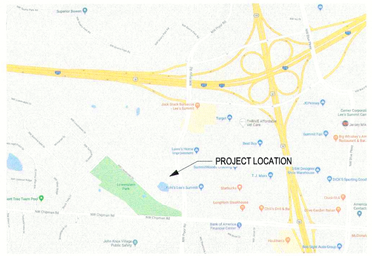
MULTI-TENANT BUILDING, CORE & SHELL

STREETS OF WEST PRYOR, LOT 3

2050 NW LOWENSTEIN DR. LEE'S SUMMIT, JACKSON CO, MO



A1 LOCATION MAP
SCALE: NOT TO SCALE

N

MATERIAL LEGEND

PLAN OR SECTION

- ACOUSTIC TILE (SECTION)
- BATT INSULATION
- BRICK
- CARPET
- CONCRETE
- CONCRETE MASONRY UNITS
- CONCRETE, PLASTER CUT STONE, STUCCO
- EARTH COMPACTED/ DISTURBED
- METAL
- METAL STUDS
- PLYWOOD (LARGE SIZE)
- RIGID INSULATION
- SAND, GRAVEL, PLASTER, DRYWALL, CUT STONE, GROUT TILE (LARGE SCALE)
- WOOD BLOCKING
- WOOD MEMBER (CONTINUOUS)
- WOOD STUDS, PARALAM, FINISHED
- WOOD STUDS

ELEVATION

- BRICK
- GLASS
- WOOD

GRAPHIC SYMBOLS

ELEVATION TAG: B3 / B3 A-202 B3 / B3

WALL SECTION TAG: SIM / B5 A-202

DETAIL CALLOUT: SIM / A2 A-303

SMALL REFERENCE NOTE A-101/A1

PARTITION TYPE TAG: P2

WINDOW TAG: 1t

DOOR TAG: D101B

ROOM TAG: ROOM NAME 101

BEARING ELEVATION MARK: EL - FLOOR 100'-0"

MATCHLINE: A-101 / 1 / A-101 / 1

DESCRIPTIVE ARROW: NEW / EXISTING

CENTERLINE MARK

SPOT ELEVATION

DEMOLITION MARK: 1

GENERAL NOTE MARK: 1

NEW CONSTRUCTION MARK: 1

REVISION MARK: 1

EQUIPMENT TAG: 1i

CODE SUMMARY

JURISDICTIONAL BUILDING CODES:

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

BUILDING TYPE:	NEW CONSTRUCTION
OCCUPANCY TYPE:	A2.1
CONSTRUCTION TYPE:	5B
ALLOWABLE HEIGHT:	40 FT = 1 STORIES
ACTUAL HEIGHT:	24 FT = 1 STORIES

ALLOWABLE FLOOR AREA:

TOTAL ALLOWABLE FLOOR AREA:	6000 SF

STATEMENT OF WORK

GROSS BUILDING AREA:

TENANT A:	2198 SF
TENANT B:	2009 SF
TENANT C:	1610 SF
TOTAL AREA:	**5817 SF**

OCCUPANT LOAD CALCULATIONS:

SPACE	AREA	EXITS REQIRED	EXITS PROVIDED	ESTIMATED OCCUPANT LOAD
TENANT A				
SEATING	894 SF	2	2	@ 15 PSF = 60
BACK OF HOUSE	814 SF	1	2	@ 200 PSF = 5
TENANT B	2007 SF	2	2	@ 150 PSF = 14
TENANT C				
SEATING	700 SF	2	2	@ 15 PSF = 47
BACK OF HOUSE	487 SF	1	2	@ 200 PSF = 3
TOTAL	4902 SF			OCCUPANTS = 129

PLUMBING FIXTURES:

PLUMBING FIXTURES TO BE INCLUDED IN INDIVIDUAL TENANT FINISH SUBMITTALS

MISCELANEOUS:

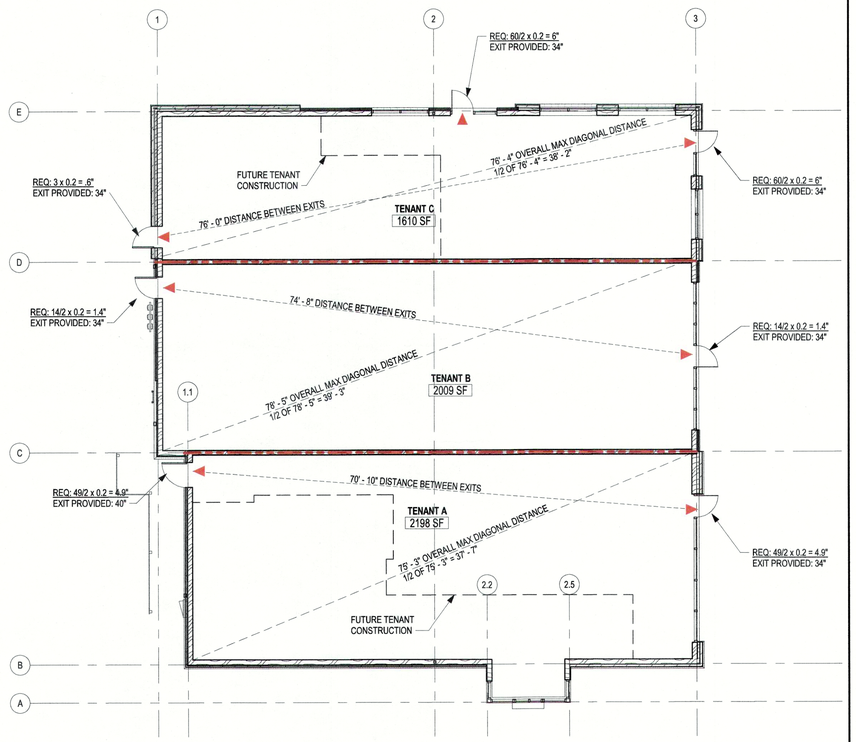
AUTOMATIC SPRINKLER SYSTEM (NO)

CODE PLAN LEGEND

2-HR SEPARATION

EXIT

NOTE: ALTHOUGH A 2-HOUR FIRE BARRIER IS NOT REQUIRED BETWEEN ALL TENANT SPACES, IT IS PROVIDED AT THE REQUEST OF THE TENANTS. BOTH SEPARATION WALLS WILL BE CONSTUCTED AS A FIRE BARRIER, UL #U301, EXTENDING FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.



A3 CODE PLAN
SCALE: 1" = 10'-0"

N

0 10' 20'

ABBREVIATIONS

A

AFF	ABOVE FINISH FLOOR
ACS PNL	ACCESS PANEL
ACC	ACCESSIBLE
ACT	ACOUSTICAL CEILING TILE
ACOUS PNL	ACOUSTICAL PANEL
ADMIN	ADMINISTRATION
APC	ACOUSTICAL PANEL CEILING
AWT	ACOUSTICAL WALL TREATMENT
ADJ	ADJUSTABLE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
AB	ANCHOR BOLT
L	ANGLE
ANOD	ANODIZE / ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT

B

BSMT	BASEMENT
BM	BEAM
BRG	BEARING
BRG PL	BEARING PLATE
BR	BEDROOM
BLW	BELOW
BTWN	BETWEEN
BITUM	BITUMINOUS
BD	BOARD
BF	BOTH FACES
BS	BOTH SIDES
BW	BOTH WAYS
BOT	BOTTOM
BRKT	BRACKET
BLDG	BUILDING
BUR	BUILT-UP ROOFING

C

CAB	CABINET
CUH	CABINET UNIT HEATER
CPT	CARPET
CIP	CAST-IN-PLACE
CS	CAST STONE
CLG	CEILING
CEM	CEMENT
CTR	CENTER
CL	CENTER LINE
C TO C	CERAMIC TILE
CH BD	CHALKBOARD
C	CHANNEL
CLR	CLEAR
CLO	CLOSET
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CJ	CONSTRUCTION JOINT, CONTROL JOINT

D

DL	DEAD LOAD
DEMO	DEMOLITION
DEPT	DEPARTMENT
D	DEPTH
DET	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION

D CONTINUED

DW	DISHWASHER
DR	DOOR
DBL	DOUBLE
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
DF	DRINKING FOUNTAIN

E

EA	EACH
EW	EACH WAY
ESMT	EASEMENT
E	EAST
ELEC	ELECTRIC, ELECTRICAL
EL	ELEVATION
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EXH FN	EXHAUST FAN
EXIST	EXISTING
EXP	EXPANSION
EJ	EXPANSION JOINT
EXT	EXTERIOR
EIFS	EXTERIOR INSULATION & FINISH SYSTEM

F

FC BRK	FACE BRICK
FOF	FACE OF FINISH
FGL	FIBERGLASS
FIN	FINISH
FF EL	FINISH FLOOR ELEVATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIXT	FIXTURE
FLASH	FLASHING
FLR	FLOOR
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FLUOR	FLUORESCENT
FLL	FLOW LINE
FT	FOOT
FTG	FOOTING
FDTN	FOUNDATION
FR	FRAME
FA	FRESH AIR
FURN	FURNACE
FURG	FURRING
FS	FULL SIZE

G

GA	GAUGE
GALV STL	GALVANIZED STEEL
GC	GENERAL CONTRACTOR
GL	GLASS
GB	GRAB BAR
GYP BD	GYPSUM BOARD

H

HCP	HANDICAPPED
HDW	HARDWARE
HDWD	HARDWOOD
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HT	HEIGHT
H	HIGH
HWY	HIGHWAY
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HORESEPOWER

H CONTINUED

HW	HOT WATER
HYD	HYDRANT

I

INCL	INCLUDED
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR

J

JAN	JANITOR

K

KIT	KITCHEN

L

L	ANGLE
LAB	LABORATORY
LAM	LAMINATE
LAU	LAUNDRY
LAV	LAVATORY
LWC	LIGHTWEIGHT CONCRETE
LCMU	LIGHTWEIGHT CONCRETE MASONRY
LF	LINEAR FOOT
LL	LIVE LOAD
LR	LIVING ROOM
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL

M

MAINT	MAINTENANCE
MH	MANHOLE
MFD	MANUFACTURED
MFR	MANUFACTURER
MFG	MANUFACTURING
MO	MASONRY OPENING
MBR	MASTER BEDROOM
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MW	MICROWAVE
MIN	MINIMUM, MINUTE
MISC	MISCELLANEOUS
MR	MOISTURE RESISTANT
MTD	MOUNTED
MULL	MULLION

N

NRC	NOISE REDUCTION COEFFICIENT
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE

O

OFF	OFFICE
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
O/O	OUT TO OUT
OA	OVERALL
ORD	OVERFLOW ROOF DRAIN
OH	OVERHANG
OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED/ OWNER INSTALLED

P

PT	PAINT
PR	PAIR
PNL	PANEL
PTD	PAPER TOWEL DISPENSER
PBD	PARTICLE BOARD
PTN	PARTITION
PVG	PAVING
PERF	PERFORATED
PERIM	PERIMETER
PLAS	PLASTER
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PVC	POLYVINYL CHLORIDE
LB	POUND
PCF	POUNDS PER CUBIC FOOT
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PCC	PRECAST CONCRETE
PREFAB	PREFABRICATE
PREFIN	PREFINISH
PROJ	PROJECT
PL	PROPERTY LINE

Q

QT	QUARRY TILE

R

REF	REFERENCE, REFRIGERATOR
RCP	REFLECTED CEILING PLAN
REINF	REINFORCE
REQD	REQUIRED
RESIL	RESILIENT
REST	RESTROOM
RA	RETURN AIR
REV	REVISION
R	RISER, RADIUS, RANGE
RD	ROOF DRAIN
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
RS	ROUGH SAWN

S

SNU	SANITARY NAPKIN DISPENSER
SNDU	SANITARY NAPKIN DISPOSAL UNIT
SS	SANITARY SEWER
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SV	SHEET VINYL
SHV	SHELVING
SHR	SHOWER
SIM	SIMILAR
SCWD	SOLID CORE WOOD
STC	SOUND TRANSMISSION CLASS
S	SOUTH
SPEC	SPECIFICATION
SB	SPLASH BLOCK
SF	SQUARE FOOT
SQ IN	SQUARE INCH
SQ YD	SQUARE YARD
SST	STAINLESS STEEL
STD	STANDARD
STL JST	STEEL JOIST
STOR	STORAGE
SD	STORM DRAIN
ST	STREET

S CONTINUED

STRUCT	STRUCTURAL
SUSP CLG	SUSPENDED CEILING
SW	SWITCH

T

TK BD	TACKBOARD
TEL	TELEPHONE
TV	TELEVISION
TMPD	TEMPERED
TER	TERRAZZO
THK	THICKNESS
TPD	TOILET PAPER HOLDER
T&G	TONGUE AND GROOVE
T&B	TOP AND BOTTOM
TOC	TOP OF CURB, TOP OF CONCRETE
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TB	TOWEL BAR
TRANS	TRANSPARENT
*TF	TRANSPARENT WOOD FINISH
T	TREAD
TYP	TYPICAL

U

UNFIN	UNFINISHED
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE

V

VR	VAPOR RETARDER
VNR	VENEER
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
VWF	VINYL WALL FABRIC
V	VOLT

W

WSCT	WAINSCOT
WC	WALL COVERING, WATER CLOSET
WH	WATER HEATER
WP	WATERPROOFING, WORKING POINT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
W	WEST, WIDE
WDW	WINDOW
WGL	WIRED GLASS
W/	WITH
W/O	WITHOUT
WD	WOOD

DESIGN TEAM

ARCHITECTURAL DESIGN

SCHWERDT DESIGN GROUP
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BETH VALDIVIA
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FAX: 785-273-0456
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919 W STEWART RD
COLUMBIA, MO 65203
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SHEET INDEX

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phone: 785.273.7540
SCHWERDT DESIGN GROUP
MISSOURI STATE CERTIFICATE OF AUTHORITY
#F0035876

STATE OF MISSOURI
MICHAEL K. HAMPTON
NUMBER
A-2008027042
MICHAEL K. HAMPTON, AIA
ARCHITECT
MO# A-2008027042

MULTI-TENANT BUILDING, CORE & SHELL
STREETS OF WEST PRYOR, LOT 3
2050 NW LOWENSTEIN DR. LEE'S SUMMIT, JACKSON CO, MO

SUBMISSION DATES
03/31/2020

SHEET TITLE
COVER SHEET

PROJECT NUMBER
190224

SHEET NUMBER
G-001

FILE PATH: F:\1 Projects SDG\190224 Streets of West Pryor - Lot #3\05_Drawings\Revit\190224 West Pryor Lot 3 V5.rvt
DATE: 4/2/2020 1:45:02 PM
DRAWN BY: Author

Design No. U301

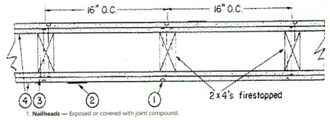
February 04, 2020

Bearing Wall Rating — 2 Hr.

Finish Rating — 66 Min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Nailheads —** Exposed or covered with joint compound.

2. **Joints —** Exposed joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape.

3. **Nails —** 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam, 1/4 in. diam heads, and 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam heads.

4. **Gypsum Board* —** 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
When used in widths other than 48 in., gypsum board to be installed horizontally.

When **Steel Framing Members*** (Item 6, 6A, 6B, or 6C) are used, base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced max 24 in. OC; face layer attached with 1-5/8 in. long Type S bugle-head steel screws spaced max 12 in. OC.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, AGX-11, LightRoc

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Molds& Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC — Types EGRG, GlasRoc, GlasRoc-2, Type C, Type X, Type X-1

CGC INC — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, USGX, WRC, WRX

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Types LGFC2A LGFC6A, LGFC-C/A, LGFC-WD, LGLLX, CLLX

GEORGIA-PACIFIC GYPSUM L L C — Types 5, 6, 9 C, DAP, DD, DA, DAPC, DGG, DS, GPF56, LS, TG-C, Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type X, Soffit-Type X, GreenGlass Type X, Type UWX, Veneer Plaster Base-Type UWX, Water Rated-Type UWX, Sheathing Type-UWX, Soffit-Type UWX, Type DGUW, Water Rated-Type DGUW, Sheathing Type - DGUW, Soffit-Type DGUW, Type UWZX, Veneer Plaster Base - Type UWZX, Water Rated - Type UWZX, Sheathing - Type UWZX, Soffit - Type UWZX, Type DGLZW, Water Rated - Type DGLZW, Sheathing - Type DGLZW

NATIONAL GYPSUM CO — Types eXP-C, FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-5, FSW-6, FSW-8, FSW-C, FSW-G, FSWK-C, FSS

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2, PG-3, PG-3W, PG-4, PG-5, PG-5W, PG-5WS, PG-9, PG-11, PG-C or PGS-WRS

PANEL REY S A — Types PRC, PRC2, PRX, RHX, MDX, ETX, GREX, GRIX

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

THAI GYPSUM PRODUCTS PCL — Type C or Type X

UNITED STATES GYPSUM CO — Types AR, C, FRX-C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, USGX, WRC, WRX

USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX

USG MEXICO S A DE C V — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, USGX, WRC, WRX

4A. **Gypsum Board* —** (As an alternate to Item 4) — Nom 3/4 in. thick, installed as described in Item 4.
CGC INC — Types AR, IP-AR

UNITED STATES GYPSUM CO — Types AR, IP-AR

USG MEXICO S A DE C V — Types AR, IP-AR

4B. **Gypsum Board* —** (As an alternate to Items 4 and 4A) — 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 4. Joint covering (Item 2) not required.
CGC INC — Type SHX

UNITED STATES GYPSUM CO — Type SHX

USG MEXICO S A DE C V — Type SHX

4C. **Gypsum Board* —** (As an alternate to Items 4, 4A or 4B — Not Shown) — For Direct Application to Studs Only- For use on one or both sides of the wall as the base layer or one or both sides of the wall as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, FAS one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RAY-BAR ENGINEERING CORP — Type RB-LBG.

4D. **Gypsum Board* —** As an Alternate to Item 4 — 5/8 in. thick applied either horizontally or vertically. Inner layers fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Outer layers fastened to framing with 1-7/8 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

4E. **Gypsum Board* —** (As an alternate to Items 4 through 4D) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically and secured as described in Item 4.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board

4F. **Gypsum Board* —** (As an alternate to Item 4) — Not to be used with Item 6, 6A, 6B or 6C. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically and secured as described in Item 4.
NATIONAL GYPSUM CO — Type SBCB

4G. **Gypsum Board* —** (As an alternate to Items 4 through 4F) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types QuietRock ES

4H. **Gypsum Board* —** (As an alternate to Item 4) — Not to be used with Item 6, 6A, 6B, or 6C. 5/8 in. thick, 4 ft wide, paper surfaced, applied vertically or horizontally and secured as described in Item 4.
CERTAINTEED GYPSUM INC — Type SilentFX

4I. **Gypsum Board* —** (As an alternate to item 4) — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with 1-1/4 in. long Type W steel screws spaced 8 in. OC. Outer layer attached to studs over inner layer with 2 in. long Type W steel screws spaced 8 in. OC offset 6 in. from base layer. Vertical joints located over studs. Vertical and horizontal joints between inner and outer layers staggered. Outer layer joints covered with joint tape and compound, screwheads covered with joint compound. As an alternate to the joint compound nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Wallboard other than 48 in. wide must be applied horizontally. The Soundbreak XP Type X Gypsum Board is not to be used with Item 6, 6A, 6B, or 6C.
NATIONAL GYPSUM CO — Types eXP-C, FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-5, FSW-6, FSW-C, FSWK-C, SoundBreak XP Type X Gypsum Board

4J. **Gypsum Board* —** (As an alternate to Items 4) — For Direct Application to Studs Only- For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, max 5/16 in. diam by max 0.140 in. thick. compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
MAYCO INDUSTRIES INC — "X-Ray Shielded Gypsum"

4K. **Gypsum Board* —** For use with Item 7 — 5/8 in. thick, two layers applied vertically. Inner layer attached to resilient channels with 1 in. long steel screws spaced 8 in. OC. Outer layer attached to resilient channels over inner layer with 1-5/8 in. long steel screws spaced 8 in. OC. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side. Insulation, Items 8 or 9 is required.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, AGX-11

4L. **Gypsum Board* —** (As an alternate to Items 4) — For Direct Application to Studs Only- For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC

at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

4M. **Gypsum Board* —** (As an alternate to Item 4) — 5/8 in. thick, 4 ft. wide, two layers applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 4.
CERTAINTEED GYPSUM INC — 5/8" Easi-Lite Type X

4N. **Gypsum Board* —** (As an alternate to 5/8 in. Type FSW in Items 4 or 4I) — Nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Two layers of 5/16 in. for every single layer of 5/8 in. gypsum board described in Item 4 or 4I. Horizontal joints on the same side need not be staggered. Inner layer of each double 5/16 in. layer attached with fasteners, as described in item 4 or 4I, spaced 24 in. OC. Outer layer of each double 5/16 in. layer attached per Item 4 or 4I.
NATIONAL GYPSUM CO — Type FSW

4O. **Wall and Partition Facings and Accessories* —** (As an alternate to Items 4 through 4N) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527

4P. **Gypsum Board* —** (As an alternate to Item 4) — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with 1-1/4 in. long Type W steel screws spaced 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. Outer layer attached to studs over inner layer with 1-7/8 in. long Type W steel screws spaced 10 in. OC offset 5 in. from base layer with the last two screws 4 and 1 in. from the edges of the board. Vertical joints located over studs. Vertical and horizontal joints between inner and outer layers staggered. Outer layer joints covered with joint tape and compound, screwheads covered with joint compound. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A, Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

4Q. **Gypsum Board* —** (As an alternate to Item 4. For use with Item 13) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board UL Classified for Fire Resistance (CEKN5) eligible for use in Design Nos. U305 and U501 or GV12. Two layers, applied either horizontally or vertically, and screwed to studs with 1-5/8 in. long Type W coarse thread steel screws at 8 in. OC at perimeter and in the field with the last two screws 4 and 3/4 in. from the edges of the board when applied as the base layer. For the face layer, screw length to be increased to 2-1/2 in. All joints in face layers staggered with joints in base layers. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

4R. **Gypsum Board* —** As an Alternate to Item 4 — 5/8 in. thick applied either horizontally or vertically. Inner layers fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Outer layers fastened to framing with 1-7/8 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
CERTAINTEED GYPSUM INC — Types EGRG, GlasRoc, GlasRoc-2, Type C, Type X, Type X-1, Fire-Line Type X, SilentFX

4S. **Gypsum Board* —** (As an alternate to Item 4. For use with Item 13A) — 5/8 in. thick, two layers applied vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
UNITED STATES GYPSUM CO — Type SCX

5. **Molded Plastic* —** Not Shown, Optional — Solid vinyl siding mechanically secured over the outer layer to framing members in accordance with manufacturer's recommended installation details.
ALSIDE, DIV OF ASSOCIATED MATERIALS INC

GENTEK BUILDING PRODUCTS LTD

VYTEC CORP

6. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

A. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #8 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in item 4.

B. **Steel Framing Members* —** Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75)

6A. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

A. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 4.

B. **Steel Framing Members* —** Used to attach furring channels (Item 6Aa) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.

STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A2.37R

6B. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

A. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6Bb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 4.

B. **Steel Framing Members* —** Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC., and secured to studs with 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
RESILMOUNT AMERICA — Type SonusClip

6C. **Steel Framing Members* —** (Optional, Not Shown) —Resilient channels and Steel Framing Members as described below:

a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Phillips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 4.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 6Ca) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC-1 Assurance Clip

7. **Furring Channel —** Optional — Not Shown — For use on one side of the wall with Item 4K — Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Item 8 or 9 is required.

8. **Batts and Blankets* —** Required for use with resilient channels, Item 7, min. 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the nom 4 in. face of the studs with staples placed 24 in. OC.
ROCKWOOL — Type SAFE/SOUND

THERMAFIBER INC — Type SAFB, SAFB FF

9. **Batts and Blankets* —** (As an alternate to Item 8) — Min. 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the stud cavities. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

9A. **Fiber, Sprayed* —** (Optional) — As an alternate to Batts and Blankets (Item 8). Required for use with resilient channels, Item 7. Not for use with Item 6, 6A, 6B, or 6C. — Spray applied mineral wool insulation. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCAZ).

AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

10. **Wall and Partition Facings and Accessories* —** (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 or QR-510

11. **Cementitious Backer Units* —** (Optional Item Not Shown — For Use On Face Of 2 Hr Systems With All Standard Items Required) — 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied horizontally or vertically with vertical joints centered over studs. Face layer fastened over gypsum board to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 5/8 in. for steel-framing members, and a minimum of 1/4 in. for wood framing members spaced a max of 8 in. OC.
NATIONAL GYPSUM CO — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. **Wall and Partition Facings and Accessories* —** (Optional, Not Shown) - When the Wall Assembly is used as an External Wall, on the External side of the wall one of the following Wall and Partition and Facing Accessories may be used, refer to items (A) to (C) below.

A. **Non Insulated system with metal channels —** Install moisture barrier over the Gypsum Board Item 4 and install Acry Metal Channels vertically at a horizontal spacing not greater than 24 inches OC., over the moisture barrier. Acry Metal Channels attached through the moisture barrier and the Gypsum Board to the Wood Studs using fasteners specified by the manufacturer and fasteners spaced max., 24 in. OC. Install Acrytec Panels on Acry Metal Channels using 1-1/4" long corrosion coated stainless steel screws spaced at a max spacing of 24 inches OC. along with manufacturer's approved adhesive (3M 540 or Tremco Vulcum 116). Adhesive to be applied in a zigzag pattern along every channel. Joint treatment in between panels shall be Tremco illmod 600 pre compressed polyurethane foam sealant.

B. **Insulated system with metal channels —** Install moisture barrier over the Gypsum Board Item 4. Install galvanized Z girt channels specified by the manufacturer over the moisture barrier and the Gypsum Board Item 4. Z girt channels to be installed horizontally at a max. spacing of 24' OC. Z girt channels attached through the Gypsum Board and the moisture barrier to the wood studs with screws provided by the manufacturer at a max spacing of 24 inches OC. Install mineral wool insulation between the Z girts Maximum thickness of mineral wool insulation not to exceed 6 in. As per manufacturer's instructions install Acry Metal Channels vertically over the Z girts at a max horizontal spacing of 24 in. OC. Acrytec Panels installed on Acry channel with 1-1/4" long corrosion coated stainless steel screws at a max spacing of 24 in. OC, along with manufacturers approved adhesive (3M 540 or Tremco Vulcum 116). Adhesive to be applied in a zigzag pattern along every channel. Joint treatment in between panels to be Tremco illmod 600 pre compressed polyurethane foam sealant.

C. **Non insulated wood strapping system —** Install moisture barrier over the Gypsum Board Item 4 and Install 1" x 3" wood strapping vertically at a horizontal spacing not greater than 24 inches OC., over the moisture barrier. 1" x 3" wood strapping attached through the moisture barrier and the Gypsum Board to the Wood studs using fasteners specified by the manufacturer and fasteners spaced max., 24 in. OC. Acrytec Panels to be installed on the 1" x 3" wood strapping using manufacturers approved stainless steel fasteners spaced at maximum 24 inches OC along with Tremco Vulcum 116 adhesive applied in a zigzag pattern along every wood strap. Joint treatment in between panels to be Tremco illmod 600 pre compressed polyurethane foam sealant.

D. **Insulated Wood Strapping System —** Install moisture barrier over the Gypsum Board Item 4. Install Extruded Polystyrene Insulation over moisture barrier and the Gypsum Board Item 4, max thickness of insulation not to exceed 4 inches. Install 1" x 3" wood strapping vertically at a horizontal spacing not greater than 24 inches OC. Wood strapping attached through the Insulation, the Gypsum Board and moisture barrier to the Wood Studs using fasteners specified by the manufacturer and fasteners spaced max. 24 in. OC. Acrytec Panels to be installed over the wood strapping using manufacturers approved stainless steel fasteners at a max spacing of 24 in. OC and Tremco Vulcum 116 adhesive applied in a zigzag pattern along every wood strap. Joint treatment in between panels to be Tremco illmod 600 pre compressed polyurethane foam sealant.

ACRYTEC PANEL INDUSTRIES — Nominal 5/8 inch thick Acrytec Panel.

13. **Foamed Plastic* —** (Optional, Not Shown - For use with Item 4Q) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
SES FOAM INC — Nexseal™ 2.0 or Nexseal™ 2.0 LE Spray Foam and Sucraseal Spray Foam. For use in Bearing and Non-Load Bearing Walls.

13A. **Foamed Plastic* —** (Optional, Not Shown - For use with Item 4S) — Spray applied, foamed plastic insulation, to completely filling stud cavity.
GACO WESTERN L L C — Types Gaco(Z)Spray F4500, GacoProFill FR6500R, Gaco-IS25N, GacoOnePass F1850, GacoOnePass Low GWP F1880, and Gaco WallFoam 183M.

14. **Foamed Plastic* —** (Optional, Not Shown - For use over Gypsum Board, Item 4) - Polyisocyanurate foamed plastic boards, any thickness applied vertically with vertical joints located over studs. May be used with Molded Plastic, Item 5 or any exterior facing, as authorized by the Authority Having Jurisdiction and installed in accordance with the manufacturer's installation instructions.
HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Xci Class A", "Xci 286", "Xci Foil (Class A)", "Xci CG", "Xci Foil", "Xci CG NH", "Xci Foil NH"

15. **Building Units* —** (Optional, Not Shown - For use over Gypsum Board, Item 4) - Polyisocyanurate composite foamed plastic boards, any thickness, applied vertically with vertical joints located over studs. May be used with Molded Plastic, Item 5 or any exterior facing, as authorized by the Authority Having Jurisdiction and installed in accordance with the manufacturer's installation instructions.
HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Xci NB", "Xci Ply"

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2020-02-04

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd
topeka, kansas 66614-4275
phone: 785.273.7540
SCHWERDT DESIGN GROUP
MISSOURI STATE CERTIFICATE OF AUTHORITY #F0035876

STATE OF MISSOURI
MICHAEL K. HAMPTON
NUMBER A-2009027012
REGISTERED ARCHITECT
12/31/2020
MICHAEL K. HAMPTON, AIA
ARCHITECT
MO# A-2009027012

MULTI-TENANT BUILDING, CORE & SHELL
STREETS OF WEST PRYOR, LOT 3
2050 NW LOWENSTEIN DR. LEE'S SUMMIT, JACKSON CO, MO

SUBMISSION DATES
03/31/2020

SHEET TITLE
UL DESIGNATIONS

PROJECT NUMBER
190224

SHEET NUMBER
G-002

FILE PATH: F:\1_Projects SDG\190224 Streets of West Pryor - Lot #3\05_Drawings\Revit\190224 West Pryor Lot 3 V5.rvt
DATE: 4/2/2020 1:45:03 PM
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FINAL DEVELOPMENT PLANS

FOR

LOT 3 OF WEST PRYOR

LEE'S SUMMIT, MO
FEBRUARY 2020

SM Engineering
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

Revisions
3-31-20 PER S.B.

UTILITIES

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Nathan Michael
913-347-4310
Nathan.michael@kcpl.com

Gas Service
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Katie.darnell@spireenergy.com

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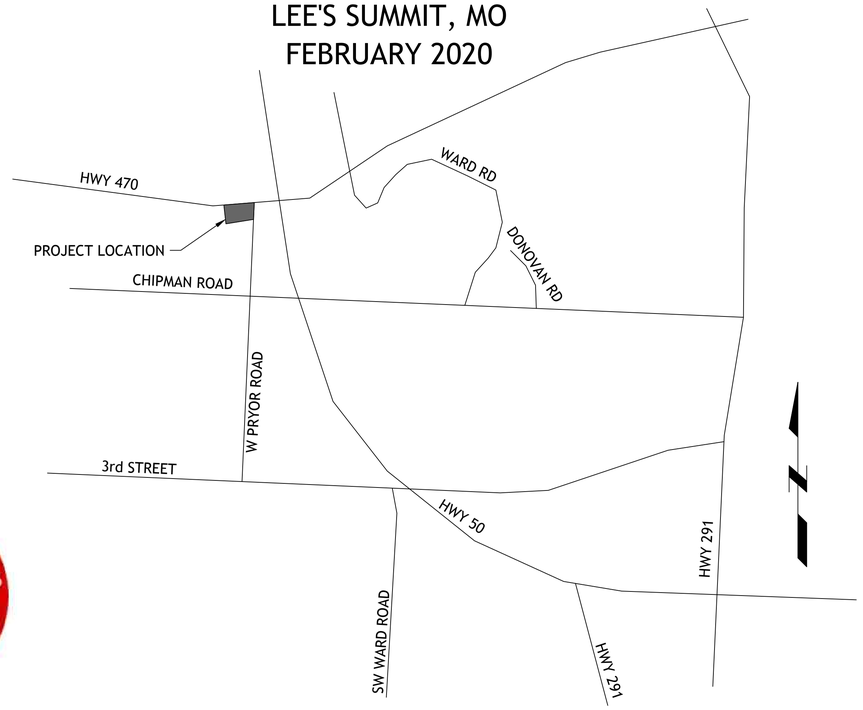


LOCATION MAP

INDEX OF SHEETS

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 ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. 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 PRACTICE, 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 INTENEDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM 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 72 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.

LEGAL DESCRIPTION:
LOT 3, STREETS OF WEST PRYOR, LEE'S SUMMIT, JACKSON COUNTY MISSOURI
LOT AREA 1.75 ACRES

ALL EXISTING TOPOGRAPHIC DATA AND INFRASTRUCTURE IMPROVEMENTS SHOWN BASED ON INFORMATION BY KAW VALLEY ENGINEERING

BENCHMARKS:
#1 CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE
ELEVATION 985.05

#2 CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25' EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF LOWENSTEIN DRIVE AT 90° BEND IN ROAD
ELEVATION 971.06

DEVELOPER

SWP III, LLC
C/O DRAKE DEVELOPMENT, LLC
7200 W 132nd ST, SUITE 150
OVERLAND PARK, KS 66213
913-662-2630

ENGINEER

SM ENGINEERING
SAM MALINOWSKY
5507 HIGH MEADOW CIRCLE
MANHATTAN KANSAS, 66503
SMCIVILENGR@GMAIL.COM
785.341.9747

SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEEER

LOT 3 OF WEST PRYOR
LEES SUMMIT, MISSOURI

sheet
C1.0
Civil
COVER SHEET
permit
25 MARCH 2020

POINT OF COMMENCEMENT
NW COR, SE 1/4, SEC 35, T-48, R-32
5/8" BAR W/ALUM. DISC STAMPED AFFINIS CORP MO CLS

POINT OF BEGINNING

UNPLATTED LAND
OWNER: THE FAMILY RANCH, LLC
ZONE: R-1
USE: AGRICULTURE IMPROVED

GERBER HEIGHTS
ZONE: AG
OWNER: TELECOM TOWERS, LLC
USE: MISCELLANEOUS SERVICE

5/8" BAR ALUM CAP STAMPED AFFINIS CORP MO CLS 2000175358

E 1/4 COR, SEC 35, T-48, R-32
1/2" BAR W/ILLEGIBLE YELLOW CAP

INTERSTATE 470 R/W (PUBLIC R/W VARIES)

TRACT "A" 426,549 SF 9.79 AC

TRACT "B" 32,435 SF, 0.74 AC

TRACT "C" 378,649 SF 8.69 AC

LOT 14 208,812 SF 4.79 AC

LOT 13 81,134 SF 1.86 AC

LOT 12 108,275 SF 2.49 AC

LOT 11 111,008 SF 2.55 AC

LOT 10 145,724 SF 3.35 AC

LOT 9 119,921 SF 2.75 AC

LOT 8 268,862 SF 6.17 AC

LOT 7 466,437 SF 10.71 AC

LOT 6 311,668 SF 7.15 AC

LOT 5

NW PRYOR ROAD R/W

NW BLACK TWIG LANE R/W

NW LOWENSTEIN DRIVE R/W

NW AUTUMN LANE R/W

NE COR, LOT 13, SUMMERFIELD 1ST PLAT LOTS 1-58 3/8" BAR
N 46°56'08" W 30.01'(M)
N 44°16'27" E 25.01'(M)

MATCH LINE - SEE SHEET 2 OF 7

NOTE:
1. ALL LOT PINS ARE TO BE SET UPON COMPLETION OF CONSTRUCTION, ANTICIPATED COMPLETION OCTOBER, 2019. (LOT PINS NOT SHOWN FOR CLARITY)

2. NO OIL OR GAS WELLS ARE KNOWN TO EXIST ON THIS PROPERTY PER MISSOURI GEOLOGICAL SURVEY.

3. PREVIOUSLY PLATTED NW LOWENSTEIN DRIVE RIGHT-OF-WAY LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 48, RANGE 32 IS VACATED PER INSTRUMENT NO. 2019E0025512.

FLOOD STATEMENT:
SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS. COMMUNITY PANEL NO. 29095C0416G, REVISED DATE JANUARY 20, 2017. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

PROPERTY ADDRESS:

LOT 1:	2061 NW LOWENSTEIN DR
LOT 2:	2051 NW LOWENSTEIN DR
LOT 3:	2050 NW LOWENSTEIN DR
LOT 4:	2060 NW LOWENSTEIN DR
LOT 5:	2070 NW LOWENSTEIN DR
LOT 6:	840 NW PRYOR RD
LOT 7:	2100 NW LOWENSTEIN DR
LOT 8:	940 NW PRYOR RD
LOT 9:	900 NW PRYOR RD
LOT 10:	920 NW PRYOR RD
LOT 11:	1000 NW PRYOR RD
LOT 12:	1010 NW PRYOR RD
LOT 13:	1020 NW PRYOR RD
LOT 14:	1030 NW PRYOR RD
TRACT A:	2200 NW LOWENSTEIN DR
TRACT B:	1077 NW BLACK TWIG LN
TRACT C:	900 NW BLACK TWIG LN
TRACT D:	740 NW PRYOR RD

0 50 100 200
SCALE: 1" = 100'

LEGEND

- 5/8"x24" REBAR W/KVE LS 214F CAP SET SEE NOTE 1, THIS SHEET
- MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- SECTION CORNER FOUND
- RIGHT-OF-WAY MARKER FOUND
- (M) MEASURED
- (C) CALCULATED
- CB CHORD BEARING
- CD CHORD DISTANCE
- U.E. UTILITY EASEMENT
- S.E. SANITARY EASEMENT
- S.W.E SIDEWALK EASEMENT
- P.C.A.E. PUBLIC COMMON AREA EASEMENT
- PRIVATE WATER LINE EASEMENT
- LACK OF ABUTTERS RIGHTS
- BOUNDARY COORDINATE

SEE SHEETS 3 & 4 FOR EASEMENT DETAILS

SEE SHEETS 5 & 6 FOR EASEMENT VACATIONS

CITY OF LEE'S SUMMIT
MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF STREETS OF WEST PRYOR, LOTS 1 THRU 14, TRACTS "A", "B", "C", & "D" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS ___ DAY OF _____, 20___ BY ORDINANCE NO. _____.

WILLIAM A. BAIRD, MAYOR DATE

TRISHA FOWLER ARCURI, CITY CLERK DATE

APPROVED
PUBLIC WORKS / ENGINEERING:

GEORGE M BINGER, III, P.E., CITY ENGINEER DATE

DEVELOPMENT SERVICES

RYAN A. ELAM, PE. DATE
DIRECTOR OF DEVELOPMENT SERVICES

PLANNING COMMISSION:

DANA ARTH, SECRETARY DATE

JACKSON COUNTY:
APPROVED: ASSESSOR'S OFFICE

, JACKSON COUNTY ASSESSOR DATE

FINAL PLAT

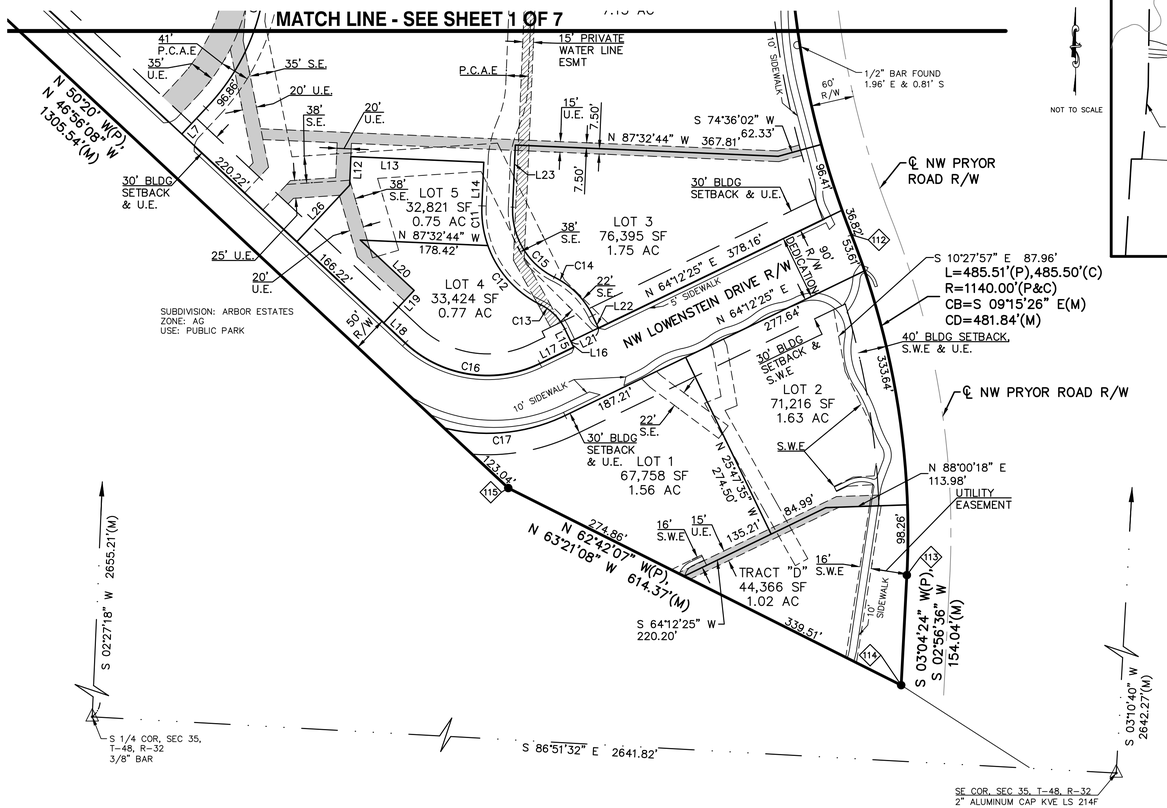
STREETS OF WEST PRYOR LOTS 1 THRU 14, TRACTS "A", "B", "C", & "D"

TO

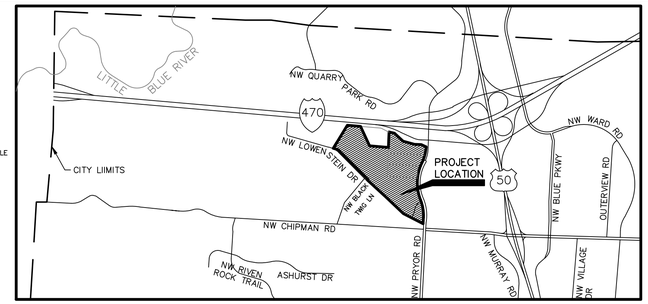
LEE'S SUMMIT, MISSOURI

KAW VALLEY ENGINEERING
2319 NORTH JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jc@kveng.com | www.kveng.com

DATE OF PREPARATION: APRIL 17, 2019 PROJECT NO. A14_7067-1 SHEET 1 OF 7



NOT TO SCALE



LOCATION MAP
CITY OF LEE'S SUMMIT, MISSOURI

0 50 100 200
SCALE: 1" = 100'

LEGEND

- ● 5/8"x24" REBAR W/KVE LS 214F CAP SET SEE NOTE 1, THIS SHEET
- ○ MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
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- PRIVATE WATER LINE EASEMENT
- LACK OF ABUTTERS RIGHTS
- 100 BOUNDARY COORDINATE

SEE SHEETS 3 & 4 FOR EASEMENT DETAILS

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CITY OF LEE'S SUMMIT
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PLANNING COMMISSION:

DANA ARTH, SECRETARY DATE

JACKSON COUNTY:
APPROVED: ASSESSOR'S OFFICE

, JACKSON COUNTY ASSESSOR DATE

CURVE TABLE						
CURVE	CHORD BEARING	CHORD	LENGTH	TANGENT	RADIUS	DELTA
C1	S 54°52'02" W	212.87'	216.87'	112.65'	325.00'	38°13'58"
C2	S 72°26'39" W	209.36'	214.78'	113.20'	275.00'	44°44'56"
C3	S 31°58'32" E	138.09'	138.45'	69.59'	555.00'	14°17'35"
C4	S 43°39'04" E	67.12'	67.19'	33.66'	425.00'	9°03'29"
C5	S 49°27'13" E	24.67'	24.67'	12.34'	555.00'	2°32'48"
C6	S 27°11'23" E	195.68'	201.29'	106.72'	245.00'	47°04'28"
C7	N 20°18'39" E	36.55'	37.64'	20.00'	45.00'	47°55'37"
C8	N 20°18'39" E	162.46'	167.29'	88.89'	200.00'	47°55'35"
C9	N 22°06'53" W	253.34'	257.78'	133.55'	400.00'	36°55'29"
C10	N 13°57'34" E	301.47'	315.86'	174.34'	300.00'	60°19'29"
C11	S 8°32'21" E	56.07'	56.41'	28.56'	147.00'	21°59'13"
C12	S 41°43'35" E	111.06'	113.88'	59.97'	147.00'	44°23'17"
C13	N 44°51'25" W	47.69'	48.58'	25.23'	73.00'	38°07'38"
C14	N 44°51'25" W	75.78'	77.19'	40.09'	116.00'	38°07'38"
C15	S 30°43'59" E	113.86'	120.48'	68.02'	104.00'	66°22'30"
C16	S 81°21'52" E	189.97'	201.90'	115.16'	168.00'	68°51'27"
C17	N 84°11'16" E	170.17'	173.67'	90.54'	249.00'	39°57'43"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 58°36'52" W	16.45'
L2	S 16°00'59" E	28.89'
L3	N 4°45'09" E	17.00'
L4	S 85°14'51" E	71.09'
L5	S 50°52'40" W	130.00'
L6	N 41°49'12" E	130.00'
L7	S 43°03'52" W	49.28'
L8	N 73°47'49" E	28.02'
L9	N 73°47'49" E	42.44'
L10	S 16°12'11" E	97.91'
L11	N 87°32'44" W	21.89'
L12	S 2°27'16" W	40.00'
L13	N 87°32'44" W	185.86'
L14	N 2°27'16" E	60.96'
L15	N 25°47'35" W	19.08'
L16	N 25°47'35" W	9.00'
L17	N 64°12'25" E	52.31'
L18	N 46°56'08" W	41.35'
L19	S 43°03'52" W	62.00'
L20	S 46°56'08" E	102.98'
L21	N 64°12'25" E	43.00'
L22	N 25°47'35" W	19.08'
L23	N 2°27'16" E	86.95'
L24	N 15°22'47" E	37.29'
L25	N 71°41'12" W	61.48'
L26	S 43°03'52" W	107.89'

BOUNDARY COORDINATE TABLE		
POINT #	NORTHING	EASTING
100	1007391.33	2811593.79
101	1007700.59	2811782.46
102	1007670.80	2812140.78
103	1007144.64	2812384.22
104	1007101.16	2812893.73
105	1007518.07	2812911.60
106	1007486.79	2813056.82
107	1007270.33	2813288.69
108	1007185.45	2813600.27
109	1007178.16	2813782.18
110	1007116.28	2813912.93
111	1006689.02	2813800.90
112	1005678.45	2813762.03
113	1005202.89	2813839.54
114	1005049.05	2813831.63
115	1005324.60	2813282.52
116	1006216.05	2812328.71
117	1006233.96	2812346.16
118	1006254.45	2812324.24
119	1007040.27	2811533.06
120	1007078.58	2811402.99

THE ABOVE COORDINATES ARE GROUND COORDINATES SCALED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE 2403, NAD83(2011). STATE PLANE GRID COORDINATES WERE DERIVED FROM CONNECTIONS TO NATIONAL CORS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL AND PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S OPUS PROJECTS UTILITY. COORDINATES WERE SCALED TO THE GROUND USING A COMBINED ADJUSTMENT FACTOR OF 0.99990084. TABLE COORDINATE MULTIPLIED BY 0.99990084 EQUALS THE MISSOURI STATE PLANE GRID COORDINATE.

FINAL PLAT

STREETS OF WEST PRYOR
LOTS 1 THRU 14,
TRACTS "A", "B", "C", & "D"

TO

LEE'S SUMMIT, MISSOURI

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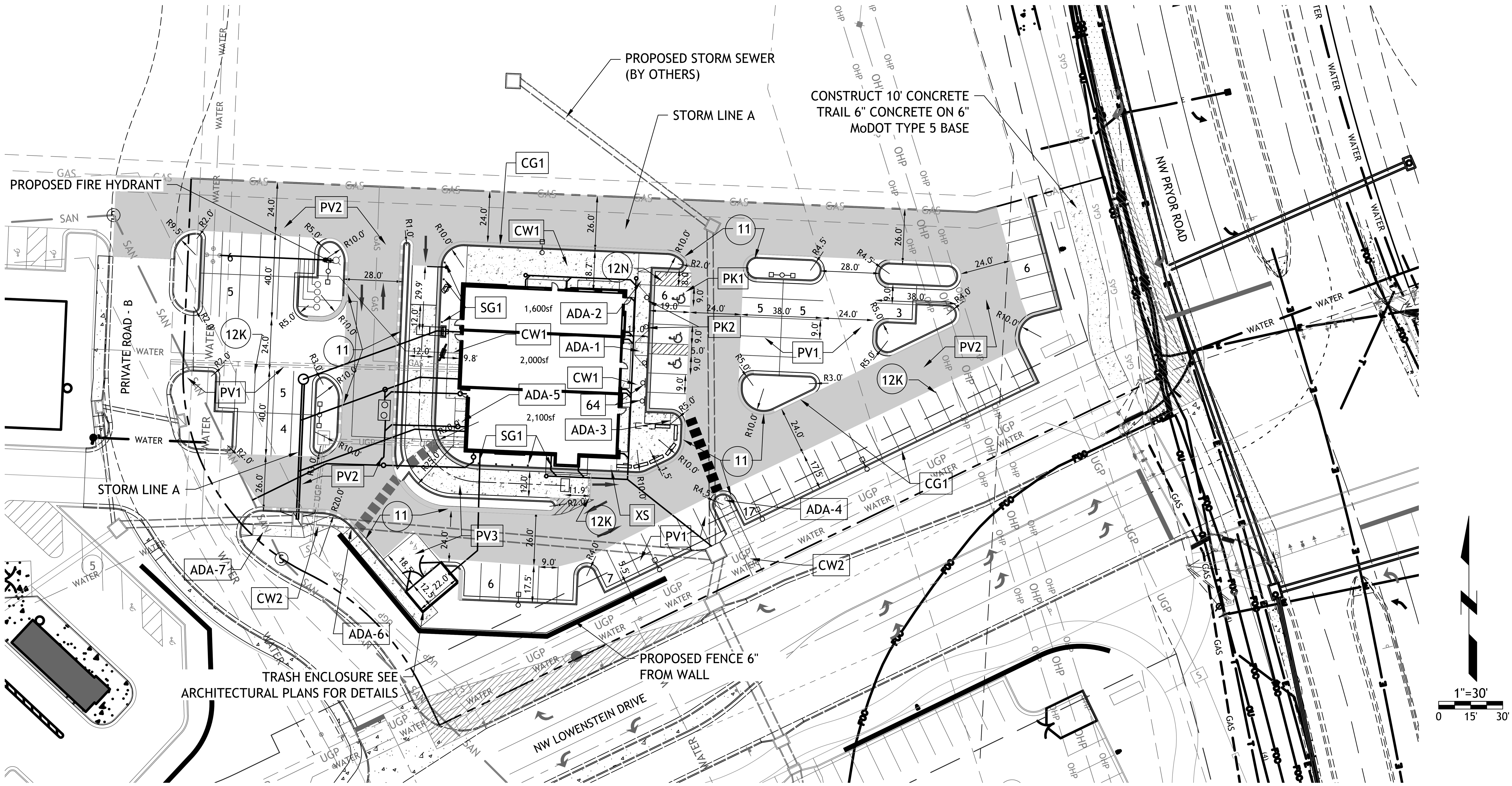

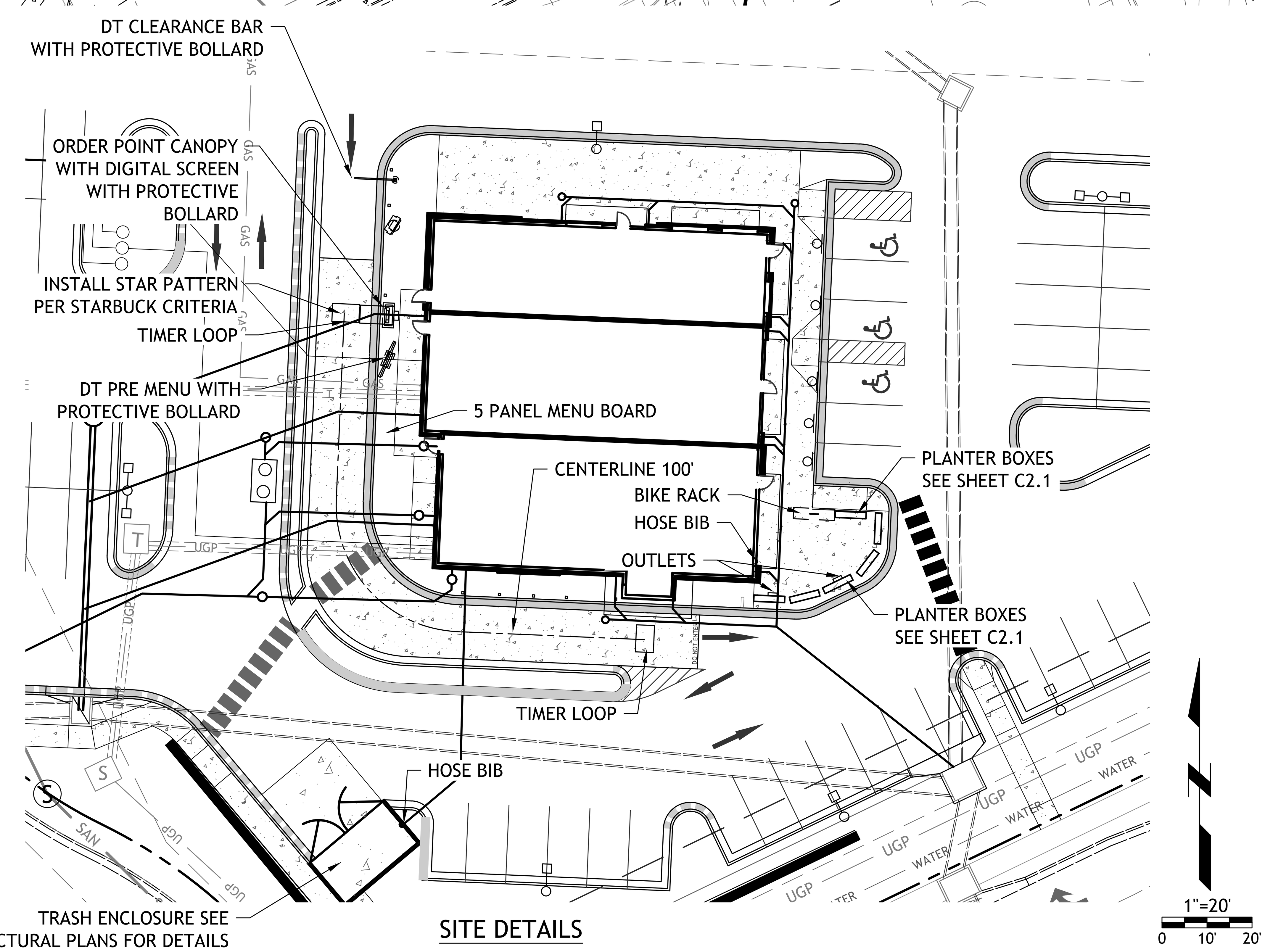

SITE DETAILS

SITE DATA

TOTAL SITE	1.75ac (76,230sf)
TOTAL IMPERVIOUS AREA	32,403sf
OPEN SPACE	43,827sf (30.3%)
TOTAL BUILDING	5,700sf
FAR	0.08
TOTAL PARKING	75 (12.9 STALLS / 1000sf)

CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.

2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.

3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR TI-1E CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.

5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.

NOTE:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE. SLOPED PAVING, EXIT PORCHES AND RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

3. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.

4. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:

PK-1	96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
PK-2	ACCESSIBLE SIGN
CG-1	TYPE B CURB AND GUTTER
CW1	CURB WALK AT BUILDING
PV1	REGULAR DUTY PAVEMENT
PV2	HEAVY DUTY ASPHALT PAVEMENT
PV3	HEAVY DUTY CONCRETE PAVEMENT
CW2	SIDEWALK
ADA-1-7	HANDICAP RAMP SEE GEN-3A DETAIL SHEET C9.0 AND ADA RAMPS SHEET C4.1
XS	EXIT SIGN "THANK YOU"
64	MOBILE ORDER PAY PARKING ONLY SIGNAGE
SG1	BOLLARD -SEE SHEET 2.1 FOR SPACING

NOTES:

8A	DOOR (SEE ARCH. PLANS)
12K	YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
12N	4" YELLOW STRIPES 3'-0" O.C.
510	CLEAN-OUT (SEE GRADING PLAN)
11	PAINT CURB RED "NO PARKING FIRE LANE"
12	"DO NOT ENTER" WHITE PAVEMENT MARKING

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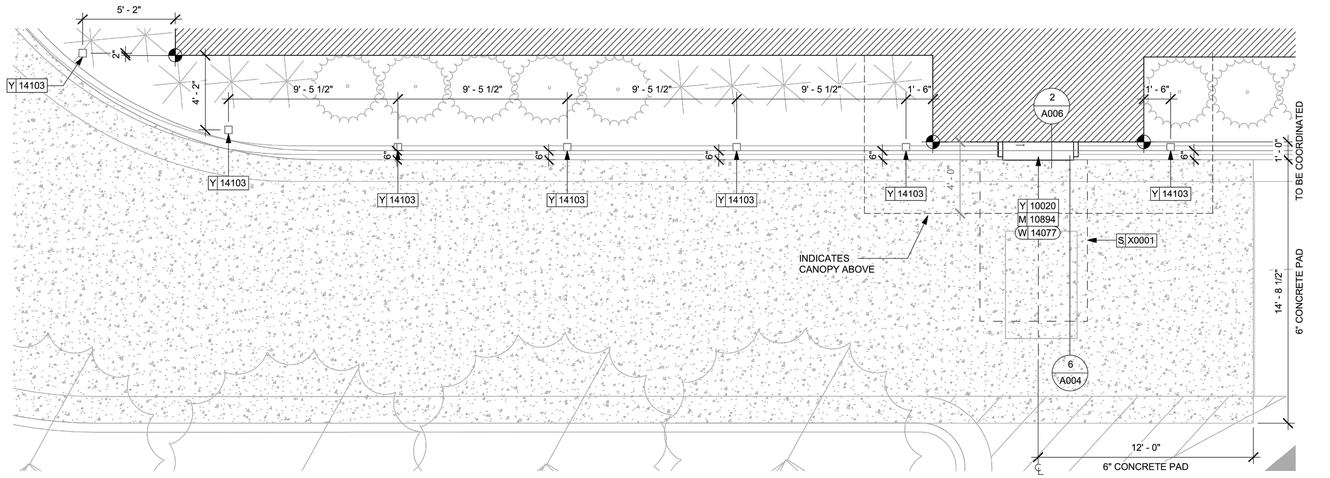
Revisions
3-31-20 PER S.B.

LOT 3 OF WEST PRYOR

LEE'S SUMMIT, MISSOURI

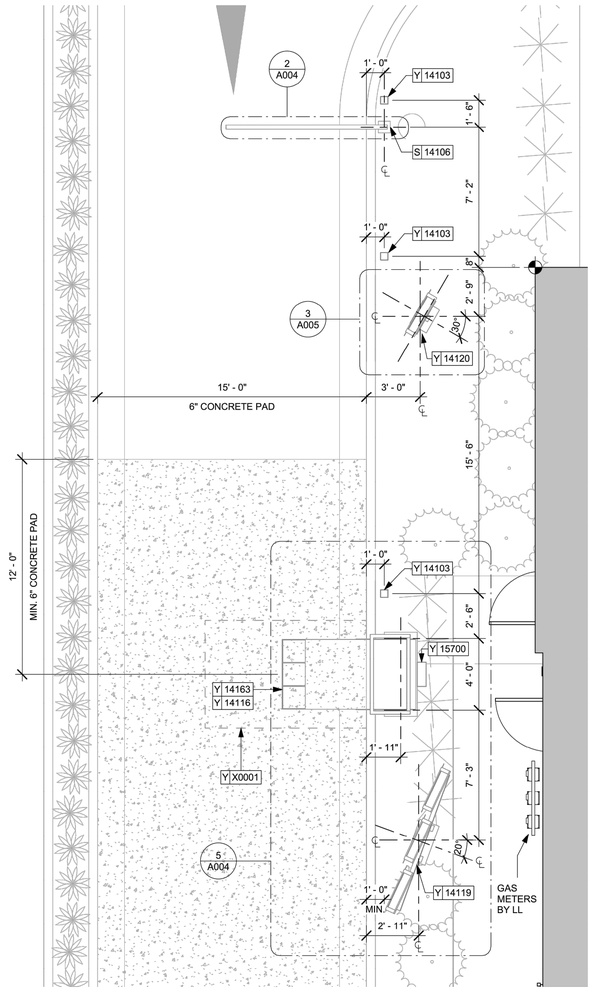
sheet
C2.0
Civil
SITE PLAN
permit
25 MARCH 2020

NOTE: ALL SIGNAGE UNDER SEPARATE PERMIT, SHOWN FOR COORDINATION PURPOSES ONLY.



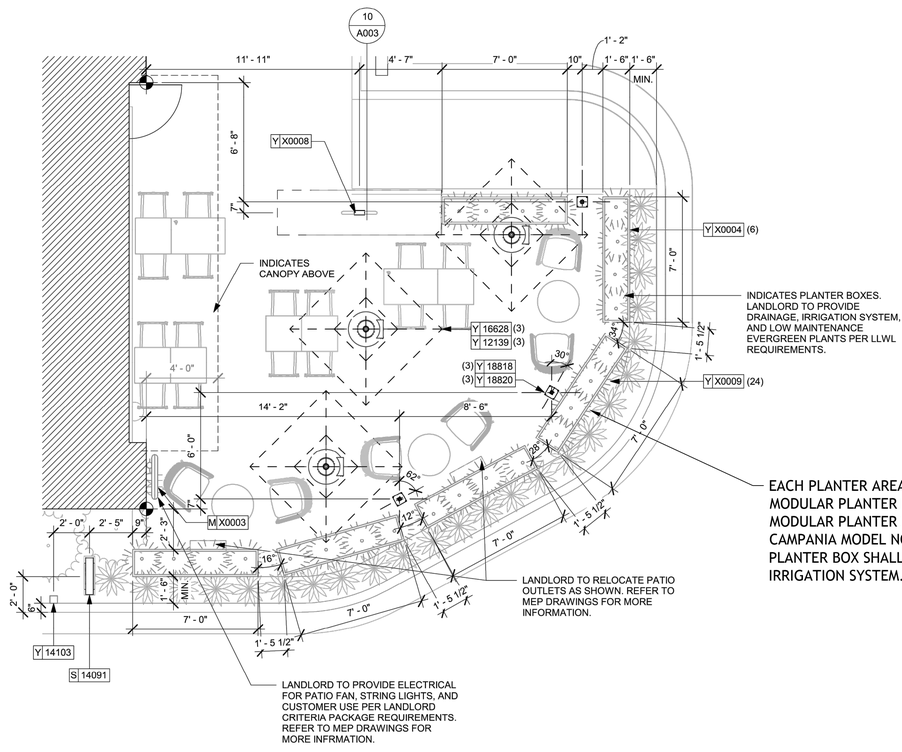
2 ENLARGED PICK-UP WINDOW

Scale: 1/4" = 1'-0"



1 ENLARGED ORDER POINT

Scale: 1/4" = 1'-0"



3 ENLARGED PATIO

Scale: 1/4" = 1'-0"

EACH PLANTER AREA SHOWN SHALL CONSIST OF 2 MODULAR PLANTER BOXES. EACH BOX SHALL BE MODULAR PLANTER 3 AS MANUFACUTURED BY CAMPANIA MODEL NO. 94-133-13901. EACH PLANTER BOX SHALL BE EQUIPPED WITH AN IRRIGATION SYSTEM.

NOTE:
CONTRACTOR TO REFER TO MOST CURRENT STARBUCK DESIGN DEVELOPMENT DRAWINGS, AS PREPARED BY NORR, FOR FOOTING AND ANCHOR BOLT INFORMATION ON ALL DRIVE THRU APPURTENANCES.

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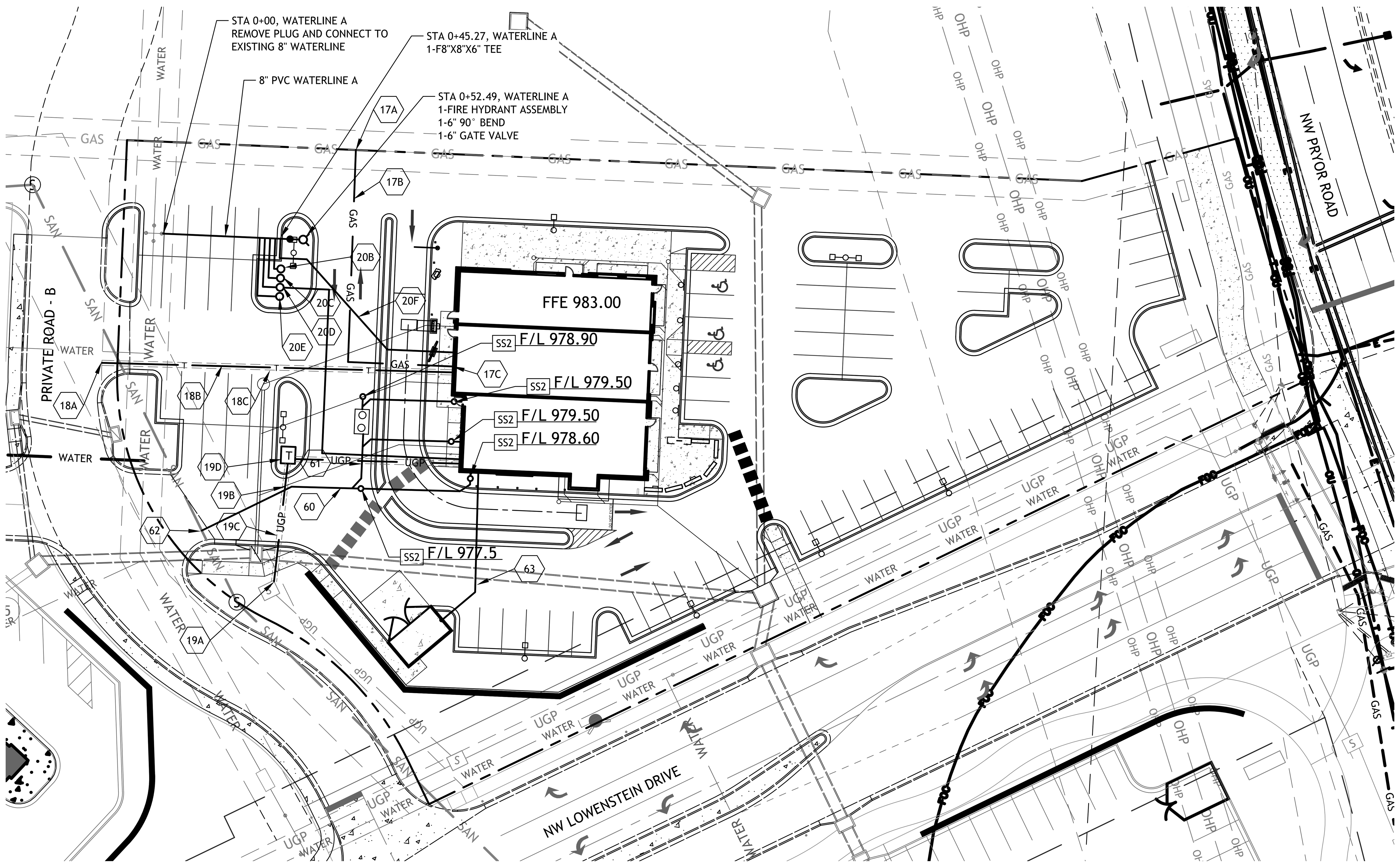


UTILITY NOTES:

1. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

2. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.

3. ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF LEE'S SUMMIT AND THE STATE OF MISSOURI AND SHALL BE INSPECTED BY THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.

4. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.

5. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.

6. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.

7. WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".

8. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.

9. INSTALL 2" TYPE "K" COPPER FROM THE MAIN TO THE METER AND EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3608) FROM METER TO STOP AND WASTE VALVE INSIDE BUILDING.

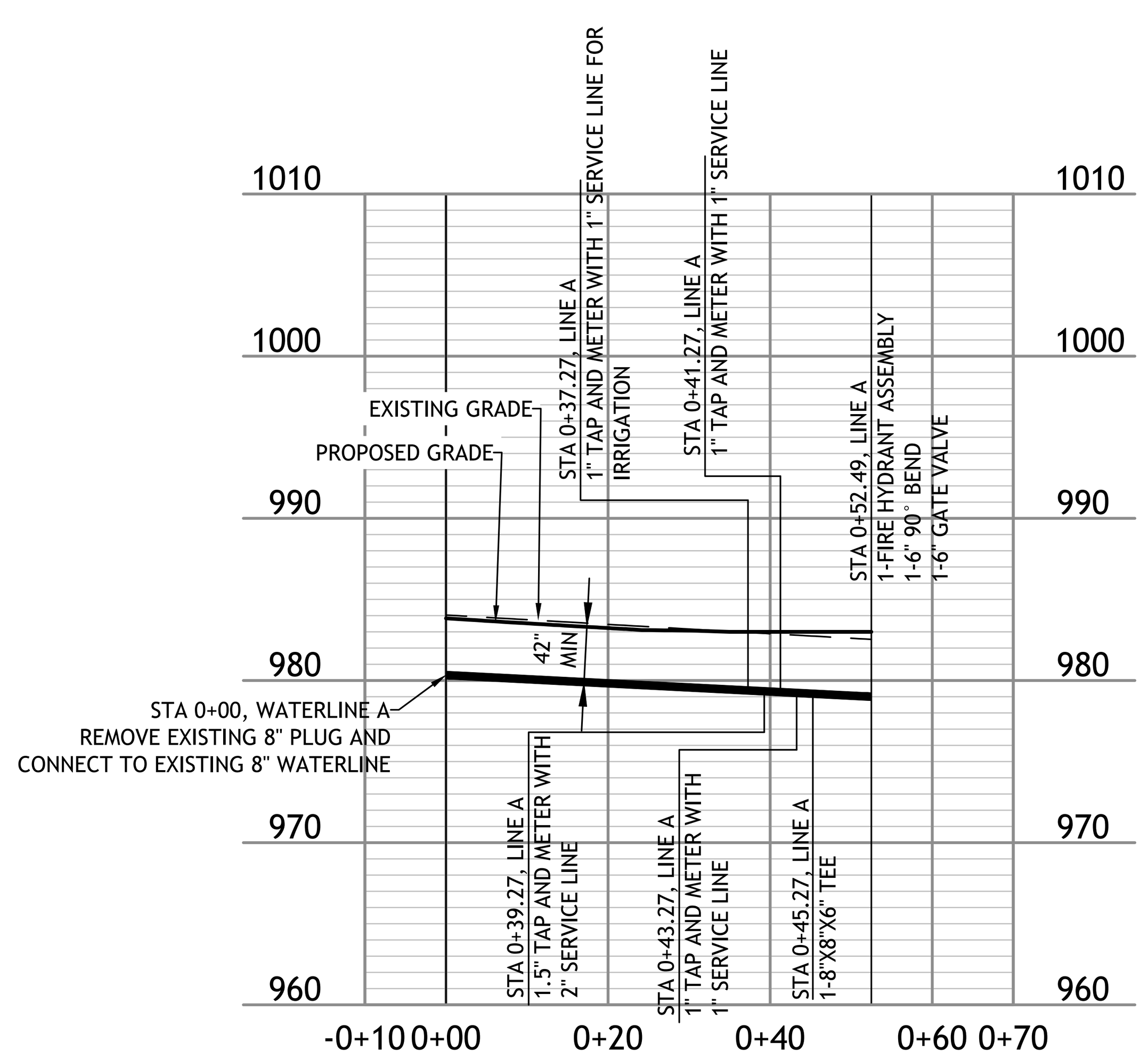
10. CONTRACTOR RESPONSIBLE FOR PROVIDING CASEMENT FOR ELECTRICAL SERVICE PER KCP&L

DETAILS

MS1	TRENCH AND BEDDING DETAILS
SS2	2-WAY CLEAN-OUT
WAT-12	DCD4 VAULT
WAT-11	WATER SERVICE CONNECTION
WAT-7	FIRE HYDRANT
CO	CLEANOUT

NOTES

17A	POINT OF CONNECTION - GAS SERVICE
17B	GAS SERVICE (BY GAS COMPANY)
17C	GAS METER
18A	POINT OF CONNECTION - TELEPHONE SERVICE - COORDINATE WITH TELEPHONE COMPANY
18B	UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY
18C	2-2" CONDUIT INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
19A	POINT OF CONNECTION - ELECTRICAL SERVICE
19B	ELECTRICAL SERVICE (SEE NOTE 10)
19C	4" CONDUIT INSTALLED BY CONTRACTOR - ELECTRIC SERVICE
19D	TRANSFORMER - PER EVERGY DETAIL 700-103
20A	POINT OF CONNECTION - WATER SERVICE
20B	1" TAP AND METER WITH 1" SERVICE LINE
20C	1" TAP AND METER WITH 1" SERVICE LINE
20D	1.5" TAP AND METER WITH 2" SERVICE LINE
20E	1" TAP AND METER WITH 1" SERVICE LINE FOR IRRIGATION
20F	6" C-900 FIRE LINE
60	6" SANITARY SEWER SERVICE LINE SDR-26 PVC
61	4" SANITARY SEWER SERVICE LINE SDR 26 PVC
62	CONNECT TO EXISTING SANITARY SEWER SERVICE MAIN
63	WATER SERVICE TO HOSE BIB



WATERLINE A

1"=30'
0 15' 30'

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 ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

1"=30'
0 15' 30'

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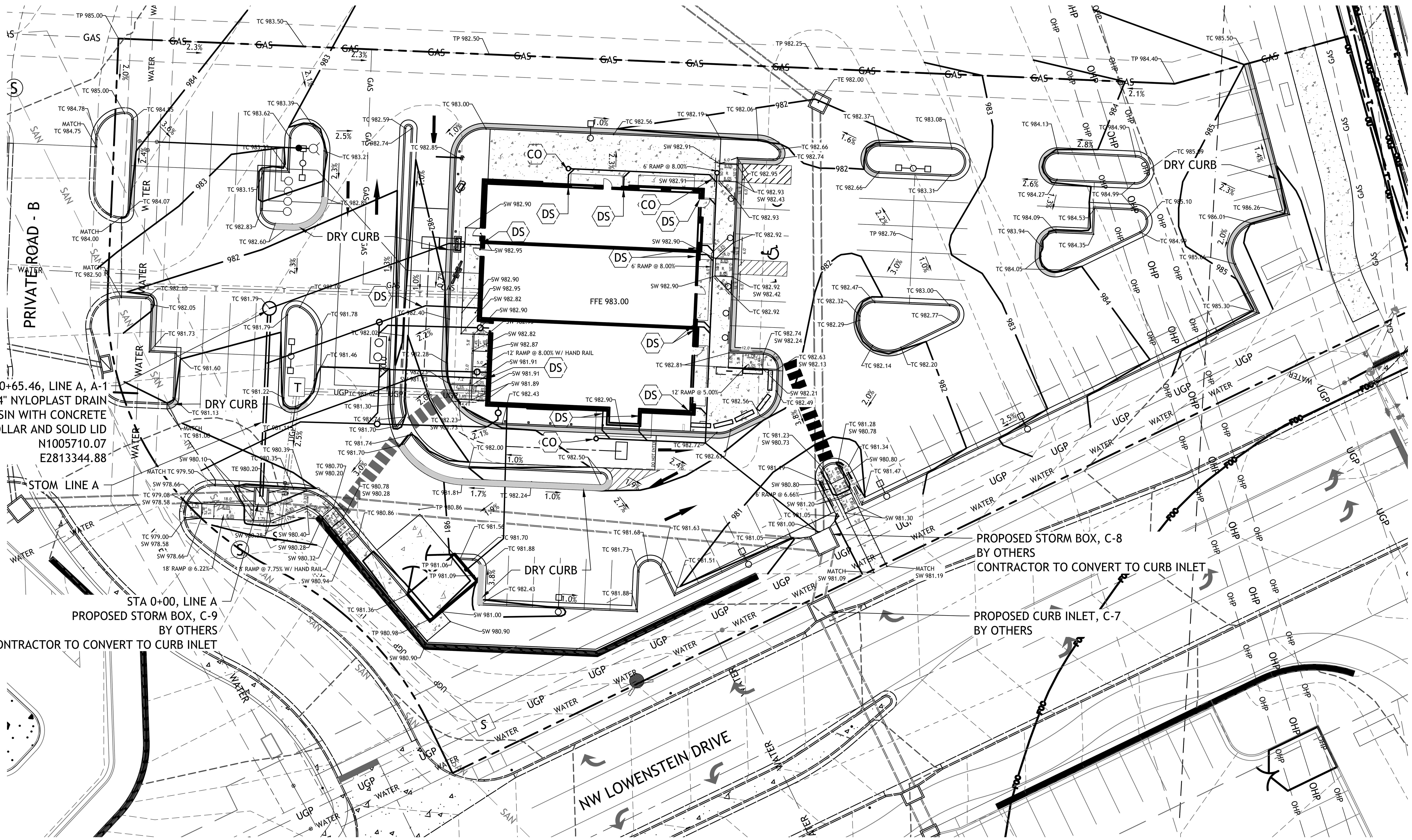


GRADING NOTES:

1. 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.

2. 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.

3. 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 PROOF ROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.

4. CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.

5. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

6. 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.

7. 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.

8. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.

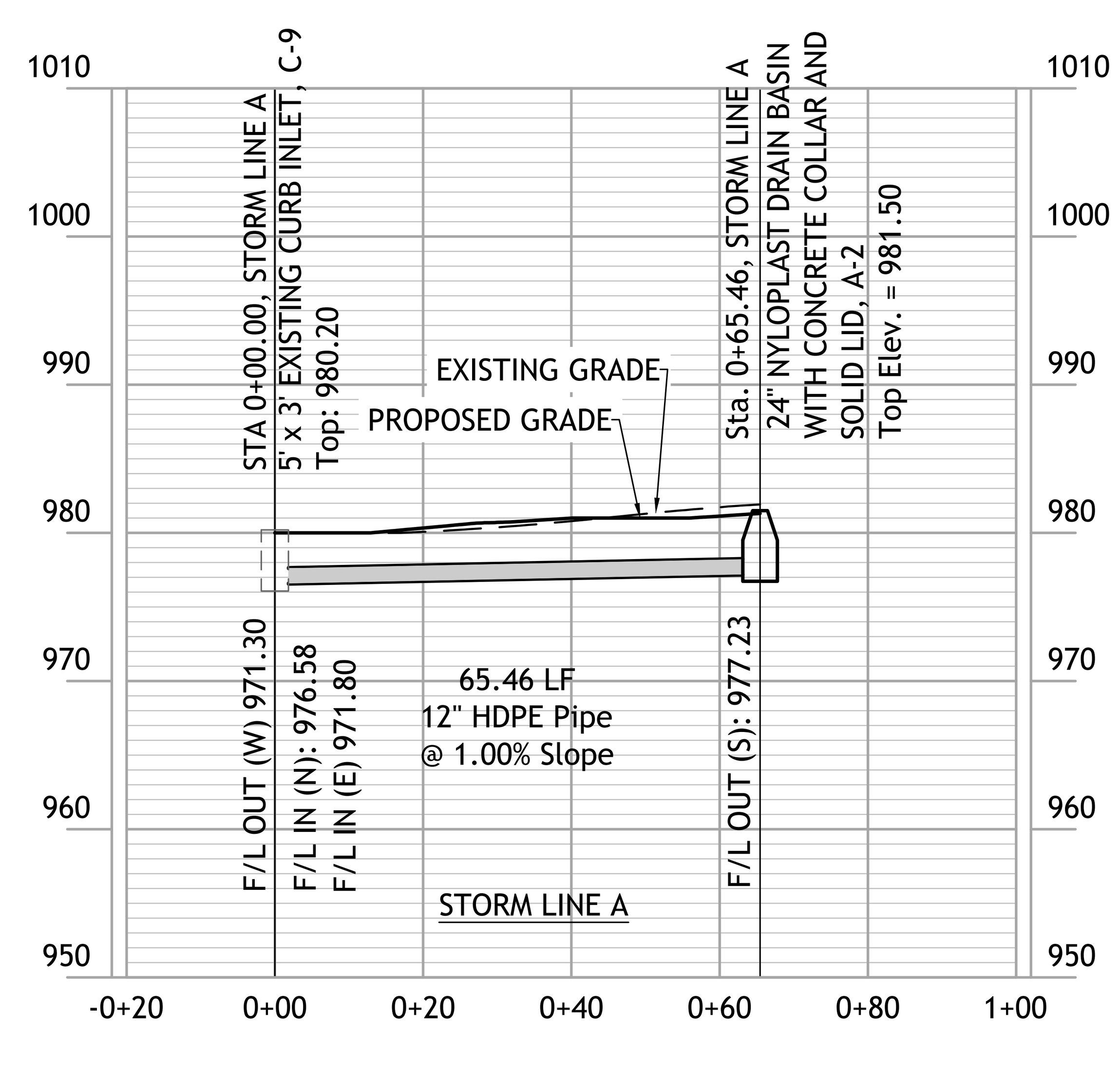
9. HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

10. CONTRACTOR TO ADJUST DEPTHS OF EXISTING SERVICE LINES AS NECESSARY

11. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

12. SITE BEING ROUGH GRADED TO 12.5" BELOW FINISHED GRADE

13. CONTRACTOR TO PLACE 8" LOW PERMEABILITY LVC FOR BUILDING PAD



NOTES

DS 6"X4" DOWNSPOUTS TYING INTO 6" PVC TO CONNECT TO STORM SEWER AS SHOWN PROVIDE 18" MINIMUM COVER AND 1% MINIMUM SLOPE FOR 6" PVC

CO CLEANOUT

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LOT 3 OF WEST PRYOR

LEE'S SUMMIT, MISSOURI

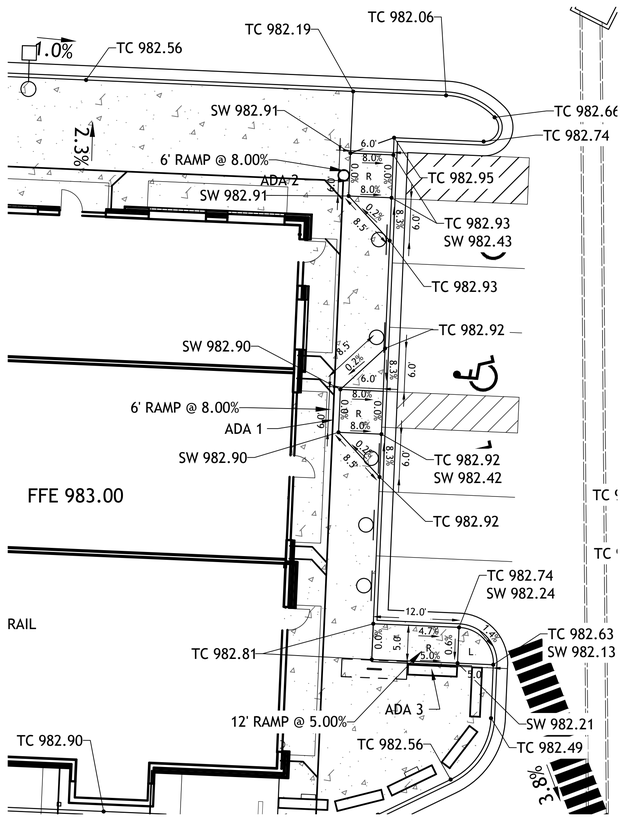
sheet C4.0

Civil

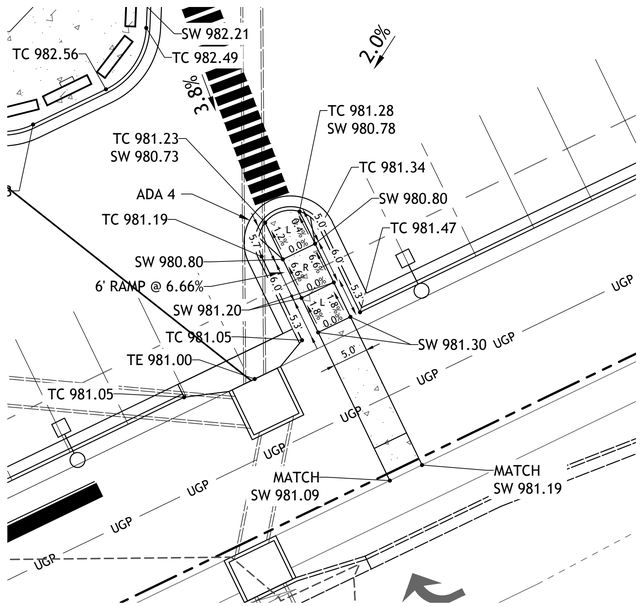
GRADING PLAN
STORM LINE A
PLAN AND PROFILE

permit

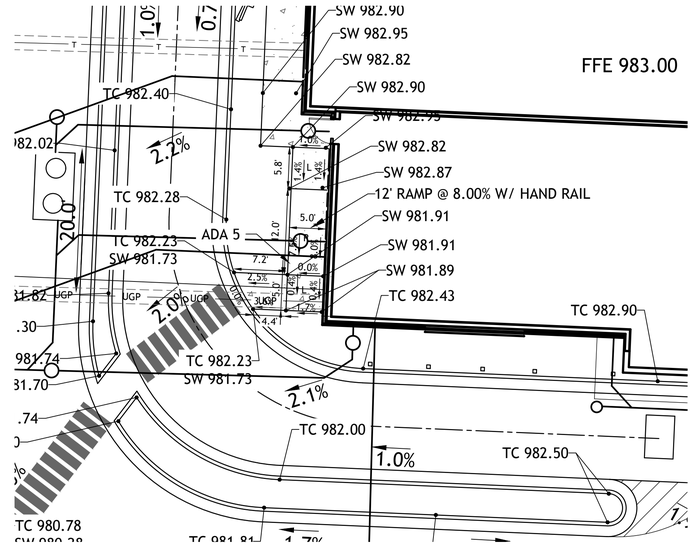
25 MARCH 2020



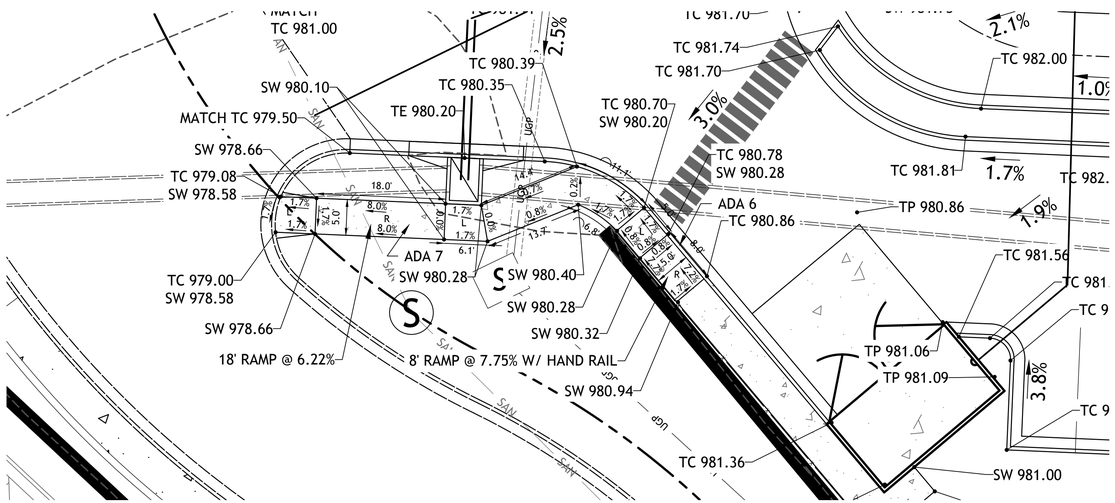
ADA RAMPS 1,2 & 3



ADA RAMP 4



ADA RAMP 5



ADA RAMP 7

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1"=10'
0 5' 10'

LOT 3 OF WEST PRYOR

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C4.1
Civil
ADA RAMPS

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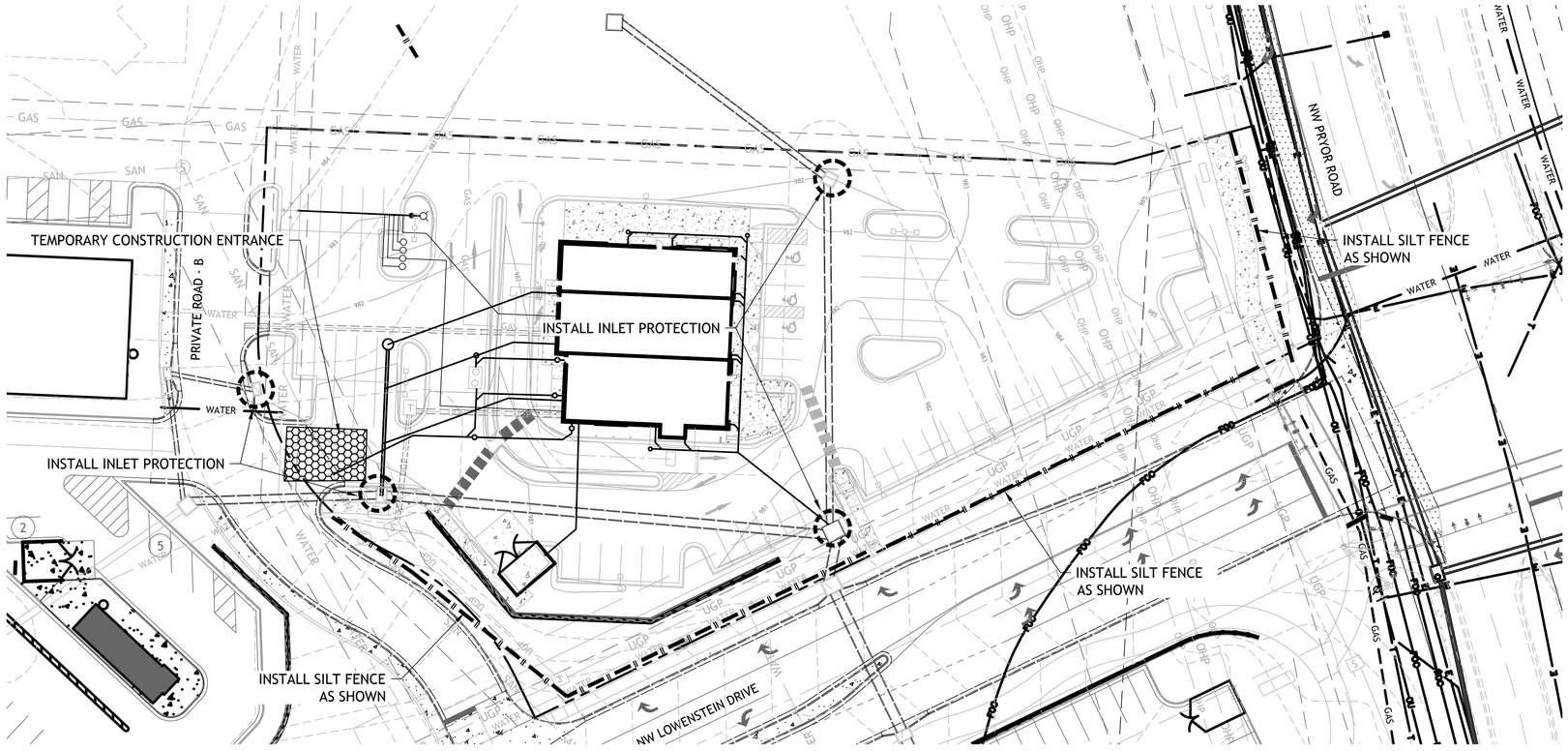
25 MARCH 2020



NOTES:
1. Prior to Land Disturbance activities, the following shall occur:
a) Identify the limits of construcljan on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and pollution control plan;
b) Construct a stabilized entrance/parking/staging area;
c) Install perimeter controls and protect any existing stormwater inlets;
d) Request an initial inspection of the installed Phase I pollution control measures designated on the approved erosion and pollution control plan. Land disturbance work shall not proceed until there is a passed inspection
2. The site shall comply with all requirements of the MoDNR general requirements
a) Immediate initiation of temporary stabilization BMPs on disturbed areas where construction activities have temporarily ceased on that portion of the project site if construction activities will not resume for a period exceeding 14 calendar days. Temporary stabilization may include establishment of vegetation, geotextiles, mulches or other techniques to reduce or eliminate erosion until either final stabilization con be achieved or until further construction activities take place to re-disturb the area. This stabilization must be completed within 14 calendar days;
b) Inspection of erosion and sediment control measures shall be performed to meet or exceed the minimum inspection frequency in the MoDNR General Permit. At a minimum, inspections shall be performed during all phases of construction at least once every 14 days and within 24 hours of each precipitation event.
c) An inspection log shall be maintained and shall be available for review by the regulatory authority;
d) The erosion and pollution control plan shall be routinely updated to show all modifications and amendments to the original plan. A copy of the erosion and pollution control plan shall be kept on site and made available for review by the regulatory authority.
3. Temporary seeding shall only be used for periods not to exceed 12 months. For final stabilization. temporary seeding shall only be used to establish vegetation outside the permanent seeding or sodding dates as specified in the Standard Specifications. Final stabilization requires a uniform perennial vegetative cover with a density of 70% over 100% of disturbed area.
4. Erosion and pollution control shall be provided for the duration of a project. All installed erosion and pollution control BMPs shall be maintained in a manner that preserves their effectiveness. If the City determines that the BMPs in place do not provide adequate erosion and pollution control at any time during the project, additional or alternate measures that provide effective control shall be required.
5. Concrete wash or rinse water from concrete mixing equipment. Tools and/or ready-mix trucks. etc. may not be discharged into or be allowed to run to any existing water body or portion of the storm water system. One or more locations for concrete washout will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place. Proper signage will be installed to direct users to the concrete washout. Concrete washouts must be handled prior to pouring any concrete.
6. Silt fences and sediment control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction. However, anticipated disturbance by utility construction shall not delay installation.
7. Required sediment basins and traps shall be installed as early as possible during mass grading. Sediment basins and traps shall be cleaned out when the sediment capacity has been reduced by 20% of its original design volume.
8. All manufactured BMPs such as erosion control blankets, TRMs, biodegradable logs, filter socks, synthetic sediment barriers and hydraulic erasion control shall be installed as directed by the manufacturer.
9. The above requirements are the responsibility of the permittee for the site. Responsibility may be transferred to another party by the permittee, but the permittee shall remain liable by the City of Lee's Summit if any of the above conditions are not met.

LEGEND
- SILT FENCE
- INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE

N
1"=30'
0 15' 30'

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JOHN D. MILEWSKI
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PROFESSIONAL ENGINEER
6/3/20

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sheet
C5.0
Civil
EROSION CONTROL PLAN
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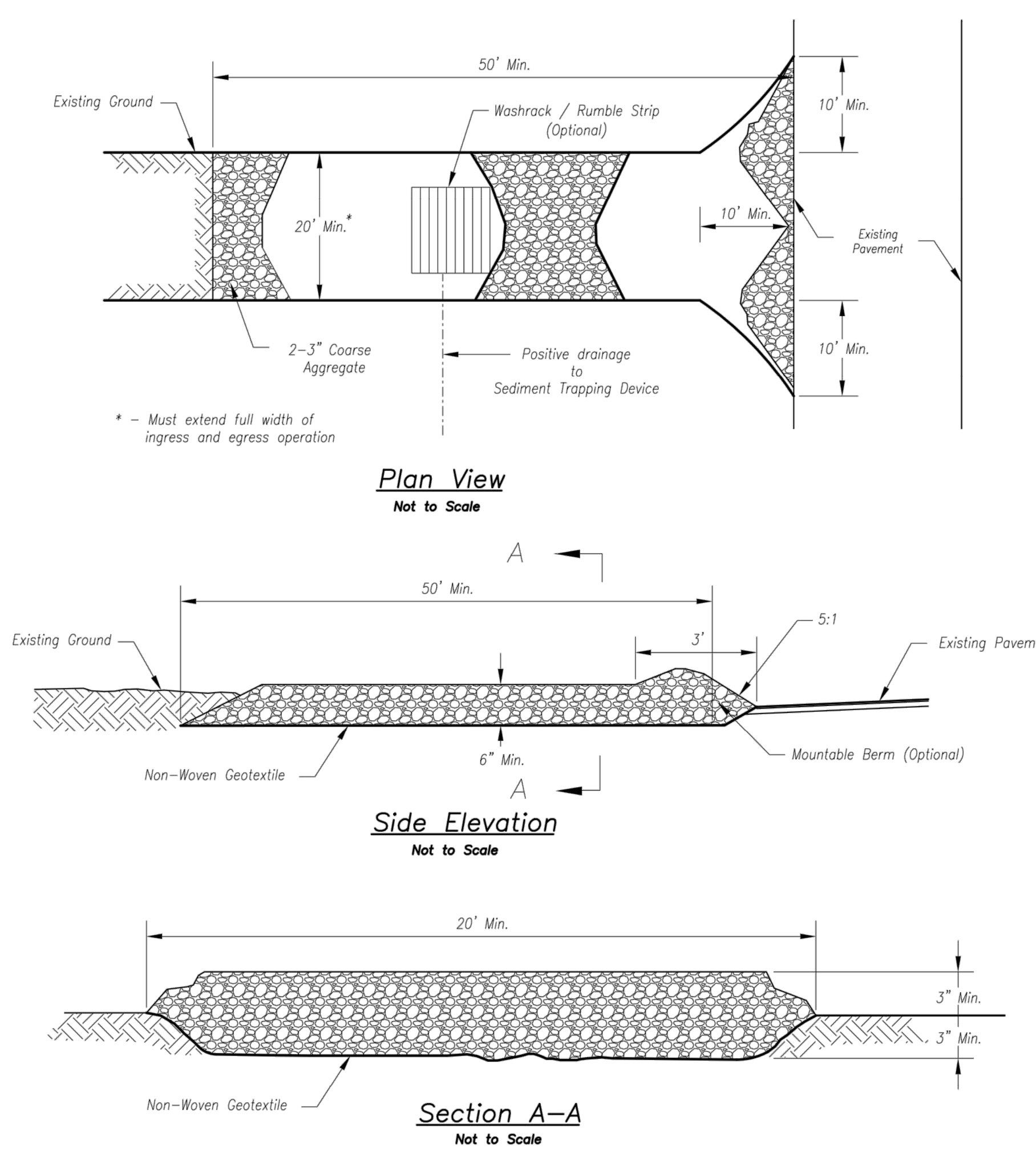
25 MARCH 2020



Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6– to 8–inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of Installation. Top dress with clean aggregate as needed.

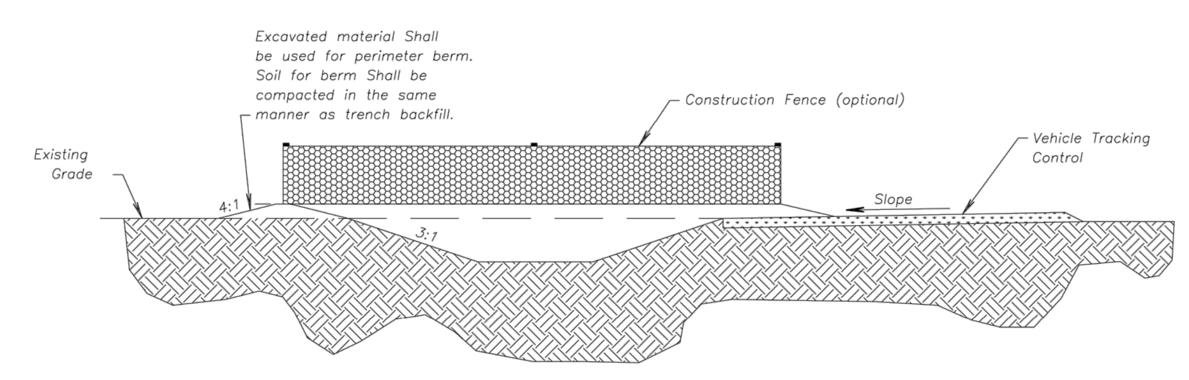
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one–piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

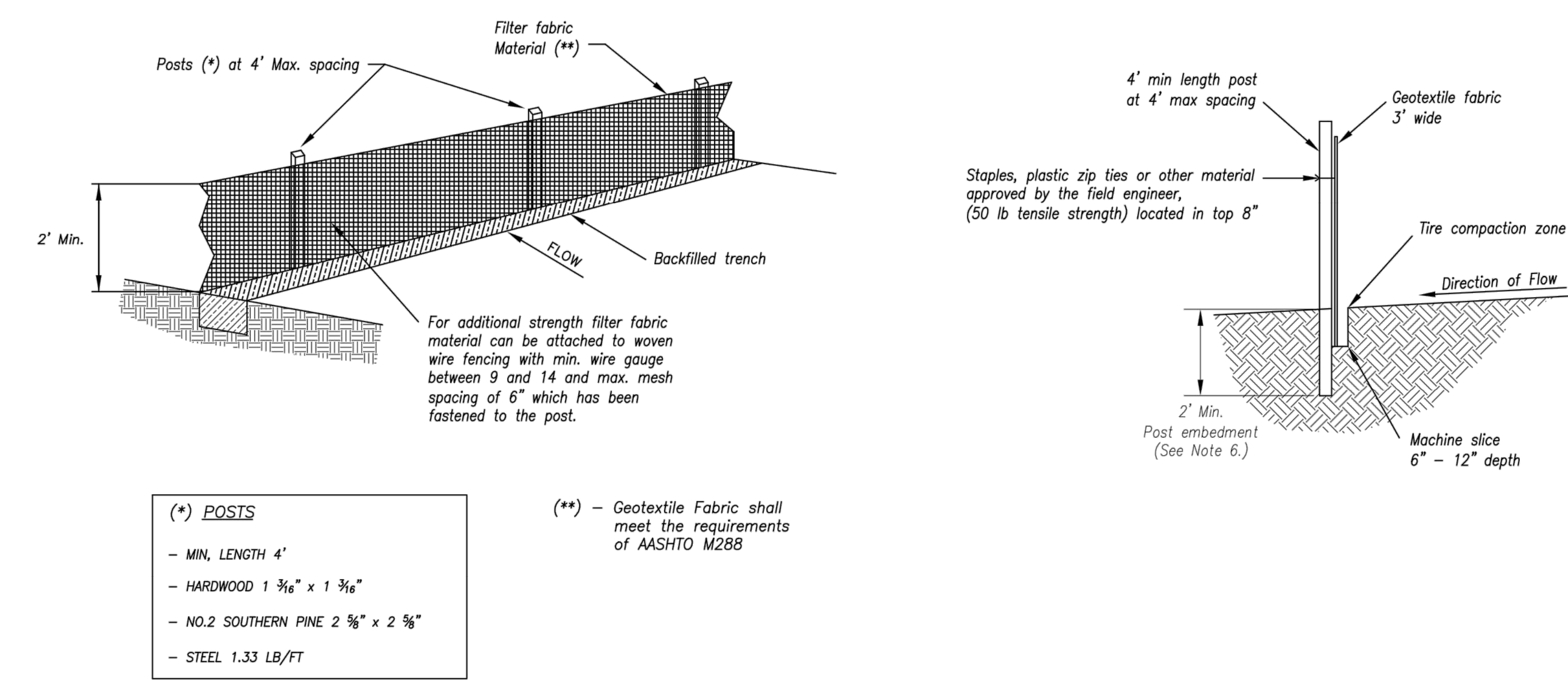
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water–tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

AMERICAN PUBLIC WORKS ASSOCIATION	
APWA	KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016



SILT FENCE DETAILS
Not to Scale

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ⅓ the height of silt fence.
2. Repair as necessary to maintain function and structure.

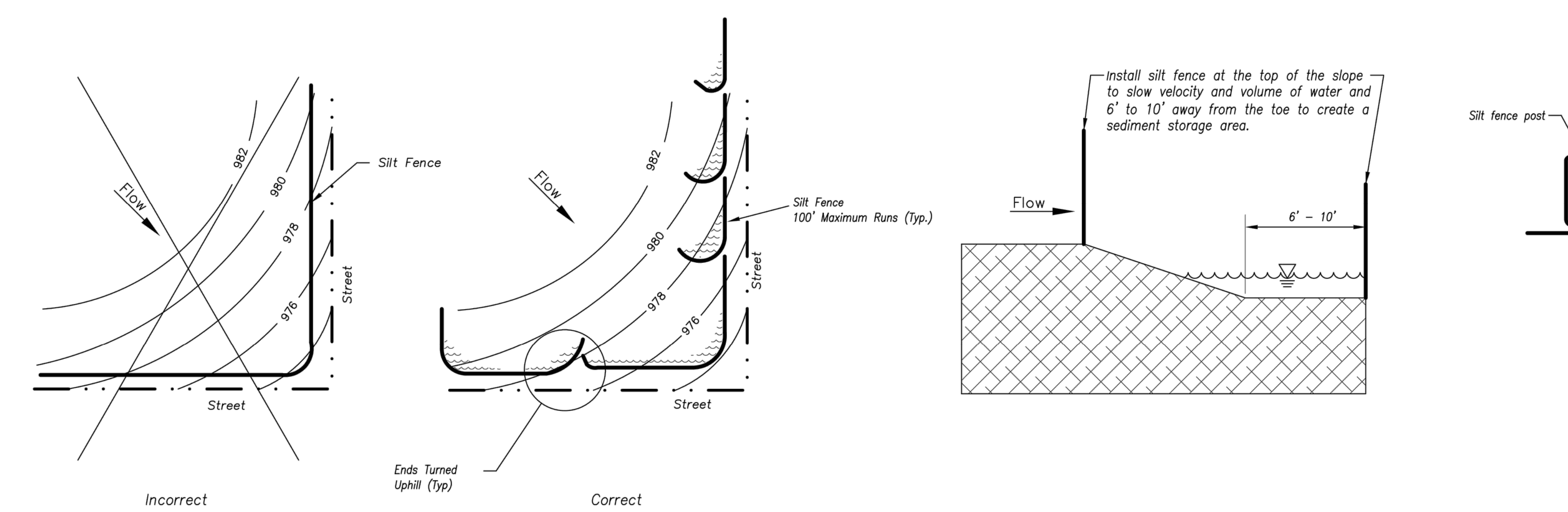
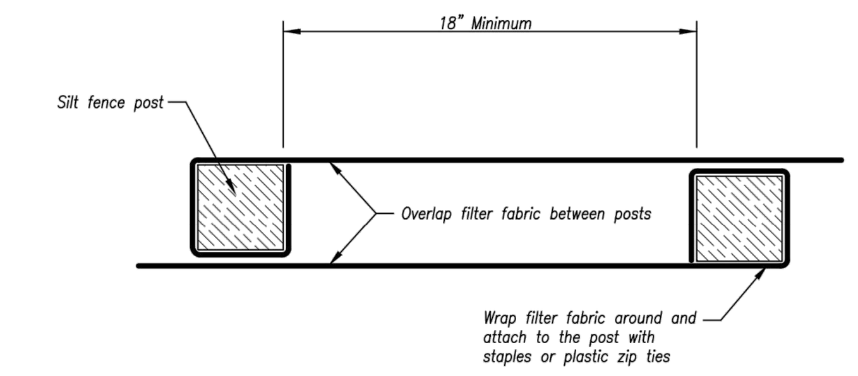


Figure A

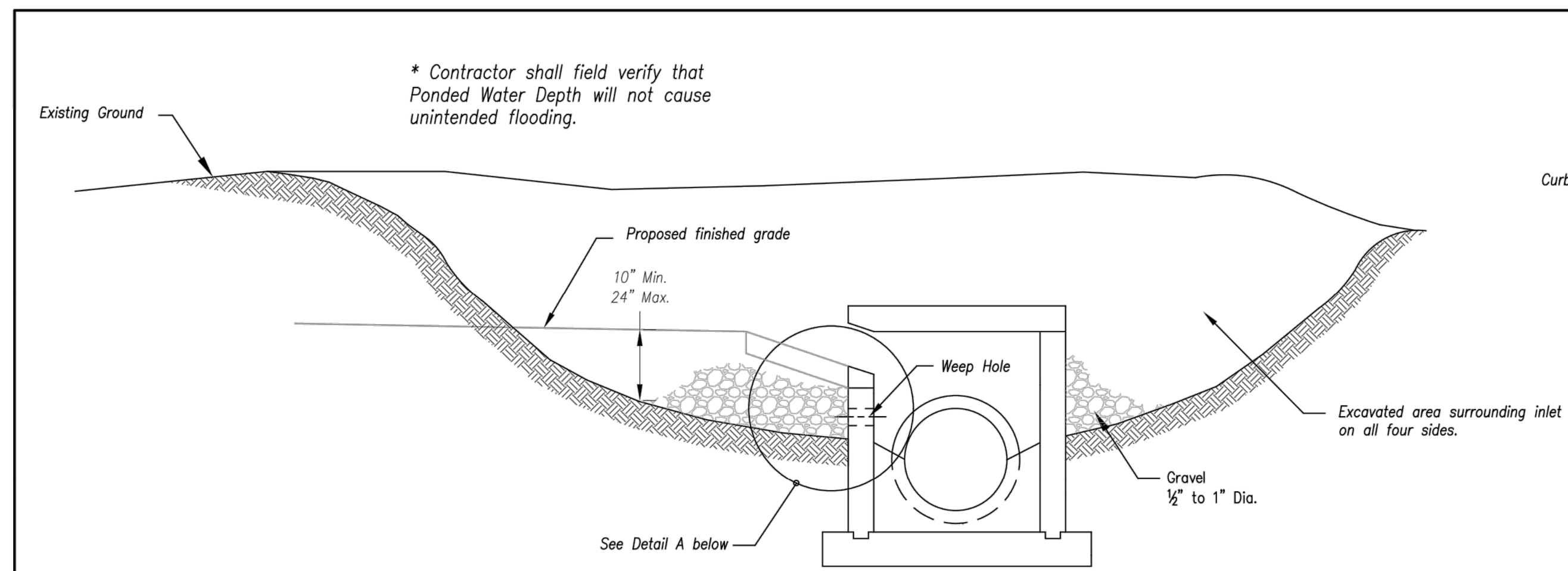
SILT FENCE LAYOUT
Not to Scale

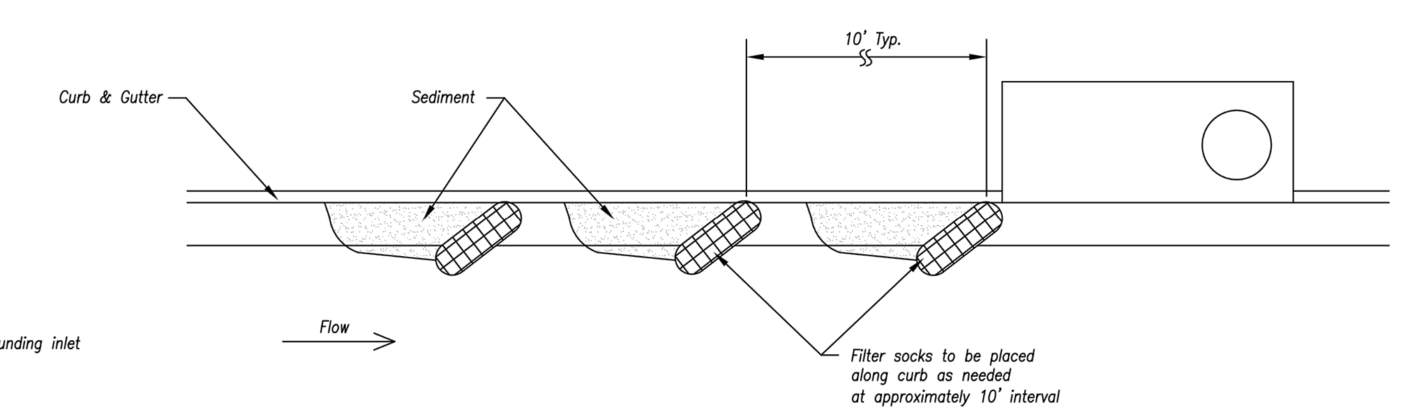


JOINING FENCE SECTIONS
Not to Scale

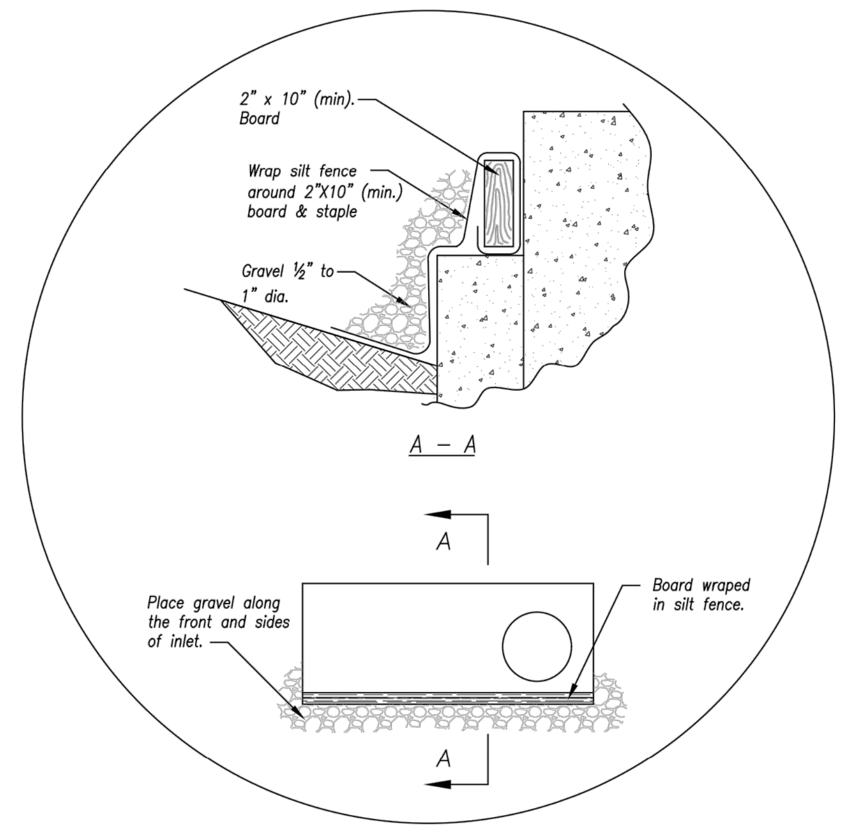
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	
APWA	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016





On Grade Curb Inlet Protection



Detail A

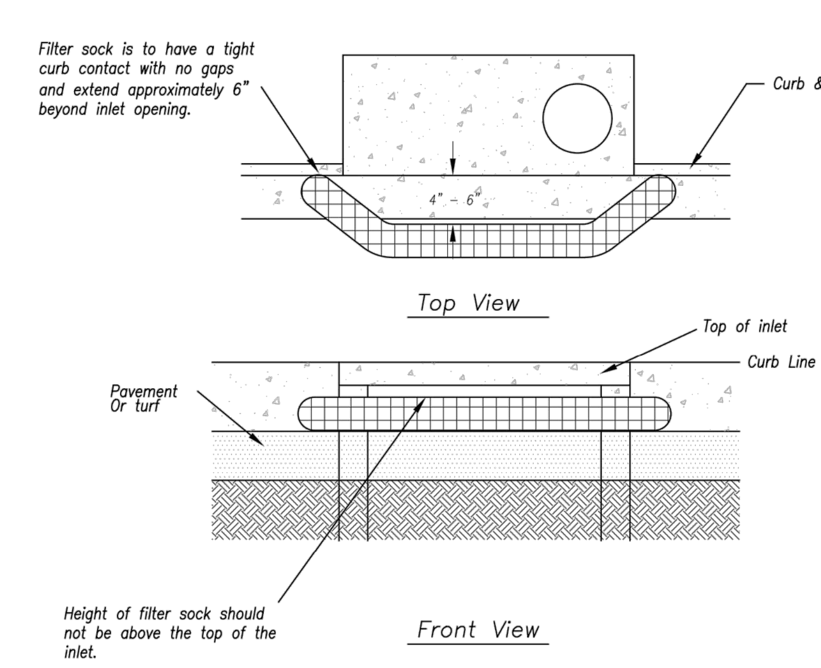
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" X 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.



Sump Inlet Sediment Filter

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	
APWA	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016

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EROSION CONTOL DETAILS
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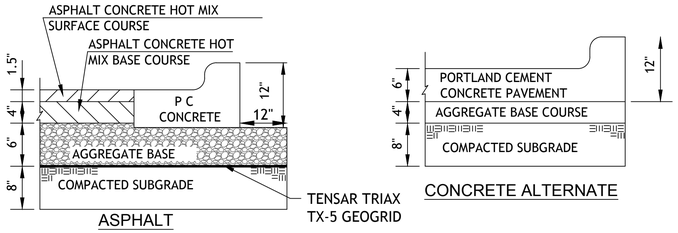
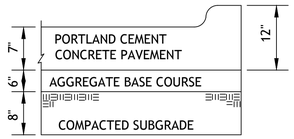
25 MARCH 2020



REGULAR DUTY PAVING PV1

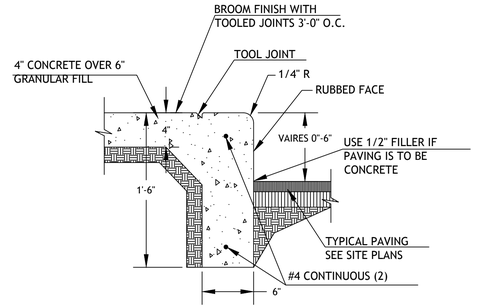


HEAVY DUTY CONCRETE PV3

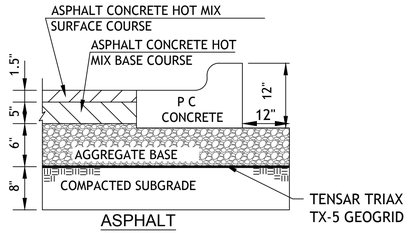
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

ASPHALT SURFACE COURSE - APWA TYPE 3-01
ASPHALT BASE COURSE - APWA TYPE 2-01
AGGREGATE BASE MoDOT TYPE 5 OR EQUIVALENT

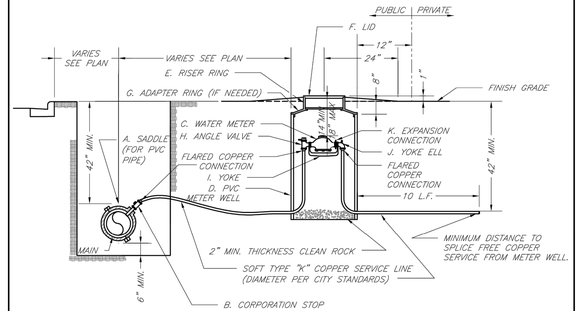
2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR ±2% AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.



CURB WALK/CURB (AT BUILDING) CW1



HEAVY DUTY ASPHALT PAVING PV2



TYPICAL METER INSTALLATION – 2" AND SMALLER
NOT TO SCALE

NOTES:

1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A–K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

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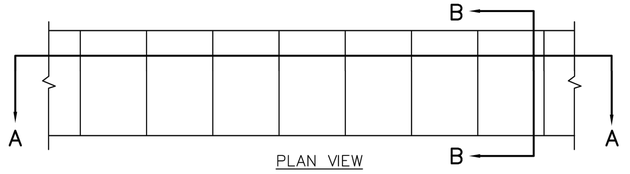
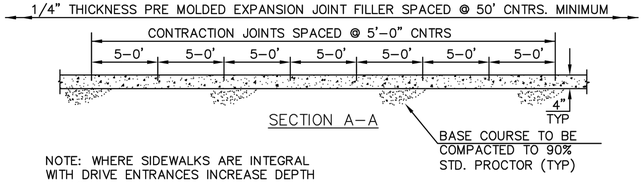
SERVICE CONNECTION/METER WELL	

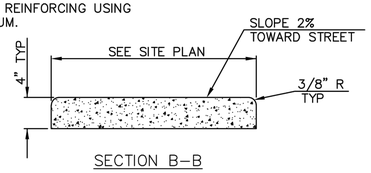


PLAN VIEW



SECTION A–A

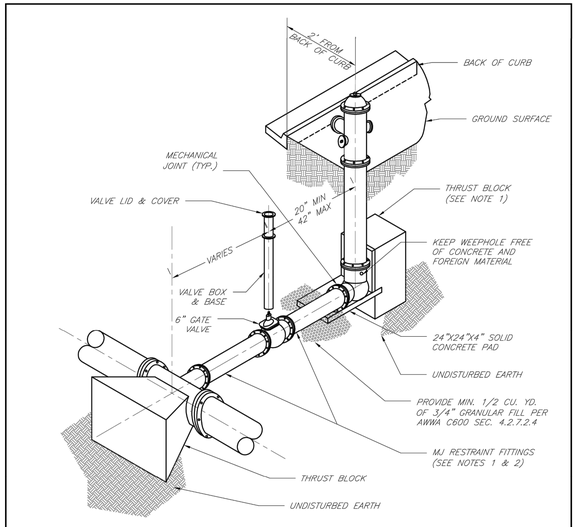
NOTE: WHERE SIDEWALKS ARE INTEGRAL WITH DRIVE ENTRANCES INCREASE DEPTH TO 6" AND PROVIDE REINFORCING USING 6x6 #10 WIRE MINIMUM.



SECTION B–B

CONCRETE SIDEWALK CW2

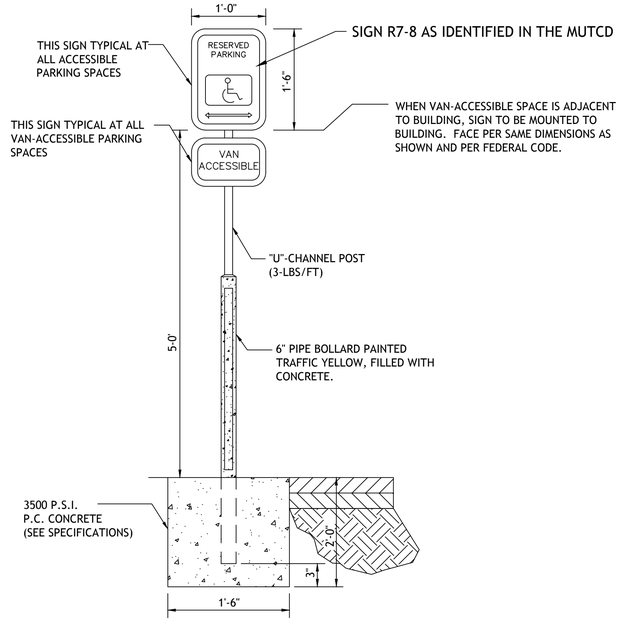
NOTE: CONCRETE SHALL BE CLASS A WITH f'c = 3000 PSI.



NOTES:

1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Date: 02/13 Drawn By: JN Checked By: DL FILE: WAT-7 Rev: 1/14 Rev:
HYDRANT INSTALLATION – STRAIGHT SET	



ACCESSIBLE PARKING SIGN PK2

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DETAILS
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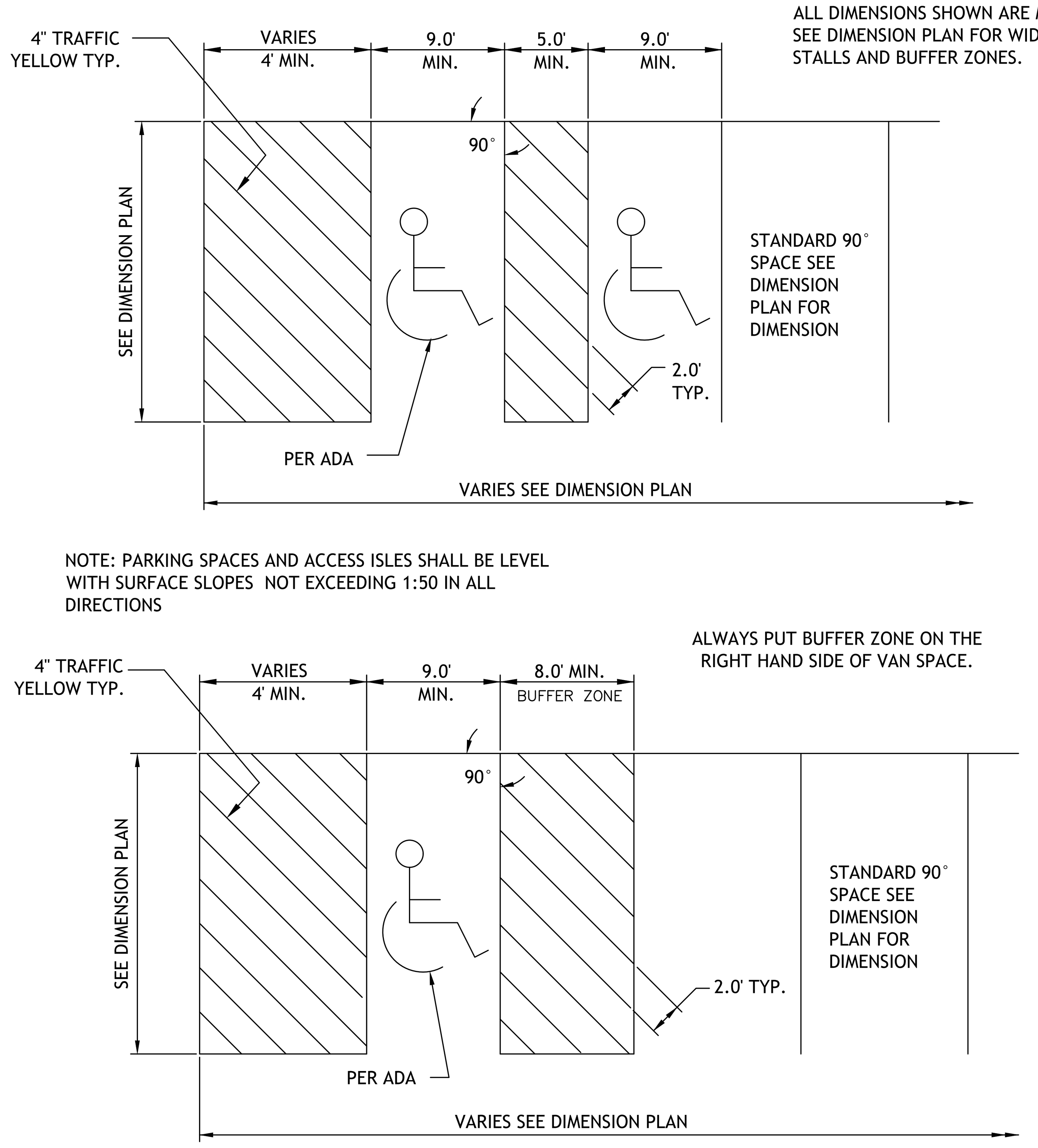
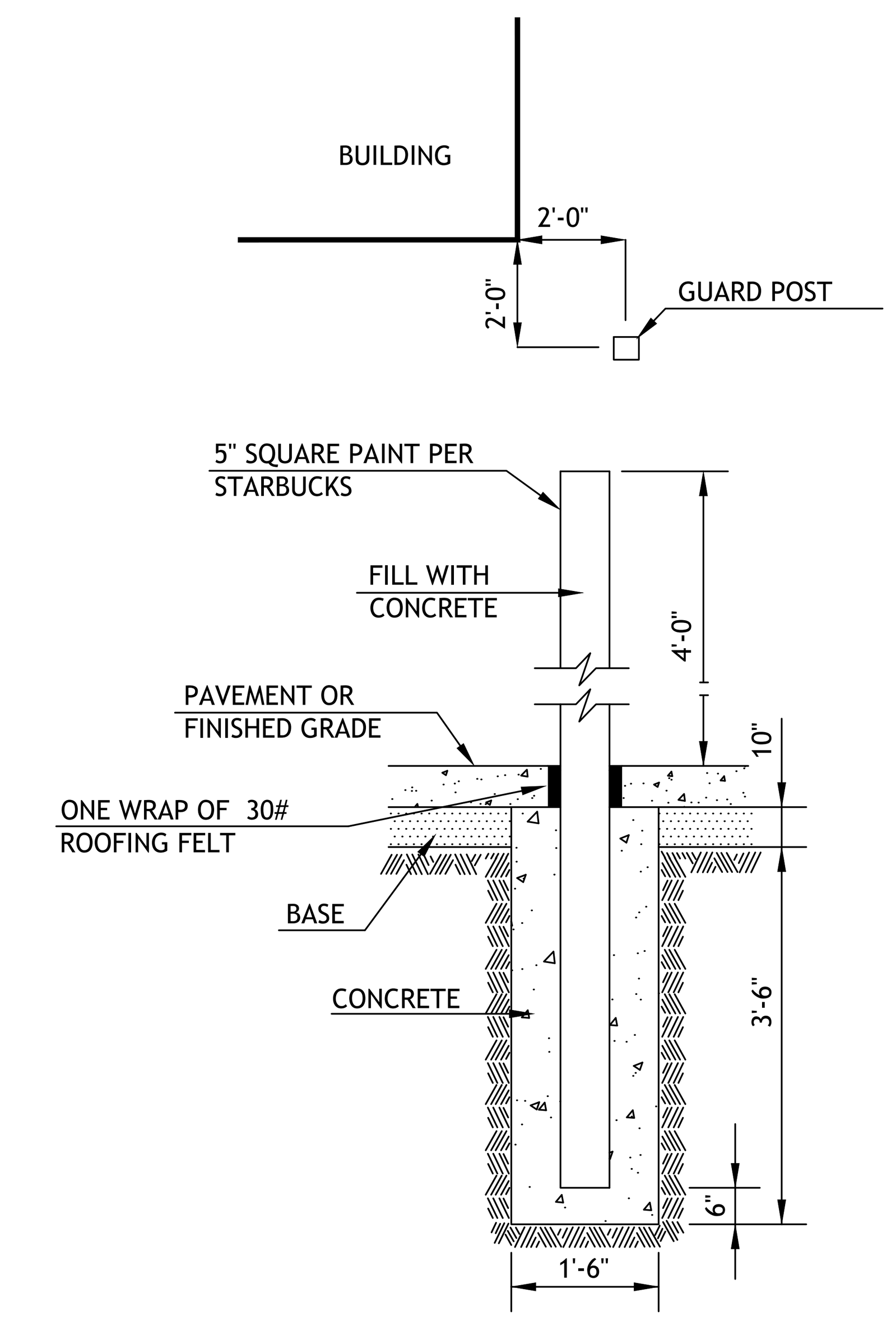


ALL DIMENSIONS SHOWN ARE MINIMUM. SEE DIMENSION PLAN FOR WIDTH OF STALLS AND BUFFER ZONES.

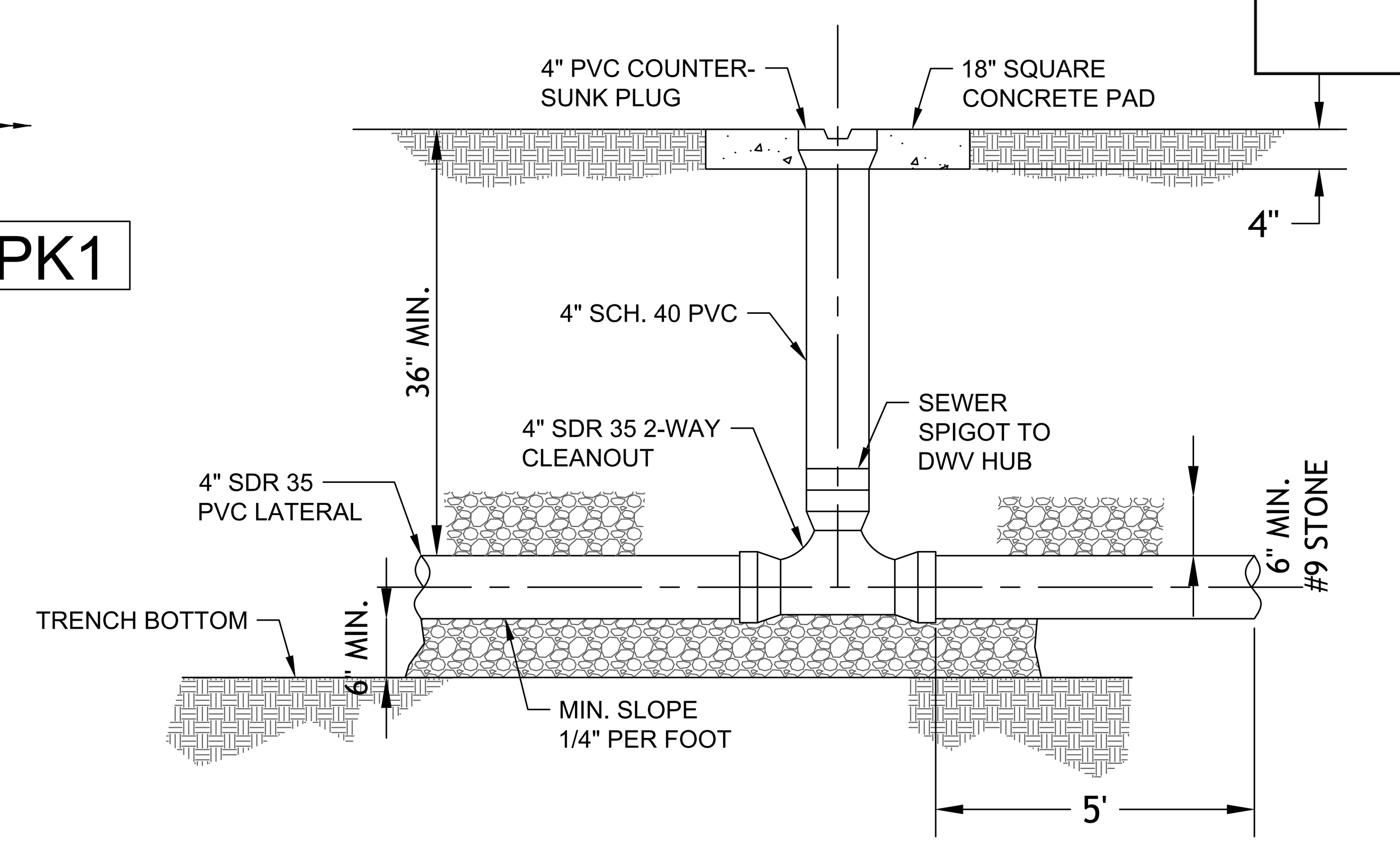
NOTE: PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS

ALWAYS PUT BUFFER ZONE ON THE RIGHT HAND SIDE OF VAN SPACE.

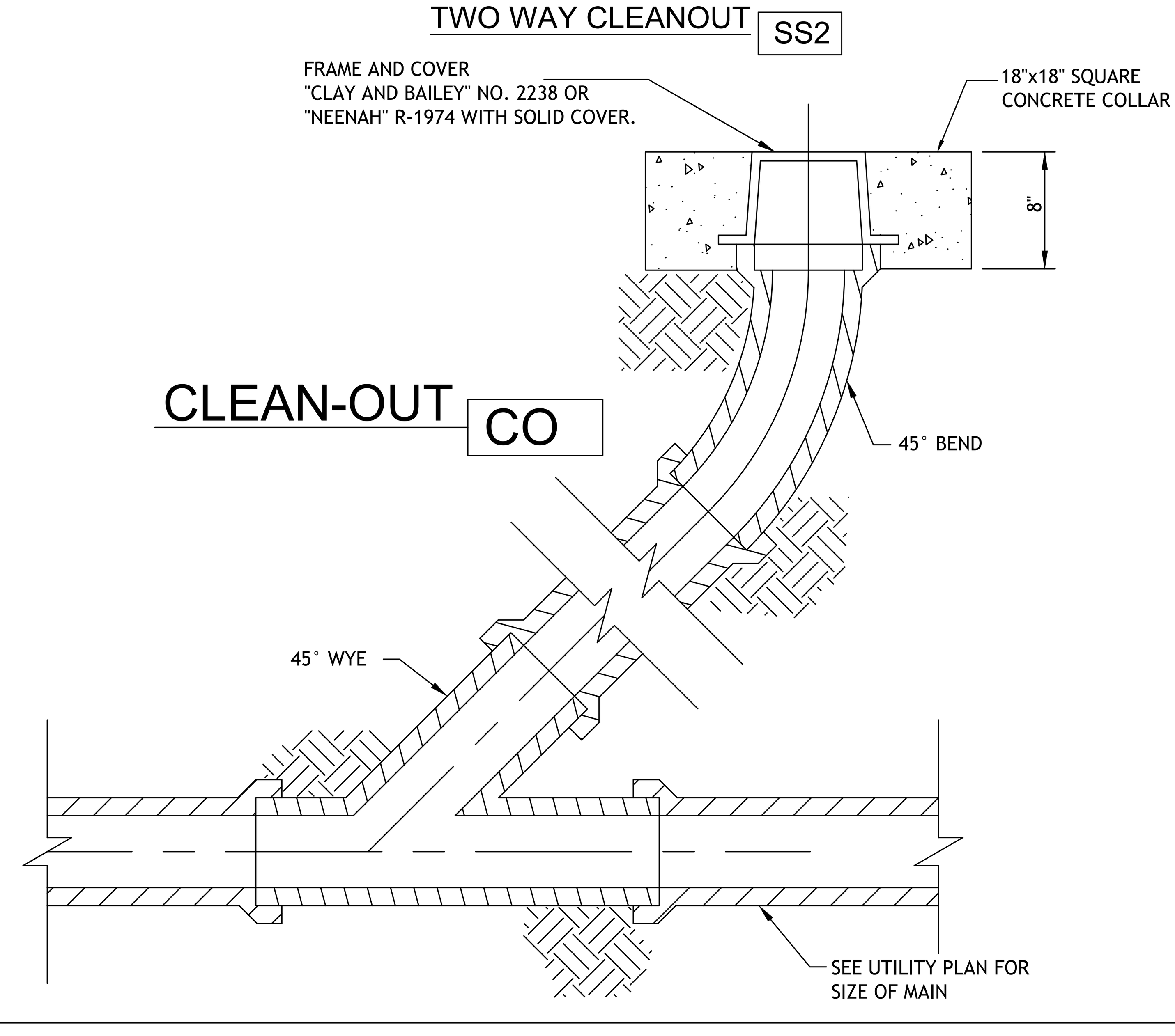
90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING — PK1



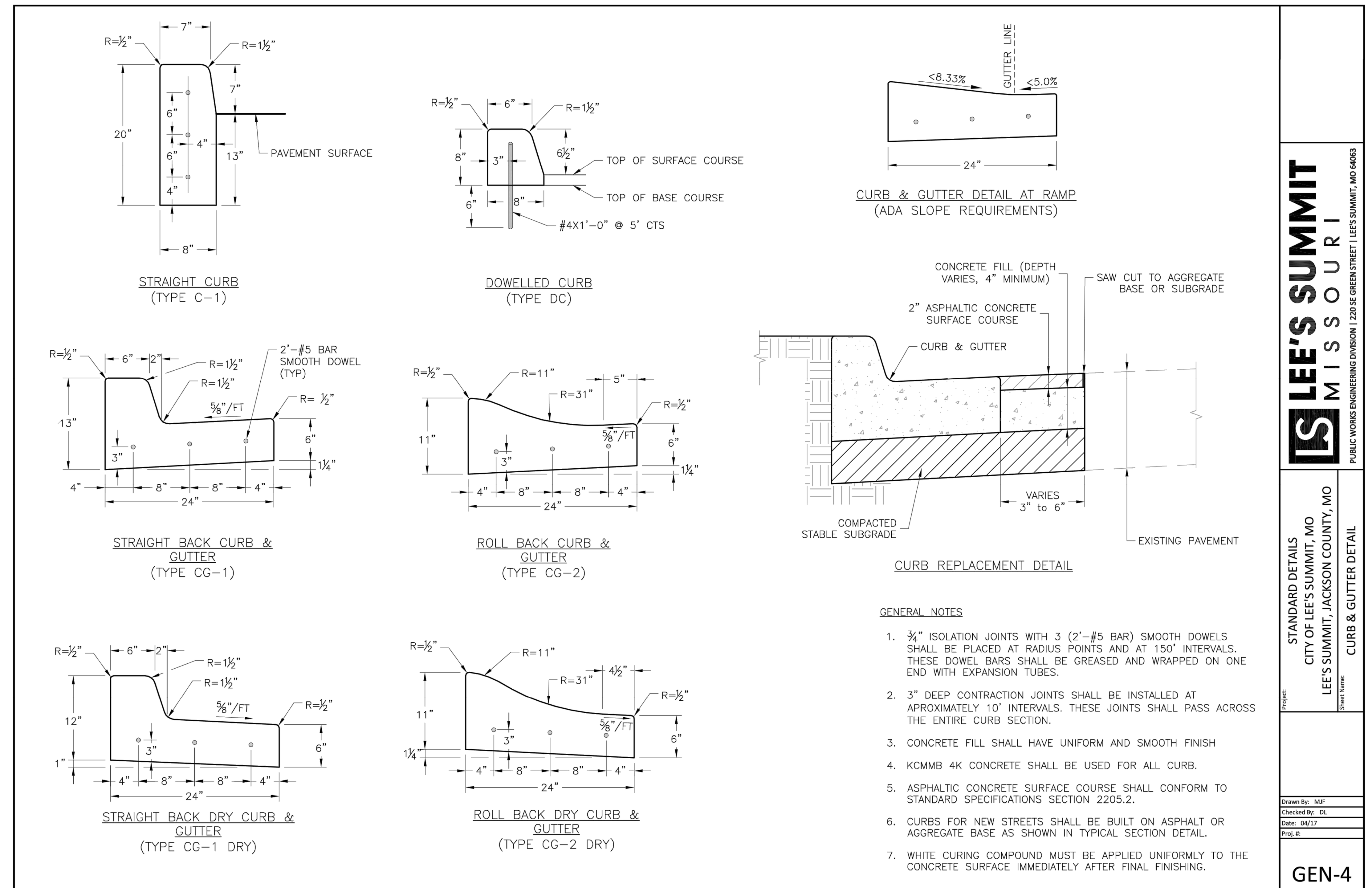
BOLLARD DETAIL — SG1



TWO WAY CLEANOUT — SS2



CLEAN-OUT — CO



GENERAL NOTES

1. ¾" 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 APROXIMATELY 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.

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[illegible]

Revisions
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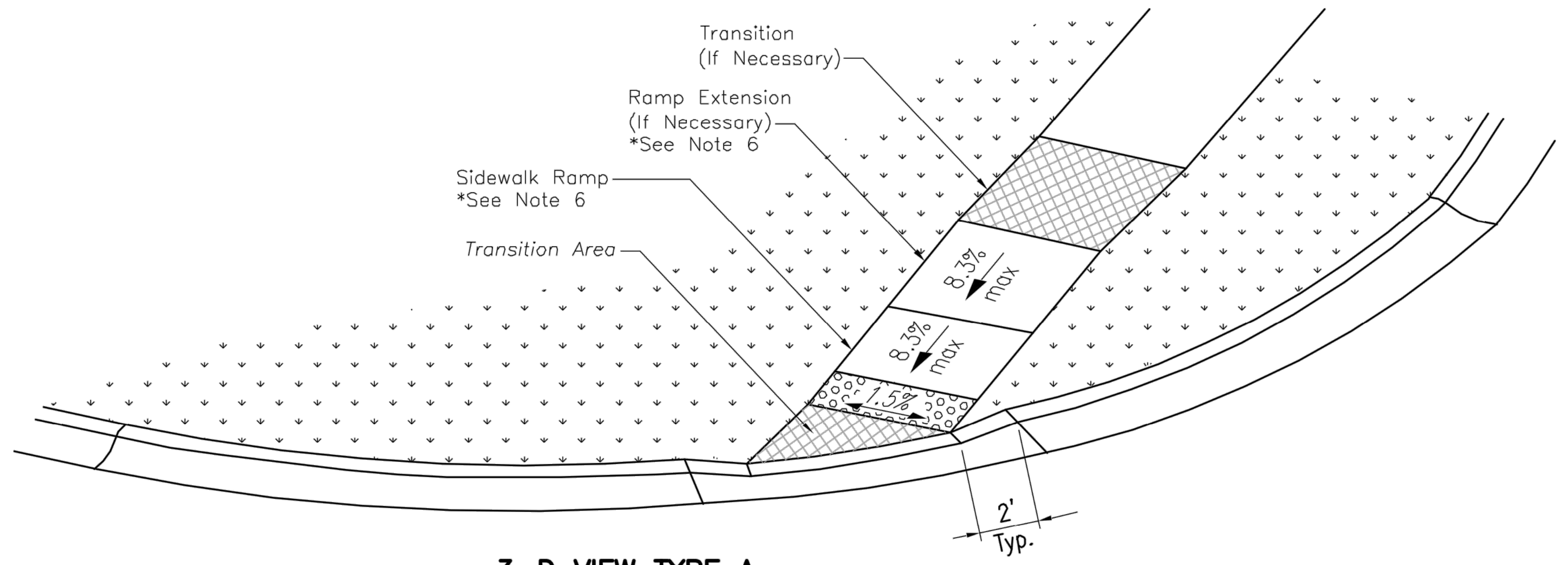
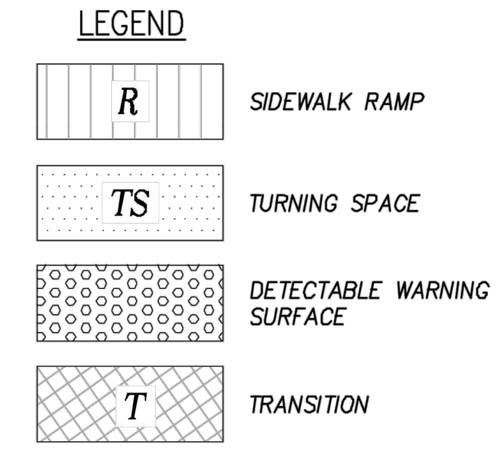
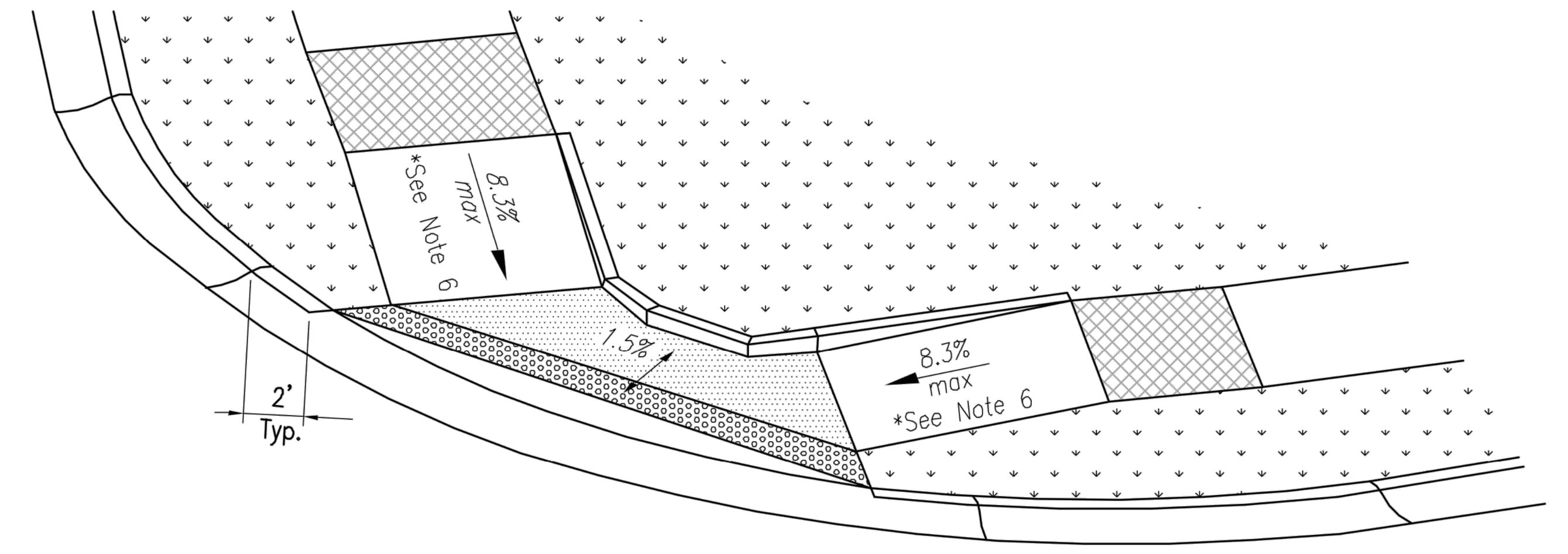
LOT 3 OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

sheet
C8.0
Civil
DETAILS
permit
25 MARCH 2020

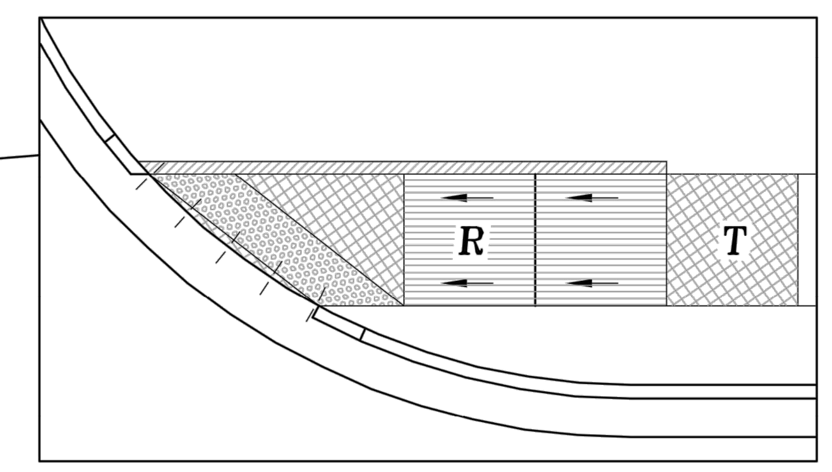


3-D VIEW TYPE A
SIDEWALK/SHARED-USE RAMP

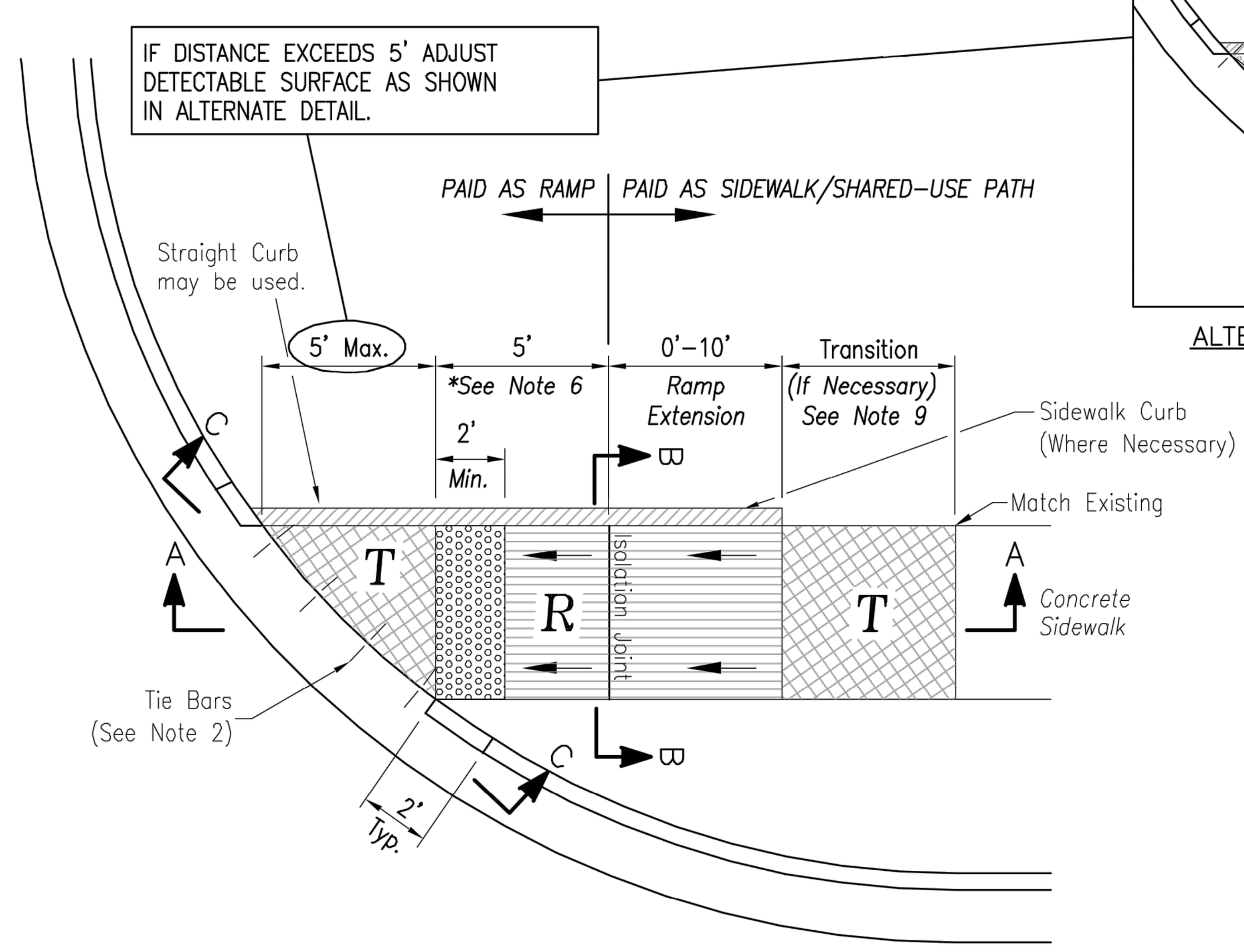




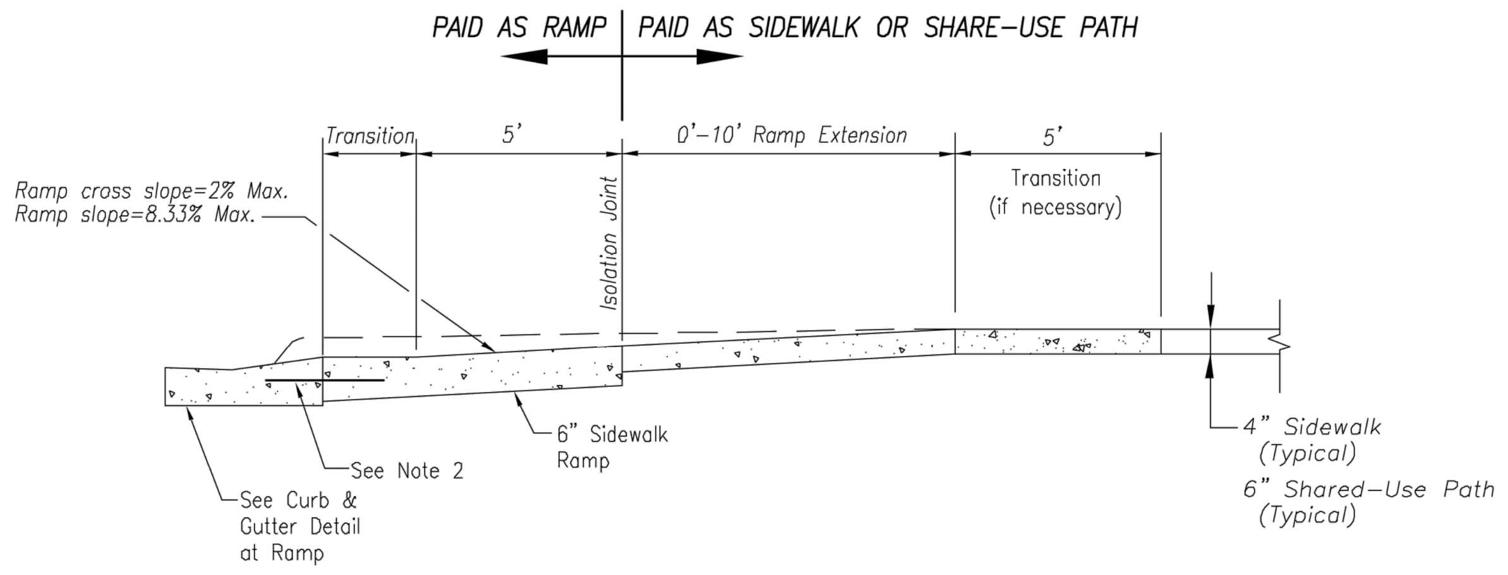
3-D VIEW TYPE B
SIDEWALK/SHARED-USE RAMP



ALTERNATE DETECTABLE SURFACE LAYOUT



TYPE A SIDEWALK/SHARED-USE RAMP
Not to Scale

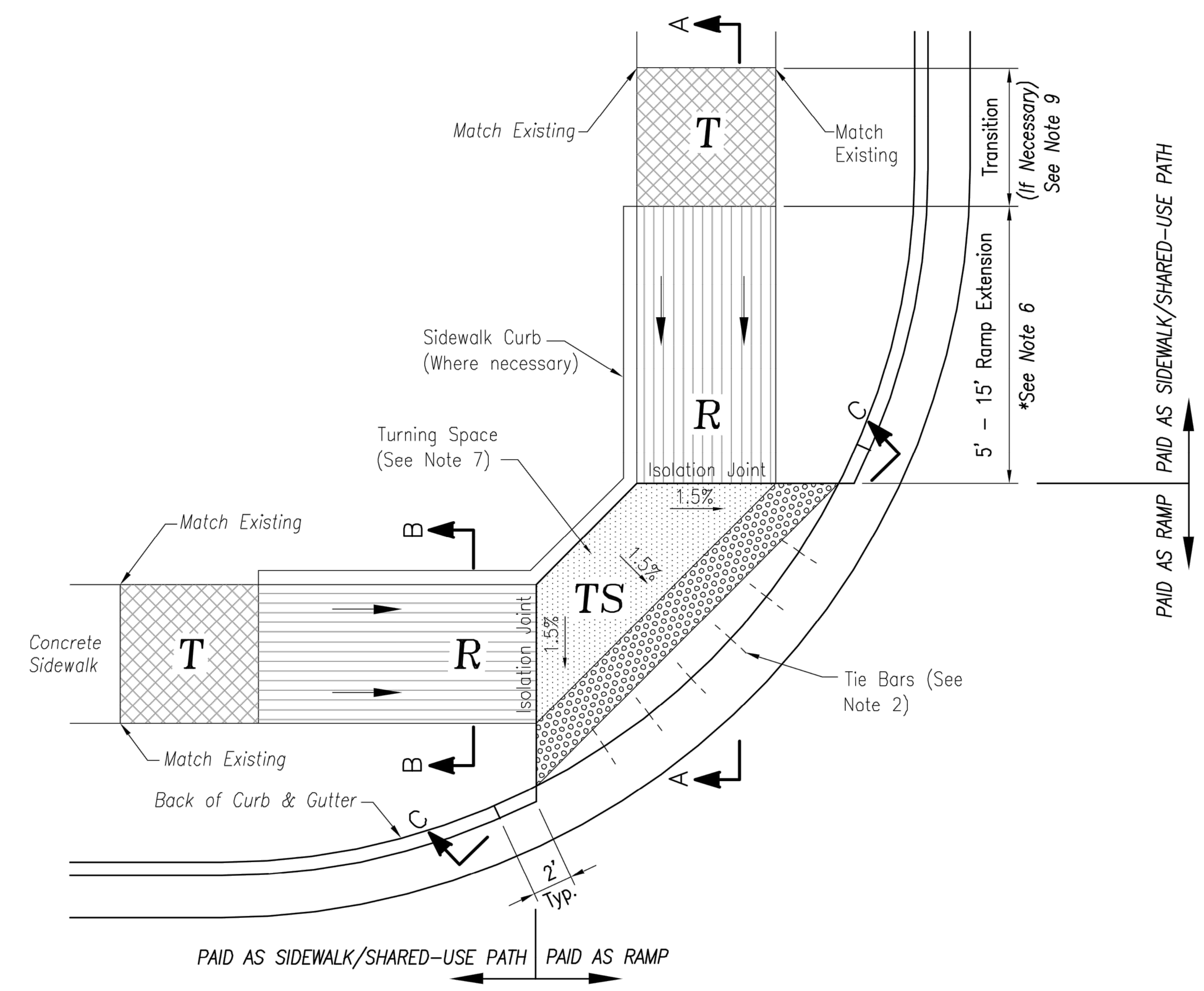


SECTION A-A

SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
   ADA MAXIMUM CROSS SLOPE = 2.0%

   *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



TYPE B SIDEWALK/SHARED-USE RAMP
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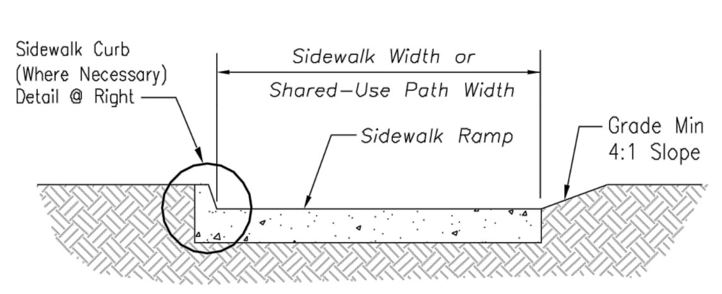
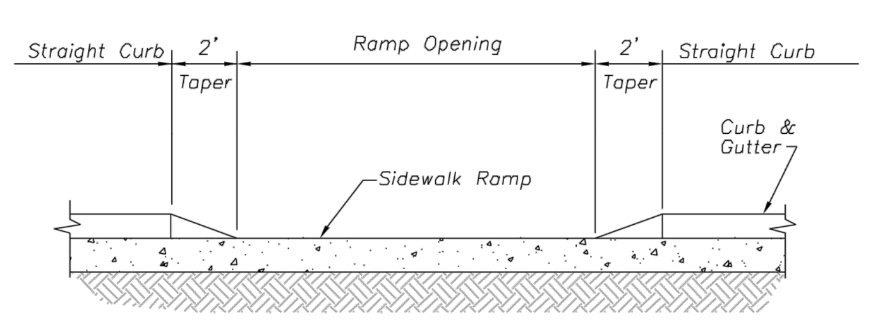
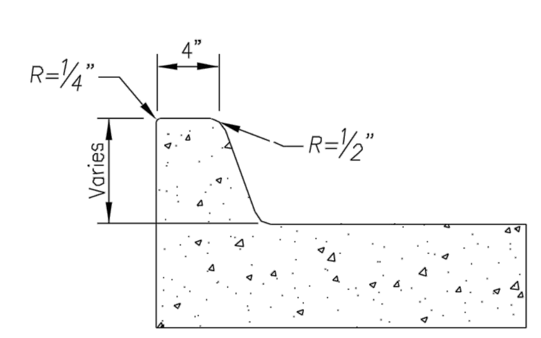


SECTION B-B

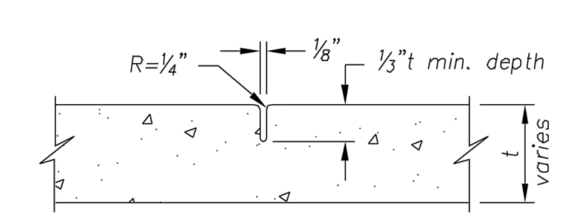


SECTION C-C

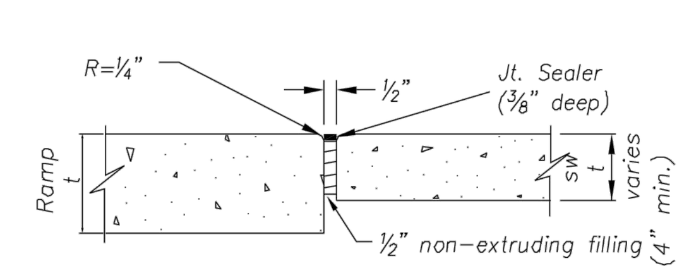
TYPE A & B SIDEWALK RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

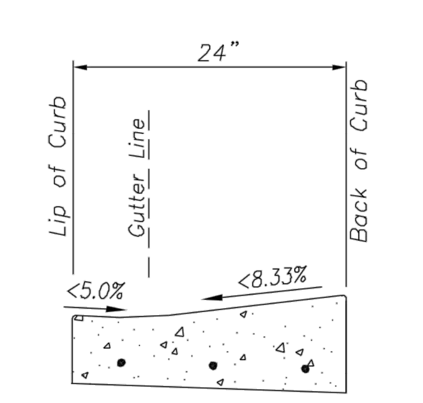


CONTRACTION JOINT



ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

Sheet Name: ADA RAMP RETROFIT DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

GEN-3A

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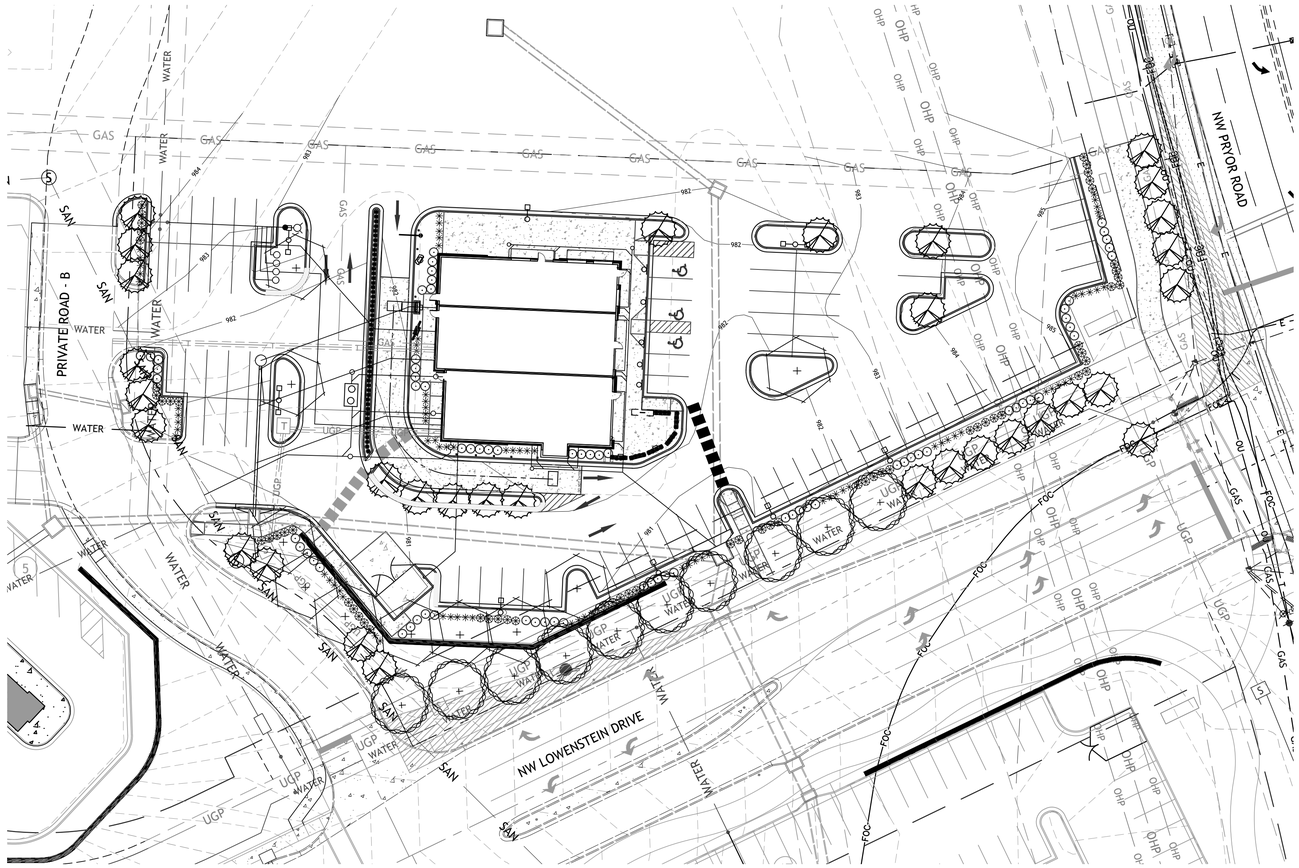


SITE DATA:

LOWENSTEIN 378'
REQUIRED:
STREET TREES 1/30' = 13
SHRUBS 1/20' = 19

PROVIDED:
SHADE TREES = 10
ORNAMENTALS = 3
SHRUBS = 125

PRYOR ROAD 96'
REQUIRED:
STREET TREES 1/30' = 3
SHRUBS 1/20' = 5

PROVIDED:
SHADE TREES = 3
SHRUBS = 15

PRIVATE ROAD 303'
REQUIRED:
STREET TREES 1/30' = 10
SHRUBS 1/20' = 15

PROVIDED:
ORNAMENTALS TREES = 10
SHRUBS = 25

INTERIOR PARKING
TOTAL PARKING SURFACE = 49,113 sf
REQUIRED
5% LANDSCAPE AREA = 2,455 sf
PROVIDED = 2,930 sf

OPEN SPACE TREES
TOTAL SITE 1.75ac (76,394sf)
BUILDING AREA 5,700sf
OPEN SPACE 70,694sf

REQUIRED
1 / 5,000sf = 26

PROVIDED
SHADE TREES = 13
ORNAMENTALS = 13

OPEN SPACE SHRUBS
REQUIRED
2 / 5,000sf = 28
PROVIDED = 56 (AROUND BUILDING)

LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

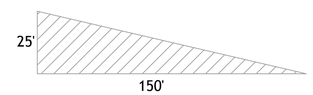
All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

Shrub List

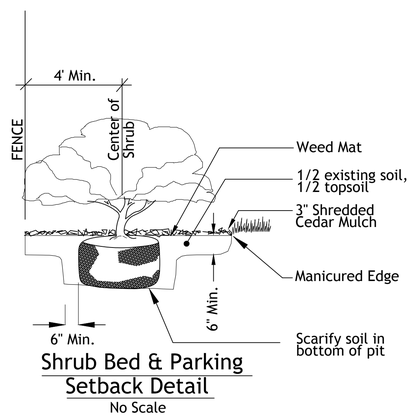
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊙	5	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
⊛	55	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
✳	82	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.
✹	75	Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	3 gal.	Cont.	2'o.c.

Tree List

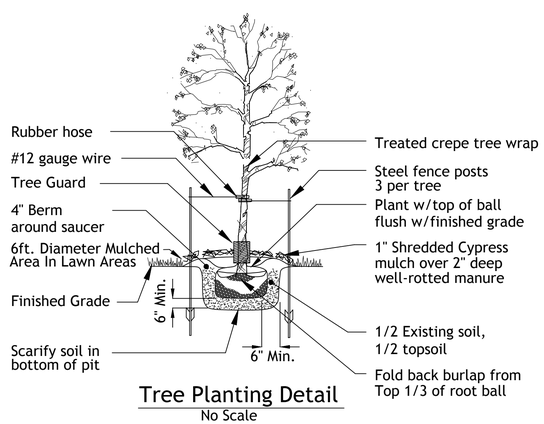
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
+	10	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
+	12	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
+	27	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown



SIGHT TRIANGLE



Shrub Bed & Parking Setback Detail
No Scale



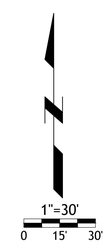
Tree Planting Detail
No Scale

Typical Utility Box Screening Details

No Scale

Free Standing Transformer | Against Wall | Free Standing Small Box | Clustered Boxes

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE



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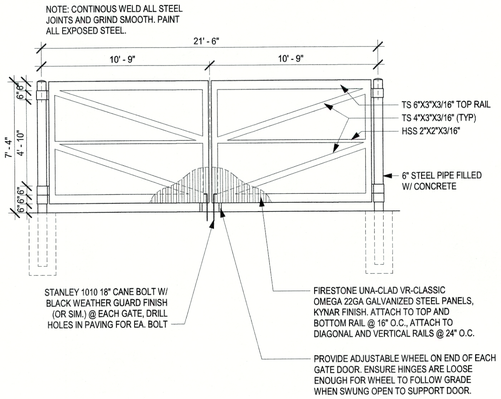
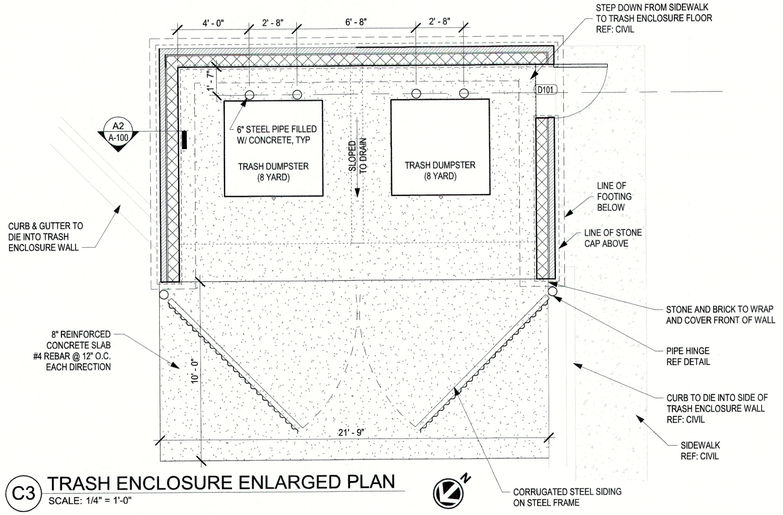
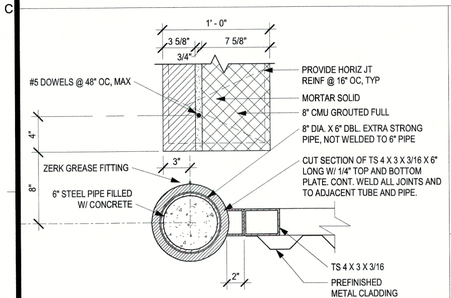
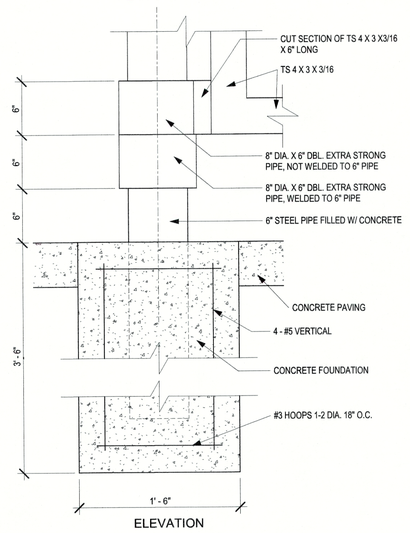


C1 TRASH ENCLOSURE GATE ELEVATION
SCALE: 1/4" = 1'-0"

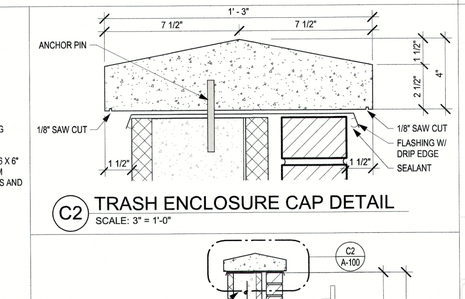


C3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/4" = 1'-0"

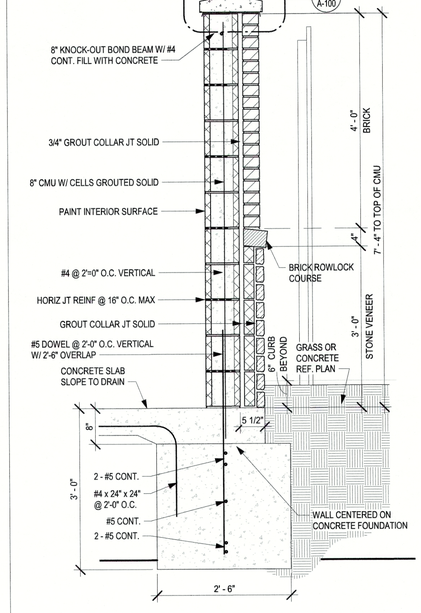




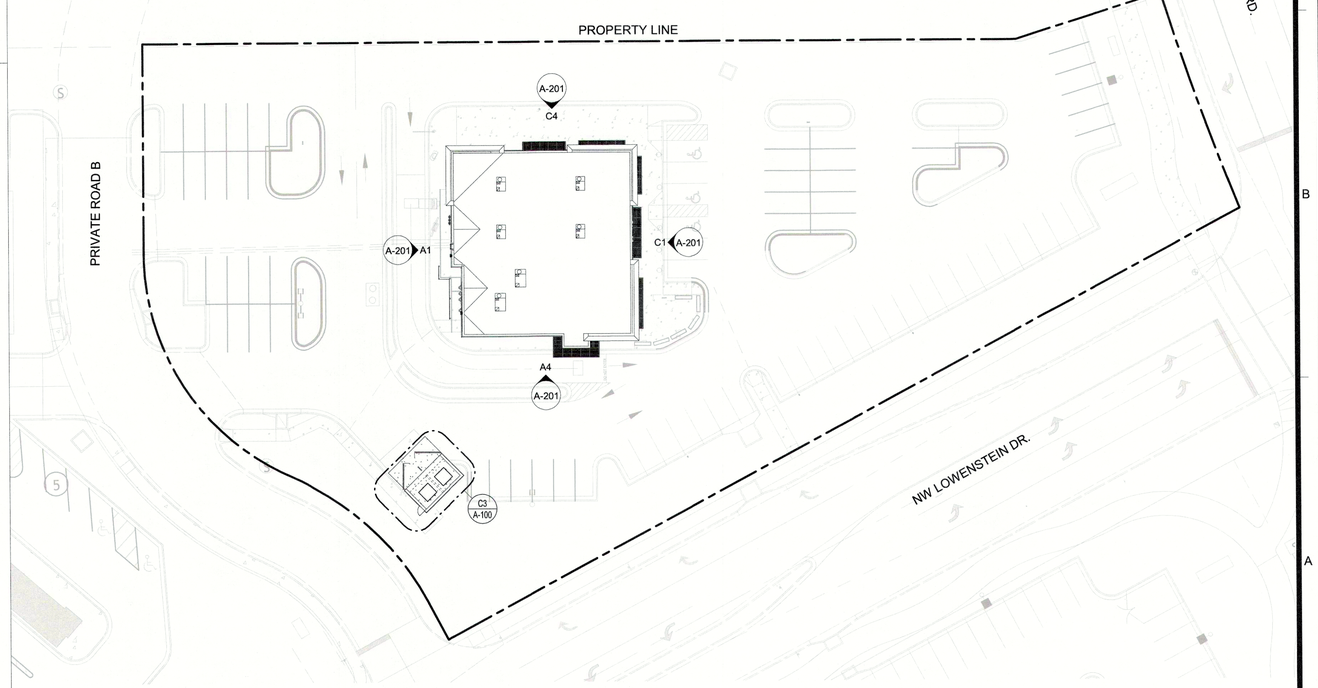
A1 ENCLOSURE GATE HINGE DETAIL
SCALE: 1 1/2" = 1'-0"



C2 TRASH ENCLOSURE CAP DETAIL
SCALE: 3" = 1'-0"



A2 TRASH ENCLOSURE WALL SECTION
SCALE: 3/4" = 1'-0"



A3 SITE PLAN
SCALE: 1" = 30'-0"

N

0 30' 60'

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phone: 785.273.7540
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STATE OF MISSOURI
MICHAEL K. FULTON
NUMBER A-2006027604
MICHAEL KENT FULTON
ARCHITECT
MO# A-2006027604

MULTI-TENANT BUILDING, CORE & SHELL
STREETS OF WEST PRYOR, LOT 3
2050 NW LOWENSTEIN DR. LEE'S SUMMIT, JACKSON CO, MO

SUBMISSION DATES
03/31/2020

SHEET TITLE
SITE PLAN & TRASH ENCLOSURE DETAILS

PROJECT NUMBER
190224

SHEET NUMBER
A-100

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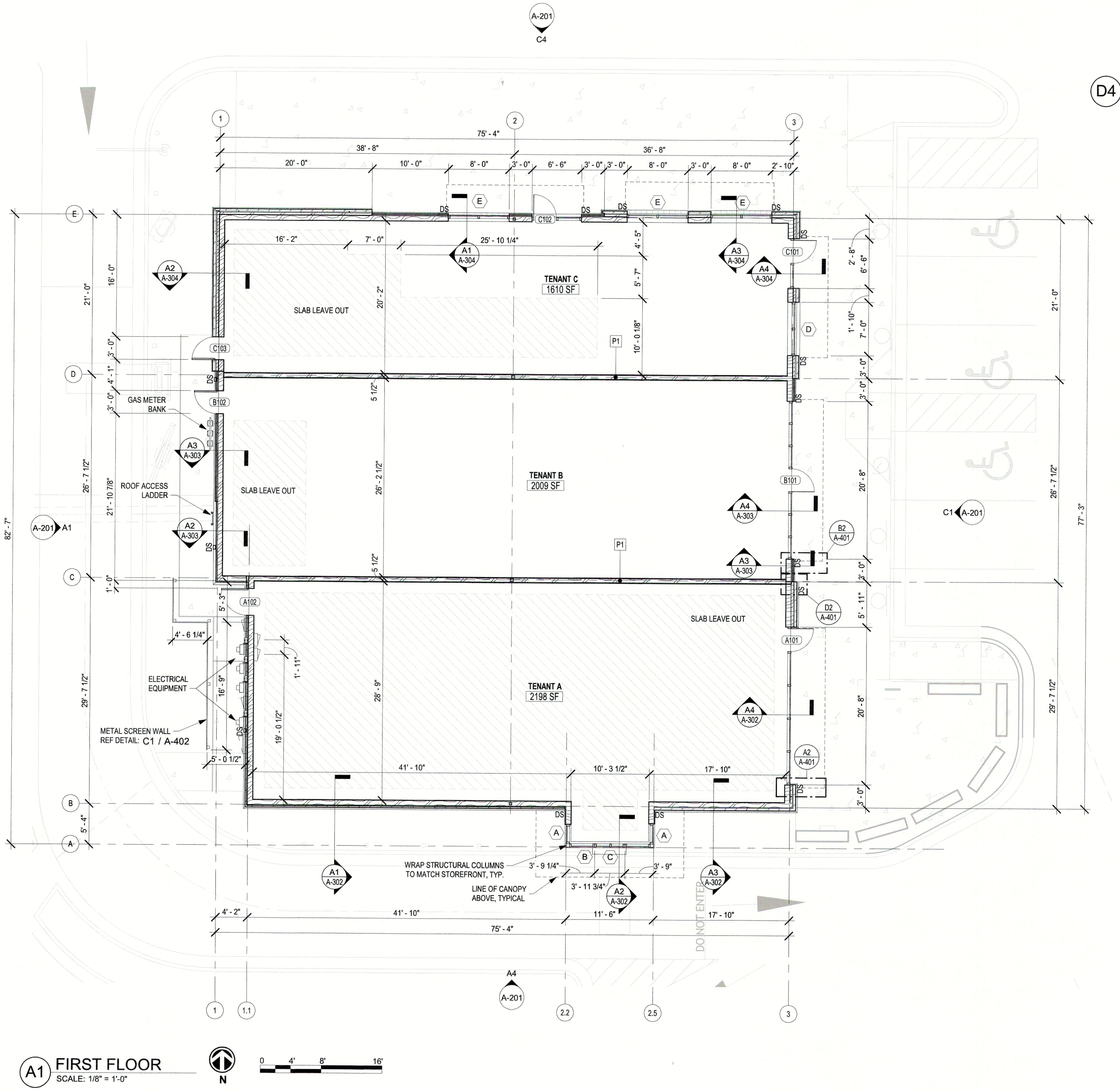
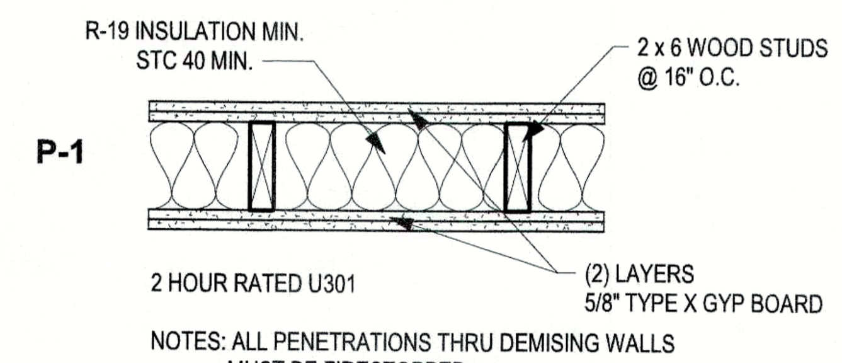


A1 FIRST FLOOR
SCALE: 1/8" = 1'-0"



NOTES: ALL PENETRATIONS THRU DEMISING WALLS MUST BE FIRESTOPPED.

D4 PARTITION TYPES
SCALE: 1" = 1'-0"

GENERAL PLAN NOTES

1. DIMENSIONS SHOWN ARE TO FACE OF 8" STUD WALL OR COLUMN CENTER LINE.
2. FACE OF OUTER MOST STUD ALIGNS WITH FACE OF SLAB.

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#F0035876

MICHAEL K. HAMPTON, AIA
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MO# A-2008027042

MULTI-TENANT BUILDING, CORE & SHELL
STREETS OF WEST PRYOR, LOT 3
2050 NW LOWENSTEIN DR. LEE'S SUMMIT, JACKSON CO, MO

SUBMISSION DATES
03/31/2020

SHEET TITLE
FIRST FLOOR PLAN

PROJECT NUMBER
190224

SHEET NUMBER
A-101

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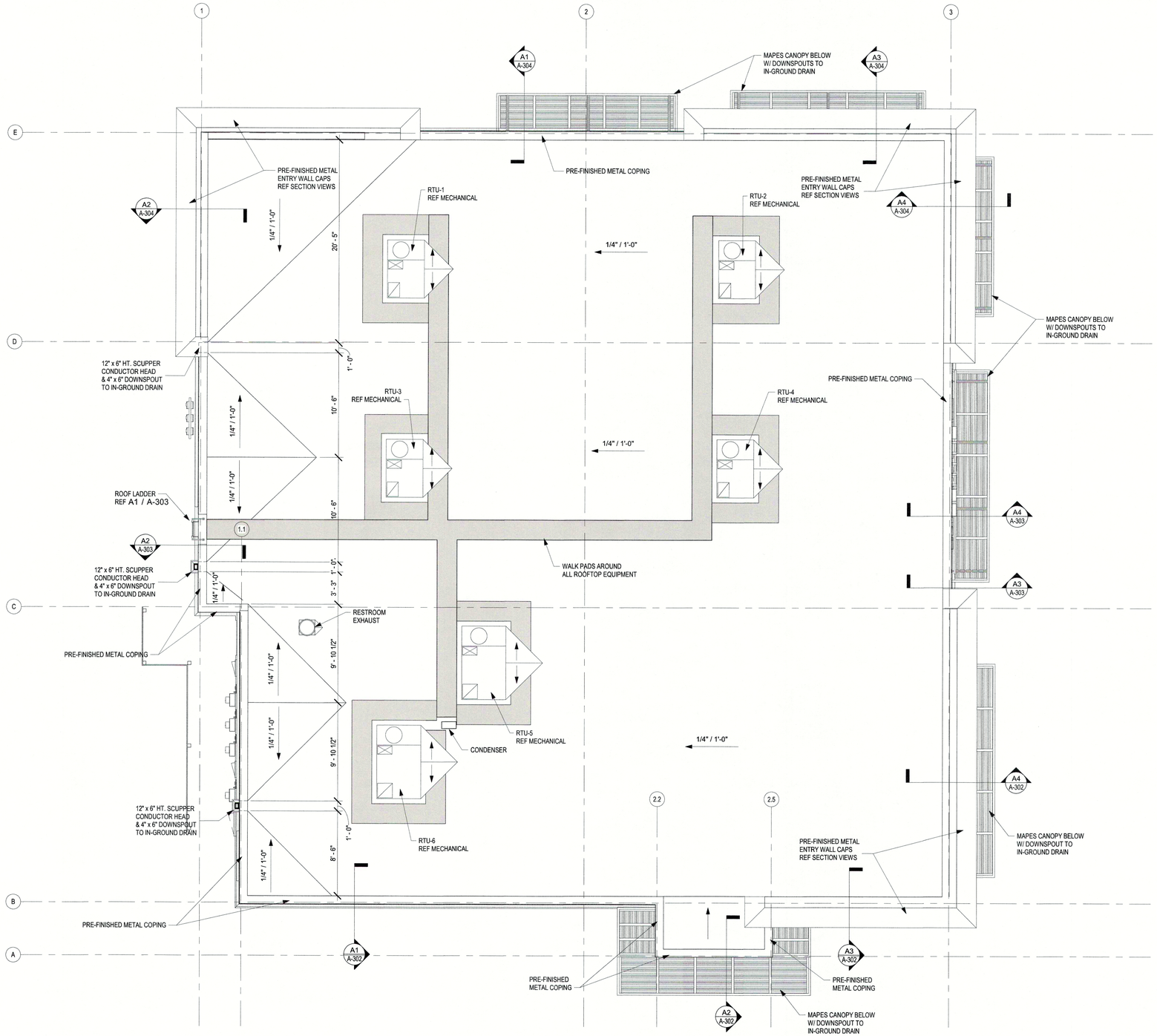

A1 ROOF PLAN
SCALE: 3/16" = 1'-0"

N

0 4' 8' 12'

GENERAL ROOF NOTES

1. ROOF TO BE WHITE, TPO MEMBRANE
2. R-30 INSULATION
3. CONTRACTOR TO VERIFY ALL ROOFTOP OPENING SIZES WITH TENANTS PRIOR TO TRUSS FABRICATION.

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NUMBER A-2020027042
MICHAEL K. KAMPTON, ISA
ARCHITECT
MO# A-2020027042

MULTI-TENANT BUILDING, CORE & SHELL
STREETS OF WEST PRYOR, LOT 3
2050 NW LOWENSTEIN DR. LEE'S SUMMIT, JACKSON CO, MO

SUBMISSION DATES
03/31/2020

SHEET TITLE
ROOF PLAN

PROJECT NUMBER
190224

SHEET NUMBER
A-102

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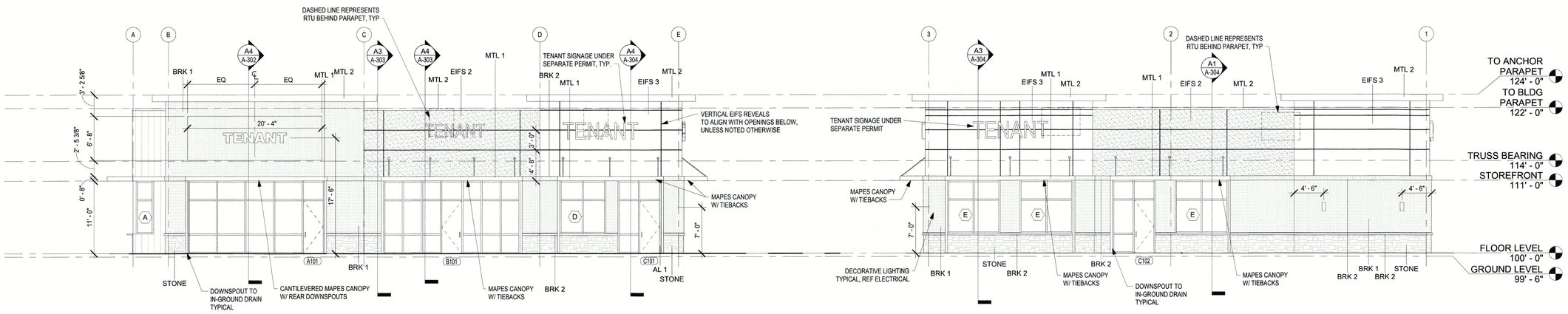
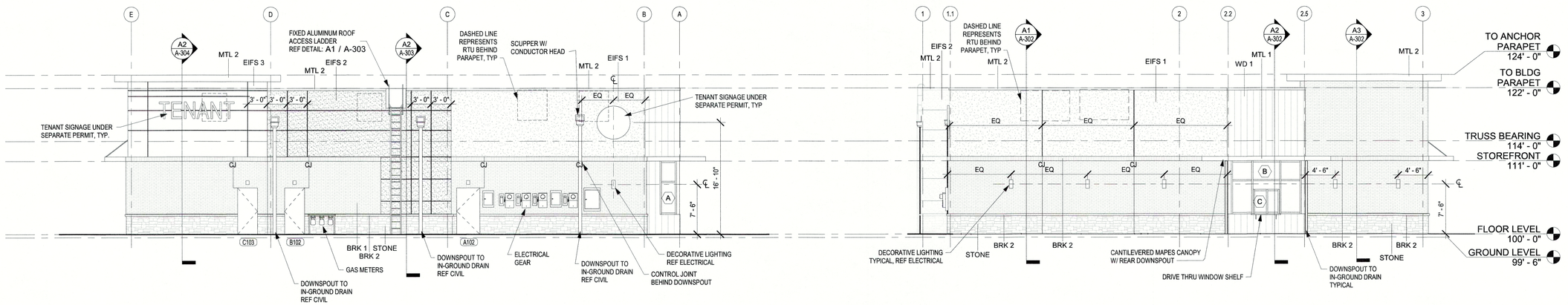
MATERIAL LEGEND

STONE:	ENGINEERED STONE VENEER / ELDORADO STONE / BANFF SPRINGS CLIFFSTONE
BRK 1:	BRICK / MUTUAL MATERIALS / COAL CREEK / SM770 SABLE MORTAR
BRK 2:	BRICK / MUTUAL MATERIALS / COAL CREEK / SM770 SABLE MORTAR / ROW LOCK
EIFS 1:	EIFS / DRYVIT / 634A GRANITE GRAY / LIMESTONE TEXTURE
EIFS 2:	EIFS / DRYVIT / 633A BATTLESHIP / SANDPEBBLE TEXTURE
EIFS 3:	EIFS / DRYVIT / 456 OYSTER SHELL / LIMESTONE TEXTURE
WD 1:	ACCOYA WOOD SIDING / reSAWN TIMBER / SONORAN W/ DADOS PROFILE SEALED FACE AND BACK / 3/4" THICK x 7-3/8" WIDE x 8'-16' RANDOM LENGTHS
WD 2:	ACCOYA WOOD SIDING / reSAWN TIMBER / GOBI TONGUE & GROOVE PLANK / SEALED FACE AND BACK / 3/4" THICK x 7-3/8" WIDE x 8'-16' RANDOM LENGTHS
MTL 1:	MAPES CANOPIES / MATCH RAL#7021 / MATTE MT0028 -FLAT BLACK
MTL 2:	PRE-FINISHED METAL COPING / MATCH RAL#7021 / MATTE MT0028 -FLAT BLACK
AL 1:	ALUMINUM STOREFRONT / ANODIZED BLACK
PT 1:	DOOR & FRAME / MATCH RAL#7021 / MATTE MT0028 -FLAT BLACK
PT 2:	DOOR & FRAME TBD



C1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

C4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

A4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: ALL PVC IN-GROUND DRAIN PIPES TO EXTEND 2" ABOVE FINISHED GRADE. PROVIDE PVC TRANSITION FROM METAL DOWN SPOUT TO DRAIN PIPE.

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MULTI-TENANT BUILDING, CORE & SHELL
STREETS OF WEST PRYOR, LOT 3
2050 NW LOWENSTEIN DR. LEE'S SUMMIT, JACKSON CO, MO

SUBMISSION DATES
03/31/2020

SHEET TITLE
BUILDING ELEVATIONS

PROJECT NUMBER
190224

SHEET NUMBER
A-201

FILE PATH: F:\1 Projects SDG\190224 Streets of West Pryor - Lot #3\05_Drawings\Revit\190224 West Pryor Lot 3 V5.rvt
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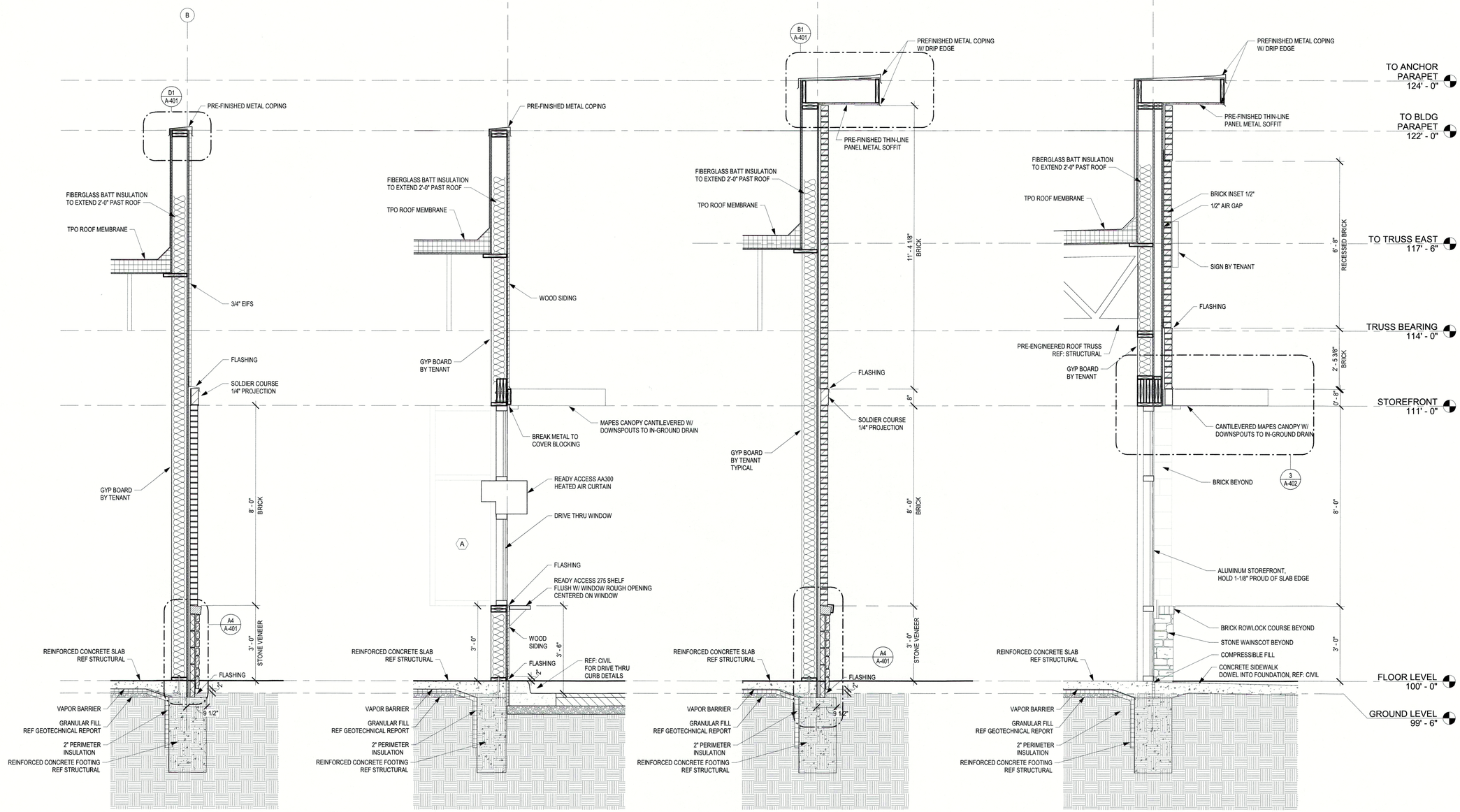

A1 TENANT A @ EIFS
SCALE: 1/2" = 1'-0"

A2 TENANT A @ DRIVE THRU
SCALE: 1/2" = 1'-0"

A3 TENANT A SECTION @ BRICK
SCALE: 1/2" = 1'-0"

A4 TENANT A ENTRY
SCALE: 1/2" = 1'-0"

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MULTI-TENANT BUILDING, CORE & SHELL
STREETS OF WEST PRYOR, LOT 3
2050 NW LOWENSTEIN DR. LEE'S SUMMIT, JACKSON CO, MO

SUBMISSION DATES
03/31/2020

SHEET TITLE
TENANT A WALL SECTIONS

PROJECT NUMBER
190224

SHEET NUMBER
A-302

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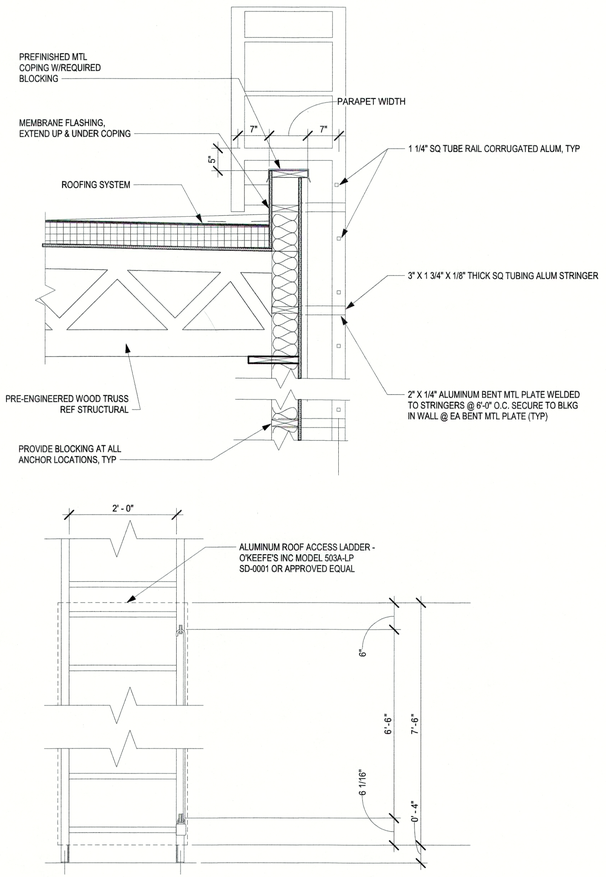
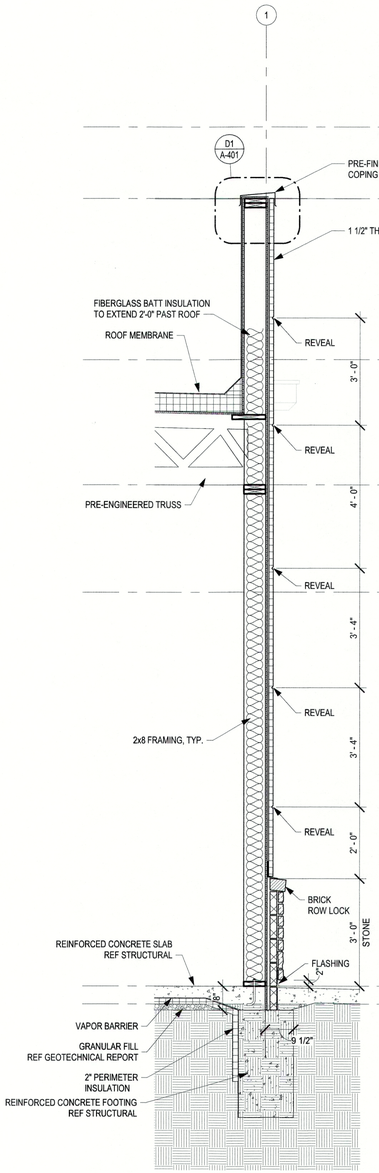
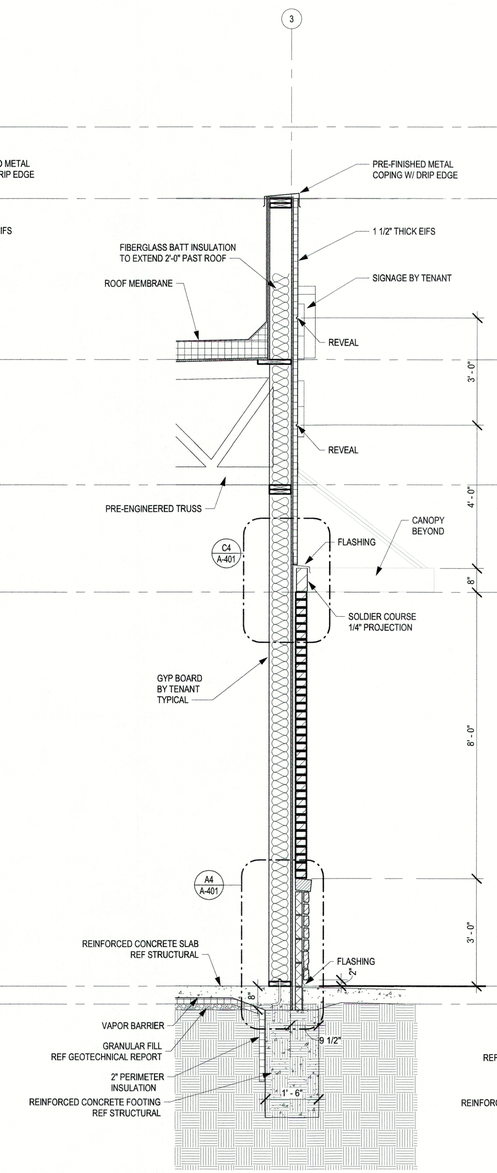


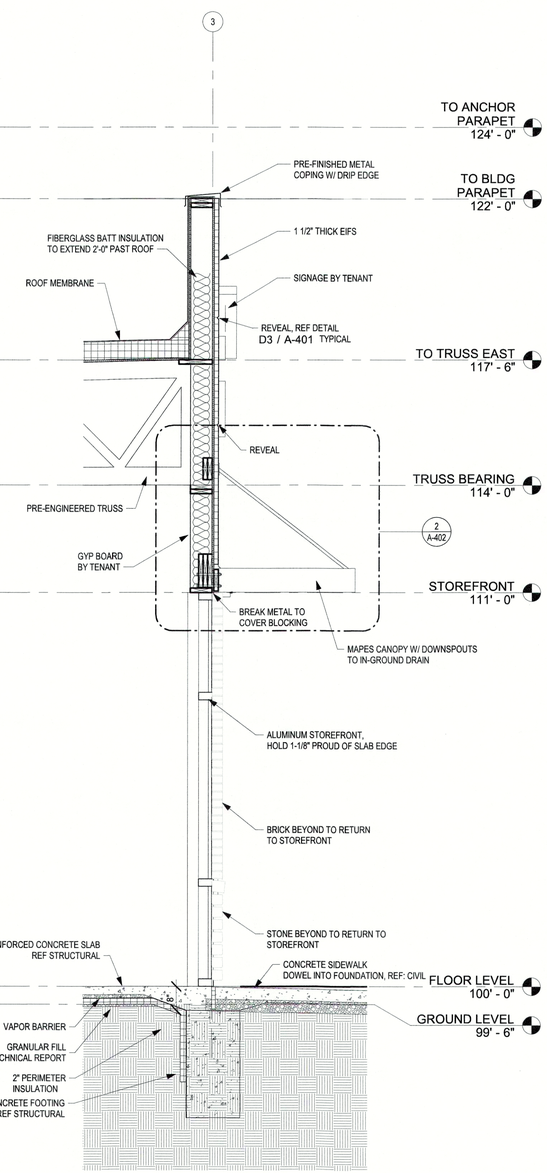
A1 ROOF ACCESS LADDER DETAILS
SCALE: 3/4" = 1'-0"



A2 TENANT B @ EIFS
SCALE: 1/2" = 1'-0"



A3 TENANT B @ BRICK
SCALE: 1/2" = 1'-0"



A4 TENANT B ENTRY
SCALE: 1/2" = 1'-0"

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MULTI-TENANT BUILDING, CORE & SHELL
STREETS OF WEST PRYOR, LOT 3
2050 NW LOWENSTEIN DR. LEE'S SUMMIT, JACKSON CO, MO

SUBMISSION DATES
03/31/2020

SHEET TITLE
TENANT B WALL SECTIONS & DETAILS

PROJECT NUMBER
190224

SHEET NUMBER
A-303

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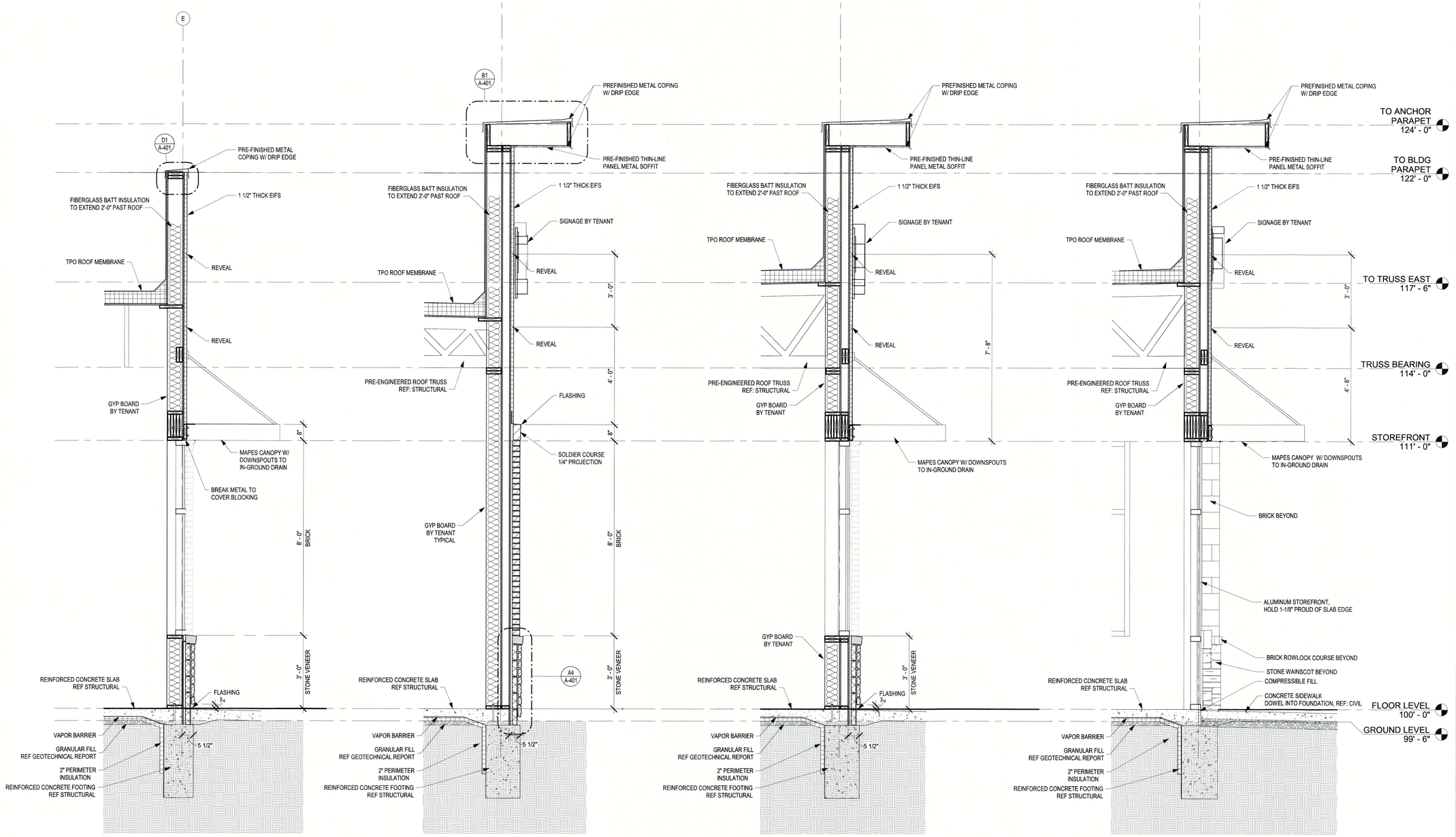

A1 TENANT C @ LOW WALL
SCALE: 1/2" = 1'-0"

A2 TENANT C @ BRICK
SCALE: 1/2" = 1'-0"

A3 TENANT C WINDOW
SCALE: 1/2" = 1'-0"

A4 TENANT C @ ENTRY
SCALE: 1/2" = 1'-0"

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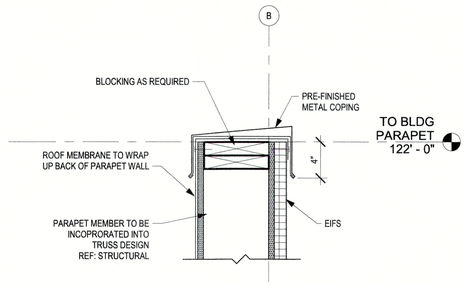
MULTI-TENANT BUILDING, CORE & SHELL
STREETS OF WEST PRYOR, LOT 3
2050 NW LOWENSTEIN DR. LEE'S SUMMIT, JACKSON CO, MO

SUBMISSION DATES
03/31/2020

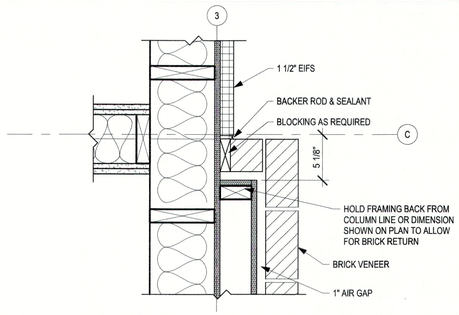
SHEET TITLE
TENANT C WALL SECTIONS

PROJECT NUMBER
190224

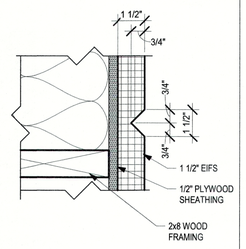
SHEET NUMBER
A-304



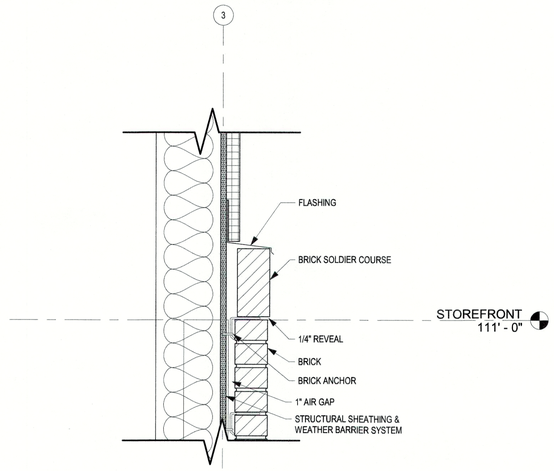
D1 STANDARD WALL PARAPET CAP DETAIL
SCALE: 1 1/2" = 1'-0"



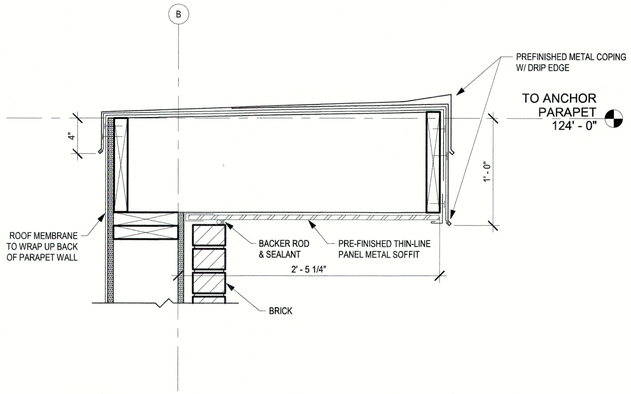
D2 BRICK RETURN @ EIFS
SCALE: 1 1/2" = 1'-0"



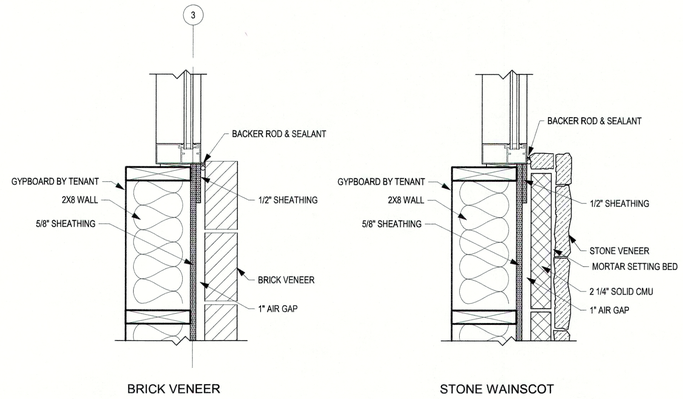
D3 EIFS REVEAL DETAIL
SCALE: 3" = 1'-0"



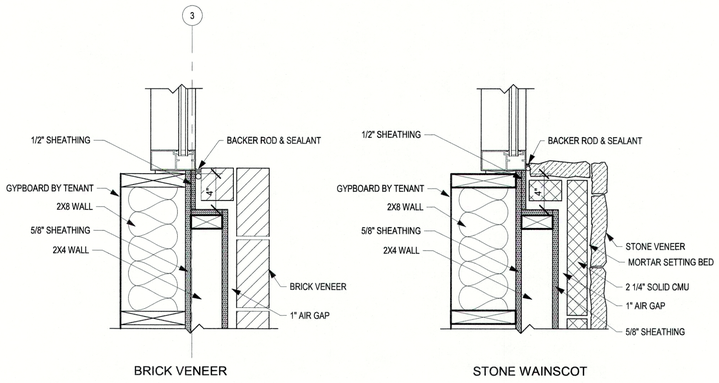
C4 SOLDIER COURSE
SCALE: 1 1/2" = 1'-0"



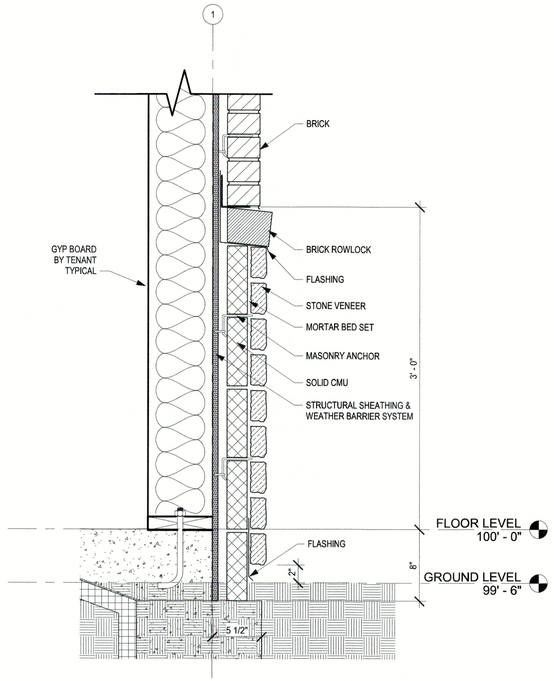
B1 ENTRY PARAPET CAP DETAIL
SCALE: 1 1/2" = 1'-0"



B2 MASONRY AT STOREFRONT ON SINGLE WALL
SCALE: 1 1/2" = 1'-0"



A2 MASONRY AT STOREFRONTS ON DOUBLE WALL
SCALE: 1 1/2" = 1'-0"



A4 STONE WAINSCOT
SCALE: 1 1/2" = 1'-0"

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MULTI-TENANT BUILDING, CORE & SHELL
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2050 NW LOWENSTEIN DR. LEE'S SUMMIT, JACKSON CO, MO

SUBMISSION DATES
03/31/2020

SHEET TITLE
ARCHITECTURAL DETAILS

PROJECT NUMBER
190224

SHEET NUMBER
A-401

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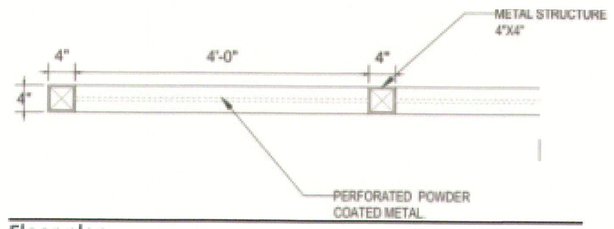
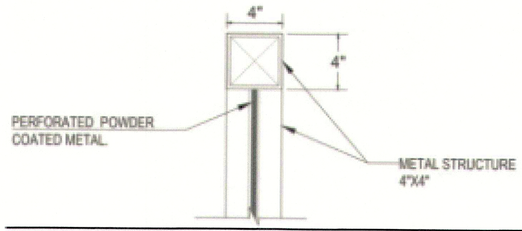


Floor plan



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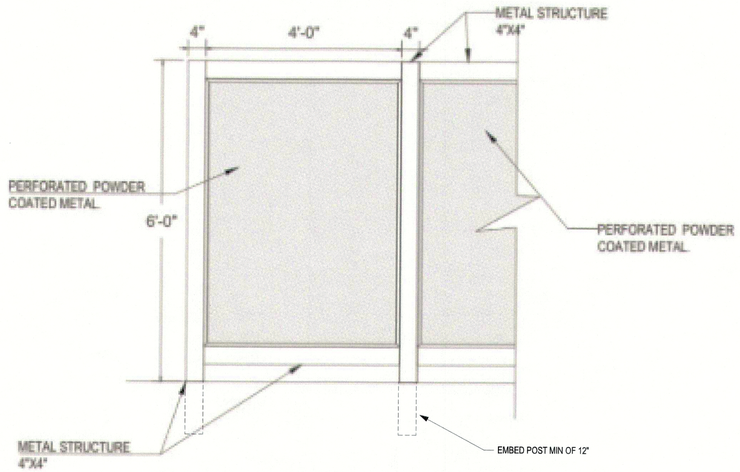
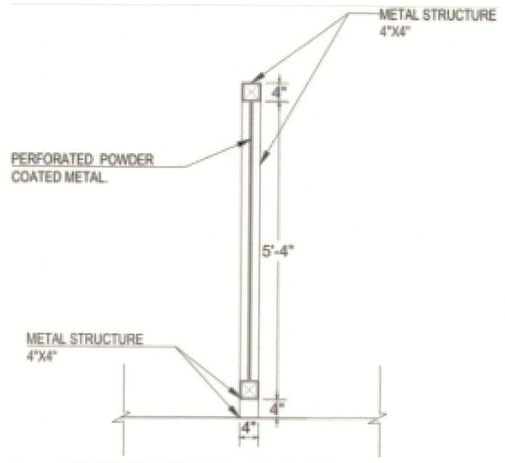
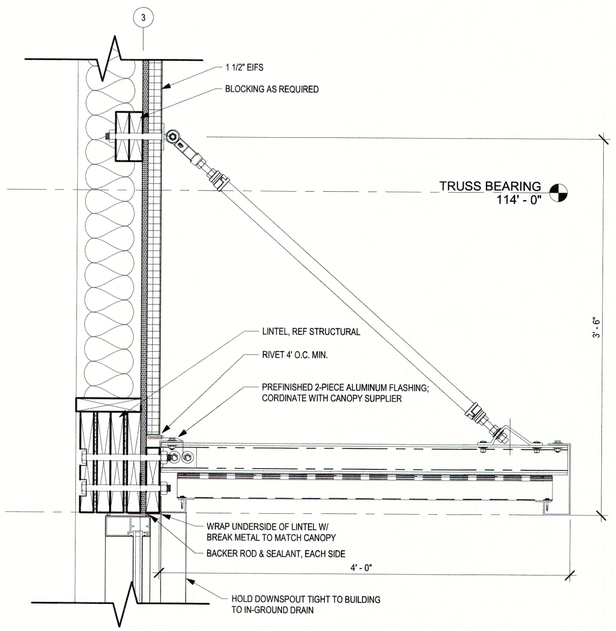


Elevation

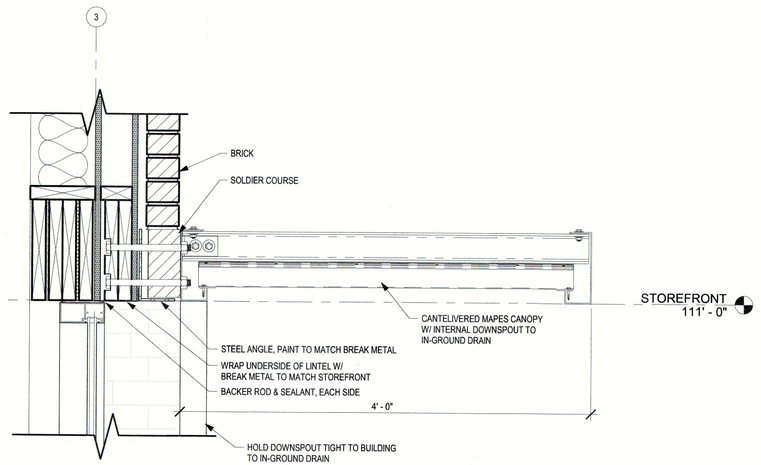


Section

C1 METAL SCREEN WALL DETAILS
SCALE: 3/4" = 1'-0"



2 CANOPY DETIAL
SCALE: 1 1/2" = 1'-0"



3 STARBUCK'S CANOPY
SCALE: 1 1/2" = 1'-0"

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MULTI-TENANT BUILDING, CORE & SHELL
STREETS OF WEST PRYOR, LOT 3
2050 NW LOWENSTEIN DR. LEE'S SUMMIT, JACKSON CO, MO

SUBMISSION DATES
03/31/2020

SHEET TITLE
CANOPY & SCREEN WALL DETAILS

PROJECT NUMBER
190224

SHEET NUMBER
A-402

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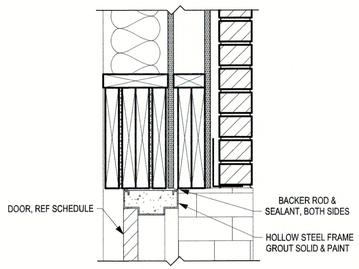
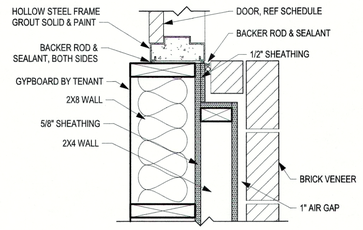
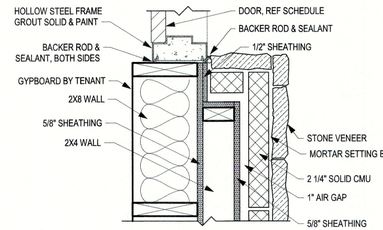


D1 HM HEAD DETAIL
SCALE: 1 1/2" = 1'-0"

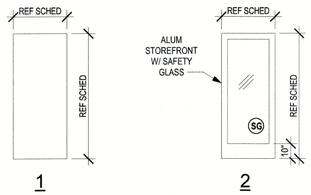


BRICK VENEER

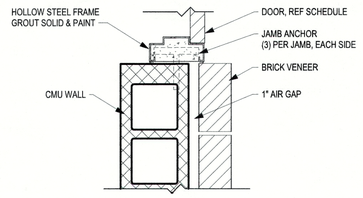


STONE WAINSCOT

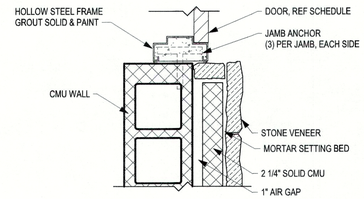
D2 HM JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



C1 DOOR ELEVATIONS
SCALE: 1/4" = 1'-0"

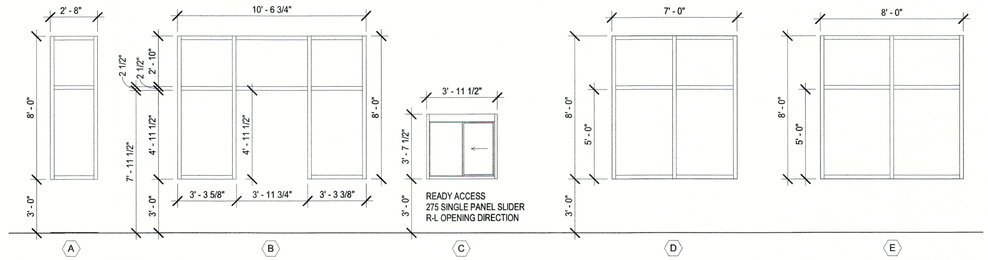


BRICK VENEER



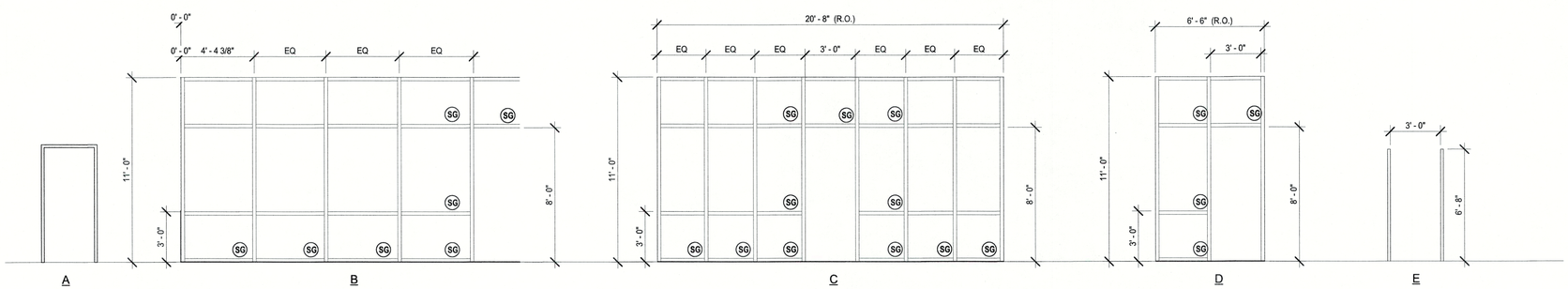
STONE WAINSCOT

C2 TRASH ENCLOSURE JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



B1 WINDOW ELEVATIONS
SCALE: 1/4" = 1'-0"

NOTE: GLAZING TO BE 1" CLEAR, LOW E, DOUBLE GLAZED, UNLESS OTHERWISE NOTED.



A1 FRAME ELEVATIONS
SCALE: 1/4" = 1'-0"

NOTE: GLAZING TO BE 1" CLEAR, LOW E, DOUBLE GLAZED, UNLESS OTHERWISE NOTED.

DOOR SCHEDULE

DOOR #	DOOR SIZE W	DOOR SIZE HT	DOOR MATL	DOOR FINISH	DOOR GLAZ	DOOR EL	FRAME MATL	FRAME FINISH	FRAME GLAZ	FRAME EL	DETAIL HEAD	DETAIL JAMB	HDWR SET	NOTES
A101	3' - 0"	8' - 0"	ALUM		SAFETY	2	ALUM		--	B	A4/A-402	A2/A-401	3	
A102	3' - 6"	7' - 0"	INSUL	PT	--	1	HM	PT	--	A	D1-A601	D2/A-601	2	
B101	3' - 0"	8' - 0"	ALUM		SAFETY	2	ALUM		--	C	C4/A-402	B2/A-401	1	
B102	3' - 0"	7' - 0"	INSUL	PT	--	1	HM	PT	--	A	D1-A601	D2/A-601	4	
C101	3' - 0"	8' - 0"	ALUM		SAFETY	2	ALUM		--	D	A4/A-402	A2/A-401	1	
C102	3' - 0"	8' - 0"	ALUM		SAFETY	2	ALUM		--	D	C4/A-402	B2/A-401	1	
C103	3' - 0"	7' - 0"	INSUL	PT	--	1	HM	PT	--	A	D1-A601	D2/A-601	4	
D101	3' - 0"	6' - 8"	HM	PT	--	1	HM	PT	--	E	--	C2/A-601	5	TRASH ENCLOSURE SIDE DOOR

HARDWARE SCHEDULE

HARDWARE SET #1
- (3) PAIR HINGES W/ NON-REMOVEABLE PINS
  BY STOREFRONT MANFACTURER
- PUSH / PULL HARDWARE
  BY STOREFRONT MANUFACTURER
- (2) PUSH PLATES
- (2) KICKPLATES
- WEATHER STRIPPING
- 7-PIN BEST ACCEPTABLE EXTERIOR KEYED CYLINDER
- DOOR CLOSURE
- STOP
- ALUMINUM THRESHOLD
- PANIC DEVICE

HARDWARE SET #2
- HANING DEVICES - (3) PAIR MCKINNEY TH2314/MPB91 HINGE MACPRO BEARING 4.5x4.5, FINISH 630
- SECURING DEVICE - FALCON LOCK C607 7-PIN CORE COMBINATED "A" KEYWAY, FINISH 626
- SECURING DEVICE - SUR-LOCK I/O 2000L-03IC AUTO LOCKING DOOR ALARM, IC; NO CTR INCLUDES MORTISE CYLINDER
- CLOSING DEVICE - DORMA 8916 DOOR CLOSER 8916 AF89P, FINISH 689
- PROTECTIVE TRIM UNITS - ROCKWOOD K1050 B4E KICKPLATE 10" x 40", FINISH 630
- ACCESSORIES - NATIONAL GUARD 137NA WEATHER STRIP 20' 40" x 84", FINISH A
- ACCESSORIES - PEMKO DOOR SWEEP 18062CNB36, FINISH A
- MISCELLANEOUS ITEM - SECURITY PRODUCTS DS / 1000 DOOR SCOPE, FINISH SILVER
- MISCELLANEOUS ITEM - NUTONE MCV309NWHGL DOOR BELL, FINISH AS SELECTED

HARDWARE SET #3
- HANGING DEVICS - (3) PAIR MCKINNEY TH2314/MPB91, FINISH 630
- SECURING DEVICE - VON DUPRIN CD35A-NL-OP PANIC DEVICE, FINISH 628/630
- SECURING DEVICES - (2) FALCON LOCK C607 7-PIN CORE COMBINATED "A" KEYWAY, FINISH 626
- SECURING DEVICES - FALCON LOCK KB609-2 CUT CONTROL KEY "A" KEYWAY
- SECURING DEVICES - (9) FALCON LOCK KB632-2 CUT USER KEY "A" KEYWAY
- SECURING DEVICES - FALCON LOCK C953 7-PIN RIM CYLINDER HOUSING, FINISH 626
- SECURING DEVICES - FALCON LOCK C987 7-PIN MORTISE CYLINDER HOUSING W/ AR CAM, FINISH 626
- SECURING DEVICES - FALCON LOCK A08794-003 ADJUSTABLE RING, MORTISE CYL. 516-13/32, FINISH 626
- OPERATING TRIM - ROCKWOOD 108 DOOR PULL HANDLE, FINISH 630
- CLOSING DEVICES - DORMA 8916 DOOR CLOSER 8916 AF89P, FINISH 689
- STOPS AND HOLDERS - ROCKWOOD 473 DOOR STOP W/ HOOK, FINISH 626
- THRESHOLD - NATIONAL GUARD 325 HALF SADDLE THRESHOLD
- SIGN - SETON - VINYL SIGN "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"

HARDWARE SET #4
- SURFACE MOUNTED CLOSURE
- PANIC HARDWARE
- (3) PAIR HEAVY DUTY HINGES W/ NON-REMOVABLE PINS
- LOCKSET
- KICK PLATE ON INTERIOR OF DOOR
- ALUMINUM THRESHOLD
- WEATHER STRIPPING
- RAIN GUARD
- DOOR VIEWER
- 8" EXTERIOR STRIKE GUARD

HARDWARE SET #5
- 3 PAIR HEAVY DUTY HINGES
- LATCHSET
- NOTE: THIS DOOR TO HAVE SIDE JAMBS ONLY, NOTHING ABOVE

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2050 NW LOWENSTEIN DR. LEE'S SUMMIT, JACKSON CO, MO

SUBMISSION DATES
03/31/2020

SHEET TITLE
DOOR SCHEDULES AND DETAILS

PROJECT NUMBER
190224

SHEET NUMBER
A-601

FILE PATH: F:\1 Projects SDG\190224 Streets of West Pryor - Lot #3\05_Drawings\Revit\190224 West Pryor Lot 3 V5.rvt
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STRUCTURAL GENERAL NOTES

GENERAL NOTES:

ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE OTHER PROJECT DRAWINGS AND SPECIFICATIONS. THE MATERIAL REQUIREMENTS IN THESE NOTES ARE TO BE CONSIDERED AS MINIMUM. SPECIFICATIONS SHALL GOVERN WHEN MORE STRINGENT.

VERIFY ALL DIMENSIONS SHOWN WITH ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE RESOLVED BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND MAKE NECESSARY INVESTIGATIONS AND FIELD MEASUREMENTS. INFORM ENGINEER OF ALL DISCREPANCIES.

THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATIONS OF PENETRATIONS AND EMBEDDED ITEMS THROUGH THE STRUCTURE FOR ALL TRADES. PENETRATIONS SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

SEE MECHANICAL, ELECTRICAL, ARCHITECTURAL DRAWINGS FOR ANCHORS, PIPE SLEEVES, CONDUITS OR OTHER ITEMS TO BE EMBEDDED IN OR PASS THROUGH CONCRETE. IN GENERAL, EMBEDMENTS AND PENETRATIONS LESS THAN 12 INCHES IN DIAMETER ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS.

SEE ARCHITECTURAL DRAWINGS FOR DOOR HEIGHTS AND WALL OPENING DIMENSIONS.

STRUCTURAL ELEMENTS ARE NON-SELF SUPPORTING AND REQUIRE INTERACTION WITH OTHER ELEMENTS FOR STABILITY. FRAMING AND WALLS SHALL BE TEMPORARILY BRACED BY THE CONTRACTOR UNTIL PERMANENT BRACING, FLOOR AND ROOF DECKS AND WALLS HAVE BEEN INSTALLED AND CONNECTIONS BETWEEN THESE ELEMENTS HAVE BEEN MADE.

SUPPORT OF ALL NON-STRUCTURAL ELEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NON-STRUCTURAL ELEMENTS ARE THOSE THAT DO NOT CONTRIBUTE TO THE DIRECT LOAD PATH OF BOTH THE GRAVITY AND LATERAL FORCE RESISTING SYSTEMS. THESE ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO PARTITIONS, FINISHES, MILLWORK, MECHANICAL EQUIPMENT, DUCTWORK, PIPING, LIGHT FIXTURES,ELECTRICAL CONDUIT, STORAGE RACKS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THESE ELEMENTS ARE ADEQUATELY CONNECTED TO THE STRUCTURE TO RESIST ALL APPLIED LOADS. NOTIFY THE STRUCTURAL ENGINEER OF RECORD IF UNUSUAL SUPPORT CONDITIONS EXIST.

WORK REQUIRING SPECIAL INSPECTIONS SHALL BE INSPECTED ACCORDING TO THE BUILDING CODE AND INCLUDES: CONCRETE, REINFORCING STEEL, STRUCTURAL WELDING, HIGH-STRENGTH BOLTING, AND MASONRY. RE: SPECIAL INSPECTION PROGRAM TABLE WHEN APPLICABLE.

DESIGN CRITERIA:

BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE CITY OF LEE'S SUMMIT, MISSOURI.

LIVE LOADS:
ROOF: 20 PSF

SNOW LOADS:
GROUND SNOW LOAD, Pg: 20 PSF
FLAT-ROOF SNOW LOAD, Pf: 20 PSF
SNOW EXPOSURE FACTOR, Ce: 0.9
SNOW LOAD IMPORTANCE FACTOR, Is: 1.0
THERMAL FACTOR, Ct: 1.0

WIND LOAD:
BASIC WIND SPEED: 115 MPH
EXPOSURE CATEGORY: C
WIND IMPORTANCE FACTOR, Iw: 1.0
BASIC INTERNAL PRESSURE COEFFICIENT, GCpi: ±0.18
BASIC COMPONENTS AND CLADDING PRESSURE (ADJUSTED TO COMPLY WITH BUILDING CODE):
±20 PSF @ INTERIOR ZONES
±25 PSF @ END ZONES

SEISMIC LOAD:
SEISMIC IMPORTANCE FACTOR, Ie: 1.0
SPECTRAL RESPONSE ACCELERATIONS:
Ss: 0.1274
S1: 0.0612
SPECTRAL RESPONSE COEFFICIENTS:
Sds: 0.102
Sd1: 0.069
SITE CLASS: C
SEISMIC DESIGN CATEGORY: B
BASIC SEISMIC-FORCE-RESISTING SYSTEM: LIGHT-FRAMED WALLS WITH WOOD STRUCTURAL PANELS & STEEL ORDINARY MOMENT FRAMES
DESIGN BASE SHEAR: Cs x W
SEISMIC RESPONSE COEFFICIENTS, Cs: 0.0157 & 0.0291
RESPONSE MODIFICATION FACTOR, R: 6.5 & 3.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

FOUNDATION AND EARTHWORK NOTES:

REFER TO THE GEOTECHNICAL EXPLORATION AND FOUNDATION RECOMMENDATIONS: WEST PRYOR VILLAGE - LEE'S SUMMIT, MISSOURI / COOK, FLATT, & STROBEL ENGINEERS, PA - KANSAS CITY, KANSAS (CFS NO 18-5125 & 18-5125-1) / JUNE 15, 2018 & OCTOBER 10, 2018 / AUGUST 14, 2019

THE FOUNDATION BEARING MATERIAL SHALL BE INSPECTED AND APPROVED BY A GEOTECHNICAL ENGINEER BEFORE FOUNDATIONS ARE CONSTRUCTED.

AT STEPPED FOOTINGS, THE LOWER FOOTING SHALL BE PLACED FIRST.

FOUNDATIONS HAVE BEEN DESIGNED FOR A NET ALLOWABLE SOIL BEARING PRESSURE OF 2,500 PSF FOR CONTINUOUS FOOTINGS AND 3,000 PSF FOR ISOLATED SPREAD FOOTINGS. FOUNDATIONS SHALL BEAR IN UNDISTURBED SOILS OR CONTROLLED STRUCTURAL FILL AS APPROVED BY THE GEOTECHNICAL ENGINEER.

WALL FOUNDATION SHALL BEAR AT MINIMUM OF 3'-0" BELOW ADJACENT FINISH GRADE, UNLESS OTHERWISE NOTED.

UNUSUAL CONDITIONS OR CHANGES TO THE FOUNDATIONS AS REQUIRED BY FIELD CONDITIONS SHALL BE REFERRED TO THE ENGINEER FOR APPROVAL.

CONSULT A GEOTECHNICAL ENGINEER/REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREP REQUIREMENTS FOR SLAB-ON-GRADE CONSTRUCTION. PREPARED SUBGRADES EXCAVATED TO INSTALL UTILITIES BELOW FLOOR SLABS SHALL BE BACKFILLED AND COMPACTED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.

CONSULT A GEOTECHNICAL ENGINEER/REFER TO GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS.

MAINTAIN ALL EXCAVATIONS FREE OF WATER.

CONCRETE NOTES:

CONCRETE SHALL HAVE THE FOLLOWING UNLESS OTHERWISE SPECIFIED (SELECT PROPORTIONS FOR CONCRETE IN ACCORDANCE WITH ACI 318):

	MAX WATER/ CEMENT RATIO	MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS
INTERIOR SLAB ON GRADE	0.45	3,000 PSI
FOOTINGS	0.45	4,500 PSI
FOUNDATION WALLS	0.45	4,500 PSI
GRADE BEAMS	0.45	4,500 PSI
DRILLED PIERS	0.50	4,000 PSI
CONCRETE ON STEEL DECK	0.45	3,000 PSI

REINFORCING STEEL SHALL BE BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.

AGGREGATES SHALL CONFORM TO ASTM C33. COARSE AGGREGATE SHALL CONSIST OF 1" MAXIMUM AGGREGATE SIZE. COMBINED GRADATION SHALL HAVE A UNIFORM DISTRIBUTION AS FOLLOWS:
5-20% RETAINED ON 3/4", 1/2", 3/8", NO. 4, NO. 8, NO. 16, NO. 30 AND NO. 50 SIEVES; LESS THAN 5% PASSING NO. 50 SIEVE.

MATERIALS AND ADMIXTURES SHALL NOT CONTAIN CALCIUM CHLORIDE.

ALL EXTERIOR AND CONCRETE EXPOSED TO FREEZE/THAW CYCLES SHALL BE AIR-ENTRAINED 6%(±) BY VOLUME. THIS INCLUDES BUT IS NOT LIMITED TO FOOTINGS, FOUNDATION WALLS AND GRADE BEAMS.

SLEEVES, OPENINGS, OR OTHER ATTACHMENTS NOT SHOWN ON DRAWINGS SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING CONCRETE.

MINIMUM TENSION LAP SPLICE LENGTHS AND TENSION DEVELOPMENT LENGTHS SHALL BE AS SCHEDULED, UNLESS NOTED OTHERWISE ON THE DRAWINGS. WELDED WIRE FABRIC SHALL LAP ONE (1) FULL SQUARE PLUS TWO (2) INCHES.

MAINTAIN CONCRETE COVER AS SCHEDULED.

REINFORCING STEEL FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CRSI MANUAL OF STANDARD PRACTICE.

ALL REINFORCING AND EMBEDDED ANCHOR BOLTS SHALL BE ACCURATELY PLACED AND TIED PRIOR TO POURING CONCRETE. "STABBING" OF DOWELS OR ANCHOR BOLTS IS NOT ALLOWED.

CONSTRUCTION JOINTS IN WALLS AND ELEVATED FORMED SLABS SHALL BE KEYED (1 1/2" DEEP BY 1/3 MEMBER AREA) AND REINFORCING SHALL CONTINUE THROUGH JOINT OR BE TENSION LAP SPLICED. CONSTRUCTION JOINTS SHALL BE LOCATED BY THE CONTRACTOR TO LEAST IMPAIR THE STRUCTURE. JOINT LOCATIONS SHALL BE APPROVED BY THE ENGINEER.

EMBEDDED CONDUIT SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN 1/3 THE OVERALL THICKNESS OF SLAB, WALL OR BEAM IN WHICH THEY ARE EMBEDDED. THEY SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS OR WIDTHS ON CENTER.

CONDUIT LOCATED WITH CONCRETE SECTIONS SHALL COMPLY WITH ACI 318 REQUIREMENTS.

INTERIOR FLOOR SLABS SHALL COMPLY WITH ACI 117, SHALL MEET THE REQUIREMENTS OF A TYPE 5, SINGLE COURSE, HARD STEEL-TROWELED FINISH AS DESCRIBED IN AC1 302, AND SHALL ACHIEVE AN OVERALL FF25/FL20 TOLERANCE.

ADHESIVE ANCHORS IN CONCRETE OR FULLY GROUTED MASONRY SHALL BE ITW RAMSET/REDHEAD EPCON CERAMIC 6 SYSTEM, HILTI HY200, OR SIMPSON AT-XP. ADHESIVE ANCHORS FOR HOLLOW BLOCK AND OTHER MASONRY SHALL BE HILTI HY270 OR SIMPSON SET-XP.

STRUCTURAL STEEL ENCASED WITHIN CONCRETE SHALL COMPLY WITH AISC TOLERANCES.

MASONRY NOTES:

CONSTRUCT MASONRY IN ACCORDANCE WITH THE IBC. MASONRY REQUIRES LEVEL 1 QUALITY ASSURANCE (RE: SPECS). ALL MASONRY SHALL BE LAID IN RUNNING (COMMON) BOND USING THE LOW-LIFT METHOD OF GROUTING. REFER ARCHITECTURAL PLAN FOR ALL BLOCK COURSING.

MASONRY DESIGN IS BASED ON A MINIMUM COMPRESSIVE STRENGTH (F'm) OF ASSEMBLY OF 1,500 PSI.

MASONRY UNITS SHALL MEET THE REQUIREMENTS OF ASTM C-90, GRADE N, WITH A NET AREA COMPRESSIVE STRENGTH OF 1,900 PSI.

MORTAR SHALL BE PREPARED IN ACCORDANCE WITH ASTM C-270. PROVIDE TYPE M MORTAR AT ALL MASONRY BELOW GRADE AND TYPE S AT ALL OTHER MASONRY.

GROUT SHALL BE PREPARED IN ACCORDANCE WITH ASTM C-476, WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS.

REINFORCING STEEL SHALL BE BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.

LAP SPLICE BAR REINFORCEMENT FOR MASONRY PER LAP SCHEDULE AND JOINT REINFORCEMENT A MINIMUM OF 6 INCHES.

CONCRETE MASONRY UNITS BELOW GRADE SHALL BE SOLID GROUTED.

CELLS WITH REINFORCING SHALL BE SOLID GROUTED AND VIBRATED.

STRUCTURAL STEEL NOTES:

STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED:
WIDE FLANGE SHAPES (W, WT): ASTM A992 (Fy=50 KSI)
OTHER ROLLED SHAPES (M, S, HP, C, L): ASTM A36 (Fy=36 KSI)
STEEL PIPE: ASTM A53, GRADE B (Fy=35 KSI)
SQUARE AND RECTANGULAR TUBE: ASTM A500, GRADE B (Fy=46 KSI)
ANCHOR BOLTS: ASTM F1554, GRADE 36
HEADED ANCHOR STUDS: ASTM A108, GRADES 1010 TO 1020
PLATES AND BARS: ASTM A36 (Fy=36 KSI)

SHEAR CONNECTORS AND HEADED WELDED STUDS OF TYPE AND SIZE NOTED SHALL BE TYPE B.

STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH GOOD STANDARD PRACTICE AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROPER FIT IN THE FIELD OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH GOOD STANDARD PRACTICE AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

THE FABRICATOR SHALL BE RESPONSIBLE FOR THE DESIGN AND PERFORMANCE OF ALL CONNECTIONS NOT FULLY DESIGNED OR DETAILED ON THE CONTRACT DOCUMENTS.

ANCHOR BOLTS SHALL BE ASTM F1554, A36 UNO. ANCHOR BOLTS SHALL BE SET WITH TEMPLATES WITH THE APPROPRIATE BOLT PROJECTION, 4" MINIMUM UNO. PROVIDE DOUBLE NUTS AND DOUBLE WASHERS FOR STEEL COLUMN ANCHOR BOLTS TO ALLOW FOR ADJUSTMENT IN BASE PLATE ELEVATION.

NON-SHRINK GROUT UNDER BASE PLATES SHALL BE NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.

HIGH STRENGTH BOLTED CONNECTIONS SHALL CONFORM TO THE AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING A325 BOLTS. UNLESS OTHERWISE NOTED, HIGH STRENGTH BOLTS MAY BE TIGHTENED BY ANY METHOD THEREIN. REGARDLESS OF THE METHOD USED IN TIGHTENING, A HARDENED WASHER SHALL BE USED UNDER THE TURNED ELEMENT. UNLESS OTHERWISE NOTED, BOLTED CONNECTIONS SHALL BE MADE WITH 3/4"Ø, ASTM A325 HIGH STRENGTH BOLTS.

CONNECTIONS REQUIRING FULL PRETENSIONING ARE SLIP-CRITICAL, AND INCLUDE BOLTED COLUMN SPLICES AND CONNECTIONS SUBJECT TO DIRECT TENSION.

ALL WELDING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STRUCTURAL WELDING CODE, AWS D1.1. UNLESS NOTED OTHERWISE, MINIMUM WELD SIZE SHALL BE PER AISC 360, BUT SHALL BE NO LESS THAN 3/16" FILLET.

FIELD WELDING SHALL NOT BE STARTED UNTIL JOINT ELEMENTS ARE BOLTED IN INTIMATE CONTACT AND/OR ADJUSTED TO DIMENSIONS INDICATED WITH ALLOWANCE FOR EXPECTED WELD SHRINKAGE. MAINTAIN PLUMBNESS AND TRUENESS OF THE STRUCTURE.

FIELD WELDS FOR STRUCTURAL STEEL SHALL BE MADE WITH LOW HYDROGEN ELECTRODES. WELD FILLER METAL SHALL HAVE A MINIMUM TENSILE STRENGTH OF 70 KSI.

WOOD NOTES:

GENERAL STRUCTURAL WOOD FRAMING SHALL MEET THE MINIMUM STRESS REQUIREMENTS FOR DOUGLAS-FIR #2 AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY.

ROOF SHEATHING SHALL BE 5/8" PLYWOOD WITH A SPAN RATING OF AT LEAST 32/16. PANELS SHALL BE NAILED WITH 10d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. (???ALL PANEL EDGES SHALL BE BLOCKED.???) 1/8" GAP BETWEEN INDIVIDUAL SHEETS. PLYWOOD SHALL BE APA RATED C-D EXTERIOR AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY.

ALL WOOD-TO-WOOD CONNECTIONS SHALL MEET THE MINIMUM NAILING REQUIREMENTS OF THE BUILDING CODE.

PROVIDE SIMPSON CONNECTION HARDWARE AS SHOWN ON THE DRAWINGS. SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO USE. INSTALL CONNECTION HARDWARE ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

FLOOR SHEATHING SHALL BE 3/4" PLYWOOD WITH A MINIMUM FLOOR SPAN RATING OF 24". PANELS SHALL BE NAILED WITH 10d NAILS AT 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ALL PANEL EDGES SHALL BE BLOCKED.

WALL SHEATHING SHALL BE 1/2" OSB ON THE EXTERIOR FACE OF ALL EXTERIOR WALLS. PANELS SHALL BE NAILED WITH 10d GALVANIZED NAILS AT 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ALL PANEL EDGES SHALL BE BLOCKED.

INSTALL ALL FLOOR AND ROOF PLYWOOD SHEATHING WITH THE LONG DIMENSION OF THE PANEL PERPENDICULAR TO THE SUPPORTS WITH A MINIMUM OF TWO SPANS FOR EACH PANEL. STAGGER ALL END JOINTS. PROVIDE 1/8" SPACE AT PANEL JOINTS FOR EXPANSION PER APA.

SUB-FLOORING WILL BE 3/4" TONGUE AND GROOVE CD INTERIOR PLYWOOD GLUED AND NAILED. NAILS SHALL BE 8d AT 8" O.C. ALONG EACH JOIST.

WOOD JOISTS SHALL HAVE CONTINUOUS HORIZONTAL BRIDGING AS PER THE BUILDING CODE.

PREFABRICATED WOOD TRUSS NOTES:

SPECIAL INSPECTIONS OF THE FABRICATION PROCESS OF PRE-FABRICATED WOOD STRUCTURAL ELEMENTS AND ASSEMBLIES SHALL BE IN ACCORDANCE WITH THE IBC.

TRUSSES SHALL BE CONFIGURED TO FOLLOW FINAL ROOF LINES, UNLESS NOTED OTHERWISE.

TRUSSES SHALL BE DESIGNED FOR ALL LOAD COMBINATIONS REQUIRED BY THE BUILDING CODE. IN NO CASE SHALL THE DEAD LOAD BE LESS THAN 15 PSF ON THE TOP CHORD AND 10 PSF ON THE BOTTOM CHORD.

TRUSS MANUFACTURER SHALL SUPPLY ALL TRUSS CONNECTIONS USING PREFABRICATED STEEL CONNECTORS AS REQUIRED.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TEMPORARY AND PERMANENT BRACING IN ADDITION TO ANY BRACING INDICATED ON THE PLANS.

ALL TEMPORARY AND PERMANENT BRACING FOR INDIVIDUAL TRUSS MEMBERS SHALL BE DESIGNED BY AND STAMPED BY A PROFESSIONAL ENGINEER PROVIDED BY CONTRACTOR AND/OR TRUSS MANUFACTURER. APPLIED ROOF SHEATHING AND OTHER ROOFING MATERIALS SHALL NOT BE ASSUMED TO PROVIDE SUFFICIENT BRACING FOR TRUSS CHORDS.

SHOP FABRICATED WOOD TRUSSES SHALL MEET DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE. PROVIDE PERMANENT AND TEMPORARY BRACING ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

COORDINATE ALL TRUSS DETAILS WITH ARCHITECTURAL PLANS.

SPLICE & DEVELOPMENT LENGTHS FOR REINFORCEMENT

(UNLESS NOTED OTHERWISE ON THE DRAWINGS)

fy = 60,000 psi
f'c = 3,000 psi

BAR SIZE	LENGTH OF LAPPED SPLICES FOR REINFORCEMENT (INCHES)		LENGTH OF END ANCHORAGE FOR DEVELOPMENT OF REINFORCEMENT (INCHES)			HOOK LENGTH	BAR SIZE
	TOP BARS*	OTHERS	TOP BARS*	OTHERS	HOOKED BARS		
3	28	22	22	17	9	6	3
4	38	29	29	22	11	8	4
5	47	36	36	28	14	10	5
6	56	43	43	33	17	12	6
7	81	63	63	48	20	14	7
8	93	72	72	55	22	16	8
9	105	81	81	62	25	20	9
10	118	91	91	70	28	22	10
11	131	101	101	78	31	24	11
14	--	--	121	93	38	31	14
18	--	--	161	124	50	41	18

*TOP BARS ARE HORIZONTAL BARS SO PLACED THAT MORE THAN 12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR. HORIZONTAL BARS IN WALLS ARE TO BE CONSIDERED AS TOP BARS. VERTICAL BARS MAY BE CONSIDERED AS OTHER BARS.

UNLESS EITHER OF THE FOLLOWING TWO CASES EXIST FOR STRAIGHT BARS, THE DEVELOPMENT OR SPLICE LENGTH FOR STRAIGHT BARS IN THE ABOVE TABLE MUST BE MULTIPLIED BY 1.5:

I. THE CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED IS GREATER THAN OR EQUAL TO ONE BAR DIAMETER, THE CLEAR COVER IS GREATER THAN OR EQUAL TO ONE BAR DIAMETER, AND STIRRUPS OR TIES PROVIDED THROUGHOUT THE DEVELOPMENT OR SPLICE LENGTH MEET OR EXCEED THE CODE MINIMUM.

II.THE CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED IS GREATER THAN OR EQUAL TO TWO BAR DIAMETERS AND THE CLEAR COVER IS GREATER THAN OR EQUAL TO ONE BAR DIAMETER.

THE DEVELOPMENT LENGTH FOR HOOKED BARS, SIZE 11 AND SMALLER, PLACED WITH SIDE COVER GREATER THAN OR EQUAL TO 2 1/2" AND COVER ON THE BAR EXTENSION BEYOND THE HOOD (90° HOOK ONLY) GREATER THAN OR EQUAL TO 2", MAY BE MULTIPLIED BY 0.7.

VALUES IN THE ABOVE TABLE ARE NOT TO BE USED FOR EPOXY COATED REINFORCING AND/OR REINFORCING PLACED IN CONCRETE CONTAINING LIGHTWEIGHT AGGREGATE.

CONCRETE COVER FOR REINFORCEMENT

(UNLESS NOTED OTHERWISE ON THE DRAWINGS)

LOCATION	MINIMUM COVER
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER: #6 AND LARGER #5 AND SMALLER	 2" 1 1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND: SLABS, WALLS, AND JOISTS: #14 AND LARGER #11 AND SMALLER BEAMS AND COLUMNS	 1 1/2" 3/4" 1 1/2"

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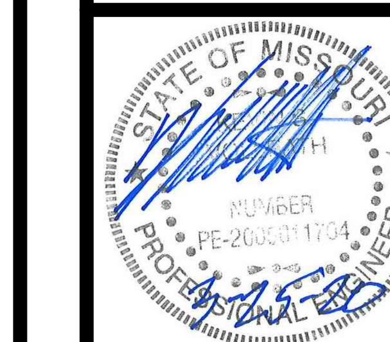

MULTI-TENANT BUILDING - LOT #3
STREETS OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

SUBMISSION DATES
03/31/20

CERTUS
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Revit 2020 Local

SHEET TITLE
GENERAL NOTES

PROJECT NUMBER
190224

SHEET NUMBER
S-001

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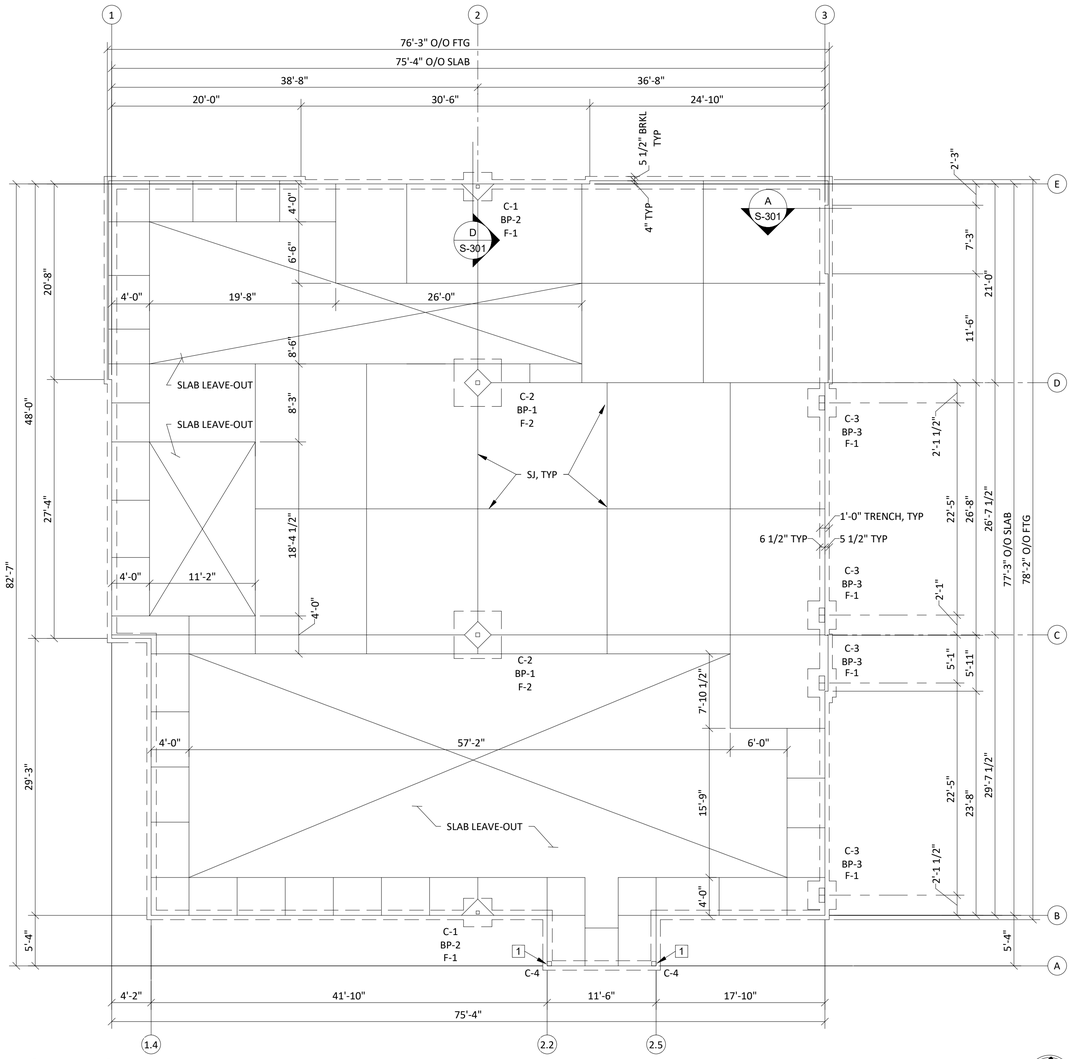


FOUNDATION PLAN

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

FLOOR CONSTRUCTION: 4" CONCRETE SLAB ON GRADE REINFORCE w/6X6 - W2.9XW2.9 WELDED WIRE FABRIC. LOCATE REINFORCING 1 1/2" BELOW TOP OF SLAB. PROVIDE 4' LAYER OF GRANULAR LEVELING COURSE BELOW SLAB. VAPOR BARRIER SHALL BE PLACED DIRECTLY OVER GRANULAR FILL AND UNDER SLAB. REFERENCE ARCHITECTURAL AND SPECIFICATIONS FOR FURTHER DETAILS.
THE BUILDING FLOOR SLAB SHALL BE WITHIN A FLATNESS TOLERANCE OF 1/4" PER 10'-0".

TOSL - TOP OF SLAB ELEVATION: 100-0 = SITE ELEVATION = 983.00

TOF - TOP OF FOOTING ELEVATION: 99-4, UNLESS NOTED THUS: TOF (ELEV)

SJ - SLAB JOINT
C-(#) - DENOTES COLUMN MARK, REFERENCE SCHEDULE
F-(#) - DENOTES FOOTING MARK, REFERENCE SCHEDULE
BP-(#) - DENOTES COLUMN BASE PLATE TYPE, REFERENCE DETAILS

COORDINATE ALL PENETRATIONS THROUGH THE SLAB AND ALL UNDER SLAB ITEMS WITH OTHER TRADES BEFORE CONSTRUCTION.

VERIFY ALL DIMENSIONS SHOWN WITH ARCHITECTURAL AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. INFORM ENGINEER OF ALL DISCREPANCIES.

ISOLATED FOOTING

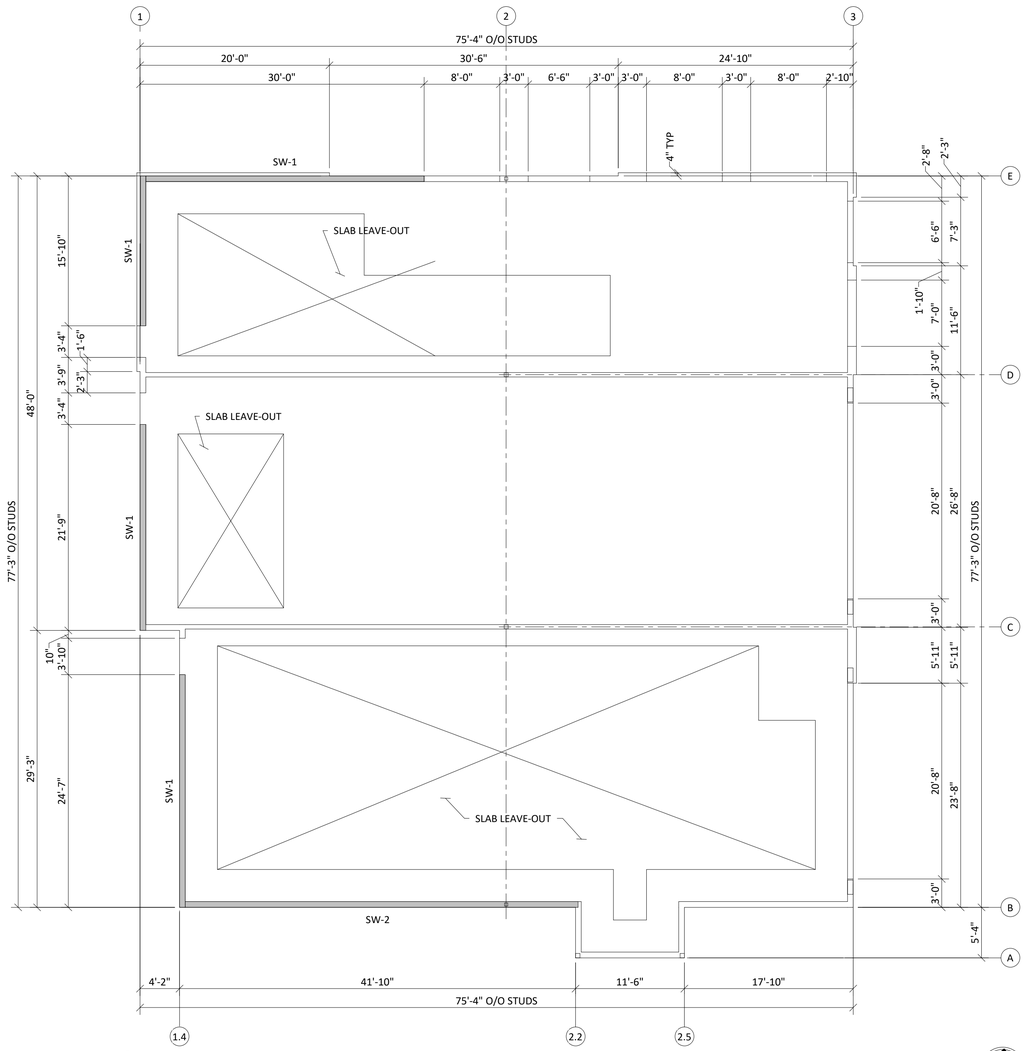
MARK	SIZE (LxWxD)	TOF	REINFORCING
F-1	3-0x3-0x3-0	99-4	(4) #5 EW
F-2	5-0x5-0x1-4	99-4	(6) #5 EW

COLUMN SCHEDULE

MARK	SIZE
C-1	HSS4x4x1/4
C-2	HSS5x5x1/4
C-3	DBL HSS9x7x3/8
C-4	5 1/2x5 1/2 PSL

KEYNOTE LEGEND

NUMBER	DESCRIPTION
1	PROVIDE SIMPSON ABU66Z POST BASES w/AHD ANC, 5" MIN EMBED



WALL FRAMING PLAN

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

WALL CONSTRUCTION: TYPICAL EXTERIOR WALL CONSTRUCTION SHALL BE 2X8 @ 16" UNO. MINIMUM (2) TRIMMER STUDS AND (2) KING STUDS SHALL BE PROVIDED AT ALL OPENINGS IN EXTERIOR, BEARING, AND SHEAR WALLS. REFERENCE HEADER SCHEDULE FOR CONDITIONS REQUIRING ADDITIONAL STUDS. DOUBLE TOP PLATE SHALL BE CONTINUOUS AND SHALL BE SPLICED PER TYPICAL DETAIL.
SEE SHEAR WALL SCHEDULE FOR FURTHER INFORMATION ON CONSTRUCTION OF SHEAR WALLS.

VERIFY ALL DIMENSIONS SHOWN WITH ARCHITECTURAL AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. INFORM ENGINEER OF ALL DISCREPANCIES.

WOOD SHEARWALL (SW) SCHEDULE

MARK	STUD SIZE & SPACING	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	COMPRESSION CHORD (MIN)	HOLDOWN	SILL PLATE ANCHOR BOLT AT FDN
SW-1	2x8@16	15/32" OSB OR 3-PLY PLYWOOD BLOCKED ONE SIDE OF WALL	8d COMMON @4" OC	8d COMMON @12" OC	(2) 2x8	HDU8-SDS 2.5 7/8"Ø AB	5/8"Ø AB AT 2'-0" OR 3/4"Ø AB AT 2'-8" OC
SW-2	2x8@16	15/32" OSB OR 3-PLY PLYWOOD BLOCKED ONE SIDE OF WALL	8d COMMON @6" OC	8d COMMON @12" OC	(2) 2x8	HDU5-SDS 2.5 5/8"Ø AB	5/8"Ø AB AT 1'-4" OR 3/4"Ø AB AT 2'-0" OC

NOTE: FACE OF STUD ALIGNS WITH THE CONCRETE SLAB EDGE FOR ALL EXTERIOR WALLS. ALL PLAN DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF STUD/FACE OF CONCRETE SLAB. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD/STRUCTURAL WALL.

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MULTI-TENANT BUILDING - LOT #3
STREETS OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

SUBMISSION DATES
03/31/20

SHEET TITLE
FOUNDATION & WALL FRAMING PLANS

PROJECT NUMBER
190224

SHEET NUMBER
S-101

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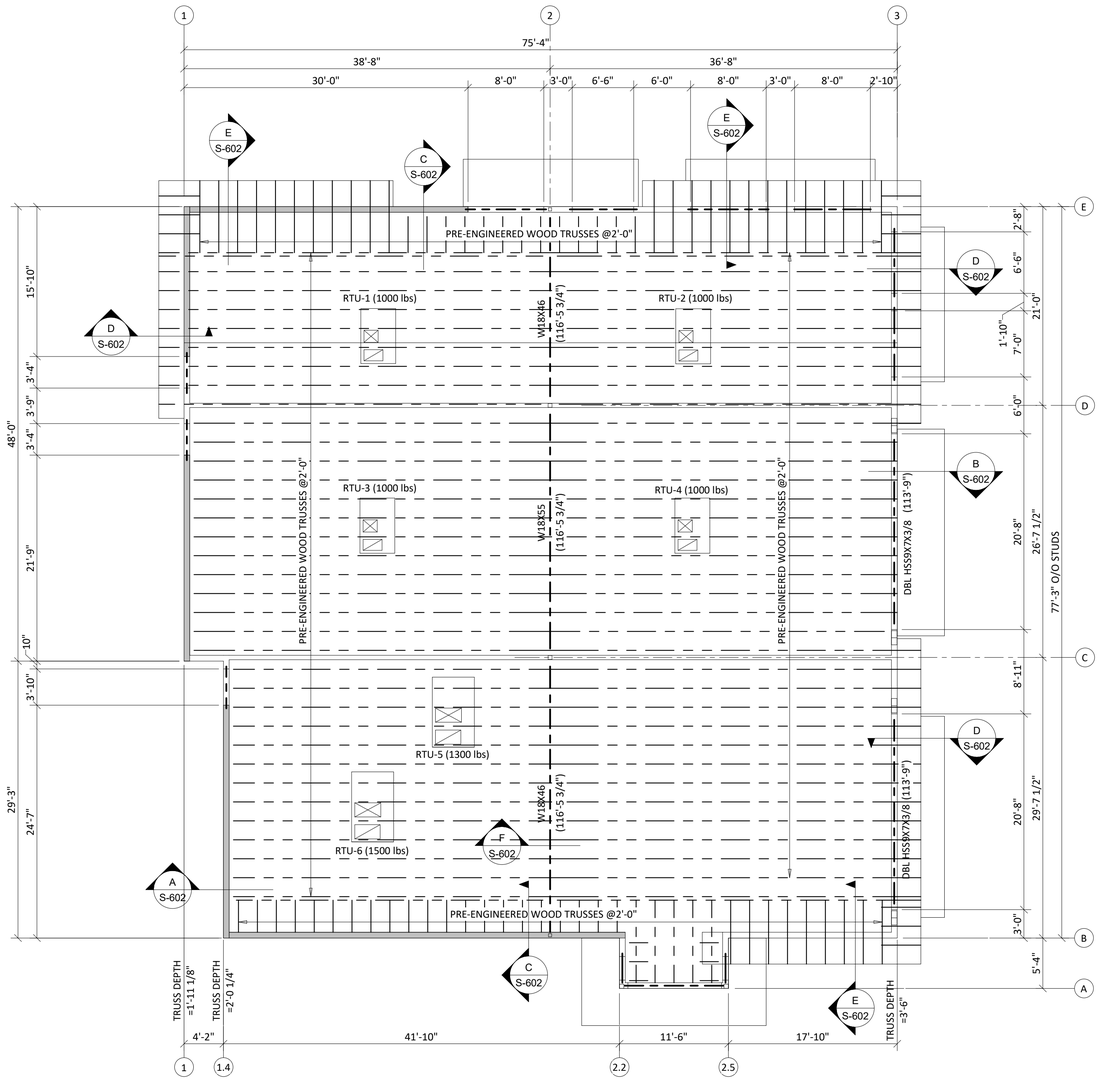

1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

NOTE: FACE OF STUD ALIGNS WITH THE CONCRETE SLAB EDGE FOR ALL EXTERIOR WALLS. ALL PLAN DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF STUD/FACE OF CONCRETE SLAB. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD/STRUCTURAL WALL.

ROOF CONSTRUCTION: WOOD SHEATHING OVER PREFAB WOOD ROOF TRUSSES @ 2'-0" OC MAX. SHEATHING SHALL BE CONTINUOUS UNDER AREAS OF OVERBUILD. REFERENCE GENERAL NOTES FOR SHEATHING SPECIFICATIONS AND ATTACHMENT.

DESIGN ALL TRUSSES FOR 15 PSF NET UPLIFT.

PROVIDE BRIDGING AS PRESCRIBED BY THE TRUSS MANUFACTURER REQUIREMENTS.

TOS - TOP OF STEEL ELEVATION: NOTED THUS (ELEV)

TRUSS BEARING ELEVATION = 114-0

TYPICAL HEADERS IN OPENINGS LESS THAN 4'-0" SHALL BE (3) 2X8 OR DEEPER, ALL HEADERS IN OPENINGS UP TO 6'-6" SHALL BE (3) 2X10 OR DEEPER, ALL HEADERS IN OPENINGS UP TO 11'-4" SHALL BE 5 1/4"X9 1/4" 2.0 PSL. CONSTRUCT HEADERS PER "TYPICAL HEADER CONSTRUCTION" DETAIL." ALL HEADERS SHALL HAVE (1) TRIMMER MINIMUM AND (2) DEDICATED STUDS MINIMUM. PROVIDE (2) TRIMMERS AT OPENINGS LARGER THAN 7'-4".

LINTELS: LOOSE BRICK LINTELS FOR DOOR AND WINDOW OPENINGS UP TO 8'-0" SHALL BE L5X5X3/8 GALVANIZED (ASTM A36)

DESIGN ROOF TRUSSES TO SUPPORT RTU LOADS AT LOCATIONS SHOWN. NOTIFY ENGINEER IF WEIGHTS, SIZES, OR LOCATIONS VARY FROM THAT SHOWN.

VERIFY ALL DIMENSIONS SHOWN WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. INFORM ENGINEER OF ALL DISCREPANCIES.

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STATE OF MISSOURI
JUSTIN H. KUMMER
NUMBER PE-2009011704
PROFESSIONAL ENGINEER

MULTI-TENANT BUILDING - LOT #3
STREETS OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

SUBMISSION DATES
03/31/20

SHEET TITLE
ROOF FRAMING PLAN

PROJECT NUMBER
190224

SHEET NUMBER
S-102

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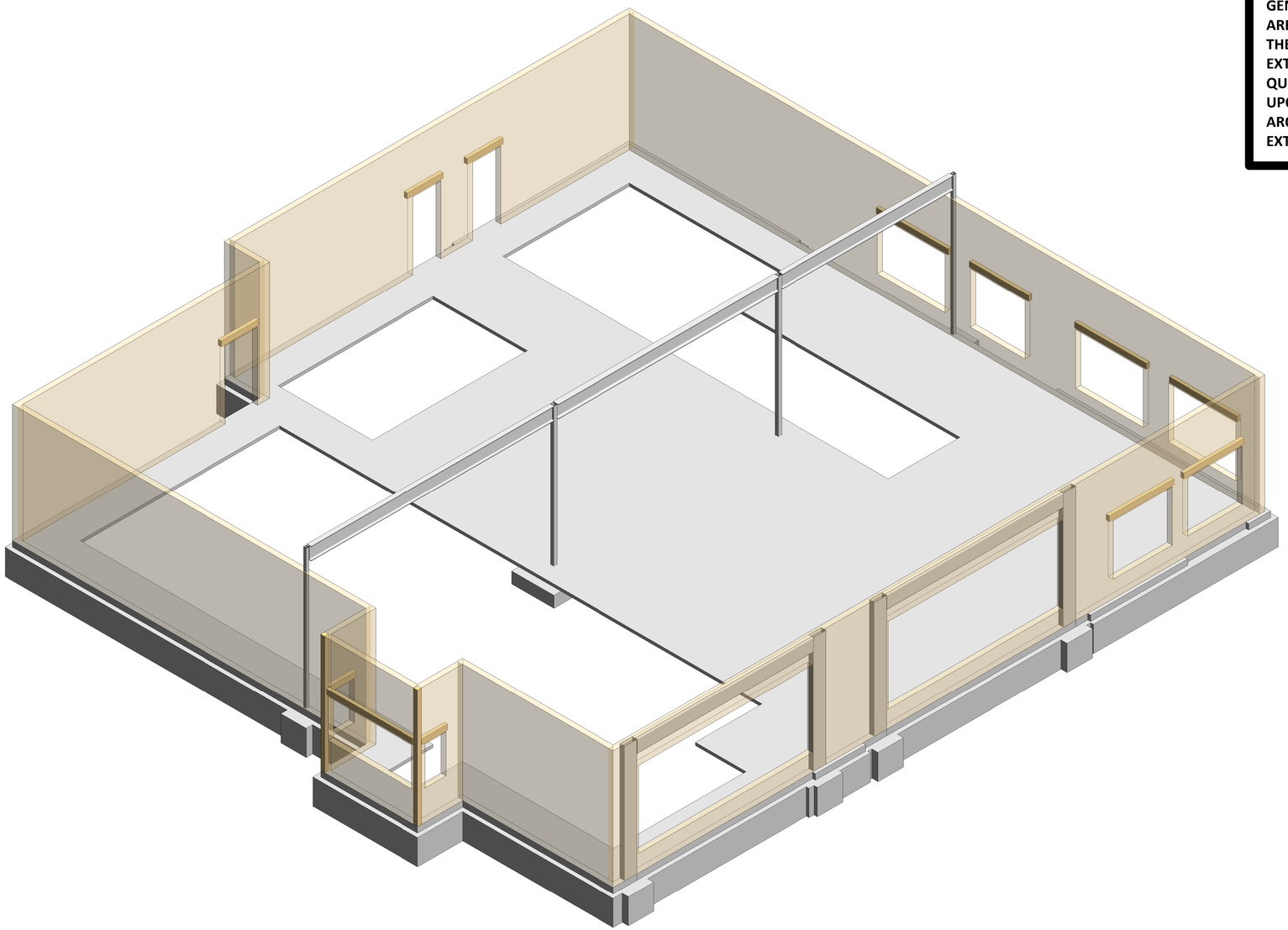
ISOMETRIC VIEWS ARE INTENDED TO SHOW GENERAL FRAMING CONFIGURATIONS AND ARE FOR REFERENCE ONLY. IN NO WAY SHALL THESE VIEWS BE USED TO CONVEY THE FULL EXTENT OF FRAMING MATERIALS REQUIRED. QUANTITY OF MATERIALS SHALL BE BASED UPON STRUCTURAL PLANS, DETAILS, ARCHITECTURAL DRAWINGS, AND THE FULL EXTENT OF CONSTRUCTION DOCUMENTS.



1 STRUCTURAL STEEL ISOMETRIC VIEW FROM SE CORNER
SCALE: NONE

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STATE OF MISSOURI
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PROFESSIONAL ENGINEER

MULTI-TENANT BUILDING - LOT #3
STREETS OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

SUBMISSION DATES
03/31/20

SHEET TITLE
FRAMING ISOMETRIC

PROJECT NUMBER
190224

SHEET NUMBER
S-201

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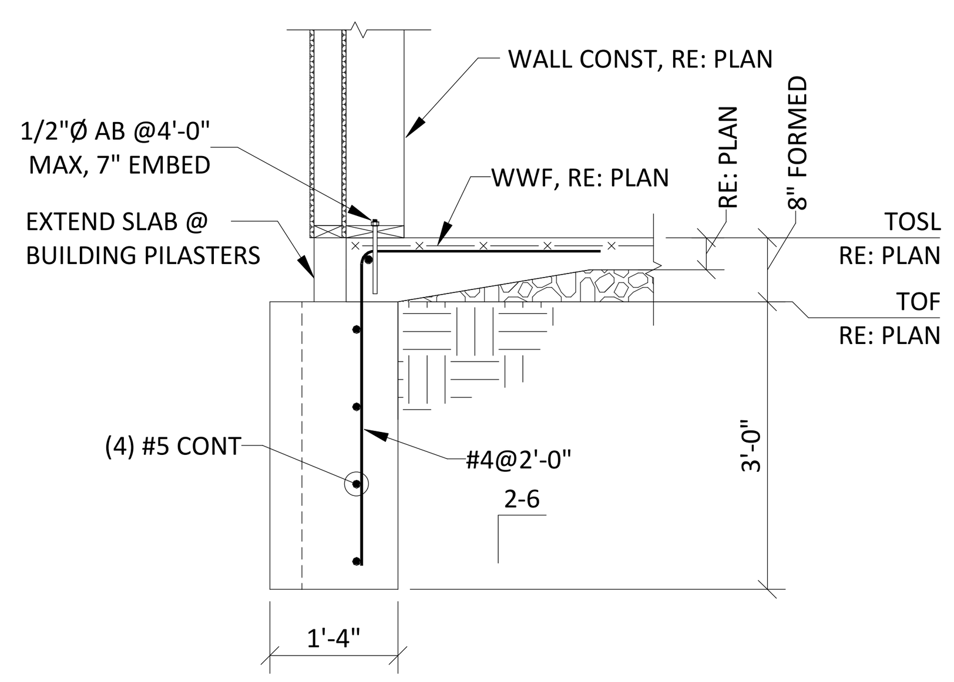

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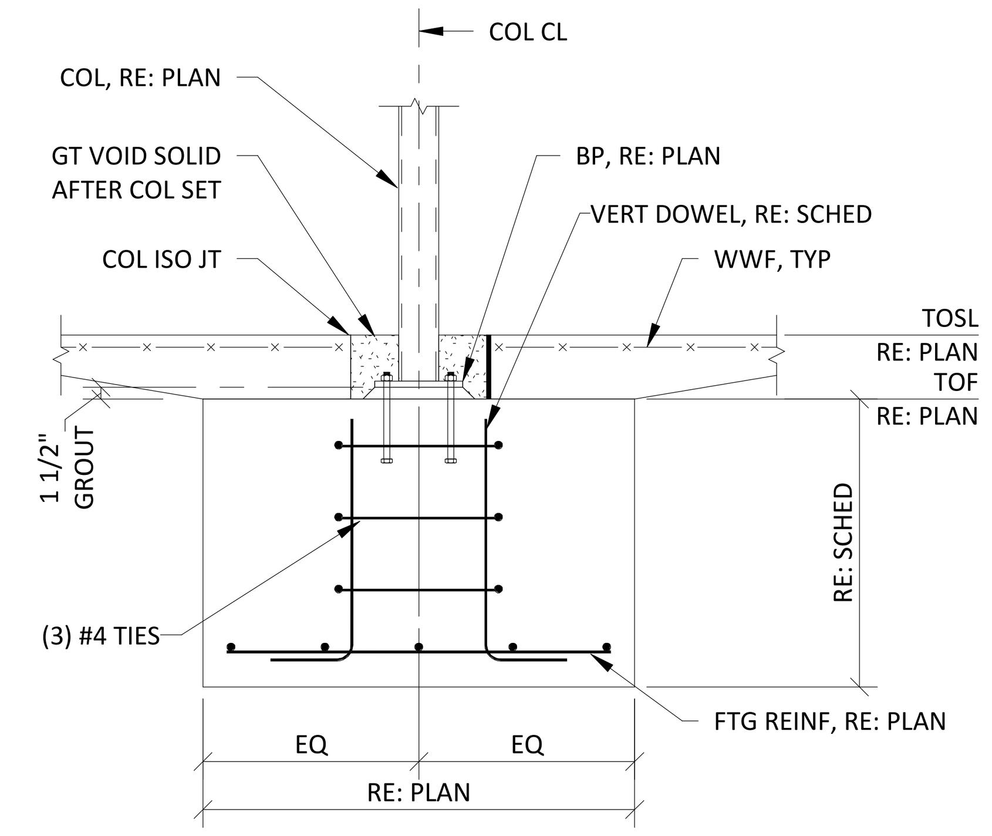
SCALE: NONE



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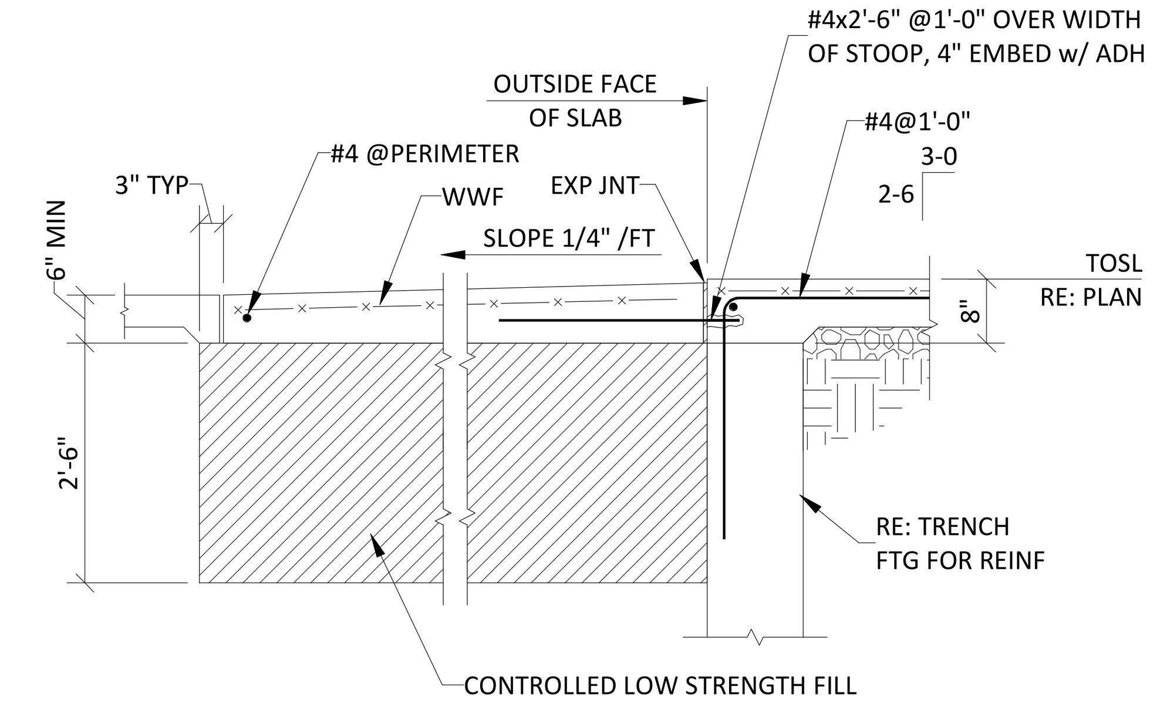

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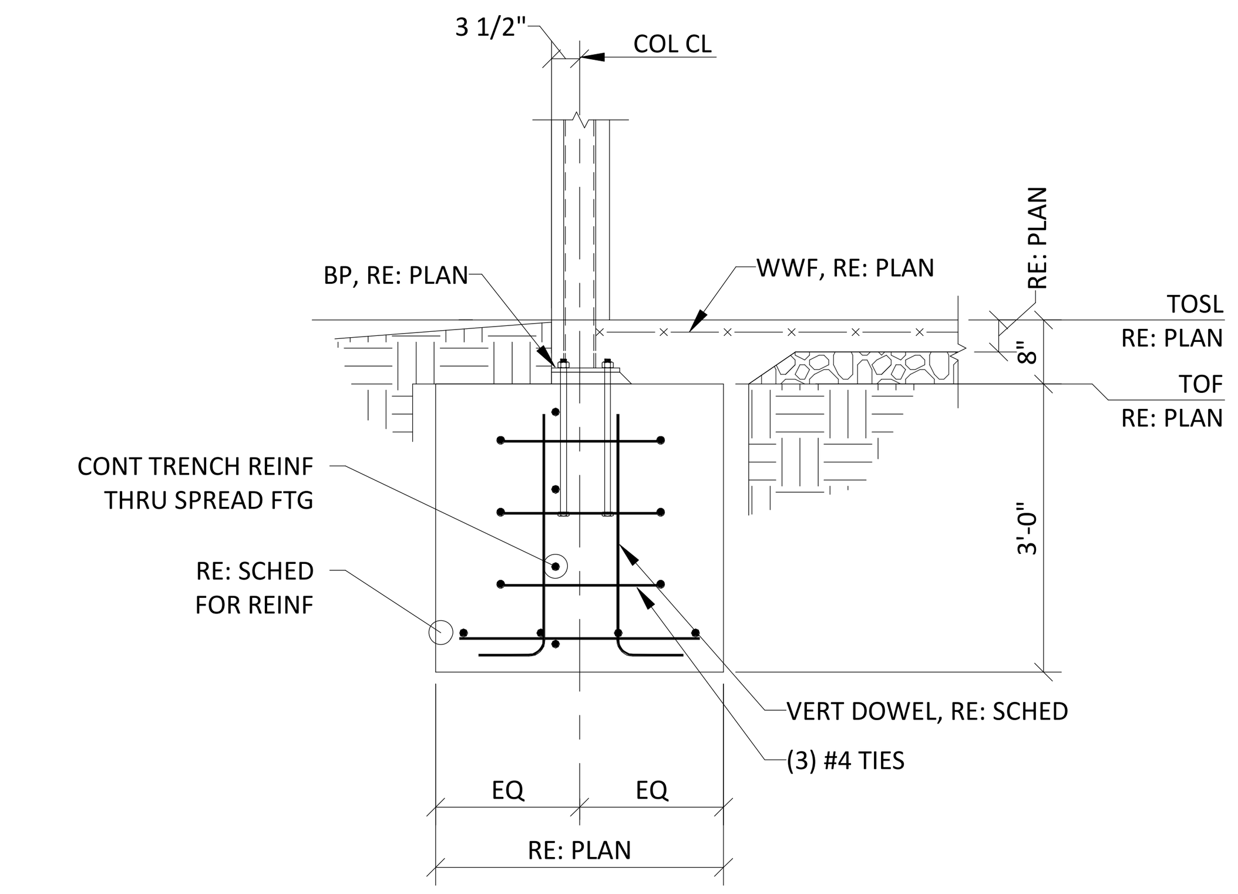
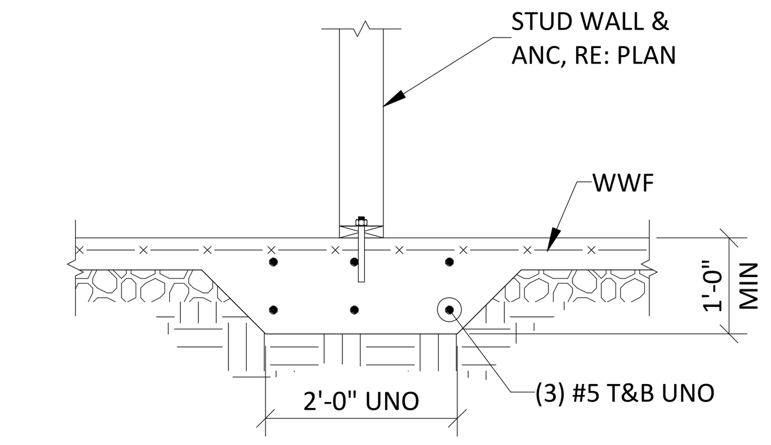


D SECTION
SCALE: NONE



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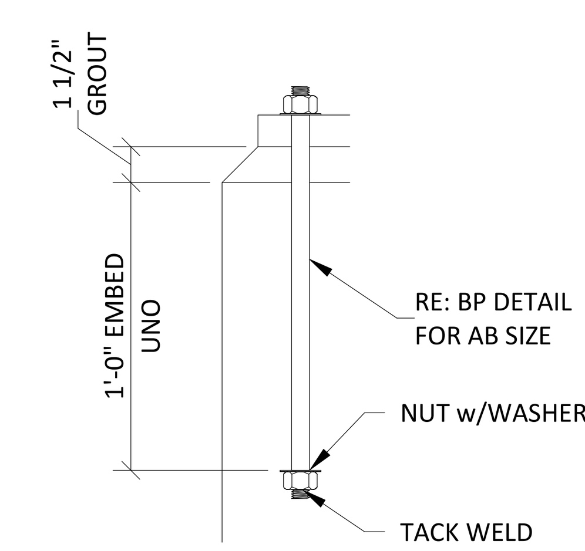
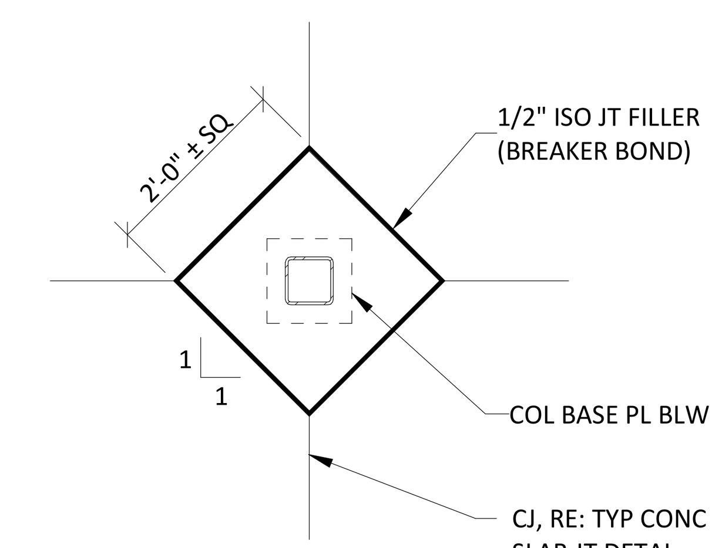
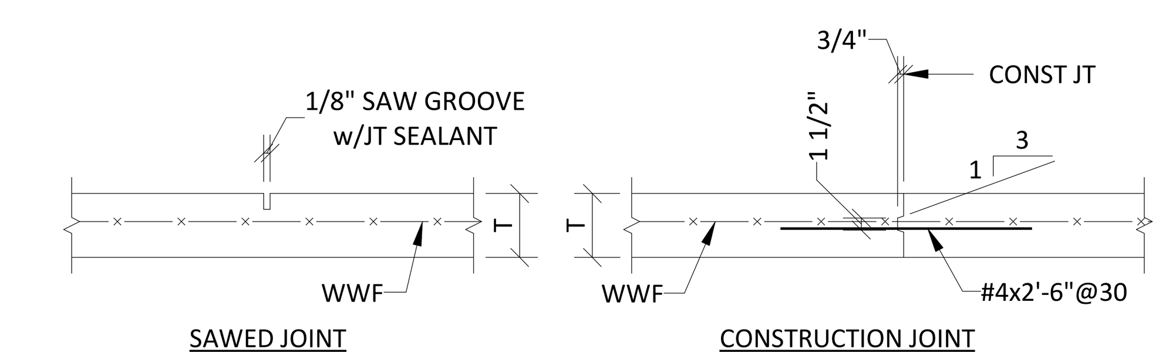


1 TYPICAL ANCHOR BOLT DETAIL
SCALE: NONE

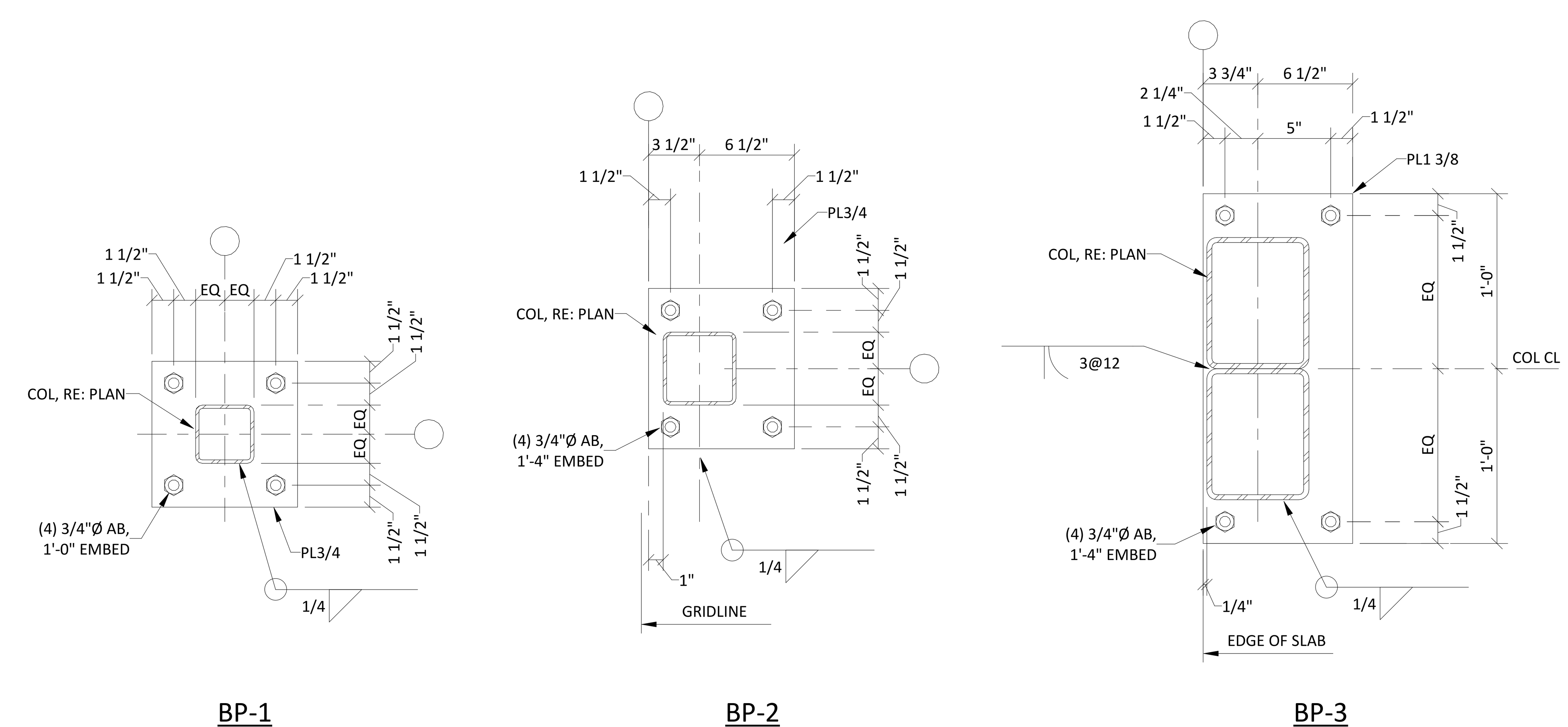


2 TYPICAL COLUMN ISOLATION IN SLAB ON GRADE DETAIL
SCALE: NONE

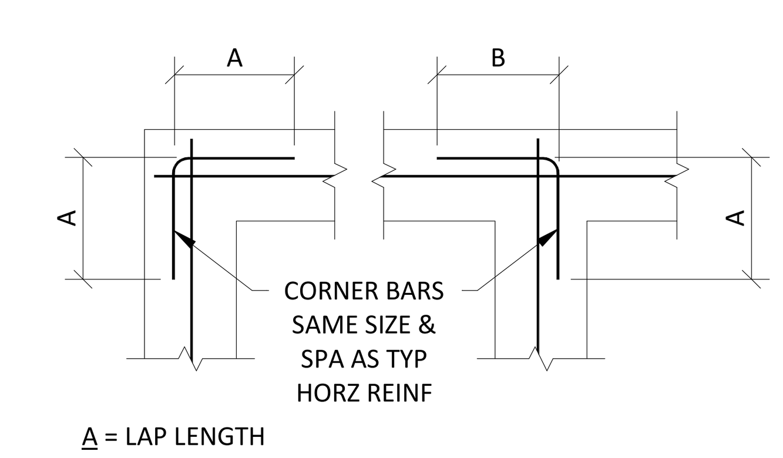


NOTE: ALL SLABS ON GRADE SHALL BE CONSTRUCTED WITH CONTROL JOINTS IN SQUARE OR RECTANGULAR PATTERNS WITH A LENGTH TO WIDTH RATION OF 1 1/2 OR LESS. CONTROL JOINTS SHALL BE SPACED NO FURTHER APART THAN 10'-0". AT THE CONTRACTORS OPTION, CONSTRUCTION JOINT MAY BE USED IN LIEU OF ANY CONTROL JOINT.

3 TYPICAL CONCRETE SLAB JOINT DETAIL
SCALE: NONE



4 BASEPLATE DETAILS
SCALE: NONE



A = LAP LENGTH
B = END ANCHORAGE LENGTH

5 TYPICAL CORNER REINFORCEMENT DETAIL (ONE CURTAIN)
SCALE: NONE

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MULTI-TENANT BUILDING - LOT #3
STREETS OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

SUBMISSION DATES
03/31/20

SHEET TITLE
CONCRETE DETAILS & SECTIONS I

PROJECT NUMBER
190224

SHEET NUMBER
S-301

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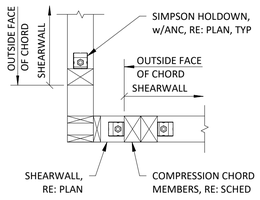
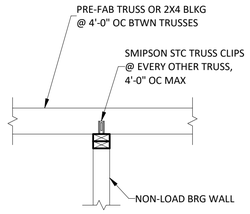


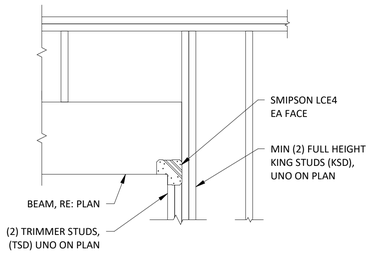
TYPICAL HOLDOWN ASSEMBLY CORNER (ALTERNATE)

1 SCALE: NONE



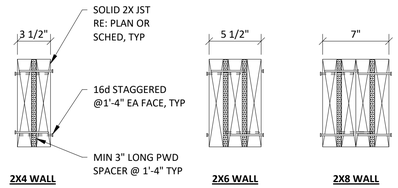
NON-LOAD BEARING WALL LATERAL SUPPORT DETAIL

2 SCALE: NONE



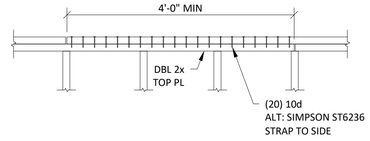
TYPICAL HEADER CONSTRUCTION DETAIL

3 SCALE: NONE



TYPICAL BUILT-UP HEADER CONSTRUCTION

4 SCALE: NONE

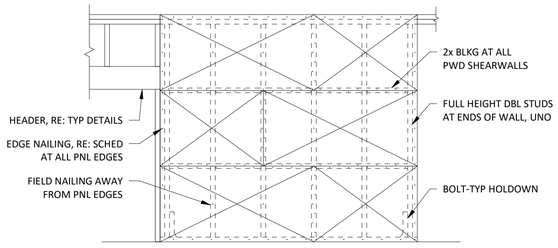


NOTES:

1. SPLICE REQUIRED OVER ALL SHEARWALLS AND ALL EXTERIOR AND BEARING WALLS.
2. SPECIFIC SPLICE REQUIREMENTS DO NOT APPLY TO INTERIOR NON-SHEARWALLS OR TOP OF PARAPET WALLS UNLESS NOTED OTHERWISE.

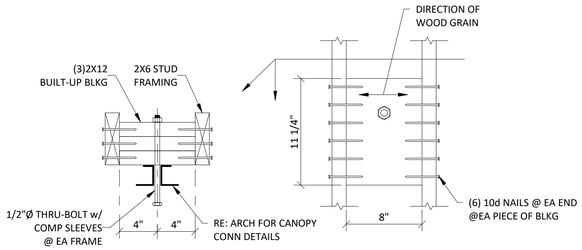
TYPICAL TOP PLATE SPLICE DETAIL

5 SCALE: NONE



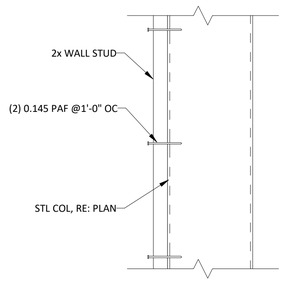
TYPICAL SHEARWALL CONSTRUCTION

6 SCALE: NONE



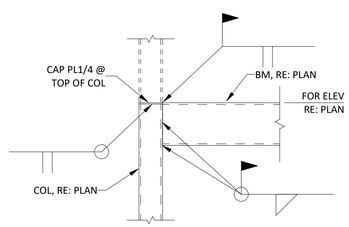
TYPICAL CANOPY CONNECTION BLOCKING DETAIL

7 SCALE: NONE



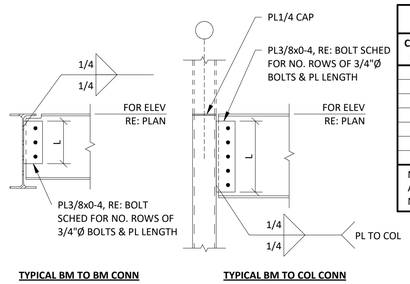
TYPICAL SHEARWALL TERMINATION AT STEEL COLUMN DETAIL

8 SCALE: NONE



TYPICAL TUBE COLUMN TO BEAM CONNECTION

10 SCALE: NONE



TYPICAL BM TO BM CONN **TYPICAL BM TO COL CONN**

BOLT SCHEDULE

CONNECTION BEAM SIZE	LENGTH (L)	(#) ROWS OF BOLTS
W8, W10	6"	2
W12, W14	9"	3
W16	1'-0"	4
W18	1'-3"	5
W21	1'-6"	6
W24, W27	1'-9"	7
W30, W33	2'-6"	10

NOTE: BOLTS SHALL BE 3/4"Ø A325 AT 3" CENTERS, UNLESS NOTED OTHERWISE

TYPICAL STEEL CONNECTIONS DETAIL (SHEAR TABS)

9 SCALE: NONE

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MULTI-TENANT BUILDING - LOT #3
STREETS OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

SUBMISSION DATES
03/31/20

SHEET TITLE
FRAMING DETAILS & SECTIONS I

PROJECT NUMBER
190224

SHEET NUMBER
S-601

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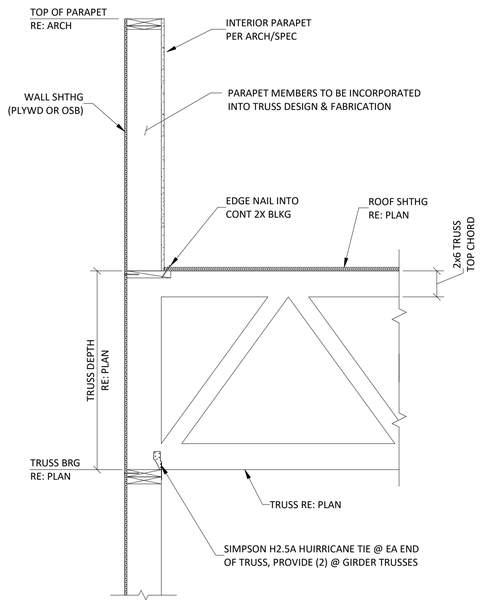

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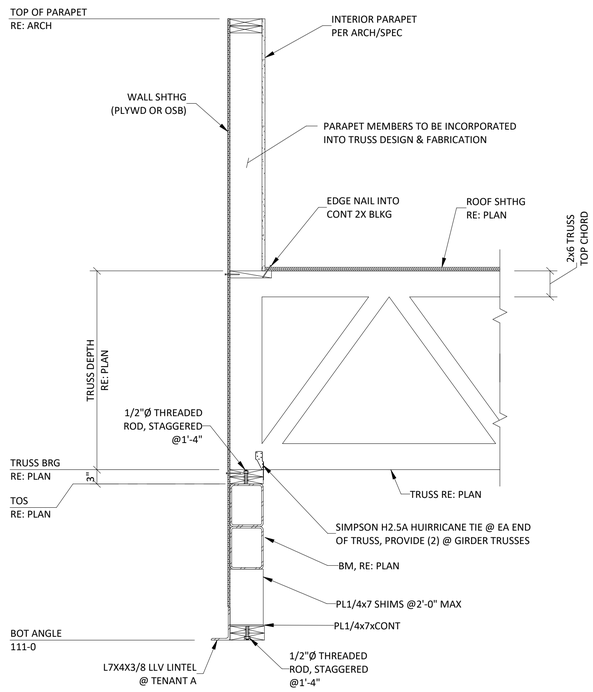

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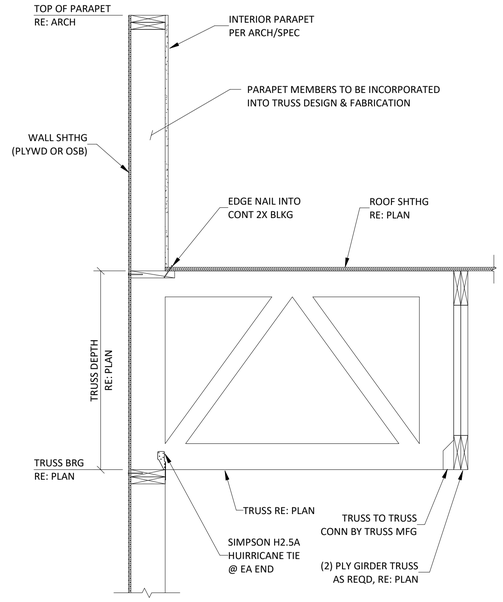

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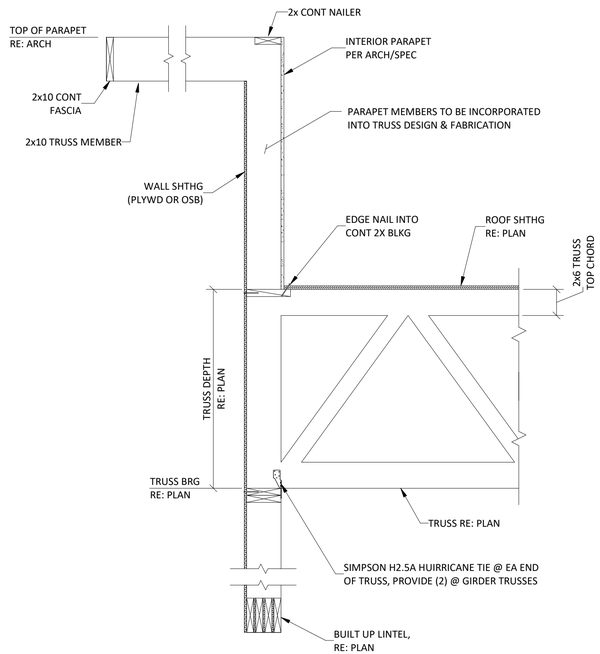

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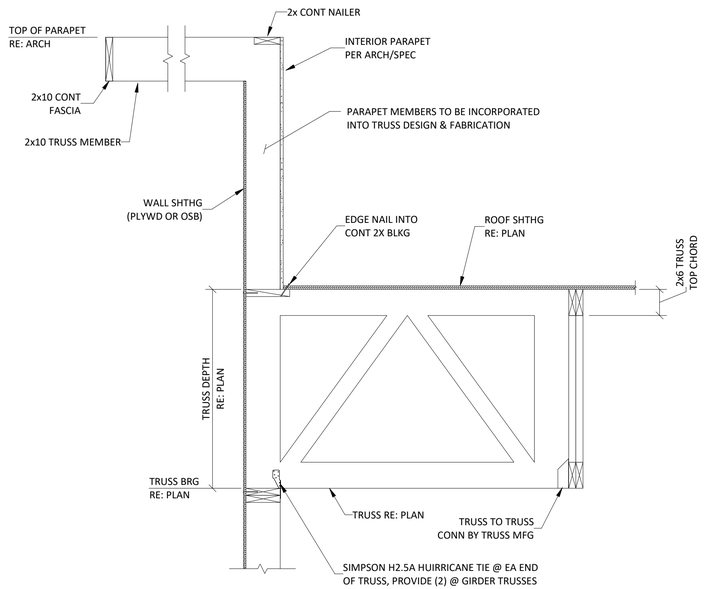

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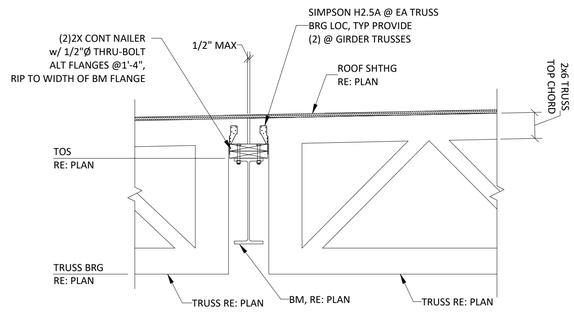

F SECTION
SCALE: NONE

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STATE OF MISSOURI
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PE-2009017704
PROFESSIONAL ENGINEER

MULTI-TENANT BUILDING - LOT #3
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LEE'S SUMMIT, MISSOURI

SUBMISSION DATES
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SHEET TITLE
FRAMING DETAILS & SECTIONS II

PROJECT NUMBER
190224

SHEET NUMBER
S-602

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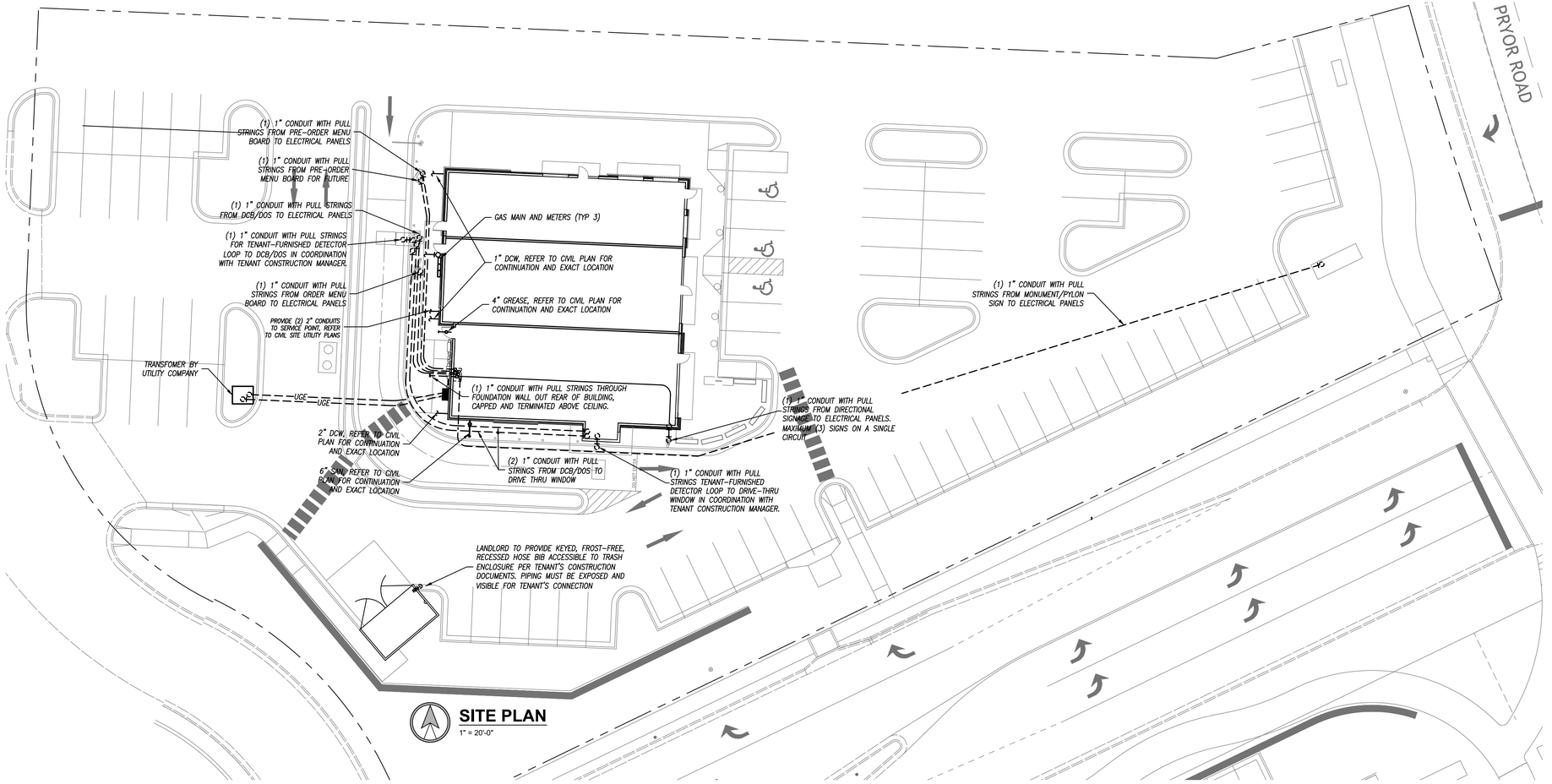

SITE PLAN
1" = 20'-0"

FIRE SEALING NOTES

1. COORDINATE CONSTRUCTION OF OPENINGS AND PENETRATING ITEMS TO ENSURE THAT THROUGH-PENETRATION FIRESTOP SYSTEMS ARE INSTALLED ACCORDING TO SPECIFIED AND APPLICABLE UL REQUIREMENTS.
2. COORDINATE SIZING OF SLEEVES, OPENINGS, CORE-DRILLED HOLES, OR CUT OPENINGS TO ACCOMMODATE THROUGH-PENETRATION FIRESTOP SYSTEMS.
3. DO NOT COVER UP THROUGH-PENETRATION FIRESTOP SYSTEM INSTALLATIONS UNTIL EXAMINED BY NSPECTOR, IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
4. COMPATIBILITY: PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEMS THAT ARE COMPATIBLE WITH ONE ANOTHER; WITH THE SUBSTRATES FORMING OPENINGS; AND WITH THE ITEMS, IF ANY, PENETRATING THROUGH-PENETRATION FIRESTOP SYSTEMS, UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY THROUGH-PENETRATION FIRESTOP SYSTEM MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.
5. PROVIDE COMPONENTS FOR EACH THROUGH-PENETRATION FIRESTOP SYSTEM THAT ARE NEEDED TO INSTALL FILL MATERIALS. USE ONLY COMPONENTS SPECIFIED BY THROUGH-PENETRATION FIRESTOP SYSTEM MANUFACTURER AND APPROVED BY QUALIFIED TESTING AND INSPECTING AGENCY FOR FIRESTOP SYSTEMS INDICATED.
6. PROVIDE SLEEVES THROUGH ALL FIRE_RATED WALLS AND FILL VOIDS SURROUNDING SLEEVES AND INTERIOR TO SLEEVES AROUND PIPING WITH FIRE STOP PUTTY WITH U.L. LISTED 3 HOUR RATING INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
7. FIRE SEAL ALL PIPING, CONDUIT, CABLE, ETC PENETRATIONS ROUTED THROUGH FIRE RATED WALLS.
8. PROVIDE FIRE RATED ENCLOSURES OR WRAPS ON LIGHT FIXTURES AND OTHER ITEMS PENETRATING FIRE RATED CEILINGS, FLOOR/CEILING/ CEILING/ROOF ASSEMBLIES TO MAINTAIN UL LISTING FOR CONSTRUCTION.

GEN. MECHANICAL NOTES

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERISION OF THE INTERNATIONAL MECHANICAL CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AHJ.
2. ANY POWER FOR CONTROL SYSTEMS TO BE PROVIDED BY E/C IS INDICATED ON ELECTRICAL PLANS. ANY ADDITIONAL LINE VOLTAGE OR LOW VOLTAGE POWER REQUIRED BY THE M/C OR SUBCONTRACTORS TO HAVE A FULLY FUNCTIONING SYSTEM SHALL BE PROVIDED BY THE M/C CONTRACTOR OR SUBS.
3. ALL EQUIPMENT SHALL BE ADEQUIATELY AND PROPERLY SUPPORTED AND FASTENED FROM STRUCTURE.
4. ALL EQUIPMENT AND ACCESSORIES INSTALLED IN CONCEALED SPACES REQUIRING ACCESS SHALL BE PROVIDED WITH ACCESS DOORS MEETING ANY FIRE REQUIREMENTS OF THE WALL/CEILING THEY ARE INSTALLED.
5. EACH AIR HANDLING UNIT OVER 2000CFM SHALL BE PROVIDED WITH A SMOKE DETECTOR TO SHUT DOWN THE UNIT PER IMC 606 AS REQUIRED BY AHJ. COORDINATE WITH OTHER TRADES.
6. START UP AND ADJUST ALL EQUIPMENT AND VERIFY ALL MECHANICAL SYSTEMS IN OPERATE IN ACCORDANCE WITH THEIR INTENDED PURPOSES. SUBMIT BALANCE AND START UP REPORTS TO THE A/E. REFER TO SPECIFICATIONS FOR ANY ADDITIONAL REQUIREMENTS.

GENERAL PLUMBING NOTES

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERISION OF THE INTERNATIONAL PLUMBING CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AHJ.
2. NO PIPING SHALL BE INSTALLED WHERE IT WILL SUBJECT TO FREEZING TEMPERATURES. PIPING IN EXTERIOR WALLS SHALL BE INSTALLED ON THE WARM SIDE OF BUILDING INSULATION, INSULATED AND THE CHASE SHALL BE VENTILATED WITH GRILLES ALLOWING INDOOR AMBIENT CONDITIONS TO CIRCULATE THROUGH THE CHASE.
3. PROVIDE CLEANOUTS IN THE FOLLOWING LOCATIONS:
   - 3.1. IN ALL HORIZONTAL DRAINS (WITHIN THE BUILDING) NOT MORE THAN 100 FEET APART.
   - 3.2. IN BUILDING SEWERS LOCATED NO MORE THAN 100 FEET APART MEASURED FROM THE UPSTREAM ENTRANCE OF THE CLEANOUT.
   - 3.3. EACH CHANGE OF DIRECTION OF THE BUILDING DRAIN OR HORIZONTAL WASTE OR SOIL LINES GREATER THAN 45 DEGREES.WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A RUN OF PIPING, ONLY ONE CLEANOUT SHALL BE REQUIRED FOR EACH 40 FEET OF DEVELOPED LENGTH OF THE DRAINAGE PIPING.
   - 3.4. AT THE BASE OF EACH WASTE OR SOIL STACK.
   - 3.5. NEAR THE JUNCTION OF THE BUILDING DRAIN AND BUILDING SEWER.

COORDINATION NOTES

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

GENERAL NOTES

1. SOME ROOM NAMES MAY NOT BE SHOWN FOR PURPOSE OF CLARIFYING PLAN, REFER TO ARCHITECTURAL PLANS FOR REFERENCE TO ROOM NAMES NOT SHOWN.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND KEEP AT THE JOB SITE, AN UP TO DATE SET OF "RECORD DRAWINGS" SHOWING ALL CHANGES FROM THE ORIGINAL PLANS. THE CONTRACTOR SHALL DELIVER THE "RECORD DRAWINGS" TO THE ENGINEER AT THE CONCLUSION OF THE PROJECT ELECTRONICALLY.
3. THESE DRAWINGS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS (NEW AND EXISTING), DIMENSIONS, AND CLEARANCES PRIOR TO THE COMMENCEMENT OF WORK AND SHALL INCLUDE ALL COSTS, EQUIPMENT, MATERIAL, ACCESSORIES, ETC. REQUIRED FOR A FULLY COMPLETE, FUNCTIONAL AND CODE COMPLIANT INSTALLATION.
4. FINAL LOCATIONS OF ALL DEVICES, LIGHT FIXTURES, EQUIPMENT ETC SHALL BE INDICATED ON THE ARCHITECTURAL DRAWINGS. ALL DIMENSIONAL INFORMATION SHALL BE OBTAINED FROM ARCHITECTURAL PLANS. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED FROM MEP DRAWINGS.
5. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, APPROVALS, LICENSES, ETC. AS NEEDED FOR THE COMPLETE INSTALLATION AND PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ALL FEES AND DATA NEEDED FOR THIS.

GENERAL ELECTRICAL NOTES

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AHJ.
2. COORDINATE LOCATIONS OF RECEPTACLES, SWITCHES, ETC. WITH ARCHITECTURAL CASEWORK AND ELEVATIONS.
3. REFER TO MOUNTING HEIGHTS DETAIL FOR MOUNTING HEIGHTS OF ALL DEVICES NOT INDICATED OTHERWISE.
4. PROVIDE ALL EMPTY CONDUITS WITH PULL STRINGS AND BUSHED ENDS.
5. CONTRACTOR SHALL CONCEAL ALL CONDUIT, FITTINGS, AND DEVICES FROM VIEW WHERE REASONABLY POSSIBLE.

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STATE OF MISSOURI
Scott W. McKinley
NUMBER PE-2010007380
3/31/2020
PROFESSIONAL ENGINEER
MO State Certificate of Authority #E-2002020886

MULTI-TENANT BUILDING
STREETS OF WEST PRYOR, LOT 3
LEE'S SUMMIT, MO

SUBMISSION DATES
MARCH 31, 2020

SHEET TITLE
SITE PLAN

PROJECT NUMBER
190224

SHEET NUMBER
ME-101

pkmr ENGINEERS
PEARSON KENT MCKINLEY RAAF ENGINEERS LLC
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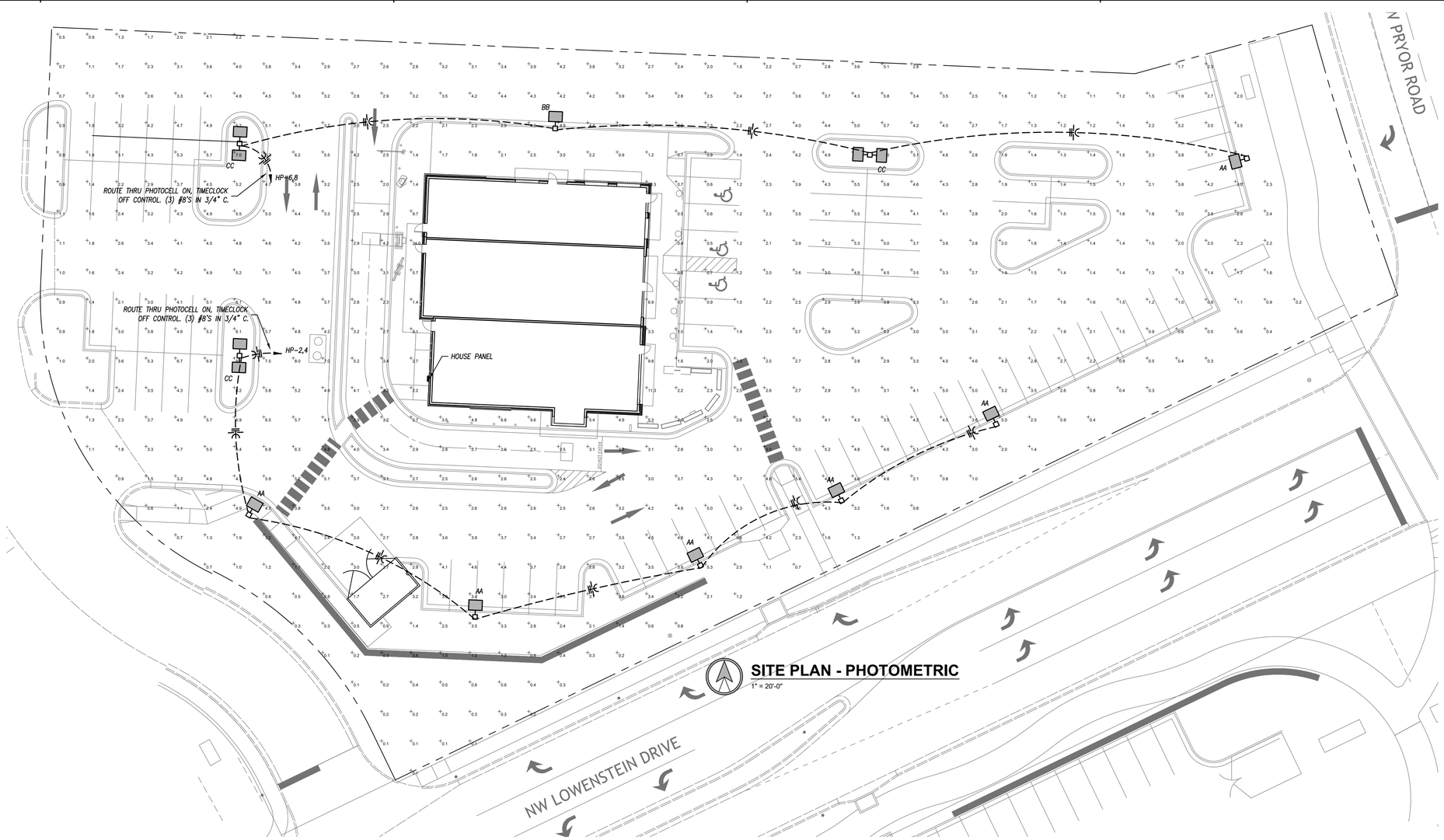

SITE PLAN - PHOTOMETRIC

1" = 20'-0"

LIGHT FIXTURE SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	MOUNTING	FINISH	LAMP CODE	LAMP QUANTITY	NOTES
AA	MCGRAW-EDISON	GLEON-AF-03-LED-E1-T4FT	25' POLE	BRONZE	166W	1	1,2,3
BB	MCGRAW-EDISON	GLEON-AF-03-LED-E1-T3	25' POLE	BRONZE	166W	1	1,2,3
CC	MCGRAW-EDISON	GLEON-AF-03-LED-E1-T3	25' POLE	BRONZE	166W PER HEAD	1	1,2,3
DD	MCGRAW-EDISON	GLEON-AF-03-LED-E1-T2	25' POLE	BRONZE	166W	1	1,2,3
A	COOPER	XTOR3B	SURFACE	BRONZE	26W LED		1,2
B	JUNO LIGHTING	MD1LWG2-3K-FL-BL	RECESSED	BLACK	5W LED	–	1,2,3
C	AFX	BMW5171800L30MVBZ	SURFACE WALL	BRONZE	1,800 LUMENS/19W	--	1,2

NOTES LEGEND

1 - PROVIDE WET LOCATION RATED FIXTURE
2 - PROVIDE COLD LOCATION RATED BALLAST
3 - PROVIDE SQUARE STRAIGHT STEEL POLE RATED FOR 100 MPH WIND GUSTS, PRIMED AND PAINTED TO MATCH FIXTURE
4 - PROVIDE ELECTRONIC BALLAST

STATISTICS

AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
3.0 FC	23.9 FC	0.1 FC	239.0:1	30.0:1

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MULTI-TENANT BUILDING
STREETS OF WEST PRYOR, LOT 3
LEE'S SUMMIT, MO

SUBMISSION DATES
MARCH 31, 2020

SHEET TITLE
PHOTOMETRIC PLAN

PROJECT NUMBER
190224

SHEET NUMBER
ME102

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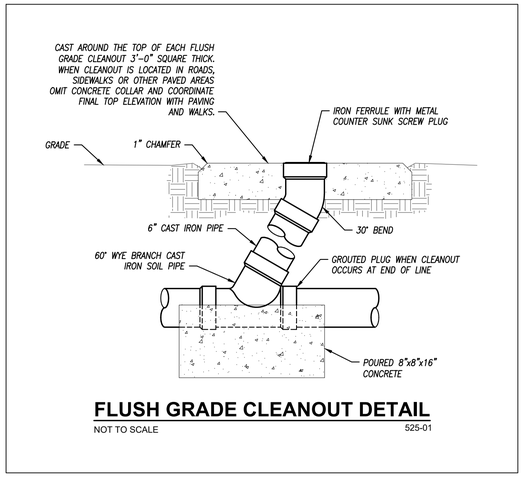
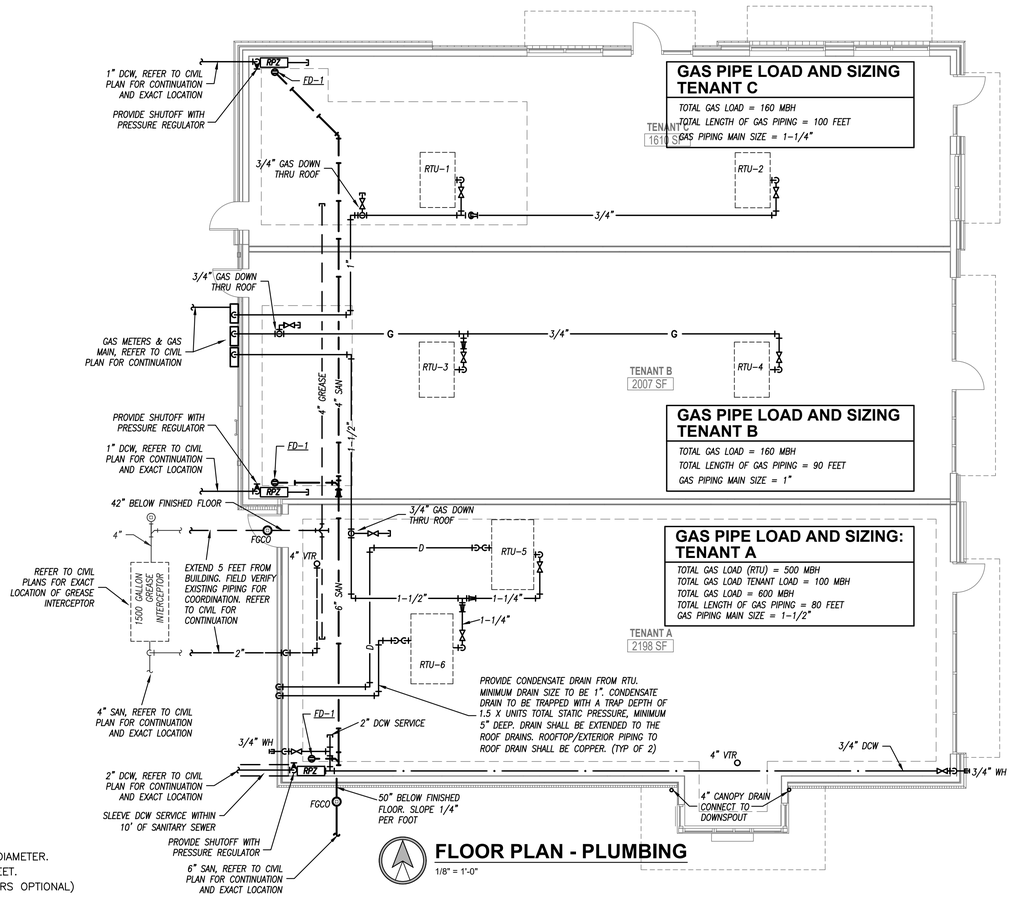


FLUSH GRADE CLEANOUT DETAIL

NOT TO SCALE 525-01



GAS PIPE LOAD AND SIZING TENANT C

TOTAL GAS LOAD = 160 MBH
TOTAL LENGTH OF GAS PIPING = 100 FEET
GAS PIPING MAIN SIZE = 1-1/4"

GAS PIPE LOAD AND SIZING TENANT B

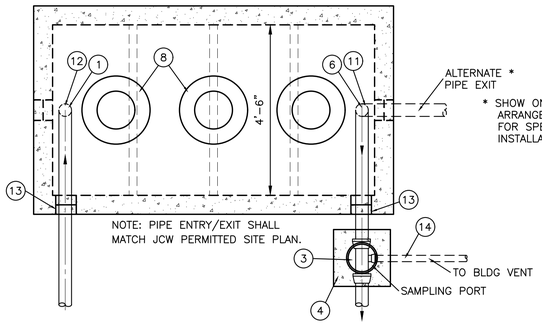
TOTAL GAS LOAD = 160 MBH
TOTAL LENGTH OF GAS PIPING = 90 FEET
GAS PIPING MAIN SIZE = 1"

GAS PIPE LOAD AND SIZING: TENANT A

TOTAL GAS LOAD (RTU) = 500 MBH
TOTAL GAS LOAD TENANT LOAD = 100 MBH
TOTAL GAS LOAD = 600 MBH
TOTAL LENGTH OF GAS PIPING = 80 FEET
GAS PIPING MAIN SIZE = 1-1/2"

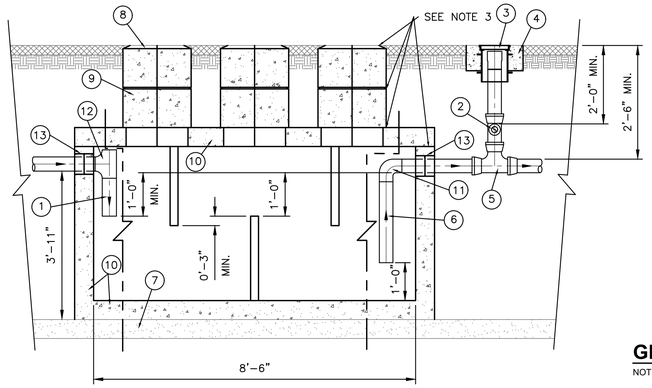
FLOOR PLAN - PLUMBING

1/8" = 1'-0"



ITEM	DESCRIPTION
1	4" ABS INLET PIPE*
2	4"x4"x2" TEE WITH 2" PIPE TO BUILDING VENT*
3	THREADED C/O CAP JOSAM 58860 OR APP EQUAL**
4	CONCRETE PAD
5	4"x4"x4" TWO-WAY CLEANOUT TEE*
6	4" ABS OUTLET*
7	4" – 6" GRAVEL BEDDING
8	HEAVY-DUTY CAST IRON FRAME AND COVER ***
9	CONCRETE ADJUSTMENT RINGS
10	REINFORCE AS REQUIRED FOR SERVICE CONDITIONS
11	4" ABS 90° ELBOW*
12	4" ABS TEE*
13	A-LOK OR PRESS SEAL PSX PIPE/WALL CONNECTOR
14	2" VENT PIPE

* 6" PIPE MAY BE SUBSTITUDED TO MATCH UPSTREAM PIPE DIAMETER.
** REFER TO CLEAN OUT DETAIL(S) ON STANDARD DETAIL SHEET.
*** CLAY & BAILEY 2008 BV OR EQUAL (FROST PROOF COVERS OPTIONAL)

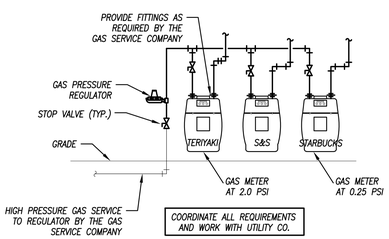


NOTES:
1. THREE COVERS AND RISERS SHOWN. TWO COVERS AND RISERS CENTERED OVER UPPER TWO BAFFLES ARE OPTIONAL.
(B) 2. INTERCEPTOR SIZE – 1500 GAL MINIMUM
(D) 3. ALL JOINTS AT THE FRAME & COVER*, CONCRETE ADJUSTMENT RINGS AND THE LID OF THE INTERCEPTOR SHALL BE SEALED WITH A MINIMUM OF TWO (2) ROWS OF 3/4 TO 1 INCH PREFORMED BUTYL JOINT SEALER AND A 6" BUTYL JOINT WRAP AROUND SLEEVE (EZ WRAP). THE ENDS OF THE 6" EZ WRAP SHALL OVERLAP BY 12".
(B) (B) 4. PIPING ON THE INTERIOR OF THE INTERCEPTOR SHALL BE ABS WITH SOLVENT-CEMENTED JOINTS
(C) (D) (E) 5. GREASE INTERCEPTOR INCLUDING ADJUSTMENT RINGS AND CASTINGS SHALL BE VACUUM TESTED FOR WATER TIGHTNESS AFTER THE BACKFILL OPERATIONS HAVE BEEN COMPLETED IN ACCORDNACE WITH JCW TECHNICAL SPECIFICATIONS. A VACUUM OF 10 INCHES OF MERCURY SHALL BE DRAWN AND WITH THE VACUUM PUMP SHUT OFF THE MERCURY SHALL NOT DROP BELOW 9 INCHES WITHIN 1 MINUTE OR BELOW 5 INCHES WITHIN 5 MINUTES

GREASE INTERCEPTOR DETAIL

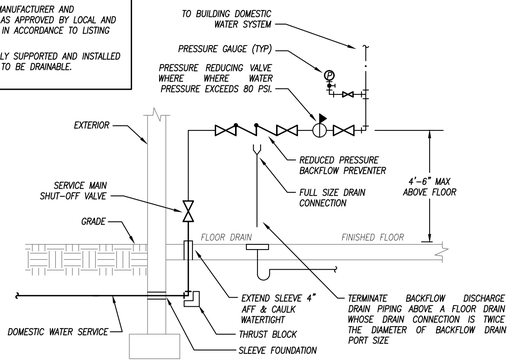
NOT TO SCALE 523-01

NOTES:
1. BACKFLOW PREVENTER MANUFACTURER AND INSTALLATION SHALL BE AS APPROVED BY LOCAL AND STATE AUTHORITIES AND IN ACCORDANCE TO LISTING OF DEVICE.
2. ALL PIPING TO BE RIGIDLY SUPPORTED AND INSTALLED IN SUCH A MANNER AS TO BE DRAINABLE.



GAS SERVICE DETAIL

NOT TO SCALE



WATER SERVICE
REDUCED PRESSURE BACKFLOW PREVENTER DETAIL

NOT TO SCALE KCMO STANDARDS 511-02k

GREASE INTERCEPTOR SCHEDULE

MANUFACTURER	MODEL NO.	CAPACITY US gal	FULL WT (LBS)	LENGTH L	WIDTH W	HEIGHT H	INLET FL1	OUTLET FL2	NOTES
OLD CASTLE	*GI-1500*	*1500*	*20255*	*60*	*90"*	*84"*	*26"*	*26"*	*1*

NOTES
1. REINFORCED TANK WITH MESH THROUGHOUT. REINFORCED LID FOR DRIVE AREA. 4000 LB CONCRETE.

FLOOR DRAIN SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	SERVICE	TOP/GRATE SIZE	WASTE SIZE	REMARKS
FD-1	*WADE*	*1100*	*FLOOR DRAIN*	*6"Ø*	*3"*	*1*

REMARKS:
1. PROVIDE WITH NICKEL BRONZE TOP AND TRAP SEAL.

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STATE OF MISSOURI
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MULTI-TENANT BUILDING
STREETS OF WEST PRYOR, LOT 3
LEE'S SUMMIT, MO

SUBMISSION DATES
MARCH 31, 2020

SHEET TITLE
PLUMBING PLAN

PROJECT NUMBER
190224

SHEET NUMBER
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MECHANICAL AND PLUMBING SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

SHEET METAL

- HIGH EFFICIENCY ROUND DUCT TAKEOFF (WITH & WITHOUT MANUAL DAMPER)
- SPIN-IN ROUND DUCT TAKEOFF (WITH & WITHOUT MANUAL DAMPER)
- CONICAL BELLMOUTH ROUND TAKEOFF
- ROUND DUCT RUNOUT WITH FLEX DUCT
- DUCTWORK ELBOW (WITH & WITHOUT TURNING VANES)
- FD:FIRE DAMPER FS:FIRE/SMOKE DAMPER SD:SMOKE DAMPER BD:BACKDRAFT DAMPER (GRAVITY)
- AUTOMATIC MOTORIZED DAMPER
- 8"ø A 225 — SUPPLY DIFFUSER AND DIFFUSER CALLOUT (NECK SIZE, TYPE AND CFM)
- LINEAR/SLOT DIFFUSER
- RETURN GRILLE OR EXHAUST REGISTER
- SUPPLY AIR FLOW INDICATOR
- RETURN AND EXHAUST AIR FLOW INDICATOR
- THERMOSTAT
- TEMPERATURE SENSOR
- H HUMIDISTAT
- CONTROL WIRING

MEDICAL GAS

- MV — MEDICAL VACUUM PIPING
- O — OXYGEN PIPING
- NO — NITROUS OXIDE PIPING
- SA — MEDICAL COMPRESSED AIR PIPING
- N — NITROGEN PIPING
- CO — CARBON DIOXIDE PIPING
- V V — VACUUM VENT PIPING
- WAGD — WASTE ANESTHETIC GAS DISPOSAL PIPING
- GV — MEDICAL GAS VENT PIPING
- MEDICAL GAS OUTLET W/ DESIGNATION (RE: BELOW)
  - O OXYGEN
  - N NITROGEN
  - NO NITROUS OXIDE
  - WAGD WASTE ANESTHETIC GAS DISPOSAL
  - CO CARBON DIOXIDE
  - MV MEDICAL VACUUM
  - SA SURGICAL AIR
  - S MEDICAL SLIDE

GENERAL SYMBOLS

- INDICATES CONNECT TO EXISTING
- INDICATES ELEVATION

MECHANICAL PIPING

- RL — REFRIGERANT LIQUID
- RS — REFRIGERANT SUCTION
- D — DRAIN (CONDENSATE)
- CA — COMPRESSED AIR
- CWS — CHILLED WATER SUPPLY
- CWR — CHILLED WATER RETURN
- C/HWS — CHILLED/HOT WATER SUPPLY
- C/HWR — CHILLED/HOT WATER RETURN
- HWS — HOT WATER SUPPLY
- HWR — HOT WATER RETURN
- CTWS — COOLING TOWER SUPPLY
- CTWR — COOLING TOWER RETURN
- STM — STEAM (ANY #'S DENOTE PRESSURE)
- CR — CONDENSATE RETURN (#'S DENOTE PRESSURE)
- RV — REFRIGERANT VENT
- RD — RUPTURE DISK

PLUMBING PIPING

- DOMESTIC COLD WATER
- DOMESTIC HOT WATER
- RECIRCULATING DOMESTIC HOT WATER
- SAN — WASTE ABOVE GRADE OR FLOOR
- SAN — WASTE BELOW GRADE OR FLOOR
- ST — STORM ABOVE GRADE OR FLOOR
- ST — STORM BELOW GRADE OR FLOOR
- ST/O — STORM OVERFLOW ABOVE GRADE OR FLOOR
- ST/O — STORM OVERFLOW BELOW GRADE OR FLOOR
- V — PLUMBING VENT
- W — WATER SERVICE
- G — GAS (NATURAL)
- PD — FROM SUMP PUMP DISCHARGE
- CA — COMPRESSED AIR
- LP — PROPANE
- SCW — SOFT DOMESTIC COLD WATER
- SHW — SOFT DOMESTIC HOT WATER
- SRW — SOFT RECIRCULATING HOT WATER
- ACID — ACID WASTE
- VACID — ACID WASTE VENT
- NP — NON-POTABLE
- DI — DEIONIZED WATER
- RO — REVERSE OSMOSIS WATER

FIRE SPRINKLER

- F — FIRE PROTECTION PIPING
- SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD
- FIRE PROTECTION SIAMESE CONNECTION
- POST INDICATOR VALVE

PIPING SYMBOLS

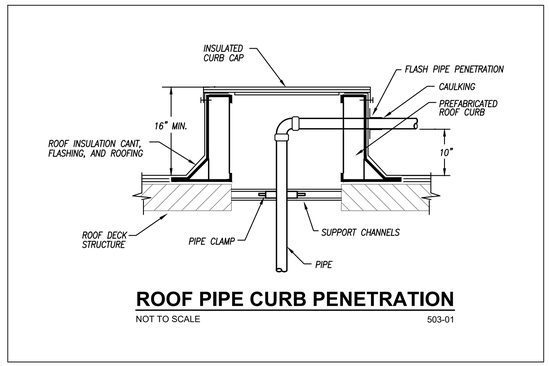
- SHUTOFF VALVE
- SHUTOFF VALVE IN RISER
- BALANCING VALVE
- PLUG VALVE
- AUTO FLOW CONTROL VALVE
- PIPING ELBOW UP
- PIPING ELBOW DOWN
- PIPING TEE
- PIPING ELBOW
- PIPING TEE UP
- PIPING TEE DOWN
- INCREASER / REDUCER
- UNION
- CAP
- PIPE FLEX
- STRAINER
- CHECK VALVE
- INLINE STRAINER
- TEST PLUG
- GUIDE
- ANCHOR
- TRIPLE DUTY VALVE
- AUTOMATIC 2-WAY CONTROL VALVE
- AUTOMATIC 3-WAY CONTROL VALVE
- SOLENOID VALVE

PIPING SPECIALTIES

- PRESS/ TEMP GAUGE WITH COCK
- THERMOMETER.
- HI ▶ LOW — PRESSURE REDUCING VALVE
- RELIEF VALVE
- WATER HAMMER ARRESTER

PLUMBING FIXTURES/EQUIPMENT

- HB — HOSE BIBB
- WH — WALL HYDRANT
- CLEAN OUT
- RPZ — REDUCED PRESSURE BACKFLOW PREVENTER
- DCBP — DOUBLE CHECK BACKFLOW PREVENTER
- WC-1 / S-1 — PLUMBING FIXTURE AND CALLOUT
- FD-1 — FD: FLOOR DRAIN, AD: AREA DRAIN, FS: FLOOR SINK
- RD-1 — RD: ROOF DRAIN, ORD: OVERFLOW ROOF DRAIN



ROOF PIPE CURB PENETRATION

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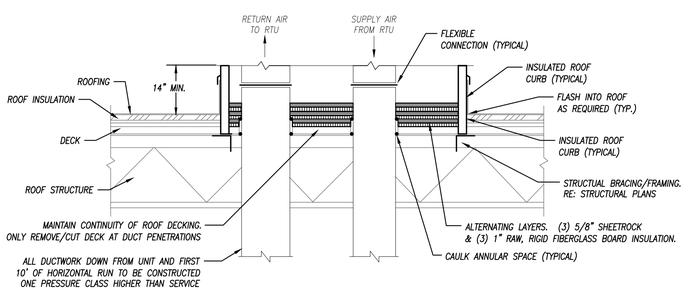

ROOFTOP UNIT CURB DETAIL

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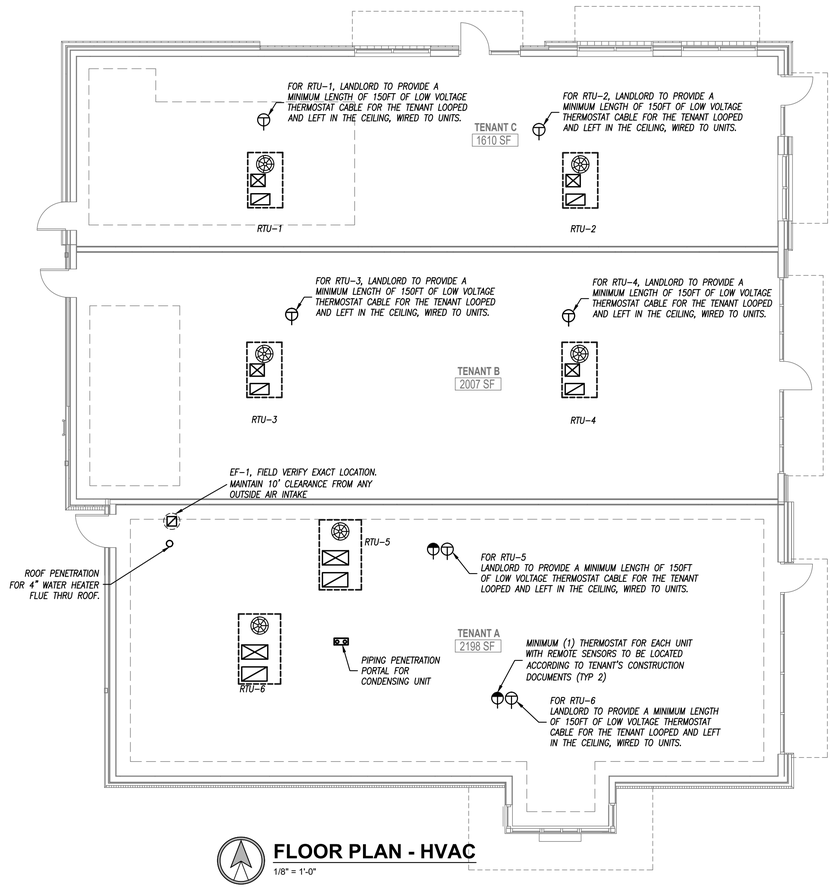

FLOOR PLAN - HVAC

1/8" = 1'-0"

EXHAUST FAN SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	MOUNTING	SERVICE	MAX CFM	STATIC PRESSURE	ELECTRICAL	DRIVE	DISCONNECT	DAMPER	NOTES
EF-1	GREENHECK	G-090-VG	ROOF	RESTROOMS	300	0.31	1/10 HP, 120V, 1 PH.	DIRECT	YES	YES	1

NOTES LEGEND

1. PROVIDE WITH FACTORY ROOF CURB AND BACKDRAFT DAMPER
1. PROVIDE WITH SPEED CONTROLLER

ROOF TOP UNIT SCHEDULE - THREE PHASE ELECTRIC WITH GAS HEAT

PLAN MARK	MANUFACTURER	MODEL NUMBER	SIZE	REFRIGERANT	MINIMUM EFFICIENCY	AIRFLOW	COMPRESSORS	COOLING CAPACITY	CFM	EXTERNAL STATIC	OA CFM	HEATING CAPACITY	ELECTRICAL	WEIGHT	FILTER	NOTES
RTU-1	TRANE	YSC 048 E3	4 TON	R-410A	14 SEER	DOWN	(1) SCROLL	49,000 BTUH	1,600	0.7"	160	80 MBH	208 V., 3 PH, 35 AMP	800 LBS	MERV 13	1,2,3,4
RTU-2	TRANE	YSC 048 E3	4 TON	R-410A	14 SEER	DOWN	(1) SCROLL	49,000 BTUH	1,600	0.7"	160	80 MBH	208 V., 3 PH, 35 AMP	800 LBS	MERV 13	1,2,3,4
RTU-3	TRANE	YSC 036 E3	3 TON	R-410A	14 SEER	DOWN	(1) SCROLL	37,100 BTUH	1,200	0.7"	120	80 MBH	208 V., 3 PH, 30 AMP	800 LBS	MERV 13	1,2,3,4
RTU-4	TRANE	YSC 036 E3	3 TON	R-410A	14 SEER	DOWN	(1) SCROLL	37,100 BTUH	1,200	0.7"	120	80 MBH	208 V., 3 PH, 30 AMP	800 LBS	MERV 13	1,2,3,4
RTU-5	TRANE	YHC 120 F	10 TON	R-410A	11.3 SEER	DOWN	(2) SCROLLS	119,000 BTUH	4,000	1.5"	400	250 MBH	208 V., 3 PH, 60 AMP	1500 LBS	MERV 13	5-14
RTU-6	TRANE	YHC 120 F	10 TON	R-410A	11.3 SEER	DOWN	(2) SCROLLS	119,000 BTUH	4,000	1.5"	400	250 MBH	208 V., 3 PH, 60 AMP	1500 LBS	MERV 13	5-14

NOTES LEGEND

1. PROVIDE ROOF CURB, DISCONNECT SWITCH, HAIL GUARDS, AND ECONOMIZER
2. PROVIDE WALL MOUNTED 7-DAY PROGRAMMABLE THERMOSTAT
3. PROVIDE INTERNAL VIBRATION ISOLATION FOR THE RTU FAN AND COMPRESSORS
4. PROVIDE SMOKE DETECTOR IN RETURN AIR DUCT DROP.
5. NEW ELECTRIC COOLING/GAS HEATING ROOFTOP PACKAGED UNIT BY LANDLORD. VERIFY FINAL LOCATION AT JOBSITE.
6. HIGH EFFICIENCY, DOWN DISCHARGE CONFIGURATION.
7. MOUNT ON CURB WITH NEW ROOF OPENING.
8. PROVIDE WITH FACTORY INSTALLED UNIT MOUNTED DISCONNECT SWITCH.
9. PROVIDE WITH FACTORY INSTALLED NON-POWERED CONVENIENCE SERVICE OUTLET (115V GFCI).
10. PROVIDE WITH FACTORY INSTALLED ENTHALPY TYPE ECONOMIZER.
11. PROVIDE SMOKE DETECTOR IN RETURN AIR DUCT TO SHUT DOWN UNIT UPON DETECTION.
12. PROGRAMMABLE THERMOSTAT WITH REMOTE SENSOR.
13. PROVIDE WITH HAIL GUARDS.
14. PROVIDE WITH POWER EXHAUST.

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STATE OF MISSOURI — Scott Wm McKinley — NUMBER PE-2016007380 — 3/31/2020 — PROFESSIONAL ENGINEER

MO State Certificate of Authority #E-2002020886

MULTI-TENANT BUILDING
STREETS OF WEST PRYOR, LOT 3
LEE'S SUMMIT, MO

SUBMISSION DATES
MARCH 31, 2020

SHEET TITLE
HVAC PLAN

PROJECT NUMBER
190224

SHEET NUMBER
M-102

pkmr ENGINEERS
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MO State Certificate of Authority #E-2002020886

20.052

FILE PATH:
DATE:
DRAWN BY:

PANELBOARD SCHEDULE

PANEL DESIGNATION	MAIN BUS AMPS: 400	VOLTAGE: 120/208V	MOUNTING: RECESSED
P1	MAIN BREAKER: MCB	PHASE/WIRE: 3PH/4W	LOCATION: SEE PLANS
	PANEL TYPE: NQOD – WITH FEED THRU LUGS		MINIMUM AIC: 22K

CIRCUIT DESCRIPTION	CKT. BKR. P	CKT. BKR. AMP	CKT. NO.	CKT. NO.	CKT. BKR. AMP	CKT. BKR. P	CIRCUIT DESCRIPTION
EXHAUST FAN	1	20	1	2	60	3	RTU–1 (VERIFY C.B. SIZE WITH
RECEPTACLES: PLANTERS	1	20	3	4			TENANT'S CONSTRUCTION DOCUMENTS)
DRIVE–THRU WINDOW	1	20	5	6			
PATIO STRING LIGHTS	1	20	7	8	60	3	RTU–2 (VERIFY C.B. SIZE WITH
SPARE	1	20	9	10			TENANT'S CONSTRUCTION DOCUMENTS)
SPARE	1	20	11	12			
GF SPARE	1	20	13	14	20	1	EXTERIOR RECEPTACLES
GF SPARE	1	20	15	16	20	1	ROOF RECEPTACLES
GF SPARE	1	20	17	18	40	2	AIR CURTAIN (VERIFY C.B. SIZE WITH
GF SPARE	1	20	19	20			TENANT'S CONSTRUCTION DOCUMENTS)
GF SPARE	1	20	21	22	20	1	GF SPARE
GF SPARE	1	20	23	24	20	1	GF SPARE
GF SPARE	1	20	25	26	20	1	GF SPARE
GF SPARE	1	20	27	28	20	1	GF SPARE
GF SPARE	1	20	29	30	20	1	GF SPARE
GF SPARE	1	20	31	32	20	1	GF SPARE
GF SPARE	1	20	33	34	20	1	GF SPARE
GF SPARE	1	20	35	36	20	1	GF SPARE
GF SPARE	1	20	37	38	20	1	GF SPARE
GF SPARE	1	20	39	40	20	1	GF SPARE
GF SPARE	1	20	41	42	20	1	GF SPARE
GF SPARE	1	20	43	44	20	1	GF SPARE
GF SPARE	1	20	45	46	20	1	GF SPARE
GF SPARE	1	20	47	48	20	1	GF SPARE
GF SPARE	1	20	49	50	20	1	GF SPARE
GF SPARE	1	20	51	52	20	1	GF SPARE
SPARE	1	20	53	54	20	1	GF SPARE
SPARE	1	20	55	56	20	1	GF SPARE
SPARE	1	20	57	58	20	1	GF SPARE
SPARE	1	20	59	60	20	1	GF SPARE

NOTES:
GF = GROUND FAULT CIRCUIT INTERRUPTER CIRCUIT BREAKER (MUST BE A CIRCUIT BREAKER PER STARBUCKS)

PANELBOARD SCHEDULE

PANEL DESIGNATION	MAIN BUS AMPS: 400	VOLTAGE: 120/208V	MOUNTING: RECESSED
P2	MAIN BREAKER: MCB	PHASE/WIRE: 3PH/4W	LOCATION: SEE PLANS
	PANEL TYPE: NQOD		MINIMUM AIC: 22K

CIRCUIT DESCRIPTION	CKT. BKR. P	CKT. BKR. AMP	CKT. NO.	CKT. NO.	CKT. BKR. AMP	CKT. BKR. P	CIRCUIT DESCRIPTION
GF SPARE	1	20	1	2	20	1	GF SPARE
GF SPARE	1	20	3	4	20	1	GF SPARE
GF SPARE	1	20	5	6	20	1	GF SPARE
GF SPARE	1	20	7	8	20	1	GF SPARE
GF SPARE	1	20	9	10	20	1	GF SPARE
GF SPARE	1	20	11	12	20	1	GF SPARE
GF SPARE	1	20	13	14	20	1	GF SPARE
GF SPARE	1	20	15	16	20	1	GF SPARE
GF SPARE	1	20	17	18	20	1	GF SPARE
GF SPARE	1	20	19	20	20	1	GF SPARE
GF SPARE	1	20	21	22	20	1	GF SPARE
GF SPARE	1	20	23	24	20	1	GF SPARE
GF SPARE	1	20	25	26	20	1	GF SPARE
GF SPARE	1	20	27	28	20	1	GF SPARE
GF SPARE	1	20	29	30	20	1	GF SPARE
GF SPARE	1	20	31	32	20	1	GF SPARE
GF SPARE	1	20	33	34	20	1	GF SPARE
GF SPARE	1	20	35	36	20	1	GF SPARE
GF SPARE	1	20	37	38	20	1	GF SPARE
GF SPARE	1	20	39	40	20	1	GF SPARE
SPARE	1	20	41	42	20	1	SPARE
SPARE	1	20	43	44	20	1	SPARE
SPARE	1	20	45	46	20	1	SPARE
SPARE	1	20	47	48	20	1	SPARE
SPARE	1	20	49	50	20	1	SPARE
SPARE	1	20	51	52	20	1	SPARE
SPARE	1	20	53	54	20	1	SPARE
SPARE	1	20	55	56	20	1	SPARE
SPARE	1	20	57	58	20	1	SPARE
SPARE	1	20	59	60	20	1	SPARE

NOTES:
GF = GROUND FAULT CIRCUIT INTERRUPTER CIRCUIT BREAKER (MUST BE A CIRCUIT BREAKER PER STARBUCKS)

PANELBOARD SCHEDULE

PANEL DESIGNATION	MAIN BUS AMPS: 100	VOLTAGE: 120/240V	MOUNTING: SURFACE
HP	MAIN BREAKER: 100	PHASE/WIRE: 3PH/4W	LOCATION: EXTERIOR
	PANEL TYPE: NEMA 3R		MINIMUM AIC: 22K

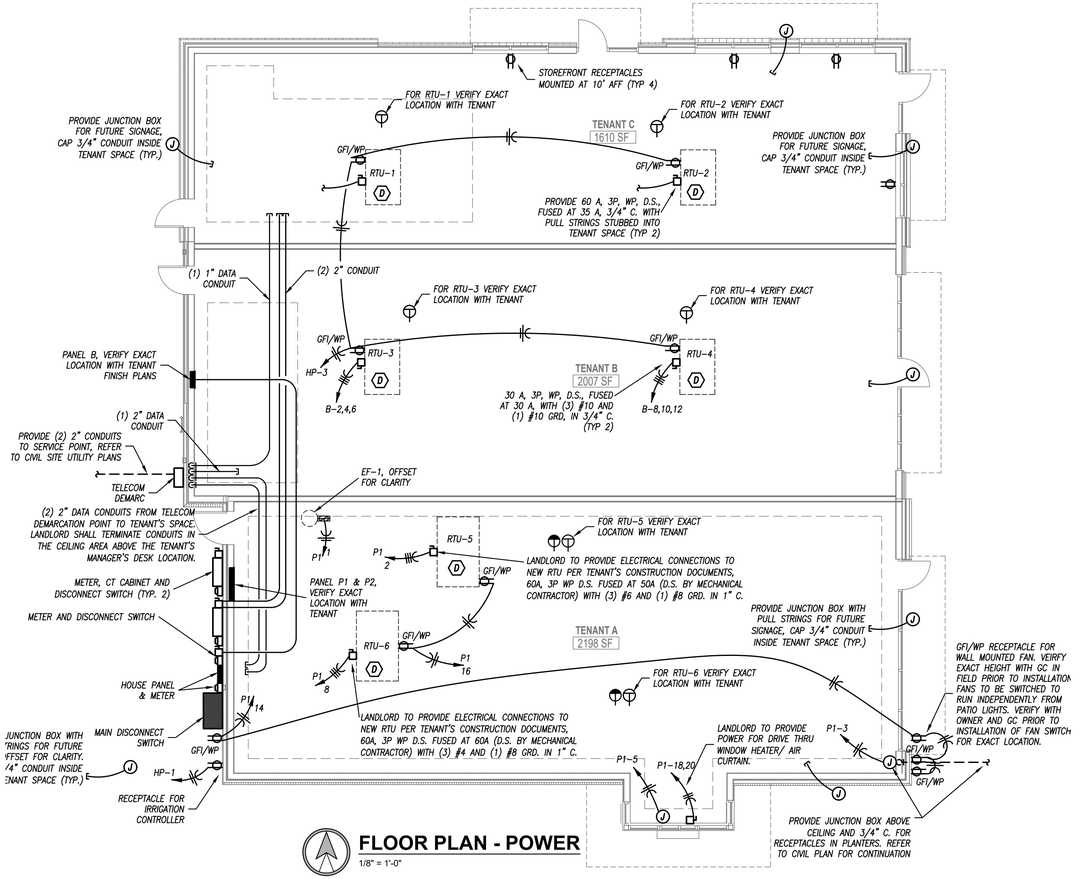
CIRCUIT DESCRIPTION	CKT. BKR. P	CKT. BKR. AMP	CKT. NO.	CKT. NO.	CKT. BKR. AMP	CKT. BKR. P	CIRCUIT DESCRIPTION
IRRIGATION CONTROLLER	1	20	1	2	20	2	SITE LTG: PARKING LOT
ROOFTOP RECEPTACLES	1	20	3	4			
SPARE	1	20	5	6	20	2	SITE LTG: PARKING LOT
SPARE	1	20	7	8			
SPARE	1	20	9	10	20	1	SITE LTG: CANOPIES
SPARE	1	20	11	12	20	1	SITE LTG: WALL PACKS
SPARE	1	20	13	14	20	1	SITE LTG: WALL PACKS
SPARE	1	20	15	16	20	1	SPARE
SPARE	1	20	17	18	20	1	SPARE
SPARE	1	20	19	20	20	1	SPARE
SPACE			21	22			SPACE
SPACE			23	24			SPACE
SPACE			25	26			SPACE
SPACE			27	28			SPACE
SPACE			29	30			SPACE

NOTES:
NEMA 3R RATED PANEL WITH LOCKABLE COVER

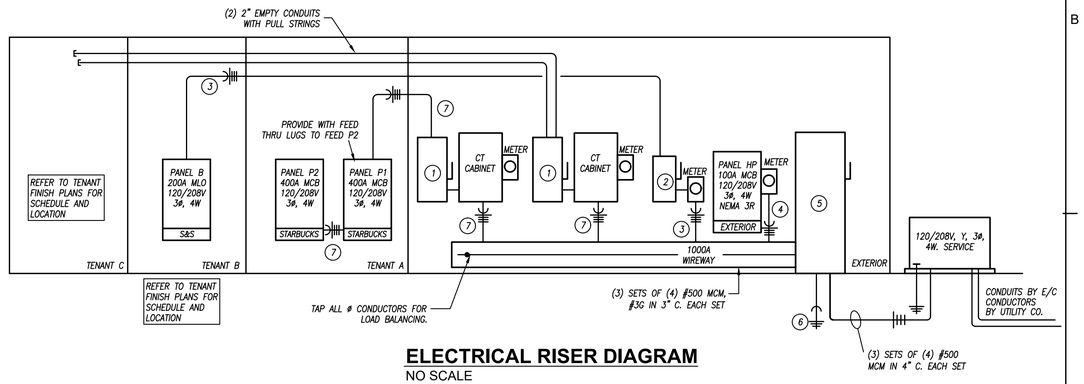
PANELBOARD SCHEDULE

PANEL DESIGNATION	MAIN BUS AMPS: 400	VOLTAGE: 120/208V	MOUNTING: RECESSED
B	MAIN BREAKER: MCB	PHASE/WIRE: 3PH/4W	LOCATION: SEE PLANS
	PANEL TYPE: NQOD		MINIMUM AIC: 22K

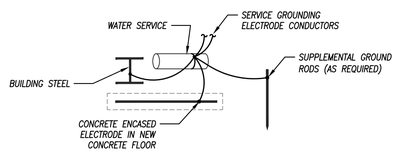
CIRCUIT DESCRIPTION	CKT. BKR. P	CKT. BKR. AMP	CKT. NO.	CKT. NO.	CKT. BKR. AMP	CKT. BKR. P	CIRCUIT DESCRIPTION
SPARE	1	20	1	2	30	3	RTU–3 (VERIFY C.B. SIZE WITH
SPARE	1	20	3	4			TENANT'S CONSTRUCTION DOCUMENTS)
SPARE	1	20	5	6			
SPARE	1	20	7	8	30	3	RTU–4 (VERIFY C.B. SIZE WITH
SPARE	1	20	9	10			TENANT'S CONSTRUCTION DOCUMENTS)
SPARE	1	20	11	12	20	1	SPARE
SPARE	1	20	13	14	20	1	SPARE
SPARE	1	20	15	16	20	1	SPARE
SPARE	1	20	17	18	20	1	SPARE
SPARE	1	20	19	20	20	1	SPARE
SPARE	1	20	21	22	20	1	SPARE
SPARE	1	20	23	24	20	1	SPARE
SPARE	1	20	25	26	20	1	SPARE
SPARE	1	20	27	28	20	1	SPARE
SPARE	1	20	29	30	20	1	SPARE
SPARE	1	20	31	32	20	1	SPARE
SPARE	1	20	33	34	20	1	SPARE
SPARE	1	20	35	36	20	1	SPARE
SPARE	1	20	37	38	20	1	SPARE
SPARE	1	20	39	40	20	1	SPARE
SPARE	1	20	41	42	20	1	SPARE



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



ELECTRICAL RISER DIAGRAM
NO SCALE



GROUNDING ELECTRODE SYSTEM
N.T.S

ELECTRICAL RISER KEYED NOTES

1. 400 AMP, 3 PH, NEMA 3R DISCONNECT SWITCH FUSED AT 400 AMP
2. 200 AMP, 3 PH, NEMA 3R DISCONNECT SWITCH FUSED AT 200 AMP
3. (4) #3/0 AND (1) #6 GRD. IN 2" C.
4. (4) #1 AND (1) #8 GRD. IN 1–1/2" C.
5. 1000A 120/208V, 3PH, 4W NEMA 3R ELECTRONIC TRIP CIRCUIT BREAKER SERVICE DISCONNECT
6. #3/0 GROUNDING ELECTRODE CONDUCTOR. RE: DETAIL.
7. 2 SETS OF (4) #3/0 AND (1) #1/0 GRD. IN 2–1/2"

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MULTI-TENANT BUILDING
STREETS OF WEST PRYOR, LOT 3
LEE'S SUMMIT, MO

SUBMISSION DATES
MARCH 31, 2020

SHEET TITLE
POWER PLAN

PROJECT NUMBER
190224

SHEET NUMBER
E-101

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ELECTRICAL SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

CIRCUITING

- HOME RUN (2#12 1#12G UNO)
- INDICATES 2 PHASE, 1 N, & 1 GRD CONDUCTOR
- HOME RUN: INDICATES SHARED CIRCUIT
- HOME RUN: INDICATES #10 CONDUCTORS ENTIRELY

UTILITIES

- UGE — UNDERGROUND ELECTRICAL
- OHE — OVERHEAD ELECTRICAL
- TELE — TELECOMMUNICATIONS CONDUIT
- UGT — UNDERGROUND TELECOMMUNICATIONS CONDUIT

LIGHTING

- FLUORESCENT LIGHT FIXTURE
- FLUOURESCENT STRIP FIXTURE
- SURFACE/RECESSED LIGHT FIXTURE
- WALL-MOUNTED LIGHT FIXTURE
- POLE-MOUNTED LIGHT FIXTURE
- EXIT LIGHT
- BATTERY-OPERATED EMERGENCY LIGHT (WALL MTD)
- BATTERY-OPERATED EMERGENCY LIGHT (CEILING MTD)
- WALL-MOUNTED COMBINATION EXIT LIGHT/ BATTERY-OPERATED EMERGENCY LIGHT
- $ — LIGHT SWITCH – SINGLE POLE
- $3 — LIGHT SWITCH – 3-WAY
- $4 — LIGHT SWITCH – 4-WAY
- $K — LIGHT SWITCH – KEY
- $D — LIGHT SWITCH – DIMMER
- $PL — LIGHT SWITCH – PILOT LIGHT
- $2P — LIGHT SWITCH – 2 POLE
- $3D — LIGHT SWITCH – 3-WAY DIMMER
- $M — WALL-MOUNTED MOTION SWITCH
- (M) — CEILING-MOUNTED MOTION SWITCH
- SB — SWITCHBANK – REFER TO DETAILS
- FD1 — DIMMER BOARD
- RCS-1 — REMOTE CONTROL SWITCH AS SCHEDULED
- TC — TIMECLOCK – REFER TO PLANS / DETAILS

EQUIPMENT

- DISCONNECT SWITCH. RE: PLANS FOR INFORMATION.
- MAGNETIC MOTOR STARTER
- COMBINATION DISCONNECT SWITCH / MOTOR STARTER
- TOGGLE-TYPE DISCONNECT. FURNISH WITH THERMAL MOTOR PROTECTION WHERE SERVING FANS/PUMPS.
- SURFACE PANELBOARD
- RECESSED PANELBOARD
- DISTRIBUTION PANELBOARD
- SWITCHBOARD. FEEDER/MAIN CIRCUIT BREAKER SECTION AND DISTRIBUTION SECTION.

GENERAL SYMBOLS

- INDICATES CONNECT TO EXISTING
- INDICATES ELEVATION

POWER DEVICES

- DUPLEX RECEPTACLE.
- LINE THRU DEVICE INDICATES ABOVE COUNTER
- GFI — SPECIAL DUPLEX RECEPTACLE (GFCI, ISOLATED GROUND, ETC.)
- QUADPLEX RECEPTACLE
- 5-50R — SIMPLEX RECEPTACLE W/NEMA CONFIG AS NOTED
- 5-50R — MULTI-POLE RECEPTACLE W/NEMA CONFIG AS NOTED
- CEILING MOUNTED RECEPTACLE
- RECEPTACLE/DEVICE MOUNTED IN "TOMBSTONE"
- POKE-THRU WITH POWER
- POKE-THRU WITH TELECOMMUNICATIONS
- POKE-THRU W/POWER AND TELECOM
- TG — SINGLE GANG FLOOR BOX (2, 3, 4 GANG SIMILAR)
- DIVIDED POWER POLE
- C — CLOCK RECEPTACLE
- PLUG MOLD / WIRE MOLD AS SPECIFIED
- J — JUNCTION BOX
- T — THERMOSTAT – ELECTRIC
- PUSH BUTTON
- MOTOR

TELEPHONE/DATA

- TELEPHONE OUTLET (SINGLE-GANG BOX WITH (1) 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING)
- LINE THRU DEVICE INDICATES ABOVE COUNTER
- DATA OUTLET (DOUBLE-GANG BOX WITH (2) 3/4" CONDUITS TO ABOVE ACCESSIBLE CEILING)
- TELEPHONE/DATA OUTLET (DOUBLE-GANG BOX WITH (2) 3/4" CONDUITS TO ABOVE ACCESSIBLE CLG.)
- 1V — PHONE OUTLET WITH NUMBER OF PHONE JACKS AS INDICATED – SEE DETAILS FOR ADD'L INFO.
- 1D — DATA OUTLET WITH NUMBER OF PHONE JACKS AS INDICATED – SEE DETAILS FOR ADD'L INFO.
- 1D/1V — PHONE/DATA OUTLET WITH NUMBER OF PHONE/DATA JACKS AS INDICATED – SEE DETAILS FOR ADD'L INFO.
- W — WALL-MOUNTED WIRELESS INTERNET TRANSMITTER
- W — CEILING-MOUNTED WIRELESS INTERNET TRANSMITTER

AUDIO/VISUAL

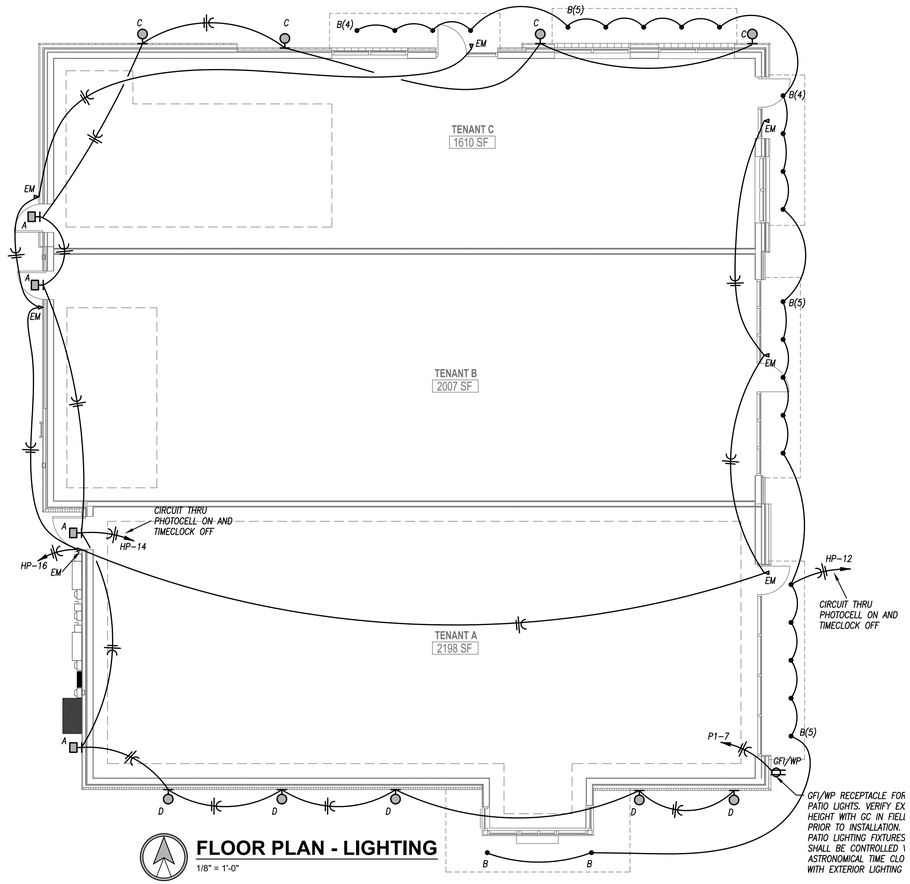
- TV — TELEVISION OUTLET (SINGLE GANG BOX WITH (1) 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING)
- TR — REVERSE TELEVISION OUTLET – CABLE TO HEAD END
- TDC — TEACHER'S DESK CONNECTIONS – RE: DETAILS
- S — WALL SPEAKER
- S — CEILING SPEAKER
- S — WALL SPEAKER – HORN TYPE
- S — CEILING SPEAKER – HORN TYPE
- S SUB — CEILING SPEAKER – SUBWOOFER
- S SS — CEILING SPEAKER – SOUND SYSTEM
- V — VOLUME CONTROL
- I — INTERCOM CALL STATION
- INTERCOM HANDSET
- SOUND SYSTEM AUDIO JACK
- RM — REMOTE MICROPHONE CONTROL
- PAS — PUBLIC ADDRESS SYSTEM AMPLIFIER
- IMS — INTERCOM MASTER STATION

FIRE ALARM

- F — MANUAL PULL STATION
- D — CEILING SMOKE DETECTOR
- D — DUCT SMOKE DETECTOR
- H — HEAT DETECTOR
- WF — WATERFLOW SWITCH
- TS — TAMPER SWITCH
- 75 — VISIBLE NOTIFICATION DEVICE WITH CANDELA RATING. 75cd RATING UNLESS OTHERWISE NOTED ON PLANS.
- 30 — AUDIBLE/VISIBLE NOTIFICATION DEVICE WITH CANDELA RATING. 75cd UNLESS OTHERWISE NOTED ON PLANS.
- HORN
- 75 — CEILING-MOUNTED STROBE LIGHT WITH CANDELA RATING. MINIMUM OF 75cd RATING.
- 30 — CEILING-MOUNTED COMBINATION HORN/STROBE WITH CANDELA RATING. MIN. OF 75cd RATING.
- CEILING-MOUNTED HORN
- CEILING-MOUNTED SPEAKER
- R — RELAY
- FACP — FIRE ALARM CONTROL PANEL
- FAAP — FIRE ALARM ANNUNCIATOR PANEL
- FARA — REMOTE ANNUNCIATOR PANEL
- FAEC — FIRE ALARM EXTENDER CABINET
- DH — DOOR HOLDER
- D 120V — SINGLE / MULTI-STATION 120V SMOKE ALARM
- ZAM — ZONE ADDRESSABLE MODULE
- IAM — INDIVIDUAL ADDRESSABLE MODULE
- HFSS — KITCHEN HOOD FIRE SUPPRESSION SYSTEM PANEL
- H — KITCHEN HOOD REMOTE PULL STATION
- ARA — AREA OF RESCUE ASSISTANCE STATION
- ARAM — AREA OF RESCUE ASSISTANCE MASTER STATION

SECURITY

- FIXED CAMERA
- PTZ — PAN/TILT/ZOOM CAMERA
- PROX — PROXIMITY TYPE CARD READER
- CARD — SWIPE CARD READER
- BG — BREAK GLASS DETECTOR
- ES — ELECTRIC STRIKE
- MD — SECURITY MOTION DETECTOR
- KP — KEYPAD / MAG LOCK
- B — BUTTON / MAG LOCK



FLOOR PLAN - LIGHTING

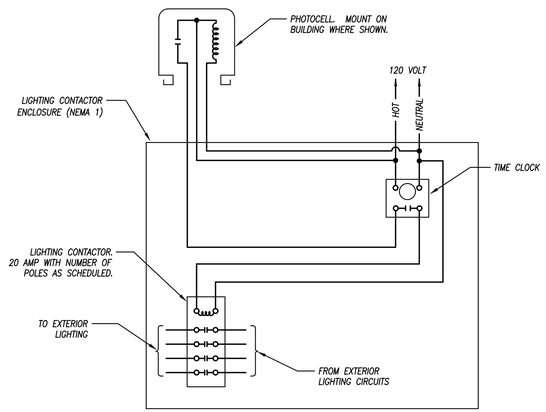
1/8" = 1'-0"

LIGHT FIXTURE SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	MOUNTING	FINISH	LAMP CODE	LAMP QUANTITY	NOTES
AA	MCGRAW-EDISON	GLEON-AF-03-LED-E1-T4FT	25' POLE	BRONZE	166W	1	1,2,3
BB	MCGRAW-EDISON	GLEON-AF-03-LED-E1-T3	25' POLE	BRONZE	166W	1	1,2,3
CC	MCGRAW-EDISON	GLEON-AF-03-LED-E1-T3	25' POLE	BRONZE	166W PER HEAD	1	1,2,3
DD	MCGRAW-EDISON	GLEON-AF-03-LED-E1-T2	25' POLE	BRONZE	166W	1	1,2,3
A	COOPER	XTOR3B	SURFACE	BRONZE	26W LED		1,2
B	JUNO LIGHTING	MD1LWG2-3K-FL-BL	RECESSED	BLACK	5W LED	–	1,2,3
C	AFX	BMW5171800L30MVBZ	SURFACE WALL	BRONZE	1,800 LUMENS/19W	--	1,2
D	HINKLEY & FR	ATLANTIS 1649BZ-LED	WALL/SURFACE	BRONZE	6W LED	–	1,2,3

NOTES LEGEND

1 - PROVIDE WET LOCATION RATED FIXTURE
2 - PROVIDE COLD LOCATION RATED BALLAST
3 - PROVIDE SQUARE STRAIGHT STEEL POLE RATED FOR 100 MPH WIND GUSTS, PRIMED AND PAINTED TO MATCH FIXTURE
4 - PROVIDE ELECTRONIC BALLAST



EXTERIOR LIGHTING CONTROL

NOT TO SCALE

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MULTI-TENANT BUILDING
STREETS OF WEST PRYOR, LOT 3
LEE'S SUMMIT, MO

SUBMISSION DATES
MARCH 31, 2020

SHEET TITLE
LIGHTING PLAN

PROJECT NUMBER
190224

SHEET NUMBER
E-102

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