



BLUESTONE  
PARTNERS, LLC

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Sherman, Texas 75092  
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May 30, 2024

beem Light Sauna  
2070 NW Lowenstein Dr., Suite B  
Lee's Summit, MO 64081  
Permit Set

REVISIONS		
No.	DATE	NOTE
1	05.29.2024	CITY COMMENTS

Drawn by: ----  
Checked by: ----  
Project No: ----  
Date: May 30, 2024

Cover Sheet

Sheet:  
G-001

SCOPE OF TENANTS WORK & GENERAL NOTES

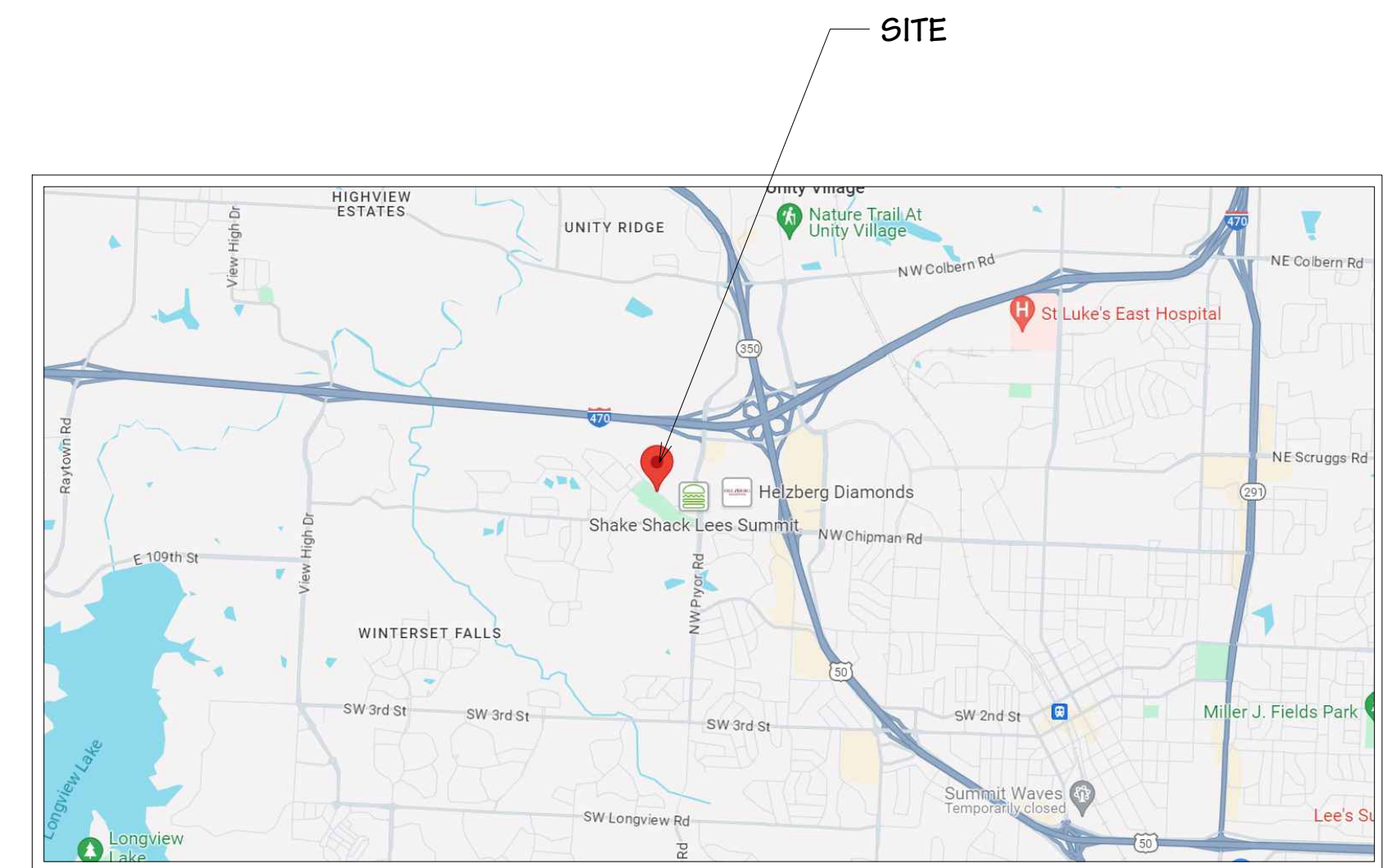
- GENERAL CONTRACTOR (G.C.) SHALL FIELD VERIFY ALL DIMENSIONS AND COLUMN LOCATIONS AT THE JOBSITE, AND BE RESPONSIBLE FOR THE PROPER FITTING OF WORK THERETO. REPORT ANY DISCREPANCIES TO THE ARCHITECT AND TO THE TENANT/FRANCHISEE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- WORK SHALL CONFORM TO APPLICABLE LOCAL CODES AND TO LANDLORD'S REQUIREMENTS, INCLUDING TENANTS EXECUTED LEASE AND CONSTRUCTION EXHIBITS. LANDLORD APPROVED TENANT CONSTRUCTION DRAWINGS MUST REMAIN ON-SITE DURING CONSTRUCTION.
- PRIOR TO COMMENCEMENT OF ANY DEMOLITION, LOCATE, PROTECT AND PRESERVE ALL LANDLORD'S EXISTING SYSTEMS WITHIN THE SPACE.
- G.C. SHALL SECURE AND PAY FOR ALL PERMITS, TEMPORARY UTILITIES, AND CARRY LIABILITY INSURANCE AS REQUIRED BY THE FRANCHISEE & L.L.
- THE CONTRACT FOR CONSTRUCTION SHALL BE BETWEEN THE G.C. AND THE TENANT/FRANCHISEE.
- CHANGE ORDERS, IF ANY, SHALL BE WRITTEN AND AGREED TO BY THE G.C., THE TENANT/FRANCHISEE, AND THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CHANGES IN THE WORK.
- PRIOR TO START OF CONSTRUCTION, G.C. SHALL CONDUCT A PRE-CONSTRUCTION MEETING WITH LANDLORD'S ON-SITE REPRESENTATIVE AND SUPPLY ALL REQUIRED PRE-CONSTRUCTION DOCUMENTS. (COPY OF BUILDING PERMIT, CERTIFICATE OF INSURANCE, CONTRACTOR'S LICENSE, CONSTRUCTION SCHEDULE AND SUBCONTRACTOR LIST).
- DEMISING WALLS: MAINTAIN 1 HOUR RATING. PROVIDE 5/8" FIRE RATED GYPSUM BOARD AS NECESSARY. SEAL TO DECK. FIRE WALLS/DEMISING WALLS 6" METAL STUDS TO DECK.
- TYPICAL INTERIOR PARTITIONS SHALL BE 22 GA., 3-5/8", METAL STUDS TO ABOVE CEILING AT 16" O.C. WITH BRACING TO STRUCTURE AT 48" O.C. MAX. AS REQUIRED. PROVIDE 5/8" GYPSUM BOARD EACH SIDE.
- SUSPEND ALL STRUCTURAL ITEMS, WALLS AND WALL FURREDOWNS, FROM TOP CHORD OF EXISTING ROOF BAR JOIST OR OVER PANEL POINTS AT BOTTOM CHORDS. DO NOT SUSPEND ANY ITEMS FROM CEILING GRID OR METAL ROOF DECK.
- SLAB: EXISTING SLAB TO REMAIN. GC TO FILL IN EXISTING SLAB LEAVE-OUT ACCORDING TO LL SPECIFICATIONS.
- ANY NEW WORK IS BY TENANT'S G.C.
- NO COMBUSTIBLE MATERIALS ARE PERMITTED ABOVE CEILINGS.
- SPRINKLER SYSTEM: RE-USE EXISTING SPRINKLER HEADS TO THE GREATEST EXTENT POSSIBLE. RE-WORK EXISTING HEADS IF/AS NEEDED FOR NEW CEILINGS. LANDLORD REQUIRES ALL PENDANT TYPE HEADS TO BE REPLACED WITH FULLY CONCEALED TYPE HEADS IN PUBLIC VIEW AREAS.
- THE SUBSTRATE FOR TOPS ON ALL CABINETWORK SHALL BE A WATER RESISTANT PRODUCT.
- G.C. SHALL SUBMIT SHOP DRAWINGS TO THE FRANCHISEE AND TO THE ARCHITECT FOR REVIEWS AND APPROVALS PRIOR TO FABRICATION OF ALL CABINETWORK AND SIGNAGE. SUBMIT SIGNAGE SHOP DRAWINGS TO THE LANDLORD PRIOR TO THE FABRICATION OF SIGNAGE.
- G.C. SHALL PROVIDE TO FRANCHISEE AND TO LANDLORD A MINIMUM ONE-YEAR WARRANTY, NAMING BOTH FRANCHISEE AND LANDLORD, AGAINST DEFECTS IN WORKMANSHIP, MATERIALS AND EQUIPMENT.
- PRIOR TO THE ANTICIPATED SHIPPING DATE, G.C. SHALL VERIFY WITH THE FRANCHISEE THE NAME AND PHONE NUMBER OF THE TRUCKING COMPANY WHICH WILL DELIVER EQUIPMENT FROM THE EQUIPMENT SUPPLIER INTO THE SPACE.
- G.C. SHALL PROVIDE TO THE FRANCHISEE AS-BUILT DRAWINGS FOR THE PLUMBING SYSTEM INCLUDING ANY AND ALL MODIFICATIONS TO THE DRAWINGS.
- G.C. SHALL OBTAIN ALL REQUIRED INSPECTIONS, AND SECURE ALL OFFICIAL APPROVALS OF WORK PERFORMED. THE CONTRACTOR SHALL SUBMIT ALL CERTIFICATES OF INSPECTION AND CERTIFICATE OF OCCUPANCY TO THE FRANCHISEE UPON COMPLETION OF THE WORK.
- PROPERLY SEAL ALL FLOORS, WALLS AND CEILINGS AROUND DUCTS, PIPES AND CABLES TO PREVENT VERMIN HARBORAGE. SEAL ALL GAPS, CRACKS, JOINTS AND OPENINGS GREATER THAN 1/4" WIDE WITH PRINTABLE CAULK. USE BACKER ROD BEHIND CAULK WHERE JOINTS EXCEED 1/4". PAINT TO MATCH ADJOINING SURFACES. SEAL ALL FLOOR-MOUNTED EQUIPMENT TO FLOOR UNLESS EQUIPMENT IS MOUNTED ON LEGS AT LEAST 6" HIGH.
- ALL PAINTED WOOD SHALL BE PAINT GRADE BIRCH OR COMPARABLE.
- G.C. SHALL BE RESPONSIBLE FOR ALL FINISH WORK UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ALL PAINTING REQUIRED SHALL BE THREE-COAT SEMI-GLOSS ENAMEL UNLESS OTHERWISE INDICATED IN THE DRAWINGS. FOLLOWING THE INSTALLATION OF CONTRACTOR SUPPLIED CABINETS, THE CONTRACTOR SHALL PROVIDE FACINGS AND COVERINGS INDICATED.
- AT THE COMPLETION OF THE WORK, G.C. SHALL FURNISH TO THE ARCHITECT, ONE SET OF BLUELINES MARKED IN RED WHERE CHANGES WERE MADE TO THE DRAWINGS, WHERE SUGGESTIONS OR COMMENTS MIGHT HAVE IMPROVED OR CLARIFIED THE DOCUMENTS, OR WHERE FUTURE DETAILS ON FUTURE SETS OF DOCUMENTS COULD BE IMPROVED. THESE ARE FOR THE ARCHITECT'S ON-GOING DOCUMENT QUALITY ENHANCEMENT PROGRAM.
- PROVIDE MINIMUM OF ONE, MAXIMUM OF TWO (2A RATING) FIRE EXTINGUISHER(S), TO COMPLY WITH REQUIREMENTS OF 1) NFPA 10, 2015 EDITION, 2) THE LOCAL FIRE DEPARTMENT, AND 3) THE LANDLORD'S INSURANCE COMPANY.



PROJECT SCOPE

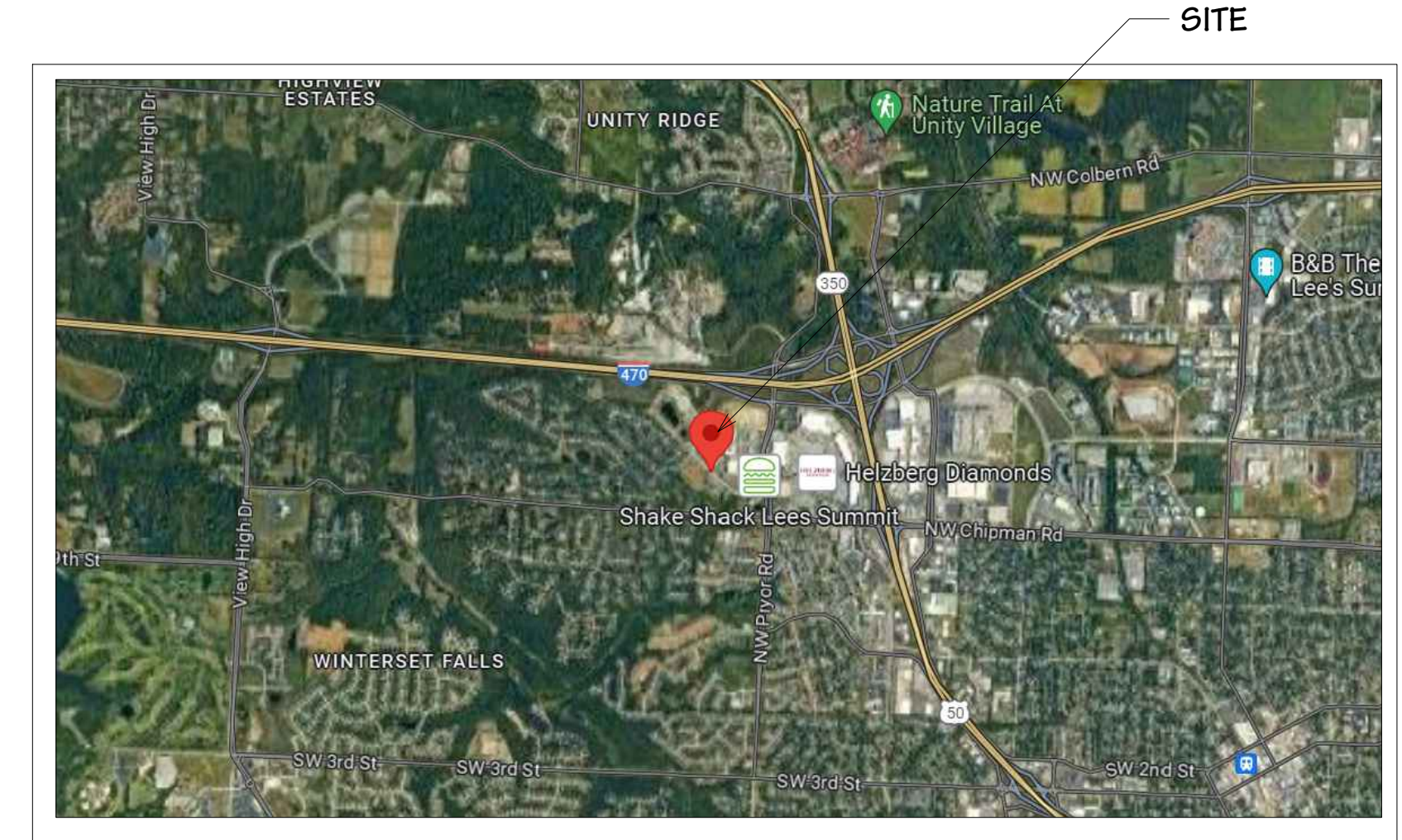
INTERIOR FINISH OUT FOR BEEM LIGHT SAUNA WITH SAUNA SUITES AND RESTROOMS

beem LIGHT SAUNA  
SUITE B AREA: 1549 SQ. FT.  
BEEM LIGHT SAUNA  
2070 NW LOWENSTEIN DR, SUITE B,  
LEE'S SUMMIT, MO 64081



LOCATION MAP

SCALE: N.T.S.



VICINITY MAP

SCALE: N.T.S.

PROJECT DIRECTORY

BEEM LIGHT SAUNA  
2070 NW LOWENSTEIN DR, SUITE B,  
LEE'S SUMMIT, MO 64081

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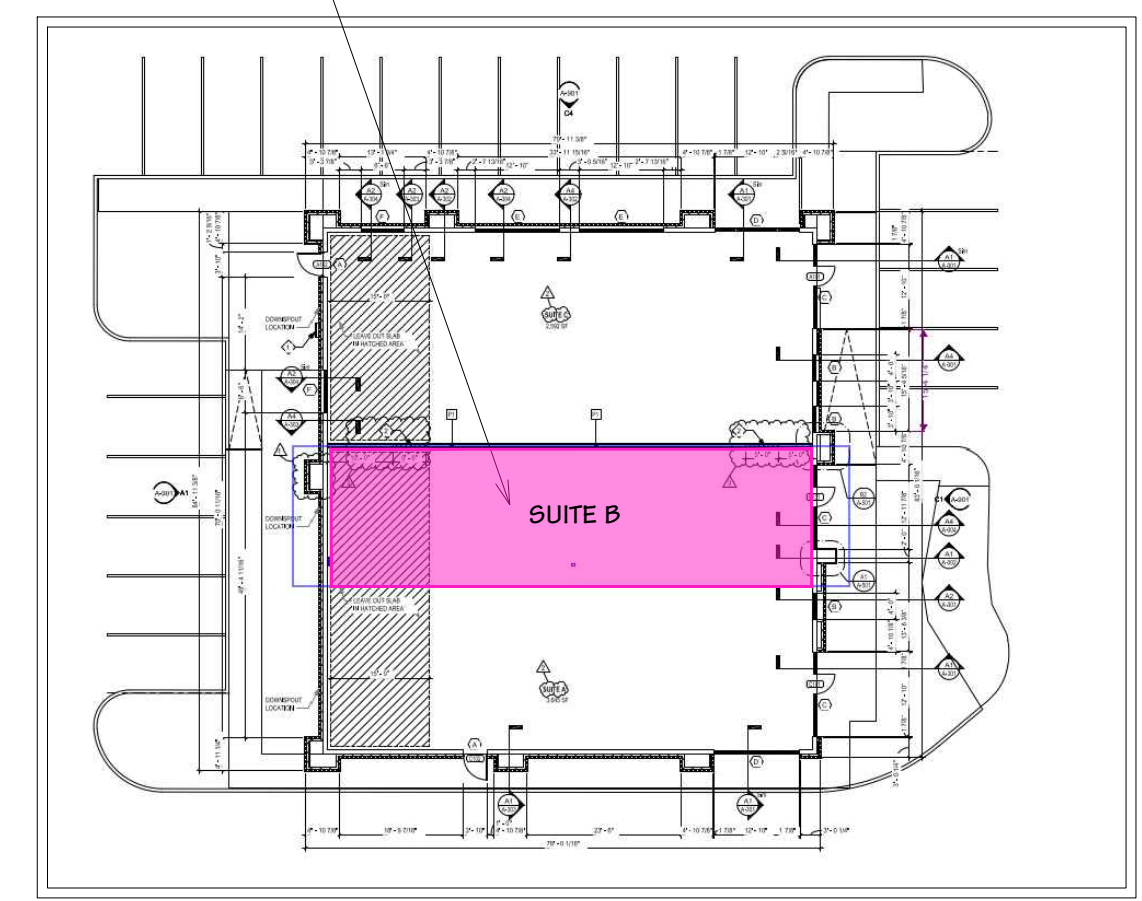
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TENANT  
SPACE



TENANT MAP

SCALE: N.T.S.

PROJECT DATA

CODE REFERENCE	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL FIRE CODE 2017 NATIONAL ELECTRICAL CODE ICC/ANSI A117.1-2009, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
TENANT	BUSINESS USE GROUP "B" GROSS FLOOR AREA: 1,549 S.F. CONSTRUCTION TYPE: 5-B NON SPRINKLED SPRINKLED: NO FIRE ALARM: Y/N (TBD) 1-HOUR PROTECTED: YES NUMBER OF STORIES: 1 CALCULATED LOAD FOR BUILDING OCCUPANCY: 15

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OCCUPANCY CALCULATIONS

AREA	CLASSIFICATION	OCCUPANT LOAD (S.F./OCC.)	SQ. FT.	CALCULATED OCCUPANTS
RECEPTION 101	MERCANTILE	60	151	3
MERCHANDISE 102	MERCANTILE	60	100	2
SAUNA 103	BUSINESS	150	60	1
RED LIGHT 104	BUSINESS	150	60	1
SAUNA 105	BUSINESS	150	60	1
SAUNA 106	BUSINESS	150	57	1
SAUNA 107	BUSINESS	150	57	1
SOCIAL SAUNA 108	BUSINESS	150	86	1
ADA SAUNA 109	BUSINESS	150	117	1
RED LIGHT 110	BUSINESS	150	57	1
RED LIGHT 111	BUSINESS	150	70	1
RESTROOM 112	N/A	N/A	43	N/A
ADA RESTROOM 113	N/A	N/A	73	N/A
UTILITY 114	STORAGE	300	122	1
HALLWAY 115	N/A	N/A	234	N/A
TOTAL BUILDING OCCUPANTS				15

PLUMBING CALCULATIONS

OCCUPANCY	REQUIRED WATER CLOSETS (TOILETS)	PROVIDED WATER CLOSETS (TOILETS)	REQUIRED LAVATORIES (SINKS)	PROVIDED LAVATORIES (SINKS)
BUSINESS GROUP "B"	1 PER 25 FOR THE FIRST 50, AND 1 PER 50 FOR REMAINDER EXCEEDING 50	1 PER 8 (MALE) 1 PER 8 (FEMALE)	1 PER 40 FOR FIRST 80, 1 PER 80 FOR REMAINDER EXCEEDING 80	1 PER 15
DRINKING FOUNTAINS: PER 2018 IPC SECTION 403			REQUIRED: 1 PER 100	PROVIDED: 1 PER 15
SERVICE SINK:			REQUIRED: 1	PROVIDED: 1



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General Notes

Sheet:

G-003

METAL ANCHORS OF SHAPES AND SIZES INDICATED ON JAMBS NEAR TOP AND BOTTOM OF EACH FRAME, AND AT INTERMEDIATE POINTS NOT OVER 24" ON CENTER. PROVIDE TEMPORARY STEEL SPREADERS FASTENED ACROSS BOTTOM OF FRAMES, WHERE CONSTRUCTION WILL PERMIT CONCEALMENT, LEAVE SPREADERS IN PLACE AFTER INSTALLATION; OTHERWISE, REMOVE SPREADERS AFTER FRAMES ARE SET AND ANCHORED.

2.02 HOLLOW METAL DOORS: METAL FRAMES BY RDL SUPPLY, WITH METAL FRAME VIEW PANEL AS SHOWN ON THE DRAWINGS. PREPARE FOR HARDWARE SPECIFIED IN SECTION 08700. PROVIDE TOP CAP FOR WEATHER PROTECTION.

2.03 SHOP PAINTING: CLEAN AND CHEMICALLY TREAT (PHOSPHATES) METAL SURFACES TO ASSURE MAXIMUM PAINT ADHERENCE; FOLLOW WITH A DIP OR SPRAY COAT OR RUST-INHIBITIVE METALLIC OXIDE, ZINC CHROMATE, OR SYNTHETIC RESIN PRIMER ON ALL EXPOSED SURFACES. FINISH SURFACES SHALL BE SMOOTH AND FREE FROM IRREGULARITIES AND ROUGH SPOTS. EACH COAT OF PAINT SHALL BE SEPARATELY BAKED OR OVEN DRIED.

FLUSH WOOD DOORS  
SECTION 08250

PART ONE - GENERAL

1.01 SCOPE: PROVIDE SOLID FLUSH DOORS, COMPLETE IN PLACE WITH FINISH HARDWARE INSTALLED, WHERE SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

1.02 QUALITY ASSURANCE:

- USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.
- IN ADDITION TO COMPLY WITH PERTINENT CODES AND REQUIREMENTS OF GOVERNMENTAL AGENCIES HAVING JURISDICTIONAL AGENCIES HAVING JURISDICTION, COMPLY WITH:
  - "MANUAL OF MILLWORK" OF THE WOODWORK INSTITUTE OF CALIFORNIA, FOR THE GRADE OR GRADES SPECIFIED; OR
  - "ARCHITECTURAL WOODWORK QUALITY STANDARDS" OF THE ARCHITECTURAL WOODWORK INSTITUTE FOR THE GRADE OR GRADES SPECIFIED.
- CERTIFICATION AND STAMPS WILL NOT BE REQUIRED.

1.03 DELIVERY, STORAGE AND HANDLING:

- DELIVERY:
  - DELIVER DOORS TO SITE AFTER BUILDING HAS REACHED AVERAGE PREVAILING HUMIDITY OF ITS LOCALITY.
  - DELIVER DOORS IN MANUFACTURER'S NAME, BRAND NAME, SIZE, THICKNESS, AND IDENTIFYING SYMBOL ON THE COVERING.
  - SEAL ALL FOUR EDGES OF THE UNFINISHED DOORS WHEN DELIVERED TO THE JOB SITE.
- STORAGE:
  - STACK DOOR FLAT ON 2 X 4 LUMBER, LAID 12" FROM ENDS AND ACROSS CENTER.
  - UNDER BOTTOM DOOR AND OVER TOP OF STACK, PROVIDE PLYWOOD OR CORRUGATED CARDBOARD TO PROTECT DOOR SURFACES.
  - STORE DOORS IN AREA WHERE THERE WILL BE NO GREAT VARIATIONS IN HEAT, DRYNESS, AND HUMIDITY.

PART TWO - PRODUCTS

- PROVIDE SOLID FLUSH WOOD DOORS OF THE TYPES, DESIGNS, AND THICKNESS SHOWN ON THE DRAWINGS, LABELED OR NON-LABELED AS INDICATED AND REQUIRED, AND IN SOLID CORE OR HOLLOW CORE SHOWN ON THE DRAWINGS. APPROVED MFGRS: HALEY BROTHERS, MARSHFIELD, VT INDUSTRIES, MOHAWK, CRAFTMASTER.
  - GRADE EXCEPT AS MAY BE SHOWN OTHERWISE ON THE DRAWINGS, FABRICATE THE WORK OF THIS SECTION TO "CUSTOM GRADE" STANDARDS OF THE REFERENCED ORGANIZATIONS.
  - FOR HOLLOW CORE DOORS, PROVIDE CORE CONSTRUCTION AS NEEDED TO ACCOMMODATE FINISH HARDWARE.
  - SPECIES:
    - WHERE PAINT GRADE OR OPAQUE FINISH ARE CALLED FOR ON THE DRAWINGS, PROVIDE BIRCH OR MAPLE FACES FOR OPAQUE FINISH.
    - FOR ALL OTHER FLUSH WOOD DOORS, PROVIDE ROTARY CUT WHITE BIRCH FACES FOR TRANSPARENT FINISH.
- C. DO NOT DRAG DOORS ACROSS ONE ANOTHER; LIFT DOORS AND CARRY THEM INTO POSITION.

PART THREE - EXECUTION

3.01 SURFACE CONDITIONS: EXAMINE THE AREAS AND CONDITIONS UNDER WHICH THE WORK OF THIS SECTION WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL SATISFACTORY CONDITIONS ARE CORRECTED.

3.02 INSTALLATION:

- FITTING AND MATCHING:
  - UNLESS DOORS ARE COMPLETELY FITTED AND MACHINED AT THE MILL, FIT THEM FOR WIDTH BY PLANING AND FIT THEM FOR HEIGHT BY SAWING.
    - BOTTOM: 1/2" CLEARANCE MAXIMUM.
    - TOP: 1/4" CLEARANCE MINIMUM. LOCK EDGE AND HINGE EDGE; BEVEL 1/8" IN 2" MAXIMUM.
    - LOCK EDGE AND HINGE EDGE; BEVEL 1/8" IN 2" MAXIMUM.
  - MACHINE DOORS FOR HARDWARE IN ACCORDANCE WITH RECOMMENDATIONS OF THE HARDWARE MANUFACTURERS, AS THOSE RECOMMENDATIONS HAVE BEEN APPROVED BY THE ARCHITECT.
- RECEIVE AND RETAIN CUSTODY OF FINISH HARDWARE FURNISHED FOR THE WORK OF THIS SECTION EXCEPT AS OTHERWISE DIRECTED BY THE ARCHITECT. INSTALL ALL SUCH FINISH HARDWARE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF ITS MANUFACTURER.
- REPLACE OR RE-HANG DOORS WHICH ARE HINGE BOUND AND DO NOT SWING OR OPERATE FREELY.

ALUMINUM FRAMING (IF REQUIRED PER DRAWINGS)  
SECTION 08400

PART ONE - GENERAL

1.01 SCOPE: THE WORK OF THIS SECTION INCLUDES ALUMINUM STOREFRONT MATERIAL AND WINDOW ASSEMBLIES.

PART TWO - PRODUCTS

2.01 WINDOW FRAMING: DESIGN IS BASED ON USE OF U.S. ALUMINUM SERIES 400 FRAMING, AS INDICATED ON THE DRAWINGS. FINISH SHALL BE MFGR. STD. CLEAR ANODIZED, UNLESS NOTED OTHER. IN GENERAL, MATCH EXISTING STOREFRONT SYSTEM & FINISH. EQUAL BY KAWNEER.

2.02 ALUMINUM SPECIALTIES:

- COLUMN COVERS AND AT SILLS OF WINDOWS, .00" ANODIZED ALUMINUM, FINISH TO MATCH FRAMING.
- DRIP STRIP AT WINDOW HEADS, .032" ANODIZED ALUMINUM, FINISH TO MATCH FRAMING.

2.03 CAULKING: USE ONLY HARD ALUMINUM ALLOY OR NON-MAGNETIC STAINLESS STEEL SCREWS AND BOLTS.

2.04 FASTENERS: USE ONLY HARD ALUMINUM ALLOY OR NON-MAGNETIC STAINLESS STEEL SCREWS AND BOLTS.

PART THREE - EXECUTION

3.01 GENERAL: CAREFULLY ERECT ALL WORK PLUM, TRUE, SQUARE IN OPENINGS AND SECURELY ANCHOR IN PLACE. PROTECT ALUMINUM SURFACES FROM CONTACT WITH STEEL OR MASONRY WITH TWO COATS OF ZINC CHROMATE PAINT.

3.02 FRAMING INSTALLATION: INSTALL WINDOW FRAMING AS INDICATED ON THE DRAWINGS. SET ON POLYSULFIDE CAULKING BEAD, AND SECURELY ATTACH TO WOOD SUB-FRAME.

FINISH HARDWARE  
SECTION 08700

1.01 WORK INCLUDED: INSTALLATION OF FINISH HARDWARE IS COVERED UNDER SECTION 08200. FURNISH ALL FINISH HARDWARE AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK.

1.02 PRODUCT HANDLING: INDIVIDUALLY PACKAGE EACH UNIT OF FINISH HARDWARE COMPLETE WITH PROPER FASTENINGS AND APPURTENANCES, CLEARLY IDENTIFIED.

1.03 GUARANTEE: ANY HARDWARE, WHICH PROVES TO BE DEFECTIVE OR FAULTY WITHIN A PERIOD OF ONE YEAR, SHALL BE REPLACED AT NO COST TO THE OWNER.

PART TWO - PRODUCTS

2.01 GENERAL:

- FURNISH HARDWARE IN ACCORDANCE WITH HARDWARE SCHEDULE. FURNISH EACH KIND OF HARDWARE FROM ONLY ONE MANUFACTURER.
- FINISHES OF ALL HARDWARE SHALL MATCH THE FINISH OF THE LOCKSETS, UNLESS OTHERWISE SCHEDULED.
- FURNISH NON-REMOVABLE PINS AT OUT SWINGING EXTERIOR DOORS.
- CLOSERS: SIZE THE CLOSERS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. FURNISH HEX BOLTS FOR CLOSERS TO BE MOUNTED IN PARTICLE BOARD OF MINERAL CORE DOORS.
- DOOR SILENCERS: FURNISH THREE SILENCERS FOR EACH STEEL DOOR FRAME.
- HAND OF DOOR: THE DRAWINGS SHOW THE SWING OF EACH DOOR LEAF. FURNISH EACH ITEM OF HARDWARE FOR PROPER INSTALLATION AND OPERATION OF THE DOOR SWING AS SHOWN.
- FASTENERS: FURNISH ALL NECESSARY SCREWS, BOLTS, AND OTHER FASTENERS OF SUITABLE SIZE AND TYPE ACCORDING TO THE MATERIAL TO WHICH THE HARDWARE IS TO BE APPLIED AND THE RECOMMENDATIONS OF THE HARDWARE MANUFACTURER. ALL FASTENINGS SHALL HARMONIZE WITH THE HARDWARE AS TO MATERIAL AND FINISH.

2.02 KEYING: KEY LOCKS IN DOORS INDIVIDUALLY. FURNISH 2 KEYS PER LOCK.

DIVISION 9 - FINISHES

GYPSUM DRYWALL  
SECTION 09250

PART ONE - GENERAL

1.01 SCOPE: THIS SECTION INCLUDES MATERIALS, INSTALLATION AND FINISHING OF JOINTS FOR GYPSUM DRYWALL WALLS AND CEILING.

1.02 MATERIAL HANDLING: DELIVER ALL MATERIALS IN ORIGINAL UNOPENED PACKAGES AND STORE IN AN ENCLOSED SHELTER PROVIDING PROTECTION FROM DAMAGE AND EXPOSURE TO THE ELEMENTS. REMOVE DAMAGED OR DETERIORATED MATERIALS FROM THE PREMISES.

1.03 JOB CONDITIONS: IN COLD WEATHER AND DURING GYPSUM PANEL APPLICATION AND JOINT FINISHING, MAINTAIN TEMPERATURES WITHIN THE BUILDING WITHIN THE RANGE OF 50 TO 70 F. PROVIDE ADEQUATE VENTILATION TO REMOVE EXCESS MOISTURE.

1.04 RELATED WORK: WOOD FRAMING IS INCLUDED IN SECTION 06100. STEEL STUD FRAMING IS INCLUDED IN SECTION 05400.

PART TWO - PRODUCTS

2.01 GYPSUM BOARD: TAPERED EDGE, THICKNESS AS INDICATED ON DRAWINGS, BY GOLD BOND OR EQUAL. USE REGULAR 5/8" BOARD SUBSTRATE FOR ALL WET WALL LOCATIONS. INSTALL 5/8" DUROCK CEMENT BOARD BY USG, AT DEMISING WALLS LOWER 12" - SEE PLAN DETAILS.

2.02 FASTENERS: FOR ATTACHMENT OF GYPSUM BOARD PANELS TO WOOD FRAMING AND STEEL STUD FRAMING, USE BUGLE HEAD DRYWALL SCREWS EQUAL TO GOLD BOND, OF SPACING PER MANUFACTURER'S RECOMMENDATIONS.

1.03 PRODUCT HANDLING: DELIVER PACKAGED MATERIALS AND STORE IN ORIGINAL CONTAINERS WITH SEALS UNBROKEN AND LABELS INTACT UNTIL TIME OF USE.

1.04 JOB CONDITIONS: MAINTAIN ENVIRONMENTAL CONDITIONS AND PROTECT WORK DURING AND AFTER INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

PART TWO - PRODUCTS

2.01 TILE PRODUCTS: AS SPECIFIED IN THE DRAWINGS  
2.02 GROUT: AS SPECIFIED ON THE DRAWINGS

PART THREE - EXECUTION

- 3.01 TILE INSTALLATION STANDARDS:
  - COMPLY WITH APPLICABLE REQUIREMENTS OF THE FOLLOWING AMERICAN NATIONAL STANDARDS INSTITUTE STANDARDS.
    - A108.4 FOR TILE INSTALLED WITH ORGANIC ADHESIVE.
    - A109.5 FOR TILE INSTALLED WITH DRY-SET PORTLAND CEMENT MORTAR OR LATEX PORTLAND CEMENT MORTAR.
    - A109.6 FOR TILE INSTALLED WITH EPOXY ADHESIVE.
  - COMPLY WITH MANUFACTURER'S INSTRUCTION FOR MIXING AND INSTALLATION OF PROPRIETARY MATERIALS.
- 3.02 INSTALLATION:
  - EXTEND TILE WORK INTO RECESSES AND UNDER OR BEHIND EQUIPMENT AND FIXTURES, TO FORM A COMPLETE COVERING WITHOUT INTERRUPTIONS.
  - ACCURATELY FORM INTERSECTIONS AND RETURNS. PERFORM CUTTING AND DRILLING OF TILE WITHOUT MARKING VISIBLE SURFACES. CAREFULLY GRIND CUT EDGES OF TILE ABUTTING TRIM, FINISH OR BUILT-IN ITEMS FOR STRAIGHT ALIGNED SURFACES.
  - INSTALL TILE USING THE FOLLOWING SETTING BEDS AS SHOWN OR SCHEDULED.
    - QUARRY TILE FLOORS: DRY-SET PORTLAND CEMENT MORTAR OR LATEX-PORTLAND CEMENT MORTAR OVER CONCRETE.
    - GLAZED WALL TILE: ORGANIC ADHESIVE.
    - QUARRY TILE FLOORS IN COOLER/FREEZER: SET WITH EPOXY ADHESIVE.
  - UNLESS OTHERWISE SHOWN, LAY TILE IN GRID PATTERN. ALIGN JOINTS WHEN ADJOINING TILES ON FLOOR, BASE, WALLS AND TRIM AREA SAME SIZE. LAYOUT TILE WORK AND CENTER TILE FIELDS IN BOTH DIRECTIONS IN EACH SPACE. ADJUST TO MINIMIZE TILE CUTTING. PROVIDE UNIFORM JOINT WIDTHS, UNLESS OTHERWISE SHOWN.
  - INSTALL EXPANSION JOINTS MAXIMUM 16' - O.C. IN EACH DIRECTION.

3.03 CLEANING AND PROTECTION:

- UPON COMPLETION OF PLACEMENT AND GROUTING, CLEAN ALL TILE SURFACES SO THEY ARE FREE OF FOREIGN MATTER.
- LEAVE FINISHED INSTALLATION CLEAN AND FREE OF CRACKED, CHIPPED, BROKEN, UN-BONDED OR OTHERWISE DEFECTIVE TILE WORK.
- PROHIBIT FOOT AND WHEEL TRAFFIC FROM USING TILE FLOORS FOR AT LEAST THREE (3) DAYS AFTER GROUTING IS COMPLETED.
- COVER ALL TILE FLOORS WITH "KRAFT PAPER" IN ALL AREAS AND DO NOT REMOVE THE PAPER UNTIL FINAL CLEAN UP AT COMPLETION OF CONSTRUCTION.

LAY-IN CEILING  
SECTION 09500

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT, AND MATERIALS TO COMPLETE THE INSTALLATION OF ALL LAY-IN CEILING MATERIALS AND SUSPENSION SYSTEMS.

1.02 SUBMITTALS: COMPLY WITH SECTION 10750. SUBMIT SAMPLES FOR APPROVAL.

1.03 JOB CONDITIONS: NO WORK IS TO BE STARTED UNTIL ALL EXTERIOR OPENINGS ARE CLOSED IN. ALL WET WORK SHALL BE COMPLETED AND DRIED BEFORE WORK IS STARTED.

PART TWO - MATERIALS

2.01 CEILING PANELS: COLOR, TYPE, PATTERN, SIZE, ETC., AS SCHEDULED AND SHOWN ON THE DRAWINGS. EXPOSED GRID SUSPENSION SYSTEM. CHICAGO METALLIC NO 200 SERIES SNAP GRID SYSTEM WITH WALL ANGLES, NO. 1409, LO-GLOSS WHITE BAKED ENAMEL PAINT FINISH. EQUAL BY ARMSTRONG, PRELU

PART THREE - EXECUTION

3.01 INSTALLATION: IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTION, SUSPEND MAIN TEES IN PLACE AT EVERY INTERSECTION WITH MAIN RUNNERS, AND WALL ANGLES WITH ENDS OF TEES RESTING ON BOTTOM FLANGE. SECURE WALL ANGLES TO SUBSTRATE WITH EXTRA ANGERS IF REQUIRED. SUSPEND SURFACE FROM BUILDING STRUCTURE AND PULL TIGHTLY AGAINST CEILING. COORDINATE WITH THE ELECTRICAL CONTRACTOR REGARDING SUSPENSION OF ELECTRICAL CEILING FIXTURES FROM THE CEILING SUSPENSION.

3.02 CLEAN-UP: AT COMPLETION OF THE WORK, REMOVE ALL SCAFFOLDING, CONTAINERS AND OTHER RUBBISH FROM THIS PORTION OF THE WORK FROM THE SITE. LEAVE ALL TILE SUPPORTING MEMBERS FIRMLY AND SECURELY ANCHORED, FREE OF FINGER MARKS OR SMUDGES AND IN PERFECT CONDITION.

DIVISION 10 - SPECIALTIES

CORNER GUARDS (IF REQUIRED PER DRAWINGS)  
SECTION 10260

1.01 SCOPE: FURNISH LABOR, EQ

1.02 SUBMITTALS: COMPLY WITH SECTION 10750. SUBMIT SAMPLES FOR APPROVAL. DE "5/8"

PART TWO - MATERIALS

2.01 CORNER GUARDS:

- APPROXIMATE SIZE SHALL BE 2" X 2" FULL HEIGHT. COLOR SHALL BE WHITE OR CLEAR TO MATCH ADJACENT WALL FINISHES. VERIFY COLOR WITH CONSTRUCTION MANAGER.

- PROVIDE RUBBER OR VINYL CORNER GUARDS BY ONE OF THE FOLLOWING MANUFACTURERS OR OWNER APPROVED SUBSTITUTIONS.
  - ICHNISCNITE, MIDDLEFIELD, OHIO (216-543-8916)
- KOPPE FOSTORIA, OHIO (419-436-8646)
  - KC MUSSION RUBBER CO. - AKRON, OHIO (216-773-7691)
- MEKZER PRODUCTS COMPANY, INC., - ORLANDO, FLORIDA (407-578-2900)
  - PROVIDE STAINLESS STEEL CORNER GUARDS (IF REQUIRED PER DRAWINGS) BY ONE MANUFACTURER'S ALIKE AND AS FOLLOWS: PROVIDE APPROXIMATELY 2" X 2" BY FULL WALL HEIGHT STAINLESS STEEL CORNER GUARDS AT LOCATIONS AS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING
    - K.J. MILLER CORPORATION, ELKHARD, IN (800-34-7684)
- PAWLING CORPORATION, PAWLING, NY (914-895-1005)
  - AMERICAN FLOOR PRODUCTS CO., INC. ROCKVILLE, MD (800-342-0424)
- MCKINNEY/PARKER DIVISION, SCRANTON, PA (717-349-7591) OR (415-282-7800)

PART THREE - EXECUTION

3.01 GENERAL: INSTALL CORNER GUARDS WHERE NOTED ON THE DRAWINGS AND PER MANUFACTURER'S WRITTEN INSTRUCTION.

PEST CONTROL  
SECTION 10290

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE APPLICATION OF INSECTICIDE.

1.02 SUBMITTALS: COMPLY WITH SECTION 10750. SUBMIT SAMPLES FOR APPROVAL.

PART TWO - MATERIALS

2.01 PEST CONTROL PRODUCT: PERMA- DUST PT240 BORIC - ACID - BASED INSECTICIDE BY WHITMIRE RESEARCH LABORATORIES INC., ST. LOUIS, MO (314-225-5715), OR OWNER APPROVED SUBSTITUTION.

PART THREE - EXECUTION

3.01 GENERAL: APPLY AT THE RATE OF 150 SQUARE FEET PER 20 OZ., AEROSOL CAN TO FLAT SIDES OF STUDS OF PERIMETER WALLS, INSIDE OF PERIMETER WALL SHEATHING TOP SIDE OF GYPSUM BOARD CEILING MATERIALS AND ALL OTHER AREAS (IF ANY) INDICATED ON THE DRAWINGS. APPLY JUST PRIOR TO COVERING OR ENCLLOSING. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.

TILE BACKER BOARD  
SECTION 10310

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE INSTALLATION OF CEMENTIOUS TILE BACKER BOARD.

1.02 SUBMITTALS: COMPLY WITH SECTION 10750. SUBMIT SAMPLES FOR APPROVAL.

PART TWO - MATERIALS

2.01 CEMENTIOUS TILE BACKER BOARD; DUROCK CEMENT BOARD - 5/8" THICK - UNITED STATES GYPSUM COMPANY, P.O. BOX 806279, CHICAGO, IL 60680-4124.

PART THREE - EXECUTION

3.01 GENERAL: APPLY IN LOCATIONS AS DIRECTED IN SECTIONS AND DETAILS. USE POSITIVE ATTACHMENT OF BUGLE HEAD DRYWALL SCREWS.

EXTERIOR SIGNAGE  
SECTION 10430

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE INSTALLATION OF ALL EXTERIOR SIGNAGE.

PART TWO - MATERIALS

- 2.01 EXTERIOR SIGNAGE:
  - OWNER SHALL SUPPLY ALL EXTERIOR SIGNAGE. INSTALLATION OF SIGNAGE BY THIRD PARTY.
  - CONTRACTOR SHALL COORDINATE ELECTRICAL INSTALLATION AND FINAL ELECTRICAL CONNECTIONS FOR EXTERIOR SIGNAGE UNLESS OTHERWISE INDICATED.

INTERIOR SIGNAGE (IF REQUIRED PER DRAWINGS)  
SECTION 10440

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE INSTALLATION OF ALL INTERIOR SIGNAGE.

PART TWO - MATERIALS

- 2.01 INTERIOR SIGNAGE:
  - OWNER SHALL SUPPLY ALL INTERIOR SIGNAGE, INSTALLATION OF SIGNAGE BY THIRD PARTY
  - CONTRACTOR SHALL SUPPLY AND INSTALL ALL REQUIRED BLOCKING IN WALLS AS REQUIRED.
  - CONTRACTOR SHALL COORDINATE ELECTRICAL INSTALLATION AND FINAL ELECTRICAL CONNECTIONS FOR INTERIOR SIGNAGE UNLESS OTHERWISE INDICATED.

FIRE EXTINGUISHERS  
SECTION 10620

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE INSTALLATION OF ALL FIRE EXTINGUISHERS.

PART TWO - MATERIALS

2.01 FIRE EXTINGUISHERS: FIRE EXTINGUISHERS SHALL BE MULTIPURPOSE DRY CHEMICAL TYPE RATE 4-A, 60-BC, 10LB. NORMAL CAPACITY,K IN ENAMELED STEEL CONTAINER, FOR CLASS A, CLASS B AND CLASS C FIRES. PROVIDE MANUFACTURER'S STANDARD BRACKET FOR EXTINGUISHER UL AND FM LISTED UNIT AS MANUFACTURED BY ONE OF THE FOLLOWING:

- J.L. INDUSTRIES
- LARSEN'S MANUFACTURING COMPANY
- MUCKLE MANUFACTURING DIVISION OF TECHNICO, INC.
- PROFILE INTERNATIONAL, INC.
- BADGER

PART THREE - EXECUTION

3.01 GENERAL: CONTRACTOR SHALL INSTALL FIRE EXTINGUISHERS AS INDICATED ON THE DRAWINGS OR IF NOT INDICATED ON THE DRAWINGS, AS DIRECTED BY THE LOCAL FIRE MARSHAL TO COMPLY WITH APPLICABLE GOVERNING REGULATIONS.

TOILET ACCESSORIES  
SECTION 10800

PART ONE - GENERAL

1.01 SCOPE: THE WORK IN THIS SECTION INCLUDES ACCESSORIES IN TOILETS.

PART TWO - MATERIALS

2.01 ACCESSORIES: PROVIDE TOILET ACCESSORIES TO MEET AMERICANS WITH DISABILITIES ACT

PART THREE - EXECUTION

3.01 INSTALLATION: ERECT ITEMS IN A RIGID SUBSTANTIAL MANNER, IN CORRECT POSITIONS, AND LEVEL & PLUM. FULLY TRIM IN WHERE REQUIRED. INSTALL TOILET ACCESSORIES PER ADAAG GUIDELINES.

DIVISION 11 - EQUIPMENT

FOOD SERVICE EQUIPMENT

SECTION 1400ACCESSIBILITY GUIDELINES (ADAAG) AS SHOWN ON THE DRAWINGS AND OR OWNER APPROVED





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Lee's Summit, MO 64081  
**Permit Set**

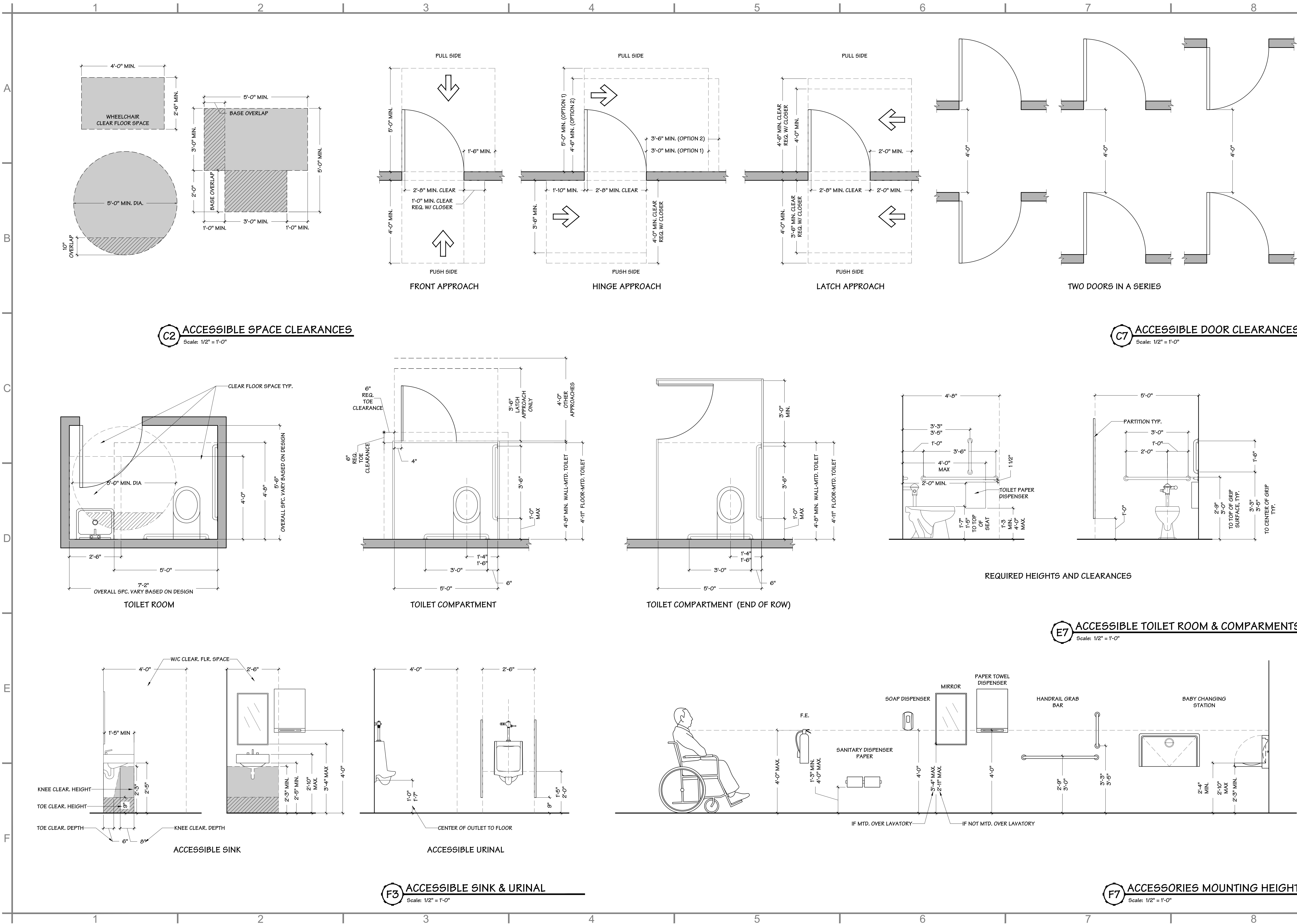
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ADA Details

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**G-004**



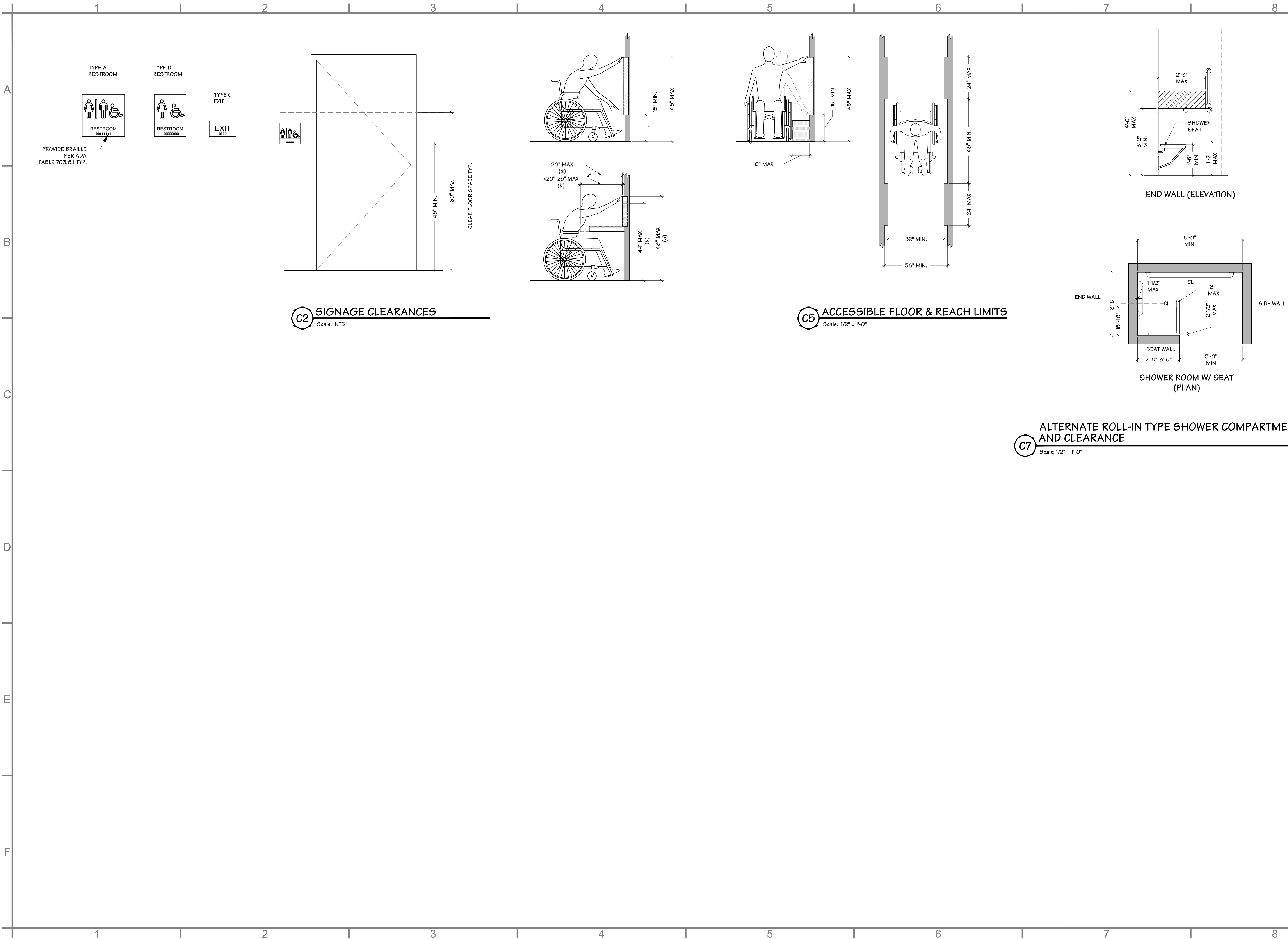
**C2 ACCESSIBLE SPACE CLEARANCES**  
Scale: 1/2" = 1'-0"

**C7 ACCESSIBLE DOOR CLEARANCES**  
Scale: 1/2" = 1'-0"

**E7 ACCESSIBLE TOILET ROOM & COMPARTMENTS**  
Scale: 1/2" = 1'-0"

**F3 ACCESSIBLE SINK & URINAL**  
Scale: 1/2" = 1'-0"

**F7 ACCESSORIES MOUNTING HEIGHTS**  
Scale: 1/2" = 1'-0"



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**G-006**

NOTE #1: UNLESS SPECIFIED HEREIN NOT TO BE PROVIDED, INSTALLED, AND/ OR FINISHED BY GC. THE GC OR HIS SUBS ARE TO PROVIDE INSTALL AND FINISH ALL ITEMS IN THE CONSTRUCTION DOCUMENTS.

## ABY

NOTES:

1. ALL ABBREVIATIONS SHOWN MAY NOT BE APPLICABLE TO THE PROJECT.





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2	05.29.2024	CITY COMMENTS

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Plan - LS & Egress

Sheet:  
**A-100**

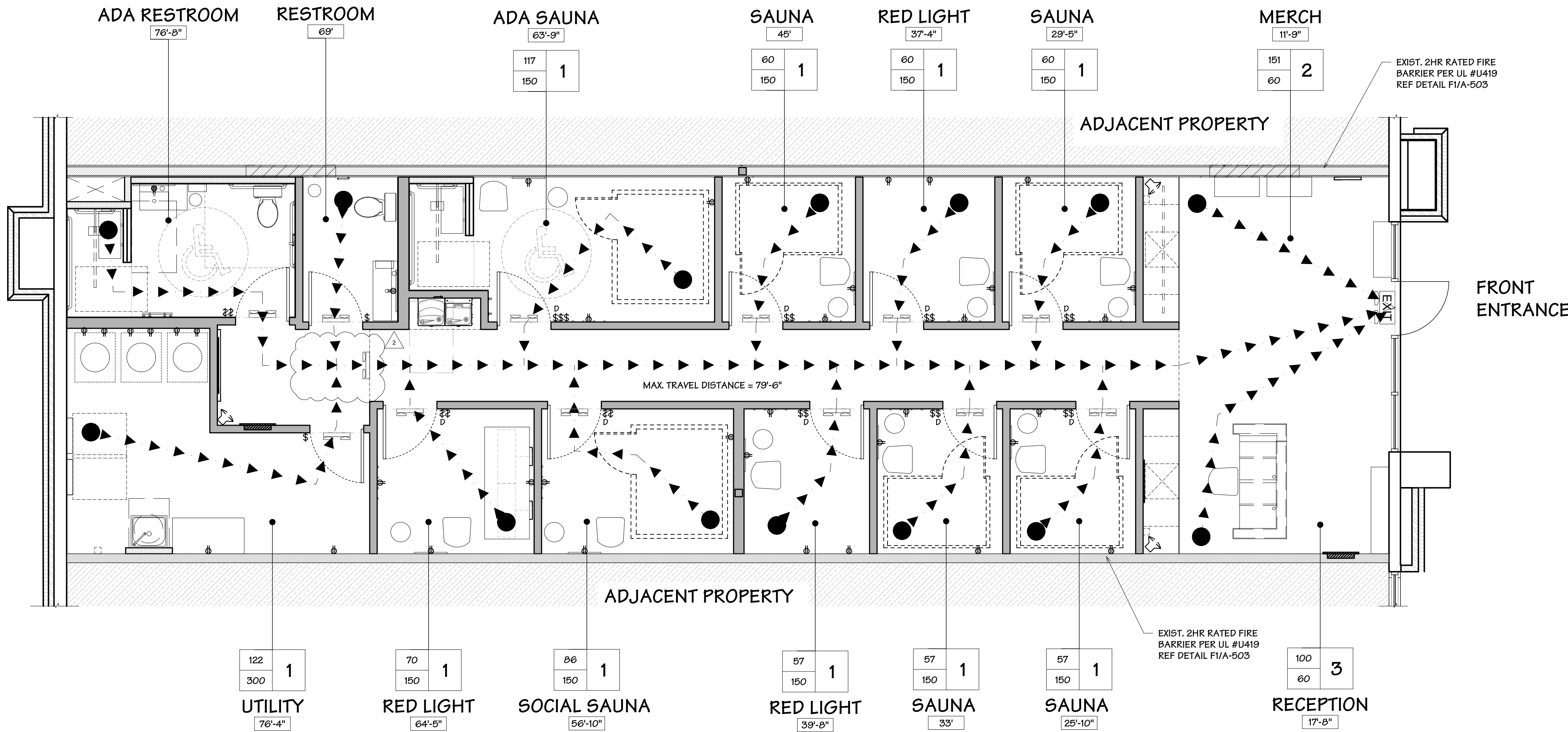
EGRESS LEGEND	
TAG	DESCRIPTION
	SQUARE FOOTAGE
	OCCUPANT LOAD
	OCCUPANT LOAD FACTOR
	LONGEST DISTANCE TO THE NEAREST EXIT DOOR
	EGRESS ROUTE

EMERGENCY / EXIT LEGEND		
SIGN	DESCRIPTION	QUANTITY
	EXIT SIGNAGE. REFER ELECTRICAL DRAWINGS	13
	EXIT SIGNAGE WITH EMERGENCY LIGHTING. REFER ELECTRICAL DRAWINGS	1
	FIRE EXTINGUISHER: 10LB ABC DRY CHEMICAL (IN CABINET SEMI-RECESSED IN WALL)	2

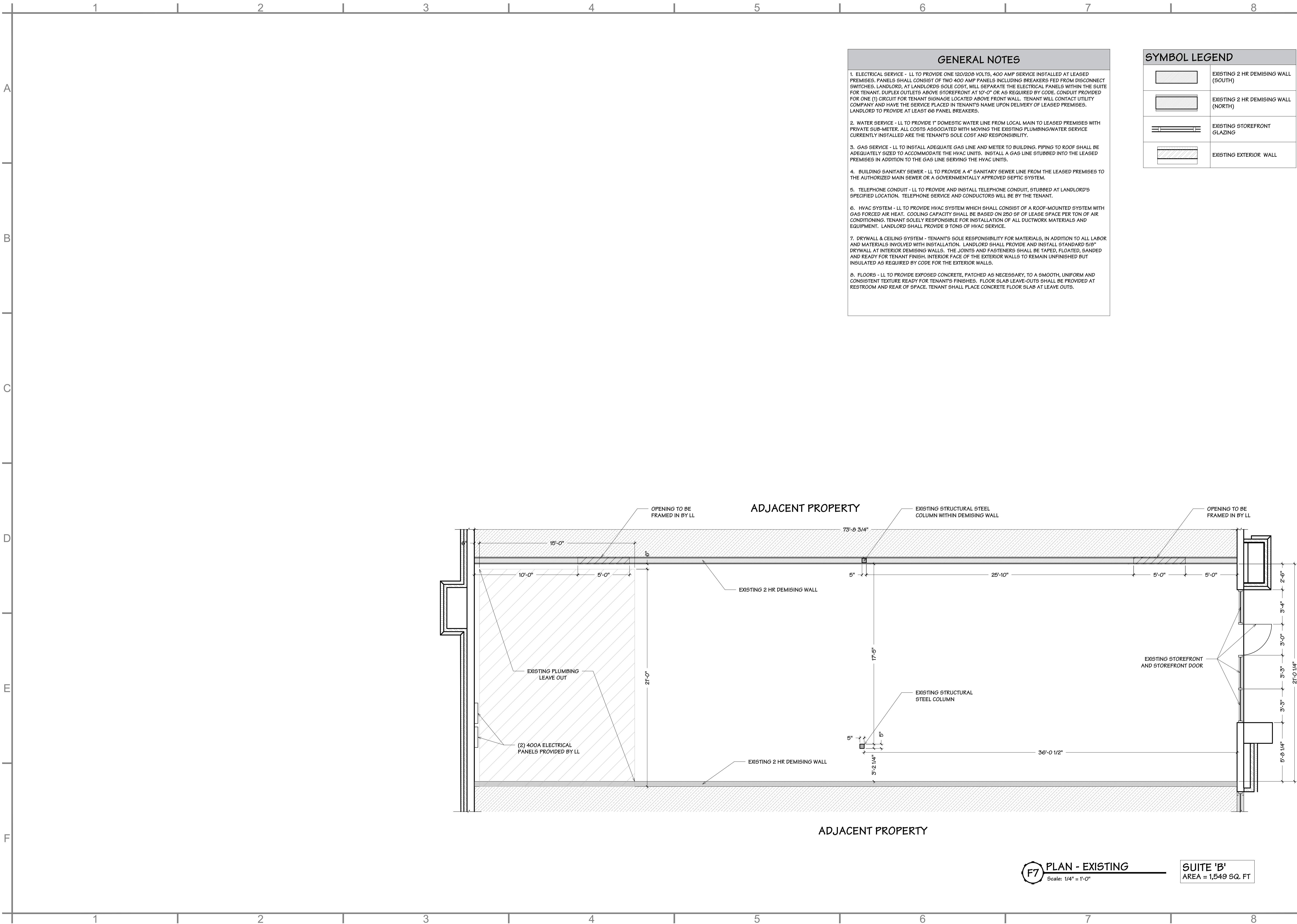
EGRESS CALCULATIONS		
EGRESS FACTORS	CALCULATION	RESULTS
OCCUPANT LOAD	15	15
EGRESS WIDTH PER OCCUPANT SERVED	0.2"	0.2"
EGRESS WIDTH REQUIRED	OCC. LOAD X 0.2"	3.0"
ACTUAL EGRESS WIDTH PROVIDED	36"	36"
NUMBER OF EXITS REQUIRED	IBC, SECTION 1006.2.1	1
NUMBER OF EXITS PROVIDED		1
MAXIMUM TRAVEL DISTANCE ALLOWED	IBC, TABLE 1017.2	100'

LIFE SAFETY NOTES	
1. G.C. TO PROVIDE AND INSTALL ACCESSIBLE SIGNAGE IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY CODE.	
2. G.C. TO COORDINATE INSTALLATION REQUIREMENTS OF FIRE EXTINGUISHERS WITH LOCAL FIRE DEPARTMENT.	

OCCUPANCY CALCULATIONS				
AREA	CLASSIFICATION	OCCUPANT LOAD (S.F./OCC.)	SQ. FT.	CALCULATED OCCUPANTS
RECEPTION 101	MERCANTILE	60	100	2
MERCHANDISE 102	MERCANTILE	60	151	3
SAUNA 103	BUSINESS	150	60	1
RED LIGHT 104	BUSINESS	150	60	1
SAUNA 105	BUSINESS	150	60	1
SAUNA 106	BUSINESS	150	57	1
SAUNA 107	BUSINESS	150	57	1
SOCIAL SAUNA 108	BUSINESS	150	86	1
ADA SAUNA 109	BUSINESS	150	117	1
RED LIGHT 110	BUSINESS	150	57	1
RED LIGHT 111	BUSINESS	150	70	1
RESTROOM 112	N/A	N/A	43	N/A
ADA RESTROOM 113	N/A	N/A	73	N/A
UTILITY 114	STORAGE	300	122	1
HALLWAY 115	N/A	N/A	234	N/A
TOTAL BUILDING OCCUPANTS				15



**F7 PLAN - LIFE SAFETY & EGRESS**  
Scale: 1/4" = 1'-0"



GENERAL NOTES

1. ELECTRICAL SERVICE - LL TO PROVIDE ONE 120/208 VOLTS, 400 AMP SERVICE INSTALLED AT LEASED PREMISES. PANELS SHALL CONSIST OF TWO 400 AMP PANELS INCLUDING BREAKERS FED FROM DISCONNECT SWITCHES. LANDLORD, AT LANDLORDS SOLE COST, WILL SEPARATE THE ELECTRICAL PANELS WITHIN THE SUITE FOR TENANT. DUPLEX OUTLETS ABOVE STOREFRONT AT 10'-0" OR AS REQUIRED BY CODE. CONDUIT PROVIDED FOR ONE (1) CIRCUIT FOR TENANT SIGNAGE LOCATED ABOVE FRONT WALL. TENANT WILL CONTACT UTILITY COMPANY AND HAVE THE SERVICE PLACED IN TENANT'S NAME UPON DELIVERY OF LEASED PREMISES. LANDLORD TO PROVIDE AT LEAST 66 PANEL BREAKERS.
2. WATER SERVICE - LL TO PROVIDE 1" DOMESTIC WATER LINE FROM LOCAL MAIN TO LEASED PREMISES WITH PRIVATE SUB-METER. ALL COSTS ASSOCIATED WITH MOVING THE EXISTING PLUMBING/WATER SERVICE CURRENTLY INSTALLED ARE THE TENANT'S SOLE COST AND RESPONSIBILITY.
3. GAS SERVICE - LL TO INSTALL ADEQUATE GAS LINE AND METER TO BUILDING. PIPING TO ROOF SHALL BE ADEQUATELY SIZED TO ACCOMMODATE THE HVAC UNITS. INSTALL A GAS LINE STUBBED INTO THE LEASED PREMISES IN ADDITION TO THE GAS LINE SERVING THE HVAC UNITS.
4. BUILDING SANITARY SEWER - LL TO PROVIDE A 4" SANITARY SEWER LINE FROM THE LEASED PREMISES TO THE AUTHORIZED MAIN SEWER OR A GOVERNMENTALLY APPROVED SEPTIC SYSTEM.
5. TELEPHONE CONDUIT - LL TO PROVIDE AND INSTALL TELEPHONE CONDUIT, STUBBED AT LANDLORD'S SPECIFIED LOCATION. TELEPHONE SERVICE AND CONDUCTORS WILL BE BY THE TENANT.
6. HVAC SYSTEM - LL TO PROVIDE HVAC SYSTEM WHICH SHALL CONSIST OF A ROOF-MOUNTED SYSTEM WITH GAS FORCED AIR HEAT. COOLING CAPACITY SHALL BE BASED ON 250 SF OF LEASE SPACE PER TON OF AIR CONDITIONING. TENANT SOLELY RESPONSIBLE FOR INSTALLATION OF ALL DUCTWORK MATERIALS AND EQUIPMENT. LANDLORD SHALL PROVIDE 9 TONS OF HVAC SERVICE.
7. DRYWALL & CEILING SYSTEM - TENANT'S SOLE RESPONSIBILITY FOR MATERIALS, IN ADDITION TO ALL LABOR AND MATERIALS INVOLVED WITH INSTALLATION. LANDLORD SHALL PROVIDE AND INSTALL STANDARD 5/8" DRYWALL AT INTERIOR DEMISING WALLS. THE JOINTS AND FASTENERS SHALL BE TAPED, FLOATED, SANDED AND READY FOR TENANT FINISH. INTERIOR FACE OF THE EXTERIOR WALLS TO REMAIN UNFINISHED BUT INSULATED AS REQUIRED BY CODE FOR THE EXTERIOR WALLS.
8. FLOORS - LL TO PROVIDE EXPOSED CONCRETE, PATCHED AS NECESSARY, TO A SMOOTH, UNIFORM AND CONSISTENT TEXTURE READY FOR TENANT'S FINISHES. FLOOR SLAB LEAVE-OUTS SHALL BE PROVIDED AT RESTROOM AND REAR OF SPACE. TENANT SHALL PLACE CONCRETE FLOOR SLAB AT LEAVE OUTS.

SYMBOL LEGEND

	EXISTING 2 HR DEMISING WALL (SOUTH)
	EXISTING 2 HR DEMISING WALL (NORTH)
	EXISTING STOREFRONT GLAZING
	EXISTING EXTERIOR WALL



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Plan - Existing

**F7 PLAN - EXISTING**  
Scale: 1/4" = 1'-0"

**SUITE 'B'**  
AREA = 1,549 SQ. FT

Sheet:

**A-101**





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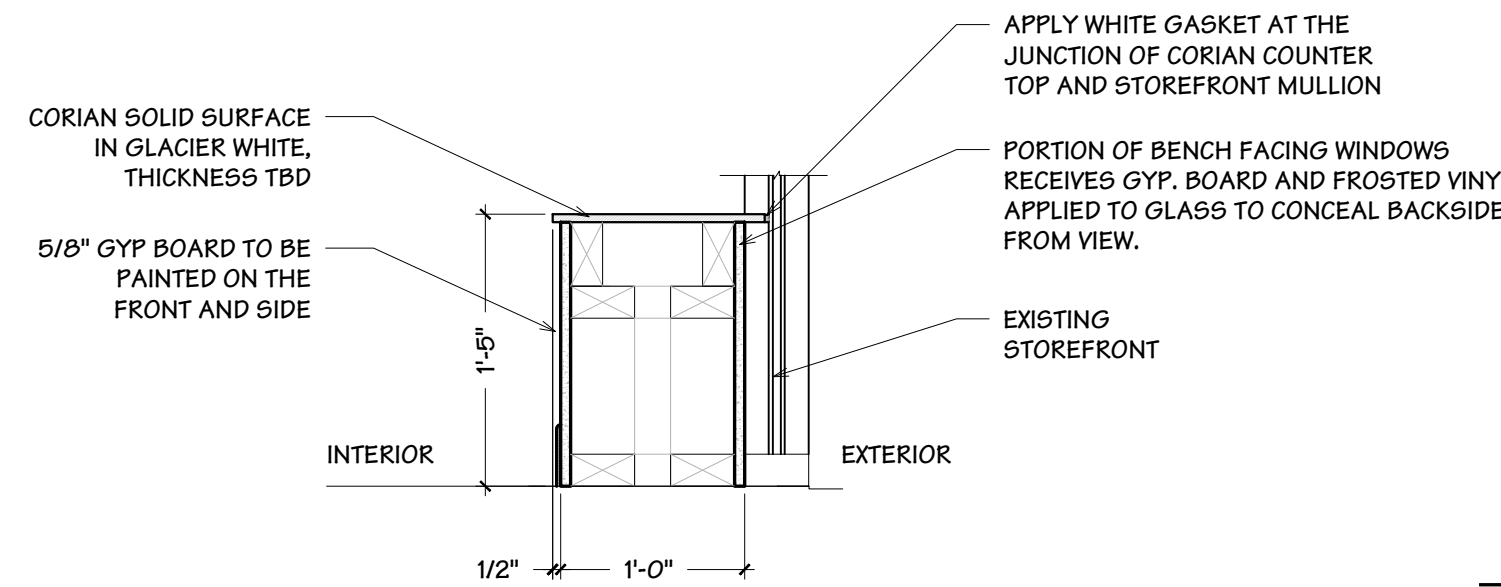
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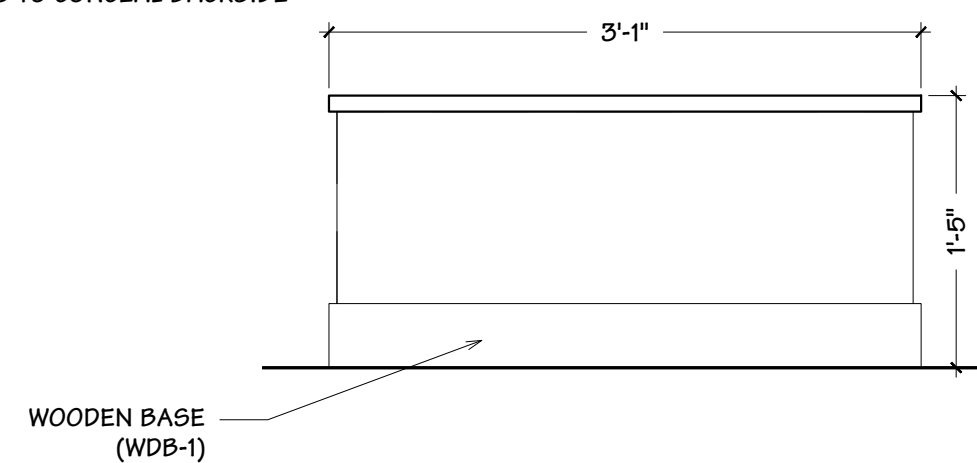
Plan - Floor

Sheet:  
**A-110**

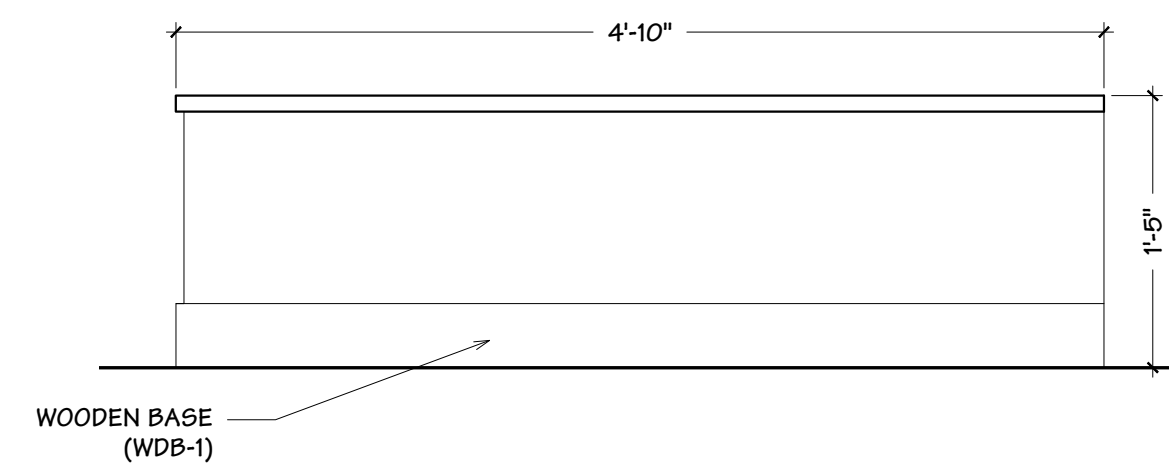
KEY NOTE#	FLOOR PLAN KEY NOTES
1	(2) 400A ELECTRICAL PANELS PROVIDED BY LL. SEE ELECTRICAL FOR MORE DETAILS.
2	PROVIDE NEW HOT WATER HEATER ABOVE CEILING - SEE PLUMBING PLAN ON SHEET P1.0. GC TO PROVIDE SHELF AND SUPPORTS FOR HOT WATER HEATER - REFER TO SHEET A-502.
3	PROVIDE FIRE EXTINGUISHER: 10LB CLASS ABC FIRE EXTINGUISHER, SEMI-RECESSED IN CABINET, MOUNTED BETWEEN 36"-48" A.F.F.
4	NEW ADA ACCESSIBLE RESTROOM, INCLUDING THE FOLLOWING: 18" VERTICAL GRAB BAR, 36" AND 42" HORIZONTAL GRAB BAR, MIRROR AND PLUMBING FIXTURES. REFER TO SHEET A-113, A-201, E1.0 FOR DETAILS.
5	PROVIDE RECEPTION DESK. PROVIDE POWER/DATA THROUGH CONDUIT IN THE FLOOR (WILL BE MOUNTED ON INSIDE OF DESK) STANDARD. REFER TO ENLARGED PLAN 'A5' AND DETAILS ON SHEET A-501.
6	PROVIDE LOWER CABINETS WITH UNDER-COUNTER REFRIGERATOR (OFCI). REFER TO ELEVATIONS ON SHEET A-202, DETAILS ON A-501
7	BEEM ACRYLIC SIGN (OFOI) AT 65" A.F.F. REFER TO ELEVATIONS ON SHEET A-202.
8	PROVIDE LOWER CABINETS WITH UNDER-COUNTER REFRIGERATOR (OFCI) AND APPAREL RACKS (OFCI).
9	INSTALL MERCHANDISE RACK (OFCI). SPACE 4.75" FROM EACH OTHER. SECURE TO WALL. PROVIDE BLOCKING (72"W X 6"H @ 96" O.C.).
10	INSTALL LUUMI SCREEN (OFCI). MOUNT AT 37.5" A.F.F. PROVIDE WALL BACKING (18"W X 30"H 3/4" A.F.F.). REFER TO ELEVATIONS ON SHEET A-202 AND SHEET E1.0 FOR ELECTRICAL REQUIREMENTS.
11	INSTALL 3" - 4" F.T. PLYWOOD BACKING BEHIND GYP. BD. (22"W X 65"H @ 12" A.F.F.). PROVIDE BACKLIT ADA SAUNA MIRROR AT 12" A.F.F. VERIFY IN FIELD WITH TENANT. PROVIDE RECESSED OUTLET AS SHOWN ON SHEET E1.0.
12	INSTALL 3" - 4" F.T. PLYWOOD BACKING (28" X 28" @ 40" A.F.F.) BEHIND GYP. BD. PROVIDE NEW RESTROOM MIRROR PER ELEVATIONS ON SHEET A-201. PROVIDE RECESSED OUTLET WITHIN STUDS CENTERED BEHIND MIRROR. REFER TO SHEET E2.0. FOR ELECTRICAL REQUIREMENTS.
13	INSTALL 3" - 4" F.T. PLYWOOD BACKING BEHIND GYP. BD. (48"W X 80"H @ 4" A.F.F.) FOR HALLWAY MIRROR (OFCI) AND BEEM LIGHTED SIGN (OFOI) 8" ABOVE MIRROR. VERIFY IN FIELD WITH TENANT. PROVIDE POWER ABOVE CEILING OF ADJACENT ROOM. REFER TO ELEVATIONS ON SHEET A-202.
14	SAUNA (OFOI) MINIMUM 4" FROM WALL. PROVIDE POWER AS SHOWN ON SHEET E1.0.
15	INSTALL COAT HOOKS (OFCI). PROVIDE BLOCKING IN WALL (24"W X 8"H @ 5'-0" A.F.F.) CENTERED WITHIN THE CORNER AND DOOR FRAME (TYPICALLY UNLESS SHOWN OTHERWISE), EXCEPT IN ADA SAUNA, INSTALL AT 4'-0" A.F.F.
16	INSTALL WALL TIMER (OFCI) AT 2'-1/2" ABOVE SWITCHES CENTERED ON SWITCH PLATE. VERIFY LOCATION WITH OWNER. ADHERE TO WALL WITH MAGNETS (OFCI).
17	PROVIDE BLOCKING (24" X 24" @ 36" A.F.F.). INSTALL ROBE HOOK KIT. VERIFY LOCATION WITH BUILDOUT MANAGER.
18	INSTALL WASHER/DRYER AND DRYER/DRYER (OFCI). PROVIDE PLUMBING AND POWER AS SHOWN ON SHEET P1.0 AND E1.0.
19	PROVIDE SHOWER FIXTURE AND ADA FOLDING SEAT. REFER TO PLUMBING SCHEDULE ON SHEET P1.0 AND ACCESSORY SCHEDULE ON SHEET A-113. RECESS SLAB FOR SHOWER. PROVIDE TRENCH DRAIN PER PLUMBING DRAWINGS ON SHEET P1.0.
20	PROVIDE UTILITY SINK PER PLUMBING PLAN ON SHEET P1.0. PROVIDE WHITE FRP ON WALLS BEHIND UTILITY SINK @ 48" A.F.F. AND EXTEND 12" BEYOND CABINET ON BOTH SIDES. CONTRACTOR TO PROVIDE RATED OUTLET AND JUNCTION BOXES IN ALL RATED WALLS.
21	NOT USED
22	PREP/LAUNDRY TABLE BY OWNER.
23	INSTALL 3" - 4" F.T. PLYWOOD BACKING (28" X 28" @ 48" A.F.F.) BEHIND GYP. BD. PROVIDE NEW MIRROR. PROVIDE RECESSED OUTLET WITHIN STUDS CENTERED BEHIND MIRROR. REFER TO SHEET E2.0. FOR ELECTRICAL REQUIREMENTS.
24	BUILT-IN BENCH (20"D X 17"H), FRAMED, DRY-WALLED AND PAINTED ON BASE WITH CORIAN SOLID SURFACE IN GLACIER WHITE (DRY-WALLED ON ALL SIDES).
25	NOT USED
26	EXISTING 2HR RATED DEMISING WALL



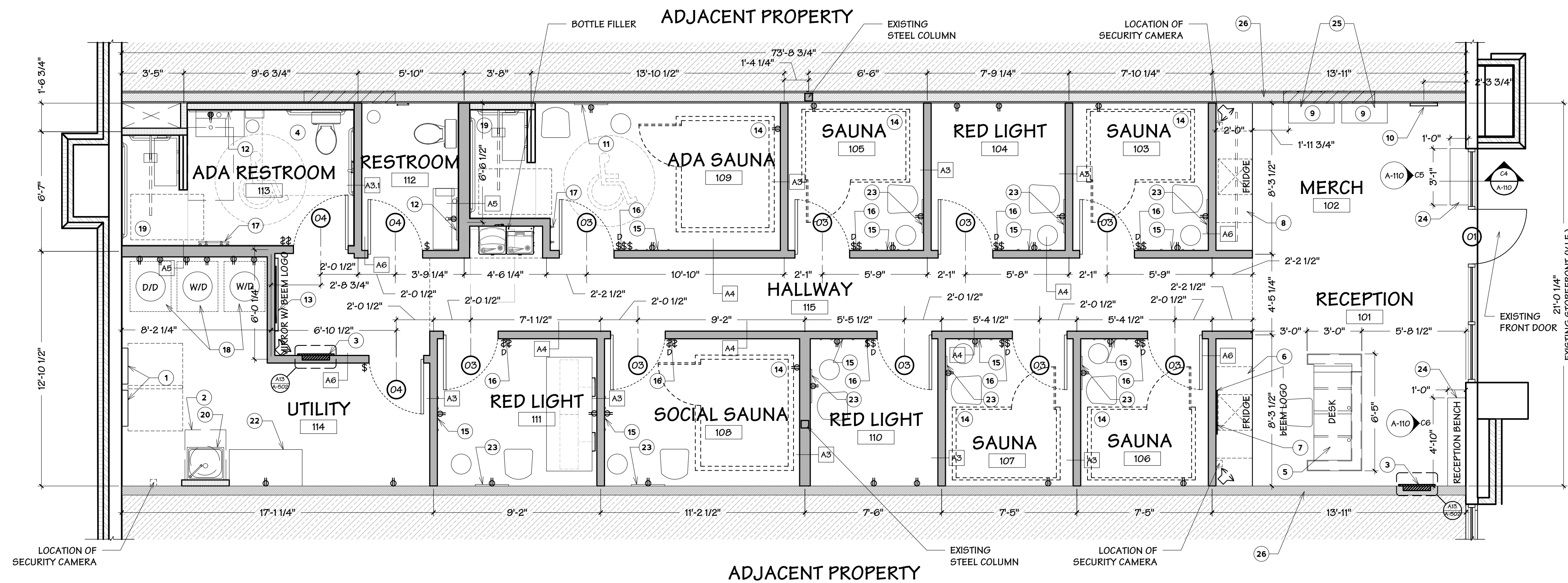
**C3** SECTION - BENCH  
Scale: 1" = 1'-0"



**C5** ELEVATION - BENCH  
Scale: 1/2" = 1'-0"



**C6** ELEVATION - BENCH  
Scale: 1/2" = 1'-0"



**F7** PLAN - FLOOR  
Scale: 1/4" = 1'-0"

SUITE 'B'  
AREA = 1,549 SQ. FT





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2	05.29.2024	CITY COMMENTS

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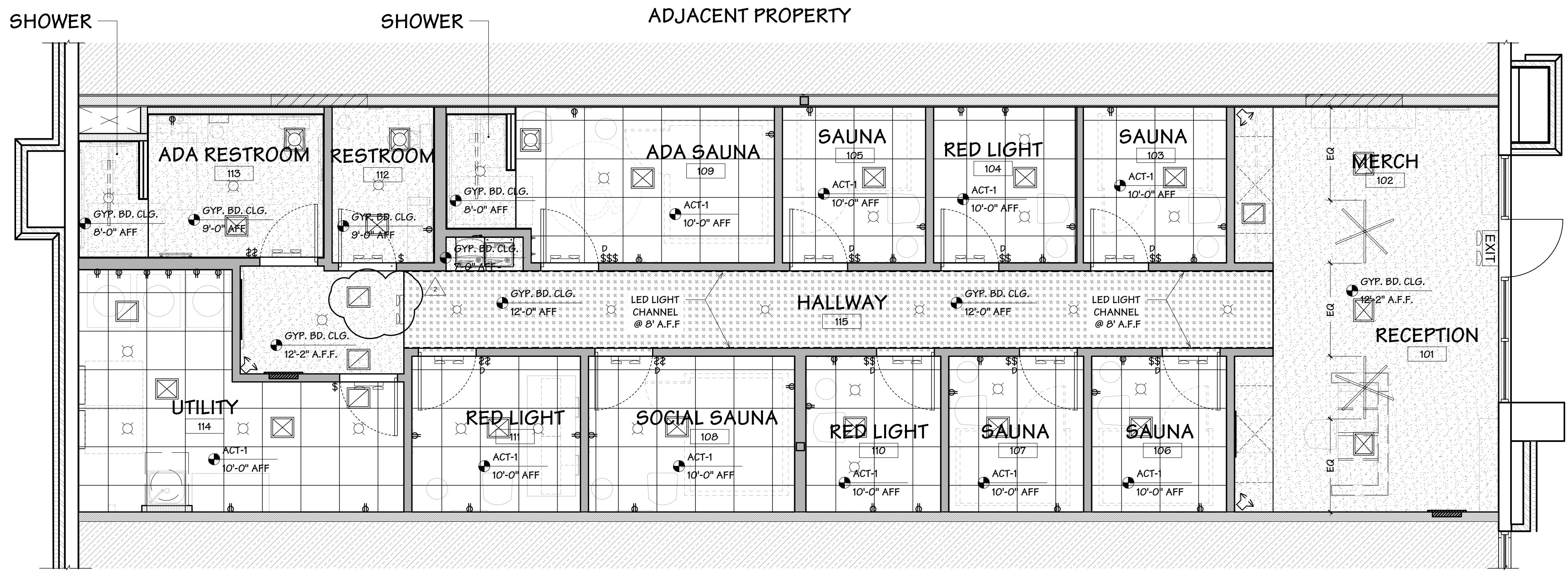
Plan - RCP

Sheet:  
**A-112**

RCP LEGEND		
SYMBOL	MAKE/MODEL	DESCRIPTION
		CEILING DETAIL
		CEILING ELEVATION
	GC	SUPPLY DIFFUSER, REF: MEP
	GC	RETURN AIR GRILL, REF: MEP
	GC	EXHAUST FAN, REFER MECHANICAL M.I.O
	GC	EXIT LIGHT W/ BATTERY PACK, REF: MEP
	GC	WALL MOUNTED EMERGENCY LIGHT, REF: MEP
	MODEL# VMP 25030BL; VENDOR: VONN	CHANDELIER, REF: MEP.
	HALO HC410D010 RECESSED 4" 3500K, WHITE TRIM OR SUBSTANTIALLY SIMILAR ALTERNATE	RECESSED DOWN LIGHT, REF: MEP
	HALO HC810D010 RECESSED 6" 3500K, WHITE TRIM OR SUBSTANTIALLY SIMILAR ALTERNATE	RECESSED DOWN LIGHT, REF: MEP
	PLT-90270 3500K; COLOR: WHITE	COLOR SELECTABLE LED SUSPENSION LIGHT FIXTURE
	WYZE LIGHT STRIP PRO	TAPE LIGHT IN BARREL HALLWAY CHANNELS - SOLD IN 16.4' OR 32.8' KITS- TRIMMABLE
		DIMMER SWITCH
	CEILING TILE (ACT-1): VENDOR - ARMSTRONG MODEL - DUNE 1052 COLOR - WHITE BEVELED REGULAR 9/16" 24" X 24" ACOUSTIC CEILING GRID AND TILE SYSTEM - 5/8" THK. CEILING GRID (GRID-1): VENDOR - ARMSTRONG MODEL "T" GRID; COLOR - WHITE; SIZE - 9/16" OR SUBSTANTIALLY SIMILAR ALTERNATE	ACOUSTICAL CEILING TILES
	USG OR EQUIVALENT	NEW GYPSUM BOARD CEILING
	USG OR EQUIVALENT	2 LAYERS OVER FLEX-C METAL SURFACE
	OWNER	WALL MOUNTED SPEAKER (OFOI)

- GENERAL RCP NOTES**
1. FIELD VERIFY EXISTING NORMAL AND EMERGENCY EGRESS LIGHTING, PROVIDED UNDER THE PREVIOUS PERMIT, IS ADEQUATE & FULLY OPERATIONAL. CLEAN AND RE-LAMP FIXTURES AS REQUIRED.
  2. ALL OPEN CEILING ITEMS - IF ANY - (GRILLES, EXHAUST FAN COVERS, LIGHTING TRIM, ETC.) TO BE NOT PAINTED (TYP.). EXPOSED PIPES TO BE PAINTED SAME COLOR AS CEILING.
  3. REFER TO SHEET E2.0 FOR LIGHTING LEGEND.
  4. REFER TO SHEET A-114 FOR ACOUSTICAL CEILING GRID DETAILS.
  5. FOR BARREL HALLWAY - GC TO MAXIMIZE CEILING HEIGHT AS POSSIBLE UP TO 12'-0" AFF, IF LOW HANGING UTILITY PIPES IN THE AREA ARE ENCOUNTERED.

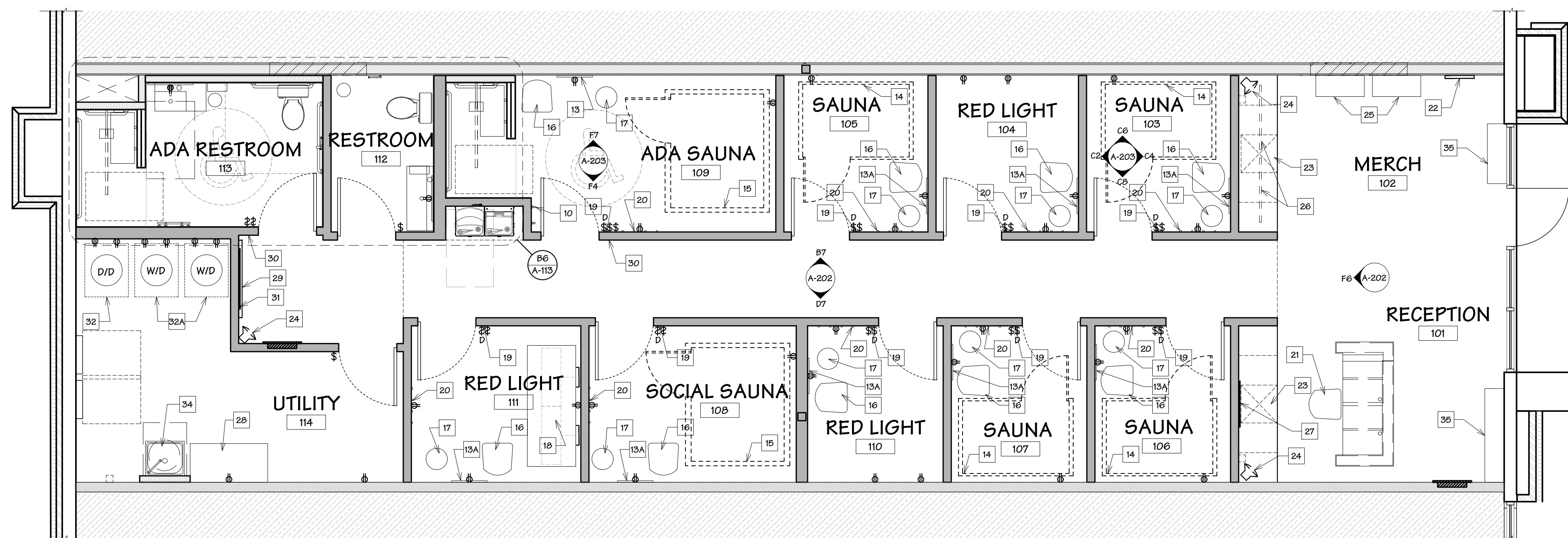
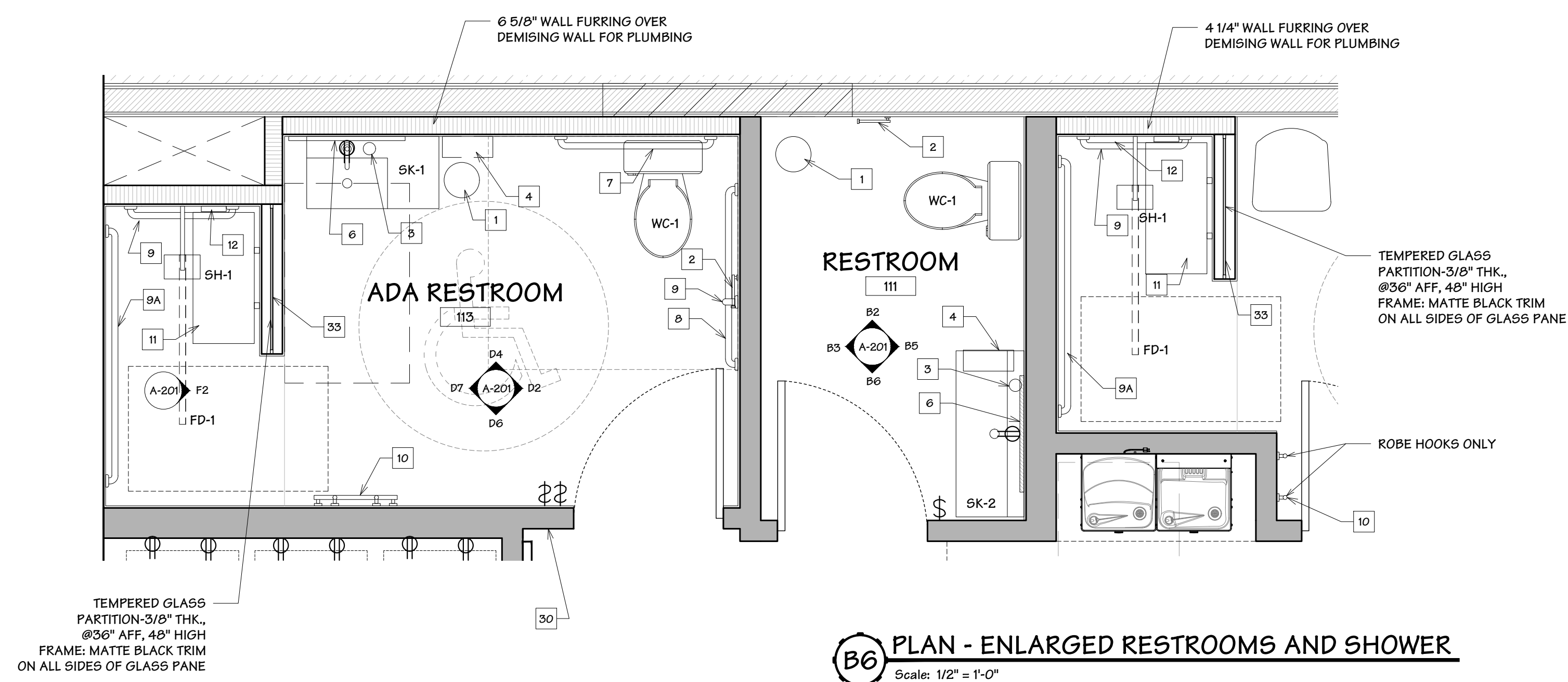
- KEY RCP NOTES**
1. PROVIDE NEW GRID (GRID-1) AND ACOUSTICAL TILES (ACT-1). REFER TO SHEET A-114.
  2. INSTALL SPEAKERS (OFOI) AT 84" A.F.F. PROVIDE POWER AS SHOWN ON SHEET E1.0
  3. EXISTING EXTERIOR LIGHTING TO REMAIN. GC TO CONFIRM EXISTING EXTERIOR
  4. EXTERIOR SIGN JUNCTION BOX TO BE BROUGHT WITHIN 5 FEET OF THE PROPOSED STOREFRONT SIGN LOCATION. REFER TO SHEET E1.0.
  5. BOTTOM OF CHANDELIERS AT 9'-0" A.F.F.; TYP.




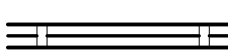





**F7 PLAN - REFLECTED CEILING**  
Scale: 1/4" = 1'-0"



FURNITURE/ACCESSORY SCHEDULE					
MARK	DESCRIPTION	MANUFACTURER & MODEL #	COLOR/FINISH	SUPPLIED	INSTALLED
1	WASTE RECEPTACLE	ROOM ESSENTIALS #064-05-2769 @ TARGET	CLEAR 10.5"H x 8.5"W	OWNER	OWNER
2	TOILET PAPER DISPENSER	TASTOS #B0BFWQBQ85 @ AMAZON.COM	MATTE BLACK 7.32 x 3.62 x 2.28	GC *	GC
3	SOAP DISPENSER	CONTAINER STORE #100B0651	MATTE BLACK 6.5 OZ	OWNER	OWNER
4	PAPER TOWEL DISPENSER	ESSENTIALLY YOURS #07PMBQRZ3 @ AMAZON.COM	BLACK 12.17 X 8.46 X 5.04	GC *	GC
5					
6	ROUND LED WALL MIRROR	IYV BRONX LASOYA ROUND LED WALL MIRROR, # W100134102, 28"X28" WWW.WAYFAIR.COM	28" DIA. ROUND, GLASS, WALL MOUNTED, PLUG-IN TYPE	GC	GC
7	GRAB BAR CONCEALED MOUNT - 36"	STAINLESS STEEL 1 1/4" - 2" MAX O.D.	MATTE BLACK AND ROUND TRIM (FOR ALL GRAB BAR)	GC	GC
8	GRAB BAR CONCEALED MOUNT - 42"	STAINLESS STEEL 1 1/4" - 2" MAX O.D.	MATTE BLACK AND ROUND TRIM (FOR ALL GRAB BAR)	GC	GC
9	GRAB BAR CONCEALED MOUNT - 18"	STAINLESS STEEL 1 1/4" - 2" MAX O.D.	MATTE BLACK AND ROUND TRIM (FOR ALL GRAB BAR)	GC	GC
9A	GRAB BAR CONCEALED MOUNT - 60"	STAINLESS STEEL 1 1/4" - 2" MAX O.D.	MATTE BLACK AND ROUND TRIM (FOR ALL GRAB BAR)	GC	GC
10	ROBE HOOKS & TOWEL BAR KIT	LAIRJUEI #B07WN3F93N @ AMAZON.COM	MATTE BLACK	GC	GC
11	ACCESSIBLE WALL-MOUNTED FOLDING SEAT	TEAKWORKS4U PTBF-32016OW	NATURAL	GC	GC
12	SOAP & SHAMPOO DISPENSER	ZERODIS B08HV2IPQ2 @ AMAZON.COM	BLACK	GC	GC
13	TALL BACKLIT MIRROR	HANS & ALICE #B07FQLH757	21.7"W X 65" W MOUNT @ 12" A.F.F.	GC	GC
13A	WLH LED MIRROR	IYV BRONX LASOYA ROUND LED WALL MIRROR (28"X28"), SKU: W100134102 @ WAYFAIR.COM	RECESSED OUTLET @ 60" AFF. INSTALL HEIGHT AT 48" A.F.F.	GC	GC
14	REGULAR SAUNA	SYMMETRY SAUNA	REFER 'SYMMETRY SAUNA' MARK 1 SPEC SHEET	OWNER	OWNER
15	SOCIAL SAUNA	SYMMETRY SAUNA	REFER 'SYMMETRY SAUNA' ADA SPEC SHEET	OWNER	OWNER
16	SAUNA CHAIR	SVELTI #11627	DUSTY PINK	OWNER	OWNER
17	SAUNA SIDE TABLE	WEST ELM #3956376 FLUTED SIDE TABLE	WHITE	OWNER	OWNER
18	LIGHT THERAPY MACHINE, STAND & BED	--	--	OWNER	GC
19	TIMER	VOCOO #B08M95B91P	3.07 X 1.06	OWNER	GC
20	COAT HOOKS	WEST ELM PONTO WALL HOOKS	MULTI	OWNER	GC
21	RECEPTION DESK CHAIR	ARTICLE #12162	WHITE	OWNER	OWNER
22	LUUMI SCREEN	18"W X 30"H X 1.8"D VERIFY POWER HEIGHT	--	OWNER	GC
23	TOWEL & BEVERAGE REFRIGERATOR	23.63"W x 33.5"H 23.5"D	SILVER	OWNER	GC
24	SPEAKER & MOUNTS	--	SPEAKER OUTLETS TO BE NO MORE THAN 2" OFF THE WALL CORNER	OWNER	OWNER
25	MERCHANDISE RACK	CRATE & BARREL #366941 STAIRWAY BOOKCASE	WHITE	GC	GC
26	APPAREL RACK	40" W X 1.25" DIA. KROFT.CO HANGING CLOTHES RACK MEDIUM	WHITE	GC	GC
27	BEEEM ACRYLIC SIGN	55" W X 25" H X 1/2" DIA. INSTALL AT 65" A.F.F.	WHITE	OWNER	OWNER
28	LAUNDRY TABLE	--	--	OWNER	OWNER
29	HALLWAY MIRROR	48"W X 78"H INSTALL ABOVE WOOD BASE	1" RADIUS CORNERS	GC	GC
30	ACCESSIBLE SIGNAGE	REFER TO DETAIL A4/A-501	--	GC	GC
31	beem ILLUMINATED SIGN	35"W x 10.75"H REQUIRES J-BOX ABOVE CEILING OF ADJACENT ROOM	--	OWNER	OWNER
32	STACKING DRYER	SPEED QUEEN #L9EE5AGS173TW01	--	OWNER	GC
32A	STACKING WASHER/DRYER	SPEED QUEEN #LTEE5ASPT175TW01	--	OWNER	GC
33	TEMPERED GLASS PARTITION	TBD	FRAME: MATTE BLACK	GC	GC
34	UTILITY SINK	GLACIER BAY ALL-IN-ONE INTERNET # 206057007 MODEL # QL033Y	STAINLESS STEEL SINK WITH WHITE CABINET	GC	GC
35	RECEPTION BENCH	BUILT-IN BENCH	CORIAN SOLID SURFACE TOP IN GLACIER WHITE, DRY WALL BASE	GC	GC
*CONFIRM WITH STUDIO BUILDOUT MANAGER BEFORE PURCHASING. ACCESSORIES MAY BE PROVIDED AND INSTALLED BY OTHERS.					
RESTROOM NOTES: NOTE 1: INSTALL 3 1/2" SOUND INSULATION BATTS IN NEW WALLS AROUND TOILET ROOM(S) - TYPICAL.					
NOTE 2: PROVIDE/INSTALL BLOCKING FOR GRAB BAR SUPPORT - TYPICAL. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 LBS. IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER MOUNTING DEVICE OR SUPPORTING STRUCTURE.					
NOTE 3: TOILET ACCESSORIES FURNISHED AND INSTALLED BY GC UNLESS OTHERWISE NOTED.					
NOTE 4: PROVIDE/INSTALL BLOCKING FOR SECURE SEAT ATTACHMENT. BLOCKING AND SEAT TO BE INSTALLED TO SUPPORT A STATIC LOAD OF UP TO 360 POUNDS.					



SYMBOL LEGEND	
	NEW PARTITION WALL
	NEW 2 1/4", 4-1/4" OR 6 5/8" WALL FURRING W/ R-13 BATT INSULATION
	EXISTING 1 HR DEMISING WALL
	EXISTING STOREFRONT GLAZING
	INDICATES WALL CONSTRUCTION TYPE
	DOOR DESIGNATION
	EXISTING EXTERIOR WALL



**BLUESTONE**  
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May 30, 2024

**beem Light Sauna**  
2070 NW Lowenstein Dr., Suite B  
Lee's Summit, MO 64081  
**Permit Set**

[illegible]

Drawn by:	----
Checked by:	----
Project No:	----
Date:	May 30, 2024

### Plan - Furniture

Sheet:

# A-113

**F7** PLAN - FURNITURE  
Scale: 1/4" = 1'-0"



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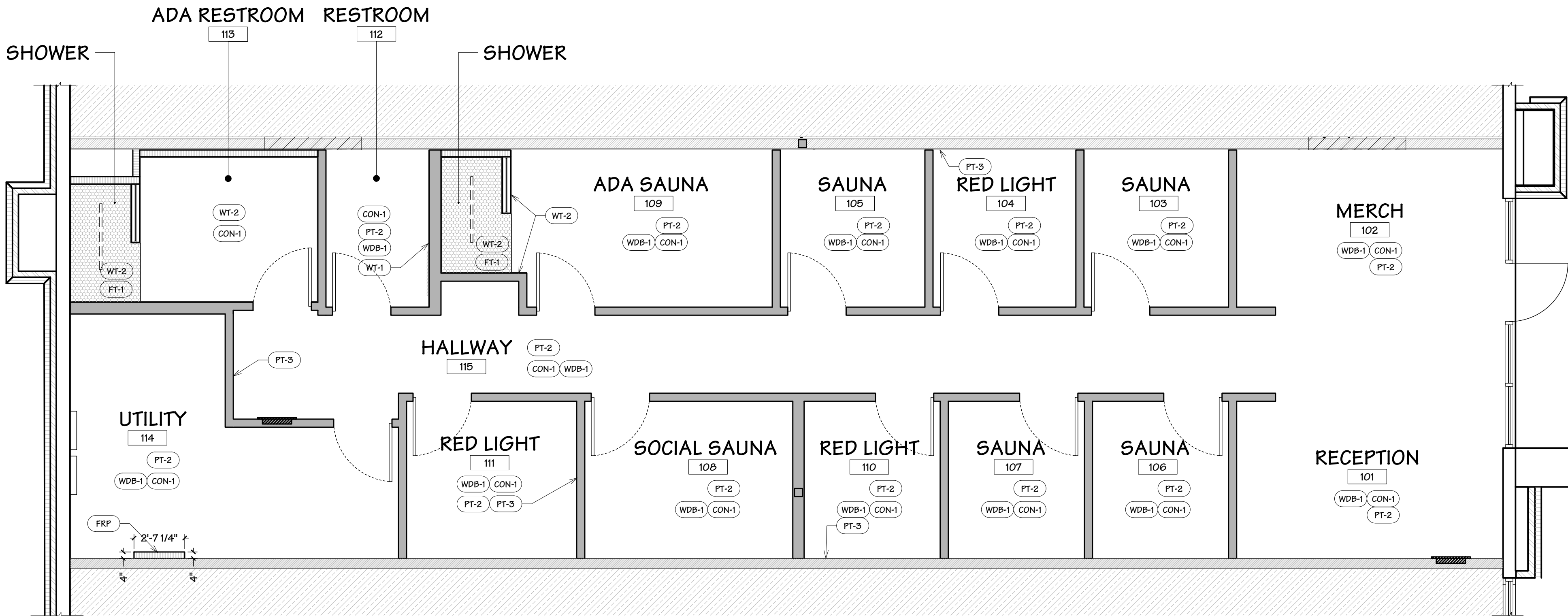
## FINISH SCHEDULE

GENERAL NOTES: A. FLOORS IN RESTROOMS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE, CONCRETE, OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES. B. PROVIDED WATER-RESISTANT GYPSUM BOARD, GREEN BOARD, OR OTHER APPROVED MATERIAL ON THE WALLS IN RESTROOMS. C. WALL IN RESTROOMS WITHIN 2 FEET OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET. D. DO NOT INSTALL VINYL BASE ON TILE VENEER.		REMARKS: 1. USE MOLD RESISTANT GWB-3 ON WALLS AND GCB-2 ON CEILING IN WET AREAS. 2. REFER TO FINISH PLAN ON SHEET A-114 FOR FINISH LOCATIONS.
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	MANUFACTURER & MODEL #	PRODUCT DETAIL	COLOR/FINISH	SUPPLIED	INSTALLED
FLOOR FINISHES					
CON-1 SEALED CONCRETE	POLISH TO 1500-GRIT. INCLUDE A DENSIFIER TREATMENT PER MANUFACTURER GUIDELINES. FINISH WITH A SEALER.	SEALER: AMERIPOLISH SP E	SEALER FINISH: CLEAR	GC	GC
FT-1 MOSAIC FLOOR TILE	MARAVILLA MARBLE MOSAIC TILE (SHOWER)	COASTAL IVORY BLEND 1" HONED MARBLE MOSAIC; 1/16" JOINT MORTAR: MAPEI KERAFLEX PLUS WHITE MORTAR	MAPEI 93 WARM GRAY	GC	GC
WDB-1 WOOD BASE	1X4 PAINT GRADE WOOD	SEAL GAPS BETWEEN BASE AND CONCRETE FLOOR; COLOR TO MATCH PAINT COLOR	MATCH WALL COLOR SEMIGLOSS	GC	GC
WALL FINISHES					
WT-1 WALL TILE	MONTAGE 12X12 BALLET GLASS PENNY MOSAIC (RESTROOM)	INSTALL OVER CB-1; MORTAR: MAPEI ADESILEX-PIO PREMIUM WITH MAPEI KEROPLY LATEX ADDITIVE	1/16" GROUT: MAPEI FLEXCOLOR SD PRE-MIXED 201 CRYSTAL MOON	GC	GC
WT-2 WALL TILE	DALTILE 16X32 SCULPTURE GREY P035 (RESTROOM & SHOWER) ORDER FROM: NATIONAL.ACCOUNTS@DALTILE.COM 877-556-5728 FOR BEEM INVENTORY AND PREFERRED PRICING	INSTALL OVER CB-1; RUNNING BOND; USE SRT-1 & SST-1	3/16" GROUT: MAPEI 93 WARM GREY MATTE FINISH	GC	GC
SRT-1 WALL TRIM	SCHLUTER RONDEC TILE EDGE TRIM - ROUNDED	ROUNDED REVEAL SURFACE AT OUTSIDE TILE CORNERS	SATIN ANODIZED ALUMINUM	GC	GC
SST-1 WALL TRIM	SCHLUTER SCHIENE TILE EDGE TRIM - ROUNDED	FINISH EDGE WHERE TILE EDGE EXPOSED	SATIN ANODIZED ALUMINUM	GC	GC
PT-1 WALL PAINT	SHERWIN WILLIAMS (DESK TRIM)	PROMAR 200 ZERO VOC ACRYLIC LATEX	SW-7005 PURE WHITE SATIN FINISH	GC	GC
PT-2 WALL PAINT	SHERWIN WILLIAMS (FIELD)	PROMAR 200 ZERO VOC ACRYLIC LATEX	COLOR-MATCH TO BENJAMIN MOORE OC-22 CALM	GC	GC
PT-3 WALL PAINT	SHERWIN WILLIAMS (ACCENT)	PROMAR 200 ZERO VOC ACRYLIC LATEX	COLOR-MATCH TO BENJAMIN MOORE CSP-20 WALL STREET	GC	GC
GWB-1 GYF BOARD	5/8" TYPE "X" USG OR EQUAL GYPSUM WALL BOARD	ASTM C36	PAINT	GC	GC
GWB-2 GYF BOARD	5/8" TYPE "X" USG OR EQUAL GYPSUM WALL BOARD	FIRE-RESISTANT	PAINT	GC	GC
GWB-3 GYF BOARD	5/8" TYPE "X" USG OR EQUAL GYPSUM WALL BOARD	MOLD-RESISTANT ASTM C1396	PAINT	GC	GC
CB-1 GYF BOARD	USG OR EQUAL 1/2" CEMENT BOARD	CEMENT BOARD WITH WOVEN GLASS FIBER MESH	-	GC	GC
FRP	FIBERGLASS REINFORCED PANEL	MARLITE STANDARD FRP - PEBBLED SURFACE	P100 WHITE OR EQUAL	GC	GC
CEILING					
GRID-1 CEILING GRID	ARMSTRONG T-GRID	9/16"	WHITE	GC	GC
ACT-1 CEILING TILE	ARMSTRONG DUNE MODEL #: 1852	24" X 24" LAY-IN CEILING, BEVELED REGULAR 9/16", 5/8" THICK	WHITE	GC	GC
GCB-1 GYF BOARD	1/2" TYPE "X" USG OR EQUAL GYPSUM BOARD	ASTM C36	PAINT	GC	GC
GCB-2 GYF BOARD	1/2" TYPE "X" USG OR EQUAL GYPSUM BOARD (WET AREAS)	MOLD-RESISTANT ASTM C1396	PAINT	GC	GC
GCB-3 GYF BOARD	USG OR EQUAL 1/4" FLEXIBLE GYPSUM PANELS	2 LAYERS INSTALLED OVER FLEX-C METAL SURFACE	PAINT	GC	GC
CASEWORK					
PLAM-1 PLASTIC LAM.	FORMICA	STANDARD HIGH-PRESSURE LAMINATE	FORMICA 9244-58 CLASSIC WHITE	GC	GC
SS-1 SOLID SURFACE	CORIAN	1/2" THK. 100% ACRYLIC	GLACIER WHITE	GC	GC

## FINISH PLAN NOTES

1. VERIFY FINAL FINISH SELECTIONS WITH OWNER PRIOR TO COMMENCING FINISH SCOPE OF WORK.
2. REFER TO RCP NOTES FOR LOCATION OF CEILING FINISHES
3. ORDER WT-2 (DALTILE 16X32 - SCULPTURE GREY) FROM NATIONAL.ACCOUNTS@DALTILE.COM; 877-556-5728 FOR BEEM INVENTORY AND PREFERRED PRICING.



**F7 PLAN - FINISH**  
Scale: 1/4" = 1'-0"



**BLUESTONE**  
PARTNERS, LLC

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Sherman, Texas 75092  
903.813.1415  
www.bluestonebuild.com



May 30, 2024

**beem Light Sauna**  
2070 NW Lowenstein Dr., Suite B  
Lee's Summit, MO 64081  
**Permit Set**

REVISIONS		
No.	DATE	NOTE

Drawn by: ----  
Checked by: ----  
Project No: ----  
Date: May 30, 2024

Plan - Finish

Sheet:  
**A-114**



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ROOM FINISH SCHEDULE																																																																					
NOTE:  SEE DIVISION 9 OF THE SPECIFICATIONS, CONTAINING IMPORTANT INFORMATION RELATING TO BUILDING CODES, CITY ORDINANCES, MATERIALS AND METHODS.		FLOOR		BASE		WALL						CEILING				REMARKS																																																					
		SEALED CONC. (CON-1) SHOWER FLOOR TILE (FT-1) EXISTING	WOOD BASE (WB-1) EXISTING	MOSAIC WALL TILE (WF-1) RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. 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BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING	RR WALL TILE (WT-2) SCHLUTER TRIM (SRT-1) SCHLUTER TRIM (SRT-1) GWB-1 / PAINT (PT-2) GWB-1 / PAINT (PT-3) F.R. GYP. BRD (GWB-2) M.R. GYP. BRD (GWB-3) (PT-2) EXISTING

DOOR SCHEDULE														
		FRAME	HEAD/JAMB	DOOR	RATING	HARDWARE			TYPE	REMARKS				
NOTE <div>SEE DIVISION 8 OF THE SPECIFICATIONS, CONTAINING IMPORTANT INFORMATION RELATING TO BUILDING CODES, CITY ORDINANCES, MATERIALS AND METHODS.</div>		WOOD FRAME	EXISTING ALUM. STOREFRONT											
		EXISTING FRAME												
		HEAD H1/JAMB J1 - DETAIL A7/A-501	HEAD H2/JAMB J2 - DETAIL A8/A-501											
		EXISTING HEAD/JAMB												
		3'-0" x 7'-0" x 1-3/4" WOOD (PT-2)	3'-0" x 8'-0" x 1-3/4" WOOD (PT-2)	EXISTING DOOR										
		UNRATED	20 MINUTE	45 MINUTE	90 MINUTE	GROUP A	GROUP B1	GROUP B2	GROUP C	GROUP D (EXISTING)	GROUP E (STOREFRONT)			
101	RECEPTION													
102	MERCHANDISE													
103	SAUNA	●		●		●			B	1, 2 MARKED AS (03) ON A-110				
104	SAUNA	●		●		●			B	1, 2 MARKED AS (03) ON A-110				
105	SAUNA	●		●		●			B	1, 2 MARKED AS (03) ON A-110				
106	SAUNA	●		●		●			B	1, 2 MARKED AS (03) ON A-110				
107	SAUNA	●		●		●			B	1, 2 MARKED AS (03) ON A-110				
108	SOCIAL SAUNA	●		●		●			B	1, 2 MARKED AS (03) ON A-110				
109	ADA SAUNA	●		●		●			B	1, 2, 3 MARKED AS (03) ON A-110				
	SHOWER													
110	RED LIGHT	●		●		●			B	1, 2 MARKED AS (03) ON A-110				
111	RED LIGHT	●		●		●			B	1, 2 MARKED AS (03) ON A-110				
112	RESTROOM	●	●	●		●			A	1, 2 MARKED AS (04) ON A-110				
113	ADA RESTROOM	●	●	●		●			A	2, 3 MARKED AS (04) ON A-110				
	SHOWER													
114	UTILITY/STORAGE	●	●	●		●			A	MARKED AS (04) ON A-110				
115	HALLWAY													
GENERAL NOTES						REMARKS								
A. ALL INTERIOR DOORS TO BE SMOOTH, FLUSH SOLID CORE, WOOD DOORS PREPPED FOR A PAINT FINISH, UNLESS NOTED OTHERWISE (U.N.O.).						1. UNDERCUT DOOR 1.5"								
B. DOOR CLOSERS, LEVER HANDLES, ETC. TO MEET ADA REQUIREMENTS.						2. SIGN COMPANY TO INSTALL DOOR SIGN.								
C. REPLACE EXISTING WEATHERSTRIPPING ON EXTERIOR DOORS IF NOT SEALING DOOR FROM AIR & WATER PENETRATION.						3. INSTALL ACCESSIBLE DOOR SIGNAGE ON OUTSIDE OF ROOM. SEE NOTES ON SHEET A-113.								
D. COORDINATE ALL KEYING WITH OWNER.						4. EXISTING PANIC HARDWARE TO REMAIN.								
		MANUFACTURER & MODEL #		STYLE		COLOR/ FINISH		REMARKS						
DOORS AND FRAMES														
INTERIOR DOORS	-			SMOOTH, FLUSH SOLID CORE WOOD		PT-2 SATIN FINISH		SEE DETAIL						
INTERIOR FRAMES	1X4 WOOD			-		PT-2 SEMI-GLOSS		SEE DETAIL						
EXTERIOR DOORS	MATCH BUILDING STANDARD OR EQUAL			MATCH BUILDING STANDARDS		MATCH BUILDING STANDARDS		-						
WINDOWS AND GLASS														
STOREFRONT SYSTEM	MATCH BUILDING STANDARD OR EQUAL			ANODIZED ALUMINUM		BLACK		LAMINATED CLEAR SAFETY GLASS						
WINDOWS -	MATCH BUILDING STANDARD OR EQUAL			MATCH BUILDING STANDARDS		MATTE BLACK FRAME		FIXED GLAZING UNLESS OTHERWISE NOTED ON PLANS						
HARDWARE GROUPS														
HARDWARE GROUP A	KIWKSET HALIFAX #740HFLRDT-514S (OFFICE)			OFFICE SET SINGLE ACTION, LEVER TYPE		MATTE BLACK WITH CIRCLE TRIM		1-1/2 PAIR HINGES, SILENCERS, SURFACE CLOSER- MOUNT ROOM SIDE, WALL MOUNTED MATTE BLACK EVERBILT DOOR STOP						
HARDWARE GROUP B1	KIWKSET HALIFAX #730HFLRDT-514 (RESTROOM)			PRIVACY SET SINGLE ACTION, LEVER TYPE		MATTE BLACK WITH CIRCLE TRIM		1-1/2 PAIR HINGES, SILENCERS, SURFACE CLOSER- MOUNT ROOM SIDE, WALL MOUNTED MATTE BLACK EVERBILT DOOR STOP						
HARDWARE GROUP B2	KIWKSET HALIFAX #730HFLRDT-514 (RED LIGHT/SAUNA)			PRIVACY SET SINGLE ACTION, LEVER TYPE		MATTE BLACK WITH CIRCLE TRIM		1-1/2 PAIR HINGES, SILENCERS, WALL MOUNTED MATTE BLACK EVERBILT DOOR STOP						
HARDWARE GROUP C	KIWKSET HALIFAX #720HFLRDT-514 (UTILITY/STORE)			PASSAGE SET SINGLE ACTION, LEVER TYPE		MATTE BLACK WITH CIRCLE TRIM		1-1/2 PAIR HINGES, SILENCERS, WALL MOUNTED MATTE BLACK EVERBILT DOOR STOP						
HARDWARE GROUP D	EXISTING HARDWARE TO REMAIN			RE-KEY AT TURNOVER				--						
HARDWARE GROUP E	NEW HARDWARE PER MANUFACTURER			MATCH EXISTING STOREFRONT										
DOORS AND WINDOW TYPES														
<div><div><div><div><div>3'-0"</div><div>7'-0"</div><div>1X4 WOOD TRIM</div><div>A</div><div>SOLID CORE WOOD DOOR</div></div><div><div>3'-0"</div><div>8'-0"</div><div>1X4 WOOD TRIM</div><div>B</div><div>SOLID CORE WOOD DOOR (VAULTED CEILING)</div></div><div><div>3'-0"</div><div>7'-0"</div><div>1X4 WOOD TRIM</div><div>C</div><div>SOLID CORE WOOD DOOR</div></div></div></div></div>														

## ARCHITECTURAL SPECIFICATIONS

### DIVISION 3 CONCRETE

- CLEAN, GRIND, FILL AND LEVEL ALL EXISTING CONCRETE TO RECEIVE NEW FLOORING, STAINING OR SEALING.
- FLOORS TO RECEIVE SHEET VINYL OR CERAMIC TILE SHALL NOT VARY MORE THAN 1/4" PER 10 FEET.

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

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

### DIVISION 7 INSULATION

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

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

B. AT ALL TENANT DEMISING WALLS: 4" OR 6" INSULATING BATTS TO MATCH SIZE OF DEMISING WALL STUDS.

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

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

E. AT ALL ROOMS CONTAINING ELECTRICAL TRANSFORMERS:





**BLUESTONE**  
PARTNERS, LLC

4708 N. FM. 1417  
Sherman, Texas 75092  
933.813.1415  
www.bluestonebuild.com



May 30, 2024

**beem Light Sauna**  
2070 NW Lowenstein Dr., Suite B  
Lee's Summit, MO 64081  
**Permit Set**

REVISIONS		
No.	DATE	NOTE
1	05.22.2024	CITY COMM.

Drawn by: ----  
Checked by: ----  
Project No: ----  
Date: May 30, 2024

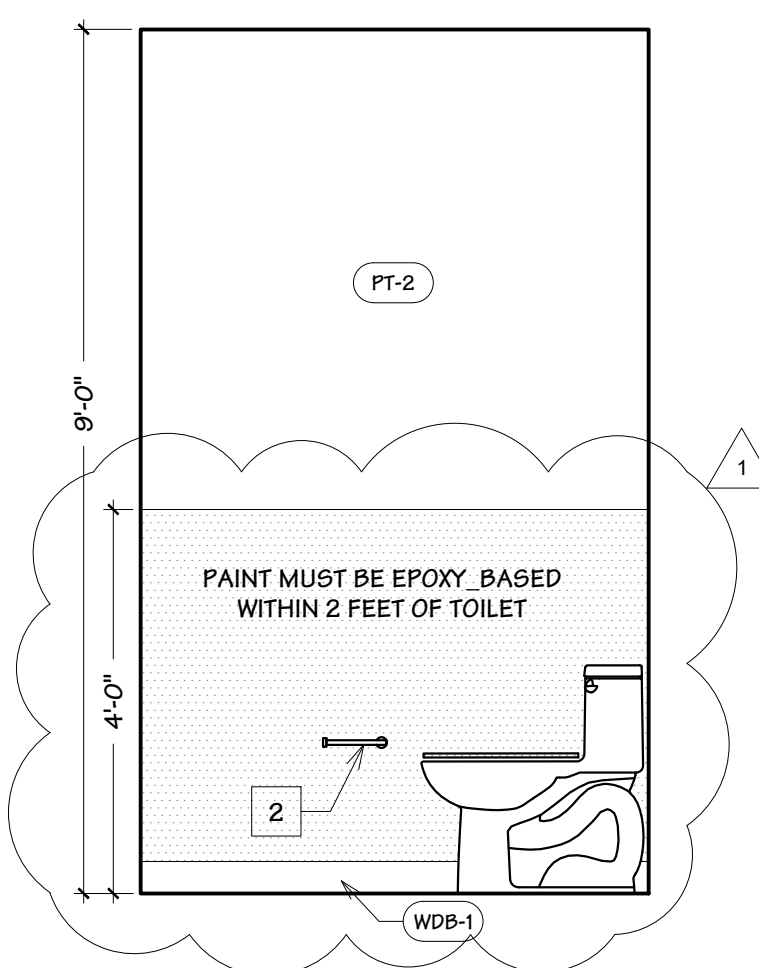
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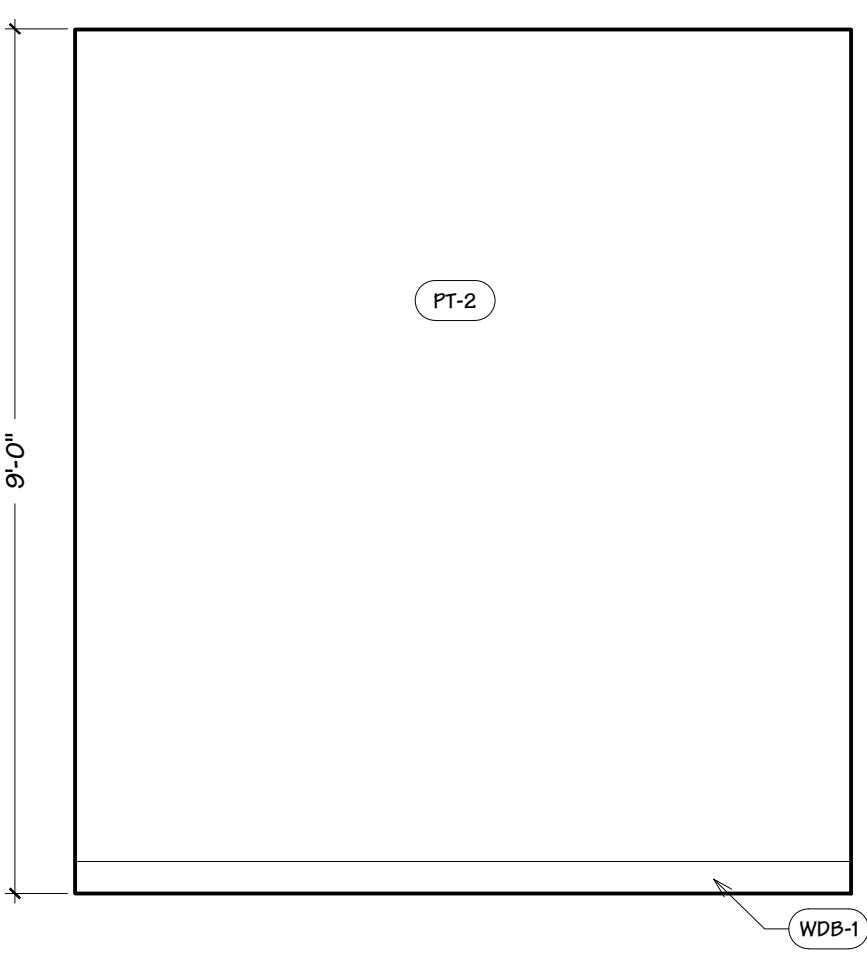
**GENERAL NOTES**

REFER TO A-113 - FURNITURE PLAN, FOR FURNITURE TAGS AND FURNITURE / ACCESSORY SCHEDULE

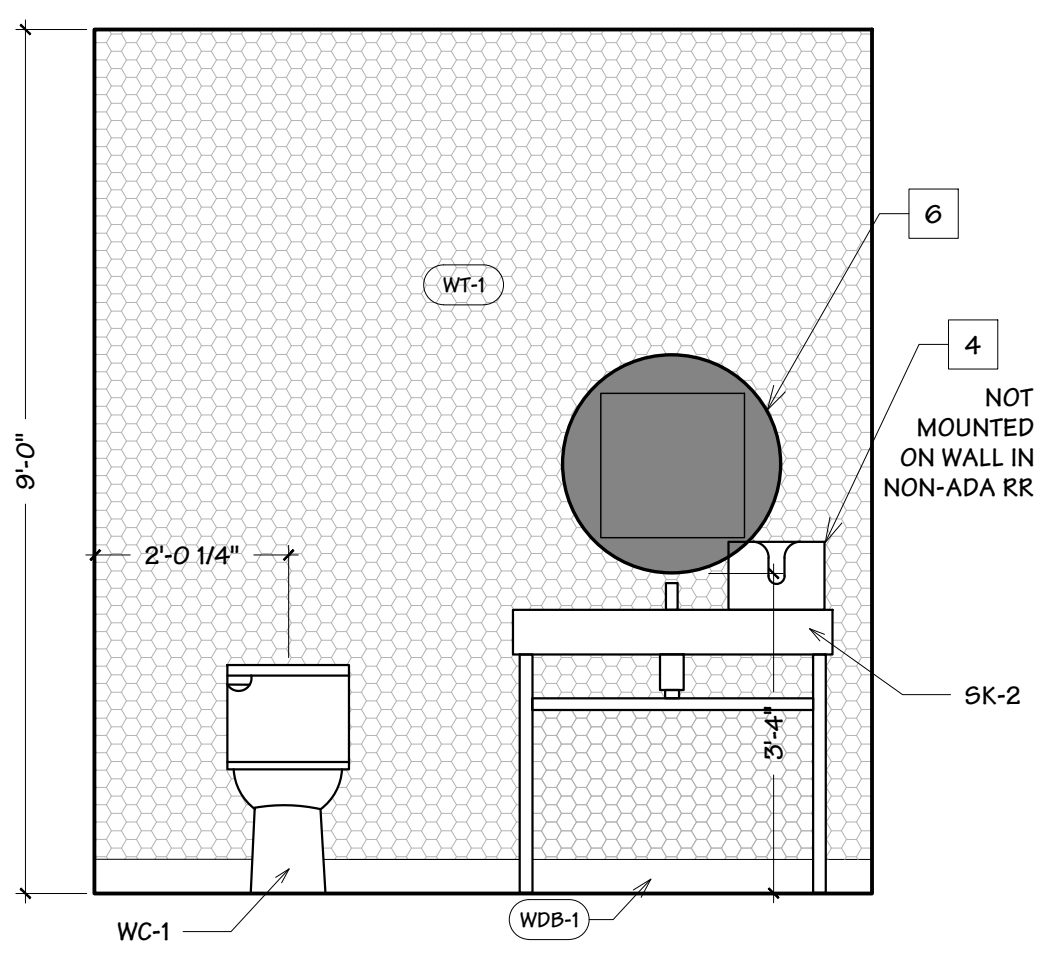
GFCI CONVENIENCE OUTLET IN RESTROOMS TO BE INSTALLED AT 44" AFF



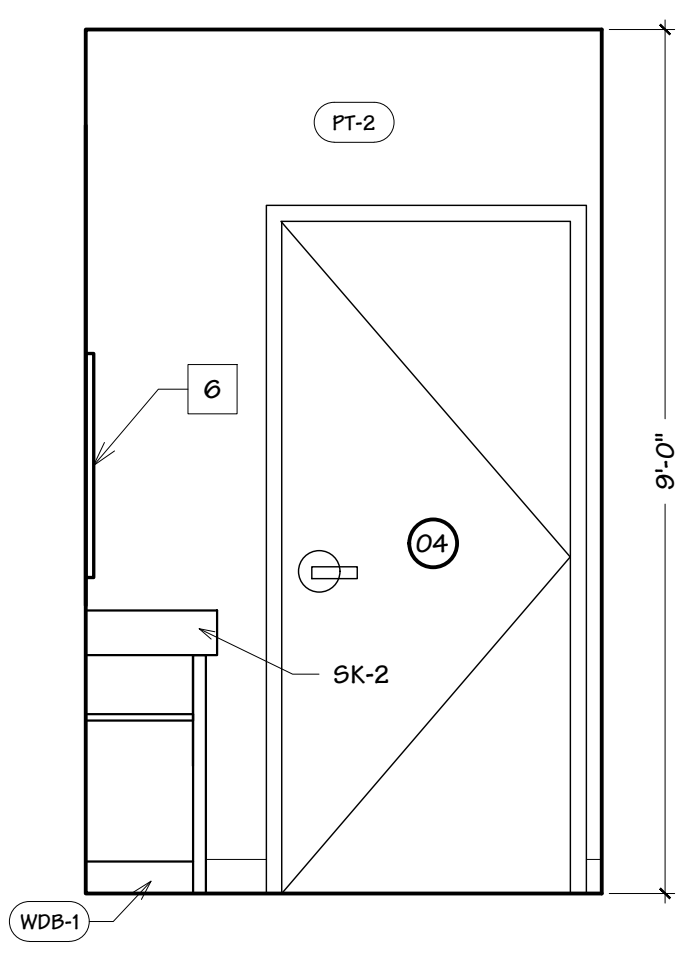
**B2 RESTROOM ELEVATION**  
Scale: 1/2" = 1'-0"



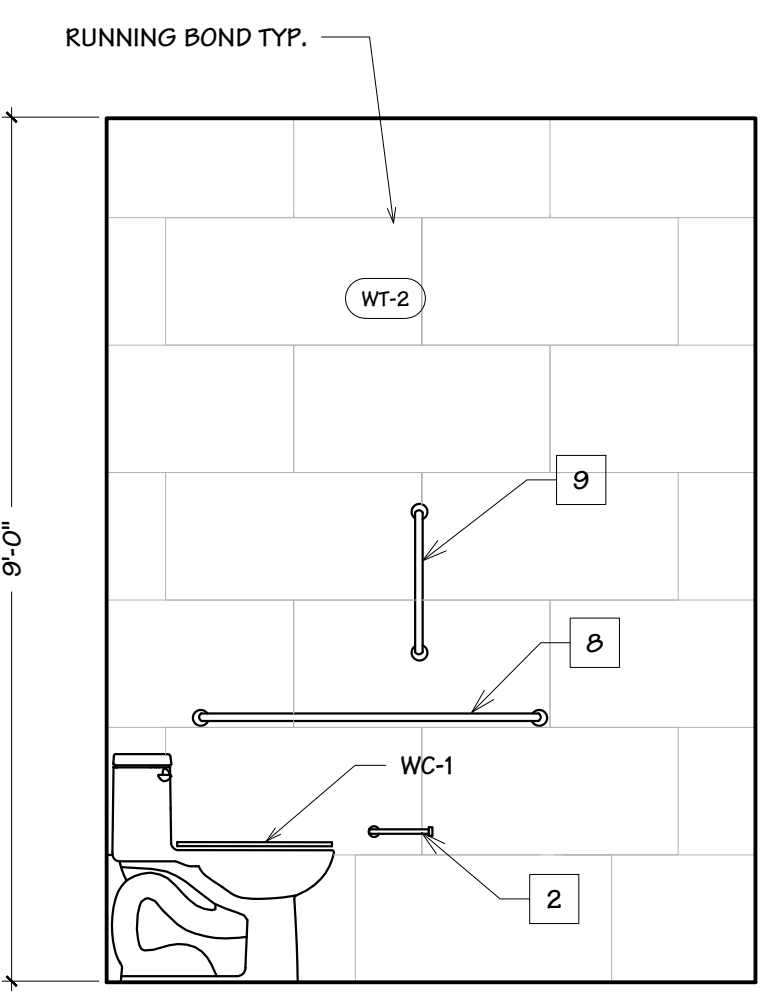
**B3 RESTROOM ELEVATION**  
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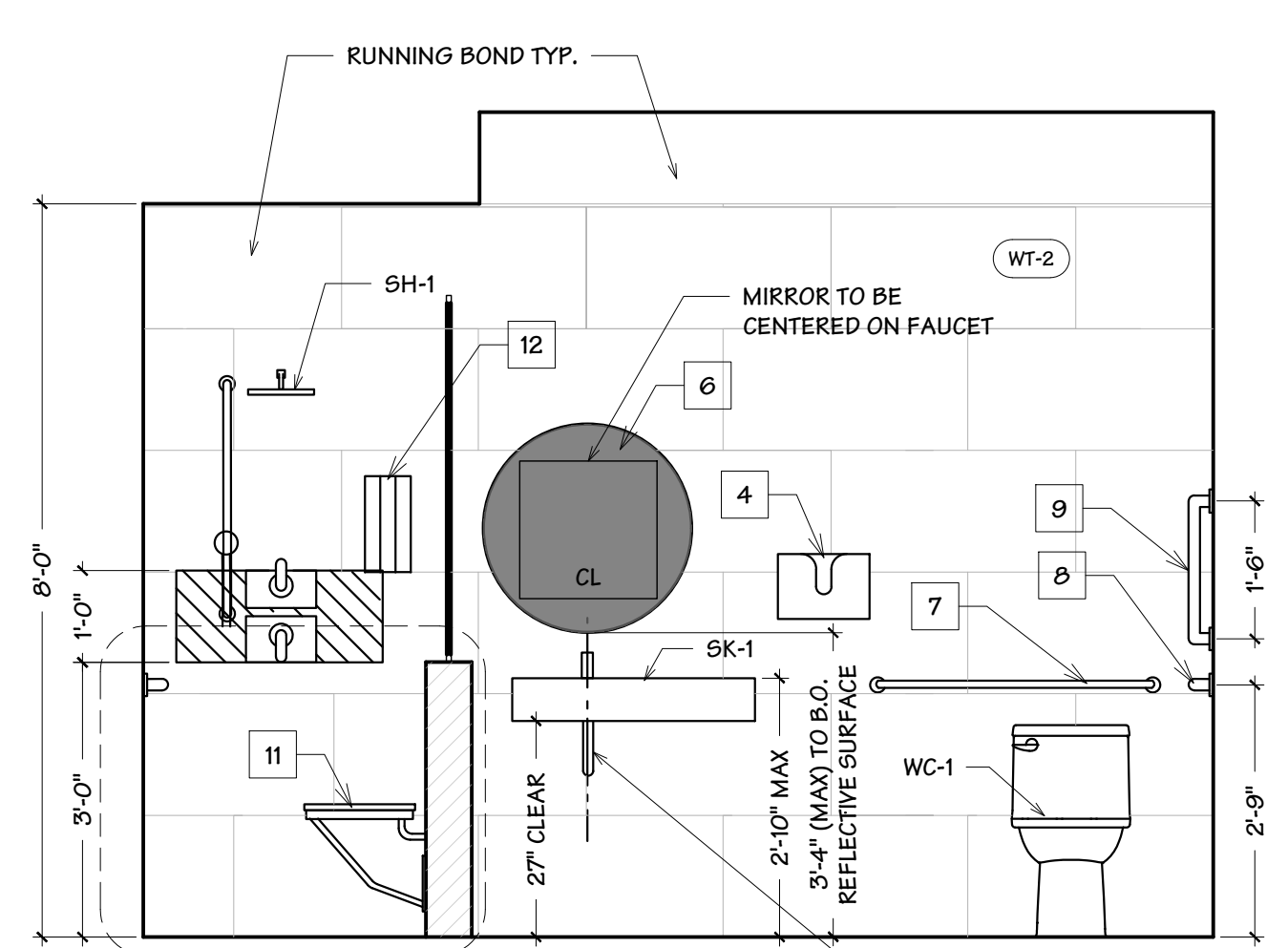
**B5 RESTROOM ELEVATION**  
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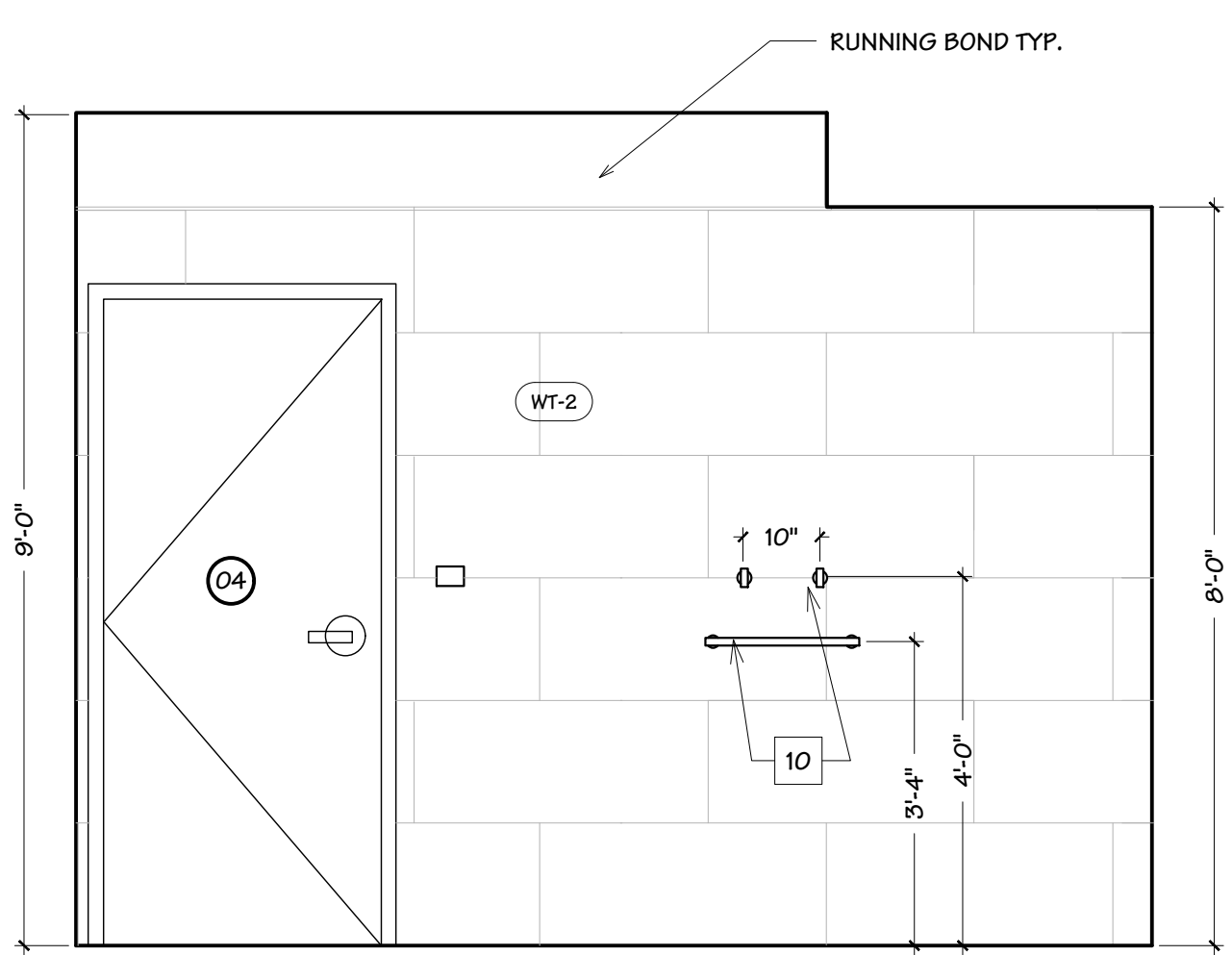
**B6 RESTROOM ELEVATION**  
Scale: 1/2" = 1'-0"



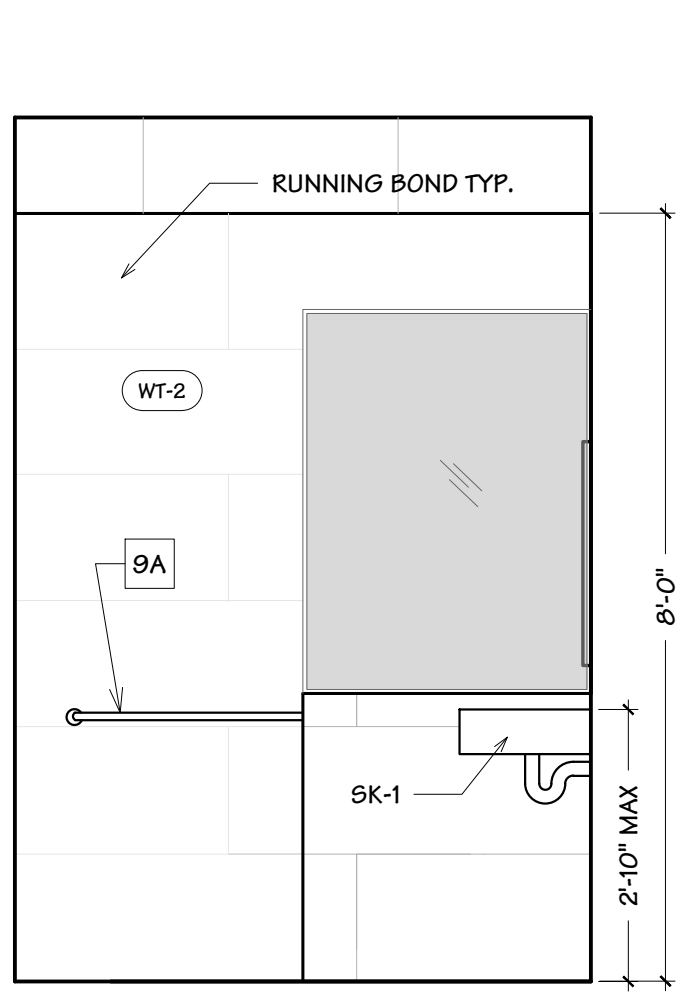
**D2 ADA RESTROOM ELEVATION**  
Scale: 1/2" = 1'-0"



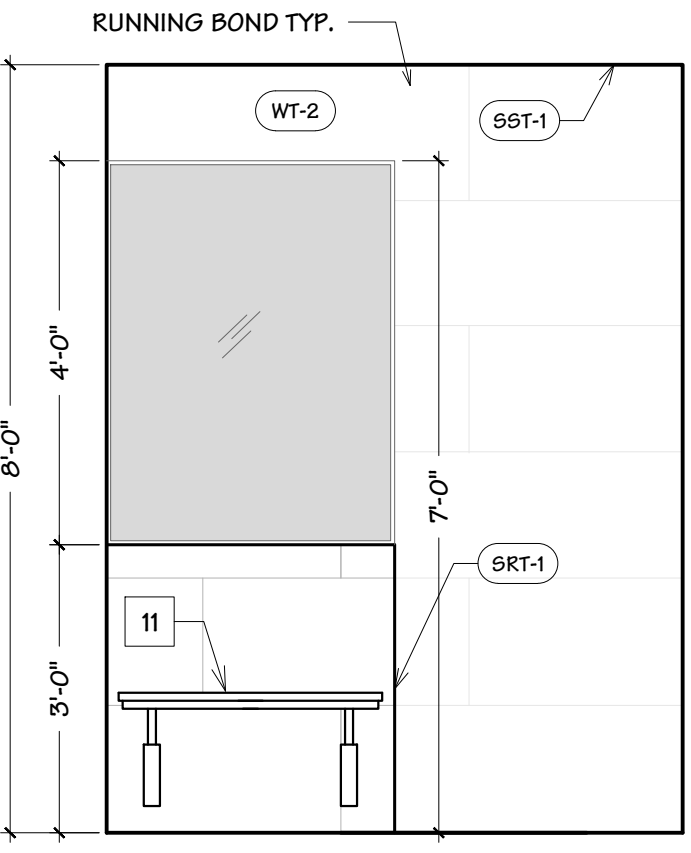
**D4 ADA RESTROOM/ SHOWER ELEVATION**  
Scale: 1/2" = 1'-0"



**D6 ADA RESTROOM ELEVATION**  
Scale: 1/2" = 1'-0"



**D7 ADA RESTROOM ELEVATION**  
Scale: 1/2" = 1'-0"



**F2 ADA RESTROOM SHOWER ELEVATION**  
Scale: 1/2" = 1'-0"





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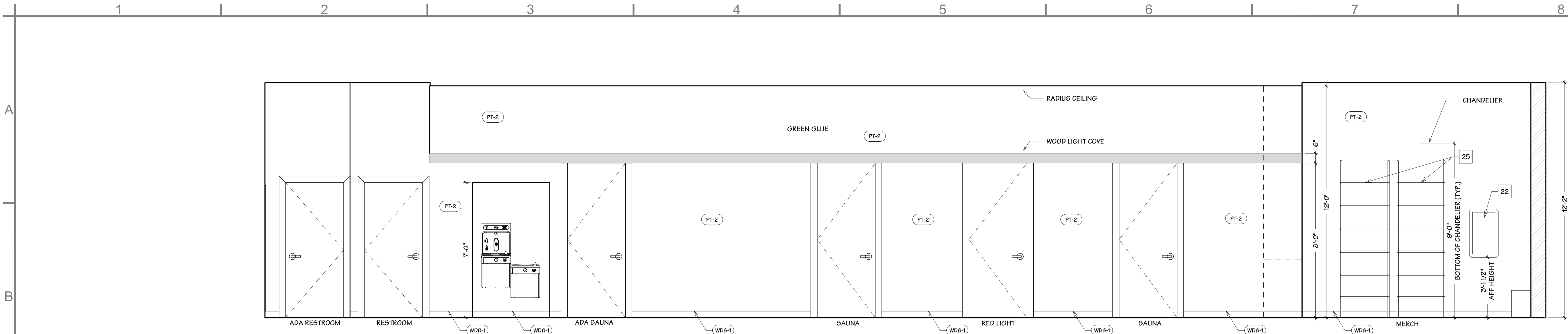
**beem Light Sauna**  
2070 NW Lowenstein Dr., Suite B  
Lee's Summit, MO 64081  
**Permit Set**

REVISIONS		
No.	DATE	NOTE

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Checked by: ----  
Project No: ----  
Date: May 30, 2024

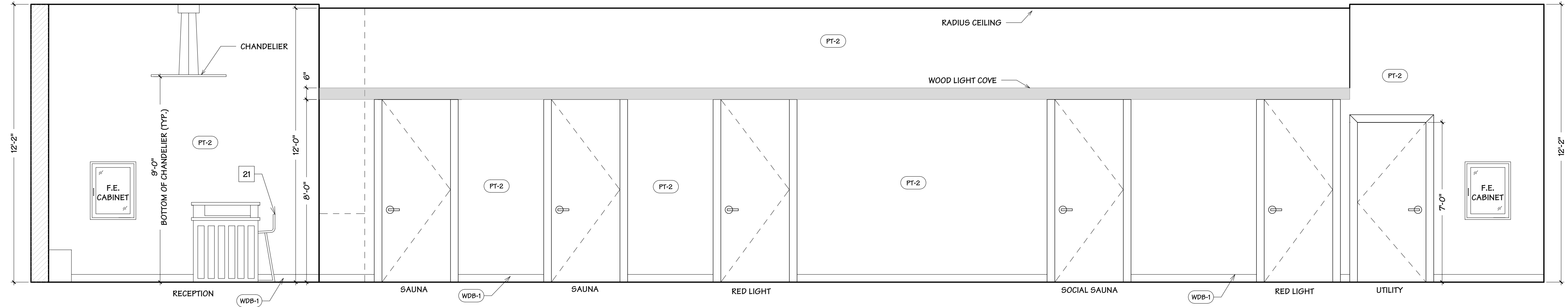
Elevation

Sheet:  
**A-202**



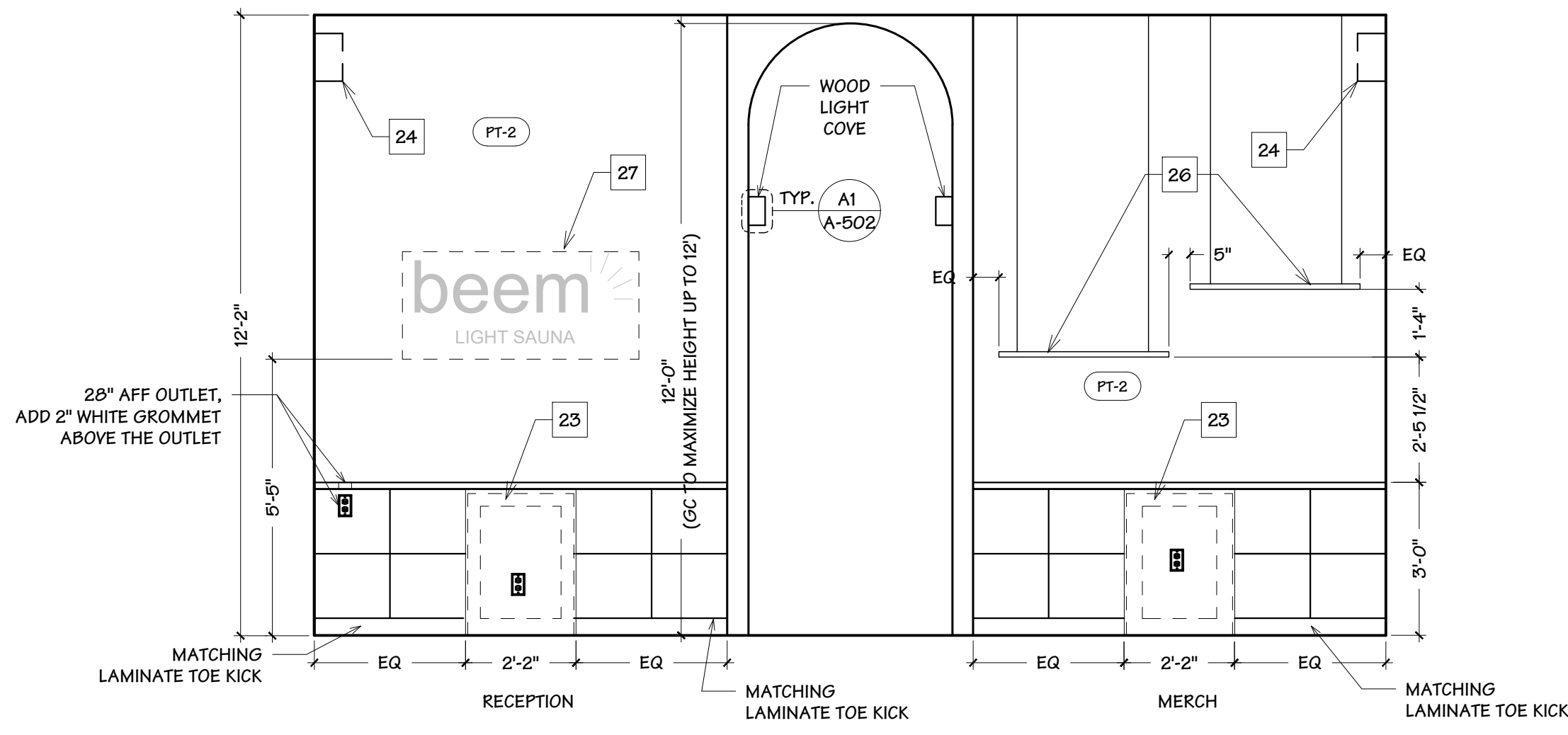
**B7 BARREL HALLWAY - ELEVATION**

Scale: 3/8" = 1'-0"



**D7 BARREL HALLWAY - ELEVATION**

Scale: 3/8" = 1'-0"



**F6 RECEPTION - ELEVATION**

Scale: 3/8" = 1'-0"

**GENERAL NOTES**

REFER TO A-113 - FURNITURE PLAN, FOR FURNITURE TAGS AND FURNITURE / ACCESSORY SCHEDULE

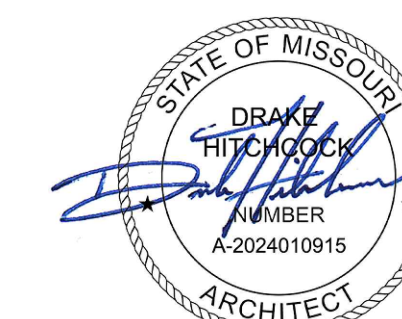
GC TO MAXIMIZE BARREL HALLWAY HEIGHT ON SITE UP TO 12', CONSIDERING EXISTING UTILITY PIPES AND ITS HEIGHTS.





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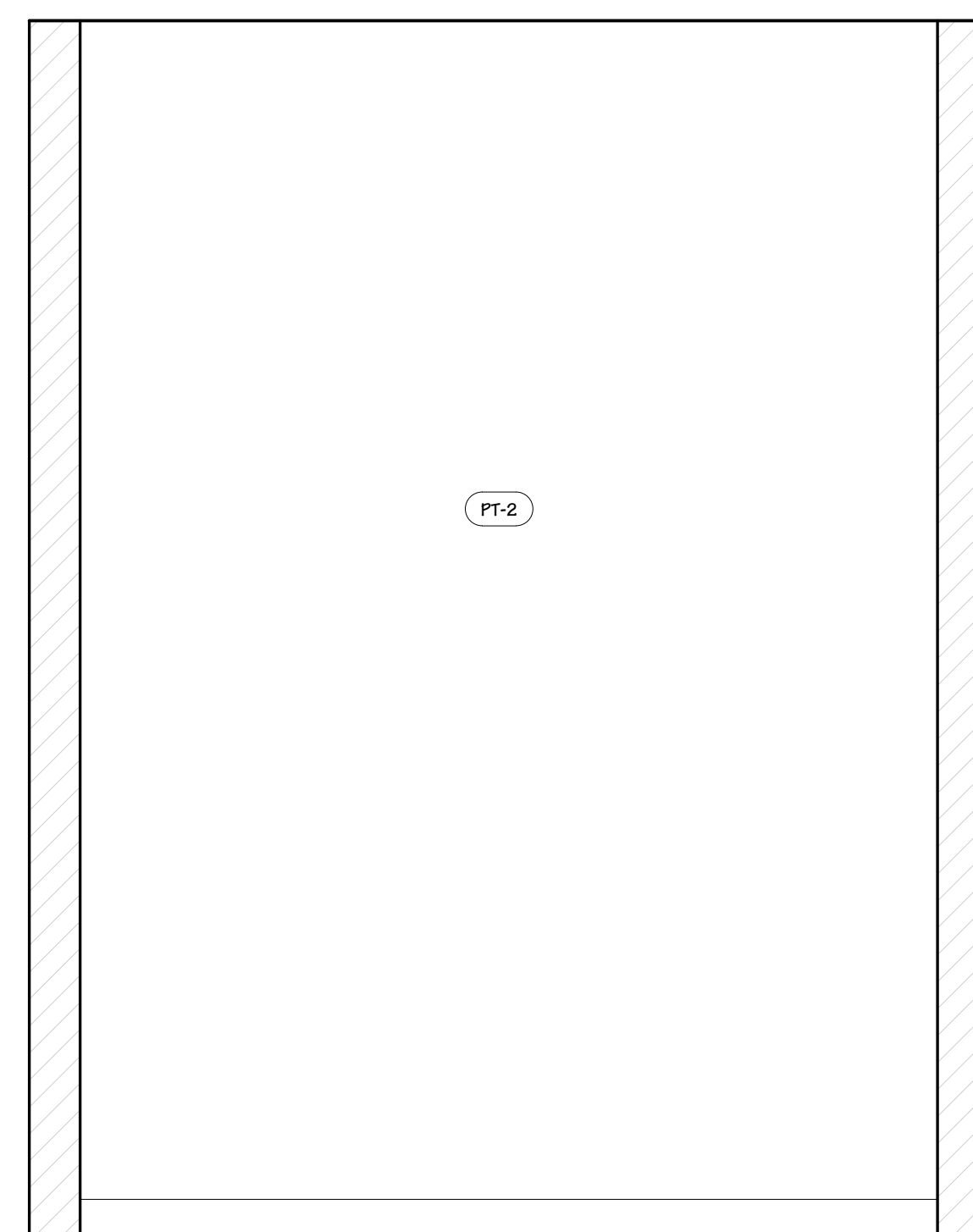


May 30, 2024

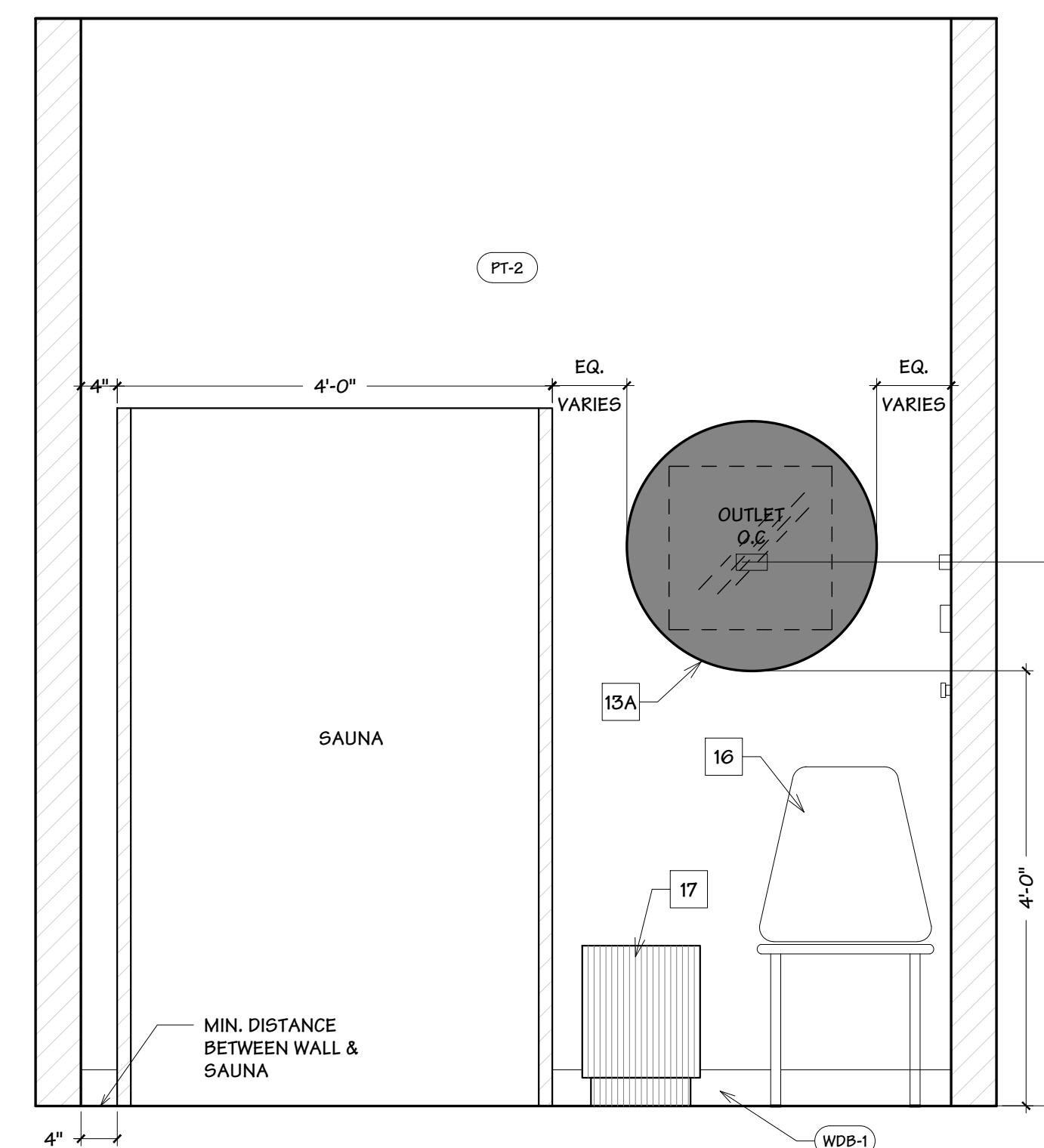
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## GENERAL NOTES

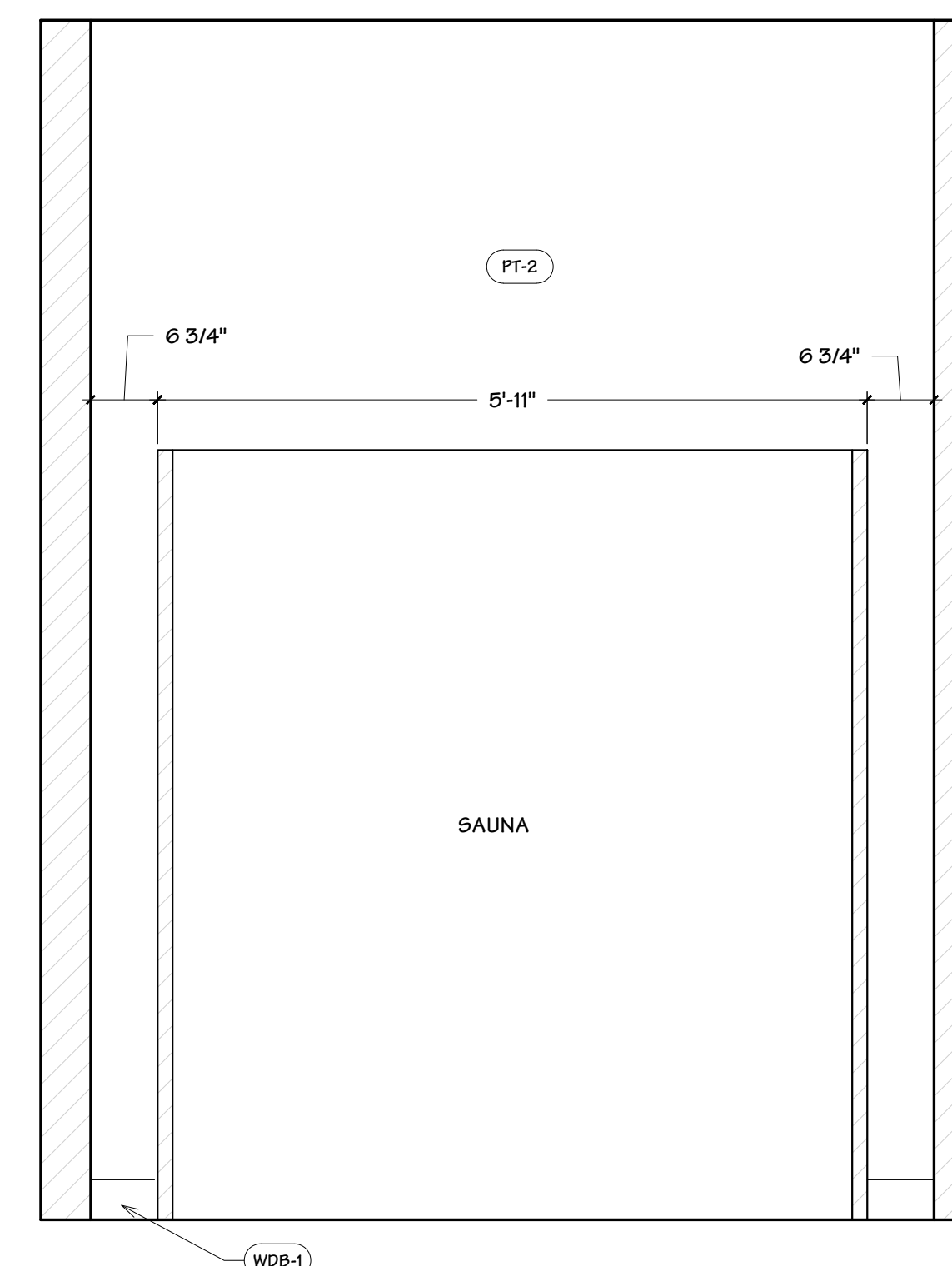
REFER TO A-113 - FURNITURE PLAN, FOR FURNITURE TAGS AND FURNITURE / ACCESSORY SCHEDULE



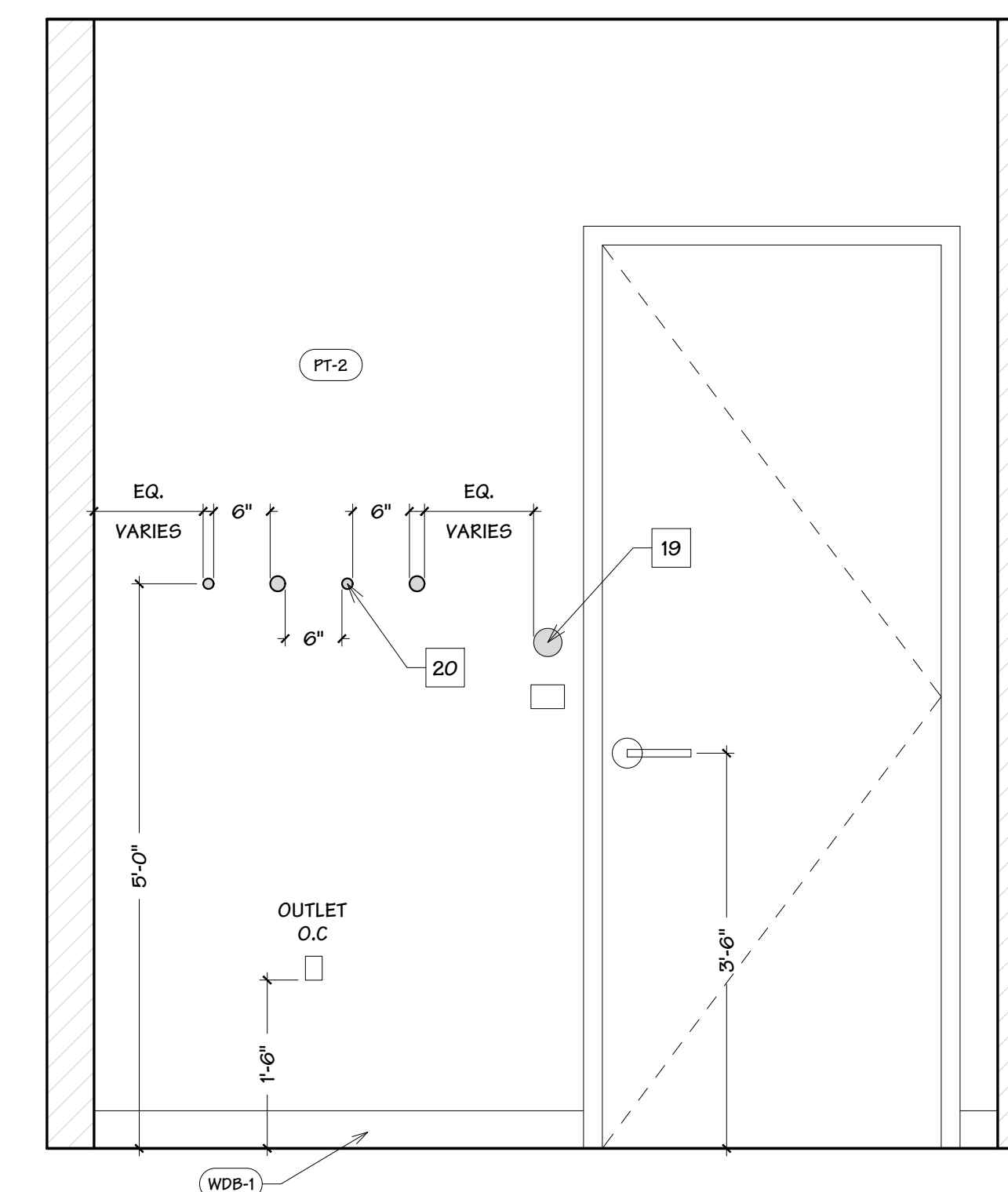
**C2 SAUNA ROOM ELEV. (NON-ADA)**  
Scale: 3/4" = 1'-0"



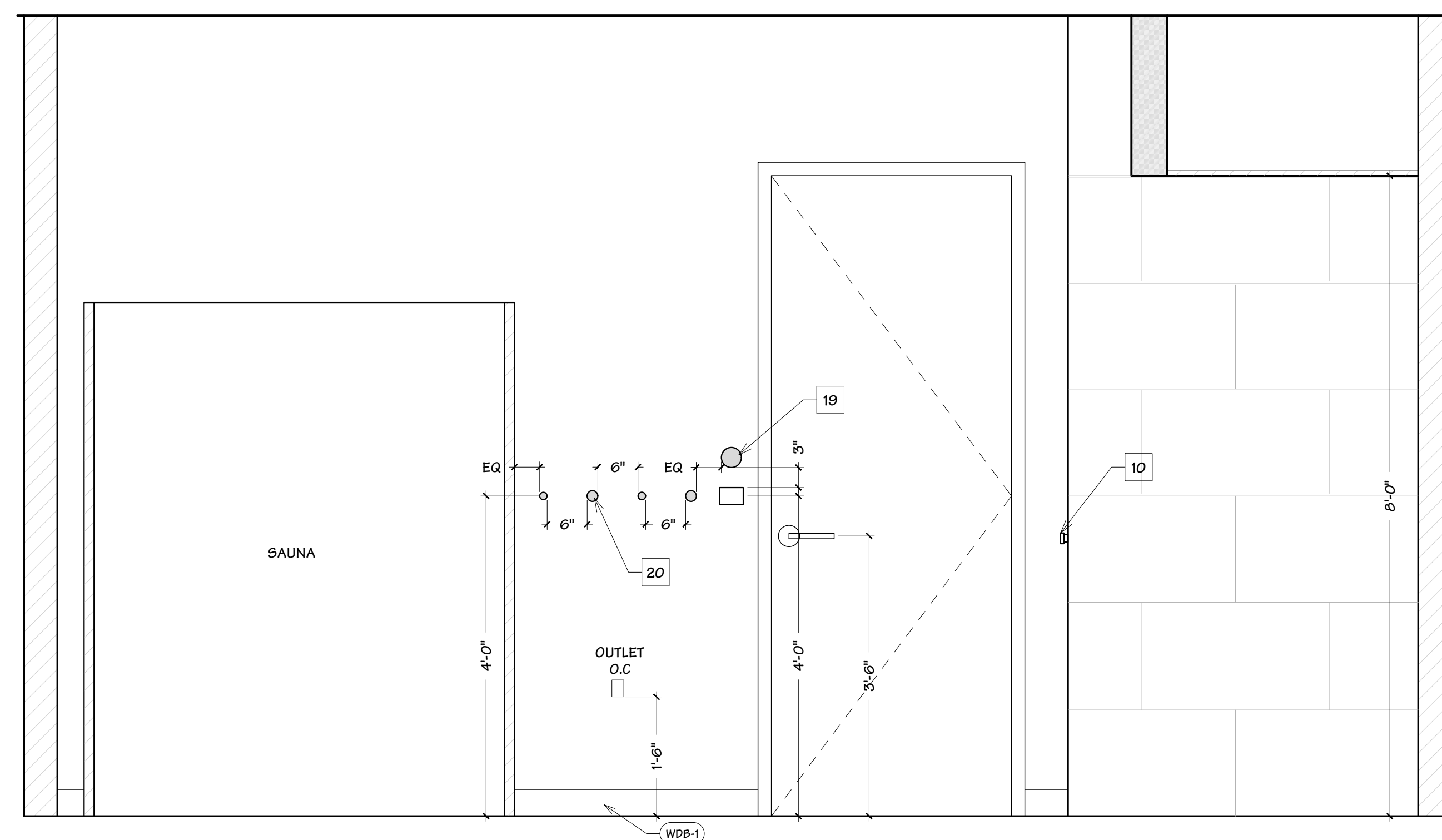
**C4 SAUNA ROOM ELEV. (NON-ADA)**  
Scale: 3/4" = 1'-0"



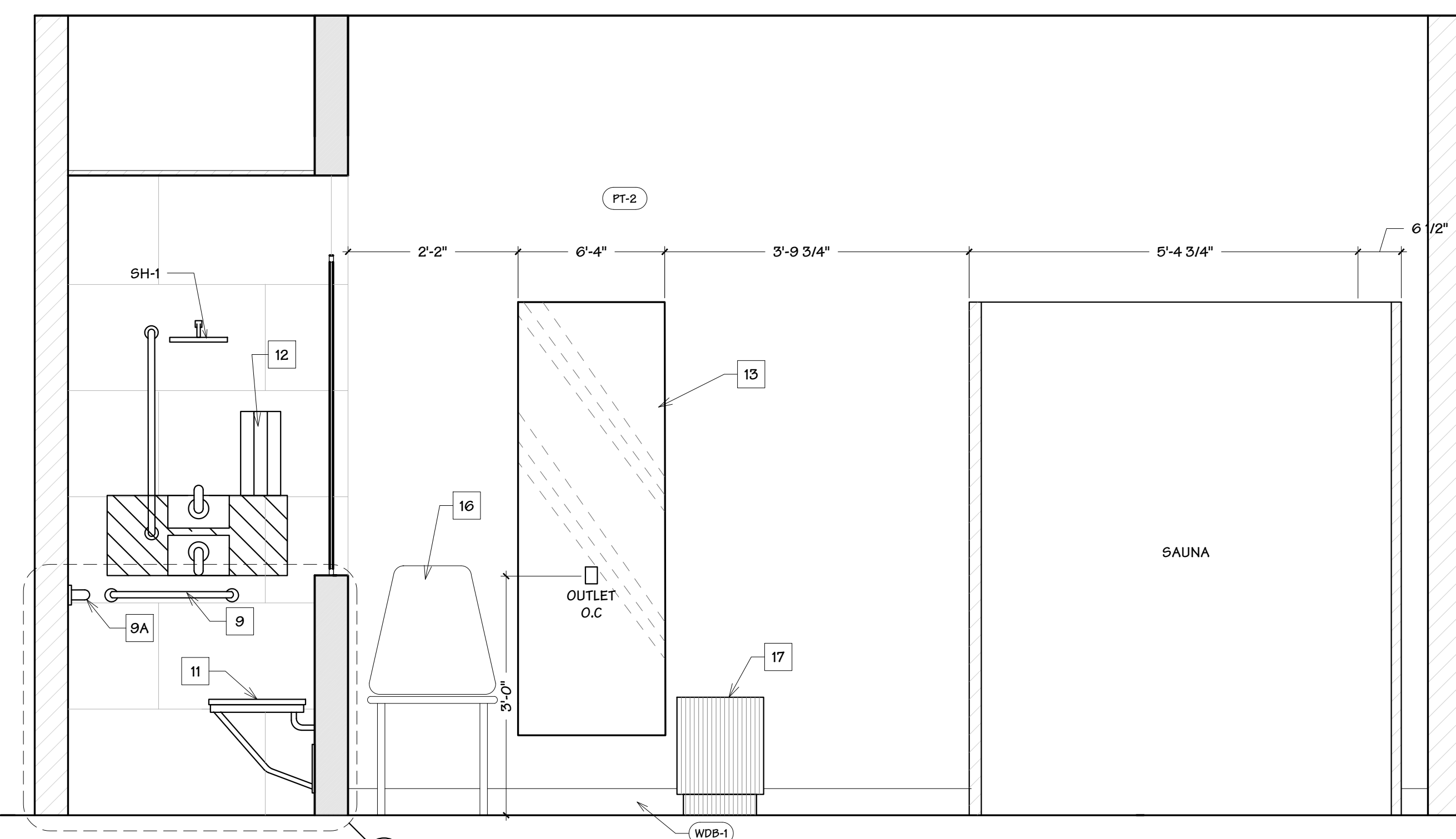
**C6 SAUNA ROOM ELEV. (NON-ADA)**  
Scale: 3/4" = 1'-0"



**C8 SAUNA ROOM ELEV. (NON-ADA)**  
Scale: 3/4" = 1'-0"



**F4** **ADA SAUNA ELEVATION**  
Scale: 3/4" = 1'-0"



**F7** ADA SAUNA ELEVATION  
Scale: 3/4" = 1'-0"

## REVISIONS

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 Checked by: -----  
 Project No: -----  
 Date: May 30, 2024

**Elevation - Sauna**

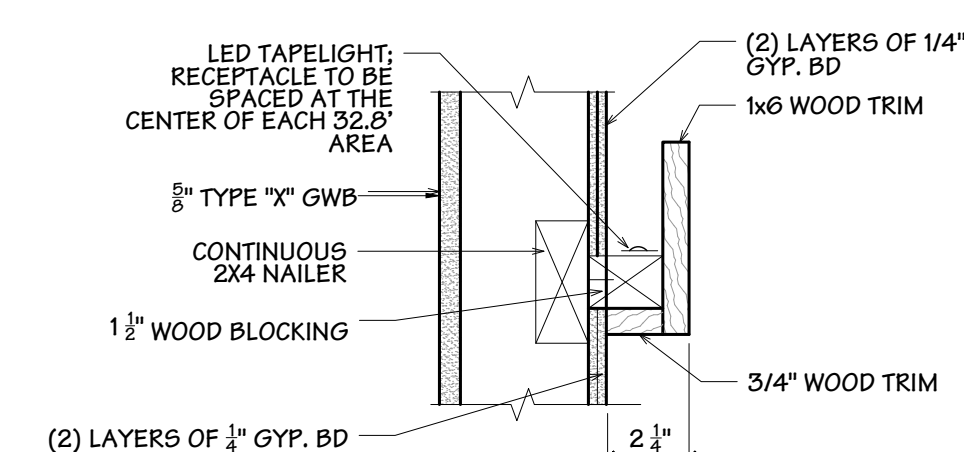
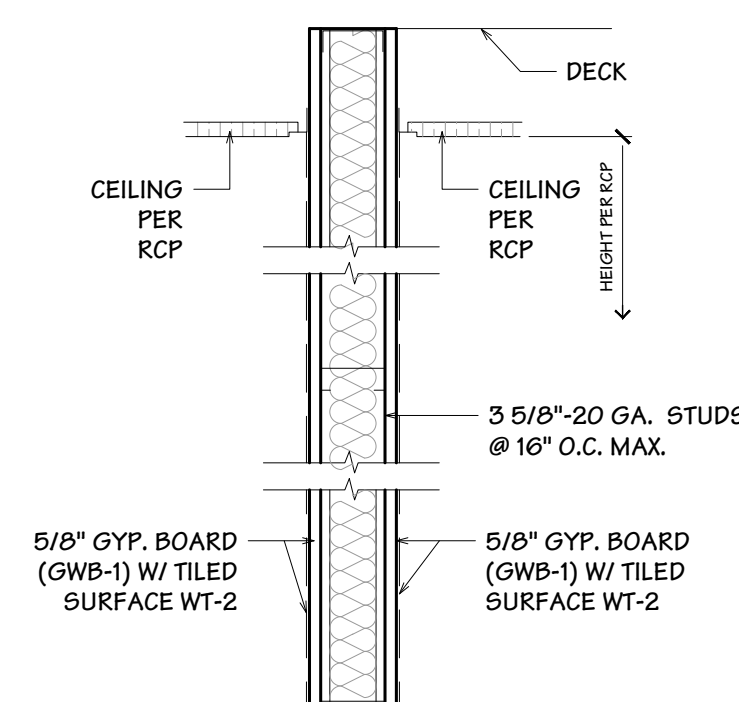
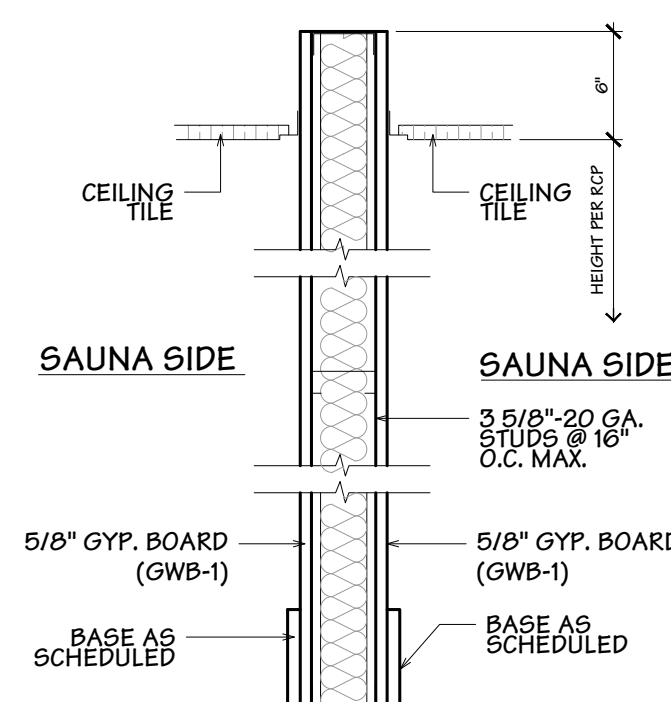
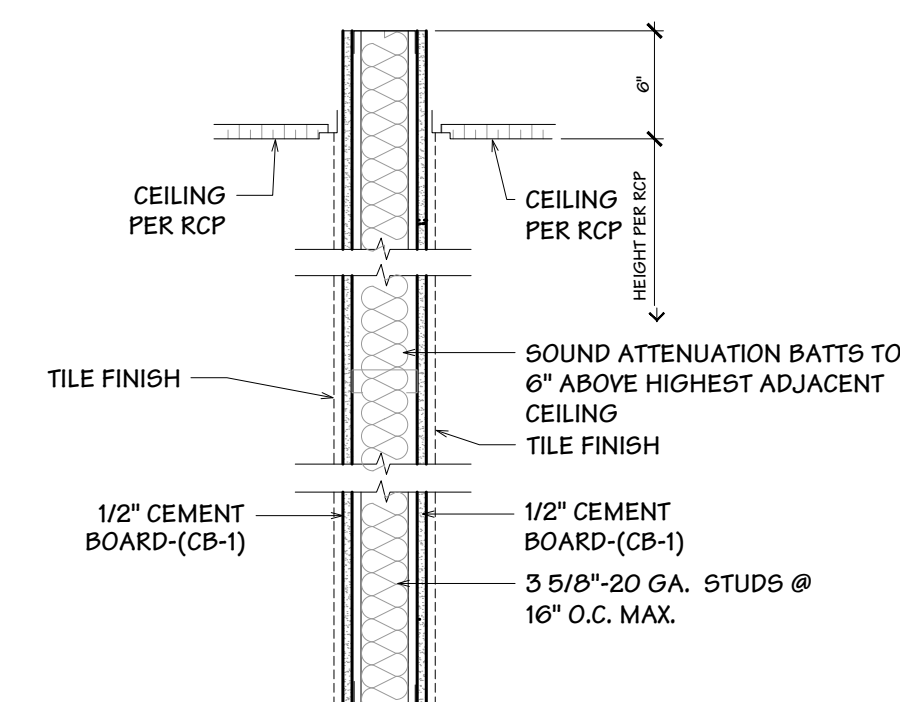
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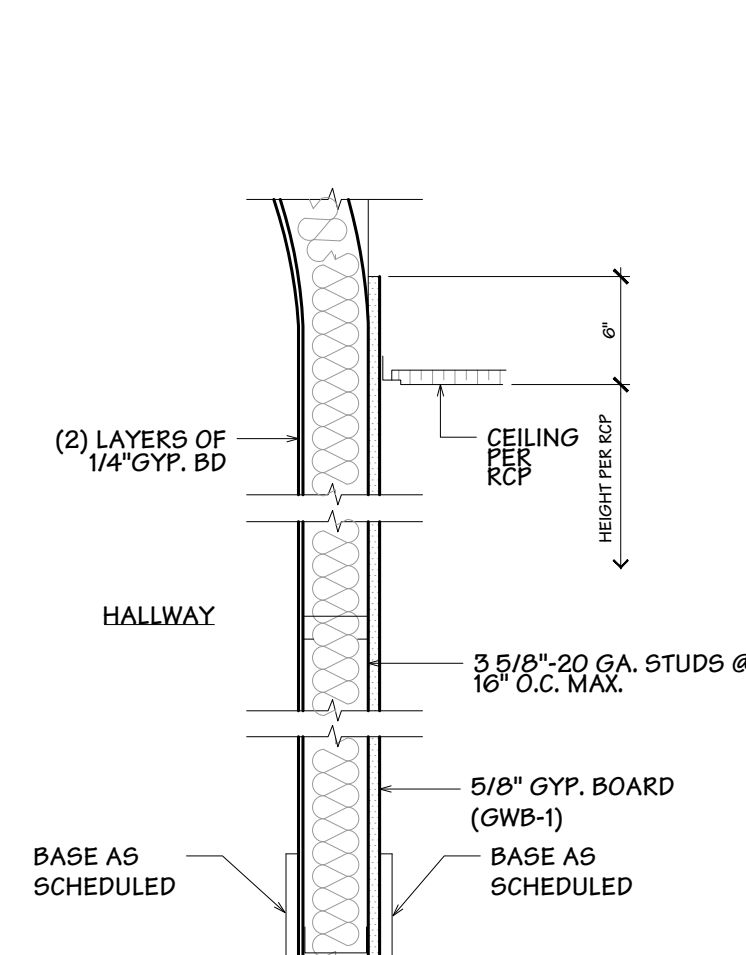
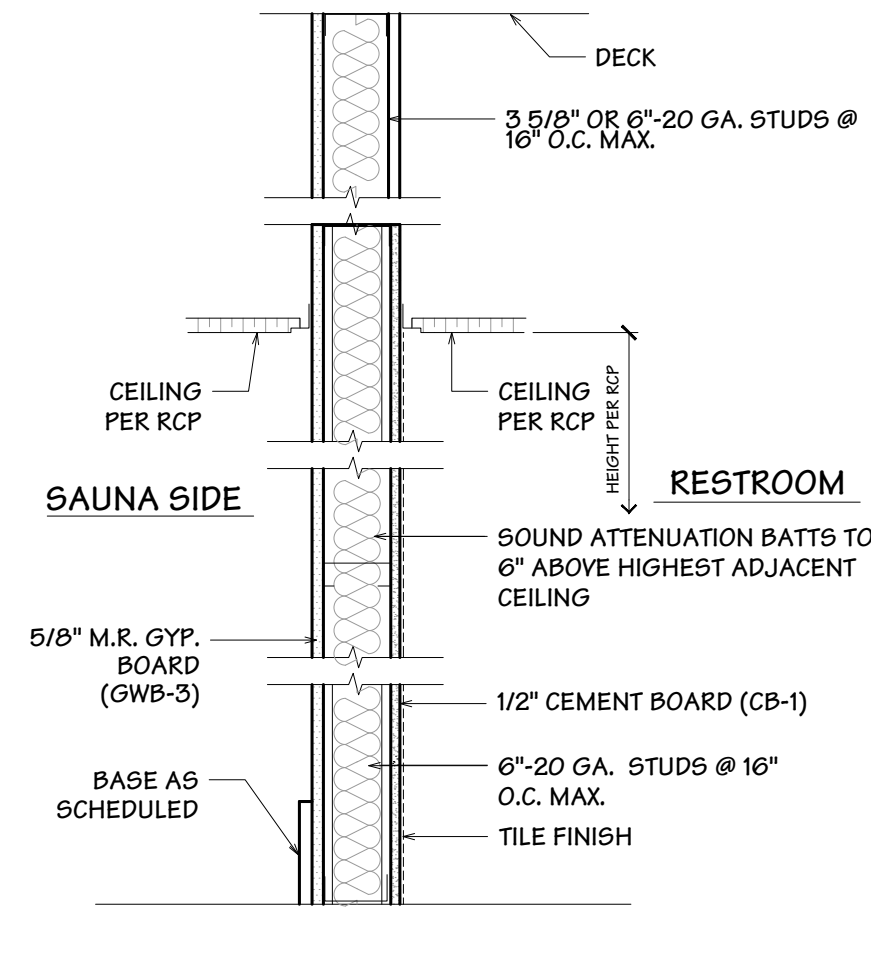
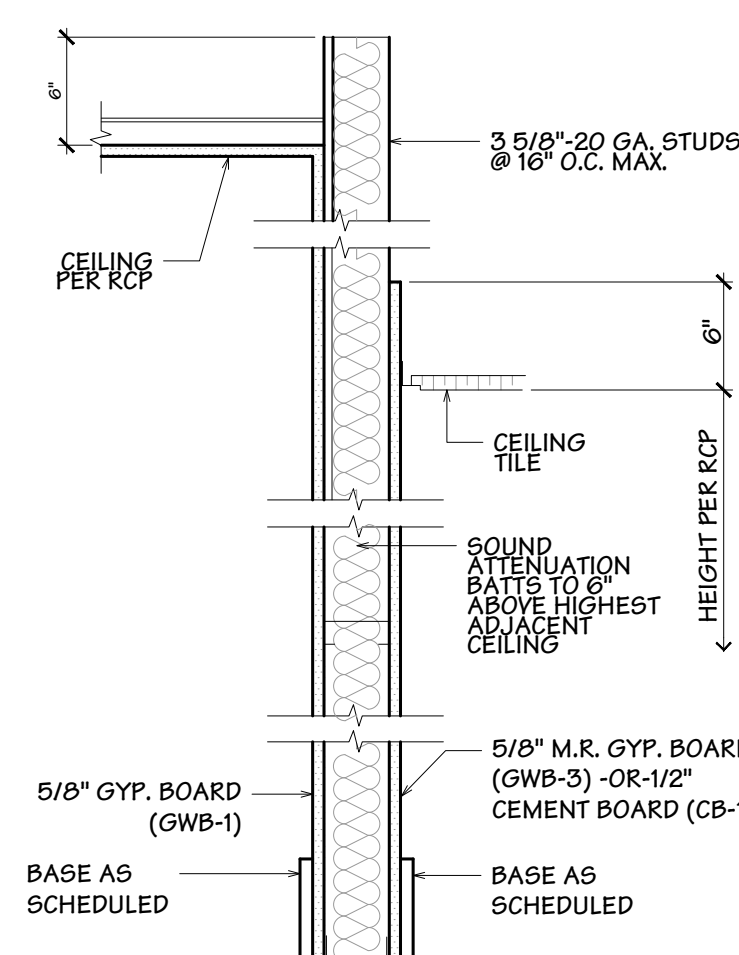
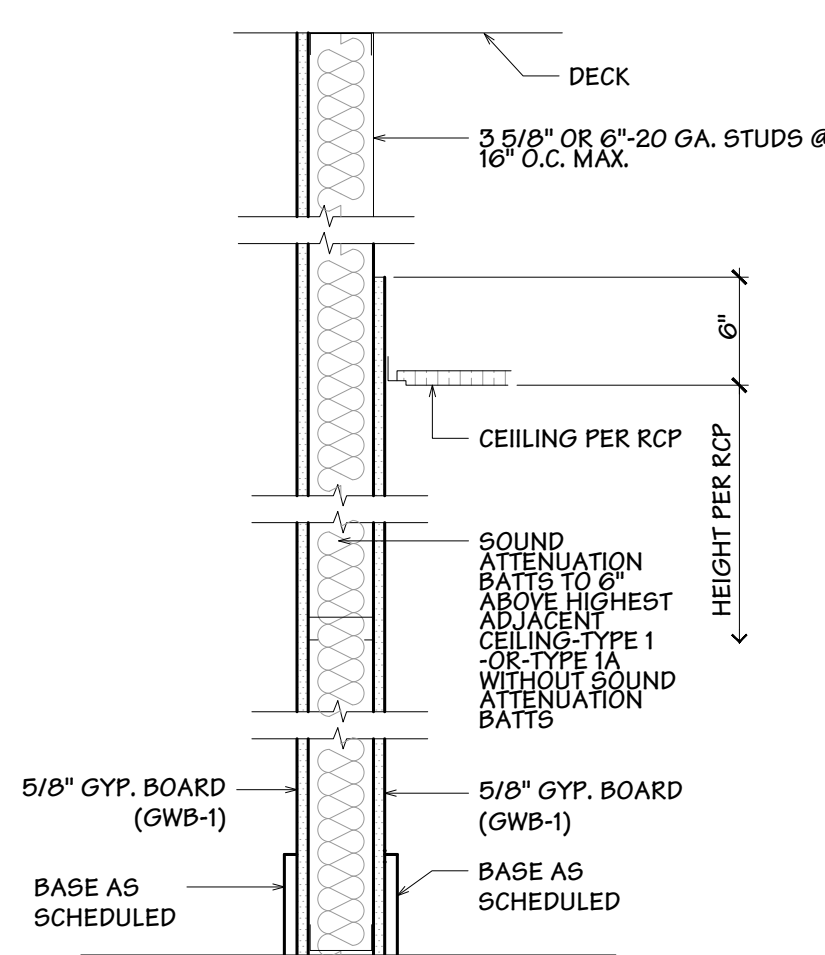
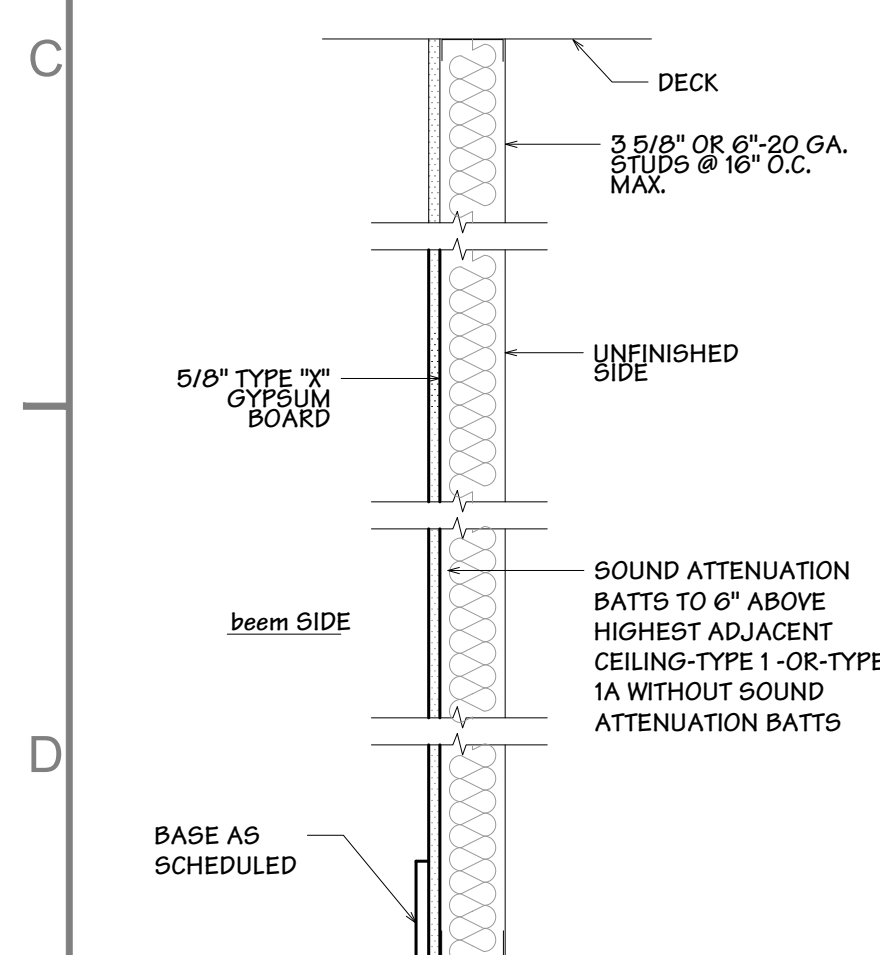
Scale: NTS

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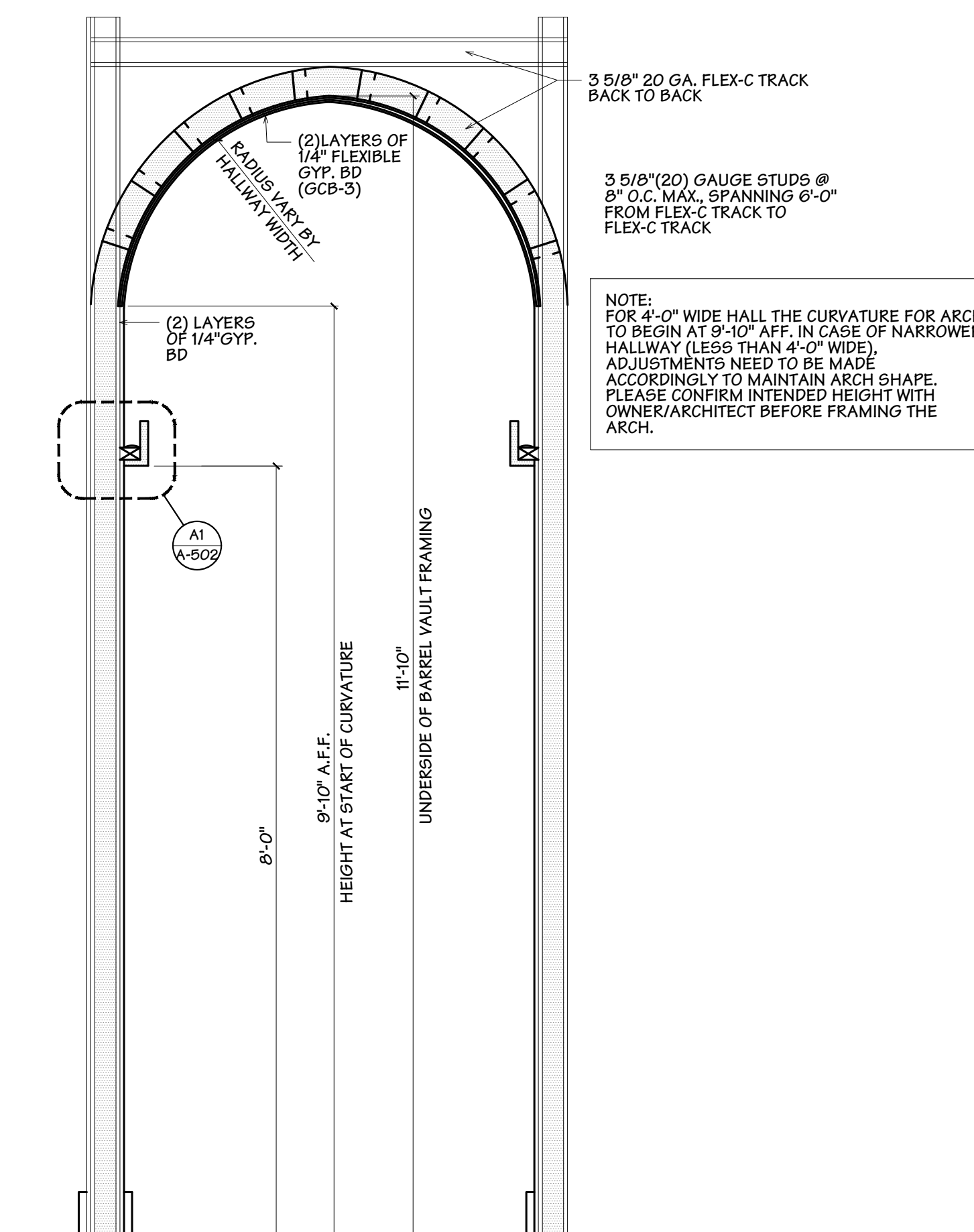
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Scale: NT



Scale: NT

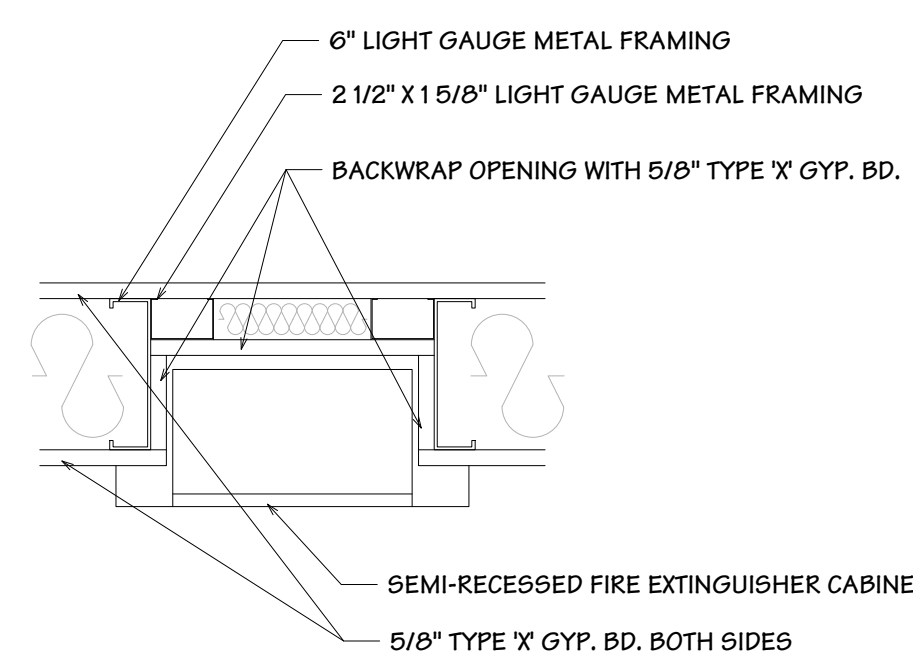
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 Date: May 30, 2024

### Master Details

Sheet:

# A-502



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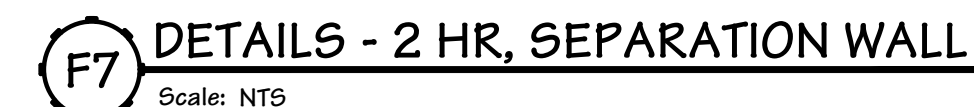


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1	05.22.2024	CITY COMM.
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May 30, 2024

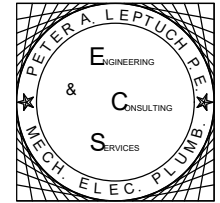
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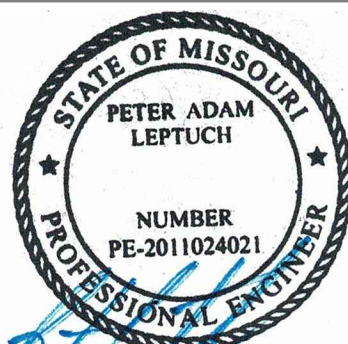


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REVISIONS		
No.	DATE	NOTE
1	05/13/24	CITY COMMENTS
2	05/29/24	FIRE COMMENTS

Drawn by: ----  
Checked by: ----  
Project No: ----  
Date: May 29, 2024

LIGHTING  
PLAN

Sheet:

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## KEY NOTES BY SYMBOL

- SWITCH BANK CONSISTING OF SWITCHES UNDER COMMON FACEPLATES FOR CONTROL OF LIGHTING, MOUNTED AT A MAXIMUM OF 48" AFF. LABEL EACH SWITCH PER AREA SERVED WITH STATUS INDICATOR, PER ENERGY CODE. REFER TO DETAIL 02, THIS SHEET, AND ARCHITECTURAL ELEVATIONS FOR ADDITIONAL INFORMATION. COORDINATE FINAL LOCATION IN FIELD.
- EXIT LIGHT SHALL BE CIRCUITED TO UNSWITCHED LEG OF LOCAL LIGHT CIRCUIT. PROVIDE CHEVRONS AS NEEDED. BASE BID SHALL ASSUME EXISTING IS PRESENT AT EXISTING EXTERIOR DOORS AND SUITABLE FOR REUSE. PROVIDE NEW AS NEEDED.
- EMERGENCY EGRESS LIGHT SHALL BE CIRCUITED TO UNSWITCHED LEG OF LOCAL LIGHT CIRCUIT.
- INTERLOCK EXHAUST FAN WITH LIGHT SWITCH.
- J-BOXES ABOVE THE DROP CEILINGS OF THE HALLWAY-ADJACENT ROOMS FOR THE LED LIGHT STRIPS ON BOTH SIDES OF THE HALLWAY. LOCATION SHOWN IS DIAGRAMMATIC FOR CLARITY. PLACE ONE AT 16' DOWN THE HALLWAY (BOTH SIDES), AND ANOTHER AT 33' DOWN THE HALLWAY WHERE HALLWAY IS GREATER THAN 32' LONG AT THE END (BOTH SIDES). COORDINATE EXACT QUANTITY AND LOCATION OF J-BOXES WITH OWNER IN FIELD.
- INSTALL RECESSED OUTLET AT +60" AFF FOR MIRROR POWER. SWITCH AS SHOWN.
- INSTALL RECESSED OUTLET AT +36" AFF FOR MIRROR POWER, BEHIND THE MIRROR WITHIN THE BLOCKING. SWITCH AS SHOWN.
- INSTALL A RECESSED OUTLET AT 54" AFF FOR THE RESTROOM MIRROR, OPERATED BY THE SAME SWITCH AS THE OVERHEAD LIGHT.
- DASHED LINE INDICATES DAY LIGHTING ZONE PER ENERGY CODE. PROVIDE CEILING-MOUNTED DAYLIGHT SENSOR, WHERE REQUIRED BY A.H.J., TO CONTROL LIGHTS WITHIN DAYLIGHT ZONE. PROVIDE LOW VOLTAGE CONTROL WIRE AND LINE VOLTAGE POWER WIRE AS-NEEDED.
- PROVIDE DAYLIGHT SENSOR PER SENSOR AND DEVICE SCHEDULE, THIS SHEET.
- COMMON AREA LIGHT SHALL BE SWITCHED THROUGH TIME CLOCK (OVERRIDE), PER SHEET E3.0. LOCATE TIME CLOCK ADJACENT TO ELECTRICAL PANELS. PROVIDE CONTACTOR AS NEEDED, MINIMUM 4 POLES.
- CONTRACTOR SHALL FIELD VERIFY THE EXISTENCE OF EXTERIOR EMERGENCY EGRESS LIGHTING. IF FOUND TO EXIST DO NOT PROVIDE NEW FIXTURES. BASE BID SHALL ASSUME EXISTING DOORS HAVE COMPLIANT LIGHTS.
- PROVIDE A J-BOX FOR THE ILLUMINATED BEEM SIGN ABOVE THE CEILING OF THE ROOM BEHIND THE MIRROR. PROVIDE ACCESS PANEL IN HARD-LID CEILING AS NEEDED. COORDINATE WITH ARCHITECT.

## LIGHTING LEGEND

MARK	MANUFACTURER & MODEL #	DESCRIPTION	LAMPS	NOTES
	39" VONN SIRIUS VMP25030BL, BLACK	CHANDELIER SUSPENDED 120V INSTALL AT 9'-0" AFF	3 LAMP 119W LED	3000K
	HALO HC410D010 RECESSED 4" 3500K, WHITE TRIM	WHITE W/ REGRESSED LENS RECESSED 120V	11W LED	3500K
	HALO HC610D010 RECESSED 6" 3500K, WHITE TRIM	WHITE W/ REGRESSED LENS RECESSED 120V	11W LED	3500K
	PLT-90270	LED SUSPENSION LIGHT FIXTURE	35W LED	3500K
	WYZE LIGHT STRIP PRO	LED LIGHT TAPE, 120V	24W (16.4F) 48W (32.8F) LED	3000K
	LITHONIA EU2L WHITE	WALL MOUNTED EMERGENCY LIGHT FIXTURE WITH EMERGENCY BATTERY PACK (90 MIN.)		
	THE EXIT LIGHT CO. COMBOELR-R	CEILING OR WALL RECESSED MOUNTED COMBO EXIT LIGHT FIXTURE W/ RED LETTERS AND ALUMINUM HOUSING WITH ACRYLIC FACE. EMERGENCY BATTERY PACK (90 MIN)		
	THE EXIT LIGHT CO. CHELR-R	CEILING MOUNTED EXIT LIGHT FIXTURE W/ OPEN-FACE ACRYLIC PANEL, SILK-SCREEN RED LETTERS. EMERGENCY BATTERY PACK		

\*COORDINATE FINAL SPECS WITH OWNER PRIOR TO ORDERING. \*\*NOT ALL FIXTURES USED ON ALL JOBS.

## GENERAL NOTES

- LIGHTING SHALL BE CIRCUITED EXACTLY AS SHOWN ON PLANS.
- SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION AND QUANTITY OF LIGHTING FIXTURES.
- EMERGENCY AND EXIT LIGHTS SHALL BE INSTALLED AND CIRCUITED PER THE LATEST NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES. ALL EMERGENCY AND EXIT FIXTURES SHALL BE DUAL VOLTAGE (120/277 VOLT INPUT) WITH 90 MINUTE BATTERY BACKUP.
- ELECTRICAL SUB-CONTRACTOR IS RESPONSIBLE FOR ALL REFLECTED CEILING PLAN NOTES ON ARCHITECTURAL DRAWINGS.
- ALL FLUORESCENT LIGHTING SHALL BE PROVIDED WITH INTEGRAL DISCONNECTING MEANS PER NEC.
- EXTERIOR LIGHTS ARE ASSUMED TO BE EXISTING BY LANDLORD, TO REMAIN.
- "NL" DESIGNATES NIGHT LIGHT- 24/7 OPERATION ON SWITCH-RATED BREAKER. (NOT USED ON ALL JOBS.)
- THE DIRECTION OF THE BUILDING OFFICIAL REGARDING QUANTITY, LOCATION AND TYPE OF EXIT/EGRESS LIGHTS REQUIRED SHALL TAKE PRECEDENCE OVER WHAT IS SHOWN IN THIS DOCUMENT SET.

SENSOR AND DEVICE SCHEDULE					
DESCRIPTION	SYMBOL	MODEL NUMBER	MOUNTING	TIME DELAY	NOTES
DECORA SWITCH		LUTRON CLARO CA-1PS-WH	WALL	N/A	2
DIMMER SWITCH		LUTRON DIVA DVCL-153PR-WH	WALL	N/A	1
DUAL TECHNOLOGY OCCUPANCY/VACANCY SENSOR SWITCH		WATTSTOPPER DW-100 (OR EQUAL)	WALL	5, 15, OR 30 MINUTES	2
DAYLIGHT/OCCUPANCY SENSOR		LEVITON 06C04-IDW (OR EQUAL)	CEILING	N/A	

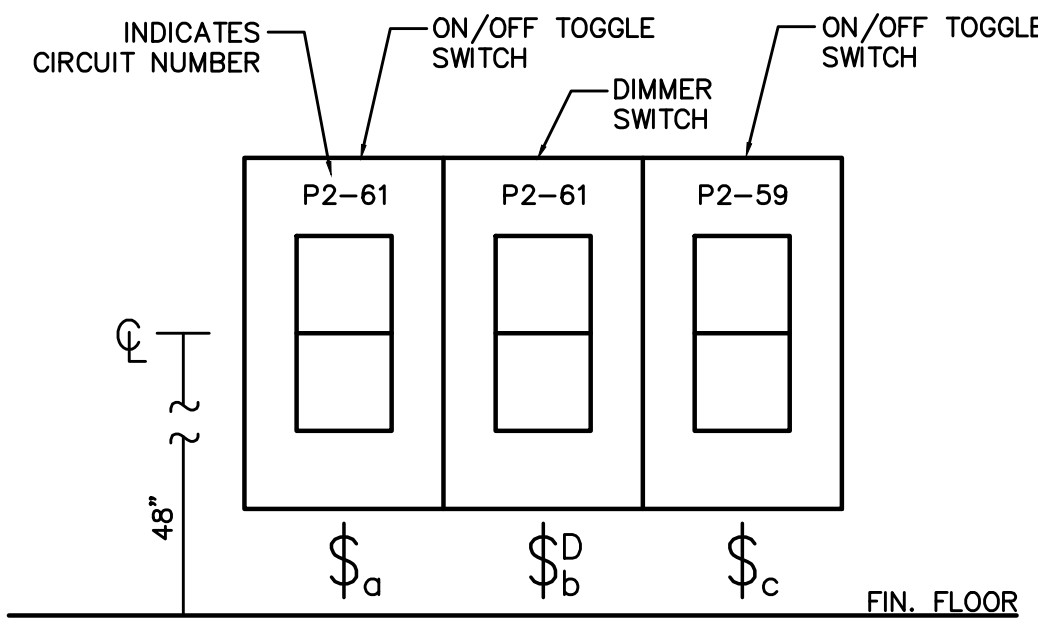
NOTES:  
1. DIMMING PROTOCOL (ELV, 0-10V, ETC) SHALL BE COORDINATED WITH FINAL APPROVED LIGHTING FIXTURES PRIOR TO PURCHASE AND INSTALLATION OF DIMMERS.  
2. ALL SWITCHES/DIMMERS AND THEIR ASSOCIATED WALL PLATES SHALL BE WHITE.

## ELECTRICAL SYMBOL LEGEND

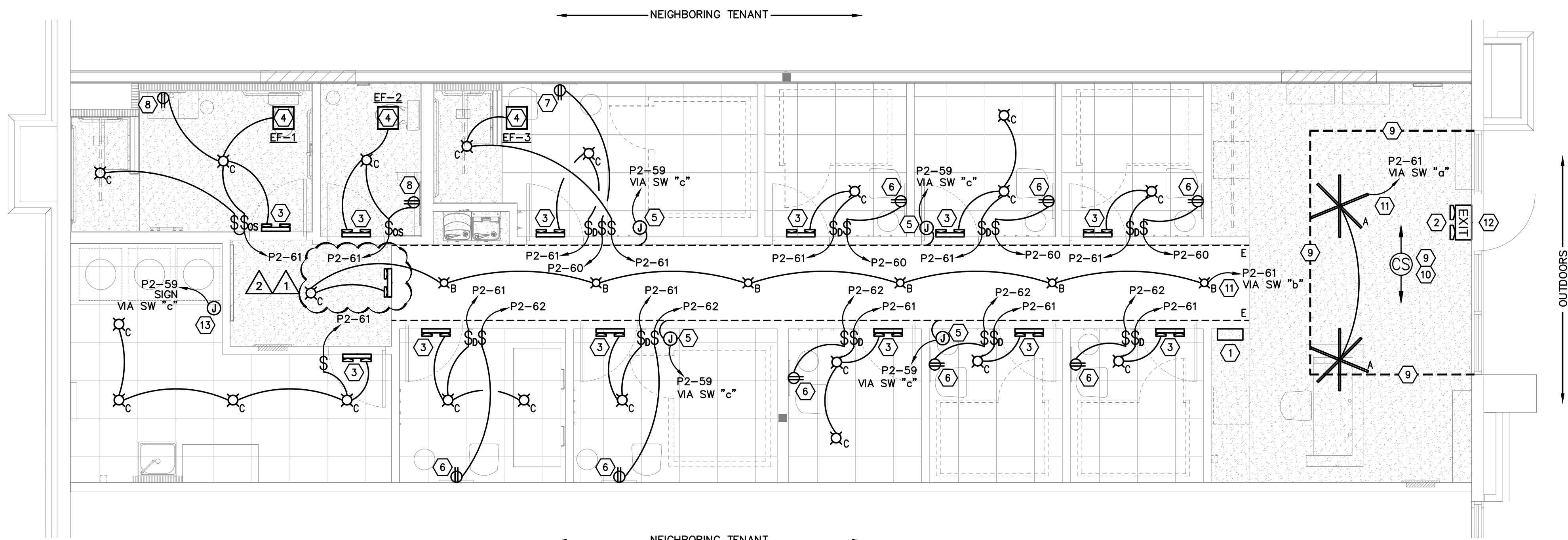
SYMBOL	DESCRIPTION	HEIGHT (U.N.O.)
	SINGLE POLE SINGLE THROW TOGGLE SWITCH (NOTE L-1)	4"
	THREE-WAY TOGGLE SWITCH (NOTE L-1)	4"
	DIMMER SWITCH (NOTE L-1)	4"
	OCCUPANCY/VACANCY SENSOR	4"
	FAN SPEED CONTROL SWITCH	31"/38"

L-1 MOUNTING HEIGHTS NOTED ARE TO THE CENTER OF DEVICE ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE (U.N.O.).

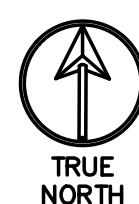
\*NOT ALL SYMBOLS USED ON ALL JOBS.



02 SWITCH BANK DETAIL  
SCALE: NOT TO SCALE



01 LIGHTING PLAN  
SCALE: 1/4"=1'-0"









### ROOF-TOP UNIT SCHEDULE

MARK	MANUFACTURER/ MODEL	NOMINAL TONS	CFM	O/A CFM	E.S.P. (IN. W.C.)	EER2 SEER2	COOLING CAP. (MBH)			GAS HEAT INPUT (MBH)	ELECTRICAL (VOLTS/PH/HZ)	UNIT MCA	UNIT MOCP	UNIT WEIGHT (LBS)	MFG DATE (EX. UNITS)	NOTES
							TOTAL	SENSIBLE	DRY BULB/ WET BULB °F							
RTU-4 (EX.)	TRANE/ YSC060	5.0	2,000	175	0.8"	11.0 13.4	60.0	45.0	80/67	80.0	208/3/60	29.0	40.0	~800	2024	1,2,3,13
RTU-6 (EX.)	TRANE/ YSC048	4.0	1,600	125	0.8"	11.0 13.4	48.0	36.0	80/67	80.0	208/3/60	26.0	35.0	~800	2024	1,2,3,13

NOTES:  
1. LABEL EACH RTU AND EXHAUST FAN WITH "beem LIGHT SAUNA" AND SUITE NUMBER.  
2. COOLING CAPACITY IS BASED ON 80°F EDB AND 67°F EWB CONDITIONS.  
3. PROVIDE PROGRAMMABLE ROOM THERMOSTAT, HONEYWELL VISION PRO 8000 WIFI, OR EQUAL.  
4. PROVIDE UNWIRED CONVENIENCE OUTLET (ELECTRICIAN SHALL FIELD WIRE TO 208V PANEL) AND 14" ROOF CURB.  
5. VERIFY VOLTAGE AVAILABLE ON SITE PRIOR TO ORDERING NEW UNITS. OBTAIN STRUCTURAL APPROVAL PRIOR TO PLACING UNIT.  
6. UNIT PROVIDED WITH DUAL COMPRESSORS/2-STAGE COOLING.  
7. PROVIDE FACTORY ELECTROFIN OR EQUAL ANTI-CORROSION COATING ON OUTDOOR COILS.  
8. WEIGHTS INCLUDE ACCESSORIES.  
9. ORDER WITH ACCESSORIES INCLUDING: CURB, ECONOMIZER, HAIL GUARD, 2-POSITION DAMPER, DUAL ENTHALPY SENSORS, DUCT SMOKE DETECTORS, REMOTE ANNUNCIATORS, ETC.  
10. MCA BASED ON MEDIUM STATIC FAN.  
11. LANDLORD TO FULLY SERVICE AND WARRANTY FOR ONE(1) YEAR.  
12. PROVIDE WITH POWERED EXHAUST AND HOT GAS REHEAT (DEHUMIDIFICATION).  
13. BRING EXISTING UNIT TO LIKE NEW OPERATING AND PERFORMANCE CONDITIONS. COMB OUT FINS, CHANGE BELTS, BRING TO FACTORY SPEC REFRIGERANT LEVELS, ETC.

### CONTRACTOR NOTES:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT, LANDLORD OR TENANT OF ANY DISCREPANCIES ENCOUNTERED ON THE PLANS OR IN EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF WORK. THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DEVICES AS REQUIRED BY STATE AND LOCAL CODES WHETHER INDICATED OR NOT ON CONTRACT DOCUMENTS. THE SUBMISSIONS OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION AND COMPLIANCE WITH GOVERNING CODES / REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN, HAD AN EXAMINATION AND CODE REVIEW BEEN MADE, WILL NOT BE ALLOWED.

### KEY NOTES BY SYMBOL 'E'

- EXISTING RTU TO REMAIN. LOCATION SHOWN IS DIAGRAMMATIC, BASED ON SHELL DRAWINGS DATED 02/19/2024. FIELD VERIFY AND ADJUST DUCT WORK AS NEEDED.
- ROUTE 4" RIGID METAL DRYER DUCT, FROM DRYER WALL BOX TO ROOF. TERMINATE WITH MANUFACTURER'S COMMERCIAL GRADE DRYER PORT/CAP/GOOSENECK WITH BACK DRAFT DAMPER. MAINTAIN 10'-0" AWAY FROM ALL BUILDING OPENINGS. COORDINATE MOUNTING HEIGHT WITH ARCHITECT.
- CEILING MOUNTED EXHAUST FAN. ROUTE 6" EXHAUST DUCT TO COMBINED 10" EXHAUST DUCT.
- DUCT SMOKE DETECTOR IN RETURN AIR DUCT. INSPECT AND TEST EXISTING DETECTOR WHERE PRESENT PRIOR TO REUSE. PROVIDE NEW IF ONE IS NOT PRESENT.
- 22X10 TRANSFER AIR DUCT FROM LAY IN CEILING GRILLE TO GYP CEILING GRILLE IN HALL WAY.
- 18X16 CLOTHES DRYER MAKE-UP AIR DUCT, FROM ROOF MOUNTED GRAVITY INTAKE HOOD, ROUTED OVER TO UTILITY ROOM. INSTALL FILTER FRAME CEILING GRILLE AND MOTORIZED DAMPER, AS SHOWN.
- PROVIDE MOTORIZED DAMPER ON DRYER MAKEUP AIR DUCT INTERLOCKED WITH DRYERS. DAMPER SHALL BE PROGRAMMED TO OPEN ANY TIME (2) OR MORE DRYERS ARE IN OPERATION. PROVIDE RELAYS, CONTACTORS, CONTROLLER, AND PRESSURE SWITCH AS NEEDED.
- UNDERCUT DOOR BY 1.5 INCHES TO ALLOW AIR FROM TO ROOM TO TRANSFER INTO HALL.
- PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT, HONEYWELL VISION PRO 8000 WITH REMOTE SENSOR (WHERE NECESSARY), AND AUTO CHANGEOVER AND RELATED WIRING TO CONTROL EACH UNIT. MOUNT T-STAT AT 48" AFF, SENSOR AT 96" AFF (AS APPLICABLE).
- PROVIDE A REMOTE ANNUNCIATOR FOR DUCT SMOKE DETECTORS IN UTILITY AREA. REMOTE ANNUNCIATOR SHALL BE EQUAL TO SYSTEM SENSOR RA100Z/RA100ZA WITH AUDIBLE AND VISUAL ANNUNCIATOR. LABEL EACH ANNUNCIATOR ACCORDING TO UNIT BEING MONITORED. PROVIDE SECONDARY ANNUNCIATOR IN DINING AREA WHERE REQUIRED BY LOCAL JURISDICTION. VERIFY REQUIREMENTS WITH LOCAL INSPECTOR.
- PROVIDE REMOTE DUCT DETECTOR RESET IN UTILITY AREA. LABEL EACH RESET ACCORDING TO UNIT BEING MONITORED.

### HVAC SUMMARY:

1435 SQ FT.  
9.0 TONS  
159.4 SF/TON

FINAL PLACEMENT OF THERMOSTAT TO BE SELECTED BY CONSTRUCTION MANAGER OR OWNER'S REPRESENTATIVE AND MAY NEED TO BE MODIFIED DUE TO FIELD CONDITIONS.

#### LEE'S SUMMIT, MO NOTE:

ALL MECHANICAL WORK SHALL BE IN COMPLIANCE WITH 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL MECHANICAL CODE, AND 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

#### LEE'S SUMMIT, MO NOTE:

THIS PROJECT IS A TENANT FINISHOUT OF A FIRST-GENERATION INLINE RETAIL SPACE IN A SINGLE-STORY, SLAB-ON-GRADE RETAIL STRIP CENTER.



### AIR DEVICE SCHEDULE

SYMBOL	TAG	MANUF.	CATALOG #	FIXTURE DESCRIPTION	NECK SIZE	REMARKS
☒	A	TITUS	TDC-AA	12x12 SUPPLY GRILLE	SEE PLAN	ALUMINUM, BORDER TYPE 3 IN LAY IN CEILING WITH MANUAL VOLUME DAMPER IN NECK.
☒	B	TITUS	TDC-AA	12x12 SUPPLY GRILLE	SEE PLAN	ALUMINUM, BORDER TYPE 1 IN GYP. BOARD CEILING WITH MANUAL VOLUME DAMPER IN NECK.
☒	C	TITUS	TDC-AA	15x15 SUPPLY GRILLE	SEE PLAN	ALUMINUM, BORDER TYPE 1 IN GYP. BOARD CEILING WITH MANUAL VOLUME DAMPER IN NECK.
☒	D	TITUS	350FL	24x12 RETURN GRILLE	22X10	ALUMINUM LOUVERED FACE, SIDEWALL BORDER TYPE.
☒	E	TITUS	350FL	24x24 RETURN GRILLE	22X22	ALUMINUM LOUVERED FACE, BORDER TYPE 1 IN GYP. BOARD CEILING.
☒	F	TITUS	PAR	24x24 RETURN GRILLE	22X22	ALUMINUM EGG CRATE, HINGED, FILTER FRAME, BORDER TYPE 3 IN LAY-IN. CLG. PROVIDE WITH 1" THROW AWAY FILTER.

NOTE:  
1. ALL GRILLES IN GYP BOARD CEILING SHALL BE ORDERED WITH INTEGRAL BALANCING DAMPERS.  
2. PROVIDE RECTANGULAR TO ROUND ADAPTERS WHEREVER NECESSARY.  
3. NOT ALL DEVICES USED ON ALL JOBS.  
4. TRANSITION NECK SIZE ON SUPPLY AND RETURN AS NEEDED TO ENSURE SAME SIZE (WITHIN 2") SUPPLY AND RETURN REGISTERS FOR UNIFORM APPEARANCE.

### EXHAUST FAN SCHEDULE - NEW

MARK	MANUFACTURER	MODEL	DRIVE	AIRFLOW (CFM)	EXT. SP (IN. W.C.)	V, PH, HZ	MOTOR SIZE (HP)	SERVICE	APPROX. WEIGHT	INSTALL LOCATION	NOTES
EF-1	GREENHECK	SP-A90	DIRECT	70	0.20"	115/1/60	11 WATTS	RESTROOM	13 LBS	CEILING	1,2
EF-2	GREENHECK	SP-A90	DIRECT	70	0.20"	115/1/60	11 WATTS	RESTROOM	13 LBS	CEILING	1,2
EF-3	GREENHECK	SP-A90	DIRECT	70	0.20"	115/1/60	11 WATTS	RESTROOM	13 LBS	CEILING	1,2

NOTES:  
1. CONTROL TO BE INTERLOCKED WITH OCCUPANCY SENSOR. PROVIDE WITH 15-MINUTE TIME OUT AFTER LAST OCCUPANT IS SENSED.  
2. PROVIDE WITH BACKDRAFT DAMPER.

MANDATORY TEST AND BALANCE REPORT BY LICENSED 3RD PARTY TO BE PROVIDED TO OWNER AND ARCHITECT UPON COMPLETION OF HVAC WORK. REPORT SHALL INCLUDE EXHAUST AND FRESH AIR QUANTITIES. PAYMENT TO G.C. AND MECHANICAL CONTRACTOR MAY BE WITHHELD UNTIL COMPLETE REPORT IS PROVIDED, AND PROPER BUILDING PRESSURIZATION IS ACHIEVED. PROVIDE COPY TO LANDLORD.

HVAC DUCT DROP LOCATIONS, MIXING BOX CONFIGURATIONS (ON FAN POWERED BOX / VAV SYSTEMS), RETURN AIR CONFIGURATIONS, ETC. WILL VARY DEPENDING ON FIELD CONDITIONS, JOISTS, BEAMS, SPRINKLER PIPING, ETC. IT IS EXPECTED THAT THE MECHANICAL CONTRACTOR WILL MAKE MINOR ADJUSTMENTS TO BEST SUIT FIELD CONDITIONS.

#### BEEHIVE LIGHT SAUNA PROTO NOTE:

THIS IS A SHALLOW STRUCTURE BUILDING. HVAC RUNS ARE DIAGRAMMATIC. ADJUST AS NEEDED TO AVOID STRUCTURAL ELEMENTS, SPRINKLER PIPING ETC. ROUTE RUNOUTS THROUGH WEBBING AS NEEDED. VISIT SITE AND/OR PROVIDE ALLOWANCE IN BID TO ADJUST TO FIELD CONDITIONS.

### MECHANICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
①	THERMOSTAT @ 48" AFF
⑥	DUCT MOUNTED SMOKE DETECTOR
⑨	REMOTE ROOM TEMPERATURE SENSOR AT 96" AFF
—	VOLUME DAMPER
M	MOTORIZED DAMPER WITH ACTUATOR
B	BAROMETRIC FLAP DAMPER
RTU	ROOF TOP UNIT
HP	HEAT PUMP UNIT
EF	EXHAUST FAN

### AIR BALANCE SCHEDULE

UNIT	SUPPLY AIR	RETURN AIR	OUTSIDE AIR	EXHAUST	PRESSURE	AREA SERVED
RTU-4	2,000	1,825	175	--	+175	LEASE SPACE
RTU-6	1,600	1,475	125	--	+125	LEASE SPACE
EF-1	--	--	--	70	-70	RESTROOM
EF-2	--	--	--	70	-70	RESTROOM
EF-3	--	--	--	70	-70	SHOWER
DRYERS	--	--	--	880	-880	DRYER
DRYER MAKE UP	--	--	880	--	+880	DRYER MAKE-UP AIR
TOTAL	3,600	3,300	1,180	1,090	+90	--

### AIR DEVICE NECK CHART

8" - 0 TO 180 CFM  
10" - 185 TO 350 CFM  
12" - 355 TO 550 CFM  
14" - 555 TO 850 CFM  
16" - 855 TO 1350 CFM  
18" - 1360 TO 1750 CFM

\*\*USE ABOVE SIZES UNLESS A LARGER SIZE IS INDICATED.

### DRYER VENT CALCULATION

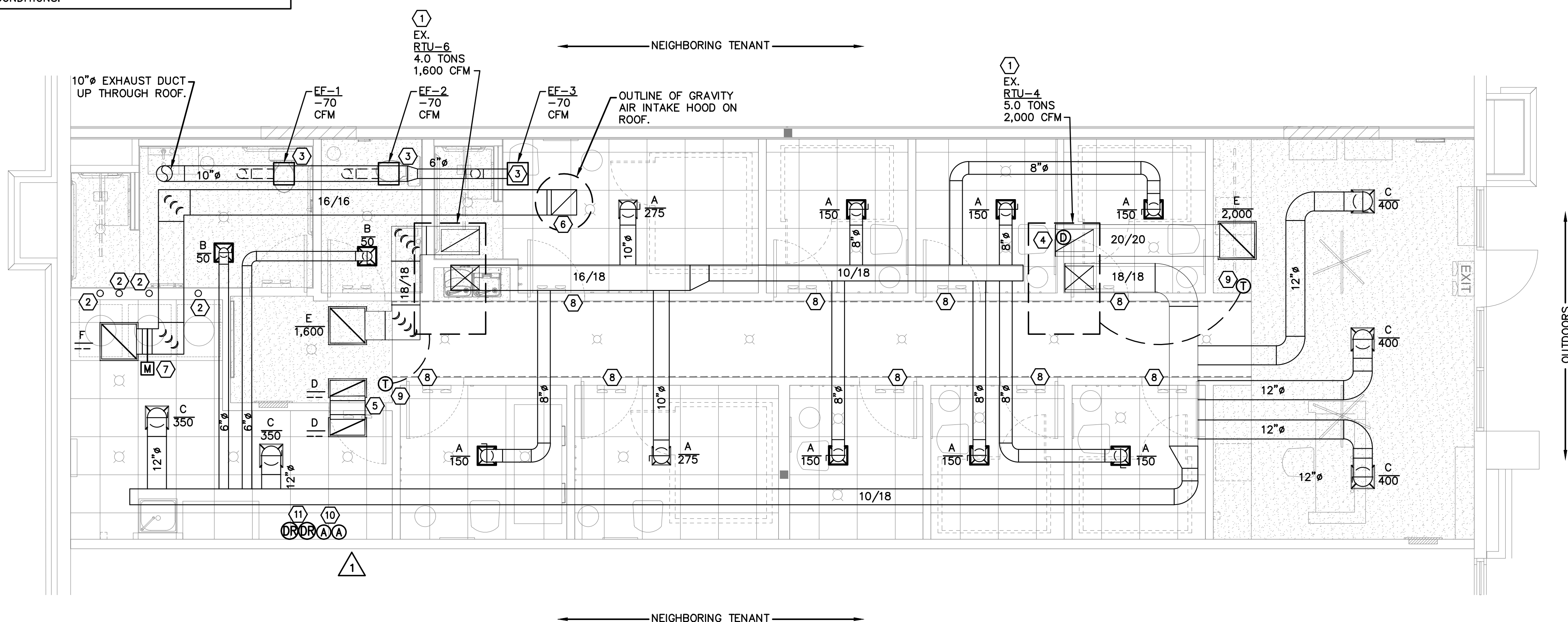
0'-0"	HORIZONTAL LENGTH
20'-0"	VERTICAL LENGTH
0	45 DEGREE ELBOWS (2.5')
0	90 DEGREE ELBOWS (5')
20'-0"	TOTAL DEVELOPED DUCT LENGTH

### SAMPLE DRYER PLACARD

WARNING  
CHECK THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ANY DOMESTIC DRYER THAT WILL BE INSTALLED AT THIS LOCATION. THE INSTALLATION INSTRUCTION MUST ALLOW THE DRYER TO BE CONNECTED TO AN EXHAUST DUCT (VENT) THAT IS \_\_\_\_\_ FEET.

\*DRYER DUCT SHALL BE INSULATED. DO NOT INSTALL INSULATED DUCTING UPSTREAM OF DRYER EXHAUST DUCT POWER VENTILATOR (WHERE APPLICABLE).

\*\*PROVIDE UL705 LISTED DRYER EXHAUST DUCT POWER VENTILATOR EQUAL TO THERMIND L92. THERE SHALL BE NO DUCT SEAMS BETWEEN POWER VENTILATOR AND DISCHARGE POINT (DRYER ROOF VENT CAP/WALL PORT). INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.  
180' POWER VENTILATOR CAPACITY  
34' DRYER CAPACITY  
185' TOTAL INSTALLED SYSTEM CAPACITY PROVIDED.

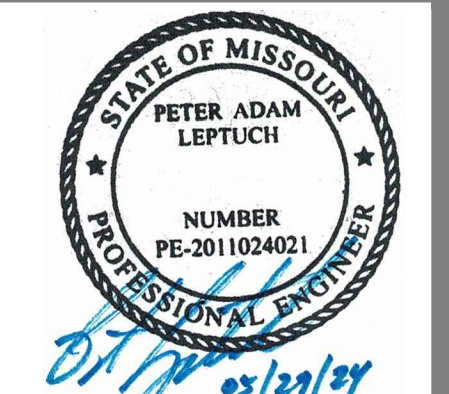


01 MECHANICAL PLAN  
SCALE: 1/4"=1'-0"



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Δ	05/13/24	CITY COMMENTS	

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Project No: ----  
Date: May 29, 2024

MECHANICAL  
PLAN

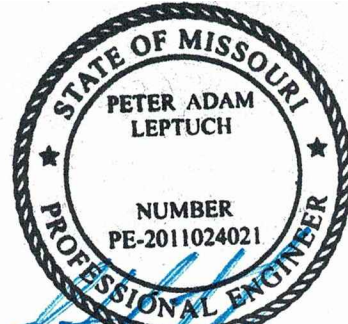
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MECHANICAL  
LOADS &  
DETAILS

Sheet:  
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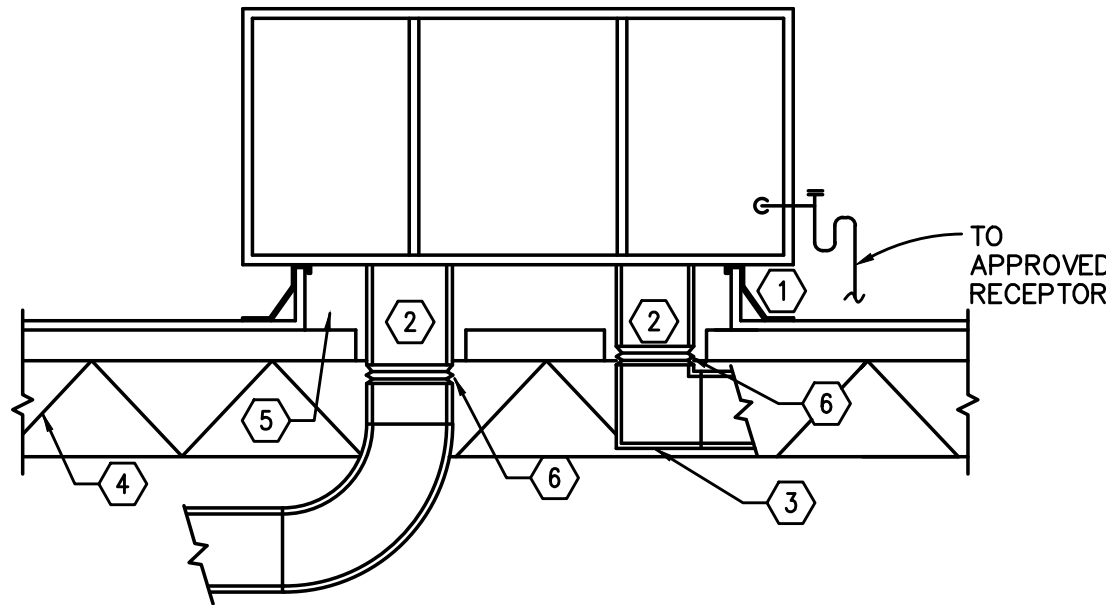
HVAC Load Calculation - Office Space		4/3/2024	Lee's Summit, MO
Heating Load Analysis:	ASHRAE DESIGN:	DB =	8
Sensible Heat Loss:	Design Temp		70
H_sensible, O.A. = 1.08 * cfm * delta T	H_sensible_OA =	-20088 (dT = 57F)	
H_sensible, O.A. = 1.08 * cfm * delta T	H_sensible_OA =	-6696 (dT = 57F)	
H_sensible, walls = A*u*dT	H_sens_wall =	-2356 (dT = 57F)	
H_sensible, floor = A*u*dT	H_sens_floor =	4305 (dT = 3F)	
H_sensible, roof = A*u*dT	H_sens_roof =	0 (dT = 57F)	
H_sensible, window conductance = A_glass*U*dT	H_sens_glass =	-3989.7	
Outside Air, ventilation =	300 (from ASHRAE calculation)		
Outside Air, intrusion =	100 (from open doors on windy winter days)		
Outside Air =	400		
Roof / Floor Area =	1435 <----- update per site		
Wall Height - Average	19 <----- update per site		
Perimeter (unconditioned)	42 <----- update per site		
Wall Area =	798		
Window length =	12 <----- update per site		
Window height =	11 <----- update per site		
Window Area =	143		
Shading Factor =	0.75 (0 = none, 1.0 = fully shaded)		
R-value Walls = (R_net) =	21 EX.Wall		
U-value Walls =	0.047619048 Average Wall		
R-floor = (R_net) =	1		
U-floor =	1		
R-roof = (R_net) =	38 EX. Roof		
U-roof =	0 Average Roof		
U-glass =	0.45 (1.1/0.55) for (1-pane/2-pane) windows; Energy Star windows (0.55 max.).		
Total Heating Load:	-28824.7		
Safety Factor (25%)	-36030.9 MBH		
Space Load - Tonnage Required	10.55695 KW		

HVAC Load Calculation - Office Space		4/3/2024	Lee's Summit, MO	24.128
Cooling Load Analysis:	ASHRAE DESIGN:	DB =	96	
Sensible Heat:	Basis of Design: Kansas City, MO	WB =	75	
	Design Indoor Temp		72 F	
H_sensible, O.A. = 1.08 * cfm * delta T	H_sensible_OA =	7776 dT =	24	
H_sensible, lighting = watts * 3.413	H_sens_ltg=	4897.655		
H_sensible, people = 250 * # people	H_sens_ppl =	3770		
H_sensible, equipment = watts * 3.413	H_sens_epmt =	40300		
H_sensible, walls = A*u*dT	H_sens_wall =	1520.0 (dT = 40F)		
H_sensible, floor = A*u*dT	H_sens_floor =	1435 (dT = 1F)		
H_sensible, roof = A*u*dT	H_sens_roof =	1888.1579 (dT=50F)		
H_sensible, window conductance = A_glass*U*dT	H_sens_glass =	1930.5		
H_sensible, window transmittance = A_glass*SHGC*Et	H_sens_solar gain =	7239.375		
H_latent, O.A. = 0.68 * q*delta w_grains	H_latent_OA =	5263.2		
H_latent, people = 250 * # people	H_latent_ppl=	3770		
Lighting Load (watts)	1435 (from Comcheck/ T-24/ FlaCom)			
Equipment Load (btu/hr)	40300 (Regular Sauna - 6,000 btu/hr each, Large Sauna - 10,000 btu/hr each)			
Occupant Load	15 (Auto Populate - from ASHRAE calculation)			
Grains O.A. =	98 <----- update per site			
Grains I.A. =	72.2 (72.2 is for saturated air at 58F)			
Outside Air, Ventilation =	300 (Auto Populate - from ASHRAE calculation)			
Roof / Floor Area =	1435 (Auto Populate - from ASHRAE calculation)			
Wall Height - Average	19 <----- update per site			
Perimeter (unconditioned)	42 <----- update per site			
Wall Area =	798			
Window Length =	13 <----- update per site			
Window Height =	11 <----- update per site			
Window Area =	143			
Shading Factor =	0.5 (0 = none, 1.0 = fully shaded)			
R-value Walls = (R_net) =	21 Taken from shell drawings			
U-value Walls =	0.047619 Average Wall			
R-floor = (R_net) =	1			
U-floor =	1			
R-roof = (R_net) =	38 Taken from shell drawings			
U-roof =	0.026316 Average Roof			
U-glass =	0.45 Assumed			
SHGC =	0.45 Assumed			
Et=incident solar radiation	225 (assume peak daily, btu/hr p.s.f. Solar constant is 442 BTUH/hr at top of atmos, 317 at sfc.)			
Total Cooling Load:	79789.888			
Space Load - Tonnage Required	6.6491573 tons			
Safety Factor (10%)	87768.877			
Space Load - Recommended Tonnage	7.3140731 tons			
Tonnage Provided	9.0 tons (Existing)			

#### CONDENSATE LINE SIZES:

3/4"	UP TO 20 TONS CONNECTED.
1"	UP TO 21-40 TONS CONNECTED.
1-1/4"	UP TO 41-90 TONS CONNECTED.
1-1/2"	UP TO 91-125 TONS CONNECTED.
2"	UP TO 126-250 TONS CONNECTED.

\*ROUTE TO APPROVED RECEPTOR VIA AIR GAP.

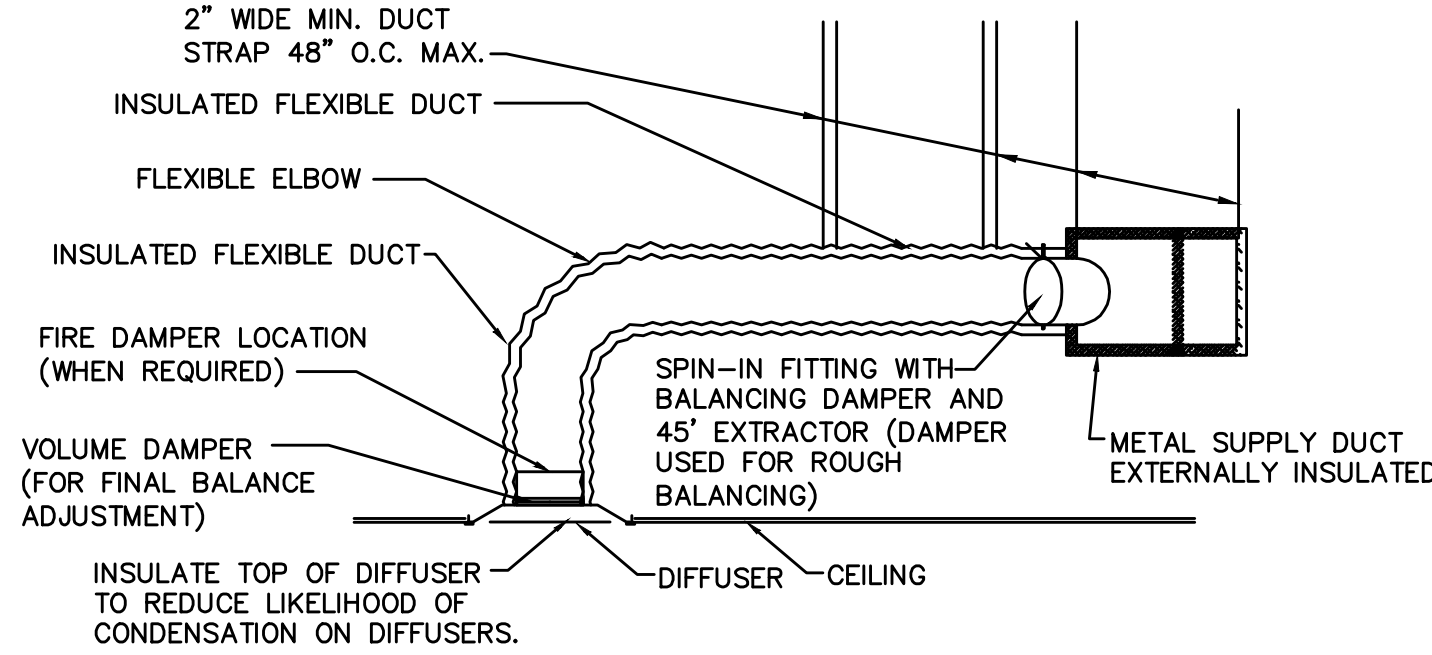


#### 04 ROOF-TOP UNIT DETAIL (TYPICAL)

SCALE: NOT TO SCALE

- SET ROOF CURB ON STRUCTURAL STEEL - SHIM DEAD LEVEL. SECURE ROOF CURB TO METAL DECK AND A/C UNIT TO ROOF CURB.
- TRANSITION TO CONNECTION SIZES IN DUCT RISE, REFER TO PLANS FOR SIZES.
- 1" ACOUSTIC LINING IN SUPPLY AND RETURN DUCTS FROM FAN DISCHARGE TO POINT INDICATED ON MECHANICAL DRAWINGS (10'-0" MIN.). DUCT SIZES INDICATED ON PLAN ARE INTERIOR AND DO NOT INCLUDE LINING. PAINT EXPOSED DUCTWORK TO MATCH CEILING. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR SCHEME.
- THE MECHANICAL ENGINEER DOES NOT PROVIDE STRUCTURAL ENGINEERING SERVICES, AND RECOMMENDS TO THE OWNER THAT ANY ADDITIONS LOAD PLACED ON THE ROOF BE APPROVED BY A STRUCTURAL ENGINEER.
- INSULATED ROOF CURB. PROVIDE MINIMUM OF 14" HIGH RTU CURBS. CURB MUST BE PLACED ON THE STRUCTURAL FRAMING.
- FLEXIBLE CONNECTION - TYPICAL.

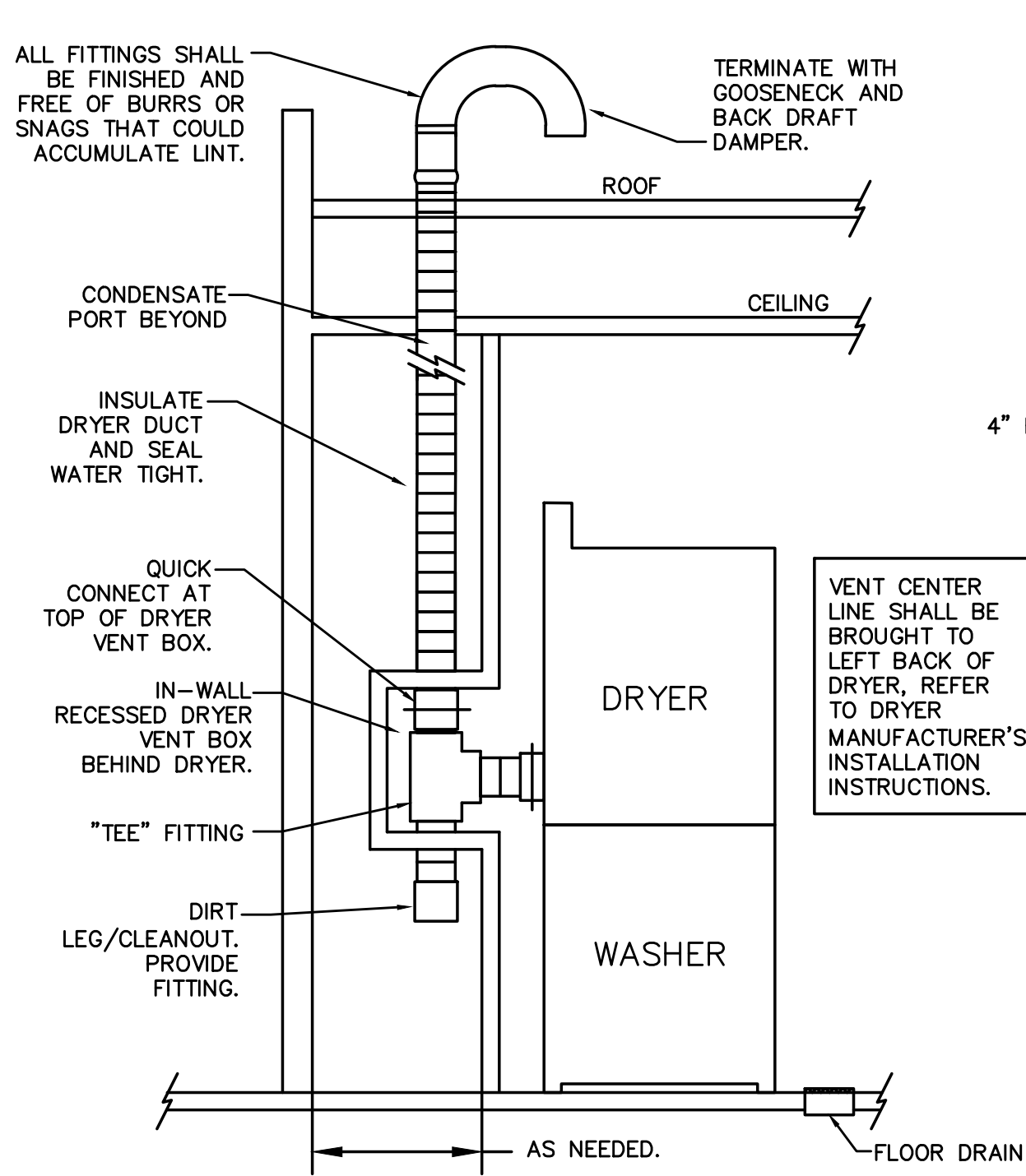
IECC 2018 MECHANICAL COMMISSIONING NOTES:	
1.	WHERE 480,000 BTU/H OR MORE OF COOLING CAPACITY AND 600,000 BTU/H OF COMBINED SERVICE WATER-HEATING AND SPACE-HEATING CAPACITY WILL BE INSTALLED IN A TENANT SPACE, COMMISSIONING IS REQUIRED. MECHANICAL COMMISSIONING SHALL COMPLY WITH SECTION C408.2 (MECHANICAL SYSTEMS) OF FBCEC 2023.
IMC 2018 HVAC NOTES:	
1.	AN AIR OR WATER ECONOMIZER SHALL BE PROVIDED FOR INDIVIDUAL FAN SYSTEMS WITH COOLING CAPACITY GREATER THAN OR EQUAL TO 54,000 BTU/H IN BUILDINGS HAVING OTHER THAN GROUP R OCCUPANCY. THE TOTAL SUPPLY CAPACITY OF ALL FAN COOLING UNITS NOT PROVIDED WITH ECONOMIZERS SHALL NOT EXCEED 20% OF THE TOTAL SUPPLY CAPACITY OF ALL FAN COOLING UNITS IN THE BUILDING, OR 300,000 BTU/H, WHICHEVER IS GREATER. ECONOMIZERS SHALL HAVE FAULT DETECTION AND DIAGNOSIS, PER IECC C403.5.5. CONTRACTORS SHALL ENSURE AT THE TIME OF ORDERING EQUIPMENT THAT THE ECONOMIZERS ARE COMPLIANT WITH FBCEC 2023.
2.	HVAC DUCT AND PLENUM INSULATION AND SEALING SHALL MEET THE REQUIREMENTS OF C403.12. THESE INCLUDE, BUT ARE NOT LIMITED TO R-6 INSULATION WITHIN BUILDING (DUCT ROUTED IN UNCONDITIONED AREAS) OR HIGHER R-VALUES OUTSIDE OF THE BUILDING ENVELOPE. DUCTS TO BE SEALED PER SECTION 603.9 OF THE I.M.C.
3.	THE GENERAL CONTRACTOR TO PROVIDE OPERATING AND MAINTENANCE MANUALS FOR ALL EQUIPMENT REQUIRING REGULAR MAINTENANCE. THESE SHALL BE CONSOLIDATED IN A 2" THREE-RING BINDER, OR EQUAL. EQUIPMENT BEING SERVICED SHALL HAVE THE NAME AND PHONE NUMBER OF A COMPANY TRAINED IN SERVICING SAID EQUIPMENT.
4.	T-STAT SHALL BE SET FOR AN AUTOMATIC NIGHT SETBACK OF 55F (HEAT) AND 85F (COOL) WITH 7-DAY TIME CLOCK, 2-HOUR OVERRIDE AND 10 HOUR BACKUP.
5.	PROVIDE A 3RD PARTY TEST AND BALANCE REPORT.
6.	A MINIMUM OF 25% OF DUCTWORK SHALL BE TESTED FOR MAXIMUM DUCT LEAKAGE COMPLIANCE



-REFER TO THE MECHANICAL EQUIPMENT SCHEDULE FOR COMPONENT AND DEVICE SPECIFICATIONS.-

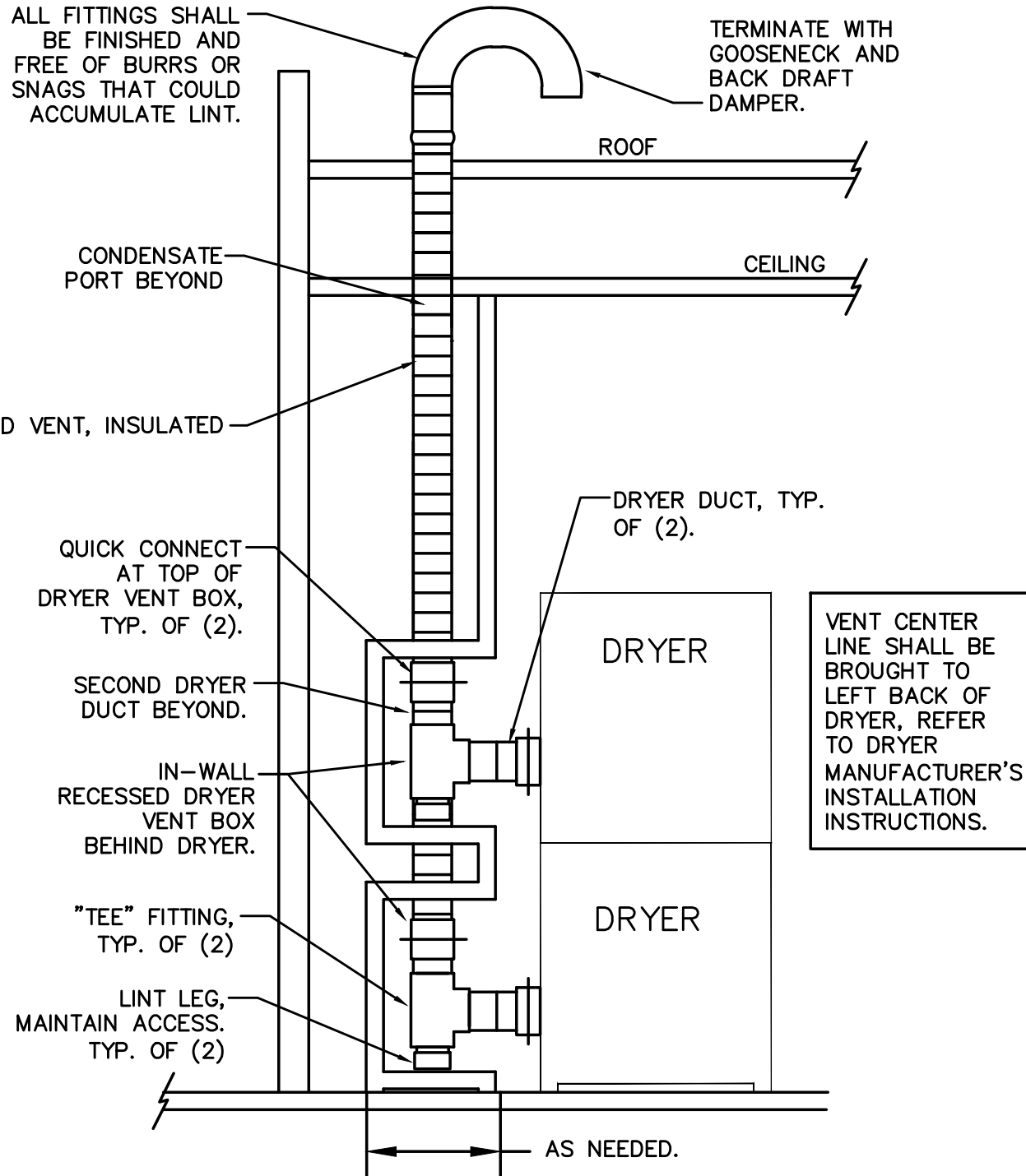
#### 01 HVAC DUCTWORK DETAIL

SCALE: NOT TO SCALE



#### 03 DRYER VENT BOX DETAIL

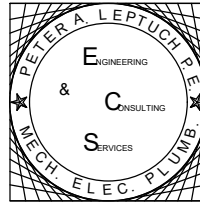
SCALE: NOT TO SCALE



#### 02 DRYER VENT BOX DETAIL

SCALE: NOT TO SCALE



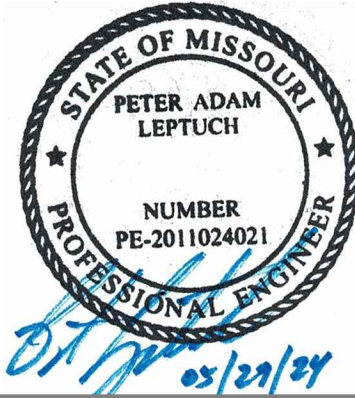


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MEP  
SPECIFICATIONS

Sheet:  
MEP1.0

**ELECTRICAL SPECIFICATIONS**  
**16010 WORK INCLUDED**  
1.1 CONTRACTOR SHALL PROVIDE THE FOLLOWING:  
a. LABOR  
b. SUPPLIES  
c. MATERIALS  
d. SHOP DRAWINGS  
e. PERMITS AND INSPECTION FEES  
f. CERTIFICATION OF FINAL INSPECTION AND APPROVAL  
g. ONE YEAR GUARANTEE  
1.2 CONTRACTOR SHALL PERFORM THE FOLLOWING:  
a. INSTALLATION OF ALL ELECTRICAL EQUIPMENT.  
b. COORDINATE WITH OTHER TRADES OF ELECTRICAL EQUIPMENT INSTALLATION.  
c. MATERIAL PROTECTION DURING CONSTRUCTION.  
d. TEST OF ENTIRE SYSTEM IN PRESENCE OF OWNER OR HIS REPRESENTATIVE AND CORRECT ANY DEFICIENCIES DISCOVERED.  
e. COORDINATION OF ELECTRICAL SERVICE AND METERING WITH LOCAL POWER COMPANY.  
f. COORDINATION OF TELEPHONE SERVICE WITH LOCAL TELEPHONE COMPANY.  
1.3 GOVERNING CODES SHALL BE THE FOLLOWING:  
a. LOCAL MUNICIPALITY ELECTRICAL CODE.  
b. PER LATEST NATIONAL ELECTRICAL CODE (NEC)  
c. UTILITY COMPANY REGULATIONS  
d. AMERICANS WITH DISABILITY ACT  
e. CURRENT APPLICABLE BUILDING CODES  
f. LOCAL BUILDING CODES AND ORDINANCES  
g. THE NATIONAL MANUFACTURER'S ASSOCIATION STANDARDS (NEMA)  
h. UNDERWRITER LABORATORIES INCORPORATED STANDARD(S)  
i. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)  
j. THE MANUFACTURER'S RECOMMENDATION  
1.4 MATERIAL WILL BE:  
a. NEW  
b. UL LISTED

PROTOTYPICAL "NO SURPRISE" MEP BID NOTE:  
EACH SET OF DRAWINGS IS INDIVIDUALLY ASSEMBLED AND AN ATTEMPT IS MADE TO INCLUDE LEASE SCOPE IN THE DRAWING SET. HOWEVER, THE CONTRACTOR SHALL VISIT THE SITE TO CONFIRM WHAT IS LISTED AS EXISTING BY LANDLORD, OR SIMILAR IS ACTUALLY THERE, AND IF IT IS NOT, THE CONTRACTOR SHALL PROVIDE ITEMIZED BID TO COMPLETE SUCH GAP WORK TO ENSURE ALL WORK THAT WILL BE REQUIRED BY CONTRACTOR IS INCLUDED IN THE CONTRACTOR'S SCOPE. IF THE CONTRACTOR PROVIDES A BULK BID OR SINGLE PRICE BID, IT WILL INCLUDE EVERYTHING REQUIRED TO BUILD A COMPLETE STORE, INCLUDING ANY WORK "BY OTHERS" THAT IS NOT PRESENT.

#### 16100 EXISTING CONDITIONS

1.1 VISIT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS IN AND AROUND THE BUILDINGS

#### 16220 TELEPHONE SERVICE

1.1 SAFETY SWITCHES SHALL BE HEAVY DUTY TYPE, 600 OR 250 VOLT, WITH NUMBER OF POLES REQUIRED. FUSED SAFETY SWITCHES SHALL BE QUICK-MAKE, QUICK-BREAK MECHANISM, VISIBLE BLADES WITH REJECTION TYPE FUSE CLIPS AND NEMA CLASS "LPJ" FUSES, THE SWITCHES SHALL BE NEMA 3R FOR OUTDOOR. ALL SWITCHES SHALL BE LOCKABLE.

#### PLUMBING SPECIFICATIONS

##### SECTION 15-A - PLUMBING

###### 15A-01 GENERAL:

ALL PLUMBING WORK SHALL CONFORM TO THE LANDLORD'S CRITERIA, THE STATE, COUNTY, CITY, LOCAL CODES AND ORDINANCES, SAFETY AND HEALTH CODES, NFPA CODES, ENERGY CODES AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS. INCORPORATE ALL REQUIREMENTS WITH THIS WORK, WHETHER SPECIFICALLY INDICATED ON PLANS OR NOT. ADVISE ARCHITECT IF REQUIREMENTS ARE CONTRARY TO THESE PLANS. IT IS INTENDED THAT THE CONTRACTOR SHALL PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM.

THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, INSPECTIONS AND FEES REQUIRED OR RELATED TO HIS WORK.

CONTRACTOR SHALL DETERMINE THE LOCATION OF EXISTING WATER SUPPLY AND DRAIN LINES AND MAKE PROPER CONNECTION THERETO, INCLUDING VENTS.

ALL MATERIALS SHALL BE NEW AND SHALL FIT THE SPACE AVAILABLE. VERIFY ALL DIMENSIONS AT THE SITE.

ALL VALVES, CLEANOUTS, ETC., SHALL BE SO LOCATED AND INSTALLED TO PERMIT ACCESS FOR SERVICE WITHOUT DAMAGE TO BUILDING OR FINISHED MATERIAL.

ALL PLUMBING EQUIPMENT AND WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE BY LANDLORD AND TENANT.

UNLESS NOTED OTHERWISE, THE BASELINE DESIGN ASSUMES THAT A GRAVITY FLOW SYSTEM MAY BE ACHIEVED. NOTIFY ARCHITECT IF INVERTS ARE TOO SHALLOW AND A LIFT STATION IS REQUIRED.

###### 15A-02 MATERIALS

REFER TO PLANS FOR SCHEDULES OF EQUIPMENT AND FIXTURES. AMERICAN STANDARD, KOHLER AND CRANE ARE CONSIDERED ACCEPTABLE AS EQUALS. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

###### SANITARY PIPING

WHERE NOT OTHERWISE SPECIFIED THROUGHOUT THE DRAWING SET, WASTE, DRAIN AND VENT PIPING SHALL BE PER LOCAL CODE AND AUTHORITY HAVING JURISDICTION. VENT PIPING ABOVE FLOOR 2" OR SMALLER MAY BE GALVANIZED STEEL.

PROVIDE LINE-ITEM BID TO UTILIZE PVC, OBTAIN APPROVAL FROM INSPECTOR PRIOR TO INSTALLATION THAT PVC IS ALLOWED FOR THE SPECIFIC HVAC LAYOUT FOR THIS PROJECT.

INSULATE THE TRAP, SANITARY AND SUPPLY PIPES UNDER LAVATORY WITH 1/2" ARMSTRONG "ARMAFLEX" PIPING INSULATION OR TRIUBRO MODEL 102W "HANDI LAV GUARD" INSULATION KIT.

CLEAN-OUTS AND FLOOR DRAINS SHALL BE INSTALLED PER LOCAL CODES.

CONDENSATE PIPING SHALL BE TYPE "L" HARD DRAWN COPPER TUBE WITH 95-5 TIN-ANTIMONY SOLDERED JOINTS AND WROUGHT COPPER FITTINGS WITH DIELECTRIC SEPARATION BETWEEN DISSIMILAR METALS. CONDENSATE PIPING BELOW ROOF DECK MAY BE PVC. PROVIDE SHARKBITE TRANSITION FROM PVC TO COPPER.

ANY WASTE PIPING EXPOSED IN PARKING AREAS SHALL BE PROTECTED FROM MECHANICAL DAMAGE. PROVIDE WITH FREEZE PROTECTION (HEAT TAPE & INSULATION) WHERE SUBJECT TO POSSIBLE FREEZING CONDITIONS.

###### POTABLE WATER PIPING

WATER PIPING IN CEILING SPACE AND WITHIN WALLS MAY BE TYPE "L" COPPER OR PEX, INSTALLED PER MANUFACTURER'S INSTRUCTIONS. PROVIDE SHARK-BITE TRANSITIONS, OR APPROVED EQUALS.

BELOW GRADE: TYPE "K", ANNEALED TEMPERED COPPER TUBE FOR PIPE SIZES 2 INCHES AND SMALLER. BRAZE ALL JOINTS.

WHERE APPLICABLE, TRANSITIONS BETWEEN COPPER AND PLASTIC PIPE SHALL BE MADE BY SHARKBITE OR SIMILAR TRANSITIONS, RATED FOR USE WITH SUCH MATERIALS AS ARE BEING USED.

PIPING OF DISSIMILAR METALS MUST BE DI-ELECTRICALLY SEPARATED.

INSULATE ALL HOT WATER, COLD WATER AND CONDENSATE PIPING WITH 1" THICK (K=0.23 @ 75F) PIPE INSULATION WITH AN ALL-SERVICE JACKET TO MEET LOCAL CODES AND UL FLAME SPREAD AND SMOKE DEVELOPED RATINGS. OWENS-CORNING OR EQUAL.

INSTALL AIR CHAMBER SHOCK ABSORBERS IN BOTH HOT AND COLD LINES OF PIPING SYSTEM TO PREVENT NOISE AND DAMAGE DUE TO WATER HAMMER. J.R. SMITH 5000 SERIES ALL STAINLESS STEEL "HYDROTROLS" OR EQUAL, INSTALLED IN AN UPRIGHT POSITION.

ALL BRANCH PIPING SYSTEMS SHALL HAVE ACCESSIBLE SERVICE VALVE. PROVIDE SHUT OFF VALVES ON THE SUPPLY PIPING TO EVERY FIXTURE. PROVIDE ACCESS DOORS WHERE NECESSARY.

INSTALL ALL NECESSARY PIPE HANGERS, SADDLES AND CARRIERS TO PROPERLY SUPPORT ALL PIPING AND FIXTURES. HANGERS SHALL SUIT TYPE OF PIPING AND SEISMIC BRACING WHERE REQUIRED BY CODES.

STERILIZE WATER SYSTEM IN ACCORDANCE WITH LOCAL CODES PRIOR TO BEGINNING USE.

ESOUTCHEONS SHALL BE CHROME PLATED, SIZE AS REQUIRED AND PLACE AT ALL PIPE PENETRATIONS AT WALL, FLOORS AND CEILINGS IN FINISHED AREAS.

LEAKAGE TESTS SHALL BE PER LOCAL CODES.

FLASHING SHALL BE SEALED WATERTIGHT AND PERFORMED IN ACCORDANCE TO THE LANDLORD'S CRITERIA. USE LANDLORD APPROVED ROOFING CONTRACTOR WHERE APPLICABLE.

###### GAS PIPING

PROVIDE A COMPLETE GAS PIPING SYSTEM IF APPLICABLE. REFER TO PLANS TO DETERMINE IF A GAS SYSTEM IS REQUIRED. GAS LINES SHALL BE BLACK STEEL, SCHEDULE 40, ASTM A-120, WITH MALLEABLE THREADED FITTINGS FOR 2" AND SMALLER, AND WITH WELDED JOINTS FOR 2 1/2" AND LARGER.

PROVIDE A GAS COOK, DIRT LEG, AND UNION CONNECTION TO EACH PIECE OF EQUIPMENT.

PITCH PIPING AT A UNIFORM GRADE OF 1/4" IN 15 FEET UPWARD IN DIRECTION OF FLOW. SUPPORT PIPING EVERY 5 FEET. SUPPORT AS REQUIRED BY LANDLORD CRITERIA, AS DETAILED ON DRAWINGS, OR BY STANDARD INDUSTRY PRACTICE, WHICHEVER IS MORE STRINGENT.

GAS PIPING EXPOSED ON ROOF MUST BE PAINTED WITH TWO COATS OF RUST-INHIBITING PAINT.

GAS PIPING INSTALLED IN RETURN AIR PLENUMS SHALL BE SLEEVED AND VENTED OR WELDED IN ACCORDANCE WITH THE LOCAL GAS COMPANY, LOCAL CODE AND APPLICABLE NFPA 54 CODES. TESTING AND PURGING OF GAS PIPING SHALL BE DONE PER THE REQUIREMENTS OF THE LOCAL GAS COMPANY, LOCAL CODES AND APPLICABLE NFPA 54 CODES.

CONTACT AND COORDINATE GAS SERVICE AND METER REQUIREMENTS WITH THE LOCAL GAS COMPANY PRIOR TO BID. INCLUDE INSTALLATION OF GAS METER COSTS IN BID. PROVIDE REGULATORS AS NEEDED.

###### \*PROPANE

WHERE PROPANE GAS IS USED, PROVIDE TANK. VERIFY LOCATION ON SITE. COORDINATE PIPE PATH TO BUILDING.

#### MECHANICAL SPECIFICATIONS

##### SECTION 15-C - HEATING, VENTILATION, AIR CONDITIONING

###### 15C-01 GENERAL

ALL WORK SHALL CONFORM TO THE LANDLORD'S CRITERIA, THE STATE, COUNTY, CITY CODES AND ORDINANCES, SAFETY AND HEALTH CODES NFPA CODES, ENERGY CODES AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS. INCORPORATE ALL REQUIREMENTS INTO THIS WORK, WHETHER SPECIFICALLY INDICATED ON PLANS OR NOT. ADVISE ARCHITECT IF REQUIREMENTS CONTRADICT THESE PLANS. IT IS INTENDED THAT THE CONTRACTOR SHALL PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM.

THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, INSPECTIONS, AND FEES REQUIRED OR RELATED TO THEIR WORK.

ALL MATERIALS SHALL BE NEW AND SHALL FIT THE SPACE AVAILABLE. VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO ORDERING OR FABRICATING DUCTWORK.

ALL VALVES, DAMPERS, ETC., SHALL BE SO LOCATED AND INSTALLED TO PERMIT ACCESS FOR SERVICE WITHOUT DAMAGE TO BUILDING OR FINISHED MATERIALS.

ALL EQUIPMENT AND WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE BY LANDLORD AND TENANT.

LABEL ALL RTUS WITH RTU# AND TENANT'S NAME.

###### 15C-02 MATERIALS

REFER TO PLANS FOR SCHEDULES OF EQUIPMENT. ALL EQUIPMENT SHALL BE COMPLETE IN EVERY RESPECT WITH ALL DEVICES, APPURTENANCES, AND ACCESSORIES PROVIDED TO MEET THE DESIGN INTENT AND OPERATION OF THE SYSTEMS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL AIR CONDITIONING EQUIPMENT MUST BE TRAPPED IN ACCORDANCE WITH MANUFACTURERS DATA.

BASE BID SHALL BE FOR RIGID METAL DUCTWORK.

FABRICATE AND INSTALL RECTANGULAR AND ROUND DUCTWORK IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS" OF THE LATEST EDITION.

INSTALL TURNING VANES IN ALL RIGHT ANGLE ELBOWS OF 1200 CFM OR MORE.

INSTALL RIGID ROUND AND RECTANGULAR WITH SUPPORT SYSTEMS INDICATED IN SMACNA STANDARDS.

PROVIDE SWAY AND SEISMIC BRACING AS REQUIRED BY STATE AND LOCAL CODES OR BY LANDLORD.

ALL JOINTS AND SEAMS SHALL BE SEALED. TOTAL LEAKAGE SHALL NOT EXCEED 5% FOR THE SYSTEM.

ALL DUCTWORK SHALL BE INSTALLED WITH INSIDE CLEAR DIMENSIONS AS NOTED ON DRAWINGS. UPSIZE DUCTWORK AS NEEDED WHEN INTERNAL INSULATION IS NEEDED (E.G. DOUBLE-WALL SPIRAL DUCTWORK), WHERE DUCTWORK SIZE IS LARGER THAN CONNECTED DEVICE SMOOTH DUCT TRANSITIONS ARE TO TAKE PLACE JUST PRIOR TO DEVICE CONNECTIONS.

FLEXIBLE COLLARS AT EQUIPMENT SHALL BE PROVIDED IN ALL CONNECTIONS BETWEEN VIBRATING EQUIPMENT AND DUCTS OR CASINGS. FLEXIBLE CONNECTIONS SHALL CONSTRUCTED OF NEOPRENE-COATED FLAMEPROOF FABRIC. PROVIDE ADEQUATE JOINT FLEXIBILITY TO ALLOW FOR MOVEMENT AND PREVENT THE TRANSMISSION OF VIBRATION.

FLEXIBLE AIR DUCT AT AIR DEVICES SHALL BE 1" INSULATED CLASS 1 AND RATED FOR THE OPERATING PRESSURE OF THE SYSTEM. DUCT CONSTRUCTION MATERIAL MUST ADHERE TO LOCAL CODES AND LANDLORD'S REQUIREMENTS.

PROVIDE MANUAL LOCKING QUADRANT VOLUME CONTROL DAMPERS WITH HANDLE OPERATORS IN EACH BRANCH DUCT AND AS SHOWN ON PLANS TO FACILITATE AIR BALANCING. ALL RECTANGULAR DAMPERS IN OUTSIDE AIR, RELIEF AIR, EXHAUST OR RETURN AIR DUCTS ARE TO BE OF OPPOSED BLADE TYPE.

PROVIDE PRIMARY FIRE DAMPERS WHERE INDICATED OR REQUIRED BY CODES. FIRE DAMPERS SHALL BE UL LABELED. FIRE DAMPERS SHALL HAVE THE BLADES OUT OF THE AIRSTREAM AND A 165F FUSIBLE LINK, TYPE B, AS MINIMUM.

###### DUCTWORK INSULATION

INSTALL INSULATION PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES. INSULATION MUST COMPLY WITH NFPA 90A.

DUCT SIZES SHOWN ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS. ALL SUPPLY AND RETURN AIR RECTANGULAR DUCTWORK SHALL BE INSULATED, WHERE INTERNAL INSULATION IS USED, UPSIZE DUCTWORK AND PROVIDE 1" THICK, 1 1/2" LB. DENSITY LINER (C=0.28 @ 75F). LINER IS TO HAVE A COATED SURFACE EXPOSED TO AIRSTREAM TO PREVENT EROSION.

APPLY ADHESIVES AND MECHANICAL FASTENERS AS RECOMMENDED BY SMACNA AND THE MANUFACTURER TO PREVENT LINER SEPARATION FROM THE DUCT. ALL TRANSVERSE EDGES TO BE COATED WITH ADHESIVE.

WHERE EXTERNAL INSULATION IS USED, PROVIDE WITH A MINIMUM OF 1 1/2" THICK, #1 DENSITY (R=5.6) DUCT WRAP. ALL JOINTS MUST BE TAPED TO THAT NO INSULATION FIBER IS VISIBLE. EXTEND DUCTWORK INSULATION WITHOUT INTERRUPTION THROUGH WALLS, FLOORS, AND SIMILAR PENETRATIONS.

AIR CONDITIONING DUCTWORK SHALL BE INSULATED. EXPOSED DUCTWORK SHALL BE INTERNALLY INSULATED. RETURN AIR DUCTWORK SHALL HAVE 10" OF INTERNAL INSULATION BEGINNING AT DROP FROM UNIT. EXHAUST DUCT MAY BE UNINSULATED. OUTSIDE AIR DUCTS SHALL BE INSULATED FOR RESTAURANT, FITNESS, OR OTHER PROJECTS GENERATING A LARGE AMOUNT OF MOISTURE.

ALL INSULATION SHALL HAVE A FLAME SPREAD RATING OF NO MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NO HIGHER THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM C 411, OR AS REQUIRED BY LOCAL CODES.

\*WHERE APPLICABLE, GREASE DUCT SHALL BE WELDED BLACK IRON AND SHALL HAVE UL-LISTED GREASE DUCT WRAP, 2 LAYERS, INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL PER NFPA 96.

\*DRYER DUCTS, WHEN USED, SHALL BE GALVANIZED SHEET METAL WITH 1" INSULATION.

###### TESTING, ADJUSTING AND BALANCING:

BASE BID SHALL BE FOR THE TESTING, ADJUSTING AND BALANCING OF ALL WORK TO BE MADE BY AN INDEPENDENT CONTRACTOR WHO IS A CURRENTLY LICENSED ASSOCIATED AIR BALANCING COUNCIL (AABC) OR NATIONAL ENVIRONMENTAL BALANCE BUREAU (NEBB) BALANCING CONTRACTOR. ALL BALANCING WORK MUST BE COMPLETE AND DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF THEIR SOCIETY. PAYMENT OF ALL COSTS FOR TESTING AND BALANCING SHALL BE INCLUDED IN THE BID.

BALANCE AIR AND WATER QUANTITIES TO WITHIN +/- 5% OF THAT INDICATED ON THE DRAWINGS. ANY REQUIRED CHANGES IN SHEAVES, BELTS, PULLEYS OR THE ADDITION OF DAMPERS REQUIRED TO ACHIEVE SPECIFIED FLOW RATES SHALL BE PERFORMED BY THE HVAC CONTRACTOR WITH NO ADDITIONAL COST TO THE TENANT.

FOUR COPIES OF THE BALANCE REPORT SHALL BE SUBMITTED TO TENANT AND LANDLORD FOR APPROVAL.

###### RECORD DRAWINGS

AT THE END OF THE PROJECT THIS CONTRACTOR SHALL SUBMIT 4 COPIES OF RECORD DRAWINGS SHOWING EXACT LOCATIONS OF UNITS, DUCTS, DIFFUSERS, ETC.

###### ECONOMIZER

GENERALLY, AN ECONOMIZER IS REQUIRED BY THE LATEST VERSIONS OF IECC IN ALL JURISDICTIONS EXCEPT SOUTH FLORIDA (CLIMATE ZONE 1). THE MECHANICAL CONTRACTOR SHALL ORDER ALL NEW ROOF-TOP HVAC UNITS WITH ECONOMIZERS, THE MECHANICAL CONTRACTOR SHALL ORDER ALL SPLIT SYSTEMS, FAN COIL UNITS, WATER SOURCE HEAT PUMPS, OR OTHER MECHANICAL UNITS THAT ARE TO BE OPERATED MORE THAN 20 HOURS PER WEEK WITH ECONOMIZERS, FACTORY INSTALLED WHERE POSSIBLE OR WITH CAPABILITY FOR ECONOMIZER WHERE CONTROLS ARE TO BE FIELD INSTALLED, AND TO INSTALL ALL COMPONENTS - SUCH AS OUTSIDE AIR DUCTS AND DUAL ENTHALPHY SENSORS, CONTROLS, ETC. THE CONTRACTOR SHALL VERIFY WITH THE LOCAL INSPECTOR WHAT VERSION OF ENERGY CODE IS ENFORCED IN THE JURISDICTION OF THE PROJECT AND FOR UNITS OTHER THAN PACKAGED ROOFTOP UNITS MAY OBTAIN THE ECONOMIZER PACKAGE WHERE THE AHU DOES NOT REQUIRE IT. ON BUILDINGS WITH LESS THAN 25 TONS OF INSTALLED HVAC, WHERE UNITS ARE 4.5 TONS OR SMALLER, THE ECONOMIZER EXEMPTION MAY BE USED UNDER SOME CIRCUMSTANCES. VRF SYSTEMS TYPICALLY DO NOT REQUIRE ECONOMIZERS.

###### ROOFTOP UNIT SEQUENCE OF OPERATION - CO2 SENSOR & ECONOMIZER

FAN CONTROL:  
THE SUPPLY FAN IS TO RUN CONTINUOUSLY DURING THE OCCUPIED MODE AND CYCLE ON AND OFF DURING THE UNOCCUPIED MODE BASED ON A CALL FOR HEATING OR COOLING. THE UNOCCUPIED SET POINT FOR COOLING WILL BE 85° FAHRENHEIT AND 60° FAHRENHEIT FOR HEATING.

THERMOSTAT:  
THE ADJUSTABLE ROOM THERMOSTAT WITH AUTOMATIC HEATING / COOLING CHANGEOVER SHALL CONTROL THE SPACE TEMPERATURE BASED ON SET POINT. THE CONTROL OF THE OCCUPIED / UNOCCUPIED SETBACK MODE SHALL BE THROUGH THE THERMOSTAT. PROVIDE 24/7 CONTROLLABLE TYPE. THERMOSTATS SHALL HAVE AUTOMATIC CHANGEOVER, 5 DEGREE DEADBAND (TEMPERATURE SET-POINT OVERLAP RESTRICTIONS) AND SHALL ALLOW AUTOMATIC RESTART AND TEMPORARY OPERATION AS REQUIRED FOR MAINTENANCE, PER ENERGY CODE.

###### SAFETIES:

THE UNIT SHALL BE TOTALLY DISABLED WHEN THE DUCT MOUNTED SMOKE DETECTOR IS ACTIVATED. PROVIDE REMOTE TEST

STATION/ALARM AT A REGULARLY OCCUPIED LOCATION WHEN REQUIRED BY CODE. PROVIDE LANDLORD REQUIRED SEQUENCE OR INTERFACE AS REQUIRED.

COOLING CONTROL:  
UPON A CALL FOR COOLING, THE FIRST STAGE OF COOLING WILL BE ENABLED AND WILL OPERATE UNTIL THE SPACE TEMPERATURE IS SATISFIED. IF THE SPACE TEMPERATURE CONTINUES TO INCREASE THEN THE SECOND STAGE OF COOLING WILL BE ENABLED (IF APPLICABLE.)

HEATING CONTROL:  
UPON A CALL FOR HEATING, THE FIRST STAGE OF HEATING WILL BE ENABLED AND WILL OPERATE UNTIL THE SPACE TEMPERATURE IS SATISFIED. IF THE SPACE TEMPERATURE CONTINUES TO DECREASE THEN THE SECOND STAGE OF HEATING WILL BE ENABLED (IF APPLICABLE.)

VENTILATION/ECONOMIZER CONTROL:  
(WHERE REQUIRED BY A.H.J. OR WHERE CALLED FOR ELSEWHERE IN THE DRAWING SET):  
THE OUTSIDE AIR DAMPER SHALL BE OPEN DURING THE OCCUPIED HEATING AND COOLING MODES FOR CODE REQUIRED MINIMUM OUTSIDE AIR VENTILATION AND SHALL REMAIN CLOSED DURING THE UNOCCUPIED MODE. IN THE OCCUPIED MODE THE CO2 SENSOR SHALL MODULATE THE OUTSIDE AIR DAMPER WHEN THE UNIT IS OPERATING BETWEEN THE MINIMUM OUTSIDE AIR MODE AND 50% OUTSIDE AIR.

THE ECONOMIZER MODE IS ENTHALPHY CONTROLLED AND WILL BE OPERATIONAL WHENEVER COOLING IS REQUIRED AND THE OUTSIDE AIR ENTHALPHY IS AT OR BELOW THE RETURN AIR ENTHALPHY. THE POWER EXHAUST (WHERE SPECIFIED) SHALL OPERATE WHENEVER THE OUTSIDE AIR DAMPER IS OPEN MORE THAN 60%.

###### FIRE PROTECTION SYSTEM (AS NEEDED)

SPRINKLER SYSTEM TO BE NFPA 13 AND SPRINKLER MONITORED WITH OCCUPANCY NOTIFICATION COMPLYING WITH H.C. AMENDMENTS - 903.4.

FIRE SPRINKLER AND FIRE ALARM WORK SHALL BE DONE UNDER A SEPARATE PERMIT (DESIGN/BUILD) BY LICENSED FIRE SPRINKLER AND FIRE ALARM CONTRACTORS.

###### 16270 FIRE ALARM SYSTEM

1.1 FURNISH AND INSTALL FIRE ALARM POWER BOOSTER TO EXISTING BUILDING FIRE ALARM PANEL AS INDICATED ON DRAWINGS. THE FIRE ALARM SYSTEM NEW DEVICES SHALL BE FORMALLY PLANNED BY A LICENSED FIRE ALARM CONTRACTOR WHO SHALL SUBMIT SIGNED AND SEALED DRAWINGS, IF REQUIRED FOR PERMIT, AND SHALL SUPERVISE AND CERTIFY THE INSTALLATION. FIRE ALARM SYSTEM CONTRACTOR SHALL REVIEW MECHANICAL DRAWINGS AND PROVIDE AND INSTALL DUCT SMOKE DETECTORS AS REQUIRED IN THE STANDARD MECHANICAL CODE AND BY THE LOCAL FIRE MARSHALL. DESIGN SHALL COMPLY WITH NFPA 72. PROVIDE VOICE EVACUATION MODULES WITH ALL NECESSARY APPURTENANCES WHERE NECESSARY.

###### 1.2 REMOTE ANNUNCIATOR

PROVIDE AN ALPHANUMERIC ANNUNCIATOR WITH INTEGRAL ALPHANUMERIC DISPLAY, SYSTEM CONTROL/TEST SWITCHES, KEY OPERATED ENABLED SWITCH AND BACK BOX. COORDINATE LOCATION WITH AUTHORITY HAVING JURISDICTION PRIOR TO ROUGH-IN.

###### 1.3 MANUAL STATIONS

PROVIDE ANALOG ADDRESSABLE MANUAL STATIONS WITH PROTECTIVE COVERS (WITH INTEGRAL HORN AND 9V BATTERY) AS SHOWN ON THE PLANS.

###### 1.4 SYSTEM SMOKE DETECTORS

PROVIDE ANALOG ADDRESSABLE PHOTOELECTRIC SMOKE DETECTORS WITH BASES AS SHOWN.

###### 1.5 DUCT MOUNTED SMOKE DETECTORS

PROVIDE DUCT MOUNTED ANALOG ADDRESSABLE PHOTOELECTRIC SMOKE DETECTORS WITH SAMPLING TUBES AND ADDRESSABLE CONTROL RELAYS AS SHOWN ON THE PLANS AND AS REQUIRED TO COMPLY WITH THE MECHANICAL CODE. WHERE DUCT SMOKE DETECTORS ARE INSTALLED IN CONCEALED LOCATIONS MORE THAN 10 FEET ABOVE THE FINISHED FLOOR, OR AN ARRANGEMENT WHERE THE DETECTORS ALARM OR SUPERVISORY INDICATOR IS NOT VISIBLE TO RESPONDING PERSONNEL, THE DETECTOR SHALL BE PROVIDED WITH REMOTE ALARM OR SUPERVISORY INDICATION IN A LOCATION ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. ADDITIONALLY, LABEL REMOTE ALARMS TO INDICATE BOTH THEIR FUNCTION AND THE AIR HANDLING UNITS(S) ASSOCIATED WITH EACH DETECTOR.

###### 1.6 ADDRESSABLE MONITOR MODULES

PROVIDE ADDRESSABLE MONITOR MODULES AS SHOWN ON THE PLANS TO MONITOR SPRINKLER FLOW SWITCHES, SPRINKLER VALVES, SUPERVISORY SWITCHES AND SPRINKLER FIRE PUMP (AS REQUIRED).

###### 1.7 ADDRESSABLE CONTROL MODULES

PROVIDE ADDRESSABLE CONTROL MODULES AS REQUIRED FOR INTERFACE WITH THE ELEVATOR CONTROLS, ELEVATOR POWER CONTROLS (WHERE APPLICABLE) AND HVAC CONTROLS (AS REQUIRED).

###### 1.8 ALARM SIGNALS

PROVIDE 15/75-WW SPEAKER/STROBE ALARM SIGNALS AS SHOWN ON THE PLANS FOR ALL PUBLIC AREAS. PROVIDE 15/75-WW STROBE VISUAL ALARM SIGNALS FOR ALL STROBE ONLY LOCATIONS AS SHOWN ON THE PLANS, 110 CANDELA.

###### 1.9 WIRING

WIRING SHALL BE CONCEALED IN CONDUIT. PROVIDE WIRING AND CONDUIT AS DIRECTED BY THE MANUFACTURER'S AUTHORIZED DISTRIBUTOR.

###### 1.10 APPLICABLE CODES AND STANDARDS

ALL EQUIPMENT SHALL BE UL LISTED FOR ITS INTENDED USE. INSTALL PER CODE AND PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ALL RACEWAYS AND WIRING SHALL BE INSTALLED IN COMPLIANCE WITH NFPA STANDARD 70 (NATIONAL ELECTRIC CODE)

NFPA STANDARDS 71 AND 72

NFPA 101 (LIFE SAFETY CODE)

AMERICANS WITH DISABILITIES ACT (ADA)

INTERNATIONAL BUILDING CODE (IBC), UNIFORM BUILDING CODE (UBC), STATE BUILDING CODE, OR TITLE-24, AS APPLICABLE

APPLICABLE LOCAL AND NATIONAL CODES AND AUTHORITIES HAVING JURISDICTION

###### 1.11 SYSTEM OPERATION

ACTUATION OF ANY FIRE ALARM INITIATING DEVICE SHALL IMMEDIATELY CAUSE THE FOLLOWING ACTIONS TO BE INITIATED:  
a. IDENTIFY THE TYPE OF ALARM, SPECIFIC DEVICE AND LOCATION ON THE BACK LIT LCD DISPLAY AT THE BUILDING FIRE ALARM CONTROL PANEL AND AT THE REMOTE ANNUNCIATORS  
b. CAUSE THE SYSTEM ALARM LED TO FLASH AT THE FIRE ALARM CONTROL PANEL  
c. CAUSE ALL SYSTEM HORNS TO SOUND  
d. CAUSE ALL VISUAL ALARMS SIGNALS TO FLASH  
e. ACTIVATE THE DIGITAL COMMUNICATOR TO REPORT THE TYPE OF ALARM AND LOCATION TO THE REMOTE CENTRAL MONITORING STATION. COORDINATE CONNECTIONS WITH OWNER'S REPRESENTATIVE.  
f. ACTIVATE SIGNALS TO THE BUILDING DOOR LOCK CONTROLS TO DEACTIVATE LOCKS  
g. ACTIVATE SIGNALS TO THE HVAC CONTROLS TO INITIATE SHUT DOWN OR REROUTING OF AIR HANDLING SYSTEMS

###### 1.12 ACTIVATION OF ANY SPRINKLER VALVE SUPERVISORY SWITCH SHALL AUTOMATICALLY:

a. CAUSE THE SYSTEM SUPERVISORY LED TO FLASH AND AN AUDIBLE INDICATOR TO SOUND AT THE CONTROL PANEL AND REMOTE ANNUNCIATOR  
b. IDENTIFY THE SUPERVISORY CONDITION, SPECIFIC DEVICE AND LOCATION ON THE BACK LIT LCD DISPLAY AT THE SYSTEM CONTROL PANEL AND THE REMOTE ANNUNCIATOR.

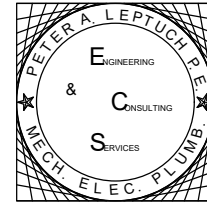
## ADDITIONAL FIRE PROTECTION NOTES:

### LEE'S SUMMIT, MO NOTE

FIRE PROTECTION DRAWINGS WILL BE SUBMITTED SEPARATELY FOR SEPARATE PERMIT BY LICENSED FIRE SPRINKLER/FIRE ALARM CONTRACTOR, WHERE REQUIRED.

DRAWING INFORMATION IS DISTRIBUTED THROUGHOUT THE DOCUMENT SET. CONTRACTORS SHALL THOROUGHLY REVIEW ALL SHEETS AND SHALL NOTIFY CONSTRUCTION MANAGER FOR DIRECTION IF DISCREPANCIES ARE FOUND.



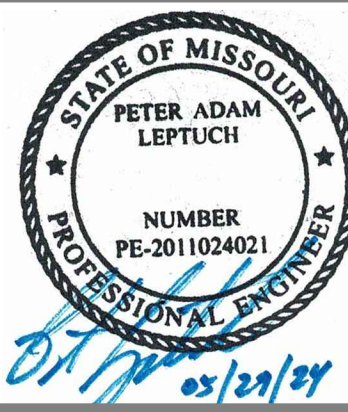


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### ROOF AND GAS KEYED NOTES 'E'

- MAINTAIN 10'-0" BETWEEN OUTSIDE AIR INTAKES AND ALL EXHAUST SOURCES, MECHANICAL CONTRACTOR SHALL PROVIDE OFFSETS AS NEEDED TO ENSURE EXHAUST FANS ARE 10'-0" AWAY FROM NEIGHBORING TENANT'S FRESH AIR INTAKES.
- CLOTHES DRYER MAKE-UP AIR DUCT FROM NEW ROOF MOUNTED GRAVITY INTAKE HOOD EQUAL TO GREENHECK MODEL GRSI-18. PROVIDE WITH ROOF CURB AND BUG SCREEN.
- EXISTING ROOFTOP UNIT. REFER TO EQUIPMENT SCHEDULE SHEET M1.0. PROVIDE FLEXIBLE CONNECTORS FOR THE SUPPLY AND RETURN AIR DUCT CONNECTIONS. TRANSITION TO DUCT SIZES SHOWN. PROVIDE CANT STRIPS, FLASHING, AND WEATHER PROOFING AROUND RTU AS NEEDED.
- LEAVE EXISTING CONDENSATE DISCHARGE AS-IS WHERE CODE-COMPLIANT. OTHERWISE ROUTE TO ROOF DRAIN OR APPROVED RECEPTOR.
- DRYER VENT DUCT UP THROUGH ROOF TO MANUFACTURER'S GOOSENECK WITH BACK DRAFT DAMPER.
- 10"Ø RESTROOM EXHAUST DUCT UP THROUGH ROOF. TERMINATE WITH EXHAUST VENT CAP.
- COORDINATE ROOF ACCESS WITH LANDLORD. SHELL DRAWINGS SHOW FIXED LADDER AT REAR FACE OF BUILDING.

LEE'S SUMMIT, MO NOTE:

NO GAS WORK ANTICIPATED TO BE DONE.  
ALL GAS TO EQUIPMENT BEING UTILIZED  
TO REMAIN AS-IS.

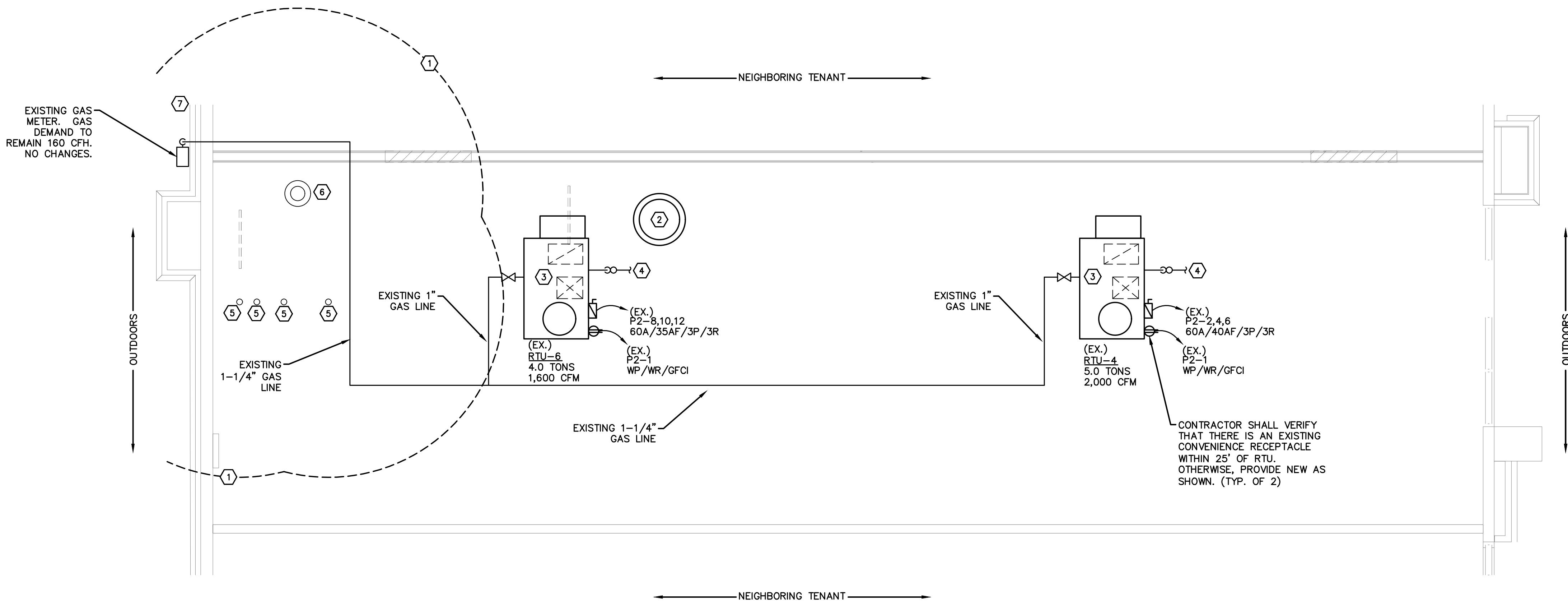
LEE'S SUMMIT, MO NOTE:

PER EXHIBIT "C-4" LANDLORD'S WORK,  
ALL ROOFING PENETRATIONS ARE TO BE  
PERFORMED BY LANDLORD'S DESIGNATED  
ROOFING CONTRACTOR.

UPON COMPLETION, DESIGNATED ROOFING  
CONTRACTOR TO PROVIDE A CERTIFICATE  
TO OWNER AND LANDLORD THAT ROOFING  
ALTERATIONS HAVE BEEN COMPLETED IN  
ACCORDANCE WITH THE PLANS AND  
SPECIFICATIONS APPROVED BY THE  
LANDLORD.

### ROOF AND GAS PLAN NOTES

- CONTRACTORS AND SUB CONTRACTORS SHALL CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCING THE COMPLETE DOCUMENT SET.
- COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF THE OWNER AND CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE.
- ALL ROOFING WORK (CUTS, REPAIRS, SPUD WORK, ETC.) SHALL BE PERFORMED BY THE LANDLORD'S APPROVED ROOFING CONTRACTOR.
- DRAWINGS FOR THE MECHANICAL WORK ARE DIAGRAMMATIC SHOWING THE GENERAL LOCATION, EQUIPMENT TYPE AND LAYOUT. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO MANUFACTURERS' STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. PROVIDE DUCTWORK, CONNECTIONS, OFFSETS, ACCESSORIES AND MATERIALS NECESSARY FOR A COMPLETE SYSTEM. SUBMIT SHOP DRAWINGS PER THE SPECIFICATIONS.
- ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS AS APPROVED AND AMENDED BY THE AUTHORITY HAVING JURISDICTION INCLUDING APPLICABLE SECTIONS OF NFPA, OSHA, BOCA, NEC, AND IBC OR ANY INTERIM AMENDMENTS AT THE TIME OF THE PROPOSAL. PURCHASE ALL PERMITS ASSOCIATED WITH THE WORK AND OBTAIN ALL INSPECTIONS REQUIRED BY CODE.
- FLEXIBLE DUCT SHALL NOT EXCEED 5' IN LENGTH. ONLY ONE 90 DEGREE ELBOW ALLOWED IN FLEXIBLE DUCTWORK. FLEXIBLE DUCTWORK SHALL BE INSTALLED FREE OF ANY KINKS OR RESTRICTIONS THAT WOULD REDUCE AIRFLOW. FLEX DUCT ALLOWED ONLY ABOVE CONCEALED CEILINGS
- UNITS SHALL USE SAME ROOF PENETRATION IF POSSIBLE. VERIFY CURB REUSE WITH LANDLORD, ANY ROOF WORK THAT MUST BE DONE SHALL BE BY LANDLORD-APPROVED ROOFING CONTRACTOR. ANY NEW RTU LOCATIONS SHALL BE APPROVED BY STRUCTURAL ENGINEER.
- TENANT'S G.C. SHALL PROVIDE TEST AND BALANCE REPORT (BY NEBB/AABC CONTRACTOR) TO OWNER PRIOR TO COMPLETION OF WORK.
- TENANT IS NOT TO SUSPEND ANY ITEMS FROM THE BOTTOM OF THE ROOF DECK. TENANT IS NOT TO SUSPEND ANY ITEMS FROM THE BOTTOM ROOF JOIST OR JOIST GIRDER CHORDS, WITHOUT WRITTEN APPROVAL OF THE BUILDING SHELL STRUCTURAL ENGINEER OF RECORD. TENANT IS TO SUBMIT PROPOSED DETAILS, FOR ITEMS SUSPENDED FROM THE ROOF STRUCTURE, FOR REVIEW BY SHELL STRUCTURAL ENGINEER. IN GENERAL, NO DUCT WORK, CONDUITS, PIPES, BANNERS, SIGNAGE, OR CURTAIN/SUSPENDED FURR-DOWNS OR WALLS ARE TO BE SUSPENDED FROM THE BOTTOM OF THE ROOF STRUCTURE, WITHOUT APPROVAL. NO TENANT FINISH-OUT WORK IS TO BE SUSPENDED FROM ANY WORK BY ANOTHER TRADE, FROM JOIST BRIDGING OR FROM X-BRACING OR FROM THE BOTTOM OF THE ROOF DECK. SUSPENDED TEE GRID CEILINGS AND LIGHT FIXTURES MAY BE SUSPENDED FROM THE BOTTOM ROOF JOIST AND BOTTOM JOIST GIRDER CHORDS IN MAXIMUM WEIGHTS OF SEVENTY-FIVE (75) POUNDS AT BOTTOM CHORD JOIST PANEL POINTS, WITHOUT ADDED STEEL ANGLE REINFORCING UP TO TOP JOIST CHORDS. SUSPENDED CEILINGS AND LIGHT FIXTURES ARE NOT TO BE SUSPENDED FROM THE BOTTOM OF THE ROOF DECK.
- CONTRACTOR MAY ADJUST VENT LINE LOCATIONS AND REUSE EXISTING VTR(S) WHERE VENT IS NOT WITHIN 10'-0" OF ANY EXISTING OR PROPOSED FRESH AIR INTAKE.
- THE MEP PLANS ARE NOT STRUCTURAL ENGINEERING PLANS. OBTAIN STRUCTURAL APPROVAL PRIOR TO SETTING ANY NEW EQUIPMENT ON ROOF, AND PRIOR TO HANGING ANYTHING TO STRUCTURE THAT MAY IMPACT THE STRUCTURAL INTEGRITY OF THE SPACE.
- MAINTAIN 3'-0" CLEAR SPACE AROUND ALL EQUIPMENT FOR MAINTENANCE AND SERVICING.



**01 ROOF AND GAS PLAN**  
SCALE: 1/4"=1'-0"



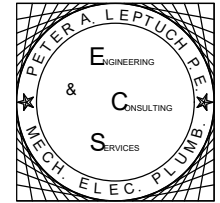
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Date: May 29, 2024

**ROOF AND  
GAS PLAN**

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**MEP2.0**



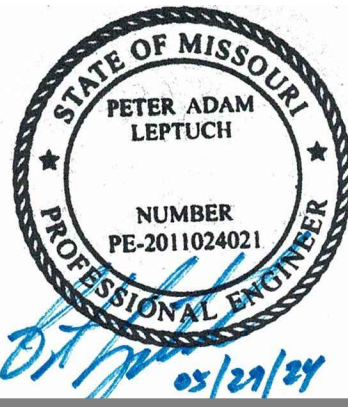


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PLUMBING  
SUPPLY  
PLAN

Sheet:

P1.0

## KEY NOTES BY SYMBOL

- PROVIDE AND INSTALL TANK TYPE WATER HEATER, PER SCHEDULE, THIS SHEET, AND DETAIL 01, SHEET P3.0.
- EXISTING 1" DOMESTIC COLD WATER LINE SERVING PROPOSED BEEM RISES UP TO EXISTING RPZ AT APPROXIMATELY THIS LOCATION. VERIFY EXACT SIZE AND LOCATION IN FIELD. CONNECT AND EXTEND NEW 1-1/2" UNDERGRADE WATERLINE WITHIN LEAVEOUT FROM APPROXIMATELY THIS LOCATION TO LOCATION SHOWN. REUSE / RELOCATE EXISTING RPZ AND ASSOCIATED FLOOR DRAIN WHERE ADEQUATE IN SIZE AND CAPACITY.
- DO NOT ROUTE LINES ABOVE ELECTRICAL GEAR.
- PROVIDE WASHER BOX AT 36" AFF FOR HW, CW & SAN CONNECTIONS. WALL SHALL ALLOW FOR 4" DRYER VENT TO BE CONCEALED WITHIN WALL.
- PROVIDE W.H.A. ON ALL FAST CLOSING VALVES, AND WHERE ELSE INDICATED AND WHERE NECESSARY.
- FURROUT/THICKEN WALLS AS NECESSARY FOR POWER, PLUMBING, AND DRYER VENT AS APPLICABLE.
- B.F.P. SHALL BE ACCESSIBLE FOR INSPECTION AND TESTING. TYPICALLY ABOVE OR NEXT TO WATER HEATER, 24" TO 60" AFF. ROUTE DISCHARGE TO NEAREST APPROVED RECEPTOR, PROVIDE AND INSTALL HUB DRAIN WITH TRAP PRIMER AS NEEDED.
- PROVIDE AND INSTALL TEMPERING VALVE AT ALL LAVATORIES. SET DISCHARGE TEMPERATURE AT 110°. VERIFY TEMPERATURE SETTING OF UTILITY SINK WITH LOCAL HEALTH DEPARTMENT.

## WATER HEATER SCHEDULE (ELECTRIC, TANK-TYPE)

MARK	RECOVERY 655°F RISE	STORAGE GALLONS	LINING	MAXIMUM INPUT					DESCRIPTION
				FUEL	CFH	HP	VOLTS/PH	KW	
WH	SEE CALC.	50	GLASS	ELEC.	---	---	208/3	9	AO SMITH DEL-50, OR EQUAL. TWO 4.5 KW ELEMENTS. 26.5" DIAMETER, 30" DRAIN PAN. WIRED FOR SIMULTANEOUS ELEMENT USE. SHIPPING WEIGHT APPROXIMATELY 172 LBS.

## RECIRCULATION PUMP SCHEDULE

MARK	SERVICE	GPM	TOTAL HEAD FT.	MOTOR SIZE	ELECTRICAL			REMARKS
					VOLTS	PHASE	HERTZ	
R.P.	120°F HOT WATER	2	4	52 WATTS	115	1	60	BELL & GOSSETT RECIRC. PUMP MODEL NBF 10S/LW PROVIDE WITH TIMER AND AQUASTAT. OR EQUAL.

## EXPANSION TANK SCHEDULE

MARK	TANK VOLUME	ACCEPTABLE VOLUME GALLON	HEIGHT	DIAMETER	ASTME CONST.	SERVES WATER HEATER	REMARKS
ET	4.4	3.2	15"	11"	NO	WH	AMTROL ST-12 OR EQUAL.

FINAL SHOWERHEAD  
LOCATION SHALL BE  
TAS/ADA COMPLIANT  
WHERE REQUIRED.

REFER TO SHEET P3.0  
FOR PLUMBING FIXTURE  
SCHEDULE.

BASE BID TO ASSUME THAT THE JURISDICTION REQUIRES CONTAINMENT BACK FLOW PREVENTION. P.C. SHALL CONFIRM WITH PLUMBING INSPECTOR IF BUILDING HAS MAIN RPZBFP AND DOES NOT REQUIRE ADDITIONAL BFP IN SPACE, THE PLUMBER MAY OMIT BFP. IF JURISDICTION REQUIRES ISOLATION BFP, THE PLUMBING CONTRACTOR SHALL OMIT THE RPZ BFP NEAR THE MOP SINK AND INSTEAD SHALL PROVIDE A POINT OF USE BFP AT THE DRINKING FOUNTAIN. AS APPLICABLE/AS REQUIRED AND ELSEWHERE AS DETERMINED BY THE PLUMBING INSPECTOR.

## IECC 2018 PLUMBING NOTES:

- A HOT WATER RECIRCULATION LOOP IS REQUIRED. THE HOT WATER RECIRCULATION LOOP SHALL DROP DOWN IN THE WALLS WHERE IT SERVES PUBLIC LAVATORIES SUCH THAT THE MAXIMUM LENGTH OF SUPPLY BETWEEN THE LOOP AND THE FAUCET DOES NOT EXCEED 24" OF 1/2" PIPE. THE RUNOUT OF HOT WATER PIPE (FROM LOOP TO FIXTURE) SHALL NOT EXCEED 43' FOR 1/2" PIPE, OR 21' FOR 3/4" PIPE.
- RECIRCULATION PUMP SHALL HAVE TIMER AND AQUASTAT PER IECC 2018, SECTION 404.6.

## LEE'S SUMMIT, MO NOTE:

ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH 2018 INTERNATIONAL PLUMBING CODE (IPC), AND 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).

## LEE'S SUMMIT, MO NOTE:

THIS PROJECT IS A TENANT FINISHOUT OF A FIRST-GENERATION INLINE RETAIL SPACE IN A SINGLE-STORY, SLAB-ON-GRADE RETAIL STRIP CENTER.

## LEE'S SUMMIT, MO NOTE:

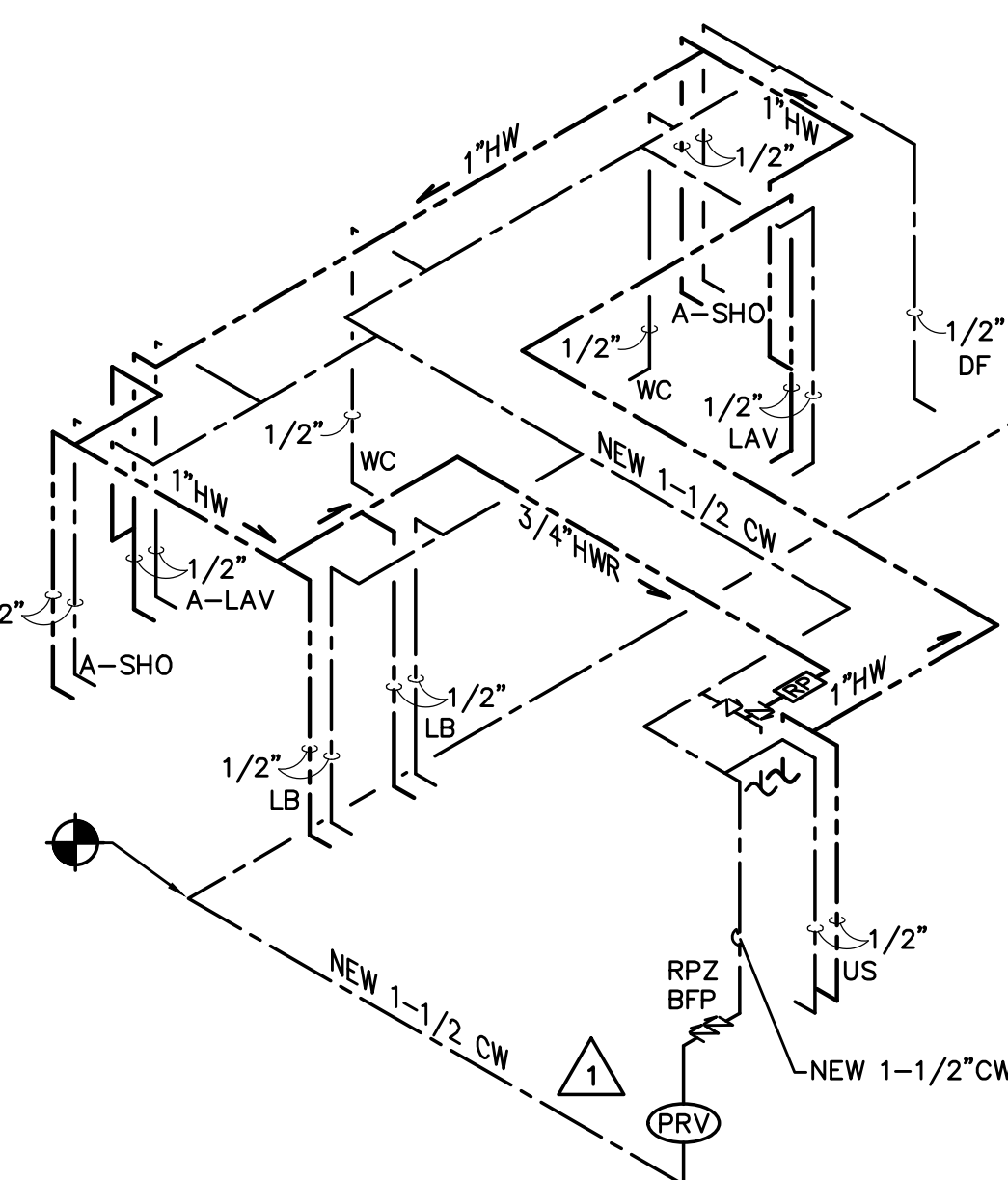
PLUMBING DESIGN IS BASED ON SHELL DRAWINGS DATED 02/19/2024. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING WORK.

## PLUMBING LEGEND

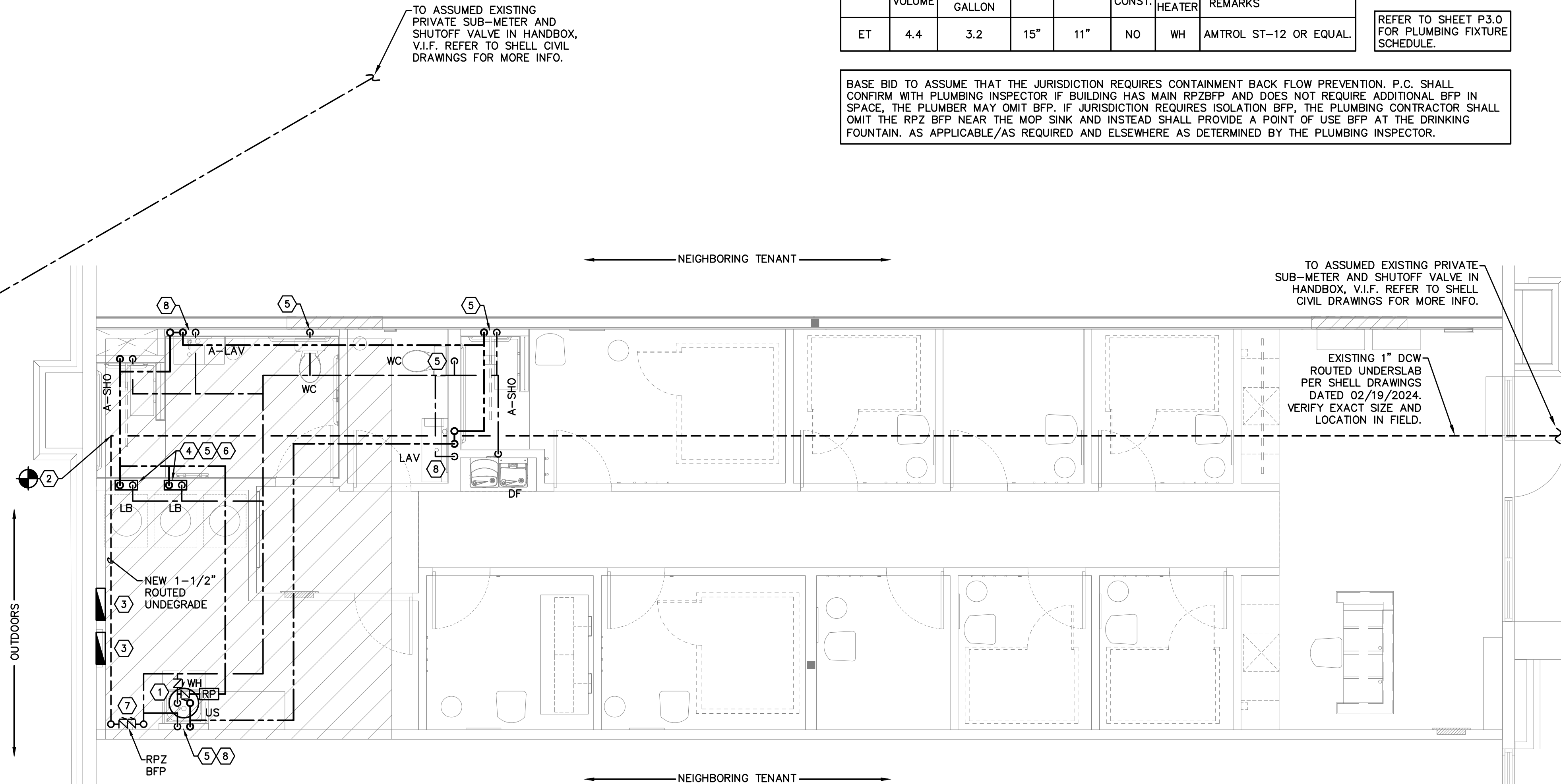
- HW — HOT WATER SUPPLY LINE  
— CW — COLD WATER SUPPLY LINE  
— X" SAN — SANITARY WASTE LINE  
— PIPE DROP  
--- RISER VENT (DASHED)  
T.P. TRAP PRIMER  
CONTINUATION  
END CAP  
ISOLATION / SHUT-OFF VALVE  
EXTENT OF SAWCUTTING/ TRENCHING  
WATER SUBMETER, BETWEEN VALVE AND 1ST FIXTURE.  
R REMOTE READOUT FOR SUBMETER, +54" VERIFY LOCATION WITH OWNER'S REP.  
CONNECTION OF NEW TO EXISTING.  
RPZ REDUCED PRESSURE ZONE BACK FLOW ASSEMBLY.  
CHECK VALVE  
R.P. RECIRCULATION PUMP.  
WCO WALL CLEAN OUT  
FCO FLOOR CLEAN OUT  
VTR VENT THRU ROOF  
(EX.) EXISTING PIPING  
X"V VENT  
N.O. NORMALLY OPEN  
N.C. NORMALLY CLOSED

## PLUMBING RISER NOTES (SUPPLY + WASTE)

- THE CONTRACTOR SHALL CONFIRM WASTE LINES FOUND IN FIELD AND SHALL VERIFY THAT TENANT SANITARY WASTE LINES ARE CONNECTED TO BUILDING SANITARY WASTE LINE, AND NOT INTO A BUILDING COMMON GREASE WASTE LINE.
- PROVIDE MINIMUM 6" AIR GAP AT DISCHARGE OF A T&P AT WATER HEATER. PROVIDE FLOOR SINK OR HUB DRAIN WHERE REQUIRED BY A.H.J.
- PLUMBING CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR PLACEMENT OF HOT AND COLD WATER SUPPLY TAPS PRIOR TO INSTALLATION. WATER SUPPLY LOCATIONS ON THIS SHEET ARE DIAGRAMMATIC.
- ROUTING OF WATER LINES SHOWN ON PLANS IN VICINITY OF PANELS IS DIAGRAMMATIC. DO NOT ROUTE WATER LINES DIRECTLY ABOVE PANELS.
- PROVIDE PRESSURE REDUCING VALVE ON MAIN TAP IF SERVICE PRESSURE EXCEEDS 80 PSI, REDUCE TO 65 PSI. NOTIFY ENGINEER IF WATER PRESSURE IS BELOW 45 PSI ON SITE (STATIC OR DYNAMIC). MEASURE BEFORE BEGINNING CONSTRUCTION.
- IF A R.O./FILTRATION SYSTEM IS USED, PROVIDE A P.R.V. AS NEEDED, SET TO FILTRATION SYSTEM CRITERIA.
- HOT WATER LOOP SIZE SHALL NOT DECREASE ON DROPS AT SINKS. THE SIZE DECREASE IS ONLY FOR THE BRANCH LINE OFF OF THE MAIN, REGARDLESS OF WHAT THE RISER MAY INDICATE.



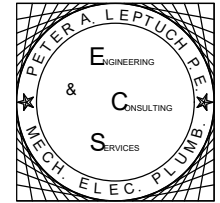
02 PLUMBING SUPPLY RISER  
SCALE: NOT TO SCALE



01 PLUMBING SUPPLY PLAN  
SCALE: 1/4"=1'-0"





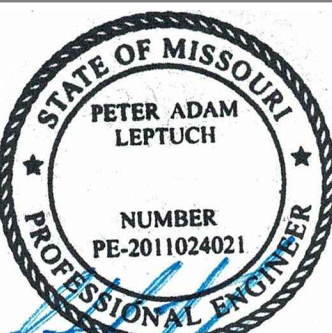


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#### KEY NOTES BY SYMBOL

- CONNECT NEW SANITARY SEWER TO EXISTING SANITARY MAIN LINE AT APPROXIMATELY THIS LOCATION. PER SHELL DRAWINGS DATED 02/19/2024. COORDINATE EXACT LOCATION IN FIELD. MINIMIZE NUMBER OF TIE IN POINTS. VERIFY LOCATION, INVERT, AND DIRECTION OF FLOW OF SANITARY MAIN PRIOR TO CONNECTING.
- SLOPE UNDERSLAB 4" SANITARY LINE AT 1/8" PER FOOT, AND 3" SANITARY LINES AT 1/4" PER FOOT.
- COORDINATE ROUTING OF UNDERSLAB WASTE LINES IN FIELD WITH STRUCTURAL ELEMENTS.
- FURROUT / THICKEN WALLS AS NECESSARY FOR POWER, PLUMBING, AND DRYER VENT.
- PROVIDE TRAP PRIMERS ON ALL HUB/FLOOR DRAINS WHERE TRAPS ARE SUBJECT TO DRYING OUT.

REFER TO SHEET P3.0 FOR PLUMBING FIXTURE SCHEDULE.

#### PLUMBING MATERIALS

##### A. SANITARY PIPING:

(WHERE NOT OTHERWISE SPECIFIED THROUGHOUT THE DRAWING SET, WASTE, DRAIN AND VENT PIPING SHALL BE PER LOCAL CODE AND AUTHORITY HAVING JURISDICTION.)

- UNDERSLAB DRAIN PIPING SHALL BE SCHEDULE 40 PVC.
- VENT PIPING SHALL BE SCHEDULE 40 PVC. VENT PIPING ABOVE FLOOR 2" OR SMALLER MAY BE GALVANIZED STEEL.
- CONDENSATE PIPING SHALL BE TYPE "L" HARD DRAWN COPPER TUBE WITH 95-5 TIN-ANTIMONY SOLDERED JOINTS AND WROUGHT COPPER FITTINGS WITH DIELECTRIC SEPARATION BETWEEN DISSIMILAR METALS. CONDENSATE PIPING BELOW ROOF DECK MAY BE PVC. PROVIDE SHARKBITE TRANSITION FROM PVC TO COPPER.
- INSULATE ALL HORIZONTAL RUNS OF PIPING LOCATED IN CEILING SPACES OF TENANTS IN SPACES BELOW WHEN APPLICABLE. INSULATION TO BE AS SPECIFIED FOR WATER PIPING.
- PROVIDE LINE-ITEM BID TO UTILIZE PVC, OBTAIN APPROVAL FROM INSPECTOR PRIOR TO INSTALLATION THAT PVC IS ALLOWED FOR THE SPECIFIC HVAC LAYOUT FOR THIS PROJECT.

##### B. POTABLE WATER PIPING

- ALL HOT AND COLD WATER SUPPLY PIPING, WHERE ALLOWED BY A.H.J. AND OWNER SHALL BE CPVC OR PEX.
- WATER PIPING IN CEILING SPACE AND WITHIN WALLS MAY BE TYPE 'L' COPPER OR PEX, INSTALLED PER MANUFACTURER'S INSTRUCTIONS. PROVIDE SHARK-BITE TRANSITIONS, OR APPROVED EQUALS.
- BELOW GRADE: TYPE "K", ANNEALED TEMPERED COPPER TUBE FOR PIPE SIZES 2 INCHES AND SMALLER. BRAZE ALL JOINTS.
- WHERE APPLICABLE, TRANSITIONS BETWEEN COPPER AND PLASTIC PIPE SHALL BE MADE BY SHARKBITE OR SIMILAR TRANSITIONS, RATED FOR USE WITH SUCH MATERIALS AS ARE BEING USED.

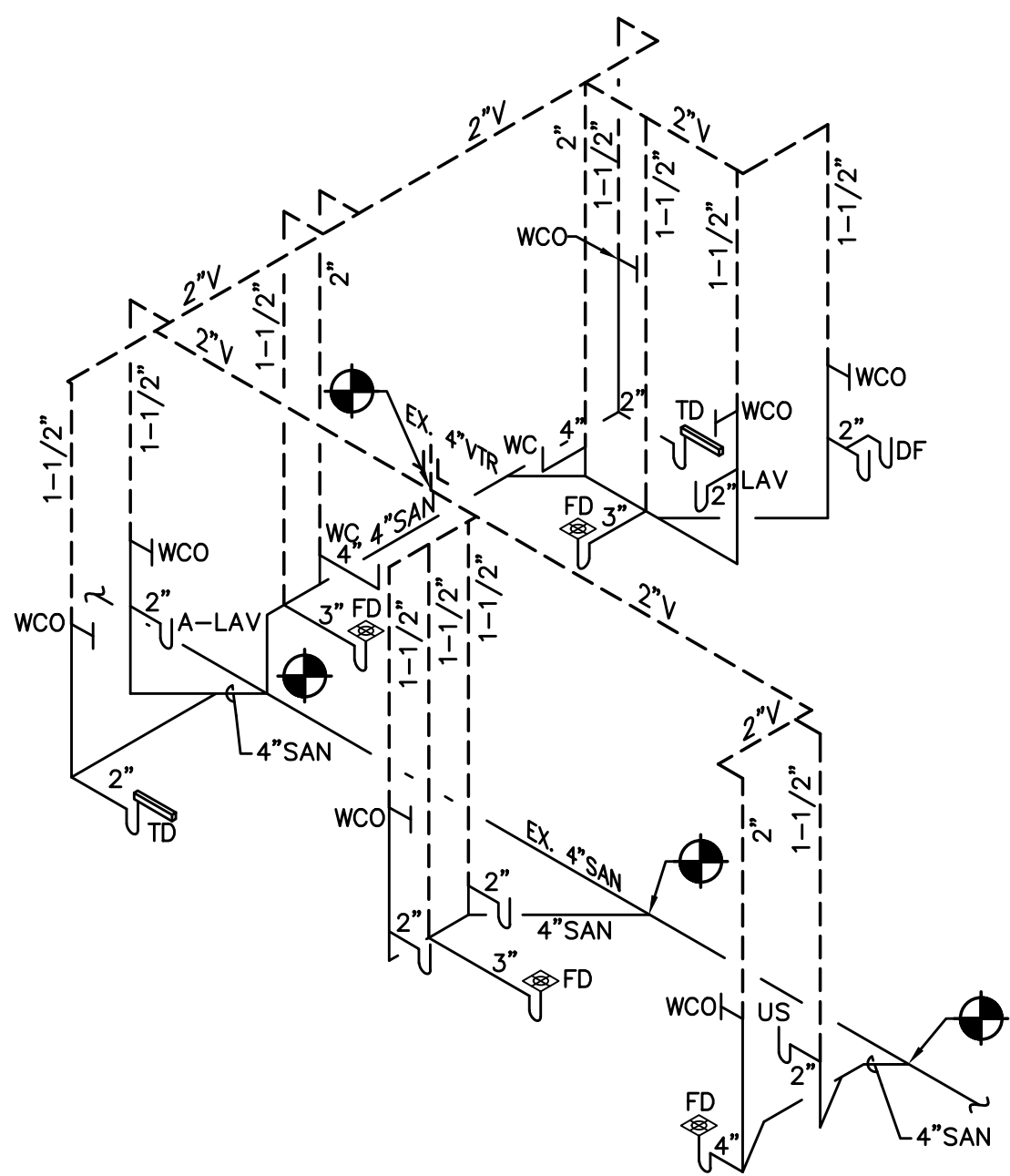
##### C. GAS PIPING

- GAS LINES SHALL BE BLACK STEEL, SCHEDULE 40, ASTM A-120, WITH MALLEABLE THREADED FITTINGS FOR 2" AND SMALLER, AND WITH WELDED JOINTS FOR 2-1/2" AND LARGER.
- GAS PIPING EXPOSED ON ROOF MUST BE PAINTED WITH RUST-INHIBITING PAINT.

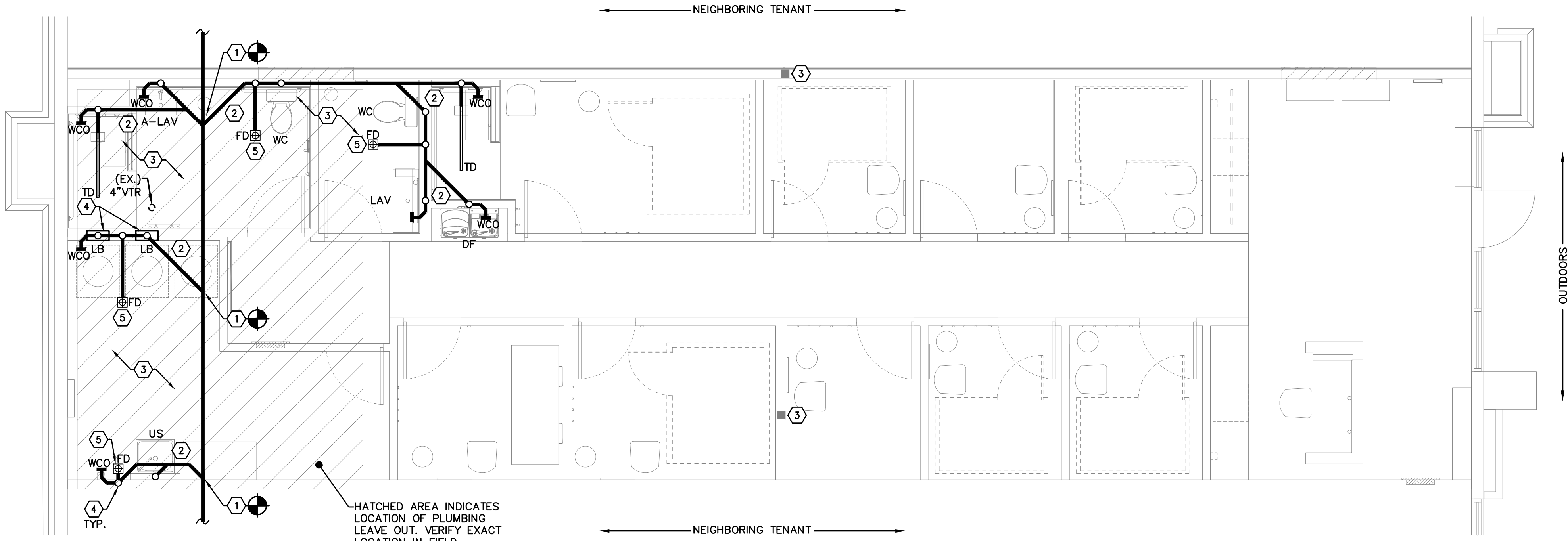
\*\*THIS MATERIALS LIST REPRESENTS THE MINIMUM SPECIFICATIONS SET FORTH BY THE MEP ENGINEER. CONTACT LANDLORD'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION TO VERIFY IF THERE ARE ANY ADDITIONAL OR MORE STRINGENT REQUIREMENTS BEYOND THESE.

#### PLUMBING GENERAL NOTES

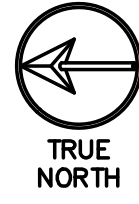
- CONTRACTORS AND SUB CONTRACTORS SHALL CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCING THE COMPLETE DOCUMENT SET.
- COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF THE OWNER AND CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE.
- ALL ROOFING WORK (CUTS, REPAIRS, SPUD WORK, ETC.) SHALL BE PERFORMED BY THE LANDLORD'S APPROVED ROOFING CONTRACTOR.
- DRAWINGS FOR THE PLUMBING WORK ARE DIAGRAMMATIC SHOWING THE GENERAL LOCATION, EQUIPMENT TYPE AND LAYOUT, THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO MANUFACTURERS STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. PROVIDE PLUMBING, CONNECTIONS, OFFSETS, ACCESSORIES AND MATERIALS NECESSARY FOR A COMPLETE SYSTEM.
- ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS AS APPROVED AND AMENDED BY THE AUTHORITY HAVING JURISDICTION INCLUDING APPLICABLE LOCAL, STATE AND NATIONAL CODES THE TIME OF THE PROPOSAL. PURCHASE ALL PERMITS ASSOCIATED WITH THE WORK AND OBTAIN ALL INSPECTIONS REQUIRED BY CODE.
- TRENCHING OF EXISTING REINFORCED CONCRETE FLOOR SLAB IS TO BE KEPT TO A MINIMUM QUANTITY AND WIDTH. WHERE CODES PERMIT, GROUP UNDER FLOOR UTILITIES IN SINGLE TRENCHES. THE MINIMUM TRENCH WIDTH IS TO BE TWELVE INCHES (12"). DOWEL NEW SLAB INFILLS INTO EXISTING SLAB EDGES. PROVIDE SLAB INFILL STEEL REINFORCING TO MATCH EXISTING. COAT SAWCUT SLAB EDGES WITH HIGH-STRENGTH BONDING AGENT. LAY IN NEW UNDERSLAB VAPOR BARRIER, LAP AND SEAL TO EXISTING VAPOR BARRIER.
- TENANT IS NOT TO SUSPEND ANY ITEMS FROM THE BOTTOM OF THE ROOF DECK. TENANT IS NOT TO SUSPEND ANY ITEMS FROM THE BOTTOM ROOF JOIST OR JOIST GIRDER CHORDS, WITHOUT WRITTEN APPROVAL OF THE BUILDING SHELL STRUCTURAL ENGINEER OF RECORD. TENANT IS TO SUBMIT PROPOSED DETAILS, FOR ITEMS SUSPENDED FROM THE ROOF STRUCTURE, FOR REVIEW BY SHELL STRUCTURAL ENGINEER.
- IN GENERAL, NO DUCTWORK, CONDUITS, PIPES, BANNERS, SIGNAGE, OR CURTAIN/SUSPENDED FURR-DOWNS OR WALL ARE TO BE SUSPENDED FROM THE BOTTOM OF THE ROOF STRUCTURE, WITHOUT APPROVAL. NO TENANT FINISHOUT WORK IS TO BE SUSPENDED FROM ANY WORK BY ANOTHER TRADE, FROM JOIST BRIDGING OR FROM X-BRACING OR FROM THE BOTTOM OF THE ROOF DECK. SUSPENDED TEE GRID CEILINGS AND LIGHT FIXTURES MAY BE SUSPENDED FROM THE BOTTOM ROOF JOIST AND BOTTOM JOIST GIRDER CHORDS IN MAXIMUM WEIGHTS OF SEVENTY-FIVE (75) POUNDS AT BOTTOM CHORD JOIST PANEL POINTS, WITHOUT ADDED STEEL ANGLE REINFORCING UP TO TOP JOIST CHORDS. SUSPENDED CEILINGS AND LIGHT FIXTURES ARE NOT TO BE SUSPENDED FROM THE BOTTOM OF THE ROOF DECK.
- SET MAXIMUM TEMPERATURE AT HAND SINKS AT 110°F.
- PROVIDE HEAT TRACE ON ALL PIPES INSTALLED IN AREAS SUBJECT TO FREEZING. INSTALL PIPING ON CONDITIONED SIDE OF BUILDING INSULATION.
- PROVIDE CUTOFF ABOVE CEILING, IN ADDITION TO AT FIXTURE WHERE REQUIRED BY A.H.J.
- LABEL ALL ABOVE CEILING VALVES AND OR EQUIPMENT ON T-BAR GRID, ON ACCESS PANELS SERVING SUCH EQUIPMENT. USE 1/2" TEXT ON WHITE PEEL AND STICK LABELS.
- PROVIDE MIXED WATER LINE FROM SHOWER HANDLE MIXING VALVE TO SHOWER HEAD AS NEEDED.
- PROVIDE A PRV WHERE REQUIRED.
- UPPER LEVEL TENANTS SHALL CORE DRILL ALL FLOOR PENETRATIONS SHALL BE X-RAYED. GET LANDLORD APPROVAL PRIOR TO BEGINNING WORK. ALL SUCH RESTORATIONS SHALL BE X-RAYED.



**02 PLUMBING WASTE RISER**  
SCALE: NOT TO SCALE



**01 PLUMBING WASTE PLAN**  
SCALE: 1/4"=1'-0"



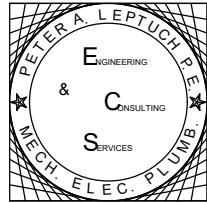
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**PLUMBING  
WASTE PLAN**

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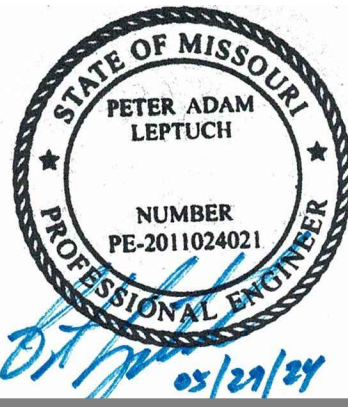


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**PLUMBING  
SCHEDULES  
& DETAILS**

Sheet:

**P3.0**

Storage Tank Water Heater Sizing Calculator			
Developed by the Plan Review Unit of the Environmental Health Services Section			
Facility Name:	beem Light Sauna		
Address:	Lee's Summit, MO		
EQUIPMENT			GPH CALCULATED
Enter the quantity of equipment below	Quantity		Gallons Per Hour (GPH)
Lavatory	2		10
Shower	2		30
Mop sink	1		5
Washer	2		13.6
Hand sinks and mop sinks are calculated at 5 GPH each, showers at 15 GPH each. Hose reels are calculated at 5 GPH, clothes washers at 6.8 GPH, other equipment at the usage entered			Total 58.6
Recovery Rate Needed (GPH):			59
Water Heater Input (BTU or kW) Needed:			
Gas Water Heater		Electric Water Heater	
51,000 BTU at 80°F rise		11 kW at 80°F rise	
58,000 BTU at 90°F rise		13 kW at 90°F rise	
64,000 BTU at 100°F rise		14 kW at 100°F rise	
		17.5 kW at 65°F rise	

Recovery Calc (For Tank Type Water Heater)	
Temperature Set Point =	110 °F
Incoming Water Temp =	51.1 °F
ΔT =	58.9 °F
1 Gallon water =	8.34 LBS
BTUH = GPH*8.34*ΔT	28,785.84 BTUH
KW = BTUH/3412.142	8.44 kW Required

PLUMBING FIXTURE SCHEDULE

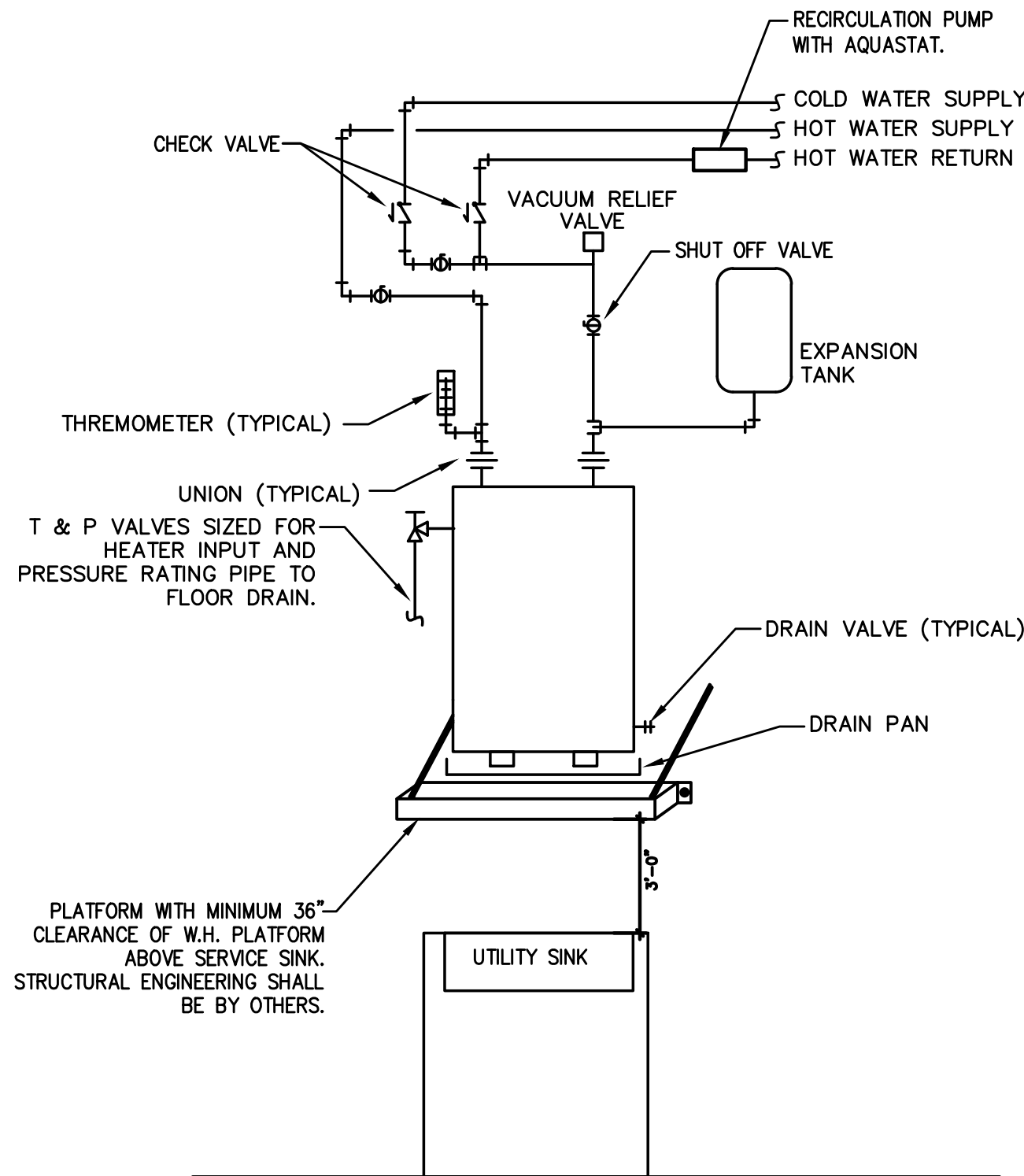
MARK	FIXTURE	ROUGH-IN-SIZE				DESCRIPTION / REMARKS
		S/W	V	CW	HW	
WC	WATER CLOSET	4"	2"	1/2"	---	FIXTURES: AMERICAN STANDARD COLONY #221AA104.020, 1.28 GPF TANK-TYPE, ADA-COMPLIANT. COLOR: WHITE
A-LAV	LAVATORY (ADA)	2"	1-1/2"	1/2"	1/2"	FIXTURES: NAMEEKS TEOREMA 2 SCARABEO 5114. COLOR: WHITE. ONE FAUCET HOLE. FAUCET: VIGO DAVIDSON VG01043MBK. PROVIDE WITH THERMOSTATIC MIXING VALVE EQUAL TO WATTS LFMV, SET AT 110°F.
LAV	LAVATORY	2"	1-1/2"	1/2"	1/2"	FIXTURE: SWISS MADISON CLAIRE SM-CS734. COLOR: WHITE. LEG COLOR: BLACK. FAUCET: VIGO DAVIDSON VG01043MBK. COLOR: MATTE BLACK. PROVIDE WITH THERMOSTATIC MIXING VALVE EQUAL TO WATTS LFMV, SET AT 110°F.
FD	FLOOR DRAIN	3"	1-1/2"	---	---	3" CAST IRON FLOOR DRAIN WITH POLISHED NICKEL BRONZE TOP. ZURN Z-415-J (SQUARE), J.R. SMITH NO 2005Y-A, JOSAM3000-S OR APPROVED EQUAL. ADJUSTABLE STRAINER WITH FLASHING CLAMP DEVICE, PROVIDE TRAP PRIMER CONNECTION PER LL REQUIREMENTS.
A-SHO	SHOWER (ADA)	---	---	1/2"	1/2"	DELTA TEMPASSURE SHOWER SYSTEM, MODEL DSS-PIVOTAL-17T01-BL MATTE BLACK
SHO	SHOWER	---	---	1/2"	1/2"	DELTA PIVOTAL SHOWER ONLY TRIM, MODEL T17T299BL, MATTE BLACK
LB	WASHING MACHINE BOX	2"	1-1/2"	1/2"	1/2"	FIXTURE: OATEY #38747 WITH INTEGRAL SHOCK ARRESTERS OR EQUAL
US	UTILITY SINK	2"	1-1/2"	1/2"	1/2"	GLACIER BAY - ALL-IN-ONE 24" LAUNDRY SINK CABINET. COLOR: WHITE. MODEL: QL033Y FAUCET: HD67780-1208D2. PROVIDE WITH MIXING VALVE EQUAL TO WATTS LFMV, SET AT 110°F
BF	BOTTLE FILLING STATION	2"	1-1/2"	1/2"	---	ELKAY - L29WSSMC BOTTLE FILLING STATION. REFER TO ELKAY TEMPLATE FOR WATER ROUGH-IN HEIGHT. MAINTAIN TAS/ADA COMPLIANCE
DF	DRINKING FOUNTAIN	2"	1-1/2"	1/2"	---	ELKAY - LVRGCRNTLBWSK BOTTLE FILLING STATION AND BI-LEVEL DRINKING FOUNTAIN. REFER TO ELKAY TEMPLATE FOR WATER ROUGH-IN HEIGHT. MAINTAIN TAS/ADA COMPLIANCE.
TD	TRENCH DRAIN	2"	1-1/2"	---	---	INFINITY DRAIN S-LT 3848BK. INSTALL IN CENTER OF SHOWER.

FIXTURE SPECIFICATION NOTE: REFER TO THE ARCHITECTURAL SHEETS AND/OR CORPORATE BUILDOUT PACKAGE FOR PREFERRED SPECIFICATIONS TO ENSURE THE ARCHITECT IS NOT DESIRING AN UPDATED FIXTURE FROM THESE BASELINE SPECIFICATIONS. CONTRACTOR SHALL ALSO THOROUGHLY REVIEW ARCHITECTURAL SHEETS PRIOR TO ORDERING EACH PIECE OF EQUIPMENT FOR COORDINATION FOR THINGS SUCH AS WALL-MOUNT SINKS VERSUS COUNTER-TOP SINKS OR UNDERMOUNT SINKS. MAINTAIN TAS/ADA COMPLIANCE.

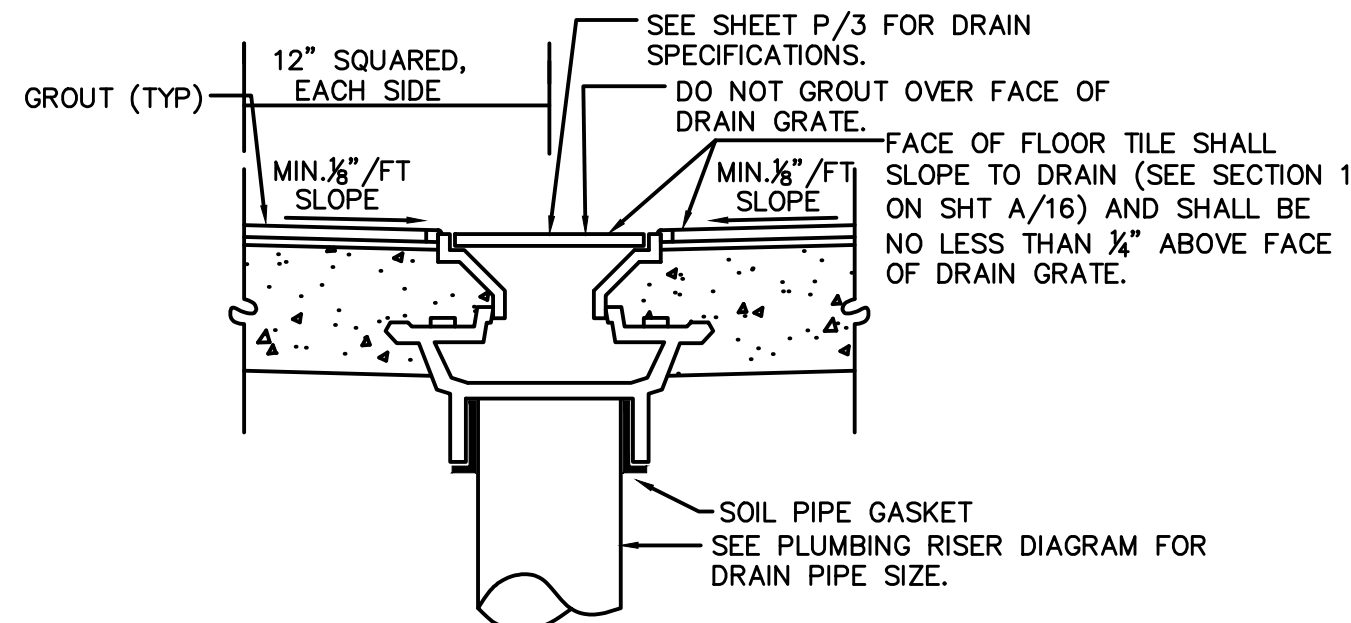
PUBLIC		Load Values, in WSFU			Total WSFU
Fixture	Qty	Cold	Hot	Total	
Drinking Fountain	1	0.25	-	0.25	0.25
Lavatory	2	1.50	1.50	2.00	4.00
Service Sink	1	2.25	2.25	3.00	3.00
Shower Head	2	3.00	3.00	4.00	8.00
Washing Machine (15 lb)	2	3.00	3.00	4.00	8.00
Water Closet (Flush Tank)	2	5.00	-	5.00	10.00
*Values replicated from IPC 2018 Table E103.3(2)				Overall Total =	33.25
FROM 2018 IPC TABLE E201.1					
USING A MAXIMUM DEVELOPMENT LENGTH OF = 300 FEET ASSUMING A PRESSURE RANGE OF 30 TO 39 PSI					
A 1" METER AND SERVICE PIPE AND 1-1/2" DISTRIBUTION PIPE CAN HANDLE 56 WSFU.					
56 WSFU > 33.25 WSFU, THEREFORE A 1" OR LARGER METER AND SERVICE PIPE AND A 1-1/2" DISTRIBUTION PIPE WILL BE SUFFICIENT.					

\*NOTIFY ENGINEER IF WATER PRESSURE OR MAXIMUM DEVELOPMENT LENGTH DIFFERS FROM AS SHOWN ABOVE.

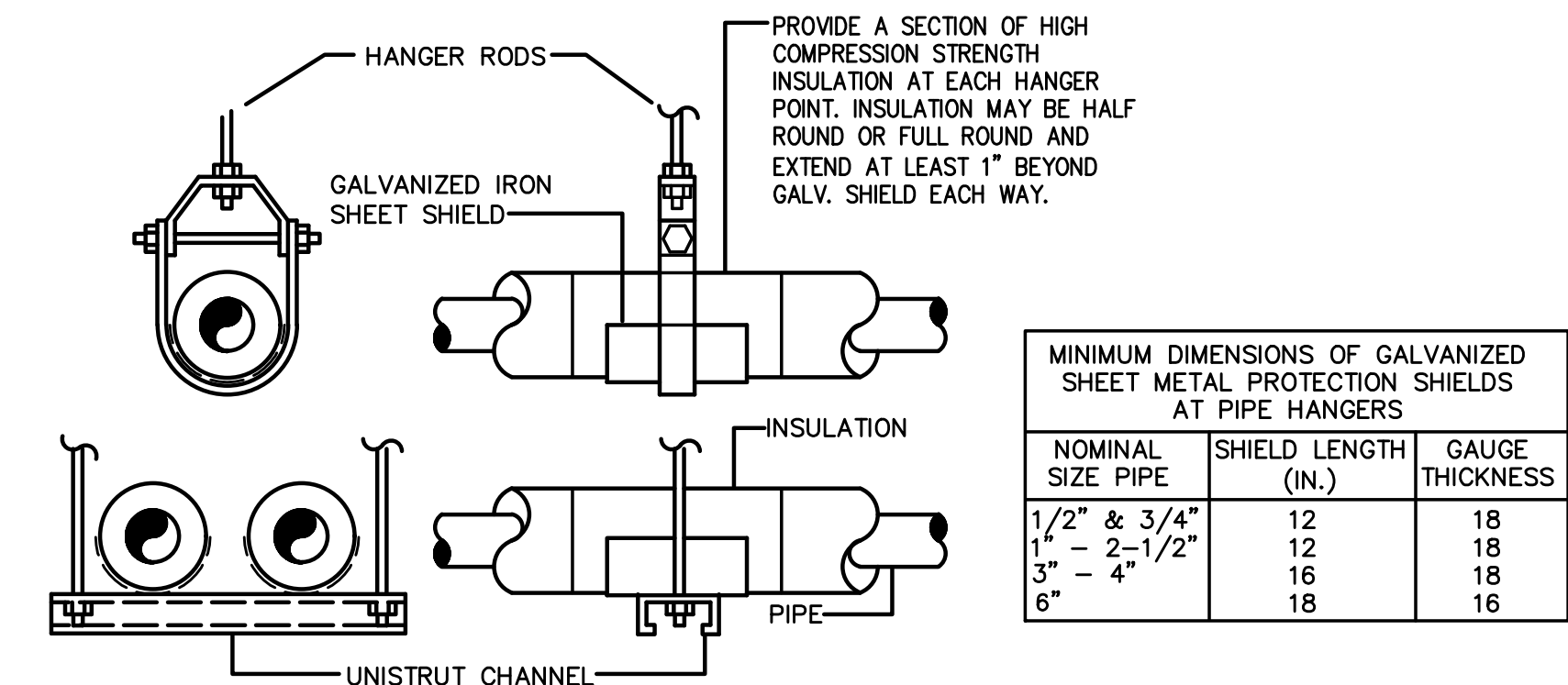
\*\*PER IPC, "FOR FIXTURES NOT LISTED, LOADS SHOULD BE ASSUMED BY COMPARING THE FIXTURE TO ONE LISTED USING WATER IN SIMILAR QUANTITIES AND AT SIMILAR RATES."



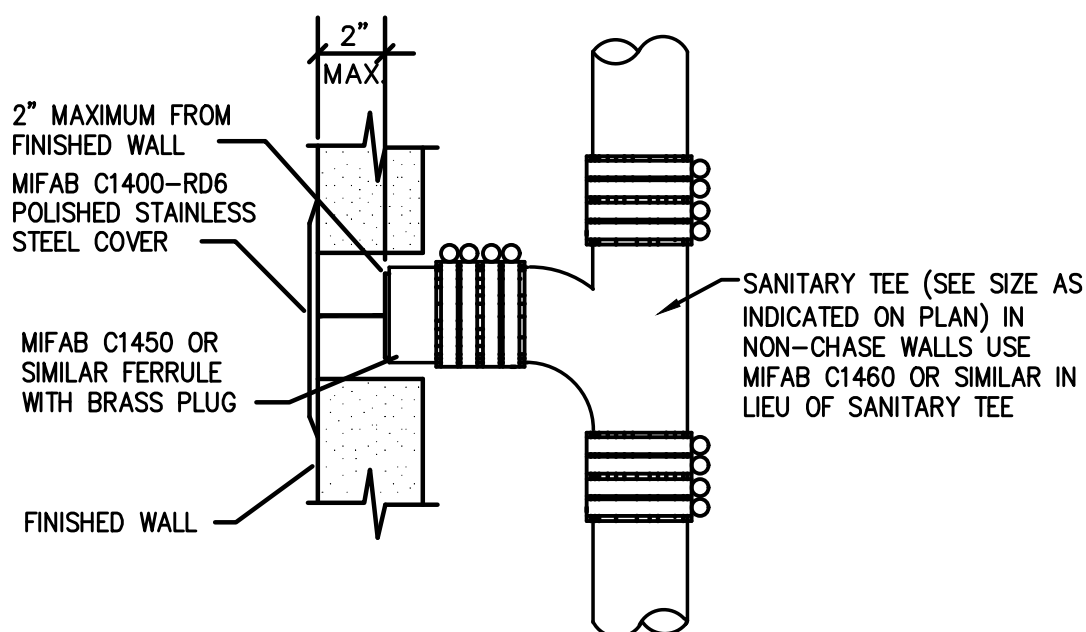
01 TANK-TYPE ELECTRIC WATER HEATER DETAIL  
SCALE: NOT TO SCALE



02 FLOOR DRAIN DETAIL  
SCALE: NOT TO SCALE



03 HANGER FOR INSULATED PIPING  
SCALE: NOT TO SCALE



04 WALL CLEAN OUT DETAIL  
SCALE: NOT TO SCALE