

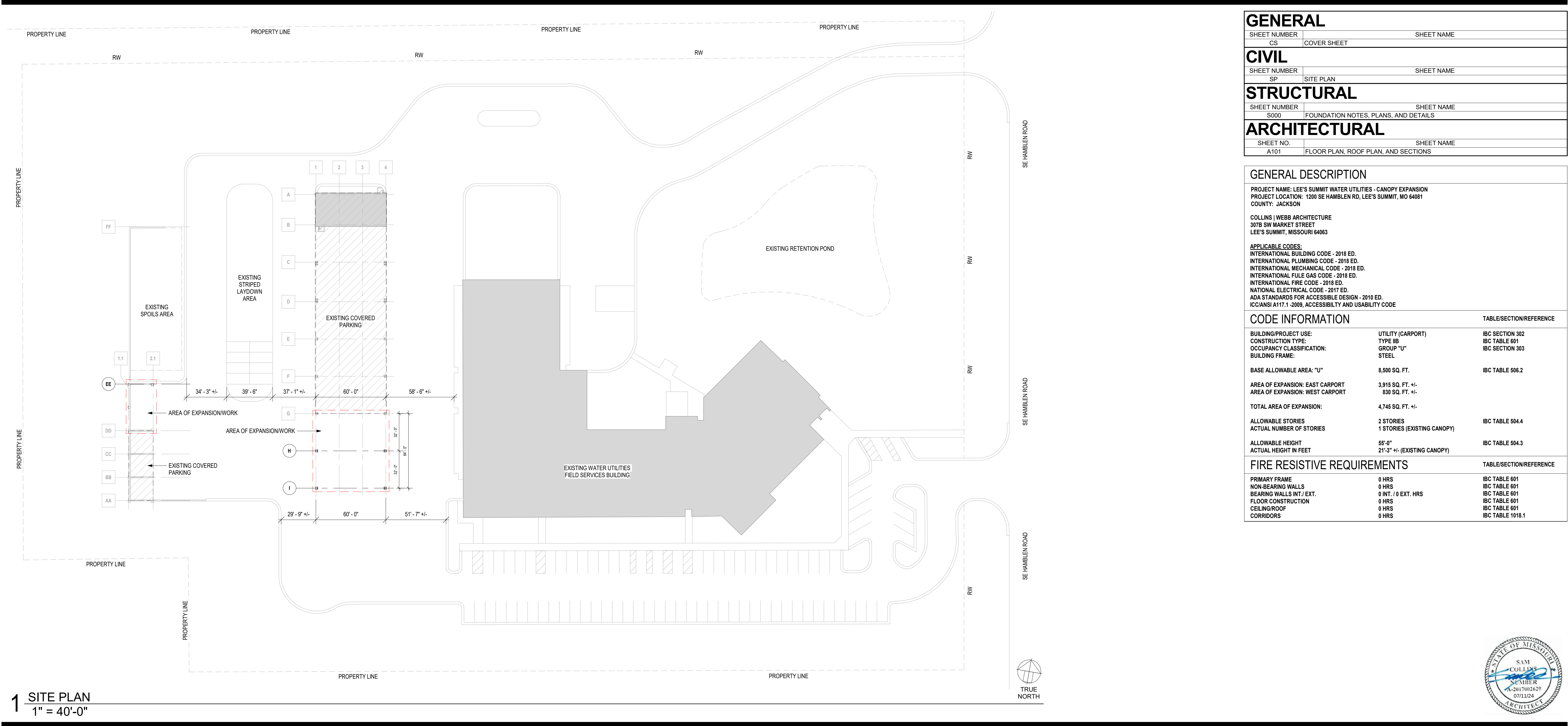
LSMO WATER UTILITIES - CANOPIES

1200 SE HAMBLÉN ROAD
LEE'S SUMMIT, MO 64081

PERMIT DRAWINGS

JULY 11 2024

COLLINS WEBB #: 24054



OWNER

DRIENIK INVESTMENTS LLC
202 NW SHAMROCK AVE
LEE'S SUMMIT, MO 64081

CONTRACTOR

MAR BUILDING SOLUTIONS
1445 SE BROADWAY DR.
LEE'S SUMMIT, MO 64081
P: 816.272.5435
www.marbuildingsolutions.com

ARCHITECT

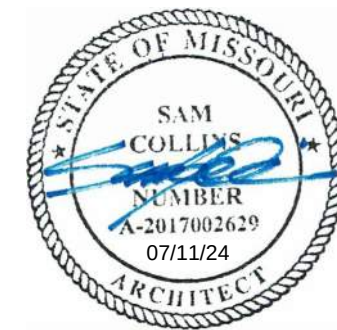
COLLINS | WEBB ARCHITECTURE
307B SW MARKET ST.
LEE'S SUMMIT, MO 64064
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STRUCTURAL ENGINEER

S1 STRUCTURAL
7700 SHAWNEE MISSION PKWY. #104
OVERLAND PARK, KS 66202
P: 913.735.7006
www.s1structural.com

GENERAL	
SHEET NUMBER	SHEET NAME
CS	COVER SHEET
CIVIL	
SHEET NUMBER	SHEET NAME
SP	SITE PLAN
STRUCTURAL	
SHEET NUMBER	SHEET NAME
S200	FOUNDATION NOTES, PLANS, AND DETAILS
ARCHITECTURAL	
SHEET NO.	SHEET NAME
A101	FLOOR PLAN, ROOF PLAN, AND SECTIONS

GENERAL DESCRIPTION		
PROJECT NAME: LEE'S SUMMIT WATER UTILITIES - CANOPY EXPANSION		
PROJECT LOCATION: 1200 SE HAMBLÉN RD, LEE'S SUMMIT, MO 64081		
COUNTY: JACKSON		
COLLINS WEBB ARCHITECTURE		
307B SW MARKET STREET		
LEE'S SUMMIT, MISSOURI 64083		
APPLICABLE CODES:		
INTERNATIONAL BUILDING CODE - 2018 ED.		
INTERNATIONAL PLUMBING CODE - 2018 ED.		
INTERNATIONAL MECHANICAL CODE - 2018 ED.		
INTERNATIONAL FUEL GAS CODE - 2018 ED.		
INTERNATIONAL FIRE CODE - 2018 ED.		
NATIONAL ELECTRICAL CODE - 2017 ED.		
ADA STANDARDS FOR ACCESSIBLE DESIGN - 2010 ED.		
ICC/ANSI A117.1 - 2009, ACCESSIBILITY AND USABILITY CODE		
CODE INFORMATION		TABLE/SECTION/REFERENCE
BUILDING/PROJECT USE:	UTILITY (CARPORT)	IBC SECTION 302
CONSTRUCTION TYPE:	TYPE IIB	IBC TABLE 601
OCCUPANCY CLASSIFICATION:	GROUP "U"	IBC SECTION 303
BUILDING FRAME:	STEEL	
BASE ALLOWABLE AREA: "U"	8,500 SQ. FT.	IBC TABLE 506.2
AREA OF EXPANSION: EAST CARPORT	3,915 SQ. FT. +/-	
AREA OF EXPANSION: WEST CARPORT	930 SQ. FT. +/-	
TOTAL AREA OF EXPANSION:	4,745 SQ. FT. +/-	
ALLOWABLE STORIES	2 STORIES	IBC TABLE 504.4
ACTUAL NUMBER OF STORIES	1 STORIES (EXISTING CANOPY)	
ALLOWABLE HEIGHT	55'-0"	IBC TABLE 504.3
ACTUAL HEIGHT IN FEET	21'-3" +/- (EXISTING CANOPY)	
FIRE RESISTIVE REQUIREMENTS		TABLE/SECTION/REFERENCE
PRIMARY FRAME	0 HRS	IBC TABLE 601
NON-BEARING WALLS	0 HRS	IBC TABLE 601
BEARING WALLS INT./EXT.	0 INT. / 0 EXT. HRS	IBC TABLE 601
FLOOR CONSTRUCTION	0 HRS	IBC TABLE 601
CEILING/ROOF	0 HRS	IBC TABLE 601
CORRIDORS	0 HRS	IBC TABLE 1018.1



REVISION DATES

SP

SITE PLAN



PERMIT DRAWINGS



Site Plan

**WATER UTILITIES FIELD
SERVICES FACILITY**
1200 SE Hamblen Road
LEES SUMMIT, MO 64081

drawing type	per
project no	244
date	07-08
rev. #	no

1. GENERAL NOTES

1.1. DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE AS AMENDED BY THE CITY OF LEE'S SUMMIT, MISSOURI.

1.2. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE NEW AND EXISTING STRUCTURES DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO, BRACING, SHORING FOR CONSTRUCTION LOADS AND EQUIPMENT, ETC. THE ARCHITECT-ENGINEER IS NOT RESPONSIBLE FOR THE CONTRACTORS MEANS AND METHODS. THE TYPES OF CONSTRUCTION AND THE SAFETY PROGRAM. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT-ENGINEER WILL NOT INVOLVE REVIEW OF THESE ITEMS.

1.3. DETAILS THAT ARE NOTED AT "TYP" ON DETAIL TITLES ARE TO BE APPLIED TO THE PROJECT CONSTRUCTION AS NOTED. CONSTRUCTION METHODS SHALL CONFORM TO THESE DETAILS. THESE DETAILS ARE NOT CUT AT ALL LOCATIONS THEY OCCUR AND MAY NOT BE CUT AT ALL.

2. DESIGN LOADS:
- 2.1. FOUNDATION DESIGN BASED UPON PRELIMINARY COLUMN REACTIONS PROVIDED BY BUTLER MANUFACTURING DATED 5.1.24 AND 5.9.24.
- 2.2. NO PART OF THE FOUNDATION SYSTEM SHALL BE INSTALLED UNTILL S1 STRUCTURAL HAS BEEN PROVIDED WITH SEALED FINAL COLUMN REACTIONS FOR REVIEW.
- 2.3. THESE STRUCTURAL DRAWINGS REPRESENT THE FINISHED FOUNDATION SYSTEM ONLY. NOT THE METHOD OF CONSTRUCTION. THE PRE-ENGINEERED METAL BUILDING MANUFACTURER IS RESPONSIBLE FOR THE ENTIRE DESIGN OF THE STEEL SUPERSTRUCTURE, ROOF, DECK, FASCIAS, SUPPORT, BRACING, WALL PANELS, LATERAL SYSTEM AND RELATED WORK.

3. FOUNDATIONS:
- 3.1. SHALLOW FOOTINGS ARE DESIGNED TO BEAR ON UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL WITH A BEARING CAPACITY OF 2500 PSF.
- 3.2. ALL FOOTINGS ARE TO BEAR A MINIMUM OF 3'-0" BELOW FINISHED GRADE.
- 3.3. A REGISTERED SOILS ENGINEER SHALL INSPECT BEARING MATERIALS BEFORE CONCRETE IS POURED. BACKFILL AGAINST ANY WALLS OR CONSTRUCTION SHALL NOT BE PLACED UNLESS THE WALLS ARE ADEQUATELY BRACED TO WITHSTAND THE LATERAL LOADS DUE TO BACKFILLING. ALL COMPACTED FILL INSTALLATION SHALL BE INSPECTED AND APPROVED BY A REGISTERED SOILS ENGINEER.
- 3.4. LOW VOLUME CHARGE MATERIAL SHALL HAVE USCS SOIL CLASSIFICATION OF GM (MODIFY TYPE V OR AN APPROVED ALTERNATE GRADATION OF CRUSHED LIMESTONE AGG) OR CL (LIQUID LIMIT < 45 AND PLASTIC INDEX < 23).

4. CONCRETE:
- 4.4. ALL CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:
- 4.4.1. FOOTINGS: 5000 PSI
- 4.4.2. SLAB 4000 PSI
- 4.5. ALL CONCRETE EXPOSED TO FREEZING SHALL HAVE BETWEEN 5% AND 7% AIR ENTRAINMENT. NO ALUMINUM ITEMS SHALL BE EMBEDDED IN ANY CONCRETE. CHLORIDES IN ANY FORM OR CONCENTRATION SHALL NOT BE ADDED TO ANY CONCRETE.
- 4.6. MAXIMUM WATER/CEMENT RATIO:
- 4.6.1. AIR ENTRAINED CONCRETE = 0.48
- 4.6.2. NON AIR ENTRAINED CONCRETE = 0.50
- 4.7. CHEMICAL ADMIXTURES
- 4.7.1. WATER-REDUCING ADMIXTURE: ASTM C 494/C 494M, TYPE A.
- 4.7.2. HIGH-RANGE WATER REDUCING ADMIXTURE: ASTM C 494/C 494M, TYPE F.
- 4.8. ALL CONCRETE OPERATIONS, INCLUDING BUT NOT LIMITED TO MIX DESIGN, MIXING, TRANSPORTING, PLACING, REINFORCING DETAILING AND PLACING, CURING, AND TESTING SHALL BE DONE IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST APPLICABLE RECOMMENDATIONS OF THE ACI MANUAL OF CONCRETE PRACTICE.

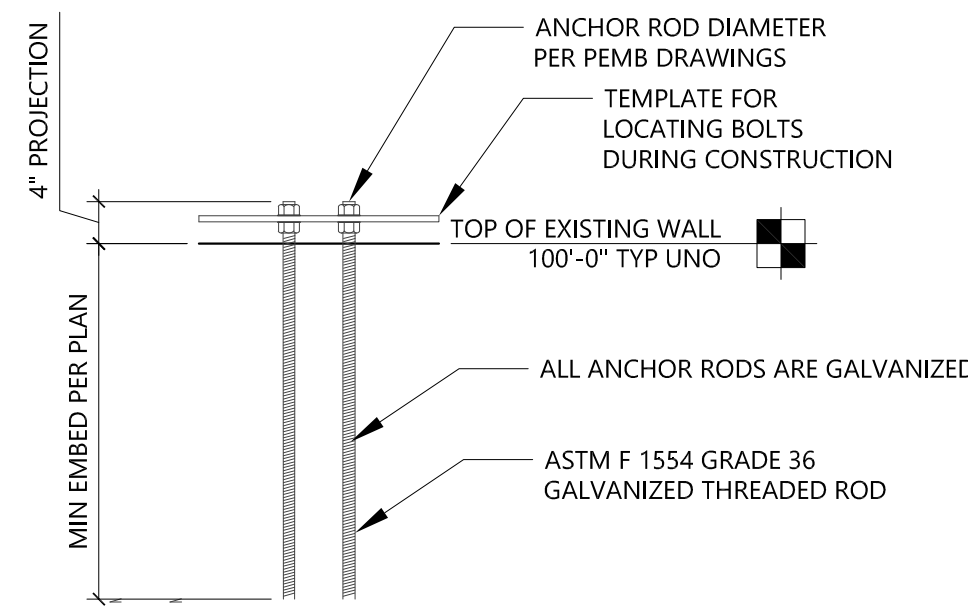
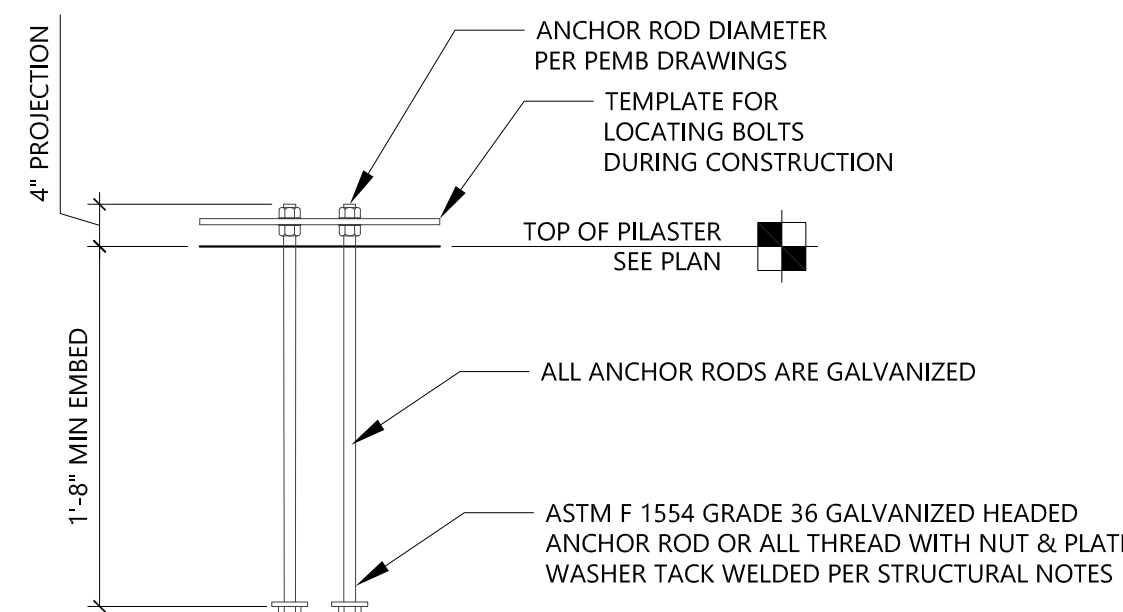
- 5.1. REINFORCING STEEL:
- 5.1.1. ALL REINFORCING STEEL SHALL BE ASTM A 615, GRADE 60, DEFORMED.
- 5.1.2. ALL SMOOTH DOWN BAR SHALL BE ASTM A 615 GRADE 60 PLAIN-STEEL BARS.
- 5.1.3. UNLESS NOTED OTHERWISE, STANDARD COVERAGE OF BARS SHALL BE:
- 5.1.3.1. WHERE EARTH FORMED 3 INCHES
- 5.1.3.2. CONCRETE EXPOSED TO EARTH OR WEATHER 4 INCHES
- 5.1.3.3. NO. 6 AND LARGER 2 INCHES
- 5.1.3.3.2. NO. 11 AND SMALLER 1 1/2 INCHES
- 5.1.3.4. CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR IN CONTACT WITH GROUND
- 5.1.3.4.1. NO. 14 AND NO. 18 1 1/2 INCHES
- 5.1.3.4.2. NO. 11 AND SMALLER 1 INCHES
- 5.4. BARS MARKED CONTINUOUS AND ALL VERTICAL STEEL SHALL BE LAPPED OR EMBEDDED TO DEVELOP THE FULL TENSILE CAPACITY OF THE BAR. REINFORCING SPACING LENGTHS SHALL BE PER THE SPACING LENGTH TABLE. UNLESS NOTED OTHERWISE, ALL BARS SHALL BE NEAR END AND SPICE BOTTOM BARS OVER SUPPORTS.
- 5.4.1. AT CORNERS OF ALL WALLS AND FOOTINGS, SPLY CORNER BARS 4"-0" LONG MIN. (2"-0" IN EACH DIRECTION, OR 30 BAR DIAMETERS) IN OUTSIDE FACE OF WALL MATCHING SIZE AND SPACING OF HORIZONTAL BARS. WHERE CORNER BARS ARE NOT VERTICAL BARS IN OUTSIDE FACE OF WALL, SUPPLY THREE #4 VERTICAL SUPPORT BARS FOR CORNER BARS.
- 5.4.2. ALL CONCRETE IS REINFORCED CONCRETE UNLESS SPECIFICALLY CALLED OUT AS UNREINFORCED. REINFORCE ALL CONCRETE NOT OTHERWISE NOTED WITH THE SAME SLAB AS IN SIMILAR SECTIONS OR AREAS. REFER TO ACI 318-11 FOR ANY DETAILS NOT SHOWN.
- 5.4.3. ALL SLABS AND STAIRS NOT STAIRS OTHERWISE SHALL BE 8" THICK WITH #4 BARS AT 6" O.C. EACH WAY. ALL EXTERIOR PORCHES AND STOODS NOT OTHERWISE DETAILLED MAY BE CONSTRUCTED IN ANY STANDARD MANNER.
- 5.4.4. PROVIDE 4" HOLLOW CORE CONCRETE CORNERS AND BARS AT 12" O.C. EACH WAY MIN. PORCHES SHALL BE DOWELED TO ADJACENT WALLS OR GRADE BEAMS WITH #4 BARS AT 12" O.C. HOOKED OR EMBEDDED 30 DIAMETERS INTO BOTH MEMBERS. SLOPE PORCHES 1/8" PER FOOT FOR DRAINAGE UNLESS NOTED OTHERWISE.
- 5.4.5. ACCESSORIES SHALL BE AS SPECIFIED IN LATEST EDITION OF CRSI DESIGN HANDBOOK. MAXIMUM ACCESSORY SPACING SHALL BE 4'-0" O.C.
- 5.4.6. AT ALL HOLES IN CONCRETE WALLS AND SLABS, ADD TWO #5 BARS (OPENING DIMENSION PLUS 3"-0" LONG EACH WAY) AT EACH END OF EACH HOLE. PROVIDE 4" HOLLOW CORE CONCRETE CORNERS AND BARS AT 12" O.C. EACH WAY MIN. OF THE HOLE. IN 8" WALL OPENINGS REINFORCE SLAB, BUT ONE #5 INSTEAD OF TWO #5'S, RESPECTIVELY.
- 5.4.7. PROVIDE TWO 4x4x-0" LONG DIAGONAL BARS CENTERED IN SLAB AT RE-ENTRANT CORNERS.
- 5.11. PROVIDE EACH FOOT OF 1" SLAB REINF W/ CONCRETE BRICKS PLACED ON SUBGRADE. DO NOT USE VERTICAL REBAR DRIVEN INTO GROUND.

- HEADED ANCHOR RODS
- 6.1. ANCHOR RODS SHALL BE EITHER HEADED OR ALL THREAD WITH A NUT TACK WELDED TO THE ROD AND A PLATE WASHER TACK WELDED TO THE NUT.
- 6.2. ANCHOR RODS SHALL BE ASTM F 1554 GRADE 36 STRAIGHT.
- 6.3. NUTS SHALL BE ASTM A 563 HEAVY HEX CARBON STEEL.
- 6.4. PLATE WASHERS SHALL BE ASTM A 36 CARBON STEEL 3X3X3/8".
- 6.5. WASHERS SHALL BE ASTM F 436 HARDENED CARBON STEEL.

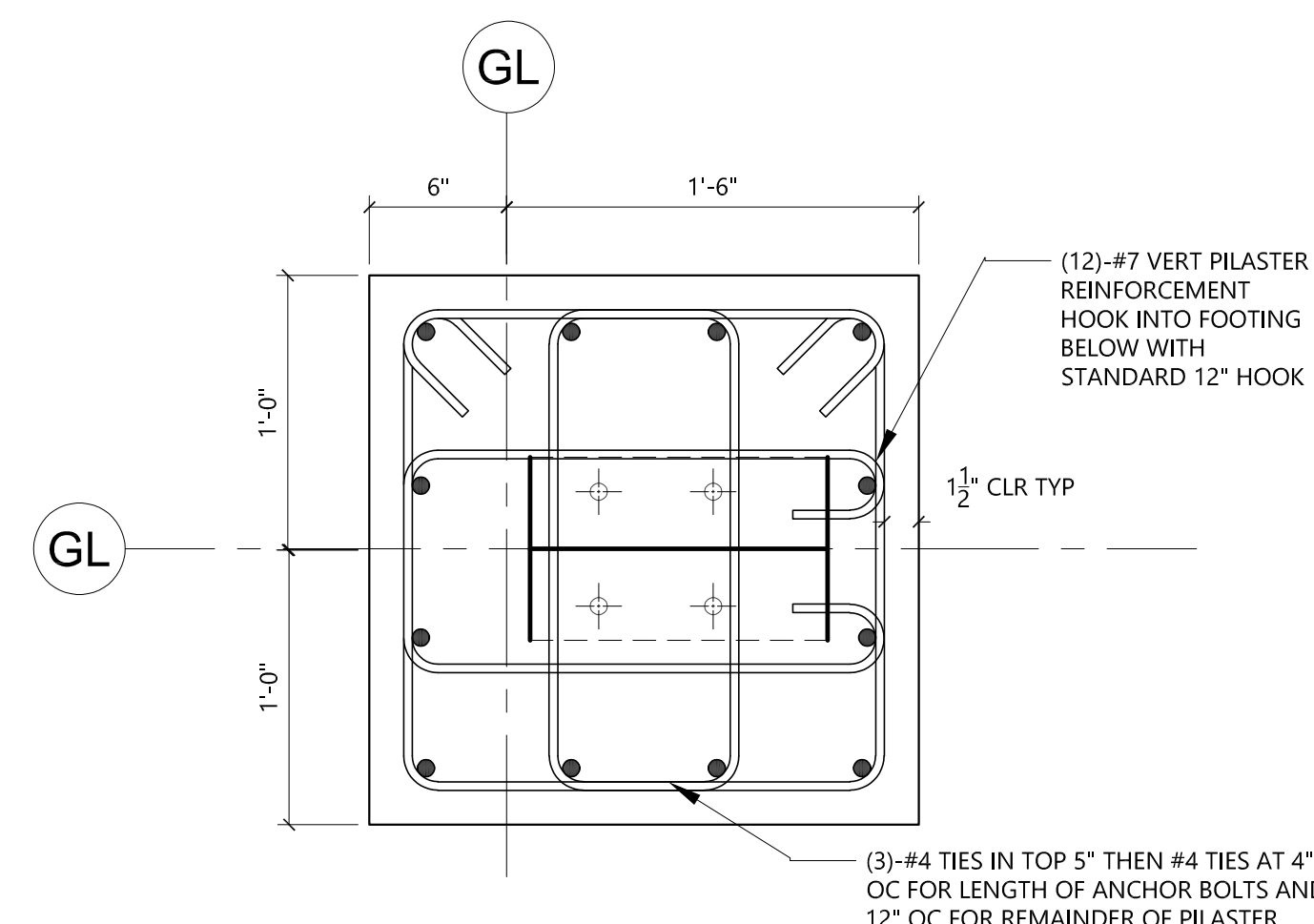
ASD	ALLOWABLE STRESS DESIGN
ARCH	ARCHITECT
BPL	BASEPLATE
BTW	BETWEEN
BOT	BOTTOM
BOL	BOTTOM OF INTEL
CLIP	CAST IN PLACE
CLR	CENTERLINE
CL	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COL
CONC	CONCRETE
CONT	CONTINUOUS
CJ	CONTROL JOINT
DIM	DIAMETER
EA	EACH
EF	EACH FACE
ELEV	ELEVATION
EMBED	EMBEDMENT
EQ	EQUAL
EW	EACH WAY
EJ	EXPANSION JOINT
FF	FINISHED FLOOR
FTD	FOUNDATION
FTG	FOOTING

HSS	HOLLOW STRUCTURAL STEEL
HORIZ I	HORIZONTAL
	ISOJECTION JOINT
JB	JOIST BEARING
LONG	LONGITUDINAL
MAX	MAXIMUM
MIN	MINIMUM
OC	ON CENTER
PEMB	PRE-ENGINEERED METAL BUILDING
PL	PLATE
REINF	REINFORCEMENT
REQ'D	REQUIRED
SCHED	SCHEDULE
SPA	SPACE
SQ	SQUARE
STL	STEEL
T&B	TOP & BOTTOM
TO	TOP OF
	TOP OF FOOTING ELEVATION
TO	TOP OF MASTER ELEVATION
TOS	TOP OF SLAB ELEVATION
TOW	TOP OF WALL ELEVATION
TRANS	TRANSVERSE
TS	TOP OF STEP
TYP	TYPICAL
UNLESS NOTED OTHERWISE	
VERT	VERTICAL

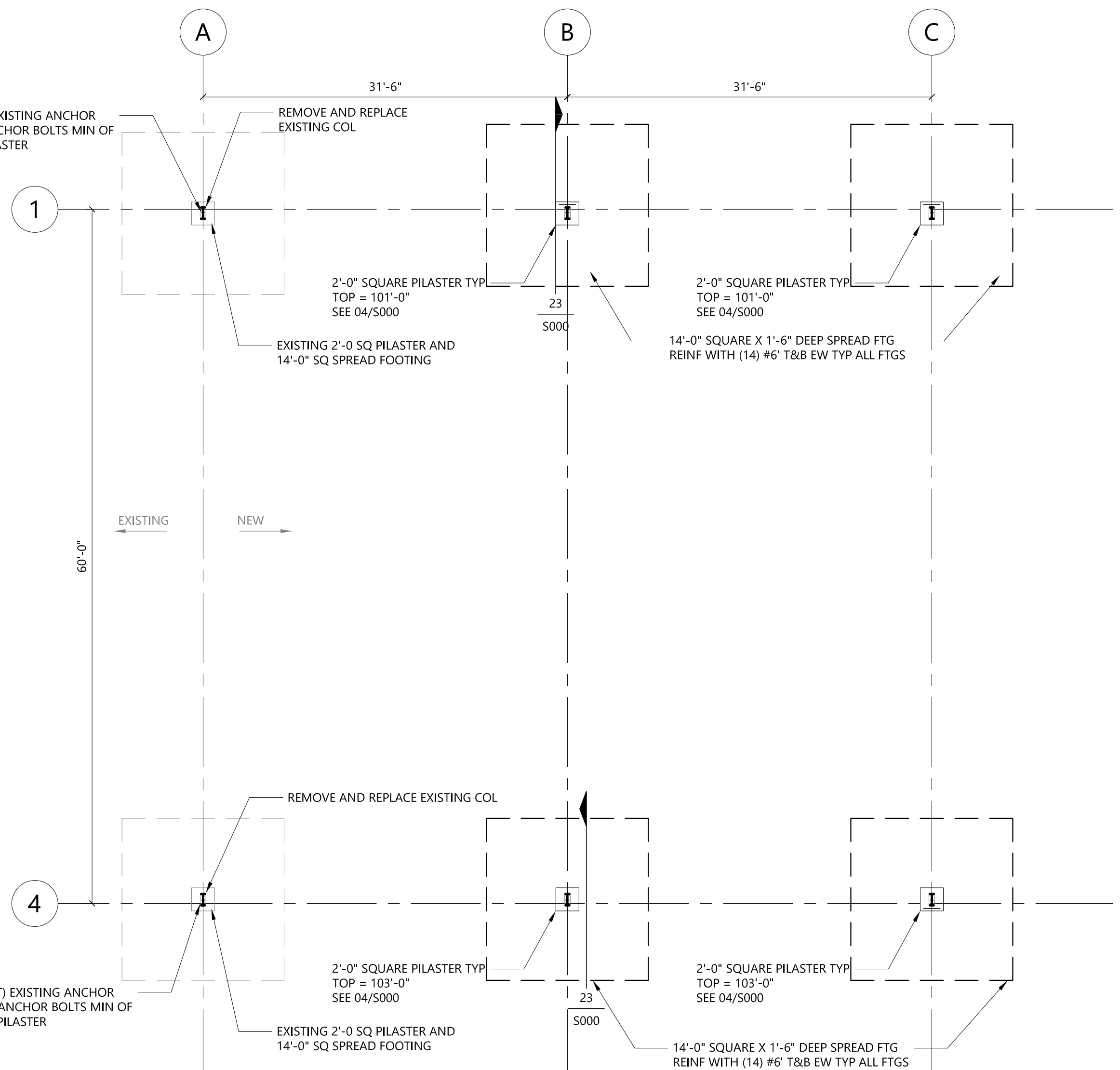
HOLLOW STRUCTURAL STEEL
HORIZONTAL
ISOLATION JOINT
JOIST BEARING
LONGITUDINAL
MAXIMUM
MINIMUM
ON CENTER
PRE-ENGINEERED METAL BUILDING
PLATE
REINFORCEMENT
REQUIRED
SCHEDULE
SPACE
SQUARE
STEEL
TOP & BOTTOM
TOP OF
TOP OF FOOTING ELEVATION
TOP OF PILASTER ELEVATION
TOP OF SLAB ELEVATION
TOP OF WALL ELEVATION
TRANSVERSE
TOP OF STEP
TYPICAL
UNLESS NOTED OTHERWISE
VERTICAL



EPOXIED ANCHOR BOLTS SHALL BE EPOXIED WITH SIMPSON SET 3G, HILTI HY 200 OR APPROVED EQUAL. ALL MANUFACTURERS INSTRUCTIONS AND RECCOMENDATIONS SHALL BE FOLLOWED.

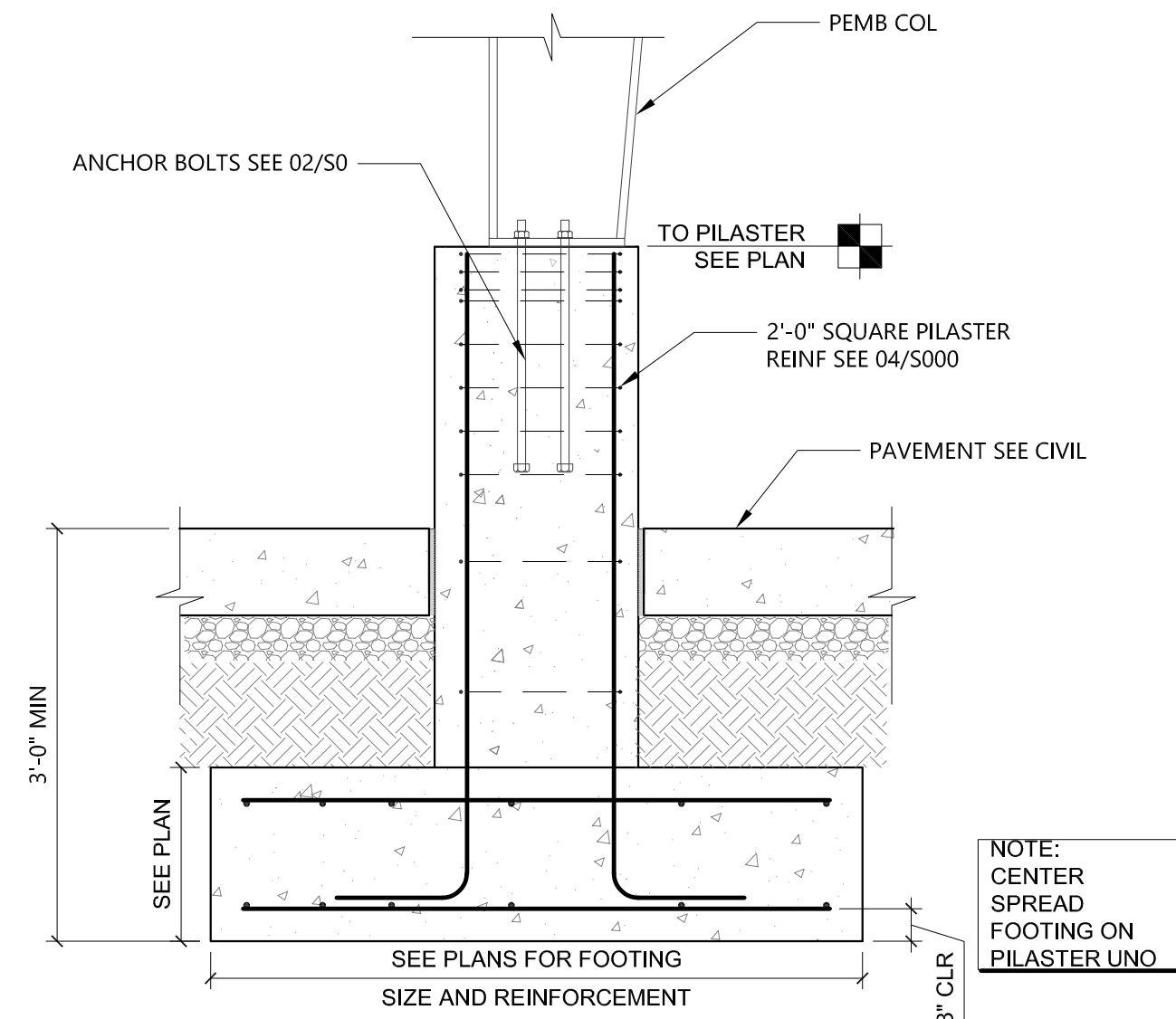


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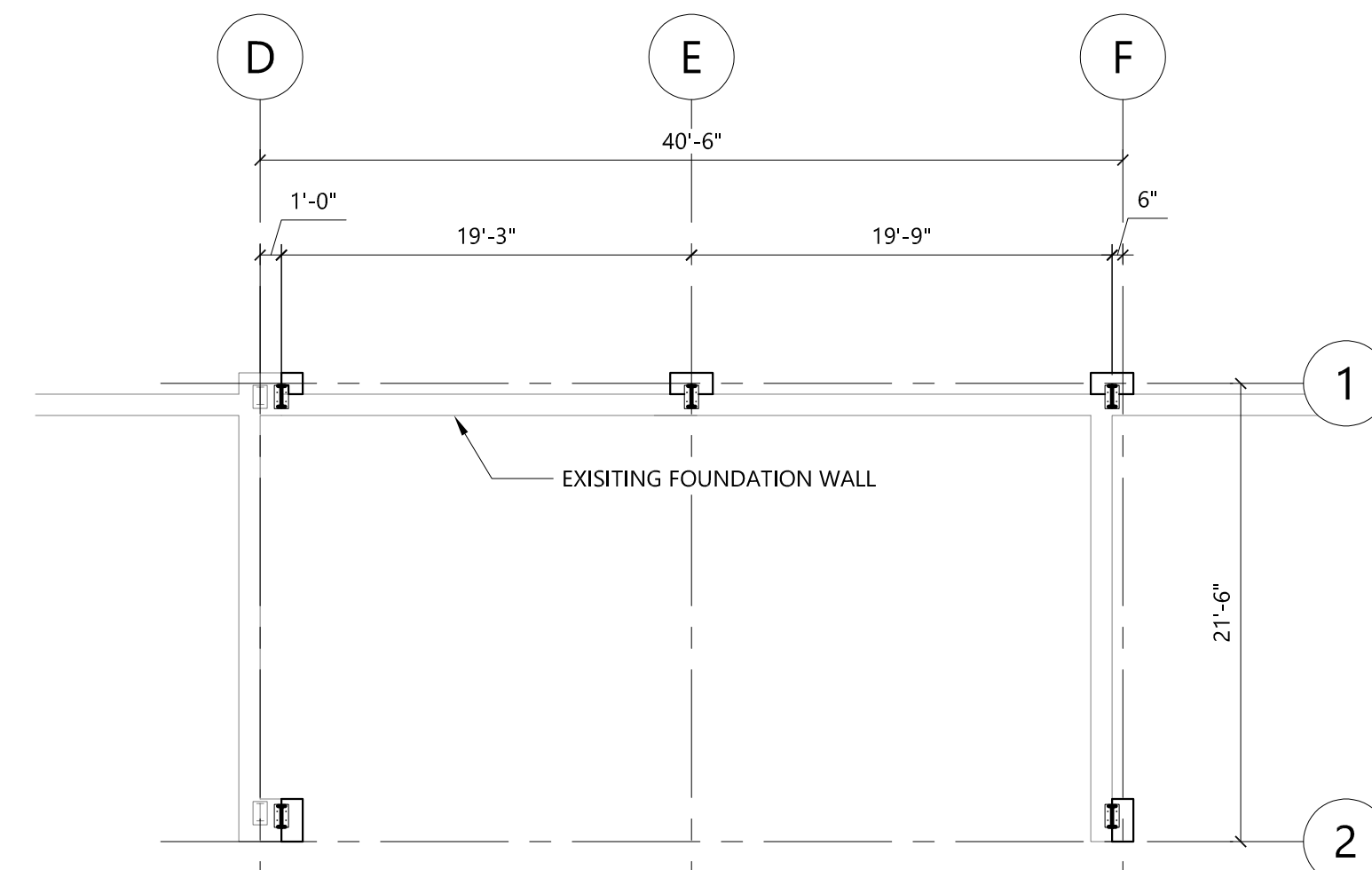


SCALE: 1/8" = 1'-0"

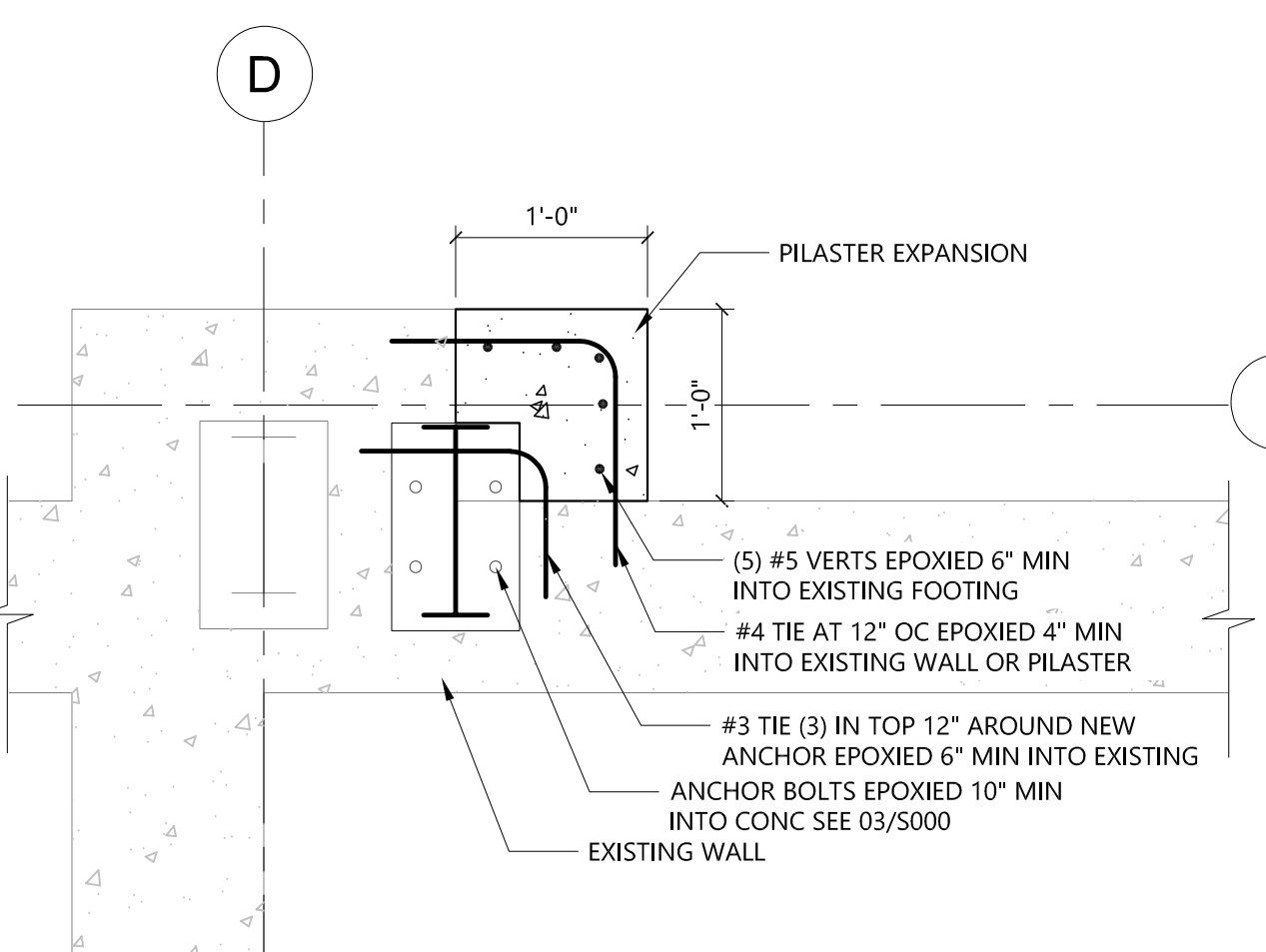
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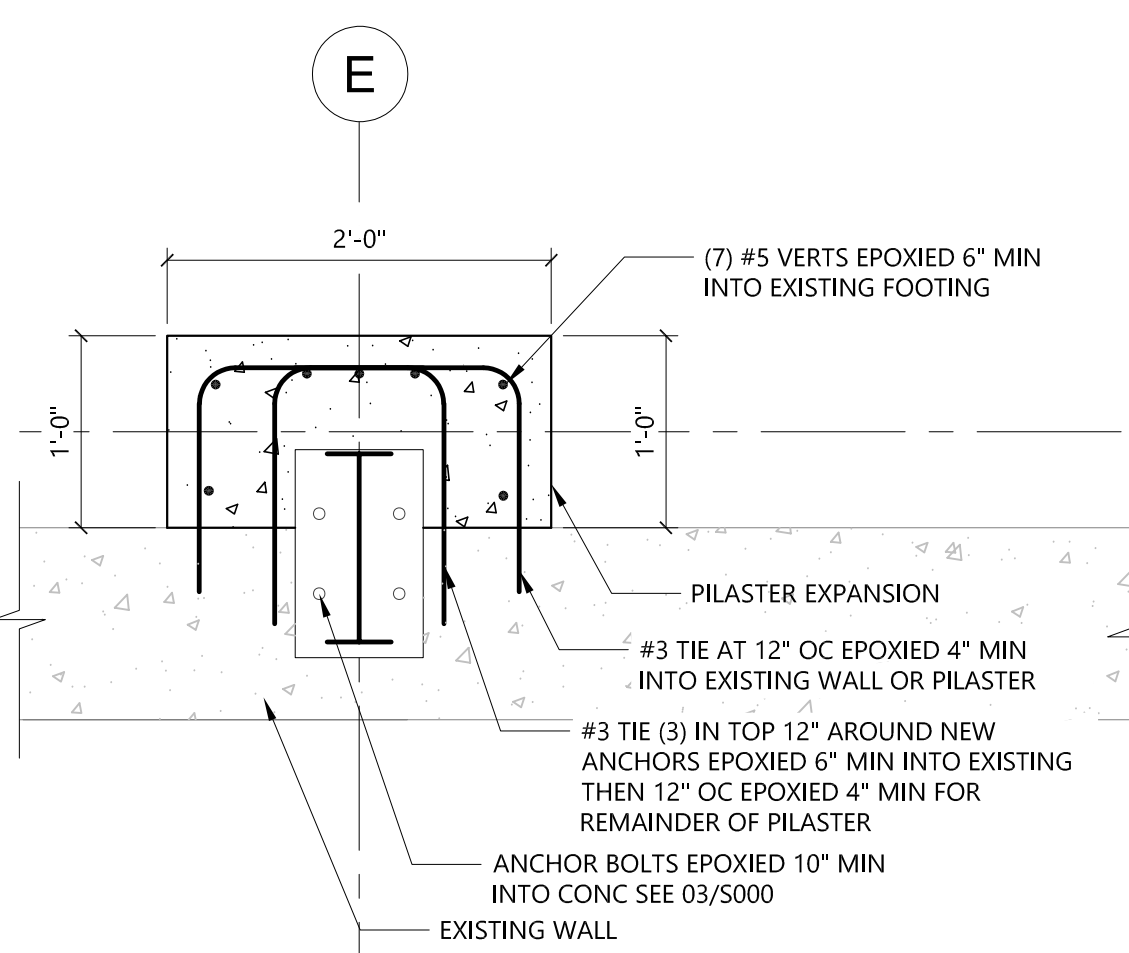
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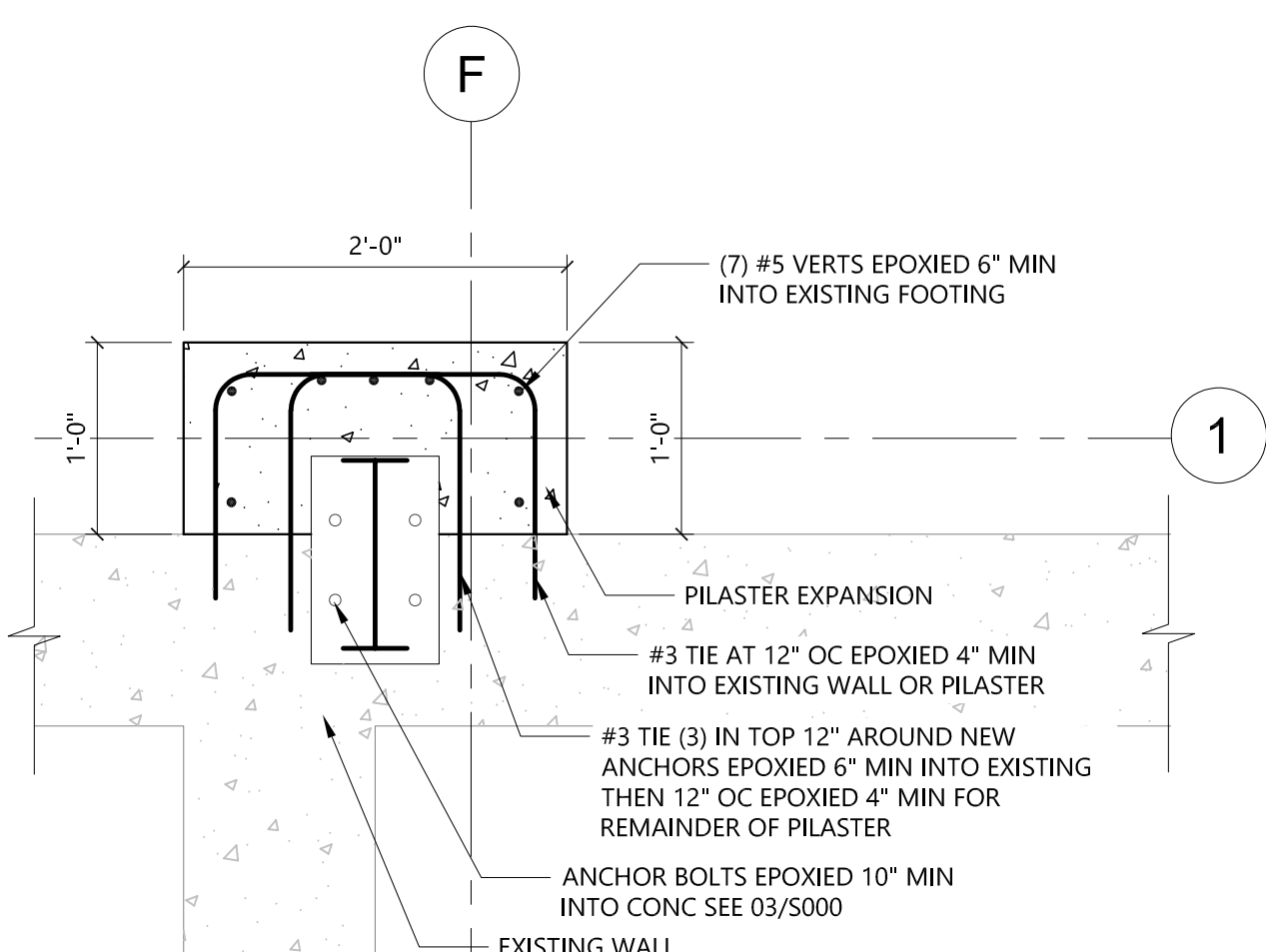
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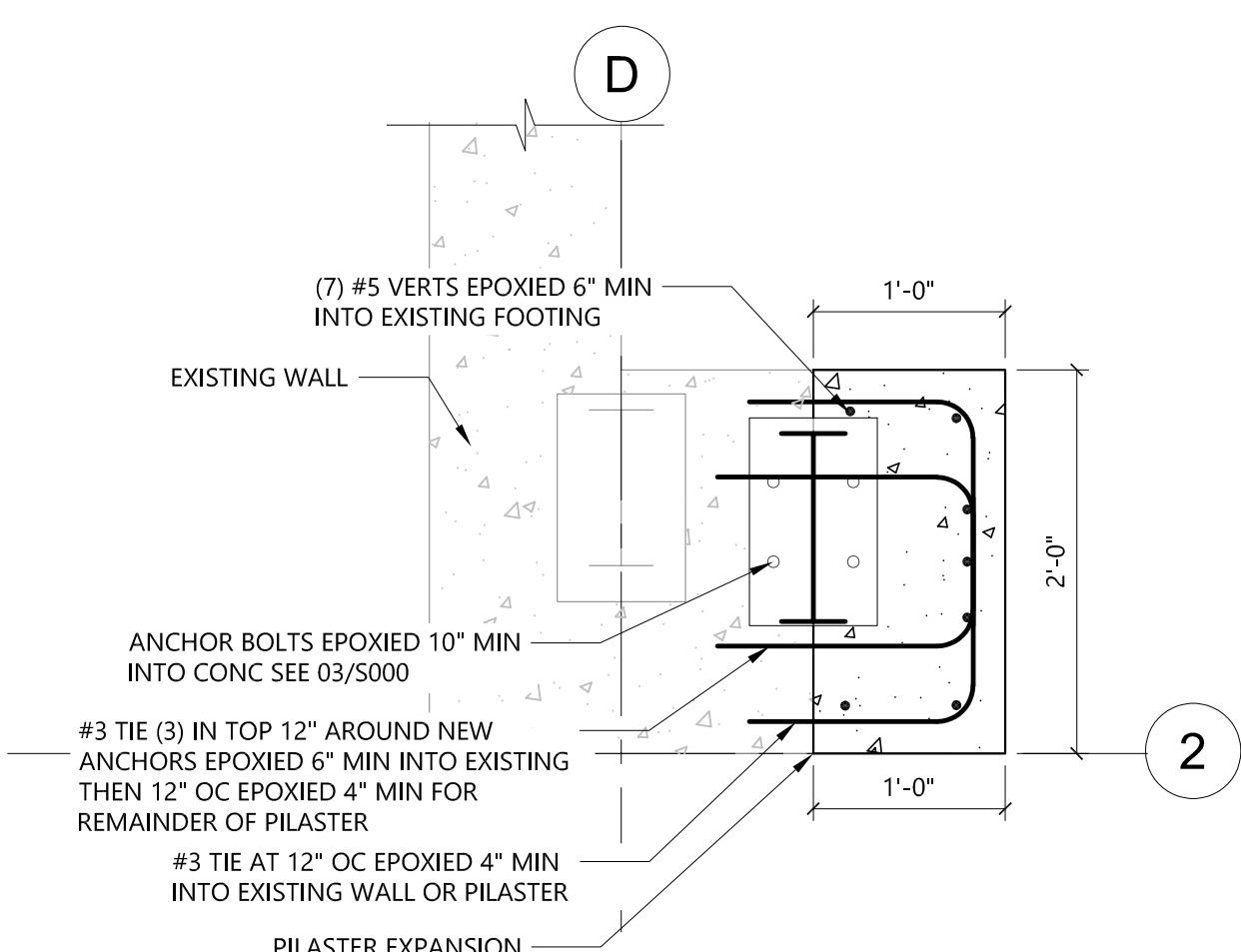
SCALE: 1"=1'-0"



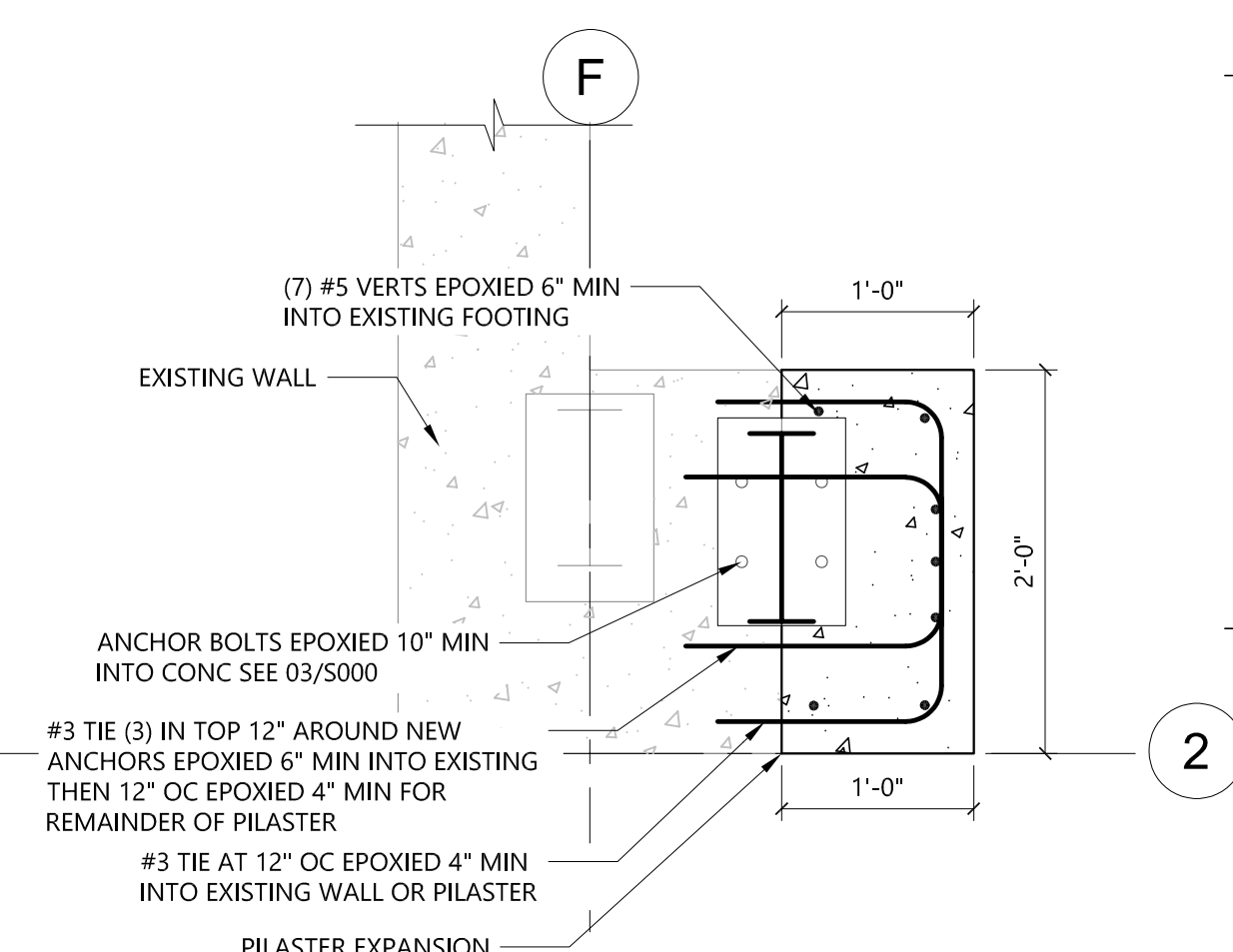
5000 SCALE: 1"-1'-0"



SCALE: 1"=1'-0"



5000 SCALE: 1"=1'-0"



5000 SCALE: 1"=1'-0"



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124-040

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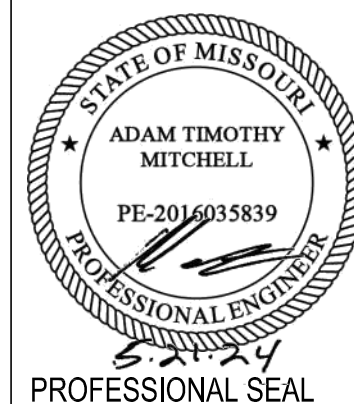
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LSMO WATER UTILITIES - CANOPIES

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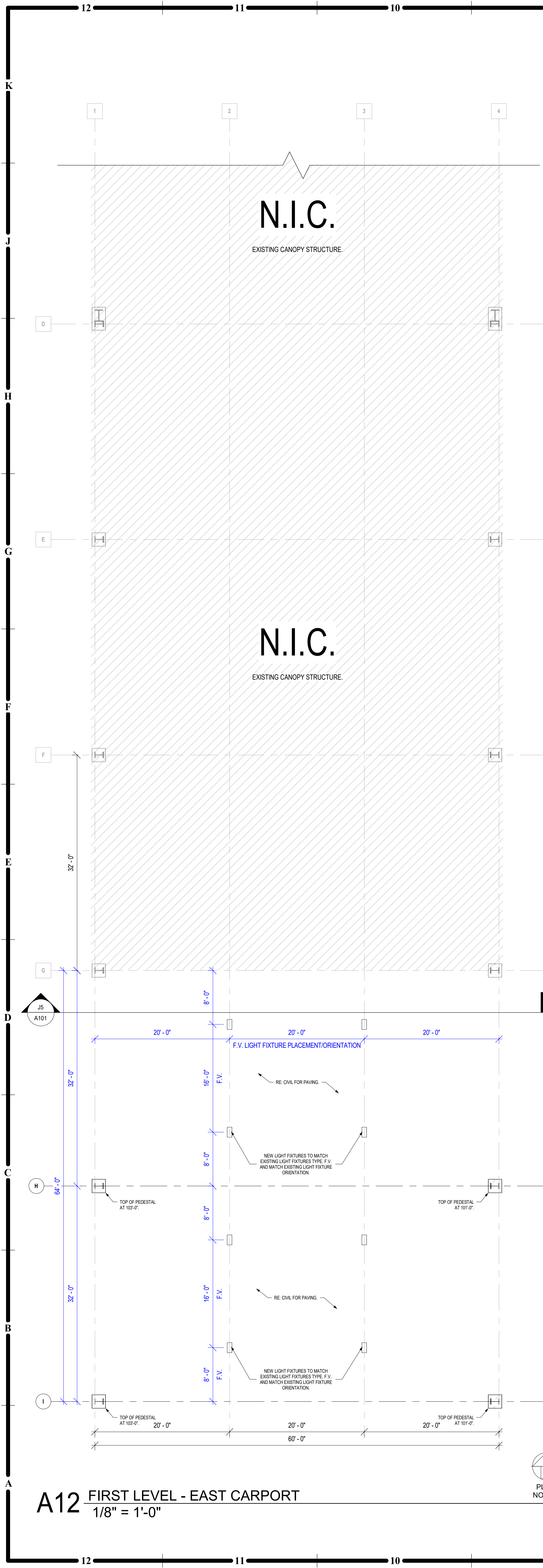
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ISSUE DATE: 21 MAY 2024
COLLINS WEBB #: 24054

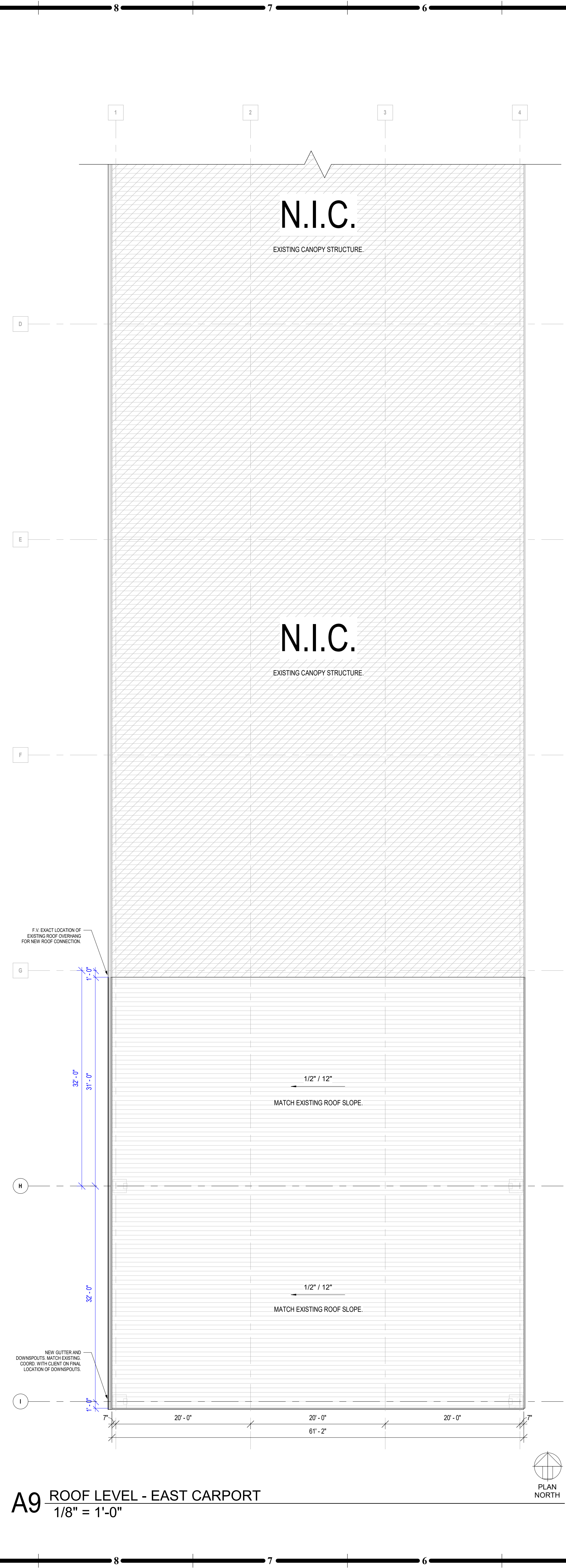
FOUNDATION NOTES,
PLANS, AND DETAILS

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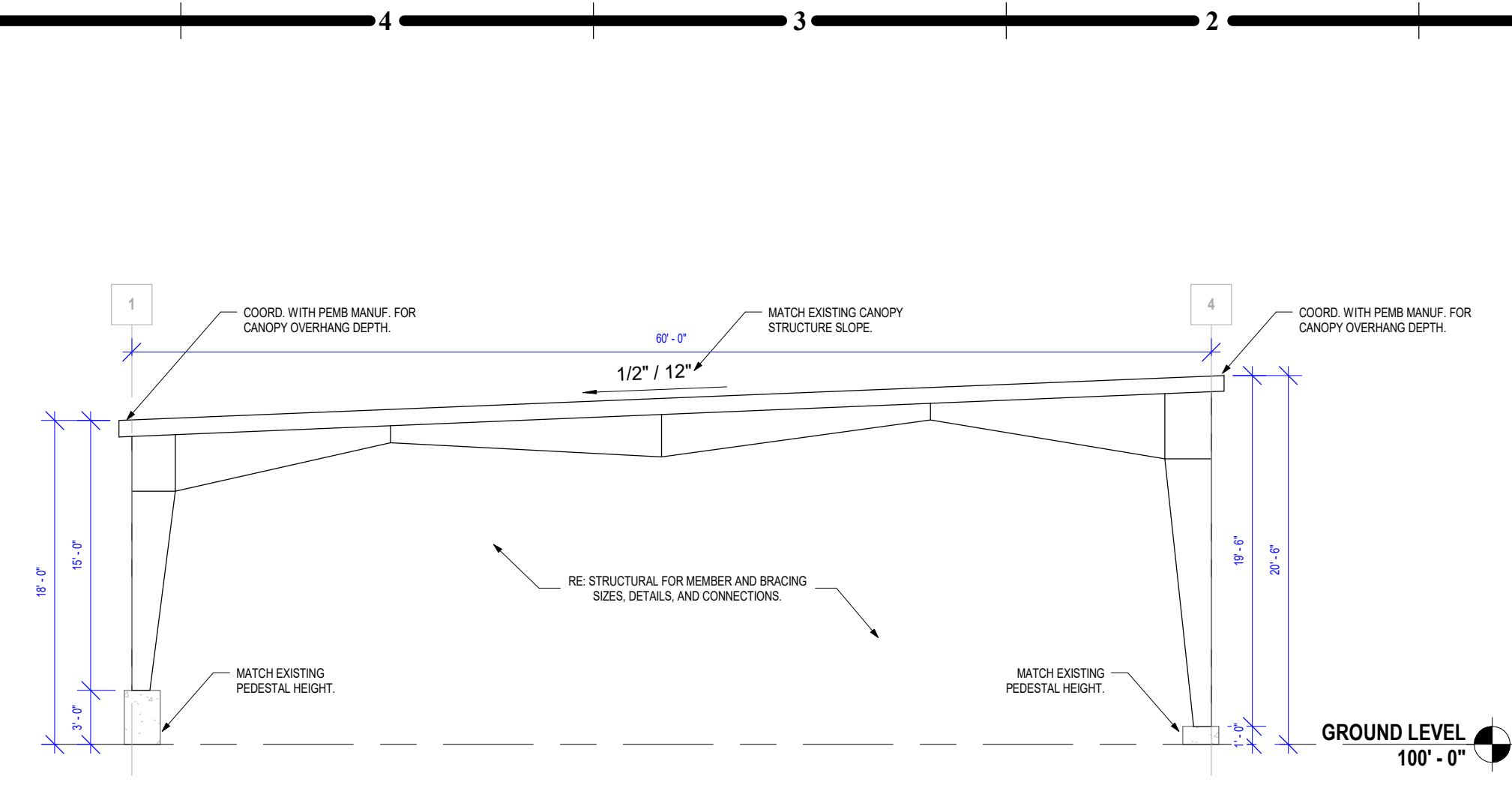
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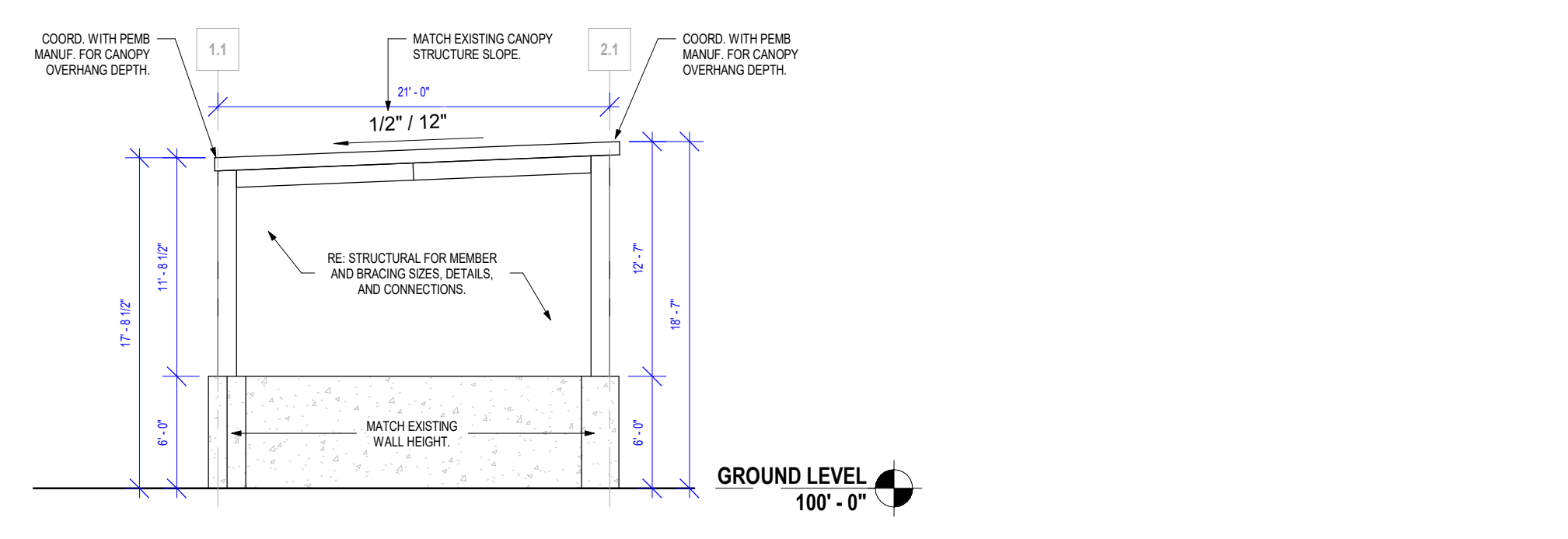
A12 FIRST LEVEL - EAST CARPORT
1/8" = 1'-0"



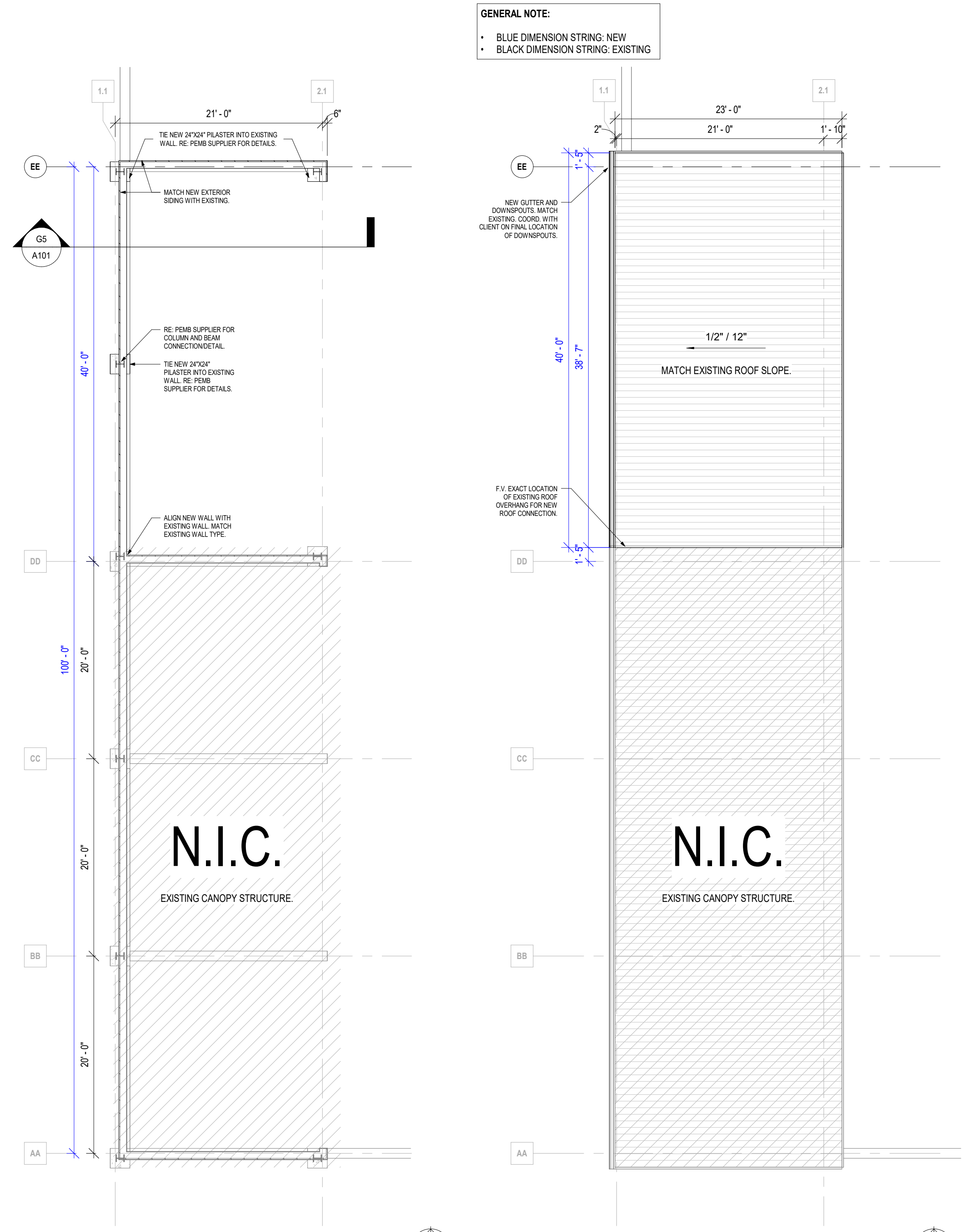
A9 ROOF LEVEL - EAST CARPORT
1/8" = 1'-0"



J5 SECTION - EAST CARPORT
1/8" = 1'-0"



G5 SECTION - WEST CARPORT
1/8" = 1'-0"



A5 FIRST LEVEL - WEST CARPORT
1/8" = 1'-0"

A3 ROOF LEVEL - WEST CARPORT
1/8" = 1'-0"

- GENERAL NOTES:**
FLOOR PLANS
- SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
 - ARCHITECTURAL ELEVATION 100'-0"
 - DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF STUD WALL (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
 - NOTE: WALL THICKNESSES ARE ACTUAL DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
 - DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL OR OTHER PROTRUDING OBJECTS.
 - MAINTAIN AND PROTECT EXISTING EXPANSION JOINTS DURING CONSTRUCTION. PATCH/REPAIR/REPLACE TO MATCH EXISTING RATINGS AS REQUIRED ON THE SHELL PORTION OF PROJECT.
 - ALL WOOD PRODUCTS TO BE FIRE-RETARDANT, INCLUDING BLOCKING AND PLYWOOD.
 - RE: STRUCTURAL/PEMB SUPPLIER FOR FINAL FOUNDATION AND STEEL MEMBER SIZES AND LOCATIONS.
 - RE: STRUCTURAL/PEMB SUPPLIER FOR FINAL CONNECTION AND DETAIL DRAWINGS OF STEEL MEMBERS AND CONCRETE FOOTING FOUNDATIONS.
 - COORDINATE ANY BRACING NEEDED WITH PEMB SUPPLIER.
 - COORDINATE ANY TIE BEAM CONNECTIONS WITH PEMB SUPPLIER.
 - RE: CIVIL DRAWINGS FOR GRADING AND PAVING INFORMATION/DETAILS.
 - COORDINATE ANY EXTERIOR LIGHTING FIXTURES WITH MEP OR CLIENT/GC.

- GENERAL NOTES:**
ROOF PLANS
- RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 - RE: PEMB SUPPLIER FOR NEW ROOF CONNECTION DETAILS AND DRAWINGS.
 - NEW ROOF TYPE TO MATCH EXISTING. RE: PEMB SUPPLIER FOR DETAIL.
 - COORDINATE ROOF FASCIA TYPE WITH PEMB SUPPLIER.
 - PATCH, REPAIR, AND INFILL ANY DAMAGE TO EXISTING STRUCTURE DURING THE CONSTRUCTION PHASE.
 - COORDINATE ANY CANOPY FIXTURES WITH MEP OR CLIENT/GC.



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LSMO WATER UTILITIES - CANOPIES

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LEE'S SUMMIT, MO 64081

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