



VICINITY MAP

7 BREW COFFEE

LEE'S SUMMIT, MO

22033 7BLS

PERMIT SET

APRIL 22, 2022

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BUILDING SUPPLIER



DREW RODIGER
PROJECT MANAGER
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LEE LOVEALL
OWNER/DESIGN
CONSULTANT
C: 417-353-1865
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BUILDING CODE INFORMATION

AUTHORITY HAVING JURISDICTION: CITY OF LEE'S SUMMIT
APPLICABLE BUILDING CODES: 2018 IBC, 2017 NEC, 2010 ADA, 2018 INTERNATIONAL FIRE CODE.
CURRENT ZONING: CP-2, PLANNED COMMUNITY COMMERCIAL
USE GROUPS: B, BUSINESS
CONSTRUCTION TYPE: V-B
BUILDING LIMITATIONS: ALLOWABLE HEIGHT: 2 STORIES, 40' (BASED ON B USE GROUP, IBC 2018, 504.3)
ACTUAL HEIGHT: 2 STORIES, 19'-8"
ALLOWABLE AREA: 9,000 S.F. (BASED ON B USE GROUP, IBC 2018, 506.2)
ACTUAL AREAS: 723 S.F. TOTAL (SERVING AREA - 468 S.F., MECHANICAL ACCESS - 131 S.F., COOLER - 124 S.F.)
OTHER CODE ITEMS: SEE EGRESS PLAN FOR ADDITIONAL ITEMS

PROJECT DESCRIPTION

PREFABRICATED FREESTANDING BUILDING WITH ACCOMPANYING WALK-IN COOLER DELIVERS COFFEE, TEA, AND ENERGY DRINKS TO CUSTOMERS VIA DRIVE-THROUGH LANES. NO INTERIOR OR EXTERIOR DINING COMPONENT IS PROVIDED; THE INTERIOR IS ONLY OCCUPIED BY STAFF. DRINK ITEMS ARE THE ONLY ITEMS OFFERED ON THE MENU.

GENERAL NOTES

ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5831. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.

THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

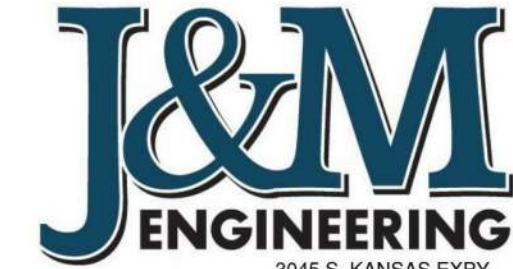
CONSULTANTS

CIVIL ENGINEER:



8040 NORTH OAK TRAFFICWAY
KANSAS CITY, MO 64118
(816) 468-5858

STRUCTURAL ENGINEER:

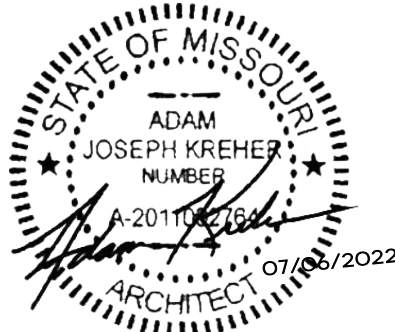


3045 S. KANSAS EXPY.
SPRINGFIELD, MO 65807
PHONE: 417-708-9315
www.jandmstructural.com

MECHANICAL ELECTRICAL PLUMBING ENGINEER:



2225 WEST CHESTERFIELD
BOULEVARD, SUITE 200
SPRINGFIELD, MO 65807
(417) 877-1700



ARCHITECT OF RECORD:

NAME: ADAM KREHER
LICENSE NO. 2011002764

PROJECT NUMBER:
22033 7BLS

REVISION: A ADD 001 6/17/22

B ADD 002 7/5/22

G0.0

COVER SHEET

DATE: APRIL 22, 2022

7 BREW COFFEE
LEE'S SUMMIT, MO

1430 NE DOUGLAS ST.
LEE'S SUMMIT, MO 64086

TORGERSON
DESIGN PARTNERS
ARCHITECTURE / REAL ESTATE / DEVELOPMENT



116 NORTH 2ND AVENUE - OZARK, MO 65721 • P (417) 581-8889 • F (417) 581-9002
ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER: A-203001427



EQUIPMENT AND FIXTURE SCHEDULE						
ITEM NO.	QTY.	MANUFACTURER	PRODUCT	PRODUCT NO.	SIZE	NOTES
EQ-1	1	NOLAKE	REMOTE WALK-IN COOLER	KOBB77104-C	675 CUBIC SF	
EQ-2	1	BUNN WATER HEATER	HOT WATER MACHINE	HSX- ELEMENT		
EQ-3	2	LA MARZOCCO	ESPRESSO MACHINE	LINEA PB (AV)- 3		
EQ-4	1	LA MARZOCCO	ESPRESSO MACHINE	LINEA PB (AV)- 4		
EQ-5	2	MANITOWOC	ICE MAKER HEADS	IYF 1800 C		REMOTE CONDENSOR - IF 1800C
EQ-6	1	MANITOWOC	ICE MAKER BIN	LB 1760	60"	
EQ-7	27	TORRANI	SYRUP RACK			
EQ-8	3	VITAMIX	BLENDER			
EQ-9	4	EAGLE GROUP	STAINLESS STEEL STORAGE SHELVING	(1) SS 1872 - P2865 (2) SS 1424 - P2865 (3) SS 1436 - P2865 (4) SS 1436 - P2865		
EQ-10	2	SPACEMAN	CHILLER MACHINE	6695-C		
EQ-11	3	MAZZER	COFFEE BEAN GRINDER	ROBUR S NERO		
EQ-12	1	MAZZER	DECAF COFFEE BEAN GRINDER	SUPER JOILY PRO V (E) NERO		
EQ-13	1	RUBBERMAID	TRASH CONTAINER			
EQ-14	1	ATOSA	REACH-IN COOLER	MCF8723GR		
EQ-15	3	LA CROSSR	MOBILE ICE BINS	513034 CL-24(CCCAB-31		
EQ-16	1	CONTINENTAL	UNERCOUNTER COOLER	SW36NGD-U		
EQ-17	3	STRONGWAY	AIR CURTAIN	49947		
EQ-18	3		RAPID RINSER			

EQUIPMENT SCHEDULE NOTES:

- a. ALL EQUIPMENT TO BE INSTALLED BY A LICENSED INSTALLER AND THE MANUFACTURERS SPECIFICATIONS.

GENERAL SCHEDULE NOTES:

THE ITEMS IDENTIFIED ON THE FINISH MATERIALS SCHEDULE, EQUIPMENT AND FIXTURE SCHEDULES HAVE BEEN SELECTED AND APPROVED FOR THE USE ON 7 BREW COFFEE PROJECTS AS "STANDARDS". ITEMS SPECIFIED MAY OR MAY NOT ACTUALLY APPEAR ON THE DRAWINGS. THE DESCRIPTIONS ARE TO IDENTIFY THE PRODUCTS AND NOT TO DETERMINE THE INCLUSION OR USE OF ANY PARTICULAR ITEM.

FINISH MATERIALS SCHEDULE			
SYMBOL	ITEM	DESCRIPTION	REMARKS
FRP-1	MEG-WALLS	WHITE	MEG PANELS
MP-1	METAL SIDING	CUSTOM COLOR: ZINC GRAY FINISH: SMOOTH	EXTERIOR SIDING
MP-2	BRAKE METAL	COLOR: SLATE BLUE FINISH: SMOOTH	METAL ROOF, COPING AND CANOPY COLUMNS
MP-3	BRAKE METAL	COLOR: MATTE BLACK FINISH: SMOOTH	METAL SOFFIT AND COPING
MP-4	BRAKE METAL	COLOR: ZINC GRAY FINISH: SMOOTH	METAL COPING AT SIDE WALLS
MP-5	BRAKE METAL	COLOR: COLONIAL RED FINISH: SMOOTH	METAL COPING
PL-1	DECORATIVE PANEL	NICHIIHA MODERN BRICK COLOR: MIDNIGHT FIBER CEMENT PANEL	EXTERIOR FINISH
PL-2	DECORATIVE PANEL	NICHIIHA CANYON BRICK COLOR: SHALE BROWN FIBER CEMENT PANEL	EXTERIOR FINISH
WC-1	DECORATIVE WALL COVERING	CUSTOM VINYL WALL COVERING	COOLER WALLS
VT-1	RESILIENT VINYL FLOORING	PROTECT-ALL FLOORING COLOR: LIGHT GRAY	SERVICE AREA AND TOILET
VB-1	RESILIENT VINYL BASE	PROTECT-ALL BASE COLOR: LIGHT GRAY	SERVICE AREA AND TOILET

FINISH MATERIALS SCHEDULE NOTES:

- a. PROVIDED BY 7 BREW AND INSTALLED BY GENERAL CONTRACTOR.
b. ALL MATERIALS AND WORK PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.
c. PROVIDE A MINIMUM OF TWO (2) COATS PAINT OVER ONE (1) COAT PRIMER ON ALL EXPOSED GYP BD IN SERVICE AREA AND TOILET
d. CEILING AND WALL TO BE SATIN FINISH. DOORS AND DOOR FRAMES TO BE SEMI-GLOSS.

GENERAL CONSTRUCTION PROCEDURES

- ALL CONSTRUCTION SHALL BE EXECUTED IN STRICT COMPLIANCE WITH ALL LOCAL CODES AND ORDINANCES. GENERAL CONTRACTOR SHALL COMPLY WITH ALL CONSTRUCTION REGULATIONS AND PROCEDURES ESTABLISHED BY THE LANDLORD.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING APPLICATION FOR AND PROCURING ALL PERMITS AND CERTIFICATES AS MIGHT BE REQUIRED BY GOVERNING AGENCIES AND SHALL BEAR THE COST FOR SUCH PERMITS AND CERTIFICATES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS OF THE SITE.
- EVERY EFFORT HAS BEEN MADE TO ASSURE ACCURATE CONSTRUCTION DOCUMENTS, BUT IF A CONFLICT EXISTS THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION. THESE DOCUMENTS INDICATE THE DESIGN INTENT AND IF EXISTING CONDITIONS ARE IN CONFLICT THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- THE GENERAL CONTRACTOR SHALL MAINTAIN DIRECT SUPERVISION OVER ALL SUBCONTRACTORS AND SHARE RESPONSIBILITY FOR THEIR PERFORMANCE AND QUALITY OF WORK. A LIST OF ALL SUBCONTRACTORS SHALL BE PROVIDED TO THE OWNER AND THE ARCHITECT. A COPY OF THIS LIST SHALL BE POSTED ON THE JOB SITE.
- ALL SIGNAGE AND MOUNTING DEVICES SHALL BE PROVIDED, AND ALL SIGNAGE APPROVALS OBTAINED, BY OWNERS SIGN CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL POWER AS REQUIRED AND INSURE SUFFICIENT SPACE AND CLEARANCE IS PROVIDED FOR PROPER INSTALLATION. SIGNAGE CONTRACTOR SHALL APPLY FOR AND SECURE ALL APPROVALS REQUIRED BY ALL LOCAL GOVERNING AGENCIES AND SUPPLY ANY DRAWINGS OR GRAPHIC REPRESENTATIONS REQUIRED BY LANDLORD.
- ALL CONCEALED WOOD BLOCKING USED IN CONSTRUCTION SHALL BE FIRE-RETARDANT TREATED (IF APPLICABLE).
- GENERAL CONTRACTOR SHALL PERFORM AND/OR CAUSE TO BE PERFORMED ALL WORK IN A FIRST-CLASS WORKMANLIKE MANNER AND IN ACCORDANCE WITH EACH TRADE'S ESTABLISHED PROCEDURES AND MANUFACTURER'S RECOMMENDATIONS FOR PRODUCT USE AND INSTALLATION.
- ALL PRODUCTS USED ON THIS PROJECT SHALL BE FIRST QUALITY, NEW AND FREE OF ASBESTOS OR OTHER ENVIRONMENTALLY UNSAFE SUBSTANCES.
- MILLWORK, BASE, DESIGNATED TRIM, ETC. SHALL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR WHERE INDICATED ON THE DRAWINGS AND/OR SCHEDULES.
- GENERAL CONTRACTOR SHALL CONTACT ARCHITECT PRIOR TO CONSTRUCTION START DATE TO CONFIRM THAT HE/SHE HAS LATEST APPROVED CONSTRUCTION DOCUMENTS FOR THIS LOCATION.

SUSTAINABILITY GUIDELINES

THE FOLLOWING GUIDELINES TO BE USED BY GENERAL CONTRACTOR ARE VOLUNTARY IN NATURE. IT IS HIGHLY RECOMMENDED THAT THE GENERAL CONTRACTOR FOLLOW THESE GUIDELINES TO THE EXTENT IT IS FEASIBLE.

- IMPROVE INDOOR AIR QUALITY:
 - REDUCE CONSTRUCTION DUST AND AIR PARTICULATES WITH DUST CONTAINMENT SYSTEMS AND/OR SHUT OFF CIRCULATING AIR.
 - CHANGE HVAC FILTERS AT THE CONCLUSION OF THE JOB.
 - USE LOW V.O.C. PAINTS, ADHESIVES, SEALANTS, ETC

PREFABRICATED BUILDING

THIS BUILDING IS BEING FABRICATED IN A CONTROLLED ENVIRONMENT AND TRANSFERRED TO THE JOB SITE. CJD ENGINEERING GROUP HAS BEEN ENGAGED TO CONDUCT 3rd PARTY INSPECTIONS OF ALL FABRICATION WITHIN THE 7 BREW COFFEE WAREHOUSE. THE INSPECTION WILL INCLUDE STRUCTURAL, FRAMING, BUILDING, PLUMBING AND ELECTRICAL.

TYPICAL SYMBOL LEGEND

DETAIL DESIGNATION DETAIL NUMBER 12/A3.4	SHEET NUMBER	ELEVATION HEIGHT T.O. WALL 106'-0"
SQUARE FOOTAGE ROOM TAG ROOM NAME 101 150 SF	ROOM NUMBER 1 A1.1	ELEVATION TAG 1 A1.1 1
DOOR TAG 101		CEILING HEIGHT 0'-0"
SECTION CUT TAG 1 101		WINDOW TAG W1
ROOF SLOPE 12 2		REVISION DELTA 1
WALL TYPE/ PARTITION TYPE W1		GRID BUBBLE 0
WALL PARTITION		ENLARGED DETAIL 1 101
EXISTING WALL		FINISH TAG PT-1

MATERIAL INDICATION

CONCRETE		FINISHED WOOD	
DIMENSIONAL LUMBER		GYPSUM BOARD	
RIGID INSULATION		PLYWOOD	
BATT OR BLOWN INSULATION		GLASS	
EARTH/BACKFILL		CMU	

ABBREVIATIONS

ACCOUST. ADD A.F.F. AF AL ALT. ALUM. ANCH. ARCH. @ B.B B.F. BD BKT. BLDG. BLK'G BM B.O. BRG BSMT C.S. CAB. C.C CEM. CF CFCI CI CLG C.O. COL CONC CONF CONN CONSTR CONT CONTR COORD CORR CTR CYL ¢ C.W. DP DBL DEG D.F. DEMO DIA. DIAG DIM D.O. DTL DR D.S. EA ELEC ELEV ELEV E.W.C. EQUIP EXIST'G EXP EXT F.B.O. F.D. F.E. F.E.C. F.E.B. FIN F.G. FL FLASH'G FLR F.O.M FND	ACOUSTICAL ADDITIONAL ABOVE FINISH FLOOR AS FURNISHED AS INSTALLED ALTERNATE ALUMINUM ANCHOR ARCHITECT AT BOTTOM OF BEAM BOTTOM OF FOOTING BOARD BRACKET BUILDING BLOCKING BENCH MARK BOTTOM OF BEARING BASEMENT COUNTERSUNK H HIGH CENTER-TO-CENTER CEMENT CONTRACTOR FURNISHED CONTRACTOR INSTALLED CONTRACTOR INSTALLED CLEAN OUT COLUMN CONCRETE CONFERENCE CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR COORDINATE CORRUGATED/ CORRIDOR CENTER CYLINDER ¢ COLD WATER DEEP DOUBLE DEGREE DRINKING FOUNTAIN DEMOLITION DIAMETER DIAGONAL DIMENSION DO-OVER DETAIL DOOR DOWNSPOUT EACH ELECTRICAL ELEVATION (VIEW) ELEVATOR ELECTRIC WATER COOLER EQUIPMENT EXISTING EXPOSED EXTERIOR / EXTENSION FURNISHED BY OTHERS FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE EXTINGUISHER BRACKET FINISH FINISH GRADE FLOW LINE FLASHING FLOOR FACE OF MASONRY FOUNDATION	FR FRM FURN F.R.T. FTG FUR GA GAL GALV GC G.I. GLAZ GOV'T GS. GEN GYPSUM HDWR H.C. HOL HORIZ H HT. HTG. HTR H.W. I.D. INSUL INT. INV JNT JSTS K.E.S. LAM LAV LG L.H.B. L.H.R.B. LIN LVR MAS MATL MAX MEZZ MFRD MFR MID MIN MISC MARK M.O. MTD MTL MULL NON NTS O.A. O.C. OD OFCI OFOI O/H O/ OPN'G OPP PART P.E.M.B. PERIM P.G. PLAM PLAS PL PLUMB'G PLY P.P PR PVC Q.T. R	FIRE RETARDANT FRAME FURNISHED FIRE RETARDANT TREATED FOOTING FURRING GAUGE GALLON GALVANIZED GENERAL CONTRACTOR GALVANIZED IRON GLAZING GOVERNMENT GRAVEL STOP GENERAL GYPSUM HARDWARE HOLLOW CORE HOLLOW HORIZONTAL HIGH HEIGHT HEATING HEATER HOT WATER INSIDE DIAMETER INSULATION INTERIOR INVERT JOINT JOISTS KITCHEN EQUIPMENT SUPPLIER LAMINATE LAVATORY LONG LEFT HAND BEVEL LEFT HAND REVERSE BEVEL LINEAR / LINEAL LOUVER MASONRY MATERIAL MAXIMUM MEZZANINE MANUFACTURED MANUFACTURER MIDDLE MINIMUM MISCELLANEOUS MARK M.O. MOUNTED METAL MULLION NONMINIMAL NOT TO SCALE OVERALL ON CENTER OUTSIDE DIAMETER OWNER FURNISHED CONTRACTOR INSTALLED OWNER FURNISHED OWNER INSTALLED OVERHEAD OVER OPENING OPPOSITE PARTITION PRE-ENGINEERED METAL BUILDING PERIMETER PRESENT GRADE PLASTIC LAMINATE PLASTIC PROPERTY LINE PLUMBING PLYWOOD POWER POLE PAIR POLYVINYL CHLORIDE QUARRY TILE RADIUS	RCP REINFORCED CONCRETE PIPE REFER RE R.H.B. R.H.R.B. RL RM R.O. RES. REQ'D REQMT R.T.V. REG SAF SAN SCHED S.C. SECT SHT SIM SPEC STND STD STL STOR STRUCT SURF SUSP SYST S.W. TYP. T.O. UN.O VCP VEST VERT VOL V.T.R. VCT W W/ WD W.D. WDW WRB WWF W.P WT	RIGHT HAND BEVEL RIGHT HAND REVERSE BEVEL RAIN LEADER ROOM ROUGH OPENING RESILIENT TILE REQUIRED REQUIREMENT ROTARY-TURBINE VENT REGULAR SAFETY SANITARY SCHEDULE SOLID CORE SECTION SHEET SIMILAR SPECIFICATION STANDARD STUD STEEL STORAGE STRUCTURE / STRUCTURAL SURFACE SUSPENDED SYSTEM STORM WATER TYPICAL TOP OF UNLESS NOTED OTHERWISE VITRIFIED-CLAY-PIPE VESTIBULE VERTICAL VOLUME VENT-THRU-ROOF VINYL COMPOSITION TILE WIDE WITH WOOD WINDOW DIMENSION WINDOW WEATHER RESISTANT BARRIER WELDED WIRE FABRIC WEATHER PROOF WEIGHT
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ARCHITECT OF RECORD:

NAME: ADAM KREHER

LICENSE NO. 2011002764

PROJECT NUMBER:
220333 7BL5

REVISION: ADD 001
6/17/22

G0.1

GENERAL NOTES &
SCHEDULES

DATE: APRIL 22, 2022



LEGEND

○

MONUMENT FOUND, ORIGIN UNDETERMINED
UNLESS OTHERWISE NOTED

●

1/2" x 24" REBAR W/LS 214F CAP SET

(P)

PLATTED

(M)

MEASURED

⊞

ELECTRIC METER

⊞

ELECTRIC TRANSFORMER

⊞

FIRE HYDRANT

⊞

STORM MANHOLE

⊞

SAN SEWER MANHOLE

⊞

GAS SIGN

⊞

WATER VALVE

— E —

UNDERGROUND ELECTRIC LINE

— G —

GAS LINE

— T —

UNDERGROUND TELEPHONE

— W(R) —

WATER LINE(RECORDED)

— 725 —

1' CONTOUR INTERVAL

UTILITY CONTACTS

WATER AND SEWER SERVICE

CITY OF LEE'S SUMMIT WATER UTILITIES
1200 SE HAMBLIN ROAD
LEE'S SUMMIT, MO 64081
816-969-1900

GAS SERVICE

SPIRE INC.
7500 E 35TH ST,
KANSAS CITY, MO 64129
816-756-5252

ELECTRICAL SERVICE

EVERGY
1200 MAIN ST,
KANSAS CITY, MO 64105
888-471-5275

TELECOMMUNICATION

AT&T

2121 E. 63RD STREET
KANSAS CITY, MO 64130
800-403-3302

SPECTRUM

550 WESTPORT ROAD
KANSAS CITY, MO 64111
866-874-2389

FINAL DEVELOPMENT PLAN FOR

7 BREW

1410 NE DOUGLAS STREET

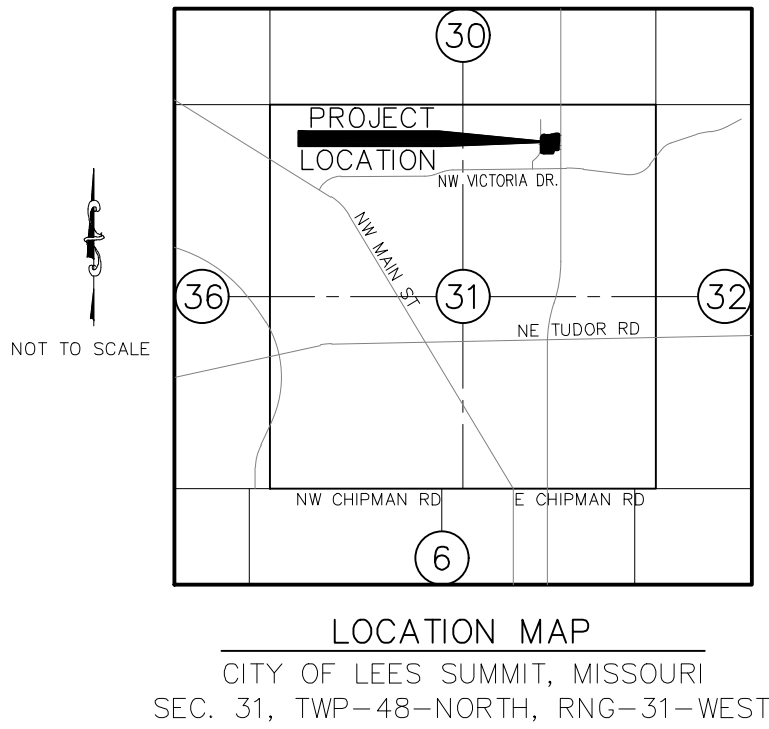
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEVELOPER:
P2 BREW, LLC.
91 CHAMPIONS BLVD.
ROGERS, AR 72712
CONTACT: JASON PULLMAN
EMAIL: JPCOMPANIES@GMAIL.COM

ARCHITECT:
ARCHITECTURAL DESIGN CONCEPTS
2821 UNIT D W CHESTNUT
SPRINGFIELD, MO 65802

PREPARED BY:
KAW VALLEY ENGINEERING
8040 N. OAK TRAFFICWAY
KANSAS CITY, MO. 64118
CONTACT: MARTIN ARLING
PHONE: 816-468-5858
EMAIL: arling@kaveng.com

PROJECT INFORMATION:
PROJECT: 7BREW
LOCATION: 1410 NE DOUGLAS STREET
PARCEL ID: 52-900-02-35-00-0-00-000
AREA: 0.939 AC.
ZONING: GP-2
LEGAL DESCRIPTION: LOT 3, OAKVIEW LOTS 1-5



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FLOOD STATEMENT:
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X, NON-SHADED" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP CITY OF LEE'S SUMMIT, COMMUNITY PANEL NO. 29095C0409G, EFFECTIVE ON 01/20/2017.

DATUM BENCHMARK:
DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO NATIONAL CORS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S OPUS PROJECTS UTILITY. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID12B MODEL.

BENCHMARKS:
JA-43: 3" ALUM DISK STAMPED JA-43 ON THE WEST SIDE OF DOUGLAS AND 44'± SOUTH OF THE S.E. BOUNDARY CORNER OF THE SURVEY. ELEV= 1034.77
BS#60: FOUND "SQUARE" CUT ON THE BACK OF CURB ON THE SOUTH SIDE OF A PRIVATE DRIVE ON THE NORTH SIDE OF LOT 3 AND LOCATED NEAR THE NORTHEAST BOUNDARY CORNER, MARKED BY OTHERS 1028.00. ELEV= 1028.03

NOTES:
1. THERE ARE NO ACTIVE, INACTIVE OR CAPPED WELLS ON THE SITE BASED ON THE MO 2017 WELLS-STATE OF MISSOURI WELLHEAD INFORMATION.
2. THERE ARE NO WETLANDS ON THE SITE PER THE NATIONAL WETLANDS INVENTORY MAP.

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR:
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER:
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION — NOTICE TO CONTRACTOR:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.



PARKING SUMMARY

DESCRIPTION	REQUIRED
REQUIRED STALLS	9
DESCRIPTION	PROPOSED
ACCESSIBLE PARKING STALLS	1
STANDARD PARKING STALLS	11
TOTAL PARKING STALLS	12

LAND USE SCHEDULE

DWELLING UNITS	0	
LAND AREA	0.939	UNITS/ACRE
PROPOSED IMPERVIOUS AREA	20,953	SQ.FT.
TOTAL FLOOR AREA	723	SQ.FT.
FLOOR AREA RATIO	0.017	
REQUIRED STALLS	9	
PROPOSED ACCESSIBLE PARKING STALLS	1	
PROPOSED STANDARD PARKING STALLS	11	
TOTAL PROPOSED PARKING STALLS	12	

PER CITY COMMENTS
06/22/22
PER CITY COMMENTS
05/06/22
PER OWNER COMMENTS
04/08/22
CHECK SET
03/02/22
INITIAL ISSUE
03/02/22

MTA
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MARTIN T. ARLING
ENGINEER
MO # 2009002955

8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH: (816) 468-5858
fcd@kaveng.com | www.kaveng.com

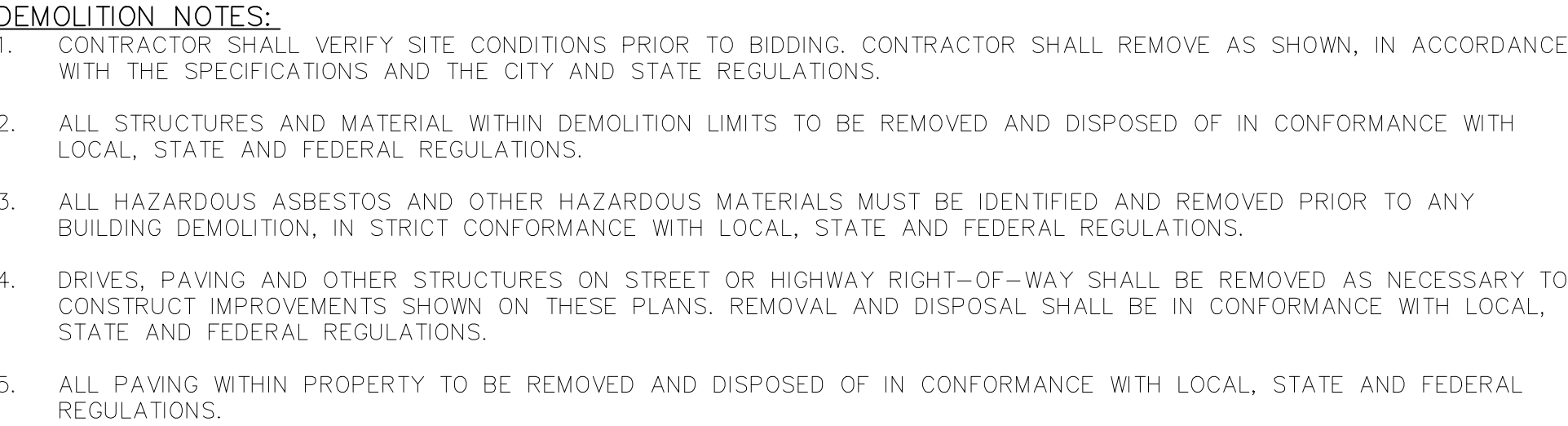
KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

7 BREW
1410 N.E. DOUGLAS STREET
LEE'S SUMMIT, MO. 64086

FINAL DEVELOPMENT PLAN
COVER SHEET

PROJ. NO. B21D4397
DESIGNER MTA
DRAWN BY JNG
CFN 4397DEMO
SHEET FDP
REV 4



FLOOD STATEMENT:
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X, NON-SHADED" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP CITY OF LEE'S SUMMIT, COMMUNITY PANEL NO. 29095C0409C, EFFECTIVE ON 01/20/2017.

<p><u>DATUM BENCHMARK:</u></p> <p>DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD80</p> <p>DATUM DERIVED FROM CONNECTIONS TO NATIONAL CORS</p> <p>NETWORK VIA GPS STATIC SESSIONS ON PROJECT</p> <p>CONTROL PROCESSED WITH THE NATIONAL GEODETIC</p> <p>SURVEY'S OPUS PROJECTS UTILITY. ORTHOMETRIC</p> <p>HEIGHT WAS CALCULATED USING THE GEOID12B MODEL.</p>	<p><u>BENCHMARKS:</u></p> <p>JA-43: 3" ALUM DISK STAMPED JA-43 ON THE WEST SIDE OF</p> <p>DOUGLAS AND 44± SOUTH OF THE S.E. BOUNDARY CORN</p> <p>OF THE SURVEY. ELEV= 10.1</p> <p>BS#60: FOUND "SQUARE" CUT ON THE BACK OF CURB ON THE SO</p> <p>SIDE OF A PRIVATE DRIVE ON THE NORTH SIDE OF LOT 3</p>
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UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS.



PHOTOS SHOWN COMPRISE ALL BUT UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

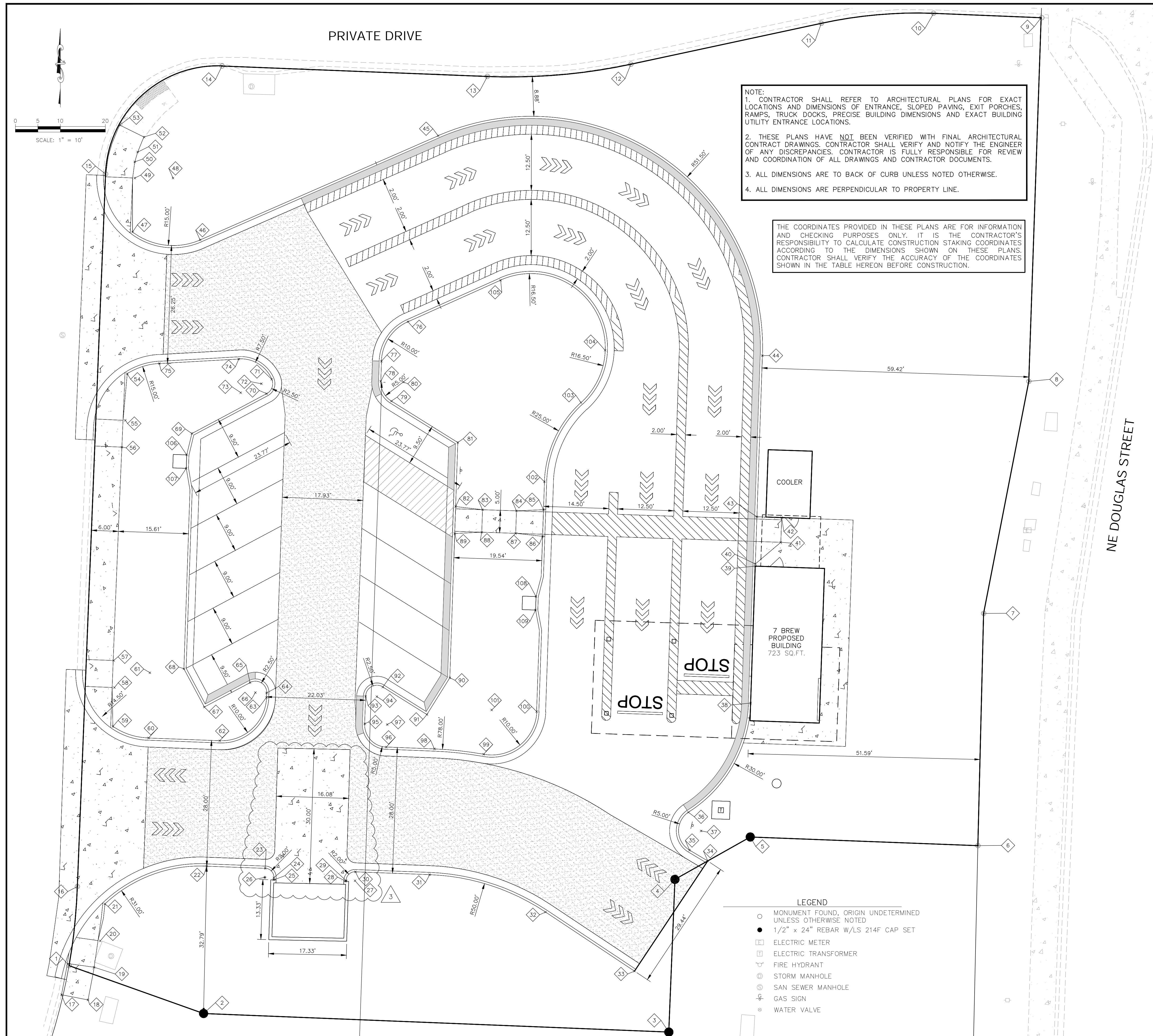
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

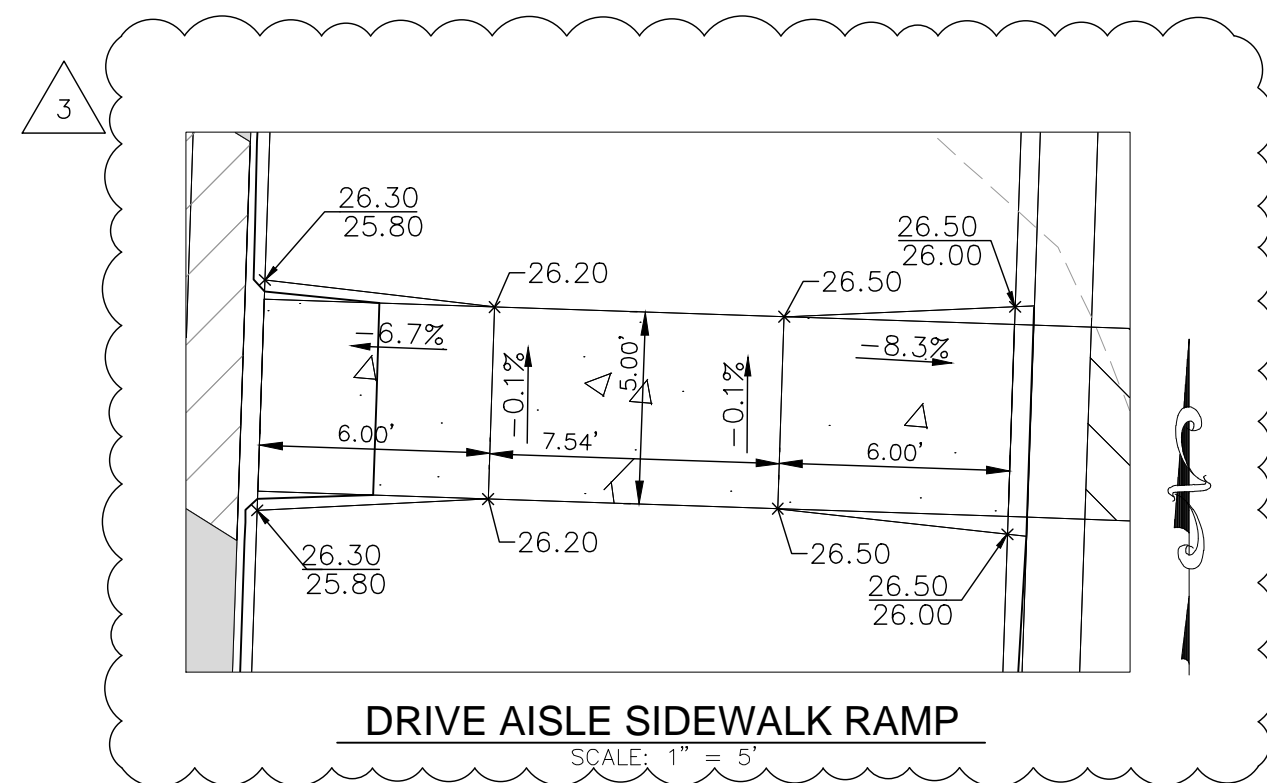


<div>7 BREW</div> <div>1410 N.E. DOUGLAS STREET</div> <div>LEE'S SUMMIT, MO. 64086</div>		<div> KAW VALLEY ENGINEERING</div> <div>KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23</div>		<div></div>		<div>MARTIN T. ARLING ENGINEER MO # 20093002955</div>		<div></div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 20093002955</div>		<div>MO # 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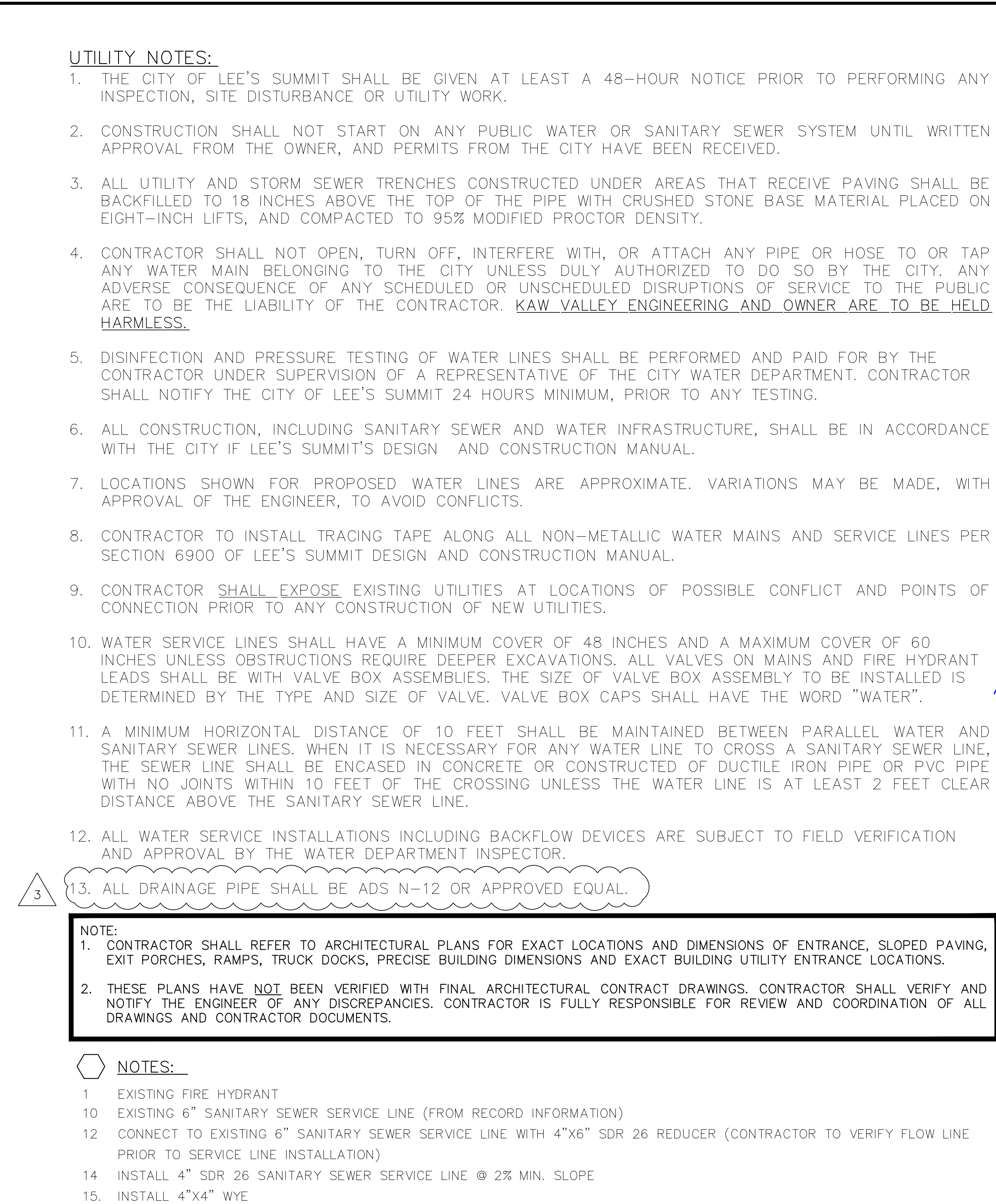


COORDINATE TABLE				COORDINATE TABLE			
	NORTHING	EASTING	DESCRIPTION		NORTHING	EASTING	DESCRIPTION
1	1008966.45	2823007.09	PL	61	1009031.62	2823025.07	RP
2	1008955.80	2823037.01	PL	62	1009016.49	2823040.61	BC
3	1008951.67	2823140.48	PL	63	1009026.11	2823050.98	BC
4	1008985.64	2823141.83	PL	64	1009027.11	2823051.02	BC
5	1008995.08	2823158.59	PL	65	1009029.42	2823047.35	BC
6	1008993.15	2823209.21	PL	66	1009027.21	2823048.53	RP
7	1009044.83	2823210.47	PL	67	1009023.99	2823037.17	BC
8	1009096.44	2823220.54	PL	68	1009032.49	2823032.63	BC
9	1009177.36	2823223.28	PL	69	1009084.84	2823034.40	BC
10	1009178.30	2823199.35	PL	70	1009093.71	2823051.03	BC
11	1009176.11	2823174.40	PL	71	1009096.90	2823052.15	BC
12	1009167.01	2823132.03	PL	72	1009095.91	2823049.85	RP
13	1009164.28	2823100.12	PL	73	1009093.93	2823045.26	BC
14	1009166.62	2823041.11	PL	74	1009011.42	2823044.84	RP
15	1009142.59	2823015.20	PL	75	1009109.42	2823027.16	BC
16	1008984.04	2823008.93	PL	76	1009109.72	2823082.46	BC
17	1008959.98	2823005.41	SW	77	1009100.93	2823076.56	BC
18	1008958.84	2823011.30	SW	78	1009096.47	2823076.41	BC
19	1008966.09	2823012.66	SW	79	1009092.06	2823078.76	BC
20	1008971.96	2823014.03	SW	80	1009096.30	2823081.41	RP
21	1008980.19	2823015.08	SW	81	1009082.84	2823093.55	BC
22	1008988.58	2823037.71	BC	82	1009088.58	2823093.07	SW
23	1008988.09	2823050.70	BC	83	1009067.88	2823099.04	SW
24	1008986.02	2823052.63	BC	84	1009067.63	2823106.58	SW
25	1008985.53	2823052.62	BC	85	1009067.89	2823112.60	SW
26	1008986.09	2823050.63	RP	86	1009061.97	2823112.40	SW
27	1008985.33	2823070.69	RP	87	1009062.63	2823106.42	SW
28	1008985.20	2823068.69	BC	88	1009062.89	2823098.88	SW
29	1008985.37	2823068.69	BC	89	1009062.59	2823092.86	SW
30	1008987.33	2823070.77	BC	90	1009030.49	2823091.78	BC
31	1008986.70	2823087.29	BC	91	1009022.31	2823086.68	BC
32	1008978.37	2823113.06	BC	92	1009028.43	2823076.86	BC
33	1008965.24	2823132.83	BC	93	1009026.40	2823073.04	BC
34	1008989.75	2823149.13	BC	94	1009026.31	2823075.54	RP
35	1008992.15	2823145.10	BC	95	1009020.25	2823072.83	BC
36	1009000.58	2823144.84	BC	96	1009015.09	2823077.64	BC
37	1008996.44	2823147.65	BC	97	1009020.08	2823077.83	RP
38	1009024.86	2823158.67	BC	98	1009014.68	2823088.35	BC
39	1009055.33	2823159.70	BC	99	1009013.48	2823099.30	BC
40	1009055.82	2823159.72	SW	100	1009022.98	2823111.08	BC
41	1009060.63	2823165.38	SW	101	1009023.32	2823101.08	RP
42	1009066.14	2823165.57	SW	102	1009074.10	2823112.81	BC
43	1009066.32	2823160.07	SW	103	1009091.72	2823120.94	BC
44	1009102.16	2823161.28	BC	104	1009103.34	2823126.30	BC
45	1009151.08	2823089.17	BC	105	1009118.96	2823103.06	BC
46	1009127.92	2823036.24	BC	106	1009080.09	2823033.24	BC
47	1009129.67	2823021.21	BC	107	1009077.09	2823033.14	BC
48	1009141.66	2823030.22	RP	108	1009048.58	2823110.94	BC
49	1009141.68	2823021.72	SW	109	1009045.58	2823101.84	BC
50	1009145.27	2823021.69	SW	<div>COORDINATE TABLE LEGEND</div> <div>BC = BACK OF CURB</div> <div>SW = EDGE OF SIDEWALK</div> <div>RP = RADIUS POINT</div> <div>PL = PROPERTY LINE</div>			
51	1009147.47	2823022.34	SW				
52	1009150.80	2823023.76	SW				
53	1009153.47	2823018.38	SW				
54	1009098.15	2823020.03	SW				
55	1009087.78	2823019.60	SW				
56	1009081.80	2823018.84	SW				
57	1009034.34	2823017.01	SW				
58	1009028.33	2823017.17	SW				
59	1009019.65	2823016.84	SW				
60	1009017.10	2823024.75	BC				

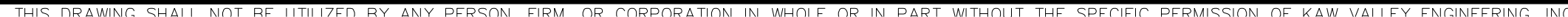
1. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES PROVIDED THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PARKING AREA. BURNING OF TIMBER WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES.
2. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
3. OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 25 OR LESS, A LIQUID LIMIT OF 45 OR LESS AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO BRINGING ON SITE.
4. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.
5. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.
6. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOFROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
8. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED.
9. ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED BY RIP RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS, THAT WILL PREVENT EROSION AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.
10. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
11. CONTRACTOR SHALL USE SILT FENCE, BALES OF HAY OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.
12. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
14. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.
15. HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
16. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.



7 BREW											
1410 N.E. DOUGLAS STREET											
LEE'S SUMMIT, MO. 64086											
FINAL DEVELOPMENT PLAN GRADING PLAN NOTES											
PROJ. NO.						B21D4397					
DESIGNER			MTA			DRAWN BY			JNG		
CFN						4397GP					
SHEET			C401			REV			4		



CFN	4397UP	
SHEET	C500	REV 4



- PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS AND DURING APPROPRIATE PHASING AS CONSTRUCTION PROGRESSES.
3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION. BUILDERS AND OR DEVELOPER TO MAINTAIN EROSION CONTROL AND SILT CONTROL UPON COMPLETION OF THIS PROJECT.
4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
5. SEDIMENTATION BARRIERS ARE TO BE INSTALLED AS SHOWN AND AT ANY ADDITIONAL AREAS OF CONCENTRATED FLOWS NOT SHOWN ON PLANS.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE FILTERS, OR SILT FENCE, OR STRAW BALES (PRIOR TO PAVING PLACEMENT). AFTER PAVEMENT IS IN PLACE, PROVIDE FILTER PROTECTION THAT CANNOT BE WASHED INTO INLETS OR WASHED AWAY. STRAW/HAY BALES WILL NOT BE ALLOWED ON CONCRETE OR ASPHALT PAVING.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS. ALL SEDIMENT CONTROL MEASURES TO BE INSPECTED AND REPAIRED IMMEDIATELY AND ON A REGULAR BASIS AFTER ALL RAIN STORMS.
10. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY TO PREVENT SEDIMENT FROM ENTERING STORM DRAINS, STREETS, AND WATERWAYS.
12. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
13. TEMPORARY SEDIMENT FENCE EROSION CONTROL MEASURES TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED. ON PROJECTS THAT ARE NOT EXPECTING IMMEDIATE DEVELOPMENT (I.E.- INTERCEPTOR SEWERS, OFFSITE IMPROVEMENTS, ETC.) EROSION CONTROL MEASURES ARE TO BE REMOVED BY CONTRACTOR AS SOON AS ADEQUATE VEGETATION IS ESTABLISHED.
14. MUD, SILT, AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, OR AFTER EACH RAINFALL.
15. INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL BE ON GOING THROUGHOUT THE LIFE OF INFRASTRUCTURE AND BUILDING CONSTRUCTION TO KEEP THE DEVICES IN OPERABLE CONDITION AT ALL TIMES. ADDITIONAL MEASURES SHALL BE INSTALLED AS REQUIRED BY ACTUAL FIELD CONDITIONS AND/OR GOVERNING INSPECTION AGENCIES. NOTE: ALTHOUGH EXTENSIVE EFFORT IS PUT INTO THE DESIGN OF THE EROSION CONTROL PLAN BY THE ENGINEER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO ENSURE THAT ANY ADDITIONAL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED AT NO ADDITIONAL COST TO THE OWNER.
16. INSTALL AND MAINTAIN CONSTRUCTION ENTRANCE(S) AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
17. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEED, SODDED, OR LANDSCAPED, FLAT LOTS WILL NOT REQUIRE SEEDING BUT ALL SLOPES, DISTURBED AREAS AND STREET RIGHT-OF-WAYS WILL BE SEEDDED.
18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
20. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING, ADJACENT TO OR DOWNSTREAM FROM PROPERTY, BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.
21. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
22. ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.
23. MINIMAL WASHING OF CONCRETE EQUIPMENT ALLOWED (CHUTE, TOOLS, ETC.) AT A CONTRACTOR DEFINED LOCATION. CONCRETE WASHOUT OF THE DRUM IS NOT ALLOWED. ANY PIT/WASHOUT AREA NEEDS TO BE MAINTAINED IN A NON-DISCHARGING MANNER AND ANY WASTE RESIDUE WILL NEED TO BE CLEANED OUT AND REMOVED AT THE END OF PROJECT.
24. DEVELOPER IS RESPONSIBLE FOR HAVING LOT BUILDERS FOLLOW THE GUIDELINES OF "CONTROLLING EROSION WHEN BUILDING YOUR HOME" PROVIDED BY MISSOURI DEPARTMENT OF HEALTH AND ENVIRONMENT.
25. EROSION CONTROL STRAW/FIBER WATTLES TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.
26. THE CITY OF LEE'S SUMMIT SHALL BE GIVEN AT LEAST A 48-HOUR NOTICE PRIOR TO PERFORMING ANY INSPECTION, SITE DISTURBANCE OR UTILITY WORK.

TO PROVIDE PROMPT EROSION CONTROL N PROJECT TEMPORARY SEEDING MAY BE REQUIRED WHICH WILL DEPEND ON THE CONTRACTORS WORK SCHEDULE. TEMPORARY SEEDING WILL BE REQUIRED IN THE FOLLOWING AREAS:

1. IN SLOPES AND AREAS OF CONCENTRATED FLOW WITHIN 28 DAYS OF ROUGH GRADING.
2. IN AREAS THAT REQUIRE SEEDING BUT IS NOT WITHIN THE SEASON FOR PERMANENT SEEDING AS PER THE TECHNICAL SPECIFICATIONS.

PLANT SELECTION - ANNUAL RYE GRASS, WHEAT OR OATS FOR TEMPORARY SEEDING

SEEDING - EVENLY APPLY SEED USING A CYCLONE SEEDER (BROADCAST), DRILL, CULTPACKER SEEDER OR HYDROSEEDER. ANNUAL RYE GRASS SHOULD BE APPLIED AT A RATE OF 120 LBS/ACRE, WHEAT OR OATS SHOULD BE APPLIED AT A RATE OF 100 LBS/ACRE. BROADCAST SEEDING AND HYDROSEEDING ARE APPROPRIATE FOR STEEP SLOPES WHERE EQUIPMENT CANNOT BE DRIVEN. HAND BROADCASTING IS NOT RECOMMENDED BECAUSE OF THE DIFFICULTY IN ACHIEVING A UNIFORM DISTRIBUTION. SMALL GRAINS SHOULD BE PLANTED NO MORE THAN 1 INCH DEEP, AND GRASSES AND LEGUMES NO MORE THAN 1/2 INCH. BROADCAST SEED MUST BE COVERED BY RAKING OR CHAIN DRAGGING, AND THEN LIGHTLY FIRMED WITH A ROLLER OR CULTPACKER. HYDROSEEDED MIXTURES SHOULD INCLUDE A WOOD FIBER (CELLULOSE) MULCH.

MULCHING - THE USE OF MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH CONDITIONS SUCH AS SEEDING IN FALL OR WINTER COVER (WOOD FIBER MULCHES ARE NOT CONSIDERED ADEQUATE FOR THIS USE). SLOPES STEEPER THAN 3:1, EXCESSIVELY HOT OR DRY WEATHER, ADVERSE SOILS (SHALLOW, ROCKY, HIGH IN CLAY OR SAND), AND AREAS RECEIVING CONCENTRATED FLOW. IF AREAS TO BE MULCHED IS SUBJECT TO CONCENTRATED WATERFLOW, AS IN CHANNELS, ANCHOR MULCH WITH NETTING.

MAINTENANCE - RESEED, REFERTILIZE AND MULCH AREAS OF INSUFFICIENT GROWTH. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

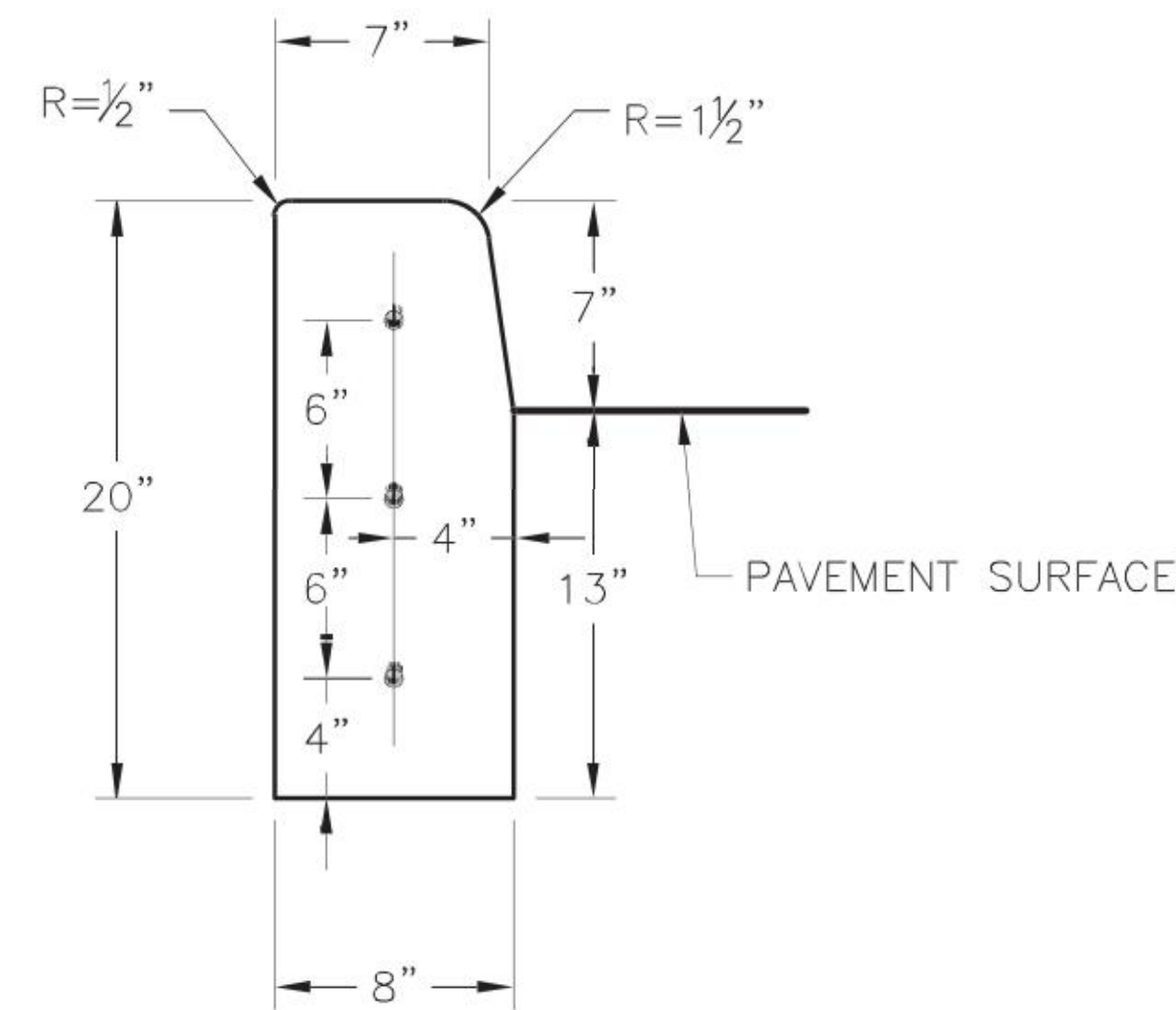
SEE LANDSCAPE PLAN FOR PERMANENT SEEDING REQUIREMENTS.

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

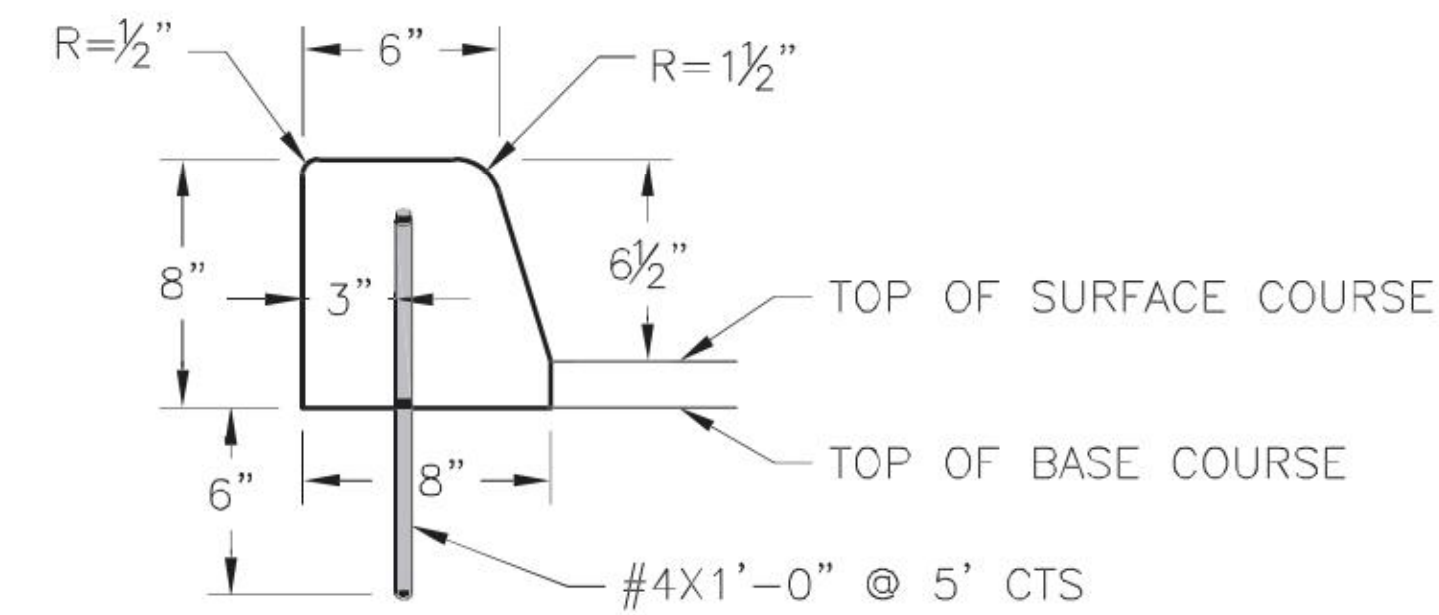
THE DESIGNS REPRESENTED IN THESE PINS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

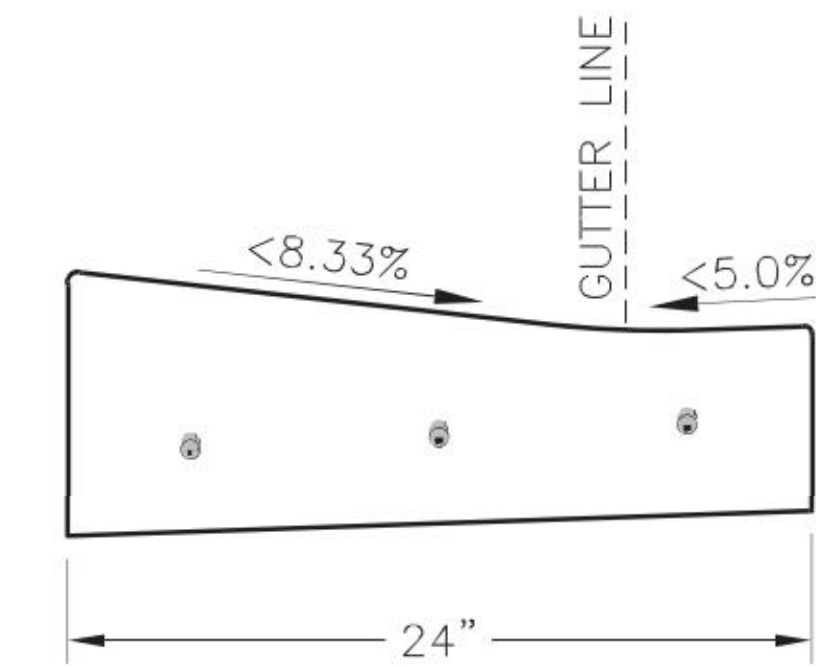
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.



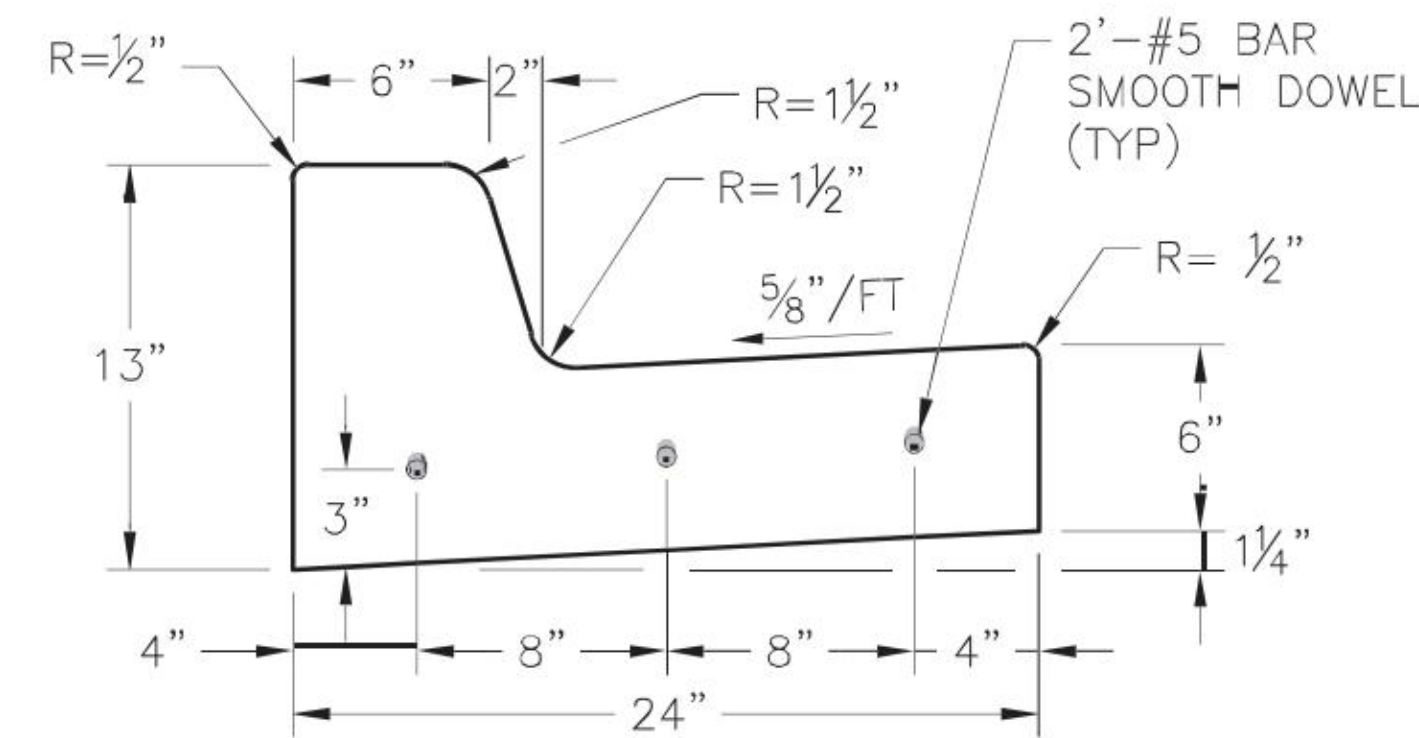
STRAIGHT CURB
(TYPE C-1)



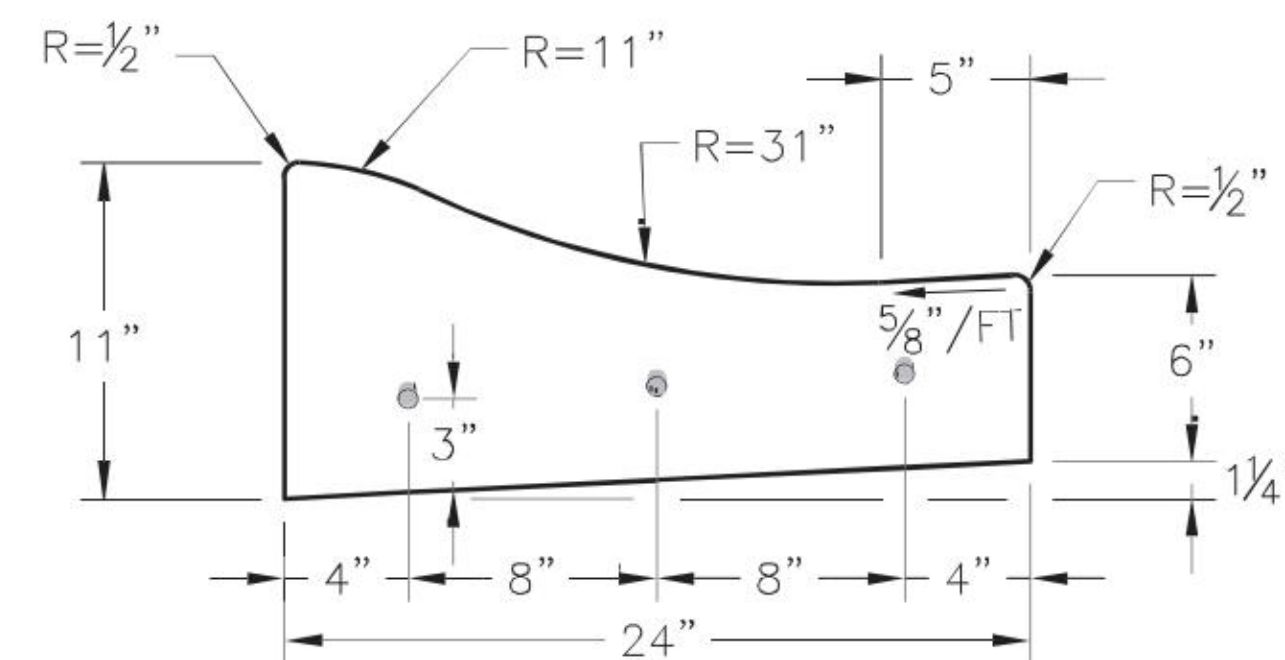
DOWELLED CURB
(TYPE DC)



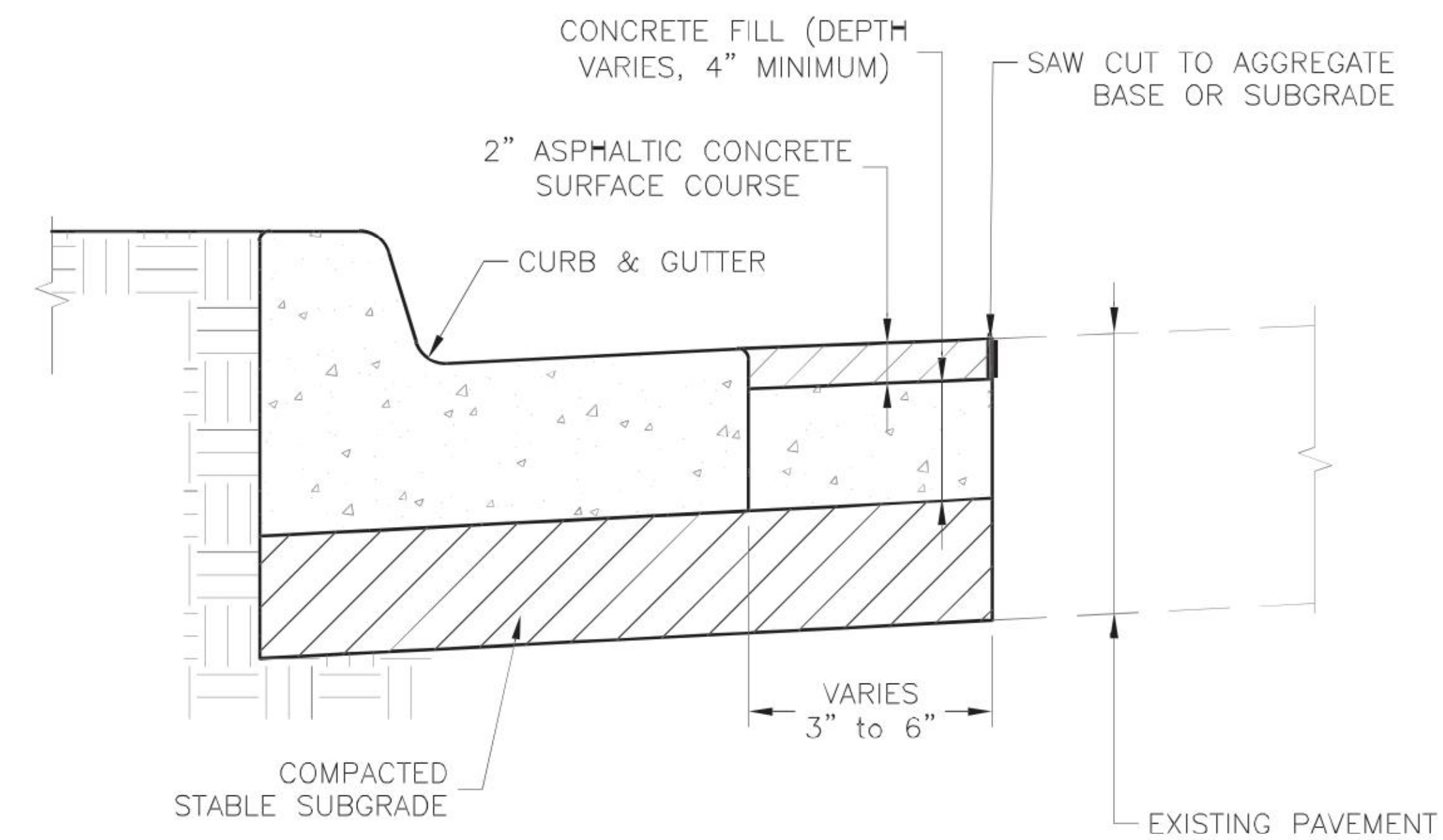
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



STRAIGHT BACK CURB &
GUTTER
(TYPE CG-1)



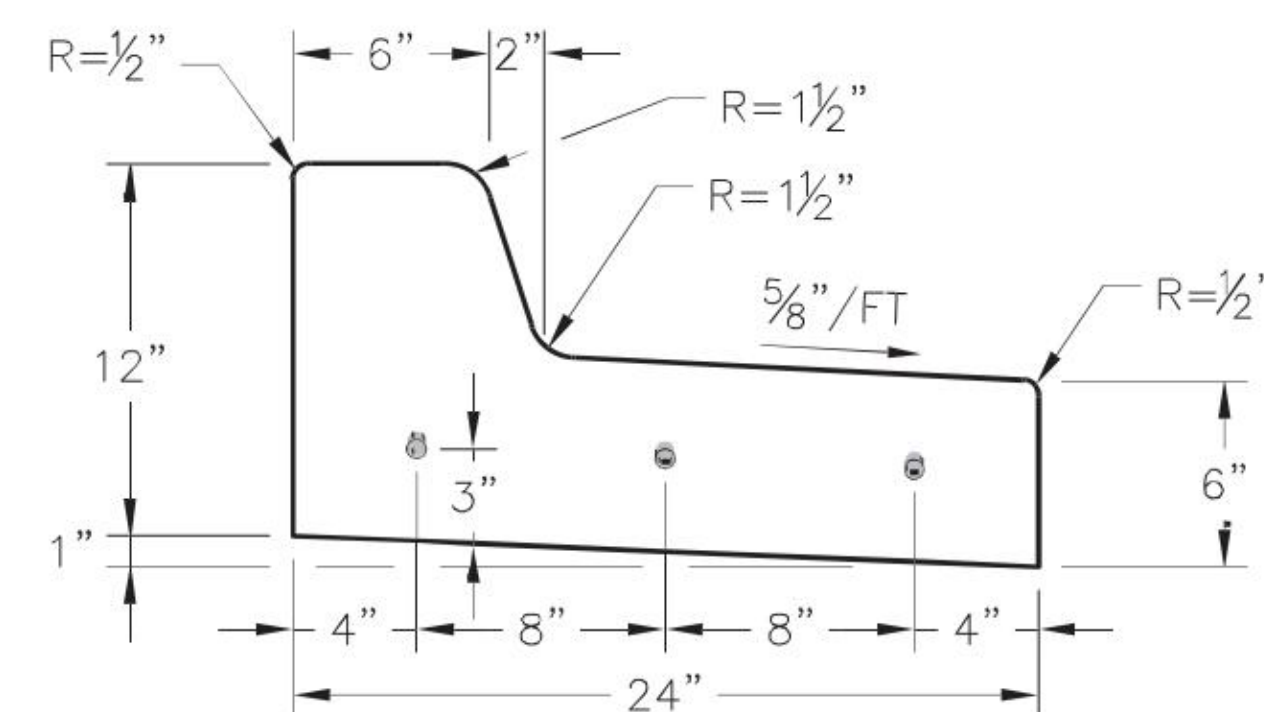
ROLL BACK CURB &
GUTTER
(TYPE CG-2)



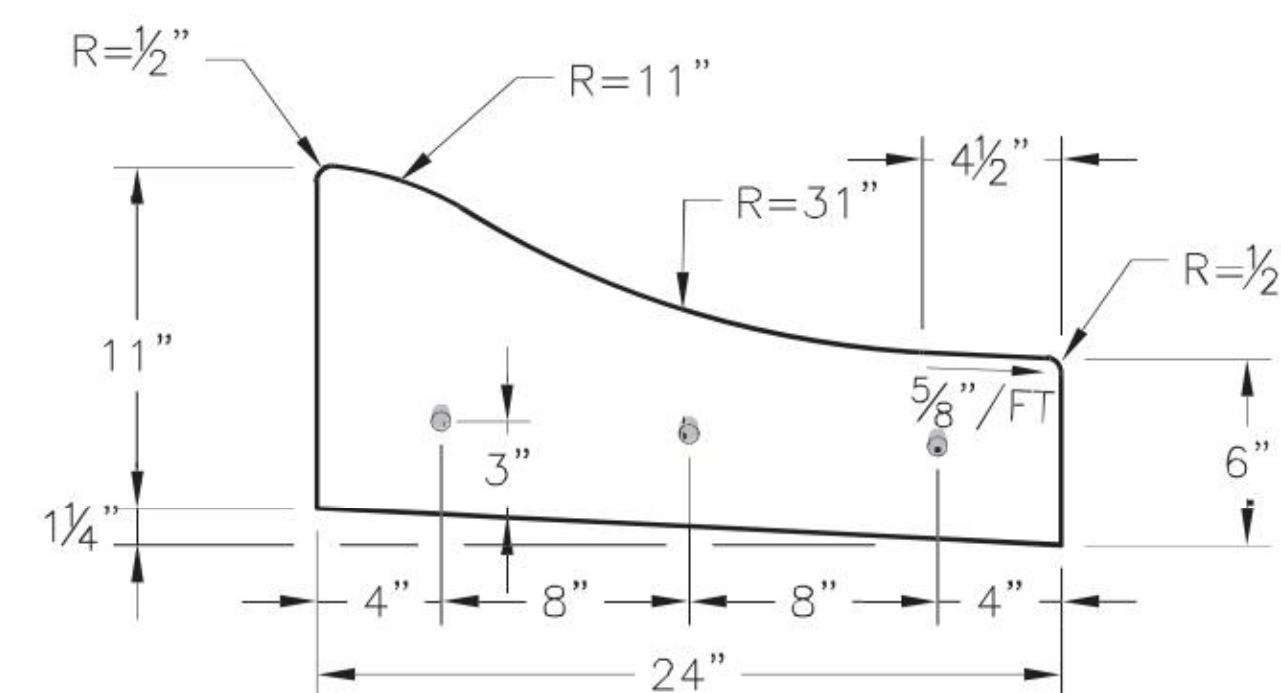
CURB REPLACEMENT DETAIL

GENERAL NOTES

1. 3/4" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
8. ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.



STRAIGHT BACK DRY CURB &
GUTTER
(TYPE CG-1 DRY)



ROLL BACK DRY CURB &
GUTTER
(TYPE CG-2 DRY)

LEE'S SUMMIT
MISSOURI

ct: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:

GEN-4

4	07/05/22	PER CITY COMMENTS			MTA	JNG
3	06/22/22	PER CITY COMMENTS			MTA	JNG
2	05/06/22	PER OWNER COMMENTS			MTA	JNG
1	04/08/22	CHECK SET			MTA	JNG
0	03/02/22	INITIAL ISSUE			ARM	MTA
REV	DATE	DESCRIPTION			DSN	CHK



MARTIN T. ARLING
ENGINEER
MO # 2009002955

 **KAW VALLEY ENGINEERING**

8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH. (816) 468-3858 | FAX (816) 468-8651
kce@kve.com | www.kve.com

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.
EXPIRES 12/31/23

7 BREW
1410 N.E. DOUGLAS STREET
LEE'S SUMMIT, MO. 64086

**FINAL DEVELOPMENT PLAN
DETAIL SHEET**

PROJ. NO.		B21D4397	
DESIGNER MTA		DRAWN BY JNG	
CFN 4397DET			
SHEET C701		REV 4	



1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
3. ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT, EXCEPT FOR SURFACES OCCUPIED BY BUILDINGS, STRUCTURES, PAVING, AND AS DIRECTED ON THE DRAWINGS AS UNDISTURBED, SHALL BE FILLED WITH SIX INCHES (6") OF TOPSOIL.
4. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SODDED. SOD SHALL CONSIST OF 90% TURF TYPE TALL FESCUE 10% BLUEGRASS.
5. QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
6. SHREDDED HARDWOOD MULCH SHALL BE USED AS THREE INCH (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
7. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME-RELEASE FERTILIZER (3-4 SLOW-RELEASE TABLETS/PELLETS).
8. IF LEANING OCCURS WITHIN ONE YEAR, TREES SHALL BE RE-STAKED (SEE PLANTING DETAILS).
9. CONTRACTOR SHALL TOTAL ALL MATERIAL PRIOR TO INSTALLATION. IN THE EVENT OF DETERMINING CONFLICTS WITH ROCK, UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
10. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SOD UNTIL ROOTS HAVE KNITTED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.
11. PROVIDE "GATOR" BAGS ON ALL TREES. REFILL AS NECESSARY UNTIL OWNER OCCUPIES THE BUILDING.
12. ALL TREES SHALL BE 3" CALIPER, EVERGREEN TREES SHALL BE 8' TALL AND SHRUBS SHALL BE 18" HEIGHT AT TIME OF PLANTING

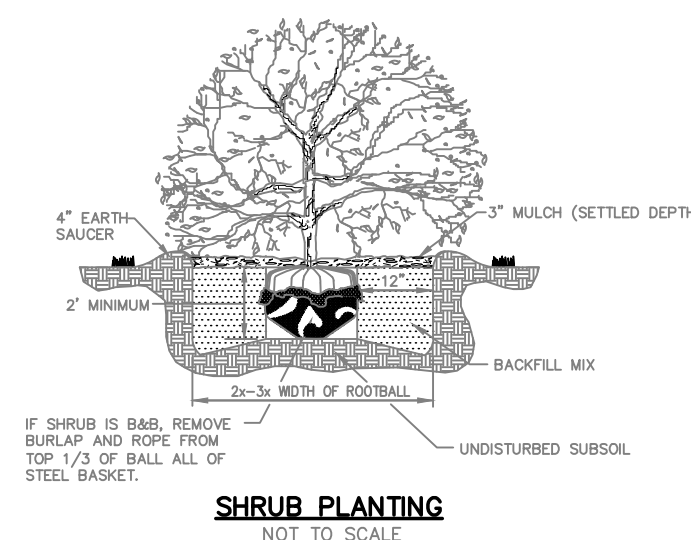
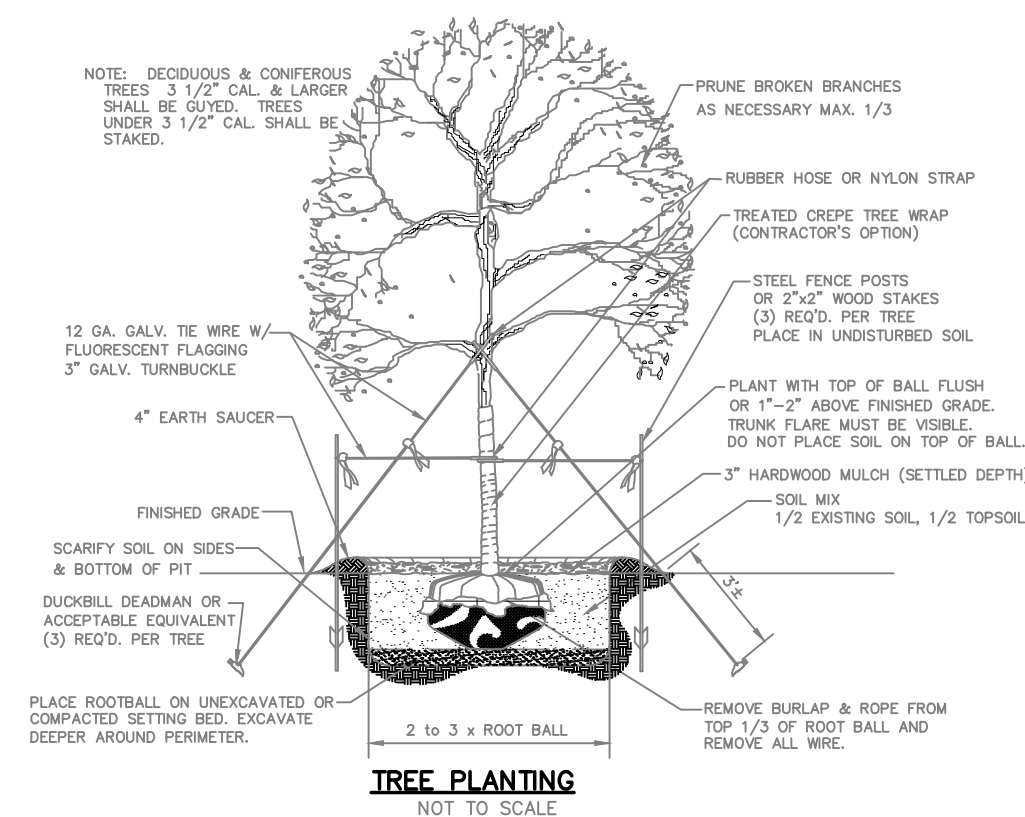
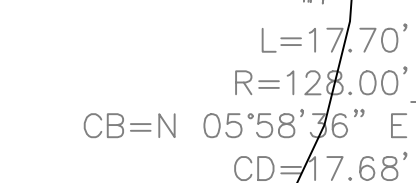
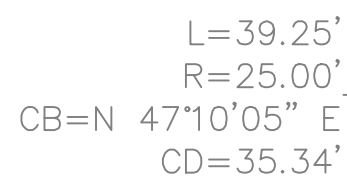
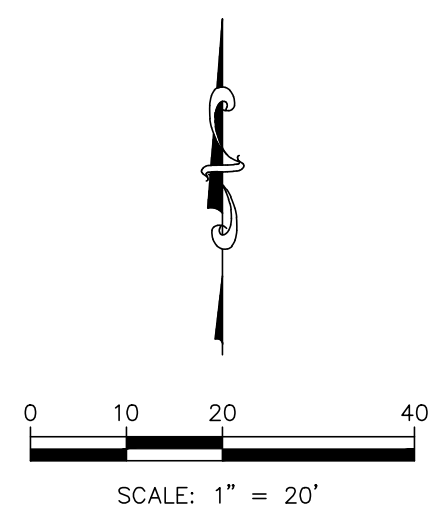
1. THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:
 2. 1. DESIGN AND INSTALLATION OF SHUTTER VALVES, SHUTTERS, SPODS, HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS, HEADS SHALL THROW AWAY FROM BUILDING AND AVOID SPRAYING OVER SIDEWALKS.
 3. 2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
 4. 3. WATER LINE TYPE, SIZE, LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
 5. 4. ALL SPODS SHALL BE FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
 6. 5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
 7. 6. LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
 8. 7. PROVIDE WATER TAP, METER SET, METER VALVE AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
 9. 8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 10. 9. IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
 11. 10. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT CONTROLS.
 12. 11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
 13. 12. CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
 14. 13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 15. 14. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
 16. 15. INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
 17. 16. INSTALL 1/2" MIN. DRAIN WITH 1/4" SLOPE TO THE MAIN DRAIN. LOCATE DRAIN MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT VARIOUS LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
 18. 17. ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
 19. 18. MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
 20. 19. CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
 21. 20. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

- AS CONSTRUCTED LOCATION OF ALL COMPONENTS
- COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
- PIPE SIZE AND QUANTITY
- INDICATION OF SPRINKLER HEAD SPRAY PATTERN
- CIRCUIT IDENTIFICATION SYSTEM
- DETAILED METHOD OF WINTERIZING SYSTEM

SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE)

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED
8.790.A.1 Street Frontage Trees (NE Douglas)	1 tree per 30 feet of street frontage	186 ft. of street frontage /30 = 7 trees required	7 trees
8.790.A.2 Street Frontage Green Strip (NE Douglas,)	20 feet	20 feet	20 feet
8.790.A.3 Street Frontage Shrubs (NE Douglas)	1 shrub per 20 feet of street frontage	186 ft. of street frontage/20 = 10 shrubs required	*
8.790.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building footprint.	15,394 sq.ft. of landscape area/5,000 x 2 = 6.16 shrubs.	*
8.790.B.3 Open Yard Trees (LOTS 1-13)	1 tree per 5000 sq. ft. of landscaped open space..	18,908 sq.ft. of landscape area/5,000 = 3.76 trees	4 trees
8.820 Parking Lot Screening NE Douglas	Screening to a height of 2.5 feet along the edge of the parking lot adjacent to the street.	Continuous shrubs along parking stalls.	SEE PLAN

PLANT SCHEDULE				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES				
CSM	6	ACER SACHARUM 'AUTUMN SPLENDOR'	CADDO SUGAR MAPLE	3" CAL. B&B
HL	2	GLEDDITSA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL. B&B
RO	8	QUERCUS RUBRA	RED OAK	3" CAL. B&B
PJ	12	JUNIPEROUS CHINENSIS 'PERFECTA'	PERFECTA JUNIPER	6' HT. B&B
SHRUBS/GRASSES/GROUNDCOVER				
BB	14	EUONYMUS ALATUS	DWARF BURNING BUSH	5 GAL/18" HT. MIN.
KO	24	ROSA KNOCKOUT RADRAZZ	KNOCK OUT ROSE	5 GAL/18" HT. MIN.
SGJ	18	JUNIPEROUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL/18" HT. MIN.
DV	14	TAXUS x MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	5 GAL/18" HT. MIN.



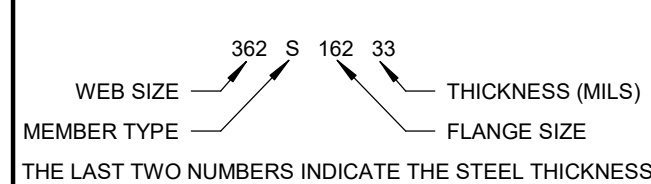
7 BREW 1410 N.E. DOUGLAS STREET LEE'S SUMMIT, MO. 64086		 KAW VALLEY ENGINEERING 8040 N. OAK TRAFFICWAY LEE'S SUMMIT, MO. 64086-1118 PH. (816) 468-5858 FAX (816) 468-6651 kce@kveeng.com www.kveeng.com		KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23	
PROJ. NO. B21D4397		DESIGNER MTA		DRAWN BY JNG	
CFN 4397LSP		PER CITY COMMENTS OWNER CHANGES INITIAL ISSUE		REV 3 DATE 06/22/22 2 05/05/22 0 03/02/22	
SHEET L100 32		DESCRIPTION		DATE	
CONSTRUCTION PLANS LANDSCAPE PLAN		VANCE S. RZEPKA LANDSCAPE ARCHITECT MO: LA 000141		VSR VSR JNG	

LOADING TABLE AND CODE INFORMATION			
BUILDING CODE 2018 IBC			
1. DEAD LOADS			
A. ROOF DEAD LOAD		20	PSF
B. TYPICAL ATTIC / FLOOR DEAD LOAD		50	PSF
2. COLLATERAL LOADS (NON-REDUCIBLE)			
A. ROOF COLLATERAL LOAD		10	PSF
3. LIVE LOADS			
A. ROOF LIVE LOAD (W/ TRIBUTARY REDUCTION)		20	PSF
B. TYPICAL FLOOR LIVE LOAD		40	PSF
C. STAIRS AND CORRIDORS FLOOR LIVE LOAD		100	PSF
4. SNOW LOAD			
A. GROUND SNOW LOAD, P _g		20	PSF
B. FLAT ROOF SNOW LOAD, P _f		20	PSF
C. SNOW EXPOSURE FACTOR, C _e		1.0	
D. SNOW LOAD IMPORTANCE FACTOR		1.0	
E. THERMAL FACTOR, C _t		1.0	
F. SNOW DRIFT		PER CODE	
5. WIND LOAD			
A. ULTIMATE WIND SPEED, V _{ult}		109	MPH
B. RISK CATEGORY			
C. WIND IMPORTANCE FACTOR		1.0	
D. WIND EXPOSURE CATEGORY		C	
E. INTERNAL PRESSURE COEFFICIENT		±0.18	
6. SEISMIC DESIGN CRITERIA			
A. RISK CATEGORY		II	
B. SEISMIC IMPORTANCE FACTOR, I _e		1.0	
C. SPECTRAL RESPONSE ACCELERATIONS AND COEFFICIENTS			
i. S _s		0.100	
ii. S ₁		0.068	
iii. S _{ds}		0.106	
iv. S _{d1}		0.109	
D. SITE CLASS			
E. SEISMIC DESIGN CATEGORY		B	
F. BASIS SEISMIC FORCE-RESISTING SYSTEM		LFWS	ELB
G. ANALYSIS PROCEDURE		FSF	
H. RESPONSE MODIFICATION COEFFICIENT, R		4	
I. SYSTEM OVERSTRENGTH FACTOR,		3	
J. DEFLECTION AMPLIFICATION FACTOR, C _d		4	

COLD-FORMED STEEL NOTES

PRODUCT IDENTIFICATION

THE AMERICAN IRON AND STEEL INSTITUTE STANDARDS ARE USED IN THIS PACKAGE. ANY MANUFACTURER WHOSE PRODUCT GEOMETRIES MEETS OR EXCEED AISI STANDARDS ARE ACCEPTABLE.



- COLD-FORMED STEEL FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH AISI "STANDARD FOR COLD-FORMED STEEL FRAMING - GENERAL PROVISIONS".
- WELDING OF COLD-FORMED STEEL SHALL BE IN ACCORDANCE WITH THE STANDARD CODE OF ARC AND GAS WELDING IN BUILDING CONSTRUCTION. AXIALLY LOADED STUDS SHALL BE POSITIONED DIRECTLY UNDER JOIST BEARING POINTS WHENEVER POSSIBLE.
- STUDS SHALL NOT BE SPLICED.
- PROVIDE MANUFACTURER'S STANDARD BRIDGING AS NOTED ON STUD TABLES (4 MAX U.N.O.).
- PROVIDE DOUBLE STUDS, MINIMUM AT ALL PARTITION ENDS, EACH SIDE OF OPENINGS, AND WHERE INDICATED ON DRAWINGS.
- PROVIDE DEFLECTION TRACK OR CLIPS AT HEADS OF ALL NON LOAD-BEARING WALLS.
- MINIMUM TRACK SIZE SHALL MATCH STUD SIZE U.N.O. SEE STANDARD LIGHT GAGE DETAILS AND STUD CHARTS FOR ADDITIONAL INFORMATION.
- ALIGN WEB PUNCHOUTS IN STUD WALLS. WEB PUNCHOUTS MUST BE LOCATED A MINIMUM OF 10" AWAY FROM THE STUD END.
- MINIMUM YIELD STRENGTH FOR 18 AND 20 GA COLD-FORMED MEMBERS SHALL BE 33 KSI. MINIMUM YIELD STRENGTH FOR 16 GA AND HEAVIER COLD-FORMED MEMBERS SHALL BE 50 KSI.
- HEADERS AND BULKHEADS SHALL BE FORMED FROM UNPUNCHED MEMBERS.
- STUDS SHALL NOT BE NOTCHED, SPLICED, OR COPED WITHOUT WRITTEN APPROVAL OF ENGINEER.
- CUTTING OF STUDS SHALL BE DONE BY SAWING, SHEARING, OR PLASMA CUTTING. OTHER METHODS OF CUTTING ARE NOT PERMITTED WITHOUT APPROVAL OF ENGINEER.
- SEE SPECIFICATIONS FOR ADDITIONAL STRUCTURAL COLD-FORMED FRAMING REQUIREMENTS. SEE SPECIFICATION SECTION 0520 FOR ADDITIONAL REQUIREMENTS FOR COLD-FORMED DRYWALL COMPONENTS. ALL MATERIALS AND WORK SHALL CONFORM TO THE CODE LISTED IN THESE DRAWINGS. THESE NOTES GIVE MINIMUM REQUIREMENTS. WHERE CONFLICTS ARISE BETWEEN THE CODE, THE DRAWINGS, AND THE STRUCTURAL NOTES, THE MORE STRINGENT REQUIREMENT SHALL CONTROL.

ADDITIONAL COLD-FORMED STEEL NOTES

- CONTRACTOR SHALL PROVIDE LIGHT GAGE FRAMING SHOP DRAWING SUBMITTAL. SUBMITTAL SHALL INCLUDE LIGHT GAGE FRAMING PLANS, DETAILS, SECTIONS AND ACCESSORIES.
- LIMIT STUD/HEADER DEFLECTIONS TO L/800 FOR MEMBERS SUPPORTING BRICK VENEER AND L/360 FOR ALL OTHERS.
- SUBMITTAL SHALL INCLUDE INTERIOR AND EXTERIOR STUDS AND CEILING/SOFT MEMBERS.
- COORD DEFLECTION TRACK AT NON-LOADING BEARING WALLS AND FIRE-RATING REQUIREMENTS W/ ARCH. TRACK (OR CLIPS) SHALL ALLOW 3/4" VERTICAL MOVEMENT UP OR DOWN.
- PROVIDE DEFLECTION CLIPS AT TOP OF ALL EXTERIOR NON-LOAD BEARING JAMB MEMBERS.
- PUNCHOUTS SHALL ALIGN AND SHALL NOT BE LOCATED WITHIN 10" OF BASE.

STATEMENT OF SPECIAL INSPECTIONS

- SPECIAL INSPECTIONS ARE REQUIRED FOR THIS STRUCTURE IN ACCORDANCE WITH CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE FOR THE ITEMS NOTED IN THE TABLE ON THIS SHEET.
- TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY RETAINED BY THE OWNER AND APPROVED BY THE ENGINEER.
- A LETTER OF SUBSTANTIAL COMPLETION SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT BY THE SPECIAL INSPECTION PROVIDER PRIOR TO THE FINAL INSPECTION.

IBC TABLE 1705.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS		
VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	—	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	—	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	—	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	—
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	—	X

SCHEDULE - SPECIAL INSPECTIONS

ABBREVIATIONS

- A.B.= ANCHOR BOLT
- ACI= AMERICAN CONCRETE INSTITUTE
- AISC= AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- AISI= AMERICAN IRON AND STEEL INSTITUTE
- ARCH= ARCHITECTURE/ARCHITECT
- ASTM= AMERICAN SOCIETY FOR TESTING AND MATERIALS
- A.W.= AFTER WELDING
- AWSS= AMERICAN WELDING SOCIETY
- BAR= REBAR
- B.O.= BOTTOM OF
- B.O.A.= BACK OF ANGLE
- B.O.F.= BOTTOM OF FINISHING
- B.O.S.= BOTTOM OF STEEL
- BRG= BEARING
- BTM= BOTTOM
- CANT= CANTILEVERED
- C.I.P.= CAST-IN-PLACE
- C.J.P.= COMPLETE JOINT PENETRATION WELD
- CL= CENTERLINE
- CLR= CLEAR
- CMU= CONCRETE MASONRY UNIT
- COL= COLUMN
- CONC= CONCRETE
- CONN= CONNECTION
- CONT= CONTINUOUS
- D.B.= DECK BEARING
- D.B.A.= DEFORMED BAR ANCHOR
- D.E.= DECK EDGE
- DIA= DIAMETER
- DL= DEAD LOAD
- DTL= DETAIL
- DWG= DRAWING
- EX= EXISTING
- EACH= EACH
- E.F.= EACH FACE
- EL= ELEVATION
- EPS= EXPANDED POLYSTYRENE
- EQ= EQUAL
- E.W.= EACH WAY
- EXT= EXTERIOR
- EXT= EXTERIOR COMPRESSIVE STRENGTH
- F.F.= FINISHED FLOOR
- FND= FOUNDATION
- F.O.W.= FACE OF WALL
- F.S.= FAR SIDE
- FTG= FOOTING
- F.V.= FIELD VERIFY
- GAGE/ GAUGE
- GALV= GALVANIZED
- G.B.= GENERAL BEAM
- G.C.= GENERAL CONTRACTOR
- (H)= HIGH
- H&L= HIGH & LOW
- H.A.S.= HEADED ANCHOR STUD
- HORIZ= HORIZONTAL
- IBC= INTERNATIONAL BUILDING CODE
- ID.= INSIDE DIAMETER
- INFO= INFORMATION
- INT= INTERIOR
- J.B.= JOIST BEARING
- J.B.E.= JOIST BEARING ELEVATION
- KIP= 1000 POUNDS
- KSI= KIPS PER SQUARE INCH
- (L)= LOW
- LE= LENGTH
- LB= POUND
- LGFS= LIGHT-GAGE STEEL FRAMING
- LL= LIVE LOAD
- LLH= LONG LEG HORIZONTAL
- LLV= LONG LEG VERTICAL
- LONG= LONGITUDINAL
- LP= LAYOUT POINT
- LVL= LAMINATED VENEER LUMBER
- LGW= LIGHTWEIGHT
- MAX= MAXIMUM
- MECH= MECHANICAL
- MEP= MECHANICAL, ELECTRICAL, PLUMBING
- MFR= MANUFACTURER
- MIL= THOUSANDS OF AN INCH
- MIN= MINIMUM
- MISC= MISCELLANEOUS
- MTL= METAL
- N.I.C.= NOT IN CONTRACT
- N.S.= NEAR SIDE
- N.T.S.= NOT TO SCALE
- N.W.= NORMAL WEIGHT
- O.C.= ON CENTER
- O.D.= OUTSIDE DIAMETER
- OPP= OPPOSITE
- OPF= OPPOSITE HAND
- PAF= POWDER ACTUATED FASTENER
- P.C.F.= POUNDS PER CUBIC FOOT
- P.E.= PRE-ENGINEERED METAL BUILDING
- PLF= POUNDS PER LINEAR FOOT
- PPT= PRESERVATIVE PRESSURE TREATED
- PSF= POUNDS PER SQUARE FOOT
- PSI= POUNDS PER SQUARE INCH
- PT= POST TENSIONED
- REIN= REINFORCING
- REQ= REQUIRE
- RTU= ROOF TOP UNIT
- S.C.= SLIP CRITICAL
- SCH= SCHEDULE
- SDI= STEEL DECK INSTITUTE
- SIM= SIMILAR
- SJI= STEEL JOIST INSTITUTE
- SNCL= SNOW LOAD
- S.O.G.= SLAB ON GRADE
- STAND= STANDARD
- STL= STEEL
- T.= THICKNESS
- TAB= TOP AND BOTTOM
- T.O.= TOP OF
- T.O.F.= TOP OF FOOTING
- T.O.P.= TOP OF PEDESTAL
- T.O.S.= TOP OF STEEL
- T.O.W.= TOP OF WALL
- TYP= TYPICAL
- UL= ULTIMATE LOAD
- U.N.O.= UNLESS NOTED OTHERWISE
- VERT= VERTICAL
- VLD= VERTICAL LEG DOWN
- W.= WIDTH
- WL= WIND LOAD
- W.P.= WORK POINT
- WWF= WELDED WIRE FABRIC
- (#)= QUANTITY

POST-INSTALLED ANCHOR NOTES

- CONTINUOUS INSPECTIONS ARE REQUIRED FOR POST INSTALLED ANCHOR BOLTS INCLUDING TYPE, SIZE, LENGTH, DRILLING METHOD, HOLE CLEANING PROCEDURES, AND ANCHOR INSTALLATION AND SETTING PROCEDURES.
- ADHESIVE ANCHORS SHALL BE INSTALLED BY AN ADHESIVE ANCHOR INSTALLER WHO HAS BEEN CERTIFIED BY ACI AND TRAINED BY THE MANUFACTURER.
- ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.

REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD
1. MATERIAL VERIFICATION OF COLD-FORMED STEEL DECK:			
A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	—	X	APPLICABLE ASTM MATERIAL STANDARDS
B. MANUFACTURER'S CERTIFIED TEST REPORTS	—	X	
2. INSPECTION OF WELDING:			
A. COLD-FORMED STEEL DECK:			
a. FLOOR AND ROOF DECK WELDS.	X	—	AWS D1.3
B. REINFORCING STEEL:			
a. VERIFICATION OF WELDABILITY OF REINF STEEL OTHER THAN ASTM A 706.	—	X	
b. REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALLS OF CONCRETE AND SHEAR REINFORCEMENT.	X	—	AWS D1.4 ACI 318 SECTION 3.5.2
c. SHEAR REINFORCEMENT.	X	—	
d. OTHER REINFORCING STEEL.	—	X	

CONCRETE NOTES

- CONCRETE FOR FOUNDATIONS, FOOTINGS AND INTERIOR SLABS ON GRADE SHALL BE AS FOLLOWS:
 - 28-DAY COMPRESSIVE STRENGTH: 3000 PSI
 - MAXIMUM WATER TO CEMENT RATIO: 0.52
 - SUMP: 4" ±1"
- CONCRETE FOR EXTERIOR USES, SIDEWALKS, RETAINING WALLS, BASEMENT WALLS, AND EXTERIOR SLABS ON GRADE SHALL BE AS FOLLOWS:
 - 28-DAY COMPRESSIVE STRENGTH: 4000 PSI
 - MAXIMUM WATER TO CEMENT RATIO: 0.45
 - SUMP: 4" ±1"
 - AIR-ENTRAINMENT: 0.6% ±1%
 - AIR-ENTRAINING ADMIXTURE SHALL CONFORM TO ASTM C260
- CONCRETE FOR ELEVATED SLABS ON METAL DECK SHALL BE AS FOLLOWS:
 - 28-DAY COMPRESSIVE STRENGTH: 4000 PSI
 - MAXIMUM WATER TO CEMENT RATIO: 0.45
 - SUMP: 4" ±1"
- NO LIME SAND FINE AGGREGATE MAY BE USED IN CONCRETE EXPOSED TO WEATHER, VIEW, OR IN HORIZONTAL APPLICATIONS.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 LAP FABRIC 9" ON SIDES AND ENDS. MAINTAIN WIRE 1" TO 2" BELOW TOP SURFACE OF SLABS ON GRADE. PROVIDE CHAIRS, BOLSTERS OR OTHER APPROVED MEANS TO PROPERLY LOCATE REINFORCING.
- IF ADDITIONAL FLOWABILITY IS REQUIRED FOR PLACEMENT OF ANY CONCRETE MIX, A WATER-REDUCING ADDITIVE CONFORMING TO ASTM C494, TYPE A, D, E OR F SHALL BE USED. NO ADDITIONAL WATER MAY BE ADDED TO THE MIX AT THE SITE. SLUMP FOR CONCRETE CONTAINING WATER-REDUCING OR HIGH-RANGE WATER-REDUCING ADMIXTURE SHALL NOT EXCEED 8" AFTER ADMIXTURE IS ADDED TO CONCRETE WITH A 2'-4" SLUMP.
- INTERIOR SLABS SHALL HAVE SMOOTH TROWELED FINISH AND EXTERIOR SLABS SHALL HAVE LIGHT BROOM FINISH. UNO. ALL SLABS SHALL HAVE A CURING COMPOUND COMPLYING WITH ASTM C309 APPLIED TO SURFACE. EXCEPTIONS ARE WHERE FLOOR FINISHES REQUIRE SCRATCH FINISH AND WHERE CURING COMPOUNDS ARE NOT COMPATIBLE WITH ADHESIVES, ETC.
- CONTRACTOR SHALL COORDINATE ALL CONCRETE SEALERS, CURING COMPOUNDS, ETC TO ENSURE COMPATIBILITY WITH FLOORING ADHESIVES FOR FLOORING INDICATED IN THE FLOOR PLANS AND FLOOR FINISH PLANS AS APPLICABLE.
- TESTING OF FRESH CONCRETE SHALL BE DONE BY A QUALIFIED TESTING LABORATORY RETAINED BY THE OWNER AND APPROVED BY THE ENGINEER. TESTING SHALL INCLUDE:
 - SUMP
 - AIR CONTENT
 - CONCRETE TEMPERATURE
 - 28 DAY COMPRESSIVE STRENGTH
 - NOTE ANY WATER OR ADMIXTURES ADDED ON-SITE
- REFER TO ASTM C172 AND C94. PERFORM ONE SLUMP AND ONE AIR CONTENT TEST FOR EACH DAYS POUR AND ADDITIONAL TESTS WHEN THE CONCRETE CONSISTENCY SEEMS TO HAVE CHANGED. OBTAIN OPINION OF THE INSPECTOR. REFER TO ASTM C143, C173 AND C231. PERFORM TEMPERATURE TESTS HOURLY WHEN THE AMBIENT AIR TEMPERATURE BELOW 40 DEGREES F OR ABOVE 80 DEGREES F AND ONE TEMPERATURE TEST FOR EACH SET OF COMPRESSIVE STRENGTH SPECIMENS. REFER TO ASTM C1064. PERFORM ONE COMPRESSIVE-STRENGTH TEST FOR EACH DAYS POUR AND AN ADDITIONAL TEST FOR EACH 50 CUBIC YARD MORE THAN THE FIRST 25 CUBIC YARD. TEST ONE SPECIMEN AT 7 DAYS AND 2 SPECIMENS AT 28 DAYS.
- CONCRETE FOR GROUTING MASONRY UNITS IS SPECIFIED IN CONCRETE MASONRY UNIT NOTES.
- WHERE FOOTINGS, WALLS, OR OTHER STRUCTURAL ELEMENTS INTERSECT, CORNER OR TEE, PROVIDE CORNER BARS WITH REQUIRED LAP LENGTHS TO PROVIDE CONTINUITY OF HORIZONTAL STEEL REINFORCING UNO.
- PROVIDE A MINIMUM OF 3" COVER FOR ANCHOR BOLTS AND LOCATE HORIZONTAL REINFORCEMENT TO THE OUTSIDE FOR ANCHOR BOLT CONTAINMENT, UNO.
- PROVIDE TEMPORARY SHORING AND BRACING OF ALL STRUCTURAL AND MISCELLANEOUS ELEMENTS UNTIL CONCRETE HAS OBTAINED 80% OF DESIGN STRENGTH AND ALL PERMANENT BRACING ELEMENTS ARE INSTALLED.
- UNLESS NOTED OTHERWISE, PROVIDE CONSTRUCTION JOINTS IN SLABS ON GRADE AT APPROXIMATELY 10 FEET IN EACH DIRECTION. PROVIDE CONTROL JOINTS IN SLABS ON GRADE AT APPROXIMATELY 10 FEET ON CENTER IN EACH DIRECTION. JOINTS SHALL FORM NEARLY SQUARE SHAPES. CONTRACTOR SHALL COORDINATE JOINT LOCATIONS WITH LAYOUT AS SHOWN IN THE FLOOR PLANS AND FLOOR FINISH PLANS AS APPLICABLE.
- WHERE DOWELS, BOLTS OR INSERTS ARE CALLED TO BE ANCHORED TO CAST-IN OR PRECAST CONCRETE ELEMENTS USING EPOXY ADHESIVES, USE ANCHORAGE SYSTEM EQUAL TO "HLTI" HIT RE 500 INJECTION ADHESIVE. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS. ALTERNATE ANCHORAGE SYSTEMS MAY BE USED WITH ENGINEER'S PRIOR APPROVAL.
- SAWN CONTROL JOINTS SHALL BE PLACED AS SOON AS CONCRETE IS ABLE TO BE SAWN WITHOUT PULLING OUT AGGREGATE FROM FLOOR. SLABS SHALL NOT BE LEFT OVERNIGHT, OR ANY REASONABLE AMOUNT OF TIME, WITHOUT SAWING JOINTS. WEATHER IS CRITICAL TO SCHEDULE OF SAWN JOINTS. IF LARGE AREAS OF SLAB ARE POURED AT ONE TIME, SEVERAL SAWS MAY BE REQUIRED TO PROVIDE JOINTS IN TIME TO PREVENT SHRINKAGE CRACKING. PROPER JOINTING OF SLAB IS CRITICAL. REFER TO ACI MANUAL OF CONCRETE PRACTICE FOR PROPER JOINTING TECHNIQUES.
- DETAILING MATERIALS AND INSTALLATION OF CONCRETE REINFORCING STEEL SHALL MEET REQ. AS SET FORTH BY CRSI AND THE AMERICAN CONCRETE INSTITUTE AND THE APPLICABLE BUILDING CODE. SHOP DRAWINGS SHALL BE SUBMITTED INDICATING COMPLETE INFORMATION REQUIRED FOR CONSTRUCTION OF THE REINFORCED CONCRETE ELEMENTS. SHOP DRAWINGS SHALL INCLUDE LAYOUT AND DIMENSIONS OF REINFORCING INCLUDING ANY OPENINGS, CONVENTIONAL REINFORCEMENT DETAILS, CONNECTION DETAILS, PROCEDURES AND SEQUENCES ETC.
- WHEN PLACING CONCRETE IN HOT WEATHER, REFER TO ACI 301. WHEN PLACING CONCRETE IN COLD WEATHER, REFER TO ACI 308.1.

GENERAL FOUNDATION & SLAB ON GRADE NOTES (NO SPECS, NO GEOTECH)

- IN AREA OF THE STRUCTURE, EXISTING ORGANIC MATERIAL, UNSUITABLE SOIL, ABANDONED FOOTINGS AND ANY OTHER EXISTING UNSUITABLE MATERIALS SHALL BE REMOVED. ANY FILL MATERIAL REQUIRED AT THE SITE SHALL BE OF A SIMILAR TYPE SOIL THAT IS PRESENT AT THE SITE EXHIBITING LIQUID LIMIT VALUES BELOW 50 AND PLASTIC INDEX VALUES BELOW 10. ROCKS GREATER THAN 6 IN. IN SHAPE BE EXCLUDED FROM STRUCTURAL FILL LIFTS. FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS NO GREATER THAN 8 INCHES IN DEPTH AND SHALL BE EXCLUDED FROM 95% OF MAXIMUM DENSITY BASED ON STANDARD PROCTOR DENSITIES (ASTM D-698). ADEQUATE FIELD DENSITY AND MOISTURE CORRELATION TESTS SHALL BE PERFORMED TO ENSURE COMPLIANCE WITH REQUIREMENTS.
- TESTING OF CONTROLLED STRUCTURAL FILL SHALL BE DONE BY A QUALIFIED TESTING LABORATORY RETAINED BY THE OWNER. SEE STRUCTURAL DRAWINGS FOR REQUIRED TESTING. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK WITH INSPECTOR.
 - AFTER STRIPPING SITE AND PRIOR TO PLACEMENT OF ANY FILL, NOTIFY SPECIAL INSPECTOR/TESTING AGENCY FOR INSPECTION OF SOIL CONDITIONS. INSPECTION SHALL INCLUDE PROOF ROLLING SITE WITH HEAVY EQUIPMENT PROVIDED BY THE CONTRACTOR.
 - AFTER EXCAVATION FOR FOUNDATIONS AND PRIOR TO PLACEMENT OF STEEL REINFORCEMENT OR CONCRETE, NOTIFY SPECIAL INSPECTOR/TESTING AGENCY FOR INSPECTION OF SOIL CONDITIONS. WHEN SOIL OF INADEQUATE STRENGTH IS NOTED, CONTRACTOR SHALL FURTHER DEEPEEN EXCAVATIONS UNTIL SUITABLE BEARING CONDITIONS ARE VERIFIED BY TESTING. OVEREXCAVATIONS MAY BE BACKFILLED WITH SUITABLE COMPACTED ENGINEERED FILL TO A SUITABLE GRANULAR BASE OR STRUCTURAL CONCRETE BACKFILL.
- EXTERIOR FOOTINGS SHALL BEAR AT MIN. DEPTHS AS NOTED IN FOOTING SECTIONS AND PLANS, 30" BELOW EXTERIOR FINISH GRADE, OR INTO APPROVED BEARING STRATA, WHICHEVER DEPTH IS GREATER. NOTE THAT FOOTING BEARING ELEVATIONS GIVEN ON THE PLANS ARE ESTIMATED DEPTHS ONLY. WHERE UNSUITABLE SOIL IS ENCOUNTERED, FOOTING DEPTHS MAY VARY. EXCAVATION FOR FOOTINGS SHALL BE CUT TO ACCURATE SIZE AND DIMENSIONS AS SHOWN ON PLANS. ALL SOIL BELOW SLABS AND FOOTINGS SHALL BE PROPERLY COMPACTED AND SUBGRADE BROUGHT TO A REASONABLE TRUE AND LEVEL PLANE BEFORE PLACING CONCRETE.
 - CONTINUOUS FOOTINGS AND INDIVIDUAL FOOTINGS ARE DESIGNED FOR A NET ALLOWABLE SOIL BEARING OF:
 - CONTINUOUS FOOTINGS: 1500 PSF
 - INDIVIDUAL FOOTINGS: 1500 PSF
 - FOR EITHER NATURALLY OCCURRING SOIL OR COMPACTED ENGINEERED FILL.
- TYPICAL SLABS ON GRADE
 - THICKNESS: 4" THICK NORMAL WEIGHT CONCRETE
 - REINFORCING: 6x6-W1 4xW1.4 WELDED WIRE FABRIC (WWF)
 - VAPOR BARRIER: 15 MIL. (ASTM E1745 CLASS A)
 - SUBGRADE: A MINIMUM OF 4" OF FREE-DRAINING GRANULAR BASE, COMPACTED PER RECOMMENDATIONS OF GEOTECHNICAL ENGINEER.
- MAINTAIN REINFORCING 1"-2" BELOW TOP SURFACE OF SLABS ON GRADE. PROVIDE BOLSTERS, CHAIRS OR OTHER MEANS APPROVED IN WRITING BY THE ENGINEER TO PROPERLY LOCATE REINFORCING. GRANULAR BASE SHALL BE #57 STONE OR APPROVED EQUAL UNLESS OTHERWISE INDICATED IN GEOTECHNICAL REPORT. REFER TO ASTM D448 FOR GRADATION.
 - IN SOME CASES 1.5 POUNDS (MIN) OF POLYPROPYLENE FIBRILLATED FIBERS PER CUBIC YARD REINFORCING MAY BE SUBSTITUTED FOR THE WWF REINFORCING. ANY VISIBLE FIBERS REMAINING AFTER CONCRETE HAS CURED SHALL BE TORCHED OFF. THIS SUBSTITUTION IS NOT ALWAYS APPROPRIATE AND SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- DRAINAGE FILL SHALL BE A FREE-DRAINING GRANULAR MATERIAL. USE #57 STONE OR EQUAL. REFER TO ASTM D448 FOR GRADATION. CONTRACTOR IS RESPONSIBLE TO MAINTAIN EXCAVATIONS AND BACKFILL MATERIAL AT AN APPROPRIATE MOISTURE CONTENT FOR PROPER SOIL BEARING CAPACITY AND COMPACTION. CONTRACTOR SHALL COORDINATE WITH THE CIVIL / SITE DRAWINGS TO DETERMINE WHETHER FOUNDATION DRAINS AROUND PERIMETER OF BUILDING AND/OR UNDER THE SLAB-ON-GRADE SHALL BE REQUIRED AND, IF SO, SHALL RUN TO DAYLIGHT OR EXTENDED TO THE STORM SEWER. AT RETAINING WALLS FILTER FABRIC SHALL BE PLACED AT THE INTERFACE BETWEEN THE DRAINAGE FILL AND EITHER NATURAL OR COMPACTED SUBGRADE. PERFORATED DRAINS SHALL ALSO BE WRAPPED WITH FILTER FABRIC.
- ELEMENTS WITH TRIBUTARY AREAS GREATER THAN 700 SQUARE FEET SHALL BE PERMITTED TO BE DESIGNED USING THE PROVISIONS FOR MWFRS.

COMPONENTS AND CLADDING WIND PRESSURE

- BUILDING ELEMENTS SHALL BE DESIGNED FOR THE APPROPRIATE COMPONENTS AND CLADDING WIND PRESSURES GIVEN IN THE TABLES BELOW BASED ON THE ELEMENT'S ZONE AND EFFECTIVE WIND AREA. PRESSURES PROVIDED ARE ULTIMATE AND ARE UNFACTORED.
- ZONE 2, 3 AND 5 PRESSURES SHALL BE APPLIED WITHIN 1'-4" OF ALL WALL AND ROOF EDGES AND CORNERS PER ASCE 7-10 FIGURES 30.4-1 & 30.4-2A.
- ELEMENTS WITH TRIBUTARY AREAS GREATER THAN 700 SQUARE FEET SHALL BE PERMITTED TO BE DESIGNED USING THE PROVISIONS FOR MWFRS.

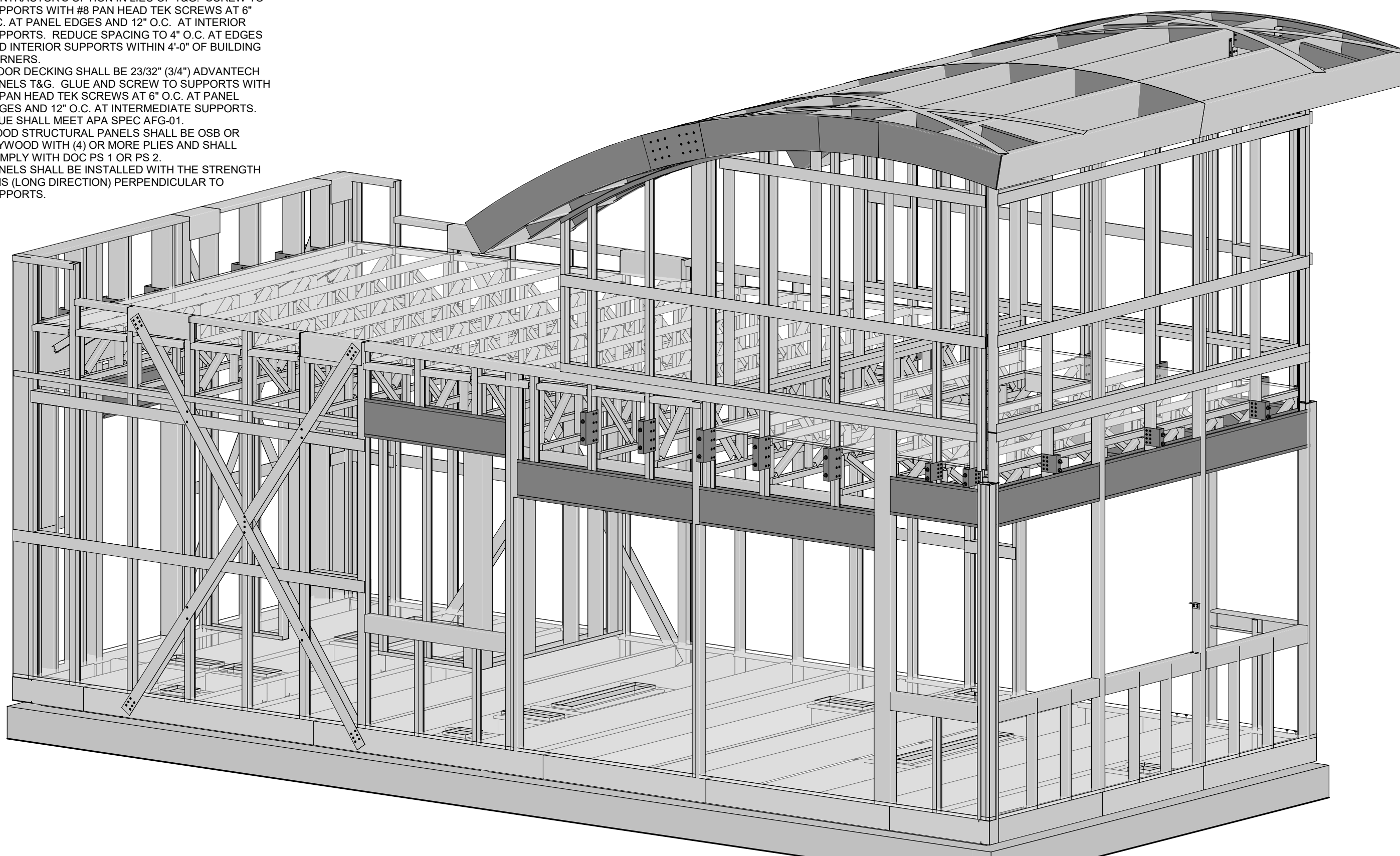
ROOF & C&C PRESSURES			
GROSS UPLIFT			
OPEN WEB JOISTS	ZONE 1	27 PSF	
	ZONE 2	32 PSF	
	ZONE 3	32 PSF	
METAL DECK	ZONE 1	29 PSF	
	ZONE 2	49 PSF	
	ZONE 3	73 PSF	
NET UPLIFT			
OPEN WEB JOISTS	ZONE 1	24 PSF	
	ZONE 2	29 PSF	
	ZONE 3	29 PSF	
METAL DECK	ZONE 1	27 PSF	
	ZONE 2	47 PSF	
	ZONE 3	71 PSF	

WALL & C&C PRESSURES		
EFFECTIVE WIND AREA (FT²)	ZONE 4 NEG. PRESSURE	ZONE 5 NEG. PRESSURE
10	41 PSF	50 PSF
20	39 PSF	47 PSF
50	37 PSF	42 PSF
100	34 PSF	39 PSF
500+	31 PSF	31 PSF

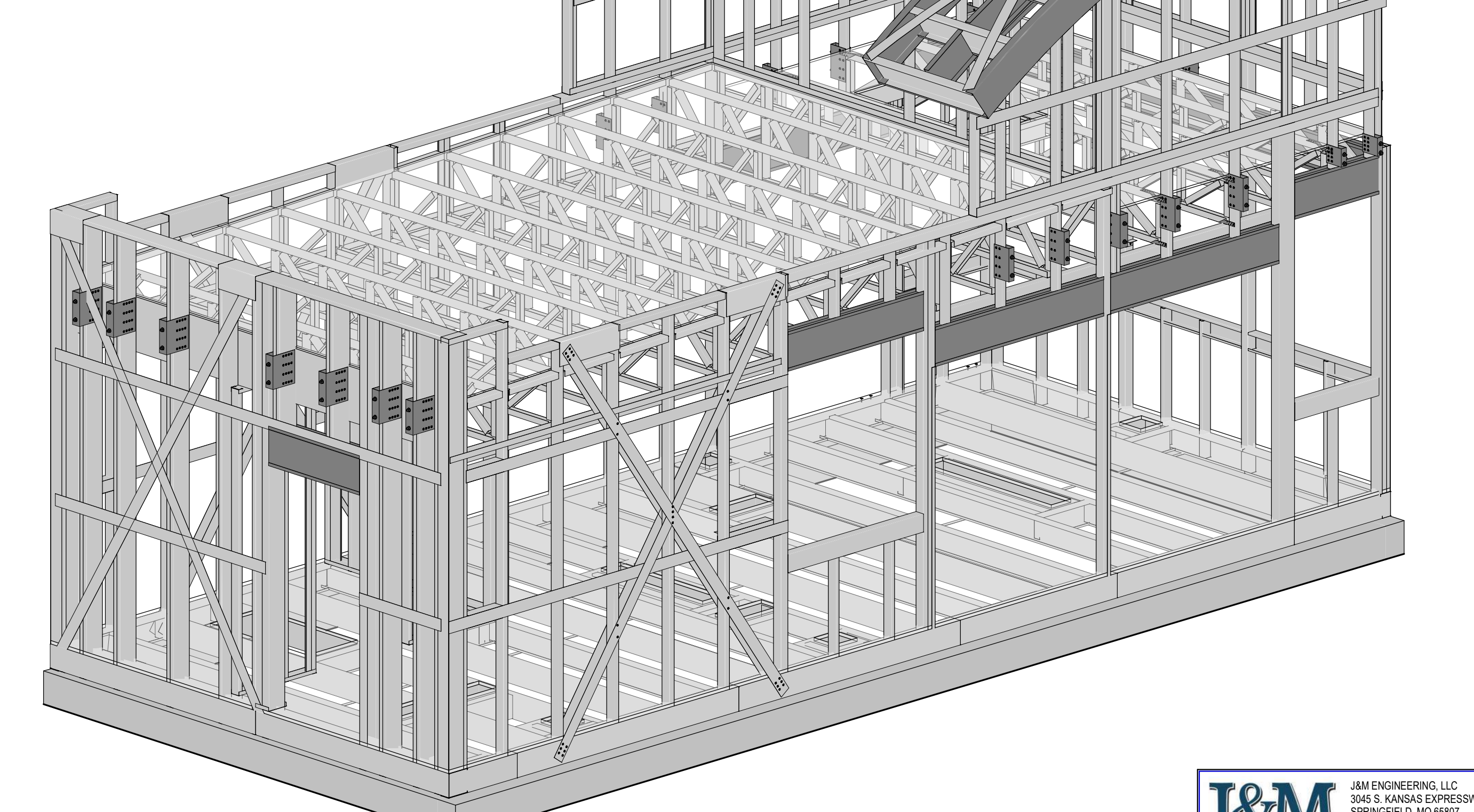
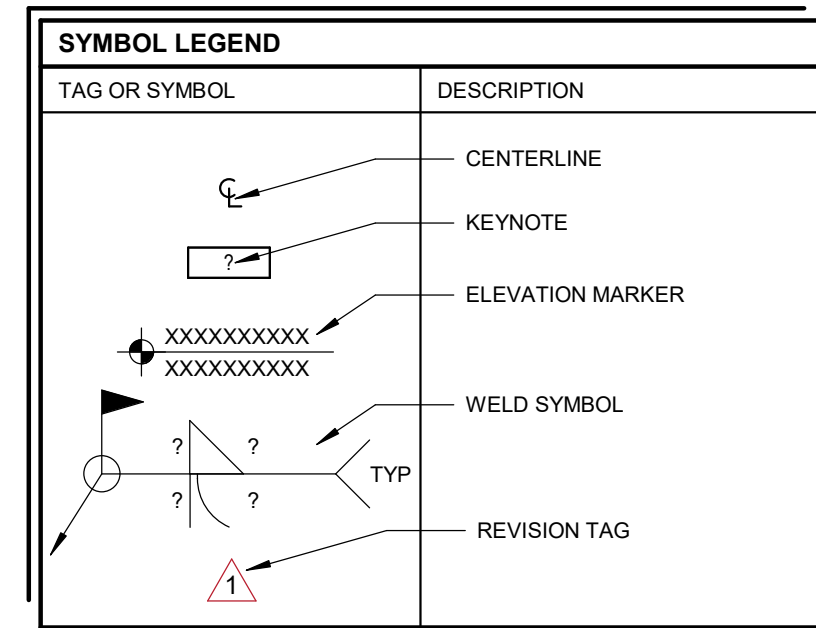
WOOD SHEATHING & DECKING NOTES ANCHORED TO LIGHT GAUGE

- TYPICAL WALL SHEATHING SHALL BE 7/16" (1/2") APA RATED 24/16 STRUCTURAL, 1 EXPOSURE, 1 PANELS. SCREW TO SUPPORTS WITH #8 PAN HEAD TEK SCREWS AT 8" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE LIGHT GAUGE BLOCKING AT ALL PANEL EDGES. SEE SHEAR WALL SCHEDULE FOR REQUIREMENTS AT SHEAR WALLS.
- ROOF DECKING SHALL BE 19/32" (5/8") STRUCTURAL, 1 EXPOSURE, 1 APA RATED 40/20 TONGUE AND GROOVE PANELS. "H" CLIPS MAY BE USED AT THE CONTRACTOR'S OPTION IN LIEU OF T&G. SCREW TO SUPPORTS WITH #8 PAN HEAD TEK SCREWS AT 8" O.C. AT PANEL EDGES AND 12" O.C. AT INTERIOR SUPPORTS. REDUCE SPACING TO 4" O.C. AT EDGES AND INTERIOR SUPPORTS WITHIN 4'-0" OF BUILDING CORNERS.
- FLOOR DECKING SHALL BE 23/32" (3/4") ADVANTECH PANELS T&G. GLUE AND SCREW TO SUPPORTS WITH #8 PAN HEAD TEK SCREWS AT 8" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. GLUE SHALL MEET APA SPEC AF-01.
- WOOD STRUCTURAL PANELS SHALL BE OSB OR PLYWOOD WITH (4) OR MORE PLYS AND SHALL COMPLY WITH DOC PS 1 OR PS 2.
- PANELS SHALL BE INSTALLED WITH THE STRENGTH AXIS (LONG DIRECTION) PERPENDICULAR TO SUPPORTS.

ISOMETRIC VIEWS FOR REFERENCE ONLY



ISOMETRIC VIEW FRONT SIDE (MODULAR BUILDING)



BUILDING SUPPLIER / ERECTOR CREATIVE MODULAR CONSTRUCTION

TORGERSON
DESIGN PARTNERS
ARCHITECTURE / REAL ESTATE / DEVELOPMENT

CMC
CREATIVE MODULAR CONSTRUCTION

7 BREW COFFEE
LEE'S SUMMIT, MO

1410 NE DOUGLAS STREET
LEE'S SUMMIT, MISSOURI 64086

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
JOHN CHARLES MILLER
NUMBER E-29518
6.22.2022

ENGINEER OF RECORD:
JOHN C. MILLER
E-29518
E-2011011004

PROJECT NUMBER:
220337BL5

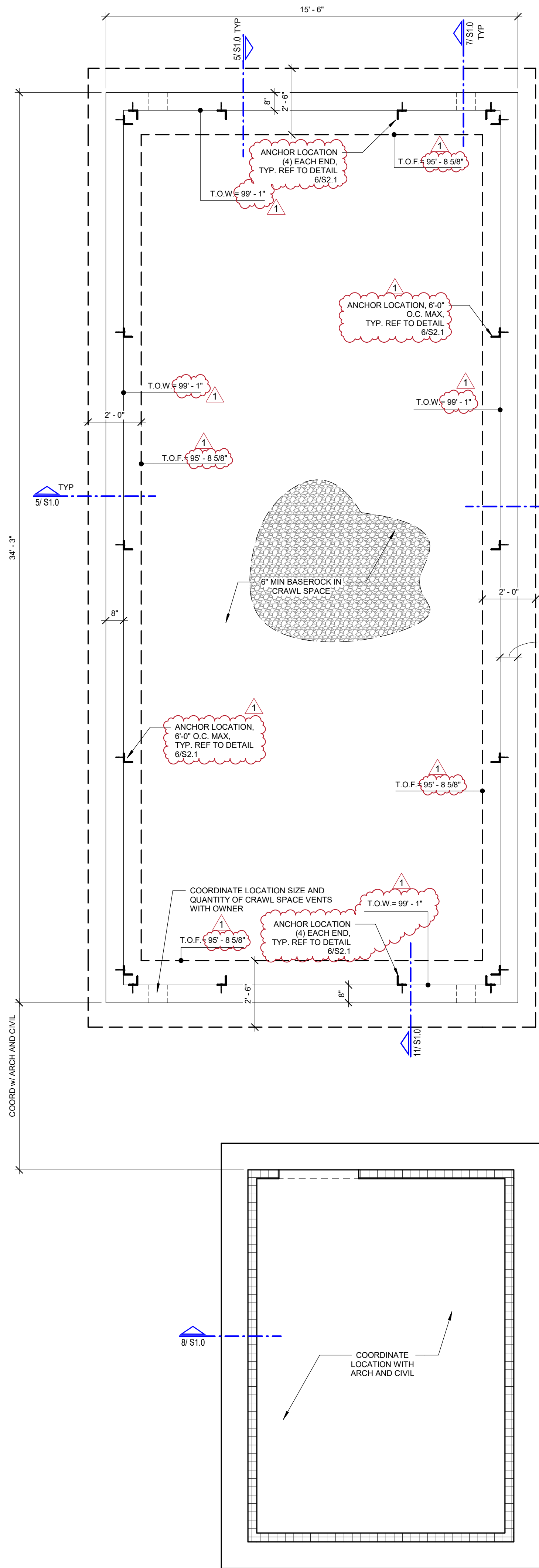
REVISION:

DATE: 04/22/2022

GENERAL NOTES



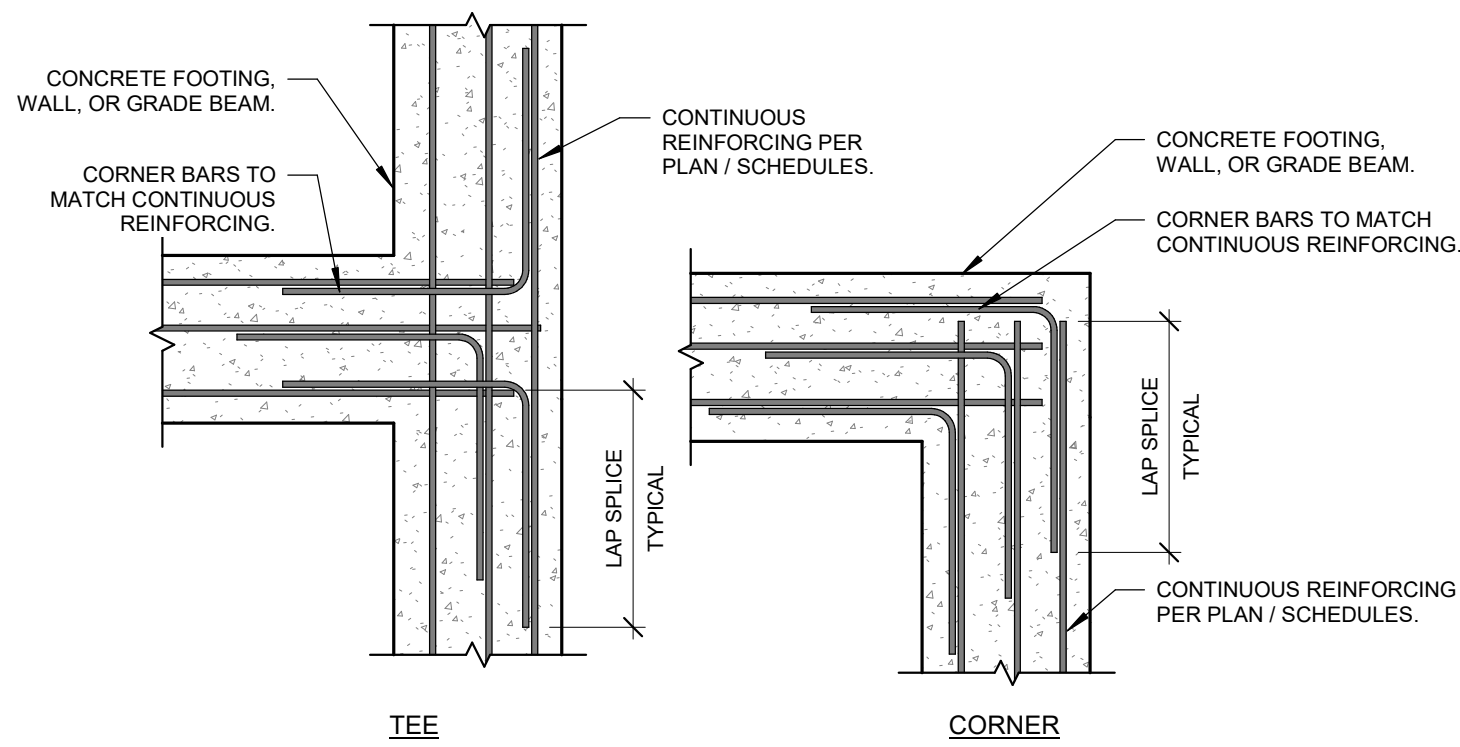
J&M ENGINEERING, LLC
3045 S. KANSAS EXPRESSWAY
SPRINGFIELD, MO 65807
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www.jandmstructural.com
E-2011011004



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

BAR SIZE	STRAIGHT DOWEL DEVELOPMENT LENGTHS (INCHES)								
	TENSION						COMPRESSION		
	OTHER BARS			TOP BARS					
	3000 PSI CONCRETE	4000 PSI CONCRETE	5000 PSI CONCRETE	3000 PSI CONCRETE	4000 PSI CONCRETE	5000 PSI CONCRETE	3000 PSI CONCRETE	4000 PSI CONCRETE	5000 PSI CONCRETE
#3	17	15	13	22	19	17	9	8	8
#4	22	19	17	29	25	22	11	10	9
#5	28	24	22	36	31	28	14	12	12
#6	33	29	26	43	37	33	17	15	14
#7	48	42	37	63	54	49	20	17	16
#8	55	48	43	72	62	55	22	19	18
#9	62	54	48	81	70	63	25	22	21
#10	70	61	54	91	79	70	28	25	23
#11	78	67	60	101	87	78	31	27	25

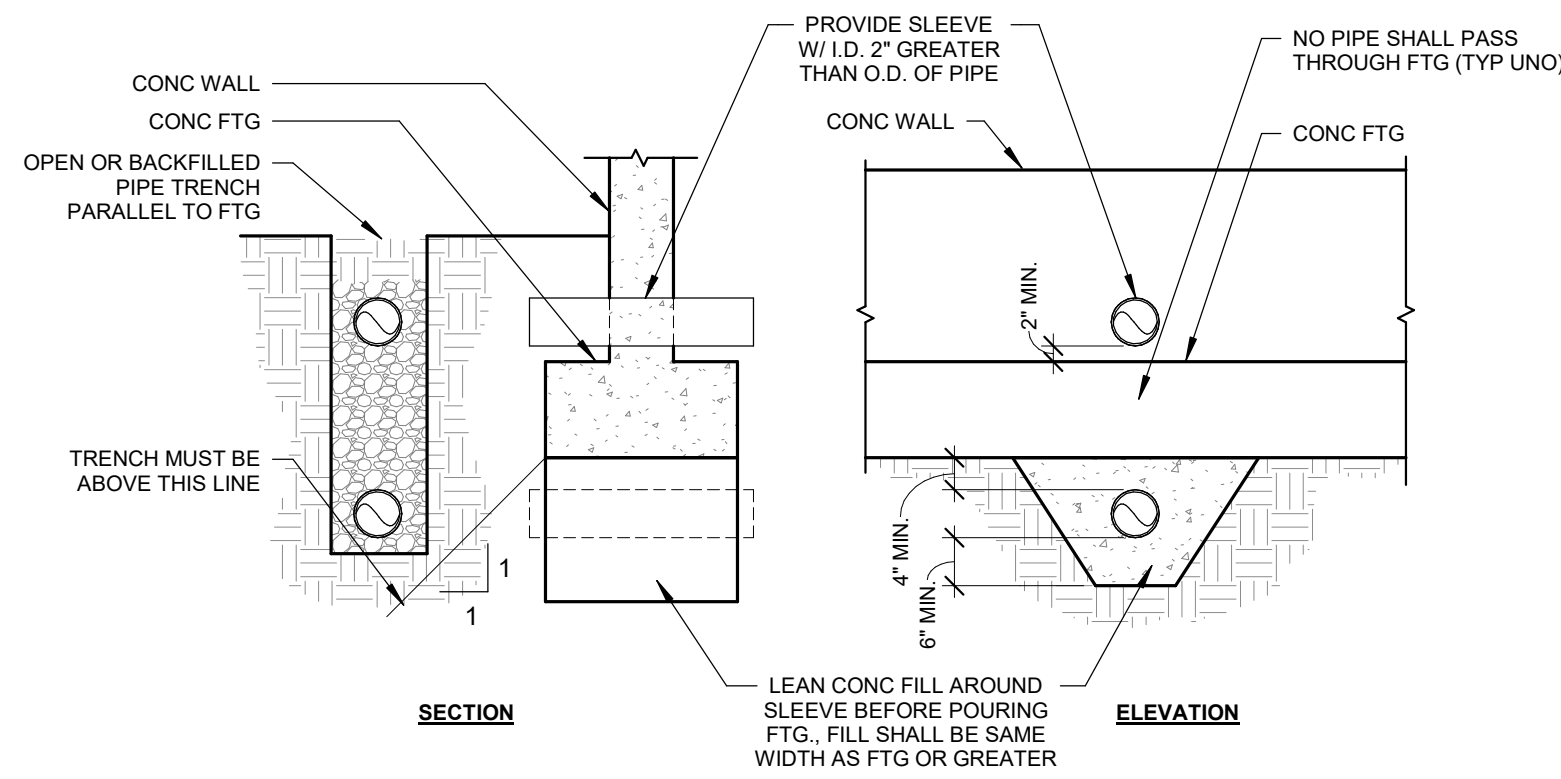
NOTES:
1. TOP BARS ARE HORIZONTAL REINFORCEMENT PLACED SO THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCEMENT.
2. LAP SPlice LENGTHS ARE BASED ON BARS SPACED AT (2) BAR DIAMETERS OR MORE ON CENTER W/ (1) BARS DIAMETER MINIMUM ON CONCRETE COVER. NOTIFY ENGINEER IF SPACING IS LESS THAN (2) BAR DIAMETERS.



2 TYPICAL CORNER BAR REINFORCING
3/4" = 1'-0"

BAR SIZE	LAP SPlice LENGTHS (INCHES)								
	TENSION (CLASS B SPlice)						COMPRESSION		
	OTHER BARS			TOP BARS					
	3000 PSI CONCRETE	4000 PSI CONCRETE	5000 PSI CONCRETE	3000 PSI CONCRETE	4000 PSI CONCRETE	5000 PSI CONCRETE	3000 PSI CONCRETE	4000 PSI CONCRETE	5000 PSI CONCRETE
#3	22	19	17	28	24	22	12		
#4	29	25	22	37	32	29	15		
#5	36	31	28	47	40	36	19		
#6	43	37	33	56	48	43	23		
#7	63	54	49	81	70	63	27		
#8	72	62	55	93	80	72	30		
#9	81	70	63	105	91	81	34		
#10	91	79	70	118	102	91	38		
#11	101	87	78	131	113	101	43		

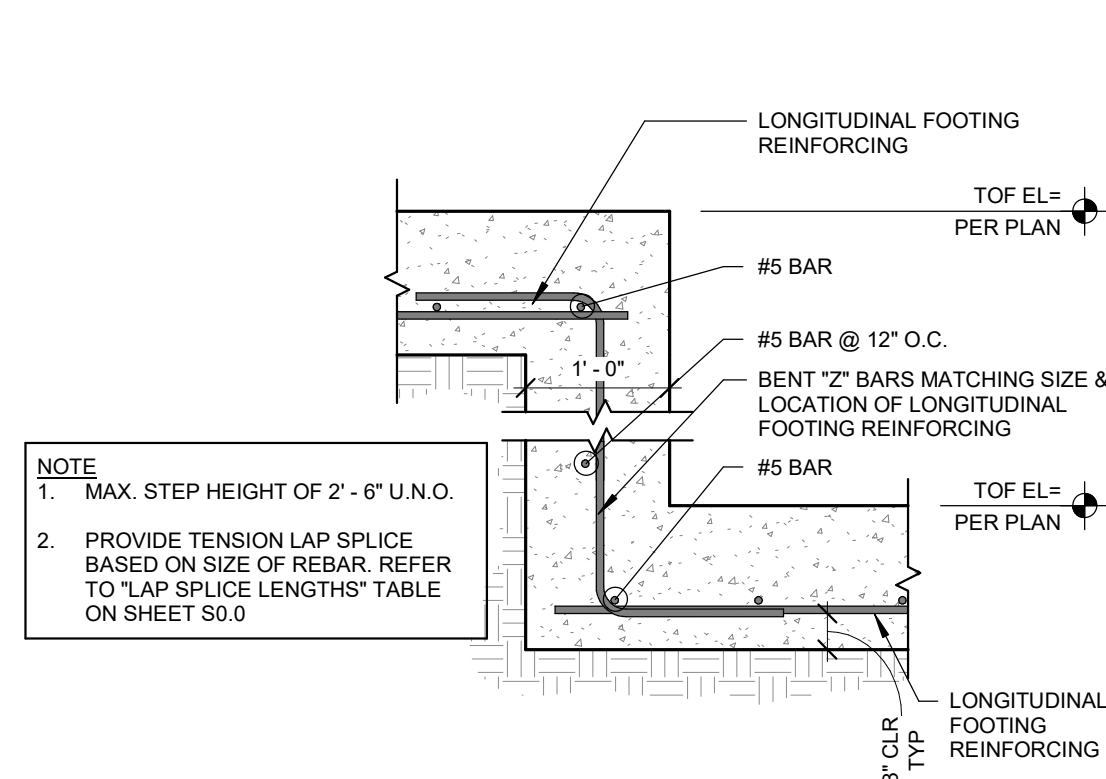
NOTES:
1. TOP BARS ARE HORIZONTAL REINFORCEMENT PLACED SO THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCEMENT.
2. LAP SPlice LENGTHS ARE BASED ON BARS SPACED AT (2) BAR DIAMETERS OR MORE ON CENTER W/ (1) BAR DIAMETER MINIMUM OF CONCRETE COVER. NOTIFY ENGINEER IF SPACING IS LESS THAN (2) BAR DIAMETERS.



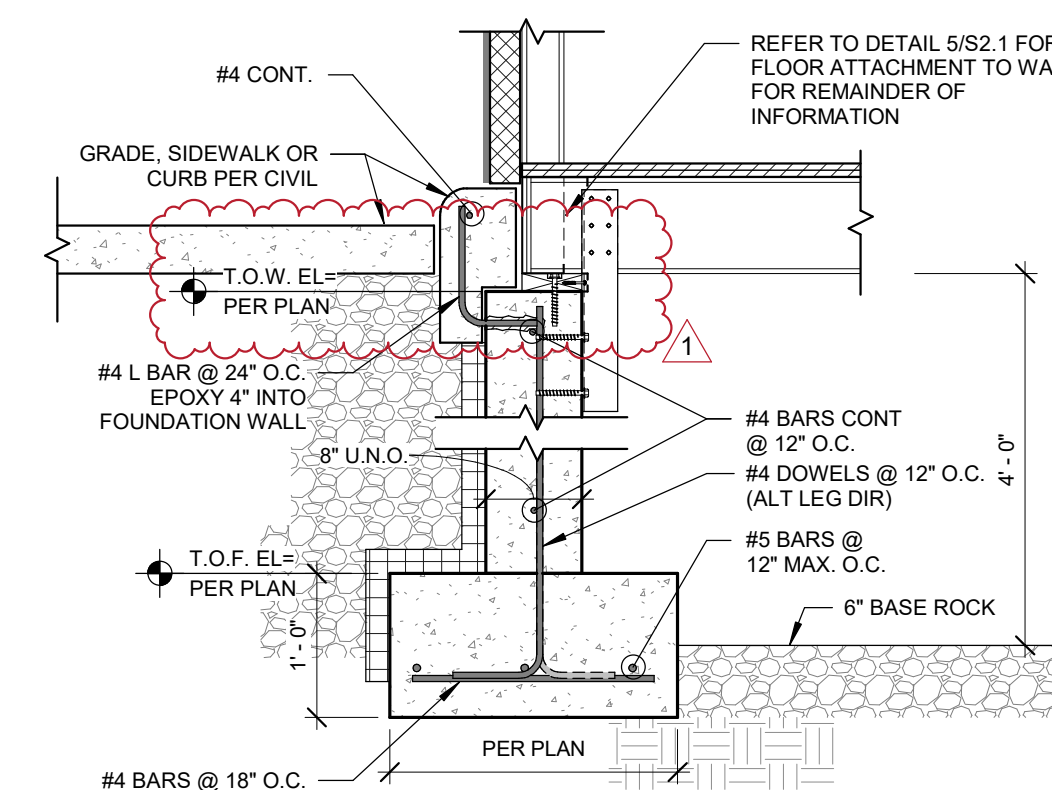
3 PIPE PENETRATION DETAIL
1/2" = 1'-0"

BAR SIZE	HOOKED DOWEL DEVELOPMENT LENGTHS IN TENSION (INCHES)					
	EMBEDMENT			EXTENSION		MINIMUM RADIUS OF BEND (INCHES)
	3000 PSI CONCRETE	4000 PSI CONCRETE	5000 PSI CONCRETE	90 DEG HOOK	180 DEG HOOK	
#3	8	7	6	4.5	2.5	1.50
#4	11	9	8	6.0	2.5	2.00
#5	14	12	11	7.5	2.5	2.50
#6	16	14	13	9.0	3.0	3.00
#7	19	17	15	10.5	3.5	3.50
#8	22	19	17	12.0	4.0	4.00
#9	25	21	19	13.5	4.5	5.64
#10	28	24	22	15.2	5.1	6.35
#11	31	27	24	16.9	5.6	7.05

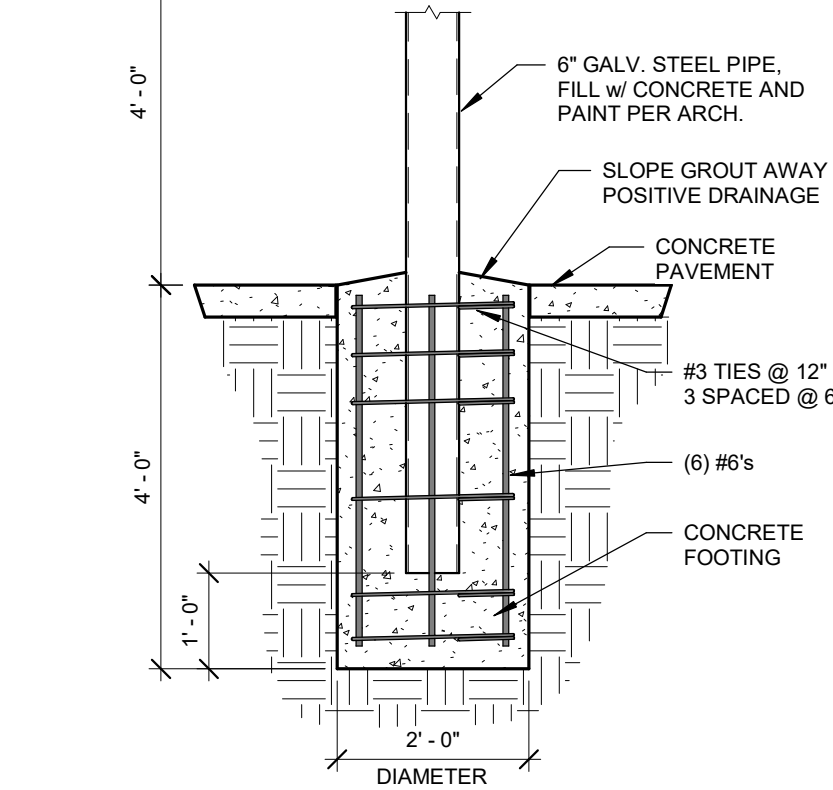
NOTES:
RADIUS OF BEND
EXTENSION
90 DEG HOOK
RADIUS OF BEND
EXTENSION
180 DEG HOOK



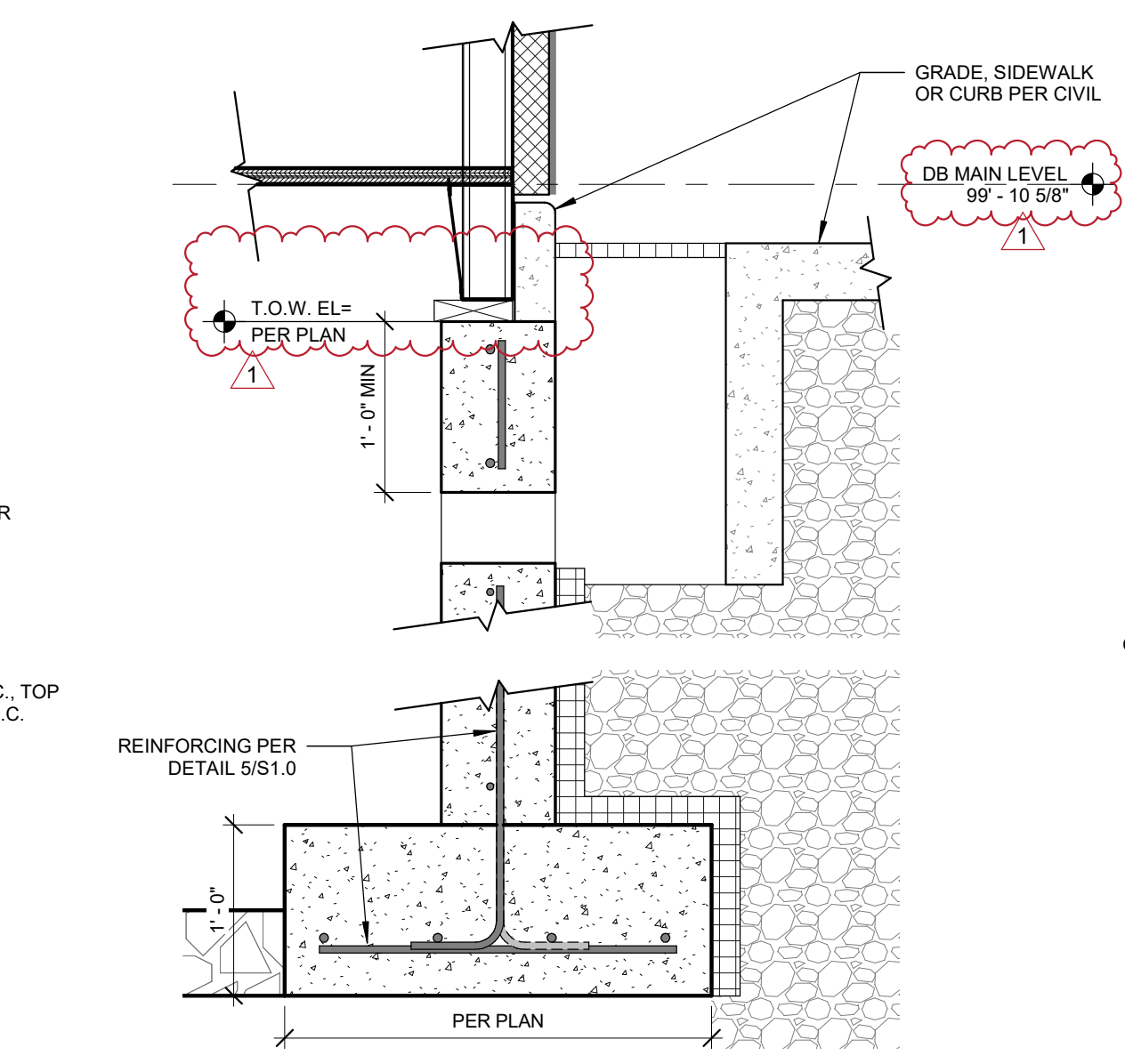
4 TYPICAL FOOTING STEP
3/4" = 1'-0"



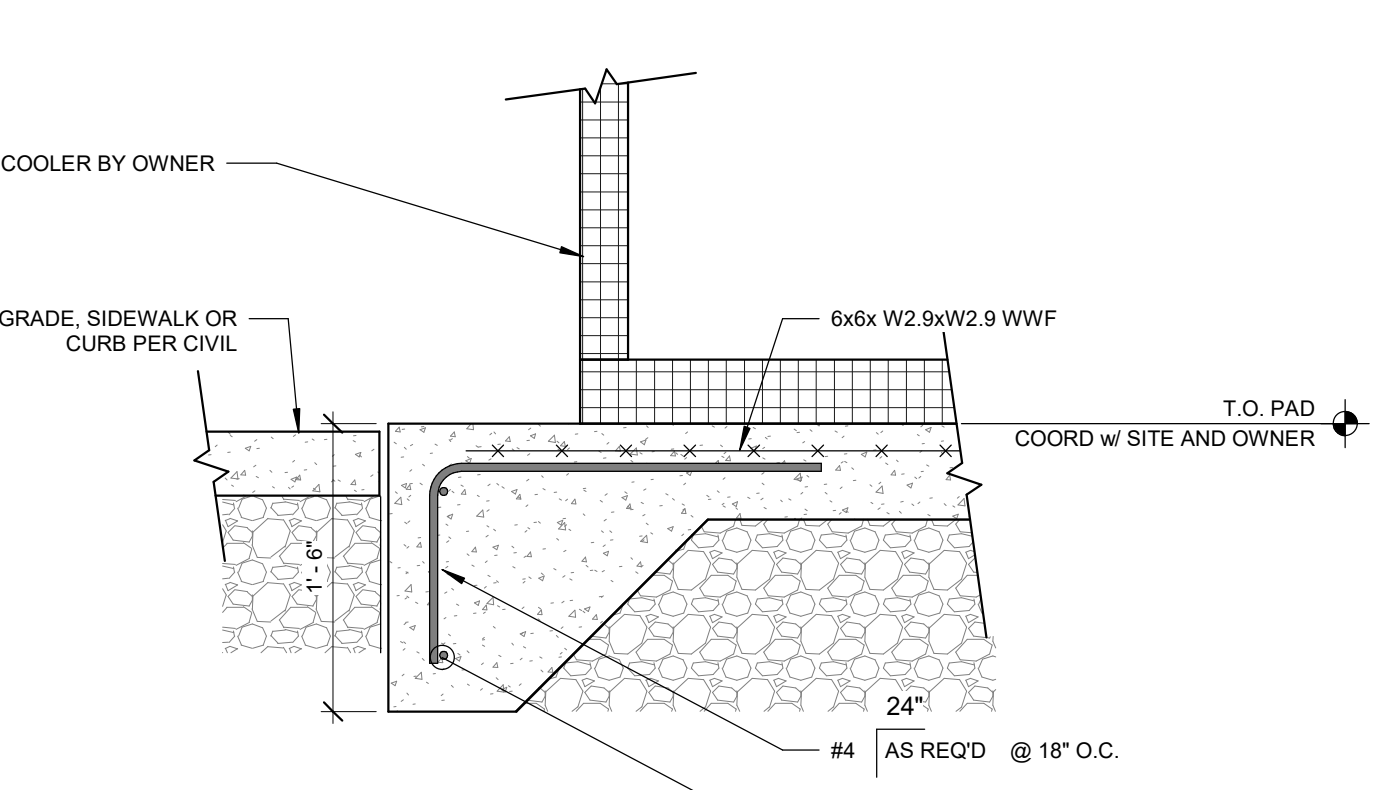
5 TYPICAL EXTERIOR STEM WALL
3/4" = 1'-0"



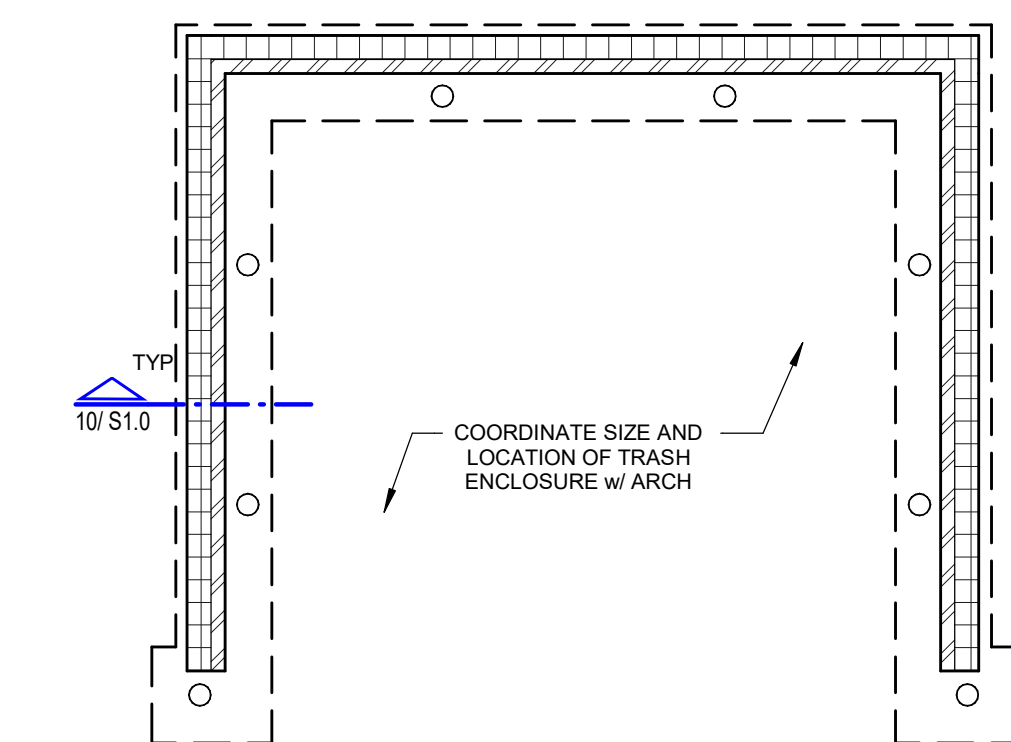
6 BOLLARD DETAIL
1/2" = 1'-0"



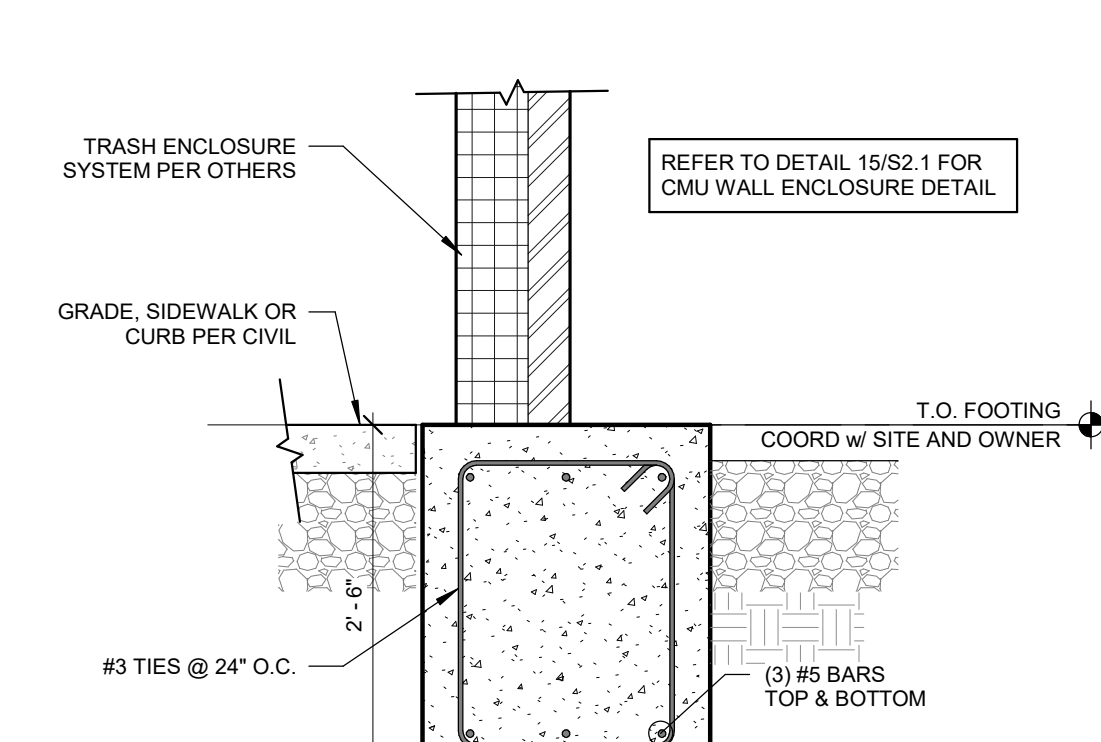
7 SECTION FOR CRAWSPACE VENT
1" = 1'-0"



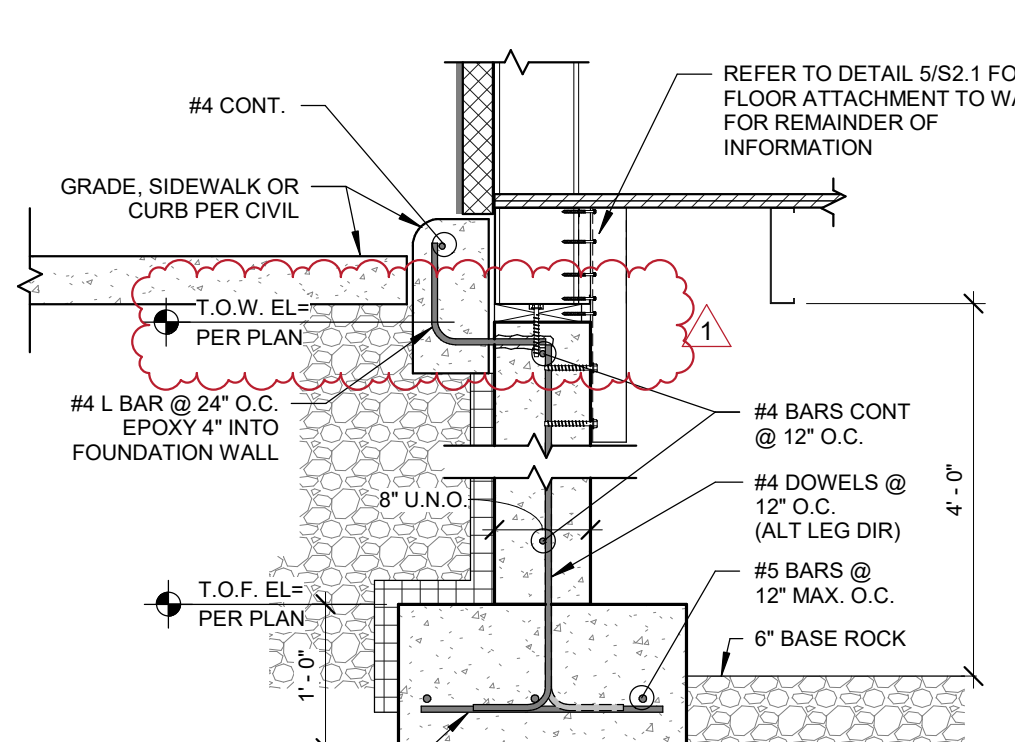
8 COOLER PAD DETAIL
1" = 1'-0"



9 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



10 TRASH ENCLOSURE FOUNDATION
3/4" = 1'-0"

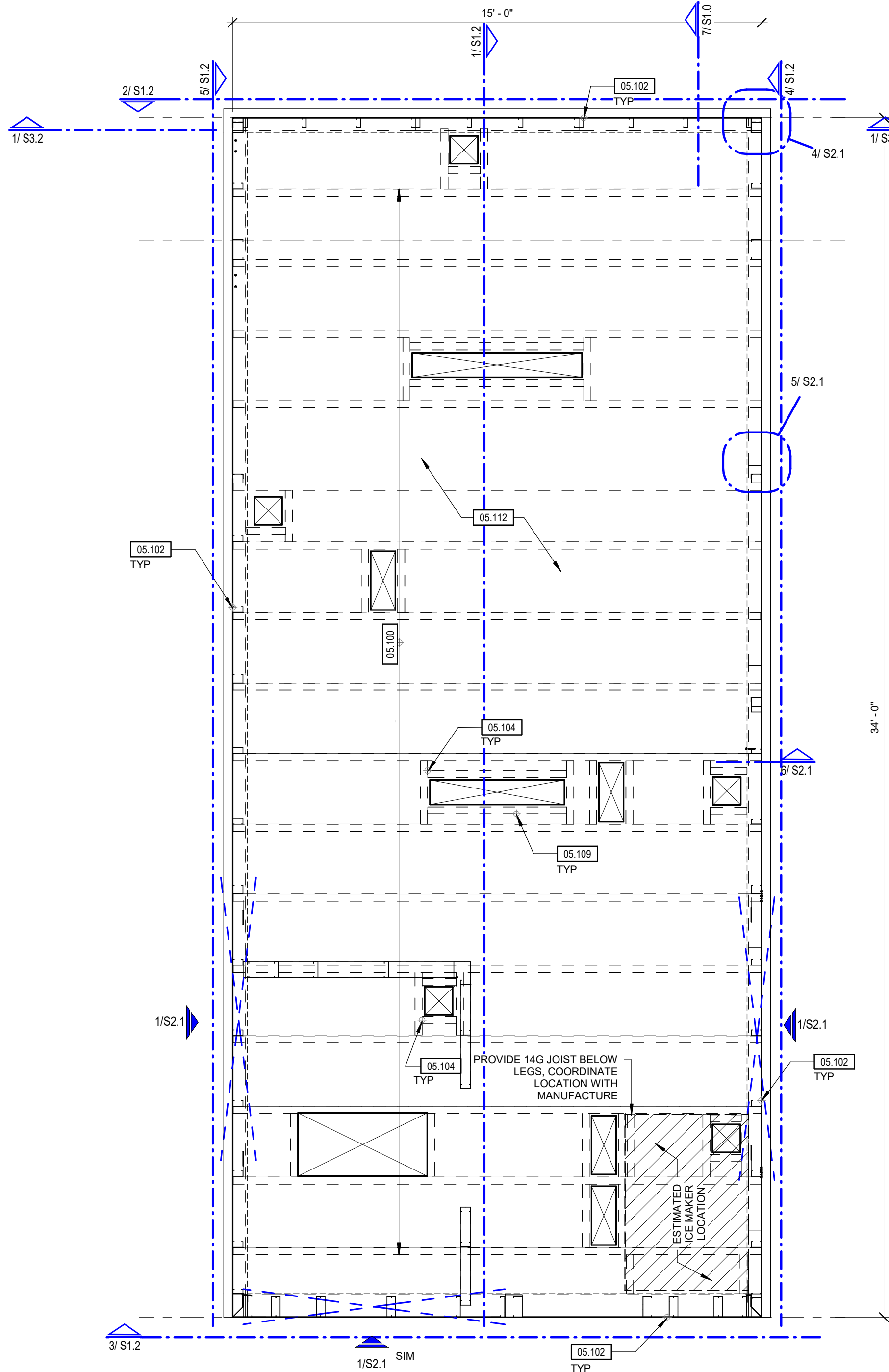


11 EXTERIOR STEM WALL NO OVERHANG
3/4" = 1'-0"

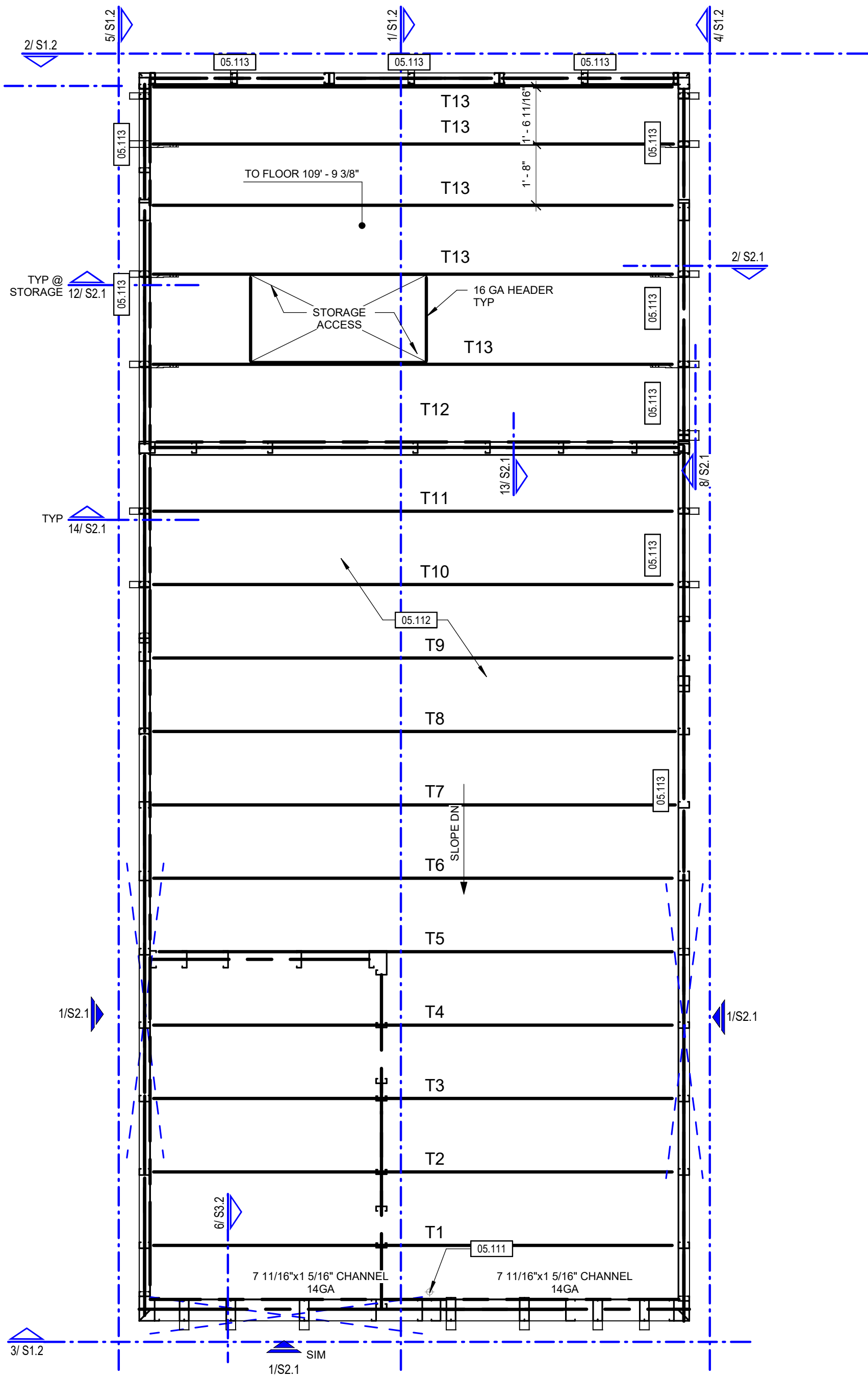
- PLAN NOTES - FRAMING**
- MECHANICAL EQUIPMENT WEIGHTS AND LOCATIONS ARE ESTIMATED ONLY. COORDINATE ALL RTU EQUIPMENT LOCATIONS AND CURBS WITH MEP AND ARCH.
 - COORDINATE ROOF OPENINGS WITH MEP AND ARCH. PROVIDE SUPPLEMENTAL FRAMING PER NOTES AND DETAILS AT OPENINGS.
 - MECHANICAL HANGERS AND OTHER ITEMS SUPPORTED FROM TRUSS FRAMING ARE TO BE SUPPORTED AT PANEL POINTS ONLY.
 - PROVIDE (2) 3/4" BOLTS AT EACH LIFTING POINT LOCATION.

KEYNOTE	DESCRIPTION
05.100	7.840" x 2 1/2" 14 GA FLOOR JOIST SPACING @ 24" O.C. MAX.
05.102	16 GA STUD WITH A TOP AND BOTTOM 16 GA TRACK WITH 2" VERTICAL LEGS
05.104	12 GA CLIP
05.108	12" x 2 1/2" 14 GA ROOF JOIST SPACED @ 24" O.C. MAX.
05.109	PROVIDE FLOOR JOIST BOX FRAME AT ALL OPENINGS, MATCH GA OF FLOOR JOIST.
05.111	18 1/8" x 2 1/2" 14 GA JOIST, @ ROOF DECK BEARING.
05.112	ALL EXACT MEMBER SIZES PER MODULAR BUILDING SUPPLIERS ENGINEERING.
05.113	HEADER PER MODULAR BUILDING SUPPLIERS ENGINEERING.

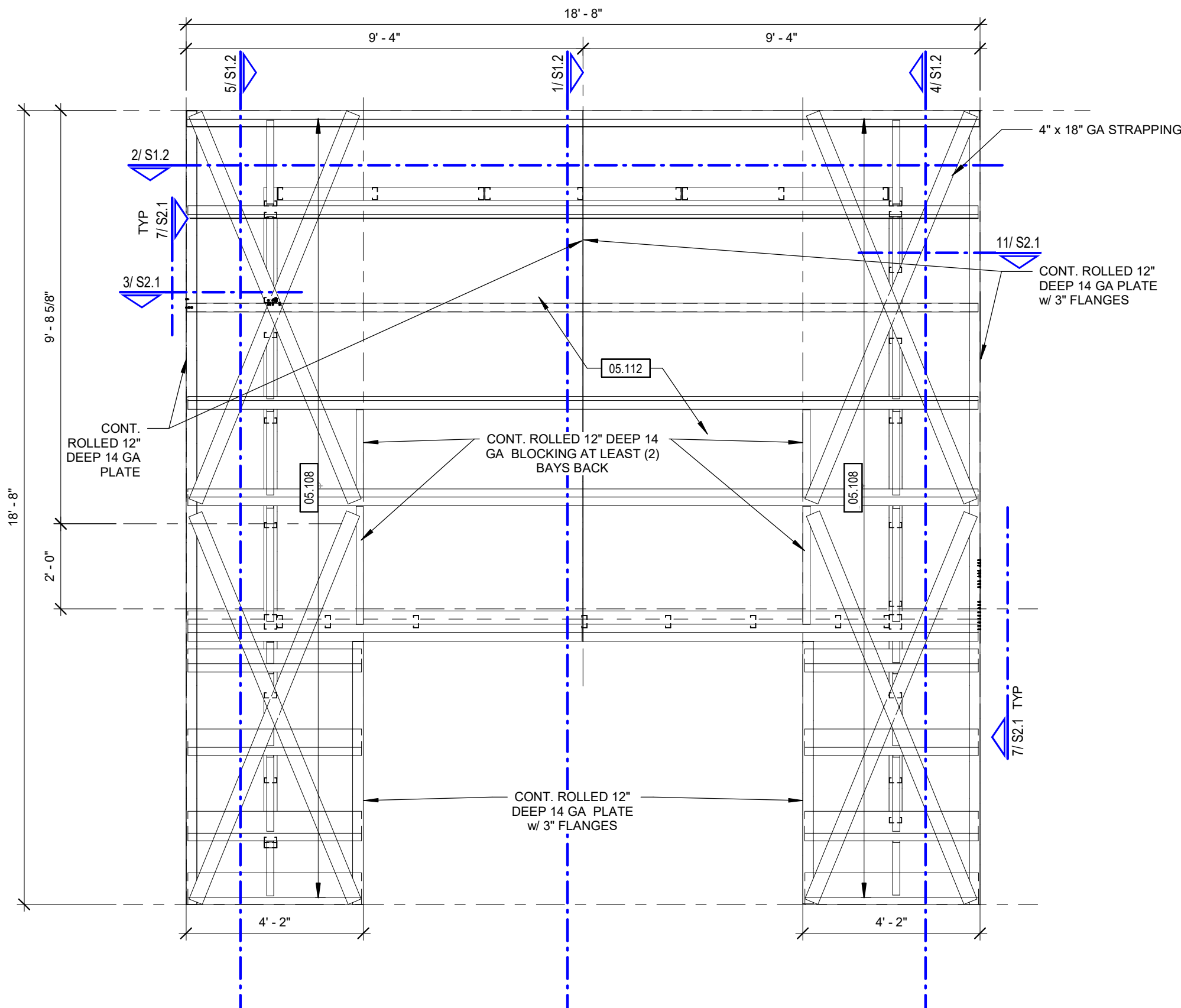
THESE DRAWINGS INDICATE THE GENERAL REQUIREMENTS FOR A CUSTOM FABRICATED STRUCTURAL SYSTEM, BY CREATIVE MODULAR CONSTRUCTION



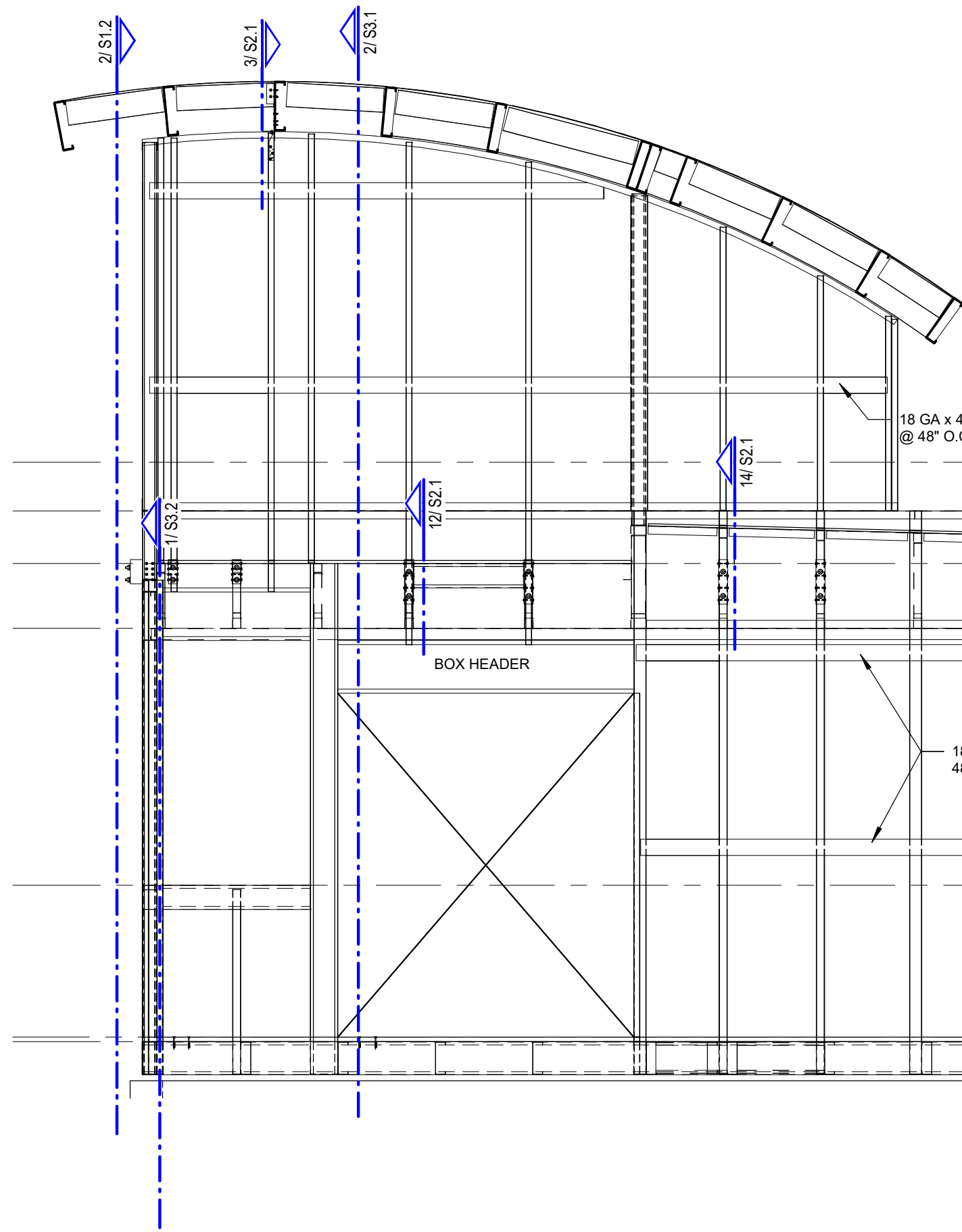
1 FLOOR PLAN
3/8" = 1'-0"



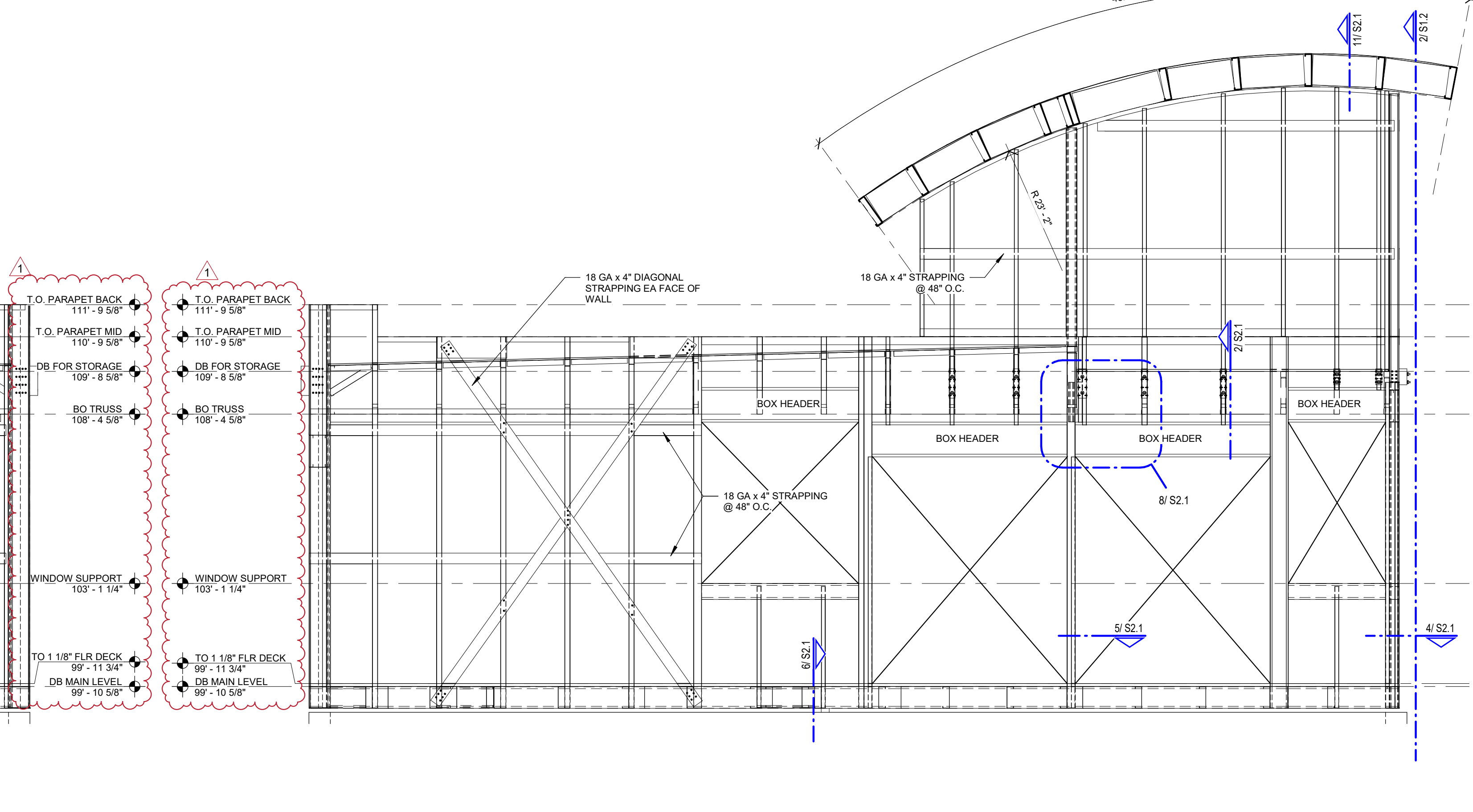
2 ROOF AND STORAGE
3/8" = 1'-0"



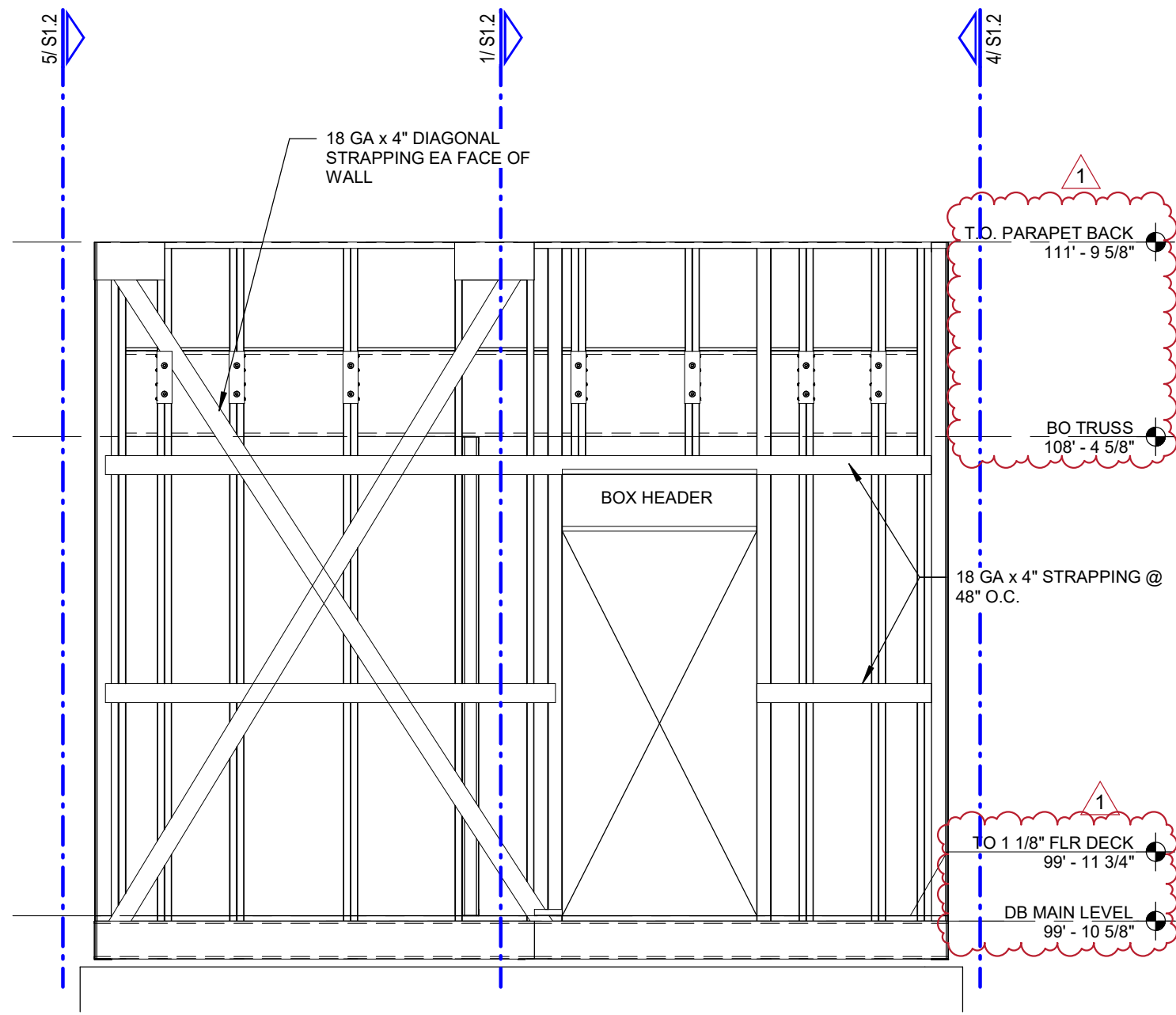
3 ARC ROOF CANOPY
3/8" = 1'-0"



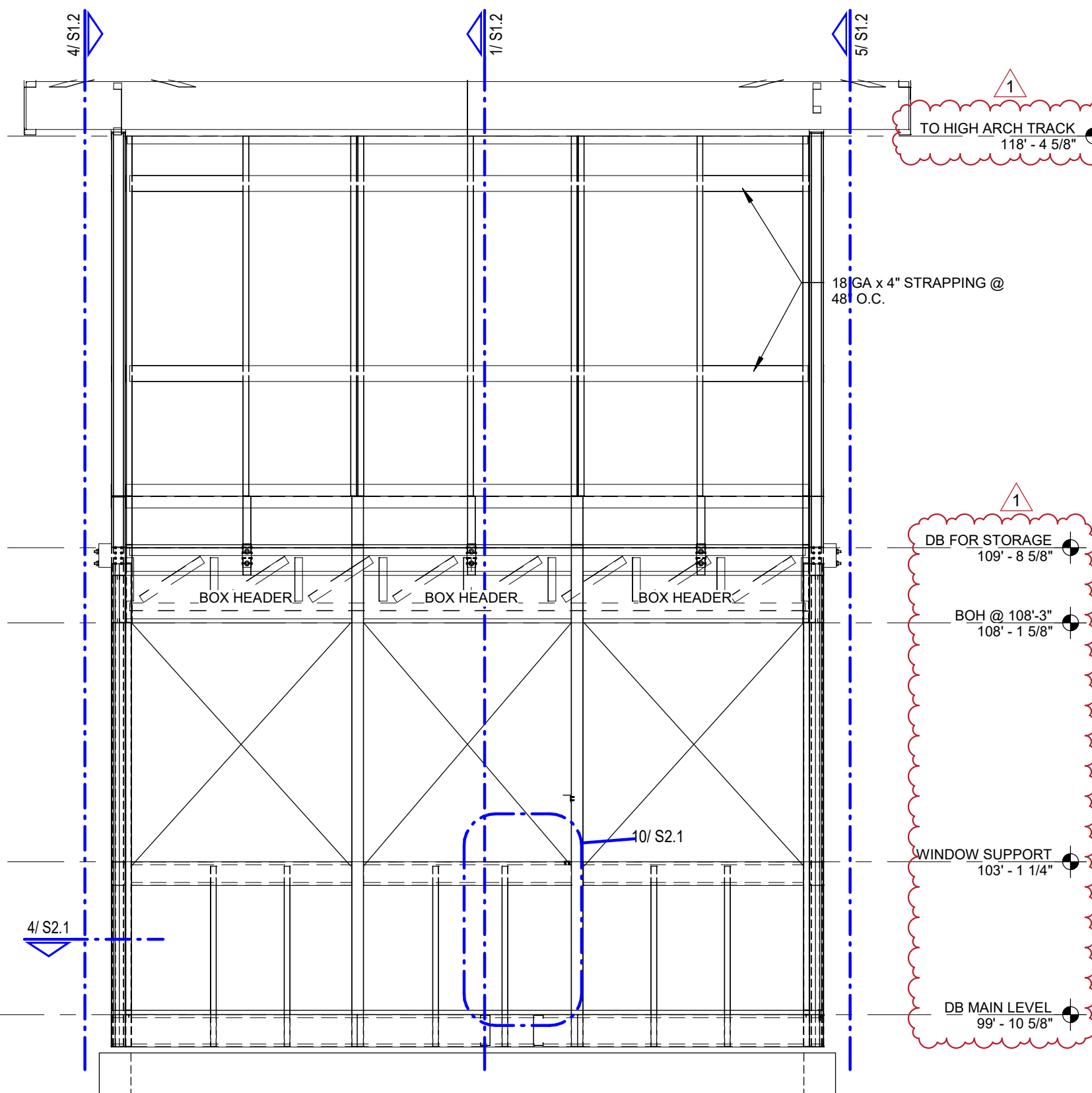
5 MILK SIDE ELEVATION
3/8" = 1'-0"



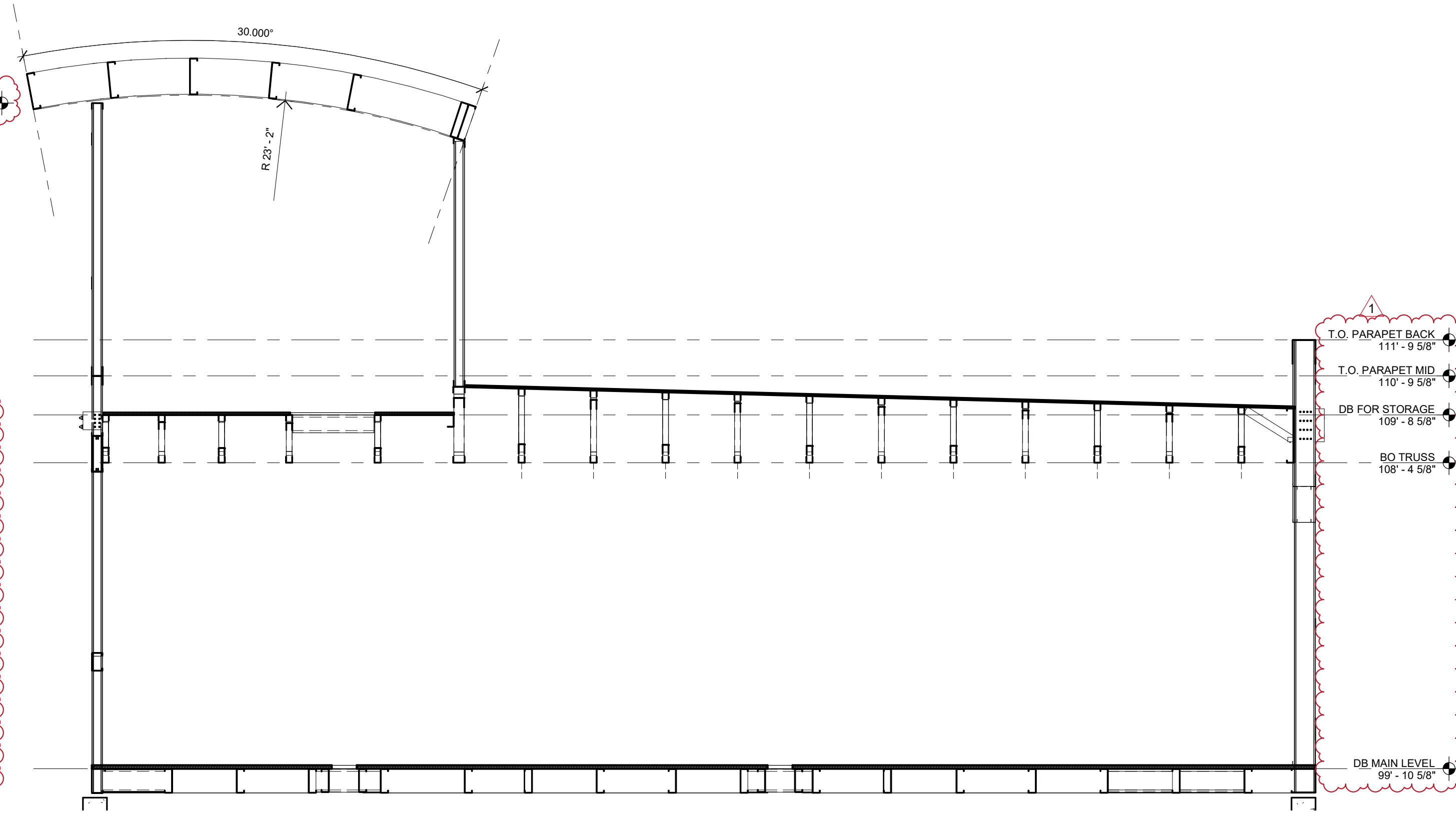
4 SHOT SIDE ELEVATION
3/8" = 1'-0"



3 SHORT ENDWALL ELEVATION
3/8" = 1'-0"



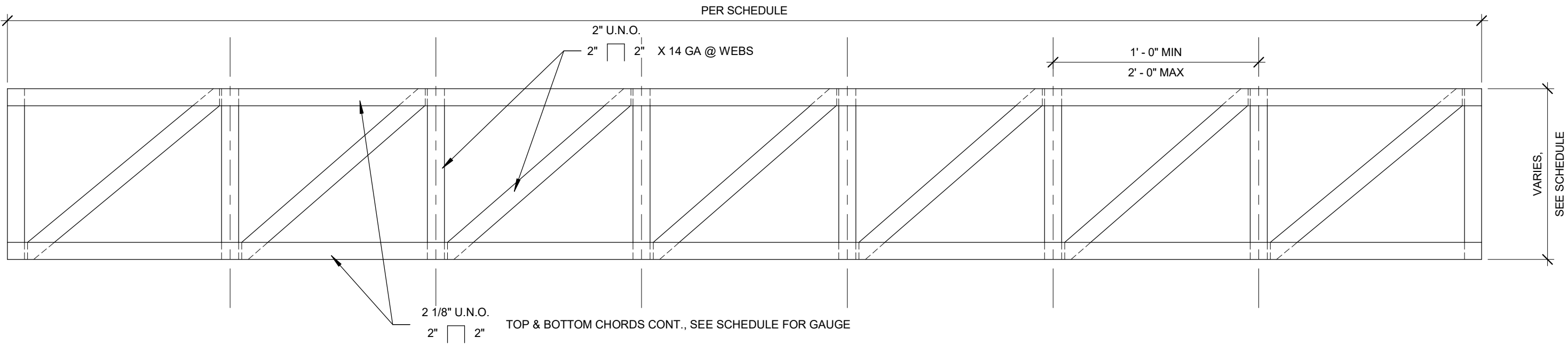
2 ENDWALL ELEVATION
3/8" = 1'-0"



1 LONGITUDINAL MIDDLE SECTION
3/8" = 1'-0"

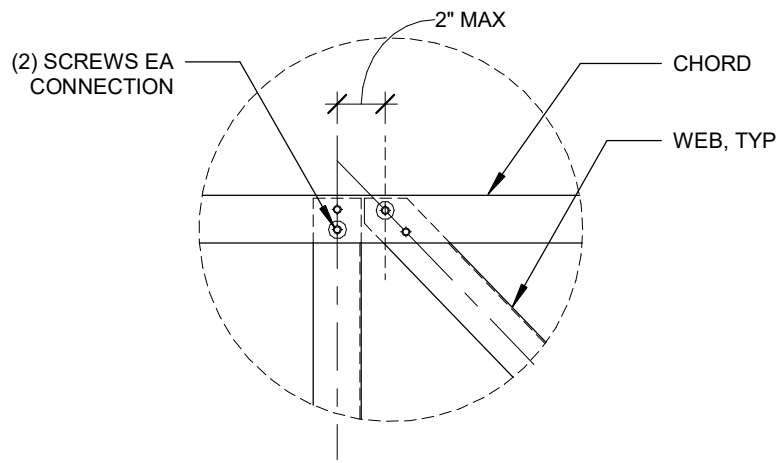


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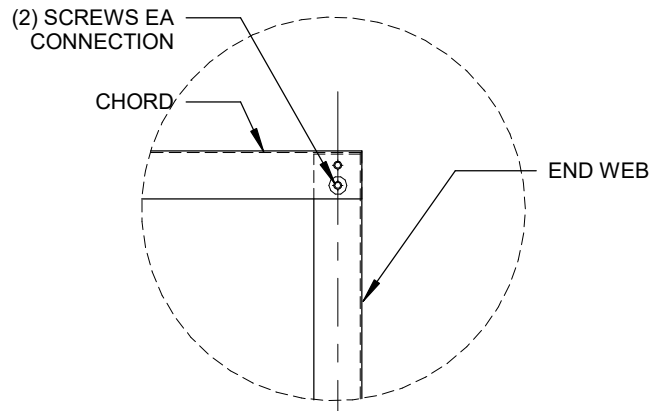


TRUSS	DEPTH	WEB WIDTH	LENGTH	CHORD GAUGE
T1	18 9/16"	2.5"	14' - 4 5/8"	14
T2	19 3/16"	2.5"	14' - 4 5/8"	14
T3	19 13/16"	2.5"	14' - 4 5/8"	14
T4	20 7/16"	2.5"	14' - 4 5/8"	14
T5	21 1/16"	2.5"	14' - 4 5/8"	14
T6	21 11/16"	2.5"	14' - 4 5/8"	14
T7	22 5/16"	2.5"	14' - 4 5/8"	14
T8	22 15/16"	2.5"	14' - 4 5/8"	14
T9	23 1/2"	2.5"	14' - 4 5/8"	14
T10	24 1/8"	2.5"	14' - 4 5/8"	14
T11	24 3/4"	2.5"	14' - 4 5/8"	14
T12	25 3/8"	2.5"	14' - 4 5/8"	14
T13	16"	2.5"	14' - 11 3/4"	14

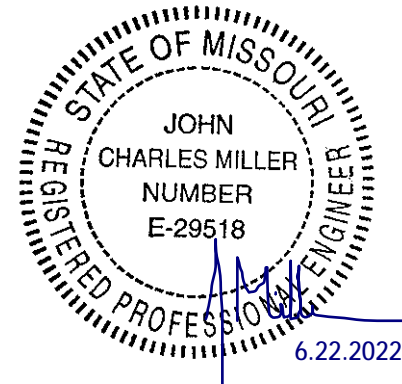
1 TYPICAL LONG TRUSS ELEVATION
1" = 1'-0"



2 TYPICAL TRUSS MEMBER CONNECTION
1 1/2" = 1'-0"



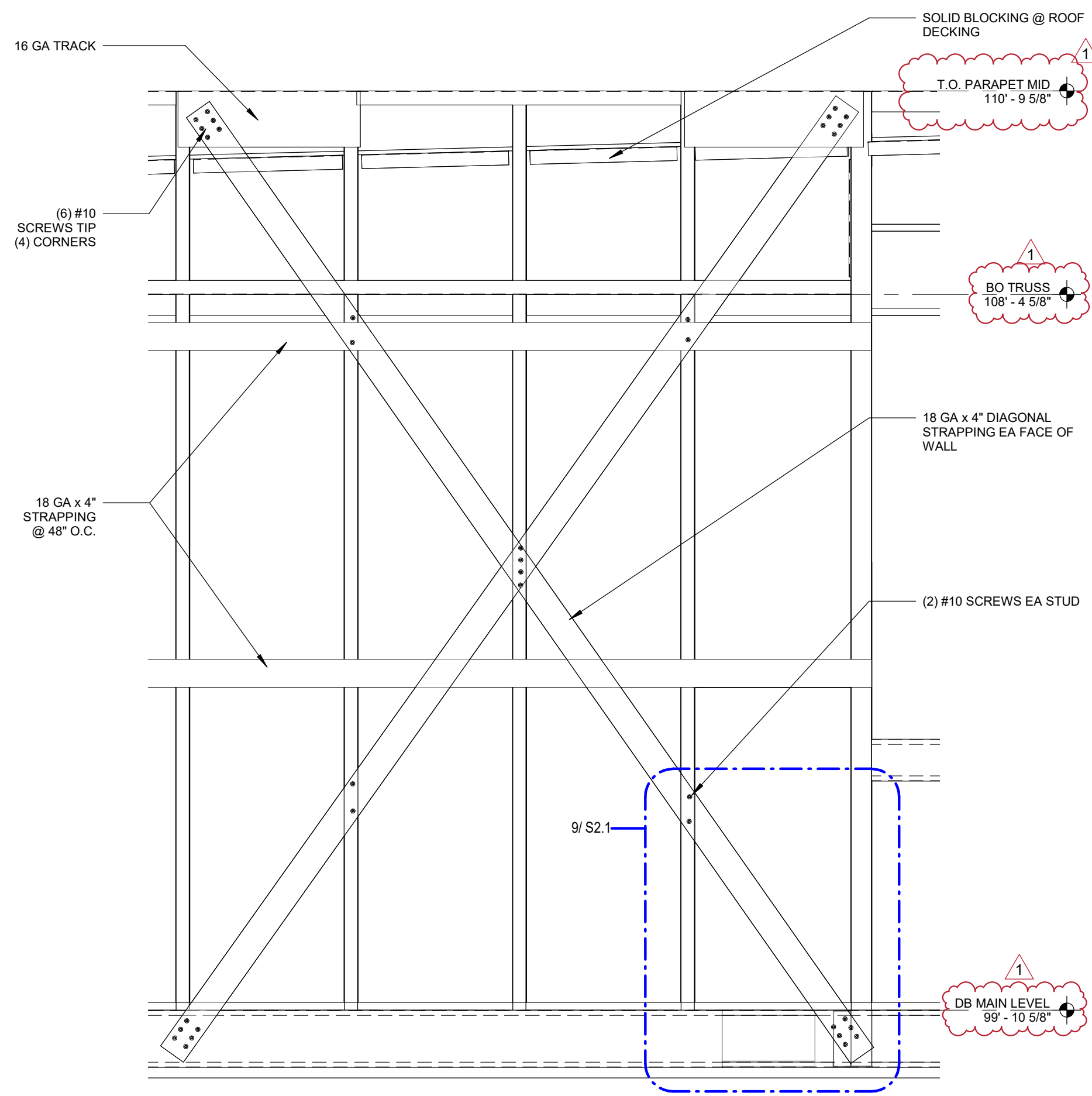
3 TYPICAL TRUSS END MEMBER CONNECTION
1 1/2" = 1'-0"



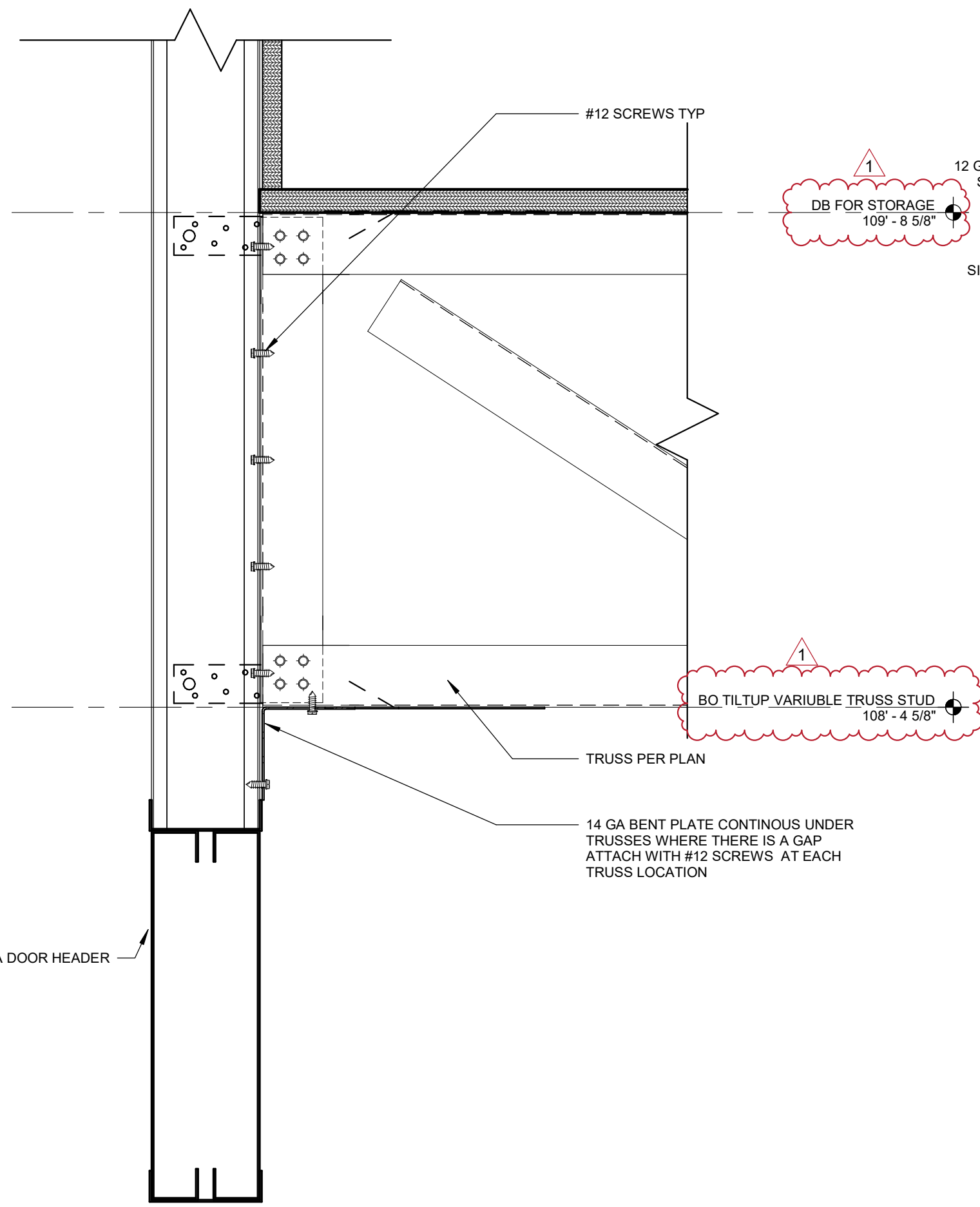
ENGINEER OF RECORD:
JOHN C. MILLER
E-29518
E-2011011004

PROJECT NUMBER:
22033 7BLS

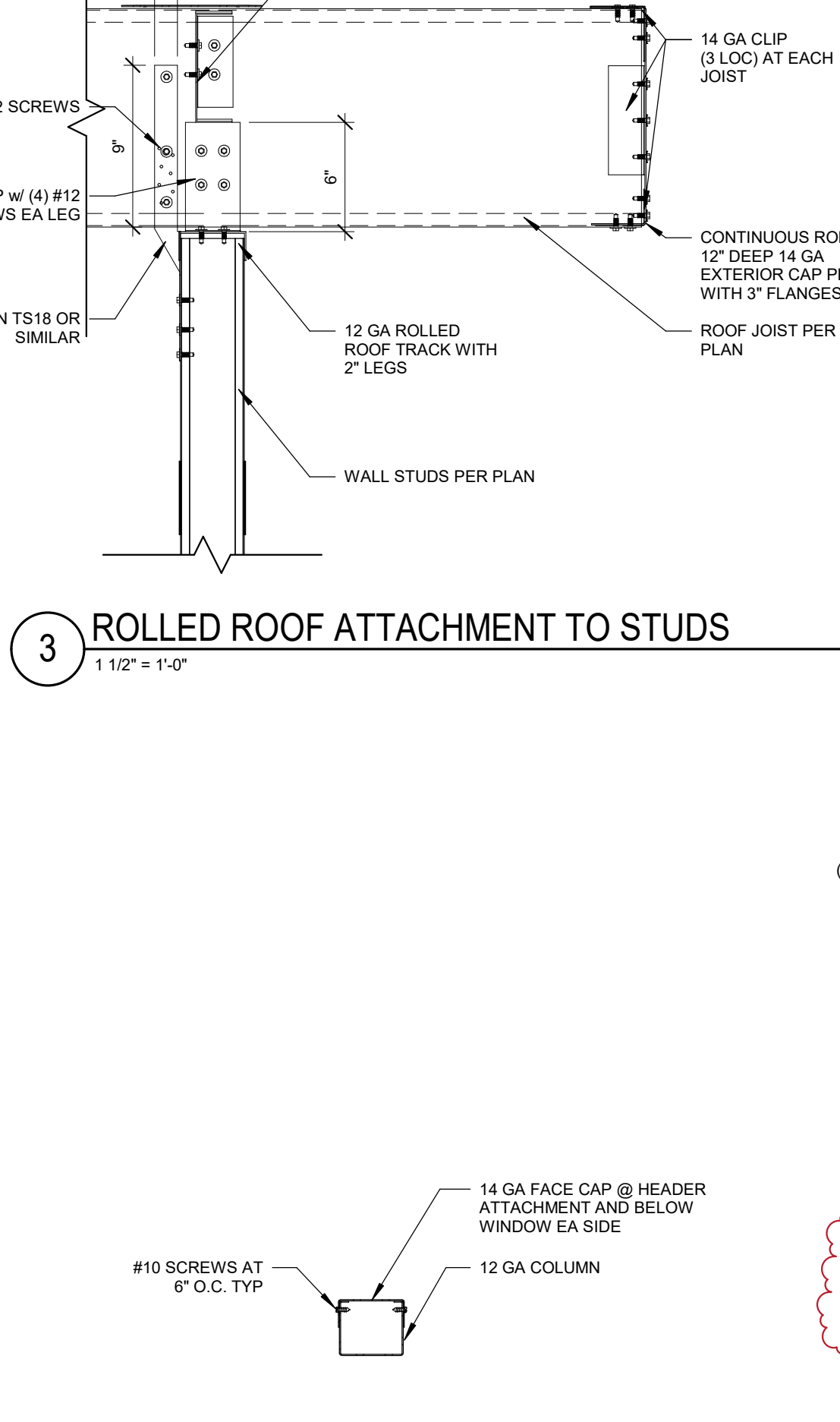
REVISION:



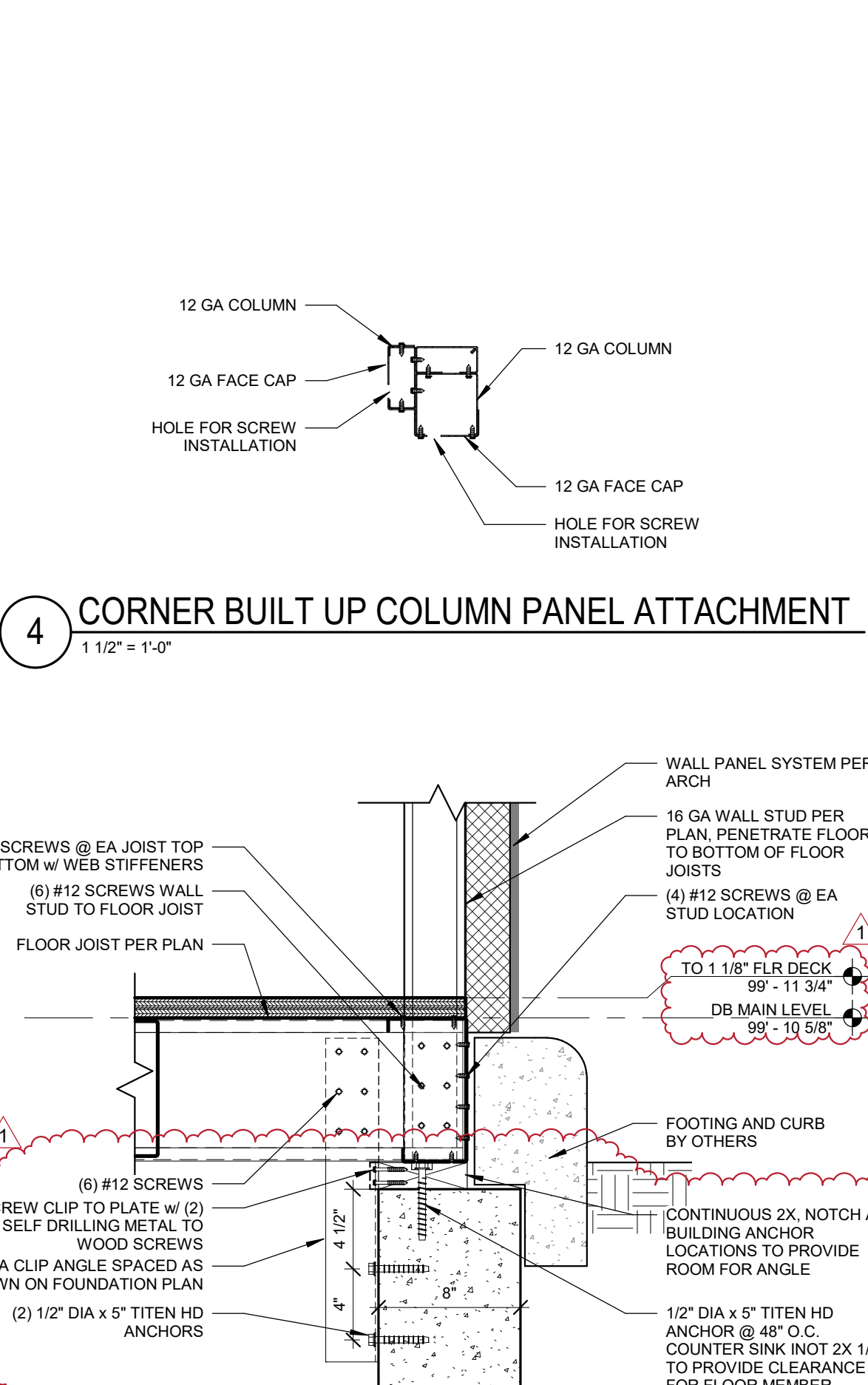
1 STRAP BRACING ELEVATION
3/4" = 1'-0"



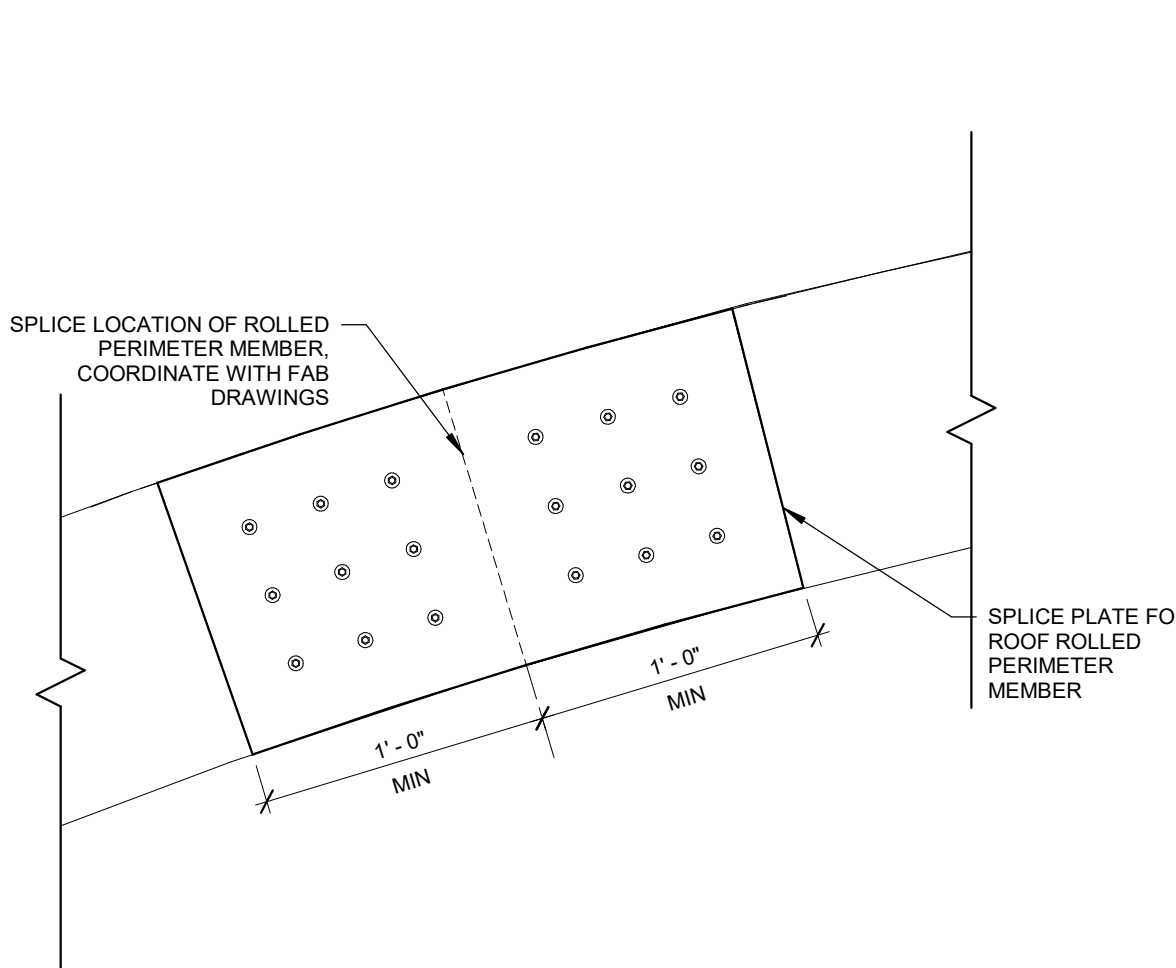
2 SECTION AT TRUSS TO HEADER
3" = 1'-0"



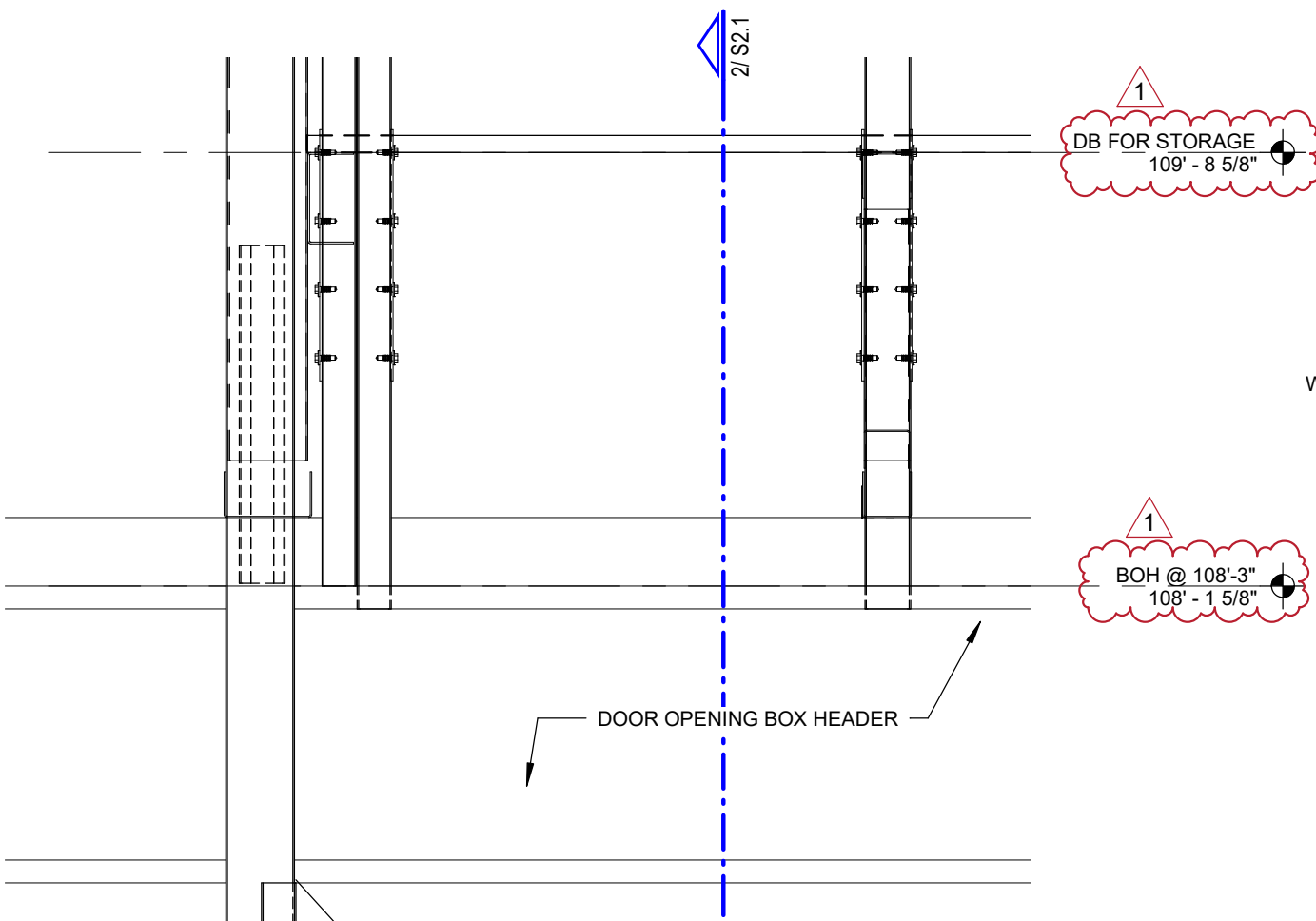
3 ROLLED ROOF ATTACHMENT TO STUDS
1 1/2" = 1'-0"



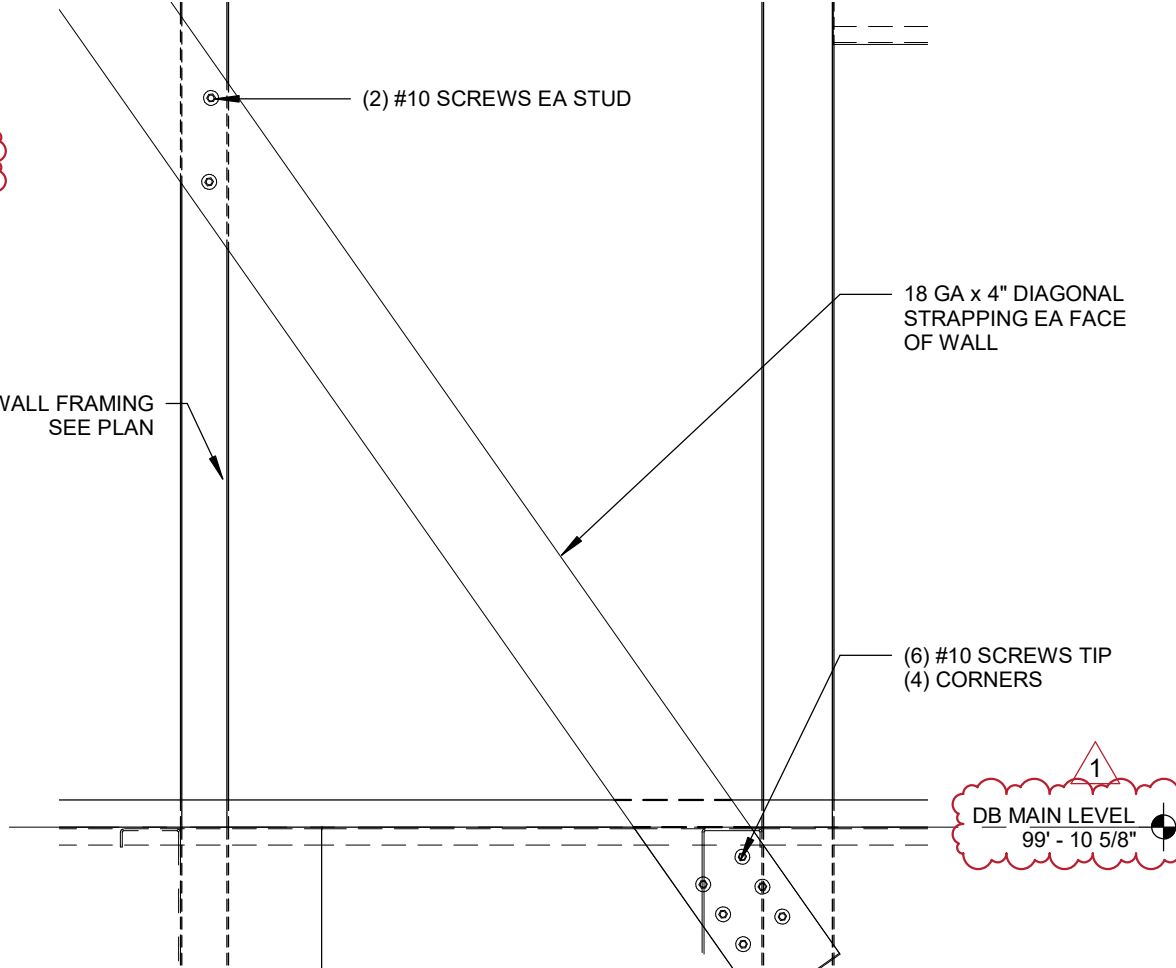
4 CORNER BUILT UP COLUMN PANEL ATTACHMENT
1 1/2" = 1'-0"



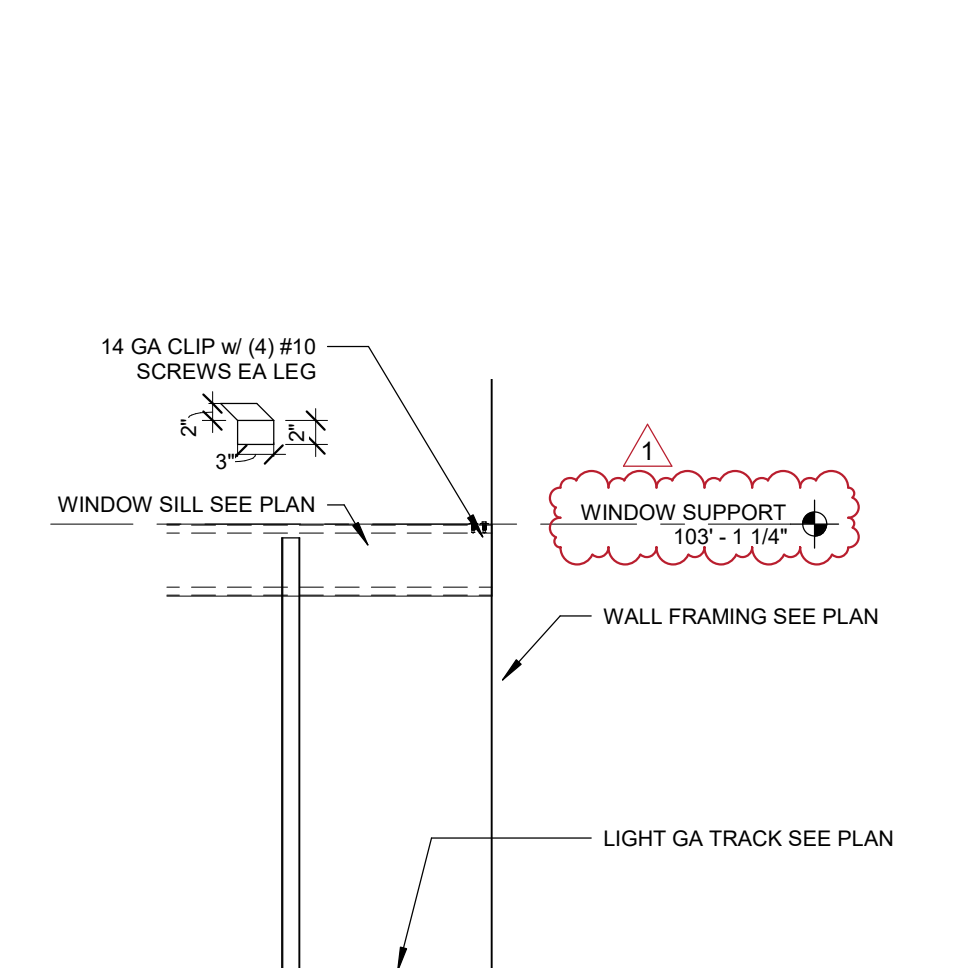
7 SPLICE DETAIL
1 1/2" = 1'-0"



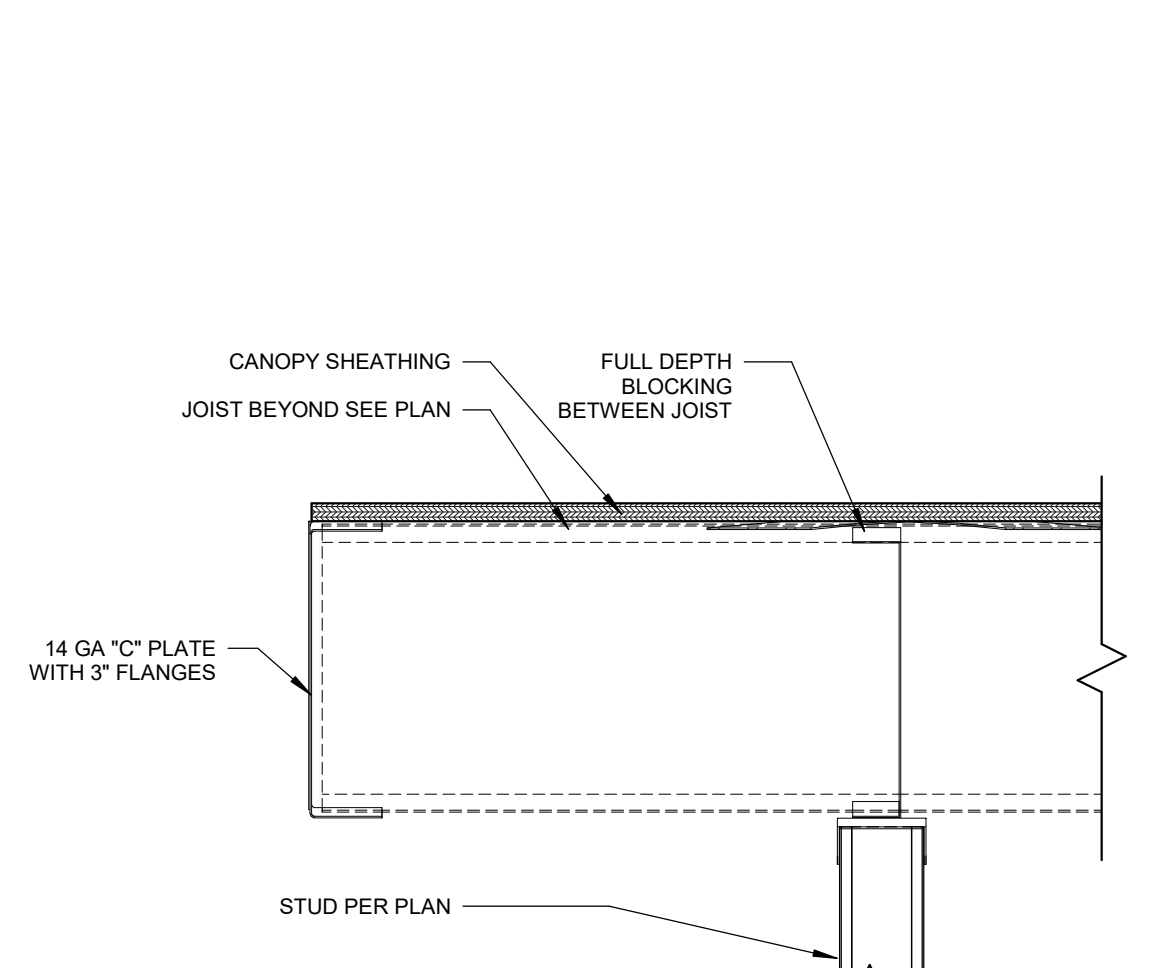
8 DETAIL AT HEADER SUPPORT
1 1/2" = 1'-0"



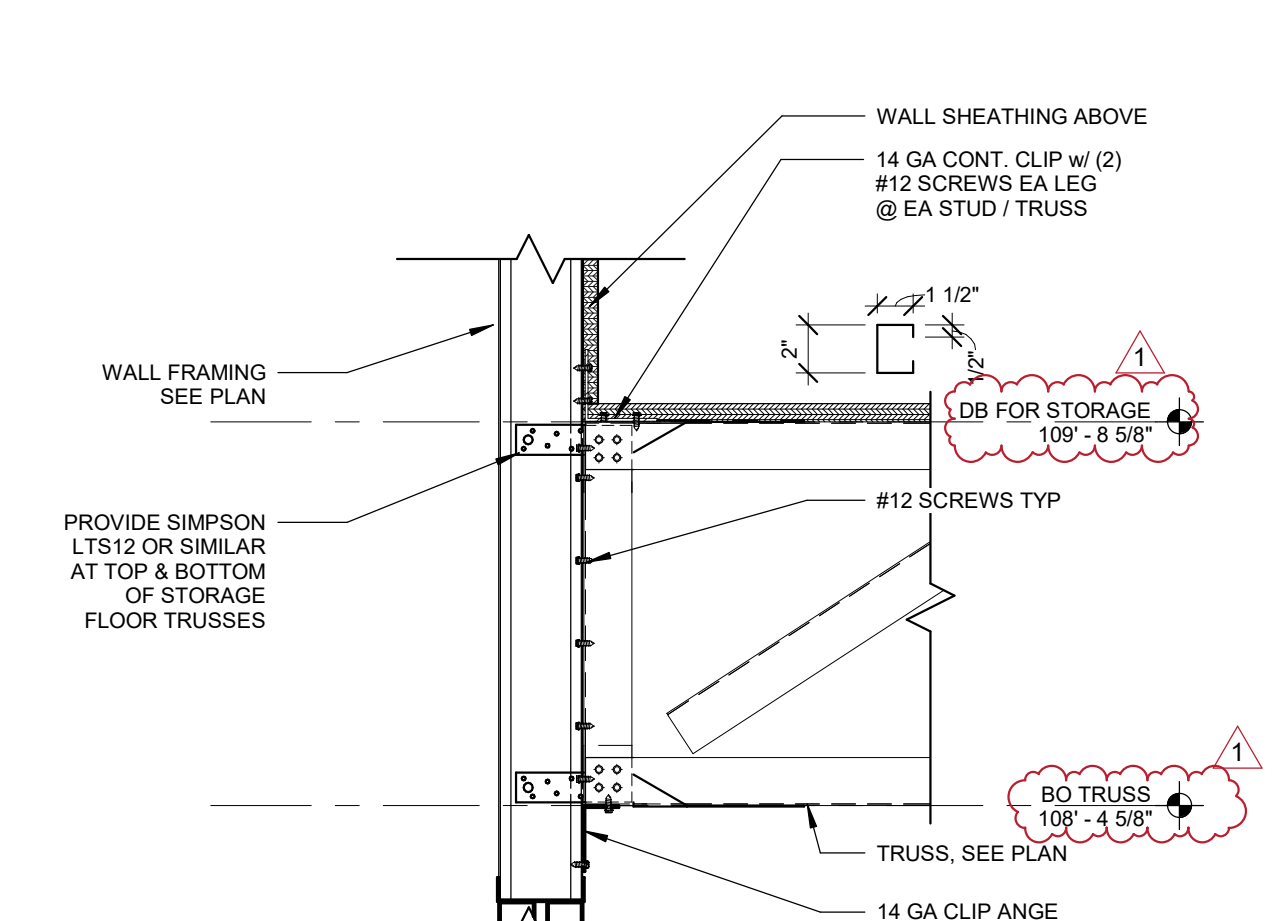
9 SECTION @ DIAGONAL STRAPPING
1 1/2" = 1'-0"



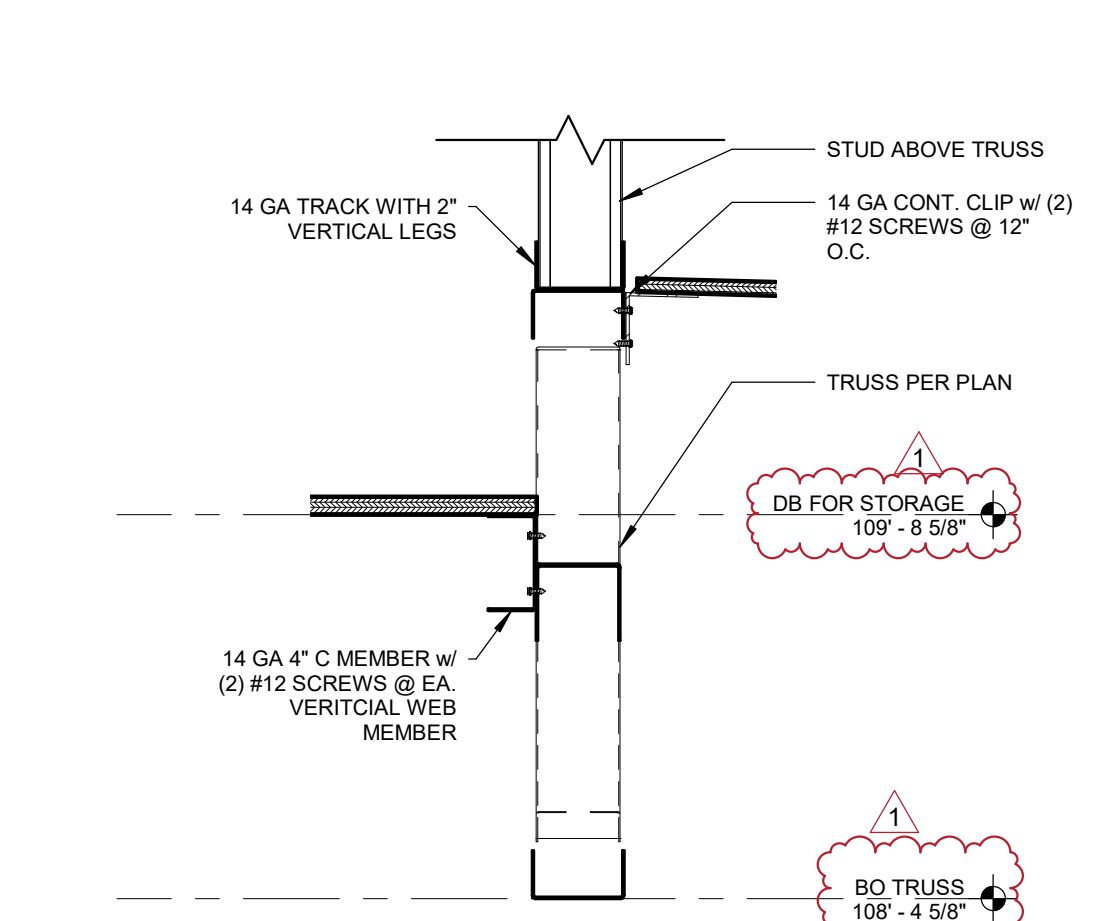
10 SECTION @ SILL TO JAMB
3/4" = 1'-0"



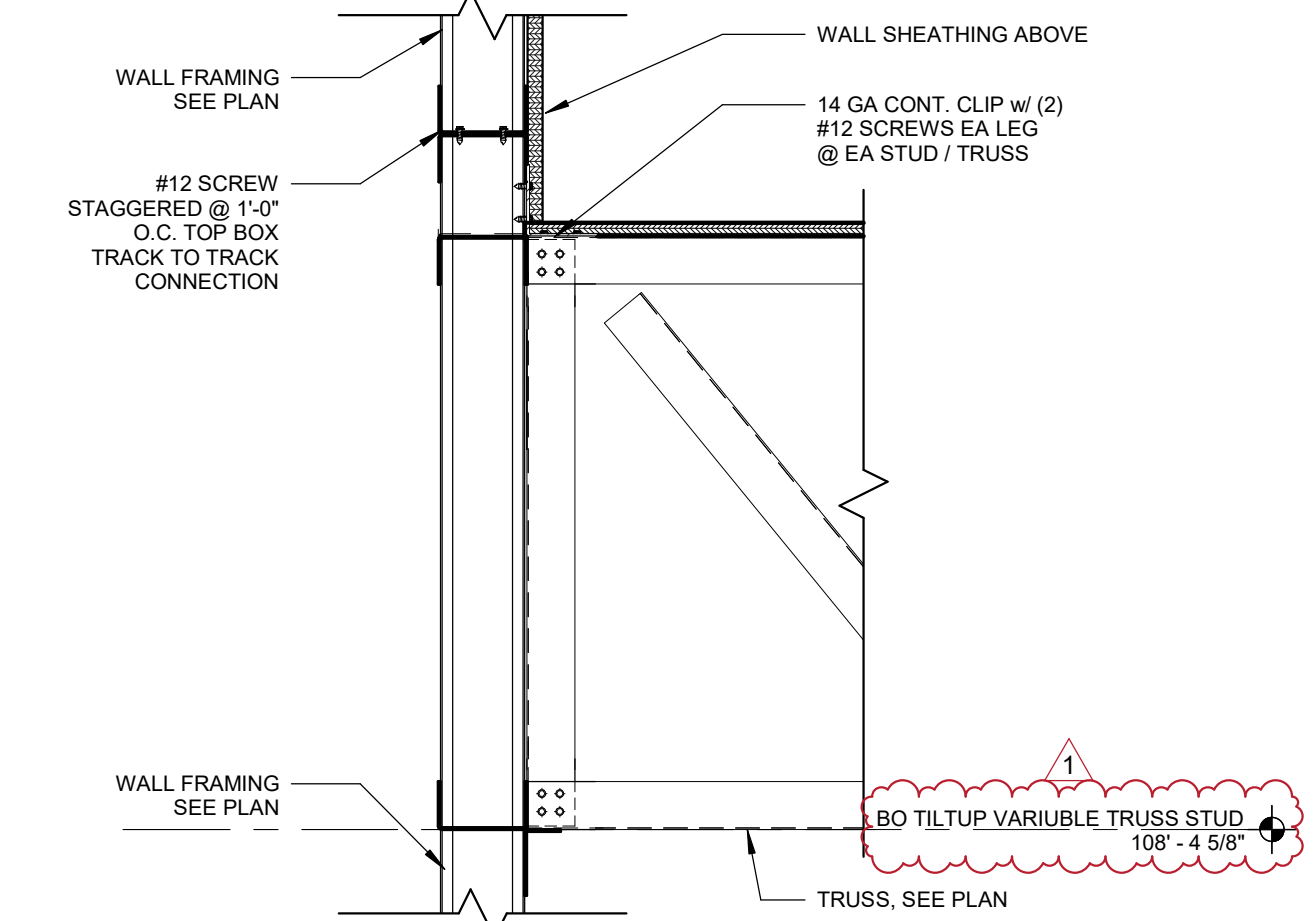
11 SECTION AT CANOPY BLOCKING
1 1/2" = 1'-0"



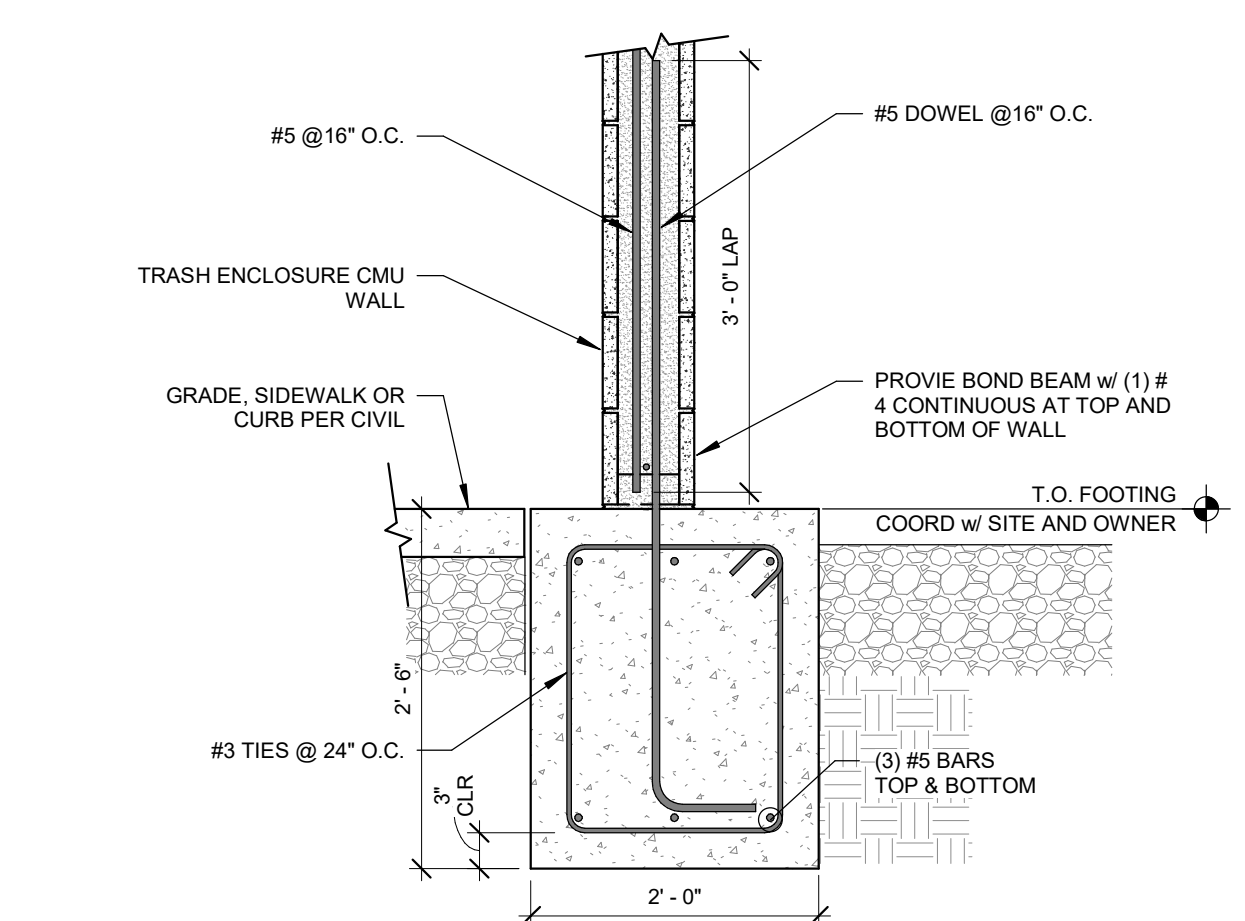
12 SECTION @ TOP BOX TO LOWER BOX CONNECTION
1 1/2" = 1'-0"



13 SECTION AT FLOOR TRANSITION TO ROOF
1 1/2" = 1'-0"



14 TYPICAL TRUSS TO WALL CONNECTION
1 1/2" = 1'-0"



15 CMU TRASH ENCLOSURE FOUNDATION (ALT)
3/4" = 1'-0"

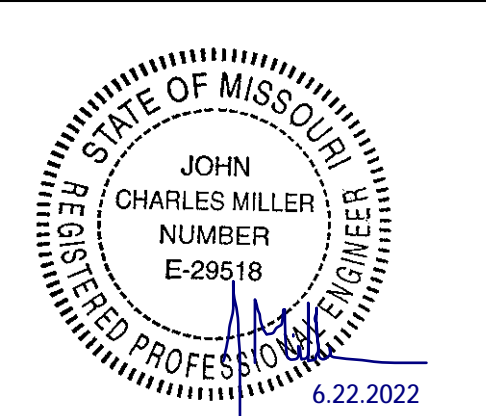


TORGERSON
DESIGN PARTNERS
ARCHITECTURE / REAL ESTATE / DEVELOPMENT

CMC
CREATIVE MODULAR CONSTRUCTION

7 BREW COFFEE
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1410 NE DOUGLAS STREET
LEE'S SUMMIT, MISSOURI 64086

110 NORTH 2ND AVENUE - OZARK, MO 65721 - P (417) 581-8889 - F (417) 581-9002
ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER: A-2010011427



ENGINEER OF RECORD:
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E-29518
E-2011011004

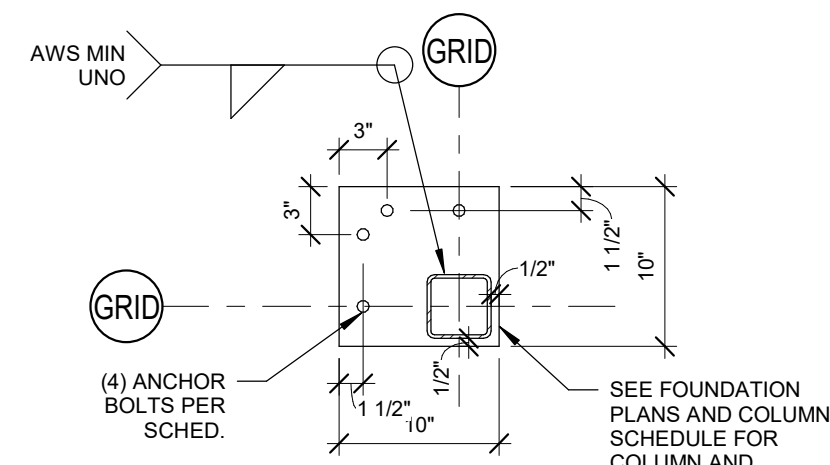
PROJECT NUMBER:
220333 7BLS

REVISION:
1 06/22/2022 ADD 001

S2.1
DETAILS

DATE: 04/22/2022

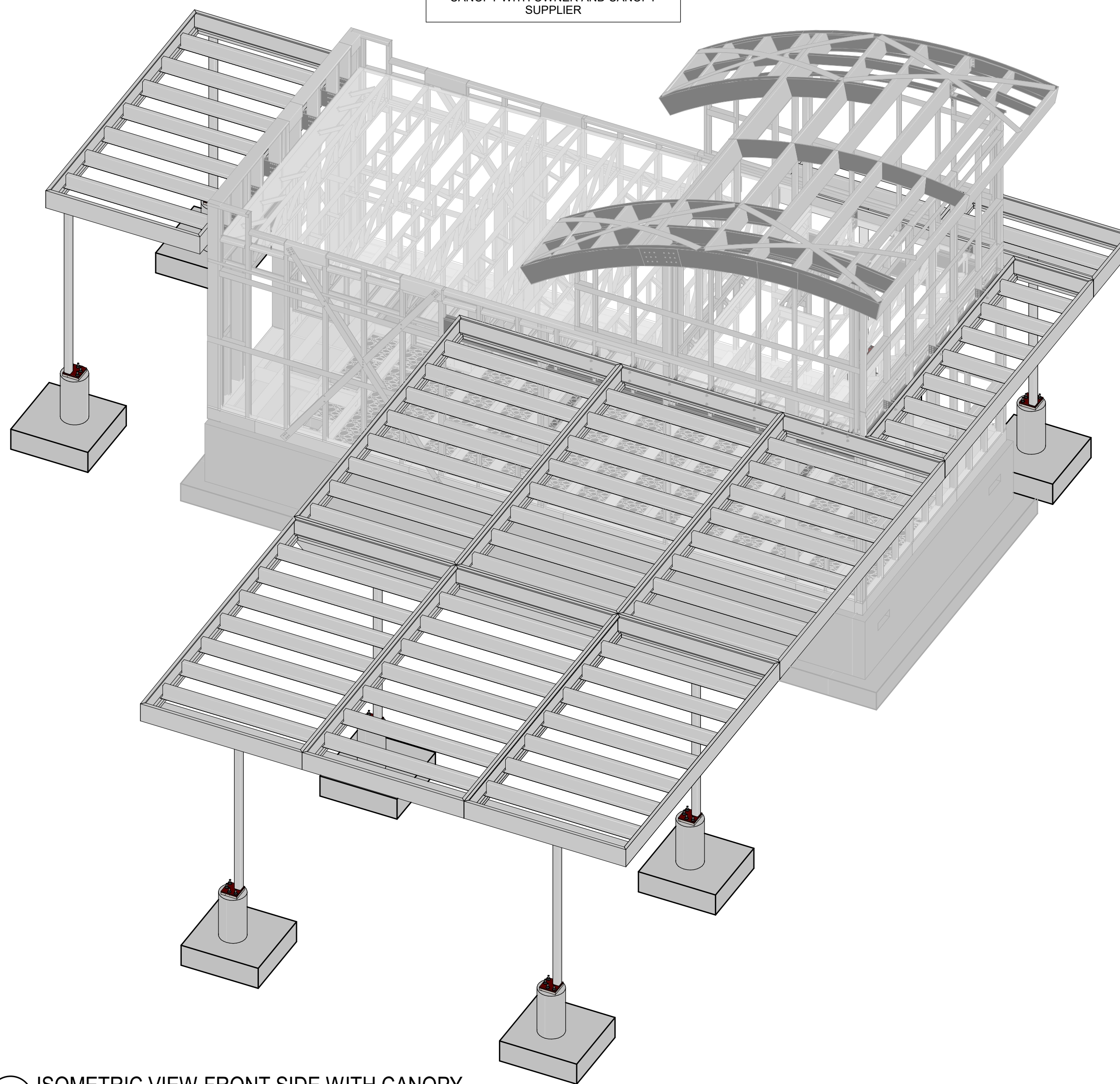
COLUMN SCHEDULE				
TYPE MARK	COLUMN SIZE	BASE PLATE TYPE & SIZE	ANCHOR BOLT SIZE	NOTES
S1	HSS4X4X1/4	5/8"x10" SQ	(4) 3/4" DIA w/ 18" EMBEDMENT	



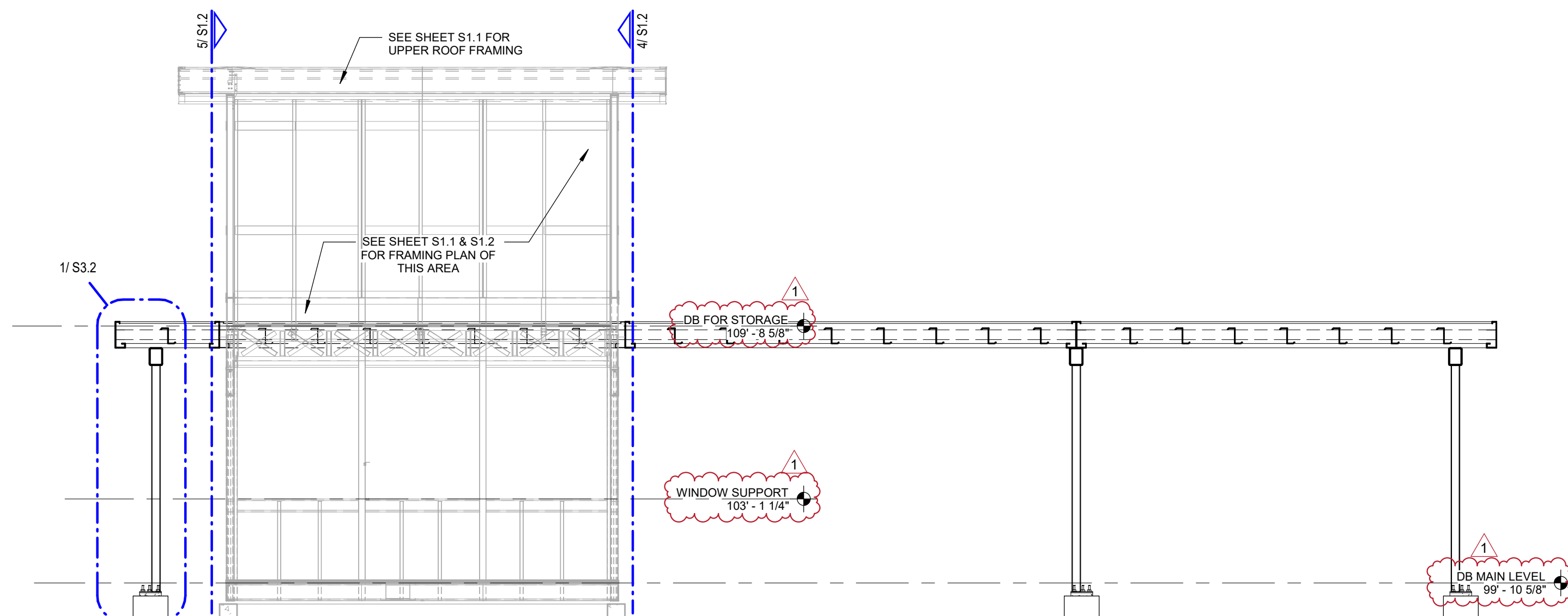
CANOPY BASEPLATE

ISOMETRIC VIEWS FOR REFERENCE ONLY

COORDINATE EXACT SIZE AND SHAPE OF
CANOPY WITH OWNER AND CANOPY
SUPPLIER



3 ISOMETRIC VIEW FRONT SIDE WITH CANOPY



2 CROSS SECTION WITH CANOPY
1/4" = 1'-0"



16 NORTH 2ND AVENUE · OZARK, MO 65721 · P (417) 581-8889 · F (417) 581-9002
ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER: A-2010011427



7 BREW COFFEE
LEE'S SUMMIT, MO

1410 NE DOUGLAS STREET
LEE'S SUMMIT, MISSOURI 64086



ENGINEER OF RECORD:
JOHN C. MILLER
E-29518
E-2011011004

PROJECT NUMBER:
22033 7BLS

REVISION:

1	06/22/2022	ADD 001
---	------------	---------

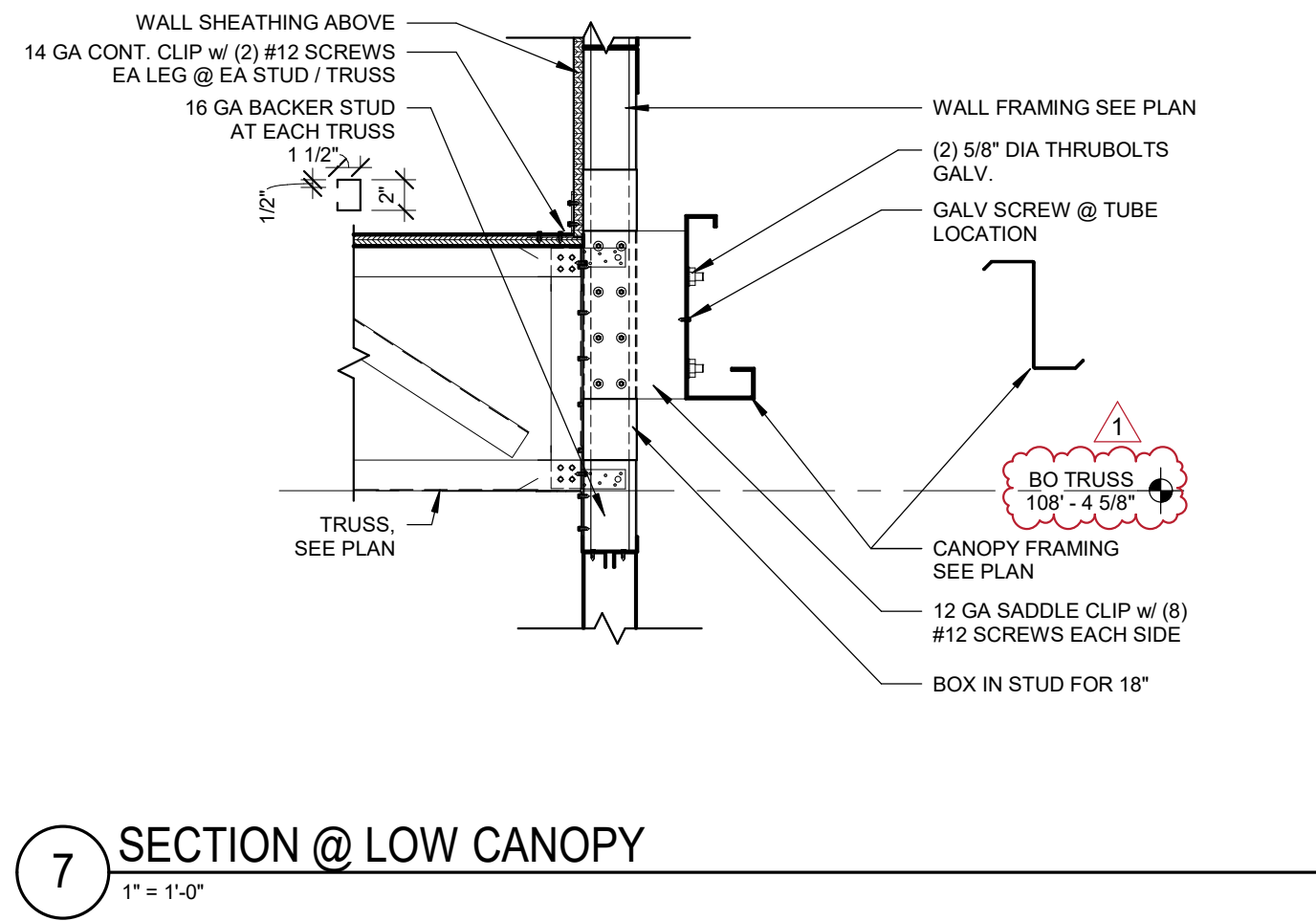
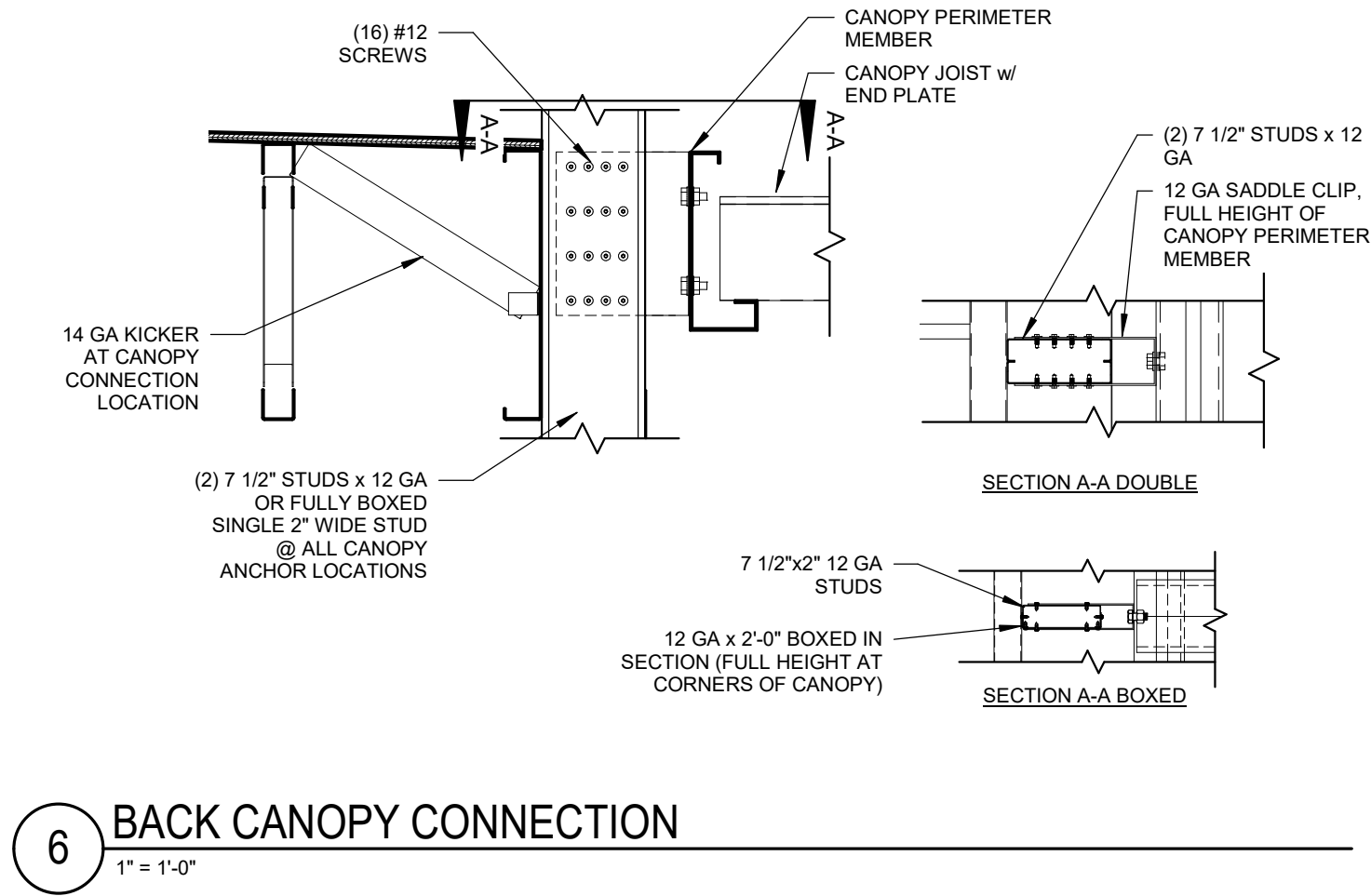
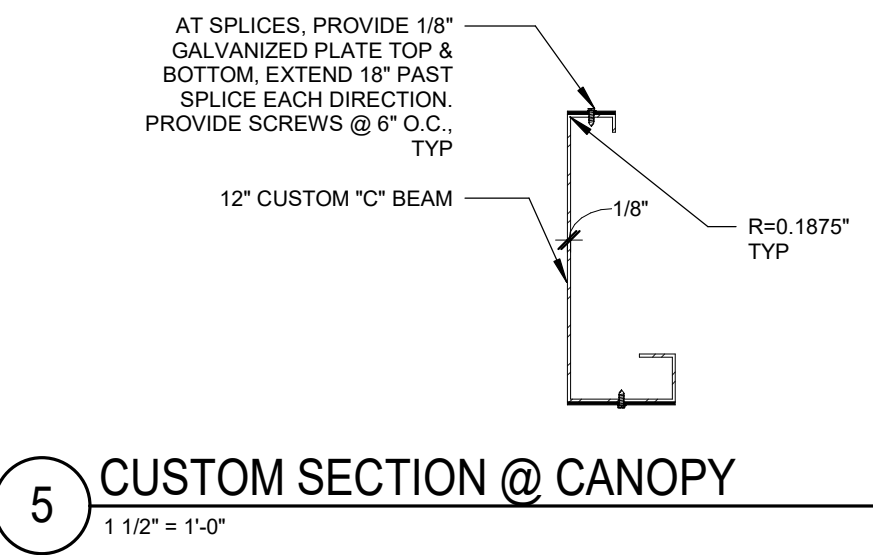
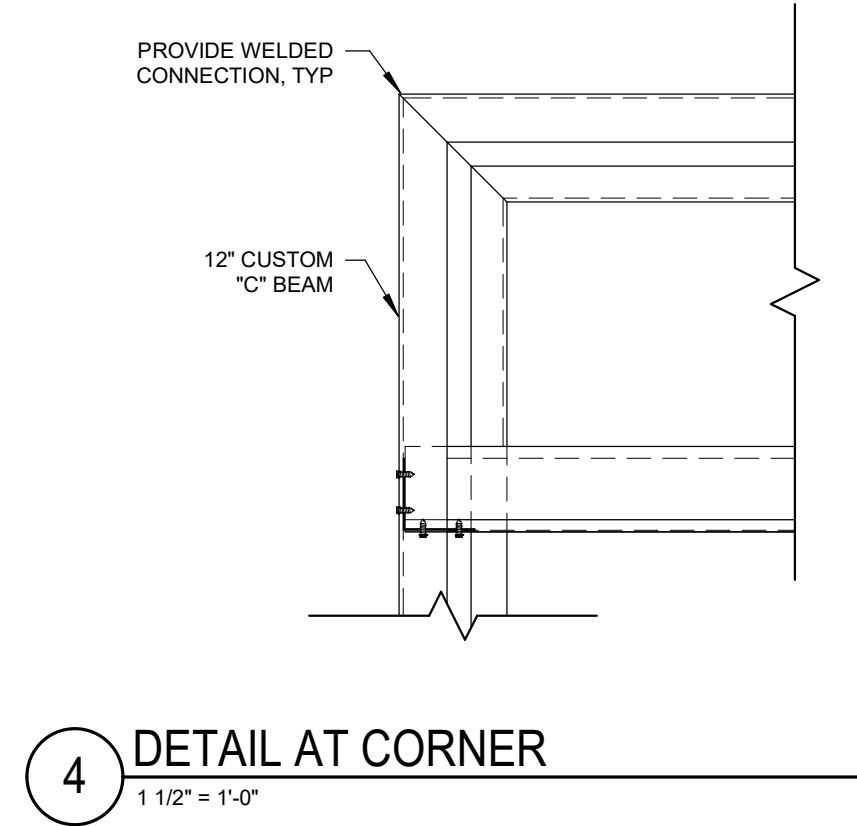
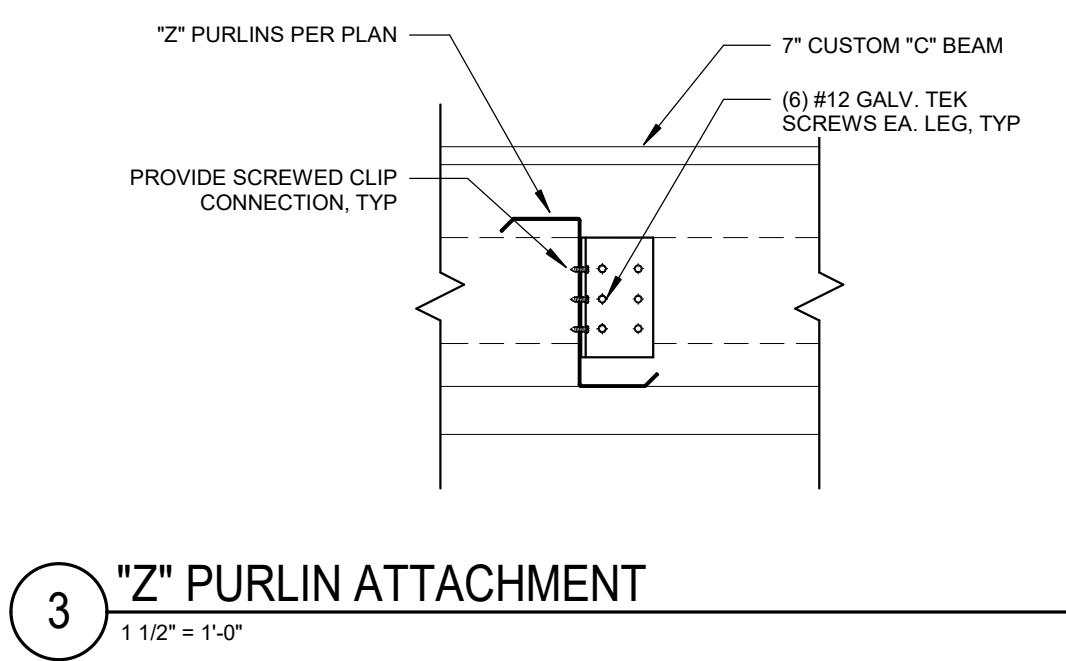
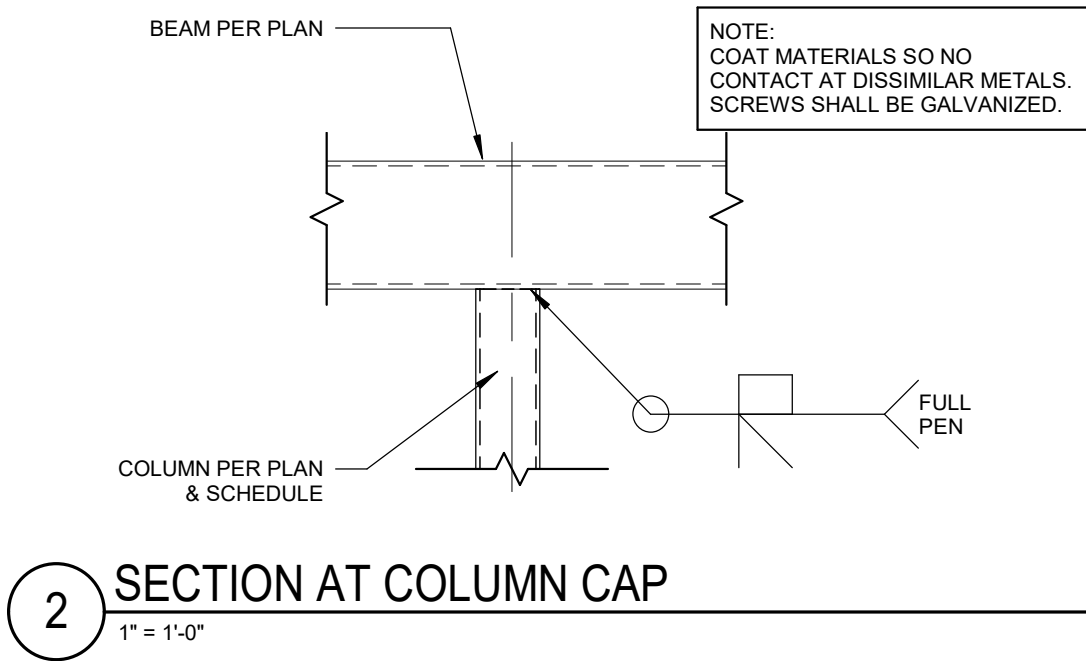
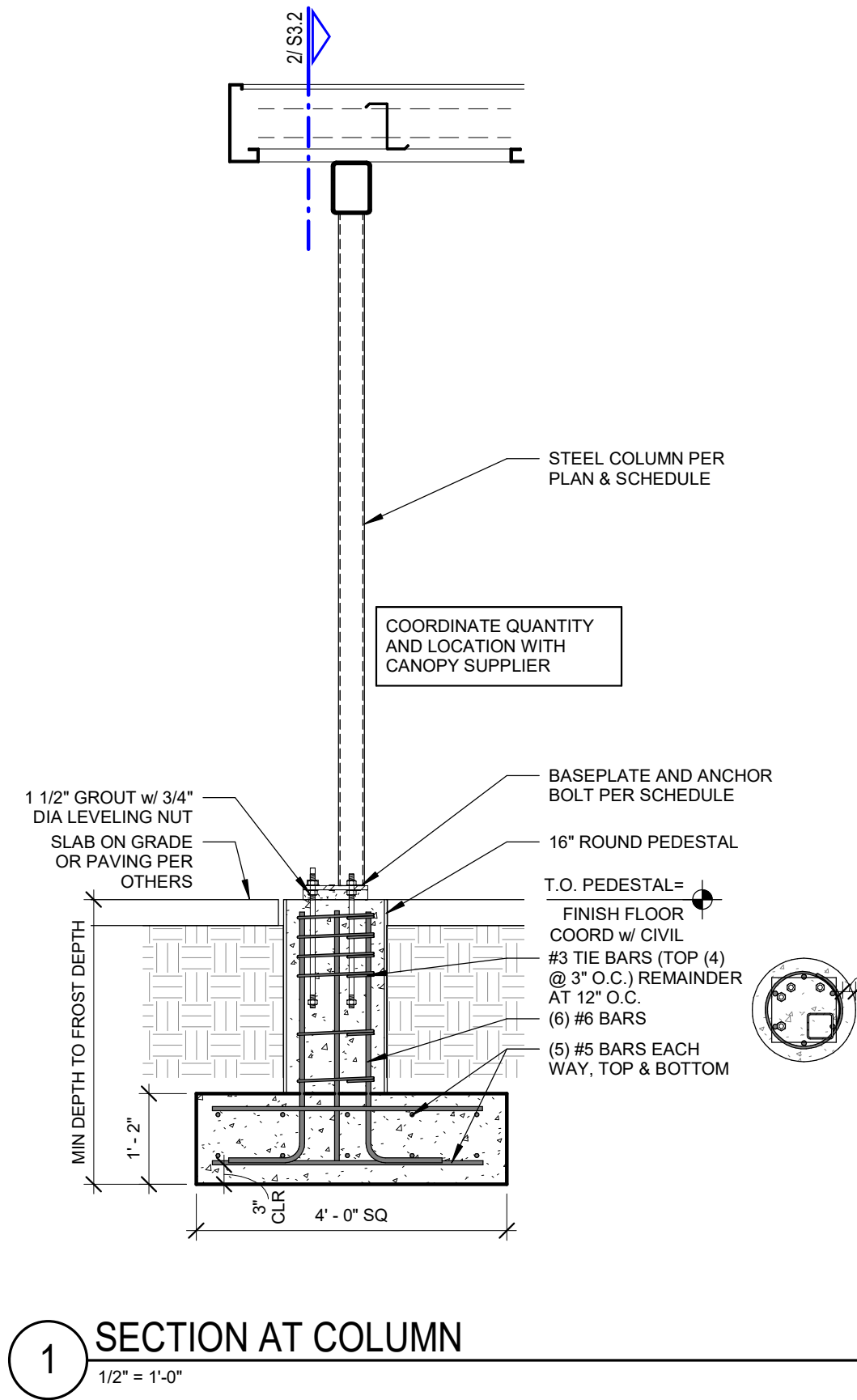
S3.1

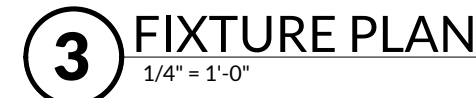
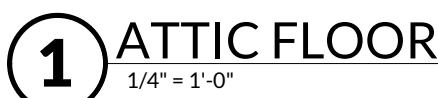
DRIVE THRU
CANOPY
DATE: 04/22/2022



J&M ENGINEERING, LLC
3045 S. KANSAS EXPRESSWAY
SPRINGFIELD, MO 65807
PHONE: 417.708.9315
www.jandmstructural.com
E-2011011004

C:\Users\lgarrett\Documents\S-STRU-7BRW_R21 Lees Summit 1410 Ne Douglas Street bgarrett@NSLP3...





1. CONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF THE LANDLORDS CRITERIA PRIOR TO CONSTRUCTION. FAILURE TO ACCOUNT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE HIM FROM ANY RESPONSIBILITY.

2. CONTRACTOR SHALL THOROUGHLY VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION. ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.



EGRESS LEGEND

PATH OF EGRESS TRAVELED: - - - - ->

SPACE OCCUPANCY:

ROOM NAME
101

SF
468

FUNCTION
KITCHEN

100 OCC.

ROOM NAME AND NUMBER

ROOM AREA, SQUARE FOOTAGE

USE GROUP PER IBC SECTION 3

OCCUPANCY: AREA OF SPACE/AREA ALLOWANCES PER IBC TABLE 1004.1.2

DOOR EXIT CAPACITY:

DOOR EXIT
000 OCC.

00" REQ.

00" PROVIDED

EXIT TYPE (DOOR, STAIR, ETC)

NUMBER OF OCCUPANTS USING THE EXIT.

EGRESS WIDTH REQUIRED FOR NUMBER OF OCCUPANTS USING THE EXIT PER IBC SECTION 1005.

EGRESS WIDTH PROVIDED.

EGRESS LOADING INFORMATION

OCCUPANCY LOADING CALCULATIONS
PER IBC 2018: TABLE 1004.1.2

KITCHENS:
STORAGE

200 S.F. PER OCCUPANT
300 S.F. PER OCCUPANT

#	ROOM	OCCUPANCY	CALCULATION	OCCUPANTS
101	SERVICE AREA	KITCHEN	468 SF/200 SF	3
104	COOLER	STORAGE	124 SF/300 SF	1
201	MECH. ACCESS ROOM	STORAGE	131 SF/300 SF	1

5

EXIT CAPACITY:
EGRESS WIDTH REQUIRED: 5 OCCUPANTS X 0.2" PER OCCUPANT REQUIRED = 1.0"
EGRESS WIDTH PROVIDED: 36"
EGRESS WIDTH OF 0.2" PER OCCUPANT USED FOR DOORS PER IBC TABLE 1005.

NUMBER OF EXITS REQUIRED:
(1) EXIT REQUIRED FOR PER STORY FOR LESS THAN 49 OCCUPANTS PER IBC TABLE 1006.2.1.
(1) EXIT PROVIDED.

MAXIMUM TRAVEL DISTANCE:
200'-0" PER IBC TABLE 1017.2
ACTUAL MAX TRAVEL DISTANCE TO EXIT: 32'-0"

DEAD END CORRIDOR:
20'-0" MAX LENGTH OF DEAD END CORRIDOR PER IBC SECTION 1018

RESTROOM LOADING

OCCUPANCY:
5 OCCUPANTS

RESTROOM FIXTURES REQUIRED/PROVIDED - USE GROUP: BUSINESS

TOILET COUNT:

- = 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50

LAVATORY COUNT:

- = 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80

TUB/ SHOWERS:

- = NOT REQUIRED

DRINKING FOUNTAINS:

- = 1 PER 100

OTHER:

- = 1 SERVICE SINK

PLUMBING FIXTURE COUNT PER IBC TABLE 2902.1

TOILET COUNT:

- = 1 WATER CLOSET REQUIRED / 25 WATER CLOSETS PROVIDED
- = 1 UNISEX WATER CLOSET PROVIDED

LAVATORY COUNT:

- = 1 REQUIRED / 40 SINKS PROVIDED

DRINKING FOUNTAIN COUNT:

- = 1 REQUIRED / 100 DRINKING FOUNTAINS PROVIDED

SERVICE SINK COUNT:

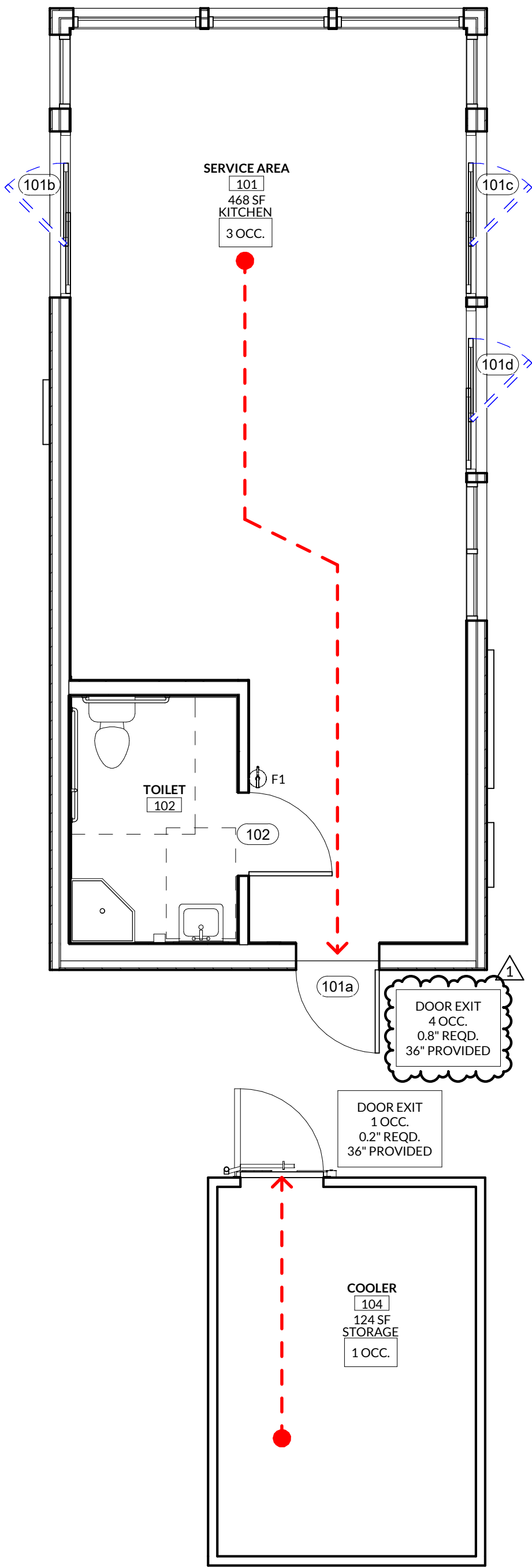
- = 1 REQUIRED / 1 PROVIDED

FIRE EXTINGUISHER NOTES

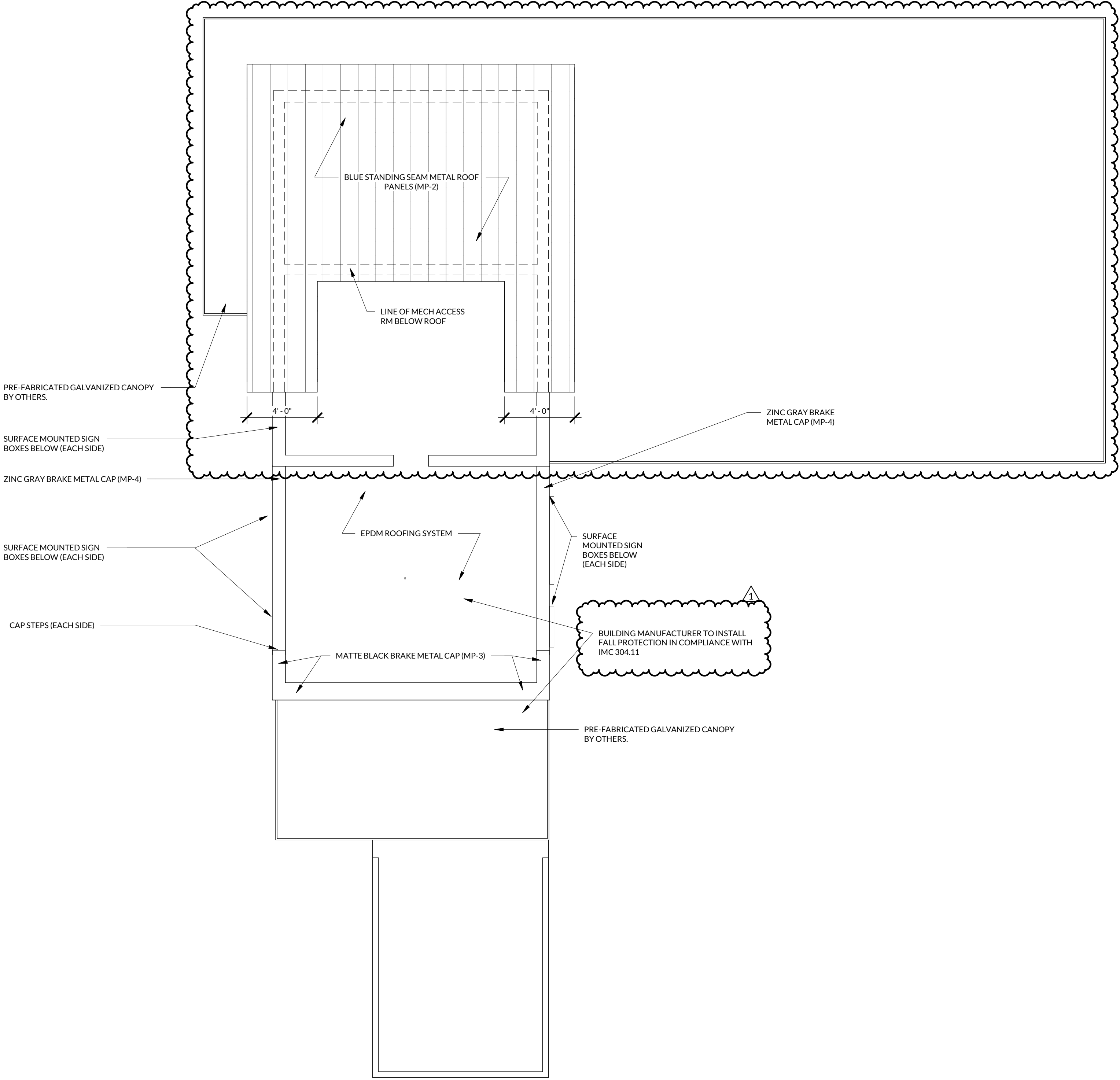
F1

10 LBS, ABC FIRE EXTINGUISHER ON WALL MOUNTED BRACKET. MOUNT HANDLE @ 4'-0".

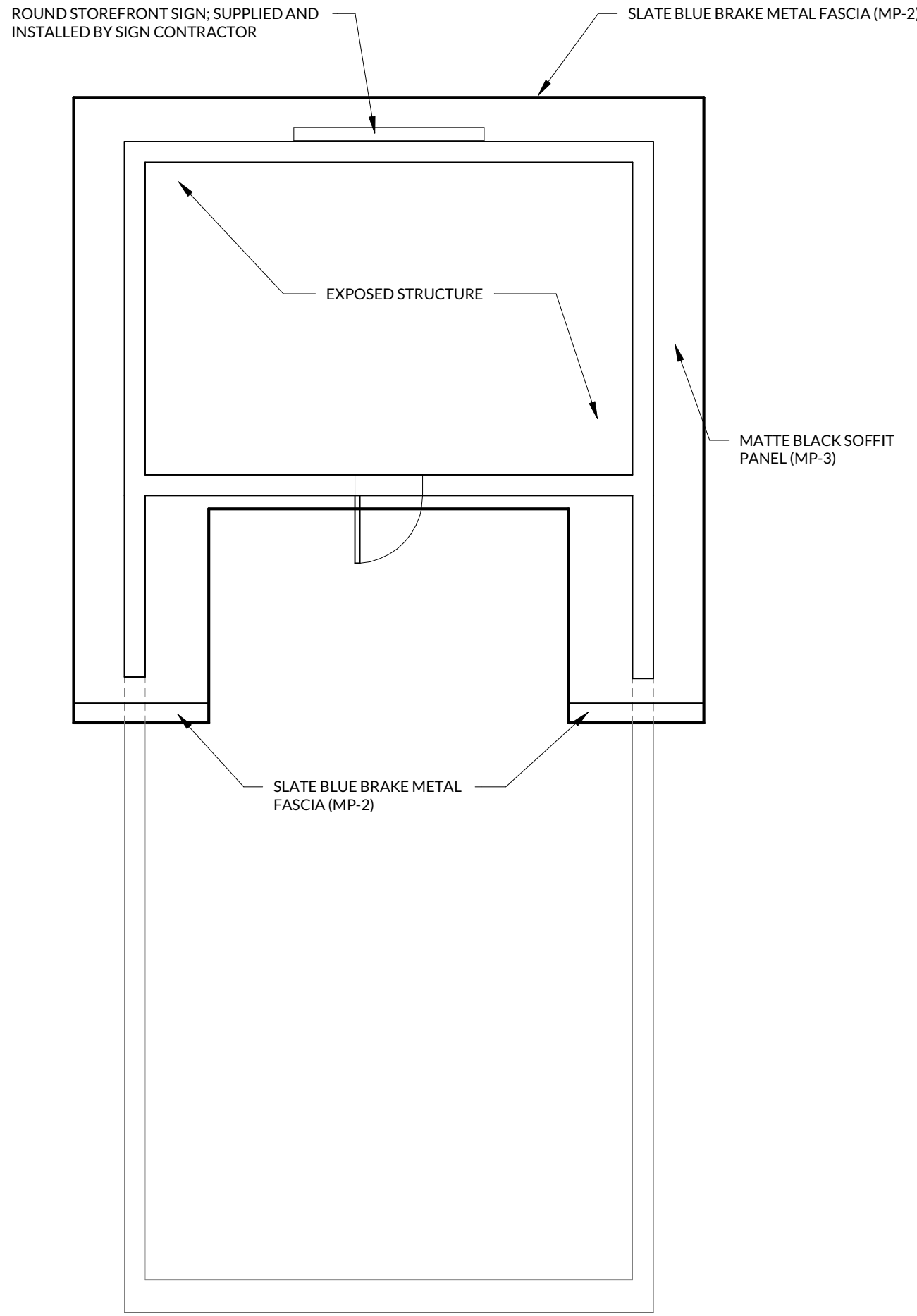
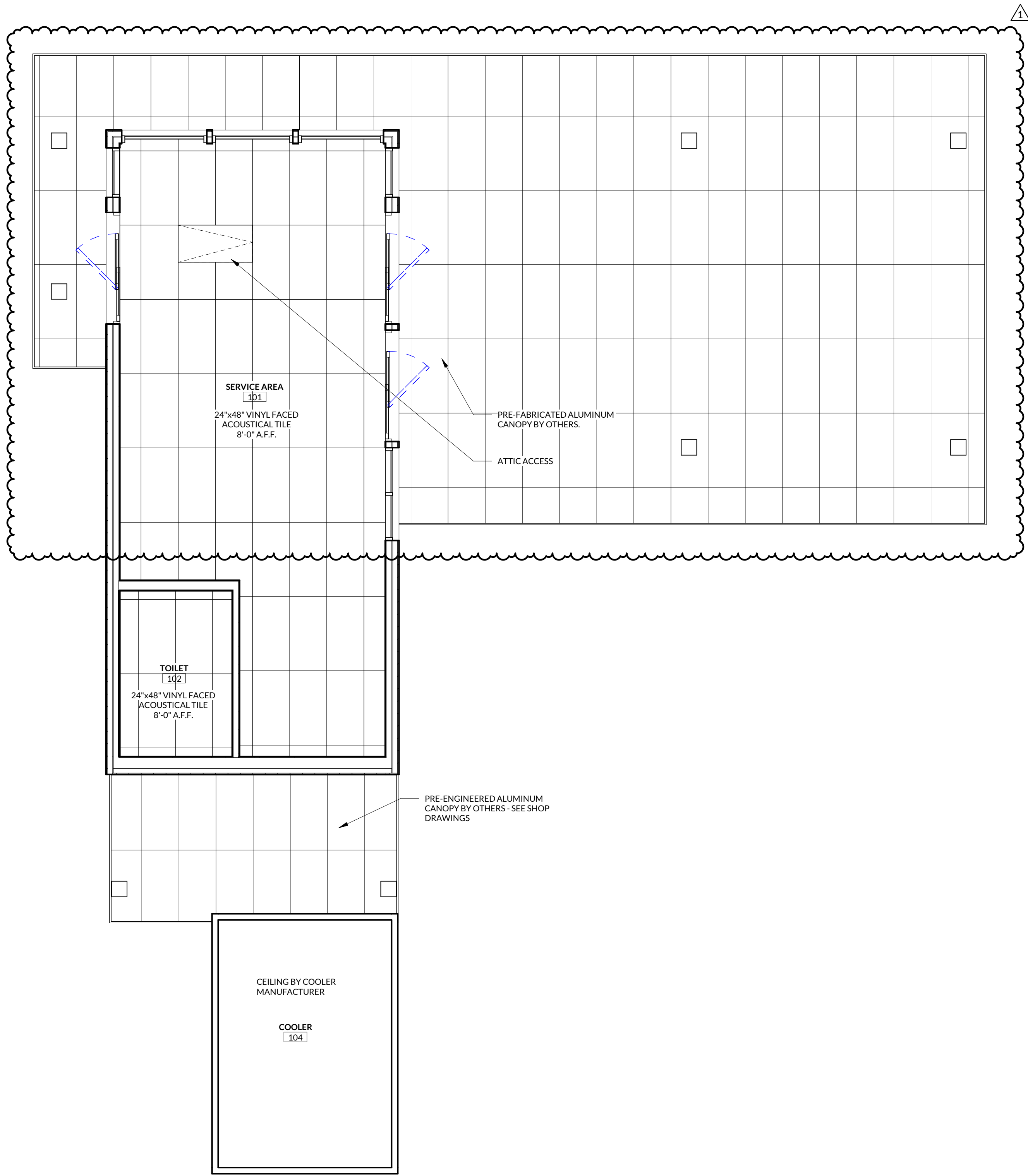
75'-0" RADIUS FROM FIRE EXTINGUISHER @ F1 (NOT SHOWN, ENCOMPASSES ENTIRE BUILDING)



1 EGRESS PLAN
1/4" = 1'-0"



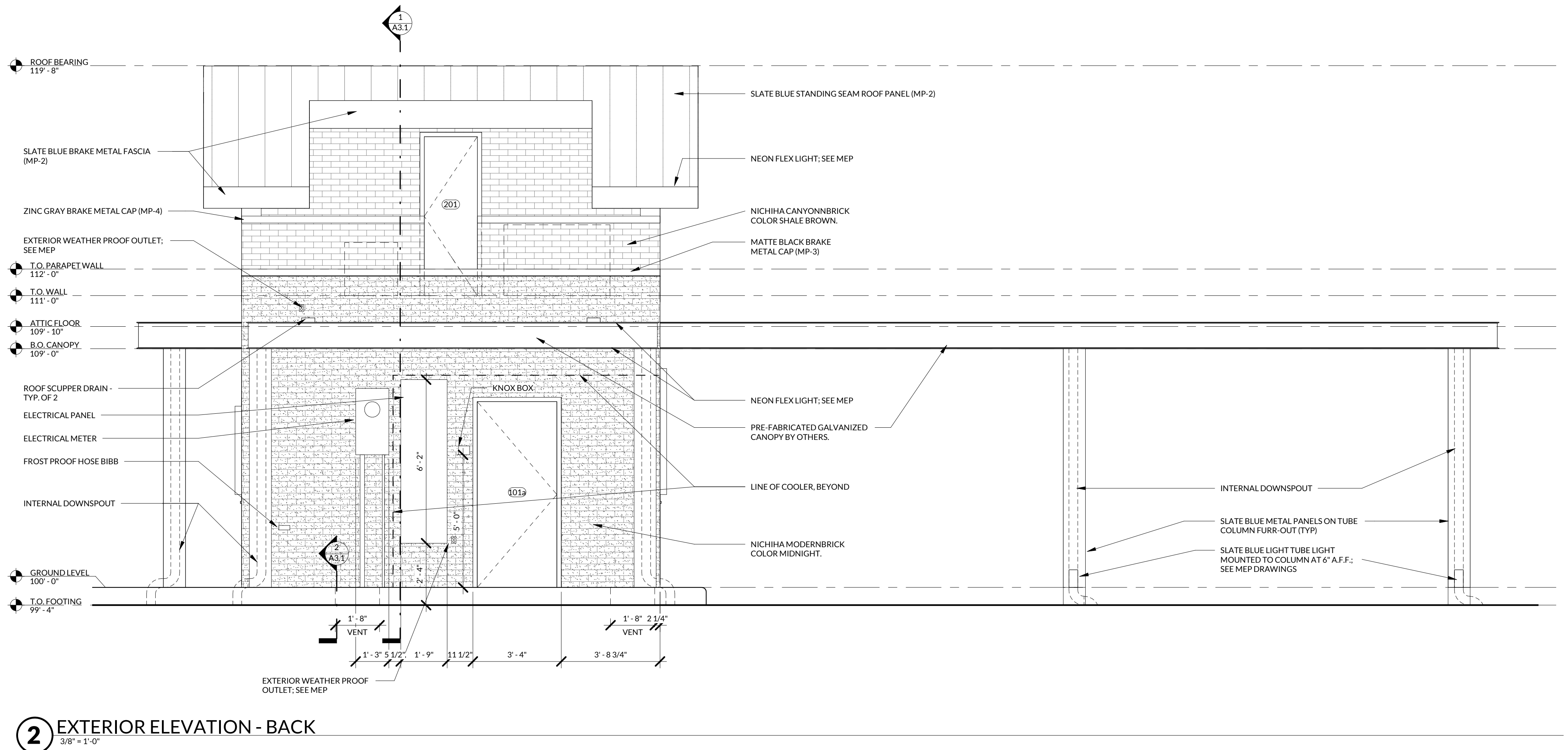
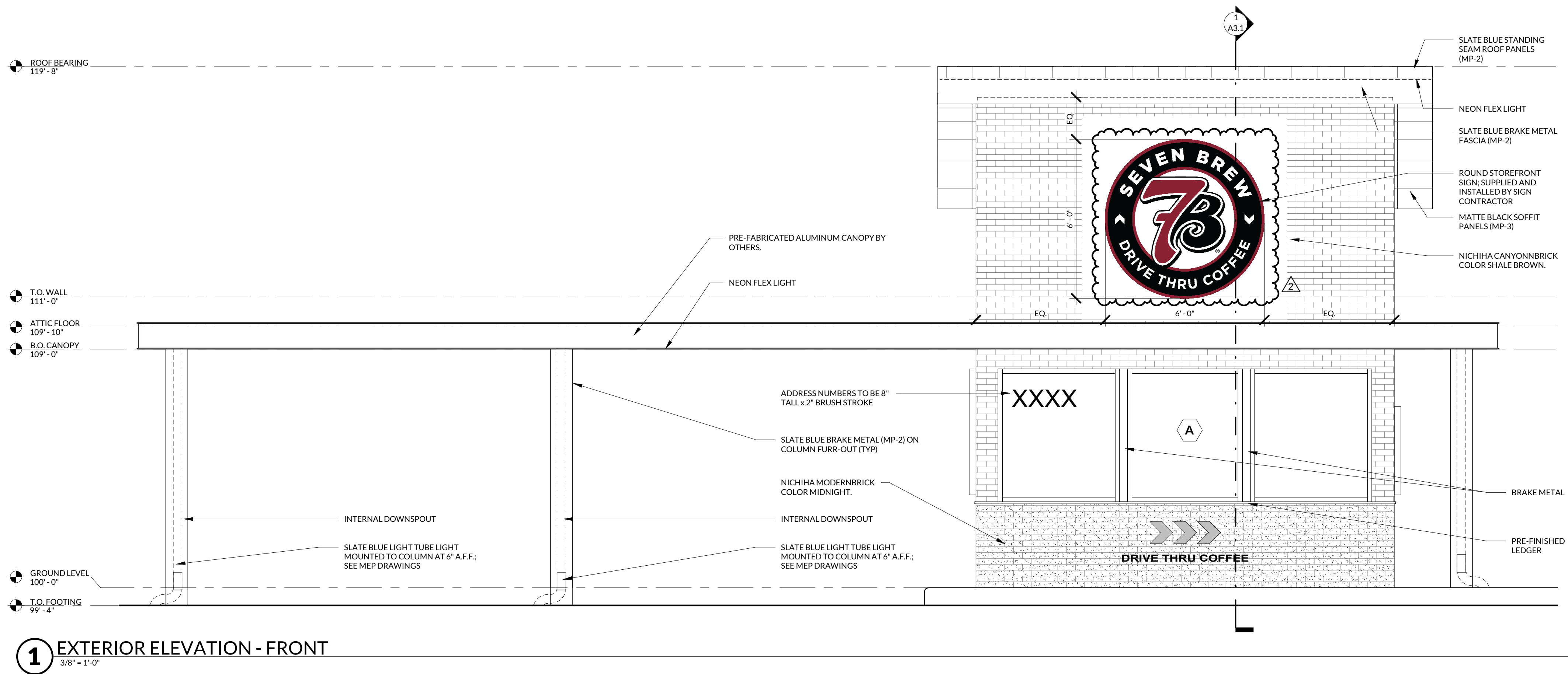
2 ROOF PLAN
1/4" = 1'-0"



ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. 2011002764

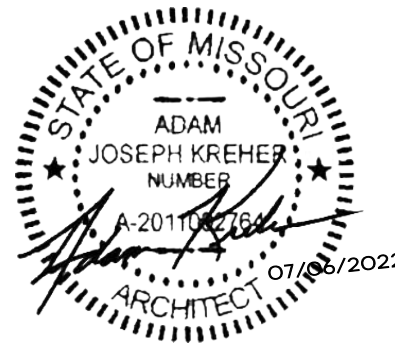
PROJECT NUMBER:
22033 7BLS

REVISION: ADD 001
6/17/22



7 BREW COFFEE
LEE'S SUMMIT, MO

143 ONE DOUGLAS ST.
LEE'S SUMMIT, MO 64086



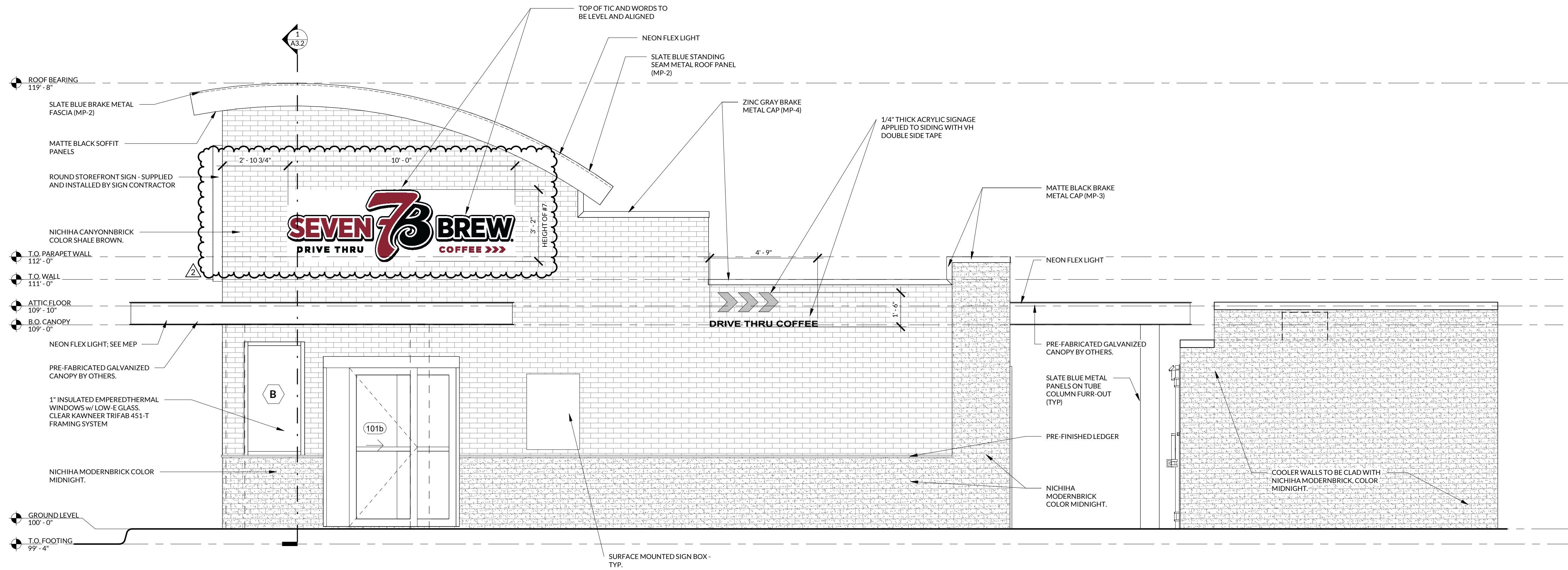
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NAME: ADAM KREHER
LICENSE NO. 2011002764

PROJECT NUMBER:
22033 7BLS

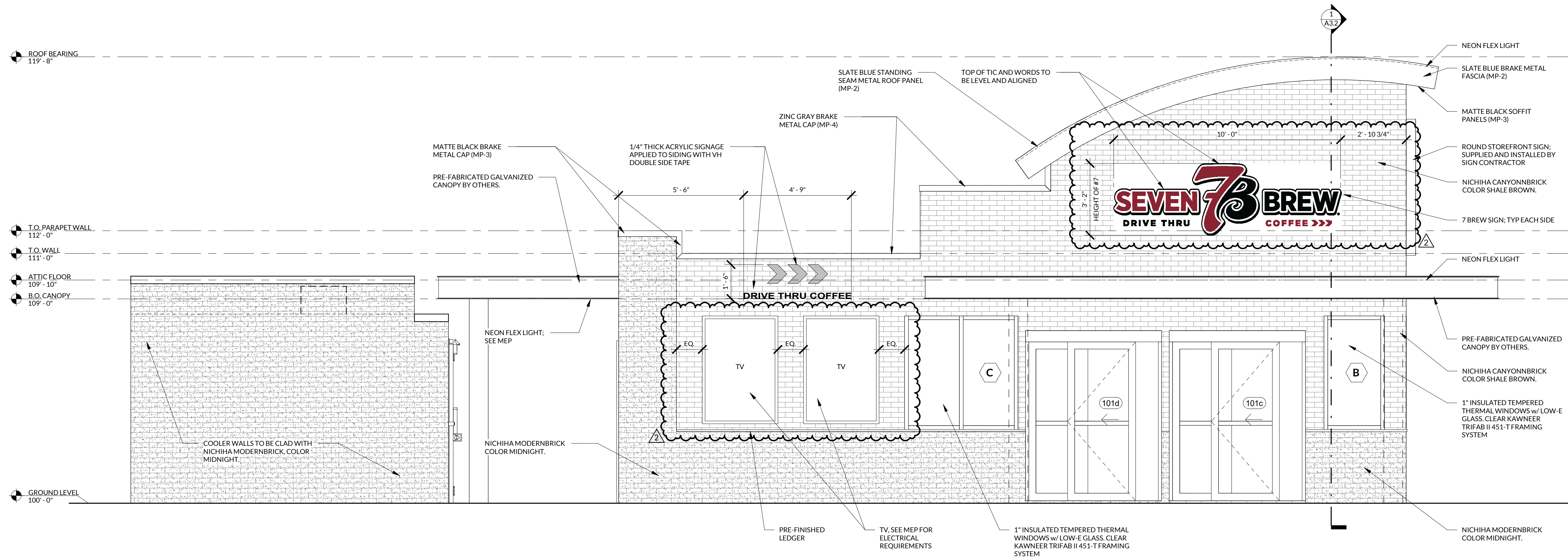
REVISION: ADD 001
6/17/22
 ADD 002
7/5/22

A2.1

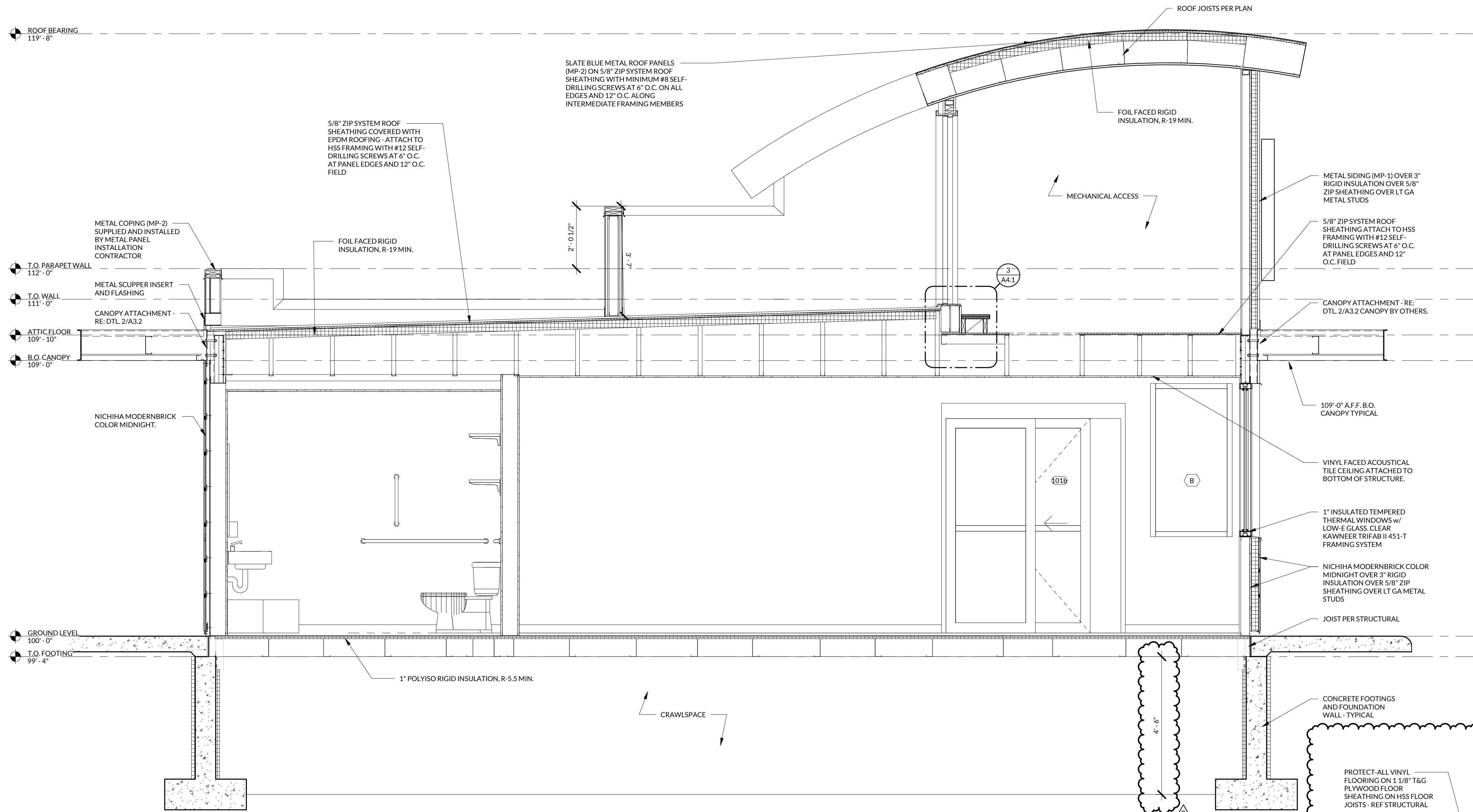
EXTERIOR
ELEVATIONS
DATE: APRIL 22, 2022



1 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"



2 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"



1 BUILDING SECTION
1/2" = 1'-0"

2 FOUNDATION VENT WELL DETAIL
1 1/2" = 1'-0"

7 BREW COFFEE
LEE'S SUMMIT, MO

1430 ONE DOUGLAS ST.
LEE'S SUMMIT, MO 64086



ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. 2011002764

PROJECT NUMBER:
220337BLS

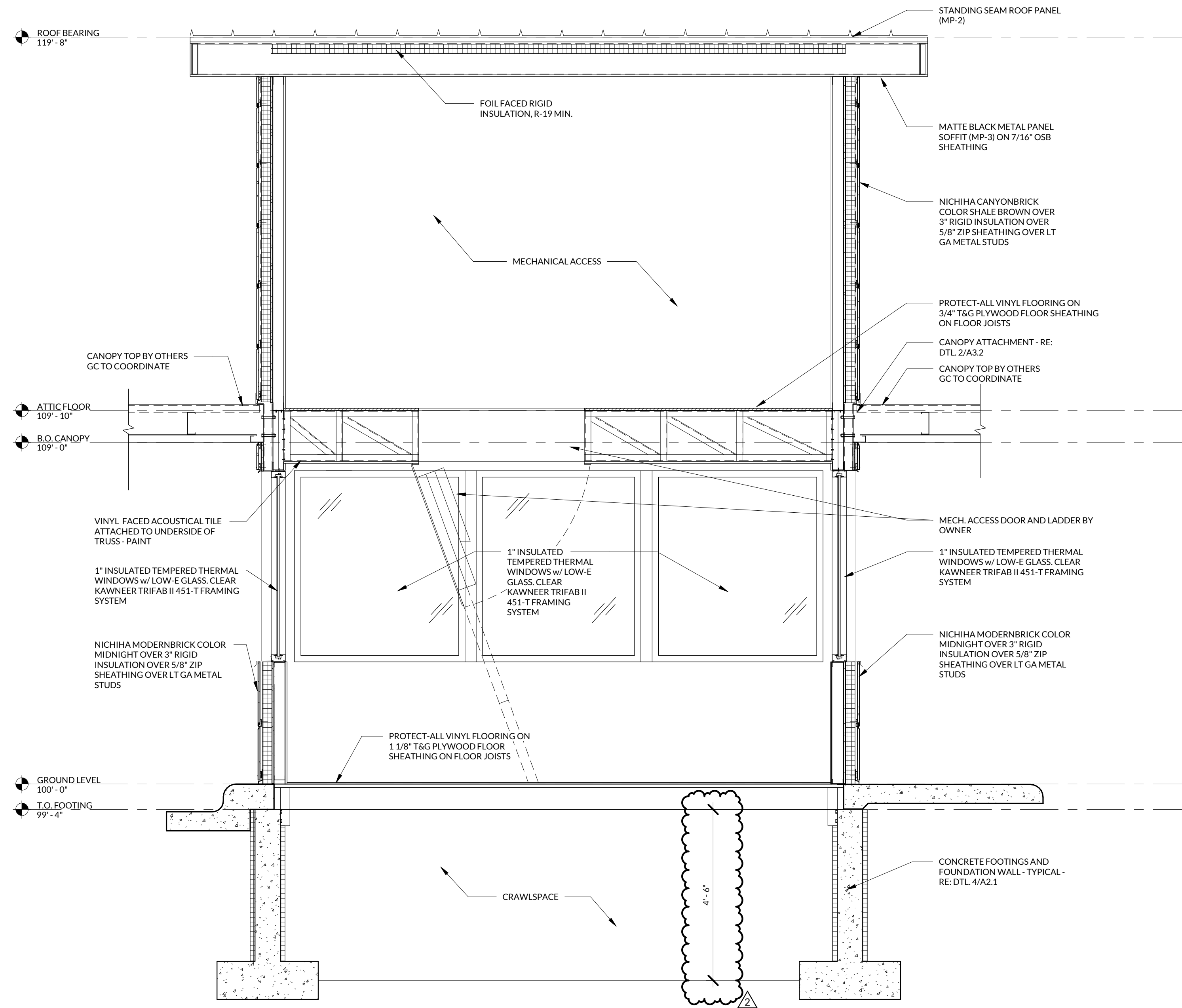
REVISION: **1** ADD 001
6/17/22

2 ADD 002
7/5/22

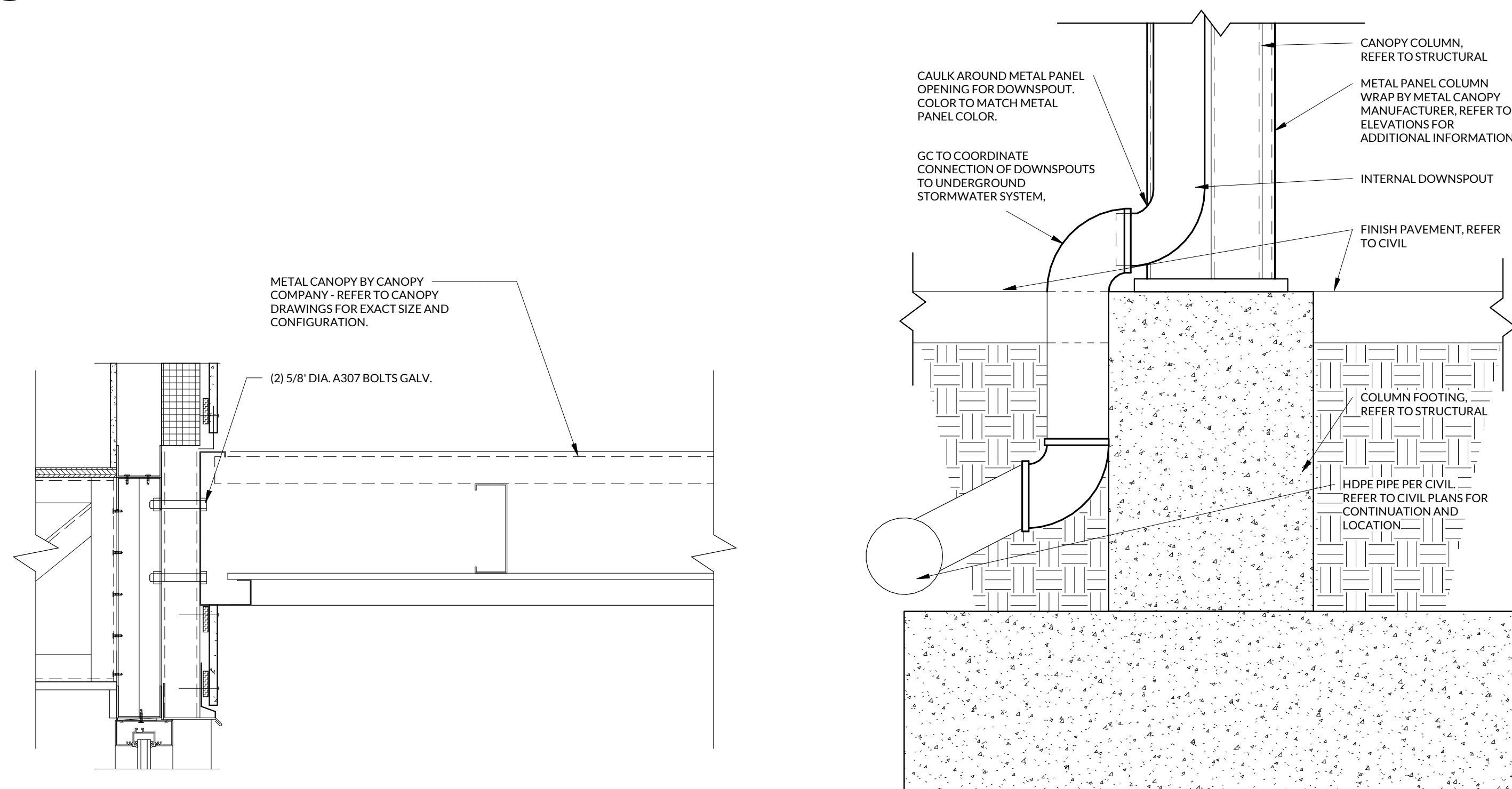
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SECTIONS AND
DETAILS

DATE: APRIL 22, 2022

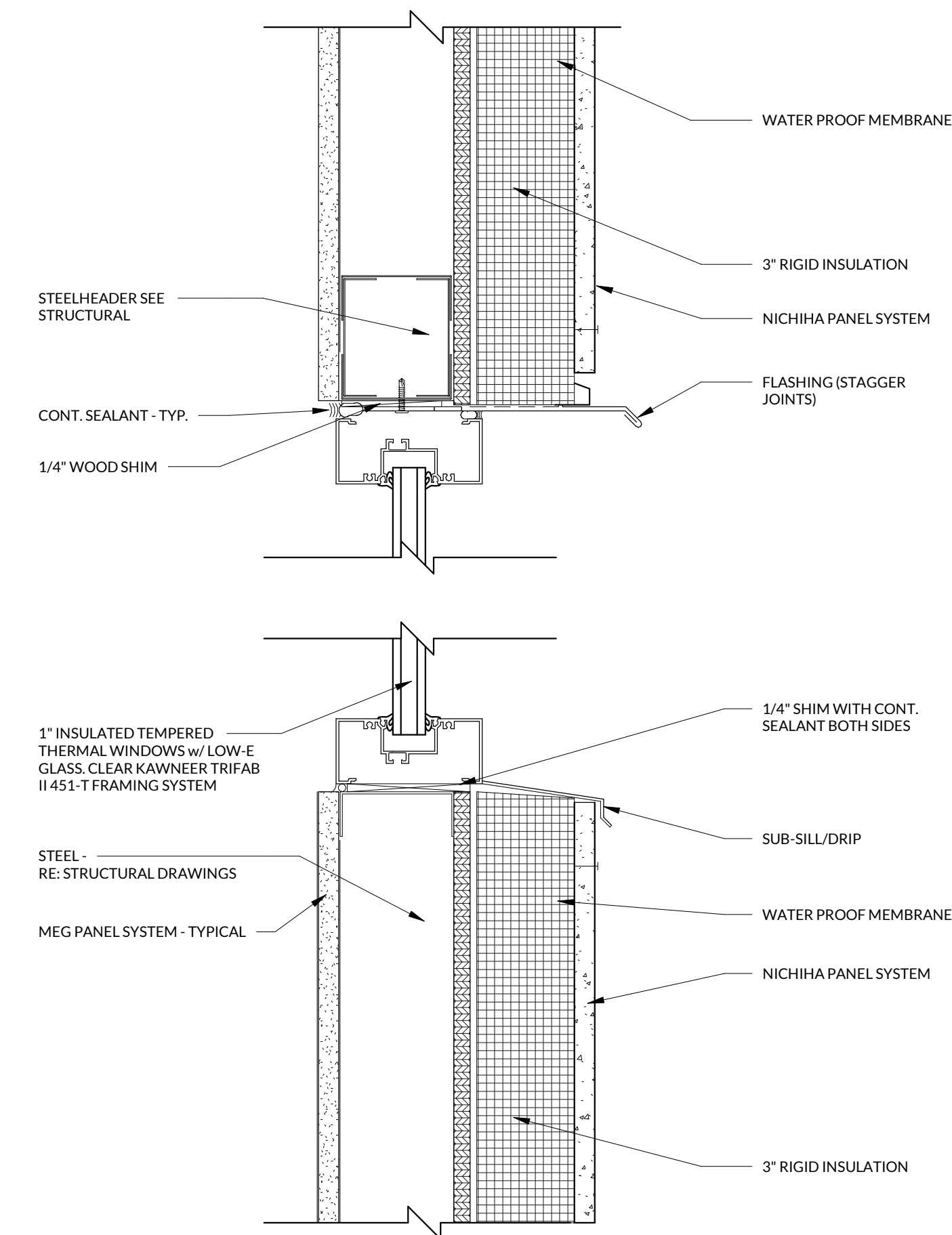


1 BUILDING SECTION
1/2" = 1'-0"

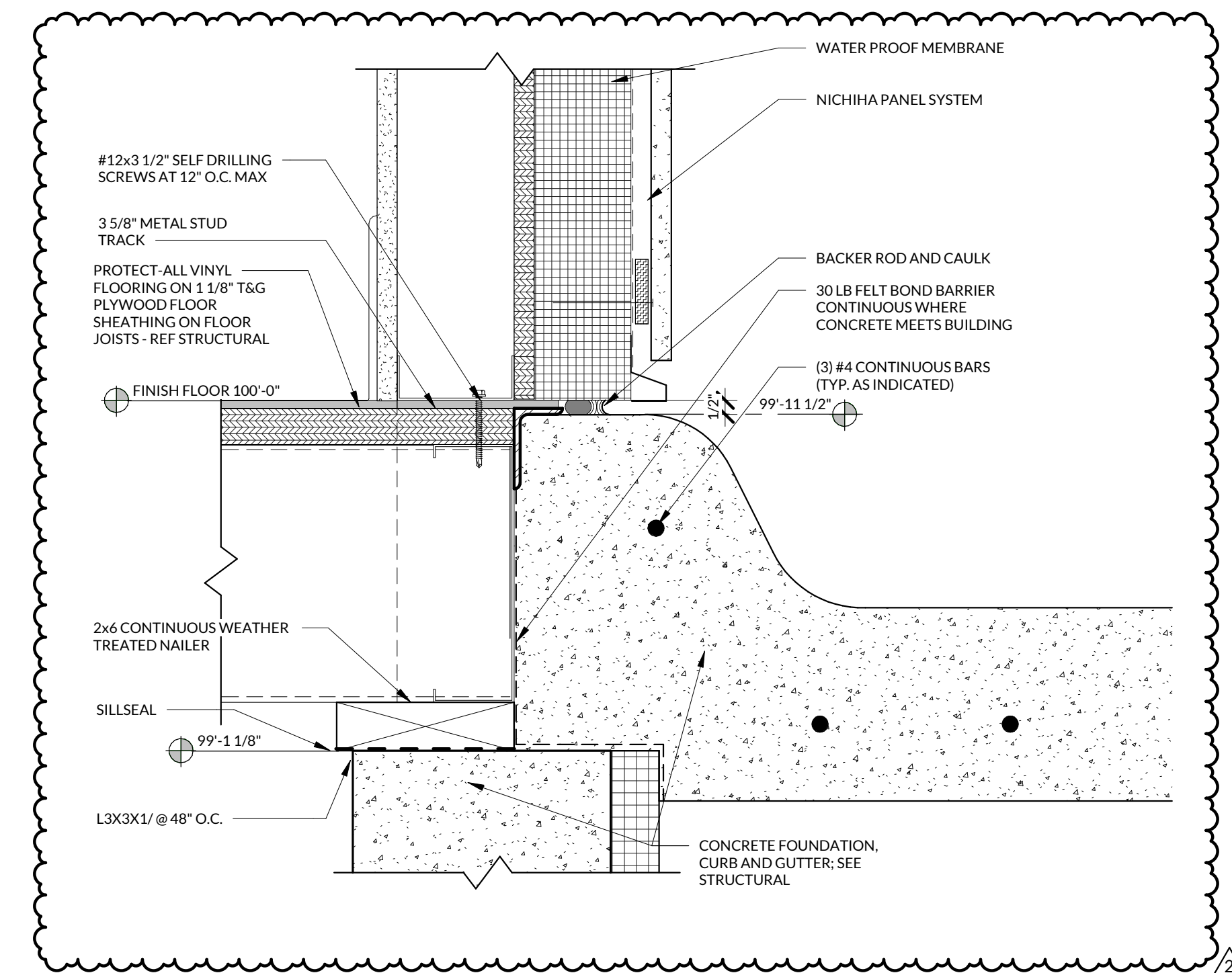


2 DETAIL - CANOPY CONNECTION DETAIL
1 1/2" = 1'-0"

3 DETAIL - DOWNSPOUT COLLECTION CONNECTION
1 1/2" = 1'-0"



4 ENLARGED WALL SECTION AT WINDOW
3" = 1'-0"



7 BREW COFFEE
LEE'S SUMMIT, MO

1430 NE DOUGLAS ST.
LEE'S SUMMIT, MO 64086



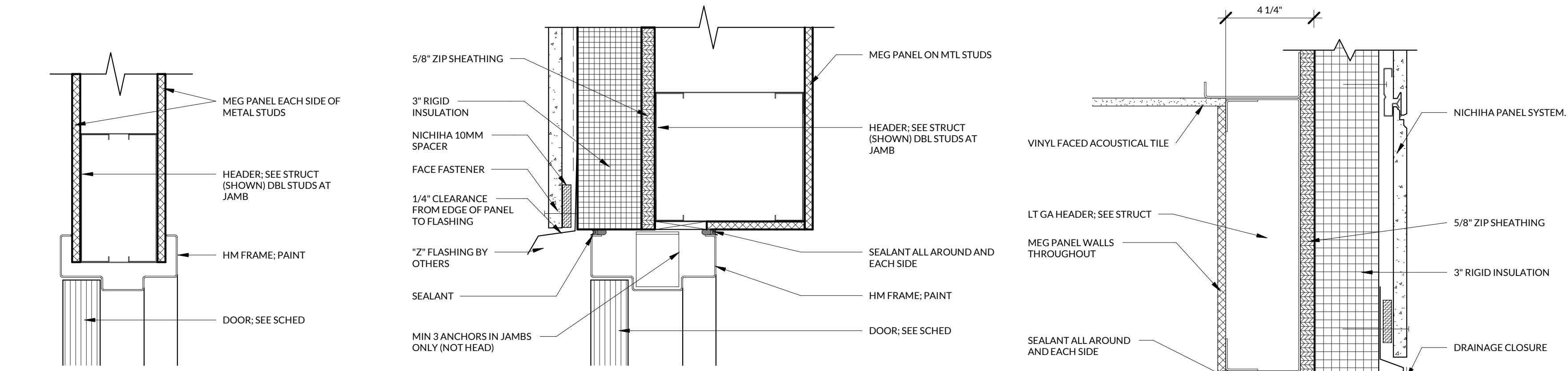
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NAME: ADAM KREHER
LICENSE NO. 2011002764

PROJECT NUMBER:
220337BLS

REVISION: **A** ADD 002
7/5/22

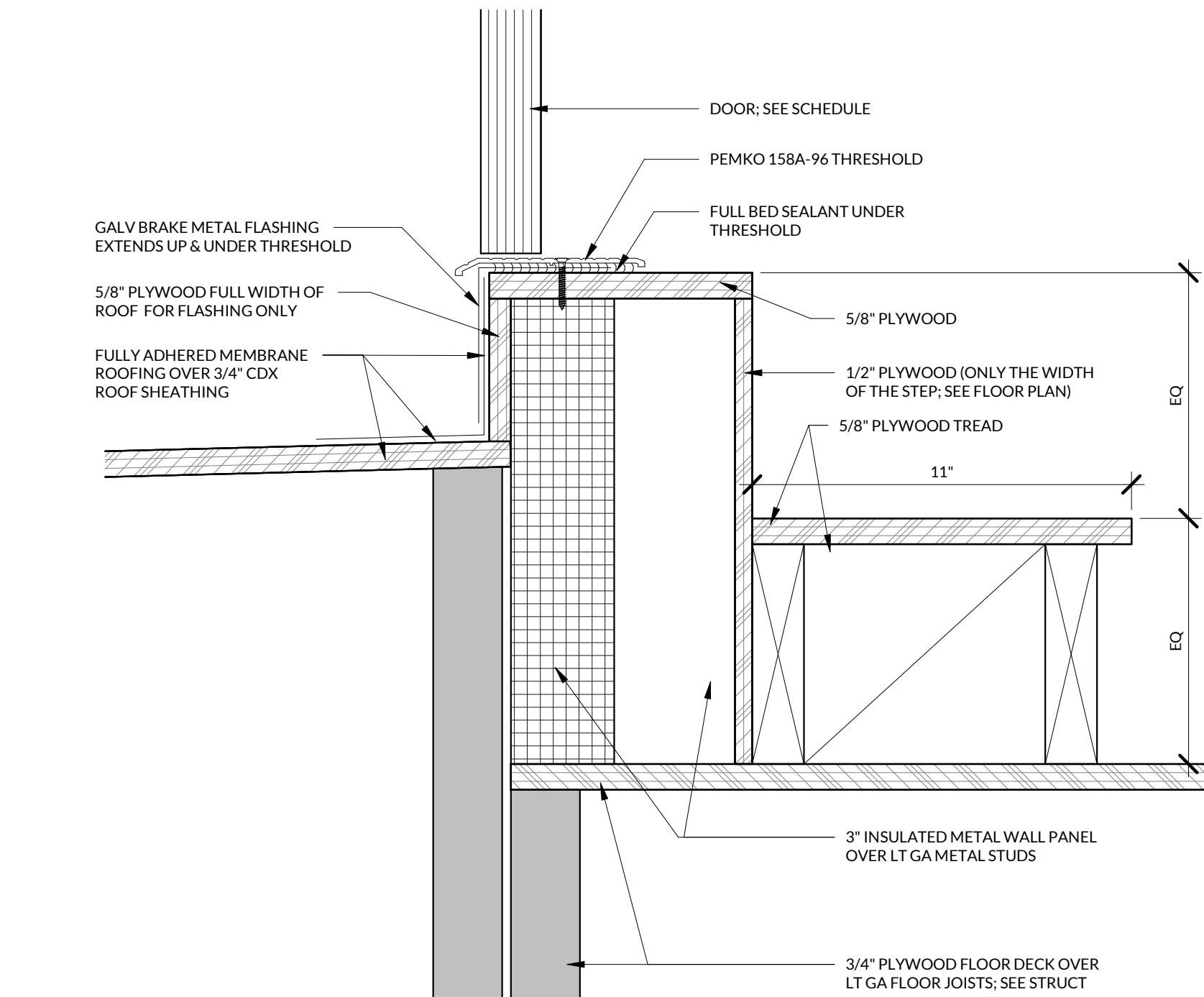
A3.2

SECTIONS AND
DETAILS
DATE: APRIL 22, 2022

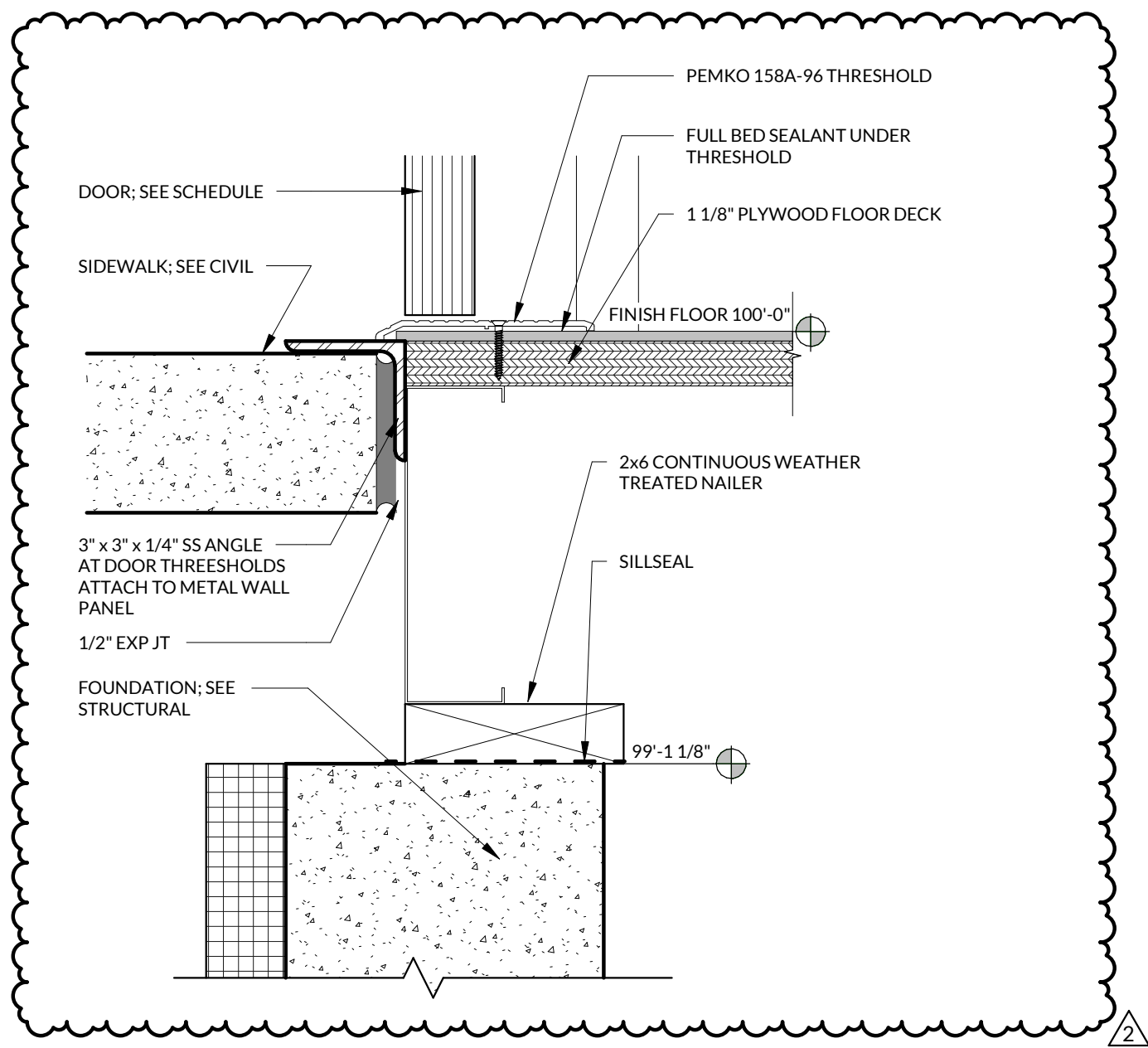


1 DOOR HEAD @ HM FRAME 3" = 1'-0"

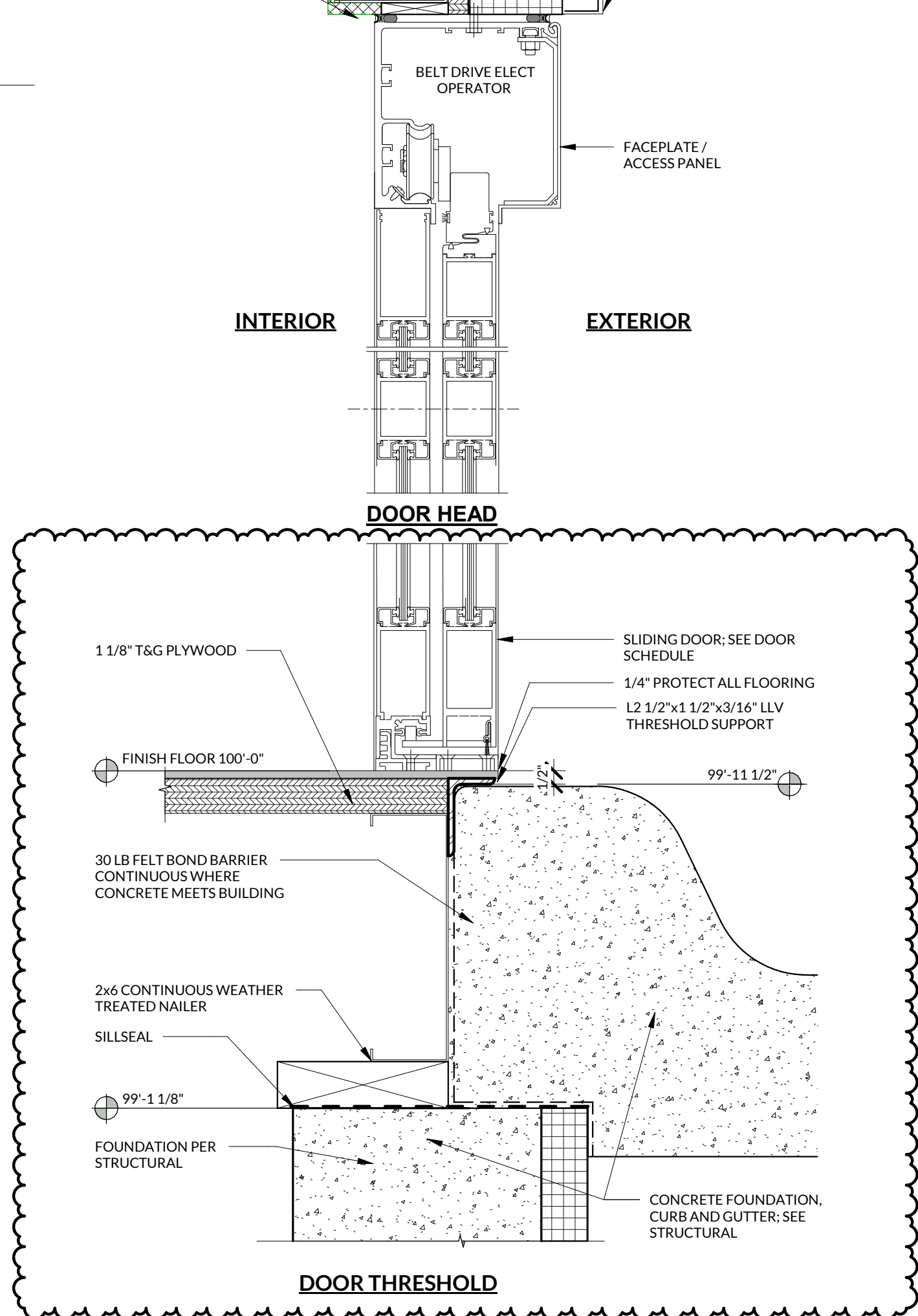
2 DOOR HEAD @ 3" INSUL PANEL 3" = 1'-0"



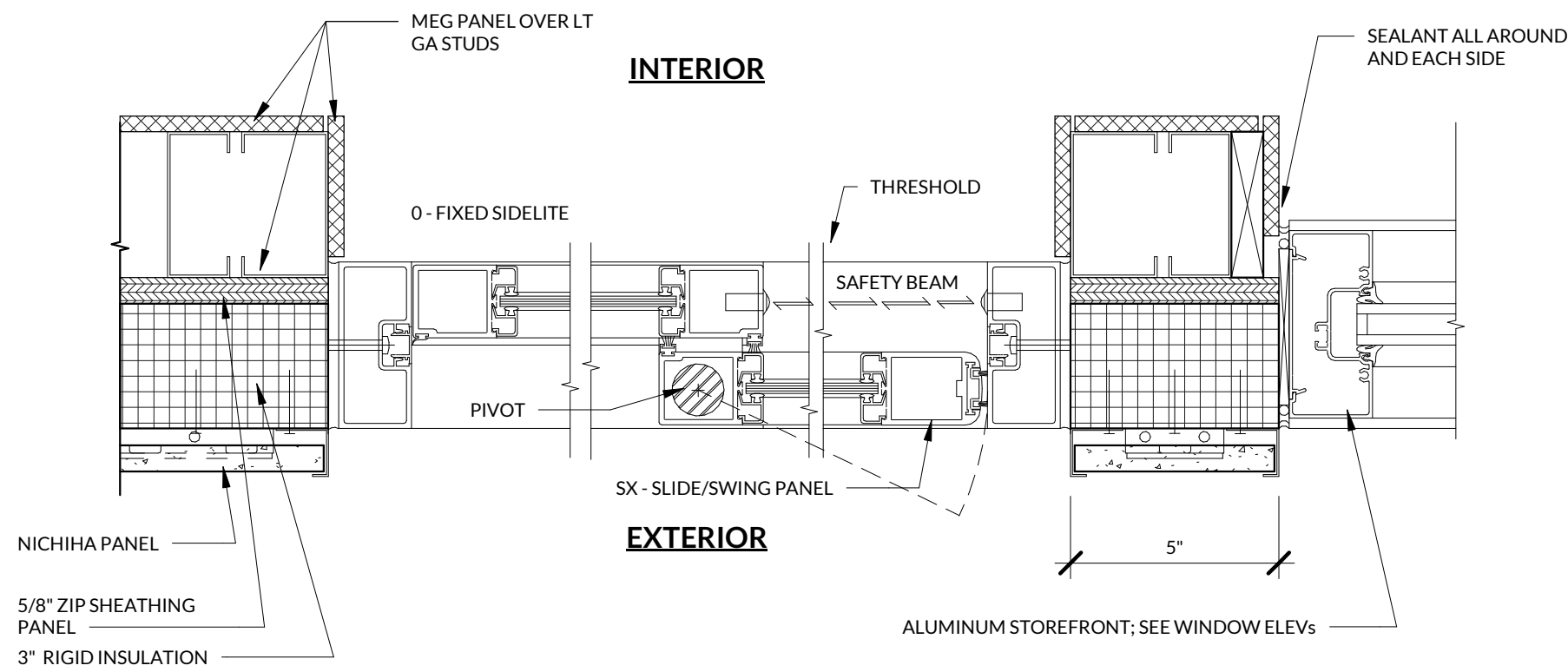
3 DOOR THRESHOLD @ MECH ACCESS RM DOOR 3" = 1'-0"



4 DOOR THRESHOLD @ MAIN FLOOR EXTERIOR DOOR 3" = 1'-0"



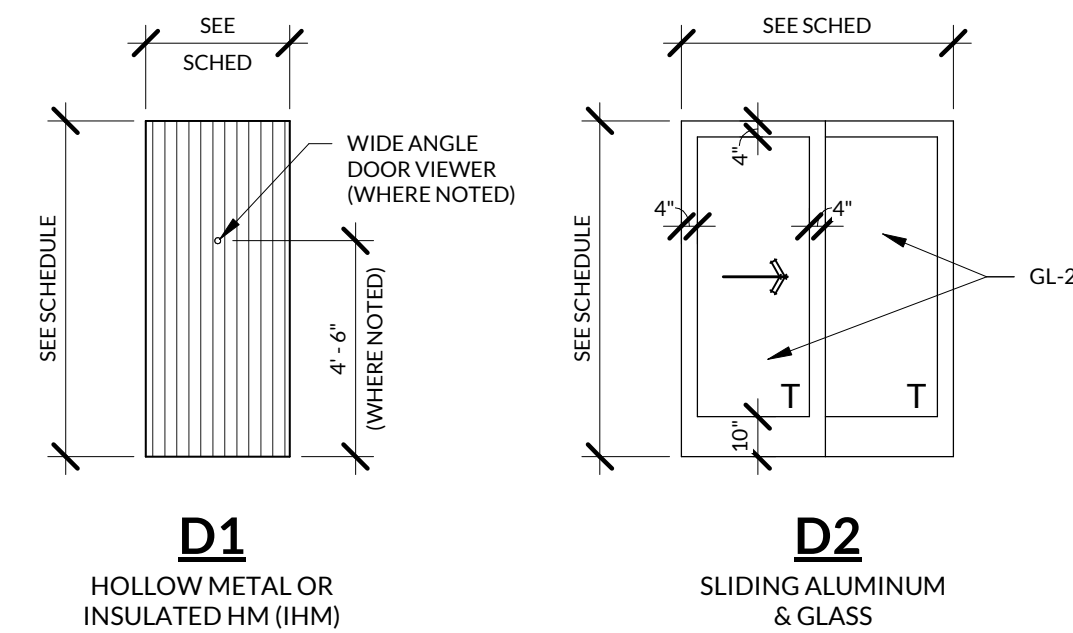
5 SLIDING DOOR HEAD/THRESHOLD 3" = 1'-0"



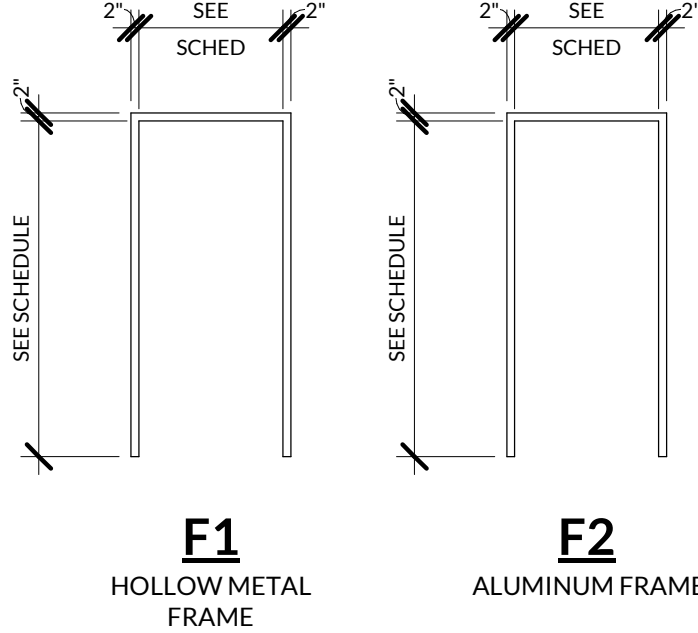
6 SLIDING DOOR JAMB 3" = 1'-0"

DOOR SCHEDULE											
DOOR NUMBER	ROOM	SIZE	DOOR		FRAME		DETAILS			FIRE RATING	HARDWARE SET
			TYPE	MATERIAL	TYPE	MATERIAL	HEAD	JAMB	THRESHOLD		
101a	SERVICE AREA	3'-0"x7'-0"	D1	HM	F1	HM	2/A4.1	2/A4.1 SIM.	--		1
101b	SERVICE AREA	6'-0"x7'-6"	D2	ALUM	F2	ALUM	3/A2.2	3/A2.2	--		4
101c	SERVICE AREA	6'-0"x7'-6"	D2	ALUM	F2	ALUM	3/A2.2	3/A2.2	--		4
101d	SERVICE AREA	6'-0"x7'-6"	D2	ALUM	F2	ALUM	3/A2.2	3/A2.2	--		4
102	TOILET	3'-0"x7'-0"	D1	HM	F1	HM	1/A4.1	1/A4.1 SIM.	--		2
201	MECH. ACCESS ROOM	2'-0"x6'-0"	D1	IHM	F1	HM	2/A4.1	2/A4.1 SIM.	--		3

DOOR ELEVATIONS



FRAME ELEVATIONS



DOOR SCHEDULE NOTES:

- REFER TO DOOR SCHEDULE FOR HARDWARE SETS
- PAINT TO MATCH ADJACENT FINISHES
- REFER TO CODE COMPLIANCE DOOR NOTES (BELOW) FOR ADDITIONAL REQUIREMENTS.

CODE COMPLIANCE DOOR NOTES:

- ALL EXIT DOORS SHALL CONFORM TO THE FOLLOWING PROVISIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE STATE OF MISSOURI ACCESSIBILITY CODE:
- THE EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF ANY SPECIAL KNOWLEDGE OR EFFORT WHEN THE BUILDING IS OCCUPIED.
 - ALL HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" TO 48" A.F.F. AND SHALL BE OPERATED WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
 - DOOR LEADING TO UNSEX TOILET ROOM SHALL BE IDENTIFIED WITH A 12" DIAMETER CIRCLE WITH A TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER. SIGN/SYMBOL SHALL BE MOUNTED ON THE WAL ON THE LATCH SIDE OF THE DOOR AND 60" A.F.F. AND NO MORE THAN 8" FROM THE EDGE OF THE DOOR TO THE EDGE OF THE SIGN.

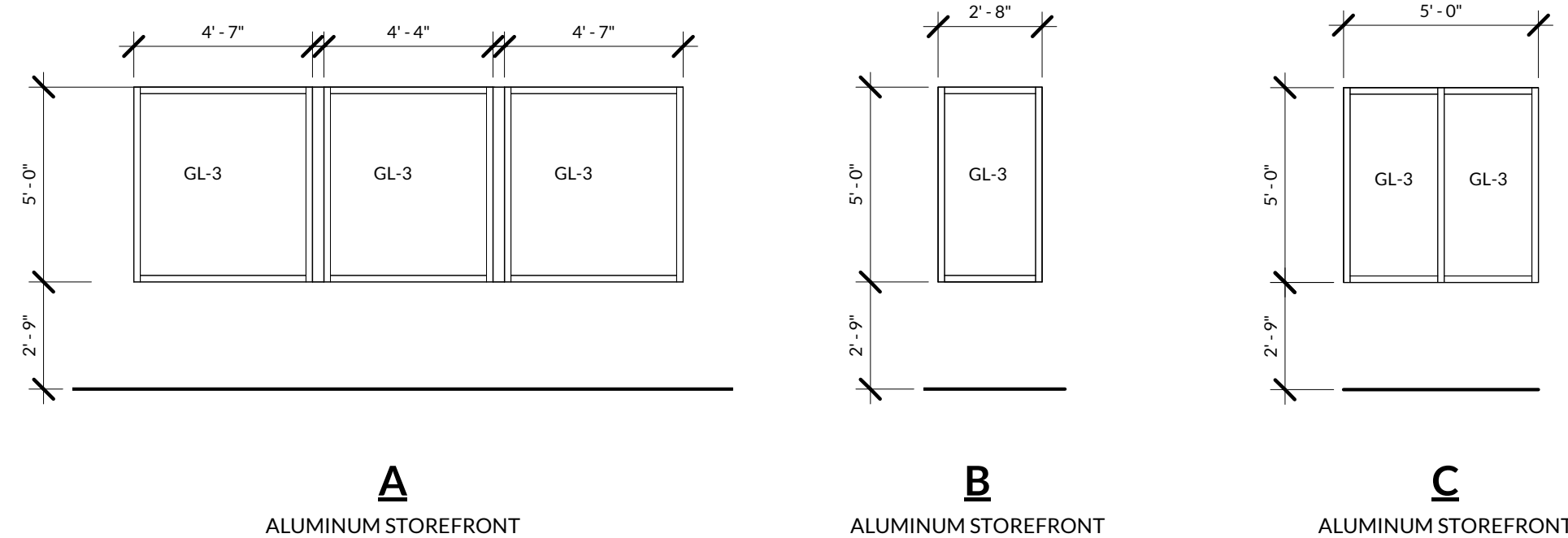
GENERAL NOTES

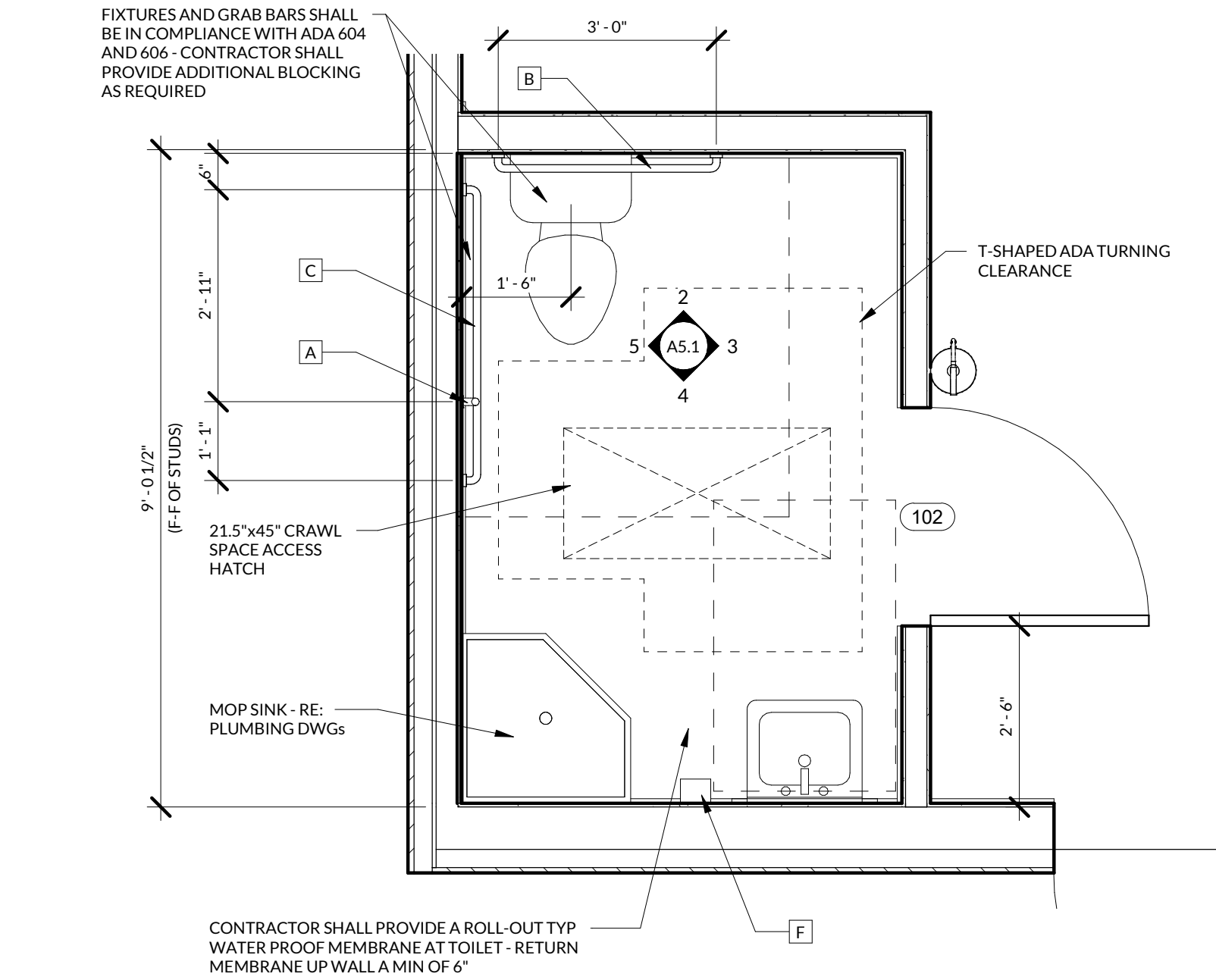
- ALL GLAZING FOR EXTERIOR DOOR OR WINDOW FRAMES SHALL BE INSULATED
- ALL GLAZING FOR INTERIOR DOOR OR WINDOW FRAMES SHALL BE UNINSULATED, SINGLE PANE

DOOR & FRAME FINISH LEGEND

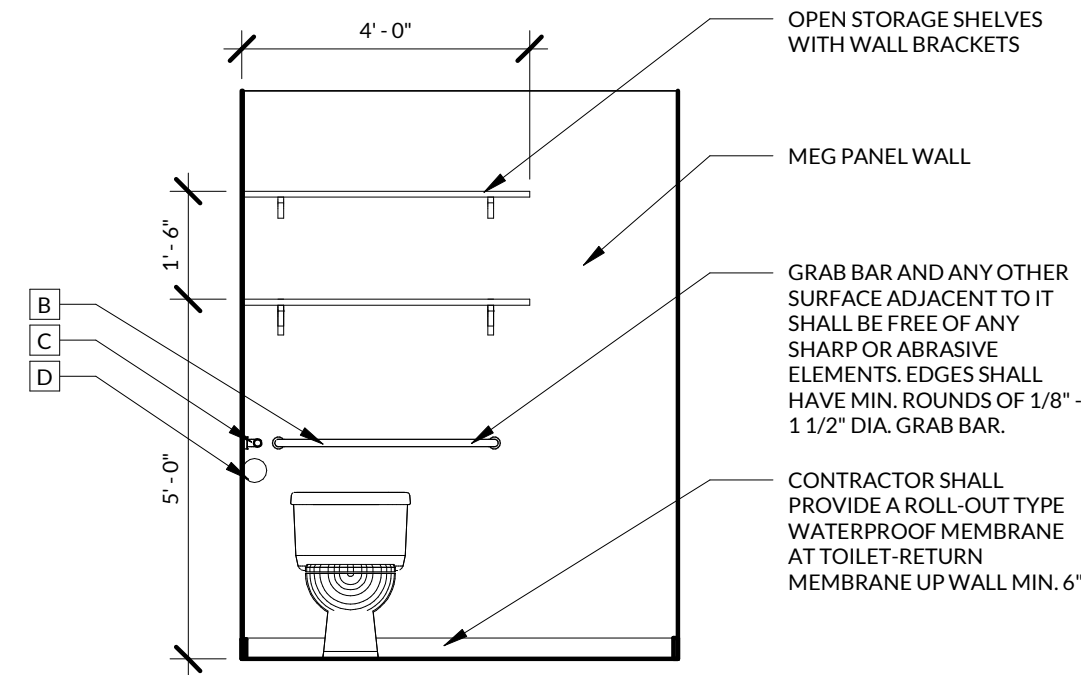
- AL = ALUM DOOR OR FRAME
- HM = HOLLOW METAL DOOR OR FRAME
- F1 = PAINTED
- F2 = PRE-FINISHED; CLEAN & PROTECT

WINDOW ELEVATIONS

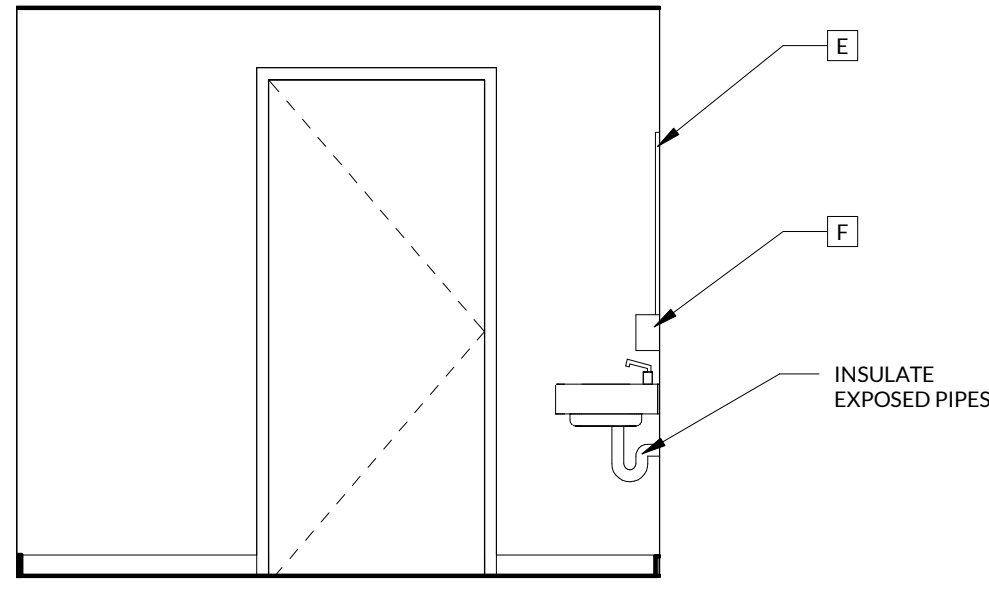




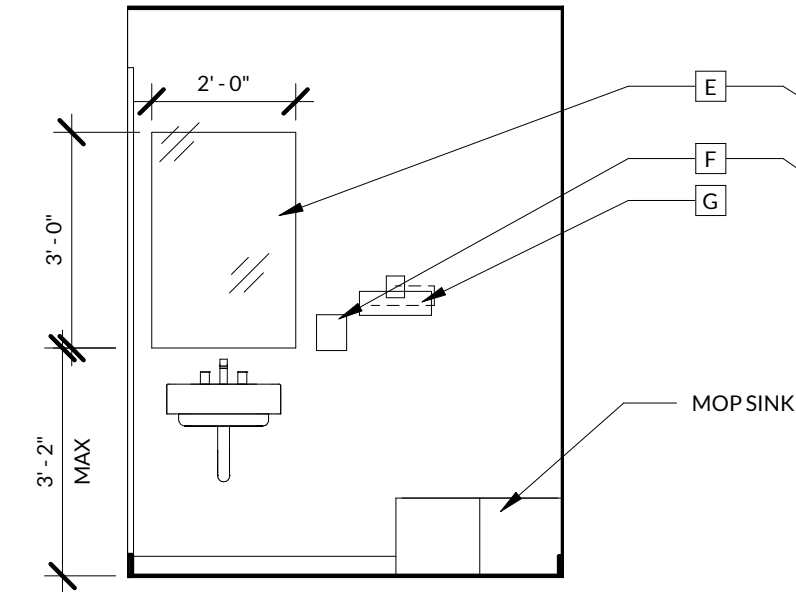
1 ENLARGED RESTROOM PLAN
1/2" = 1'-0"



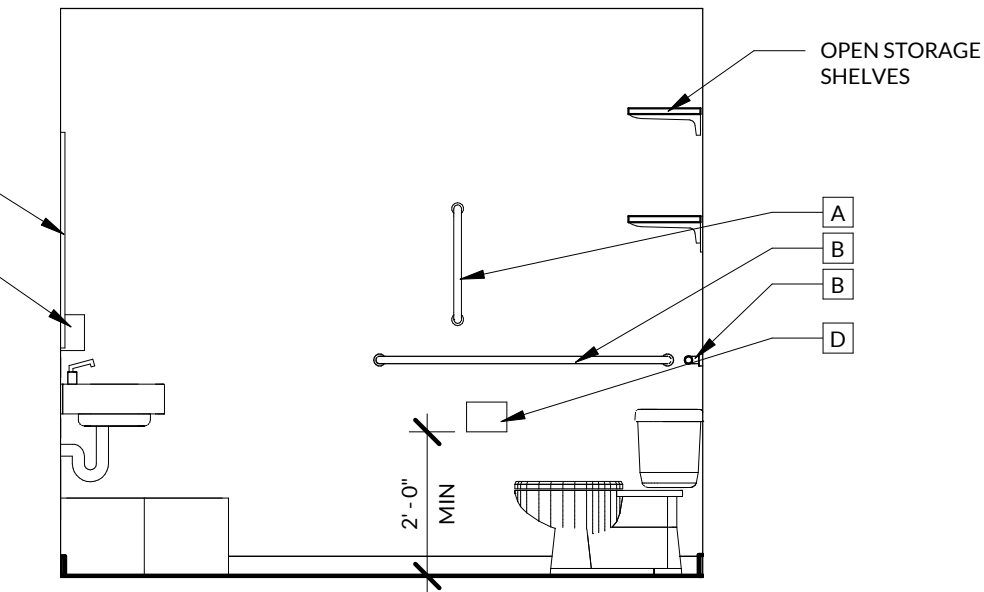
2 RR 102 - NORTH ELEVATION
3/8" = 1'-0"



3 RR 102 - EAST ELEVATION
3/8" = 1'-0"

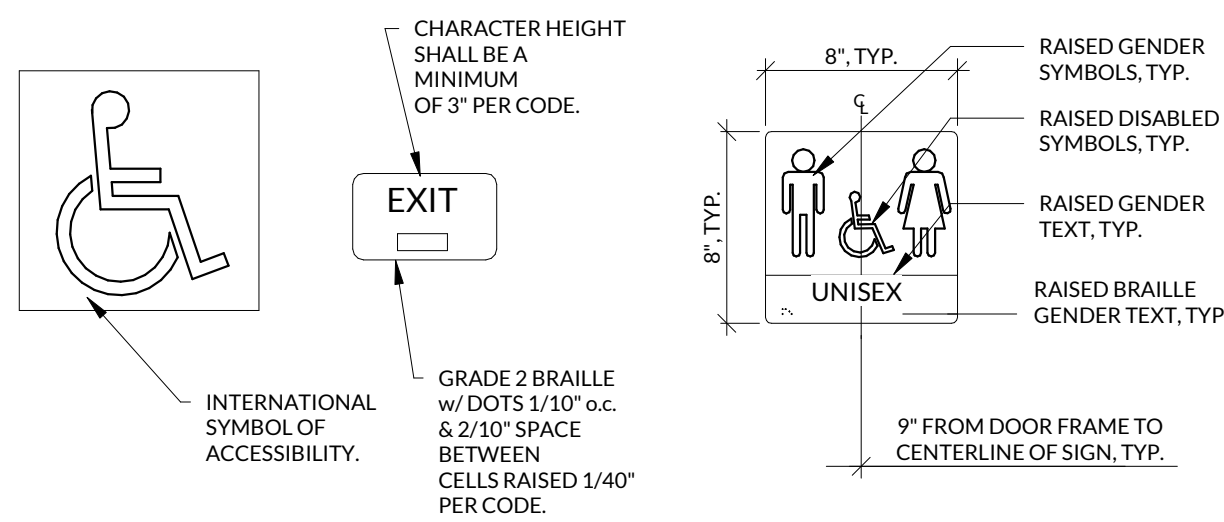


4 RR 102 - SOUTH ELEVATION
3/8" = 1'-0"



5 RR 102 - WEST ELEVATION
3/8" = 1'-0"

RESTROOM SIGNAGE



NOTES:

- SIGNS SHALL CONFORM TO ANSI OR LOCAL ACCESSIBILITY GUIDELINES WHICHEVER IS MORE STRINGENT.
- ALL BUILDINGS AND ENTRANCES THAT ARE ACCESSIBLE AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- G.C. TO PROVIDE TACTILE "EXIT" SIGNS AT ALL GRADE LEVEL EXIT DOORS PER CODE.
- SIGNS TO BE INSTALLED ON THE LATCH SIDE OF THE DOOR, OR IF NO SPACE ON THE NEAREST WALL PREFERABLY ON THE RIGHT. SIGNAGE SHALL HAVE NON GLARE FINISH W/ A CONTRASTING BACKGROUND.

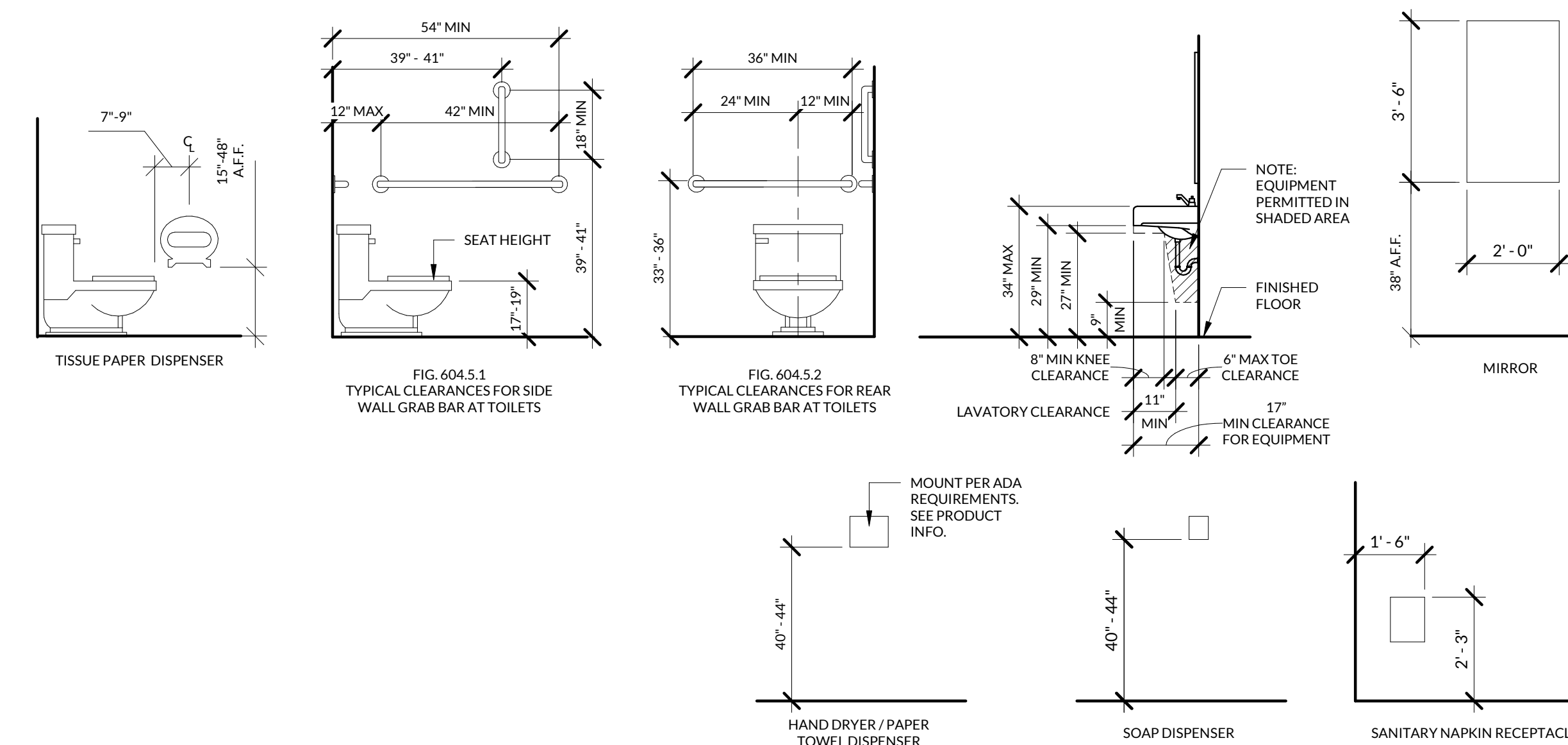
RESTROOM SCHEDULE

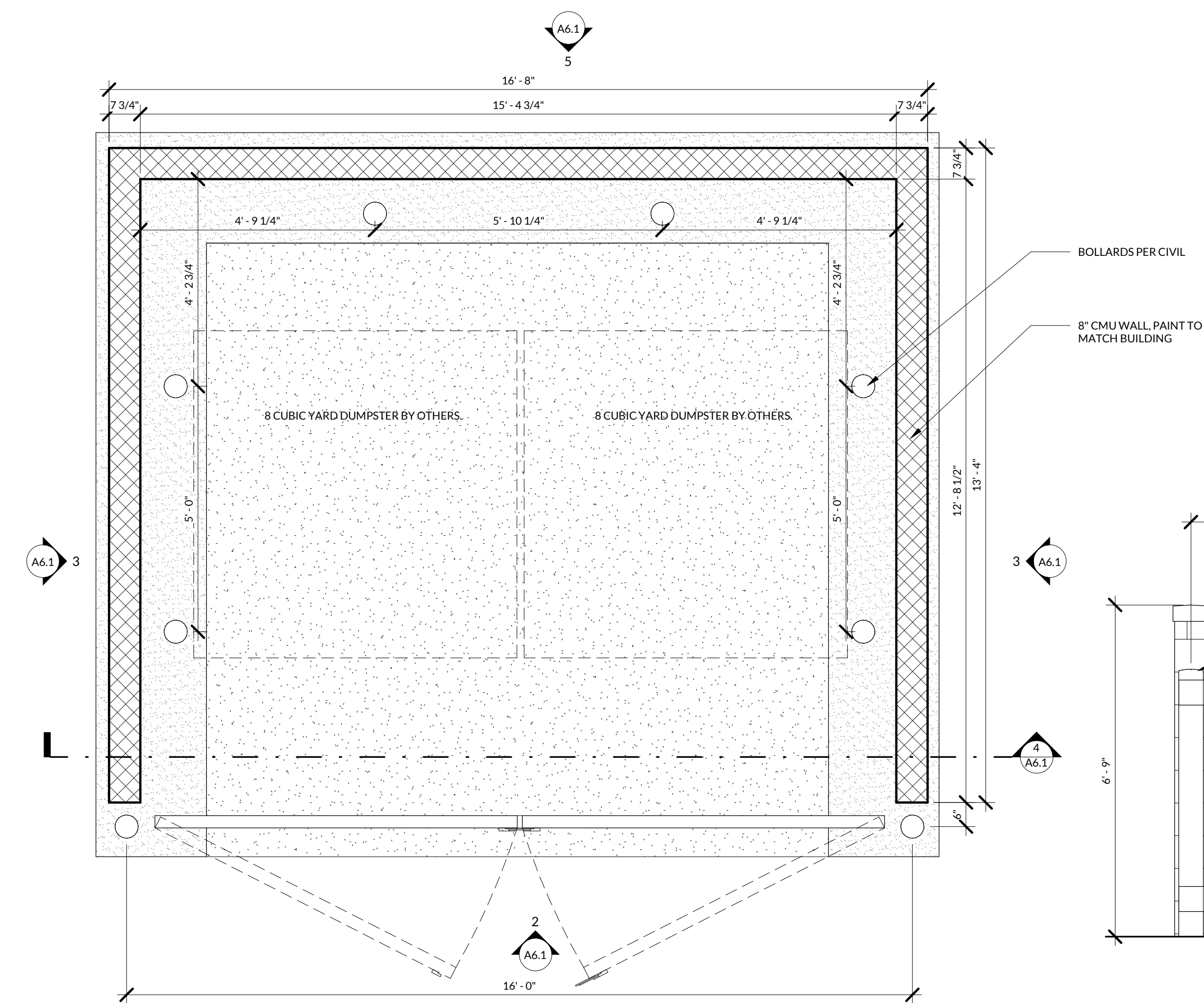
MARK	ITEM	DESCRIPTION	NOTES
A	18" STRAIGHT GRAB BAR	EQ. TO BOBBRICK B-5806x18, VERTICAL	FINISH TO BE STAINLESS STEEL
B	36" STRAIGHT GRAB BAR	EQ. TO BOBBRICK B-5806x36, HORIZONTAL	FINISH TO BE STAINLESS STEEL
C	48" STRAIGHT GRAB BAR	EQ. TO BOBBRICK B-5806x48, HORIZONTAL	FINISH TO BE STAINLESS STEEL
D	TOILET PAPER DISPENSER		FINISH TO BE STAINLESS STEEL
E	MIRROR	EQ. TO BOBBRICK B-165 2436	FINISH TO BE STAINLESS STEEL
F	SOAP DISPENSER		FINISH TO BE STAINLESS STEEL
G	PAPER TOWEL DISPENSER		FINISH TO BE STAINLESS STEEL

NOTES:

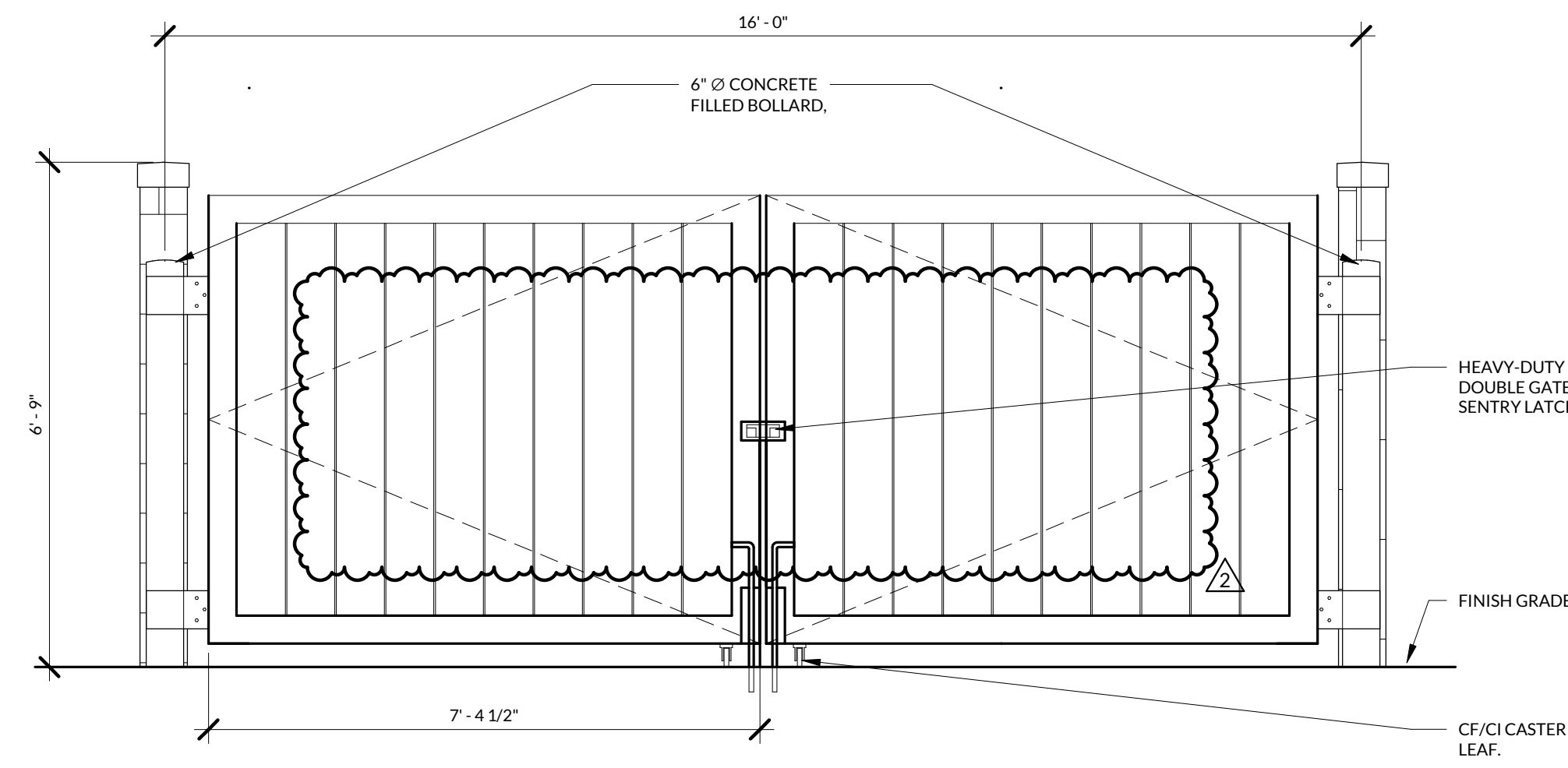
- MOUNTING HEIGHT TO COMPLY WITH ADA REQUIREMENTS. CONTRACTOR IS TO PROVIDE ALL BLOCKING NECESSARY FOR PROPER INSTALLATION. INSTALL PER MANF. RECOMMENDATIONS.
- EQUIPMENT SHOWN MAY NOT REFLECT APPEARANCE OF FINAL EQUIPMENT SELECTION.
- ALL EQUIPMENT SHALL BE EQUAL TO THAT SPECIFIED CONTRACTOR TO SUBMIT SHOP DRAWINGS/ CUT SHEETS FOR APPROVAL ON FINAL SELECTION.
- ALL DIMENSIONS TO BE VERIFIED WITH PRODUCT REQUIREMENTS. INSTALL PER MANF. RECOMMENDATIONS.

RESTROOM CLEARANCE AND MOUNTING HEIGHTS

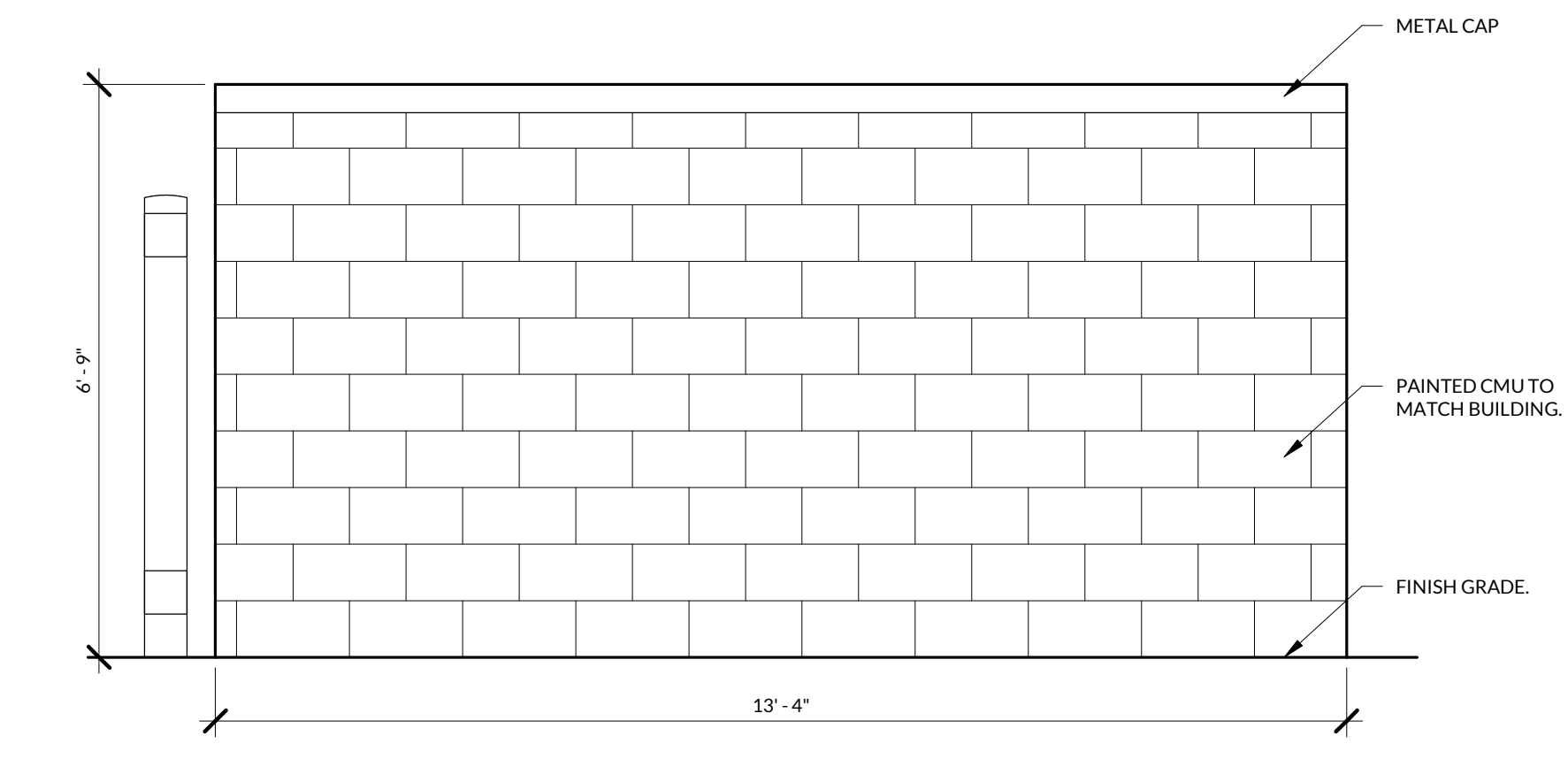




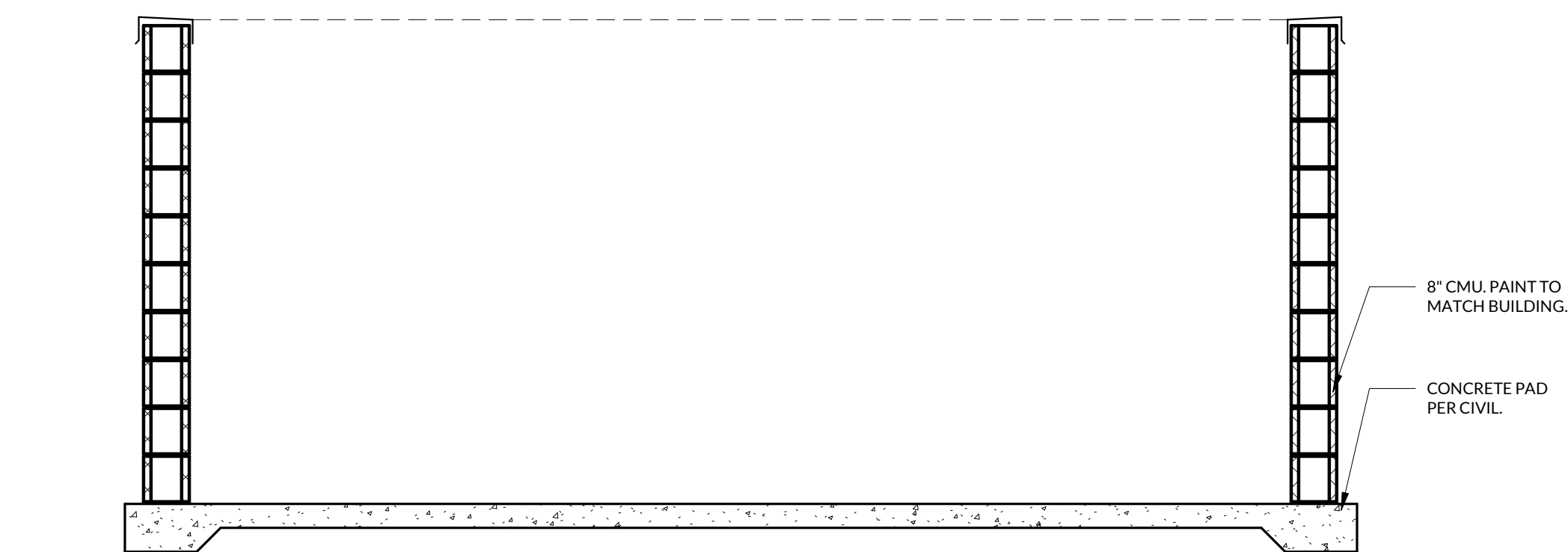
1 TRASH ENCLOSURE
1/2" = 1'-0"



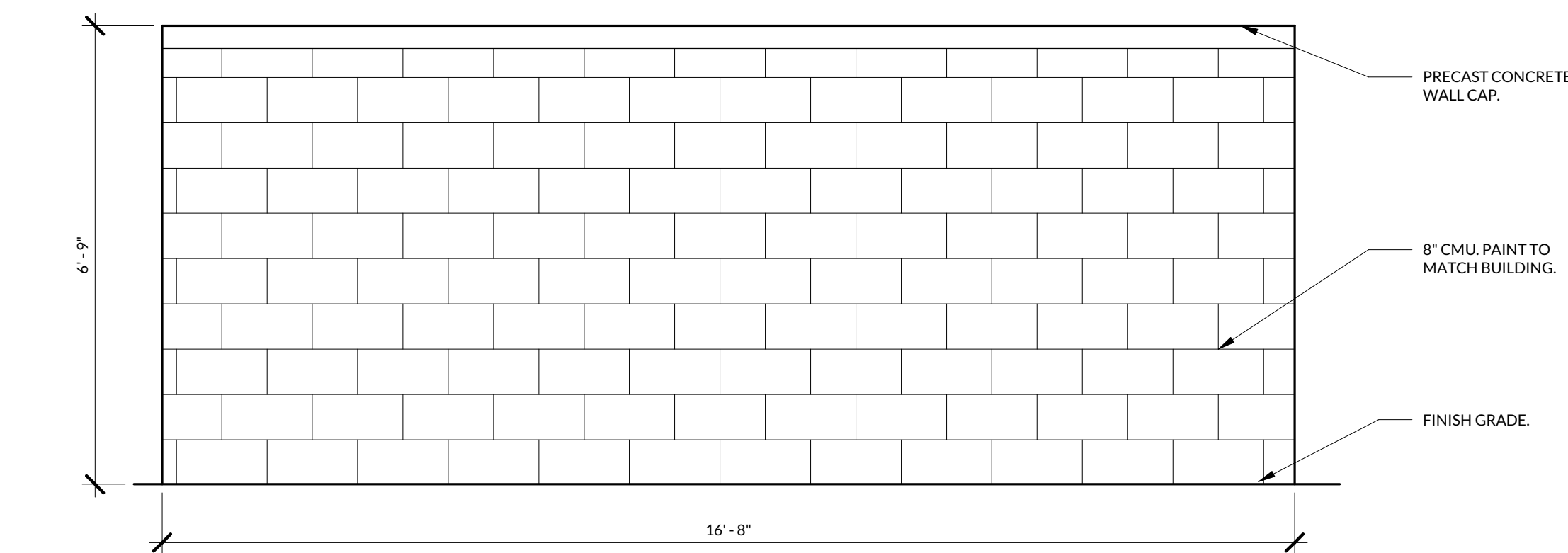
2 TRASH ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"



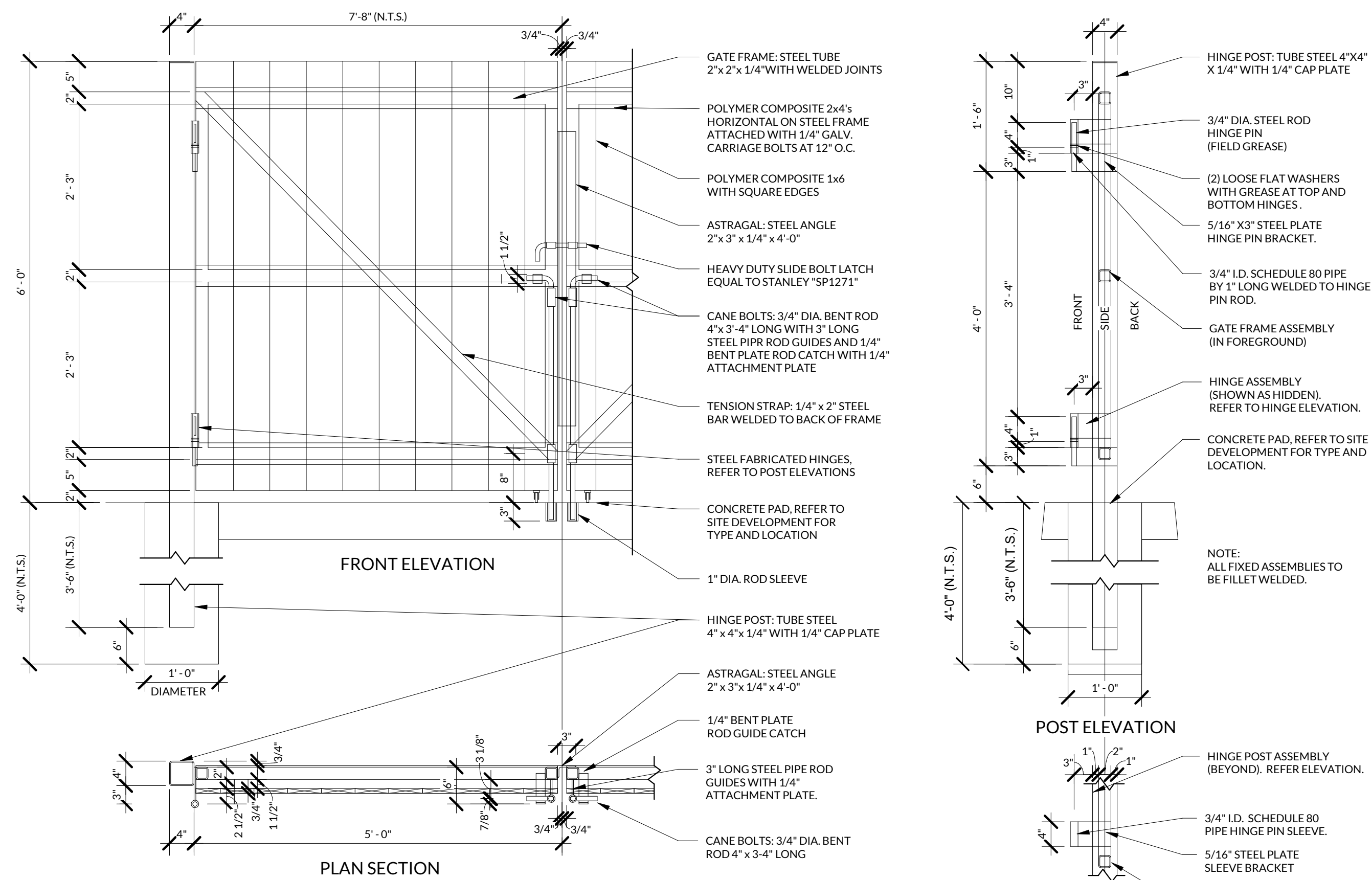
3 TRASH ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"



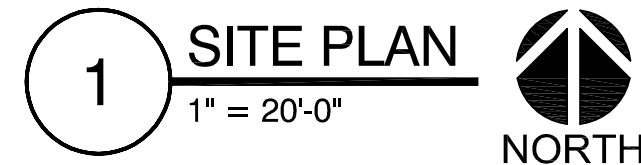
4 TRASH ENCLOSURE - SECTION DETAIL
1/2" = 1'-0"



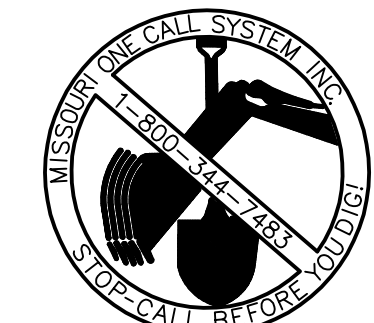
5 TRASH ENCLOSURE - BACK ELEVATION
1/2" = 1'-0"



6 TRASH ENCLOSURE GATE DETAILS
3/4" = 1'-0"



_____ OHE _____	OVERHEAD ELECTRIC
----- UGPE -----	UNDERGROUND PRIMARY ELECTRIC
----- UGSE -----	UNDERGROUND SECONDARY ELECTRIC
----- UGT -----	UNDERGROUND TELECOMMUNICATIONS
----- UGC -----	UNDERGROUND CABLE TV



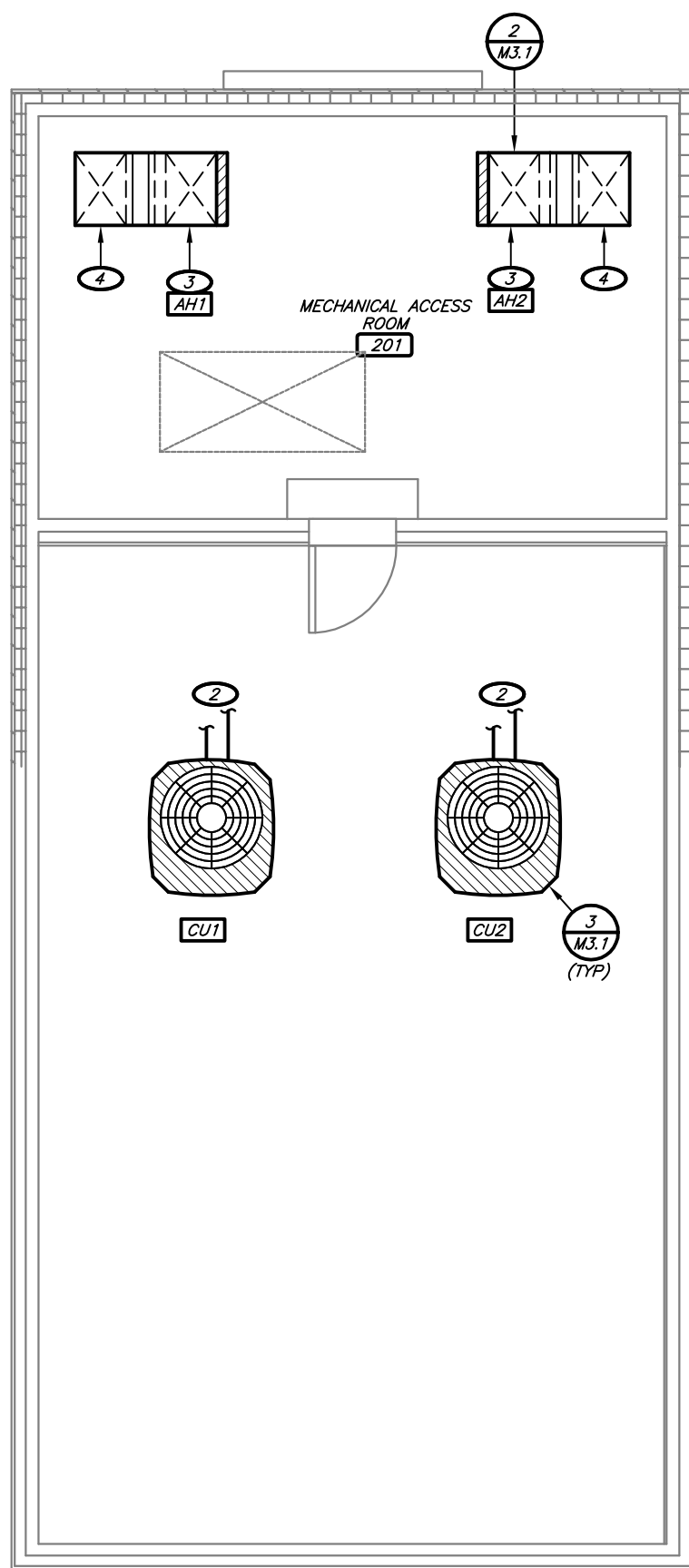
Special notice: Drawings prepared by GUD LLC are instruments of service for use solely with respect to this project. GUD LLC retains ownership and all common law, statutory law, and other reserved rights including copyrights. This drawing shall not be reused in part or in full for any other work without prior written consent by and appropriate compensation to GUD LLC. The undersigned agrees the design without prior written approval from GUD LLC, does so at their own risk and assumes full responsibility for any damages, liabilities or costs resulting directly or indirectly from such changes to the fullest extent of the law.

SU1.1
SITE UTILITIES
PLAN
DATE: APRIL 26, 2022

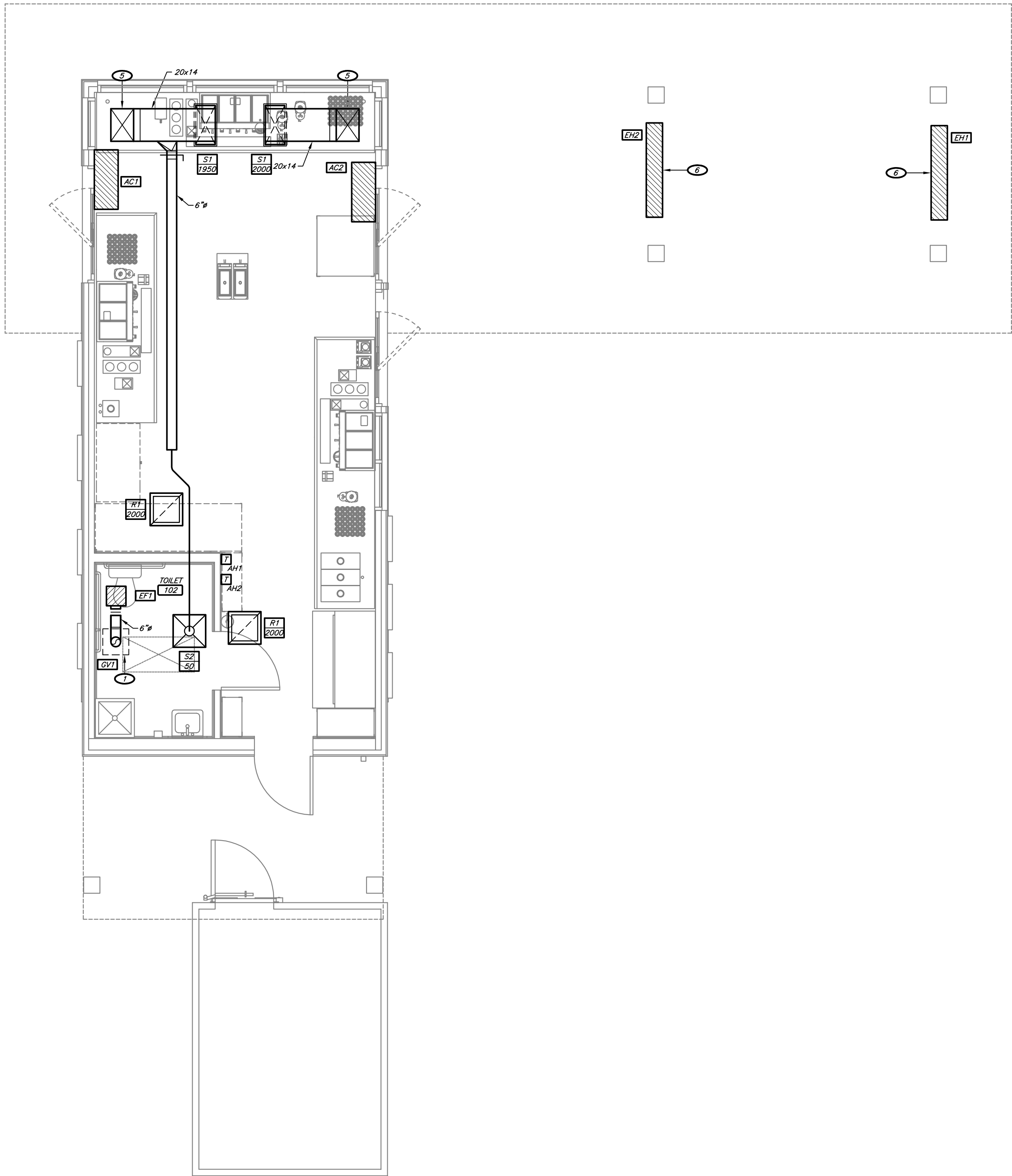


GREASE INTERCEPTOR CALCULATION	
VOLUME OF 3-COMPARTMENT SINK: 7800 CUBIC IN.	
VOLUME OF MOP BASIN: 5760 CUBIC IN.	
VOLUME OF RINSEY SINK: 770 CUBIC IN.	
VOLUME OF RINSEY SINK: 1000 CUBIC IN.	
VOLUME OF RINSEY SINK: 770 CUBIC IN.	
<u>TOTAL: 16100 CUBIC IN.</u>	
- CONVERSIONS TO GALLONS: 70 GALLONS	
<u>GREASE INTERCEPTOR IS SIZED FOR 75-GPM</u>	

- M1.1
PLUMBING PLAN
DATE: APRIL 26, 2022



2 PARTIAL ROOF AND ATTIC HVAC PLAN
1/4" = 1'-0" NORTH



1 GROUND LEVEL HVAC PLAN
1/4" = 1'-0" NORTH

KEYNOTES:

- 6" EXHAUST DUCT UP TO GRAVITY VENTILATOR (WITH 8" CURB).
- PROVIDE REFRIGERANT LINE ASSOCIATED AIR HANDLER. SIZE AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- 20x14 SUPPLY DOWN TO AIR HANDLER TRANSITION AS REQUIRED AND PROVIDE FLEXIBLE CONNECTION. 20x16 RETURN DUCT UP TO BOTTOM OF AIR HANDLER FROM BELOW TRANSITION TO UNIT AS REQUIRED.
- 20x14 SUPPLY DOWN. REFER TO 1/M2.1 FOR CONTINUATION.
- 20x14 SUPPLY UP. REFER TO 2/M2.1 FOR CONTINUATION.
- ELECTRIC HEATER. COORDINATE MOUNTING HEIGHT WITH OWNER.

HVAC SYMBOLS:

- FLEXIBLE DUCTWORK
- CEILING RETURN/EXHAUST GRILLE
- CEILING SUPPLY DIFFUSER
- TEMPERATURE SENSOR
- DUCTWORK (WIDTH/HEIGHT) WITH DAMPER
- FLEXIBLE CONNECTION
- DIFFUSER TYPE AND CFM
- RECTANGULAR TO ROUND TAKE-OFF

TORGERSON DESIGN PARTNERS
ARCHITECTURE / INTERIOR DESIGN / DEVELOPMENT

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M2.1
HVAC PLAN

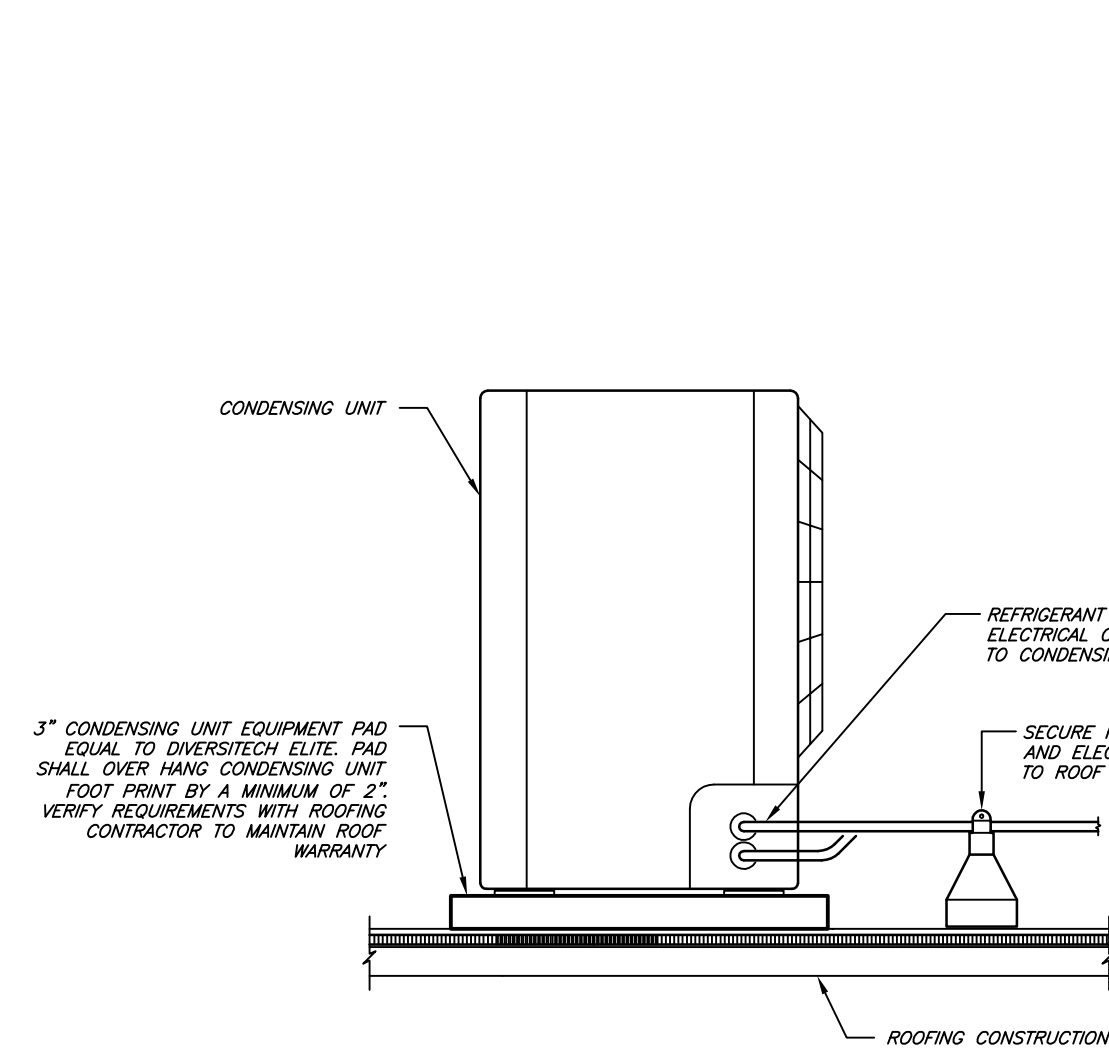
DATE: APRIL 26, 2022

PIPING MATERIAL SCHEDULE													
SYSTEM	PIPING					FITTINGS		MAXIMUM WORKING		FIELD TEST		NOTES	
	SIZE	TYPE	SCHEDULE	GRADE	ASTM	MATERIAL	MATERIAL	TYPE	PRESSURE (PSI)	TEMP (DEG F)	PRESSURE (PSI)		TIME (HOURS)
DOMESTIC WATER ABOVE AND BELOW GRADE	0.5"-2"	PEX	-	-	A877	PEX	BRONZE	MJ	120	40-180	150	1	-
GREASE WASTE AND VENT ABOVE GRADE	ALL	DWV	40	-	2665	PVC	PVC	DR/SW	10 FT	50-180	10 FT	1	1
GREASE WASTE BELOW GRADE	ALL	DWV	40	-	2665	PVC	PVC	DR/SW	10 FT	50-180	10 FT	1	1
SANITARY WASTE BELOW GRADE	ALL	DWV	40	-	2665	PVC	PVC	DR/SW	10 FT	50-180	10 FT	1	1
SANITARY WASTE & VENT ABOVE GRADE	ALL	DWV	40	-	2665	PVC	PVC	DR/SW	10 FT	50-180	10 FT	1	1
TEMPERATURE & PRESSURE RELIEF DRAIN	ALL	M	-	-	B88	COPPER	COPPER	DR/SJ	10 FT	40-70	10 FT	1	-
NOTES:													
1. USE OF CELLULAR CORE DWV PIPING IS STRICTLY PROHIBITED.													
ABBREVIATIONS:													
CJ	- CAST IRON	DR	- DRAINAGE FITTING			NH	- NO-HUB						
CS	- CARBON STEEL	DWV	- DRAINAGE WASTE AND VENT			SJ	- 95-5 TIN-ANTIMONY SOLDER JOINT						
CW	- CONTINUOUS WELD	MJ	- MALLEABLE IRON			SS	- STANDARD STRENGTH / SERVICE WEIGHT						
DI	- DUCTILE IRON	MJ	- MECHANICAL JOINT			SW	- SOLVENT WELD						

MARK	DESCRIPTION	MANUFACTURER	MODEL NUMBER	ACCESSORIES	PIPING CONNECTION SIZES				NOTES	EQUIVALENT MANUFACTURERS
					COLD WATER	HOT WATER	WASTE	VENT		
BFP1	BACK FLOW PREVENTER	WATTS	LF009	LEAD FREE BRONZE CONSTRUCTION. TWO IN LINE INDEPENDENT CHECK VALVES. REPLACEABLE CHECK SEATS WITH AN INTERMEDIATE RELIEF VALVE, AND BALL VALVE TEST COCKS.	1"	-	-	-	-	FEBCO
BFP2	BACKFLOW PREVENTER	WATTS	SD-3	DUAL CHECK VALVE WITH ATMOSPHERIC PORT AND STRAINER FOR CARBONATED BEVERAGE MACHINES	0.5"	-	-	-	-	FEBCO
TD1	FLOOR DRAIN	-	-	CUSTOM STAINLESS STEEL TRENCH DRAIN BY OWNER	-	-	SEE PLAN	SEE PLAN	2	ZURN
TD2	FLOOR DRAIN	-	-	CUSTOM STAINLESS STEEL TRENCH DRAIN BY OWNER	-	-	SEE PLAN	SEE PLAN	2	ZURN
FGCO	FINISH GRADE CLEANOUT	ZURN	ZN1400-HD	-	-	-	SEE PLAN	-	-	SIOUX CHIEF, SMITH, WAGE
FPWH	FREEZE-PROOF WALL HYDRANT	JAY R. SMITH	#3609	NICKEL BRONZE-FACE, KEY OPERATED, INTEGRAL VACUUM BREAKER	0.75"	-	-	-	3	SMITH, WOODFORD
FS1	FLOOR SINK	JAY R. SMITH	#3161	CAST IRON RECEPTOR, A.R.E. INTERIOR 12"x12" NICKEL BRONZE STRAINER, SEDIMENT BUCKET	-	-	3"	SEE PLAN	1	-
GI1	GREASE INTERCEPTOR	SCHIER	GB-75	75 GPM, 125 GALLON CAPACITY, 616 lbs. GREASE CAPACITY, PEDESTRIAN RATED COVER, PROVIDE 24" COVER RISER.	-	-	4"	-	-	SUBMIT FOR APPROVAL
LV1	WALL HUNG ADA LAVATORY	AMERICAN STANDARD	#355.012	#2385.130 FAUCET, WITH SINGLE METAL LEVER HANDLE #723.018, 1.25" TALLPIPE AND TRAP, SUPPLIES AND STOP VALVES, INSULATE WITH PROWRAP SEAMLESS MOLDED CLOSED CELL URETH INSULATION, PROVIDE WATTS LF0566 MONING VALVE.	0.5"	0.5"	2"	1.5"	1,3	CRANE, KOHLER, TOTO, ZURN
MB1	MOP BASIN	FIAT	MSB-2424	830-AA FAUCET, 839-AA HOSE AND BRACKET, 889-CC MOP HANGER, MSG2424 WALL GUARD	0.5"	0.5"	3"	1.5"	1	STERN WILLIAMS
PRV1	PRESSURE REDUCING VALVE	CASH ACME	EB25	SET TO MAX DELIVERY PRESSURE OF 80-PSI	SEE PLAN	-	-	-	-	FEBCO, WILKINS
WC1	ADA FLUSH TANK WATER CLOSET	AMERICAN STANDARD	2467.016	1.6 GALLON FLUSH, 16.5" HIGH ELONGATED BOWL, FLOOR MOUNTED, TANK TYPE, VITREOUS CHINA, OPEN FRONT SEAT WITH CHECK HINGE AND LEVER COVER, CHROME PLATED ANGLE STOP AND RISER, HANDLE ON WIDE SIDE OF FIXTURE.	0.5"	-	4"	2"	1,4	ELJER, KOHLER, TOTO
NOTES: 1. ACCESSORIES SHALL BE SAME MANUFACTURER AS FIXTURE / EQUIPMENT UNLESS NOTED OTHERWISE. 2. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT. 3. INSTALL ACCESSORIES AS RECOMMENDED BY MANUFACTURER FOR ADA COMPLIANCE. 5. FIELD COORDINATE/VERIFY FRAMING ROUGH-IN DIMENSIONS WITH ASSOCIATED CONTRACTOR BEFORE ORDERING. 6. PROVIDE WALL CARRIER OR BRACKET AS RECOMMENDED BY MANUFACTURER FOR WALL MOUNTED INSTALLATION.										

PUMP SCHEDULE																	
MARK	MANUFACTURER	SERIES	INLET	DISCH.	GPM	HEAD (FT.)	NPSH	TYPE	WORKING CLASS	H.P.	RPM	VOLTAGE/ PHASE	CONST.	FLUID TYPE	FLUID TEMP.	NOTES/ ACCESS.	EQUIVALENT MANUFACTURERS
SP1	ZOELLER	1043-0006	-	1"	35	20	-	SUMP	-	1/3	-	115V	CI	WATER	40-140	1	LITTLE GIANT, WEIL
NOTES/ACCESSORIES: 1. PROVIDE ZOELLER 30-0152 CHECK VALVE INSTALLED ON PUMP DISCHARGE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.																	
ABBREVIATIONS: NPSH - NET POSITIVE SUCTION HEAD CW - CHILLED WATER CHW - CHILLED/HOT WATER CDW - CONDENSER WATER HW - HEATING HOT WATER DHW - DOMESTIC HOT WATER BCFI - BRONZE FITTED CAST IRON AB - ALL BRONZE AI - ALL IRON AS - AQUASTAT KIT BSES - BASE MOUNTED END SUCTION IL - IN-LINE																	

WATER HEATER SCHEDULE								
MARK	MANUFACTURER	MODEL #	TYPE	GALLON CAPACITY	RECOVERY GPM @ 85F	KW	VOLTAGE/ PHASE	ACCESSORIES
WH1	RHEEM	RTEX-18	ELEC	-	-	18.0	240V1	1,2,3
ACCESSORIES:								
1. THERMAL EXPANSION TANK EQUIVALENT TO AMTROL MODEL ST-5								
2. DRAIN VALVE WITH THREADED HOSE CONNECTION								
3. PRESSURE & TEMPERATURE RELIEF VALVE								



3 ROOF MOUNTED CONDENSING UNIT DETAIL
NO SCALE

GRAVITY VENTILATOR SCHEDULE										
MARK	MANUFACTURER	MODEL #	SERVICE	CFM	DELTA P (STATIC)	THROAT AREA MIN (SQ.FT.)	FACE AREA MIN (SQ.FT.)	FACE VELOCITY (FPM)	NOTES AND ACCESSORIES	
GV1	COOK	PR8	EXHAUST	75	0.1"	0.394	1.38	54.3	1,2,3,4	
NOTES AND ACCESSORIES: 1. FACTORY FABRICATED INSULATED ROOF CURB WITH CUSTOM HEIGHT OF 14" MINIMUM ABOVE FINISH ROOF SURFACE. 2. PROVIDE COUNTER BALANCE BACKDRAFT DAMPER. 3. PROVIDE ANTI-CONDENSATE COATING. 4. PROVIDE BIRD SCREEN.										

AIR HANDLER/COIL/CONDENSING UNIT SCHEDULE											
AIR HANDLER											
MARK	MANUFACTURER	MODEL #	SA (CFM)	OA (CFM)	EXTERNAL STATIC	ELEC HEAT (KW/STAGES)	VOLTAGE/ PHASE	MCA	MOCP	NOTES	
AH1	OMNIGUARD	BCSE60	1810	-	0.5"	14.4/1	240/1	96	100	1,2,3,4,5	
AH2	OMNIGUARD	BCSE60	1810	-	0.5"	14.4/1	240/1	96	100	1,2,3,4,5	
AIR HANDLER NOTES: 1. EXTERNAL STATIC PRESSURE INCLUDES WET COIL, EXCLUDES FILTER LOSS. 2. PROVIDE FRONT ACCESSIBLE FILTER RACK AND 2" FILTER EQUAL TO FARR 3030 WITH MERV 7 MINIMUM RATING. 3. PROVIDE SINGLE POINT POWER CONNECTION WITH CIRCUIT BREAKER DISCONNECTING MEANS. 4. PROVIDE ENERGY STAR RATED 7 DAY PROGRAMMABLE THERMOSTAT 5. PROVIDE WATER LEVEL MONITORING DEVICE IN DRAIN CONNECTED TO FAN SHUT DOWN RELAY IN AIR HANDLER.											
COIL / CONDENSING UNIT											
MARK	MANUF	EVAP. COIL MODEL #	COND. UNIT MODEL #	ENTERING AIR DEW/BW	SENSIBLE MBH	TOTAL MBH	VOLTAGE/ PHASE	MCA	MOCP	NOTES	
CU1	OMNIGUARD	WI-AHU	4AC16L60P-50	80 / 67	45.4	60.5	240/1	29.6	50	1,2,3	
CU2	OMNIGUARD	WI-AHU	4AC16L60P-50	80 / 67	45.4	60.5	240/1	29.6	50	1,2,3	
COIL / CONDENSING UNIT NOTES: 1. PROVIDE REFRIGERANT LINE SET(S) SIZED PER MANUFACTURER'S RECOMMENDATIONS. 2. PROVIDE ALL REFRIGERATION SYSTEM ACCESSORIES REQUIRED BY MANUFACTURER FOR GIVEN LINE SET ROUTING. 3. PROVIDE LOW AMBIENT CRANK CASE HEATER (10 DEG. F)											

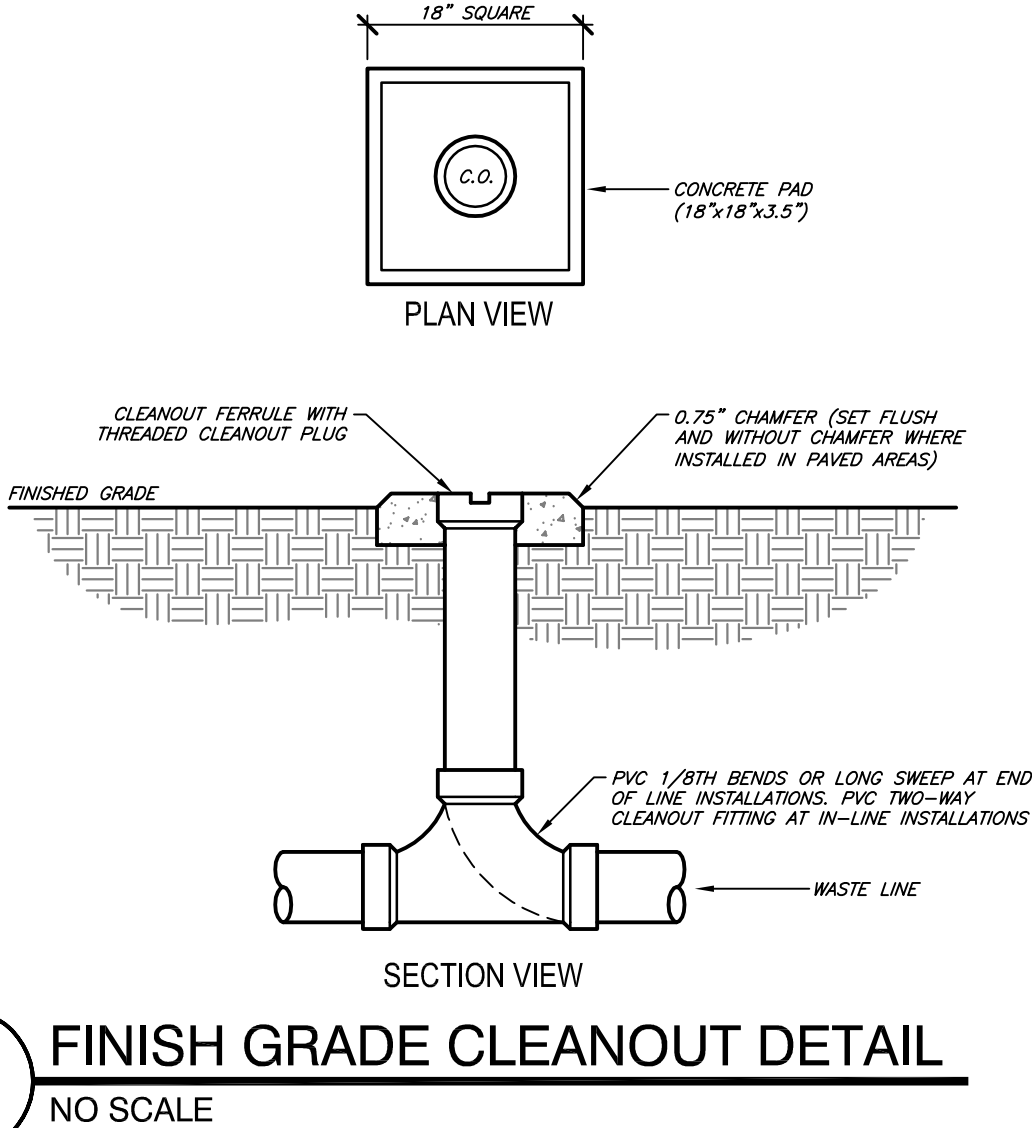
AIR CURTAIN SCHEDULE											
MARK	MANUFACTURER	MODEL #	MOUNTING	HEATING (KW)	AMCA LAB AIRFLOW (SCFM)	NOZZLE WIDTH	MAX. VELOCITY @ NOZZLE (FPM)	VOLTAGE/ PHASE	MCA	MOCP	NOTES
AC1	STRONGWAY	49947	WALL	-	816	36"	3,937	120V1	2.9	15	1 THRU 8
AC2	STRONGWAY	49947	WALL	-	816	36"	3,937	120V1	2.9	15	1 THRU 8
NOTES: 1. PROVIDE FACTORY INSTALLED DISCONNECT. 2. FACTORY INSTALLED UNIT MOUNTED CONTROLS WITH TWO SPEED CONTROL. 3. WASHING MACHINE DRYER UNIT SWITCH. 4. FACTORY MOUNTED MOTOR CONTROL PANEL. 5. CLEANABLE FILTER. 6. FIELD COORDINATE EXACT MOUNTING REQUIREMENTS AND PROVIDE ALL REQUIRED ACCESSORIES 7. UNIT SHALL BE RATED FOR OUTDOOR CONDITIONS 8. COORDINATE FIRST WITH OWNER.											

FAN SCHEDULE										
MARK	MANUFACTURER	MODEL #	CFM	ESP (IN. W.C.)	MOUNTING	FINISH	DAMPER	VOLTAGE/ PHASE	MOTOR HP/WATTS	NOTES
EFF	COOK	GC-146	75	0.25"	CEILING	STD	-	120V1	31W	1,2,3
NOTES: 1. FACTORY MOUNTED DISCONNECTING MEANS. 2. GRAVITY BACKDRAFT DAMPER. 3. PROVIDE BIRD SCREEN.										

ELECTRIC HEATER SCHEDULE										
MARK	MANUFACTURER	MODEL #	MOUNTING	FINISH	CFM	HEATING (WATTS)	VOLTAGE/ PHASE	MCA	MOCP	NOTES
EH1	INFRATECH	CL3024SS	SUSPENDED	ARCH	-	3000	240V1	12.5	20	1
EH2	INFRATECH	CL3024SS	SUSPENDED	ARCH	-	3000	240V1	12.5	20	1
EH3	INFRATECH	CL3024SS	SUSPENDED	ARCH	-	3000	240V1	12.5	20	1
NOTES: 1. PROVIDE FACTORY MOUNTED DISCONNECTING MEANS.										

AIR DEVICE SCHEDULE												
MARK	MANUFACTURER	MODEL #	DUCT CONNECTION SIZE	SERVICE	MODULE SIZE	FRAME	FINISH	DAMPER	MAX. NC	THROW (FT)	DELTA P (STATIC)	NOTES
S1	OWNER PROVIDED		12x24: 0-2000 CFM	SUPPLY	-	SURFACE	WHITE	-	30	20	0.1"	-
S2	OWNER PROVIDED		6": 0-75 CFM	SUPPLY	-	SURFACE	WHITE	-	30	20	0.1"	-
R1	OWNER PROVIDED		22x22: 0-2000 CFM	RETURN	-	SURFACE	WHITE	-	30	-	0.1"	-
NOTES:												

SPECIAL NOTE:
1. CONDENSATE DRAIN PIPING SHALL BE COPPER OR PEX (COMPLYING WITH IMC 602.2.1) WHEN AIR HANDLER IS INSTALLED IN A ROOM/CLOSET THAT'S CONSIDERED A RETURN AIR PLENUM.
2. PROVIDE WATER LEVEL MONITORING DEVICE IN DRAIN PAN CONNECTED TO FAN SHUT DOWN RELAY IN AIR HANDLER.



1 FINISH GRADE CLEANOUT DETAIL
NO SCALE

GENERAL MECHANICAL NOTES:

- GENERAL
- GENERAL MECHANICAL NOTES APPLY TO ALL MECHANICAL SHEETS.
 - CID ENGINEERING LLC, BEING THE AUTHOR OF THESE CONSTRUCTION DOCUMENTS, RESERVES THE RIGHT OF FINAL INTERPRETATION AS TO THEIR INTENT AND MEANING. ANY ADDITIONAL WORK OR COSTS RESULTING FROM THE CONTRACTOR'S OWN INTERPRETATION AS TO THE INTENT OR MEANING WITHOUT CONSULTATION WITH CID ENGINEERING LLC SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO OWNER OR A/E.
 - THE INTENT OF THE WORK INDICATED ON THESE CONSTRUCTION DOCUMENTS IS TO PROVIDE A FULLY FUNCTIONING SYSTEM IN COMPLETE WORKING ORDER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR'S SUPPLIERS TO INCLUDE ALL ACCESSORIES, COMPONENTS, PARTS, ETC. THAT MAY NOT BE INDICATED ON THESE CONSTRUCTION DOCUMENTS TO PROVIDE BUILDING CODE COMPLIANT SYSTEMS AND EQUIPMENT THAT OPERATE SATISFACTORILY AS DESIGNED AND INTENDED.
 - DRAWINGS ARE NOT SET UP SPECIFICALLY ACCORDING TO TRADE AND EACH CONTRACTOR AND SUB-CONTRACTOR OR TRADE IS REQUIRED TO REVIEW THE CONSTRUCTION DOCUMENTS AS A WHOLE AND PROVIDE ANY MISC. ITEMS, MATERIALS, WORK, ETC. REQUIRED TO COMPLETE THE WORK AS SHOWN ON ALL DOCUMENTS. THIS REQUIREMENT APPLIES TO ALL TRADES: STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING REQUIREMENTS AND RELATED WORK ARE DESCRIBED THROUGHOUT THE DOCUMENTS AND SHOULD BE REVIEWED WITH EACH FOR OVERALL SCOPE OF WORK.
 - ALL MECHANICAL WORK SHALL BE PERFORMED BY LICENSED PLUMBING AND MECHANICAL CONTRACTORS AND SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND PLUMBING, AND APPLICABLE LOCAL CODES AS ADOPTED BY LOCAL AUTHORITIES.
 - THE CONTRACTOR SHALL INCLUDE ALL PERMIT AND INSPECTION FEES IN BID.
 - THE PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO CIVIL, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS FOR DIMENSIONS. FIELD VERIFY ALL DIMENSIONS.
 - PIPING AND DUCTWORK LAYOUTS ARE DIAGRAMMATIC. FIELD COORDINATE EXACT LOCATIONS AND ROUTINGS WITH STRUCTURE, LIGHT FIXTURES, CONDUITS, ETC. FINAL RESULT SHALL BE EQUIVALENT TO THAT INDICATED ON DRAWINGS.
 - COOPERATE CLOSELY WITH ALL OTHER TRADES TO EXPEDITE CONSTRUCTION AND AVOID INTERFERENCES AND CONFLICTS BEFORE ANY PIPING, DUCTWORK, CONDUIT, ETC. IS INSTALLED. IT SHALL BE COORDINATED CAREFULLY BETWEEN ALL TRADES.
 - MAINTAIN ALL CLEARANCES REQUIRED BY PLUMBING AND HVAC EQUIPMENT. COORDINATE WITH ELECTRICAL CONTRACTOR TO MAINTAIN ALL CLEARANCES REQUIRED FOR EQUIPMENT. DO NOT ROUTE PIPING, DUCTWORK, ETC. ABOVE ELECTRICAL PANELS.
 - DRAWINGS REPRESENT FINAL RESULT. REMOVE, RELOCATE, MODIFY EXISTING EQUIPMENT, DUCTWORK, PIPING, ETC. AS REQUIRED. FIELD VERIFY EXISTING CONDITIONS AND EXACT REQUIREMENTS. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.
 - IF CONTRACTOR WISHES TO INCORPORATE PRODUCTS OTHER THAN THOSE NAMED IN SPECIFICATIONS IN HIS BID OR PRODUCTS BY MANUFACTURERS OTHER THAN THOSE LISTED AS APPROVED MANUFACTURERS, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR REVIEW AND APPROVAL OF PROPOSED SUBSTITUTIONS TO CID ENGINEERING LLC NOT LESS THAN FIVE WORKING DAYS PRIOR TO BID DATE. APPROVAL OR ACCEPTANCE OF PROPOSED SUBSTITUTION OF MANUFACTURERS OR ITEMS IS FOR THE PURPOSES OF BIDDING ONLY AND DOES NOT RELIEVE THE PROPOSED SUBSTITUTION FROM THE SUBMITTAL/SHOP DRAWING REVIEW AND DOES NOT CONSTITUTE PRIOR APPROVAL OF PROPOSED SUBSTITUTIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF LARGER WIRING, CONDUIT, ENCLOSURES, CONTROL, AND OVERCURRENT PROTECTIVE DEVICES, ETC. RESULTING FROM SUBSTITUTION OF EQUIPMENT OTHER THAN THAT WHICH WAS THE BASIS OF DESIGN AT NO COST TO OWNER OR A/E.
 - THE CONTRACTOR SHALL PROVIDE ELECTRIC SHOP DRAWINGS/SUBMITTALS OF ALL FIXTURES AND EQUIPMENT FURNISHED UNDER THIS CONTRACT.
 - THE CONTRACTOR SHALL PERFORM A PRELIMINARY FUNCTIONAL TEST AND BALANCE FOR ALL EQUIPMENT INSTALLED UNDER THIS CONTRACT. THE CONTRACTOR SHALL THEN OBTAIN THE SERVICES OF AN INDEPENDENT FIRM CERTIFIED WITH ASSOCIATED AIR BALANCING COUNCIL OR NATIONAL ENVIRONMENTAL BALANCING BUREAU TO PERFORM THE HVAC SYSTEM TESTING AND BALANCING IN ACCORDANCE WITH ASHRAE OR NEBB NATIONAL STANDARDS.
 - THE CONTRACTOR SHALL GUARANTEE ALL EQUIPMENT, ACCESSORIES, AND MATERIAL FURNISHED BY HIM FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE AGAINST ALL DEFECTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COSTS TO CUT, PATCH AND REPAIR EXISTING WALL, FLOOR AND CEILING CONSTRUCTION AS REQUIRED TO INSTALL NEW PLUMBING FIXTURES, DUCTWORK, EQUIPMENT, PIPING, ETC. ARE INCLUDED IN THE BID PRICE.

GENERAL MECHANICAL NOTES:

- PRODUCTS
- ALL SHUTOFF VALVES ON DOMESTIC WATER SHALL BE BRONZE FULL-PORT BALL VALVE TYPE.
 - P-TRAPS SHALL INCLUDE INTEGRAL CLEANOUT.
 - DUCT CONSTRUCTION:
ALL DUCTWORK SHALL BE FABRICATED OF G90 GALVANIZED STEEL AND INSTALLED IN ACCORDANCE WITH THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE MANUAL. ALL SUPPLY AND RETURN AIR DUCT PRESSURE CLASSES SHALL BE THE SAME AS THE EXTERNAL STATIC PRESSURE OF THE EQUIPMENT SUPPLYING THE DUCT. THE EQUIPMENT ESP SHALL BE THE PRESSURE CLASS FOR THE ENTIRE SUPPLY DUCT SYSTEM.
CONCEALED ROUND SUPPLY AIR DUCT - 3" PRESSURE CLASS OR LESS. GALVANIZED SNAP-LOCK PIPE WITH TRANSVERSE JOINTS AND CONNECTIONS SEALED. WRAP SUPPLY AND OUTSIDE AIR DUCTS WITH SPECIFIED INSULATION.
CONCEALED ROUND RETURN AND EXHAUST DUCT - 3" PRESSURE CLASS OR LESS. GALVANIZED SNAP-LOCK PIPE WITH TRANSVERSE JOINTS AND CONNECTIONS SEALED WITH SPECIFIED INSULATION.
RECTANGULAR SUPPLY AND RETURN AIR DUCT - 3" PRESSURE CLASS OR LESS. GALVANIZED SHEET METAL LINE SUPPLY, RETURN, OUTDOOR AIR AND MAKE-UP AIR DUCTWORK WITH SPECIFIED INSULATION.
FLEXIBLE DUCTWORK: FLEXMASTER USA TYPE BB, UL 181 CLASS 1 RATED PRE-INSULATED ACoustical FLEX DUCT WITH MECHANICAL LOCK HELIX CONSTRUCTION, 25-50 FLAME SMOKE RATING, AND R-6.0 THERMAL BARRIER. RUNS OF FLEXIBLE DUCT SHALL NOT EXCEED 5 LINEAR FEET. FLEXIBLE DUCT SHALL NOT BE USED ON SYSTEMS WITH PRESSURE CLASS GREATER THAN 1".
EXTERIOR DUCTWORK SHALL HAVE FLANGED AND GASKETED JOINTS BY DUCTMATE OR EQUIVALENT.
ALL METAL DUCTWORK SPECIFIED TO RECEIVE INTERIOR METAL AND ACoustical LINER IS NOT SIZED ON PLANS TO INCLUDE THE PROPER THICKNESS OF INSULATION. PROVIDE ADDITIONAL HEIGHT AND WIDTH OF DUCTWORK TO ACCOMMODATE THICKNESS OF INSULATION.
DUCT INSULATION:
RECTANGULAR DUCT (LOCATED WITHIN CONDITIONED SPACE): 1.0" THICK, 2.0 LB. DENSITY DUCT LINER WITH MINIMUM R-VALUE OF R-4.
ROUND DUCT: WRAP WITH 2" 1.0 LB DENSITY FIBERGLASS DUCT WRAP WITH FOIL-SCrim-KRAFT FACING. MINIMUM R-VALUE OF 6.0.
ALL DUCTWORK LOCATED WITHIN AN ATTIC OR UNCONDITIONED SPACE SHALL BE WRAPPED TO PROVIDE A MINIMUM INSULATION VALUE OF R-8.
ROUND TAKE-OFF FITTINGS FROM RECTANGULAR DUCTWORK SHALL BE MADE WITH BUCKLEY AIR PRODUCTS MODEL 1300 AND 1300D RECTANGULAR TO ROUND BOOT FITTINGS FITTINGS WITH INTEGRAL VOLUME DAMPERS AND INSULATION STAND-OFFS WHERE INDICATED. EQUIVALENT AIR CROWNS ARE ACCEPTABLE.
PROVIDE AERO-DYNE OR EQUIVALENT DOUBLE WALL TURNING VANES IN ALL RECTANGULAR ELBOWS.
BRANCH DUCTS SHALL BE THE SAME SIZE AS DIFFUSER NECK UNLESS NOTED OTHERWISE.
EQUIVALENT WATER HEATERS BY A.O. SMITH, BRADFORD WHITE, LOCHNAR, RHEEM, STATE, OR OTHERS WITH PRIOR APPROVAL.
EQUIVALENT GRILLES, DIFFUSERS AND REGISTERS BY CARNES, KRUEGER, HALLOR, PRICE, TITUS, HART & COOLEY, TUTTLE & BAILEY, OR OTHERS WITH PRIOR APPROVAL.
EQUIVALENT EXHAUST FANS BY ACME, COOK, GREENHECK, PENN, OR OTHERS

 SIMPLEX RECEPTACLE; 2P, 3W, 20A, 125V
 SIMPLEX RECEPTACLE; NEMA CONFIGURATION AS INDICATED
 DUPLEX RECEPTACLE; 2P, 3W, 20A, 125V
 DUPLEX RECEPTACLE; MOUNTED 6" ABOVE FINISHED FLOOR
 DUPLEX RECEPTACLE; MOUNTED 6" ABOVE COUNTERTOP BACKSPASH
 DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPTER
 DUPLEX RECEPTACLE; WEATHERPROOF
 DOUBLE DUPLEX RECEPTACLE WITH COMMON FACEPLATE
 TELECOMMUNICATIONS OUTLET; ROUGH-IN JUNCTION BOX OR PLASTER RING ONLY. MAY BE USED FOR VOICE, DATA, FAX, MODEM, OR ANY COMBINATION THEREOF; CABLE, COFLET PLATE, JACKS PROVIDED BY OTHERS.
 CABLE TV OUTLET; ROUGH-IN JUNCTION BOX OR PLASTER RING ONLY; CABLE, COVER PLATE & JACKS PROVIDED BY OTHERS.
 EXIT LIGHT; WALL MOUNTED & CEILING MOUNTED
 EMERGENCY LIGHT
 EXIT/EMERGENCY LIGHT
 LED LIGHT FIXTURE
 NIGHT LIGHT FIXTURE
 LIGHT SWITCH
 3-WAY LIGHT SWITCH
 OCCUPANCY SENSOR LIGHT SWITCH
 CEILING MOUNTING DEVICE
 JUNCTION BOX
 LIGHTING & POWER PANEL BOARD
 CONDUIT CONCEALED IN CEILING OR WALL
 CONDUIT RUN BELOW GRADE
 HOME RUN: TICK MARKS INDICATE NUMBER OF WIRES, ARROWS INDICATE NUMBER OF CIRCUITS
 GROUND WIRE
 FEEDER PER SCHEDULE
 DISCONNECT SWITCH

1. INSTALL RECEPTACLE IN CRAWL SPACE FOR SLUMP PUMP. VERIFY LOCATION AND MOUNTING HEIGHT WITH OWNER PRIOR TO ROUGH-IN.
2. RECEPTACLE TO BE MOUNTED ABOVE CANOPY. VERIFY LOCATION AND MOUNTING HEIGHT WITH OWNER PRIOR TO ROUGH-IN.
3. PROVIDE JUNCTION BOX AND POWER FOR HORTON SLIDING DOOR.
4. RECEPTABLES FOR SECURITY AND AUDIO.
5. PROVIDE JUNCTION BOX AND POWER FOR COOLER CONTROLS/LIGHTS. FIELD VERIFY EXACT LOCATION AND REQUIREMENTS.
6. PROVIDE JUNCTION BOX AND POWER FOR COOLER EVAPORATOR. FIELD VERIFY EXACT LOCATION AND REQUIREMENTS.
7. PROVIDE JUNCTION BOX FOR OUTDOOR HEATER CONTROLS 6" ABOVE SLIDING GLASS DOOR. COORDINATE ROUGH-IN AND WIRING REQUIREMENTS WITH OWNER.
8. PROVIDE JUNCTION BOX FOR POWER CONNECTION TO BUILDING LED TAPE LIGHT. REFER TO ARCHITECTURAL ELEVATIONS PROGRESS PRIOR TO INSTALLATION. CONTRACTOR SHALL PULL ALL WIRING TO THE JUNCTION BOXES AND MAKE FINAL CONNECTIONS. COORDINATE ALL REQUIREMENTS WITH THE SIGNAGE PROVIDER.
9. PROVIDE WEATHER PROOF JUNCTION BOX AND TOGGLE SWITCH LOCATED ON SIGN IN CONCEALED LOCATION FOR EXTERIOR SIGNAGE PER SET. COORDINATE EXACT LOCATION OF JUNCTION BOX WITH THE SIGNAGE PROVIDER PRIOR TO INSTALLATION. CONTRACTOR SHALL PULL ALL WIRING TO THE JUNCTION BOXES AND MAKE FINAL CONNECTIONS. COORDINATE ALL REQUIREMENTS WITH THE SIGNAGE PROVIDER.
10. INSTALL FIREWORK 12" ABOVE TOP OF DOOR. FIELD VERIFY EXACT LOCATION WITH OWNER.
11. INSTALL FIREWORK 7" ABOVE FINISH FLOOR. FIELD VERIFY EXACT MOUNTING HEIGHT WITH OWNER.
12. RECEPTACLE FOR ESPRESSO MACHINE. PROVIDE CORD AND PLUG CONNECTION.
13. POWER CONNECTION FOR AIR CURTAIN. COORDINATE ROUGH-IN, WIRING REQUIREMENTS, AND MOUNTING HEIGHT WITH OWNER.
14. CT CABINET AND METER.
15. COORDINATE INSTALLATION HEIGHT WITH ARCHITECT
16. POWER CONNECTION FOR ELECTRIC HEATER. COORDINATE INSTALLATION HEIGHT WITH OWNER.
17. RECEPTACLE FOR IPAD. COORDINATE INSTALLATION HEIGHT WITH OWNER.
18. REFER TO 15/1-1 FOR CONTINUATION.
19. (2) 2" COMMUNICATION CONDUITS WITH PULL-WIRE. COORDINATE TERMINATION WITH OWNER PRIOR TO INSTALLATION.
20. COORDINATE LOCATION AND RECEPTACLE TYPE WITH EQUIPMENT PROVIDER.

① (2) #8 AND (1) #10 GROUND, IN 0.75" CONDUIT
② (2) #3 AND (1) #8 GROUND IN 1.25" CONDUIT.



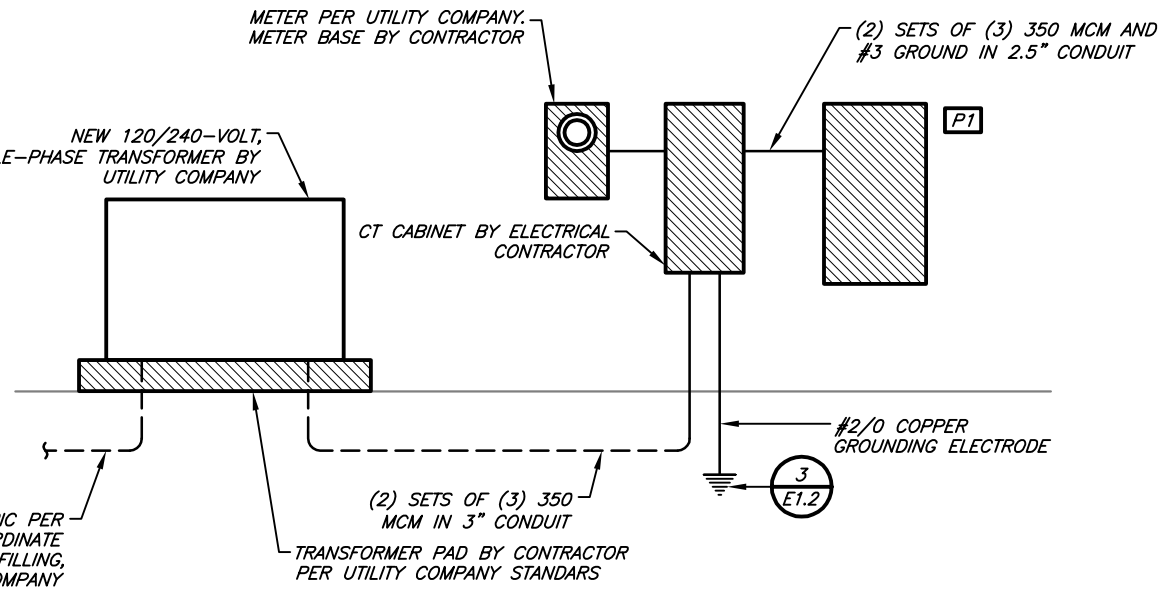
LIGHTING FIXTURE SCHEDULE										
MARK	MANUFACTURER	MODEL #	FINISH	MOUNTING	LAMPS		FIXTURE	VOLTAGE	APPROVED	NOTES
					TYPE	CODE	QTY.	WATTS		
T1	WILLIAMS	LP-24-L50/835-DIM-UNV	WHITE	RECESSED	LED	WITH FIXTURE	-	50	UNV	SUBMIT
T1E	WILLIAMS	LP-24-L50/835-EM/120VMM-DIM-UNV	WHITE	RECESSED	LED	WITH FIXTURE	-	50	UNV	SUBMIT
C1	HALO	SDM6665SWH	WHITE	SURFACE	LED	WITH FIXTURE	-	10	UNV	SUBMIT
C2	WAC LIGHTING	D5-W505-F-B-CC-BK	BLACK	SURFACE	LED	WITH FIXTURE	-	35	UNV	SUBMIT
S1	LED NEONFLEX	LN-11X29-24-RGB	WHITE	SURFACE	LED	WITH FIXTURE	-	1.88/FT	UNV	SUBMIT
S2	WILLIAMS	78-4-L53/830-DIM-UNV	WHITE	SURFACE	LED	WITH FIXTURE	-	35	UNV	SUBMIT
PL1	LUMARK	PRV-C25-D-UNV-T3-SA-BZ-HSS	BRONZE	POLE	LED	WITH FIXTURE	-	96	UNV	SUBMIT
W1E	WILLIAMS	WPAS-134/850-BZ-PC-EM/6W-UNV	BRONZE	SURFACE	LED	WITH FIXTURE	-	45	UNV	SUBMIT
X1	WILLIAMS	EXIT/EM/LED-R-WHT	WHITE	SURFACE	LED	WITH FIXTURE	-	10	120	SUBMIT
NOTES: 1. FIXTURE SHALL BE TESTED FOR OUTDOOR USE AND SHALL BE TESTED FOR DAMP OR WET LOCATION AS REQUIRED. 2. COORDINATE WITH ARCHITECT FOR EXACT MOUNTING HEIGHT AND LOCATION. 3. PROVIDE FIXTURE WITH EMERGENCY BATTERY BACK-UP FOR MINIMUM 90 MINUTES OPERATION. 4. COORDINATE WITH ARCHITECT/DRAWER FOR EXACT FINISH. 5. REFER TO PLANS AND COORDINATE WITH OWNER/ARCHITECT FOR MOUNTING TYPE, FACE ORIENTATION, AND CHEVRON DIRECTION AS APPLICABLE. 6. FIXTURE LAMP AND BALLAST SHALL BE CAPABLE OF OPERATING DOWN TO 0 DEGREES F AND UP TO 110 DEGREES F AS REQUIRED. 7. PROVIDE 20' STRAIGHT STEEL POLE AND ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION. 8. PROVIDE ALL ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION. POLE AND ACCESSORIES SHALL BE SAME COLOR AS FIXTURE HEAD. 9. PROVIDE FIXTURE WITH LUMARY NEMA PHOTOCONTROL, DA/R6104										

PANELBOARD SCHEDULE											P1		
VOLTAGE: 120/240		POLES:		84		MOUNTING:		SURFACE		ENCLOSURE:		NEMA 3R	
PHASE / WIRE: 1/3		KAIC AMPS (RMS):		22K		LOCATION:		EXCATION:		MANUFACTURER:		SQUIRE	
AMPS: 600		MAIN BREAKER / MLO:		MLO		FED FROM:		UTILITY XFMR		MODEL:		NO	
CRG. NO.	EQUIPMENT SERVED	CB AMPS	CB POLES	CB ACC.	LOAD (VA)	PHASE LOADS (VA)	LOAD (VA)	CB ACC.	CB POLES	CB AMPS	EQUIPMENT SERVED	CRG. NO.	
					A	B							
1	POINT OF SALE RECEPCTABLES	20	1	-	400	1050	650	-	1	20	GRINDER	2	
3	FRONT BAR RECEPCTABLE	20	1	-	180	830	650	-	1	20	GRINDER	4	
5	EXTERIOR RECEPCTABLES	20	1	-	540	720	180	-	1	20	FRONT BAR RECEPCTABLE	6	
7	ESPRESSO MACHINE 4 GROUP	50	2	-	4000	5800	1800	-	1	20	HOT WATER RECEPCTABLE	8	
9	*				4000	5284	1284	-	1	20	ICE MAKER	10	
11	HORTON SLIDING DOOR	20	1	-	500	1220	720	-	1	20	EXTERIOR RECEPCTABLES	12	
13	ESPRESSO MACHINE 3 GROUP *	50	2	-	3050	4334	1284	-	1	20	BLENDER	14	
15	*				3050	4334	1284	-	1	20	ICE MAKER	16	
17	SECURITY RECEPCTABLES	20	1	-	360	3410	3000	-	2	50	ESPRESSO MACHINE 3 GROUP	18	
19	SECURITY RECEPCTABLES	20	1	-	360	3410	3050					20	
21	SIDE BAR RECEPCTABLE	20	1	-	180	360	180	-	1	20	SERVICE AREA RECEPCTABLE	22	
23	SIDE BAR RECEPCTABLE	20	1	-	180	360	180	-	1	20	SERVICE AREA RECEPCTABLE	24	
25	SIDE BAR RECEPCTABLE	20	1	-	180	1464	1284	-	1	20	BLENDER	26	
27	ICE MAKER	20	1	-	1284	1554	270	-	1	20	EXTERIOR LIGHTS	28	
29	INTERIOR LIGHTS	20	1	-	700	1054	1284	-	1	20	BLENDER	30	
31	SIDE BAR RECEPCTABLE	20	1	-	180	540	360	-	1	20	EXTERIOR RECEPCTABLES	32	
33	BLENDER	20	1	-	1284	1644	360	-	1	20	BATHROOM RECEPCTABLE	34	
35	CRAWL SPACE RECEPCTABLE	20	1	-	180	970	790	HACR	2	20	WALK IN COOLER	36	
37	EXTERIOR LED LIGHTS	20	1	-	500	1290	790	-				38	
39	SPARE	20	1	-		1200	1200	-	1	20	BUILDING SIGNAGE	40	
41	SPARE	20	1	-		1200	1200	-	1	20	BUILDING SIGNAGE	42	
43	CONDENSING UNIT CU1	50	2	HACR	3078	3278	200	-	1	20	COOLER LIGHT	44	
45	*				3078	3218	140	HACR	1	15	ICE MACHINE	46	
47	CONDENSING UNIT CU2 *	50	2	HACR	3078	6918	3840	HACR	2	40	REMOTE CONDENSING UNIT	48	
49	*				3078	6918	3840					50	
51	MECHANICAL ACCESS RECEPCTABLE	20	1	-	360	720	360	-	1	20	IPAD RECEPCTABLES	52	
53	ELECTRIC HEATER EH1	20	2	-	1500	11484	9984	HACR	2	100	AIR HANDLER AH1	54	
55	*				1500	11484	9984				*	56	
57	ELECTRIC HEATER EH2 *	20	2	-	1500	11484	9984	HACR	2	100	AIR HANDLER AH2 *	58	
59	*				1500	11484	9984				*	60	
61	AIR CURTAIN AC1	15	1	HACR	768	1128	360	-	1	20	IPAD RECEPCTABLES	62	
63	AIR CURTAIN AC2	15	1	HACR	768	1068	300	-	1	20	SITE LIGHTING	64	
65	SPARE	20	1	-	0	0	0	-	1	20	SPARE	66	
67	WATER HEATER WH1	40	2	-	4000	4000	4000	-	1	20	SPARE	68	
69	*				4000	4000	4000	-	1	20	SPARE	70	
71	WATER HEATER WH1	40	2	-	4000	4000	4000	-	1	20	SPARE	72	
73	*				4000	4000	4000	-	1	20	SPARE	74	
75	WATER HEATER WH1	40	2	-	4000	4000	4000	-	1	20	SPARE	76	
77	*				4000	4000	4000	-	1	20	SPARE	78	
79	SPARE	20	1	-	0	0	0	-	1	20	SPARE	80	
81	SPARE	20	1	-	0	0	0	-	1	20	SPARE	82	
83	SPARE	20	1	-	0	0	0	-	1	20	SPARE	84	
ENCLOSURE ACCESSORIES: CH, FL											PANELBOARD ACCESSORIES: GB, CBB		
CIRCUIT BREAKER ACCESSORIES:		ENCLOSURE ACCESSORIES:		PANELBOARD ACCESSORIES:		PANELBOARD ACCESSORIES:		PANELBOARD ACCESSORIES:		PANELBOARD ACCESSORIES:		PANELBOARD ACCESSORIES:	
ACW	AUXILIARY CONTACTS	CH	COVERED HINGE	FL	FEED THRU LUGS	SR	SUB-FEED LUGS	SRB	SUB-FEED CIRCUIT BREAKER				
ECR	ELECTRICAL OPERATOR	CH	COLUMN WIDTH PANEL	FL	FEED THRU LUGS	SR	SUB-FEED LUGS	SRB	SUB-FEED CIRCUIT BREAKER				
GFO	GROUND-FAULT INTERRUPTING	DWD	HINGED DOOR WITH HINGED DOOR	GB	EQUIPMENT GROUND BAR KIT	SR	SUB-FEED LUGS	SRB	SUB-FEED CIRCUIT BREAKER				
HACR	HATCH RATING	DWD	EXTENDED CUTTER TOP	GB	EQUIPMENT GROUND BAR KIT	SR	SUB-FEED LUGS	SRB	SUB-FEED CIRCUIT BREAKER				
HLP	HANDLE LOCK-OFF	EGB	EXTENDED CUTTER BOTTOM	HNB	NEUTRAL BONDING KIT	SR	SUB-FEED LUGS	SRB	SUB-FEED CIRCUIT BREAKER				
HLM	HANDLE LOCK-ON	EGBL	EXTENDED CUTTER LEFT HAND SIDE	PS	SPILT BUS	SR	SUB-FEED LUGS	SRB	SUB-FEED CIRCUIT BREAKER				
SR	SWITCH RATING	EGBR	EXTENDED CUTTER RIGHT HAND SIDE	SR	SPILT BUS	SR	SUB-FEED LUGS	SRB	SUB-FEED CIRCUIT BREAKER				
ST	SHUNT TRIP	FLSR	FLUSH LOCK(S)	SR	SERVICE ENTRANCE RATING	SR	SUB-FEED LUGS	SRB	SUB-FEED CIRCUIT BREAKER				

OCCUPANCY SENSOR SCHEDULE										
MARK	CONTROL TYPE	LOAD	SENSOR							
		EQUIPMENT SERVED	VOLTAGE	MANUF.	MODEL #	VOLTAGE	TYPE	TIME DELAY	MOUNTING	INTERLOCK
OS1	WALL MOUNTED OCCUPANCY	RESTROOMS	120	WATSTOPPER	DW-100L	120	IR/US	AUTO	WALL BOX	-
NOTES/ACCESSORIES: 1. WALL SWITCH SHALL BE CAPABLE OF MANUAL ON-OFF CONTROL.										
GENERAL NOTES (APPLIES TO ALL SENSORS): 1. EACH SENSOR TYPE MAY BE SHOWN IN MULTIPLE LOCATIONS ON ELECTRICAL PLANS. 2. EQUIPMENT SUBMITTAL: PRIOR TO APPROVAL, WITH OCCUPANCY SENSOR SPECIFICATION INFORMATION, CONTRACTOR SHALL SUBMIT PLAN (PROVIDED BY MANUFACTURER'S REPRESENTATIVE) WITH OCCUPANCY SENSOR LOCATIONS, OCCUPANCY SENSOR TYPE, MOUNTING HEIGHT AND SENSOR COVERAGE FOR EACH SPACE. 3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR ALL RESPONSIBILITIES ON PRIMARY, FOR METERING, JUNCTION ENCLOSURES AND TRANSFORMER. 4. PROVIDE CONTROL UNIT(S)/POWER PACK(S) AS REQUIRED. 5. FINISH/COLOR SHALL MATCH ALL OTHER DEVICES.										

SPECIAL NOTES:	
1. CONTRACTOR SHALL COORDINATE AND VERIFY ALL ELECTRIC SERVICE RESPONSIBILITIES WITH ELECTRIC UTILITY COMPANY.	
2. PROVIDE EXCAVATION, TRENCHING AND BACKFILL ON PRIMARY, AS REQUIRED BY UTILITY COMPANY.	
3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR ALL RESPONSIBILITIES ON PRIMARY, FOR METERING, JUNCTION ENCLOSURES AND TRANSFORMER.	

AVAILABLE FAULT CURRENT NOTE:	
THE FOLLOWING ASSUMPTIONS WERE MADE TO CALCULATE THE AVAILABLE FAULT CURRENT: 167KVA TRANSFORMER, 3% IMPEDANCE AND 80 FEET OF SECONDARY CONDUCTOR TO WIREMAY. CONTRACTOR SHALL CONTACT ENGINEER IF MODIFICATIONS ARE MADE TO CONSTRUCTION-DOCUMENT SPECIFIED CONDUCTOR TYPE, CONDUCTOR QUANTITY AND/OR TRANSFORMER LOCATION/INFORMATION. IF NO MODIFICATIONS HAVE BEEN MADE AFTER LISTED CALCULATION DATE, CONTRACTOR SHALL PROVIDE A PERMANENT PLACARD AT SERVICE DISCONNECTING MEANS, OR SWITCHBOARD MAIN CIRCUIT BREAKER PLACARD SHALL MEET REQUIREMENTS OF AUTHORITY HAVING JURISDICTION. PLACARD SHALL READ: "MAXIMUM AVAILABLE FAULT CURRENT: 17,309 AMPS, CALCULATED ON APRIL 26, 2022."	

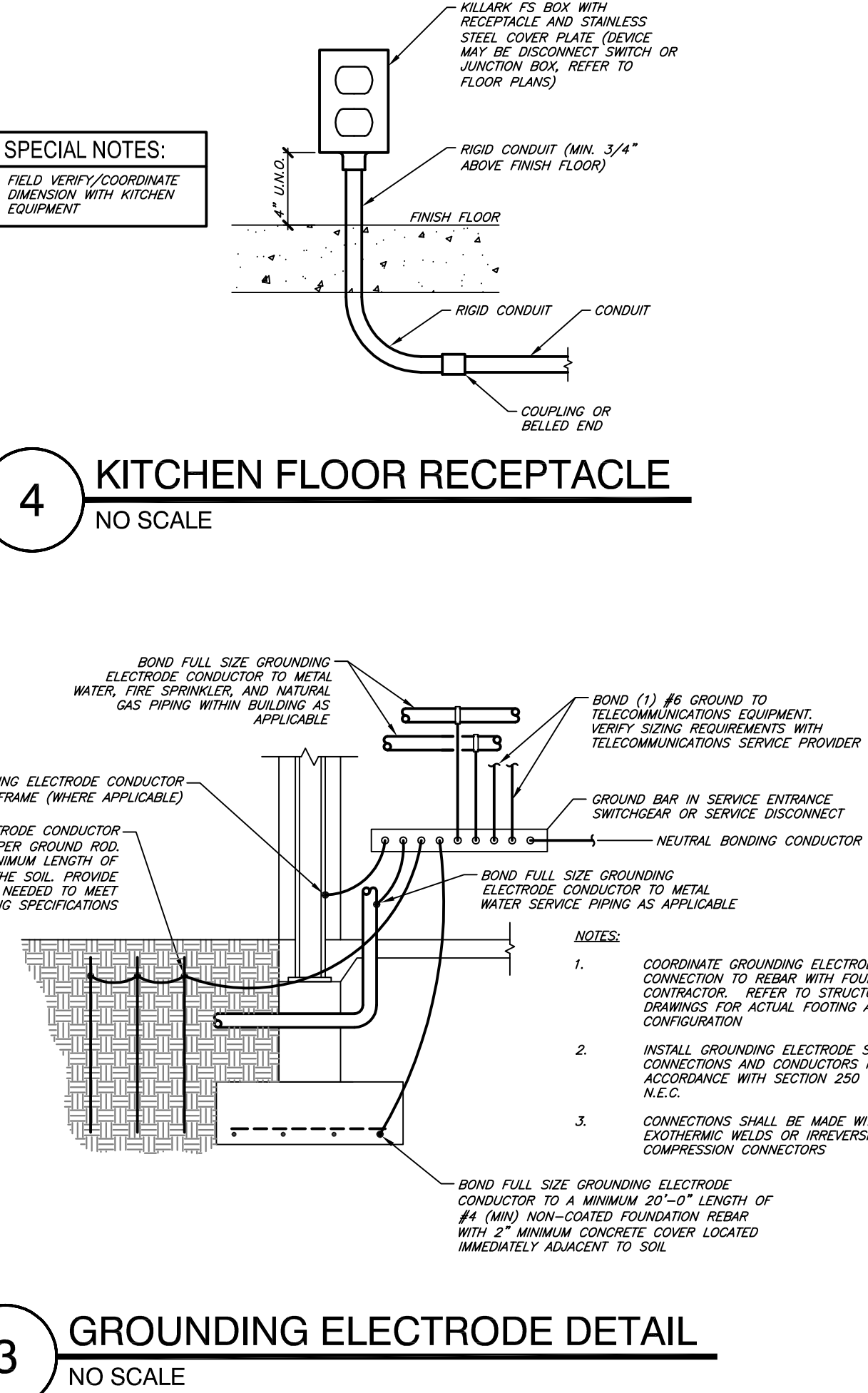


2 ELECTRICAL RISER DIAGRAM
NO SCALE

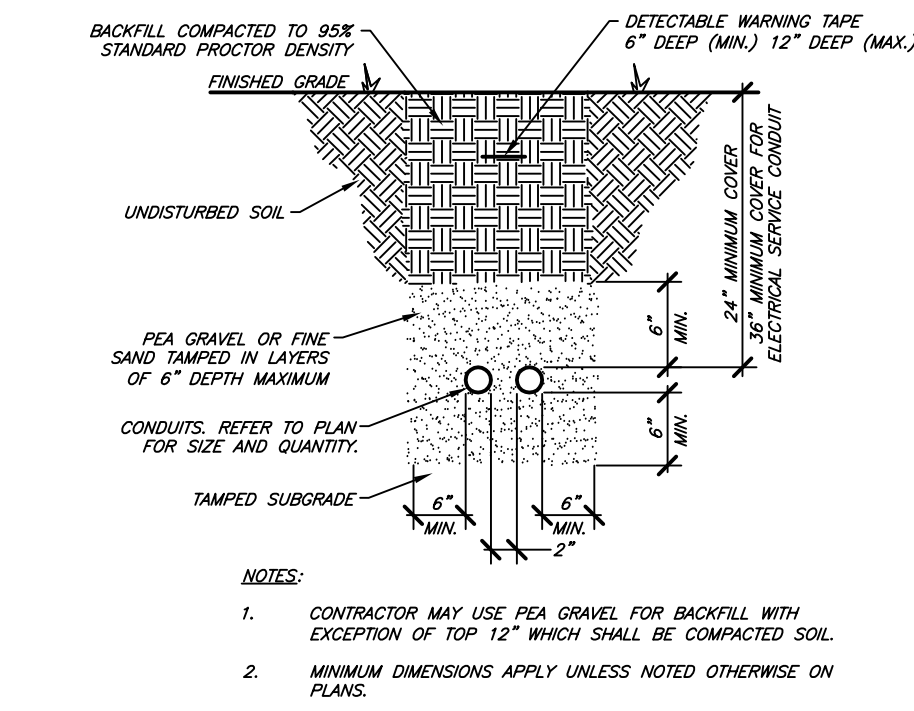
DISCONNECT SWITCH SCHEDULE										
MARK	EQUIPMENT SERVED	VOLTAGE	SWITCH DUTY	AMP	POLE	OVERCURRENT PROTECTION	NEMA ENCLOSURE	NOTES & ACCESSORIES		
DS1	CONDENSING UNIT CU1	240	GD	60	2	-	-	3R	1	
DS2	CONDENSING UNIT CU2	240	GD	60	2	-	-	3R	1	
DS3	REMOTE CONDENSING UNIT	240	GD	30	3	-	-	3R	1	
DS4	WATER HEATER WH1	240	GD	100	2	-	-	1	1	
ACCESSORIES: 1. GROUND LUG KIT 2. SOLID NEUTRAL 3. SERVICE ENTRANCE RATED										

CONTACTOR SCHEDULE										
MARK	LOAD	VOLTAGE	TYPE	AMP	POLE	ENCLOSURE	CONTROLLED BY	NOTES		
LC1	EXTERIOR LIGHTING	120/240	NOEH	20A	8	NEMA 1	TIME SWITCH TS1	1		
NOTES: 1. PROVIDE WITH 120 VOLT CONTROL COIL.										

TIME SWITCH SCHEDULE										
MARK	MANUFACTURER	MODEL #	EQUIPMENT SERVED	VOLTAGE	AMP	POLE	ENCLOSURE	NOTES		
TS1	TORK	DTS20B	EXTERIOR LIGHTING	120	30	1	NEMA 1	1		
NOTES: 1. CONTRACTOR SHALL SUPPLY SS403 OVERRIDE SWITCH SET AT 2 HOUR OVERRIDE.										



3 GROUNDING ELECTRODE DETAIL
NO SCALE



1 ELECTRICAL CONDUIT TRENCH DETAIL
NO SCALE

GENERAL ELECTRICAL NOTES:

GENERAL: 1. GENERAL ELECTRICAL NOTES APPLY TO ALL ELECTRICAL SHEETS. 2. CJD ENGINEERING LLC, BEING THE AUTHOR OF THESE CONSTRUCTION DOCUMENTS, RESERVES THE RIGHT OF FINAL INTERPRETATION AS TO THEIR INTENT AND MEANING. ANY ADDITIONAL WORK OR COSTS RESULTING FROM THE CONTRACTOR'S OWN INTERPRETATION AS TO THE INTENT OR MEANING WITHOUT CONSULTATION WITH CJD ENGINEERING LLC SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO OWNER OR A/E. 3. THE INTENT OF THE WORK INDICATED ON THESE CONSTRUCTION DOCUMENTS IS TO PROVIDE A FULLY FUNCTIONING SYSTEM IN COMPLETE WORKING ORDER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR'S SUPPLIERS TO INCLUDE ALL ACCESSORIES, COMPONENTS, PARTS, ETC. THAT MAY NOT BE INDICATED ON THESE CONSTRUCTION DOCUMENTS TO PROVIDE BUILDING CODE COMPLIANT SYSTEMS AND EQUIPMENT THAT OPERATE SATISFACTORILY AS DESIGNED AND INTENDED. 4. ALL ELECTRICAL WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODES, THE 2017 NATIONAL ELECTRICAL CODE, AND ALL LOCAL CODES AS ADOPTED BY THE AUTHORITIES HAVING JURISDICTION. 5. THE CONTRACTOR SHALL INCLUDE ALL PERMIT AND INSPECTION FEES IN BID. 6. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS. 7. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO CIVIL, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS FOR DIMENSIONS. FIELD VERIFY ALL DIMENSIONS. 8. EQUIPMENT AND CONDUIT/CONDUCTOR LAYOUTS ARE DIAGRAMMATIC. FIELD COORDINATE EXACT LOCATIONS AND ROUTINGS WITH STRUCTURE, PIPING, DUCTWORK, LIGHT FIXTURES, ETC. FINAL RESULT SHALL BE EQUIVALENT TO THAT INDICATED ON DRAWINGS. 9. COORDINATE CLOSELY WITH ALL OTHER TRADES TO EXPEDITE CONSTRUCTION AND AVOID INTERFERENCE AND CONFLICTS. BEFORE ANY PIPING, DUCTWORK, CONDUIT, ETC. IS INSTALLED, IT SHALL BE COORDINATED CAREFULLY BETWEEN ALL TRADES. 10. MAINTAIN ALL CLEARANCES REQUIRED BY ELECTRICAL EQUIPMENT. COORDINATE WITH PLUMBING, HVAC, AND SPRINKLER CONTRACTORS TO MAINTAIN ALL CLEARANCES REQUIRED FOR EQUIPMENT. DO NOT ROUTE PIPING, DUCTWORK, ETC. ABOVE ELECTRICAL PANELS. 11. DRAWINGS REPRESENT FINAL RESULT. REMOVE, RELOCATE, MODIFY EXISTING EQUIPMENT, DUCTWORK, PIPING, ETC. AS REQUIRED. FIELD VERIFY EXISTING CONDITIONS AND EXACT REQUIREMENTS. 12. COORDINATE INFORMATION OUTLET, RECEPTACLE, AND OTHER DEVICE LOCATIONS WITH OWNER AND WITH MILLWORK AND WITH OTHER TRADES PRIOR TO ROUGH-IN. 13. INFORMATION OUTLET (DATA AND TELEPHONE) DEVICES, WALL PLATES, AND ASSOCIATED WIRING SHALL BE SUPPLIED AND INSTALLED BY OTHERS UNDER A SEPARATE CONTRACT WITH THE OWNER. 14. THE CONTRACTOR SHALL PROVIDE ELECTRONIC SHOP DRAWINGS/SUBMITTALS OF ALL FIXTURES AND EQUIPMENT FURNISHED UNDER THIS CONTRACT. 15. IF CONTRACTOR WISHES TO INCORPORATE PRODUCTS OTHER THAN THOSE NAMED IN SPECIFICATIONS IN HIS BID OR PRODUCTS BY MANUFACTURERS OTHER THAN THOSE LISTED AS APPROVED MANUFACTURERS, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR REVIEW AND APPROVAL OF PROPOSED SUBSTITUTIONS TO CJD ENGINEERING LLC NOT LESS THAN FIVE WORKING DAYS PRIOR TO BID DATE. APPROVAL OR ACCEPTANCE OF PROPOSED SUBSTITUTION OF MANUFACTURERS OR ITEMS IS FOR THE PURPOSES OF BIDDING ONLY AND DOES NOT RELIEVE THE PROPOSED SUBSTITUTION FROM SUBMITTAL/SHOP DRAWING REVIEW AND DOES NOT CONSTITUTE PRIOR APPROVAL OF PROPOSED SUBSTITUTIONS. 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF LARGER WIRING, CONDUIT, ENCLOSURES, CONTROL, AND OVERCURRENT PROTECTIVE DEVICES, ETC. RESULTING FROM SUBSTITUTION OF EQUIPMENT OTHER THAN THAT WHICH WAS THE BASIS OF DESIGN AT NO COST TO OWNER OR A/E. 17. THE CONTRACTOR SHALL GUARANTEE ALL EQUIPMENT, ACCESSORIES, AND MATERIAL FURNISHED BY HIM FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE AGAINST ALL DEFECTS. 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COSTS TO CUT, PATCH AND REPAIR EXISTING WALL, FLOOR AND CEILING CONSTRUCTION AS REQUIRED TO INSTALL NEW FIXTURES, CONDUIT, WIRING, ETC. ARE INCLUDED IN THE BID PRICE. PRODUCTS: 1. LIGHT SWITCHES SHALL BE EQUIVALENT TO HUBBELL 1220 SERIES, 20-AMP, 120/277-VOLT, IN COLOR SELECTED BY THE ARCHITECT/INTERIOR DESIGNER. 2. DUPLEX RECEPTABLES SHALL BE EQUIVALENT TO HUBBELL 5300 SERIES, 20A, 125V, NEMA CONFIGURATION 5-20R, IN COLOR SELECTED BY THE ARCHITECT/INTERIOR DESIGNER. 3. ALL RECEPTABLES THROUGHOUT SHALL BE TAMPER-RESISTANT TYPE, TO COMPLY WITH N.E.C. 4. ELECTRICAL DEVICE WALL PLATES SHALL BE HIGH IMPACT NYLON PLASTIC IN COLOR AS SELECTED BY THE ARCHITECT/INTERIOR DESIGNER. 5. FEEDER AND BRANCH CIRCUIT WIRING SHALL BE COPPER, 600V WITH THHN/THWN INSULATION. BRANCH CIRCUIT WIRING SHALL BE #12 AWG MINIMUM HOMERUNS FOR BRANCH CIRCUITS OVER 75 FEET LONG SHALL BE #10 AWG; OVER 100 FEET LONG, #8 AWG UNLESS INDICATED OTHERWISE. 6. EQUIVALENT WIRING DEVICES BY BRYANT, COOPER, HUBBELL, LEVITON, OR AS APPROVED BY OWNER. 7. EQUIVALENT PANELBOARDS, LIGHTING CONTACTORS AND DISCONNECT SWITCHES BY CUTLER HAMMER, GENERAL ELECTRIC, SIEMENS, SQUARE D, OR AS APPROVED BY OWNER. EXECUTION: 1. PROVIDE ALL ACCESSORIES, COMPONENTS, ETC. REQUIRED FOR COMPLETE INSTALLATION OF SPECIFIED EQUIPMENT. 2. PROVIDE UNISTRUTS AND ACCESSORIES AS REQUIRED FOR SUPPORT OF PIPING, EQUIPMENT, ETC. 3. COORDINATE LIGHTING AND CEILING DEVICE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS. 4. ALL WIRING SHALL BE INSTALLED IN EMT CONDUIT AND SHALL BE CONCEALED UNLESS OTHERWISE NOTED. PVC CONDUIT WILL BE ALLOWED BELOW SABS ALL TRANSITIONS FROM PVC TO STEEL CONDUIT SHALL BE MADE BELOW GRADE. MINIMUM CONDUIT SIZE FOR LIGHTING AND POWER BRANCH CIRCUITS ABOVE GRADE SHALL BE 1/2". MINIMUM CONDUIT SIZE FOR LIGHTING AND POWER BRANCH CIRCUITS BELOW GRADE SHALL BE 3/4". CONTRACTOR SHALL HAVE THE OPTION TO USE METALLIC CLAD (M/C) CABLE FOR CONCEALED BRANCH CIRCUIT WIRING. 5. MINIMUM CONDUIT SIZE FOR INFORMATION OUTLETS SHALL BE 3/4". CONDUIT STUBS SHALL BE TERMINATED WITH INSULATING BUSHINGS. 6. ALL LIGHTING AND POWER CIRCUITS SHALL HAVE A GROUNDING CONDUCTOR. 7. ALL RECEPTABLES, TELECOMMUNICATIONS OUTLETS, AND TELEVISION OUTLETS SHALL BE INSTALLED AT 18" AFF TO CENTER UNLESS NOTED OTHERWISE. ALL SWITCHES SHALL BE INSTALLED AT 48" AFF TO CENTER UNLESS NOTED OTHERWISE. 8. PROVIDE TYPED CIRCUIT DIRECTORIES FOR ALL PANELBOARDS. DIRECTORY INFORMATION SHALL INCLUDE CIRCUIT NUMBER AND EQUIPMENT SERVED. 9. INSTALL ALL ROOF EQUIPMENT, PIPE, AND CONDUIT SUPPORTS, CURBS AND PENETRATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROOFING SYSTEM MANUFACTURER. 10. SUPPORT CONDUIT ON ROOF WITH PREMANUFACTURED PIPING SUPPORT EQUIVALENT TO 6-LINE C-SERIES. FIELD FABRICATED SUPPORTS CONSISTING OF LUMBER, ETC. ARE NOT ACCEPTABLE. 11. PROVIDE FACTORY FABRICATED PIPE CURB ASSEMBLIES FOR MULTIPLE CONDUIT AND PIPING PENETRATIONS THROUGH THE ROOF. PIPE CURB ASSEMBLIES SHALL BE FACTORY FABRICATED, 8" TALL (MINIMUM) GALVANIZED STEEL ROOF CURBS WITH INTERIOR BASE PLATE, 3 LB DENSITY INSULATION, WOOD WALKER, ACRYLIC CLAD THERMOPLASTIC COVER, FASTENING SCREWS, BRUSH STAINER BRUSH, WITH STAINLESS STEEL CLAMPS AS MANUFACTURED BY PATE, THYBAR OR APPROVED EQUIVALENT. PROVIDE PIPE SEAL ASSEMBLIES FOR INDIVIDUAL CONDUIT OR PIPE PENETRATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH ROOFING MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS. 12. PROVIDE SLEEVES AT CONDUIT PENETRATIONS OF EXTERIOR OR FOUNDATION WALLS. SEAL PENETRATIONS WEATHERTIGHT. 13. SEAL ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES AS NECESSARY TO RESTORE FIRE-RESISTANCE RATING OF ASSEMBLY. REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR RATED ASSEMBLIES, FIRESTOPPING MATERIALS AND REQUIREMENTS. 14. CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO SPECIAL EQUIPMENT. PROVIDE ADAPTERS, FITTINGS, ETC. FOR ALL EQUIPMENT AS REQUIRED. COORDINATE SPECIFIC REQUIREMENTS WITH EQUIPMENT SUPPLIERS. REFER TO SPECIAL EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION. 15. ELECTRICAL CONTRACTOR SHALL PROVIDE ROUGH-IN FOR THERMOSTATS AND SENSORS. PROVIDE SINGLE-CIRCUIT BOX WITH 7/8" CONDUIT TO ABOVE ACCESSIBLE CEILING OR TO ASSOCIATED EQUIPMENT. THERMOSTATS, SENSORS, AND WIRING SHALL BE PROVIDED BY MECHANICAL CONTRACTOR. REFER TO HVAC PLANS FOR THERMOSTAT AND CONTROL LOCATIONS. 16. BRANCH CIRCUIT WIRING SERVING EQUIPMENT, LIGHTING, AND RECEPTABLES IN PATIENT CARE AREAS SHALL COMPLY WITH MED SECTION 517.13. METAL RACEWAYS, ARMORED CABLE AND ASSOCIATED FITTINGS SHALL BE LISTED AS A GROUND RETURN PATH AND SHALL CONTAIN A SEPARATE EQUIPMENT GROUNDING CONDUCTOR AS SPECIFIED.	
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