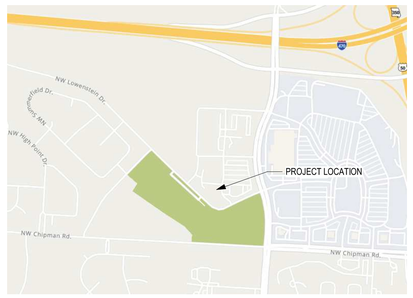
CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT,JACKSON COUNTY, MISSOURI 64081



A1 LOCATION MAP
SCALE: NOT TO SCALE

N

MATERIAL LEGEND

PLAN OR SECTION

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

ELEVATION

- BRICK
- GLASS
- WOOD

GRAPHIC SYMBOLS

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

WALL SECTION TAG: B5 A-202, SIM

DETAIL CALLOUT: SIM A2 A-303; SMALL REFERENCE NOTE A-101/A1

PARTITION TYPE TAG: P2

WINDOW TAG: 1t

DOOR TAG: D101B

ROOM TAG: ROOM NAME 101

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

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

DESCRIPTIVE ARROW: NEW EXISTING

CENTERLINE MARK

SPOT ELEVATION

DEMOLITION MARK: 1

GENERAL NOTE MARK: 1

NEW CONSTRUCTION MARK: 1

REVISION MARK: 1

EQUIPMENT TAG: 1i

CODE SUMMARY

PROJECT SCOPE:

CORE & SHELL DOCUMENTS. DRAWINGS FOR TENANT IMPROVEMENT WILL BE ISSUED A SEPARATE PERMIT AND PROVIDED BY OTHERS.

JURISDICTIONAL BUILDING CODES:

INTERNATIONAL BUILDING CODE	2018
INTERNATIONAL MECHANICAL CODE	2018
NATIONAL ELECTRICAL CODE	2017
INTERNATIONAL PLUMBING CODE	2018
INTERNATIONAL FIRE CODE	2018
INTERNATIONAL FUEL GAS CODE	2018
ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	2009

CONSTRUCTION INFORMATION:

BUILDING TYPE:	NEW CONSTRUCTION
OCCUPANCY TYPES:	M (MERCANTILE)
CONSTRUCTION TYPE:	V-B (NON-SPRINKLERED)
ALLOWABLE HEIGHT:	40 FT
ACTUAL HEIGHT:	26 FT
ALLOWABLE STORIES:	1
ACTUAL STORIES:	1
GROSS BUILDING AREA:	5,800 SF

ALLOWABLE FLOOR AREA:

ALLOWABLE FLOOR AREA (M): 9,000 SF
*FRONTAGE INCREASE N/A DUE TO ACTUAL AREA LESS THAN ALLOWABLE FLOOR AREA

GROSS BUILDING AREA:

TENANT A & C:	4,821 SF
TENANT B:	890 SF
TOTAL GROSS AREA:	5,711 SF

OCCUPANT LOAD CALCS:

TENANT B (M): IBC TABLE 1004.5

TOTAL NET SF	890 SF
MERCANTILE	60 GROSS
OCCUPANTS	15 OCC

EXITS REQUIRED:

TENANT A (M): IBC TABLE 1006.2.1

EXITS REQUIRED	1 EXIT
EXITS PROVIDED	2 EXITS

TENANT B (M): IBC TABLE 1006.2.1

EXITS REQUIRED	1 EXIT
EXITS PROVIDED	1 EXITS

TENANT C (M): IBC TABLE 1006.2.1

EXITS REQUIRED	1 EXIT
EXITS PROVIDED	2 EXITS

STRUCTURAL FIRE PROTECTION (IBC TABLE 601)

PRIMARY STRUCTURAL FRAME	(0) HOUR
EXTERIOR BEARING WALLS	(0) HOUR
INTERIOR BEARNING WALLS	(0) HOUR
EXTERIOR NON-BEARING WALLS & PARTITIONS	N/A
INTERIOR NON-BEARING WALLS & PARTITIONS	(0) HOUR
STRUCTURAL FRAME	(0) HOUR
FLOOR CONSTRUCTION	(0) HOUR
ROOF CONSTRUCTION	(0) HOUR

STRUCTURAL FIRE PROTECTION (IBC TABLE 601)

1. AUTOMATIC SPRINKLER SYSTEM (NO)
2. EXIT LIGHTING PROVIDED

ABBREVIATIONS

A

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

B

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

C

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

D

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

D CONTINUED

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

E

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

F

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

G

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

H

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

H CONTINUED

HW	HOT WATER
HYD	HYDRANT

I

INCL	INCLUDED
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR

J

JAN	JANITOR

K

KIT	KITCHEN

L

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

M

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

N

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

O

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

P

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

Q

QT	QUARRY TILE

R

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

S

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

S CONTINUED

STRUCT	STRUCTURAL
SUSP CLG	SUSPENDED CEILING
SW	SWITCH

T

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

U

UNFIN	UNFINISHED
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE

V

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

W

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

CODE PLAN LEGEND

2-HR SEPARATION

EXIT

NOTE:
2-HR SEPARATION WALL WILL BE CONSTRUCTED AS A FIRE BARRIER, UL #U423, EXTENDING FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING.

EGRESS LOAD TAGS

DOOR / OPENING: 1200 / 24" / 34"

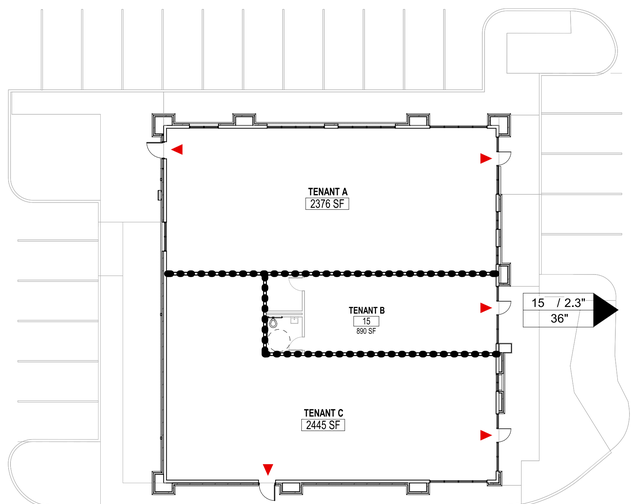
OCCUPANT LOAD / EGRESS WIDTH REQ'D

EGRESS WIDTH PROVIDED

CODE PLAN ROOM TAG

ROOM 100 1000 SF

- ROOM NAME
- OCCUPANCY LOAD
- ROOM AREA (SQUARE FEET)



A3 CODE PLAN
SCALE: 1/16" = 1'-0"

N

DESIGN TEAM

ARCHITECTURAL DESIGN

SCHWERDT DESIGN GROUP
2231 SW WANAMAKER RD SUITE 303
TOPEKA, KANSAS 66614

CONTACT: MICHAEL HAMPTON & ROSS SIEGLE
PHONE: 785-273-7540
FAX: 785-273-7579
E-MAIL: MKH@SDGARCH.COM
RJS@SDGARCH.COM

MECHANICAL & ELECTRICAL DESIGN

PKMR ENGINEERS
13300 WEST 98TH STREET
LENEXA, KANSAS, 66215

CONTACT: BRYAN LEINWETTER
PHONE: 913-492-2400
E-MAIL: BRYAN.LEINWETTER@PKMRENG.COM

STRUCTURAL DESIGN

CERTUS STRUCTURAL ENGINEERS
900 S KANSAS AVENUE SUITE 400
TOPEKA, KANSAS, 66612

CONTACT: AARON SCOTT
PHONE: 785-291-0400
E-MAIL: AARON.SCOTT@CERTUSSE.COM

CIVIL DESIGN

SM ENGINEERING
919 W STEWART ROAD
COLUMBIA, MISSOURI 65203

CONTACT: SAM MALINOWSKI, PE
PHONE: 785-341-9747
E-MAIL: SMCIVILENGR@GMAIL.COM

SHEET INDEX

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579

500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF MISSOURI
MICHAEL K HAMPTON
NUMBER 2008027042
ARCHITECT
MICHAEL K HAMPTON
#M/O# A-2008027042

SCHWERDT DESIGN GROUP INC
M/O CERTIFICATE OF AUTH. #P0033876

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT,JACKSON COUNTY, MISSOURI 64081

SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
COVER SHEET

PROJECT NUMBER
230117

SHEET NUMBER
G-001

FILE PATH: C:\Users\rossS\OneDrive - Schwerdt Design Group\Documents\230117 SOWP Lot 5 Core - Shell_rjsZHKCZ.rvt
PLOT DATE: 12/20/2023 4:19:16 PM
DRAWN BY: Author

FINAL DEVELOPMENT PLANS
FOR
LOT 5
STREETS OF WEST PRYOR

2070 NW LOWENSTEIN DR
LEE'S SUMMIT, MO

LOCATION MAP

UTILITIES
Electric Service
Evergy
Nathan Michael
913-347-4310
Nathan.michael@evergy.com

Gas Service
Spire
Katie Darnell
816-969-2247
Katie.darnell@spireenergy.com

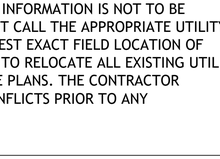
Water/Sanitary Sewer
Water Utilities Department
1200 SE Hamblen Road
Lee's Summit, Mo 64081
Jeff Thorn
816-969-1900
jeff.thorn@cityofls.net

Communication Service
AT&T Carrie Cilke
816-703-4386
cc3527@att.com

Time Warner Cable
Steve Baxter
913-643-1928
steve.baxter@charter.com

Comcast
Ryan Alkire
816-795-2218
ryan.alkire@cable.comcast.com

Google Fiber
Becky Davis
913-725-8745
rebeccadavis@google.com



UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.
SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

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

CAUTION- NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

LEGAL DESCRIPTION:
LOT 5 STREET OF WEST PRYOR
LEE'S SUMMIT, MO, JACKSON COUNTY MISSOURI

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

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

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

NOTE:
THERE ARE NO GAS/OIL WELLS ON SITE
PER ALTA SURVEY

INDEX OF SHEETS

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

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

SURVEYOR
ENGINEERING SOLUTIONS, LLC
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888

SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEEER

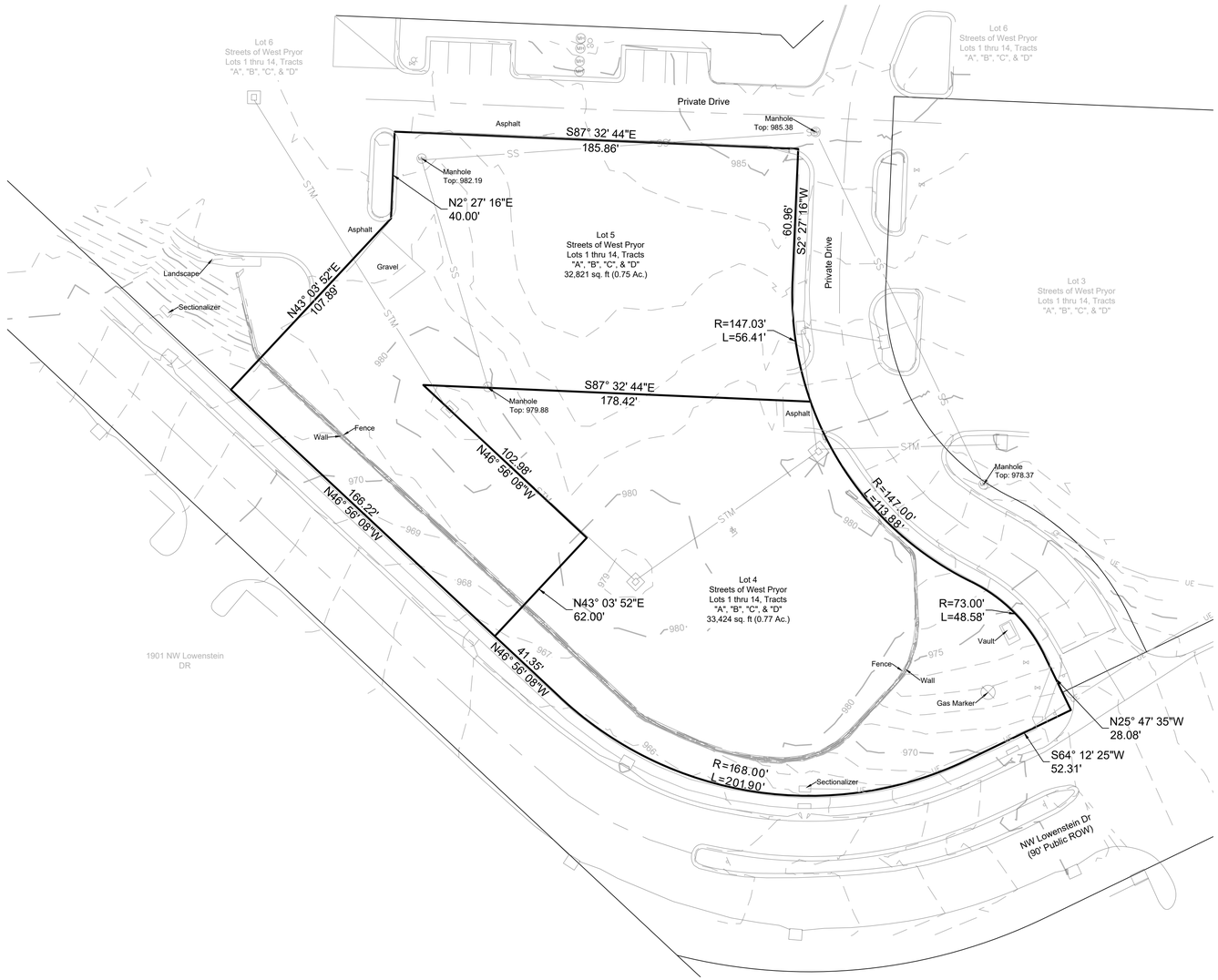
SM Engineering
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

Revisions

STREETS OF W. PRYOR
LOT 5
LEE'S SUMMITT, MO.

sheet
C1.0
Civil
Site Improvement PLan
permit
3 MAY 2023

Topgraphic Survey
Streets of West Pryor Lots 4 & 5
Section 35, Township 48, Range 32
Lee's Summit, Jackson County, Missouri



N
W E
S
0 30 60 90

LEGEND

These standard symbols will
be found in the drawing.

- Set 1/2" Rebar & Cap
- Found Survey Monument (As Noted)

PROPERTY DESCRIPTION

All of Lots 4 and 5 of Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C", & "D"

SURVEYOR'S GENERAL NOTES:

1). This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Final Plat of Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C", & "D", Recorded as Document No. 2019E0032538-2.

2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3). No Title report was furnished by the client.

4). Bearings shown hereon are based upon bearings described in the Final Plat of Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C", & "D", Recorded as Document No. 2019E0032538-2.

5). This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.

6). Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

7) This property is located outside the 100 year flood plain, zone "x" as shown on the Firm panel 29095C0416G, dated January 20, 2017.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

_____ DATE: _____
MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

REVISIONS

DATE	

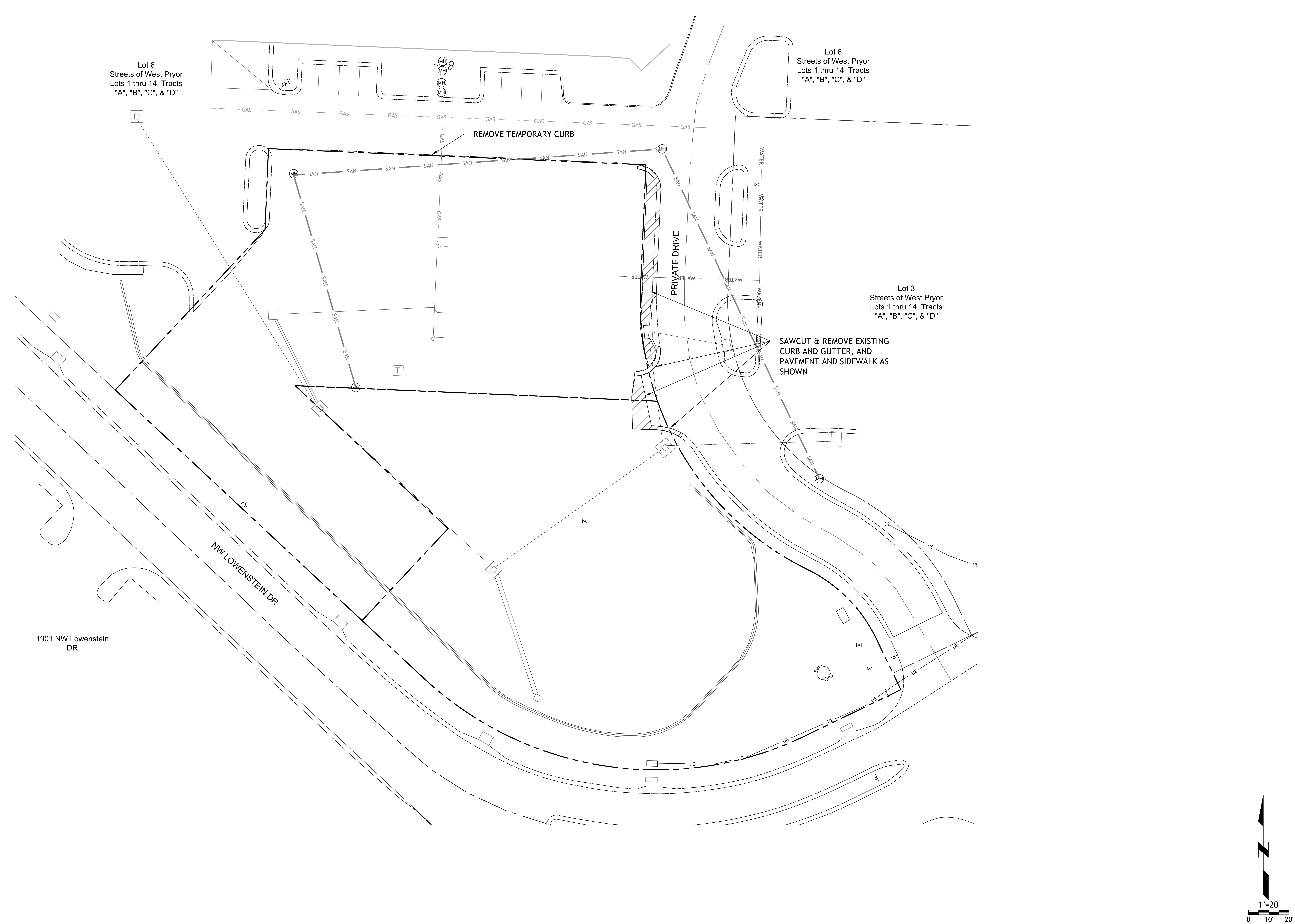
Topographic Survey
Streets of West Pryor Lots 4 & 5
Section 35, Township 48, Range 32
Lee's Summit, Jackson County, Missouri

Topographic Survey

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	35	48	32	Jackson	SDWP Lot 4

PROFESSIONAL SEA

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET



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

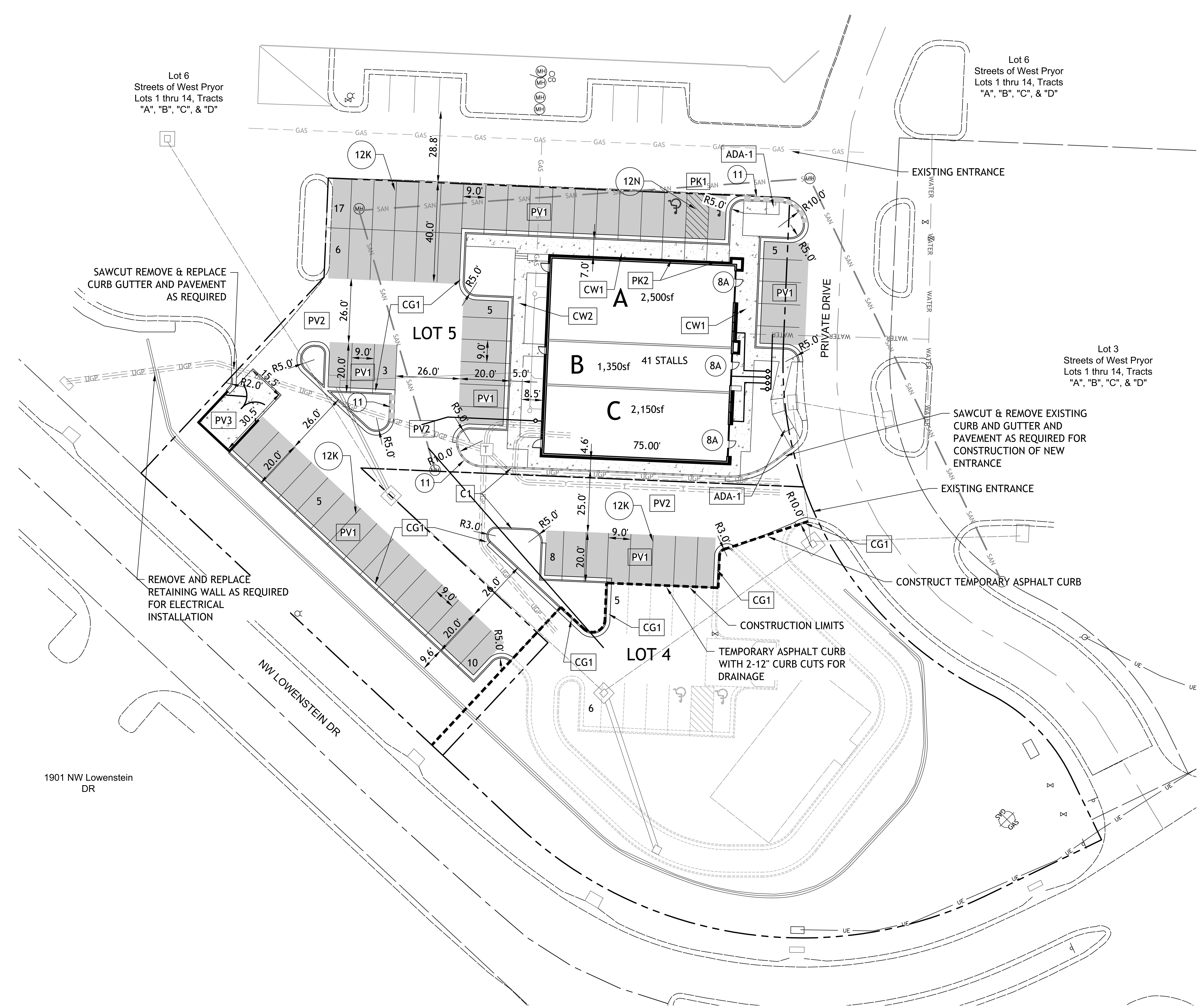
Revisions

6

STREETS OF W. PRYOR LOT 5

LEE'S SUMMITT, MO.

sheet
C3.0
Civil
DEMOLITION PLAN
permit
3 MAY 2023



SITE DATA

TOTAL SITE	0.753ac (32,820sf)
TOTAL BUILDING	6,000sf
TOTAL PERVIOUS AREA	26,820sf
TOTAL PARKING	41 (6.83 STALLS / 1000sf)

CONSTRUCTION NOTES:

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

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

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

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

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

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

NOTE:

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

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

3. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.

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

SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:

PK1	96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
PK2	ACCESSIBLE SIGN (MOUNTED TO BUILDING)
CG1	CURB AND GUTTER
C1	STRAIGHT BACK CURB
PV1	REGULAR DUTY PAVEMENT
PV2	HEAVY DUTY ASPHALT PAVEMENT
PV3	HEAVY DUTY CONCRETE PAVEMENT
CW1	CURB WALK AT BUILDING
CW2	SIDEWALK
ADA-1	HANDICAP RAMP SEE GEN-3A DETAIL
LP	LIGHT POLE BASE

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
11	PAINT CURB RED "NO PARKING FIRE LANE"

1"=20'

0 10' 20'

SM Engineering

SME

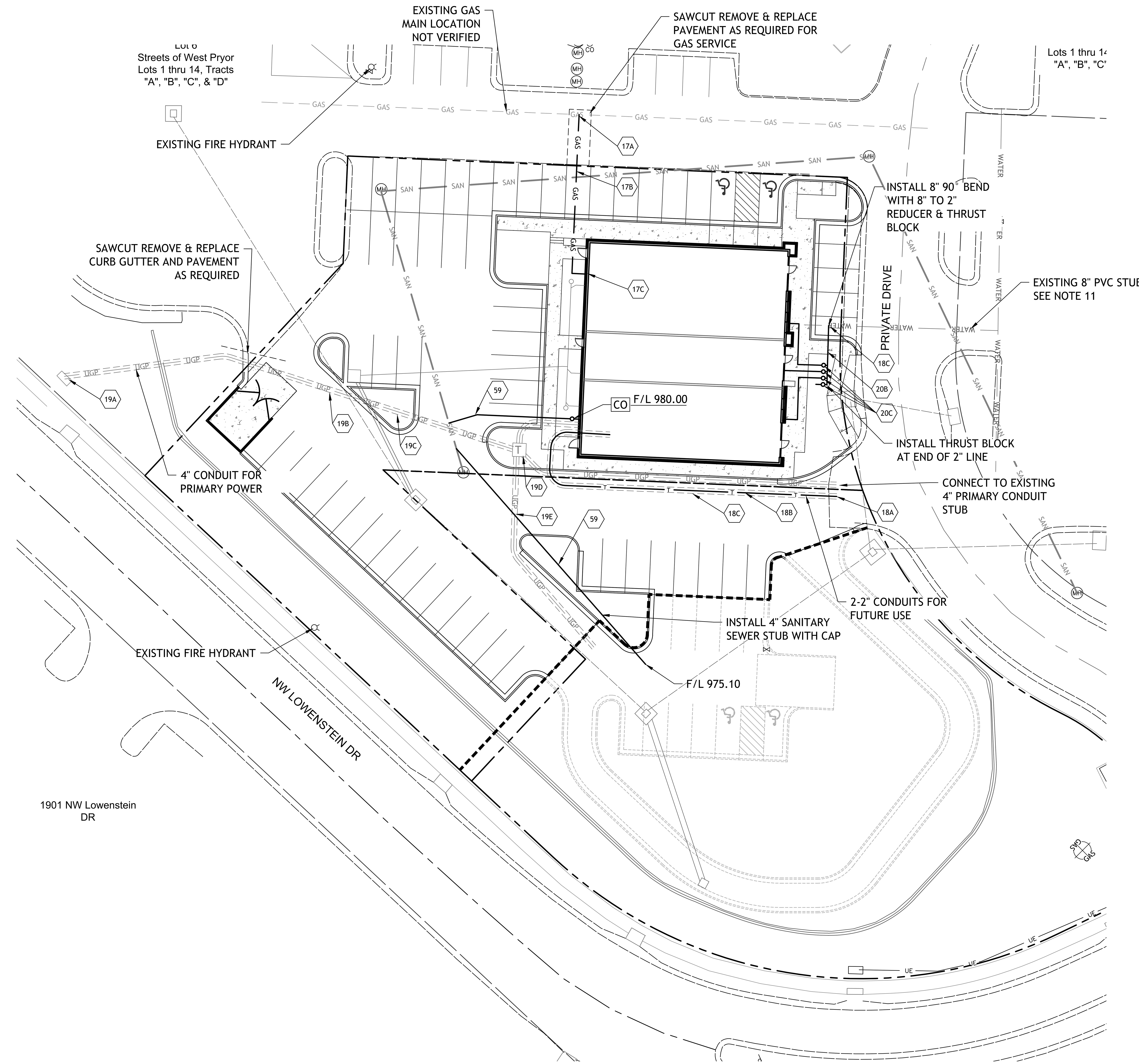
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

Revisions

6

STREETS OF W. PRYOR
LOT 5
LEE'S SUMMITT, MO.

sheet
C4.0
Civil
SITE PLAN
permit
3 MAY 2023



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 AT LEAST 10' BEYOND THE METER AND EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3608) FROM METER TO STOP AND WASTE VALVE INSIDE BUILDING.

10. CONTRACTOR RESPONSIBLE FOR PROVIDING CASEMENT FOR ELECTRICAL SERVICE PER EVERGY

11. CONTRACTOR TO REMOVE EXISTING STUB AS REQUIRED TO CLEAR BUILDING CONSTRUCTION

DETAILS

MS1	TRENCH AND BEDDING DETAILS
DCO	DOUBLE CLEANOUT
WAT-11	WATER SERVICE CONNECTION
CO	CLEANOUT

NOTES

17A	POINT OF CONNECTION - GAS SERVICE
17B	GAS SERVICE (BY GAS COMPANY)
17C	GAS METER
18A	POINT OF CONNECTION - TELEPHONE SERVICE - COORDINATE WITH TELEPHONE COMPANY
18B	UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY
18C	2-2" CONDUIT INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
19A	POINT OF CONNECTION - ELECTRICAL SERVICE
19B	ELECTRICAL SERVICE (SEE NOTE 10)
19C	4" CONDUIT INSTALLED BY CONTRACTOR - ELECTRIC SERVICE
19D	TRANSFORMER - PER EVERGY DETAIL 700-103
19E	2-3" CONDUITS FOR FUTURE ELECTRICAL SERVICE FOR FUTURE SERVICE
20A	POINT OF CONNECTION - WATER SERVICE
20B	2" SERVICE LINE
20C	4-1" METERS
59	4" SANITARY SEWER SERVICE LINE SDR-26 PVC CONNECTION SHALL BE A CUT-IN WYE

UTILITY STATEMENT:

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

1"=20'
0 10' 20'

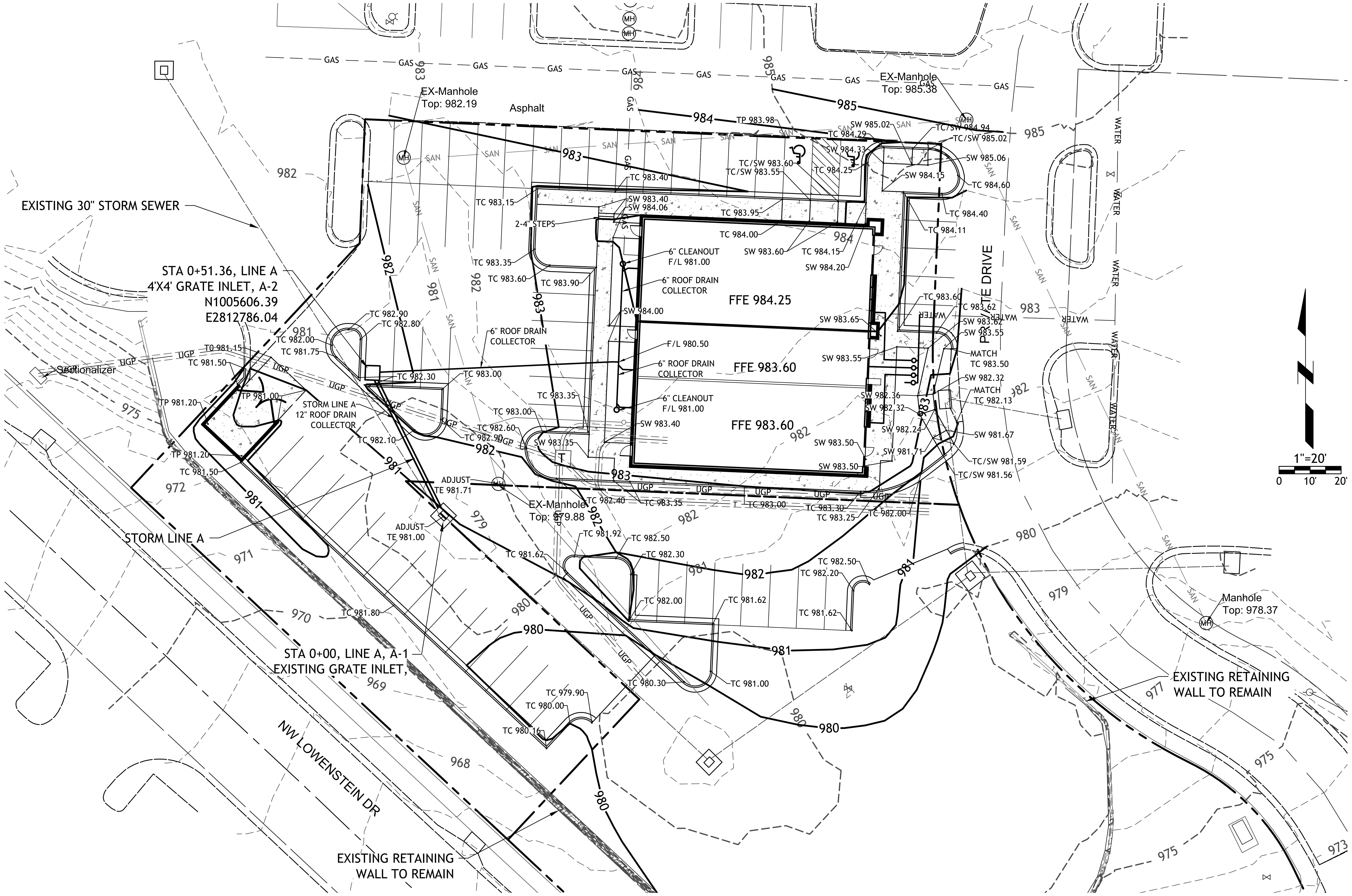
SM Engineering
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

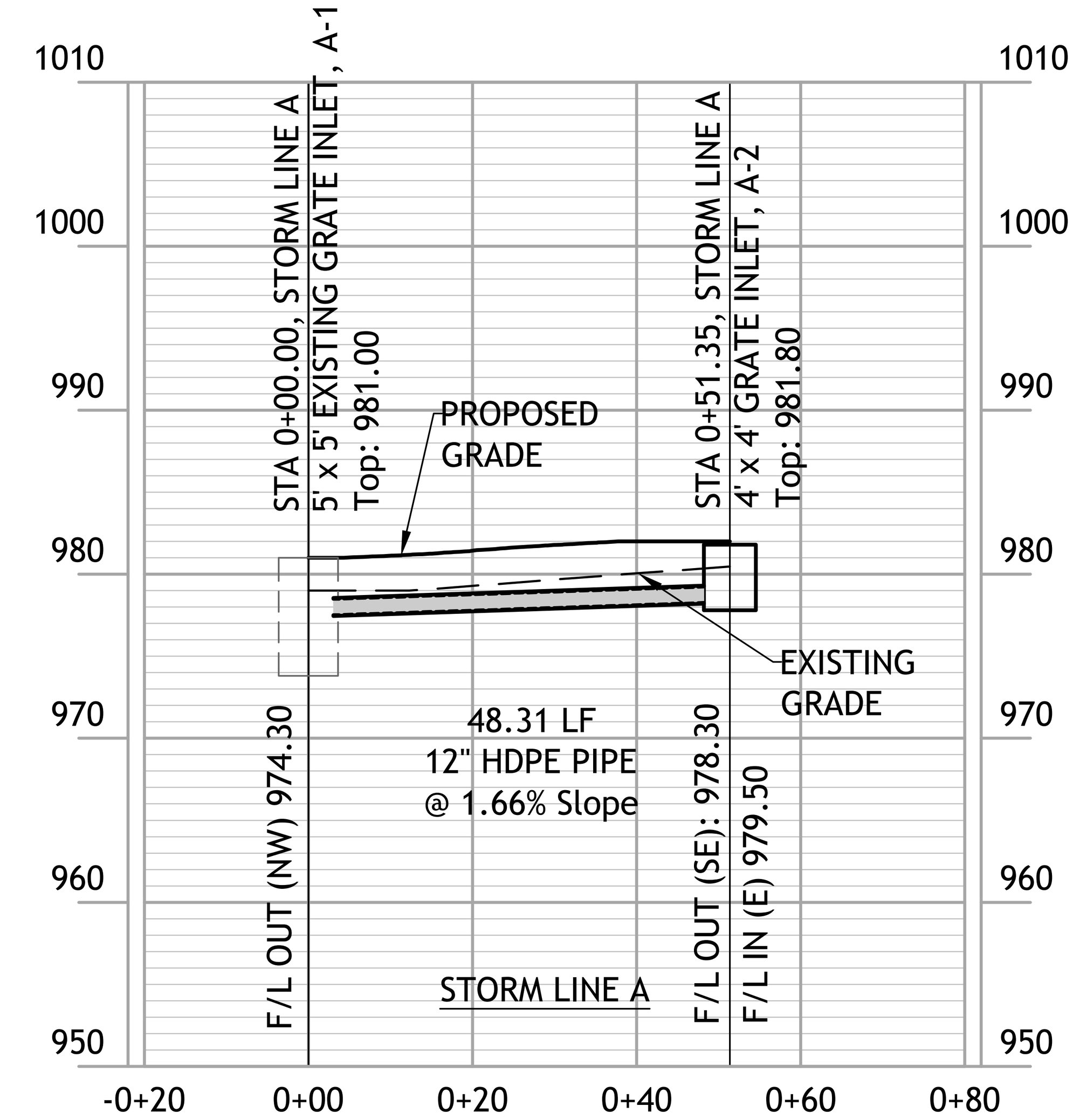
Revisions

STREETS OF W. PRYOR LOT 5

LEE'S SUMMIT, MO.

sheet C5.0
Civil
UTILITY
permit
3 MAY 2023





GRADING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

1"=10'

1"=20'
0 10' 20'

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

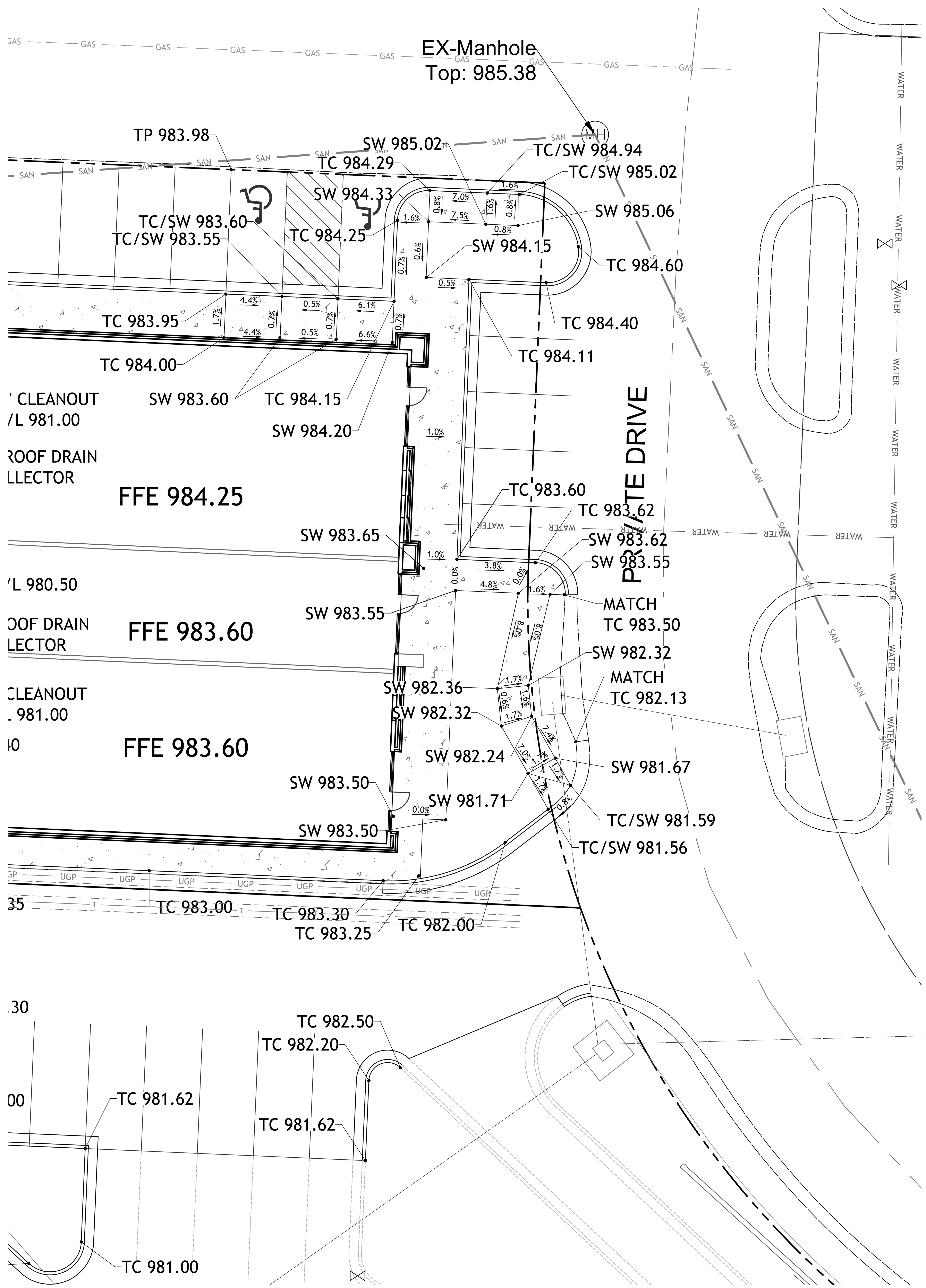
Revisions

STREETS OF W. PRYOR LOT 5

LEE'S SUMMIT, MO.

sheet
C6.0
Civil
GRADING
permit
3 MAY 2023

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



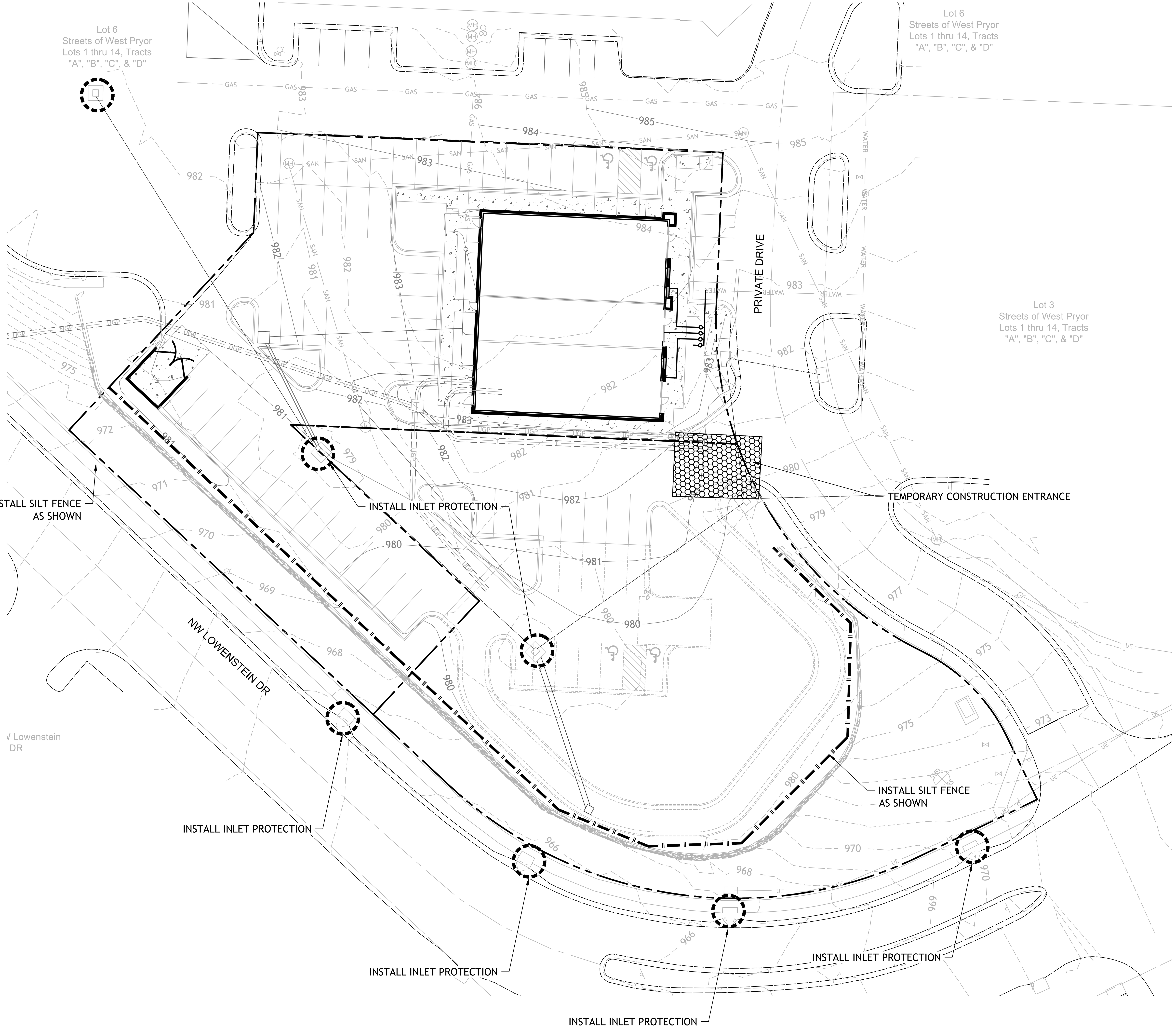
1"=10'
0 5' 10'

STREETS OF W. PRYOR LOT 5

LEE'S SUMMITT, MO.

Revisions

sheet
C7.0
Civil
ADA RAMPS
permit
3 MAY 2023



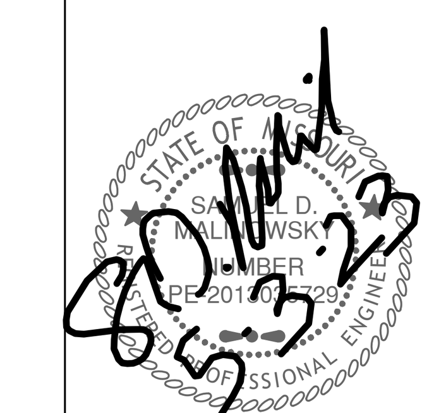
NOTES:
1. Prior to Land Disturbance activities, the following shall occur:
a) Identify the limits of construcljan on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City inspector and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

LEGEND

- SILT FENCE
- INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE

1"=30'
0 15' 30'

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

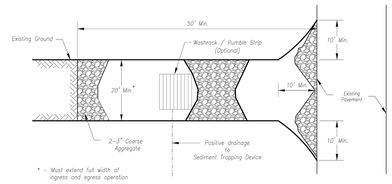


Revisions

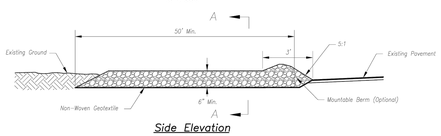
STREETS OF W. PRYOR LOT 5

LEE'S SUMMIT, MO.

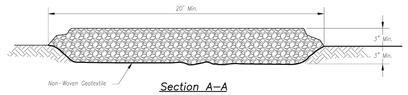
sheet
C8.0
Civil
EROSION CONTROL
permit
3 MAY 2023



Plan View
Not to Scale



Side Elevation
Not to Scale



Section A-A
Not to Scale

Notes for Construction Entrance:

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

Maintenance for Construction Entrance:

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

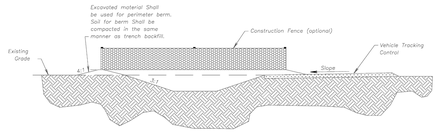
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

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

Maintenance for Concrete Washout:

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



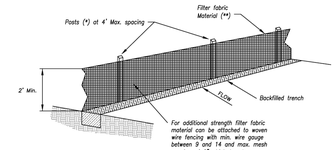
CONCRETE WASHOUT

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

AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter
KANSAS CITY METRO CHAPTER

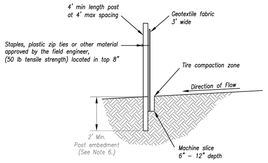
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT

STANDARD DRAWING NUMBER ESC-01
ADOPTED: 10/24/2016



(*) POSTS
- MIN. LENGTH 4'
- HARDWOOD 1 ½" x 1 ½"
- NO.2 SOUTHERN PINE 2 ⅛" x 2 ⅛"
- STEEL 1.33 LB/FT

(**) – Geotextile Fabric shall meet the requirements of AASHTO M288



SILT FENCE DETAILS
Not to Scale

Notes:

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

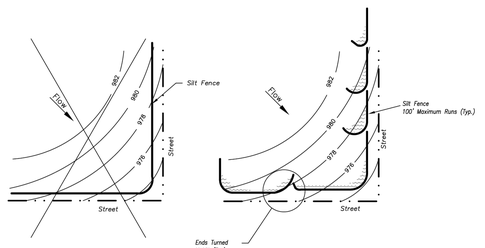
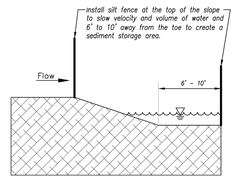


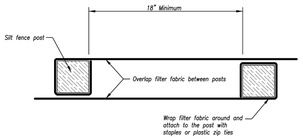
Figure A

SILT FENCE LAYOUT
Not to Scale



Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ½ the height of silt fence.
2. Repair as necessary to maintain function and structure.



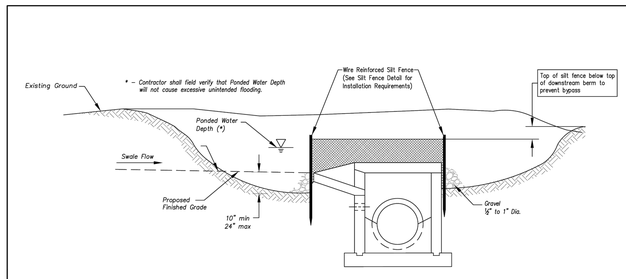
JOINING FENCE SECTIONS
Not to Scale

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

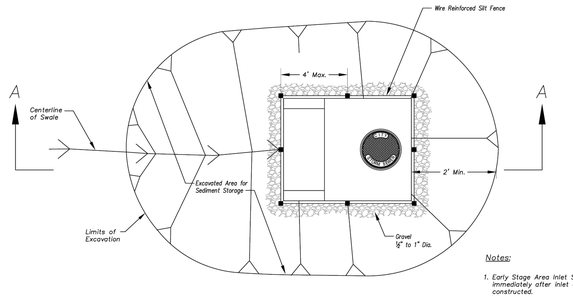
AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter
KANSAS CITY METRO CHAPTER

SILT FENCE

STANDARD DRAWING NUMBER ESC-03
ADOPTED: 10/24/2016



Section A-A
Not to Scale

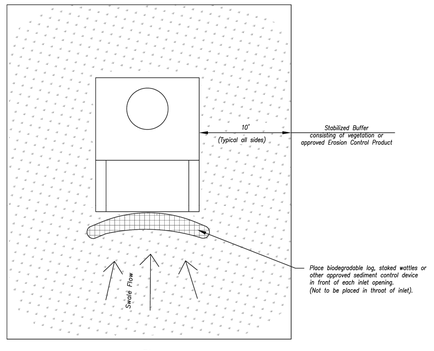


Plan
Not to Scale

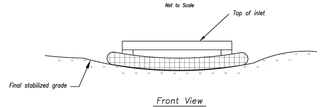
EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)

Notes:

1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.



Plan
Not to Scale



Front View

LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

Maintenance:

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

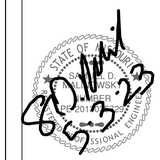
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter
KANSAS CITY METRO CHAPTER

AREA INLET AND JUNCTION BOX PROTECTION

STANDARD DRAWING NUMBER ESC-07
ADOPTED: 10/24/2016

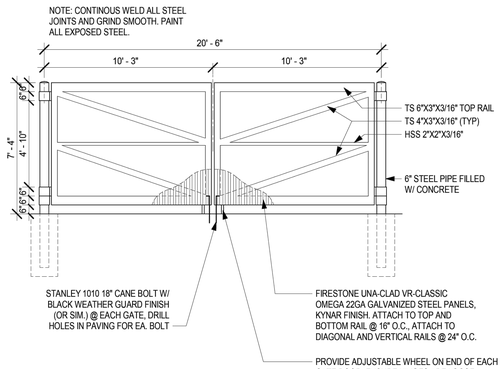
SM Engineering
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747



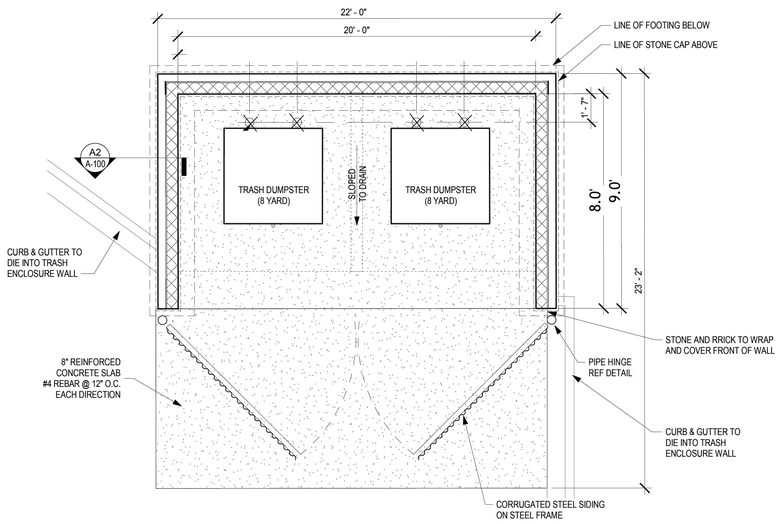
Revisions

STREETS OF W. PRYOR
LOT 5
LEES SUMMITT, MO.

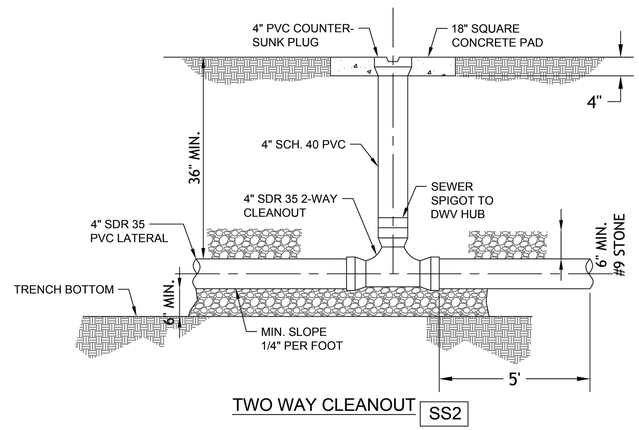
sheet
C8.0
Civil
EROSION DETAILS
permit
3 MAY 2023



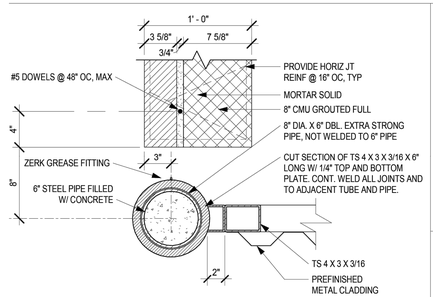
C1 TRASH ENCLOSURE GATE ELEVATION
SCALE: 1/4" = 1'-0"



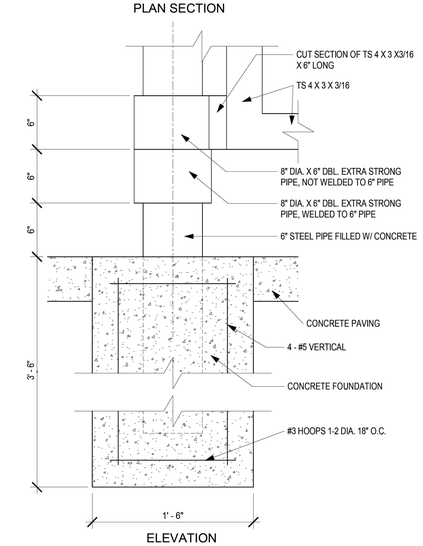
TRASH ENCLOSURE



TWO WAY CLEANOUT SS2

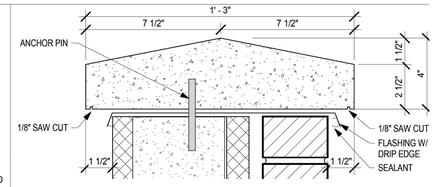


PLAN SECTION

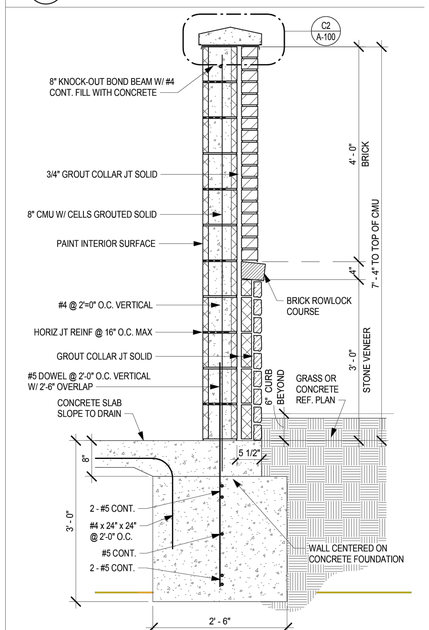


ELEVATION

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



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



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

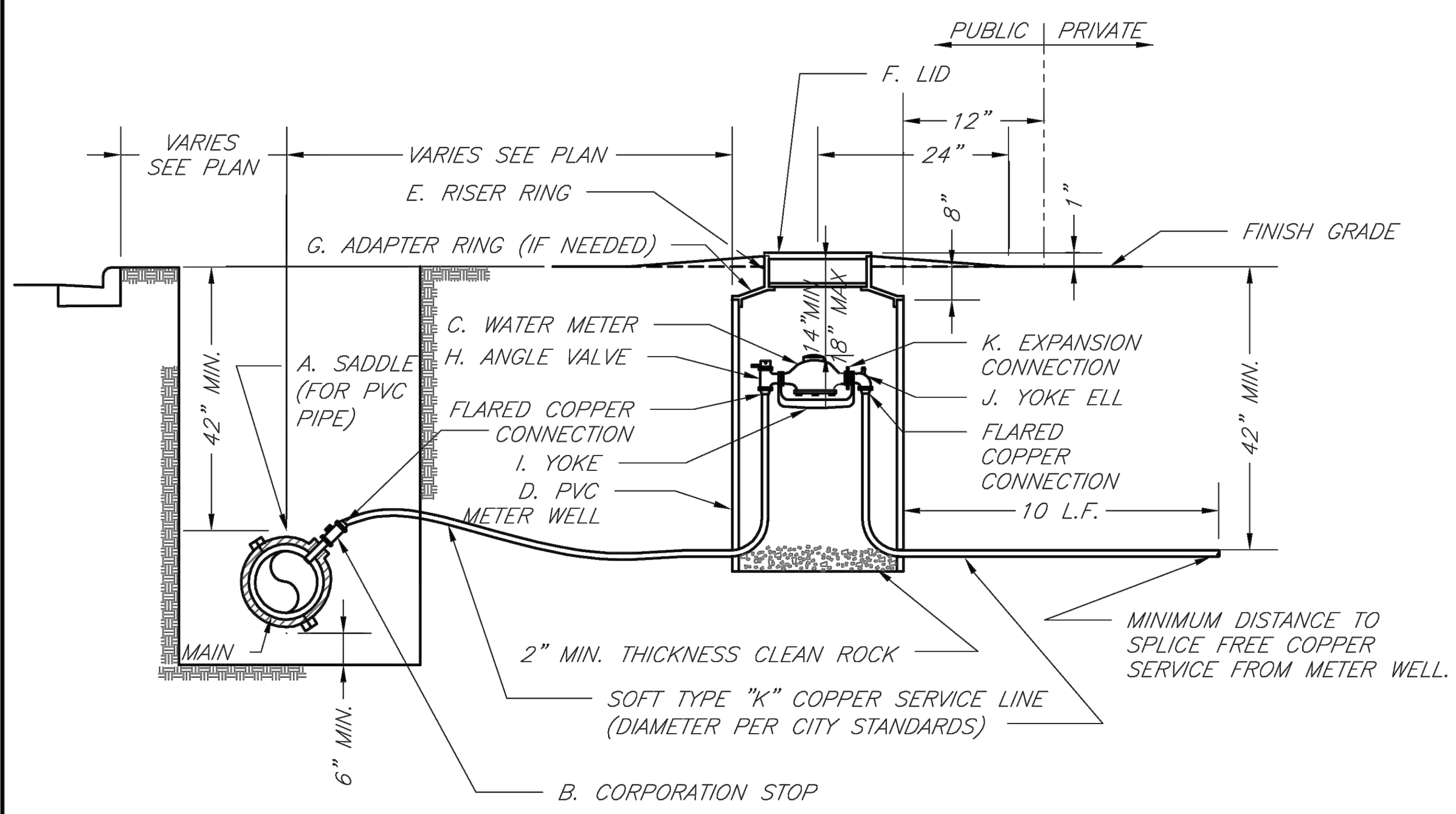
NOTES:
BRICK- YANKEE HILL DARK IRON SPOT
MORTAR- SPEC MIX SM770 (SUBMIT TO OWNER FOR APPROVAL)
STONE- GLEN GEARY GLENN RIDGE BLACK/GRANITE

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

Revisions

STREETS OF W. PRYOR
LOT 5
LEES SUMMITT, MO.

sheet
C10.0
Civil
DETAILS
permit
3 MAY 2023



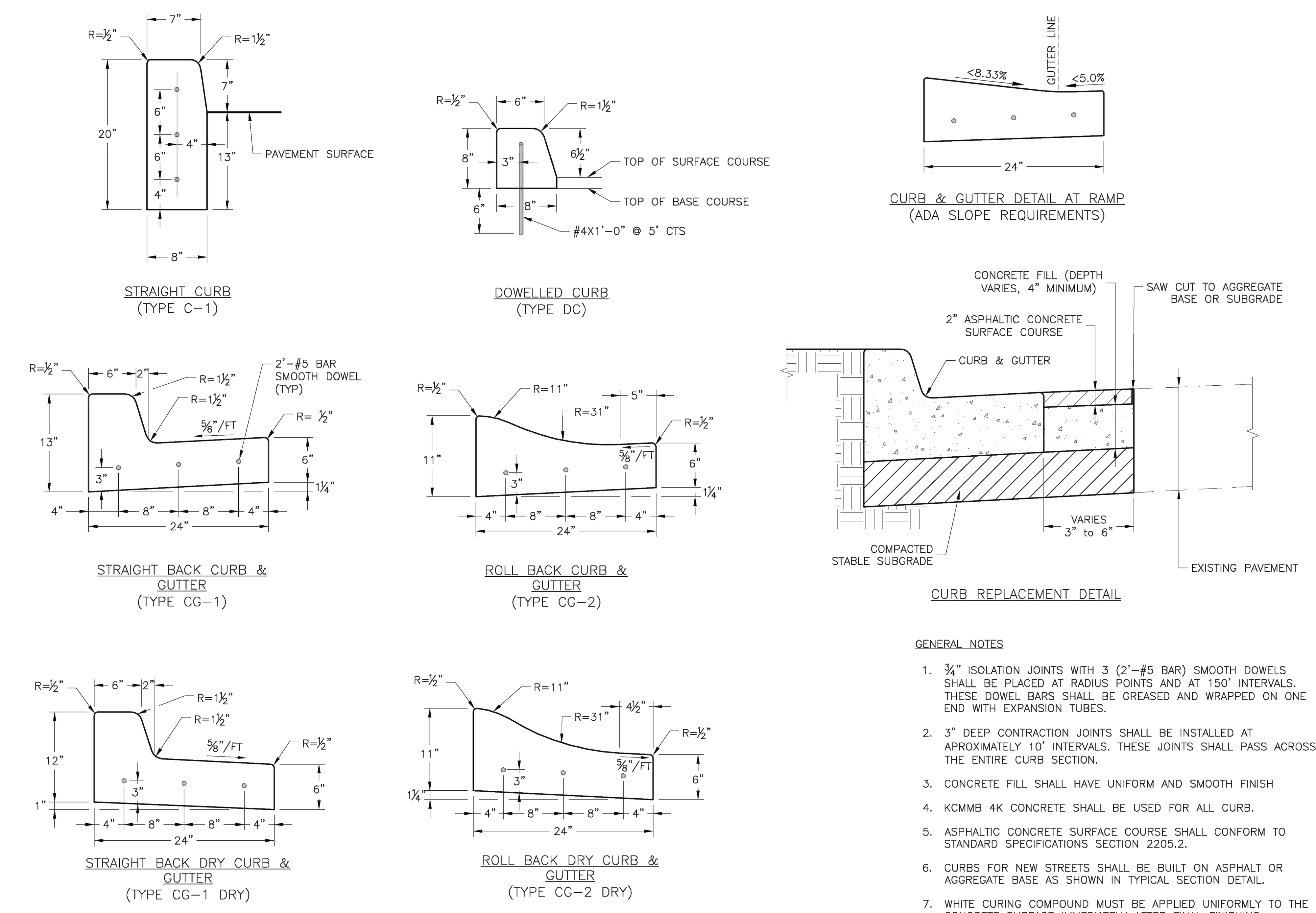
TYPICAL METER INSTALLATION – 2" AND SMALLER
NOT TO SCALE

NOTES:

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

LS | LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
SERVICE CONNECTION/METER WELL

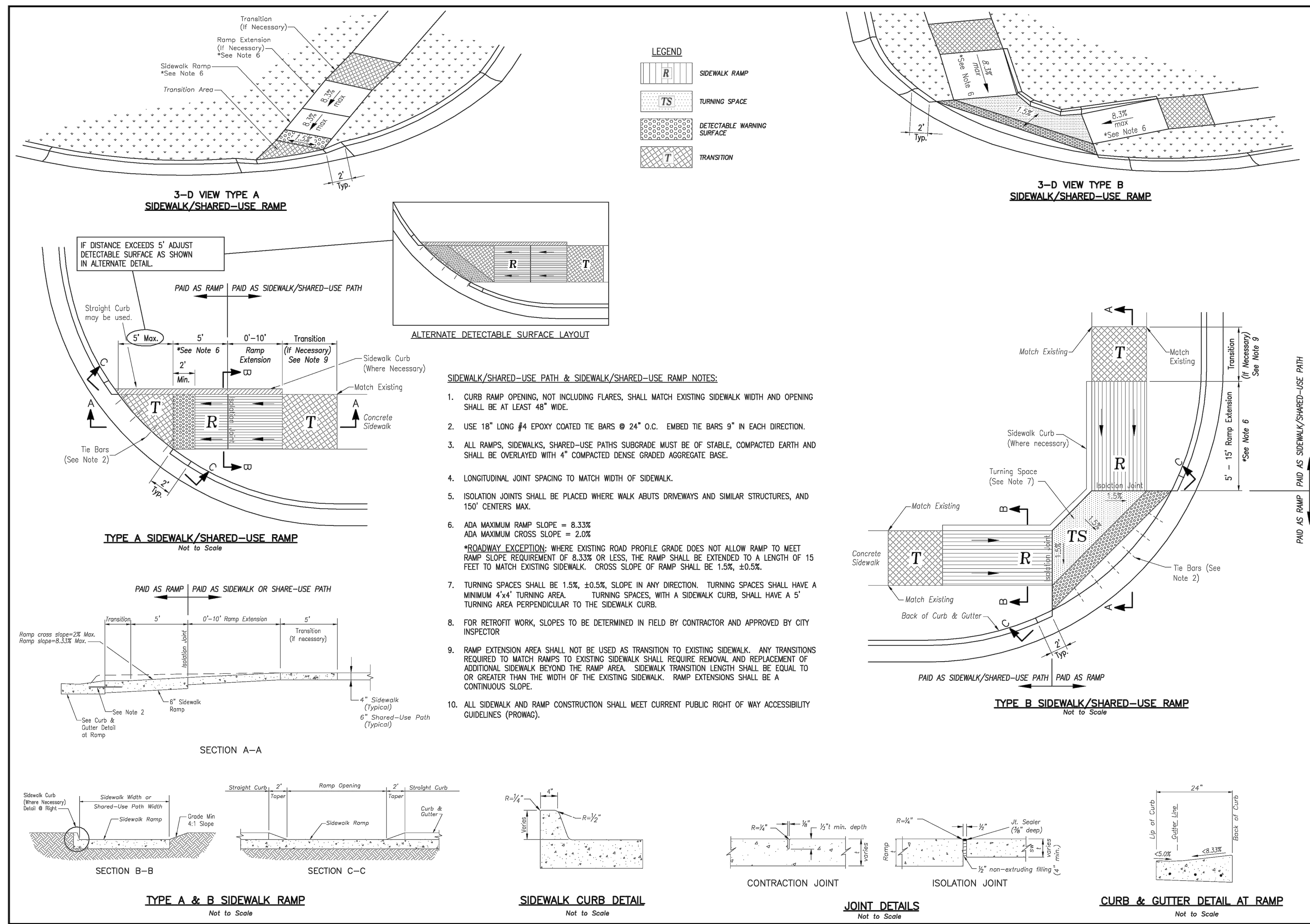
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-11
Rev: 1/14
Rev:



GENERAL NOTES

1. ¾" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

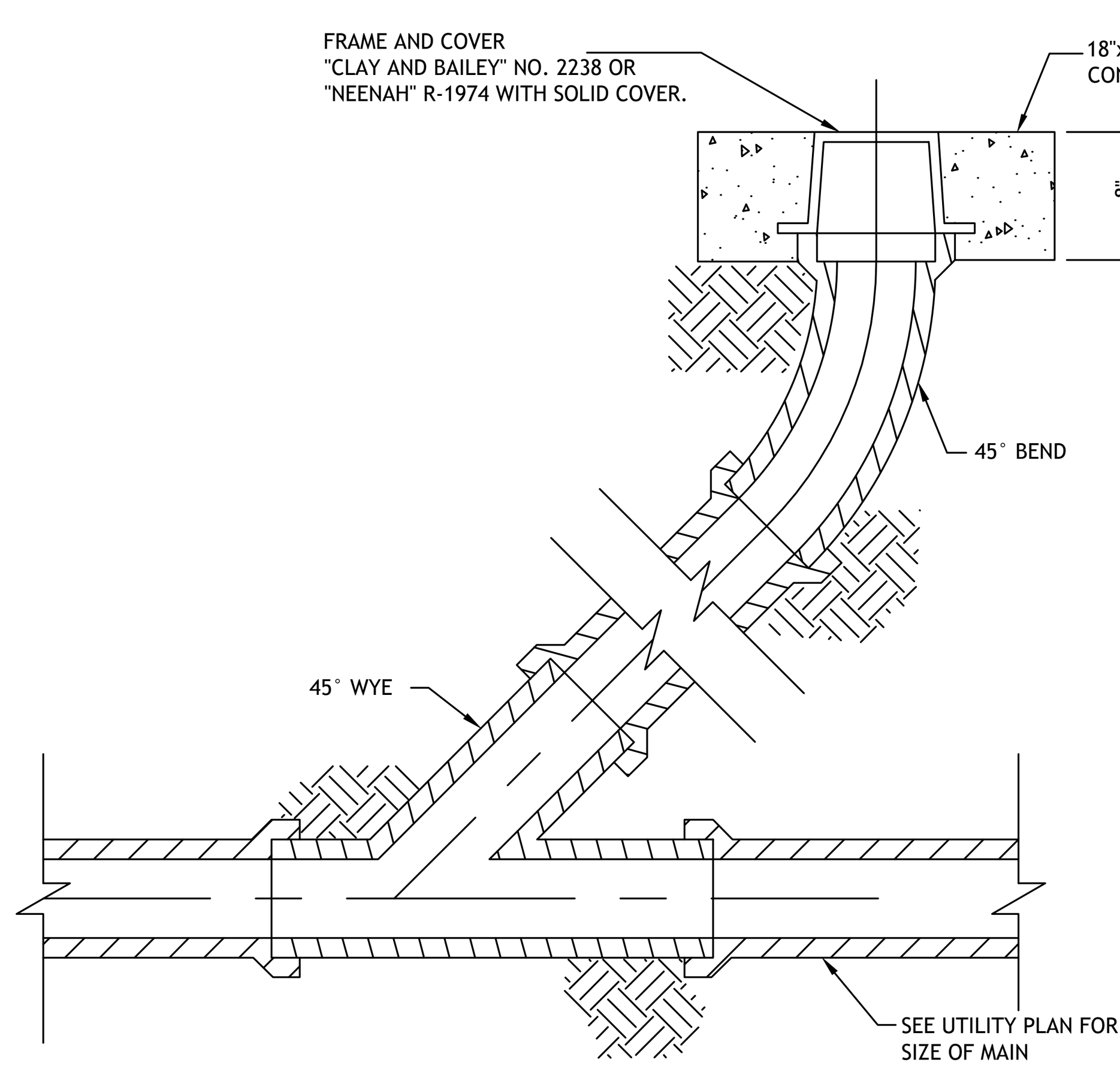
LS | LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB & GUTTER DETAIL
GEN-4



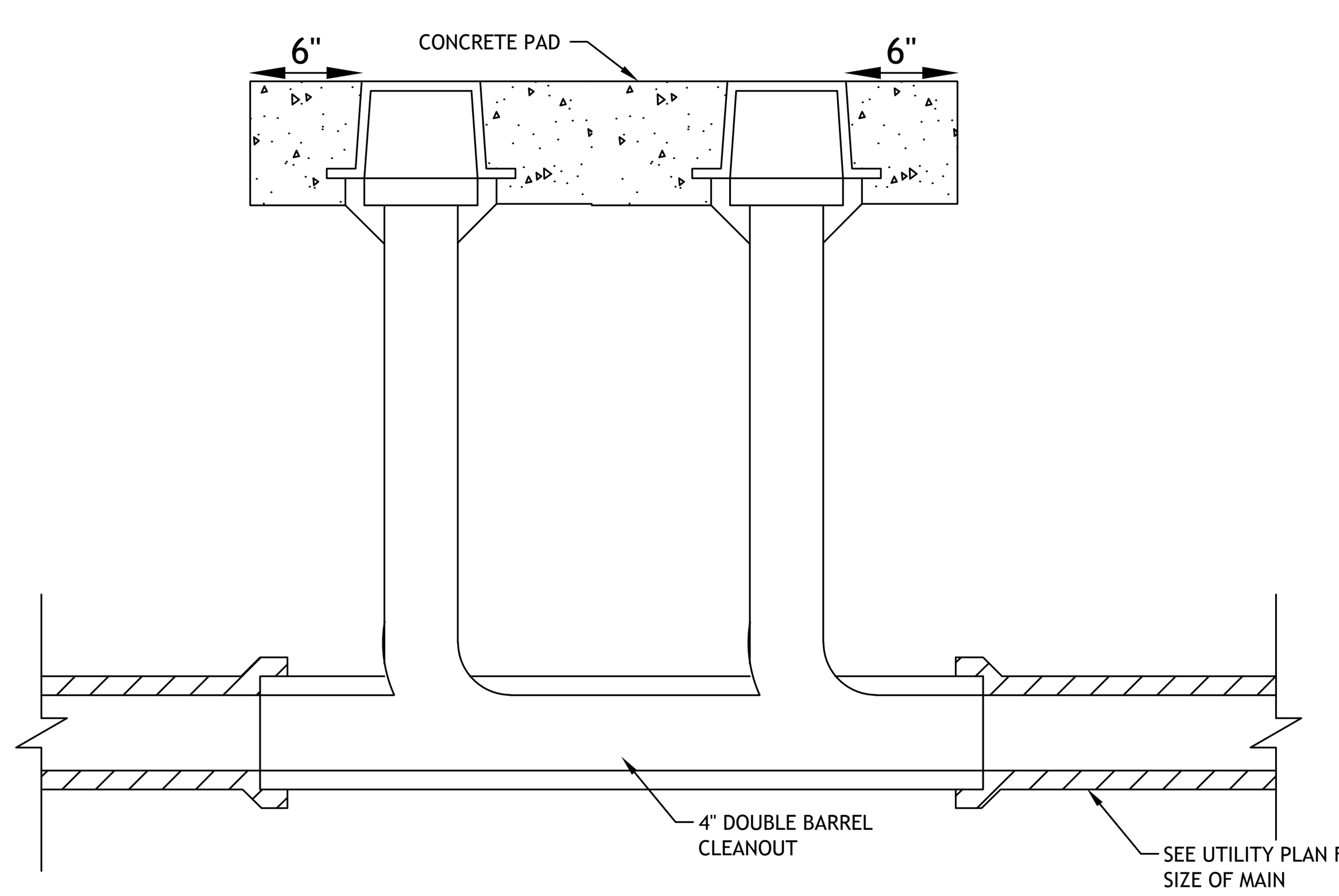
SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
ADA MAXIMUM CROSS SLOPE = 2.0%
*ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

LS | LEE'S SUMMIT MISSOURI
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
ADA RAMP RETROFIT DETAIL
GEN-3A



CLEAN-OUT CO



DOUBLE CLEAN-OUT DCO

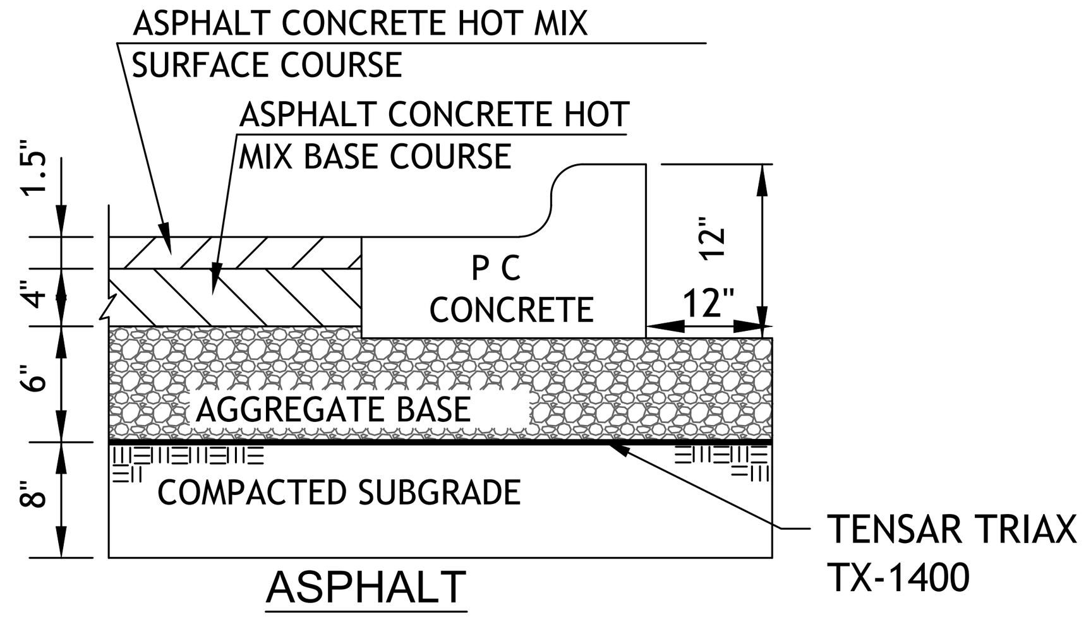
SM Engineering
SME
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

Revisions

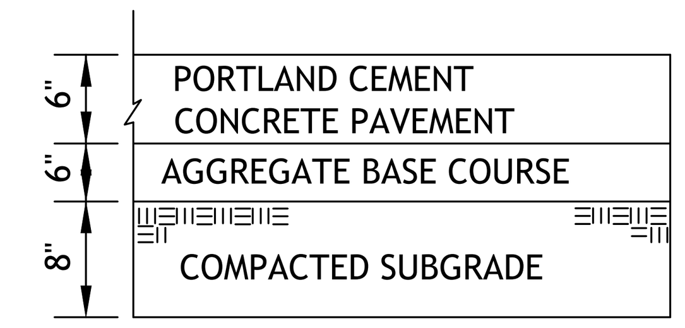
STREETS OF W. PRYOR LOT 5

LEE'S SUMMIT, MO.

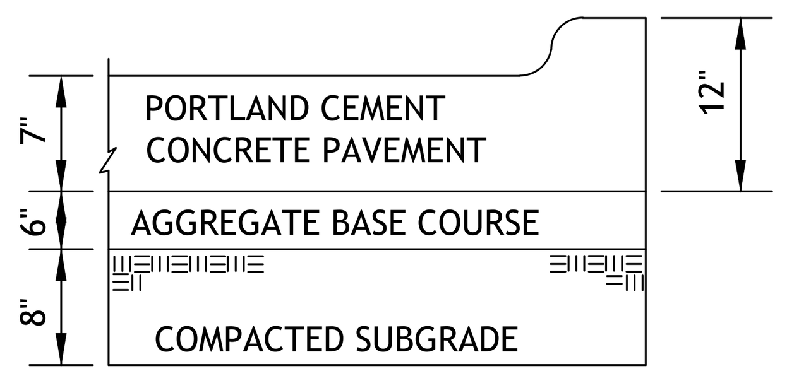
sheet
C11.0
Civil
DETAILS
permit
3 MAY 2023



REGULAR DUTY PAVING PV1



TRAIL PAVING TP

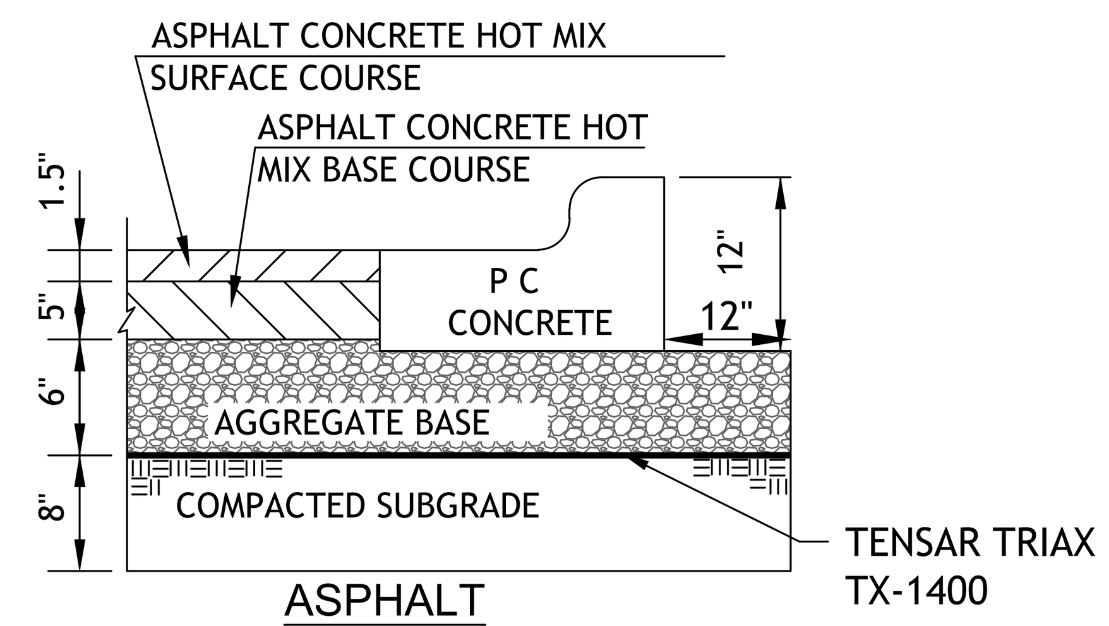


HEAVY DUTY CONCRETE PV3

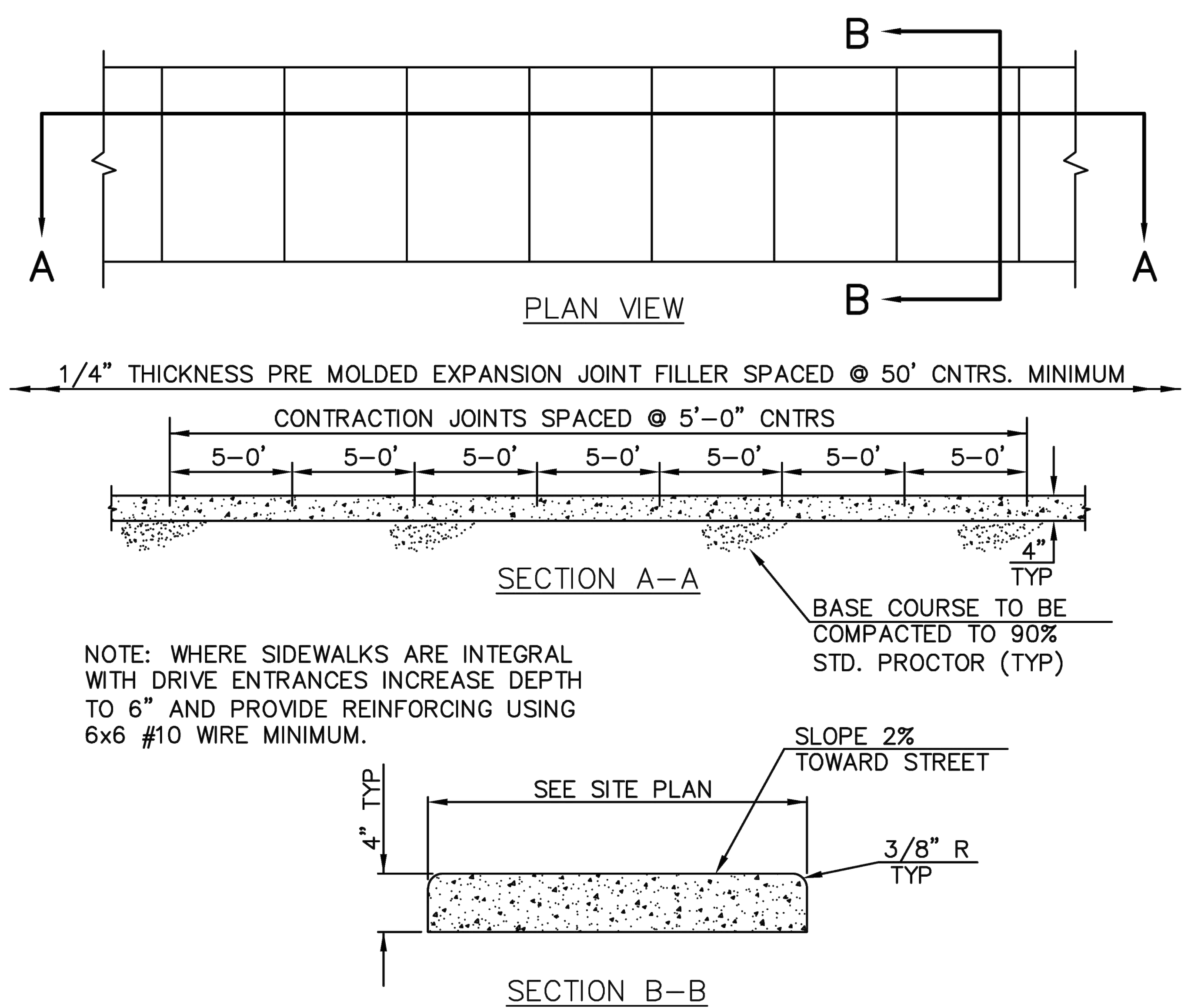
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

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

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

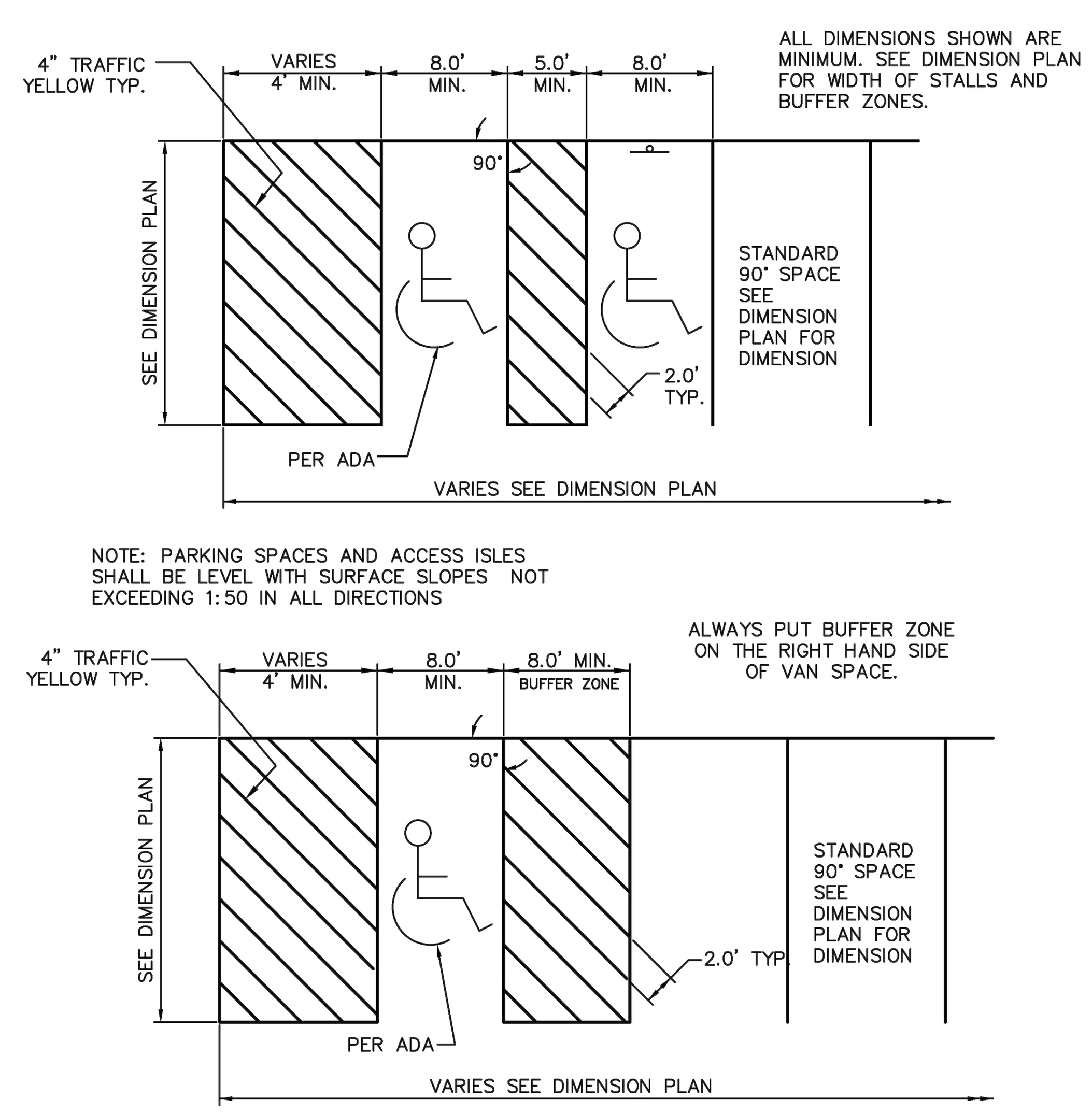


HEAVY DUTY ASPHALT PAVING PV2

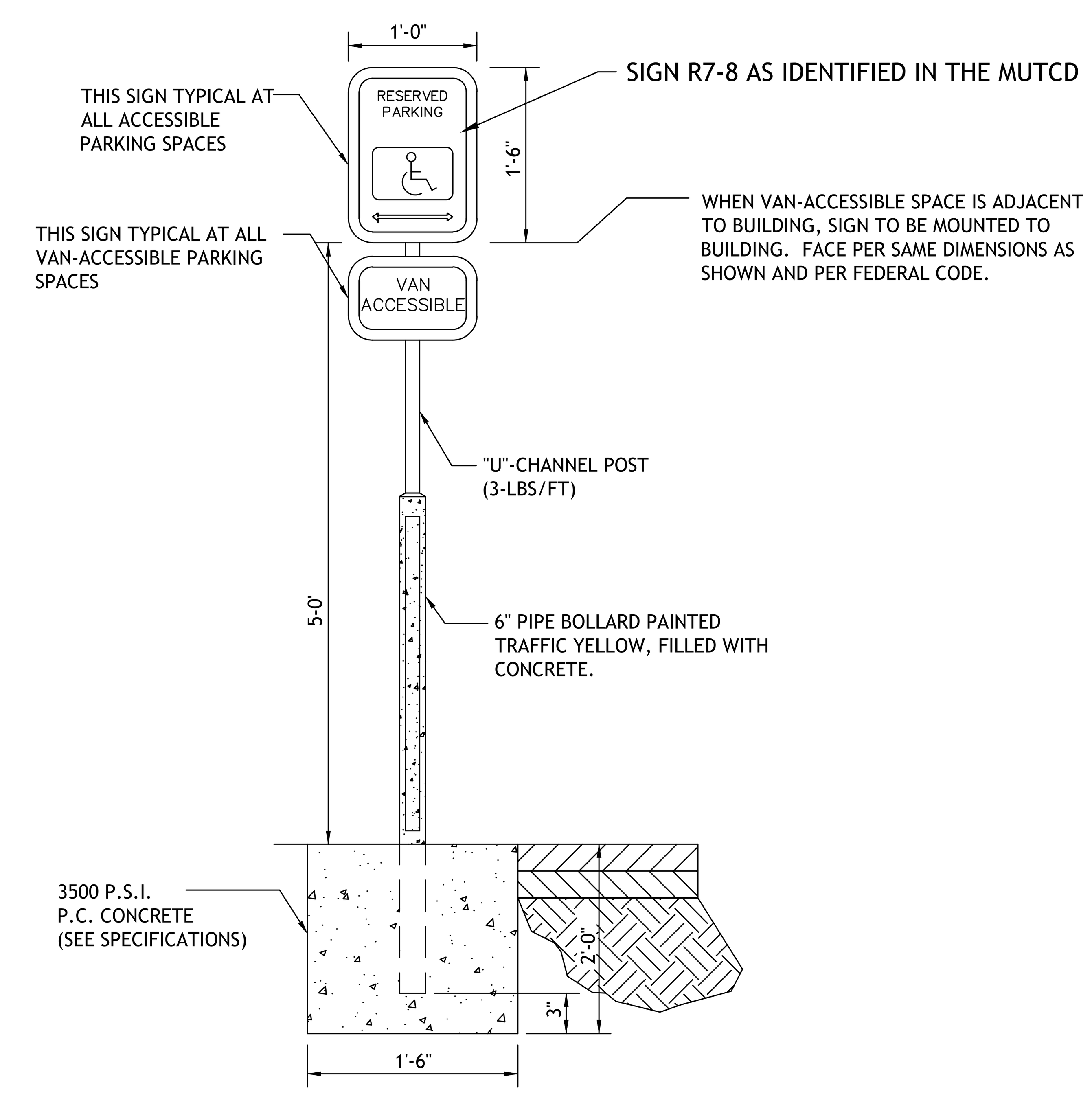


CONCRETE SIDEWALK CW2

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

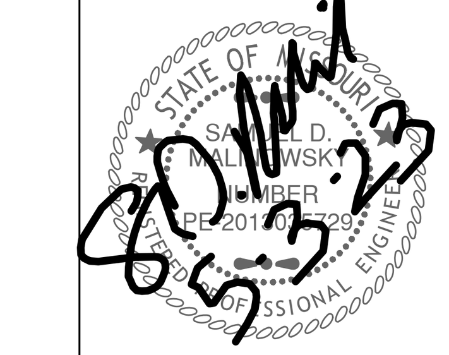


90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING PK1



ACCESSIBLE PARKING SIGN PK2

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

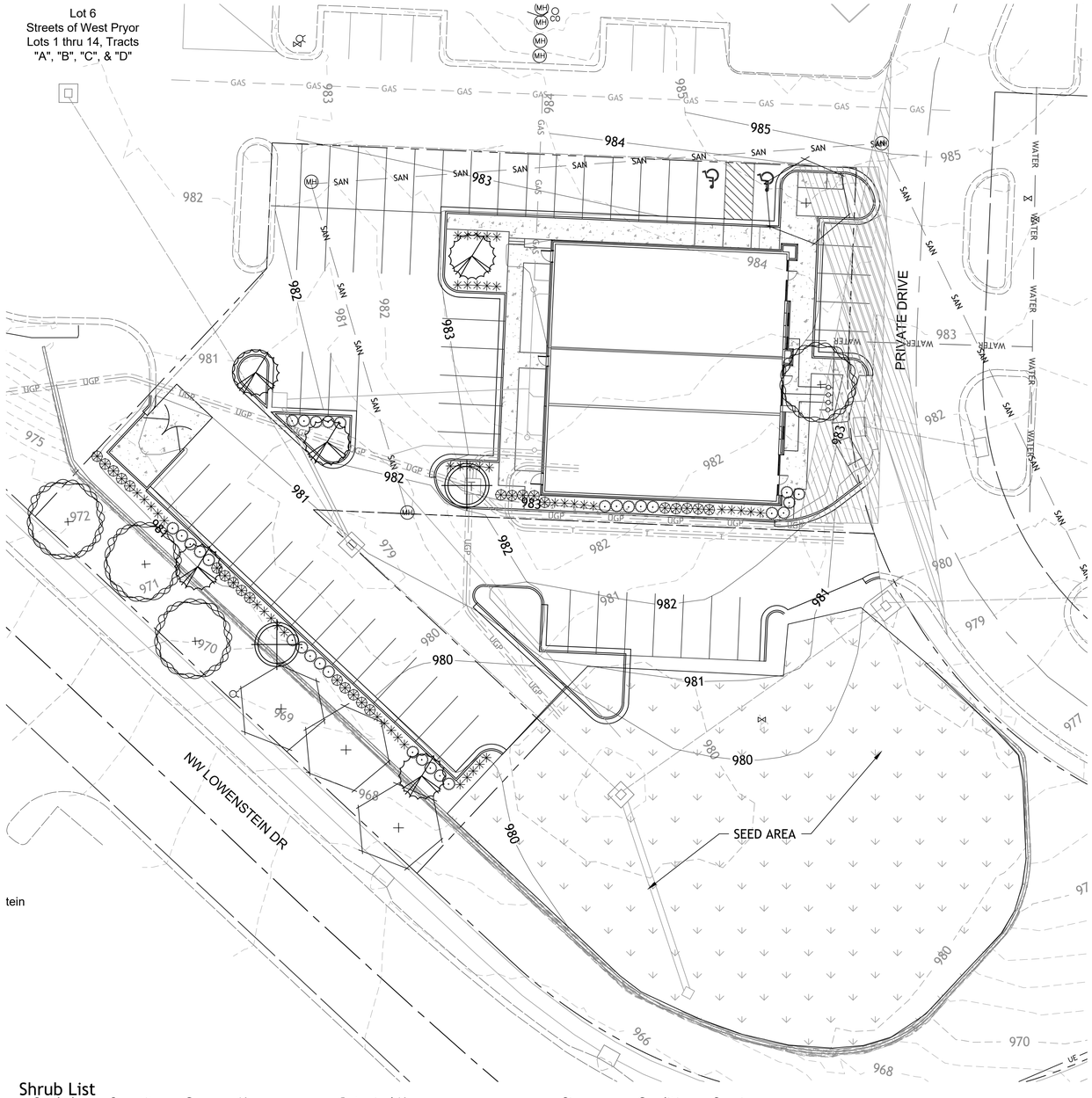


Revisions

STREETS OF W. PRYOR
LOT 5
LEE'S SUMMIT, MO.

sheet
C12.0
Civil
DETAILS
permit
3 MAY 2023

Lot 6
Streets of West Pryor
Lots 1 thru 14, Tracts
"A", "B", "C", & "D"



tein

LOT 2 SITE DATA:

LOWENSTEIN 166'
REQUIRED:
STREET TREES 1/30' = 6
PARKING LOT SHRUBS 12/40' = 50

PROVIDED:
SHADE TREES = 6
SHRUBS = 50

PRIVATE DRIVE 117'
REQUIRED:
STREET TREES 1/30' = 4
PARKING LOT SHRUBS 12/40' = 35

PROVIDED:
SHADE TREES = 2 (2 ADDED TO OPEN SPACE TREES)
SHRUBS = 0 (35 ADDED TO OPEN SPACE SHRUBS)

INTERIOR PARKING
TOTAL PARKING SURFACE = 14,386 sf
REQUIRED
5% LANDSCAPE AREA = 719 sf
PROVIDED = 917 sf

OPEN SPACE TREES
TOTAL SITE 0.753ac (32,820sf)
TOTAL BUILDING 6,000sf
TOTAL OPEN SPACE 26,820sf

REQUIRED
1 / 5,000sf = 5

PROVIDED
ORNAMENTALS = 7

OPEN SPACE SHRUBS
REQUIRED
2 / 5,000sf = 27
PROVIDED = 50

SIGHT TRIANGLE

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.

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 AREAS TO BE FERTILIZED & SODDED WITH A TURF-TYPE-TALL FESCUE SEED BLEND.

IRRIGATION NOTE
1. 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.
2. IRRIGATION SYSTEM SHALL PROVIDE A CONSTANT ON ON ZONE FOR FOUNTAIN
3. IRRIGATION CONTROLLER TO BE MOUNTED ON OUTSIDE WALL OF BUILDING. PROVIDE TEMPORARY SUPPORT PRIOR TO BUILDING CONSTRUCTION.

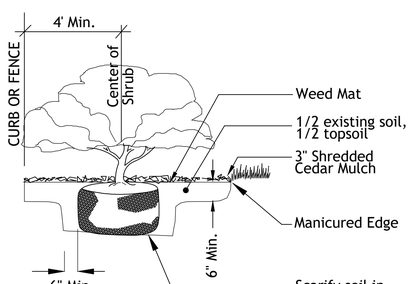
MOWING NOTE
CONTRACTOR SHALL BE RESPONSIBLE FOR FIRST 2 MOWINGS OF ALL AREAS OF GRASS

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊙	30	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
✻	25	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
✳	45	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.

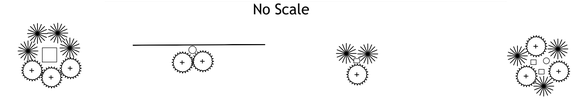
Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
+	4	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
+	4	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
+	5	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
+	2	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown

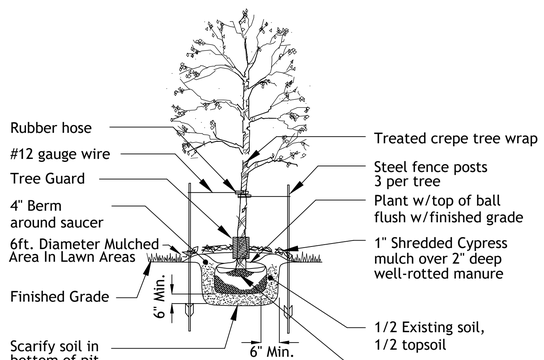


Shrub Bed & Parking Setback Detail
No Scale

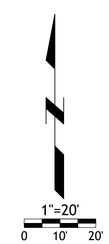
Typical Utility Box Screening Details
No Scale



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE



Tree Planting Detail
No Scale

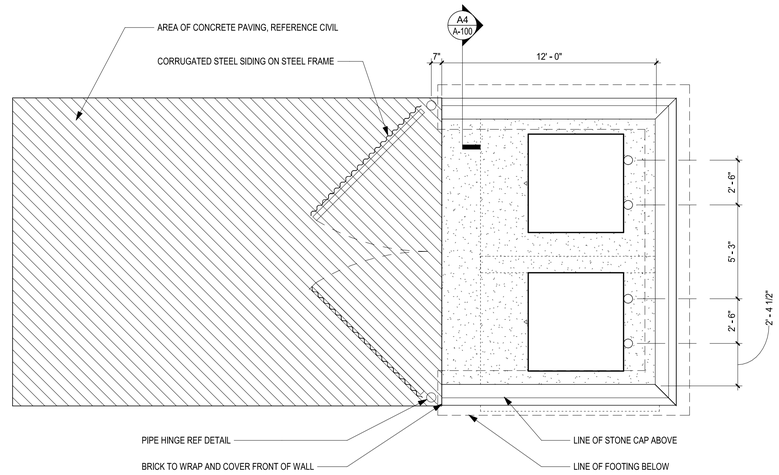


SM Engineering
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

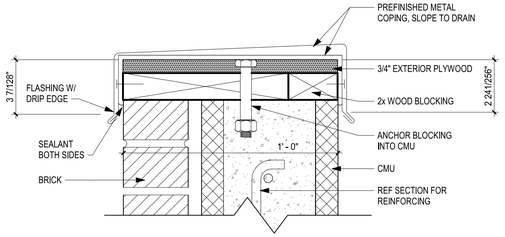
Revisions

STREETS OF W. PRYOR
LOT 5
LEE'S SUMMITT, MO.

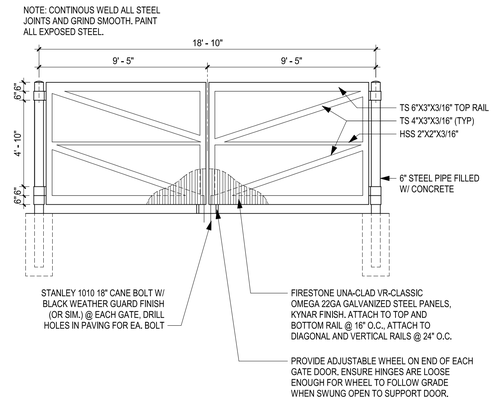
sheet
C13.0
Civil
LANDSCAPE
permit
3 MAY 2023



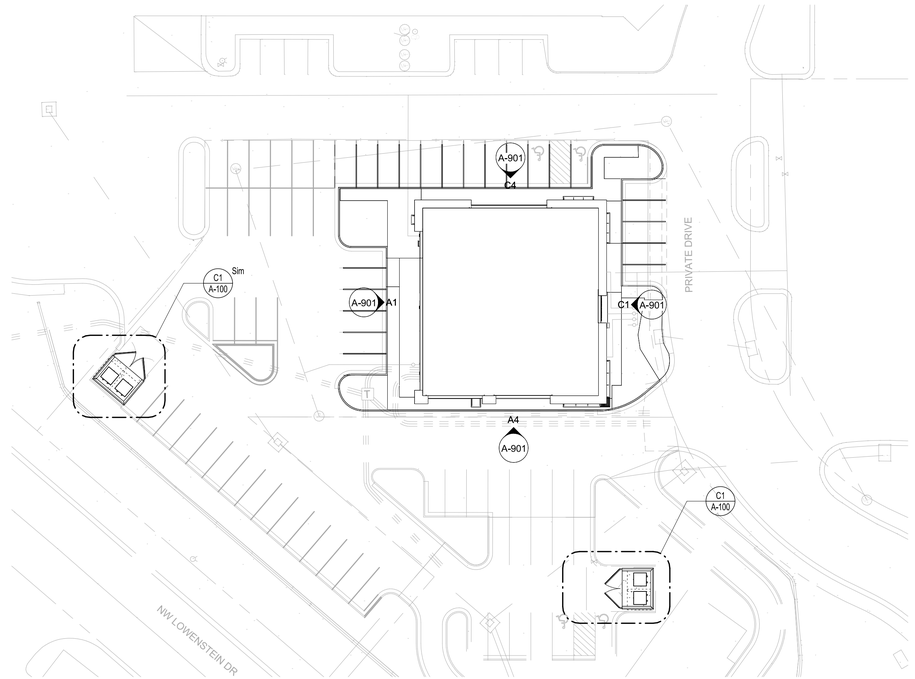
C1 TYP. TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



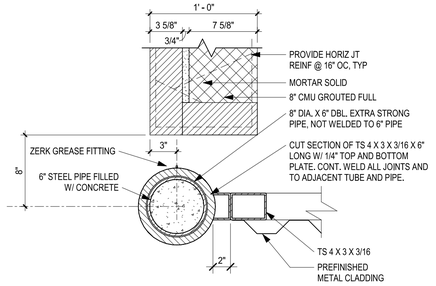
D3 TRASH ENCLOSURE CAP DETAIL
SCALE: 3" = 1'-0"



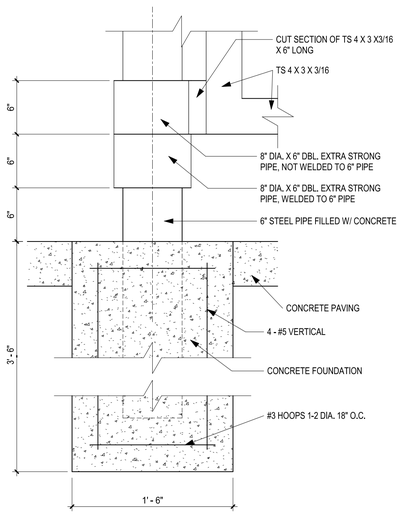
C4 TRASH ENCLOSURE GATE ELEVATION
SCALE: 1/4" = 1'-0"



A1 SITE PLAN
SCALE: 1" = 30'-0"
N

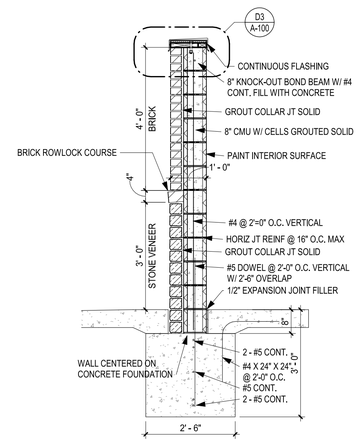


PLAN SECTION



ELEVATION

A3 ENCLOSURE GATE HINDGE DETAIL
SCALE: 1 1/2" = 1'-0"



A4 TRASH ENCLOSURE WALL SECTION
SCALE: 1/2" = 1'-0"

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115
STATE OF MISSOURI
MICHAEL K. HAMPTON
ARCHITECT
MICHAEL K HAMPTON
#MO# A-2008027042
SCHWERDT DESIGN GROUP INC
MO CERTIFICATE OF AUTH. #FR00533876

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT,JACKSON COUNTY, MISSOURI 64081

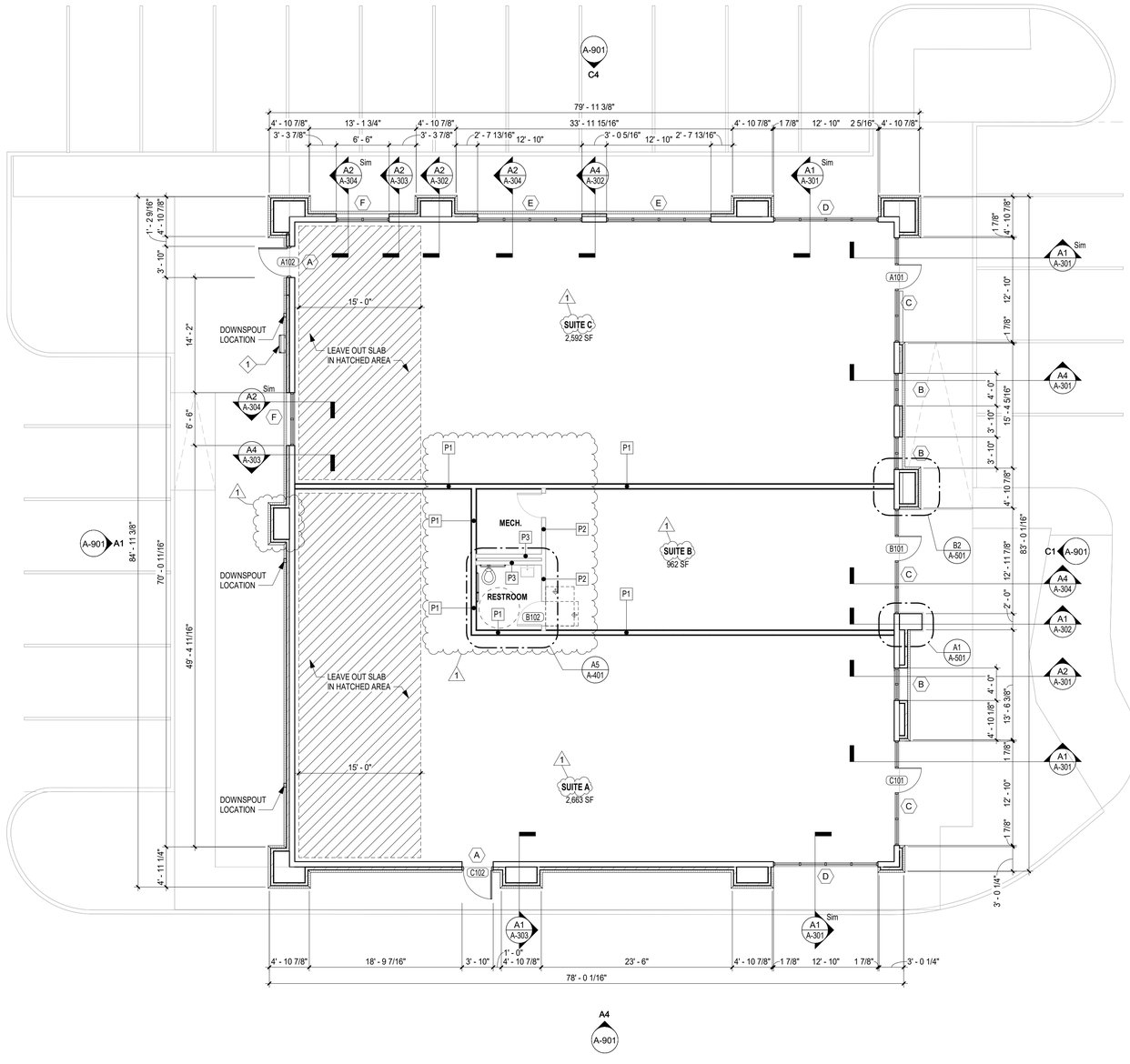
SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
SITE PLAN

PROJECT NUMBER
230117

SHEET NUMBER
A-100

FILE PATH: C:\Users\rross\OneDrive - Schwerdt Design Group\Documents\230117 SOWP Lot 5 Core - Shell_rjsZHKC2.rvt
PLOT DATE: 6/22/2023 4:19:09 PM
DRAWN BY: Author



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

N

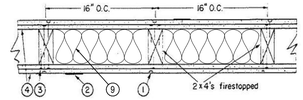
KEYED PLAN NOTES

X

1. LANDLORD TO PROVIDE PADLOCK FOR ROOF ACCESS LADDER AND 5 KEYS TO PADLOCK

PARTITION TYPES

2 HR WALL ASSEMBLY PER UL DESIGN NO. U301



1. Nailheads — Exposed or covered with joint compound.
2. Joints — Exposed joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape.
3. Nails — 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam, 1/4 in. diam heads, and 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam heads.
4. Gypsum Board* — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side. When used in widths other than 48 in., gypsum board to be installed horizontally.
5. NOT USED
6. NOT USED
7. NOT USED
8. NOT USED
9. Batts and Blankets — Min. 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the stud cavities. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.
10. NOT USED
11. NOT USED

P1 2HR RATED PARTITION

NOTE: ALL PENETRATIONS THRU DEMISING WALLS MUST BE FIRESTOPPED.

NON-RATED GYPSUM BOARD PARTITION

1. 5/8" Gypsum board on each side of 3 1/2" wood studs @ 16" O.C.
2. Water resist gyp on restroom side.

P2 NON-RATED PARTITION

PLUMBING CHASE PARTITION

1. 5/8" Gypsum board on one side only of 3 1/2" wood studs @ 16" O.C.
2. Water resist gyp on restroom side.

P3 PLUMBING CHASE PARTITION

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115
STATE OF MISSOURI MICHAEL K HAMPTON NUMBER A-2008027042 REGISTERED ARCHITECT
MICHAEL K HAMPTON
#MO# A-2008027042
SCHWERDT DESIGN GROUP INC
MO CERTIFICATE OF AUTH. #F0033876

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
2070 NW LOWENSTEIN DR, LEES SUMMIT, JACKSON COUNTY, MISSOURI 64081

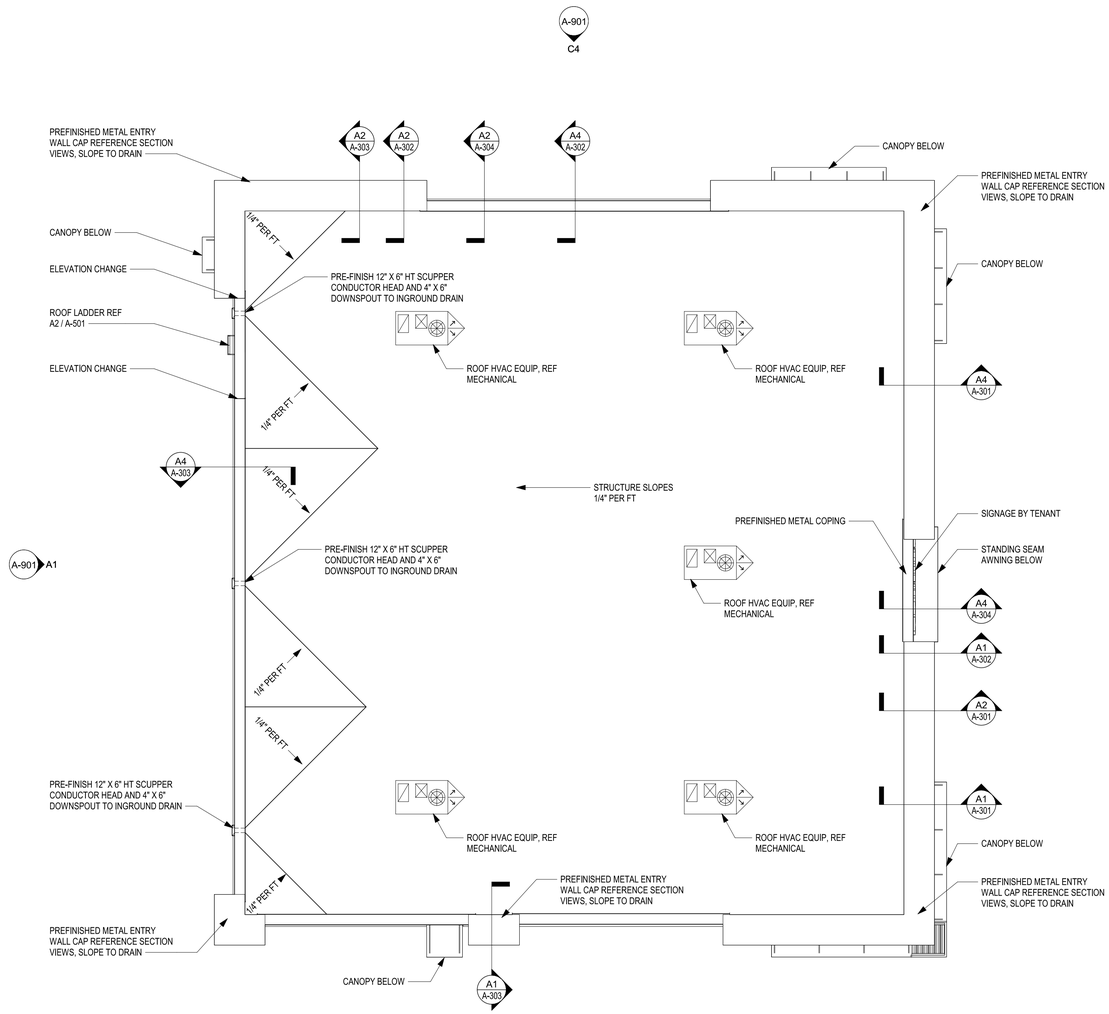
SUBMISSION DATES		
PROGRESS PRINT ONLY		
1	ADD-1	06-02-2023

SHEET TITLE
FIRST FLOOR PLAN

PROJECT NUMBER
230117

SHEET NUMBER
A-101

FILE PATH: C:\Users\ross\OneDrive - Schwerdt Design Group\Documents\230117 SOWP Lot 5 Core - Shell_rjsZHKC2.rvt
DATE: 6/2/2023 12:50:51 PM
DRAWN BY: Author



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

N

ROOF PLAN NOTES

1. TPO ROOF MEMBRANE
2. R-30 INSULATION

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115
STATE OF MISSOURI MICHAEL K HAMPTON NUMBER A-2008027042 REGISTERED ARCHITECT
MICHAEL K HAMPTON
#MO# A-2008027042
SCHWERDT DESIGN GROUP INC
MO CERTIFICATE OF AUTH. #FR00353876

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT,JACKSON COUNTY, MISSOURI 64081

SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
ROOF PLAN

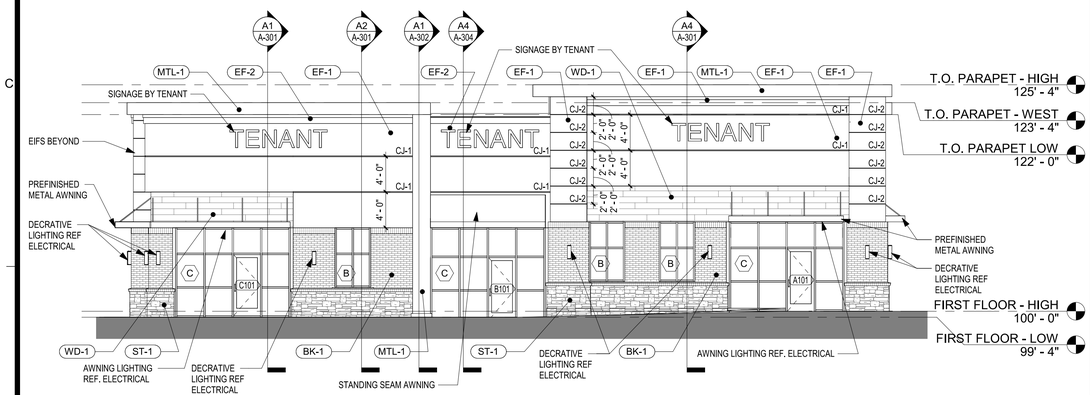
PROJECT NUMBER
230117

SHEET NUMBER
A-102

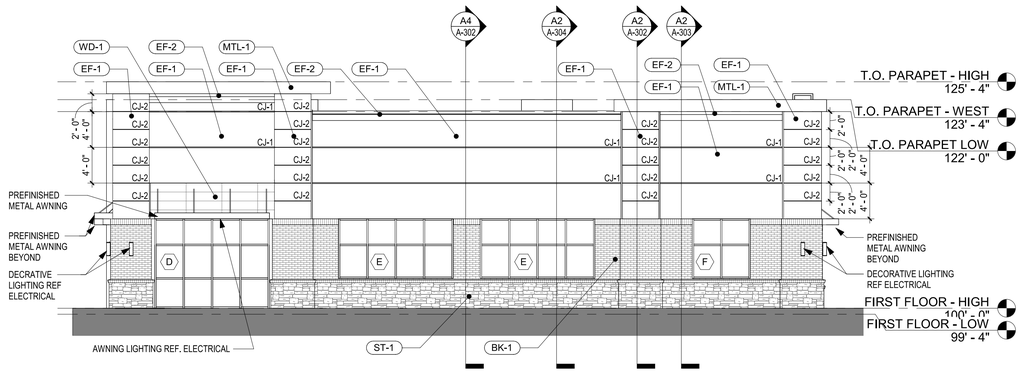
FILE PATH: C:\Users\rross\OneDrive - Schwerdt Design Group\Documents\230117 SOWP Lot 5 Core - Shell_rjsZHKC2.rvt
DATE: 6/22/2023 4:19:10 PM
DRAWN BY: Author

EXTERIOR MATERIALS

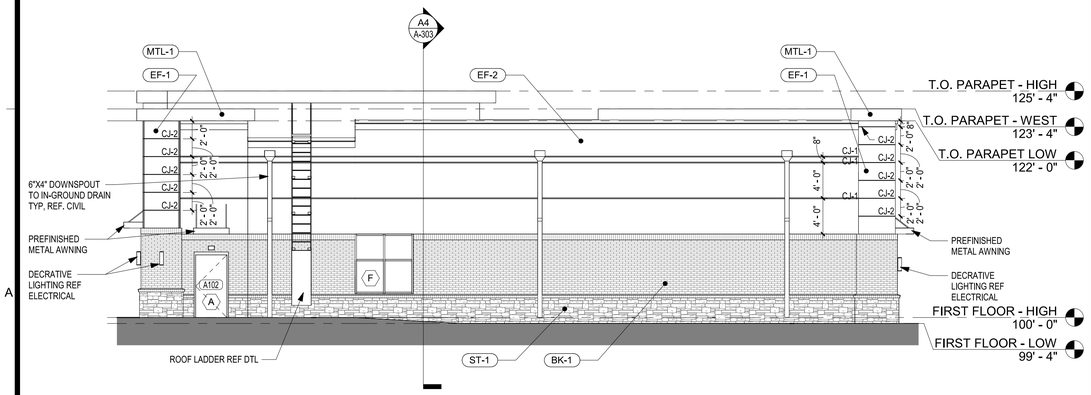
ST-1	**SPLIT FACE STONE VENEER (ST-1)**		
	COLOR:	(CHARCOAL) BANFF SPRINGS CLIFFSTONE	
	STYLE / MORTAR:	ENGINEERED STONE VENEER	
	MANUFACTURER:	ELDORADO STONE	
BK-1	**FACE BRICK (BK-1)**		
	COLOR:	CHARCOAL W/ SM770 SABLE MORTAR	
	STYLE:	COAL CREEK	
	MANUFACTURER:	MUTUAL MATERIALS	
WD-1	**WOOD / FIBER CEMENT SIDING (WD-1)**		
	COLOR:	(DARK BROWN) SONORAN W/ DADOS PROFILE	
	STYLE:	RESAWN TIMBER / SEALED FACE AND BACK 3/4" THICK X 7-3/8" WIDE X 8'-16' RANDOM LENGTHS	
	MANUFACTURER:	ACCOYA WOOD SIDING	
MTL-1	**PRE-FINISHED METAL (MTL-1)**		
	COLOR:	TBD LANDLORD TO SELECT FINAL COLOR	
	STYLE:	FLUSH SEAM PANEL STUCCO EMBOSSED	* COLOR MATCH ALL METAL FOR ALUMINUM STOREFRONTS, FLASHINGS / COPINGS, CANOPIES, PANELS, DOWNSPOUTS & SCUPPERS
	MANUFACTURER:	BERRIDGE	
EF-1	**EIFS - MAIN (EF-1)**		
	COLOR:	WHITE (SW ID TBD)	
	STYLE:	SANDBLAST TEXTURE	
	MANUFACTURER:	DRYVIT	* LANDLORD TO HAVE FINAL DETERMINATION OVER MATERIAL COLOR AND SELECTION
EF-2	**EIFS - ACCENT (EF-2)**		
	COLOR:	SW 7018 DOVETAIL	
	STYLE:	SANDBLAST TEXTURE	
	MANUFACTURER:	DRYVIT	



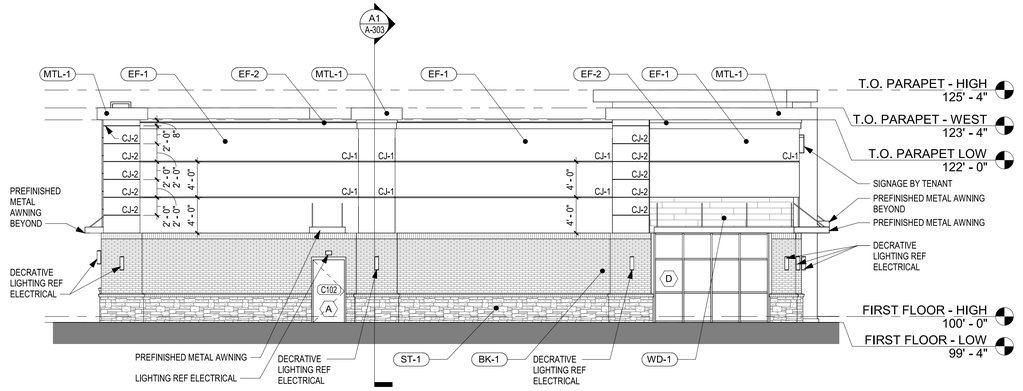
C1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579

500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF MISSOURI
MICHAEL K. HAMPTON
NUMBER A-2008027042
ARCHITECT

MICHAEL K HAMPTON
#MO# A-2008027042

SCHWERDT DESIGN GROUP INC
MO CERTIFICATE OF AUTH. #FR00333876

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT, JACKSON COUNTY, MISSOURI 64081

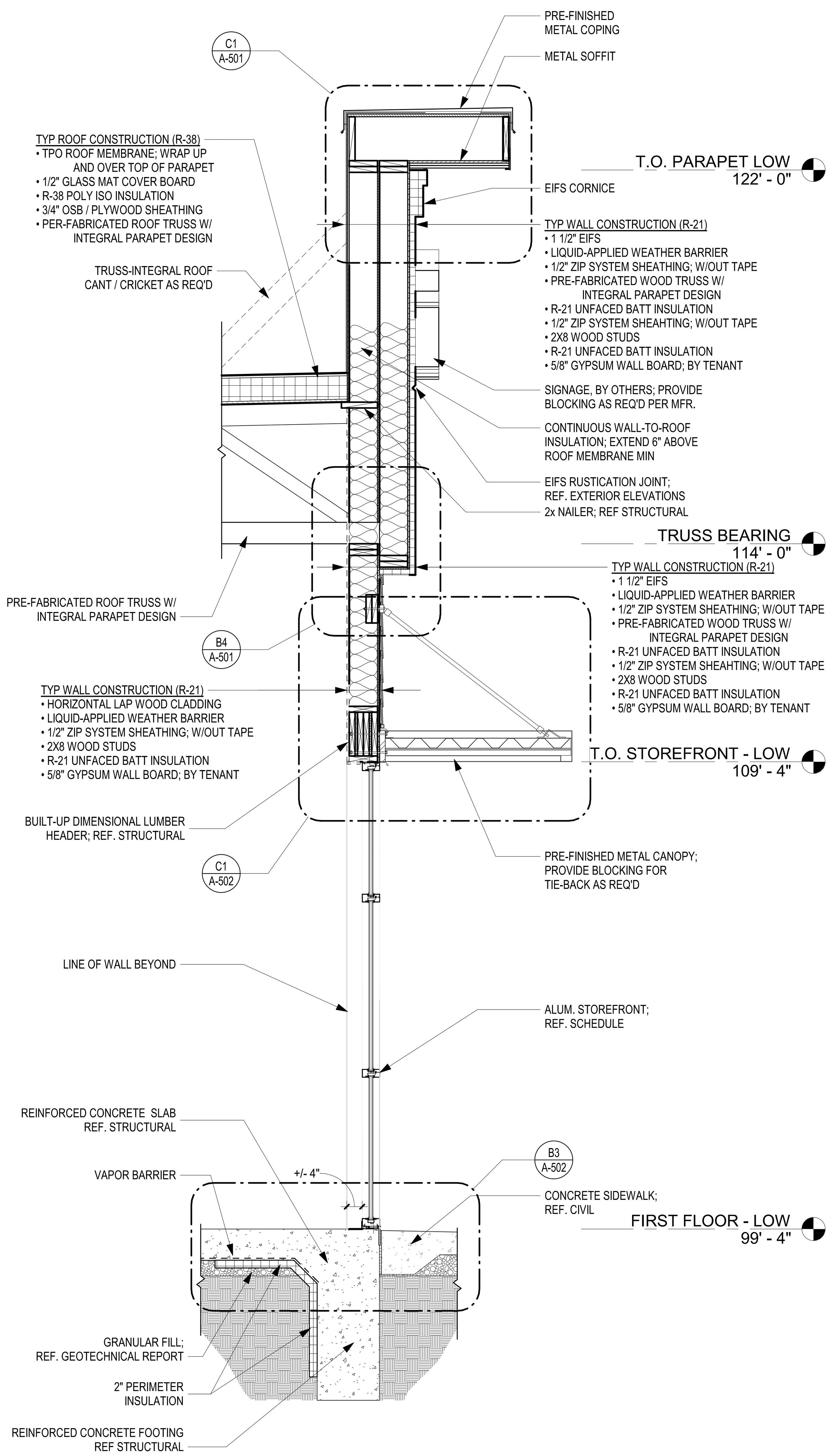
SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
EXTERIOR ELEVATIONS

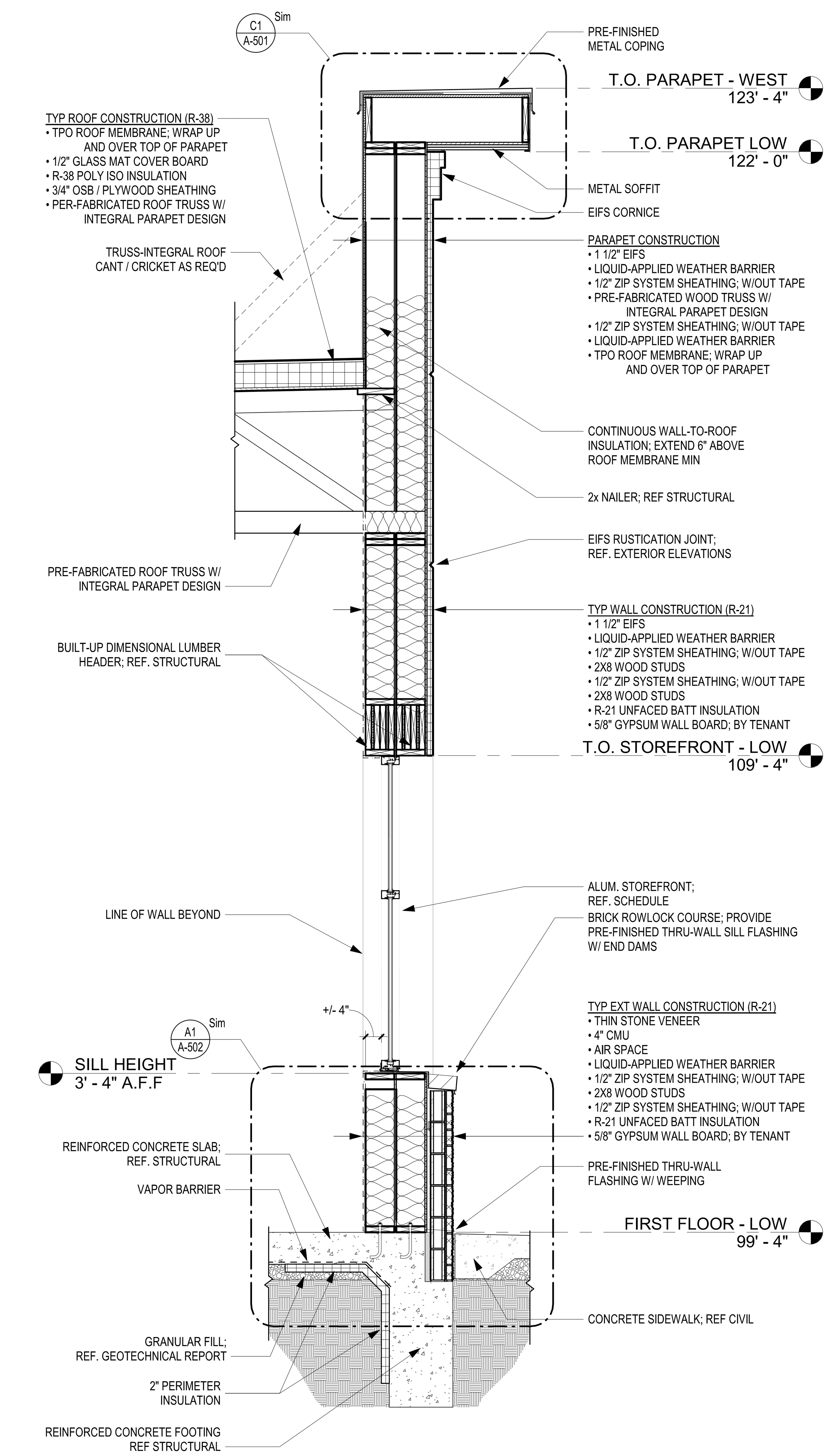
PROJECT NUMBER
230117

SHEET NUMBER
A-201

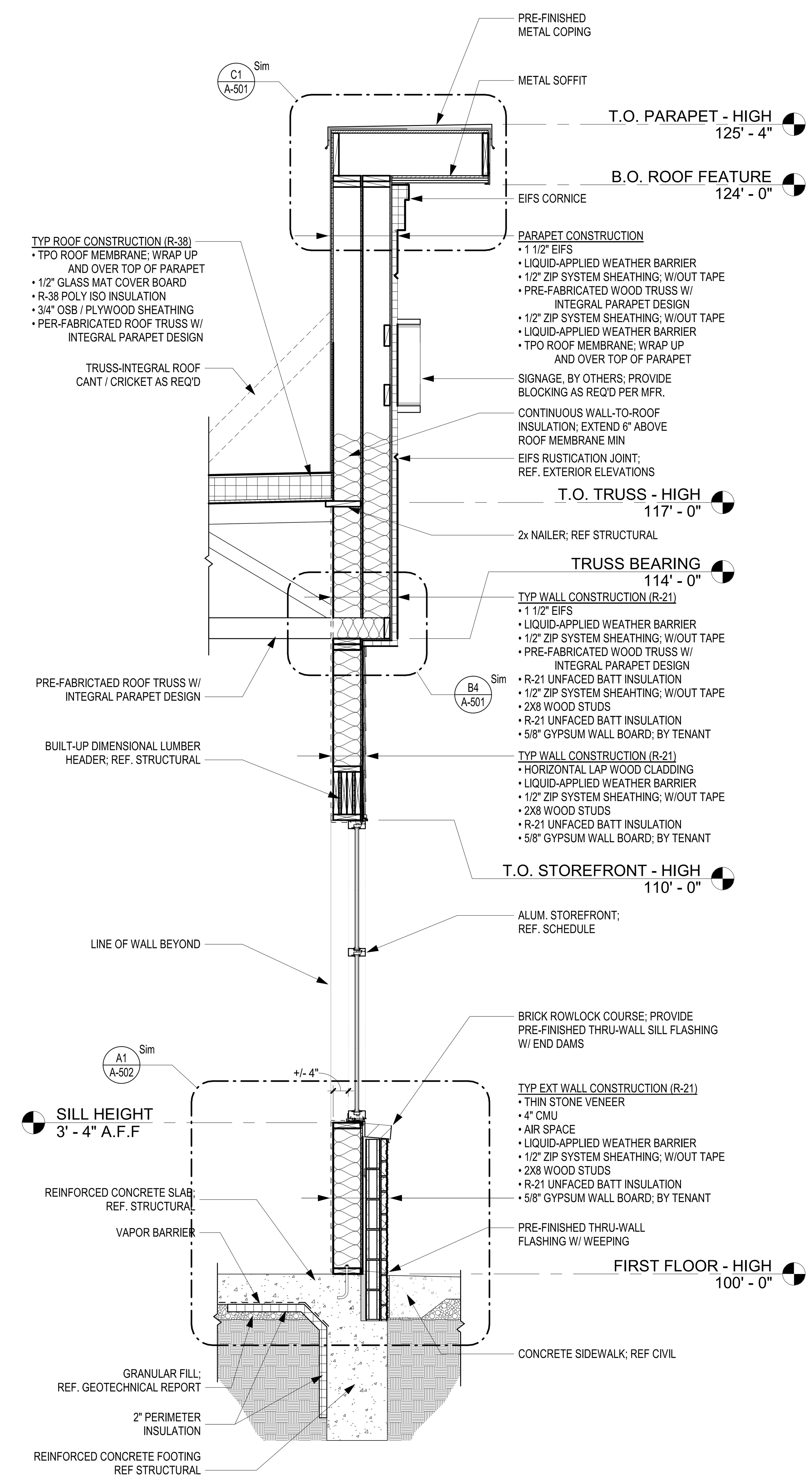
FILE PATH: C:\Users\rossk\OneDrive - Schwerdt Design Group\Documents\230117 SOWP Lot 5 Core - Shell_rjsZHKCZ.rvt
PLOT DATE: 5/22/2023 4:19:11 PM
DRAWN BY: Author



A1 SECTION @ EAST WALL STOREFRONT
SCALE: 1/2" = 1'-0"



A2 SECTION @ EAST WALL WINDOW TENANT C
SCALE: 1/2" = 1'-0"



A4 SECTION @ EAST WALL WINDOW TENANT A
SCALE: 1/2" = 1'-0"

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115
MICHAEL K HAMPTON
#MO# A-2008027042
SCHWERDT DESIGN GROUP INC
MO CERTIFICATE OF AUTH. #F00353876

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT, JACKSON COUNTY, MISSOURI 64081

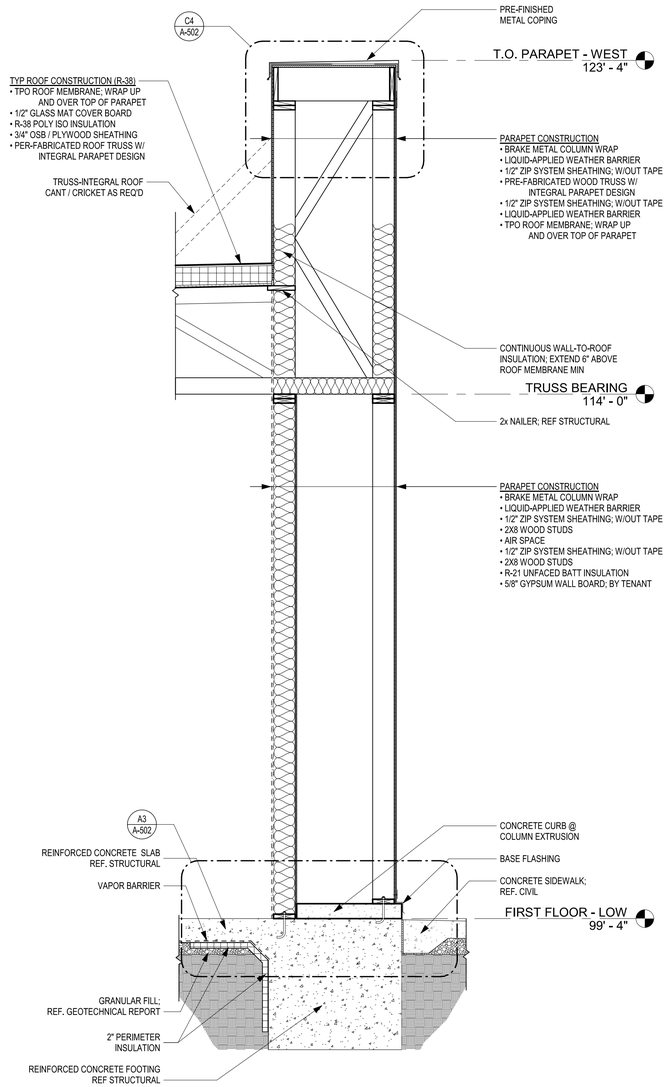
SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
WALL SECTIONS

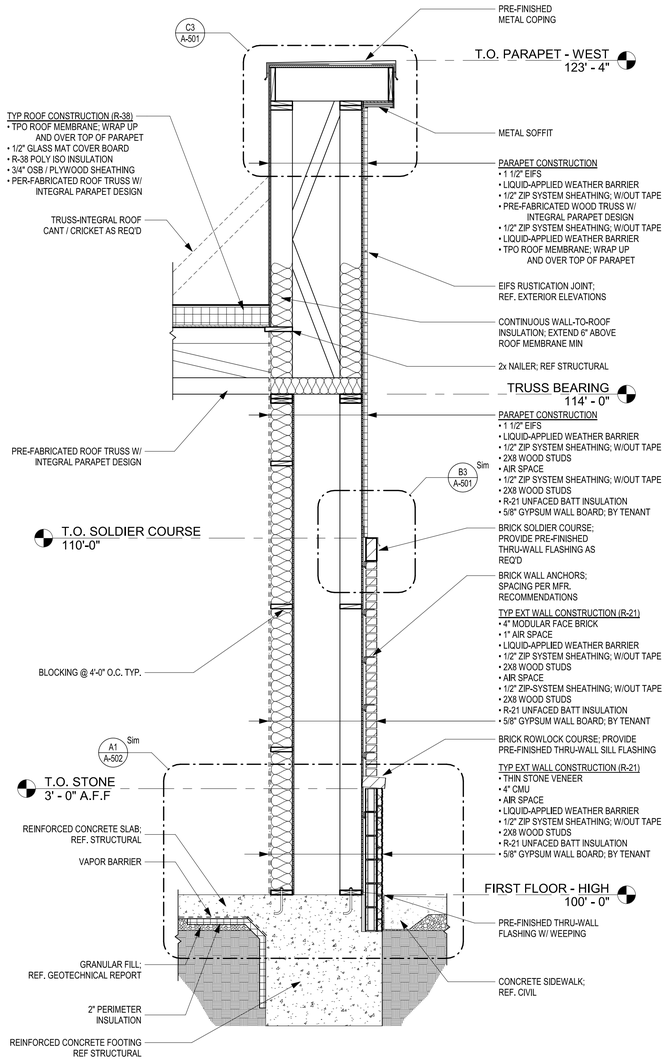
PROJECT NUMBER
230117

SHEET NUMBER
A-301

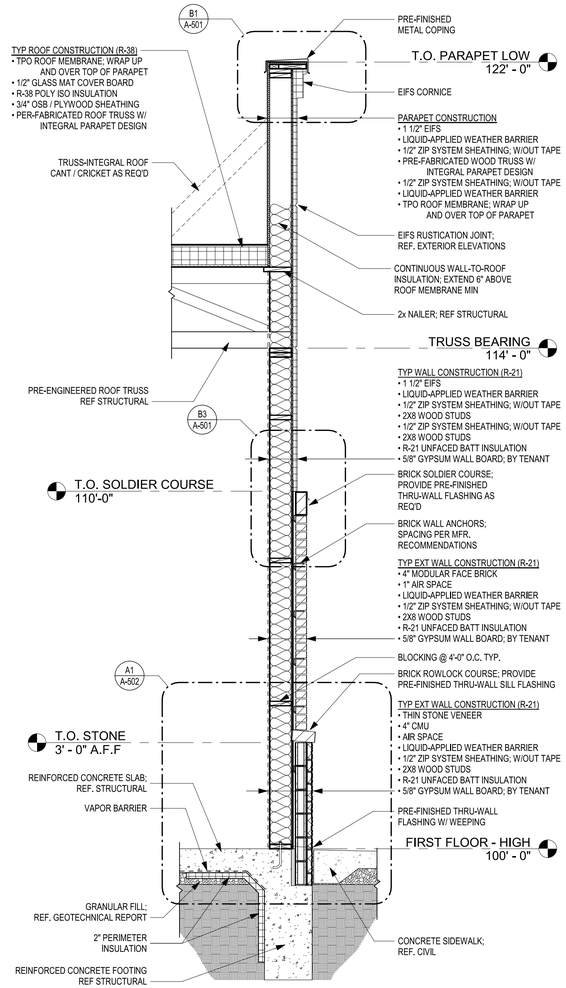
FILE PATH: C:\Users\rross\OneDrive - Schwerdt Design Group\Documents\230117 SOWP Lot 5 Core - Shell_rjsZHKC2.rvt
DATE: 1/23/2023 4:19:12 PM
DRAWN BY: Author



A1 SECTION @ EAST WALL PILASTER
SCALE: 1/2" = 1'-0"
0 1' 2' 4'



A2 SECTION @ NORTH WALL PILASTER
SCALE: 1/2" = 1'-0"
0 1' 2' 4'



A4 SECTION @ NORTH WALL
SCALE: 1/2" = 1'-0"
0 1' 2' 4'

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF MISSOURI
MICHAEL K. HAMPTON
ARCHITECT
MICHAEL K HAMPTON
#M/O# A-2008027042

SCHWERDT DESIGN GROUP INC
M/O CERTIFICATE OF AUTH. #F0033876

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT,JACKSON COUNTY, MISSOURI 64081

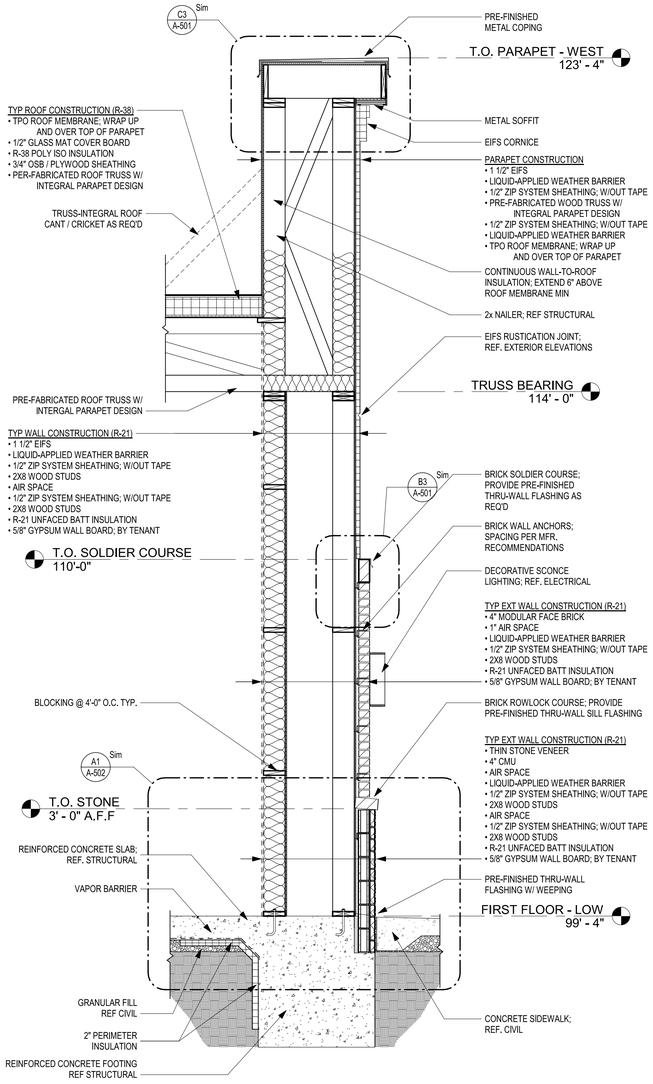
SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
WALL SECTIONS

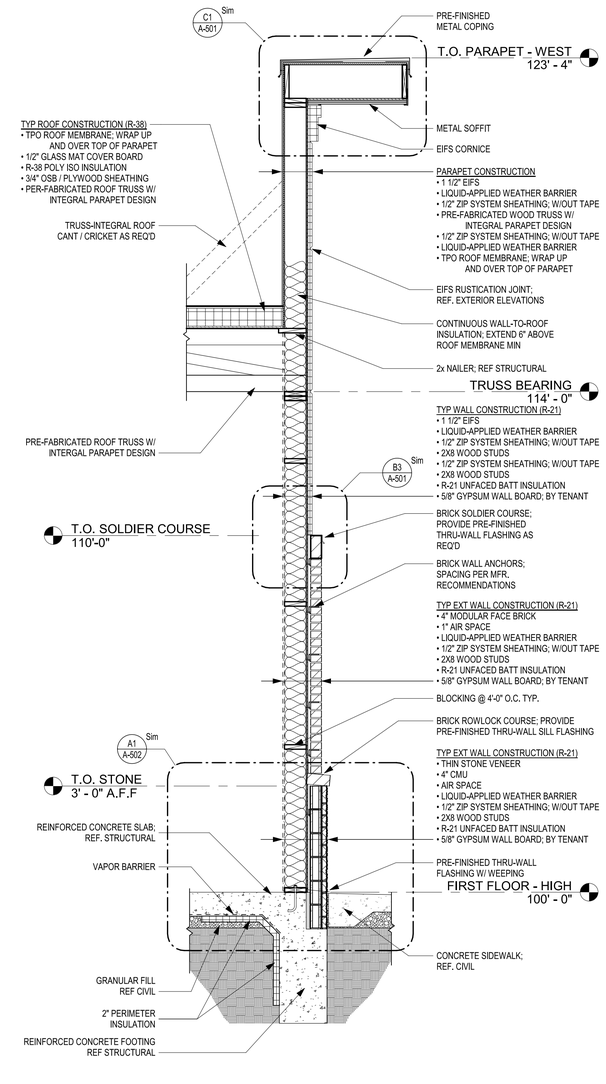
PROJECT NUMBER
230117

SHEET NUMBER
A-302

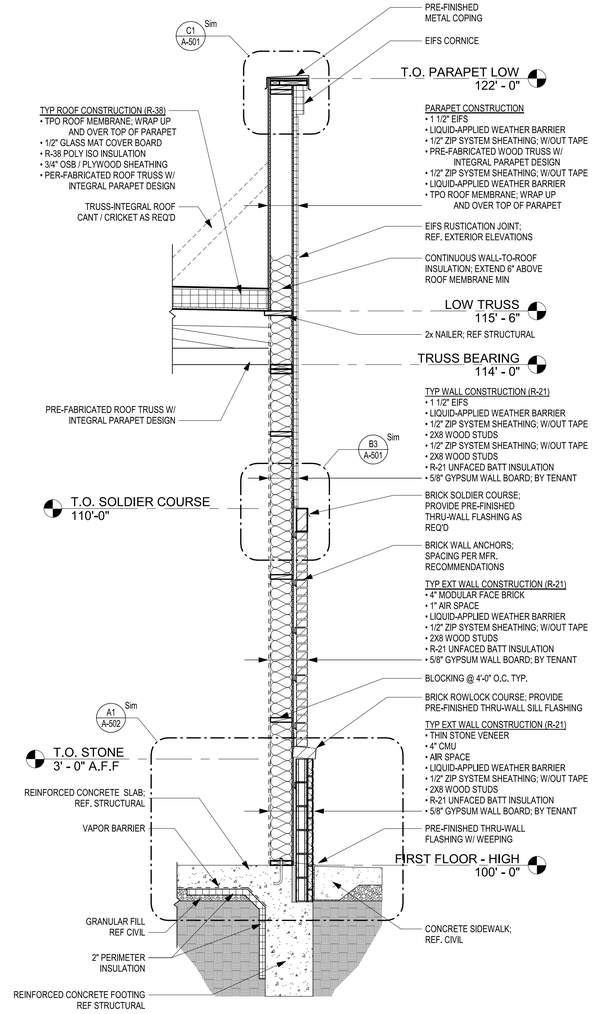
FILE PATH: C:\Users\ross\OneDrive - Schwerdt Design Group\Documents\230117 SOWP Lot 5 Core - Shell_rjsZHKC2.rvt
PLOT DATE: 6/22/2023 4:19:12 PM
DRAWN BY: Author



A1 SECTION @ SOUTH WALL PILASTER
SCALE: 1/2" = 1'-0"



A2 SECTION @ NORTH WALL W/ PARAPET
SCALE: 1/2" = 1'-0"



A4 SECTION @ WEST WALL
SCALE: 1/2" = 1'-0"

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115
MICHAEL K HAMPTON
#M0# A-2008027042
SCHWERDT DESIGN GROUP INC
MO CERTIFICATE OF AUTH. #F0033876

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT, JACKSON COUNTY, MISSOURI 64081

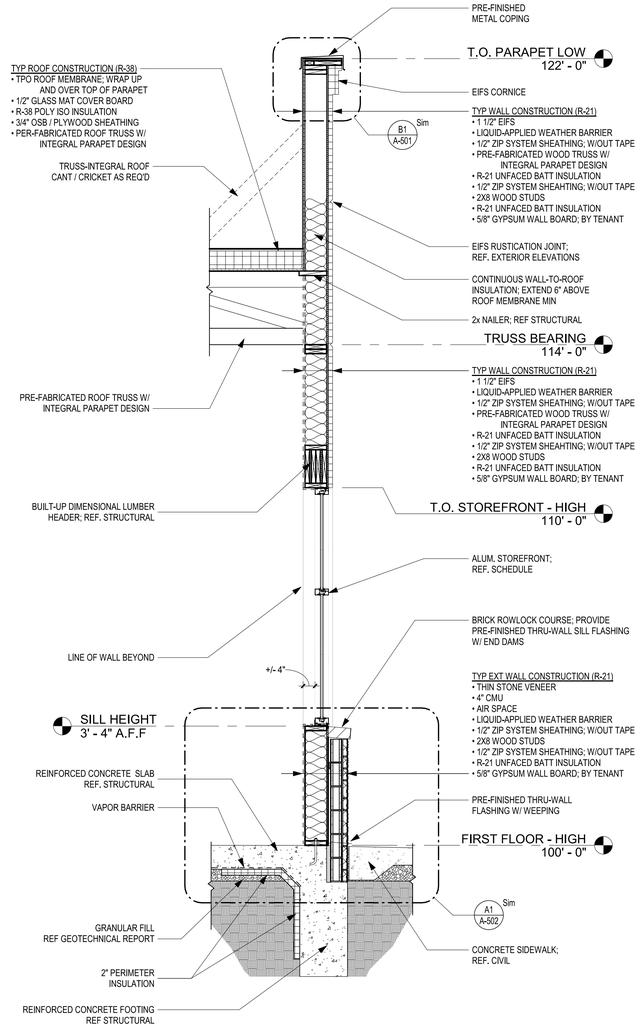
SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
WALL SECTIONS

PROJECT NUMBER
230117

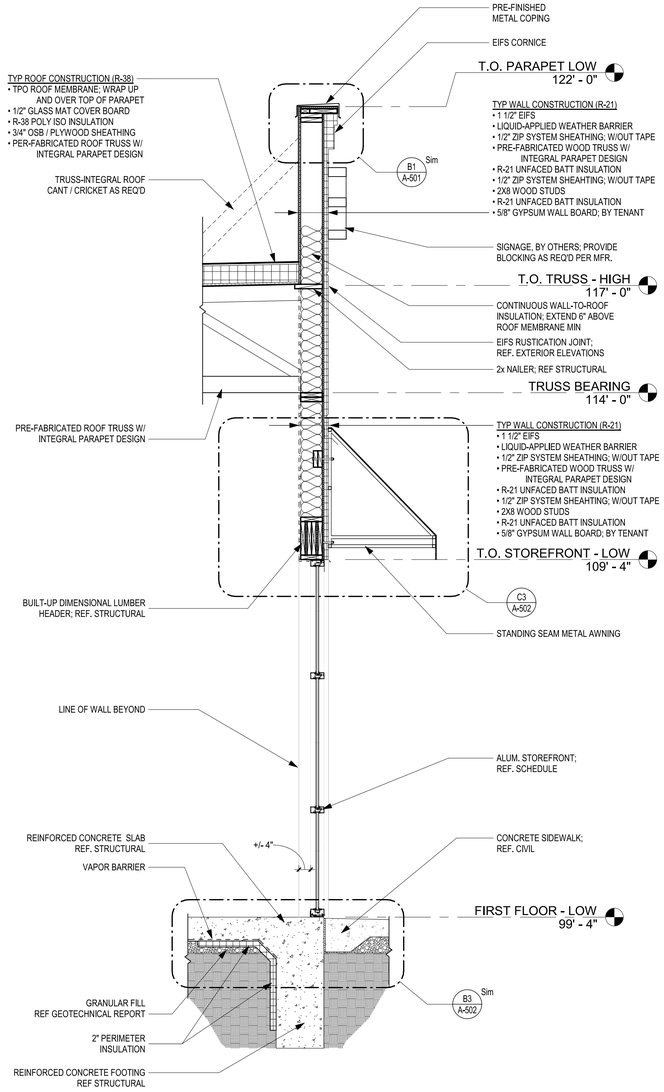
SHEET NUMBER
A-303

FILE PATH: C:\Users\ross\OneDrive - Schwerdt Design Group\Documents\230117 SOWP Lot 5 Core - Shell_rjsZHKC2.rvt
PLOT DATE: 6/22/2023 4:19:13 PM
DRAWN BY: Author



A2 SECTION @ NORTH WALL W/ WINDOW
SCALE: 1/2" = 1'-0"

0 1' 2' 4'



A4 SECTION @ EAST WALL W/ STANDING SEAM AWNING
SCALE: 1/2" = 1'-0"

0 1' 2' 4'

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd topeka, kansas 66614-4275 suite 303
phone: 785.273.7540
fax: 785.273.7579
500 north broadway oklahoma city, ok 73102 suite 200
phone: 405.231.3105
fax: 405.231.3115
STATE OF MISSOURI
MICHAEL K HAMPTON
ARCHITECT
MICHAEL K HAMPTON
#M0# A-2008027042
SCHWERDT DESIGN GROUP INC
MO CERTIFICATE OF AUTH. #F0033876

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT, JACKSON COUNTY, MISSOURI 64081

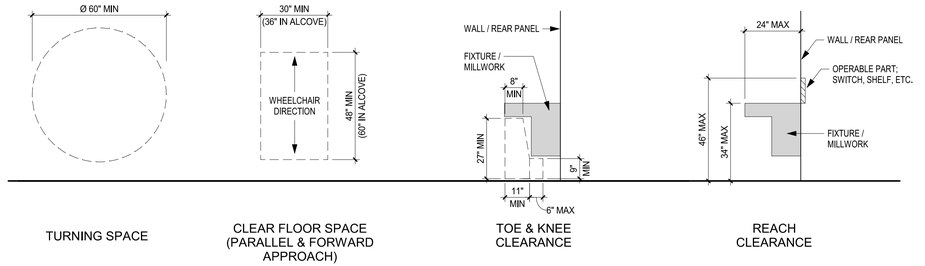
SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
WALL SECTIONS

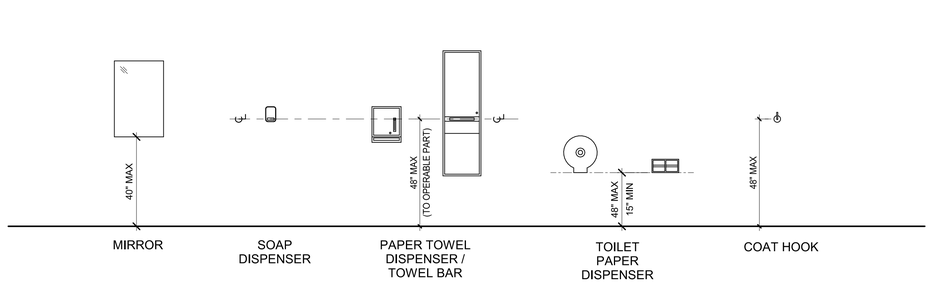
PROJECT NUMBER
230117

SHEET NUMBER
A-304

FILE PATH: C:\Users\rossk\OneDrive - Schwerdt Design Group\Documents\230117 SOWP Lot 5 Core - Shell_rjsZHKCZ.rvt
DATE: 5/22/2023 4:19:13 PM
DRAWN By: Author

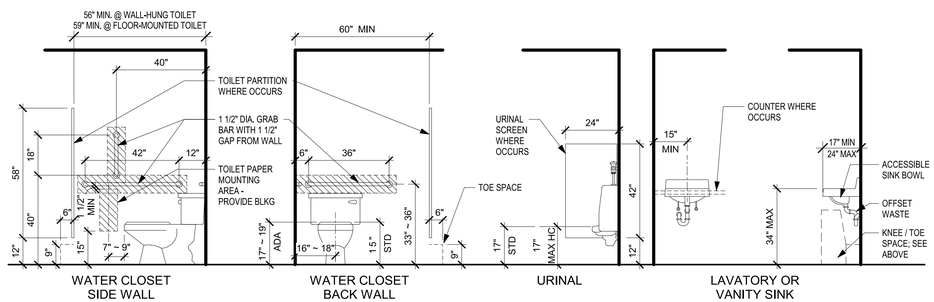


TURNING SPACE | CLEAR FLOOR SPACE (PARALLEL & FORWARD APPROACH) | TOE & KNEE CLEARANCE | REACH CLEARANCE



MIRROR | SOAP DISPENSER | PAPER TOWEL DISPENSER / TOWEL BAR | TOILET PAPER DISPENSER | COAT HOOK

RESTROOM / BATH ACCESSORIES

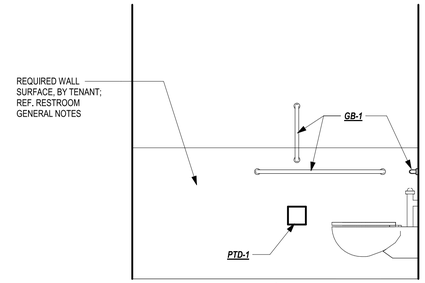


WATER CLOSET SIDE WALL | WATER CLOSET BACK WALL | URINAL | LAVATORY OR VANITY SINK

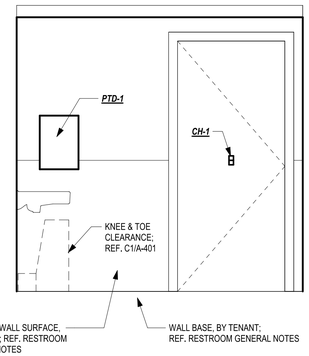
GRAB BARS TO BE STAINLESS STEEL - PROVIDE SOLID BLOCKING W/ SUFFICIENT ANCHORAGE TO SUPPORT 250 LBS CONCENTRATED LOAD TYP.

PLUMBING FIXTURES AND ACCESSORIES

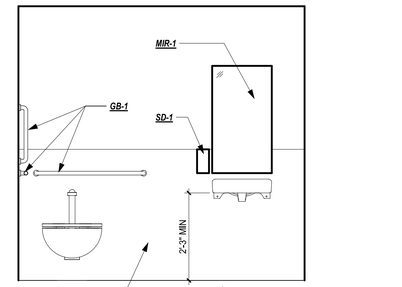
A1 ACCESSESSIBILITY STANDARDS
SCALE: 3/8" = 1'-0"



D5 RR INT ELEV - WEST
SCALE: 1/2" = 1'-0"
0 1' 2' 4'



B3 RR INT ELEV - EAST
SCALE: 1/2" = 1'-0"
0 1' 2' 4'



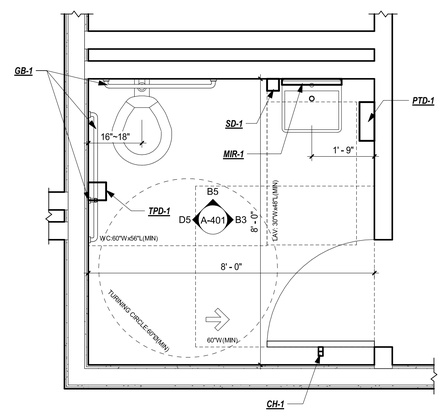
B5 RR INT ELEV - NORTH
SCALE: 1/2" = 1'-0"
0 1' 2' 4'

RESTROOM GENERAL NOTES

1. RESTROOM FIXTURES AND ACCESSORIES IN PLAN ARE PROVIDED BY LANDLORD.
2. REF, C1/A-401 FOR TYPICAL ACCESSIBLE MOUNTING HEIGHTS & DETAILS.
3. LANDLORD TO PROVIDE WALL PAINT; TENANT TO PROVIDE ALL OTHER FINISHES.
4. WALLS WITHIN 2'-0" OF PLUMBING FIXTURES MUST HAVE A SMOOTH, HARD, AND NON-ABSORBANT WALL SURFACE THAT EXTENDS A MINIMUM OF 4'-0" A.F.F IN ACCORDANCE WITH 1209.2.2; BY TENANT
5. ALL RESTROOM WALLS/FLOORS MUST HAVE A SMOOTH, HARD, AND NON-ABSORBANT SURFACE WALL BASE THAT EXTENDS A MINIMUM OF 4" A.F.F IN ACCORDANCE WITH 1209.2.1; BY TENANT

FIXTURE & ACCESSORY LEGEND

GB-1	GRAB BARS
SD-1	SOAP DISPENSER
PTD-1	PAPER TOWEL DISPENSER
TPD-1	TOILET PAPER DISPENSER
MIR-1	VANITY MIRROR
CH-1	COAT HOOK



A5 ENLARGED RR PLAN
SCALE: 1/2" = 1'-0"
0 1' 2' 4'

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF MISSOURI
MICHAEL K HAMPTON
ARCHITECT
MICHAEL K HAMPTON
#M/O# A-2008027042

SCHWERDT DESIGN GROUP INC
M/O CERTIFICATE OF AUTH. #F00353876

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT, JACKSON COUNTY, MISSOURI 64081

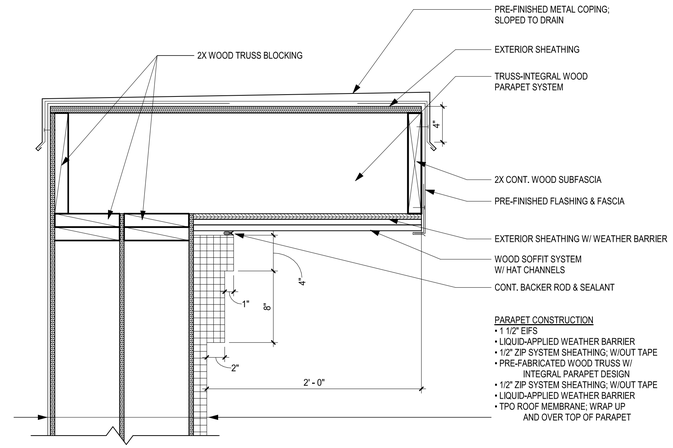
SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
ENLARGED RESTROOM PLAN

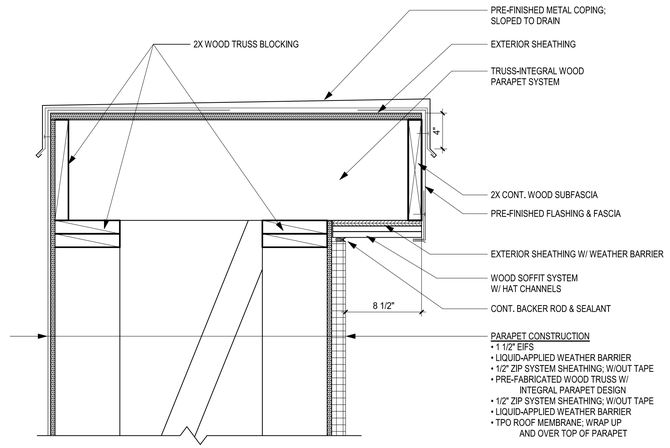
PROJECT NUMBER
230117

SHEET NUMBER
A-401

FILE PATH: C:\Users\rcoss\OneDrive - Schwerdt Design Group\Documents\230117 SOWP Lot 5 Core - Shell_rjsZHKCZ.rvt
DATE: 5/22/2023 4:19:14 PM
DRAWN BY: Author



C1 PARAPET CAP AT WALL
SCALE: 1 1/2" = 1'-0"



C3 PARAPET CAP AT PILASTER
SCALE: 1 1/2" = 1'-0"

GENERAL FLASHING REQUIREMENTS

A. PROPERLY WEEP FLASHING POINTS AND NORMAL DRAINAGE POINTS WITH WEEPS @ 1'-4" O.C. MAX.SPACING. WEEP POINTS ARE TO BE LOCATED DIRECTLY ON TOP OF FLASHING.

B. WHERE FLASHING IS LOCATED TERMINATE AND/OR SEPARATES MATERIALS, DO NO SEAL (U.N.O.) -REFER TO DIAGRAM "C" WHERE IT IS DETERMINED BY THE MATERIAL MANUFACTURER OR OTHERWISE THAT SEALING IS REQUIRED (TO PREVENT WATER PENETRATION BEYOND FLASHING DUE TO WIND DRIVEN RAIN), THEN SEALANT MUST BE WEEPED IN ACCORDANCE WITH NOTE "A" ABOVE.

C. UNLESS NOTED OTHERWISE, TURN FLASHING UP A MIN. OF 4" BEHIND APPROPRIATE MATERIALS.

D. FLASHING CONDITIONS, WHETHER DETAILED OR NOT, ARE TO BE IN ACCORDANCE WITH S.M.A.C.N.A. SPECIFICATIONS. WHERE ATYPICAL CONDITIONS OCCUR THAT ARE NOT DETAILED, FLASHING IS TO BE INSTALLED AS CLOSELY AS POSSIBLE TO THE S.M.A.C.M.A. DETAIL THAT IS MOST CLOSELY APPROXIMATES THE ACTUAL CONDITION.

E. UNLESS NOTED OTHERWISE, AT FLASHING HIGH POINTS SEAL WATER TIGHT TO BACK-UP SUBSTRATE.

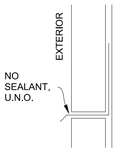
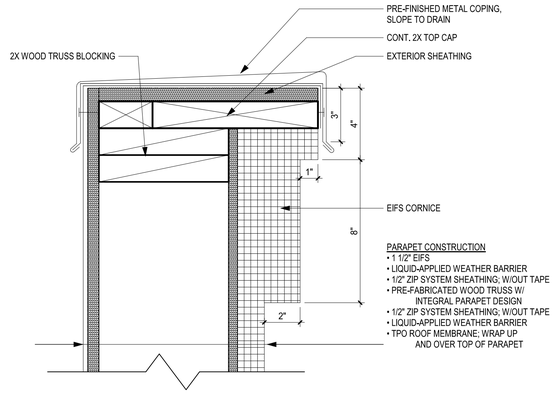
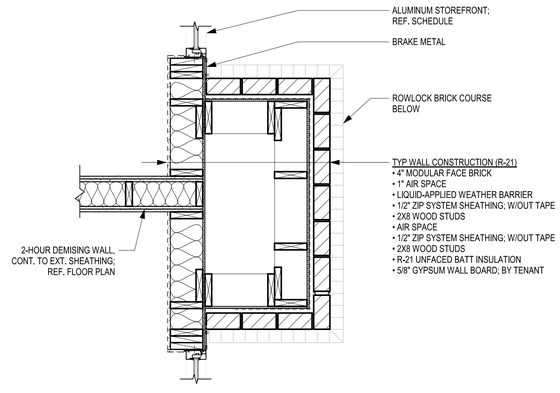


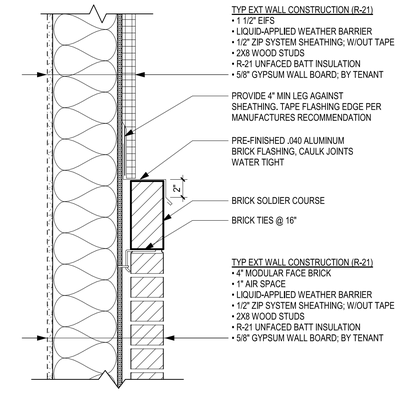
DIAGRAM 'C'
VINYL, WOOD, OR METAL



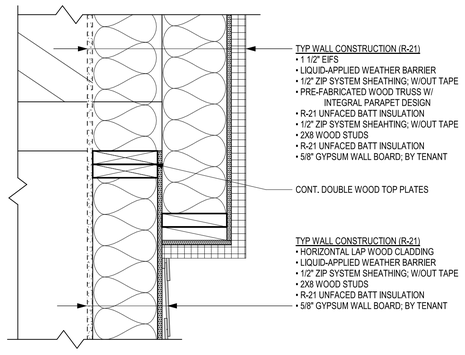
B1 PARAPET CAP
SCALE: 3" = 1'-0"



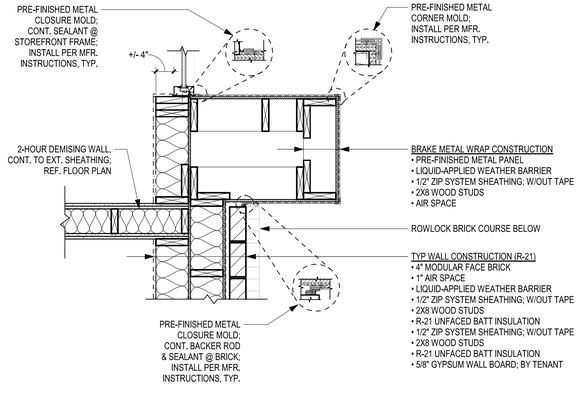
B2 PILASTER PLAN DETAIL
SCALE: 3/4" = 1'-0"



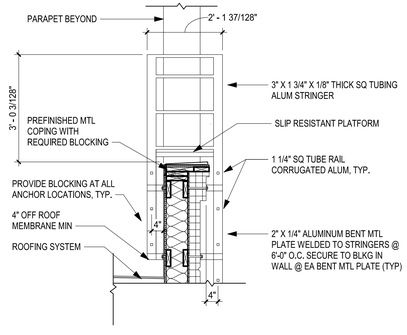
B3 EIFS / BRICK SECTION
SCALE: 1 1/2" = 1'-0"



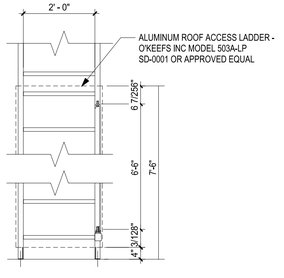
B4 DETAIL AT ENTRANCE SOFFIT
SCALE: 1 1/2" = 1'-0"

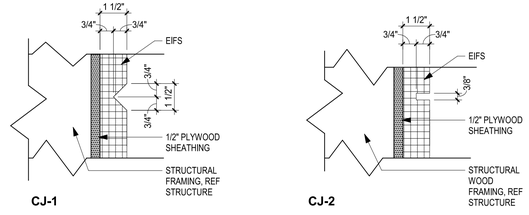


A1 PILASTER WALL PLAN DETAIL
SCALE: 3/4" = 1'-0"



A2 ROOF ACCESS LADDER
SCALE: 1/2" = 1'-0"





A4 EIFS REVEAL DETAILS
SCALE: 3" = 1'-0"

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115
STATE OF MISSOURI MICHAEL K HAMPTON NUMBER A-2008027042 REGISTERED ARCHITECT
MICHAEL K HAMPTON
#M/O# A-2008027042
SCHWERDT DESIGN GROUP INC
M/O CERTIFICATE OF AUTH. #F0033876

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT, JACKSON COUNTY, MISSOURI 64081

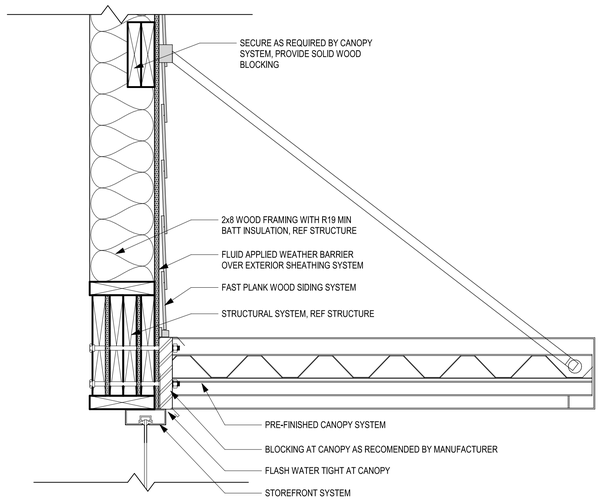
SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
BUILDING DETAILS

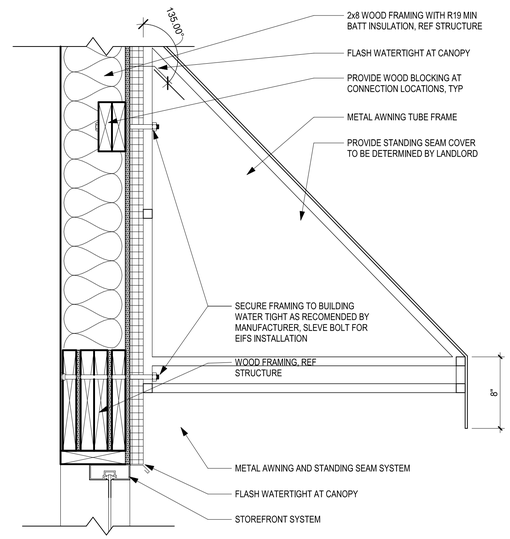
PROJECT NUMBER
230117

SHEET NUMBER
A-501

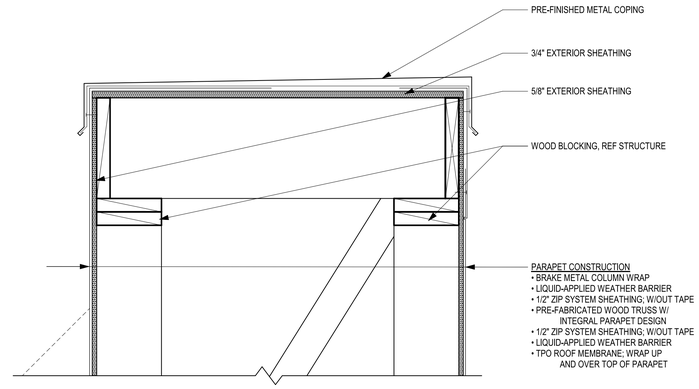
FILE PATH: C:\Users\ross\OneDrive - Schwerdt Design Group\Documents\230117 SOWP Lot 5 Core - Shell_rjsZHKC2.rvt
DATE: 1/20/2023 4:19:15 PM
DRAWN BY: Author



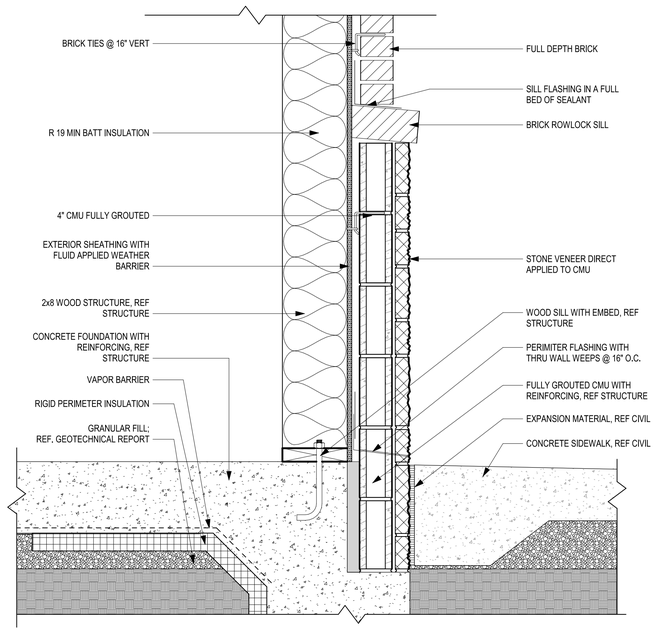
C1 CANOPY DETAIL
SCALE: 1 1/2" = 1'-0"



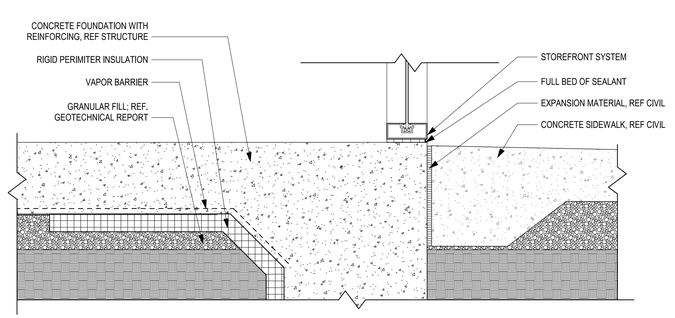
C3 AWNING DETAIL
SCALE: 1 1/2" = 1'-0"



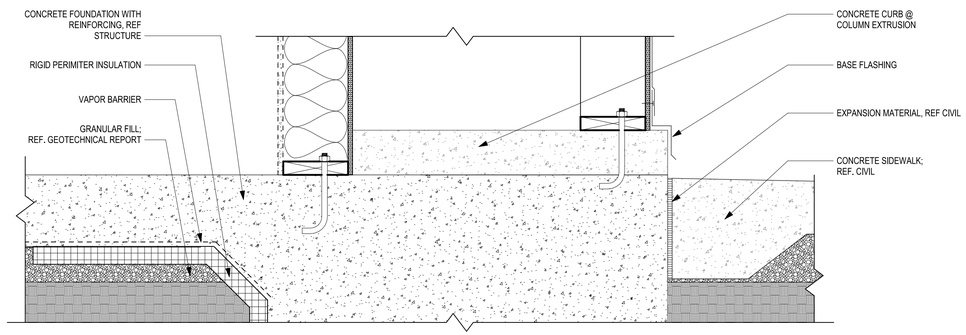
C4 PARAPET CAP AT EAST WALL PILASTER
SCALE: 1 1/2" = 1'-0"



A1 STONE WALL BASE DETAIL
SCALE: 1 1/2" = 1'-0"



B3 STOREFRONT WALL BASE DETAIL
SCALE: 1 1/2" = 1'-0"



A3 EAST WALL PILASTER BASE DETAIL
SCALE: 1 1/2" = 1'-0"

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115
STATE OF MISSOURI MICHAEL K. HAMPTON ARCHITECT
MICHAEL K HAMPTON
#M/O# A-2008027042
SCHWERDT DESIGN GROUP INC
M/O CERTIFICATE OF AUTH. #F00353876

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT,JACKSON COUNTY, MISSOURI 64081

SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
BUILDING DETAILS

PROJECT NUMBER
230117

SHEET NUMBER
A-502

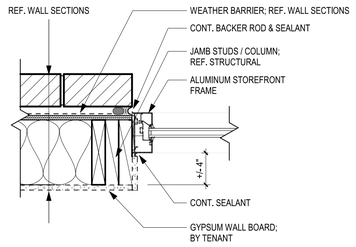
FILE PATH: C:\Users\ross\OneDrive - Schwerdt Design Group\Documents\230117 SOWP Lot 5 Core - Shell_rszHKC2.rvt
PLOT DATE: 6/22/2023 4:19:16 PM
DRAWN BY: Author

DOOR LEGEND

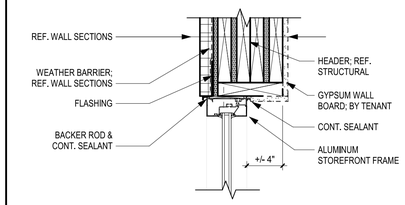
SG =	SAFETY GLASS
ALUM =	ALUMINUM
HM =	HOLLOW METAL
PT =	PAINT
T =	TRANSPARENT FINISH
F =	FACTORY FINISH

DOOR SCHEDULE

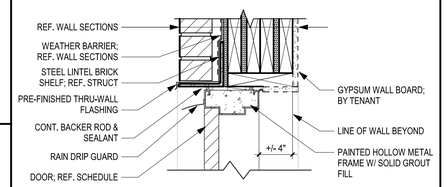
DOOR #	DOOR SIZE W	DOOR SIZE HT	DOOR MATL	DOOR FINISH	DOOR GLAZ	DOOR EL	FRAME MATL	FRAME FINISH	FRAME GLAZ	FRAME EL	DETAIL HEAD	DETAIL JAMB	HARDWARE	NOTES
A101	3' - 0"	7' - 0"	ALUM	F	T	2	ALUM	F	T	C	A2	B3	SET 01	
A102	3' - 6"	7' - 0"	HM	PT	----	1	HM	PT	---	A	A1	B1	SET 02	
B101	3' - 0"	7' - 0"	ALUM	F	T	2	ALUM	F	T	C	A2	B3	SET 01	
B102	3' - 0"	7' - 0"	HM	PT	---	1	HM	PT	---	A	A1	B1	SET 02	
C101	3' - 0"	6' - 10"	ALUM	F	---	2	ALUM	F	T	C	A2	B3	SET 01	
C102	3' - 6"	7' - 0"	HM	PT	---	1	HM	PT	---	A	A1	B1	SET 02	



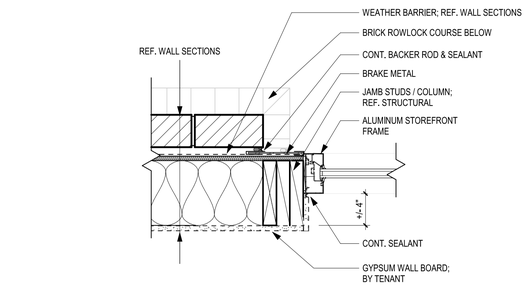
C3 STOREFRONT TYP JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



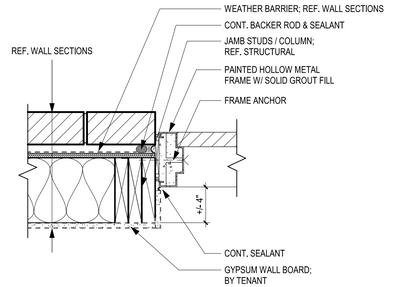
D4 STOREFRONT HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



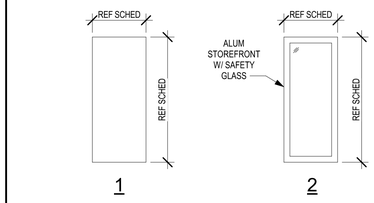
C4 HM HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



B2 STOREFRONT JAMB DETAIL @ BRAKE METAL
SCALE: 1 1/2" = 1'-0"



B3 HM JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



B4 DOOR ELEVATIONS
SCALE: 1/4" = 1'-0"

DOOR HARDWARE SCHEDULE - SET 01 STOREFRONT

QTY.	DESCRIPTION	MODEL	FINISH	MFG.
3 PR.	HINGES	BB1191 4 1/2" x 4 1/2" NRP	US10B	HAGER
1 EA.	EXIT DEVICE	1692	DC13	FALCON
1 EA.	EXIT DEVICE	1690	DC13	FALCON
2 EA.	66" LADDER PULL	66LPBS	US26/626	CRL
2 EA.	CLOSER	SC70-18	DC13	FALCON
2 EA.	STOP	100S	DC13	FALCON
1 EA.	THRESHOLD	350	DKB	NGP
2 EA.	DOOR SWEEP	200NA	DKB	NGP
1 EA.	PERIMETER SEAL	160S	DKB	NGP
1 EA.	ASTRAGAL	672	DKB	NGP

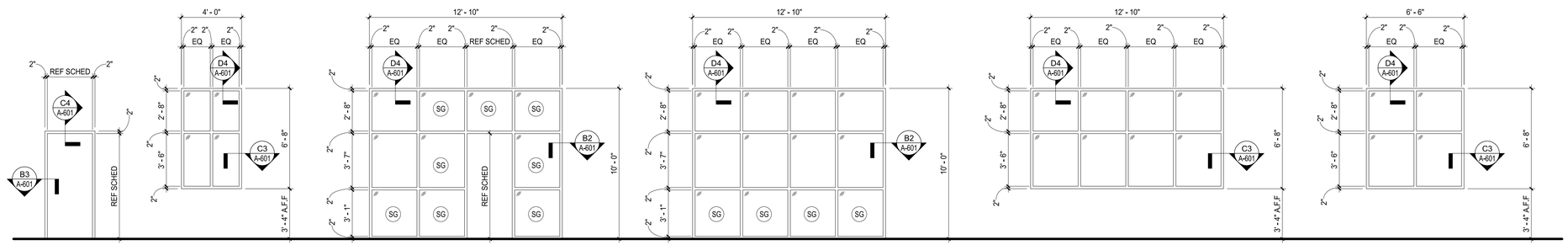
DOOR HARDWARE SCHEDULE - SET 02 SERVICE DOOR

QTY.	DESCRIPTION	MODEL	FINISH	MFG.
1 EA.	ROTON HINGE SURFACE MOUNT	70-210HD-84	ALUM	ROTON
1 EA.	EXIT DEVICE RIM SURFACE MOUNT	4501-48-26D	26D/626	HAGER
1 EA.	CLOSER 5100 HOLD OPEN STOP	5100-HDHOS-ALUM	ALUM	HAGER
1 EA.	ARMOR PLATE 20"x40" S.S.	190S-20X40-32D	32D	HAGER
1 EA.	WEATHER STRIPPING NEOPRENE	873S-N-4284-MILL	ML	HAGER
1 EA.	DOOR BOTTOM SWEEP NEOPRENE	750SN-42-CLR	CL	HAGER
1 EA.	NGP STEEL SECURITY ASTRAGAL 83"	1392SP-USP-83	PRIME COAT	NGP
1 EA.	HALF SADDLE THRESHOLD 5"x1/2"x42"	431S-42-MIL	MIL	HAGER
1 EA.	OVERHEAD RAIN DRIP GUARD	810S-46-MIL	AL	HAGER
1 EA.	WIDE ANGLE PEEP HOLE SET @ 45° AFF			

DOOR HARDWARE SCHEDULE - SET 03 STOREFRONT

QTY.	DESCRIPTION	MODEL	FINISH	MFG.
3 PR.	HINGES	BB1191 4 1/2" x 4 1/2" NRP	US10B	HAGER
1 EA.	EXIT DEVICE	1692	DC13	FALCON
1 EA.	66" LADDER PULL	66LPBS	US26/626	CRL
1 EA.	CLOSER	SC70-18	DC13	FALCON
1 EA.	STOP	100S	DC13	FALCON
1 EA.	THRESHOLD	350	DKB	NGP
1 EA.	DOOR SWEEP	200NA	DKB	NGP
1 EA.	PERIMETER SEAL	160S	DKB	NGP

B5 DOOR HARDWARE SCHEDULE
SCALE:NO SCALE



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

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd topeka, kansas 66614-4275 suite 303
phone: 785.273.7540
fax: 785.273.7579
500 north broadway oklahoma city, ok 73102 suite 200
phone: 405.231.3105
fax: 405.231.3115
STATE OF MISSOURI MICHAEL K HAMPTON NUMBER A-2008027042 ARCHITECT
MICHAEL K HAMPTON
#M/O# A-2008027042
SCHWERDT DESIGN GROUP INC
M/O CERTIFICATE OF AUTH. #F00353876

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT,JACKSON COUNTY, MISSOURI 64081

SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
DOOR / FRAME SCHEDULE & DETAILS

PROJECT NUMBER
230117

SHEET NUMBER
A-601

FILE PATH: C:\Users\rgoss\OneDrive - Schwerdt Design Group\Documents\230117 SOWP Lot 5 Core - Shell_rjsZHKC2.rvt
DATE: 6/22/2023 4:19:16 PM
DRAWN BY: Author

STRUCTURAL GENERAL NOTES

GENERAL NOTES:

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

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

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

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

SEE ARCHITECTURAL DRAWINGS FOR DOOR HEIGHTS AND WALL OPENING DIMENSIONS.

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

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

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

DESIGN CRITERIA:

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

LIVE LOADS:
ROOF: 20 PSF

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

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

SEISMIC LOAD:
SEISMIC IMPORTANCE FACTOR, Ie: 1.0
SPECTRAL RESPONSE ACCELERATIONS:
- Ss: 0.1274
- S1: 0.0612

SPECTRAL RESPONSE COEFFICIENTS:
- Sds: 0.102
- Sd1: 0.069

SITE CLASS: C
SEISMIC DESIGN CATEGORY: B
BASIC SEISMIC-FORCE-RESISTING SYSTEM: LIGHT-FRAMED WALLS WITH WOOD STRUCTURAL PANELS & STEEL ORDINARY MOMENT FRAMES
DESIGN BASE SHEAR: Cs x W
SEISMIC RESPONSE COEFFICIENTS, Cs: 0.0157 & 0.0291
RESPONSE MODIFICATION FACTOR, R: 6.5 & 3.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

FOUNDATION AND EARTHWORK NOTES:

REFER TO THE GEOTECHNICAL EXPLORATION AND FOUNDATION RECOMMENDATIONS: WEST PRYOR VILLAGE, LEE'S SUMMIT, MISSOURI / COOK, FLATT, & STROBEL ENGINEERS PA, KASNAS CITY, KANSAS (CFS NO 19-5125) / JUNE 15, 2018

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

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

FOUNDATIONS HAVE BEEN DESIGNED FOR A NET ALLOWABLE SOIL BEARING PRESSURE OF 2,500 PSF FOR CONTINUOUS FOOTINGS AND 3,000 PSF FOR ISOLATED SPREAD FOOTINGS. FOUNDATIONS SHALL BEAR DIRECTLY ON A 24-INCH THICK, GEOGRID REINFORCED AGGREGATE PAD (GRAP) DESIGNED AND CONSTRUCTED AS OUTLINED IN THE GEOTECHNICAL REPORT, SECTION 7.2.

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

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

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

REFER TO GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS.

MAINTAIN ALL EXCAVATIONS FREE OF WATER.

CONCRETE NOTES:

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

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

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

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

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

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

MATERIALS AND ADMIXTURES SHALL NOT CONTAIN CALCIUM CHLORIDE.

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

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

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

MAINTAIN CONCRETE COVER AS SCHEDULED.

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

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

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

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

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

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

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

STRUCTURAL STEEL ENCASED WITHIN CONCRETE SHALL COMPLY WITH AISC TOLERANCES.

MASONRY NOTES:

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

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

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

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

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

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

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

CONCRETE MASONRY UNITS BELOW GRADE SHALL BE SOLID GROUTED.

CELLS WITH REINFORCING SHALL BE SOLID GROUTED AND VIBRATED.

STRUCTURAL STEEL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

WOOD NOTES:

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

ROOF SHEATHING SHALL BE 5/8" (19/32" MIN) PLYWOOD WITH A SPAN RATING OF AT LEAST 32/16. PANELS SHALL BE NAILED WITH 10d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. 1/8" GAP BETWEEN INDIVIDUAL SHEETS. PLYWOOD SHALL BE APA RATED C-D EXTERIOR AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY.

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

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

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

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

PREFABRICATED WOOD TRUSS NOTES:

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

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

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

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

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

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

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

COORDINATE ALL TRUSS DETAILS WITH ARCHITECTURAL PLANS.

SPLICE & DEVELOPMENT LENGTHS FOR REINFORCEMENT

(UNLESS NOTED OTHERWISE ON THE DRAWINGS)

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

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

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

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

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

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

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

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

CONCRETE COVER FOR REINFORCEMENT

(UNLESS NOTED OTHERWISE ON THE DRAWINGS)

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

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579

500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF KANSAS
KEVIN S. VON RATH
NUMBER PE-2005011704
PROFESSIONAL ENGINEER

CORE & SHELL BUILDING FOR
STREETS OF WEST PRYOR LOT 5
LEE'S SUMMIT, MISSOURI

SUBMISSION DATES
2023-05-23

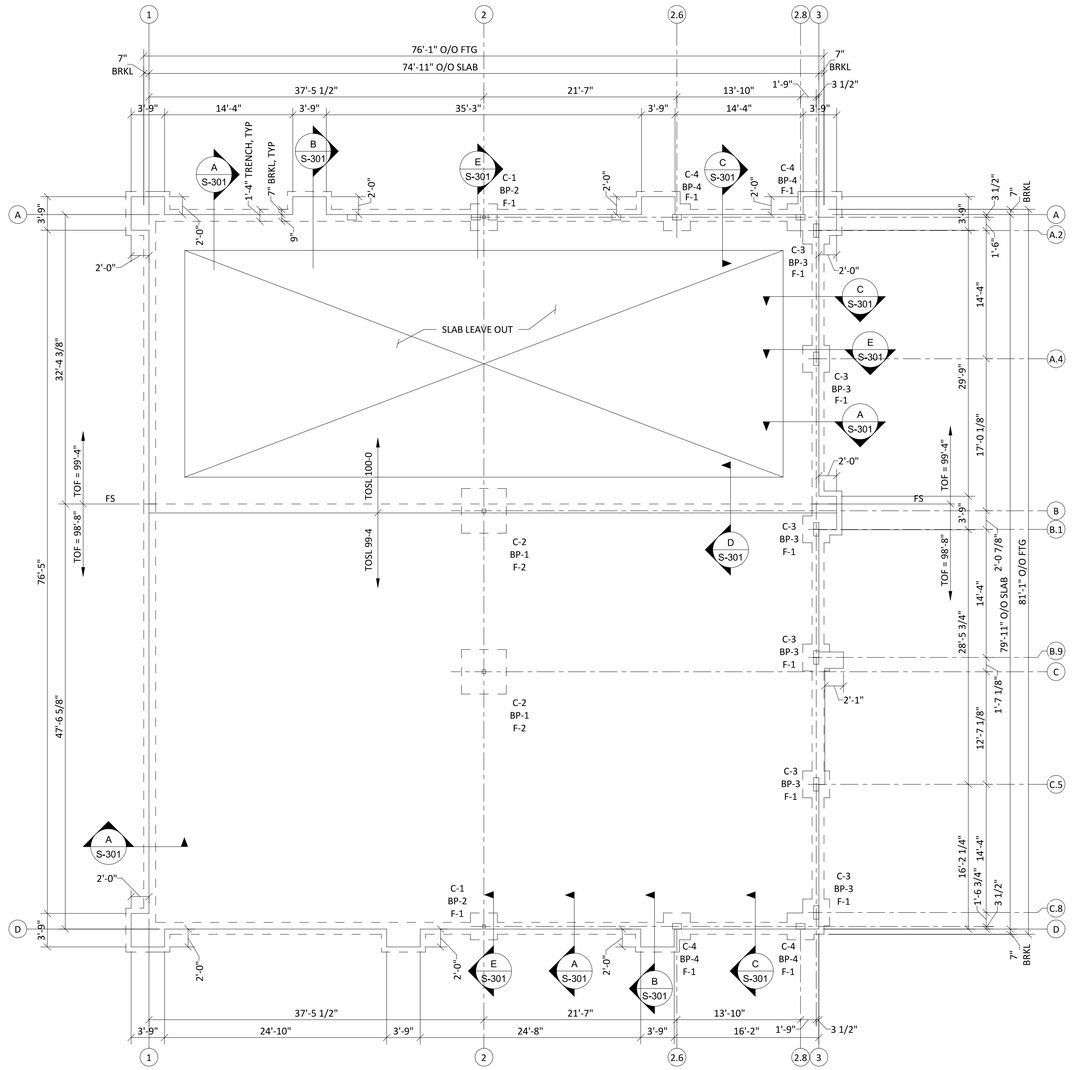
SHEET TITLE
GENERAL NOTES

PROJECT NUMBER
230117

SHEET NUMBER
S-001

CERTUS STRUCTURAL ENGINEERS
900 S. Kansas Avenue; Suite 400
Topeka, Kansas 66612
Phone: (785) 291-0400
Fax: (785) 291-0401
Proj #:01190008.120
Certificate Of Authorization
E-1392
Revit 2023 Local

FILE PATH: C:\Users\John.Donaldson\Documents\01190008.120 - Streets of West Pryor - Lot 5_JohnDon7.rvt
DATE: 5/24/2023 7:32:27 AM
DRAWN BY: GSH



FOUNDATION PLAN

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

FLOOR CONSTRUCTION: 4" CONCRETE SLAB ON GRADE REINFORCE w/6X6 - W2.9XW2.9 WELDED WIRE FABRIC. LOCATE REINFORCING 1 1/2" BELOW TOP OF SLAB. PROVIDE 6" LAYER OF GRANULAR LEVELING COURSE (#57 STONE) BELOW SLAB. VAPOR BARRIER SHALL BE PLACED DIRECTLY OVER GRANULAR FILL AND UNDER SLAB. REFERENCE ARCHITECTURAL AND SPECIFICATIONS FOR FURTHER DETAILS.

THE BUILDING FLOOR SLAB SHALL BE WITHIN A FLATNESS TOLERANCE OF 1/4" PER 10'-0".

TOSL - TOP OF SLAB ELEVATION: 100-0 = SITE ELEVATION: 984.25, 99-4 = SITE ELEVATION 983.58

TOF - TOP OF FOOTING ELEVATION: 98-8 OR 99-4, RE: PLAN

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

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

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

ISOLATED FOOTING

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

COLUMN SCHEDULE

MARK	SIZE
C-1	HSS4x4x1/4
C-2	HSS5X5X1/4
C-3	DBL HSS9X7X3/8
C-4	(7) 2X8

CERTUS
STRUCTURAL ENGINEERS
900 S. Kansas Avenue; Suite 400
Topeka, Kansas 66612
Phone: (785) 291-0400
Fax: (785) 291-0401
Proj #:01190008.120
Certificate Of Authorization
E-1392
Revit 2023 Local

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF KANSAS
KEVIN S. VOLRATH
NUMBER PE-2005011704
PROFESSIONAL ENGINEER

CORE & SHELL BUILDING FOR STREETS OF WEST PRYOR LOT 5

LEE'S SUMMIT, MISSOURI

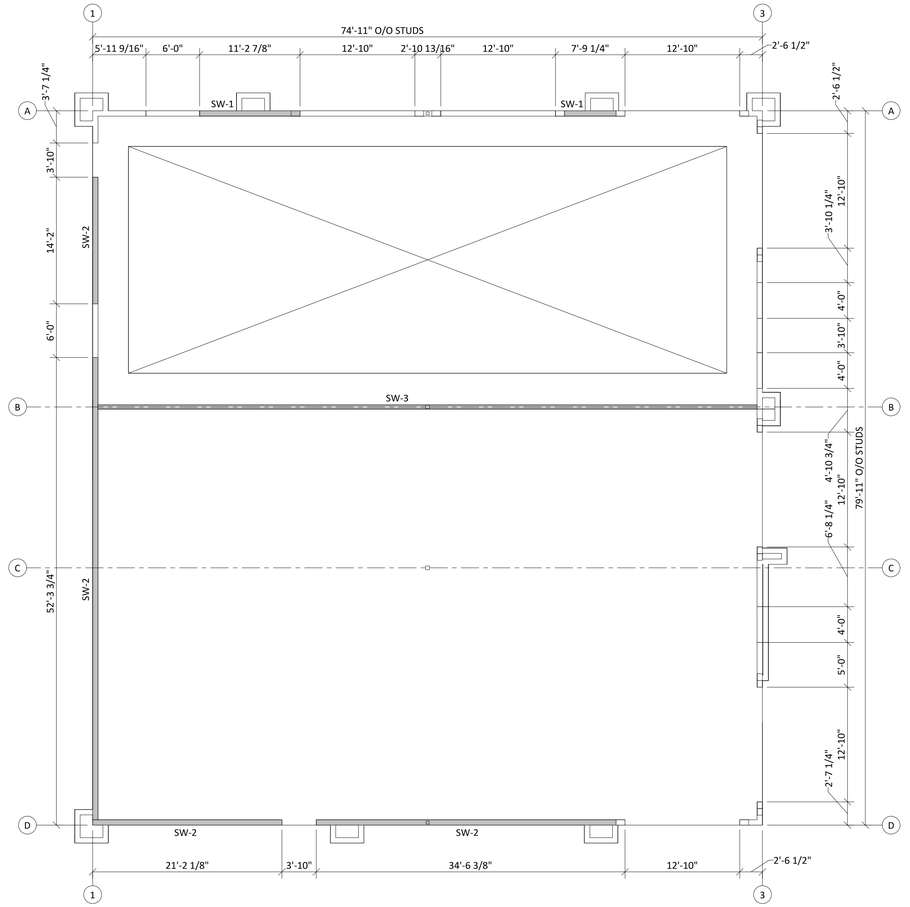
SUBMISSION DATES
2023-05-23

SHEET TITLE
FOUNDATION PLAN

PROJECT NUMBER
230117

SHEET NUMBER
S-101

FILE PATH: C:\Users\John.Donaldson\Documents\01190008.120 - Streets of West Pryor - Lot 5_JohnDon7.rvt
DATE: 5/24/2023 7:32:28 AM
DRAWN BY: Author



WALL FRAMING PLAN

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

WALL CONSTRUCTION: TYPICAL EXTERIOR WALL CONSTRUCTION SHALL BE 2x8 WOOD STUDS @ 16" MAXIMUM ON CENTER. MINIMUM (2) TRIMMER STUDS AND (2) KING STUDS SHALL BE PROVIDED AT ALL OPENINGS IN EXTERIOR, BEARING, AND SHEAR WALLS. TYPICAL INTERIOR SHEAR WALL CONSTRUCTION SHALL BE 2x6 WOOD STUDS @16 ON CENTER. REFERENCE HEADER SCHEDULE FOR CONDITIONS REQUIRING ADDITIONAL STUDS. DOUBLE TOP PLATE SHALL BE CONTINUOUS AND SHALL BE SPLICED PER TYPICAL DETAIL. SEE SHEAR WALL SCHEDULE FOR FURTHER INFORMATION ON CONSTRUCTION OF SHEAR WALLS.

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

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

WOOD SHEARWALL (SW) SCHEDULE

MARK	STUD SIZE & SPACING	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	COMPRESSION CHORD (MIN)	HOLDOWN	SILL PLATE ANCHOR BOLT AT FDN
SW-1	2x8@16	1/2" OSB ZIP SYSTEM PANELS BLOCKED ONE SIDE OF WALL	8d COMMON @4" OC	8d COMMON @12" OC	(3) 2x8 WD STUDS	HDU8-SD2.5 7/8"Ø AB	5/8"Ø AB AT 1'-4" OR 3/4"Ø AB AT 2'-0" OC
SW-2	2x8@16	1/2" OSB ZIP SYSTEM PANELS BLOCKED ONE SIDE OF WALL	8d COMMON @6" OC	8d COMMON @12" OC	(2) 2x8 WD STUDS	HDU4-SD2.5 5/8"Ø AB	5/8"Ø AB AT 2'-0" OR 3/4"Ø AB AT 2'-8" OC
SW-3	2x6@16	1/2" (MIN) GYPSUM BOARD BLOCKED BOTH SIDES OF WALL	5d COOLER @7" OC	5d COOLER @7" OC	(2) 2x6 WD STUDS	HDU4-SD2.5 5/8"Ø AB	5/8"Ø AB AT 2'-0" OR 3/4"Ø AB AT 2'-8" OC

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF MISSOURI
KEVIN G VOLLRATH
NUMBER PE-2005011704
PROFESSIONAL ENGINEER

CORE & SHELL BUILDING FOR STREETS OF WEST PRYOR LOT 5

LEE'S SUMMIT, MISSOURI

SUBMISSION DATES
2023-05-23

SHEET TITLE
WALL FRAMING PLAN

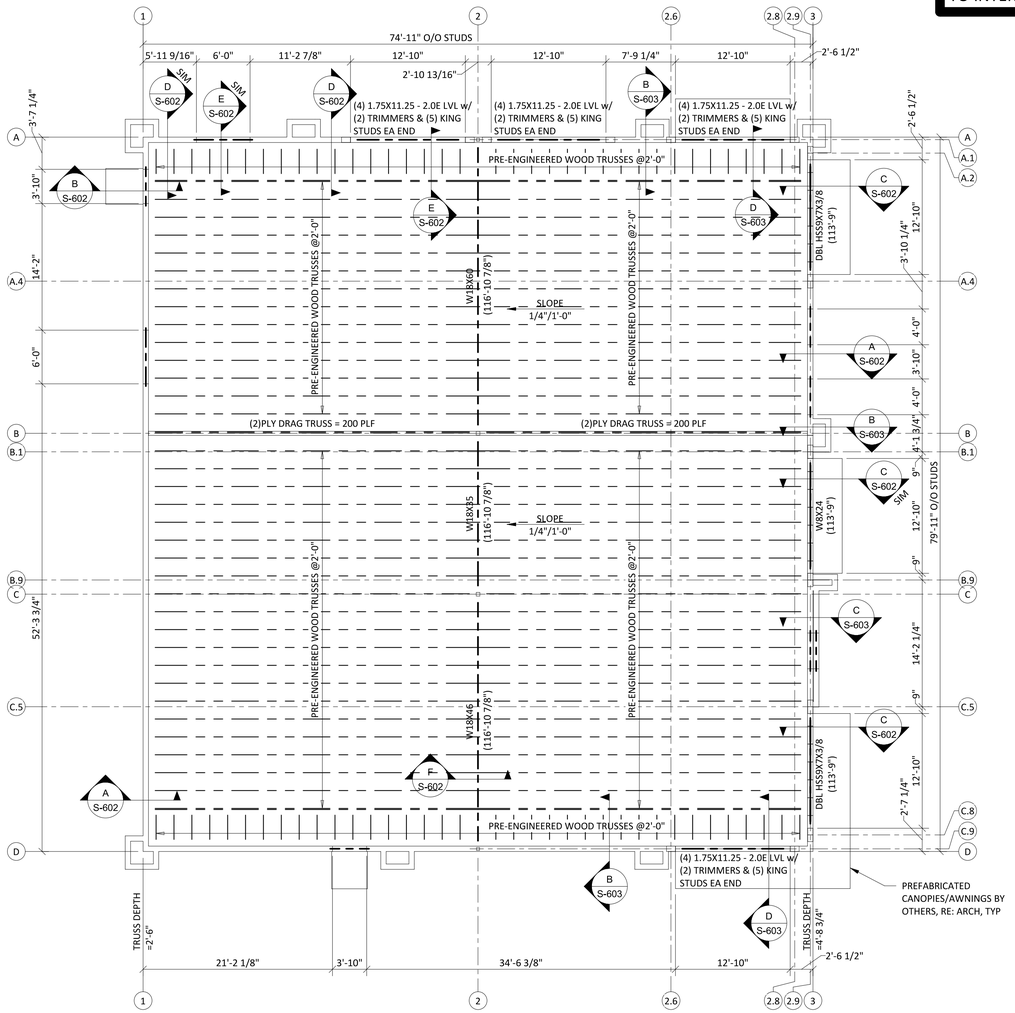
PROJECT NUMBER
230117

SHEET NUMBER
S-102

CERTUS
STRUCTURAL ENGINEERS
900 S. Kansas Avenue; Suite 400
Topeka, Kansas 66612
Phone: (785) 291-0400
Fax: (785) 291-0401
Proj #:01190008.120
Certificate Of Authorization
E-1392
Revit 2023 Local

FILE PATH: C:\Users\John.Donaldson\Documents\01190008.120 - Streets of West Pryor - Lot 5_JohnDon7.rvt
DATE: 5/24/2023 7:32:29 AM
DRAWN BY: Author

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



ROOF FRAMING PLAN

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

ROOF CONSTRUCTION: WOOD SHEATHING (19/32" MIN) OVER PREFAB WOOD ROOF TRUSSES @ 2'-0" OC MAX. SHEATHING SHALL BE CONTINUOUS UNDER AREAS OF OVERBUILD. REFERENCE GENERAL NOTES FOR SHEATHING SPECIFICATIONS AND ATTACHMENT.

DESIGN ALL TRUSSES FOR 15 PSF NET UPLIFT.

PROVIDE BRIDGING AS PRESCRIBED BY THE TRUSS MANUFACTURER REQUIREMENTS.

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

TOP OF PARAPET = 125-0 (MAX)

TRUSS BEARING ELEVATION = 114-4

TYPICAL HEADERS IN OPENINGS LESS THAN 4'-0" SHALL BE (4) 2X8 OR DEEPER, ALL HEADERS IN OPENINGS UP TO 6'-6" SHALL BE (4) 2X10 OR DEEPER, ALL HEADERS IN OPENINGS UP TO 8'-4" SHALL BE (4) 2x12. CONSTRUCT HEADERS PER "TYPICAL HEADER CONSTRUCTION" DETAIL." ALL HEADERS SHALL HAVE (1) TRIMMER MINIMUM AND (2) DEDICATED STUDS MINIMUM. PROVIDE (2) TRIMMERS AT OPENINGS LARGER THAN 7'-4".

LINTELS: LOOSE BRICK LINTELS FOR DOOR AND WINDOW OPENINGS UP TO 8'-4" SHALL BE L5X5X3/8 GALVANIZED (ASTM A36)

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

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

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF MISSOURI
KEVIN G VOLRATH
NUMBER PE-2005011704
PROFESSIONAL ENGINEER

CORE & SHELL BUILDING FOR STREETS OF WEST PRYOR LOT 5

LEE'S SUMMIT, MISSOURI

SUBMISSION DATES
2023-05-23

SHEET TITLE
ROOF FRAMING PLAN

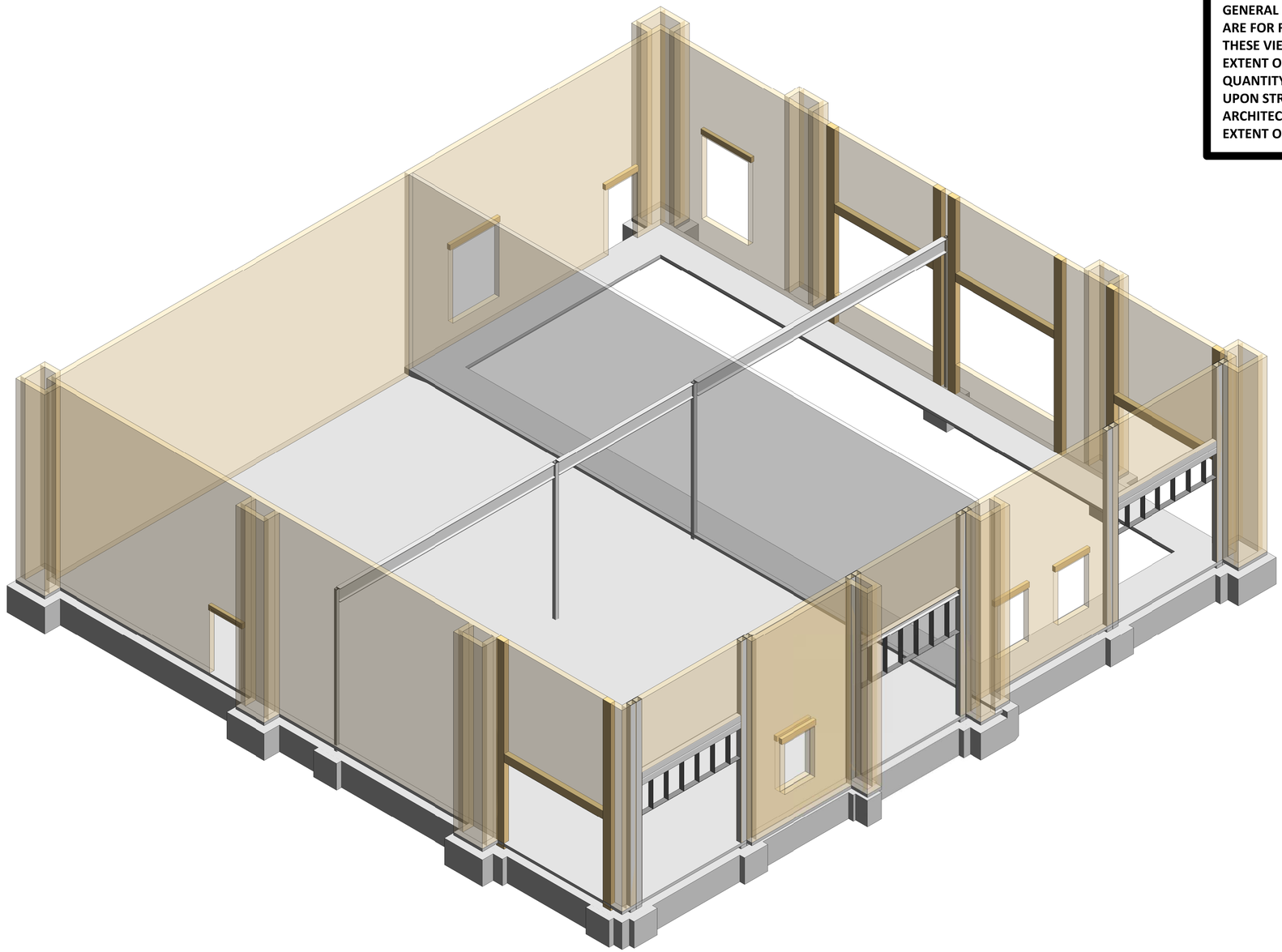
PROJECT NUMBER
230117

SHEET NUMBER
S-103

CERTUS
STRUCTURAL ENGINEERS
900 S. Kansas Avenue; Suite 400
Topeka, Kansas 66612
Phone: (785) 291-0400
Fax: (785) 291-0401
Proj #:01190008.120
Certificate Of Authorization
E-1392
Revit 2023 Local

FILEPATH: C:\Users\John.Donaldson\Documents\01190008.120 - Streets of West Pryor - Lot 5_JohnDon7.rvt
DATE: 5/24/2023 7:32:30 AM
DRAWN BY: Author

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



1 STRUCTURAL STEEL ISOMETRIC VIEW FROM SE CORNER
SCALE: NONE

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF MISSOURI
KEVIN G VOLLRATH
NUMBER PE-2005011704
PROFESSIONAL ENGINEER

CORE & SHELL BUILDING FOR STREETS OF WEST PRYOR LOT 5

LEE'S SUMMIT, MISSOURI

SUBMISSION DATES
2023-05-23

SHEET TITLE
FRAMING ISOMETRIC

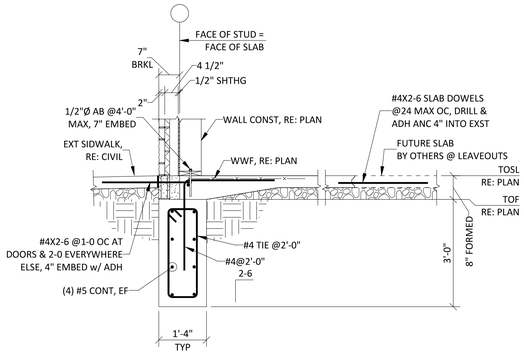
PROJECT NUMBER
230117

SHEET NUMBER
S-201

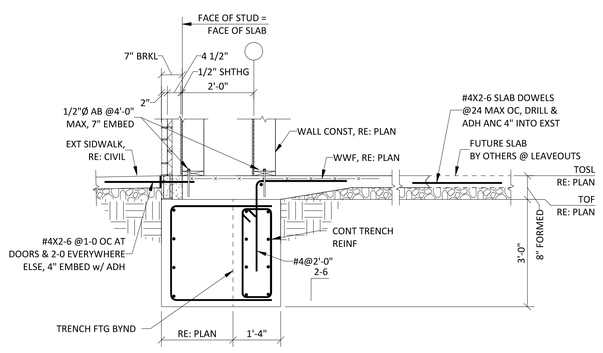
CERTUS
STRUCTURAL ENGINEERS
900 S. Kansas Avenue; Suite 400
Topeka, Kansas 66612
Phone: (785) 291-0400
Fax: (785) 291-0401

Proj #:01190008.120
Certificate Of Authorization
E-1392
Revit 2023 Local

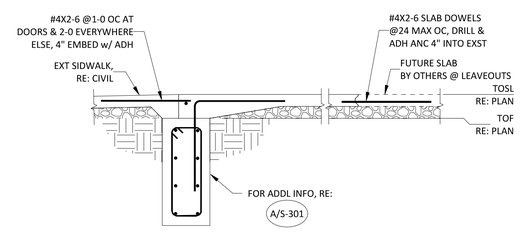
FILE PATH: C:\Users\John.Donaldson\Documents\01190008.120 - Streets of West Pryor - Lot 5_JohnDon7.rvt
DATE: 5/24/2023 7:32:31 AM
DRAWN BY: Author



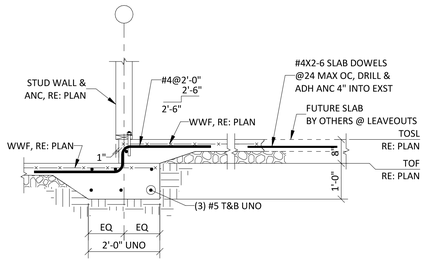
A SECTION
SCALE: NONE



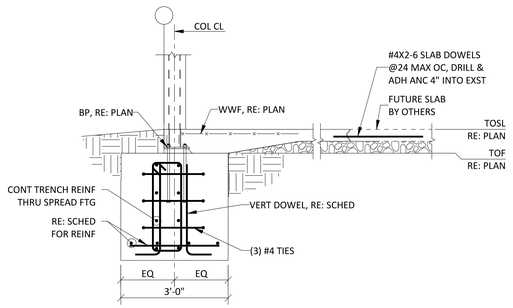
B SECTION
SCALE: NONE



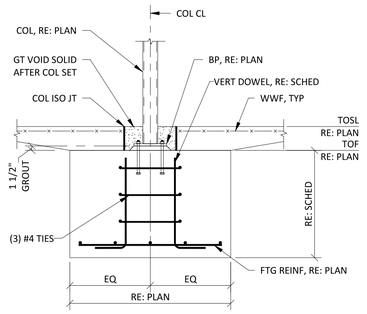
C SECTION
SCALE: NONE



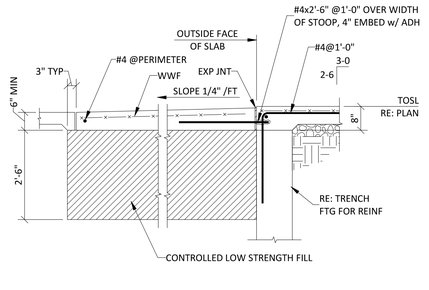
D SECTION
SCALE: NONE



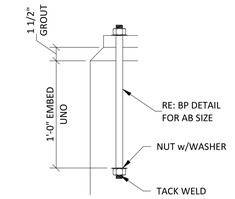
E SECTION
SCALE: NONE



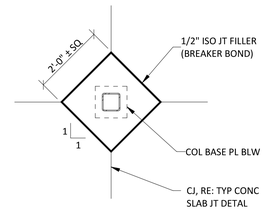
F SECTION
SCALE: NONE



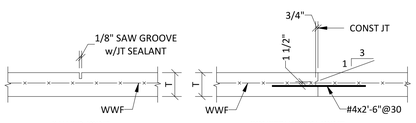
G SECTION
SCALE: NONE



1 TYPICAL ANCHOR BOLT DETAIL
SCALE: NONE

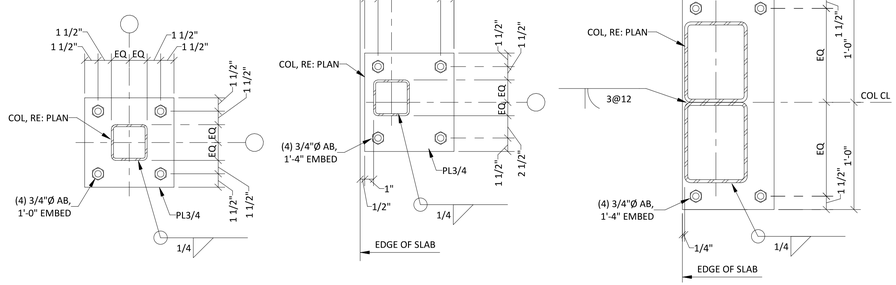


TYPICAL COLUMN ISOLATION IN
SLAB ON GRADE DETAIL
2 SCALE: NONE

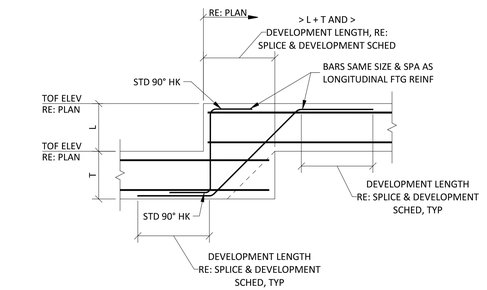


NOTE: ALL SLABS ON GRADE SHALL BE CONSTRUCTED WITH CONTROL JOINTS IN SQUARE OR RECTANGULAR PATTERNS WITH A LENGTH TO WIDTH RATION OF 1 1/2 OR LESS. CONTROL JOINTS SHALL BE SPACED NO FURTHER APART THAN 10'-0". AT THE CONTRACTORS OPTION, CONSTRUCTION JOINT MAY BE USED IN LIEU OF ANY CONTROL JOINT.

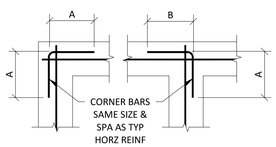
3 TYPICAL CONCRETE SLAB JOINT DETAIL
SCALE: NONE



4 BASEPLATE DETAILS
SCALE: NONE



6 TYPICAL FOOTING STEP DETAIL
SCALE: NONE



A = LAP LENGTH
B = END ANCHORAGE LENGTH

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

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF MISSOURI
KEVIN G VOLRATH
NUMBER PE-2005011704
PROFESSIONAL ENGINEER

CORE & SHELL BUILDING FOR STREETS OF WEST PRYOR LOT 5

LEE'S SUMMIT, MISSOURI

SUBMISSION DATES
2023-05-23

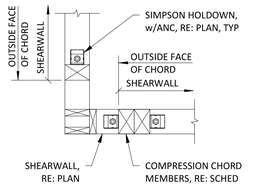
SHEET TITLE
CONCRETE DETAILS & SECTIONS I

PROJECT NUMBER
230117

SHEET NUMBER
S-301

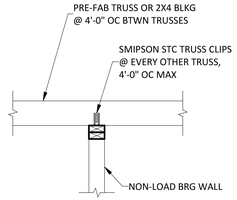
CERTUS
STRUCTURAL ENGINEERS
900 S. Kansas Avenue; Suite 400
Topeka, Kansas 66612
Phone: (785) 291-0400
Fax: (785) 291-0401
Proj #:01190008.120
Certificate Of Authorization
E-1392
Revit 2023 Local

FILE PATH: C:\Users\John.Donaldson\Documents\01190008.120 - Streets of West Pryor - Lot 5_JohnDon7.rvt
DATE: 5/24/2023 7:32:33 AM
DRAWN BY: Author



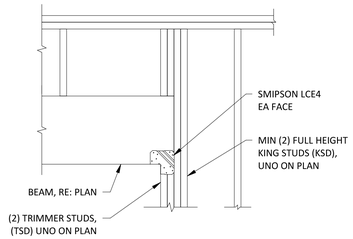
TYPICAL HOLDOWN ASSEMBLY CORNER (ALTERNATE)

1 SCALE: NONE



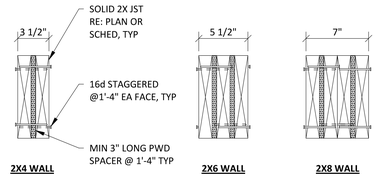
NON-LOAD BEARING WALL LATERAL SUPPORT DETAIL

2 SCALE: NONE



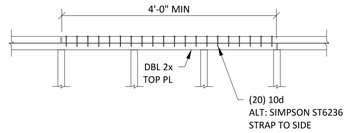
TYPICAL HEADER CONSTRUCTION DETAIL

3 SCALE: NONE



TYPICAL BUILT-UP HEADER CONSTRUCTION

4 SCALE: NONE

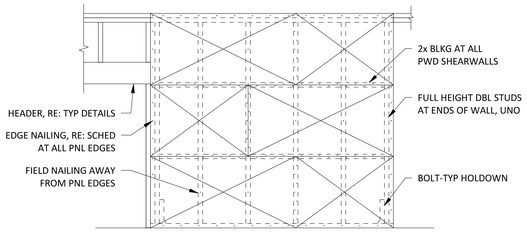


NOTES:

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

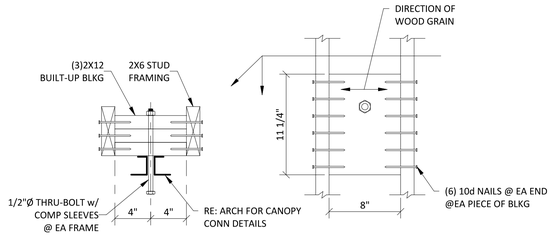
TYPICAL TOP PLATE SPLICE DETAIL

5 SCALE: NONE



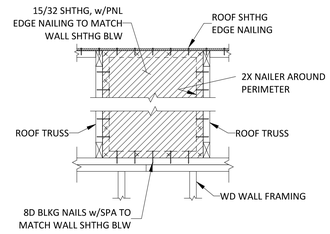
TYPICAL SHEARWALL CONSTRUCTION

6 SCALE: NONE



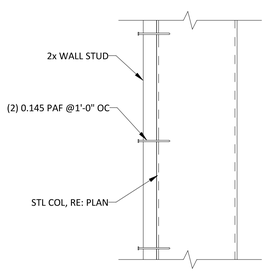
TYPICAL CANOPY CONNECTION BLOCKING DETAIL

7 SCALE: NONE



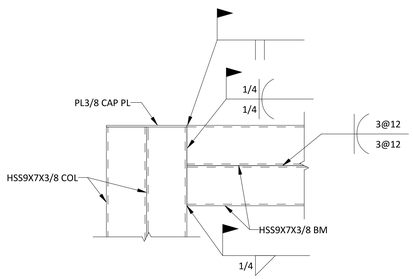
TYPICAL SHEAR BLOCKING BETWEEN TRUSSES

8 SCALE: NONE



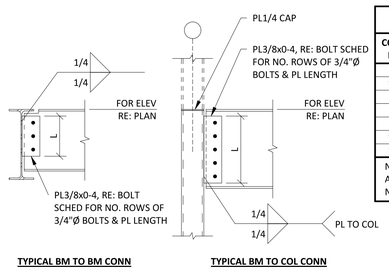
TYPICAL SHEARWALL TERMINATION AT STEL COLUMN DETAIL

9 SCALE: NONE



TYPICAL TUBE COLUMN TO BEAM CONNECTION

10 SCALE: NONE



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

BOLT SCHEDULE

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

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

TYPICAL STEEL CONNECTIONS DETAIL (SHEAR TABS)

11 SCALE: NONE

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF MISSOURI
KEVIN G VOLLRATH
NUMBER PE-2005011704
PROFESSIONAL ENGINEER

CORE & SHELL BUILDING FOR STREETS OF WEST PRYOR LOT 5

LEE'S SUMMIT, MISSOURI

SUBMISSION DATES
2023-05-23

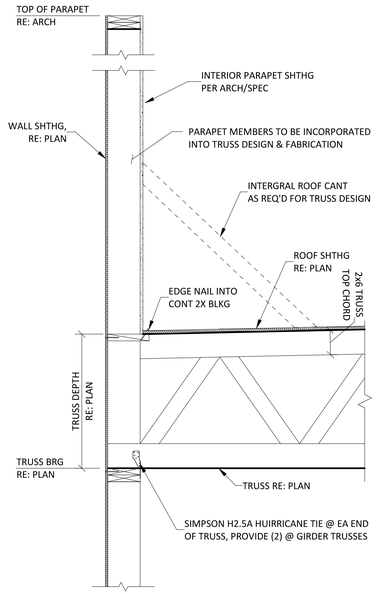
SHEET TITLE
FRAMING DETAILS & SECTIONS I

PROJECT NUMBER
230117

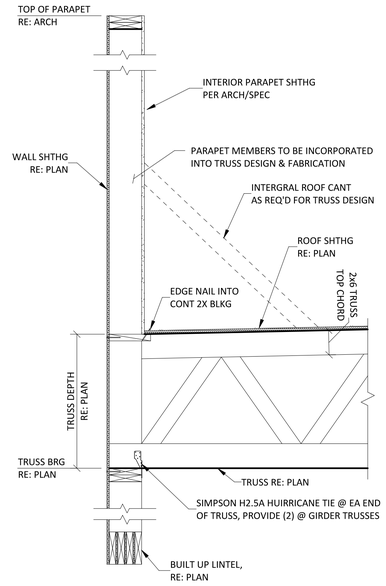
SHEET NUMBER
S-601

CERTUS
STRUCTURAL ENGINEERS
900 S. Kansas Avenue; Suite 400
Topeka, Kansas 66612
Phone: (785) 291-0400
Fax: (785) 291-0401
Proj #:01190008.120
Certificate Of Authorization
E-1392
Revit 2023 Local

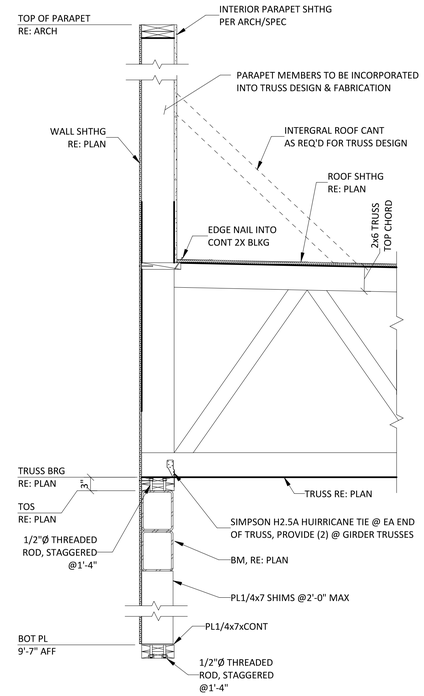
FILE PATH: C:\Users\John.Donaldson\Documents\01190008.120 - Streets of West Pryor - Lot 5_JohnDon7.rvt
DATE: 5/24/2023 7:32:34 AM
DRAWN BY: Author



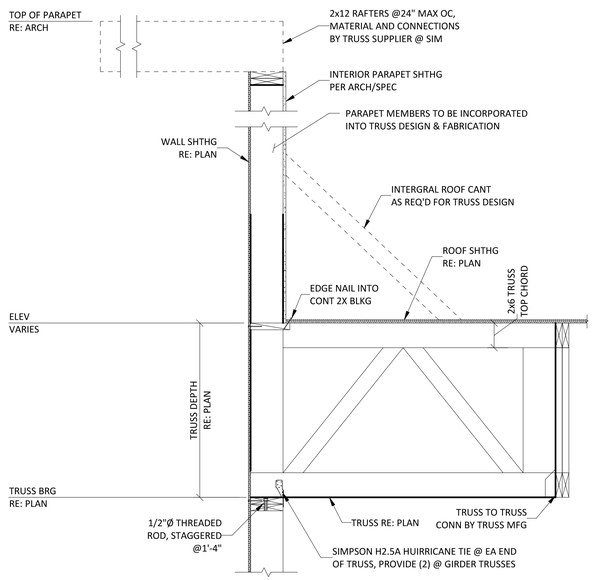
A SECTION
SCALE: NONE



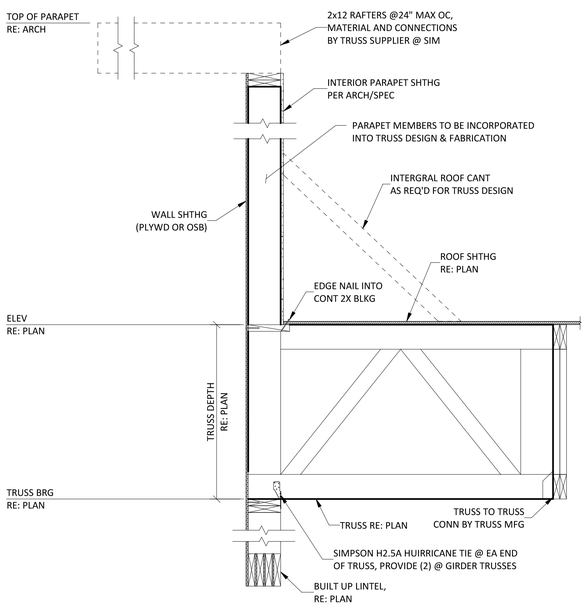
B SECTION
SCALE: NONE



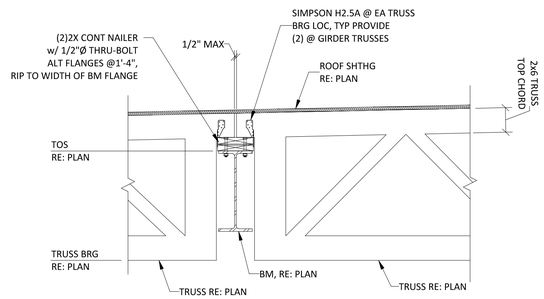
C SECTION
SCALE: NONE



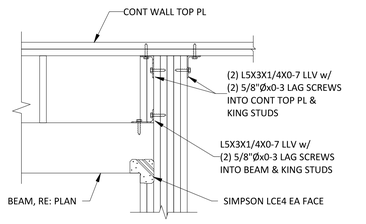
D SECTION
SCALE: NONE



E SECTION
SCALE: NONE



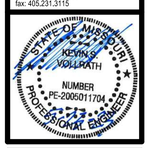
F SECTION
SCALE: NONE



G SECTION
SCALE: NONE

CERTUS
STRUCTURAL ENGINEERS
900 S. Kansas Avenue; Suite 400
Topeka, Kansas 66612
Phone: (785) 291-0400
Fax: (785) 291-0401
Proj #:01190008.120
Certificate Of Authorization
E-1392
Revit 2023 Local

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115



CORE & SHELL BUILDING FOR STREETS OF WEST PRYOR LOT 5

LEE'S SUMMIT, MISSOURI

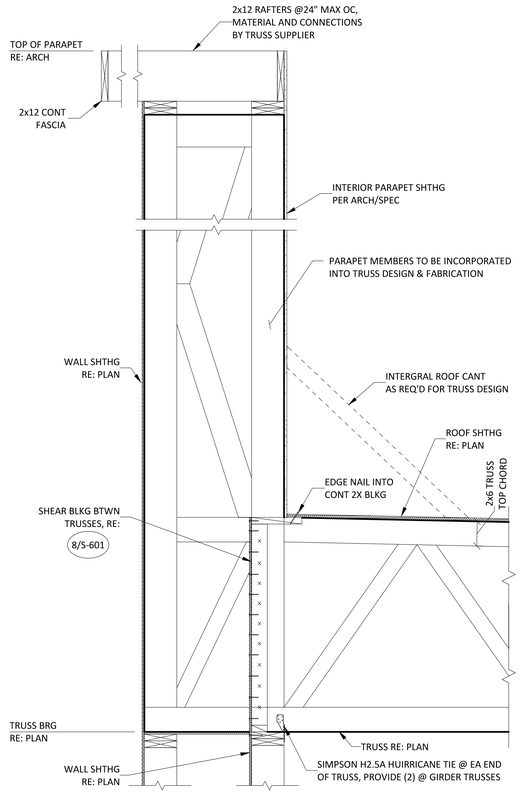
SUBMISSION DATES
2023-05-23

SHEET TITLE
FRAMING DETAILS & SECTIONS II

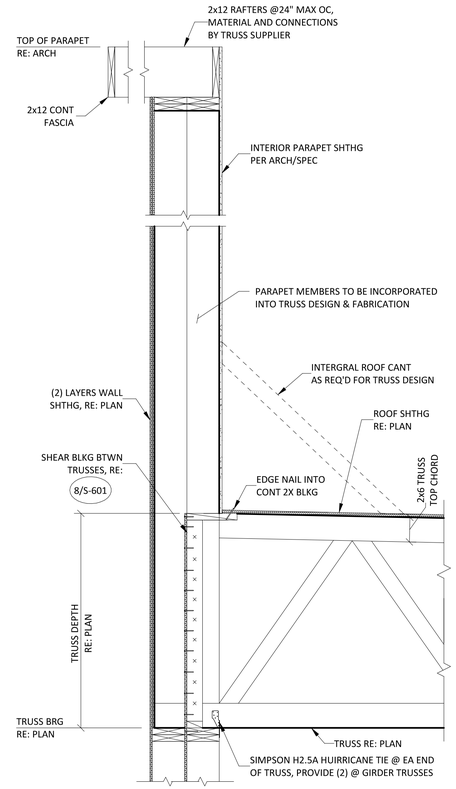
PROJECT NUMBER
230117

SHEET NUMBER
S-602

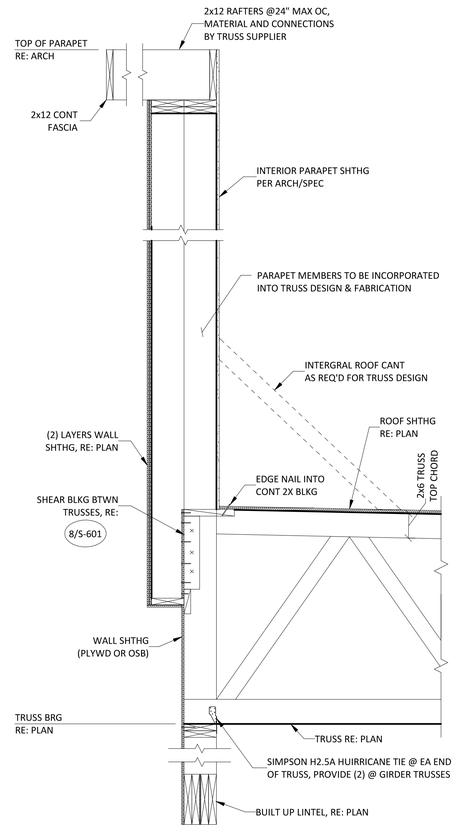
FILE PATH: C:\Users\John.Donaldson\Documents\01190008.120 - Streets of West Pryor - Lot 5_JohnDon7.rvt
DATE: 5/24/2023 7:32:34 AM
DRAWN BY: Author



B SECTION
SCALE: NONE



C SECTION
SCALE: NONE



D SECTION
SCALE: NONE

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF MISSOURI
KEVIN S VOLRATH
NUMBER PE-2005011704
PROFESSIONAL ENGINEER

CORE & SHELL BUILDING FOR STREETS OF WEST PRYOR LOT 5
LEE'S SUMMIT, MISSOURI

SUBMISSION DATES
2023-05-23

SHEET TITLE
FRAMING DETAILS & SECTIONS III

PROJECT NUMBER
230117

SHEET NUMBER
S-603

CERTUS
STRUCTURAL ENGINEERS
900 S. Kansas Avenue; Suite 400
Topeka, Kansas 66612
Phone: (785) 291-0400
Fax: (785) 291-0401
Proj #:01190008.120
Certificate Of Authorization
E-1392
Revit 2023 Local

FILE PATH: C:\Users\John.Donaldson\Documents\01190008.120 - Streets of West Pryor - Lot 5_JohnDon7.rvt
DATE: 5/24/2023 7:32:35 AM
DRAWN By: Author

15000 - MECHANICAL SPECIFICATIONS

SECTION 15000 – MECHANICAL REQUIREMENTS

1. GENERAL REQUIREMENTS

A. ALL WORK SHALL BE IN ACCORDANCE W/ LATEST EDITION OF INTERNATIONAL BUILDING, MECHANICAL & PLUMBING CODES, CODES AS ADOPTED BY CITY, COUNTY, STATE & ALL OTHER APPLICABLE CODES.

B. FURNISH & INSTALL ALL LABOR & MATERIALS REQUIRED FOR COMPLETE, FUNCTIONING, MECHANICAL & PLUMBING SYSTEMS W/ ALL ASSOCIATED EQUIPMENT & APPARATUS AS SHOWN ON PLANS. "PROVIDE" MEANS TO FURNISH & INSTALL.

C. OBTAIN & PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THIS WORK & SHALL MAKE ARRANGEMENTS FOR MODIFICATIONS TO WATER, GAS & SEWER CONNECTIONS TO BUILDING AS REQUIRED.

D. VISIT SITE & OBSERVE CONDITIONS UNDER WHICH WORK WILL BE DONE. ANY DISCREPANCIES SHALL BE CALLED TO ARCHITECT'S ATTENTION. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN CONTRACT FOR ANY ERROR OR NEGLIGENCE ON CONTRACTOR'S PART.

E. FINAL ACCEPTANCE OF WORK SHALL BE SUBJECT TO CONDITION THAT ALL SYSTEMS, EQUIPMENT, APPARATUS & APPLIANCES OPERATE SATISFACTORILY AS DESIGNED & INTENDED. WORK SHALL INCLUDE REQUIRED ADJUSTMENT OF SYSTEMS & CONTROL EQUIPMENT INSTALLED UNDER THESE SPECIFICATIONS.

F. WARRANT TO OWNER QUALITY OF MATERIAL, EQUIPMENT, WORKMANSHIP & OPERATION OF EQUIPMENT PROVIDED UNDER THESE SPECIFICATIONS FOR ONE YEAR FROM & AFTER COMPLETION OF BUILDING & ACCEPTANCE OF MECHANICAL SYSTEMS BY OWNER.

G. ALL MATERIALS INSTALLED IN PLENUMS SHALL BE NONCOMBUSTIBLE OR HAVE FLAME/SMOKE INDEX OF NO MORE THAN 25/50 IN ACCORDANCE W/ ASTM E 84.

H. ROOF PENETRATIONS – MADE BY AUTHORIZED ROOFING CONTRACTOR WHEN REQUIRED.

SECTION 15100 – PLUMBING

1. PIPING

A. WATER PIPING – ALL WATER PIPING SHALL BE 95–5 TIN–ANTIMONY JOINED TYPE L COPPER. INSULATE W/ FIBERGLASS W/ ASJ & PVC COVERS. THINCKNESS IN ACCORDANCE W/ ASHRAE 90.1.

B. WASTE & VENT PIPING – CI BELL & SPIGOT OR HUBLESS CI W/ NEOPRENE GASKET FITTINGS W/ STAINLESS STEEL BANDS. SCHED 40 PVC W/ SOLVENT WELDS MAY BE USED WHERE ALLOWED BY LOCAL CODE. PVC NOT ALLOWED IN PLENUMS.

C. ROOF/STORM DRAIN PIPING – CI BELL & SPIGOT OR HUBLESS CI W/ NEOPRENE GASKET FITTINGS W/ STAINLESS STEEL BANDS. SCHED 40 PVC W/ SOLVENT WELDS MAY BE USED WHERE ALLOWED BY LOCAL CODE. PVC NOT ALLOWED IN PLENUMS. INSULATE W/ MIN ½" FIBERGLASS PIPE WRAP W/ ASJ JACKET.

D. GAS PIPING – PROVIDE SCHED 40 CONT. WELD CARBON STEEL W/ CORRESPONDING FITTINGS. PROVIDE THREADED FITTINGS. PROVIDE IRON BODY–BRASS PLUG GAS STOPS. PAINT ALL EXPOSED GAS PIPING ON THE EXTERIOR OF THE BUILDING INCLUDING ON THE ROOF.

2. VALVES

A. BALL VALVES – 2" & UNDER – BRONZE FULL PORT W/ TEFLOW SEATS, BRONZE BALL & INSULATED HANDLE.

B. BALANCING VALVES – ARMSTRONG MODEL CBV I OR CBV II, 125 PSI–WP AT 250 DEGREES F., METER CONNECTIONS W/ BUILT–IN CHECK VALVES SCREWED OR FLANGED ENDS. PROVIDE POLYURETHANE INSULATION COVER.

C. CHECK VALVES – 2" 7 SMALLER SCREWED OR SOLDER BRONZE CHECK VALVE, 200 PSI–WOG/125 PSI–WSP, TEFLON OR BRONZE DISC & SEAT RING. 2–1/2" & LARGER FLANGED, ASTM 126 IRON BODY, BRONZE TRIMMED, 200 PSI–WOG/125 PSI–WSP.

D. BUTTERFLY VALVES – 3" & LARGER LEVER ASTM A126 CI DRILLED & TAPPED FULL LUG BODY, 200 PSI–WOG, EXTENDED NECK, BRONZE DISC, STAINLESS STEEL STEM, FIELD–REPLACEABLE EPDM SLEEVE & STEM SEALS.

E. EQUIVALENT VALVE MANUFACTURERS: MILWAUKEE, STOCKHAM, POWELL, RED–WHITE, CRANE, APPOLO, MUELLER, MUESSCO, WATTS, HAYS, ROCKWELL–NORDSTROM.

FIXTURES – SEE SCHEDULES

A. FIXTURES: AMERICAN STANDARD, KOHLER, CRANE, ZURN, TOTO
B. STAINLESS STEEL FIXTURES: ELKAY, JUST, MOEN COMMERCIAL
C. FITTINGS & SUPPORTS: JOSAM, SMITH, WADE, ZURN, OR JONESPEC.
D. SEATS: CHURCH, OLSONITE, BEMIS OR BENEKE.
E. DRINKING FOUNTAINS: HALSEY TAYLOR, ELKAY, OASIS, OR HAWS.
F. TRIM BY DELTA, ELJER, KOHLER, AMERICAN STANDARD, CRANE, SLOAN.
G. FLUSHVALVES: SLOAN, ZURN, TOTO
H. DRAINS BY WADE, ZURN, WOODFORD, SMITH, JOSAM.
I. ROOF DRAINS – CAST IRON ROOF DRAIN W/ FLANGE, CI MUSHROOM DOME. 2" DAM FOR OVERFLOW DRAINS
J. WALL HYDRANTS JOSAM SERIES 71000 W/ CONNECTIONS FOR 3/4" PIPE & HOSE. NON–FREEZING W/ KEY, VACUUM BREAKER, LOCKING COVER. EQUIVALENT BY J.R. SMITH, WADE, WOODFORD OR ZURN.

EQUIPMENT – SEE SCHEDULES

A. WATER HEATER – STATE, RHEEM, NATIONAL, A.O. SMITH. PORCELAINIZED GLASSLINED TANK. COLD WATER INLET DROP TUBE. MAGNESIUM ANODE RODS. U.L. SEAL, 160 PSI, FACTORY TEMPERATURE & PRESSURE RELIEF VALVE. N.S.F. CONSTRUCTION. 3 YR WARRANTY.

B. SUBMERSIBLE SUMP PUMPS – SIMPLEX/DUPLEX SUBMERSIBLE PUMP SYSTEM AS SCHED/SHOWN. PUMP CASING ONE PIECE CAST IRON W/ SUPPORT LEGS, CI SUCTION STRAINER. VERTICAL MOTOR, NEMA–6, NOT LESS THAN HP SCHED & 1750 RPM. AUTO–RESET THERMAL/OVERLOAD PROTECTION.

C. RECIRCULATION PUMPS – HORIZONTAL, OIL–LUBRICATED, ALL BRONZE. NON–OVERLOADING MOTOR.

EXECUTION

A. PROVIDE UNIONS OR FLANGED JOINTS IN EACH PIPE LINE PRECEDING CONNECTIONS TO EQUIPMENT TO ALLOW REMOVAL FOR REPAIR OR REPLACEMENT. PROVIDE ALL SCREWED & CONTROL VALVES W/ UNIONS ADJACENT TO EACH CONNECTION. PROVIDE SCREWED END VALVES W/ UNION ADJACENT TO VALVE UNLESS VALVE CAN BE OTHERWISE EASILY REMOVED FROM LINE.

B. AFTER PIPING IS IN PLACE TEST LINES TO ENSURE NO LEAKS.

C. ALL PIPING & EQUIPMENT SHALL BE SUPPORTED PROPERLY FROM STRUCTURE.

D. ESCUTCHEONS – PROVIDE NICKEL–BRASS OR CHROME PLATED ON ALL EXPOSED PIPES WHEN PASSING THRU WALL OR CEILING OF FINISHED ROOMS.

E. VERIFY FLOOR MATERIALS USED FROM ARCHITECTURAL PLANS & PROVIDE PROPER CLEANOUT TOPS, WHERE THEY OCCUR IN CARPET, QUARRY TILE, VINYL TILE OR CERAMIC TILE.

F. PROVIDE WATER HAMMER ARRESTORS FOR ALL PLUMBING BANKS W/ FIXTURES UTILIZING FLUSH VALVES IN ANY CAPACITY. LOCATE ARRESTER BETWEEN LAST TWO FIXTURES SERVED ON BRANCH LINE.

SECTION 15300 – HVAC

GENERAL

A. PROVIDE COMPLETE HVAC SYSTEM AS SHOWN ON DRAWINGS INCLUDING ALL NECESSARY EQUIPMENT, DUCTWORK, DIFFUSERS, GRILLES, & FILTERS. PROVIDE OPERATING & MAINTENANCE INSTRUCTIONS ON ALL EQUIPMENT.

B. ALL HVAC WORK SHALL BE DONE IN STRICT ACCORDANCE W/ ALL REQUIREMENTS OF LOCAL BUILDING CODE, ASHRAE, NEC, NFPA, & ALL OTHER APPLICABLE CODES HAVING JURISDICTION.

DUCTWORK

A. HVAC DUCTWORK SHALL BE GALV SHEET METAL OF GAUGES & JOINT TYPES SPECIFIED IN SMACNA MANUAL. PROVIDE TURNING VANES IN ELBOWS.

B. VOLUME DAMPERS SHALL BE MANUAL LOCKING BLADE TYPE.

C. ALL DUCTWORK MUST BE SUPPORTED PROPERLY FROM STRUCTURE.

D. WRAP ALL SUPPLY & OUTSIDE AIR HVAC DUCTWORK W/ CERTAINTEED 1–1/2" THICK INSULATION W/ VAPOR BARRIER IN CONCEALED LOCATIONS. ALSO LINE FIRST 10' OF SUPPLY DUCTWORK FOR SOUND ATTENUATION (IN ADDITION TO WRAP) LINE ALL RETURN AIR DUCTS & TRANSFER BOOTS W/ ½" LINER.

EQUIPMENT

A. ROOFTOP UNITS AS SCHEDULED. EQUIVALENTS BY TRANE, CARRIER, YORK, LENNOX, AAON, DAIKIN. MIN 14" ROOF CURB. PROVIDE SLOPED CURB AS REQUIRED FOR LEVEL UNIT INSTALLATION. ECONOMIZER W/ BAROMETRIC RELIEF, FIXED DRY BULB CONTROL. 2" MERV 7 FILTERS. LOUVERED HAIL GUARDS. 30 DEG LOW AMBIENT.

B. EXHAUST FANS – EQUIVALENT BY COOK, PENN, ACME, GREENHECK, JENNAIRE, TWIN CITY. PROVIDE W/ SPEED CONTROLS FOR ALL FANS LESS THAN 1/3HP TO BE FURNISHED TO E/C FOR MOUNTING AT FAN. PROVIDE W/ 14" MIN. CURB.

C. PROVIDE PROGRAMMABLE THERMOSTATS W/ STAGES OF HEATING AND COOLING AS REQUIRED BY STAGES OF HEATING AND COOLING ON SPECIFIED EQUIPMENT. SEVEN (7) DAY PROGRAMMING CAPABILITY W/ 2 OCC/UNOCC PERIODS/DAY. AUTO HEAT/COOL CHANGE OVER. LOCKING SETPOINTS TO PREVENT TAMPERING. PROVIDE W/ ALL INTERFACES TO OTHER EQUIPMENT AS REQUIRED. THERMOSTATS BY HONEYWELL, JOHNSON CONTROLS, WHITE–ROGERS, TRANE, CARRIER, AAON, LENNOX, DAIKIN, OR APPROVED EQUAL.

EXECUTION

B. COORDINATE W/ E/C TO PROVIDE ALL WIRING BETWEEN EQUIPMENT, DAMPERS, THERMOSTATS & ALL OTHER REQUIRED CONTROLS & DEVICES. PROVIDE ANY REQUIRED INTERFACES TO FIRE ALARM OR SIMILAR SYSTEMS.

C. PROVIDE GROUND–MOUNTED UNITS ON 4", REINFORCED CONCRETE BASE, 4" LARGER THAN UNIT ON EACH SIDE.

D. ROOF–MOUNTED UNITS ON EQUIPMENT SUPPORTS OR CURBS. ANCHOR UNITS TO SUPPORTS

E. PROVIDE FACTORY–AUTHORIZED SERVICE START UP ON EQUIPMENT. TRAIN OWNER'S MAINTENANCE PERSONNEL ON STARTUP, SHUTDOWN, TROUBLESHOOTING, SERVICING, PREVENTIVE MAINTENANCE.

16000 - ELECTRICAL SPECIFICATIONS

SECTION 16000 – ELECTRICAL REQUIREMENTS

GENERAL REQUIREMENTS

A. ALL WORK SHALL BE IN ACCORDANCE W/ LATEST EDITION OF INTERNATIONAL BUILDING CODE, NATIONAL ELECTRICAL CODE, NFPA, CODES AS ADOPTED BY CITY, COUNTY, STATE & ALL OTHER APPLICABLE CODES.

B. ALL MATERIALS & EQUIPMENT SHALL BE NEW & SHALL BEAR U.L. LABEL WHERE APPLICABLE. PROVIDE WATERPROOF EQUIPMENT ENCLOSURES WHERE REQUIRED.

C. OBTAIN & PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THIS WORK & SHALL MAKE ARRANGEMENTS FOR MODIFICATIONS TO ELECTRICAL CONNECTIONS TO BUILDING AS REQUIRED.

D. CONTRACTOR SHALL PROVIDE ALL LABOR & MATERIALS REQUIRED TO HAVE COMPLETE FUNCTIONING ELECTRICAL LIGHTING & POWER SYSTEMS TOGETHER W/ ALL ASSOCIATED EQUIPMENT & APPARATUS AS SHOWN ON PLANS.

E. WHERE AN ELECTRICAL DEVICE IS REQUIRED BY CODE BUT NOT SHOWN, IT SHALL BE PROVIDED AS THOUGH FULLY SHOWN & SPECIFIED.

F. CONTRACTOR SHALL VISIT SITE & OBSERVE CONDITIONS UNDER WHICH WORK WILL BE DONE. ANY DISCREPANCIES SHALL BE CALLED TO ARCHITECT'S ATTENTION. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION FOR ANY ERROR OR NEGLIGENCE ON CONTRACTOR'S PART.

G. FINAL ACCEPTANCE OF WORK SHALL BE SUBJECT TO CONDITION THAT ALL SYSTEMS, EQUIPMENT, APPARATUS & APPLIANCES OPERATE SATISFACTORILY AS DESIGNED & INTENDED. WORK SHALL INCLUDE REQUIRED ADJUSTMENT OF SYSTEMS & CONTROL EQUIPMENT INSTALLED UNDER THESE SPECIFICATIONS.

H. WARRANT TO OWNER QUALITY OF MATERIALS, EQUIPMENT, WORKMANSHIP & OPERATION OF EQUIPMENT PROVIDED UNDER THESE SPECIFICATIONS FOR ONE YEAR FROM & AFTER COMPLETION OF BUILDING & ACCEPTANCE OF MECHANICAL SYSTEMS BY OWNER.

I. ALL MATERIALS INSTALLED IN PLENUMS SHALL BE NONCOMBUSTIBLE OR HAVE FLAME/SMOKE INDEX OF NO MORE THAN 25/50 IN ACCORDANCE W/ ASTM E 84.

SECTION 16100 – CONDUIT & CONDUCTORS

A. FOLLOW CIRCUITING SHOWN ON PLANS. USE NO CONDUIT SMALLER THAN 1/2" & NO CONDUCTORS SMALLER THAN #12 GA. UNLESS NOTED OTHERWISE.

B. WIRE SHALL BE IN NON–FLEXIBLE METALLIC CONDUIT (EMT, IMC OR RMC) FOR ALL CIRCUITS AND FEEDERS GREATER THAN 30A, LIGHT SWITCH RISERS, KITCHEN CIRCUITS & HOME RUNS.

C. MC CABLE ACCEPTABLE FOR BRANCH CONVENIENCE CIRCUITS AND LIGHTING CIRCUITS. DO NOT DAISY CHAIN LIGHT FIXTURES. PROVIDE MC LUMINARY CABLE WITH BUILT–IN TWISTED JACKETED PAIR FOR LIGHTING CIRCUITS FOR LIGHTING CONTROLS. PROVIDE HEALTH CARE RATED MC FOR MEDICAL TREATMENT AREAS WHEN NOT IN CONDUIT.

D. CONDUIT INSTALLED BELOW GRADE SHALL BE SCHEDULE 80 PVC HEAVY WALL PLASTIC CONDUIT MEETING NEMA STANDARDS & UL LISTED FOR UNDERGROUND & EXPOSED USE. PROVIDE GRS RADIUS BENDS & RISERS AS CONDUITS RISE ABOVE GRADE OR ABOVE FLOOR SLAB.

E. PROVIDE INTERLOCKING SPACERS FOR MULT RUNS OF UG CONDUITS IN SAME TRENCH.

F. LIGHTING & RECEPTACLE CIRCUIT CONDUCTORS SHALL BE COPPER THWN/THHN 600 VOLT, 75 DEG C, COLOR CODED AS DESCRIBED UNDER APPLICABLE CODES. NO ROMEX, PLASTIC FLEX TUBING ETC PERMITTED. LIGHT FIXTURE WIRE INSULATION SHALL HAVE TEMP RATING NOT LESS THAN INDIVIDUAL FIXTURE MANUF RECOMMENDED RATING.

G. CIRCUITS W/ NO. 8 OR LARGER CONDUCTORS, MOTOR CIRCUITS, POWER & FEEDER CIRCUITS & BUILDING SERVICE FEEDERS SHALL BE COPPER THWN/THHN 600 VOLT, 75 DEG C.

H. ALL CONDUIT, JUNCTION BOXES, ETC. ABOVE CEILINGS SHALL BE SUPPORTED FROM STRUCTURE. PIPE SLEEVES, HANGERS & SUPPORTS SHALL BE FURNISHED & SET & CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER & PERMANENT LOCATIONS.

SECTION 16200 – GROUNDING

A. SUPPLEMENT GROUNDED NEUTRAL OF SECONDARY DISTRIBUTION SYSTEM W/ EQUIPMENT GROUNDING SYSTEM, INSTALLED SO THAT METALLIC STRUCTURES, ENCLOSURES, RACEWAYS, JUNCTION BOXES, OUTLET BOXES, CABINETS, MACHINE FRAMES, PORTABLE EQUIPMENT & OTHER CONDUCTIVE ITEMS OPERATE CONTINUOUSLY AT GROUND POTENTIAL & PROVIDE LOW IMPEDANCE PATH FOR GROUND FAULT CURRENTS.

B. SYSTEM SHALL COMPLY W/ NATIONAL ELECTRICAL CODE, DRAWINGS & AS SPECIFIED.

C. PROVIDE EQUIPMENT GROUND BUS IN BASE OF LOW VOLTAGE, SWITCHGEAR BRAZED OR OTHERWISE ADEQUATELY CONNECTED BY AN APPROVED METHOD TO GROUND RODS.

D. PROVIDE IN CONDUIT GREEN INSULATED COPPER GROUND CONDUCTOR TO MAIN METALLIC WATER SERVICE ENTRANCE & CONNECT BY MEANS OF ADEQUATE GROUND CLAMPS.

E. EQUIPMENT GROUNDING CONDUCTORS FOR BRANCH CIRCUIT HOME RUNS SHOWN ON DRAWINGS SHALL INDICATE AN INDIVIDUAL & SEPARATE GROUND CONDUCTOR FOR THAT BRANCH CIRCUIT WHICH SHALL BE TERMINATED AT BRANCH CIRCUIT PANELBOARD, SWITCHBOARD, OR OTHER DISTRIBUTION EQUIPMENT.

F. PROVIDE LOW VOLTAGE DISTRIBUTION SYSTEM W/ SEPARATE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR FOR EACH SINGLE OR THREE–PHASE FEEDER. SINGLE PHASE 120 VOLT BRANCH CIRCUITS FOR LIGHTING & POWER SHALL CONSIST OF PHASE & NEUTRAL CONDUCTORS & GREEN GROUND CONDUCTOR INSTALLED IN COMMON CONDUIT WHICH SHALL SERVE AS GROUNDING CONDUCTOR.

G. GROUNDING CONDUCTORS SHALL BE AS SHOWN ON PLANS OR IF NOT SPECIFICALLY SHOWN SHALL BE NO SMALLER THAN THAT REQUIRED BY NEC.

SECTION 16300 – ELECTRICAL EQUIPMENT

A. JUNCTION BOXES & OUTLET BOXES SHALL BE GALVANIZED KNOCKOUT TYPE. LIGHTING FIXTURE BOXES IN CEILINGS SHALL NOT BE LESS THAN 4" OCTAGONAL KNOCKOUT TYPE. OUTLETS SHALL BE INSTALLED IN LOCATIONS SHOWN ON DRAWINGS EXCEPT OUTLETS MAY BE MOVED 4 FEET IN EITHER DIRECTION IF SO DIRECTED, WITHOUT ADDITIONAL COST. BOXES SHALL BE FLUSH MOUNTED ON WALLS FOR CONCEALED WORK. GANGABLE BOXES SHALL BE USED IN ALL GYPBOARD SURFACES.

PANELBOARDS

A. BRANCH CIRCUIT 208/240V PANELS SHALL BE CAPACITY SHOWN W/ TIN PLATED COPPER BUSSING & BRACED FOR MINIMUM OF 22,000A AIC OR AS OTHERWISE NOTED OR REQUIRED (SERIES RATED ACCEPTABLE). BOLT ON CIRCUIT BREAKERS. 480V PANELS SAME EXCEPT 25,000A AIC MIN. MINIMUM 20" WIDE W/ GALV STEEL ENCLOSURE W/ HINGED DOOR & KEYED LOCK. COORD TRIM WITH MOUNTING LOCATION. PANELS TO BE RECESSED WHENEVER POSSIBLE.

B. DISTRIBUTION PANELS SHALL BE CAPACITY SHOWN & SHALL BE SQUARE D I–LINE W/ TIN PLASTED COPPER BUSSING. 65KAIC MIN OR AS OTHERWISE NOTED/REQ'D. BOLT ON CIRCUIT BREAKERS (SERIES RATED ACCEPTABLE). GALV STEEL ENCLOSURE.

C. EQUIVALENT BY SQUARE D, SIEMENS, CUTLER HAMMER, OR GE.

SECTION 16350 – ELECTRICAL IDENTIFICATION

A. MANUFACTURED LABELS FOR EACH PANELBOARD & TRANSFORMER. TYPEWRITTEN PANEL SCHEDULES MOUNTED IN PANELS

B. PRINTED TAPE STYLE LABEL FOR EACH RECEPTACLE INDICATING PANEL & CIRCUIT #.

C. MANUFACTURED LABELS FOR ALL DISCONNECT SWITCHES INDICATING EQUIPMENT SERVED.

D. BRANCH CIRCUITS – IDENTIFY EACH CIRCUIT W/ WIRE MARKERS WHEN ENCLOSURE LABEL AND WIRE COLORS DO NOT PROVIDE ENOUGH INFORMATION TO IDENTIFY EACH CIRCUIT WITHOUT TRACING. FEEDERS & BRANCH CIRCUIT HOME RUNS W/ WIRE MARKER W/ PANEL & CKT #. BOX COVERS ABOVE LAY–IN CEILINGS NEATLY MARKED W/ INDELIBLE MARKER.

SECTION 16400 – WIRING DEVICES

A. CONVENIENCE OUTLETS – SPEC GRADE 20 AMP DUPLEX W/ GROUND & SS WALL PLATES. OTHER OUTLETS SHALL BE VERIFIED W/ EQUIPMENT SUPPLIERS FOR PROPER NEMA CONFIGURATIONS. PROVIDE GFIC RATED DEVICES WHERE INDICATED AND AS REQ'D PER CODE.

B. PROVIDE GFIC RATED DEVICES WHERE INDICATED AND ANYWHERE REQUIRED PER THE NEC.

C. PROVIDE AFCI PROTECTION ON ALL CIRCUITS REQUIRED PER THE NEC.

D. PROVIDE TAMPER RESISTANT RECEPTACLES ON ALL RECEPTACLES IN PUBLIC AREAS, AREAS ACCESSIBLE TO CHILDREN, AND WHERE OTHERWISE REQUIRED TO BE TAMPER RESISTANT PER THE NEC.

E. LIGHT SWITCHES – SPEC GRADE 20 AMP TOGGLE SWITCHES W/ SS WALL PLATES.

F. WALL MOTION SWITCHES – SPEC GRADE, PIR, OVERRIDE.

G. CEILING MOTION SWITCHES – SPEC GRADE, DUAL TECHNOLOGY, MODEL AS REQ'D BY ROOM CONFIGURATION, ALL NECESSARY POWER PACKS AND RELAYS.

H. WALL MOTION SWITCHES (BATHROOM) – DUAL RELAY, SPEC GRADE, PIR, 2ND RELAY FOR OPERATION OF EXHAUST FAN DELAY.

I. COLOR OF DEVICES AS DIRECTED BY ARCHITECT.

J. EQUIVALENT DEVICES BY LEVITON, BRYANT, HUBBEL, WATTSTOPPER, LITHONIA, SENSOR SWITCH.

EXECUTION

A. ALL OUTLETS, SHALL BE MOUNTED W/ BOTTOM AT 18" AFF & SWITCHES W/ BOTTOM AT 44" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE ON PLANS. REFER TO ARCH FOR OTHER REQUIRED ELEVATIONS AND CABINETRY COORDINATION.

SECTION 16500 – LED LUMINAIRES

LUMINAIRES

A. PROVIDE LIGHTING FIXTURES W/ ALL ACCESSORIES REQ'D FOR HANGING. COORD MOUNTING OF LIGHTING FIXTURES W/ ARCHITECT & G/C. ADDITIONAL FIXTURE SUPPORTS SHALL BE PROVIDED BY E/C. SUPPORTS SHALL COMPLY W/ LATEST EDITION OF NEC. PROVIDE LIGHTING FIXTURE SECURING CLIPS AS REQUIRED. CONSULT ARCH PLANS FOR CEILING TYPES & PROVIDE SURFACE & RECESSED LIGHTING FIXTURES W/ APPROPRIATE MOUNTING COMPONENTS & ACCESSORIES.

B. REFER TO LIGHTING FIXTURE SCHEDULE PLANS FOR FIXTURE TYPES.

C. EQUIVALENT LUMINAIRES BY CREE, COOPER, HUBBELL, INFINITY, LITHONIA, WILLIAMS, COLUMBIA, EXITRONICS, LITEALARM, EXIDE, MULE, DUALLITE

ABBREVIATIONS

A/E	ARCHITECT / ENGINEER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AG	ABOVE GRADE
AHJ	AUTHORITY HAVING JURISDICTION
ARCH	ARCHITECT
BFP	BACKFLOW PREVENTER
BG	BELOW GRADE
BLDG	BUILDING
BMS	BUILDING MANAGEMENT SYSTEM
C	CONDUIT
CD	CANDELA
CD	COLD DECK
CLG	COOLING
CM	COORDINATE MOUNTING HEIGHT
CO	CLEAN OUT
CTE	CONNECT TO EXISTING
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DCW	DOMESTIC COLD WATER
DDC	DIRECT DIGITAL CONTROLS
DF	DRINKING FOUNTAIN
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RETURN
DIA	DIAMETER
DN	DOWN
E/C	ELECTRICAL CONTRACTOR
EA	EXHAUST AIR
ELEV	ELEVATION
EM	EMERGENCY FIXTURE/DEVICE
EWT	ENTERING WATER TEMPERATURE
EX	EXISTING ITEM
FFA	FROM FLOOR ABOVE
FFB	FROM FLOOR BELOW
FFCO	FINISHED FLOOR CLEAN OUT
FGCO	FLUSH GRADE CLEAN OUT
FL	FLOW LINE
FLR	FLOOR
FPM	FEET PER MINUTE
FWCO	FLUSH WALL CLEAN OUT
G	GROUND / GANG
G/C	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERUPTER
GPM	GALLONS PER MINUTE
HD	HOT DECK
HTG	HEATING
IG	ISOLATED GROUND
JB	JUNCTION BOX
LED	LIGHT EMITTING DIODE
LWT	LEAVING WATER TEMPERATURE
M/C	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MECH	MECHANICAL
MH	MANHOLE
MLO	MAIN LUGS ONLY
NFA	NET FREE AREA
OA	OUTSIDE AIR
ORD	OVERFLOW ROOF DRAIN
P/C	PLUMBING CONTRACTOR
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYLCHLORIDE
RA	RETURN AIR
RE/REF	REFER / REFERENCE
RF	RELIEF FAN
RL	RELOCATED ITEM
RPZ	REDUCED PRESSURE ZONE
RR	RESTROOM
SA	SUPPLY AIR
SPD	SURGE PROTECTIVE DEVICE
TA	TRANSFER AIR
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW
TP	TAMPERPROOF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VTR	VENT THROUGH ROOF
WP	WEATHERPROOF

ELECTRICAL SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

CIRCUITING

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

UTILITIES

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

LIGHTING

- SURFACE/RECESSED LIGHT FIXTURE
- WALL–MOUNTED LIGHT FIXTURE
- POLE–MOUNTED LIGHT FIXTURE
- TC — TIMECLOCK – REFER TO PLANS / DETAILS

EQUIPMENT

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

GENERAL SYMBOLS

- INDICATES CONNECT TO EXISTING
- INDICATES ELEVATION

POWER DEVICES

- DUPLEX RECEPTACLE.
- LINE THRU DEVICE INDICATES ABOVE COUNTER
- GFI — SPECIAL DUPLEX RECEPTACLE (GFCI, ISOLATED GROUND, ETC.)
- QUADPLEX RECEPTACLE
- 5–50R — SIMPLEX RECEPTACLE W/NEMA CONFIG AS NOTED
- 5–50R — MULTI–POLE RECEPTACLE W/NEMA CONFIG AS NOTED
- CEILING MOUNTED RECEPTACLE
- RECEPTACLE/DEVICE MOUNTED IN "TOMBSTONE"
- POKE–THRU WITH POWER
- POKE–THRU WITH TELECOMMUNICATIONS
- POKE–THRU W/POWER AND TELECOM
- 1G — SINGLE GANG FLOOR BOX (2, 3, 4 GANG SIMILAR)
- DIVIDED POWER POLE
- C — CLOCK RECEPTACLE
- PLUG MOLD / WIRE MOLD AS SPECIFIED
- J — JUNCTION BOX
- E T — THERMOSTAT – ELECTRIC
- PUSH BUTTON
- MOTOR

FIRE ALARM

- D — DUCT SMOKE DETECTOR

MECHANICAL AND PLUMBING SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

SHEET METAL

- HIGH EFFICIENCY ROUND DUCT TAKEOFF (WITH & WITHOUT MANUAL DAMPER)
- SPIN–IN ROUND DUCT TAKEOFF (WITH & WITHOUT MANUAL DAMPER)
- CONICAL BELLMOUTH ROUND TAKEOFF
- ROUND DUCT RUNOUT WITH FLEX DUCT
- DUCTWORK ELBOW (WITH & WITHOUT TURNING VANES)
- RETURN GRILLE OR EXHAUST REGISTER
- SUPPLY AIR FLOW INDICATOR
- RETURN AND EXHAUST AIR FLOW INDICATOR
- THERMOSTAT
- TEMPERATURE SENSOR
- H — HUMIDISTAT
- CONTROL WIRING

GENERAL SYMBOLS

- INDICATES CONNECT TO EXISTING
- INDICATES ELEVATION

PLUMBING FIXTURES/EQUIPMENT

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

MECHANICAL PIPING

—— RL ——	REFRIGERANT LIQUID
—— RS ——	REFRIGERANT SUCTION
—— D ——	DRAIN (CONDENSATE)
—— CA ——	COMPRESSED AIR
—— RV ——	REFRIGERANT VENT
—— RD ——	RUPTURE DISK

PLUMBING PIPING

—— • ——	DOMESTIC COLD WATER
—— •• ——	DOMESTIC HOT WATER
—— ••• ——	RECIRCULATING DOMESTIC HOT WATER
—— SAN ——	WASTE ABOVE GRADE OR FLOOR
— — SAN — —	WASTE BELOW GRADE OR FLOOR
—— ST ——	STORM ABOVE GRADE OR FLOOR
— — ST — —	STORM BELOW GRADE OR FLOOR
—— ST/O ——	STORM OVERFLOW ABOVE GRADE OR FLOOR
— — ST/O — —	STORM OVERFLOW BELOW GRADE OR FLOOR
—— V ——	PLUMBING VENT
—— W ——	WATER SERVICE
—— G ——	GAS (NATURAL)

PIPING SYMBOLS

- SHUTOFF VALVE
- SHUTOFF VALVE IN RISER
- BALANCING VALVE
- PLUG VALVE
- AUTO FLOW CONTROL VALVE
- PIPING ELBOW UP
- PIPING ELBOW DOWN
- PIPING TEE
- PIPING ELBOW
- PIPING TEE UP
- PIPING TEE DOWN
- INCREASER / REDUCER
- UNION
- CAP
- PIPE FLEX
- STRAINER
- CHECK VALVE
- INLINE STRAINER
- TEST PLUG

PIPING SPECIALTIES

- HI LOW — PRESSURE REDUCING VALVE

schwerdt design group
architecture|interiors|planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

BRYAN LEINWETTER
NUMBER PE-2020020297
05/23/23
Bryan Leinwetter - Engineer
MO# PE-2020020297

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT, MISSOURI

SUBMISSION DATES
MAY 23, 2023
JUNE 12, 2023-REV 1

SHEET TITLE
MECHANICAL AND ELECTRICAL SPECIFICATIONS

PROJECT NUMBER
230117

SHEET NUMBER
ME-101

pkmr ENGINEERS
PEARSON KENT MCKINLEY RAAF ENGINEERS LLC
2949 SW WANAMAKER DR., TOPEKA, KANSAS 66614
785.273.2447 WWW.PKMRENG.COM

23.205

FILE PATH:
DATE:
DRAWN BY:

FIRE SEALING NOTES

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

GENERAL ELECTRICAL NOTES

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

GENERAL NOTES

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

GEN. MECHANICAL NOTES

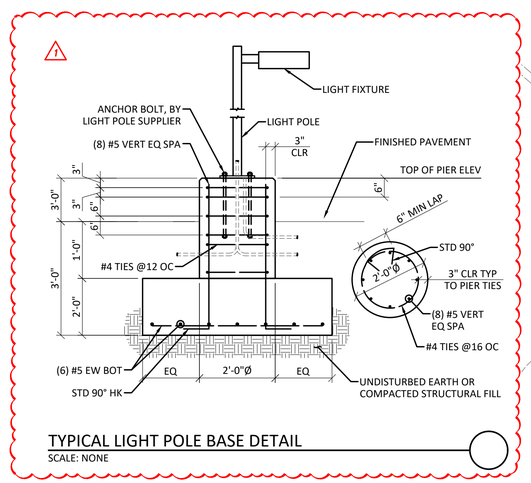
1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL MECHANICAL CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AHJ.
2. ANY POWER FOR CONTROL SYSTEMS TO BE PROVIDED BY E/C IS INDICATED ON ELECTRICAL PLANS. ANY ADDITIONAL LINE VOLTAGE OR LOW VOLTAGE POWER REQUIRED BY THE M/C OR SUBCONTRACTORS TO HAVE A FULLY FUNCTIONING SYSTEM SHALL BE PROVIDED BY THE M/C CONTRACTOR OR SUBS.
3. ALL EQUIPMENT SHALL BE ADEQUATELY AND PROPERLY SUPPORTED AND FASTENED FROM STRUCTURE.
4. ALL EQUIPMENT AND ACCESSORIES INSTALLED IN CONCEALED SPACES REQUIRING ACCESS SHALL BE PROVIDED WITH ACCESS DOORS MEETING ANY FIRE REQUIREMENTS OF THE WALL/CEILING THEY ARE INSTALLED.
5. EACH AIR HANDLING UNIT OVER 20000CFM SHALL BE PROVIDED WITH A SMOKE DETECTOR TO SHUT DOWN THE UNIT PER IMC 606 AS REQUIRED BY AHJ. COORDINATE WITH OTHER TRADES.
6. START UP AND ADJUST ALL EQUIPMENT AND VERIFY ALL MECHANICAL SYSTEMS IN OPERATE IN ACCORDANCE WITH THEIR INTENDED PURPOSES. SUBMIT BALANCE AND START UP REPORTS TO THE A/E. REFER TO SPECIFICATIONS FOR ANY ADDITIONAL REQUIREMENTS.

GENERAL PLUMBING NOTES

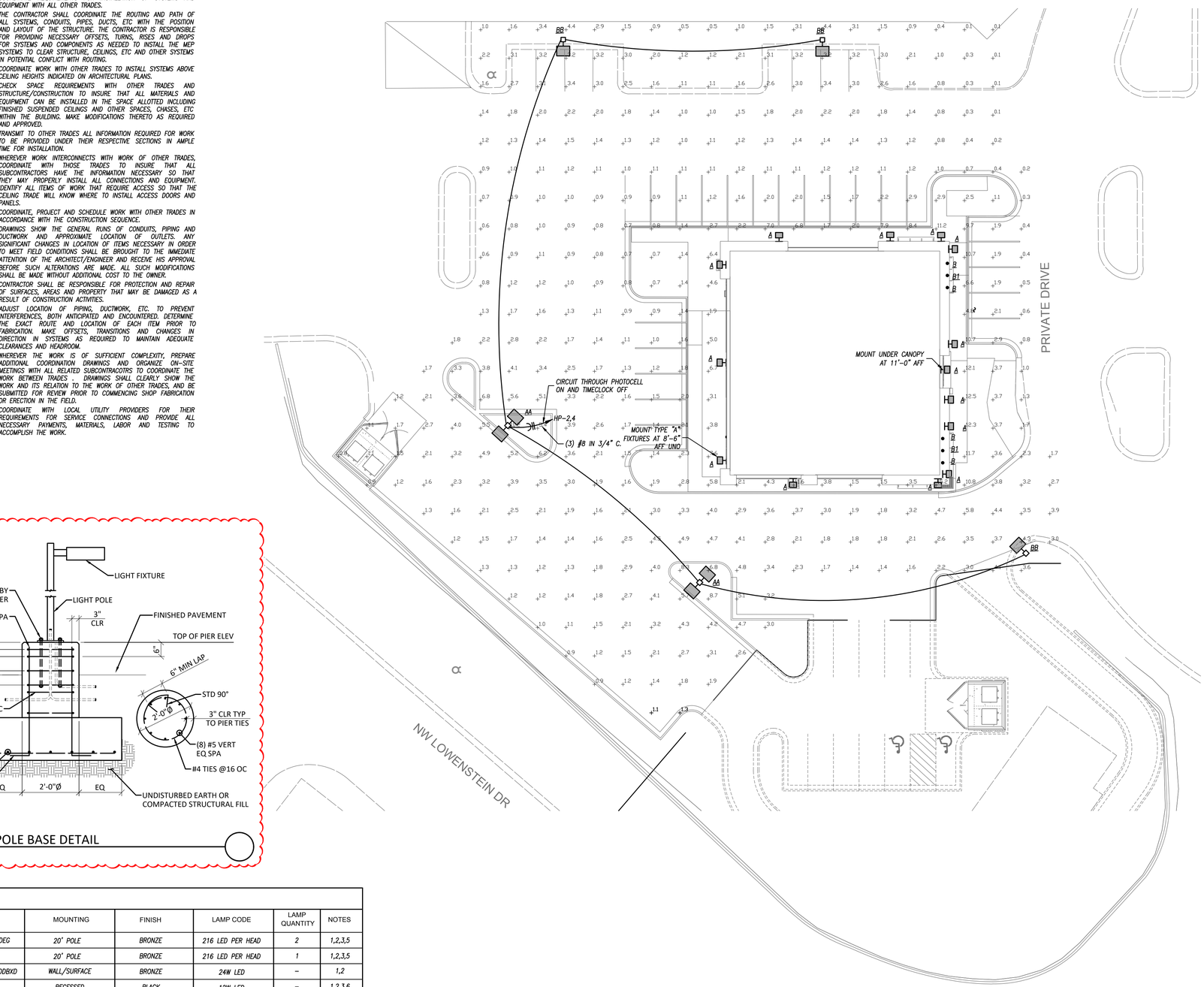
1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL PLUMBING CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AHJ.
2. NO PIPING SHALL BE INSTALLED WHERE IT WILL SUBJECT TO FREEZING TEMPERATURES. PIPING IN EXTERIOR WALLS SHALL BE INSTALLED ON THE WARM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

COORDINATION NOTES

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



TYPICAL LIGHT POLE BASE DETAIL
SCALE: NONE



SITE PLAN - LIGHTING
SCALE: 1" = 20'-0"

LIGHT FIXTURE SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	MOUNTING	FINISH	LAMP CODE	LAMP QUANTITY	NOTES
AA	MCGRAW-EDISON	GALN-SA2C-740-U-T4FT-2@180 DEG	20' POLE	BRONZE	216 LED PER HEAD	2	1,2,3,5
BB	MCGRAW-EDISON	GALN-SA2C-740-U-T4FT	20' POLE	BRONZE	216 LED PER HEAD	1	1,2,3,5
A	LITHONIA	WPX1-LED-P2-30K-MVOLT-E14WC-DDBXD	WALL/SURFACE	BRONZE	24W LED	–	1,2
B	GREEN CREATIVE	12NCDRL6DIM/930/EXT	RECESSED	BLACK	12W LED	–	1,2,3,6
B1	GREEN CREATIVE	12NCDRL6DIM/930/EXT-EM	RECESSED	BLACK	12W LED	–	1,2,3,4,6

NOTES LEGEND
1 - PROVIDE WET LOCATION RATED FIXTURE
2 - PROVIDE COLD LOCATION RATED DRIVER
3 - PROVIDE SQUARE STRAIGHT STEEL POLE RATED FOR 100 MPH WIND GUSTS, PRIMED AND PAINTED TO MATCH FIXTURE
4 - PROVIDE EMERGENCY BATTERY
5 - PROVIDE ALL ACCESSORIES FOR A COMPLETE INSTALLATION.
6 - PROVIDE WEATHER PROOF JUNCTION BOX FOR DRIVERS AND ELECTRICAL CONNECTIONS ABOVE SOFFIT.

pkmr ENGINEERS
PEARSON KENT MCKINLEY RAAF ENGINEERS LLC
2949 SW WANAMAKER DR., TOPEKA, KANSAS 66614
785.273.2447 WWW.PKMRENG.COM

23.205

schwerdt design group
architecture|interiors|planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF MISSOURI
BRYAN LEINWETTER
NUMBER PE-2020020297
PROFESSIONAL ENGINEER
05/23/23
Bryan Leinwetter - Engineer
MO# PE-2020020297

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT, MISSOURI

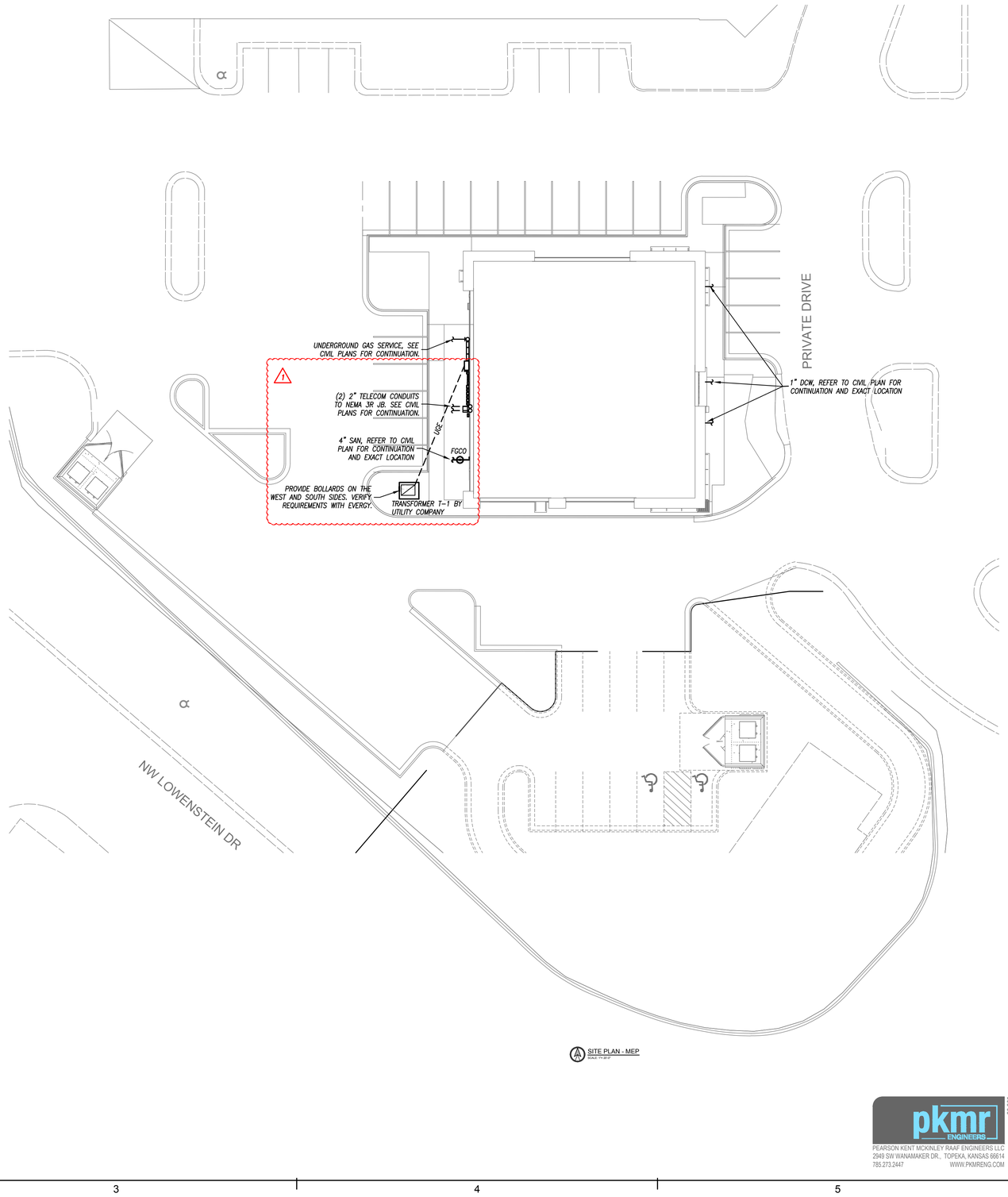
SUBMISSION DATES
MAY 23, 2023
JUNE 12, 2023-REV 1 (1)

SHEET TITLE
SITE PHOTOMETRIC PLAN AND GENERAL NOTES

PROJECT NUMBER
230117

SHEET NUMBER
ME-201

FILE PATH:
DATE:
DRAWN BY:



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

schwerdt design group
architecture|interiors|planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579

500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF MISSOURI
BRYAN LEINWETTER
NUMBER PE-2020020297
PROFESSIONAL ENGINEER
06/23/23
Bryan Leinwetter - Engineer
MO# PE-2020020297

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT, MISSOURI

SUBMISSION DATES
MAY 23, 2023
JUNE 12, 2023-REV 1

SHEET TITLE
SITE MEP PLAN

PROJECT NUMBER
230117

SHEET NUMBER
ME-202

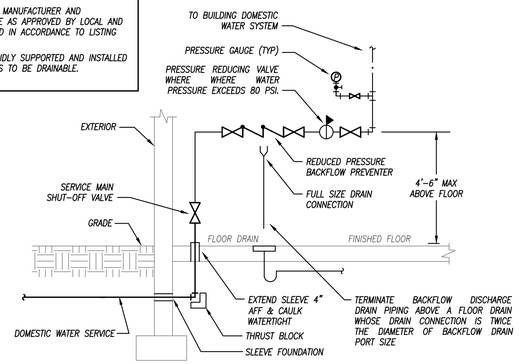
pkmr ENGINEERS
PEARSON KENT MCKINLEY RAAF ENGINEERS LLC
2949 SW WANAMAKER DR., TOPEKA, KANSAS 66614
785.273.2447 WWW.PKMRENG.COM

23.205

FILE PATH:
DATE:
DRAWN BY:

NOTES:

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



WATER SERVICE
REDUCED PRESSURE BACKFLOW PREVENTER DETAIL

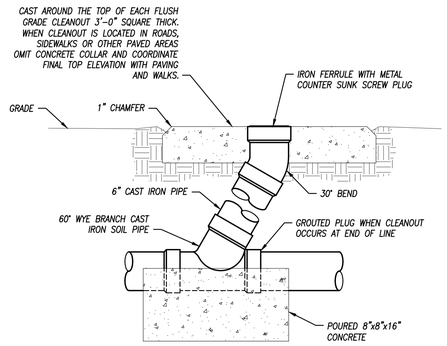
NOT TO SCALE

FLOOR DRAIN SCHEDULE

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

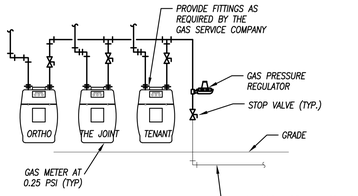
REMARKS:

1. PROVIDE WITH NICKEL BRONZE TOP AND TRAP SEAL.



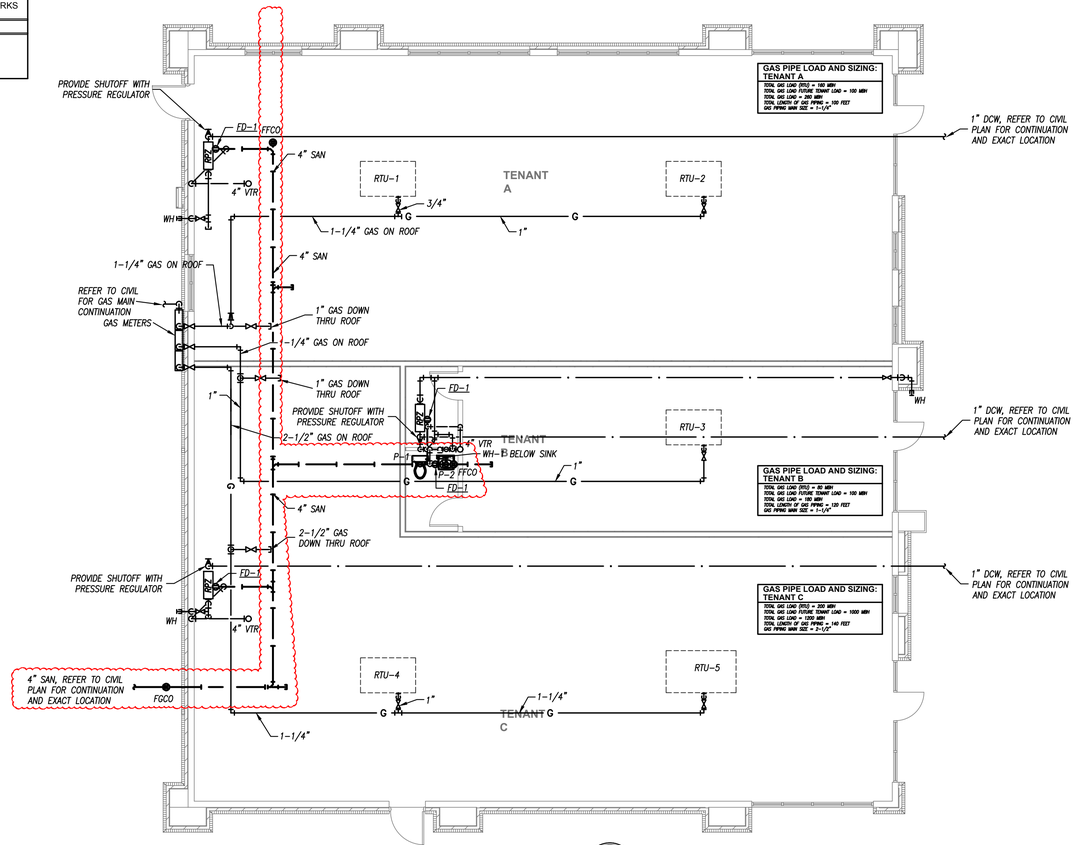
FLUSH GRADE CLEANOUT DETAIL

NOT TO SCALE



GAS SERVICE DETAIL

NOT TO SCALE



FLOOR PLAN - PLUMBING

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

WATER HEATER SCHEDULE

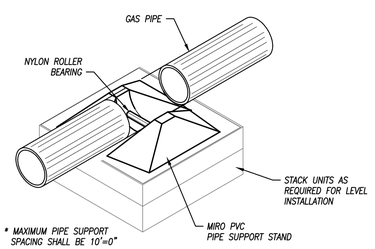
PLAN MARK	MANUFACTURER	MODEL NUMBER	GALLONS	CAPACITY	ELECTRICAL	NOTES
WATER HEATER-1	STIEBEL ELTRON	DHC 3-1	INSTANTANEOUS	3.0 KW	120V, 1PH, 30AMP	

PIPING MATERIAL & INSULATION SCHEDULE

PIPING SYSTEM	SIZE	TYPE/SCHED	MATERIAL	ACCEPTABLE FITTINGS	FIELD TEST PRESSURE/TIME	ALLOWABLE IN PLENUMS	INSULATION TYPE	INSULATION THICKNESS
DOMESTIC COLD WATER	1/2"-2-1/2"	L	COPPER	SOLDER, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASJ	1/2"
DOMESTIC HOT WATER & HW RETURN	1/2"-2-1/2"	L	COPPER	SOLDER, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASJ	1"
NATURAL GAS - ABOVE GRADE	2-1/2 & Up	SCH. 40	STEEL- SEEMED	WELDED	75 PSI - 1HR	YES	----	----
NATURAL GAS - ABOVE GRADE	1/2"-2"	SCH. 40	STEEL- SEEMLESS	THREADED IRON	75 PSI - 1HR	YES	----	----
SOIL & WASTE BELOW GRADE	2"-8"	SCH. 40	PVC	SOLVENT JOINED	10 FT - 1/2HR	NO	----	----
DOM. WATER SERVICE BELOW GRADE	4"-8"	AWWA C151	DUCTILE IRON	AWWA C111. MECH JOINTS	130 PSI - 1/2HR	YES	----	----
DOM. WATER SERVICE BELOW GRADE	1"-3"	K	COPPER	CONTINUOUS TUBING, BRAZED	130 PSI - 1/2HR	YES	----	----
DOM. WATER SERVICE BELOW GRADE	1"-3"	DR 9	HDPE	CONTINUOUS TUBING, FUSED	130 PSI - 1/2HR	NO	----	----

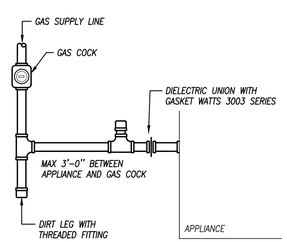
NOTES

1. ALL PIPING AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATING OF 25/50.
2. ALL INSULATION THICKNESSES SHALL MEET ASHRAE 90.1 - 2007 REQUIREMENTS AT A MINIMUM.
3. REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION.



ROOF SUPPORT FOR GAS LINE

NOT TO SCALE



TYPICAL GAS CONNECTION

NOT TO SCALE

PLUMBING FIXTURE SCHEDULE

PLAN MARK	FIXTURE MODEL	FIXTURE DESCRIPTION	FITTINGS MODEL	FITTINGS DESCRIPTION	PIPE SIZES WASTE	VENT	DCW	DHW
P-1	TOTO DRAKE CST744SL	ADA COMPLIANT WATER CLOSET: FLUSH TANK, WHITE ELONGATED BOWL, 1.6 GALLON SIPHON JET FLUSHING SYSTEM, 2-1/8" TRAP DIAMETER, WITH POLISHED CHROME FLUSH HANDLE MOUNTED ON WIDE SIDE OF RESTROOM STALL, WITH HANDLE STOP VALVE AND METAL FLEXIBLE WATER RISER	TOTO SC534	SEAT: WHITE, SOLID PLASTIC, OPEN FRONT, ELONGATED	4"	2"	1/2"	--
P-2	AMERICAN STANDARD 0355.012	LAVATORY: WHITE WALL HUNG LAVATORY 20"x18" WITH 4" BACK FAUCET HOLES ON 4" CENTERS, WITH CONCEALED ARM CARRIER. PROVIDE HANDLE STOP VALVES AND FLEXIBLE METAL WATER RISERS.	AMERICAN STANDARD 2175.504	FAUCET: 4" CENTERSET, CHROME FINISH WITH 4" METAL LEVER HANDLE, 1/2" CONNECTIONS, 1.5 GPM MAX FLOWRATE. CHROME PLATED BRASS GRID DRAIN, TAILPIECE, AND P-TRAP INSULATE THE TAILPIECE, P-TRAP, AND WATER RISERS	2"	2"	1/2"	1/2"

schwerdt design group
architecture|interiors|planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579

500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF MISSOURI
BRYAN LEINWETTER
NUMBER PE-2020020297
PROFESSIONAL ENGINEER
05/23/23
Bryan Leinwetter - Engineer
MO# PE-2020020297

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT, MISSOURI

SUBMISSION DATES
MAY 23, 2023
JUNE 12, 2023-REV 1 / 1

SHEET TITLE
PLUMBING FLOOR PLAN

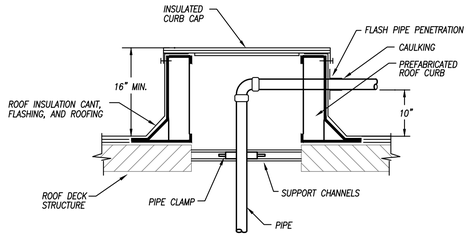
PROJECT NUMBER
230117

SHEET NUMBER
M-101

pkmr ENGINEERS
PEARSON KENT MCKINLEY RAAF ENGINEERS LLC
2949 SW WANAMAKER DR., TOPEKA, KANSAS 66614
785.273.2447 WWW.PKMRENG.COM

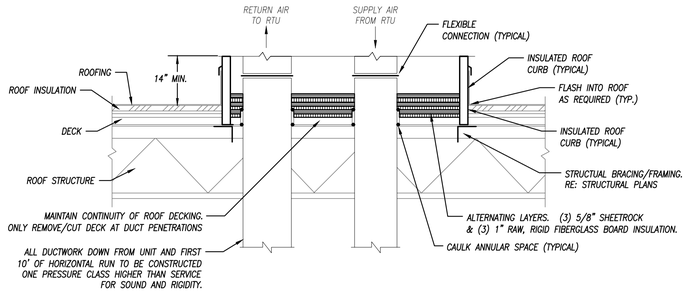
23.205

FILE PATH:
DATE:
DRAWN BY:



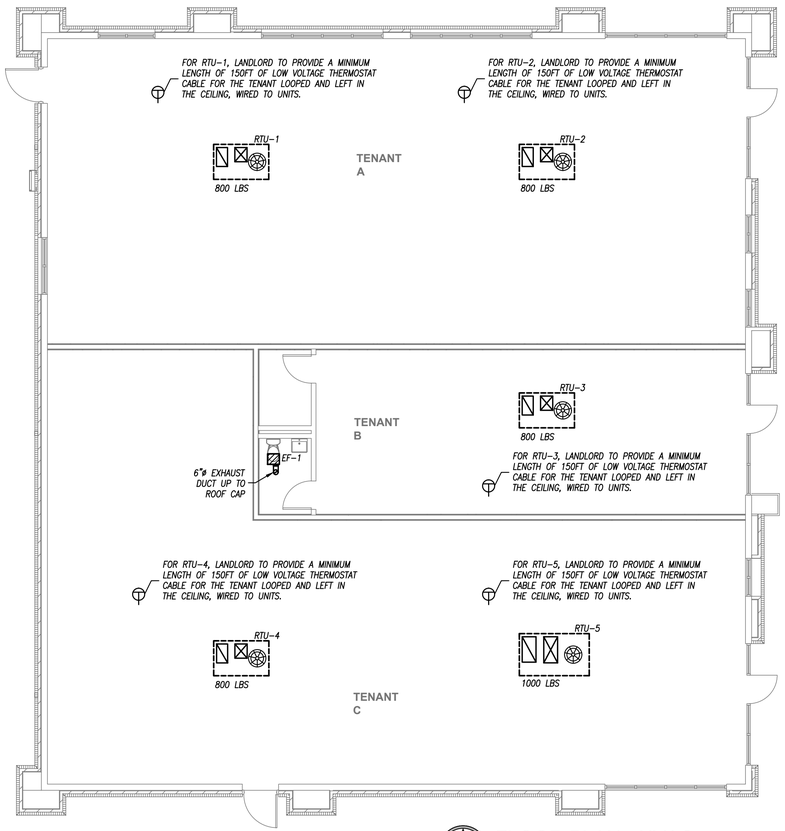
ROOF PIPE CURB PENETRATION

NOT TO SCALE



ROOFTOP UNIT CURB DETAIL

NOT TO SCALE



FLOOR PLAN - HVAC

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

ROOF TOP UNIT SCHEDULE - THREE PHASE ELECTRIC WITH GAS HEAT

PLAN MARK	MANUFACTURER	MODEL NUMBER	SIZE	REFRIGERANT	MINIMUM EFFICIENCY	AIRFLOW	COMPRESSORS	COOLING CAPACITY	CFM	EXTERNAL STATIC	OA CFM	HEATING CAPACITY	ELECTRICAL	WEIGHT	FILTER	NOTES
RTU-1	TRANE	YSC 048 E3	4 TON	R-410A	14 SEER	DOWN	(1) SCROLL	49,000 BTUH	1,600	0.7"	160	80 MBH	208 V., 3 PH, 35 AMP	800 LBS	MERV 13	1,2,3,4
RTU-2	TRANE	YSC 048 E3	4 TON	R-410A	14 SEER	DOWN	(1) SCROLL	49,000 BTUH	1,600	0.7"	160	80 MBH	208 V., 3 PH, 35 AMP	800 LBS	MERV 13	1,2,3,4
RTU-3	TRANE	YSC 048 E3	4 TON	R-410A	14 SEER	DOWN	(1) SCROLL	49,000 BTUH	1,600	0.7"	160	80 MBH	208 V., 3 PH, 35 AMP	800 LBS	MERV 13	1,2,3,4
RTU-4	TRANE	YSC 060 E3	5 TON	R-410A	14 SEER	DOWN	(1) SCROLL	60,100 BTUH	2,000	1.0"	200	80 MBH	208 V., 3 PH, 40 AMP	800 LBS	MERV 13	1,2,3,4
RTU-5	TRANE	YSC 072 E3	6 TON	R-410A	14.6 IEER	DOWN	(1) SCROLL	75,000 BTUH	2,400	1.1"	240	120 MBH	208 V., 3 PH, 50 AMP	1000 LBS	MERV 13	1,2,3,4

NOTES LEGEND

1. PROVIDE ROOF CURB, DISCONNECT SWITCH, HAIL GUARDS, AND ECONOMIZER
2. PROVIDE WALL MOUNTED 7-DAY PROGRAMMABLE THERMOSTAT
3. PROVIDE INTERNAL VIBRATION ISOLATION FOR THE RTU FAN AND COMPRESSORS

EXHAUST FAN SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	MOUNTING	SERVICE	CFM	STATIC PRESSURE	ELECTRICAL	DRIVE	DISCONNECT	DAMPER	NOTES
EF-1	GREENHECK	SP-B90	CEILING	EXHAUST	75	1/4"	50 WATTS, 120V, 1 PHASE	DIRECT	YES	BACKDRAFT	1

NOTES:

1. PROVIDE 12" ROOF CURB WITH CURB CAP MODEL RCC-7 WITH INTEGRAL BIRDSCREEN.

schwerdt design group
architecture|interiors|planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF MISSOURI
BRYAN LEINWETTER
NUMBER PE-2020020297
PROFESSIONAL ENGINEER
06/23/23
Bryan Leinwetter - Engineer
MO# PE-2020020297

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT, MISSOURI

SUBMISSION DATES
MAY 23, 2023
JUNE 12, 2023-REV 1

SHEET TITLE
HVAC FLOOR PLAN

PROJECT NUMBER
230117

SHEET NUMBER
M-201

pkmr ENGINEERS
PEARSON KENT MCKINLEY RAAF ENGINEERS LLC
2949 SW WANAMAKER DR., TOPEKA, KANSAS 66614
785.273.2447 WWW.PKMRENG.COM

23.205

FILE PATH:
DATE:
DRAWN BY:

PANELBOARD SCHEDULE

PANEL DESIGNATION: **P1** | MAIN BUS AMPS: 200 | MAIN BREAKER: 200 | PANEL TYPE: NQOD | VOLTAGE: 120/208V | PHASE/WIRE: 3PH/4W | MOUNTING: RECESSED | LOCATION: SEE PLANS | MINIMUM AIC: 22K

CIRCUIT DESCRIPTION	CKT. BKR. P	CKT. BKR. AMP	CKT. NO.	CKT. NO.	CKT. BKR. AMP	CKT. BKR. P	CIRCUIT DESCRIPTION
SPARE	1	20	1	2	35	3	RTU-1
SPARE	1	20	3	4	–	–	–
SPARE	1	20	5	6	–	–	–
SPARE	1	20	7	8	35	3	RTU-2
SPARE	1	20	9	10	–	–	–
SPARE	1	20	11	12	–	–	–
SPARE	1	20	13	14	20	1	ROOF RECEPTACLES
SPARE	1	20	15	16	20	1	SPARE
SPARE	1	20	17	18	20	1	SPARE
SPARE	1	20	19	20	20	1	SPARE
SPARE	1	20	21	22	20	1	SPARE
SPARE	1	20	23	24	20	1	SPARE
SPARE	1	20	25	26	20	1	SPARE
SPARE	1	20	27	28	20	1	SPARE
SPARE	1	20	29	30	20	1	SPARE
SPARE	1	20	31	32	20	1	SPARE
SPARE	1	20	33	34	20	1	SPARE
SPARE	1	20	35	36	20	1	SPARE
SPARE	1	20	37	38	20	1	SPARE
SPARE	1	20	39	40	20	1	SPARE
SPARE	1	20	41	42	20	1	SPARE

PANELBOARD SCHEDULE

PANEL DESIGNATION: **P2** | MAIN BUS AMPS: 200 | MAIN BREAKER: 200 | PANEL TYPE: NQOD | VOLTAGE: 120/208V | PHASE/WIRE: 3PH/4W | MOUNTING: RECESSED | LOCATION: SEE PLANS | MINIMUM AIC: 22K

CIRCUIT DESCRIPTION	CKT. BKR. P	CKT. BKR. AMP	CKT. NO.	CKT. NO.	CKT. BKR. AMP	CKT. BKR. P	CIRCUIT DESCRIPTION
EXHAUST FAN-1	1	15	1	2	35	3	RTU-3
WATER HEATER-1	1	30	3	4	–	–	–
SPARE	1	20	5	6	–	–	–
SPARE	1	20	7	8	20	1	ROOF RECEPTACLE
SPARE	1	20	9	10	20	1	SPARE
SPARE	1	20	11	12	20	1	SPARE
SPARE	1	20	13	14	20	1	SPARE
SPARE	1	20	15	16	20	1	SPARE
SPARE	1	20	17	18	20	1	SPARE
SPARE	1	20	19	20	20	1	SPARE
SPARE	1	20	21	22	20	1	SPARE
SPARE	1	20	23	24	20	1	SPARE
SPARE	1	20	25	26	20	1	SPARE
SPARE	1	20	27	28	20	1	SPARE
SPARE	1	20	29	30	20	1	SPARE
SPARE	1	20	31	32	20	1	SPARE
SPARE	1	20	33	34	20	1	SPARE
SPARE	1	20	35	36	20	1	SPARE
SPARE	1	20	37	38	20	1	SPARE
SPARE	1	20	39	40	20	1	SPARE
SPARE	1	20	41	42	20	1	SPARE

PANELBOARD SCHEDULE

PANEL DESIGNATION: **P3** | MAIN BUS AMPS: 200 | MAIN BREAKER: 200 | PANEL TYPE: NQOD | VOLTAGE: 120/208V | PHASE/WIRE: 3PH/4W | MOUNTING: RECESSED | LOCATION: SEE PLANS | MINIMUM AIC: 22K

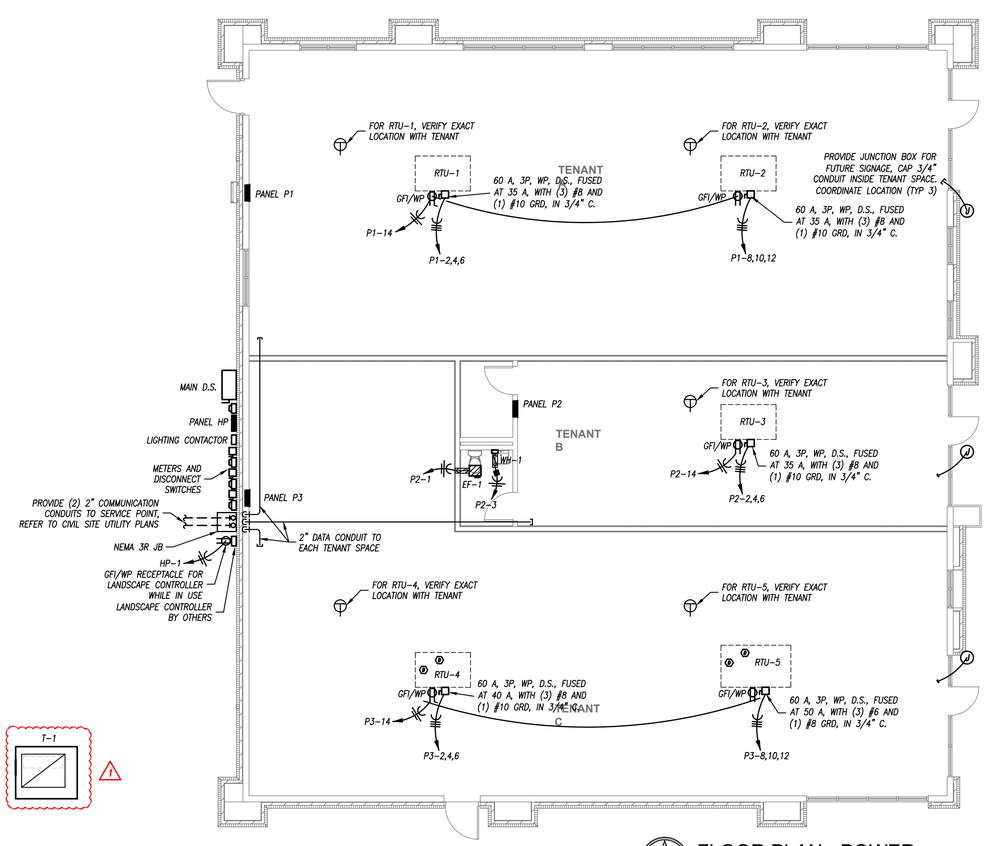
CIRCUIT DESCRIPTION	CKT. BKR. P	CKT. BKR. AMP	CKT. NO.	CKT. NO.	CKT. BKR. AMP	CKT. BKR. P	CIRCUIT DESCRIPTION
SPARE	1	20	1	2	40	3	RTU-4
SPARE	1	20	3	4	–	–	–
SPARE	1	20	5	6	–	–	–
SPARE	1	20	7	8	50	3	RTU-5
SPARE	1	20	9	10	–	–	–
SPARE	1	20	11	12	–	–	–
SPARE	1	20	13	14	20	1	ROOF RECEPTACLES
SPARE	1	20	15	16	20	1	SPARE
SPARE	1	20	17	18	20	1	SPARE
SPARE	1	20	19	20	20	1	SPARE
SPARE	1	20	21	22	20	1	SPARE
SPARE	1	20	23	24	20	1	SPARE
SPARE	1	20	25	26	20	1	SPARE
SPARE	1	20	27	28	20	1	SPARE
SPARE	1	20	29	30	20	1	SPARE
SPARE	1	20	31	32	20	1	SPARE
SPARE	1	20	33	34	20	1	SPARE
SPARE	1	20	35	36	20	1	SPARE
SPARE	1	20	37	38	20	1	SPARE
SPARE	1	20	39	40	20	1	SPARE
SPARE	1	20	41	42	20	1	SPARE

PANELBOARD SCHEDULE

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

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

NOTES:
NEMA 3R RATED PANEL WITH LOCKABLE COVER

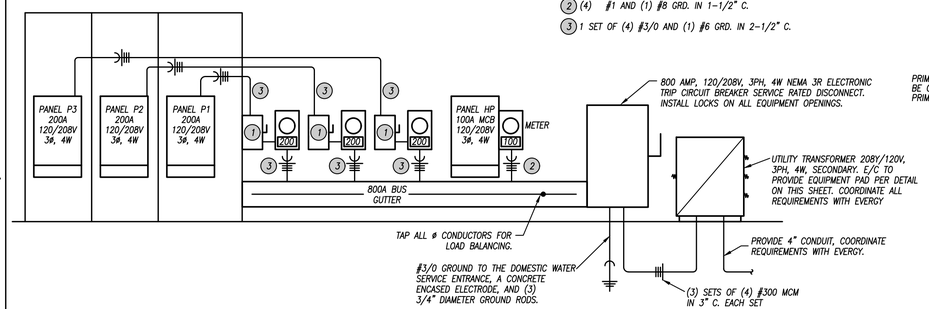


FLOOR PLAN - POWER

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

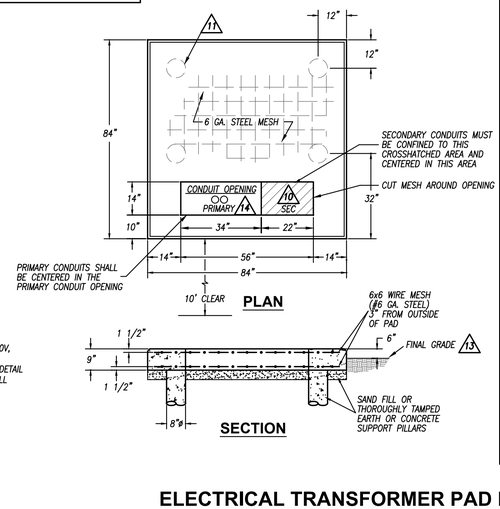
ELECTRICAL RISER KEYED NOTES

1. 200 AMP, 3 PH, NEMA 3R DISCONNECT SWITCH FUSED AT 200 AMP
2. (4) #1 AND (1) #8 GRD. IN 1-1/2" C.
3. 1 SET OF (4) #3/0 AND (1) #6 GRD. IN 2-1/2" C.



ELECTRICAL RISER DIAGRAM

NO SCALE

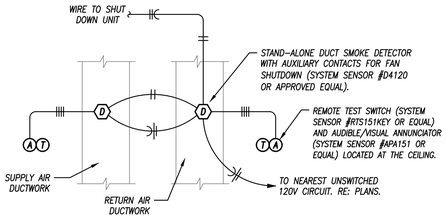


ELECTRICAL TRANSFORMER PAD DETAIL

NO SCALE — 75-500 KVA

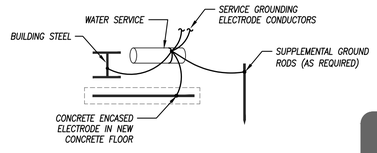
NOTES:

1. THE PAD LOCATION SHALL BE APPROVED BY EVERGY
2. TRANSFORMER SHALL BE INSTALLED NEAR THE CUSTOMER'S SERVICE ENTRANCE.
3. IF THE TRANSFORMER PAD IS INSTALLED IN AN AREA SUBJECT TO VEHICULAR TRAFFIC, THE INSTALLATION SHALL BE PROTECTED WITH A PIPE-RAIL GUARD.
4. FOR PROPER CLEARANCE AROUND THE TRANSFORMER, REFER TO EVERGY STANDARDS.
5. CONTRACTOR SHALL EXTEND FORMS DOWN TO AT LEAST 3" BELOW AVERAGE GROUND LINE.
6. THE CONCRETE SHALL BE A MINIMUM OF 3,000 LB. MIX.
7. THE TOP OF THE TRANSFORMER PAD SHALL RECEIVE A SMOOTH TROWEL FINISH. THE CORNERS AND EDGES SHALL BE ROUNDED OR BEVELED.
8. THE CONDUIT OPENING SHALL BE FREE AND CLEAR OF CONCRETE.
9. THE TOPS OF THE CONDUITS SHALL BE FLUSH WITH THE TOP OF THE CONCRETE PAD.
10. NUMBER OF CONDUITS NECESSARY IS DEPENDENT ON THE MAXIMUM NUMBER OF SERVICE CONDUCTORS ALLOWED IN THE LOW-VOLTAGE COMPARTMENT OF THE TRANSFORMER. INSTALL 1" METERING CONDUIT FROM PAD TO METER ENCLOSURE WHEN TRANSFORMER RATED METERING IS SET ON ADJACENT BUILDING OR STAND AND METERING TRANSFORMERS ARE IN THE PADMOUNT TRANSFORMER.
11. PILLARS ARE FORMED BY AUGERING AN 8" DIAMETER HOLE TO A DEPTH OF UNDISTURBED EARTH. A SEPARATOR, SUCH AS TAR PAPER, SHOULD BE PLACED BETWEEN THE PILLAR AND THE PAD SO THAT THE PAD CAN BE LEVELED AT A LATER TIME IF NECESSARY
12. EVERGY RESERVES THE RIGHT NOT TO ACCEPT THE CONDITION OF THE CONCRETE PAD IF IT FAILS TO MEET THE REQUIREMENTS STATED IN THEIR STANDARD.
13. THE 6" ABOVE GRADE CAN BE REDUCED TO 4" ABOVE FINISHED PAVEMENT.
14. CONDUIT OPENING DIMENSIONS PERTAIN TO HOWARD (2012 AND NEWER) TRANSFORMERS. CHECK WITH EVERGY LOCAL SERVICE CENTER TO BE SURE THAT THE OPENING IS THE CORRECT SIZE FOR THE TRANSFORMER DESIGNATED FOR THE JOB.
15. VERIFY PAD REGULATIONS WITH EVERGY



DUCT SMOKE DETECTOR DIAGRAM

NOT TO SCALE



GROUNDING ELECTRODE SYSTEM

N.T.S

schwerdt design group
architecture|interiors|planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF MISSOURI
BRYAN LEINWETTER
NUMBER PE-2020020297
PROFESSIONAL ENGINEER
05/23/23
Bryan Leinwetter - Engineer
MO# PE-2020020297

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT, MISSOURI

SUBMISSION DATES
MAY 23, 2023
JUNE 12, 2023-REV 1 (1)

SHEET TITLE: POWER FLOOR PLAN

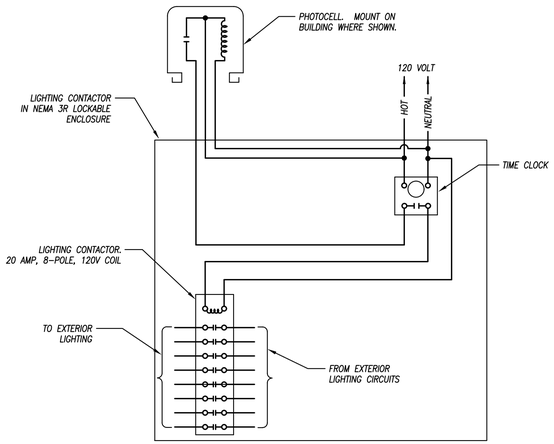
PROJECT NUMBER: 230117

SHEET NUMBER: E-101

pkmr ENGINEERS
PEARSON KENT MCKINLEY RAAF ENGINEERS LLC
2949 SW WANAMAKER DR., TOPEKA, KANSAS 66614
785.273.2447 WWW.PKMRENG.COM

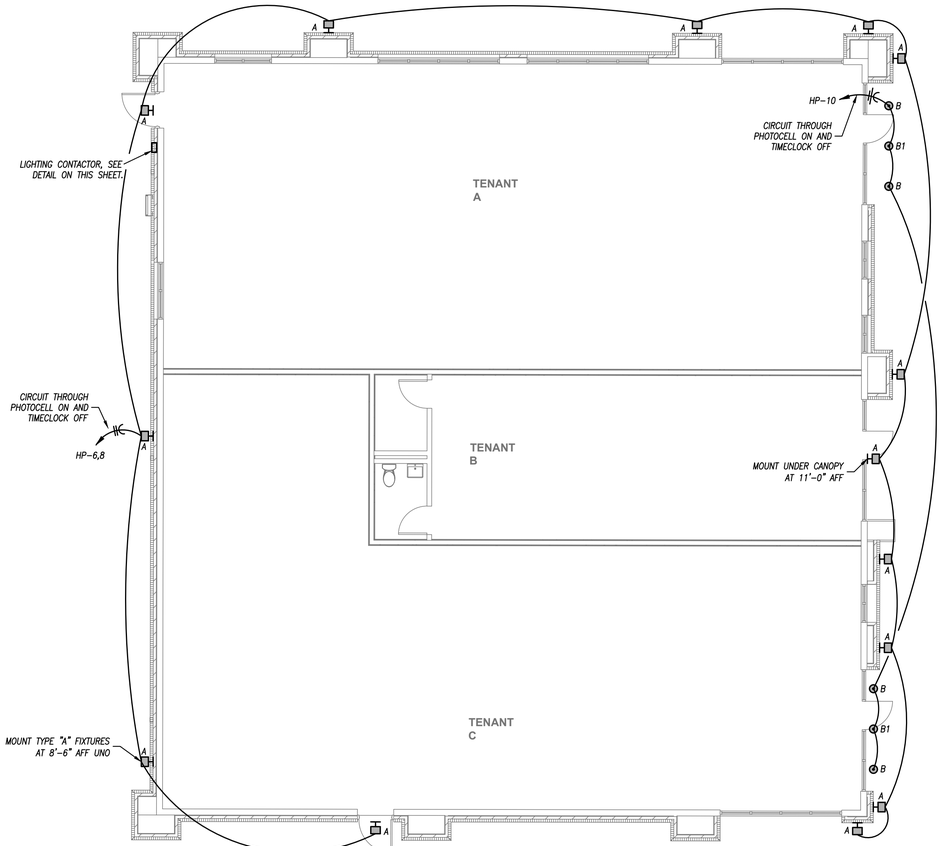
23.205

FILE PATH:
DATE:
DRAWN BY:



EXTERIOR LIGHTING CONTROL

NOT TO SCALE



FLOOR PLAN - LIGHTING

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

schwerdt design group
architecture|interiors|planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

STATE OF MISSOURI
BRYAN LEINWETTER
NUMBER PE-2020020297
PROFESSIONAL ENGINEER
6/23/23

Bryan Leinwetter - Engineer
MO# PE-2020020297

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 5
LEES SUMMIT, MISSOURI

SUBMISSION DATES
MAY 23, 2023
JUNE 12, 2023-REV 1

SHEET TITLE
LIGHTING FLOOR PLAN

PROJECT NUMBER
230117

SHEET NUMBER
E-201

pkmr ENGINEERS
PEARSON KENT MCKINLEY RAAF ENGINEERS LLC
2949 SW WANAMAKER DR., TOPEKA, KANSAS 66614
785.273.2447 WWW.PKMRENG.COM

23.205

FILE PATH:
DATE:
DRAWN BY: