

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

12/18/2024



*NOTE: DASHED PARCEL LINES ARE FROM CITY OF LEE'S SUMMIT GIS DATABASE AND ARE NOT SURVEYED. SOME SPACIAL DISCREPANCY MAY BE PRESENT.



NO.	REVISIONS	DATE	BY

Kimley-Horn

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805 PENNSYLVANIA AVENUE, SUITE 160
KANSAS CITY, MO 64105
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PUJ



CAPITAL BUILDERS

EXISTING CONDITIONS

LEE'S SUMMIT FLEX SPACE
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

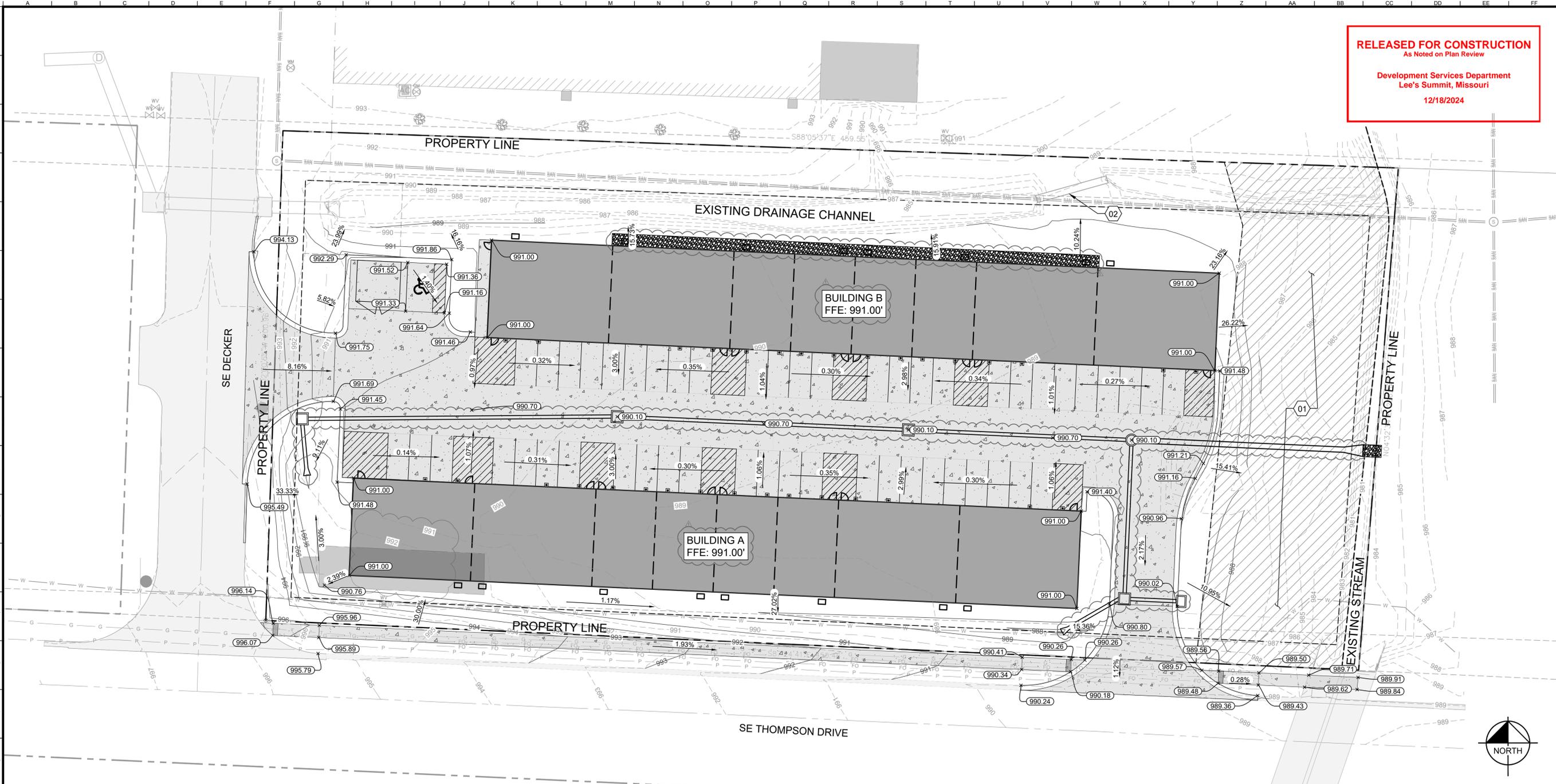
ORIGINAL ISSUE: 12/09/2024
KHA PROJECT NO. 268442000
SHEET NUMBER

C002

Drawing name: K:\KHA_LEE\268442000_Capital Builders Lee's Summit Flex Space\2 Design\DWG\DWG002 - EXISTING CONDITIONS.dwg Date: 09/20/24 3:17pm By: Logan Green
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Lee's Summit, Missouri
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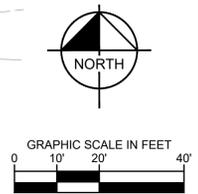
PAVING, GRADING AND DRAINAGE NOTES

- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MODOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- TRAFFIC CONTROL ON ALL MODOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO KDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS PER MISSOURI DEPARTMENT OF NATURAL RESOURCES.
- SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
- THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

GRADING LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	SLOPE ARROW

- GRADING PLAN KEY NOTES**
- 01 EXISTING RUBBLE SHALL BE HAULED AND DISPOSED OF PROPERLY OFFSITE
 - 02 EXISTING CULVERT SHALL BE REMOVED, CONTRACTOR SHALL REGRADE TO MAINTAIN EXISTING DRAINAGE PATTERNS

LIMITS OF DISTURBANCE: 1.81 AC

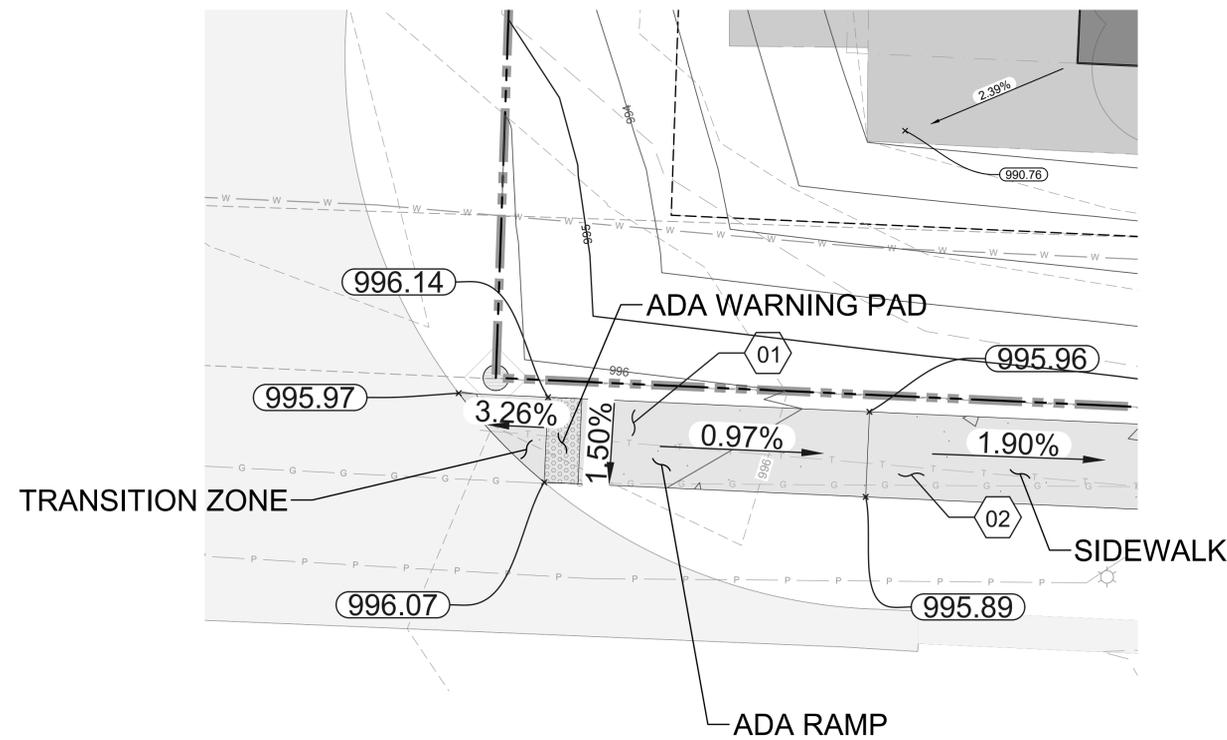


Drawing name: K:\KHC_LTE\2024\4000_Capital Builders Lee's Summit\2 Design\DWG\Plan\Sheet\DWG\C004 - GRADING PLAN.dwg Date: 08/20/2024 3:17pm By: hogan.green
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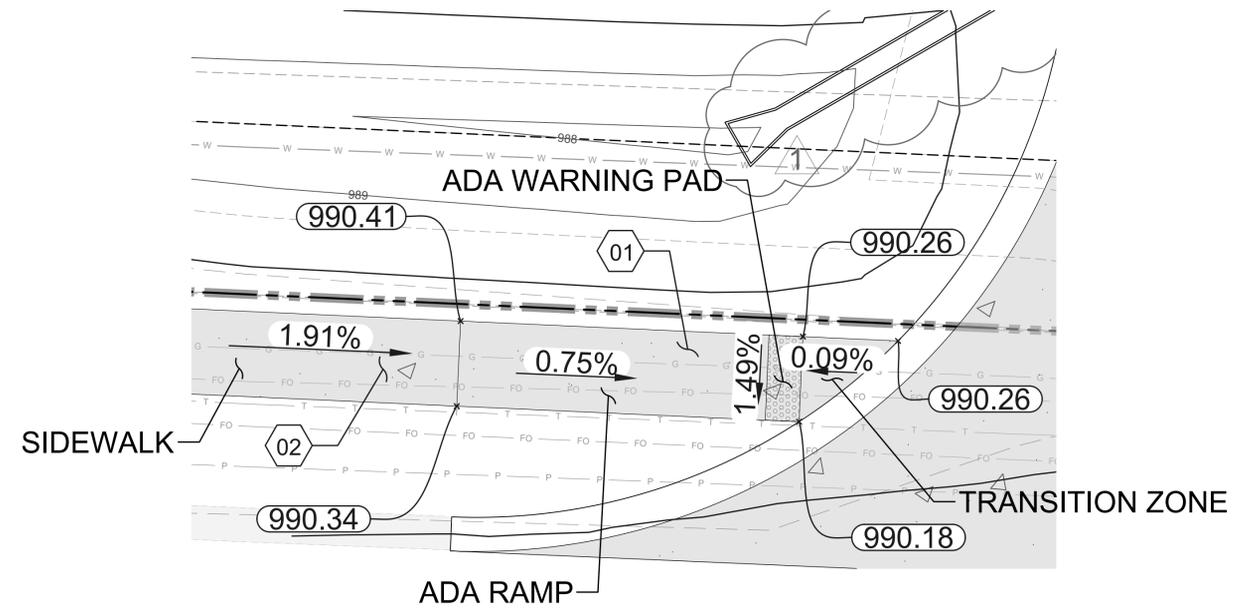
LG	10/30/2024		
LLG	12/19/2024		
STORMWATER ADDENDUM			
CITY COMMENTS			
No.			
REVISIONS			
DATE	BY		
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SCALE:	AS NOTED		
DESIGNED BY:	LLG		
DRAWN BY:	LLG		
CHECKED BY:	PJU		
CAPITAL BUILDERS			
GRADING PLAN			
LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081			
ORIGINAL ISSUE: 12/09/2024			
KHA PROJECT NO. 268442000			
SHEET NUMBER			
C004			

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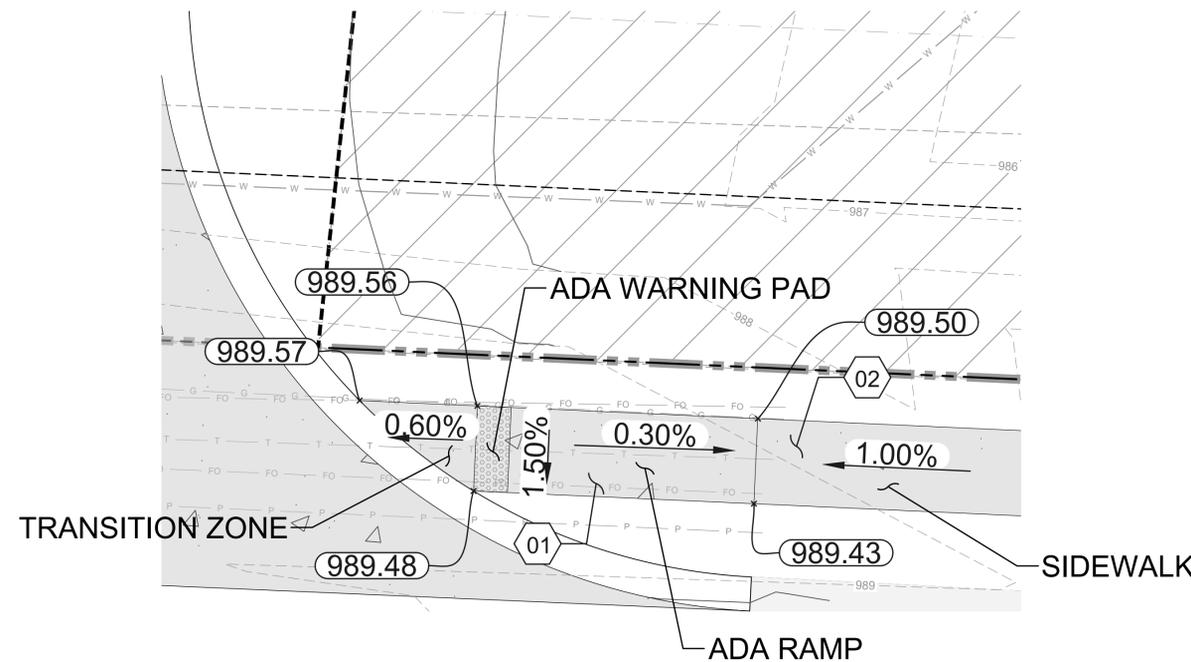
ADA RAMP 1



ADA RAMP 2



ADA RAMP 3



GRADING LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	SLOPE ARROW

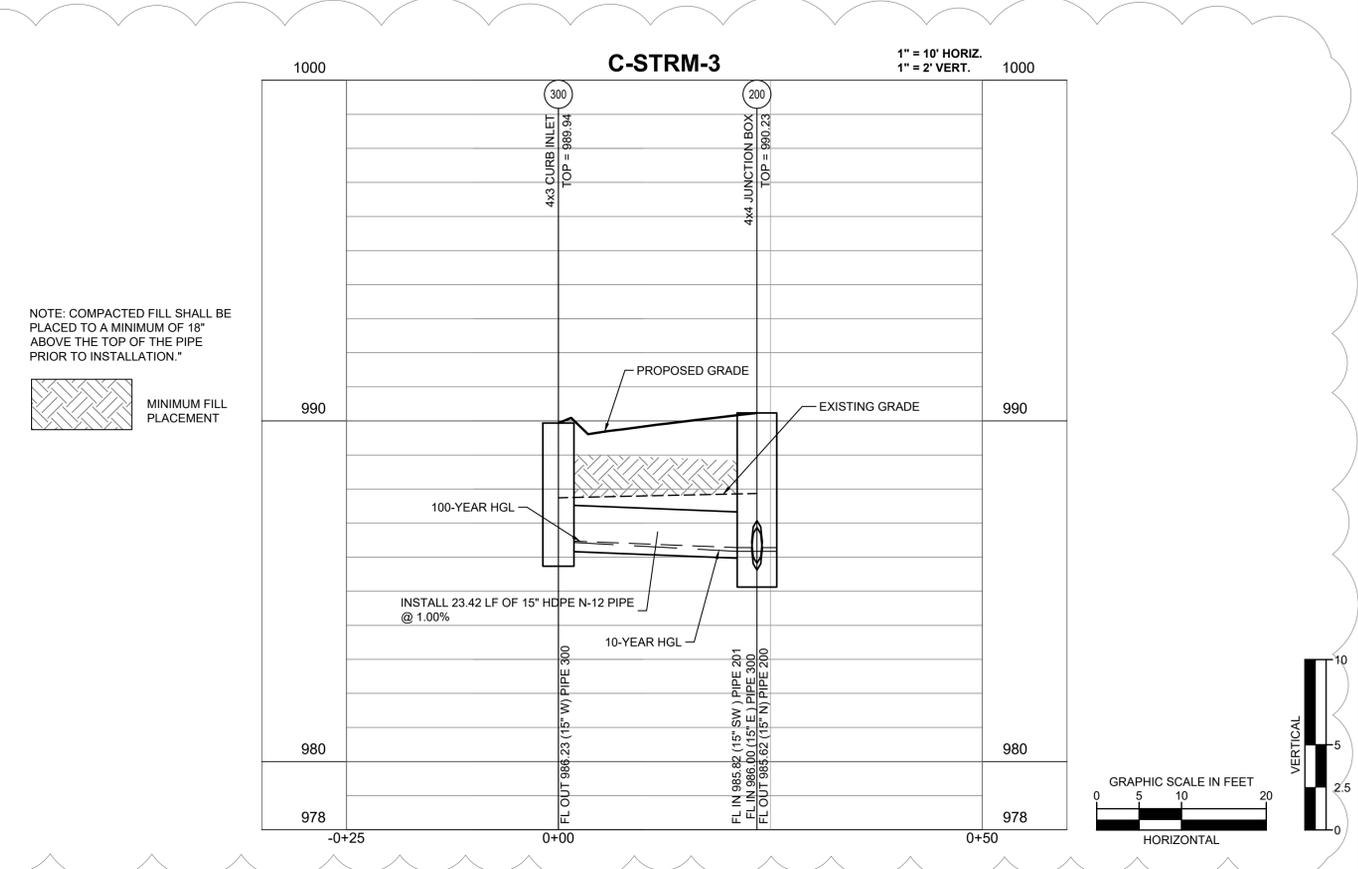
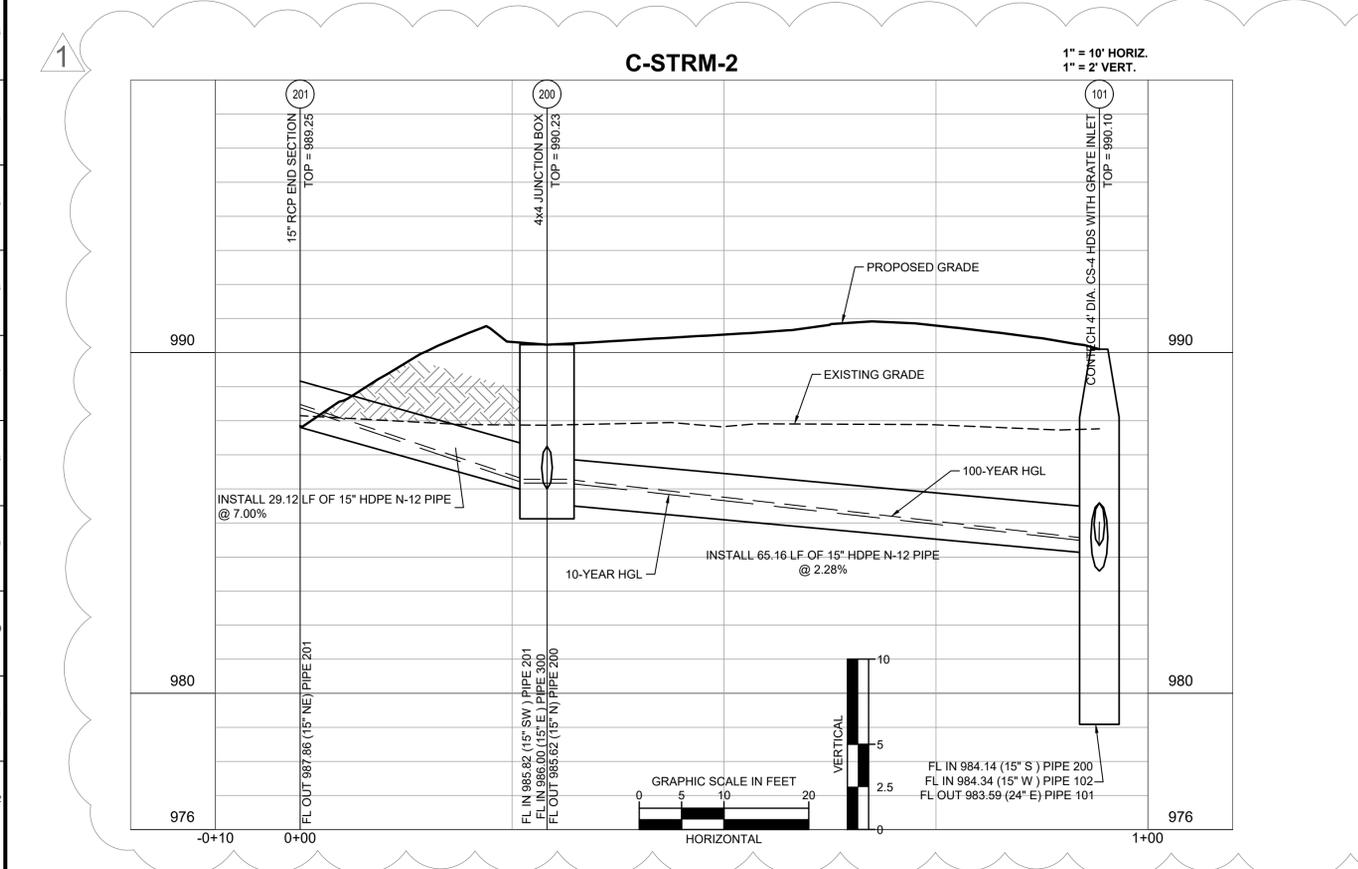
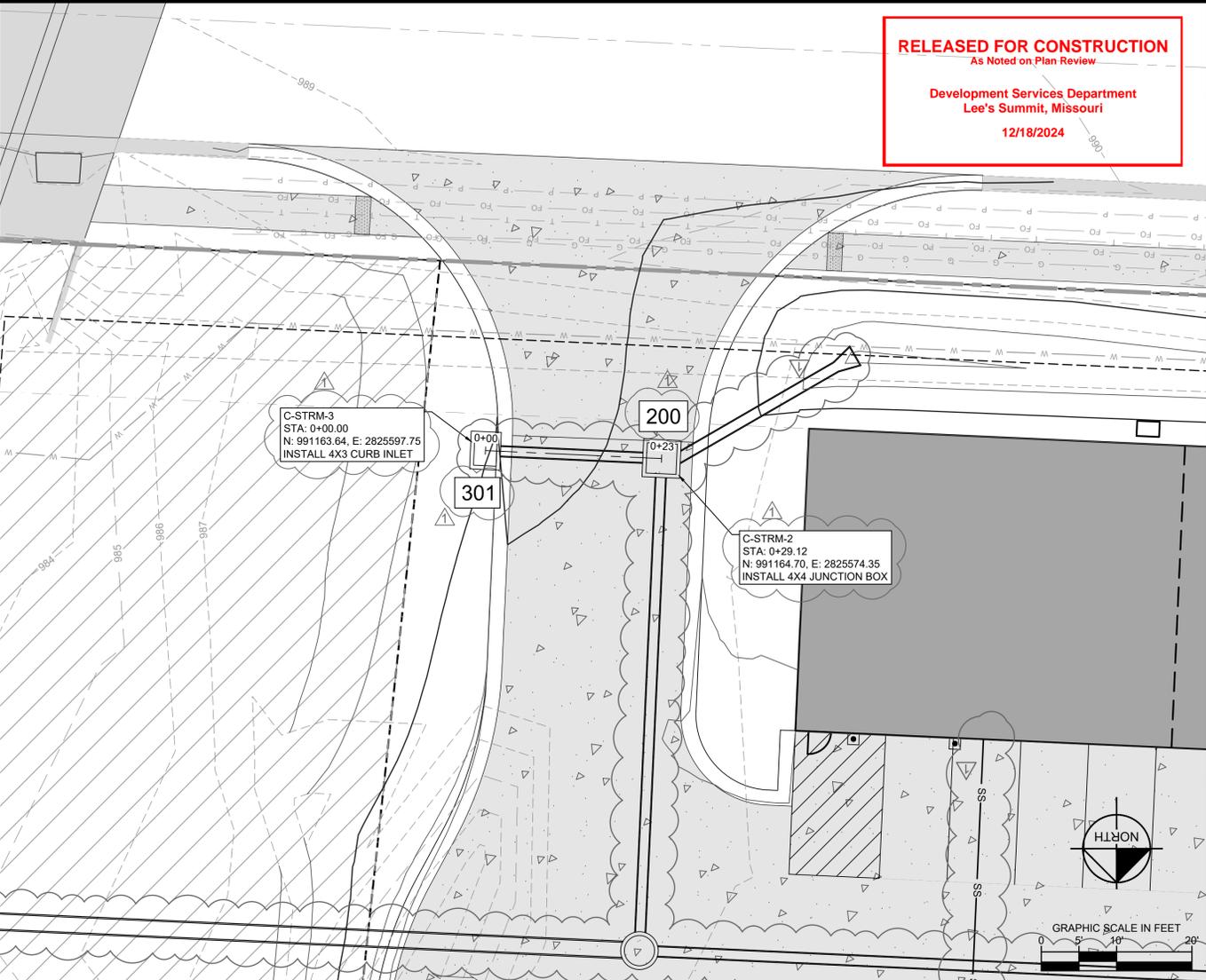
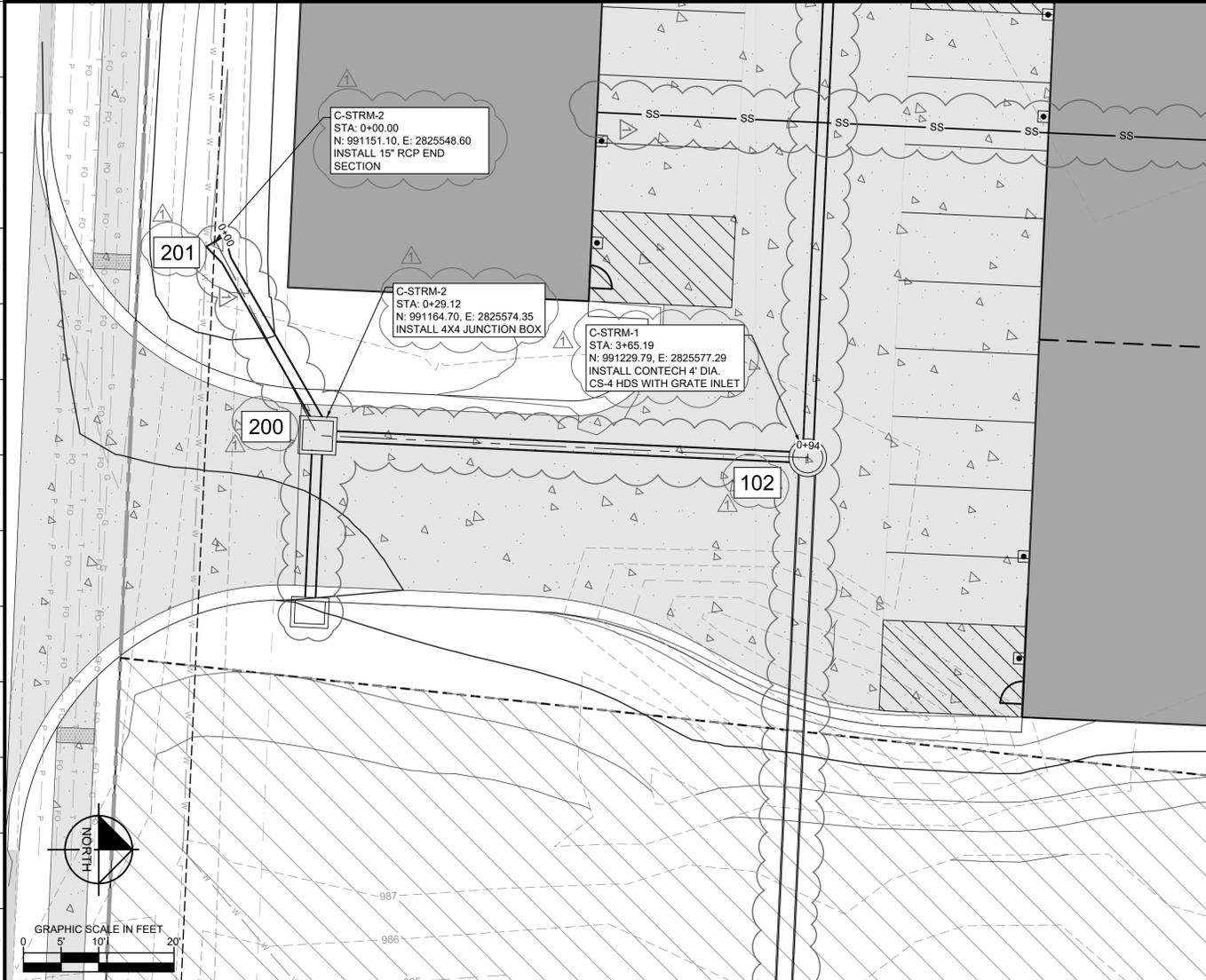
- GRADING PLAN KEY NOTES**
- 01 INSTALL ADA SIDEWALK RAMP WITH WARNING PAD. REFER TO DETAIL 14, SHEET C011
 - 02 INSTALL SIDEWALK WITH BUFFER. REFER TO DETAIL 12, SHEET C011

Drawing name: K:\KHC_L1E\268442000_Capital Builders Lee's Summit Flex Space2 Design\CD\PlanSheets\CDPC04 - GRADING PLAN.dwg C005 - ADA RAMPS Dec 09, 2024 3:17pm by: Logan Green
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LLG 10/30/2024 12/9/2024	LLG 12/9/2024	STORMWATER ADDENDUM CITY COMMENTS	REVISIONS No. DATE	No. DATE	
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM					
SCALE:	AS NOTED	DESIGNED BY: LLG	DRAWN BY: LLG	CHECKED BY: PUJ	BY:
CAPITAL BUILDERS					
ADA RAMPS					
LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081					
ORIGINAL ISSUE: 12/09/2024 KHA PROJECT NO. 268442000 SHEET NUMBER C005					

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Lee's Summit, Missouri
12/18/2024



Drawing name: K:\KAC_L\2024\4000_Capital Builders Lee's Summit\2 Design\DWG\Stormwater\Profile\007 - Stormwater Plan & Profile.dwg - C008 - Stormwater Plan & Profile.dwg - Dec 09, 2024, 3:17pm by logan.green
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KANSAS CITY, MO 64105
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PUJ

STATE OF MISSOURI
PATRICK JOYCE
NUMBER
PE-200903032
12-18-2024
PROFESSIONAL ENGINEER

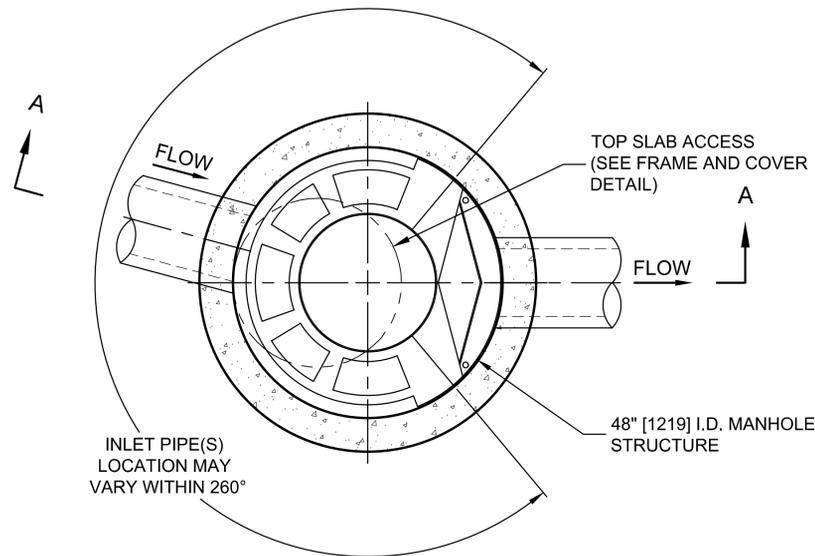
CAPITAL BUILDERS

STORMWATER PLAN & PROFILE

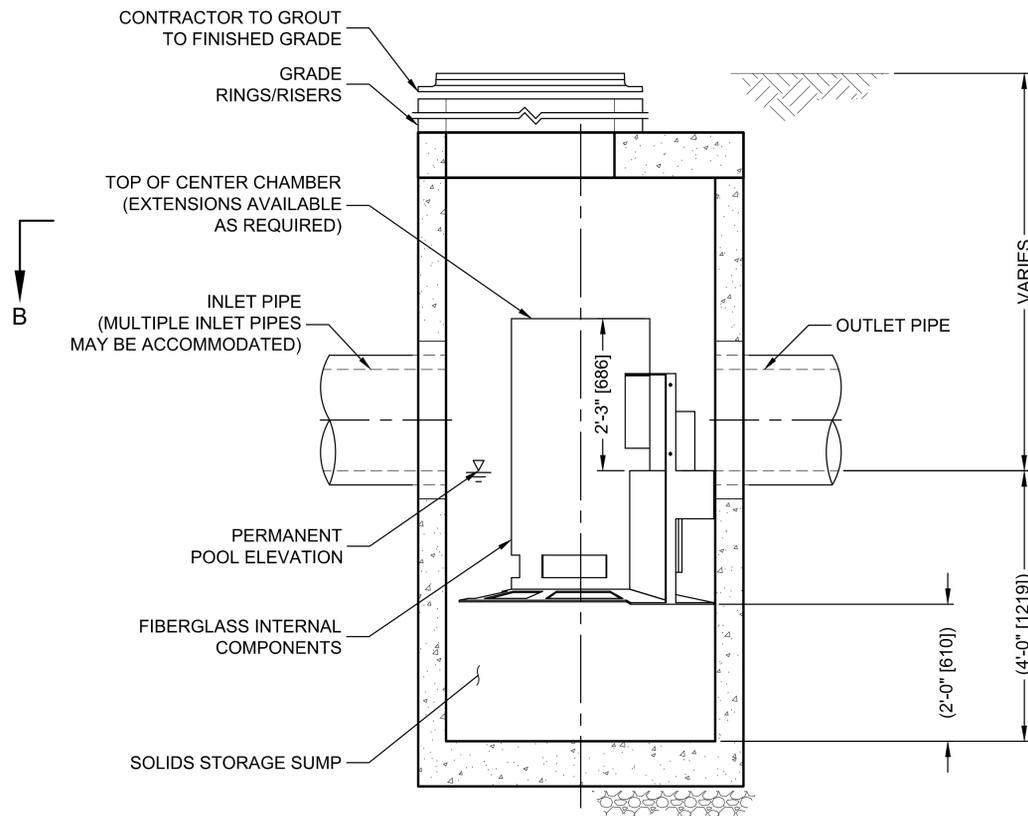
LEE'S SUMMIT FLEX SPACE
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE: 12/09/2024
KHA PROJECT NO. 268442000
SHEET NUMBER
C008

I:\COMMON\CAD\TREATMENT\21 CASCADE\40 STANDARD DRAWINGS\DWG\CS-4-DTL.DWG 10/31/2018 9:26 AM



PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE
separator™

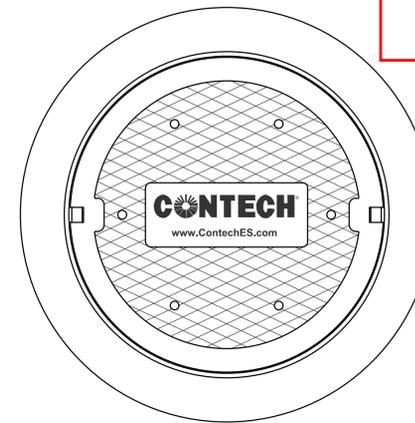
CS-4 DESIGN NOTES

THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

- GRATED INLET ONLY (NO INLET PIPE)
- GRATED INLET WITH INLET PIPE OR PIPES
- CURB INLET ONLY (NO INLET PIPE)
- CURB INLET WITH INLET PIPE OR PIPES

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FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	101		
WATER QUALITY FLOW RATE (CFS OR L/s)	1.5		
PEAK FLOW RATE (CFS OR L/s)	17		
RETURN PERIOD OF PEAK FLOW (YRS)	100		
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	984.14	HDPE	15"
INLET PIPE 2	984.34	HDPE	15"
OUTLET PIPE	983.59	HDPE	24"
RIM ELEVATION	990.10		
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
	*	*	
NOTES/SPECIAL REQUIREMENTS:			
CONTECH CS-4 HDS SHALL BE INSTALLED WITH CLAY AND BAILEY NO. 2153 FRAME AND NO. 2152 GRATE INLET OR APPROVED EQUAL			
* PER ENGINEER OF RECORD			



GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
- C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH
ENGINEERED SOLUTIONS LLC

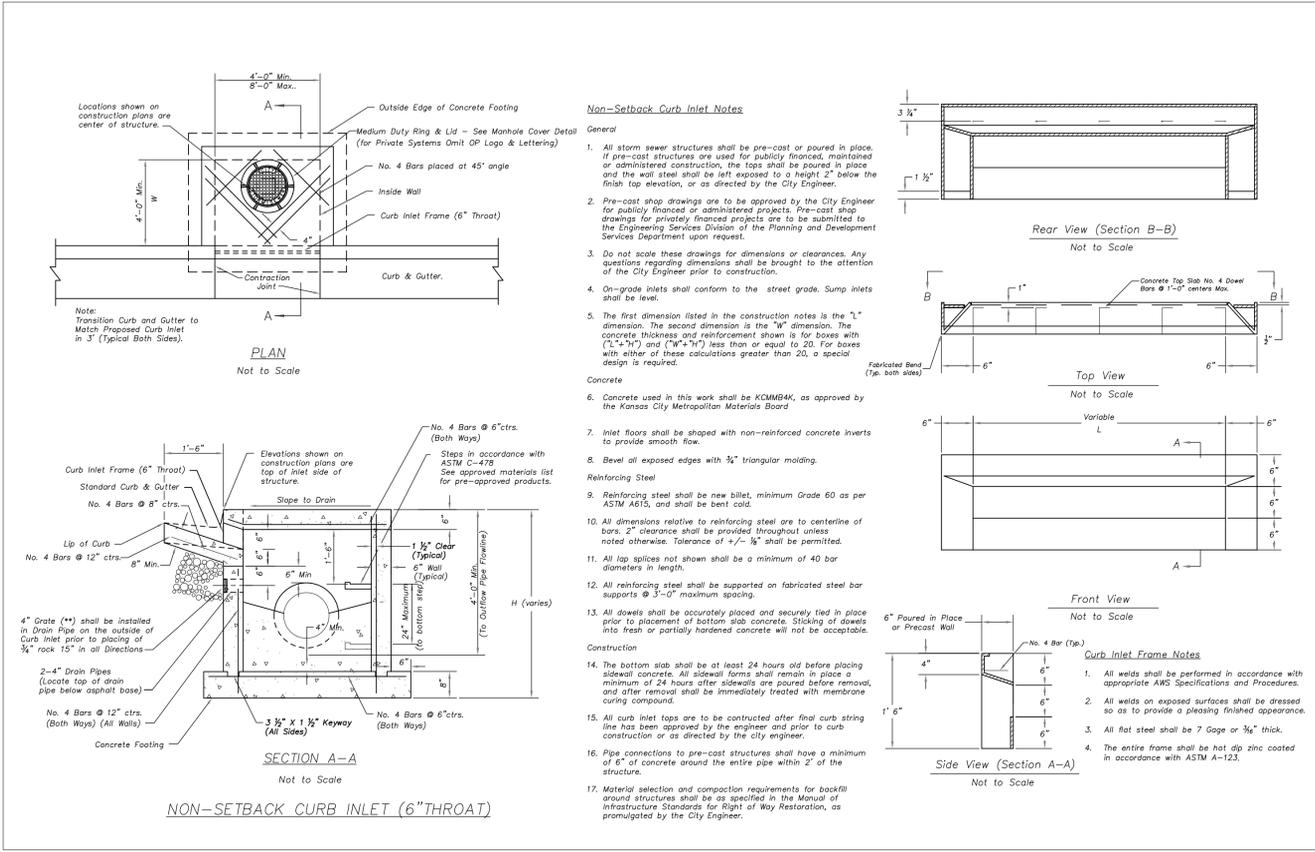
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CS-4
CASCADE SEPARATOR
STANDARD DETAIL

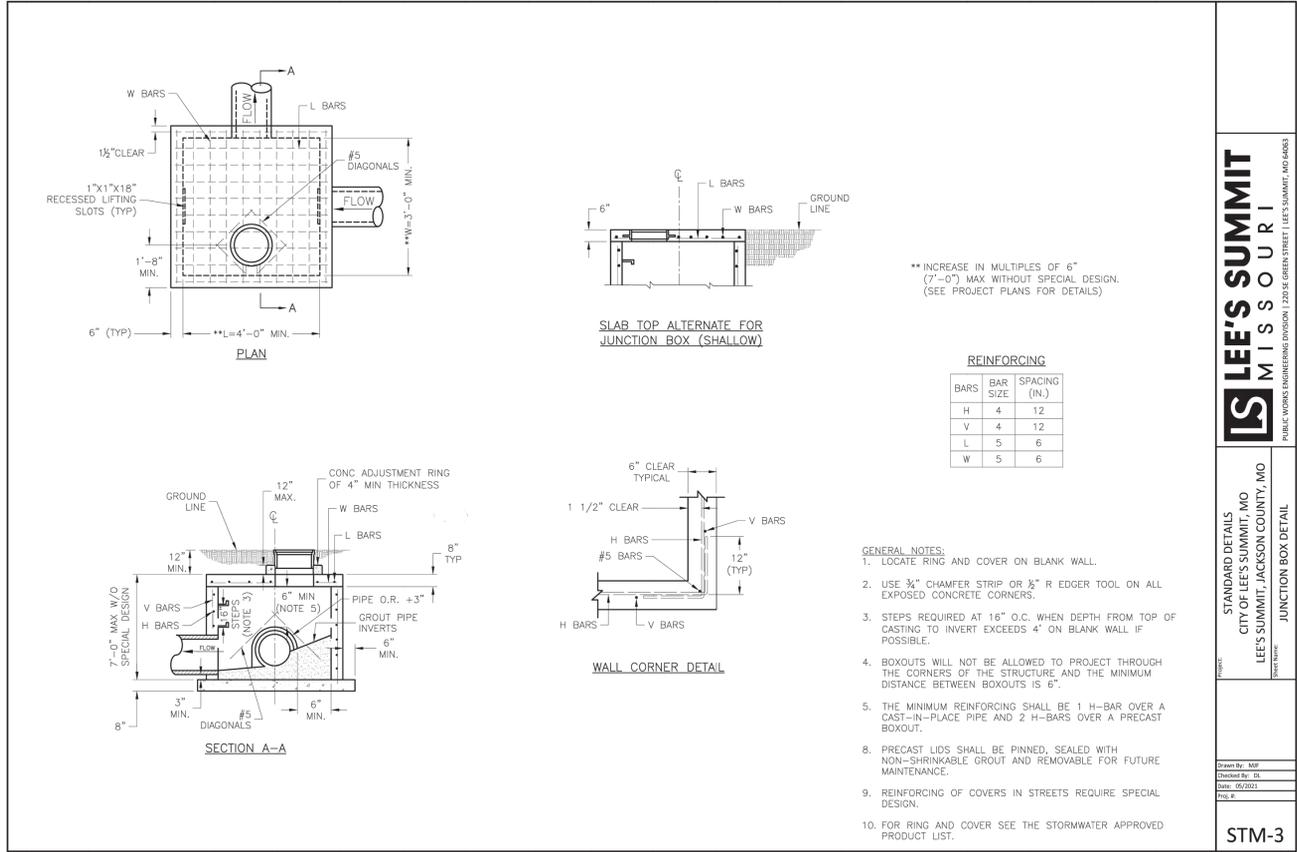
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2 NON-SETBACK CURB INLET DETAIL
SCALE: NOT TO SCALE



3 JUNCTION BOX DETAIL
SCALE: NOT TO SCALE

LEE'S SUMMIT MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

JUNCTION BOX DETAIL

STM-3

LLG
10/30/2024
LLG
12/19/2024

STORMWATER ADDRESS: _____
CITY COMMENTS: _____

DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PUJ

NO. _____
DATE _____

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STATE OF MISSOURI
PATRICK JOYCE
MEMBER
PE-200690032
2-28-2024
PROFESSIONAL ENGINEER

CAPITAL BUILDERS

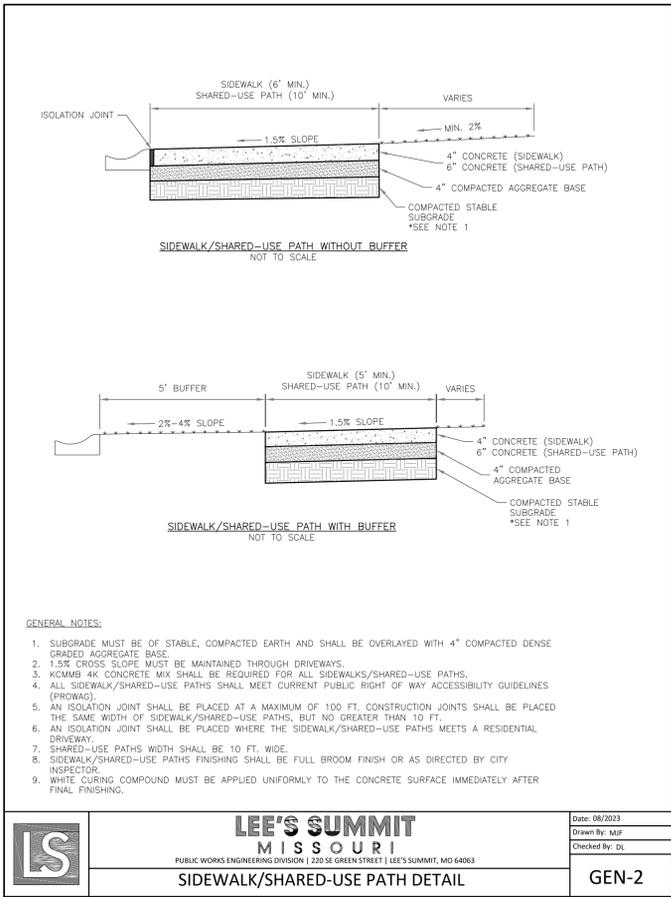
DETAILS

LEE'S SUMMIT FLEX SPACE
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

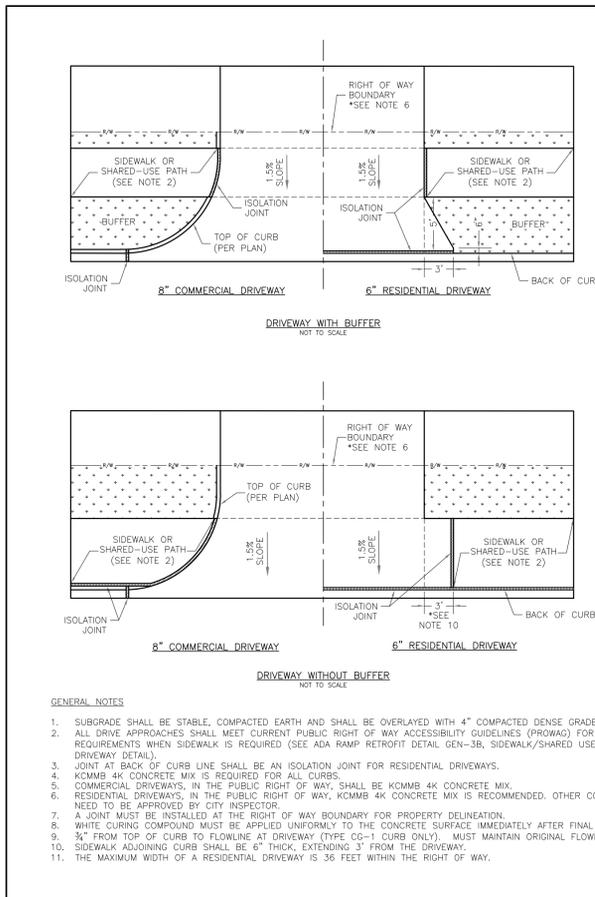
ORIGINAL ISSUE:
12/09/2024

KHA PROJECT NO.
268442000

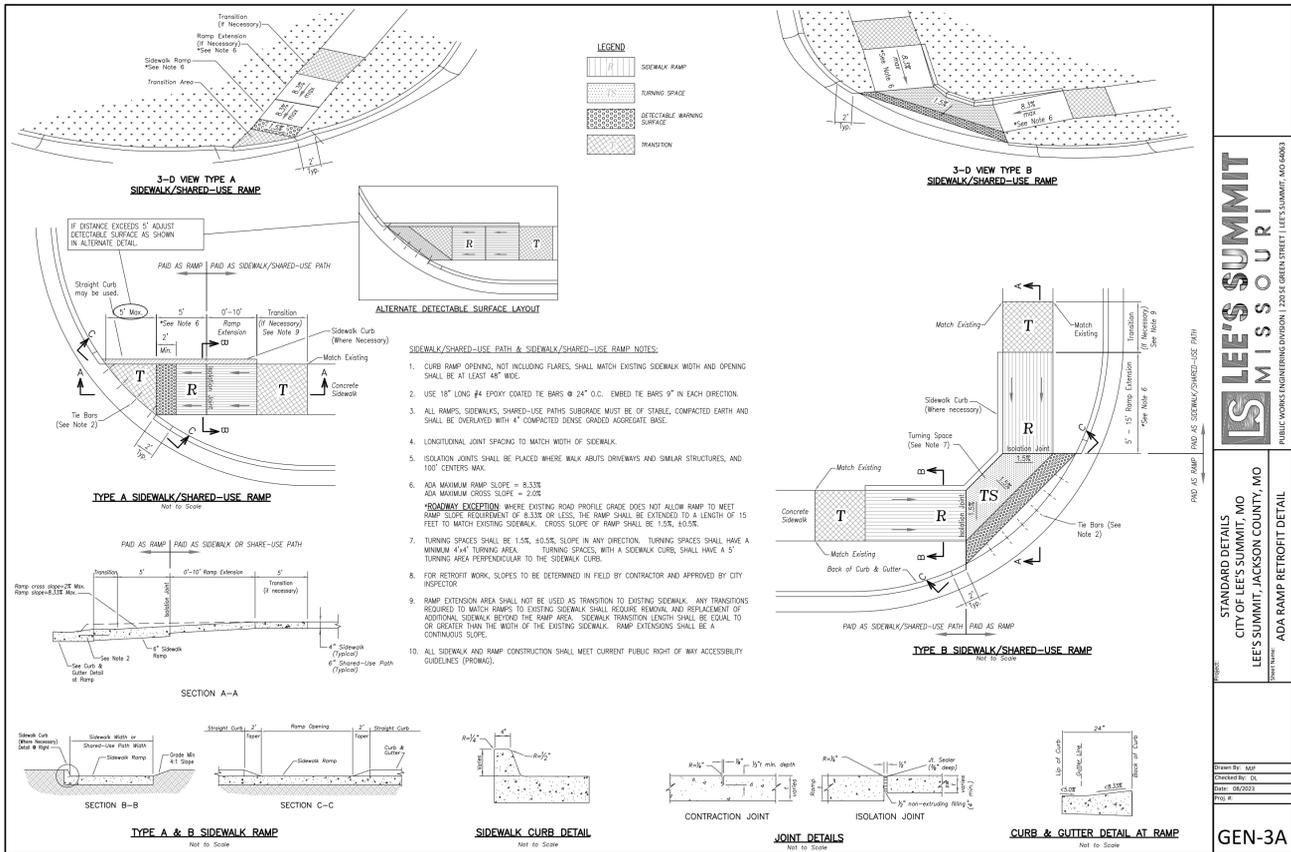
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C009B



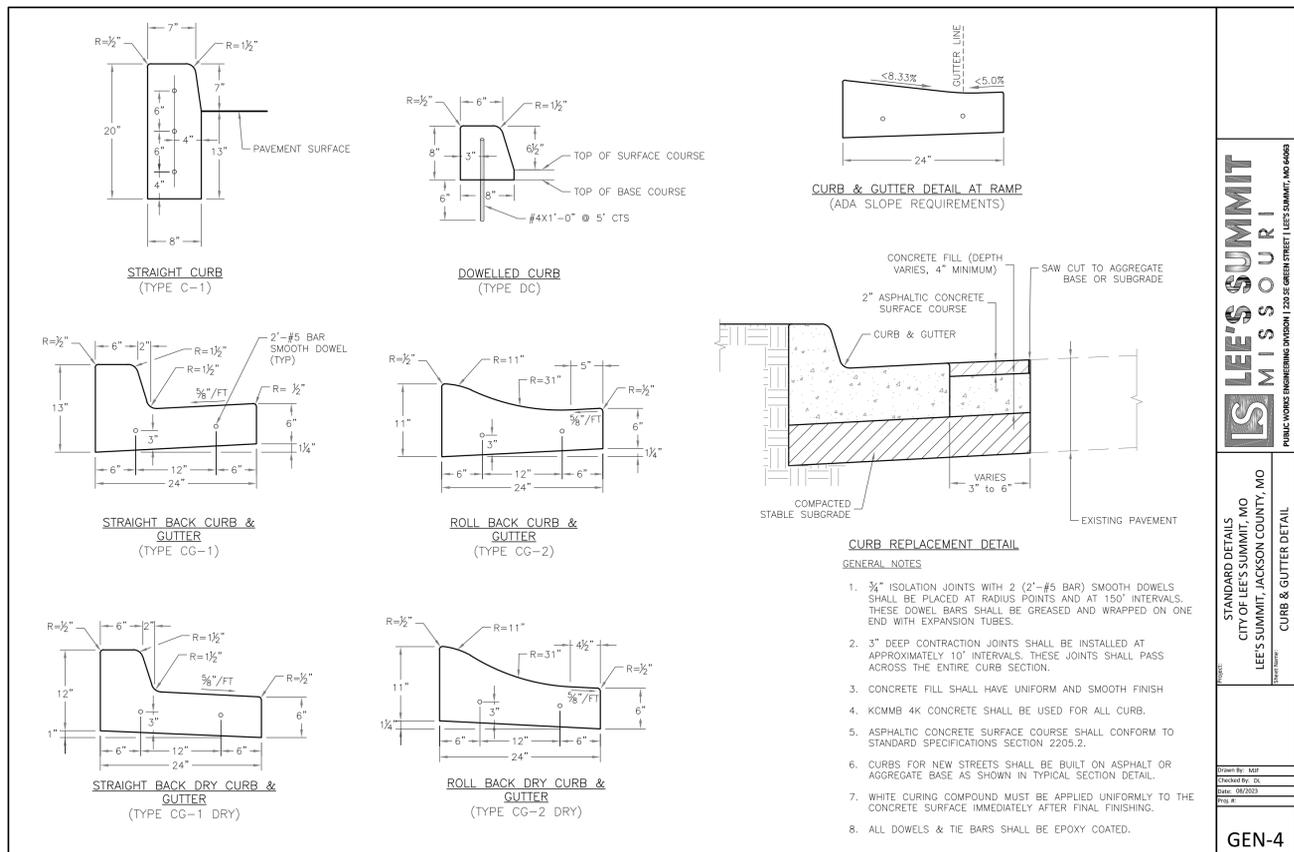
12 SIDEWALK WITH BUFFER DETAIL
SCALE: NOT TO SCALE



13 DRIVEWAY DETAIL
SCALE: NOT TO SCALE



14 TYPE A SIDEWALK ADA RAMP RETROFIT DETAIL
SCALE: NOT TO SCALE



15 STRAIGHT BACK CURB AND GUTTER DETAIL
SCALE: NOT TO SCALE

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 1200 SE GREEN STREET | LEE'S SUMMIT, MO 64083

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

DRIVEWAY DETAIL
GEN-1

Drawn By: MUF
Checked By: DL
Date: 08/2023
Proj #: _____

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STATE OF MISSOURI
PROFESSIONAL ENGINEER
PATRICK JOYCE
NUMBER PE-200960032
2-28-2024

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 1200 SE GREEN STREET | LEE'S SUMMIT, MO 64083

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

CURB & GUTTER DETAIL
GEN-4

Drawn By: MUF
Checked By: DL
Date: 08/2023
Proj #: _____

ORIGINAL ISSUE: 12/09/2024
KHA PROJECT NO. 268442000
SHEET NUMBER C011

Drawing name: K124C_L124C0142000_Capital Builders Lee's Summit2 Design/Plan/Spec/Shop - DETAILS.dwg C011 - DETAILS Dec 09, 2024, 3:17pm By: logan.green
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LANDSCAPE SUMMARY

STREET FRONTAGE
 REQUIRED: 1 TREE PER 30 FEET OF FRONTAGE AND 1 SHRUB PER 20 FEET OF FRONTAGE.
 THOMPSON DRIVE 452 FEET / 30 = 15 TREES AND 23 SHRUBS
 DECKER STREET 200 FEET / 30 = 7 TREES AND 10 SHRUBS

PROVIDED:
 THOMPSON DRIVE 15 TREES AND 23 SHRUBS
 DECKER STREET 7 TREES AND 10 SHRUBS

OPEN YARD AREAS
 REQUIRED: 1 TREE AND 2 SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT AREA
 92,667 SF - 24,000 SF = 68,667 SF / 5,000 = 14 TREES AND 27 SHRUBS

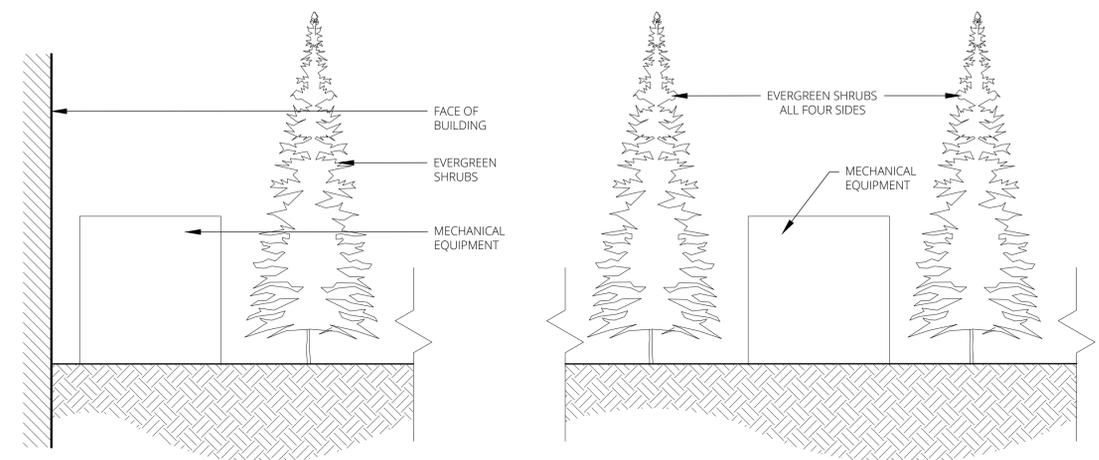
PROVIDED: 14 TREES AND 27 SHRUBS

LANDSCAPE SCREENING NOTE

1. GROUND MOUNTED EQUIPMENT SHALL BE TOTALLY SCREENED FROM VIEW BY EVERGREENS ON ALL FOUR SIDES OR BY EVERGREENS ON THREE SIDES AND BUILDING FACE ON FOURTH SIDE, AS SHOWN ON PLAN BELOW AND DETAIL THIS SHEET.

PLANT SCHEDULE

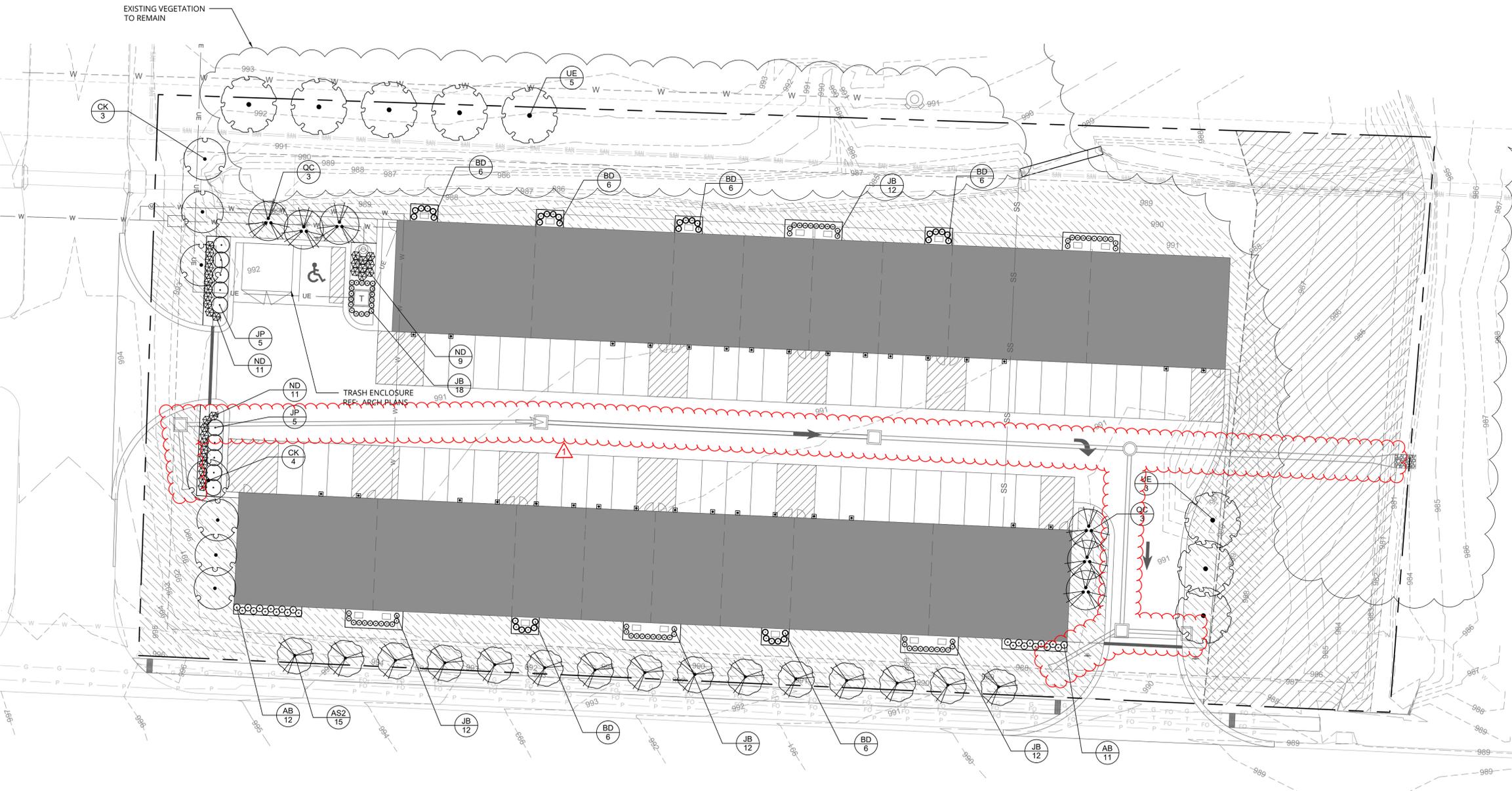
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
DECIDUOUS TREES					
	AS2	15	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B	3" CAL
	QC	6	CRIMSON SPIRE™ OAK / QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	B & B	3" CAL
	UE	8	ALLEE LACEBARK ELM / ULMUS PARVIFOLIA 'EMER II'™	B & B	3" CAL
ORNAMENTAL TREE					
	CK	7	KOUSA DOGWOOD / CORNUS KOUSA	B & B	3" CAL
SHRUBS					
	AB	23	LOW SCAPE HEDGER BLACK CHOKEBERRY / ARONIA MELANOCARPA 'UCONNAM166'™	2 GAL	
	BD	36	DEE RUNK COMMON BOXWOOD / BUXUS SEMPERVIRENS 'DEE RUNK'	5 GAL	
	JB	78	BLUE ARROW JUNIPER / JUNIPERUS SCOPULORUM 'BLUE ARROW'	5 GAL	
	JP	10	SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA 'SEA GREEN'	5 GAL	
	ND	31	FIREPOWER DWARF NANDINA / NANDINA DOMESTICA 'FIREPOWER'	2 GAL	
	TTF	17,455 SF	TURF TYPE TALL FESCUE / DROUGHT TOLERANT FESCUE BLEND	SOD	



2 LANDSCAPE SCREENING

SCALE = NTS

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 As Noted on Plan Review
 Development Services Department
 Lee's Summit, Missouri
 12/18/2024



1 LANDSCAPE PLAN

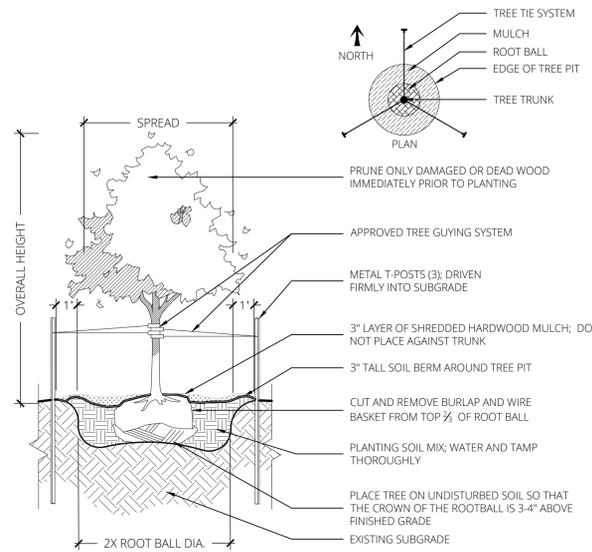
SCALE = 1" = 1'-20"



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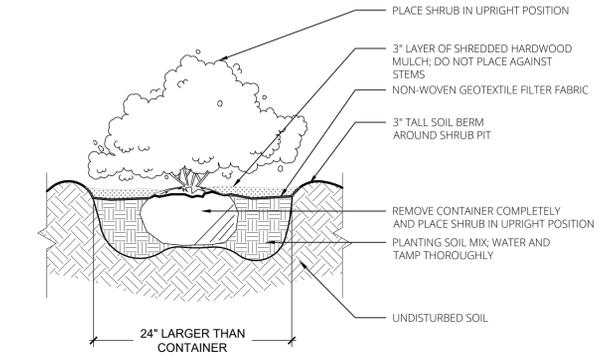
EF	10/29/2024				
STORMWATER ADDENDUM					
DESIGNED BY: EMF	EMF	DESIGNED BY: EMF	EMF	DESIGNED BY: EMF	EMF
DRAWN BY: EMF	EMF	DRAWN BY: EMF	EMF	DRAWN BY: EMF	EMF
CHECKED BY: LVS	LVS	CHECKED BY: LVS	LVS	CHECKED BY: LVS	LVS
LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081					
ORIGINAL ISSUE: 2/22/2024					
KHA PROJECT NO. 268442000					
SHEET NUMBER					
L001					

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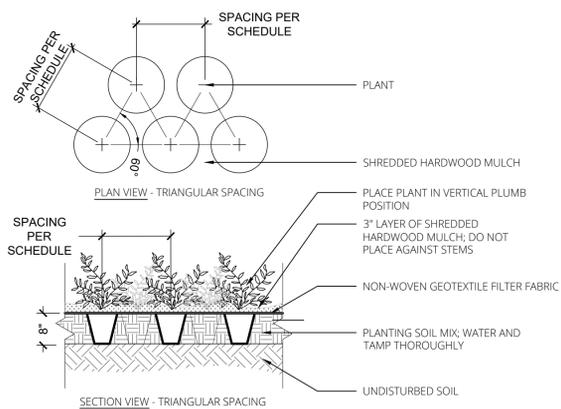
1 DECIDUOUS TREE PLANTING

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



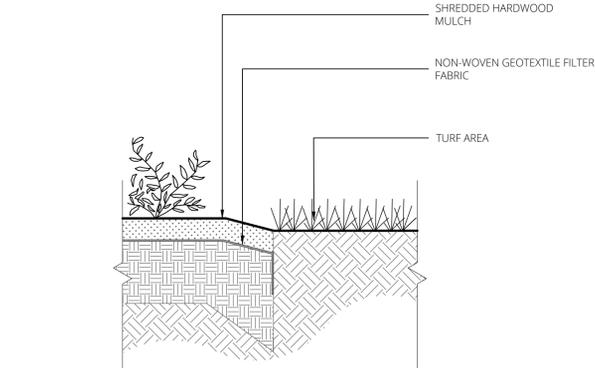
2 SHRUB PLANTING

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



3 PERENNIAL PLANTING

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



4 CULTIVATED EDGE

SCALE = 1" = 1'-0"

PLANTING NOTES

GENERAL

- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. NOTIFY THE KANSAS ONE CALL SYSTEM AT 800-344-7233, OR 811. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN PRIOR TO BIDDING.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
- ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT, OR PLANTING BED SHALL BE BROUGHT TO FINISH GRADE AND PLANTED IN TURF-TYPE TALL FESCUE OR OTHER.

PLANTING PREPARATION

- CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH SOIL TEST ANALYSIS REPORTS FOR EACH SAMPLE OF EXISTING SOIL, TOPSOIL, COMPOST, AND PLANTING SOIL MIX PRIOR TO PLANTING PREPARATION. ANALYSES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING PARAMETERS: PARTICLE SIZE ANALYSIS (% DRY WEIGHT), USDA SOIL TEXTURE, pH AND BUFFER pH, ORGANIC CONTENT (% DRY WEIGHT), MOISTURE CONTENT (% WET WEIGHT), PHYSICAL CONTAMINANTS (% DRY WEIGHT), AND NUTRIENT LEVELS (NITROGEN, PHOSPHORUS, POTASSIUM).
- ALL PLANTING BEDS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL THAT MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. REFER TO SPECIFICATION SECTION 32 91 13 - SOIL PREPARATION.
- PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE PLANTING SOIL MIX, AS DESCRIBED IN ABOVE NOTE.
- MOUND ALL PLANTING BEDS NOT ADJACENT TO BUILDINGS. PROVIDE POSITIVE DRAINAGE AROUND ALL PLANTING BEDS.

PLANTING MATERIALS

- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN HORT "AMERICAN STANDARD OF NURSERY STOCK."
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- PLANTS DESIGNATED AS CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. THE FOLLOWING APPLIES FOR GENERAL PLANT LOCATIONS:
 - CREeping GROUNDcover SHALL BE LOCATED A MINIMUM OF 6 INCHES FROM EDGE OF PAVEMENT.
 - ALL SHRUBS SHALL BE LOCATED A MINIMUM OF 2 FEET FROM EDGE OF PAVEMENT AND 4 FEET FROM BUILDINGS.
 - ALL TREES SHALL BE LOCATED A MINIMUM OF 2.5 FEET FROM EDGE OF PAVEMENT.
 - EQUALLY SPACE ALL PLANTS OF THE SAME SPECIES FOR BEST VIEWING.

PLANTING SOIL MIX

- A MIX OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL THAT MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. THESE WILL BE MIXED ON-SITE, AND WILL CONSIST OF THE MIX COMPONENTS AND IN THE PROPORTIONS AS INDICATED:

A MIX OF EXISTING SOIL, TOPSOIL, AND COMPOST IN THE FOLLOWING RATIO:

MIX COMPONENT	% BY MOIST VOLUME
EXISTING SOIL	65-70%
TOPSOIL (UNSCREENED)	25-30%
COMPOST	5%

- FINAL TESTED ORGANIC MATTER BETWEEN 2.75 AND 4% (BY DRY WEIGHT).
- MIX THE TOPSOIL AND COMPOST TOGETHER FIRST AND THEN ADD TO THE EXISTING SOIL. MIX WITH A LOADER BUCKET TO LOOSELY INCORPORATE THE TOPSOIL/COMPOST MIX INTO THE EXISTING SOIL.
- AT THE TIME OF FINAL GRADING, ADD LIME OR OTHER INORGANIC AMENDMENTS, ONLY IF REQUIRED, AT RATES RECOMMENDED BY THE TESTING RESULTS FOR THE PLANTS TO BE GROWN.
- PROVIDE A TWO-GALLON SAMPLE WITH TESTING DATA THAT INCLUDES RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME.

- COMPOST: BLENDED AND GROUND LEAF, WOOD AND OTHER PLANT-BASED MATERIAL, COMPOSTED FOR A MINIMUM OF 9 MONTHS AND AT TEMPERATURES ENOUGH TO BREAK DOWN ALL WOODY FIBERS, SEEDS AND LEAF STRUCTURES. FREE OF TOXIC MATERIAL AT LEVELS THAT ARE HARMFUL TO PLANTS OR HUMANS. SOURCE MATERIAL SHALL BE YARD WASTE TRIMMINGS BLENDED WITH OTHER PLANT OR MANURE-BASED MATERIAL DESIGNED TO PRODUCE COMPOST HIGH IN FUNGAL MATERIAL. COMPOST SHALL BE COMMERCIALY PREPARED COMPOST AND MEET US COMPOST COUNCIL STA/TMECC CRITERIA OR AS MODIFIED IN THIS SECTION FOR "COMPOST AS A LANDSCAPE BACKFILL MIX COMPONENT".
 - COMPOST SHALL COMPLY WITH THE FOLLOWING PARAMETERS:
 - PH: 5.5 - 8.0.
 - SOIL SALT (ELECTRICAL CONDUCTIVITY): MAXIMUM 5 DS/M (MMHOS/CM).
 - MOISTURE CONTENT %, WET WEIGHT BASIS: 30 - 60.
 - PARTICLE SIZE, DRY WEIGHT BASIS: 98% PASS THROUGH 3/4 INCH SCREEN OR SMEAR.
 - STABILITY CARBON DIOXIDE EVOLUTION RATE: MG CO₂-C/ G OM/ DAY < 2.
 - SOLVITA MATURITY TEST: >6.
 - PHYSICAL CONTAMINANTS (INERTS), %, DRY WEIGHT BASIS: <1%.
 - CHEMICAL CONTAMINANTS, MG/KG (PPM): MEET OR EXCEED US EPA CLASS A STANDARD, 40CFR § 503.13, TABLES 1 AND 3 LEVELS.
 - BIOLOGICAL CONTAMINANTS SELECT PATHOGENS FECAL COLIFORM BACTERIA, OR SALMONELLA, MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR § 503.32(A) LEVEL REQUIREMENTS.

- PROVIDE A ONE QUART SAMPLE WITH MANUFACTURER'S LITERATURE AND MATERIAL CERTIFICATION THAT THE PRODUCT MEETS THE REQUIREMENTS.
- INORGANIC SOIL AMENDMENTS
 - LIME: ASTM C 602, AGRICULTURAL LIMING MATERIAL CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT AND AS FOLLOWS:
 - CLASS: T, WITH A MINIMUM OF 99 PERCENT PASSING THROUGH A NO. 8 SIEVE AND A MINIMUM OF 75 PERCENT PASING THROUGH A NO. 60 SIEVE.
 - FORM: PROVIDE LIME IN FORM OF GROUND DOLOMITIC LIMESTONE.

- SOIL TESTING FOR TOPSOIL, EXISTING SOIL, COMPOST, PLANTING MIXES
 - SUBMIT SOIL TEST ANALYSIS REPORT FOR EACH SAMPLE OF TOPSOIL, EXISTING SOIL, COMPOST AND PLANTING SOIL FROM AN APPROVED SOIL-TESTING LABORATORY, AS FOLLOWS: SUBMIT TOPSOIL, EXISTING SOIL, AND COMPOST FOR TESTING AT LEAST 8 WEEKS BEFORE SCHEDULED INSTALLATION OF PLANTING SOIL MIXES. SUBMIT PLANTING SOIL MIX TEST NO MORE THAN 2 WEEKS AFTER THE APPROVAL OF THE TOPSOIL, EXISTING SOIL, AND COMPOST. DO NOT SUBMIT PLANTING SOIL MIXES TO THE TESTING LABORATORY FOR TESTING UNTIL ALL TOPSOIL, EXISTING SOIL, AND COMPOST RESULTS HAVE BEEN APPROVED. IF TESTS FAIL TO MEET THE SPECIFICATIONS, OBTAIN OTHER SOURCES OF MATERIAL, RETEST AND RESUBMIT UNTIL ACCEPTED BY THE OWNER'S REPRESENTATIVE. ALL SOIL TESTING WILL BE AT THE EXPENSE OF THE CONTRACTOR.

- FOR EACH TOPSOIL, EXISTING SOIL, AND PLANTING SOIL MIX SAMPLE, SUBMIT THE FOLLOWING ANALYSES:
 - PARTICLE SIZE ANALYSIS (% DRY WEIGHT)
 - USDA SOIL TEXTURE
 - PH AND BUFFER PH.
 - PERCENT ORGANIC CONTENT BY OVEN DRIED WEIGHT.
 - NUTRIENT LEVELS BY PARTS PER MILLION INCLUDING: PHOSPHORUS, POTASSIUM, MAGNESIUM, MANGANESE, IRON, ZINC AND CALCIUM. NUTRIENT TEST SHALL INCLUDE THE TESTING LABORATORY RECOMMENDATIONS FOR SUPPLEMENTAL ADDITIONS TO THE SOIL FOR OPTIMUM GROWTH OF THE PLANTINGS SPECIFIED.
 - SOLUBLE SALT BY ELECTRICAL CONDUCTIVITY OF A 1:2 SOIL WATER SAMPLE MEASURED IN MILLIOHM PER CM.
 - CATION EXCHANGE CAPACITY (CEC).

- FOR EACH COMPOST PRODUCT, SUBMIT THE FOLLOWING ANALYSES:
 - PH
 - SALT CONCENTRATION (ELECTRICAL CONDUCTIVITY)
 - MOISTURE CONTENT %, WET WEIGHT BASIS
 - PARTICLE SIZE % PASSING A SELECTED MESH SIZE, DRY WEIGHT BASIS
 - STABILITY CARBON DIOXIDE EVOLUTION RATE MG CO₂-C PER G OM PER DAY
 - PHYSICAL CONTAMINANTS (INERTS) %, DRY WEIGHT BASIS
 - US EPA CLASS A STANDARD, 40CFR § 503.13, TABLES 1 AND 3 LEVELS CHEMICAL CONTAMINANTS MG/KG (PPM)

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF ALL SURFACE AND SUBSURFACE CONDITIONS, AND TO NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING, OF ANY CIRCUMSTANCES THAT WOULD NEGATIVELY IMPACT THE HEALTH OF PLANTINGS. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- SHOULD SUBSURFACE DRAINAGE OR SOIL CONDITIONS BE ENCOUNTERED WHICH WOULD BE DETRIMENTAL TO GROWTH OR SURVIVAL OF PLANT MATERIAL, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING, STATING THE CONDITIONS AND SUBMIT A PROPOSAL COVERING COST OF CORRECTIONS. IF THE CONTRACTOR FAILS TO NOTIFY THE OWNER'S REPRESENTATIVE OF SUCH CONDITIONS, THEY SHALL REMAIN RESPONSIBLE FOR PLANT MATERIAL UNDER THE WARRANTY CLAUSE OF THE SPECIFICATIONS.

- DELIVERY, STORAGE, AND HANDLING
 - WEATHER: DO NOT MIX, DELIVER, PLACE OR GRADE SOILS WHEN FROZEN OR WITH MOISTURE ABOVE FIELD CAPACITY.
 - PROTECT SOIL AND SOIL STOCKPILES, INCLUDING THE STOCKPILES AT THE SOIL BLENDER'S YARD, FROM WIND, RAIN AND WASHING THAT CAN ERODE SOIL OR SEPARATE FINES AND COARSE MATERIAL, AND CONTAMINATION BY CHEMICALS, DUST AND DEBRIS THAT MAY BE DETRIMENTAL TO PLANTS OR SOIL DRAINAGE. COVER STOCKPILES WITH PLASTIC SHEETING OR FABRIC AT THE END OF EACH WORKDAY.
 - ALL MANUFACTURED PACKAGED PRODUCTS AND MATERIAL SHALL BE DELIVERED TO THE SITE IN UNOPENED CONTAINERS AND STORED IN A DRY ENCLOSED SPACE SUITABLE FOR THE MATERIAL AND MEETING ALL ENVIRONMENTAL REGULATIONS. BIOLOGICAL ADDITIVES SHALL BE PROTECTED FROM EXTREME COLD AND HEAT. ALL PRODUCTS SHALL BE FRESHLY MANUFACTURED AND DATED FOR THE YEAR IN WHICH THE PRODUCTS ARE TO BE USED.
 - DELIVER ALL CHEMICAL AMENDMENTS IN ORIGINAL, UNOPENED CONTAINERS WITH ORIGINAL LABELS INTACT AND LEGIBLE, WHICH STATE THE GUARANTEED CHEMICAL ANALYSIS. STORE ALL CHEMICALS IN A WEATHER PROTECTED ENCLOSURE.

RELATED ITEMS

- EDGING: ALL PLANT BEDS AND TURF AREAS MUST BE SEPARATED WITH A CULTIVATED EDGE, AS SHOWN IN THE DETAIL ON THIS SHEET.
- MULCH: APPLY A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH IN PLANTING BEDS AND AROUND TREES. MULCH SHALL CONSIST OF PURE WOOD, BROWN IN COLOR AND BE FREE OF ALL FOREIGN SUBSTANCES. PROVIDE AND INSTALL PRE-EMERGENT HERBICIDE PRIOR TO MULCH INSTALLATION PER MANUFACTURERS INSTRUCTIONS.
- TREE TIES: CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4-INCH-WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. SUBJECT TO COMPLIANCE WITH THESE REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING PRODUCTS, OR APPROVED EQUAL:
 - "ARBORTIE GREEN" MANUFACTURED BY DEEP ROOT PARTNERS, LP
 - "LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC.

MAINTENANCE AND CLEAN-UP

- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION.
- REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.

INSPECTION, WARRANTIES AND GUARANTEE

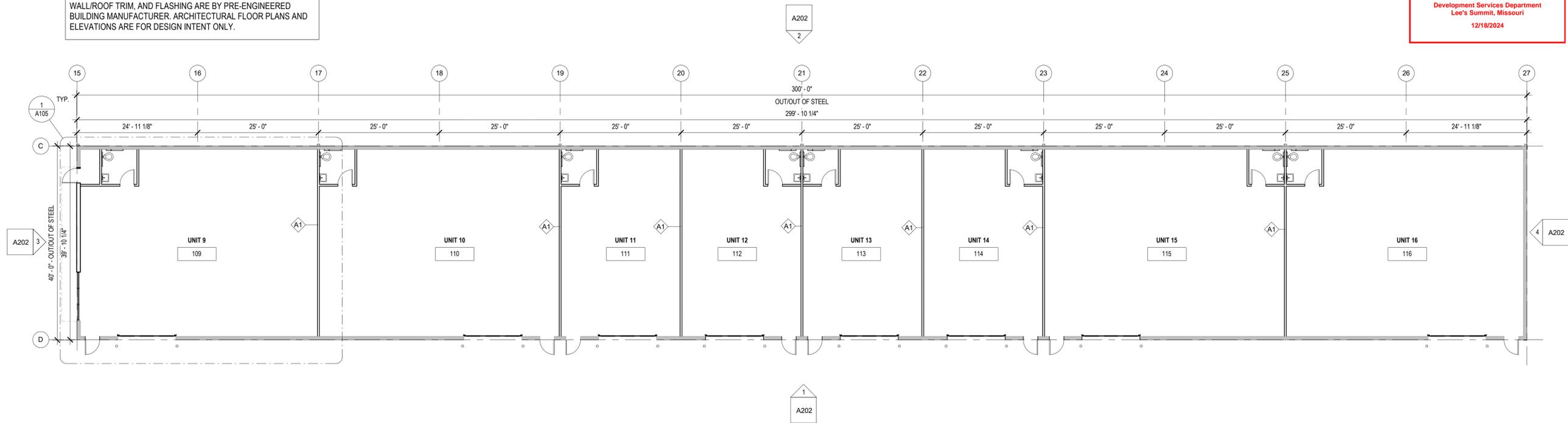
- AT THE COMPLETION OF PLANTING OPERATIONS, ALL PLANTS SHALL BE INSPECTED BY A LICENSED LANDSCAPE ARCHITECT TO VERIFY THAT ALL LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANTING PLAN AND IS IN A HEALTHY CONDITION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ONCE IT CAN BE VERIFIED THAT ALL PLANTINGS CONFORM TO THE APPROVED PLAN AND ARE FOUND TO BE HEALTHY, THE LANDSCAPE ARCHITECT SHALL PREPARE AN AFFIDAVIT TESTIFYING TO THESE FACTS AND THE OWNER SHALL SUBMIT IT TO CITY STAFF.
- OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
- CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, PERENNIALS AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.

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As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
12/18/2024

AS NOTED	DESIGNED BY: EMF	DRAWN BY: EMF	CHECKED BY: LVS
SCALE:			
LANDSCAPE DETAILS AND NOTES Lee's Summit Flex Space 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081			
ORIGINAL ISSUE:	2/22/2024	KHA PROJECT NO.	268442000
SHEET NUMBER		L002	

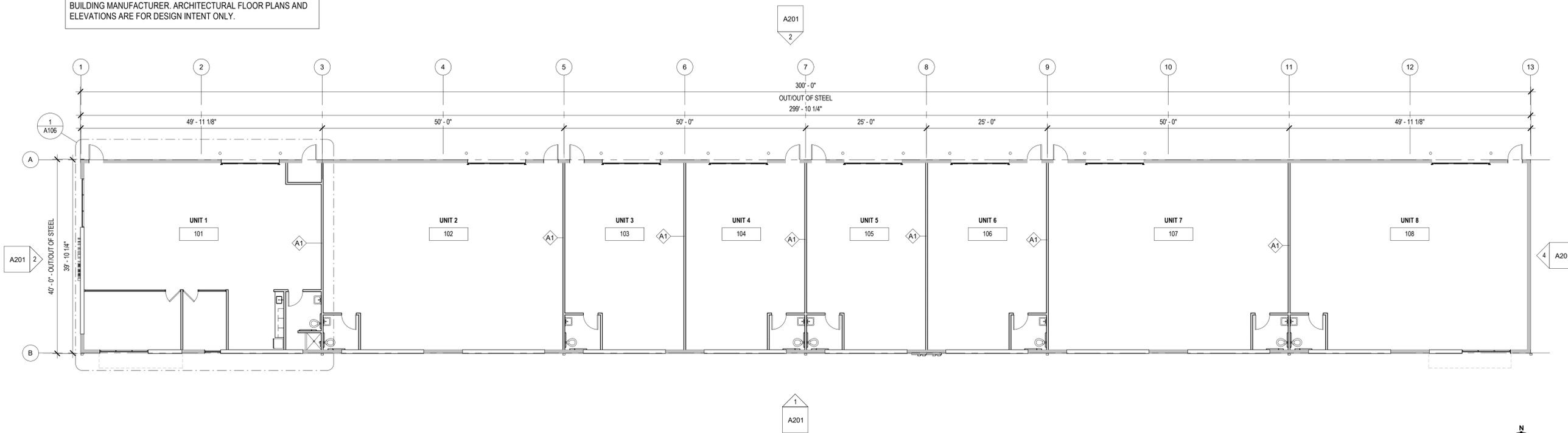
NOTE: BUILDING ENCLOSURE INCLUDING STRUCTURAL FRAME, EXTERIOR WALLS, ROOF, INSULATION, GUTTERS, DOWNSPOUTS, WALL/ROOF TRIM, AND FLASHING ARE BY PRE-ENGINEERED BUILDING MANUFACTURER. ARCHITECTURAL FLOOR PLANS AND ELEVATIONS ARE FOR DESIGN INTENT ONLY.

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2 FLOOR PLAN - BUILDING B
3/32" = 1'-0"

NOTE: BUILDING ENCLOSURE INCLUDING STRUCTURAL FRAME, EXTERIOR WALLS, ROOF, INSULATION, GUTTERS, DOWNSPOUTS, WALL/ROOF TRIM, AND FLASHING ARE BY PRE-ENGINEERED BUILDING MANUFACTURER. ARCHITECTURAL FLOOR PLANS AND ELEVATIONS ARE FOR DESIGN INTENT ONLY.



1 FLOOR PLAN - BUILDING A
3/32" = 1'-0"

LEE'S SUMMIT FLEX SPACES
800 E. Truman Blvd.
Lee's Summit, MO 64082

FINAL DEVELOPMENT PLAN

PROJECT NUMBER: 23092
CLIENT: Capital Builders

02.22.2024

Architect: SixTwentyOne

REV.	DATE	ISSUE

ARCHITECT:

six twenty one

SixTwentyOne
1705 SUMMIT ST.
KANSAS CITY, MO 64108
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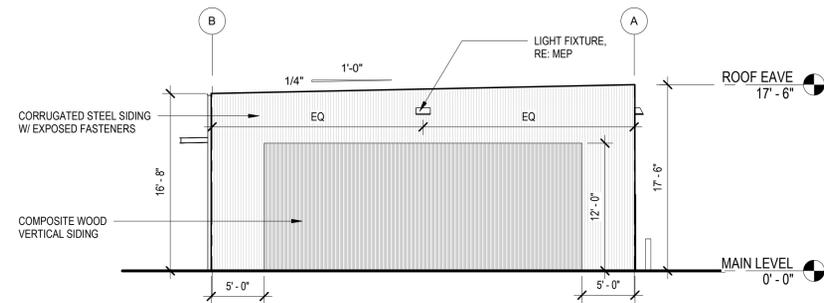
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FLOOR PLANS

Sheet: Revision no.

A101

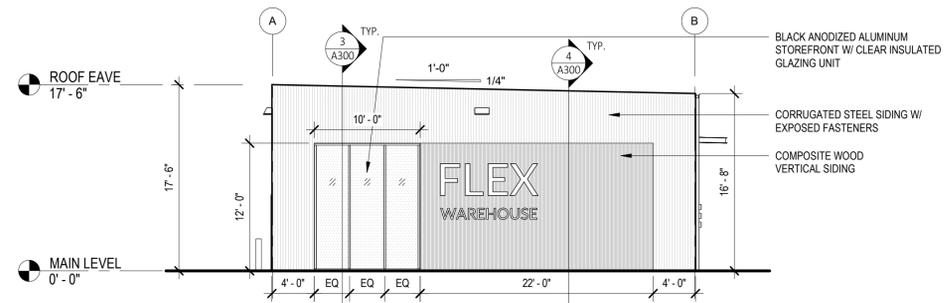
-  CORRUGATED STEEL SIDING: MBCI, PBC METAL WALL PANEL, MIDNIGHT BRONZE
-  COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUVIAN TEAK
-  STEEL TRIM



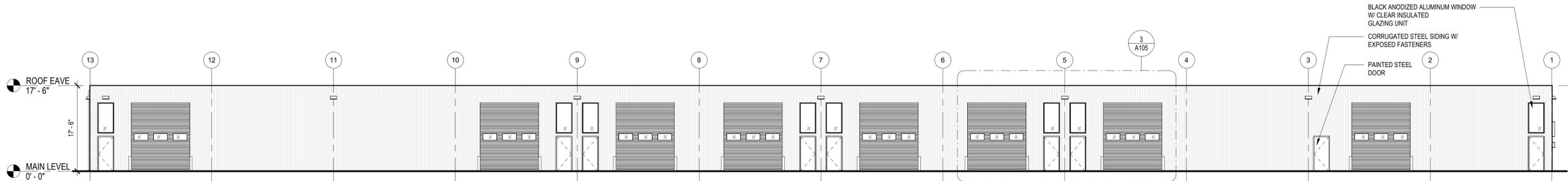
④ ELEVATION - BUILDING A (EAST)
1/8" = 1'-0"

- TOTAL WALL AREA: 683 SF
-  CORRUGATED STEEL SIDING 299 SF (44%)
-  COMPOSITE WOOD SIDING 264 SF (39%)
- STOREFRONT GLASS 120 SF (17%)

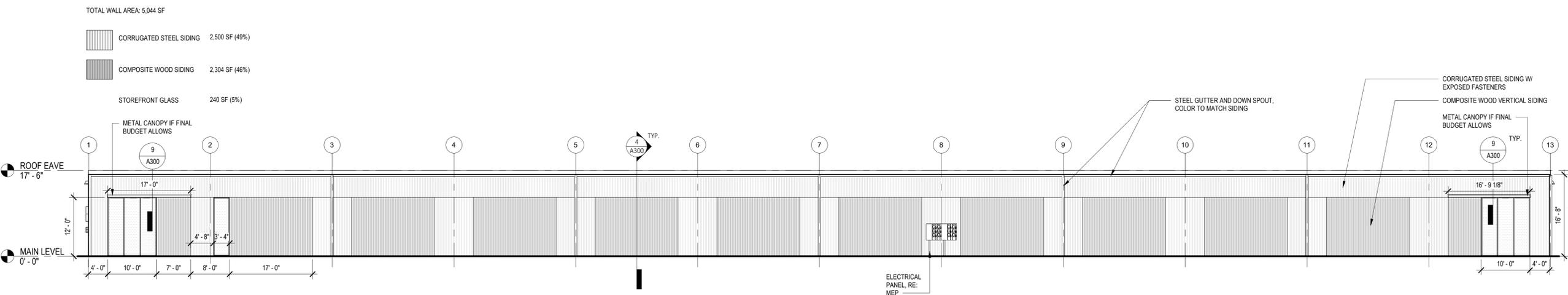
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③ ELEVATION - BUILDING A (WEST)
1/8" = 1'-0"



② ELEVATION - BUILDING A (NORTH)
3/32" = 1'-0"



① ELEVATION - BUILDING A (SOUTH)
3/32" = 1'-0"

LEE'S SUMMIT FLEX SPACES
801 E. Truman Blvd.
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

CLIENT:
Capital Builders

FINAL DEVELOPMENT PLAN

02.22.2024

ARCHITECT:
SixTwentyOne

REV.	DATE	ISSUE

ARCHITECT:

six twenty one

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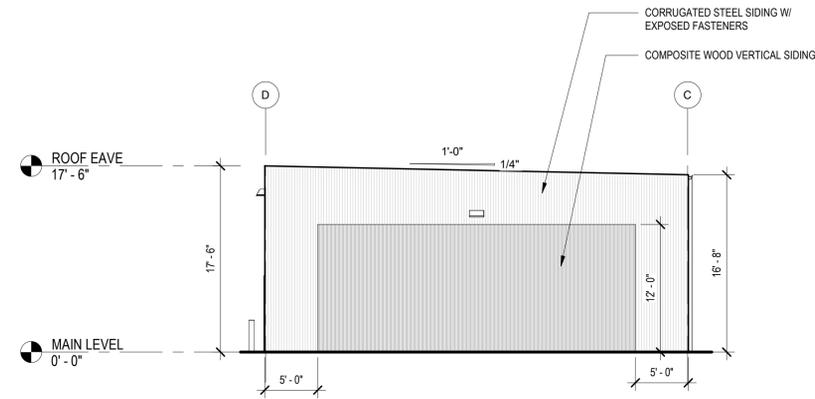
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ELEVATIONS - BUILDING A

Sheet: Revision no.

A201

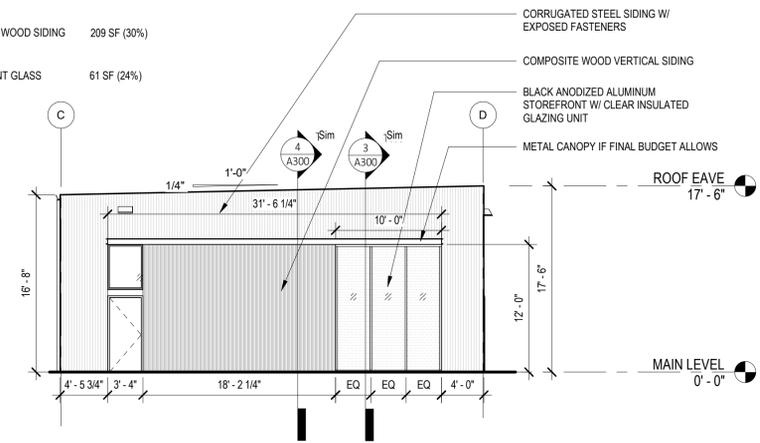
-  CORRUGATED STEEL SIDING: MBCI, PBC METAL WALL PANEL, MIDNIGHT BRONZE
-  COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUVIAN TEAK
-  STEEL TRIM



4 ELEVATION - BUILDING B (EAST)
1/8" = 1'-0"

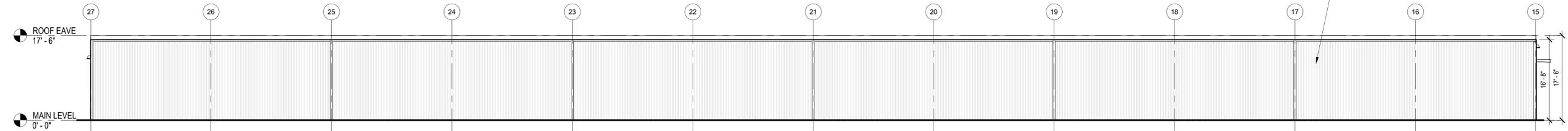
TOTAL WALL AREA: 683 SF

-  CORRUGATED STEEL SIDING 314 SF (46%)
-  COMPOSITE WOOD SIDING 209 SF (30%)
- STOREFRONT GLASS 61 SF (24%)

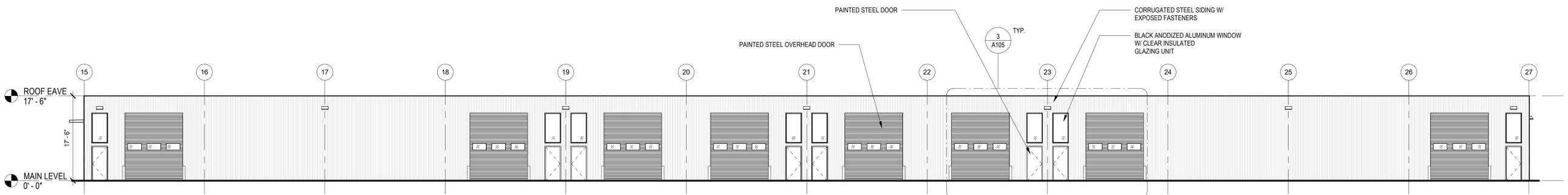


3 ELEVATION - BUILDING B (WEST)
1/8" = 1'-0"

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Lee's Summit, Missouri
12/18/2024



2 ELEVATION - BUILDING B (NORTH)
3/32" = 1'-0"



1 ELEVATION - BUILDING B (SOUTH)
3/32" = 1'-0"

LEE'S SUMMIT FLEX SPACES
801 E. Truman Blvd.
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

CLIENT: Capital Builders

FINAL DEVELOPMENT PLAN

02.22.2024

Architect: SixTwentyOne

REV.	DATE	ISSUE

ARCHITECT:

six twenty one

SixTwentyOne
1705 SUMMIT ST.
KANSAS CITY, MO 64108
T: 816.684.1369
www.sixtwentyone.com

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ELEVATIONS - BUILDING B

Sheet

Revision no.

A202

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BUILDING A - WEST AND SOUTH ELEVATIONS



BUILDING A - EAST AND NORTH ELEVATIONS



BUILDING B - WEST AND SOUTH ELEVATIONS



BUILDING B - SOUTH AND EAST ELEVATIONS

LEE'S SUMMIT FLEX SPACES

604 E. Truman Blvd.
 Lee's Summit, MO 64082

PROJECT NUMBER: 23092

CLIENT: Capital Builders

FINAL DEVELOPMENT PLAN

02.22.2024

ARCHITECT: **six twenty one**

REV.	DATE	ISSUE

ARCHITECT:

six twenty one

SixTwentyOne
 1705 SUMMIT ST.
 KANSAS CITY, MO 64108
 T: 816.694.1369
 www.sixtwentyone.com

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RENDERINGS

Sheet Revision no.

A203

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Lee's Summit, Missouri
12/18/2024

LEE'S SUMMIT FLEX SPACES
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

Client:
Capital Builders

FINAL DEVELOPMENT PLAN

02.22.2024

Architect:
SixTwentyOne

REV.	DATE	ISSUE

ARCHITECT:

six twenty one

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1705 SUMMIT ST.
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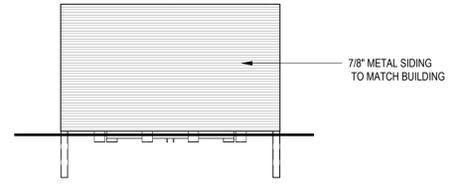
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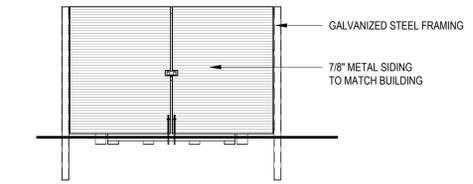
TRASH ENCLOSURE PLAN & DETAILS

Sheet: Revision no.

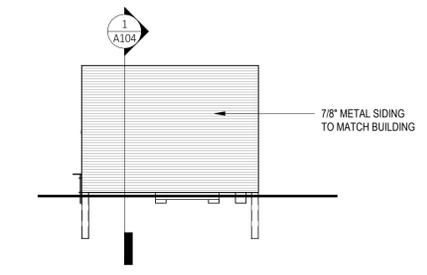
A204



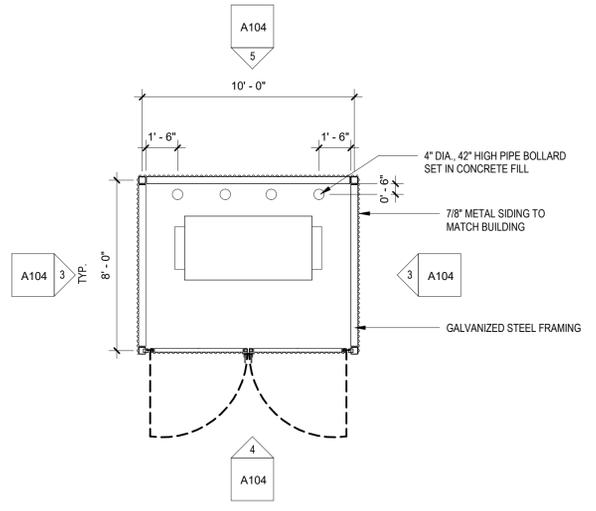
5 ELEVATION - TRASH ENCLOSURE - NORTH
1/4" = 1'-0"



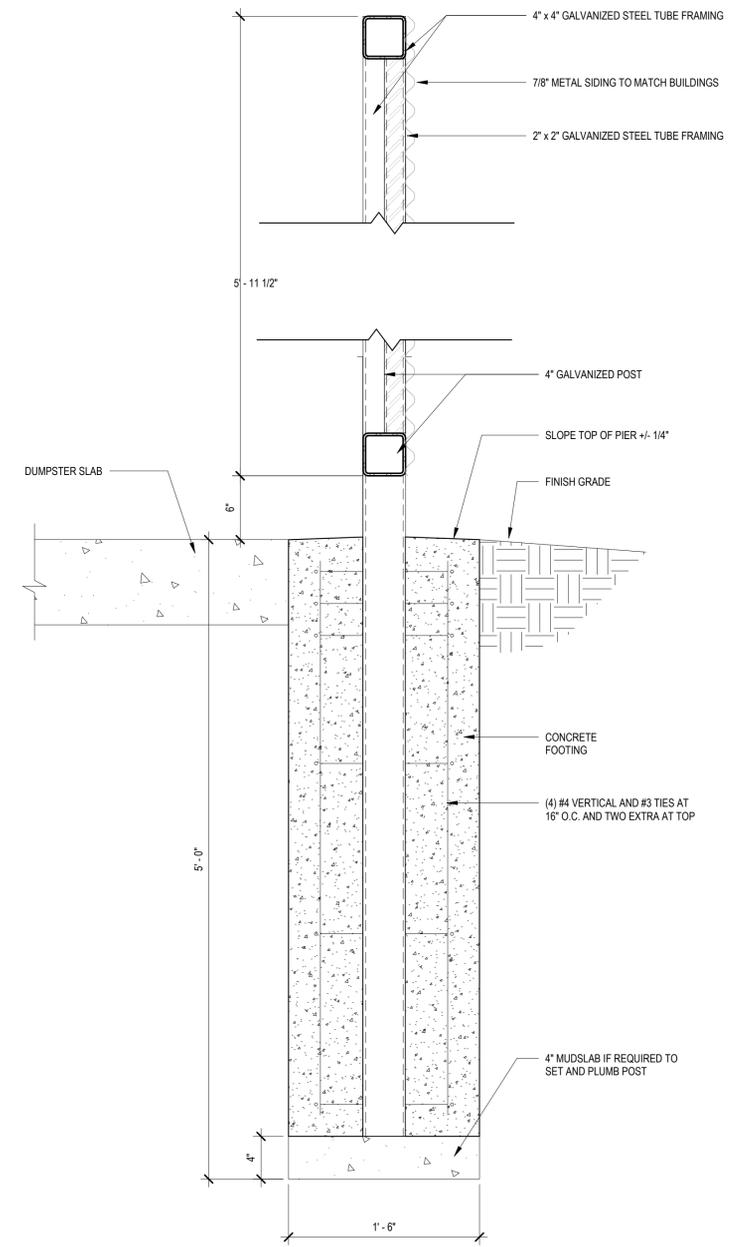
4 ELEVATION - TRASH ENCLOSURE - SOUTH
1/4" = 1'-0"



3 ELEVATION - TRASH ENCLOSURE - EAST/WEST
1/4" = 1'-0"



2 FLOOR PLAN - TRASH ENCLOSURE
1/4" = 1'-0"

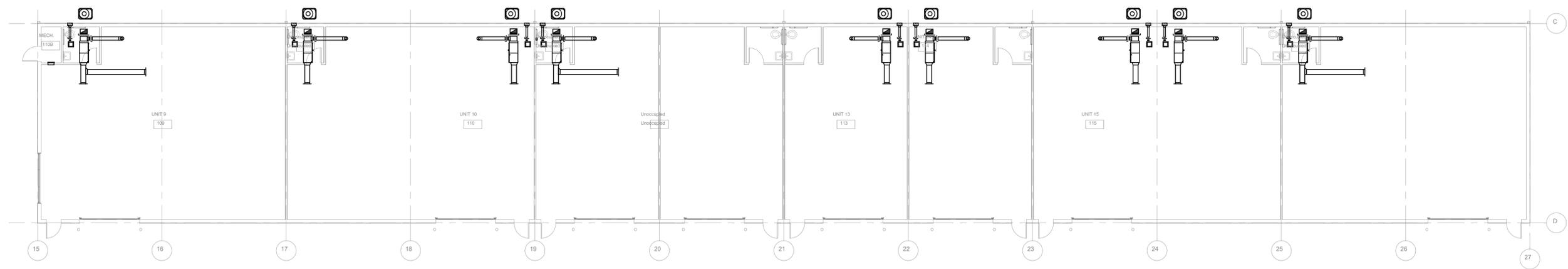


1 SECTION DETAIL - DUMPSTER ENCLOSURE
1 1/2" = 1'-0"

Printed: 1/31/2024 2:41:08 PM

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Lee's Summit, Missouri
12/18/2024



2 MECHANICAL FLOOR PLAN - BUILDING B
SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. REPLACE THIS NOTE WITH YOUR SHEET SPECIFIC GENERAL NOTES KEEPING THE SAME FORMAT, WIDTH AND POSITION. DELETE THIS NOTE AND TITLE IF YOU DO NOT HAVE ANY NOTES.

KEYED NOTES



REV.	DATE	ISSUE

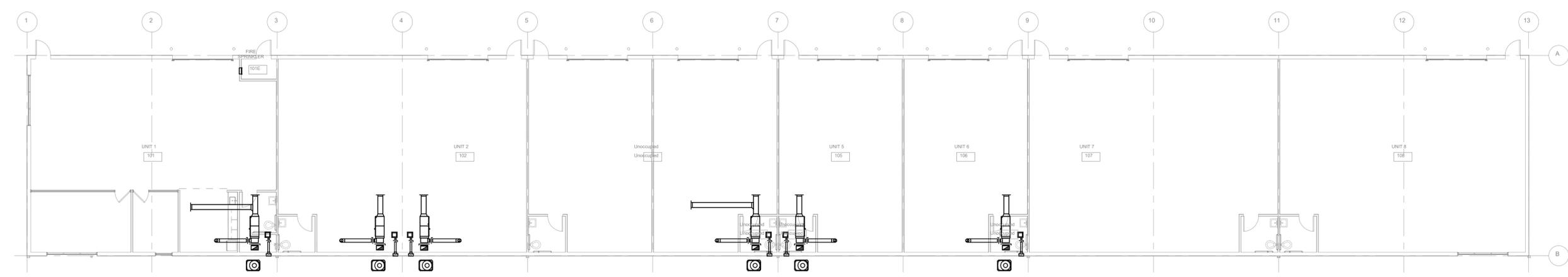
ARCHITECT:

**six
twenty
one**

367 West 2nd St.
Lee's Summit, MO 64086
314.552.1234
www.sixtwentyone.com

GARVER

4711 Northway Dr., North Lake Park, AR 72116
501.776.8822
www.garver.com



1 MECHANICAL FLOOR PLAN - BUILDING A
SCALE: 3/32" = 1'-0"



MECHANICAL FLOOR PLANS

Sheet No. **M101**

FLEX SPACES

600 BE Thornwood Dr.
Lee's Summit, MO 64086

PROJECT NUMBER:
CLIENT:
Capital Builders

CONSTRUCTION / PERMIT DRAWINGS

08.26.2024

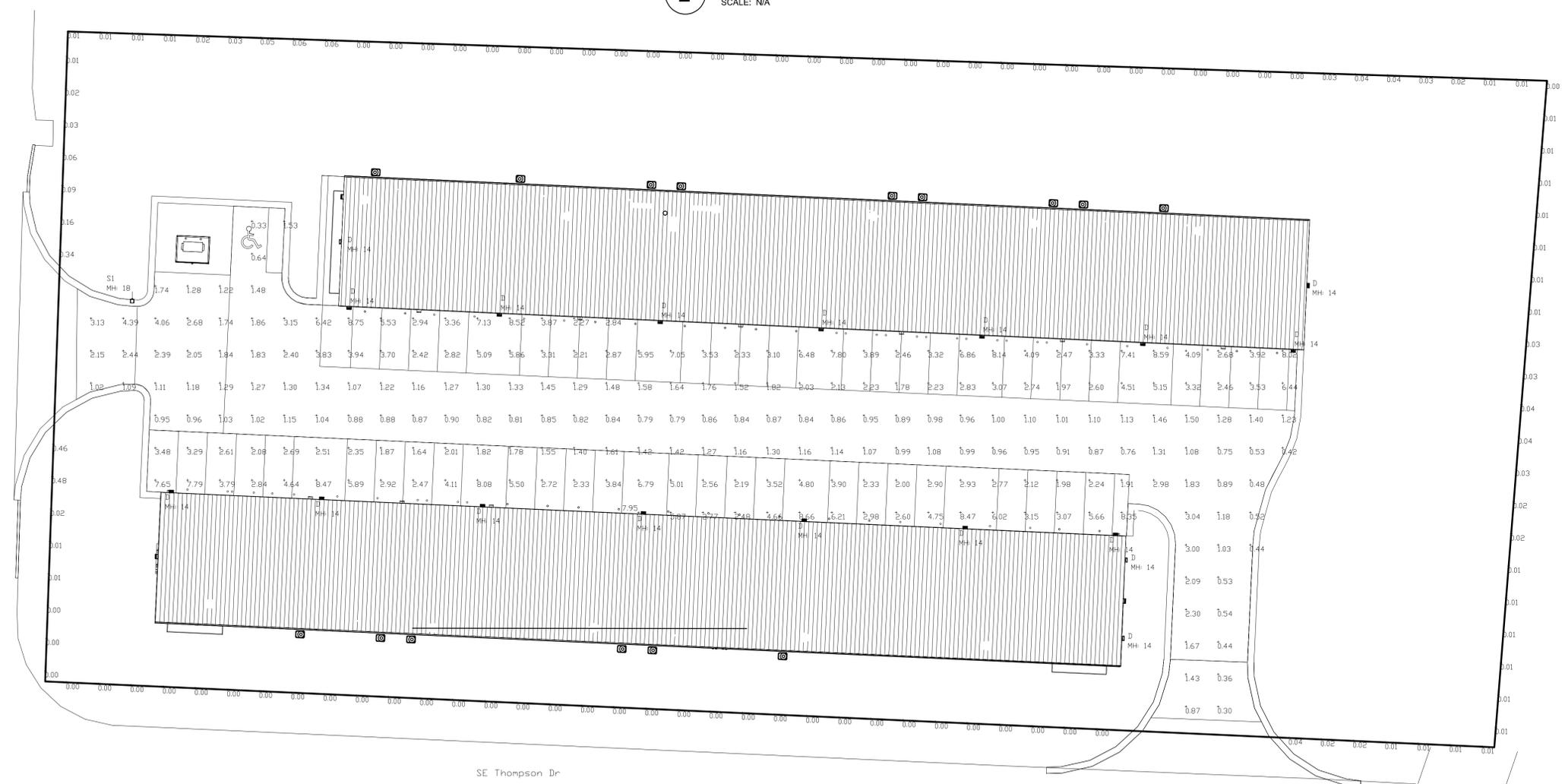
Drawing name: L:\2023\23030701 - Flex Space\Design\Photometrics\E001.dwg Layout: Feb 22, 2024 1:33pm by WPM/oms



1

SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"



3

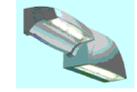
CALCULATION SUMMARY & LUMINAIRE SCHEDULE

SCALE: N/A

Luminaire Schedule					
Tag	Description	LLF	Luminaire Lumens	Luminaire Watts	
S1	VAI-LB3-730-T3-F-S-xxx-DIM-UNV_	0.900	7870	67	
D	VVPx-L60-730-T3-xxx-CGL-DIM-UNV	0.900	6147	49	

Calculation Summary					
Label	Units	Avg	Max	Min	Avg/Min
Parking_Lot	Fc	2.67	8.75	0.30	8.90
Property_Line	Fc	0.02	0.48	0.00	N.A.

VWP LED



FEATURES

- Designed to minimize glare, minimize maintenance, minimize theft, and provide long life.
- Optional tamper-resistant cover for outdoor use.
- Sealed enclosure with a variety of finish options.
- Permanently mounted to allow for easy installation and removal.
- Permanently mounted to allow for easy installation and removal.
- Permanently mounted to allow for easy installation and removal.

ORDERING EXAMPLE: VWPx-L60-730-T3-xxx-CGL-DIM-UNV

ORDERING INFO

SERIES	LUMENS	CR	CCT	DISTRIBUTION	ORIENTATION
VWPx	138,000lm	70	30,000K	T2 Type II	F Forward
VWPx	138,000lm	80	40,000K	T3 Type III	L Left
VWPx	138,000lm	90	50,000K	T4 Type IV	R Right

FINISH OPTIONS

- Black (RAL 9005)
- White (RAL 9003)
- Green (RAL 6002)
- Grey (RAL 7035)
- White (RAL 9003)

SHIELDING

- Clear tempered glass lens
- Micro-vented
- Micro-vented
- Micro-vented
- Micro-vented

OPTIONS

- 4-watt integral emergency battery
- Emergency battery
- Emergency battery
- Emergency battery
- Emergency battery

CONSTRUCTION

- Die-cast aluminum enclosure

ACCESSORIES

- Die-cast aluminum enclosure

VA1 LED



FEATURES

- Designed to minimize glare, minimize maintenance, minimize theft, and provide long life.
- Optional tamper-resistant cover for outdoor use.
- Sealed enclosure with a variety of finish options.
- Permanently mounted to allow for easy installation and removal.
- Permanently mounted to allow for easy installation and removal.
- Permanently mounted to allow for easy installation and removal.

ORDERING EXAMPLE: VA1-L220-70-T5-F-S-xxx-DIM-UNV

ORDERING INFO

SERIES	LUMENS	CR	CCT	DISTRIBUTION	ORIENTATION
VA1	8,300lm	70	30,000K	T2 Type II	F Forward
VA1	8,300lm	80	40,000K	T3 Type III	L Left
VA1	8,300lm	90	50,000K	T4 Type IV	R Right

FINISH OPTIONS

- Black (RAL 9005)
- White (RAL 9003)
- Green (RAL 6002)
- Grey (RAL 7035)
- White (RAL 9003)

SHIELDING

- Clear tempered glass lens
- Micro-vented
- Micro-vented
- Micro-vented
- Micro-vented

OPTIONS

- 4-watt integral emergency battery
- Emergency battery
- Emergency battery
- Emergency battery
- Emergency battery

CONSTRUCTION

- Die-cast aluminum enclosure

ACCESSORIES

- Die-cast aluminum enclosure

GENERAL NOTES

1. THIS PHOTOMETRIC LAYOUT WAS PRODUCED IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT, MO UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8, DIVISION I, SUBDIVISION 5 - "LIGHTING STANDARDS". ALL INSTALLATIONS RESULTING FROM THIS DEVELOPMENT PLAN SHALL BE COMPLETED ACCORDING TO THE REQUIREMENTS IN THE LEE'S SUMMIT, MO UNIFIED DEVELOPMENT ORDINANCE AND ANY APPLICABLE SUPPLEMENTS.

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2

LIGHTING FIXTURE SPECIFICATIONS

SCALE: N/A

BY: DATE: REVISIONS: NO.

Kimley-Horn
 603 PENNSYLVANIA AVENUE, SUITE 150
 KANSAS CITY, MO 64105
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
 DESIGNED BY: WPM
 DRAWN BY: WPM
 CHECKED BY: WPM

WESLEY MORRIS
 PROFESSIONAL ENGINEER
 NUMBER PE-2019041526
 02.22.2024

GARVER, LLC
 1000 N. GARDNER DRIVE
 NORTH LITTLE ROCK, ARKANSAS 72118
 501-976-3833
 www.garverusa.com

LEE'S SUMMIT FLEX SPACE
 60 SE THOMPSON DR
 LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE: 2/22/2024
 KHA PROJECT NO. 268442000
 SHEET NUMBER **E001**

**HAZARD CLASSIFICATION
LEGEND - NFPA 13**



LIGHT HAZARD
DESIGN DENSITY: 0.10 GPM/S.F
DESIGN AREA: 1,500 S.F.
HYDRANT FLOW: 250 GPM

CHARACTERISTICS:
SPACES WITH LOW QUANTITY AND LOW COMBUSTIBILITY OF CONTENTS



ORDINARY HAZARD 1:
DESIGN DENSITY: 0.15 GPM/S.F
DESIGN AREA: 1,500 S.F.
HYDRANT FLOW: 250 GPM

CHARACTERISTICS:
SPACES WITH MODERATE QUANTITY AND LOW COMBUSTIBILITY OF CONTENTS. STOCKPILES OF CONTENTS WITH LOW COMBUSTIBILITY DO NOT EXCEED 8 FT.



ORDINARY HAZARD 2
DESIGN DENSITY: 0.2 GPM/S.F
DESIGN AREA: 1,500 S.F.
HYDRANT FLOW: 250 GPM

CHARACTERISTICS:
SPACES WITH MODERATE TO HIGH QUANTITY AND MODERATE TO HIGH COMBUSTIBILITY OF CONTENTS. STOCKPILES OF CONTENTS WITH MODERATE TO HIGH COMBUSTIBILITY DO NOT EXCEED 12 FT.



EXTRA HAZARD 1
DESIGN DENSITY: 0.3 GPM/S.F
DESIGN AREA: 2,500 S.F.
HYDRANT FLOW: 500 GPM

CHARACTERISTICS:
SPACES WITH VERY HIGH QUANTITY AND VERY HIGH COMBUSTIBILITY OF CONTENTS. SPACES WHERE DUST, LINT, OR OTHER MATERIAL ARE PRESENT, INTRODUCING THE PROBABILITY OF RAPIDLY DEVELOPING FIRES.



EXTRA HAZARD 2
DESIGN DENSITY: 0.4 GPM/S.F
DESIGN AREA: 2,500 S.F.
HYDRANT FLOW: 500 GPM

CHARACTERISTICS:
SPACES WITH VERY HIGH QUANTITY AND VERY HIGH COMBUSTIBILITY OF CONTENTS. SPACES WITH SUBSTANTIAL AMOUNTS OF COMBUSTIBLE OR FLAMMABLE LIQUIDS. SPACES WHERE SHIELDING OF COMBUSTIBLES IS EXTENSIVE.



NOT IN SCOPE

SEISMIC GENERAL NOTES

A. SEISMIC-RESTRAINT LOADING BASED ON ASCE 7-10:

1. SITE CLASS
 2. OCCUPANCY CATEGORY OF BUILDING OR STRUCTURE
 3. SEISMIC DESIGN CATEGORY C.
 4. DESIGN SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS (0.2 SECOND); (S_{ds}) = X_G (WHERE G IS THE FORCE OF GRAVITY).
 5. DESIGN SPECTRAL RESPONSE ACCELERATION AT 1-SECOND PERIOD; (S_{d1}) = X_G (WHERE G IS THE FORCE OF GRAVITY).
 6. COMPONENT IMPORTANCE FACTOR: (I_p) = 1.5.
 7. F_{pw} = Y X WEIGHT OF WATER FILLED PIPE (THIS IS THE HORIZONTAL FORCE ACTION ON THE BRACE, AS DEFINED BY NFPA 13 (2016), 9.3.5.9.3.
- B. INSTALL SEISMIC RESTRAINTS IN ACCORDANCE WITH NFPA 13:

1. INSTALL LATERAL BRACES ON ALL FEED AND CROSS MAIN LINES, REGARDLESS OF PIPE DIAMETER.
2. INSTALL LATERAL BRACES ON BRANCH LINES LARGER THAN 2-INCH DIAMETER. (EXCEPT THAT IF THE BRANCH LINE DOES NOT EXCEED 12 FT IN LENGTH, BRACING MAY BE OMITTED.)
3. LATERAL BRACES ARE TO BE INSTALLED WITHIN 6 FT FROM THE ENDS OF PIPES
4. LATERAL BRACES ARE TO BE INSTALLED AT 40 FT MAXIMUM INTERVALS.
5. WHERE HANGER RODS DO NOT EXCEED 6 INCHES LONG, LATERAL BRACING MAY BE OMITTED.
6. A LONGITUDINAL BRACE MAY SERVE AS A LATERAL BRACE IF IT IS WITHIN 24 INCHES OF THE CENTERLINE OF THE PIPE BRACED LONGITUDINALLY.
7. INSTALL LONGITUDINAL BRACES ON ALL FEED AND CROSS MAIN LINES, REGARDLESS OF PIPE DIAMETER.
8. LONGITUDINAL BRACES ARE TO BE INSTALLED WITHIN 40 FT FROM THE ENDS OF PIPES.
9. LONGITUDINAL BRACES ARE TO BE INSTALLED AT 80 FT MAXIMUM INTERVALS
10. A LATERAL BRACE MAY SERVE AS A LONGITUDINAL BRACE IF IT IS WITHIN 24 INCHES OF THE CENTERLINE OF THE PIPE BRACED LATERALLY.

C. INSTALL SEISMIC-RESTRAINT DEVICES USING METHODS APPROVED BY OSHPD PROVIDING REQUIRED SUBMITTALS FOR COMPONENT

D. ATTACHMENT TO STRUCTURE: IF SPECIFIC ATTACHMENT IS NOT INDICATED, ANCHOR BRACING TO STRUCTURE AT FLANGES OF BEAMS, AT UPPER TRUSS CHORDS OF BAR JOISTS, OR AT CONCRETE MEMBERS

E. DRILLED-IN ANCHORS:

1. IDENTIFY POSITION OF REINFORCING STEEL AND OTHER EMBEDDED ITEMS PRIOR TO DRILLING HOLES FOR ANCHORS. DO NOT DAMAGE EXISTING REINFORCING OR EMBEDDED ITEMS DURING CORING OR DRILLING. NOTIFY THE STRUCTURAL ENGINEER IF REINFORCING STEEL OR OTHER EMBEDDED ITEMS ARE ENCOUNTERED DURING DRILLING. LOCATE AND AVOID PRESTRESSED TENDONS, ELECTRICAL AND ENCOUNTERED DURING DRILLING. LOCATE AND AVOID PRESTRESSED TENDONS, ELECTRICAL AND TELECOMMUNICATIONS CONDUIT, AND GAS LINES.

2. DO NOT DRILL HOLES IN CONCRETE OR MASONRY UNTIL CONCRETE, MORTAR, OR GROUT HAS ACHIEVED FULL DESIGN STRENGTH.
3. WEDGE ANCHORS: PROTECT THREADS FROM DAMAGE DURING ANCHOR INSTALLATION. HEAVY-DUTY SLEEVE SHALL BE INSTALLED WITH SLEEVE FULLY ENGAGED IN THE STRUCTURAL ELEMENT TO WHICH ANCHOR IS TO BE FASTENED.
4. SET ANCHORS TO MANUFACTURER'S RECOMMENDED TORQUE, USING A TORQUE WRENCH.
5. INSTALL ZINC-COATED STEEL ANCHORS FOR INTERIOR AND STAINLESS-STEEL ANCHORS FOR EXTERIOR APPLICATIONS.

F. ACCOMMODATION OF DIFFERENTIAL SEISMIC MOTION: INSTALL FLEXIBLE CONNECTIONS IN ACCORDANCE WITH NFPA 13 IN PIPING WHERE:

1. PIPING 2-1/2 INCH OR LARGER CROSSES SEISMIC JOINTS, WHERE ADJACENT SECTIONS OR BRANCHES ARE SUPPORTED BY DIFFERENT STRUCTURAL ELEMENTS, AND WHERE THE CONNECTIONS TERMINATE WITH CONNECTION TO EQUIPMENT THAT IS ANCHORED TO A DIFFERENT STRUCTURAL ELEMENT FROM ONE SUPPORTING THE CONNECTIONS AS THEY APPROACH EQUIPMENT.
2. WITHIN 24 INCHES OF THE TOP AND BOTTOM OF ALL RISERS 2-1/2 INCH OR LARGER (IN RISERS LESS THAN 3 FT IN LENGTH, FLEXIBLE COUPLINGS MAY BE OMITTED; IN RISERS 3 FT TO 7 FT, ONE FLEXIBLE COUPLING IS ADEQUATE).
3. WITHIN 12 IN ABOVE AND WITHIN 24 IN BELOW THE FLOOR IN MULTI FLOOR BUILDINGS FOR PIPING 2-1/2 INCH OR LARGER.
4. ON BOTH SIDES OF CONCRETE OR MASONRY WALLS WITHIN 1 FT OF FACE OF WALL FOR PIPING 2-1/2 INCH OR LARGER, UNLESS CLEARANCE IS PROVIDED PER NFPA 13.
5. WITHIN 24 INCHES OF BUILDING EXPANSION JOINTS FOR PIPING 2-1/2 INCH OR LARGER.
6. WITHIN 24 INCHES OF THE TOP OF DROPS EXCEEDING 15 FEET IN LENGTH TO PORTIONS OF SYSTEMS SUPPLYING MORE THAN ONE SPRINKLER, REGARDLESS OF PIPE SIZE.
7. WITHIN 24 INCHES ABOVE AND 24 INCHES BELOW ANY INTERMEDIATE POINTS OF SUPPORT FOR A RISER OR OTHER VERTICAL PIPE FOR PIPING 2-1/2 INCH OR LARGER.
8. WHEN THE FLEXIBLE COUPLING BELOW THE FLOOR IS ABOVE THE TIE-IN TO THE MAIN SUPPLYING THAT FLOOR, A FLEXIBLE COUPLING SHALL BE INSTALLED EITHER ON THE HORIZONTAL PORTION WITHIN 24 INCHES OF THE TIE-IN WHERE THE TIE-IN IS HORIZONTAL OR ON THE VERTICAL PORTION OF THE TIE-IN WHERE THE TIE-IN INCORPORATES A RISER FOR PIPING 2-1/2 INCH OR LARGER.
9. FOR DROPS TO HOSE LINES, RACK SPRINKLERS, MEZZANINES AND FREE STANDING STRUCTURES, INSTALL FLEXIBLE COUPLINGS REGARDLESS OF PIPE SIZE WITHIN 24 INCHES OF THE TOP OF THE DROP, WITHIN 24 INCHES ABOVE THE UPPERMOST DROP SUPPORT ATTACHMENT, WHERE DROP SUPPORTS ARE PROVIDED TO THE STRUCTURE, RACK, OR MEZZANINE, AND WITHIN 24 INCHES ABOVE THE BOTTOM OF THE DROP WHERE NO ADDITIONAL DROP SUPPORT IS PROVIDED.

G. ADJUSTING:

1. ADJUST RESTRAINTS TO PERMIT FREE MOVEMENT OF EQUIPMENT WITHIN NORMAL MODE OF OPERATION.

WET SPRINKLER GENERAL NOTES

ALL PIPE, DEVICES, AND INSTALLATION SHALL FULLY COMPLY WITH NFPA 13, AND ALL REQUIRED AUTHORITIES HAVING JURISDICTION.

REFER TO NOTES ON DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR BUILDING DETAILS.

PROVIDE A COMPLETE, HYDRAULICALLY CALCULATED, FULLY AUTOMATIC WET PIPE SPRINKLER SYSTEM THROUGHOUT THE BUILDING. FIRE PROTECTION CONTRACTOR SHALL INSTALL THE FIRE PROTECTION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE NFPA STANDARDS, JOB SPECIFICATIONS, AND LOCAL CODE.

FIRE PROTECTION SYSTEM(S), PIPING, VALVES AND APPURTENANCES INDICATED ON THE DRAWING ARE DIAGRAMMATIC ONLY IN THAT ALL FITTINGS AND OFFSETS MAY NOT BE SHOWN. FIRE PROTECTION CONTRACTOR SHALL VERIFY EQUIPMENT SELECTIONS, PIPE ROUTING, ETC. FOR CODE COMPLIANCE, COMPLIANCE, AND ARCHITECTURAL AND STRUCTURAL CONFORMITY. FIRE PROTECTION CONTRACTOR SHOULD THOROUGHLY SURVEY THE PROPERTY AND REVIEW ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING (M.E.P.) CONSTRUCTION DOCUMENTS PRIOR TO BID.

FIRE PROTECTION SHOP DRAWINGS SHALL HAVE COMPLETE REFLECTED CEILING PLANS INDICATING LOCATION OF EACH SPRINKLER HEAD, AS WELL AS PIPING LAYOUTS. PROVIDE ADDITIONAL SPRINKLER HEADS (OVER CODE MINIMUM), IF REQUESTED BY THE ARCHITECT, TO OBTAIN SYMMETRICAL CEILING LAYOUTS.

FIRE PROTECTION SYSTEM SHALL BE COMPLETE WITH BACKFLOW PREVENTER, FIRE DEPARTMENT CONNECTION, STANDPIPES, CONTROL VALVES, SPRINKLER PIPING AND HEADS, ELECTRONIC SUPERVISION AND APPURTENANCES AS REQUIRED BY NFPA AND AUTHORITIES HAVING JURISDICTION.

GENERAL CONTRACTOR SHALL CONDUCT A COORDINATION MEETING WITH THE SUBCONTRACTORS TO ESTABLISH CLEARANCE REQUIREMENTS NEEDED FOR M.E.P. WORK PRIOR TO FABRICATION OF THE SPRINKLER SYSTEM. ANY RELOCATION OF FIRE SPRINKLER SYSTEM REQUIRED FOR PROPER INSTALLATION OF M.E.P. SYSTEMS SHALL BE AT THE FIRE PROTECTION CONTRACTOR'S EXPENSE.

FIRE PROTECTION CONTRACTOR SHALL BASE BID ON CAREFUL COORDINATION OF MECHANICAL DUCT, MECHANICAL AND PLUMBING PIPING, ELECTRICAL, AND STRUCTURAL SYSTEMS IN THE BUILDING.

HYDRAULIC CALCULATIONS SHALL BE BASED ON A WATER FLOW TEST OBTAINED FROM THE CITY OF LEE'S SUMMIT BY THE FIRE PROTECTION CONTRACTOR. CONTRACTOR SHALL VERIFY FLOW TEST DATA WITH LOCAL AUTHORITIES. IF A CURRENT TEST IS NOT AVAILABLE, CONTRACTOR SHALL CONDUCT A PROPER FLOW TEST PRIOR TO PREPARATION OF SHOP DRAWINGS. PROVIDE A MINIMUM OF 10 PSI SAFETY FACTOR FOR ALL HYDRAULIC CALCULATIONS. PIPE SIZING INDICATED ON THE DRAWINGS IS FOR INFORMATIONAL PURPOSES ONLY. PIPE SIZING SHALL BE ESTABLISHED BY THE FIRE PROTECTION CONTRACTOR. EXCEPTION: STANDPIPES SHALL BE SIZED AS INDICATED ON THE DRAWINGS OR LARGER. NOTE: AVOID SYSTEM PRESSURES EXCEEDING 175 PSI.

PROVIDE A REDUCED PRESSURE ZONE (R.P.Z.) BACKFLOW PREVENTER TO ISOLATE THE SPRINKLER SYSTEM FROM THE MAIN SUPPLY. COORDINATE REQUIREMENTS WITH THE CITY OF LEE'S SUMMIT AND THE STATE OF MISSOURI.

FIRE PROTECTION SYSTEM SHALL INTERFACE WITH THE BUILDING FIRE ALARM SYSTEM. REFER TO ELECTRICAL.

ALL CONTROL VALVES SHALL HAVE ELECTRONIC SUPERVISION.

SPECIAL CONSIDERATION SHALL BE GIVEN TO AREAS THROUGHOUT THE BUILDING SUCH AS DROPPED SOFFITS, TRAYED CEILINGS AND LIGHTING SOFFITS THAT NECESSITATE ADDITIONAL SPRINKLER HEADS. REFER TO ARCHITECTURAL DRAWINGS FOR REFLECTED CEILING PLANS AND BUILDING DETAILS.

ALL SPRINKLER HEADS FOR LIGHT HAZARD AND ALL STANDARD SPRAY SPRINKLER HEADS FOR ORDINARY HAZARD SHALL BE QUICK RESPONSE.

ALL CEILING MOUNTED SPRINKLER HEADS SHALL BE CHROME WITH CHROME RECESSED ESCUTCHEONS, UNLESS NOTED OTHERWISE ON FIRE PROTECTION PLANS OR SPECIFICATIONS.

ALL SPRINKLER HEADS INSTALLED IN EXPOSED STRUCTURE SHALL BE BRASS UPRIGHT, UNLESS NOTED OTHERWISE ON FIRE PROTECTION PLANS OR SPECIFICATIONS.

ALL CEILING MOUNTED SPRINKLER HEADS SHALL BE LOCATED IN THE CENTER OF CEILING TILES IN ALL PUBLIC AREAS. BRANDED FLEXIBLE SPRINKLER DROP CONNECTIONS MAY BE USED FOR EASE OF INSTALLATION, SPECIFIC SPRINKLER HEAD LOCATION OR SPECIFIC OWNER REQUIREMENTS. EXCEPTION: CLOSETS, STORAGE ROOMS, EQUIPMENT ROOMS AND OTHER SIMILAR NON-PUBLIC AREAS ARE NOT REQUIRED TO BE CENTER OF TILE BUT SHALL BE NO CLOSER THAN 6" TO CEILING GRID.

ROOMS AND OTHER SIMILAR NON-PUBLIC AREAS ARE NOT REQUIRED TO BE CENTER OF TILE BUT SHALL BE NO CLOSER THAN 6" TO CEILING GRID.

PROVIDE SPRINKLER SYSTEM MAIN DRAIN IN ACCORDANCE WITH NFPA 13.

PROVIDE AUXILIARY DRAINS FOR ALL TRAPPED PIPING SECTIONS IN ACCORDANCE WITH NFPA 13.

ALL DRAIN PIPING SHALL TERMINATE AT THE EXTERIOR WITH 45 DEGREE ELBOW DOWN. INSTALL THE DRAIN IN A MANNER TO PREVENT FLOODING OR DAMAGE TO LANDSCAPING, AND TO PREVENT WETTING OF WALKWAYS. EXCEPTION: DRAIN PIPING MAY TERMINATE AT INTERIOR FLOOR DRAINS IF THE DRAIN HAS BEEN SIZED APPROPRIATELY. COORDINATE WITH PLUMBING CONTRACTOR FOR LOCATION OF FLOOR DRAIN.

INSTALL PIPING HORIZONTALLY AND AT RIGHT ANGLES TO WALLS AND CEILINGS.

ALL SPRINKLER MAIN PIPING SHALL BE SCHEDULE 10 WITH ROLL GROOVED AND WELDED OUTLETS, UNLESS NOTED OTHERWISE. FITTINGS AND COUPLINGS SHALL BE STANDARD GROOVED, UNLESS NOTED OTHERWISE.

ALL SPRINKLER BRANCH LINE PIPING SHALL BE BLACK SCHEDULE 40, UNLESS NOTED OTHERWISE. FITTINGS SHALL BE STANDARD "BLACK" GRADE CAST IRON, DUCTILE IRON OR MALLEABLE IRON, UNLESS NOTED OTHERWISE.

ALTERNATIVE STEEL PIPE SCHEDULES ALLOWED BY NFPA 13 ARE NOT ACCEPTABLE ON THIS PROJECT.

ALL FIRE PROTECTION PIPING, FITTINGS, SUPPORTS AND ACCESSORIES IN EXPOSED AREAS SHALL BE PREPARED FOR FINISH PAINTING. PIPING, FITTINGS, SUPPORTS AND ACCESSORIES IN MECHANICAL ROOMS SHALL BE PAINTED OSHA RED. ALL PAINTING SHALL BE PERFORMED BY OTHERS.

FIRE PROTECTION CONTRACTOR SHALL PROVIDE PROTECTION FOR SPRINKLER HEADS IN AREAS WHERE THE CEILING AND SURROUNDING AREAS ARE TO BE PAINTED. FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SPRINKLER PROTECTION AFTER PAINTING WORK IS COMPLETE. ANY SPRINKLER HEAD WITH PAINT OR TEXTURE OVERSPRAY SHALL BE REPLACED BY THE FIRE PROTECTION CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

PROVIDE HEAD GUARDS ON ALL SPRINKLER HEADS AT OR BELOW AN ELEVATION OF 7'-0" AFF, OR THAT OTHERWISE MAY BE SUBJECT TO MECHANICAL DAMAGE, SUCH AS IN THE MECHANICAL ROOMS.

SEISMIC BRACING/ RESTRAINT IS NOT REQUIRED FOR THIS PROJECT.

FIRE PROTECTION PLANS SHALL BE SUBMITTED TO ALL REQUIRED LOCAL AND STATE AUTHORITIES.

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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

12/18/2024

FLEX SPACES

60 SE Thompson Dr.
Lee's Summit, MO 64082

PROJECT NUMBER:
23092

CLIENT:
Capital Builders

CONSTRUCTION / PERMIT DRAWINGS

03.27.2024

Author: _____
Checker: _____

REV.	DATE	ISSUE

ARCHITECT:

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twenty
one**

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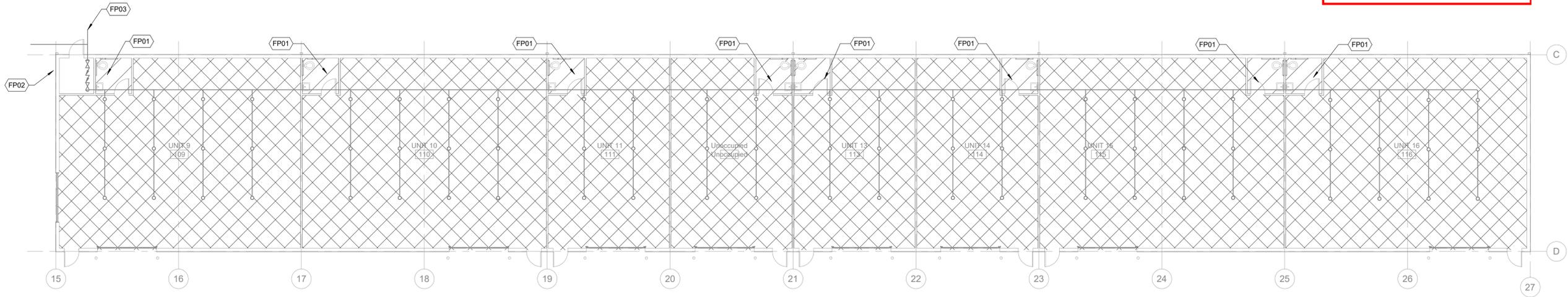


FIRE SUPPRESSION NOTES,
LEGENDS AND SPECIFICATIONS

Sheet _____ Revision no. _____

F001

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 Development Services Department
 Lee's Summit, Missouri
 12/18/2024



2 FIRE SUPPRESSION FLOOR PLAN - BUILDING B
 SCALE: 3/32" = 1'-0"

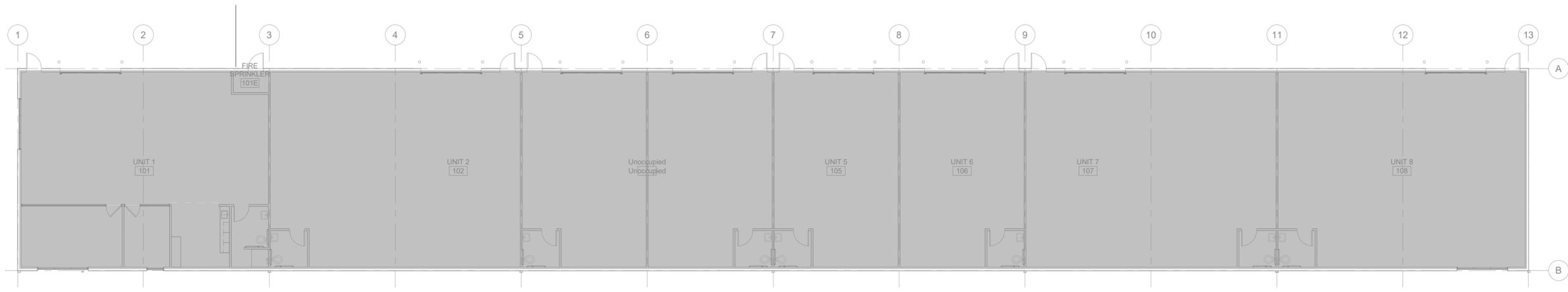
- KEYED NOTES**
- FP01 PROVIDE FIRE PROTECTION HEADS ABOVE CEILING SPACED BASED ON ORDINARY HAZARD 1
 - FP02 SIAMESE FIRE DEPARTMENT CONNECTION. PROVIDE HORN AND STROBE ABOVE.
 - FP03 REFER TO CIVIL PLANS FOR FIRE SERVICE CONNECTION AND CONTINUATION.



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1 FIRE SUPPRESSION FLOOR PLAN - BUILDING A
 SCALE: 3/32" = 1'-0"



STATE OF MISSOURI
 ZACHARY RUCKENHILLER
 PE 2023000188
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FIRE SUPPRESSION FLOOR PLANS

Sheet: Revision no.

F101

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Development Services Department
Lee's Summit, Missouri
12/18/2024

FLEX SPACES

60 SE Thompson Dr.
Lee's Summit, MO 64082

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03.27.2024

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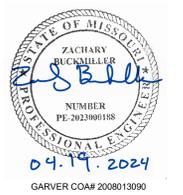
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FIRE SUPPRESSION DETAILS

Sheet: Revision no:

F500

EQUIPMENT NOTES

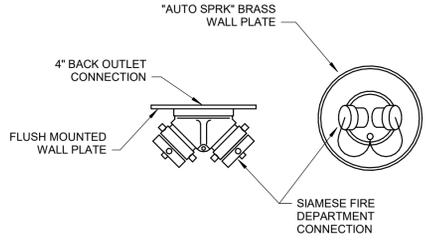
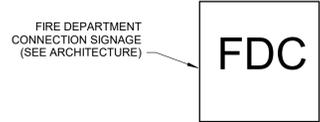
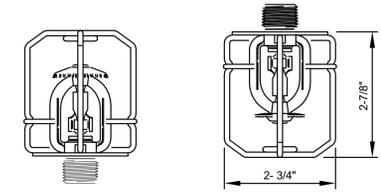
- 6" UTILITY FIRE MAIN
- 6" STAINLESS STEEL ONE PIECE RISER (SHOWN MFxGROOVE CONFIGURATION)
- CONCRETE THRUST BLOCK (PER NFPA-24)
- CORROSION RESISTANT THREADED ROD THRUST RESTRAINT
- 6" GALVANIZED PIPE CLAMP
- 6" X 4" G X G REDUCER
- AMES C200 (OR EQUAL) 4" (GxG) DOUBLE CHECK ASSEMBLY WITH INDICATING BFG VALVES
- SLEEVE WITH NOMINAL 4-INCH ANNULAR CLEARANCE AND FILL WITH FLEXIBLE MATERIAL
- 4" GROOVED SWING CHECK VALVE
- 4" ALARM CHECK VALVE WITH TRIM
- 2" SCH. 40 THREADED DRAIN PIPE
- MAIN DRAIN VALVE
- 4" SCH. 40 GROOVED PIPE TO FIRE DEPARTMENT CONNECTION
- 4" SPOOL PIECE
- 4" GROOVED BUTTERFLY TEST VALVE
- SPARE HEAD BOX (STOCKED WITH HEADS & WRENCH)
- 3" WATER PRESSURE GAUGE
- HYDRAULIC DATA PLATE
- 4" SCH. 40 PIPE (SYSTEM FEED)
- WEATHERPROOF EXTERIOR BELL (BY FIRE ALARM CONTRACTOR)
- 4" GROOVED BUTTERFLY TEST VALVE
- SPARE HEAD BOX (STOCKED WITH HEADS & WRENCH)
- 3" WATER PRESSURE GAUGE
- HYDRAULIC DATA PLATE
- 4" SCH. 40 PIPE (SYSTEM FEED)
- WEATHERPROOF EXTERIOR BELL (BY FIRE ALARM CONTRACTOR)
- SUPERVISORY CIRCUIT (BY OTHERS)
- NOT USED
- VALVE SUPERVISORY "TAMPER" SWITCH
- 4" SCH. 40 GxG SPOOL (2.5" x 2.5" SIAMESE FIRE DEPARTMENT CONNECTION). COORDINATE FINAL FDC LOCATION WITH FIRE DEPARTMENT.
- "FDC" SIGNAGE: 18"x18" MINIMUM SIZE
- 4" GROOVED DRAIN ELBOW
- AUTOMATIC BALL DRIP VALVE
- EXTEND 1.25" DRAIN PIPE TO EXTERIOR DRAIN (INSTALL 1.25" GALVANIZED 45 ELBOW WITH WALL PLATE)

NOTE: FIRE SUPPRESSION CONTRACTOR TO VERIFY RISER/BACKFLOW PREVENTER SIZE WITH HYDRAULIC CALCULATIONS

SERVICE ENTRANCE ROTATED 90 DEGREES FOR CLARIFICATION



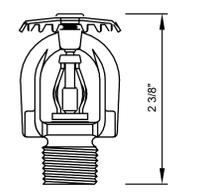
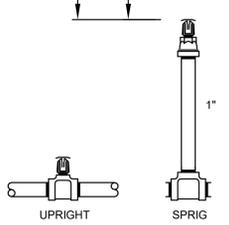
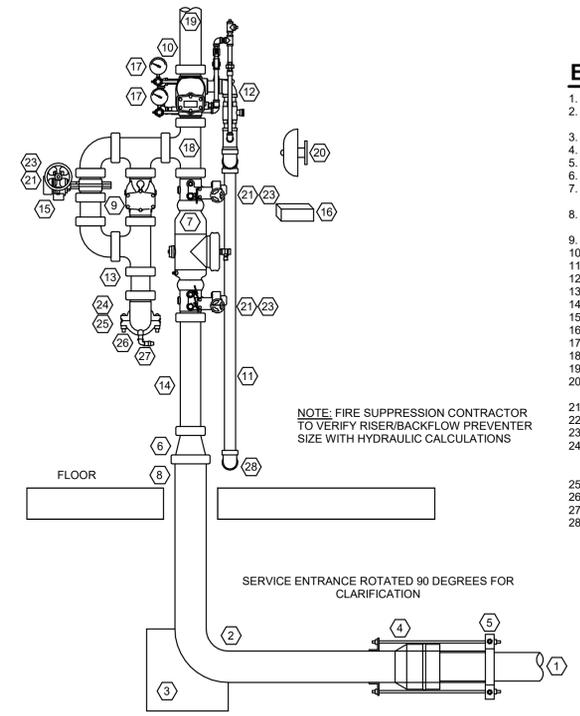
3 SPRINKLER GUARD DETAIL
SCALE: SCALE: NONE



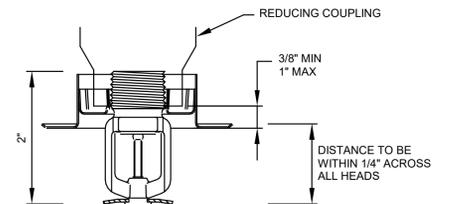
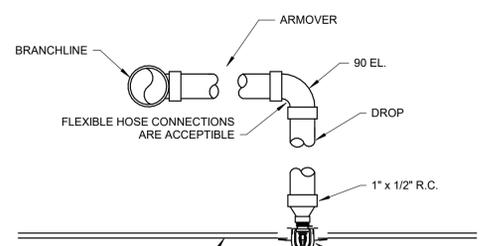
1 FDC DETAIL
SCALE: NONE



2 FIRE SUPPRESSION RISER DETAIL
SCALE: NOT TO SCALE



NOTE: SPRINKLERS MUST BE PLACED ON SPRIGS FOR BRANCH LINES 3" AND LARGER



DISTANCE TO BE WITHIN 1/4" ACROSS ALL HEADS



4 TYPICAL SPRINKLER DETAILS
SCALE: SCALE: NONE



5 OVERHEAD DOOR SPRINKLER DETAIL
SCALE: NONE

