

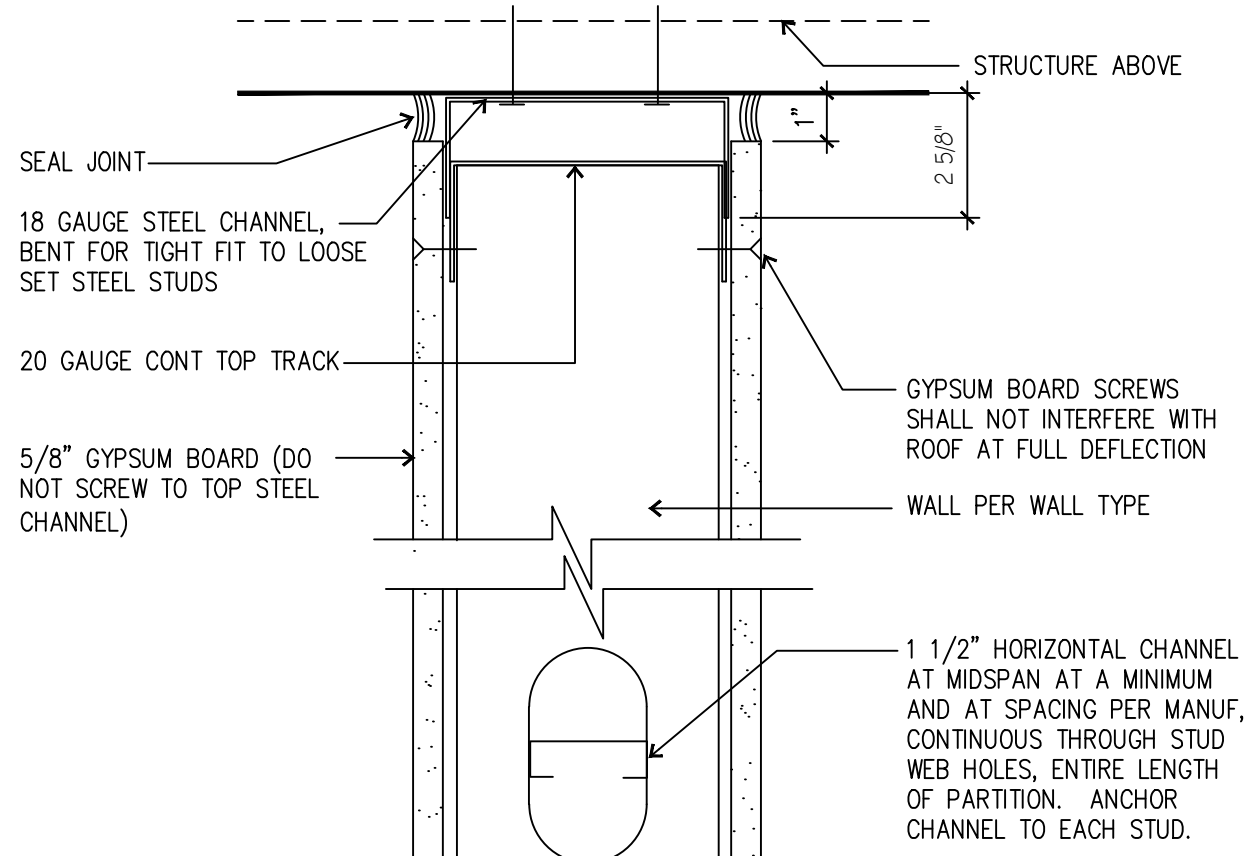
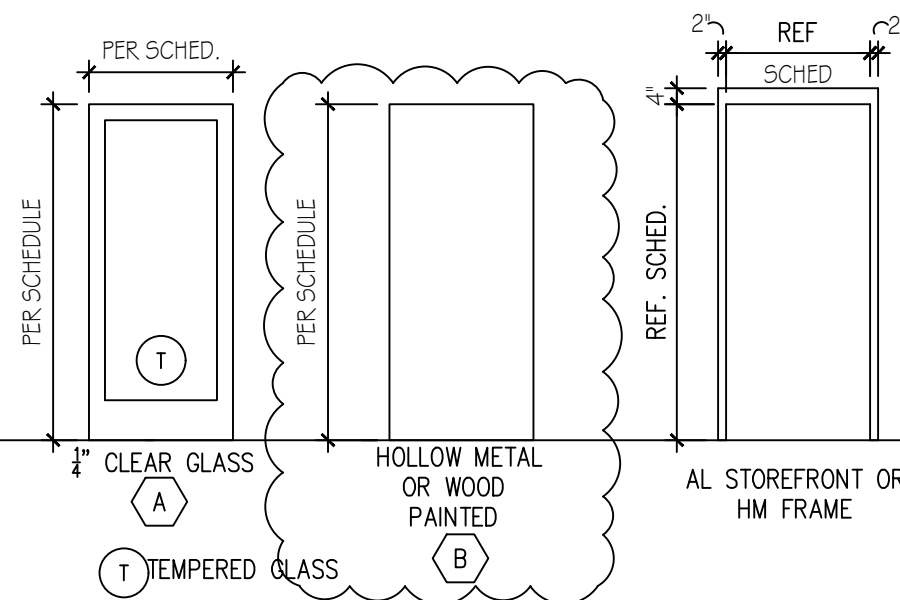
| DOOR NO. | DOOR | | | | FRAME | | | | RATING | HARDWARE | REMARKS |
|----------|-------|--------|--------|------|----------|--------|----------|--------|--------|----------|----------------|
| | WIDTH | HEIGHT | THICK | TYPE | MATERIAL | FINISH | MATERIAL | FINISH | | | |
| 102 | 3'-0" | 7'-0" | 1 3/4" | A | HM | PANT | HM | PANT | 441.0 | - | NOTE: 1, 2, 3. |
| 101 | 3'-0" | 7'-0" | 1 3/4" | B | HM | PANT | HM | PANT | 441.0 | - | 2 |
| 102 | 3'-0" | 7'-0" | 1 3/4" | B | HM | PANT | HM | PANT | 441.0 | - | 2 |

NOTE: FIELD VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO FINAL FABRICATION. ALL NEW LOCKS TO BE BEST OR FALCON.

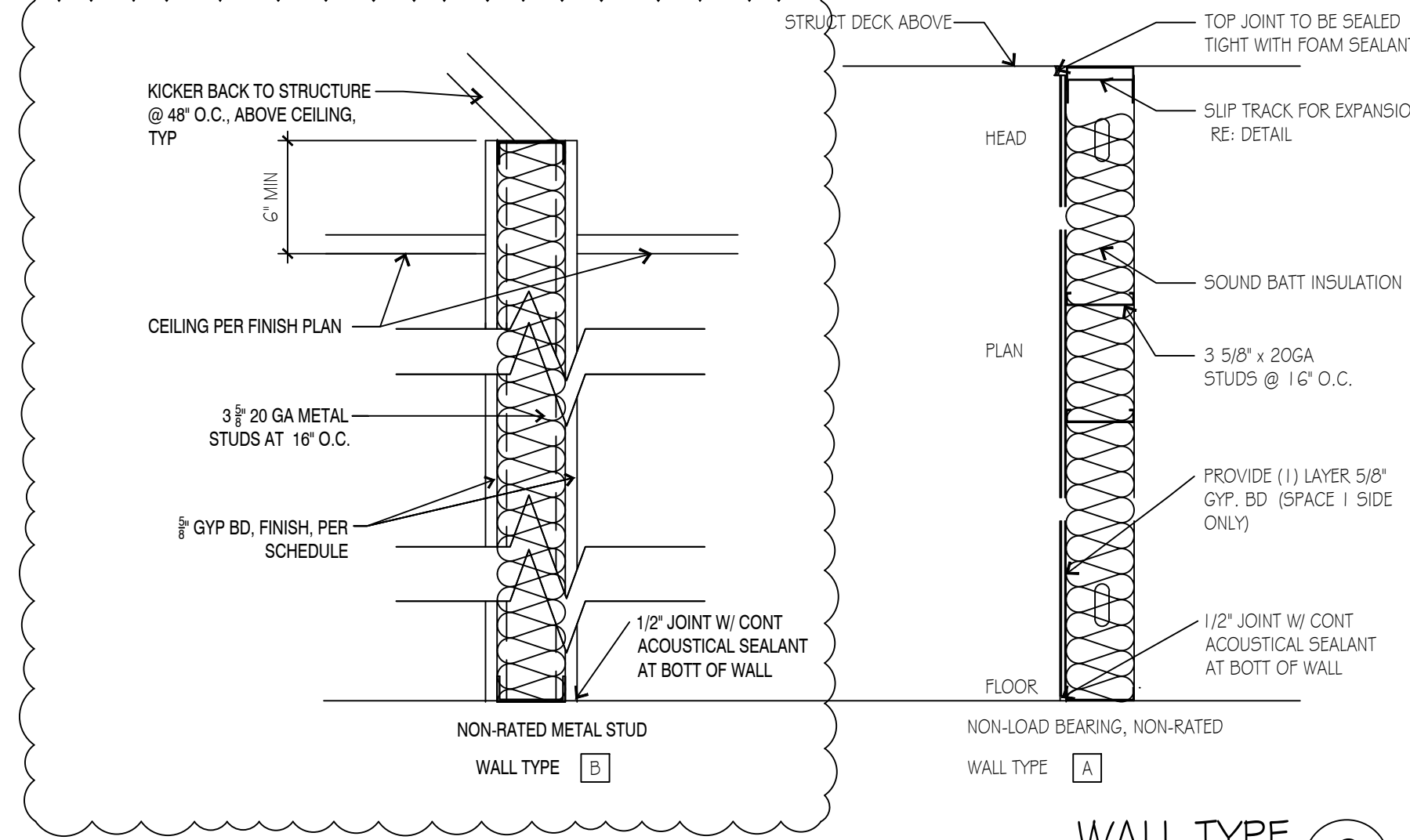
NOTE: 1. MEDIUM STYLE ALUM STOREFRONT DOOR W/ 2 TEMPERED GLASS RE: ELEVATIONS AND SECTIONS FOR REMAINERS OF INFORMATION.
NOTE: 2. FOR ALL DOOR THRESHOLDS, SEAL WATER TIGHT FOR NO MOISTURE PENETRATION. SET IN FULL SEALANT BED.
NOTE: 3. ALUMINUM FRAME COLOR: RE: ELEVATIONS.

SET #1 ALUMINUM STOREFRONT DOOR:
CONTINUOUS HINGE (HINGE TO MATCH DOORS)
PANIC SOURCE (PUSH-HOLD NOT BAR TYPE) BOTH W/ CYLINDER DOOSING
1. KEYS TO EXTERIOR FOR ENTRY
3. CYLINDERS (VERIFY TYPE: 1. @ DOOR, 2. FOR PANIC DOOSING)
1. SETS 1" ON TUBULAR IS PL. SET 1" W/ INNER #400 OR EQUAL W/ 9" H OFFSET PULL (OUTSIDE) & HORIZ PUSH BAR (INSIDE)
1. CLOSER W/ CAST IRON CYLINDER & STOP (CON 4040 OR EQUAL)
1. DOOR BOTTOM SWEEP
1. 10" MAX THRESHOLD W/ DOOR SEAL. PERMO 2005AV OR EQ WEATHERSTRIPPING ALL AROUND FRAME.

SET #2 INTERIOR DOORS:
3. BUTTS, TA 2114
1. LOWER LOCK SET OFFICE FUNCTION DOOSING
1. WALL STOP
3. SLENDER, OLYN-JOHNSON, GUN



SLIP TRACK DETAIL 3
SCALE: N.T.S.



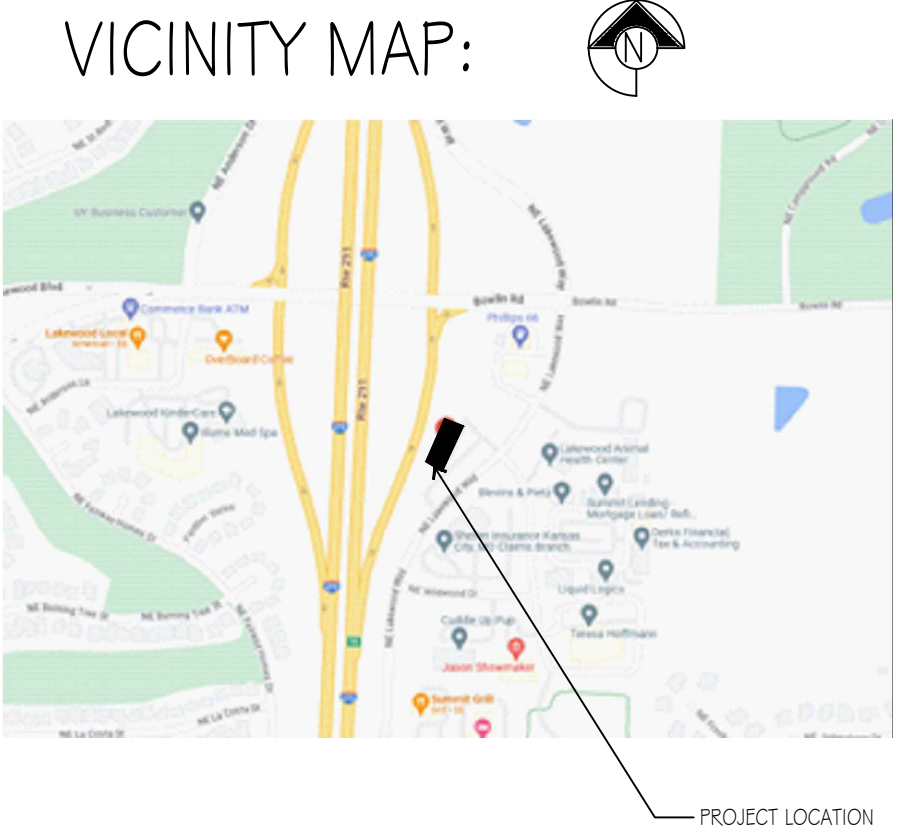
WALL TYPE 2
SCALE: N.T.S.

| CODE DATA: | |
|--|--|
| APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: | |
| BUILDING CODE | 2018 International Building Code |
| ELECTRICAL CODE | 2017 NATIONAL ELECTRICAL CODE |
| MECHANICAL CODE | 2018 INTERNATIONAL MECHANICAL CODE |
| PLUMBING CODE | 2018 INTERNATIONAL PLUMBING CODE |
| FIRE PROTECTION | 2018 INTERNATIONAL FIRE CODE - NFPA 13 |
| ACCESSIBILITY | 2010 AMERICANS WITH DISABILITIES ACT - DESIGN GUIDELINES |
| OCCUPANCY TYPE: | B - BUSINESS |
| CONSTRUCTION TYPE: | TYPE V-B NON-COMBUSTIBLE (SPRINKLED) |

| | |
|---|--|
| OCCUPANT LOAD: BUILDING GROSS AREA: EXISTING= 11,204 SF | PLUMBING FIXTURE CALCS: UNDER SEPARATE SUBMITTALS BY FUTURE TENANTS |
| ASSEMBLY OCCUPANT LOAD: OFFICE SPACE 1 = 5,089 SF / 150 = 34 OCC OFFICE SPACE 2 = 3,688 SF / 150 = 25 OCC | OFFICE SPACE 2 EXIT CALCULATION: OCC. LOAD 25 = 1 REQ'D. EXIT PROVIDED = 1 EXITS EXIT WIDTH: 25 OCCUPANTS X .2 = 5.0 INCHES PROVIDED = 34 INCHES |

DRAWING INDEX

- ARCHITECTURAL:
A1.0 FLOOR PLAN, WALL TYPE, AND DOOR SCHEDULE
- MEP:
MP1.0 MECHANICAL AND PLUMBING FLOOR PLAN
E0.0 ELECTRICAL SPECIFICATIONS
E1.0 ELECTRICAL PLAN



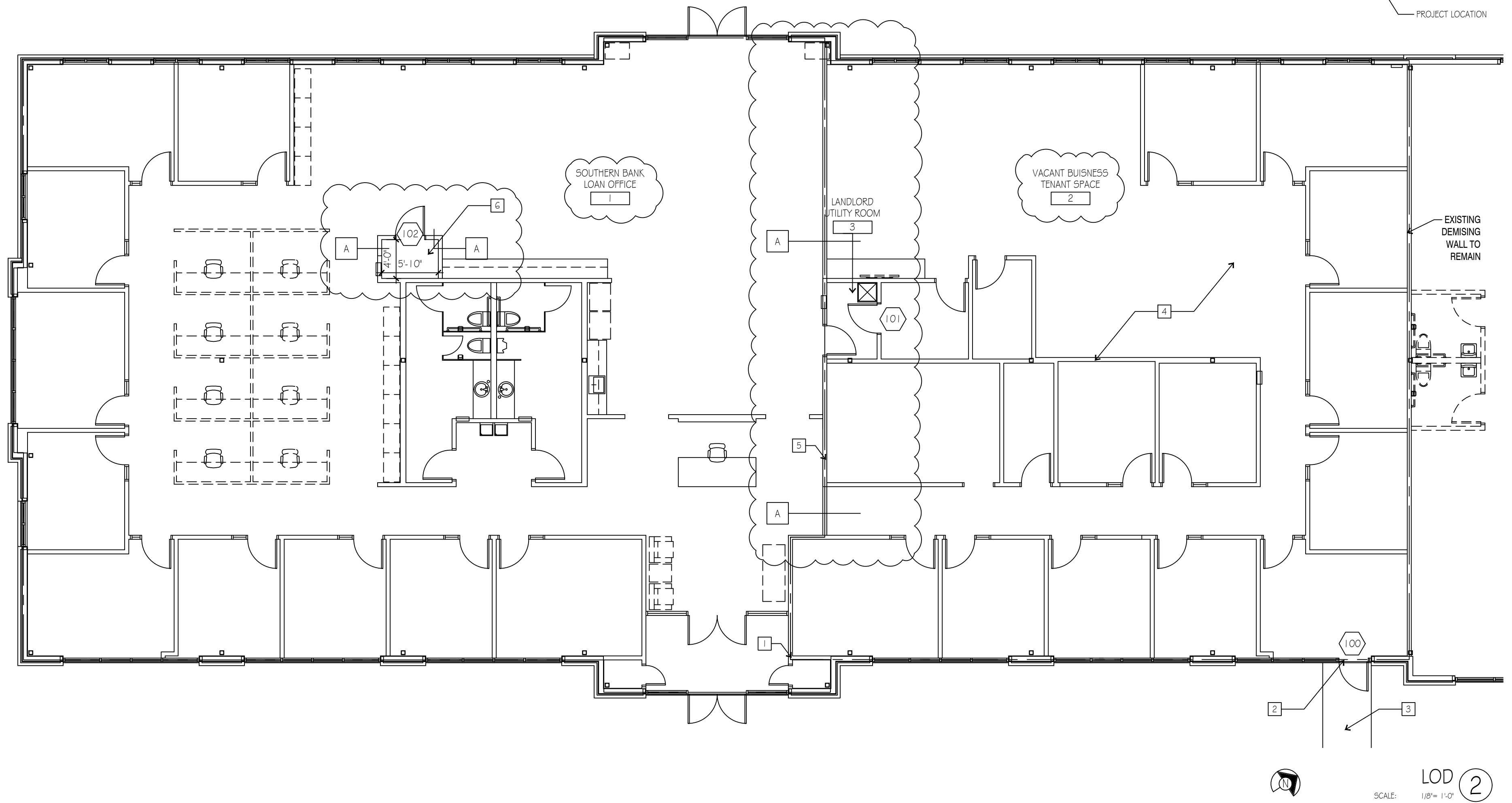
REMODELING NOTES:

- MAINTAIN EXISTING EXITS, EXIT ACCESS AND PROVIDE APPROPRIATE FIRE PREVENTION PROCEDURES DURING CONSTRUCTION.
- PROTECT EXISTING CONSTRUCTION FROM DAMAGE AND REPAIR DAMAGE DUE TO CONSTRUCTION OPERATIONS AT NO COST TO OWNER.
- VERIFY LOCATIONS OF EXISTING UTILITY SERVICE CONNECTIONS AND MAKE ALL CONNECTIONS REQUIRED. LOCATIONS OF EXISTING UTILITIES INDICATED IN THE DRAWINGS ARE APPROXIMATE, ARE BASED ON INFORMATION PROVIDED. PROVIDE CONNECTIONS AS REQUIRED BY ACTUAL UTILITY CONNECTION POINTS AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE ALL CUTTING AND PATCHING OF EXISTING CONSTRUCTION TO ACCOMMODATE NEW CONSTRUCTION WORK.
- ALIGN NEW FINISHES WITH EXISTING FINISHES EXCEPT AS OTHERWISE INDICATED.
- PATCH ALL EXISTING WALL PENETRATIONS AND REFINISH TO MATCH ADJACENT SURFACES TYPICALLY.
- PHASE CONSTRUCTION AT PARKING AREAS SO THAT ADEQUATE PARKING WILL BE AVAILABLE AT ALL TIMES.
- REFER TO OTHER SHEETS IN THIS SET FOR ADDITIONAL DEMOLITION REQUIREMENTS, WHICH SHALL BE BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.
- REMOVE UNUSED UTILITIES NOT REUSED, CAPPED BELOW FINAL FINISH SURFACES.
- REMOVE ALL EXISTING ELEMENTS WHICH CONFLICT WITH THE NEW WORK, WHETHER OR NOT SHOWN ON THE DRAWINGS.
- DEMOLITION PLAN SHOWS APPROXIMATE LAYOUT OF EXISTING BUILDING AND IS NOT INTENDED TO REPRESENT 'AS-BUILT' CONDITIONS. VISIT SITE AND OTHERWISE BECOME FAMILIAR WITH ACTUAL CONDITIONS WHEN BIDDING THE WORK.
- WALLS, PARTITIONS, DOORS, FRAMES, AND OTHER ITEMS TO BE REMOVED ARE SHOWN DASHED. SERVICES WITHIN WALLS AND PARTITIONS SHALL ALSO BE REMOVED. EDGES OF WALLS SHOWN TO REMAIN SHALL BE CLEANLY CUT TO ACCEPT NEW CONSTRUCTION. REPAIR AND PATCH EXISTING WALLS SHOWN TO REMAIN WHERE INTERSECTING WALLS, DOORS, FRAMES, ETC. ARE SHOWN TO BE REMOVED AND WHERE EXISTING CONSTRUCTION WILL NOW BE EXPOSED IN THE NEW CONSTRUCTION.
- PROVIDE TEMPORARY WEATHER PROTECTION AND SECURITY DEVICES DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.

FLOOR PLAN KEYNOTES

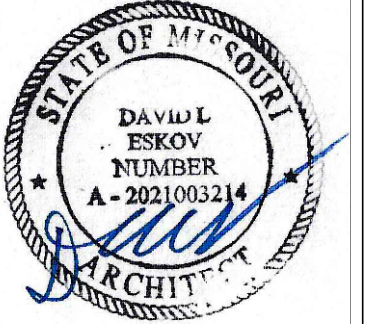
- EXTEND EXISTING WALLS TO DECK PER WALL TYPE
- MODIFY EXISTING STOREFRONT AS REQUIRED TO ACCOMMODATE NEW STOREFRONT DOOR
- NEW 5' WIDE SIDEWALK, 4" CONCRETE OVER 4" DRAINAGE FILL, MAX 2% CROSS SLOPE AND SLOPE 5' OUT FROM DOOR. PROVIDE (2) 12" L #4 DOWELS ANCHORED INTO EXISTING FOOTING A MIN OF 5'
- VACANT TENANT SPACE, FINAL BUILD OUT DRAWINGS UNDER SEPARATE PERMIT BY TENANT
- REMOVE EXISTING DOOR AND INFILL TO MATCH WALL TYPE
- MODIFY EXISTING CEILING TO ACCOMMODATE NEW IT ROOM

NOTE: MODIFY EXISTING CEILING AS REQUIRED TO ACCOMMODATE NEW WALL, REINSTALL CEILING ON TENANT SPACE 1 SIDE.



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ADA Compliance Certification
To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.

PERMIT
OCTOBER 6, 2023

Revisions
OWNER COMMENTS 11.7.23

TENANT SPLIT
EXECUTIVE LAKES
5000 NE LAKEWOOD PARKWAY
LEE'S SUMMIT, MO

sheet
A1.0
FLOOR PLAN, WALL TYPE, AND DOOR SCHEDULE

ELECTRICAL SPECIFICATIONS

1. GENERAL PROVISIONS:
- A. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, NECESSARY FOR THE COMPLETE INSTALLATION OF THE ELECTRICAL SYSTEMS OUTLINED.
- B. OBTAIN ALL PERMITS, FEES, LICENSES, INSPECTIONS, AND CERTIFICATES OF COMPLIANCE OR APPROVAL AS REQUIRED BY THE AUTHORITIES.
- C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST APPROVED EDITION OF THE NATIONAL ELECTRIC CODE (NEC), AND ALL APPLICABLE LAWS, CODES AND REGULATIONS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE.
- D. ALL TESTING REQUIRED BY AUTHORITIES SHALL BE CONSIDERED PART OF THIS WORK.
- E. DURING CONSTRUCTION, ALL FIXTURES, EQUIPMENT, CONDUIT, ETC. SHALL BE COVERED, PLUGGED, OR CAPPED AS REQUIRED TO KEEP CLEAN AND UNDAMAGED. ALL DAMAGED ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION OR REPLACED. ALL PROTECTIVE COVERINGS SHALL BE REMOVED BEFORE FINAL ACCEPTANCE.
- F. PROVIDE ALL NECESSARY CUTTING AND PATCHING OF WALLS, FLOORS, CEILING, AND ROOFS AS NECESSARY. PATCH AROUND ALL OPENINGS SHALL MATCH ADJACENT AREA. COORDINATE ALL ROOFING WORK WITH OWNER OR RESPONSIBLE PARTY, SO THAT THE EXISTING ROOFING WARRANTY WILL BE MAINTAINED.
- G. CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
- H. CONTRACTOR SHALL PROVIDE ACCESS PANELS WHERE NECESSARY FOR CONCEALED ELECTRICAL COMPONENTS.
2. OPERATION AND MAINTENANCE MANUALS:
- A. DURING THE COURSE OF CONSTRUCTION, COLLECT AND COMPILE OPERATING INSTRUCTIONS, WIRING DIAGRAMS, CATALOG CUTS, LUBRICATION AND PREVENTIVE MAINTENANCE INSTRUCTIONS, PARTS LISTS, ETC. FOR ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT.
- B. ALL LITERATURE AND INSTRUCTIONS SHIPPED WITH THE EQUIPMENT SHALL BE SAVED FOR INCLUSION IN THE OPERATION AND MAINTENANCE MANUALS.
- C. ALL LITERATURE LISTED ABOVE AND ALL PAPERS LISTING WARRANTIES, ETC. SHALL BE COLLATED AND LABELED WITH THE PROJECT NAME, ADDRESS, ARCHITECT, ENGINEER, CONTRACTORS, ETC. CONTRACTORS, ETC. DOCUMENTS SHALL BE COMPILED AND BOUND IN DIGITAL FILE OR 3 RING BINDER.
3. MANUFACTURERS:
- A. MANUFACTURERS, MODEL NUMBERS, ETC. INDICATED OR SCHEDULED ON THE DRAWINGS SHALL BE INTERPRETED AS HAVING ESTABLISHED A STANDARD OF QUALITY AND SHALL NOT BE CONSTRUED AS LIMITING COMPETITION. ARTICLES, FIXTURES, ETC. OF EQUAL QUALITY BY MANUFACTURERS SHALL BE ACCEPTABLE, SUBJECT TO STRUCTURAL AND ELECTRICAL CONSTRAINTS OF THE PROJECT DESIGN, UNLESS NOTED OTHERWISE.
4. TESTING, AND BALANCING:
- A. ALL CIRCUITS SHALL BE TESTED FOR CONTINUITY, SHORTS, AND GROUNDS BEFORE CONNECTING TO THE PROPER PHASE AS DESIGNED TO BALANCE THE LOADS BETWEEN PHASES.
- B. POWER AND LIGHTING PANELS SHALL BE PROPERLY PHASED TO DISTRIBUTE THE LOAD AND SHALL BE CONNECTED AND ADJUSTED TO OPERATE AS SPECIFIED.
- C. ALL MOTORS AND SIMILAR EQUIPMENT SHALL BE CHECKED FOR PROPER PHASE ROTATION AND OPERATION.
5. RACEWAYS:
- A. CONDUIT INSIDE THE BUILDING SHALL BE METALLIC TUBING (EMT), BEARING THE UL LABEL, WITH COMPRESSION TYPE FITTINGS OR SCREEN SET FITTINGS.
- B. CONDUIT EXPOSED TO THE WEATHER, INSTALLED UNDERGROUND, IN CONCRETE, OR USED FOR SERVICE ENTRANCE SHALL BE STANDARD RIGID CONDUIT (GALVANIZED) WITH THREADED FITTINGS.
- C. UNDERGROUND CONDUIT MAY BE POLY-VINYL CHLORIDE WITH A DEFLECTION TEMPERATURE UNDER LOAD AT 264 PSI, OF 16 DEGREES C, AND A TENSILE STRENGTH OF 5,200 PSI. JOINTS SHALL BE FLUSH SOLVENT WELDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL BE EQUAL TO CARLON POWER AND COMMUNICATIONS DUCT TYPE DB (DIRECT BURIAL). CONDUIT AND FITTINGS SHALL BE PRODUCED BY THE SAME MANUFACTURER.
- D. FLEXIBLE METAL CONDUIT SHALL ONLY BE USED FOR CONNECTIONS TO MOTORS, TRANSFORMERS, AND LIGHT FIXTURES. MAXIMUM LENGTH SHALL BE 6'-0".
6. CONDUCTORS:
- A. WIRES SHALL BE CONTINUOUS WITHOUT SPLICES OR TAPS IN CONDUIT RUNS. ALL SPLICES SHALL BE MADE IN JUNCTION, PULL, OR OUTLET BOXES. ALL WIRE SHALL BE INSTALLED IN CONDUIT, WIREWAYS, OR OTHER PROTECTIVE COVER SANCTIONED BY CODES.
- B. CONDUCTORS FOR LIGHTING AND POWER SHALL BE COPPER, MINIMUM NO. 12 AWG/6, 600 VOLT.
- C. NO. 10 GAUGE AND SMALLER CONDUCTORS SHALL BE TYPE THHN (WET LOCATIONS) OR THHN (DRY LOCATIONS), SOLID CONDUCTOR, UNLESS OTHERWISE INDICATED.
- D. NO. 8 GAUGE AND LARGER CONDUCTORS SHALL BE TYPE THHN (WET LOCATIONS) OR THHN (DRY LOCATIONS), STRANDED, UNLESS OTHERWISE INDICATED.
- E. SERVICE ENTRANCE AND PANEL FEEDER CONDUCTORS, NO. 3 GAUGE AND LARGER SHALL BE TYPE XHHW-2 (WET LOCATIONS) OR THHN (DRY LOCATIONS), STRANDED COPPER, UNLESS OTHERWISE INDICATED.
- F. ALUMINUM SERVICE WIRE MAY BE USED FOR SERVICE ENTRANCE CONDUCTORS AND/OR PANEL FEEDERS ONLY. ALL OTHER WIRING SHALL BE COPPER CONDUCTORS AS HEREIN BEFORE SPECIFIED.
- G. ALUMINUM CONDUCTORS SHALL BE TYPE "XHHW-2" ALCAN "STABLOY" TYPE ALLOY CONDUCTORS UTILIZING "AA-8030" ALUMINUM ALLOY. CONDUCTORS SHALL BE UL LISTED.
- H. ALL ALUMINUM CONDUCTORS SHALL BE TERMINATED IN CONNECTIONS OR LUGS WHICH ARE DUAL RATED (ALCU OR ALCU) AND ARE LISTED BY UL FOR USE WITH ALUMINUM OR COPPER CONDUCTORS AND SHALL BE SIZED TO ACCEPT ALUMINUM CONDUCTORS OF THE AMPACITY SPECIFIED.
7. MC CABLE:
- A. MC CABLE SHALL CONSIST OF INTERLOCK ARMORED CABLE MADE OF THREE OR FOUR TYPE THHN SOLID (16 AWG AND LARGER MAY BE STRANDED) COPPER CONDUCTORS RATED 90°C FOR DRY LOCATIONS, WITH NYLON OR EQUIVALENT UL LISTED JACKET, PER UL STANDARD 83 THE THREE CONDUCTORS SHALL BE TWISTED TOGETHER WITH THE COPPER GROUNDING CONDUCTOR, SUITABLE FILLERS, AND WRAPPED IN BINDER TAPE. THE ASSEMBLY SHALL BE ARMORED WITH SPIRALLY WRAPPED INTERLOCK ARMOR OF ALUMINUM OR GALVANIZED STEEL.
- B. CABLES SHALL BE TESTED IN ACCORDANCE WITH UL STANDARD 1561 FOR TYPE MC CABLE AND RATED AT 600 VOLTS, 90 DEG. C FOR DRY LOCATIONS AND 75 DEG. C FOR WET LOCATIONS.
8. WIRING DEVICES:
- A. WALL SWITCHES SHALL BE SPECIFICATION GRADE, QUIET TYPE, FLUSH TOSGLE SWTCH, RATED FOR 20 AMPS, WITH THERMOPLASTIC COVER PLATES.
- 1) SINGLE POLE: HUBBELL K51121-X OR EQUAL.
- 2) THREE WAY: HUBBELL K51123-X OR EQUAL.
- 3) AS SPECIFIED ON PLANS
- B. RECEPTACLES SHALL BE SPECIFICATION GRADE, DUPLEX, GROUNDING, THREE-WIRE TYPE, RATED FOR 20 AMPS, WITH THERMOPLASTIC COVER PLATES. HUBBELL KCR5932-X OR EQUAL.
- C. GROUND FAULT INTERRUPTER RECEPTACLES (GFI) SHALL BE HUBBELL #SF20-XL. DEVICE COVER PLATES SHALL BE AS HEREIN BEFORE SPECIFIED.
- D. ISOLATED GROUND RECEPTACLES (IG) SHALL BE HUBBELL KCR5932IG, ORANGE COLOR. DEVICE COVER PLATES SHALL BE AS HEREIN BEFORE SPECIFIED.
- E. RECEPTACLES OUTSIDE BUILDINGS AND WHERE NOTED AS WEATHERPROOF, SHALL BE LISTED WEATHER-RESISTANT HUBBEL #SFTF20-X OR EQUAL AND SHALL BE INSTALLED IN A WEATHERPROOF ENCLOSURE WHICH SHALL BE INTERMATIC #WFI010MXD OR #WFI010MXD DECAST METAL WEATHERPROOF RECEPTACLE COVER. COVER SHALL BE WEATHER PROOF RATED WHILE IN USE.
- F. VERIFY DEVICES AND DEVICE COVERPLATES COLOR AND STYLE WITH ARCHITECT.
9. BOXES:
- A. HOT DIPPED GALVANIZED STEEL BOXES. PROVIDE TYPE TO SUIT CONDITIONS FOR INSTALLATION.
- B. ALL BOXES SHALL BE FLUSH MOUNTED, UNLESS INDICATED OTHERWISE.

ELECTRICAL SPECIFICATIONS (CONTINUED)

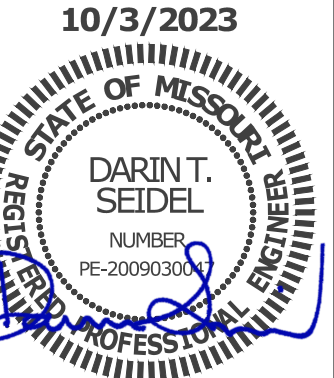
10. PANELBOARDS:
- A. FURNISH AND INSTALL CIRCUIT BREAKER PANELBOARDS AS SHOWN ON THE DRAWINGS. PANELBOARDS SHALL BE LISTED BY UL AND SO LABELED, AND SHALL BE FULLY RATED FOR THE VOLTAGE AND CURRENT CAPACITY INDICATED ON THE PANEL SCHEDULE. PANELBOARDS SHALL BE EQUAL TO SQUARE D TYPE NG OR N7 WITH BOX. PANELBOARD RATED AT 75°C.
- 1) CIRCUIT BREAKER INTERRUPTING CAPACITIES SHALL MEET OR EXCEED THE AVAILABLE RMS SYMMETRICAL FAULT CURRENTS INDICATED AND AS REQUIRED TO MEET OR EXCEED THE AVAILABLE FAULT CURRENT FROM LOCAL UTILITY.
- B. CIRCUIT BREAKERS SHALL MEET APPLICABLE PORTIONS OF UL STANDARD 484 AND NEMA AB-1. CIRCUIT BREAKERS SHALL BE BOLT-ON, GROUP MOUNTED, AMBIENT MAGNETIC, WITH COMMON TRIP, UL RATED TO CARRY 80% OF NOMINALLY RATED RATINGS CONTINUOUSLY IN FREE AIR AT 40°C. CIRCUIT BREAKERS SHALL BE TRIP INDICATING AND FULLY INTERCHANGEABLE WITHOUT DISTURBING ADJACENT UNITS. WIRE TERMINALS SHALL BE RATED 75 DEGREES C. THE OPERATING MECHANISM SHALL BE TRIP-FREE SO THAT CONTACTS CANNOT BE HELD CLOSED AGAINST ANY ABNORMAL OVERCURRENT OR SHORT CIRCUIT CONDITION.
- a) BREAKERS SHALL MEET APPLICABLE NEMA AND/OR UL SPECIFICATIONS.
- C. PANELBOARD BOXES SHALL BE GALVANIZED SHEET STEEL WITH AMPLE WIRING GUTTER SPACE IN ACCORDANCE WITH NEC. FRONTS SHALL BE OF SHEET STEEL PAINTED LIGHT GREY OVER A SUITABLE RUST INHIBITOR PRIMER. PANELBOARDS SHALL BE EQUIPPED WITH ONE PIECE DOOR, CYLINDER TURNBLER TYPE LOCK, DIRECTORY CARD-HOLDER AND QUARTER-TURN ADJUSTABLE TRIM CLAMPS.
- D. PANELBOARD INTERIORS SHALL CONSIST OF REINFORCED GALVANIZED SHEET STEEL FRAMES WITH ALUMINUM BUS BARS AND CIRCUIT BREAKERS, PROPERLY SUPPORTED TO PREVENT VIBRATIONS AND BREAKAGE IN HANDLING. BUS BARS SHALL BE SEQUENCE PHASED. PANELBOARD SHALL HAVE A FULL SIZED SOLID ALUMINUM NEUTRAL AND GROUND BUS.
- E. BUS BAR BRACINGS SHALL BE UL LISTED AS INDICATED ON DRAWINGS. ADDITIONAL BRACING SHALL BE PROVIDED AS REQUIRED TO MEET OR EXCEED INDICATED AVAILABLE FAULT CURRENTS.
- F. DIRECTORY CARDS SHALL BE COMPLETELY FILLED IN BY TYPEWRITER, LISTING CIRCUIT NUMBERS AND LOAD SERVED, INCLUDING EXISTING CIRCUITS. CIRCUIT BREAKERS SHALL BE IDENTIFIED BY CIRCUIT NUMBER LABELS AS HEREIN BEFORE SPECIFIED.
11. DISCONNECTS:
- A. DISCONNECTS SHALL BE EXTERNALLY OPERATED, QUICK-MAKE, QUICK-BREAK, SAFETY, WITH PROVISIONS FOR PAD LOCKING. FUSED AND NON-FUSED DISCONNECT SWITCHES SHALL BE PROVIDED AS INDICATED.
- B. INDOOR SWITCHES SHALL BE NEMA 1 AND OUTDOOR SWITCHES SHALL BE NEMA 3R, UNLESS INDICATED OTHERWISE.
12. FUSES:
- A. FUSES PROTECTING CIRCUIT BREAKER PANELS SHALL BE CURRENT LIMITING UL CLASS RK-1 FUSES WITH 200,000 AMPERES RMS SYM INTERRUPTING CAPACITY. FUSING ELEMENTS SHALL BE SILVER FOR RATINGS ABOVE 60 AMPERES.
- B. ALL OTHER FUSES SHALL BE UL CLASS RK-5, DUAL-ELEMENT WITH A MINIMUM TIME-DELAY OF 10 SECONDS AT 800% RATNG. FUSES SHALL HAVE CURRENT-LIMITING SHORT-CIRCUIT LINKS AND 200,000 AMPERES RMS SYM INTERRUPTING CAPACITY. FUSING ELEMENTS SHALL BE COPPER.
13. LIGHT FIXTURES:
- A. WHERE LIGHT FIXTURES ARE MOUNTED IN A LAY-IN CEILING, PROVIDE A MINIMUM OF 2 SUPPORT WIRES ATTACHED DIRECTLY BETWEEN EACH LIGHT FIXTURE AND THE BUILDING STRUCTURE. SUPPORT WIRES SHALL BE A MINIMUM OF 12 GAUGE GALVANIZED STEEL WIRE, SOFT ANNEALED.
- B. FIXTURES ARE REQUIRED AT ALL LIGHTING OUTLETS SHOWN ON THE DRAWINGS. APPROVED LIGHTING FIXTURE WIRE IS REQUIRED IN ALL FIXTURES AND FIXTURE RACEWAYS. WEATHERPROOF WIRING IS REQUIRED FOR EXTERIOR FIXTURES. ALL PARTS OF FIXTURES AND WIRING SHALL BE IN ACCORDANCE WITH NEC REQUIREMENTS.
- C. ALL FIXTURES SHALL CARRY UL AND ETL LABELS.
14. SLEEVES:
- A. PROVIDE, SET, AND PROPERLY LOCATE PIPE SLEEVES AS REQUIRED FOR THIS WORK.
- B. INTERIOR PARTITIONS: 16 GAGE GALVANIZED STEEL, PACK BETWEEN CONDUIT AND SLEEVE WITH FIRE SAFING AND CAULK AT EACH END WITH FIRE RESISTANT SEALANT.
- C. ROOF: PROSET OR EQUAL, MANUFACTURED PVC SCHEDULE 40 PIPE SLEEVE WITH WEATHERPROOF SEAL. COORDINATE WITH ROOFING CONTRACTOR AND FLASH AS REQUIRED TO MAINTAIN ROOF WARRANTY.
15. GROUNDING:
- A. GROUND ALL ELECTRICAL APPARATUS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) 250, AND ANY LOCAL REQUIREMENTS. INSURE CONTINUOUS BOND WHERE FLEXIBLE CONDUIT IS USED. PROVIDE BONDING JUMPER INSIDE ALL FLEXIBLE CONDUIT.
- B. BOND METAL PIPING SYSTEMS IN COMPLIANCE WITH NEC 250.4(X)(4).
16. REMODELING WORK:
- A. DEMOLITION: DISCONNECT, DEMOLISH AND REMOVE ABANDONED ELECTRICAL MATERIALS AND EQUIPMENT INDICATED TO BE REMOVED AND NOT INDICATED TO BE SALVAGED OR REMAIN.
- B. EQUIPMENT TO BE SALVAGED:
- 1) DISCONNECT AND REMOVE EXISTING ELECTRICAL EQUIPMENT INDICATED TO BE REMOVED AND SALVAGED. DELIVER EQUIPMENT TO THE LOCATION DESIGNATED BY THE OWNER FOR STORAGE.
- 2) ALL MATERIALS AND EQUIPMENT DESIGNATED TO BE REUSED OR RELOCATED SHALL BE CAREFULLY REMOVED, AND STORED UNTL NEEDED FOR REMODELING WORK. ALL ITEMS SHALL BE RESTORED TO "LIKE NEW" CONDITION WITH RUST OR CORROSION REMOVED, SURFACE PAINT TOUCHED UP OR REPAINTED AS REQUIRED TO MATCH NEW CONSTRUCTION, AND THOROUGHLY CLEANED AND INSPECTED. ANY ITEMS WHICH BECOME DAMAGED BEYOND REPAIR AS A RESULT OF CONSTRUCTION OR DEMOLITION ACTIVITY SHALL BE REPLACED WITH NEW MATERIAL EQUIVALENT IN EVERY RESPECT.
- C. DISPOSAL AND CLEANUP: REMOVE FROM THE SITE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS AND EQUIPMENT NOT INDICATED TO BE SALVAGED.
- D. PROTECT ADJACENT MATERIALS INDICATED TO REMAIN. INSTALL AND MAINTAIN DUST AND NOISE BARRIERS TO KEEP DIRT, DUST, AND NOISE FROM BEING TRANSMITTED TO ADJACENT AREAS. REMOVE PROTECTION AND BARRIERS AFTER REMODELING OPERATIONS ARE COMPLETE.
- E. PROVIDE ALL ALTERATIONS AND REWORK INDICATED AND/OR REQUIRED FOR THE PROPER INSTALLATION AND OPERATION OF ALL EXISTING ELECTRICAL SYSTEMS, INTEGRATING THE NEW AND EXISTING AREAS. LOCATE, IDENTIFY, AND PROTECT ELECTRICAL SERVICES PASSING THROUGH REMODELING AREA AND SERVING OTHER AREAS OUTSIDE THE REMODELING LIMITS. MAINTAIN SERVICES TO AREAS OUTSIDE REMODELING LIMITS. WHEN SERVICES MUST BE INTERRUPTED, INSTALL TEMPORARY SERVICES FOR AFFECTED AREAS.
- 1) ABANDONED CONDUIT SHALL HAVE WIRE REMOVED AND SHALL BE CAPPED. ABANDONED OUTLETS IN WALLS OR PARTITIONS SHALL HAVE DEVICES AND WIRE REMOVED, AND SHALL BE COVERED.
- 2) WHERE EXISTING CONDUITS TERMINATE AT AN EXISTING OUTLET IN A WALL, CEILING, OR FLOOR TO BE REMOVED, DISCONNECT AND REMOVE DEVICE AND WIRE FROM CONDUIT. CONDUIT SHALL BE CUT BACK AND CAPPED (BELOW THE FLOOR OR ABOVE THE CEILING) SO NOT TO CREATE AN OBSTRUCTION. PATCH FLOOR TO MATCH EXISTING.
- 3) WHERE EXISTING CIRCUITS EXTEND BEYOND THE OUTLET IN THE EXISTING WALL, CEILING, OR FLOOR TO BE REMOVED, FURNISH AND INSTALL NEW CONDUIT AND WIRE TO EITHER REROUTE THE CIRCUIT OR FEED THE REMAINING OUTLET(S) FROM ANOTHER ELECTORAL SOURCE, BUT IN SUCH A MANNER AS NOT TO REVISE THE CIRCUIT. ALL REROUTED CONDUIT SHALL BE APPROVED BY THE ARCHITECT.
- 4) WHERE EXISTING OUTLETS IN A WALL, CEILING, OR FLOOR TO BE REMOVED ARE ESSENTIAL TO MAINTAIN OPERATION OF OTHER REMAINING OUTLETS, RELOCATE THE OUTLET TO A NEW CONVENIENT LOCATION. EXISTING WIRING DEVICES SHALL NOT BE REUSED, UNLESS OTHERWISE INDICATED.
- 5) WHERE LIGHTING FIXTURES ARE INDICATED TO BE DEMOLISHED, REMOVE ALL WIRE AND MODIFY THE EXISTING CONDUIT (IF APPLICABLE) FOR THE NEW LIGHTING. ALL UNUSED CONDUIT SHALL BE REMOVED.
- 6) WHERE A TELEPHONE CIRCUIT EXTENDS BEYOND AN OUTLET IN AN EXISTING WALL, CEILING, OR FLOOR TO BE REMOVED, PROVIDE NECESSARY EMPTY CONDUIT AND NOTIFY THE OWNER WHO WILL REQUEST THE OWNER TO ARRANGE WITH THE TELEPHONE COMPANY FOR NEW WIRING TO OUTLETS THAT REMAIN.
- 7) WHERE EXISTING CONDUIT AND WIRE RUNS ARE LOCATED IN OR ATTACHED TO AN EXISTING WALL, CEILING OR FLOOR TO BE REMOVED, THEY SHALL BE REROUTED IN EITHER NEW OR EXISTING CONSTRUCTION TO MAINTAIN CONTINUITY OF CIRCUITS UNLESS OTHERWISE INDICATED.
- 8) CONDUIT SHALL BE CONCEALED WITHIN THE EXISTING BUILDING CONSTRUCTION WHEREVER POSSIBLE, EXCEPT WHERE OTHERWISE INDICATED.
- 4) EXISTING WIRE SHALL BE DISCONNECTED AND REMOVED WHEREVER EXISTING CIRCUITS ARE ABANDONED.
17. BOXES IN FIRE RATED ASSEMBLIES:
- A. OUTLET BOXES THAT DO NOT EXCEED 16 SQUARE INCHES AND INSTALLED IN FIRE RATED WALLS SHALL NOT BE INSTALLED CLOSER THAN 24" HORIZONTAL INCHES TO OTHER OUTLET BOXES.
- B. IF BOXES MUST BE INSTALLED WITHIN 24" OF EACH OTHER THAN BOTH OUTLET BOXES SHALL BE PROTECTED WITH LISTED PUTTY PADS, 3M FIRE BARRIER MOLDABLE PUTTY + OR EQUAL.

| ELECTRICAL SYMBOLS LIST | |
|-------------------------|--|
| CIRCUITING & NOTES | |
| +46" | SPECIAL MOUNTING HEIGHT FOR ASSOCIATED DEVICE (CENTERLINE OF DEVICE) |
| GFI | GROUND FAULT CIRCUIT INTERRUPTER DEVICE |
| WP | WEATHERPROOF ENCLOSURE ON DEVICE |
| WR | WEATHERPROOF RESISTANT DEVICE |
| (TIE) | PARTIAL HOMERUN. REFER TO PLANS FOR ADDITIONAL DEVICES CONNECTED TO THIS CIRCUIT. |
| X | ELECTRICAL FLOOR PLAN NOTE WITH DESIGNATION |
| LP | CONDUIT CONCEALED WHERE POSSIBLE OR AS NOTED, ARROWS INDICATE HOME RUN TO PANEL. CIRCUIT NUMBERS INDICATED |
| ⚡ | #12 WIRE IN CONDUIT, UNLESS NOTED OTHERWISE ON DRAWINGS OR SPECIFICATION |
| ⚡ | GROUNDING CONDUCTOR, #12 WIRE UNLESS NOTED OTHERWISE ON DRAWINGS OR SPECIFICATION |
| ⚡ | CONDUIT ROUTED UNDER FLOOR/GRADE |
| POWER DEVICES | |
| ⚡ | DUPLEX RECEPTACLE, BOTTOM OF BOX AT 16" AFF, UNLESS NOTED OTHERWISE |
| ⚡ | PANEL BOARD, TOP OF BOX 6'-0" AFF |
| ⚡ | JUNCTION BOX |
| ⚡ | NON-FUSED DISCONNECT SWITCH |
| ⚡ | FUSED DISCONNECT SWITCH |
| ⚡ | MOTOR WITH DESIGNATION |

ELECTRICAL GENERAL NOTES:

1. COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO PROPERLY INSTALL ALL SYSTEMS AS INTENDED, WITHIN THE CONFINES OF THE SPACES AVAILABLE, AND WITHOUT INTERFERENCES.
2. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO PROPERLY BALANCE ALL BRANCH CIRCUITS BETWEEN THE PHASES OF THE SYSTEM REGARDLESS OF CIRCUITING INDICATED.
3. ALL EXPOSED RACEWAYS SHALL BE EMT CONDUIT, MC CABLE IS NOT PERMITTED IN EXPOSED AREAS.
4. ELECTRICAL CONTRACTOR TO COORDINATE MANUFACTURER ELECTRICAL REQUIREMENTS FOR HVAC EQUIPMENT BEING FURNISHED WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN. EQUIPMENT DISCONNECTS TO BE PROVIDED BY ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE IN MECHANICAL SCHEDULES.
5. ALL ELECTRICAL DEVICES ARE EXISTING AND TO REMAIN UNLESS NOTED OTHERWISE OR CONFLICT WITH NEW CONSTRUCTION. MAINTAIN PROPER OPERATION OF ALL EXISTING ELECTRICAL.
6. ALL MATERIALS EXPOSED WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
7. EACH BRANCH CIRCUIT SHALL HAVE A DEDICATED NEUTRAL PER NEC 210.4.
8. ALL BRANCH CIRCUITS SHALL BE SIZED TO ALLOW FOR A MAXIMUM OF 3% VOLTAGE DROP. ALL FEEDERS SHALL BE SIZED TO ALLOW FOR A MAXIMUM OF 2% VOLTAGE DROP. ELECTRICAL CONTRACTOR SHALL VERIFY WIRING INDICATED IS SUFFICIENT AND INCREASE CONDUCTOR SIZE AS REQUIRED BASED OFF ACTUAL INSTALLED LENGTH OF CONDUCTORS.
14. WHEREVER POSSIBLE, CONDUIT SHALL BE RUN CONCEALED WITHIN WALLS, CEILING, SOFFITS, ETC. SURFACE MOUNTED CONDUIT IN FINISHED SPACES MUST BE APPROVED BY THE ENGINEER OR ARCHITECT PRIOR TO INSTALLATION. EXTERIOR CONDUIT SHALL NOT BE RUN EXPOSED IN PUBLICLY VISIBLE AREAS WITHOUT APPROVAL OF THE ARCHITECT OR ENGINEER.

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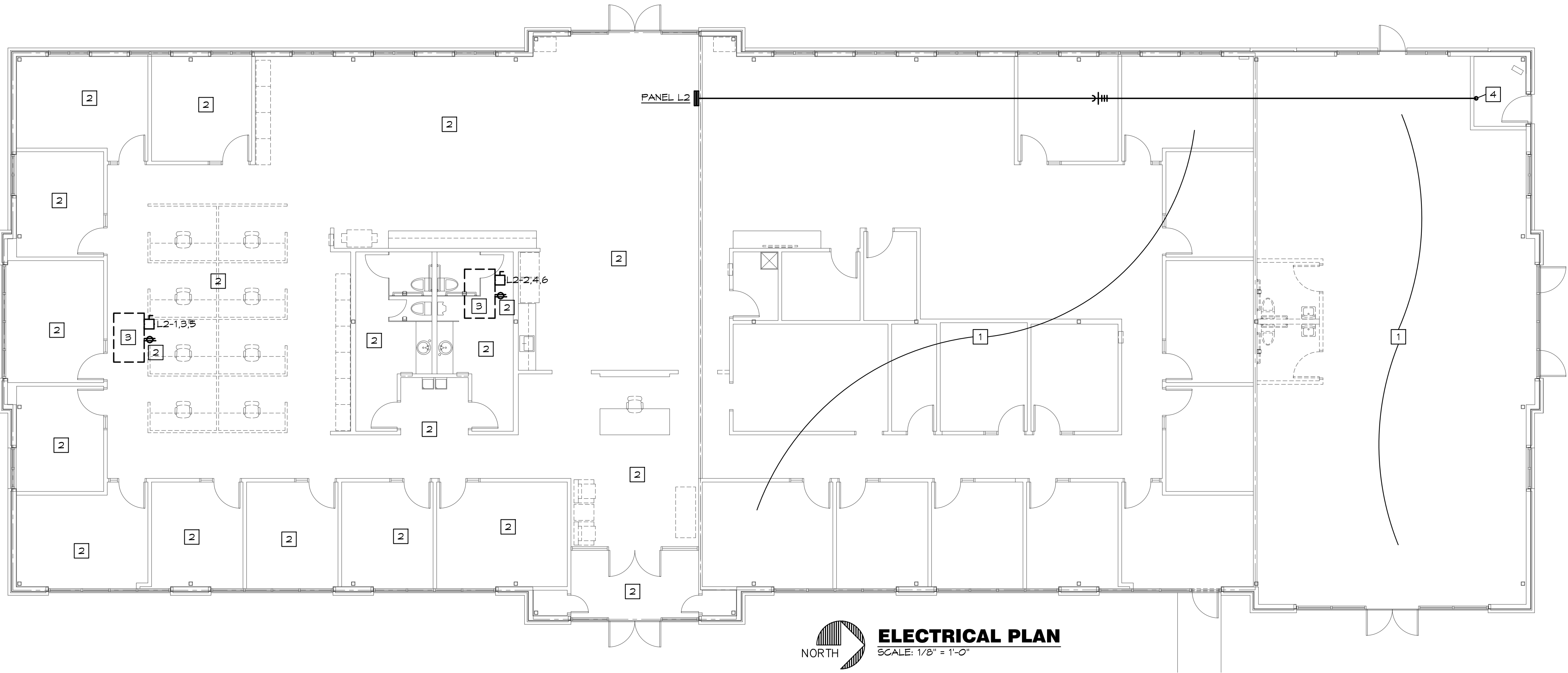
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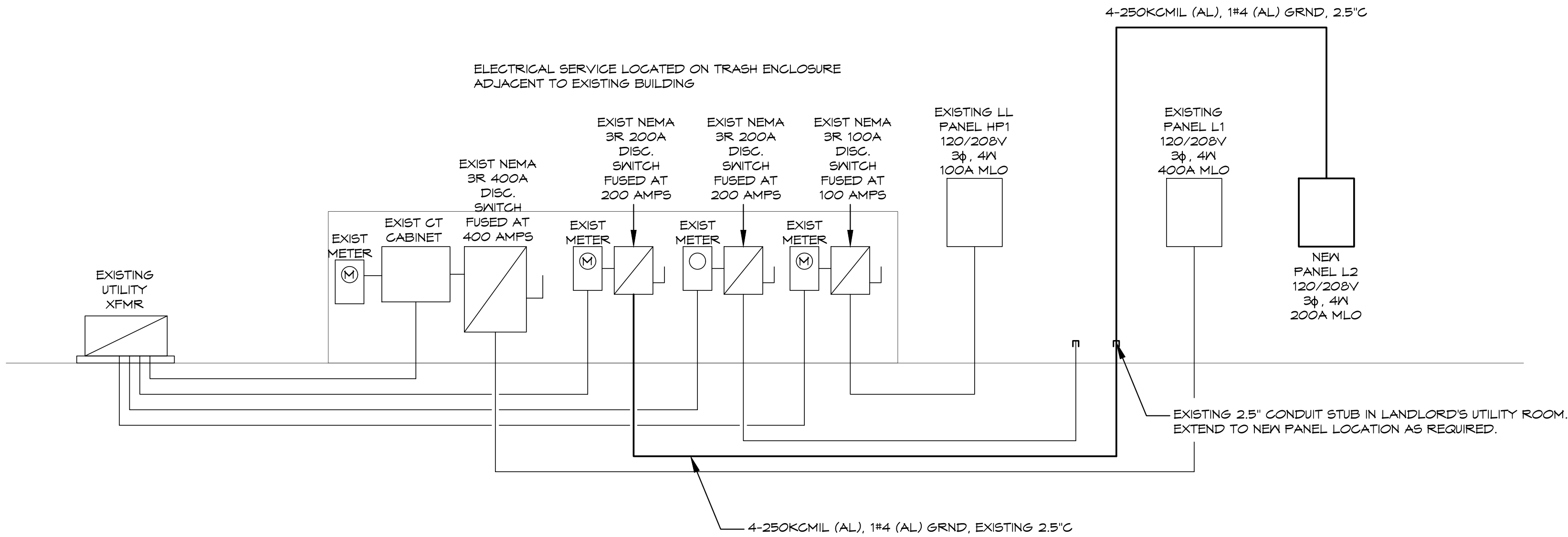
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ELECTRICAL
SPECIFICATIONS



- ELECTRICAL PLAN NOTES:**
- 1 EXISTING ADJACENT TENANT TO REMAIN.
 - 2 INTERCEPT ALL EXISTING LIGHTING & POWER CIRCUITS IN NEW TENANT SPACE AND RE-ROUTE TO MATCHING BREAKERS IN NEW PANEL "L2"
 - 3 RE-FEED EXISTING RTU FROM NEW TENANT PANEL. INTERCEPT EXISTING BRANCH CIRCUIT AND RE-ROUTE TO BREAKER INDICATED.
 - 4 INTERCEPT EXISTING 2.5" STUB IN LANDLORD UTILITY ROOM AND EXTEND TO NEW PANEL L2 LOCATION AS REQUIRED.

ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

| PANEL: L2 | | VOLTS: 120/208V | | | PH: 3Ø | | WIRE: 4W | | LOCATION: | | DEMISING WALL | | MOUNTING: SURFACE | | | | |
|---------------------|-----------------------|-----------------|------|------|------------|-------|--------------|-------|-----------|------------------------------|-----------------------|------|---------------------------|-------------|--------|--------|---|
| BUS: 225A | | MAIN: 200A MLO | | | IG: 22,000 | | RMS SYM AMPS | | | | | | FEEDER: SEE RISER DIAGRAM | | | | |
| CKT | DESCRIPTION | AMPS | POLE | WIRE | ØA | ØB | ØC | ØA | ØB | ØC | WIRE | POLE | AMPS | DESCRIPTION | CKT NO | | |
| 1 | EX RTU-1 | 50 | 3 | 6 | 4,800 | | | 4,800 | | | | | | | 2 | | |
| 3 | | | | | | | 4,800 | | | 4,800 | | | 6 | 3 | 50 | EX RTU | 4 |
| 5 | | | | | | | 4,800 | | | 4,800 | | | | | | 6 | |
| 7 | EX FLRBOX | 20 | 1 | 12 | 900 | | | | 180 | | 12 | 1 | 20 | EX RECEPIS | 8 | | |
| 9 | EX FLRBOX | 20 | 1 | 12 | | 900 | | | 180 | | 12 | 1 | 20 | EX RECEPIS | 10 | | |
| 11 | EX FLRBOX | 20 | 1 | 12 | | | 900 | | | 180 | 12 | 1 | 20 | EX RECEPIS | 12 | | |
| 13 | EX RECEPIS | 20 | 1 | 12 | 180 | | | | 180 | | 12 | 1 | 20 | EX RECEPIS | 14 | | |
| 15 | EX RECEPIS | 20 | 1 | 12 | | 1,080 | | | 180 | | 12 | 1 | 20 | EX RECEPIS | 16 | | |
| 17 | EX RECEPIS | 20 | 1 | 12 | | | 1,260 | | | 768 | 12 | 1 | 20 | EX LIGHTS | 18 | | |
| 19 | EX RECEPIS | 20 | 1 | 12 | 1,080 | | | | 768 | | 12 | 1 | 20 | EX LIGHTS | 20 | | |
| 21 | EX RECEPIS | 20 | 1 | 12 | | 1,260 | | | 768 | | 12 | 1 | 20 | EX LIGHTS | 22 | | |
| 23 | EX RECEPIS | 20 | 1 | 12 | | | 1,080 | | | 768 | 12 | 1 | 20 | EX LIGHTS | 24 | | |
| 25 | EX RECEPIS | 20 | 1 | 12 | 540 | | | | 768 | | 12 | 1 | 20 | EX LIGHTS | 26 | | |
| 27 | EX RECEPTION DESK | 20 | 1 | 12 | | 360 | | | 512 | | 12 | 1 | 20 | EX LIGHTS | 28 | | |
| 29 | EX DRINKING FTN (GFI) | 20 | 1 | 12 | | | 600 | | | 756 | 12 | 1 | 20 | EX LIGHTS | 30 | | |
| 31 | EX RECEPIS | 20 | 1 | 12 | 360 | | | | 1,152 | | 12 | 1 | 20 | EX LIGHTS | 32 | | |
| 33 | SPARE | 20 | 1 | | | | | | | | | | 1 | 20 | SPARE | 34 | |
| 35 | SPARE | 20 | 1 | | | | | | | | | | 1 | 20 | SPARE | 36 | |
| 37 | SPARE | 20 | 1 | | | | | | | | | | 1 | 20 | SPARE | 38 | |
| 39 | SPARE | 20 | 1 | | | | | | | | | | 1 | 20 | SPARE | 40 | |
| 41 | SPARE | 20 | 1 | | | | | | | | | | 1 | 20 | SPARE | 42 | |
| NOTES: | | | | | 7,860 | 8,400 | 8,640 | 7,848 | 6,440 | 7,272 | | | | | | | |
| (GFI)-GFCI BRKR 5mA | | | | | 15,708 | | 14,840 | | 15,912 | | TOTAL CONNECTED LOAD: | | | | | | |
| | | | | | | | | | | NEG DEMAND LOAD: | | | | | | | |
| | | | | | | | | | | DEMAND AMPS @ 208 VOLT / 3Ø: | | | | | | | |
| | | | | | | | | | | 46,460 VA | | | | | | | |
| | | | | | | | | | | 47,625 VA | | | | | | | |
| | | | | | | | | | | 132.14 A | | | | | | | |



ELECTRICAL RISER DIAGRAM
SCALE: NONE

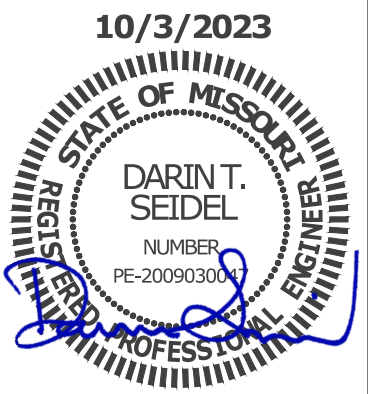
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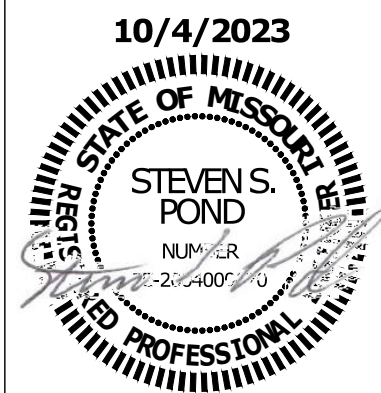


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ELECTRICAL PLAN

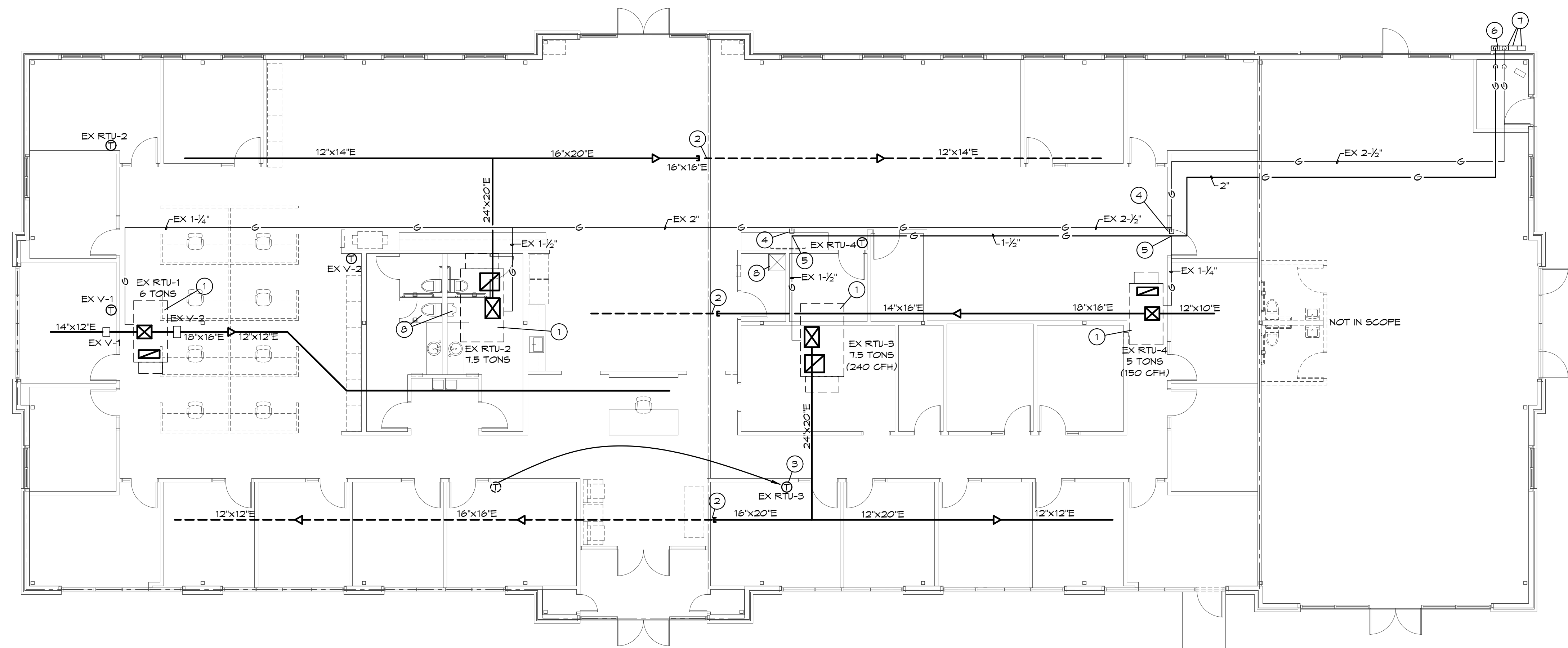


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TENANT SPLIT
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MECHANICAL AND
PLUMBING FLOOR PLAN



MECHANICAL AND PLUMBING FLOOR PLAN
SCALE: 1/8" = 1'-0"

MECHANICAL AND PLUMBING SPECIFICATIONS

- GENERAL PROVISIONS:
 - PROVIDE ALL LABOR, MATERIALS, EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION OF THE PLUMBING AND MECHANICAL SYSTEMS OUTLINED.
 - OBTAIN ALL PERMITS, FEES, LICENSES, INSPECTIONS, AND CERTIFICATES OF COMPLIANCE OR APPROVAL AS REQUIRED BY THE AUTHORITIES.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE.
 - ALL TESTING REQUIRED BY AUTHORITIES SHALL BE CONSIDERED PART OF THIS WORK.
 - DURING CONSTRUCTION, ALL FIXTURES, EQUIPMENT, PIPE, DUCT, ETC. SHALL BE COVERED, PLUGGED, OR CAPPED AS REQUIRED TO KEEP CLEAN AND UNDAMAGED. ALL DAMAGED ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION OR REPLACED. ALL PROTECTIVE COVERINGS SHALL BE REMOVED BEFORE FINAL ACCEPTANCE.
 - PROVIDE ALL NECESSARY CUTTING AND PATCHING OF WALLS, FLOORS, CEILINGS, AND ROOFS AS NECESSARY. PATCH AROUND ALL OPENINGS SHALL MATCH ADJACENT AREA. COORDINATE ALL ROOFING WORK WITH OWNER OR RESPONSIBLE PARTY, SO THAT THE EXISTING ROOFING WARRANTY WILL BE MAINTAINED.
 - CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
- OPERATION AND MAINTENANCE MANUALS:
 - DURING THE COURSE OF CONSTRUCTION, COLLECT AND COMPILe OPERATING INSTRUCTIONS, WIRING DIAGRAMS, CATALOG CUTS, LUBRICATION AND PREVENTIVE MAINTENANCE INSTRUCTIONS, PARTS LISTS, ETC. FOR ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT.
 - ALL LITERATURE AND INSTRUCTIONS SHIPPED WITH THE EQUIPMENT SHALL BE SAVED FOR INCLUSION IN THE OPERATION AND MAINTENANCE MANUALS.
 - ALL LITERATURE LISTED ABOVE AND ALL PAPERS LISTING WARRANTIES, ETC. SHALL BE BOUND IN A 3-RING BINDER AND LABELED WITH THE PROJECT NAME, ADDRESS, ARCHITECT, ENGINEER, CONTRACTORS, ETC.
- MANUFACTURERS:
 - MANUFACTURERS, MODEL NUMBERS, ETC. INDICATED OR SCHEDULED ON THE DRAWINGS SHALL BE INTERPRETED AS HAVING ESTABLISHED A STANDARD OF QUALITY AND SHALL NOT BE CONSTRUED AS LIMITING COMPETITION. ARTICLES, FIXTURES, ETC. OF EQUAL QUALITY BY MANUFACTURERS SHALL BE ACCEPTABLE, SUBJECT TO STRUCTURAL AND ELECTRICAL CONSTRAINTS OF THE PROJECT DESIGN, UNLESS NOTED OTHERWISE.
- TESTING, BALANCING, AND CLEANING:
 - ALL PIPING SHALL BE TESTED FOR LEAKS BEFORE BEING CONCEALED IN WALL CONSTRUCTION OR COVERED WITH INSULATION.
 - NATURAL GAS PIPING SHALL BE PNEUMATICALLY TESTED AT A PRESSURE OF NOT LESS THAN 1-1/2 TIMES THE OPERATING PRESSURE, BUT NOT LESS THAN 50 PSI, FOR A PERIOD OF NOT LESS THAN 2 HOURS, WITH NO LEAKS.
 - DUCTWORK AND PIPING SHALL BE BALANCED BY QUALIFIED BALANCING PERSONNEL WHO HAVE PREVIOUS EXPERIENCE WITH BALANCING PROCEDURES.
- PIPING:
 - NATURAL GAS:
 - BLACK STEEL PIPE, SCHEDULE 40, ASTM A53.
 - PIPE 3" AND SMALLER, 150 LB MALLEABLE IRON, THREADED FITTINGS.
 - PIPE 4" AND SMALLER, VESGA MEGAPRESS G FOR WATER AND GAS, CSA L64, T55A/ASME B31 FOR USE WITH ASTM A53 SCHEDULE 40 BLACK IRON PIPE.
 - PIPE 2-1/2" AND LARGER, WELDED.
 - PLUG VALVE: ROCKWELL NORDSTROM FIGURE NO. 142 OR 143.
 - BALL VALVE: JOHAR T-100NE APPROVALS-UL642, FM, CSA, NSF 61-D, MSS 5P-110.
 - GAS PIPING PAINTING:
 - ALL BLACK STEEL GAS PIPING LOCATED EXTERIOR TO THE BUILDING SHALL BE PRIMER AND PAINTED TO EITHER MATCH ADJACENT EXTERIOR WHERE LOCATED OR NEAR EXTERIOR WALL AND PAINTED SAFETY YELLOW WHERE LOCATED ON THE ROOF.
 - ALL PIPE HANGERS AND SUPPORTS SHALL BE STANDARD PRODUCTS OF GRINNELL, FEE AND MASON, OR ELCON. HANGER SPACING SHALL BE IN ACCORDANCE WITH MSS-5P-64.
- SLEEVES:
 - PROVIDE, SET, AND PROPERLY LOCATE PIPE SLEEVES AS REQUIRED FOR THIS WORK. ALL SLEEVES SHALL BE OF SUFFICIENT SIZE TO PERMIT PIPE MOVEMENT DUE TO EXPANSION AND CONTRACTION AND TO ACCOMMODATE PIPE INSULATION.
 - INTERIOR PARTITIONS: 16 GAUGE GALVANIZED STEEL, PACK BETWEEN PIPE AND SLEEVE WITH FIRE SAFING AND CAULK AT EACH END WITH FIRE RESISTANT SEALANT.
 - ROOF: PROSET OR EQUAL, MANUFACTURED PVC SCHEDULE 40 PIPE SLEEVE WITH WATERPROOF SEAL. COORDINATE WITH ROOFING CONTRACTOR AND FLASH AS REQUIRED TO MAINTAIN ROOF WARRANTY.
 - PROTECTION AGAINST CONTACT: METALLIC PIPING, EXCEPT FOR CAST IRON, DUCTILE IRON AND GALVANIZED STEEL SHALL NOT BE PLACED IN DIRECT CONTACT WITH STEEL FRAMING MEMBERS, CONCRETE, OR CINDER WALLS AND FLOORS OR OTHER MASONRY. METALLIC PIPING SHALL NOT BE PLACED IN DIRECT CONTACT WITH CORROSIVE SOIL. SHEATHING USED TO PREVENT DIRECT CONTACT SHALL HAVE A THICKNESS OF GREATER THAN .005; AND THE SHEATHING SHALL BE MADE OF PLASTIC. ANY PIPE THAT PASSES THROUGH A FOUNDATION WALL OR FOOTING SHALL BE PROVIDED WITH A RELIEFING AREA, OR A PIPE SLEEVE SHALL BE BUILT INTO THE FOUNDATION WALL. THE SLEEVE SHALL BE TWO SIZES GREATER THAN THE PIPE PASSING THOUGH THE WALL OR FOOTING.
 - PROVIDE CHROME PLATED ESCUTCHEONS ON ALL PIPE ENTERING FINISHED AREAS.
- REMODELING WORK:
 - DEMOLITION: DISCONNECT, DEMOLISH, AND REMOVE ABANDONED MECHANICAL MATERIALS AND EQUIPMENT INDICATED TO BE REMOVED AND NOT INDICATED TO BE SALVAGED OR REMAIN.
 - EQUIPMENT TO BE SALVAGED:
 - DISCONNECT AND REMOVE, EXISTING MECHANICAL EQUIPMENT INDICATED TO BE REMOVED AND SALVAGED. DELIVER EQUIPMENT TO THE LOCATION DESIGNATED BY THE OWNER FOR STORAGE.
 - ALL MATERIALS AND EQUIPMENT DESIGNATED TO BE REUSED OR RELOCATED SHALL BE CAREFULLY REMOVED, AND STORED UNTIL NEEDED FOR REMODELING WORK. ALL ITEMS SHALL BE RESTORED TO LIKE NEW CONDITION WITH RUST OR CORROSION REMOVED, SURF PAINT TOUCHED UP OR REPAINTED AS REQUIRED TO MATCH NEW CONSTRUCTION AND THOROUGHLY CLEANED AND INSPECTED. ANY ITEMS WHICH BECOME DAMAGED BEYOND REPAIR AS A RESULT OF CONSTRUCTION OR DEMOLITION ACTIVITY SHALL BE REPLACED WITH NEW MATERIAL EQUIVALENT IN EVERY RESPECT.
 - DISPOSAL AND CLEANUP: REMOVE FROM THE SITE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS AND EQUIPMENT NOT INDICATED TO BE SALVAGED.
 - PROTECT ADJACENT MATERIALS INDICATED TO REMAIN. INSTALL AND MAINTAIN DIRT AND NOISE BARRIERS TO KEEP DIRT, DUST, AND NOISE FROM BEING TRANSMITTED TO ADJACENT AREAS. REMOVE PROTECTION AND BARRIERS AFTER REMODELING OPERATIONS ARE COMPLETE.
 - LOCATE, IDENTIFY, AND PROTECT MECHANICAL SERVICES PASSING THROUGH REMODELING AREA AND SERVING OTHER AREAS OUTSIDE THE REMODELING LIMITS. MAINTAIN SERVICES TO AREAS OUTSIDE REMODELING LIMITS, WHERE MECHANICAL SERVICES ARE LOCATED IN A WALL, ETC. TO BE DEMOLISHED, RELOCATE NEW OR EXISTING CONSTRUCTION TO MAINTAIN CONTINUITY OF THE SYSTEM. WHEN SERVICES MUST BE INTERRUPTED, INSTALL TEMPORARY SERVICES FOR AFFECTED AREAS.
 - REMOVE ALL PIPING TO BE DEMOLISHED BACK TO PIPE MAIN OR EDGE OF PROJECT AREA, AND CAP PIPE.
- PIPPING AND DUCTS EMBEDDED IN FLOORS, WALLS, AND CEILINGS MAY REMAIN IF SUCH MATERIALS DO NOT INTERFERE WITH NEW INSTALLATIONS. PIPING AND DUCTS TO REMAIN SHALL BE APPROVED BY THE ARCHITECT. REMOVE MATERIALS ABOVE ACCESSIBLE CEILINGS. DRAIN AND CAP PIPING AND DUCTS ALLOWED TO REMAIN ABOVE CEILING OR BELOW FLOOR, CONCEALED FROM VIEW, EXCEPT AS OTHERWISE NOTED. PATCH FLOOR TO MATCH EXISTING.
- PIPE AND DUCT SHALL BE CONCEALED WITH NEW OR EXISTING CONSTRUCTION WHENEVER POSSIBLE, UNLESS INDICATED OTHERWISE.

MECHANICAL/PLUMBING GENERAL NOTES:

- COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO PROPERLY INSTALL ALL SYSTEMS AS INTENDED, WITHIN THE CONFINES OF THE SPACES AVAILABLE, AND WITHOUT INTERFERENCES.
- THIS CONTRACTOR SHALL PERFORM ALL WORK INDICATED AND/OR AS REQUIRED FOR THE PROPER INSTALLATION AND OPERATION OF THE MECHANICAL SYSTEMS.
- INSTALL ALL DUCT, PIPE, ETC. AS HIGH AS POSSIBLE.
- DUCT SIZES SHOWN ARE ACTUAL SHEET METAL SIZES AND INCLUDE AN ALLOWANCE FOR DUCT LINER WHERE APPLICABLE.
- NO DUCT OR PIPING SHALL BE ROUTED OVER THE TOP OF ELECTRICAL PANELS.
- ALL MATERIALS EXPOSED WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84. INSTALL ALL PIPE, ETC. AS HIGH AS POSSIBLE.

MECHANICAL & PLUMBING SYMBOLS

- ① THERMOSTAT, MOUNTED AT 48" AFF
- Supply Air Duct Up/Down
- Return Air Duct Up/Down
- EXISTING DUCT TO REMAIN
- EXISTING DUCT TO BE REMOVED
- GAS PIPING
- SIZE OF EXISTING DUCT

MECHANICAL AND PLUMBING PLAN NOTES:

- EXISTING RTU TO REMAIN.
- DEMOLISH EXISTING DUCTWORK FAST DEMISING WALL AND CAP. SEAL AIR TIGHT.
- RELOCATE EXISTING THERMOSTAT TO OTHER SIDE OF DEMISING WALL AS SHOWN.
- SEPARATE BRANCH PIPING FROM GAS PIPING MAIN AND CAP MAIN AS REQUIRED.
- CONNECT TO EXISTING GAS PIPING AS REQUIRED.
- COORDINATE WITH GAS COMPANY FOR INSTALLATION OF A METER WITH CAPACITY FOR 340 CFH @ 1" N.G.. ROUTE PIPING UP INSIDE THE MECHANICAL ROOM AND PENETRATE ONTO ROOF SIMILAR TO EXISTING. ALL CONCEALED JOINTS ARE TO BE WELDED OR USE FITTINGS APPROVED FOR CONCEALED USE. VERIFY ALL EQUIPMENT GAS CAPACITIES AND OPERATING PRESSURES PRIOR TO INSTALLATION OF ANY PIPING.
- EXISTING GAS METERS TO REMAIN.
- ALL EXISTING PLUMBING FIXTURES AND EXHAUST FANS TO REMAIN.

FIRE PROTECTION NOTES:

- THE EXISTING SPACE IS PROTECTED WITH AN EXISTING WET PIPE SPRINKLER SYSTEM. RELOCATE AND PROVIDE ADDITIONAL SPRINKLER HEADS AND PIPING AS REQUIRED FOR THE NEW CONSTRUCTION. SPRINKLER HEADS IN FINISHED CEILINGS SHALL BE SEMI-RECESSED PENDENT TYPE (VERIFY FINISH). SPRINKLER HEADS IN ROOMS WITHOUT CEILINGS SHALL BE UPRIGHT BRASS TYPE HEADS.
- SPRINKLER WORK SHALL BE PERFORMED BY A LICENSED SPRINKLER CONTRACTOR PRE-APPROVED BY THE OWNER/LANDLORD.
- REFER TO ARCHITECTURAL DRAWINGS FOR NEW WALL CONSTRUCTION.
- SPRINKLER PIPING SHALL MATCH EXISTING AND COMPLY WITH NFPA 13.
- SPRINKLER SYSTEM (SHOP DRAWINGS) SHALL BE APPROVED BY THE LOCAL FIRE AUTHORITY AND OWNER'S/LANDLORD'S INSURANCE CARRIER PRIOR TO START OF WORK.
- TENANT DEMISING WALLS ARE BEING MODIFIED. REZONE SPRINKLER SYSTEM AS NECESSARY SO TENANT(S) SHALL HAVE SINGLE ZONE FOR TENANT SPACE(S).

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