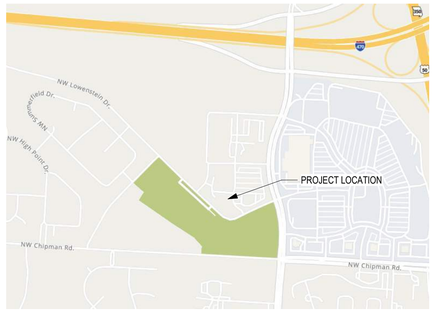
CORE & SHELL BUILDING

STREETS OF WEST PRYOR LOT 13

1020 NW PRYOR ROAD, LEES SUMMIT, MISSOURI



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

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 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 (SPRINKLERED)
ALLOWABLE HEIGHT:	40 FT
ACTUAL HEIGHT:	26 FT
ALLOWABLE STORIES:	1
ACTUAL STORIES:	1
GROSS BUILDING AREA:	13,989 SF

ALLOWABLE FLOOR AREA:

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

2-HR SEPARATION

EXIT

NOTE:
2-HR SEPARATION WALL WILL BE CONSTRUCTED AS A FIRE BARRIER, UL #U301, EXTENDING FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING.

GROSS BUILDING AREA:

TENANT A:	2,494 SF
TENANT C:	1,999 SF
TENANT E:	2,499 SF
TENANT G:	6,997 SF
TOTAL GROSS AREA:	13,989 SF

OCCUPANT LOAD CALCS:

TENANT B (M): IBC TABLE 1004.5	
TOTAL NET SF	13,989 SF
MERCANTILE	60 GROSS
OCCUPANTS	234 OCC

EXITS REQUIRED:

TENANT A (M): IBC TABLE 1006.2.1	
EXITS REQUIRED	1 EXIT
EXITS PROVIDED	3 EXITS
TENANT C (M): IBC TABLE 1006.2.1	
EXITS REQUIRED	1 EXIT
EXITS PROVIDED	2 EXITS
TENANT E (M): IBC TABLE 1006.2.1	
EXITS REQUIRED	1 EXIT
EXITS PROVIDED	2 EXITS
TENANT G (M): IBC TABLE 1006.2.1	
EXITS REQUIRED	2 EXITS
EXITS PROVIDED	3 EXITS

STRUCTURAL FIRE PROTECTION (IBC TABLE 601)

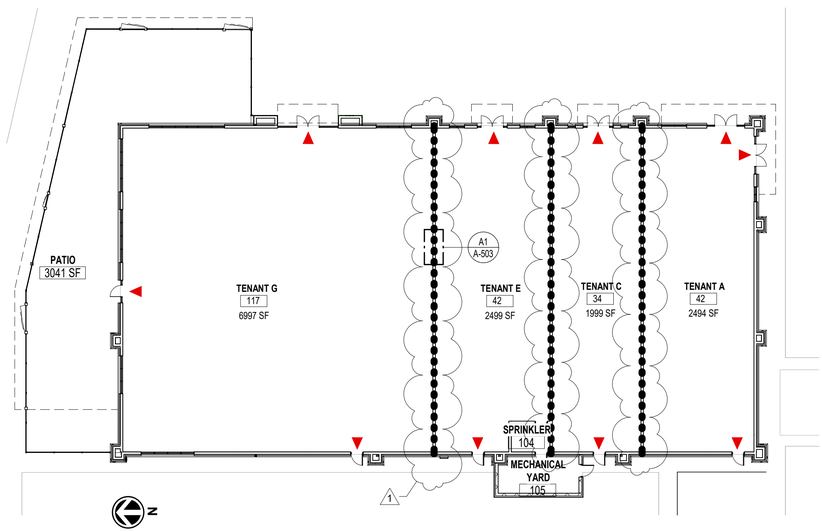
PRIMARY STRUCTURAL FRAME	(0) HOUR
EXTERIOR BEARING WALLS	(0) HOUR
INTERIOR BEARNING WALLS	(0) HOUR
EXTERIOR NON-BEARING WALLS & PARTITIONS	N/A
INTERIOR NON-BEARING WALLS & PARTITIONS	(0) HOUR
STRUCTURAL FRAME	(0) HOUR
FLOOR CONSTRUCTION	(0) HOUR
ROOF CONSTRUCTION	(0) HOUR

STRUCTURAL FIRE PROTECTION (IBC TABLE 601)

1. AUTOMATIC SPRINKLER SYSTEM (YES)
2. EXIT LIGHTING PROVIDED

CODE PLAN ROOM TAG

ROOM 100 1000 SF — ROOM NAME; OCCUPANCY LOAD; ROOM AREA (SQUARE FEET)



A3 FIRST FLOOR
SCALE: 1" = 20'-0"

DESIGN TEAM

ARCHITECTURAL DESIGN

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

CONTACT: MICHAEL HAMPTON & RYMAN KINNEY
PHONE: 785-273-7540
DIRECT: 785-730-0914
E-MAIL: MKH@SDGARCH.COM
RAK@SDGARCH.COM

MECHANICAL & ELECTRICAL DESIGN

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

CONTACT: BRYAN LEINWETTER PE.
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 PE.
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 A-2008027042 — ARCHITECT

MICHAEL K HAMPTON
ARCHITECT (MO# A-2008027042)
SCHWERDT DESIGN GROUP INC
MISSOURI STATE CERTIFICATE OF AUTHORITY #F00353876

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 13
1020 NW PRYOR ROAD, LEES SUMMIT, MISSOURI

SUBMISSION DATES	
	12-27-2023
ADD-1	JAN 19TH, 2024

SHEET TITLE: COVER SHEET

PROJECT NUMBER: 235008

SHEET NUMBER: G-001

FILE PATH: F:\1 Projects SDG\235008 SOWP Lot 13\05_Drawings - Working\Revit\235008 SOWP Lot 13_V23.rvt
DATE: 1/22/2024 1:49:24 PM
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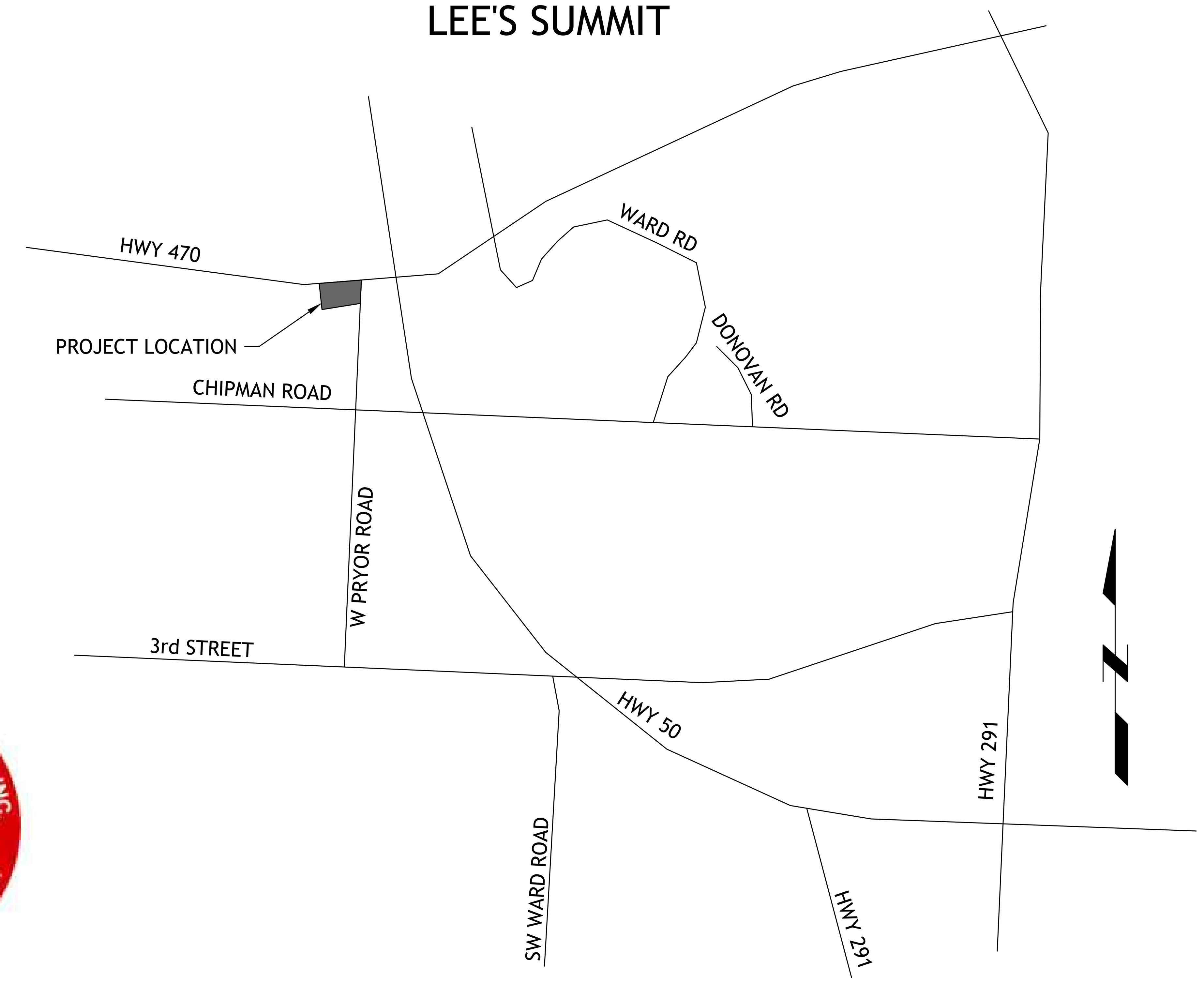
FINAL DEVELOPMENT PLANS
FOR
LOT 13A OF WEST PRYOR
LEE'S SUMMIT



LOCATION MAP

UTILITIES
Electric Service
EVERGY
Nathan Michael
913-347-4310
Nathan.michael@kcpl.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

MISSOURI ONE CALL SYSTEM, INC.
1-800-344-7483
STOP-CALL BEFORE YOU DIG!

INDEX OF SHEETS

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

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

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

LEGAL DESCRIPTION:
LOT 13A, STREETS OF WEST PRYOR, LEE'S SUMMIT, 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

NOTE
1. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE MORE STRINGENT SHALL PREVAIL.

2. THERE ARE NO GAS/OIL WELLS PER MDNR DATABASE OF OIL & GAS PERMITS

3. SITE IS LOCATED WITHIN FEMA ZONE X, AREAS OF MINIMAL FLOODING PER FEMA 29095C0416G DATED 1-20-17.

DEVELOPER
STREETS OF WEST PRYOR, LLC
DAVID N. OLSON
7200 W 133rd ST, SUITE 150
CELL: OVERLAND PARK, KS 66213
314-413-3598

ENGINEER
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5507 High Meadow Circle
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785.341.9747

SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEEER

SM Engineering
SME
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Revisions
11-29-23 CITY COMMENTS
1-4-24 PER CLIENT
1-16-24 PER EVERGY

LOT 13A OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

sheet
C1.0
Civil
COVER SHEET
permit
19 OCTOBER 2023

EXISTING STORM SEWER TO REMAIN

EXISTING GRATE INLET TO BE REMOVED

EXISTING STORM SEWER TO BE REMOVED

EXISTING STORM SEWER TO REMAIN

LOT 13A
161,760 SF
3.71 AC

EXISTING GRATE INLET TO BE REMAIN

EXISTING CURB TO BE REMOVED

EXISTING STORM SEWER TO BE REMAIN

SAWCUT AND REMOVE EXISTING CURB

EXISTING SANITARY TO BE RELOCATED AND A PORTION OF THE EXISTING EASEMENT TO BE VACATED AS INDICATED

I-470 R/W VARIES

OFF RAMP EAST BOUND I-470

100' POWER ESMT

30' BUILDING SETBACK

APPROVED LOT 12
NOT YET CONSTRUCTED

EXISTING STORM SEWER

EXISTING GRATE INLET TO BE REMAIN, TOP WILL BE ADJUSTED

EXISTING SANITARY SEWER

EXISTING STORM SEWER

LOT 11A
111,008 SF
2.55 AC

EXISTING MONUMENT SIGN

NW PRYOR ROAD

PRIVATE DR

100' POWER ESMT

1"=40'
0 20' 40'

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

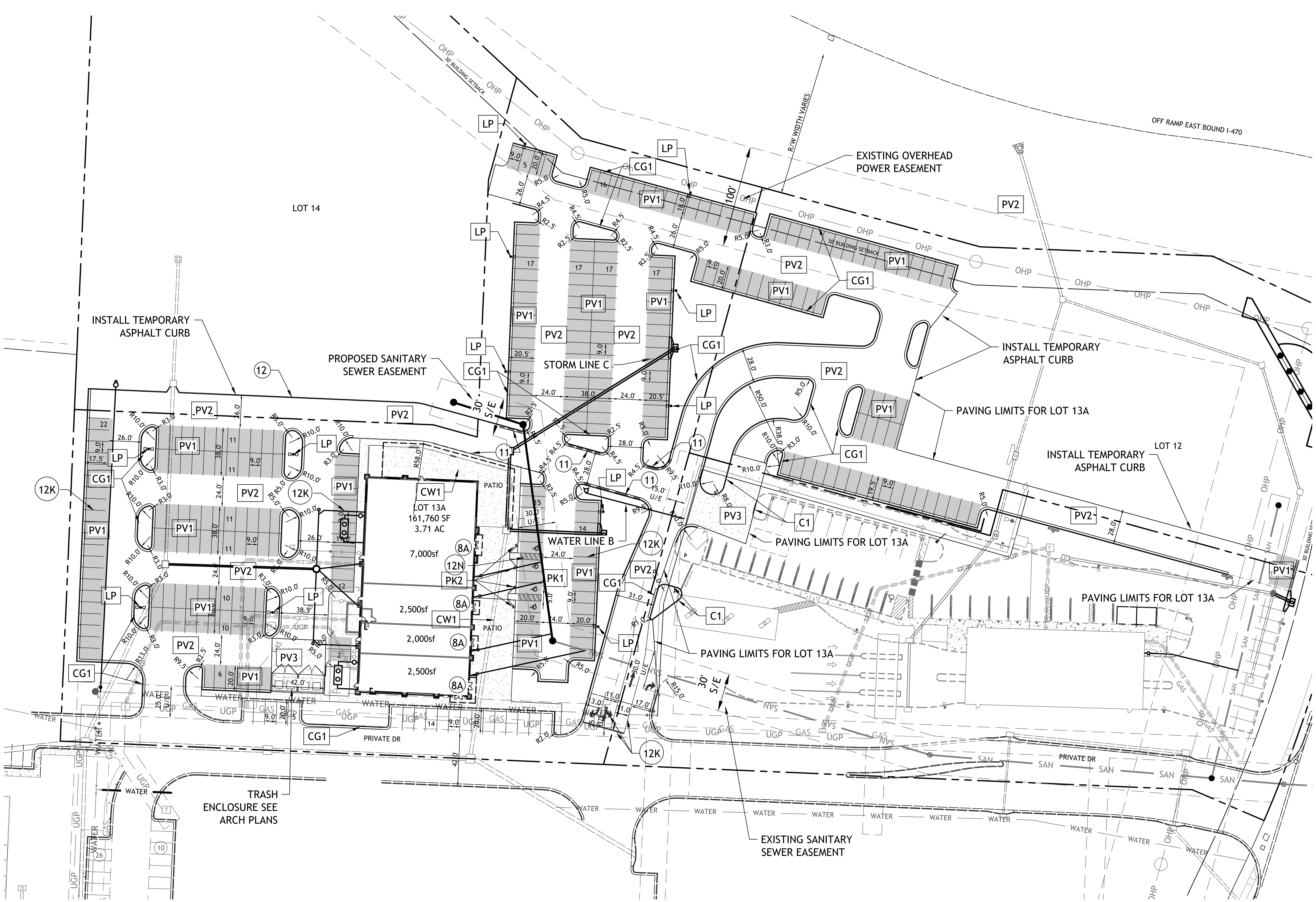
STATE OF MISSOURI
S. D. WISKOCIL
NUMBER
PROFESSIONAL ENGINEER
11-29-23

Revisions
11-29-23 CITY COMMENTS

LOT 13A OF WEST PRYOR

LEES SUMMIT, MISSOURI

sheet
C2.0
Civil
EXISTING CONDTIONS
permit
19 OCTOBER 2023



SITE DATA

LOT 13	
TOTAL SITE	3.71ac (161,760sf)
PAVEMENT AREA	118,941,sf
BUILDING	12,000sf
TOTAL	130,941sf
OPEN SPACE	30,819sf (19.1%)
PARKING REQUIRED	
14/1000sf	168
PROVIDED	247
FAR	0.074

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.

NOTE:
LOT LINES SHOWN ARE PROPOSED
LOTS 11 & 14 TO BE REPLATTED TO SHOW
PROPOSED LOT LINES.

SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:

PK-1	96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
PK-2	ACCESSIBLE SIGN
SG-1	BOLLARD DETAIL
C1	STRAIGHT BACK CURB
CG-1	TYPE B CURB AND GUTTER
CW1	CURB WALK AT BUILDING
PV1	REGULAR DUTY PAVEMENT
PV2	HEAVY DUTY ASPHALT PAVEMENT
PV3	HEAVY DUTY CONCRETE PAVEMENT
CW2	SIDEWALK
LP	LIGHT POLE (SEE ARCH PLANS)

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 WITH "FIRE LANE - NO PARKING" 4" WHITE LETTERS NO MORE THAN 15' APART
12	PAINT 6" WIDE RED STRIPE WITH "FIRE LANE - NO PARKING" 4" WHITE LETTERS

1"=40'
0 20' 40'

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Revisions
11-29-23 CITY COMMENTS
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LOT 13A OF WEST PRYOR

LEE'S SUMMIT, MISSOURI

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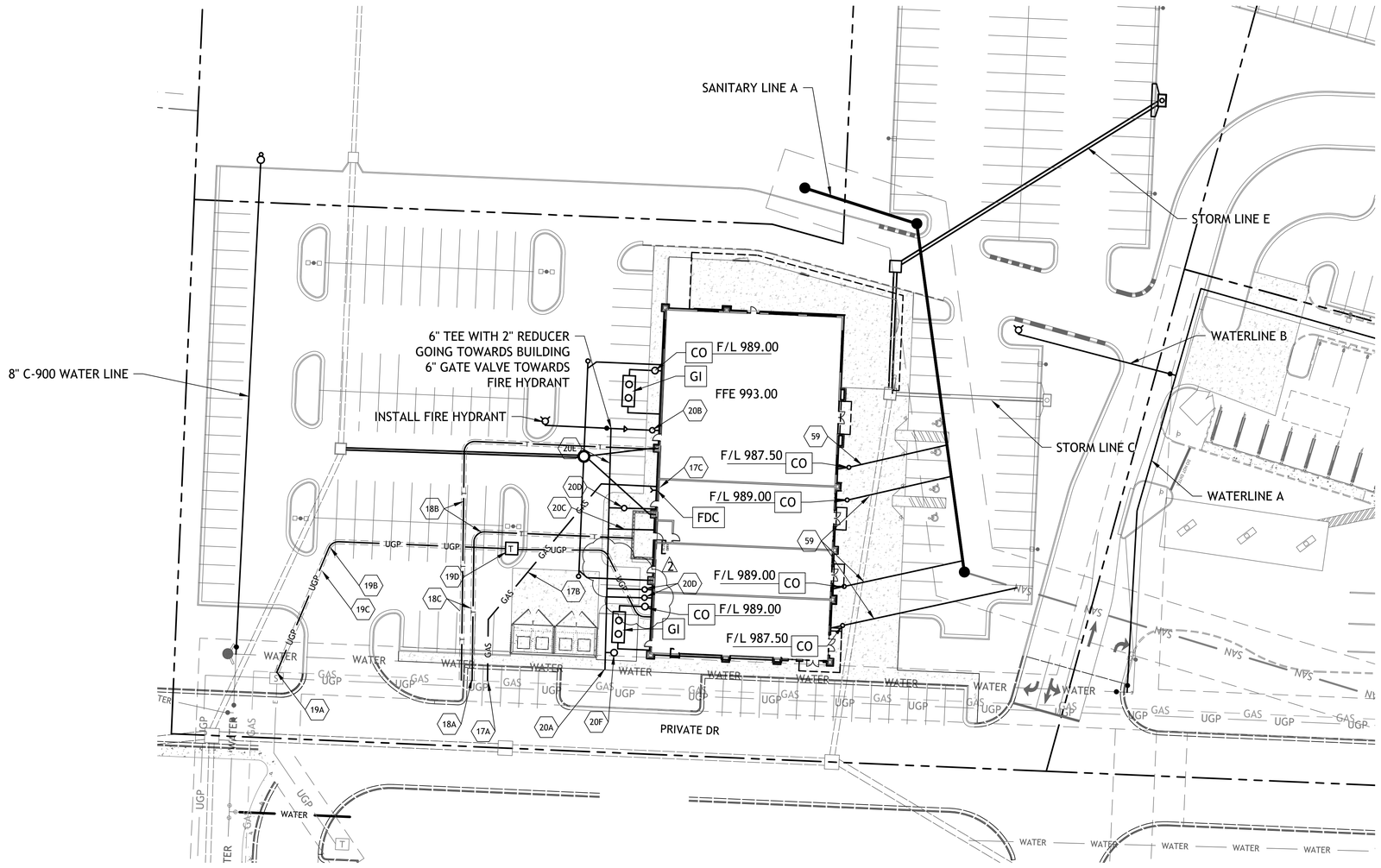
SITE PLAN
permit
19 OCTOBER 2023



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

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

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

DETAILS

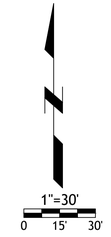
MS1	TRENCH AND BEDDING DETAILS
SS2	2-WAY CLEAN-OUT
FH	FIRE HYDRANT
CO	CLEANOUT
GI	GREASE INTERCEPTOR (1,500 GAL)

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" CONDUITS INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
19A	POINT OF CONNECTION - ELECTRICAL SERVICE
19C	4" CONDUIT WITH STEEL SWEEPS INSTALLED BY CONTRACTOR - ELECTRIC SERVICE
19D	TRANSFORMER PAD
20A	POINT OF CONNECTION - WATER SERVICE
20B	2" TAP AND METER WITH 2" SERVICE LINE
20C	6" FIRE LINE
20D	1" TAP AND METER WITH 1"
20E	6" C-900 WATERLINE
59	4" SANITARY SEWER SERVICE LINE
20F	1" TAP AND METER WITH 1" SERVICE LINE FOR IRRIGATION

UTILITY STATEMENT:

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



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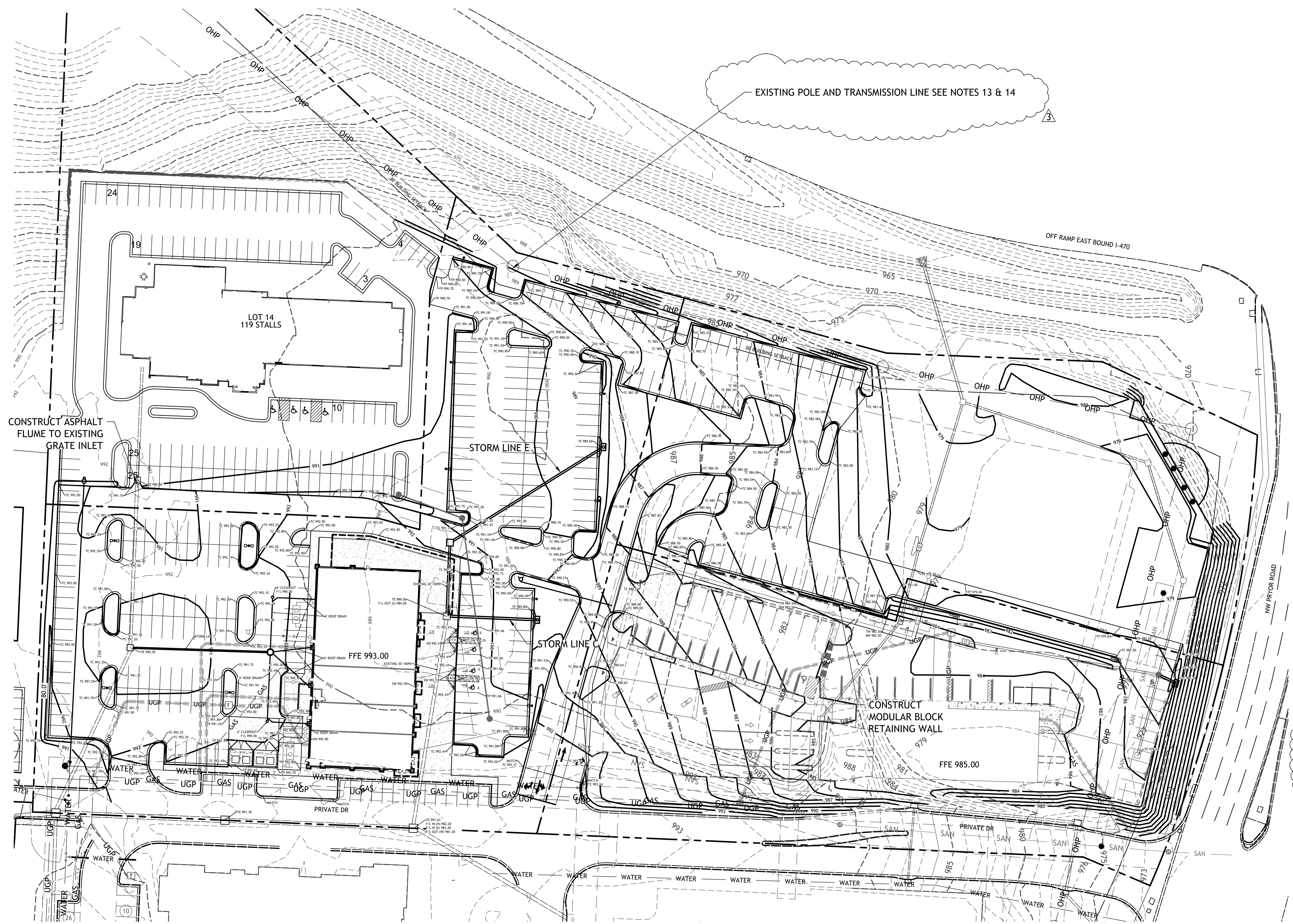

GRADING NOTES:

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

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

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

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

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

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

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

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

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

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

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

12. CONTRACTOR TO CONSTRUCT THROATS TO CURB INLETS.

13. NO HEAVY EQUIPMENT ALLOWED WITHIN 5' OF EXISTING POLE FOUNDATION TOP OF FOUNDATION SHALL REMAIN 2' ABOVE EXISTING GROUND UPON COMPLETION OF CONSTRUCTION.

14. AT NO TIME SHALL CONSTRUCTION EQUIPMENT BE ALLOWED WITH 20' OF ANY PART OF THE TRANSMISSION LINE.

3

NOTE
ANY GRADING SHOWN ON LOT 11 OTHER THAN WHAT IS REQUIRED FOR THE ACCESS DRIVES INDICATED ON THE SITE PLAN IS SHOWN FOR INFORMATION ONLY AND IS NOT PART OF THESE PLANS.

1"=40'
0 20' 40'

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LOT 13A OF WEST PRYOR
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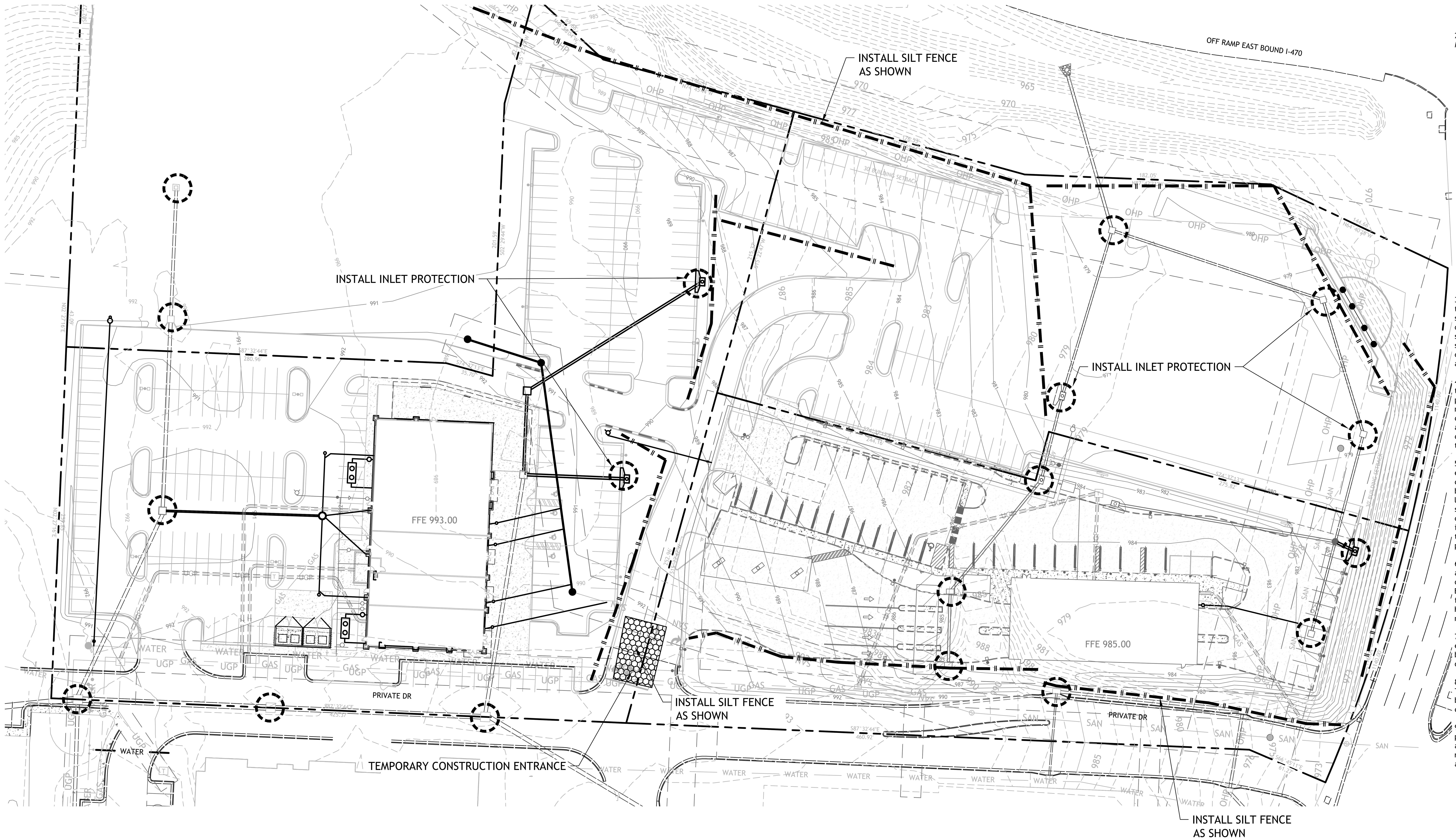

NOTES:

1. Prior to Land Disturbance activities, the following shall occur:
   a) Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and pollution control plan;
   b) Construct a stabilized entrance/parking/staging area;
   c) Install perimeter controls and protect any existing stormwater inlets;
   d) Request an initial inspection of the installed Phase I pollution control measures designated on the approved erosion and pollution control plan. Land disturbance work shall not proceed until there is a passed inspection
2. The site shall comply with all requirements of the MoDNR general requirements
   a) Immediate initiation of temporary stabilization BMPs on disturbed areas where construction activities have temporarily ceased on that portion of the project site if construction activities will not resume for a period exceeding 14 calendar days. Temporary stabilization may include establishment of vegetation, geotextiles, mulches or other techniques to reduce or eliminate erosion until either final stabilization con be achieved or until further construction activities take place to re-disturb the area. This stabilization must be completed within 14 calendar days;
   b) Inspection of erosion and sediment control measures shall be performed to meet or exceed the minimum inspection frequency in the MoDNR General Permit. At a minimum, inspections shall be performed during all phases of construction at least once every 14 days and within 24 hours of each precipitation event.
   c) An inspection log shall be maintained and shall be available for review by the regulatory authority;
   d) The erosion and pollution control plan shall be routinely updated to show all modifications and amendments to the original plan. A copy of the erosion and pollution control plan shall be kept on site and made available for review by the regulatory authority.
3. Temporary seeding shall only be used for periods not to exceed 12 months. For final stabilization. temporary seeding shall only be used to establish vegetation outside the permanent seeding or sodding dates as specified in the Standard Specifications. Final stabilization requires a uniform perennial vegetative cover with a density of 70% over 100% of disturbed area.

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

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

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

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

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

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

LEGEND

- SILT FENCE
- INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE

1"=30'
0 15' 30'

Revisions
11-29-23 CITY COMMENTS
1-4-24 PER CLIENT

LOT 13A OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

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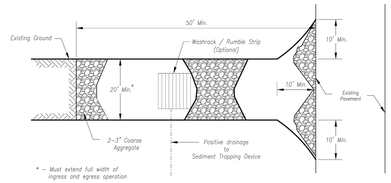
19 OCTOBER 2023



Plan View
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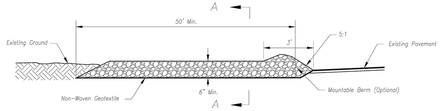

Side Elevation
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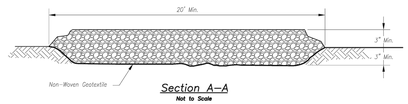


Section A-A
Not to Scale

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.

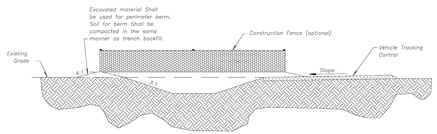
CONSTRUCTION ENTRANCE

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:

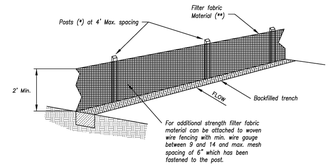
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris from the washout facility 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

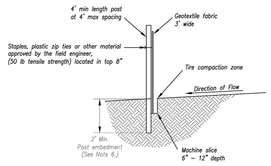
Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

AMERICAN PUBLIC WORKS ASSOCIATION	
Kansas City Metro Chapter APWA American Public Works Association	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.

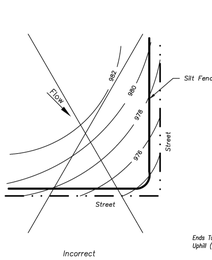
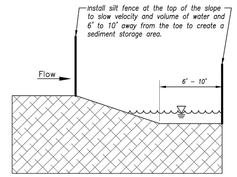


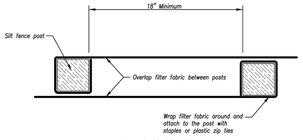
Figure A

SILT FENCE LAYOUT
Not to Scale



Maintenance:

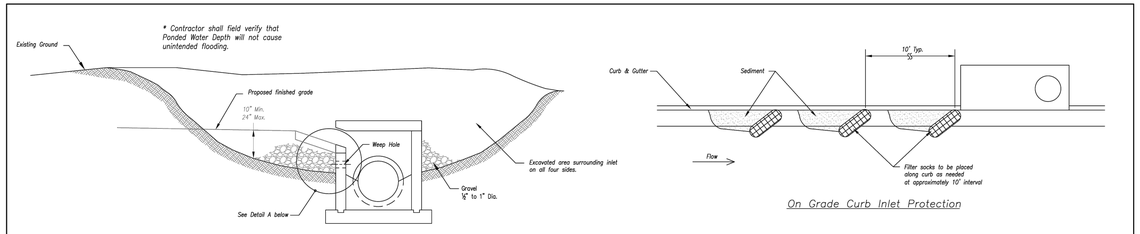
1. Remove and dispose of sediment deposits when the deposit approaches ½ the height of silt fence.
2. Repair as necessary to maintain function and structure.



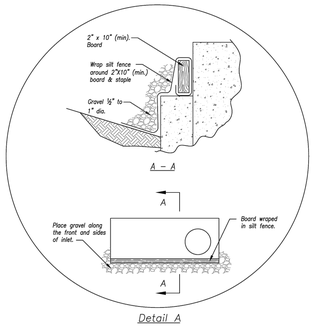
JOINING FENCE SECTIONS
Not to Scale

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

AMERICAN PUBLIC WORKS ASSOCIATION	
Kansas City Metro Chapter APWA American Public Works Association	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03
	ADOPTED: 10/24/2016



On Grade Curb Inlet Protection



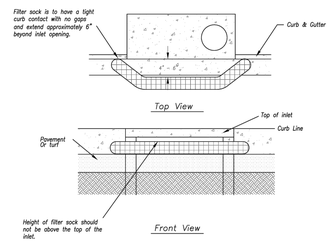
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:

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

Maintenance:

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



Sump Inlet Sediment Filter

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

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

AMERICAN PUBLIC WORKS ASSOCIATION	
Kansas City Metro Chapter APWA American Public Works Association	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06
	ADOPTED: 10/24/2016

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Revisions
11-29-23 CITY COMMENTS

LOT 13A OF WEST PRYOR
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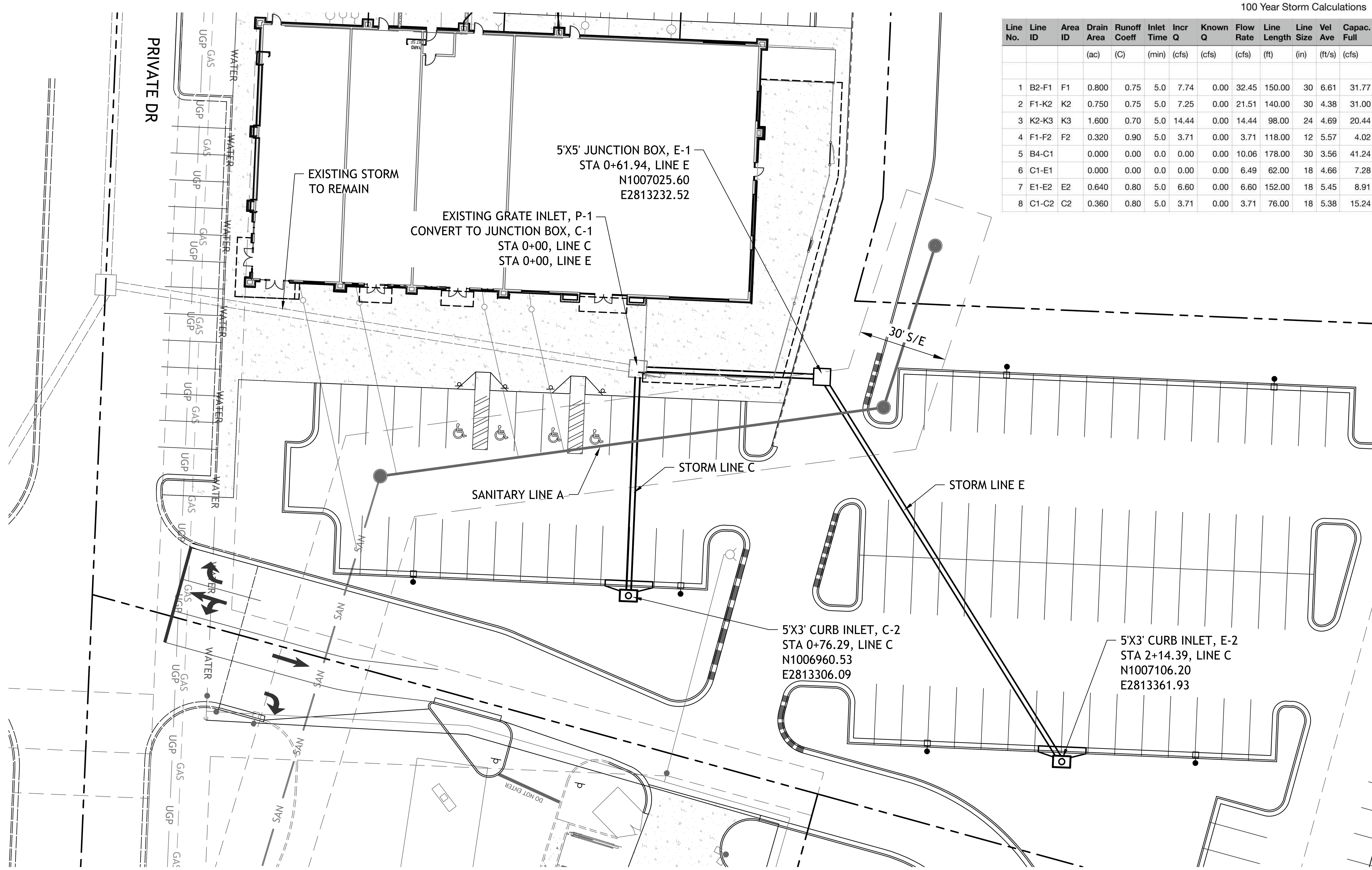

100 Year Storm Calculations

Line No.	Line ID	Area ID	Drain Area	Runoff Coeff	Inlet Time	Incr Q	Known Q	Flow Rate	Line Length	Line Size	Vel Ave	Capac. Full	Invert Dn	Invert Up	Line Slope	Grnd/Rim Elev Up	HGL Dn	HGL Up	HGL Junct
			(ac)	(C)	(min)	(cfs)	(cfs)	(cfs)	(ft)	(in)	(ft/s)	(cfs)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)
1	B2-F1	F1	0.800	0.75	5.0	7.74	0.00	32.45	150.00	30	6.61	31.77	980.20	981.10	0.60	990.50	982.70	983.59	983.72
2	F1-K2	K2	0.750	0.75	5.0	7.25	0.00	21.51	140.00	30	4.38	31.00	981.30	982.10	0.57	990.50	984.30	984.69	984.75
3	K2-K3	K3	1.600	0.70	5.0	14.44	0.00	14.44	98.00	24	4.69	20.44	982.60	983.40	0.82	990.00	984.89	985.24	985.31
4	F1-F2	F2	0.320	0.90	5.0	3.71	0.00	3.71	118.00	12	5.57	4.02	987.00	988.50	1.27	991.80	987.77	989.32	989.32
5	B4-C1		0.000	0.00	0.0	0.00	0.00	10.06	178.00	30	3.56	41.24	982.20	984.00	1.01	992.50	984.70	985.06	985.06
6	C1-E1		0.000	0.00	0.0	0.00	0.00	6.49	62.00	18	4.66	7.28	984.20	984.50	0.48	991.50	985.30	985.60	985.73
7	E1-E2	E2	0.640	0.80	5.0	6.60	0.00	6.60	152.00	18	5.45	8.91	985.00	986.09	0.72	989.00	985.96	987.08	987.08
8	C1-C2	C2	0.360	0.80	5.0	3.71	0.00	3.71	76.00	18	5.38	15.24	984.50	986.10	2.11	989.80	985.04	986.84	986.84

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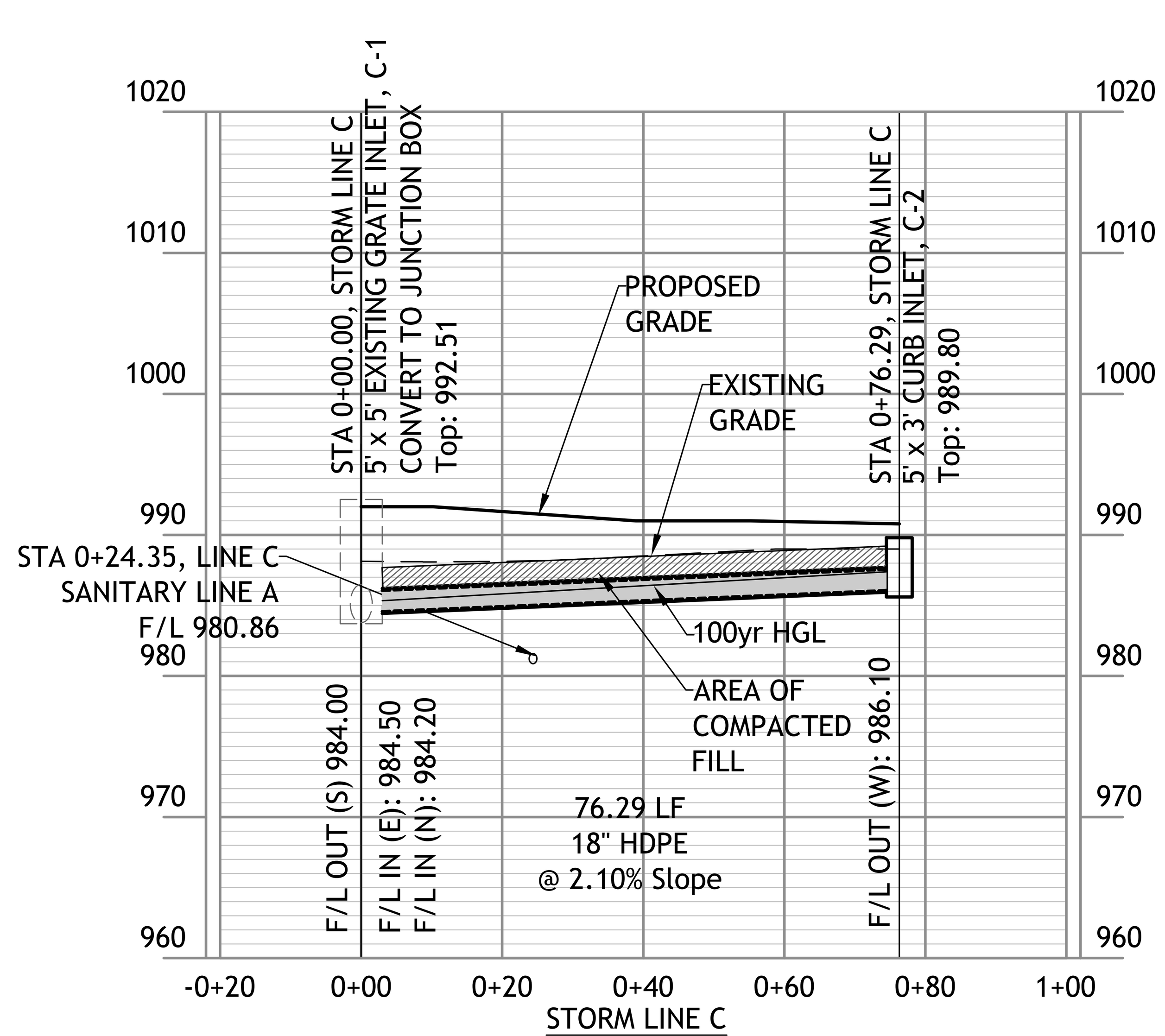
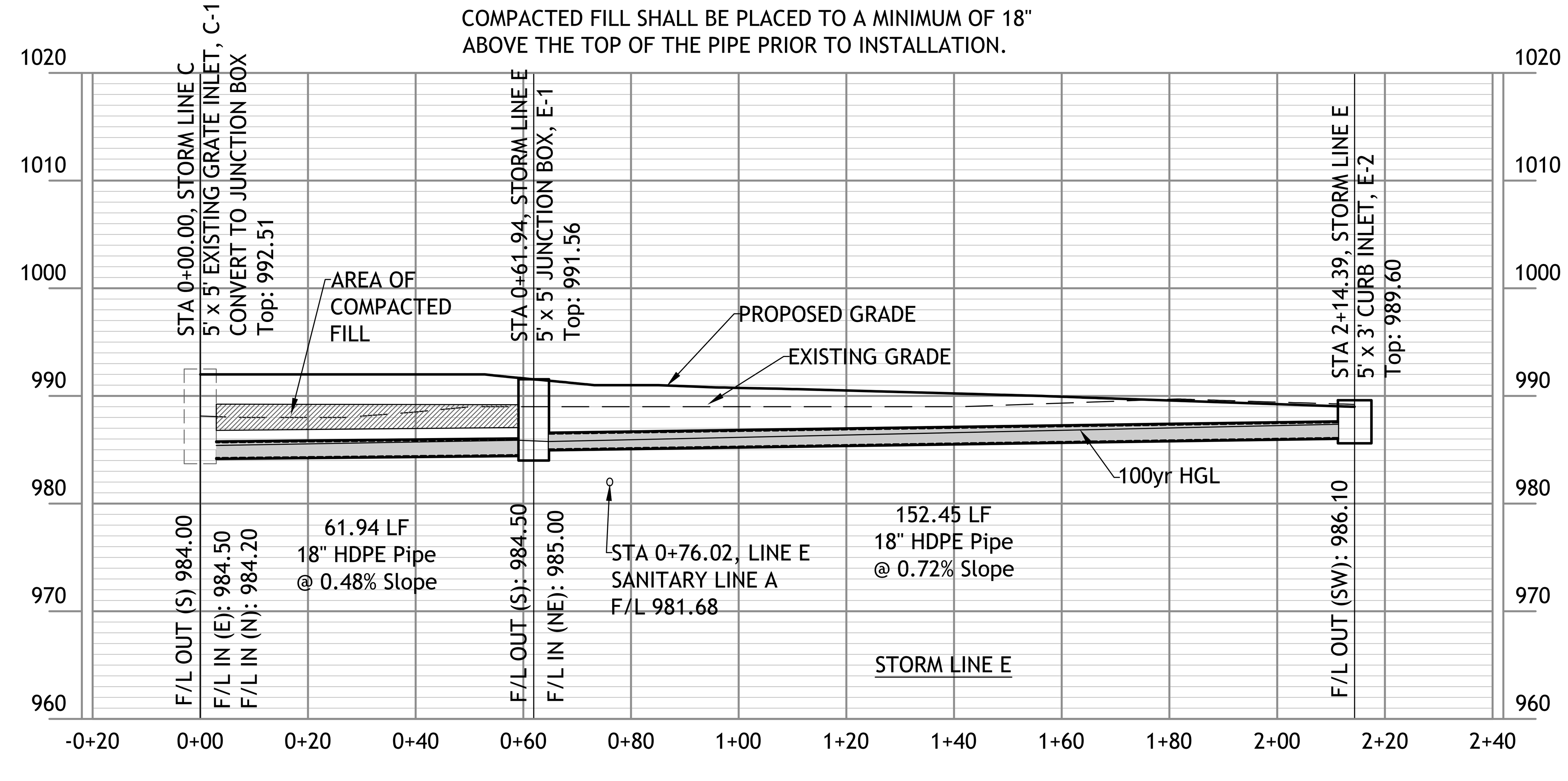
NOTE
COMPACTED FILL SHALL BE PLACED TO A MINIMUM OF 18" ABOVE THE TOP OF THE PIPE PRIOR TO INSTALLATION.





LOT 13A OF WEST PRYOR

LEE'S SUMMIT, MISSOURI

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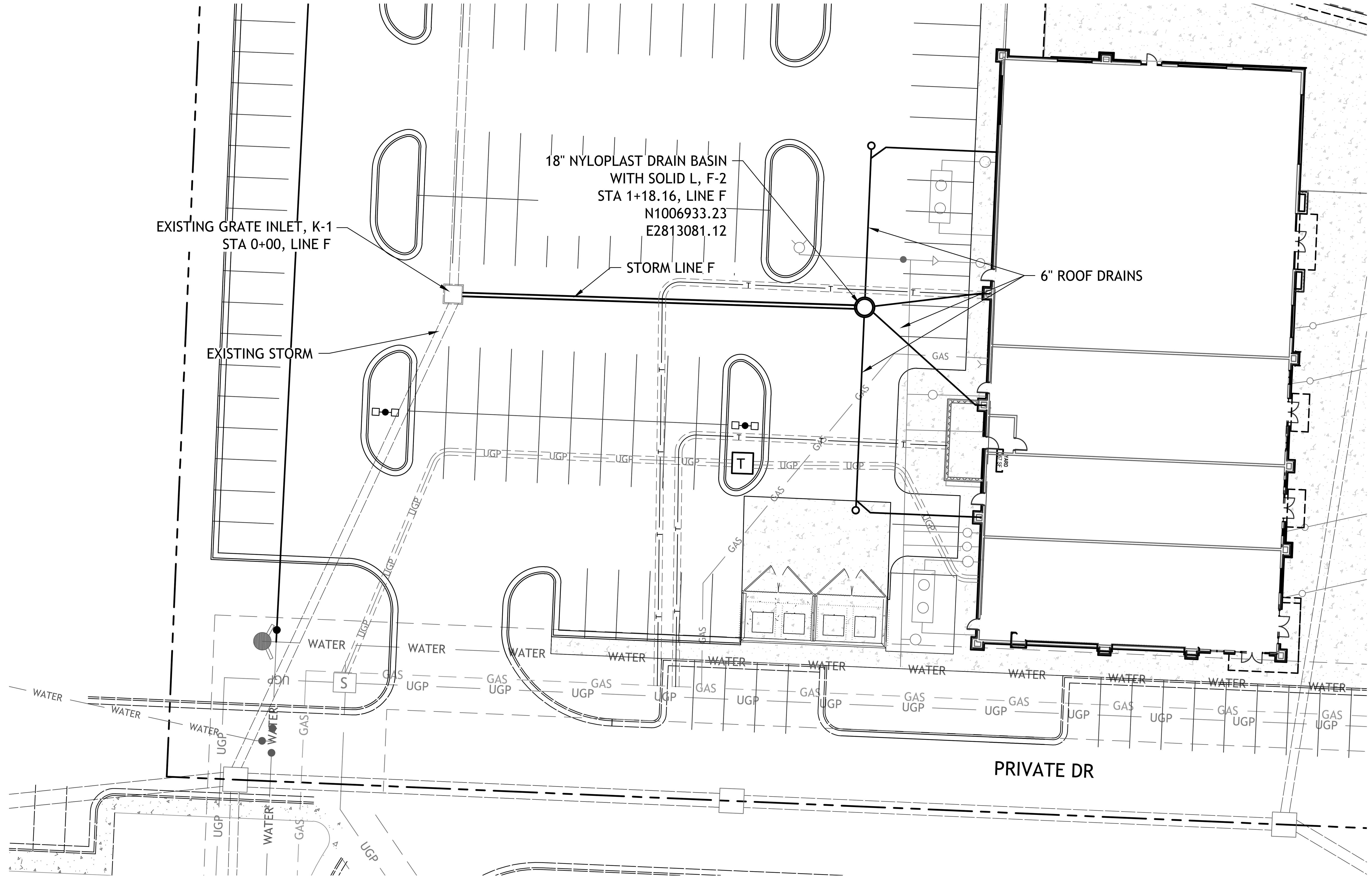
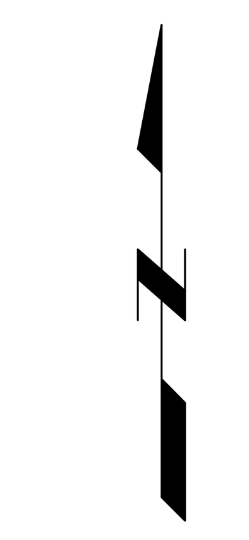
19 OCTOBER 2023





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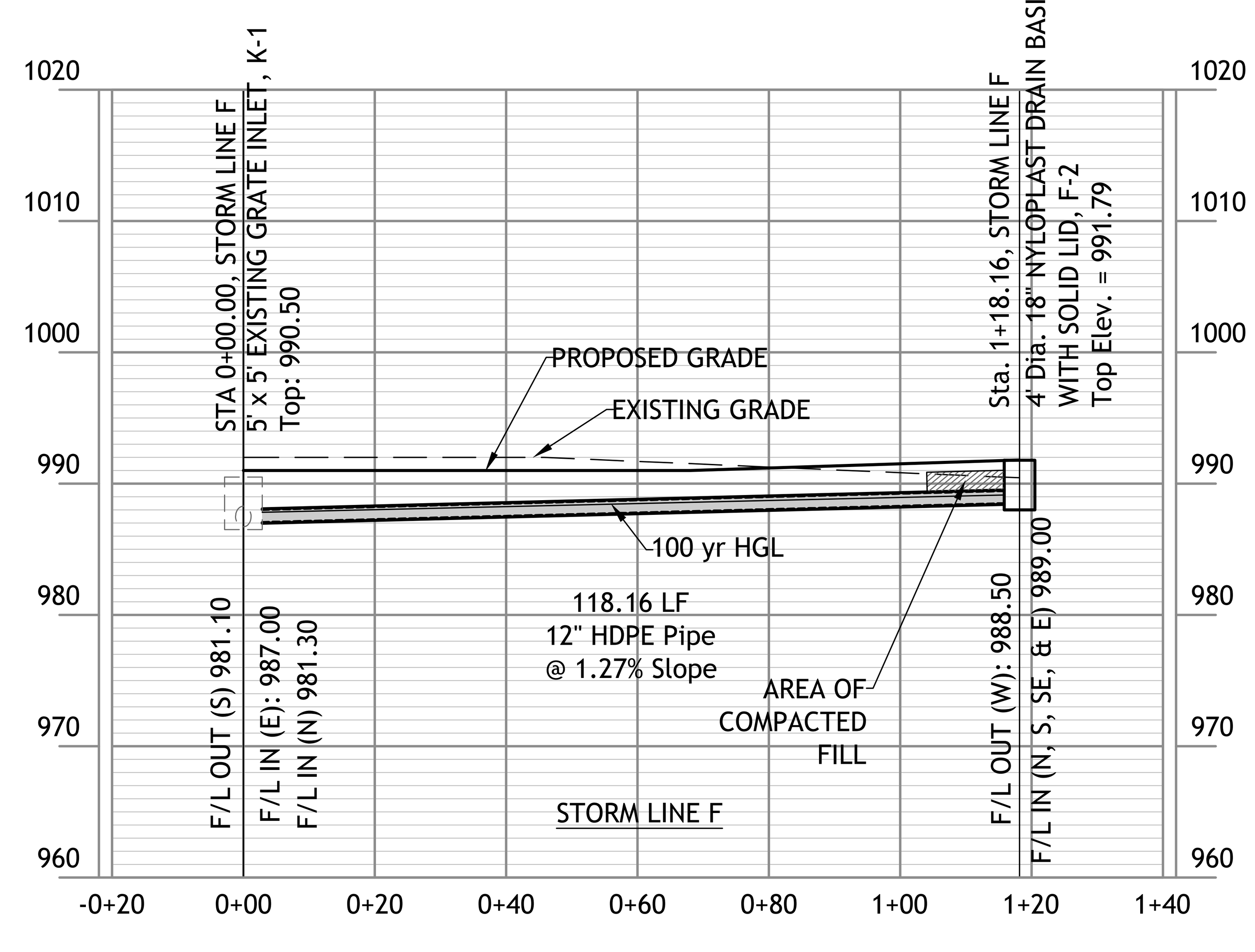

100 Year Storm Calculations

Line No.	Line ID	Area ID	Drain Area	Runoff Coeff	Inlet Time	Incr Q	Known Q	Flow Rate	Line Length	Line Size	Vel Ave	Capac. Full	Invert Dn	Invert Up	Line Slope	Grnd/Rim Elev Up	HGL Dn	HGL Up	HGL Junct
			(ac)	(C)	(min)	(cfs)	(cfs)	(cfs)	(ft)	(in)	(ft/s)	(cfs)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)
1	B2-F1	F1	0.800	0.75	5.0	7.74	0.00	32.45	150.00	30	6.61	31.77	980.20	981.10	0.60	990.50	982.70	983.59	983.72
2	F1-K2	K2	0.750	0.75	5.0	7.25	0.00	21.51	140.00	30	4.38	31.00	981.30	982.10	0.57	990.50	984.30	984.69	984.75
3	K2-K3	K3	1.600	0.70	5.0	14.44	0.00	14.44	98.00	24	4.69	20.44	982.60	983.40	0.82	990.00	984.89	985.24	985.31
4	F1-F2	F2	0.320	0.90	5.0	3.71	0.00	3.71	118.00	12	5.57	4.02	987.00	988.50	1.27	991.80	987.77	989.32	989.32
5	B4-C1		0.000	0.00	0.0	0.00	0.00	10.06	178.00	30	3.56	41.24	982.20	984.00	1.01	992.50	984.70	985.06	985.06
6	C1-E1		0.000	0.00	0.0	0.00	0.00	6.49	62.00	18	4.66	7.28	984.20	984.50	0.48	991.50	985.30	985.60	985.73
7	E1-E2	E2	0.640	0.80	5.0	6.60	0.00	6.60	152.00	18	5.45	8.91	985.00	986.09	0.72	989.00	985.96	987.08	987.08
8	C1-C2	C2	0.360	0.80	5.0	3.71	0.00	3.71	76.00	18	5.38	15.24	984.50	986.10	2.11	989.80	985.04	986.84	986.84

1"=10'
0 5' 10'

1"=20'
0 10' 20'

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11-29-23 CITY COMMENTS
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LEE'S SUMMIT, MISSOURI

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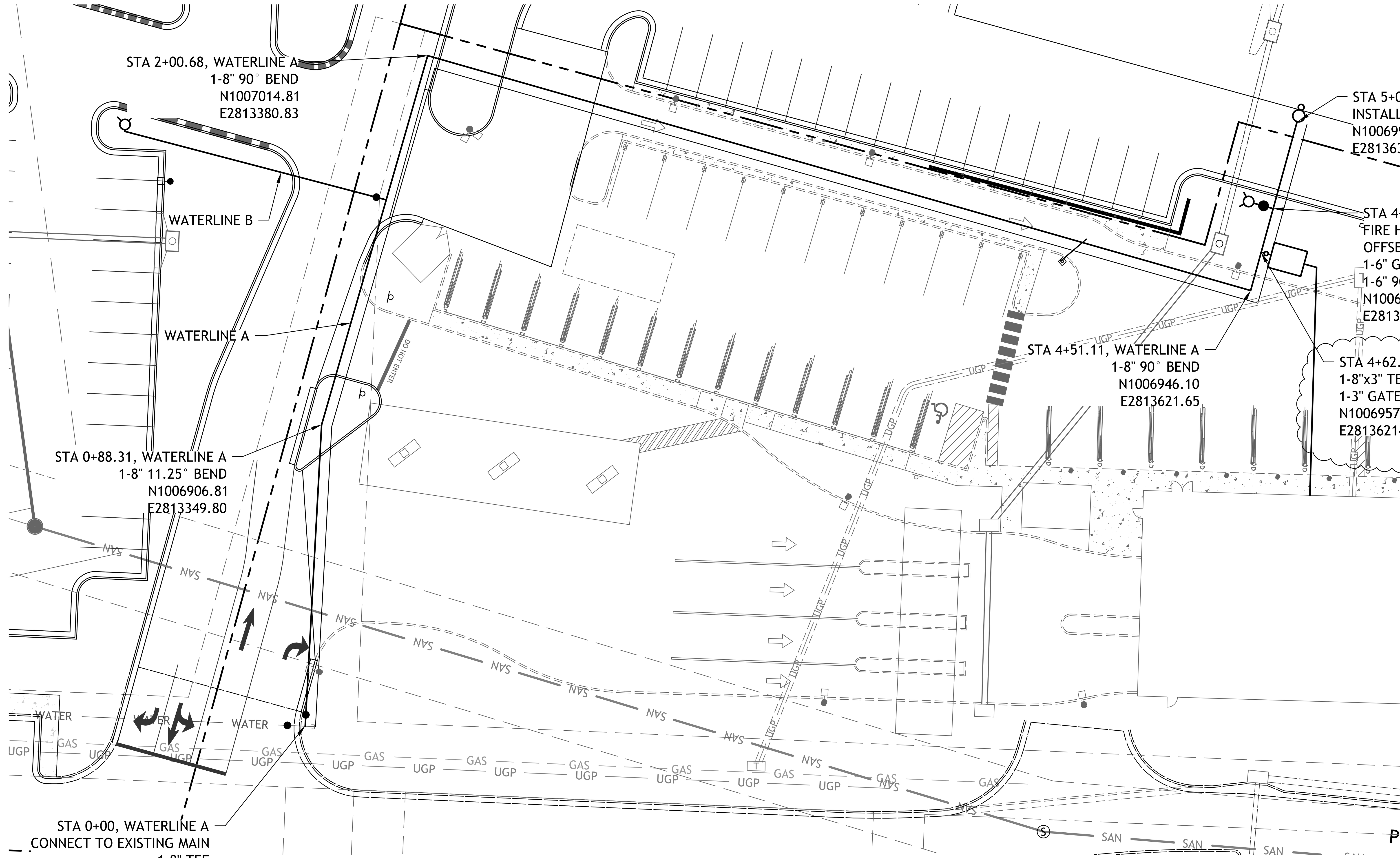

1"=20'
0 10' 20'

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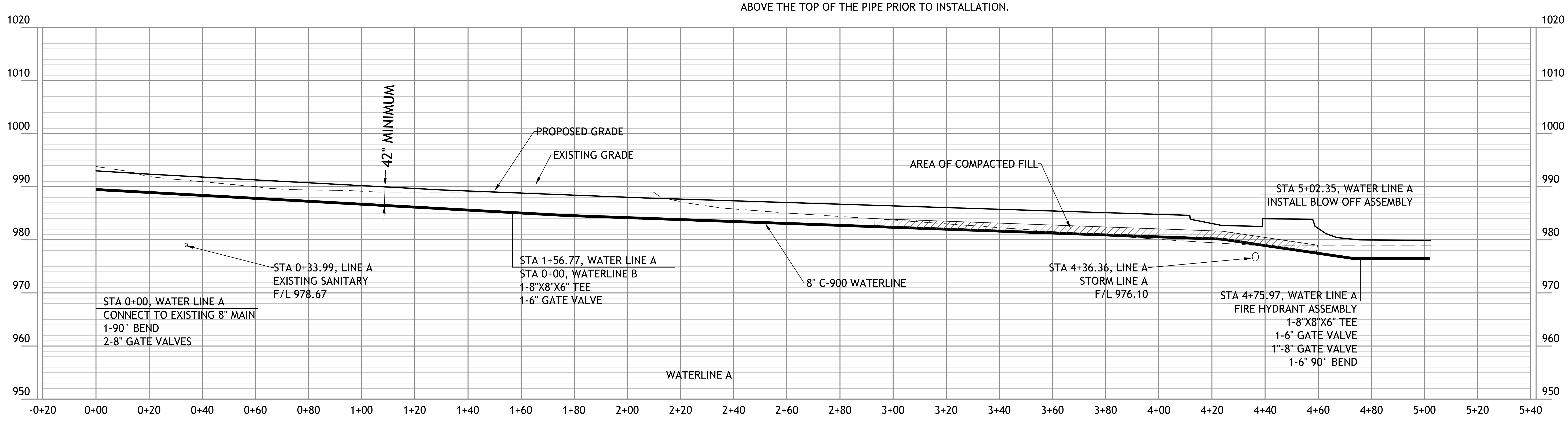

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WATERLINE A
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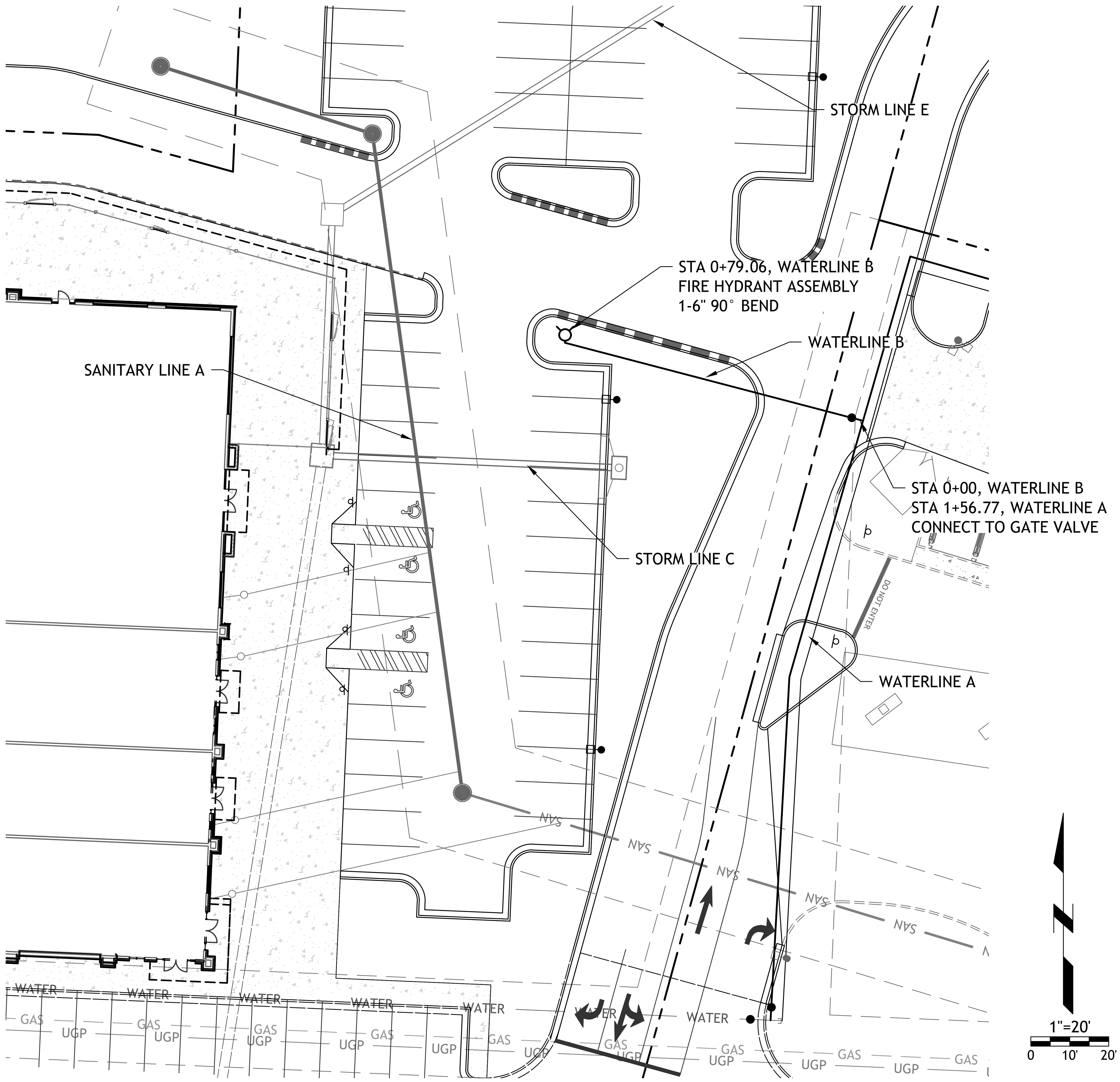

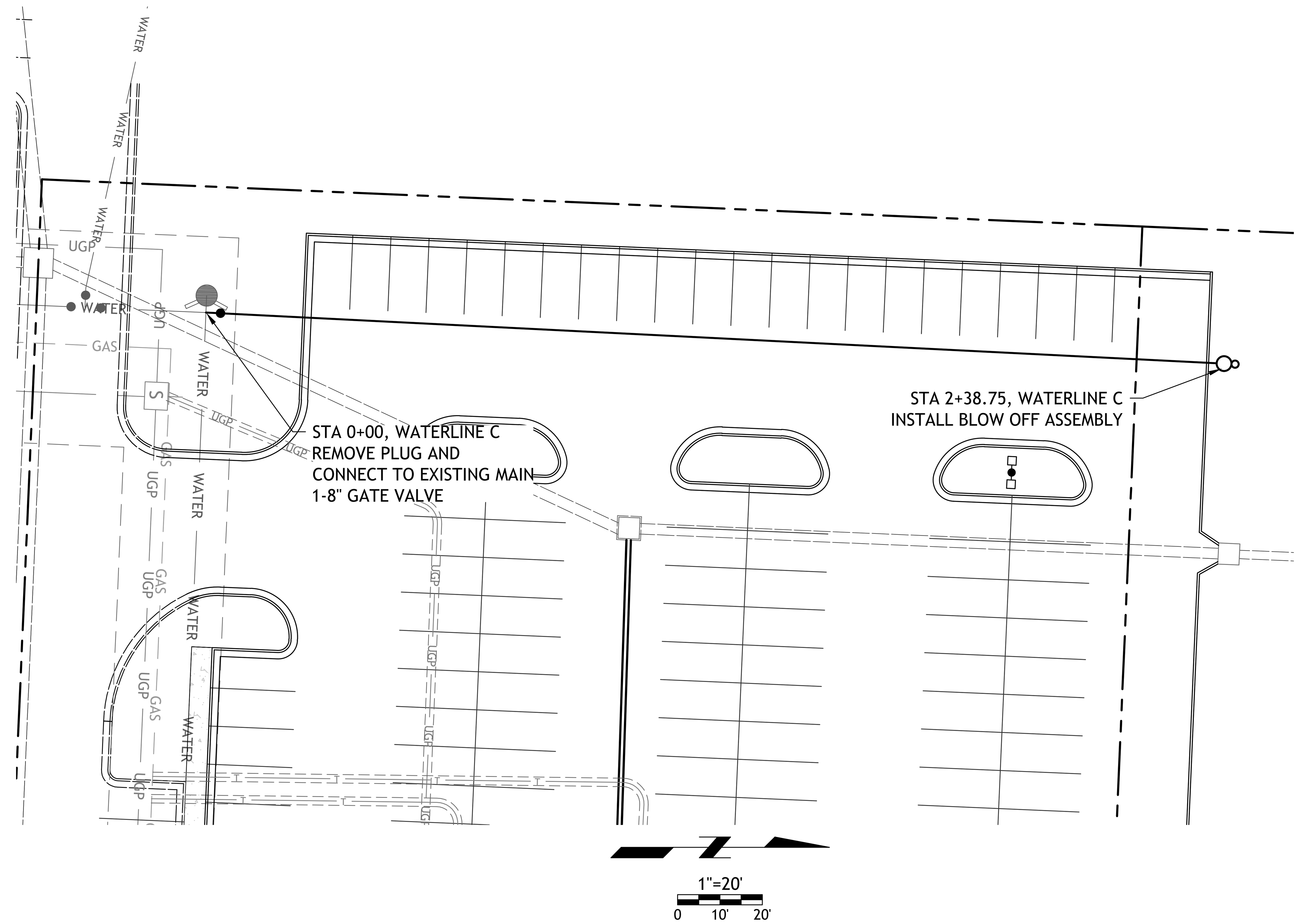

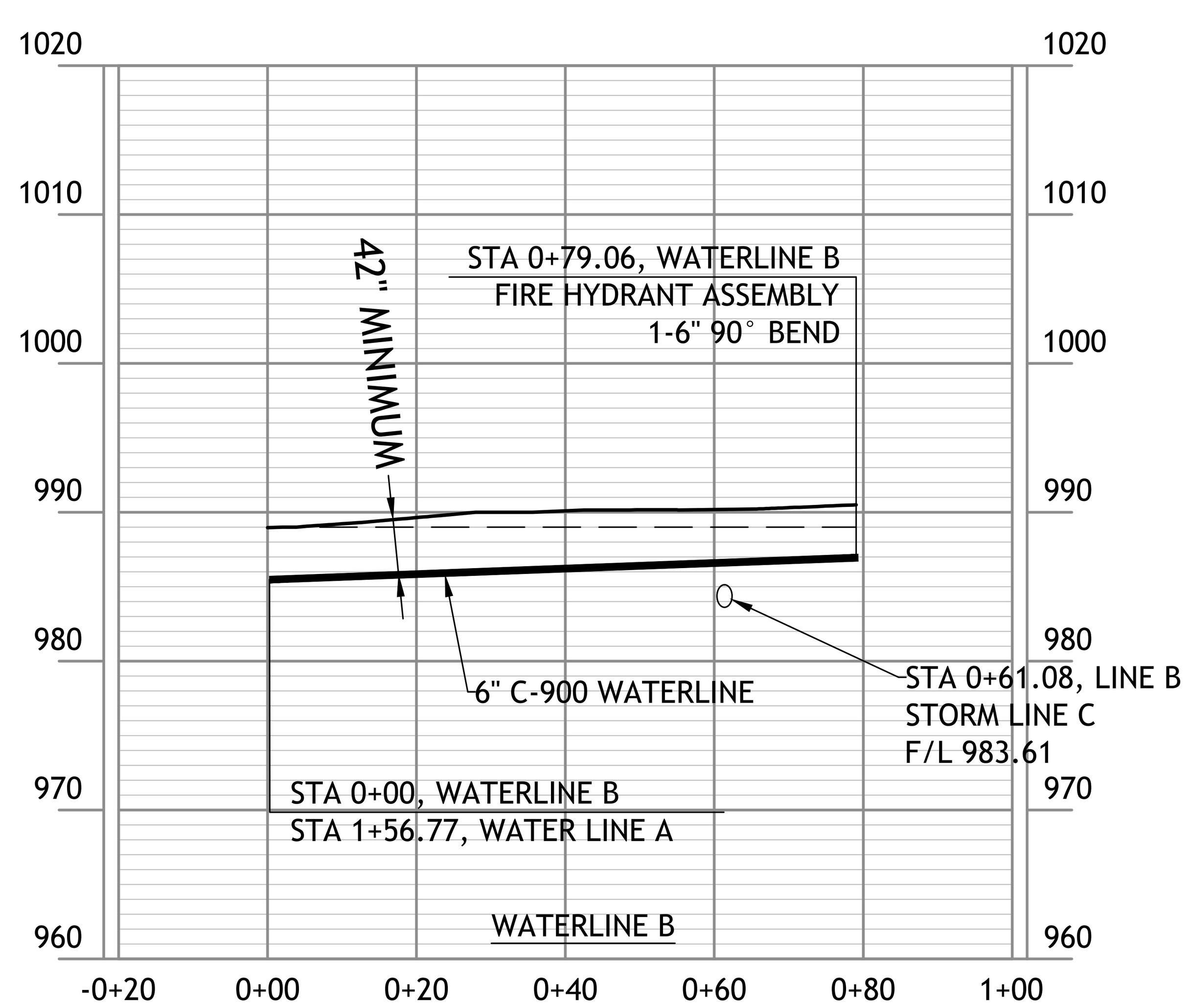

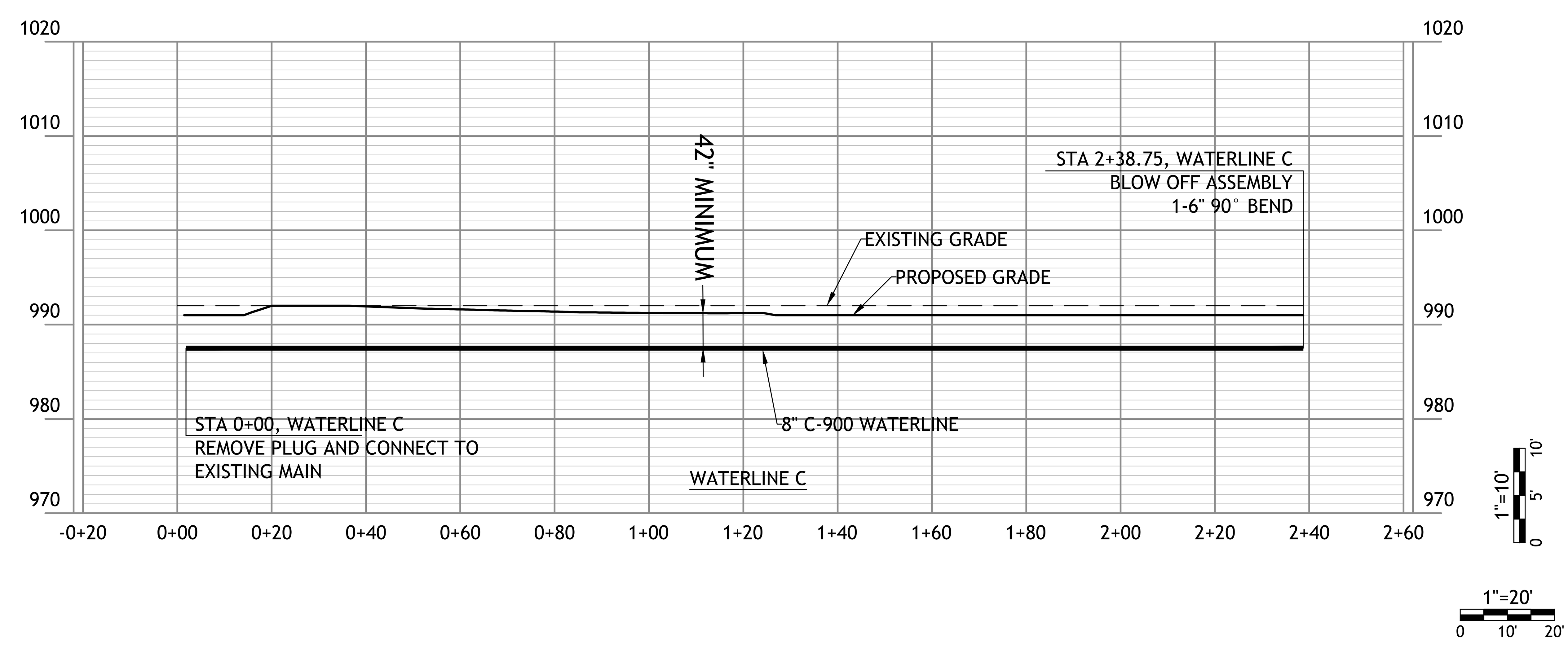

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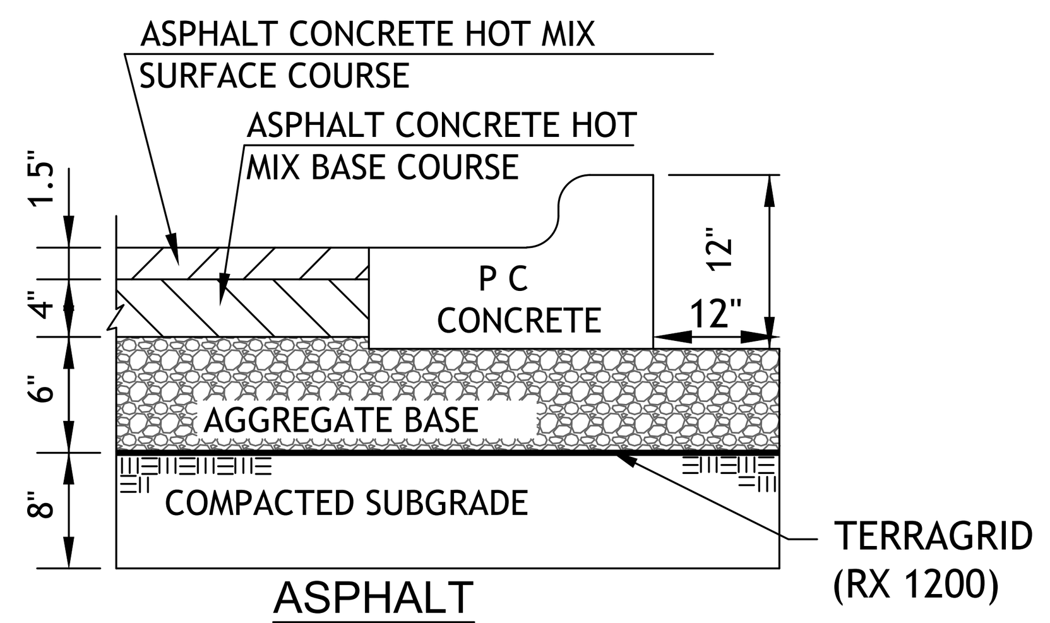
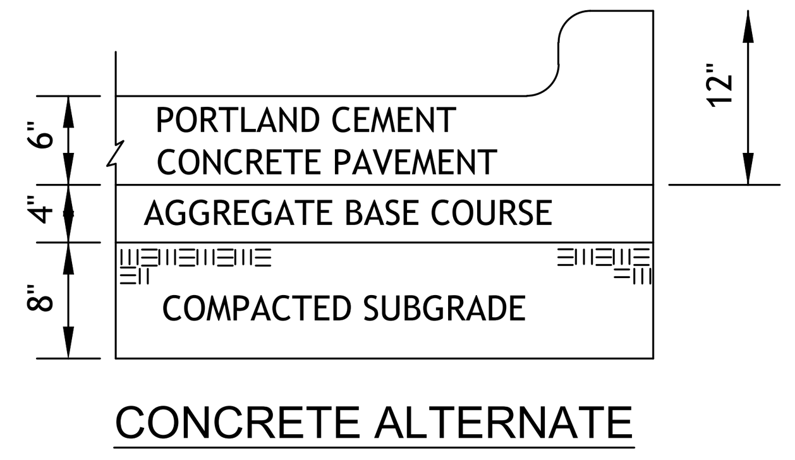
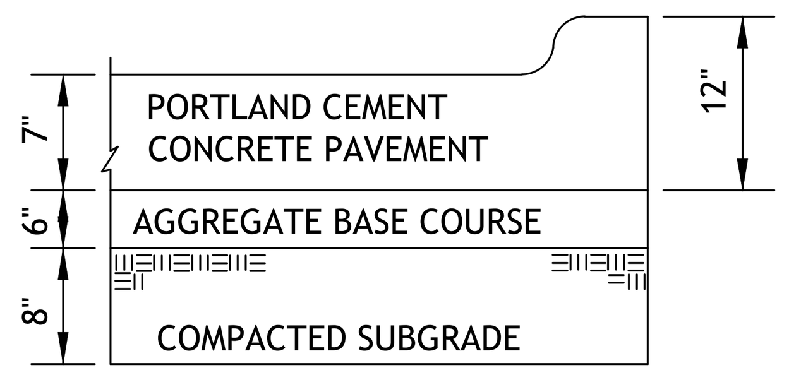




REGULAR DUTY PAVING PV1

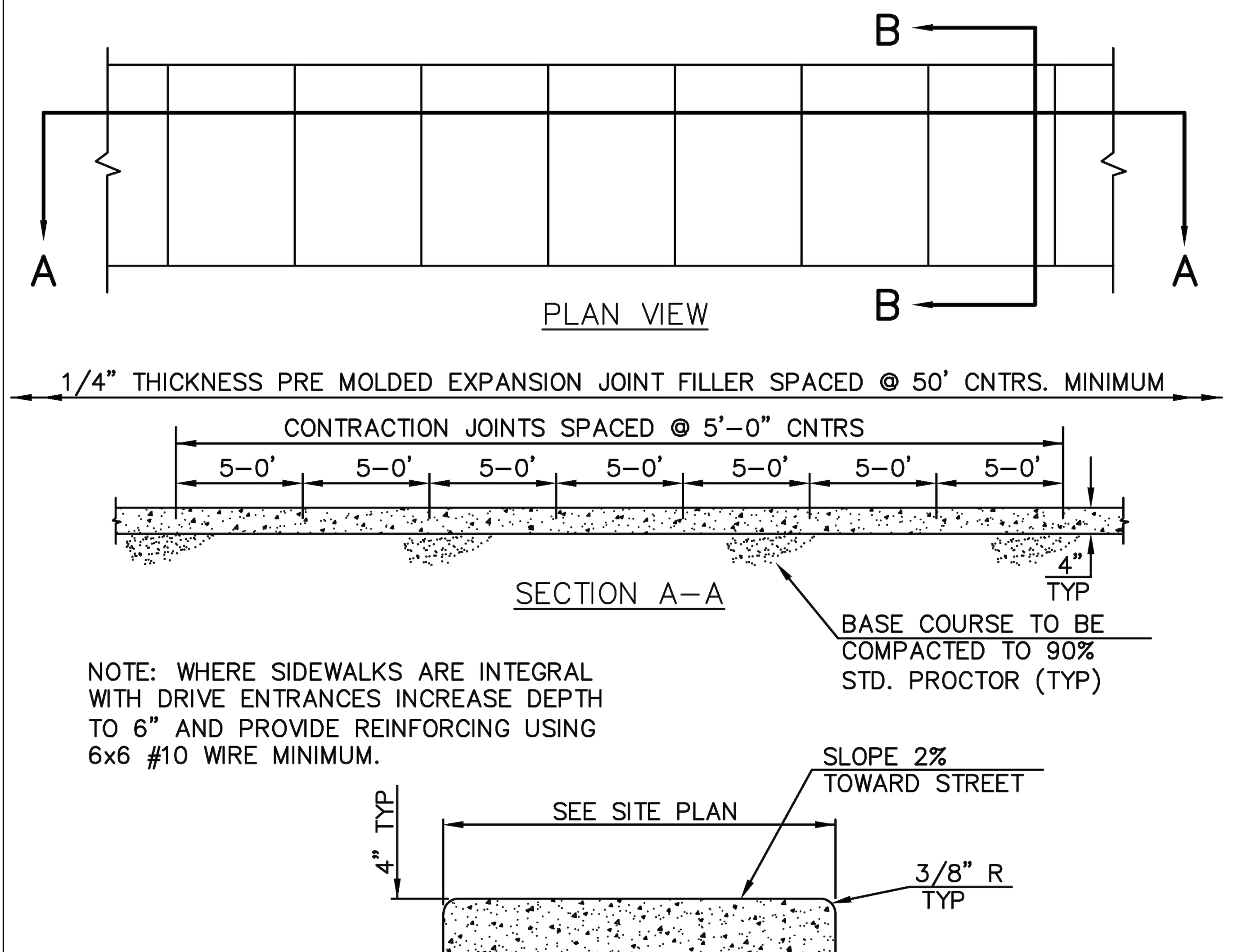


HEAVY DUTY CONCRETE PV3

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

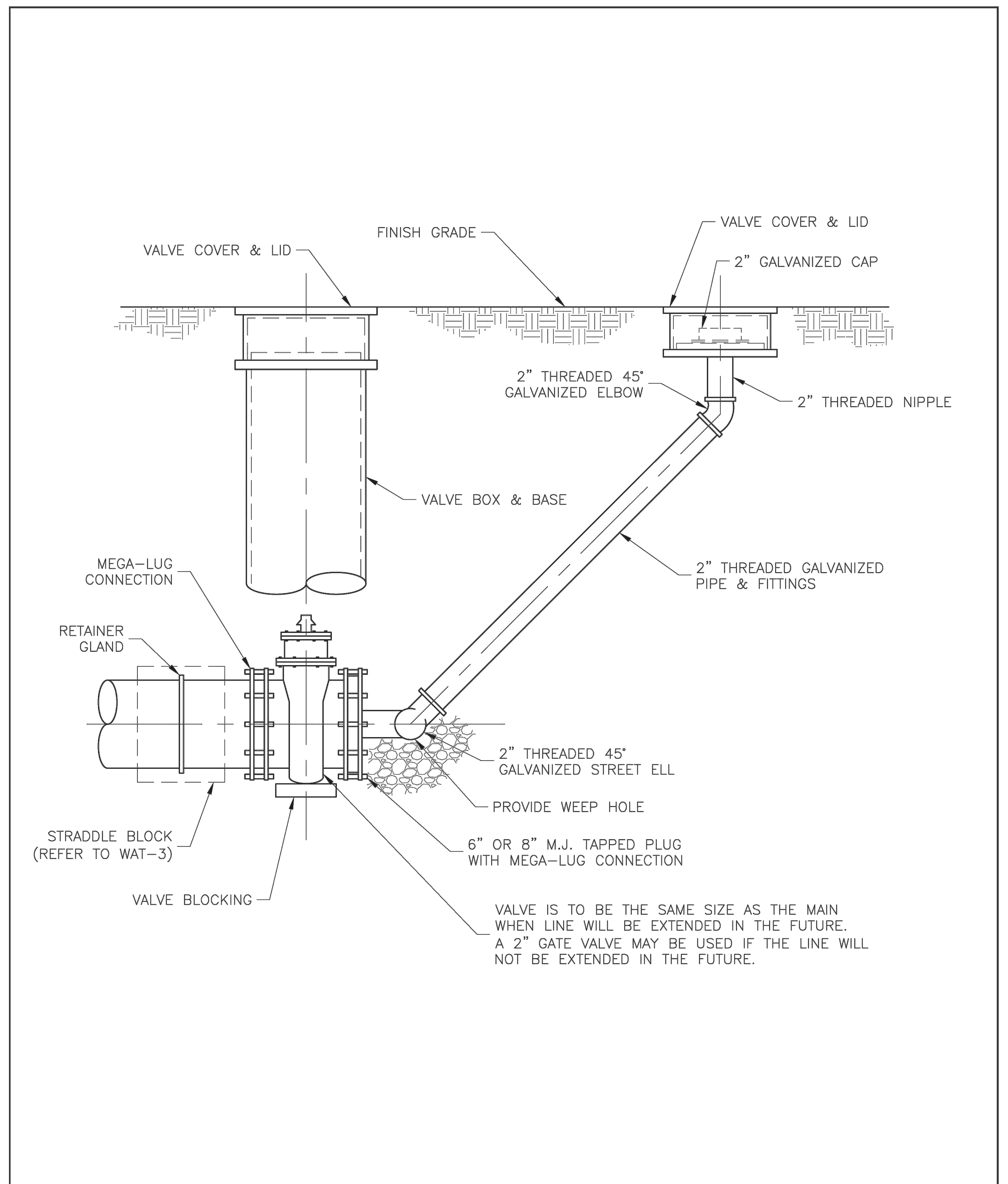
ASPHALT SURFACE COURSE - APWA TYPE 3-01
ASPHALT BASE COURSE - APWA TYPE 2-01
AGGREGATE BASE MoDOT TYPE 5 OR EQUIVALENT

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



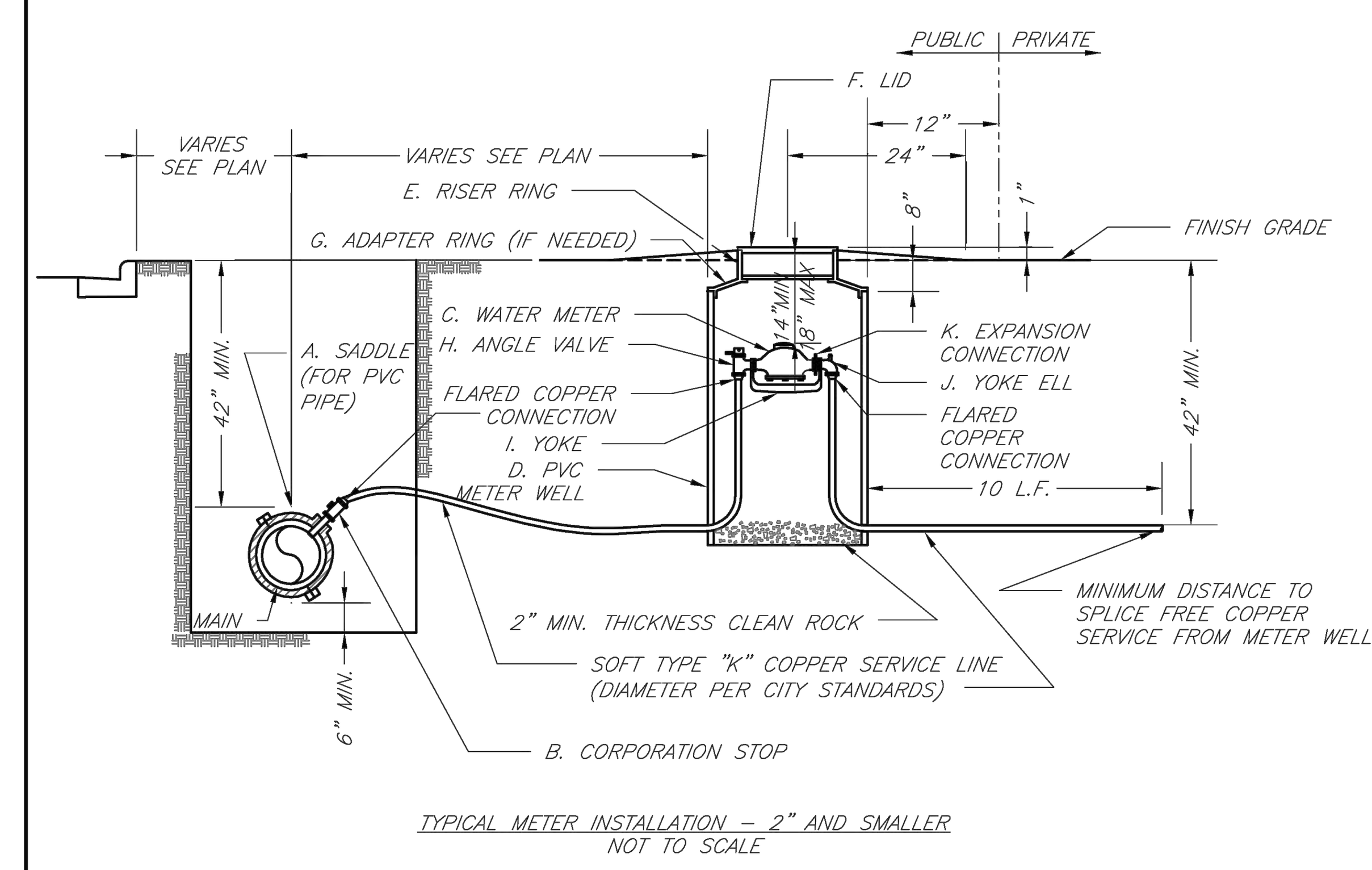
CONCRETE SIDEWALK CW2

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



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

Date: 01/2016
Drawn By: JN
Checked By: DL
WAT-13



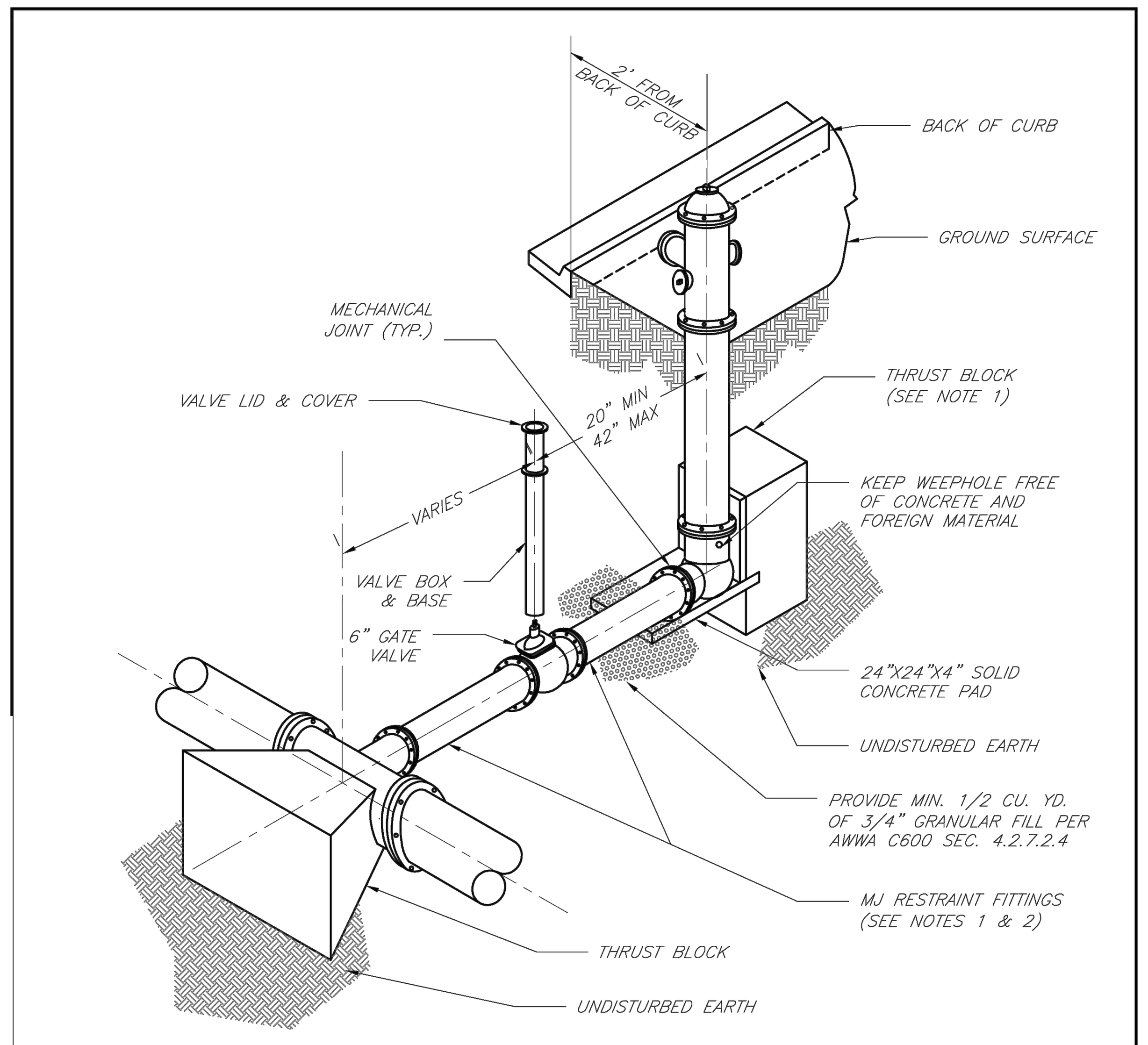
TYPICAL METER INSTALLATION – 2" AND SMALLER
NOT TO SCALE

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"

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:



NOTES:

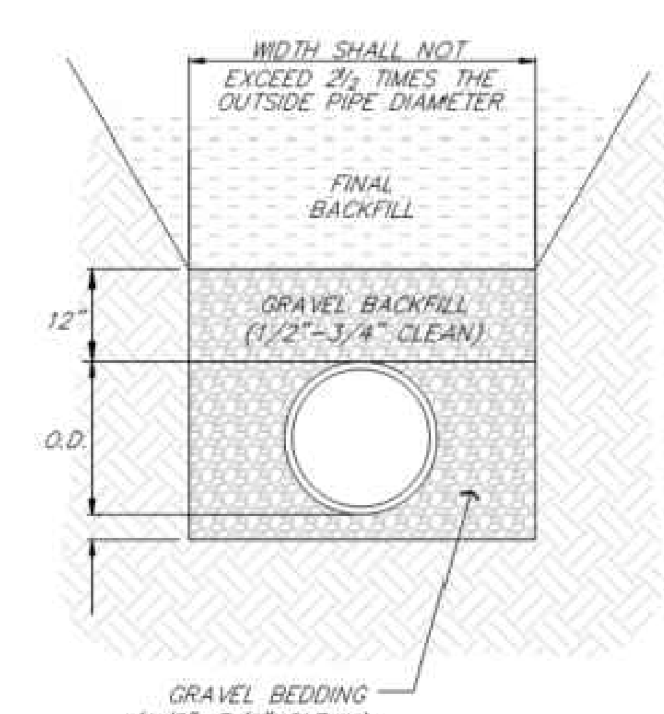
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT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

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
HYDRANT INSTALLATION – STRAIGHT SET

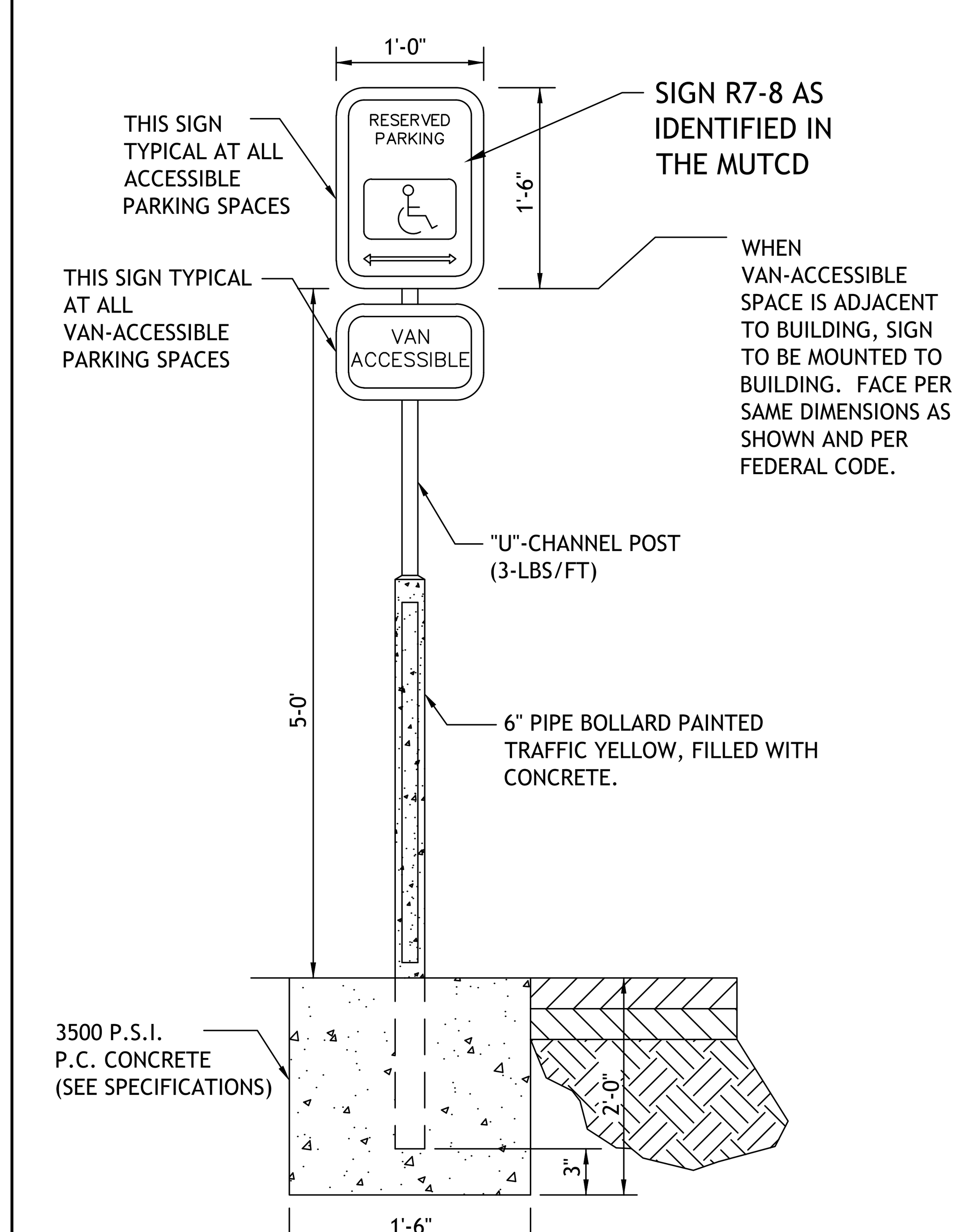
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-7
Rev: 1/14
Rev:

BEDDING
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
INITIAL BACKFILL
-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
-UNDER OPEN AREAS
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
FINAL BACKFILL
-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D-698
-UNDER OPEN AREAS
ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D-698

BEDDING DEPTH BELOW PIPE		
PIPE DIAMETER	IN SOIL	IN ROCK
24" AND LESS	6"	6"
27" THRU 60"	6"	9"



PIPE BEDDING DETAIL
NOT TO SCALE



ACCESSIBLE PARKING SIGN PK2

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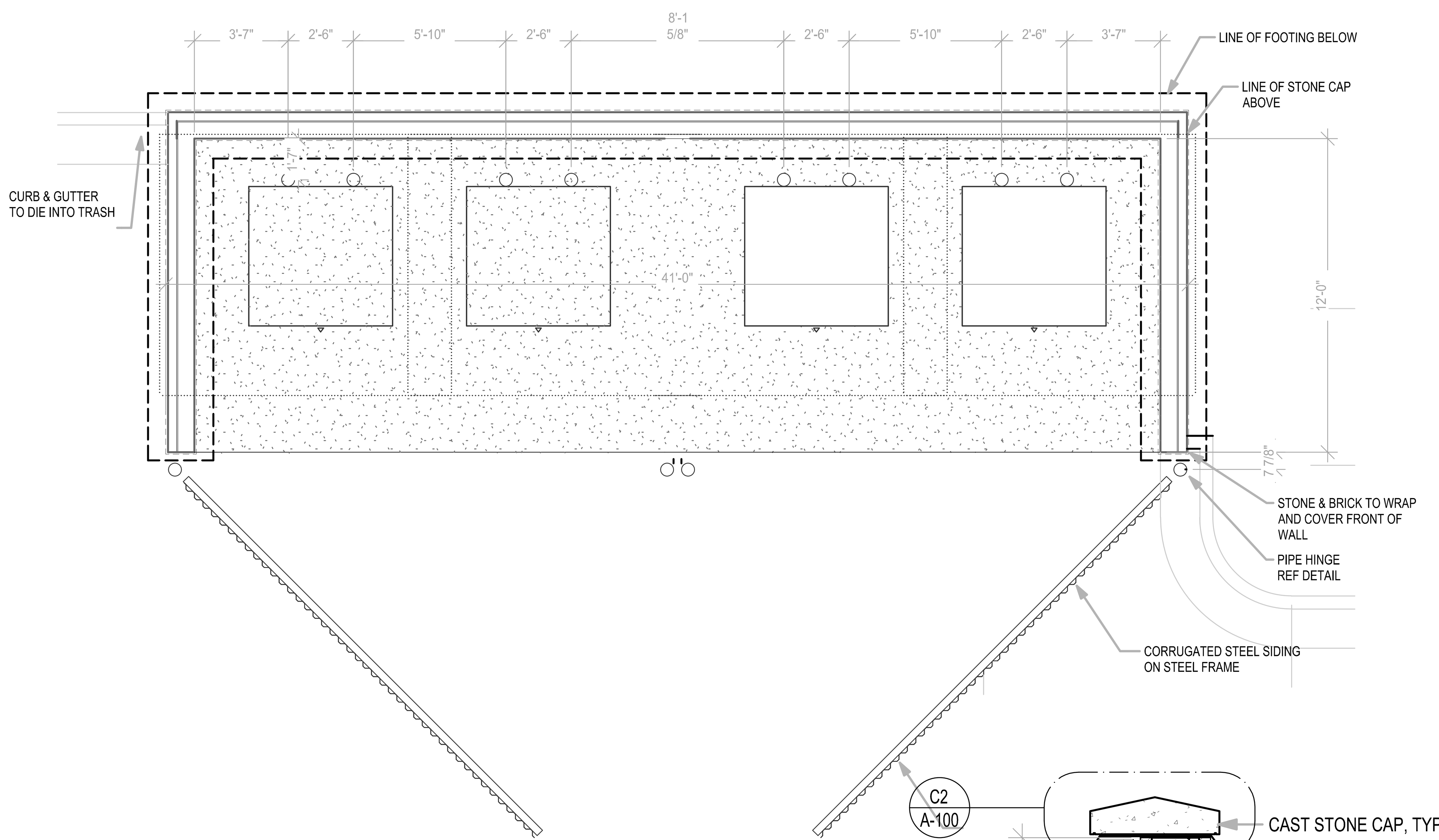
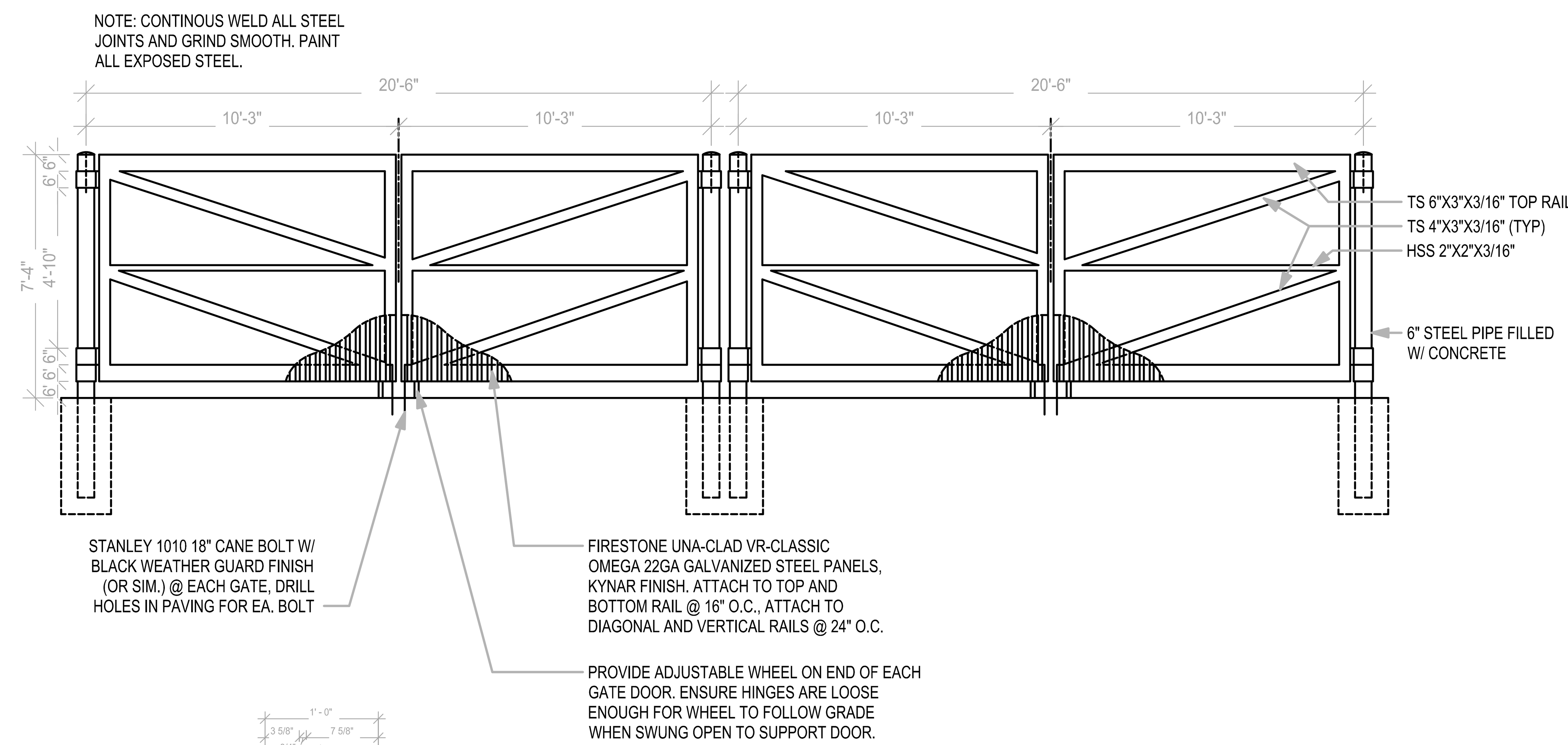
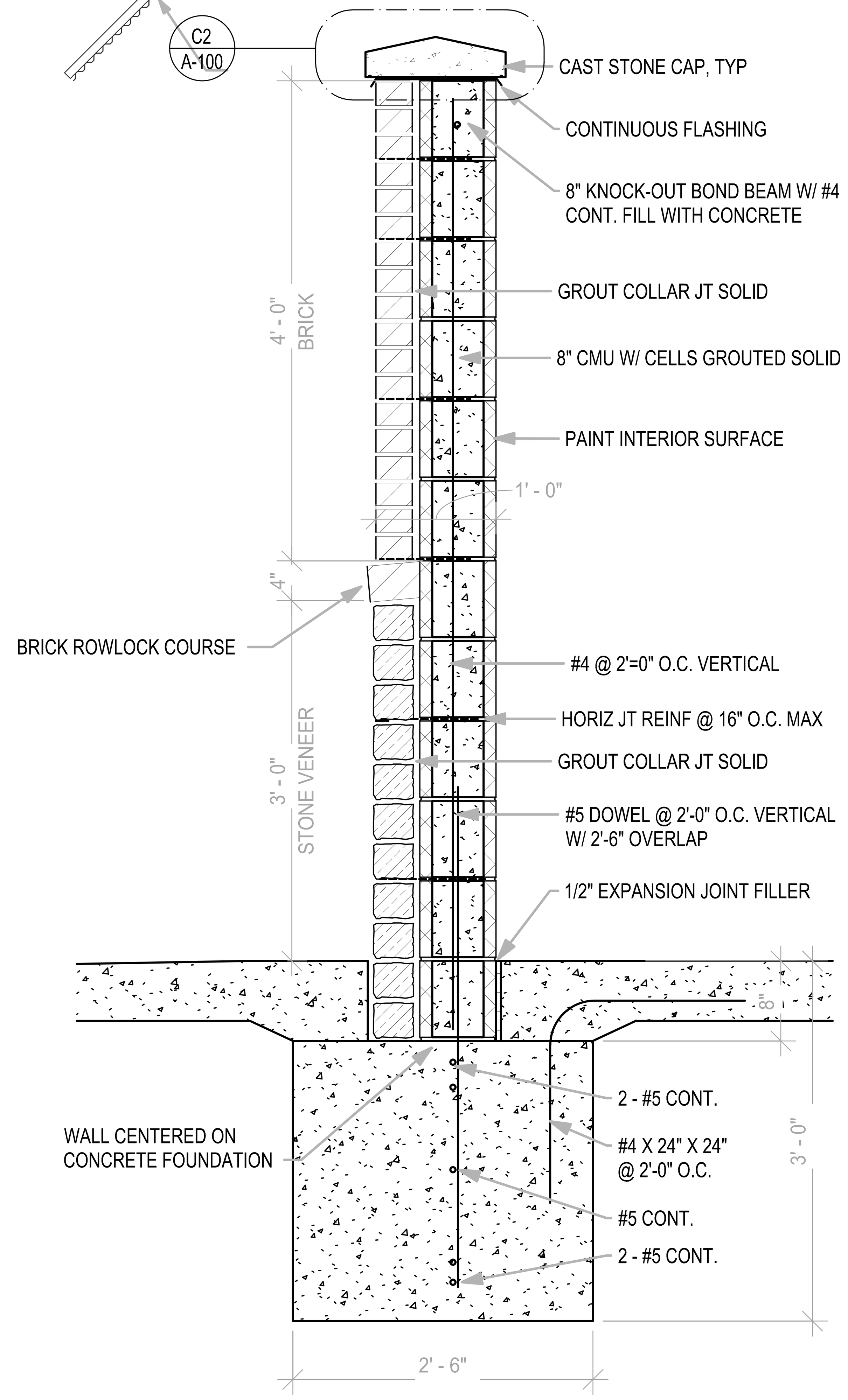
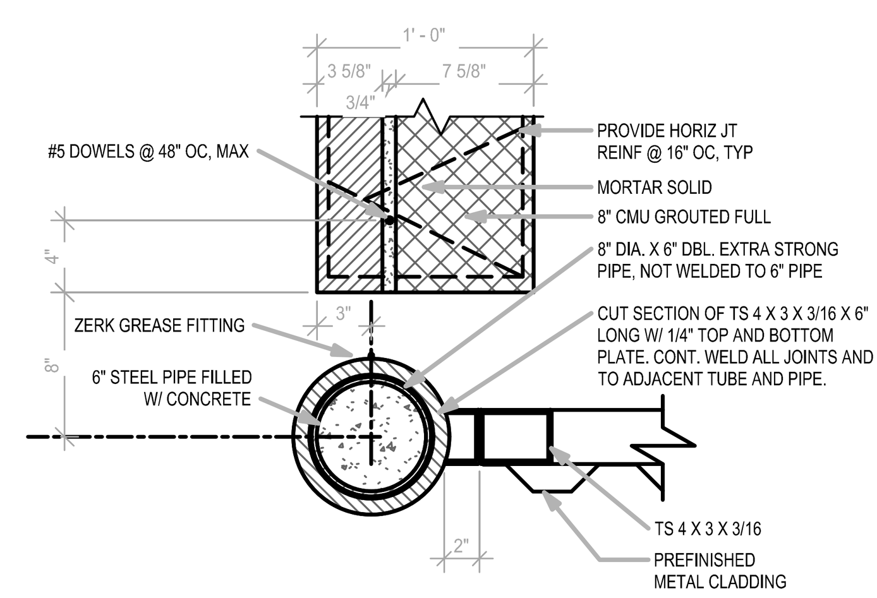
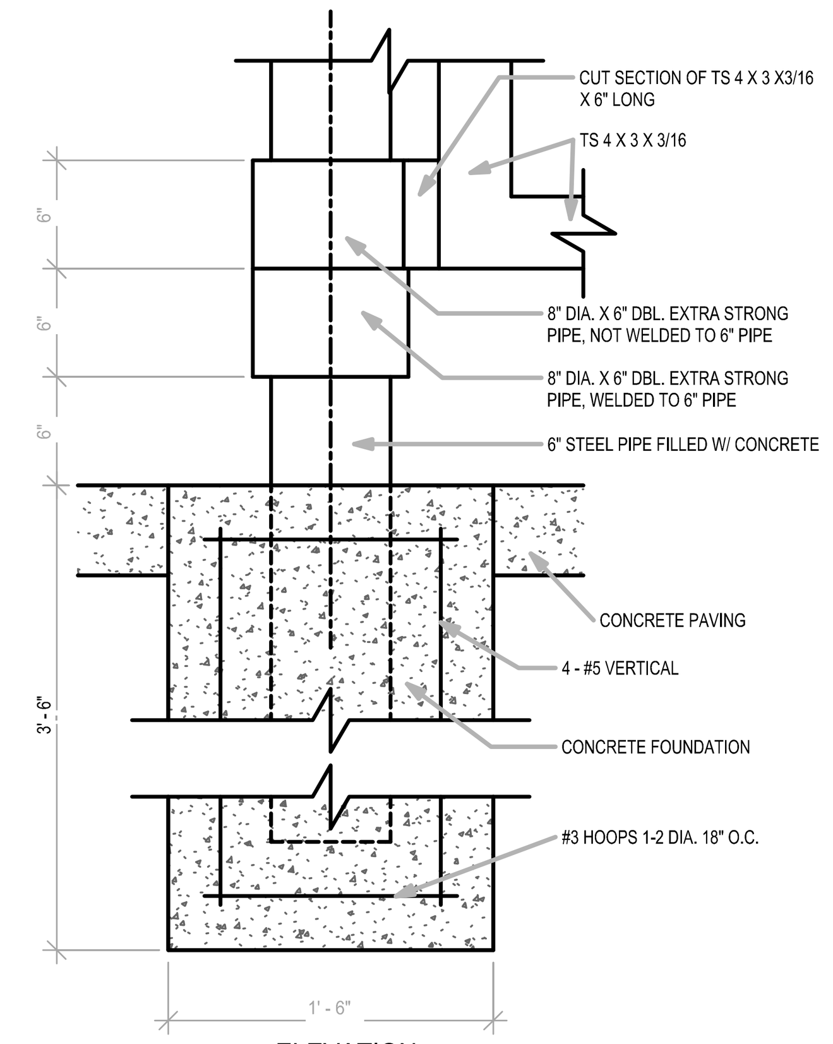




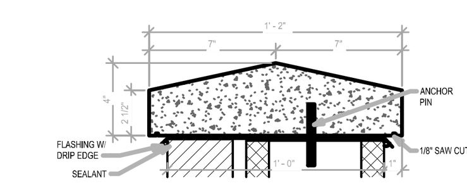




PLAN SECTION



ELEVATION



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11-29-23

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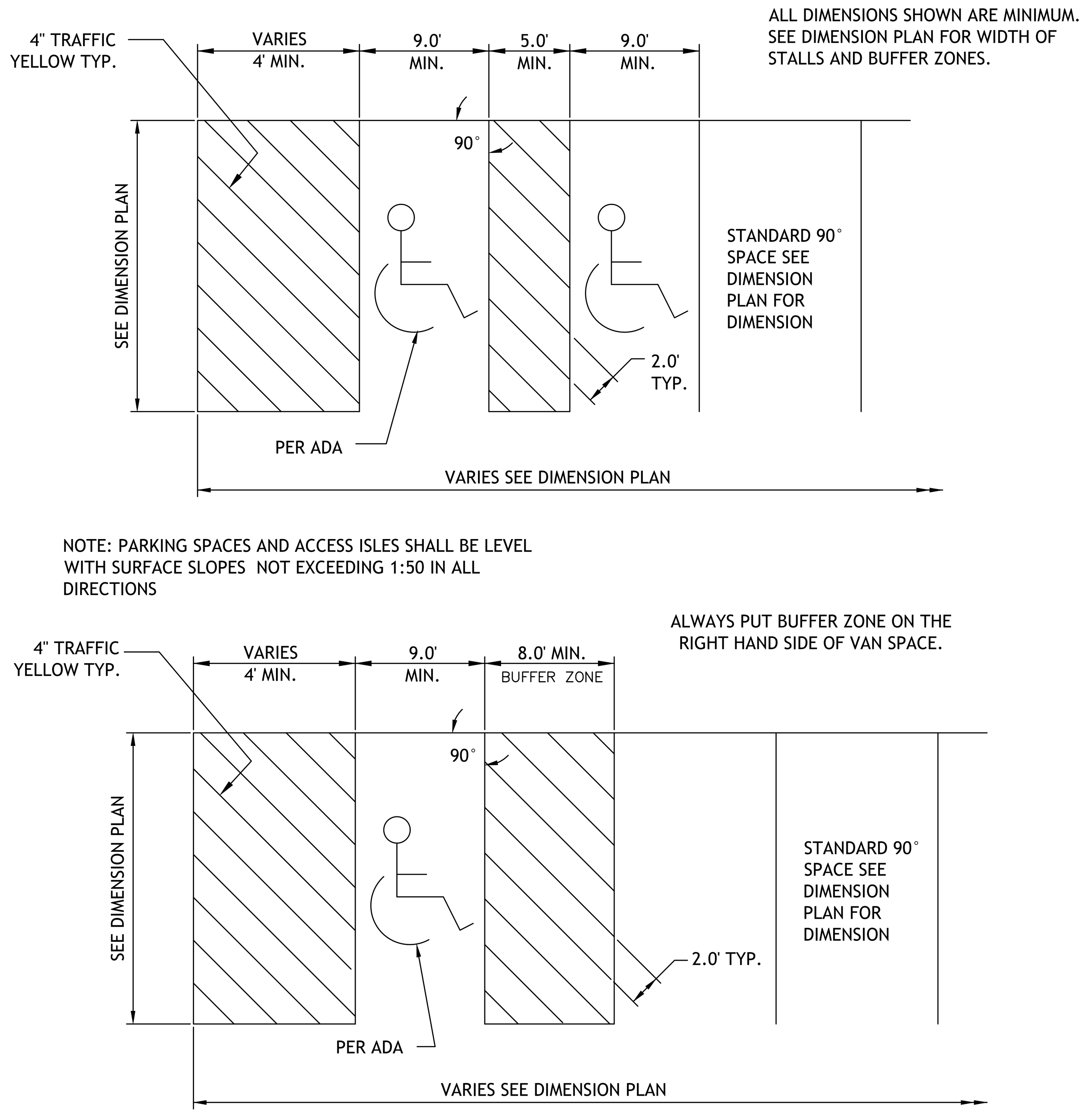
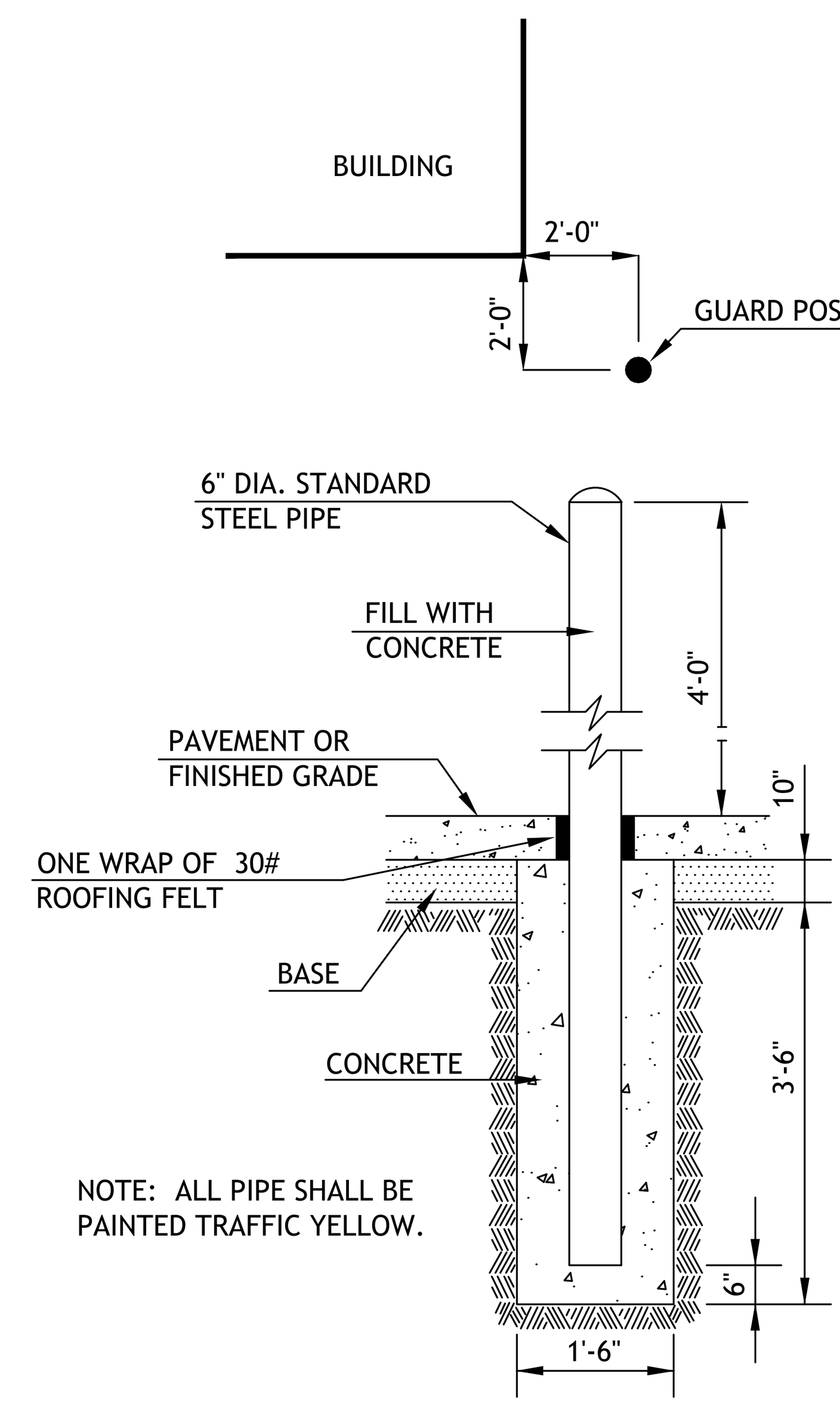
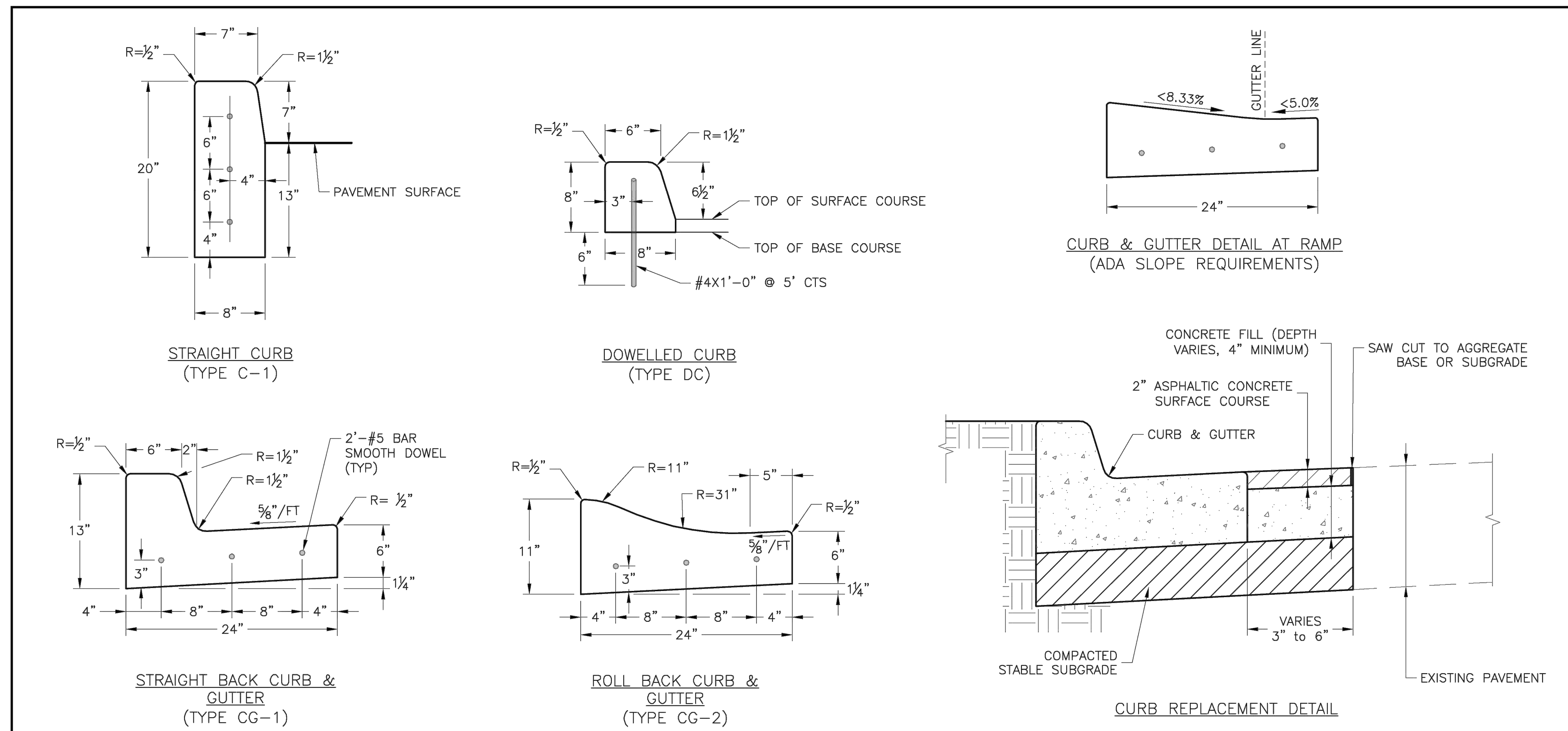


90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING PK1



BOLLARD DETAIL SG1



GENERAL NOTES

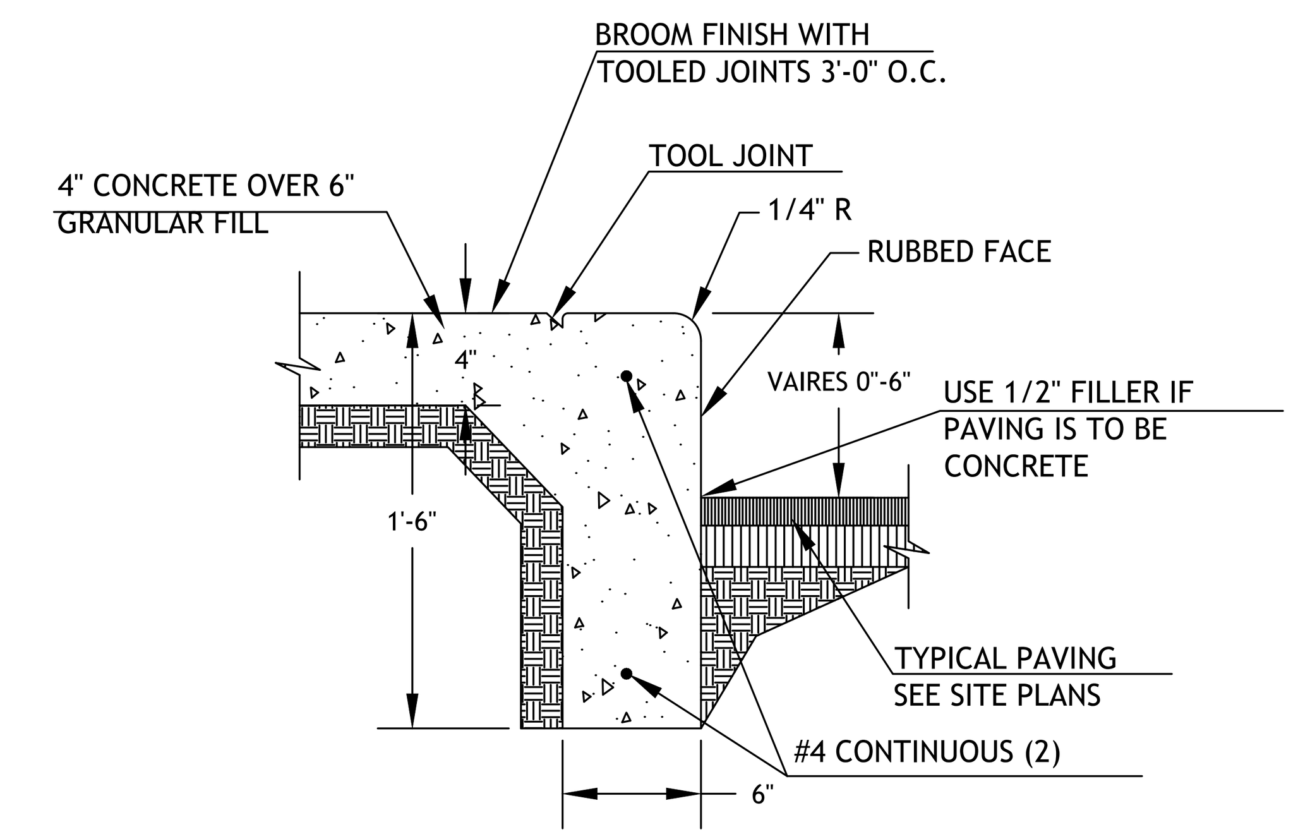
1. ¾" ISOLATION JOINTS WITH 3 (2'–#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS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

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

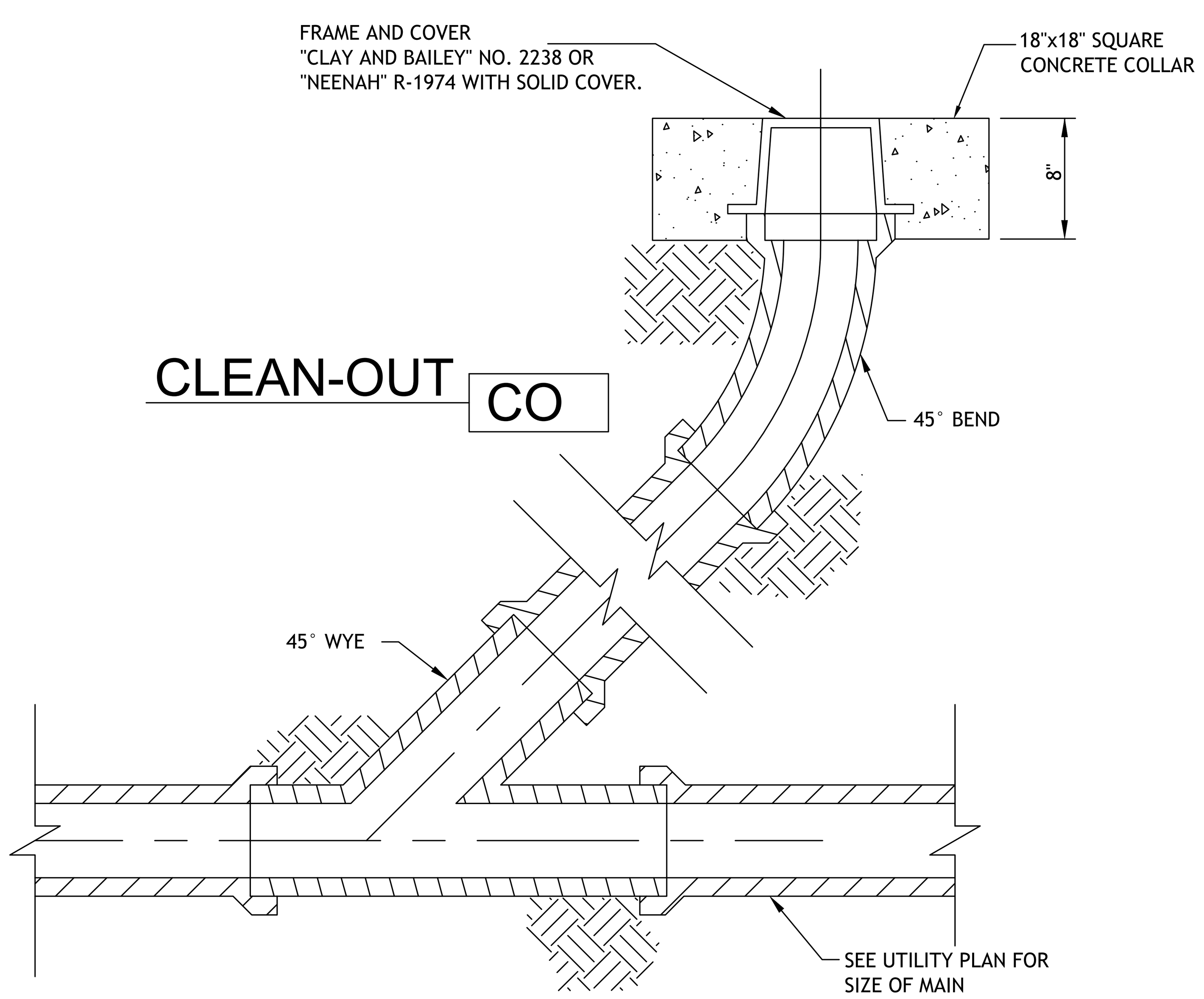
Project: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: CURB & GUTTER DETAIL

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

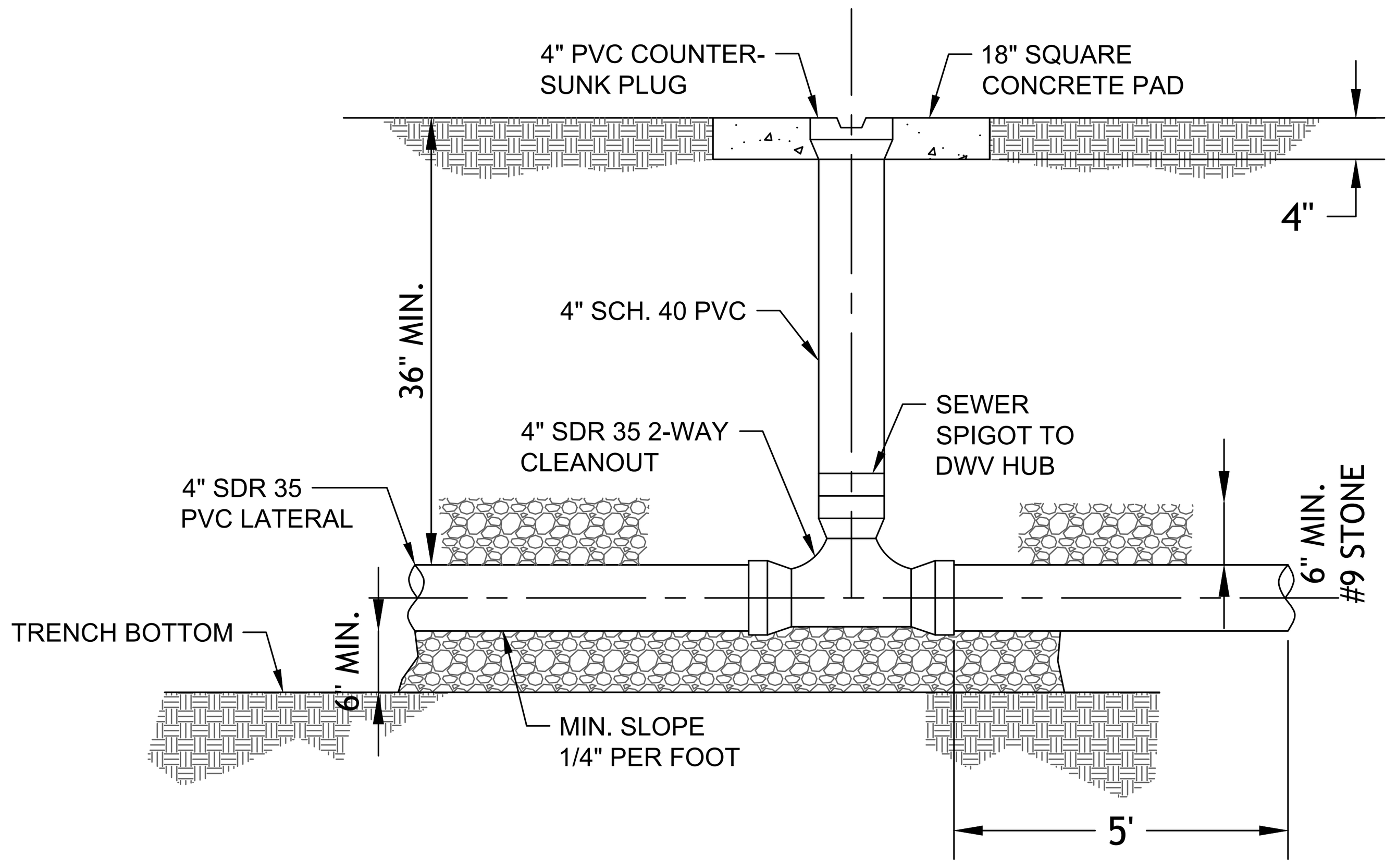
GEN-4



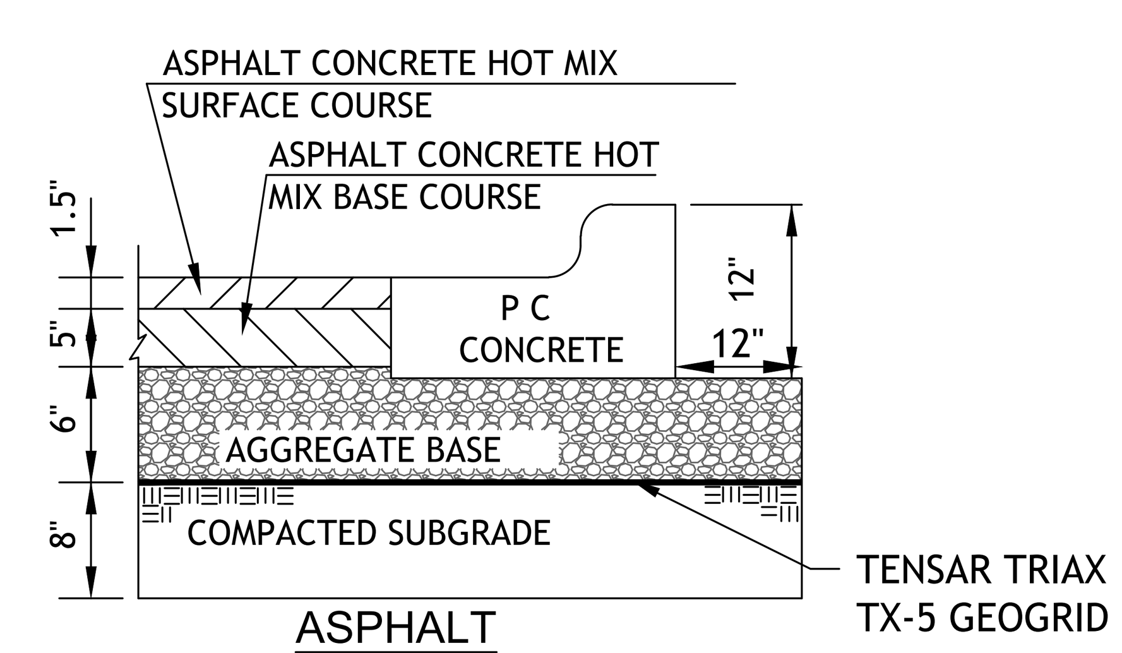
CURB WALK/CURB (AT BUILDING) CW1



CLEAN-OUT CO



TWO WAY CLEANOUT SS2



HEAVY DUTY ASPHALT PAVING PV2

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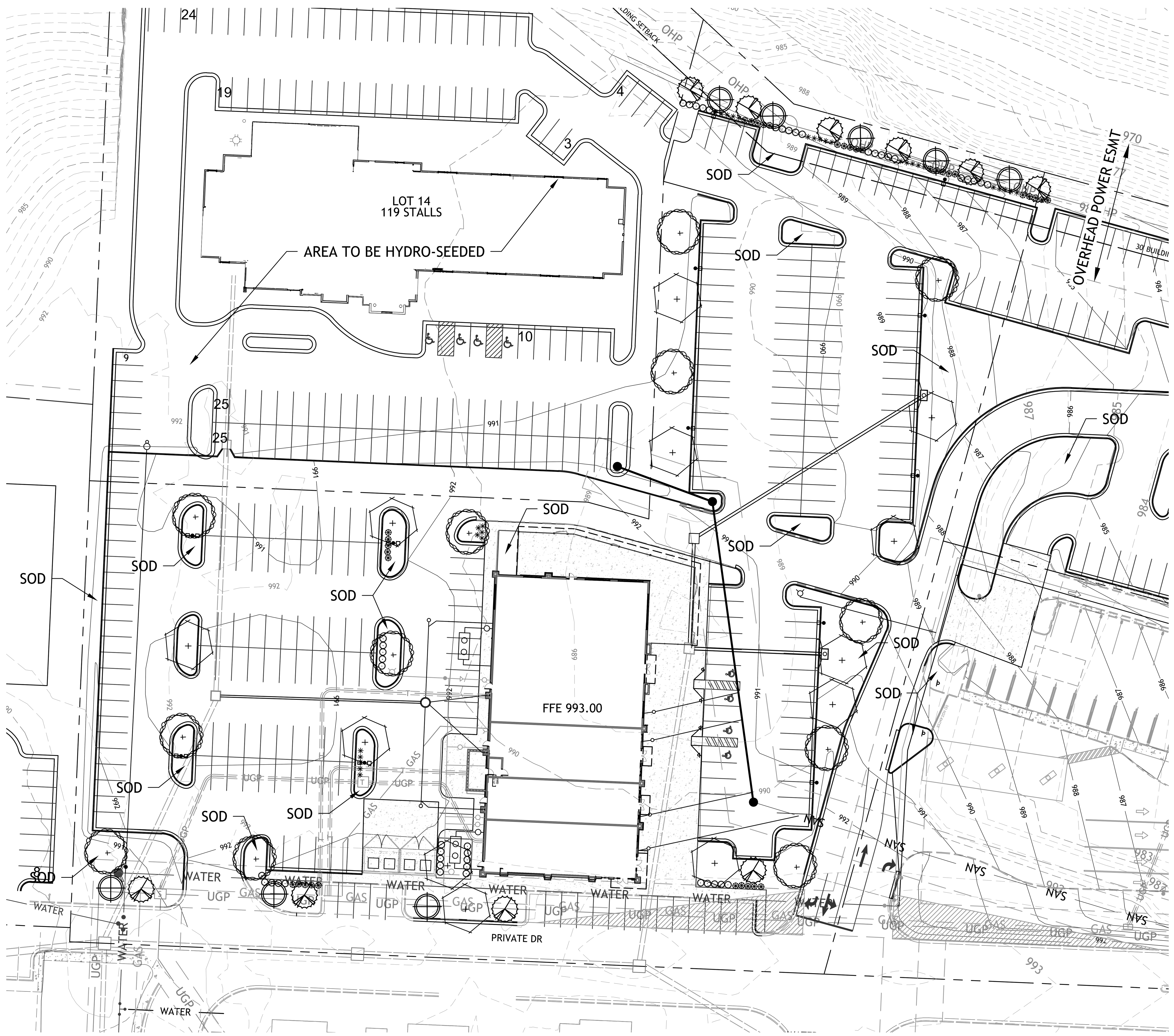


LANDSCAPE NOTES
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

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

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

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

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

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

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

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

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

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

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

All areas to be sodded unless noted otherwise.

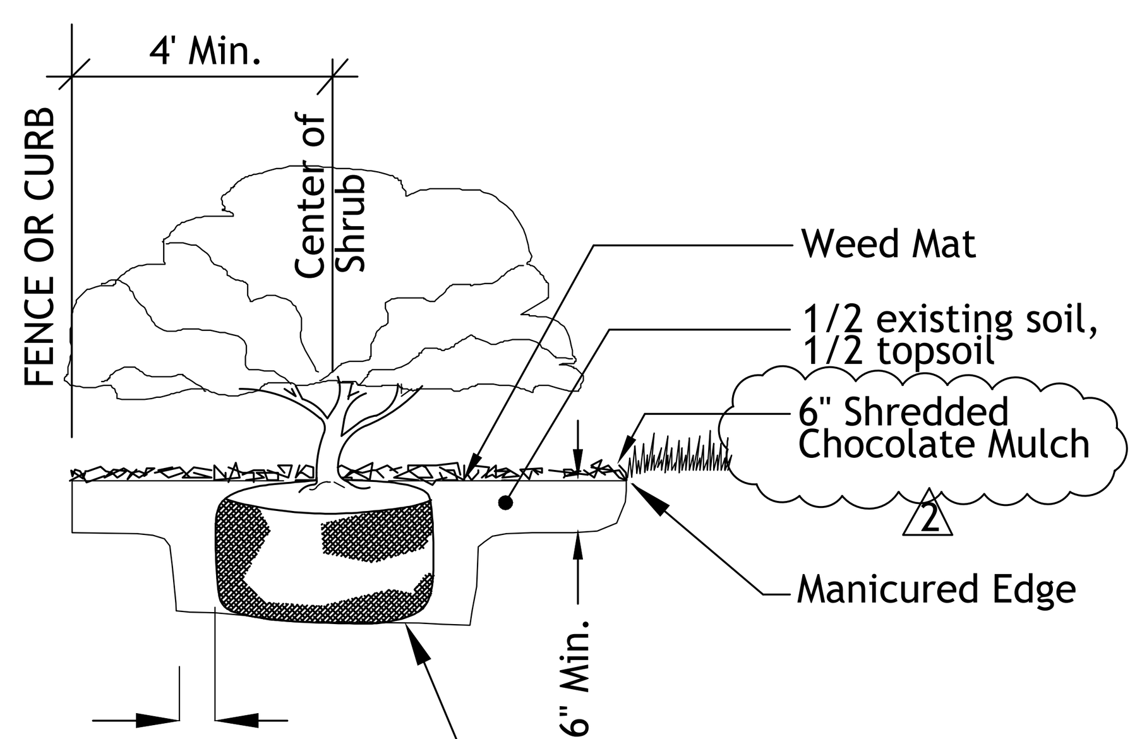
All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

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.
4. ALL AREAS WITHIN LOT 11 & 13 BOUNDARY TO BE IRRIGATED

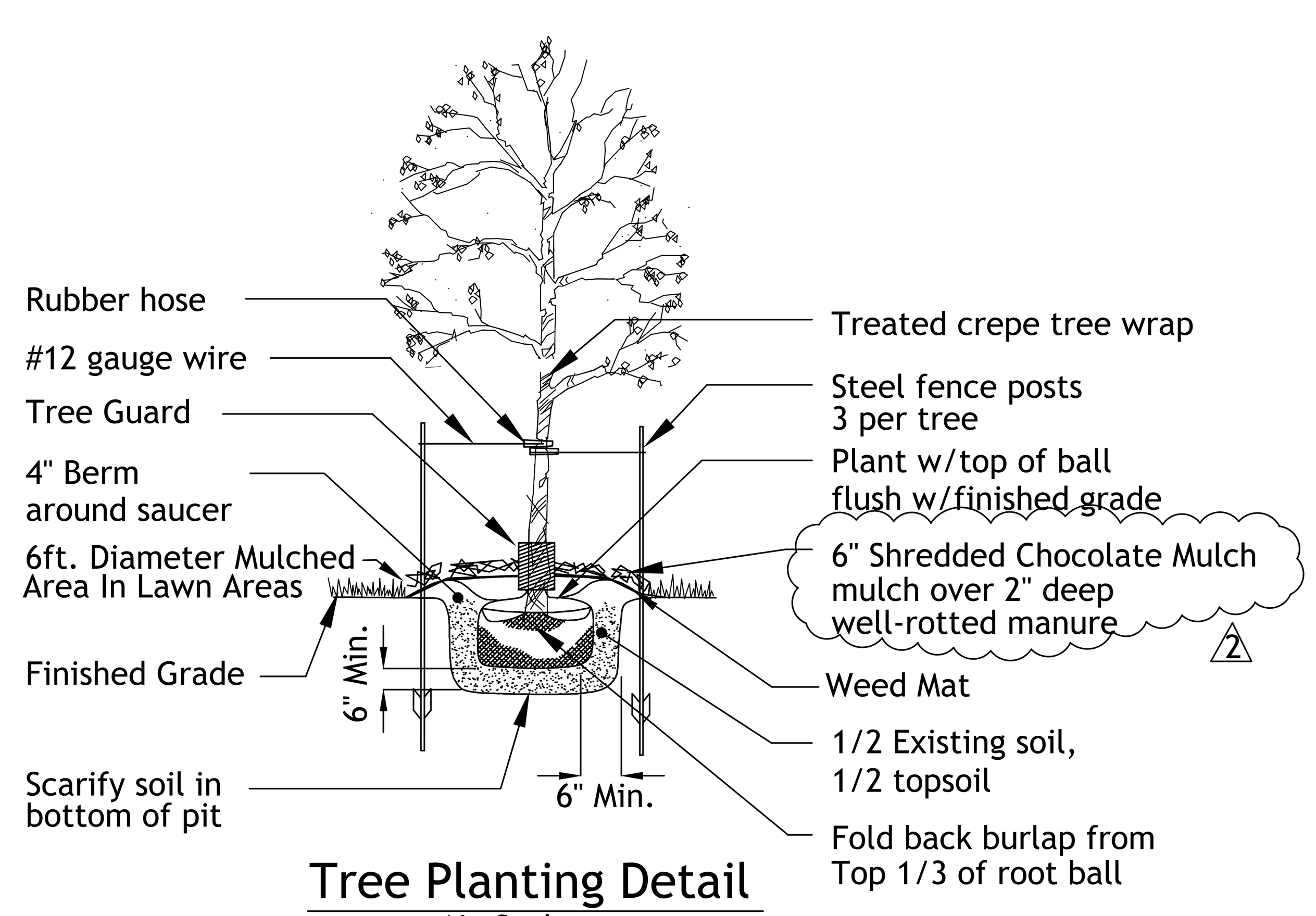
MOWING NOTE
CONTRACTOR SHALL BE RESPONSIBLE FOR FIRST 2 MOWINGS OF ALL AREAS OF GRASS

LOT 13

470 HWY		216'
REQUIRED:		
STREET TREES 1/30'	=	7
SHRUBS 1/20'	=	11
PROVIDED:		
ORNAMENTALS	=	11
SHRUBS	=	60
PRIVATE DR (SOUTH)		425'
REQUIRED:		
STREET TREES 1/30'	=	14
SHRUBS 1/20'	=	21
PROVIDED:		
SHADE	=	7
ORNAMENTALS	=	7
SHRUBS	=	30
INTERIOR PARKING		
TOTAL PARKING SURFACE	=	80,928 SF
REQUIRED		
5% LANDSCAPE AREA	=	4,046 SF
PROVIDED	=	5,530 SF
OPEN SPACE TREES		
OPEN SPACE		30,819SF
REQUIRED		
TREES 1 / 5,000SF	=	6
SHRUBS 2 / 5,000SF	=	12
PROVIDED		
SHADE TREES	=	17
SHRUBS	=	20

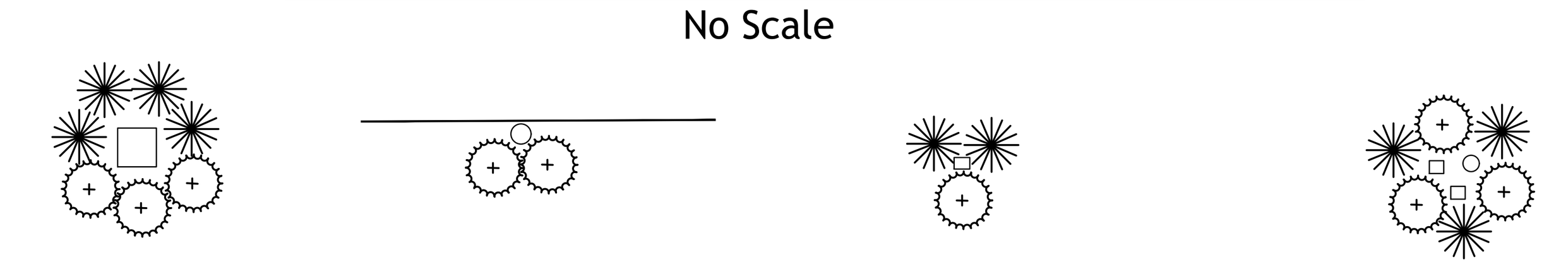


Shrub Bed & Parking Setback Detail
No Scale



Tree Planting Detail
No Scale

Typical Utility Box Screening Details
No Scale



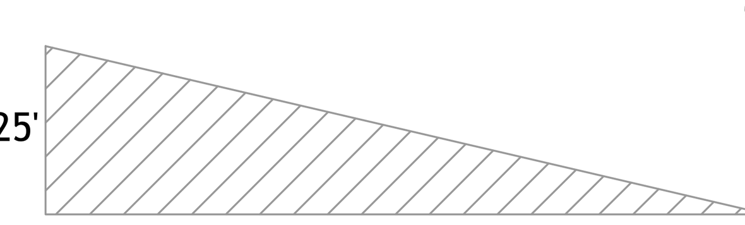
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

Tree List

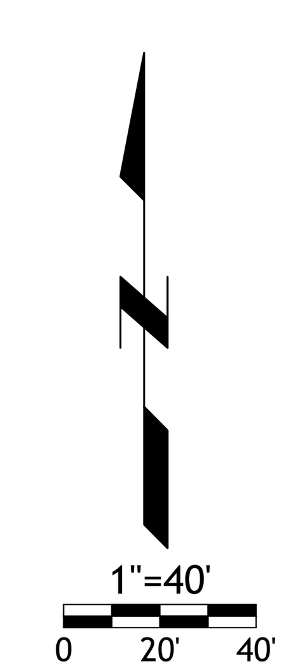
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	12	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
	12	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
	10	Jane Magnolia Tree	Magnolia x 'Jane'	3"cal	BB	As Shown
	8	Black Diamond Purely Purple Crape Myrtle	Lagerstroemia x 'Purely Purple'	3"cal	BB	As Shown

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊙	45	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
⊛	35	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
✳	30	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.



SIGHT TRIANGLE



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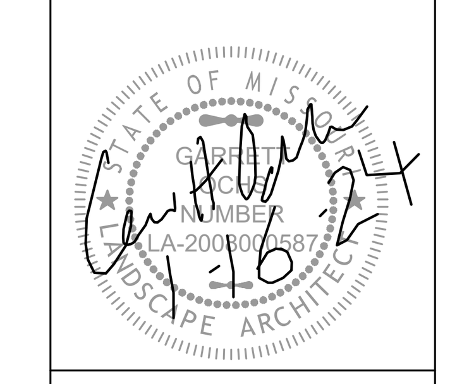
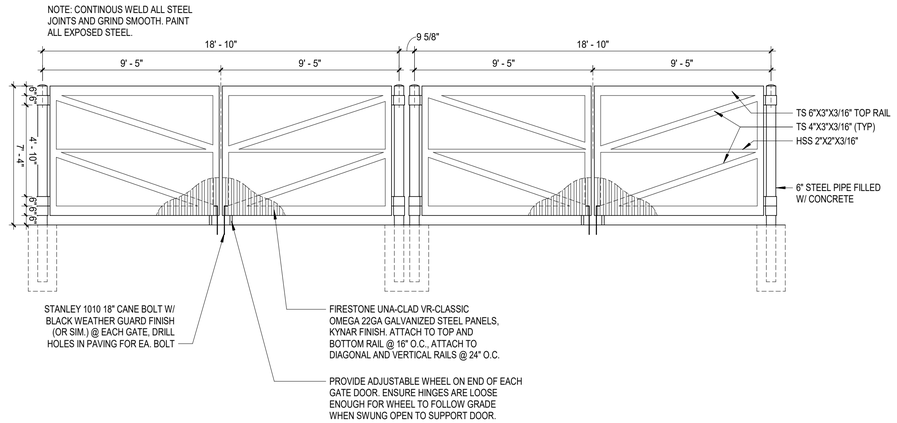


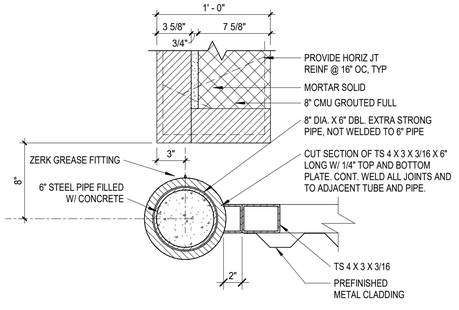
Revisions
11-29-23 CITY COMMENTS
2 1-4-24 PER CLIENT
3 1-16-24 PER EVERGY

LOT 13A OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

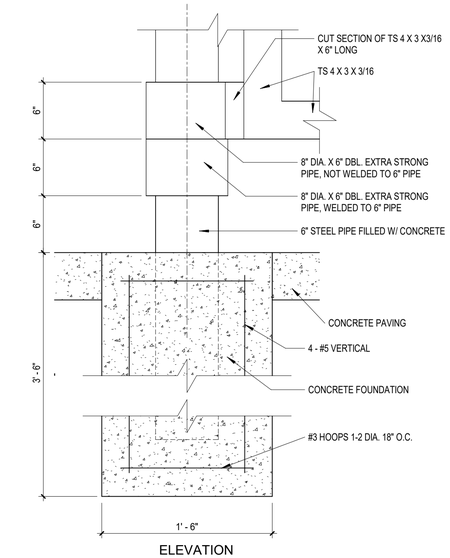
sheet
L-1
Civil
LANDSCAPE PLAN
permit
19 OCTOBER 2023



D1 TRASH ENCLOSURE GATE ELEVATION
SCALE: 1/4" = 1'-0"

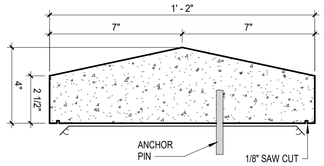


PLAN SECTION

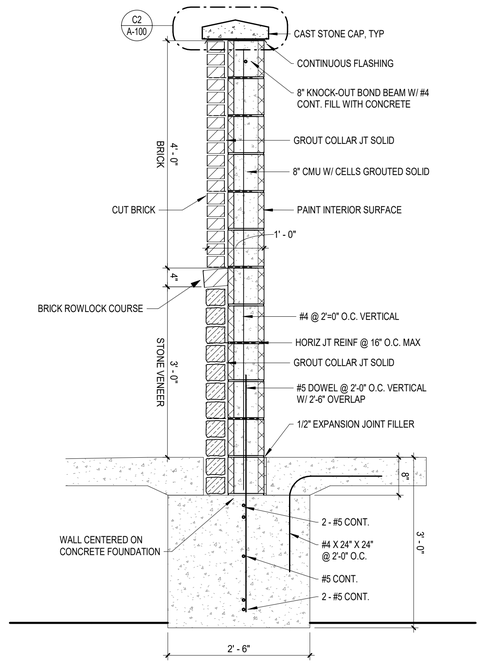


ELEVATION

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



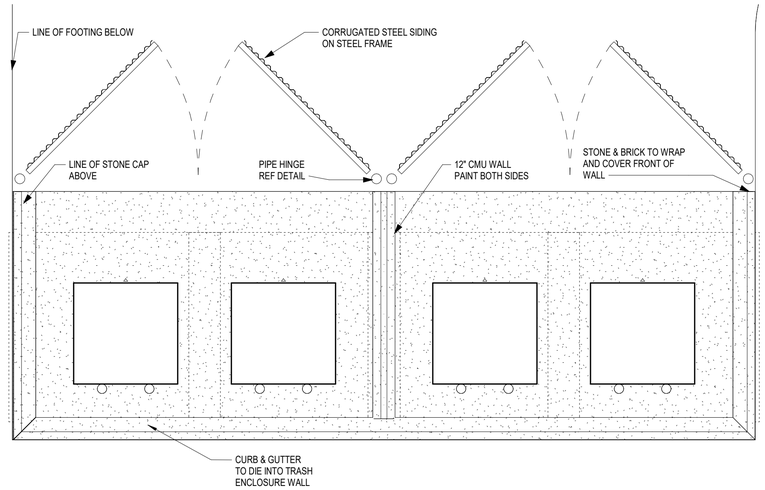
C2 TRASH ENCLOSURE CAP DETAIL1
SCALE: 3" = 1'-0"



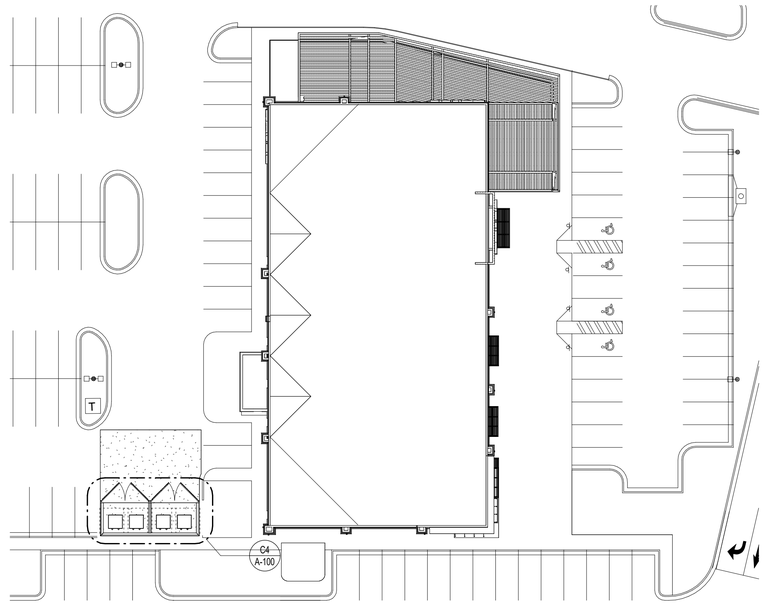
A2 TRASH ENCLOSURE WALL SECTION
SCALE: 3/4" = 1'-0"

GENERAL NOTES:

1. REFERENCE CIVIL FOR TRASH ENCLOSURE LOCATION.



C4 TRASH ENCLOSURE PLAN1
SCALE: 1/4" = 1'-0"



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

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CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 13
1020 NW PRYOR ROAD, LEES SUMMIT, MISSOURI

SUBMISSION DATES
12-27-2023

SHEET TITLE
SITE PLAN & DETAILS

PROJECT NUMBER
235008

SHEET NUMBER
A-100

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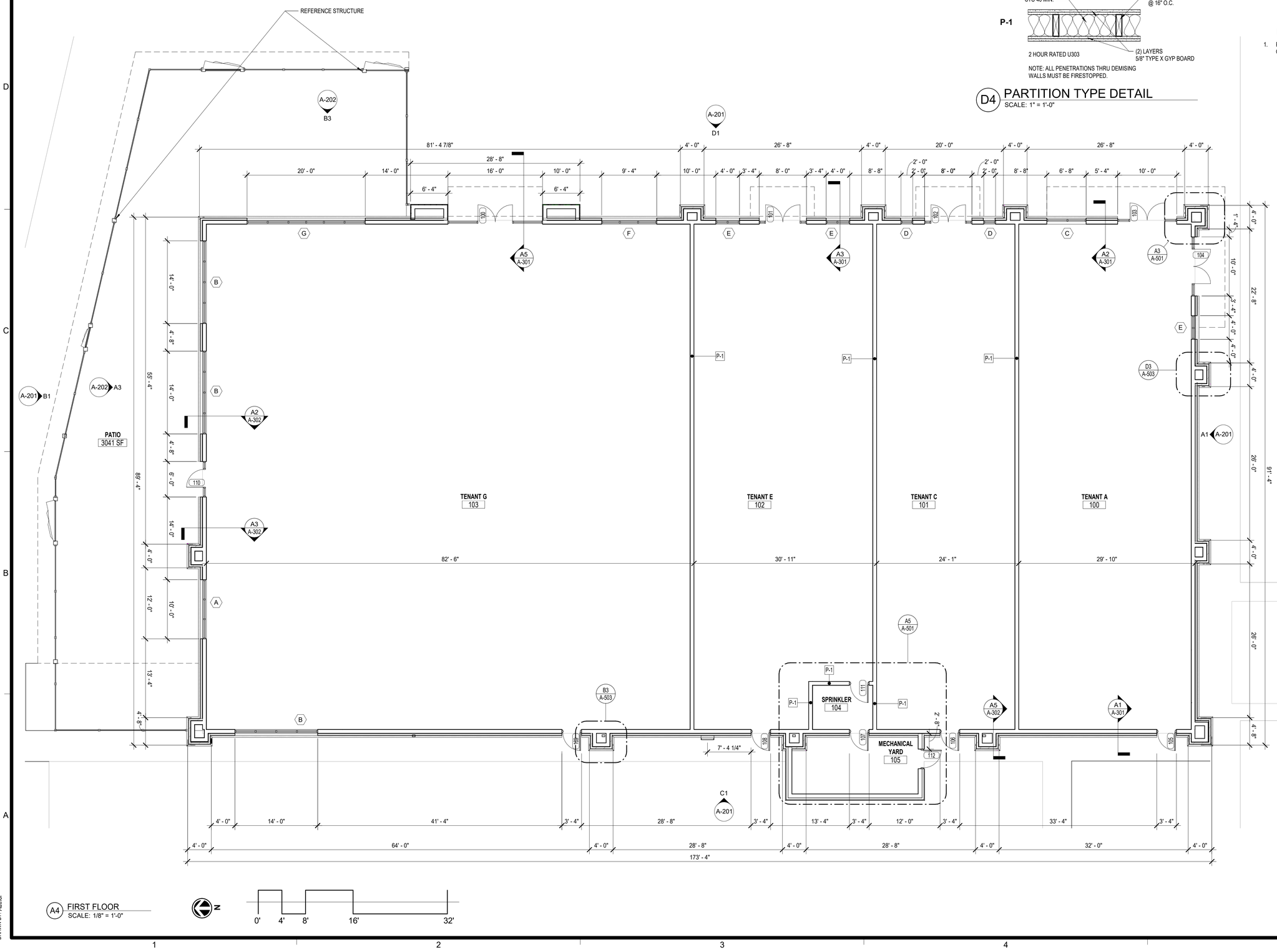

R-19 INSULATION MIN.
STC 40 MIN.

2 x 6 WOOD STUDS
@ 16" O.C.

P-1

2 HOUR RATED U303

(2) LAYERS
5/8" TYPE X GYP BOARD

NOTE: ALL PENETRATIONS THRU DEMISING WALLS MUST BE FIRESTOPPED.

D4 PARTITION TYPE DETAIL
SCALE: 1" = 1'-0"

FLOOR PLAN NOTES

1. PROVIDE INTERIOR GYPSUM BOARD AT DIMISING WALLS ONLY, ALL OTHER INTERIOR FINISHES BY TENANT

A4 FIRST FLOOR
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

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OF AUTHORITY #F00353876

CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 13
1020 NW PRYOR ROAD, LEES SUMMIT, MISSOURI

SUBMISSION DATES
12-27-2023

SHEET TITLE
FIRST FLOOR PLAN

PROJECT NUMBER
235008

SHEET NUMBER
A-101

ROOF PLAN NOTES

1. ROOF TO BE WHITE 60 MIL FLEECE BACK TPO
2. PROVIDE R-38 MIN FOR ROOF ASSEMBLY
3. REFERENCE A-201 FOR METAL COLORS
4. REFERNCE ELECTRICAL FOR OUTDOOR LIGHTING
5. REFERENCE CIVIL FOR SITE INFORMATION
6. REFERNCE ELECTRICAL FOR ALL CANOPY LIGHTING, COORDINATE WITH CANOPY MANUFACTURER
7. REFERENCE CIVIL FOR INGROUND DRAIN LOCATIONS
8. FLASHING & ROOF MEMBRANE TO MEET BUILDING CODE REQUIREMENTS FOR WIND UPLIFT
9. PROVIDE MATERIAL DATA AND WARRANTIES TO OWNER AT COMPLETION OF CONSTRUCTION
10. REFERNCE MECHANICAL FOR ROOF CURBS UNDER ROOF EQUIPMENT, FLASH WATER TIGHT

STANDING SEAM ROOF
STEEL CANOPY BELOW, REFERNCE STRUCTURE
15' - 8 1/4"
CANOPY BELOW
SIGNAGE BELOW
PREFINISHED METAL COPING
PREFINISHED METAL COPING, SLOPE TO DRAIN
A5 A-301
4" - 5"
12' - 0"
CANOPY BELOW
LINE OF DEMISING WALL
A3 A-301
PREFINISHED METAL COPING
TO PILASTER
CANOPY BELOW, REFERNCE ELECTRICAL FOR UNDER CANOPY LIGHTING
A2 A-301
PREFINISHED METAL ENTRY WALL CAP, REFERENCE SECTION VIEW, SLOPE TO DRAIN
4' - 0"
CANOPY BELOW, REFERNCE ELECTRICAL FOR UNDER CANOPY LIGHTING
A-201 B1
A2 A-302
A3 A-302
ROOF CRICKET
ROOF HVAC EQUIPMENT ON ROOF CURBS, REFERNCE MECHANICAL
STRUCTURE SLOPES 1/4" PER FT
PREFINISHED METAL COPING
PRE-FINISHED 12" X 6" HT SCUPPER CONDUCTOR HEAD AND 6" PVC DOWNSPOUT TO INGROUND HEAD
ROOF SCUPPER AND CONCEALED 6" PVC DOWNSPOUT TO INGROUND DRAIN
1/4" PER FT SLOPE
A5 A-302
A1 A-301
PATIO AREA
SIGNAGE BELOW
PREFINISHED METAL COPING
PARAPET ELEVATION CHANGE AT ROOF LADDER, COORDINATE WITH ROOF LEVEL
C1 A-201
MECHANICAL YARD WALL BELOW, REFERENCE A-100

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

0' 4' 8' 16' 32'

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CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 13
1020 NW PRYOR ROAD, LEES SUMMIT, MISSOURI

SUBMISSION DATES	
12-27-2023	
ADD-1	JAN 19TH, 2024

SHEET TITLE
ROOF PLAN

PROJECT NUMBER
235008

SHEET NUMBER
A-102

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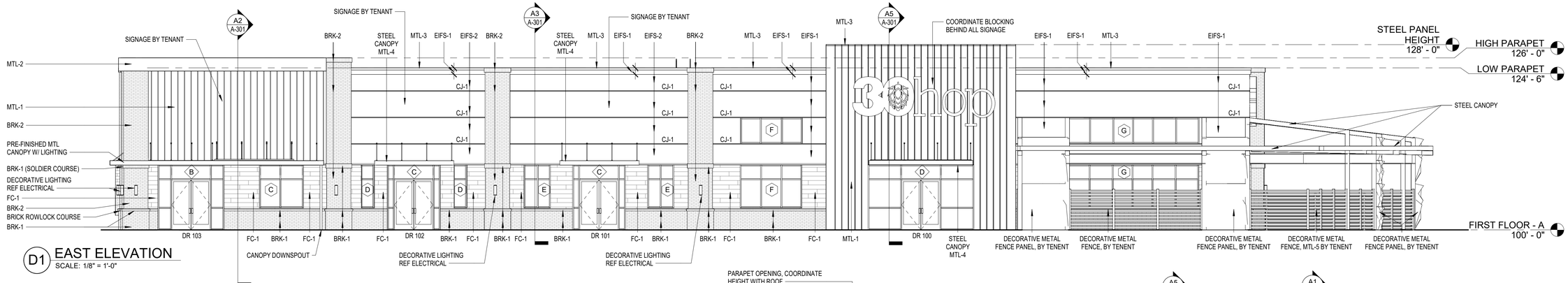
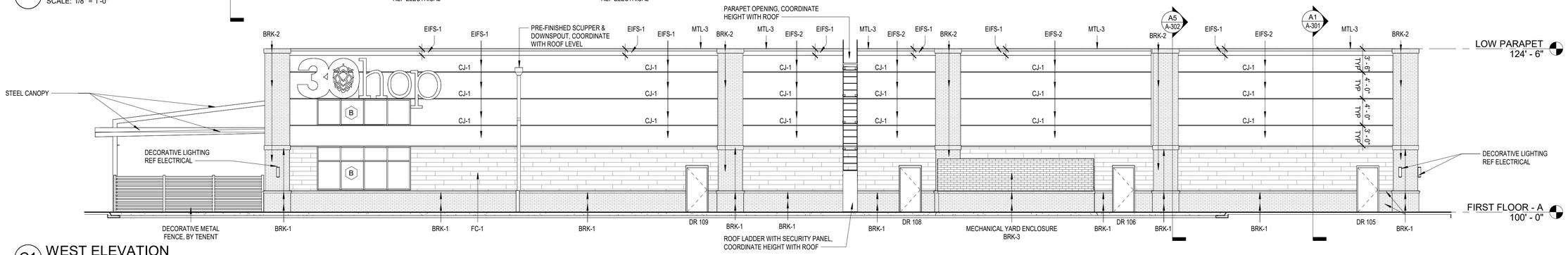


D1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



C1 WEST ELEVATION
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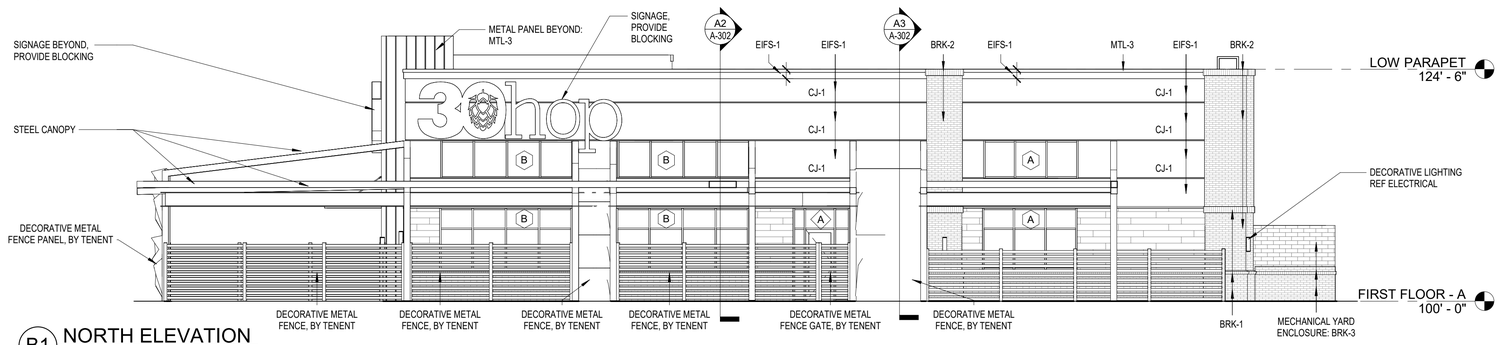
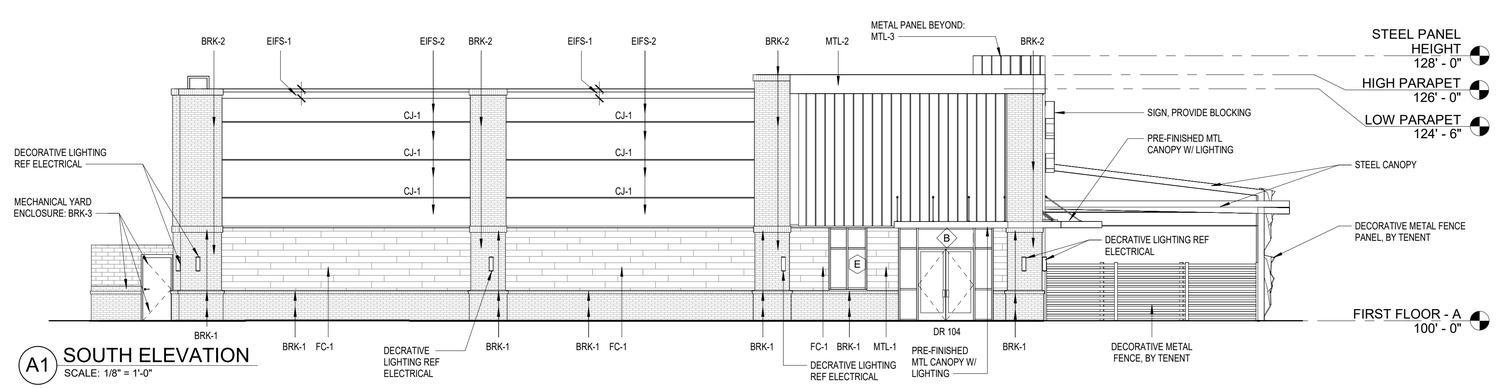


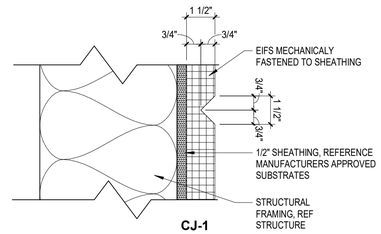
B1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

ELEVATION NOTES

1. PROVIDE BLOCKING BEHIND SIGNAGE LOCATIONS
2. COORDINATE WITH OWNER FOR SIGNAGE LOCATIONS
3. REFERNCE CIVIL FOR BELOW GRADE DRAINAGE
4. UNLESS OTERWISE NOTED OWNER TO DETERMINE COLORS & FINISHES
5. REFERENCE MANUFACTURERS RECOMENDATIONS FOR FINISHING EDGES OF FIBER CEMENT SIDING
6. REFERENCE METAL PANEL MANUFACTURER FOR ATTACHMENT & INSTALLATION DETAILS
7. ALL CLERSTORY WINDOWS TO HAVE A TRANSLUCENT FILM ON THE INTER FACE OF THE GLAZING. 30% VISIBILITY, REFERENCE: 3M TINTED AFFINITY 30 (ID 7000124096)



B5 EIFS REVEAL DETAIL
SCALE: 3" = 1'-0"

MATERIALS LEGEND
SCALE: 1" = 1'-0"

EIFS-1	EIFS / DRYVIT 152 / ANTHRACITE COAL
EIFS-2	EIFS / DRYVIT 131 / GULL GREY
FC-1	FIBER CEMENT LAP SIDING/ JAMES HARDIE CEDAR PLANK / COLOR TBD
BRK-1	BRICK FULL DEPTH / MUTUAL MATERIALS / COAL CREEK DARK GREY / MORTAR TBD
BRK-2	BRICK FULL DEPTH / MUTUAL MATERIALS / HARBOR MIST LIGHT GREY / MORTAR TBD
BRK-3	BRICK VENEER / MUTUAL MATERIALS / COAL CREEK DARK GREY / MORTAR TBD
MTL-1	METAL PANEL / PAC CLAD REVEAL PANEL / COPPER PENNY
MTL-2	PRE-FINISHED METAL / PAC CLAD TBD / MATTE BLACK STEEL
MTL-3	ALUMANUM STOREFRONTS, FLASHINGS, COPINGS, DOWNSPOUTS & SCUPPERS / BLACK ANODIZED
STEEL CANOPY	
MTL-4	MAPES / LUMISHADE / BLACK
METAL FENCING	
MTL-5	PALM SHIELD / AL PLANK & COMP. / TRAFFIC BLACK & CHESTNUT

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CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 13
1020 NW PRYOR ROAD, LEES SUMMIT, MISSOURI

SUBMISSION DATES
12-27-2023

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER
235008

SHEET NUMBER
A-201

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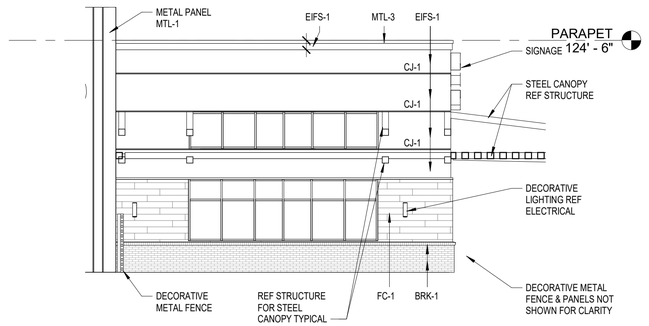
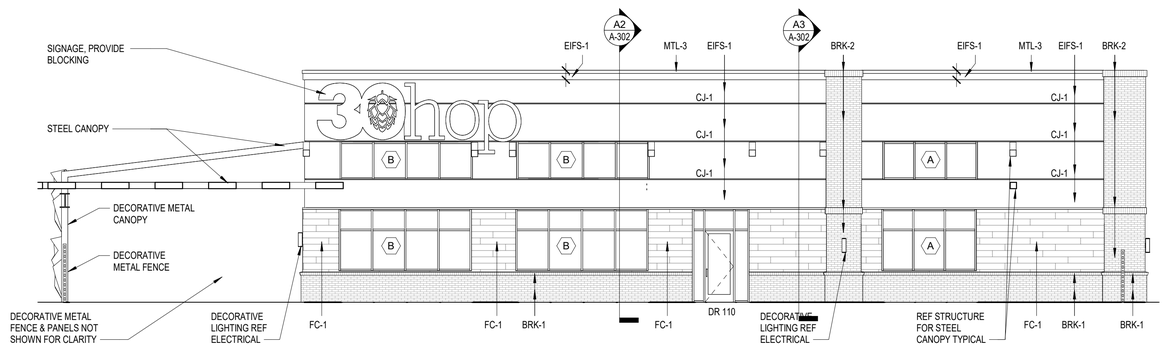


B3 PARTIAL EAST ELEVATION AT BUILDING
SCALE: 1/8" = 1'-0"

(CANOPY OMITTED FOR CLARITY)



A3 NORTH ELEVATION AT BUILDING **(CANOPY OMITTED FOR CLARITY)**
SCALE: 1/8" = 1'-0"

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CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 13
1020 NW PRYOR ROAD, LEES SUMMIT, MISSOURI

SUBMISSION DATES
12-27-2023

SHEET TITLE
EXTERIOR ENLARGED
ELEVATION & FENCE DTLS

PROJECT NUMBER
235008

SHEET NUMBER
A-202

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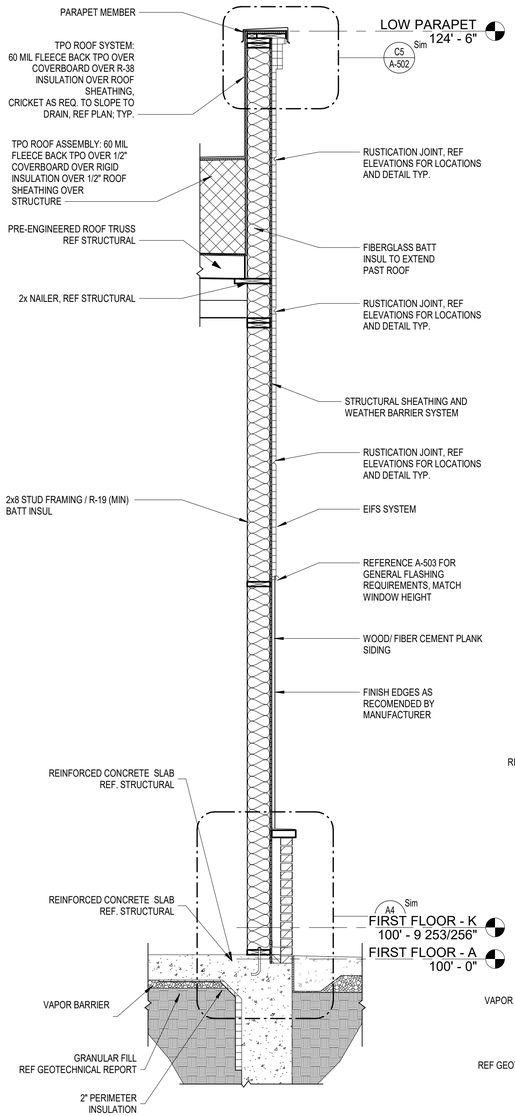
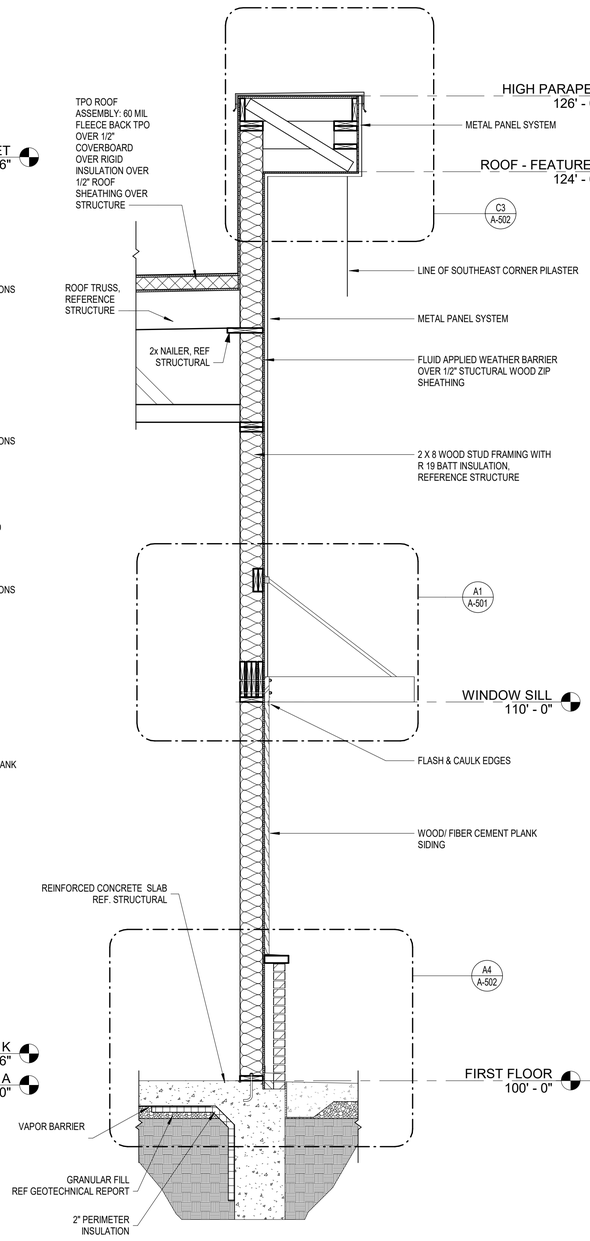


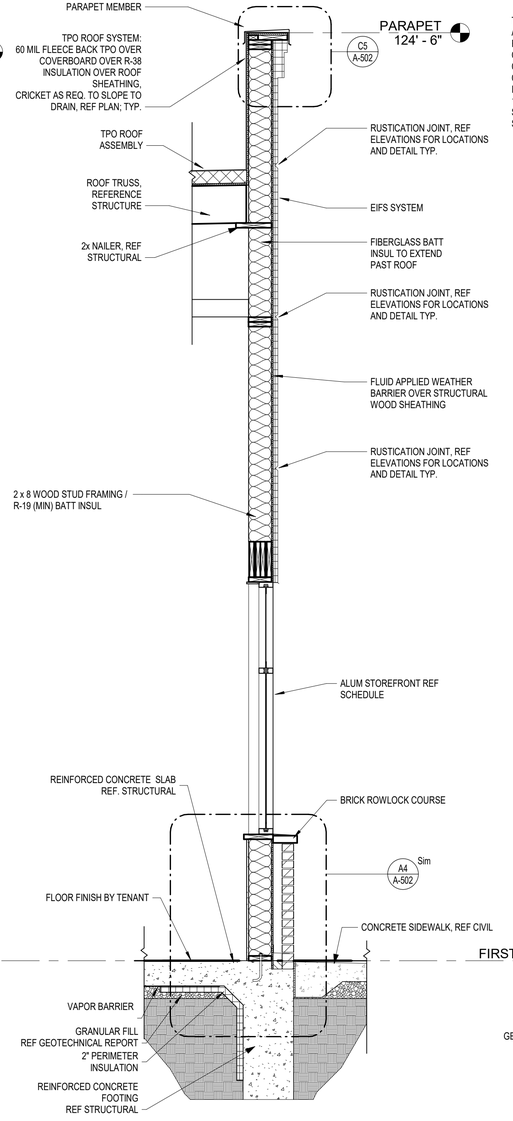
A1 TENANT A WEST WALL SECTION

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



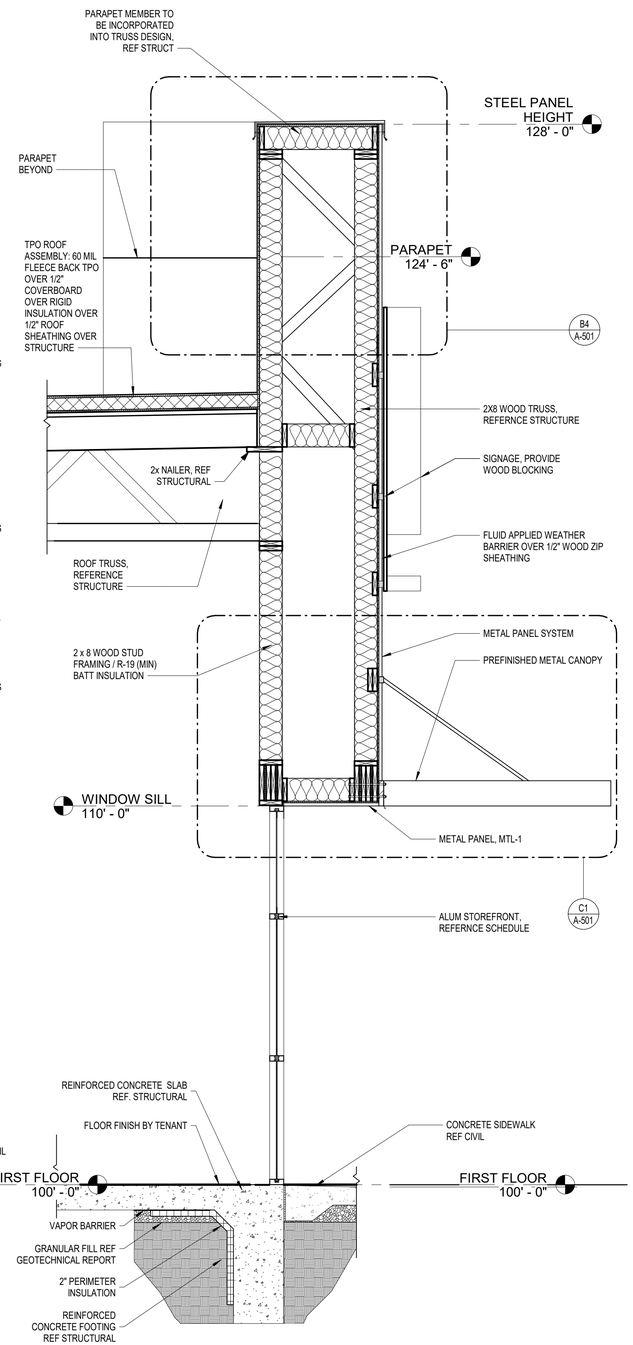
A2 TENANT A EAST WALL SECTION

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



A3 TENANT E EAST WALL SECTION

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



A5 TENANT G EAST WALL SECTION

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

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ARCHITECT (MO# A-2008027042)

SCHWERDT DESIGN GROUP INC
MISSOURI STATE CERTIFICATE
OF AUTHORITY #F00353876

CORE & SHELL BUILDING
STREETS OF WEST PRYOR
1020 NW PRYOR ROAD, LEES SUMMIT, MISSOURI

SUBMISSION DATES
12-27-2023

SHEET TITLE
WALL SECTIONS

PROJECT NUMBER
235008

SHEET NUMBER
A-301

FILE PATH: F:\1_Projects SDG\235008 SOWP Lot 13\05_Drawings - Working\Revit\235008 SOWP Lot 13_V23.rvt
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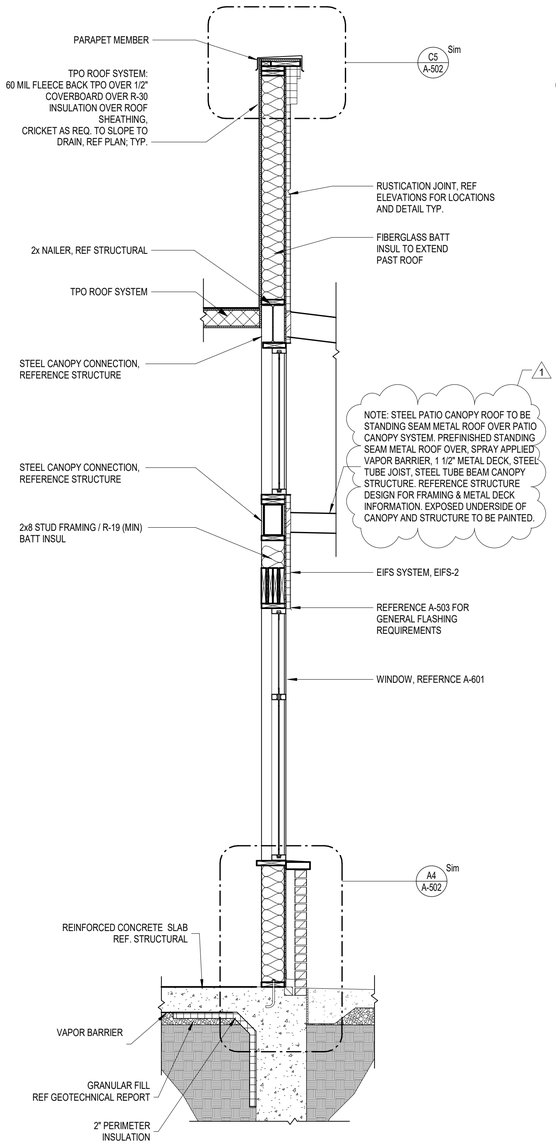
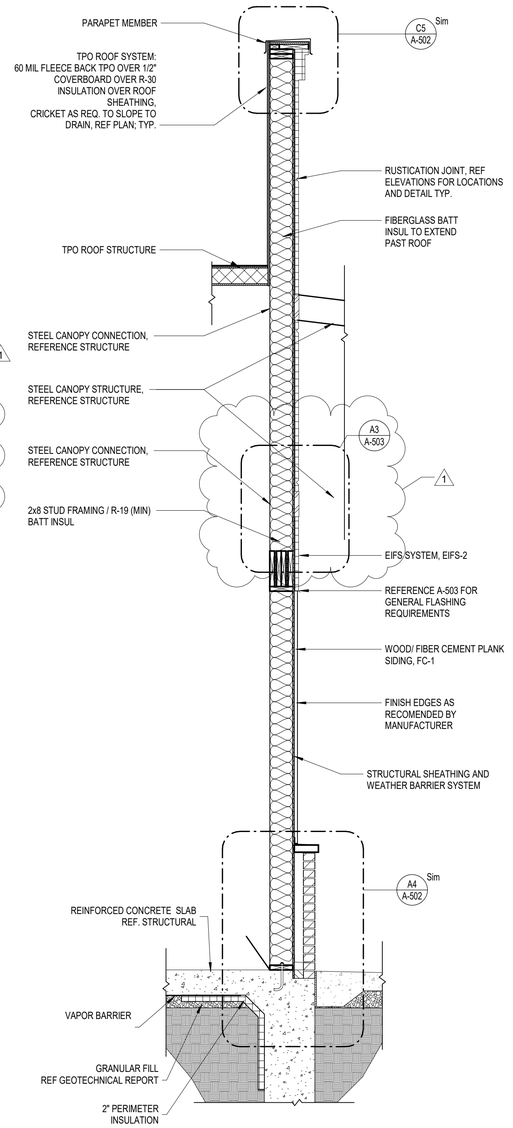
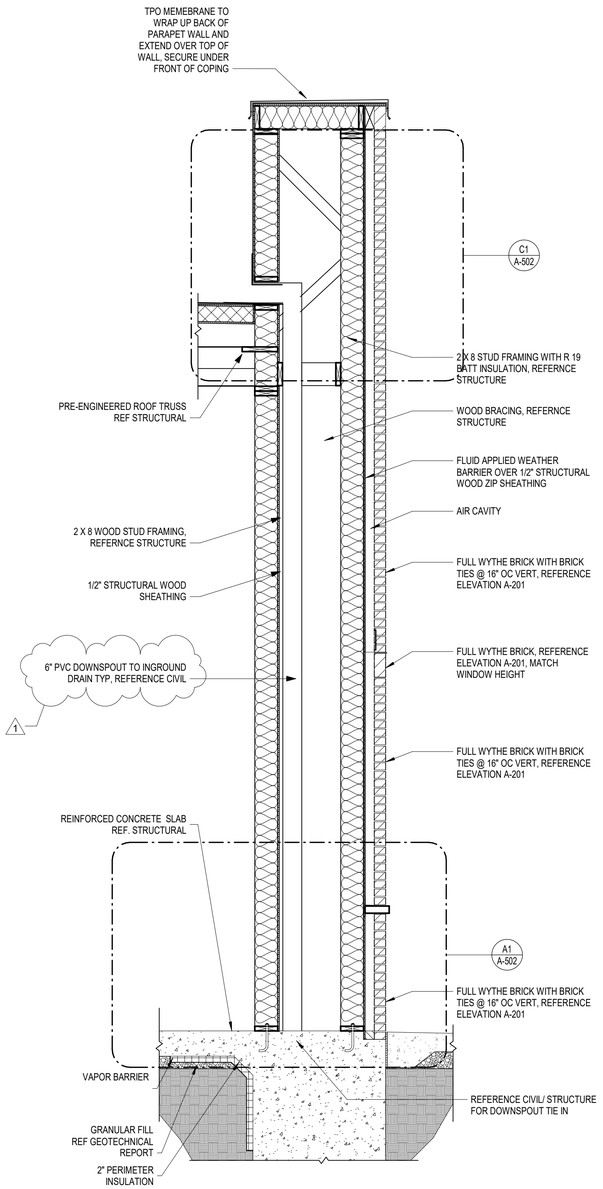


A2 TENANT A NORTH WALL SECTION @ WINDOWS
SCALE: 1/2" = 1'-0"



A3 TEANAT A NORTH WALL SECTION
SCALE: 1/2" = 1'-0"



A5 TENANT C WEST WALL SECTION
SCALE: 1/2" = 1'-0"

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MICHAEL K HAMPTON
NUMBER 2042
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CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 13
1020 NW PRYOR ROAD, LEES SUMMIT, MISSOURI

SUBMISSION DATES	
12-27-2023	
ADD-1	JAN 19TH, 2024

SHEET TITLE
WALL SECTIONS

PROJECT NUMBER
235008

SHEET NUMBER
A-302

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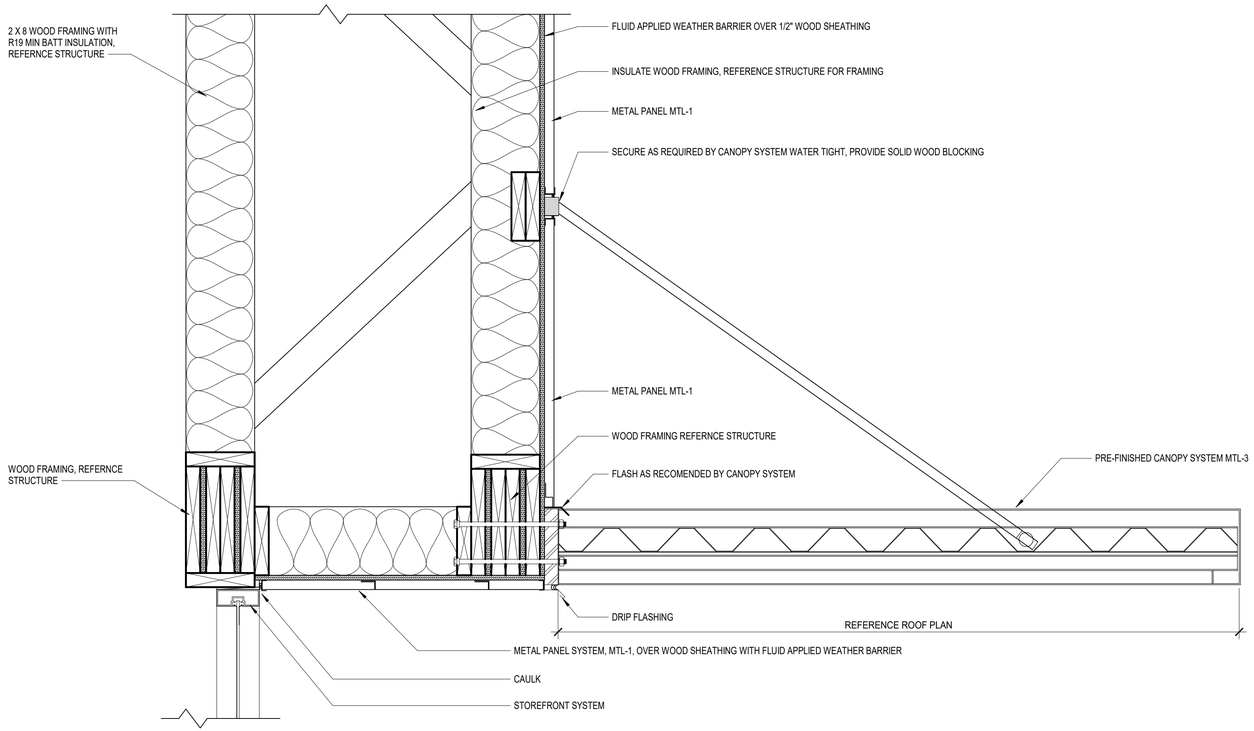
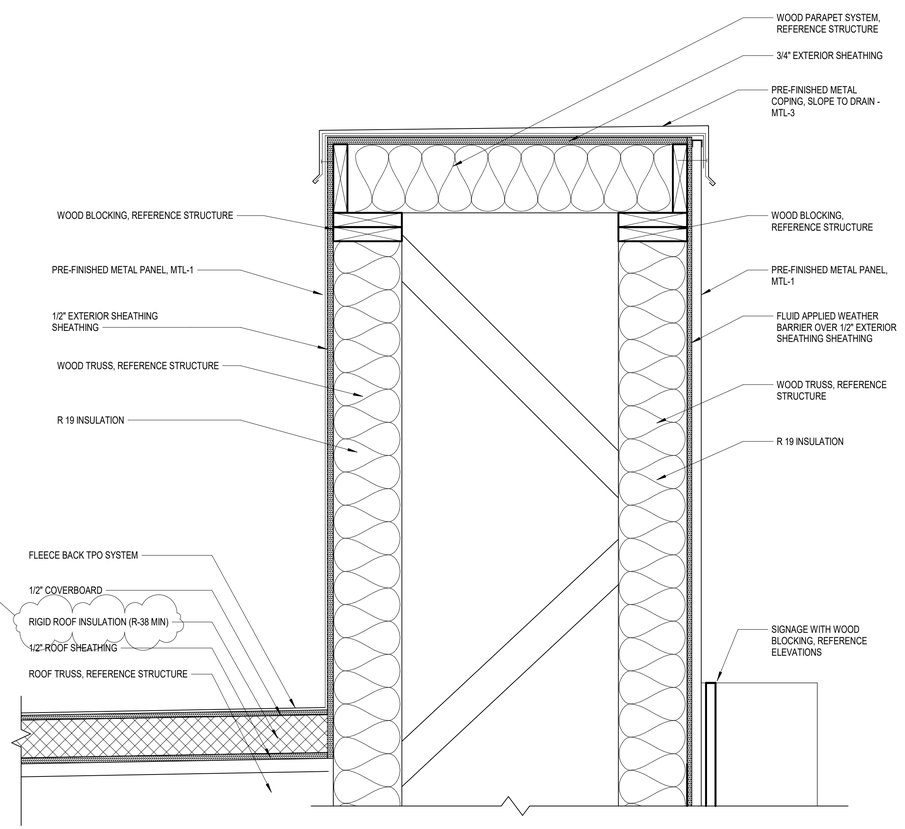
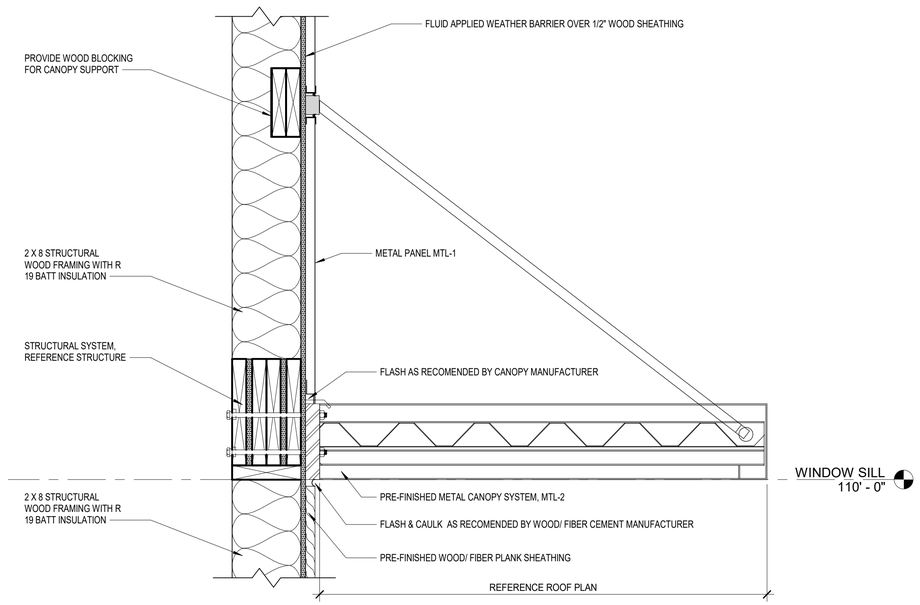


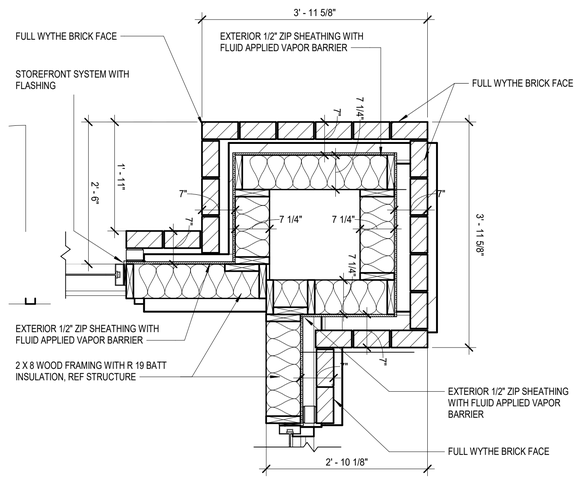
C1 CANOPY SECTION @ TENANT G
SCALE: 1 1/2" = 1'-0"



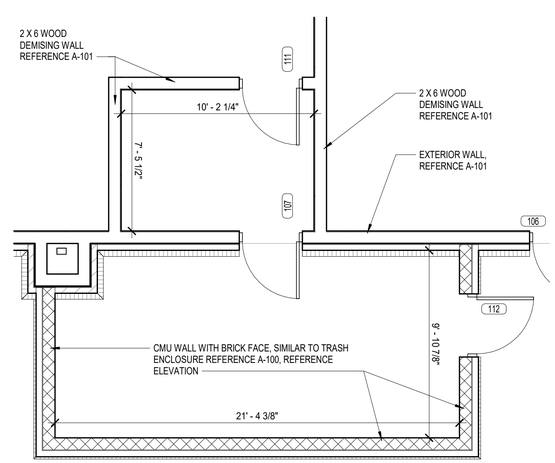
B4 EAST PARAPET @ TENANT G
SCALE: 1 1/2" = 1'-0"



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



A3 SOUTHEAST BUILDING CORNER ENLARGED PLAN
SCALE: 3/4" = 1'-0"



A5 MECHANICAL YARD ENLARGED PLAN
SCALE: 1/4" = 1'-0"

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CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 13
1020 NW PRYOR ROAD, LEES SUMMIT, MISSOURI

SUBMISSION DATES	
12-27-2023	
ADD-1	JAN 19TH, 2024

SHEET TITLE
BUILDING DETAILS

PROJECT NUMBER
235008

SHEET NUMBER
A-501

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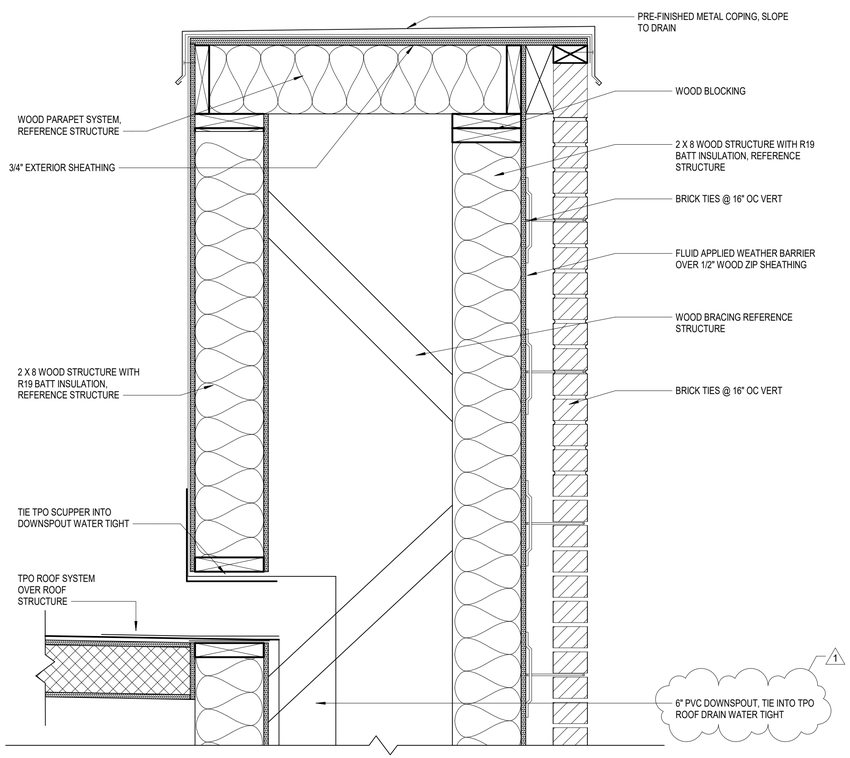
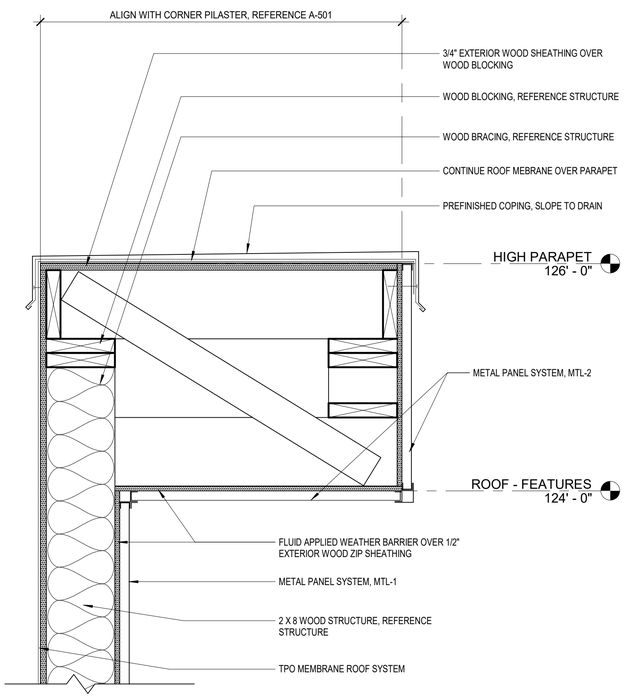
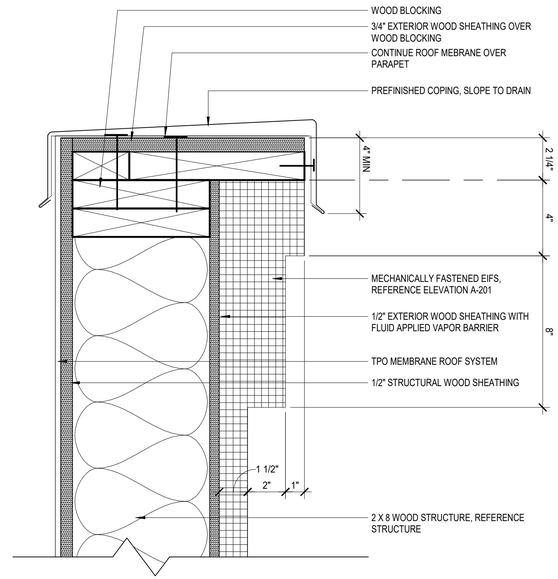


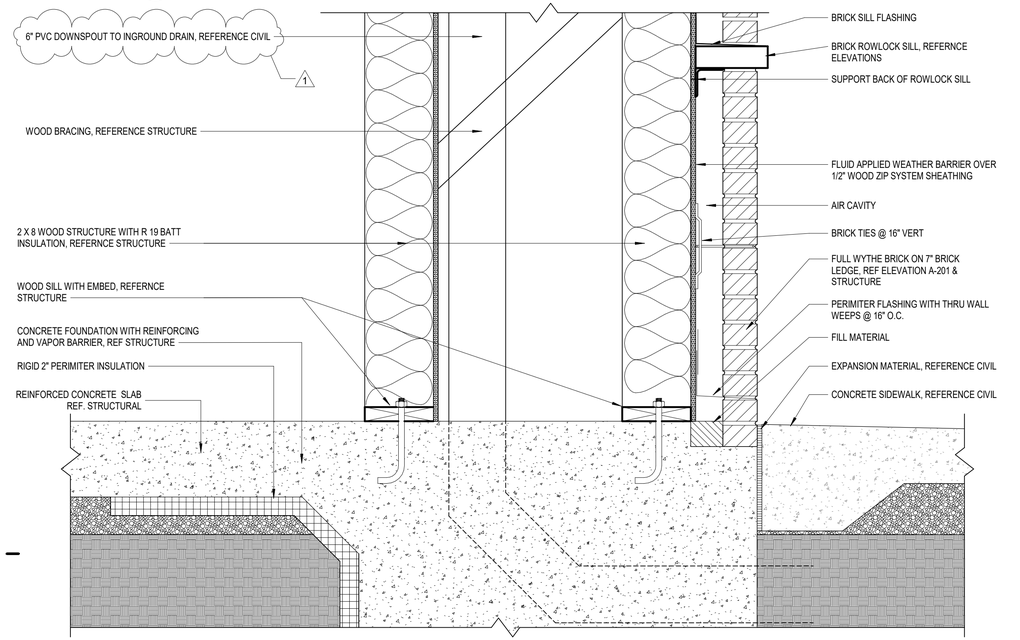
C1 PILASTER PARAPET @ WEST WALL
SCALE: 1 1/2" = 1'-0"



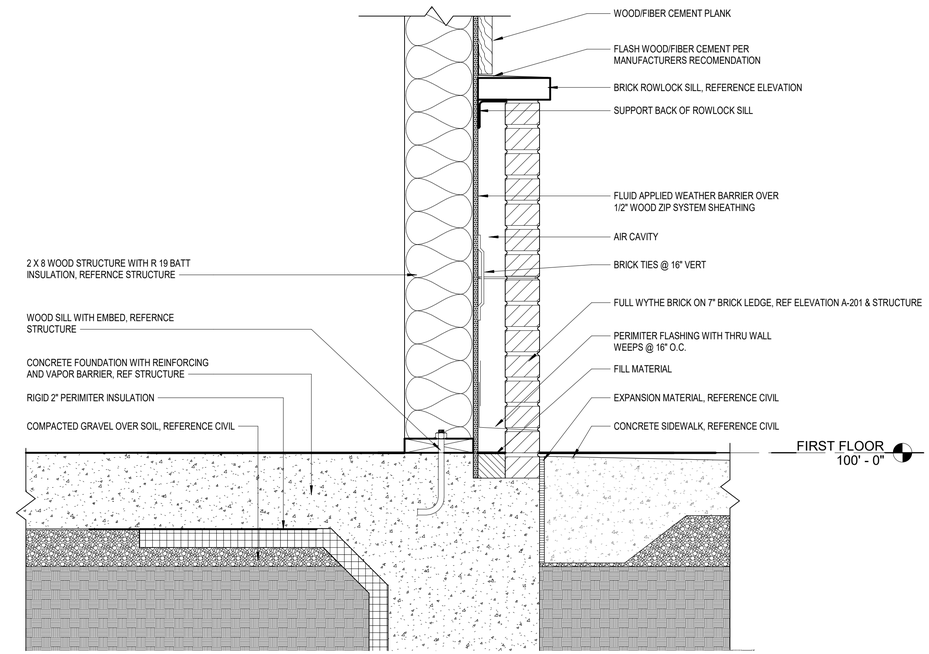
C3 TENANT A PARAPET @ EAST WALL
SCALE: 1 1/2" = 1'-0"



C5 TYPICAL EIFS PARAPET
SCALE: 3" = 1'-0"



A1 PILASTER BASE @ WEST WALL
SCALE: 1 1/2" = 1'-0"



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

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CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 13
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SHEET TITLE
BUILDING DETAILS

PROJECT NUMBER
235008

SHEET NUMBER
A-502

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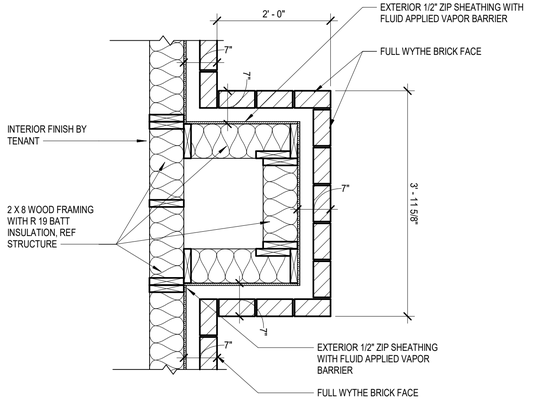


D3 ENLARGED NORTH/ EAST/ SOUTH PILASTER PLAN
SCALE: 3/4" = 1'-0"

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.

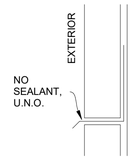
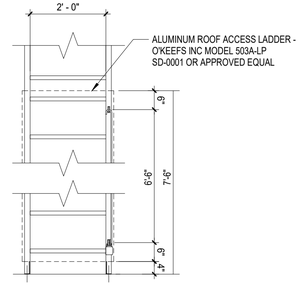


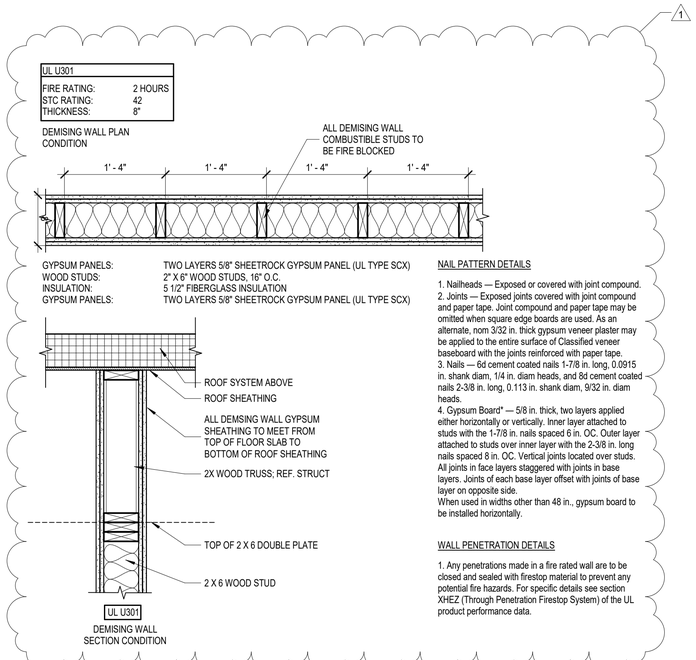
DIAGRAM 'C'
VINYL, WOOD, OR METAL

D4 GENERAL FLASHING DETAIL
SCALE: 12" = 1'-0"

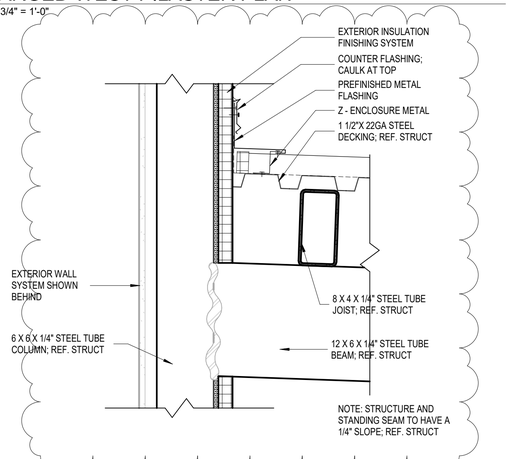
B3 ENLARGED WEST PILASTER PLAN
SCALE: 3/4" = 1'-0"



B5 ROOF ACCESS LADDER
SCALE: 1/2" = 1'-0"



A1 FIRE BARRIER DETAILS
SCALE: 1" = 1'-0"



A3 STANDING SEAM WALL CONNECTION
SCALE: 1 1/2" = 1'-0"

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CORE & SHELL BUILDING
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SHEET TITLE
BUILDING DETAILS

PROJECT NUMBER
235008

SHEET NUMBER
A-503

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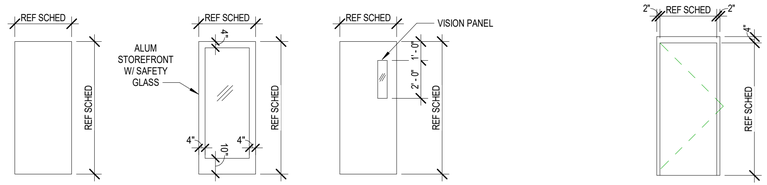
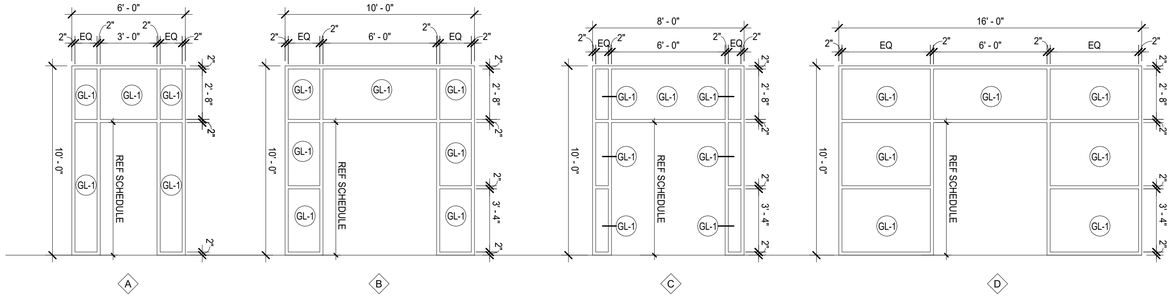


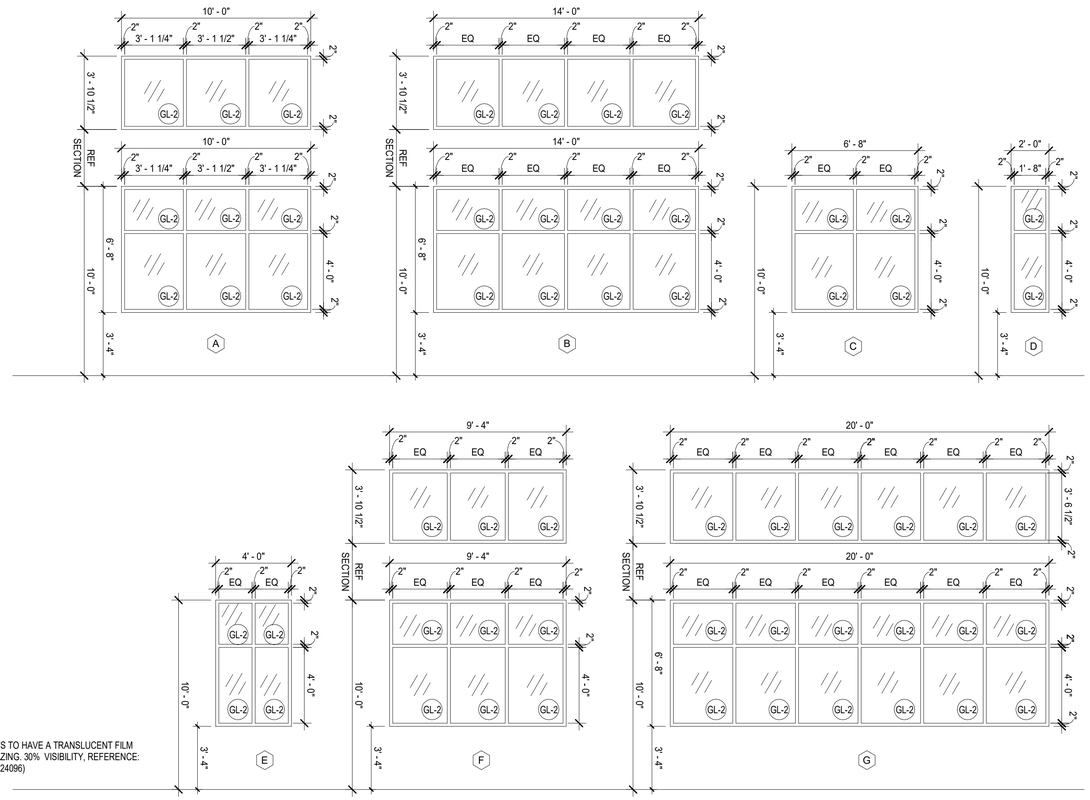
1 2 3 A

D2 DOOR ELEVATIONS
SCALE: 1/4" = 1'-0"

D3 HM FRAME EL
SCALE: 1/4" = 1'-0"



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



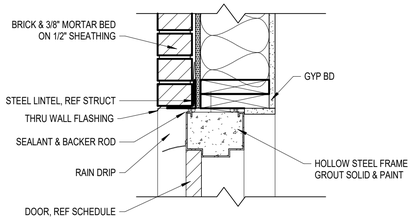
NOTE: ALL CLERSTORY WINDOWS TO HAVE A TRANSLUCENT FILM ON THE INTER FACE OF THE GLAZING. 30% VISIBILITY, REFERENCE: 3M TINTED AFFINITY 30 (ID 7000124096)

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

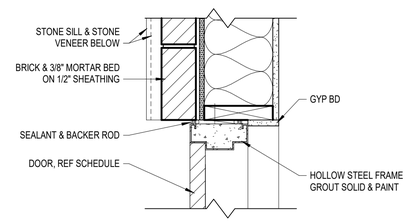
DOOR SCHEDULE

DOOR #	DOOR MATL	DOOR FINISH	DOOR GLAZ	DOOR EL	FRAME MATL	FRAME FINISH	FRAME GLAZ	FRAME EL	DETAIL Frame Head	DETAIL Frame Jamb	HARDWARE	DOOR WIDTH	DOOR HEIGHT	NOTE
100	ALUM	F	GL-1	2	ALUM	F	GL-1	D	A4	A4	01	3' - 0"	7' - 0"	
101	ALUM	F	GL-1	2	ALUM	F	GL-1	C	A4	A4	01	3' - 0"	7' - 0"	
102	ALUM	F	GL-1	2	ALUM	F	GL-1	C	A4	A4	01	3' - 0"	7' - 0"	
103	ALUM	F	GL-1	2	ALUM	F	GL-1	B	A4	A4	01	3' - 0"	7' - 0"	
104	ALUM	F	GL-1	2	ALUM	F	GL-1	B	A4	A4	01	3' - 0"	7' - 0"	
105	HM	PT	-	1	HM	PT	-	D3	C4	B4	02	3' - 0"	7' - 0"	
106	HM	PT	-	1	HM	PT	-	D3	C4	B4	02	3' - 0"	7' - 0"	
107	HM	PT	-	1	HM	PT	-	D3	C4	B4	02	3' - 0"	7' - 0"	
108	HM	PT	-	1	HM	PT	-	D3	C4	B4	02	3' - 0"	7' - 0"	
109	HM	PT	-	1	HM	PT	-	D3	C4	B4	02	3' - 0"	7' - 0"	
110	ALUM	F	GL-1	2	ALUM	F	GL-1	A	A4	A4	03	3' - 0"	7' - 0"	
111	HM	PT	-	1	HM	PT	-	D3	C4	B4	02	3' - 0"	7' - 0"	NO RAIN DRIP
112	HM	PT	-	1	HM	PT	-	D3	C4	B4	02	3' - 0"	3' - 0"	

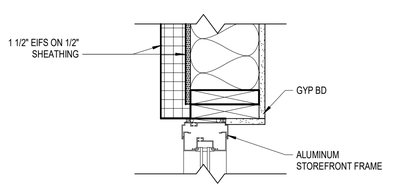
GL-1 = TEMPERED INSULATED GLAZING
GL-2 = CLEAR INSULATED GLAZING
ALUM = ALUMINUM
HM = HOLLOW METAL
PT = PAINT
TF = TRANSPARENT FINISH
FF = FACTORY FINISH



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



B4 HM JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



A4 STOREFRONT HEAD / JAMB DETAIL
SCALE: 1 1/2" = 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

A5 DOOR HARDWARE SCHEDULES
SCALE: 1" = 1'-0"

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CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 13
1020 NW PRYOR ROAD, LEES SUMMIT, MISSOURI

SUBMISSION DATES
12-27-2023

SHEET TITLE
GLASS & DOOR SCHEDULES

PROJECT NUMBER
235008

SHEET NUMBER
A-601

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STRUCTURAL GENERAL NOTES

GENERAL NOTES:

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

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

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

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

SEE ARCHITECTURAL DRAWINGS FOR DOOR HEIGHTS AND WALL OPENING DIMENSIONS.

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

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

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

DESIGN CRITERIA:

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

RISK CATEGORY: II

LIVE LOADS:
ROOF: 20 PSF

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

WIND LOAD:
BASIC WIND SPEED: 115 MPH
EXPOSURE CATEGORY: C
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: 0.1563
- S1: 0.0570

SPECTRAL RESPONSE COEFFICIENTS:
- Sds: 0.167
- Sd1: 0.091

SITE CLASS: D
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: 0.0256 & 0.0476
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 PRYORVILLAGE, LEE'S SUMMIT, MISSOURI / COOK, FLATT, & STROBEL ENGINEERS PA, KANSAS CITY, KANSAS (CFS NO 18-5125) / 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"

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STATE OF MISSOURI
KEVIN S. VOLLRATH
NUMBER PE-2005011704
PROFESSIONAL ENGINEER

CORE & SHELL BUILDING FOR STREETS OF WEST PRIOR LOT 13

LEES SUMMIT, MISSOURI

SUBMISSION DATES
12/27/2023

SHEET TITLE
GENERAL NOTES

PROJECT NUMBER
230117

SHEET NUMBER
S-001

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Certificate Of Authorization
E-1392
REVIT 2023 LOCAL

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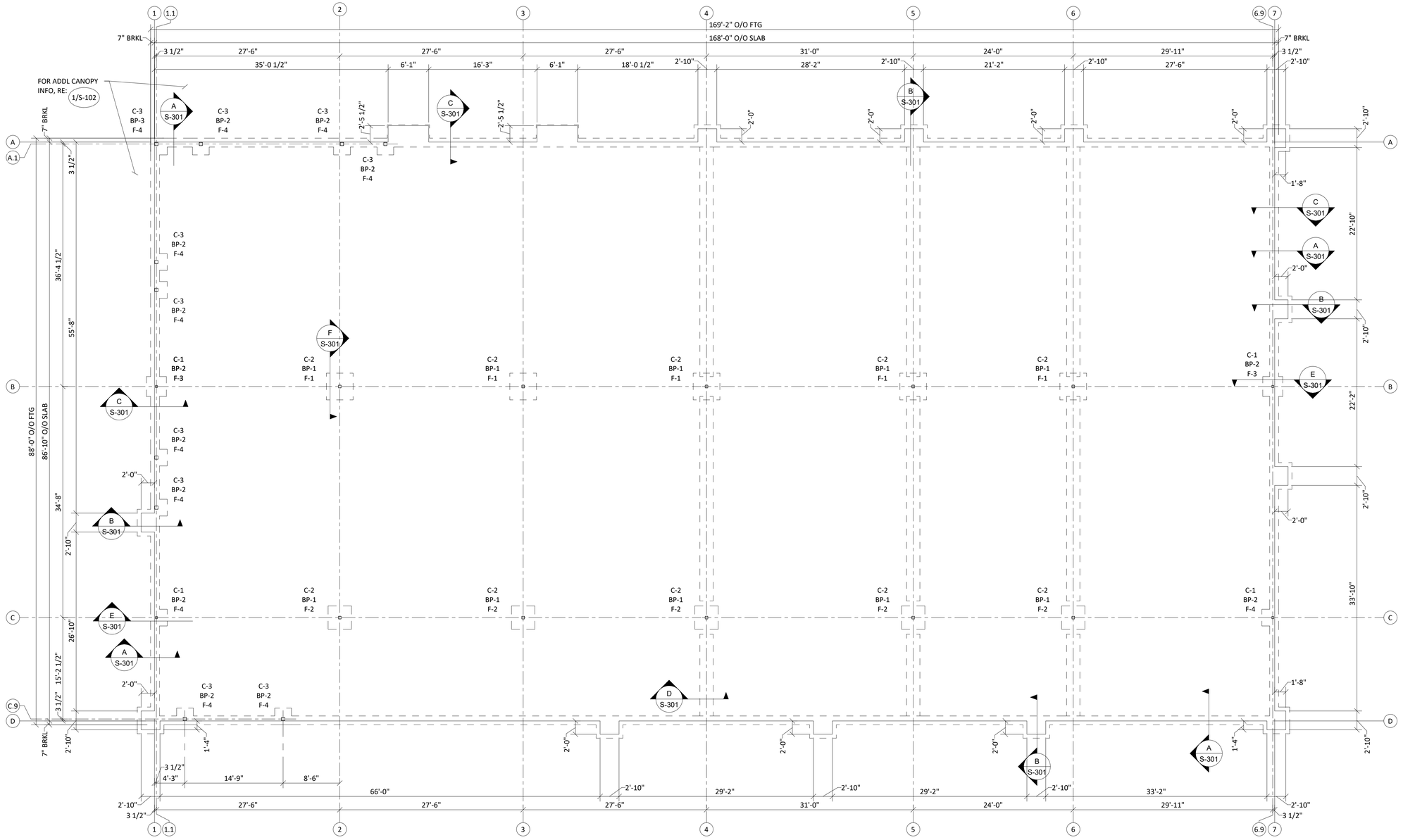

FOUNDATION PLAN

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

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

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 = 993.00

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

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

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

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

COLUMN SCHEDULE

MARK	SIZE
C-1	HSS4X4X1/4
C-2	HSS5X5X1/4
C-3	HSS6X6X1/4

FOOTING SCHEDULE

MARK	SIZE (LxWxD)	REINFORCING
F-1	4-0x4-0x1-4	(5) #4 EW
F-2	3-6x3-6x1-4	(4) #4 EW
F-3	3-0x3-0x3-0	(4) #4 EW
F-4	2-6x2-6x3-0	(3) #4 EW

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STATE OF MISSOURI
KEVIN S. VOLLRATH
NUMBER PE-2005011704
PROFESSIONAL ENGINEER

CORE & SHELL BUILDING FOR STREETS OF WEST PRIOR LOT 13

LEES SUMMIT, MISSOURI

SUBMISSION DATES
12/27/2023

SHEET TITLE
FOUNDATION PLAN

PROJECT NUMBER
230117

SHEET NUMBER
S-101

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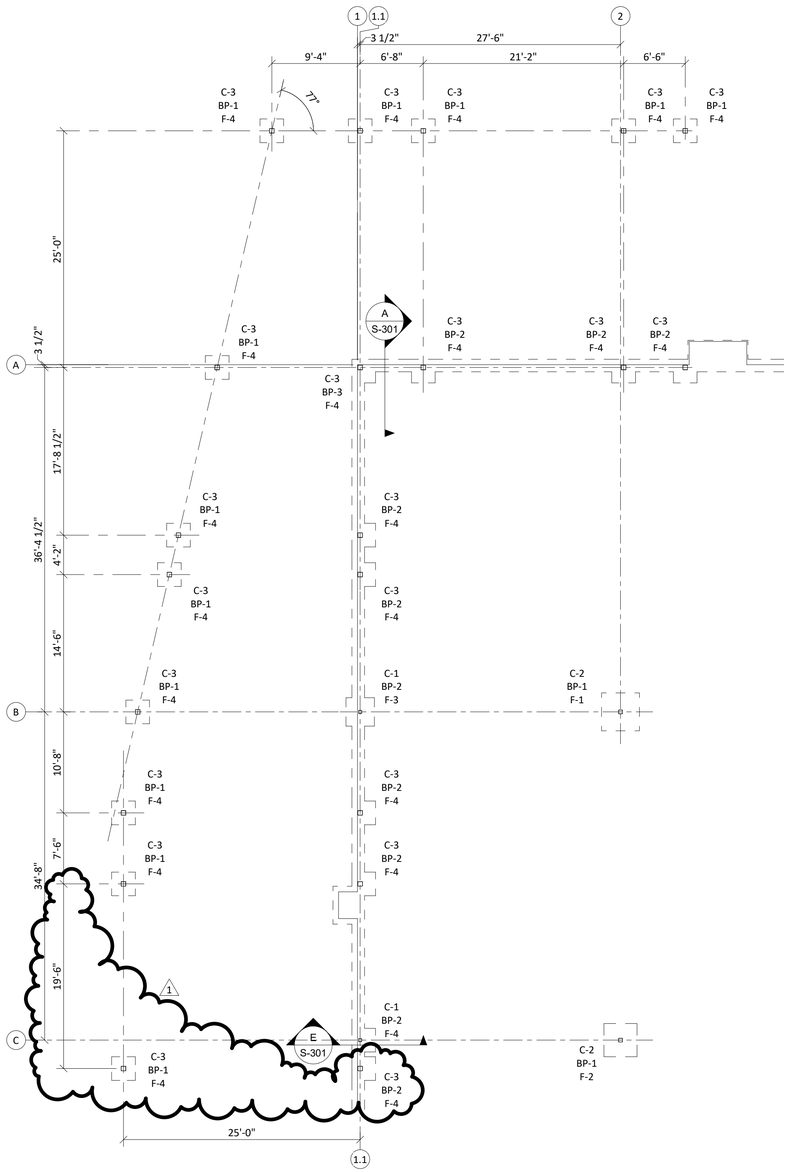
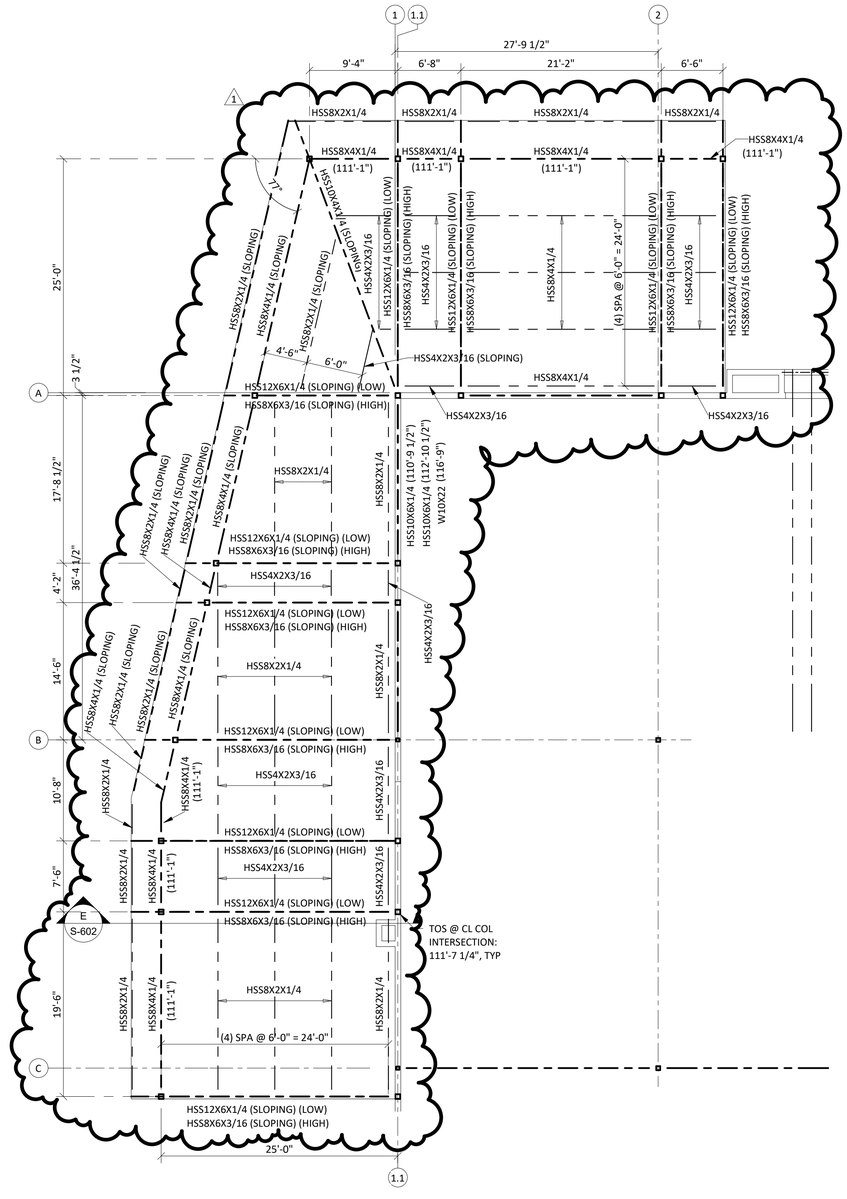


1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



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

1 ROOF CONSTRUCTION: 1 1/2"x22GA WIDE RIB (TYPE B) GALVANIZED STEEL DECK ON STEEL JOISTS. ATTACH DECK TO ALL SUPPORTING ELEMENTS WITH 5/8"∅ PUDDLE WELDS AND 36/5 PATTERN IN THE FIELD AND 6" AT PERIMETER. PROVIDE (3) #10 TEK SCREW SIDE LAP CONNECTIONS EQUALLY SPACED.

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STATE OF MISSOURI KENNETH WOLGAMOTH NUMBER PE-2005011704 PROFESSIONAL ENGINEER

CORE & SHELL BUILDING FOR STREETS OF WEST PRYOR LOT 13

LEES SUMMIT, MISSOURI

SUBMISSION DATES
12/27/2023
1 ADD #1 01/19/2024

SHEET TITLE
CANOPY FOUNDATION & FRAMING PLANS

PROJECT NUMBER
230117

SHEET NUMBER
S-102

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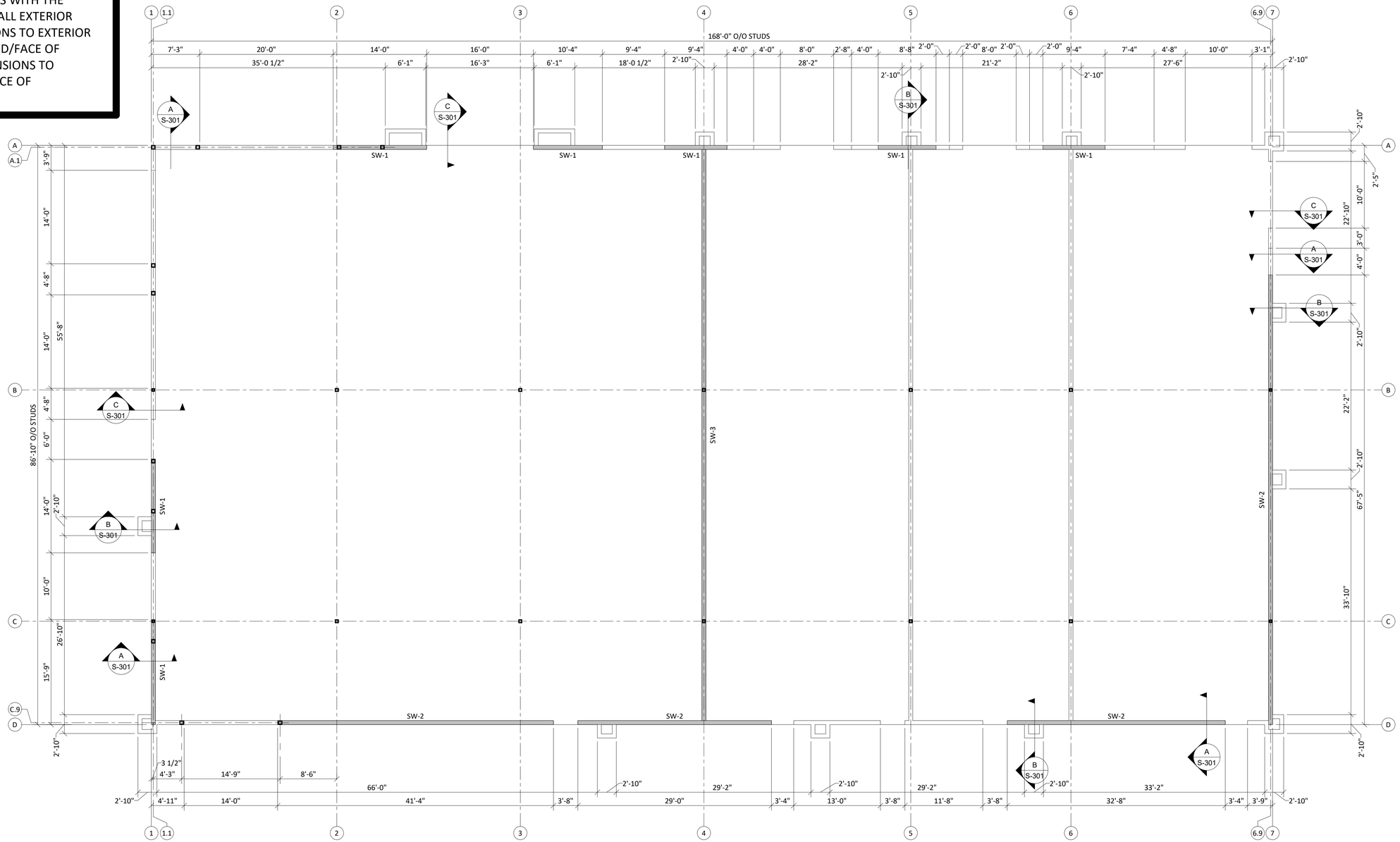
NOTE: FACE OF STUD ALIGNS WITH THE CONCRETE SLAB EDGE FOR ALL EXTERIOR WALLS. ALL PLAN DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF STUD/FACE OF CONCRETE SLAB. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD/STRUCTURAL WALL.



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.

INDICATES LOCATION OF SHEARWALL

SW-(#) - SHEARWALL MARK, REFERENCE SCHEDULE

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

WOOD SHEARWALL (SW) SCHEDULE

MARK	STUD SIZE & SPACING	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	COMPRESSION CHORD (MIN)	HOLDOWN	SILL PLATE ANCHOR BOLT AT FDN
SW-1	2x8@16	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	5/8" (MIN) GYPSUM BOARD BLOCKED BOTH SIDES OF WALL	5d COOLER @4" OC	5d COOLER @4" 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

1

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STATE OF MISSOURI KENNETH WOLGAMOTH NUMBER PE-2005011704 PROFESSIONAL ENGINEER

CORE & SHELL BUILDING FOR STREETS OF WEST PRYOR LOT 13

LEES SUMMIT, MISSOURI

SUBMISSION DATES	
	12/27/2023
1 ADD #1	01/19/2024

SHEET TITLE: WALL FRAMING PLAN

PROJECT NUMBER: 230117

SHEET NUMBER: S-103

CERTUS STRUCTURAL ENGINEERS
900 S. Kansas Avenue; Suite 400
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Phone: (785) 291-0400
Fax: (785) 291-0401
Proj #:01190008.125
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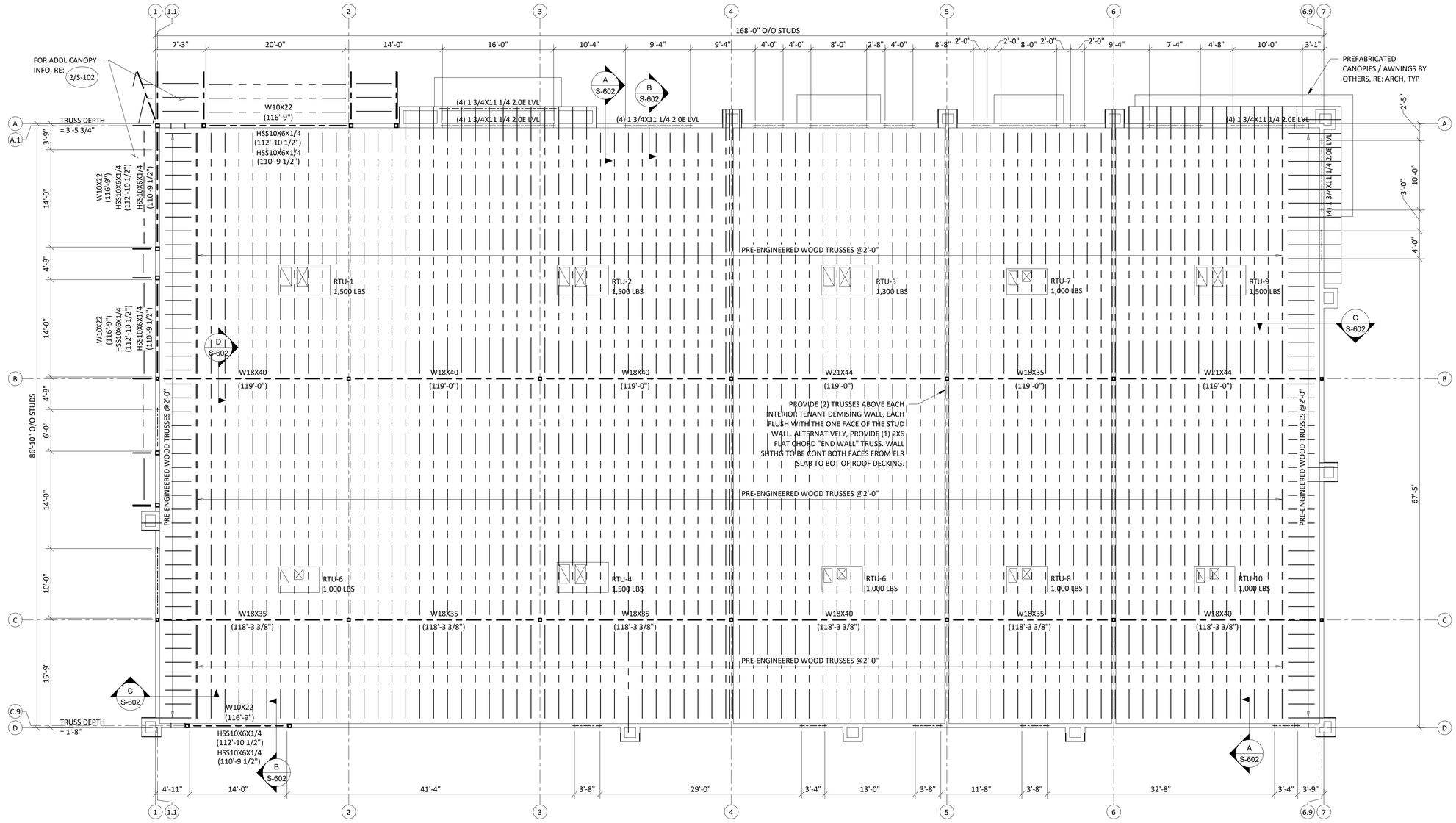

ROOF FRAMING PLAN

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 = RE: ARCH, 126-0 (MAX)

TRUSS BEARING ELEVATION = 117-0

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.

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STATE OF MISSOURI
KEVIN S. VOLLRATH
NUMBER PE-2005011704
PROFESSIONAL ENGINEER

CORE & SHELL BUILDING FOR STREETS OF WEST PRIOR LOT 13

LEES SUMMIT, MISSOURI

SUBMISSION DATES
12/27/2023

SHEET TITLE
ROOF FRAMING PLAN

PROJECT NUMBER
230117

SHEET NUMBER
S-104

CERTUS STRUCTURAL ENGINEERS
900 S. Kansas Avenue; Suite 400
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Phone: (785) 291-0400
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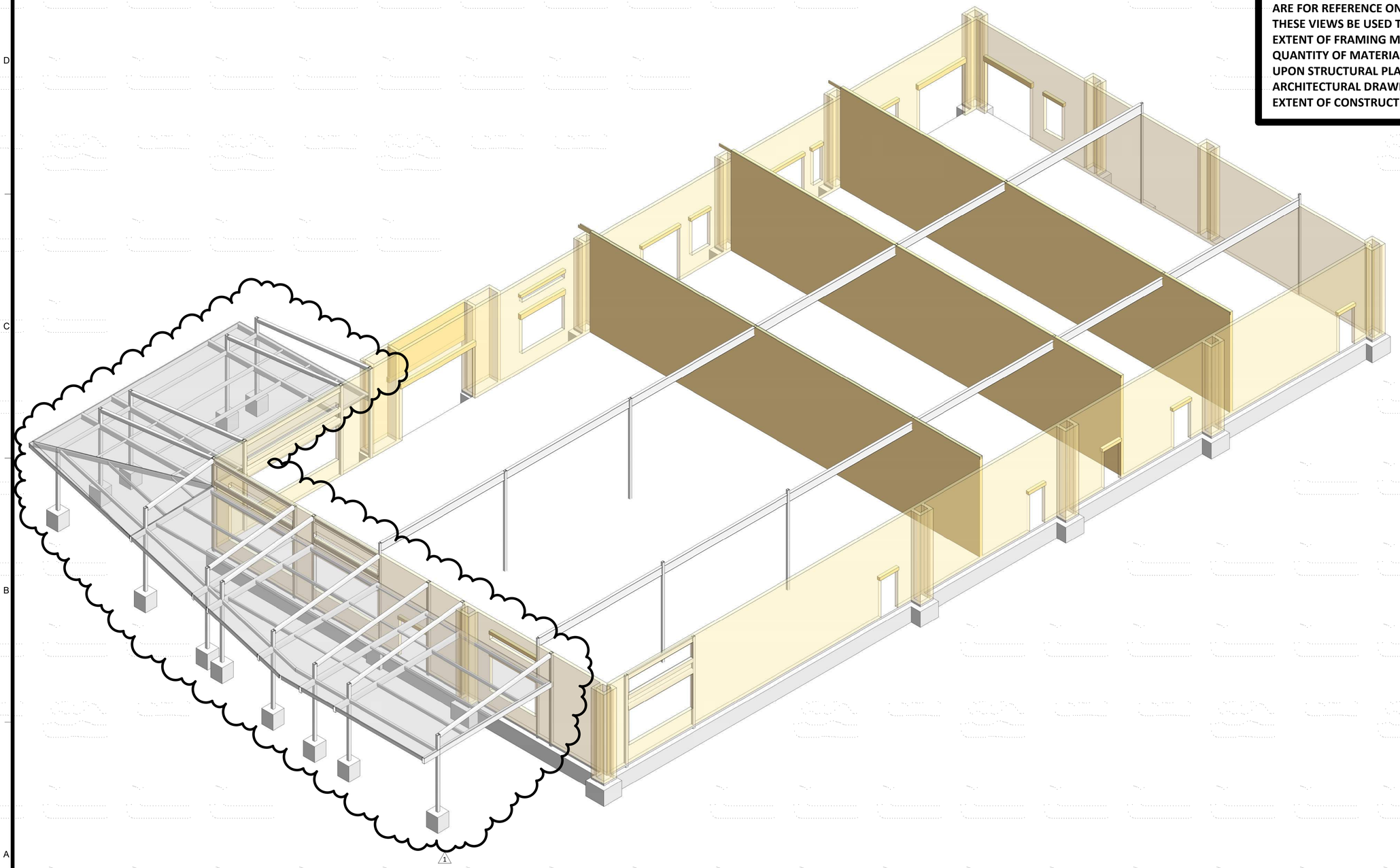
ISOMETRIC VIEWS ARE INTENDED TO SHOW GENERAL FRAMING CONFIGURATIONS AND ARE FOR REFERENCE ONLY. IN NO WAY SHALL THESE VIEWS BE USED TO CONVEY THE FULL EXTENT OF FRAMING MATERIALS REQUIRED. QUANTITY OF MATERIALS SHALL BE BASED UPON STRUCTURAL PLANS, DETAILS, ARCHITECTURAL DRAWINGS, AND THE FULL EXTENT OF CONSTRUCTION DOCUMENTS.



1 STRUCTURAL STEEL ISOMETRIC VIEW FROM NW CORNER
SCALE: NONE

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STATE OF MISSOURI
KENNETH WOLGAMOTH
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CORE & SHELL BUILDING FOR
STREETS OF WEST PRYOR LOT 13
LEES SUMMIT, MISSOURI

SUBMISSION DATES	
	12/27/2023
1 ADD #1	01/19/2024

SHEET TITLE
NW FRAMING ISOMETRIC

PROJECT NUMBER
230117

SHEET NUMBER
S-201

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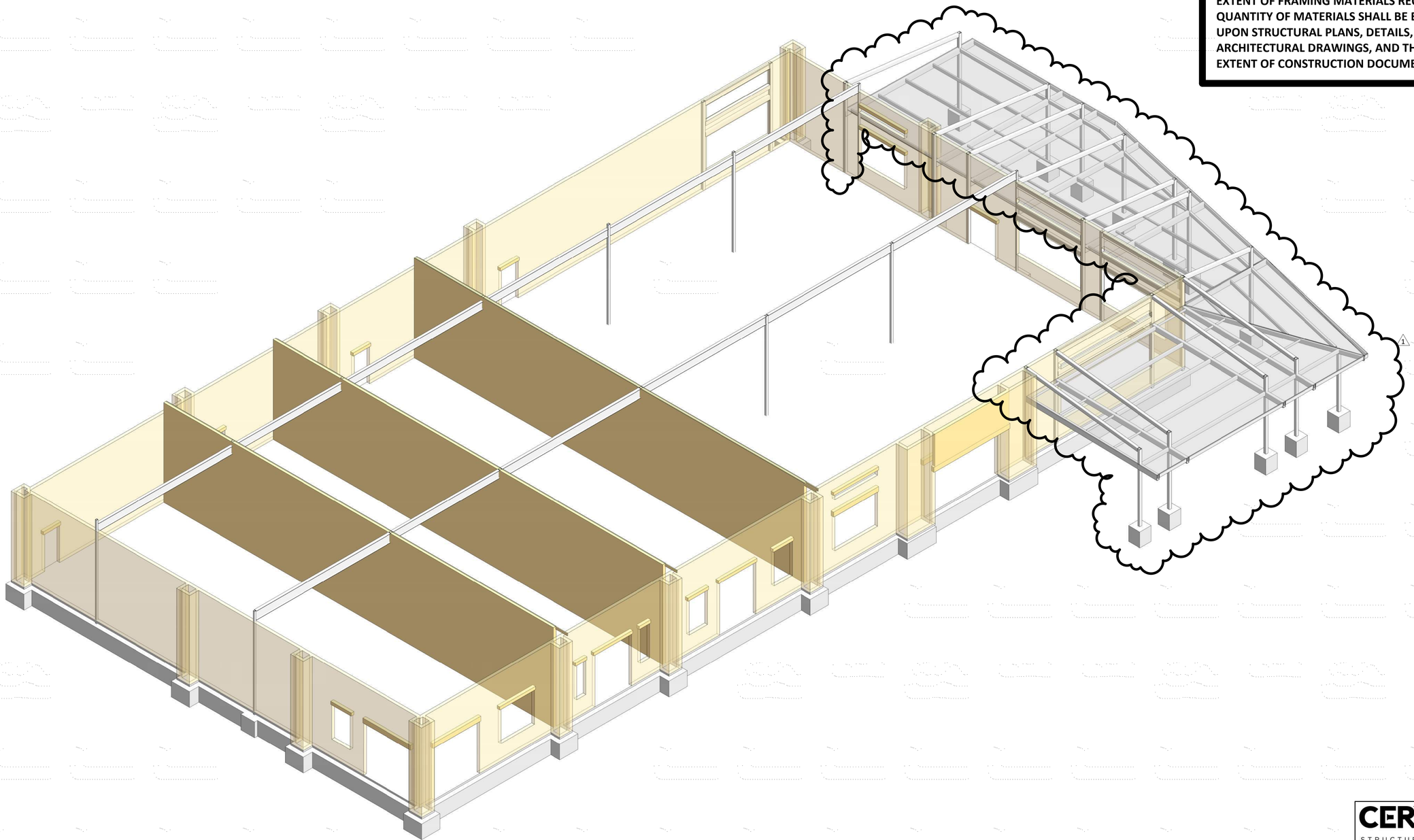

1 STRUCTURAL STEEL ISOMETRIC VIEW FROM SE CORER
SCALE: NONE

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SUBMISSION DATES	
12/27/2023	
1 ADD #1	01/19/2024

SHEET TITLE
SE FRAMING ISOMETRIC

PROJECT NUMBER
230117

SHEET NUMBER
S-202

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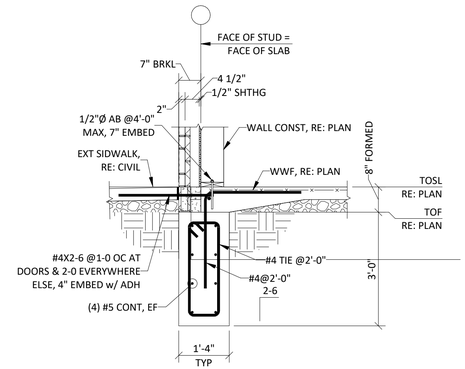

A SECTION
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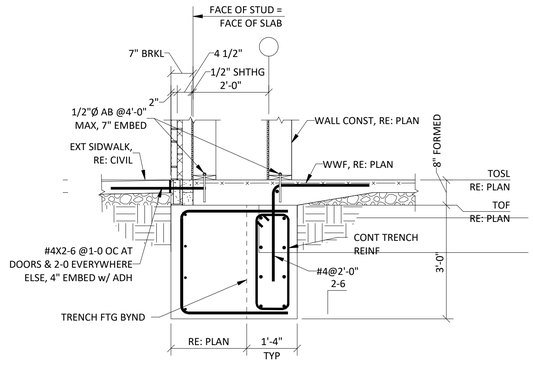

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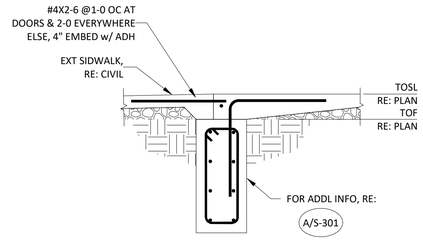

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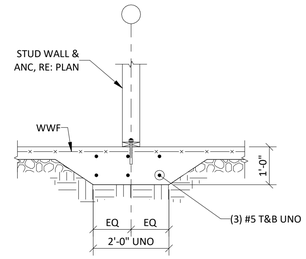

D SECTION
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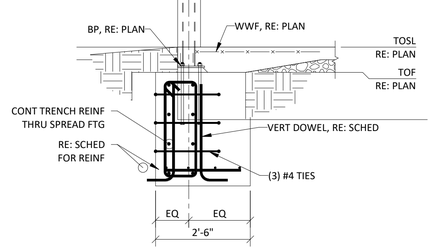

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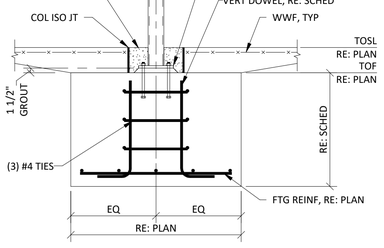

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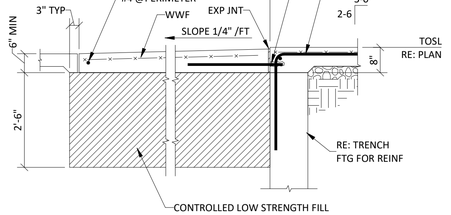

G SECTION
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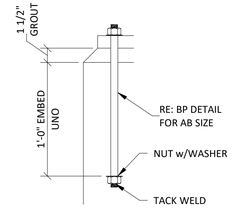
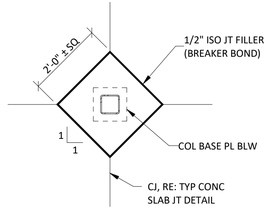
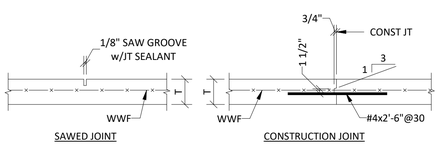


1 TYPICAL ANCHOR BOLT DETAIL
SCALE: NONE

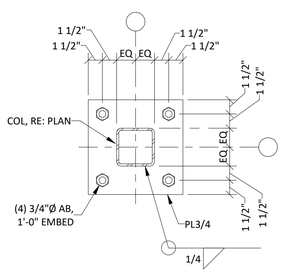


2 TYPICAL COLUMN ISOLATION IN SLAB ON GRADE DETAIL
SCALE: NONE

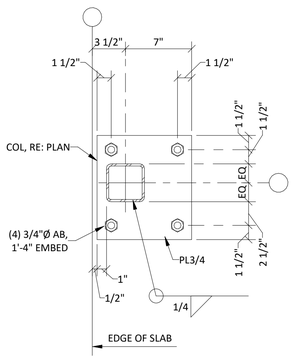


NOTE: ALL SLABS ON GRADE SHALL BE CONSTRUCTED WITH CONTROL JOINTS IN SQUARE OR RECTANGULAR PATTERNS WITH A LENGTH TO WIDTH RATION OF 1 1/2 OR LESS. CONTROL JOINTS SHALL BE SPACED NO FURTHER APART THAN 10'-0". AT THE CONTRACTORS OPTION, CONSTRUCTION JOINT MAY BE USED IN LIEU OF ANY CONTROL JOINT.

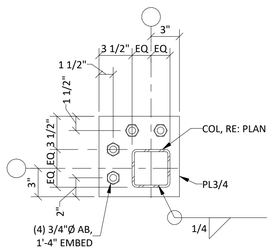
3 TYPICAL CONCRETE SLAB JOINT DETAIL
SCALE: NONE



BP-1

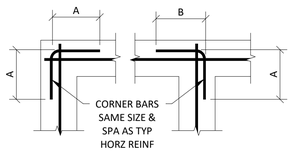


BP-2



BP-3

4 BASEPLATE DETAILS
SCALE: NONE



A = LAP LENGTH
B = END ANCHORAGE LENGTH

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

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STATE OF MISSOURI
KEVIN S. VOLLRATH
NUMBER
PE-2005011704
PROFESSIONAL ENGINEER

CORE & SHELL BUILDING FOR STREETS OF WEST PRIOR LOT 13

LEES SUMMIT, MISSOURI

SUBMISSION DATES
12/27/2023

SHEET TITLE
CONCRETE DETAILS & SECTIONS I

PROJECT NUMBER
230117

SHEET NUMBER
S-301

CERTUS
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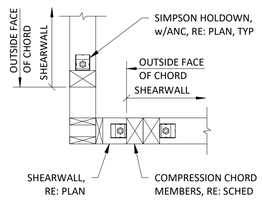
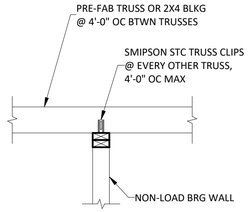


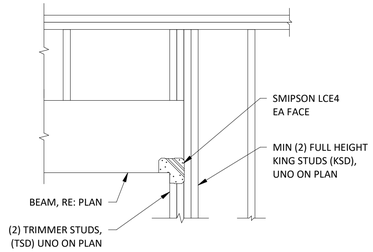
TYPICAL HOLDOWN ASSEMBLY CORNER (ALTERNATE)

1 SCALE: NONE



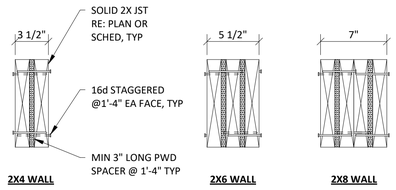
NON-LOAD BEARING WALL LATERAL SUPPORT DETAIL

2 SCALE: NONE



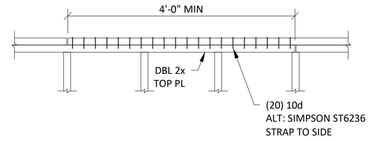
TYPICAL HEADER CONSTRUCTION DETAIL

3 SCALE: NONE



TYPICAL BUILT-UP HEADER CONSTRUCTION

4 SCALE: NONE

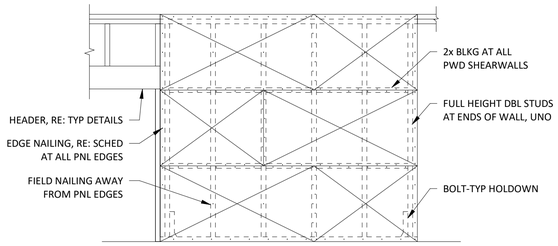


NOTES:

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

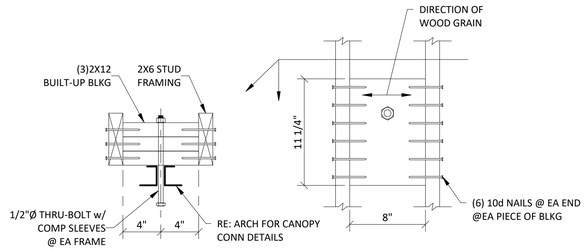
TYPICAL TOP PLATE SPLICE DETAIL

5 SCALE: NONE



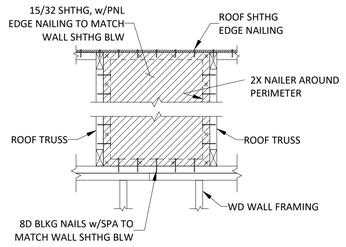
TYPICAL SHEARWALL CONSTRUCTION

6 SCALE: NONE



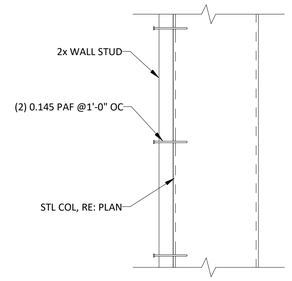
TYPICAL CANOPY CONNECTION BLOCKING DETAIL

7 SCALE: NONE



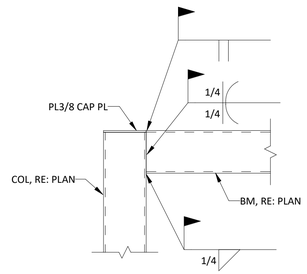
TYPICAL SHEAR BLOCKING BETWEEN TRUSSES

8 SCALE: NONE



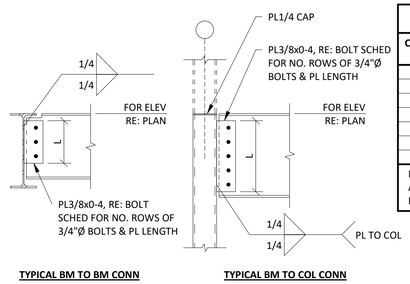
TYPICAL SHEARWALL TERMINATION AT STEEL COLUMN DETAIL

9 SCALE: NONE



TYPICAL TUBE COLUMN TO BEAM CONNECTION

10 SCALE: NONE



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

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

TYPICAL WIDE FLANGE STEEL CONNECTIONS DETAIL

11 SCALE: NONE

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LEES SUMMIT, MISSOURI

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12/27/2023

SHEET TITLE
FRAMING DETAILS & SECTIONS I

PROJECT NUMBER
230117

SHEET NUMBER
S-601

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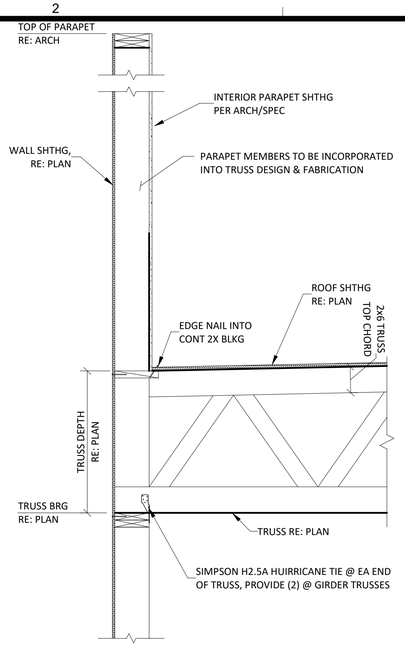

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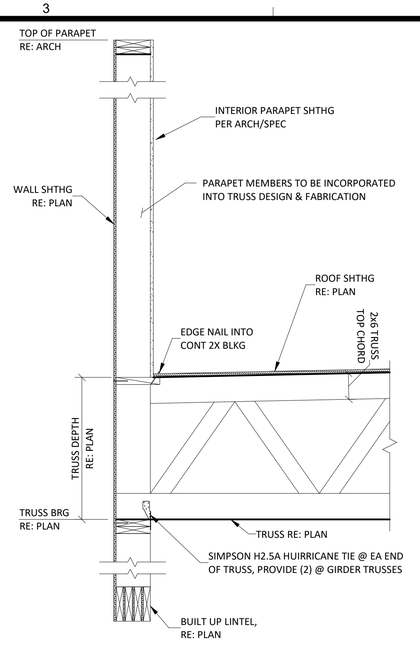

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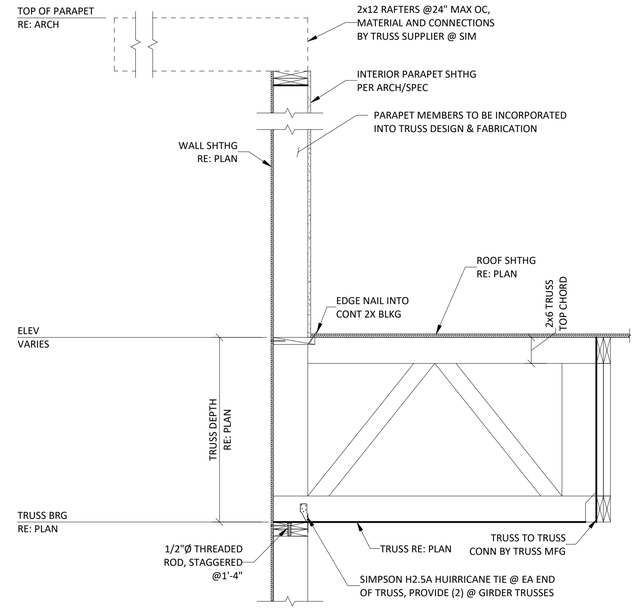

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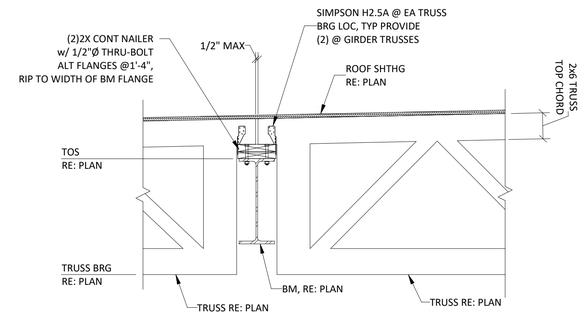

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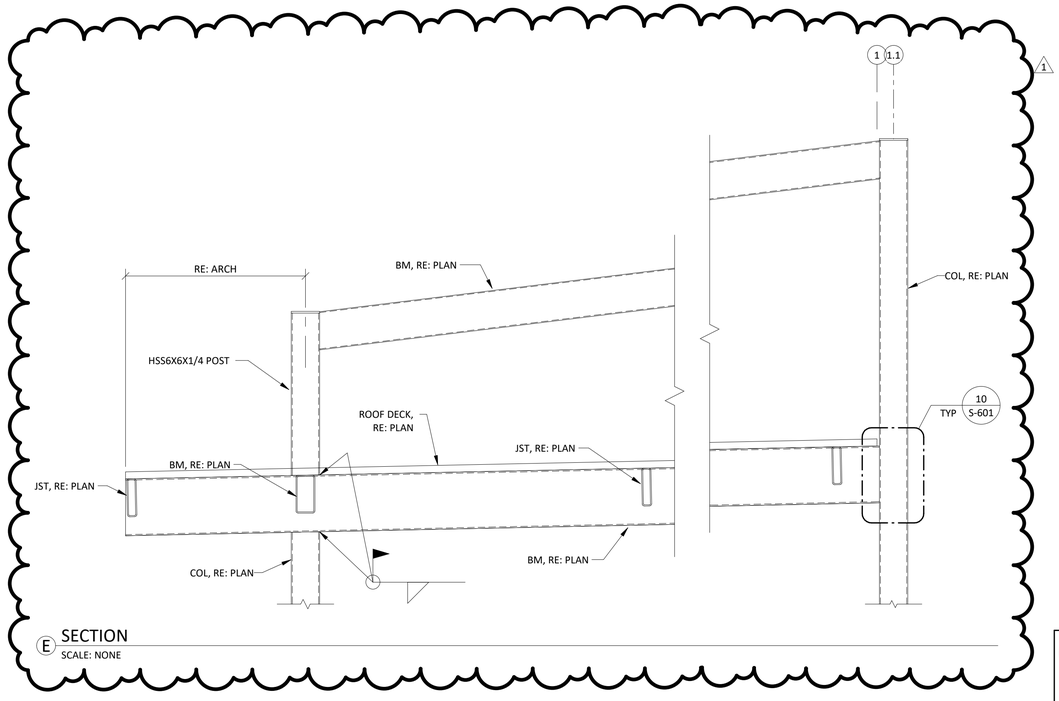

E SECTION
SCALE: NONE

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STATE OF MISSOURI
KENNETH WOLGAMOTT
NUMBER PE-2005011704
PROFESSIONAL ENGINEER

CORE & SHELL BUILDING FOR STREETS OF WEST PRYOR LOT 13
LEES SUMMIT, MISSOURI

SUBMISSION DATES	
12/27/2023	
1 ADD #1	01/19/2024

SHEET TITLE
FRAMING DETAILS & SECTIONS II

PROJECT NUMBER
230117

SHEET NUMBER
S-602

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Certificate Of Authorization
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REVIT 2023 LOCAL

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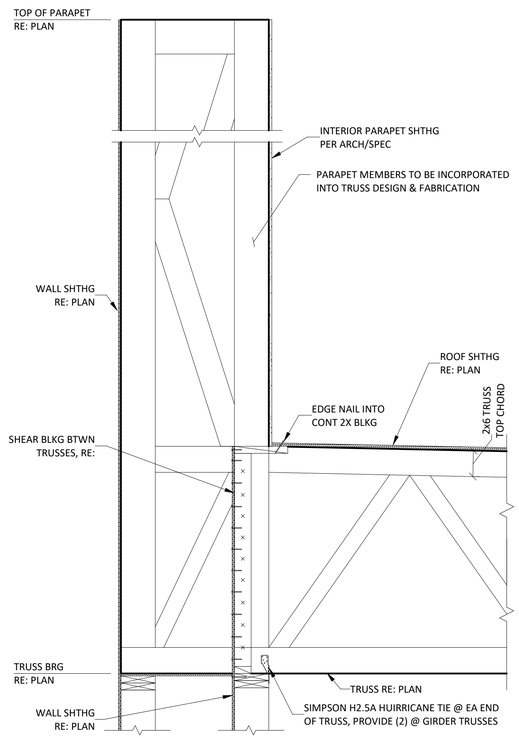

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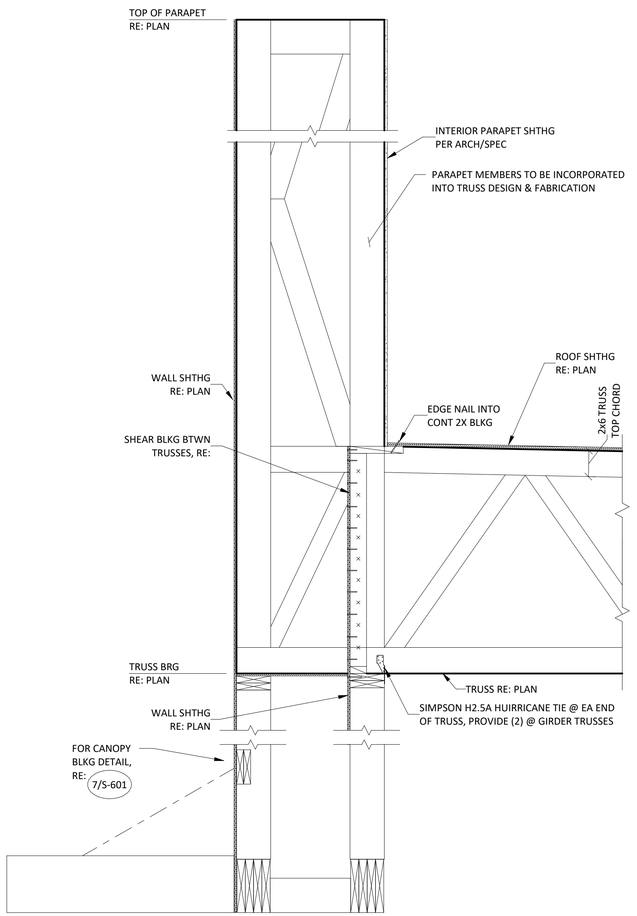

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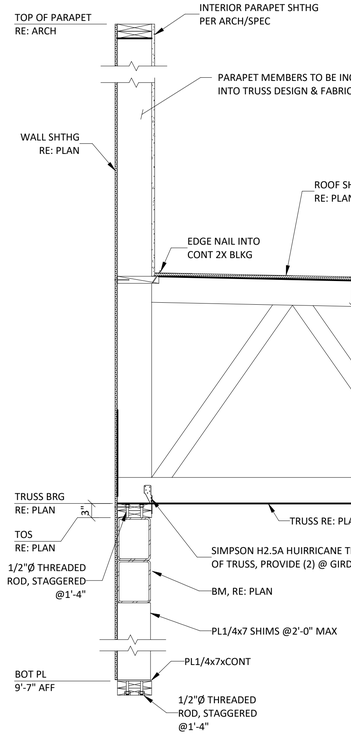

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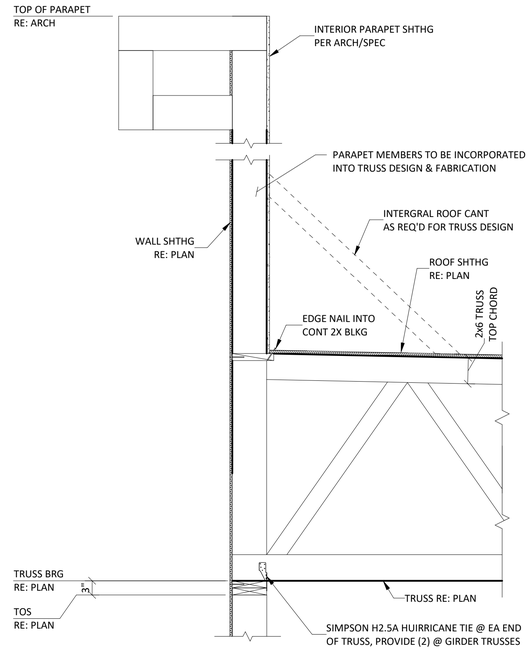

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CORE & SHELL BUILDING FOR
STREETS OF WEST PRYOR LOT 13
LEES SUMMIT, MISSOURI

SUBMISSION DATES
12/27/2023

SHEET TITLE
FRAMING DETAILS & SECTIONS III

PROJECT NUMBER
230117

SHEET NUMBER
S-603

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ABBREVIATIONS

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

FIRE SEALING NOTES

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

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

GENERAL 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 PLUMBING NOTES

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

COORDINATION NOTES

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

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. 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. DRAINS BY WADE, ZURN, WOODFORD, SMITH, JOSAM.
B. 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.

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. 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. LIGHT SWITCHES – SPEC GRADE 20 AMP TOGGLE SWITCHES W/ SS WALL PLATES.
E. WALL MOTION SWITCHES – SPEC GRADE, PIR, OVERRIDE.
F. CEILING MOTION SWITCHES – SPEC GRADE, DUAL TECHNOLOGY, MODEL AS REQ'D BY ROOM CONFIGURATION, ALL NECESSARY POWER PACKS AND RELAYS.
G. COLOR OF DEVICES AS DIRECTED BY ARCHITECT.
H. 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

MECHANICAL AND PLUMBING SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

ELECTRICAL SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

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12/27/23

Bryan Leinwetter - Engineer
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CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 13
LEES SUMMIT, MISSOURI

SUBMISSION DATES
DECEMBER 27, 2023

SHEET TITLE
MEP NOTES & SPECIFICATIONS

PROJECT NUMBER
235008

SHEET NUMBER
ME-101

GAS PIPE LOAD AND SIZING TENANT A

TOTAL RTU GAS LOAD = 540 MBH
TOTAL LENGTH OF GAS PIPING = 130 FEET
GAS PIPING MAIN SIZE = 3"

GAS PIPE LOAD AND SIZING TENANT B

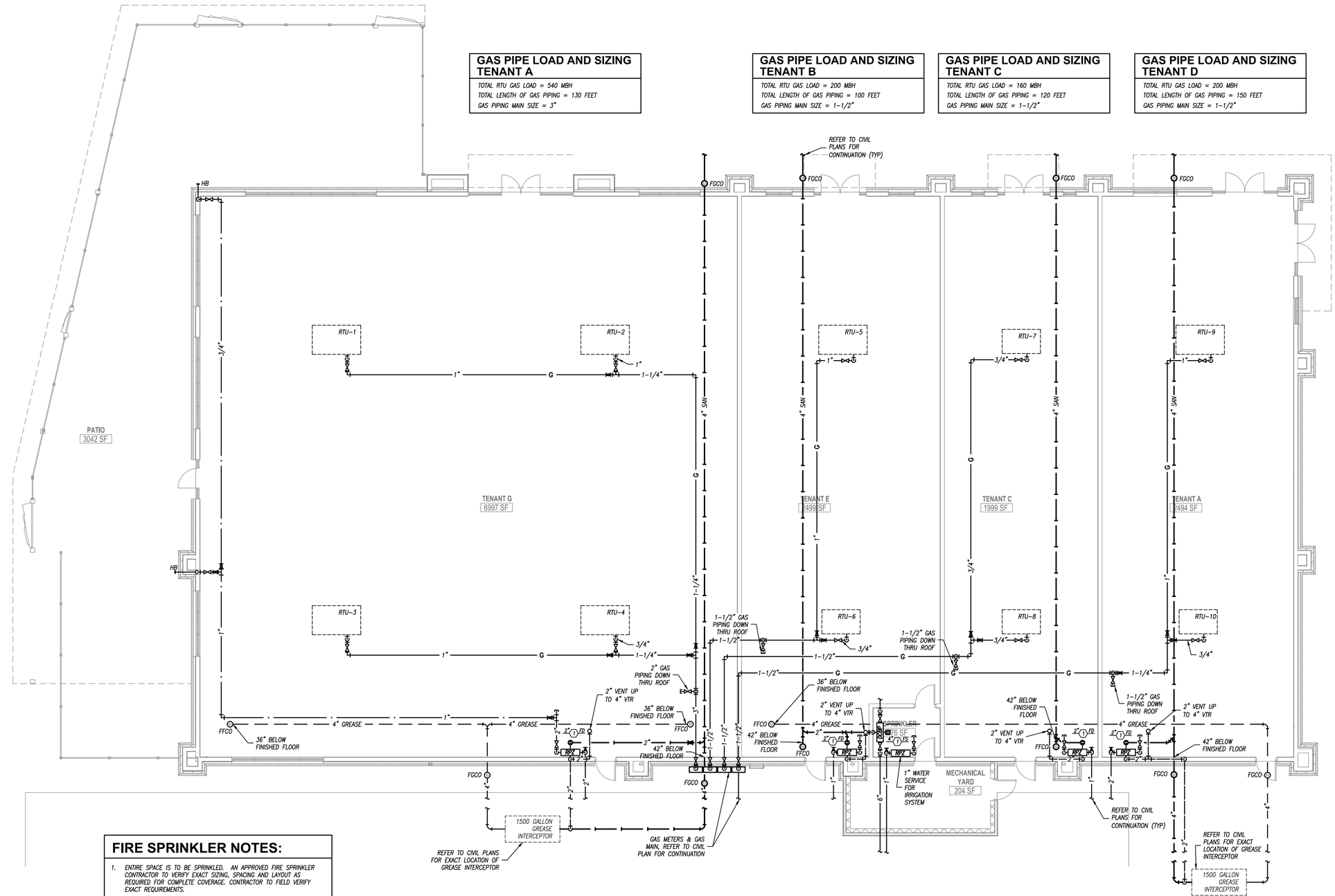
TOTAL RTU GAS LOAD = 200 MBH
TOTAL LENGTH OF GAS PIPING = 100 FEET
GAS PIPING MAIN SIZE = 1-1/2"

GAS PIPE LOAD AND SIZING TENANT C

TOTAL RTU GAS LOAD = 160 MBH
TOTAL LENGTH OF GAS PIPING = 120 FEET
GAS PIPING MAIN SIZE = 1-1/2"

GAS PIPE LOAD AND SIZING TENANT D

TOTAL RTU GAS LOAD = 200 MBH
TOTAL LENGTH OF GAS PIPING = 150 FEET
GAS PIPING MAIN SIZE = 1-1/2"



FIRE SPRINKLER NOTES:

1. ENTIRE SPACE IS TO BE SPRINKLED. AN APPROVED FIRE SPRINKLER CONTRACTOR TO VERIFY EXACT SIZING, SPACING AND LAYOUT AS REQUIRED FOR COMPLETE COVERAGE. CONTRACTOR TO FIELD VERIFY EXACT REQUIREMENTS.
2. THE FIRE SPRINKLER SYSTEM MUST BE INSTALLED AND COMPLY WITH NFPA, LATEST EDITION, THE LIFE SAFETY CODE, AND THE INTERNATIONAL FIRE CODE.
3. SUBMIT PLANS AND SUBMITTALS TO THE FIRE MARSHAL. THE SYSTEM SHALL BE INSPECTED FOR COMPLIANCE BY THE FIRE INSPECTOR.

FLOOR PLAN - PLUMBING

1/8" = 1'-0"

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CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 13
LEES SUMMIT, MISSOURI

SUBMISSION DATES
DECEMBER 27, 2023

SHEET TITLE
PLUMBING PLAN

PROJECT NUMBER
235008

SHEET NUMBER
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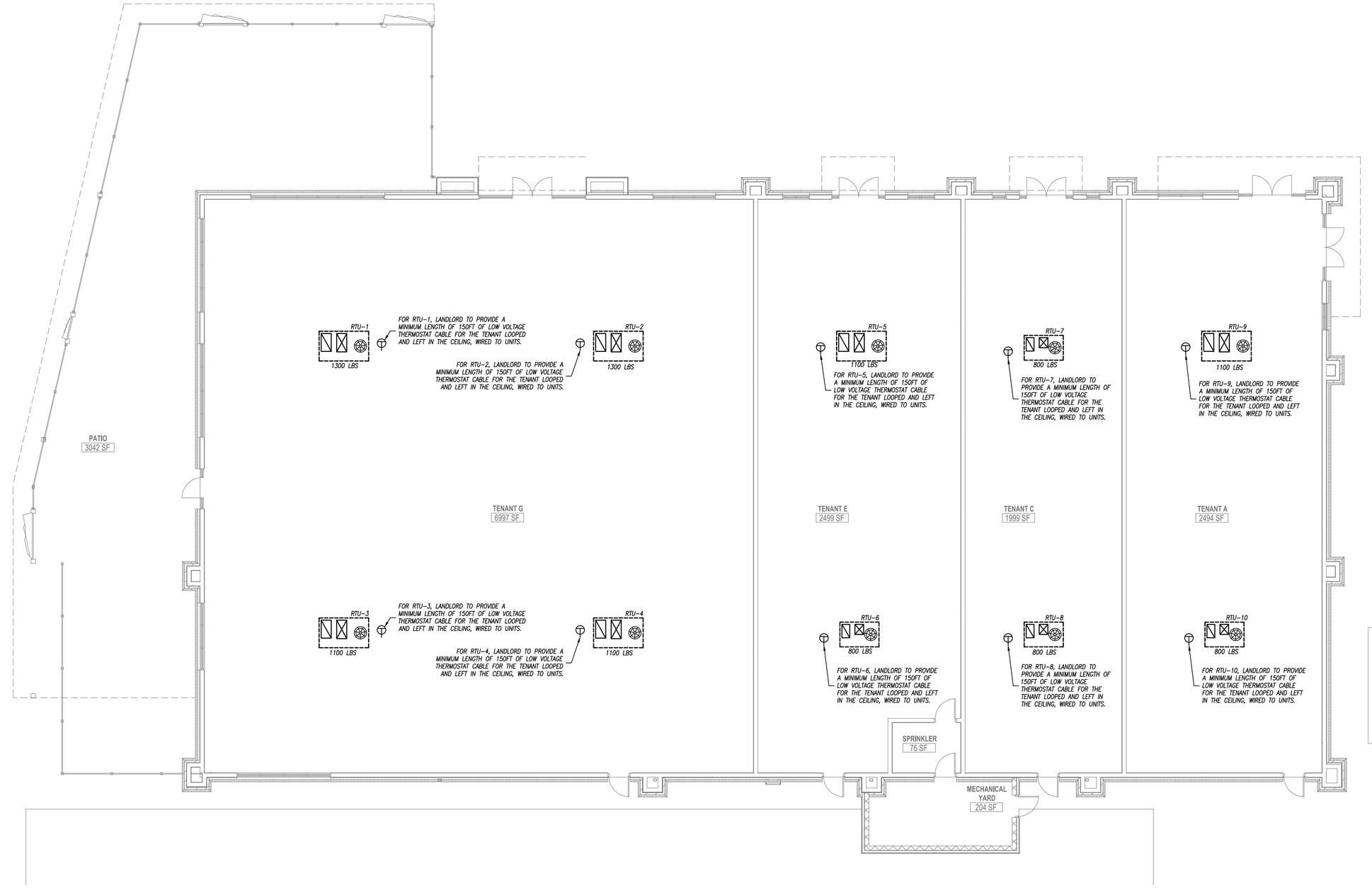

FLOOR PLAN - HVAC

1/8" = 1'-0"

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CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 13
LEES SUMMIT, MISSOURI

SUBMISSION DATES
DECEMBER 27, 2023

SHEET TITLE
HVAC PLAN

PROJECT NUMBER
235008

SHEET NUMBER
M-201

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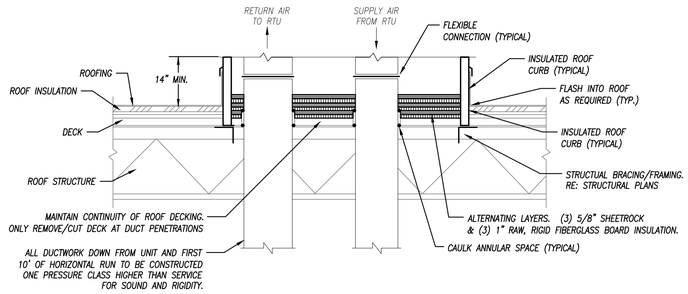


ROOFTOP UNIT CURB DETAIL

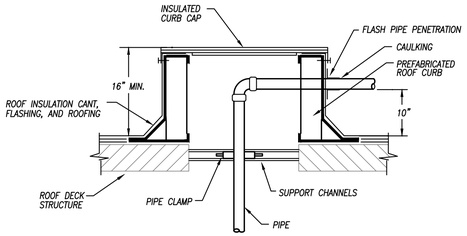
NOT TO SCALE 561-01

ROOF TOP UNIT SCHEDULE - THREE PHASE ELECTRIC WITH GAS HEAT

PLAN MARK	MANUFACTURER	MODEL NUMBER	SIZE	REFRIGERANT	MINIMUM EFFICIENCY	AIRFLOW	COMPRESSORS	COOLING CAPACITY	CFM	EXTERNAL STATIC	OA CFM	HEATING CAPACITY	ELECTRICAL	WEIGHT	FILTER	NOTES
RTU-1	TRANE	YSC 120 E3	10 TON	R-410A	14.6 IEER	DOWN OR HORIZONTAL	(2) SCROLLS	119,000 BTUH	4,000	1.5"	400	150 MBH	208 V., 3 PH, 60 AMP	1300 LBS	MERV 13	1,2,3
RTU-2	TRANE	YSC 120 E3	10 TON	R-410A	14.6 IEER	DOWN OR HORIZONTAL	(2) SCROLLS	119,000 BTUH	4,000	1.5"	400	150 MBH	208 V., 3 PH, 60 AMP	1300 LBS	MERV 13	1,2,3
RTU-3	TRANE	YSC 092 E3	7.5 TON	R-410A	14.6 IEER	DOWN OR HORIZONTAL	(2) SCROLLS	94,000 BTUH	3,000	1.2"	300	120 MBH	208 V., 3 PH, 50 AMP	1100 LBS	MERV 13	1,2,3
RTU-4	TRANE	YSC 092 E3	7.5 TON	R-410A	14.6 IEER	DOWN OR HORIZONTAL	(2) SCROLLS	94,000 BTUH	3,000	1.2"	300	120 MBH	208 V., 3 PH, 50 AMP	1100 LBS	MERV 13	1,2,3
RTU-5	TRANE	YSC 092 E3	7.5 TON	R-410A	14.6 IEER	DOWN OR HORIZONTAL	(2) SCROLLS	94,000 BTUH	3,000	1.2"	300	120 MBH	208 V., 3 PH, 50 AMP	1100 LBS	MERV 13	1,2,3
RTU-6	TRANE	YSC 060 E3	5 TON	R-410A	14 SEER	DOWN OR HORIZONTAL	(1) SCROLL	60,100 BTUH	2,000	1.0"	200	80 MBH	208 V., 3 PH, 40 AMP	800 LBS	MERV 13	1,2,3
RTU-7	TRANE	YSC 060 E3	5 TON	R-410A	14 SEER	DOWN OR HORIZONTAL	(1) SCROLL	60,100 BTUH	2,000	1.0"	200	80 MBH	208 V., 3 PH, 40 AMP	800 LBS	MERV 13	1,2,3
RTU-8	TRANE	YSC 060 E3	5 TON	R-410A	14 SEER	DOWN OR HORIZONTAL	(1) SCROLL	60,100 BTUH	2,000	1.0"	200	80 MBH	208 V., 3 PH, 40 AMP	800 LBS	MERV 13	1,2,3
RTU-9	TRANE	YSC 092 E3	7.5 TON	R-410A	14.6 IEER	DOWN OR HORIZONTAL	(2) SCROLLS	94,000 BTUH	3,000	1.2"	300	120 MBH	208 V., 3 PH, 50 AMP	1100 LBS	MERV 13	1,2,3
RTU-10	TRANE	YSC 060 E3	5 TON	R-410A	14 SEER	DOWN OR HORIZONTAL	(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

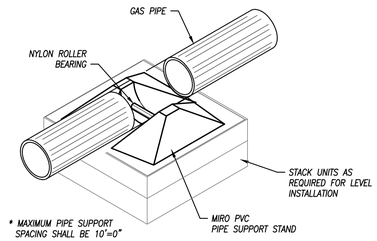
NOTES LEGEND

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



ROOF PIPE CURB PENETRATION

NOT TO SCALE 503-01



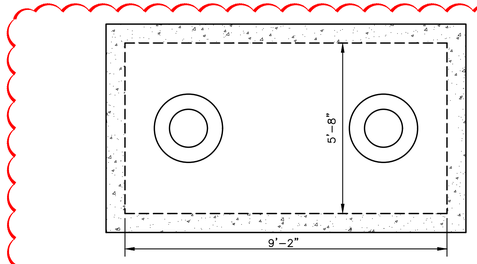
ROOF SUPPORT FOR GAS LINE

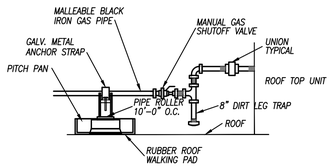
NOT TO SCALE 502-07

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	----	----

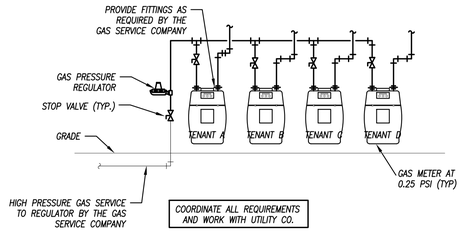
NOTES
1. ALL PIPING AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATING OF 25/50.
2. ALL INSULATION THICKNESSES SHALL MEET ASHRAE 90.1 - 2007 REQUIREMENTS AT A MINIMUM.
3. REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION.





ROOF TOP UNIT GAS CONNECTION DETAIL

NO SCALE



GAS SERVICE DETAIL

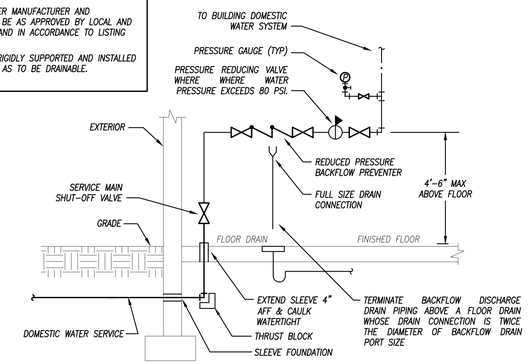
NOT TO SCALE

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
FS-1	WADE	9100	FLOOR SINK	12"x12"	4"	2

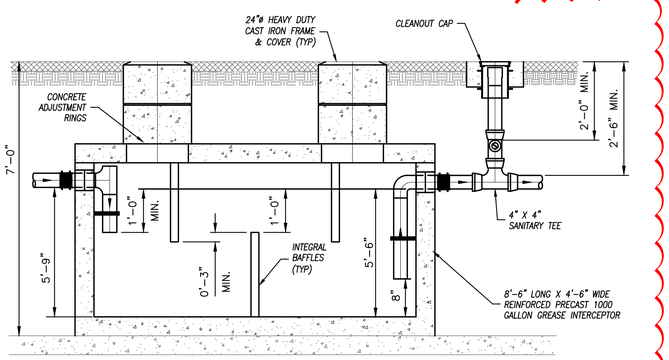
REMARKS:
1. PROVIDE WITH NICKEL BRONZE TOP AND TRAP SEAL.
2. PROVIDE WITH 3/4" GRATE.

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



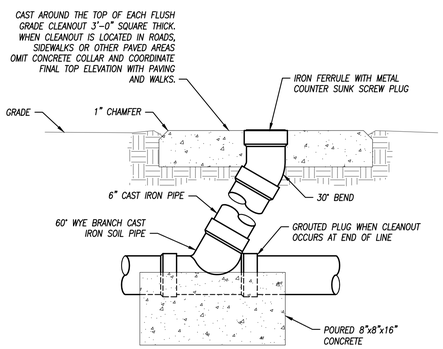
WATER SERVICE
REDUCED PRESSURE BACKFLOW PREVENTER DETAIL

NOT TO SCALE KCMO STANDARDS 511-02k



GREASE TRAP DETAIL

NO SCALE



FLUSH GRADE CLEANOUT DETAIL

NOT TO SCALE 525-01

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CORE & SHELL BUILDING
STREETS OF WEST PRYOR LOT 13
LEES SUMMIT, MISSOURI

SUBMISSION DATES
DECEMBER 27, 2023
⚠ JANUARY 19, 2024

SHEET TITLE
MECHANICAL DETAILS & SCHEDULES

PROJECT NUMBER
235008

SHEET NUMBER
M-301

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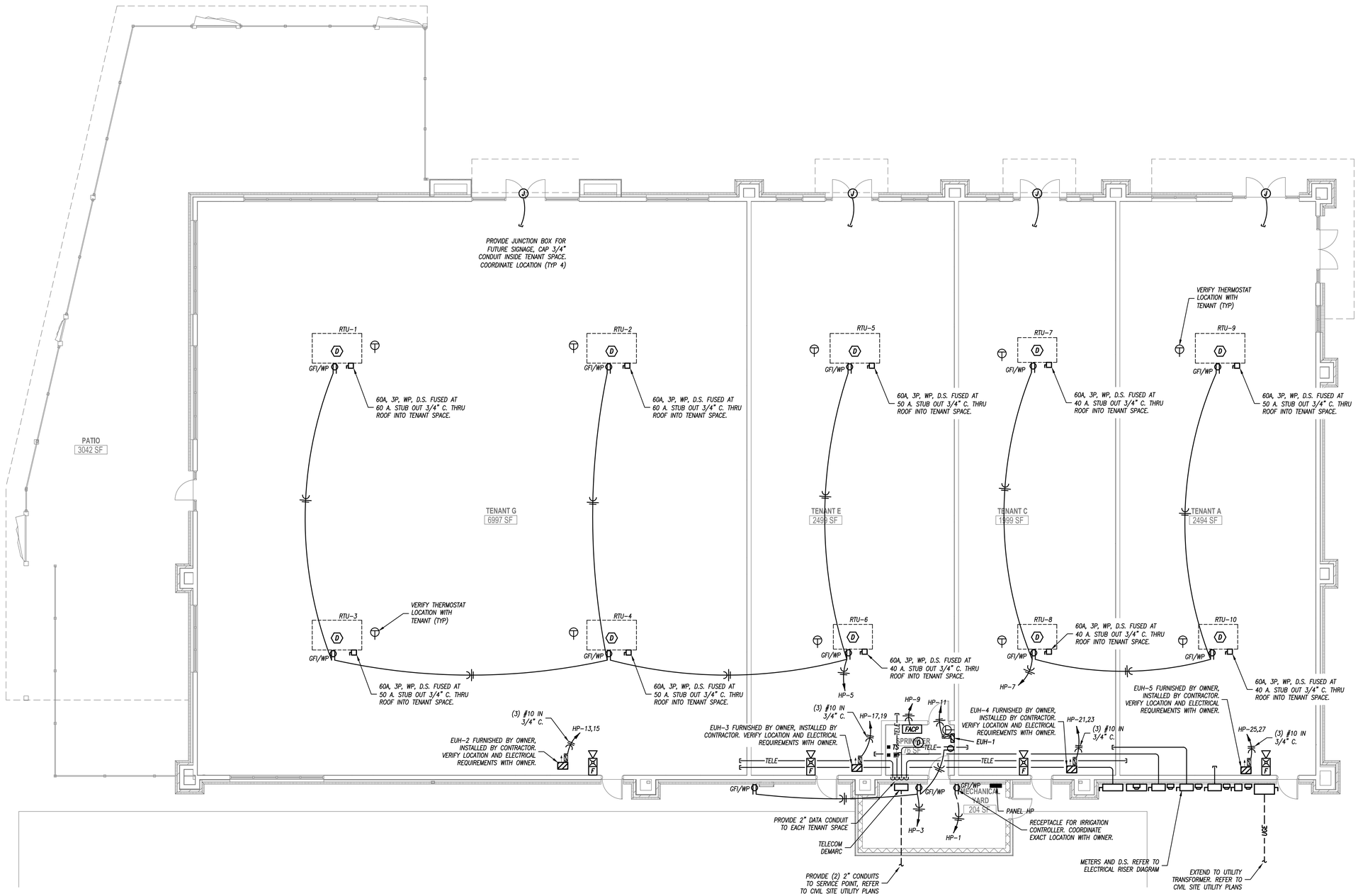

FLOOR PLAN - POWER

1/8" = 1'-0"

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SHEET TITLE
POWER PLAN

PROJECT NUMBER
235008

SHEET NUMBER
E-101

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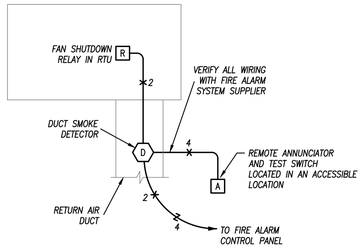
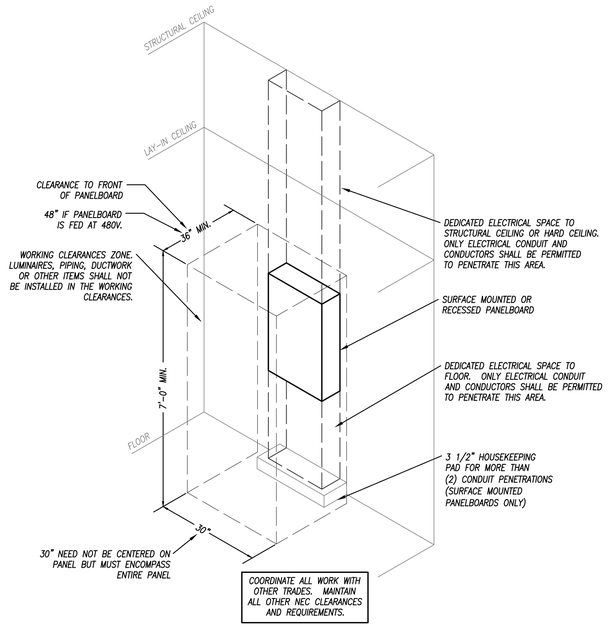


DUCT SMOKE DETECTOR DIAGRAM

NOT TO SCALE



TYPICAL PANELBOARD INSTALLATION DETAIL

NOT TO SCALE

PANELBOARD SCHEDULE

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

CIRCUIT DESCRIPTION	CKT. BKR. P	CKT. BKR. AMP	CKT. NO.	CKT. NO.	CKT. BKR. AMP	CKT. BKR. P	CIRCUIT DESCRIPTION
IRRIGATION CONTROLLER	1	20	1	2	20	1	EXTERIOR LIGHTING
RECEPTACLES & LIGHTS	1	20	3	4	20	1	EGRESS LIGHTING
ROOFTOP RECEPTACLES	1	20	5	6	20	2	SITE LIGHTING
ROOFTOP RECEPTACLES	1	20	7	8			
FACP	1	20	9	10	20	2	SITE LIGHTING
EUH-1	1	20	11	12			
ELECTRIC UNIT HEATER (VERIFY)	2	30	13	14	20	1	SPARE
			15	16	20	1	SPARE
ELECTRIC UNIT HEATER (VERIFY)	2	30	17	18	20	1	SPARE
			19	20	20	1	SPARE
ELECTRIC UNIT HEATER (VERIFY)	2	30	21	22	20	1	SPARE
			23	24	20	1	SPARE
ELECTRIC UNIT HEATER (VERIFY)	2	30	25	26			SPACE
			27	28			SPACE
SPACE			29	30			SPACE

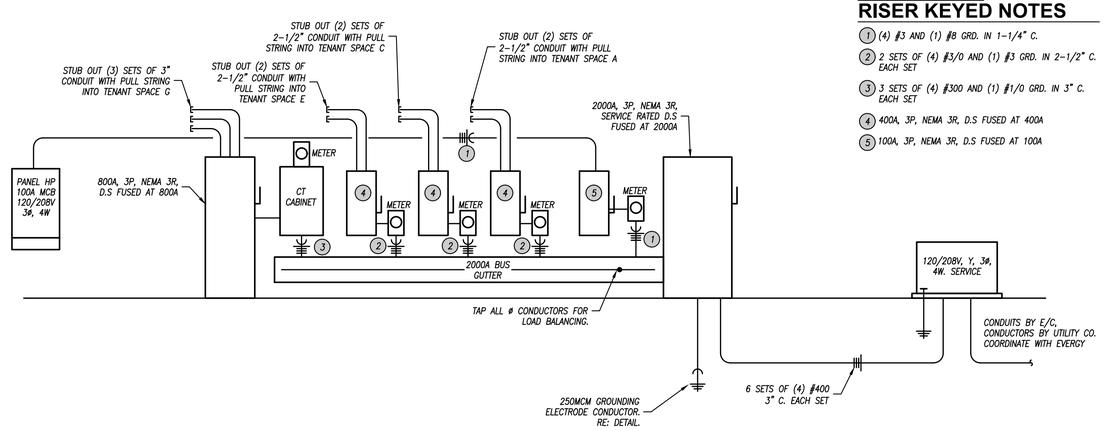
NOTES:
NEMA 3R RATED PANEL WITH LOCKABLE COVER
VERIFY BREAKER SIZES FOR ELECTRIC UNIT HEATERS WITH OWNER

ELECTRIC UNIT HEATER SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	CAPACITY (WATTS)	ELECTRICAL	NOTES
EUH-1	BERKO	FRA1512F	1500 WATTS	120V., 1ø, 20 AMP	1
EUH-2	–	BY OWNER	5000 WATTS	208V., 1ø, 30 AMP	2
EUH-3	–	BY OWNER	5000 WATTS	208V., 1ø, 30 AMP	2
EUH-4	–	BY OWNER	5000 WATTS	208V., 1ø, 30 AMP	2
EUH-5	–	BY OWNER	5000 WATTS	208V., 1ø, 30 AMP	2

NOTES LEGEND

1. PROVIDE SURFACE WALL MOUNTED HEATER WITH ADJUSTABLE THERMOSTAT AND DISCONNECT
2. FURNISHED BY OWNER, INSTALLED BY CONTRACTOR. VERIFY ALL ELECTRICAL REQUIREMENTS WITH OWNER.

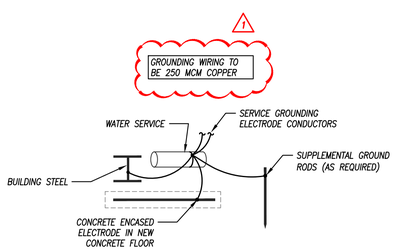


ELECTRICAL RISER KEYED NOTES

1. (4) #3 AND (1) #8 GRD. IN 1-1/4" C.
2. 2 SETS OF (4) #3/0 AND (1) #3 GRD. IN 2-1/2" C. EACH SET
3. 3 SETS OF (4) #300 AND (1) #1/0 GRD. IN 3" C. EACH SET
4. 400A, 3P, NEMA 3R, D.S FUSED AT 400A
5. 100A, 3P, NEMA 3R, D.S FUSED AT 100A

ELECTRICAL RISER DIAGRAM

NO SCALE



GROUNDING ELECTRODE SYSTEM

N.T.S

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SUBMISSION DATES
DECEMBER 27, 2023
⚠ JANUARY 19, 2024

SHEET TITLE
ELECTRICAL DETAILS & SCHEDULES

PROJECT NUMBER
235008

SHEET NUMBER
E-102

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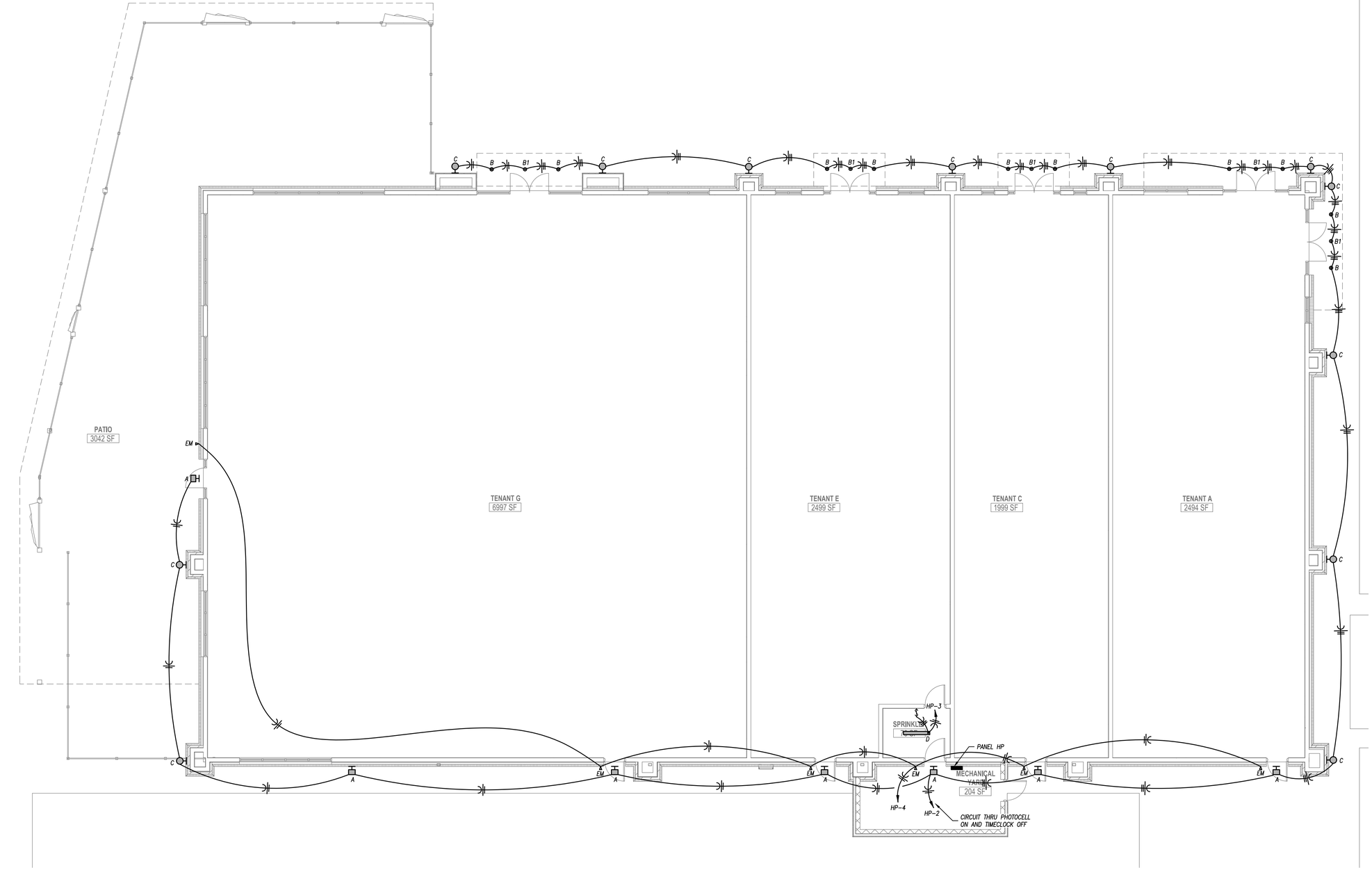

FLOOR PLAN - LIGHTING

1/8" = 1'-0"

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DECEMBER 27, 2023

SHEET TITLE
LIGHTING PLAN

PROJECT NUMBER
235008

SHEET NUMBER
E-201

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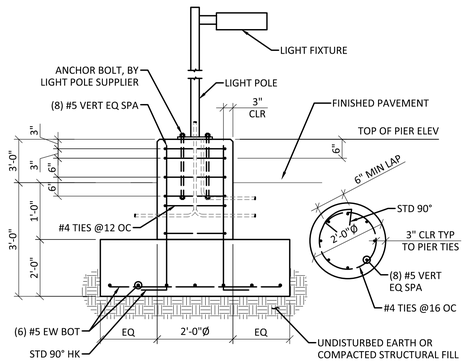


TYPICAL LIGHT POLE BASE DETAIL

SCALE: NONE

LIGHT FIXTURE SCHEDULE

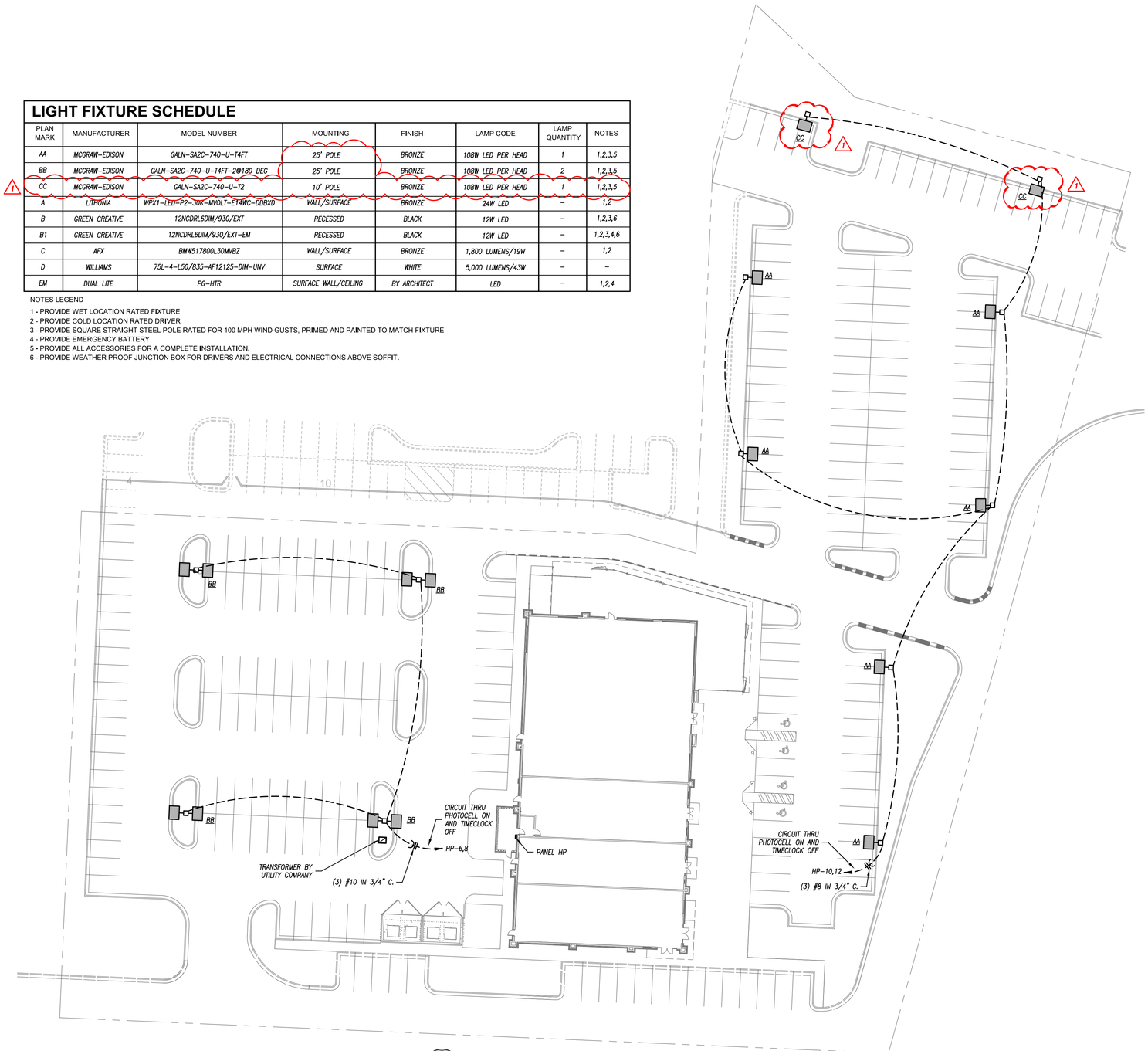
PLAN MARK	MANUFACTURER	MODEL NUMBER	MOUNTING	FINISH	LAMP CODE	LAMP QUANTITY	NOTES
AA	MCGRAW-EDISON	GALN-SA2C-740-U-T4FT	25' POLE	BRONZE	108W LED PER HEAD	1	1,2,3,5
BB	MCGRAW-EDISON	GALN-SA2C-740-U-T4FT-2@180 DEG	25' POLE	BRONZE	108W LED PER HEAD	2	1,2,3,5
CC	MCGRAW-EDISON	GALN-SA2C-740-U-T2	10' POLE	BRONZE	108W LED PER HEAD	1	1,2,3,5
A	LITHONIA	WPX1-LED-P2-30K-MVOLT-E4WC-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
C	AFX	BMW517800L30MVBZ	WALL/SURFACE	BRONZE	1,800 LUMENS/19W	–	1,2
D	WILLIAMS	75L-4-L50/835-AF12125-DIM-UNV	SURFACE	WHITE	5,000 LUMENS/43W	–	–
EM	DUAL LITE	PG-HTR	SURFACE WALL/CEILING	BY ARCHITECT	LED	–	1,2,4

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.

EXTERIOR LIGHTING CONTROL

NOT TO SCALE



SITE PLAN - LIGHTING

1" = 30'-0"

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SHEET TITLE
SITE LIGHTING PLAN

PROJECT NUMBER
235008

SHEET NUMBER
E-202

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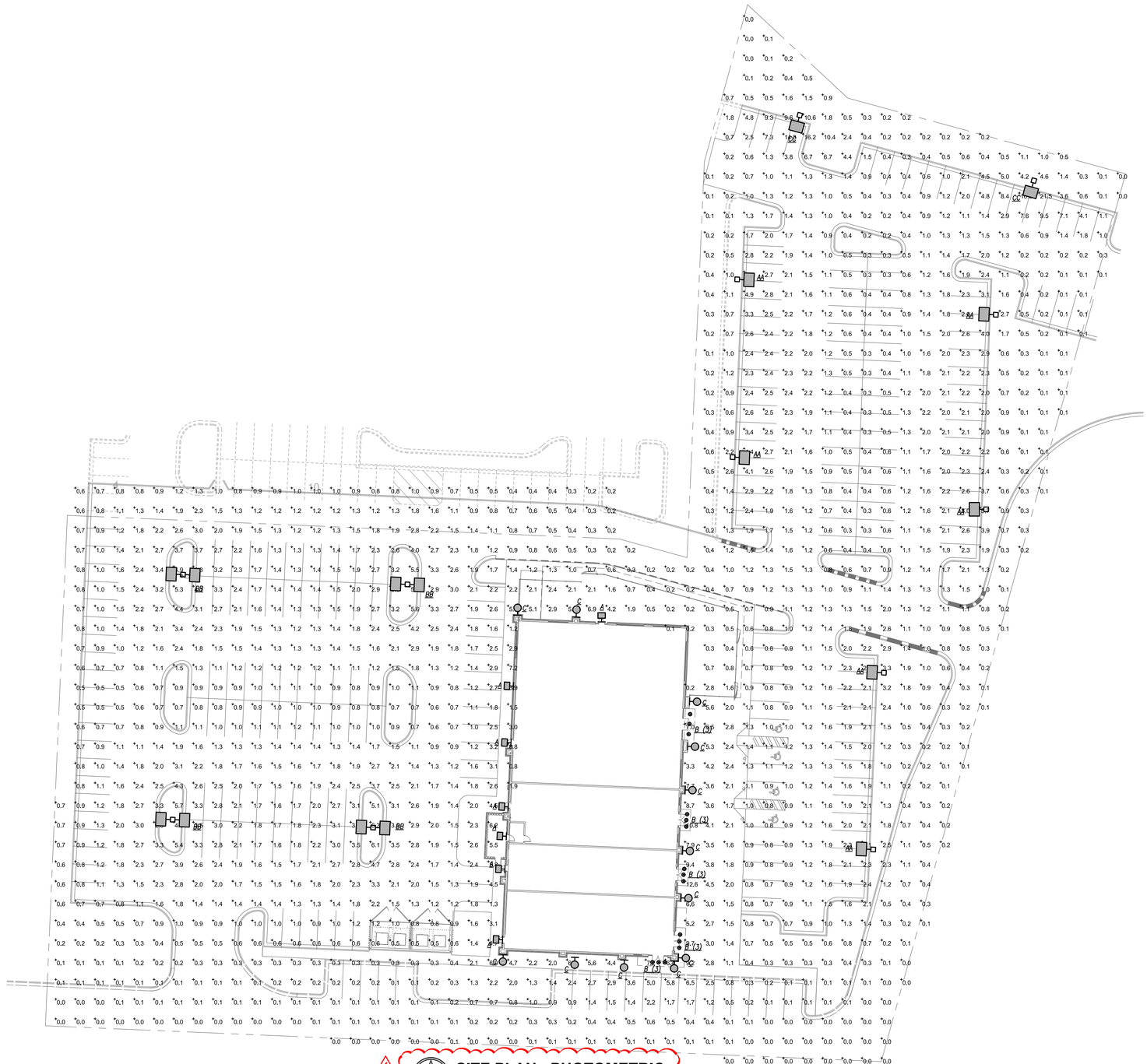

SITE PLAN - PHOTOMETRIC
1" = 30'-0"

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SHEET TITLE
SITE PHOTOMETRIC PLAN

PROJECT NUMBER
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SHEET NUMBER
E-203

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