

THE HOME DEPOT #3026

651 SE OLDHAM PARKWAY

LEE'S SUMMIT, MO 64081

THE HOME DEPOT GENERATOR REPLACEMENT

STORE #3026, 651 SE OLDHAM PKWY, LEE'S SUMMIT, MO 64081

TITLE PAGE



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SCOPE OF WORK

PERMITTING

The installing contractor is responsible

1. for obtaining all permits, licenses and approvals required in accordance with state and local laws and codes
2. Required permits may include, but are not limited to
 - a. Tank Registration, Acceptance Testing and Inspection
 - b. Fire Marshal Plan Review Approval and Inspection
 - c. Electrical Permit and Inspection
 - d. Masonry Permit and Inspection
 - e. Landscaping Permit and Inspection

INSTALLATION

Temporarily relocate/reconnect the

1. existing generator to the loads currently served until final cutover.
2. Install new concrete pad if required or modify existing pad.
 - a. Pad designed to support the total weight of the generator including fuel if supplied with subbase tank.
 - b. Pad must meet local codes requirements
 - c. Pad dimensions will be 6" longer and wider than the generator/tank.
3. Install new fence or modify existing fence to accommodate new equipment
 - a. Fence must be 8' tall with 36" clearance around all sides of generator and tank
 - b. Provide lockable double gate opening no less than 36' per gate (72" total)
4. Provide/Install bollards as required.
 - a. Up to ten (10) 8" x 8"
 - b. 4' above and 4' below grade
 - c. Spaced 4' apart on centers
5. Install underground feeder and control conduits
 - a. Cut and excavate existing concrete/asphalt as required
 - b. Backfill with gravel and patch as required
6. Install new feeders from new generator to new equipment (ATS, GCC, etc.)

7. Install new Automatic Transfer Switches (ATS)
8. Install new Panel board and breakers as required
9. Install conduit and wiring for local and remote monitoring
10. Paint exterior conduit, wire ways junction boxes and mounting hardware to match painted wall surface to which attached. Do not paint to match natural surfaces. Do not paint wall-mounted ATS(s), GCC, Disconnects and Panelboards in the generator compound
11. Install 1" conduit to generator for two (2) 120 Volt circuits to supply the battery charger and block heater.
12. Install two (2) 1" spare conduits from ATS-1 to generator
13. Install Remote A/V Panel faceplate in place of existing and repair, modify, replace interconnecting wiring as required
14. Install Remote Serial Annunciator (RSAIII) in computer room or hallway between computer room and management offices (see installation manual for interconnect wire/cable to generator controller)
15. Receive, offload, set and anchor new generator/tank on concrete pad, supplying required offloading equipment as required (e.g. crane, rigging, etc.).
16. Install emergency branch circuits as required.
17. Install all cables and terminate as required, with the following exceptions
 - a. All cable/wire landed in the EMS panel will be terminated by others. Provide 4' loop with each wire/cable labeled
 - b. All cable/wire landed in the generator enclosure will be terminated by startup technician, except that the installing contractor will connect power wiring to the battery charger and block heater via hard-wired or duplex outlet as required. Leave the branch circuit(s) feeding these loads open until the startup technician requests power
18. Install owner furnish equipment, which may include generator(s), automatic transfer switch(es), generator connection

- cabinet(s) remote annunciator panel(s), and remote monitoring device(s)
- a. At all times during store operating hours, an emergency generator must be ready to take over life safety loads in 10 seconds or less after a loss of utility power
 - b. If space constraints dictate that old equipment be removed to make room for new, then a temporary emergency generator shall be put in place to take over life safety loads during the period when the store would otherwise be without emergency generator
 - c. If employed, a temporary generator will be tested after installation to verify that the system will transfer life safety loads to generator within 10 seconds, and a test report shall be provided to Home Depot prior to demolition of existing equipment.
19. All outdoor-mounted automatic transfer switches, generator connection cabinets (combination docking station + manual transfer switch), enclosed circuit breakers, panelboards, control panels, annunciators, and the like, should be located inside the generator compound or another secured area to limit access."
 20. Provide/install document box to contain the following:
 - a. Operations Manuals
 - b. As-built Drawings
 - c. Equipment Keys
 21. Provide/install engraved nameplates on all emergency equipment.
 22. Close Out Documentation
 - a. Permit Approved/Closed
 - b. Verification Form
 - c. Punch List Signed
 - d. Punch Walk PowerPoint with photo verification
 23. Coordinate final inspection from local authorities and ensure final permit documentation is received
- FUELING**
1. Provide diesel fuel (no more than 7/8 full according to the tank fuel gauge)

2. Fueling company will fill the tank through the fill inlet using an appropriate nozzle sized to fit the overflow prevention valve

CUTOVER

1. Cutover to new equipment scheduled for after-hours to minimize disruption to store operations

STARTUP

1. Schedule/coordinate startup and commissioning of equipment with Nixon Power Services.
2. Coordinate registration of warranty with Nixon Power Services
3. Notify Entek (or other Energy Management Company) that installation is complete and interconnect wiring to the EMS panel is ready to be landed

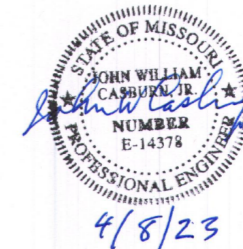
DEMOLITION

1. Remove Existing Generator and Automatic Transfer Switches.
 - a. Disconnect all wiring
 - b. Remove existing remote monitoring device from existing generator and give to startup technician.
 - c. Disconnect and cap gas lines and repair surfaces damaged by removal of equipment.
 - d. Remove fuel from diesel fuel tank in accordance with applicable laws and ordinances before moving the tank.
 - e. Consolidate old equipment on pallet for shipment. Arrange removal and disposal of old equipment
2. Remove remote monitoring equipment from old generator (Ayantra or Gentracker), including transmitter, power supply, cords and controller, and leave them in the electrical room inside the EMS panel (in box marked 'remote monitor')
3. Notify Home Depot that liquid propane tank is disconnected and ready for removal
4. Clean work area and demobilize project
5. Notify Home Depot that liquid propane tank is disconnected and ready for removal
6. Clean work area and demobilize project

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SCOPE OF WORK



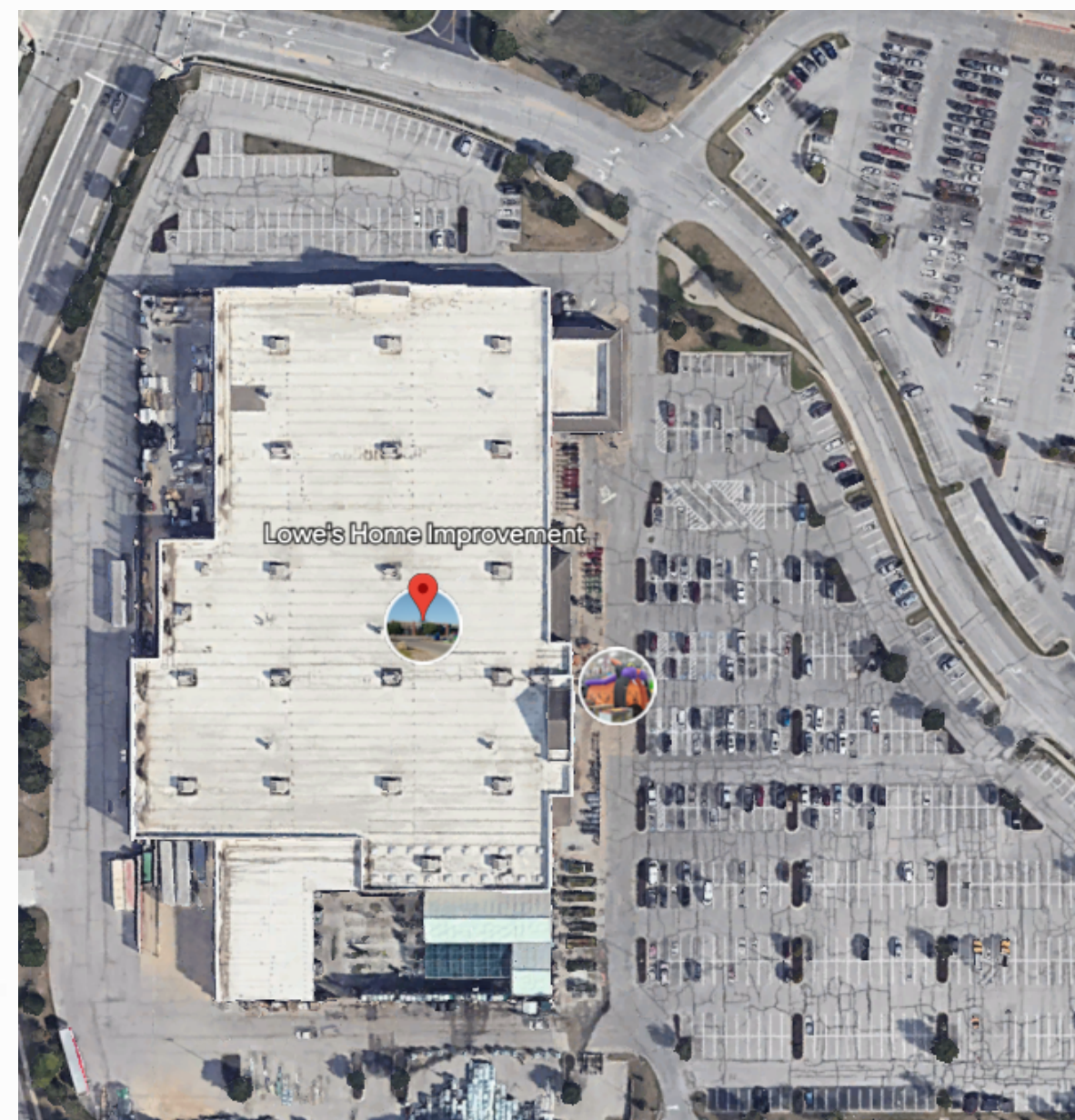
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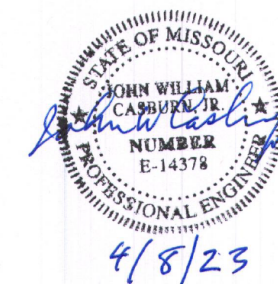
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NOISE LEVEL – SOUND LEVEL 1 ENCLOSURE REQUIRED BY HOME DEPOT
FLOOD MITIGATION – NOT REQUIRED
SEISMIC – NOT REQUIRED
WIND LOAD – NO SPECIAL REQUIREMENTS



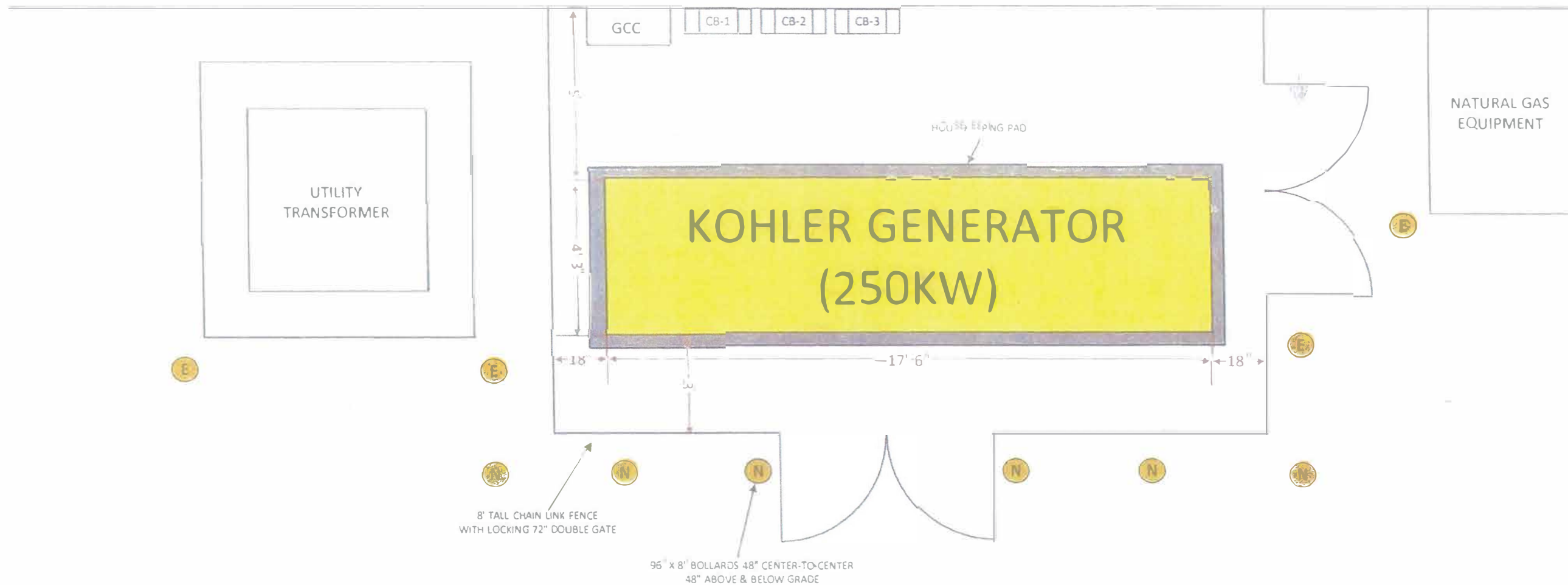
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SITE PLAN (EXISTING)

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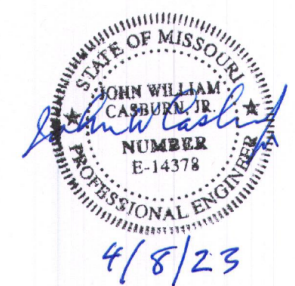
NOTE: ADD DEPTH IF REQUIRED TO PROVIDE CLEARANCE TO THE GCC AS THERE IS PLENTY OF ROOM TO GROWN THE COMPOUND TOWARD THE FIRE LANE.



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PROPOSED COMPOUND



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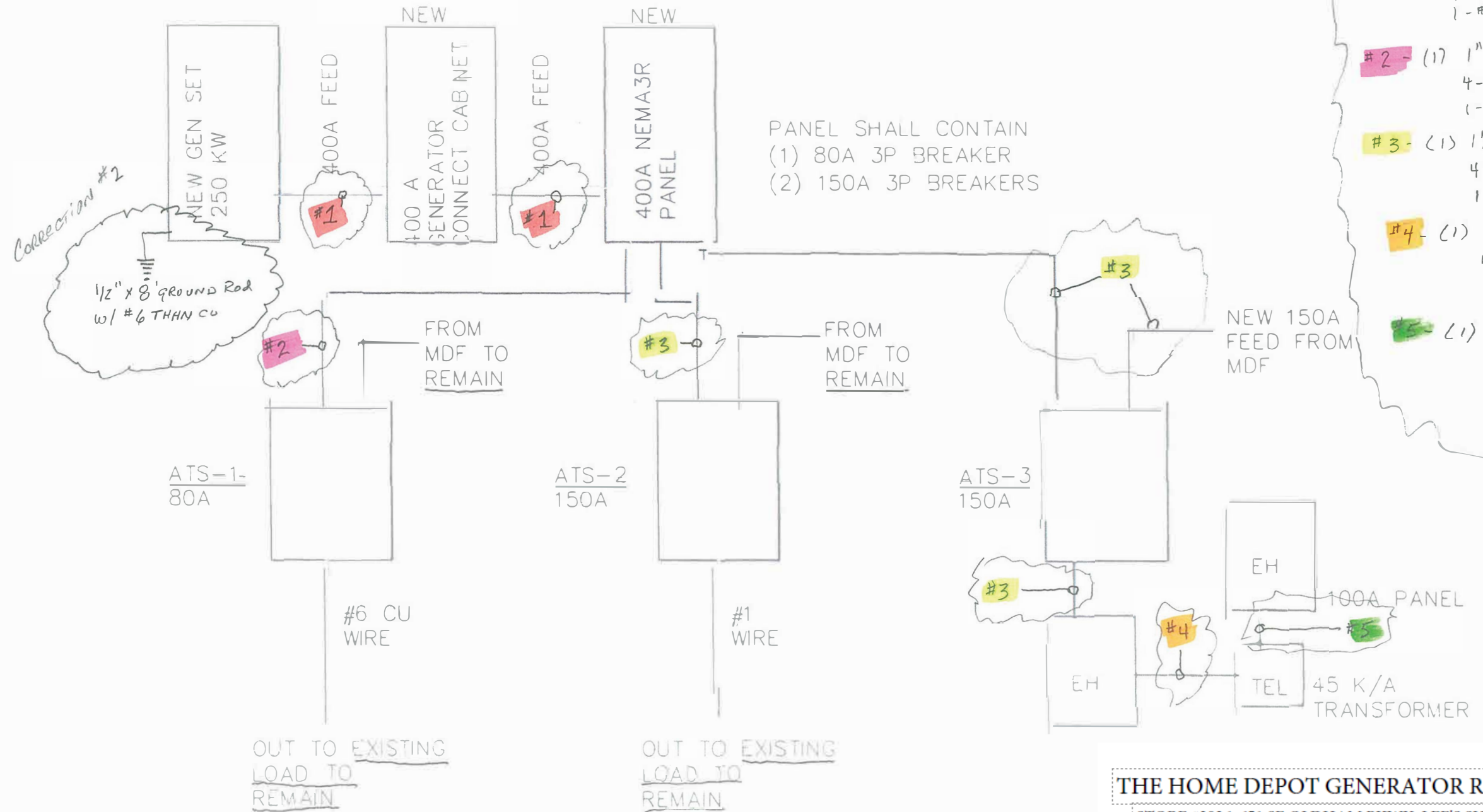
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TYPICAL ONE LINE FOR HD GEN SETS.

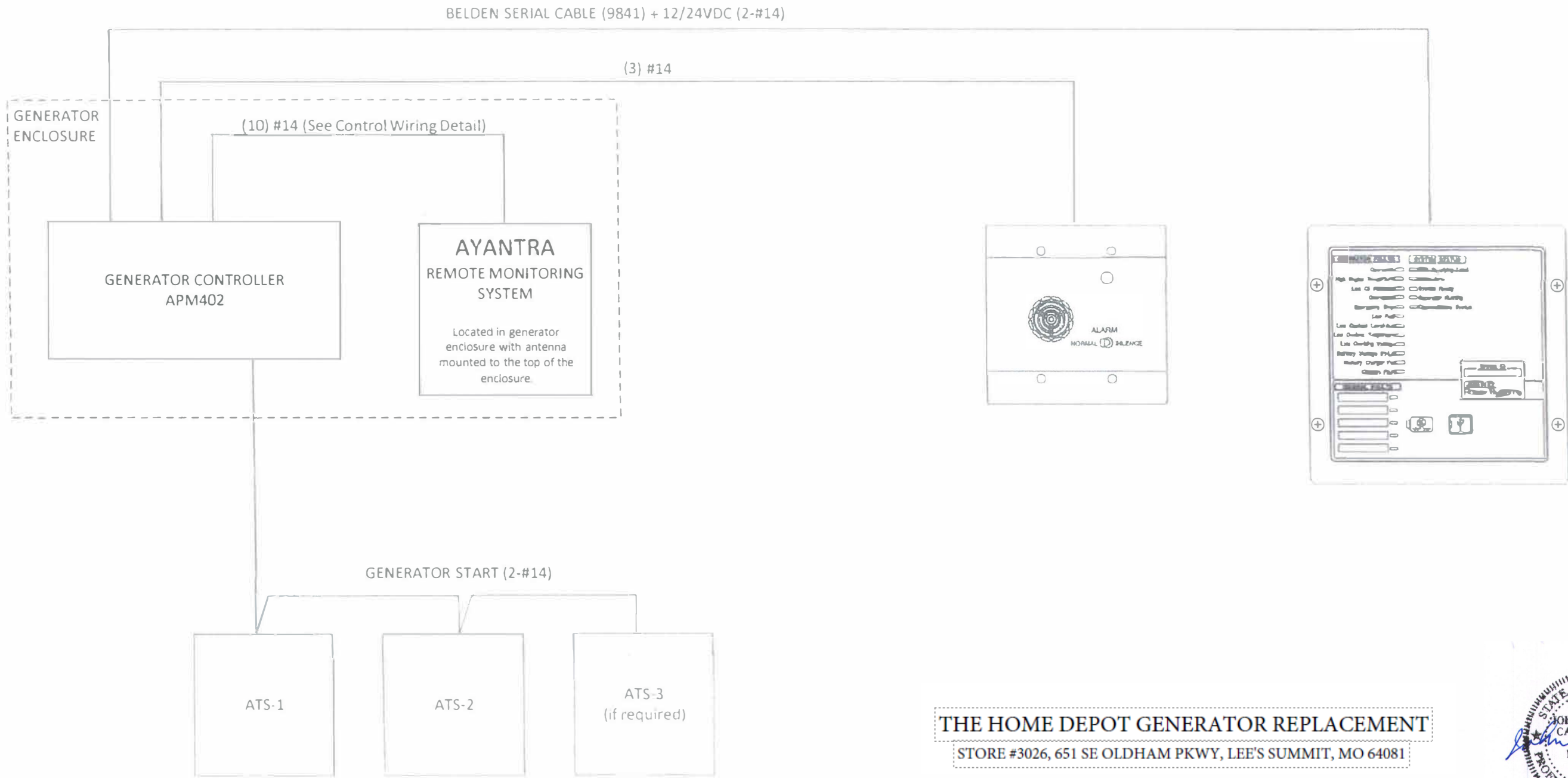


- #1 - (2) 2" EMT/PVC CONDUIT
4-#310 THHN CU
1-#3 THHN CU GROUND
- #2 - (1) 1" EMT CONDUIT
4-#4 THHN CU
1-#8 THHN CU GROUND
- #3 - (1) 1 1/2" EMT CONDUIT
4-#110 THHN CU
1-#6 THHN CU GROUND
- #4 - (1) 1" EMT CONDUIT
4-#6 THHN CU
1-#10 THHN CU GROUND
- #5 - (1) 1 1/4" EMT CONDUIT
4-#3 THHN CU
1-#8 THHN CU GROUND

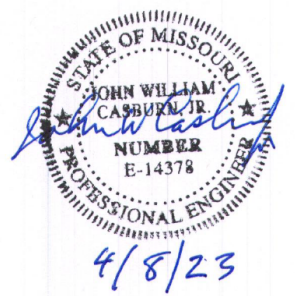
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STATE OF MISSOURI
JOHN WILLIAM CASBURN JR.
NUMBER E-14378
PROFESSIONAL ENGINEER
4/8/23



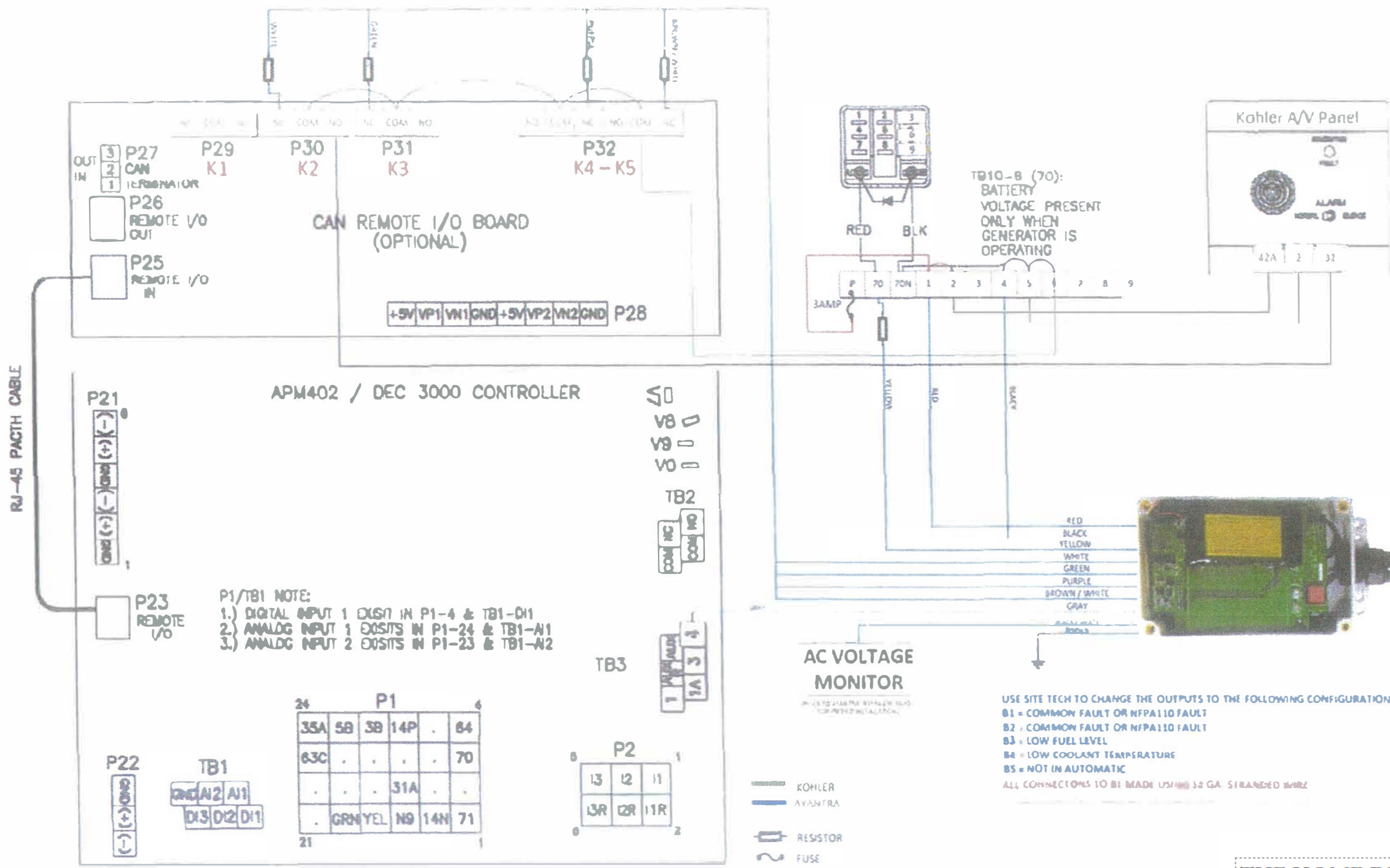


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INTERCONNECT





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CONTROL WIRING



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Building Permits and Inspections

- 2018 International Building Code
- 2018 International Fire Code
- 2018 International Residential Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Fuel Gas Code
- 2018 International Energy Conservation Code
- 2017 National Electrical Code

The Building Codes Division is responsible for ensuring that new construction in private property complies with all municipal code structures. This Division issues building permits, reviews plans, and conducts building inspections.

2018 International Construction Codes (Building)
 Contractor's Licensing Program
 Code Compliance Certification Statement (pdf)
 Verification of Subcontractor's Work (pdf)

Expand/Collapse All
Building Permits

Plans prepared by a design professional are required for all buildings including single family and two family residential structures. Permit guidelines are available for commercial, grading, tenant finish, retaining walls, single family dwelling, and demolition.

Building Permit Fees (pdf)
 Demolition Building Permit
 Demolition Permit Guidelines (pdf)

A description of all buildings and structures to be demolished (number of stories, wood frame, use of building, etc.)
 The method of demolition shall be noted on the application (no explosives)
 Location of demolition debris dump site (Note: Foundations are required to be completely removed from the site unless application for building permit has been made for buildback)
 Verification of all utility kills is required
 A sketch of site and location of building on property (Note: on site plan the location of building(s) to remain, and provisions for providing ground cover for the final site conditions).
 A completed Demolition Permit Application (pdf)
 Written permission from owner is required.
 Where necessary, proof of rat abatement may be required
 Wells, cisterns, and septic tanks shall be abandoned in full compliance with applicable State and County regulations

Fence Permits
Fence Guide Image

Single Family Residential
Fence height shall not exceed six feet. Height of a permit is required for any fence exceeding six feet in height. Refer to the diagram for additional information regarding fence height and setbacks. In the City of Lee's Summit, any fence taller than six feet may have additional regulations regarding building materials, height and setbacks. Any fence that exceeds City requirements may be subject to the Home Depot's additional deed restrictions.

Multi-Family Residential, Commercial and Industrial Properties
Fences can be higher than six feet. Additional requirements are required for fences higher than six feet.

Before constructing a fence in a drainage easement, please contact the Public Works Department.

Materials

All fences, regardless of whether a permit is required, for construction that are constructed, repaired, expanded or enlarged, shall be constructed only of approved fence materials. Approved fence materials include:

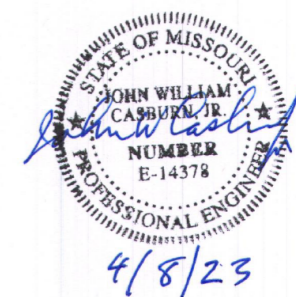
- wrought iron or other decorative metals
 - masonry
 - concrete
 - stone
 - chain link
 - metal tubing
 - wood planks
 - vinyl
 - fiberglass composite manufactured specifically as fencing materials
- Fence materials shall be approved for exterior use and shall be weather and decay-resistant. The Building Official is authorized to evaluate and determine if the proposed material is satisfactory and complies with the intent of the provisions of this code.

Temporary Fencing

The Building Official is authorized to approve temporary fencing, such as plastic silt fence and safety fencing, for active construction projects. Temporary fencing shall not remain in place longer than is necessary to perform its function.

Additional Requirements

All fences must be double-sided or constructed with the finished side facing the property line.



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PERMITTING GUIDELINES

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A. DESIGN

- STRUCTURAL DESIGN CONFORMS TO THE 2018 INTERNATIONAL BUILDING CODE) AS ADOPTED BY THE CITY OF LEES SUMMIT, MISSOURI
- DESIGN LOADS:
 - FLOOR LOADS:
 - GROUND SNOW LOAD =20 PSF
 - LIVE LOADS =10 PSF (AT VERTICAL SURFACES)
 - DEAD LOADS =85 PSF
 - COLLATERAL LOAD =3 PSF
 - WIND LOADS
 - PER ASCE7-16 AND IBC 2018 =115 MPH
 - SEISMIC LOAD (EQUIVALENT LATERAL FORCE)
 - SEISMIC USE GROUP = III
 - SPECTRAL RESPONSE: =20%g, SD1 =6%g
 - SOIL SITE CLASS = "D"
 - LATERAL SYSTEM = OTHER (R=3.0)
- FOUNDATIONS ARE SPREAD FOOTINGS DESIGNED FOR AN ALLOWABLE BEARING OF 1500 PSF.
- COMPACTION TEST WILL SHALL BE TAKEN PRIOR TO PLACEMENT OF FOOTINGS AND SLAB.

B. EARTHWORK

- COMPACT FILL OF LOW PLASTICITY IN 8" LAYERS, TO NOT LESS THAN 95% NOR MORE THAN 100 PERCENT OF STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT WITHIN 1 TO +3% OF OPTIMUM MOISTURE.

C. CONCRETE

- ALL CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - f_c = 4000 PSI (28 DAY COMPRESSIVE STRENGTH)
 - MAX. SLUMP = 5" +/- 1"
 - MAX. WATER/CEMENT RATIO = 0.50
 - AIR ENTRAINMENT = 6% +/- 1%
- REINFORCING STEEL SHALL BE ACCORDANCE WITH ASTM A-615 SPECIFICATIONS AND SHALL BE GRADE 60.
- ALL CONTINUOUS REINFORCING IN FOUNDATIONS SHALL BE LAP SPLICED 48 BAR DIAMETERS MINIMUM.
- SLABS ON GRADE SHALL BE REINFORCED AS SHOWN ON THE DRAWINGS. PLACE ON 6" OF CLEAN GRANULAR FILL AND 10MIL VAPOR BARRIER. THICKNESS AS INDICATED ON THE PLANS.
- REINFORCING SHALL BE PLACED USING METAL CHAIRS OR CONCRETE BLOCKS @5'-0" O.C.. CLAY BRICKS ARE NOT ALLOWED.
- CONCRETE COVER OVER MAIN REINFORCING SHALL BE AS SHOWN ON THE PLANS. WHERE NOT SHOWN, COVER AS REQ'D BY ACI 318-02 SECTION 7.7.
- WHERE NOT SPECIFICALLY CALLED OUT, REINFORCEMENT SHOULD MATCH SIMILAR CONDITIONS. ALL CONCRETE IS TO BE FULLY REINFORCED PER ACI SPECIFICATIONS.
- ALL SAW CONTROL JOINTS ARE TO BE CUT AS SOON AS POSSIBLE AFTER THE FLOOR SLAB IS PLACED, SUCH THAT NO SURFACE DEFECTS ARE MADE FROM FLOOR TRAFFIC. ALL CONCRETE FLOORS ARE TO BE WET CURED FOR 72 HOURS IMMEDIATELY AFTER PLACEMENTS, AS PER THE RECOMMENDATIONS OF ACI 302, UNLESS OTHERWISE NOTED.

D. STEEL

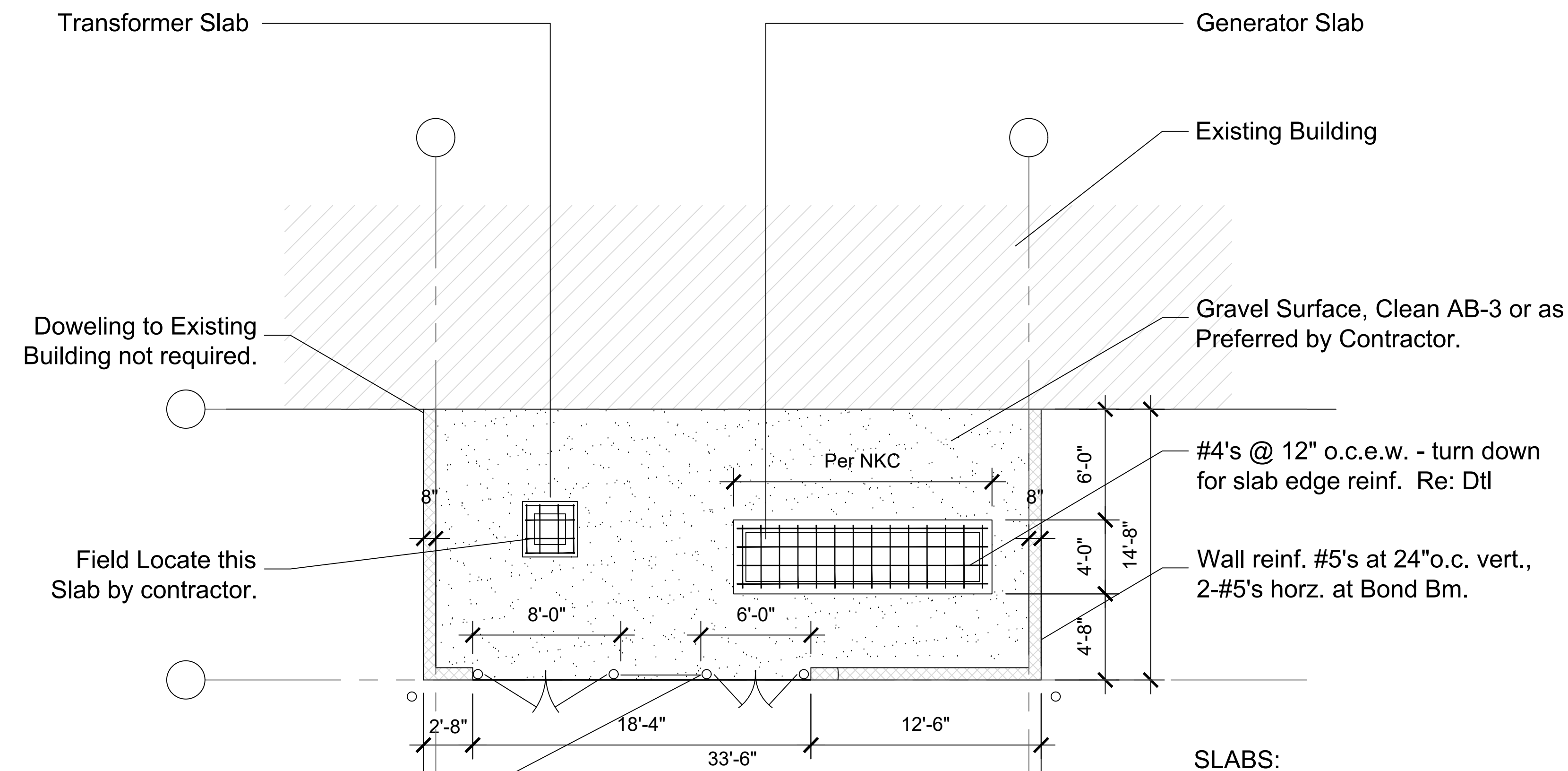
- METAL USED SHALL BE $F_y=36$ KSI, AND EXPOSED PLATE.
- A325N FOR CONNECTION BOLTS, A36 FOR ANCHOR BOLTS.
- A307 THREADED ROD FOR ALL WALL PENETRATIONS

E. WOOD

- LVL'S SHALL HAVE DESIGNED TO RESIST MOISTURE AND OTHER AFFECTS OF WEATHERING. PAINTING OR OTHER MEANS OF WEATHER PROTECTION BY OTHERS
- DESIGN BENDING STRESS OF ALL WOOD MATERIALS SHALL BE $F_b=1,800$ PSI OR BETTER
- WOOD DECKING SHALL BE SOUTHERN PINE, TREATED, AND ATTACHED WITH A MINIMUM OF 2-3/8" X8" LAG SCREWS, RECESSED INTO DECKING FOR A SMOOTH SURFACE FINISH. SURFACE PROTECTION FROM THE ELEMENTS BY OTHERS.

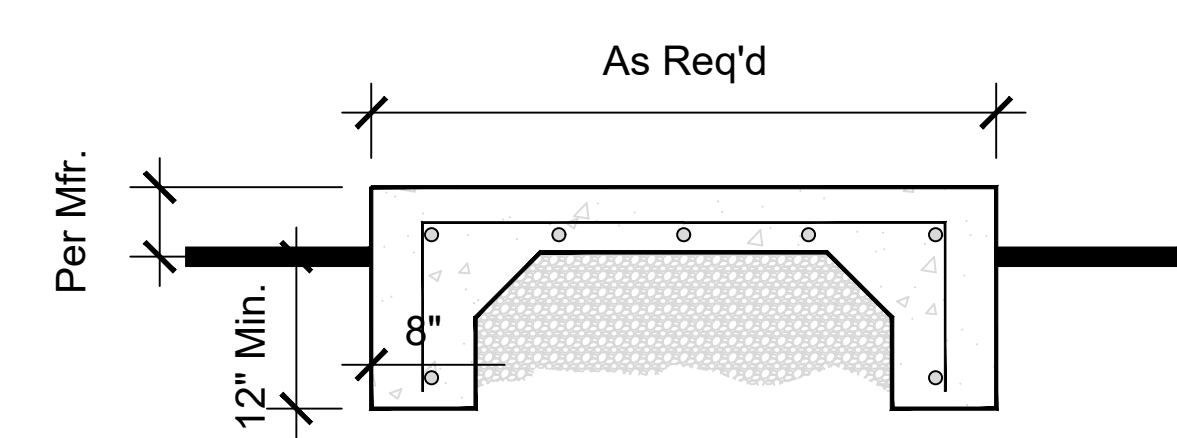
E. GENERAL

- SEE ARCHITECTURAL FOR ITEMS NOT SHOWN HEREIN. VERIFY THE SIZE AND LOCATIONS OF ALL ELEMENTS.
- CONTRACTOR MUST NOTIFY THE ENGINEER OF ANY CONDITIONS THAT ARE NOT AS SHOWN IN THE DRAWINGS OR SPECIFICATIONS. 500 LBS OR CONCRETE REINFORCEMENT SHALL BE ALLOCATED TO THE ENGINEER OF RECORD FOR PLACEMENT IF REQUIRED.
- PROVIDE ADEQUATE SHORING DURING CONSTRUCTION TO RESIST FORCES SUCH AS WIND AND UNBALANCED LOADS DUE TO CONSTRUCTION.
- REVIEWER REQUIRES TWO (2) WEEKS OR 10 BUSINESS DAYS FOR REVIEW OF ALL SHOP DRAWINGS. DRAWING REVIEW IS FOR CONFORMITY TO CONCEPT AND NOT A DETAILED REVIEW FOR ACCURACY.



Exist'g Chain Link Gates and Fences to Remain.
General Placement of the Generator Compound by Contractor.

SLABS:
Slabs shall be a min. of 5" thick. All concrete shall be air entrained with $f_c=4,000$ psf in 28 days. Top of slab shall be as required by Generator Recommendation.

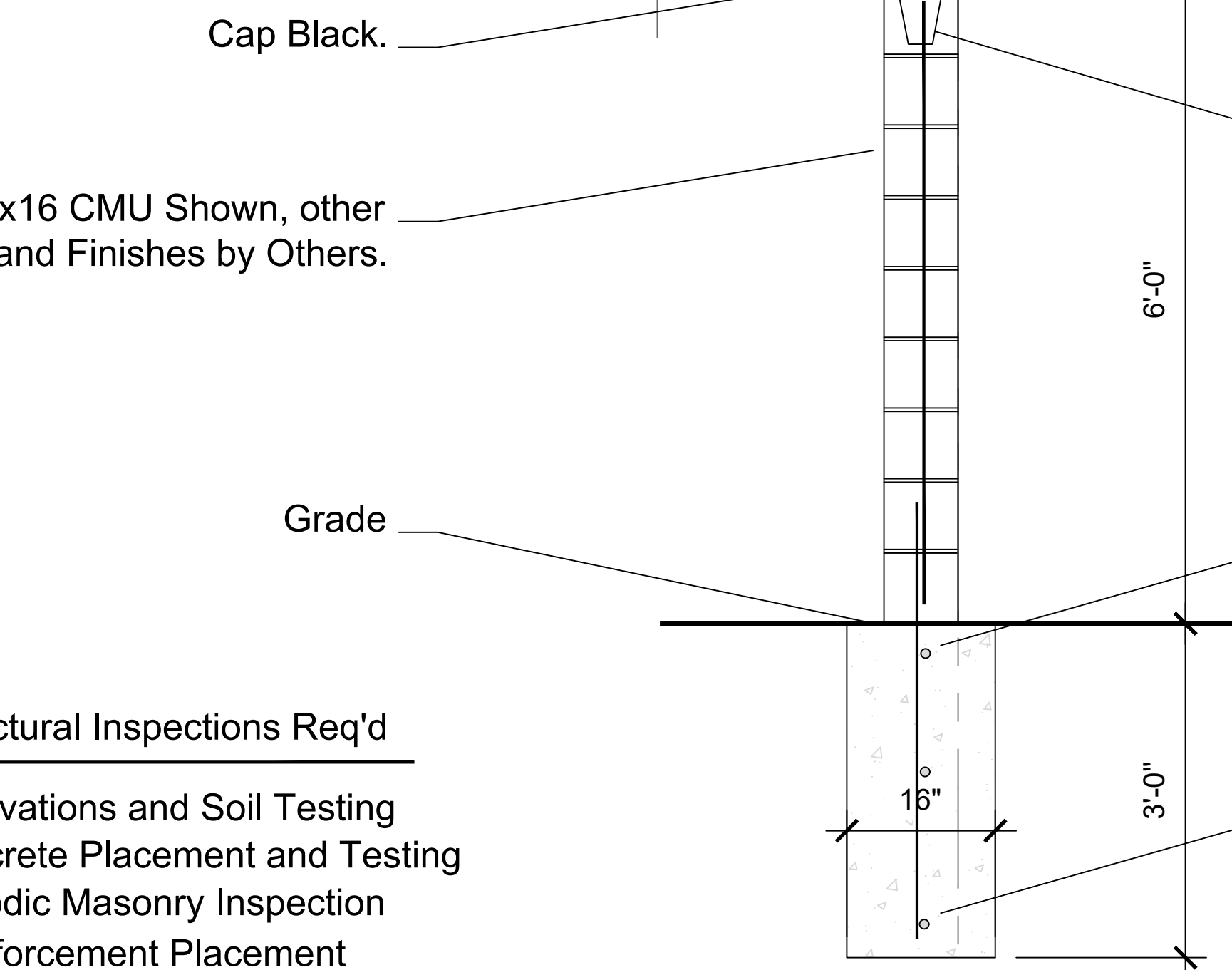


Typ. Slab Section

Wall reinf. #5's at 24"o.c. vert., 2-#5's horz. at Bond Bm.

Ftg reinf. 3- #5's Horz. with #5's - 5' Vert. Dowels @ 24"o.c., 2-#5's Lap 12" min. Mortar $f_c=1,400$ typ S, Grout reinf'd cells

All Ftg's Trenched with min. brg. 2,000 psf.



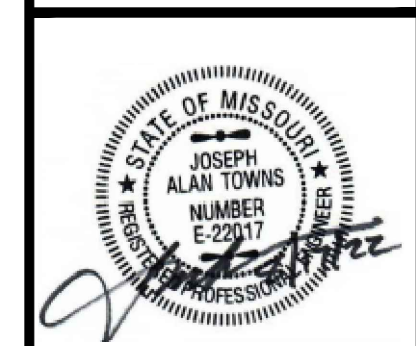
Typical Section

Special Structural Inspections Req'd

- Excavations and Soil Testing
- Concrete Placement and Testing
- Periodic Masonry Inspection
- Reinforcement Placement

LORAC Design Group,
Structural Engineers, LLC
Missouri Cert. of Authority: E-2005032846-D
3933 NE Grant
Lee's Summit, Missouri
P.816.529-4019

NEW GENERATOR COMPOUND
Home Depot Store, 651 SE Oldham Rd. - Rear Lot
Lee's Summit, Missouri 64081



Joseph A. Towns, PE, SE, RA
Missouri Lic. E-22017

REVISIONS

DATE: 05.1.23

SHEET NO.

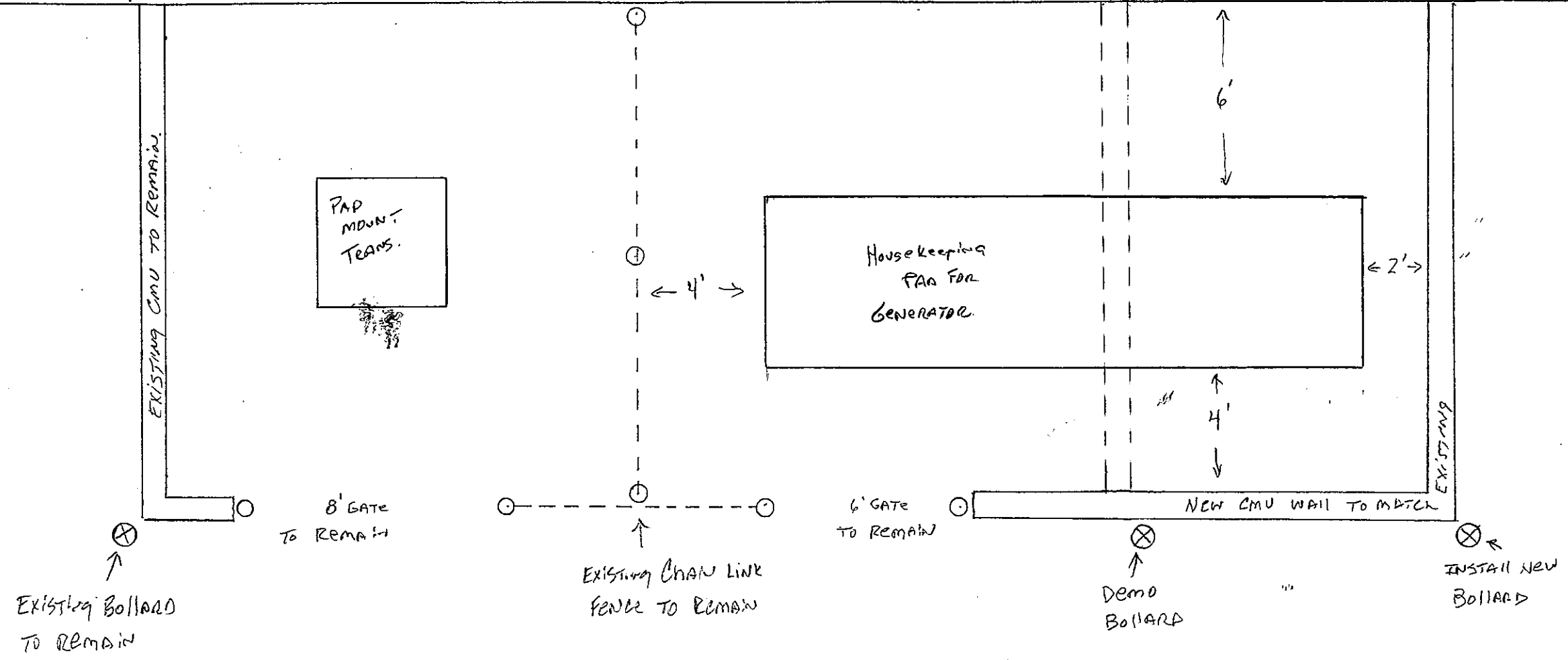
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Electric Room

BACK OF Building

CMU WALL TO
BE REMOVED

4/28/23



NEW GENERATOR COMPOUND

* All existing CHAIN LINK FENCE & GATES ARE TO REMAIN AS IS. THE CMU WALL ON THE EAST SIDE WILL BE EXTENDED TO MARK THE NEW COMPOUND LARGER FOR THE NEW GENERATOR.

NORTH KANSAS CITY ELECTRIC
Steve Russell
816-421-2352

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