

TENANT FINISH WORK FOR A GOOD CENTS RESTAURANT

869 SW LEMANS LANE
LEE'S SUMMIT, MISSOURI 64082

NOTES - 2018 IBC REVIEW

AREA		ROOM NAME	OCCUPANCY TYPE	AREA SIZE (S.F.)	OCCUPANTS/AREA REQ'D	# OF OCCUPANTS	EGRESS SIZE REQ'D	EGRESS PROVIDED	TOILET FIXTURES REQ'D	TOILET FIXTURES PROVIDED
RESTAURANT	101	DINING	ASSEMBLY	485	15 S.F./	33	6.6' OR 1 EXIT	2 EXITS (OCC > 49)	OCCUPANCY - RESTAURANT - 36 OCCUPANTS	(2) TOILET RMS - 1 WC 1 LAV 1 SERVICE SINK
	102	KITCHEN A	KITCHEN COMMERCIAL	300	200 S.F./	2	4' OR 1 EXIT	1 EXIT (OCC < 49)	1 WC /75 OCC. - MALE, 1 WC /75 OCC. FEMALE	DRINKING FOUNTAIN (DF)*
	103	HALL	N/A	N/A	-	-	-	-	1 LAV/200 OCC. EACH MALE + FEMALE	
	104	TOILET	N/A	N/A	-	-	-	-	1 DF/500 OCC, 1 SERVICE SINK	
	105	TOILET	N/A	N/A	-	-	-	-		
	106	KITCHEN B	KITCHEN COMMERCIAL	189	200 S.F./	1	2' OR 1 EXIT	1 EXIT (OCC < 49)		
	107	UTIL. RM	N/A	136	-	-	-	1 EXIT (OCC < 49)		
TOTAL						36	7.2' OR 1 EXITS (OCC/49)	2 EXITS		

EGRESS
OCCUPANT LOADS USED TABLE 1004.5 FLOOR AREA ALLOWANCE (S.F. PER OCCUPANT)
MERCANTILE - GRADE FLOORS - 60 GROSS
MSC. STORAGE - 300

INTERIOR WALL/CEILING FINISHES CLASSIFICATION - TABLE 803.3
NON-SPRINKLERED
OCCUPANCY M
CORRIDORS B
ROOMS C

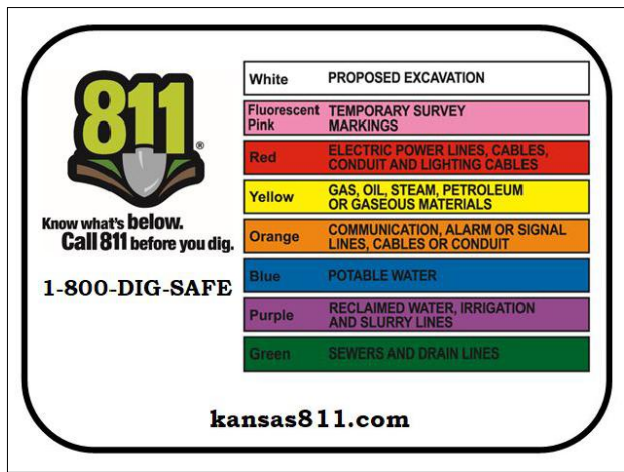
BUILDING CONSTRUCTION TYPE - EXISTING BLDG
TYPE V B
FIRE RESISTANCE RATING REQUIREMENTS TABLE 601
PRIMARY STRUCTURAL FRAME 0
BEARING WALLS INTER/EXT. 0
NON BEARING WALLS 0
FLOOR 0
ROOF CONSTRUCTION 0

FIRE RESISTANCE EXTERIOR WALLS - TABLE 602
FIRE SEPARATION DISTANCE IS 1 30 FT. ON NORTH, SOUTH, EAST
+ WEST ELEVATIONS. FIRE RESISTANCE NOT REQUIRED.

SHOULD THE ENCLOSURE EXIT CAPACITY EXCEED OCCUPANT LOAD OF 49
BASED ON AREA/OCCUPANT LOAD CALCULATION, PER TABLE 1006.3.3(2) TWO
EXITS REQUIRED.

ALLOWABLE DISTANCE TO EXIT TABLE 1017.2
M - WITHOUT SPRINKLER SYSTEM 200 FEET

SECTION 508 MIXED USE AND OCCUPANCY
NON SEPARATED OCCUPANCY USED SECTION 508.3 EXCEPT
MOST RESTRICTIVE REQUIREMENTS OF CHAPTER 9 SHALL APPLY TO THE TOTAL
OCCUPANCY AREA.
FIRE EXTINGUISHERS REQUIRED - SECTION 906.1
PER TABLE 906.3(1) MAX. FLOOR AREA - 2,082 S.F. ORDINARY HAZARD - MAX. 75 TO FE.
MANUAL FIRE ALARM NOT REQUIRED - SECTION 907.2.4
BUILDING IS ONE STORY



ZONING ANALYSIS

LEE'S SUMMIT, MISSOURI

COMMERCIAL

CODE ANALYSIS

BUILDING CODE	2018 IBC
MECHANICAL CODE	2018 IMC
PLUMBING CODE	2018 IPC
ELECTRICAL CODE	2017 NEC
FIRE CODE	2018 IFC
FUEL GAS CODE	2018 IFGC
ADA CODE	ICC/ANSI A117.1-2010
ENERGY CODE	2018 IECC

TOTAL PROJECT AREA	1,505 S.F. TOTAL PROJECT AREA
OCCUPANCY	GROUP A2 - ASSEMBLY - RESTAURANT
OCCUPANCY - SEE CHART ABOVE	

TYPE OF CONSTRUCTION

5B

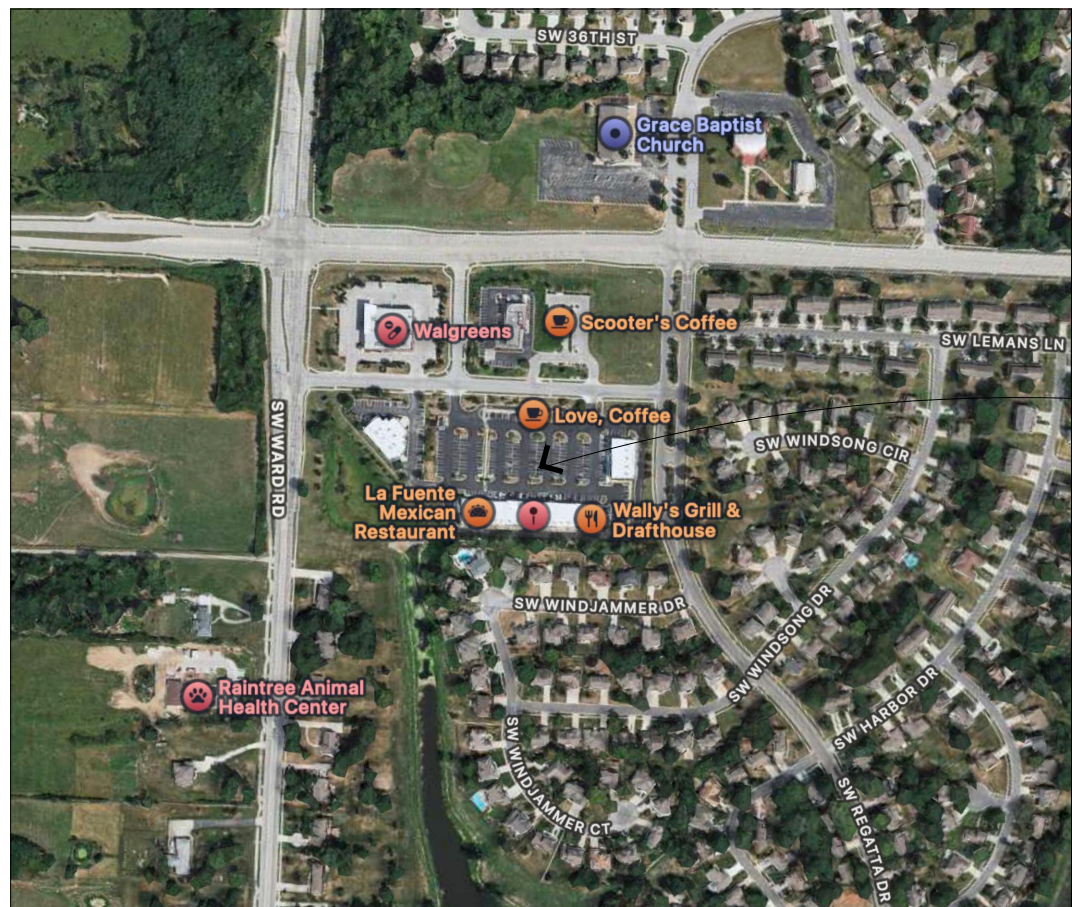
1

CONTACT INFORMATION :

ARCHITECTS : DBL ARCHITECTURE, INC.

DANA BLAY - 913-206-6060

VICINITY MAP



SITE



INDEX OF DRAWINGS

AC COVER SHEET

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- E2 FIRST FLOOR ELECTRICAL LIGHTING PLAN
- E3 ELECTRICAL SPECIFICATIONS
- E4 ELECTRICAL DETAILS

PLUMBING

- P1 FIRST FLOOR PLUMBING PLAN
- P2 PLUMBING RISER DIAGRAMS + DETAILS

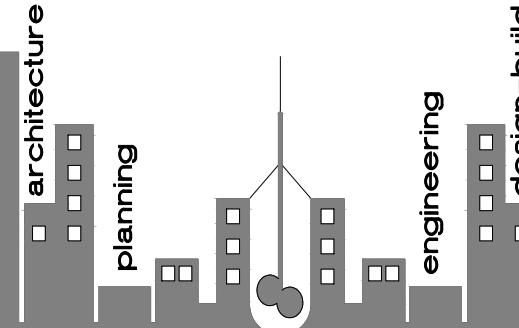
GENERAL NOTES: (PERTAINS TO ALL SHEETS)

- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS AND DETAILS SHOWN ON DRAWINGS WITH EXISTING FIELD CONDITIONS. CONDITIONS FOUND WHICH WILL PREVENT ACCOMPLISHMENT OF INTENT SHOWN ON DRAWINGS SHALL BE BROUGHT TO IMMEDIATE ATTENTION OF THE ARCHITECT FOR DETERMINATION PRIOR TO COMMENCING SAID WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF AND CONSEQUENT REPAIR OR REPLACEMENT OF DAMAGES TO PAVING AREAS, CONCRETE WALKS, THE EXISTING BUILDING, LANDSCAPING, OWNERS PERSONAL ITEMS, ETC., DUE TO WORK REQUIRED IN THIS CONTRACT.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVAL OF APPROPRIATE GOVERNING AUTHORITIES BEFORE BEGINNING WORK AT SITE.
- ALL WORK SHALL COMPLY WITH THE LOCAL BUILDING CODES AND THE STATE OF MISSOURI MUNICIPAL CODES.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO THE BUILDING FOR THE OWNER AT ALL TIMES.
- CONTRACTOR SHALL CONTAIN ALL EXTERIOR CONSTRUCTION ACTIVITY WITHIN A REASONABLE AREA. CONTRACTOR SHALL INSTALL TEMPORARY BARRICADES ALONG THE LINE OF CONSTRUCTION AS REQUIRED FOR THE SAFETY AND SECURITY OF THE OWNER AND THE CONTENTS OF THE BUILDING.
- CONTRACTOR SHALL CONTAIN ALL INTERIOR CONSTRUCTION ACTIVITY WITHIN THE AREAS OF THE CONSTRUCTION CHANGES. CONTRACTOR SHALL INSTALL DUST PROTECTION TO COMPLETELY ISOLATE THE AREAS OF CONSTRUCTION FROM THE OTHER AREAS WHERE WORK IS NOT BEING PERFORMED. INSTALL DUST PROTECTION IN FRONT OF ALL OPENINGS IN EXISTING PARTITIONS/FLOORS INCLUDING SUPPLY + RETURN GRILLS, ETC. TO PREVENT DUST OR FOREIGN OBJECTS FROM ENTERING THE OPENING.
- CONTRACTOR SHALL KEEP ALL AREAS CLEAN OF CONSTRUCTION DEBRIS. PROPERLY DISPOSE OF CONSTRUCTION DEBRIS AT THE END OF EACH DAY.
- THE DRAWINGS AND SPECIFICATIONS ARE PROVIDED AS ONE UNIT. SHOULD A CONFLICT OCCUR, THE ARCHITECT WILL DETERMINE THE INTENT OF THE DOCUMENTS TO PROVIDE THE OWNER WITH A COMPLETE PROJECT.
- PROTECT ALL EXISTING WALL + FLOOR MOUNTED FIXTURES TO REMAIN.
- WHERE A CONDITION IS NOTED "TYPICAL" (TYP.) IT IS UNDERSTOOD THAT ALL SIMILAR CONDITIONS BE CONSTRUCTED OF THE SAME MATERIALS AND/OR DIMENSIONS.
- WHERE A CONDITION EXISTS ON THE DRAWINGS THAT ARE CONFLICTING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION OF THE AFFECTED AREAS OF THE CONFLICT. SHOULD THE ARCHITECT NOT BE NOTIFIED OF SUCH CONFLICTS, THE ARCHITECT WILL BE HELD HARMLESS OF ANY CLAIMS ARISING FROM SUCH CONFLICTS.



4-1-25

DBL ARCHITECTURE + INC.



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PROJECT LOG:

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AS-BUILT MEASURING/COMPLETION	3/20/25
OWNER'S DESIGN REVIEW	?/?/25
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PLANNING SPECIAL USE SUBMITTAL	?/?/25
OWNER'S CD REVIEW	4/21/25 4/29/25 5/5/25
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PLANS PERMIT RESUBMIT	5/5/25

REVISIONS:

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- 2 REVISED PER CITY ?/?/25

SHEET TITLE:

COVER SHEET

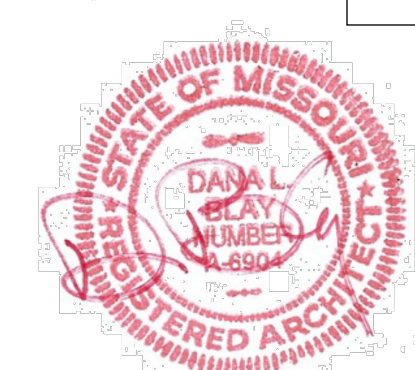
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AC

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SHEET TITLE:

FIRST FLOOR
PLAN

SHEET NO.:
A1

PROJECT NUMBER :
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FLOOR PLAN NOTES

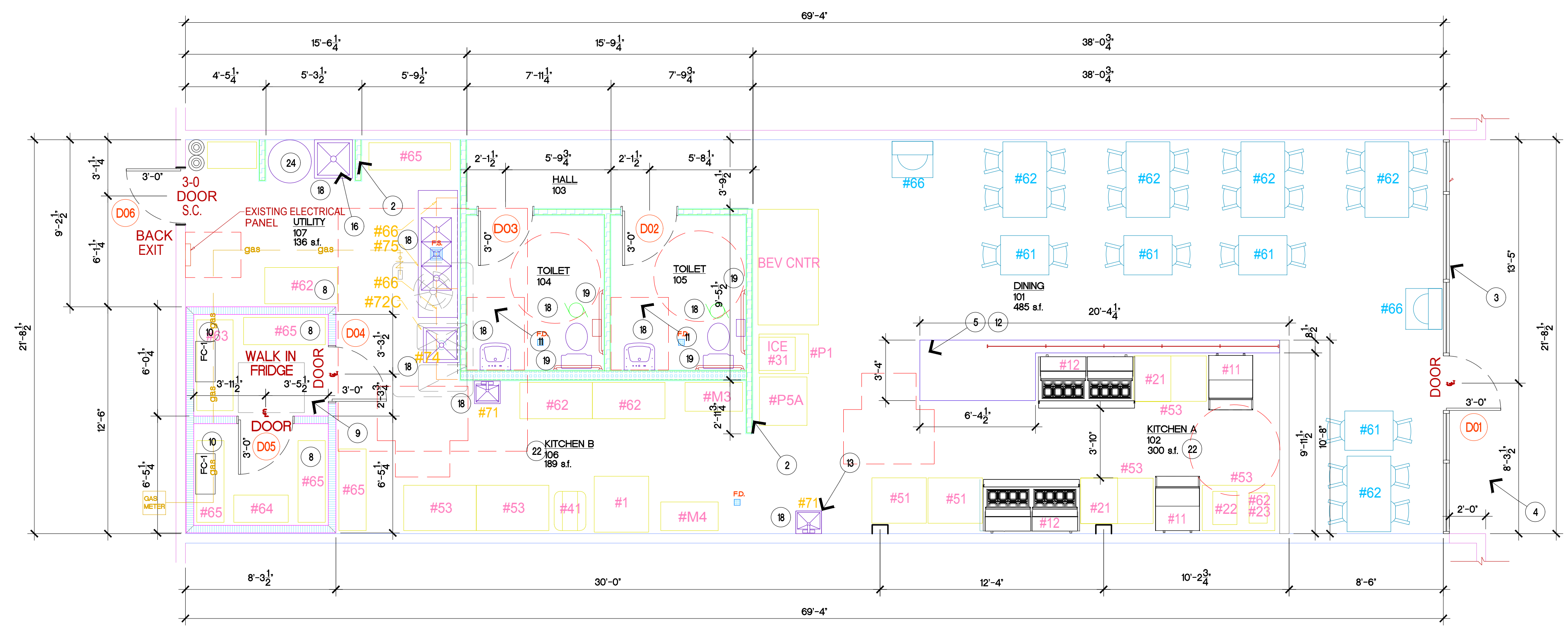
NOTE: NOT ALL NOTES APPLY

XX

- EXIST'G FACE BRICK - COMMON BOND (TYP.)
- STUD + GYP. BD. WALL (TYP.) RE: WALL TYPE LEGEND
- EXISTING ALUMINUM FRAME WINDOW/DOOR
- EXISTING CONCRETE SIDEWALK
- PAYMENT COUNTER FOR CUSTOMERS
-
-
-
- STORAGE SHELVING
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- WALK-IN COOLER FAN COIL UNIT RE: E1
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- NEW PLUMBING FIXTURE RE: PLUMBING
- NEW TOILET GRAB BARS PER ADA. PROVIDE BLOCKING AS REQ'D.
- NEW TOILET COMPARTMENT. PROVIDE BLOCKING AS REQ'D.
-
- NEW KITCHEN EQUIPMENT RE: KITCHEN EQUIPMENT SCHEDULE
-
-
- NEW WATER HEATER RE: P2
- EXIST'G ROOFTOP FURNACE UNIT TO BE RETAINED FOR USE
-
- NEW EMERGENCY LIGHTING AT EXTERIOR OF EXIT. PROVIDE BLOCKING AS REQ'D.

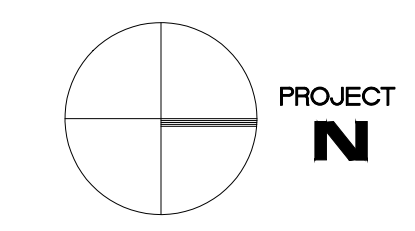
WALL TYPE LEGEND

- EXIST'G WALLS TO BE REMOVED
- EXIST'G WALLS TO REMAIN
- NEW WALLS - INTERIOR COOLER WALLS - 5" THICK SANDWICH PANELS w/ FRP PANELS • INSIDE
- NEW WALLS - INTERIOR WALLS - 5/8" GYP. BD. • SIDE OF 3 # MTL. STUDS • 16" O.C. (1 SIDE AT EXT. WALL)
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- NEW WALLS - FIRE RATED WALL - RE: UL WALL RATING SPEC



2 FIRST FLOOR PLAN

1/4"=1'-0"





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ENLARGED
FIRST FLOOR
PLANS

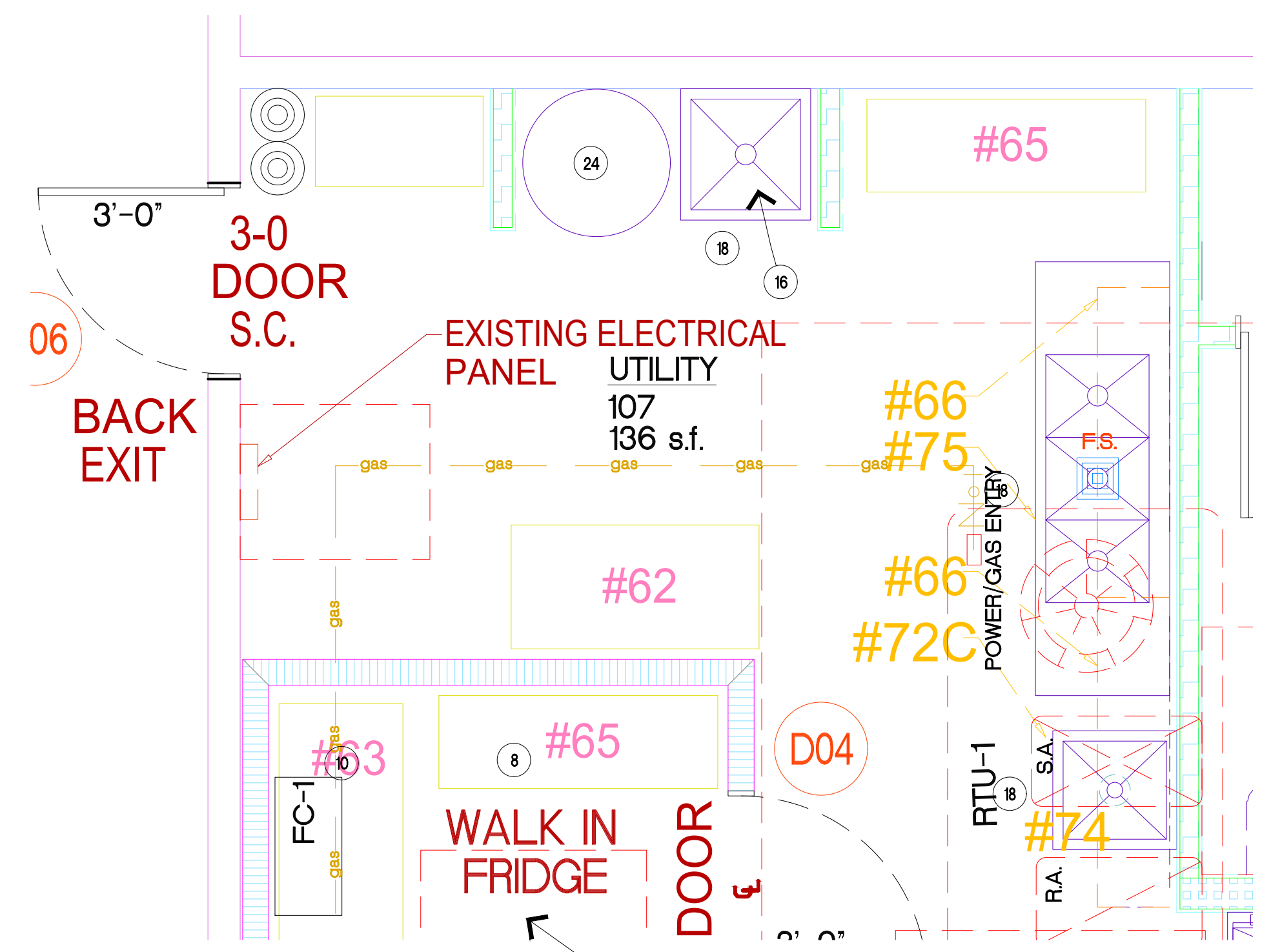
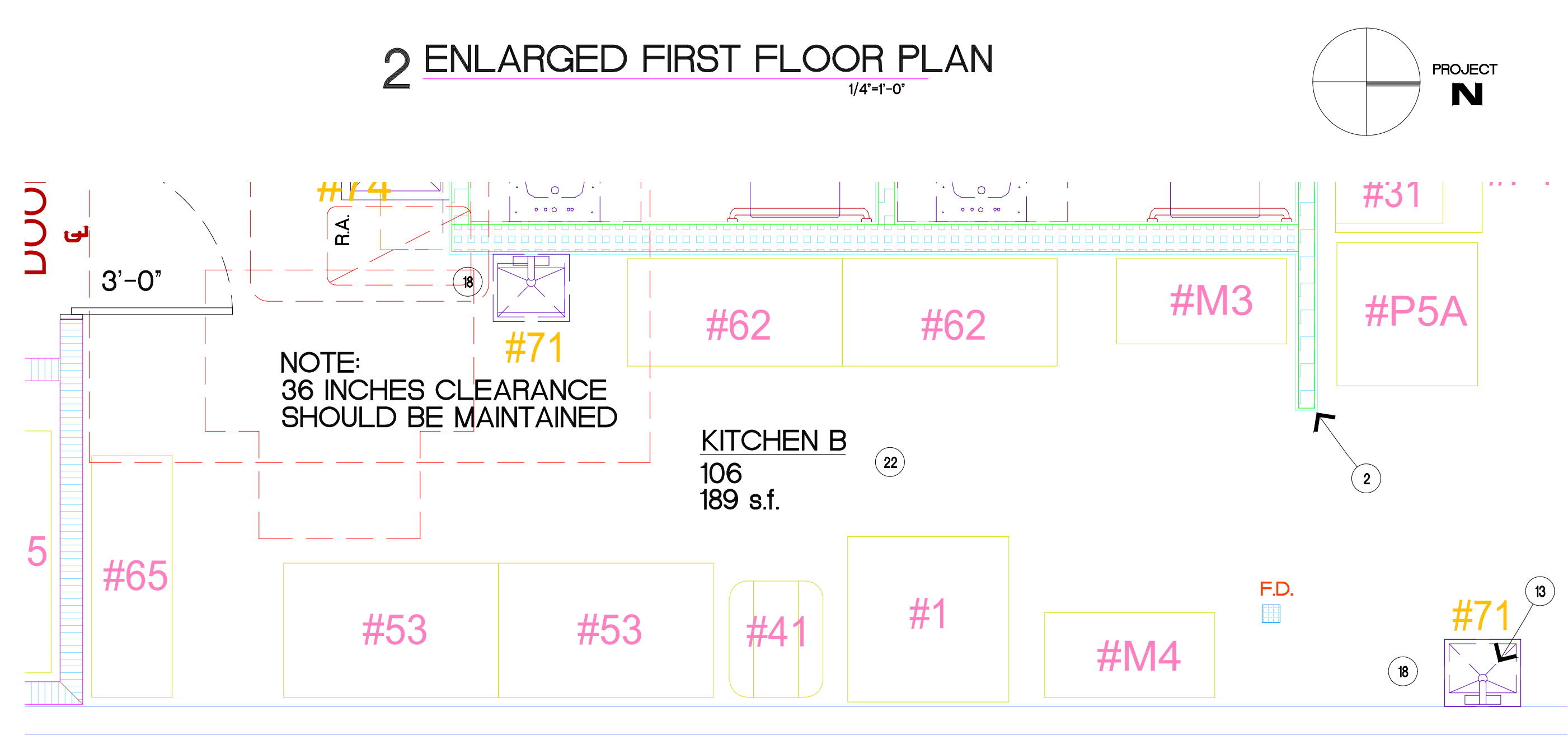
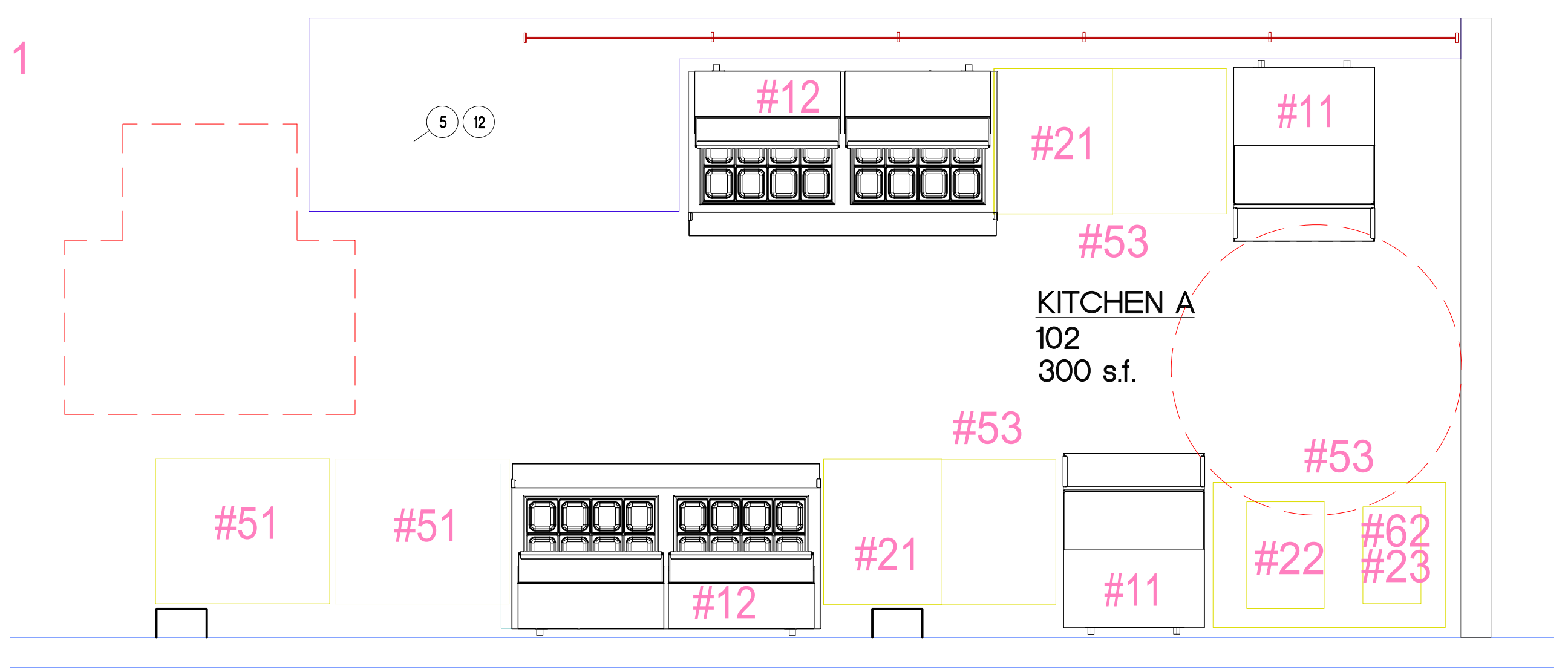
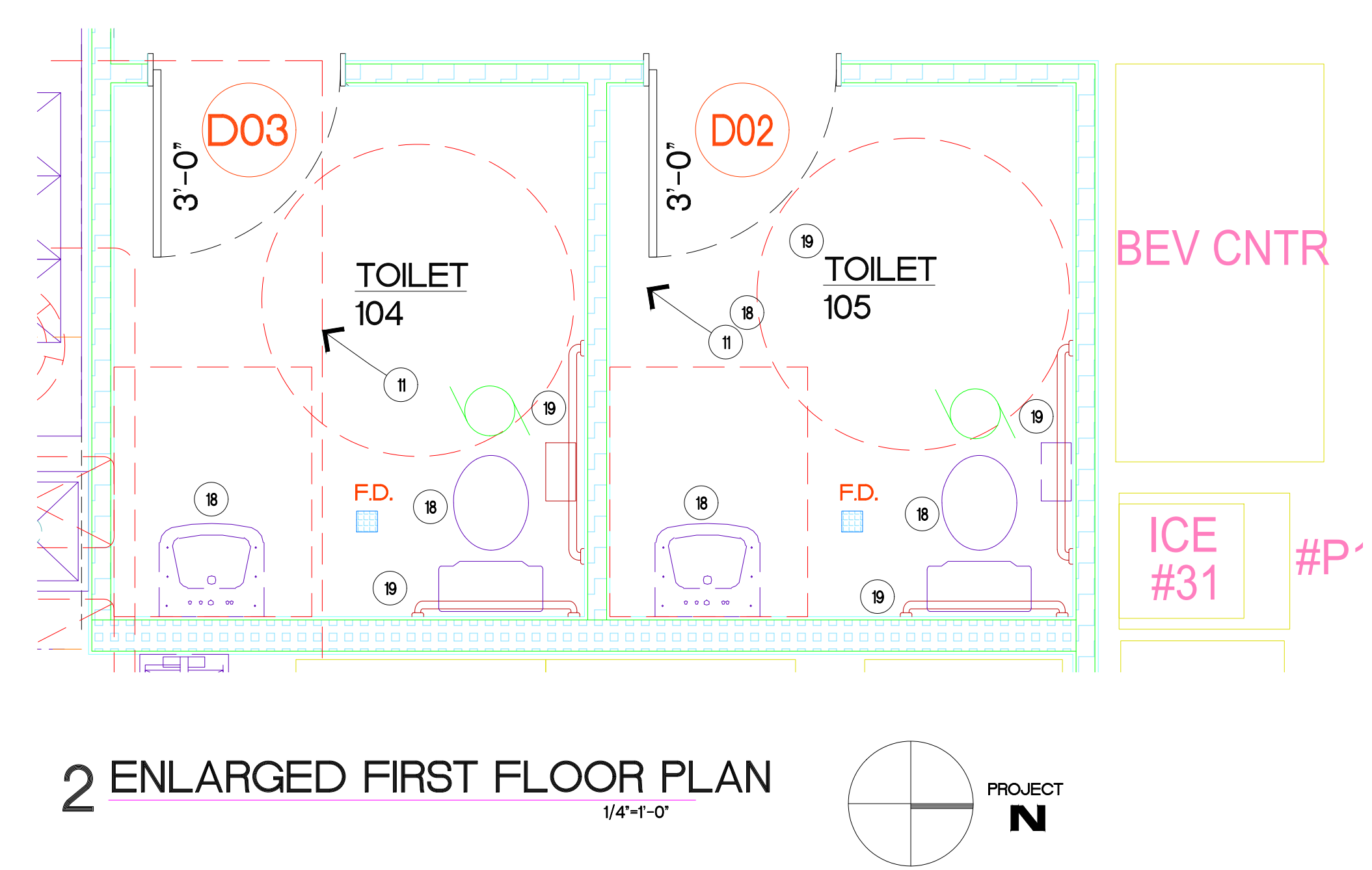
SHEET NO.:
A1A

PROJECT NUMBER :
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- FLOOR PLAN NOTES
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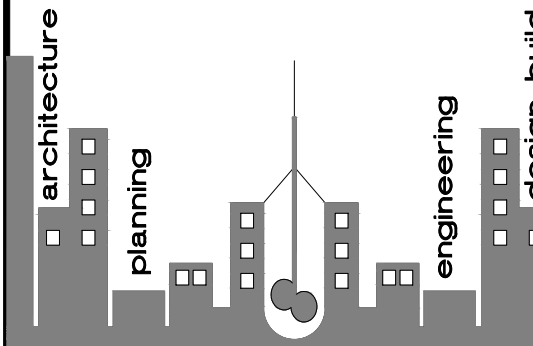
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2 ENLARGED FIRST FLOOR PLAN
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SHEET TITLE:

REFLECTED
CEILING PLAN

SHEET NO.:

A1B

PROJECT NUMBER :
031925

ELECTRICAL SYMBOL LEGEND

	EMERGENCY LIGHT		SINGLE POLE SWITCH
	EXIT LIGHT		SINGLE POLE DIMMER SWITCH
	WALL MOUNTED (w/ TYPE)		OCCUPANT SENSOR SWITCH
	CEILING RECESSED (w/ TYPE)		OCCUPANT SENSOR SWITCH
	LED LIGHT (w/ TYPE)		DUPLEX OUTLET
	EXHAUST FAN		CEILING DUPLEX OUTLET
	TELEPHONE JACK		QUADRIPLEX OUTLET
	POLE MOUNTED LIGHT		QUADRIPLEX GROUND FAULT INTERRUPTER OUTLET
	TRACK LIGHT		220 VOLT OUTLET
	CEILING MOUNTED (w/ TYPE)		GROUND FAULT INTERRUPTER OUTLET
	CEILING FAN		FLOOR OUTLET

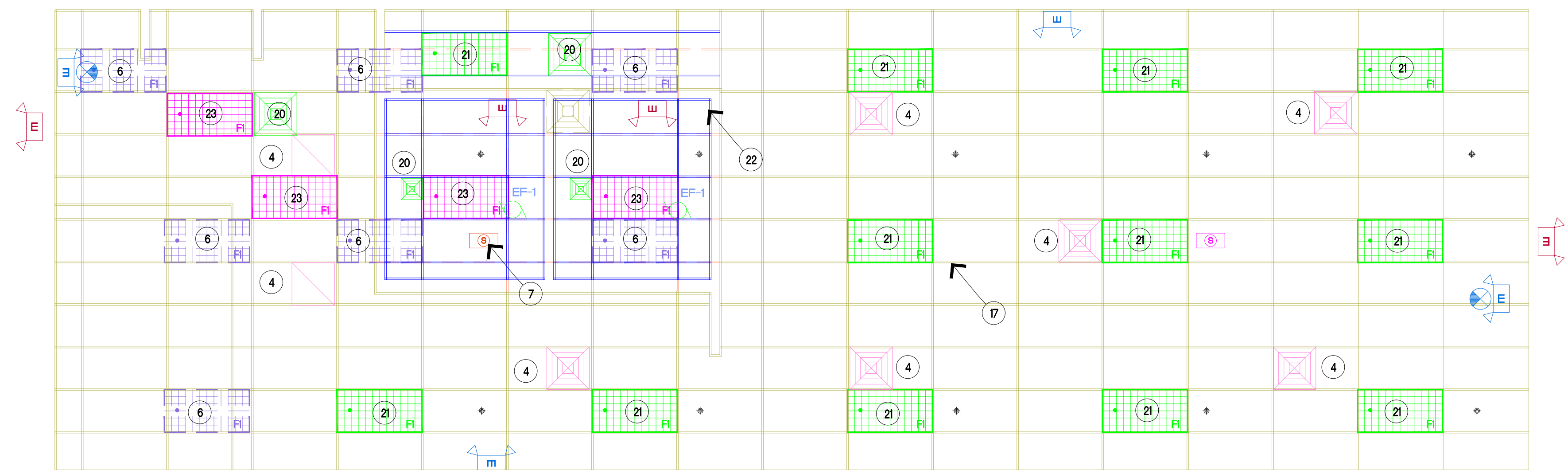
HVAC SYMBOL LEGEND

	CEILING SUPPLY GRILL		THERMOSTAT CONTROL
	FIRE ALARM STROBE LIGHT/AUDIBLE ALARM		CEILING RETURN GRILL
	FIRE ALARM PULL		SMOKE + HEAT DETECTOR INTERCONNECTED w/ BATT BACKUP

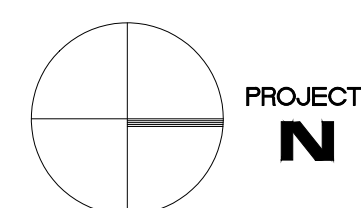
CEILING PLAN NOTES

NOTE: NOT ALL NOTES APPLY

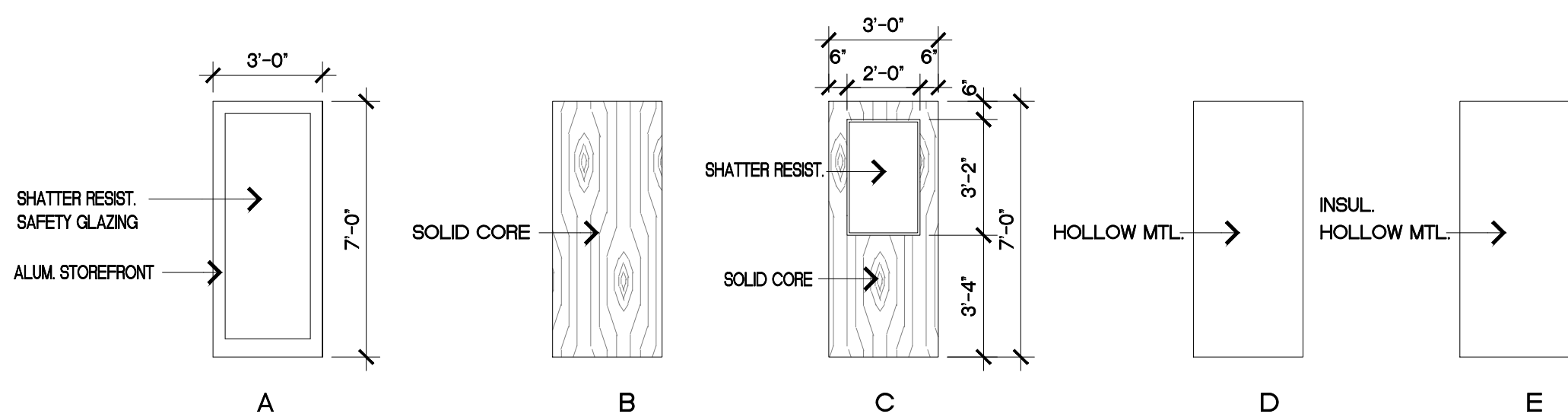
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- NEW TOILET GRAB BARS PER ADA. PROVIDE BLOCKING AS RECD.
- NEW CEILING HVAC GRILL RE: M1
- EXISTING LIGHT TO BE REPLACED w/ NEW. RE: E2, E3
- NEW CEILING GRID
- NEW CEILING LIGHT. RE: E2, E3
- NEW WATER HEATER RE: P2
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- NEW EMERGENCY LIGHTING AT EXTERIOR OF EXIT. PROVIDE BLOCKING AS RECD.



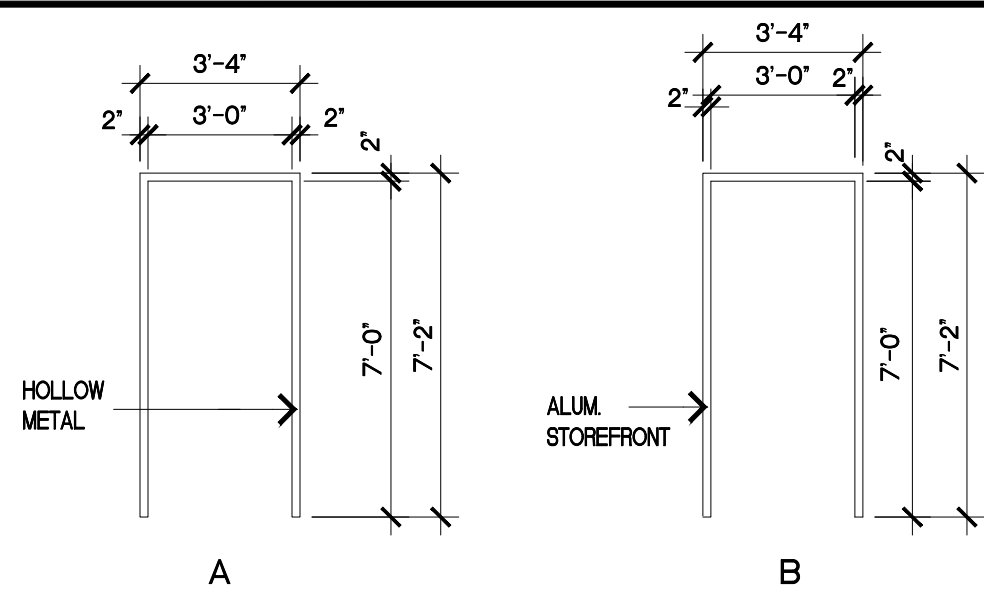
2 REFLECTED CEILING PLAN
1/4"=1'-0"



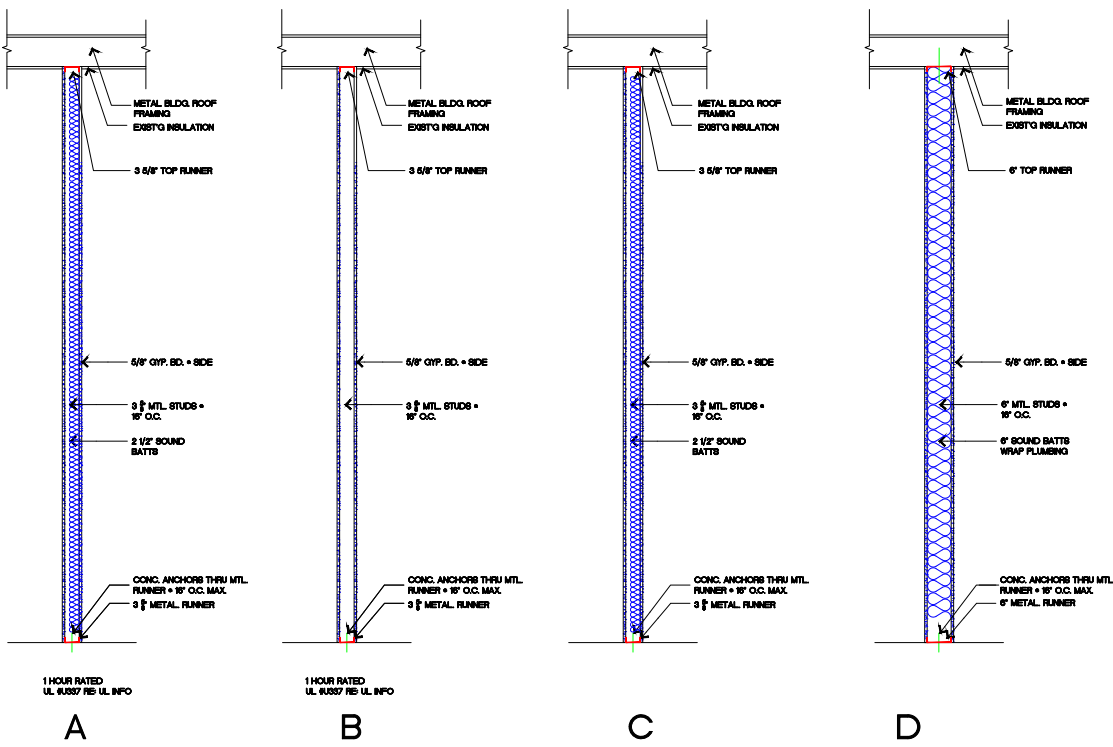
PRODUCT ITEM	SPECIFIED MFG.	APPROVED EQUAL MFG.
HINGES	HAGER B8199 S.S.	McKINNEY
LOCKSETS	BEST 9K SERIES 16D LEVER + ROSE STYLE DEADBOLT + T SERIES	NO SUBSTITUTION
EXIT DEVICES	VON DUFRIN XP 98/99	NO SUBSTITUTION
DOOR CLOSERS	LCN 4040 XP	NO SUBSTITUTION
KICKPLATES	BURNS J102 S.S.	ROCKWOOD
STOPS	BURNS 575 S.S.	ROCKWOOD
DOOR PULLS	BURNS 26G SERIES	ROCKWOOD
THRESHOLDS	PEMKO CT 1715	REESE
WEATHERSTRIP	PEMKO P240	REESE



DOOR TYPES



FRAME TYPES



DOOR SCHEDULE

NUMBER	TYPE	MATL	SIZE	RATING	HARDWARE	FRAME TYPE	FRAME MATL	JAMB	HEAD	SILL	DOOR PAINT	FRAME PAINT	REMARKS
D01	EXIST'G	EXIST'G	EXIST'G	-	-	-	-	-	-	-	-	-	NOTE #1
D02	B	S.C.	3'-0"x7'-0"	-	5	A	H.M.	A2	A2	-	PAINT #3	PAINT #1	
D03	B	S.C.	3'-0"x7'-0"	-	5	A	H.M.	A2	A2	-	PAINT #3	PAINT #1	
D04	E	I.M.	3'-0"x7'-0"	-	MFG.	MFG.	MFG.	-	-	-			
D05	E	I.M.	3'-0"x7'-0"	-	MFG.	MFG.	MFG.	-	-	-			
D06	EXIST'G	EXIST'G	EXIST'G	-	EXIST'G	EXIST'G	EXIST'G	Exist'g	Exist'g	Exist'g			

PAINT #1 METAL TRIM COLOR - SHERWIN WILLIAMS - EMERALD SATIN BLACK FOX SW 7020

PAINT #3 WOOD DOOR FINISH - 2 COATS SATIN LOW OR ZERO VOA POLYETHYLENE
PAINT #4 EXTERIOR METAL DOOR COLOR - BO

PAINT #2 INTERIOR METAL DOOR COLOR-BO

S.C. = SOLID CORE

H.M. = HOLLOW METAL

I.M. = INSULATED METAL

MFG. = BY MANUFACTURER

BO = BY OWNER

DOOR HARDWARE: ALL HANDLES TO BE ADA LEVER TYPE W/ BRUSHED ALUM. FIN.(SEE BELOW)

SET #1 - DEADBOLT, SWEEP, CLOSERS, WEATHERSTRIP, THRESHOLD, PUSH/PULLS, ASTRAGAL LOCKS

SET #2 - DEADBOLT, SWEEP, CLOSER, PUSH/PULL, WEATHERSTRIP, THRESHOLD

SET #3 - CLOSER, AB-ENTRY, THRESHOLD, SWEEP, WEATHERSTRIP, DEADBOLT

SET #4 - CLOSER, N-PASSAGE, KICKPLATES

SET #5 - CLOSER, L-PRIVACY (w/ EMERGENCY UNLOCK), 10" STAINLESS STEEL KICKPLATE

SET #6 - CLOSER, AB-ENTRY, DEADBOLT, WEATHERSTRIPPING, SWEEP

SET #7 - CLOSER, N-PASSAGE, DEADBOLT, KICKPLATE

SET #8 - CLOSER, D-STOREROOM

SET #9 - EMERGENCY PUSH-BAR, THRESHOLD, CLOSER, WEATHERSTRIP, SWEEP, DEADBOLT

NOTE 1: PROVIDE SIGN SAYING THIS DOOR TO BE UNLOCKED WHEN BUILDING IS OCCUPIED + AN OPEN/CLOSED DOOR HARDWARE INDICATOR

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869 SW Lemans Ln.
Lee's Summit, MO 64082

PROJECT LOG:

CONTRACT INITIATION

March 19, 2025

AS-BUILT MEASURING/COMPLETION

3/20/25

OWNER'S DESIGN REVIEW

7/7/25

PLANNING PRE-APP REVIEW

7/7/25

PLANNING SPECIAL USE SUBMITTAL

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OWNER'S CD REVIEW

4/21/25 4/29/25 5/5/25

PLANS AVAILABLE FOR PERMIT SUBMIT

4/1/25

PLANS PERMIT RESUBMIT

5/5/25

REVISIONS:

1 REVISED PER CITY

4/28/25

2 REVISED PER CITY

7/7/25

SHEET TITLE:

SCHEDULES

SHEET NO.:

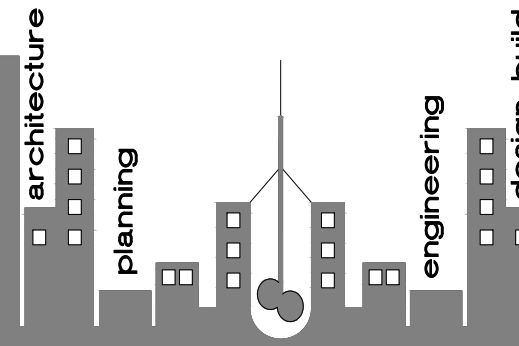
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PROJECT NUMBER :

031925



DBL ARCHITECTURE + INC.



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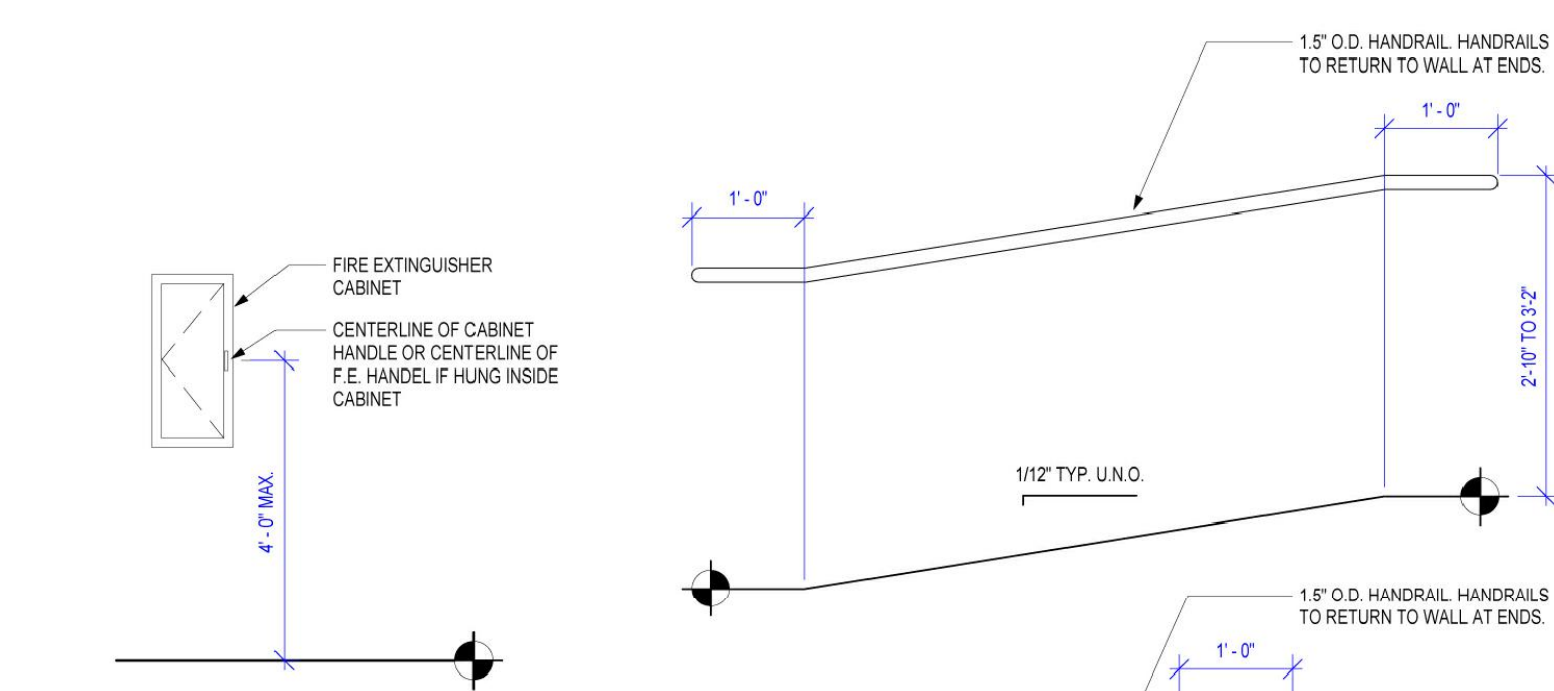
SHEET TITLE:
ADA
SPECIFICATIONS

SHEET NO.:
A3

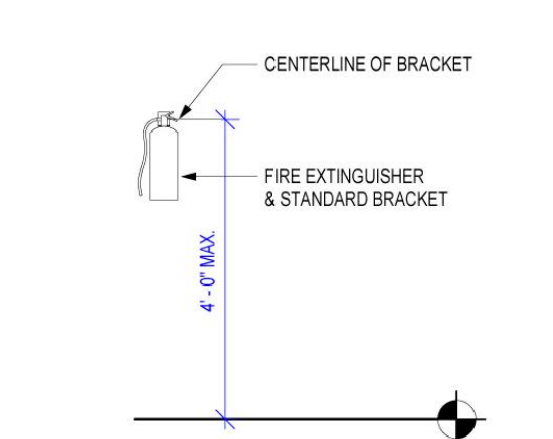
PROJECT NUMBER:
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GENERAL NOTES:
ACCESSIBILITY GUIDELINES

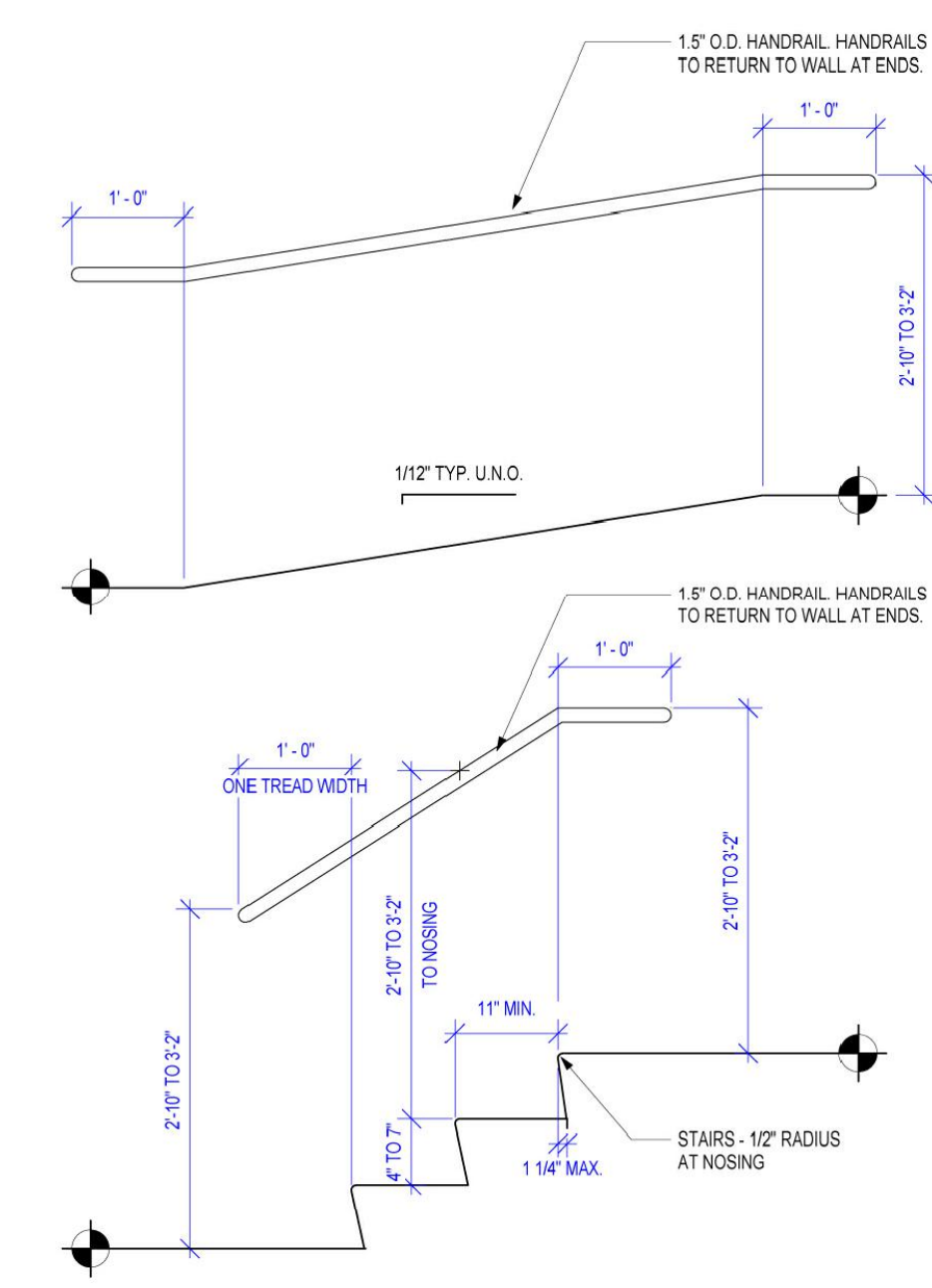
- NOTE: ALL DIMENSIONS ARE MEASURED FROM FLOOR, UNLESS NOTED OR SHOWN OTHERWISE.
- ADA UNOBSTRUCTED REACH RANGES: ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- ELEVATORS: STANDARD CALL BUTTONS: 36" TO 48" TO C.L. & PROTRUDE 1" MAX. ADA CALL BUTTONS: 42" TO C.L. (TYP.) & 48" MAX. (34" SMALLEST DIM.). ADA VISIBLE SIGNALS: 72" MIN. TO C.L. (2" SMALLEST DIM.). TACTILE SIGNAL ON HOST/STAY: 60" TO BASE OF CHARACTERS W/ TACTILE STAR & 2" HIGH CHARACTERS.
- DOOR HARDWARE (TO CENTER OF HARDWARE): STANDARD MOUNTING HEIGHTS: PUSH PLATES = 42". PULL HANDLES = 42". KNOBS/LEVERS = 40". PANIC EXIT = 42" CENTERLINE OF BAR. KNOB PLATES: WIDTH = DOOR WIDTH MINUS 2" CENTER. HEIGHT = 18" FROM B.O. DOOR THRESHOLDS. STANDARD = 1/2" MAX. AT EXT. SLIDING DOORS = 3/4" MAX. ADA HARDWARE = 34" MIN. TO 48" MAX.
- DRINKING FOUNTAINS & EVCS (TO SPOUT): STANDARD = 40" TYP. 42" MAX. ADA = 38" MAX. 27" MIN. CLEAR KNEE SPACE.
- COUNTERTOPS (TO SINK RIM/COUNTERTOP): ADA = 28" MIN. TO 34" MAX.
- WATER CLOSETS (TO TOP OF SEAT): STANDARD = 14" TO 15". ADA (TO TOP OF SEAT) = 17" TO 19". ADA FLUSH CONTROLS = 44" MAX.
- URINALS (TO RIM): STANDARD = 24" MAX. ADA = 17" MAX. ADA FLUSH CONTROLS = 44" MAX.
- LAVATORIES (TO SINK RIM/COUNTERTOP): STANDARD = 36" MAX. ADA = 34" MAX. (29" MIN. CLEAR KNEE SPACE).
- MIRRORS (TO B.O. REFLECTIVE SURFACE): STANDARD = VARIES. ADA = 40" MAX.
- GRAB BARS - ADA (TO TOP OF BAR): WATER CLOSETS = 33" MIN. TO 38" MAX. SHOWERS = 33" MIN. TO 38" MAX. (FROM B.O. SHOWER). BATH TUBS: TOP BAR = 33" MIN. TO 38" MAX. BOT. BAR = 9" ABOVE T.O. TUB.
- SHOWER HEADS (FROM FLOOR TO HEAD): STANDARD = 72" TO 84". ADA = SPRAY UNIT W/ HOSE 80" LONG MIN. ADA = FIXED SHOWER HEAD = 48" AFF.
- SHOWER CONTROLS (TO CONTROL AREA): STANDARD = 48" MAX. (TO TOP). ADA = 38" MIN. TO 48" MAX.
- SHOWER ROD (FROM FLOOR TO C.L.): STANDARD = 78" MAX. TOILET ROOM PARTITIONS: TOILETS = 12" TO BOT. & 16" TO TOP. URINALS = 16" TO BOT. & 60" TO TOP.
- TOILET PAPER DISPENSERS (TO C.L. OF OUTLET): STANDARD = 24". ADA = 15" MIN. TO 24" MAX.
- WALL MOUNTED SOAP DISPENSERS (TO C.L. OF PUSH BUTTON): STANDARD = 40" MAX. ADA = VARIES. RE. OBSTRUCTED AND UNOBSTRUCTED REACH RANGES: ADA SIDE REACH = 48" MAX. ABOVE SINK IN COUNTER.
- PAPER TOWEL DISPENSER/WASTE RECEPTACLE (TO TOWEL SLOT): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- WARM AIR HAND DRYER (TO PUSH SWITCH): STANDARD = 44" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SANITARY NAPKIN DISPENSER (TO C.L. OF COIN SLOT): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SANITARY NAPKIN DISPOSAL (TO TOP OF UNIT): STANDARD = 28" MAX. ADA = 19" MIN. TO 24" MAX. (TO OPNG.).
- TOILET SEAT COVER DISPENSERS (TO OPNG.): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SHOVELS: ADA = 48" MAX.
- COAT HOOKS: STANDARD = 68". ADA = 48" MAX.
- CHALKBOARDS, TACKBOARDS & MARKERBOARDS: STANDARD = 32" TO 36" (TO B.O. BOARD OR CHALKTRAY). STANDARD = 80" (RECOMMENDED) TO T.O. BOARD.
- THERMOSTATS & CONTROL DEVICES (TO TOP): ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX.
- LIGHT SWITCHES & CARD READERS (TO C.L.): LOCATE 6" FROM DOOR JAMB. ADA = 48" MAX.
- CONVENIENCE RECEPTACLES - ELECTRICAL/TELEPHONE/DATA (TO C.L.): STANDARD = 18". ADA = 15" MIN.
- EXIT LIGHTS: WALL MOUNTED: 2" MIN. BELOW CEILING. 2" MIN. ABOVE DOOR FRAME. FOUL. SPACE FROM CEILING TO TOP OF FRAME.
- FIRE EXTINGUISHERS (TO TOP U.N.O.): GROSS WT. 40 LBS. OR LESS = 60" MAX. GROSS WT. MORE THAN 40 LBS. = 42" MAX. ADA = 40" MAX. (B.O. CABINET).
- FIRE ALARM PULL STATIONS (TO LEVER): STANDARD = 48" MAX. ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX. SMOKE AND/OR HEAT DETECTORS: STANDARD = CEILING HEIGHT.
- HORN/SPEAKER/VISUAL SIGNALS: STANDARD = 80" AFF. OR 6" BELOW CEILING - WHICHEVER IS LOWER.
- ROOM SIGNAGE (TO C.L.): STANDARD = 60" HIGH AFF. & WITHIN 18" OF LATCH SIDE OF DOOR.



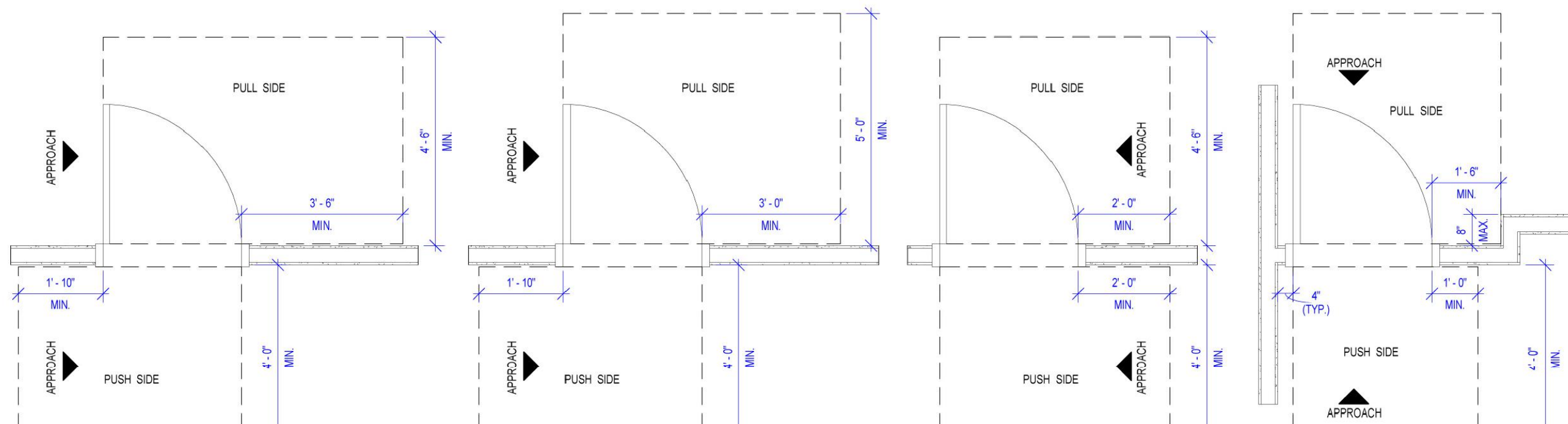
J10 FE CABINET
1/2" = 1'-0"



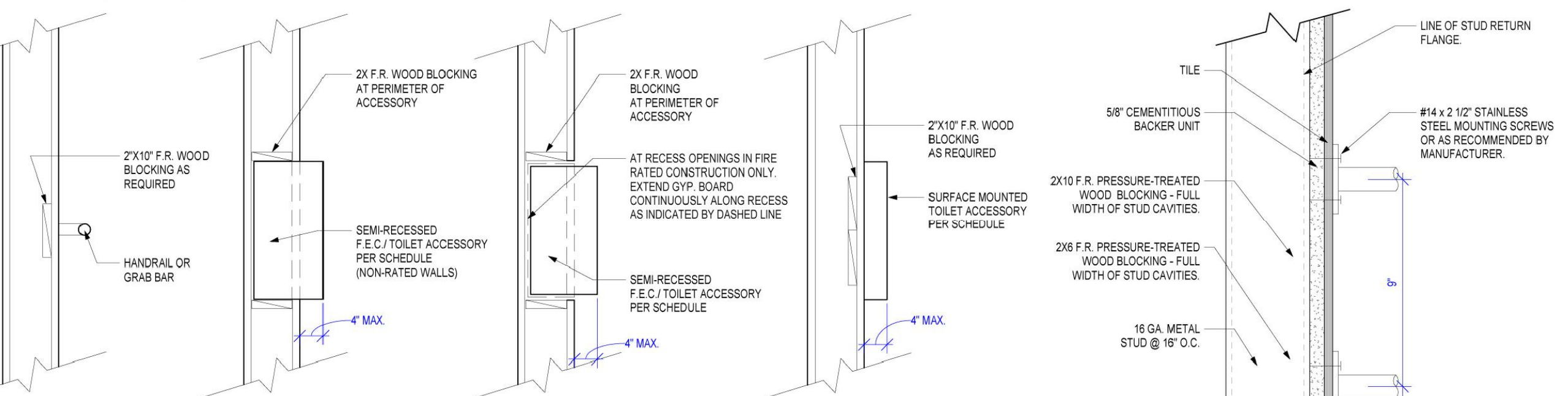
G10 FIRE EXTINGUISHER
1/2" = 1'-0"



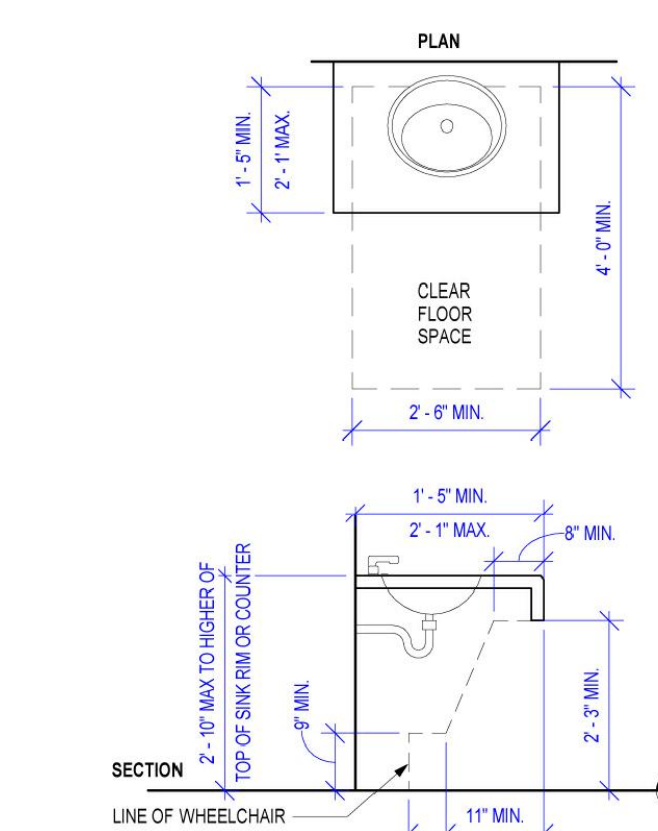
G9 HANDRAIL @ STAIRS AND RAMPS
3/4" = 1'-0"



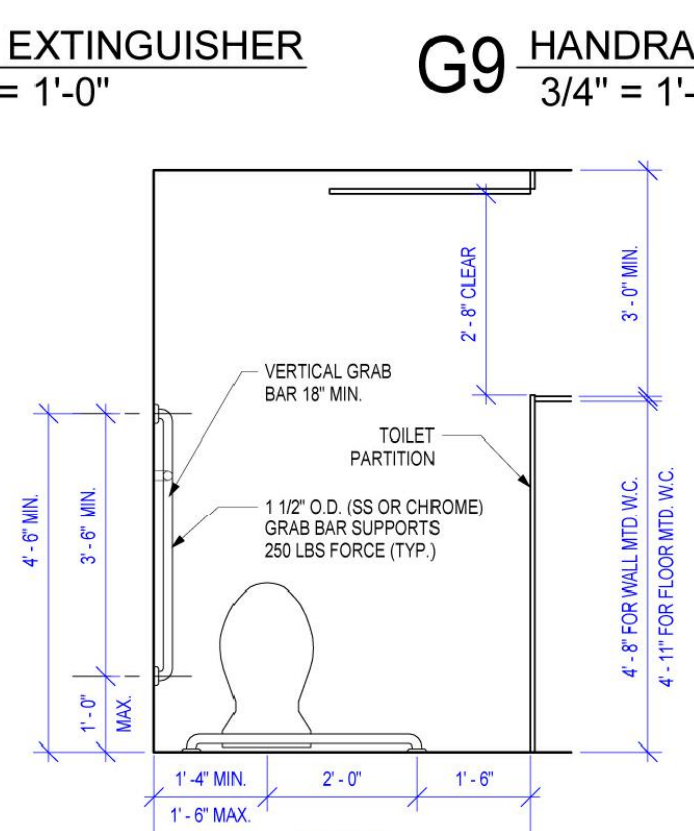
J6 TYP. DOOR APPROACH CLEARANCES
1/2" = 1'-0"



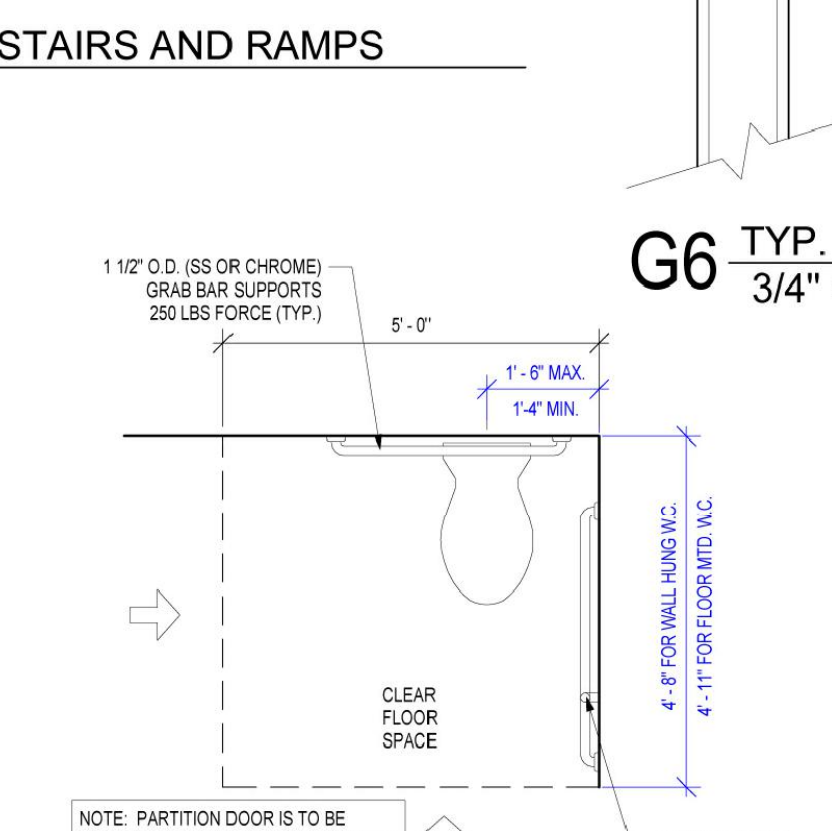
G6 TYP. BLOCKING DETAILS
3/4" = 1'-0"



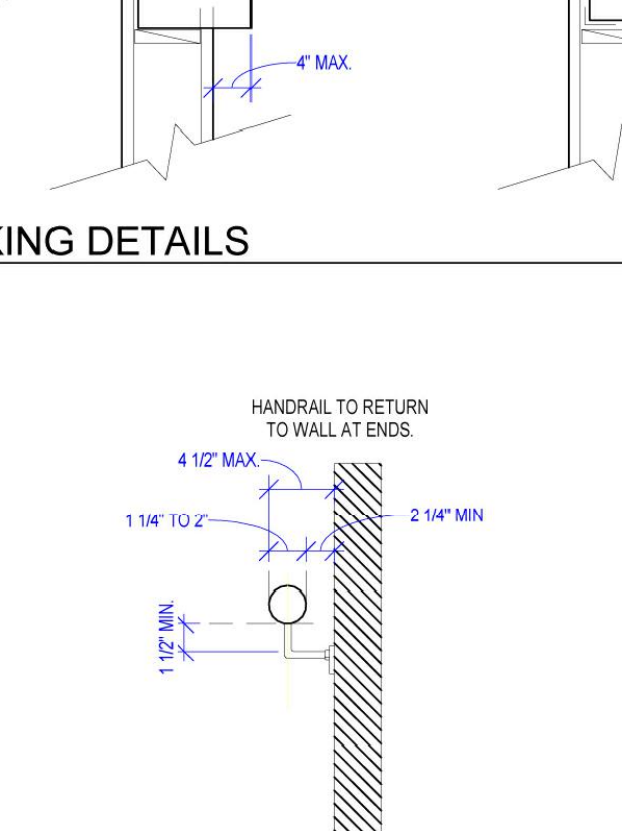
E12 SINK IN COUNTER CLEARANCES
1/2" = 1'-0"



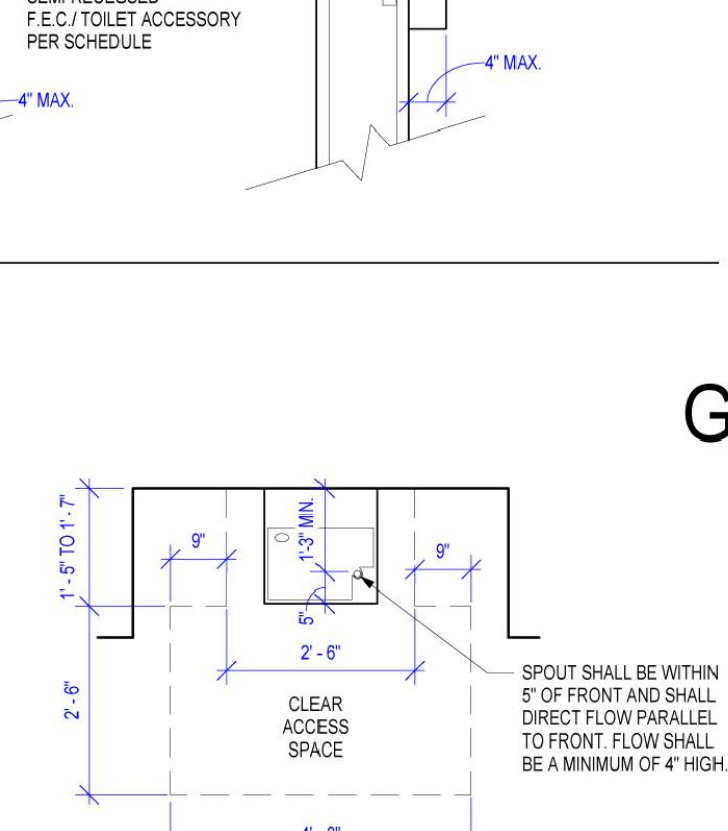
E10 ACCESSIBLE TOILET STALL
1/2" = 1'-0"



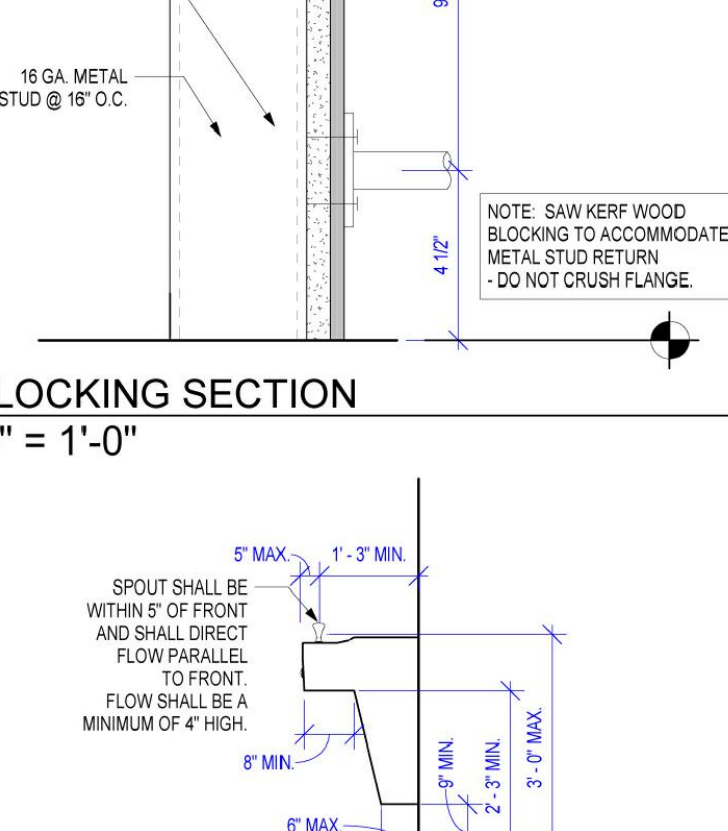
E8 ACCESSIBLE CLEAR FLOOR SPACE
1/2" = 1'-0"



E6 HANDRAIL CLEARANCES
1 1/2" = 1'-0"



E4 E.W.C. - CLEAR SPACE
1/2" = 1'-0"



E2 E.W.C. - SECTION
1/2" = 1'-0"

G2 BLOCKING SECTION
3" = 1'-0"

MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS														
ACCESSORY TYPE	FIRE EXTINGUISHER CABINET	MANUAL FIRE PULL	FIRE STROBE/LIGHT/AUDIBLE ALARM	WALL MOUNTED EXIT SIGN	WALL MOUNTED HANDRAIL	WALL CLOCK	FABRIC COVERED TACK BOARD	MARKER BOARD	MOP & BROOM HOLDER	ROBE HOOK	ELAPSED TIME CLOCK	SOAP DISPENSER	PAPER TOWEL DISPENSER	ALCOHOL DISPENSER
COMMENTS	SEMI RECESSED	SURFACE MOUNTED	SURFACE MOUNTED	WALL MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED

MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS														
ACCESSORY TYPE	CLOSET HANGER ROD & SHELF	WALL PHONE	TELEPHONE HOUSING	CUP DISPENSER	WALL SWITCH	TELEPHONE OUTLET	RECEPTACLE/TELEPHONE/DATA	RECEPTACLE/TELEPHONE/DATA	SPECIALTY EQUIP. (IE. THERMOSTAT/CARD READER/INTERCOM)	ELEVATOR CALL BUTTON	ELEVATOR VISIBLE SIGNAL INDICATOR	TACTILE CHARACTER INDICATOR	PANIC BAR	DOOR PULL
COMMENTS	WALL MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED

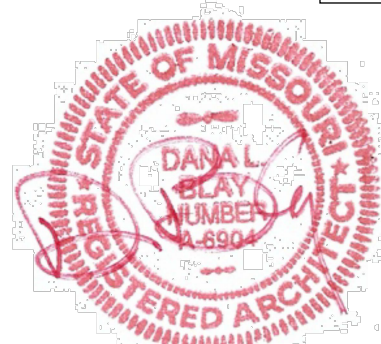
TOILET ACCESSORY TYPICAL MOUNTING HEIGHTS														
ACCESSORY TYPE	PAPER TOWEL DISPENSER	POWER HAND DRYER	PAPER TOWEL DISPENSER & TRASH RECEPTACLE	TOILET TISSUE DISPENSER	SANITARY NAPKIN DISPENSER	SANITARY NAPKIN DISPENSER	VANITY SOAP DISPENSER	FRAMED VANITY MIRROR	DIAPER CHANGING STATION	SOAP DISPENSER	FOLDING SHOWER SEAT	TOILET PARTITION	URINAL SCREEN	
COMMENTS	SURFACE MOUNTED	SURFACE MOUNTED	SEMI RECESSED	SURFACE MOUNTED	SURFACE MOUNTED	RECESSED & SURFACE	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	COUNTERTOP MOUNTED	SURFACE MOUNTED	WALL MOUNTED	WALL MOUNTED	

PLUMBING FIXTURE TYPICAL MOUNTING HEIGHTS														
ACCESSORY TYPE	SHOWER MIXING VALVE	SHOWER HEAD	HAND-HELD SHOWER	LAVATORY	LAVATORY	CHILDREN'S DRINKING FOUNTAIN	SINGLE DRINKING FOUNTAIN	DOUBLE DRINKING FOUNTAIN	TOILET	URINAL				
COMMENTS	WALL MOUNTED	WALL MOUNTED	WALL MOUNTED	WALL MOUNTED	COUNTER MOUNTED	WALL MOUNTED	WALL MOUNTED	WALL MOUNTED	WALL/FLOOR MOUNTED	WALL MOUNTED				

TOILET PAPER DISPENSER - 36" MAX. FROM REAR WALL MOUNTED 19" AFF

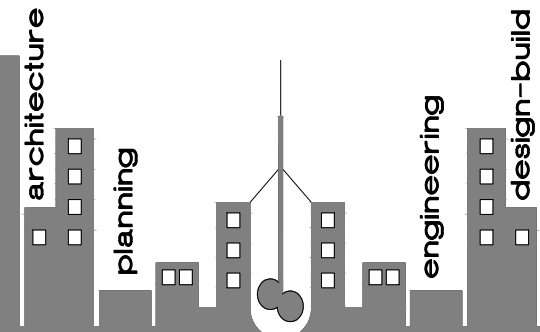
GRAB BAR TYPICAL MOUNTING HEIGHTS & TOILET ACCESSORY PLANS				
ACCESSORY TYPE	ADA TOILET GRAB BAR	SHOWER STALL GRAB BAR	ROLL-IN SHOWER STALL GRAB BAR	TYPICAL ACCESSORIES AT ACCESSIBLE TOILET
COMMENTS	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	NOTE: SANITARY NAPKIN DISPOSAL AT WOMEN'S & UNSEX ONLY

A11 TYP. MOUNTING HEIGHTS
1/4" = 1'-0"



4-1-25

DBL ARCHITECTURE + INC.



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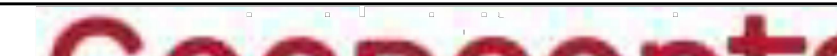
GOOD CENTS
EQUIPMENT
MASTER

SHEET NO.:

A4

PROJECT NUMBER :

031925

Sysco Contact Information		 Equipment Master	Goodcents #:	
Contact Name: Lance Breitkreutz			Address:	
Address: 900 Kingbird Rd			City, State, Zip:	
City, State, Zip: Lincoln, NE 68521			Contact Name:	
Phone: 402-304-1820			Phone:	
Email: lance.breitkreutz@sysco.com			Email:	

IMPORTANT: * LISTED PRICES ARE FOR NOT FINAL. SYSCO WILL PROVIDE A QUOTE PRIOR TO PLACING AN ORDER.

** IN-STORE DELIVERY IS AVAILABLE DIRECTLY FROM SYSCO FOR A FLAT FEE, IF REQUESTED.

BREAD OVEN							
GC Item #	Goodcents Description	Order	Model #	Mfg	Description	Dims	Electrical
1	Bread Oven/ Proofer		E35D6-26/P86M12/GC	MOFFAT	Goodcents Spec- Turbofan convection oven/proofer/holding stacked electric oven, Custom with Left and Right 4 pan rack slides	36"W x 37"D x 79"H	208/60/3 & 31 amp
1.1	Water Filters for Proofer		ICE125-S	3M	3M* Water Filtration Products Water Filter System, with gauge, 17"H x 4.5"D	-	-
COOLERS							
GC Item #	Goodcents Description	Order	Model #	Mfg	Description	Dims	Electrical
11	Meat Well		TST-28SD-12-N	TURBO AIR	Super Deluxe Sandwich/Salad Mega Top Unit, stainless steel top with 12-pan opening, with casters	28"W x 34"D x 45"H	115/60/1
12	Dress Table		TST-60SD-24-N	TURBO AIR	Super Deluxe Sandwich/Salad Mega Top Unit, stainless steel top with 24-pan opening, with casters	61"W x 34"D x 45"H	115/60/1
13	3-door Cooler		TSR-72SD-N	TURBO AIR	Super Deluxe Refrigerator, Reach-in, three-section	82"W x 31"D x 84"H	115/60/1
13.1	Bread rack for 3dr cooler		TSP-2250-T	TURBO AIR	Full Size Pan Rack, 21"W x 24"D x 50"H, fits in full door	21"W x 24"D x 50"H	-
14	3-door Freezer		TSF-72SD-N	TURBO AIR	Super Deluxe Freezer, Reach-in, three-section	82"W x 31"D x 84"H	115/60/1
15	1-door Cooler		TSR-23SD-N6(-L)	TURBO AIR	Super Deluxe Refrigerator, reach-in, one-section	27"W x 31D x 79"H	115/60/1
16	2-door Cooler		TSR-49SD-N6	TURBO AIR	Super Deluxe Refrigerator, reach-in, two-section	55"W x 31"D x 79"H	115/60/1
SLICER/COOKING EQUIPMENT							
GC Item #	Goodcents Description	Order	Model #	Mfg	Description	Dims	Electrical
21	Slicer		HS6N-1	HOBART	Heavy Duty Meat Slicer, manual, 13"	-	120/60/1
22	Eco-Bake		ECO-9500-801	TURBOCHEF	ECO* Convection/Microwave Oven, Rapid Cook	-	208/240/60/1820a
23	Cooker/ Warmer		6055A-CW	NEMCO	Countertop Cooker/Warmer, accepts a 12" x 20" full size pan	-	120/60/1
24	Microwave		RMS10DSA	AMANA	Microwave Oven, countertop, 1000 watts	-	120/60/1
25	Microwave Shelf		KMWS2424	KINTERA	Microwave Shelf, 24" x 24" 18ga s/s	24"W x 24"D	-
ICE MAKER							
GC Item #	Goodcents Description	Order	Model #	Mfg	Description	Dims	Electrical
31	Ice Machine		MANIDT0420A	MANITOWOC	Ice maker, self-contained, dice cube, 470 lbs/24hrs	22"W x 24.5"D x 22"H	115/60/1
31.1	Ice Machine water filters		AR-1000-P	MANITOWOC	Water filter	-	-
BREAD RACKS							
GC Item #	Goodcents Description	Order	Model #	Mfg	Description	Dims	Electrical
41	Bread Rack		AL-1820B	WINHOLT	Pan Rack, mobile, full height	21"W x 26"D x 70"H	-
42	Under Table Bread Rack		MPRA-7	Atosa	Pan Insert Rack, for Reach-In Refrigerator, 1/2 size, 23" high,	21"W x 24"D x 23"H	-
43	Bread Rack Cover		SUPRO-20-TW	CURTRON	Protecto* Rack Cover, 23" wide x 28" deep x 62" high, translucent white	23"W x 28"D x 62"H	-
PREP TABLES							
GC Item #	Goodcents Description	Order	Model #	Mfg	Description	Dims	Electrical
51	30" Prep Table		SVT-3030	BK Resources	Work Table, 36"W x 30"D, stainless steel top	36"W x 30"D x 36"H	-
51.1	30" Middle Shelf		SVTS-3030	BK Resources	Undershelf, stainless steel, for 36"W x 30"D work table	-	-
52	3ft Prep Table		SVT-3630	BK Resources	Work Table, 36"W x 30"D, stainless steel top	36"W x 30"D x 36"H	-
52.1	3ft Middle Shelf		SVTS-3630	BK Resources	Undershelf, stainless steel, for 36"W x 30"D work table	-	-
53	4ft Prep Table		SVT-4830	BK Resources	Work Table, 48"W x 30"D, stainless steel top	48"W x 30"D x 36"H	-
53.1	4ft Middle Shelf		SVTS-4830	BK Resources	Undershelf, stainless steel, for 48"W x 30"D work table	-	-
54	5 ft Prep Table		SVT-6030	BK Resources	Work Table, 60"W x 30"D, stainless steel top	48"W x 30"D x 36"H	-
54.1	5ft Middle Shelf		SVTS-6030	BK Resources	Undershelf, stainless steel, for 60"W x 30"D work table	-	-
SHELVING							
GC Item #	Goodcents Description	Order	Model #	Mfg	Description	Dims	Electrical
61	24"x36" Full Storage Rack		2436P/P74PX	QUANTUM	24" x 36" green epoxy coated shelving system (4 Shelves/4Posts)	36"W x 24"D x 74"H	-
61.1	24"x36" extra shelf		2436P	QUANTUM	Shelf, wire, 24" x 36", green epoxy finish	36"W x 24"D	-
62	24"x48" Full Storage Rack		2448P/P74PX	QUANTUM	24" x 48" green epoxy coated shelving system (4 Shelves/4Posts)	48"W x 24"D x 74"H	-
62.1	24"x48" extra shelf		2448P	QUANTUM	Shelf, wire, 24" x 48", green epoxy finish	48"W x 24"D	-
63	24"x60" Full Storage Rack		2460P/P74PX	QUANTUM	24" x 60" green epoxy coated shelving system (4 Shelves/4Posts)	60"W x 24"D x 74"H	-
63.1	24"x60" extra shelf		2460P	QUANTUM	Shelf, wire, 24" x 60", green epoxy finish	60"W x 24"D	-
64	18"x36" Full Storage Rack		1836P/P74PX	QUANTUM	18" x 36" green epoxy coated shelving system (4 Shelves/4Posts)	48"W x 24"D	-
64.1	18"x36" extra shelf		1836P	QUANTUM	Shelf, wire, 18" x 36", green epoxy finish	48"W x 24"D	-
65	18"x54" Full Storage Rack		1854P/P74PX	QUANTUM	18" x 54" green epoxy coated shelving system (4 Shelves/4Posts)	48"W x 24"D	-
65.1	18"x54" extra shelf		1854P	QUANTUM	Shelf, wire, 18" x 36", green epoxy finish	48"W x 24"D	-
66	Overhead wall shelf		1460P/DWB14P	QUANTUM	14" x 60" green epoxy coated wall shelf w/stainless brackets (1 Shelf/2 Brackets)	14"D x 60"W	-
66.1	Additional wall shelf		1460P	QUANTUM	14" x 60" green epoxy coated wall shelf w/stainless brackets (1 Shelf/2 Brackets)	14"D x 60"W	-
66.2	Additional Shelf Bracket		DWB14P	QUANTUM	Wire Shelf Wall Mount Brackets, for 14" deep shelves, green epoxy coating, (set of 2)	14"W x 2D x 6"H	-
67	Additional 74" Post		P74PX	QUANTUM	Shelving Post 74"H, green epoxy coating, includes: leveling foot with cap, NSF	74"H	-
68	Stainless shelf		KWS1260	KINTERA	Shelf, wall mounted, 60"W x 12"D x 6"H, 1-1/2" backsplash, stainless steel	60"W x 12"D x 6"H	-

Support Center Items							
GC Item #	Goodcents Description		Model #	Mfg	Description	Dims	Electrical
G1	Job Aid Binder						-
G2	Station assignments chart						-
G3	Prep Assignments chart						-
G4	Cleaning chart						-
G5	Bread color chart						-
G6	Branded handwashing signs						-
G7	Bread cutting guide(s)						-
							-
							-
							-

SINKS/SINK ACCESSORIES							
GC Item #	Goodcents Description	Order	Model #	Mfg	Description	Dims	Electrical
71	Stainless Hand sink		BKHS-W-1410-SS/BKF-W-5G-G	BK Resources	Stainless hand sink, 14" x 10" bowl, side splashes, and standard duty 5" faucet	17"W x 15"D x 13"H	-
72A	2-comp sink		BKS-2-18-12S	BK Resources	2 Compartment Sink, Stainless Base	41"W x 24"D x 44"H	-
72B	1-comp sink w/drainboard		BKS-1-18-12-18L	BK Resources	1 Compartment Sink w/drainboard, Stainless Base	38"W x 24"D x 44"H	-
72C	1-comp sink		BKS-1-18-12	BK Resources	1 Compartment Sink, Stainless Base	23"W x 24"D x 44"H	-
73	Sink sprayer		8-0133-CR-B	T&S Brass	Pre-Rinse Unit, with 6" wall bracket	-	-
74	Garbage Disposat		LC-50	INSINKERATOR	Disposer, 1/2 hp	-	115/60/1
75	3-comp sink		BKS-3-1620-12-18TS	BK RESOURCES	(3) Three Compartment Sink, 16ga s/s 3-6a 16" x 20" bowls, 18" left and right drainboards	84"W x 26"D x 44"H	-
76	Faucet for 3-comp		8-0231-BB-CR	T&S	Splash mounted faucet, 12" nozzle	-	-

DINING ROOM FURNITURE/FIXTURES							
GC Item #	Goodcents Description	Order	Model #	Mfg	Description	Dims	Electrical
81	Small table top		CTM2430-1	OAK STREET	Table Top, rectangular, 24" x 30", 1-1/4" thick, Formica 8824-58 White Drops -Matte Finish. T-mold edge color standard.	24"W X 30"D	-
81.1	Small table base		B22-STD	OAK STREET	Table Base, 22" x 22" base spread, , 28-3/4" standard height, adjustable poly levelers, black Sandtex finish	-	-
82	Large table top		CTM3048-1	OAK STREET	Table Top, rectangular, 30" x 48", 1-1/4", Formica 8824-58 White Drops -Matte Finish. T-mold edge color standard.	30"W X 48"D	-
82.1	Large table base		B2230-STD	OAK STREET	Table Base, 22" x 30" base spread, 28-3/4" standard height, adjustable poly levelers, black Sandtex finish	-	-
83	Bar Height base		B2230-BAR	OAK STREET	Table Base, 22" x 30" base spread, 40-3/4" bar height, adjustable poly levelers, black Sandtex finish	-	-
84	Dining Chair		AMB41 BV	MKLD	Side Chair, ladder back, upholstered seat, black powder coat finish, New Soho, Ebony	-	-
85	Dining Barstool		AMB41 BSBV	MKLD	Barstool, ladder back, upholstered seat, black powder coat finish, New Soho, Ebony	-	-
86	Trash Receptacle Cabinet		M8510	OAK STREET	Trash Receptacle, 22" x 25-1/8" x 44"H, 3-3/4" holds 25 gallon cap.	-	-
87	Trash Receptacle Insert		DPI MD 6009	OAK STREET	Tote Box, 18" x 18" x 26"H, 25 gallon cap.(Trash insert)	-	-

All items below this line are provided by alternate vendors and are included as a floorplan reference

ALTERNATE VENDOR ITEMS - Technology							
GC Item #	Goodcents Description		Model #	Mfg	Description	Dims	Electrical
X1	POS Terminal						-
X1.1	POS Terminal Printer						-
X2	Router						-
X3	Kiosk						-
X4	KDS						-

ALTERNATE VENDOR ITEMS - Millwork							
GC Item #	Goodcents Description		Model #	Mfg	Description	Dims	Electrical
M1	POS station						-
M2	Stem wall						-
M3	BOH POS station						-
M4	Pickup Shelf						-
M5	Beverage Station						-
M5	Acrylic Medallion						-

ALTERNATE VENDOR ITEMS - Pepsi							
GC Item #	Goodcents Description		Model #	Mfg	Description	Dims	Electrical
P1	Pepsi Renew fountain						-
P2	BIB Rack						-
P3	CO2 tanks						-
P4	Pepsi 4 flavor fountain						-
P5A	Pepsi Bottle Cooler		GDH-26				-
P5B	Pepsi Bottle Cooler						-
P5C	Pepsi Bottle Cooler						-
P6	Pepsi DT/PUW Fountain						-

ALTERNATE VENDOR ITEMS - Wall Art							
GC Item #	Goodcents Description		Model #	Mfg	Description	Dims	Electrical
W1	Welcome wall						-
W2	Snap frame posters				https://www.displays2go.com/P-1351/Snap-Frame-Holds-24-x-36-Posters		-
W3	Bathroom accent wall						-

Franchisee Items							
GC Item #	Goodcents Description		Model #	Mfg	Description	Dims	Electrical
F1	Digital Menu Boards						-
F1.1	Raydiant Players						-
F2	Cookie baskets						-
F3	Open sign						-
F4	Tablet (training)						-
	Laptop						-

SPECIFICATIONS ARTICLE 1	GENERAL PROVISIONS
GC11 The Standard Form of General Conditions, 1997 Edition of the American Institute of Architects Document No. A-201, pages one through forty-four, are hereby made a part of these specifications and shall apply the same as if repeated here in full. All interested parties shall be governed by those General Conditions in all matters pertaining to this project, during the period of construction, and participation in the project will be considered presumptive evidence of the participant's full understanding of, and agreement with, the conditions of the referenced General Conditions.	GENERAL CONDITIONS
The General Conditions, Special Provisions, General Requirements, and Technical Specifications, along with the other conditions which follow, and as provided, as well as all applicable provisions of the Specifications, form a part of the Contract and shall govern each Sub-contractor engaged in work on the project whether the work be let under separate contracts or under a single contract.	
GC12 1.2.1 The Contract Documents The Contract Documents consist of the Agreement between Owner and Sub-contractor, Conditions of the Contract and all documents listed below. 1.2.2 The Contract Documents shall include: Drawings as listed in the Index of this set. Specification Divisions 1-16 inclusive. All modifications issued after execution of the Contract. Equipment installation hand book.	BASIC DEFINITIONS
GC13 Phrases used in the specifications are defined as follows: "as shown" - As shown on the accompanying drawings. "provide" - Provide and install complete, with all necessary accessories and incidental materials and supplies. "provided by Owner" - Materials or goods will be delivered F.O.B. jobsite by the Owner at no expense to the Sub Contractor. Unloading, storage, installation, and/or assembly of items "provided by Owner" shall be by Sub-contractor unless otherwise noted. "Install" - Install items, complete, providing all incidental and necessary supplies and materials. "Sub-contractor" - The contractor or any or all of his various subcontractors. "Owner" - The Owner or his appointed representatives	DEFINITIONS
ARTICLE 2 2.1 All subcontractors are required to obtain the following Insurance, and at their request furnish evidence to the Owner. All insurance shall name Owner as additional insured parties. 2.1.1 Workman's Compensation Insurance in accordance with the laws of the State in which the property is located and the Owner requirements. Owner shall keep a copy in file all the time. 2.1.2 Comprehensive General Liability Insurance including Contractual Liability with limits set forth by the lease and the Owner requirements. 2.1.3 Automobile Liability Insurance including Contractual Liability as set forth by the lease and the Owner requirements. 2.1.4 Builder's Risk Insurance in the amount of the estimated cost of Owner improvements.	INSURANCE
22 Indemnification The Sub-contractor agrees to indemnify and save harmless the Owner, its agents, servants, and employees, and the Owner's Architect and Engineer from and against any and all liability or damage to property occasioned by any act or omission of the subcontractors, servants, or employees, including any and all expense, legal or otherwise, which may be incurred by the Owner, its agents, servants, or employees in the defense of any claim, settlement or suit.	
ARTICLE 3 3.1 Any and all work which is performed by any Sub-contractor, without having specific approval from the Owner in writing, shall be performed by said Sub-contractor at his own risk without any obligation or responsibility of the Owner or the Architect. All work which is above and beyond the scope of the Drawings and Specifications, or any part of the Construction Documents, must be specifically authorized by the Owner in writing. All requests for additional payments must be approved by the Owner prior to the start of that work. The following General Requirements supplement and/or supersede the foregoing General and Supplementary Conditions for Contract Work and are hereby considered a part of the Contract Documents.	EXTRA WORK
DIVISION 1 SECTION 01000 NOTE: All of the work under each heading of these specifications shall be governed by the General Conditions, Special Provisions, the Drawings and the Specifications, as well as the following General Requirements: SCOPE: The Work under each heading of these specifications shall include all labor, material, equipment and services necessary for and said heading as indicated on the drawings, set forth in the specifications, or otherwise required. Work done hereunder includes furnishing all labor, material services, and equipment necessary and/or incidental to perform all work through the proper completion of all Work as may be further specified and/or a shown on the plans, or otherwise required. In case of conflict between drawings and specifications the Contractor will be deemed to have estimated on, and agreed to provide, the greatest quantity and better quality of materials and Work. Include general construction, civil, electrical, plumbing, HVAC, landscape, and installation of all such Work except as hereinafter may be required. ITEMS FURNISHED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR. It shall be the Sub-contractor's sole responsibility to receive, check and confirm the arrival in good order, of all items called for to be furnished by the Owner and installed by the Sub-contractor. The Sub-contractor shall notify the Owner (IN WRITING) of any such items missing or damaged within 3 days of receiving date. Failure to so notify the Owner will be considered proof presumptive that all said items have arrived undamaged, and in the proper quantities, and it shall then be the Sub-contractor's responsibility (AT HIS OWN COST) to promptly reorder, replace and/or repair any such items needed for the proper completion of this project, on the agreed date of completion. MEASUREMENTS: The Sub-contractor shall be responsible for an accurate taking of job site measurements, verifying same, and promptly furnishing exact job site measurements to all parties requiring same. Sub-contractor must notify Owner/Architect of any discrepancies immediately. The Sub-contractor shall check scales casework shop drawings as to correct angles and fit to the existing space as shown. The Sub-contractor shall permanently layout the casework on the floor prior to the construction of wall, ceiling, light fixtures, etc. Written dimensions shall take precedence over scaled dimensions. Larger scale drawings shall take precedence over smaller scale drawing. SUBSTITUTION: Bidders may offer substitutions for any item specification by submitting in writing as outlying in space provided on proposal form. IT SHALL BE UNDERSTOOD by all herein concerned that any proposal substitution shall have the written approval of Architect and/or Owner's Representative, before being used by Sub-contractor, otherwise it will be assumed that the Sub-contractor's total bid is based upon the material or item of equipment specified.	GENERAL REQUIREMENTS SUMMARY OF WORK:

EXAMINATION OF SITE AND DOCUMENT: Before submitting a proposal, each bidder shall examine all documents, visit the site, verifying any special charges or requirements, comparing each to the other and informing themselves of all conditions under which work is to be performed. Each bidder shall base his proposal on material, methods and/or equipment complying with the specifications and drawings. Where directions or instructions are stated, without specific reference as to who is responsible the inference is intended to be the Sub-contractor for the Work in the specification section in which the directions or instructions are intended.	CONCRETE
CODES AND STANDARD: All Work, materials and installation shall be in strict accordance with all ordinances, state and local building codes, latest edition, of the authorities having jurisdiction. Design Loads: Loads and code restrictions for all design considerations shall conform to the Local and State codes, and all governing codes.	METALS LIGHT GAUGE METAL FRAMING
PERMITS: The Sub-contractor shall be responsible for the proper application for and securing of all necessary permits, as well as the observance of all applicable City, County, State and Federal Laws, Regulations, or Ordinances, Landlord requirements and shall include in their proposal cost of same. That the application of a material and/or equipment item to unsatisfactory work installed by others, constitutes acceptance of that Work and assumption of full responsibility for prior to starting the specific application, notify in writing the Architect and/or Owner's Representative of any defect or deficiency which would impair complete and satisfactory applications or installation of his Work or guarantee.	CARPENTRY
MANUFACTURERS INSTRUCTIONS: Where installations include manufactured products, comply with manufacturer's applicable instructions and recommendations for installation, to the extent these are more explicit or more stringent than requirements indicated in the Contract Documents. Provide attachment and connection devices and methods for securing work properly as it is installed; take to line and level, and within recognized industry tolerances if not otherwise indicated. Allow for expansions and building movements.	
VISUAL EFFECT: Provide uniform joint widths in exposed work, organized for best possible visual effect. Refer questionable visual-affect choices to Architect/Owner's representative for final decision. Recheck measurements and dimensions of the work, as an integral step of starting each installation. MOUNTING HEIGHTS: Where mounting heights are not indicated, mount individual units of work at industry-recognized standard mounting heights for applications indicated. Refer questionable mounting height choices to Architect/Owner's representative for final decision. PROTECTION AND CLEAN UP: The Sub-contractor shall be responsible for the proper protection of adjacent items and surfaces from damage resulting from the furnishing or installation of his Work and shall promptly replace, at his own cost, such damaged Work. He shall also be responsible for the proper protection of his and others Work from damage by any including freezing or overheating. Use plastic covering over furniture, display cases, equipment and finishes. The Sub-contractor shall remove all debris from the premises on a daily basis, all dust and construction debris are to be removed. Any broken, damaged, marred, unclear, or otherwise imperfect work shall be corrected by the Sub-contractor before his Work shall be considered complete. Use dust barriers. Upon completion of the Work interior and exterior of all glass and glazing, floors, walls and ceiling surfaces, electrical fixtures, mechanical equipment, etc.; it is necessary to remove all dirt, stains, and marks. All signs, glass and wood shall be cleaned and polished. The project shall be made clean and fit for immediate occupancy by an independent cleaning agent, with the approval of Owner, at the Sub-contractor's expense. Sub-contractor is to supervise and schedule proper installation of all parts of Work pertaining to a finished by him or by the Owner.	
GUARANTEE: The Sub-contractor shall guarantee the Work to be free from defects of materials or workmanship, including discoloration, rotting or leaching, for a period of one year from the date of final payment. Application by the Sub-contractor for final payment shall be considered as presumptive evidence of his full understanding of and agreement with conditions of the guarantee provision, and he shall remove and replace with new, at his own expense, all such work or materials found by the Owner's Representative to be defective within the guarantee period.	
APPROVAL OF SUBCONTRACTOR: The Sub-contractor agrees that he is fully responsible to Owner for the acts and omissions of his subcontractors and of persons directly employed by him. Nothing contained in the Contract Documents shall create any contractual relation between any subcontractor and the Owner.	
SECTION 01200 Provide and complete all preliminary work and temporary construction required as indicated and required.	TEMPORARY FACILITIES
TEMPORARY BARRICADE: Install temporary barricade as required by city or county officials in manner stipulated by same.	
LIGHT AND POWER: Provided by Electrical Sub-contractor or reuse existing from location of Landlord's service and pay all cost for same, for all Sub-contractor(s) to subject space.	
WATER SUPPLY: The Sub-contractor shall make all necessary arrangements for permanent water services, water meter, and pressure regulator for all purposes of construction, paying all costs in connection with same, and for all water used. This shall include all means of conveying same to place where required.	
ELECTRICAL ENERGY: The Sub-contractor shall make all necessary applications, pay all dues and charges, obtain necessary permits, provide and maintain electrical energy from developers permanent electrical facilities for lighting, power for all electric tools and equipment required in construction of all branches of the Work and pay for all current used.	
TELEPHONE: The Sub-contractor shall furnish and maintain on the job site, a temporary telephone at the beginning of project for the use of those connected with the Work and furnish free telephone services on all local calls. If project telephone already exists, provide additional phone. Bidders do not qualify as telephone. FIRE PROTECTION: Sub-contractor shall provide fire extinguishers within the premises as required by code and/or insurance companies, or verify that one is existing in the case of a remodeling. Disconnect and seal utilities serving structure to be demolished, prior to start of demolition work. STRICTLY PROHIBITED WORK AND PRACTICES: Installation of any combustible materials above finished ceilings or in any other concealed, non-sprinklered space. Imposing any structural load, temporary or permanent, on any part of the Landlord's work or structure without approval. Cutting any hole in Landlord-installed floor slabs, walls or roof without proper approvals and not in accordance with instructions herein and proper construction procedures. Attaching any work to metal deck or hanging from plumbing and sprinkler piping or conduit.	

POLLUTION CONTROLS: Use water sprinkling, temporary enclosures, and other suitable methods to limit dust and dirt rising and scattered in air to lowest practical level. Comply with governing regulations pertaining to environmental protection. Do not use water when it may create hazardous or objectionable conditions such as ice, flooding and pollution. Clean adjacent structures and improvements of dust, dirt and debris caused by demolition operations, as directed by Architect or governing authorities. Return adjacent areas to condition existing prior to start of work.	ROUGH CARPENTRY
DIVISION 3 Provide concrete as specified in drawings.	
DIVISION 5 SECTION 05000 MATERIALS: FURNISH galvanized structural steel "C" studs sizes, minimum 18 gage or as indicated on drawings and as required with all necessary accessories. INSTALLATION: INSTALL metal framing systems in accordance with manufacturer's printed or written instructions and recommendations, unless otherwise indicated. Install continuous tracks-sized to match studs. Secure tracks as recommended by stud manufacturer for type of construction involved. Set studs plumb, except as needed for diagonal bracing or required for non-plumb walls or warped surfaces and similar requirements. Install supplementary framing, blocking and bracing in metal framing system whenever walls or partitions are indicated to support fixtures, equipment, services, casework, heavy trim and furnishings, and similar work. Secure studs to top and bottom runner tracks by either welding or screw fastening at both inside and outside flanges. Install horizontal stiffeners in stud system as required, spaces (vertical distance) at not more than 4'-6" O.C.	METALS LIGHT GAUGE METAL FRAMING
DIVISION 6 GENERAL NOTES: PROVIDE and /OR INSTALL all rough carpentry, finish carpentry including millwork, finish hardware, rough hardware, fastening devices, and miscellaneous accessories as may be required herein and/or shown on the drawings.	CARPENTRY
SECTION 06000 FURNISH AND INSTALL all framing as may be required for interior partition, baffle, walls, soffits, ceilings, storefront as noted & where shown using members as required. DIMENSION LUMBER AND BOARDS: No.1 Pine or No.1 Fir, sound, thoroughly seasoned, free from warp. Construction as required for framing, blocking, furring. PLYWOOD PANELS: FOR USE as indicated on drawings. (Wall mount self, electrical, telephone and security panel backup, etc.) FASTENING DEVICES: FURNISH all anchors, bolts, screws, etc., as may be required; non-corrosive and non-staining if exposed to exterior. PRESERVATIVES: PRESSURE TREAT all wood to be permanently fastened into place with "Non-Com" chemical process as manufactured by Koppers Company, Inc., Forest Products Division, complying with Underwriters Laboratories, Inc., fire hazard classification of flame spread 15 or less, all such wood to be properly labeled prior to delivery.	
SECTION 06200 FURNISH AND INSTALL all that is required for doors and frames, finish trim and paneling. Types of finish carpentry work include: (if required) Moldings Trim HARDWOOD: Paint grade hardwood for interior moldings and trim in sizes as indicated on the drawing.	FINISH CARPENTRY
DIVISION 7 SECTION 07210 PROVIDE AND INSTALL standard insulated metal door. INSTALL doors to comply with manufacturer's instructions. Fit doors to frames with uniform clearance and bevels. Machine doors for hardware, if required. Refinish or replace doors damaged during installation.	DOORS AND WINDOWS FLUSH WOOD DOORS
SECTION 0870 PROVIDE finish hardware throughout the Work as needed for a complete installation as specified on the Drawings. NOTE: All hardware shall be installed to allow for vinyl wall covering and wood trim where such occur.	FINISH HARDWARE
FASTENERS: PROVIDE all hardware with all necessary screws, and other fasteners of suitable size and type to anchor the hardware in position for long life under hard use. Furnish items complete with expansion shields, toggle bolts, and other anchors, in accordance with the material to which the hardware is to be applied and the recommendations of the hardware manufacturer. Fastener finish shall harmonize with the hardware material. COORDINATE with other trades to assure proper and adequate provision in the Work of those trades for interface with the Work of this Section. INSTALL hardware items in accordance with Hardware Schedule, the Door and Hardware Institute, and with local codes. Install hardware in accordance with manufacturer's printed instructions. Set all hardware level, plumb and true to line. ADJUST and check operation of every unit. Replace units which cannot be adjusted to operate freely and smoothly.	
DIVISION 9 SECTION 09250 PROVIDE all Work in accordance with manufacturer's directions as required herein, and as shown on the drawings for complete erection and finishing for drywall partitions, soffits, etc., including metal studs and all accessories as may be required.	FINISHES GYPSUM DRYWALL
MATERIALS: PRODUCTS herein specified are identified by reference to United States Gypsum Company. However, similar products of the National Gypsum, Penn Metal or Inland Steel Companies will be acceptable.	

2.WATER RESISTANT GYPSUM WALL BOARD: 5/8" water resistant board for tile work 48" high wet areas.	CEILING
3. METAL STUDS: Channel - type roll form 25 gauge min. (Unless otherwise indicated) electrogalvanized steel in width as shown. Include metal runners. 1.GYPSUM WALLBOARD (GYP. BD.): Tapered edge 48" wide in lengths as required. Firecode 5/8" one hour fire rating and 1/2" where indicated, or as required.	WALL
4. CARRYING CHANNELS AND HANGING WIRE: 1 1/2" deep, 475 lb. per 1,000 feet. Minimum 8 gauge hanging wire at 48" O.C. each way.	
5. FURRING CHANNELS: 7/8" hot shaped.	
6. JOINT TREATMENT: Perf-A-Type and cement.	
7. CORNER BEAD: Standard or multiplex types.	
8. CASING BEAD: No. 200 and 300 only in sizes as appropriate for edges and recesses of board where exposed.	
9. PERF-A-BEAD AND EDGE TRIM: Perf-A-Trim.	
10. FASTENERS: Type "S" bugle head self-drilling, self-tapping in lengths as required. Use with power screw driver.	
INSTALLATION: COMPLY with "Gypsum Construction Handbook" by United States Gypsum Co., and "Recommended Specifications for the Application and finishing of Gypsum Board" by the Gypsum Association for all installation work.	
SECTION 09300 NOT USED	TILE
SECTION 09510 NOT USED	ACOUSTICAL CEILINGS
SECTION 09650 NOT USED	RESILIENT FLOORING
SECTION 09900 WORK INCLUDES surfaces preparation and painting or finishing of all interior surfaces exposed to view, throughout the Project. Where items or surfaces are not specifically mentioned, paint the same as similar adjacent materials or areas. The Work of this Section includes, but is not necessarily limited to painting or finishing of the following items. All interior drywall surfaces not finished otherwise. (painted). MATERIALS: PROVIDE products equal to materials listed in the Finish Schedule. Note that proprietary names used to designate colors (on the Drawings) or materials (scheduled herein) are not intended to imply that products of named manufacturer are required to exclusion of equivalent products of other manufacturers. Prior approval of Owners Representative required. SURFACE PREPARATION: CLEAN surfaces of dirt, rust scale, grease, moisture, or other conditions otherwise detrimental to formation of a durable paint film. Perform preparation and cleaning procedures in accordance with paint manufacturer's printed instructions for each particular substrate condition. WOOD: CLEAN surfaces of dirt, oil and other foreign substances with mineral spirits, and sandpaper and dust off prior to finishing. REMOVE hardware, accessories, plates, lighting fixtures, and similar items in place and not to be finish-painted, or provide surfaced-applies protection prior to surface preparation and painting operations. Remove, if necessary, for completion of painting of each space or area, reinstall removed items. COMPLY with manufacturer's printed directions in applying paint materials. Use applicators and techniques best suited for substrate and type of material being applied.	PAINTING

SCHEDULING: APPLY first-coat material to surfaces that have been cleaned, pretreated or otherwise prepared for painting as soon as practicable after preparation and before subsequent surface deterioration. Allow sufficient time between successive coating to permit proper drying. Do not recoat until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure, and application of another coat of paint does not cause lifting or loss of adhesion of the undercoat. APPLY PAINT to completely cover previously painted surfaces, to provide an opaque, smooth surface of uniform finish, color, appearance and coverage. Cloudiness, spotting, holidays, lap marks, brush marks, runs, sags, ropiness or other surface imperfections will not be acceptable. APPLY ADDITIONAL PAINT coats when undercoats, stains or other conditions show through. First coat of paint, until paint film is of uniform finish, color and appearance. Give special attention to insure that surfaces, including edges, corners, crevices, and exposed fasteners receive a dry film thickness equivalent to that if flat surfaces. Remove, refinish or repaint Work not in compliance with specified requirements. CLEAN-UP: DURING the progress of the Work, remove from site discarded paint materials, rubbish, cans and rags at end of each work day. Upon completion of painting Work, clean window glass and other paint-splattered surfaces. Remove spattered paint of otherwise or defaced painted surfaces after completion of Work of other trades. If Owner deems clean-up is not satisfactory, an independent cleaning service will be brought in, at the Sub-contractor's expense to complete the clean-up. PAINT SCHEDULE: SEE PAINT SCHEDULE. * Final finish is subject to approval by Owner, if finish is deemed unsatisfactory, another application will be required at the contractors expense.	FIRE EXTINGUISHER
SECTION 10522 PROVIDE one (1) Class ABC, 10 lb. dry chemical or as required by the local Fire Marshal and furnished by Sub-contractor at the start of construction.	
DIVISION 11 All store fixtures Not in Contract.	EQUIPMENT
DIVISION 12 All store furnishings not in contract.	FURNISHINGS
FIRE PREVENTION NOTES All work shall comply with the version of the international Fire Code (IFC) as amended and adopted by the local agencies having authority. The Sub-contractor shall provide min. one 2A10BC fire extinguisher within 75 ft. travel distance for each 5,000 s.f. or portion thereof on each floor. (I.F.C. Article 906, Penetrations of rated walls shall be protected by assemblies of appropriate rating, including doors, ducts, etc. All required fire damper assemblies including sleeves and installation procedures shall be approved by the Building Department Inspector prior to installation. All air-handling cut-off and smoke-detected fire damping equipment required by the local agencies having authority and the Landlord shall be provided and installed by the Mechanical Contractor. All work done on existing rated walls shall be repaired to maintain the existing rating. The Sub-contractor shall provide new fire proofing as required by code throughout the space. Where required, flame spread ratings of material used in the construction will be supplied to the Fire Department by the Sub-contractor ordering the materials. Illuminated exit signs with battery packs and audible signals shall be provided as shown on the drawings and as required by code. All exit signs to be wired to a dedicated circuit. Coordinate fire sprinkler system requirements with the Landlord. Installation shall comply with the "NFPA 13". Interior finish shall comply with codes as follows: I.B.C. Chapter 8 All decorative materials shall be maintained in a flame-retardant condition I.F.C. Sec. 805.0 Plans for all fixed fire protection equipment shall be submitted to the Fire Marshal approval prior to installation. Building occupant shall secure permits required by the Fire Department prior to occupying this building. Building numbers shall be easily visible and legible from the street or road fronting the property (I.F.C. Sec. 505.)	

TURNOVER REQUIREMENTS The Sub-contractor shall arrange for all inspections and furnish Owners representative with the Certificate of Occupancy. Sub-contractor is also to provide a type written list of names, addresses and phone numbers of all subcontractors and material suppliers. The Sub-contractor shall be responsible for having the entire store clean and spotless at the time of furniture installation and all time over. Prior to the store opening, Sub-contractor is to arrange for an Independent Balancing Contractor to balance the HVAC system and provide a copy of the balancing report to the Landlord and Owner's representative. If required by Landlord the Sub-contractor shall secure any necessary approvals for the store sprinkler system for the Landlord's insurance carrier. Sub-contractor to turn over all keys to the Owner's representative and marking each key for identification. The Sub-contractor shall set all time clocks, thermostats, etc. per Owner's representative's requirements. The Sub-contractor shall explain the operation of all mechanical systems to the Owner's representative and providing four bound copies of operation, maintenance and warranty manuals.	
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4-1-25

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Construction from these drawings shall only commence upon receipt of a full permit as issued by the appropriate government body. Any construction without the total permit shall constitute a breach of contract. Any claims arising from such construction shall not be enforceable.

PROJECT:
GOOD CENTS
A NEW SANDWICH RESTAURANT
869 SW Lemans Ln
Lee's Summit, MO 64082

PROJECT LOG:
CONTRACT INITIATION
March 19, 2025
AS-BUILT MEASURING/COMPLETION
3/20/25
OWNER'S DESIGN REVIEW
?/?/25
PLANNING PRE-APP REVIEW
?/?/25
PLANNING SPECIAL USE SUBMITTAL
?/?/25
OWNER'S CD REVIEW
4/21/25 4/29/25 5/5/25
PLANS AVAILABLE FOR PERMIT SUBMIT
4/1/25
PLANS PERMIT RESUBMIT
5/5/25

REVISIONS:
1. REVISED PER CITY
4/28/25
2. REVISED PER CITY
?/?/25

SHEET TITLE:
GENERAL
SPECIFICATIONS

SHEET NO.:
A5
PROJECT NUMBER :
031925

Each subcontractor that is hired on this project shall adhere to the requirements within in these drawings. Coordinate with owner prior to bid and installation. It is the responsibility of EACH subcontractor to ensure they understand their requirements under these requirements and any additional work that may be required by the owner prior to bid, awarding of contract and start of construction

DIVISION 1 – GENERAL REQUIREMENTS

1 INSTRUCTIONS TO BIDDERS

- A. UTILITY COMPANIES
- 1) SUB-CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES THE TIMELY ORDERING AND INSTALLATION OF TEMPORARY AND PERMANENT SERVICES TO THE PROJECT.

2 PROJECT COORDINATION

- A. DESCRIPTION
- 1) THE SUB-CONTRACTOR SHALL COOPERATE WITH THE OWNER AND OTHER CONTRACTORS PERFORMING WORK UNDER SEPARATE CONTRACT TO ENSURE PROJECT PROGRESS ACCORDING TO SCHEDULE.
- 2) THE SUB-CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES INCLUDING OWNER'S EQUIPMENT CONTRACTOR.
- 3) THE SUB-CONTRACTOR SHALL NOT REQUEST DELIVERY AND/OR INSTALLATION OF EQUIPMENT UNTIL ALL FLOOR, CEILING AND WALL FINISHES ARE COMPLETE IN THE AREAS ADJACENT TO EQUIPMENT, AND BUILDING IS COMPLETELY ENCLOSED.
- 4) THE SUB-CONTRACTOR SHALL PROVIDE LABOR AND MATERIALS FOR FINAL UTILITY HOOKUP OF SERVICE EQUIPMENT.
- 5) THE SUB-CONTRACTOR SHALL PROVIDE LABOR AND MATERIALS FOR INSTALLATION OF GAS SOLENOID VALVES FURNISHED BY SERVICE EQUIPMENT CONTRACTOR

DIVISION 2 - SITE WORK

1 EARTHWORK

- A. LOCATE EXISTING UNDERGROUND UTILITIES BY CAREFUL HAND EXCAVATION BEFORE STARTING EARTHWORK OPERATIONS. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE PROTECTION FROM DAMAGE DURING CONSTRUCTION OPERATIONS. CONTACT LOCAL UTILITY COMPANY FOR INFORMATION REGARDING UNDERGROUND UTILITIES.
- B. SHOULD UNCHARTED OR INCORRECTLY CHARGED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT THE OWNER IMMEDIATELY FOR DIRECTIONS AS TO PROCEDURES. REPAIR DAMAGED UTILITIES TO THE SATISFACTION OF THE UTILITY OWNER. COOPERATE WITH THE OWNER, AND PUBLIC AND PRIVATE UTILITY COMPANIES IN KEEPING SERVICES AND FACILITIES IN OPERATION.
- C. BARRICADE OPEN EXCAVATION AND POST WITH WARNING LIGHTS FOR THE SAFETY OF PERSONS, OPERATING WARNING LIGHT DURING HOURS OF DUSK TO DAWN EACH DAY.
- D. PROTECT STRUCTURE, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS, FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
- E. ALL FILL AND BACK FILL SHALL BE SELECTED FILL MATERIAL COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY OBTAINABLE BY THE ASTM D1557 METHOD OF COMPACTING. UNLESS NOTED OTHERWISE ON THE SOILS REPORT, GRADING PLAN AND EARTHWORK SPECIFICATIONS USE NON-EXPANSION FILL MATERIAL AT BUILDING AREA AND UNDER WALKS. ALL COMPACTING SHALL BE SUPERVISED AND CERTIFIED BY A LICENSED SOILS ENGINEER AND CERTIFICATION REPORT SHALL BE SUBMITTED TO OWNER PRIOR TO PLACING OF CONCRETE.

2 CONCRETE PAVING

- A. SEE GRADING AND PAVING PORTION OF SITE PREPARATION PROCEDURES ON THE SITE AND/OR GRADING PLAN.
- B. MATERIALS:
- 1) BASE COURSE: AS NOTED ON CIVIL PLANS
- 2) CONCRETE PAVING: RE: CIVIL PLANS
- 3) PAVEMENT MARKINGS, PARKING STALL STRIPES SHALL BE: EPOXY PAINT 2 COATS MIN. – COLOR PER PLANS

PROVIDE ALL CONCRETE WORK COMPLETE, AS SHOWN ON THE DRAWINGS HEREIN SPECIFIED, INCLUDING CONCRETE FORM WORK, REINFORCEMENT, DOWELS AND ACCESSORIES, CONCRETE MIXED, PLACE, FINISHED AND CURED.

- A. EXTERIOR WALKS AND RAMPS TO BE BROOM TEXTURE FINISH.
- B. EXTERIOR FLATWORK AND CURBS – PROVIDE EXPANSION CONTRACTION JOINT AND CONTROL JOINTS PER CIVIL DRAWINGS

DIVISION 3 – CONCRETE

1 CONCRETE AND EMBEDDED ITEMS

- A. ALL CONCRETE SHALL BE MIXED, FORMED AND PLACED ACCORDING TO A.C.I. CODE.
- B. CONCRETE SHALL BE MACHINE MIXED USING A MAXIMUM OF 7 GALLONS OF WATER PER SACK OF CEMENT. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94. MIX AT A RATE OF 5 SACKS OF CEMENT PER CUBIC YARD. MAXIMUM SLUMP SHALL BE 5" AS MEASURED BY THE ASTM "STANDARD METHOD OF TESTING FOR SLUMP OF PORTLAND CEMENT CONCRETE".
- C. CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH PER STRUCTURAL AND CIVIL DRAWINGS
- D. CEMENT FOR CONCRETE OR MASONRY MORTAR SHALL BE A STANDARD BRAND "PORTLAND CEMENT", MEETING THE REQUIREMENT OF ASTM C-50. CEMENT SHALL BE "TYPE II". (USE TYPE V CEMENT IF REQUIRED BY THE SOILS REPORT)
- E. AGGREGATES FOR CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C-33.
- F. CONTRACTOR MAY USE AN APPROVED WATER REDUCING ADMIXTURE CONFORMING TO ASTM C-494.
- G. SLAB ON GRADE SHALL BE POURED ON FIRM, MOISTENED, COMPACT EARTH. CONSTRUCTION OR CRACK-CONTROL JOINTS SHALL BE SPACED PER STRUCTURAL DRAWINGS
- H. ALL REINFORCING STEEL, ANCHOR BOLTS AND OTHER INSERTS SHALL BE SECURELY FASTENED IN THE FORMS PRIOR TO POURING CONCRETE.
- I. ALL BOLTS SHALL HAVE A STANDARD BOLT HEAD OR A 1 1/4" 90 DEGREE BEND AT EMBEDDED END. ANCHOR BOLTS SHALL BE SPACED 6"-0" ON CENTER MAXIMUM. MINIMUM EMBEDMENT OF ANCHOR BOLTS SHALL BE 9" INTO FOOTINGS, 5 1/2" INTO MASONRY, & 4 1/2" INTO VERT. CONC. SURFACES.

1 CONCRETE AND EMBEDDED ITEMS – CONT.

- J. EXPANSION BOLTS, SUCH AS PHILLIPS RED HEAD, ETC., MAY BE USED IN LIEU OF ANCHOR BOLTS WHERE SPECIAL CONDITIONS WARRANT THEIR USE, PROVIDED THAT WRITTEN APPROVAL OF THE ENGINEER IS OBTAINED. SIZE OF SUCH ANCHORS SHALL BE ONE NOMINAL SIZE LARGER OR THEIR NUMBER SHALL BE INCREASED BY 25% WHERE APPLIED TO VERTICAL SURFACES.
- K. GROUT SHALL CONSIST OF 1 PART CEMENT, TO NOT MORE THAN 3 PARTS SAND AND NOT LESS THAN 1 PART NOR MORE THAN 2 PARTS PEA GRAVEL BASED ON DRY LOOSE VOLUMES. GROUT SHALL BE OF FLUID CONSISTENCY. APPROVED ADMIXTURES MAY BE ADDED TO THE GROUT MIX. GROUT SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
- L. DRYPACK SHALL CONSIST OF 1 PART CEMENT, 4 PARTS SAND, BASED ON DRY LOOSE VOLUMES AND NOT LESS THAN 1/4 PART, NOR MORE THAN 1/2 PART LIME PUTTY OR DRY HYDRATED LIME. DRYPACK SHALL OBTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
- M. SEE DRAWINGS FOR MISCELLANEOUS IRON AND STEEL, ETC., TO BE CAST IN CONCRETE AND FOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
- N. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATION OF ALL PIPES, CONDUITS, ETC.
- O. PIPE OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
- P. PIPE MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT NOT BE EMBEDDED THEREIN.
- SEE REINFORCING STEEL SPECIFICATIONS ON DRAWING. FURNISH AND INSTALL ALL STEEL REINFORCING BARS AND WIRE FABRIC INDICATED ON DRAWINGS, INCLUDING THE WIRE.

2 STEEL REINFORCING

- A. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60 TYPICALLY. LAP BARS A MINIMUM OF 36 DIAMETERS. STAGGER LAPS WHERE PERMISSIBLE. LAP BARS A MINIMUM OF 48 DIAMETERS IN MASONRY. USE GRADE 60 TYPICALLY; USE GRADE 40 FOR TIES & DOWELS.
- B. WIRE MESH SHALL CONFORM TO ASTM A-185. LAP 8" MINIMUM.
- C. FOOTING DOWELS SHALL MATCH VERTICAL WALL OR COLUMN STEEL. LAP 36 DIAMETERS MINIMUM.
- D. AT ALL OPENINGS IN CONCRETE, CONCRETE BLOCK AND BRICK MASONRY, PROVIDE AT LEAST 2-#5 BARS AT JAMBS, HEAD AND SILL, EXTENDING 2'-0" BEYOND EDGES OF OPENING.
- E. MINIMUM CONCRETE COVER SHALL BE:
- 3".....CONCRETE POURED AGAINST EARTH.
- 2".....FORMED CONCRETE WHICH WILL REMAIN IN CONTACT WITH EARTH.
- 1 1/2".....BEAMS, MEASURED TO MAIN STEEL; COLUMNS, MEASURED TO TIES OR SPIRALS; EXPOSED TO EARTH OR WEATHER.
- 3/4"SLABS, INSIDE FACES OF WALLS.

DIVISION 4 – MASONRY

1 GENERAL NOTES

- 1) ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF BOTH LOCAL AND INTERNATIONAL BUILDING CODE (I.B.C.) STANDARDS.
- 2) SUB-CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND REPORT ANY ERRORS, OMISSIONS, OR POSSIBLE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING ANY WORK. SPECIAL CARE SHALL BE GIVEN SITE AND BUILDING LAYOUT THEREON.
- 3) THE SUB-CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE BRACES AND CONNECTIONS TO SUPPORT THE COMPONENT PARTS OF THE STRUCTURE UNTIL THE STRUCTURE ITSELF (INCLUDING THE FLOOR AND ROOF DIAPHRAGMS) IS COMPLETE ENOUGH TO ADEQUATELY SUPPORT ITSELF.
- 4) OPTIONS, IF PROVIDED HEREIN, ARE FOR CONTRACTOR'S CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY. SHALL COORDINATE ALL DETAILS, AND SHALL OBTAIN ALL REQUIRED APPROVALS.
- 5) COSTS OF ADDITIONAL DESIGN WORK NECESSITATED BY SELECTION OF AN OPTION OR DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION, SHALL BE BORNE BY THE CONTRACTOR.

2 CONCRETE MASONRY UNIT

- 1) ALL CONCRETE BLOCK UNITS SHALL BE STANDARD WEIGHT GRADE "N", CONFORMING TO ASTM C-90. (F'm = 1500 PSI)
- 2) ALL SLUMPED BLOCK UNITS SHALL BE GRADE "N", CONFORMING TO ASTM C-90. (F'm = 1500 PSI)
- 3) CEMENT MORTAR SHALL CONSIST OF ONE PART CEMENT TO 3 1/2 SAND TO 1/4 LIME PUTTY. CEMENT MORTAR SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
- 4) ALL CELLS CONTAINING HORIZONTAL OR VERTICAL REINFORCING STEEL, BOLTS, OR INSERTS SHALL BE GROUTED. WHERE REINFORCING STEEL, ETC., OCCURS IN OR ADJACENT TO MORTAR JOINTS, THE CELLS ON EACH SIDE OF SAID STEEL, ETC., SHALL BE GROUTED. WHERE BLOCK WALL IS RETAINING EARTH OR IN CONTACT WITH EARTH, SUCH PORTION OR WALL SHALL BE GROUTED SOLID.
- 5) CLEANOUT OPENINGS SHALL BE PROVIDED AT BOTTOM OF ALL VERTICALLY GROUTED CELLS IF GROUT LIFT EXCEEDS 4'-0". MAXIMUM GROUT LIFT IS 6'-0".
- 6) WALL SHALL NOT BE GROUTED UNLESS SO SPECIFIED ON THE PLANS. WIRE MESH SHALL BE USED TO FORM HORIZONTALLY (PAPER, CARDBOARD, ETC., SHALL NOT BE USED).
- 7) ALL MASONRY WALLS IN EXCESS OF 10'-0" IN HEIGHT SHALL BE BRACED TO WITHSTAND A WIND LOAD OF 110 MPH BASIC WIND SPEED (3-SECOND GUST) APPLIED PERPENDICULAR TO WALL IN EITHER DIRECTION. BRACING SHALL REMAIN IN PLACE UNTIL ROOF DIAPHRAM (ETC.) IS COMPLETE ENOUGH TO SUPPORT THE WALL.

DIVISION 5 – METALS

1 MISCELLANEOUS METALS

- A. CUSTOM FABRICATE FERROUS METAL ITEMS 16 GAUGE AND HEAVIER. REFER TO DRAWINGS AND DETAILS.
- B. MATERIALS: FURNISH GALVANIZED STRUCTURAL STEEL "C" STUDS SIZES, MINIMUM 18 GAGE OR AS INDICATED ON DRAWINGS AND AS REQUIRED WITH ALL NECESSARY ACCESSORIES.
- C. INSTALLATION: INSTALL METAL FRAMING SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S PRINTED OR WRITTEN INSTRUCTIONS AND RECOMMENDATIONS UNLESS OTHERWISE INDICATED. INSTALL CONTINUOUS TRACKS-SIZED TO MATCH STUDS. SECURE TRACKS AS RECOMMENDED BY STUD MANUFACTURER FOR TYPE OF CONSTRUCTION INVOLVED.
- SET STUDS PLUMB, EXCEPT AS NEEDED FOR DIAGONAL BRACING OR REQUIRED FOR NON-PLUMB WALLS OR WARPED SURFACES AND SIMILAR REQUIREMENTS.

C. INSTALLATION – CONT.

INSTALL SUPPLEMENTARY FRAMING, BLOCKING AND BRACING IN METAL FRAMING SYSTEM WHENEVER WALLS OR PARTITIONS ARE INDICATED TO SUPPORT FIXTURES, EQUIPMENT, SERVICES, CASEWORK, HEAVY TRIM AND FURNISHINGS, AND SIMILAR WORK.

SECURE STUDS TO TOP AND BOTTOM RUNNER TRACKS BY EITHER WELDING OR SCREW FASTENING AT BOTH INSIDE AND OUTSIDE FLANGES.

INSTALL HORIZONTAL STIFFENERS IN STUD SYSTEM AS REQUIRED, SPACES (VERTICAL DISTANCE) AT NOT MORE THAN 4'-6" O.C.

DIVISION 6 – WOOD AND PLASTICS – NOT USED

2 BUILDING INSULATION

- A. WORK INCLUDED
- 1) FURNISH AND INSTALL RIGID, THERMAL BATT, AND SOUND BATT INSULATION.
- B. PRODUCTS: CONFIRM WITH OWNER PRIOR TO BID
- 1) RIGID INSULATION: JOHNSMANVILLE FESCO BOARD ROOF INSULATION (1" THICK) OVER JOHNSMANVILLE ENERGY 3 POLY- ISOCYANURATE BOARD ROOF INSULATION (3" THICK). MINIMUM R-19 RATING FOR FESCO BOARD AND RIGID INSULATION WITH IN THE ROOF ASSEMBLY. ADHERE TO ROOF SHEATHING PER MANUFACTURERS RECOMMENDATIONS AND U.L. 901 UPLIFT REQUIREMENTS
- 2) BATT INSULATION: R-19, R-13, R-11 AS SHOWN ON PLANS, KRAFT FACED WITH STAPLING FLANGE FOR WOOD STUD WALL CONSTRUCTION, FOIL REINFORCED KRAFT FACING (FRK) WITH STAPLING FLANGE FOR WOOD STUD APPLICATION IN ATTIC AREAS (FS-25 WITH FLAME SPREAD OF 25). AS MANUFACTURED BY OWENS/CORNING FIBERGLASS, OR EQUAL.
- 3) SOUND BATT INSULATION: NON-COMBUSTIBLE MINERAL FIBERGLASS BATT WITH MINIMUM 3 1/2" THICKNESS.
- 4) VAPOR BARRIER: REINFORCED POLYETHYLENE FILM FOR USE IN ABOVE GRADE BUILDING CONSTRUCTION, TO MIL MINIMUM THICKNESS. STEGO WRAP VAPOR BARRIER OR EQUAL.

3. MEMBRANE ROOFING

- A. WORK INCLUDED
- 1) PROVIDE AND INSTALL MEMBRANE ROOFING AND BASE FLASHING AS CALLED OUT ON THESE PLANS AND/OR SPECIFICATIONS.
- B. MATERIALS: CONFIRM WITH OWNER PRIOR TO BID
- 1) PROVIDE 40 MIL TPO MEMBRANE ROOF SYSTEM. MINIMUM 15 YEAR WARRANTY, ROOFING INSTALLATION BY MANUF. CERTIFIED INSTALLER.
- C. INSTALLATION
- 1) ROOFING SHALL BE INSTALLED OVER DECK OR INSULATED DECK, WHERE APPLICABLE, IN STRICT ACCORDANCE WITH THE MANUFACTURERS LATEST RECOMMENDATIONS.
- 2) ROOFING CONTRACTOR SHALL FURNISH AND INSTALL ASPHALT IMPREGNATED FIBER CANT STRIPS AT ALL VERTICAL JUNCTIONS OF WALLS AND ROOF.
- 3) PRIME ALL METAL FLASHING, ETC. THAT WILL BE IN CONTACT WITH ROOFING MATERIALS, WITH ASPHALT PRIMER AND ALLOW TO DRY BEFORE ROOFING MATERIALS ARE APPLIED.
- D. WARRANTY
- 1) SUB-CONTRACTOR SHALL FURNISH A FIFTEEN (15) YEAR, NO DOLLAR LIMIT (NOL), WARRANTY FOR THIS INSTALLATION.

4. FLASHING AND SHEET METAL

- A. FURNISH AND INSTALL ALL FLASHING, SHEET METAL, PITCH POCKET PANS AND SCUPPERS NOT SPECIFICALLY DESCRIBED IN OTHER SECTIONS OF THESE SPECIFICATIONS, BUT REQUIRED TO PREVENT WATER PENETRATION THROUGH EXTERIOR BUILDING SHELL, INCLUDING FLASHING, CAPS, AND ROOF EQUIPMENT PLATFORM COVERS.
- B. COMPLY WITH APPLICABLE RECOMMENDATIONS AND DETAILS OF THE "ARCHITECTURAL SHEET METAL MANUAL," BY SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION (S.M.A.C.N.A.).
- C. INSTALL SHEET METAL OVER A LAYER OF ROOFING FELT.
- D. GALVANIZED IRON
- 1) SHEET METAL OR IRON SHALL BE A STANDARD BRAND OF OPEN-HEARTH, COPPER-BEARING STEEL, COPPER-NICKELZINCUM IRON, OR PURE IRON SHEETS. USE 24 GAUGE MINIMUM UNLESS OTHERWISE CALLED FOR ON THE DRAWINGS.
- 2) ZINC COATING
- a. ALL GALVANIZED SHEETS SHALL HAVE A ZINC COATING APPLIED BY HOT-DIP PROCESS TO ALL SURFACES.
- b. ZINC COATING SHALL WEIGH NOT LESS THAN 1 1/4 OUNCES PER SQ. FT. NOR MORE THAN 1 1/2 OUNCES PER SQ. FT. OF SURFACES COVERED AND SHALL CONFORM WITH ASTM A-33.

5. ROOF ACCESSORIES - NOT USED

6. CAULKING AND SEALANTS

- A. GENERAL BUILDING APPLICATIONS
- 1) FOR JOINTS WHERE MOVEMENT IS ANTICIPATED, USE A.C. HORN HORNIFLEX (POLYSULFIDE) ONE COMPONENT SYSTEM IN THE COLOR WHICH MOST CLOSELY MATCHES THE ADJACENT SURFACES. SEALANT TO HAVE A SHORE "A" HARDNESS OF 20 TO 30.
- 2) FOR DRY JOINTS BETWEEN DISSIMILAR MATERIALS WHERE LITTLE MOVEMENT IS ANTICIPATED, USE A.C. HORN HORNISEAL ELASTOMERIC CAULK (BUTYL RUBBER) ONE COMPONENT SYSTEM IN THE COLOR WHICH MOST CLOSELY MATCHES ADJACENT SURFACES.
- 3) GLAZING AND KITCHEN APPLICATIONS: GENERAL ELECTRIC SILICON CONSTRUCTION 1200 SEALANT.
- 4) SHEET METAL FLASHING AND COPING: GENERAL ELECTRIC SILPRUF SILICON WEATHER PROOFING SEALANT.
- 5) SUB-CONTRACTOR SHALL INCLUDE IN HIS WORK THE FOLLOWING: AFTER ALL EQUIPMENT AND WALL MATERIALS ARE INSTALLED, ALL JOINTS TO WALLS AND BASES SHALL BE SEALED WITH SILICONE SEALANT.
- 6) ALL INSIDE VERTICAL CERAMIC TILE CORNERS SHALL RECEIVE A TOOLED BEAD OF SILICONE SEALANT.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1. ENERGY COMPLIANCE

- A. FIXED WINDOWS (GLASS): SHALL BE SEALED TO LIMIT AIR INFILTRATION.
- B. HOLLOW METAL OR SOLID CORE WOOD DOORS: PROVIDE VINYL OR SHEET METAL WEATHER SEAL AT HEAD, JAMB AND SILL AT EXTERIOR DOORS.
- C. EXTERIOR STOREFRONT HINGED DOORS: PROVIDE VINYL SEAL AT SILL AND CONTINUOUS PILE WEATHER-STRIP VERTICALLY AND AT TOP RAILS.
- D. OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATION OF UTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED CAULKED OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.

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DIVISION 8 – DOORS AND WINDOWS

1. METAL DOORS AND FRAMES

- A. WORK INCLUDED
- 1) FURNISH AND INSTALL METAL DOORS AND DOOR FRAMES AS SHOWN ON THE DRAWINGS AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.
- B. MATERIALS
- 1) DOORS AND FRAMES SHALL BE EQUIVALENT TO STEELCRAFT, LABELED OR NON-LABELED AND SIZE AS INDICATED ON DRAWINGS.
- 2) STEEL DOORS SHALL BE FULL-FLUSH DESIGN L-18 (18 GAUGE) REINFORCED FOR FINISH HARDWARE AND WITH BAKED ON PRIME PAINT. STEEL FRAMES SHALL BE FURNISHED KNOCKED DOWN, TYPE F-16 (16 GAUGE). MITERED CORNERS SHALL HAVE HEAVY REINFORCEMENTS WITH FOUR TABS FOR SECURING AND INTERLOCKING JAMB TO HEAD. PROPER REINFORCEMENT AND CUTOUT FOR FINISH HARDWARE. FRAMES SUPPLIED WITH SUITABLE JAMB AND BASE ANCHORS, RUBBER BUMPERS AND PRIME PAINTED.

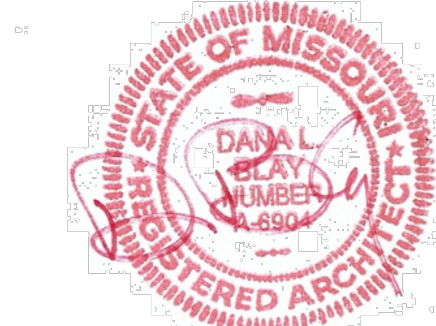
2. WOOD DOORS - NOT USED

3. GLAZING

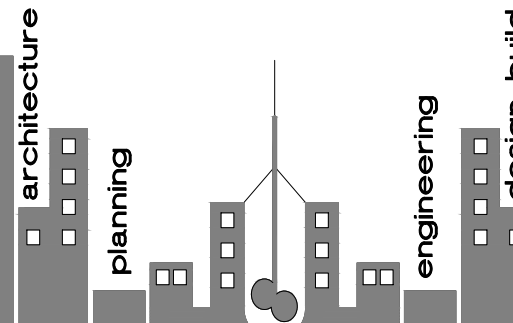
- A. DOUBLE GLAZING: EQUAL TO PILKINGTON "OPTIFLOAT" CLEAR FLOAT GLASS TYPE: AIR-FILLED LG. UNIT WITH SOLARE PANEL CONTROL LOW-E INBOARD NUMBER 2 SURFACE. TOTAL THICKNESS OF PANEL IS ONE INCH AT STOREFRONT AND ONE HALF INCH AT GLASS DOORS. NOMINAL GLASS THICKNESS IS 1/4 INCH AT STOREFRONT AND 3/16" AT GLASS DOORS.
- B. ALL GLAZING SHALL CONFORM TO CONSUMER PRODUCT SAFETY COMMISSION STANDARD 16 CFR, PART 1201.

4. ALUMINUM STOREFRONT SYSTEM

- MANUFACTURER AND TYPE. THE SYSTEM SHALL BE AS NOTED ON THE DRAWINGS AS MANUFACTURED BY: KAMNEER COMPANY, INC., NORTHRUP ARCHITECTURAL SYSTEM OR APPROVED EQUAL.
- A. WINDOW WALL SYSTEM AND DOORS
- 1) TYPE: STRUCTURALLY REINFORCED, EXTRUDED ALUMINUM FRAMING COMPLETE WITH GLASS, NON-STRETCH HIGH SHORE VINYL AND ANCHORAGE ATTACHMENTS AND SHIMS REQUIRED TO SECURE WINDOW WALLS TO BUILDING STRUCTURAL SYSTEM.
- 2) DOORS: SHALL BE MEDIUM STYLE TILE WITH 10" BOTTOM. PROVIDE REINFORCING FOR OVERHEAD CLOSERS. SEE SECTION ON ENERGY COMPLIANCE.
- 3) FINISH: EXPOSED ALUMINUM SURFACES: SEE PLAN
- B. COMPONENTS AND MATERIALS
- FRAMES: SIZES AS SHOWN ON THE DRAWINGS, COMMERCIAL QUALITY EXTRUDED ALUMINUM (ASTM B221), COMPLETE WITH MATCHING PROFILE STOPS TO SUIT FRAMES AND OF ADEQUATE SIZE TO PROVIDE SUFFICIENT BITE ON GLASS, AND DRILLED HOLES, REFLECTOR PLATES AND INTERNAL FLASHING TO ACCOMMODATE INTERNAL WEEP AND DRAINAGE SYSTEM.



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GOOD CENTS
A NEW SANDWICH RESTAURANT
869 SW Lemans Ln
Lee's Summit, MO 64082

PROJECT LOG:

CONTRACT INITIATION
March 19, 2025

AS-BUILT MEASURING/COMPLETION
3/20/25

OWNER'S DESIGN REVIEW
?/?/25

PLANNING PRE-APP REVIEW
?/?/25

PLANNING SPECIAL USE SUBMITTAL
?/?/25

OWNER'S CD REVIEW
4/21/25 4/29/25 5/5/25

PLANS AVAILABLE FOR PERMIT SUBMIT
4/1/25

PLANS PERMIT RESUBMIT
5/5/25

REVISIONS:

1. REVISED PER CITY
4/28/25
2. REVISED PER CITY
?/?/25

SHEET TITLE:

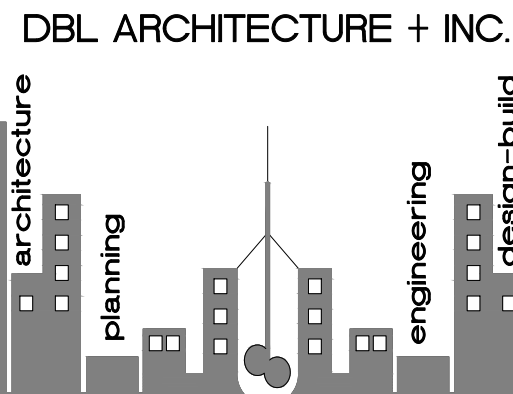
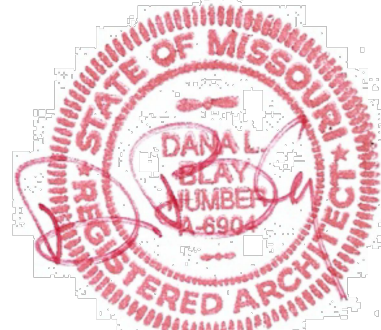
GENERAL SPECIFICATIONS

SHEET NO.:

A6

PROJECT NUMBER :

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2 REVISED PER CITY

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GENERAL
SPECIFICATIONS

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PROJECT NUMBER :

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DIVISION 8 - DOORS AND WINDOWS - CONT.

6. FINISH HARDWARE

A. SECURITY NOTES

SWINGING DOORS

- ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE 1/4" MINIMUM DIAMETER STEEL JAMB STUDS WITH 1/4" MINIMUM PROJECTION, UNLESS THE HINGES ARE SHAPED TO PREVENT DOOR REMOVAL IF HINGE PINS ARE REMOVED.
- STRIKE PLATES FOR LATCHES AND HOLDING DEVICES FOR PROJECTING DEAD-BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/2" IN LENGTH.
- DEAD BOLTS SHALL CONTAIN HARDENED INSERTS.
- STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8".
- HOOK SHAPED OR EXPANDING LAG DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 3/4".

CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

B. NOTES- HARDWARE

- ALL LOCKSETS SHALL BE EQUIPPED WITH SIX (6) PIN INTERCHANGEABLE CORES.
- KEYING: ALL CYLINDERS SHALL BE REMOVABLE CORE, MASTER KEyed TO EXISTING SYSTEMS.
- PROVIDE A SIGN AT EACH STOREFRONT DOOR STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS". LETTERS SHALL NOT BE LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND. THE SIGN SHALL BE INSTALLED BY THE GENERAL CONTRACTOR
- THE ALUMINUM STOREFRONT DOOR FABRICATOR SHALL INSTALL THE DEADBOLT CYLINDER AND LOCK HARDWARE PRIOR TO DOOR DELIVERY TO THE SITE.

C. TOILET ROOM ACCESSORIES

SEE ARCHITECTURAL PLANS FOR TOILET FIXTURE SCHEDULE.

DIVISION 9 - FINISHES

1. LATH AND PLASTER -SEE SPEC PACKAGE PROVIDED BY OWNER

A. WORK INCLUDED

LATH AND PLASTER WORK INCLUDES EXTERIOR PORTLAND CEMENT PLASTER SCRATCH AND BROWN COATS AND A TEXTURED FINISH COAT. ALL WORK TO BE COMPLETE WITH REQUIRED GROUNDS AND ACCESSORIES. PLASTER ON STUDS TO BE OVER LAYER GRADE "B" OF BUILDING PAPER AND PAPER BACKED, WIRE FABRIC LATH. METAL LATH ON EXTERIOR WALLS TO RECEIVE CERAMIC TILE WHERE SHOWN ON DRAWINGS.

B. PLASTER MATERIALS

- PORTLAND CEMENT- TYPE I, CONFORMING TO REQUIREMENTS OF ASTM C150-76A.
- HYDRATED LIME- NORMAL FINISHING TYPE CONFORMING TO ASTM C35.
- AGGREGATE- NATURAL SAND, CONFORMING TO ASTM C35.
- WATER- CLEAN, POTABLE, FRESH AND FREE FROM INJURIOUS AMOUNTS OF AOD, ALKALI, ORGANIC MATTER OR OTHER DELETERIOUS SUBSTANCES.
- CEMENT PLASTER BASE MIXES
- MIX AND PROPORTION CEMENT PLASTER AS FOLLOWS:
 - SCRATCH COAT- 1 PART CEMENT, 1/2 TO 3/4 PART LIME, 3 TO 4 PARTS AGGREGATE.
 - BROWN COAT- 1 PART CEMENT, 1/2 TO 3/4 PART LIME, 3 TO 4 PARTS AGGREGATE.
 - FINISH COAT- 1 PART WHITE CEMENT, 3/4 TO 1 PART LIME, 3 PARTS AGGREGATE. FLOAT FINISH WITH SAND TEXTURE.
- MIX ONLY AS MUCH PLASTER AS CAN BE USED IN ONE (1) HOUR.
- MIX MATERIALS DRY, TO UNIFORM COLOR AND CONSISTENCY, BEFORE ADDING WATER.
- PROTECT MIXES FROM FROST, DUST AND EVAPORATION.
- DO NOT TEMPER MIXES AFTER INITIAL SET HAS OCCURRED.

D. METAL LATH AND ACCESSORIES

DETAILS AND SPECIFICATIONS ARE BASED ON THESE PRODUCTS. SUBSTITUTIONS MUST BE EQUAL IN FUNCTION AND DESIGN.

- WIRE FABRIC LATH- SINGLE PLY, PRE-FURRED, PAPER BACKED, 1 1/2 X 17 GAUGE, HEXAGON SHAPED, GALVANIZED, WOVEN WIRE STUCCO NETTING IS FIRMLY ADHERED TO WEATHER RESISTANT, GRADE "D" ASPHALT IMPREGNATED PAPER BACKING WITH WATERPROOF ADHESIVE. AVAILABLE IN ROLLS. "PLASTERBAK" BY DAVISWALKER CORPORATION, OR "STUCCO NETTING" BY K-LATH, 3.4# GALVANIZED METAL LATH AT EXTERIOR SOFFITS.
- TILE AT PLYWOOD SHEATHED WALLS- INSTALL GRADE "B" BUILDING FELT UNDERLAYMENT TO RECEIVE PAPER BACKED LATH.
- BUILDING PAPER- GRADE "D" AND GRADE "B".
- ACCESSORIES- EXPANSION CONTROL SCREED NO. J-4-U-7/8" WITH 1/4" GAP, .26 GAUGE GALVANIZED STEEL; SEPARATION SCREED 17-7/8", .26 GAUGE GALVANIZED STEEL; SOFFIT AND FOUNDATIONS DRIP MOULD NO. 5, .24 GAUGE GALVANIZED STEEL BY "SUPERIOR METAL TRIM PRODUCTS".

2. GYPSUM DRYWALL

ALL GYPSUM DRYWALL TO BE:

- FIRE-RATED GYPSUM WALLBOARD- ASTM C63078. USE 4 FEET WIDE SHEETS WITH LONG TAPERED EDGE. THICKNESS SHALL BE 5/8". UNITED STATES GYPSUM CO. SHEETROCK W/R FIRECODE "C" FOR FIRE RATED PANELS. SEAL ALL EXPOSED AND CUT EDGES PER MANUFACTURERS RECOMMENDATIONS. USE MOISTURE RESISTANT GYPSUM BOARD IN AREAS SPECIFIED ON THE PLANS. EACH SHEET SHALL BE MARKED BY THE MANUFACTURER INDICATING THE MOISTURE RESISTANT CAPABILITIES OF THE PRODUCT.
- INSTALL GYPSUM WALLBOARD WITH LONG DIMENSIONS PERPENDICULAR TO FRAMING.
- FASTENINGS
 - NAILS- NO. 13 GAUGE, 1 3/8" LONG, 19/64" HEAD ANNULAR RING NAIL; 7" ON CENTER AT CEILING, 8" ON CENTER AT WALLS.
 - SCREWS- METAL SUSPENSION SYSTEM, TYPE "S-12" BUGLE, 3/8" MINIMUM PENETRATION IN METAL FRAMING.
 - METAL EDGES SHALL BE APPLIED AT ALL EXPOSED CORNERS, ENDS, ETC.
 - ACCESS PANELS: INRYCO/MILCOR, (414) 383-4030; TYPE "M" WITH FLUSH SCREWDRIVER OPERATED LOCKS.
 - IN GYPSUM DRYWALL AND CEILINGS USE PRIME COATED STEEL.
 - IN TILE FINISH WALLS AND "FRP" FINISH WALLS USE STAINLESS STEEL FRAMES FRAMES AND PANELS.
- INSTALL GYPSUM WALLBOARD IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

5. LAY-IN CEILING TILE - NOT USED

6. PAINTING AND STAINING

A. APPLICATIONS

- GENERAL: THE FINISHED SURFACE SHALL BE FREE FROM RUNS, SACS, DROPS, RIDGES, WAVES, LAPS, BRUSH MARKS AND VARIATIONS IN COLOR, TEXTURE AND FINISH.
- COATING PROCESS: SUFFICIENT TIME SHALL ELAPSE BETWEEN SUCCESSIVE COATS TO PERMIT PROPER DRYING.
- STORAGE, MIXING, AND THINNING:
 - GENERAL: AT TIME OF APPLICATION, PAINT SHALL SHOW NO SIGNS OF HARD SETTLING, EXCESSIVE SKINNING, LIVERING OR OTHER DETERIORATION. PAINT SHALL BE THOROUGHLY STIRRED, STRAINED AND KEPT AT A UNIFORM CONSISTENCY DURING APPLICATION.
 - STORAGE: THE PAINTER SHALL STORE ALL MATERIALS AND EQUIPMENT IN A ROOM ASSIGNED FOR THAT PURPOSE. PRECAUTIONS SHALL BE TAKEN TO REDUCE FIRE HAZARD AND THE ROOM SHALL BE KEPT CLEAN AND IN GOOD CONDITION.
- CLEANING UP
 - DURING PROGRESS OF THE WORK, DO NOT ALLOW THE ACCUMULATION OF EMPTY CONTAINERS OR OTHER EXCESS ITEMS EXCEPT IN AREAS SUFFICIENTLY SET ASIDE FOR THAT PURPOSE.
 - SCHEDULE ALL CLEANING AND PAINTING SO THAT DUST AND OTHER CONTAMINANTS FROM THE CLEANING PROCESS WILL NOT FALL ON WET, NEWLY PAINTED SURFACES.
- PREPARATION OF METAL SURFACES
 - GALVANIZED METAL: CLEAN ALL SURFACES THOROUGHLY WITH SOLVENT UNTIL THEY ARE COMPLETELY FREE FROM DIRT, OIL AND GREASE. ALLOW TO DRY THOROUGHLY BEFORE APPLICATION OF PAINT.
- EXTRA PAINT

CONTRACTOR SHALL PROVIDE ONE (1) GALLON OF UNOPENED PAINT, STAIN AND SEALER OF EACH COLOR AND TYPE USED IN LABELED, COVERED CANS FOR THE OWNER. PLACE IN CARTONS FOR STORAGE.

7) EXTERIOR PAINTING

- METAL:
 - ONE COAT PRIMER
 - TWO COATS PER SCHEDULENOTE: PRIMER MAY BE ELIMINATED IF ITEM IS FACTORY PRIMED
- STUCCO: PAINTED TWO (2) COATS PER SCHEDULE
 - ONE COAT PRIMER
 - TWO COATS PER SCHEDULE
- CONCRETE MASONRY (EXPOSED):
 - ONE COAT SEALER (40 SQ. FT. PER GALLON)
 - TWO COATS MASONRY PAINT PER SCHEDULE

8) INTERIOR PAINTING

- METAL:
 - SAME AS EXTERIOR METAL
- SMOOTH FINISH GYPSUM BOARD WALLS:
 - FLAT COAT WALL PRIMER
 - ONE COAT PER SCHEDULE
 - EGGSHELL:
 - ONE COAT WALL PRIMER
 - TWO COATS PER SCHEDULE
- INSIDE THROATS OF AIR CONDITIONING SUPPLIES AND RETURNS IN PUBLIC AREAS. SPRAY BLACK TO A POINT OUT OF VIEW.

DIVISION 10 - SPECIALTIES

1. PORTABLE FIRE EXTINGUISHERS

A. APPLICATIONS

- PER REQUIREMENT OF INTERNATIONAL FIRE CODE 904.11.5

2. WALL VENT

- GALVANIZED STEEL FRAME AND 45 DEG. BLADES, INSECT SCREEN, PRIME COATED. SEE DRAWINGS FOR SIZE.

3. TRASH ENCLOSURE GATES - NOT USED

4. FOOD SERVICE EQUIPMENT - NOT USED

5. RELATED WORK DESCRIBED ELSEWHERE

A. PLUMBING

- WORK OF SECTION "PLUMBING" INCLUDES SETTING OF FAUCETS AND CONNECTIONS TO SERVICES, INTERCONNECTIONS OF EQUIPMENT, FLOOR DRAINS IN THE VICINITY OF INDIRECT DRAIN OUTLETS, FAUCETS AND TRIM.

B. ELECTRICAL

- ALL LINE SWITCHES, SAFETY CUT-OUTS, CONTROL PANELS, FUSE BOXES AND OTHER CONTROLS, ELECTRICAL RECEPTACLES, FITTINGS AND CONNECTIONS, EXCEPT AS OTHERWISE SPECIFIED IN SECTION "ELECTRICAL", ELECTRICAL CONTRACTOR, SECTION "ELECTRICAL", WILL MAKE FINAL CONNECTIONS TO BUILDING FROM ALL JUNCTION BOXES.

6. PLUMBING

- SEE PLUMBING DRAWINGS

7. HEATING, VENTILATING, AIR CONDITIONING AND EXHAUST HOODS

- SEE MECHANICAL DRAWINGS

DIVISION 11 - EQUIPMENT

1. AS-BUILT DRAWINGS

- KEEP AN ACCURATE DIMENSIONED RECORD ON REPRODUCIBLE TRANSPARENCES OF AS-BUILT LOCATIONS, AND OF WORK WHICH IS INSTALLED DIFFERENTLY FROM THAT SHOWN.

2. LOCATIONS AND ACCESSIBILITY

- SUB-CONTRACTOR SHALL FULLY INFORM HIMSELF REGARDING PECULIARITIES AND LIMITATIONS OF SPACES AVAILABLE FOR INSTALLATION OF WORK AND MATERIALS FURNISHED AND INSTALLED UNDER THIS DIVISION. DRAWINGS INDICATE LOCATION AND ARRANGEMENT OF CONDUIT, EQUIPMENT AND OTHER ITEMS AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. WORK SPECIFIED AND NOT CLEARLY DEFINED BY DRAWINGS SHALL BE INSTALLED AND ARRANGED IN A MANNER SATISFACTORY TO THE OWNER. IN EVENT CHANGES IN INDICATED LOCATIONS AND ARRANGEMENTS ARE DEEMED NECESSARY BY THE OWNER, THEY SHALL BE MADE BY THE SUB-CONTRACTOR WITHOUT ADDITIONAL CHARGES PROVIDED THAT THE CHANGES ARE ORDERED BEFORE THE WORK IS INSTALLED AND NO EXTRA MATERIALS OR LABOR ARE REQUIRED.

3. CLEANING OF EQUIPMENT, MATERIALS AND PREMISES

- CLEAN EQUIPMENT AND MATERIALS THOROUGHLY. LEAVE SURFACES TO BE PAINTED SMOOTH AND CLEAN, READY FOR PAINTERS. CLEAN ENTIRE PREMISES OF UNUSED MATERIALS, RUBBISH, DEBRIS AND DIRT CREATED BY WORK UNDER THIS DIVISION.

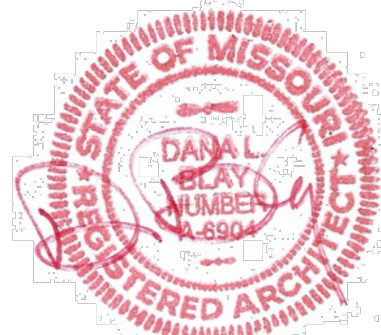
4. OPERATION AND MAINTENANCE INSTRUCTIONS

- FULLY INSTRUCT AND DEMONSTRATE TO THE OWNER'S OPERATING PERSONNEL THE PERFORMANCE, OPERATION AND MAINTENANCE OF EQUIPMENT. THE TIME ALLOWED FOR SAID INSTRUCTION SHALL BE ALLOWED FOR EACH SUB-CONTRACTOR AS PART OF THESE CONTRACT DOCUMENTS.

5. TESTING AND ADJUSTMENT

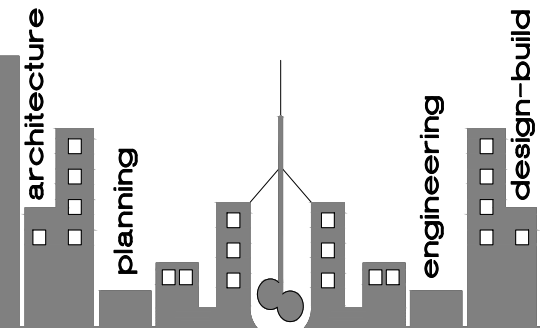
- UPON COMPLETION OF ELECTRICAL WORK, ADJUST AND TEST CIRCUITS, OUTLETS, SWITCHES, LIGHTS, MOTORS AND TIME CLOCKS TO INSURE PROPER OPERATION OF ELECTRICAL EQUIPMENT. CHECK SERVICE VOLTAGES UNDER MAXIMUM LOAD. ITEMS, FIXTURES AND PARTS IN NEED OF CORRECTION AND DISCOVERED DURING SUCH TESTING SHALL BE IMMEDIATELY REPAIRED OR REPLACED WITH NEW EQUIPMENT, AND THAT PART OF THE SYSTEM SHALL BE RETESTED. SUCH REPLACEMENT OR REPAIR SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.

Each subcontractor that is hired on this project shall adhere to the requirements within in these drawings. Coordinate with owner prior to bid and installation. It is the responsibility of EACH subcontractor to ensure they understand their requirements under these requirements and any additional work that may be required by the owner prior to bid, awarding of contract and start of construction



4-1-25

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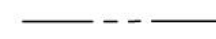
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ABV	above	OC	on center (s)
AFF	above finished floor	OPG	opening
ACC	access	OJ	open web joist
AP	access panel	OPP	opposite
ACT	acoustical tile	OPH	opposite hand
ADJ	adjacent	OD	outside dimension
AGG	aggregate	OA	overall
A/C	air conditioning	OH	overhead
ALT	alternate	FL	plate
ALUM	aluminum	PNL	panel
AB	anchor bolt	PB	panel bar
APPROV	approved	PAR	parallel
APPROX	approximate	PTN	partition
ARCH	architect (ural)	PVMT	pavement
AD	area drain	PED	pedestal
ASPH	asphalt	PERF	perforate (d)
BRG	bearing	PLAS	plaster
BPL	bearing plate	P/L	plastic laminate
BM	bench mark	PL	plate
BLK	black	PG	plate glass
BLKG	blocking	PLYWD	plywood
BO	bottom of	PC	pipe column
BOT	bottom	PSF	pounds per square foot
BLDG	building	PSI	pounds per square inch
BM	beam	PTB	prefabricate (d)
BUR	built-up roofing	FT	pressure treated
CAB	cabinet	FL	property line
CPT	carpet (ed)	QT	quarry tile
CI	cast iron	RAD	radius
CB	catch basin	REF	reference
CLG	ceiling	RFL	reflect (ed), (lvs), (or)
CEM	cement	REFR	refrigerator
CER	ceramic	REG	register
CT	ceramic tile	REINF	reinforce (d), (ing)
CIR	circle	RCF	reinforced concrete pipe
CLR	clear (ance)	RES	resilient
CLO	closet	RET	retaining
COL	column	RD	roof drain
CONC	concrete	RM	room
CMU	concrete masonry unit	RO	rough opening
CONST	construction	SCH	schedule
CONT	continuous or continue	SEC	section
CONTR	contract (or)	SS	service sink
CJ	control joint	SHTH	sheathing
DL	dead load	SHT	sheet
DEM	demolish, demolition	SIM	similar
DEP	depressed	SC	solid core
DEL	detail	S	south
D/AD	diagonal	SPL	special
D/AM	diameter	SPEC	specification (s)
DIM	dimension	SQ	square
DPR	dispenser	SF	square feet
DBL	double	S/S	stainless steel
DN	down	STD	standard
DR	door	STA	station
DS	downspout	STL	steel
DF	douglas fir	SD	storm drain
EA	each	STRUCT	structural
E	east	SUS	suspended
EDF	electric drinking fountain	SYM	symmetry (ical)
ELEC	electric (al)	SYS	system
EP	electrical panelboard	TKS	lockstrip
ELEV	elevation	TEL	telephone
EMP	employee	TG	tempered glass
ENCL	enclosure (ure)	T&G	tongue and groove
EQ	equal	TO	top of
EQUIP	equipment	TOIL	toilet
EXH	exhaust	TS	top of sheathing
EXIST	existing	TSL	top of slab
EB	expansion bolt	TST	top of steel
EJ	expansion joint	TN	top of wall
EXP	exposed	TYP	typical
EXT	exterior	UC	undercut
FD	floor drain	UR	urinal
FOC	face of concrete	VJ	v-joint (ed)
FOM	face of masonry	VB	vapor barrier
FOS	face of studs	VERT	vertical
FF	finish floor	VEST	vestibule
FE	fire extinguisher	VB	vinyl base
FIN	finish (ed)	VT	vinyl tile
FTG	footing	WSCOT	wainscot
FSE	food service equip.	NH	wall hung
FR	frame (d), (ing)	NC	water closet
FS	floor sink	NP	waterproofing
FUR	furred (ing)	NR	water resistant
GA	gage, gauge	N	with
GI	galvanized iron	N	west
GC	general contract (or)	NIN	window
GL	glass, glazing	NG	wired glass
GD	grade, grading	NM	wire mess
GYPBD.	gypsum board	NO	without
HC	hollow core	ND	wood
HWD	hardwood		
HDR	header		
HVAC	heating/ventilating/ air condition		
HT	height		
HC	hollow core		
HM	hollow metal		
HORZ	horizontal		
HB	hose bibb		
NCL	include (d), (ing)		
D	inside diameter		
NSUL	insulation		
INT	interior		
JAN	janitor		
JT	joint		
J	joist		
KPL	kickplate		
LAD	ladder		
LB	lag bolt		
LAM	laminated (d)		
LAV	lavatory		
LTL	lintel		
LL	live load		
LOC	location		
LVR	louver		
MAX	maximum		
MB	machine bolt		
MH	manhole		
MFR	manufacture (or)		
MAS	masonry		
MO	masonry opening		
MAT	material (s)		
MAX	maximum		
MECH	mechanic (al)		
MET	metal		
MIN	minimum		
MISC	miscellaneous		
MILL	million		
NAT	natural		
N	north		
NIC	not in contract		
NTS	not to scale		

- ALL WORK SHALL BE IN COMPLIANCE WITH NATIONAL, LOCAL CODES, APPLICABLE ORDINANCES AND UNDERWRITER REGULATIONS HAVING JURISDICTION. CONTRACTORS TO COMPLY WITH ALL RULES AND REGULATIONS OF THE BUILDING OWNER.
- ALL CONTRACTORS MUST VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS THE CONTRACTOR SHALL NOTIFY THE DESIGN TEAM IMMEDIATELY OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS.
- OWNER/ TENANTS OR THEIR APPOINTED REPRESENTATIVE SHALL PROCURE ALL PERMITS AND CERTIFICATION OF OCCUPANCY OR LOCAL EQUIVALENT.
- (OPTION) PROCUREMENT OF ALL PERMITS AND CERTIFICATION OF OCCUPANCY SHALL BE OBTAINED BY OWNER/TENANTS OR THEIR REPRESENTATIVE.
- THE WORK INCLUDES, FURNISHING LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR THE INCIDENTAL COMPLETION BASED ON ALL DRAWINGS AND SPECIFICATIONS AS DESCRIBED IN THE DOCUMENTS.
- ALL CONDITIONS SHOWN ON THE DRAWINGS HAVE BEEN COMPILED FROM AVAILABLE INFORMATION AND MUST BE VERIFIED WITH SITE CONDITIONS, WRITTEN DIMENSIONS ON DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- EACH CONTRACTOR SHALL BE RESPONSIBLE TO RECEIVE, HANDLE, STORE, SECURE AND ACCOUNT FOR ITS OWN MATERIALS. INSURE SAME UNTIL OWNER ACCEPTS COMPLETION OF EACH CONTRACTOR'S INSTALLATION.
- NO WORK SHALL START WITH OUT APPROVAL AND REVIEW BY THE DESIGN TEAM OF ALL SHOP DRAWINGS PREPARED BY THE CONTRACTORS AND SUPPLIERS NOT IN COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.
- EACH CONTRACTOR TO PROMPTLY REMOVE UPON ACCUMULATION ALL RUBBISH AND DEBRIS FROM BUILDING SITE AND NO EVENT LESS FREQUENTLY THAN EVERY FRIDAY AFTERNOON.
- EACH CONTRACTOR SHALL PROVIDE PROTECTION TO ADJACENT PROPERTY DURING CONSTRUCTION WORK. IN NO CASE EITHER TRAFFIC OR ONGOING BUSINESS SHALL BE DISRUPTED EXCEPT WITH SPECIFIC AGREEMENT WITH THE OWNER.
- ALL ROOF PENETRATIONS SHALL BE SEALED WATERTIGHT BY A CERTIFIED ROOFING CONTRACTOR AS DESIGNATED BY THE OWNER. ALL EXTERIOR WALL PENETRATIONS TO BE SEALED AIR AND WATERTIGHT BY EACH RESPECTIVE CONTRACTOR MAKING THE PENETRATION.
- ANY MODIFICATIONS TO THE BUILDING SHALL BE COORDINATED WITH THE ARCHITECT AND BUILDING OWNER.
- EACH CONTRACTOR SHALL PROVIDE MINOR ITEMS NECESSARY, FOR THE COMPLETION OF WORK AT NO ADDITIONAL COST TO THE OWNER/ TENANT.
- ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT'S SHALL BE INSTALLED BY EACH CONTRACTOR IN COMPLIANCE WITH THE MANUFACTURER RECOMMENDATION.
- EACH CONTRACTOR SHALL INFORM THE DESIGN TEAM OF ANY MECHANICAL AND ELECTRICAL CONFLICT BETWEEN FLOORS, WALLS, ROOF OPENINGS, FLASHING CURES OR PRIOR TO START WORK.
- MECHANICAL AND ELECTRICAL CONTRACTORS SHALL VERIFY ALL PENETRATIONS AND INSTALL APPROPRIATE FIRE DAMPERS IN ALL RATED ASSEMBLIES WHETHER SHOWN OR NOT.
- IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE; ALL WORKMANSHIP AND MATERIALS SHALL BE OF FIRST QUALITY.
- EACH CONTRACTOR TO SUBMIT SAMPLES OF ALL FINISHES TO DESIGN TEAM, OR OWNER/ TENANT REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- ALL DIMENSIONS ARE SUBJECT TO CONVENTIONAL BUILDING INDUSTRY TOLERANCE FOR FIELD CONDITIONS.
- EACH CONTRACTOR MUST INVESTIGATE ANY PROPOSED SUBSTITUTION OF MATERIAL, PRODUCT, EQUIPMENT, ITEMS OR SYSTEM TO DETERMINE THAT IT IS EQUAL OR SUPERIOR IN ALL RESPECTS TO THAT OF THE SPECIFIED PRODUCT. CREDIT TO THE CONTRACT PRICE WILL BE PROVIDED WITHOUT SACRIFICE TO QUALITY, FICTION OR APPEARANCE.
- EACH CONTRACTOR TO WARRANTY ALL PRODUCTS, AND WAIVES ALL CLAIMS FOR ADDITIONAL COST RELATED TO SUBSTITUTED ITEM TO COMPLETE WORK IN ALL RESPECT.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

C5 GENERAL CONSTRUCTION NOTES

PROPERTY LINE



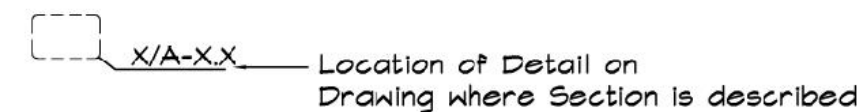
COLUMN LINE



PLAN & VERT. SECTIONS



DETAIL ENLARGED



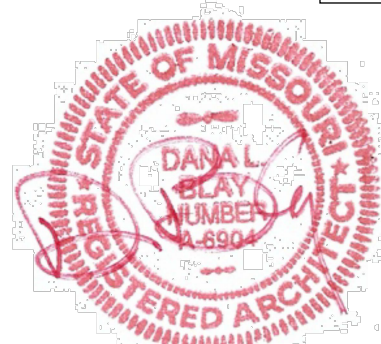
KEYED NOTE



A7 ABBREVIATIONS

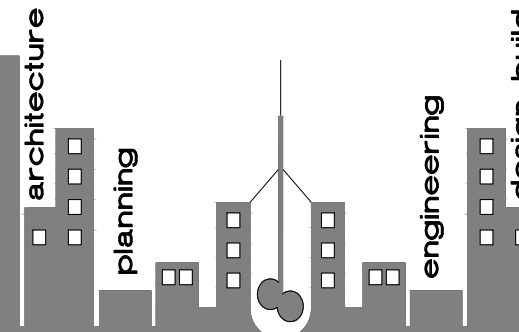
SCALE 1"=1'-0"

C7 GRAPHIC SYMBOLS



4-1-25

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869 SW Lemans Ln
Lee's Summit, MO 64082

PROJECT LOG:

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3/20/25
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?/?/25
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?/?/25
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PLANS AVAILABLE FOR PERMIT SUBMIT
4/1/25
PLANS PERMIT RESUBMIT
5/5/25

REVISIONS:

- | | |
|---|------------------|
| 1 | REVISED PER CITY |
| | 4/28/25 |
| 2 | REVISED PER CITY |
| | ?/?/25 |

SHEET TITLE:

INTERIOR
WALLS

SHEET NO.:

A9

PROJECT NUMBER :

031925

PERMIT NOTES: CITY FIRE MARSHAL

GC TO PROVIDE A KNOX BOX PER CITY FIRE MARSHAL REQUIREMENTS AND SPECIFICATIONS. FINAL LOCATION TO BE DETERMINED IN COORDINATION WITH OWNERS AND FIRE MARSHAL DEPT.

FIRE CODE REVIEW:

CONTRACTOR TO PROVIDE AND INSTALL 2 PORTABLE FIRE EXTINGUISHERS OF SIZE AND IN THE LOCATIONS AS DIRECTED BY FIRE MARSHALL DURING CONSTRUCTION. FUTURE TENANTS TO PROVIDE PERMANENT FIRE EXTINGUISHERS AS REQUIRED BY FIRE CODE REVIEW.

****CONTRACTOR TO VERIFY PAINT AND APPLICATION TO BE PER SHERWIN WILLIAMS -SHERLASTIC-ELASTOMERIC MASONRY COATING MANF. SPECIFICATIONS AND OWNERS REQUIREMENTS. MIN. OF 5 MILS OF BLOCK FILLER WITH 10 MILS OF FINISH PAINT (TWO 5 MIL PASSES)**

OWNER'S FINAL APPROVAL IS REQUIRED AS PART OF BASE BID. ALL NECESSARY REWORK WILL BE AT NO ADDITIONAL CHARGE.

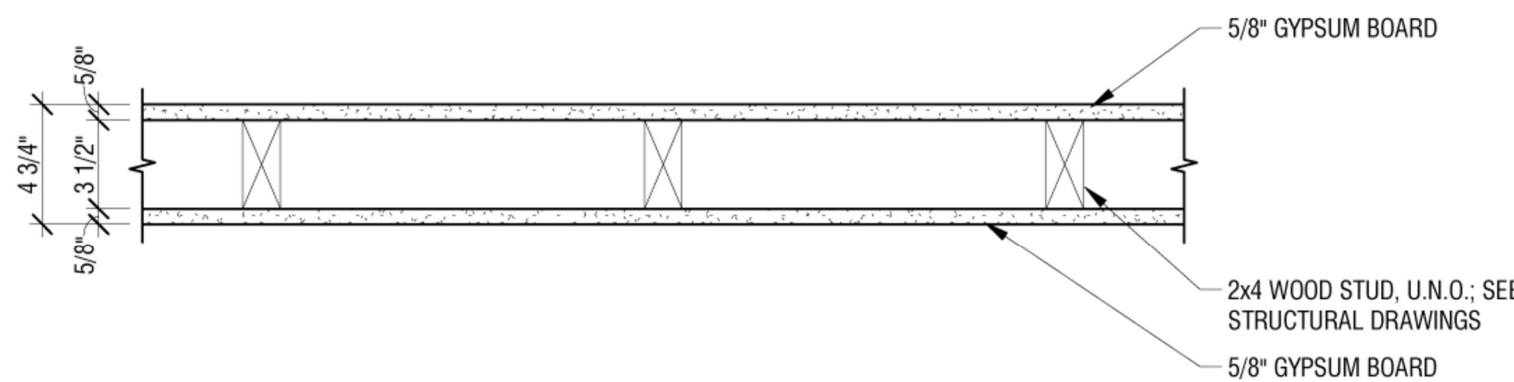
****CONTRACTOR TO VERIFY FINAL LOCATIONS OF ALL EXTERIOR DOORS PRIOR TO FINAL ROUGH IN AND INSTALLATION. COORDINATE WITH TENANTS AND OWNERS TO CONFIRM.**

****CONTRACTOR TO VERIFY FINAL LOCATIONS OF ALL BOLLARDS PRIOR TO BID AND INSTALLATION. COORDINATE WITH TENANTS AND OWNERS TO CONFIRM.**

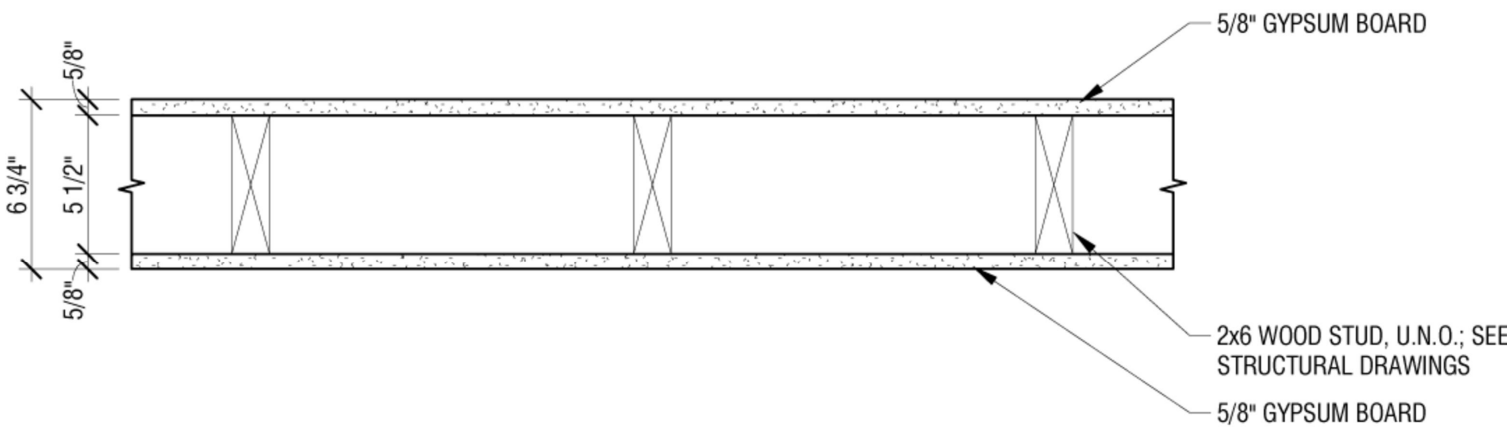
****CONTRACTOR TO VERIFY ALL GLASS INSTALLED ON THIS PROJECT TO BE "LOW E". COORDINATE WITH OWNER PRIOR TO BID AND INSTALLATION.**

FINISH NOTE:

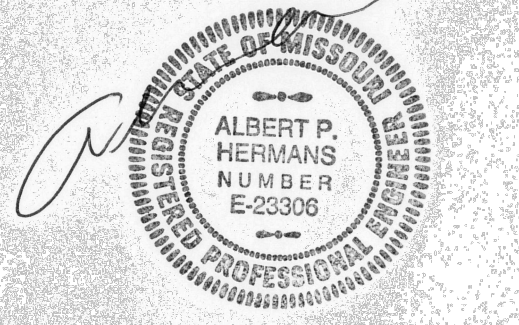
****CONTRACTOR TO VERIFY ALL COLORS, FINISHES, FACING SYSTEMS, CMU SPECS AND STONE SPECIFICATIONS PRIOR TO BID. NO MATERIAL OR FINISHES ARE TO BE ORDERED OR WILL BE ACCEPTED WITHOUT PRE-APPROVAL BY OWNER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM OWNERS APPROVAL OF ALL FINISHES AND MATERIALS PRIOR TO BID AND INSTALLATION.**



5 WALL TYPE 'P1' - INTERIOR WALL 2X4 STUD - TYPICAL
1 1/2" = 1'-0"

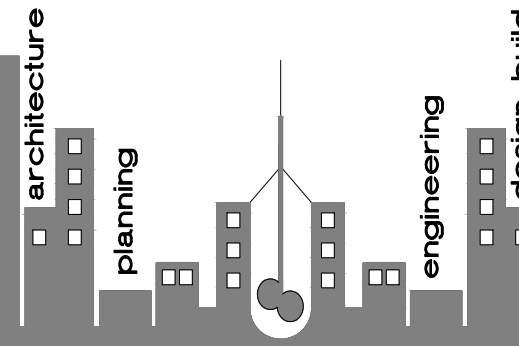


6 WALL TYPE 'P2' - INTERIOR WALL 2X6 STUD - TYPICAL
1 1/2" = 1'-0"



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OWNER'S CD REVIEW	4/21/25 4/29/25
PLANS AVAILABLE FOR PERMIT SUBMIT	4/1/25
PLANS PERMIT RESUBMIT	4/30/25 5/5/25

REVISIONS:

1	REVISED PER CITY	4/28/25
2	REVISED PER CITY	?/?/25

SHEET TITLE:

FIRST FLOOR
HVAC PLAN

SHEET NO.:

M1

PROJECT NUMBER :

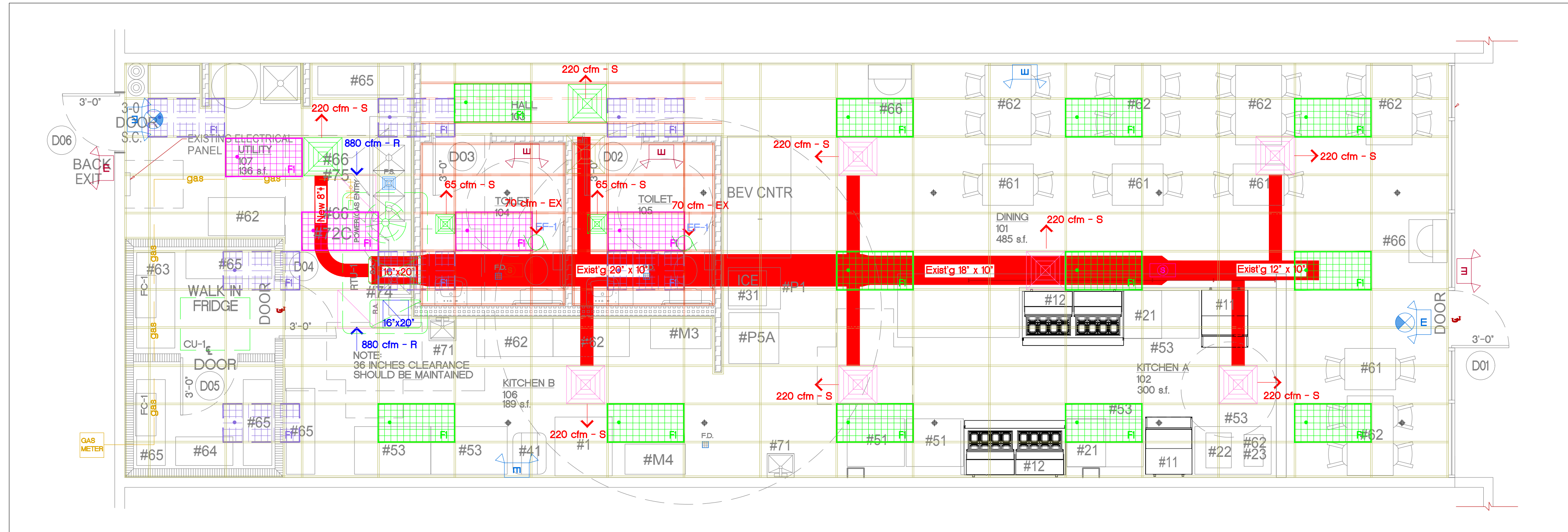
031925

ELECTRICAL SYMBOL LEGEND

	EMERGENCY LIGHT		SINGLE POLE SWITCH
	EXIT LIGHT		SINGLE POLE DIMMER SWITCH
	WALL MOUNTED (w/ TYPE)		OCCUPANT SENSOR SWITCH
	CEILING RECESSED (w/ TYPE)		OCCUPANT SENSOR SWITCH
	LED LIGHT (w/ TYPE)		DUPLEX OUTLET
	EXHAUST FAN		CEILING DUPLEX OUTLET
	TELEPHONE JACK		QUADRIPLEX OUTLET
	POLE MOUNTED LIGHT		QUADRIPLEX GROUND FAULT INTERRUPTER OUTLET
	TRACK LIGHT		220 VOLT OUTLET
	CEILING MOUNTED (w/ TYPE)		GROUND FAULT INTERRUPTER OUTLET
	CEILING FAN		FLOOR OUTLET

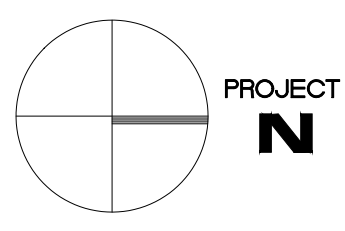
HVAC SYMBOL LEGEND

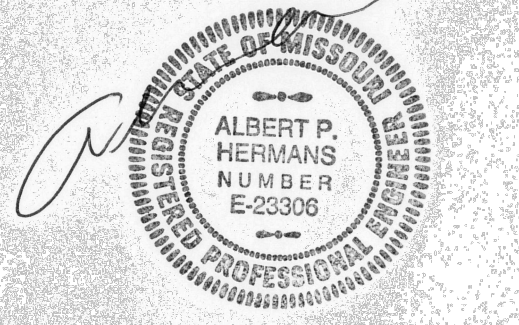
	CEILING SUPPLY GRILL		THERMOSTAT CONTROL
	FIRE ALARM STROBE LIGHT/AUDIBLE ALARM		CEILING RETURN GRILL
	FIRE ALARM PULL		SMOKE + HEAT DETECTOR INTERCONNECTED w/ BATT BACKUP



1 FIRST FLOOR HVAC PLAN

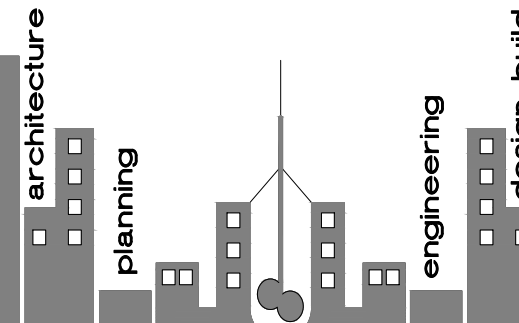
1/4"=1'-0"





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REVISIONS:

1. REVISED PER CITY
4/28/25
2. REVISED PER CITY
?/?/25

SHEET TITLE:

HVAC
SCHEDULES
AND DETAILS

SHEET NO.:
M2

PROJECT NUMBER :
031925

OUTDOOR AIR VENTILATION SCHEDULE

ROOM NO.	OCCUPANCY CLASSIFICATION	ZONE FLOOR AREA S.F. (Az)	OCCUPANT DENSITY #/1000 FT ² (Pz)	PEOPLE OUTDOOR AIRFLOW RATE IN BREATHING ZONE Rp CFM/PERSON	AREA OUTDOOR AIRFLOW RATE IN BREATHING ZONE Ra CFM/FT ²	EXHAUST AIRFLOW RATE CFM/FT ²	O.A.R. (Vbz) = Vbz=RpPz + RaAz	REMARKS
101	DINING	485	70/1000 SF. = 34 OCC	7.5(34)=255	.18(485)= 87.0		342 CFM	RTU-1 - O.A. = 342 CFM
102	KITCHEN A	300	20/1000 SF. = 6 OCC	7.5(6)=45	.12(300)= 36.0		81 CFM	RTU-1 - O.A. = 81 CFM
103	HALL	N/A	-	-	-			
104	TOILET	N/A	-	-	-	70 CFM/WC= 70 CFM	75 CFM - EX	RE: IMC TABLE 403.3.11 notes e + g
105	TOILET	N/A	-	-	-	70 CFM/WC= 70 CFM	75 CFM - EX	RE: IMC TABLE 403.3.11 notes e + g
106	KITCHEN B	189	20/1000 SF. = 4 OCC	7.5(4)=30	.12(189)= 23.0		53 CFM	RTU-1 - O.A. = 53 CFM
107	UTIL RM	136	N/A	-	-	-		
								RTU-1 - TOTAL O.A. = 476 CFM *
								* IECONOMIZER TO BE SET FOR THESE

EXHAUST FAN SCHEDULE

ITEM	MODEL #	DESCRIPTION	CFM	ESP (IN)	DRIVE	SPEEDS	NOTES
EF-1	BROAN-HUTONE 671 WHITE SQUARE	BATHROOM CEILING MOUNTED	70	0.25	DIRECT	ONE	A, B, C
A. PROVIDE BACKDRAFT DAMPER		C. EXHAUST TO OUTDOORS.					
B. FAN WIRE TO ENERGIZE WITH LIGHTS							

ROOFTOP UNIT SCHEDULE

ITEM	MODEL #	DESCRIPTION	AIRFLOW CFM	MCA	MOTOR H.P.	VOLTAGE/HERTZ/PHASE	UNIT WT.	NOTES
RTU-1	EXIST'G LENNOX ML180HXHX600C or EQUAL	STANDARD EFFICIENCY 150,000 BTU 93% AFUE 121,000 BTU OUTPUT	SUPPLY -3200-4300 CFM RTU-1 - MIN. O.A.SUPPLY - 476 CFM	28	1.5	120-60-1	N/A	A, B, C
A. PROVIDE FRESH AIR INTAKE - SEE VENTILATION SCHEDULE B. PROGRAMMABLE 2 STAGE HEATING THERMOSTAT w/ FAN ON-OFF-AUTO SWITCH AND LOCATE AS SHOWN ON DRAWINGS. C. PROVIDE SMOKE DETECTORS IN THE RETURN AIR DUCTS PER MC 60621 - CONTROLS SHALL SHUTDOWN ALL OPERATIONS UPON ACTIVATION - A VISIBLE + AUDIBLE SIGNAL SHALL BE INSTALLED AT CASHIER 100 FOR RTU-1 AND AT RETAIL SALES 101 FOR RTU-2								

INSTALLING HVAC CONTRACTOR'S NOTE :

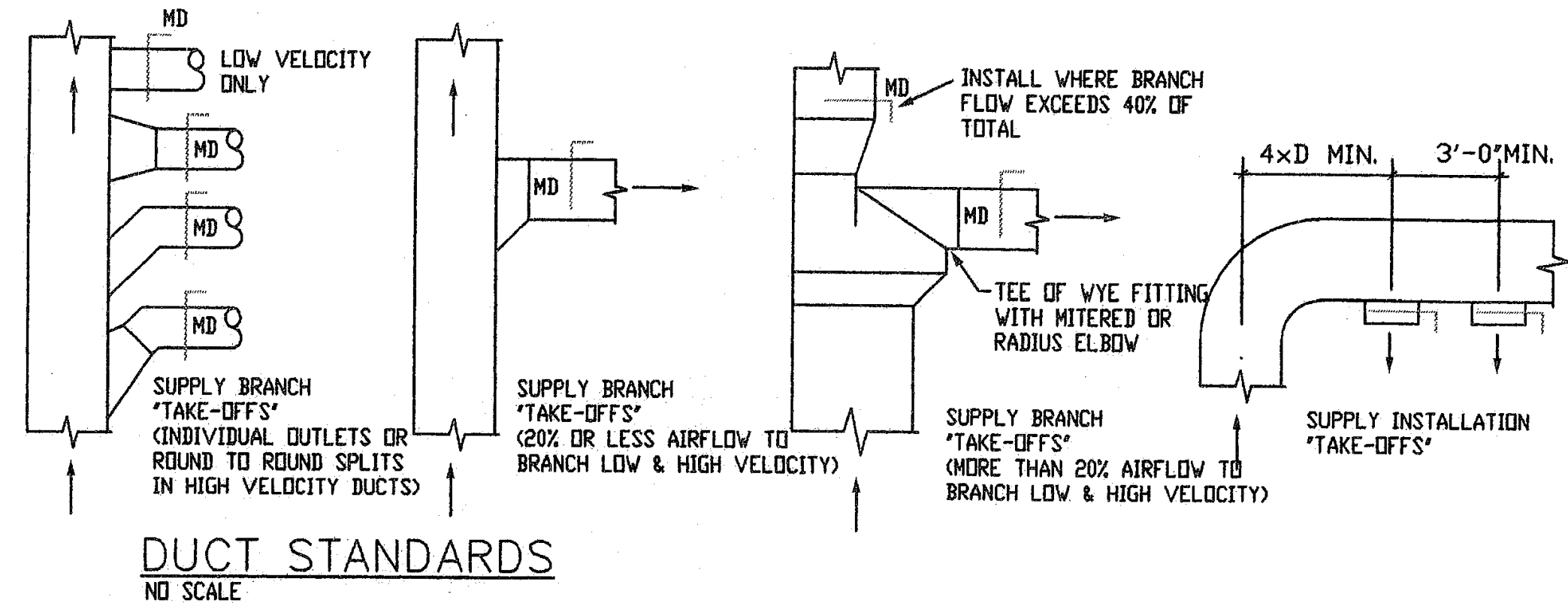
1. EXISTING CONDITIONS WERE TAKEN FROM SITE VISIT AND DO NOT REFLECT EXACT AS-BUILT CONDITIONS.
2. CONTRACTOR SHALL FIELD VERIFY AND VISIT SITE PRIOR TO COMMENCING THE WORK.
3. CONTRACTOR SHALL COORDINATE ALL DEMOLITION AND NEW WORK WITH OTHER TRADES AND EXISTING CONDITIONS.
4. COORDINATE ALL NEW ROOF EQUIPMENT WITH EXISTING STRUCTURE (FIELD VERIFY)
5. REFER TO ARCHITECTURAL DRAWINGS FOR ALL RELATED CONSTRUCTION DETAILS AS APPLICABLE TO THE HVAC SYSTEM AS SHOWN. FINAL LOCATIONS OF CHASES, PENETRATIONS, THROUGHOUT STRUCTURE SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
6. MECHANICAL CONTRACTOR SHALL PERFORM AIR BALANCE TEST ON EXHAUST AND SUPPLY FANS AFTER COMPLETE INSTALLATION FOR PROPER PERFORMANCE. ADJUSTMENT SHALL BE MADE AS REQUIRED TO MEET CITY'S APPROVAL FOR ON SITE INSPECTION OF SYSTEM.

SERVICE	MATERIAL	JOINTS	FITTINGS	NOTES
CONDENSATE DRAINS	COPPER 1/4" HARD	SOLDERED OR BRAZED	WROUGHT COPPER OR CAST BRONZE	①
VENTS AND WASTE LINES (ABOVE GROUND)	SERVICE WEIGHT CAST IRON (CI)	LEAD OR TYSEAL	CAST IRON	①
SOIL LINES (BELOW GROUND) - UNDER SLAB	CAST IRON (CI)	LEAD OR TYSEAL	CAST IRON	②
REFRIGERANT AND DOMESTIC WATER PIPE - (BELOW GROUND) SMALLER THAN 3"	COPPER 1/4" SOFT DRAWN	SOLDERED OR BRAZED	WROUGHT COPPER OR CAST BRONZE	⑥ ⑦
DOMESTIC WATER 3" AND LARGER	DUCTILE IRON	MECHANICAL		
DOMESTIC WATER PIPE (ABOVE GROUND)	COPPER 1/2" HARD ASTM C-200	SOLDERED OR BRAZED	WROUGHT COPPER OR CAST BRONZE	⑦
SEWER LINE PIPING (BELOW GROUND) NOT UNDER SLAB	VCP EXTRA STRENGTH ASTM C-200	ASTM C-425	ASTM C-200	① ②
GAS PIPE (BELOW GROUND)	SCHEDULE 40, BLACK STEEL-X-TRUE COATED AND WRAPPED	CAST IRON	CAST IRON MALLEABLE IRON	③ ④
GAS PIPE (ABOVE GROUND)	SCHEDULE 40 BLACK STEEL	SCREWED	CAST IRON MALLEABLE IRON	③ ⑤
NOTES				
① PVC OR ABS SCHEDULE 40, SOLVENT WELDED JOINTS MAY BE USED ONLY WITH WRITTEN AUTHORIZATION OF APPROVAL BY LOCAL INSPECTING AUTHORITY SUBMITTED BELOW TO ARCHITECT AND ENGINEER PRIOR TO BIDDING. CONDITIONS OF NOTE BELOW. ③ OR-35 SANITARY PIPE WHEN APPROVED.				
② NO PVC OR ABS TO BE USED IN TYPE II CONSTRUCTION, THROUGH OR IN RETURN AIR PLENUMS, IN CITIES WHERE SUCH MATERIAL IS NOT ACCEPTABLE; OR BELOW BUILDING SLAB OR DRIVEWAY SURFACES.				
③ SCREWED GAS CONNECTION FOR 2" AND SMALLER; WELDED CONNECTION FOR 2" AND LARGER, AND IN RETURN AIR PLENUMS.				
④ THREADS AND WELDS PAINTED PRIOR TO WRAPPING, ALL EXTERIOR PIPING (ESPECIALLY ON ROOF) TO BE PAINTED (COLOR BY ARCHITECT) TO MATCH ADJACENT SURFACE. PROVIDE CATHODIC UNDERGROUND PROTECTION ON GAS PIPING AS RECOMMENDED BY LOCAL KPL GAS SERVICE (FOR GOVERNING AUTHORITY)				
⑤ CONNECT ALL GAS TO EQUIPMENT THROUGH GAS COCK, UNION AND DIRT LEG.				
⑥ NO WATER FITTINGS OR CONNECTIONS BELOW FLOOR SLAB. MAKE GRADUAL BEND OR RADIUS.				
⑦ PROVIDE AIR CHAMBERS 18" TALL PRIOR TO CONNECTION OF HOT/COLD WATER LINES TO PLUMBING FIXTURES. COLD WATER LINES TO PLUMBING FIXTURES. ALL POTABLE WATER SYSTEMS SOLDERING TO BE 95/5, TIN/ANTIMONIAL OR UL, 80CA, UPC APPROVAL FOR SUBSTITUTION.				

PIPING INSULATION SCHEDULE

PIPE SYSTEM	INSULATION	THICKNESS	TEMP.
ROOF DRAINS	DWENS CORNING ASJ/SSL-11	1"	150°F
REFRIGERANT SUCTION		1/2"	-20°F TO 70°F
DOMESTIC HOT & COLD HORIZONTAL MAINS ONLY		1/2"	-20°F TO 70°F
HANDICAP "P" TRAP & HOT WATER UNDER LAVATORY'S		1/2"	-20°F TO 70°F

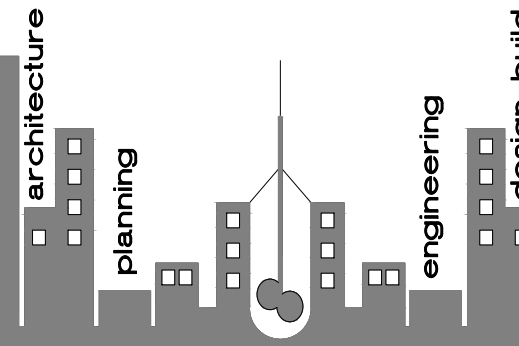
- NOTE: ALL HORIZONTAL HOT & COLD WATER MAINS ARE TO BE INSULATED. VERTICAL MAINS AS NOTED OR SHOWN ON PLANS.
- INSULATE IN CONDITIONED AND UNCONDITIONED SPACES.
- * WASTE & VENT PIPING WITHIN 6 LINEAR FEET OF ROOF DRAIN OR PIPING SHALL BE INSULATED AS PER FOLLOWING ROOF DRAIN INSULATION: FIBERGLASS PIPE INSULATION - (UP TO 10" SIZES) PREFORMED FIBERGLASS UL LISTED, 0.30 BTU-IN/H-SF THERMAL CONDUCTIVITY AT 150°F, WITH ALL SERVICE JACKET, DOUBLE SELF SEALING LAP WITH 0.02 PERM./IN. DWENS CORNING ASJ-SSL-11.
- ** FLEXIBLE UNICELLULAR (UP THRU 2") UNICELLULAR ELASTOMERIC CLOSED CELL INSULATION, 0.27 BTU-IN/H-SF THERMAL CONDUCTANCE AT 75°F, 3% MAXIMUM WATER ABSORPTION BY WEIGHT. ARMSTRONG AP ARMAFLEX OR RUBATEX.





4-1-25

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OWNER'S CD REVIEW	4/21/25 4/29/25
PLANS AVAILABLE FOR PERMIT SUBMIT	4/1/25
PLANS PERMIT RESUBMIT	4/30/25 5/5/25

REVISIONS:

1	REVISED PER CITY	4/28/25
2	REVISED PER CITY	?/?/25

SHEET TITLE:

ELECTRICAL
POWER PLAN

SHEET NO.:

E1

PROJECT NUMBER :

031925

ELECTRICAL SYMBOL LEGEND

	EMERGENCY LIGHT		SINGLE POLE SWITCH
	EXIT LIGHT		SINGLE POLE DIMMER SWITCH
	WALL SCONCE (w/ TYPE)		THREE-WAY SWITCH
	CEILING RECESSED (w/ TYPE)		DUPLEX OUTLET
	FLOURESCENT LIGHT (w/ TYPE)		CEILING DUPLEX OUTLET
	EXHAUST FAN		QUADRIPLEX OUTLET
	DATA JACK		QUADRIPLEX GROUND FAULT INTERRUPTER OUTLET
	SPEAKER IN CEILING - EACH TREATMENT ROOM TO HAVE INDIVIDUAL CONTROLS		220 VOLT OUTLET
	TRACK LIGHT		GROUND FAULT INTERRUPTER OUTLET
			FLOOR OUTLET

NOTE: ANY SYMBOL WITH AN X THROUGH IT SHALL MEAN TO REMOVE IT. RE: DEMOLITION PLANS

HVAC SYMBOL LEGEND

	CEILING SUPPLY GRILL		THERMOSTAT CONTROL
	FIRE ALARM STROBE LIGHT		CEILING RETURN GRILL
	FIRE ALARM PULL		

ELECTRICAL PLAN NOTES: (NOT ALL NOTES MAY APPLY)

- 1 GFI QUADPLEX RECEPTACLE MOUNTED ABOVE COUNTER FOR SMALL APPLIANCES PER NEC.
- 2 GFI DUPLEX RECEPTACLE FOR REFRIGERATED UNIT PER NEC.
- 3 GFI DUPLEX RECEPTACLE MOUNTED FOR SMALL APPLIANCES PER NEC.
- 4 GFI QUADPLEX RECEPTACLE MOUNTED BELOW COUNTER FOR SMALL APPLIANCES PER NEC.
- 5 EXISTING 42 POLE 120/208 1+ PANEL PER NEC.
- 6 ROUTE POWER TO BEVERAGE COOLER CONDENSER ON ROOF OF COOLER PER NEC.
- 7 ROUTE POWER TO AC-1, AC-2, PER NEC.
- 8 BEVERAGE COOLER BASED ON SIERRA RH400M44 35' COOLER, w/ (3) AA26-115BAE COOLER COILS AND REMOTE THERMOSTAT, MAY BE SUBSTITUTED BY OWNER
- 9 ROUTE POWER FOR WINDOW SIGNS PER NEC.
- 10 DUPLEX RECEPTACLE MOUNTED PER NEC.
- 11 ROUTE POWER FOR BUILDING SIGN(S) PER NEC. VERIFY LOCATION w/ SIGN COMPANY
- 12 GFI DUPLEX EXTERIOR RECEPTACLE MOUNTED PER NEC.
- 13 ROUTE POWER TO EF-1 ON ROOF PER NEC.

NOTES:

NOTE: THIS IS A SCHEMATIC PLAN. EXACT LOCATIONS ARE TO BE DETERMINED BY ELECTRICAL CONTRACTOR/ARCHITECT/OWNER OR AS CODE REQUIRES, UNLESS SPECIFIC LOCATION IS NOTED.

THE GHOSTED FLOOR PLAN IS FOR REFERENCE ONLY, NOT TO BE REFERRED TO FOR ANY STRUCTURAL CHANGES.

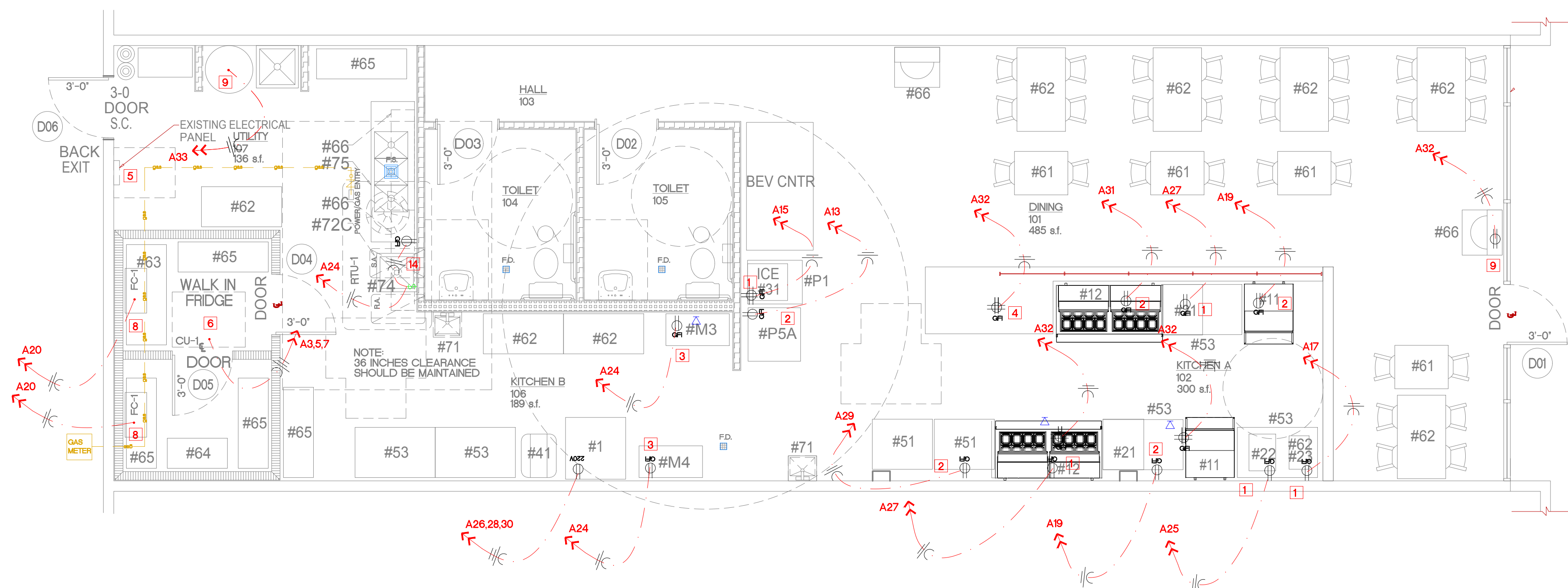
MECHANICAL/ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT, ELECTRICAL APPLIANCES ETC.

ALL OUTLETS ABOVE COUNTER HEIGHT TO BE GFI, TYPE AS PER LOCAL CODES.

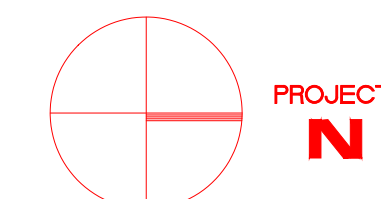
VERIFY WITH OWNER LOCATION/TYPE OF ALL FIXTURES, PANEL BOXES, OUTLET PLACEMENT, ETC. BY HOLDING AN ELECTRICAL WALK THROUGH ON THE BUILDING SITE ONCE FRAMING IS COMPLETED.

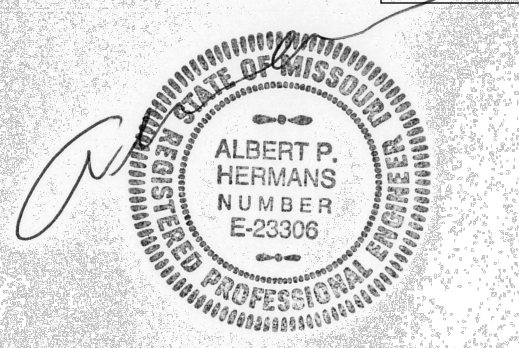
SMOKE DETECTORS TO BE HARD WIRED WITH BACK UP BATTERY, LOCATED PER APPLICABLE CODES.

COORDINATE ALL WORK WITH BUILDING CONTRACTOR.

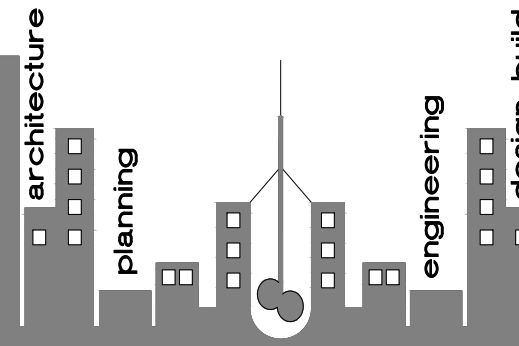


1 ELECTRICAL POWER PLAN
1/4"=1'-0"





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PROJECT:

GOOD CENTS
A NEW SANDWICH RESTAURANT
869 SW Lemans Ln
Lee's Summit, MO 64082

PROJECT LOG:

CONTRACT INITIATION	March 19, 2025
AS-BUILT MEASURING/COMPLETION	3/20/25
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REVISIONS:

1	REVISED PER CITY	4/28/25
2	REVISED PER CITY	?/?/25

SHEET TITLE:

ELECTRICAL
LIGHTING PLAN

SHEET NO.:

E2

PROJECT NUMBER :

031925

NOTES

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MECHANICAL/ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT, ELECTRICAL APPLIANCES ETC.

ALL OUTLETS ABOVE COUNTER HEIGHT TO BE G.F.I. TYPE AS PER LOCAL CODES.

VERIFY WITH OWNER LOCATION/TYPE OF ALL FIXTURES, PANEL BOXES, OUTLET PLACEMENT, ETC. BY HOLDING AN ELECTRICAL WALK THROUGH ON THE BUILDING SITE ONCE FRAMING IS COMPLETED.

SMOKE DETECTORS TO BE HARD WIRED WITH BACK UP BATTERY, LOCATED PER APPLICABLE CODES.

COORDINATE ALL WORK WITH BUILDING CONTRACTOR.

LIGHTING FIXTURE SCHEDULE

ITEM	MODEL #	DESCRIPTION	LAMPS
F1	PWVL2X4-50L-LKF9-PRM 2X4 Back Lit LED PANEL	LED PANEL DROP-IN FIXTURE	35 WATT
F2	WILLIAMS - PBD60-1-260-CS-EBI-UNV	RECESSED CAN LIGHT	1-26 WATT
F3	PER BEVERAGE COOLER CO.	SURFACE MOUNTED LIGHT	1-150 WATT MAX.
F4	WILLIAMS - EXIT/EM/LED-SF-R-WHT	EXIT/EMERGENCY LIGHT w/ BATT PACK	RED LED 3.7 W
F5	CANOPY LIGHTS PER CANOPY COMPANY	CANOPY LIGHT w/ RECESSED OR CUT-OUT	PER MFG.
F6	PER OWNER	INTERIOR TRACK LIGHTING	6-7 WATT LED
F7	WILLIAMS - EMERG/REMOTE-WHT	REMOTE EMERGENCY LIGHT w/ BATT PACK	LED 3.7 W
F8	DARK SKY 16" 2 LIGHT MOTION SENSOR	MOTION DETECTOR SECURITY LIGHTING	(2) 100 W HALOGEN G8

NOTES

- GENERAL CONTRACTOR SHALL PROVIDE FIREPROOFING AROUND RECESSED FIXTURES INSTALLED IN FIRE RATED CEILING PER ULL REQUIREMENTS
- LIGHT FIXTURES SHALL BE PROVIDED WITH ELECTRONIC BALLASTS. COMPACT FLOURESCENT ELECTRONIC BALLASTS SHALL HAVE END-OF-LIFE PROTECTION CIRCUIT TO PREVENT WELDING OF LAMPS IN SOCKETS OR LAMP BREAKAGE. ALL FLOURESCENT LAMPS SHALL BE LOW MERCURY AND SHALL MEET ALL E.P.A. GUIDELINES FOR PASSING "TCLP" TESTS.
- PROVIDE ARROWS AND FACES AS INDICATED ON THE DRAWINGS.
- MANUFACTURER'S LISTED IN THIS SCHEDULE OR APPROVED BY WRITTEN ADDENDUM WILL BE THE ONLY APPROVED MANUFACTURERS TO BID THE LIGHTING FIXTURES FOR THIS PROJECT. CONTRACTORS AND SUPPLIERS USING PRICING FROM MANUFACTURERS NOT LISTED ON SCHEDULE OR BY ADDENDUM DO SO AT THEIR OWN RISK.
- LIGHT FIXTURE SELECTIONS ARE BASED ON THE MANUFACTURER IN THE LEFT MOST COLUMN AS LISTED IN THE SCHEDULE. FIXTURES APPROVED AS EQUALS IN THE SCHEDULE OR BY ADDENDUM SHALL BE EQUAL TO THE UNIT SPECIFIED, I.E. SPRING LOADED LATCHES, POST PAINTED FINISH, AND PHOTOMETRICS.
- PROVIDE TRACK AND ALL FITTINGS AS REQUIRED FOR A COMPLETE AND FUNCTIONAL INSTALLATION.
- ALL EQUALS NOT LISTED ON THIS SCHEDULE SHALL BE APPROVED BY BOTH THE OWNER AND THE ARCHITECT IN WRITING.

ELECTRICAL PLAN NOTES

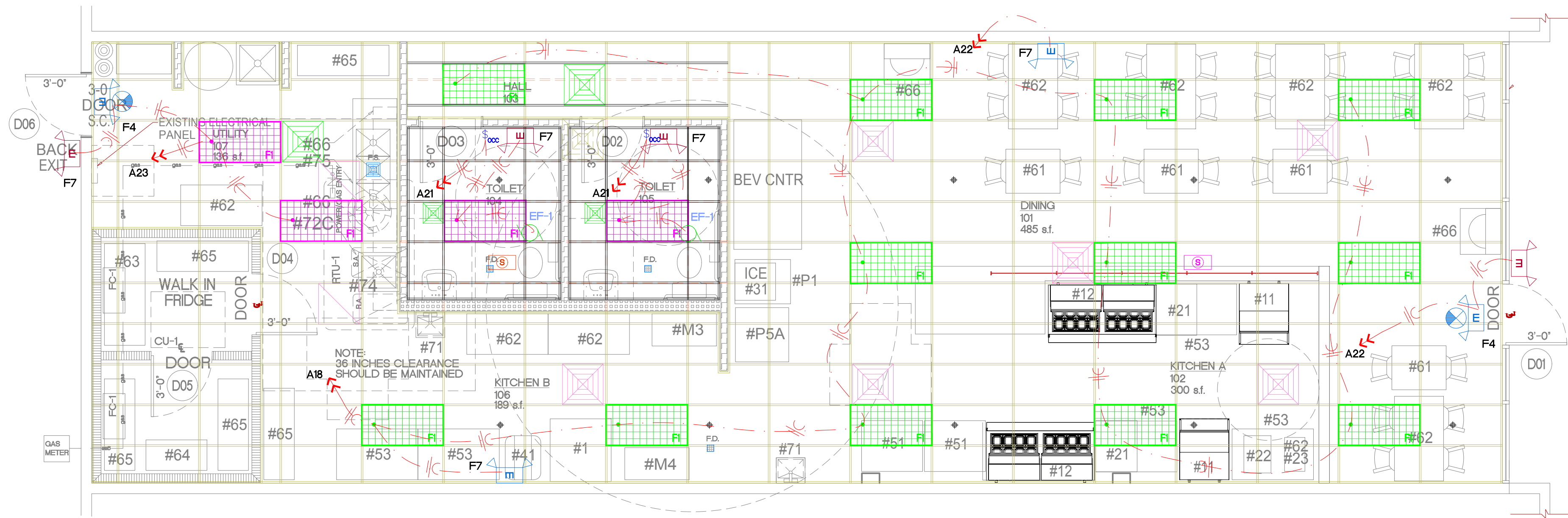
- PROVIDE AND INSTALL NEW LED DROP-IN 2x4 LIGHTS (TYP.)
- PROVIDE AND INSTALL NEW SUSPENDED LINEAR LED LIGHTS
- INSTALL NEW SURFACE MOUNTED COOLER LIGHTS PROVIDED THROUGH BEVERAGE COOLER COMPANY
- INSTALL NEW RECESSED MOUNTED EXHAUST FAN INTERCONNECTED TO LIGHTING
- INSTALL NEW CEILING/WALL MOUNTED EXIT/EMERGENCY LIGHTS
-

ELECTRICAL SYMBOL LEGEND

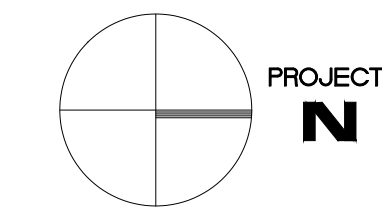
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	TELEPHONE JACK		QUADRIplex GROUND FAULT INTERRUPTER OUTLET
	POLE MOUNTED LIGHT		220 VOLT OUTLET
	TRACK LIGHT		GROUND FAULT INTERRUPTER OUTLET
	CEILING MOUNTED (w/ TYPE)		FLOOR OUTLET
	CEILING FAN		SMOKE DETECTOR

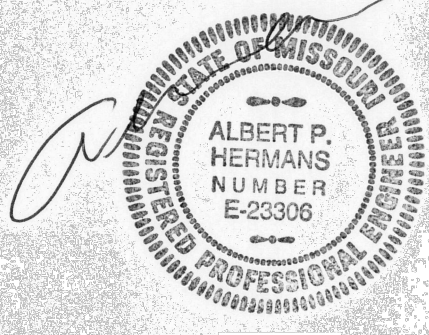
HVAC SYMBOL LEGEND

	CEILING SUPPLY GRILL		THERMOSTAT CONTROL
	FIRE ALARM STROBE LIGHT/AUDIBLE ALARM		CEILING RETURN GRILL
	FIRE ALARM PULL		SMOKE DETECTOR INTERCONNECTED



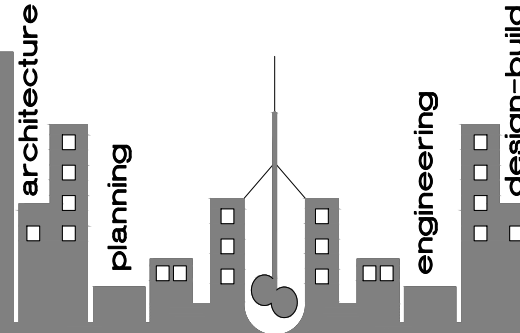
1 ELECTRICAL LIGHTING PLAN
1/4"=1'-0"





4-1-25

DBL ARCHITECTURE + INC.



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REVISIONS:

1 REVISED PER CITY
4/28/25
2 REVISED PER CITY
7/7/25

SHEET TITLE:

ELECTRICAL
SPECIFICATIONS

SHEET NO.:
E3

PROJECT NUMBER :
031925

ELECTRICAL GENERAL NOTES

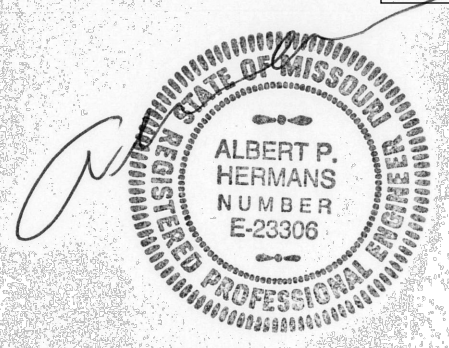
- ALL ELECTRICAL OUTLETS WITHIN 6 FEET OF SINK OR LAVATORY SHALL BE GFI PROTECTED.
- ALL FLUORESCENT LIGHT FIXTURES SHALL BE 4 TUBE, 2' x 4' (OR 2' x 2' WHERE NOTED) FIXTURES WITH ENERGY SAVING BALLASTS, AND PRISMATIC ACRYLIC LENS.
- EXIT LIGHTS SHALL BE LITHONIA 'SPECTRUM' SERIES WITH BATTERY BACK-UP, WITH STENCIL FACE, OR APPROVED EQUAL.
- EMERGENCY LIGHTS TO BE LITHONIA SPECTRUM SERIES, WALL MOUNTED, DUAL LIGHT ELM-2, OR 2' x 4' FLUORESCENT LIGHT FIXTURE WITH BATTERY BACK-UP.
- ALL ELECTRICAL SYSTEM TO COMPLY WITH NEC AND APPLICABLE LOCAL CODES.
- ALL ELECTRICAL WORK SHALL MEET ALL CITY AND ELECTRIC BUILDING CODES.
- ELECTRICAL CONTRACTOR TO VERIFY EXISTING LINE VOLTAGES AND VERIFY COMPATIBILITY OF COOKING EQUIPMENT PRIOR TO THE START OF ANY WORK. REPORT ANY INCOMPATIBILITY TO THE ARCHITECT.
- TELEPHONE LOCATIONS, PROVIDE STANDARD PHONE JACKS AT LOCATIONS INDICATED. WIRE BACK TO EXISTING PHONE BOARD LOCATION.
- DUPLEX OUTLETS IN EACH ROOM AND ALL WALLS PER CODE, OUTLET HEIGHT SHALL BE 12" AFF OR AS NOTED ON DRAWINGS AND OUTLETS LOCATED ABOVE CASEWORK OR EQUIPMENT SHALL CLEAR THE CASEWORK OR EQUIP. AND SHALL BE AT MIN 42" AFF TO THE BOTTOM OF OUTLET.
- T - THERMOSTAT LOCATION.
- ALL WIRING AND CONDUIT SHALL BE CONCEALED. NO ELECTRICAL ROUGH-IN ITEMS SHALL BE EXPOSED.
- ALL MEMBRANE PENETRATIONS SUCH AS STEEL, FERROUS, COPPER, PIPES, VENTS, ELECTRICAL OUTLET BOXES, OR TUBES ARE TO BE PROTECTED MAINTENING THE FIRE RESISTANCE INTEGRITY.
- FIRE ALARM MODIFICATION AND REWORKING SHALL BE PERFORMED BY A QUALIFIED FIRE ALARM CONTRACTOR WHO WILL DESIGN AND PREPARE PLANS WHICH ARE TO BE SUBMITTED TO BUILDING INSPECTION THROUGH THE PERMIT PROCESS FOR APPROVAL, PRIOR TO ANY WORK BEING PERFORMED ON THE SYSTEM.

ELECTRICAL SPECIFICATIONS

- CONDUIT
 - ALL ELECTRICAL WIRING INCLUDING LOW VOLTAGE WIRING SHALL BE INSTALLED CONDUIT AS HEREIN SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4 INCH NOMINAL SIZE SHALL BE USED, FOR EMT. ONLY COMPRESSION TYPE FITTINGS SHALL BE USED (MINIMUM SIZE 3/4 INCH).
 - CONDUIT SHALL BE HOT-DIP GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED INSIDE IN ADDITION TO GALVANIZING.
 - CONDUIT FOR INTERIOR WIRING, IN GENERAL, SHALL BE RIGID GALVANIZED STEEL ON EMT UNLESS OTHERWISE NOTED. CONDUIT INSTALLED IN CONCRETE SLABS AND ON THE EXTERIOR OF THE BUILDING SHALL BE RIGID STEEL. SHORT RUNS OF GALVANIZED FLEXIBLE CONDUIT SHALL BE USED FOR THE CONNECTIONS OF MOTOR DRIVEN EQUIPMENT.
 - RACEWAYS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET AND FITTING TO FITTING. A RUN OF CONDUIT BETWEEN OUTLETS OR FITTINGS SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF FOUR QUARTER-BENDS INCLUDING THOSE BENDS LOCATED IMMEDIATELY AT THE OUTLET OR FITTING. THE RADIUS OF BENDS SHALL NOT BE LESS THAN THAT OF THE CORRESPONDING TRADE ELBOW. THE SYSTEM SHALL BE COMPLETE WITH OUTLETS, DISTRIBUTION BOXES, ETC. SMOOTH INSIDE AND OUTSIDE AND MECHANICALLY SECURE IN PLACE. APPROVED STRAPS, HANGERS, OR SUPPORTS SHALL BE USED TO SECURE CONDUITS IN PLACE. CONDUITS SHALL, IN GENERAL, BE SUPPORTED AT INTERVALS NOT EXCEEDING 10'-0".
 - CONDUITS SHALL BE CONCEALED WITHIN THE WALLS, CEILING, AND FLOORS (INSULATED BUSHINGS OR THIN-WALL CONNECTORS WITH INSULATED THROAT SHALL BE USED WITH CONDUITS 1-1/4 INCH AND LARGER. IF CONDUIT CANNOT BE CONCEALED IN EXISTING WALLS, GENERAL CONTRACTOR TO INSTALL RURRED GYPSUM BOARD WALL EXTENDING A MINIMUM DISTANCE FROM EXISTING WALL TO PROVIDE COVERAGE.
- WIRE AND CABLE:
 - WIRE AND CABLE SHALL BE OF SIZES AS SHOWN ON THE DRAWINGS OR HEREIN SPECIFIED.
 - ALL CONDUCTORS SHALL BE NO. 12 AWG COPPER UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL CONDUCTOR SIZES SHOWN ON THE DRAWINGS ARE FOR COPPER CONDUCTORS.
 - NO. 10 AWG AND SMALLER CONDUCTORS SHALL BE SOLID WITH TYPE THN OR THHN INSULATION AND NO. 8 AWG AND LARGER CONDUCTORS SHALL BE STRANDED WITH TYPE THN OR THHN INSULATION EXCEPT THAT CONDUCTORS WITHIN 3 INCHES OF LIGHT FIXTURE BALLASTS SHALL HAVE THN OR EQUAL. INSULATION RATED FOR 90°C APPLICATION.
- WALL PLATES:
 - GROUPS OF SWITCHES OR SWITCH AND OUTLET COMBINATIONS SHALL BE MOUNTED UNDER ONE MULTI-GANG PLATE.
 - WALL PLATES SHALL FIT AND COVER PROPERLY THE DEVICE AND WALL OPENING. NO OPEN OR UNFINISHED SURFACES SHALL SHOW AFTER INSTALLATION OF THE WALL PLATES.
 - WALL PLATES FOR ALL DEVICES AND TELEPHONE OUTLETS, UNLESS OTHERWISE NOTED, SHALL BE WHITE PLASTIC.
- WIRING DEVICES:
 - WALL TUMBLER SWITCHES FOR GENERAL USE SHALL BE SPECIFICATION GRADE GENERAL ELECTRIC NO. GE-9431-2, OR EQUAL. WALL SWITCHES SHALL BE OF THE MECHANICALLY SILENT TYPE WITH WHITE PLASTIC HANDLES, AND SHALL BE RATED 20 AMPERES AC, 120/211 VOLTS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - TWENTY AMPERE 120/208 VOLT TOGGLE SWITCHES SHALL BE GENERAL ELECTRIC NO. GE-5951-2, OR EQUAL.
 - CONVENIENCE OUTLETS SHALL BE GENERAL ELECTRICAL NO. GE-4060-2, WHITE, DUPLEX, GROUNDING TYPE RECEPTACLE, OR EQUAL.
 - GFI OUTLET SHALL BE HUBBELL NO. GF-53621, WHITE, DUPLEX GROUND FAULT TYPE, OR EQUAL.
- TELEPHONE:
 - TELEPHONE WALL OUTLETS SHALL CONSIST OF AN OUTLET BOX WITH GENERAL ELECTRIC NO. GE-12181 SMOOTH WHITE WALL PLATE AND 3/4 INCH CONDUIT UP IN WALL TO TERMINATION ABOVE CEILING. INSTALL TELEPHONE SWITCH BOX ABOVE CEILING.
- LIGHTING AND POWER PANELBOARDS:
 - LIGHTING AND POWER PANELBOARDS SHALL BE GENERAL ELECTRIC TYPE NAB, SURFACE MOUNT, 120/208 VOLT, 3 PHASE, 4 WIRE WITH CIRCUIT BREAKERS AS NOTED ON THE DRAWINGS OR EQUAL.
 - BREAKERS SHALL BE BOLT-ON TYPE HAVING 10000 SYMMETRICAL AMPERES INTERRUPTING CAPACITIES.
 - A TYPEWRITTEN DIRECTORY FOR EACH PANELBOARD, SHOWING THE FUNCTION OF EACH BREAKER SHALL BE FURNISHED AND INSTALLED.
- SAFETY SWITCH:
 - SAFETY SWITCH SHALL BE GENERAL DUTY RUBBLE TYPE AS INDICATED ON THE DRAWINGS. VERIFY LOCATION AND TYPE WITH LANDLORD.

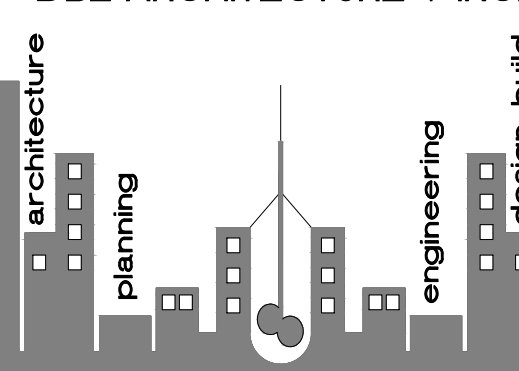
INEL A													
MAIN BREAKER													
D A.I.C.)													
EXISTING MOUNT													
200A BUS													
RESTAURANT SPACE													
120/240V, 3Ø, 3W													
TYPE OO													
	LOAD	BRKR	WIRE	NO.	†A	†B	†C	NO.	WIRE	BRKR	LOAD	LOAD	
IE				1	●			2				SPARE	
COOLER CONDENSER	6463	50/3	#10	3		●		4				SPARE	
5						●	6				SPARE		
7				●			8				SPARE		
9					●		10				SPARE		
IE		20/1	#12	11			●	12				SPARE	
IE		20/1	#12	13	●			14				SPARE	
RAGE DISPENSOR	420	20/1	#12	15		●		16				SPARE	
AKER	1356	20/1	#12	17			●	18	#12	20/1	490	LIGHTS - DINING	
ER/WARMER	1500	20/1	#12	19	●			20	#12	20/1	540	COOLER FANS	
TOP UNIT	1584	20/1	#12	21		●		22	#12	20/1	128	LIGHTS - EMERGENCY	
S - EX. FAN TOILET	82	20/1	#12	23			●	24	#12	20/1	1400	EAST WALL OUTLET	
BAKE	1920	20/1	#12	25	●			26	#6	50/3	11,440	OVEN/PROOFER	
R	1344	20/1	#12	27		●		28					
S TABLE	1068	20/1	#12	29			●	30					
S TABLE	1068	20/1	#12	31	●			32	#12	20/1	400	COUNTER/MENU OUTLET	
	1800	20/1	#12	33		●		34				SPARE	
IE		20/1	#12	35			●	36				SPARE	
IE		20/1	#12	37	●			38			8,320	EXIST'G RTU-1	
RIOR SIGN TIMER	900	20/1	#12	39		●		40					
Y OUTLET	1400	20/1	#12	41			●	42					
CONNECTED LOAD PHASE A - 7146 V-A, PHASE B - 7754 V-A, PHASE C - 6204 - 21105 V-A													
SUB-CONNECTED LOAD PHASE A - 7526 V-A, PHASE B - 6714 V-A, PHASE C - 8476 - 22718 V-A													
182 V-A (TOTAL DEMAND CURRENT)													

IS:
WITCHED NEUTRAL TYPE BREAKER



4-1-25

DBL ARCHITECTURE + INC.



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8031 wenona road + leawood, kansas 66206 usa

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OWNER'S CD REVIEW	4/21/25 4/29/25
PLANS AVAILABLE FOR PERMIT SUBMIT	4/1/25
PLANS PERMIT RESUBMIT	4/30/25 5/5/25

REVISIONS:

- REVISED PER CITY
4/28/25
- REVISED PER CITY
?/?/25

SHEET TITLE:

PLUMBING
FLOOR
PLAN

SHEET NO.:

P1

PROJECT NUMBER :

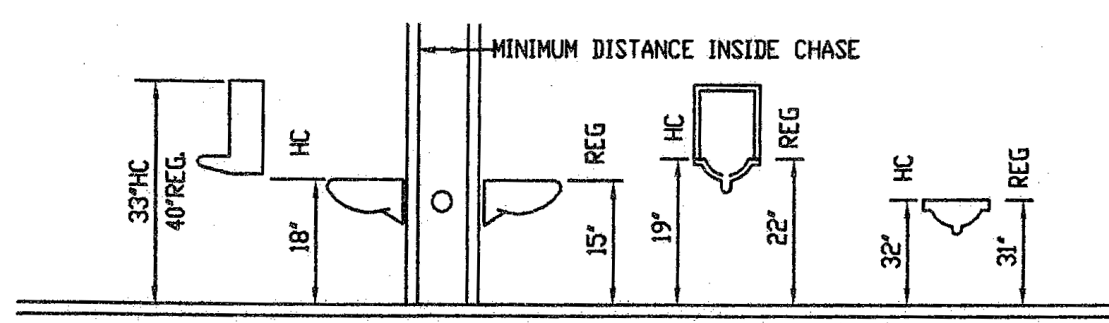
031925

PLUMBING CONNECTION/MOUNT.

FIXTURE	HOT WATER	COLD WATER	WASTE	VENT
LAVATORY OR SINK	1/2"	1/2"	1-1/2"	1-1/2"
WATER CLOSET W/FV		1"	4"	3"
WATER CLOSET, TANK TYPE		1/2"	4"	3"
URINALS		3/4"	2"	1-1/2"
SERVICE SINKS	1/2"	1/2"	2"	1-1/2"
SHOWERS & TUBS	1/2"	1/2"	2"	1-1/2"
MOP BASINS	1/2"		2"	1-1/2"
WATER COOLER		1/2"	3"	1-1/4"
DRINKING FOUNTAINS		1/2"	1-1/4"	1-1/4"
EMERGENCY EYE WASH		1/2"	1-1/4"	1-1/4"
EMERGENCY SHOWER HEAD		1/2"	1-1/4"	-
EMERGENCY EYE WASH & SHOWER		1-1/2"	-	-
SEMI-CIRCULAR WASH FOUNTAIN	1/2"	1/2"	2"	1-1/2"
CIRCULAR WASH FOUNTAIN		1/2"	1/2"	2", 1-1/2"

FIXTURE	MOUNTING HEIGHT
LAVATORY OR SINK	31" FLOOR TO RIM
HANDICAPPED LAVATORIES	34" FLOOR TO RIM
WATER CLOSET	15" FLOOR RIM
HANDICAPPED WATER CLOSET	18" FLOOR TO RIM
STANDARD URINALS	22" FLOOR TO RIM
HANDICAPPED URINALS	17" FLOOR TO RIM
ADULT STANDARD WATER COOLER	40" FLOOR TO RIM
CHILD STANDARD WATER COOLER	30" FLOOR TO RIM
HANDICAPPED WATER COOLER	35" FLOOR TO RIM
ADULT STANDARD DRINKING FOUNTAINS	40" FLOOR TO RIM
CHILD STANDARD DRINKING FOUNTAIN	30" FLOOR TO RIM
HANDICAPPED DRINKING FOUNTAIN	35" FLOOR TO RIM, 27" KNEE SPACE
ADULT MALE SHOWER	65" FLOOR TO BOTTOM OF SHOWER HEAD
ADULT FEMALE SHOWER	60" FLOOR TO BOTTOM OF SHOWER HEAD
EMERGENCY EYE WASH	40" FLOOR TO RIM
EMERGENCY SHOWER HEAD	84" FLOOR TO HEAD
EMERGENCY EYE WASH & SHOWER	40" FLOOR TO RIM
SEMI-CIRCULAR WASH FOUNTAIN	34" FLOOR TO TOP EDGE OF BASIN
CIRCULAR WASH FOUNTAIN	34" FLOOR TO TOP EDGE OF BASIN
GRAB BARS IN SHOWERS & TUBS	54" FLOOR TO CENTER FOR UPPER BAR 33" TO 36" FLOOR TO CENTERS FOR LOWER BAR

PLUMBING CONTRACTOR TO REFERENCE PLUMBING FLOOR PLANS AND DETAIL SHEET AND SPECIFICATIONS FOR SPECIFIC FIXTURE IDENTIFICATION USED.



PLUMBING PLAN NOTES:

NOTE: NOT ALL NOTES MAY APPLY

- CONNECT 1/2" C. + H. PIPING WITH SHUT-OFFS TO HAND SINK AS REOD.
- CONNECT 1/2" C. + H. PIPING WITH SHUT-OFFS TO TRIPLE BOWL SINK. AS REOD.
- CONNECT GREASE INTERCEPTOR TO 3 BOWL SINK; MOP SINK + F.D. AS REOD.
- CONNECT HAND SINK VENT TO NEW/EXIST'G SAN. SEWER VENT LINE (MIN. 2" DIA.) AS REOD.
- CONNECT HAND SINK DRAIN TO EXIST'G SAN. SEWER LINE (MIN. 2" DIA.) AS REOD.
- CONNECT 3 BOWL SINK DRAIN TO NEW/EXIST'G SAN. SEWER LINE (MIN. 2" DIA.) AS REOD.
- CONNECT MOP SINK DRAIN TO NEW/EXIST'G SAN. SEWER LINE (MIN. 2" DIA.) AS REOD.
- CONNECT FLOOR DRAIN TO NEW/EXIST'G SAN. SEWER LINE (MIN. 2" DIA.) AS REOD.
- CONNECT PIPING TO WATER HEATER AS REOD. AND AS PER DETAIL ON P2
- CONNECT GAS PIPING TO EQUIPMENT AS REOD. AND AS PER DETAIL.
- 4" WASTE, MINIMUM OF 30" COVER. CONNECT TO EXIST'G SERVICE AS AVAILABLE. RE-AC2 FOR SITE UTILITIES
- 3/4" CW UP TO RFPZ BFP AND SHUT-OFF VALVE FOR WATER SERVICE AS APPROVED BY WATER DEPT. PROVIDE DRAIN FROM RFPZ TO FLOOR DRAIN WITH AIR GAP AS REOD.
- ROUTE 3/4" DRAIN FROM FUS. TO FLOOR DRAIN
- 3' VTR VERIFY 10'-0" CLEARANCE FROM ALL OUTDOOR AIR INTAKES.
- CONNECT 1/2" C. + H. PIPING WITH SHUT-OFFS TO MOP SINK.
- CONNECT LAV SINK DRAIN TO NEW/EXIST'G SAN. SEWER LINE (MIN. 2" DIA.) AS REOD.
- CONNECT WC DRAIN TO NEW/EXIST'G SAN. SEWER LINE (MIN. 3" DIA.) AS REOD.
- CONNECT 1/2" C. + H. PIPING WITH SHUT-OFFS TO LAV SINK AS REOD.
- CONNECT 1/2" C. PIPING WITH SHUT-OFF TO WC AS REOD.
- CONNECT SALES BEVERAGE DRAIN TO NEW/EXIST'G SAN. SEWER LINE (MIN. 2" DIA.) AS REOD.
- CONNECT 1" CONDESATE DRAIN PIPING AS REOD. TO FLOOR DRAIN
- EXIST'G TOILET RM. PLUMBING TO REMAIN. CONNECT NEW TOILET RM. TO EXIST'G PLUMBING
- CONNECT 3/8" C. + 1 1/2" D. PIPING TO DRINKING FOUNTAINS.
- CONNECT SINGLE BOWL SINK VENT TO NEW/EXIST'G SAN. SEWER VENT LINE (MIN. 2") AS REOD.
- CONNECT SINGLE BOWL SINK DRAIN TO NEW/EXIST'G SAN. SEWER LINE (MIN. 2") AS REOD.
- CONNECT 1/2" C. + H. PIPING WITH SHUT-OFFS TO SINGLE BOWL SINK AS REOD.
- CONNECT THREE BOWL SINK VENT TO NEW/EXIST'G SAN. SEWER VENT LINE (MIN. 2") AS REOD.
- CONNECT THREE BOWL SINK DRAIN TO NEW/EXIST'G SAN. SEWER LINE (MIN. 2") AS REOD.
- CONNECT 1/2" C. + H. PIPING WITH SHUT-OFFS TO SINGLE BOWL SINK AS REOD.
- CONNECT 3/4" C. PIPING WITH SHUT-OFF TO PROOFER AS REOD.

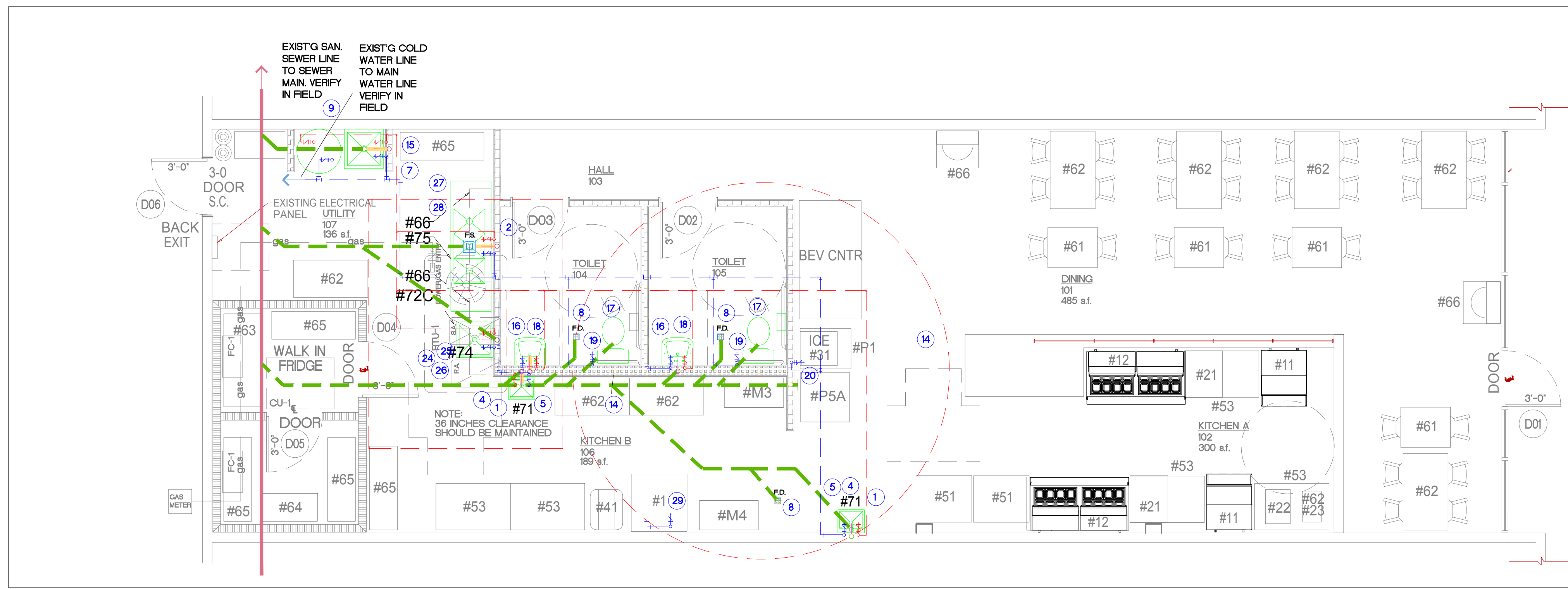
PLUMBING FIXTURE CONNECTIONS

Size as shown on the drawings and diagrams, but not less than the following.

FIXTURE	WASTE	VENT	COLD	HOT
1) Water Closet (Flush Tank)	4"	2"	1/2"	---
2) Lavatory	1-1/2"	1-1/2"	1/2"	1/2"
3) Floor Drain	2"	1-1/2"	---	---
4) Sink	2"	1-1/2"	1/2"	1/2"
5) Hose Bib	---	---	3/4"	---
6) Wash Sink	1 1/2"	1 1/2"	1/2"	1/2"
7) Service Sink	2"	1-1/2"	1/2"	1/2"
8) Beverage Dispenser	1 1/2"	1-1/2"	1/2"	1/2"

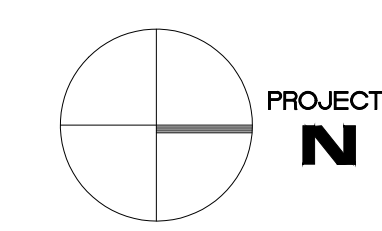
GENERAL PLUMBING PLAN NOTES:

- INSTALL ALL PIPE, ETC. AS HIGH AS POSSIBLE.
- COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO PROPERLY INSTALL ALL SYSTEMS AS INTENDED, WITHIN THE CONFINES OF THE SPACES AVAILABLE, AND WITHOUT INTERFERENCES.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF FIXTURES.
- REFER TO ARCHITECTURAL + STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR SUPPORTING PIPING, EQUIPMENT, ETC. FROM STRUCTURE. PROVIDE ADDITIONAL STRUCTURE AS REQUIRED TO PROPERLY SUPPORT SYSTEMS FROM THE STRUCTURE.
- SAWCUT EXISTING FLOOR AS REQUIRED (IF NECESSARY) FOR INSTALLATION OF UNDERFLOOR PIPING. PATCH FLOOR TO MATCH EXISTING.
- PROVIDE 1" SCHEDULE 40 PVC CONDESATE DRAIN PIPE FOR EACH FURNACE UNIT LAID TO NEAREST FLOOR DRAIN. PROVIDE WATER TRAP AND CLEAN OUTS AS DETAILED. SECURE PVC PIPE TO DRAIN WITH NYLON STRAPS.
- NO PIPING SHALL BE ROUTED OVER THE TOP OF ELECTRICAL PANELS.
- ALL MATERIALS EXPOSED WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.



2 PLUMBING FLOOR PLAN

1/4"=1'-0"

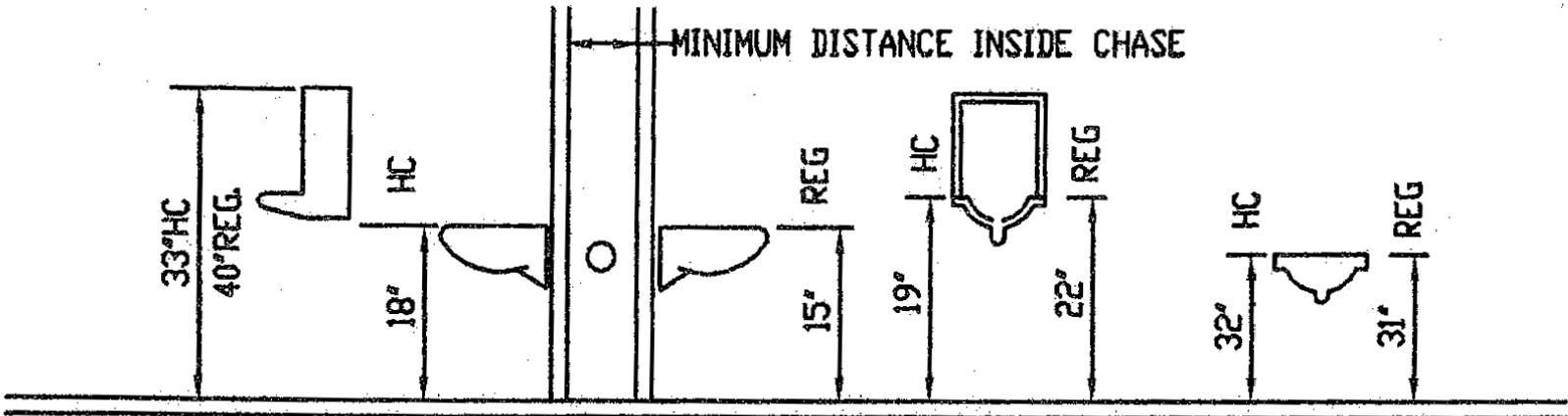


PLUMBING CONNECTION/MOUNT.

FIXTURE	HOT WATER	COLD WATER	WASTE	VENT
LAVATORY OR SINK	1/2"	1/2"	1-1/2"	1-1/2"
WATER CLOSET W/FV		1"	4"	3"
WATER CLOSET, TANK TYPE		1/2"	4"	3"
URINALS		3/4"	2"	1-1/2"
SERVICE SINKS	1/2"	1/2"	2"	1-1/2"
SHOWERS & TUBS	1/2"	1/2"	2"	1-1/2"
MOP BASINS	1/2"	1/2"	2"	1-1/2"
WATER COOLER		1/2"	3"	1-1/4"
DRINKING FOUNTAINS		1/2"	1-1/4"	1-1/4"
EMERGENCY EYE WASH		1/2"	1-1/4"	1-1/4"
EMERGENCY SHOWER HEAD		1/2"	1-1/4"	-
EMERGENCY EYE WASH & SHOWER		1-1/2"	-	-
SEMI-CIRCULAR WASH FOUNTAIN	1/2"	1/2"	2"	1-1/2"
CIRCULAR WASH FOUNTAIN		1/2"	1/2"	2", 1-1/2"

FIXTURE	MOUNTING HEIGHT
LAVATORY OR SINK	31" FLOOR TO RIM
HANDICAPPED LAVATORIES	34" FLOOR TO RIM
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HANDICAPPED WATER CLOSET	18" FLOOR TO RIM
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CHILD STANDARD WATER COOLER	30" FLOOR TO RIM
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CHILD STANDARD DRINKING FOUNTAIN	30" FLOOR TO RIM
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ADULT MALE SHOWER	65" FLOOR TO BOTTOM OF SHOWER HEAD
ADULT FEMALE SHOWER	60" FLOOR TO BOTTOM OF SHOWER HEAD
EMERGENCY EYE WASH	40" FLOOR TO RIM
EMERGENCY SHOWER HEAD	84" FLOOR TO HEAD
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GRAB BARS IN SHOWERS & TUBS	54" FLOOR TO CENTER FOR UPPER BAR 33" TO 36" FLOOR TO CENTERS FOR LOWER BAR

PLUMBING CONTRACTOR TO REFERENCE PLUMBING FLOOR PLANS AND DETAIL SHEET AND SPECIFICATIONS FOR SPECIFIC FIXTURE IDENTIFICATION USED.



SCHEDULE OF PIPE AND FITTING MATERIAL

SERVICE	MATERIAL	JOINTS	FITTINGS	NOTES
CONDENSATE DRAINS	COPPER "M" HARD	SOLDERED OD BRAZED	WROUGHT COPPER OR CAST BRONZE	(1)
VENTS AND WASTE LINES (ABOVE GROUND)	PVC SCHED 40 ASTM D 2846	PVC SCHED 40 ASTM D 2846	PVC ASTM-D 2846	(1)
SOIL LINES CELL GLASS 1246B (BELOW GROUND) UNDER SLAB	PVC SCHED 40	PVC SCHED 40	PVC ASTM-D 1785 SOLVENT WELDED	(2)
REFRIGERANT AND DOMESTIC WATER PIPING (BELOW GROUND) SMALLER THAN 2"	COPPER "K" SOFT DRAWN	SOLDERED OR BRAZED	WROUGHT COPPER OR CAST BRONZE	(6) (7)
DOMESTIC WATER 3" AND LARGER	DUCTILE IRON ANSI/ASTM A746/747 CLASS 50 OR 51	MECHANICAL	ASTM-A 377 CSA B70	
DOMESTIC WATER PIPE (ABOVE GROUND)	COPPER "L" HARD ASTM C-200	SOLDERED OR BRAZED	WROUGHT COPPER OR CAST BRONZE	(7)
SEWER LINE PIPING (ABOVE GROUND) NOT UNDER SLAB	VOP EXTRA STRENGTH ASTM C-700	COMPRESSION TYPE	ASTM C-700	(1) (2)
NATURAL GAS PIPE (BELOW GROUND)	SCHEDULE 40 BLACK STEEL	CAST IRON	CAST IRON MALLEABLE IRON	(3) (4)
NATURAL GAS PIPE (ABOVE GROUND)	SCHEDULE 40 BLACK STEEL	SCREWED	CAST IRON MALLEABLE IRON	(3) (5)
FIRE PROTECTION (ABOVE GROUND)	SCHEDULE 40 BLACK STEEL	BLACK STEEL	BLACK MALLEABLE IRON	(8)

- NOTES
- PVC OR ABS SCHEDULE 40, SOLVENT WELDED JOINTS MAY BE USED. CONDITIONS OF NOTE - BELOW. SCR 35 SANITARY PIPE WHEN APPROVED.
 - NO PVC OR ABS TO BE USED IN TYPE II CONSTRUCTION, THROUGH OR IN RETURN AIR PLenums, IN OTITIES WHERE SET BACKS ARE REQUIRED, OR BELOW BUILDING SLAB OR UNDER SLABS.
 - SCREWED GAS CONNECTION FOR 2" AND SMALLER; WELDED CONNECTION FOR 2" AND LARGER, AND IN RETURN AIR PLenums.
 - THREADS AND WELDS PAINTED PRIOR TO WRAPPING. ALL EXTERIOR PIPING (ESPECIALLY ON ROOF) TO BE PAINTED. COAT BY COAT TO MATCH. ALL GAS PIPING UNDERGROUND PROTECTION ON GAS PIPING AS RECOMMENDED BY LOCAL KPL GAS SERVICE (FOR GOVERNING AUTHORITY)
 - CONNECT ALL GAS TO EQUIPMENT THROUGH GAS COCK, UNION AND DIRT LEG.
 - NO WATER FITTINGS OR CONNECTIONS BELOW FLOOR SLAB. MAKE GRADUAL BEND OR RADIUS.
 - PROVIDE AIR CHAMBERS 18" TALL PRIOR TO CONNECTION OF HOT/COLD WATER LINES TO PLUMBING FIXTURES. COLD WATER LINES TO PLUMBING FIXTURES, ALL POTABLE WATER SYSTEMS SOLDERING TO BE 95.5, TIV ANTIMONIAL OR UL, BCCA, SPEC APPROVAL FOR SUBSTITUTION.
 - FIRE PROTECTION PIPING TO BE DESIGNED, LAYOUT AND HYDRAULICALLY CALCULATED AND SEALED BY A REGISTERED PROFESSIONAL HYDRAULIC ENGINEER. ALL INSTALLATIONS MUST MEET NFPA, UL, ANSI, LOCAL, STATE, AND FEDERAL REQUIREMENTS. SEE SCHEDULE AND PERFORMANCE SPECIFICATION ON DETAIL SHEET.

PIPE SYSTEM	INSULATION THICKNESS	TEMP.
ROOF DRAINS	OWENS CORNING ASUSSE-11	150°F
REFRIGERANT SUCTION	1/2"	-20°F TO 70°F
DOMESTIC HOT & COLD	1/2"	-20°F TO 70°F
HORIZONTAL MAINS ONLY	1/2"	-20°F TO 70°F
HANDICAP "P" TRAP & HOT WATER UNDER LAVATORYS	1/2"	-20°F TO 70°F

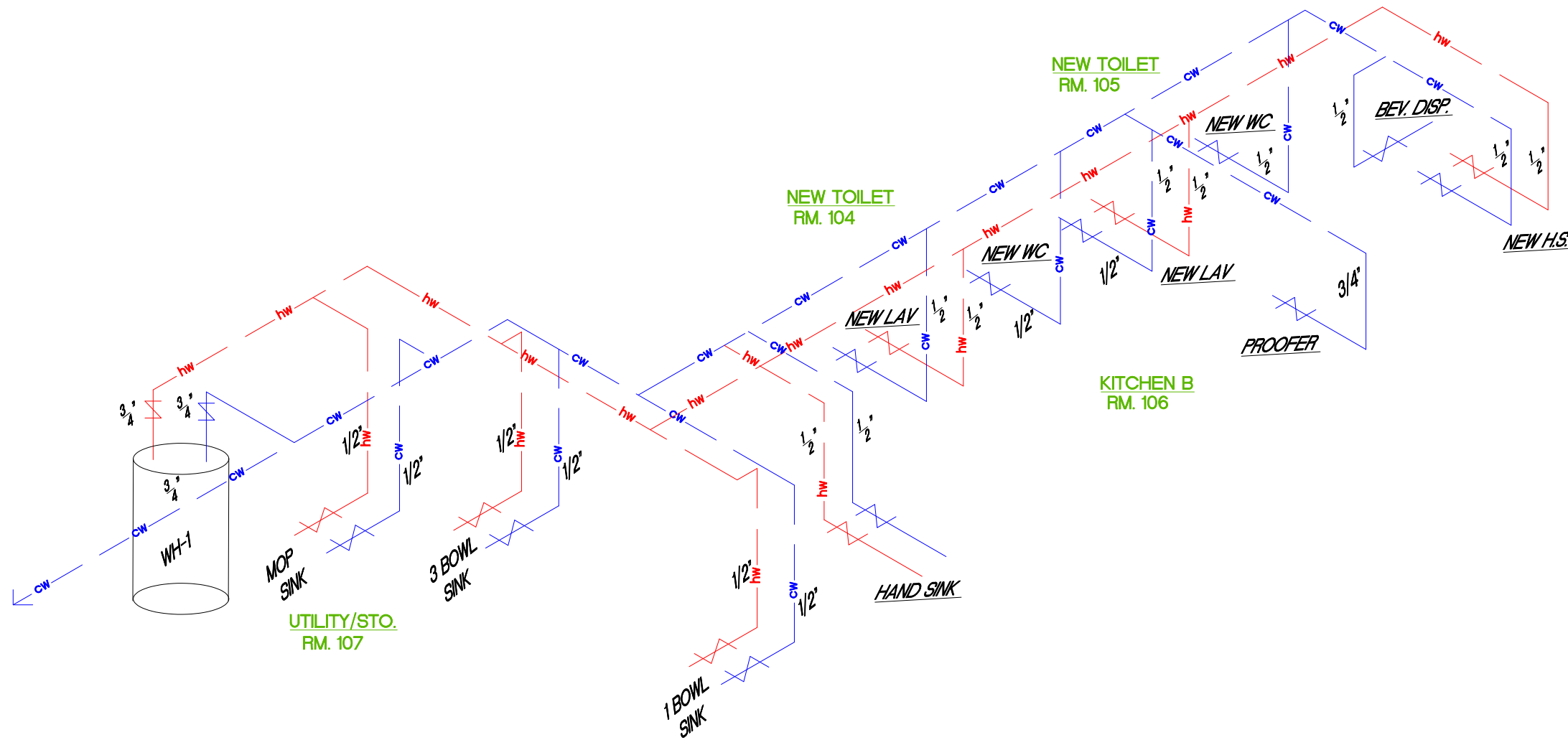
NOTE: ALL HORIZONTAL HOT & COLD WATER MAINS ARE TO BE INSULATED. VERTICAL MAINS AS NOTED OR SHOWN ON PLANS.

INSULATE IN UNCONDITIONED AND UNCONDITIONAL SPACES.

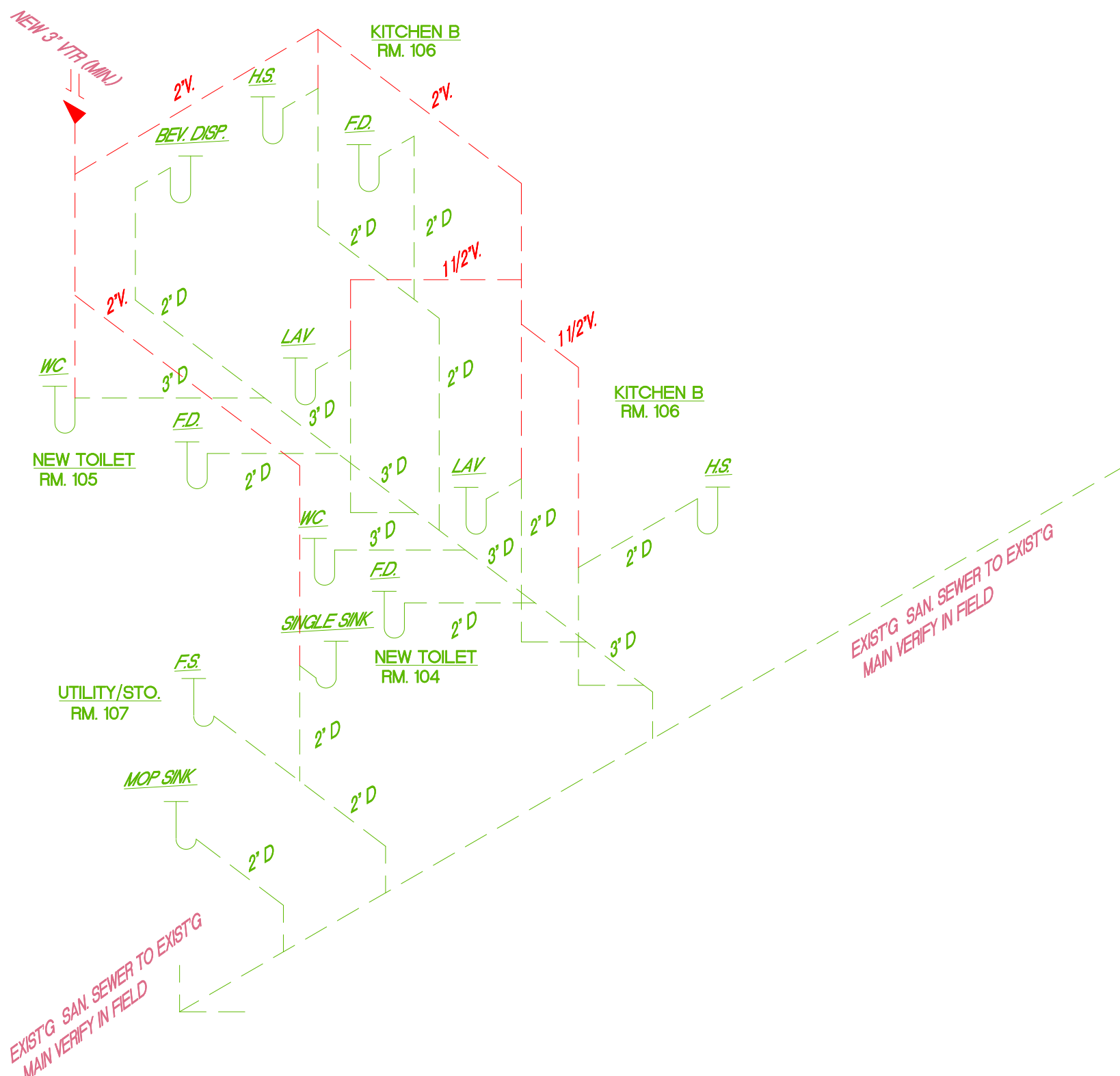
* WASTE & VENT PIPING WITHIN 6 LINEAR FEET OF ROOF DRAIN OR PIPING SHALL BE INSULATED AS PER FOLLOWING:

ROOF DRAIN INSULATION: FIBERGLASS PIPE INSULATION - (UP TO 10" SIZES) PIPE INSULATION: FIBERGLASS UL, LISTED 30 PER MIN. 3" SIZES MAXIMUM CONDUCTIVITY AT 150°F, WITH ALL SERVICE JACKET, DOUBLE SELF-SEALING CAP WITH 0.02 CONDUCTANCE AT 75°F, 3% MAXIMUM WATER ABSORPTION BY WEIGHT. ARMOSTRONG AP ARMAFLEX OR RUBATEX.

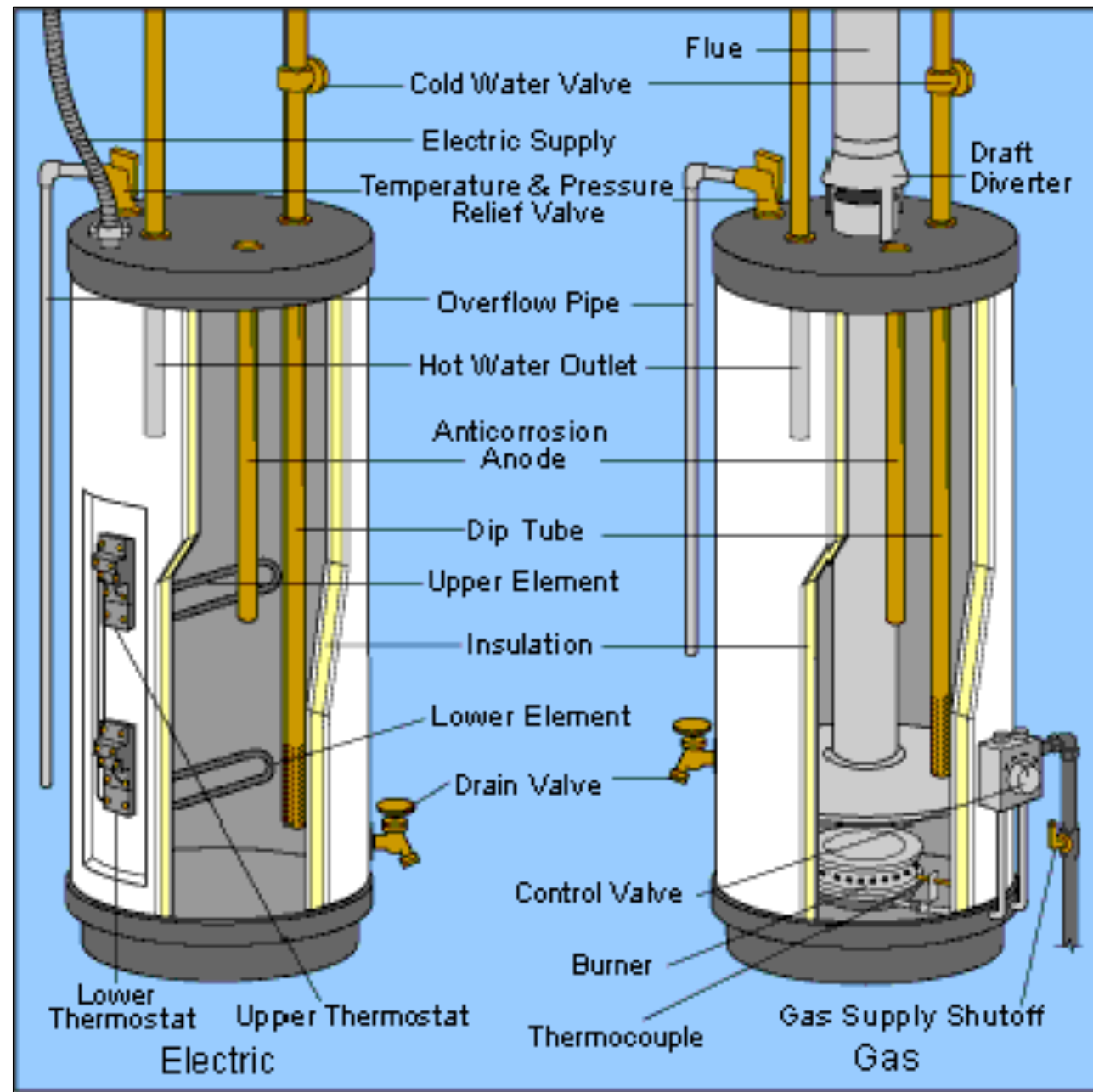
** FLEXIBLE UNICELLULAR (UP THRU 2") UNICELLULAR ELASTOMERIC CLOSED CELL INSULATION, 0.27 BTU-IN/H-SF-THERMAL CONDUCTANCE AT 75°F, 3% MAXIMUM WATER ABSORPTION BY WEIGHT. ARMOSTRONG AP ARMAFLEX OR RUBATEX.



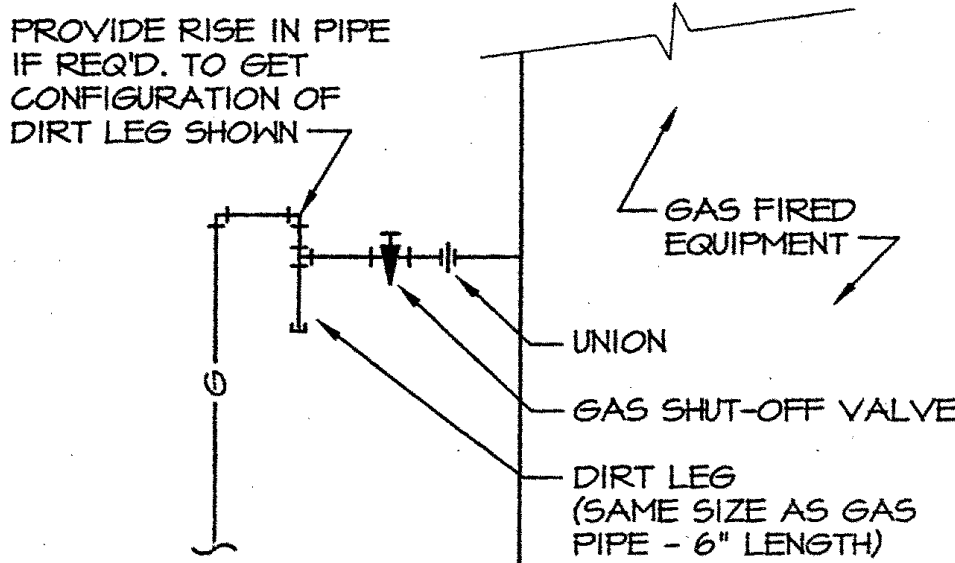
1 HOT + COLD WATER RISER N.T.S.



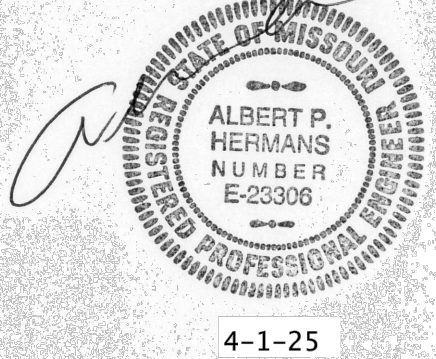
2 WASTE + VENT RISER N.T.S.



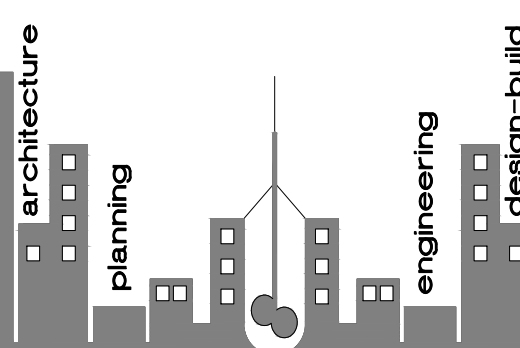
NOTE: PROVIDE EXPANSION TANKS FOR WATER HEATER AS REQ'D.



GAS CONNECTION DETAIL SCALE: NONE



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PROJECT:

GOOD CENTS
A NEW SANDWICH RESTAURANT
869 SW Lemans Ln.
Lee's Summit, MO 64082

PROJECT LOG:

CONTRACT INITIATION	March 19, 2025
AS-BUILT MEASURING/COMPLETION	3/20/25
OWNER'S DESIGN REVIEW	?/?/25
PLANNING PRE-APP REVIEW	?/?/25
PLANNING SPECIAL USE SUBMITTAL	?/?/25
OWNER'S CD REVIEW	4/21/25 4/29/25
PLANS AVAILABLE FOR PERMIT SUBMIT	4/1/25
PLANS PERMIT RESUBMIT	4/30/25 5/5/25

REVISIONS:

- REVISED PER CITY 4/28/25
- REVISED PER CITY ?/?/25

SHEET TITLE:

PLUMBING
RISER
DIAGRAMS +
NOTES

SHEET NO.:

P2

PROJECT NUMBER :

031925