



## **ADDENDUM NUMBER 1**

**Project:**        **Elliot Electric**  
2818 Independence Ave  
Lee's Summit, MO 64064

**Date:**            **June 19, 2023**

The following changes, additions, and/or deletions for the above referenced project are hereby made a part of the contract documents as if they were originally included herein. Receipt of this addendum shall be acknowledged on the bid form.

### **Item No 1: Building Plan Review**

1.        2018 IBC 1109.11 Seating at tables, counters and work surfaces. Where seating or standing space at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one, shall be accessible. (see code for exception)  
**A1:**      Elevation and casework section details added on A101.
  
2.        2018 IBC 1109.12.3 Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.  
**A2:**      Casework detail for reference added on A101.

### **Item No 2, Drawings, Sheet Cover:**

**ADD** A101 Details and MEP sheets to Sheet Index.  
**ADD** deferred submittals note.

### **Item No 3, Drawings, Sheet A100:**

**REVISE** Floor Plan Keynote 3 to be "New sales counter by owner. Provide (2) circuits of power w/ power pole, re: 5/A101".  
**ADD** elevation tag 1/A101.  
**ADD** Floor Plan Keynote 17 "ADA Sales Counter" and add to floor plan.  
**ADD** Floor Plan Keynote 18 "Provide new sink, extend new cold water, hot water, waste, and vent piping to existing, field verify prior to construction, re: 4/A101".

### **Item No 4, Drawings, Sheet A101:**

**ADD** sheet A101. Includes elevation of coffee car, casework section details, sales counter cut sheet and plumbing schedule.



**Attachments:**

1. 2309.2 Elliot Electric Lee's Summit\_Architectural Sheets ADD 1
2. 2303.06.05 Elliot Electric MEP Permit
3. LC License Certificate0
4. Lee's Summit-LC License Certificate
5. Kingmore engineered dwg

**Submitted by:** Kurt Broeckelmann  
bc**DESIGN**GROUP

End of Addendum Number 1





ELLIOT ELECTRIC

# Elliott's Electric Lee's Summit

2818 NE INDEPENDENCE AVE | LEE'S SUMMIT, MO 64064

PERMIT SET  
05.26.2023

GENERAL NOTES

1. THESE NOTES APPLY EQUALLY TO THE FULL SET OF DOCUMENTS.
2. THE NOTES AND SYMBOLS SET DOWN ON THESE DRAWINGS ARE FOR THE GUIDANCE OF ALL TRADES INVOLVED IN THE PROJECT AND MUST BE FOLLOWED TO EXECUTE THE WORK AS INTENDED.
3. MECHANICAL AND ELECTRICAL INFORMATION SHOWN ON THE ARCHITECTURAL DRAWINGS ARE FOR INFORMATION PURPOSES ONLY. TRADE CONTRACTORS SHALL BE RESPONSIBLE FOR THE DESIGN OF THE MECHANICAL AND ELECTRICAL SYSTEMS IN ACCORDANCE WITH THE INTENT SHOWN ON THE DOCUMENTS AND CODE REQUIREMENTS.
4. THE CONTRACTOR SHALL REFER TO THE DRAWINGS FOR DETAILS OF BUILDING CONSTRUCTION TO INSURE SPACE AND SATISFACTORY ARRANGEMENT FOR THEIR WORK. THE VARIOUS DRAWINGS COMPRISING THE SET ARE INTERDEPENDENT AND MUST BE USED JOINTLY AT ALL TIMES. EACH CONTRACTOR SHOULD REFER TO THE GENERAL REQUIREMENTS OF THE CONTRACT. IF DISCREPANCIES OCCUR, CONTACT THE ARCHITECT THRU THE GENERAL CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. ALL WORK MUST BE COORDINATED WITH THE OWNER TO MAINTAIN OPERATION OF THE EXISTING CAMPUS ACTIVITY. ALL WORK THAT AFFECT CAMPUS ACTIVITIES, INCLUDING UTILITY TRENCHING, ETC., SHALL BE DONE AFTER BUILDING HOURS.
7. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
8. DIMENSIONS ARE TYPICALLY INDICATED TO THE FINISHED FACE OF WALLS OR PARTITIONS AND CENTER LINES OF COLUMNS UNLESS NOTED OTHERWISE.
9. TITLES, CAPTIONS, HEADINGS, ETC., ARE INTENDED FOR GENERAL REFERENCE AND ARE NOT INTENDED TO LIMIT THE WORK REQUIRED IN ANY WAY.
10. EACH CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE WORK OF OTHERS. THEY SHALL KEEP THEMSELVES INFORMED OF THE PROGRESS AND DETAIL DEVELOPMENT OF THE WORK OF OTHERS AND SHALL BE RESPONSIBLE FOR COORDINATING AND EXPEDITING THEIR WORK WITH THAT OF OTHERS SO THAT THE PROGRESS OF THE TOTAL WORK SHALL BE KEPT ON SCHEDULE.
11. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL GOVERNING CODES AND STANDARDS.

12. EXISTING CONDITIONS SHOWN HAVE BEEN BASED UPON AVAILABLE DRAWING INFORMATION AND MAY BE AT VARIANCE WITH ACTUAL WORK IN PLACE. THE CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND FIELD VERIFICATION AFFECTING THE EXECUTION OF THE WORK. ANY WORK SHOWN ON THE CONTRACT DOCUMENTS WHICH MAY IMPACT THE PROGRESS OF THE WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
13. EACH CONTRACTOR AND/OR TRADE FITTING OR PLACING THEIR WORK INTO OR ON THE WORK OF OTHERS DOES SO WITH THE UNDERSTANDING THAT THE INSTALLATION OF THEIR WORK CONSTITUTES THEIR ACCEPTANCE OF THE SUITABILITY OF THE WORK IN PLACE. IF THE WORK OF OTHERS IS NOT ACCEPTABLE, THEY SHALL NOTIFY THE GENERAL CONTRACTOR AND SUCH WORK SHALL BE CORRECTED. ANY NEW WORK INSTALLED IN UNSUITABLE EXISTING WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR TRADE INSTALLING THE NEW WORK. NO CLAIMS FOR ADDITIONAL COMPENSATION FOR CORRECTING WORK INSTALLED IN UNSUITABLE EXISTING CONDITIONS WILL BE CONSIDERED.

SHEET INDEX

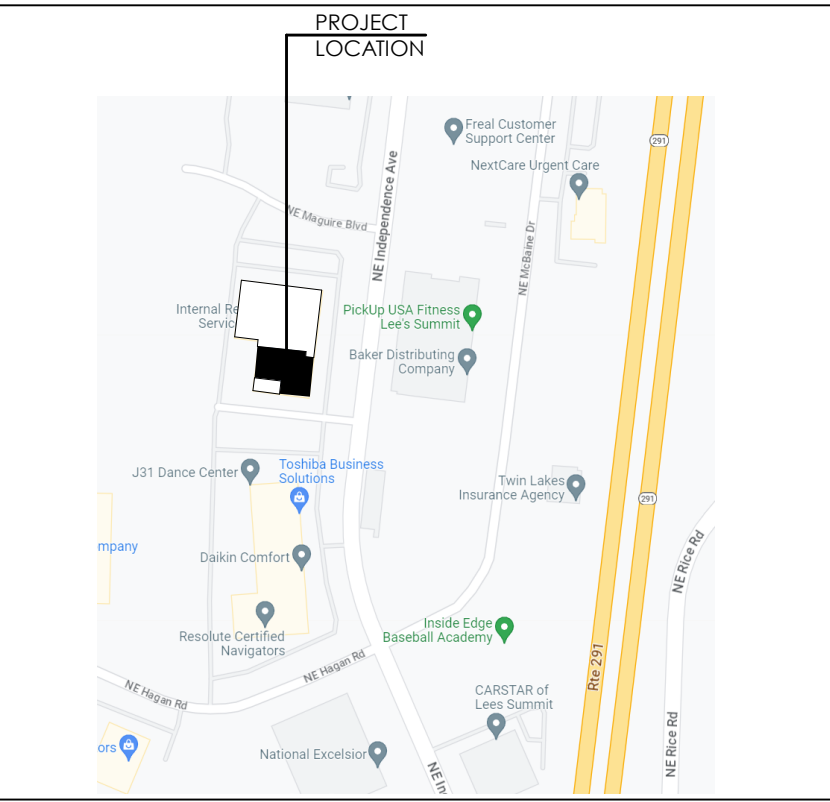
COVER	PROJECT INFORMATION
ARCHITECTURAL	DEMO PLAN + GENERAL PROJECT NOTES
A100	FLOOR PLAN + RCP DETAILS
MFP	MFP COVERSHEET
MFP100	MFP SPECIFICATIONS
MFP101	MFP FLOOR PLAN

CODE LEGEND

	BUILDING EXIT
	FIRE EXTINGUISHER CABINET
	TRAVEL DISTANCE
	COMMON PATH
	DEAD END CORRIDOR
	OCCUPANCY TYPE SEPARATION
	AREA OF WORK

DEFERRED SUBMITTALS

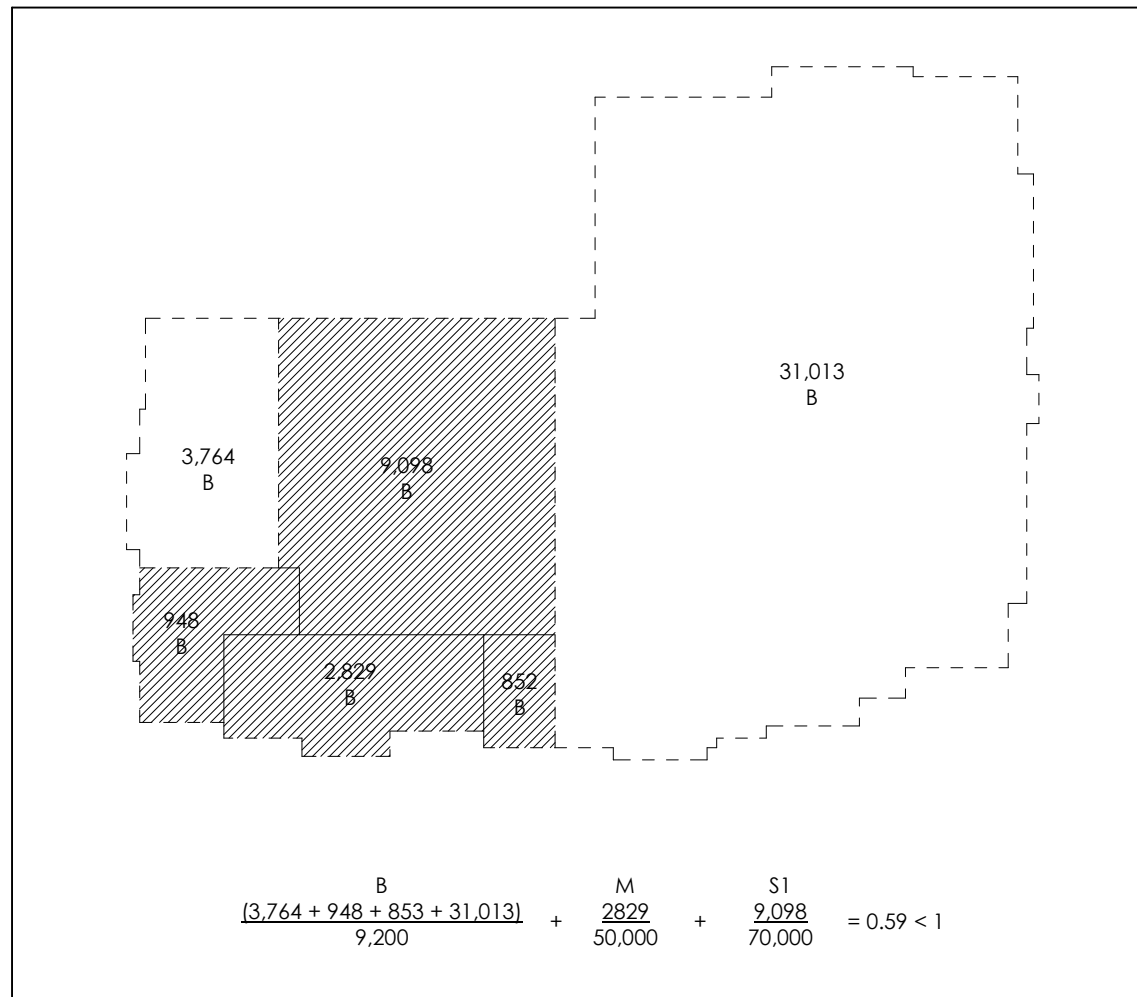
FIRE SPRINKLER SYSTEM/NFPA 13  
FIRE ALARM SYSTEM  
NOTE: FIRE SPRINKLER PROTECTION AND FIRE ALARM SYSTEM CONTRACTOR(S) TO PROVIDE ALL PLANS AND SUBMITTALS IN CONFORMANCE WITH THE BUILDING DESIGN TO CITY FOR APPROVAL WITH A COPY TO THE ARCHITECT FOR REVIEW PRIOR TO WORK.  
APPROVAL BY BUILDING OFFICIAL IS REQUIRED FOR ALL DEFERRED SUBMITTALS PRIOR TO WORK AND ISSUANCE OF CERTIFICATE OF OCCUPANCY. NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY (IBC 2018 111.1).  
IF NO FIRE SPRINKLER OR FIRE ALARM SYSTEM ITEMS ARE REQUIRED FOR CONFORMANCE WITH CURRENT BUILDING CODES, THE FIRE SPRINKLER PROTECTION AND FIRE ALARM SYSTEM CONTRACTOR(S) MUST NOTIFY THE BUILDING OFFICIAL IN WRITING FOR APPROVAL AS NOTED ABOVE.



VACINITY MAP

ADA Compliance for Alterations

The American with Disabilities Act (ADA) provides that alterations to a facility must be made in such a manner that, to the extent feasible, the altered portions of the facility are readily accessible to and by individuals with disabilities. The Client acknowledges that the requirements of the ADA will be subject to various and possibly contradictory interpretations. The Design Professional, therefore, will use his or her reasonable professional efforts and judgement to interpret applicable ADA regulations as they apply to this project. The Design Professional, however, cannot and does not warrant or guarantee that this Client's project will comply with all interpretations of the ADA requirements or the requirements of other federal, state and local laws, rules, codes, ordinances and regulations as they apply to the project.



OCCUPANCY DIAGRAM

CODE REVIEW INFORMATION

FACILITY NAME AND ADDRESS:  
ELLIOT ELECTRIC, LEE'S SUMMIT  
2818 NE INDEPENDENCE AVE  
LEE'S SUMMIT, MISSOURI 64064

TYPE OF CONSTRUCTION:  
RENOVATION OF EXISTING FACILITY

LOCAL BUILDING INSPECTION DEPARTMENT:  
LEE'S SUMMIT, MO

LOCAL FIRE DEPARTMENT:  
CITY OF LEE'S SUMMIT

CITY, COUNTY, STATE:  
CITY OF LEE'S SUMMIT  
JACKSON COUNTY  
STATE OF MISSOURI

ARCHITECT:  
bc DESIGN GROUP  
12101 W. 110TH ST., SUITE 100  
OVERLAND PARK, KANSAS 66210

GENERAL BUILDING DATA (EXISTING):  
LEVEL 1 AREA OF WORK: 18,351 SF RENOVATION

AREA OF THE WORK - RENOVATION:  
LEVEL 1 AREA OF WORK: 18,351 SF RENOVATION

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

ON CENTER OPENING OPPOSITE OVERFLOW DRAIN OWNER FURNISHED, CONTRACTOR INSTALLED OWNER FURNISHED, OWNER INSTALLED	PAINT PATCH TO MATCH PLASTIC LAMINATE PLATE POINT PORCELAIN FLOOR TILE PORCELAIN TILE BASE POURED COATING SYSTEM PROPERTY TOILET TOILET PARTITION TONGUE AND GROOVE TYPICAL	QUANTITY QUARRY TILE QUARRY TILE BASE QUARTZ QUARTZ COMPOSITION TILE QUARTZ SURFACING	RADIUS RAISED COMPUTER FLOOR REFERENCE REFER TO REFLECTED CEILING PLAN REINFORCING REQUIRED RESIDENT BASE REVEAL PAINT REVISION(S), REVISED ROOF DRAIN ROOM ROUGH OPENING RUBBER TILE RUBBER SHEET RUBBER TILE SCHEDULE SCHEDULE SCREEN SEALED CONCRETE SECTION SHEET SHEET VINYL FLOORING SIMILAR	SOUTH SOLID CORE SOLID SURFACING SQUARE SQUARE FOOT STAINED CONCRETE STAINLESS STEEL STEEL STONE VENEER STREET STRUCTURAL SUSPENDED	TACKABLE SURFACE TACK BOARD TELEVISION TERRAZZO FLOORING TILE TILE PARTITION TONGUE AND GROOVE TYPICAL	VENEER VERTICAL VINYL CEILING COVERING VINYL COMPOSITION TILE VINYL ENHANCED TILE VINYL PLANK FLOORING VINYL WALL COVERING	WALK-OFF MAT WALL PROTECTION WALL PROTECTION SHEET WATER CLOSET WATER HEATER WELD ROD WEST WIDE FLANGE WINDOW TREATMENT WITHOUT WOOD WOOD DOOR STAIN WOOD FLOOR WOOD STAIN WOOD VENEER
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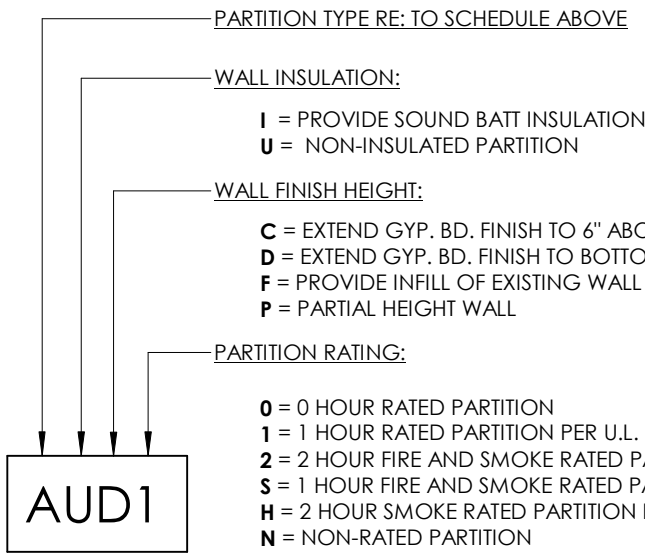
PARTITION SCHEDULE

TYPE	WALL THICKNESS	PLAN DETAIL	HEAD	SILL	U.L.L.#	STC
A	4-7/8"	3-5/8" MT STUDS @ 16" O.C. TYP. REFER TO PART. TAG FOR RAIL. 3-5/8" TYPE X GYP. BD. EA SIDE METAL STUDS	CONT. FIRE OR SMOKE CAULK PER SPEC. BOTH SIDES	CONT. FIRE OR SMOKE CAULK PER SPEC. BOTH SIDES	U465 HW-0-0000 (1-1/2" RATED) (1-1/2" RATED)	STC-44 (1-1/2" RATED)

PARTITION NOTES

1. ALL GYPSUM WALL BOARD ABUTTING OTHER MATERIAL TO BE FINISHED WITH METAL TRIM BEAD AND JOINT COMPOUND WHERE VISIBLE.
2. ALL WOOD AND FLYWOOD BLOCKING, WHERE CALLED FOR ON THE DRAWINGS, TO BE FIRE TREATED.
3. ALL DOOR OPENINGS SHALL HAVE 1'-6" CLEAR FROM THE FACE OF THE FRAME TO THE PERPENDICULAR WALL ON THE PULL SIDE, AND 1'-0" CLEAR ON THE PUSH SIDE, TYPICAL.
4. ALL FIRE RATED WALL AND FLOOR PENETRATIONS SHALL COMPLY WITH ASTM A584.
5. PARTITIONS TO BE BUILT IN ACCORDANCE WITH PARTITION SCHEDULE AND DESIGN REFERENCED. REFERENCES ARE TO LATEST EDITION OF GYPSUM ASSOCIATION (GA) OR UNDERWRITERS LABORATORIES INC. FIRE RESISTANCE DIRECTORIES, TYPICAL.
6. PARTITION SCHEDULE IS GENERAL TO ALL WALL TYPES IN THE PROJECT. REFER TO DETAILS FOR SPECIAL CONDITIONS AND SIZE REQUIREMENTS.
7. ALL WALLS SHALL BE TYPE AIDN U.L.O.

PARTITION TAGS



PARTITION LEGEND & NOTES

AFF ABOVE FINISHED FLOOR ACT ACoustical TILE AWC ACoustical WALL COVERING AP ACrylic / Resinous PANEL ADJ ADJACENT AGGR AGGREGATE A/C AIR CONDITIONING ALT ALTERNATE AL ALUMINUM AMT APPROXIMATE APT APARTMENT ARCH ARCHITECT / ARCHITECTURAL AVE AVENUE BBS BACKER ROD & SEALANT BSMT BASEMENT BLK BLOCK BLKG BLOCKING BLVD BOULEVARD BLDG BUILDING BR BUMPER RAIL CBT CARPET CPT CARPET TILE CPH CARPET BASE CLK CARULING CLNG CEILING CPT CERAMIC FLOOR TILE CT CERAMIC TILE CWT CERAMIC WALL TILE CR CHAIR RAIL CLR CLEARANCE CLOS CLOSET CW COLD WATER COL COLUMN COMP COMPANY CONC CONCRETE CMU CONCRETE MASONRY UNIT CONST CONSTRUCTION CONT CONTINUOUS OR CONTINUE CONTR CONTRACTOR CJ CONTROL JOINT CG CORNER GUARD COR CORRUGATED CR CRASH RAIL CRM CROWN MOLDING CFM CUBIC FEET PER MINUTE CU FT CUBIC FOOT CU IN CUBIC INCH CU YD CUBIC YARD CC CUBICLE CURTAIN	D/FL DEPT DEPT DEPARTMENT DIA DIAMETER DIM DIMENSION DW DISHWASHER D/P DOOR FRAME PAINT DN DOWN DWG DRAWING E EAST EA EACH EDG EDGE BANDING ELEV ELEVATION ELEC ELECTRICAL EM EMERGENCY ENGR ENGINEER EP EPOXY PAINT EPF EPOXY / POURED FLOORING EQ EQUAL EST ESTIMATE EXIST EXISTING ETR EXISTING TO REMAIN EXP EXPANSION JOINT EXT EXTERIOR FWP FABRIC WRAPPED PANEL FPM FEET PER MINUTE FIN FINISHED FFE FINISHED FLOOR ELEVATION FE FINISHED FLOOR LINE FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FHC FIRE HOSE CABINET FHY FIRE HYDRANT FLOOR FLOORING FD FLOOR DRAIN FT FOOT / FEET FIC FOOTING FND FOUNDATION FUR FURNISHING FUT FUTURE GA GAGE, GAUGE GC GENERAL CONTRACTOR GL CLAS / GLAZING GLBK GLASS BLOCK GWT GLASS WALL TILE GND GRADE, GRADING GVL GRAVEL GROUT GROUT GYP BD GYPSUM BOARD	DECO DECORATIVE FILM DEPT DEPARTMENT DIA DIAMETER DIM DIMENSION HPR DISHWASHER HC DOOR FRAME PAINT HM HOLLOW METAL HORIZ HORIZONTAL HW HOT WATER HR HOUR EA EACH EDG EDGE BANDING ELEV ELEVATION ELEC ELECTRICAL EM EMERGENCY ENGR ENGINEER EP EPOXY PAINT EPF EPOXY / POURED FLOORING EQ EQUAL EST ESTIMATE EXIST EXISTING ETR EXISTING TO REMAIN EXP EXPANSION JOINT EXT EXTERIOR FWP FABRIC WRAPPED PANEL FPM FEET PER MINUTE FIN FINISHED FFE FINISHED FLOOR ELEVATION FE FINISHED FLOOR LINE FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FHC FIRE HOSE CABINET FHY FIRE HYDRANT FLOOR FLOORING FD FLOOR DRAIN FT FOOT / FEET FIC FOOTING FND FOUNDATION FUR FURNISHING FUT FUTURE GA GAGE, GAUGE GC GENERAL CONTRACTOR GL CLAS / GLAZING GLBK GLASS BLOCK GWT GLASS WALL TILE GND GRADE, GRADING GVL GRAVEL GROUT GROUT GYP BD GYPSUM BOARD	HR HAND RAIL HVAC HEATING / VENTILATION / AIR CONDITIONING HT HEIGHT HD HIGH IMPACT DOOR HPR HIGH PERFORMANCE RESIN HC HOLLOW CORE HM HOLLOW METAL HORIZ HORIZONTAL HW HOT WATER HR HOUR EA EACH EDG EDGE BANDING ELEV ELEVATION ELEC ELECTRICAL EM EMERGENCY ENGR ENGINEER EP EPOXY PAINT EPF EPOXY / POURED FLOORING EQ EQUAL EST ESTIMATE EXIST EXISTING ETR EXISTING TO REMAIN EXP EXPANSION JOINT EXT EXTERIOR FWP FABRIC WRAPPED PANEL FPM FEET PER MINUTE FIN FINISHED FFE FINISHED FLOOR ELEVATION FE FINISHED FLOOR LINE FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FHC FIRE HOSE CABINET FHY FIRE HYDRANT FLOOR FLOORING FD FLOOR DRAIN FT FOOT / FEET FIC FOOTING FND FOUNDATION FUR FURNISHING FUT FUTURE GA GAGE, GAUGE GC GENERAL CONTRACTOR GL CLAS / GLAZING GLBK GLASS BLOCK GWT GLASS WALL TILE GND GRADE, GRADING GVL GRAVEL GROUT GROUT GYP BD GYPSUM BOARD	LAB LABORATORY LAM LAMINATE(D) LAV LAVATORY LAV-IN LAV-IN CEILING TILE LH LEFT HAND LH LIGHT LWT LIGHTWEIGHT LWC LIGHT WEIGHT CONCRETE LVC LOW VOLUME CHANGE LB POUND OR (#) MFG MANUFACTURER MB MARKER BOARD MWC MASONRY MXY MASONRY OPENING MECH MECHANICAL(A) MED MEDICAL MED MEDICAL MET METAL, MATERIAL MIL MILLWORK TILE MIN MINIMUM MISC MISCELLANEOUS NO FINISH NOM NOMINAL N NORTH NIC NOT IN CONTRACT NTS NOT TO SCALE	OC ON CENTER OPNG OPENING OPP OPPOSITE OD OVERFLOW DRAIN OCI OWNER FURNISHED, CONTRACTOR INSTALLED OCI OWNER FURNISHED, OWNER INSTALLED P PAINT PATCH TO MATCH PLASTIC LAMINATE PLATE POINT PORCELAIN FLOOR TILE PORCELAIN TILE BASE POURED COATING SYSTEM PROP PROPERTY PVC FREE PLANK FLOORING PVC FREE SHEET QTY QUANTITY QUARRY TILE QUARRY TILE BASE QUARTZ QUARTZ COMPOSITION TILE QUARTZ SURFACING RAD RADIUS RCF RAISED COMPUTER FLOOR REF REFERENCE RE REFER TO REFLECTED CEILING PLAN REINFORCING REQUIRED RESIDENT BASE REVEAL PAINT REVISION(S), REVISED ROOF DRAIN ROOM ROUGH OPENING RUBBER TILE RUBBER SHEET RUBBER TILE SCHED SCHEDULE SCHED SCHEDULE SCRN SCREEN SEALED CONCRETE SEC SECTION SHT SHEET SHT VINYL FLOORING SIMILAR	S SOUTH SCG SOLID CORE SCG SOLID SURFACING SPEC SPECIFICATION(S) SQ SQUARE SQ FT SQUARE FOOT STC STAINED CONCRETE STL STAINLESS STEEL STEEL STONE VENEER STREET STRUCTURAL SUSPENDED TS TACKABLE SURFACE TB TACK BOARD TV TELEVISION TERRAZZO FLOORING TILE TILE PARTITION TONGUE AND GROOVE TYPICAL UNO UNLESS NOTED OTHERWISE VNR VENEER VERT VERTICAL VCC VINYL CEILING COVERING VCT VINYL COMPOSITION TILE VET VINYL ENHANCED TILE VPI VINYL PLANK FLOORING VWC VINYL WALL COVERING WSC WAINSCOT WOM WALK-OFF MAT WP WALL PROTECTION WP WALL PROTECTION SHEET WC WATER CLOSET WH WATER HEATER WELD ROD WEST WIDE FLANGE WINDOW TREATMENT WITHOUT WOOD WOOD DOOR STAIN WOOD FLOOR WOOD STAIN WOOD VENEER
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ABBREVIATIONS LIST

1 FIRST FLOOR - CODE PLAN  
1/8" = 1'-0"



12101 W 110th Street, Suite 100  
Overland Park, KS 66210

913.232.2123

MO Certificate of Authority Number  
A-2011007292

Project Team:

bc Design Group  
12101 W 110th St., Suite 100  
Overland Park, KS 66210  
913.232.2323

Project Title:  
ELLIOT ELECTRIC  
Elliott's Electric Lee's Summit  
2818 NE INDEPENDENCE AVE | LEE'S SUMMIT, MO 64064



Issue Date: 05.26.2023

1 ADDENDUM 1 06.19.2023

Drawn by: BAM  
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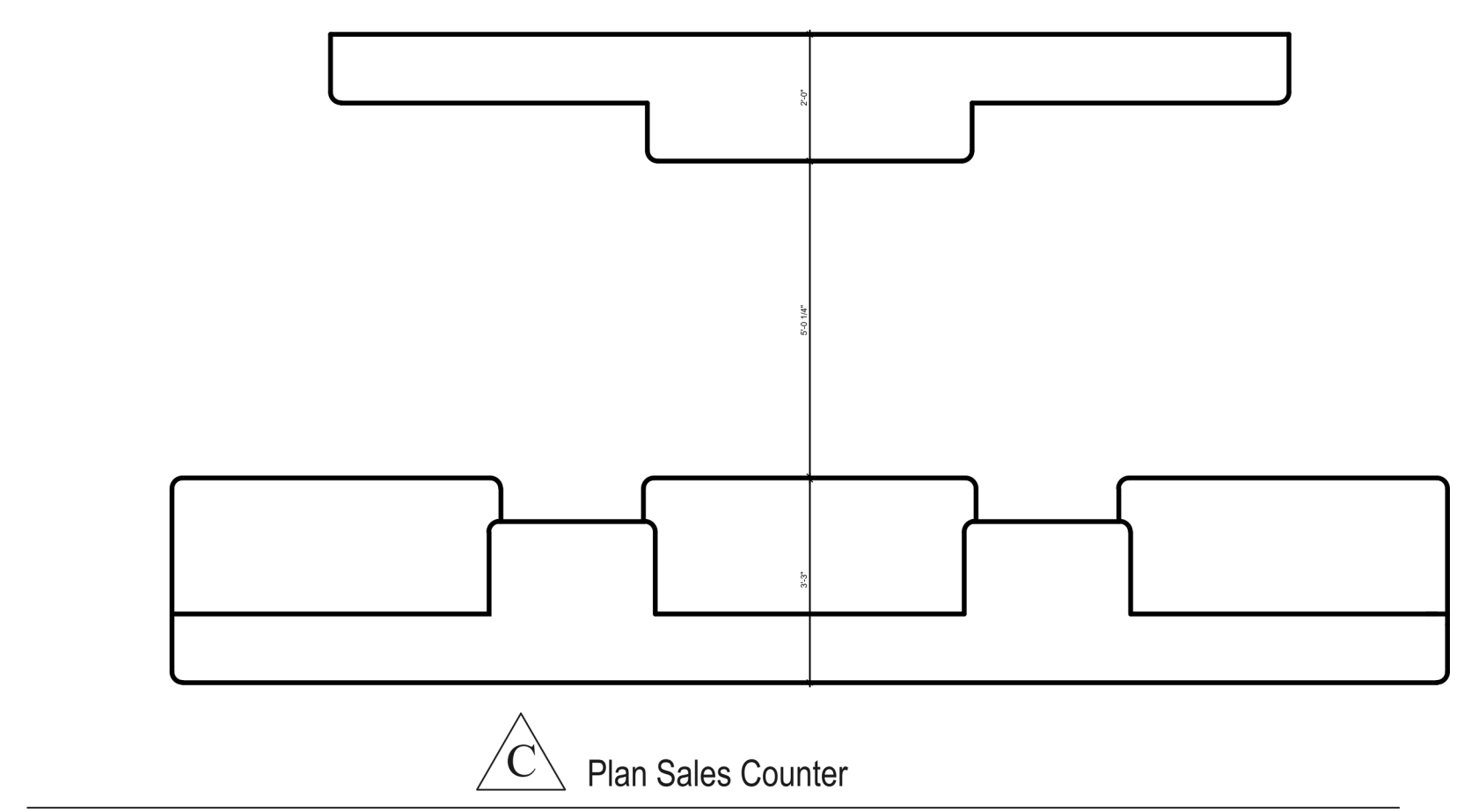
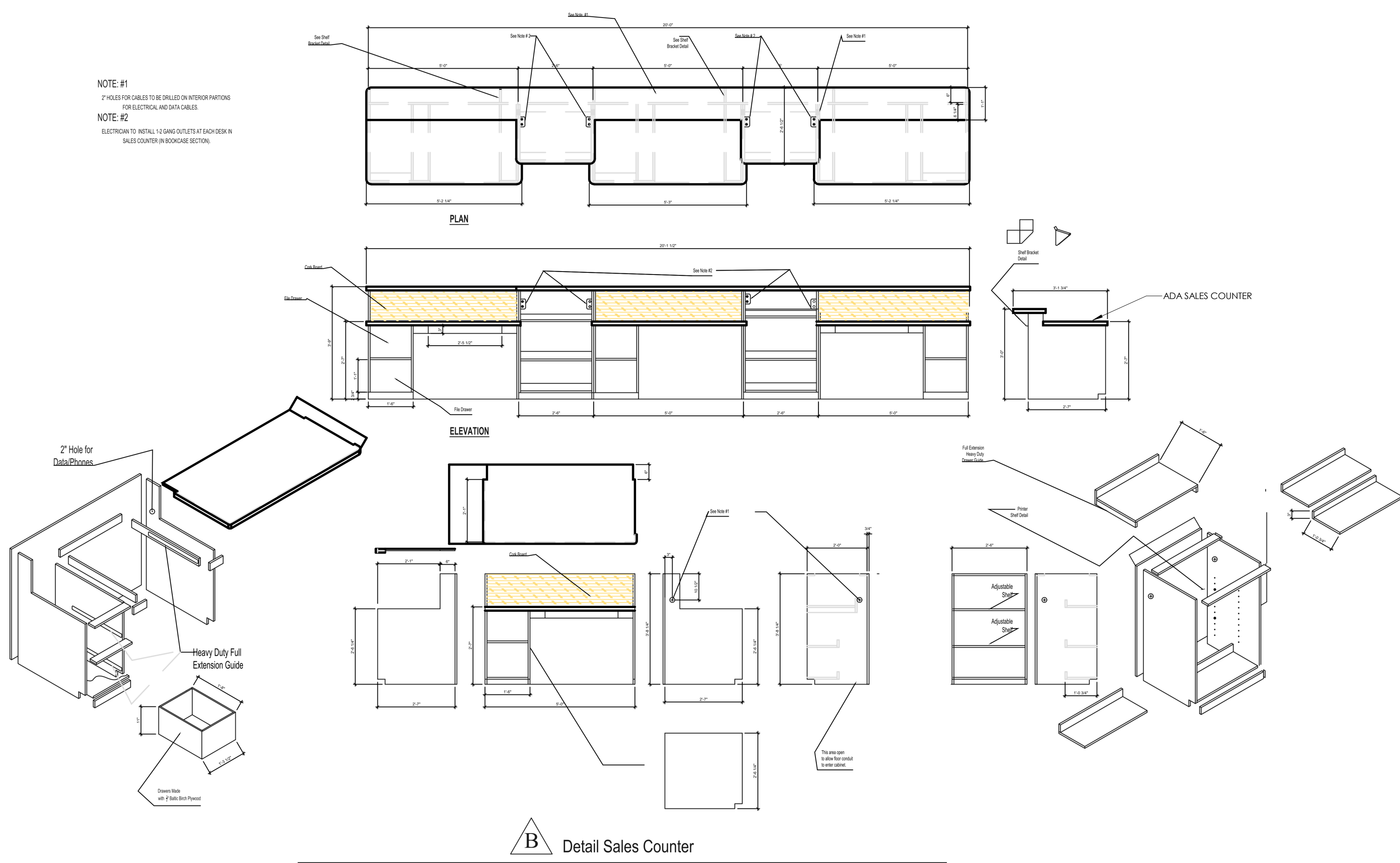
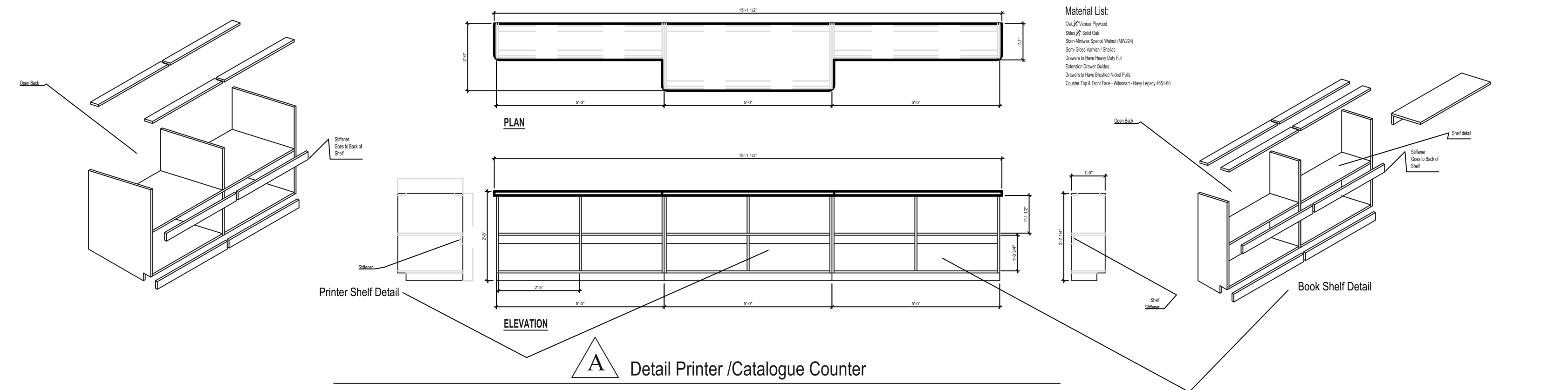
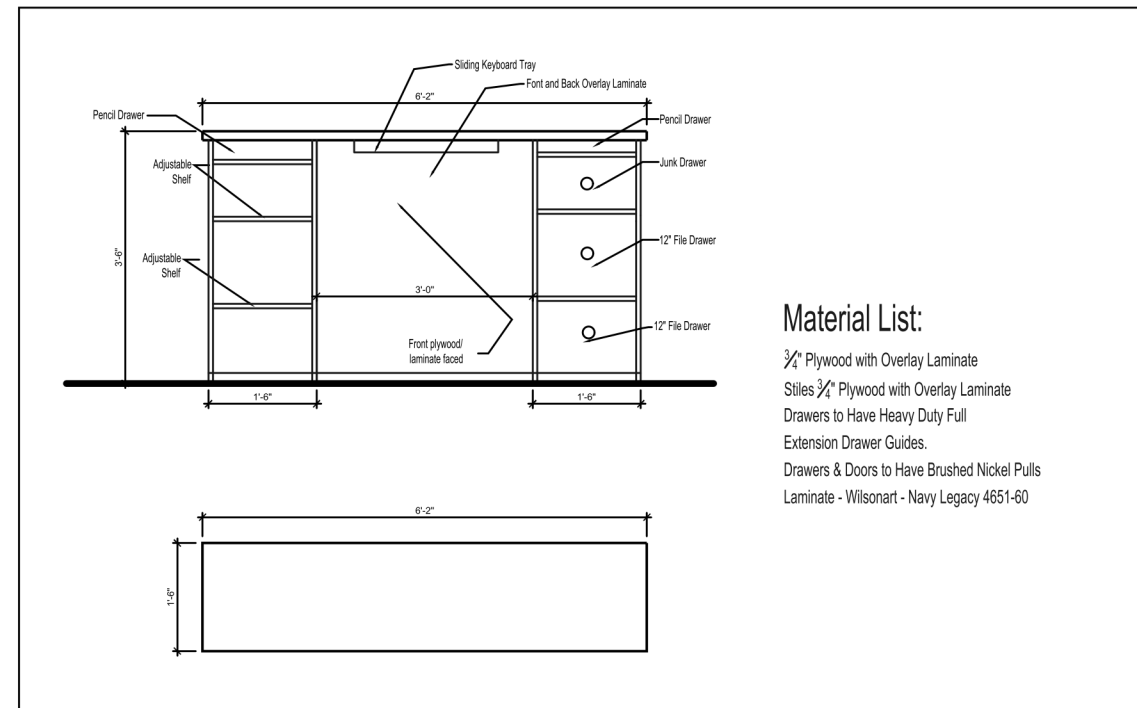
Project Number: 2309.2

COVER

PROJECT INFORMATION

PERMIT SET





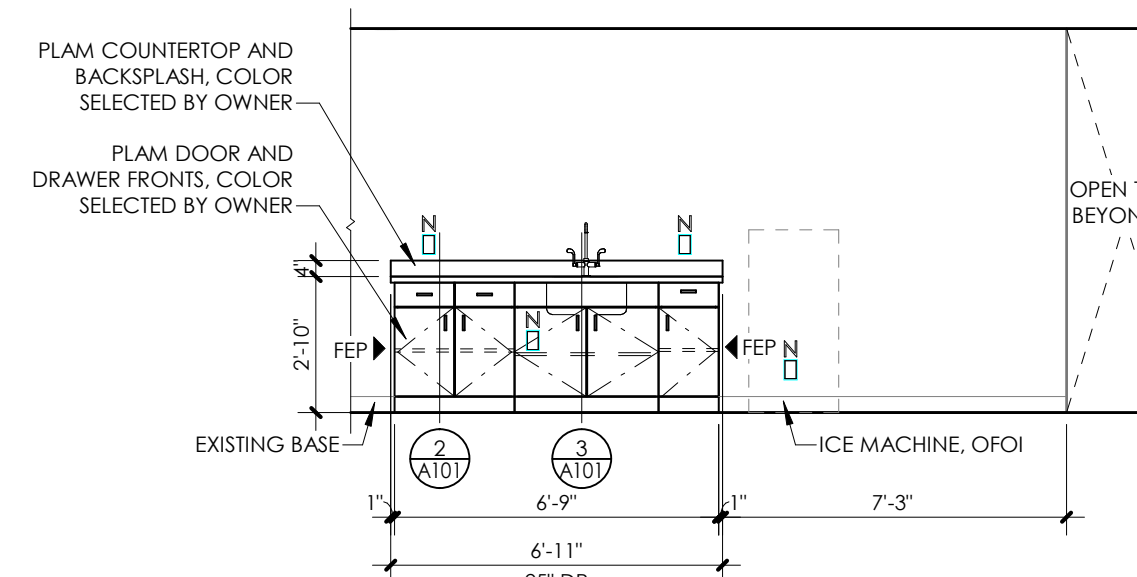
## GENERAL INTERIOR ELEVATION NOTES

1. PROVIDE F.T. WOOD BLOCKING AS REQUIRED FOR EQUIPMENT. COORDINATE SIZE AND LOCATION WITH OWNER.
2. 1 1/2" RADIUS ON ALL OUTSIDE CORNERS OF COUNTERTOPS & MICROWAVE SHELVES, TYP.
3. ALL EXPOSED ENDS OF CABINETS TO BE FINISHED, TYP.
4. ALL SHELVES EQUAL TO OR GREATER THAN 3/4" THICK.
5. ALL ELECTRICAL, MECHANICAL, AND PLUMBING ITEMS ARE FOR REFERENCE AND LOCATION ONLY. REFER TO MEP DRAWINGS FOR SIZES, TYPES, AND EXACT QUANTITIES. DIMENSIONS FOR MEP ITEMS ARE TO CENTERLINE OF COVERPLATE OR CENTER OF OPERABLE MECHANISM, TYP.
6. ALL EDGES OF PLAM COUNTERTOPS TO BE A PVC EDGE UNLESS OTHERWISE NOTED.
7. ALL END PANELS OF CASEWORK ARE TO BE FINISHED, TYP.
8. PROVIDE UNDER COUNTER SUPPORTS EVERY 3'-0" O.C., MIN.
9. REFER TO INSTALLATION GUIDELINES/COVER FOR TYPICAL INSTALLATION GUIDELINES & MOUNTING HEIGHTS.
10. ALL BASE CABINETS THAT ARE NOTED TO BE 25" DP, ON ELEVATIONS SHALL BE 24" FROM WALL TO FRONT OF CABINET DOOR. 25" TO EDGE OF COUNTERTOP, TYP.

## INTERIOR ELEVATION LEGEND

- N NORMAL DUPLEX, RE-MEP
- REP FINISHED END PANEL

## 5 SALES COUNTER - FOR REFERENCE ONLY



1 COFFEE BAR

2 CASEWORK SECTION

3 CASEWORK SECTION

4 PLUMBING FIXTURE SCHEDULE

PLUMBING FIXTURE SCHEDULE								
MARK NO.	FIXTURE TYPE	MANUFACTURER	MODEL NO.	DESCRIPTION	MINIMUM CONNECTION SIZE			
					CW	HW	WASTE	VENT
S-1	SINK	KARAN	E-553	SINGLE COMPARTMENT UNDERMOUNT SINK, 18 GA. TYPE 304 STAINLESS STEEL, 9" DEEP BOWL, DELTA MODEL 9959T-OST THERMO DECK MOUNTED FAUCET WITH CERAMIC OPERATING CARTRIDGE, TOUCH TECHNOLOGY, SINGLE LEVER HANDLE, 2 FUNCTION PULL DOWN 6-0/2" SPRAY SPOUT WITH MAGNETIC DOCKING, DUAL CHECK AND 1.8 GPM AERATOR, 1 OR 3 HOLE MOUNTING WITH OPTIONAL DECK PLATE. ACCESSORIES: ELKAY LX-35 STRAINER WITH 1-1/2" TAILPIECE, 1-1/2" 17 GA. SEMI-CAST BRASS P-TRAP WITH CLEANOUT, CHROME-PLATED RISERS WITH LOOSE KEY ANGLE STOPS.	1/2"	1/2"	2"	1-1/2"



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913.232.2123  
MO Certificate of Authority Number  
A-2011007290  
Project Team:  
bc Design Group  
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Overland Park, KS 66210  
913.232.2323

Project Title:  
ELLIOT ELECTRIC  
Eliot's Electric Lee's Summit  
2818 NE INDEPENDENCE AVE | LEES SUMMIT, MO 64064



Issue Date: 05.26.2023  
Issue: Date:  
1 ADDENDUM 1 06.19.2023

Drawn by: BAM  
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Project Number: 2309.2





NO.	FRAME TYPE	OPENING										FRAME DETAILS				ASSEMBLY RATING	HARDWARE SET	COMMENTS
		SIZE		HEIGHT	THICKNESS	TYPE	MATERIAL	DOOR LABEL	GLAZING TYPE	MATERIAL	HEAD	JAMB	SILL					
		WIDTH	UNEQUAL LEAF WIDTH															
002A	PR	3'-0"		7'-0"	1 1/2"	ELIASON DOOR	PVC+ABS		14x16'	HM				n/a		DOORS, FRAMES AND HARDWARE PROVIDED BY OWNER		
002B	PR	3'-0"		7'-0"	1 1/2"	ELIASON DOOR	PVC+ABS		14x16'	HM				n/a		DOORS, FRAMES AND HARDWARE PROVIDED BY OWNER		
004	SL-1	3'-0"		7'-0"	1 3/4"	F	WD		S/A100	S/A100	S/A100	S/A100		—		FIELD VERIFY SIDELITE TO MATCH EXISTING		
005	SL-1	3'-0"		7'-0"	1 3/4"	F	WD		S/A100	S/A100	S/A100	S/A100		—		FIELD VERIFY SIDELITE TO MATCH EXISTING		

DOOR ABBREVIATIONS LEGEND:

F FLUSH  
HM HOLLOW METAL  
PW PAIR  
WD WOOD  
SL-1 SIDELITE  
SL SLIDING  
PVC+ABS PVC FRAME, IMPACT RESISTANT ABS FACE SHEETS

RCP KEYNOTES:

- EXISTING CEILING AND CEILING ELEMENTS TO REMAIN
- TRIM CEILING GRID AS NEEDED FOR NEW WALL ASSEMBLY. REPLACE ANY DAMAGED TILES TO MATCH EXISTING
- NO WORK ON DUCTWORK
- FINAL LIGHTING LAYOUT TO BE APPROVED BY OWNER. FIXTURES TO BE SELECTED BY OWNER.
- EXISTING LIGHTING CANOPIES TO REMAIN
- EXISTING CAN LIGHTS IN SALES AREA TO BE REPLACED W/ NEW 2X2 OR 2X4 LED LIGHT FIXTURES PROVIDED BY OWNER.

REFLECTED CEILING PLAN LEGEND

- |                                    |                              |  |
|------------------------------------|------------------------------|--|
| 2X2 ACOUSTICAL CEILING TILE & GRID | 2X4 LIGHT FIXTURE, EXISTING  | PLAN KEYNOTE                             |
| NEW DIFFUSER - RETURN              | 2X2 LIGHT FIXTURE, NEW       | CEILING HEIGHT A.F.F. CEILING TYPE/PAINT |
| NEW DIFFUSER - SUPPLY              | RECESSED CAN LIGHT, NEW      | SMOKE DETECTOR, EXISTING                 |
| EXISTING DIFFUSER - RETURN         | RECESSED CAN LIGHT, EXISTING | EMERGENCY LIGHT, EXISTING                |
| EXISTING DIFFUSER - SUPPLY         | PENDANT LIGHT                | CEILING MOUNTED EXIT LIGHT, EXISTING     |

REFLECTED CEILING PLAN NOTES

- CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. REPORT ANY DISCREPANCIES TO ARCHITECT IN WRITING BEFORE BEGINNING WORK IN AFFECTED AREAS.
- CONTRACTOR SHALL VERIFY ALL EXISTING SYSTEMS CURRENTLY INSTALLED IN THE CONSTRUCTION AREA. ALL DEVICES SHALL BE CHECKED AND IN WORKING CONDITION UPON COMPLETION OF THE PROJECT.
- ALL DIMENSIONS ARE TO FACE OF FINISHED WALL OR FACE OF MASONRY. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK IN AFFECTED AREAS.
- 'ALIGN' AS USED THROUGHOUT THESE DOCUMENTS IS UNDERSTOOD TO MEAN FINISH SURFACE OF NEW CONSTRUCTION SHALL MEET FINISH SURFACE OF EXISTING CONSTRUCTION IN A NEAT AND SMOOTH MANNER PROVIDING A FLUSH FINISHABLE SURFACE.
- REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION AND WORK, INCLUDING, BUT NOT LIMITED TO, DIFFUSERS, GRILLES, LIGHTS, ETC.
- ALL CEILINGS ARE TO EXISTING, UNLESS NOTED OTHERWISE.
- REFER TO MEP DRAWING FOR ABOVE CEILING WORK RELATED TO THIS PROJECT. REMOVE TILE AS NEEDED TO INSTALL NEW MEP ITEMS AND PATCH ANY DAMAGED MATERIAL CAUSED FROM NEW INSTALLATION. COORDINATE SCHEDULE W/ HOSPITAL PRIOR TO START OF WORK.
- UNLESS NOTED OTHERWISE, SPLIT PAINT TO MATCH WALL ON WHICH IT OCCURS.
- REINSTALL CEILING TILES SHOWN TO BE REMOVED FOR INSTALLATION OF NEW ELEC. WORK. REPLACE TILES IF DAMAGED.

FLOOR PLAN LEGEND:

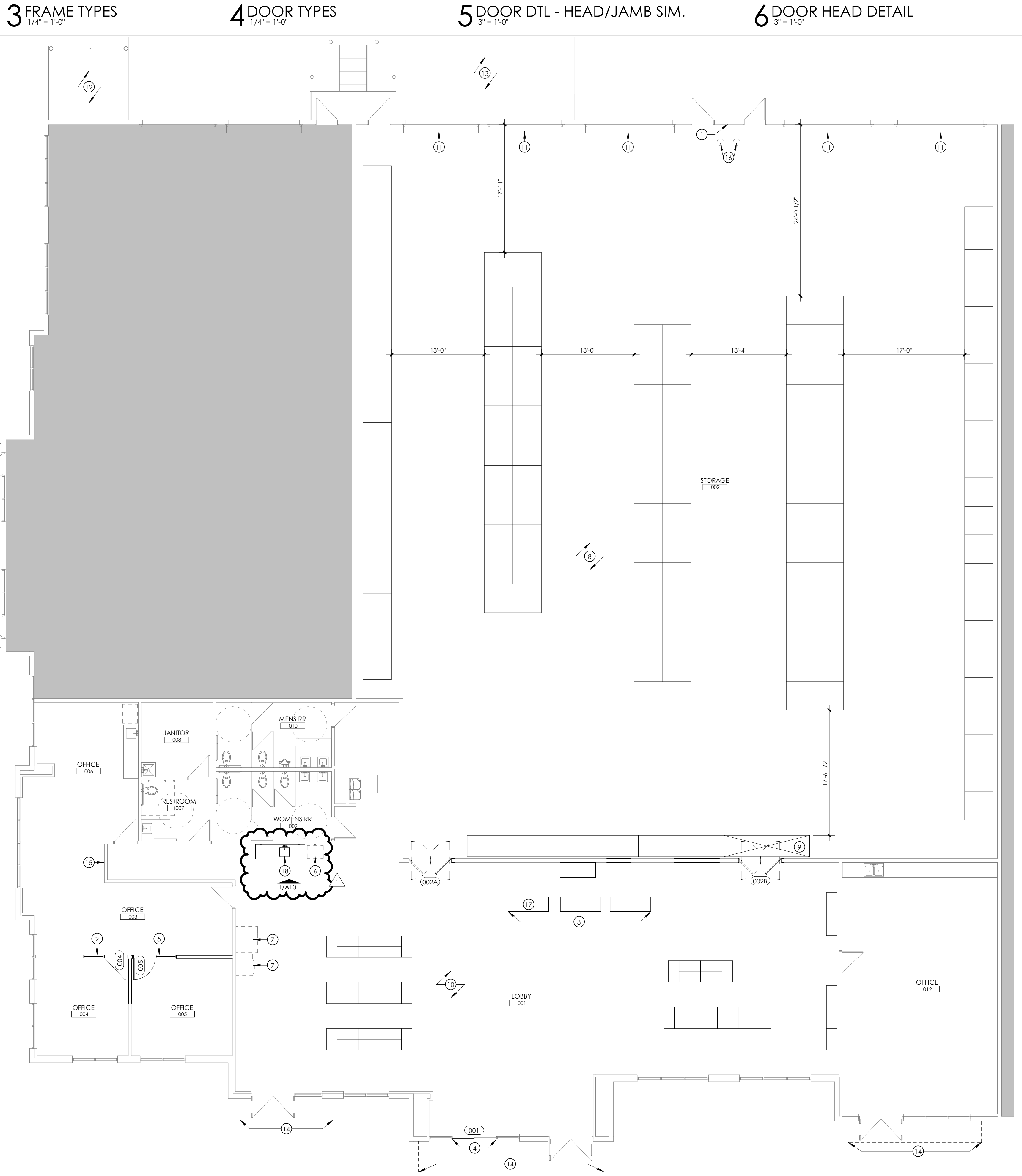
- |               |                                 |
|---------------|---------------------------------|
| NEW DOOR      | PLAN KEYNOTE                    |
| EXISTING DOOR | DOOR TAG                        |
| NEW WALL      | PARTITION WALL TAG              |
| EXISTING WALL | ROOM TAG: ROOM NAME ROOM NUMBER |

GENERAL FLOOR PLAN NOTES

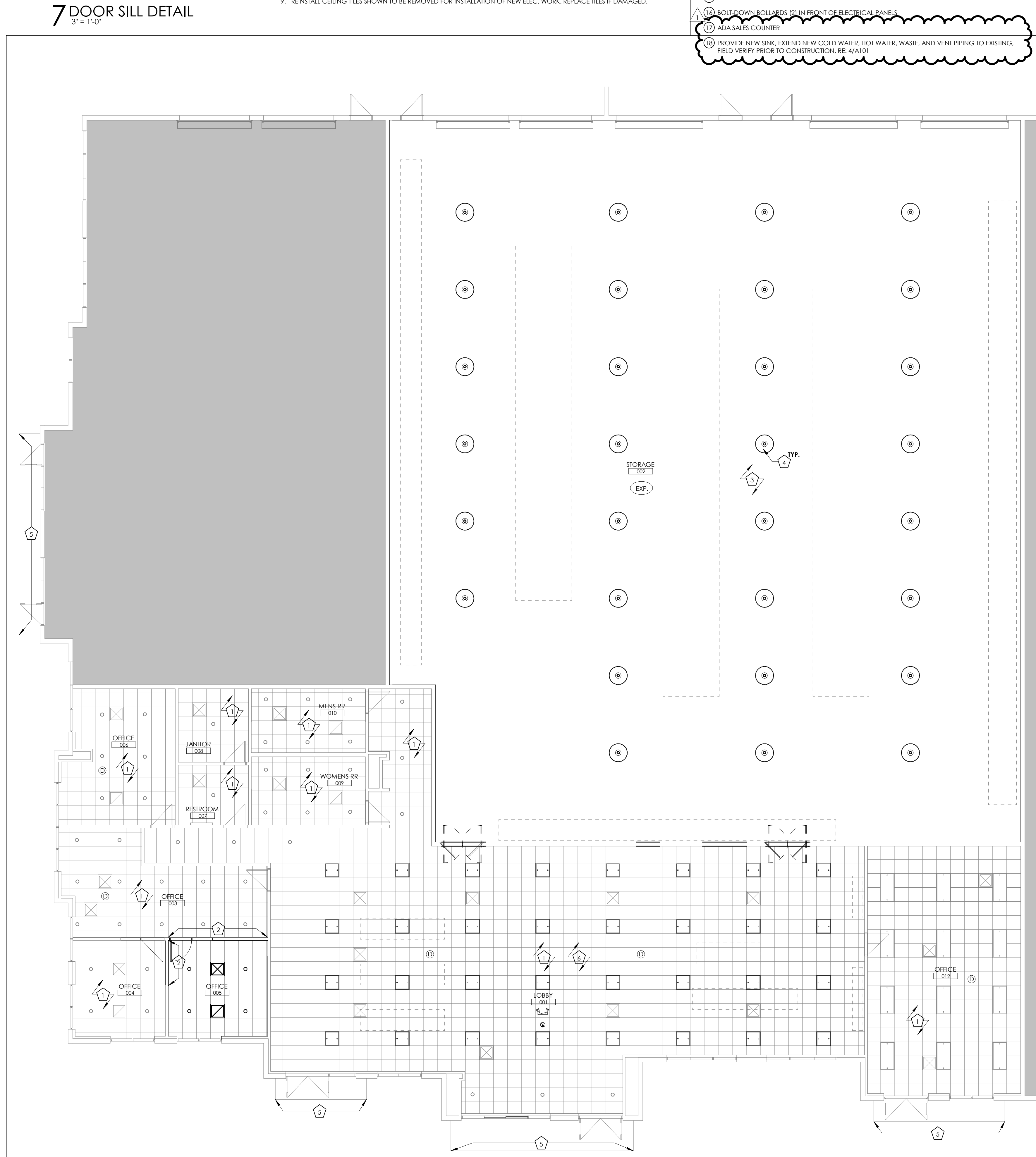
- ALL NEW INTERIOR PARTITIONS ARE TO BE 'ADN' UNLESS NOTED OTHERWISE. RE: COVER
- ALL INTERIOR DOORS TO BE 3'-0" x 7'-0" x 1-3/4" SOLID CORE WOOD DOORS PER SPEC, UNLESS NOTED OTHERWISE. RE: S/A100 FOR TYPICAL FRAME DETAIL.
- ALL DIMENSIONS ARE TO FACE OF FINISHED WALL. GC TO NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK IN THE AFFECTED AREAS.
- RADIUS OUTSIDE CORNERS OF ALL COUNTERTOPS 1-1/2" TYPICAL.
- DIMENSIONS SHOWN IN [ ] ARE CRITICAL AND MUST BE MAINTAINED.
- INSTALL METAL STRAP BLOCKING AT ALL ITEMS SHOWN TO BE ACCOUNTED TO WALLS, INCLUDING BUT NOT LIMITED TO WALL STOPS, CABS, & GRAB BARS. STRAPS SHALL EXTEND A MINIMUM OF 3 STUDS, TYPICAL.
- ALL OFCI ITEMS LOCATIONS ARE TO BE COORDINATED WITH THE OWNER.

FLOOR PLAN KEYNOTES:

- EXISTING ELECTRICAL PANEL AND TRANSFORMER, RE: MEP
- REINSTALL EXISTING DOOR WITH SIDELITE
- NEW SALES COUNTER BY OWNER. PROVIDE (1) CIRCLED (1) POWER W/ POWER POLE, RE: S/A101
- NEW AUTOMATIC SLIDING DOOR TO REPLACE EXISTING PAIR. FIELD VERIFY OPENING
- MATCH NEW DOOR AND SIDELITE TO EXISTING REINSTALLED DOOR AND SIDELITE
- ICE MACHINE. PROVIDE ELECTRICAL. USE EXISTING WATER AND SANITARY, OFCI
- VENDING MACHINE. PROVIDE ELECTRICAL, OFCI
- WAREHOUSE RACK, OFCI
- OVERHEAD WAREHOUSE RACK, OFCI
- MARCHANDISE RACK, OFCI
- EXISTING OVERHEAD DOOR TO REMAIN
- EXISTING DUMPSTER ENCLOSURE
- EXISTING LOADING DOCKS
- EXISTING CANOPIES ABOVE
- IT/DATA
- BOLT-DOWN ROLLARDS (2) IN FRONT OF ELECTRICAL PANELS
- ADA SALES COUNTER
- PROVIDE NEW SINK, EXTEND NEW COLD WATER, HOT WATER, WASTE, AND VENT PIPING TO EXISTING. FIELD VERIFY PRIOR TO CONSTRUCTION, RE: A/101



1 FIRST FLOOR - FLOOR PLAN  
1/8" = 1'-0"



2 FIRST FLOOR - RCP  
1/8" = 1'-0"



GENERAL PROJECT NOTES

CODE CONFORMANCE

ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES:

- PLUMBING
  - ALL PLUMBING WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE AND LOCAL ORDINANCES. ALL PLUMBING WORK AND FIXTURES MUST MEET THE APPROVAL OF THE OWNER, CONTRACTOR, ARCHITECT/ENGINEER, TENANT AND THE BUILDING OFFICIAL.
- HVAC
  - ALL HVAC WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL CODE AND LOCAL ORDINANCES. HVAC WORK, UNITS AND CONTROLS MUST MEET THE APPROVAL OF THE OWNER, CONTRACTOR, ARCHITECT/ENGINEER, TENANT AND THE BUILDING OFFICIAL.
- ELECTRICAL
  - ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL ELECTRICAL CODE AND LOCAL ORDINANCES. ALL ELECTRICAL WORK, FIXTURES, SWITCHES, ETC., MUST MEET APPROVAL OF THE OWNER, CONTRACTOR, ARCHITECT / ENGINEER, TENANT AND BUILDING OFFICIAL.
  - REST ROOMS SHALL COMPLY WITH THE LATEST ADA REQUIREMENTS, NATIONAL AND LOCAL.
- CONSTRUCTION MUST BE IN COMPLIANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE.
- CONSTRUCTION MUST BE IN COMPLIANCE WITH THE CURRENT INTERNATIONAL FIRE CODE.

REFERENCE STANDARDS

COMPLY WITH ASSOCIATION, TRADE, FEDERAL, COMMERCIAL, ASTM, AND OTHER SIMILAR STANDARDS REFERENCED WITHIN INDIVIDUAL SECTIONS, EXCEPT WHERE MORE EXPLICIT OR STRINGENT REQUIREMENTS ARE INDICATED OR REQUIRED BY APPLICABLE CODES. REFERENCE STANDARDS HAVE SAME FORCE AND EFFECT AS IF BOUND INTO CONTRACT DOCUMENTS. SHOULD SPECIFIED REFERENCE STANDARDS CONFLICT WITH CONTACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.

SUPPORTING STRUCTURES

SIZES, LOCATIONS, LOADS, AND ANCHORAGE OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD WITH EQUIPMENT MANUFACTURERS (SUPPLIERS) PRIOR TO FABRICATION OR INSTALLATION OF SUPPORTING STRUCTURES.

TEMPORARY BRACING

TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETED. ALL BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

APPROVAL

ALL WORK MUST MEET THE APPROVAL OF THE BUILDING OWNERS, THE TENANT AND THE BUILDING AND ZONING DEPARTMENTS.

CONTRACTOR

- EXISTING CONDITIONS
  - THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING SITE CONDITIONS, UTILITIES, CONNECTIONS, LOCATIONS, ETC., AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- EXISTING UTILITIES
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.
- CODE COMPLIANCE
  - THE CONTRACTOR SHALL BE REQUIRED TO MEET ALL NATIONAL, STATE AND LOCAL, AND RELATED CODES FOR STANDARD CONSTRUCTION PRACTICES.
- INSTALLATION STANDARDS
  - ALL MANUFACTURED MATERIALS AND PRODUCTS SHALL BE APPLIED, INSTALLED, CONNECTED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. ALL REFERENCES TO STANDARDS OR TO MANUFACTURER'S SPECIFICATIONS SHALL BE TO THE LATEST EDITIONS OR LATEST AMENDMENTS.
- INSPECTIONS
  - ANY SPECIAL INSPECTIONS, TESTS, AND OTHER SERVICES SPECIFIED OR REQUIRED ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE PAID BY THE OWNER. REFER TO INDIVIDUAL SECTIONS FOR ADDITIONAL REQUIREMENTS.
  - EMPLOYMENT OF TESTING LABORATORY SHALL IN NO WAY RELIEVE CONTRACTOR OF OBLIGATION TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS.
- BUILDING PERMITS
  - THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER AND SECURED BY THE GENERAL CONTRACTOR. ALL OTHER REQUIRED PERMITS SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR OR SUBCONTRACTOR DIRECTLY RESPONSIBLE.
- FINAL APPROVALS
  - CONTRACTOR SHALL ASSIST OWNER IN OBTAINING FINAL APPROVAL OF LOCAL HEALTH DEPARTMENT AND THE TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.
- REQUIRED LICENSES
  - ADDITIONAL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADES.
- WORKMAN'S COMPENSATION
  - ALL CONTRACTORS SHALL HAVE VALID CERTIFICATES OF WORKMAN'S COMPENSATION OF FILE WITH THE APPROPRIATE AGENCIES.
- SAFETY
  - CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES, AND SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
- TEMPORARY FACILITIES
  - PROVIDE TEMPORARY FACILITIES AND CONNECTIONS AS REQUIRED FOR THE PROPER COMPLETION OF THE PROJECT. PROVIDE AND MAINTAIN TEMPORARY UTILITY SERVICES. PROVIDE SUITABLE WASTE DISPOSAL, UNITS AND EMPTY REGULARLY. DO NOT PERMIT ACCUMULATION OF TRASH AND WASTE MATERIALS. PROVIDE TEMPORARY SANITARY FACILITIES AS REQUIRED.

STORAGE AND PROTECTION

- STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITH LABELS INTACT AND LEGIBLE. STORE SENSITIVE PRODUCTS IN WEATHERIGHT, CLIMATE CONTROLLED ENCLOSURES. PROVIDE OFF-SITE STORAGE AND PROTECTION WHEN SITE DOES NOT PERMIT ON-SITE STORAGE.
- FIELD QUALITY CONTROL
  - EMPLOY ONLY EXPERIENCED INSTALLERS AND FURNISH EVIDENCE OF EXPERIENCE IF REQUESTED. USE OF ANY SUBCONTRACTOR OR INSTALLER IS SUBJECT TO OWNER'S APPROVAL. EMPLOY FULL-TIME COMPETENT SUPERINTENDENT AS WELL AS NECESSARY ASSISTANTS. SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR AND ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR.
- SOURCE QUALITY CONTROL
  - PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS, WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS, UNLESS MORE STRINGENT CRITERIA ARE SPECIFIED IN INDIVIDUAL SECTIONS. USE OF ANY SUPPLIER IS SUBJECT TO OWNER'S APPROVAL.
- PRODUCT HANDLING
  - TRANSPORT AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DELIVER PRODUCTS IN UNDAMAGED CONDITION. IN MANUFACTURER'S ORIGINAL UNOPENED CONTAINERS OR PACKING, WITH IDENTIFYING LABELS INTACT AND LEGIBLE. PROMPTLY INSPECT SHIPMENTS TO ENSURE THAT PRODUCTS COMPLY WITH REQUIREMENTS OF CONTRACT DOCUMENTS. QUANTITIES ARE CORRECT, AND PRODUCTS ARE UNDAMAGED.
- COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS
  - HANDLE, INSTALL, ERECT, CONNECT, CONDITION, USE, ADJUST, AND CLEAN PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND IN CONFORMITY WITH SPECIFIED REQUIREMENTS, INCLUDING EACH STEP IN SEQUENCE. DO NOT OMIT PREPARATORY STEPS OR INSTALLATION PROCEDURES UNLESS SPECIFICALLY MODIFIED OR DELETED BY CONTRACT DOCUMENTS.
  - SHOULD JOB CONDITIONS OR SPECIFIED REQUIREMENTS CONFLICT WITH MANUFACTURER'S INSTRUCTIONS, REQUEST CLARIFICATION IN WRITING FROM ARCHITECT BEFORE PROCEEDING. INSTALL MATERIALS IN PROPER RELATION WITH ADJACENT CONSTRUCTION AND WITH PROPER APPEARANCE.
- VERIFICATION OF WORK
  - CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL WORK AND MATERIALS - INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES.
  - CONFORMANCE WITH DOCUMENTS
    - ANY AND ALL CHANGES OR VARIATIONS FROM THESE DOCUMENTS MUST BE APPROVED IN WRITING PRIOR TO MAKING THEM.
- NON-CONFORMING WORK
  - ANY WORK THAT DOES NOT CONFORM TO THE CONTRACT DOCUMENTS SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- PRODUCT IDENTIFICATIONS
  - NAMEPLATES, TRADEMARKS, LOGOS, AND OTHER IDENTIFYING MARKS ON PRODUCTS ARE NOT PERMITTED ON SURFACES EXPOSED TO VIEW IN PUBLIC AREAS, INTERIOR OR EXTERIOR. PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT NOT EXPOSED TO PUBLIC VIEW ARE EXCLUDED FROM FOREGOING LIMITATION. REQUIRED UL OR FM LABELS ARE ALSO EXCLUDED.

PROTECTION OF ADJACENT WORK

- PROVIDE TEMPORARY PROTECTION FOR ADJACENT AREAS TO PREVENT DAMAGE BY INSTALLATION OF NEW WORK OR DEMOLITION OF EXISTING CONSTRUCTION. PROMPTLY REPAIR ANY DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
- PROTECT ADJACENT AREAS FROM CONTAMINATION BY CONSTRUCTION DUST AND DEBRIS. PROVIDE TEMPORARY BARRICADES AS NECESSARY TO ENSURE PROTECTION OF THE PUBLIC, MAINTAIN EGRESS WITHIN AND AROUND CONSTRUCTION AREAS.
- DAMAGED PRODUCTS
  - DO NOT USE PRODUCTS IN WORK, WHICH HAVE DETERIORATED, BECOME DAMAGED, OR ARE OTHERWISE UNFIT FOR USE. RESTORE UNITS DAMAGED DURING INSTALLATION. REPLACE UNITS, WHICH CANNOT BE RESTORED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- SECURITY
  - PROVIDE FACILITIES TO PROTECT WORK FROM UNAUTHORIZED ENTRY, VANDALISM, AND THEFT. CONDUCT OPERATIONS IN MANNER TO AVOID RISK OF LOSS, THEFT, OR DAMAGE BY VANDALISM.
- TEMPORARY CONTROLS
  - HEAT
    - PRIOR TO ENCLOSURE, PROVIDE HEATING AS NECESSARY TO PROTECT MATERIALS, PRODUCTS, AND FINISHES FROM DAMAGE DUE TO TEMPERATURE OR HUMIDITY. ENCLOSURE IS DEFINED AS STATE OF CONSTRUCTION WHEN EXTERIOR WALLS ARE ERECTED, DOORS AND WINDOWS ARE INSTALLED AND GLAZED, ROOF DECK AND ROOFING ARE COMPLETE, AND WHEN OTHER OPENINGS IN EXTERIOR ENVELOPE ARE EQUIPPED WITH TEMPORARY CLOSURES, EXCEPT WHERE INDICATED OTHERWISE IN INDIVIDUAL SPECIFICATION SECTIONS. MAINTAIN MINIMUM AMBIENT TEMPERATURE OF 50 DEGREES F IN AREAS WHERE CONSTRUCTION IS IN PROGRESS.
  - VENTILATION
    - VENTILATE ENCLOSED AREAS TO ASSIST CURE OF MATERIALS, TO DESSIPATE HUMIDITY, AND TO PREVENT ACCUMULATION OF DUST, FUMES, VAPORS, OR GASES.
  - BARRIERS AND CLOSURES
    - PROVIDE BARRIERS TO PREVENT UNAUTHORIZED ENTRY TO CONSTRUCTION AREAS AND TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCTION OPERATION.
  - FIRE PROTECTION
    - COMPLY WITH LOCAL FIRE PROTECTION CODE AND GOVERNING AUTHORITIES. PROVIDE AND MAINTAIN ADEQUATE FIRE PROTECTION INCLUDING, WITHOUT LIMITATION, FIRE EXTINGUISHERS AND OTHER APPROPRIATE EQUIPMENT FOR FIRE EXTINGUISHING READY FOR IMMEDIATE USE. MAINTAIN ANY REQUIRED FIRE ALARM SYSTEMS IN OPERATION DURING CONSTRUCTION. DISTRIBUTE EQUIPMENT AROUND SITE AND PARTICULARLY IN IMMEDIATE VICINITY OF PERFORMANCE OF WELDING OR SIMILAR HAZARDOUS WORK.
  - INTERRUPTION OF SERVICES
    - INTERRUPTIONS TO ANY SERVICE FOR THE PURPOSE OF MAKING OR BREAKING A CONNECTION SHALL BE MADE ONLY AFTER CONSULTATION WITH THE OWNER AND SHALL BE AT SUCH TIME AND OF SUCH DURATION AS MAY BE DIRECTED.
  - EXCAVATIONS OR TRENCHING
    - KEEP THE INTERVALS BETWEEN EXCAVATION OR TRENCHING, INSTALLATION OF CONDUIT OR PIPING, AND BACK FILLING OPERATIONS TO AN ABSOLUTE MINIMUM. PROVIDE SUITABLE TEMPORARY COVERS FOR EXCAVATIONS OR TRENCHING CROSSING ROADWAYS, WALKS, OR OTHER TRAFFIC WAYS AS REQUIRED BY GOVERNING AGENCIES.

CUTTING AND PATCHING

- DO NOT CUT AND PATCH IN A MANNER THAT WOULD RESULT IN A FAILURE OF THE OPERATIONAL AS IS INTENDED. DECREASE FIRE PERFORMANCE, DECREASE ACoustICAL PERFORMANCE, DECREASE ENERGY PERFORMANCE, DECREASE OPERATIONAL LIFE, OR DECREASE SAFETY FACTORS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. CUT WITH TOOLS APPROPRIATE FOR MATERIALS TO BE CUT. PATCH WITH MATERIALS AND METHODS TO PRODUCE PATCH THAT IS NOT VISIBLE FROM A DISTANCE OF THREE FEET.
- COORDINATION AND CLEARANCES
  - VERIFY AND COORDINATE CLEARANCES, DIMENSIONS, AND INSTALLATION OF ADJOINING CONSTRUCTION, EQUIPMENT, PIPING, DUCTS, CONDUITS, OR OTHER MECHANICAL OR ELECTRICAL ITEMS OR APPARATUS. VERIFY DIMENSIONS FOR PRODUCTS TO BE FITTED INTO WORK.
- ATTACHMENTS AND CONNECTIONS
  - PROVIDE ATTACHMENT AND CONNECTION DEVICES METHODS FOR SECURING AND ANCHORING WORK. SECURE IN PLACE WITH DEVICES DESIGNATED AND SIZED TO WITHSTAND STRESSES, VIBRATION, PHYSICAL DISTORTION, OR DISFIGUREMENT.
- EXPANSION AND MOVEMENT
  - ALLOW FOR EXPANSION OF MATERIALS AND BUILDING MOVEMENT.
- ISOLATION OF DISSIMILAR ITEMS
  - ISOLATE EACH UNIT OF WORK FROM INCOMPATIBLE WORK AS NECESSARY TO PREVENT DETEIORATION AND ELECTROLYTIC ACTION.
- MAINTENANCE
  - CLEAN AND PERFORM MAINTENANCE ON INSTALLED WORK AS FREQUENTLY AS NECESSARY THROUGH REMAINDER OF CONSTRUCTION PERIOD. LUBRICATE OPERABLE COMPONENTS TO ENSURE OPERABILITY WITHOUT DAMAGING EFFECTS.
  - ADJUSTMENTS, ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH AND UNHINDERED OPERATION.
- EXAMINATION OF CONDITIONS
  - EXAMINE SUBSTRATES AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT COMMENCE WORK OVER UNSATISFACTORY CONDITIONS DETERMINAL TO PROPER AND TIMELY EXECUTION OF WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF INSTALLATION CONSTITUTES ACCEPTANCE OF CONDITIONS AND COSTS OF ANY CORRECTIVE MEASURES ARE RESPONSIBILITY OF CONTRACTOR.
- BACKING SUPPORT
  - CONTRACTOR SHALL PROVIDE BACKING SUPPORT OF ALL WALL, CEILING, AND PARTITION MOUNTED ITEMS SUCH AS TABLE BRACKETS, LIGHT FIXTURES, ARTIFACTS, SHELVING, EQUIPMENT, AND TELEVISIONS. COORDINATE LOCATIONS AND REQUIREMENTS WITH THE PLUMBING, MECHANICAL, ELECTRICAL DRAWINGS.
- SECURE OPENINGS
  - EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES.
- GLAZING REQUIREMENTS
  - GLASS AND GLAZING FOR ALL WINDOWS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES. IN ADDITION, ALL WINDOWS MUST MEET THE "AAMA" WINDOW STANDARDS FOR INSTALLATION. THE CONTRACTOR SHALL OBTAIN AND SHALL FOLLOW ALL REQUIREMENTS OF THE "AAMA" STANDARDS IN ADDITION TO THE MANUFACTURER SPECIFICATIONS AND ARCHITECTURAL DETAILS INCLUDED WITHIN THE DRAWINGS.

ROOFING REQUIREMENTS

- ROOFING WORK SHALL BE PERFORMED AND ALL PENETRATIONS THROUGH THE ROOFING MEMBRANE SHALL BE PATCHED OR FLASHED AS PER THE MANUFACTURER'S STANDARDS.
- ROOF ACCESS
  - ROOF OBSTRUCTIONS SUCH AS TELEVISION ANTENNAE, SOLAR PANELS, AND GUY WIRES SHALL NOT BE LOCATED OR INSTALLED IN SUCH A WAY AS TO PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE.
- FINISH FLAME SPREAD REQUIREMENTS
  - INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED FLAME SPREAD CLASSIFICATIONS DICTATED BY ALL APPLICABLE BUILDING CODES.
- GYPNUM REQUIREMENTS
  - GYPNUM BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO ALL LOCAL GOVERNING BUILDING CODES AND ORDINANCES.
- EQUIPMENT IN STRUCTURAL SLAB
  - PIPES, CONDUITS, OR DUCTS EXCEEDING ONE THIRD OF THE SLAB OR MEMBER THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS FOR LOCATION OF SLEEVES AND OTHER ACCESSORIES.
- FIRE EXTINGUISHERS
  - VERIFY FIRE EXTINGUISHER REQUIREMENTS AND LOCATIONS WITH FIRE MARSHAL AND OWNER'S REPRESENTATIVE.
- INSECT CONTROL
  - CONTRACTOR SHALL SEAL ALL GAPS, HOLES, AND CRACKS IN BUILDING CONSTRUCTION AS REQUIRED TO CONTROL INFILTRATION OF INSECTS.
- DISPOSAL OF TRASH AND EXCESS EXCAVATION
  - DISPOSE OF TRASH, AND DEBRIS AT DESIGNATED AREAS OFF THE PREMISES AT NO ADDITIONAL COST TO THE OWNER. BURNING OF TRASH AND DEBRIS ON THE PREMISES IS PROHIBITED. COORDINATE TRASH REMOVAL WITH LANDFILL WHERE APPLICABLE.
- COORDINATION
  - ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEM ARE SCHEMATIC ONLY. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL WORK TO AVOID CONFLICTS BETWEEN TRADES. THE CONTRACTOR SHALL PERFORM ALL WORK TO PROVIDE COMPLETE FUNCTIONING SYSTEMS IN ACCORDANCE WITH THE INTENT INDICATED AND CODES AND REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.
- CLEANING MATERIALS AND EQUIPMENT
  - PROVIDE ALL REQUIRED PERSONNEL, EQUIPMENT, AND MATERIALS NEEDED TO MAINTAIN THE SPECIFIED STANDARD OF CLEANLINESS. USE ONLY THE CLEANING MATERIALS AND EQUIPMENT WHICH ARE COMPATIBLE WITH THE SURFACE BEING CLEANED, AS RECOMMENDED BY THE MANUFACTURER OF THE MATERIAL.
- LOADS ON STRUCTURE
  - DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND / OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOAD.
- FIRE RATED ASSEMBLIES
  - RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.

PROJECT CLOSURE

- CERTIFICATE OF OCCUPANCY
  - PROVIDE THE FINAL CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.
- PERMITS/INSPECTION CARDS
  - FURNISH COPIES OF PERMITS AND SIGNED INSPECTION CARDS FOR EACH OF THE FOLLOWING AGENCIES: BUILDING DEPARTMENT; PLUMBING/MECHANICAL DEPARTMENT; ELECTRICAL DEPARTMENT; FIRE DEPARTMENT; HEALTH DEPARTMENT; OTHERS AS REQUIRED.
- MAINTENANCE MANUALS AND WARRANTIES
  - FURNISH COPY FOR EACH UNIT OF ALL MANUALS, MAINTENANCE INSTRUCTIONS, CONTRACTORS AND MANUFACTURER'S PRINTED WARRANTIES, AND INSTRUCTIONS FOR OPERATION OF ALL EQUIPMENT SPECIFIED HEREIN OR SHOWN ON DRAWINGS. TRAIN OWNER'S PERSONNEL IN USE OF BUILDING SYSTEMS.
- TOUCH-UP MATERIAL
  - FURNISH OWNER WITH ONE GALLON OF EACH PAINT USED PER UNIT. PROVIDE 1 BOX OF QUANTITY INSTALLED OF ALL FINISH MATERIAL INCLUDING CEILING PANELS, TILE AND SHEET GOODS.
- SUBCONTRACTORS
  - PROVIDE THE OWNER THE NAMES, ADDRESSES, AND PHONE NUMBERS OF ALL SUBCONTRACTORS, FINAL UNCONDITIONAL LIEN RELEASES, AND WARRANTIES FROM EACH.
- FINAL CLEANING AND REPAIRS
  - REMOVE TEMPORARY FACILITIES AND PROVIDE FINAL CLEANING AND TOUCH-UP. RESTORE PORTIONS OF BUILDING, SITE IMPROVEMENTS, LANDSCAPE AND OTHER ITEMS DAMAGED BY CONSTRUCTION OPERATIONS TO THE SATISFACTION OF THE ARCHITECT, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- CLOSEOUT DOCUMENTS
  - PROVIDE THE OWNER WITH A COMPACT DISK OF ALL RECORD DRAWINGS IN PDF FORMAT. COPY OF ALL SHOP DRAWINGS AND SUBMITTALS, SERVICE CONTRACTS, HVAC AIR BALANCE REPORT AND WASTELINE VIDEO INSPECTION REPORT.

DEMOLITION PLAN LEGEND

- DEMOLITION
  - DEMOLITION AND REMOVE EXISTING WALL
  - EXISTING WALL TO REMAIN
  - EXISTING DOOR & FRAME TO REMAIN
  - DEMOLITION AND REMOVE EXISTING DOOR, FRAME, AND HARDWARE
- KEYNOTE TAG

FLOOR/WALL/CEILING NOTES

- FLOOR
  - F1 - REMOVE EXISTING FLOOR, BASE, GLUE, ETC. TO SLAB. PATCH, PRIME, AND PREPARE SUB-FLOOR TO RECEIVE NEW FLOORING AS SCHEDULED.
  - F2 - EXISTING FLOOR TO REMAIN
  - F3 - SPECIAL CONDITION - REFER TO KEYNOTE
- WALL
  - W1 - REMOVE EXISTING WALL COVERINGS, PAINT, ETC. PATCH, PRIME, AND PRIME WALL TO RECEIVE NEW FINISHES AS SCHEDULED
  - W2 - EXISTING WALL TO REMAIN
  - W3 - SPECIAL CONDITION - REFER TO KEYNOTE
- CEILING
  - C1 - REMOVE EXISTING CEILING, HANGERS, ETC. TO BOTTOM OF STRUCTURE. EXERCISE EXTREME CAUTION AS TO NOT DISTURB SYSTEMS INTENDED TO REMAIN.
  - C2 - EXISTING CEILING TO REMAIN
  - C3 - SPECIAL CONDITION - REFER TO KEYNOTE

GENERAL DEMOLITION PLAN NOTES

- CONTRACTOR SHALL CONTACT PLANT OPERATIONS CHIEF TO PROVIDE ACTIVITIES AND SHUTDOWN REPORTS. ALL SITE USE SHALL BE COORD. AND APPROVED IN ADVANCE BY OWNER.
- CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. REPORT ANY DISCREPANCIES TO ARCHITECT IN WRITING PRIOR TO BEGINNING WORK IN THE AFFECTED AREAS.
- CONTRACTOR TO VERIFY ALL EXISTING SYSTEMS CURRENTLY INSTALLED IN THE CONSTRUCTION AREA. ALL DEVICES TO REMAIN SHALL BE CHECKED AND IN WORKING CONDITION WHEN PROJECT IS COMPLETE.
- CONTRACTOR SHALL EMPLOY REASONABLE MEANS TO CONTAIN DUST, DEBRIS AND NOISE DUE TO DEMOLITION AND NEW CONSTRUCTION. REFER TO SPECS.
- ALL WALL MOUNTED ITEMS, ETC., SHALL BE REMOVED & REINSTALLED AS INDICATED THROUGHOUT THE DRAWINGS OR TURNED OVER TO THE OWNER FOR SALVAGE U.N.O.
- CONTRACTOR SHALL PATCH TO MATCH SURROUNDING FINISHES. ANY AREAS DAMAGED AS A RESULT OF OR CAUSED BY THE WORK INDICATED THROUGHOUT THE CONTRACT DOCUMENTS.
- WHERE REMOVAL OF EXISTING WALL PARTITIONS, EQUIPMENT, ETC. DISRUPTS OR DISTURBS EXISTING ELECTRICAL, MECHANICAL, OR PLUMBING SERVICES TO AREAS NOT DESIGNATED AS CONSTRUCTION AREAS, CONTRACTOR SHALL PROVIDE TEMPORARY CONNECTIONS AS REQUIRED TO ENSURE UNINTERRUPTED SERVICE TO SAID AREAS. NOTE: NO SERVICE IS TO BE SHUT DOWN WITHOUT PRIOR APPROVAL BY OWNER.
- CONTRACTOR IS TO REMOVE COMPLETELY EXISTING CONSTRUCTION, AS SHOWN HEREIN, WHICH CONFLICTS WITH THE INTENT OF THE NEW CONSTRUCTION, U.N.O.
- OWNER WILL BE RESPONSIBLE FOR REMOVING AND STORING ITEMS SUCH AS FURNITURE, PLAQUES, ARTWORK, MOVABLE EQUIPMENT, ETC.
- PATCH & MATCH SURROUNDING MATERIALS WHERE ITEMS ARE REMOVED AT WALLS, CEILINGS AND FLOORS. MAINTAIN FIRE RATINGS WHERE DEMOLISHED ITEMS PENETRATED FIRE RATED WALLS AND FLOORS.
- REMOVE AND REPLACE CEILING TILES AS NECESSARY FOR DEMOLITION AND NEW CONSTRUCTION. REPLACE DAMAGED TILES AS REQUIRED.
- CONTRACTOR TO REMOVE, CLEAN AND STORE ALL PLUMBING FIXTURES SHOWN TO BE REMOVED. ALL FIXTURES TO BE TURNED OVER TO OWNER, U.N.O.

DEMOLITION KEYNOTES:

- DEMOLITION AND REMOVE EXISTING CEILINGS, WALLS, REPLACE FLEX DUCT WITH DIFFUSERS AND CAP ELECTRICAL FOR NEW WORK
- DEMOLITION AND REMOVE ALL PLUMBING FIXTURES AND ACCESSORIES, CAP PLUMBING FOR NEW WORK
- REMOVE AND SALVAGE DOOR TO BE REINSTALLED PER FLOOR PLAN
- DEMOLITION AND REMOVE DOOR AND FRAME. TO BE REPLACED WITH DOUBLE ACTING DOOR AND FRAME
- DEMOLITION AND REMOVE DOOR. TO BE REPLACED WITH AUTOMATIC SLIDING DOOR SYSTEM
- PREP TO INFILL
- REMOVE AND RELOCATE EXISTING FIRE ALARM AND HORN STROBES AS REQD. FOR NEW WORK
- REMOVE LIGHTING CONTROL, PANEL AS REQD. FOR NEW WORK, COORDINATE W/ OWNER
- EXISTING ELECT. PANEL AND TRANSFORMER TO REMAIN
- SAW CUT FLOOR FOR NEW ELECTRICAL AS NEEDED FOR OWNER PROVIDED COUNTER



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AD01

DEMO PLAN + GENERAL PROJECT NOTES

PERMIT SET



MECHANICAL GENERAL NOTES:

- THESE GENERAL NOTES APPLY TO ALL MECHANICAL DRAWINGS. REFER TO DIVISION 23 SPECIFICATIONS FOR ADDITIONAL MECHANICAL SYSTEMS SPECIFICATIONS AND REQUIREMENTS.
- THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF DUCTWORK, PIPING AND EQUIPMENT. DO NOT SCALE DRAWINGS. THE EXACT LOCATION AND ROUTING OF EQUIPMENT DUCTWORK, PIPING, ETC., UNLESS SPECIFICALLY DIMENSIONED ON THE DRAWINGS, SHALL BE DETERMINED IN THE FIELD. MAKE REASONABLE MODIFICATIONS IN THE INSTALLATION SO ALL DUCTWORK FITS PROPERLY AND EQUIPMENT CAN BE SERVICED.
- MATERIALS AND EQUIPMENT SHALL BE NEW AND INSTALLED AS INDICATED ON THE DRAWINGS AND/OR SPECIFICATIONS. THEY SHALL BE INSTALLED PLUMB, LEVEL AND TRUE-TO-LINE WITH ADJACENT WORK WHERE INSTALLATION METHODS ARE NOT SPECIFICALLY COVERED BY THE DRAWINGS AND/OR SPECIFICATIONS. FIRST CLASS TRADE PRACTICES AND MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS SHALL GOVERN.
- CAREFULLY EXAMINE ALL ARCHITECTURAL, STRUCTURAL, PLUMBING, HVAC, FIRE PROTECTION, AND ELECTRICAL DRAWINGS PERTAINING TO CONSTRUCTION. COOPERATE WITH OTHER TRADES IN LOCATING DUCTWORK, PIPING, EQUIPMENT, ETC. IN ORDER TO AVOID CONFLICT WITH OTHER TRADE'S WORK. NO CLAIM FOR COSTS WILL BE ALLOWED FOR RELOCATING EQUIPMENT, PIPING, DUCTWORK, ETC. WHICH INTERFERES WITH OTHER TRADE'S WORK.
- HVAC EQUIPMENT, DUCTS AND INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, BUILDING DEPARTMENTS, APPLICABLE TO THE LATEST EDITION OF THE APPROVED BUILDING CODES, APPLICABLE OSHA AND NFPA STANDARDS, COUNTY AND CITY BUILDING REGULATIONS AND CODES.
- FABRICATION AND INSTALLATION OF DUCTWORK SHALL BE IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS, STATE MECHANICAL CODE AND APPLICABLE NFPA STANDARDS.
- ALL DUCT SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS.
- PROVIDE AIR TURNING VANES IN ALL SQUARE ELBOWS.
- REFER TO TYPICAL DETAILS FOR PIPING AND INSTALLATION OF EQUIPMENT.
- PERSONNEL SHALL BE THOROUGHLY TRAINED AND EXPERIENCED IN THE PRODUCTS INVOLVED AND RECOMMENDED METHODS FOR THEIR FABRICATION AND INSTALLATION SHALL BE MADE FOR LACK OF SKILL ON THE PART OF THE WORKMAN IN THE ACCEPTANCE AND/OR REJECTION OF COMPLETED WORK.
- MECHANICAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, TOOLS, AND EQUIPMENT TO INSTALL ALL HVAC SYSTEMS AS INDICATED ON THESE DRAWINGS.
- MECHANICAL CONTRACTOR SHALL ARRANGE AND PAY FOR MECHANICAL PERMITS AND INSPECTIONS AS REQUIRED BY LOCAL ORDINANCES.
- DELIVER MATERIALS TO PROJECT IN GOOD CONDITION, STORE MATERIALS OFF OF GROUND AND PROTECT FROM WEATHER AND THE ELEMENTS.
- VERIFY DIMENSIONS IN THE FIELD. VERIFY STRUCTURAL DETAILS BEFORE INSTALLING DUCTWORK. NO EXTRA COMPENSATION WILL BE COMPENSERD BECAUSE OF DIFFERENCE BETWEEN ACTUAL MEASURED DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS.
- ALL PENETRATIONS THROUGH WALLS SHALL BE PROVIDED WITH PROPERLY SIZED SLEEVES. SEAL ALL PIPE SLEEVES WITH APPROPRIATE CAULKING. ALL PIPE PENETRATIONS THROUGH FIRE RATED WALLS AND/OR FLOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROPRIATE 3M FIRESTOP SYSTEM (OR APPROVED EQUAL). ALL PIPING SLEEVES SHALL BE SCHEDULE 40, CARBON STEEL, ASTM A53, GRADE B.
- ANY CUTTING OR PATCHING OF NEW OR EXISTING SURFACES THAT IS REQUIRED SHALL BE BY THIS CONTRACTOR AND SHALL BE REPLACED WITH MATERIAL OF THE SAME QUALITY AND THICKNESS AS THE EXISTING SURFACE. ANY DAMAGES TO EXISTING MATERIALS SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING.
- ALL DUCTWORK SHALL BE IDENTIFIED AFTER INSULATION WITH PLASTIC DUCT SIGNAGE/MARKERS. THESE MARKERS SHALL BE THE MANUFACTURER'S STANDARD LAMINATED PLASTIC IN THE FOLLOWING COLOR CODING: BACKGROUND COLOR THEN LETTER COLOR: A. BLUE / WHITE; SUPPLY AIR B. RED / WHITE; RETURN AIR C. GREEN / WHITE; OUTSIDE AIR / INTAKE AIR D. YELLOW / BLACK; RELIEF AIR / EXHAUST AIR.
- ENGAGE AN INDEPENDENT TESTING, ADJUSTING AND BALANCING (TAB) AGENT CERTIFIED BY EITHER AABC OR NEBB FOR ALL TESTING, ADJUSTING AND BALANCING. SEE THE TAB SPECIFICATION FOR MORE INFORMATION.
- THERMOSTATS SHALL BE LOCATED AS PER PLANS 48 INCHES ABOVE FINISHED FLOOR.
- MECHANICAL CONTRACTOR SHALL HAVE THE FINAL START-UP OR ALL HVAC EQUIPMENT SUPERVISED AND MONITORED BY A FACTORY AUTHORIZED TECHNICIAN. HVAC GENERAL NOTES

SCOPE OF FIRE SUPPRESSION

CONTRACTOR SHALL MODIFY EXISTING FIRE SUPPRESSION SYSTEM TO ACCOMMODATE THIS PROJECT SCOPE. REFER TO SPECIFICATIONS FOR REQUIREMENTS, PRODUCT SPECIFICS AND INSTALLATION PROCEDURES. SPRINKLER SYSTEM SHALL BE MONITORED BY THE FIRE ALARM SYSTEM. CONTRACTOR SHALL PROVIDE NECESSARY CONTROLS AS REQUIRED. SYSTEM SHALL BE QUICK RESPONSE TYPE FOR APPROPRIATE HAZARD CLASSIFICATION.

CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND ARCHITECTURAL PLANS FOR ROUTING OF PIPING AND PLACEMENT OF SPRINKLER HEADS. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION SHOWING COORDINATION OF SPRINKLER PIPING AND SPRINKLER HEADS WITH OTHER TRADES.

FIRE SPRINKLER DESIGN CRITERIA

ENGINEERING DOCUMENTS SHALL BE BASED UPON THE FOLLOWING CODES AND STANDARDS (AND LIST THEM ON THE LAYOUT DOCUMENTS):

- NFPA 13 - CURRENT EDITION.

ENGINEERING DOCUMENTS SHALL ALSO LIST AND/OR SHOW THE FOLLOWING:

- OCCUPANCY TYPE - AS LISTED ON ARCHITECTURAL CODE PLANS
- CONSTRUCTION TYPE, AS LISTED ON ARCHITECTURAL CODE PLANS
- DESIGN APPROACH (STATE THE FOLLOWING: RESPONSE TYPE, DENSITY, HEAD SPACING.)
- INTERIOR OCCUPIED SPACES SYSTEM
  - SYSTEM TYPE - VET
  - HAZARD CLASSIFICATION - LIGHT
  - SYSTEM RESPONSE TYPE - QUICK
  - DENSITIES - 0.10 GPM/SF FOR 1,500 SF
  - MAXIMUM HEAD SPACING - 225 SF
- HAZARD CLASSIFICATION - ORDINARY GROUP 1
  - SYSTEM RESPONSE TYPE - QUICK
  - DENSITIES - 0.15 GPM/SF FOR 1,500 SF
  - MAXIMUM HEAD SPACING - 130 SF
- CHARACTERISTICS OF WATER SUPPLY TO BE USED, INCLUDING MAIN SIZE AND LOCATION
- THE POINT OF SERVICE FOR THE FIRE PROTECTION WATER SUPPLY
- SYSTEM VALVING AND ALARM REQUIREMENTS
  - SYSTEM SHALL BE MONITORED BY THE FIRE ALARM SYSTEM OR A SEPARATE MONITORING SYSTEM PANEL, DIALER AND ANNUNCIATION ACCESSORIES AS REQUIRED BY LOCAL ADOPTED CODES.
  - ALL CONTROL VALVES SHALL BE EQUIPPED WITH TAMPER AND FLOW SWITCHES WIRED TO THE MONITORING SOURCE PANEL.

ACCEPTANCE TESTING OF FIRE PROTECTION SYSTEM SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:

- NFPA 25 - CURRENT EDITION

PLUMBING GENERAL NOTES:

- THESE GENERAL NOTES APPLY TO ALL PLUMBING DRAWINGS. REFER TO DIVISION 22 SPECIFICATIONS FOR ADDITIONAL PLUMBING SYSTEMS SPECIFICATIONS AND REQUIREMENTS.
- THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF ALL MATERIALS, PIPING AND EQUIPMENT. DO NOT SCALE DRAWINGS. THE EXACT LOCATION AND/OR ROUTING OF EQUIPMENT, PLUMBING, SANITARY PIPING, ETC., SHALL BE FOLLOWED AS CLOSELY AS BUILDING CONSTRUCTION AND ALL OTHER WORK WILL PERMIT.
- MATERIALS AND EQUIPMENT SHALL BE NEW AND INSTALLED AS INDICATED ON THE DRAWINGS AND/OR SPECIFICATIONS. THEY SHALL BE INSTALLED PLUMB, LEVEL AND TRUE-TO-LINE WITH ADJACENT WORK, WHERE INSTALLATION METHODS ARE NOT SPECIFICALLY COVERED BY THE DRAWINGS AND/OR SPECIFICATIONS. FIRST CLASS TRADE PRACTICES AND MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS SHALL GOVERN.
- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, BUILDING DEPARTMENTS, APPLICABLE TO THE LATEST EDITION OF THE APPLICABLE BUILDING CODE, PROVINCIAL FIRE CODE, APPLICABLE OSHA AND NFPA STANDARDS, COUNTY AND CITY BUILDING REGULATIONS AND CODES.
- CAREFULLY EXAMINE ALL ARCHITECTURAL, STRUCTURAL, PLUMBING, HVAC, FIRE PROTECTION, AND ELECTRICAL DRAWINGS PERTAINING TO CONSTRUCTION. COOPERATE WITH OTHER TRADES IN LOCATING DUCTWORK, PIPING, EQUIPMENT, ETC., IN ORDER TO AVOID CONFLICT WITH OTHER TRADE'S WORK. NO CLAIM FOR COSTS WILL BE ALLOWED FOR RELOCATING EQUIPMENT, PIPING, DUCTWORK, ETC., WHICH INTERFERES WITH OTHER TRADES WORK.
- VERIFY ALL ROUGH-IN LOCATION AND COORDINATE PIPING AND EQUIPMENT LOCATIONS WITH WORK UNDER OTHER DIVISIONS OF THE SPECIFICATIONS TO AVOID CONFLICTS. CONTRACTOR MUST COORDINATE WITH OTHER TRADES FOR ALL STRUCTURES, PIPING, CONDUIT, DUCTWORK, LIGHTING, ETC. TO PROPERLY BE INSTALLED. ANY CONFLICTS SHALL BE RESOLVED AT NO EXPENSE TO THE OWNER.
- LABEL ALL PLUMBING PIPING WITH ADHESIVE PIPE LABELS INDICATING SERVICE AND DIRECTION OF FLOW. PIPE LABELS SHALL BE LOCATED NEAR ALL BRANCH CONNECTIONS, NEAR ALL FLOOR AND WALL PENETRATIONS, AND AT MAXIMUM INTERVALS OF 10 FEET ALONG EACH RUN.
- PLUMBING SYSTEMS INCLUDE, BUT ARE NOT LIMITED TO: a. PLUMBING FIXTURES AND EQUIPMENT b. FIRE STOPPING c. DOMESTIC WATER SYSTEM d. SANITARY WASTE AND VENT SYSTEM e. PROVIDE COMPLETE FIXTURES AND INCLUDE SUPPLIES, STOPS, VALVES, FAUCETS, DRAIN, TRAPS, TAILPIECES, ESCUTCHEONS, ETC. EXPOSED COPPER OR BRASS MATERIALS SHALL BE CHROME PLATED.
- SEAL ALL EDGES OF PLUMBING FIXTURES IN CONTACT WITH FLOORS, WALLS OR COUNTERTOPS USING SANITARY-TYPE, ONE-PART, MILDEW RESISTANT SILICONE SEALANT. MATCH SEALANT COLOR TO FIXTURE COLOR.
- FIRE STOP ALL PENETRATIONS, BY PIPING OR CONDUITS, OF FIRE RATED WALLS, FLOORS, AND PARTITIONS. PROVIDE DEVICE(S) OR SYSTEM(S) WHICH HAS BEEN TESTED AND LISTED AS COMPLYING WITH ASTM E-814 AND INSTALL IN ACCORDANCE WITH THE CONDITIONS OF THEIR LISTING. PROVIDE DEVICE(S) OR SYSTEM(S) WITH AN "F" RATING EQUAL TO THE RATING OF THE ASSEMBLY BEING PENETRATED.
- FURNISH AND INSTALL A COMPLETE SYSTEM OF DOMESTIC HOT AND COLD WATER FROM EXISTING SUPPLY TO ALL FIXTURES AND/OR EQUIPMENT REQUIRING DOMESTIC WATER SUPPLIES. VERIFY LOCATION OF BEGINNING POINTS.
- ALL PIPE INSULATION SHALL RUN CONTINUOUSLY THROUGH WALLS AND PARTITIONS.
- SHUT-OFF VALVES SHALL BE NIBCO TWO-PIECE, BRONZE, FULL PORT, BALL-TYPE. PROVIDE SHUT-OFF VALVES WHERE INDICATED ON THE SCHEDULES. INSTALL VALVES IN A LOCATION THAT PERMITS ACCESS FOR SERVICE AND OPERATION WITHOUT DAMAGE TO THE BUILDING OR FINISHED MATERIALS. PROVIDE ACCESS DOORS IF REQUIRED.
- PROTECT COPPER PLATING AGAINST CONTACT WITH DISSIMILAR METALS. ALL HANGARS, ANCHORS, AND CLIPS SHALL BE COPPER OR COPPER-PLATED.
- FURNISH AND INSTALL COMPLETE SYSTEMS OF SANITARY WASTE AND VENT PIPING FROM ALL PLUMBING FIXTURES AND/OR EQUIPMENT REQUIRING WASTE AND VENT CONNECTIONS. ALL WASTE AND VENT PIPING SHALL BE CONCEALED IN THE BUILDING CONSTRUCTION WHERE POSSIBLE.
- INVERTS ELEVATIONS SHALL BE ESTABLISHED AND VERIFIED BEFORE SANITARY PIPING IS INSTALLED IN ORDER THAT PROPER SLOPES WILL BE MAINTAINED.
- INSTALL CLEANOUTS IN A LOCATION THAT PERMITS ACCESS FOR SERVICE WITHOUT DAMAGE TO THE BUILDING OR FINISHED MATERIALS. CLEANOUT PLUGS SHALL BE IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS.
- PROVIDE WATER HAMMER ARRESTORS CONFORMING TO PDI-WH001 OR ASSE 1030, INSTALLED PER MANUFACTURER'S SPECIFICATIONS, WHERE QUICK CLOSING VALVES ARE UTILIZED. A QUICK CLOSING VALVE IS A VALVE OR FAUCET THAT CLOSSES AUTOMATICALLY WHEN RELEASED, OR THAT IS CONTROLLED BY MECHANICAL MEANS FOR FAST-ACTION CLOSING. REFER TO WATER HAMMER ARRESTOR SCHEDULE.

VOLTAGE DROP

ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR UPSIZING ALL BRANCH CIRCUIT AND FEEDER CONDUCTORS AS REQUIRED TO COMPLY WITH VOLTAGE DROP REQUIREMENTS AS OUTLINED IN THE NEC.

- UPSIZ WIRE ON 120V CIRCUIT HOMERUNS AS LISTED BELOW UNLESS OTHERWISE SHOWN ON PLANS:
- LESS THAN 100 FEET IN CONDUCTOR LENGTH:  
#12 PHASE/NEUTRAL CONDUCTORS & #12 GROUND
  - 100 TO 150 FEET IN CONDUCTOR LENGTH:  
#10 PHASE/NEUTRAL CONDUCTORS & #10 GROUND
  - GREATER THAN 150 FEET IN CONDUCTOR LENGTH:  
#8 PHASE/NEUTRAL CONDUCTORS & #8 GROUND

ELECTRICAL GENERAL NOTES:

- THESE GENERAL NOTES APPLY TO ALL ELECTRICAL AND SPECIAL SYSTEMS DRAWINGS. REFER TO DIVISION 26 SPECIFICATIONS FOR ADDITIONAL ELECTRICAL AND SPECIAL SYSTEMS SPECIFICATIONS AND REQUIREMENTS.
- PROVIDE PULL BOXES AS REQUIRED TO PROPERLY INSTALL THE RACEWAYS AND CIRCUITS INDICATED.
- REFER TO ARCHITECTURAL DRAWINGS FOR TYPICAL ROOM INTERIOR ELEVATIONS. COORDINATE EXACT DIMENSIONED DEVICE LOCATIONS AND MOUNTING HEIGHTS OF ALL LIGHT FIXTURES, LIGHTING DEVICES, SWITCHES, RECEPTACLES, ETC. WITH ARCHITECT PRIOR TO ROUGH-IN.
- COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE NATIONAL ELECTRICAL CODE, STATE AND LOCAL CODES, AND REQUIREMENTS OF THE AHJ.
- ALL EMPTY CONDUITS SHALL BE PROVIDED WITH ROT-PROOF PULL-TAPE, LABELED AT EACH END. ALL CONDUITS SHALL BE PROVIDED WITH PLASTIC BUSHINGS WHERE TERMINATED OPEN-ENDED.
- COORDINATE ALL WIRING DEVICE LOCATIONS SHOWN AT MILLWORK LOCATIONS WITH THE MILLWORK CONTRACTOR AND GENERAL CONTRACTOR PRIOR TO ANY ROUGH-IN OR INSTALLATION. ALL WIRING DEVICES SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS AND SHALL NOT BE CONCEALED.
- CONTRACTOR SHALL CONCEAL ALL CONDUIT, FITTINGS, AND DEVICES FROM VIEW WHERE POSSIBLE.
- SEAL ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES AS NECESSARY TO RESTORE FIRE-RESISTANCE RATING OF ASSEMBLY. REFERTO ARCHITECTURAL PLANS AN SPECIFICATIONS OR RATED ASSEMBLIES, FIRE STOPPING MATERIALS, AND REQUIREMENTS. WHERE ANY DEVICE JUNCTION BOXES ARE RECESSED WITHIN OPPOSITE SIDES OF A FIRE RATED WALL AND ARE WITHIN 24" OF EACH OTHER MEASURED HORIZONTALLY, PROVIDE AN INTUMESCENT MOLDABLE FIRE STOP PUTTY PAD AROUND EACH JUNCTION BOX.
- EACH CONTRACTOR AND SUB-CONTRACTOR OR TRADE IS REQUIRED TO REVIEW THE CONSTRUCTION DOCUMENTS AS A WHOLE, INCLUDING ALL OTHER TRADES' DRAWINGS AND PROVIDE ANY MISC. MATERIALS, WORK, ETC. REQUIRED TO COMPLETE THE WORK AS SHOWN ON ALL DOCUMENTS. THIS REQUIREMENT APPLIES TO ALL TRADES: STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, EQUIPMENT VENDORS, ETC. REQUIREMENTS AND RELATED WORK ARE INDICATED THROUGHOUT THE DOCUMENTS AND SHOULD BE REVIEWED WITH THE SPECIFIC MEP, STRUCTURAL, ARCHITECTURAL, EQUIPMENT DRAWINGS FOR OVERALL SCOPE OF WORK.
- REFER TO THE MECHANICAL DRAWINGS FOR EXACT LOCATIONS AND QUANTITY OF ALL MECHANICAL EQUIPMENT AND FIRE/SMOKE AND/OR SMOKE DAMPERS. LOCATIONS AND QUANTITY SHOWN ON THE ELECTRICAL DRAWINGS ARE APPROXIMATE AND MAY NOT REFLECT FINAL POSITION OR QUANTITY.
- ELECTRICAL CONTRACTOR SHALL PROVIDE FINAL CONNECTION TO ALL MECHANICAL & PLUMBING EQUIPMENT. WHERE EQUIPMENT IS SHOWN ON THE MECHANICAL PLANS, BUT NOT SHOWN ON THE ELECTRICAL PLANS, ELECTRICAL CONTRACTOR SHALL PROVIDE POWER TO THE EQUIPMENT BASED ON EQUIPMENT REQUIREMENTS AND INCLUDE ALL COSTS IN THE BASE BID.
- LOCATION SHOWN OF ELECTRICAL CONNECTION TO MECHANICAL & PLUMBING EQUIPMENT IS SCHEMATIC AND MAY NOT REFLECT ACTUAL CONNECTION POINTS. ROUGH-IN AND CONNECTION TO EQUIPMENT SHALL BE PER THE EQUIPMENT MANUFACTURER'S REQUIREMENTS AND THE NATIONAL ELECTRICAL CODE. PROVIDE STRUCTURAL SUPPORTS AS REQUIRED FOR MOUNTING OF DISCONNECTING MEANS. VERIFY ALL ROUGH-IN REQUIREMENTS WITH THE MECHANICAL CONTRACTOR AND EQUIPMENT MANUFACTURER PRIOR TO ANY ROUGH-IN.
- PROVIDE FINAL CONNECTION TO ALL EQUIPMENT, INCLUDING ANY CORB AND PLUG SETS FOR EQUIPMENT NOT PROVIDED WITH IT (WHETHER SPECIFICALLY NOTED OR NOT). COORDINATE ALL WORK WITH THE EQUIPMENT SUPPLIER AND OWNER, AND VERIFY ALL ROUGH-IN LOCATIONS AND REQUIREMENTS PRIOR TO ANY ROUGH-IN.
- ALL THERMOSTAT WIRING IS PROVIDED BY MECHANICAL CONTRACTOR, INSTALLED BY ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED.
- WHERE DEVICES ARE LOCATED ADJACENT TO EACH OTHER ON PLANS, DEVICES SHALL BE INSTALLED AS CLOSE TOGETHER AS POSSIBLE.
- REFER TO MOUNTING HEIGHTS DETAIL FOR MOUNTING HEIGHTS OF ALL DEVICES NOT INDICATED OTHERWISE.
- COORDINATE THE MOUNTING OF SUSPENDED LIGHT FIXTURES UTILIZING INDIRECT LIGHT SO THAT CONDUIT, DUCTWORK, STRUCTURAL MEMBERS, ETC. ARE NOT LOCATED DIRECTLY ABOVE THE LIGHT FIXTURE. MAINTAIN A MINIMUM OF 24" CLEARANCE FROM THESE ITEMS WHENEVER POSSIBLE.
- ANY ELECTRICAL AND LOW VOLTAGE DEVICES THAT ARE SHOWN AS EXISTING TO REMAIN SHALL BE REPLACED WITH NEW DEVICES AND NEW FACEPLATES OF THE SAME TYPE AND COLOR AS THE NEW DEVICES TO BE INSTALLED AND RECONNECTED TO THE SAME CIRCUIT UNLESS OTHERWISE NOTED. DEVICE AND FACEPLATE TYPE AND COLOR SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO FURNISHING.
- DEVICES SHOWN TO BE DEMOLISHED SHALL HAVE THE WALL PATCHED AND REPAIRED. BLANK FACEPLATES ARE NOT ALLOWED FOR DEVICES TO BE REMOVED.

COORDINATION NOTES:

- COORDINATE WITH LOCAL UTILITY PROVIDERS FOR THEIR REQUIREMENTS FOR SERVICE CONNECTIONS AND PROVIDE ALL NECESSARY PAYMENTS, MATERIALS, LABOR AND TESTING TO ACCOMPLISH THE WORK.
- COORDINATE REQUIREMENTS FOR INSTALLATION OF SYSTEMS AND EQUIPMENT WITH ALL OTHER TRADES.
- THE CONTRACTOR SHALL COORDINATE THE ROUTING AND PATH OF ALL SYSTEMS, CONDUITS, PIPES, DUCTS, ETC WITH THE POSITION AND LAYOUT OF THE STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY OFFSETS, TURNS, RISSE AND DROPS FOR SYSTEMS AND COMPONENTS AS NEEDED TO INSTALL THE MEP SYSTEMS TO CLEAR STRUCTURE, CEILINGS, ETC AND OTHER SYSTEMS IN POTENTIAL CONFLICT WITH ROUTING.
- WHEREVER THE WORK IS OF SUFFICIENT COMPLEXITY, PREPARE ADDITIONAL COORDINATION DRAWINGS AND ORGANIZE ON-SITE MEETINGS WITH ALL RELATED SUBCONTRACTORS TO COORDINATE THE WORK BETWEEN TRADES. DRAWINGS SHALL CLEARLY SHOW THE WORK AND ITS RELATION TO THE WORK OF OTHER TRADES, AND BE SUBMITTED FOR REVIEW PRIOR TO COMMENCING SHOP FABRICATION OR ERECTION IN THE FIELD.
- COORDINATE WORK WITH OTHER TRADES TO INSTALL SYSTEMS ABOVE CEILING HEIGHTS INDICATED ON ARCHITECTURAL PLANS.
- CHECK SPACE REQUIREMENTS WITH OTHER TRADES AND STRUCTURE/CONSTRUCTION TO ENSURE THAT ALL MATERIALS AND EQUIPMENT CAN BE INSTALLED IN THE SPACE ALLOTTED INCLUDING FINISHED SUSPENDED CEILINGS AND OTHER SPACES, CHASERS, ETC WITHIN THE BUILDING. MAKE MODIFICATIONS THERETO AS REQUIRED AND APPROVED.
- ADJUST LOCATION OF PIPING, DUCTWORK, ETC. TO PREVENT INTERFERENCES, BOTH ANTICIPATED AND ENCOUNTERED. DETERMINE THE EXACT ROUTE AND LOCATION OF EACH ITEM PRIOR TO FABRICATION. MAKE OFFSETS, TRANSITIONS AND CHANGES IN DIRECTION IN SYSTEMS AS REQUIRED TO MAINTAIN ADEQUATE CLEARANCES AND HEADROOM.
- DRAWINGS SHOW THE GENERAL RUNS OF CONDUITS, PIPING AND DUCTWORK AND APPROXIMATE LOCATION OF OUTLETS. ANY SIGNIFICANT CHANGES IN LOCATION OF ITEMS NECESSARY IN ORDER TO MEET FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER AND RECEIVE HIS APPROVAL BEFORE SUCH ALTERATIONS ARE MADE. ALL SUCH MODIFICATIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
- COORDINATE, PROJECT AND SCHEDULE WORK WITH OTHER TRADES IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE.
- WHEREVER WORK INTERCONNECTS WITH WORK OF OTHER TRADES, COORDINATE WITH THOSE TRADES TO ENSURE THAT ALL SUBCONTRACTORS HAVE THE INFORMATION NECESSARY SO THAT THEY MAY PROPERLY INSTALL ALL CONNECTIONS AND EQUIPMENT. IDENTIFY ALL ITEMS OF WORK THAT REQUIRE ACCESS SO THAT THE CEILING TRADE WILL KNOW WHERE TO INSTALL ACCESS DOORS AND PANELS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND REPAIR OF SURFACES, AREAS AND PROPERTY THAT MAY BE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
- TRANSMIT TO OTHER TRADES ALL INFORMATION REQUIRED FOR WORK TO BE PROVIDED UNDER THEIR RESPECTIVE SECTIONS IN AMPLE TIME FOR INSTALLATION.

ELECTRICAL SYMBOLS

DENOTES SHARED (PARTIAL) CIRCUIT  
 BRANCH CIRCUIT CONCEALED IN CEILING OR WALL - ARROWS INDICATE HOMERUNS TO PANEL. ALL CONDUCTORS ARE MINIMUM NO.12 UNLESS NOTED OTHERWISE.  
 PHASE CONDUCTORS  
 NEUTRAL CONDUCTOR  
 SWITCH-LEG AND OR TRAVELER  
 GROUND CONDUCTOR  
 • 120/240V, 1-phase: black, red, Neutral white.  
 • 120/240V, 3-phase: black, orange, blue, Neutral white.  
 • 208Y/120V, 1-phase: black, red, Neutral white.  
 • 208Y/120V, 3-phase: black, red, blue, Neutral white.  
 • 480Y/277V, 3-phase: brown, orange, yellow, Neutral gray.  
 • Green shall be used for ground wire conductor.  
 • Unless local AHJ dictates otherwise, Contractor shall use the following color designations and be consistent throughout the project. Color designation for switch legs and or travelers: Violet, Pink or Purple may be used. (The only exception, when NM or MC cable used, and wires must be re-identified, reference specifications)  
 PANEL - BREAKER NUMBER (IDENTIFICATION)  
 INDICATES THREE SEPARATE CIRCUITS  
 CONDUIT CONCEALED IN CEILING OR WALL WITH THREE CONDUCTORS: 1-PHASE, 1-NEUTRAL, 1-GROUND WIRE, MINIMUM NO.12 WIRE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.  
 CONDUIT RUN UNDERGROUND OR CONCEALED IN FLOOR SLAB.  
 GROUNDING CONDUCTOR NO.12 WIRE EXCEPT AS NOTED  
 EXIT LIGHT, WALL OR CEILING AS INDICATED.  
 BATTERY-OPERATED EMERGENCY LIGHT (WALL / CEILING)  
 COMBINATION EXIT / EMERGENCY LIGHT (WALL / CEILING)  
 GRID-MOUNTED TROFFER LIGHT FIXTURE  
 DIAGONAL SHADING DENOTES EMERGENCY BATTERY)  
 STRIP LIGHT FIXTURE  
 DIAGONAL SHADING DENOTES EMERGENCY BATTERY)  
 SQUARE / ROUND DOWNLIGHT  
 DIAGONAL SHADING DENOTES EMERGENCY BATTERY)  
 DIAGONAL SHADING DENOTES EMERGENCY BATTERY)  
 PANELBOARD (SURFACE OR FLUSH) TOP MOUNTED 6'-0" AFF  
 SWITCHBOARD, NUMBER OF SECTIONS AS INDICATED.  
 DISTRIBUTION PANEL (SURFACE OR FLOOR MOUNTED).  
 CONDUIT UP / CONDUIT DOWN  
 CONDUIT STUBBED THRU WALL WITH BUSHINGS ON BOTH ENDS  
 GROUND  
 POWER CONNECTION POINT  
 DISCONNECT SWITCH, SIZE AND TYPE AS NOTED  
 TOP MOUNTED 5'-0" AFF  
 WALL MOUNTED OR CEILING MOUNTED JUNCTION BOX  
 SINGLE POLE SWITCH  
 THREE-WAY SWITCH  
 DIGITAL TIME SWITCH, TYPE AS INDICATED  
 MOTION SENSOR SWITCH, TYPE AS INDICATED  
 SWITCH DESIGNATION  
 WALL / CEILING MOUNTED MOTION DETECTOR, TYPE AS INDICATED  
 WALL / CEILING MOUNTED DAYLIGHT SENSOR, TYPE AS INDICATED  
 SIMPLEX RECEPTACLE  
 DUPLEX RECEPTACLE (STRIKETHROUGH DENOTES ABOVE COUNTER)  
 SPECIAL DUPLEX RECEPTACLE, TYPE AS INDICATED  
 DOUBLE DUPLEX RECEPTACLE (STRIKETHROUGH DENOTES ABOVE COUNTER)  
 SPECIAL NEMA RECEPTACLE, TYPE AS INDICATED ON PLANS.  
 INDICATES WIRING DEVICE ABOVE RE: DRAWING  
 RECESSED STYLE POK THRU DEVICE, POWER AND DATA OR AS SPECIFIED  
 RECESSED STYLE ON-GRADE FLOOR BOX, POWER AND DATA OR AS SPECIFIED  
 LOW VOLTAGE OUTLET, DOUBLE GANG BOX WITH SINGLE GANG PLASTER RING. INSTALL 1" CONDUIT STUBBED UP OUT OF TOP OF BOX TO ABOVE AN ACCESSIBLE CEILING.  
 TV OUTLET (SAME ROUGH-IN AS LOW VOLTAGE OUTLET) WITH COAX AND RJ-45 JACK AND FACEPLATE  
 CEILING MOUNTED PHOTO-ELECTRIC SMOKE DETECTOR  
 DUCT MOUNTED PHOTO-ELECTRIC SMOKE DETECTOR  
 CEILING MOUNTED HEAT DETECTOR  
 FA VISUAL FIRE ALARM STROBE LIGHT (WALL / CEILING)  
 FA COMBINATION HORN/STROBE (WALL / CEILING)  
 FIRE ALARM MANUAL PULL STATION.  
 SPRINKLER ALARM SYSTEM FLOW SWITCH  
 SPRINKLER ALARM SYSTEM TAMPER SWITCH  
 FIRE AND SMOKE DAMPER 120V, 1Ø  
 FIRE ALARM CONTROL PANEL  
 FIRE ALARM ANNUNCIATOR PANEL (FLUSH)  
 MARK NO. SUPPLY (S.), RETURN (R.), EXHAUST (E.)  
 ELECTRICAL PLAN NOTE  
 MECHANICAL/PLUMBING EQUIPMENT TAG  
 HEIGHT TO CENTERLINE OF OUTLET BOX ABOVE FINISHED FLOOR  
 ABOVE FINISH FLOOR  
 FIRE ALARM  
 GROUND FAULT INTERRUPTER  
 ABOVE FINISHED FLOOR  
 UNDERGROUND ELECTRICAL  
 OVERHEAD ELECTRICAL  
 RELOCATED FIXTURE / DEVICE

ELECTRICAL NOTATIONS

- [E#] ELECTRICAL PLAN NOTE  
 [XX-X] MECHANICAL/PLUMBING EQUIPMENT TAG  
 +4'-0" HEIGHT TO CENTERLINE OF OUTLET BOX ABOVE FINISHED FLOOR  
 AFF ABOVE FINISH FLOOR  
 FA FIRE ALARM  
 GFH GROUND FAULT INTERRUPTER  
 AFF ABOVE FINISHED FLOOR  
 UGE UNDERGROUND ELECTRICAL  
 OHE OVERHEAD ELECTRICAL  
 (R) RELOCATED FIXTURE / DEVICE

SHEET INDEX

- MEP100 MEP COVER SHEET  
 MEP101 MEP SPECIFICATIONS  
 MEP200 MEP FLOOR PLAN

MECHANICAL SYMBOLS

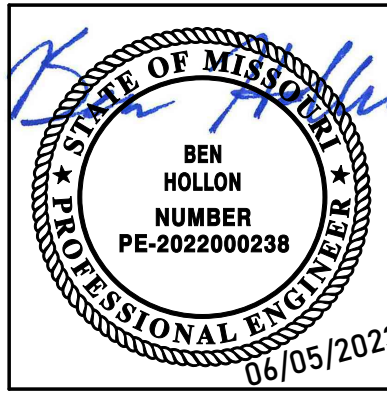
EXISTING DUCTWORK TO BE REMOVED  
 EXISTING DUCTWORK TO REMAIN  
 NEW DUCTWORK  
 SUPPLY DUCT  
 RETURN DUCT  
 EXHAUST DUCT  
 SUPPLY DIFFUSER  
 RETURN GRILLE  
 EXHAUST GRILLE  
 RISE OR DROP IN DUCT  
 THERMOSTAT  
 MANUAL VOLUME DAMPER  
 SUPPLY DUCT DOWN  
 SUPPLY DUCT UP  
 RETURN DUCT DOWN  
 RETURN DUCT UP  
 EXHAUST DUCT DOWN  
 EXHAUST DUCT UP  
 WALL MOUNTED DIFFUSER/GRILLE  
 FLEXIBLE DUCT CONNECTION  
 EQUIPMENT TYPE AND DESIGNATION  
 AHU-1  
 SA  
 200  
 CFM  
 CONNECT TO EXISTING  
 MECHANICAL PLAN NOTE

PLUMBING SYMBOLS

EXISTING TO REMAIN  
 EXISTING TO BE REMOVED  
 NEW PIPING  
 FLOW ARROW  
 CW COLD WATER  
 HW HOT WATER  
 SANITARY VENT ABOVE GROUND/FLOOR  
 SANITARY VENT BELOW GROUND/FLOOR  
 SANITARY WASTE BELOW GROUND/FLOOR  
 SHUT OFF VALVE  
 UNION  
 FLANGE CONNECTION  
 FLOOR DRAIN OR EQMT FLOOR DRAIN  
 PIPE DROP/PIPE RISE  
 BOTTOM OUTLET TEE  
 TOP OUTLET TEE  
 WCO WALL CLEAN OUT  
 FFFO FINISHED FLOOR CLEANOUT  
 EQUIPMENT TYPE AND DESIGNATION  
 PLUMBING FIXTURE DESIGNATION  
 CONNECT TO EXISTING  
 PLUMBING PLAN NOTE

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 Issue: Date:

Drawn by: BLH  
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Project Number: 2309.2



## GENERAL REQUIREMENTS AND MECHANICAL SPECIFICATIONS

### GENERAL MEP REQUIREMENTS

#### 1. SUMMARY OF WORK

A. The contract documents require the furnishing and installing of complete functioning mechanical systems, and each element thereof, as specified or indicated in the contract documents or reasonably inferred, to completely construct and leave ready for operation the systems as shown on the drawings and herein described, including erection, installation, adjustment, whether or not specifically called for by item. Elements of the work include materials, labor, equipment, supplies, engineering, transportation, and utilities.

B. Specifications and drawings are complementary and what is called for in one shall be as binding as is called for by the other.

C. All work performed under this section shall be done in a neat and workmanlike manner by experienced mechanics of the proper trade.

#### 2. COORDINATION, MEASUREMENTS AND LAYOUTS

A. The contractor shall inspect the site where the work is to be performed and fully familiarize himself with all conditions relating to this project.

B. The contractor shall employ a competent foreman on the job to see that work is done in accordance with the best practices and in a satisfactory and workmanlike manner. The foreman shall keep informed as to the work of other trades engaged in the construction of the project, and shall execute their work in such a manner as not to interfere with or delay the work of other trades.

C. Drawings show the general arrangement of all systems and components covered under this section. Where local conditions necessitate a rearrangement, the contractor shall prepare, and submit for approval, drawings of the proposed rearrangement. Because of the small scale of the drawings, it is not possible to indicate all offsets, fittings, and accessories that may be required. The contractor shall carefully investigate the structural and finishing conditions affecting all of their work and shall arrange such work accordingly, including such work as the following: (1) offsets, fittings, and accessories that may be required to meet such conditions at no additional cost to the owner. The contractor shall verify all dimensions. Drawings shall not be scaled to determine dimension.

#### 3. PERMITS AND FEES

A. The contractor shall obtain and pay for all required permits and licenses and shall make all deposits and pay all fees required for the performance of work under this section, other than those deposits or fees which are fully refundable to the owner.

#### 4. SUBMITTALS, MATERIALS AND EQUIPMENT

A. All items of materials and equipment shall be new unless otherwise specified herein, free from defects and of the best quality normally used for the purpose in good commercial practice.

B. As soon as possible after the award of the contract, the contractor shall submit for review six copies of shop drawings for all equipment to be furnished for this project. Submittal shall include manufacturer's name, model number, descriptive engineering data and all necessary information to finish, material, gauges and accessories. After such shop drawings are processed, three copies will be returned to the contractor. The contractor shall upon receipt of reviewed shop drawings proceed with the procurement and installation of such equipment.

#### 5. CODES, LAWS, AND STANDARDS

A. All work shall be installed in compliance with all governing codes, applicable local laws, regulations, ordinances or statutes of regulatory bodies having jurisdiction. The work shall be executed in accordance with said laws, regulations, ordinances, statutes or codes, without increased cost to the owner. In the event any provision is referred to the engineer for approval. Work indicated on the documents that is in excess of code requirements shall not be reduced in quality and/or quantity.

B. Comply with rules and regulations of public utilities and municipal departments affected by connections of services.

#### 6. RECORD DOCUMENTS

A. Operating and Maintenance Booklet:

On completion of the project, the Contractor shall provide project manuals electronically (PDF format unless otherwise instructed) containing complete project information for all installed or provided equipment and components including cut sheets, parts lists, wiring and installation diagrams, operating, service and lubrication instructions. Provide manufacturer guarantee and warranty certificates.

B. Record Drawings:

1) On completion of the project, the Contractor shall provide record drawings with all field changes and rekey notes. The original recording and layout shall be clearly marked out. References to other documents, drawings, specifications, RFIs or otherwise for additional information which do not appear on the drawings shall not be accepted.

2) The Contractor shall submit record drawings electronically in PDF format (unless otherwise instructed).

#### 7. GUARANTEES AND WARRANTIES

A. The contractor shall guarantee complete system operation and that the material and equipment furnished and installed will be free from defects in workmanship and materials and will give satisfactory service under the specified operating conditions. The contractor agrees to replace, without cost to the owner, any part of the apparatus which proves or becomes defective within one year after the system is accepted. No equipment warranty or guarantee shall start until the time of building acceptance.

B. All warranties issued by equipment manufacturers shall be filled out in the owner's name and given to the owner prior to final acceptance of work performed under this section.

#### 8. FINAL INSPECTION

A. After completion of the entire project the contractor shall request final inspection of this project in written form addressed to the architect along with a statement to the effect that all installations have been completed, checked, adjusted and balanced in accordance with requirements of this project. Upon receipt of written notification of completion and request for final inspection the engineer will perform a final inspection of this work and, if all installations are as represented by the contractor, the engineer will submit written recommendation of acceptance.

#### 9. CLEANING

A. Dirt and refuse resulting from the performance of the work shall be removed to keep the premises reasonably clean at all times.

B. After completion of the work described in this specification and shown on the drawings, the contractor shall thoroughly clean all exposed surfaces and equipment, remove all dirt, debris, crating, cartons, etc., and leave all installations finished and ready for operation.

#### 10. FINISHES AND DETAILS

A. In fire-rated walls, caulking shall be a pure ceramic fire made of alumina-silica, "Cerabuff 6-6" by Johns-Manville. Sealant shall be non grade. An acrylic 2-part gun applied, fire-retardant elastic sealant, "Dymonic" by Tremco or equal by Permaset 10-1139.

1) Limit the size of the space between the wall or floor and the outside of the pipe or duct to 1 inch maximum. This space is sufficient to allow some movement of the pipe or duct without cracking the caulking or sealant.

2) For openings in walls, the caulking shall be applied to a minimum of 3 inch total depth. Sealant shall then be applied on both sides of the wall opening a minimum of 1/2 inch in depth, finished flush with the wall. D.

#### 11. CUTTING AND PATCHING

A. The contractor shall be responsible for any cutting of walls, floors, ceilings and roofs required for performance of their work.

B. No structural member shall be cut without permission from the architect.

C. Patch all openings to match adjacent construction in both material and finish.

D. All cutting of existing concrete floors/slabs on grade in the interior of the building shall be performed by "saw cutting" and shall be performed by this contractor.

#### 12. EXCAVATION AND BACKFILL

A. All excavation and backfill required for the installation of the work shall be the complete responsibility of the contractor.

B. No excavation and backfill shall be done within drip line of trees to remain. No tree shall be removed without prior approval of the owner's representative.

C. Contractor shall provide protection for trees within 15 feet of utility excavation.

D. Contractor shall be responsible for protecting all trench areas and maintaining a dry excavation. Any dewatering of trenches/excavation shall be provided prior to installing any material.

E. The contractor shall be required to provide all necessary barricades, fencing, bracing, sheet piling, warning signs, pumps, etc., for the protection of workers, general public, and properties. Excavation work shall comply with AIA standard A30.2 "safety code for building construction" and AGC standard for excavation safety and health (OSHA) standards.

F. Locate existing underground utilities in areas of excavation work. Should uncharted, or incorrectly charted, piping or other utilities be encountered during excavation, consult utility owner immediately for location.

G. All trenches shall be uniformly graded and be free of soft spots and stone. Provide a 4 inch sand bed.

H. Backfill shall not begin until installation has been tested and inspected. Contractor shall consult with the authority having jurisdiction and the architect/engineer prior to backfilling.

1. All excess earth and other material resulting from the excavation shall be removed from the site by the contractor or may be piled at a location designated and approved by the owner. All debris, rock and trash shall not be allowed to accumulate and shall be removed from the site. Streets, roadways and private property shall be kept in a clean condition.

J. When the excavation is beyond the area where finished site work is to be done under the general contract work, backfill to the height of rough grade. Final surfacing will be under general contract work.

K. When the excavation is beyond the area of general construction work, final surface and adjacent disturbed areas shall be restored to match original condition by sodding, seeding, asphalt paving, concrete, etc., as required. Work shall conform to applicable sections of these specifications.

L. When the excavation is on public property, restoration of surface conditions shall

meet the requirements of authorities having jurisdiction.

M. When services are to be run side-by-side, a common trench may be provided requiring the vertical and horizontal separation between the various services are maintained and providing the method of bedding and backfill meet the approval of the engineer. Contractor involved shall make their own agreement as to the sharing of the cost of the common trenching and backfill work.

#### 13. DEMOLITION AND NEW WORK

A. The contractor shall do all demolition, alterations and remove indicated and/or required to maintain the operation of all existing systems and to integrate the new systems in the renovated building as required. The contractor shall include all work which may be required to alterations and demolition work. This shall include all removal, relocation and reworking of piping, items of equipment and existing systems and new systems shall be completely integrated as indicated and as indicated on the plans and in the specifications.

B. The contractor shall remove from the premises and dispose of properly all existing material and equipment which no longer serves a purpose in altered areas. The contractor shall remove unused ductwork and piping. Remove piping connected to equipment back to main and cap. Unless otherwise noted, the contractor shall maintain service to all existing areas requiring such service. The contractor shall reroute as required such services where are disrupted due to architectural changes in the existing structure. Any equipment which is designated to be reused and which is damaged in the process shall be replaced by the contractor with new equipment of like kind at no cost to the owner.

C. The contractor shall replace any existing devices including air devices, thermostats, and electrical devices to match new devices unless instructed otherwise.

#### 14. INTERRUPTION OF SERVICES

A. The contractor shall schedule any service interruptions to the existing building with the owner's representative. Such interruptions shall be planned so as to be at times of least inconvenience and interruption to the facility's schedule.

#### 15. EXISTING CONDITIONS

A. All existing conditions shown on the drawings and described in the specifications for this project have been determined from available drawings and field investigations. Contractors making proposals for this work shall investigate all existing conditions and base their proposals on their observations to provide complete and functioning installations in accordance with the intent, drawings and specifications for this project and all applicable governing codes, rules, regulations and ordinances. Failure to determine existing conditions which cause additional work will not constitute grounds for additional compensation.

#### END OF GENERAL MEP REQUIREMENTS

#### DIVISION 23000 - HEATING, VENTILATING AND AIR CONDITIONING

##### GENERAL:

A. The work included under this contract consists of providing all labor, materials, tools, transportation, services, etc., necessary to complete the installation and to provide complete and functioning installations in accordance with the intent, drawings and specifications for this project and all applicable governing codes, rules, regulations and ordinances. Failure to determine existing conditions which cause additional work will not constitute grounds for additional compensation.

##### Sheet metal ductwork:

A. Sheet metal ducts and connections shall be constructed of G-90 galvanized sheet of mild steel. The ducts shall be constructed to the sheet metal and air conditioning contractors' national association (SMACNA) pressure class standards. No duct shall be constructed with less than 24 gauge metal. Local codes requiring heavier gauges shall govern.

Leakage class minimum requirements are:

1) Up thru 2" WG pressure - rectangular - Class 24, round - Class 12.

2) Up thru 2" WG pressure - class A for all duct joints.

B. Duct sections shall be joined in accordance with the recommendations of the sheet metal and air conditioning contractors' national association and requirements of the building code having jurisdiction.

C. Curved elbows shall be constructed with inside radius not less than the duct width in the same plane. Square elbows shall have turning vanes. Turning vanes shall be designed in accordance with ASHRAE recommendations. Manufactured vanes shall be by Greenheck or approved equal.

D. Crossoverback all ductwork surfaces over 18 inches in width.

E. Full areas shall be maintained in transitions where a change in the configuration of the duct occurs. All tapering joints shall be reduced gradually.

F. Joints in ducts shall be made practically airtight and any open corner shall be neatly patched and soldered tight. Duct tape will not be accepted as a joint patch. Low pressure system duct leakage shall not exceed 2%.

G. Concealed round ducts shall be constructed to SMACNA 7 w.g. Standards with grooved longitudinal seams and sleeved to type transverse joints.

##### Duct linings:

A. All rectangular outside air intake, supply, return and transfer air ductwork shall be lined with 1/2" thick 2 lb. Density Certainteed Tough Guard duct liner or equal from Manville, Knaflex insulation, or Owens Corning unless noted otherwise on the drawings. All duct liner is to comply and be installed in accordance to NAIMA fibrous glass duct liner standard and SMACNA.

##### FLEXIBLE DUCT:

A. Flexible ducts shall be UL-181 class Thermflex M-K-E, or approved equal, shall not be longer than 5 feet and shall not have any air flow obstruction.

##### DUCTWORK SUPPORTS:

A. All horizontal ducts shall be supported with hangers spaced not more than 8'-0" apart. Hangers for ducts smaller than 31 inches shall be installed where galvanized steel straps securely fastened to the duct and the building construction. Ducts over 31 inches in width shall be hung with 3/4 inch steel angle on the bottom of the duct supported with steel or appropriate size securely fastened to building structure. All supports must meet SMACNA standards.

##### DUCTWORK INSULATION:

A. All concealed round ducts shall be insulated with 1 1/2 inch thick, 1 pound per cubic foot density, certain-teed duct wrap insulation placed on one side with .002 inch aluminum foil with a 2 inch tab, or equal products by Manville, Knaflex insulation, or Owens Corning unless noted otherwise on the drawings. Insulation shall be applied in strict compliance with the manufacturer's recommendations.

B. All insulation shall be UL listed, flame spread/RFI contributed/smoke developed rating of 25/50/50 or less in accordance with ASTM E84, NFPA 253 and UL 723.

##### GRILLES, REGISTERS, DIFFUSERS AND LOUVERS:

A. Furnish and install all grilles, registers, diffusers and louvers as shown and described on the drawings or comparable products of Tiltex or equal.

B. The contractor shall insure the general contractor of the requirements for opening sizes and framing for all equipment and shall coordinate the installation of all such equipment with the structural requirements of this project.

##### HVAC EQUIPMENT:

A. Air conditioning units shall be as scheduled or by acceptable equal. Units shall be standard catalogued products with the appropriate approval or certification by AGA, ARI and UL. Efficiencies shall conform to ASHRAE 90 standards.

B. Should an alternate manufacturer's equipment be provided that differs in size, weight or configuration from the manufacturer's standard equipment, the contractor shall reimburse the architect and engineer for all costs associated with modifying the construction documents to accommodate the alternate manufacturer's equipment. The contractor also shall be responsible for all costs associated with modification to electrical, plumbing, mechanical and structural systems in the original construction documents to accommodate alternate equipment.

C. Commercial quality units shall be AMCA rated by Greenheck or acceptable equal by Acme, Cocks, Carnes, Penn Barry.

##### OPERATING AND MAINTENANCE MANUALS:

A. The equipment manufacturer shall furnish the owner two bound sets of operating and maintenance instructions for all systems.

##### START-UP/TESTING, ADJUSTING, BALANCING:

A. The contractor shall complete all equipment installations, check all control wiring, start up and adjust all equipment and place all systems in operation.

B. After completion and start-up of all systems the contractor shall arrange for testing, adjusting and balancing of all air systems.

C. Testing, adjusting and balancing of all air systems shall be performed in complete accordance with NEBB or SMACNA standards.

D. Upon completion of testing, adjusting and balancing, a complete report of all findings shall be submitted to the engineer prior to final acceptance of this project. Three copies of the report shall be provided.

##### ACCESSORIES:

A. Provide single thickness turning vanes in all supply duct turns.

B. Provide duct access doors for all internal manual equipment. Access doors shall be insulated double wall, constructed airtight in accordance with SMACNA standards for the appropriate pressure class where they are installed. They shall have built in or plane hinged with cam latches. Minimum size shall be 12"x12" or 12"x24" depth unless noted otherwise.

C. Branch take-offs to air terminal units shall be high efficiency type.

D. All take-offs to diffusers or grilles shall be made with high efficiency take-offs, consist of earth or sand free of stone, bricks, or foreign matter.

E. Duct splits, elbows and reducing fittings shall be fabricated per SMACNA shown otherwise. Horizontal splits, waste, and drain pipes shall be given a straight line to the equipment. Horizontal splits, waste, and drain pipes shall be given a straight line to the equipment. Horizontal splits, waste, and drain pipes shall be given a straight line to the equipment. Horizontal splits, waste, and drain pipes shall be given a straight line to the equipment.

F. Provide dampers where shown and required. Dampers shall be by Greenheck or acceptable equal by Ruskin, American Warning & Ventilating, Air Balance, Inc., Carnes, Knigler, Nailer, United Electric.

G. Volume balancing dampers shall be Ruskin DC-35/CR-29 as approved equal.

H. Backdraft dampers shall be tested and rated in accordance with AMCA 500D.

They shall have extruded aluminum frames and blades with adjustable counter balance springs. Provide with vinyl blade seals.

##### CONTROLS:

A. All temperature controls unless otherwise noted shall be the responsibility of the Mechanical Contractor.

B. Controls system shall be electric/electronic with stand-alone programmable digital thermostats. Controls shall be interfaced and compatible with the existing building energy management control system.

C. Provide control installation to accomplish the indicated or required sequence of operation for heating, cooling, ventilation, humidification, dehumidification, and tubing, software, graphics and other components as required for a complete operating system. Where no sequence is indicated, contractor shall submit a proposed sequence of operation for approval.

##### PAINTING:

A. Painting, except as specified herein, shall be done by others.

B. Equipment which has damaged finish shall be repainted to match the original factory finish.

C. All exposed ferrous metal furnished under this contract, such as hangers, struts, structural steel, etc., shall be given one coat of Tremco gray primer.

##### END OF DIVISION 23000

#### DIVISION 22000 - PLUMBING

##### GENERAL:

A. The work included under this contract consists of providing all labor, materials, tools, transportation, services, etc., necessary to complete the installation and to provide complete and functioning installations in accordance with the intent, drawings and specifications for this project and all applicable governing codes, rules, regulations and ordinances. Failure to determine existing conditions which cause additional work will not constitute grounds for additional compensation.

##### TRAPS:

A. All floor drains and fixtures with waste connections shall be separately trapped with a water sealed trap placed as close to the fixture or drain as possible. The contractor shall furnish and install all trap required including traps not furnished in combination with fixtures and equipment. All exposed traps in finished spaces shall be chrome plated brass. Provide deep seal traps and running traps where required.

##### PLUMBING EQUIPMENT:

A. Water heaters, pumps, expansion tanks and other equipment shall be as scheduled or by acceptable equal by one of the following:

1) Water Heaters and Accessories:

Water Heaters: A.O. Smith, Staco, Rheem.

Expansion Tanks: Watts, Amtrol, Armstrong, Teco, Wesells.

##### Water Heater Installation

1) Pipe water heater drains and/or pan drains to indirect waste per code. Indirect waste shall be to exterior. Water heater PBT relief valves shall be independently, indirectly wasted 6" above receptor per code and as noted or detailed.

2) Install vacuum relief valve on each bottom feed storage water heater, installed above the top of the water heater on cold water inlet piping.

3) Mount water heaters on concrete floor slabs, suspended from structure on steel rods, on steel floor stands or wall bracket steel frames as indicated on drawings.

4) High efficiency gas fired water heaters shall have a condensate hot and cold system or component may bear on any sprinkler pipe or support. Water piping connections to water heaters shall be metallic, no plastic piping is permitted within 18" of a water heater connection. Provide 18" minimum flexible corrugated copper or braided stainless steel connection hoses with compression ends for water heaters with 3/4" water connections.

D. Pumps used for potable water system applications shall be of lead free all bronze or stainless steel construction.

##### PIPING JOINTS:

A. Threaded joints shall be cut full and clean, with not more than three threads exposed beyond fittings. Joints shall be made up tight with graphite base pipe joint compound applied to make threads oily. Exposed threads of ferrous pipe shall be painted with acid-resisting paint after piping has been tested and proven tight. No caulking with any other material will be allowed for connection of defective joints.

B. Solder or soldered joints in copper water piping shall be made by the appropriate trade. Solder shall be applied to each fitting and shall be installed where flared joints where specified for soft copper tubing shall be made with fittings meeting approved standards. Surfaces to be soldered or sweat shall be cleaned bright, properly fluxed with approved noncorrosive paste type flux and made with 95/5 or 94/6 solder. The use of self-cleaning fluxes, 50-50 solder or paste type solder is prohibited. Flared joints shall be made by expanding the tube with a pipe or flaring tool. All tubes shall be properly reamed.

C. Joints in lead and spigot cast iron soil pipe shall be of pig lead and oakum seal not less than 1" deep, and installed in one foot T-joint leg gaskets under the flange.

D. Joints for no-hub pipe shall be neoprene with stainless steel bands.

E. Joints for plastic pipe, when permitted, shall be solvent welded in accordance with the pipe manufacturer's recommendations.

##### DOMESTIC HOT AND COLD-WATER PIPING:

A. All domestic hot and cold-water piping within the building shall be copper. Underground water service outside of the building may be type "K" soft temper copper or ductile iron or cast iron pipe with upper bellite, mechanical or flanged joints.

B. Copper piping installed underground shall be soft temper type "K" and installed in accordance with the manufacturer's recommendations.

C. All other copper piping shall be hard temper type "Y". All copper piping shall conform to ASTM-B88 requirements. Service piping of cast iron of ductile iron pipe shall conform to USA, AWWA and federal specifications.

D. Fittings to use with type "K" and "Y" copper piping shall be wrought copper solder-solder. Unions shall be ground joint type and shall be installed where necessary to provide ease of disconnection of the piping system. Press fittings for use with type "K" and "Y" copper piping shall be installed in accordance with the manufacturer's recommendations.

E. When a connection between copper pipe and ferrous pipe is necessary, said connection shall be made by using brass covered fitting.

F. Drains installed on the drawings and all in low points in connection with the hot and cold-water distribution system shall consist of 1/2" faucet with hose threads. Drains shall be installed at low points in the hot and cold-water piping and all piping shall have a minimum 1/4" slope.

##### VALVES FOR DOMESTIC WATER:

A. For piping 1/2" - 2": Milwaukee ball-ISO ball valve, bronze, Teflon seats and packing, 400 lbs w.g., solder end.

B. For piping 2 1/2" and larger: Milwaukee m1224e butterfly valve, full lug body, EPDM seats, stainless steel disc, lever operation.

C. CROSS CONNECTIONS AND INTERCONNECTIONS

A. No installation shall be made of plumbing fixture, device or piping that will provide a cross connection or interconnection between a distributing water supply for drinking or domestic purposes and a polluted supply such as a drainage system or a soil or waste pipe that will permit or make possible a backflow of sewage, polluted water or waste into the water supply system.

##### SOIL, WASTE, DRAIN AND VENT PIPING

A. Underground soil, waste, drain and vent pipe and fittings, throughout the building shall be cast-iron hub-and-spigot service weight cast iron. Schedule 40 PVC solid plastic pipe shall be permitted for use in areas where there are removable closets, access doors may be omitted, provided ceiling panels above and access doors are clearly marked and labeled with caution tape. No-hub pipe will not be permitted underground.

B. Soil, waste, drain, vent pipe, and fittings above ground inside of the building shall be service weight hub-and-spigot or no-hub cast iron. Schedule 40 PVC solid plastic pipe shall be permitted for use in areas where there are removable closets, access doors may be omitted, provided ceiling panels above and access doors are clearly marked and labeled with caution tape. No-hub pipe will not be permitted underground.

C. Changes in pipe size on soil, waste, and drain lines shall be made with reducing fittings. Changes in direction in drainage piping shall be made by the appropriate use of 45 degree y's, long or short sweep quarter bends, sixth, eighth, or sixteenth bends, or by a combination of the equivalent fittings. Single and double sanitary tees and short quarter bends may be used in drainage lines only where the direction of flow is from the horizontal to the vertical. Quarter bends may be used on soil and waste lines on the discharge from waste closets in slab on grade areas.

D. Sewer lines shall be located in general as shown on the drawings. The exact location shall be determined by the contractor in such a manner as to maintain proper clearance and sufficient slope to insure drainage.

E. Horizontal soil, waste, and drain pipes shall be given a grade of not less than 1/4" per foot for sizes up to 3" unless otherwise shown on the drawings or approved by the architect and engineer. Horizontal soil, waste, and drain pipes shall be given a grade of not less than 1/8" per foot for sizes 4" and larger when first approved by the administrative authority.

F. Vent stacks shall be extended to size through the roof and flashed with a sound lead sheet turned down into the stack at least 2" and extended 12" in all directions from the pipe at the roof line. Vents through roof shall not be less than 2". PVC piping shall not be used for vent piping through the roof.

G. Where applicable for the roofing system used, provide flashing via gabled EPDM cone in lieu of lead.

H. Vent stacks shall be air and watertight.

I. Vent connections shall be installed on all fixtures and equipment connected to soil and waste systems and all floor drains shall be vented or connected to a common vent stack. All vent stacks shall be installed in a vertical line and shall be protected from the weather and shall be given a minimum 1/4" slope.

J. All vent stacks that are in or outside walls shall be offset 1/4" minimum from the wall before going through the roof, to facilitate flashing.

K. All take-offs to diffusers or grilles shall be made with high efficiency take-offs, consist of earth or sand free of stone, bricks, or foreign matter.

L. Riser shall be installed absolutely plumb and straight. Branches shall be run in straight lines and pitch uniformly to mains.

M. Risers, branches and mains shall be concealed in the construction except where shown otherwise. Branches for closets shall be finished at the wall line with proper flange to receive the fixture when set, and they shall be true and level so that closet base will have full bearing on the wall.

N. All soil and vent stacks shall offset where required to miss obstructions and as required to clear floor joists and spaced beams at floor lines and tug wall construction above grade.

O. Prohibited fittings. The drilling and tapping of building drains, soil, waste or vent pipes and the use of saddle holes or bands is prohibited. Any fittings UL listed for drains shall have an enlargement chamber or recess with a ledge, shoulder or reduction of the pipe area that offers an obstruction to the flow is prohibited.

P. Prohibited connections. No fixtures, devices or contractions shall be installed which would allow a backflow connection between a distribution system of water for drinking and domestic purposes to the drainage system, soil or waste pipe, or to the sewer or to any other source of contamination, or to the sewer or to any other source of contamination, or to the sewer or to any other source of contamination.

##### INSULATION:

A. All cold-water piping shall be insulated with certain-teed 1/2" thick glass fiber pipe insulation in model sections with factory applied service jacket and approved equal. This insulation shall be closely butted together and secured by joint tape matching the insulation cover.

B. All domestic hot water piping shall be insulated with 1" thick certain-teed glass fiber pipe insulation in model sections with factory applied service jacket and approved equal. This insulation shall be closely butted together and secured by joint tape matching the insulation cover.

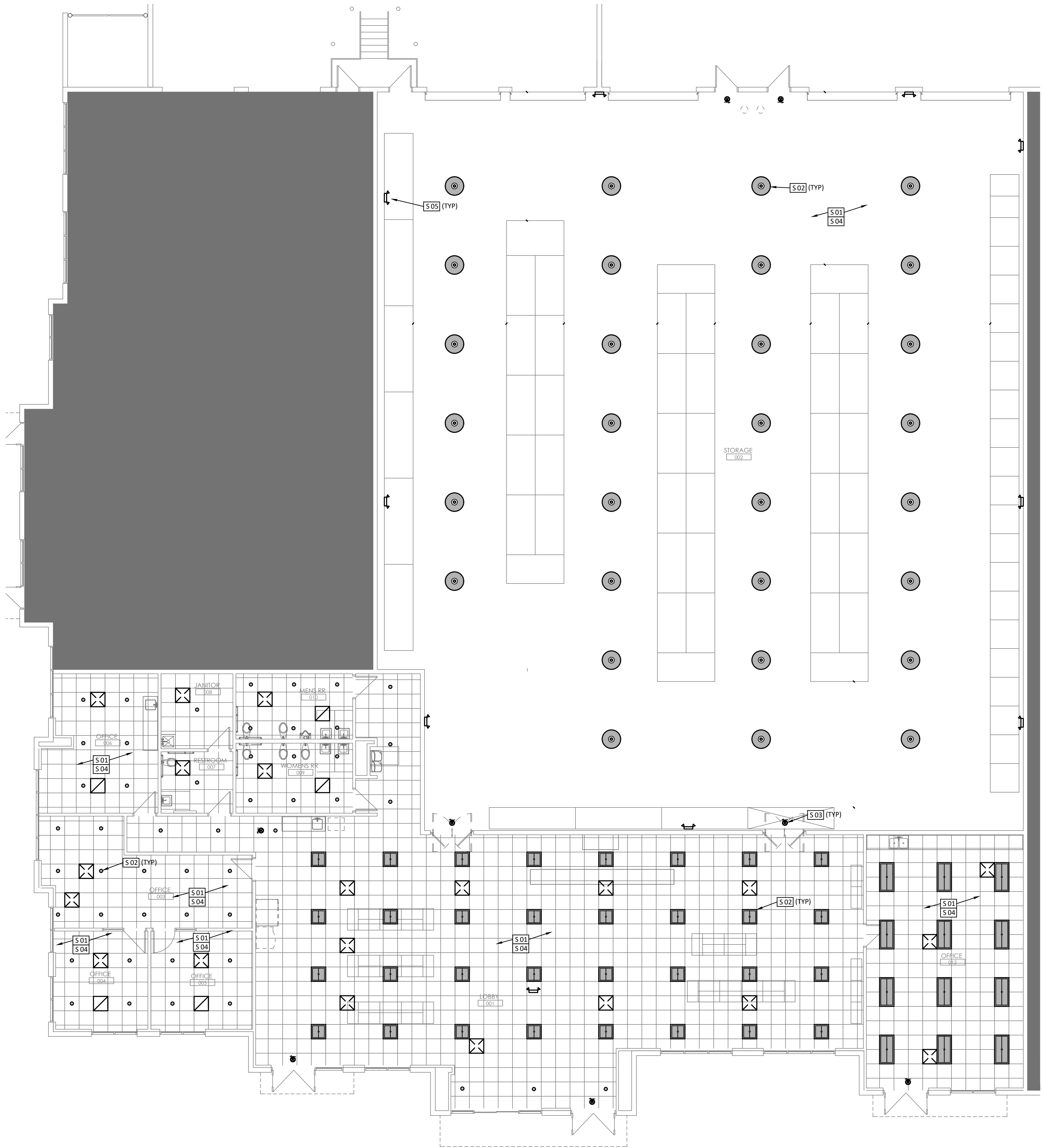
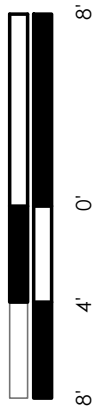
C. All piping surfaces to be insulated shall be clean and dry and piping shall have been tested and approved before the insulation is applied.

D. All valves, fittings and flanges shall be insulated with certain-teed glass fiber pipe insulation, or approved equal. Insulation shall be securely held in place and covered with Zeston pre-molded PVC fitting covers. Fitting covers may be provided with fiberglass insulation inserts.

E. All pipe insulation shall be installed in a neat and workmanlike manner by an insulation contractor regularly engaged in insulation work.

F. Provide heavy density





 **FLOOR PLAN - MEP**  
3/8" = 1'-0"

**PLAN NOTES**

1. BALANCE EXISTING HVAC SYSTEM IN THIS AREA TO 1.0 CFM PER SQUARE FOOT, PROVIDE ADDITIONAL SUPPLY AND RETURN GRILLES AS NECESSARY.
2. REMOVE EXISTING LIGHT FIXTURE AND INSTALL OWNER FURNISHED LED LIGHT FIXTURE IN SAME LOCATION, CONNECT TO EXISTING CIRCUIT.
3. PROVIDE EMERGENCY SIGN AS REQUIRED FOR BUILDING EGRESS, CONNECT TO UNSWITCHED HOT, FIELD VERIFY.
4. RELOCATE EXISTING FIRE ALARM DEVICE IN THIS ROOM AS REQUIRED, FIELD VERIFY.
5. PROVIDE EMERGENCY BUG EYE AS REQUIRED FOR BUILDING EMERGENCY LIGHTING, CONNECT TO UNSWITCHED HOT, FIELD VERIFY.



12101 W 110th Street, Suite 100  
Overland Park, KS 66210  
913.232.2123  
MO Certificate of Authority Number  
A-201100729

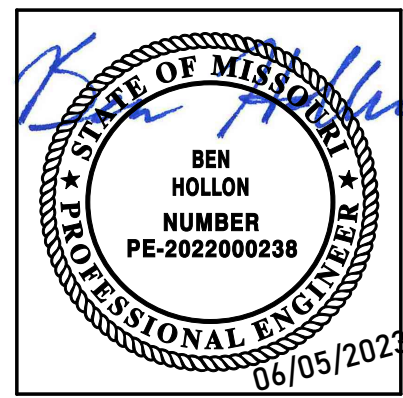
**Project Team:**

bc Design Group  
12101 W 110th St., Suite 100  
Overland Park, KS 66210  
913.232.2123

Project Title:  
ELLIOT ELECTRIC

**Elliot's Electric Lee's Summit**

2818 NE INDEPENDENCE AVE | LEE'S SUMMIT, MO 64064



Issue Date: 06.05.2023  
Issue: Date:

Drawn by: BLH  
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Project Number: 2309.2

**MEP100**

MEP Floor Plan



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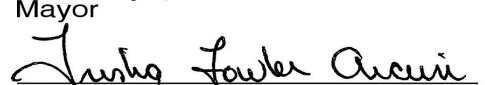


**BUSINESS LICENSE**

Issuance No. LC23150317

**EXPIRES :  
09/30/2023**

License is Hereby Granted to: ARC GENERAL CONTRACTING

  
Mayor  
  
City Clerk

Subject to the provisions of all Ordinances now in force and  
that may hereafter be passed by said City of Lee's Summit

**THIS LICENSE MUST BE DISPLAYED IN A PROMINENT PLACE AND IS NON-TRANSFERABLE**



RODINA COMPANY INC  
Licensing  
1204 N 59TH ST  
KANSAS CITY, KS 66102


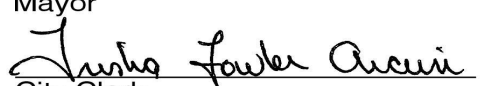


**BUSINESS LICENSE**

Issuance No. LC23160428

**EXPIRES :  
06/30/2023**

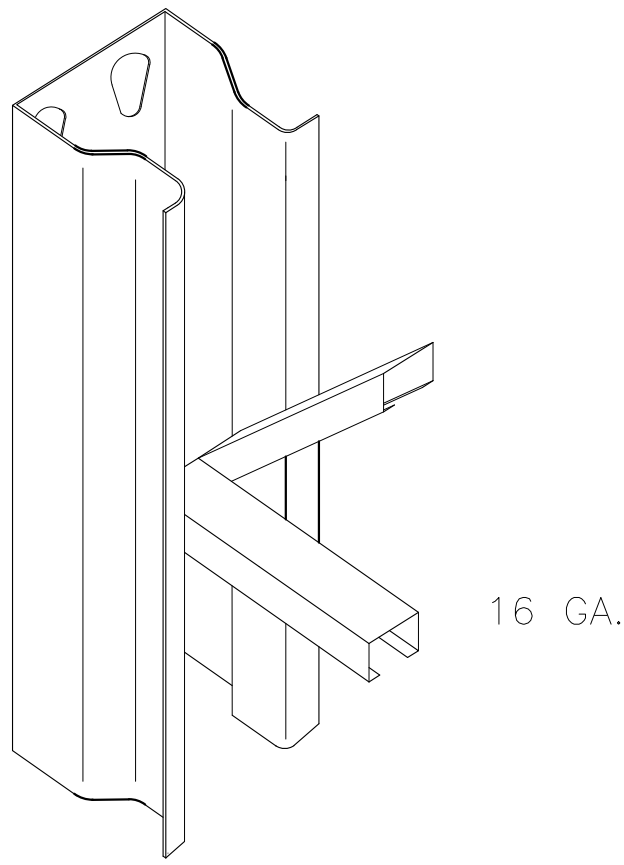
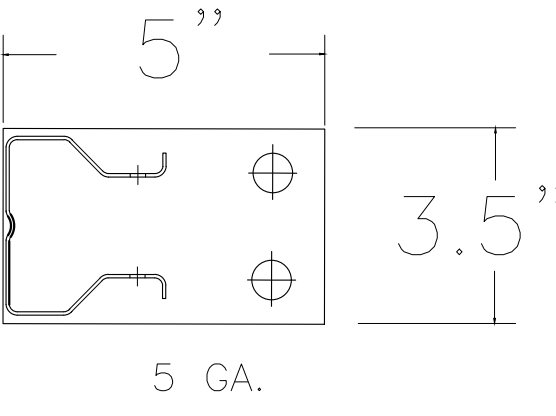
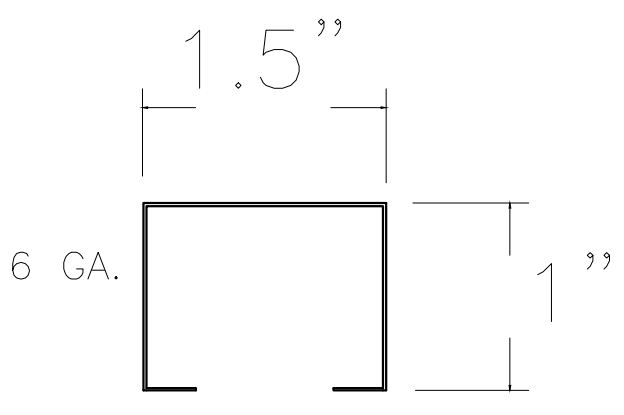
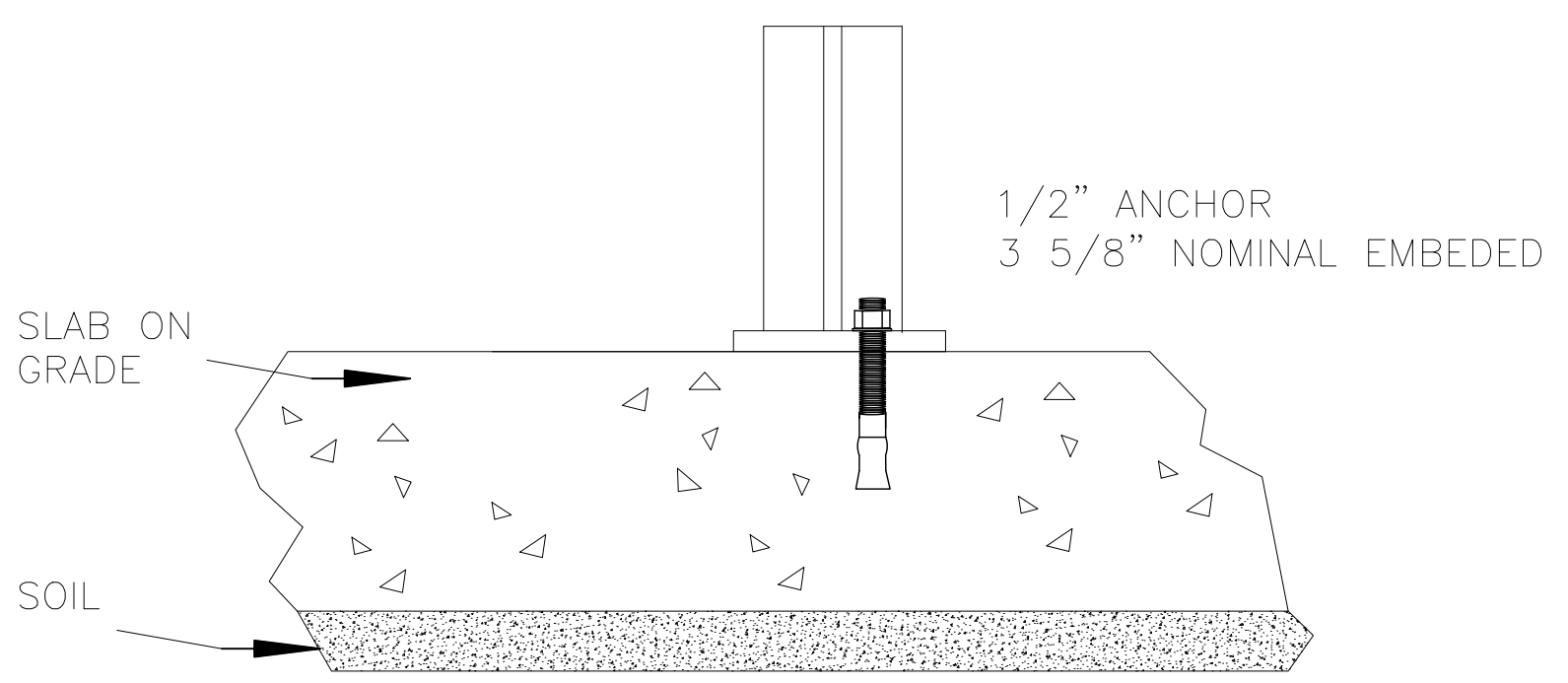
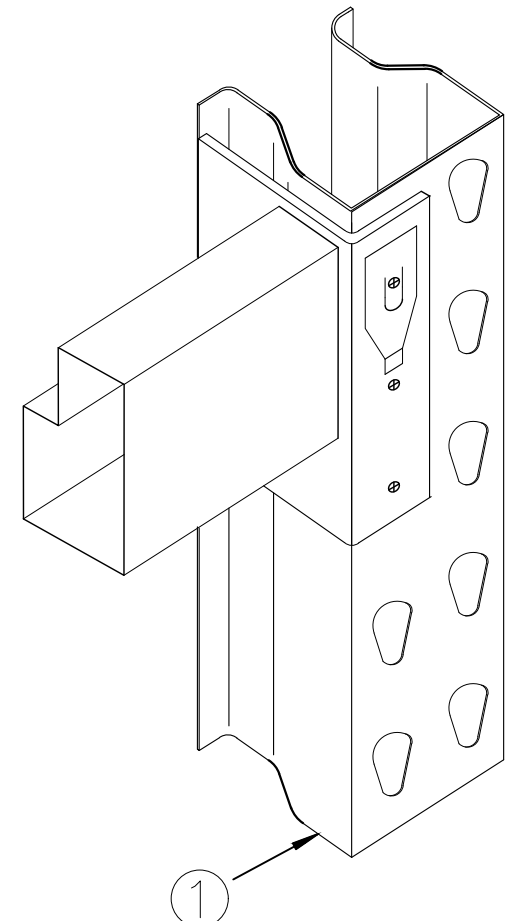
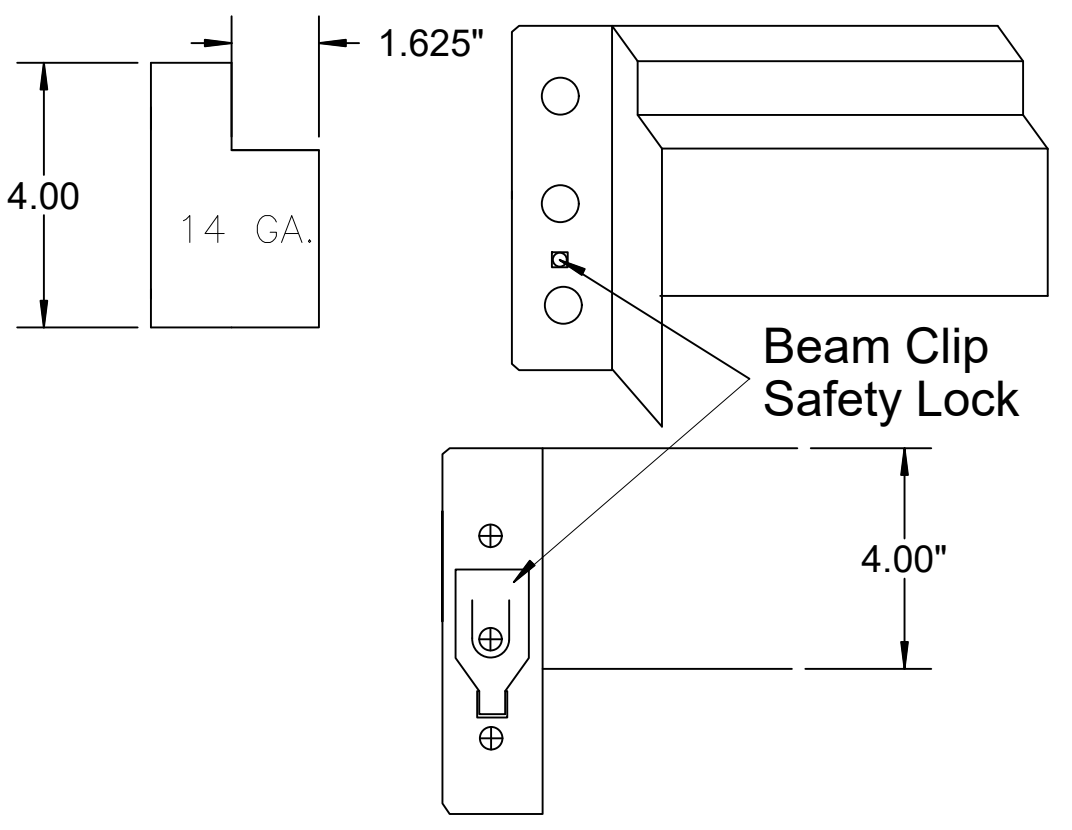
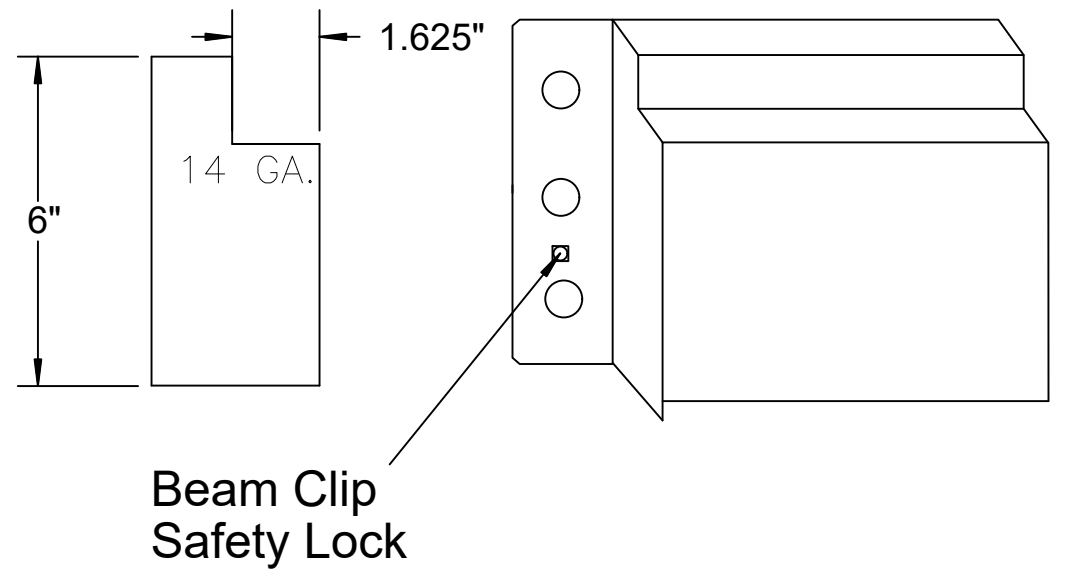
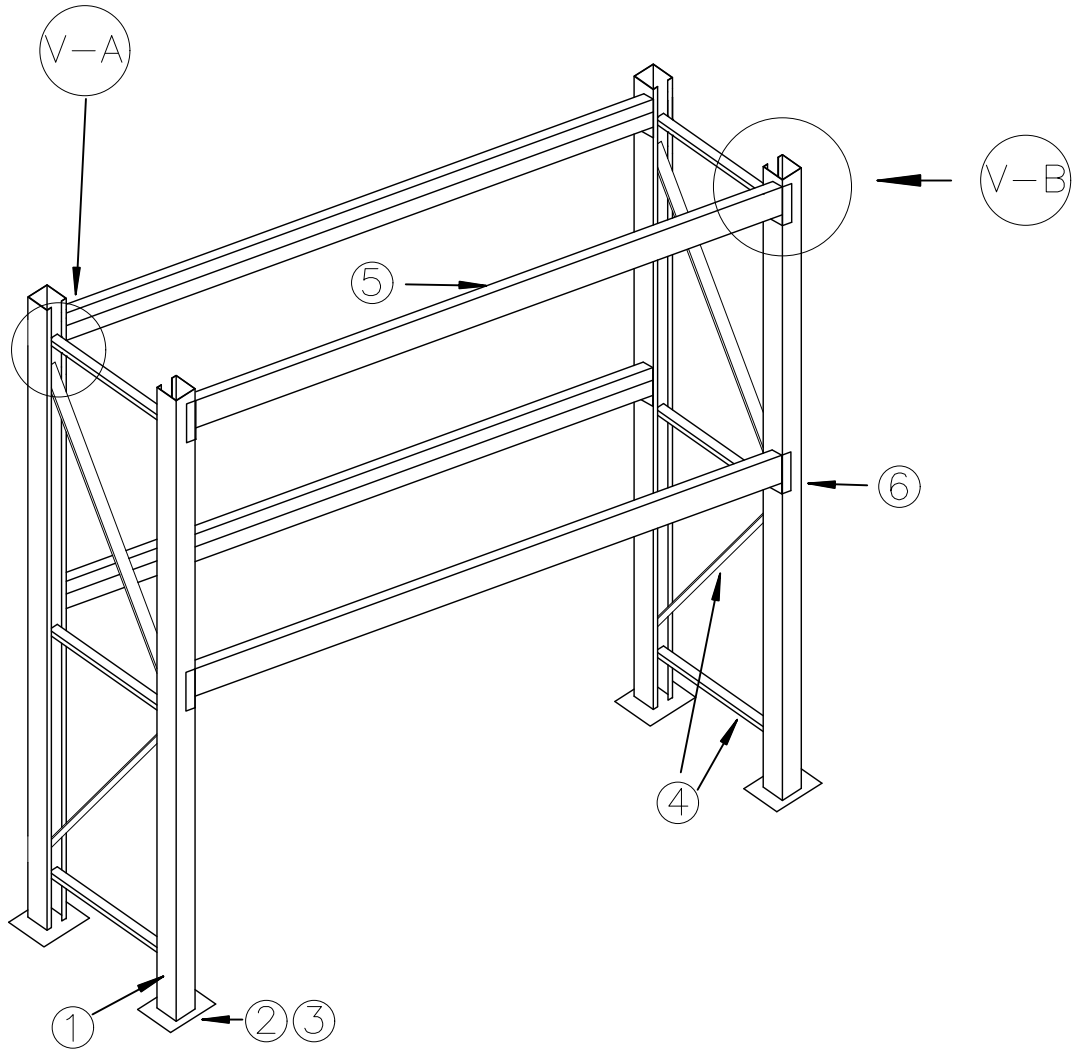
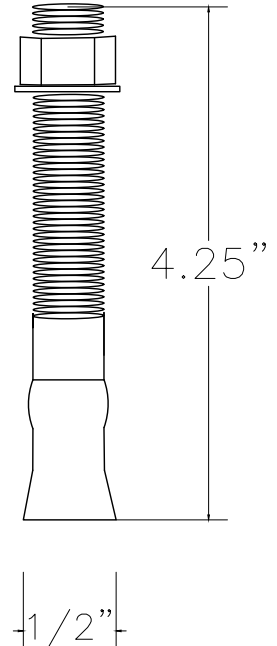
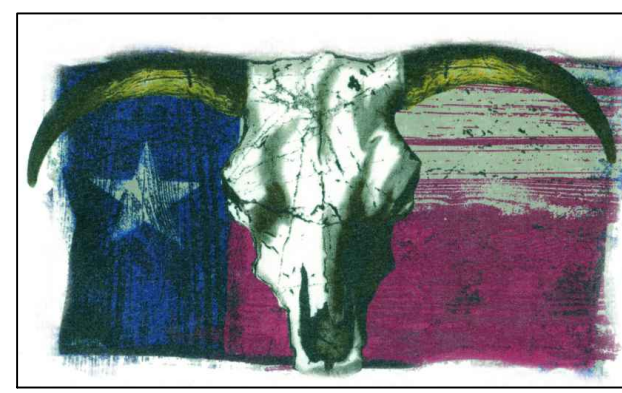
License is Hereby Granted to: RODINA COMPANY INC

  
Mayor  
  
City Clerk

Subject to the provisions of all Ordinances now in force and  
that may hereafter be passed by said City of Lee's Summit

**THIS LICENSE MUST BE DISPLAYED IN A PROMINENT PLACE AND IS NON-TRANSFERABLE**



1		2		3		4		5		6		7		8		9	
A																A	
B	21,780 Lbs capacity uprights			② BASE PLATE				④ STD. HORIZONTAL & DIAGONAL BRACE								B	
V-A TYPICAL BRACE TO COLUMN CONNECTION				① COLUMN								③ ANCHOR					
C																C	
D				⑥ CONNECTOR								GENERAL CONFIGURATION				D	
V-B TYPICAL BEAM TO COLUMN CONNECTION				⑤ BEAM													
E	<p>Pallet racks shown are manufactured by Kingmore and are in compliance with Section 2209, 2018 IBC</p>			(1) ANCHOR PER FOOTPLATE								<p>NOTES: (1) DESIGNED PER SECTION 2209, 2018 IBC. (2) STORAGE CAPACITY PER LEVEL: SEE BEAM DRWG #5 (3) STEEL: 50,000 PSI GRADE 50 (4) ALL BOLTS A 307 (5) ANCHORS: SIMPSON STRONG TIE STB2 50425. (6) PERIODIC INSPECTION DURING ANCHOR INSTALLATION. (7) CONCRETE 6" THICK X 3500 PSI (8) THE MAXIMUM TOP TO BOTTOM OUT OF PLUMB RATIO AND OUT-OF-STRAIGHT RATIO RACK COLUMN IS 1/240 (FOR EXAMPLE 3" PER 10' FEET OF HEIGHT). COLUMN WHOSE OUT-OF-PLUMB RATIO OR OUT-OF-STRAIGHT RATION EXCEEDS THIS LIMIT SHALL BE UNLOADED AND RE-PLUMBED. ANY DAMAGED PARTS MUST BE REPAIRED OR REPLACED. (9) THE OWNER SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE RACK SYSTEM BY ASSURING PROPER OPERATIONAL, HOUSE KEEPING, AND MAINTENANCE PROCEDURES, BUT NOT LIMITED TO THE FOLLOWING: A) PROHIBIT ANY OVER LOADING OF ANY PALLET POSITIONS AND OF THE OVERALL RACK SYSTEM. B) REGULARLY INSPECT FOR DAMAGE. IF ANY DAMAGE IS FOUND, IMMEDIATELY UNLOAD THE AFFECTED AREA AND REPLACE OR REPAIR ANY DAMAGED COLUMNS, BEAMS OR OTHER STRUCTURAL COMPONENTS. C) REQUIRE ALL PALLETS TO BE MAINTAINED IN GOOD, SAFE OPERATIONAL CONDITION. D) ENSURE THAT PALLETS ARE PROPERLY PLACED ONTO PALLET LOAD SUPPORT MEMBERS IN PROPERLY STACKED AND STABLE POSITION. E) REQUIRE THAT ALL GOODS STORED ON EACH PALLET TO BE PROPERLY STACKED AND STABLE. F) PROHIBIT DOUBLE STACKING OF ANY PALLET POSITION, INCLUDING THE TOP MOST POSITION, UNLESD, THE RACK SYSTEM IS SPECIFICALLY DESIGNED FOR SUCH LOADING. G) ENSURE THAT THE RACKS ARE NOT MODIFIED OR REARRANGED IN A MANNER NOT WITHIN THE ORIGINAL DESIGN CONFIGURATION.</p>				E	
1		2		3		4		5		6		7		8		9	
<div><div></div><div></div><div></div></div>		<div>The information contained herein is proprietary property of <b>Texas Warehouse Equipment</b> The possessor of this document is to maintain in confidence, not to reveal or publish it, in whole or in part without written consent from <b>Texas Warehouse Equipment</b></div>		<div>NOTES / COMMENTS</div> <div></div> <div></div> <div></div> <div></div> <div></div>				<div></div>		<div>Texas Warehouse Equipment &amp; Supply Inc. 2013 CR 561 Princeton, TX 75407 469-200-4777</div>							
												<div>Salesman: <div></div>Drawn by: <div></div></div>		<div>Approved by: <div></div>Date: 2-12-21</div>			