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 / A-202 / B3
- WALL SECTION TAG — B5 / A-202 SIM
- DETAIL CALLOUT — A2 / A-303 SIM; 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 & M
CONSTRUCTION TYPE:	5B
ALLOWABLE HEIGHT:	40 FT = 1 STORIES
ACTUAL HEIGHT:	25 FT = 1 STORIES

ALLOWABLE FLOOR AREA:

ALLOWABLE FLOOR AREA:	6,000 SF
FRONTAGE INCREASE: I = (F / P - .25) W / 30	
I = (344.5 / 344.5 - .25) 30 / 30 = .75 : 6000 x .75 =	4,000 SF
TOTAL ALLOWABLE FLOOR AREA:	10,000 SF

STATEMENT OF WORK

GROSS BUILDING AREA:

TENANT A:	2198 SF
TENANT C:	1601 SF
TENANT E:	3112 SF
TOTAL AREA:	6911 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 C				
SEATING	716 SF	1	1	@ 15 PSF = 48
BACK OF HOUSE	487 SF	1	1	@ 200 PSF = 3
TENANT E	3112 SF	2	3	@ 60 PSF = 52
TOTAL	6023 SF			OCCUPANTS = 168

PLUMBING FIXTURES:

PLUMBING FIXTURES TO BE INCLUDED IN INDIVIDUAL TENANT FINISH SUBMITTALS

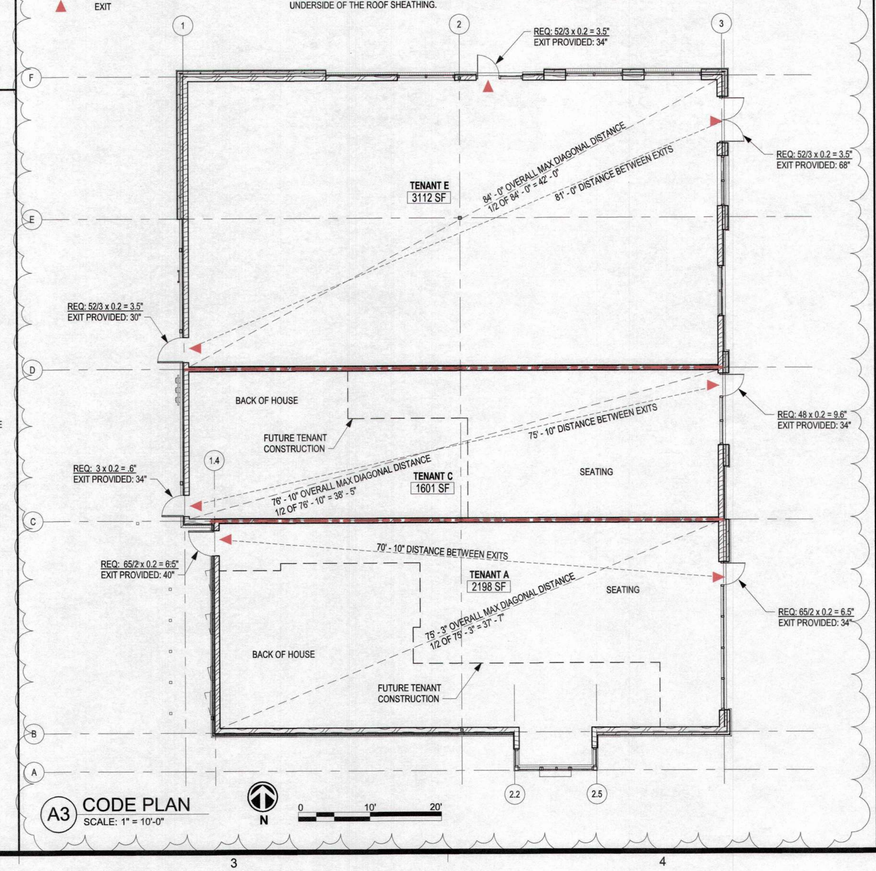
MISCELANEOUS:

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
2231 SW WANAMAKER RD SUITE 303
TOPEKA, KANSAS 66614

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BETH VALDIVIA
PHONE: 785-273-7540
E-MAIL: MKH@SDGARCH.COM
BETH@SDGARCH.COM

MECHANICAL & ELECTRICAL DESIGN

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TOPEKA, KANSAS 66614

CONTACT: AARON SCOTT, PE
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SM ENGINEERING
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COLUMBIA, MO 65203

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SHEET INDEX

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/27/2020

Joe Frogge

Digitally signed by Joe Frogge
DN: cn=Joe Frogge, o=Lee's Summit, ou=Development, O=US, Users, DC=COLS, DC=LOC
Reason: I release for construction
Date: 2020.07.27 08:58:00-05'00'

schwerdt design group
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MISSOURI STATE CERTIFICATE OF AUTHORITY
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STATE OF MISSOURI
MICHAEL K. HAMPTON
NUMBER
A-2008027080
MICHAEL K. HAMPTON, PE
ARCHITECT
MO# A-2008027080

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

SUBMISSION DATES	
04/07/2020	
1 ADD-1	4/23/20

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 V6.rvt
DATE: 4/24/2020 11:09:51 AM
DRAWN BY: Author

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

07/27/2020

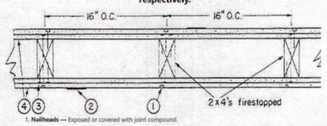
Design No. U301

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 b 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. lon nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layer 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 Moldtk 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, GPYSS, 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 DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, 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, FSWR-C, FSL

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, GRXX

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-G, 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, ULX, 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, F4 jone 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-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.
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, FSW-G, FSWR-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 99.5% 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 a 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 inne 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 layer 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 (CONX) eligible for use in Design Nos. U305 and L501 or G512. 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, Easi-Lite 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 8 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 #6 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 A2378

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.
REGUPOL 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. Philips 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 BC+ 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 SAFEnSOUND

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 BZUZ) 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 3/8 in. for steel framing members, and a minimum of 3/4 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 comsion 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 — Nesseal™ 2.0 or Nesseal™ 2.0 LB 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 GacoCFSpray F4500, GacoProFill FR6500R, Gaco-05ZN, GacoOnePass F1850, GacoOnePass Low OXIP F1880, and Gaco WallFoam 180M.

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 G2", "Xci FoilF", "Xci G2.16N", "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

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SCHWERDT DESIGN GROUP
MISSOURI STATE CERTIFICATE OF AUTHORITY
#F00335876

STATE OF MISSOURI
MICHAEL K. HAMPTON
NUMBER A-2008027042
13 MAY 2020
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
04/07/2020

SHEET TITLE
UL DESIGNATIONS

PROJECT NUMBER
190224

SHEET NUMBER
G-002

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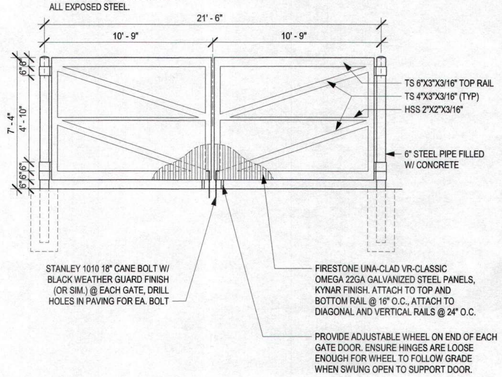
DRAWN BY: Author

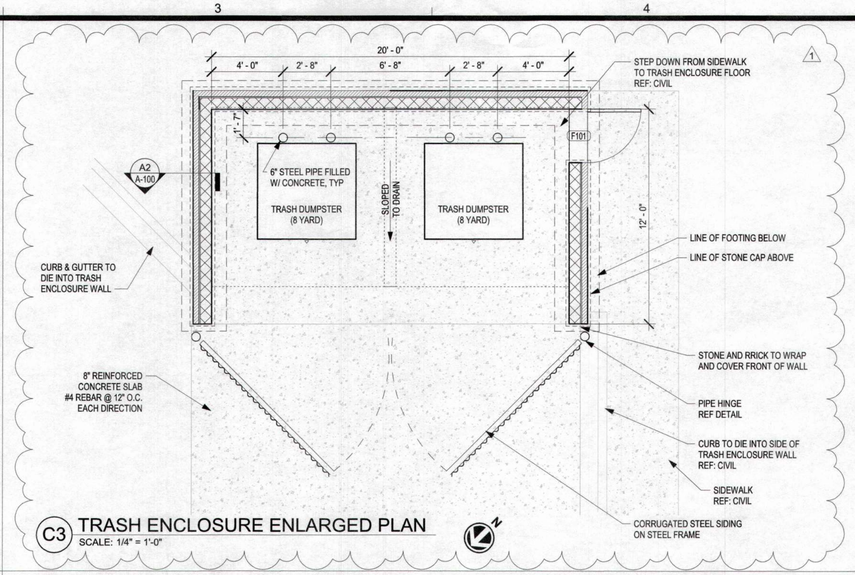
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

07/27/2020

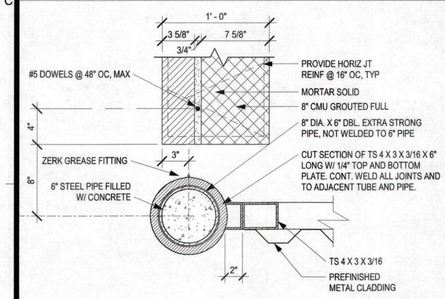
NOTE: CONTINOUS WELD ALL STEEL JOINTS AND GRIND SMOOTH. PAINT ALL EXPOSED STEEL.



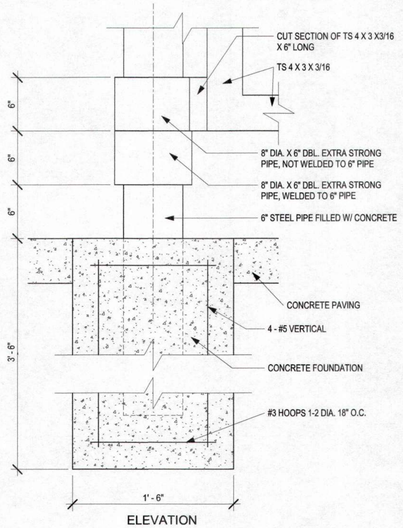
C1 TRASH ENCLOSURE GATE ELEVATION
SCALE: 1/4" = 1'-0"



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

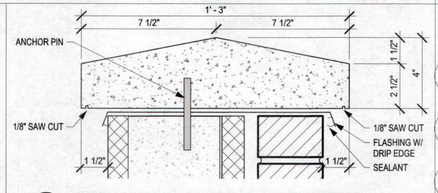


PLAN SECTION

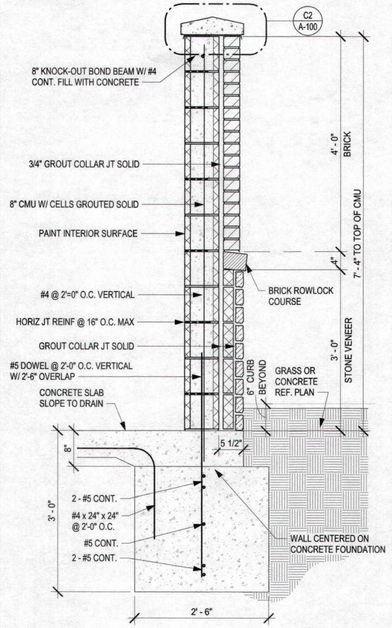


ELEVATION

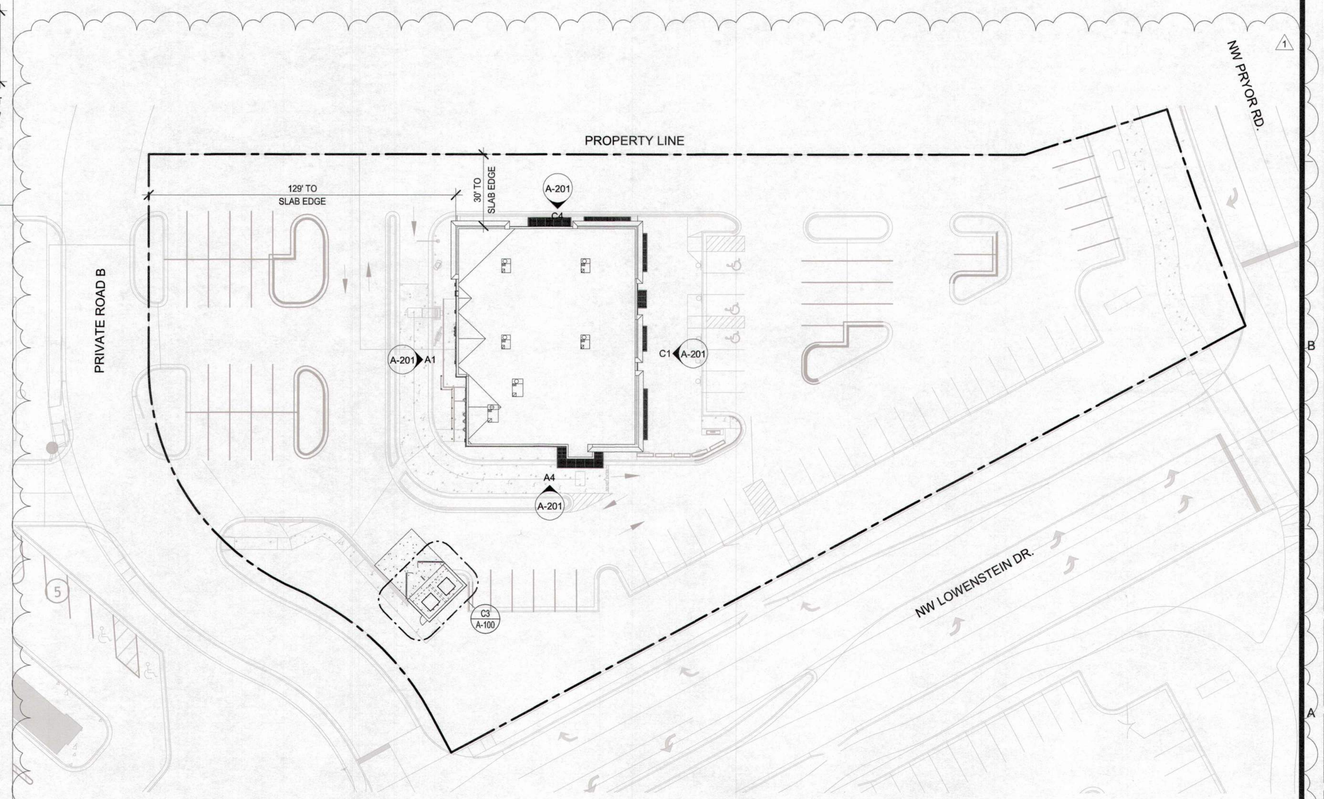
A1 ENCLOSURE GATE HINGE DETAIL
SCALE: 1 1/2" = 1'-0"



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"

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topeka, kansas 66614-4275
phone: 785.273.7540
suite 303
SCHWERDT DESIGN GROUP
MISSOURI STATE CERTIFICATE OF AUTHORITY
#F0035876
STATE OF MISSOURI
MICHAEL K. HAMPTON
MICHAEL K. HAMPTON, AIA
ARCHITECT
MO# A-2008027242

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

SUBMISSION DATES	
04/07/2020	
1 ADD-1	4/23/20

SHEET TITLE
SITE PLAN & TRASH ENCLOSURE DETAILS

PROJECT NUMBER
190224

SHEET NUMBER
A-100

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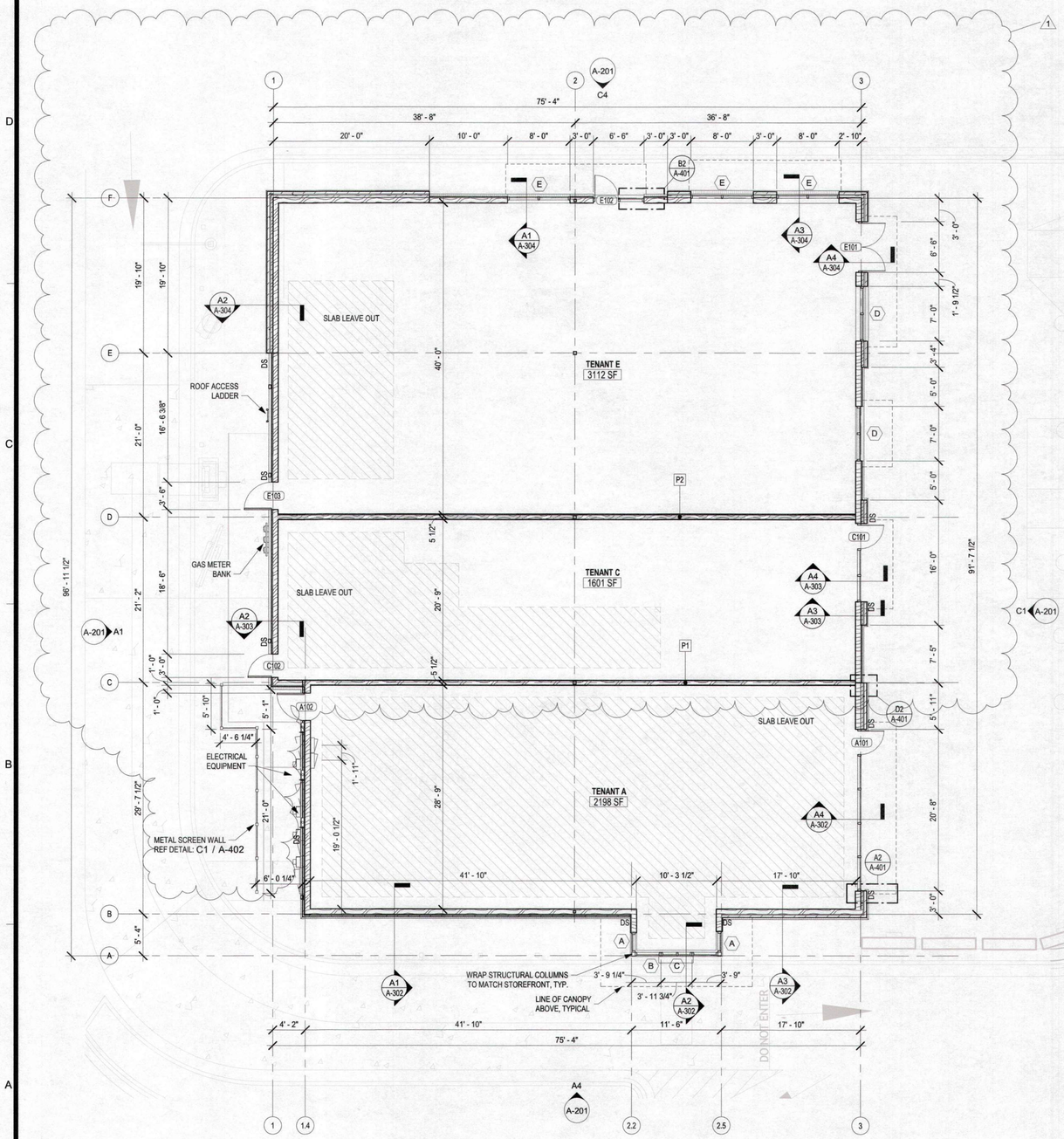
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/27/2020



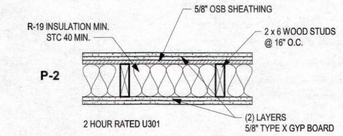
A1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

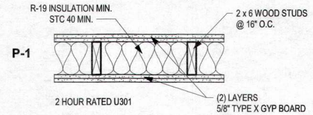
0 4' 8' 16'

GENERAL PLAN NOTES

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



NOTES: ALL PENETRATIONS THRU DEMISING WALLS MUST BE FIRESTOPPED.
SHEATHING ADDED FOR SHEAR WALL CONDITION



NOTES: ALL PENETRATIONS THRU DEMISING WALLS MUST BE FIRESTOPPED.

C5 PARTITION TYPES
SCALE: 1" = 1'-0"

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phone: 785.273.7540
SCHWERDT DESIGN GROUP
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#F0035876
STATE OF MISSOURI
MICHAEL K. HAMPTON
NUMBER A-2002036042
MICHAEL K. HAMPTON, AIA
ARCHITECT
M.W.A.2002036042

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

SUBMISSION DATES
04/07/2020
1 ADD-1 4/23/20

SHEET TITLE
FLOOR PLAN

PROJECT NUMBER
190224

SHEET NUMBER
A-101

FILEPATH: F:\1_Projects\SDG\190224 Streets of West Pryor - Lot #3\05_Drawings\Revit\190224 West Pryor Lot 3 V6.rvt
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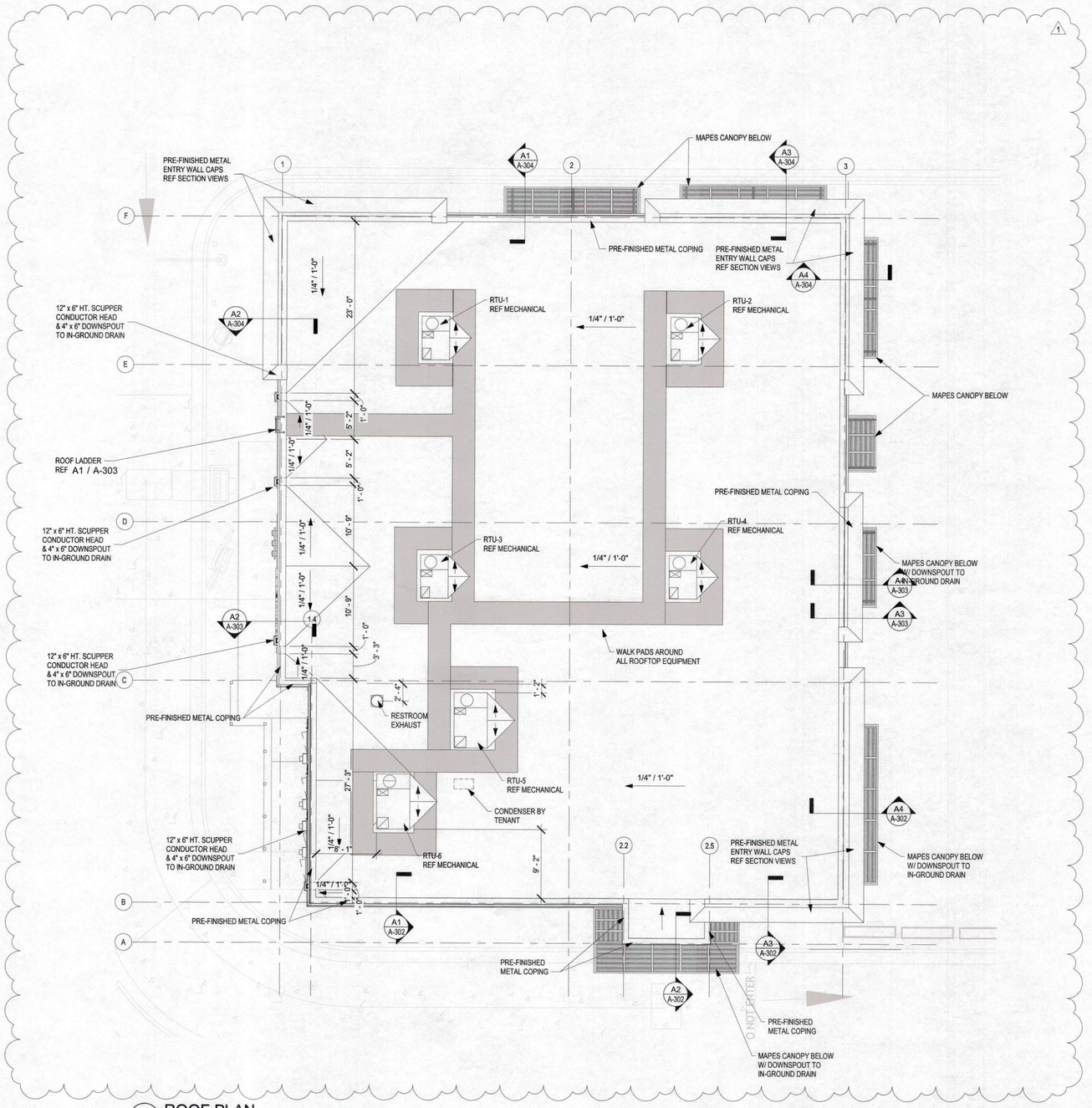
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

07/27/2020



A1 ROOF PLAN
SCALE: 1/8" = 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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STATE OF MISSOURI
MICHAEL K. HAMPTON
NUMBER A-2002027644
04/24/2020
MICHAEL K. HAMPTON, AIA
ARCHITECT
MO# A-2002027644

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

SUBMISSION DATES	
04/07/2020	
1 ADD-1	4/23/20

SHEET TITLE
ROOF PLAN

PROJECT NUMBER
190224

SHEET NUMBER
A-102

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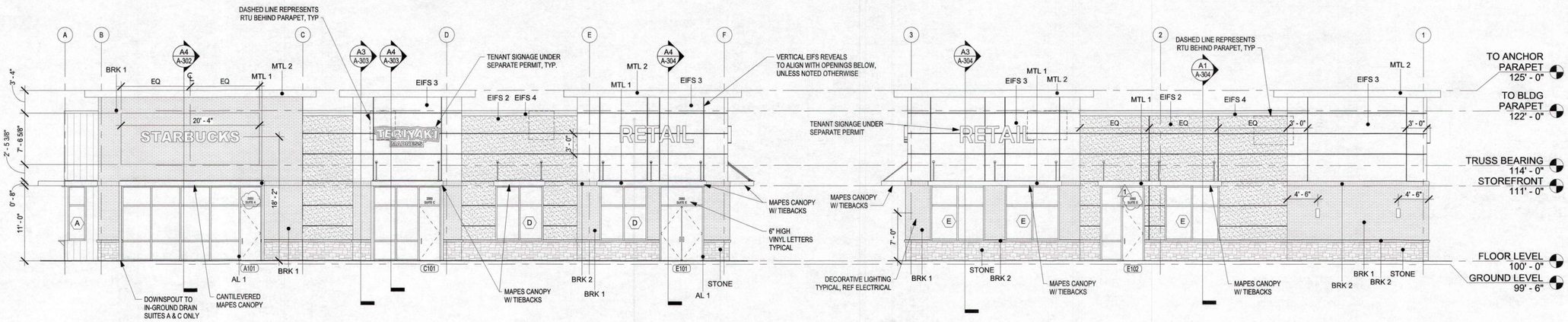
07/27/2020

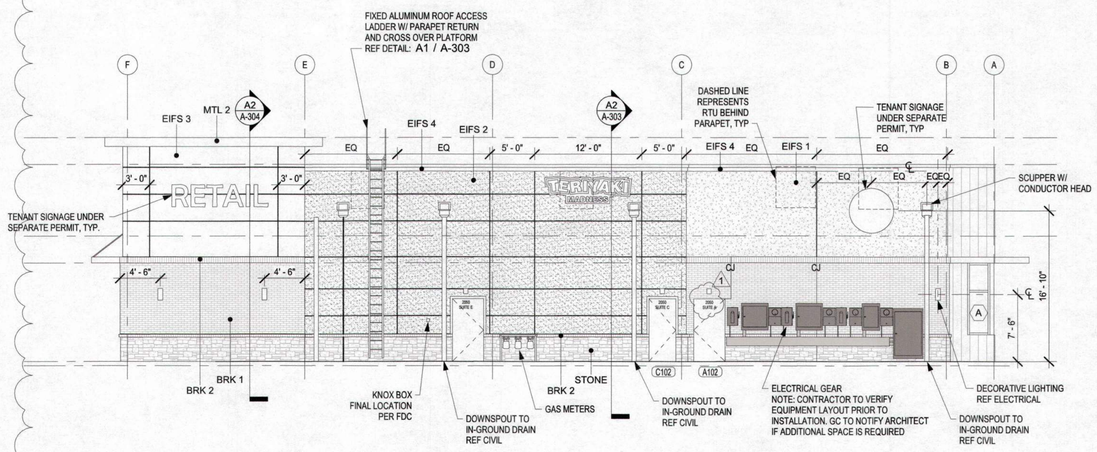
MATERIAL LEGEND

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
EIFS 4:	EIFS / DRYVIT / BLACK (MATCH MTL 2) / 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

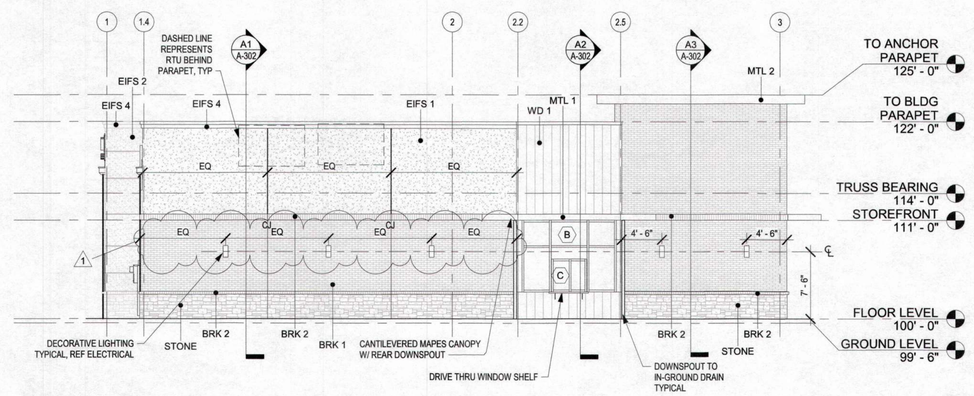


C1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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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MO# A-2003027032

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

SUBMISSION DATES
04/07/2020
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SHEET TITLE
BUILDING ELEVATIONS

PROJECT NUMBER
190224

SHEET NUMBER
A-201

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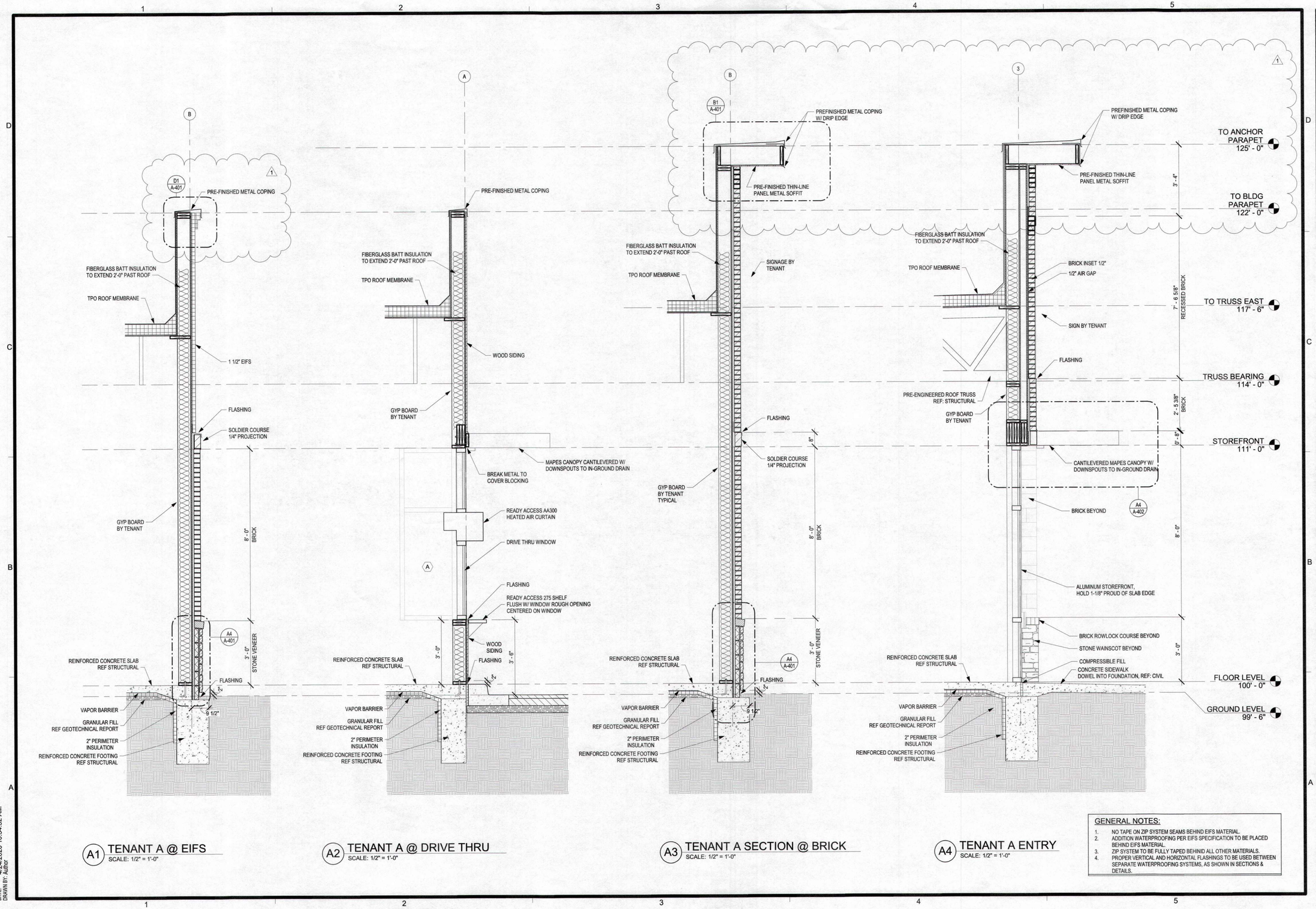

A1 TENANT A @ EIFS
SCALE: 1/2" = 1'-0"

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"

GENERAL NOTES:

1. NO TAPE ON ZIP SYSTEM SEAMS BEHIND EIFS MATERIAL.
2. ADDITION WATERPROOFING PER EIFS SPECIFICATION TO BE PLACED BEHIND EIFS MATERIAL.
3. ZIP SYSTEM TO BE FULLY TAPED BEHIND ALL OTHER MATERIALS.
4. PROPER VERTICAL AND HORIZONTAL FLASHINGS TO BE USED BETWEEN SEPARATE WATERPROOFING SYSTEMS, AS SHOWN IN SECTIONS & DETAILS.

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STATE OF MISSOURI
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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
04/07/2020
1 ADD-1 4/23/20

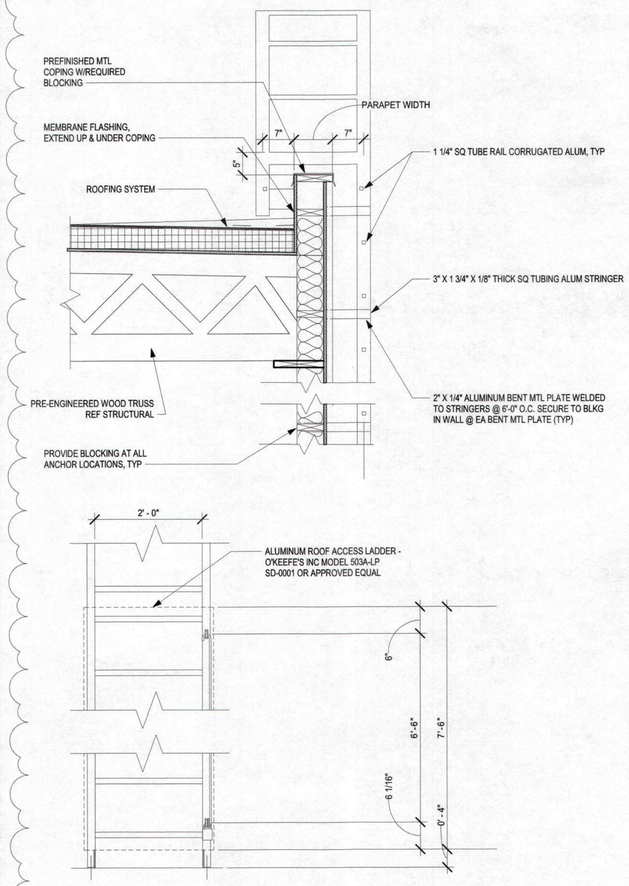
SHEET TITLE
TENANT A WALL SECTIONS

PROJECT NUMBER
190224

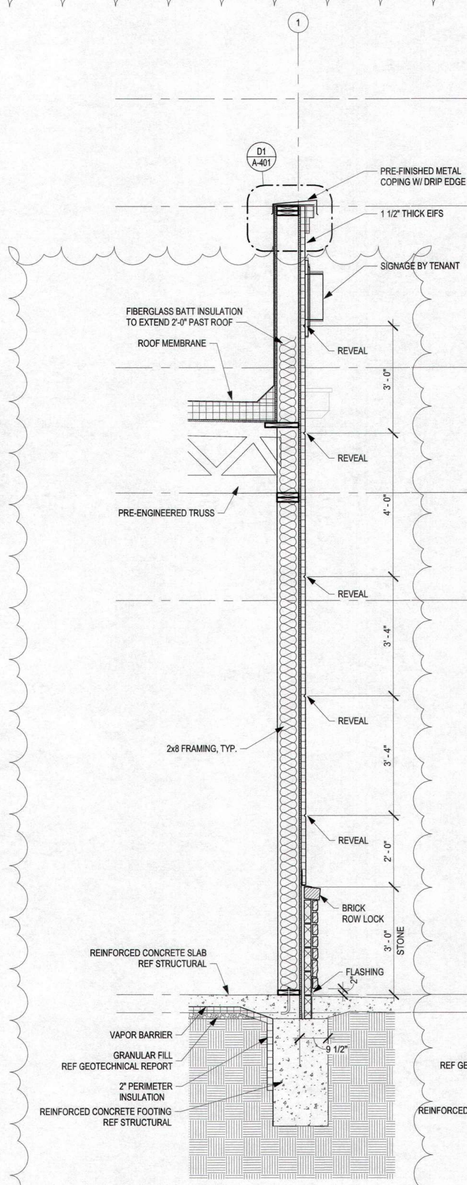
SHEET NUMBER
A-302

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

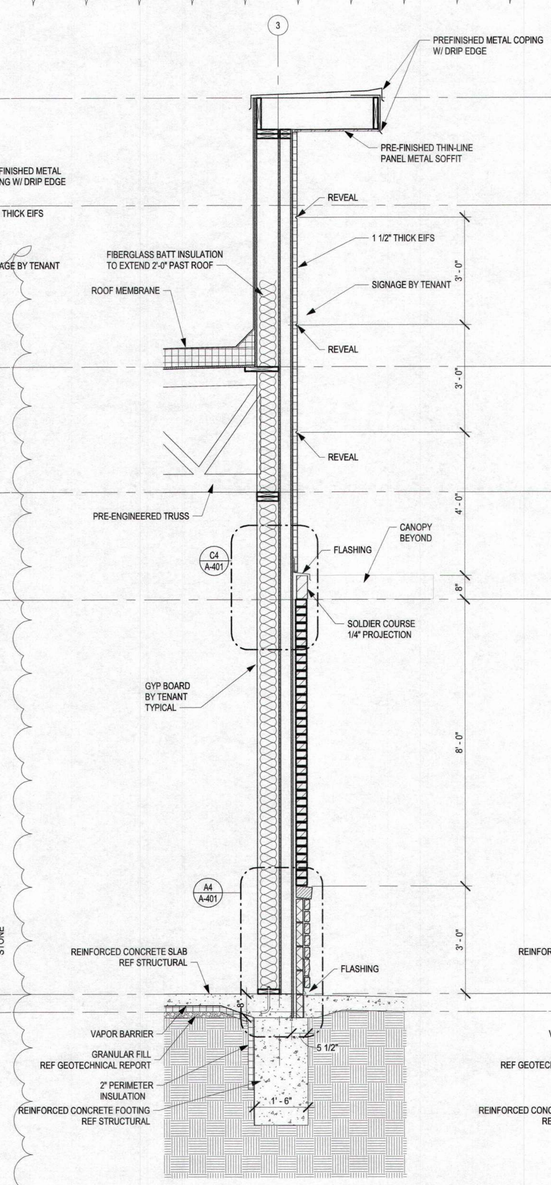
07/27/2020



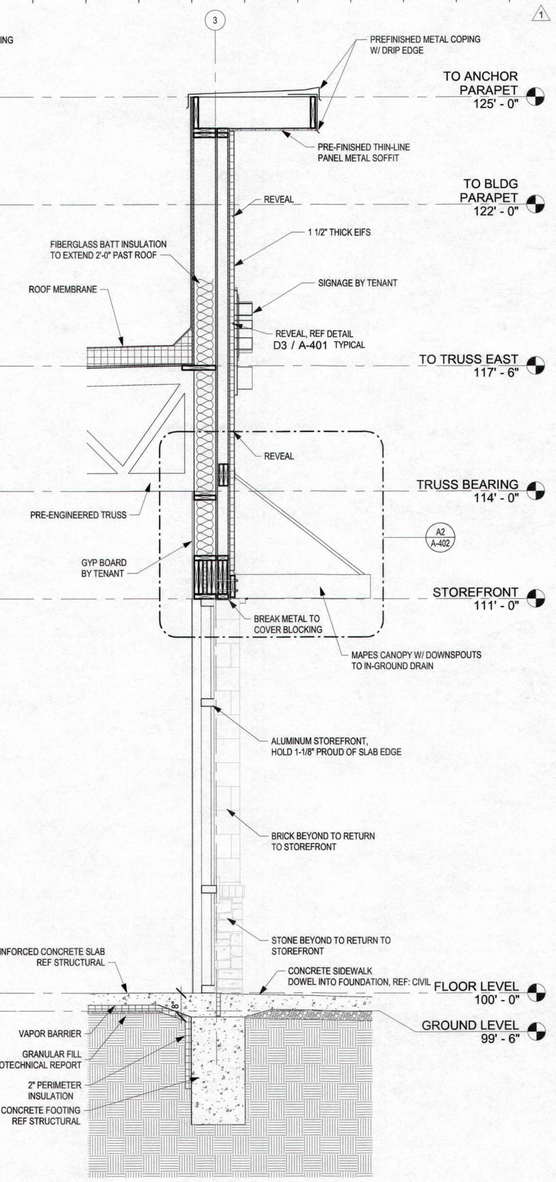
A1 ROOF ACCESS LADDER DETAILS
SCALE: 3/4" = 1'-0"



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"

GENERAL NOTES:

1. NO TAPE ON ZIP SYSTEM SEAMS BEHIND EIFS MATERIAL.
2. ADDITION WATERPROOFING PER EIFS SPECIFICATION TO BE PLACED BEHIND EIFS MATERIAL.
3. ZIP SYSTEM TO BE FULLY TAPED BEHIND ALL OTHER MATERIALS.
4. PROPER VERTICAL AND HORIZONTAL FLASHINGS TO BE USED BETWEEN SEPARATE WATERPROOFING SYSTEMS, AS SHOWN IN SECTIONS & DETAILS.

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MICHAEL K. HAMPTON, DGA
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MO# A-2008027542

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

SUBMISSION DATES	
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SHEET TITLE
TENANT C WALL SECTIONS & LADDER DETAILS

PROJECT NUMBER
190224

SHEET NUMBER
A-303

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

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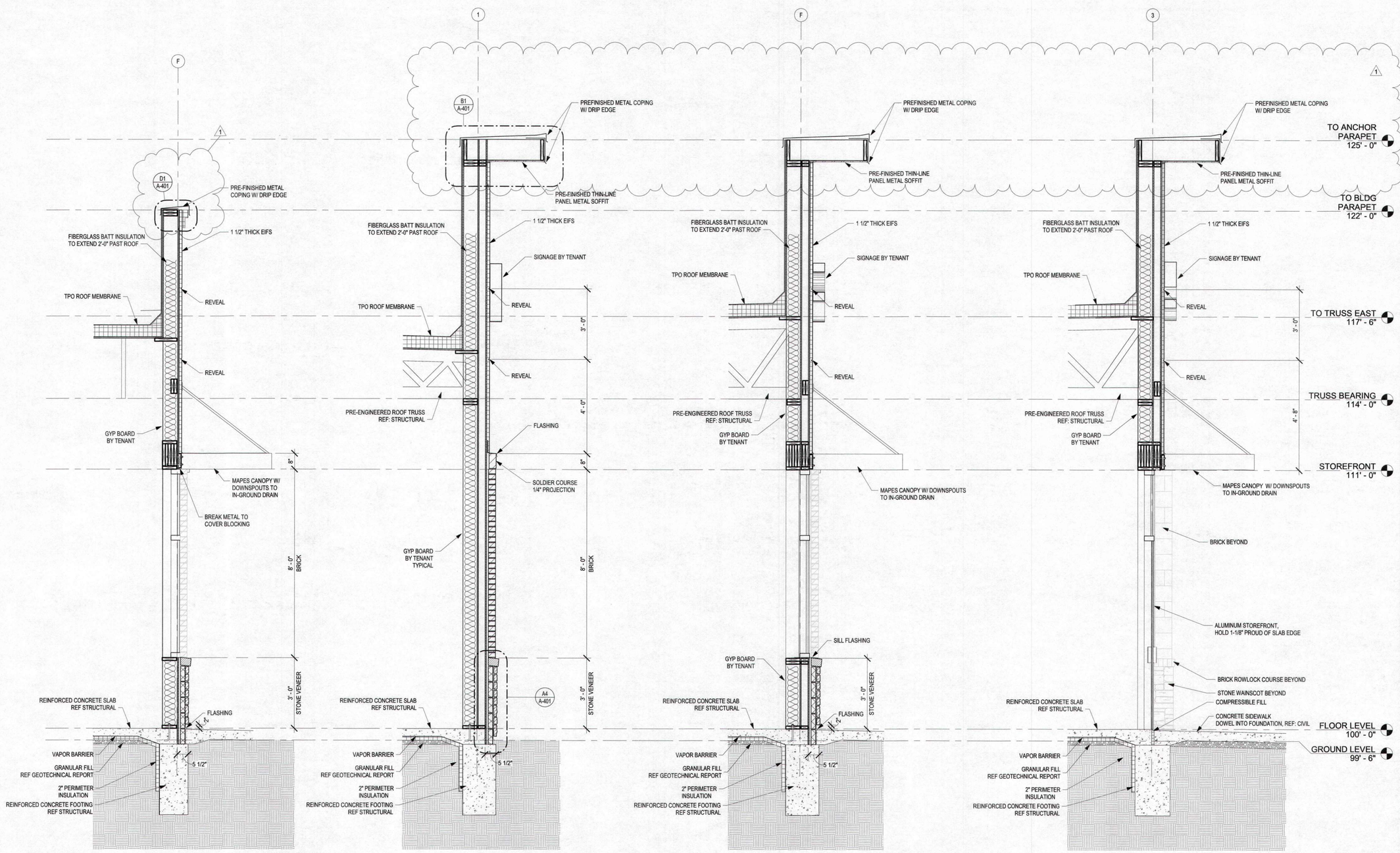

A1 TENANT C @ LOW WALL
SCALE: 1/2" = 1'-0"

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"

GENERAL NOTES:

1. NO TAPE ON ZIP SYSTEM SEAMS BEHIND EIFS MATERIAL.
2. ADDITION WATERPROOFING PER EIFS SPECIFICATION TO BE PLACED BEHIND EIFS MATERIAL.
3. ZIP SYSTEM TO BE FULLY TAPED BEHIND ALL OTHER MATERIALS.
4. PROPER VERTICAL AND HORIZONTAL FLASHINGS TO BE USED BETWEEN SEPARATE WATERPROOFING SYSTEMS, AS SHOWN IN SECTIONS & DETAILS.

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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	
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SHEET TITLE
TENANT E WALL SECTIONS

PROJECT NUMBER
190224

SHEET NUMBER
A-304

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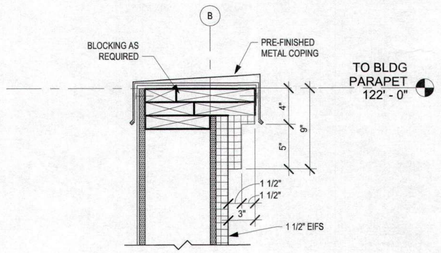
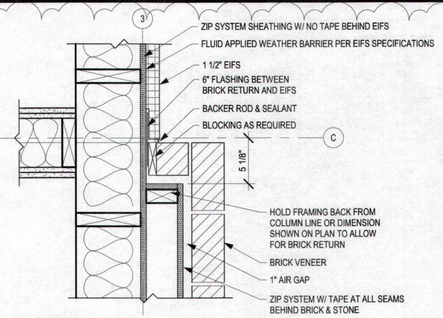
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

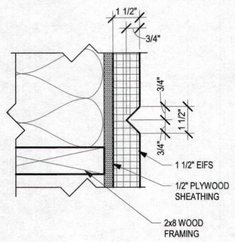
07/27/2020



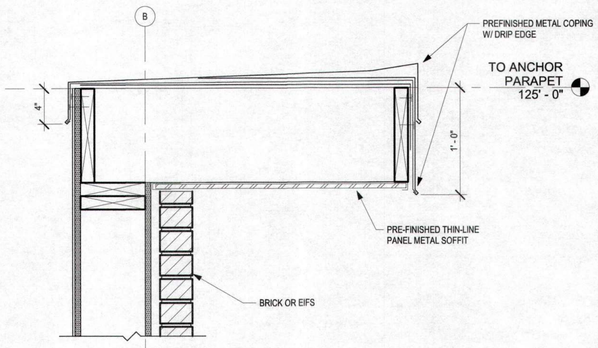
D1 STANDARD WALL PARAPET CAP DETAIL
SCALE: 1 1/2" = 1'-0"



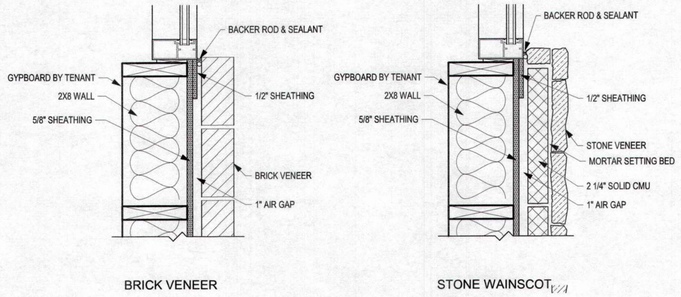
D2 BRICK RETURN @ EIFS
SCALE: 1 1/2" = 1'-0"



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



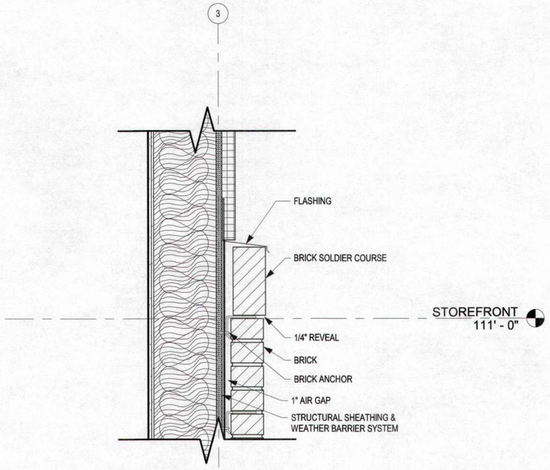
B1 ENTRY PARAPET CAP DETAIL
SCALE: 1 1/2" = 1'-0"



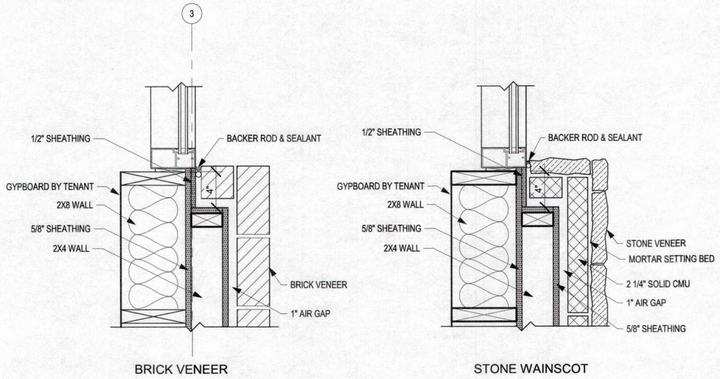
BRICK VENEER

STONE WAINSCOT

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



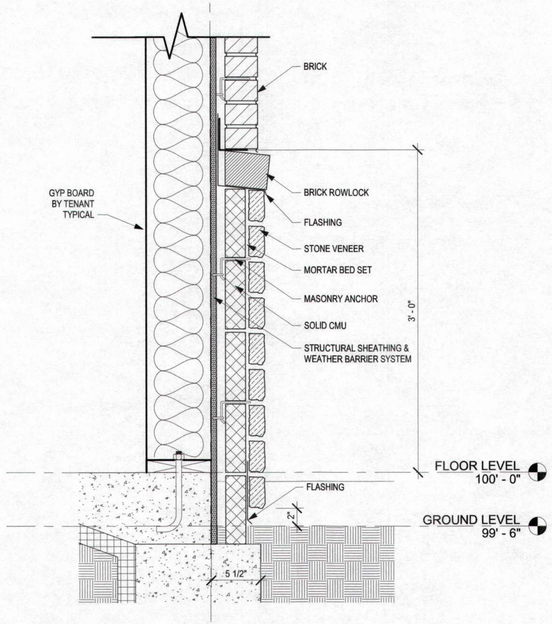
C4 SOLDIER COURSE
SCALE: 1 1/2" = 1'-0"



BRICK VENEER

STONE WAINSCOT

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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MICHAEL R. HAMPTON, AIA
ARCHITECT

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

SUBMISSION DATES	
04/07/2020	
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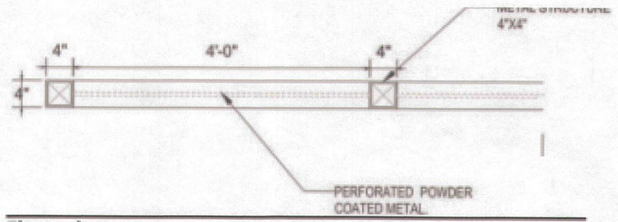
SHEET TITLE
ARCHITECTURAL DETAILS

PROJECT NUMBER
190224

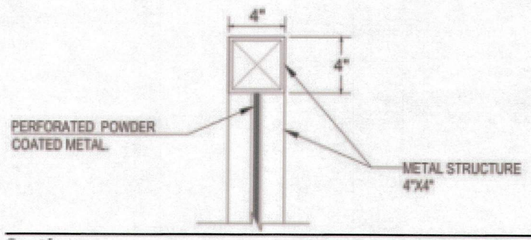
SHEET NUMBER
A-401

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

07/27/2020



Floor plan



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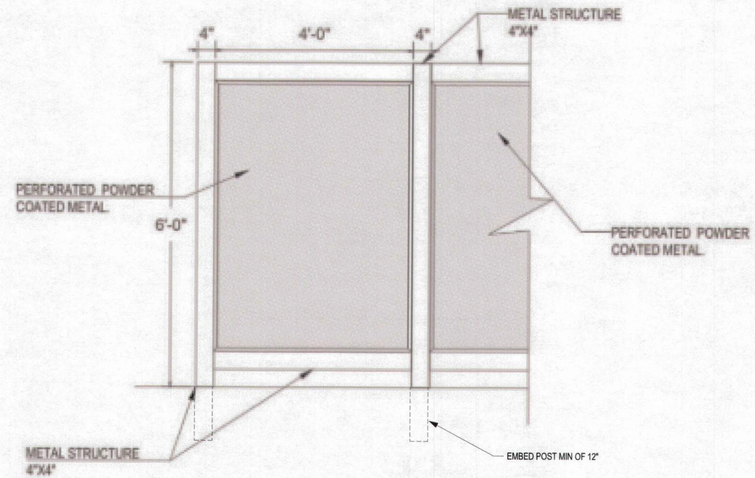
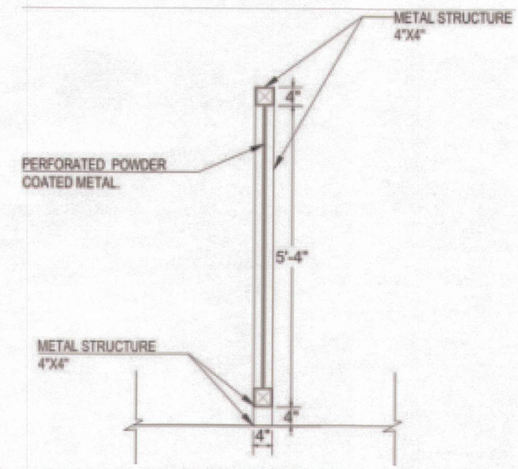


Elevation



Section

C1 METAL SCREEN WALL DETAILS
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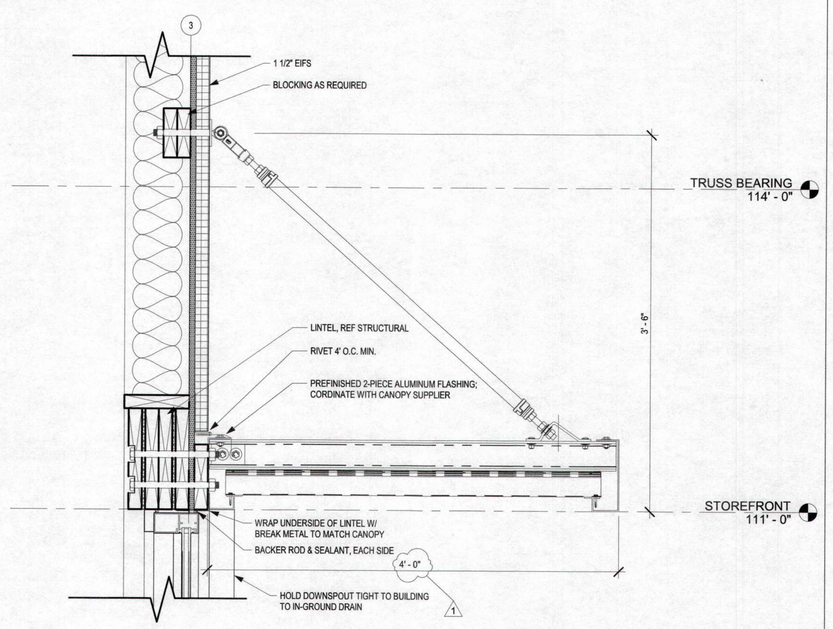
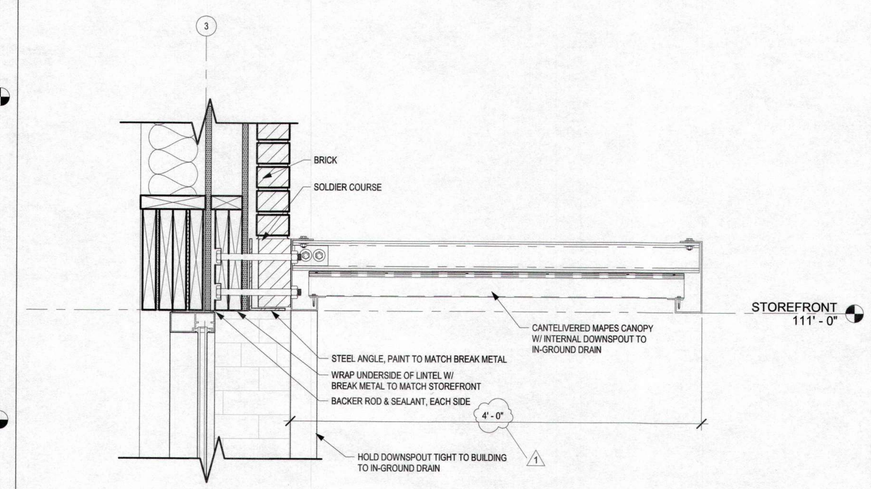


A2 CANOPY DETIAL
SCALE: 1 1/2" = 1'-0"



A4 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		
04/07/2020		
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SHEET TITLE
CANOPY & SCREEN WALL DETAILS

PROJECT NUMBER
190224

SHEET NUMBER
A-402

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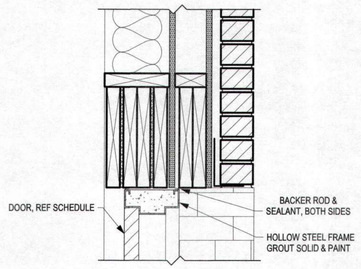
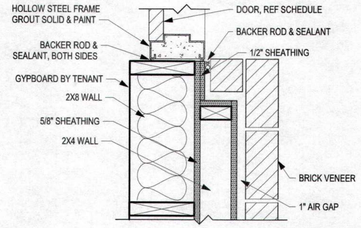
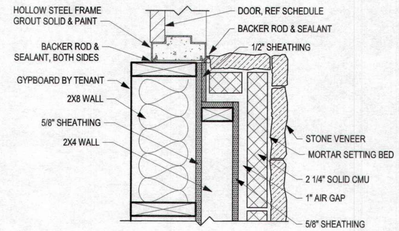
07/27/2020



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

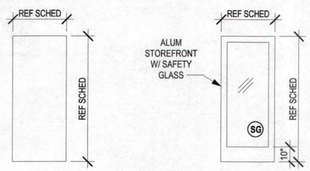


BRICK VENEER

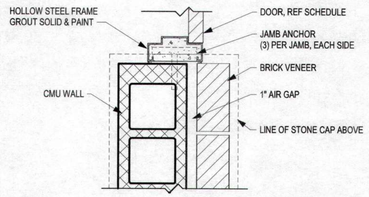


STONE WAINSCOT

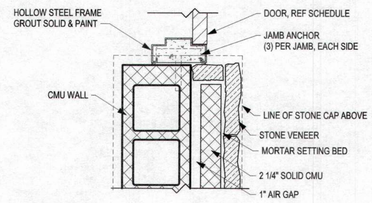
D2 HM JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



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

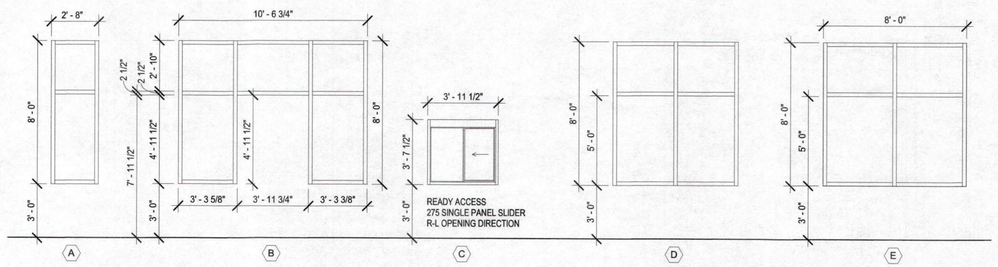


BRICK VENEER



STONE WAINSCOT

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



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

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	FRAME DETAIL HEAD	FRAME DETAIL JAMB	HDWR SET	NOTES
A101	3' - 0"	8' - 0"	ALUM	AL	SAFETY	2	ALUM	AL	SAFETY	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	
C101	3' - 0"	8' - 0"	ALUM	AL	SAFETY	2	ALUM	AL	SAFETY	C	A4/A-402	A2/A-401	1	
C102	3' - 0"	7' - 0"	INSUL	PT	--	1	HM	PT	--	A	D1-A601	D2/A-601	4	
E101	6' - 1"	8' - 0"	ALUM	AL	SAFETY	2	ALUM	AL	SAFETY	D	A4/A-402	A2/A-401	1	
E102	3' - 0"	8' - 0"	ALUM	AL	SAFETY	2	ALUM	AL	SAFETY	E	C4/A-402	B2/A-401	1	
E103	3' - 6"	7' - 0"	INSUL	PT	--	1	HM	PT	--	A	D1-A601	D2/A-601	4	
F101	3' - 0"	6' - 8"	HM	PT	--	3	HM	PT	--	F	--	C2/A-601	5	TRASH ENCLOSURE SIDE DOOR

HARDWARE SCHEDULE

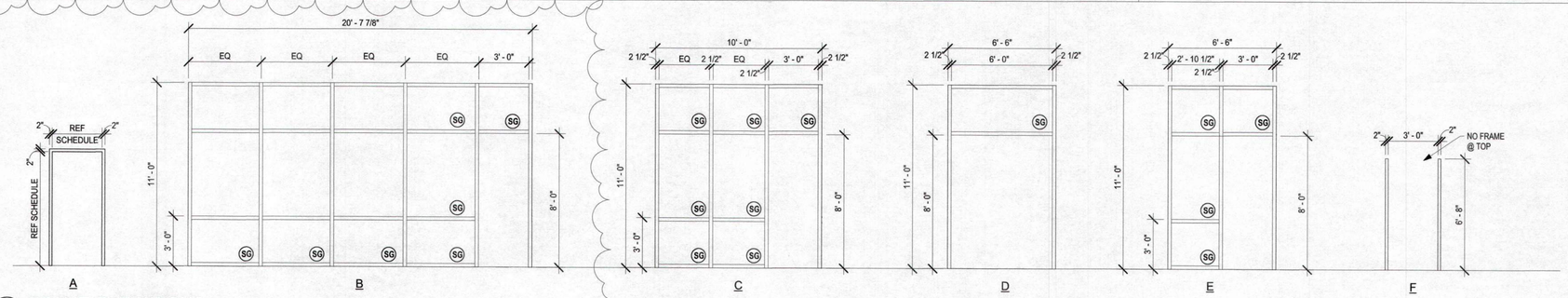
HARDWARE SET #1
- (3) PAIR HINGES W/ NON-REMOVEABLE PINS (PER DOOR) BY STOREFRONT MANFACTURER
- PUSH / PULL HARDWARE (PER DOOR) BY STOREFRONT MANUFACTURER
- PUSH PLATE (PER DOOR)
- KICKPLATE (PER DOOR)
- WEATHER STRIPPING
- 7-PIN BEST ACCEPTABLE EXTERIOR KEYED CYLINDER
- DOOR CLOSURE (PER DOOR)
- STOP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

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



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

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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
04/07/2020
1 ADD-1 4/23/20

SHEET TITLE
DOOR SCHEDULES AND DETAILS

PROJECT NUMBER
190224

SHEET NUMBER
A-601

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	2"
#5 AND SMALLER	1 1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND:	
SLABS, WALLS, AND JOISTS:	
#14 AND LARGER	1 1/2"
#11 AND SMALLER	3/4"
BEAMS AND COLUMNS	1 1/2"

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CITY OF LEE'S SUMMIT, MISSOURI
07/31/2020

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

SUBMISSION DATES
03/31/20

SHEET TITLE
GENERAL NOTES

PROJECT NUMBER
190224

SHEET NUMBER
S-001

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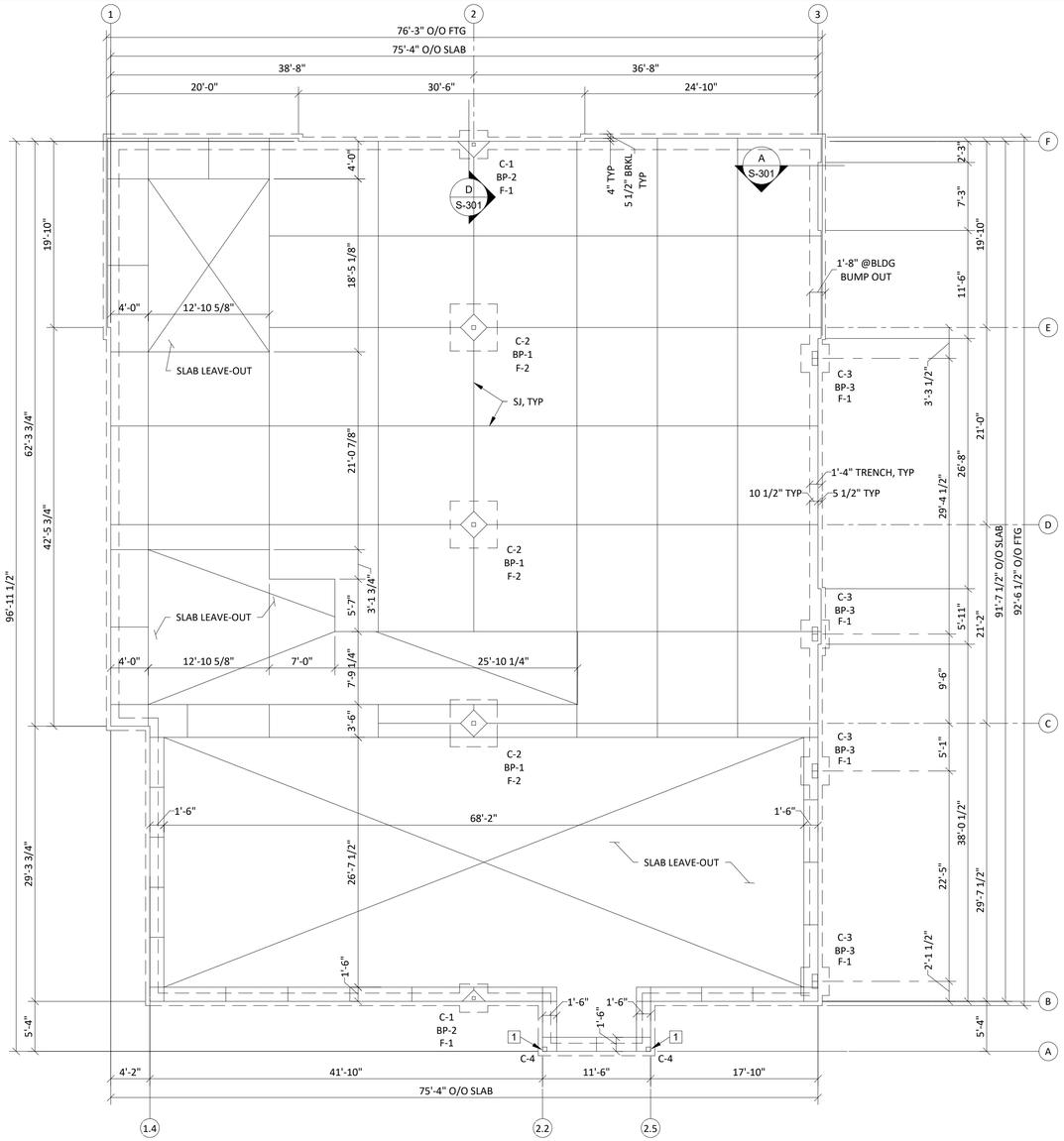


FOUNDATION PLAN

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 6" LAYER OF GRANULAR LEVELING COURSE (#57 STONE) BELOW SLAB. VAPOR BARRIER SHALL BE PLACED DIRECTLY OVER GRANULAR FILL AND UNDER SLAB. REFERENCE ARCHITECTURAL AND SPECIFICATIONS FOR FURTHER DETAILS.

NOTE: SLAB LEAVE-OUT PREPED TO ACCOMODATE A 5" SLAB.

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.

KEYNOTE LEGEND

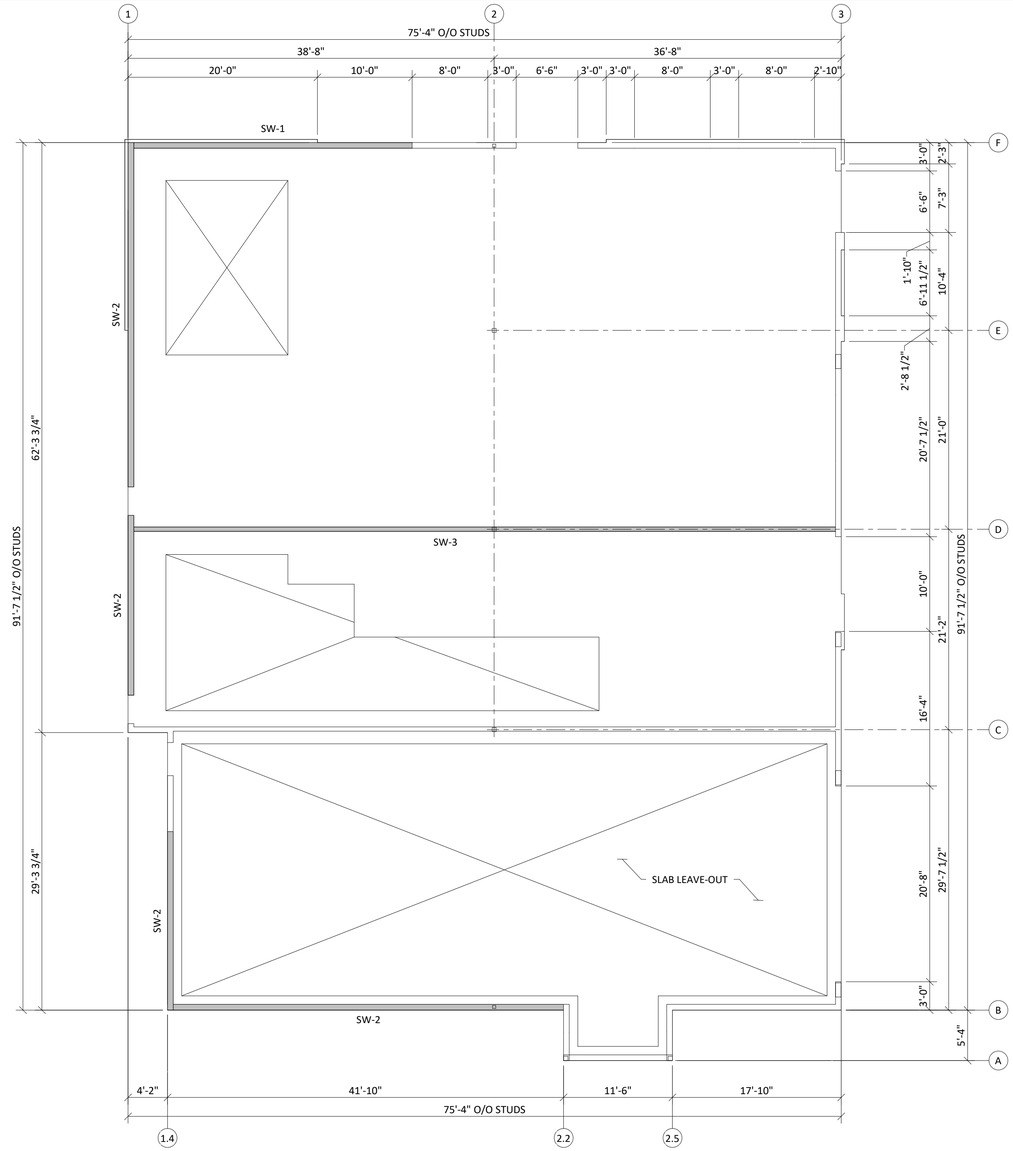
NUMBER	DESCRIPTION
1	PROVIDE SIMPSON ABU66Z POST BASES w/AHD ANC, 5" MIN EMBED

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

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



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.

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.

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 1'-4" OR 3/4"Ø AB AT 2'-0" 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 2'-0" OR 3/4"Ø AB AT 2'-8" OC
SW-3	2x6@16	15/32" OSB 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 2'-0" OR 3/4"Ø AB AT 2'-8" OC

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07/23/2020

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

SUBMISSION DATES	
03/31/20	
1 ASI #1	04/23/20

SHEET TITLE
FOUNDATION & WALL FRAMING PLANS

PROJECT NUMBER
190224

SHEET NUMBER
S-101

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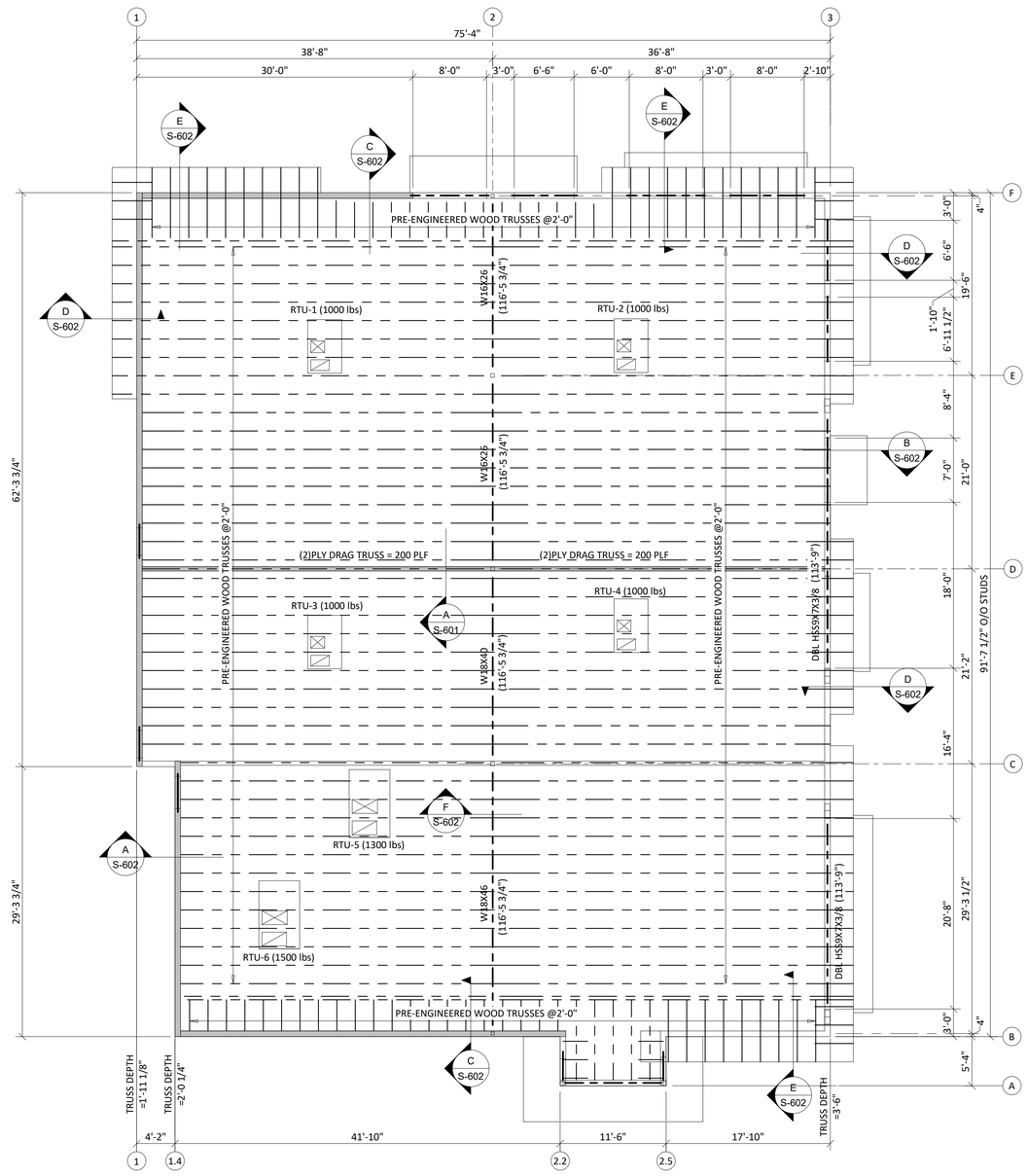
NOTE: FACE OF STUD ALIGNS WITH THE CONCRETE SLAB EDGE FOR ALL EXTERIOR WALLS. ALL PLAN DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF STUD/FACE OF CONCRETE SLAB. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD/STRUCTURAL WALL.



1 ROOF FRAMING PLAN

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

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)

TOP OF PARAPET = 125-0

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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07/23/2020

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04/24/20

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

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1 ASI #1	04/23/20

SHEET TITLE
ROOF FRAMING PLAN

PROJECT NUMBER
190224

SHEET NUMBER
S-102

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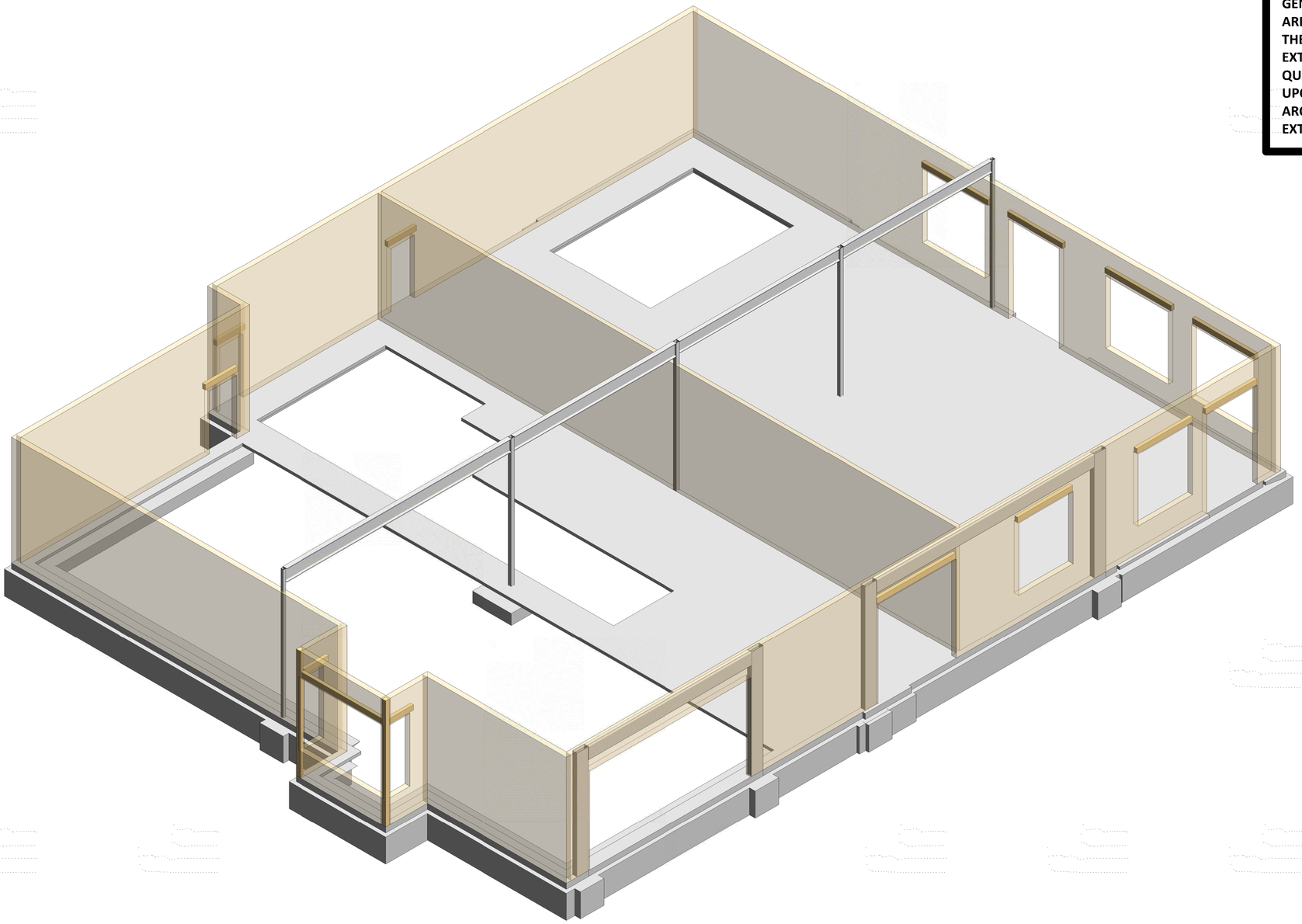
07/01/2020

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

SUBMISSION DATES
03/31/20

SHEET TITLE
FRAMING ISOMETRIC

PROJECT NUMBER
190224

SHEET NUMBER
S-201

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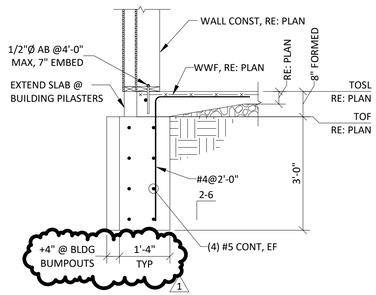
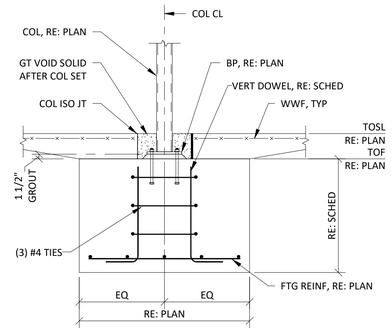
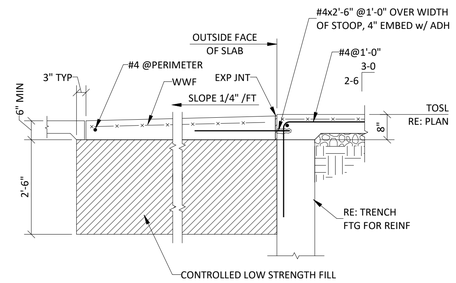


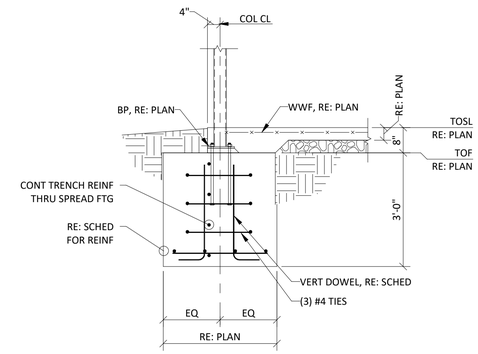
A SECTION
SCALE: NONE



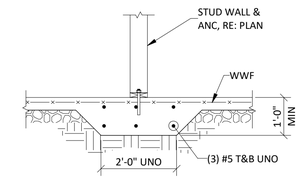
B SECTION
SCALE: NONE



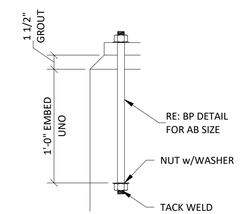
C SECTION
SCALE: NONE



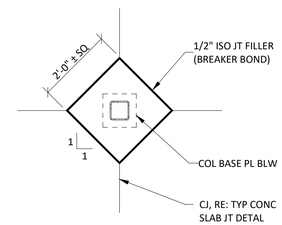
D SECTION
SCALE: NONE



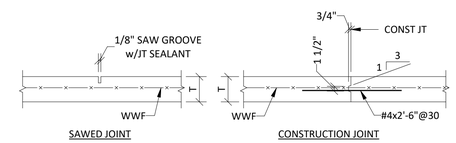
E SECTION
SCALE: NONE



1 TYPICAL ANCHOR BOLT DETAIL
SCALE: NONE

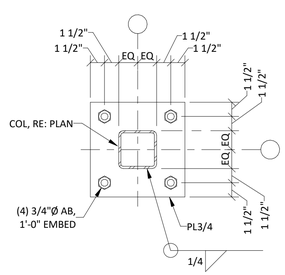


TYPICAL COLUMN ISOLATION IN SLAB ON GRADE DETAIL
2 SCALE: NONE

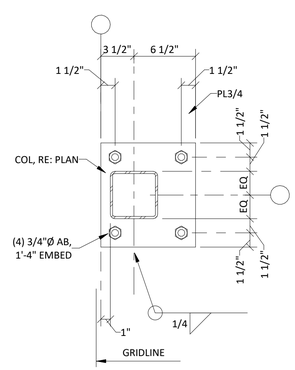


NOTE: ALL SLABS ON GRADE SHALL BE CONSTRUCTED WITH CONTROL JOINTS IN SQUARE OR RECTANGULAR PATTERNS WITH A LENGTH TO WIDTH RATION OF 1 1/2 OR LESS. CONTROL JOINTS SHALL BE SPACED NO FURTHER APART THAN 10'-0". AT THE CONTRACTORS OPTION, CONSTRUCTION JOINT MAY BE USED IN LIEU OF ANY CONTROL JOINT.

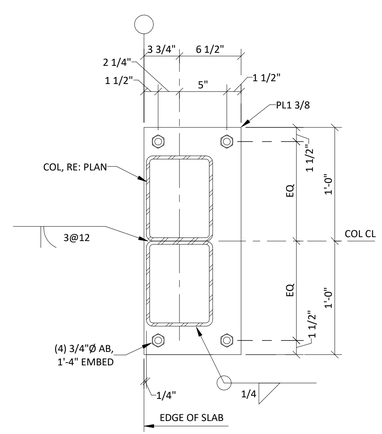
3 TYPICAL CONCRETE SLAB JOINT DETAIL
SCALE: NONE



BP-1

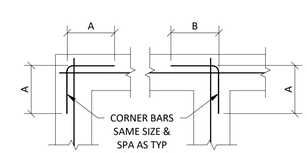


BP-2



BP-3

4 BASEPLATE DETAILS
SCALE: NONE



A = LAP LENGTH
B = END ANCHORAGE LENGTH

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

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04/24/20

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SHEET TITLE
CONCRETE DETAILS & SECTIONS I

PROJECT NUMBER
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SHEET NUMBER
S-301

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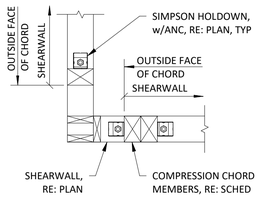
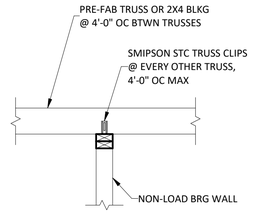
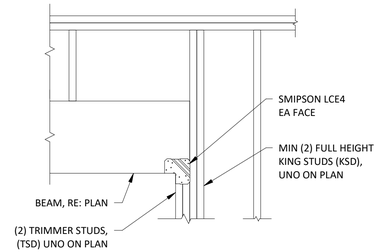


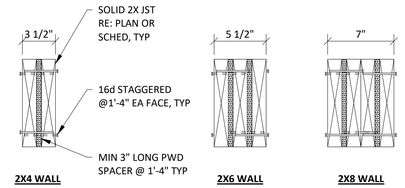
TYPICAL HOLDOWN ASSEMBLY CORNER (ALTERNATE)
1 SCALE: NONE



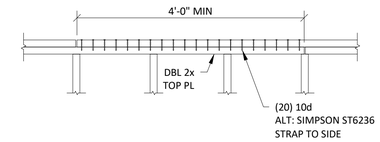
NON-LOAD BEARING WALL LATERAL SUPPORT DETAIL
2 SCALE: NONE



TYPICAL HEADER CONSTRUCTION DETAIL
3 SCALE: NONE

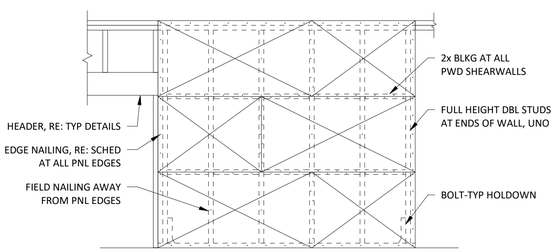


TYPICAL BUILT-UP HEADER CONSTRUCTION
4 SCALE: NONE

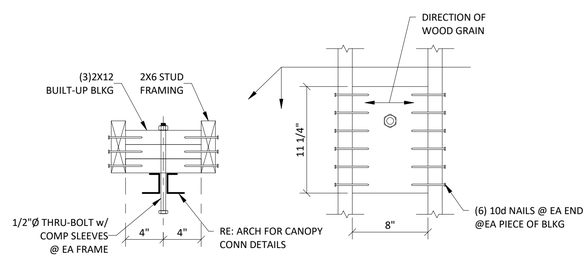


NOTES:
1. SPLICE REQUIRED OVER ALL SHEARWALLS AND ALL EXTERIOR AND BEARING WALLS.
2. SPECIFIC SPLICE REQUIREMENTS DO NOT APPLY TO INTERIOR NON-SHEARWALLS OR TOP OF PARAPET WALLS UNLESS NOTED OTHERWISE.

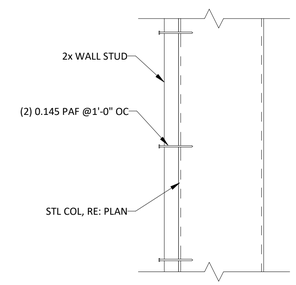
TYPICAL TOP PLATE SPLICE DETAIL
5 SCALE: NONE



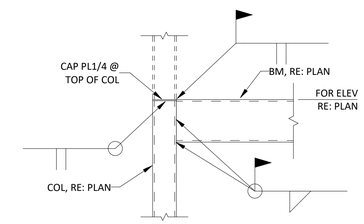
TYPICAL SHEARWALL CONSTRUCTION
6 SCALE: NONE



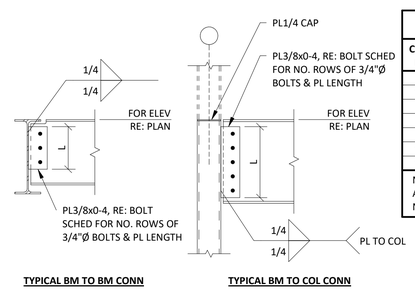
TYPICAL CANOPY CONNECTION BLOCKING DETAIL
7 SCALE: NONE



TYPICAL SHEARWALL TERMINATION AT STEEL COLUMN DETAIL
8 SCALE: NONE



TYPICAL TUBE COLUMN TO BEAM CONNECTION
10 SCALE: NONE

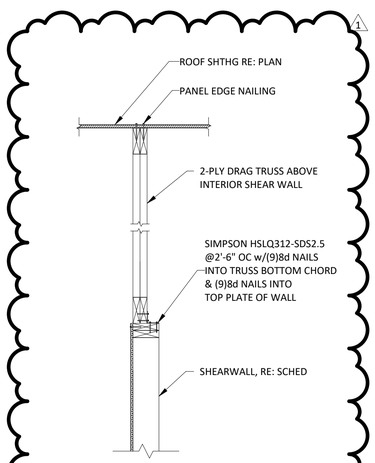


BOLT SCHEDULE

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



SECTION
A SCALE: NONE

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Certificate Of Authorization
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07/01/2020

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AARON M. SCOTT LICENSED 20945 KANSAS PROFESSIONAL ENGINEER 04/24/20

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

SUBMISSION DATES	
03/31/20	
1 ASI #1	04/23/20

SHEET TITLE
FRAMING DETAILS & SECTIONS I

PROJECT NUMBER
190224

SHEET NUMBER
S-601

FILE PATH: C:\Users\doug.gentry\Documents\01190008.110 - Streets of West Pryor - Lot 3_Doug.Gentry@CertusSE.com.rvt
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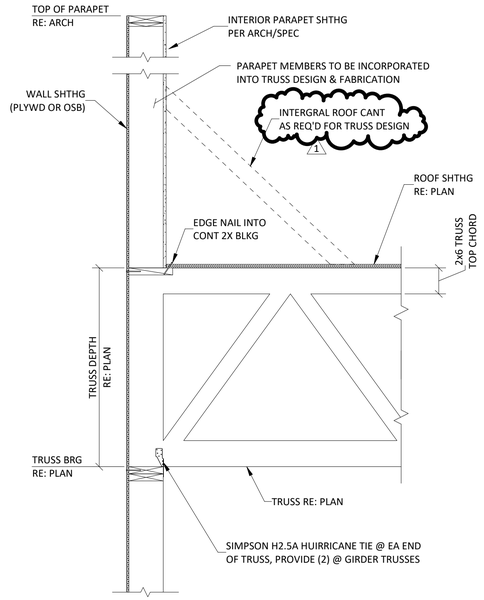

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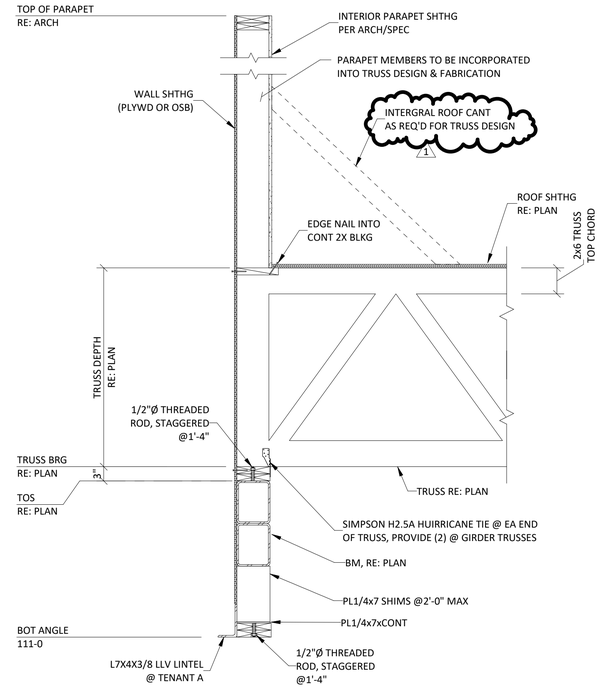

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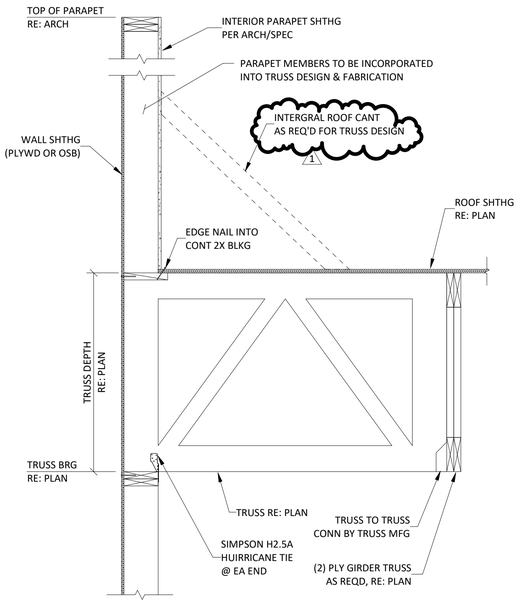

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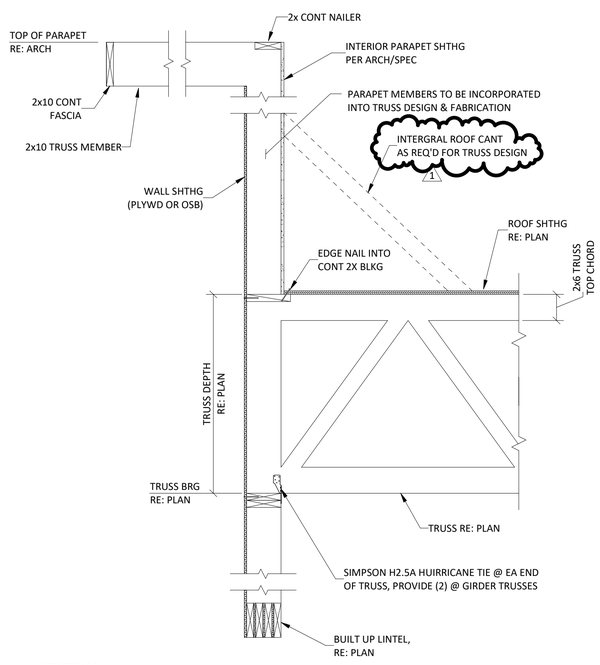

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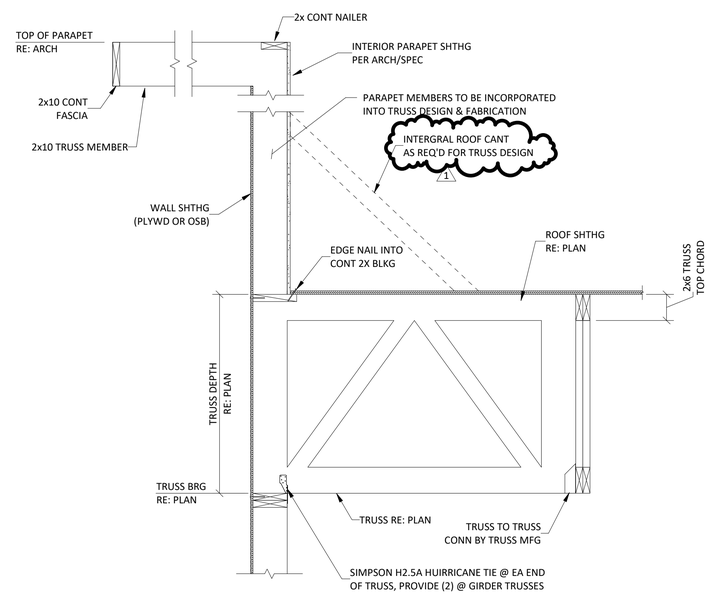

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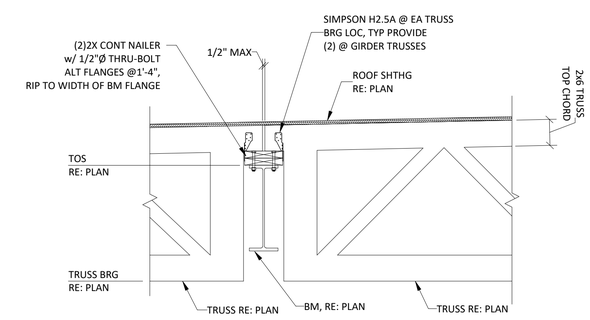

F SECTION
SCALE: NONE

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AARON M. SCOTT
LICENSED
20945
04/24/20
KANSAS
PROFESSIONAL ENGINEER

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

SUBMISSION DATES	
	03/31/20
1 ASI #1	04/23/20

SHEET TITLE
FRAMING DETAILS & SECTIONS II

PROJECT NUMBER
190224

SHEET NUMBER
S-602

FILE PATH: C:\Users\doug.gentry\Documents\01190008.110 - Streets of West Pryor - Lot 3_Doug.Gentry@CertusSE.com.rvt
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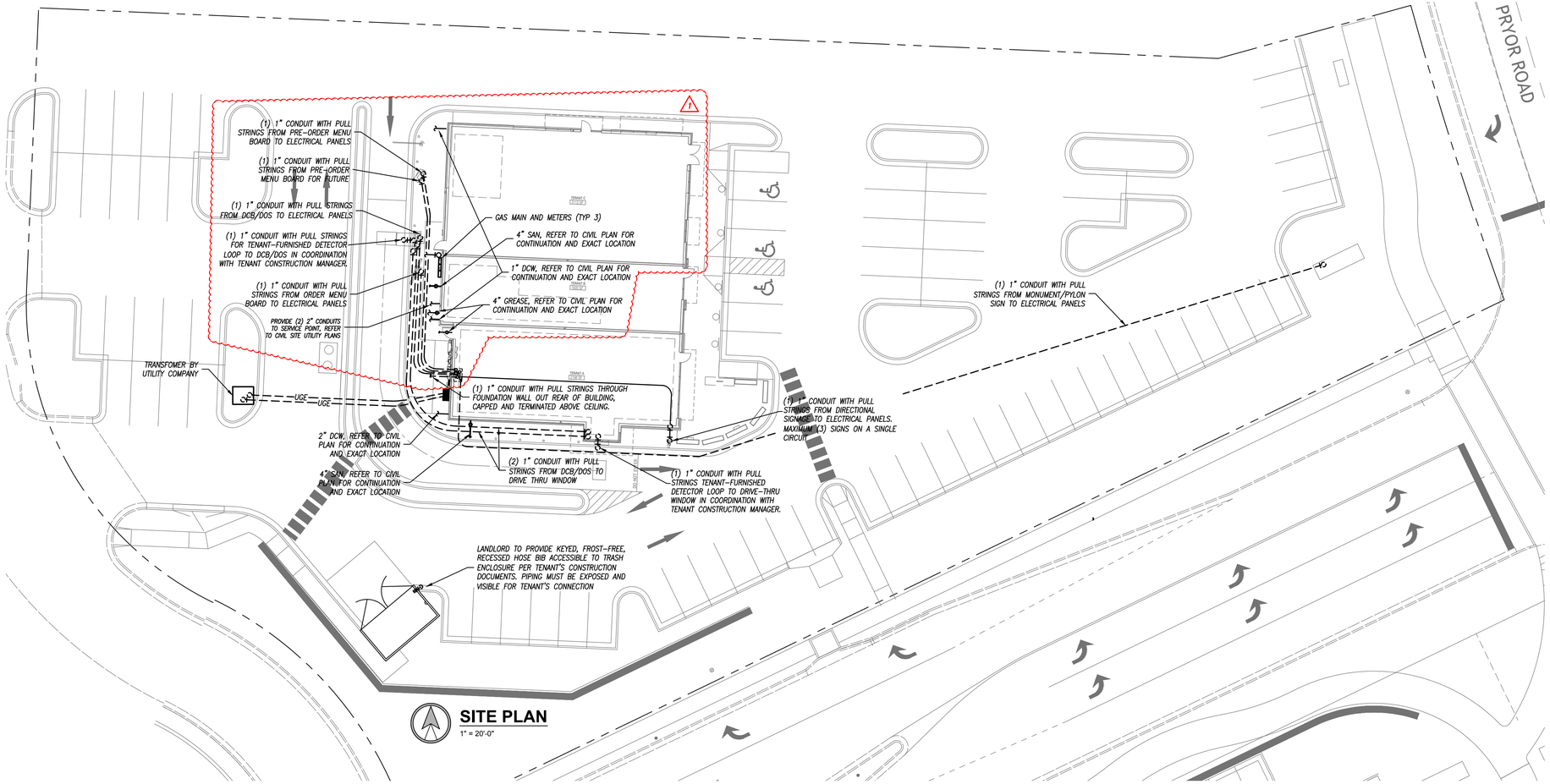

SITE PLAN

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 ADEQUATELY 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.

pkmr ENGINEERS
20.052
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2033 SW WOODSIDE DR., SUITE C TOPEKA, KS 66614
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MO State Certificate of Authority #E-2002020886

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/27/2020

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STATE OF MISSOURI
Scott Wm McKinley
NUMBER PE-2016007380
PROFESSIONAL ENGINEER
9/31/2020

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	
⚠ ASI #1	4/23/2020

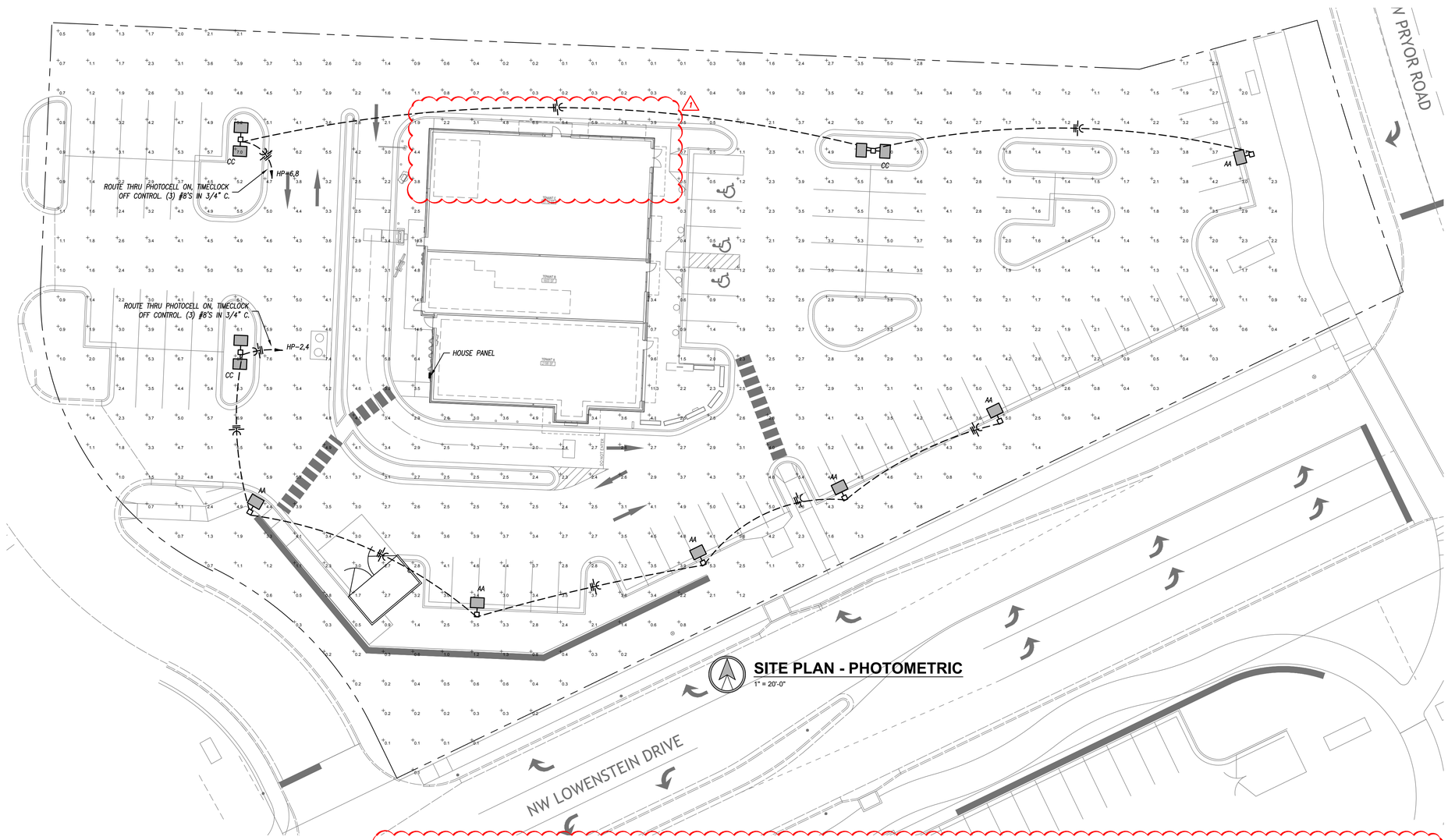
SHEET TITLE
SITE PLAN

PROJECT NUMBER
190224

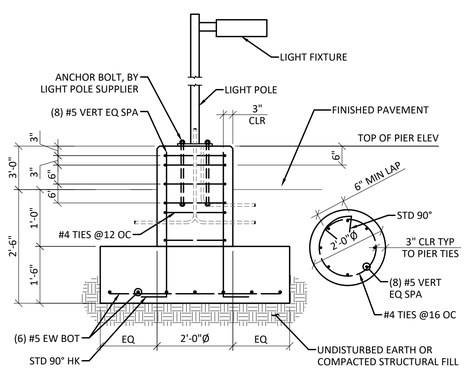
SHEET NUMBER
ME-101

FILE PATH:
DATE:
DRAWN BY:

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/27/2020



SITE PLAN - PHOTOMETRIC
1" = 20'-0"



TYPICAL LIGHT POLE BASE DETAIL
SCALE: NONE

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-T2	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
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 1649SK-LED	WALL/SURFACE	SATIN BLACK	6W LED	–	1,2,3
E	LITHONIA LTG	TWP-150S-TB-LPI	WALL/SURFACE	BY TENANT	150W	–	1,2,3
EM	DUAL LITE	PG-HTR	SURFACE WALL/CEILING	BY ARCHITECT	LED		1,2,5

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
5 - PROVIDE EMERGENCY BATTERY (MINIMUM OF 1350 LUMENS FROM ONE LAMP FOR 90 MINUTES FOR FLUORESCENT 32WT8 LIGHTS)

STATISTICS

AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
2.9 FC	16.8 FC	0.1 FC	168.0:1	29.0:1

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STATE OF MISSOURI
Scott Wm McKinley
NUMBER PE-2016007380
07/27/2020
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	
ASI #1	4/23/2020

SHEET TITLE
PHOTOMETRIC PLAN

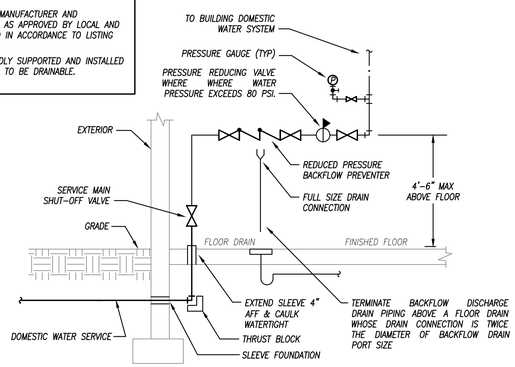
PROJECT NUMBER
190224

SHEET NUMBER
ME102

FILE PATH:
DATE:
DRAWN BY:

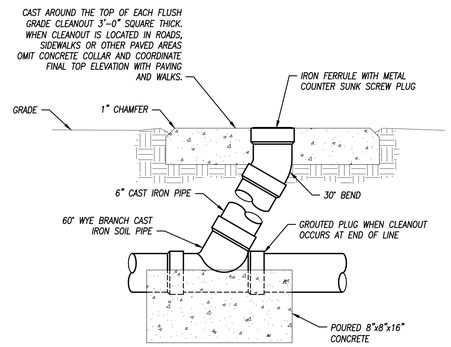
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/27/2020

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.



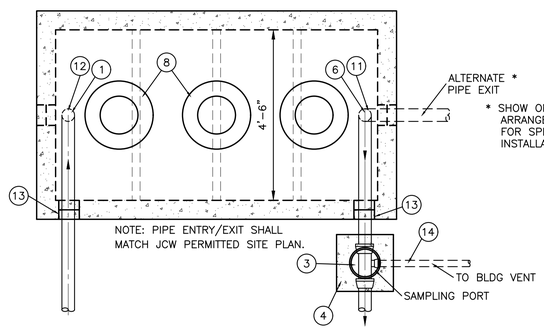
WATER SERVICE REDUCED PRESSURE BACKFLOW PREVENTER DETAIL

NOT TO SCALE KCMO STANDARDS 511-02k



FLUSH GRADE CLEANOUT DETAIL

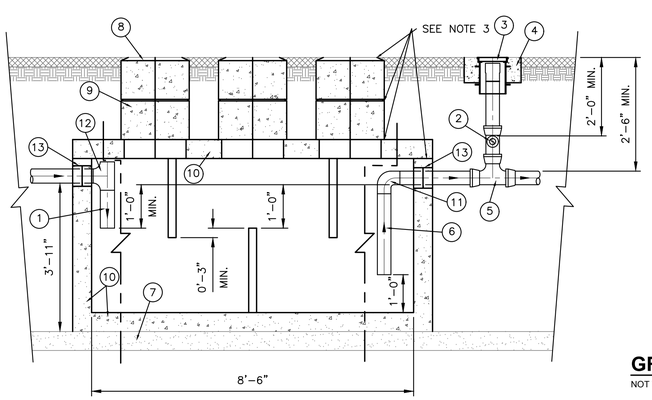
NOT TO SCALE 525-01



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

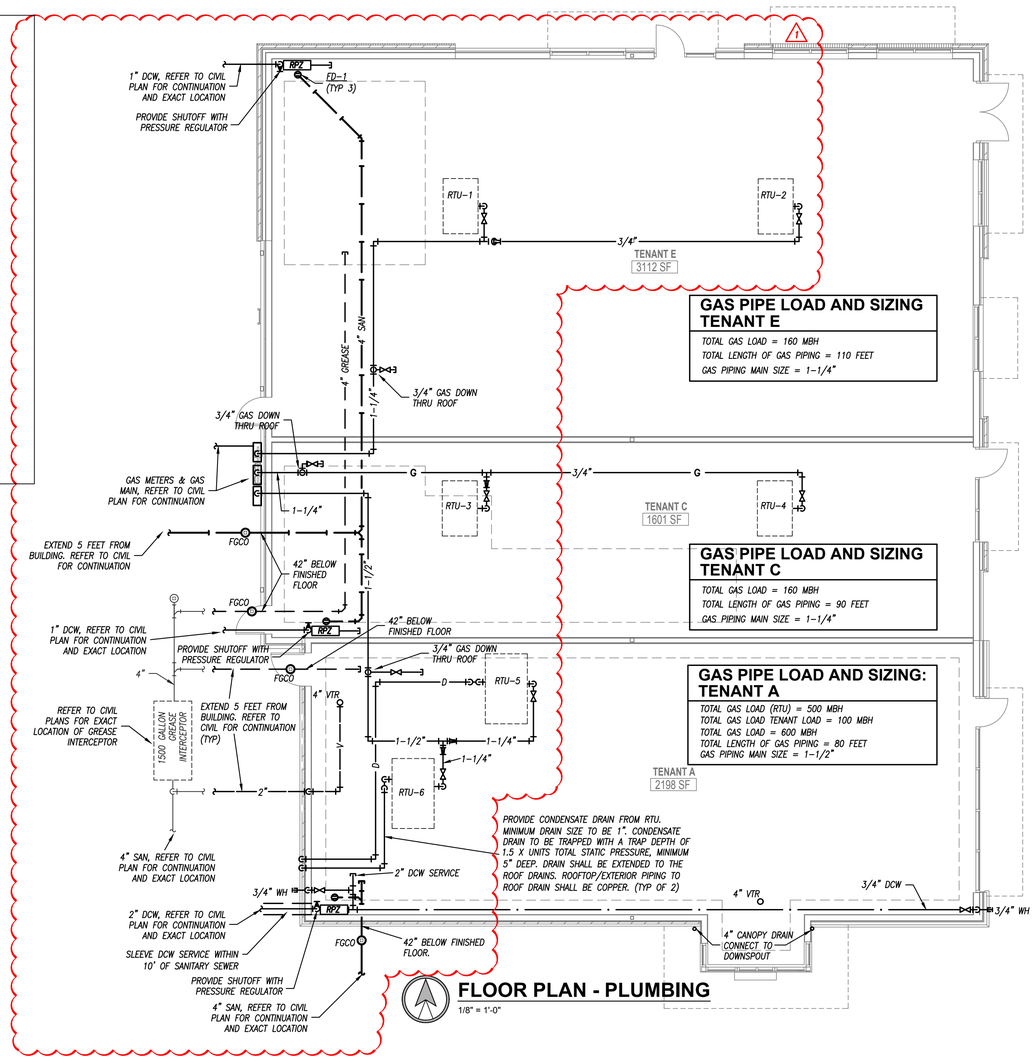
* 6" PIPE MAY BE SUBSTITUDED TO MATCH UPSTREAM PIPE DIAMETER.
** REFER TO CLEAN OUT DETAIL(S) ON STANDARD DETAIL SHEET.
*** CLAY & BAILEY 2008 BV OR EQUAL (FROST PROOF COVERS OPTIONAL)

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



GAS PIPE LOAD AND SIZING TENANT E

TOTAL GAS LOAD = 160 MBH
TOTAL LENGTH OF GAS PIPING = 110 FEET
GAS PIPING MAIN SIZE = 1-1/4"

GAS PIPE LOAD AND SIZING TENANT C

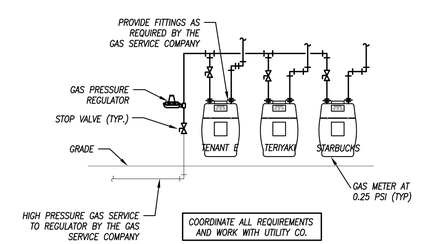
TOTAL GAS LOAD = 160 MBH
TOTAL LENGTH OF GAS PIPING = 90 FEET
GAS PIPING MAIN SIZE = 1-1/4"

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"



GAS SERVICE DETAIL

NOT TO SCALE

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
Scott Wm McKinley
NUMBER PE-2016007380
9/31/2020
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	
ASI #1	4/23/2020

SHEET TITLE
PLUMBING PLAN

PROJECT NUMBER
190224

SHEET NUMBER
M-101

pkmr ENGINEERS
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MO State Certificate of Authority #E-2002020886
20.052

FILE PATH:
DATE:
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RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/27/2020

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
- X_x — 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

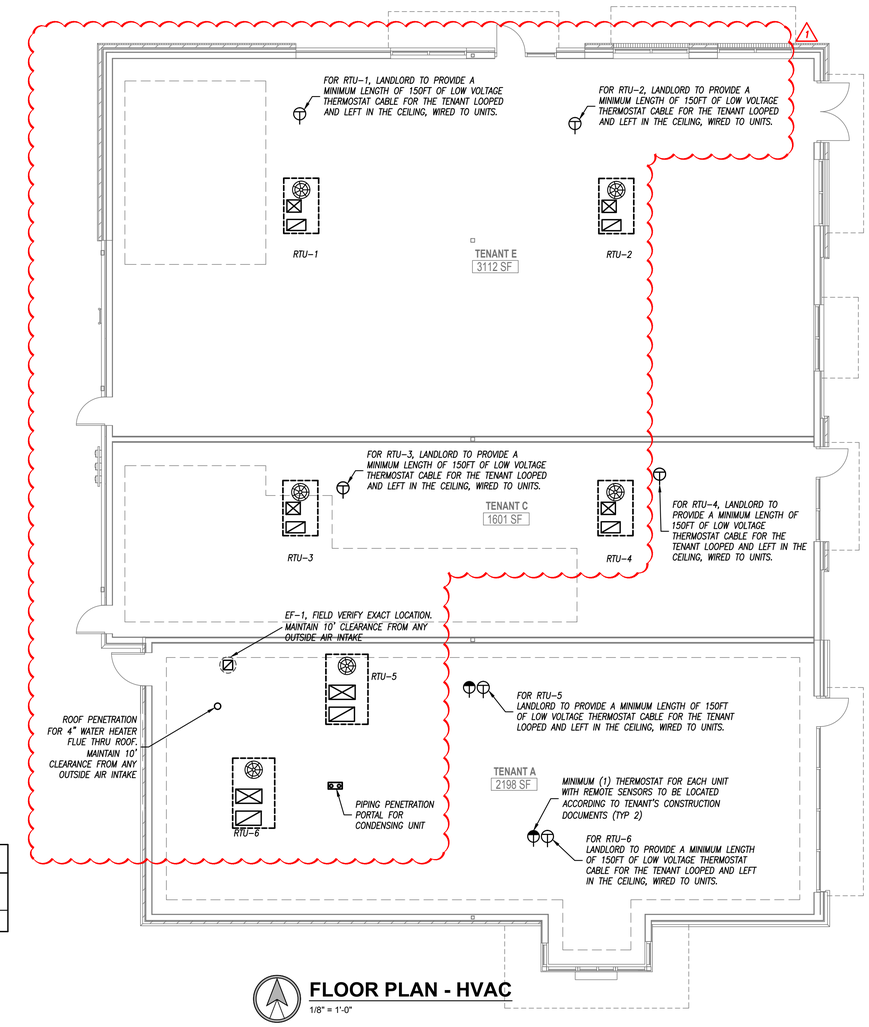
- SHUTOFF VALVE
- SHUTOFF VALVE IN RISER
- BALANCING VALVE
- PLUG VALVE
- AUTO FLOW CONTROL VALVE
- PIPING ELBOW UP
- PIPING ELBOW DOWN
- PIPING TEE
- PIPING ELBOW
- PIPING TEE UP
- PIPING TEE DOWN
- INCREASER / REDUCER
- UNION
- CAP
- PIPE FLEX
- STRAINER
- CHECK VALVE
- INLINE STRAINER
- TEST PLUG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

PIPING SPECIALTIES

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

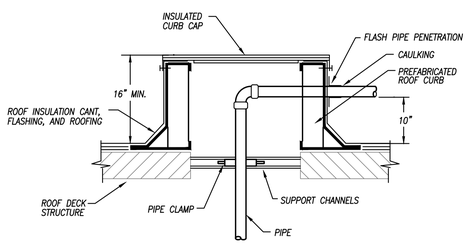
PLUMBING FIXTURES/EQUIPMENT

- 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



FLOOR PLAN - HVAC

1/8" = 1'-0"



ROOF PIPE CURB PENETRATION

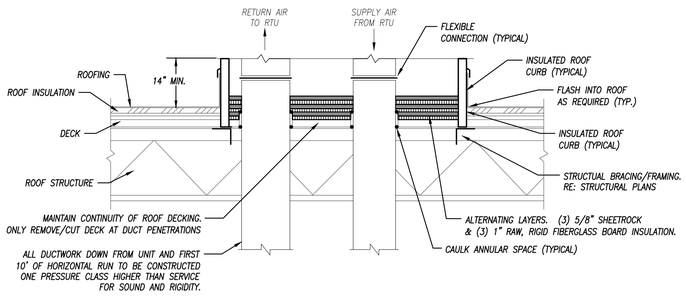
NOT TO SCALE 503-01

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	500	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



ROOFTOP UNIT CURB DETAIL

NOT TO SCALE 561-01

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 060 E3	5 TON	R-410A	14 SEER	DOWN	(1) SCROLL	60,100 BTUH	2,000	1.0"	200	80 MBH	208 V., 3 PH, 40 AMP	800 LBS	MERV 13	1,2,3
RTU-3	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-4	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-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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MULTI-TENANT BUILDING
STREETS OF WEST PRYOR, LOT 3
LEE'S SUMMIT, MO

SUBMISSION DATES
MARCH 31, 2020
1 ASI #1 4/23/2020

SHEET TITLE
HVAC PLAN

PROJECT NUMBER
190224

SHEET NUMBER
M-102

FILE PATH:
DATE:
DRAWN BY:

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/27/2020

PANELBOARD SCHEDULE

PANEL DESIGNATION: **P1**
MAIN BUS AMPS: 400 — VOLTAGE: 120/208V — MOUNTING: RECESSED
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: **P2**
MAIN BUS AMPS: 400 — VOLTAGE: 120/208V — MOUNTING: RECESSED
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: **HP**
MAIN BUS AMPS: 100 — VOLTAGE: 120/240V — MOUNTING: SURFACE
MAIN BREAKER: 100 — PHASE/WIRE: 3PH/4W — LOCATION: EXTERIOR
PANEL TYPE: NEMA 3R — MINIMUM AIC: 22K

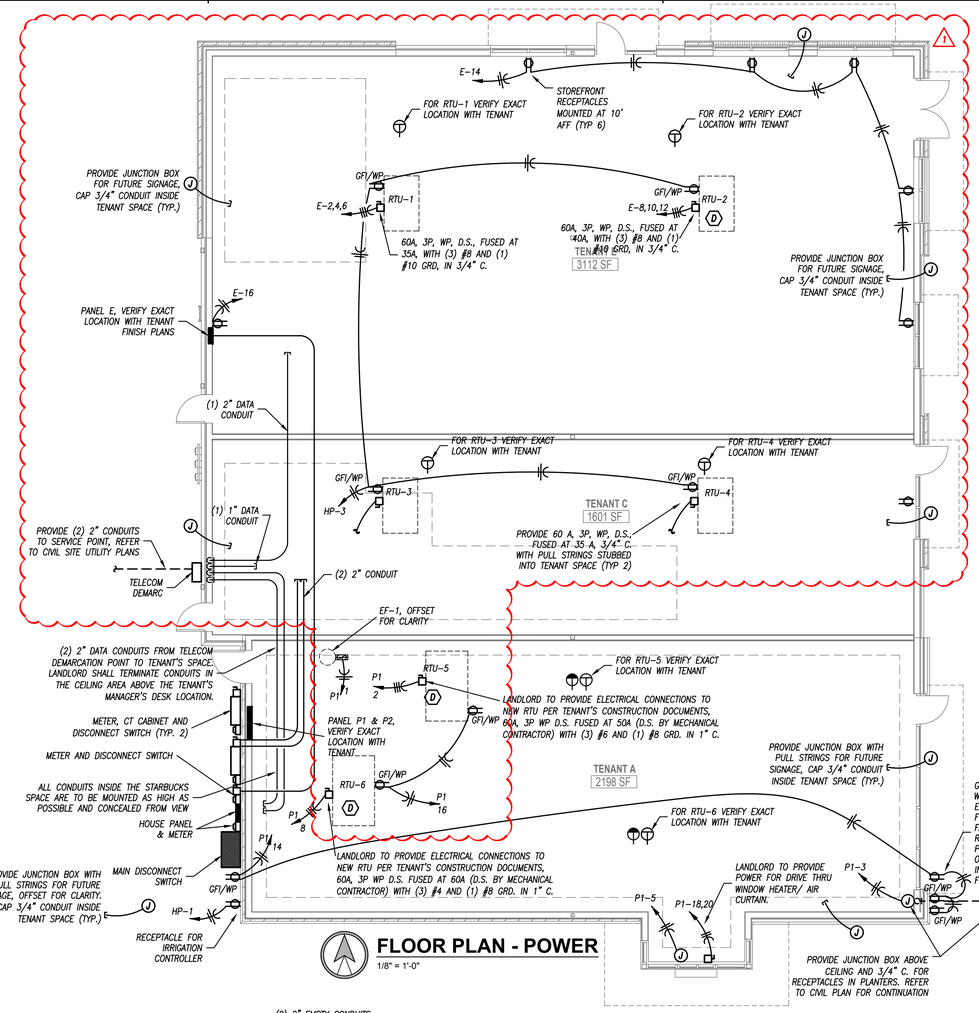
CIRCUIT DESCRIPTION	CKT. BKR. P	CKT. BKR. AMP	CKT. NO.	CKT. NO.	CKT. BKR. AMP	CKT. BKR. P	CIRCUIT DESCRIPTION
IRRIGATION CONTROLLER	1	20	1	2	20	2	SITE LTG: PARKING LOT
ROOFTOP RECEPTACLES	1	20	3	4			
SPARE	1	20	5	6	20	2	SITE LTG: PARKING LOT
SPARE	1	20	7	8			
SPARE	1	20	9	10	20	1	SITE LTG: CANOPIES
SPARE	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

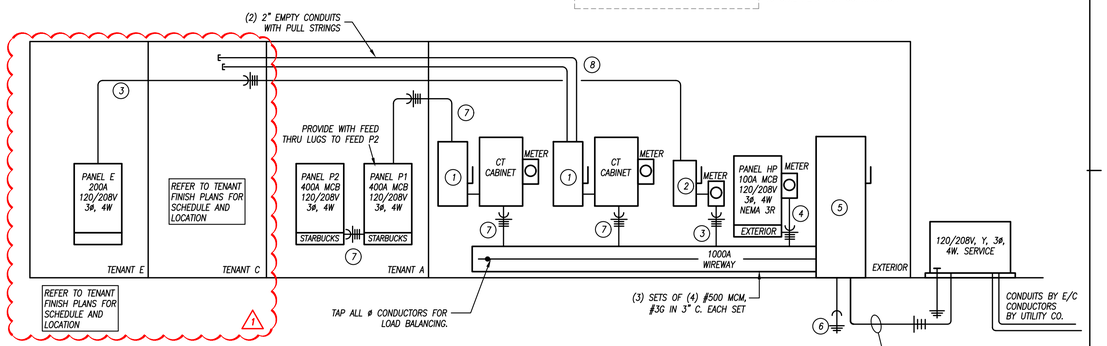
PANEL DESIGNATION: **E**
MAIN BUS AMPS: 225A — VOLTAGE: 120/208V — MOUNTING: RECESSED
MAIN BREAKER: 200A — PHASE/WIRE: 3PH/4W — LOCATION: SEE PLANS
PANEL TYPE: NQOD — MINIMUM AIC: 22K

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	35	3	RTU-1 (VERIFY C.B. SIZE WITH
SPARE	1	20	3	4			TENANT'S CONSTRUCTION DOCUMENTS)
SPARE	1	20	5	6			
SPARE	1	20	7	8	40	3	RTU-2 (VERIFY C.B. SIZE WITH
SPARE	1	20	9	10			TENANT'S CONSTRUCTION DOCUMENTS)
SPARE	1	20	11	12			
SPARE	1	20	13	14	20	1	STOREFRONT RECEPTACLES
SPARE	1	20	15	16	20	1	RECEPTACLES
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



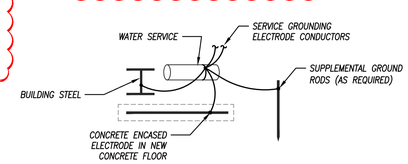
FLOOR PLAN - POWER

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" C.
8. ALL CONDUITS INSIDE THE STARBUCKS SPACE ARE TO BE MOUNTED AS HIGH AS POSSIBLE AND CONCEALED FROM VIEW

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STATE OF MISSOURI — Scott W. 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	
ASI #1	4/23/2020

SHEET TITLE: POWER PLAN

PROJECT NUMBER: 190224

SHEET NUMBER: E-101

pkmr ENGINEERS
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FILE PATH:
DATE:
DRAWN BY:

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/27/2020

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
- FLUORESCENT 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
- TC — 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

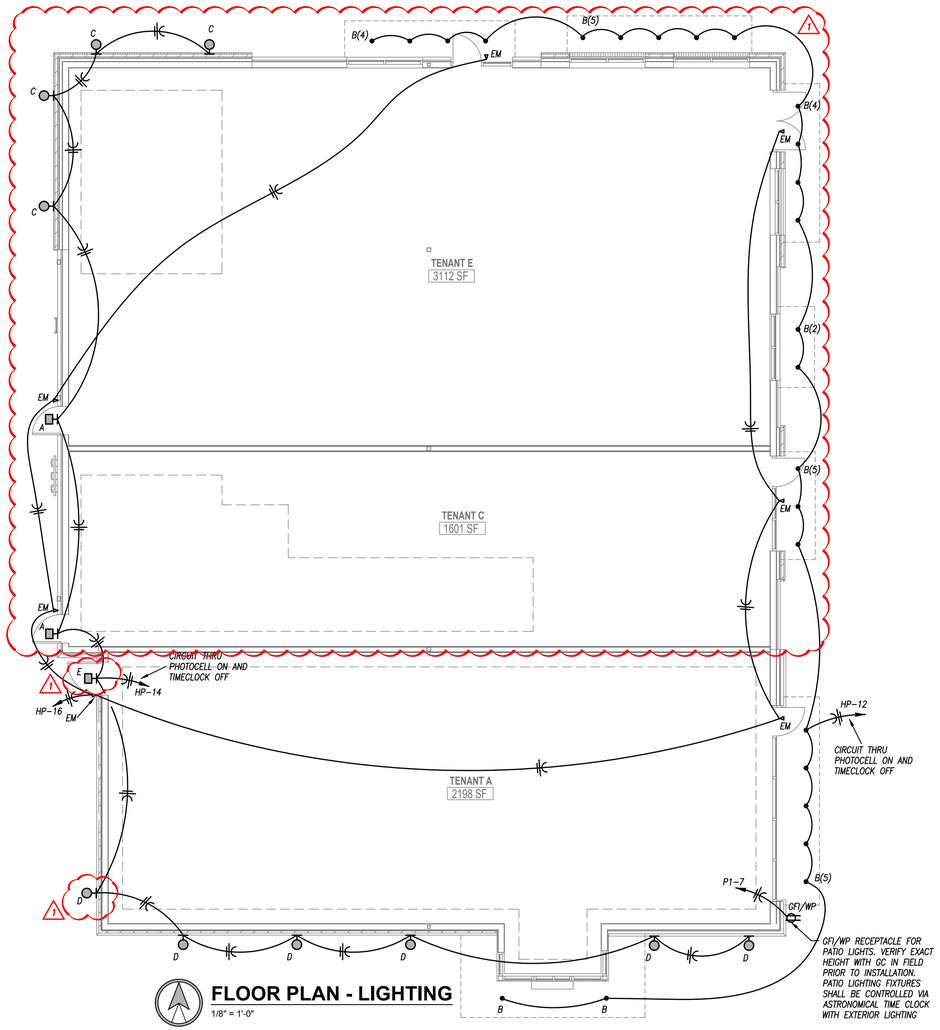
- TV — TELEVISION OUTLET (SINGLE GANG BOX WITH (1) 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING)
- TR — REVERSE TELEVISION OUTLET – CABLE TO HEAD END
- TDC — TEACHER'S DESK CONNECTIONS – RE: DETAILS
- S — WALL SPEAKER
- S — CEILING SPEAKER
- S — WALL SPEAKER – HORN TYPE
- S — CEILING SPEAKER – HORN TYPE
- SSUB — CEILING SPEAKER – SUBWOOFER
- SSS — 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

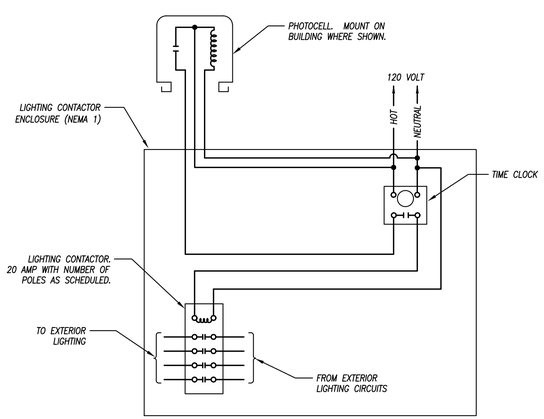
SECURITY

- 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"



EXTERIOR LIGHTING CONTROL

NOT TO SCALE

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-T2	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
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 16495K-LED	WALL/SURFACE	SATIN BLACK	6W LED	–	1,2,3
E	LITHONIA LTG	TWP-150S-TB-LPI	WALL/SURFACE	BY TENANT	150W	–	1,2,3
EM	DUAL LITE	PG-HTR	SURFACE WALL/CEILING	BY ARCHITECT	LED		1,2,5

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
5 - PROVIDE EMERGENCY BATTERY (MINIMUM OF 1350 LUMENS FROM ONE LAMP FOR 90 MINUTES FOR FLUORESCENT 32WT8 LIGHTS)

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STATE OF MISSOURI
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MULTI-TENANT BUILDING
STREETS OF WEST PRYOR, LOT 3
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1 ASI #1 4/23/2020

SHEET TITLE
LIGHTING PLAN

PROJECT NUMBER
190224

SHEET NUMBER
E-102

FILE PATH:
DATE:
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