GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FULLY EXAMINE THE SITE CONDITION, AND AVAILABLE UTILITIES AND TO NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THESE DRAWINGS. NO CLAIMS FOR ADDITIONAL COMPENSATION SHALL BE MADE OR SHALL BE VALID UNLESS WRITTEN NOTIFICATION IS RECEIVED BY THE OWNER'S REPRESENTATIVE AND THE ADDITIONAL COMPENSATION IS APPROVED IN ADVANCE OF PROCEEDING WITH THE WORK.

2. IN ADDITION TO THE GENERAL NOTES LISTED HEREIN, A.I.A. DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL APPLY.

3. ALL WORK SHALL BE PERFORMED AS TO COMPLY WITH ALL GOVERNING STATUTES, ORDINANCES, REGULATIONS, CODES AND INSURANCE RATING BOARDS. NO WORK SHALL COMMENCE UNTIL ALL GOVERNMENTAL AND JURISDICTIONAL PERMITS AND APPROVALS ARE OBTAINED.

4. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER AND SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION THEREOF.

5. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR INSTALL OR PERMIT TO BE INSTALLED, ANY MATERIALS CONTAINING ASBESTOS.

6. CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING TO STRUCTURE FOR INTERIOR PARTITIONS, SOFFITS, CEILINGS, PLATFORMS, ETC. WHETHER SHOWN ON THE DRAWINGS OR NOT.

7. THE ABBREVIATION OF "N.I.C." INDICATES WORK AND OR MATERIAL THAT IS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR, HOWEVER THIS DOES NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.

8. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

9. ALL WALL & CEILING CONSTRUCTION SHALL BE SUPPORTED BY STRUCTURE & NOT BY ROOF DECK IF APPLICABLE.

10. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL LAWS, CODES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT BETWEEN REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.

11. THE CONTRACTOR SHALL ADHERE TO THE CONSTRUCTION DOCUMENTS. SHOULD ANY ERROR OR INCONSISTENCY APPEAR REGARDING THE MEANING OR INTENT OF THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY REPORT SAME TO THE ARCHITECT WHO WILL MAKE ANY NECESSARY CLARIFICATION, OR REVISIONS AS REQUIRED.

12. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION AND DEVELOPMENT RELATED FEES, INCLUDING, BUT NOT LIMITED TO: CONSTRUCTION PERMIT FEES, HEALTH DEPARTMENT FEES, ETC. THE SELECTED QUALIFIED BIDDER WILL BE REQUIRED TO PROVIDE A COMPLETE LINE-ITEM LIST OF ALL FEES INCLUDED IN BID BASED ON APPROPRIATE SCHEDULES, UNLESS NOTED OTHERWISE

13. CONTRACTOR AND HIS SUBCONTRACTORS AND AGENTS SHALL HOLD ALL APPLICABLE AND REQUIRED LICENSES FOR THE JURISDICTION WHERE THE WORK WILL BE PERFORMED.

14. ALL FINISH SURFACES PENETRATED SUCH AS CEILING TILES AND MILLWORK COUNTERS FOR ANY REASON MUST HAVE AN ASSOCIATED GROMMET APPROVED FOR THAT USE.

15. TO ENSURE COORDINATION BETWEEN DISCIPLINES, CONTRACTOR SHALL SUPPLY EACH SUBCONTRACTOR OR AGENT WITH A FULL SET OF CONSTRUCTION DOCUMENTS FOR THEIR USE.

16. MAINTAIN SAFE EXITING AND APPROPRIATE FIRE PREVENTION PROCEDURES AT ALL TIMES DURING THE CONSTRUCTION PROCESS.

17. ALL WORK LISTED, SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH THE MANUFACTURER'S REQUIREMENTS.

18. ALL SURFACES WHICH ARE INDICATED TO BE FINISHED OR PAINTED SHALL BE PREPARED, SANDED, TREATED, AND PRIMED IN STRICT ACCORDANCE WITH COMMERCIAL QUALITY STANDARDS, AND IN STRICT ACCORDANCE WITH FINISH MATERIAL MANUFACTURER'S INSTRUCTIONS.

19. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC. FROM LOSS, DAMAGE, FIRE, THEFT, ETC.

20. ALL WOOD IN CONTACT WITH CONCRETE MASONRY SHALL BE PRESSURE TREATED, MOISTURE RESISTANT WOOD.

21.CONTRACTOR SHALL VERIFY AND PROVIDE ALL UTILITY CONNECTIONS (PLUMBING, ELECTRICAL, GAS, ETC. IN THE FORM OF SUPPLY AND DRAIN PIPES, CONDUIT AND PULLING WIRES, ETC.) RELATED TO EQUIPMENT AND APPLIANCES.

22. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND FITTING NECESSARY TO ACHIEVE THE INTENT OF THE CONSTRUCTION DOCUMENTS

23. CONTRACTOR SHALL NEVER SCALE DRAWINGS. LOCATIONS FOR ALL PARTITIONS, WALLS, CEILINGS, ETC. WILL BE DETERMINED BY DIMENSIONS ON THE DRAWINGS. ANY AREA OF THE PLANS MISSING REQUIRED DIMENSIONS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

24. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

25. CONTRACTOR SHALL COORDINATE THE DELIVERY AND STORAGE OF EQUIPMENT WITH EQUIPMENT SUPPLIER AND TAKE MEASURES TO ENSURE THE PROTECTION OF EQUIPMENT FROM DAMAGE DURING THE CONSTRUCTION PHASE PRIOR TO AND AFTER EQUIPMENT INSTALLATION.

26. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES IN THE FIELD AND PROVIDE ADDITIONAL UTILITY SERVICE AS REQUIRED TO MEET THE SCOPE AND INTENT OF THE WORK.

27. ALL JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED IN ACCORDANCE WITH THE BUILDING CODE AND ENERGY CODE.

28. PROVIDE FIRE EXTINGUISHERS PER APPLICABLE CODES. VERIFY FINAL LOCATION WITH A.H.J.

29. CONTRACTOR SHALL REVIEW THE DIMENSIONS OF ALL EQUIPMENT IN THE PROJECT REGARDLESS OF THE SOURCE AND COORDINATE ACCESS TO THE SPACE AND VERIFY CLEAR FLOOR SPACE IS PROVIDED AS REQUIRED TO ENSURE EASE OF INSTALLATION. CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF ANY AND ALL DRAWINGS INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT PRIOR TO EXECUTION OF WORK.

30. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER CONTRACTORS AND VENDORS FURNISHING LABOR, MATERIALS, ETC. ON THE PROJECT TO ENSURE THE WORK AS A WHOLE SHALL BE EXECUTED AND COMPLETED WITHOUT CONFLICT OR DELAY.

31. PROVIDE SILICONE SEALANT AT ALL JOINTS AND INTERFACES OF ALL COUNTERTOPS, EQUIPMENT, BOOTHS, WALLS, ETC.

32. PROVIDE AND INSTALL ALL NECESSARY INWALL FRAMING REQUIRED TO CARRY SHELF, HANGING, AND VALANCE LOADS, RAILINGS, ETC. AS PER PLANS.

TEAM DIRECTORY:

OWNER:
SWP XII, LLC
7200 W 132ND ST. SUITE 150
OVERLAND PARK, 66213

ARCHITECT:
KLOVER ARCHITECTS, INC
8813 PENROSE LN. SUITE 400
LENEXA, KS 66219
T: 913.649.8181

MEP:
ENGINEERED BUILDING SOLUTIONS, LLC
P.O. BOX 11101
OVERLAND PARK, KS 66207
T: 913.735.5654

STRUCTURAL:
WALLACE DESIGN COLLECTIVE, PC
1703 WYANDOTTE ST. SUITE 200
KANSAS CITY, MO 64108
T: 816.421.8282

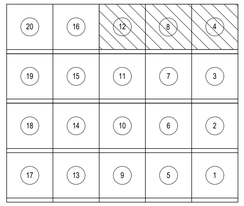
CIVIL:
SM ENGINEERING
5507 HIGH MEADOW CIRCLE
MANHATTAN, KS 66503
T: 785.341.9747

LANDSCAPE:
SM ENGINEERING
5507 HIGH MEADOW CIRCLE
MANHATTAN, KS 66503
T: 785.341.9747

SHEET NUMBERING SYSTEM:

NOTE: DETAIL NUMBERS ARE DETERMINED BY THE BOTTOM RIGHT HAND BOX, PLEASE SEE SAMPLES ABOVE FOR DETERMINING DETAIL NUMBERS

20 BOXES:



EXAMPLE DETAIL # 4/AXXX

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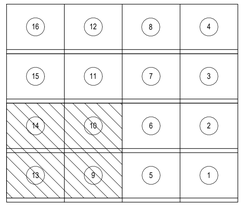
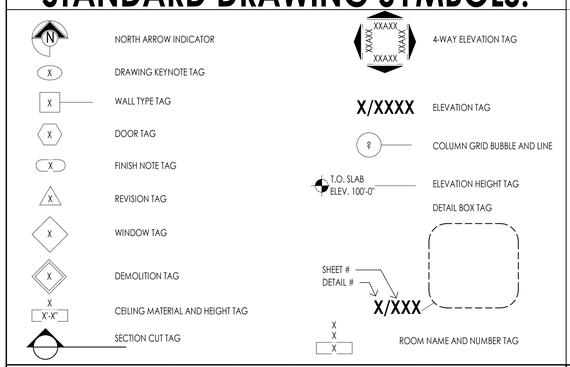


EXAMPLE DETAIL # 9/AXXX

LOT 12 OF WEST PRYOR

NW PRYOR RD AND HIGHWAY 470
LEE'S SUMMIT, MO 64081

STANDARD DRAWING SYMBOLS:



STANDARD ABBREVIATIONS

AFF	Above Finished Floor	FBO	Furnished by Others	OTS	Open to Structure
ACT	Acoustical Ceiling Tile	FD	Floor Drain	PAF	Powder Actuated Fasteners
ACOUST	Acoustical	FE	Fire Extinguisher	PBD	Particle Board
ADJ	Adjustable	FEC	Fire Extinguisher & Cabinet	PL	Plate
AHJ	Authority Having Jurisdiction	FFE	Furniture, Fixtures & Equipment	PLAM	Plastic Laminate
ALUM	Aluminum	FIN	Finish	PLYWD	Plywood
AMB	Air-moisture barrier	FLUOR	Fluorescent	PLUMB	Plumbing
ANC	Anchor	FLR	Floor	PNL	Panel
ANOD	Anodized	FRP	Fiberglass Reinforced Plastic	PR	Pair
ARCH	Architect(ural)	FRT	Fire Retardant Treated	PREP	Preparation
ASSY	Assembly	FS	Floor Sink	PREFIN	Prefinished
BD	Board	FSE	Food Service Equipment	PTD	Painted
BFG	Below Finished Grade	FT	Feet	QT	Quarry Tile
BFF	Below Finished Floor	FV	Field Verify	QTY	Quantity
BLDG	Building	GA	Gauge	RA	Return Air
BLK'G	Blocking	GALV	Galvanized	RAD	Radius
BM	Beam	GC	General Contractor	RCP	Reflected Ceiling Plan
BOT	Bottom	GL	Glass	REF	Reference
BRG	Bearing	GYP BD	Gypsum Board	RECPT	Receptacle
BS	Both Sides	HC	Hollow Core	REFL	Reflected, Reflecting
BTWN	Between	HM	Hollow Metal	REINF	Reinforced, Reinforcing
CAB	Cabinet	HT	Height	RELOC	Relocate
CJ	Control Joint	HDWD	Hardwood	REQ'D	Required
CL	Center Line	HR	Hour	REV	Revision, Reversed
CLG	Ceiling	HVAC	Heating, Ventilation & Air Conditioning	RO	Rough Opening
CLO	Closet			RTU	Roof Top Unit
CLR	Clear	IN	Inch	SC	Solid Core
CMU	Concrete Masonry Unit	INSUL	Insulation, Insulate	SF	Square Foot
COL	Column	INT	Interior	SHT	Sheet
CONC	Concrete	JST	Joist	SHTH	Sheathing
CONT	Continuous	LAM	Laminated	SS	Stainless Steel
CONST	Construction, Construct	LAV	Lavatory	SCHED	Schedule
CT	Ceramic Tile	LLH	Long Leg Horizontal	SIM	Similar
DBL	Double	LLV	Long Leg Vertical	SM	Sheet Metal
DEMO	Demolition	MANUF	Manufacturer	SPECD	Specified
DIA	Diameter	MAX	Maximum	STD	Standard
DN	Down	MECH	Mechanical	STL	Steel
DR	Door	MEP	Mechanical, Electrical,&Plumbing	STRUCT	Structural
DS	Downspout			SUSP	Suspended
DTL	Detail	MILL	Millwork	TBD	To be determined
DWG	Drawing	MIN	Minimum	TEMP	Tempered
EA	Each	MISC	Miscellaneous	T&B	Top and Bottom
EIFS	Exterior Insulation& Finish System	MLD	Molding	TYP	Typical
		MO	Masonry Opening	VCT	Vinyl Composition Tile
EF	Exhaust Fan	MTD	Mounted	VERT	Vertical
EJ	Expansion Joint	MTL	Metal	VWC	Vinyl Wall Coverin
EL	Elevation	MUL	Mullion	UNO	Unless Noted Otherwise
ELEC	Electrical	NIC	Not In Contract	W/	With
ELEV	Elevator	NOM	Nominal	W/O	Without
EQ	Equal	NTS	Not To Scale	WC	Water Closet
EQUIP	Equipment	OC	On Center	WD	Wood
EW	Each Way	OD	Outside Diameter	WH	Water Heater
EWC	Electric Water Cooler	OFCI	Owner Furnished, Contractor Installed	WDW	Window
EXIST	Existing			WP	Waterproofing or Waterproof
EXP	Expansion	OH	Opposite Hand	WSCT	Wainscot
EXT	Exterior	OPNG	Opening	WT	Weight
FBD	Fiber Board	OPT	Optional	WWF	Welded Wire Fabric

CODE INFORMATION

DEFERRED SUBMITTALS:
FIRE SPRINKLER
FIRE ALARM
TRUSS DESIGN

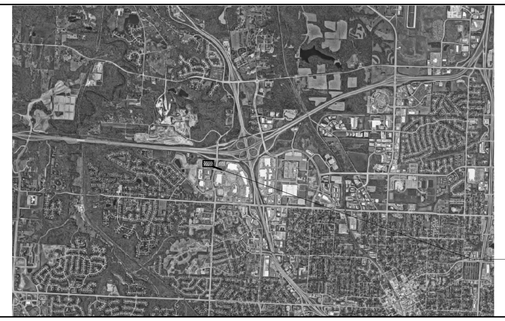
BUILDING DATA
OCCUPANY TYPE: A-2 RESTAURANT
CONSTRUCTION TYPE: V-B SPRINKLERED
PROPOSED NUMBER OF FLOORS AND BUILDING HEIGHT: 1 STORY, 27'-6"
ALLOWED NUMBER OF FLOORS AND BUILDING HEIGHT: 2 STORIES, 60'
PROPOSED BUILDING AREA: 11, 932 SQ FT
ALLOWED BUILDING AREA: 24,000 SQ FT

APPLICABLE CODES

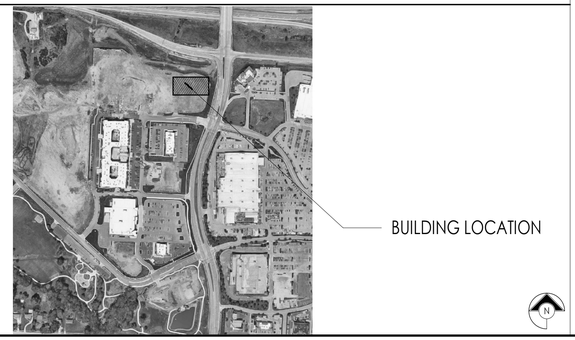
2018 INTERNATIONAL BUILDING CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 UNIFORM PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
ICC/ANSI A 11.1-2009

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICALBE CODES INCLUDE BUT ARE NOT LIMITED TO THE PREVISOUS MENTIONED.

VICINITY MAP



LOCATION MAP



DRAWING INDEX

Sheet #	Sheet Name	Issued	Delta 1	Delta 2	Delta 3	Delta 4	Delta 5
	GENERAL						
G000	COVER SHEET	1/27/23	X	X			
G001	GENERAL ACCESSABILITY						
G002	INTERIOR ACCESSABILITY						
G100	CODE PLAN	1/10/23	X	X			
2 G105	UL DETAIL U305	01/27/23		X			
G106	UL DETAIL U305	01/27/23		X			
	CIVIL						
C1.0	COVER SHEET						
C2.0	EXISTING CONDITIONS						
C3.0	SITE PLAN			X			
C4.0	UTILITY PLAN		X	X			
C5.0	WATERLINE A PLAN & PROFILE			X			
C6.0	WATERLINE A PLAN & PROFILE			X			
C7.0	GRADING PLAN		X	X			
C8.0	EROSION CONTROL PLAN			X			
C9.0	EROSION CONTROL DETAILS						
C10.0	DETAILS						
C11.0	DETAILS						
C12.0	DETAILS						
C13.0	DETAILS						
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	ARCHITECTURAL SITE						
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	ARCHITECTURAL						
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A150	ENLARGED PLANS AND DETAILS	1/27/23		X			
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A201	EXTERIOR ELEVATIONS	1/27/23	X	X			
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A351	WALL SECTIONS						
A352	WALL SECTIONS						
A353	WALL SECTIONS						
A400	SECTION DETAILS						
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2 ~~A801~~	~~HARDWARE SCHEDULE AND DETAILS~~	~~1/27/23~~		~~X~~			
A802	STOREFRONT SCHEDULE	1/27/23		X			
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SP101	SPECIFICATIONS						
SP102	SPECIFICATIONS						
SP103	SPECIFICATIONS						
SP104	SPECIFICATIONS						
SP105	SPECIFICATIONS						
SP106	SPECIFICATIONS						
SP107	SPECIFICATIONS						
	STRUCTURAL						
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S002	GENERAL NOTES						
S003	STRUCTURAL SPECIAL INSPECTIONS						
S100	FOUNDATION PLAN		X	X			
S200	FRAMING PLAN		X	X			
S201	CANOPY FRAMING PLANS			X			
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S302	FOUNDATION DETAILS		X				
S303	FOUNDATION DETAILS		X				
S401	FRAMING DETAILS		X	X			
S402	FRAMING DETAILS		X				
S403	FRAMING DETAILS		X				
S404	FRAMING DETAILS		X				
S405	FRAMING DIAGRAM AND NOTES		X				
S406	FRAMING DETAILS		X				
S500	BUILDING ELEVATIONS		X	X			
S501	BUILDING ELEVATIONS		X	X			
S502	BUILDING ELEVATIONS						
	PLUMBING						
P101	PLUMBING NOTES, SYMBOLS & ABBREVIATIONS						
P201	PLUMBING PLAN		X	X			
	MECHANICAL						
M101	MECHANICAL NOTES, SYMBOLS & ABBREVIATIONS						
M201	MECHANICAL PLAN		X	X			
M301	MECHANICAL SPECIFICATIONS						
	ELECTRICAL						
E101	ELECTRICAL NOTES, SYMBOLS & ABBREVIATIONS						
1 E102	ELECTRICAL SITE PLAN			X			
E201	ELECTRICAL POWER PLAN		X	X			
E202	ELECTRICAL LIGHTING PLAN		X	X			
E301	ELECTRICAL RISER DIAGRAM & SCHEDULES		X				
E401	ELECTRICAL SPECIFICATIONS						
E402	ELECTRICAL SPECIFICATIONS						
	1						

kloverarchitects
8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
ph: 913.649.8181 • fx: 913.649.1275 • www.klover.net

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project title

LOT 12 OF WEST PRYOR
NW PRYOR RD AND
HIGHWAY 470
LEE'S SUMMIT, MO 64081

project number
22P02.001

drawing issuance
PERMIT 1/27/23

drawing revisions

No.	Description:	Date:
1	REV 1	1/10/23
2	REV 2	1/27/23

professional seal

DATE SIGNED: 1/27/2023 3:50:55 PM

drawing title
COVER SHEET

drawing number
G000

CODE ANALYSIS

BUILDING DATA
OCCUPANY TYPE: A-2 RESTAURANT
CONSTRUCTION TYPE: V-B SPRINKLERED
PROPOSED NUMBER OF FLOORS AND BUILDING HEIGHT: 1 STORY, 27'-6"
ALLOWED NUMBER OF FLOORS AND BUILDING HEIGHT: 2 STORIES, 60'
PROPOSED BUILDING AREA: 11, 932 SQ FT
ALLOWED BUILDING AREA: 24,000 SQ FT

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 UNIFORM PLUMBING CODE
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EGRESS CALCULATIONS

ROOM NAME	OCCUPANCY TYPE	AREA / IBC LOAD FACTOR	OCCUPANTS	CODE DESCRIPTION	EXITS		EGRESS WIDTH	
					REQ'D	PROVIDED	REQ'D	PROVIDED
TENANT 100	N/A	3,394 / N/A	N/A	2 EXITS REQ'D, PER IBC SECTION 1006.3.2	2	3	N/A	140"
TENANT 101	N/A	3,356 / N/A	N/A	2 EXITS REQ'D, PER IBC SECTION 1006.3.2	2	3	N/A	138"
RISER ROOM 102	N/A	46 / N/A	N/A	1 EXIT REQ'D.	1	1	N/A	34.5"

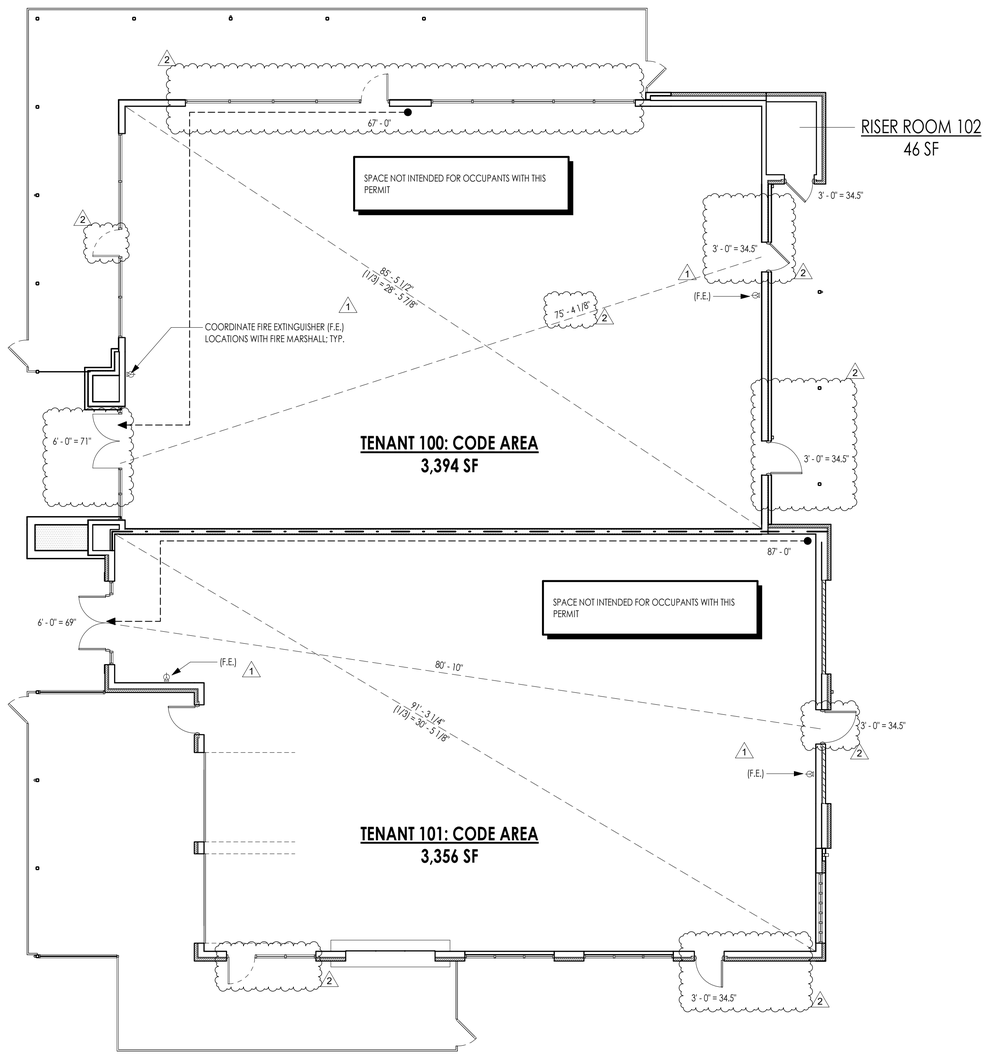
* ACCURATE LOAD CALCULATIONS TO BE DONE AT TIME OF TENANT IMPROVEMENT DRAWINGS

CODE SYMBOLS:

1-HR SEPARATION - UL U305

PATH OF TRAVEL

DOOR SIZE = EGRESS WIDTH



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

kloverarchitects
8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
ph: 913.649.8181 • fx: 913.649.1275 • www.klover.net

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project title

LOT 12 OF WEST PRYOR
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LEE'S SUMMIT, MO 64081

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22P02.001

drawing issuance
PERMIT 1/10/23

drawing revisions

No.	Description:	Date:
1	REV 1	1/10/23
2	REV 2	1/27/23

professional seal

DATE SIGNED: 1/27/2023 3:51:00 PM

drawing title
CODE PLAN

drawing number
G100

UL Product iQ®

BXUV.U305 - Fire-resistance Ratings - ANSI/UL 263

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- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

Fire-resistance Ratings - ANSI/UL 263

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

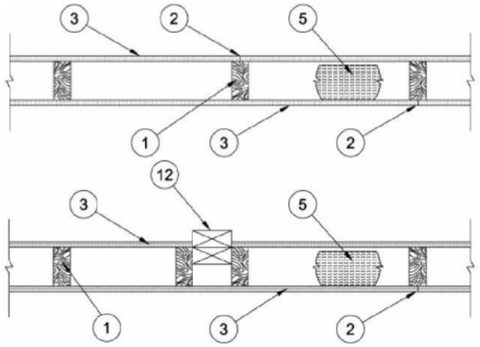
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U305

December 01, 2022

Bearing Wall Rating — 1 Hr
Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.
STC Rating - 56 (See Item 9)
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. **Wood Studs —** Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joints and Nail-Heads —** Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitt when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surfa Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. **Gypsum Board* —** 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam he When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Items 6 through 6F, **Steel Framing Members***.
When Items 6, 6B, 6C, 6D, 6E, or 6F, **Steel Framing Members***, are used, gypsum panels attached to furring channels with 1 in. long Type S l head steel screws spaced 12 in. OC.

When Item 6A, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S l head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to oppo side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used. 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. l self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min), Type AG (finish rating 22 min), Type LightRoc (finish rating 23 min.) or Type AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min)

CABOT MANUFACTURING ULC — Type X (finish rating 22 min), 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC — Type C, Type X-1 (finish rating 26 min); Type EGRG or GlasRoc (finish rating 23 min), GlasRoc-2, Type Habito (finish rating 26 min), Type LWTX (finish rating 18 min), Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX (finish rating 21 min), Type CLLX (finish rating 24 min)

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min), Type ULIX (finish rating 20 min)

GEORGIA-PACIFIC GYPSUM L L C — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, Type LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type LWX (finish rating 22 min), Veneer Plaster Base-Type LWX (finish rating 22 min), Water Rated-Type LWX (finish rating 22 min), Sheathing Type-LWX (finish rating 22 min), Soffit-Type LWX (finish rating 22 min), Type DGLW (finish rating 22 min), Water Rated-Type DGLW (finish rating 22 min), Sheathing Type- DGLW (finish rating 22 min), Soffit-Type DGLW (finish rating 22 min), Type LWX (finish rating 22 min), Type LW2X (finish rating 22 min), Veneer Plaster Base - Type LW2X (finish rating 22 min), Water Rated - Type LW2X (finish rating 22 min), Sheathing - Type LW2X (finish rating 22 min), Soffit - Type LW2X (finish rating 22 min), Type DGL2W (finish rating 22 min), Water Rated - Type DGL2W (finish rating 22 min), Sheathing - Type DGL2W (finish rating 22 min)

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min). Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-8, Type FSLX (finish rating 21 min), Type RSX (finish rating 26 min).

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

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS, PGS-WRS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min), PG-11 PG-13 (Nails increased to 2 in.), Type PG-C or PGI (finish rating 26 min)

PANEL REY S A — Type ARX, GREX, GRIX, PRX, PRC, PRC2; Types RHX, Guard Rey, MDX, ETX (finish rating 22 min), PRX2 (finish rating 21 min)

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)

THAI GYPSUM PRODUCTS PCL — Type C, Type X (finish rating 26 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min). Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type ULIX (finish rating 20 min)

USG BORAL DRYWALL SFZ LLC — Type SGX (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min). Type SHX (finish rating 24 min), SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type ULX (finish rating 22 min)

3A. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels 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. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), AG-C (finish rating 25 min.), LightRoc (finish rating 25 min.)

CERTAINTEED GYPSUM INC — Type C, Type X-1 (finish rating 26 min), Type EGRG or GlasRoc.

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min)

NATIONAL GYPSUM CO — Type FSW (finish rating 24 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type FRX-G (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)

USG BORAL DRYWALL SFZ LLC — Types C, SCX, SGX (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX, Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)

3B. **Gypsum Board* —** (As an alternate to Item 3) — Nom 3/4 in. thick, installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-3/8 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A.
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

3C. **Gypsum Board* —** (As an alternate to Items 3, 3A and 3B) — 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-1/4 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. 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

3D. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, or 3C — Not Shown) — For Direct Application to Studs Only- 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. 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, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
RAY-BAR ENGINEERING CORP — Type RB-LBG (finish rating 24 min)

3E. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, 3C, and 3D) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels 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 2 screws 1 and 4 in. from edge of board or nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA-PACIFIC GYPSUM L L C — Type DGG (finish rating 20 min), GreenGlass Type X (finish rating 23 min)

3F. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, 3C, 3D, and 3E) — 5/8 in. glass-mat faced with square edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC around the perimeter and in the field with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Nails shall be placed 1 inch and 3 inch from horizontal joints and 7 inch OC thereafter.
CGC INC — Type USGX (finish rating 22 min)

UNITED STATES GYPSUM CO — Type USGX (finish rating 22 min.)

USG BORAL DRYWALL SFZ LLC — , Type USGX (finish rating 22 min.)

USG MEXICO S A DE C V — Type USGX (finish rating 22 min.)

3G. **Gypsum Board* —** (As an alternate to Items 3 through 3F) — 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min)

3H. **Gypsum Board* —** (As an alternate to Items 3) — Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
NATIONAL GYPSUM CO — Type SBWB

3I. **Gypsum Board* —** (As an alternate to Items 3 through 3H, Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES (finish rating 20 min)

3J. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick paper surfaced applied vertically or horizontally. Gypsum panels secured with 1-1/4 in. Type W coarse thread gypsum panel steel screws spaced a maximum of 12 in. OC.
CERTAINTEED GYPSUM INC — Type SilentFX

3K. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 8 in. OC with the last screw 1 in. from the edge of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min). Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min).

3L. **Gypsum Board* —** (As an alternate to Item 3) — For Direct Application to Studs Only — 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. 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 to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D".
MAYCO INDUSTRIES INC — "X-Ray Shielded Gypsum"

3M. **Gypsum Board* —** (As an alternate to Items 3) — 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 wall 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 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 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-201 Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. 1 S-12 bugle head steel screws spaced as described in Item 4.
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

3N. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick, 4 ft. wide, applied horizontally or vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 3 or 3A.
CERTAINTEED GYPSUM INC — Easi-Lite Type X (finish rating 24 min), Easi-Lite Type X-2 (finish rating 24 min)

3O. **Wall and Partition Facings and Accessories* —** (As an alternate to Item 3, Not Shown) — Nominal 5/8 in. thick, 4 ft wide p applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam hea Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527 (finish rating 24 min).

3P. **Gypsum Board* —** (As an alternate to Item 3, Not Shown) — Two layers nom. 5/16 in. thick gypsum panels applied vertically horizontally. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by wo studs. Horizontal joints on the same side between face and base layers need not be staggered. Base layer gypsum panels fastene studs with 1-1/4 in. long drywall nails spaced 8 in. OC. Face layer gypsum panels fastened to studs with 1-7/8 in. long drywall nai spaced 8 in. OC starting with a 4" stagger.
NATIONAL GYPSUM CO — Type FSW (finish rating 25 min)

3Q. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applie either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

3R. **Gypsum Board* —** (As an alternate to Item 3. For use with Item 5H) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Ite above. Applied either horizontally or vertically, and screwed to panels with 1-5/8 in. long Type W coarse thread steel screws at 8 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. W used in widths other than 48 in., gypsum panels are to be installed horizontally.

3S. **Gypsum Board* —** 3/4 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally o vertically. Gypsum panels secured as described in Item 3 with nail length increased to 2 in.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-13

3T. **Wall and Partition Facings and Accessories* —** (As an alternate to 5/8 in. thick board as outlined in Item 3) — Nominal 1-3 thick, 4 ft wide panels, applied vertically or horizontally. Fastened with #6 x 2 in. long drywall screws spaced 8 in. OC along the perimeter and 12 in. OC in the field.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 545

3U. **Gypsum Board* —** (As an alternate to Item 3 - For use with Foamed Plastic products, Item 5J) — 5/8 in. thick, 4 ft. wide, app vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels nailed OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
AMERICAN GYPSUM CO — Types AGX-1

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

CABOT MANUFACTURING ULC — Type X

CERTAINTEED GYPSUM INC — Type X

CGC INC — Type SCX

PANEL REY S A — Type ARX, PRX

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

THAI GYPSUM PRODUCTS PCL — Type X

UNITED STATES GYPSUM CO — Types SCX and SGX

USG BORAL DRYWALL SFZ LLC — Types SCX and SGX

USG MEXICO S A DE C V — Type SCX

3V. **Gypsum Board* —** (As an alternate to Item 3. For use with Item 5K) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 3 above. Applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels 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.

3W. **Gypsum Board* —** (As an alternate to Item 3. For use with Item 5L) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 3 above. Applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels secured to studs with 1-1/4 in. long Type W screws spaced 8 in. OC at perimeter and in the field.

4. **Steel Corner Fasteners —** (Optional) — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. **Batts and Blankets* —** (Optional — Required when Item 6A is used (RC-1)) — Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.
CERTAINTEED CORP

JOHNS MANVILLE

KNAUF INSULATION LLC

MANSON INSULATION INC

ROCKWOOL — Types Acoustical Fire Batts and Type AFB, min. density 1.69 pcf / 27.0 kg/m^3

ROCKWOOL MALAYSIA SDN BHD — Type Acoustical Fire Batts

ROCK WOOL MANUFACTURING CO — Delta Board

THERMAFIBER INC — Type SAFB, SAFB FF

5A. **Fiber, Sprayed* —** (Not Shown — Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product. When Item 6B is used, Fiber, Sprayed shall be INS735, INS745, INS750LD, INS765LD, INS773LD or SANCTUARY.

Applegate Greenfiber Acquisition LLC — INS735, INS745, INS750LD, Insulmax, and SANCTUARY for use with wet or dry application. INS515LD, INS541LD, INS735, INS765LD, and INS773LD are to be used for dry application only

5B. **Fiber, Sprayed* —** (Not Shown - Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC — Cellulose Insulation

5C. **Batts and Blankets* —** Required for use with resilient channels, Item 7, 3 in. thick mineral wool batts, friction-fitted to fill interior of wall.
THERMAFIBER INC — Type SAFB, SAFB FF

5D. **Glass Fiber Insulation —** (As an alternate to Item 5C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

5E. **Batts and Blankets* —** (Required for use with Wall and Partition Facings and Accessories, Item 3D) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

5F. **Fiber, Sprayed* —** (Optional, Not Shown — Not for use with Items 6, 6A, 6B, 6C, or 6D) — As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied granulated mineral fiber material. 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

5G. **Fiber, Sprayed* —** (Optional, Not Shown — Not for use with Items 6, 6A, 6B, 6C, or 6D). — As an alternate to Batts and Blankets (Item 5) and Item 5A - Brown Colored Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed stud cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

5H. **Foamed Plastic* —** (Optional -For use with Item 3R) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
SES FOAM INC — Nexseal™ 2.0 or Nexseal™ 2.0 LE Spray Foam and Sucraseal Spray Foam.

5I. **Fiber, Sprayed* —** (Not Shown — Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) - Spray-applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. To facilitate the installation of the material, any thin, woven or non-woven netting may be attached by any means possible to the outer face the studs. The material shall reach equilibrium moisture content before the installation of materials on either face of the studs. The minimum dry density shall be 5.79 lbs/ft^3.
APPLEGATE HOLDINGS L L C — Applegate Advanced Stabilized Cellulose Insulation

5J. **Foamed Plastic* —** (Optional, Not Shown - For use with Item 3U) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
GACO WESTERN L L C — Types GacoEZSpray F4500, GacoProFill FR6500R, Gaco 052N, GacoOnePass F1850, GacoOnePass Low GWP F1880, and Gaco WallFoam 183M

5K. **Foamed Plastic* —** (Optional, Not Shown - For use with Item 3V) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
CARLISLE SPRAY FOAM INSULATION — Types SealTite Pro Closed Cell (CC), SealTite Pro Open Cell (OC), SealTite Pro OCX, SealTite Pro No Trim 21, SealTite Pro One Zero, Foamsulate Closed Cell, Foamsulate OCX, Foamsulate 70, and Foamsulate HFO.

5L. **Foamed Plastic*** - (Optional, Not Shown – For use with Item 3W) - Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.

kloverarchitects
8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
ph: 913.649.8181 • fx: 913.649.1275 • www.klover.net

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LOT 12 OF WEST PRYOR
NW PRYOR RD AND
HIGHWAY 470

project title

project number
22902.001

drawing issuance
PERMIT 01/27/23

drawing revisions

No.	Description:	Date:
2	REV 2	1/27/23

professional seal

"Date Clipped"

DATE SIGNED: 1/27/2023 3:51:11 PM

drawing title
UL DETAIL U305

drawing number
G105

BASF CORP – Types Enertite® NM, Enertite® G, FE178®, Spraytite® 178, Spraytite® 81206, Walltite® 200, Walltite® US, Walltite® US-N, and Walltite® HP+.

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. Gypsum board attached to furring channels as described in Item 3.

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

6A. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members on one side of studs 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 are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Aa) to one side of studs only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax

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. 2-3/8 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. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

6C. **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 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Ca) to studs. Clips spaced 48 in. OC., and secured to studs with No. 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 A237 or A237R

6D. **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, 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 a double strand of No. 18 AWG twisted steel wire. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Da) 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. Furring channels are friction fitted into clips.

REGUPOL AMERICA — Type SonusClip

6E. **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 3.

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

6F. **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. 2-23/32 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. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Fa) to studs. Clips spaced 48 in. OC. Clips 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.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

6G. **Steel Framing Members* —** (Optional, Not Shown) — Used as an alternate method to attach resilient channels to wall studs. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels and spaced max 16 in. O.C. Channel ends butted and centered under the structural members and attached with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board end joints. The accessory envelops the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the structural members with the screws supplied with the accessory and per the accessory manufacturer's installation instructions.
PAC INTERNATIONAL L L C — Type RC-1 Boost

7. **Furring Channel —** Optional — Not Shown — For use on one side of the wall - 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, Items 5C or 5D is required.

8. **Caulking and Sealants —** (Not Shown, Optional) — A bead of acoustical sealant applied around the partition perimeter for sound control.

9. **STC Rating —** The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:

A. Item 2, above — Nailheads Shall be covered with joint compound.

B. Item 2, above — Joints As described, shall be covered with fiber tape and joint compound.

C. Item 5, above — Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.

D. Item 6, above — Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.

E. Item 8, above — Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

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 and QR-510

11. **Cementitious Backer Units* —** (Optional Item Not Shown — For Use On Face Of 1 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 vertically or horizontally with vertical joints centered over studs. Fastened 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. When 4 ft. wide boards are used, horizontal joints need not be backed by framing.
NATIONAL GYPSUM CO — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. **Non-Bearing Wall Partition Intersection —** (Optional) —Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

13. **Mesh Netting —** (Not Shown) — Any thin, woven or non-woven fibrous netting material attached with staples to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite row.

14. **Mineral and Fiber Board* —** (Optional, Not Shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type W steel screws, spaced 12 in. OC. 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.
HOMASOTE CO — Homasote Type 440-32

14A. **Mineral and Fiber Board* —** (Optional, Not Shown) — For use with Items 14B-14E) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

14B. **Glass Fiber Insulation —** (For use with Item 14A) — 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

14C. **Batts and Blankets* —** (As an alternate to Item 14B, For use with Item 14A), 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.
THERMAFIBER INC — Type SAFB, SAFB FF

14D. **Adhesive —** (For use with Item 14A) — Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 14A).

14E. **Gypsum Board* —** (For use with Item 14A) — 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 14A). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.
AMERICAN GYPSUM CO — Type AG-C

CGC INC — Types C, IP-X2, IPC-AR

CERTAINTEED GYPSUM INC — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C

PANEL REY S A — Type PRC

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

14F. **Mineral and Fiber Board —** (Optional, Not Shown) — For optional use as an additional layer on one side of wall - Nom 1/2 in. thick, 4 ft wide, square edge fiber boards applied vertically to studs on one side of the wall in between the wood studs and the UL Classified Gypsum Board (Item 3). Fiber boards installed with 1-1/4 in. long, Type W, bugle head, coarse thread gypsum board screws spaced 12 in. OC max, with the last screws spaced 2 in. and 6 in. from edge of board. Gypsum board (Item 3) 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.
BLUE RIDGE FIBERBOARD INC — SoundStop

14G. **Building Units –** (Optional Item Not Shown – For use over Gypsum Board, Item 3) 1 in., 2 in. or 3 in. thick, 4 ft. wide – Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with wafer head screws of adequate length to penetrate framing by a minimum of of ¼ in., spaced a max 8 in. o.c.

NATIONAL GYPSUM CO – Type PBCI

*** 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 2022-12-02

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8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
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project title

LOT 12 OF WEST PRYOR
NW PRYOR RD AND
HIGHWAY 470

project number
22902.001

drawing issuance
PERMIT 01/27/23

drawing revisions

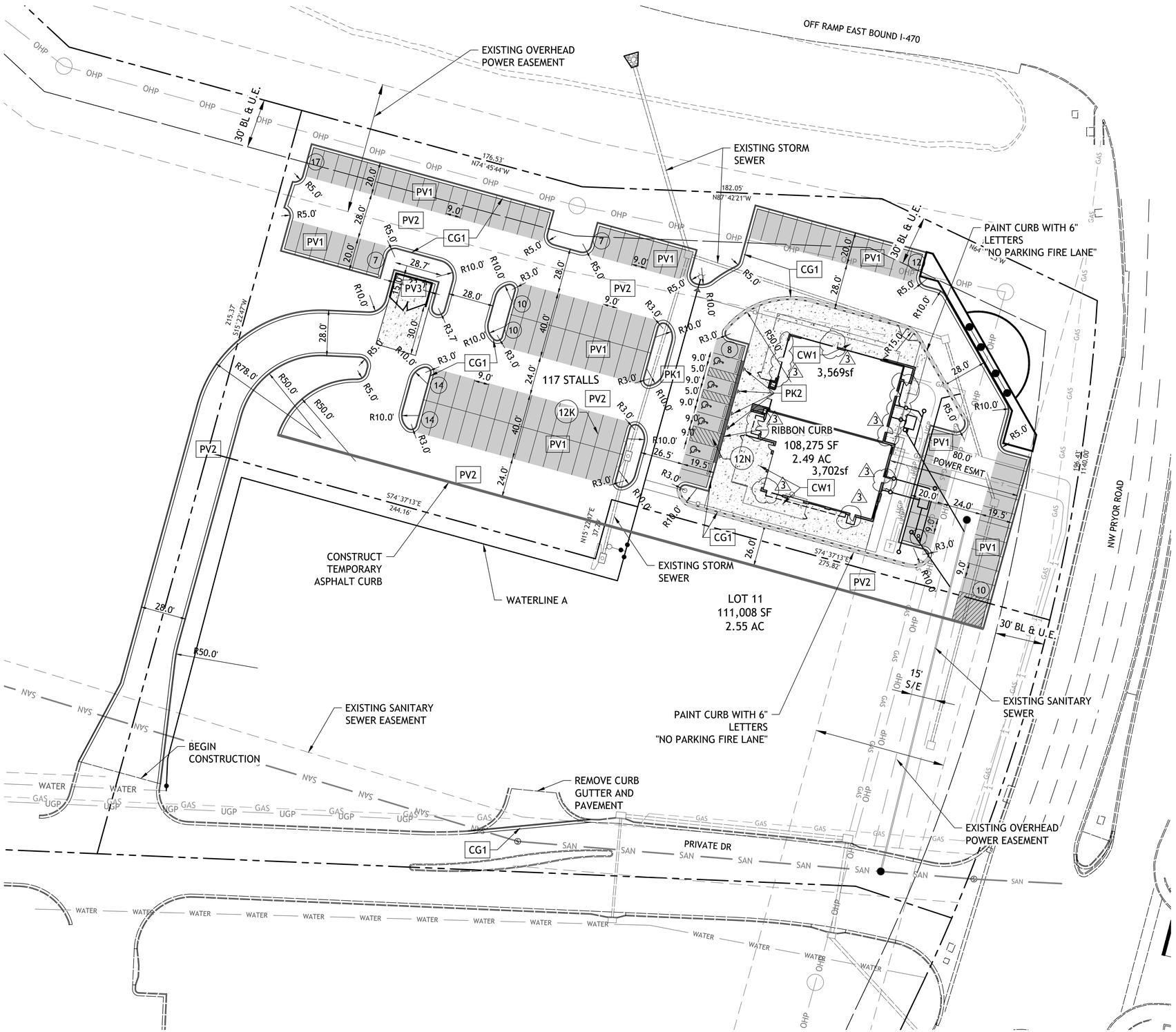
No.	Description:	Date:
2	REV 2	1/27/23

professional seal

DATE SIGNED: 1/27/2023 3:51:16 PM

drawing title
UL DETAIL U305

drawing number 2
G106



SITE DATA

LOT 12

TOTAL SITE	2.49ac (108,275sf)
PAVEMENT AREA	60,372sf
TOTAL BUILDING	7,000sf
OPEN SPACE	40,903sf (37.7%)
TOTAL PARKING	117 (16.71 STALLS / 1000sf)
TOTAL PARKING REQUIRED	98

CONSTRUCTION NOTES:

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

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

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

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

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

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

NOTE:

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

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

3. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.

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

SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:

PK-1	96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
PK-2	ACCESSIBLE SIGN
SG-1	BOLLARD DETAIL
CG-1	TYPE B CURB AND GUTTER
CW1	CURB WALK AT BUILDING
PV1	REGULAR DUTY PAVEMENT
PV2	HEAVY DUTY ASPHALT PAVEMENT
PV3	HEAVY DUTY CONCRETE PAVEMENT
CW2	SIDEWALK

NOTES:

8A	DOOR (SEE ARCH. PLANS)
12K	YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
12N	4" YELLOW STRIPES 3'-0" O.C.
510	CLEAN-OUT (SEE GRADING PLAN)
11	PAINT CURB RED

1"=30'
0 15' 30'

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

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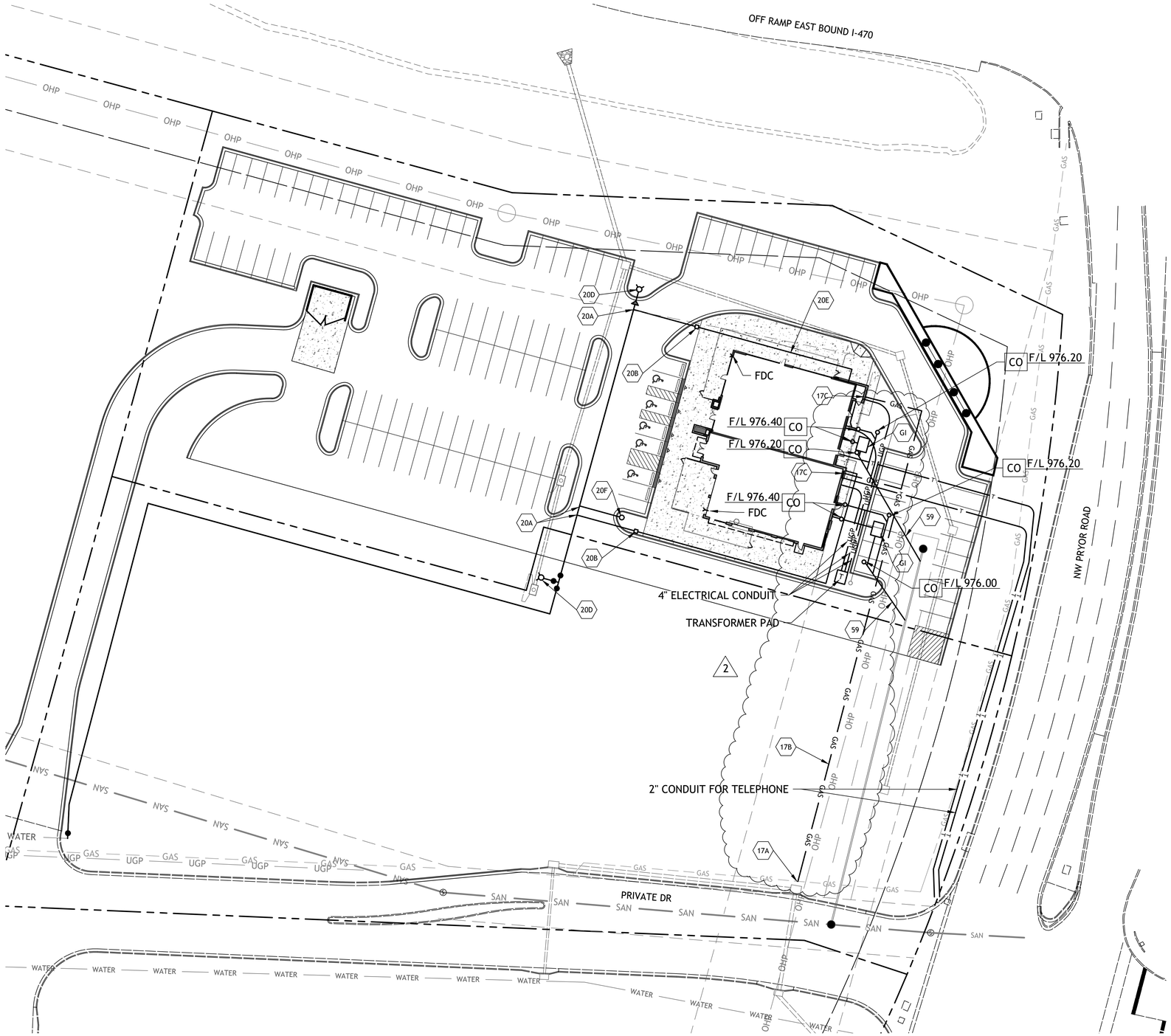
STATE OF MISSOURI
STEVEN D. MASKO
NUMBER
PROFESSIONAL ENGINEER
1-24-23

Revisions
10-11-22 CITY COMMENTS
1-9-23 SURVEY W/ GRADES
1-11-23 GAS SERVICE LINE
1-24-23 PER CLIENT

LOT 12 OF WEST PRYOR

LEE'S SUMMIT, MISSOURI

sheet
C3.0
Civil
SITE PLAN
permit
16 SEPTEMBER 2022



UTILITY NOTES:

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

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

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

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

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

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

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

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

9. INSTALL 2" TYPE "K" COPPER FROM THE MAIN TO 10' BEYOND METER AND EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3608) TO STOP AND WASTE VALVE INSIDE BUILDING.

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

11. SANITARY SEWER SERVICE CONNECTIONS WILL BE MADE WITH A CUT IN WYE

DETAILS

MS1	TRENCH AND BEDDING DETAILS
SS2	2-WAY CLEAN-OUT
WAT-11	WATER SERVICE CONNECTION
WAT-7	FIRE HYDRANT
CO	CLEANOUT
GI	GREASE INTERCEPTOR (1500 GAL)

NOTES

17A	POINT OF GAS CONNECTION
17B	GAS SERVICE LINE
17C	GAS METER
20A	POINT OF CONNECTION - WATER SERVICE
20B	1" TAP AND METER WITH 1.5" SERVICE LINE
20C	8" C-900 WATERLINE
20D	FIRE HYDRANT ASSEMBLY
59	4" SANITARY SEWER SERVICE LINE-SDR-26 PVC
20E	6" FIRE SERVICE LINE
20F	1" TAP AND METER FOR IRRIGATION

UTILITY STATEMENT:

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

N

1"=30'
0 15' 30'

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

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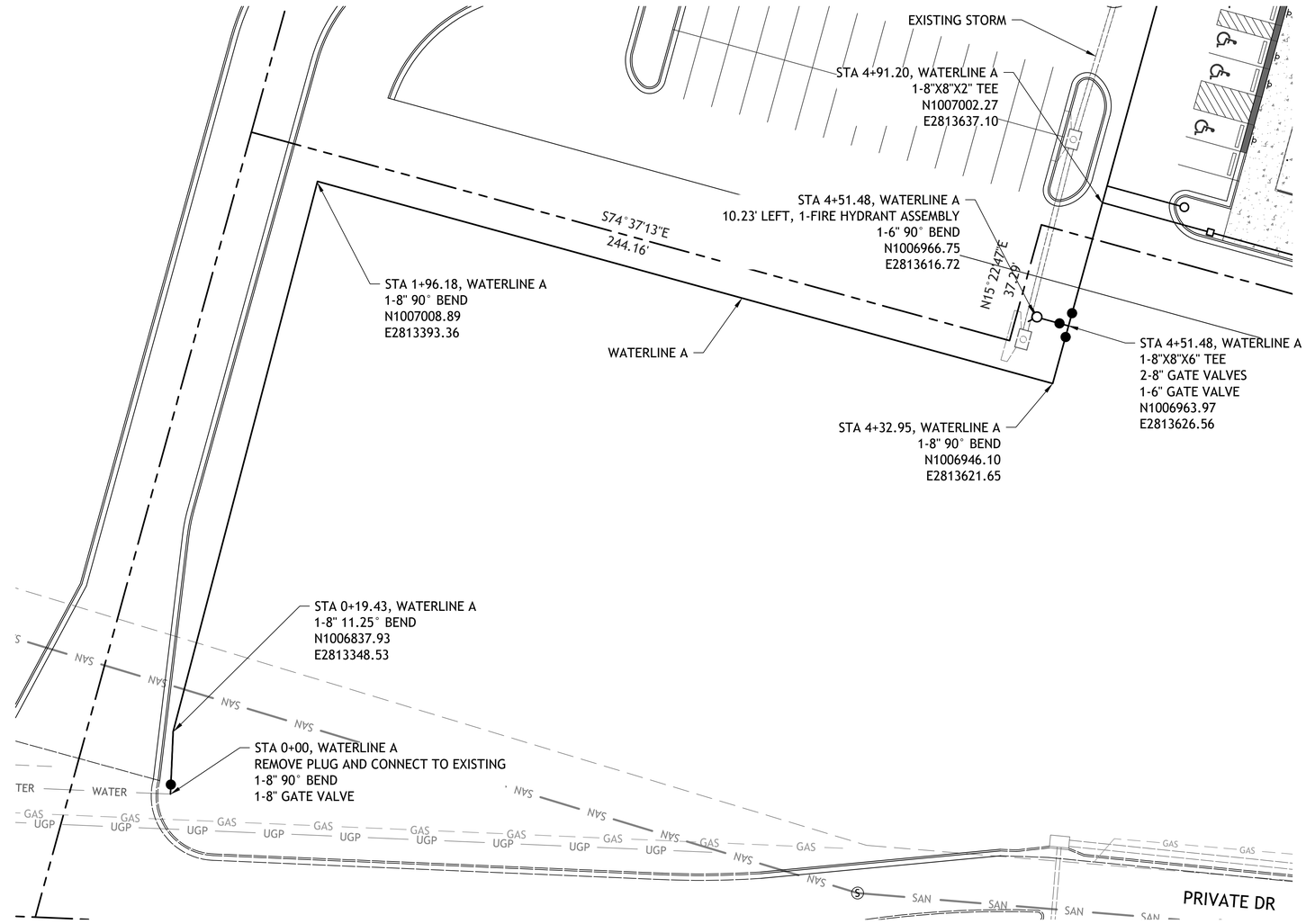
STATE OF MISSOURI
SCOTT D. WISKOCIL
NUMBER
PROFESSIONAL ENGINEER
1-24-23

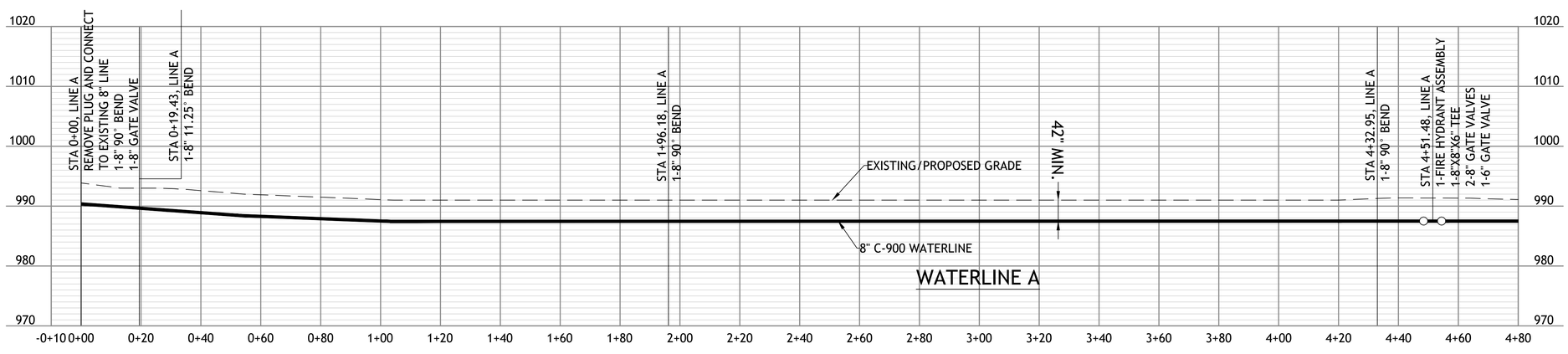
Revisions
10-11-22 CITY COMMENTS
1-9-23 SURVEY W/ GRADES
1-11-23 GAS SERVICE LINE
1-24-23 PER CLIENT

LOT 12 OF WEST PRYOR

LEES SUMMIT, MISSOURI

sheet
C4.0
Civil
UTILITY PLAN
permit
16 SEPTEMBER 2022





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smcivilengr@gmail.com
785.341.9747

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STATE OF MISSOURI
S. D. WISKOCIL
NUMBER
PROFESSIONAL ENGINEER

1-24-23

Revisions
2 10-11-22 CITY COMMENTS
1-9-23 SURVEY W/ GRADES
3 1-11-23 GAS SERVICE LINE
1-24-23 PER CLIENT

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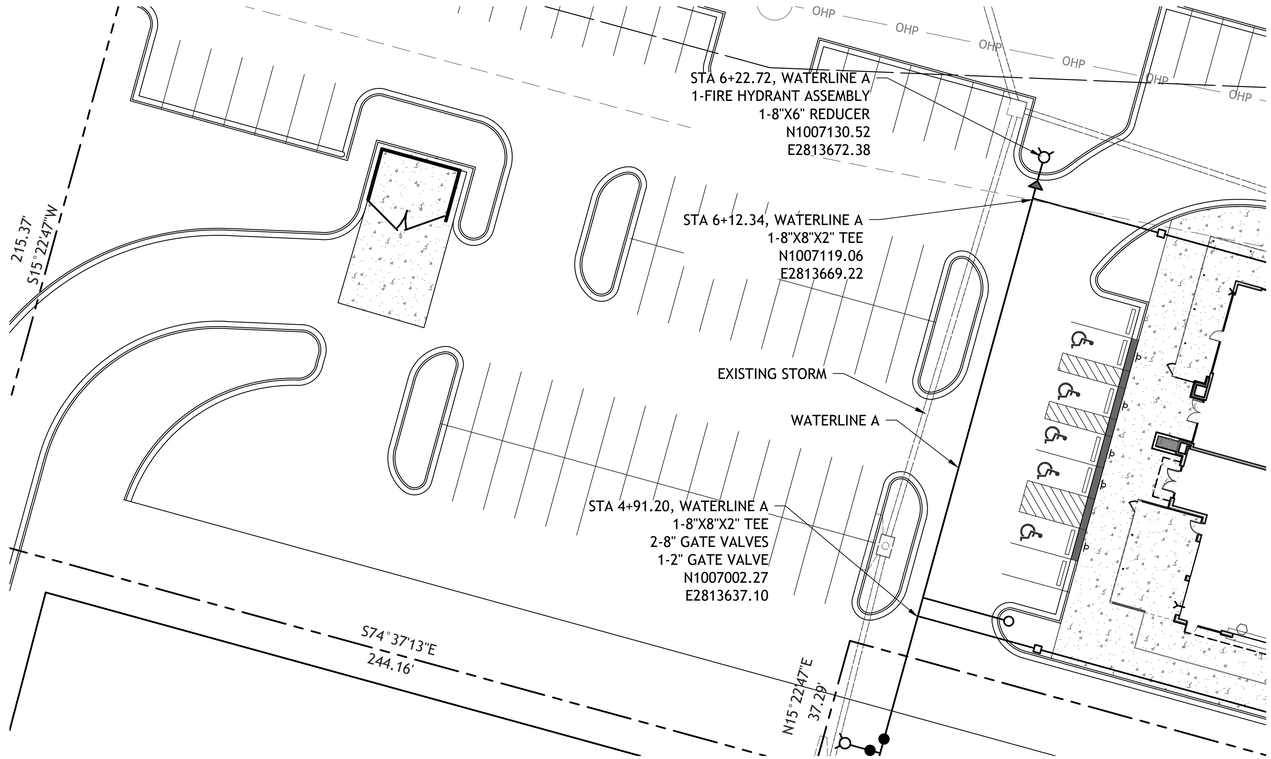

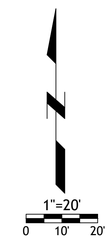

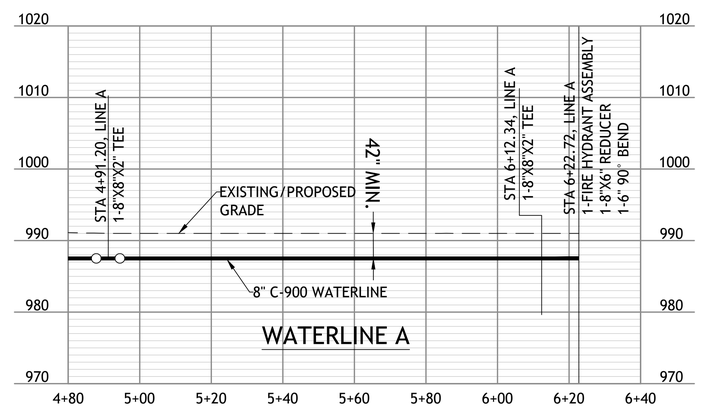

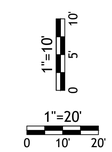

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5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

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STATE OF MISSOURI
SCOTT D. MISKOVSKY
NUMBER
PROFESSIONAL ENGINEER

60 Mil 1-24-23

Revisions
2 10-11-22 CITY COMMENTS
1-9-23 SURVEY W/ GRADES
3 1-11-23 GAS SERVICE LINE
1-24-23 PER CLIENT

LOT 12 OF WEST PRYOR

LEE'S SUMMIT, MISSOURI

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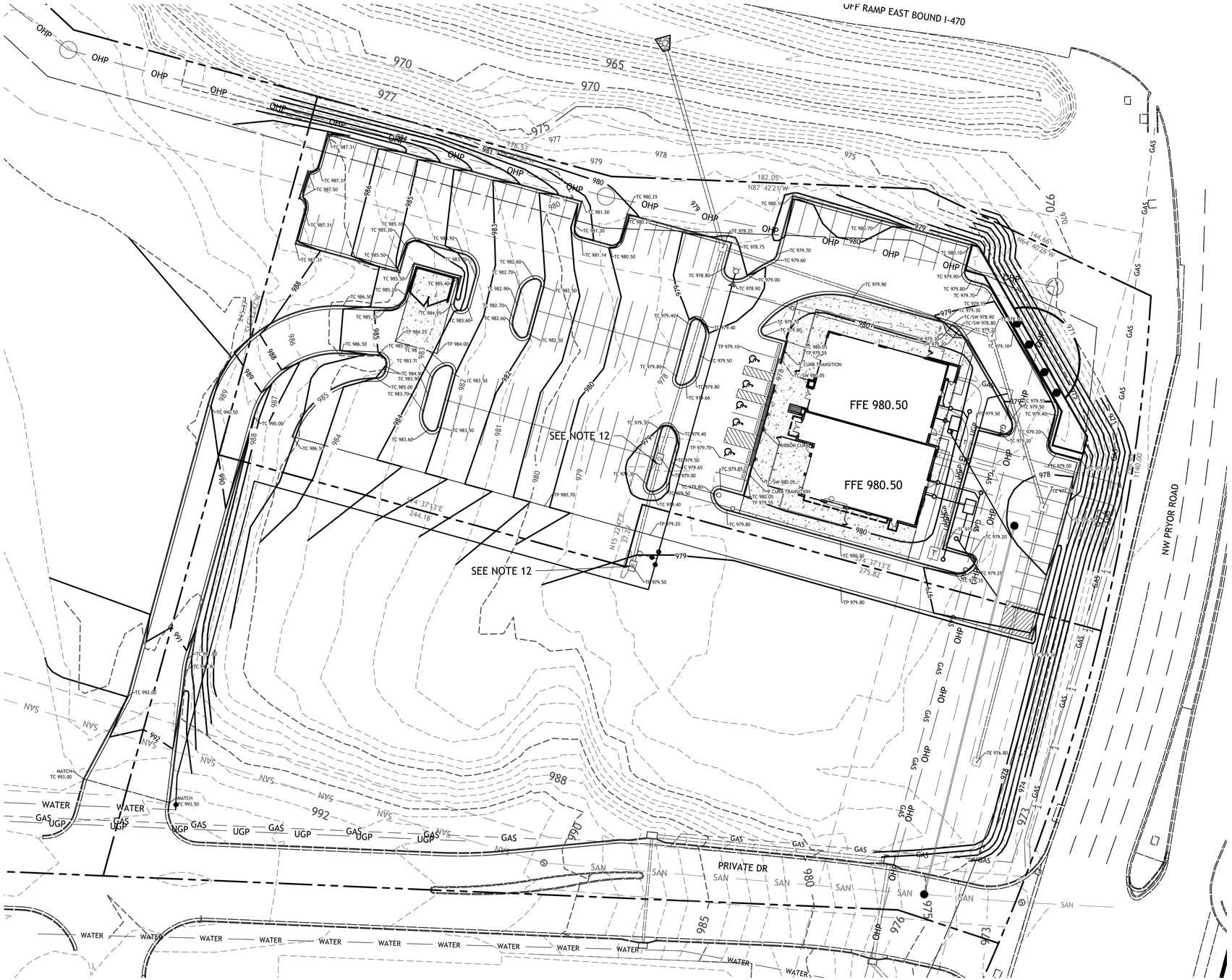

GRADING NOTES:

1. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.

2. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.

3. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED. A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.

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

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

6. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

7. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.

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

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

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

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

12. CONTRACTOR TO CONSTRUCT THROATS TO CURB INLETS.

2 REVISED BASE FILE

1"=30'
0 15' 30'

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

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STATE OF MISSOURI
SAMUEL M. WEISS
NUMBER
PROFESSIONAL ENGINEER
6-27-23

Revisions
10-11-22 CITY COMMENTS
1-9-23 SURVEY W/ GRADES
1-11-23 GAS SERVICE LINE
1-24-23 PER CLIENT

LOT 12 OF WEST PRYOR

LEE'S SUMMIT, MISSOURI

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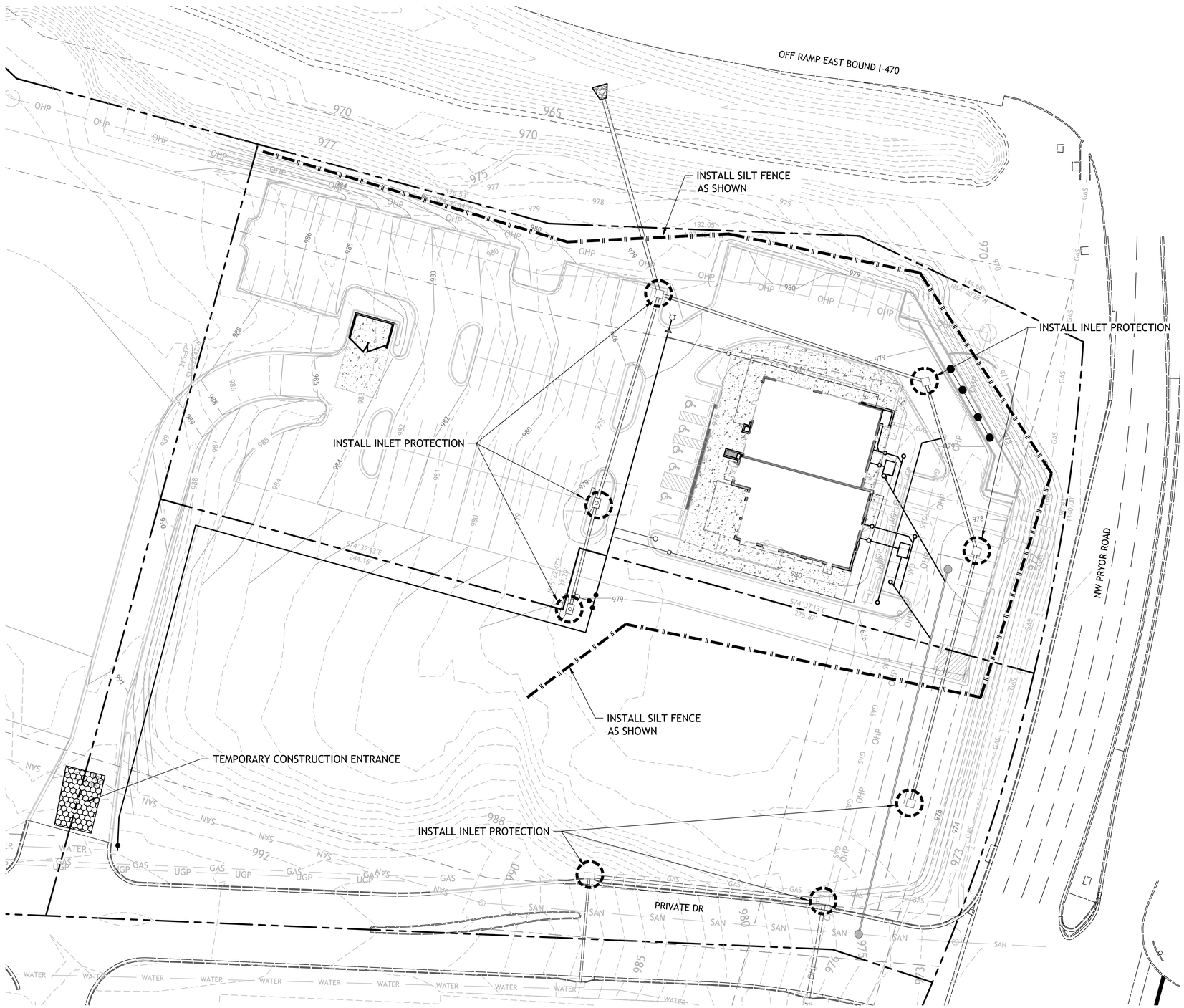

NOTES:

1. Prior to Land Disturbance activities, the following shall occur:
   a) Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and pollution control plan;
   b) Construct a stabilized entrance/parking/staging area;
   c) Install perimeter controls and protect any existing stormwater inlets;
   d) Request an initial inspection of the installed Phase I pollution control measures designated on the approved erosion and pollution control plan. Land disturbance work shall not proceed until there is a passed inspection

2. The site shall comply with all requirements of the MoDNR general requirements
   a) Immediate initiation of temporary stabilization BMPs on disturbed areas where construction activities have temporarily ceased on that portion of the project site if construction activities will not resume for a period exceeding 14 calendar days. Temporary stabilization may include establishment of vegetation, geotextiles, mulches or other techniques to reduce or eliminate erosion until either final stabilization con be achieved or until further construction activities take place to re-disturb the area. This stabilization must be completed within 14 calendar days;
   b) Inspection of erosion and sediment control measures shall be performed to meet or exceed the minimum inspection frequency in the MoDNR General Permit. At a minimum, inspections shall be performed during all phases of construction at least once every 14 days and within 24 hours of each precipitation event.
   c) An inspection log shall be maintained and shall be available for review by the regulatory authority;
   d) The erosion and pollution control plan shall be routinely updated to show all modifications and amendments to the original plan. A copy of the erosion and pollution control plan shall be kept on site and made available for review by the regulatory authority.

3. Temporary seeding shall only be used for periods not to exceed 12 months. For final stabilization. temporary seeding shall only be used to establish vegetation outside the permanent seeding or sodding dates as specified in the Standard Specifications. Final stabilization requires a uniform perennial vegetative cover with a density of 70% over 100% of disturbed area.

4. Erosion and pollution control shall be provided for the duration of a project. All installed erosion and pollution control BMPs shall be maintained in a manner that preserves their effectiveness. If the City determines that the BMPs in place do not provide adequate erosion and pollution control at any time during the project, additional or alternate measures that provide effective control shall be required.

5. Concrete wash or rinse water from concrete mixing equipment. Tools and/or ready-mix trucks. etc. may not be discharged into or be allowed to run to any existing water body or portion of the storm water system. One or more locations for concrete washout will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place. Proper signage will be installed to direct users to the concrete washout. Concrete washouts must be handled prior to pouring any concrete.

6. Silt fences and sediment control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction. However, anticipated disturbance by utility construction shall not delay installation.

7. Required sediment basins and traps shall be installed as early as possible during mass grading. Sediment basins and traps shall be cleaned out when the sediment capacity has been reduced by 20% of its original design volume.

8. All manufactured BMPs such as erosion control blankets, TRMs, biodegradable logs, filter socks, synthetic sediment barriers and hydraulic erasion control shall be installed as directed by the manufacturer.

9. The above requirements are the responsibility of the permittee for the site. Responsibility may be transferred to another party by the permittee, but the permittee shall remain liable by the City of Lee's Summit if any of the above conditions are not met.

LEGEND

- SILT FENCE
- INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE

1"=30'
0 15' 30'

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

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STATE OF MISSOURI
S. D. WISNOSKI
NUMBER
PE-2004000
PROFESSIONAL ENGINEER
1-24-23

Revisions
10-11-22 CITY COMMENTS
1-9-23 SURVEY W/ GRADES
1-11-23 GAS SERVICE LINE
1-24-23 PER CLIENT

LOT 12 OF WEST PRYOR

LEE'S SUMMIT, MISSOURI

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EROSION CONTROL PLAN
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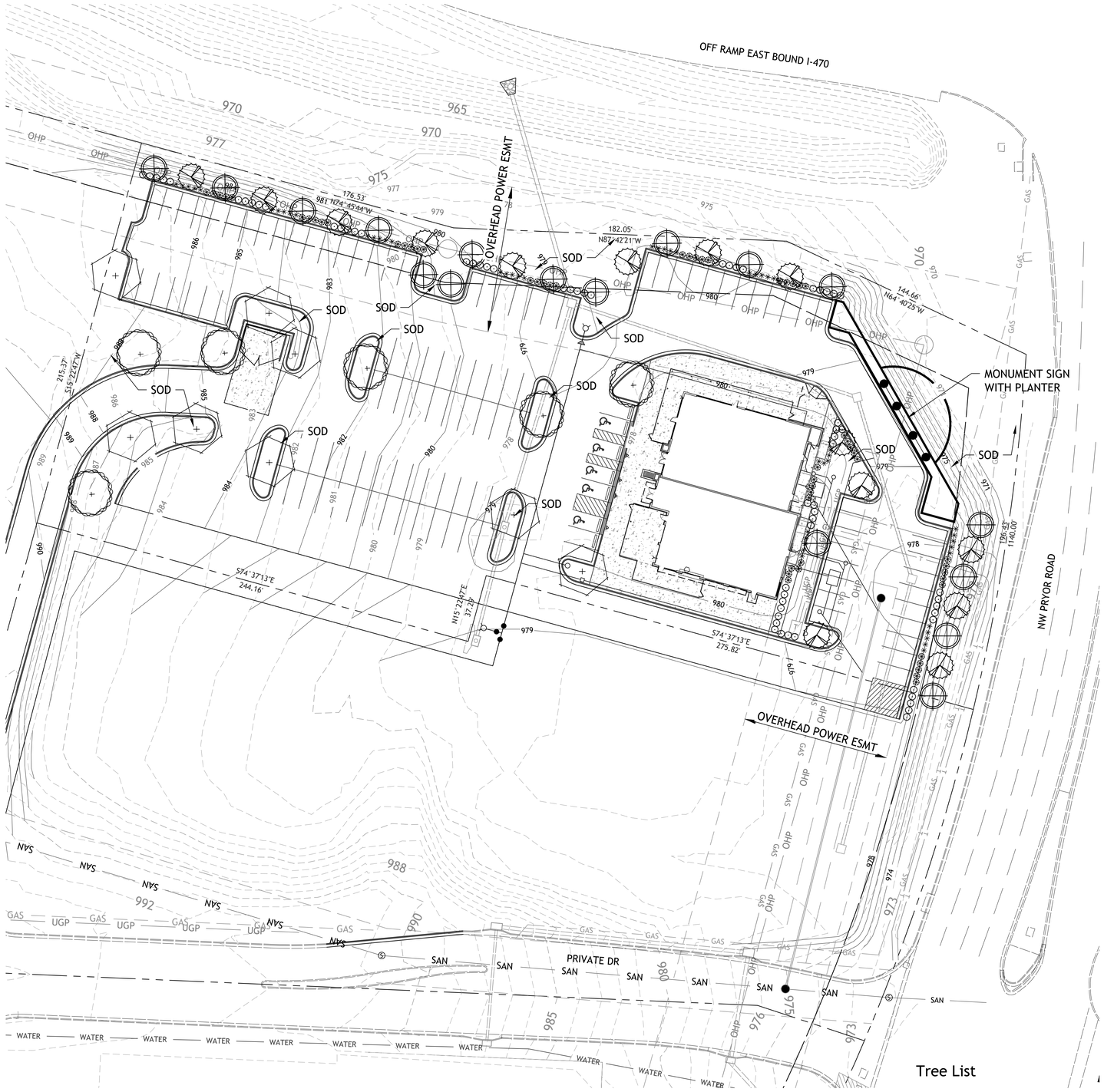
16 SEPTEMBER 2022



LOT 9C

PRYOR ROAD 196'

REQUIRED:

STREET TREES 1/30'	=	7
SHRUBS 1/20'	=	10

PROVIDED:

ORNAMENTALS	=	7
SHRUBS	=	30

470 OFF RAMP 540'

REQUIRED:

STREET TREES 1/30'	=	18
SHRUBS 1/20'	=	27

PROVIDED:

ORNAMENTALS	=	18
SHRUBS	=	95

INTERIOR PARKING

TOTAL PARKING SURFACE	=	41,873 SF
REQUIRED		
5% LANDSCAPE AREA	=	2,093 SF
PROVIDED	=	3,423 SF

OPEN SPACE TREES

OPEN SPACE		101,275SF
REQUIRED		
TREES 1 / 5,000SF	=	20

PROVIDED

SHADE TREES	=	14
ORNAMENTALS	=	6

OPEN SPACE SHRUBS

REQUIRED		
2 / 5,000SF	=	41
PROVIDED	=	45

LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

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

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

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

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

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

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

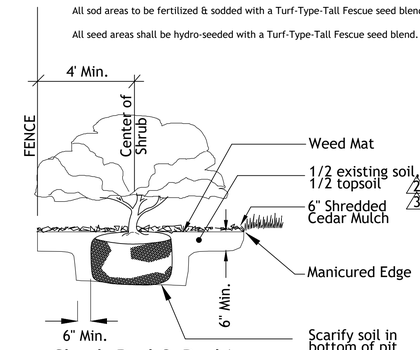
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

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

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

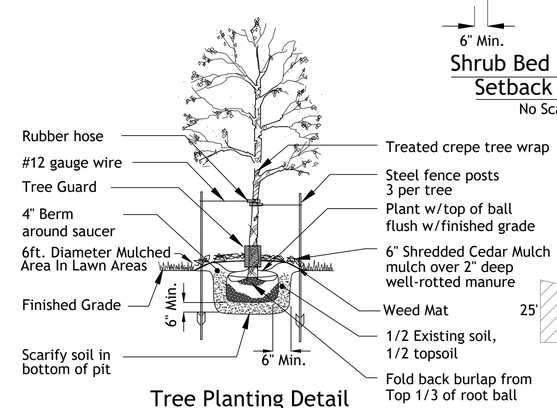
All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

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



Shrub Bed & Parking Setback Detail

No Scale



Tree Planting Detail

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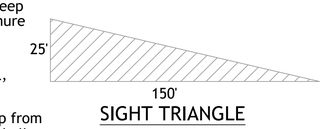
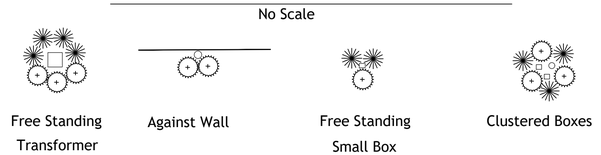


SIGHT TRIANGLE

Typical Utility Box Screening Details

No Scale



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	65	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	55	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	55	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	6	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
	13	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
	14	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
	17	Prairiefire Crabapple	Malus Sp. 'Priariefire'	3"cal	BB	As Shown

1"=30'

0 15' 30'

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STATE OF MISSOURI
CHRISTOPHER A. GOODMAN
LICENSED
LANDSCAPE ARCHITECT
10-24-22

Revisions

10-11-22 CITY COMMENTS
1-9-23 SURVEY W/ GRADES
1-11-23 GAS SERVICE LINE 2
1-24-23 PER CLIENT 3

LOT 12 OF WEST PRYOR

LEE'S SUMMIT, MISSOURI

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LANDSCAPE PLAN

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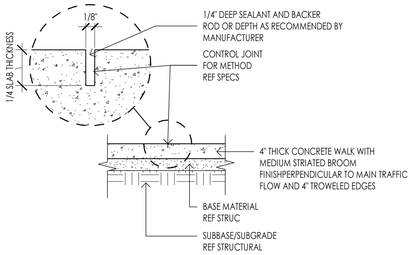
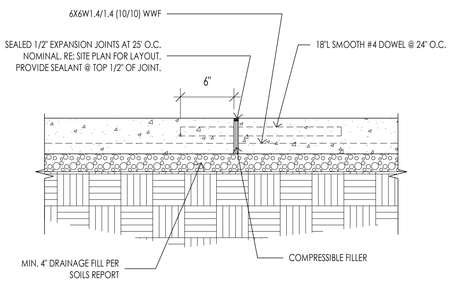
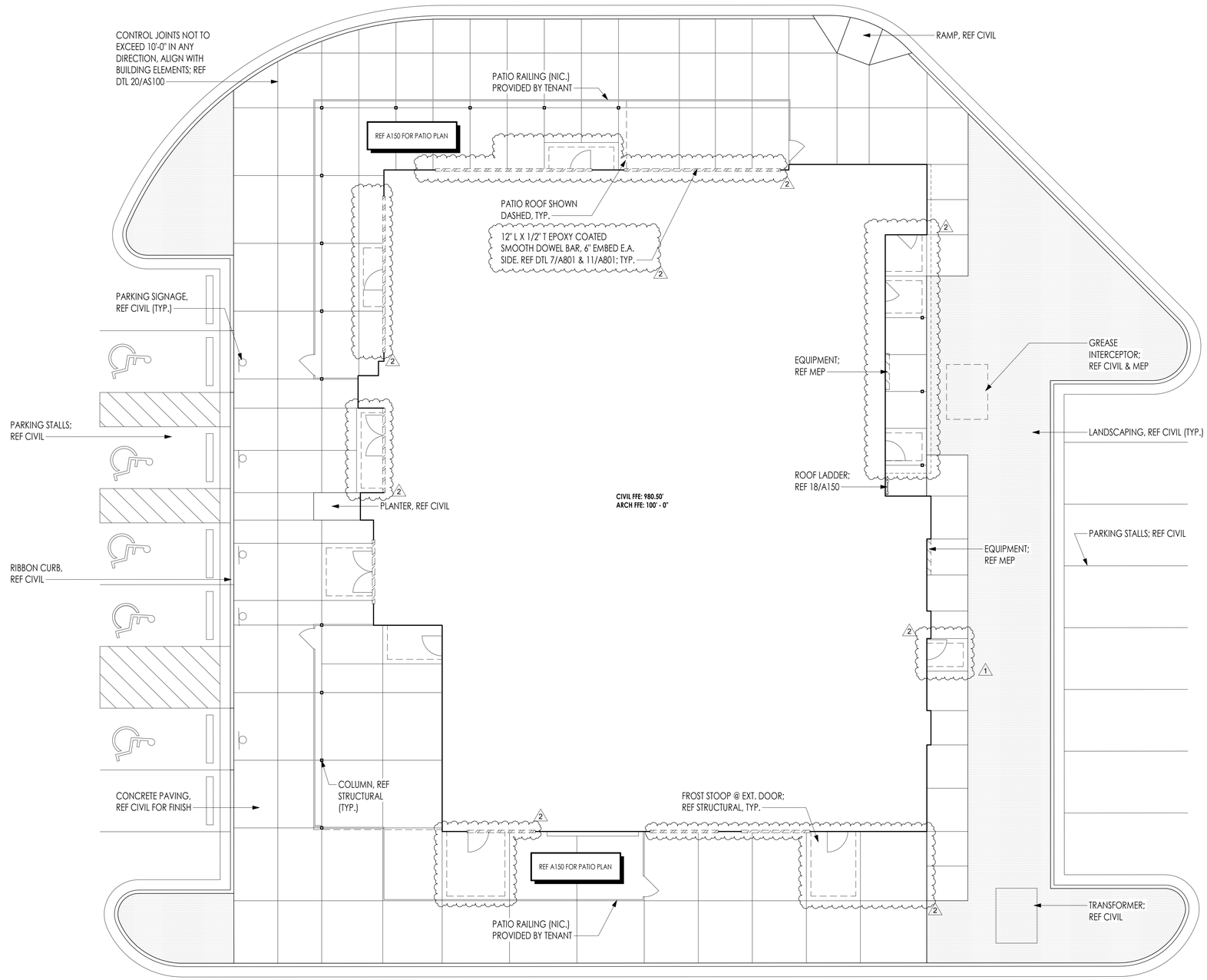
16 SEPTEMBER 2022



CONTROL JOINT DETAIL 20
SCALE: 1/2" = 1'-0"



EXPANSION JOINT DETAIL 19
SCALE: 1 1/2" = 1'-0"



ARCHITECTURAL SITE PLAN 1
SCALE: 1/8" = 1'-0"

kloverarchitects
8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
ph: 913.649.8181 • fx: 913.649.1275 • www.klover.net

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project title

LOT 12 OF WEST PRYOR
NW PRYOR RD AND
HIGHWAY 470
LEE'S SUMMIT, MO 64081

project number

22902.001

drawing issuance

PERMIT 09/26/22

drawing revisions

No.	Description:	Date:
1	REV 1	1/10/23
2	REV 2	1/27/23

professional seal

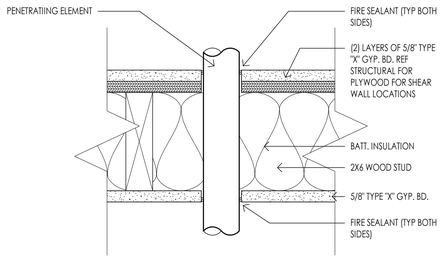
DATE SIGNED: 1/27/2023 3:50:44 PM

drawing title

SITE PLAN

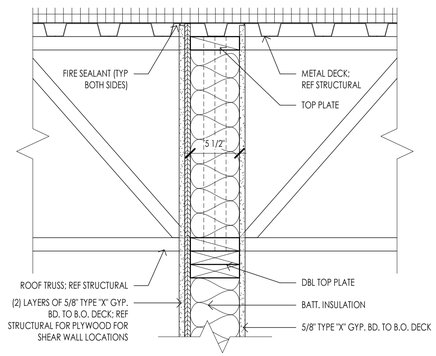
drawing number

AS100



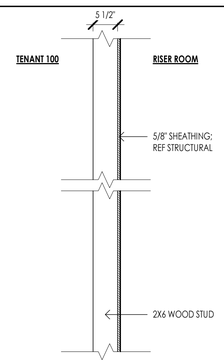
1-HR WALL PENETRATION (20)

SCALE: 3" = 1'-0"



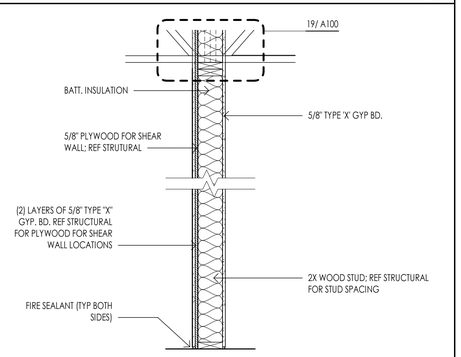
1-HR WALL HEAD DETAIL (19)

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



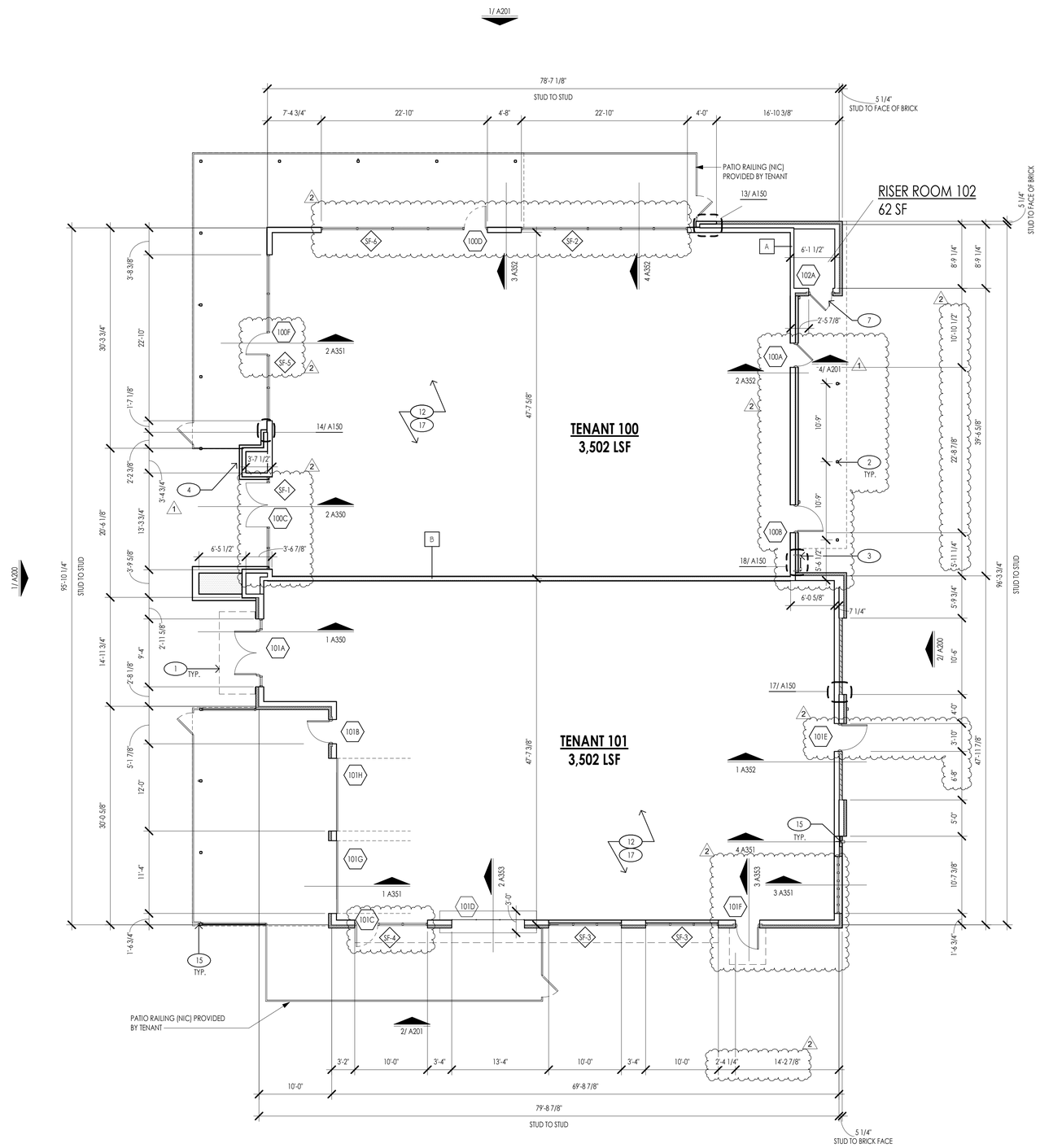
NON-RATED - WALL PARTITION (A)

SCALE: 3/4" = 1'-0"



1-HR RATED - WALL PARTITION - UL U305 (B)

SCALE: 3/4" = 1'-0"



FLOOR PLAN (1)

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

FLOOR PLAN KEYNOTES

Key Value	Keynote Text
1	DASHED LINE INDICATES CANOPY OR AWNING ABOVE; RE: ELEVATIONS
2	COLUMN PER STRUCTURAL
3	ROOF LADDER, RE: DTL 18/A150
4	PROVIDE KNOX BOX. COORDINATE LOCATION AND NUMBER WITH AUTHORITY HAVING JURISDICTION
7	PROVIDE 4" LETTERS LABELING "FIRE RISER ROOM" ALONG WITH STREET ADDRESS. COORDINATE WITH FIRE MARSHALL
12	PROVIDE TEMPORARY 2A:10B:C FIRE EXTINGUISHER. FINAL LOCATION PER TENANT TI PLANS UNDER SEPARATE SUBMITTAL - VERIFY LOCATION WITH AUTHORITY HAVING JURISDICTION
15	DOWNSPOUT TIED TO STORM; REF CIVIL
17	5" CONCRETE SLAB OVER VAPOR BARRIER. RE:STRUCTURAL

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LOT 12 OF WEST PRYOR
NW PRYOR RD AND
HIGHWAY 470
LEE'S SUMMIT, MO 64081

project number

22P02.001

drawing issuance

PERMIT 09/20/22

drawing revisions

No.	Description:	Date:
1	REV 1	1/10/23
2	REV 2	1/27/23

professional seal

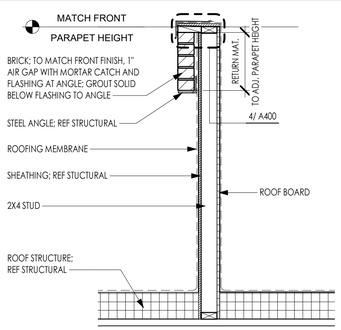
DATE SIGNED: 1/27/2023 3:48:26 PM

drawing title

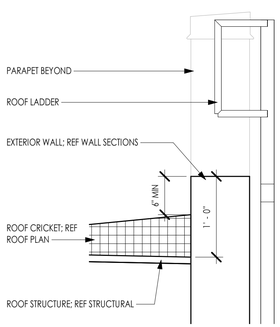
FLOOR PLAN

drawing number

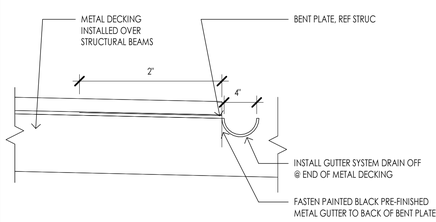
A100



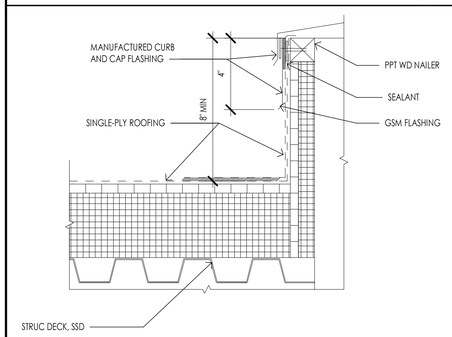
PARAPET MATERIAL RETURN (15)
SCALE: 3/4" = 1'-0"



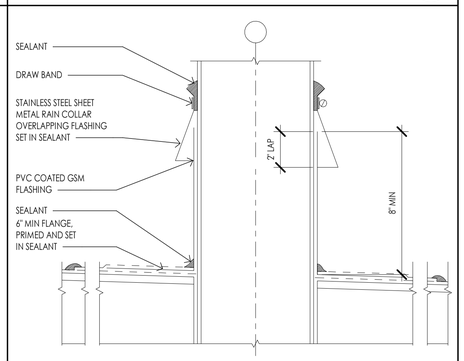
PARAPET @ ROOF LADDER (14)
SCALE: 3/4" = 1'-0"



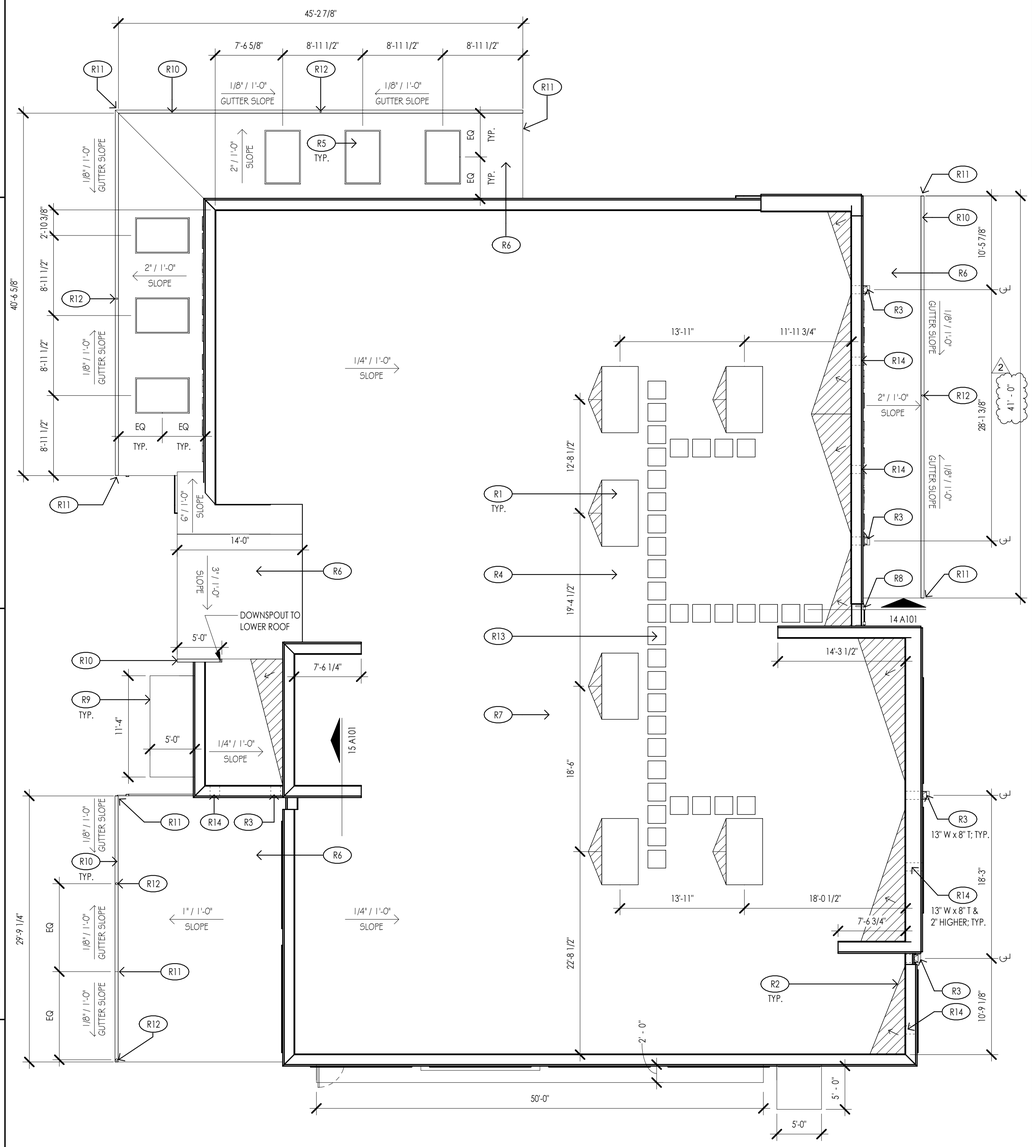
GUTTER SECTION (10)
SCALE: 1'2" = 1'-0"



ROOF CURB MECHANICAL EQUIPMENT (13)
SCALE: 3" = 1'-0"



ROOF PENETRATION (9)
SCALE: 3" = 1'-0"



Roof Plan (1)
SCALE: 1/8" = 1'-0"

ROOF PLAN KEYNOTES

Key Value	Keynote Text
R1	R1U, PROVIDE CRICKET AT HIGH SIDE. COORDINATE LOCATION WITH STRUCTURAL ELEMENTS, REF MECH. VERIFY LOCATION WITH TENANT PRIOR TO INSTAL. REF 13/A101 FOR ROOF CURB DETAIL; PROVIDE ADDITIONAL LAYER OF ROOF MEMBRANE FOR WALK WAY, REFER SPEC. GRAPHICALLY SHOWN FOR REFERANCE
R2	ROOF CRICKET; 1/4" / 10" SLOPE; TYP.
R3	THRU WALL SCUPPER AND DOWNSPOUT
R4	MECHANICAL ZONE
R5	SKYLIGHT; MANUF: MAJOR INDUSTRIES; OR EQ | MODEL: AUBURN | SIZE: 4'-0" W x 6'-0" T | FINISHED TO MATCH A.D.J. STANDING SEAM ROOF
R6	STANDING SEAM ROOF
R7	RIGID INSULATION & ROOF MEMBRANE; ADD PROTECT MEMB 6" ALL-AROUND UTILITY SUPPORTS, TYP; PONDING AT ROOF WILL NOT BE ALLOWED. CONSTRUCT ROOF SLOPE AND TAPERED INSULATION TO PREVENT PONDING. AREAS OBSERVED WITH PONDING SHALL BE RECONSTRUCTED UNTIL PONDING IS NOT PRESENT TO THE OWNERS SATISFACTION.
R8	ROOF LADDER
R9	CANOPY/AWNING BELOW; TYP.
R10	GUTTER; REF DTL 10/A101
R11	GUTTER HIGH POINT
R12	DOWNSPOUT, CENTERED ON COLUMNS BELOW; REF SHEETS A100 & A150 FOR COLUMN LOCATIONS; REF DTL 15/A353 FOR DOWNSPOUT BASE
R13	24" X 24" WALKWAY PADS AT 30" O.C. TYP.
R14	THRU WALL SCUPPER OVERFLOW

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project number
22P02.001

drawing issuance
PERMIT 09/26/22

drawing revisions

No.	Description:	Date:
2	REV 2	1/27/23

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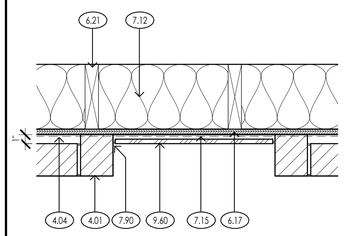
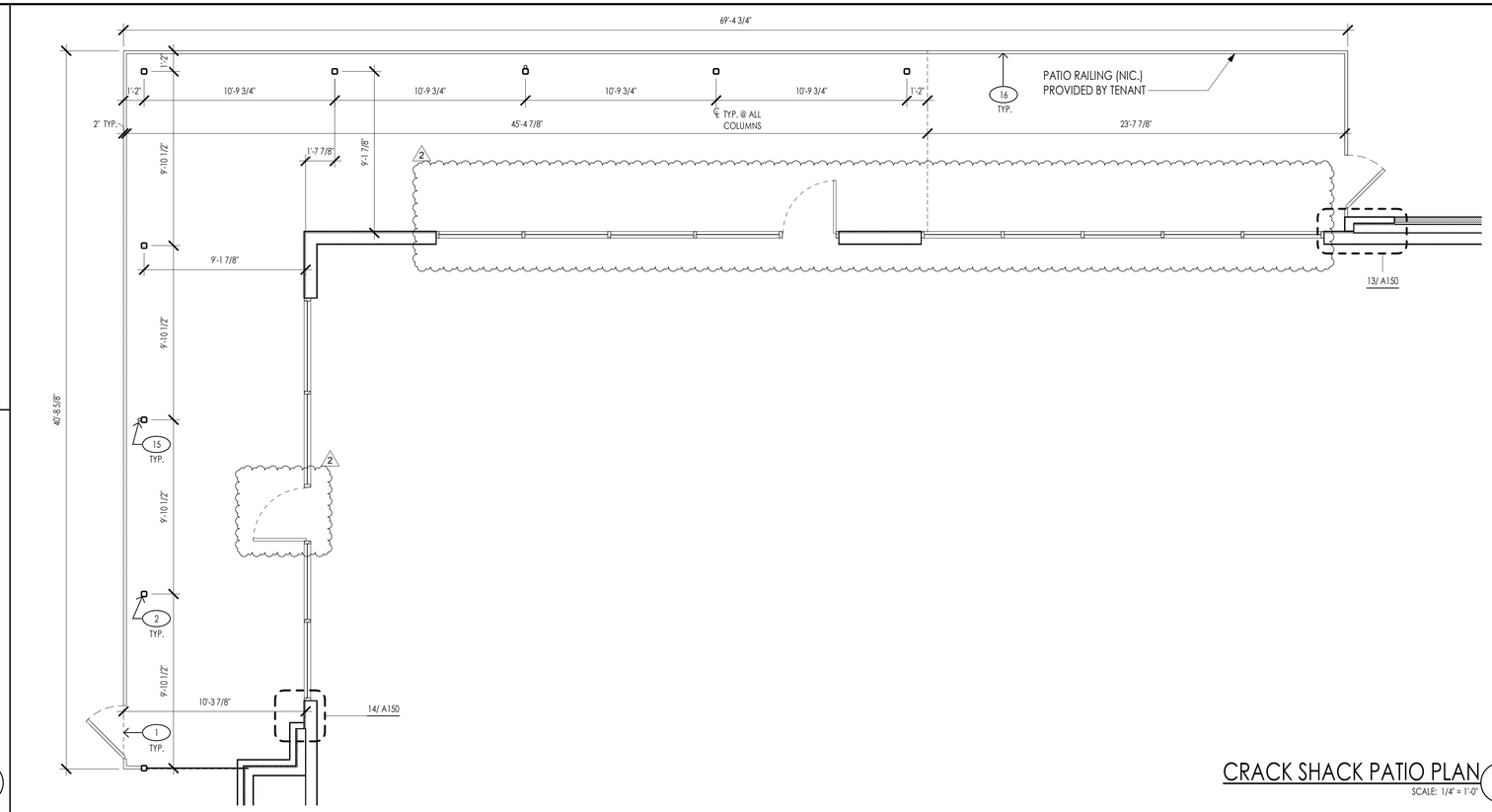
DATE SIGNED: 1/27/2023 3:48:38 PM

drawing title
ROOF PLAN AND DETAILS

drawing number
A101



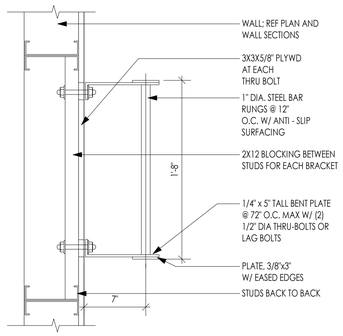
BRICK TO METAL TRANSITION 19
SCALE: 1 1/2" = 1'-0"



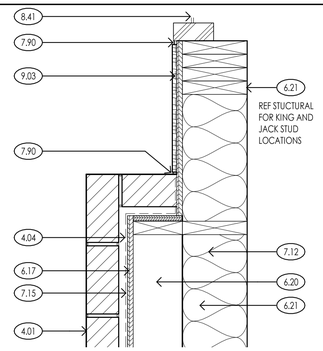
CRACK SHACK PATIO PLAN 3
SCALE: 1/4" = 1'-0"

FLOOR PLAN KEYNOTES

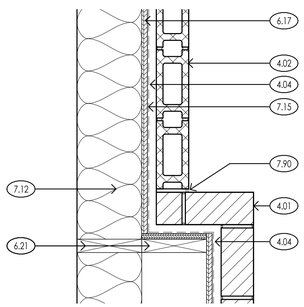
Key Value	Keynote Text
1	DASHED LINE INDICATES CANOPY OR AWNING ABOVE; RE: ELEVATIONS
2	COLUMN PER STRUCTURAL
4.01	MASONRY WALL W/ HORIZ JOINT REINF @ 24" OC; RE: STRUCTURAL FOR VERT REINF (WIDTH); REF ELEVATIONS FOR COLOR AND FINISH
4.02	SMOOTH-FACE CMU W/ SOLID GROUT FILL @ ALL CELLS, W/ HORIZ JOINT REINF @ 24" OC; RE: STRUCTURAL FOR VERT REINF (WIDTH)
4.04	1" MIN CAVITY W/ DRAINAGE MESH @ BASE
6.17	5/8" SHEATHING PER STRUCTURAL
6.20	2X6 WOOD STUD
6.21	2X8 WOOD STUD
7.12	(R-20) BATT INSULATION W/ VAPOR BARRIER TO WARM SIDE
7.15	FLUID WEATHER-RESISTIVE BARRIER @ SHEATHING
7.90	CONT SEALANT W/ BACKER ROD
8.41	SINGLE PANE LOW-E GLASS (TEMPER AT "T") IN ALUM FRAMING - SHIM/SEAL ALL AROUND TYP.
9.03	WOOD FINISH; REF ELEVATIONS
9.60	METAL PANEL SYSTEM, REF ELEVATIONS
15	DOWNSPOUT TIED TO STORM; REF CIVIL
16	FENCING; (NIC.) PROVIDED BY TENANT



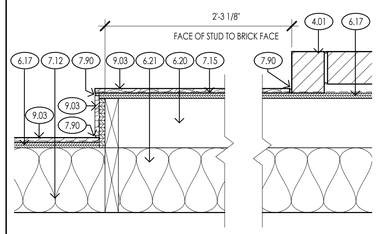
ROOF LADDER 18
SCALE: 1 1/2" = 1'-0"



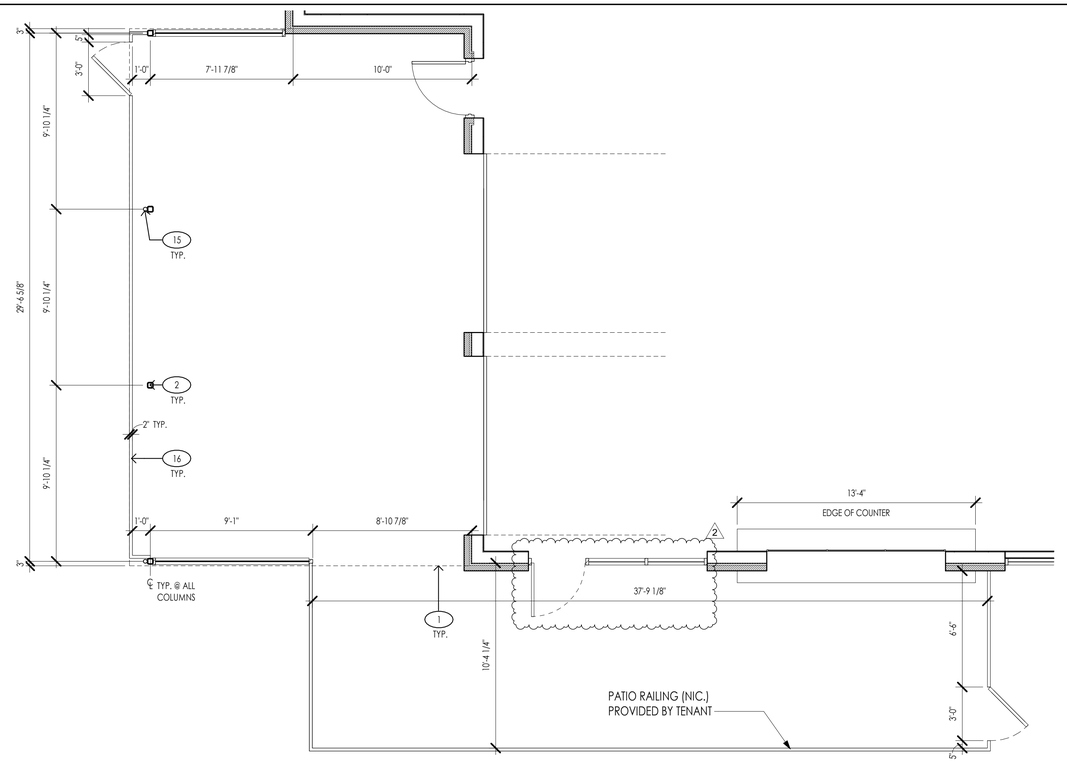
WAINSCOT TO WOOD 14
SCALE: 1 1/2" = 1'-0"



CMU TO BRICK 17
SCALE: 1 1/2" = 1'-0"



WOOD STEP TO BRICK 13
SCALE: 1 1/2" = 1'-0"



VIA313 PATIO PLAN 1
SCALE: 1/4" = 1'-0"

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NW PRYOR RD AND
HIGHWAY 470
LEE'S SUMMIT, MO 64081

project number
22902.001

drawing issuance
PERMIT 11/18/22

drawing revisions

No.	Description:	Date:
2	REV 2	1/27/23

professional seal

DATE SIGNED: 1/27/2023 3:48:45 PM

drawing title
ENLARGED PLANS AND DETAILS

drawing number
A150

EXTERIOR FINISH LEGEND

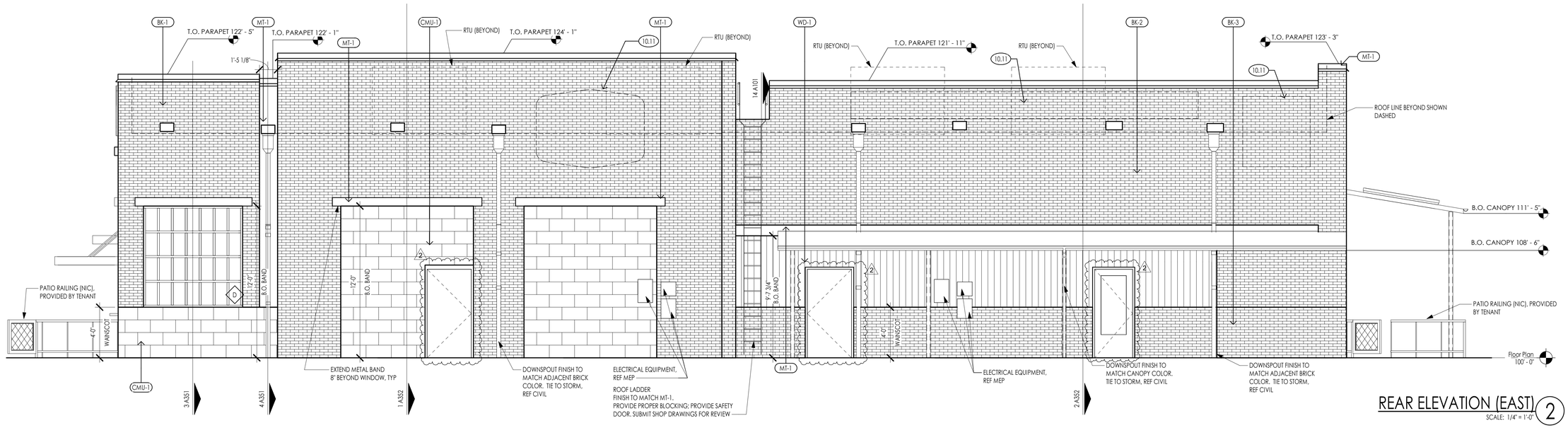
MARK	DESCRIPTION	MANUFACTURER	MODEL/COLOR	COMMENTS
BK-1	FULL BRICK	INTERSTATE BRICK	90% WILLOW CREEK, 5% UINTAH, AND 5% LEWISTON	
BK-2	FULL BRICK	ACME BRICK	COVENTRY COTTAGE	
BK-3	FULL BRICK	INTERSTATE BRICK	COAL	MODULAR 4 X 2¼ X 8
CMU-1	CONCRETE MASONRY UNIT	INTERSTATE BRICK	PLATINUM	SUPER EMPEROR 4 X 8 X 16
CP-1	METAL COPING	FIRESTONE METAL PRODUCTS	TRICORN BLACK	SHEETMETAL PARAPET COPING AND CLEAT
MS-1	MESH SCREEN	---	BLACK	4X4 POWDER COATED WIRE MESH
MT-1	METAL PANEL	LAWRENCE FABRIC AND METAL STRUCTURES	PREFINISHED TRICORN BLACK	
PL-1	PLASTIC SCREEN	FENETEX	CLEAR WEATHER CURTAINS	
SF-1	STOREFRONT	TBD	PREFINISHED TRICORN BLACK	
WD-1	VERTICAL WOOD SIDING	BINGHAM	RECLAIMED FADED RED BARNBOARD	CLEAR SEAL AND DYNA SEAL
WD-2	HORIZONTAL WOOD SIDING	BINGHAM	RECLAIMED BROWN BARNBOARD	CLEAR SEAL AND DYNA SEAL

SHEET NOTES

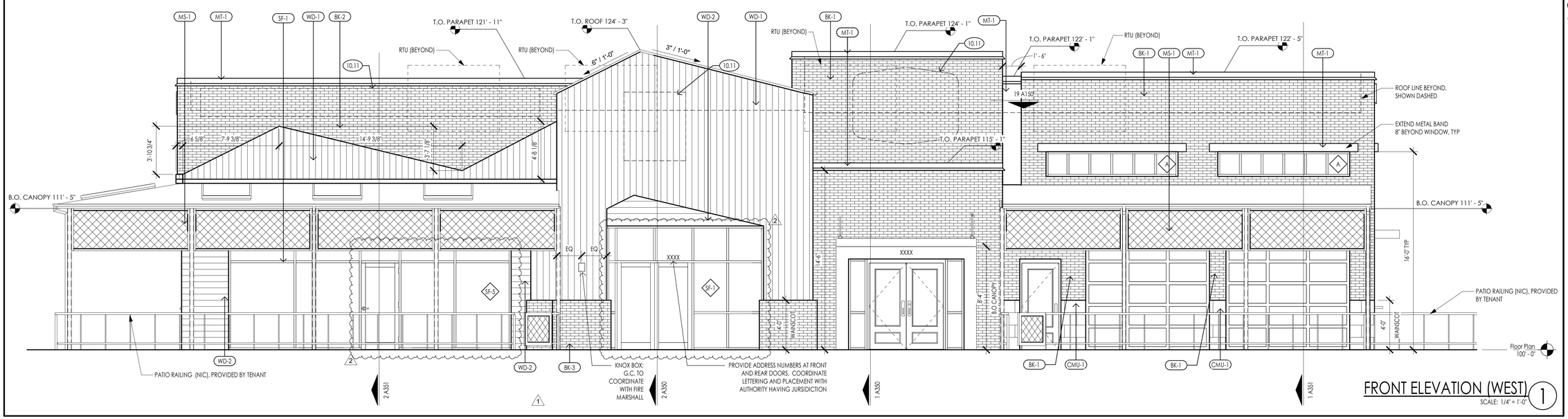
1. ALL EXPOSED MTL TO BE HOT DIP GALV & PAINTED TO MATCH ADJ MATERIAL UNO.
2. ALL MATERIALS SHOWN ON ELEVATIONS RETURN BEYOND, UNO.
3. ALL EXPOSED UTILITIES AND ASSOICATED CONDUITS OR RUNS SHOULD BE PAINTED TO MATCH ADJACENT BUILDING COLOR.
4. PROVIDE A WEATHER PROOF ENCLOSURE FOR ALL CANOPY LIGHT FIXTURES ANCHORED AND SEALED WEATHER TIGHT TO CANOPY.

DIV 10 - SPECIALTIES

10.11 TYPICAL SIGNAGE (NIC) - PROVIDE PLYWD BACKING & ELEC POWER CONNECTION



REAR ELEVATION (EAST) 2
SCALE: 1/4" = 1'-0"



FRONT ELEVATION (WEST) 1
SCALE: 1/4" = 1'-0"

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drawing title
EXTERIOR ELEVATIONS

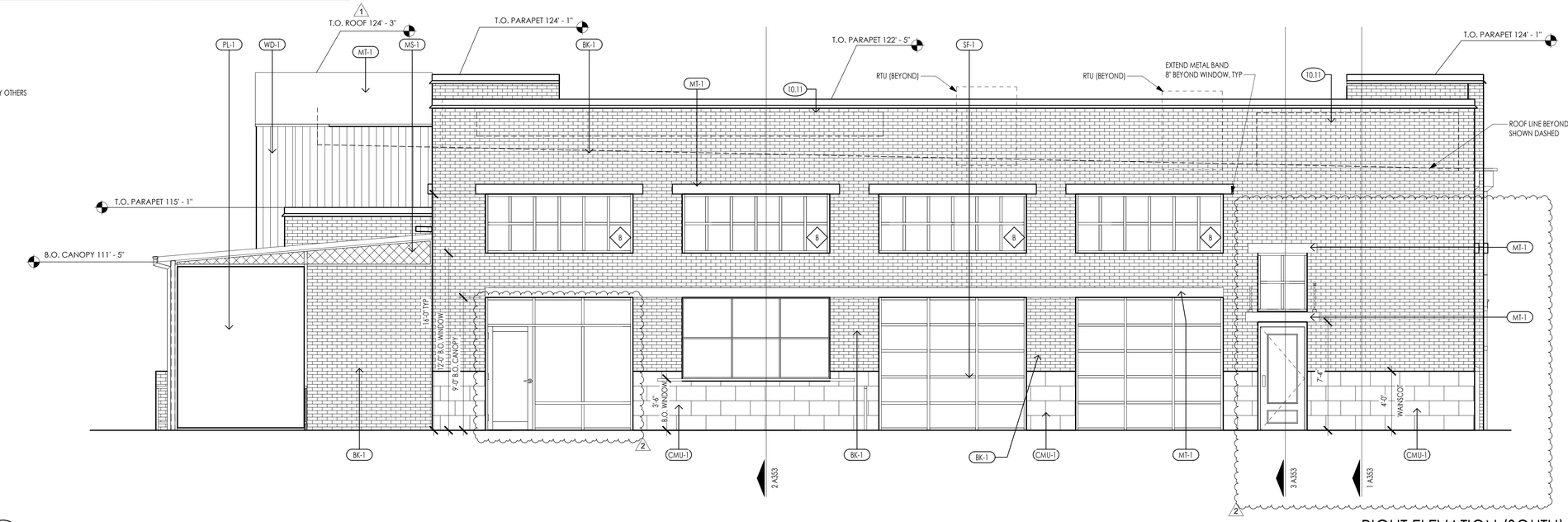
drawing number
A200

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	MANUFACTURER	MODEL/COLOR	COMMENTS
BK-1	FULL BRICK	INTERSTATE BRICK	90% WILLOW CREEK, 5% UINTAH, AND 5% LEWISTON	
BK-2	FULL BRICK	ACME BRICK	COVENTRY COTTAGE	
BK-3	FULL BRICK	INTERSTATE BRICK	COAL	MODULAR 4 X 2¼ X 8
CMU-1	CONCRETE MASONRY UNIT	INTERSTATE BRICK	PLATINUM	SUPER EMPEROR 4 X 8 X 16
CP-1	METAL COPING	FIRESTONE METAL PRODUCTS	TRICORN BLACK	SHEETMETAL PARAPET COPING AND CLEAT
MS-1	MESH SCREEN	--	BLACK	4X4 POWDER COATED WIRE MESH
MT-1	METAL PANEL	LAWRENCE FABRIC AND METAL STRUCTURES	PREFINISHED TRICORN BLACK	
PL-1	PLASTIC SCREEN	FENETEX	CLEAR WEATHER CURTAINS	
SF-1	STOREFRONT	TBD	PREFINISHED TRICORN BLACK	
WD-1	VERTICAL WOOD SIDING	BINGHAM	RECLAIMED FADED RED BARNBOARD	CLEAR SEAL AND DYNA SEAL
WD-2	HORIZONTAL WOOD SIDING	BINGHAM	RECLAIMED BROWN BARNBOARD	CLEAR SEAL AND DYNA SEAL

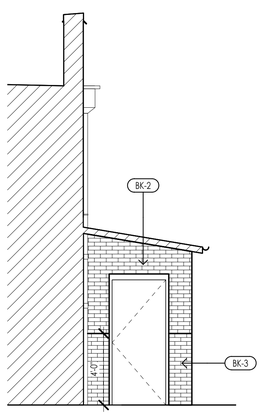
DIV 10 - SPECIALTIES

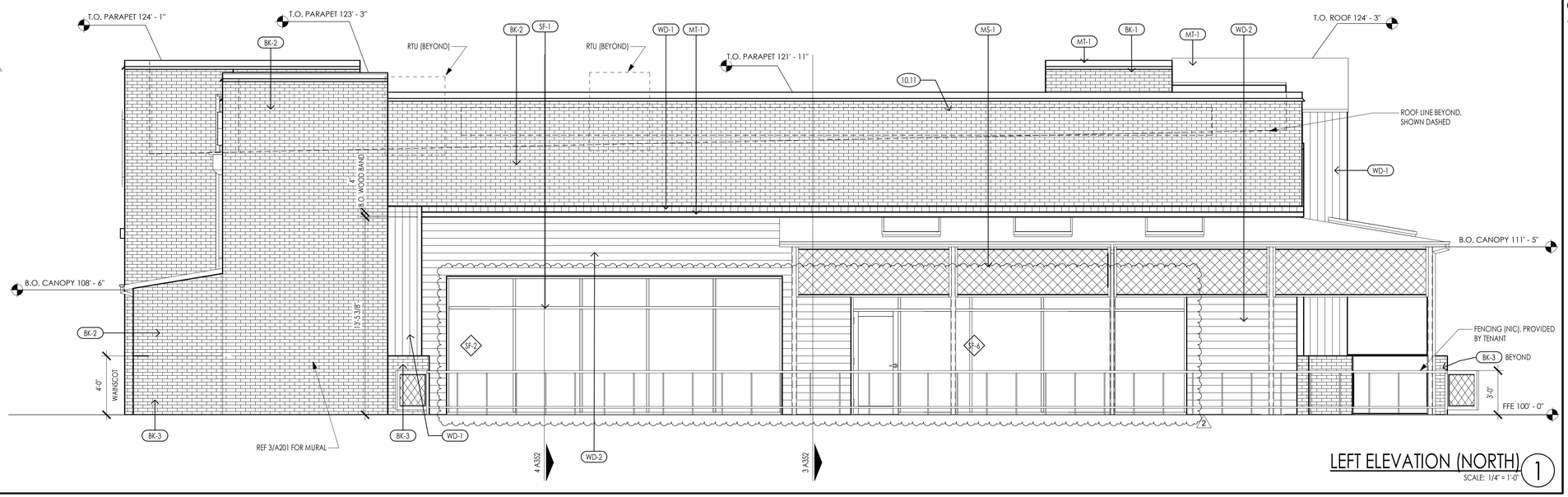
10.11 TYPICAL SIGNAGE (NIC) - PROVIDE PLYWD BACKING & ELEC POWER CONNECTION



NORTH ELEVATION MURAL (3)
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION (SOUTH) (2)
SCALE: 1/4" = 1'-0"





RISER ROOM EXT. ELEVATION (4)
SCALE: 1/4" = 1'-0"

LEFT ELEVATION (NORTH) (1)
SCALE: 1/4" = 1'-0"

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project title

LOT 12 OF WEST PRYOR
NW PRYOR RD AND
HIGHWAY 470
LEE'S SUMMIT, MO 64081

project number
229D2.001

drawing issuance
PERMIT 09/16/22

drawing revisions

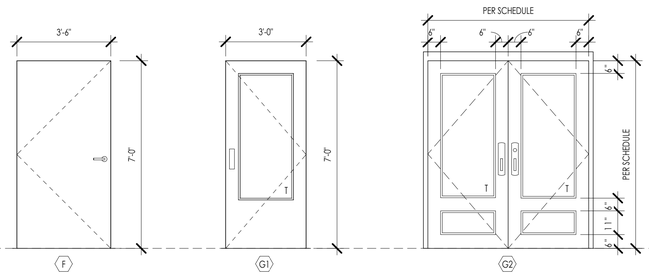
No.	Description:	Date:
1	REV 1	1/10/23
2	REV 2	1/27/23

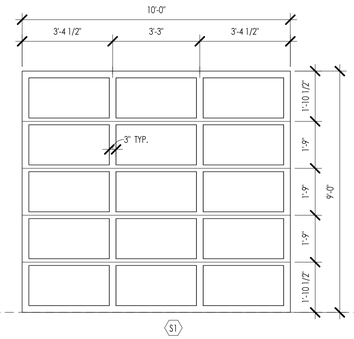
professional seal

DATE SIGNED: 1/27/2023 3:50:04 PM

drawing title
EXTERIOR ELEVATIONS

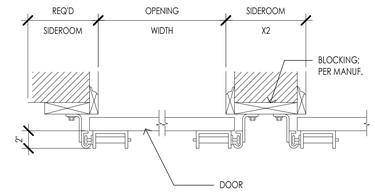
drawing number
A201

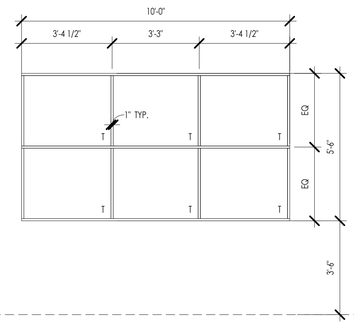




OVERHEAD DOOR JAMB 4

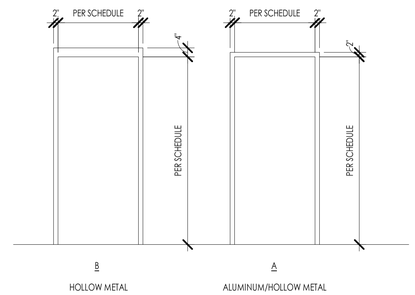
SCALE: 1 1/2" = 1'-0"





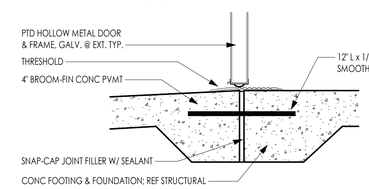
2

T = TEMPERED GLAZING



FRAME TYPES 7

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



DOOR THRESHOLD 3

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

DIV 04 - MASONRY REF EXT FINISH SCHEDULE

4.01 MASONRY WALL W/ HORIZ JOINT REINF @ 24" OC; RE: STRUCTURAL FOR VERT REINF (WIDTH); REF ELEVATIONS FOR COLOR AND FINISH
4.04 1" MIN CAVITY W/ DRAINAGE MESH @ BASE
4.05 MASONRY THRU-WALL FLASHING W/ MTL DRIP EDGE & WEEPS @ 24" OC MAX
4.06 SOLID GROUT FILL BELOW THRU-WALL FLASHING

DIV 05 - METALS

5.05 STRUCTURAL STEEL ANGLE (RE: STRUC.)
5.07 BREAK METAL, PAINT TO MATCH ADJ. MATERIAL
5.71 PREFIN. METAL CANOPY

DIV 06 - WOOD, PLASTIC AND COMPOSITES

6.06 2X__ WD FRAMING @ __" OC (RE: STRUC.)
6.21 2X8 WOOD STUD
6.25 HEADER; PER STRUCTURAL

DIV 07 - THERMAL AND MOISTURE PROTECTION

7.07 FLASHING, PAINT TO MATCH ADJ. MATERIAL, ADHERE TO WEATHER BARRIER
7.12 (R-20) BATT INSULATION W/ VAPOR BARRIER TO WARM SIDE
7.90 CONT SEALANT W/ BACKER ROD

DIV 08 - OPENINGS

8.01 PTD HOLLOW METAL DOOR & FRAME, GALV. @ EXT. TYP.
8.03 SERVING DOOR; REF: DOOR SCHEDULE

1

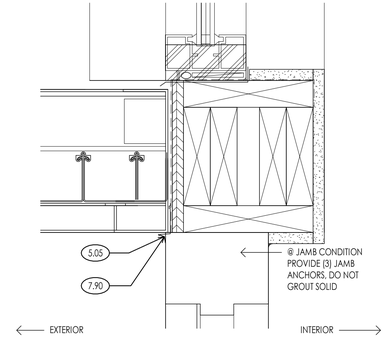
DOOR SCHEDULE

		DOOR							FRAME							
MARK	ROOM NAME	TYPE	MATERIAL	COLOR	QTY	WIDTH	HEIGHT	GLASS	TYPE	MATERIAL	COLOR	HEAD	JAMB	THRESHOLD	FIRE RATING (MIN)	HW SET	NOTES
100A	TENANT 100	G1	AL	GRAY	1	3'-0"	7'-0"	TEMP	A	AL	GRAY	2/A800	1/A800	3/A800	---	1	SW 7016 - SEMI-GLOSS
100B	TENANT 100	F	HM	GRAY	1	3'-6"	7'-0"	---	A	HM	GRAY	2/A800	1/A800	3/A800	---	2	SW 7016 - SEMI-GLOSS
100C	TENANT 100	G1	AL	DARK BRONZE	PR	6'-0"	7'-0"	TEMP	A	AL	---	15/A801	18/A801	11/A801	---	1	KAWNEER DARK BRONZE - PERMACOAT POWDER COATING
100D	TENANT 100	G1	AL	DARK BRONZE	1	3'-0"	7'-0"	TEMP	A	AL	---	15/A801	18/A801	11/A801	---	5	
100F	TENANT 100	G1	AL	DARK BRONZE	1	3'-0"	7'-0"	TEMP	A	AL	---	15/A801	18/A801	11/A801	---	5	
101A	TENANT 101	G2	AL	BRICK RED	PR	6'-0"	7'-0"	TEMP	A	AL	BRICK RED	2/A800	1/A800	3/A800	---	6	KAWNEER BRICK RED - PERMACOAT POWDER COATING
101B	TENANT 101	G1	AL	TRAFFIC RED	1	3'-0"	7'-0"	TEMP	B	AL	TRAFFIC RED	2/A800	1/A800	3/A800	---	6	SW 3020 - SEMI-GLOSS
101C	TENANT 101	G1	AL	TRAFFIC RED	1	3'-0"	7'-0"	TEMP	A	AL	---	15/A801	18/A801	11/A801	---	5	
101D	TENANT 101	S2	AL/GLASS	---	1	10'-0"	5'-6"	TEMP	---	---	---	9/A800	---	---	---	---	MANUF: OVERHEAD DOOR MODEL ALUMINUM GLASS DOOR 521
101E	TENANT 101	F	HM	TRAFFIC RED	1	3'-6"	7'-0"	---	B	HM	TRAFFIC RED	2/A800	1/A800	3/A800	---	2	SW 3020 - SEMI-GLOSS
101F	TENANT 101	G1	AL	BRICK RED	1	3'-0"	7'-0"	TEMP	B	AL	BRICK RED	2/A800	1/A800	3/A800	---	6	KAWNEER BRICK RED - PERMACOAT POWDER COATING
101G	TENANT 101	S1	AL/GLASS	---	1	10'-0"	9'-0"	TEMP	---	---	---	5/A800	4/A800	---	---	---	MANUF: OVERHEAD DOOR MODEL ALUMINUM GLASS DOOR 521
101H	TENANT 101	S1	AL/GLASS	---	1	10'-0"	9'-0"	TEMP	---	---	---	5/A800	4/A800	---	---	---	MANUF: OVERHEAD DOOR MODEL ALUMINUM GLASS DOOR 521
102A	RISER ROOM 102	F	HM	BLACK	1	3'-0"	7'-0"	---	B	HM	BLACK	2/A800	1/A800	3/A800	---	2	SW 6258 - GLOSS

DOOR 100E REMOVED

2

1



CANOPY @ DOOR AND WINDOW 2

SCALE: 3" = 1'-0"

HARDWARE GROUP - 01		FINISH	MANF
3 EA	HINGES - FBB179 4 1/2 X 4 1/2	US26D	ST
1 EA	EXIT DEVICE - 2103 X 4903D	626	PR
1 EA	RIM CYLINDER - 12E-72	626	BE
1 EA	DOOR CLOSER - 4040XP-MC-HCUSH	689	LCN
1 EA	SET OF GASKETING - 5050 B HEAD & JAMBS		NGP
1 EA	THRESHOLD - 272	689	PEM
1 EA	DOOR SWEEP - 200NA		NGP

HARDWARE GROUP - 02		FINISH	MANF
3 EA	HINGES - FBB179 4 1/2 X 4 1/2	US26D	ST
1 EA	STOREROOM LOCK - L9080T-06	626	SCH
1 EA	RIM CYLINDER - 12E-72	626	BE
1 EA	DOOR CLOSER - 4040XP-MC-HCUSH	689	LCN
1 EA	SET OF GASKETING - 5050 B HEAD & JAMBS		NGP
1 EA	THRESHOLD - 272	689	PEM
1 EA	DOOR SWEEP - 200NA		NGP

HARDWARE GROUP - 03		FINISH	MANF
2 EA	HINGE - FULL HEIGHT GATE HINGE	622	
1 EA	LATCH - 1/2" GALVANIZED SPRING BAR LATCH		
2 EA	CASTER - HEAVY DUTY CASTER AT EACH GATE		
2 EA	BOLT - PADLOCKABLE CANE BOLTS	622	

HARDWARE GROUP - 04		FINISH	MANF
1 EA	HINGE - FULL HEIGHT GATE HINGE	622	
1 EA	LOCKSET - ND80PD-F86 RHO	622	SCH
2 EA	CASTER - HEAVY DUTY CASTER AT EACH GATE		
2 EA	BOLT - PADLOCKABLE CANE BOLTS	622	

HARDWARE GROUP - 05		FINISH	MANF
1 EA	CONTINUOUS HINGE		
1 EA	EXIT DEVICE		
1 EA	DOOR PULL		
1 EA	SURFACE CLOSER		
1 EA	THRESHOLD		
1 EA	BOTTOM SWEEP W/ RAIN DRIP		
	STOREFRONT DOOR (BY STOREFRONT MANUFACTURER) NOTE: HARDWARE FINISH TO MATCH STOREFRONT		

HARDWARE GROUP - 05		FINISH	MANF
2 EA	CONTINUOUS HINGE		
2 EA	EXIT DEVICE		
2 EA	DOOR PULL		
2 EA	SURFACE CLOSER		
1 EA	THRESHOLD		
2 EA	BOTTOM SWEEP W/ RAIN DRIP		
	STOREFRONT DOOR (BY STOREFRONT MANUFACTURER) NOTE: HARDWARE FINISH TO MATCH STOREFRONT		

HARDWARE GROUP - 06		FINISH	MANF
2 EA	CONTINUOUS HINGE 112HD	710	IVE
2 EA	HEADER/THRESH BOLT - 4015 X 4-8S	BLACK	ADA
1 EA	DEADLOCK - MS1865S 1-1/8 BS	BLACK	ADA
2 EA	MORTISE CYLINDER - 20-001 118	BLACK	SCH
2 EA	PULL 8305-10	BLACK	IVE
2 EA	PUSH PLATE 8200	BLACK	IVE
2 EA	SURFACE CLOSER - 4111 AVB SCUSH	BLACK	LCN
2 EA	MOUNTING PLATE - 4110-18	BLACK	LCN
2 EA	CUSH SHOE SUPPORT - 4110-30	BLACK	LCN
2 EA	BLADE STOP SPACER - 4110-61	BLACK	LCN
1 EA	SIGN - "THIS DOOR TO REMAIN UNLOCKED DURING..."		ADA
1 SET	PREIMETER SEALS		
1 EA	THRESHOLD - 655A	BLACK	ZER
2 EA	DOOR SWEEP - 39A	DKB	ZER
2 EA	FLOOR STOP - 1462		DJ

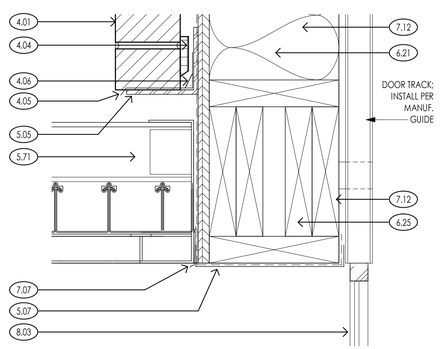
NO PANIC HARDWARE IS PROVIDED AT THIS DOOR IN ACCORDANCE WITH IBC SECTION 1010.1.10 EXCEPTION #1 AND SECTION 1010.1.9.4 ITEM #2

DOOR SCHEDULE NOTES

NOTE 1: HOLLOW METAL FRAME TO BE GALVANIZED.
NOTE 2: MEDIUM STIL ALUM STOREFRONT DOOR W/ 1/4" TEMPERED GLASS RE: ELEVATIONS AND SECTIONS FOR REMAINDER INFORMATION
NOTE 3: FOR ALL DOOR THRESHOLDS, SEAL WATER TIGHT FOR NO MOISTURE PENETRATION.
NOTE 4: HOLLOW METAL FRAME TO BE GALVANIZED. HOLLOW METAL FRAME TO BE KNOCK DOWN (WRAP AROUND) TYPE.

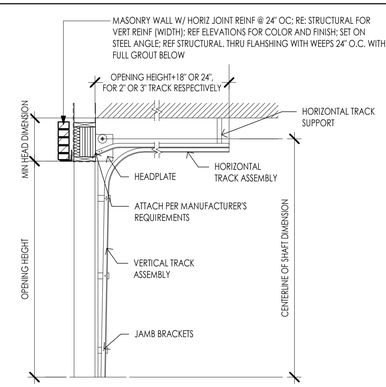
NOT USED 13

2



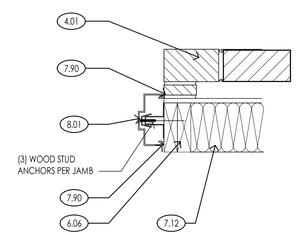
SERVING DOOR HEAD @ CANOPY 9

SCALE: 3" = 1'-0"



OVERHEAD DOOR HEAD 5

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



DOOR JAMB 1

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

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project number

22KO.001

drawing issuance

PERMIT 09/26/22

drawing revisions

No.	Description:	Date:
1	REV 1	1/10/23
2	REV 2	1/27/23

professional seal

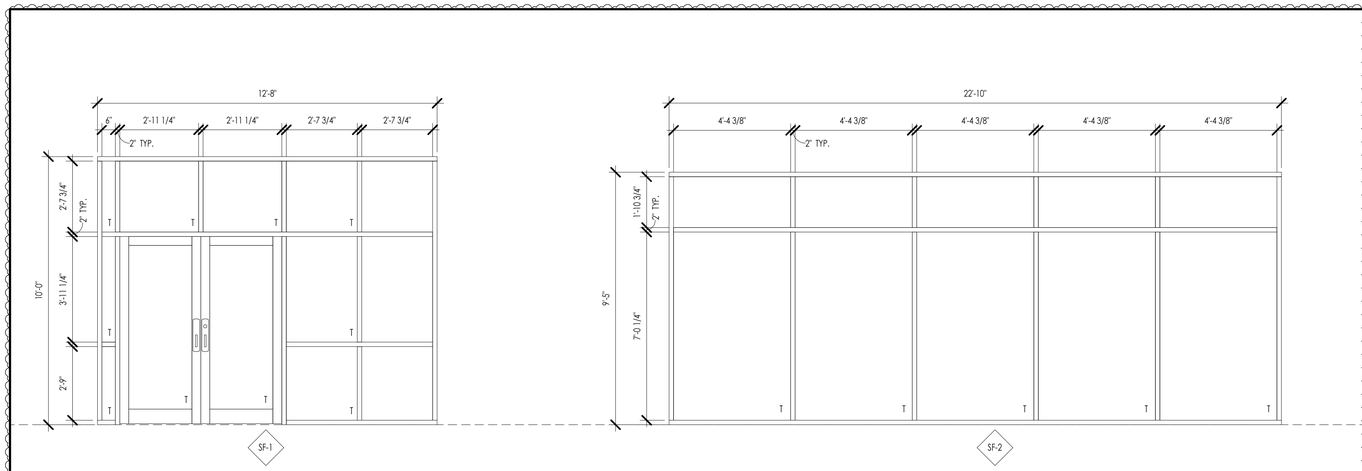
DATE SIGNED: 1/27/2023 3:50:14 PM

drawing title

DOOR SCHEDULE AND DETAILS

drawing number

A800



T = TEMPERED GLAZING
S= SPANDEL GLAZING

DIV 04 - MASONRY REF EXT FINISH SCHEDULE

4.01 MASONRY WALL W/ HORIZ JOINT REINF @ 24" OC; RE: STRUCTURAL FOR VERT REINF (WIDTH); REF ELEVATIONS FOR COLOR AND FINISH
4.05 MASONRY THRU-WALL FLASHING W/ MTL DRIP EDGE & WEEPS @ 24" OC MAX
4.06 SOLID GROUT FILL BELOW THRU-WALL FLASHING

DIV 05 - METALS

5.05 STRUCTURAL STEEL ANGLE (RE: STRUC.)
5.08 METAL BAND; EXTEND 8" PAST EDGE OF WINDOW; PAINT TRICORN BLACK

DIV 06 - WOOD, PLASTIC AND COMPOSITES

6.01 WOOD BLOCKING
6.04 PRESERVATIVE TREATED WD SHIMS @ 16" OC MAX FOR 1/2"/FT MIN SLOPE AT BLKG ABV
6.17 5/8" SHEATHING PER STRUCTURAL
6.21 2X8 WOOD STUD
6.25 HEADER; PER STRUCTURAL
6.27 2X4 WOOD STUD

DIV 07 - THERMAL AND MOISTURE PROTECTION

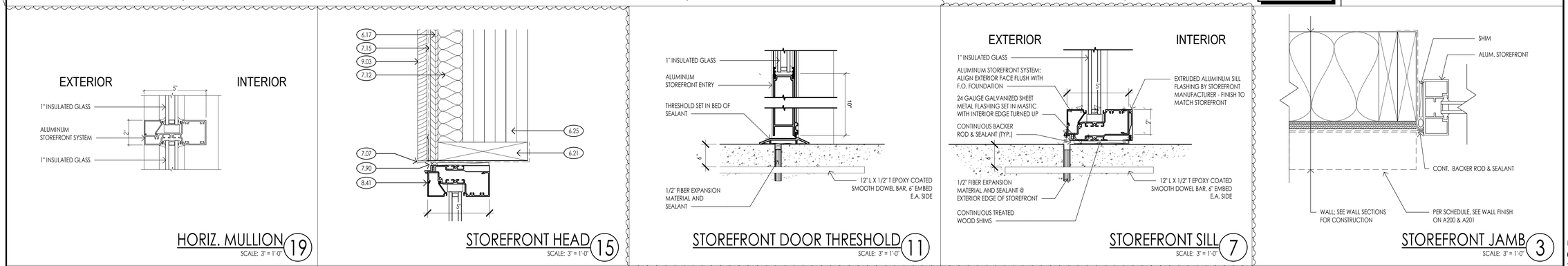
7.07 FLASHING, PAINT TO MATCH ADJ. MATERIAL, ADHERE TO WEATHER BARRIER
7.12 (R-20) BATT INSULATION W/ VAPOR BARRIER TO WARM SIDE
7.15 FLUID WEATHER-RESISTIVE BARRIER @ SHEATHING
7.90 CONT SEALANT W/ BACKER ROD

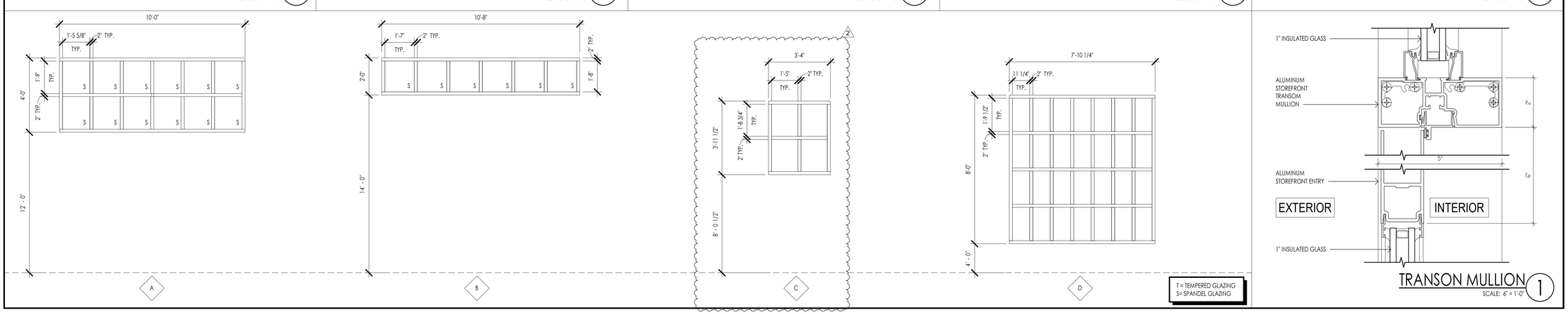
DIV 08 - OPENINGS

8.41 SINGLE PANE LOW-E GLASS (TEMPER AT "T") IN ALUM. FRAMING - SHIM/SEAL ALL AROUND TYP.
8.81 SPANDRAL GLASS PANEL IN ALUM FRAMING - SHIM/SEAL ALL AROUND

DIV 09 - FINISHES

9.03 WOOD FINISH; REF ELEVATIONS
9.14 5/8" TYPE "X" GYP BOARD





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No.	Description:	Date:
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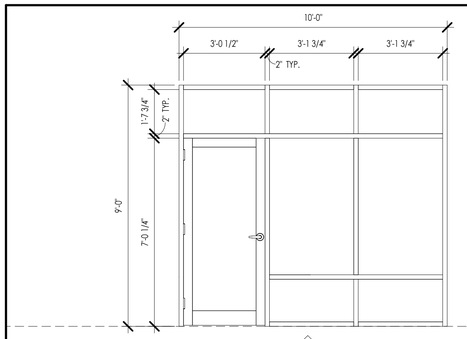
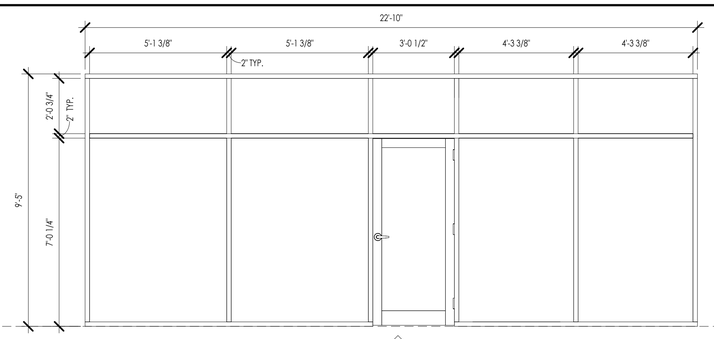
drawing title
WINDOW & STOREFRONT SCHED. AND DETAILS

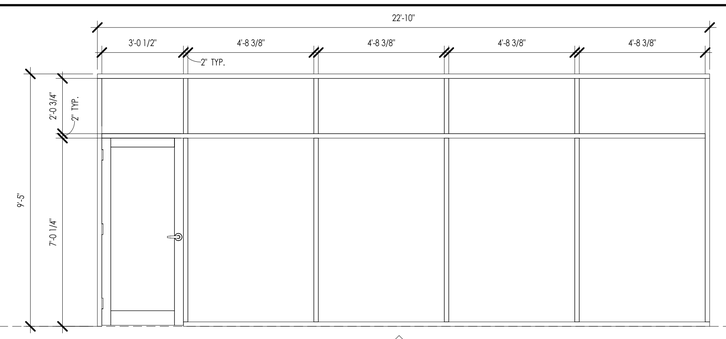
drawing number
A801



SF-4



SF-5



SF-6

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project title

LOT 12 OF WEST PRYOR
NW PRYOR RD AND
HIGHWAY 470

project number

22902.001

drawing issuance

PERMIT 01/19/23

drawing revisions

No.	Description:	Date:
2	REV 2	1/27/23

professional seal

DATE SIGNED: 1/27/2023 3:50:34 PM

drawing title

STOREFRONT SCHEDULE

drawing number

A802 2

FOOTING SCHEDULE					
MARK	SIZE			BOTTOM REINFORCING	
	LENGTH	WIDTH	THICKNESS	LONGITUDINAL	TRANSVERSE
F3.0	3' - 0"	3' - 0"	2' - 6"	(3) #5	(3) #5
F3.5	3' - 6"	3' - 6"	2' - 6"	(4) #5	(4) #5
F4.0	4' - 0"	4' - 0"	2' - 6"	(5) #5	(5) #5
F5.0 *	5' - 0"	5' - 0"	2' - 6"	(6) #5	(6) #5
F6.0 *	6' - 0"	6' - 0"	2' - 6"	(7) #5	(7) #5
F8.5 *	8' - 6"	8' - 6"	2' - 6"	(9) #8	(9) #8

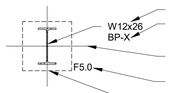
NOTE:
* FOOTINGS TO HAVE TOP REINFORCEMENT TO MATCH BOTTOM REINFORCEMENT

FOUNDATION PLAN NOTES

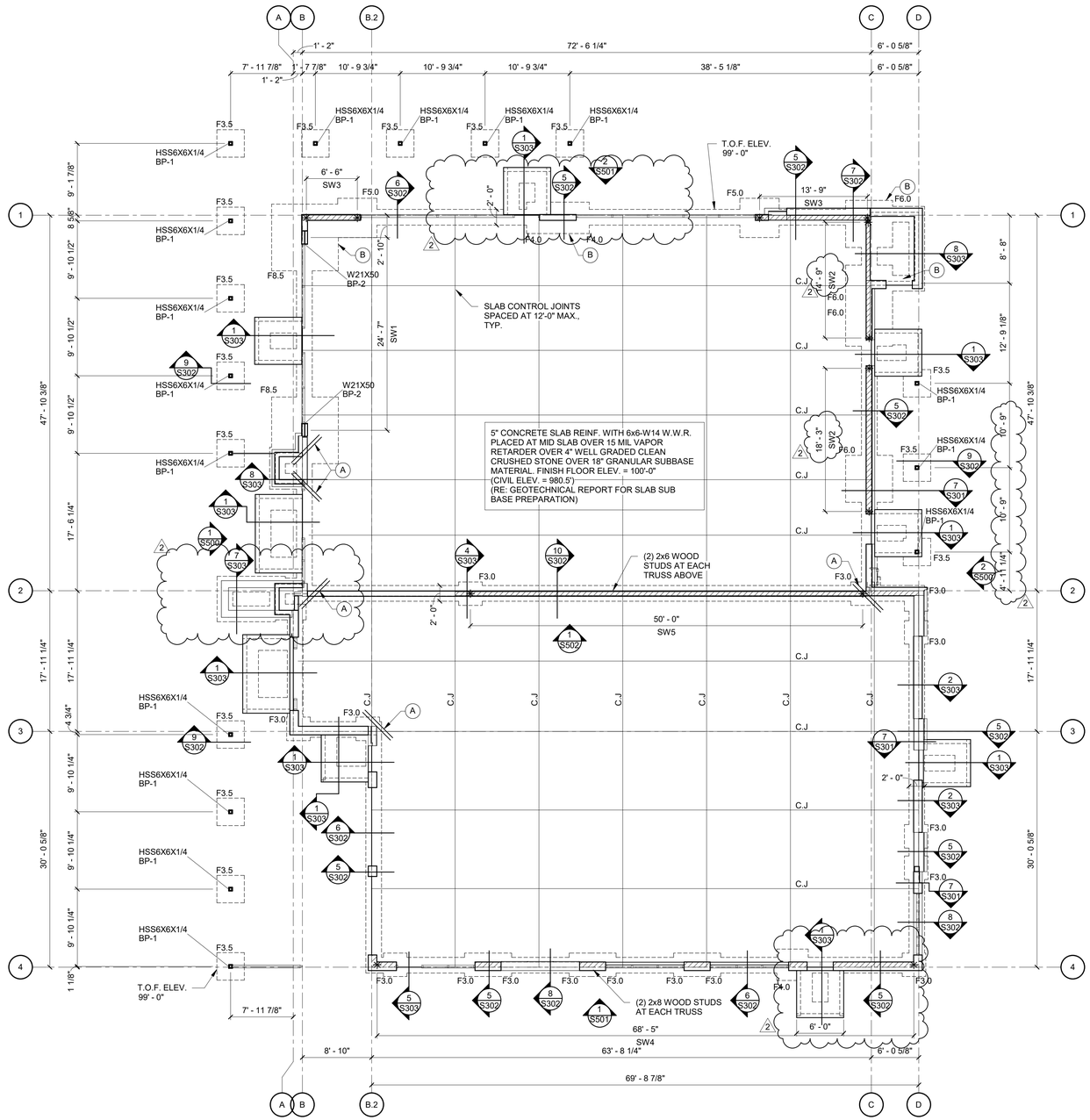
1. THE CONCRETE SLABS SHOWN ON THE STRUCTURAL DRAWINGS HAVE BEEN DESIGNED FOR FINISHED STRUCTURE AND HAVE NOT BEEN DESIGNED FOR MEANS AND METHODS OF CONSTRUCTION. INCLUDING BUT NOT LIMITED TO, FORK LIFTS, MAN LIFTS, CRANES AND OTHER VEHICULAR TRAFFIC. THE CONTRACTOR SHALL VERIFY THE SLAB DESIGN MEETS THE CONSTRUCTION NEEDS AND SHALL SUBMIT TO THE ENGINEER OF RECORD FOR REVIEW.
2. RE: 1/S301 FOR REINFORCING LAP SCHEDULE.
3. PROVIDE CORNER BARS IN ALL CONT. FOOTINGS, RE: 4/ S301.
4. RE: 5 AND 6/301 FOR ANY MEP PIPING OR CONDUITS PENETRATIONS UNDER OR THRU A FOOTING.
5. PROVIDE (2) #4x5'-0" MID SLAB AT ALL REENTRANT SLAB CORNERS.
6. CONTRACTOR SHALL COORDINATE SHEARWALL POST ANCHOR BOLT EMBEDMENTS WITH THE FOUNDATIONS PRIOR TO POURING.
7. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 2x8 WOOD STUDS. U.N.O.
8. PROVIDE 2x8 STUD BELOW EACH ROOF TRUSS BEARING LOCATIONS WITH (2) 2x8 TOP PLATES SPLICED RE: 1/S401.
9. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS SHALL HAVE PLYWOOD PANELS RE: 8/ S401 SHEAR WALLS SHALL BE BLOCKED RE: 7/ S401.
10. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS SHALL HAVE SILL ANCHORS RE: 4/ S302 ALONG THE ENTIRE WALL LENGTH.
11. RE: SHEET S303 FOR ADDITIONAL WOOD FRAMING TYPICAL DETAILS.
12. NON-LOAD BEARING WALL, RE: ARCH AND RE: 3/ S302

PLAN LEGEND

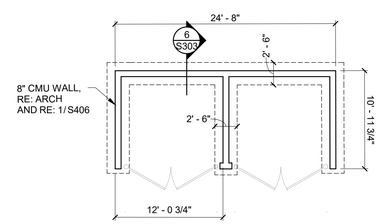
SW#	=	LATERAL SHEAR WALL RE: 7/ S401 AND RE: 8/ S401 FOR SCHEDULE. 2x8 LOAD BEARING STUD WALL, U.N.O.
C.J.	=	SAW CUT CONTROL JOINT,RE: 2/ S301
F#	=	FOOTING MARK, RE: FOOTING SCHEDULE
*	=	HOLDDOWN LOCATION, RE: 1/ S302
(A)	=	PROVIDE (2) #4x5'-0" BARS AT MID DEPTH AT ALL RE- ENTRANT CORNERS
(B)	=	FOOTINGS SHALL BE POURED MONOLITHICALLY



COLUMN SIZE
BASE PLATE RE: 8/ S301
CONTROL JOINTS RE: 2/ S301
FTG. SIZE PER SCHEDULE
COLUMN BLOCKOUT, RE: 3/ S301



1 FOUNDATION PLAN
1/8" = 1'-0"



2 TRASH ENCLOSURE FOUNDATION PLAN
1/8" = 1'-0"

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project title

LOT 12 OF WEST PRYOR
NW PRYOR RD AND
HIGHWAY 470
LEE'S SUMMIT, MO 64081

project number
2220265

drawing issuance
ISSUED FOR PERMIT 12/09/2022

drawing revisions

No.	Description:	Date:
1	CITY COMMENTS	01/10/23
2	ADD2	01/27/23

professional seal

DATE SIGNED: 1/27/2023 8:29:32 AM

drawing title
FOUNDATION PLAN

drawing number
S100

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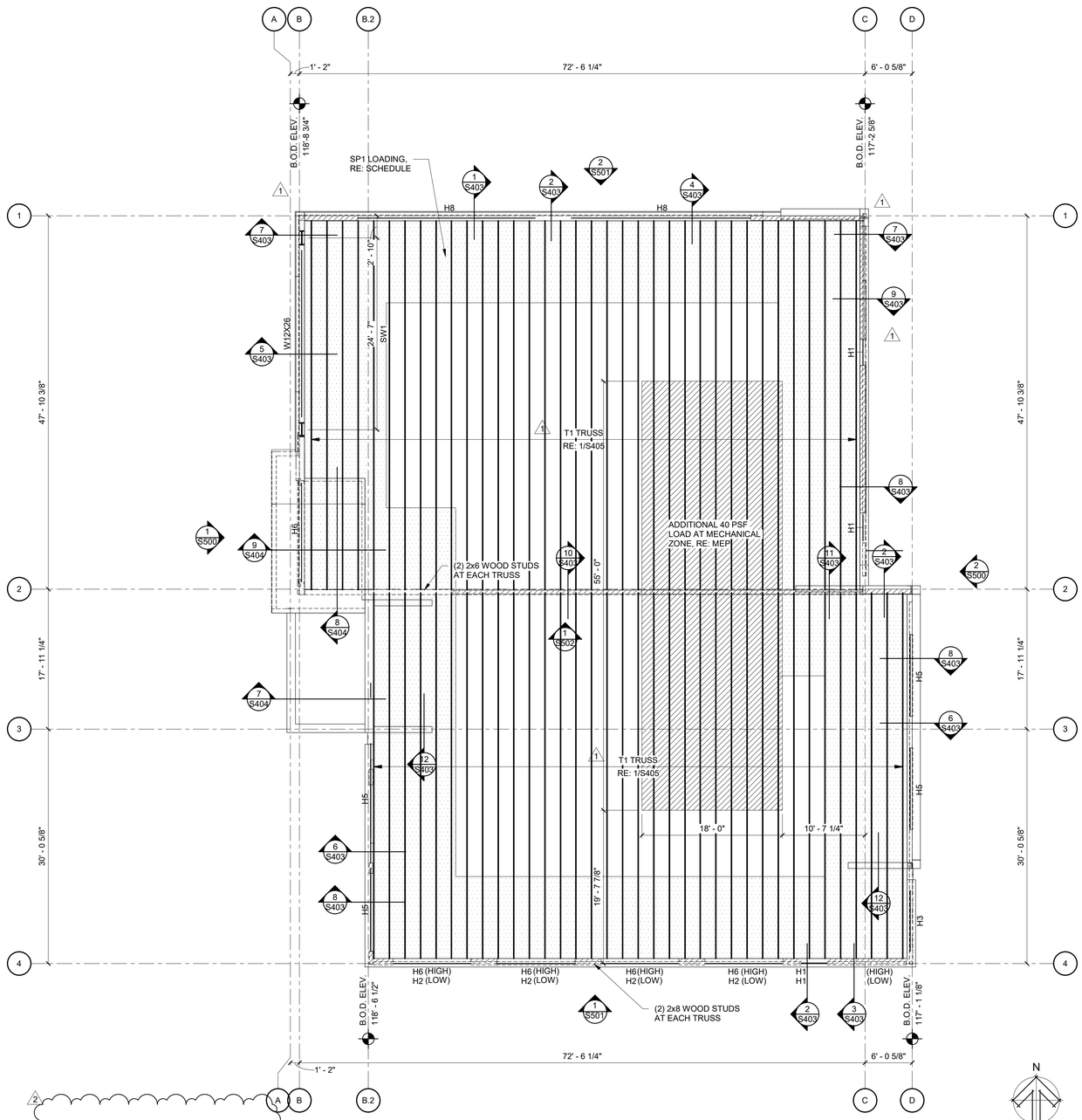
wallace design collective, pc
structural · civil · landscape · survey
1703 wyandotte street, suite 200
kansas city, missouri 64108
816.421.8282 · 800.364.5858



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

PLAN LEGEND

SW#
= LATERAL SHEAR WALL RE: 7/S401 AND RE: 8/S401 FOR SCHEDULE. 2x8 LOAD BEARING STUD WALL, U.N.O.

= NON-LOAD REINFORCING WALL, RE: ARCH AND RE: 6/S401

HX
= HEADER OVER OPENING RE: 2 AND 4/S401

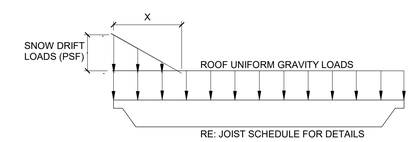
ROOF FRAMING PLAN NOTES

1. UNLESS SHOWN OR NOTED OTHERWISE, ALL NAILS ARE COMMON NAILS, UNLESS SHOWN OR NOTED OTHERWISE, WOOD MEMBERS SHALL BE CONNECTED AS SHOWN BELOW:

TRUSS TO TOP PLATE	PER TRUSS MFR.
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE, END NAIL	2-20d
BUILT-UP STUDS, FACE NAIL	2-16d AT 16" O.C.
TRIPLE TOP PLATES, FACE NAIL (EXCEPT AT SPLICE	2-16d AT 16" O.C.
RAFTER TO PLATE	3-8d TOE NAIL

2. FOR FASTENER CONDITIONS NOT SHOWN, PROVIDE CONNECTIONS PER 2018 IBC TABLE 2304.9.1.
3. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS U.N.O. SHALL BE 2x8 WOOD STUDS WITH (1) STUD BELOW EACH ROOF TRUSS AND. PROVIDE (2) 2x6 TOP PLATES SPLICED PER 1/S401.
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS SHALL HAVE PLYWOOD PANELS RE: 8/S401. SHEAR WALLS SHALL BE BLOCKED RE: 7/S401.
5. THE ROOF DIAPHRAGM SHALL BE BLOCKED OVER SHEAR WALLS RE: 9/S401. ROOF SHEATHING SHALL RUN PERPENDICULAR TO TRUSSES AND STAGGER ENDS.
6. ROOD DECK SHALL BE 24/0 STRUCTURAL I GRADE SHEATHING 3/8" MINIMUM NOMINAL THICKNESS. ATTACH WITH 8d COMMON OR DEFORMED SHANK NAILS WITH 3/8" PENETRATION (MIN.) AT 2" ON CENTER AT BOUNDARY LOCATIONS, 2" ON CENTER AT PANEL EDGES AND 12" ON CENTER IN FIELD, U.N.O. STAGGER PANELS AS REQUIRED TO AVOID LINING UP END JOINTS. WOOD STRUCTURAL PANEL ROOF SHEATHING SHALL BE BONDED BY EXTERIOR GLUE.
7. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING.
8. CONTRACTOR SHALL COORDINATE UNDER HUNG EQUIPMENT WITH ARCH AND TRUSS SUPPLIER.
9. TRUSS SUPPLIER SHALL COORDINATE RTU OPENING REQUIREMENTS WITH TRUSS SPACING. TRUSSES MAY REQUIRE SPACING LARGER THAN 24" O.C. THEREFORE TRUSS SUPPLIER SHALL PROVIDE GIRDER TRUSSES, BLOCKING AND BRIDGING AS REQUIRED FOR OPENINGS COORDINATE WITH MEP DRAWINGS.

SPECIAL JOIST LOADS		
MARK	SNOW DRIFT (PSF)	SNOW WIDTH (X)
SP1	43.5	10'-6"



JOIST DIAGRAM

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project title

LOT 12 OF WEST PRYOR
NW PRYOR RD AND
HIGHWAY 470
LEE'S SUMMIT, MO 64081

project number
2220265

drawing issuance
ISSUED FOR PERMIT 12/09/2022

drawing revisions

No.	Description:	Date:
1	CITY COMMENTS	01/10/23
2	ADD2	01/27/23

professional seal

DATE SIGNED: 1/27/2023 8:29:32 AM

drawing title
FRAMING PLAN

drawing number
S200

PLAN LEGEND

SW# = LATERAL SHEAR WALL RE 7 AND 8/S401 FOR SCHEDULE

= NON-LOAD BEARING WALL, RE: ARCH AND 5/S401

= 2x8 LOAD BEARING STUD WALL

HX = HEADER OVER OPENING RE: 2 AND 4/S401

ROOF FRAMING PLAN NOTES

1. UNLESS SHOWN OR NOTED OTHERWISE, ALL NAILS ARE COMMON NAILS, UNLESS SHOWN OR NOTED OTHERWISE, WOOD MEMBERS SHALL BE CONNECTED AS SHOWN BELOW:

TRUSS TO TOP PLATE	PER TRUSS MFR.
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE, END NAIL	2-20d
BUILT-UP STUDS, FACE NAIL	2-16d AT 16" O.C.
TRIPLE TPO PLATES, FACE NAIL	2-16d AT 16" O.C.
(EXCEPT AT SPLICE	
RAFTER TO PLATE	3-8d TOE NAIL

2. FOR FASTENER CONDITIONS NOT SHOWN, PROVIDE CONNECTIONS PER 2018 IBC TABLE 2304.9.1.
3. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS U.N.O. SHALL BE 2x8 WOOD STUDS WITH (1) STUD BELOW EACH ROOF TRUSS AND (3) STUDS BELOW EACH GIRDER TRUSS BEARING LOCATION (RE: 5/S401). PROVIDE (2) 2x6 TOP PLATES SPLICED PER 1/S401.
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS SHALL HAVE PLYWOOD PANELS RE: 7/S401. SHEAR WALLS SHALL BE BLOCKED RE: 3/S402.
5. THE ROOF DIAPHRAGM SHALL BE BLOCKED OVER SHEAR WALLS RE: 9/S401. ROOF SHEATHING SHALL RUN PERPENDICULAR TO TRUSSES AND STAGGER ENDS.
6. ROOD DECK SHALL BE 24/0 STRUCTURAL I GRADE SHEATHING 3/8" MINIMUM NOMINAL THICKNESS. ATTACH WITH 8d COMMON OR DEFORMED SHANK NAILS WITH 1 3/8" PENETRATION (MIN.) AT 2" ON CENTER AT BOUNDARY LOCATIONS, 2" ON CENTER AT PANEL EDGES AND 12" ON CENTER IN FIELD, U.N.O. STAGGER PANELS AS REQUIRED TO AVOID LINING UP END JOINTS. WOOD STRUCTURAL PANEL ROOF SHEATHING SHALL BE BONDED BY EXTERIOR GLUE.
7. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING.
8. CONTRACTOR SHALL COORDINATE UNDER HUNG EQUIPMENT WITH ARCH AND TRUSS SUPPLIER.
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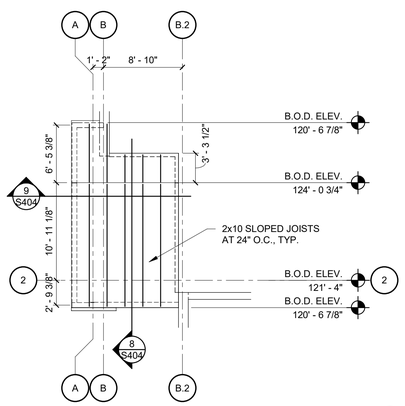
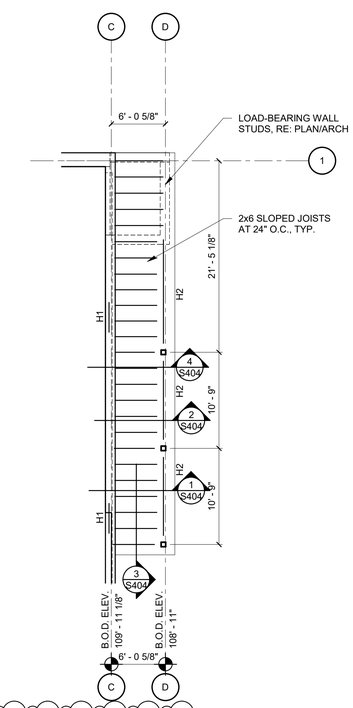
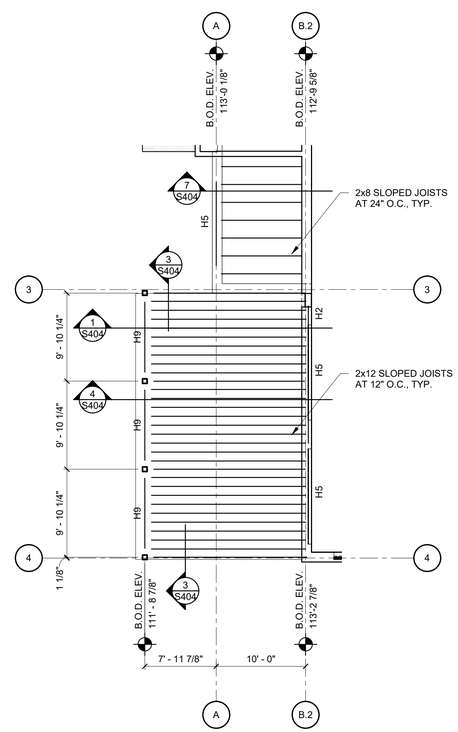


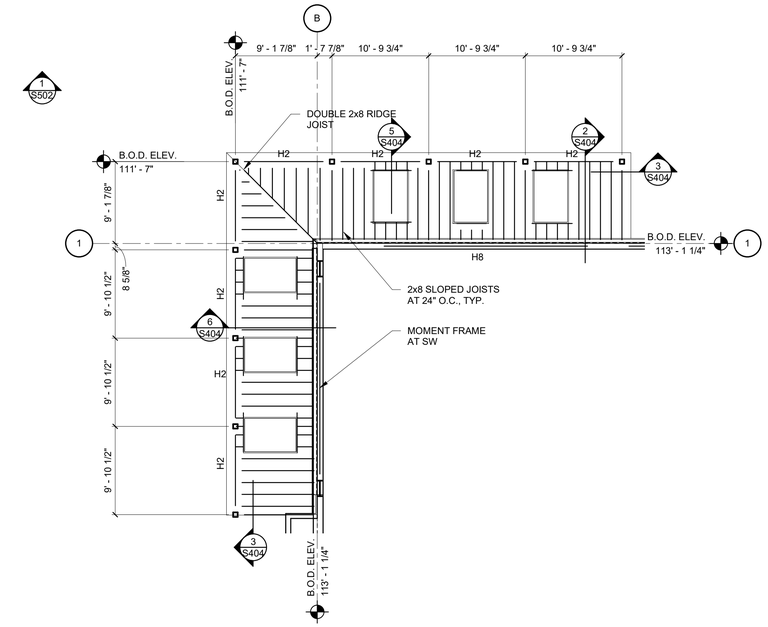
4 HIGH ROOF FRAMING PLAN
1/8" = 1'-0"



3 CANOPY FRAMING PLAN
1/8" = 1'-0"



2 CANOPY FRAMING PLAN
1/8" = 1'-0"



1 CANOPY FRAMING PLAN
1/8" = 1'-0"

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project title

LOT 12 OF WEST PRYOR
NW PRYOR RD AND
HIGHWAY 470
LEE'S SUMMIT, MO 64081

project number
2220265

drawing issuance
ISSUED FOR PERMIT 12/09/2022

drawing revisions

No.	Description:	Date:
1	CITY COMMENTS	01/10/23
2	ADD2	01/27/23

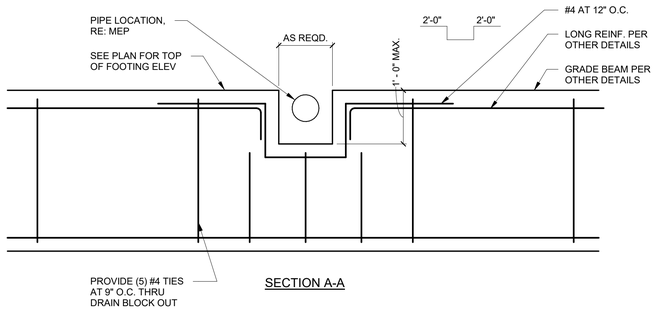
professional seal

STATE OF MISSOURI
JAMES M. GRANICH
NUMBER PE-2014023909
PROFESSIONAL ENGINEER

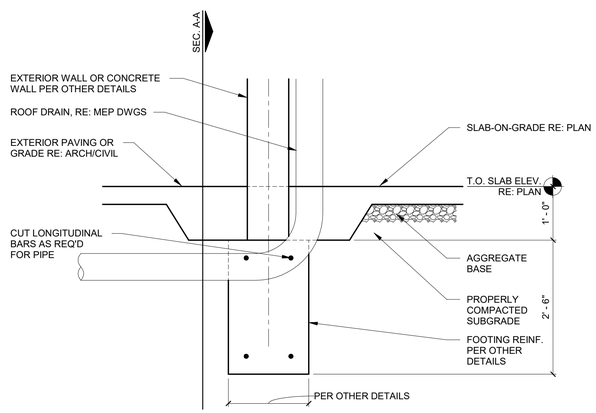
DATE SIGNED: 1/27/2023 8:29:35 AM

drawing title
CANOPY FRAMING PLANS

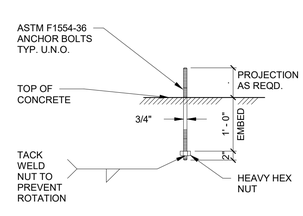
drawing number
S201



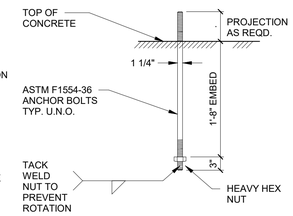
SECTION A-A



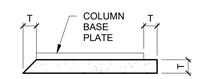
7 FOUNDATION SECTION AT DRAIN
3/4" = 1'-0"



ANCHOR ROD, AR-1
NO SCALE

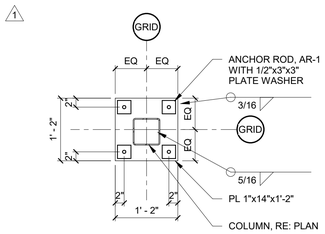


ANCHOR ROD, AR-2
NO SCALE

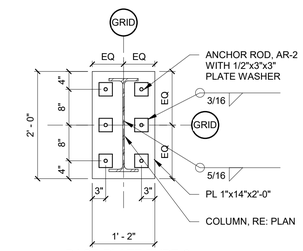


GROUT MAY BE BEVELED OR FORMED BUT SHALL EXTEND A MIN. OF "T" BEYOND FACE OF BASE PLATE. "T" = 1 1/2" FOR ANCHOR BOLT DIA. UP TO 1" AND 2 1/2" FOR 1 1/4" DIA. ANCHOR BOLT.

GROUT PLACEMENT
NO SCALE

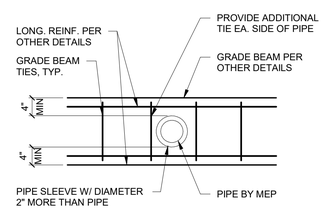


BASE PLATE TYPE-1

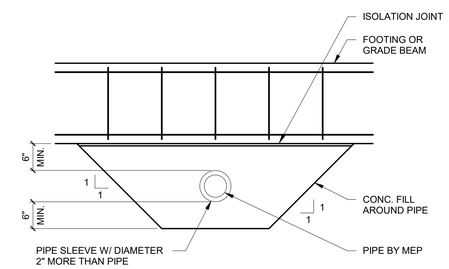


BASE PLATE TYPE-2

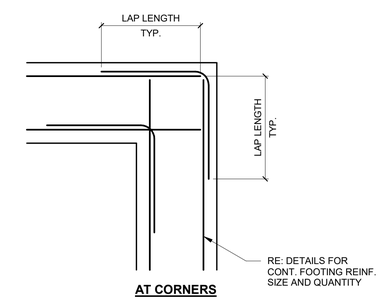
8 ANCHOR ROD AND BASE PLATE DIAGRAMS AND SCHEDULE
3/4" = 1'-0"



6 PIPE THRU GRADE BEAM DETAIL
3/4" = 1'-0"

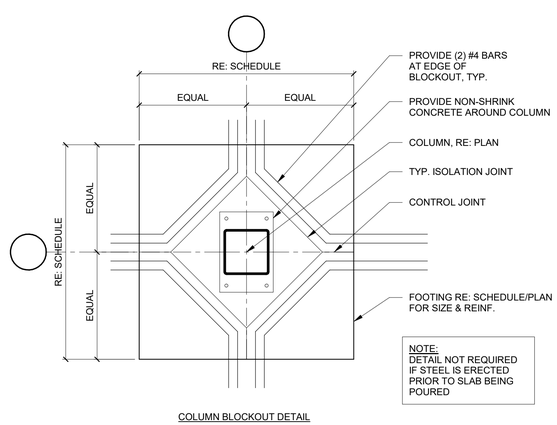


5 PIPE UNDER GRADE BEAM DETAIL
3/4" = 1'-0"



AT CORNERS

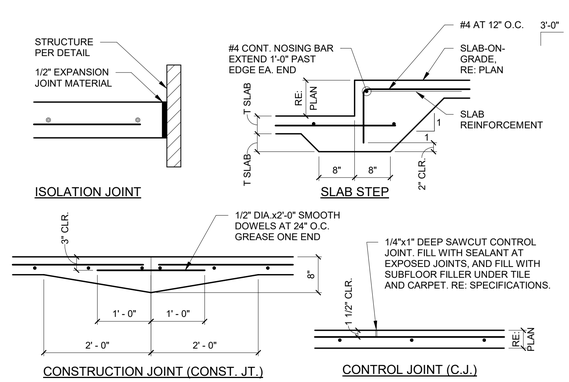
4 TYPICAL CORNER BAR DETAIL
3/4" = 1'-0"



NOTE:
DETAIL NOT REQUIRED IF STEEL IS ERECTED PRIOR TO SLAB BEING POURED

COLUMN BLOCKOUT DETAIL

3 COLUMN BLOCKOUT DETAIL
3/4" = 1'-0"



ISOLATION JOINT

SLAB STEP

CONSTRUCTION JOINT (CONST. JT.)

CONTROL JOINT (C.J.)

2 SLAB-ON-GRADE JOINT DETAILS
3/4" = 1'-0"

CONCRETE REINFORCING LAP LENGTH SCHEDULE

BAR SIZE	STRUCTURAL ELEMENT MINIMUM COMPRESSIVE STRENGTH (f'c)					
	3000psi		4000psi		4500psi	
	TOP BARS	OTHER	TOP BARS	OTHER	TOP BARS	OTHER
#3	28"	22"	25"	19"	23"	18"
#4	38"	29"	33"	25"	31"	24"
#5	47"	36"	41"	31"	38"	30"
#6	56"	43"	49"	37"	46"	35"
#7	81"	63"	71"	54"	67"	51"
#8	93"	72"	81"	62"	76"	59"
#9	105"	81"	91"	70"	86"	66"
#10	118"	91"	102"	79"	96"	74"

NOTES:
1. LAP LENGTH FOR TOP BARS SHALL BE USED WHEN MORE THAN 12 INCHES OF FRESH CONCRETE IS PLACED BELOW HORIZONTAL REINFORCEMENT.

1 CONCRETE REINFORCING LAP SCHEDULE
3/4" = 1'-0"

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project number
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drawing issuance
ISSUED FOR PERMIT 12/09/2022

drawing revisions

No.	Description:	Date:
1	CITY COMMENTS	01/10/23

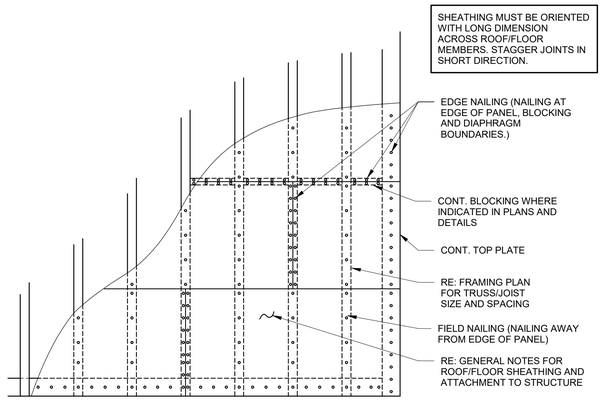
professional seal

STATE OF MISSOURI
JAMES M. GRANICH
NUMBER PE-2014023905
PROFESSIONAL ENGINEER

DATE SIGNED: 1/27/2023 8:29:37 AM

drawing title
FOUNDATION DETAILS

drawing number
S301



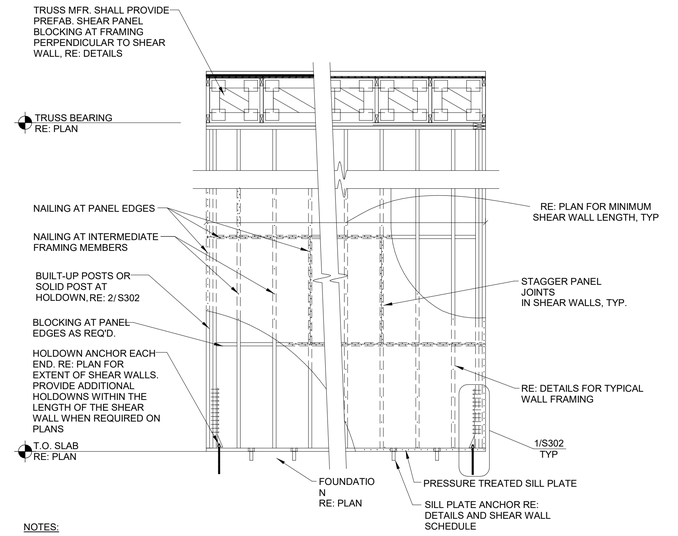
9 TYPICAL WOOD SHEATHING ATTACHMENT DIAGRAM
3/4" = 1'-0"

SHEAR WALL SCHEDULE						
MARK	MATERIAL	NAILING		ANCHORS		
		AT PANEL EDGES AND BOUNDARIES	AT INTERMEDIATE FRAMING MEMBERS	SILL PLATE	HOLDOWNS (RE: SHEARWALL ELEV. AND PLANS FOR LOCATIONS)	HOLDOWN POST AT EA. STRAP/ANCHOR
SW1	15/32" STRUCTURAL SHEATHING (2 SIDES)	8d AT 4" O.C. WITH 1 1/2" PENETRATION	8d AT 12" O.C.	--	--	(2) 2x8
SW2	3/8" STRUCTURAL SHEATHING (2 SIDES)	8d AT 6" O.C. WITH 1 1/2" PENETRATION	8d AT 12" O.C.	SET-3G 5/8" DIA. ANCHOR BOLTSx3 1/4" EMBEDMENT AT 24" O.C.	(1) SIMPSON HDU11-SDS2.5 WITH 1" DIA. SET-3G ANCHORx12" EMBEDMENT	(2) 2x8
SW3	15/32" STRUCTURAL SHEATHING (2 SIDES)	8d AT 2" O.C. WITH 1 1/2" PENETRATION	8d AT 12" O.C.	SET-3G 5/8" DIA. ANCHOR BOLTSx3 1/4" EMBEDMENT AT 36" O.C.	(1) SIMPSON HDU8-SDS2.5 WITH 7/8" DIA. SET-3G ANCHORx9" EMBEDMENT	(3) 2x8
SW4	3/8" STRUCTURAL SHEATHING (2 SIDES)	8d AT 3" O.C. WITH 1 1/2" PENETRATION	8d AT 12" O.C.	SET-3G 5/8" DIA. ANCHOR BOLTSx3 1/4" EMBEDMENT AT 16" O.C.	(1) SIMPSON HDU4-SDS2.5 WITH 5/8" DIA. SET-3G ANCHORx6" EMBEDMENT	(3) 2x8
SW5	5/8" STRUCTURAL SHEATHING (1 SIDE)	8d AT 4" O.C. WITH 6" PENETRATION	8d AT 12" O.C.	SET-3G 5/8" DIA. ANCHOR BOLTSx3 1/4" EMBEDMENT AT 36" O.C.	(1) SIMPSON HDU4-SDS2.5 WITH 5/8" DIA. SET-3G ANCHORx6" EMBEDMENT	(5) 2x6
NON SHEAR WALL	---	10d AT 6" O.C.	10d AT 12" O.C.	RE: 4/S302	---	---

NOTE:

1. RE: PLANS FOR ANCHOR BOLT AND HOLD DOWN LOCATIONS.
2. PROVIDE GALVANIZED NAILS AT EXTERIOR FACE OF WALL.
3. ALL SHEATHING TO BE 24/0 SPAN RATED, EXTERIOR.
4. HOLDOWN POSTS SHALL BE ATTACHED TOGETHER PER BUILT-UP POST DETAIL, RE: 2/S302
5. NAILS SHALL BE COMMON WIRE NAILS FROM AN AMERICAN OR CANADIAN MNR. ONLY.
6. PANEL BLOCKING SHALL BE FULL DEPTH CENTERED ON THE JOINT AND IS REQUIRED AT ALL PANEL EDGES.
7. SHEAR WALL SHEATHING SHALL RUN CONTINUOUS THROUGH BREAKS CAUSED BY INTERSECTING WALLS.
8. FOR HOLES IN PLATES OR STUDS AT HOLDOWN MEMBERS, STRAP ACROSS HOLE WITH SIMPSON ST2115, NO NAILS AT HOLE. NOTCHING OF SHEAR WALL POSTS NOT ALLOWED.
9. SHEAR WALL SHEATHING AND NAILING SHALL BE CONTINUOUS BETWEEN HOLDOWN LOCATIONS AS SHOWN ON PLAN.
10. ALL HOLDOWNS, TENSION TIES AND MUDSILL ANCHORS ARE TO BE PROVIDED BY SIMPSON STRONG-TIE.
11. ALL THRAEDED ROD ANCHORS MAY BE CAST IN PLACE OR POST-INSTALLED USING SIMPSON SET XP EPOXY ADHESIVE FOR EMBEDMENT DEPTH SOWN IN SCHEDULE.
12. HOLD DOWN POSTS SHALL BE CONSTRUCTED OF WOOD MEMBERS WITH MINIMUM DESIGN PROPERTIES LISTED ON SHEET S001 AND SHALL MATCH THE WIDTH OF THE WALL.
13. ALL THREADED ROD HOLDOWNS SHALL BE CHECKED FOR SNUG TIGHTNESS ONCE BUILDING IS IN A DRY-IN STATE AND BEFORE DRY WALL IS INSTALLED.

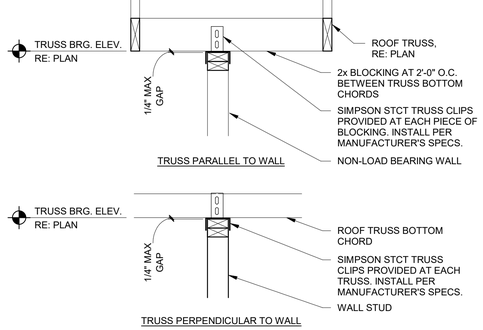
8 SHEARWALL SCHEDULE
3/4" = 1'-0"



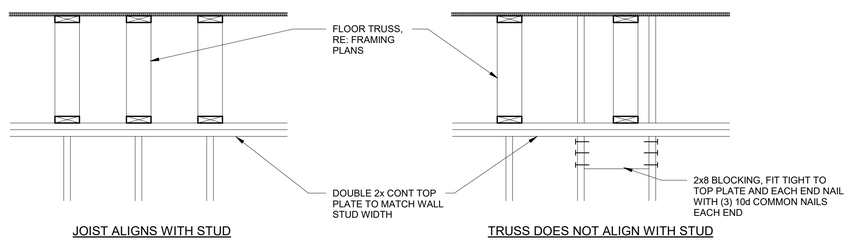
NOTES:

1. RE: PLANS FOR THE LOCATION AND EXTENT OF SHEAR WALLS. SHEAR WALL SHALL BE CONNECTED TO MINIMUM DIMENSIONS SHOWN ON PLANS.
2. PROVIDE GALVANIZED NAILS AT EXTERIOR FACE OF WALL.
3. RE: 8/S401 FOR SHEATHING.
4. HOLDOWN POSTS SHALL BE ATTACHED TOGETHER PER BUILT-UP COLUMN DETAIL RE: 2/S302
5. NAILS SHALL BE COMMON FROM AN AMERICAN OR CANADIAN MFR ONLY.
6. PANEL BLOCKING SHALL BE FULL DEPTH AND BE PLACED FLAT CENTERED ON THE JOINT.
7. SHEAR WALL SHEATHING SHALL RUN CONTINUOUS THROUGH BREAKS CAUSED BY INTERSECTING WALLS.
8. SHEAR WALL SHEATHING AND NAILING SHALL BE CONTINUOUS BETWEEN HOLDOWN POST LOCATIONS AS SHOWN ON PLAN.
9. ALL THREADED ROD ANCHORS SHALL BE DRILLED IN USING SIMPSON SET XP EPOXY ADHESIVE.
10. NOTCHING OF SHEAR WALL END POSTS IS NOT ALLOWED.

7 SHEARWALL ELEVATION
3/4" = 1'-0"



6 INTERIOR NON-LOAD BEARING WALL BRACING
1" = 1'-0"



5 BEARING WALL FRAMING ALIGNMENT
NTS

HEADER SCHEDULE				
PLAN MARK	# OF SILLS (IF REQUIRED)	(# OF HEADERS) HEADER SIZE	# OF 2x8 TRIMMER STUDS	# OF 2x8 JAMBS
H1	-	(2)-2x6	(1)-2x8 EA. SIDE OF OPENING	(2)-2x8 EA. SIDE OF OPENING
H2	(3)-2x8	(3)-2x8	(1)-2x8 EA. SIDE OF OPENING	(2)-2x8 EA. SIDE OF OPENING
H3	(3)-2x8	(3)-2x10	(1)-2x8 EA. SIDE OF OPENING	(2)-2x8 EA. SIDE OF OPENING
H4	-	(3)-1 3/4"x8" LVL	(2)-2x8 EA. SIDE OF OPENING	(2)-2x8 EA. SIDE OF OPENING
H5	-	(3)-1 3/4"x10" LVL	(2)-2x8 EA. SIDE OF OPENING	(2)-2x8 EA. SIDE OF OPENING
H6	(3)-2x8	(3)-1 3/4"x12" LVL	(2)-2x8 EA. SIDE OF OPENING	(2)-2x8 EA. SIDE OF OPENING
H7	-	(3)-1 3/4"x20" LVL	(2)-2x8 EA. SIDE OF OPENING	(2)-2x8 EA. SIDE OF OPENING
H8	-	W24x55	(2)-2x8 EA. SIDE OF OPENING	(2)-2x8 EA. SIDE OF OPENING
H9	-	(3)-2x12	(1)-2x8 EA. SIDE OF OPENING	(2)-2x8 EA. SIDE OF OPENING

NOTE:

1. USE 1/4" THICK BEADS OF LIQUID NAILS CONSTRUCTION ADHESIVE BETWEEN EA. PLY OF BUILT-UP HEADERS TO PRODUCE MEMBERS SAME THICKNESS AS WALL STUDS.
2. VERIFY LENGTH OF HEADERS W/ STRUCTURAL & ARCHITECTURAL PLANS.
3. WALL OPENING FRAMING ELEVATION PER 2/S401.

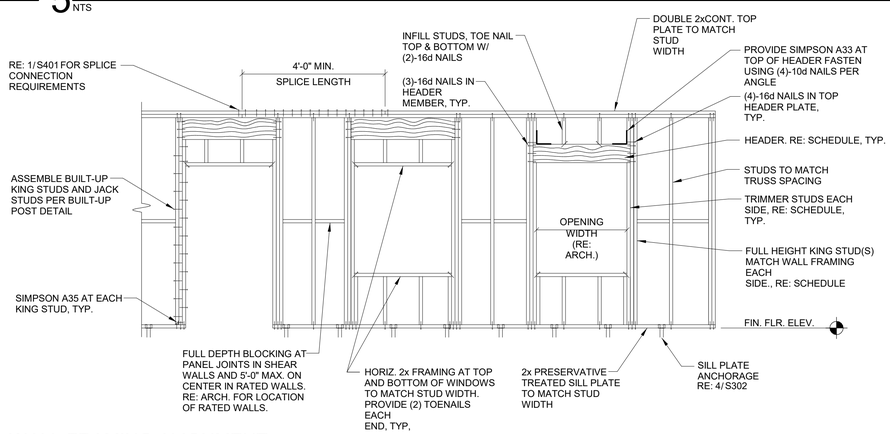
4 HEADER SCHEDULE
3/4" = 1'-0"

JOIST HANGER SCHEDULE		
JOIST SIZE	TOP FLANGE HANGER	FACE MOUNT HANGER
2x4	PF24	LUS24
2x6	JB26	LUS26
2x8	JB28	LUS26
2x10	JB210A	LUS28
2x12	JB212A	LUS210
(2)-2x8	HUS28-2TF	LUS26-2
(2)-2x10	HUS210-2TF	LUS28-2
(2)-2x12	HUS212-2TF	LUS210-2

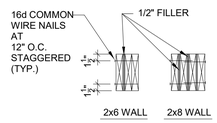
NOTES:

1. THE ABOVE ARE MINIMUM HANGER REQUIREMENTS. REFER TO DETAILS FOR FRAMING MEMBERS NOT SHOWN.
2. ALL JOIST HANGERS ARE SIMPSON STRONG-TIE PRODUCTS. ALTERNATE HANGERS MAY BE USED THAT MEET OR EXCEED THE LISTED SIMPSON CAPACITY. ALTERNATE CONNECTIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD.
3. ONLY USE FACE MOUNTED HANGERS WHERE ALL FACE NAILING CAN BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
4. FILL ALL HOLES WITH FASTENERS PER MANUFACTURER'S REQUIREMENTS.
5. PROVIDE CONCEALED FASTENERS AND FINISH FOR EXPOSED CONNECTORS TO COMPLY WITH ARCHITECT'S OR OWNER'S REQUIREMENTS.

3 FRAMING HANGER SCHEDULE
3/4" = 1'-0"

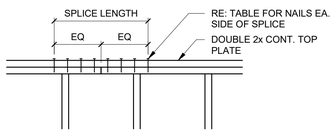


2 WALL FRAMING ALIGNMENT
NTS



TYP. HEADER SECTION

LOCATION	SPLICE LENGTH	NAILS EA. SIDE OF SPLICE
TYPICAL	4'-0"	(8)-16d
AT SHEAR WALLS	X'-X"	(X)-16d



NOTES

1. END JOINTS IN DOUBLE TOP PLATES SHALL OFFSET A MINIMUM OF 48".
2. INSTALL DOUBLE TOP PLATE SPLICE AT ALL SHEAR WALLS, EXTERIOR WALLS AND BEARING WALLS.
3. SPECIFIC SPLICE REQUIREMENTS DO NOT APPLY TO INTERIOR NON-SHEAR WALLS UNLESS NOTED OTHERWISE

1 TYPICAL TOP PLATE SPLICE
3/4" = 1'-0"

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project number
2220265

drawing issuance
ISSUED FOR PERMIT 12/09/2022

drawing revisions

No.	Description:	Date:
1	CITY COMMENTS	01/10/23
2	ADD2	01/27/23

professional seal

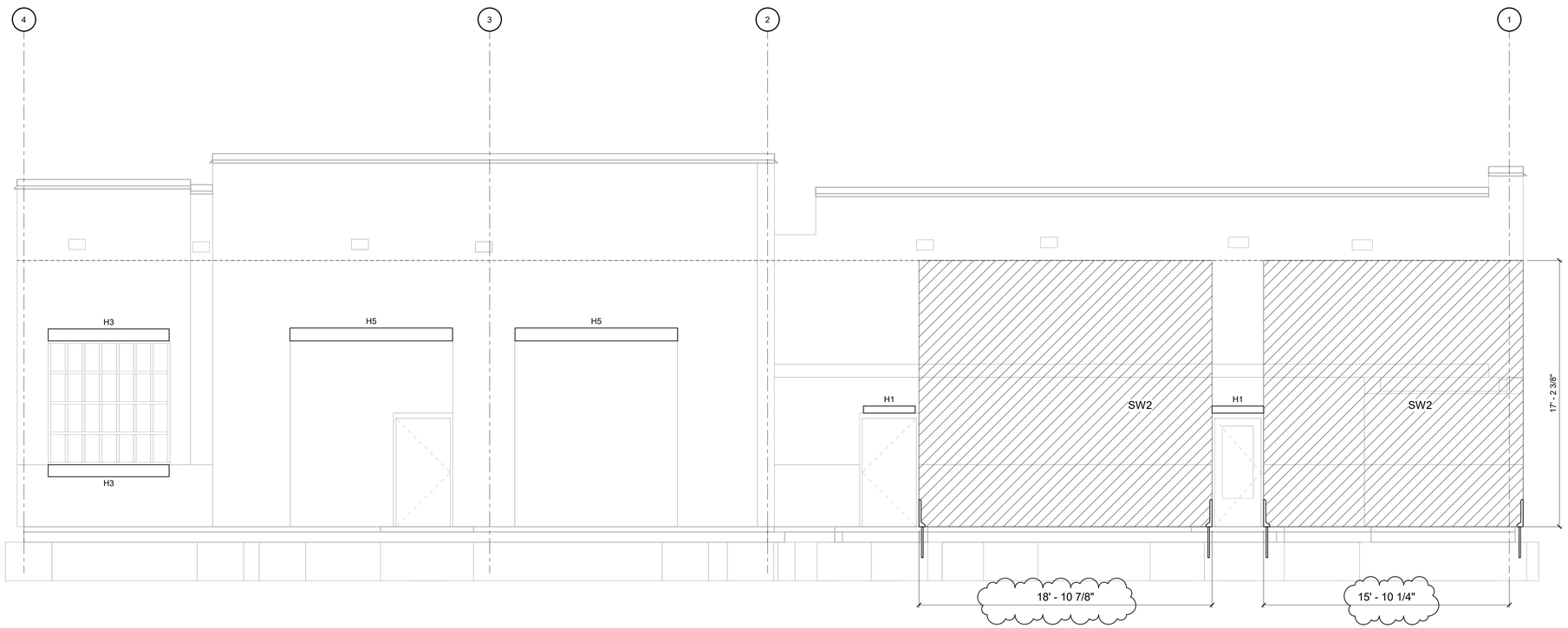
DATE SIGNED: 1/27/2023 8:29:42 AM

drawing title
FRAMING DETAILS

drawing number
S401

1 BUILDING ELEVATION - WEST
1/4" = 1'-0"

1



2 BUILDING ELEVATION - EAST
1/4" = 1'-0"

1

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professional seal

STATE OF MISSOURI
JAMES M. GRANICH
NUMBER PE-2014023909
PROFESSIONAL ENGINEER

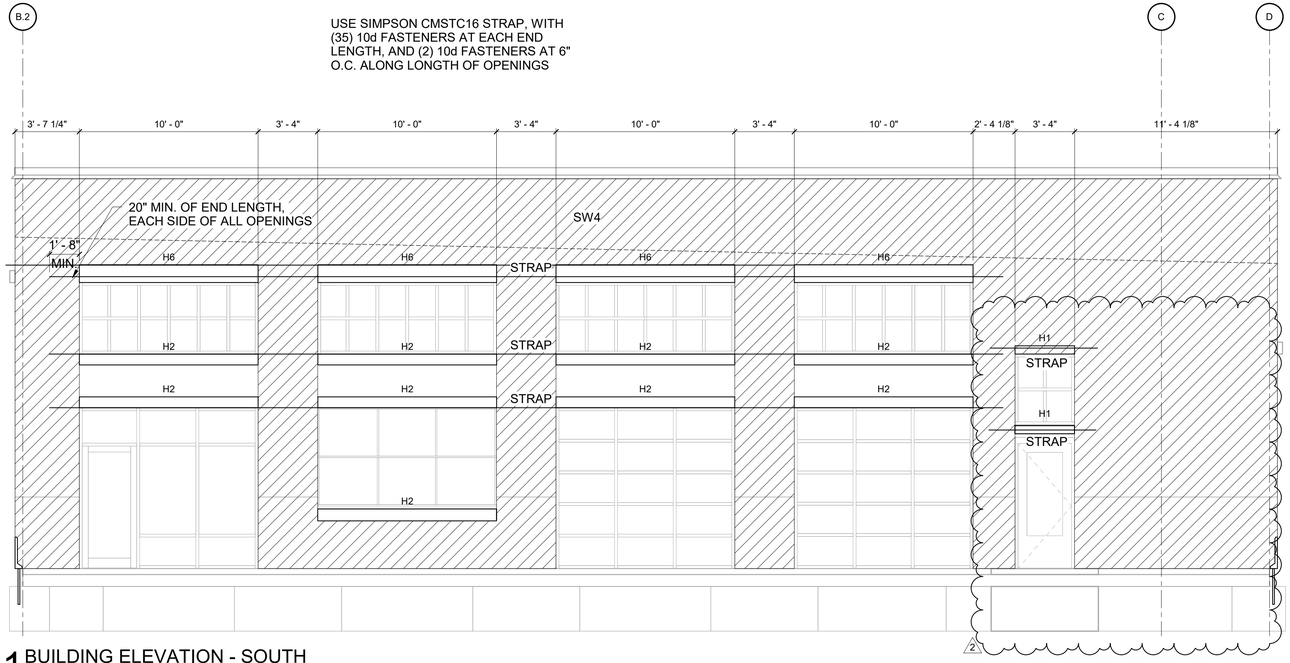
DATE SIGNED: 1/27/2023 8:29:51 AM

drawing title

BUILDING ELEVATIONS

drawing number

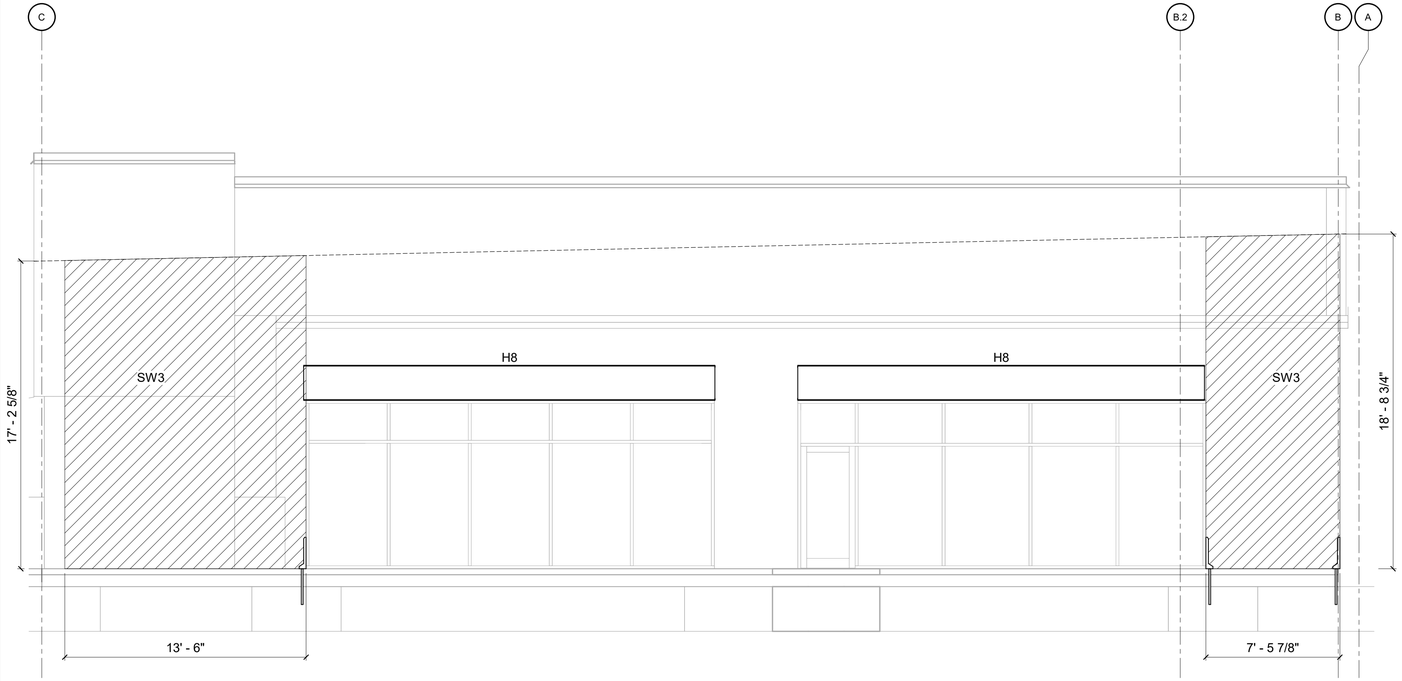
S500



1 BUILDING ELEVATION - SOUTH

1/4" = 1'-0"

1



2 BUILDING ELEVATION - NORTH

1/4" = 1'-0"

1

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project title

LOT 12 OF WEST PRYOR
NW PRYOR RD AND
HIGHWAY 470
LEE'S SUMMIT, MO 64081

project number

2220265

drawing issuance

ISSUED FOR PERMIT 12/09/2022

drawing revisions

No.	Description:	Date:
1	CITY COMMENTS	01/10/23
2	ADD2	01/27/23

professional seal

STATE OF MISSOURI
JAMES M. GRANICH
NUMBER
PE-2014023909
PROFESSIONAL ENGINEER

DATE SIGNED: 1/27/2023 8:29:52 AM

drawing title

BUILDING ELEVATIONS

drawing number

S501

15400 - PLUMBING WORK

DESCRIPTION
ALL PLUMBING AND ASSOCIATED WORK IN DIVISION 15 IS GOVERNED BY THIS SECTION. PROVIDE LABOR AND MATERIALS NECESSARY TO PROVIDE THE WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. REFER TO OTHER DIVISIONS FOR CONTINUATION OF EXTERIOR AND ALLIED WORK.

QUALITY ASSURANCE
OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS AND CONNECTION FEES REQUIRED BY GOVERNING BODIES IN CONNECTION WITH THE WORK. DELIVER CERTIFICATES OF INSPECTION TO THE OWNER'S REPRESENTATIVE. ALL WORK SHALL COMPLY WITH GOVERNING CODES, ORDINANCES, AND REGULATIONS OF CITY, COUNTY AND STATE.

GENERAL
PLUMBING SYSTEMS SHALL BE PROVIDED COMPLETE. SHOULD A SYSTEM, OR ANY PART THEREOF FAIL TO MEET PERFORMANCE REQUIREMENTS, NECESSARY REPLACEMENTS, ALTERATIONS OR REPAIRS, AS REQUIRED BY THE OWNER'S REPRESENTATIVE, SHALL BE MADE TO BRING PERFORMANCE UP TO SPECIFIED REQUIREMENTS AND ALL BUILDING CONSTRUCTION AND FINISHES DAMAGED OR MARRED BY SUCH REPLACEMENTS, ALTERATIONS OR REPAIRS SHALL BE RESTORED TO PRIOR CONDITION, AT NO ADDITIONAL COST TO THE OWNER.

INSERTS, PIPE SLEEVES, HANGERS, SUPPORTS, FIXTURES, TRIM DRAINS AND ANCHORAGE OF PLUMBING SHALL BE PROVIDED AS SPECIFIED HEREIN. WHERE SUCH ITEMS ARE TO BE SET OR EMBEDDED IN CONCRETE, MASONRY OR SIMILAR WORK, THE ITEMS SHALL BE FURNISHED AND LAYOUT MADE AT THE PROPER TIME FOR THE SETTING OR EMBEDMENT THEREOF SO AS TO CAUSE NO DELAY IN THE WORK.

INSTALLATION AND WORKMANSHIP
THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ANY MATERIAL, APPARATUS OR EQUIPMENT WHICH, IN THE OPINION OF THE OWNER'S REPRESENTATIVE, IS IMPROPERLY INSTALLED SHALL BE REMOVED AND REINSTALLED IN AN APPROVED MANNER AT NO ADDITIONAL COST TO THE OWNER.

THE LOCATION OF PLUMBING PIPING SHALL BE COORDINATED TO ENSURE THAT IT CLEARS OPENINGS AND STRUCTURAL MEMBERS; THAT PIPING INDICATED AS CONCEALED CAN BE PROPERLY CONCEALED IN WALLS OR PARTITIONS AND THAT IT DOES NOT INTERFERE WITH LIGHTS, DUCTWORK OR EQUIPMENT HAVING FIXED LOCATIONS. MAKE NECESSARY HORIZONTAL OR VERTICAL OFFSETS WITH PIPE FITTINGS TO INSTALL THE SYSTEM IN THE AVAILABLE SPACE. CONCEAL OR INSTALL TIGHT TO STRUCTURE (IF EXPOSED) UNLESS OTHERWISE NOTED.

EACH FIXTURE, EQUIPMENT DRAIN OR FLOOR DRAIN SHALL BE SEPARATELY TRAPPED UNLESS OTHERWISE INDICATED OR SPECIFIED.

WATERPROOFING
DO NOT CUT OR PENETRATE WATERPROOFED SURFACES OR WATERPROOFING MEMBRANES WITHOUT FIRST MAKING ARRANGEMENTS FOR REPAIR BY A METHOD APPROVED BY THE OWNER'S REPRESENTATIVE.

PIPING PROVISIONS FOR FIXTURES AND EQUIPMENT SPECIFIED IN OTHER SECTIONS OR FURNISHED BY THE OWNER
ROUGH IN LOCATIONS SHALL BE DETERMINED FOR SERVICES. PROVIDE ALL NECESSARY PLUMBING SERVICES, ACCESSIBLE VALVES ON PLUMBING BRANCHES AND MAKE ALL FINAL CONNECTIONS.

PLUMBING PIPING

DESCRIPTION
FURNISH AND INSTALL PLUMBING PIPING WHERE SHOWN ON DRAWINGS AND AS SPECIFIED.

PIPING MATERIALS
OPTIONS
1. CAST IRON HUBLESS SANITARY PIPE AND FITTINGS: CISPI STD. 301.
2. CAST IRON SOIL PIPE AND FITTINGS, SERVICE WEIGHT: ASTM A 74.
3. CAST IRON SOIL PIPE AND FITTINGS, EXTRA HEAVY WEIGHT: ASTM A 74.
4. STEEL PIPE: ASTM A 53.
5. MALLEABLE IRON FITTINGS, 150 LB.: ASTM A 197.
6. PIPE THREADS: ANSI B2.1.
7. NIPPLES, PIPE (THREADED): FED SPEC. WW-N-351.
8. COPPER WATER TUBE: ASTM B 88.
9. WROUGHT COPPER AND BRONZE SOLDER-JOINT PRESSURE FITTINGS: ANSI B16.29.
10. WROUGHT COPPER AND WROUGHT COPPER ALLOY SOLDER-JOINT DRAINAGE FITTINGS: ANSI BL6.29.
11. WHERE ACCEPTABLE BY LOCAL AUTHORITY HAVING JURISDICTION SOLID WALL ABS PIPING MAY BE USED FOR WASTE PIPING.
11.A. PVC/ABS PIPING CANNOT BE USED IN RETURN AIR PLENUM APPLICATION.

JOINTS AND CONNECTIONS
OPTIONS
1. CAST IRON, HUB AND SPIGOT: PACKED WITH OAKUM AND FINISHED WITH LEAD NOT LESS THAN 1 INCH DEEP; WELL CAULKED.
2. CAST IRON, NO-HUB: NEOPRENE GASKET AND CORRUGATED 304 STAINLESS STEEL SHIELD IN CONJUNCTION WITH 4 STAINLESS STEEL CLAMPS FOR 4" AND SMALLER, 6 CLAMPS FOR 5" AND LARGER.
3. SCREWED JOINTS: AMERICAN NATIONAL STANDARD WITH PIPE FREE FROM CUTTING AND BURRS. THREE THREADS EXPOSED MAXIMUM.
4. SOLDERED JOINTS: 95-5 TIN-ANTIMONY SOLDER. SLIP JOINTS: USE FOR PLUMBING TRAP SEALS ON INLET SIDE ONLY.
5. BETWEEN COPPER AND FERROUS MATERIALS: INSULATING DIELECTRIC UNION.
6. ASSEMBLY FOR HUBLESS PIPING: AS RECOMMENDED BY THE MANUFACTURER.
7. CHANGES IN PIPE SIZE SHALL BE MADE WITH REDUCERS, INCREASERS OR REDUCING FITTINGS. BUSHINGS WILL NOT BE PERMITTED.

INSTALLATION
BEFORE INSTALLING PIPE IN ANY PART OF THE SYSTEM, THE PIPE SHALL BE CLEANED INSIDE AND MADE FREE OF OIL, DIRT, AND FOREIGN MATTER. PROPERLY ALIGN AND INSTALL IN NEAT ARRANGEMENT, TRUE TO THE LINES OF THE BUILDING. PITCH LINE AT A CONSTANT SLOPE FOR PROPER DRAINAGE.

EXCEPT AS NOTED OTHERWISE ON DRAWINGS, PIPING SHALL BE HELD AS HIGH AS POSSIBLE, BETWEEN STRUCTURES AND THROUGH JOIST WEBBING, WITH DUE REGARD TO CONFLICTS WITH OTHER SYSTEMS AND THEIR REQUIREMENTS FOR SPACE.

PIPING, INCLUDING NO-HUB PIPING, SHALL BE INSTALLED STRAIGHT AND TRUE TO VERTICAL AND HORIZONTAL LINES. DEFLECTION SHALL NOT EXCEED ONE DEGREE. WHEN NECESSARY TO ACHIEVE THIS ALIGNMENT PROVIDE ADDITIONAL HANGERS OR BRACING.

PLUMBING SPECIALITES

PIPE SLEEVES
SCHEDULE 40 BLACK STEEL, GALVANIZED 26 GAGE STEEL, PROVIDE FOR ALL PIPES THROUGH WALLS AND FLOORS.

UNIONS
PROVIDE GROUND JOINT BRASS UNIONS OR FLANGES ON EACH PIPING CONNECTION TO EQUIPMENT.

FLASHING
VENT FLASHING SHALL COMPLY WITH ROOFING MANUFACTURER'S WRITTEN SPECIFICATIONS

PLUMBING VALVES

DESCRIPTION
INSTALL IN ACCESSIBLE LOCATION.
VALVES SHALL NOT BE INSTALLED WITH THE STEMS BELOW THE HORIZONTAL POSITION.

VALVES, BALL (MAY BE USED IN LIEU OF GATE VALVES UP TO 2"): 2" AND SMALLER NIBCO #T580; TWO PIECE BRONZE BODY, WITH SCREEWED ENDS, CHROME PLATED BRONZE BALL WITH CONVENTIONAL PORT, 400 PSI, BLOW OUT PROOF STEM.

VALVES, GLOBE 150# TEFLON DISC. UNION BONNET
3 INCH OR SMALLER:
1. SCREWED: ITT GRINELL #3240 OR APPROVED EQUAL.
2. SOLDER JOINT: ITT GRINELL #3240 SJ OR APPROVED EQUAL.

VALVES, CHECK 125# REMOVABLE REGRINDABLE DISC A. 3 INCH AND SMALLER, HORIZONTAL:
1. SCREWED: ITT GRINELL #3300 OR APPROVED EQUAL.
2. SOLDER JOINT: ITT GRINELL #3300 SJ OR APPROVED EQUAL.

3 INCH AND SMALLER, VERTICAL:
1. FOR SCREWED AND SOLDER JOINT INSTALLATION. SAME AS SECTION A OR APPROVED EQUAL. PROVIDE ADAPTERS FOR SOLDER JOINT CONNECTION. 2.05 HOSE BIBBS A. SEE FIXTURE SCHEDULE ON DRAWINGS. B. PLUG COCKS, 125# BRONZE COCKS. TWO (2) INCH AND SMALLER SHALL BE CRANE NO. 250 OR APPROVED EQUAL.

PLUMBING HANGERS AND SUPPORTS

DESCRIPTION
PROVIDE HANGERS FOR ALL PIPING NOT INDICATED BELOW GRADE. USE HANGERS CAPABLE OF ADJUSTMENT.

HANGERS AND SUPPORTS
HANGERS FOR BLACK OR GALVANIZED STEEL PIPE SHALL BE GRINNELL, MODEL NO. 65 OR APPROVED EQUAL.

HANGERS FOR CAST IRON PIPE SHALL BE GRINNELL, MODEL NO. 260 OR APPROVED EQUAL.

HANGERS FOR COPPER TUBING SHALL BE GRINNELL, MODEL NO. 97 C OR APPROVED EQUAL.

PROVIDE ISOLATION HANGER WITH PROTECTIVE SHIELD, GRINNELL, MODEL NO. 300 103 OR APPROVED EQUAL. FOR ALL INSULATED PIPING. AT HANGER POINTS, PROVIDE 6 INCH LONG SECTION OF 1/2 INCH THICK CALCIUM SILICATE SECTIONAL PIPE INSULATION WITH FACTORY LONGITUDINAL LAP. SEAL BUTT JOINTS WITH INSULATING CEMENT.

STRAP HANGERS: NOT PERMITTED.

INSERTS: IN CONCRETE, GRINNELL MODEL NO. 285 OR APPROVED EQUAL, HAVING ADJUSTMENT FROM 3/4 INCH THROUGH 1-1/4 INCH. IN METAL DECKS READHEAD SD1 OR APPROVED EQUAL. POWDER PROPELLED PERMITTED IN NEW CONSTRUCTION WHERE TYPE AND LOCATION ARE APPROVED PRIOR TO INSTALLATION. IN EXISTING CONSTRUCTION, START SLUGIN NO. 6800 SERIES OR APPROVED EQUAL.

SIDE BEAM CLAMPS: PROVIDE WHEN SUPPORTING FROM STRUCTURAL STEEL MEMBERS, GRINNELL, MODEL 225 OR APPROVED EQUAL.

SPACING OF HANGERS
PROVIDE HANGER AT EACH CHANGE OF DIRECTION.

SPACE HANGERS AND SUPPORTS TO PREVENT SAGGING AND REDUCE STRAIN ON VALVES AND SPECIALTIES WITH SPACING NO GREATER AND ROD NO SMALLER THAN SHOWN ON THE FOLLOWING TABLE. HANGERS SHALL ALLOW FOR EXPANSION AND CONTRACTION.

FERROUS PIPING AND COPPER TUBING:

DIAMETER OF PIPE	MAXIMUM SPACING	ROD SIZE
1/2" THROUGH 1-1/2"	6 FT.	3/8"
2" THROUGH 3"	10 FT.	1/2"

CAST IRON PIPING:

DIAMETER OF PIPE	MAXIMUM SPACING	ROD SIZE
2" AND 3"	EACH JOINT	3/8"
4" AND 5"	EACH JOINT	1/2"

TESTING OF PLUMBING PIPING

DESCRIPTION
CONDUCT ALL TESTS AFTER PIPING IS INSTALLED AND BEFORE PIPING IS CONCEALED OR COVERED.

PROVIDE ALL NECESSARY TEMPORARY PIPING CLOSURES.

PROVIDE ALL TESTING EQUIPMENT, MATERIALS AND SUPPLIES.

SYSTEMS SHALL REMAIN UNDER TEST FOR SUFFICIENT LENGTH OF TIME TO PROVE TIGHTNESS THEREOF AND FOR ADEQUATE OBSERVATION BY THE ARCHITECT-ENGINEER.

MATERIALS OTHER THAN THOSE SPECIFIED FOR JOINING WILL NOT BE PERMITTED IN THE PIPING SYSTEMS FOR THE PURPOSE OF STOPPING LEAKS.

ALL LEAKS DISCLOSED BY THE TESTING PROCEDURES SHALL BE REPAIRED AND TESTING REPEATED UNTIL THE SYSTEM IS PROVEN TIGHT.

TESTING REQUIREMENTS ARE MINIMUM AND ARE NOT INTENDED TO BE LIMITING WHERE ADDITIONAL TESTING METHODS ARE REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

SUBMITTALS
STERILIZATION: PROVIDE A DATED LETTER TO THE ARCHITECT-ENGINEER'S REPRESENTATIVE STATING THAT PIPING SYSTEM HAS BEEN STERILIZED AND FLUSHED AS SPECIFIED.

PIPING TEST
DOMESTIC COLD WATER PIPING SHALL BE FILLED, THEN TESTED TO A HYDROSTATIC PRESSURE OF 150 PSIG. MAINTAIN TEST PRESSURE FOR A MINIMUM OF ONE HOUR.

SANITARY PIPING, PREVIOUS TO CONNECTION OF FIXTURES, SHALL BE FILLED WITH WATER TO THE TOP OF THE SYSTEM AND PROVEN TIGHT. WHEN TESTING THE SYSTEM BY SECTIONS THE MINIMUM HEIGHT OF THE WATER COLUMN SHALL BE 10 FEET. EXAMINE ALL JOINTS FOR LEAKS.

GAS PIPING SHALL BE TESTED WITH NITROGEN TO 50 PSIG. PRESSURE SHALL BE MEASURED WITH A MANOMETER. MAINTAIN TEST PRESSURE FOR A MINIMUM OF 30 MINUTES.

STERILIZATION
AFTER TESTS ARE COMPLETED ALL WATER SUPPLY SYSTEMS SHALL BE FILLED WITH A SOLUTION CONTAINING 100 PPM OF AVAILABLE CHLORINE AND ALLOWED TO STAND FOR A PERIOD TO TWO HOURS BEFORE BEING FLUSHED WITH CLEAN WATER.

PLUMBING, FIXTURES, TRIM AND DRAINS

MANUFACTURER
MANUFACTURER SHALL BE AS SCHEDULED OR BY APPROVED EQUAL.

PIPING
PIPING TO SERVE FIXTURES AND EQUIPMENT AND EXPOSED TO VIEW IN FINISHED AREAS SHALL BE BRASS, CHROMIUM PLATED.

SUPPORTS
PROVIDE ALL BRACKETS, PLATES, ANCHORS AND FASTENING DEVICES REQUIRED FOR ANCHORING THE FIXTURES RIGIDLY IN PLACE. RISERS TO SHOWER HEADS SHALL BE ANCHORED TO THE WALL CONSTRUCTION TO PREVENT MOVEMENT.

FIXTURES
PROVIDE PLUMBING FIXTURES AS SCHEDULED ON DRAWINGS, AMERICAN STANDARD, KOHLER, ELJER OR APPROVED EQUAL.

GAS PIPING

PIPING
SHALL COMPLY WITH THE REQUIREMENTS OF NFPA NO. 54 AND THE LOCAL GAS COMPANY.

PIPE SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE FITTINGS

INSTALLATION
PIPING SHALL COMPLY WITH THE REQUIREMENTS OF NFPA NO. 54 AND THE LOCAL GAS COMPANY.

INSTALL GAS SHUT-OFF AND GAS MANIFOLDS AS INDICATED OR REQUIRED.

DOMESTIC WATER

DESCRIPTION
THE WORK INCLUDES FURNISHING AND INSTALLING WATER PIPING AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

PIPING
WATER PIPING SHALL BE COPPER WATER TUBE HARD TEMPER, TYPE "L" WITH WROUGHT SOLDER FITTINGS ABOVE FLOOR AND SOFT TEMPER TYPE "K" WITH WROUGHT SOLDER FITTINGS BELOW GRADE.

HOT WATER BRANCH CONNECTIONS TO DISTRIBUTION MAINS SHALL BE TOP TAKE-OFF, SWING JOINT TYPE.

ALL PIPING INSTALLED BELOW GROUND SHALL RECEIVE TWO COATS OF KOPPERS NO. 50 OR APPROVED EQUAL.

PLUMBING INSULATION

DESCRIPTION
INSULATION SHALL NOT BE INSTALLED UNTIL TESTING PROCEDURES HAVE BEEN COMPLIED WITH AND ALL SURFACES HAVE BEEN CLEANED AND FREE OF DIRT, GREASE AND COMPLETELY DRIED.

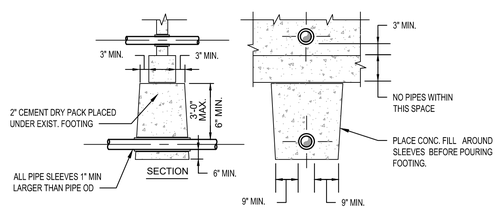
MATERIALS SHALL COMPLY WITH UL 723, FLAME SPREAD RATING, HOT SURFACE TEST PERFORMANCE, AND SMOKE DEVELOPED RATING.

ADHESIVE SHALL BE BENJAMIN FOSTER 30-36, OR APPROVED EQUAL, WHITE INSULATION LAGGING ADHESIVE.

VAPOR BARRIER MASTIC SHALL BE BENJAMIN FOSTER NO. 82-07, WHITE, OR APPROVED EQUAL.

INSTALLATION
COLD WATER PIPING: SHALL BE INSULATED WITH 1/2 INCH THICK GLASS FIBER INSULATION HAVING A FACTORY APPLIED, ALL PURPOSE, FIRE RETARDANT JACKET WITH A MINIMUM R-4.0 PER INCH. CONCEALED AND EXPOSED PIPING SHALL HAVE THE INSULATION APPLIED WITH SIDE AND END JOINTS BUTTED TIGHTLY. SEAL JACKET LEGS AND BUTT JOINT STRIPS WITH ADHESIVE.

INSULATE FITTINGS FOR PIPING UP TO 3 INCHES IPS WITH MOLDED GLASS FIBER. EXPOSED INSULATED PIPING AND FITTINGS SHALL BE JACKETED WITH 6 OUNCE CANVAS PIPING INCLUDING THE FITTING CHANGE FROM HORIZONTAL TO VERTICAL. CONCEALED AND EXPOSED PIPING SHALL HAVE THE INSULATION APPLIED WITH SIDE AND END JOINTS BUTTED TIGHTLY. SEAL OFF ENDS OF INSULATION WITH VAPOR BARRIER MASTIC AT EACH FITTING AND AT 21 FOOT INTERVALS ON CONTINUOUS RUNS.



NOT PARALLEL TO FOOTING

2 **PIPE AT CONCRETE FOOTING**
NOT TO SCALE

PLUMBING ABBREVIATIONS

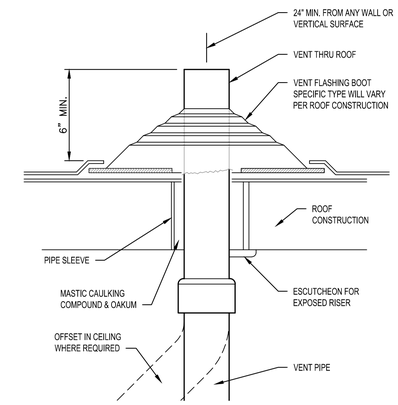
AD	AREA DRAIN, ACCESS DOOR	IE	INVERT ELEVATION
AFC	ABOVE FINISH CEILING	LP	LIQUIFIED PETROLEUM
AFG	ABOVE FINISH GRADE	MBH	1000 BTU PER HOUR
AHU	AIR HANDLING UNIT	N/A	NOT APPLICABLE
BFP	BACKFLOW PREVENTER	ORD	OVERFLOW ROOF DRAIN
BOP	BOTTOM OF PIPE	OST	STORM OVERFLOW
BOS	BOTTOM OF STRUCTURE	PD	PUMP DISCHARGE
CD	CONDENSATE	PIV	POST INDICATOR VALVE
CO	CLEANOUT	PRV	PRESSURE REDUCING VALVE
CW	DOMESTIC COLD WATER	REV	REVISION
DD	DECK DRAIN	RPM	REVOLUTIONS PER MINUTE
DN	DOWN	RTU	ROOF TOP UNIT
ETR	EXISTING TO REMAIN	SAN	SANITARY
EWC	ELECTRIC WATER COOLER	SCW	SOFT DOMESTIC COLD WATER
FCO	FLOOR CLEANOUT	SHW	SOFT DOMESTIC HOT WATER
FFA	FROM FLOOR ABOVE	SDHWR	SOFT RECIRC. HOT WATER
FP	FIRE PROTECTION	ST	STORM
FS	FLOOR SINK	TFA	TO FLOOR ABOVE
G	GAS (NATURAL)	TFB	TO FLOOR BELOW
GCO	GRADE CLEANOUT	TW	TEMPERED WATER
GPM	GALLONS PER MINUTE	UH	UNIT HEATER
HB	HOSE BIBB	V	VENT PIPE
HW	DOMESTIC HOT WATER	VTR	VENT THROUGH ROOF
HWR	HOT WATER RETURN	WCO	WALL CLEANOUT
HWS	HOT WATER SUPPLY	WH	WALL HYDRANT

GENERAL PLUMBING NOTES

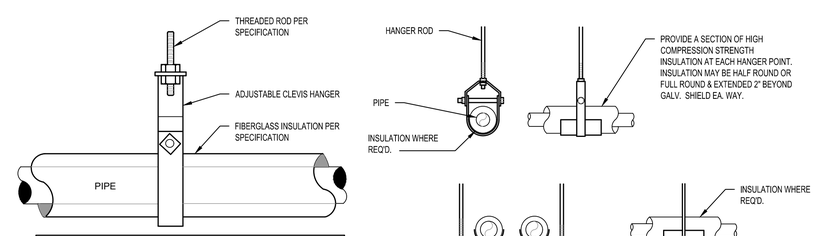
1. ALL WORK SHALL BE IN CONFORMANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
2. PROVIDE TO OWNER A COPY OF ALL REPORTS AND APPROVAL CERTIFICATES FROM LOCAL AND STATE INSPECTIONS AND ALL PLUMBING SYSTEMS EQUIPMENT MANUALS INCLUDING WARRANTIES.
3. COORDINATE THE COMPLETE INSTALLATION OF SYSTEMS TO AVOID CONFLICT WITH OTHER TRADES.
4. COORDINATE ALL ABOVE SLAB AND UNDER SLAB SANITARY, AND WATER PIPING SYSTEMS TO AVOID CONFLICT WITH ALL OTHER TRADES SYSTEMS, AND COLUMN FOOTINGS. ALL SOIL AND WASTE PIPING SHALL BE GRADED TO A UNIFORM SLOPE OF NOT LESS THAN 1/8" PER FOOT FOR PIPING 4" OR LARGER, AND NOT LESS THAN 1/4" PER FOOT FOR PIPING 3" OR SMALLER.
5. COORDINATE ALL FLOOR DRAINS, CLEANOUTS, AND FLOOR MOUNTED FIXTURES WITH FINISHED FLOOR SLAB ELEVATION TO ENSURE THEY ARE INSTALLED PLUM AND FLUSH WITHOUT CRACKS, RISE IN THE SLAB, OR VOIDS AROUND GRATES OR TOPS. ALL CLEANOUTS SHALL BE INSTALLED ALONG MAINS AT 50'-0" DISTANCE MAXIMUM. ALL FLOOR AND WALL CLEANOUTS SHALL BE ACCESSIBLE FOR MAINTENANCE AND NOT INSTALLED BENEATH EQUIPMENT. ANY DRAIN GRATES THAT ARE DAMAGED AS A RESULT OF OTHER CONSTRUCTION PRIOR TO RELEASE OF THE BUILDING TO THE OWNER SHALL BE REPLACED WITH LIKE GRATE AT NO EXPENSE OF THE OWNER.
6. ALL EXPOSED PIPES PENETRATING FINISHED WALLS SHALL BE EQUIPPED WITH WALL ESCUTCHEONS.
7. PROVIDE TRAP AND SEAL PRIMERS ON ALL FLOOR DRAINS IF REQUIRED BY CODE OR OWNER.
8. PLUMBING VENTS THROUGH THE ROOF ARE LOCATED AT A MINIMUM OF 5'-0" FROM BUILDING PARAPETS AND 10'-0" FROM FRESH AIR INTAKES AND AS REQUIRED TO MEET LOCAL CODES.
9. ALL SHUT-OFF OR BALANCING VALVES TO PLUMBING ROUTED IN PIPE CHASES SHALL BE ACCESSIBLE FROM CEILING AREA OR ACCESS DOORS PROVIDED IN WALL.
10. PROVIDE FINAL CONNECTIONS FOR ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. PROVIDE ALL REQUIRED SHUT-OFFS, BACKFLOW PREVENTERS, PRESSURE REGULATORS, AND CONDENSATE DRAINS AS REQUIRED BY LOCAL CODES FOR COMPLETE EQUIPMENT INSTALLATION. CONSULT EQUIPMENT SUPPLIER OR OWNER FOR ADDITIONAL FINAL CONNECTION REQUIREMENTS NOT SHOWN ON THESE DRAWINGS.
11. CONTRACTOR TO FULLY INVESTIGATE ALL EXISTING PIPING TO REMAIN TO INSURE EXISTING PIPING IS IN GOOD REPAIR. IF ANY EXISTING PIPING IS FOUND TO BE DAMAGED REPLACE WITH LIKE.

PLUMBING SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	GATE VALVE		FLOOR DRAIN / AREA DRAIN
	CHECK VALVE		FLOOR SINK
	PRESSURE	RD	ROOF DRAIN
	SOLENOID VALVE	ORD	OVERFLOW ROOF DRAIN
	GLOBE VALVE (STRAIGHT PATTERN)		HOT WATER RECIRCULATION PUMP
	BUTTERFLY VALVE	VTR	PLUMBING VEVT THRU ROOF
	BALL VALVE		POINT OF CONNECTION (CONNECT NEW TO EXISTING)
	GAS COCK	XXX	PLUMBING EQUIPMENT DESIGNATION
	PLUG VALVE	X / X	PLUMBING RISER OR DETAIL DESIGNATION
FCO	FLOOR CLEAN OUT	S	SANITARY SEWER PIPING
WCO	WALL CLEAN OUT	ST	STORM SEWER PIPING
CO	CLEAN OUT	V	VENT PIPING
	HOSE BIBB	VBF	VENT PIPING (BELOW SLAB)
	FREEZE PROOF WALL HYDRANT	CW	COLD WATER PIPING
	SHOWER HEAD	HW	HOT WATER PIPING
	ELBOW DOWN	CWBF	COLD WATER PIPING (BELOW SLAB)
	ELBOW UP	HWBF	HOT WATER PIPING (BELOW SLAB)
	TEE UP	HWR	HOT WATER RECIRCULATING PIPING
	TEE DOWN	FW	FILTERED WATER PIPING
	STRAINER	FWBF	FILTERED WATER PIPING BELOW GRADE
	UNION	GAS	GAS PIPING
	REDUCER	CD	CONDENSATE PIPING
	CAP		
	FLEX PIPE		



3 **VENT THROUGH ROOF DETAIL (VTR)**
NOT TO SCALE



WATER PIPING (COPPER TYPE "L")

PIPE SIZE	WEIGHT / FT. WITH WATER (IN LBS.)	MAX SPACING	LOAD / HGR	ROD SIZE
1/2"	.38	6'	2.28	3/8"
3/4"	.66	6'	3.96	3/8"
1"	1.04	6'	6.24	3/8"
1-1/4"	1.43	6'	8.58	3/8"
1-1/2"	1.92	6'	19.2	3/8"
2"	3.09	10'	30.8	3/8"
2-1/2"	4.52	10'	45.2	3/8"

NOTES:
1. ATTACH SUPPORTS FOR ALL PIPING SUSPENDED FROM THE STEEL STRUCTURE TO THE TOP CORD OF JOISTS OR BEAMS.
2. PROVIDE COPPER OR PLASTIC COATED HANGERS FOR NON-INSULATED COPPER PIPE.

1 **PIPE HANGING DETAIL**
NOT TO SCALE

kloverarchitects inc orporated
8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
ph: 913.649.8181 • fx: 913.649.1275 • www.klover.net

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project title

LOT 12 OF WEST PRYOR
NW PRYOR RD AND
HIGHWAY 470
LEE'S SUMMIT, MO 64081

project number
22P02.001

drawing issuance
PERMIT 12/08/22

drawing revisions

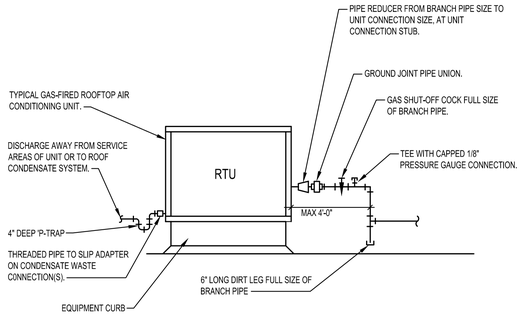
No.	Description:	Date:
1	City Comments	01/10/23
2	ADD 2	01/27/23

STATE OF MISSOURI
RYAN BREWER
NUMBER PE-2002001075-9
PROFESSIONAL ENGINEER

DATE SIGNED: 01/27/2023

drawing title
PLUMBING NOTES, SYMBOLS AND ABBREVIATIONS

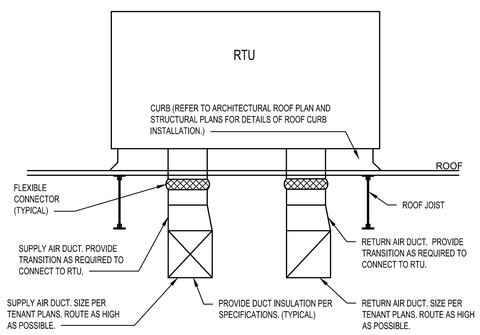
drawing number
P101



PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST AS REQUIRED. VERIFY CONNECTION LOCATIONS BEFORE INSTALLING PIPE RUNS.

2 ROOFTOP UNIT PIPING DETAIL

NOT TO SCALE



3 ROOFTOP UNIT DUCTWORK DETAIL

NOT TO SCALE

ELECTRIC WALL UNIT HEATER SCHEDULE

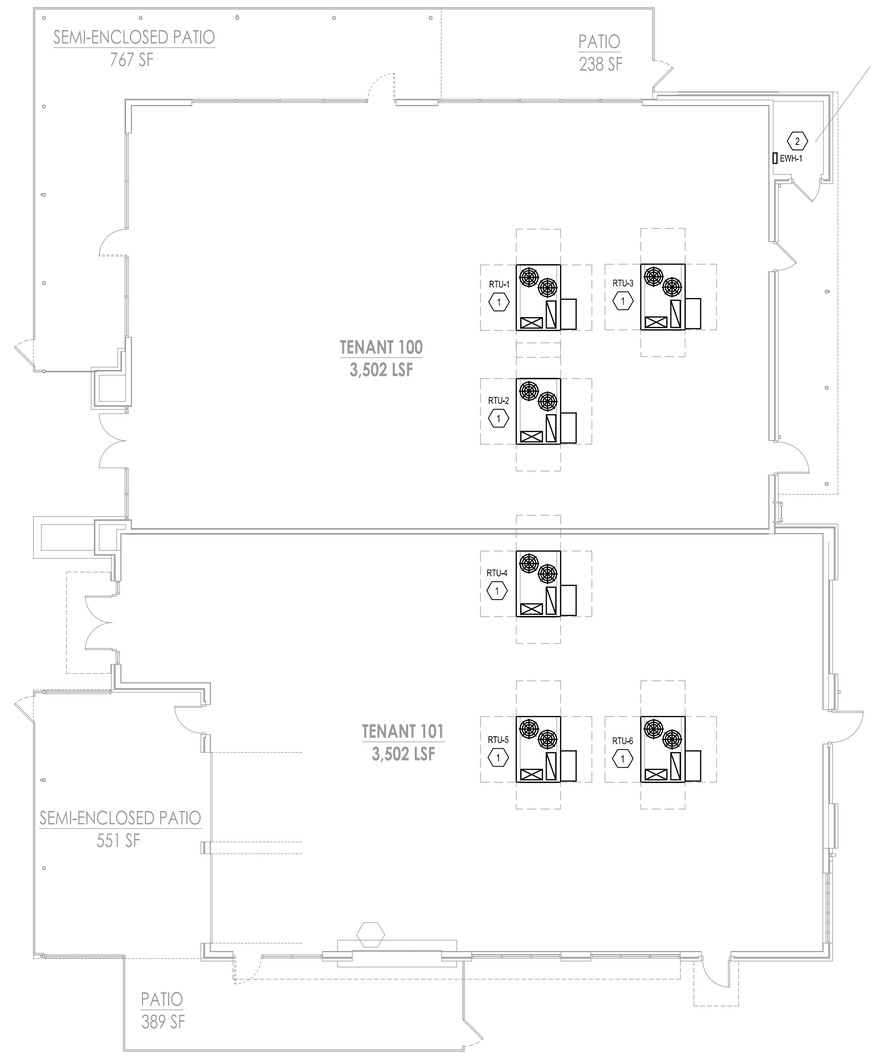
MARK	MANUFACTURER	MODEL	KW	CFM	WEIGHT	ELECTRICAL AMPS	MOCP	PHASE	VOLTAGE	NOTES
EWH-1	QMARK	AWH3150F	1.8	100	30.0	15	20	1	120	1,2,3

NOTES:
1 PROVIDE WITH SURFACE MOUNTING FRAME FOR SURFACE INSTALLATION.
2 PROVIDE WITH BUILT-IN TAMPER-RESISTANT THERMOSTAT.
3 INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ROOFTOP AIR CONDITIONING UNIT SCHEDULE - GAS HEAT

MARK	MANUFACTURER	MODEL	NOMINAL TONNAGE	SUPPLY AIR	MIN OA	SUPPLY FAN ESP	SUPPLY FAN HP	COOLING COIL TOTAL (MBH)	COOLING COIL SENS. (MBH)	COOLING COIL EAT (DB/WB)	COOLING COIL EER	HEATING DATA INPUT MBH	HEATING DATA OUTPUT MBH	UNIT ELECTRICAL DATA V/PH/HZ	UNIT ELECTRICAL DATA MCA	UNIT ELECTRICAL DATA MOCP	WEIGHT (LBS)	NOTES
RTU-1	CARRIER	48FCEM09	8.5	3400	600	0.8	2.4	97.8	78.6	78.7/65.0	11.4	180	148	208/3/60	44	50	1400	1,2,3,4,5,6,7,8,9,10
RTU-2	CARRIER	48FCEM09	8.5	3400	600	0.8	2.4	97.8	78.6	78.7/65.0	11.4	180	148	208/3/60	44	50	1400	1,2,3,4,5,6,7,8,9,10
RTU-3	CARRIER	48FCEM09	8.5	3400	600	0.8	2.4	97.8	78.6	78.7/65.0	11.4	180	148	208/3/60	44	50	1400	1,2,3,4,5,6,7,8,9,10
RTU-4	CARRIER	48FCEM09	8.5	3400	600	0.8	2.4	97.8	78.6	78.7/65.0	11.4	180	148	208/3/60	44	50	1400	1,2,3,4,5,6,7,8,9,10
RTU-5	CARRIER	48FCEM09	8.5	3400	600	0.8	2.4	97.8	78.6	78.7/65.0	11.4	180	148	208/3/60	44	50	1400	1,2,3,4,5,6,7,8,9,10
RTU-6	CARRIER	48FCEM09	8.5	3400	600	0.8	2.4	97.8	78.6	78.7/65.0	11.4	180	148	208/3/60	44	50	1400	1,2,3,4,5,6,7,8,9,10

NOTES:
1 ALL COOLING CAPACITIES SHOWN ARE BASED ON AN AMBIENT OUTDOOR TEMPERATURE OF 105°F, 96.0°F DB & 76.5°F WB SUMMER DESIGN TEMPERATURE AND A WINTER DESIGN TEMPERATURE OF 7.5°F.
2 PROVIDE MERV 8 FILTERS PRIOR TO TEST AND BALANCE WORK.
3 PROVIDE UNIT WITH UNPOWERED GFCI CONVIENCE OUTLET.
4 PROVIDE WITH DIFFERENTIAL ENTHALPY ECONOMIZER WITH POWER EXHAUST.
5 PROVIDE UNIT WITH 14" HIGH ROOF CURB.
6 PROVIDE UNIT WITH FACTORY INSTALLED HINGED ACCESS PANELS.
7 PROVIDE WITH FACTORY MOUNTED DISCONNECT SWITCH.
8 PROVIDE WITH FACTORY INSTALLED SUPPLY AND RETURN SMOKE DETECTORS.
9 PROVIDE WITH MANUFACTURER'S LOUVERED HAIL GUARDS.
10 PROVIDE FLOAT SWITCH IN DRAIN PAN. UNIT SHALL SHUT-OFF UPON ALARM FROM FLOAT SWITCH.



1 MECHANICAL PLAN

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

GENERAL NOTES

(NOT ALL NOTES APPLY)

1. REFERENCE SHEET M101 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.

KEYED NOTES:

1. EXTEND SUPPLY AND RETURN DUCTWORK FOR ROOFTOP UNIT 3'-0" BELOW ROOF DECK FOR FUTURE TENANT CONNECTION AND CONTINUATION. FURTHER DUCTWORK DISTRIBUTION AND THERMOSTATS SHALL BE RESPONSIBILITY OF TENANT.
2. MOUNT ELECTRIC WALL UNIT HEATER AT 18" AFF. LOCATE UNIT TO AVOID OTHER EQUIPMENT IN RISER ROOM.

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8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
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project title

LOT 12 OF WEST PRYOR
NW PRYOR RD AND
HIGHWAY 470
LEE'S SUMMIT, MO 64081

project number

22902.001

drawing issuance

PERMIT 12/08/22

drawing revisions

No.	Description:	Date:
1	City Comments	01/10/23
2	ADD 2	01/27/23

STATE OF MISSOURI
RYAN BREWER
NUMBER PE-2020010759
PROFESSIONAL ENGINEER

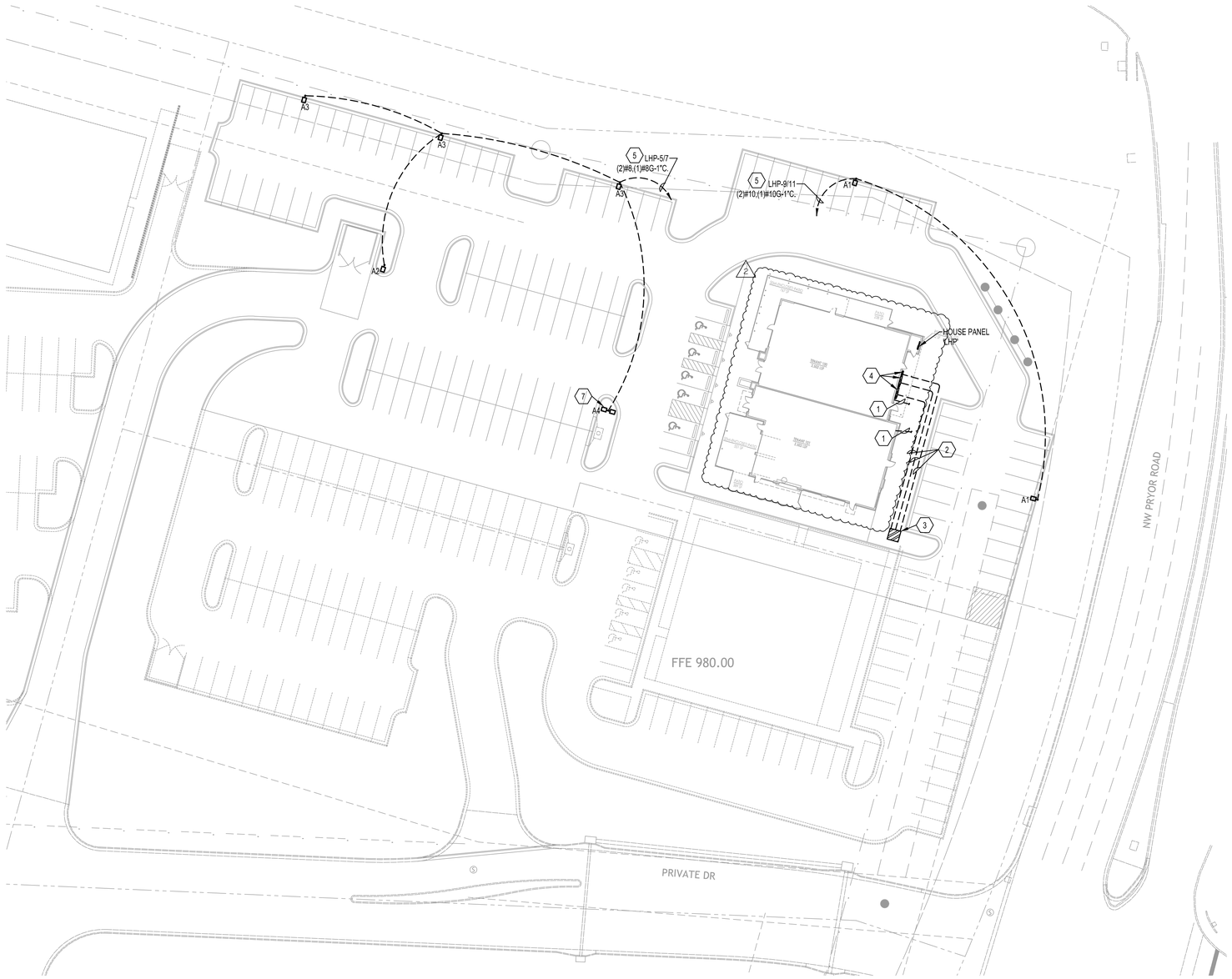
DATE SIGNED: 01/27/2023

drawing title

MECHANICAL PLAN

drawing number

M201

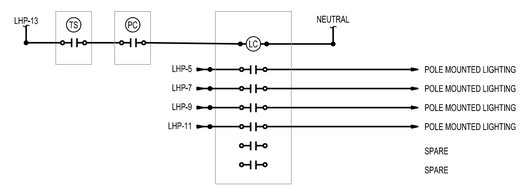


1 ELECTRICAL SITE PLAN

SCALE: 1/32" = 1'-0"

NOTES:

1. THIS DETAIL IS SCHEMATIC IN NATURE. PROVIDE ALL NECESSARY WIRING, CONDUIT, DEVICES, BOXES, ETC FOR A COMPLETE & OPERATIONAL LIGHTING CONTROL SYSTEM.
2. TIMESWITCH - (TS)
   PROVIDE INTERMATIC #ET1105C TIME SWITCH IN A STEEL, NEMA 1 ENCLOSURE.
3. CONTACTOR - (LC)
   PROVIDE SQUARE D MODEL 8903 ELECTRICALLY HELD LIGHTING CONTACTORS WITH POLE QUANTITY AS INDICATED. PROVIDE NEMA 1 ENCLOSURE TO ACCOMMODATE ALL CONTACTORS.
4. PHOTOCELL - (PC)
   PROVIDE INTERMATIC #K4236C PHOTOCELL MOUNTED ON A WEATHERPROOF BOX.



2 LIGHTING CONTROLS DIAGRAM

SCALE: NO SCALE

GENERAL NOTES

(NOT ALL NOTES APPLY)

1. REFERENCE SHEET E101 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
2. COORDINATE MOUNTING HEIGHTS AND LOCATIONS FOR ALL DEVICES WITH ARCHITECT AND/OR INTERIOR ELEVATIONS PRIOR TO ROUGH-IN.
3. ALL FEEDERS ROUTED ACROSS THE SITE SHALL BE INSTALLED AND CONCEALED BELOW GRADE.

KEYED NOTES:

1. PROVIDE (1) 2" CONDUIT WITH PULL STRING FOR TELE/DATA SERVICE TO TENANT SPACE. CONDUIT SHALL TERMINATE INSIDE THE BUILDING. FIELD VERIFY EXACT STUB-UP LOCATION WITH TENANT PRIOR TO ROUGH-IN. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
2. ELECTRICAL SERVICE CONDUCTORS. REFER TO SHEET E301 FOR ADDITIONAL INFORMATION.
3. APPROXIMATE LOCATION OF UTILITY CO. TRANSFORMER. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.
4. ELECTRICAL SERVICE DISCONNECT. REFER TO SHEET E301 FOR ADDITIONAL INFORMATION.
5. CONTROL INTENT FOR PARKING AREA LIGHT FIXTURES IS FOR FIXTURES TO BE ON A TIME-OF-DAY SCHEDULE WITH PHOTOCELL OVERRIDE. REFER TO DETAIL 2 (THIS SHEET) FOR ADDITIONAL INFORMATION.
6. NOT USED.
7. POLE MOUNTED SITE LIGHTING FIXTURE (TYPICAL).

2

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project title

LOT 12 OF WEST PRYOR
NW PRYOR RD AND
HIGHWAY 470
LEE'S SUMMIT, MO 64081

project number

22902.001

drawing issuance

PERMIT 12/08/22

drawing revisions

No.	Description:	Date:
1	City Comments	01/10/23
2	ADD 2	01/27/23

STATE OF MISSOURI
RYAN BREWER
NUMBER PE-2020010759
PROFESSIONAL ENGINEER

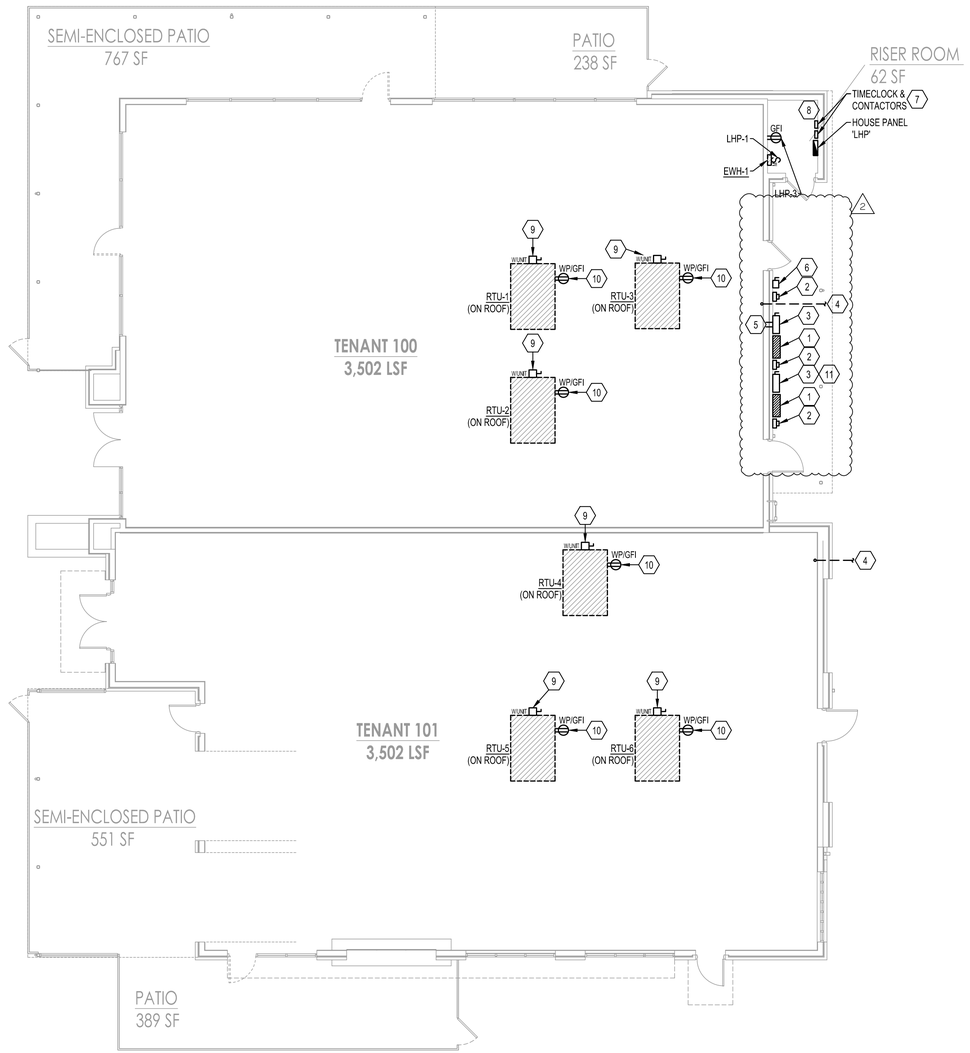
DATE SIGNED: 01/27/2023

drawing title

ELECTRICAL SITE PLAN

drawing number

E102



1 **ELECTRICAL POWER PLAN**

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

GENERAL NOTES

(NOT ALL NOTES APPLY)

1. REFERENCE SHEET E101 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
2. COORDINATE MOUNTING HEIGHTS AND LOCATIONS FOR ALL DEVICES WITH ARCHITECT AND/OR INTERIOR ELEVATIONS PRIOR TO ROUGH-IN.
3. PROVIDE AND INSTALL 3/4" CONDUIT AND PULL STRINGS FROM TELEPHONE/DATA OUTLETS TO ABOVE ACCESSIBLE CEILING. VERIFY EXACT REQUIREMENTS WITH TELEPHONE EQUIPMENT SUPPLIER AND/OR TENANT.

KEYED NOTES:

1. PROVIDE UTILITY CO. APPROVED CT CABINET FOR TENANT METERING.
2. UTILITY COMPANY METER.
3. 600 AMP SERVICE DISCONNECT. REFER TO SHEET E301 FOR ADDITIONAL INFORMATION.
4. PROVIDE (1) 2" EMPTY CONDUIT WITH PULL STRING FOR TELE/DATA SERVICE TO TENANT SPACE. COORDINATE EXACT STUB-IN LOCATION WITH TENANT PRIOR TO ROUGH-IN.
5. STUB (2) 3" EMPTY CONDUITS WITH PULL STRINGS INTO CRACK SHAKE SPACE FOR FUTURE CONNECTION TO TENANT PROVIDED ELECTRICAL PANEL(S). COORDINATE EXACT STUB-IN LOCATION WITH TENANT PRIOR TO ROUGH-IN. REFER TO SHEET E301 FOR ADDITIONAL INFORMATION.
6. 100 AMP SERVICE DISCONNECT. REFER TO SHEET E301 FOR ADDITIONAL INFORMATION.
7. REFER TO DETAIL 2 ON SHEET E102 FOR ADDITIONAL INFORMATION.
8. FIELD COORDINATE EXACT LAYOUT IN THIS ROOM WITH FIRE SPRINKLER CONTRACTOR TO ENSURE ALL REQUIRED CLEARANCES ARE MAINTAINED AND NO PIPING IS ROUTED OVERHEAD OF THE PANELBOARD.
9. DISCONNECT PROVIDED WITH UNIT. STUB (1) 1" EMPTY CONDUIT WITH PULL STRING FROM RTU INTO SPACE FOR FUTURE TENANT WIRING.
10. WEATHERPROOF GFI RECEPTACLE PROVIDED WITH UNIT. STUB (1) 3/4" EMPTY CONDUIT WITH PULL STRING FROM RECEPTACLE INTO SPACE FOR FUTURE TENANT WIRING.
11. STUB (2) 3" EMPTY CONDUITS WITH PULL STRINGS INTO VIA 313 SPACE FOR FUTURE CONNECTION TO TENANT PROVIDED ELECTRICAL PANEL(S). COORDINATE EXACT STUB-IN LOCATION WITH TENANT PRIOR TO ROUGH-IN. REFER TO SHEET E301 FOR ADDITIONAL INFORMATION.

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8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
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LEE'S SUMMIT, MO 64081

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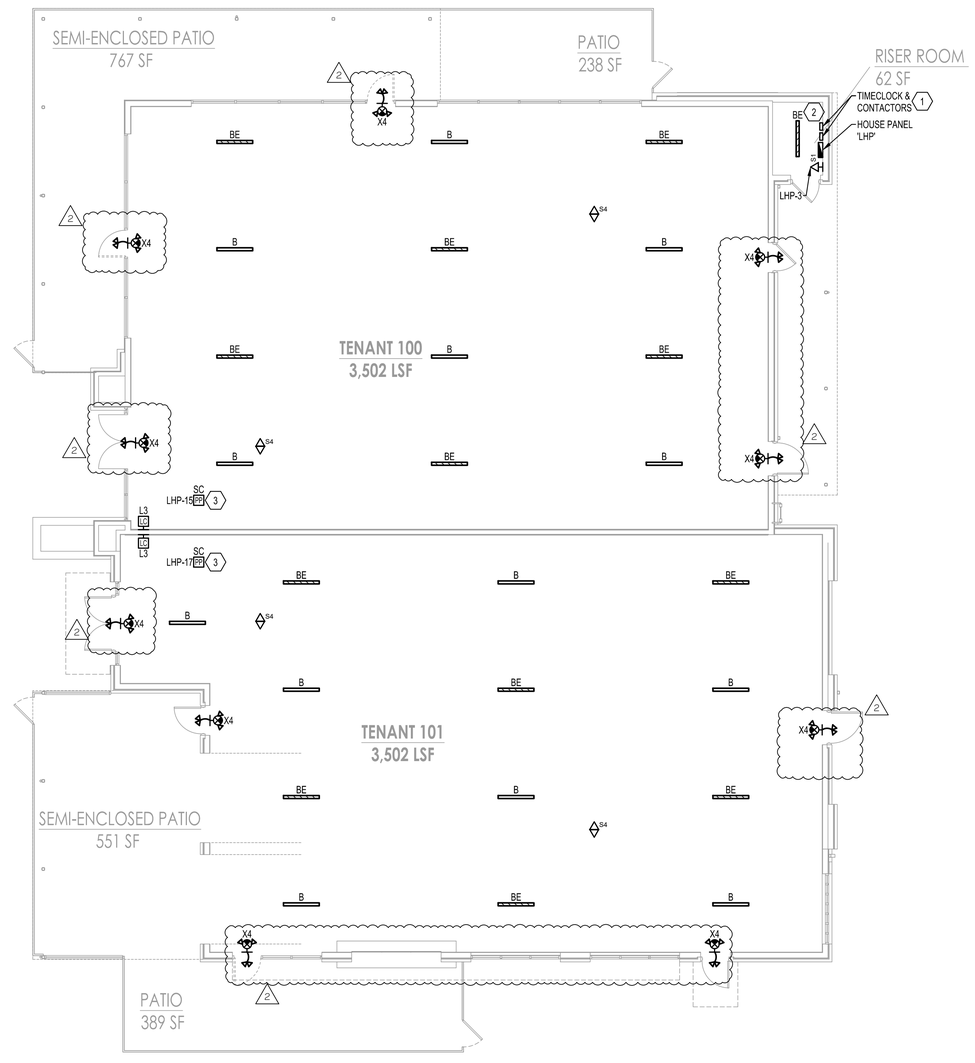
ELECTRICAL POWER PLAN

drawing number

E201



1 ELECTRICAL LIGHTING PLAN

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

GENERAL NOTES

(NOT ALL NOTES APPLY)

1. REFERENCE SHEET E101 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
2. COORDINATE MOUNTING HEIGHTS AND LOCATIONS FOR ALL DEVICES WITH ARCHITECT AND/OR INTERIOR ELEVATIONS PRIOR TO ROUGH-IN.
3. CIRCUIT ALL EXIT SIGNS TO NEAREST EMERGENCY LIGHTING CIRCUIT (OR NEAREST LIGHTING CIRCUIT IF NO GENERATOR).

KEYED NOTES:

1. REFER TO DETAIL 2 ON SHEET E102 FOR ADDITIONAL INFORMATION.
2. FIELD COORDINATE EXACT LAYOUT IN THIS ROOM WITH FIRE SPRINKLER CONTRACTOR TO ENSURE ALL REQUIRED CLEARANCES ARE MAINTAINED AND NO PIPING IS ROUTED OVERHEAD OF THE PANELBOARD.
3. CONTROL INTENT FOR THE TEMPORARY LIGHTING IS FOR FIXTURES TO BE MANUAL 'ON' / AUTO 'OFF' VIA OCCUPANCY SENSOR WITH MANUAL OVERRIDE AVAILABLE AT THE LOW-VOLTAGE CONTROL STATION.

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RYAN BREWER
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DATE SIGNED: 01/27/2023

drawing title

ELECTRICAL LIGHTING PLAN

drawing number

E202