE WITH A.C.I. SP 66, A.C.I. DETAILING MANUAL-LATEST AND C.R.S.I. MANUAL OF STANDARD PRACTICE-LATEST EDITION.
  - WHEN CONCRETE POURING IS STARTED, IT SHALL BE CARRIED OUT IN A CONTINUOUS OPERATION UNTIL THE SECTION IS COMPLETED.
  - CONTRACTOR SHALL USE A MECHANICAL INTERNAL VIBRATOR SUPPLEMENTED BY SCREEN TYPE VIBRATORS FOR ALL WALLS, FLOOR SLABS, AND THICK FOUNDATIONS. ALL CONCRETE SHALL BE POURED ON UNDISTURBED SOIL OR MACHINE TAMPED BACKFILL.
  - FINISH SURFACE OF CONCRETE WITH SEALER AS DIRECTED BY OWNER.
  - CONCRETE SHALL CONTAIN A MINIMUM OF 6 BAGS OF CEMENT TO ONE CUBIC YARD OF CONCRETE AND A MAXIMUM OF 39 GALLONS OF WATER TO 6 BAGS OF CEMENT. SLUMP TEST SHALL NOT EXCEED THREE (3) INCHES. CONCRETE SHALL BE MADE OF GOOD QUALITY MATERIALS PROPERLY GRADE FROM FINE TO COARSE, AND HAVING A MAXIMUM SIZE OF TWO (2) INCHES. ALL EXTERIOR CONCRETE TO HAVE A MINIMUM 5% AND MAXIMUM 7% ENTRAINED AIR.

MECHANICAL NOTES:

- 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.
- 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.
- 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.
- CONDENSING UNITS ON ROOF IN EXISTING LOCATION. REFRIGERANT PIPING TO BE RUN PER ASHRAE AND I.M.C. 2018. UNIT AND REFRIGERANT PIPING PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR AND ELECTRICAL CONNECTIONS BY ELECTRICAL CONTRACTOR.
- FURNACE IS EXISTING. MECHANICAL CONTRACTOR SHALL VERIFY OPERATION AND DUCTWORK RAN SHALL BE SIZED AND IN COMPLIANCE WITH I.M.C. 2018.
- CONTRACTOR SHALL PERFORM FIRM 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.
- CONTRACTOR SHALL SUBMIT OWNERS MAINTENANCE SCHEDULE AND MANUALS. MANUALS TO INCLUDE RATINGS, CAPACITIES, PARTS LISTS, WIRING DIAGRAMS, AND APPROVED SHOP DRAWINGS.
- LOW PRESSURE AIR DISTRIBUTION DUCTWORK SHALL COMPLY WITH 2" W.G. STANDARDS PRESSURE CLASS.
- 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.
- ALL BATHROOM EXHAUST DUCT SHALL BE GALVANIZED SHEET METAL.
- ALL DUCT ROUTING SHALL BE FIELD VERIFIED, PRIOR TO INSTALLATION, AND COORDINATED WITH OTHER DISCIPLINES BY THE CONTRACTOR.
- ALL BRANCH CONNECTIONS SHALL BE CONSTRUCTED WITH A MAX. 45° ENTRY ANGLE (NOT SHOWN).
- 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.
- CONTRACTOR SHALL PROVIDE APPROVED PROGRAMMABLE THERMOSTAT(S) 48" A.F.F. AND COORDINATE FINAL LOCATION(S) WITH OWNER PRIOR TO INSTALLATION.
- ALL DUCTWORK SIZES SHALL BE VERIFIED BY MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
- DUCT SIZES INDICATED ARE ACTUAL SHEET METAL DIMENSIONS IN INCHES.
- MAIN DUCT SIZES SHOWN START AT LAST UPSTREAM BRANCH TAKE-OFF AND CONTINUE UNTIL NEW DUCT SIZE IS SHOWN.

ELECTRICAL NOTES:

- CONTRACTOR TO FIELD VERIFY, FURNISH, AND INSTALL NEW ELECTRICAL WORK, DEVICES, DEVICE LOCATIONS, ETC.
- CONTRACTOR TO COORDINATE WITH OWNER FOR REQUIRED EQUIPMENT CONNECTIONS IN KITCHEN.
- MECHANICAL AND ELECTRICAL CONTRACTORS SHALL COORDINATE FOR EQUIPMENT CONNECTIONS.
- CONTRACTOR SHALL VERIFY ALL REQUIREMENTS OF 2018 I.B.C. SECTION 1205 ARE MET.
- ALL INSTALLATION WORK SHALL COMPLY WITH N.E.C. 2017 AND LOCAL UTILITY REQUIREMENTS.
- ALL NEUTRAL CONDUCTORS SHALL BE GROUNDED PER N.E.C. 2017.
- ALL CONDUIT AND WIRING SHALL BE RUN CONCEALED IN WALLS AND JOIST CAVITIES.
- DUPLEX POLARIZED RECEPTACLES SHALL BE PIGTAILED 20 AMP, 125 VOLT, PARALLEL SLOTS OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
- U-SHAPED GROUND INSTALLED WITH GROUND SLIP DOWN.
- 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.
- CIRCUIT BREAKERS TO BE SINGLE UNIT POLE PLUG-IN CONSTRUCTION WITH MINIMUM INTERRUPTING RATING.
- SMOKE DETECTORS TO COMPLY WITH I.B.C. 2018 907.2.9 AND 907.2.10.1.2.

EXCAVATION RESPONSIBILITY NOTES

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PLUMBING NOTES:

- THE CONTRACTOR SHALL LOCATE AND CONNECT TO EXISTING 4"Ø SEWER LINE, ADJACENT TO EAST OF SPACE.
- 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.
- 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.
- ALL WATER PIPING IS TO BE INSULATED IN ACCORDANCE WITH THE I.P.C. 2018.
- 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.
- CONTRACTOR SHALL FLUSH ALL EXISTING UNDERGROUND PLUMBING AND VERIFY OPERATION.
- CONTRACTOR SHALL INSTALL ONE (1) 4"Ø VENT FOR EACH RESTROOMS IN WALL STUD CAVITY.
- ALL TRENCH DRAINS INSTALLED SHALL HAVE 2"Ø MINIMUM CLEAN-OUT.

CODE COMPLIANCE NOTES:

- THE CITY OF LEE'S SUMMIT SHALL VERIFY FINAL OCCUPANT LOAD SIGNAGE.
- OWNER SHALL COMPLY WITH TABLE 5003.1.1 OF THE 2018 I.F.C.
- CONTRACTOR SHALL INSTALL MIN. 4 INCH HIGH WITH MIN. STROKE OF 1/2" WIDTH ADDRESS LETTERS TO EACH DOOR LEADING INTO THE BUSINESS.
- CONTRACTOR SHALL VERIFY 2A-10B-C FIRE EXTINGUISHERS ARE INSTALLED PER 2018 I.F.C. SECTION 906.2 – 906.5, CONSPICUOUS LOCATION AT ALL BUILDING EXIT DOORS.
- CONTRACTOR SHALL INSTALL EXIT SIGNAGE NEAR ACCESSIBLE EXIT DOORS PER I.B.C. 2018 SECTION 1011.1.
- CONTRACTOR SHALL VERIFY COMPLIANCE WITH A.N.S.I. A117.1 2009 SECTION 904.

FIRE PROTECTION NOTES:



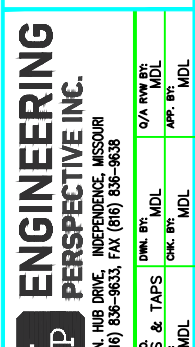
- ALL FIRE EXTINGUISHERS SHALL BE IN CLEAR VIEW, MOUNTED WITH SIGNAGE IF NEEDED.
- SIZE AND DISTRIBUTION OF PORTABLE FIRE EXTINGUISHERS SHALL FOLLOW I.F.C. 906.3 AND I.F.C. 906 FOR TRAVEL DISTANCE.
- MINIMUM FIRE EXTINGUISHER SHALL BE 5 POUNDS WITH A 2A-10B-C RATING.

EXTERIOR WALL ASSEMBLIES:

- EXTERIOR WALL ASSEMBLIES SHALL BE IN COMPLIANCE WITH CHAPTER 14 OF IBC 2018.
- EXTERIOR WALLS SHALL HAVE A WATER-RESISTIVE BARRIER CONSISTING OF ONE LAYER OF NO.15 ASPHALT FELT, FREE FROM HOLES AND BREAKS COMPLYING W/ ASTM D226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER APPLIED OVER STUDS OR SHEATHING OF EXTERIOR WALLS TO INCLUDE APPROVED HOUSE WRAP AND VINYL SIDING.
- WATER-RESISTIVE BARRIER MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2-INCHES.
- WHERE JOINTS OCCUR, THE WATER-RESISTIVE BARRIER SHALL BE LAPPED NOT LESS THAN 6-INCHES.
- THE WATER RESISTIVE BARRIER SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATE AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN CHAPTER 14.
- THE EXTERIOR WALL SHALL BE CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER AND A MEANS OF DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR.
- PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 14 OF THE IBC 2018.
- ENERGY EFFICIENCY REQUIREMENTS FOR ZONE 4 APPLICABLE TO WALL CONSTRUCTION OF THE IBC 2018 CHAPTER 13 U FACTOR 0.10 R-13 IN WALLS, R-38 ATTICS, R-30 VAULTS, R-19 FLOORS OVER UNCONDITIONED SPACES, WINDOW U FACTOR OF 0.40 OR BETTER.

ABBREVIATIONS:

A/C – AIR CONDITIONER	ETC. – ETCETERA	L.T. – LIGHT	S/A – SUPPLY AIR
AB – ANCHOR BOLT	EXP – EXPANSION	LVL – LAMINATED VENEER LUMBER	SCH. – SCHEDULE
AFF – ABOVE FINISHED FLOOR	EXT. – EXTERIOR		SEC. – SECTION
ALT – ALTERNATE		MAX. – MAXIMUM	SER. – SERVICE
APPROX – APPROXIMATELY	FDN – FOUNDATION	MECH. – MECHANICAL	S.G.D. – SLIDING GLASS DOOR
ARCH. – ARCHITECTURAL	F.E. – FIRE EXTINGUISHER	MET. – METAL	SHWR – SHOWER
AVG – AVERAGE	F.F. – FINISHED FLOOR	MFR – MANUFACTURER	SIM. – SIMILAR
	FIN. – FINISH	MIN. – MINIMUM	SPEC. – SPECIFICATION
BD. – BOARD	FL. – FLUORESCENT	MISC. – MISCELLANEOUS	SQ. FT. – SQUARE FEET
BFF – BELOW FINISHED FLOOR	FLR. – FLOOR	MTL – METAL	STD. – STANDARD
BLDG – BUILDING	FLR. DR. – FLOOR DRAIN		STRUC. – STRUCTURAL
BM – BEAM	F.R. – FIRE RESISTANT	N.I.C. – NOT IN CONTACT	
BRG – BEARING	F.S. – FAR SIDE	NO. – NUMBER	T&G – TONGUE & GROOVE
	FT. – FOOT	NOM – NOMINAL	TELE. – TELEPHONE
	FTG. – FOOTING	N.S. – NEAR SIDE	TEMP. – TEMPORARY
			TYP. – TYPICAL
C.B. – CIRCUIT BREAKER		OA – OVERALL	
C/C – CENTER TO CENTER	GA. – GAUGE	O. STORAGE – OVERHEAD STORAGE	U.C. – UNDERCUT
C.F. – CUBIC FOOT	GAL. – GALLON	O.C. – ON CENTER	U.C. STORAGE – UNDER COUNTER
CHG. – CHANGE	GALV – GALVANIZED	O.D. – OUTSIDE DIAMETER	STORAGE
CLG. – CEILING	GEN – GENERAL	OH – OVERHEAD	U.N.O. – UNLESS NOTED OTHERWISE
CLR – CLEAR	GND – GROUND		U.O. STORAGE – UNDER/OVER
CLST. – CLOSET	GYP. – GYPSUM	PL – PLATE	STORAGE
CO – CLEANOUT		PNL – PANEL	UTIL. – UTILITIES
COL – COLUMN	HB – HOSE BIB	P.S.F. – POUNDS PER SQUARE FOOT	V.B. – VAPOR BARRIER
CONC. – CONCRETE	HDR – HEADER	P.S.I. – POUNDS PER SQUARE INCH	VERT. – VERTICAL
CONST. – CONSTRUCTION	H.E. – HIGH EFFICIENCY	PVC – POLYVINYLCHLORIDE	VOL. – VOLUME
CONT. – CONTINUOUS	HORIZ. – HORIZONTAL		VTR – VENT THROUGH ROOF
CW – COLD WATER	HT. – HEIGHT	RAD. – RADIUS	W/ – WITH
	HTG – HEATING	R/A – RETURN AIR	W/C – WATER CLOSET
	HW – HOT WATER	R.D. – ROOF DRAIN	WD. – WOOD
		RECEP – RECEPTACLE	WDW – WINDOW
DBL. – DOUBLE		REF. – REFERENCE	W.H. – WATER HEATER
DET. – DETAIL(S)	I.D. – INSIDE DIAMETER	REINF. – REINFORCING	W.M.O.B. – WASHING MACHINE
DIA. – DIAMETER	INT. – INTERIOR	REQ'D. – REQUIRED	OUTLET BOX
DIM – DIMENSION	JST. – JOIST	RFG. – REFRIGERATOR	WT. – WEIGHT
DISC – DISCONNECT	JT. – JOINT	RM. – ROOM	W.W.F. – WELDED WIRE FABRIC
DR. – DOOR		R.O. – ROUGH OPENING	YD. – YARD
DW – DISHWASHER	KIT. – KITCHEN	R.V. – ROOF VENT	
EA. – EACH	LAV. – LAVATORY		
ELEC. – ELECTRIC			
ELEV. – ELEVATION			
EQUIP. – EQUIPMENT			

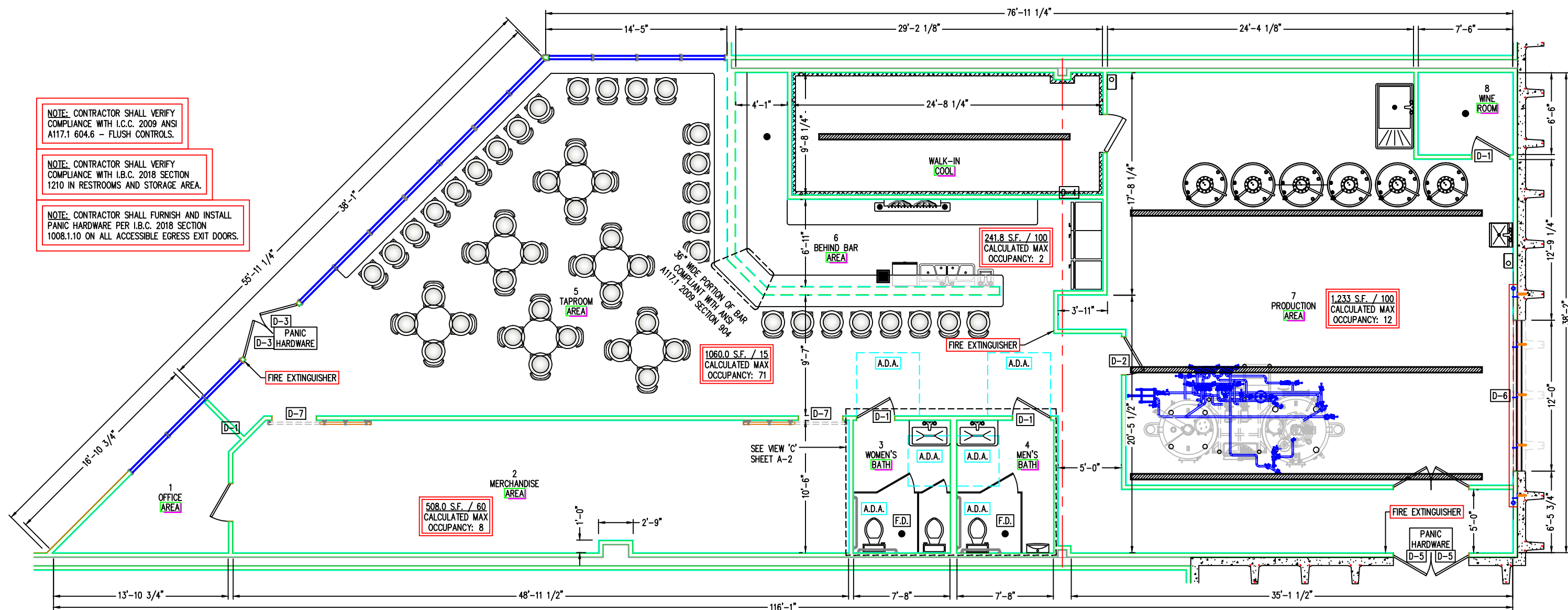
	
OK: BY	
DESCRIPTION	
REV.	DATE
CONSTRUCTION NOTES	
SHEET TITLE	PROJECT TITLE
	BREWERY – TENANT FINISH
	310 S.W. BLUE PARKWAY
	LEE'S SUMMIT, MO 64063
CLIENT	
	
2601 N. HUB DRIVE, INDEPENDENCE, MISSOURI PH (816) 836-9633, FAX (816) 836-9638	
PROJ. NO. & TAPS	DATE
CHK. BY	APP. BY
MDL	MDL
CADD FILE:	N1
DATE:	05/16/2021
SCALE:	1/4" = 1 FOOT
DRAWING NO.	N1 of 10




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.

DESIGNATION	FLOOR	FRAMING	WALLS	CEILING	COVE	FINISH	CLG. HGT.	REMARKS
	CONCRETE – EPOXY	METAL STUDS	GYP. BD. WATER REST. GYP. BD. 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'-5" 12'-0" 14'-0"		
1 – OFFICE AREA	●	●	●	●	●	●		F.R.P. FINISH NEAR FIXTURES
2 – WOMEN'S RESTROOM			●	●		●		
3 – MEN'S RESTROOM			●	●		●		
4 – MERCHANDISE AREA			●	●	●			F.R.P. FINISH NEAR FIXTURES
5 – TAPROOM AREA			●	●				
6 – BEHIND BAR AREA			●	●		●	●	F.R.P. BEHIND & UNDER BAR
7 – PRODUCTION AREA						●	●	
8 – WINE ROOM	●	●	●	●	●	●		F.R.P. FINISH NEAR FIXTURES

ITEM	QTY	DESCRIPTION	HEIGHT	WIDTH	MATERIAL	NOTES
D-1	4	INTERIOR, WOOD, SOLID CORE	6'-8"	3'-0"	WOOD	NONE
D-2	3	INTERIOR, WOOD/GLASS	6'-8"	3'-0"	WOOD	TEMPERED GLASS
D-3	1	EXTERIOR, ALUMINUM/GLASS	6'-8"	6'-0"	ALUMINUM/GLASS	TEMPERED GLASS, EXISTING IN BUILDING
D-4	1	INTERIOR, METAL, WALK-IN	6'-8"	4'-0"	ALUMINUM	SELECTION BY BREWERY OWNER
D-5	1	EXTERIOR, METAL	6'-8"	6'-0"	ALUMINUM	EXISTING
D-6	1	EXTERIOR, OVERHEAD	11'-0"	12'-0"	ALUMINUM/GLASS	STRUCTURAL DETAILS ON S-X
D-7	2	INTERIOR, SLIDING BARN	7'-0"	3'-6"	WOOD & OPT. GLASS	TEMPERED GLASS IF INSTALLED


$$\frac{1}{4}'' = 1 \text{ FOOT}$$


## CLIENT

 <b>ENGINEERING</b> <b>PERSPECTIVE INC.</b> N. HUB DRIVE, INDEPENDENCE, MISSOURI (616) 836-0633, FAX (616) 836-9638	Q. & S.	DRAW. BY:	Q/A REV. BY:
	MDL	CHK. BY:	MDL
	TAPS	MDL	APP. BY:
			MDL

CADD FILE:  
A1

DATE:  
05/16/2021

SCALE:  
1/4" = 1 FOOT

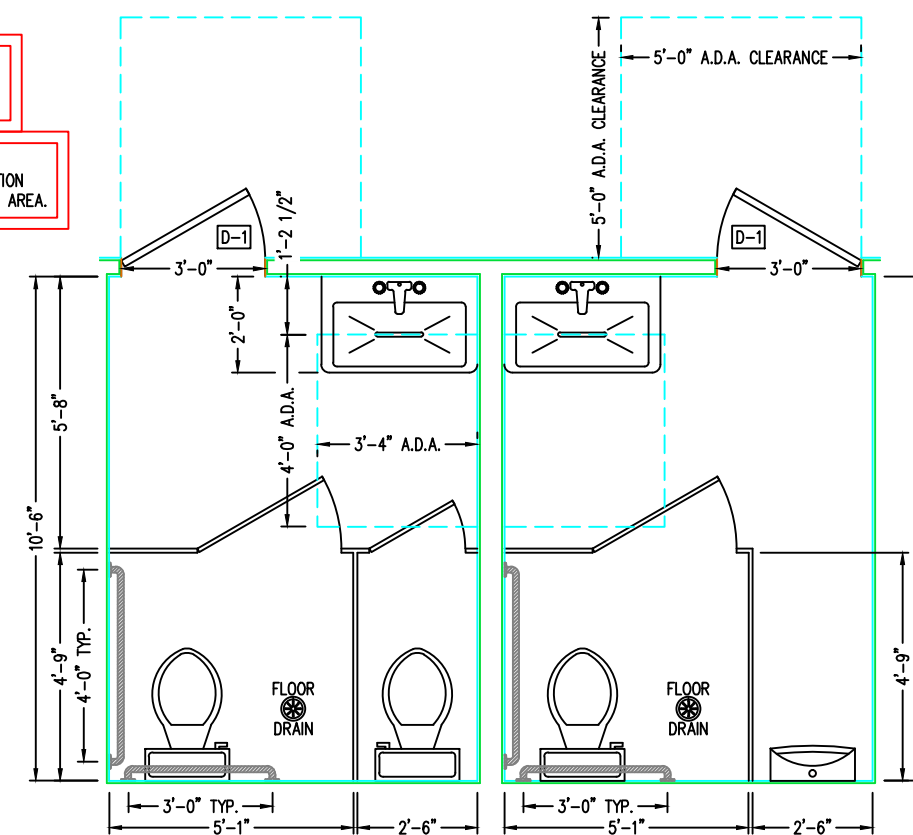
DRAWING NO.



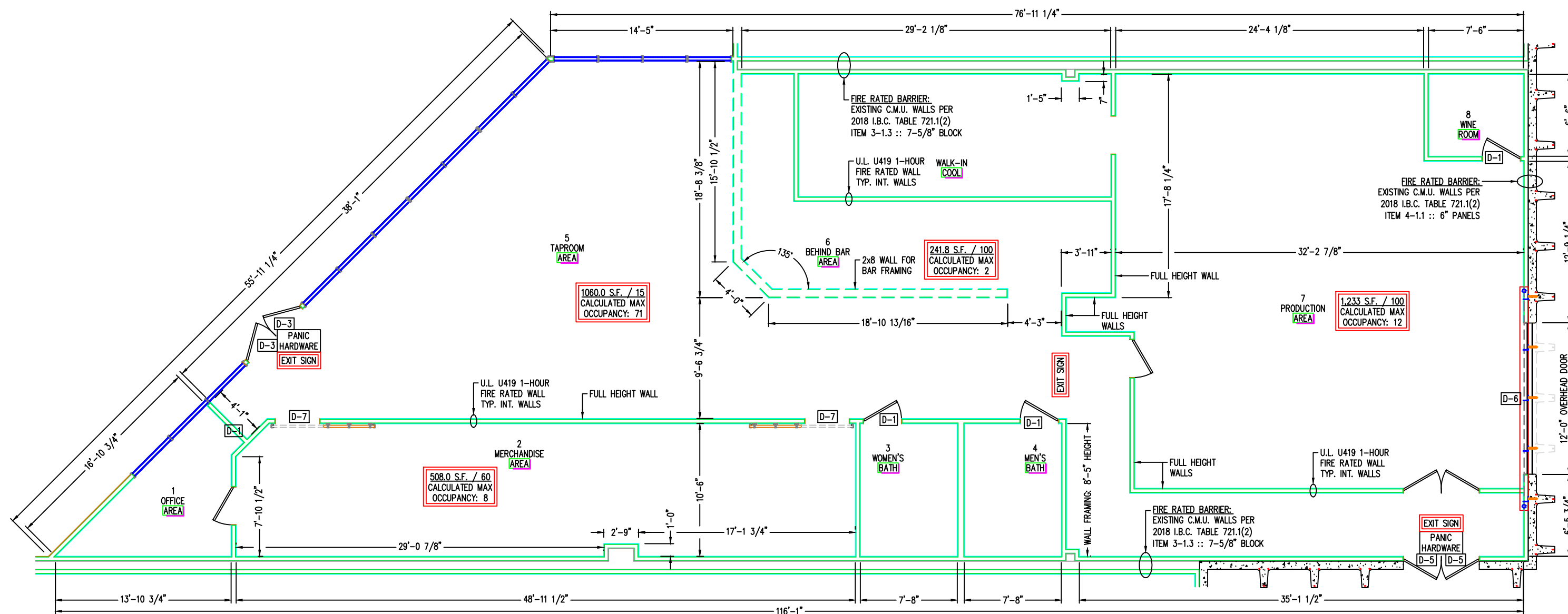
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2. CONTRACTOR SHALL VERIFY 2A-108-C FIRE EXTINGUISHERS ARE INSTALLED PER 2018 I.F.C. SECTION 906.2 – 906.5, CONSPICUOUS LOCATION AT ALL BUILDING EXIT DOORS.
3. CONTRACTOR SHALL INSTALL EXIT SIGNAGE NEAR ACCESSIBLE EXIT DOORS PER I.B.C. 2018 SECTION 1011.1.
4. CONTRACTOR SHALL VERIFY COMPLIANCE WITH A.N.S.I. A117.1 2009 SECTION 904.

OFFICE AREA ::	93.69 SQ. FT.	8'-5" CLG. (NO PUBLIC)
MERCHANDISE AREA ::	508.00 SQ. FT.	8'-5" CLG. (PUBLIC)
WOMEN'S RESTROOM ::	80.5 SQ. FT.	8'-5" CLG. (PUBLIC)
MEN'S RESTROOM ::	80.5 SQ. FT.	8'-5" CLG. (PUBLIC)
WALK-IN COOLER ::	254.81 SQ. FT.	12'-0" CLG. (NO PUBLIC)
TAPROOM AREA ::	1,060.02 SQ. FT.	12'-0" CLG. (PUBLIC)
BEHIND BAR AREA ::	241.80 SQ. FT.	12'-0" CLG. (NO PUBLIC)
PRODUCTION AREA ::	1,233.99 SQ. FT.	14'-0" CLG. (NO PUBLIC)
STAFF RESTROOM ::	68.25 SQ. FT.	8'-5" CLG. (NO PUBLIC)
<u>UNACCOUNTED (WALLS) ::</u>	<u>178.61 SQ. FT.</u>	
TOTAL INTERIOR AREA ::	3,800.17 SQ. FT.	
TOTAL PROJECT AREA ::	3,621.56 SQ. FT.	

**NOTE:** CONTRACTOR SHALL VERIFY COMPLIANCE WITH I.B.C. 2018 SECTION 1210 IN RESTROOMS AND STORAGE AREA.

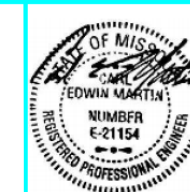


© A.D.A. RESTROOM DETAILS  
1/2" = 1 FOOT



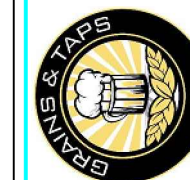
(B) BREWERY WALL LAYOUT PLAN  
1/4" = 1 FOOT

(PRINTED ON HALF SIZE SHEET)

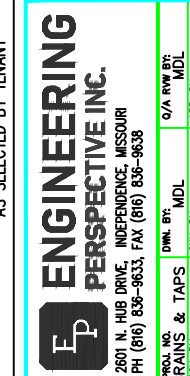


REV.	DATE	DESCRIPTION	CK. BY
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△			
△			
△			

SHEET TITLE	WALL LAYOUT PLAN
PROJECT TITLE	BREWERY – TENANT FINISH 310 S.W. BLUE PARKWAY LEFF'S SUBMIT NO. 24007



3'-2" —  
CLIENT



CADD FILE: A2  
DATE: 05/16/2021  
SCALE: 1/4" = 1 FOOT  
DRAWING NO.



APPLICABLE BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE

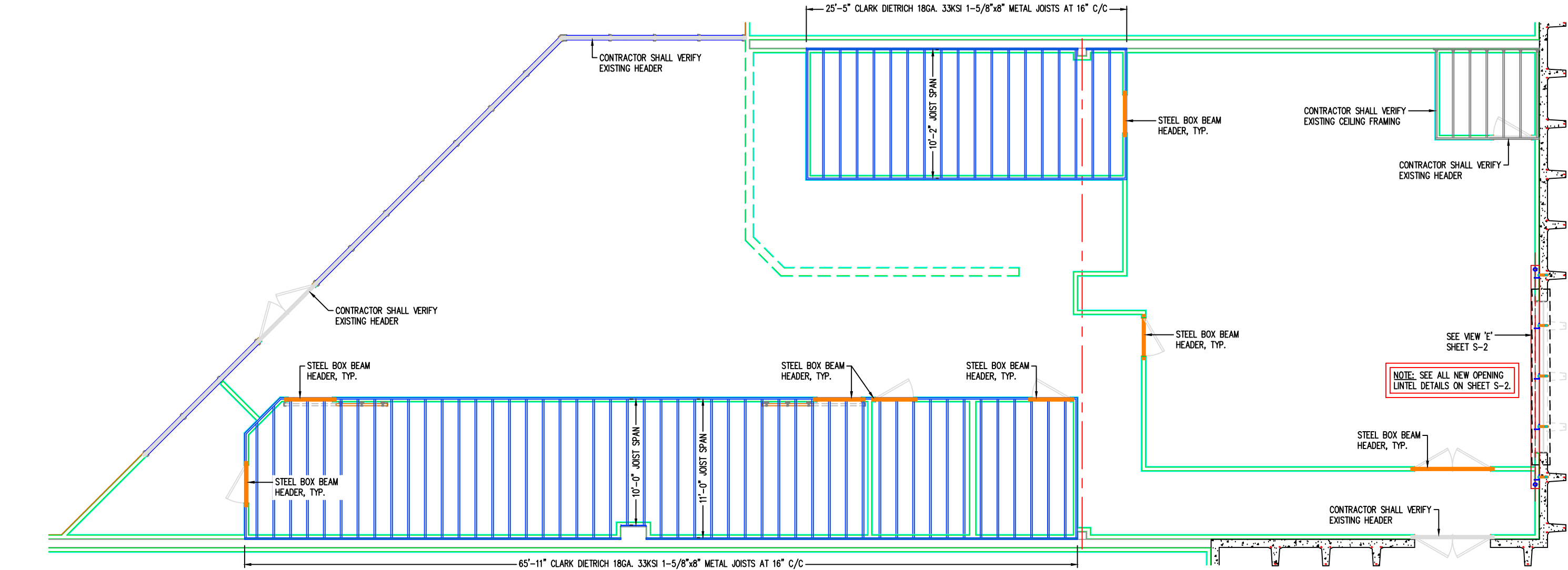
APPLICABLE CONSTRUCTION DATA:

CONSTRUCTION TYPE :: II-B

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

GENERAL CONSTRUCTION NOTES:

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. CONTRACTOR TO FURNISH AND INSTALL ALL LOCK AND KEY ASSEMBLIES THROUGHOUT ENTIRE CONSTRUCTION PROCESS, WHETHER TEMPORARY OR PERMANENTLY AFFIXED TO THE BUILDING.
10. **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.



(PRINTED ON HALF SIZE SHEET)

D BREWERY CEILING FRAMING PLAN  
1/4" = 1 FOOT



REV.	DATE	DESCRIPTION	OK BY
1	05/16/2021	ISSUED FOR PERMIT	
2	05/16/2021	REVISION: SEE SHEET S-2 FOR LINTEL DETAILS	
3	05/16/2021	REVISION: ADDED JOIST SPAN DIMENSIONS	
4	05/16/2021	REVISION: ADDED HEADER DIMENSIONS	
5	05/16/2021	REVISION: ADDED JOIST SPAN DIMENSIONS	

SHEET TITLE  
CEILING FRAMING PLAN

PROJECT TITLE  
BREWERY - TENANT FINISH  
310 S.W. BLUE PARKWAY  
LEE'S SUMMIT, MO 64063



CLIENT

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

PROJ. NO.	OWNER	DESIGNER	CHECKER	APPROVER
05/16/2021	Brains & Taps	MDL	MDL	MDL

CADD FILE: S1

DATE: 05/16/2021

SCALE: 1/4" = 1 FOOT

DRAWING NO.

S1 of 10







APPLICABLE BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE

APPLICABLE CONSTRUCTION DATA:

CONSTRUCTION TYPE :: II-B

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

MECHANICAL NOTES:

- 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. 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.
- 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.
- 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.
- FURNACE IS EXISTING. MECHANICAL CONTRACTOR SHALL VERIFY OPERATION AND DUCTWORK RAN SHALL BE SIZED AND IN COMPLIANCE WITH I.M.C. 2018.
- 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.
- CONTRACTOR SHALL SUBMIT OWNERS MAINTENANCE SCHEDULE AND MANUALS. MANUALS TO INCLUDE RATINGS, CAPACITIES, PARTS LISTS, WIRING DIAGRAMS, AND APPROVED SHOP DRAWINGS.
- LOW PRESSURE AIR DISTRIBUTION DUCTWORK SHALL COMPLY WITH 2" W.G. STANDARDS PRESSURE CLASS.
- 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.
- ALL BATHROOM EXHAUST DUCT SHALL BE GALVANIZED SHEET METAL.
- ALL DUCT ROUTING SHALL BE FIELD VERIFIED, PRIOR TO INSTALLATION, AND COORDINATED WITH OTHER DISCIPLINES BY THE CONTRACTOR.
- ALL BRANCH CONNECTIONS SHALL BE CONSTRUCTED WITH A MAX. 45° ENTRY ANGLE (NOT SHOWN).
- 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.
- CONTRACTOR SHALL PROVIDE APPROVED PROGRAMMABLE THERMOSTAT(S) 48" A.F.F. AND COORDINATE FINAL LOCATION(S) WITH OWNER PRIOR TO INSTALLATION.
- ALL DUCTWORK SIZES SHALL BE VERIFIED BY MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
- DUCT SIZES INDICATED ARE ACTUAL SHEET METAL DIMENSIONS IN INCHES.
- MAIN DUCT SIZES SHOWN START AT LAST UPSTREAM BRANCH TAKE-OFF AND CONTINUE UNTIL NEW DUCT SIZE IS SHOWN.

SCHEDULE – MECHANICAL EQUIPMENT							
R.T.U. :: HEATING							
DESIGNATION	BTU/HR	SEER/EER	VOLTAGE/PHASE	RATED CIRCUIT	SUPPLY AIR	MFR.	MODEL NUMBER
RTU-1	88,000	9/8.6	208V / 3Ø	30.0 AMP MIN.	5,300 C.F.M.	LENNOX	CHA16-090-Y2
RTU-2	88,000	9/8.6	208V / 3Ø	30.0 AMP MIN.	5,300 C.F.M.	LENNOX	CHA16-090-Y2
R.T.U. :: COOLING							
DESIGNATION	BTU/HR	SEER/EER	VOLTAGE/PHASE	RATED CIRCUIT	REFRIGERANT	MFR.	MODEL NUMBER
RTU-1	88,000	9/8.6	208V / 3Ø	30.0 AMP MIN.	R-22	LENNOX	CHA16-090-Y2
RTU-2	88,000	9/8.6	208V / 3Ø	30.0 AMP MIN.	R-22	LENNOX	CHA16-090-Y2
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

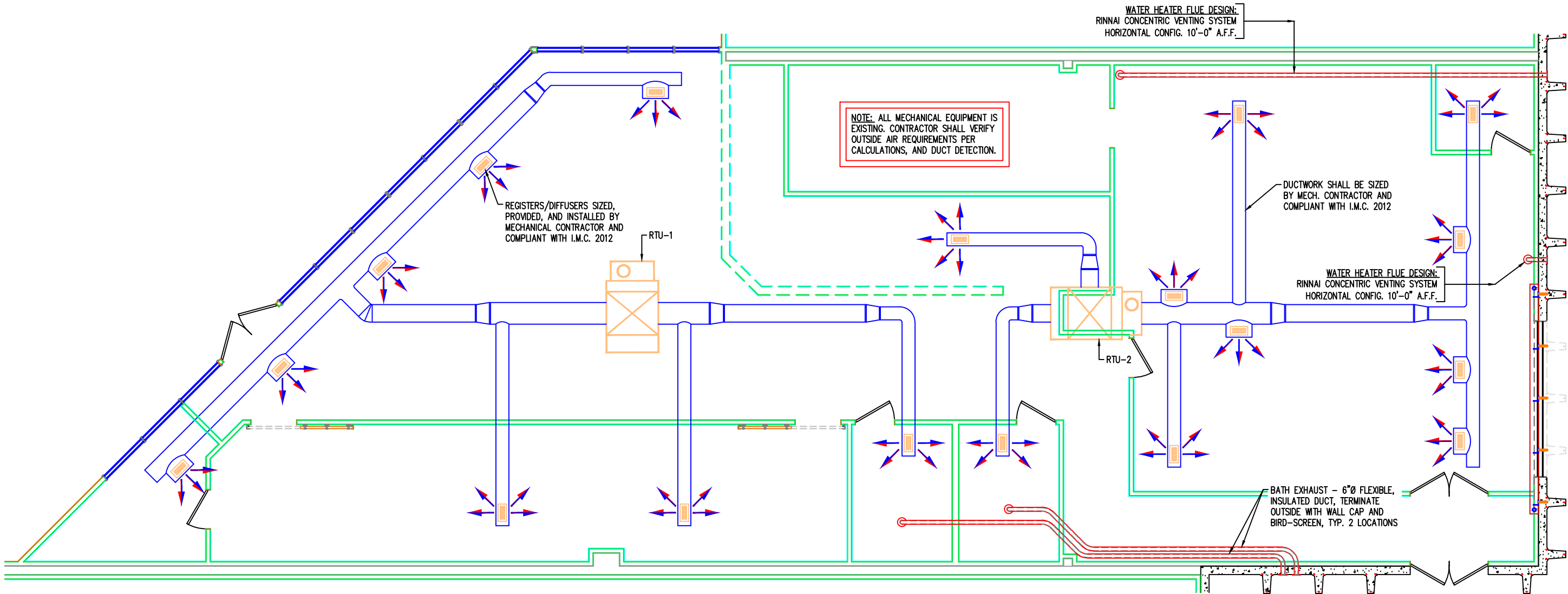
OUTSIDE AIR CALCULATION:  
I.M.C. 2018:  
7.5 C.F.M. PER PERSON @ 93 OCCUPANCY  
0.18 C.F.M./SQ. FT. @ 3,801 SQ. FT.  
93 PEOPLE \* 7.5 C.F.M. = 697.5 C.F.M.  
0.18 C.F.M. \* 3,801 SQ. FT. = 684.18 C.F.M.  
TOTAL OUTSIDE AIR REQUIRED = 1,381.68 C.F.M.  
\*DUCT DETECTION IS REQUIRED FOR THIS PROJECT\*

NOTE: CONTRACTOR SHALL VERIFY COMPLIANCE WITH I.M.C. 2018 SECTIONS 501.3.1 AND 401.3.1.1.

NOTE: DUCT SMOKE DETECTION PER I.B.C. 2018 SECTION 907.2.13.1.2 REQUIRED FOR THIS PROJECT.

NOTE: ALL MECHANICAL EQUIPMENT IS EXISTING. CONTRACTOR SHALL VERIFY OUTSIDE AIR REQUIREMENTS PER CALCULATIONS, AND DUCT DETECTION.

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.



Ⓛ BREWERY MECHANICAL PLAN  
1/4" = 1 FOOT

(PRINTED ON HALF SIZE SHEET)



OK BY	DESCRIPTION	DATE	REV

SHEET TITLE BREWERY MECHANICAL PLAN  
PROJECT TITLE BREWERY – TENANT FINISH  
310 S.W. BLUE PARKWAY  
LEE'S SUMMIT, MO 64063



CLIENT

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

PROJ. NO.	DATE	BY	CHK.	APP.
01	05/16/2021	MDL	MDL	MDL

CADD FILE: M1  
DATE: 05/16/2021  
SCALE: 1/4" = 1 FOOT  
DRAWING NO.



APPLICABLE BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE

APPLICABLE CONSTRUCTION DATA:

CONSTRUCTION TYPE :: II-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

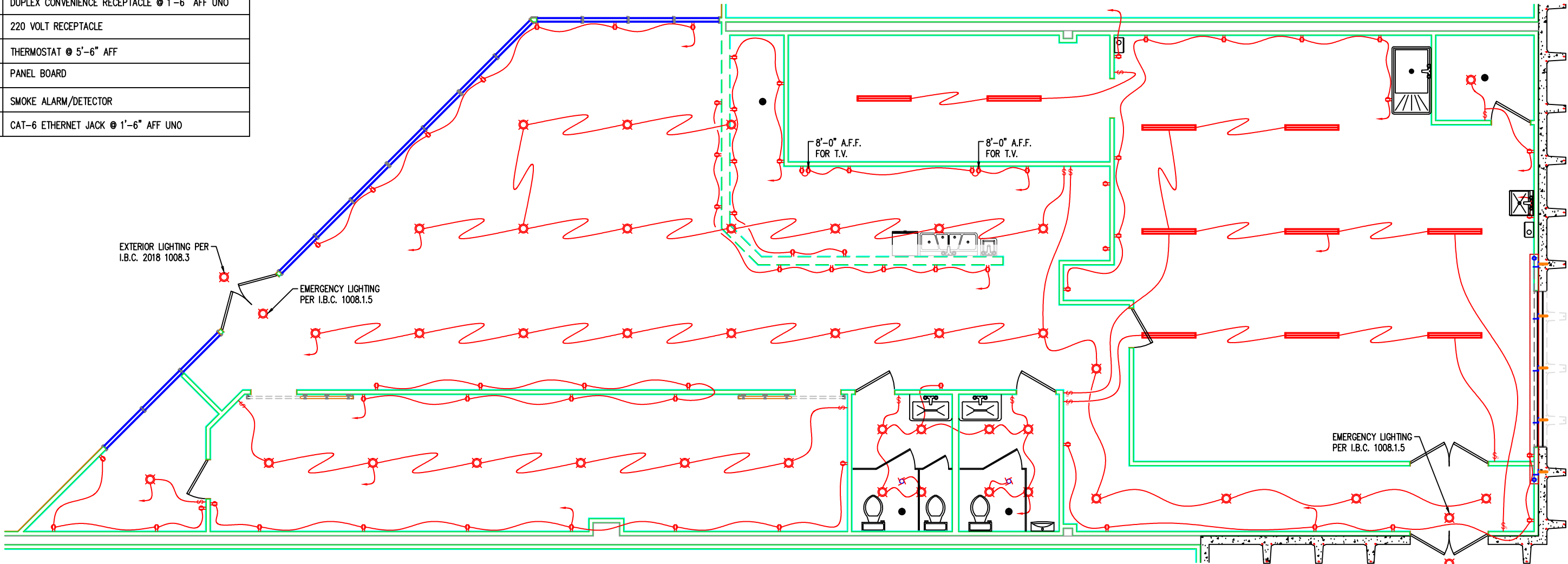
	ROMEX SIMPULL TYPE NM-B WIRING - 600 VOLT RATING
	EXHAUST FAN
	CEILING FAN : 6'-0" DIAMETER
	LIGHTING FIXTURE - CEILING/WALL MOUNTED
	GARBAGE DISPOSAL
	SINGLE POLE WALL SWITCH - @ 4'-6" AFF - LIGHT
	SINGLE POLE WALL SWITCH - @ 4'-6" AFF - FAN LIGHT
	SINGLE POLE WALL SWITCH - @ 4'-6" AFF - FAN
	THREE-WAY 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 1008.3. 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.



M BREWERY ELECTRICAL PLAN  
1/4" = 1 FOOT

(PRINTED ON HALF SIZE SHEET)



REV.	DATE	DESCRIPTION	OK BY
1	05/16/2021	ISSUED FOR PERMIT	
2	05/16/2021	REVISION: ADD EXTERIOR LIGHTING	
3	05/16/2021	REVISION: ADD EMERGENCY LIGHTING	
4	05/16/2021	REVISION: ADD T.V. MOUNTS	
5	05/16/2021	REVISION: ADD RESTROOMS	

SHEET TITLE BREWERY ELECTRICAL PLAN  
PROJECT TITLE BREWERY - TENANT FINISH  
310 S.W. BLUE PARKWAY  
LEE'S SUMMIT, MO 64063



CLIENT

**ENGINEERING PERSPECTIVE INC.**  
2601 N. HUB DRIVE, INDEPENDENCE, MISSOURI  
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PROJ. NO.	DATE	BY	CHK.	APP.
MDL	MDL	MDL	MDL	MDL

CADD FILE: E1  
DATE: 05/16/2021  
SCALE: 1/4" = 1 FOOT  
DRAWING NO.



APPLICABLE BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE

APPLICABLE CONSTRUCTION DATA:

CONSTRUCTION TYPE :: II-B

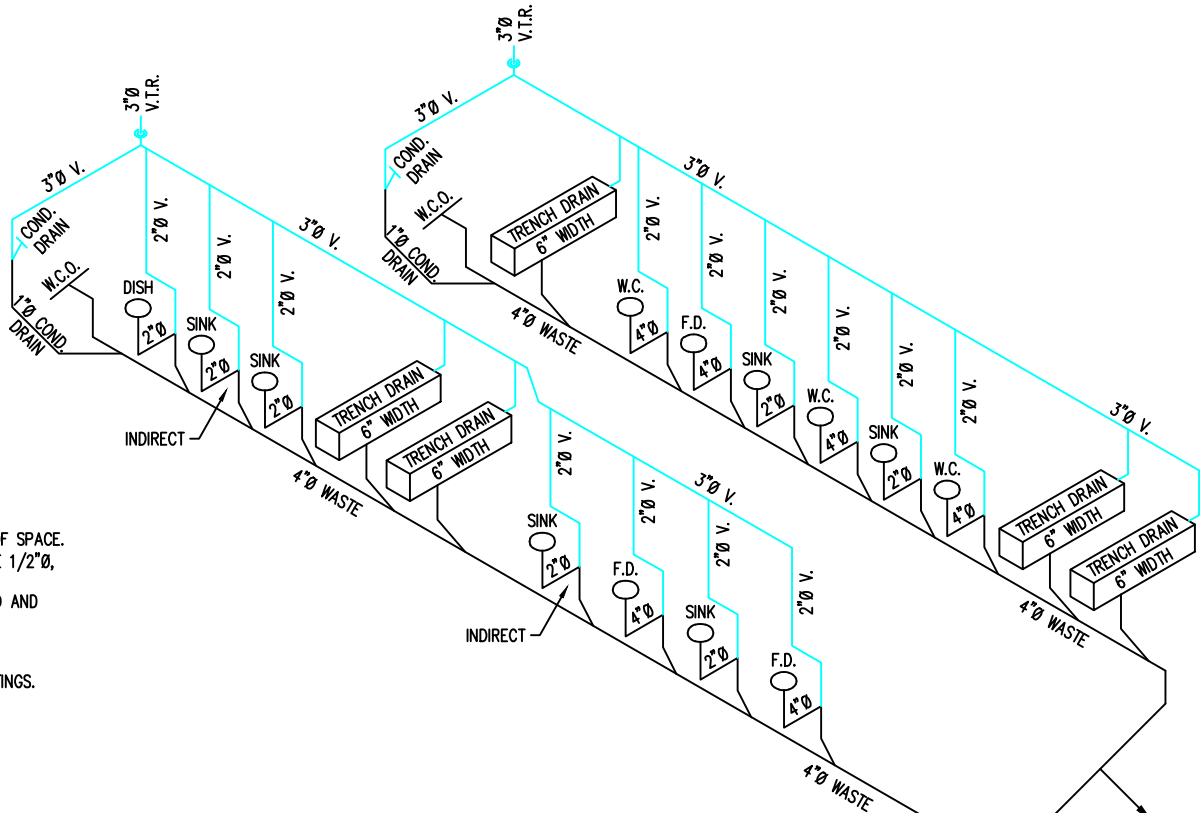
MIXED OCCUPANCY TYPE :: A-2 // F-2

GENERAL CONSTRUCTION NOTES:

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. CONTRACTOR TO FURNISH AND INSTALL ALL LOCK AND KEY ASSEMBLIES THROUGHOUT ENTIRE CONSTRUCTION PROCESS, WHETHER TEMPORARY OR PERMANENTLY AFFIXED TO THE BUILDING.
10. 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.

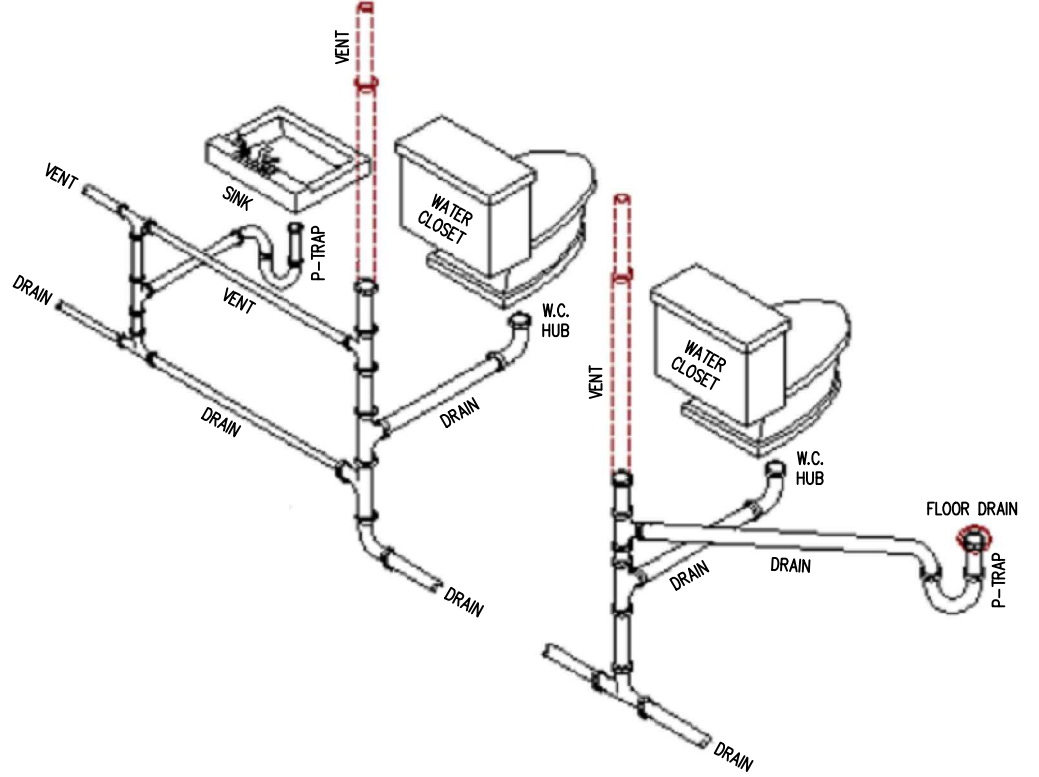
PLUMBING NOTES:

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. 2012.
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.



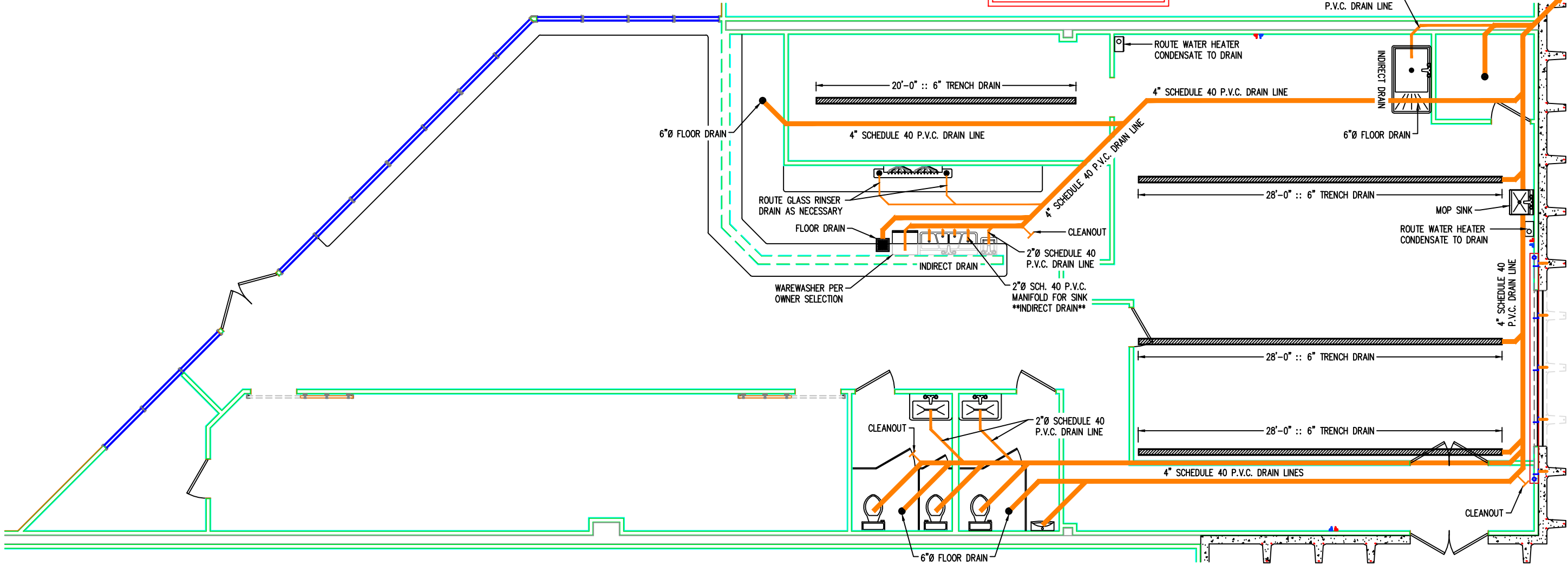
① BREWERY PLUMBING RISER DIAGRAM  
NOT TO SCALE

CONTRACTOR TO TIE INTO UNDERGROUND WASTE LINE IN ACCORDANCE WITH ALL APPLICABLE CITY AND WATER DEPARTMENT REGULATIONS AND ORDINANCES



② BREWERY WASTE CONNECTIONS  
NOT TO SCALE

CONTRACTOR SHALL TIE INTO EXISTING 4"Ø WASTE LINE



③ BREWERY PLUMBING WASTE PLAN  
1/4" = 1 FOOT

(PRINTED ON HALF SIZE SHEET)



OK BY	DESCRIPTION	REV	DATE

PLUMBING WASTE PLAN  
PROJECT TITLE BREWERY – TENANT FINISH  
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PROJ. NO.	DATE	BY	CHECKED BY	DATE
GRN-2021-001	05/16/2021	MDL	MDL	

CADD FILE: P1  
DATE: 05/16/2021  
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