

## 880 NW Blue Parkway, Suite H Lee's Summit, MO 64086

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### How to read these plans.

THESE PLANS ARE DRAWN USING A LEGEND FORMAT. THE LEGENDS ON EACH SHEET EXPLAIN THE MANY SYMBOLS USED THROUGHOUT THE PLANS.

A SYMBOL SHOWN IN A LEGEND DOES NOT NECESSARILY MEAN THAT THE ITEM OCCURS WITHIN THE SCOPE OF THIS PROJECT. REVIEW THE PLANS AND SPECIFICATIONS CAREFULLY TO DETERMINE THE COMPLETE SCOPE OF WORK.

RADIANT WAXING IS A STUDIO PROVIDING WAXING SERVICES. THIS LOCATION IS IN AN EXISTING BUILDING IN FORMER RETAIL TENANT SPACE. NO STRUCTURAL WORK IS

## Sheet Index

A-1.1 DEMOLITION PLAN A-2 FLOOR PLAN AND REFLECTED CEILING PLAN

**City Construction Codes** 

2018 INTERNATIONAL BUILDING CODE

2018 INTERNATIONAL FUEL/GAS CODE

**Project Information** 

ZONING: CP-2

CONSTRUCTION TYPE: II-B SPRINKLERED

SUITE AREA: 1526 S.F.

OCCUPANCY TYPE: B

2018 INTERNATIONAL FIRE CODE

2009 ICC ANSI 117.1

THIS PROJECT SHALL ADHERE TO THE FOLLOWING CODES:

INTERNATIONAL PLUMBING CODE

NATIONAL ELECTRICAL CODE

INTERNATIONAL MECHANICAL CODE

FINISH PLAN AND FURNITURE PLAN ARCHITECTURAL SPECIFICATIONS AND DOOR SCHEDULE

INTERIOR ELEVATIONS

DETAILS D-2 DETAILS

MECHANICAL PLAN / CALCS PLUMBING PLAN / ISOMETRIC

POWER AND LIGHTING PLAN E-2 PANEL SCHEDULE / LIGHTING SCHEDULE / ONE LINE DIAGRAM



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OURI

OCCUPANT LOAD: A: BUSINESS 1526 / 150 =

COMMON PATH OF EGRESS MAX ALLOWABLE: 100'-0" TRAVEL (Table 1006.2.1\*): ACTUAL: **EXITS REQUIRED:** EXITS PROVIDED: EXIT ACCESS TRAVEL DISTANCE REQUIRED: 300' SPRINKLERED ACTUAL: 52'-2"

MAXIMUM (Table 1017.2): REQUIRED: 36" CLEAR PATH ACCESSIBLE ROUTE PROVIDED: 43" CLEAR PATH (Sect. 1104.3): ACCESSIBLE FACILITIES PROVIDED (Sect. 1109.2): PROVIDED: 1

PER TABLE 1006.2.1, IF COMMON PATH OF TRAVEL DISTANCE IS LESS THAN 100 FEET, AND OCCUPANT LOAD IS 29 OR LESS, ONLY 1 EXIT

## Parking Calculations

PARKING REQUIRED: BUSINESS :

SPACE) FOR THIS SUITE, SEE SITE PLAN ON THIS

SHEET. NO CHANGE OF USE WITH THIS PROJECT.

PER IBC TABLE 1106.1, THE MINIMUM NUMBER OF SPACES IS:

### Plumbing Fixture Calculations

<u>WATER CLOSETS - MALE/FEMALE</u> (PER INTERNATIONAL PLUMBING CODE TABLE 403.2 EXCEPTION #2 - SEPARATE FACILITIES ARE NOT REQUIRED FOR OCCUPANT LOADS OF 15 OR LESS)

LAVATORIES - MALE/FEMALE

WILL BE ISSUED AFTER APPROVAL BY ALL GOVERNING AGENCIES. AGENCY ITEMS AND ADDENDA

### **Specifications**

THESE SPECIFICATIONS CONTAIN IMPORTANT INFORMATION RELATING TO BUILDING CODES, CITY ORDINANCES, MATERIALS, AND METHODS.

**INSTRUCTIONS TO BIDDERS** 

1.1 THESE DOCUMENTS ARE TO BE BID AS AN ENTIRE PACKAGE. NO CONSIDERATION WILL BE GIVEN TO THE CONTRACTOR/SUBCONTRACTORS FOR ITEMS OMITTED DUE TO BIDDING OF PARTIAL DOCUMENTS.

2.1 VISIT THE SITE BEFORE SUBMITTING YOUR FINAL BID. NO CONSIDERATION WILL BE GIVEN TO THE CONTRACTOR/SUBCONTRACTORS FOR ITEMS OMITTED DUE TO LACK OF KNOWLEDGE OF EXISTING UNCONCEALED SITE

3.1 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER THE SCALE OF A DRAWING.

4.1 INCLUDE IN YOUR BID THE FOLLOWING ADDITIONAL ITEMS:

a. ITEMS TO BE REMOVED IN ORDER TO COMPLETE THE PROJECT. REFER TO DIVISION 2. b. ITEMS TO BE RELOCATED IN ORDER TO COMPLETE THE PROJECT. REFER TO OTHER DIVISIONS WITHIN THESE

5.1 IF YOU SHOULD FIND APPARENT CONFLICTS IN, OR OMISSIONS FROM THESE DOCUMENTS OR BE IN DOUBT AS TO THEIR MEANING, CONTACT DUSTIN CURTIS ARCHITECT IN WRITING PRIOR TO SUBMITTING A FINAL BID.

6.1 THE CONTRACTOR SHALL GIVE DUSTIN CURTIS ARCHITECT 48 HOURS TO RESEARCH AND REPLY TO ALL QUESTIONS ONLY WRITTEN RESPONSES FROM DUSTIN CURTIS ARCHITECT SHALL BE CONSIDERED VALID CHANGES TO THE SCOPE OF WORK.

#### CONTRACTOR'S RESPONSIBILITIES

1.1 THE CONTRACTOR SHALL FILE FOR ALL REQUIRED INSPECTIONS WITH ALL APPLICABLE AGENCIES.

#### **OWNER'S OBLIGATIONS**

1.1 THE OWNER WILL PAY FOR ALL NORMALLY REQUIRED BUILDING PERMITS, IMPACT FEES, INSPECTION FEES ETC. AS NEEDED TO COMPLETE THE PROJECT.

2.1 THE OWNER WILL PAY FOR ALL CHANGES TO THE WORK RESULTING FROM CONDITIONS THAT COULD NOT HAVE BEEN KNOWN TO THE CONTRACTOR OR DUSTIN CURTIS ARCHITECT BY VISUAL INSPECTION OF THE SITE.

3.1 THE OWNER WILL MAKE THE SITE ACCESSIBLE TO THE CONTRACTOR DURING THE PERIOD OF CONSTRUCTION, AND WILL NOT HOLD THE CONTRACTOR RESPONSIBLE FOR TIME DELAYS OR COST INCREASES CAUSED BY OWNER OR TENANT ACTIONS.

#### **DIVISION 2** DEMOLITION

1.1 REMOVE ALL EXISTING FLOORING, WALLS, DOORS, CEILINGS, CASEWORK, ETC. AS REQUIRED TO ALLOW FOR ALL

2.1 REMOVE OR RELOCATE ALL COMPONENTS OF THE MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS AS REQUIRED TO ALLOW FOR ALL NEW WORK. RELOCATION OF ITEMS TO REMAIN SHALL COMPLY WITH ALL

3.1 WHERE DEMOLITION HAS OCCURRED, REPAIR OR REPLACE ANY REMAINING FLOORS, WALLS OR CEILINGS TO "LIKE NEW" CONDITION. MATCH ADJACENT NEW FINISHES.

#### **DIVISION 17** ACCESSIBILITY REQUIREMENTS

1.1 ALL WORK SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ARCHITECTURAL GUIDELINES (ADAAG) AND ANSI STANDARDS A-117.1, LATEST EDITION.

3.1 ALL DOOR HANDLES SHALL BE LEVER TYPE. CENTER OF LEVER TO BE INSTALLED 36" ABOVE FINISH FLOOR.

4.1 LAVATORY FAUCETS SHALL BE LEVER TYPE.

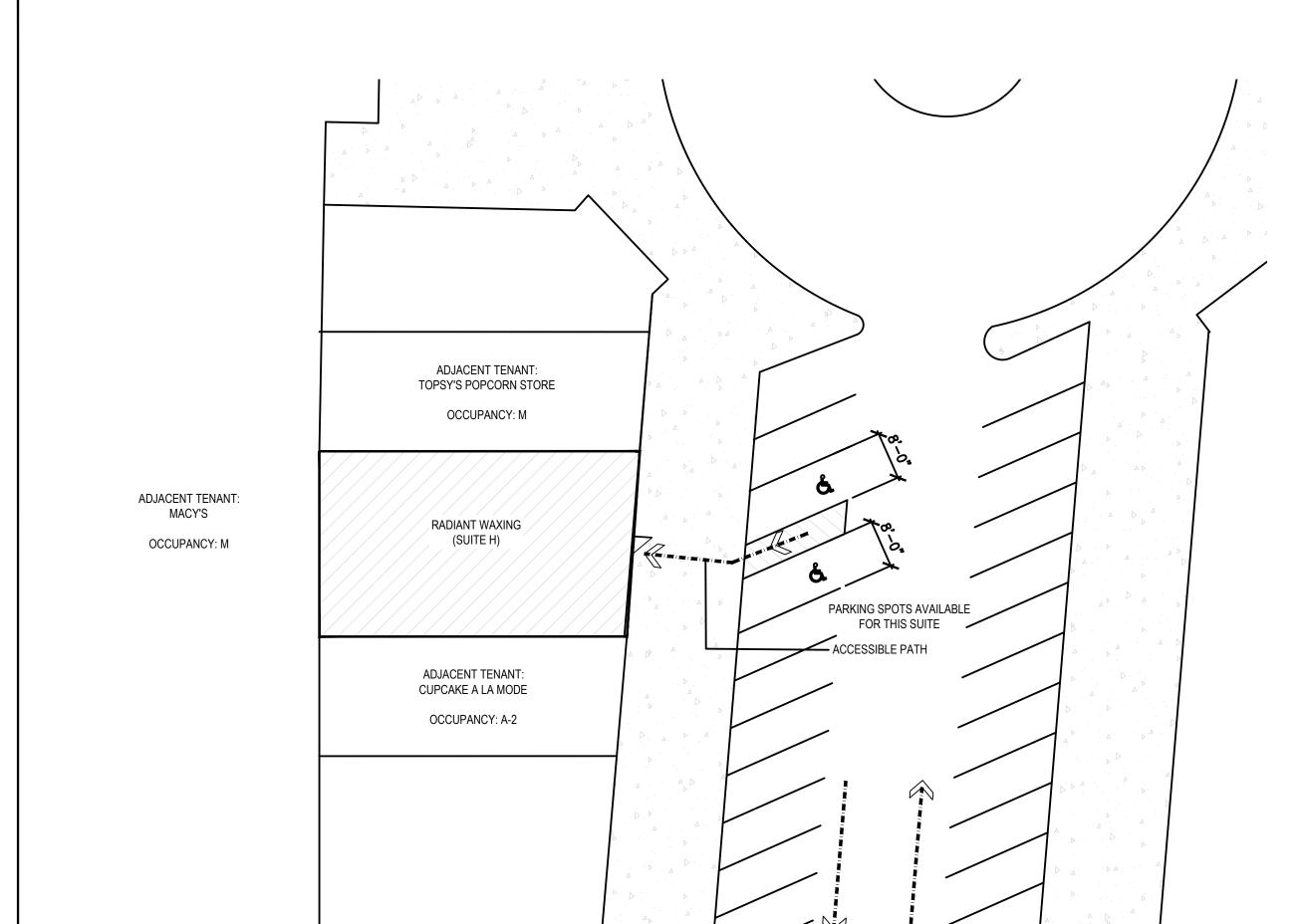
5.1 HOT WATER AND DRAINPIPES UNDER LAVATORIES SHALL BE INSULATED.

6.1 TOILET PAPER DISPENSER SHALL BE CONTINUOUS FLOW TYPE.

2.1 ALL THRESHOLDS SHALL BE A MAXIMUM 1/2" HEIGHT AND BEVELED.

7.1 FLUSH CONTROL VALVE AT WATER CLOSET SHALL BE ON THE WIDE SIDE OF THE CLOSET AND MOUNTED AT NO GREATER THAN 42" ABOVE THE FINISH FLOOR.

### Site Plan





## **Project Scope of Work**

**About this project...** 

THIS PROJECT IS A TENANT IMPROVEMENT PROJECT OF AN EXISTING SHELL SPACE. PROPOSED WORK INCLUDES:

DEMOLITION: REMOVAL OF NON-BEARING INTERIOR PARTITIONS, EQUIPMENT AND FINISHES IMPROVEMENTS AS NECESSARY, SEE DIVISION 2 OF SPECIFICATIONS.

EXTERIOR: NONE REQUIRED. ALL EXTERIOR SIGNAGE UNDER SEPARATE PERMIT.

- NON-LOAD BEARING INTERIOR PARTITIONS - ROOM FINISHES TO INCLUDE PAINT, WOOD PLANK FLOORING, CERAMIC TILE, AND ACOUSTICAL CEILING.

MECHANICAL: ROOF TOP UNIT IS EXISTING. NEW DUCTING WITHIN THE SPACE WITH NEW

PLUMBING: NEW RESTROOM FIXTURES, HAND SINK AND KITCHEN SINK.

ELECTRICAL: - OUTLETS FOR GENERAL USE - LIGHT FIXTURES - EXISTING ELECTRICAL PANELS

FIRE SPRINKLER: EXISTING SPRINKLER SYSTEM TO BE MODIFIED. NOT INCLUDED UNDER THIS PERMIT. SEE GENERAL NOTES THIS SHEET.

FIRE ALARM: EXISTING FIRE ALARM TO BE MODIFIED. NOT INCLUDED UNDER THIS PERMIT.

SIGNAGE: NOT INCLUDED UNDER THIS PERMIT

(SEE PLANS FOR FULL DESCRIPTION OF WORK)

### **General Notes**

A. SITE IMPROVEMENTS, LANDSCAPING, PARKING, SHELL STRUCTURE, WATER AND SEWER MAIN LINES, AND ELECTRICAL DISTRIBUTION ARE EXISTING SYSTEMS AND ARE

ALL PRODUCTS LISTED BY ICC, UL OR EQUIVALENT NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTION. PRODUCT

FIRE SPRINKLER APPROVALS ARE NOT INCLUDED UNDER THIS PERMIT. BEFORE COMMENCING ANY WORK ON THE SPRINKLER SYSTEM, PLANS MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. THE SYSTEM MUST BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF

FIRE ALARM SYSTEM APPROVALS ARE NOT INCLUDED UNDER THIS PERMIT. BEFORE COMMENCING ANY WORK ON THE ALARM SYSTEM, PLANS AND CUT SHEETS MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. THE SYSTEM MUST BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE

TO BE MODIFIED ONLY TO THE EXTENT SHOWN IN THESE DOCUMENTS.

SUBSTITUTION FOR PRODUCTS LISTED SHALL ALSO HAVE AN APPROVED EVALUATION REPORT OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING

OCCUPANCY.

OF OCCUPANCY.

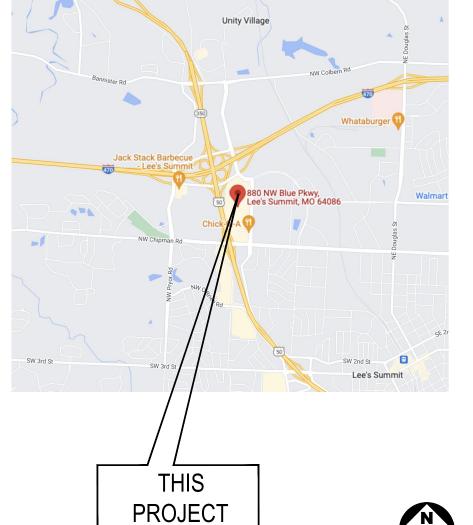
PARKING PROVIDED: 6 EXISTING SPACES (INCLUDING 1 ACCESSIBLE

ACCESSIBLE PARKING SPACES REQUIRED: 1

ACCESSIBLE PARKING SPACES PROVIDED: 1

1 FOR EACH 25 SPACES UP TO 100 TOTAL SPACES.

## **Vicinity Map**



REQ'D: 1 PROVIDED: 1

PROVIDED: 1

DRINKING FOUNTAINS (PER INTERNATIONAL PLUMBING CODE TABLE 403.1 - EXCEPTION F) REQ'D: (1/100) 0 PROVIDED: 0

OTHER (PER INTERNATIONAL PLUMBING CODE TABLE 403.1 -EXCEPTION E) REQ'D: 0 SERVICE SINK PROVIDED: 1 SERVICE SINK

### **Status of Documents**

THESE PLANS ARE ISSUED FOR BIDDING AND PERMITTING. FINAL PLANS FOR CONSTRUCTION ITEM. IF ANY, WILL BE ADDED TO FINAL PLANS AND WILL BE PROPERLY NOTED AS SUCH.

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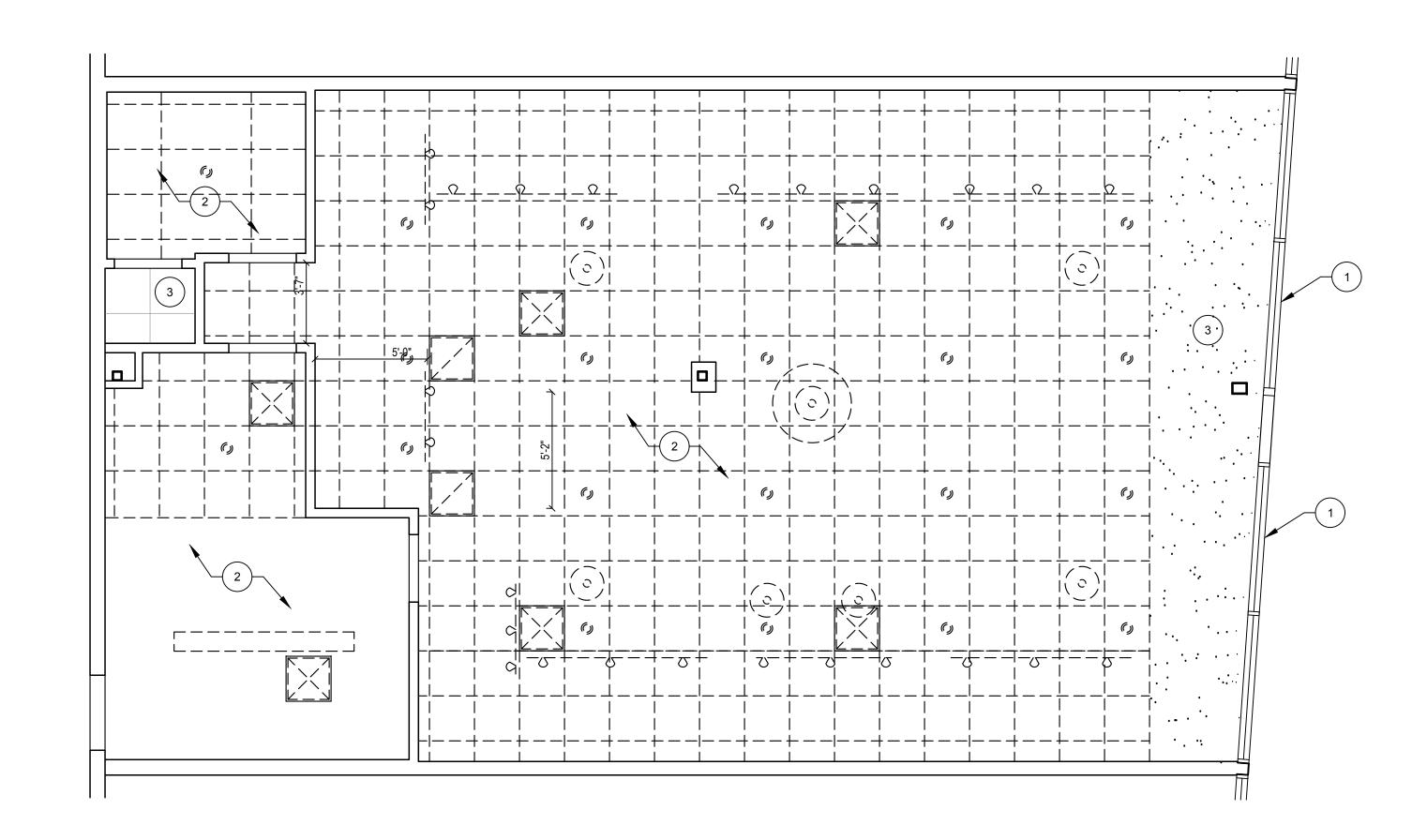
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**Radiant Waxing** 

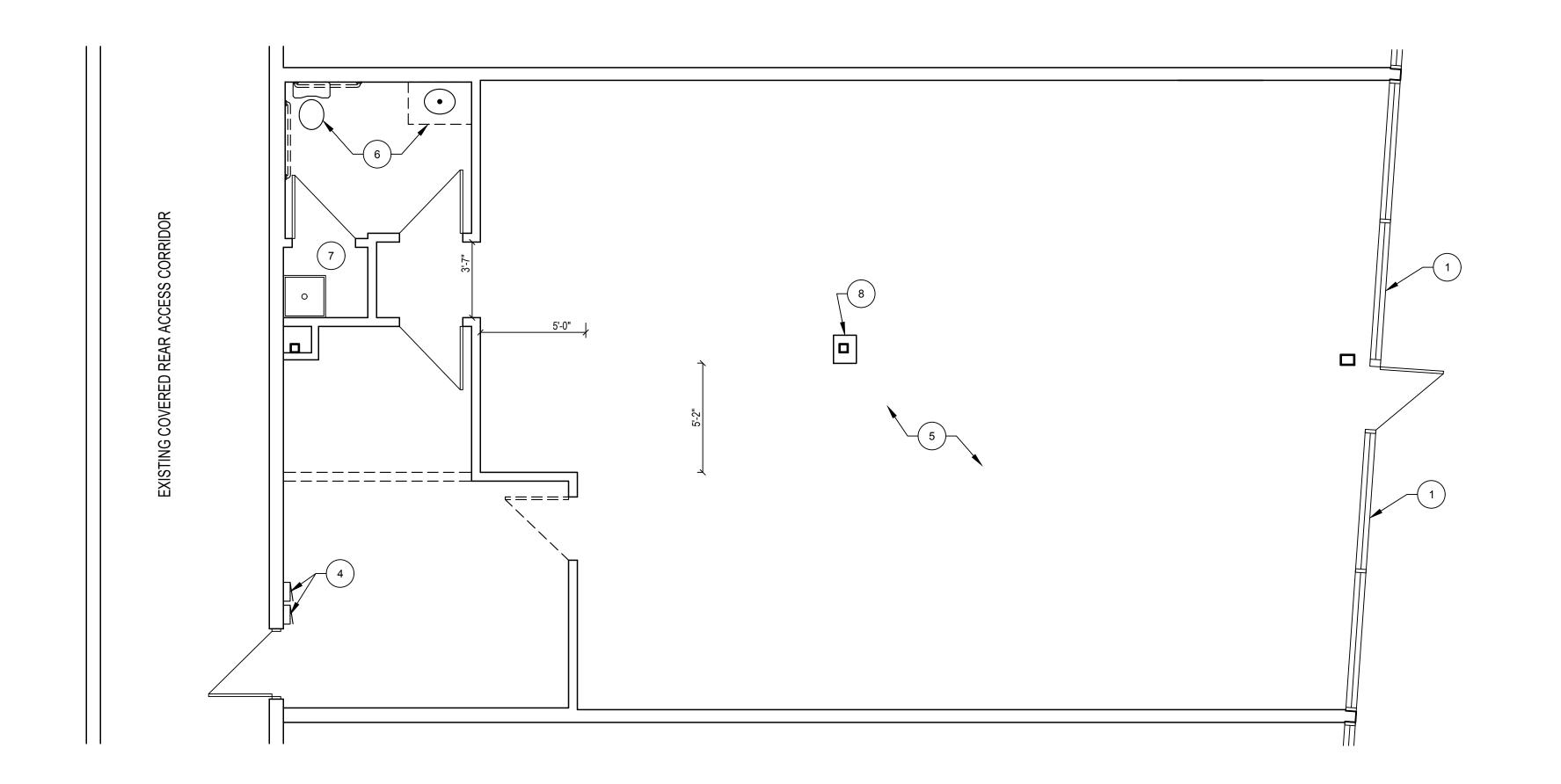
880 NW Blue Parkway

Revisions

Cover Sheet









Wall Legend

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

### **Doors**

SEE DETAIL A5, SHEET D-1 FOR REQUIRED DOOR CLEARANCES.

EXISTING DOOR OR PAIR OF DOORS.

EXISTING DOOR OR PAIR OF DOORS TO BE REMOVED.

### Windows

WINDOW TO BE REMOVED

### **General Notes**

A. REMOVE ALL EXISTING INTERIOR WALLS, DOORS, FRAMES, FIXTURES, PLUMBING FIXTURES, ACCESSORIES, MILLWORK AND ANY OBSOLETE EQUIPMENT, CONDUITS, PIPING, ETC, THROUGHOUT PROPOSED NEW DEMISED TENANT SPACE. GC TO VERIFY THAT OBSOLETE POWER AND DATA HAVE BEEN REMOVED AND TERMINATED AT SOURCE AND PLUMBING SYSTEM ARE PROPERLY TERMINATED BELOW THE SLAB. SEE MEP DRAWINGS FOR MORE INFORMATION.

B. REMOVE ENTIRE LAY IN CEILING SYSTEM, DRYWALL FURR DOWNS, AND ALL LIGHT FIXTURES, AND MECHANICAL GRILLS IN AREA OF TENANT BUILDOUT. SEE A-2 FOR EXTENTS OF TENANT BUILDOUT. LEAVE EXISTING CEILING IN AREA TO REMAIN AS NOTED.

C. REMOVE EXISTING FLOORING IN ALL AREAS, UNO. PATCH, REPAIR, LEVEL AND PREP CONCRETE TO RECEIVE NEW FINISHES.

D. SAW CUT EXISTING CONCRETE SLAB AND TRENCH FOR NEW UNDER SLAB SANITARY PLUMBING WORK, SEE FLOOR PLAN AND PLUMBING DRAWINGS. GC TO THOROUGHLY CLEAN EXISTING SLAB AS REQUIRED FOR NEW SCHEDULED FLOORING AFTER ALL SLAB PATCHING FOR NEW PLUMBING IS COMPLETE. GRIND DOWN SMOOTH, ROUGH AREAS OR HIGH SPOTS. SEE DETAIL A10 AND A11/D-1 FOR NEW SLAB INFILL.

E. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S AND TENANT'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK. ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALL AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

F. PROVIDE DUST PROOF PARTITIONS AND CLOSURES AS REQUIRED TO PREVENT SPREAD OF DUST OR FUMES TO OCCUPIED PORTIONS OF THE BUILDING. MAINTAIN CONTINUITY OF SERVICES TO OCCUPIED AREAS OF THE BUILDING. PROTECT ANY ITEMS INDICATED "TO REMAIN" FROM BEING SOILED OR DAMAGED.

G. CHECK FOR MOLD IN ALL AREAS OF DEMOLITION AND REPORT FINDINGS TO ARCHITECT. IF MOLD IS FOUND, REMOVE AND REPLACE DRYWALL AND ANY FRAMING BEHIND REMOVED DRYWALL AS NECESSARY. IF REMOVING GYP BOARD FROM A RATED WALL, MAINTAIN RATING BY REPLACING GYP BOARD AND FIRE CAULK ALL EXISTING AND NEW PENETRATIONS.

H. EXISTING ELECTRICAL OUTLETS CAN REMAIN THROUGHOUT. COORDINATE EXISTING ELECTRICAL OUTLET LOCATIONS WITH NEW ELECTRICAL OUTLET LOCATION SHOWN ON ELECTRICAL PLANS. IF AN EXISTING ELECTRICAL OUTLET IS IN CLOSE PROXIMITY TO NEW ELECTRICAL OUTLET, EXISTING OUTLET IS TO BE REMOVED. CONTACT ARCHITECT IF ANY DISCREPANCIES

### **Demolition Key Notes**

 ${\bf 1.} \quad {\bf ALL} \ {\bf EXISTING} \ {\bf STOREFRONT} \ {\bf WINDOWS} \ \ {\bf REMAIN}, \ {\bf TYPICAL}, \ {\bf U.N.O.}$ 

2. REMOVE ALL GRID CEILING, ACOUSTICAL CEILING TILE AND GRILLES THROUGHOUT. REMOVE LIGHTING AS NOTED.

3. EXISTING CEILING TO REMAIN.

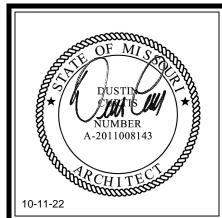
4. EXISTING ELECTRICAL PANELS TO REMAIN.

5. REMOVE ALL WALL BRACKETS AND WALL BASE THROUGHOUT. PREPARE WALLS FOR PAINT.

6. REMOVE TOILET AND LAVATORY AND PREPARE FOR NEW PLUMBING FIXTURES. GRAB BARS TO REMAIN. GC TO ENSURE GRAB BARS ARE INSTALLED PER CODE. REFER TO DETAILS ON SHEET D-2.

7. EXISTING MOP SINK TO REMAIN. NO WORK IN THIS ROOM.

8. EXISTING COLUMN TO REMAIN. PROTECT AND PREP FOR PAINT.



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Revisions

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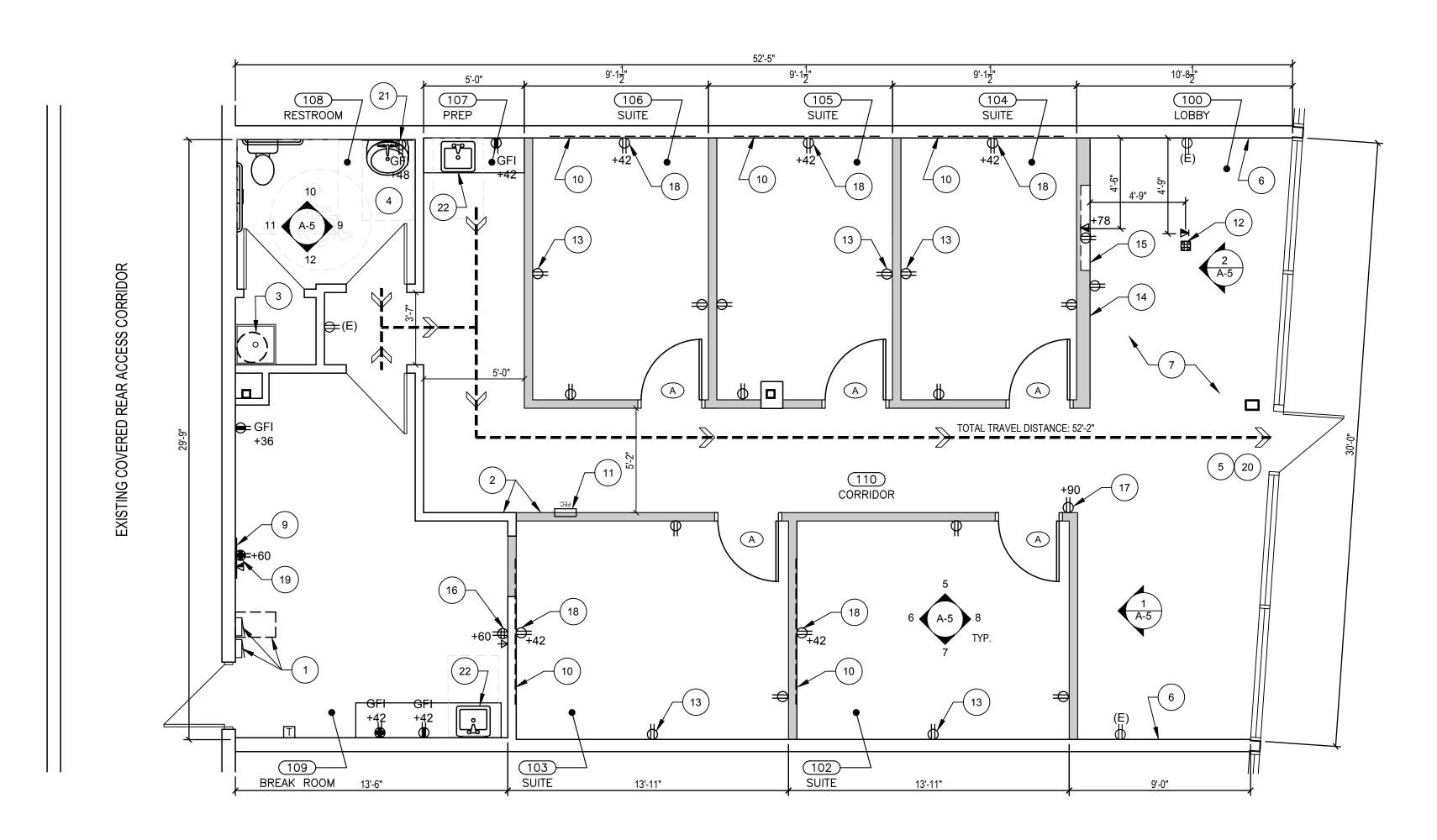
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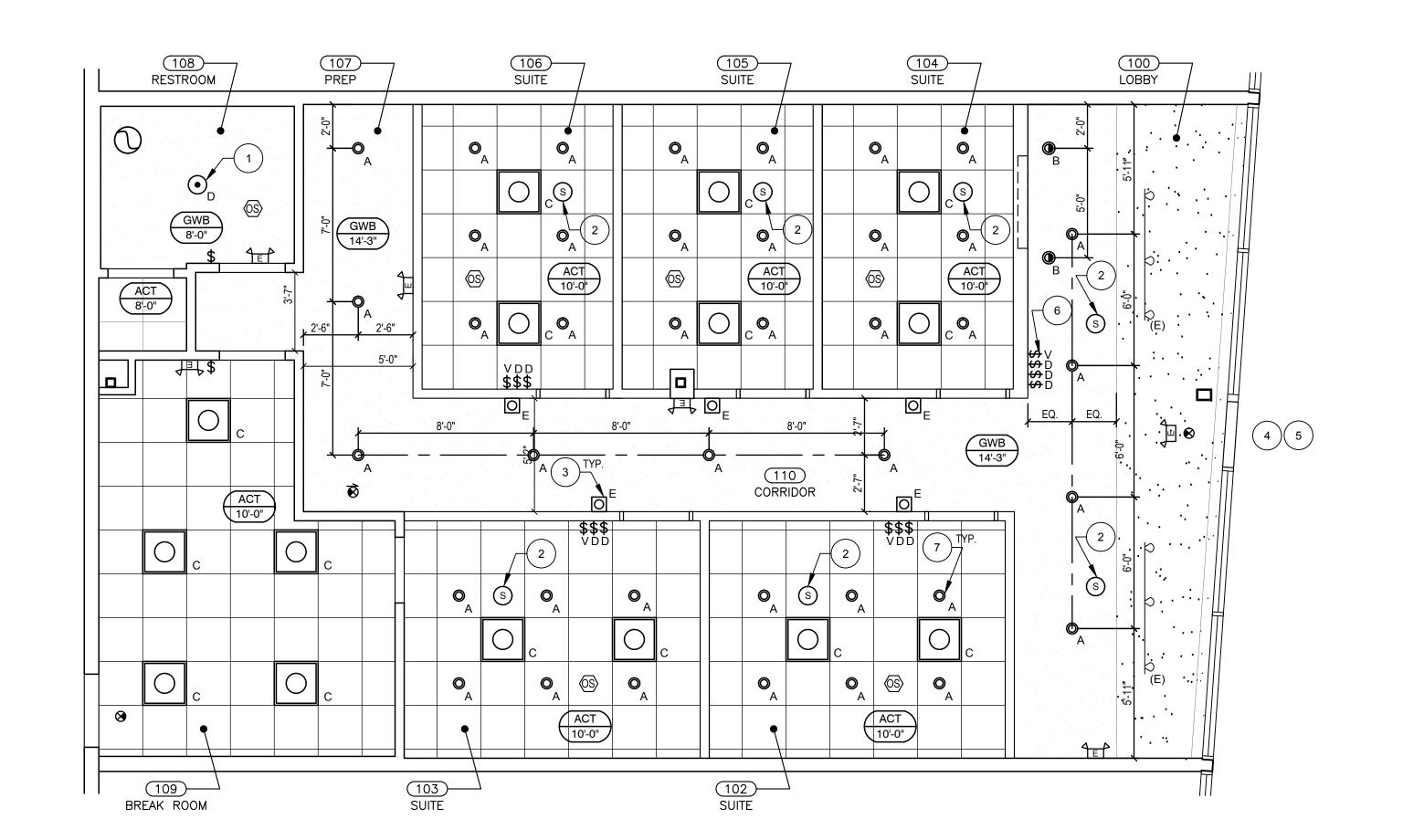
A-1.1

Demolition Plan

\*\*GC TO COORDINATE BUILD-OUT WITH OSR DESIGN PACKAGE. ANY DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PM\*\*







Reflected Ceiling Plan

1/4" = 1'-0"

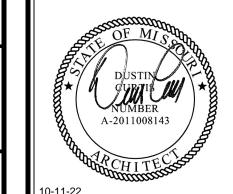
### Floor Plan Key Notes

- EXISTING SURFACE MOUNTED ELECTRICAL PANELS AND WALL-MOUNTED
- 2. ALIGN NEW WALL WITH EXISTING WALL.
- B. EXISTING 15 GALLON HOT WATER HEATER ABOVE CEILING SEE PLUMBING
- . NEW ADA ACCESSIBLE RESTROOM. RESTROOM TO HAVE THE FOLLOWING: UNDER SINK PIPE PROTECTION (GC BUILT MELAMINE DRAIN COVER), COAT/PURSE HOOK MOUNTED AT 44", 18" VERTICAL GRAB BAR, 36" AND 42" HORIZONTAL GRAB BARS, ALL-GENDER TACTILE SIGNAGE IN CHARCOAL GRAY. REFER TO SHEETS A-3, A-4 AND DETAILS P2/D-2 AND P4/D-2 FOR SPECIFICATIONS AND MOUNTING HEIGHTS/LOCATIONS.
- . READILY VISIBLE DURABLE SIGN POSTED ON EGRESS SIDE ON OR ADJACENT TO DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN SUITE IS OCCUPIED." THE SIGN SHALL BE IN LETTERS 1" (25.4mm) HIGH ON CONTRASTING BACKGROUND.
- . EXISTING TENANT DEMISING WALL TO REMAIN AS-IS. ELECTRICAL CONTRACTOR TO PROVIDE RATED OUTLET AND JUNCTION BOXES IN ALL RATED WALLS.
- . ANY EXISTING ELECTRICAL OUTLETS TO REMAIN (NOT SHOWN ON PLAN). REPLACE OUTLETS AND FACE PLATES AS REQUIRED TO MATCH COLOR OF NEW DEVICES AND FACE PLATES. IF EXISTING OUTLET OCCURS WHERE NEW OUTLET IS SCHEDULED, USE NEW OUTLET SPECIFICATION AND LOCATION -CONFIRM WITH PROJECT MANAGER.
- B. NOT USED.
- PROVIDE 24" x 48" x 3/4" PLYWOOD TMB IF IT DOES NOT EXIST. LOCATE INSIDE OPEN-BACK UTILITY CABINET. PAINT TO MATCH SURROUNDING WALL. TMB FOR PHONE DEMARK, SECURITY ALARM PANEL, LOW-VOLTAGE EQUIPMENT ETC. GC TO PROVIDE POWER AS REQUIRED FOR OWNER PROVIDED EQUIPMENT. CONFIRM LOCATION WITH UTILITY CABINET AND OWNER.
- 10. PROVIDE WOOD BLOCKING IN WALL AT MILLWORK, TYP.
- 1. FIRE EXTINGUISHER -2A:10BC. TO BE SEMI RECESSED IN WALL IN APPROVED CABINET AT THIS LOCATION. CABINET TO BE LARSEN AL2409-R3-VD ALUMINUM. SEE DETAIL A9/D-1.
- 12. FLOOR BOX AND DATA OUTLET AND TELEPHONE OUTLET. PROVIDE IN-USE COVER WITH BRUSHED ALUMINUM FINISH. FLOOR BOX SHALL BE RATED FOR CONCRETE INSTALLATION. SAW-CUT EXISTING SLAB AS NECESSARY. LOCATION TO ALIGN WITH LEG OF RECEPTION DESK. PROVIDE CONDUITS IN SLAB TO WALL AS REQUIRED.
- 3. DUPLEX OUTLET FOR WAX TABLE. TYPICAL (1) TABLE PER SUITE. GC TO PROVIDE ADD ALTERNATE PRICE FOR OUTLET TO BE LOCATED IN FLOOR BENEATH TABLE. FLOOR BOX SHALL BE RATED FOR CONCRETE INSTALLATION. SAW-CUT EXISTING SLAB AS NECESSARY.
- 14. TOTAL WALL THICKNESS TO BE 8" TO ACCOMMODATE DIGITAL SIGNAGE
- 5. FEATURE WALL GC TO PROVIDE BLOCKING AS REQUIRED. GC TO INSTALL SANUS PREMIUM SERIES 6805 EXTENDABLE TILT MOUNT BLACK TV BRACKET AND OWNER PROVIDED TV. GC TO MODIFY FEATURE WALL AS REQUIRED TO ACCOMMODATE BRACKET. OPENING IN FEATURE WALL TO BE 50.625"H X 29.875"W X 5.5"D - GC TO CONFIRM FINAL SIZE AND LOCATION PRIOR TO MODIFICATION.
- 6. POWER AND DATA FOR OWNER PROVIDED TV. GC TO COORDINATE WITH OWNER FOR TV LOCATION AND INSTALLATION REQUIREMENTS - PROVIDE BLOCKING AS NEEDED.
- 7. AIR AROMA SYSTEM AROSCENT FIELD VERIFY EXISTING MECHANICAL DUCT LOCATION FOR PROPER INSTALLATION OF AROSCENT. PROVIDE POWER AS SHOWN WHERE AROSCENT ACTUALLY OCCURS. BOTTOM OF UNIT MOUNTED
- 18. OUTLET TO BE CENTERED ON MILLWORK; TYP.
- 19. POWER AND DATA FOR SOUND SYSTEM INSIDE MILLWORK. COORDINATE FINAL LOCATION AND HEIGHT WITH OWNER AND MILLWORK. GC TO PURCHASE AND INSTALL HTD - HOME THEATER DIRECT DMA-1240 AND CUSTOM CHANELS COMPACT PLAYER. ALL NETWORK TERMINATIONS TO OCCUR INSIDE
- 20. FRONT DOOR CHIME IF SELECTED BY FRANCHISEE. FRANCHISEE TO PURCHASE - GC TO INSTALL. FRANCHISEE TO OBTAIN CORPORATE APPROVAL. FRANCHISEE TO SELECT SECURITY SYSTEM IF DESIRED - MUST BE APPROVED BY CORPORATE. GC TO PURCHASE AND INSTALL.
- 21. ELEC OUTLET FOR BACKLIT MIRROR GC TO COORDINATE FINAL LOCATION. PROVIDE BLOCKING FOR MIRROR AS REQUIRED. TIE BACKLIT MIRROR INTO
- 22. NEW SINK. REFER TO SHEET P-1. CASEWORK PROVIDED BY OTHERS. REFER TO FURNITURE PLAN ON SHEET A-3 FOR DETAILS.

**RCP Key Notes** 

- 1. FIXTURE TO BE CENTERED IN ROOM.
- 2. GC SUPPLIED SPEAKERS 5.25" POLYPROPYLENE CONE WITH BUTYL RUBBER SURROUND. .75" SILK DOME TWEETER, 60 WATTS RMS, 80 WATTS PROGRAM FREQUENCY RESPONSE: 80HZ-20KHZ. QUICK-TURN 'DOG EAR' BRACKETS FOR EASY INSTALLATION (NO ROUGH-IN KIT REQUIRED). FLUSH-MOUNT GRILLE AND FRAME, WHITE. SPEAKER WIRES TO TERMINATE IN BREAKROOM AT SOUND SYSTEM -DMA-1240 HIGH EFFICIENCY MULTI-CHANNEL AMPLIFIER - COORDINATE FINAL LOCATION. PROVIDE VOLUME CONTROL SWITCH IN EACH SUITE AND RECEPTION ADJACENT TO LIGHT SWITCH; TYP.
- 3. GC TO ENSURE BOTTOM OF WALL SCONCE IS AT 6'-8" MIN.; TYP.
- 4. EXISTING EXTERIOR LIGHTING TO REMAIN. GC TO CONFIRM EXISTING EXTEIROR LIGHTING IS TO CODE. REPORT ANY DISCREPANCIES TO PROJECT
- 5. EXTERIOR SIGN JUNCTION BOX TO BE BROUGHT WITHIN 5 FEET OF THE PROPOSED STOREFRONT SIGN LOCATION. REFER TO SHEET E-1.
- 5. PROVIDE VOLUME CONTROL SWITCH FOR RECEPTION SPEAKERS ADJACENT TO SWITCHES; TYP.
- 7. CENTER LIGHT ON CEILING TILE; TYP

### Wall Legend **EXISTING WALL**



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Revisions

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**Windows** 

## **General Notes**

NEW INTERIOR WALL WITH BATT INSULATION

WOOD WALL BLOCKING AT ALL WALL MOUNTED

MILLWORK - GC TO COORDINATE WITH OSR MILLWORK

DATA / TELEPHONE OUTLET WITH NUMBER OF REQUIRED PORTS

EXISTING DOOR OR PAIR OF DOORS.

NEW DOOR OR PAIR OF DOORS:

SEE CORRESPONDING NUMBER ON DOOR SCHEDULE ON SHEET A-4

EXISTING DOOR OR PAIR OF DOORS TO BE

SIZE AS INDICATED ON PLAN, TOP OF WINDOW

AT +7'-0" (TYPICAL) USE TEMPERED GLASS AS

— SUSPENDED ACOUSTICAL CEILING TILE

SEE DETAIL A1, SHEET D-1

**Elec Legend** 

DUPLEX OUTLET - 18" AFF, U.N.O. ON PLAN

4-PLEX OUTLET - 18" AFF, U.N.O. ON PLAN

GROUND FAULT INTERRUPT OUTLET

Doors

SEE DETAIL A5, SHEET D-1 FOR REQUIRED DOOR CLEARANCES.

SHOP DRAWINGS

4-PLEX FLOOR OUTLET

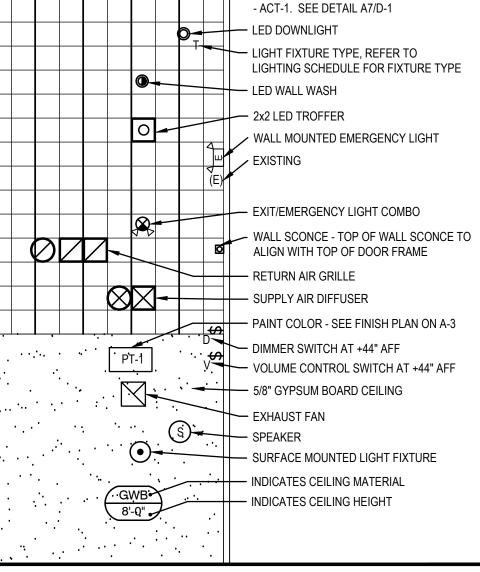
GFI

- A. FURNITURE PLACEMENT SHALL NOT RESTRICT ADA ACCESS REQUIRED.
- B. CONTRACTOR TO PROVIDE MIN. R-30 BATT INSULATION AT ENTIRE DECK SPACE IF NOT CURRENTLY INSTALLED.
- . CONTRACTOR TO PROVIDE MIN. R-19 BATT INSULATION IN ALL FRAMED EXTERIOR WALLS IF NOT ALREADY PROVIDED.
- D. TENANT TO PROVIDE BLINDS FOR SUN CONTROL TO ALL WINDOWS TO EXTERIOR.
- E. ROOF PENETRATIONS AND ROOF WORK TO BE PERFORMED BY LANDLORD'S CONTRACTOR IF REQUIRED, VERIFY WITH LANDLORD.
- . DIMENSIONS ARE TAKEN FROM FACE OF DRYWALL

4030

. DOOR THRESHOLDS WITH A CHANGE IN LEVEL BETWEEN  $\frac{1}{4}$ " HIGH MINIMUM AND  $\frac{1}{2}$ " HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

### **Ceiling Legend**



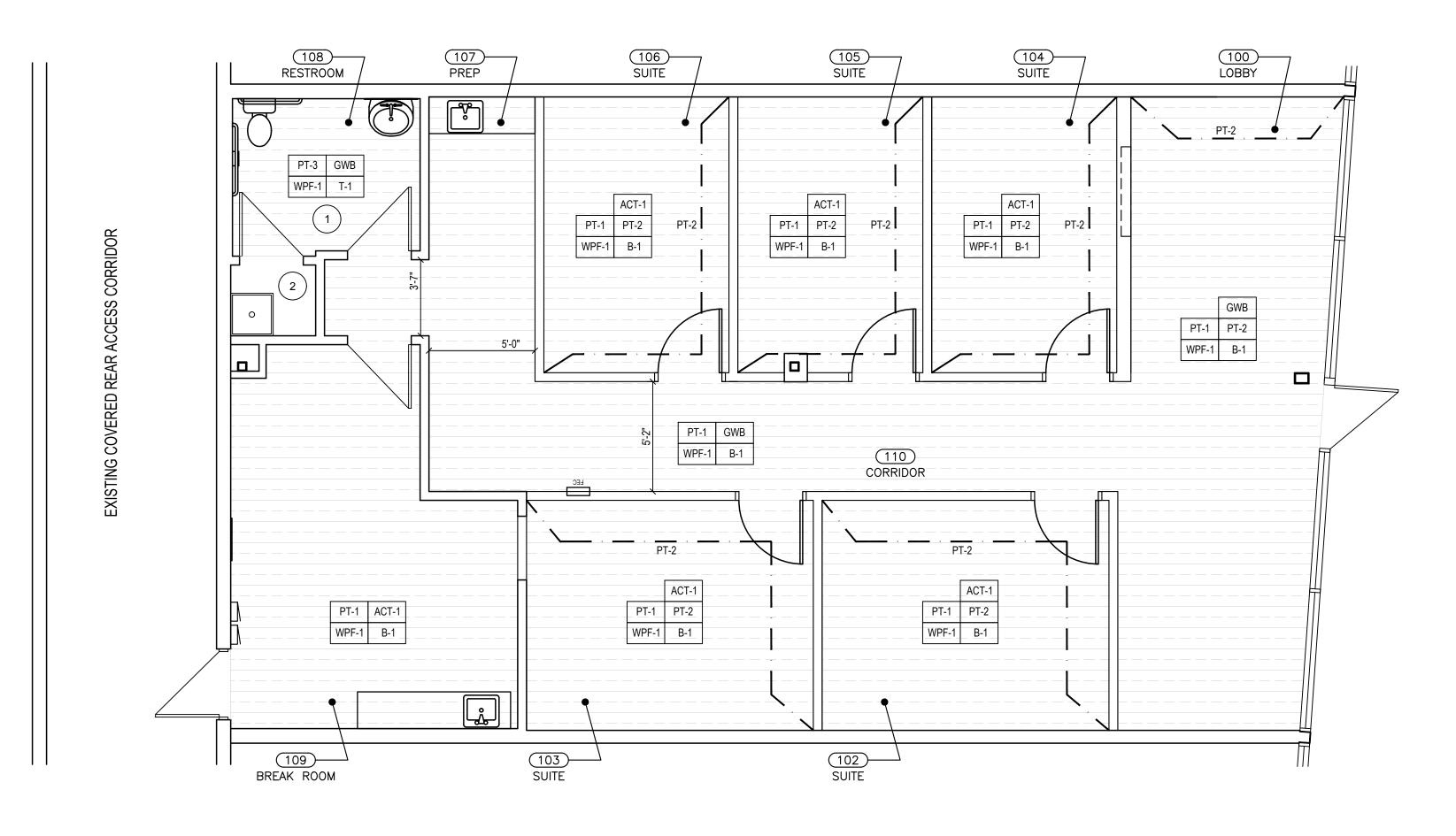
\*\*GC TO COORDINATE BUILD-OUT WITH OSR DESIGN PACKAGE. ANY

DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PM\*\*

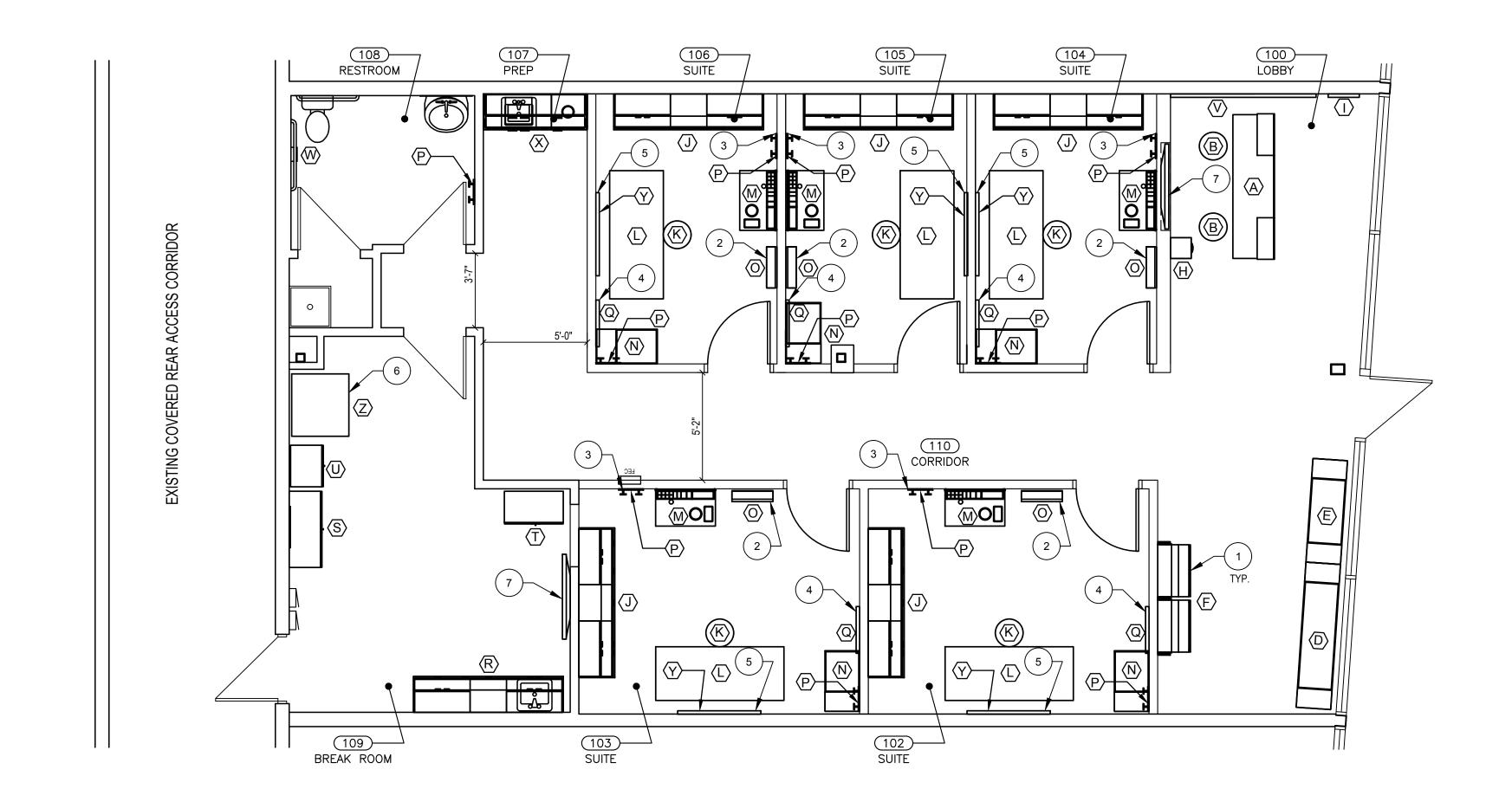
**Radiant Waxing** 880 NW Blue Parkway Lee's Summit, MO 64086

> 09/26/22 MO-042

Floor/ Electrical Plan Reflected Ceiling Plan







# Furniture Plan 1/4" = 1'-0"

### Finish Plan Legend/Specs

WOOD PLANK FLOORING MANUFACTURER: INHAUS STYLE: WOOD COLLECTION - JASPER #53460 SIZE: 51" X 8" - 4 SIDE V BEVEL NOTE: LINES DIRECTION DENOTES PLANK ORIENTATION

PAINT: PT-1 (FIELD COLOR) MANUFACTURER: BENJAMIN MOORE COLOR: DISTANT GRAY OC-68 FINISH: PEARL THROUGHOUT; SEMI-GLOSS AT TRIM; LOCATION: ALL WALLS THROUGHOUT TENANT SPACE, U.N.O

PAINT: PT-2 (ACCENT) MANUFACTURER: BENJAMIN MOORE COLOR: ANCHOR GRAY 2126-30

FINISH: SEMI GLOSS

MANUFACTURER: MDC

LOCATION: ACCENT LOCATIONS PER FINISH PLAN PAINT: PT-3 (RESTROOMS) MANUFACTURER: BENJAMIN MOORE - COROTECH WATERBORNE AMINE EPOXY FINISH: GLOSS - WHITE

LOCATION: RESTROOM WALLS AND CEILING (IF NEEDED PER CODE) WALL BASE MANUFACTURER: MANNINGTON

STYLE: EDGE EFFECTS - RESILIENT RUBBER BASE - ETCHED 4-1/2" COLOR: WHITE #401 LOCATION: THROUGHOUT TENANT SPACE AT LVT WALL PANEL - DIMENSIONED/IMPACT WALL

STYLE: WALL PANEL BETA18715, PREFINISHED SIZE: 42"x120" QTY: GC TO CONFIRM FINAL WALL SIZE PER LAYOUT - CUT TO FIT WALL LOCATION: ACCENT WALL IN SUITES PER PLAN NOTE: PROVIDE EDGE TRIM EJT3501-3540 AT EACH END. CUT LENGTH AS REQUIRED. PAINT TRIM PT-2 TO MATCH. APPLY TRIM TO PANEL BEFORE INSTALLATION. APPLY TO WALL PER MANUFACTURERS DIRECTIONS

RESTROOM SUBWAY TILE MANUFACTURER: TBD - FRANCHISEE TO SELECT PRODUCT: WHITE SUBWAY TILE - FRANCHISEE TO SELECT FINISH: FRANCHISEE TO SELECT LOCATION: RESTROOM WALLS TO 48" IF REQUIRED BY CODE

FRANCHISEE TO CHOSE BETWEEN TILE OR FRP IF REQUIRED BY CODE

SUSPENDED ACOUSTICAL CEILING TILE MANUFACTURER: ARMSTRONG PRODUCT: MESA #688 SECOND LOOK 24"x24" OR 24"x48" GRID: PRELUDE XL 15/16" EXPOSED TEE, WHITE

LOCATION: PER PLAN (ACT CAN BE USED IN THE LOBBY, HALLWAY, SUITE ROOMS AND BREAKROOM)

### **Finish Plan General Notes**

A. DRYWALL FINISH TO BE LEVEL 4 SMOOTH. ALL WALLS TO RECEIVE ONE COAT PRIMER AND TWO COATS FINISH COLOR.

B. SEE A-4 FOR ARCHITECTURAL SPECIFICATIONS.

C. CONTRACTOR TO REPOAIR EXISTING FLOORS AND FLOOR BASE AS NEEDED.

D. CONTRACTOR TO PROVIDE BLOCKING AS NEEDED.

### **Finish Plan Key Notes**

1. TILE THREE WET WALLS ONLY. WALL OPPOSITE THE TOILET TO ONLY RECEIVE PAINT. REFER TO ELEVATIONS ON SHEET A-5.

2. NO NEW FINISHES IN MOP SINK ROOM.

### Furniture Plan Key Notes

ALL FIXED FURNITURE ITEMS TO BE INSTALLED PER OSR DESIGN PACKAGE AND MILLWORK CUT SHEETS; TYP. GC TO CAREFULLY FOLLOW ALL INSTALLATION INSTRUCTIONS CLOSELY INCLUDING EXACT LOCATIONS AND ATTACHMENT METHODS. ANY DISCREPANCIES TO BE BROUGHT TO THE PROJECT MANAGER.

. MIRROR WITH J TRACK ATTACHMENT; TYP.

. COAT HOOKS - SEE PLAN FOR TYPICAL LOCATION. HOOK CLOSEST TO CORNER TO BE AT 60" AFF. SECOND HOOK AT 48" AFF; TYP. PROVIDE BLOCKING AS REQUIRED.

SUITE ROOM FRAMES, TYP - TOP OF VERTICAL FRAME AT 76" AFF. TOP OF HORIZONTAL FRAME TO BE AT 64" AFF. COLLAGE TO BE CENTERED ON WALL. SEE OSR/LBW COLLAGE LAYOUT FOR ADDITIONAL MOUNTING AND LAYOUT DETAILS.

. WALL ART IN EACH SUITE (BY OWNER) CENTERED ON WALL INSTALLED BY GC. TOP OF ART TO MATCH TOP OF CABINETS (84" AFF); TYP.

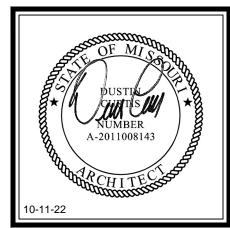
6. FRIDGE BY OWNER AND INSTALLED BY GC.

7. TV BY OWNER AND INSTALLED BY GC.

## **Furniture Symbol Legend**

SYMBOL	ITEM	SUPPLY	INSTALL	SYMBOL	ITEM	SUPPLY	INSTALL
A	LBRECDESK2021 LOBBY RECEPTION DESK	OSR	GC	N	LB061 35" GALLERY BENCH SEATING	OSR	GC
B	LB040 FRONT DESK STOOL WITH BACK	OSR	GC	$\bigcirc$	LB043 SUITE ROOM LEANING WALL MIRROR	OSR	GC
$\bigcirc$	NOT USED	GC	GC	P	LB020 COAT HOOK	OSR	GC
	LB0063 84" GALLERY BENCH SEATING	OSR	GC	(Q)	900669 (2) SUITE ROOM FRAME WALL COLLAGE CLOCK	OSR	GC
(E)	LB0062 60" GALLERY BENCH SEATING	OSR	GC	R	LB010ALT BREAKROOM CABINETRY	OSR	GC
F	LB0053 RETAIL MERCHANDISER - DOUBLE CAB W/BROW BAR	OSR	GC	S	LB003 OPEN BACK UTILITY CABINET	OSR	GC
(D)	NOT USED	OSR	GC	$\Box$	LB012 BREAKROOM STORAGE CABINET	OSR	GC
H	WATER COOLER	OTHER	GC	Û	LB004 RESTROOM STORAGE CABINET	OSR	GC
$\overline{(\cdot)}$	900670 LOBBY WELCOME FRAME	OSR	GC	$\bigcirc$	CUSTOM LOBBY CANVAS ART	OTHER	GC
$\bigcirc$	LB011F STANDARD SUITE ROOM CABINETRY	OSR	GC	Ŵ	LB034-BER TOILET PAPER AND TAMPON DISPENSER	GC	GC
⟨K⟩	LB031 SUITE ROOM TASK STOOL WITHOUT BACK	OSR	GC	X	LB049 CUSTOM HAND WASH STATION CABINETRY	OSR	GC
	LB030 SUITE ROOM WAX BED COVER	OSR	GC	Ŷ	SUITE ROOM CANVAS ART	OTHER	GC
M	LB013 SUITE ROOM WAX CART W/ TABLE PAPER HOLDER	OSR	GC	(Z)	REFRIGERATOR	OTHER	GC

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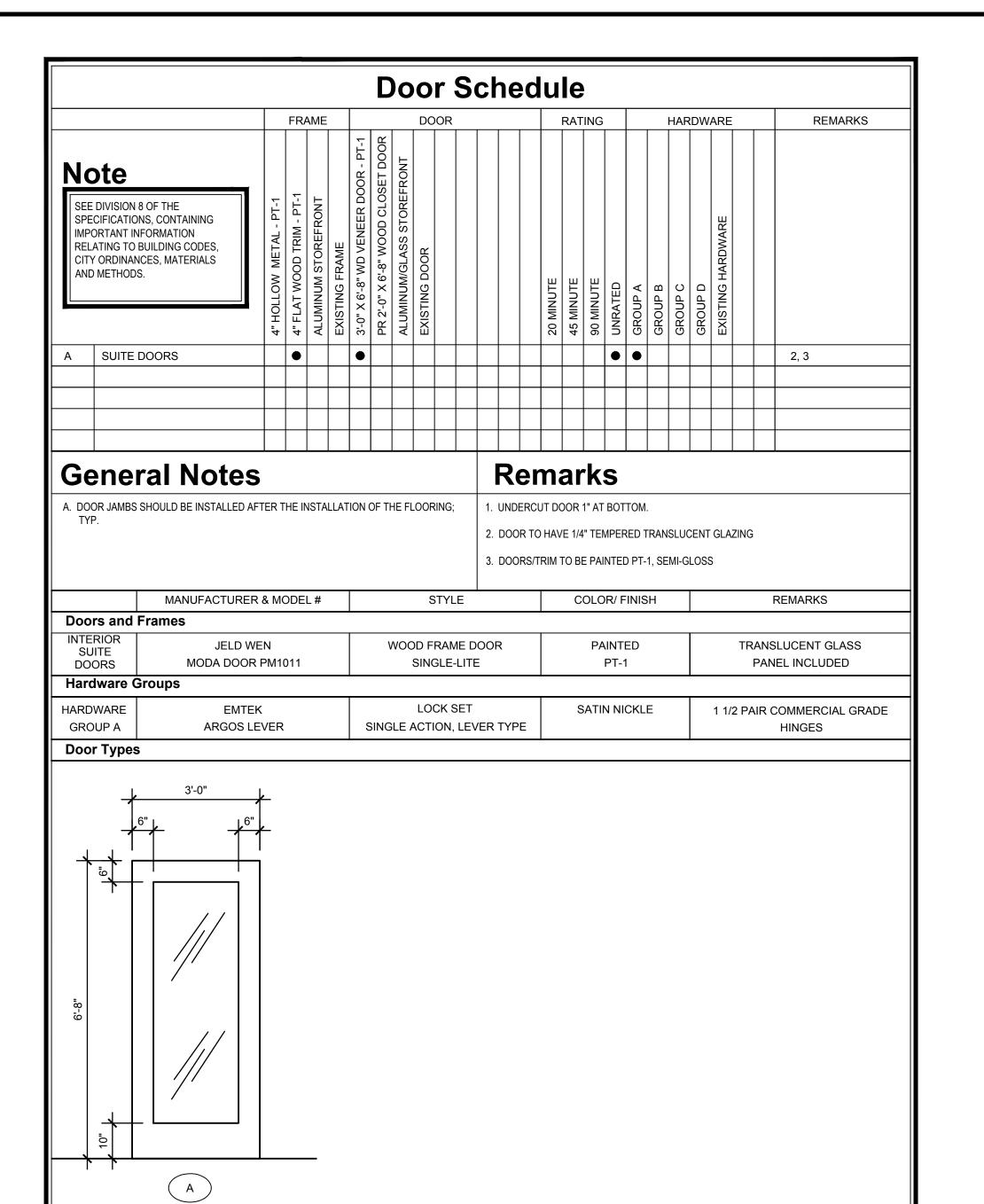
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> 09/26/22 MO-042

Finish/Furniture Plan



### **Architectural Specifications**

#### CONCRETE

1.1 CLEAN, GRIND, FILL AND LEVEL ALL EXISTING CONCRETE TO RECEIVE NEW FLOORING, STAINING OR SEALING.

2.1 FLOORS TO RECEIVE SHEET VINYL OR CERAMIC TILE SHALL NOT VARY MORE THAN  $\frac{1}{4}$ " PER 10 FEET.

3.1 BACK POURED CONCRETE, WHERE SAW CUTTING HAS OCCURRED, SHALL BE SMOOTH AND LEVEL AND HAVE A FINISH TO MATCH THE ADJACENT CONCRETE. USE 2,500 PSI CONCRETE OR HIGHER. PROVE #4 X 12" REBAR DOWELS AT 48" O/C, DRILLED AND DOWELED INTO SIDE OF CONCRETE AT ALL SAW CUT TRENCHES.

4.1 ALL TRENCHES SHALL BE BACKFILLED IN LIFTS OF NOT GREATER THAN 6" AND RECOMPACTED TO 90% OF EXISTING SOIL/PAD COMPACTION.

### DIVISION 7 INSULATION

1 PROVIDE KRAFT FACED FIBERGLASS BATT INSULATION IN THE FOLLOWING LOCATIONS:

F. AT OTHER LOCATIONS, IF ANY, AS SPECIFIED ON THE FLOOR PLANS: 4" SOUND BATTS.

A. AT ALL BUILDING EXTERIOR WALLS IN CONDITIONED SPACES: 2" OR 4" INSULATING BATTS TO MATCH DEPTH OF FURRING. CONTRACTOR MAY USE RIGID FOAM INSULATION AT HIS OPTION.

B. AT ALL TENANT DEMISING WALLS: 4" OR 6" INSULATING BATTS TO MATCH SIZE OF DEMISING WALL STUDS.
C. AT ALL WALLS SEPARATING CONDITIONED SPACE FROM EVAPORATIVE COOLED OR NON-CONDITIONED SPACE: 4" OR 6"

C. AT ALL WALLS SEPARATING CONDITIONED SPACE FROM EVAPORATIVE COOLED OR NON-CONDITIONED S INSULATING BATTS TO MATCH SIZE OF DEMISING WALL STUDS

D. AT ALL TOILET ROOM WALLS AND CEILINGS: 4" SOUND BATTS.

E. AT ALL ROOMS CONTAINING ELECTRICAL TRANSFORMERS: 4" INSULATING BATTS IN WALLS AND ABOVE CEILING.

.1 INSULATION BOTH THERMAL AND ACOUSTIC TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450. (IBC 803.8, IBC 719 AND ASTM E84).

#### DIVISION 8 DOOR AND FRAMES

1.1 ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

2.1 MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.

3.1 ITEM 1 NEED NOT APPLY TO THE FRONT DOOR OF A PLACE OF BUSINESS AS LONG AS A SIGN IS PLACED ABOVE THE DOOR IN 1" BLOCK LETTERS WITH CONTRASTING BACKGROUND THAT READS, "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".

#### WINDOWS AND GLASS

1.1 ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH IN SECTION 2406 OF THE INTERNATIONAL

2.1 GLASS: MATCH EXISTING THICKNESS, DESIGN AND FEATURES OF EXISTING GLASS. OTHERWISE USE ¼" FLOAT OR TEMPERED AS REQUIRED BY NOTE 1 ABOVE.

#### HARDWARE

1.1 ALL HARDWARE SHALL MATCH EXISTING HARDWARE IN FINISH AND STYLE AT ALL REMODELED SPACES.

#### DIVISION 9

1.1 REPAIR ALL EXISTING WALLS, FLOORS AND CEILINGS THAT ARE TO REMAIN. REPAIR TO "LIKE NEW" CONDITION, MATCHING ALL NEW WORK IN QUALITY, COLOR AND MATERIALS.

2.1 SMOKE AND FLAME SPREAD FOR INTERIOR FINISHES FOR WALLS AND CEILING TO BE PER ASTM E84 AND IBC 803. FOR B OCCUPANCIES IN A SPRINKLERED SUITE:

EXIT ENCLOSURES AND EXIT PASSAGEWAYS

CLASS B (FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450)

CORRIDORS CLASS C (FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450)

ROOMS AND ENCLOSED SPACES CLASS C (FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450)

3.1 ALL EXTERIOR BUILDING WALLS IN CONDITIONED SPACES UPON COMPLETION OF THE PROJECT SHALL RECEIVE 2" METAL STUD FURRING, BATT INSULATION AND GYP. BOARD WITH WALL FINISHES TO MATCH ADJACENT WALLS.

#### 4.1 WALL FINISH NOTES

a. AT NEW WALLS IN NEW AREAS: LEVEL 4 SMOOTH TEXTURE TO MATCH EXISTING WALLS, SATIN SCUFF-X PAINT.

b. AT NEW WALLS IN EXISTING AREAS: WALL FINISH TO MATCH EXISTING WALLS, SATIN SCUFF-X PAINT.

c. AT EXISTING WALLS: REPAIR TO "LIKE NEW" CONDITION MATCHING ALL NEW WORK IN QUALITY. REPAINT WITH SATIN SCUFF-X PAINT.

d. ALL WALLS SHALL HAVE SQUARE CORNER BEAD, TYP.

e ALL GYP BOARD SOFFITS SHALL HAVE SQUARE CORNER BEAD, TYP.

f. ALL WALLS AND CEILING IN RESTROOMS SHALL BE PAINTED WITH SATIN SCUFF-X PAINT.

### 5.1 FLOOR FINISH NOTES:

a. ALL FLOOR TO RECEIVE CERAMIC TILE SHALL HAVE A MAXIMUM OF ½" PER FOOT SLOPE ACROSS PER 10'X10' AREA.

b. ALL FLOOR EXPANSION JOINTS, PATCHES AND IMPERFECTIONS SHALL BE PREPARED WITH EPOXY TYPE FLOOR LEVELER AND/OR FILLER PRIOR TO FINAL FLOOR COVERING INSTALLATION.

c. ALL FLOOR FINISHES ARE AS INDICATED ON THE ROOM FINISH SCHEDULE. WITH FINAL COLOR AND STYLE SELECTIONS BY OWNER/TENANT

d. CARPET AND INTERIOR FLOOR FINISHES COMPRISED OF FIBERS IN VERTICAL EXITS, EXIT PASSAGEWAYS AND EXIT ACCESS CORRIDORS SHALL NOT BE LESS THEN CLASS II IN ACCORDANCE WITH NFPA 253. IN ALL OTHER AREAS THE INTERIOR FLOOR FINISHES SHALL COMPLY WITH THE DOC FF-1 "PILL TEST" (CPSC 16 CFR, PART 1630). IN A SPRINKLERED BUILDING, MATERIALS COMPLYING WITH THE "PILL TEST" MAY BE USED WHERE CLASS II ARE REQUIRED.

e. TRANSITIONS BETWEEN MATERIALS TO BE WITH SLEUTER TRIM OR EQUIVALENT. MAXIMUM 1/8" TOLERANCE BETWEEN ELEVATIONS OF FINISHED MATERIALS.

#### DIVISION 10

SPECIALTIES

1.1 GRAB BARS: AS MANUFACTURED BY BOBRICK. ALL GRAB BARS MUST BE INSTALLED SO AS TO RESIST A VERTICAL LOAD OF 250 LBS.

- GB1: 36" STAINLESS STEEL #B-6806 - GB2: 48" STAINLESS STEEL #B-6806 - GB3: 18" STAINLESS STEEL #B-6806 VERTICAL (ONLY IF REQUIRED)

3.1 TOILET ACCESSORIES: ALL ITEMS AS MANUFACTURED BY BOBRICK

a. PROVIDE ONE EACH AT EACH SINGLE USE TOILET.

- TOILET PAPER DISPENSER/TAMPON HOLDER BY G.C.

- TOILET SEAT COVER DISPENSER, #B-221 STAINLESS STEEL - RECESSED SOAP DISPENSER, #B-306 STAINLESS STEEL

- RECESSED PAPER TOWEL DISPENSER/WASTE RECEPTACLE, #B-36903 STAINLESS STEEL OR #B-38034 STAINLESS STEEL
- MIRROR 24" X 36", #B-164 2436 REVERSIBLE BACKLIT LED MIRROR

MIRROR 24" X 36", #B-164 2436 REVERSIBLE BACKLIT LED MIRROR
 SANITARY NAPKIN DISPOSAL, #B-270
 ALL-GENDER ADA BRAILLE RESTROOM SIGN BY COMPLIANCE SIGNS, MODEL # RSME-25512 WHITE ON CHARCOAL GRAY;
 FOR CALIFORNIA LOCATIONS, SIGN TO BE BY COMPLIANCE SIGNS, MODEL # RRE-120 DCT TITLE24SET WHITE ON CHARCOAL GRAY

5.1 FIRE EXTINGUISHERS: AS REQUIRED BY LOCAL JURISDICTION.

#### DIVISION 12

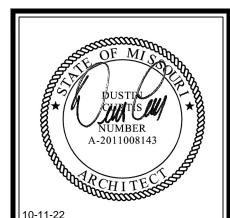
#### FURNISHINGS CASEWORK

1 DETAILED CASEWORK DRAWINGS ARE NOT A PART OF THE SCOPE OF THESE DOCUMENTS. CONTRACTOR SHALL WORK WITH A CASEWORK SUBCONTRACTOR AND THE OWNER/TENANT TO DETERMINE THE LAYOUT AND QUANTITY OF ALL CASEWORK DIAGRAMMATICALLY SHOWN ON THE FLOOR PLANS.

1 PROVIDE CASEWORK AS INDICATED IN THESE DOCUMENTS. PROVIDE SHOP DRAWINGS FOR DUSTIN CURTIS ARCHITECT TO REVIEW PRIOR TO MANUFACTURING SHOWING THE TYPE OF FABRICATION PROPOSED.

3.1 PROVIDE CASEWORK WITH ALL NECESSARY HARDWARE, HINGES AND PULLS.

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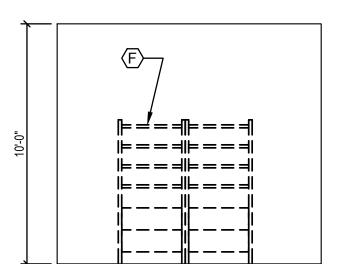
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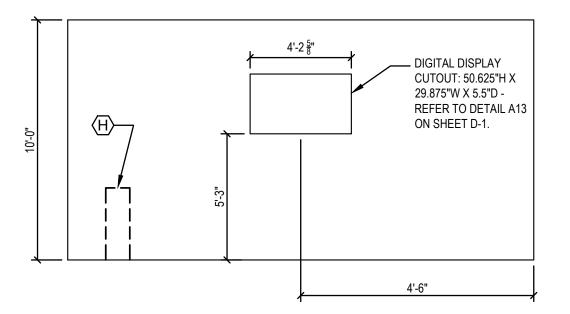
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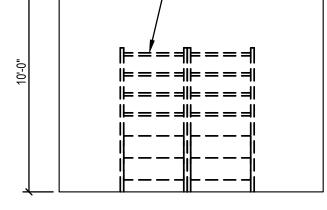
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Architectural Specifications

Door Schedule



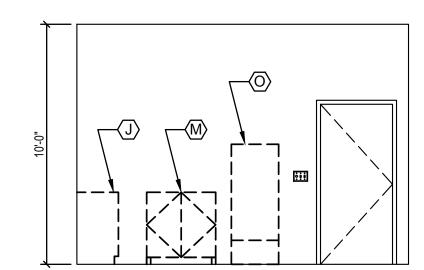




Lobby Elevation

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

2 Lobby Elevation
SCALE: 1/4" = 1'-0"





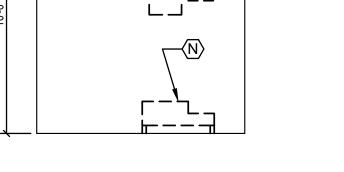
5 Treatment Room; Typ. scale: 1/4" = 1'-0"

6 Treatment Room; Typ.

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

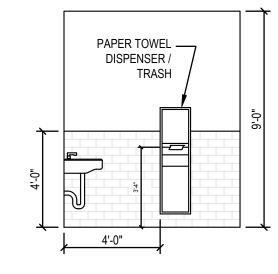
7 Treatment Room; Typ.

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

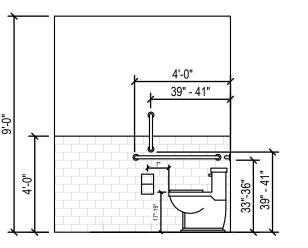


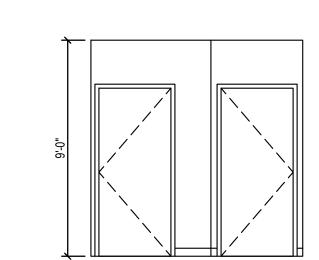
8 Treatment Room; Typ.

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



BACKLIT \_\_\_





9 Restroom Elevation

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

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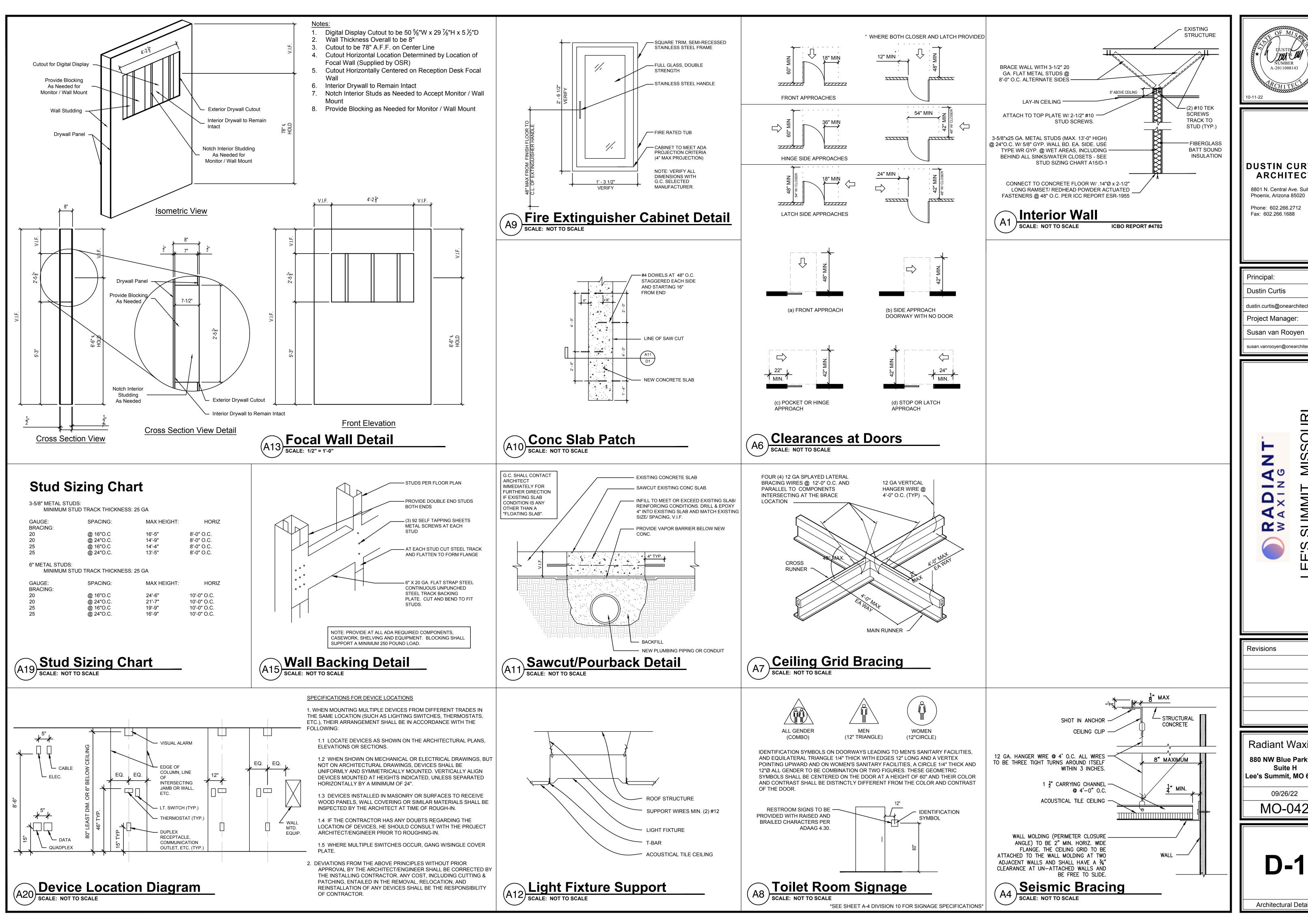
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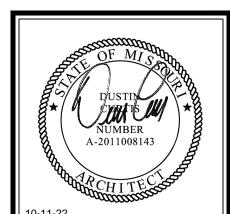
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**A-5** 

Interior Elevations





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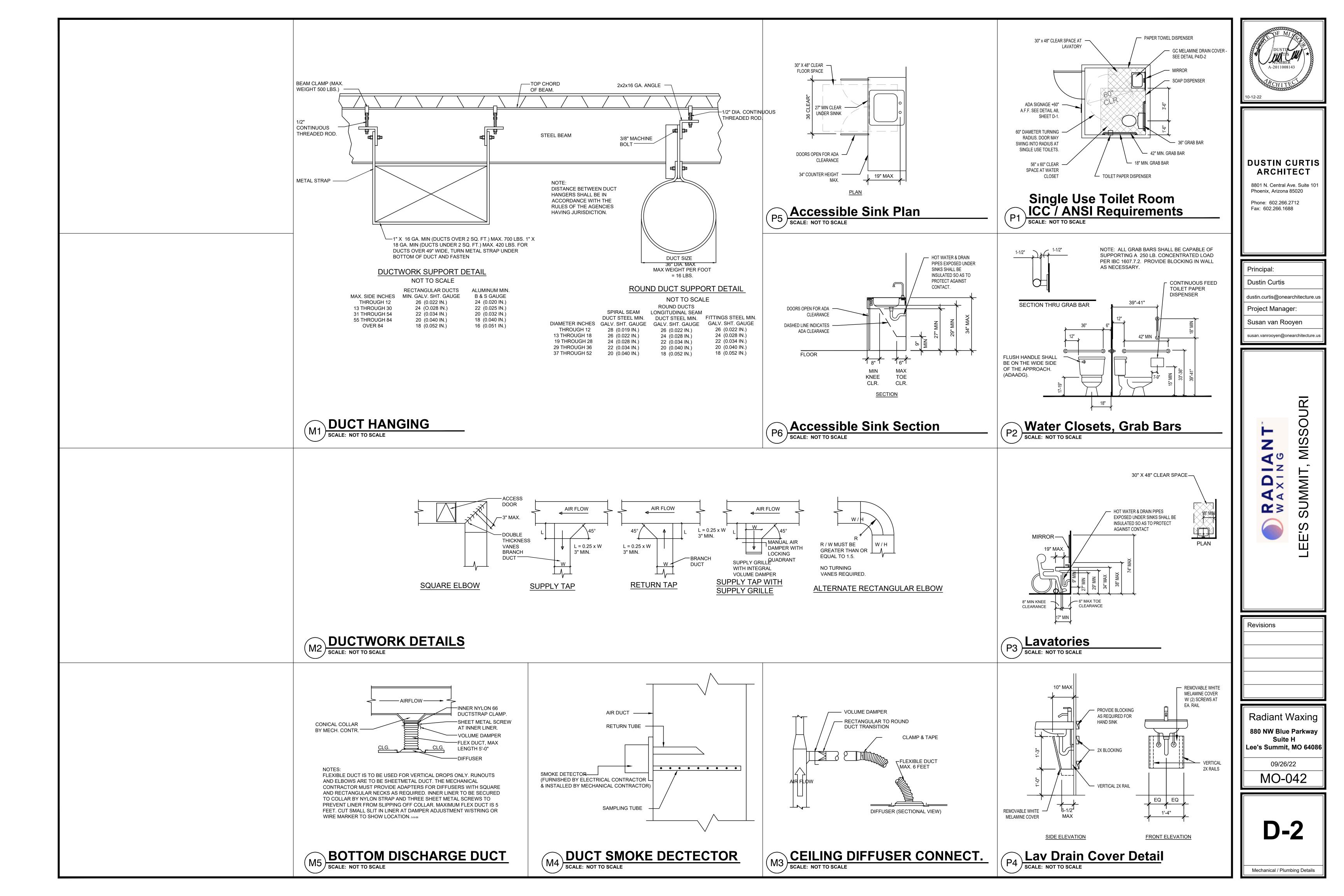
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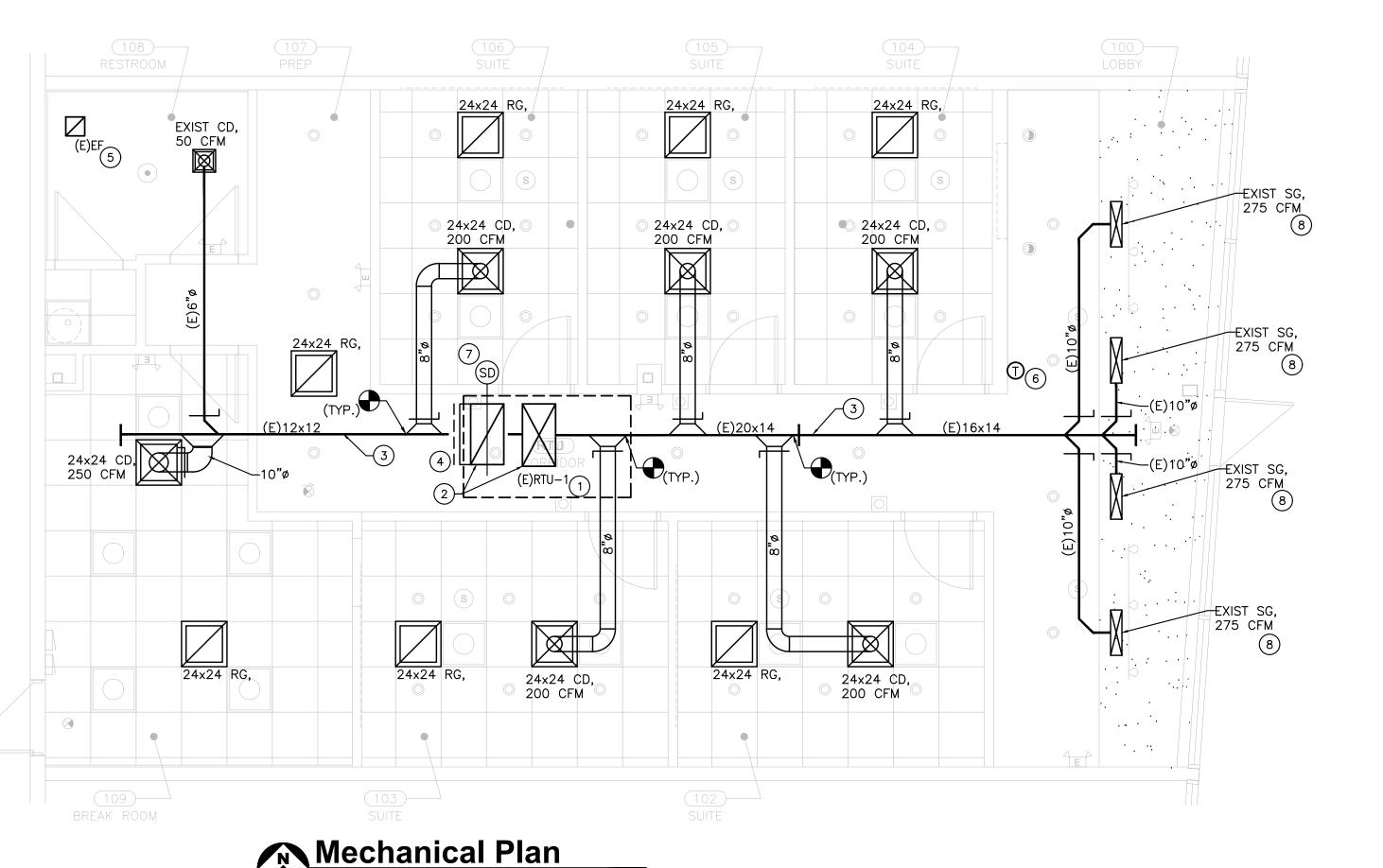


### **Mechanical Specifications**

- ALL NEW LOW PRESSURE SUPPLY & RETURN DUCTWORK TO BE INSTALLED PER S.M.A.C.N.A. STANDARDS. DUCT DIMENSIONS INDICATED ARE CLEAR INSIDE DIMENSIONS, INCREASE DUCT SIZE ACCORDINGLY.
- ALL SHEETMETAL SHALL BE CONSTRUCTED IN CONFORMANCE TO THE LATEST S.M.A.C.N.A. DUCT CONSTRUCTION STANDARDS.
- THERMOSTAT LOCATIONS SHALL BE VERIFIED BY ARCHITECT. ALL EQUIPMENT, PIPING, DUCTWORK, ETC. SHALL BE SUSPENDED FROM STEEL OR CONCRETE PLANK IN AN APPROVED MANNER. DO NOT HANG FROM METAL DECK.
- ELECTRICAL CONTRACTOR TO PROVIDE 120V/1 /60C, 20AMPS,
- WEATHER PROOF RECEPTACLE FOR ALL ROOF MOUNT EQUIPMENT GENERAL CONTRACTOR TO PROVIDE SHIMS/DRY PACKS FOR THE LEVELING OF UNITS.
- ALL HVAC WORK SHALL BE IN CONFORMANCE TO INTERNATIONAL MECHANICAL CODE 2021 AND ANY STATE OR LOCAL CODES.
- PROVIDE SEISMIC SUPPORTS FOR HVAC EQUIPMENT WHERE
- ALL STEEL SUPPORTS AS REQUIRED FOR H.V.A.C. EQUIPMENTS (PART OF BUILDING STRUCTURE) SHALL BE BY OTHERS.
- PROVIDE VOLUME DAMPER IN ALL BRANCH DUCTS.
- 11. FIRE DAMPERS SHALL BE PROVIDED WHERE SHOWN & WHERE REQUIRED IN ACCORDANCE WITH LOCAL CODES, ORDINANCES AND INSURANCE CARRIERS.
- 2. PROVIDE ACCESS DOORS IN DUCTWORK AT ALL FIRE DAMPER
- 3. ALL FLEXIBLE DUCTWORK SHALL BE THERMAFLEX TYPE M-KE OR APPROVED EQUAL.LIMITED TO MAX. LENGTH OF 5'-0". ALL FLEXIBLE DUCTWORK SHALL MEET IMC 2015 AND NFPA REQUIREMENTS FOR USE IN A RETURN AIR PLENUM. PROVIDE SPIN COLLARS WITH VOLUME DAMPERS AT ALL NEW FLEXIBLE CONNECTIONS.
- 4. SHEET METAL CONTRACTOR TO VERIFY EXISTING CONDITION PRIOR TO
- 15. DUCTWORK SHALL BE SEALED AIRTIGHT WITH APPROVED MASTIC SEALER SUCH AS UNITED MCGILL UNI-WELD TYPE DUCT SEALER. DUCT SEALER SHALL BE UL RATED. DUCT SHALL BE SEALED EXTERNALLY.
- 16. ALL CEILING SUPPLY AIR DIFFUSERS SHALL BE PER SCHEDULE UNLESS OTHERWISE NOTED ON PLANS. CEILING DIFFUSERS & GRILLES SHALL BE KRUGER, CARNES OR TITUS.
- 7. SHEET METAL CONTRACTOR TO VERIFY EXISTING CONDITION PRIOR TO FABRICATION.
- 8. INSULATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE NFPA, AND SHALL HAVE COMPOSITE FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE ASTM-E84 NFPA 255 OR UL 723 NOT EXCEEDING: FLAME SPREAD 25, SMOKE DEVELOPED 50. ACCESSORIES SUCH AS ADHESIVE, MASTICS, CEMENTS FACING, TAPES AND FINISHES; SHALL HAVE THE SAME COMPONENT RATINGS AS LISTED ABOVE. PRODUCTS OR THEIR SHIPPING CARTONS SHALL BEAR A LABEL INDICATING THAT FLAME AND SMOKE RATING DO NOT EXCEED ABOVE REQUIREMENTS. ANY TREATMENT OF JACKETS OR FACINGS TO IMPART FLAME AND SMOKE SAFETY SHALL BE PERMANENT. THE USE OF WATER SOLUBLE TREATMENTS IS PROHIBITED.
- 19. ALL SUPPLY & RETURN DUCTS SHALL HAVE 1" LINING 15'-0" DOWN
- $^{20.}$  ALL SUPPLY & RETURN UNLINED DUCTS SHALL BE INSULATED W/ 1-1/2" THICK INSULATION.
- 21. ALL OUTSIDE AIR INTAKE DUCTWORK SHALL NE INSULATED. 22. ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL WITH
- MALLEABLE IRON FITTINGS. 23. ALL GAS PIPING SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH LOCAL UTILITY / LOCAL CODES / NATIONAL FUEL GAS CODE REQUIREMENTS.
- 24. ALL PROOF PENETRATIONS SHOULD BE MADE AND SEALED BY LANDLORD'S ROOFER.
- 25. ALL GAS PIPING HAS BEEN SIZED BASED ON LOW & HIGH PRESSURE GAS AVAILABLE AT THE LEAVING SIDE OF GAS METER.
- 26. ALL AUTOMATIC TEMPERATURE CONTROL WIRING SHALL BE FURNISHED & INSTALLED BY ELECTRICAL CONTRACTOR PER MECHANICAL CONTRACTORS WIRING DIAGRAM.
- 27. CONDENSTAE DRAIN PIPING SHALL BE HARD DRAWN TYPE "L" COPPER TUBING WITH WROUGHT COPPER SOLDER FITTINGS.
- 28. INSULATE ALL CONDENSATE DRAIN PIPING.

### **Mechanical Notes**

- ALL DUCTWORK, EQUIPMENT, REGISTERS, ETC SHOWN HEREIN ARE SCHEMATIC, THE FINAL LOCATIONS SHALL BE FIELD VERIFIED AND COORDINATED TO AVOID INTERFERENCE WITH ALL NEW AND EXISTING STRUCTURES, PIPES, ETC.
- 2. THE CONTRACTOR SHALL COORDINATE ALL OF HIS WORK WITH THE OTHER TRADES.
- . MECHANICAL CONTRACTOR SHALL SEAL ALL VOIDS IN OPENINGS AFTER DUCTWORK AND LOUVERS HAVE BEEN INSTALLED.
- 4. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE TO SUPPORT AND PROPERLY ANCHOR THE HVAC EQUIPMENT.
- 5. THE MECHANICAL CONTRACTOR SHALL SUBMIT A TEST AND BALANCE REPORT FOR ALL HVAC SYSTEM CERTIFIED BY A NEW JERSEY PROFESSIONAL ENGINEER OR BY A TEST AND BALANCE PROFESSIONAL CERTIFIED BY THE ASSOCIATED AIR BALANCE COUNCIL OR BY THE NATIONAL ENVIRONMENTAL BALANCE BUREAU. ALL NEW OR EXISTING EQUIPMNET ON FLOOR TO BE BALANCED.
- 6. THE MECHANICAL CONTRACTOR SHALL INCLUDE AS PART OF THE BALANCING, THE SERVICES OF A FACTORY AUTHORIZED SERVICE TECHNICIAN TO MAKE REQUIRED ADJUSTMENTS SO THAT THE INSTALLED EQUIPMENT CAN DELIVER THE AIR FLOW RATE AS INDICATED ON THE CONTRACT DOCUMENT AND THE SEQUENCE OF OPERATION.
- . ALL REGISTERS SHALL BE CONNECTED TO MAIN DUCTWORK WITH SHEET METAL CONNECTORS.
- B. MECHANICAL CONTRACTOR SHALL PROVIDE FIRE PROOFING FOR
- ALL PENETRATIONS WHERE REQUIRED. SEE MECHANICAL DRAWINGS.
- 9. MECHANICAL CONTRACTOR SHALL PROVIDE A LOCK BOX FOR ALL THERMOSTATS.



SUPPL	Y/RETUI	RN AIR	DIFFUSER SCHEDULE	(TITUS)
UNIT NO.	CFM RANGE PER LFT	DIMENSIONS (IN.)	REMARKS	
CD	SEE DWG	24x24	MODEL TMS-AA, PROVIDE OPPOSED BLADE DAMPER	
RG	SEE DWG	SEE DWG	MODEL 350FL, 3/4" SPACING	

1. COORDINATE BORDER TYPE WITH ARCH. DETAILS. 2. ALL SELECTIONS BASED UPON ABOVE SCHEDULE UNLESS OTHER WISE NOTED ON PLANS.

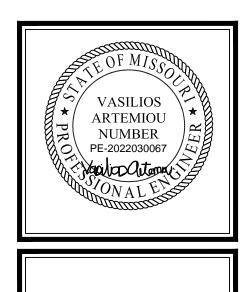
	Legend
SYMBOL	DESCRIPTION
	NEW 24x24 SUPPLY DIFFUSER
	NEW 24x24 OR 12X24 RETURN GRILLE
T	T-STAT
<u> </u>	SENSOR
7	NEW RIGID DUCT
<del></del>	TAKE-OFF WITH VOLUME DAMPER
<del>- U</del>	UNDER CUT DOOR
Γ	VOLUME DAMPER
FSD/AD	FIRE SMOKE DAMPER W/ACCESS DOOR
ACC	AIR COOLED CONDENSER
AC	AIR CONDITIONING UNIT
EF	EXHAUST FAN
EUH	ELECTRIC UNIT HEATER
HP	HEAT PUMP
RAD	RADIATOR (HW)
RTU	ROOF TOP UNIT
SF	SUPPLY FAN
UH	UNIT HEATER
CD	CEILING DIFFUSER
CR	CEILING REGISTER
DG	DOOR GRILLE
EG	EXHAUST GRILLE
RG	RETURN GRILLE
SD	SUPPLY DIFFUSER
SG	SUPPLY GRILLE
TG	TRANSFER GRILLE
WMS	WIRE MESH SCREEN

### **Key Notes**

- EXISTING LENNOX TGA072 6 TON RTU. BALANCE UNIT TO PROVIDE 2400CFM, & 480 CFM OA. COORDINATE EXACT LOCATION OF UNIT IN FIELD. CONTRACTOR SHALL INSPECT, REPAIR AND REFURBISH UNIT AS REQUIRED FOR A COMPLETE AND OPERABLE HVAC SYSTEM.
- EXISTING SUPPLY AND RETURN AIR DROPS FROM RTU, FULL SIZE OF UNIT OPENING TO REMAIN.
- EXISTING MAIN SUPPLY AIR DUCT TO REMAIN. VERIFY EXACT LOCATION AND ROUTING IN FIELD.
- PROVIDE DUCT OPENING FOR RETURN AIR WITH WIRE MESH SCREEN.
- EXISTING TOILET EXHAUST FAN WITH 6"Ø DUCT UP THROUGH ROOF TO REMAIN. CONTRACTOR SHALL INSPECT REPAIR AND REFURBISH UNIT TO LIKE NEW CONDITION FOR A COMPLETE AND OPERABLE EXHAUST
- NEW THERMOSTAT MOUNTED AT 48" A.F.F. FOR RTU. CONFIRM FINAL
- PROVIDE SMOKE DETECTOR IN RETURN AIR DUCT OF RTU. SD SHALL SHUTDOWN FAN OPERATION UPON ACTIVATION.
- EXISTING AIR DEVICE TO REMAIN. CONTRACTOR SHALL BALANCE TO CFM INDICATED ON PLAN.

### **General Notes**

- DUCTWORK LAYOUTS ARE DIAGRAMMATIC AND INTEND TO SHOW A GENERAL ARRANGEMENT, SIZE AND CAPACITY. ALL OFFSETS ARE NOT NECESSARILY SHOWN. CONTRACTOR SHALL ARRANGE AND COORDINATE THE WORK, FURNISH NECESSARY OFFSETS AND FITTINGS TO AVOID CONFLICT WITH OTHER MECHANICAL AND ELECTRICAL SERVICES, LIGHTING AND WITH STRUCTURAL AND ARCHITECTURAL ELEMENTS.
- WHILE ALL ATTEMPTS AT ACCURACY HAVE BEEN TAKEN, NO GUARANTEE OF AN EXACT REPRESENTATION OR COMPLETENESS IS IMPLIED. RESPONSIBILITY FOR FINAL VERIFICATION FALLS TO THE CONTRACTOR. ANY UNRESOLVED DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- GIVE BUILDING MANAGEMENT A NOTICE 48 HOURS BEFORE ANY SYSTEMS SHUT DOWN
- ALL FIRE RATED PENETRATIONS SHALL BE PROVIDED WITH FIRE DAMPER WITH ACCESS DOOR.
- PROVIDE CORD OPERATED DAMPER WHERE DAMPER IS REQUIRED AT INACCESIBLE CEILING.





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Revisions

Radiant Waxing 880 NW Blue Parkway Suite H Lee's Summit, MO 64086

> 09/26/22 MO-042

Mechanical Floor Plan

### Plumbing Specifications

#### I. GENERAL ITEMS:

- IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE A COMPLETE INSTALLATION FOR FINISHED WORK, TESTED AND READY FOR OPERATION. THE WORK THROUGHOUT SHALL BE EXECUTED IN THE BEST AND MOST THOROUGH MANNER UNDER THE DIRECTION OF AND TO THE SATISFACTION OF THE OWNER.
- 2. ALL MATERIALS REQUIRED FOR THIS WORK SHALL BE NEW, UNUSED, BEST OF ITS RESPECTIVE KINDS, AND FREE FROM DEFECTS AND OF FIRST CLASS QUALITY. BASIS OF QUALITY SHALL BE LATEST STANDARDS OF ASTM, ANSI FEDERAL SPECIFICATIONS OR OTHER ACCEPTABLE
- 3. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR WORK UNTIL ITS COMPLETION AND FINAL ACCEPTANCE AND SHALL REPLACE ANY OF THE SAME WHICH MAY BE DAMAGED, LOST OR STOLEN WITHOUT ADDITIONAL COST TO THE OWNER.
- 4. THE PLUMBING CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED AND MATERIALS INSTALLED TO BE FREE FROM INHERENT DEFECTS AND SHALL KEEP IN REPAIR AND REPLACE ANY DEFECTIVE MATERIALS OF WORKMANSHIP, FREE OF COST TO THE TENANT (OWNER) FOR A PERIOD OF ONE (1) YEAR AFTER THE OPENING FOR BUSINESS.
- 5. CONTRACTOR SHALL BE HELD TO HAVE EXAMINED THE SITE FOR THE WORK BEFORE HAVING SUBMITTED A PROPOSAL. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS FOUND DURING THE COURSE OF THE CONTRACT.
- 6. DESIGN DRAWINGS ARE SCHEMATIC. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. THIS CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.
- 7. THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT. CLARIFICATIONS MADE BY THE ARCHITECT, ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTORS COST.
- 8. ALL WALL OR FLOOR PENETRATIONS SHALL BE SLEEVED, WATERPROOFED AND FIRE STOPPED. PROVIDE TEMPORARY PROTECTION UNTIL FINAL CONSTRUCTION IS COMPLETED.

#### II. WORK RESPONSIBILITY:

- FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND CONTRACTORS FOR A COMPLETE, SAFE INSTALLATION OF PLUMBING WORK IN FULL CONFORMITY WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION AS INDICATED ON DRAWINGS AND/OR HEREIN SPECIFIED, INCLUDING IN GENERAL THE FOLLOWING:
- 2. SANITARY DRAINAGE CONNECTIONS TO PLUMBING FIXTURES AND EQUIPMENT REQUIRING SAME WITH FINAL CONNECTIONS TO EXISTING PREINSTALLED OUTLETS PROVIDED BY PRIOR TENANT(S) OR LANDLORD. PLUMBER SHALL VERIFY EXACT LOCATION OF WASTE PIPE OUTLET BEFORE SUBMITTING BID AND NOTIFY THE ARCHITECT OF ANY LOCATION DISCREPANCIES. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONCRETE SAWCUTTING REQUIRED TO MAKE THE FINAL CONNECTION TO THE EXISTING WASTE PIPING OR CAPPED OUTLET(S). SAWCUTTING, EXCAVATING, BACKFILLING AND NEW CONCRETE MUST MEET WITH THE LANDLORD'S APPROVAL.
- A. SNAKE SANITARY FOR A DISTANCE OF 100 FEET AND REPORT ANY BLOCKAGE.

  B. TEST WATER PRESSURE TO INSURE MINIMUM OF 50 PSI.

  C. CONTRACTORS TO INCLUDE IN THEIR BID SEWER CAMERA INSPECTION WITH A LINE LOCATE
- 3. COMPLETE VENT SYSTEM, ALL FIXTURES INDIVIDUALLY VENTED WITH FINAL CONNECTION THROUGH ROOF OR TO EXISTING LANDLORD SUPPLIED COMMON VENT. ROOF PENETRATION AND FLASHING TO BE PERFORMED BY LANDLORD'S ROOFER (IF APPLICABLE). COST OF ROOF PENETRATION AND FLASHING TO BE PART OF THIS CONTRACT, UNLESS NOTED OTHERWISE IN BID PROPOSAL (IF
- 4. DOMESTIC WATER SUPPLY SYSTEM INCLUDING CONNECTION TO EXISTING CAPPED OUTLET AND FINAL CONNECTIONS TO PLUMBING FIXTURES AND EQUIPMENT REQUIRING SAME. VERIFY EXACT LOCATION AND SIZE BEFORE SUBMITTING BID.
- 5. INSULATION OF ALL HOT AND COLD WATER PIPING, INCLUDING UNDER LAVATORY A.D.A. PIPE WRAPPINGS.

#### III. INSTALLATION:

APPLICABLE).

<u>SLEEVES:</u> PROVIDE #22 GAGE GALVANIZED IRON PIPE SLEEVES FOR PIPING THROUGH WALLS AND FLOOR, PACK WIT NON-ASBESTOS ROPE AND FILL WITH EXPANDO NON-SHRINKING CEMENT.

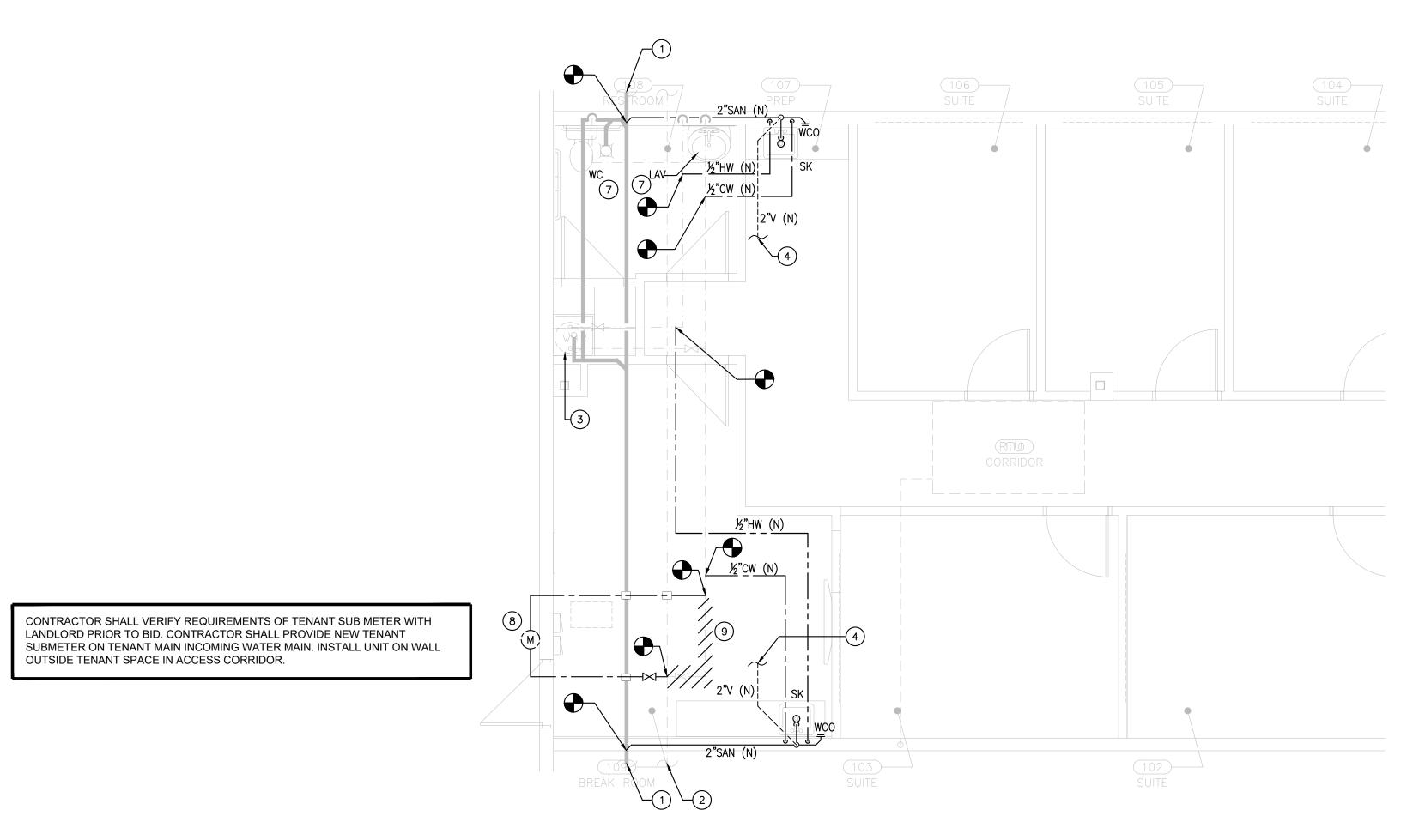
- 2. <u>ESCUTCHEONS:</u> PROVIDE EXPOSED PIPING, BOTH BARE AND COVERED, WITH CP CAST BRASS ESCUTCHEONS WHERE PASSING THROUGH FLOORS, CEILINGS, WALLS OR PARTITIONS.
- 3. HANGERS AND SUPPORTS: SUPPORT HORIZONTAL DRAINAGE PIPING AT LEAST EVERY 5 FEET OR AT EVERY HUB, COPPER TUBING EVERY 7 FEET AND STEEL PIPE EVERY 10 FEET WITH "CLEVIS" HANGERS AND INSULATION PROTECTION SHIELDS. PIPING SHALL NOT BE SUPPORTED FROM BRIDGING OR OTHER PIPING. ONLY SUPPORT FROM TOP FLANGES OF BEAMS AND TOP CHORDS AT PANELS OF JOIST AND TRUSSES. PROVIDE SWAY AND SEISMIC BRACING WHERE REQUIRED BY COPES
- 1. <u>TEST:</u> TEST PIPING AND PROVE TIGHT FOR AT LEAST TWO HOURS IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND/OR AS SPECIFIED. TEST SHALL BE PERFORMED IN THE PRESENCE OF OWNER'S REPRESENTATIVE AND LOCAL INSPECTOR. TEST SHALL BE REPEATED IF NECESSARY UNTIL FINAL APPROVAL OF SYSTEM IS OBTAINED.
- 5. <u>STERILIZATION OF DOMESTIC WATER SYSTEM:</u> BEFORE BEING PLACED IN SERVICE, ALL WATER LINES SHALL BE CHLORINATED TO THE SATISFACTION OF THE ARCHITECT OR LANDLORD'S REPRESENTATIVE, IN ACCORDANCE WITH A.W.W.A. SPECIFICATION C601-53T.
- 6. <u>SLOPE:</u> SLOPE WASTE LINES 2 INCHES AND SMALLER NOT LESS THAN 1/4 INCH PER FOOT. SLOPE LARGER MAINS NOT LESS THAN 1/8 INCH PER FOOT.
- 7. <u>CLEANOUT:</u> INSTALL A CLEANOUT AT BASE OF EACH SOIL STACK, AT EACH CHANGE IN DIRECTION, AT INTERVALS NOT OVER 50 FEET AND ELSEWHERE AS SHOWN ON DRAWINGS OR REQUIRED BY LOCAL CODE. CLEANOUTS SHALL NOT BE INSTALLED IN PUBLIC AREAS WITHOUT SPECIFIC PERMISSION BY TENANT'S CONSTRUCTION MANAGER.

#### IV. MATERIALS:

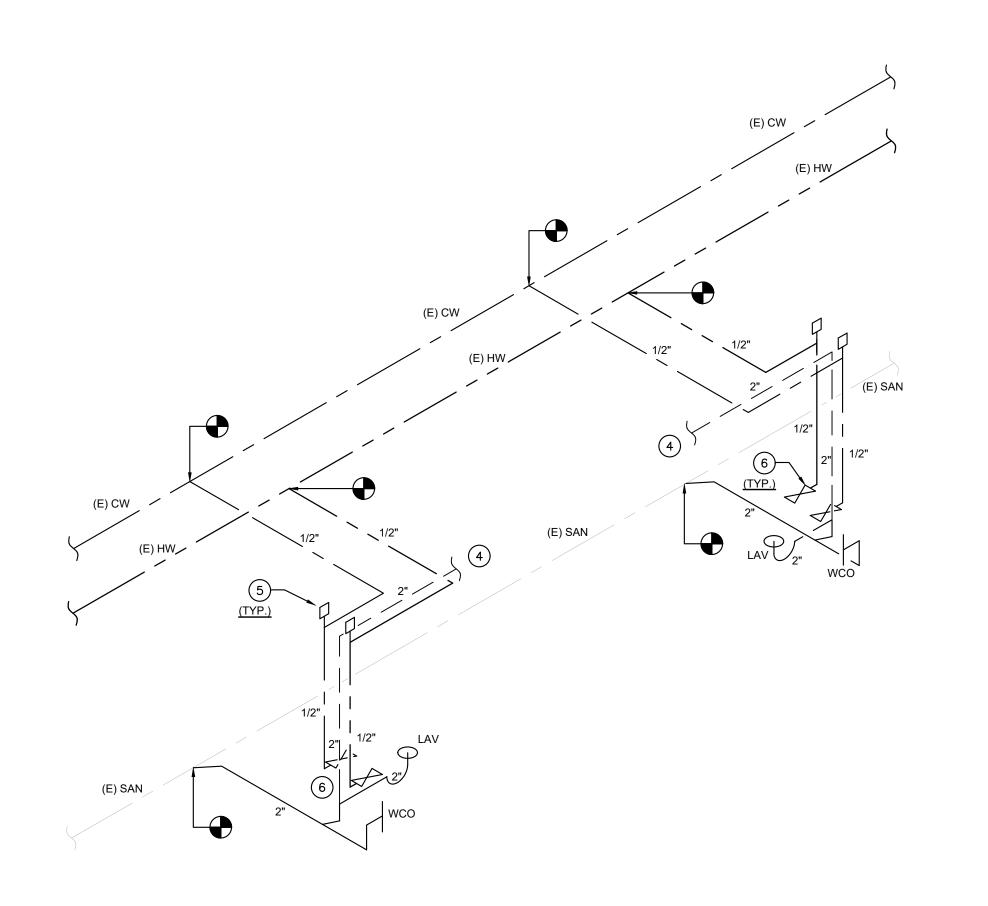
- 8. <u>DRAINAGE AND VENT PIPING:</u> SCHEDULE 40 PVC
- 9. <u>WATER PIPING ABOVE SLAB:</u> TYPE "L" COPPER TUBING USING SILVER SOLDER.
- WATER HAMMER ARRESTERS: PROVIDE ON HOT AND COLD WATER BRANCHES TO FIXTURES, J. R. SMITH HYDROTROL MODEL 5020 FOR UP TO 60 FIXTURE UNITS. INSTALL IN ACCESSIBLE AREA OR PROVIDE ACCESS PANEL.
- 11. <u>VALVES:</u> GATE VALVE WATTS SERIES GV: 1/4" TO 4" BRONZE BODY, CHECK VALVE WATTS SERIES CVY: 3/8" TO 2" BRONZE BODY, BALL VALVE WATTS SERIES B6080 OR B6081 FULL PORT: 1/2" TO 2" BRONZE BODY.
- 12. MIXING VALVE: WATTS SERIES MMV MIXING VALVE, 1/2" LINE SIZE.

#### V. INSULATION:

- ALL HOT AND COLD WATER PIPING AND FITTINGS SHALL BE INSULATED WITH 1" THICK RIGID ELASTOMERIC FOAM WITH VAPOR BARRIER UNIVERSAL JACKET PASTED WITH VAPOR BARRIER CEMENT FOR PIPE LESS THAN OR EQUAL TO 1-1/2"Ø, 2" THICK RIGID FIBERGLASS WITH VAPOR BARRIER UNIVERSAL JACKET PASTED WITH VAPOR BARRIER CEMENT FOR PIPE GREATER THAN 1-1/2"Ø PIPE. VAPOR BARRIER NOT REQUIRED ON HOT WATER PIPING.
- 2. ALL ADA CONFORMING, WHEELCHAIR ACCESSIBLE LAVATORY P-TRAP AND ANGLE VALVE ASSEMBLIES TO BE COVERED WITH THE MOLDED, ANTIMICROBIAL TRUBRO, INC "LAV-GUARD" UNDERSINK PROTECTIVE PIPE COVER MODEL #103.









	Legend
SYMBOL	DESCRIPTION
	COLD WATER LINE / CW
	HOT WATER LINE / HW
	TEMPERED WATER LINE / THW
	SANITARY LINE / SAN.
	VENT LINE / V.
$\bigcirc$ —	FLOOR DRAIN / FD
	DRAIN WITH TRAP
M	WATER METER
XII	BALL VALVE / GATE VALVE
₹	TEMP. PRESSURE VALVE
<u> </u>	BACKFLOW PREVENTER
区	MIXING VALVE
	TRAP PRIMER
P	WATER HAMMER ARRESTOR

### **Key Notes**

- 1. EXISTING 4" SANITARY MAIN ROUTE BELOW SLAB. COORDINATE EXACT LOCATION AND ROUTING IN FIELD.
- 2. EXISTING 2" DOMESTIC CW LINE STUBBED INTO TENANT SPACE BY LANDLORD. VERIFY EXACT SIZE IN FIELD. COORDINATE EXACT LOCATION AND ROUTING IN FIELD.
- EXISTING HWH TO REMAIN. VERIFY EXACT LOCATION IN FIELD. INSPECT, REPAIR, AND REFURBISH HWH AS REQUIRED FOR A COMPLETE AND OPERABLE PLUMBING SYSTEM.
- ROUTE NEW 2" VENT TO EXISTING SANITARY VENT MAIN FOR SPACE. VERIFY EXACT LOCATION AND ROUTING IN FIELD. VERIFY EXISTING SEWER VENT GOES THROUGH ROOF. VENT SHALL EXTEND 36" ABOVE ROOF.
- 5. FURNISH AND INSTALL WATER HAMMER ARRESTORS IN THE DOMESTIC WATER PIPING AS SHOWN ON THE WATER RISER DIAGRAM. WATER HAMMER ARRESTORS TO BE LOCATED IN AN ACCESSIBLE LOCATION. UNITS AS MANUFACTURED BY SIOUX OR PRECISION PLUMBING PRODUCTS ARE ACCEPTABLE.
- 3. ALL PLUMBING FIXTURES SHALL BE INSTALLED WITH STOP VALVES TO ISOLATE EACH FIXTURE. REFER TO RISER DIAGRAM AND PLUMBING SPECIFICATIONS FOR FURTHER INFORMATION.
- 7. NEW FIXTURES TO BE INSTALLED ON EXISTING STUB-INS. MODIFY EXISTING CONNECTIONS AS REQUIRED TO COMPLY WITH ADA REQUIREMENTS AND PER ARCHITECTURAL DRAWINGS.
- 8. PROVIDE NEW DOMESTIC WATER METER PER LANDLORD REQUIREMENTS INSTALL ON WALL OUTSIDE TENANT SPACE IN ACCESS CORRIDOR. COORDINATE METER TYPE AND LOCATION WITH LANDLORD.
- 9. HATCHED AREA INDICATES EXISTING TENANT CW MAIN TO BE REMOVED. RE-USE EXISTING TAKEOFF FROM LANDLORD CW MAIN AND PROVIDE NEW TAKE OFF, SAME SIZE AS EXISTING. PROVIDE NEW SHUTOFF VALVE AND ROUTE TO NEW TENANT CW SUBMETER. TIE BACK IN TO TENANTS CW MAIN IN SPACE.

### Plumbing Fixture Schedule

- WATER CLOSET KOHLER HIGHLINE MODEL K-3658 ELONGATED BOWL
   1.28 GPF, WHITE FINISH W/ MODEL K-4731 ELONGATED OPEN FRONT
   TOILET SEAT FOR ADA COMPLIANCE.
- AV LAVATORY KOHLER SOHO WALL MOUNTED BATHROOM SINK MODEL K-2054-N, WHITE FINISH, 4' CENTER DRILLING. PROVIDE W/ KOHLER CORALAIS CENTERSET BATHROOM SINK FAUCET, MODEL K-15243-4RA 0.5 GPM, POLISHED CHROMER FINISH.
- SINK KOHLER VAULT COUNTER MOUNT SINK MODEL K-3840-1, STAINLESS STEEL FINISH. PROVIDE WITH DANZE PARMA D150558 STAINLESS STEEL SINGLE HANDLE BAR FAUCET.

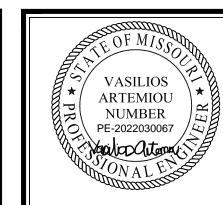
WCO WALL CLEANOUT AND ACCESS COVER, JOSAM SERIES 58600-CO,

WHA WATER HAMMER ARRESTOR - SIOUX CHIEF 652 SERIES OR EQUAL BY PRECISION PLUMBING PRODUCTS, INC. EQUAL BY ZURN

<u>FD</u> FLOOR DRAIN - ZURN Z-453-P WITH "TYPE B" STRAINER

### **General Notes**

- A. PLUMBING LAYOUTS ARE DIAGRAMMATIC AND INTEND TO SHOW A GENERAL ARRANGEMENT, SIZE AND CAPACITY. ALL OFFSETS ARE NOT NECESSARILY SHOWN. CONTRACTOR SHALL ARRANGE AND COORDINATE THE WORK, FURNISH NECESSARY OFFSETS AND FITTINGS TO AVOID CONFLICT WITH OTHER PLUMBING AND ELECTRICAL SERVICES, LIGHTING AND WITH STRUCTURAL AND ARCHITECTURAL ELEMENTS.
- WHILE ALL ATTEMPTS AT ACCURACY HAVE BEEN TAKEN, NO GUARANTEE OF AN EXACT REPRESENTATION OR COMPLETENESS IS IMPLIED. RESPONSIBILITY FOR FINAL VERIFICATION FALLS TO THE CONTRACTOR. ANY UNRESOLVED DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- GIVE BUILDING MANAGEMENT A NOTICE 48 HOURS BEFORE ANY SYSTEMS SHUT DOWN



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Revisions

Radiant Waxing

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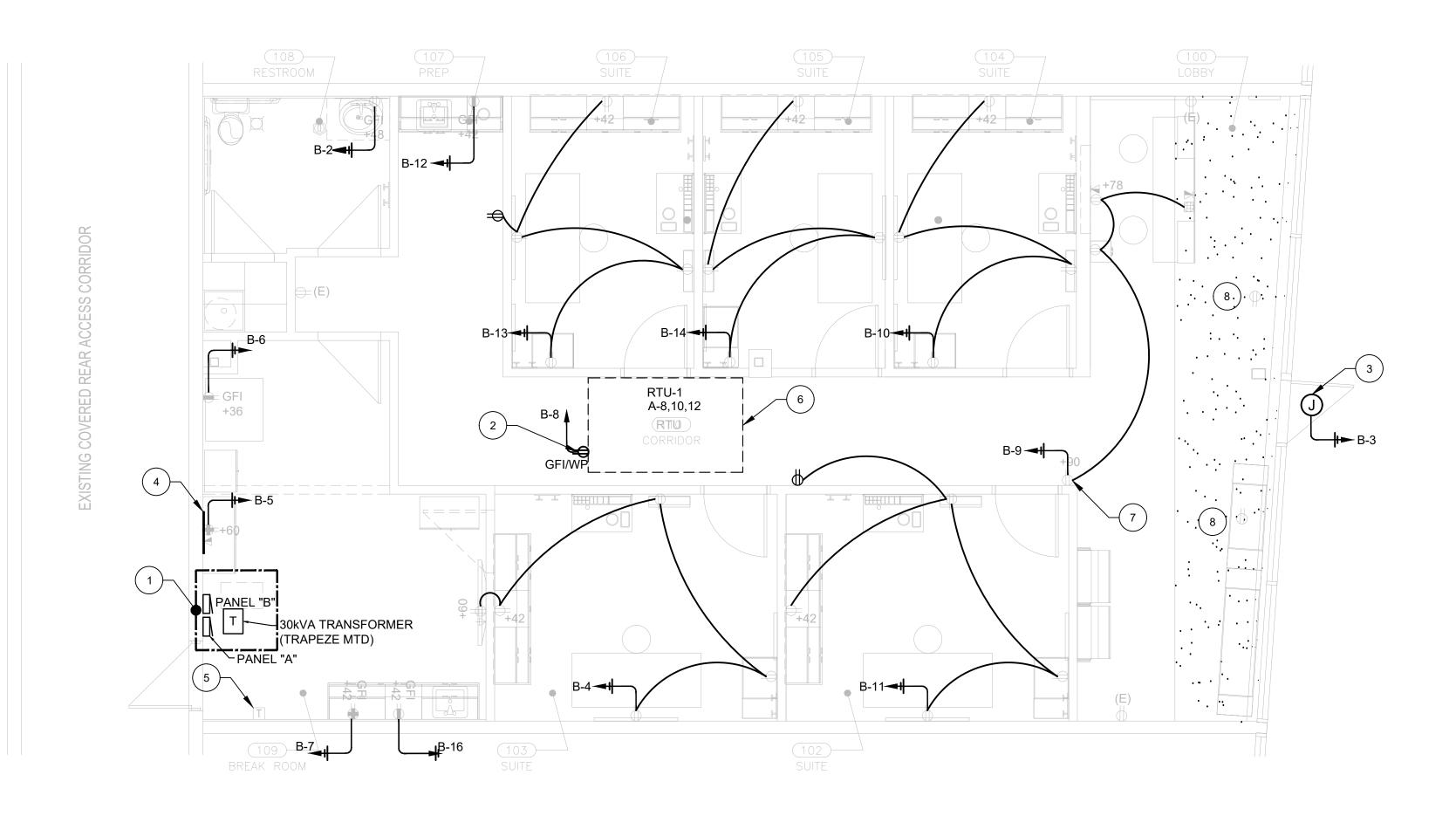
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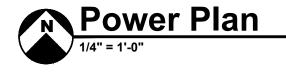
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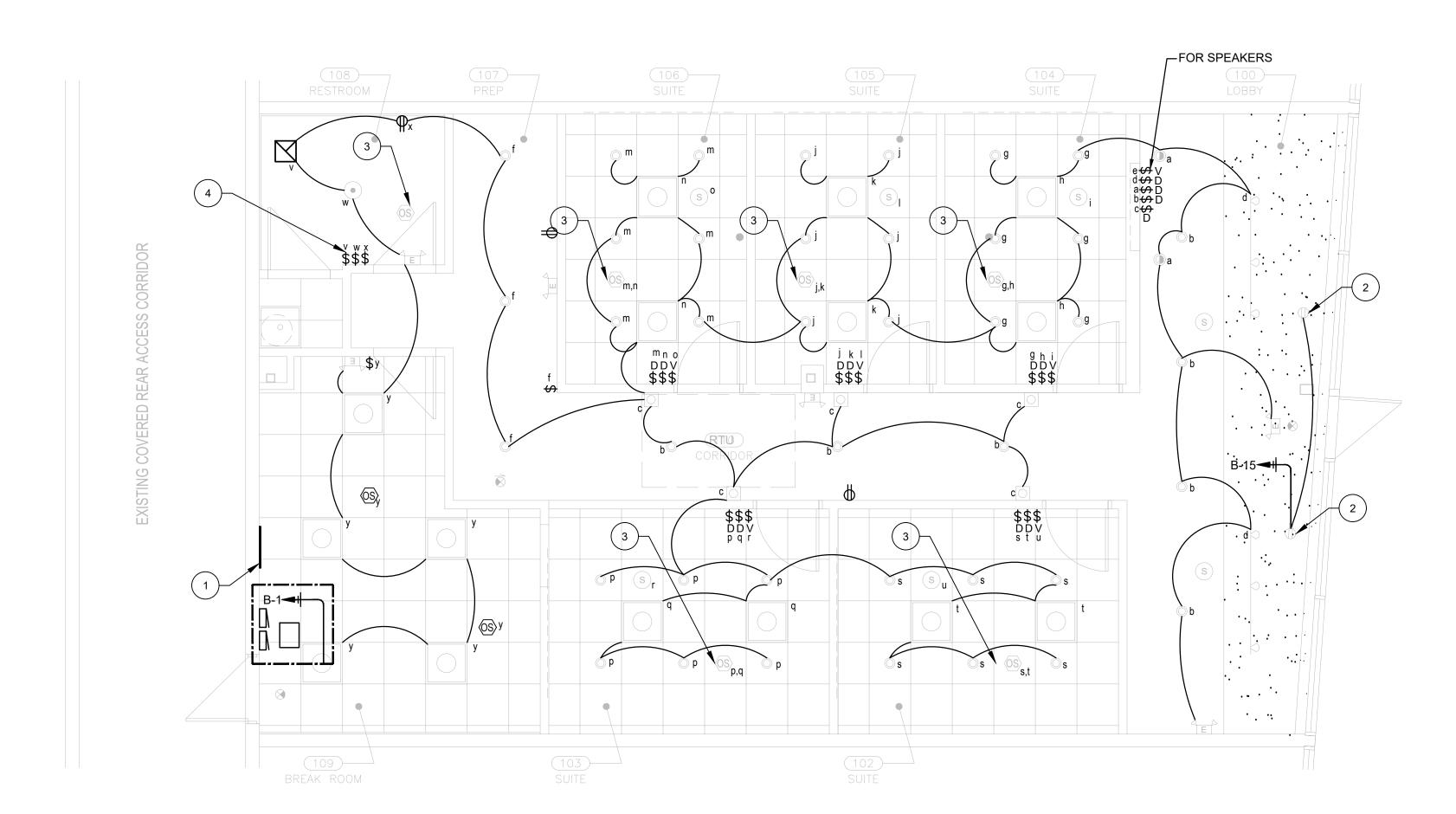
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**P-1** 

Plumbing Plan & Riser









### **Electrical Legend**

			9
ф	DUPLEX OUTLET - 18" AFF, U.N.O. ON PLAN	<b>#</b>	4-PLEX FLOOR OUTLET
$\oplus$	4-PLEX OUTLET - 18" AFF, U.N.O. ON PLAN	<b>(</b> X)	DATA / TELEPHONE OUTLET A REQUIRED NUMBER OF PORT
ф	DEDICATED DUPLEX	<b>#</b>	DEDICATED 4-PLEX
GFI	GROUND FAULT INTERRUPT OUTLET	Τ	TIME CLOCK

### **Power Plan Keynotes**

LOCATION OF EXISTING ELECTRICAL PANELS "A" AND "B" AND STEP-DOWN TRAPEZE MOUNTED TRANSFORMER TO REMAIN.

- EXISTING ROOF GFI/WATERPROOF OUTLET WITHIN 25' OF EXISTING ROOFTOP UNIT TO
- J-BOX FOR TENANT SIGN, VERIFY LOCATION. PROVIDE POWER AS SHOWN. RUN CIRCUIT THROUGH PHOTOCELL TO PANEL. LOCATE TIMECLOCK ADJACENT TO TMB.
- PROVIDE 24" x 48" x 3/4" PLYWOOD WITH #6CU GROUND FOR TELEPHONE MOUNTING BOARD. EXTEND NEW PHONE CONDUIT TO THIS LOCATION. PROVIDE DEDICATED QUAD -CONFIRM FINAL HEIGHT - LOCATE INSIDE OPEN BACK UTILITY CABINET.
- PROVIDE PHOTOCELL FOR FUTURE TENANT SIGN INSTALL AT 6'-0" AFF, IF ONE DOES NOT
- 6. EXISTING MECHANICAL UNIT ON ROOF WITH EXISTING CIRCUITRY TO REMAIN.
- 7. AROMA DISPENSER.
- 8. CEILING MOUNTED DUPLEX FOR SIGN. REFER TO LIGHTING PLAN.
- 9. CEILING MOUNTED DUPLEX FOR SHOW WINDOW..

### **Power Plan General Notes**

- SEE ELECTRICAL SPECIFICATIONS FOR IMPORTANT INFORMATION RELATING TO BUILDING CODES, CITY ORDINANCES, MATERIALS AND METHODS.
- CONFIRM ALL FINAL RECEPTACLE LOCATIONS WITH OSR DESIGN DRAWINGS.

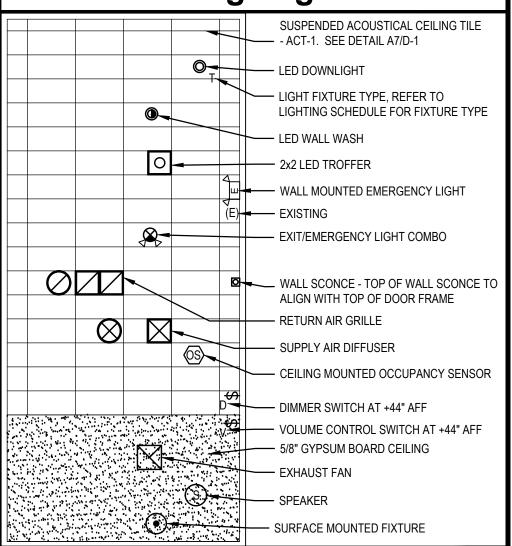
### Wiring Schedule

A. PROVIDE CODE SIZE GROUND CONDUCTOR IN ALL CONDUIT (THE GROUND CONDUCTOR IS

NOT SHOWN IN WIRE COUNT). B. AMPACITY SHOWN IS AMPACITY OF CONDUCTOR WITH CORRECTION FACTOR FOR 41-45°C, FOR CONDUCTOR RATED @ 75°C PER NEC TABLE 310.16.

CIRCUIT BREAKER AMPS	CONDUCTORS	AMPACITY	GROUND	CONDUIT SIZE
20	#12	20.5	#12	3/4"
30	#10	28.7	#10	3/4"
40	#8	41.0	#10	3/4"
50	#6	53.3	#10	1"
60	#4	69.7	#10	1"

### Ceiling Legend



### **Lighting Plan Key Notes**

- GC SHALL SUPPLY AND INSTALL SPEAKERS AND WIRE FROM SPEAKERS TO THE DATA DROP IN THE CABINET. PROVIDE CONDUIT AS NEEDED. GC TO VERIFY EXACT LOCATION
- . PROVIDE CEILING MOUNTED RECEPTACLE FOR SHOW WINDOW USE.
- PROVIDE CEILING MOUNTED OCCUPANCY SENSOR (LUTRON) OR WALL MOUNTED OCCUPANCY SENSOR (WITH DIMMER SWITCH WHERE APPLICABLE) - WATTSTOPPER DW-311 OR SIM, TYP.
- . TIE BACK LIT LED MIRROR AND EXHAUST FAN INTO WALL MOUNTED OCCUPANCY SENSOR.

### **Landlord Notes**

ALL ELECTRICAL TO/FROM ROOF MUST BE RUN THROUGH PROPER ROOF FLASHING OR MECHANICAL UNITS, NO PENETRATIONS IN SIDES OF CURBS. ANY TELCO/DATA LINES MUCH BE IN CONDUIT TO DEMARC, NO FREE WIRE

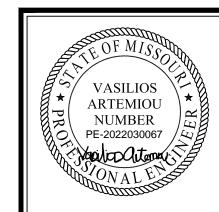
\*\*GC TO COORDINATE BUILD-OUT WITH OSR DESIGN PACKAGE. ANY DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PM\*\*

### **Lighting Plan General Notes**

- SEE ELECTRICAL SPECIFICATIONS FOR IMPORTANT INFORMATION RELATING TO BUILDING
- CODES, CITY ORDINANCES, MATERIALS AND METHODS.

. VERIFY LIGHTING, AIR SUPPLY AND AIR RETURN LOCATION WITH CONTRACTOR PRIOR TO

GC TO VERIFY EXACT LOCATION OF ALL ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION. GC TO COORDINATE ALL ITEMS WITH OSR DESIGN DRAWINGS



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Revisions

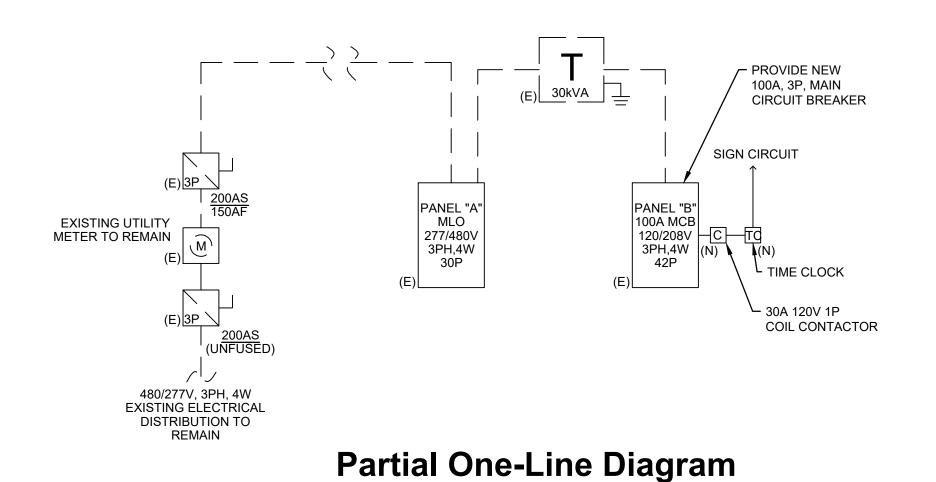
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MO-042

**E-1** 

Power/ Lighting Plan



## Panel Schedule 'A' (Existing) PANEL A 250 AMP 277/480V 3 PHASE 4W MLO NEMA 1 SURFACE MOUNTING LOCATION; SEE PLAN BREAKER RATING: MLO AIC LOAD (VOLT AMPS) No. CB USE/AREA SERVED A B C USE/AREA SERVED EXIST TRANSFORMER EXISTING RTU SPARE SPARE PANEL LOAD = 33,706 / 831 = 40.6 AMPS

- INDICATES CONTINUOUS LOAD AT 125%
- INDICATES LARGEST MOTOR LOAD AT 125% INDICATES EXISTING CIRCUIT
- INDICATES LOCK ON DEVICE
- INDICATES CIRCUIT RUN THRU TIMECLOCK REUSE EXISTING CIRCUIT

Panel Schedule 'B' (Existing)

INDICATES CONTINUOUS LOAD AT 125% INDICATES LARGEST MOTOR LOAD AT 125%

INDICATES CIRCUIT RUN THRU TIMECLOCK

INDICATES EXISTING CIRCUIT INDICATES LOCK ON DEVICE

REUSE EXISTING CIRCUIT

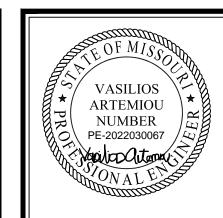
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PANEL B 250 AMP	120/208V	/ 3 PH/	ASE 4W		MCB (NEW	V) NEI	MA 1	SURFACE MOUNTING
LOCATION; SEE PLAN	CATION; SEE PLAN TYPE:				BREAKER RATING: 100A AIC			DA AIC
USE/AREA SERVED	CB N	No.	LOAD (VOLT AI		MPS)	No.	СВ	USE/AREA SERVED
			Α	В	C			
LIGHTING	20/	1	1351				20/	RESTROOM
	/ 1		180		•	2	/ 1	RECEPTACLES
SIGN	20/	3		180			20/	SUITE 103
	/ 1			1080		4	/ 1	RECEPTACLES
BREAK ROOM	20/	5			360		20/	BREAK ROOM FRIDGE
RECEPTACLES	1				180	6	<u>/ 1</u>	RECEPTACLES
BREAK ROOM RECEPTACLES	1 7 <b>-</b>	7	360				20/	ROOFTOP RECEPTACLES
	1	_	180		1	8	$\left[\begin{array}{c} 1 \end{array}\right]$	
LOBBY RECEPTACLES	1-7 H	9		900			20/	SUITE 104
	/ 1			720		10	/ 1	RECEPTACLES
SUITE 102	1 / H	11			720	40	20/	PREP AREA
RECEPTACLES	1	40	700		180	12	20 1	RECEPTACLES
SUITE 106	ı / ⊢	13	720			4.4	20/	SUITE 105
RECEPTACLES	1	1.5	720	200	]	14	20 1	RECEPTACLES
LOBBY CEILING RECEPTACLES	1 <sup>-</sup> 7 –	15		360		10	20/	BREAK ROOM MICROWAVE
	20	17	l	180 0	0	16	20 /	RECEPTACLES
SPARE	120/1	17		U	0	18	$\frac{ 20 }{1}$	SPARE
	<del>/                                    </del>	19	0		U	10	20 /	
SPARE	<sup>20</sup> / <sub>1</sub>  -	13	0			20	<sup>20</sup> / <sub>1</sub>	SPARE
	<del>/                                    </del>	21		0			20	
SPARE	1 / 1   ·	_		0		22	1 / 1	SPARE
	<del>/                                    </del>	23	l		3328		20 /	00.405
EXISTING WATER HEATER					0	24	<del></del>	SPARE
PROVIDE 2#18+1#10G-3/4"C		25	3328				20 /	
(MIN)	/ <sub>2</sub>		0			26	/1	SPARE
SPARE	20 / 2	27		0			20/	SPARE
	1			0		28	/ 1	
SPARE	20/2	29	•		0		20/	SPARE
	1				0	30	/ 1	
SPARE	20/	31	0				20/	SPARE
	1		0		•	32	/ 1	
SPARE	20/	33		0			20/	SPARE
	/ 1			0		34	<u>/ 1</u>	
SPARE	20/	35			0		20/	SPARE
	1				0	36	<u>/ 1</u>	
SPARE	Ⅰ / . ⊢	37	0				20/	SPARE
	1		0		1	38	/ 1	
SPARE	20/	39	ļ	0		10	20/	SPARE
ODADE	1	44	l	0		40	$\begin{bmatrix} 1 \\ 00 \end{bmatrix}$	ODADE
SPARE	20/	41			0	40	20/	SPARE
TOTAL	V		6020	2420	0 4769	42	<u> </u>	
TOTAL			6839	3420	4768			
PANEL LOAD = 15,027 / 360 = 41.7 AMPS								

<b>Electrical Specifications</b>
K SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL FLECTRIC CODE A

- WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE RULES, REGULATIONS AND ORDINANCES.
- 2.1 PROVIDE PROPER GROUNDING FOR ALL EQUIPMENT, RACEWAYS, ETC.
- 3.1 ALL DISCONNECTS, FIXTURES AND OTHER ELECTRICAL COMPONENTS SUBJECT TO THE WEATHER MUST HAVE WEATHERPROOF ENCLOSURES.
- 4.1 ALL ROUGH-IN LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR DETERMINING PROPER LOCATION.
- 5.1 PROVIDE DISCONNECTS, FUSES, OVER CURRENT PROTECTION, CONTROL AND POWER WIRING, CHORDS AND PLUGS TO ALL EQUIPMENT INCLUDED AS PART OF THIS PROJECT, IF REQUIRED FOR PROPER OPERATION BUT NOT PROVIDED BY THE EQUIPMENT MANUFACTURER. EQUIPMENT SHALL INCLUDE ALL HVAC, EXHAUST FANS, HOODS, KITCHEN EQUIPMENT, MEDICAL EQUIPMENT AND ANY SPECIAL EQUIPMENT SHOWN AS A PART OF THE PROJECT.
- 6.1 CONDUCTORS:
- a. USE THW OR THWN #12 MINIMUM, 75° RATING.
- b. FOR HOME RUNS OVER 65 FEET, USE ONE SIZE LARGER WIRE.
- c. FOR HOME RUNS OVER 115 FEET, USE TWO SIZES LARGER WIRE. d. ALUMINUM CONDUCTORS ARE NOT ALLOWED.
- 7.1 CONDUIT:
- a. USE RIGID OR EMT AS ALLOWED BY CODE.
- b. ALL CONDUITS EXPOSED TO THE ELEMENTS OR BURIED UNDERGROUND SHALL BE WRAPPED WITH SCOTCH 51 TAPE OR EQUAL.
- c. MC TYPE PREWIRED FLEXIBLE CABLE SHALL BE PERMITTED IN ALL WALLS AND CEILINGS AS PERMITTED BY CODE AND LOCAL BUILDING OFFICIALS.
- 8.1 OVER CURRENT PROTECTION:
- a. CIRCUIT BREAKERS THAT ARE TO BE USED TO PROTECT LIGHTING CIRCUITS ARE TO BE RATED FOR SWITCHING DUTY.
- c. ALL RECEPTACLES AND FIXED EQUIPMENT WITHIN AREA OF WET LOCATION NEED GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION PER NEC 517.20.
- b. PROVIDE LOCK-ON DEVICES FOR NIGHT LIGHT, EMERGENCY AND EXIT LIGHT CIRCUITS.

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Lighting Schedule								
TYPES	MANUFACTURER & MODEL #	LAMPS	VOLTAGE	MOUNTING	DESCRIPTION	NOTES		
А	NORA LIGHTING - COBALT SERIES 4" LED CAN NHIC-4LMRAT / NLCBC-451D	(1) 11W LED -	120V -	LAY-IN -	(1) LAMP -	3000K		
В	NORA LIGHTING - COBALT SERIES 6" DIRECTIONAL LED CAN NHIC-6LMRAT	(1) 11W LED -	120V -	LAY-IN -	(1) LAMP -	80/3000K		
С	NICOR LIGHTING 2X2 LED TROFFER T6C	30W LED -	120V -	LAY-IN -	2X2 LED -	3500K		
D	ROYAL PACIFIC LTD 6" LED LOW PROFILE 8556-WH-90-4K	15W -	120V -	SURFACE MOUNTED	RESTROOM CEILING LIGHT	82/3000K		
E	DWELED - HOLLYWOOD WS-26014-BN	(1) 8W LED -	120V -	SCONCE -	SUITE ENTRY SCONCE -	-		
	LITHONIA	-	MVOLT	- WALL MOUNT	WALL MOUNTED EMERGENCY LIGHT FIXTURE	-		
	EU2 LED M12 WHITE	-	-	-	W/ EMERGENCY BATT. PACK (90 MIN.)			
	FULHAM FIREHORSE OR EQ	120	120V	-	DOUBLE FACE LED EXIT SIGN - BRUSHED NICKLE, ALUMINUM OR STAINLESS W/ GREEN	-		
	FHEX24-A-D-G-EM-SD ALUMINUM/GREEN	-		-	TEXT, EM. BATT., SELF DIAGNOSTICS			



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Revisions

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09/26/22

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MO-042

One Line/ Schedules