LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

PROJECT DESCRIPTION:
NEW HYUNDAI AUTOMOBILE DEALERSHIP WITH SHOWROOM AND VEHICLE SERVICE AREA.

BASE BID:
- BASE BID SHALL INCLUDE ALL WORK DEPICTED IN SPECIFICATIONS AND DRAWINGS AS REQUIRED. CONTRACTOR SHALL CONSTRUCT PER CODES ADOPTED BY AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY AND ALL DISCREPENCIES OR CONFLICTS.

ALTERNATES:
- ALTERNATE NO.1: PROVIDE 1/2" GYPSUM BOARD IN LIEU OF 5/8" GYPSUM BOARD WHERE APPLICABLE. (BID AS DEDUCT / ALTERNATE)
- ALTERNATE NO.2: IN LIEU OF BATT INSULATION, PROVIDE CLOSED CELL SPRAY INSULATION IN ALL APPLICABLE EXTERIOR WALLS. (BID AS ADD / ALTERNATE)
- ALTERNATE NO.3: IN LIEU OF MECHANICALLY FASTENED TPO MEMBRANE & 1/2" POLY-ISO COVERBOARD, PROVIDE FULLY ADHERED 60 MIL FLEECE BACK TPO MEMBRANE. (BID AS DEDUCT / ALTERNATE)

UNIT COSTS:
- UNIT COST NO.1: PROVIDE COST FOR 1 LINEAR FOOT OF 2'-0" DEEP, 3/4" BIRCH PLYWOOD PAINTED BLACK SHELVING WITH STEEL BRACKETS.
- UNIT COST NO.2: PROVIDE COST FOR 1 SF OF WC-1, REF SPECIFICATIONS.

ARCHITECT:

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HYUNDAI STANDARD PLANNING GUIDE TABLE

TOTAL USEABLE LAND AND BUILDING AREA: 111,550 SQFT
BUILDING MINIMUM SQUARE FOOTAGE (ACCORDING TO GDSI): 14,200 SQFT
ACTUAL BUILDING SQFT: 21,670.75 SQFT

HYUNDAI MOTOR AMERICA - FACILITY SPACE GUIDELINES		
INPUT DEALER CODE	**MOH11**	
DEALER NAME	**LEE'S SUMMIT HYUNDAI**	
SALES PLANNING GUIDE	**687**	**CATEGORY 5**
7YR UNITS IN OPERATION	**2,746**	
12M ROLL OVERS		
TOTAL USABLE LAND AND BUILDING AREA	**111,550 SQFT**	**2.6 ACRES**
BUILDING AREA MINIMUM	**14,200 SQFT**	

INTERIOR	MINIMUM REQUIREMENTS		ACTUAL		
SITE A + B SPACE GUIDLINE - BUILDING	SQUARE FEET	# STALLS	SQUARE FOOTAGE	# STALLS	% UNDER / OVER
CUSTOMER FOCUS AREA	5,350	~	5,375.44	~	100.48%
DISPLAY VEHICLE	~	5	~	5	100%
GENERAL ADMIN / BUISNESS OFFICE	1,450	~	1,492.61	~	102.94%
SERVICE DRIVE	1,800	4	1,812.32	~	100.68%
SERVICE WORKSHOP	4,200	~	11,462.20	~	272.91%
SERVICE DRIVE (BAYS AND ALIGNMENT RACK)	~	8	~	9	112.5%
PARTS STORAGE	1,400	~	1410.53	~	100.75%
TOTAL BUILDING AREA	14,200	~	21,670.75	~	152.61%

EXTERIOR	MINIMUM REQUIREMENTS		ACTUAL		
SITE A + B SITE GUIDELINES USABLE LAND	SQUARE FEET	# STALLS	SQUARE FOOTAGE	# STALLS	% UNDER / OVER
SALES CUSTOMER PARKING	4,800	16	~	18	113%
SERVICE SHOP PARKING	9,600	32	~	62	194%
NEW VEHICLE DISPLAY	48,000	150	~	180	120%
USED VEHICLE DISPLAY	19,200	60	~	139	232%
EMPLOYEE PARKING AND MISCELLANEOUS	15,750	42	~	71	169%
TOTAL PARKING	~	300	~	470	157%
TOTAL USEABLE LAND AREA (EXCL. BUILDING)	97,350	~	152,705	~	156%
TOTAL USEABLE LAND AREA (INCL. BUILDING)	111,550	~	174,520	~	156%



GENERAL NOTE:
SITE SIGNAGE AND COMPONENTS REFER CIVIL DRAWING.

SITE LOCATION

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BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED.

STATE OF MISSOURI
01-22-2025
BRYAN FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: JES
CHECKED BY: BJF

FALK ARCHITECTS

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COVER SHEET

FALK ARCHITECTS INC

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SPECIFICATIONS:

DIVISION 01: GENERAL REQUIREMENTS

HYUNDAI STANDARDS CONFORMANCE:
CONTRACTOR SHALL COMPLY WITH THE GDSI STANDARDS SET FORTH BY HYUNDAI THROUGHOUT THE PROCESS OF CONSTRUCTION.

GENERAL INFO:

AIA DOCUMENT "A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" SHALL BE INCORPORATED INTO THE CONTRACT BY REFERENCE.

ALL WORK SHALL BE INSTALLED PER THE CURRENTLY ADOPTED CODES, ORDINANCES, LAWS & STATUTES OF THE AUTHORITY HAVING JURISDICTION.

CONTRACTOR SHALL NOTIFY OWNER & ARCHITECT OF DESCREPANCIES BETWEEN DRAWINGS & FIELD CONDITIONS IMMEDIATELY UPON DISCOVERY.

CONTRACTOR SHALL INSTALL ALL ITEMS LISTED BELOW PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

GDSI STANDARDS BY HYUNDAI (GOOGLE DRIVE DOWNLOAD LINK):
https://drive.google.com/drive/folders/1QjlwgpS0UbTQFYMv8JZC5hCDyQBka8G3?usp=sharing

DIVISION 03: CONCRETE

PROVIDE LIQUID HARDENER AT FLOORS TO REMAIN AS EXPOSED INTERIOR CONCRETE.
MEMBRANE CURE, COMPATIBLE WITH FUTURE FINISHED FLOOR AT ALL AREAS.

PROVIDE ½" THICK JOINT FILLERS ALL SLAB EDGES ENDING AGAINST VERTICAL SURFACES, FULL SLAB DEPTH.

SC-1:
SEALED CONCRETE, (3) COATS OF PENETRATING CLEAR SEALANT, CLEAR COAT
- WHERE LANE STRIPING OCCURS, PAINT STRIPES PRIOR TO APPLYING CLEAR COAT.

CONTRACTOR SHALL ENSURE HARDENERS, SEALERS AND PAINT ARE COMPATIBLE.

INSTALL PER STRUCTURAL REQUIREMENTS, INTERIOR FINISH SMOOTH.

INSTALL EXTERIOR CONCRETE PER CIVIL DRAWINGS. APPLY HEAVY BROOM FINISH TO ALL EXTERIOR CONCRETE.

DIVISION 05: METALS:
BOLLARD:

PROVIDE 6" DIAMETER GALVANIZED PIPE BOLLARDS AT BUILDING AND TRASH ENCLOSURE, INSTALL 1'-6" AWAY FROM BUILDING OR FACE OF ENCLOSURE FROM BOLLARD CENTER. CONCRETE FILLED WITH DOME TOP PAINT. REFER ARCHITECTURAL DRAWINGS FOR DETAILS AND PLACEMENT. FINISH AND COLOR PER ARCHITECT.

ALUMINUM LADDERS:

PROVIDE O'KEEFFE'S 500 ROOF ACCESS OR APPROVED BY ARCHITECT AS INDICATED PER ROOF PLAN + DETAILS. PAINT GUNMETAL.

INSTALL PER MANUFACTURER + OSHA RECOMMENDATIONS AND INSTRUCTIONS.

PROVIDE DETAILED SHOP DRAWINGS FOR APPROVAL BY THE ARCHITECT.

DIVISION 06: WOOD, PLASTICS AND COMPOSITES

SHEATHING:
PROVIDE EXTERIOR GYPSUM SHEATHING: TYPE X, 5/8 INCH THICK, WATER-RESISTANT GYPSUM CORE WITH WATER-REPELLENT PAPER FACINGS FOR ALL EXTERIOR SHEATHING PER SECTIONS.

ROUGH CARPENTRY:
CONTRACTOR SHALL ENSURE ALL WOOD IS FREE OF DEFORMITIES AND BENDING.

REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS.

PROVIDE DOOR AND WINDOW BLOCKING, HEADERS AND SHIMS PER STRUCTURAL.
PROVIDE INTERIOR WALL AND SURFACE BLOCKING AS REQUIRED.

CASEWORK:
PROVIDE CABINETS PER INTERIOR ELEVATIONS.

PROVIDE WOOD BLOCKING AS NEEDED.

PROVIDE P-LAM OR SOLID SURFACE COUNTERS AS INDICATED ON CASEWORK ELEVATIONS.

PROVIDE FINISH NAILS, PATCHED AND FINISHED OVER AT ALL JOINTS.

PROVIDE ADA-COMPLIANT VANITY SUPPORT BRACKET, PROVIDE 1/2" PLYWOOD VANITY STRIP, SKIRT, AND SIDE PANEL, COVER WITH PLASTIC LAMINATE PL-1.

ALL CUSTOMER FACING CABINETS TO HAVE A PL-5 PLASTIC LAMINATE FINISH OR AS APPROVED BY THE ARCHITECT.

PROVIDE STAINLESS STEEL TRASH CHUTE TRIM ON COUNTERS AS INDICATED ON DRAWINGS.

COLOR AND FINISH: FLAT/BRUSHED CHROME KNOBS AND CONCEALED HINGES.

INSTALL PER ADA STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

PLASTIC LAMINATE:
PL-1:
PLASTIC LAMINATE, FORMICA, SOLID COLORS, COLOR: WHITE #949-58, FINISH: MATTE.

PL-2:
PLASTIC LAMINATE, FORMICA, COLOUR CORE2, COLOR: WHITE #949C-58, FINISH: MATTE, THRU COLOR FOR EXPOSED EDGES.

PL-5:
PLASTIC LAMINATE, FORMICA, BROWN WOOD, COLOR #6413 SILVER RIFTWOOD, FINISH: NATURAL GRAIN OR MATTE.

PL-6:
PLASTIC LAMINATE, FORMICA, SOLID COLORS, COLOR: #8244 NIGHT FOREST.

SOLID SURFACES:
SS-1:
SOLID SURFACE, DUPONT, CORIAN, COLOR: DESIGNER WHITE, PENCIL ROUND EDGE PROFILE.

SS-2:
SOLID SURFACE, DUPONT, CORIAN, COLOR: DOVE, PENCIL ROUND EDGE PROFILE.

SS-3:
SOLID SURFACE, DUPONT, CORIAN, COLOR: DEEP TITANIUM, PENCIL ROUND EDGE PROFILE.

DIVISION 07: THERMAL AND MOISTURE PROTECTION

SHEET METAL FLASHING:
INSTALL PER SMACNA, NRCA STANDARDS & GUIDELINES AND METAL BUILDING MANUFACTURER'S RECOMMENDATIONS.

JOINT SEALANT:
INSTALL SEALANT AS RECOMMENDED BY MANUFACTURER WHERE REQUIRED.

PREPARE JOINTS ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

INSTALL SEALANTS USING PROVEN TECHNIQUES TO COMPLY WITH THE FOLLOWING:
- INSTALL SEALANTS FREE OF AIR POCKETS AND EMBEDDED FOREIGN MATTER.
- PRODUCE UNIFORM, CROSS-SECTIONAL SHAPES AND DEPTHS.

TOOLING: IMMEDIATELY AFTER SEALANT APPLICATION AND BEFORE SKINNING OR CURING BEGINS, TOOL SEALANTS TO FORM SMOOTH, UNIFORM CONCAVE JOINT PROFILE.

VAPOR RETARDER & AIR BARRIERS:
UNDERSLAB 10 MIL STEGO WRAP CLASS A VAPOR RETARDER.

PROVIDE FLUID APPLIED WATER BARRIER TO EXTERIOR SHEATHING.

ALUMINUM COMPOSITE MATERIAL:
ALL ACM PRODUCTS SHALL BE FURNISHED AND INSTALLED BY APPROVED HMA SURVEY VENDOR.

ACM-1:
SHAPED SKY METAL FASCIA; RAINSCREEN APPLICATION, BLACK WITH 4MM SHAPED SKY PANEL OVERLAY, BRONZE.

ACM-3:
EXTERIOR ACM CLADDING, SERIES ONE RAINSCREEN ACM, ALUCOBOND PE, HYUNDAI NORTH AMERICA BRONZE.

INSULATION:
SLAB EDGE, ROOF AND ABOVE / BELOW GRADE WALL INSULATION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

EXTERIOR INSULATION SHALL BE PROTECTED AGAINST DAMAGE, SUNLIGHT, MOISTURE, WIND, LANDSCAPING AND EQUIPMENT MAINTENANCE ACTIVITIES. PROTECT EXPOSED INSULATION WITH FIBERGLASS REINFORCED PLASTIC BARRIER.

INSULATION IN CONTACT WITH THE GROUND SHALL HAVE LESS THAN OR EQUAL TO 0.3% WATER ABSORPTION RATE.

CONTRACTOR SHALL ENSURE ALL INSULATIONS MEETS REQUIREMENTS FOUND ON SHEET G003 + G004 ENERGY CODE CONFORMANCE.

PROVIDE ROOFING INSULATION PER WALL SECTIONS.

INSULATED METAL PANEL:

IMP-1: METL-SPAN CF TUFF WALL, 2" THICKNESS 24 GAUGE, STUCCO FINISH, LIGHT GRAY FINISH, PAINTED P-2 SHERWIN WILLIAMS KAFFEE.

IMP-2: METL-SPAN CF TUFF WALL, 2" THICKNESS 24 GAUGE, STUCCO FINISH, LIGHT GRAY FINISH, PAINTED P-1 SHERWIN WILLIAMS ANTLER VELVET.

PROVIDE CUSTOM 2" TALL, 1" DEEP ALUMINUM EXTRUDED STACK JOINT TRIM AT WAINSCOT PER BUILDING ELEVATION DRAWINGS.

THERMOPLASTIC SINGLE-PLY ROOFING:
CONTRACTOR SHALL PROVIDE TAPERED INSULATION INSTALLED IN MINIMUM 2 LAYERS WITH JOINTS STAGGERED IN BOTH DIRECTIONS, MINIMUM 1/4":12" SLOPE AS INDICATED PER ROOF PLAN.

PROVIDE TAPERED INSULATION FOR ROOF CRICKETS. CRICKETS SHALL HAVE A MINIMUM 1/2":12" SLOPE AND DOUBLE ROOF SURFACE SLOPE.

CONTRACTOR SHALL PROVIDE 60 MIL, WHITE, TPO MEMBRANE, MECHANICALLY ATTACHED/FASTENED.

CONTRACTOR SHALL PROVIDE A 1/2" POLY-ISO COVERBOARD.

CONTRACTOR SHALL PROVIDE 20 YEAR WARRANTY MINIMUM FOR WORK COMPLETED FOR TPO ROOFING.

CONTRACTOR SHALL ENSURE ROOF HAS PROPER SLOPES AND DRAINAGE TO ROOF AREA DRAINS.

CONTRACTOR SHALL PROVIDE MUSHROOM STYLE CAST IRON ROOF AREA DRAIN COVERS.

CONTRACTOR SHALL ENSURE ALL VENTS AND PIPES ARE PROPERLY SEATED A MINIMUM OF 8" ABOVE TPO SURFACE.

ROOFING AND INSULATIONS SHALL COMPLY WITH ENERGY CODE AND COMCHECK REPORT.

EXPANSION JOINTS:
PROVIDE EMSEAL 2" QUIETJOINT WALL EXPANSION JOINT FOR INTERIOR PARTITION WALLS. LOCATION PER DETAIL DRAWINGS.

PROVIDE CONSTRUCTION SPECIALTIES 2" FWF SERIES EXPANSION JOINT FOR INTERIOR WALL, INTERIOR CEILING JOINT. LOCATION PER DETAIL DRAWINGS.

PROVIDE CONSTRUCTION SPECIALTIES 2" GFT SERIES EXPANSION JOINT FOR INTERIOR FLOOR JOINT. LOCATION PER DETAIL DRAWINGS.

PROVIDE 2" EMSHIELD WFR2 EXPANSION JOINT FOR EXTERIOR WALLS. 100% MOVEMENT.

PROVIDE EXPANSION JOINT FLASHING PER SMACNA MANUAL INSTRUCTIONS AND RECOMMENDATIONS.

ROOF HATCH:
PROVIDE A 48"x48" GALVANIZED STEEL ROOF HATCH WITH WELDED CORNERS, THERMOPLASTIC RUBBER GASKETING, INSULATED COVER AND CURB, WEATHER TIGHT DESIGN. INSTALL COMPRESSION SPRING MECHANISM, WITH SAFETY GRAB BAR MOUNTED TO EXTERIOR.

CONTRACTOR SHALL ENSURE FINISHED PRODUCT COMPLIES WITH CODES ADOPTED BY AHJ.

ENSURE ALL HARDWARE IS PLATED AND SEALED FOR CORROSION RESISTANCE.

ENSURE PRODUCT IS COMPATIBLE WITH TPO ROOFING SYSTEM INSTALLED.

DIVISION 08: OPENINGS

DOORS:
WHERE INDICATED TO PROVIDE GLAZING IN DOORS, PROVIDE AS NOTED BELOW:
- GL-2 AT INTERIOR DOORS
- GL-1 AT EXTERIOR DOORS

WHERE INDICATED:
-PROVIDE HOLLOW METAL DOORS WHERE INDICATED - SMOOTH WELDS, PAINT IN FIELD. COLOR PER ARCHITECT. REFER TO DOOR SCHEDULE FOR STYLE.
-PROVIDE PRIMED MDF SOLID CORE WOOD PAINT GRADE DOORS WHERE INDICATED. PAINT IN FIELD. COLOR PER ARCHITECT. REFER TO DOOR SCHEDULE FOR STYLE.

WHERE INDICATED TYPE B DOOR:
PROVIDE KAWNEER BIFOLD DOOR OR AS APPROVED BY THE ARCHITECT, 10' WIDE X 8' HIGH, AUTO SHOWROOM PACKAGE WITH 0.28 U-FACTOR, 0.28 SHGC FACTOR, 0.68 VISIBLE TRANSMITTANCE, SOLARBAN 72 (2) STARPHIRE GLAZING.

WHERE INDICATED TYPE A / J DOOR:
EXTERIOR MAN DOOR, KAWNEER, FULL-LITE, 0.28 U-FACTOR, 0.28 SHGC FACTOR, 0.68 VISIBLE TRANSMITTANCE, SOLARBAN 72 (2) STARPHIRE GLAZING.

UNLESS NOTED OTHERWISE:
EXTERIOR MAN DOOR, CECO IMPERIAL WITH QMAX THERMALLY ENHANCED CORE, METAL, PAINTED FINISH: REF P-1.

WHERE INDICATED TYPE-D DOOR:
RYTEC OVERHEAD DOOR SPIRAL FV, FULL VISION OVERHEAD DOOR WITH 9" ALUMINUM FRAMED VISION SLATS. DOOR FRAME & MULLIONS TO BE CLEAR ANODIZED ALUMINUM.

WHERE INDICATED TYPE-H DOOR:
PROVIDE OVERHEAD DOOR COMPANY MODEL 424 RIBBED OVERHEAD DOOR, 24 GUAGE STEEL, COLOR AS APPROVED BY THE ARCHITECT.

WHERE INDICATED TYPE C/ F DOOR:
INTERIOR DOOR, C.R. LAURENCE, FRAMELESS GLASS DOOR, TOP AND BOTTOM PIVOT HINGES, BACK-TO-BACK LADDER PULLS, HARDWARE FINISH: SATIN ANODIZED.

WHERE INDICATED TYPE K DOOR:
PROVIDE OVERHEAD DOOR COMPANYH MODEL 418, FLUSH OVERHEAD DOOR, 18 GUAGE STEEL, COLOR AS APPROVED BY ARCHITECT. PROVIDE ½" INSULATED GLAZING, REFERENCE ELEVATION FOR GLAZING ELEVATION.

DOOR HARDWARE:
PROVIDE SARGENT BY ASA ABLOY DOOR HARDWARE FOR ALL DOOR HARDWARE NOT PART OF INTERIOR GLAZING SYSTEM.

PROVIDE C.R. LAURENCE DOOR HARDWARE AS APPROVED BY MANUFACTURER.

HOLLOW METAL FRAMES ONLY - SMOOTH WELDS, PAINT IN FIELD. COLOR PER ARCHITECT.
METAL KICK PLATES MUST BE ATTACHED BY SCREWS AND THE MAXIMUM SIZE IS 46 ½" WIDE X 54" HIGH. KICK PLATES DO NOT REQUIRE A FIRE LABEL IF THE TOP EDGE OF THE KICK PLATE IS LESS THAN 16" FROM THE BOTTOM OF THE DOOR. INSTALL KICK PLATES ON BOTH SIDE OF BATHROOM DOORS.

DOORS MUST BE SELF CLOSING, SELF LATCHING. FOLLOW ALL NFPA STANDARDS FOR FIRE-RATED DOORS. NOTIFY ARCHITECT WITH ANY DISCREPANCIES.

CURTAIN WALLS:
PROVIDE STRUCTURAL SILICONE GLAZING CURTAIN WALL SYSTEM (SSG). KAWNEER, 1600 WALL SYSTEM 2 CURTAIN WALL (STRUCTURAL SILICONE GLAZED), FINISH: CLEAR ANODIZED ALUMINUM.

[APPROVED SUBSTITUTIONS 1: (NO OTHER SUBSTITUTION SHALL BE APPROVED):
TUBELITE, 400CW SERIES WITH SSG VERTICAL MULLIONS AND SSG OUTSIDE & INSIDE CORNERS, FINISH: CLEAR ANODIZED ALUMINUM. (THERMAL PERFORMANCE OPTIONS 400T & 400TU ARE AVAILABLE IF NEEDED TO MEET LOCAL ENERGY CODE.) DO NOT USE THE 400CW SERIES CURTAIN WALL CAPTURED OUTSIDE CORNER DETAIL. ENSURE THE OUTSIDE CORNER IS TO MATCH THE PRECISE DETAILING OF THE BUTT JOINT KAWNEER 1600 SYSTEM 2 CURTAIN WALL SSG.]

[APPROVED SUBSTITUTIONS 2: (NO OTHER SUBSTITUTION SHALL BE APPROVED):
OLDCASTLE BUILDING ENVELOPE, RELIANCE CURTAIN WALL SYSTEM WITH SSG VERTICAL MULLIONS AND SSG OUTSIDE & INSIDE CORNERS, FINISH: CLEAR ANODIZED ALUMINUM. DO NOT USE THE RELIANCE CURTAIN WALL "STANDARD" OUTSIDE CORNER DETAIL. ENSURE THE OUTSIDE CORNER IS TO MATCH THE PRECISE DETAILING OF THE BUTT JOINT KAWNEER 1600 SYSTEM 2 CURTAIN WALL SSG.]

GLAZING:
CONTRACTOR IS RESPONSIBLE FOR ALL FLASHING, BLOCKING, SHIMMING AND VARIOUS OTHER ADDITIONAL ITEMS REQUIRED FOR PROPER WEATHER TIGHTNESS OF WINDOWS/ CURTAIN WALLS.

CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL CURTAIN WALLS AND STOREFRONTS.

GL-1:
GLAZING SYSTEM, EXTERIOR CURTAIN WALL, VITRO ARCHITECTURAL GLASS, ¼" SOLARBAN 72 ON STARPHIRE (2) / AIR CAVITY ½" / 1-1/4" CLEAR.

[APPROVED SUBSTITUTIONS 1: (NO OTHER SUBSTITUTION SHALL BE APPROVED):
¼" SOLARBAN 72 ON STARPHIRE (2) / ½" AIR CAVITY / ¼" STARPHIRE.]
[APPROVED SUBSTITUTIONS 2: (NO OTHER SUBSTITUTION SHALL BE APPROVED):
¼" SOLARBAN 72 ON ACUITY (2) / ½" AIR CAVITY / ¼" ACUITY.]

GL-2:
GLAZING SYSTEM: INTERIOR OFFICE, C.R. LAURENCE, FRAMELESS GLASS TEMPERED, CRL CASCADE SERIES FRAMELESS GLASS WALL OFFICE SYSTEM WITH U-CHANNEL FITTINGS, TOP CHANNEL: 1.5"H X 1"D, BOTTOM CHANNEL 1"H X 1"D, FINISH: SATIN ANODIZED, GLASS: MONOLITHIC CLEAR TEMPERED.

GL-3:
GLAZING FILM SAFETY STRIP, NUETCH, DISTRACTION SAFETY MARKER, STYLE/COLOR: 44G-DM-11008 EVENLY SPACED RECTANGLES, 1.5" VERTICAL DASHES, 48" STRIPS. REFERENCE ARCHITECTURAL DRAWINGS FOR MOUNTING LOCATIONS AND DETAILS.

DIVISION 09: FINISHES

ALUMINUM COMPOSITE MATERIAL:
ALL ACM PRODUCTS SHALL BE PROVIDED AND INSTALLED BY HMA SURVEY VENDOR.

ACM-2:
SHAPED SKY METAL CEILING PANELS; 2' X 2' METAL PANELS, BLACK WITH 4MM SHAPED SKY PANEL OVERLAY, BRONZE, ARMSTRONG PRELUDE XL 15/16" EXPOSED TEE, GRID COLOR: TECH BLACK.

INSTALL CEILING GRID PER MANUFACTURER'S INSTRUCTIONS AND CAPABLE OF SUPPORTING CEILING PANEL SYSTEM WEIGHING 2 LBS/SF PLUS MECHANICAL, LIGHTING FIXTURE, ETC. LOADS.

STUCCO:
INSTALL PER STUCCO MANUFACTURER'S ASSOCIATION (SMA) RECOMMENDATIONS AND INSTRUCTIONS.

SUBSTRATE PREPARATION: SURFACES MUST BE SOUND, CLEAN, DRY, UNPAINTED, AND FREE FROM RESIDUES THAT MIGHT AFFECT BONDING.

VERTICAL SURFACES SHALL NOT TO EXCEED 144 FT² IN AREA AND 18 FT IN ANY DIRECTION WITHOUT A CONTROL JOINT.

PROVIDE CLARKDIETRICH CHANNEL REVEAL WITH PERFORATED FLANGES (CS100-200) AT ALL REVEALS, REF ELEVATIONS. PAINT TO MATCH SURROUNDING STUCCO.

STU-1:
EXTERIOR PORTLAND CEMENT PLASTER WALL (STUCCO), 3 COAT SYSTEM, WOVEN WIRE LATH, SAND FINISH, PAINT FINISHED SURFACE: P-1 ANTLER VELVET.

STU-2:
EXTERIOR PORTLAND CEMENT PLASTER WALL (STUCCO), 3 COAT SYSTEM, WOVEN WIRE LATH, SAND FINISH, PAINT FINISHED SURFACE: P-2 KAFFEE.

ACCOUSTIC CEILING TILE:
ACT-1:
ACCOUSTIC CEILING TILE, ARMSTRONG, FINE FISSURED 1734, TILE COLOR: WHITE, BEVELED REGULAR EDGE, 9/16" ARMSTRONG GRID, GRID COLOR: SILVER SATIN, 24" X 24" X 9/16" GRID.

[APPROVED SUBSTITUTIONS 1: (NO OTHER SUBSTITUTION SHALL BE APPROVED):
ACCOUSTIC CEILING TILE, CERTAINTEED, FINE FISSURED, TILE COLOR: WHITE, NARROW REVEAL EDGE, 9/16" GRID, GRID COLOR: SILVER SATIN, 24" X 24" X 9/16" GRID.]

GYPSUM BOARD ASSEMBLIES:
CONTRACTOR SHALL PROVIDE INTERIOR WALL PARTITIONS AND CEILINGS, TAPE AND JOINT COMPOUND, FINISH - LEVEL 4 GYPSUM BOARD FINISH.

PROVIDE MOLD AND MOISTURE RESISTANT GWB WITHIN 4' OF A PLUMBING FIXTURE.

ALL INTERIOR GYPSUM BOARD WALLS SHALL BE 5/8" GYPSUM WALL BOARD. REFERENCE PARTITION SCHEDULE.

ENSURE NO BLEMISHES OR DAMAGE TO THE MATERIAL. SMOOTH AND PATCH ANY HOLES.
INSTALL PER MANUFACTURER'S RECOMMENDATIONS & GYPSUM ASSOCIATIONS GUIDELINES.

CONTRACTOR SHALL PROVIDE DRYWALL FRAMING GRID AT CEILINGS REQUIRING GYPSUM BOARD.

TILE:

NEWLY INSTALLED FLOOR TILE SHOULD BE COVERED DURING CONSTRUTION TO PREVENT ACCUMULATION OF DEBRIS AND FOR PROTECTION FROM FOOT AND MACHINERY TRAFFIC.

PROVIDE SOFT CERAMIC TILE JOINTS IN FLOORS EVERY 20' IN BOTH DIRECTIONS.

CT-1:
PORCELAIN TILE, DALTILE, HYUNDAI SABBIA 2.0 PORCELAIN, FINISH: MATTE, #N038HU1224RMT, 12" X 24" X 5/16", 1/3 STEP RUNNING BOND (8"), PARALLEL TO FRONT CURTAIN WALL.
[APPROVED SUBSTITUTIONS 1: (NO OTHER SUBSTITUTION SHALL BE APPROVED):
PORCELAIN TILE, AUTOSTONE, AMERICAN MADE! SERIES, COLOR: AMERICAN HARVEST, FINISH: NATURAL / HONED, #AS1103643.1224NH, 12" X 24" X 10MM, INSTALLATION PATTERN: 1/3 STEP RUNNING BOND (8"), PARALLEL TO FRONT CURTAIN WALL.]

CT-2:
PORCELAIN TILE, DALTILE, HYUNDAI SABBIA 2.0 PORCELAIN, COLOR: SABBIA 2.0, FINISH: POLISHED, #N038HU24241PK, 24" X 24" X 5/16", ROTATED 45 DEGREES TO FIELD TILE.
[APPROVED SUBSTITUTIONS 1: (NO OTHER SUBSTITUTION SHALL BE APPROVED):
PORCELAIN TILE BASE BULLNOSE, AUTOSTONE, AMERICAN MADE! SERIES, COLOR: AMERICAN HARVEST, FINISH: NATURAL / HONED, #AS1103640. 2424NH, 24" X 24" X 10MM, ROTATED 45 DEGREES TO FIELD TILE.]

CT-3:
GLASS MOSAIC TILE, DALTILE, COLOR WAVE CW21, COLOR: WILLOW WATER CW21, FINISH: GLOSSY, #CW211218MS1P, 12"X18" RANDOM INTERLOCKING PATTERN-HORIZONTAL.
[APPROVED SUBSTITUTIONS 1: (NO OTHER SUBSTITUTION SHALL BE APPROVED):
GLASS MOSAIC TILE, AUTOSTONE, LINEAR GLASS MOSAIC SERIES, COLOR: AIR, LAND, & SEA, FINISH: GLASS, #AS.LGM.ALS.1218, 12"X18" RANDOM INTERLOCKING PATTERN-HORIZONTAL.]

CT-4: PORCELAIN TILE SPACING BAR, SCHLUTER, SCHIENE SPACING BAR, FINISH: CLEAR ANODIZED ALUMINUM, 1/4" THICK.

CT-5:
PEBBLE TILE, PEBBLE TILE SHOP, COLOR: JAVA TAN, FINISH: NATURAL TAN, 12" X 12" WITH MESH BACKING SHEET.

CT-6:
PORCELAIN TILE, DALTILE, SANTINO SERIES, COLOR: BRUNO, FINISH: MATTE, #SN096241PF, 6" X 24" X 3/8", 8" OFFSET.
[APPROVED SUBSTITUTIONS 1: (NO OTHER SUBSTITUTION SHALL BE APPROVED):
PORCELAIN TILE, AUTOSTONE, AMERICAN WOOD SERIES, COLOR: WALNUT, FINISH: NATURAL / HONED, #AS1103646.0636NH, 6" X 36" X 10MM, 12" OFFSET.]

CT-7:
PORCELAIN TILE, DALTILE, HARMONIST SERIES, COLOR: COMPOSURE, FINISH: TEXTURED OR TREAD, #HM2312121/2TX (TEXTURED), #HM23881/2TRD (TREAD), 12" X 12" X ½" OR 8" X 8" X ½".
[APPROVED SUBSTITUTIONS 1: (NO OTHER SUBSTITUTION SHALL BE APPROVED):
PORCELAIN TILE, AUTOSTONE, ENVIROSHOP OR DRIVESERIES, COLOR: ALLOY GREY, FINISH: TEXTURED (ENVIROSHOP) OR R-12 TREAD (DRIVESERIES), 12" X 12" X 9MM (ENVIROSHOP) OR 8" X 8" X 9.1MM (DRIVESERIES).]

CT-8:
PORCELAIN TILE, DALTILE, HARMONIST SERIES, COLOR: AMBIANCE, FINISH: TEXTURED OR TREAD, #HM2412121/2TX (TEXTURED), #HM24881/2TRD (TREAD), 12" X 12" X ½" OR 8" X 8" X ½".
[APPROVED SUBSTITUTIONS 1: (NO OTHER SUBSTITUTION SHALL BE APPROVED):
PORCELAIN TILE, AUTOSTONE, ENVIROSHOP OR DRIVESERIES, COLOR: CARBON BLACK, FINISH: TEXTURED (ENVIROSHOP) OR R-12 TREAD (DRIVESERIES), 12" X 12" X 9MM (ENVIROSHOP) OR 8" X 8" X 9.1MM (DRIVESERIES).]

CTB-1:
PORCELAIN TILE BASE BULLNOSE, DALTILE, HYUNDAI SABBIA 2.0 PORCELAIN, FINISH: MATTE, #N038HUP43F91P1, 3" X 24" BULLNOSE.
[APPROVED SUBSTITUTIONS 1: (NO OTHER SUBSTITUTION SHALL BE APPROVED):
PORCELAIN TILE BASE BULLNOSE, AUTOSTONE, AMERICAN MADE! SERIES, COLOR: AMERICAN HARVEST, FINISH: NATURAL / HONED, #AS1103645.0312NH, 3" X 12" BULLNOSE.]

CTB-6:
PORCELAIN TILE BASE BULLNOSE, DALTILE, SANTINO SERIES, COLOR: BRUNO, FINISH: MATTE, #SN09S44F91P1, 4" X 18" BULLNOSE.
[APPROVED SUBSTITUTIONS 1: (NO OTHER SUBSTITUTION SHALL BE APPROVED):
PORCELAIN TILE BASE BULLNOSE, AUTOSTONE, AMERICAN WOOD SERIES, COLOR: WALNUT, FINISH: NATURAL / HONED, #AS1103646.0636NH, 6" X 36" X 10MM, BULLNOSE.]

VCT-1:
VINYL COMPOSITION TILE, ARMSTRONG, IMPERIAL TEXTURE, COLOR: STERLING #51904, 12" X 12" X 1/8" THICKNESS.

CARPET TILE:
CPT-1:
CARPET TILE, SHAW CARPET, CLEAR TILE 59564, COLOR: SEA GLASS #62560, CONSTRUCTION: MULTILEVEL PATTERN LOOP, TRANSITION STRIP COLOR TO MATCH CARPET TILE, 24" X 24" MONOLITHIC INSTALLATION.

EPOXY FLOORING:
EPX-3:
EPOXY FLOOR, STONHARD, STONCLAD GR, TROWELED EPOXY SYSTEM, COLOR: PEWTER.

EPX-4:
EPOXY FLOORING STRIPES, STONHARD, STONCLAD GR, TROWELED EPOXY SYSTEM, COLOR: CHARCOAL.

GROUT:
GR-1:
GROUT, CUSTOM BUILDING PRODUCTS, FUSION PRO, COLOR: #183 CHATEAU (USE WITH TAN & WOOD-LOOK FAMILY OF TILES, CT-1, CT-2, CT-6).

GR-2:
GROUT, CUSTOM BUILDING PRODUCTS, FUSION PRO, COLOR: #543 DRIFTWOOD (USE WITH GLASS MOSAIC TILE CT-3).

EXTERIOR PAINT:

APPLY TWO COATS MINIMUM OF EXTERIOR EMERALD GRADE OVER MINIMUM 1 COAT OF PRIMER OR AS APPROVED BY THE ARCHITECT.

ALL PAINT SPLATTERS, DRIPS, OR OVERSPRAY MUST BE REMOVED FROM NON-PAINTED SURFACES.

CONTRACTOR IS RESPONSIBLE FOR PROTECTING SURROUNDING SURFACES FROM PAINT SPLATTERS AND OVERSPRAY.

CONTRACTOR SHALL MAKE USE OF DROP CLOTHS, PLASTIC SHEETING, AND MASKING TAPE AS NECESSARY.

P-1:
PAINT EXTERIOR, COLOR: SHERWIN WILLIAMS ANTLER VELVET #SW9111, EXTERIOR FINISH: SATIN.

P-2:
PAINT EXTERIOR, COLOR: SHERWIN WILLIAMS KAFFEE #SW6104, EXTERIOR FINISH: SATIN.

INTERIOR PAINT / STAIN:
PROVIDE SHERWIN WILLIAMS SUPER PAINT INTERIOR GRADE OR AS APPROVED BY THE ARCHITECT, MINIMUM TWO COATS OR AS SPECIFIED BELOW.

ARCHITECT TO SELECT COLORS. REFER TO FINISH PLAN AND SCHEDULE SHEET A401.

PREP DRYWALL SURFACE TO BE SMOOTH AND FREE OF BLEMISHES.

P-5:
PAINT INTERIOR, COLOR: SHERWIN WILLIAMS EXTRA WHITE #SW7006, INTERIOR FINISH: EGGSHELL.

P-6:
PAINT INTERIOR, COLOR: SHERWIN WILLIAMS BRIGHT WHITE #SW7007, CEILING, FINISH: FLAT.

P-7:
PAINT INTERIOR, COLOR: SHERWIN WILLIAMS AGREEABLE GRAY #SW7029, FINSIH: SEMI-GLOSS.

P-8:
PAINT INTERIOR, COLOR: SHERWIN WILLIAMS ANTLER VELVET #SW9111, FINISH: WATER-BASED CATALYZED EPOXY IN OFFICES, EGGSHELL (ACRYLIC LATEX).

P-9:
PAINT INTERIOR, MODERN MASTERS, WATER BASED METALLIC PAINT, COLOR: PEWTER #ME209.

P-10:
INTERIOR WOOD DOOR STAIN, MINWAX PERFORMANCE SERIES, TINTABLE WOOD STAIN, COLOR: TOASTED BARREL #MW405 OR SMOKEWOOD #MW407.

TRANSITION STRIPS:
CT-4: PORCELAIN TILE SPACING BAR, SCHLUTER, SCHIENE SPACING BAR, FINISH: CLEAR ANODIZED ALUMINUM, 1/4" THICK.

TTS-1:
DECO ½" W REVEAL ⅜" (10MM) ALUM SATIN ANODIZED AE100D.

TTS-2:
RENO-U ⅜" (10MM) ALUM SATIN ANODIZED, AEU100, REDUCER TO CONCRETE OR LVT.

TTS-3:
RENO-TK ⅜" (10MM) ALUM SATIN ANODIZED AETK100, REDUCER TO CARPET.

VINYL WALL BASE:
VB-1:
VINYL BASE, MANNINGTON, TYPE TV (BURKEBASE), COLOR: CHARCOAL #217 WITH PRE- FORMED CORNERS, 4" STRAIGHT / TOELESS BASE.

VB-3:
VINYL BASE, MANNINGTON, TYPE TV (BURKEBASE), COLOR: BLACK #701 WITH PRE- FORMED CORNERS, 4" COVED BASE.

WALL COVERING:
WC-1:
WALLCOVERING (USE AT OWNER'S DISCRETION), KNOLL TEXTILES, PRAGUE, COLOR: RAW SILK #WC13931, 10 OZ WOVEN PERFORMANCE WALLCOVER.

BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED.

STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: JES
CHECKED BY: BJF

FALK ARCHITECTS

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SPECIFICATIONS

FALK ARCHITECTS INC

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SPECIFICATIONS (CONTINUED):

DIVISION 10: SPECIALTIES

BATHROOM ACCESSORIES:
REFERENCE MEP DRAWINGS / SPECIFICATIONS FOR PLUBMING FIXTURES.

RR-1:
TOILET PARTITIONS, BRADLEY MILLS, SERIES 500 (FLOOR BRACED), BRUSHED STAINLESS STEEL, CHROME ZAMAC HARDWARE.

RR-2:
RECESSED PAPER TOWEL DISPENSER, BOBRICK, CONTURA SERIES B43944, FINISH: STAINLESS STEEL.

RR-3:
TOILET TISSUE DISPENSER, BOBRICK, CONTURA SERIES B4288, FINISH: STAINLESS STEEL.

RR-4:
GRAB BAR, BOBRICK, B6897, FINISH: SATIN.

RR-5:
BABY CHANGING STATION, KOALA, KB310-SSWM, EXTERIOR FINISH: SATIN STAINLESS STEEL.

RR-6:
MIRROR, BOBRICK, B-164 2436.MBLK, 24X36, TEMPERED GLASS WELDED FRAME

ADA RESTROOM SIGNAGE BRAILLE
PROVIDE ADA COMPLIANT BATHROOM SIGNAGE.

WALK-OFF ENTRY MAT:
MAT-1:
WALK-OFF MAT, MATTER SURFACES (FORMERLY MATS, INC), DUAL TRACK, COLOR: CHARCOAL GRAY, 7' X 8', SKU #DUTXPSEC.

FIRE SAFETY:
FIRE EXTINGUISHERS:
PROVIDE FIRE EXTINGUISHERS AND CASE. RECESS MOUNT, 22 GAUGE STEEL, FINISH: P-7, VERTICAL DUO PANEL WITH FRAME, ONE-PIECE CAST-IRON HANDLE WITH "FIRE" EMBOSSED, GLAZING: CLEAR ACRYLIC SHEET, LOCATION PER ARCHITECTURAL DRAWINGS.

DIVISION 11: EQUIPMENT

LANE SIGNALS:
SLS-1:
SERVICE LANE SIGNALS, SIGNAL-TECH, TCL SERIES, X / DOWN ARROW LED SIGN, ITEM #: 5492 (TCL1818RG-175DS), AVAILABLE SIZE: 12", SQUARE, SINGLE FACE, FINISH: DURANDONIC BRONZE CABINET.

IN-BAY CAR WASH:
GC IS RESPONSIBLE FOR ENSURING COMPLETE WATERPROOFING OF THE ENTIRE BAY ENVELOPE THIS INCLUDES WALLS, FLOORS, CEILING, AND ALL PENETRATIONS

WATERPROOFING MUST MEET OR EXCEED INDUSTRY STANDARDS FOR HIGH-MOISTURE ENVIRONMENTS

THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT THE GROWTH OF ALGAE, MOSS, MOLD, OR MILDEW IN THE CAR WASH.

GC ENSURES ALL ELECTRICAL SYSTEMS ARE PROPERLY SEALED AND WATERPROOFED

GC GUARANTEES THE STRUCTURAL SOUNDNESS OF THE BAY AGAINST WATER DAMAGE AND PRESSURE

ALL STRUCTURAL COMPONENTS IN THE SPACE OR BURIED IN THE WALLS OF THE CAR WASH SHALL BE PAINTED WITH EPOXY PAINT.

THIS INCLUDES REINFORCEMENT OF WALLS, FLOORS, AND CEILING AS NECESSARY

DESIGN MUST ACCOUNT FOR CONSTANT EXPOSURE TO WATER AND CLEANING CHEMICALS

CONTRACTOR SHALL PROVIDE SIGNAGE INDICATING OVERHEAD DOOR MUST REMAIN OPEN DURING OPERATION AND OCCUPANCY OF THIS SPACE.

GC IS RESPONSIBLE FOR PROPER DESIGN AND INSTALLATION OF ALL DRAINAGE SYSTEMS, THIS INCLUDES FLOOR SLOPES, TRENCH DRAINS, AND CONNECTIONS TO MAIN SEWER LINES

SYSTEMS MUST HANDLE MAXIMUM WATER OUTPUT FROM CARWASH EQUIPMENT, COORDINATE WITH OWNER PROVIDED CAR WASH EQUIPMENT VENDOR.

GC TO APPLY APPROPRIATE SEALANTS AND COATINGS TO ALL SURFACES

MATERIALS USED MUST BE RESISTANT TO WATER, CHEMICALS, AND WEAR

GC ENSURES ALL OPENINGS ARE PROPERLY SEALED AND WATERPROOFED

INCLUDES WEATHERSTRIPPING, FLASHING, AND APPROPRIATE MATERIALS FOR WET ENVIRONMENTS

GC IS RESPONSIBLE FOR PROPER INSTALLATION OF EXPANSION JOINTS

JOINTS MUST BE WATERPROOF AND ABLE TO WITHSTAND CONSTANT MOISTURE EXPOSURE

GC TO CONDUCT THOROUGH TESTING OF ALL WATERPROOFING MEASURES

DOCUMENTATION OF ALL WATERPROOFING PROCESSES AND MATERIALS TO BE PROVIDED

GC TO PROVIDE WARRANTY FOR THE ENVELOPE'S WATERPROOFING AND STRUCTURAL INTEGRITY

WARRANTY SHOULD COVER 5-10 YEARS

CONTRACTOR RESPONSIBLE FOR INSTALLATION OF THE ROOM, SHALL HAVE MINIMUM OF 2 PREVIOUS PROJECTS OF A SIMILAR TYPE I.E. CAR WASHES.

CONTRACTOR SHALL PROVIDE ARCHITECT WITH SUBMITTALS FOR PLAN OF INSTALLATION, MATERIALS INCLUDED AND QUALIFICATIONS.

DIVISION 12: FURNISHINGS

WS-1:
PROVIDE MECHO MOTORIZED SHADE SYSTEM, RECESS MOUNTED IN CEILING POCKET, CLEAR ANNODIZED, PROVIDE WHITE SHADE CLOTH WITH 5% OPEN OR AS APPROVED BY THE ARCHTIECT.

DIVISION 13: SPECIAL CONSTRUCTION

METAL BUILDING:
AS SPECIFIED BY OWNER/CONTRACTOR. METAL BUILDING INCLUDES: METAL FRAMING COMPONENTS, METAL WALL PANELS & TRIM, METAL ROOF PANELS & TRIM, GUTTERS & DOWNSPOUTS & OTHER METAL BUILDING ACCESSORIES.

METAL BUILDING COMPONENTS INCLUDING BUT NOT LIMITED TO STRUCTURAL FRAME SHALL BE PRIMED + PAINTED TO MATCH SURROUNDING ROOMS.

STRUCTURAL COMPONENTS TO BE DESIGNED AND STAMPED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE WHERE THE BUILDING IS TO BE CONSTRUCTED.

CONTRACTOR SHALL INSTALL METAL BUILDING PER "METAL BUILDING SYSTEM MANUAL".

CONTRACTOR SHALL SUBMIT METAL BUILDING SYSTEM MANUFACTURER'S ERECTION DRAWINGS, INCLUDING PLANS, ELEVATIONS, SECTIONS, AND DETAILS, INDICATING ROOF FRAMING, TRANSVERSE CROSS-SECTIONS, COVERING AND TRIM DETAILS, AND ACCESSORY INSTALLATION DETAILS TO CLEARLY INDICATE PROPER ASSEMBLY OF BUILDING COMPONENTS.

CONTRACTOR SUBMIT CERTIFICATION VERIFYING THAT THE METAL ROOF SYSTEM HAS BEEN TESTED AND APPROVED BY UNDERWRITER'S LABORATORY AS CLASS 90.

CONTRACTOR SHALL PROVIDE CERTIFICATE OF DESIGN AND MANUFACTURING CONFORMANCE:
- METAL BUILDING SYSTEM MANUFACTURER SHALL SUBMIT WRITTEN CERTIFICATION PREPARED AND SIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN MISSOURI VERIFYING THAT BUILDING SYSTEM DESIGN AND METAL ROOF SYSTEM DESIGN (INCLUDING PANELS, CLIPS, AND SUPPORT SYSTEM COMPONENTS) MEET INDICATED LOADING REQUIREMENTS AND CODES OF AUTHORITIES HAVING JURISDICTION.
- CERTIFICATION SHALL REFERENCE SPECIFIC DEAD LOADS, LIVE LOADS, SNOW LOADS, WIND LOADS/SPEEDS, TRIBUTARY AREA LOAD REDUCTIONS (IF APPLICABLE), CONCENTRATED LOADS, COLLATERAL LOADS, SEISMIC LOADS, END-USE CATEGORIES, CURRENT GOVERNING CODES, INCLUDING LOAD APPLICATIONS.
- CERTIFICATE SHALL BE ON METAL BUILDING SYSTEM MANUFACTURER'S LETTERHEAD.
- CONTRACTOR SHALL PROVIDE THE FOLLOWING:
- FRAMES: WELDED-UP PLATE SECTION COLUMNS AND ROOF BEAMS, COMPLETE WITH NECESSARY SPLICE PLATES FOR BOLTED FIELD ASSEMBLY.
- BOLTS FOR FIELD ASSEMBLY OF FRAME MEMBERS: ASTM A 325 HIGH-STRENGTH BOLTS AS INDICATED ON ERECTION DRAWINGS FURNISHED BY METAL BUILDING SYSTEM MANUFACTURER.
- "Z"-SHAPED, PRECISION-ROLL-FORMED, ACRYLIC-COATED G30 GALVANIZED STEEL IN DIFFERENT GAUGES TO MEET SPECIFIED LOADING CONDITIONS.

CONTRACTOR SHALL ENSURE CONNECTIONS OF ROOF PANELS TO STRUCTURAL MEMBERS, EXCEPT AT EAVES, ARE MADE WITH CLIPS WITH MOVABLE STEEL TABS, SEAMED INTO STANDING SEAM SIDE LAPS.

PROVIDE 0.0015-INCH-THICK, UV-STABILIZED, WHITE METALIZED POLYPROPYLENE LAMINATED TO 14-POUND KRAFT PAPER, REINFORCED WITH GLASS-FIBER SCRIM VAPOR BARRIER UNDER ROOF INSULATIONS.

CONTRACTOR SHALL PROVIDE FULL-STRENGTH, 70 PERCENT, "KYNAR 500" OR "HYLAR 5000" FLUOROPOLYMER (PVDF) COLOR COATING.

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DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

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STATE OF MISSOURI
01-22-2025
BRYAN FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: JES
CHECKED BY: BJF

FALK ARCHITECTS

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SPECIFICATIONS CONT.

FALK ARCHITECTS INC

CODE ANALYSIS: 2018 IBC

REASON FOR SUBMITTAL - NEW CONSTRUCTION

IIB CONSTRUCTION

MIXED USE OCCUPANCY : S-1 & B

FULLY SPRINKLED - YES

ALLOWABLE HEIGHT/STORIES - 75 FT / 3 STORIES *PER IBC 504*

ACTUAL HEIGHT - 26 FT

ACTUAL STORIES - 1

ALLOWABLE SQUARE FOOTAGE S1 - 70,000 SF *PER IBC 506.2*

FRONTAGE INCREASE - 52,500 SF *PER IBC 506.3.3*

TOTAL ALLOWABLE SQUARE FOOTAGE W/ FRONTAGE - 122,500 SF *PER IBC 506.3.3*

TOTAL ACTUAL SQUARE FOOTAGE - 21,670.75 SF

ACTIVE FIRE SAFETY FEATURES -
FIRE EXTINGUISHERS
EXIT SIGNS
EMERGENCY LIGHTING
AUTOMATIC SPRIKLER SYSTEM

TOTAL OCCUPANT LOAD - 192

FACILITY NAME - PREMIER HYUNDAI OF LEE'S SUMMIT

FACILITY ADDRESS - (NW BLUE PKWY & NW WARD RD) LOT 1A
(ADDRESS TBD) LEE'S SUMMIT, MO 64086
CITY - LEE'S SUMMIT **COUNTY** - JACKSON
LOCAL FIRE DEPARTMENT - LEE'S SUMMIT FIRE DEPARTMENT
WATER SUPPLY - JACKSON COUNTY, MISSOURI
LOCAL CITY INSPECTION DEPARTMENT - CITY OF LEE'S SUMMIT, MISSOURI

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

PROFESSIONAL INFO:
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OWNER REPRESENTATIVE:
THOMAS BRACKLEY
1720 N. 100TH TERRACE
KANSAS CITY, KS 66111

IBC 2018 - CODE ANALYSIS
TABLE 307.1(1) MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIALS POSING A PHYSICAL HAZARD
THE STORAGE OF COMBUSTIBLE LIQUIDS SHALL NOT EXCEED 120 GALLONS CLASS II, 330 GALLONS CLASS IIIA, OR 13,200 GALLONS CLASS IIIB IN AN S-1 OCCUPANCY
PROJECT DOES NOT MEET OR EXCEED THESE THRESHOLDS

406.8.1 VENTILATION.
REPAIR GARAGES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. THE VENTILATION SYSTEM SHALL BE CONTROLLED AT THE ENTRANCE TO THE GARAGE.
PROVIDED, REFERENCE MEP

903.2.9.1 REPAIR GARAGES
AN **AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT**
ALL BUILDINGS USED AS REPAIR GARAGES WHERE :
A. GROUP S-1 FIRE AREA EXCEEDS 12,000 SQUARE FEET (1115 M2).
PROVIDED, REFERENCE MEP

910.2.1 GROUP F-1 OR S-1
SMOKE AND HEAT REMOVAL ARE **NOT REQUIRED** BECAUSE THE TOTAL AREA IS LESS THAN 50,000 SF

1016 EXIT ACCESS TRAVEL DISTANCE
PER **TABLE 1017.2** EXIT ACCESS TRAVEL DISTANCE, IN BUILDINGS WITH SPRINKLER SYSTEMS, S OCCUPANCIES ALLOW **250 FT TRAVEL DISTANCE**

NOTES:

SIGNAGE SHALL BE PROVIDED INDICATING THE IN-BAY CAR WASH (ROOM 130) OVERHEAD DOOR MUST REMAIN OPEN WHILE IN USE OR OCCUPIED.

SECTION 2902.1: MINIMUM REQUIRED PLUMBING FIXTURES
MIXED USE OCCUPATION: 192 OCCUPANTS

WATER CLOSETS
MINIMUM REQUIRED: 5 REQUIRED
ACTUAL PROVIDED: 4 MALE / 4 FEMALE

LAVATORIES
MINIMUM REQUIRED: 4 TOTAL REQUIRED
ACTUAL PROVIDED: 4 MALE / 4 FEMALE

DRINKING FOUNTAINS
MINIMUM REQUIRED: 2
ACTUAL PROVIDED: 4

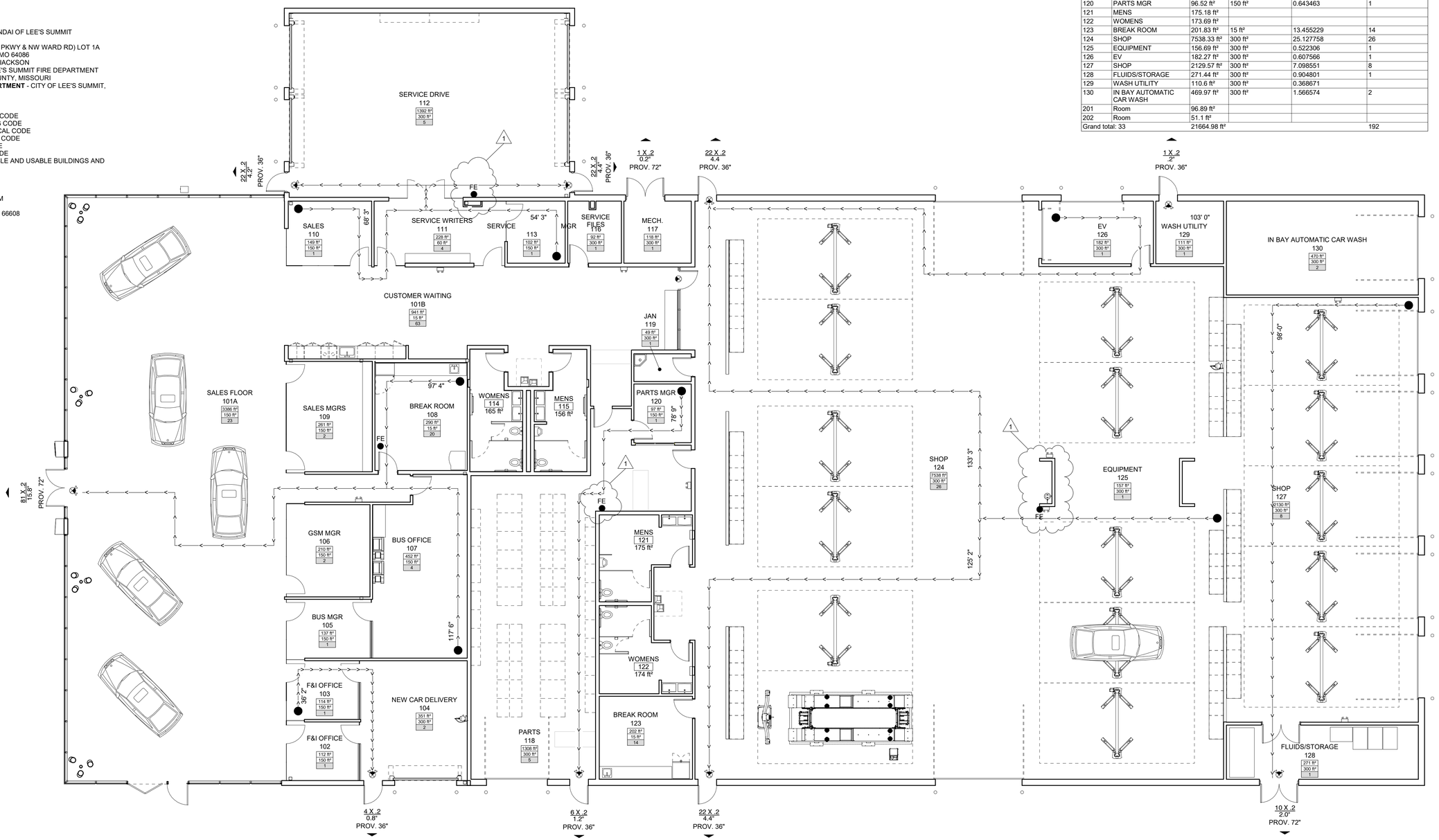
SERVICE SINK: 1 REQUIRED
ACTUAL PROVIDED: 1

CODE PLAN LEGEND

SYMBOL	DESCRIPTION
	EXIT SIGN
	EXIT SIGN W/ EMERGENCY LIGHTING
	EMERGENCY LIGHTING
FE	FIRE EXTINGUISHER
	EXIT - EXTERIOR
	PATH OF TRAVEL - EGRESS

OCCUPANCY

Number	Name	Area	Occupancy Factor	Occupancy Calculation	Occupancy Load
101A	SALES FLOOR	3385.57 ft²	150 ft²	22.570462	23
101B	CUSTOMER WAITING	940.95 ft²	15 ft²	62.729892	63
102	F&I OFFICE	112.37 ft²	150 ft²	0.749152	1
103	F&I OFFICE	114.08 ft²	150 ft²	0.760501	1
104	NEW CAR DELIVERY	350.97 ft²	300 ft²	1.169892	2
105	BUS MGR	137.14 ft²	150 ft²	0.914268	1
106	GSM MGR	209.62 ft²	150 ft²	1.397487	2
107	BUS OFFICE	451.67 ft²	150 ft²	3.011158	4
108	BREAK ROOM	290.09 ft²	15 ft²	19.33961	20
109	SALES MGRS	260.55 ft²	150 ft²	1.736973	2
110	SALES	148.52 ft²	150 ft²	0.990165	1
111	SERVICE WRITERS	227.82 ft²	60 ft²	3.796931	4
112	SERVICE DRIVE	1391.67 ft²	300 ft²	4.638915	5
113	SERVICE MGR	102.05 ft²	150 ft²	0.680329	1
114	WOMENS	165.11 ft²			
115	MENS	156.2 ft²			
116	SERVICE FILES	92.31 ft²	300 ft²	0.307699	1
117	MECH.	117.64 ft²	300 ft²	0.392148	1
118	PARTS	1307.87 ft²	300 ft²	4.359569	5
119	JAN	48.68 ft²	300 ft²	0.162277	1
120	PARTS MGR	96.52 ft²	150 ft²	0.643463	1
121	MENS	175.18 ft²			
122	WOMENS	173.69 ft²			
123	BREAK ROOM	201.83 ft²	15 ft²	13.455229	14
124	SHOP	7538.33 ft²	300 ft²	25.127758	26
125	EQUIPMENT	156.69 ft²	300 ft²	0.522306	1
126	EV	182.27 ft²	300 ft²	0.607566	1
127	SHOP	2129.57 ft²	300 ft²	7.098551	8
128	FLUIDS/STORAGE	271.44 ft²	300 ft²	0.904801	1
129	WASH UTILITY	110.6 ft²	300 ft²	0.368671	
130	IN BAY AUTOMATIC CAR WASH	469.97 ft²	300 ft²	1.566574	2
201	Room	96.89 ft²			
202	Room	51.1 ft²			
Grand total: 33		21664.98 ft²			192



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BID SET
DATE: 01-22-2025
2024-016

REVISIONS

1	CITY COMMENTS	03-14-2025

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED

STATE OF MISSOURI
01-22-2025
BRYAN FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: JES
CHECKED BY: BJF

FALK ARCHITECTS

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G003

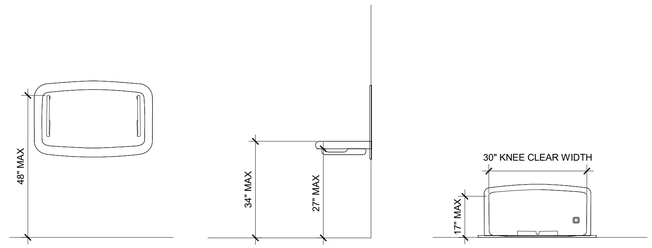
CODE PLAN

FALK ARCHITECTS INC

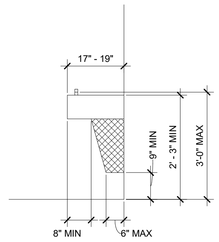
CODE PLAN
1/8" = 1'-0"
A
0 8' 16' 24'

GENERAL ADA NOTES

1. REFERENCED STANDARD(S): PROJECT SHALL COMPLY WITH ADA 2010 AND ANSI 117.1 2003
2. DIMENSIONS ON THIS SHEET ARE TO FINISH FACE OF WALLS AND CEILINGS.

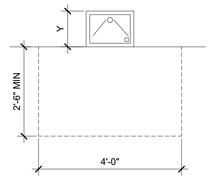


CHANGING STATION K
1/2" = 1'-0"

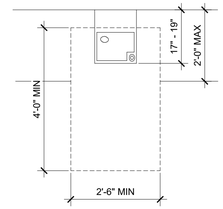


NOTE: EQUIPMENT PERMITTED IN SHADED AREA, ADAAG 4.15.5

NOTE: IF BOTTOM OF DRINKING FOUNTAIN IS HIGHER THAN 27", THEN IT CANNOT PROJECT INTO A CORRIDOR OR PATH MORE THAN 4"

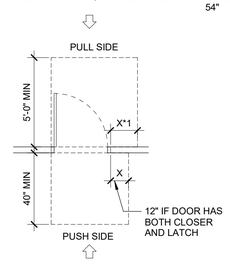


Y= DO NOT EXCEED FOUNTAIN DEPTH

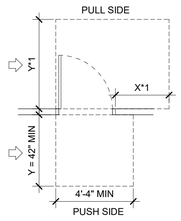


DRINKING FOUNTAIN J
1/2" = 1'-0"

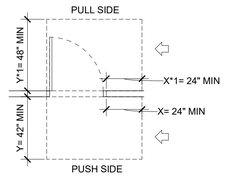
NOTE: X*1= 18" MIN, 24" PREFERRED

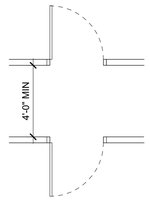


NOTE: X*1= 36" MIN IF Y*1=60"; X*1=42" MIN IF Y*1= 54"



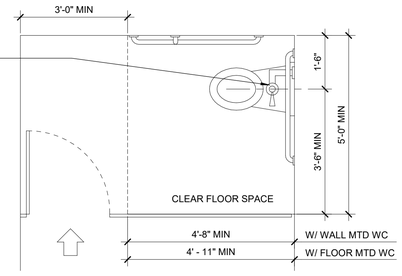
NOTE: Y*1= 54" MIN IF DOOR HAS CLOSER



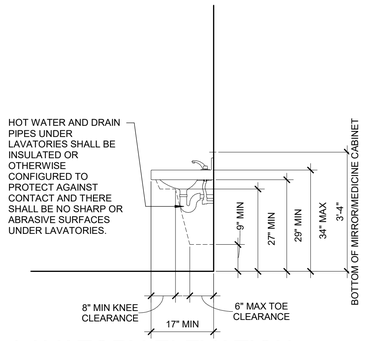


DOOR CLEARANCES I
1/4" = 1'-0"

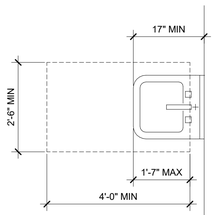
FLUSH CONTROLS FOR ACCESSIBLE WATER CLOSETS SHALL BE MOUNTED ON WIDE SIDE OF TOILET AREAS NO MORE THAN 44 INCHES ABOVE THE FLOOR.



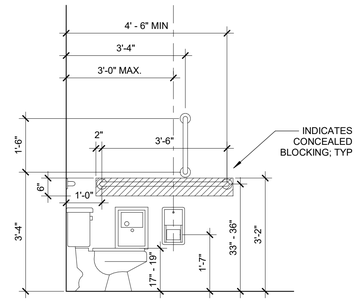
STANDARD STALL-PLAN H
1/2" = 1'-0"



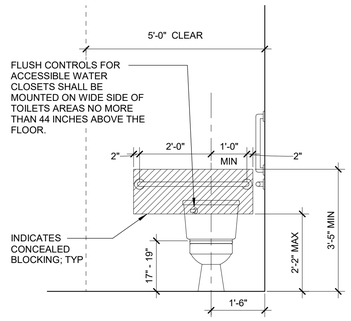
LAVATORY-ELEVATION G
1/2" = 1'-0"



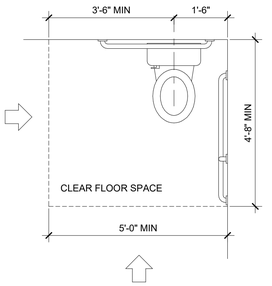
LAVATORY-PLAN F
1/2" = 1'-0"



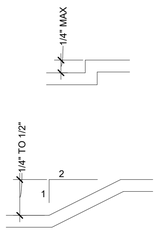
WC-ELEVATION A E
1/2" = 1'-0"



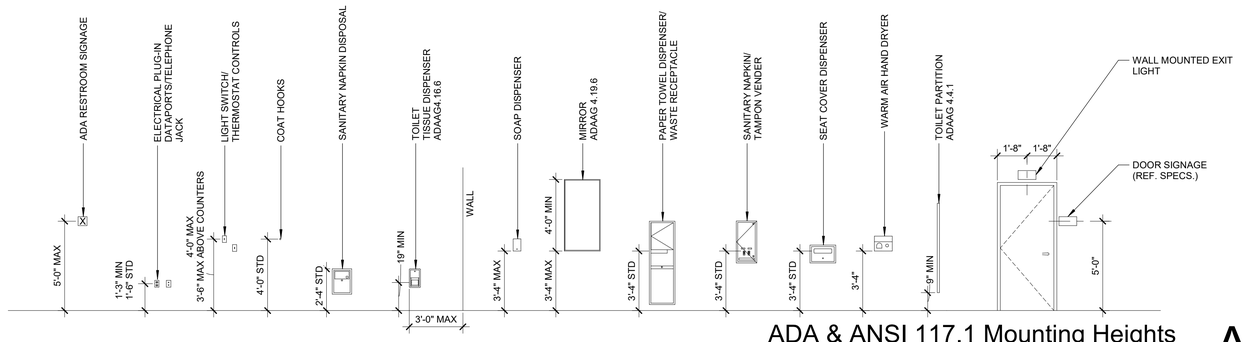
WC-ELEVATION B D
1/2" = 1'-0"



WC-PLAN C
1/2" = 1'-0"



LEVEL CHANGES B
1/4" = 1'-0"



ADA & ANSI 117.1 Mounting Heights A
1/4" = 1'-0"

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BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED

STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: JES

CHECKED BY: BJF

FALK ARCHITECTS

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G004

ADA TYP

FALK ARCHITECTS INC


S 86°28'45" E
259.04'(M)
PROPERTY BOUNDARY
TRACT 1
LOT 1A-1
LOT 1A
&
1B
INNOVATION CENTER
SUMMIT LOT
OWNER:
WALSER REAL EST
S 03°33'54" E
520.74'(M)
PROPERTY BOUNDARY
KCP&L EASEMENT
10' U/E
EXISTING 36" CMP AND AREA INLET TO BE REMOVED
DRAINAGE EASEMENT
SANITARY EASEMENT
20005 SET IRON BAR N 1007566.75 E 2816610.16 EL 975.09
SANITARY EASEMENT
TELECOMMUNICATIONS EASEMENT
ITEM #20 10' U/E DOC. NO. 2023E0061880
EXISTING CURB & GUTTER TO BE REMOVED
20004 SET IRON BAR N 1007571.16 E 2817368.85 EL 984.55
Top Elev. = 981.99
S 60°06'59" W
100.00'(M&R)
R=667.99'
R=464.00'
ITEM #20 10' U/E BK. 122, PG. 1
UTILITY EASEMENT
R/W LINE
EXISTING FIBER OPTIC LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING SANITARY SEWER LINE
EXISTING CURB & GUTTER AND SIDEWALK TO BE REMOVED
EXISTING 12" WATER LINE
NW WARD RD
NW BLUE PKWY
L-470 RAMP
C/L NW BLUE PARKWAY 70' (PUBLIC R/W) (ASPHALT SURFACE)
C/L WARD ROAD 70' (PUBLIC R/W) (ASPHALT SURFACE)
INTERSTATE 470 (PUBLIC R/W VARIES) (ASPHALT SURFACE)
HEAVILY WOODED
SANITARY MANHOLE TOP= 978.60 FL(IN-E)=964.40 FL(IN-SW)=964.20 FL(OUT-N)=963.90
STORM MANHOLE TOP= 977.56 FL(IN-SW)=965.46 FL(IN-W)=963.56 FL(OUT-NE)=963.08
SANITARY MANHOLE TOP= 977.87 FL(IN-E)=966.13 FL(OUT-W)=965.93
SANITARY MANHOLE TOP= 978.86 FL(IN-S)=968.13 FL(OUT-W)=965.93
CURB INLET TOP= 977.16 FL(IN-S)=968.46 FL(OUT-NE)=967.76
72" SANITARY MANHOLE TOP= 977.61 FL(OUT-NE)=963.11
N 24°19'36" E 14.85'(M&R)
N 84°02'24" W 8" PVC
N 24°19'36" E 41.57'(M&R)
N 84°02'24" W 8" PVC
S 47°10'24" W 301.67'(M&R)
S 28°47'36" E 462.97'(M&R)
S 61°12'24" W 301.67'(M&R)
N 28°47'36" W 462.97'(M&R)
R/W LINE
R/W LINE
R/W LINE
UGE
UGE
UG

LEGEND

2" KCMMB AC Surface Course
4" KCMMB AC Base Course
6" Compacted Aggregate Base
8" Compacted Subgrade
1 ASPHALT PAVEMENT

8" KCMMB 4K Concrete
4" Compacted Aggregate Base
9" Compacted Subgrade
2 CONCRETE PAVEMENT

6" KCMMB 4K Concrete
4" Compacted Aggregate Base
9" Compacted Subgrade
11 SIDEWALK PAVEMENT (IN WARD ROAD R.O.W.)

4" KCMMB 4K Concrete
4" Compacted Aggregate Base
9" Compacted Subgrade
3 SIDEWALK PAVEMENT

TURF/LANDSCAPING
DRY CURB (TILTOUT)

Project Notes:

1. Contractor shall verify locations and elevations of existing utilities prior to beginning construction.
2. The contractor is responsible for the provision of all materials, tools, equipment and labor necessary to control erosion, siltation and discharges of fill material(sediment) into downstream system of receiving channels in accordance with APWA Section 2150. This shall be required during all phases of construction and until suitable ground cover is established for all disturbed areas.
3. All existing conditions shown on these plans are to the best knowledge of the engineer and should not be considered all encompassing
4. Contractor shall provide and maintain positive drainage during all phases of construction.
5. Subgrade for pavement and sidewalk shall be compacted to 95% maximum dry density in accordance with AASHTO T-99 +/-3% optimum moisture
6. See soil report for recommendations for building pad
7. Aggregate base shall meet the requirements of APWA 2203.3
8. Parking blocks shall be precast concrete, pinned with 2 x 24" min #6 rebar
9. Rock blanket shall meet the requirements of APWA 2303.2
10. All sidewalk outside ROW shall be reinforced with 6x6-W2.9xW2.9 wire mesh @42#/100 SF. At all door landings, a 5'x5' section of sidewalk shall be reinforced with No. 6 bars @12" each way.
11. All concrete pavement outside ROW shall be reinforced with No. 4 bars @12" each way.
12. 8" concrete pavement in row shall have contraction joints at a maximum spacing of 10' and ratio of 1.25:1

INSTALL 4'x3' CURB INLET
STRUCTURE #1
TOP = 972.07
N 1007996.52, E2817047.99
INV OUT:967.93 18"
INSTALL 146 L.F. OF 18" HDPE @ 0.34%

PYLON SIGN
(SEE ARCHITECTURAL PLAN)

NOTE: BLOCK OUT DRAIN OPENING IN ENCLOSURE AS REQUIRED

INSTALL 4'x4' JUNCTION BOX
STRUCTURE #6
TOP = 980.00
N 1007942.33, E2817280.04
INV OUT:975.49 15"
INSTALL 32 L.F. OF 18" HDPE @ 1.00%

INSTALL 4'x4' CURB INLET
STRUCTURE #7
TOP = 979.40
N 1007937.06, E2817244.42
INV IN:975.17 18" HDPE
INV OUT:974.92 18"
INSTALL 155 L.F. OF 18" HDPE @ 1.00%

INSTALL 4'x3' AREA INLET
STRUCTURE #2
TOP = 973.35
N 1007850.10, E2817076.13
INV IN:967.43 18" HDPE
INV OUT:966.93 24"
INSTALL 130 L.F. OF 24" HDPE @ 0.25%

INSTALL 4'x4' CURB INLET
STRUCTURE #8
TOP = 980.50
N 1007780.08, E2817270.87
INV IN:973.37 18" HDPE
INV OUT:973.17 18"
INSTALL 32 L.F. OF 18" HDPE @ 1.00%

INSTALL 4'x4' JUNCTION BOX
STRUCTURE #9
TOP = 981.25
N 1007785.35, E2817306.49
INV IN:972.85 18" HDPE
INV OUT:972.35 30"
INSTALL 140 L.F. OF 30" HDPE @ 1.00%

INSTALL 72" RCP END SECTION W/SUPPORT
FE=960.38

CONTRACTOR TO CONSTRUCT ASPHALT CURB. SEE SHEET C102 FOR DETAILS

Ω. THICKEN SIDEWALK PAVEMENT AT ALL DOOR LOCATIONS TO REST DIRECTLY ON GRADE BEAM.

INSTALL EXPANSION MATERIAL BETWEEN SIDEWALK AND BUILDING

SAND/OIL SEPARATOR (SEE MEP PLANS)

CONSTRUCT SIDEWALK CURB RAMP

EV CHARGERS
(SEE ARCH. PLAN)

INSTALL 4'x3' AREA INLET
STRUCTURE #3
TOP = 973.35
N 1007717.52, E2817098.68
INV IN:966.60 24" HDPE
INV OUT:966.40 24"
INSTALL 84 L.F. OF 24" HDPE @ 0.54%

INSTALL 5'x4' AREA INLET
STRUCTURE #5
TOP = 973.00
N 1007629.38, E2817099.23
INV IN:965.94 24" HDPE
INV IN:966.45 18" HDPE
INV IN:968.40 15" PVC
INV OUT:965.44 30"
INSTALL 112 L.F. OF 30" HDPE @ 0.55%

DIRECTIONAL SIGN
(SEE ARCHITECTURAL PLAN)

EXISTING JUNCTION BOX
TOP = 983.58
NEW FL "IN" (N)=971.18 24" HDPE
EXISTING FL "IN" (SW)=963.57 6'x6' RCP
EXISTING FL "OUT" (E)=963.55 6'x6' RCP

STRUCTURE: MH #1
9' DIA. MANHOLE
N 1007625.83, E 2816858.90
RIM:972.50
INV IN:963.28 72" RCP
INV OUT:963.00 72" RCP

CONTRACTOR TO INSTALL E/ONE D-SERIES DH272-129 GRINDER PUMP.
CENTER = N 1007582.51, E 2816948.24
TOP=974.50
4" FL "IN" (N)=966.75
1-1/4" CL"OUT"(S)=967.48

INSTALL (2) 90° 1-1/4" BENDS AND 4" TO 1-1/4" REDUCER

CG-1 & ASPHALT CURB INTERFACE POINT

CONTRACTOR TO CONNECT TO EXISTING 72" RCP AND INSTALL 72" RCP @ 0.10%. (FIELD VERIFY EXISTING 72" RCP FL=963.33)

6" TO 4" REDUCER

6" 11.25° BEND

INSTALL 4'x3' AREA INLET
STRUCTURE #4
TOP = 972.79
N 1007606.01, E2816961.97
INV OUT:968.49 18"
INSTALL 135 L.F. OF 18" HDPE @ 1.52%

1-1/4" TO 4" REDUCER

DIRECTIONAL SIGN
(SEE ARCHITECTURAL PLAN)

EV CHARGERS
(SEE ARCH. PLAN)

SEE SHEET C102 FOR NEW 10' SIDEWALK CONSTRUCTION DETAILS

EXISTING JUNCTION BOX
TOP = 982.11
NEW FL "IN" (N)=964.81 30" HDPE
EXISTING FL "IN" (SW)=964.81 6'x6' RCP
EXISTING FL "OUT" (E)=964.61 6'x6' RCP

MONUMENT SIGN
(SEE ARCHITECTURAL PLAN)

VEHICLE DISPLAY PAD

SEE SHEET C102 FOR NEW 10' SIDEWALK CONSTRUCTION DETAILS

I-470

WARD ROAD

LOT 1A-1

NORTH
0 30'
SCALE: 1" = 30'
Note: Scale @ 24" x 36"

DATE PRINTED:
FILE PATH:

CONSTRUCTION NOTES

#	ITEM DESCRIPTION
1	CONSTRUCT 6" ASPHALT PAVEMENT ON 6" COMPACTED AGGREGATE BASE
2	CONSTRUCT 8" CONCRETE PAVEMENT ON 4" COMPACTED AGGREGATE BASE
3	CONSTRUCT 4" CONCRETE SIDEWALK ON 4" COMPACTED AGGREGATE BASE
4	CONSTRUCT APWA STAIGHT BACK CURB AND GUTTER (CG-1)
5	CONSTRUCT ADA RAMP, SEE DETAIL SHEET C502
6	NEW BUILDING
7	INSTALL 4" SANITARY SEWER SERVICE @ 2% MIN.
8	INSTALL 2" WATER SERVICE LINE
9	SANITARY SEWER
10	CONSTRUCT TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
11	CONSTRUCT 6" CONCRETE SIDEWALK ON 4" COMPACTED AGGREGATE BASE
12	PAINT 4" YELLOW ADA PARKING SYMBOL AND AISLE MARKINGS
13	PAINT 4" YELLOW PAVEMENT MARKINGS
14	INSTALL ADA "VAN ACCESSIBLE" SIGN
15	INSTALL ADA SIGN
16	INSTALL SANITARY SEWER CLEANOUT
17	INSTALL 6" PARKING BLOCK
18	FIRE HYDRANT, BACKFLOW AND WATER LINE (SEE SHEET C104)
19	INSTALL 18"THICK ROCK BLANKET
20	6" BOLLARD, SEE ARCHITECTURAL PLANS
21	CONSTRUCT APWA ROLL BACK CURB AND GUTTER (CG-2)
22	ISOLATION JOINT AT RAMP/CURB INTERFACE, US 18" LONG #4 EPOXY COATED TIE BAR @ 24" O.C., EMBED TIE BARS 9" EACH DIRECTION
23	INSTALL DETECTABLE WARNING STRIP

CONSTRUCTION DOCUMENTS
DATE: 12/30/2024
2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET
1231 NW WARD ROAD
LEES SUMMIT, MISSOURI 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED

STEVEN E. LAGASSE
LICENSED
16767
12/30/24
KANSAS
PROFESSIONAL ENGINEER

DRAWN BY: RCP
CHECKED BY: SEL

FALK ARCHITECTS
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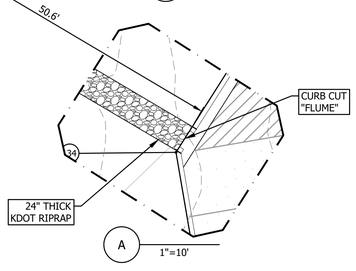
C101

SITE PLAN

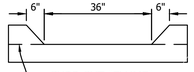
FALK ARCHITECTS INC

united engineering group
4501 NW Oakley Ave, Suite 232 | Topeka, KS 66618
Phone: 785.806.2806 | www.unitedeng.com

B 1"=10'



A 1"=10'

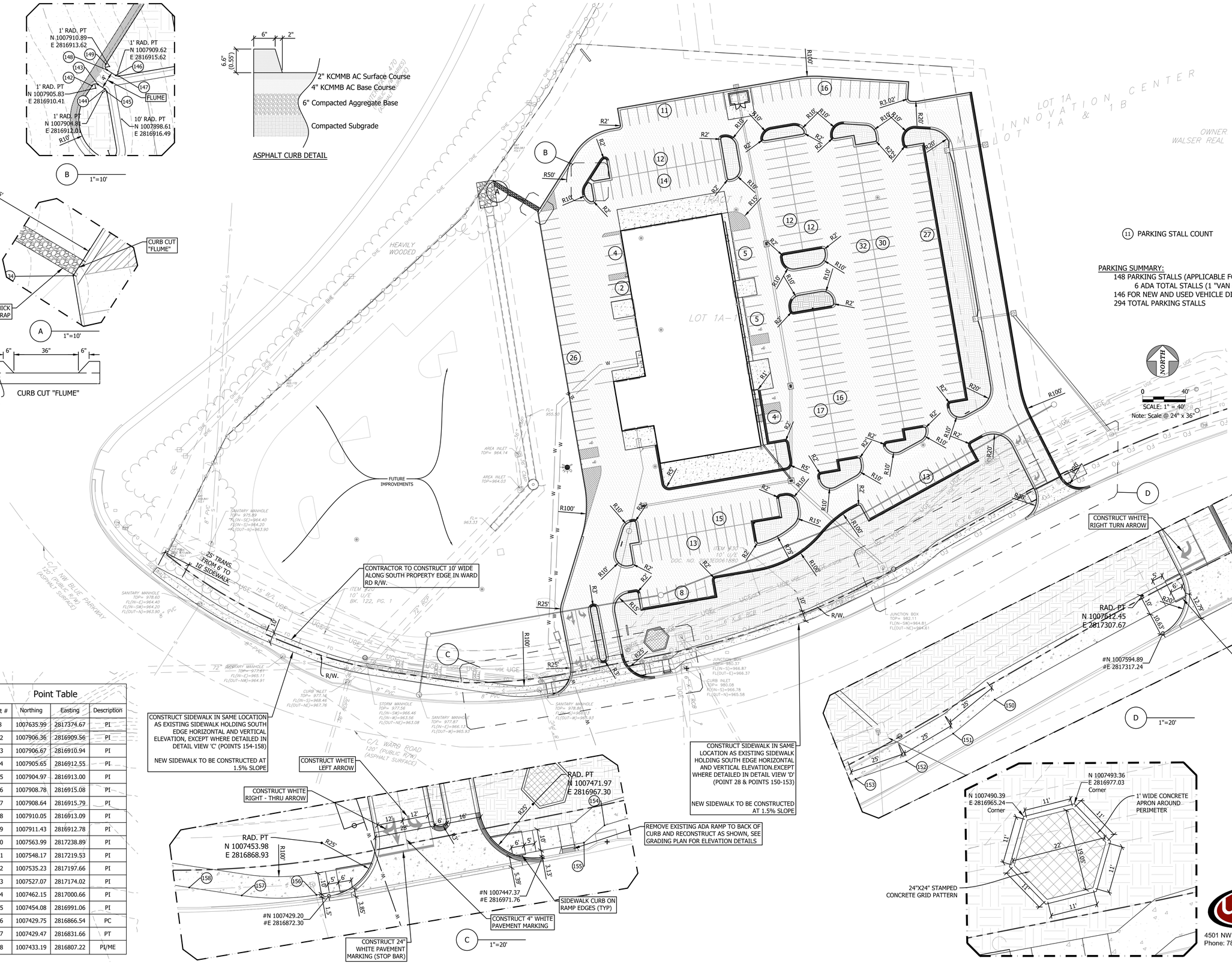


CURB CUT "FLUME"

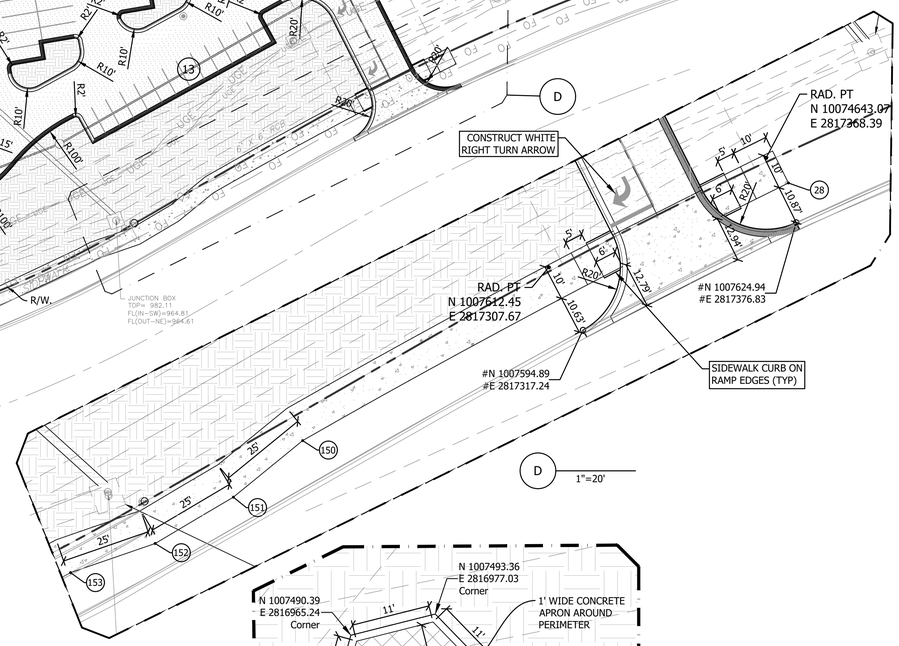
ASPHALT CURB DETAIL

Point Table			
Point #	Northing	Easting	Description
28	1007635.99	2817374.67	PI
142	1007906.36	2816909.56	PI
143	1007906.67	2816910.94	PI
144	1007905.65	2816912.55	PI
145	1007904.97	2816913.00	PI
146	1007908.78	2816915.08	PI
147	1007908.64	2816915.79	PI
148	1007910.05	2816913.09	PI
149	1007911.43	2816912.78	PI
150	1007563.99	2817238.89	PI
151	1007548.17	2817219.53	PI
152	1007535.23	2817197.66	PI
153	1007527.07	2817174.02	PI
154	1007462.15	2817000.66	PI
155	1007454.08	2816991.06	PI
156	1007429.75	2816866.54	PC
157	1007429.47	2816831.66	PT
158	1007433.19	2816807.22	PI/ME

DATE PRINTED:
FILE PATH:



C 1"=20'



D 1"=20'

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CONSTRUCTION DOCUMENTS
DATE: 12/30/2024

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD ROAD
LEES SUMMIT, MISSOURI 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED.

STEVEN E. LACASSE
LICENSED
16767
12/30/24
KANSAS
PROFESSIONAL ENGINEER

DRAWN BY: RCP
CHECKED BY: SEL

FALK ARCHITECTS

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C102

SITE PLAN DETAILS

FALK ARCHITECTS INC

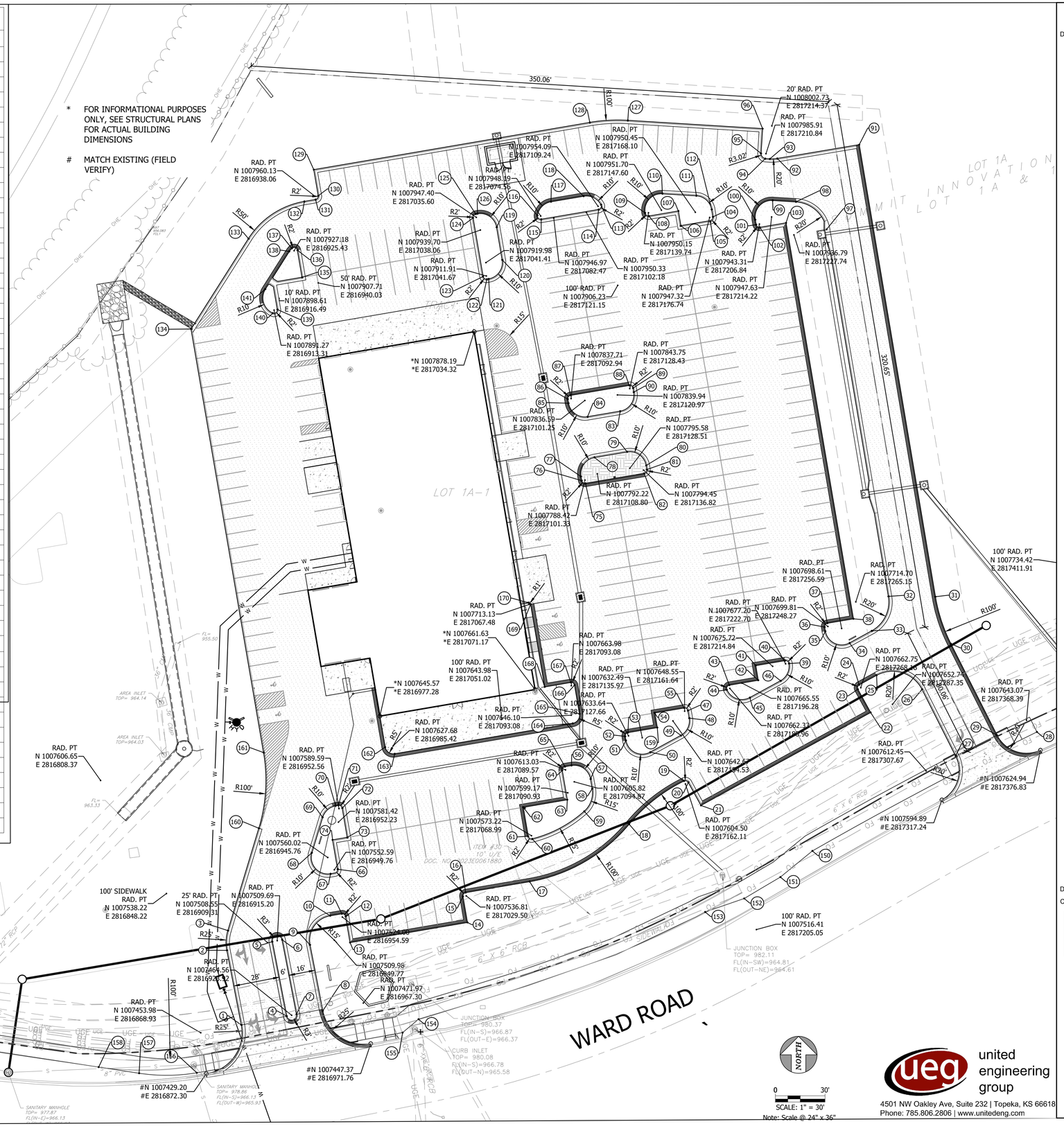
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1	1007458.72	2816893.47	PT
2	1007503.80	2816884.76	PC
3	1007515.78	2816885.38	PT
4	1007463.99	2816920.97	PT
5	1007509.12	2816912.25	PT
6	1007510.26	2816918.14	PC
7	1007465.13	2816926.86	PT
8	1007467.23	2816942.75	PC
9	1007507.14	2816935.04	PT
10	1007524.77	2816947.24	PC
11	1007525.97	2816954.25	PT
12	1007524.33	2816956.56	PC
13	1007508.56	2816959.26	PI
14	1007520.70	2817030.23	PI
15	1007536.48	2817027.53	PT
16	1007538.78	2817029.16	PC
17	1007545.41	2817067.88	PT
18	1007580.19	2817128.04	PRC
19	1007606.30	2817161.23	PT
20	1007605.46	2817163.86	PC
21	1007591.53	2817171.50	PI
22	1007647.76	2817274.10	PI
23	1007661.79	2817266.41	PT
24	1007664.51	2817267.20	PC
25	1007670.28	2817277.74	PT
26	1007661.75	2817305.21	PC
27	1007621.46	2817325.53	PT
28	1007635.99	2817374.67	PI
29	1007634.06	2817350.53	PC
30	1007689.39	2817322.63	PT
31	1007717.81	2817313.30	PC
32	1007718.02	2817284.87	PI
33	1007697.16	2817274.76	PI
34	1007689.84	2817261.40	PI
35	1007696.93	2817246.74	PI
36	1007699.47	2817246.30	PI
37	1007701.78	2817247.94	PI
38	1007704.46	2817263.71	PI
39	1007677.40	2817224.70	PI
40	1007679.17	2817222.37	PI
41	1007676.15	2817204.62	PI
42	1007667.28	2817206.13	PI
43	1007664.30	2817188.63	PI
44	1007661.52	2817187.13	PI
45	1007656.78	2817201.09	PI
46	1007666.95	2817219.65	PI
47	1007648.89	2817163.62	PI
48	1007644.34	2817164.39	PI
49	1007633.90	2817159.34	PI
50	1007623.73	2817140.78	PI
51	1007630.82	2817126.12	PI
52	1007633.31	2817125.69	PI
53	1007635.61	2817127.33	PI
54	1007647.50	2817143.56	PI
55	1007650.52	2817161.31	PI
56	1007615.68	2817093.18	PI
57	1007607.50	2817104.72	PI
58	1007601.69	2817105.71	PI

Point Table			
Point #	Northing	Easting	Description
59	1007587.97	2817100.90	PI
60	1007571.28	2817069.48	PI
61	1007572.88	2817067.01	PI
62	1007590.40	2817064.02	PI
63	1007594.95	2817090.63	PI
64	1007612.70	2817087.60	PI
65	1007615.00	2817089.23	PI
66	1007552.93	2816951.73	PI
67	1007550.17	2816947.45	PI
68	1007562.92	2816936.19	PI
69	1007584.31	2816942.66	PI
70	1007591.28	2816950.54	PI
71	1007591.56	2816952.22	PI
72	1007589.93	2816954.53	PI
73	1007572.19	2816957.56	PI
74	1007570.67	2816948.69	PI
75	1007786.44	2817101.66	PI
76	1007788.08	2817099.36	PI
77	1007790.55	2817098.94	PI
78	1007802.08	2817107.12	PI
79	1007805.44	2817126.84	PI
80	1007797.25	2817138.37	PI
81	1007794.79	2817138.79	PI
82	1007792.48	2817137.15	PI
83	1007830.08	2817122.64	PI
84	1007826.73	2817102.93	PI
85	1007834.91	2817091.39	PI
86	1007837.37	2817090.97	PI
87	1007839.68	2817092.61	PI
88	1007845.72	2817128.10	PI
89	1007844.08	2817130.40	PI
90	1007841.62	2817130.82	PI
91	1007991.35	2817267.22	PI
92	1007983.00	2817217.69	PT
93	1007982.76	2817213.15	PC
94	1007982.93	2817210.39	PT
95	1007986.09	2817207.84	PC
96	1008001.06	2817208.76	PI
97	1007940.11	2817247.46	PI
98	1007956.75	2817228.96	PI
99	1007957.61	2817214.83	PI
100	1007945.95	2817204.36	PI
101	1007942.97	2817204.87	PI
102	1007941.34	2817207.18	PI
103	1007944.02	2817222.95	PI
104	1007947.65	2817178.72	PI
105	1007944.69	2817177.19	PI
106	1007942.33	2817159.33	PI
107	1007951.20	2817157.83	PI
108	1007948.18	2817140.08	PI
109	1007950.03	2817137.74	PI
110	1007961.68	2817148.21	PI
111	1007960.43	2817168.71	PI
112	1007952.13	2817177.95	PI
113	1007955.03	2817111.01	PI
114	1007952.12	2817109.58	PI
115	1007946.22	2817074.90	PI
116	1007948.49	2817072.58	PI
117	1007956.83	2817080.79	PI
118	1007960.19	2817100.51	PI

Point Table			
Point #	Northing	Easting	Description
119	1007941.38	2817047.92	PC
120	1007921.66	2817051.27	PT
121	1007910.13	2817043.10	PC
122	1007909.94	2817042.01	PT
123	1007911.57	2817039.70	PC
124	1007947.06	2817033.63	PT
125	1007949.37	2817035.26	PC
126	1007949.56	2817036.37	PT
127	1008006.05	2817127.25	PT
128	1008004.80	2817104.29	PC
129	1007976.24	2816937.33	PI
130	1007960.47	2816940.03	PT
131	1007958.16	2816938.39	PC
132	1007957.00	2816931.60	PT
133	1007934.51	2816897.82	PC
134	1007879.82	2816863.10	PI
135	1007911.11	2816930.21	PI
136	1007927.51	2816927.40	PC
137	1007928.63	2816924.05	PCC
138	1007926.74	2816922.50	PT
139	1007891.61	2816915.28	PT
140	1007889.43	2816912.52	PCC
141	1007903.97	2816908.04	PC
142	1007906.36	2816909.56	PI
143	1007906.67	2816910.94	PI
144	1007905.65	2816912.55	PI
145	1007904.97	2816913.00	PI
146	1007908.78	2816915.08	PI
147	1007908.64	2816915.79	PI
148	1007910.05	2816913.09	PI
149	1007911.43	2816912.78	PI
150	1007563.99	2817238.89	PI
151	1007548.17	2817219.53	PI
152	1007535.23	2817197.66	PI
153	1007527.07	2817174.02	PI
154	1007462.15	2817000.66	PI
155	1007454.08	2816991.06	PI
156	1007429.75	2816866.54	PC
157	1007429.47	2816831.66	PT
158	1007433.19	2816807.22	PI/ME
159	1007638.63	2817145.07	PI
160	1007577.71	2816904.10	PC
161	1007623.51	2816906.94	PT
162	1007626.84	2816980.49	PC
163	1007622.75	2816986.26	PT
164	1007641.17	2817093.93	PC
165	1007646.94	2817098.01	PT
166	1007664.32	2817095.06	PC
167	1007665.95	2817092.75	PT
168	1007663.27	2817076.98	PI
169	1007713.30	2817068.46	PC
170	1007714.12	2817067.31	PT

* FOR INFORMATIONAL PURPOSES ONLY, SEE STRUCTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS

\# MATCH EXISTING (FIELD VERIFY)



CONSTRUCTION DOCUMENTS

DATE: 12/30/2024

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD ROAD
LEES SUMMIT, MISSOURI 64086

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STEVEN E. LACASSE LICENSED PROFESSIONAL ENGINEER KANSAS 16767 12/30/24

DRAWN BY: RCP

CHECKED BY: SEL

FALK ARCHITECTS

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SITE GEOMETRY PLAN

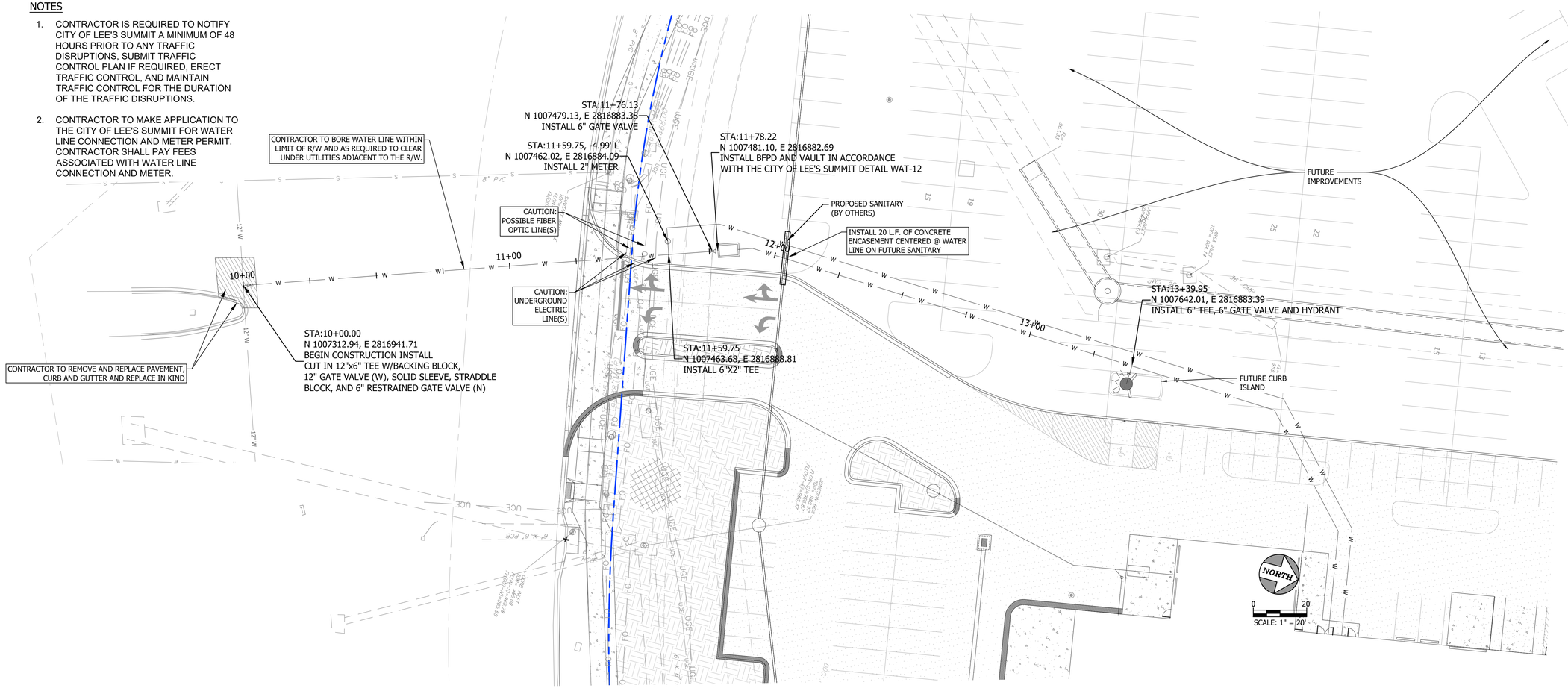
FALK ARCHITECTS INC

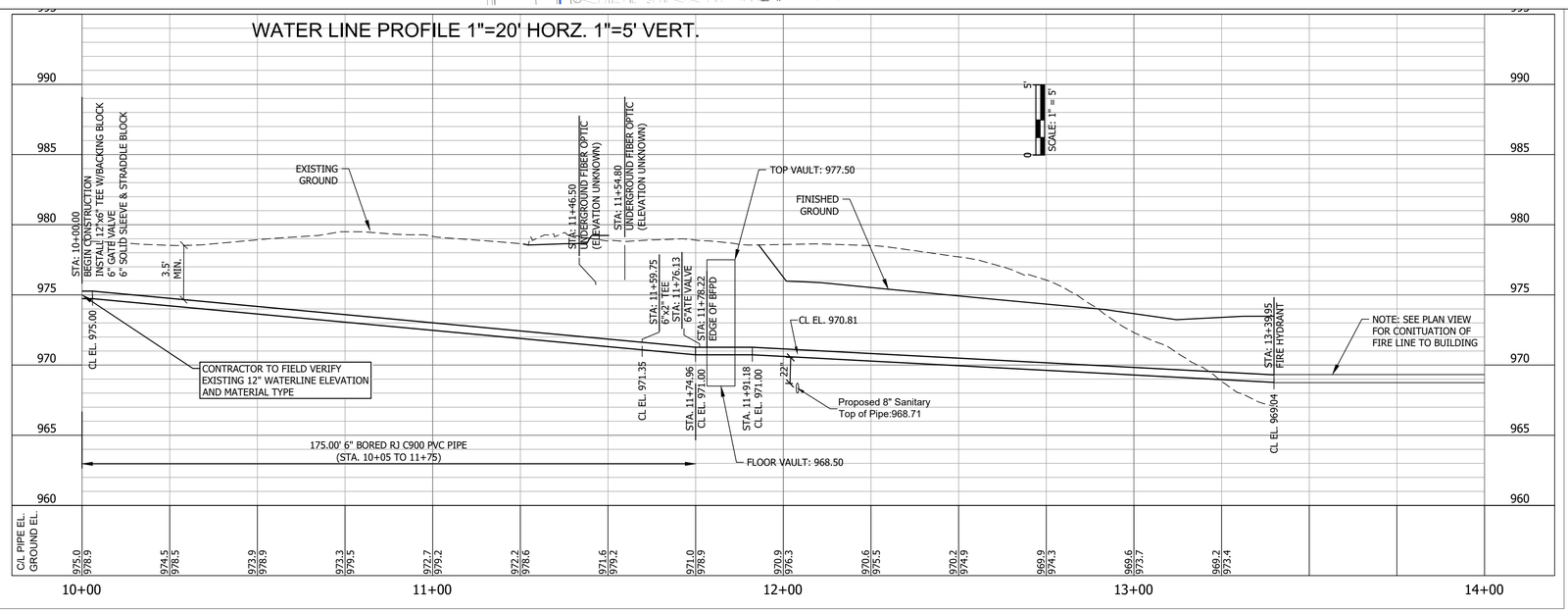
united engineering group
4501 NW Oakley Ave, Suite 232 | Topeka, KS 66618
Phone: 785.806.2806 | www.unitedeng.com

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NOTES

1. CONTRACTOR IS REQUIRED TO NOTIFY CITY OF LEE'S SUMMIT A MINIMUM OF 48 HOURS PRIOR TO ANY TRAFFIC DISRUPTIONS, SUBMIT TRAFFIC CONTROL PLAN IF REQUIRED, ERECT TRAFFIC CONTROL, AND MAINTAIN TRAFFIC CONTROL FOR THE DURATION OF THE TRAFFIC DISRUPTIONS.
2. CONTRACTOR TO MAKE APPLICATION TO THE CITY OF LEE'S SUMMIT FOR WATER LINE CONNECTION AND METER PERMIT. CONTRACTOR SHALL PAY FEES ASSOCIATED WITH WATER LINE CONNECTION AND METER.





DATE PRINTED:
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CONSTRUCTION DOCUMENTS
DATE: 12/30/2024

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD ROAD
LEES SUMMIT, MISSOURI 64086

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CHECKED BY: SEL

FALK ARCHITECTS

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WATER & FIRE LINE PLAN

FALK ARCHITECTS INC

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NOTE: BLOCK OUT DRAIN OPENING IN ENCLOSURE AS REQUIRED

TRANSITION FROM ROLLBACK CURB TO ZERO HEIGHT CURB IN FINAL 3 FEET

FFE=974.50

TRANSITION ROLL BACK CURB TO RIBBON CURB ALONG BUILDING EDGE (974.30 TO 973.97)

ITEM #20
10' U/E
BK. 132, PG. 1

ITEM #10
10' U/E
BK. 132, PG. 1

ITEM #9
10' U/E
BK. 132, PG. 1

Top Elev. = 981.99

Top Elev. = 980.41

Top Elev. = 980.00

Top Elev. = 978.86

Top Elev. = 977.87

Top Elev. = 977.56

Top Elev. = 977.16

Top Elev. = 976.73

Top Elev. = 976.58

Top Elev. = 976.72

Top Elev. = 977.05

Top Elev. = 979.27

Top Elev. = 979.68

Top Elev. = 980.14

Top Elev. = 979.78

Top Elev. = 979.61

Top Elev. = 978.73

Top Elev. = 977.97

Top Elev. = 977.50

Top Elev. = 977.18

Top Elev. = 976.64

Top Elev. = 976.61

Top Elev. = 976.12

Top Elev. = 975.60

Top Elev. = 975.32

Top Elev. = 975.26

Top Elev. = 975.05

Top Elev. = 974.74

Top Elev. = 974.69

Top Elev. = 974.67

Top Elev. = 974.61

Top Elev. = 974.32

Top Elev. = 974.06

Top Elev. = 974.00

Top Elev. = 973.94

Top Elev. = 973.92

Top Elev. = 973.88

Top Elev. = 973.89

Top Elev. = 973.77

Top Elev. = 973.72

Top Elev. = 973.68

Top Elev. = 973.50

Top Elev. = 973.47

Top Elev. = 973.44

Top Elev. = 973.35

Top Elev. = 973.26

Top Elev. = 973.20

Top Elev. = 973.53

Top Elev. = 972.78

Top Elev. = 972.74

Top Elev. = 972.65

Top Elev. = 972.55

Top Elev. = 972.19

Top Elev. = 972.06

Top Elev. = 971.24

Top Elev. = 971.21

Top Elev. = 970.60

Top Elev. = 969.98

Top Elev. = 969.61

Top Elev. = 969.03

Top Elev. = 968.38

Top Elev. = 967.75

Top Elev. = 967.68

Top Elev. = 966.29

Top Elev. = 966.69

Top Elev. = 972.77

Top Elev. = 969.01

Top Elev. = 972.18

Top Elev. = 973.45

Top Elev. = 973.64

Top Elev. = 973.77

Top Elev. = 973.85

Top Elev. = 973.90

Top Elev. = 974.10

Top Elev. = 974.11

Top Elev. = 973.91

Top Elev. = 973.98

Top Elev. = 973.84

Top Elev. = 973.86

Top Elev. = 974.57

Top Elev. = 975.20

Top Elev. = 975.12

Top Elev. = 975.14

Top Elev. = 975.16

Top Elev. = 975.50

Top Elev. = 974.93

Top Elev. = 974.42

Top Elev. = 974.98

Top Elev. = 975.49

Top Elev. = 975.88

Top Elev. = 975.50

Top Elev. = 975.99

Top Elev. = 974.89

Top Elev. = 974.84

Top Elev. = 974.83

Top Elev. = 974.26

Top Elev. = 973.94

Top Elev. = 974.10

Top Elev. = 973.95

Top Elev. = 973.86

Top Elev. = 973.85

Top Elev. = 973.75

Top Elev. = 973.76

Top Elev. = 974.50

Top Elev. = 974.40

Top Elev. = 974.30

Top Elev. = 974.16

Top Elev. = 974.14

Top Elev. = 974.09

Top Elev. = 973.88

Top Elev. = 974.49

Top Elev. = 974.57

Top Elev. = 974.65

Top Elev. = 973.92

Top Elev. = 973.94

Top Elev. = 974.06

Top Elev. = 974.00

Top Elev. = 974.67

Top Elev. = 975.06

Top Elev. = 975.05

Top Elev. = 975.61

Top Elev. = 975.70

Top Elev. = 975.43

Top Elev. = 975.47

Top Elev. = 976.04

Top Elev. = 976.07

Top Elev. = 976.89

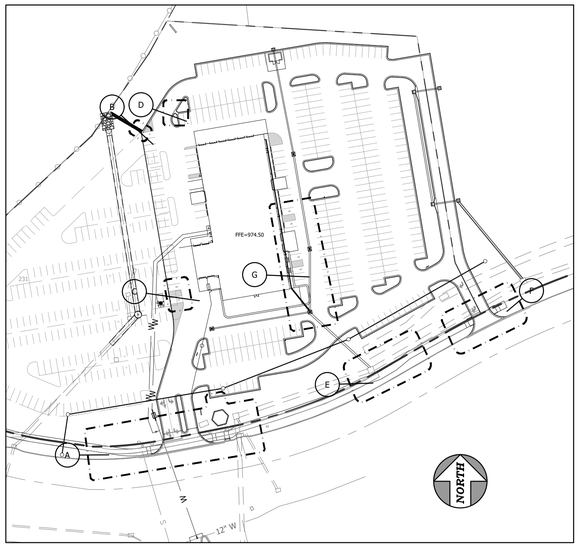
Top Elev. = 976.99

Top Elev. = 977.42

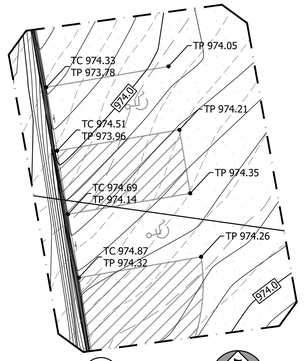
Top Elev. = 977.18

Top Elev. = 977.50

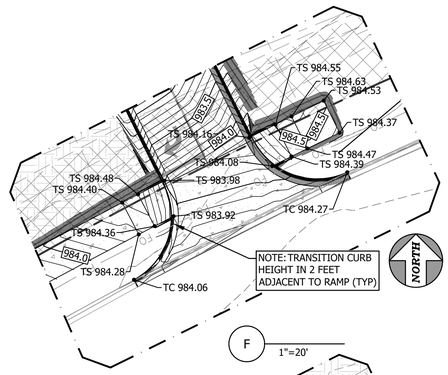
Top Elev. = 977.74



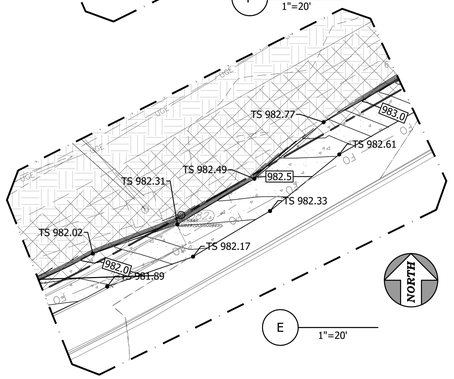
DETAIL KEY
1"=100'



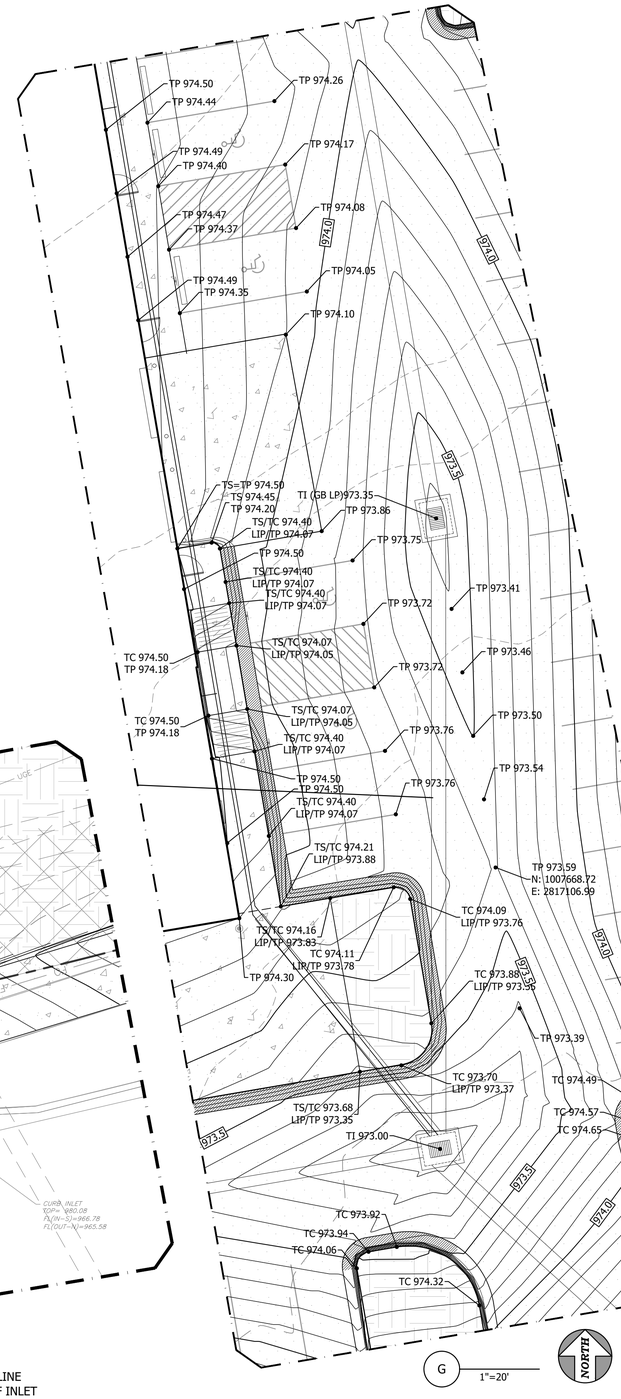
C 1"=10'



F 1"=20'

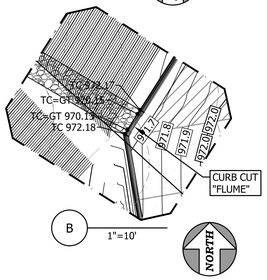


E 1"=20'

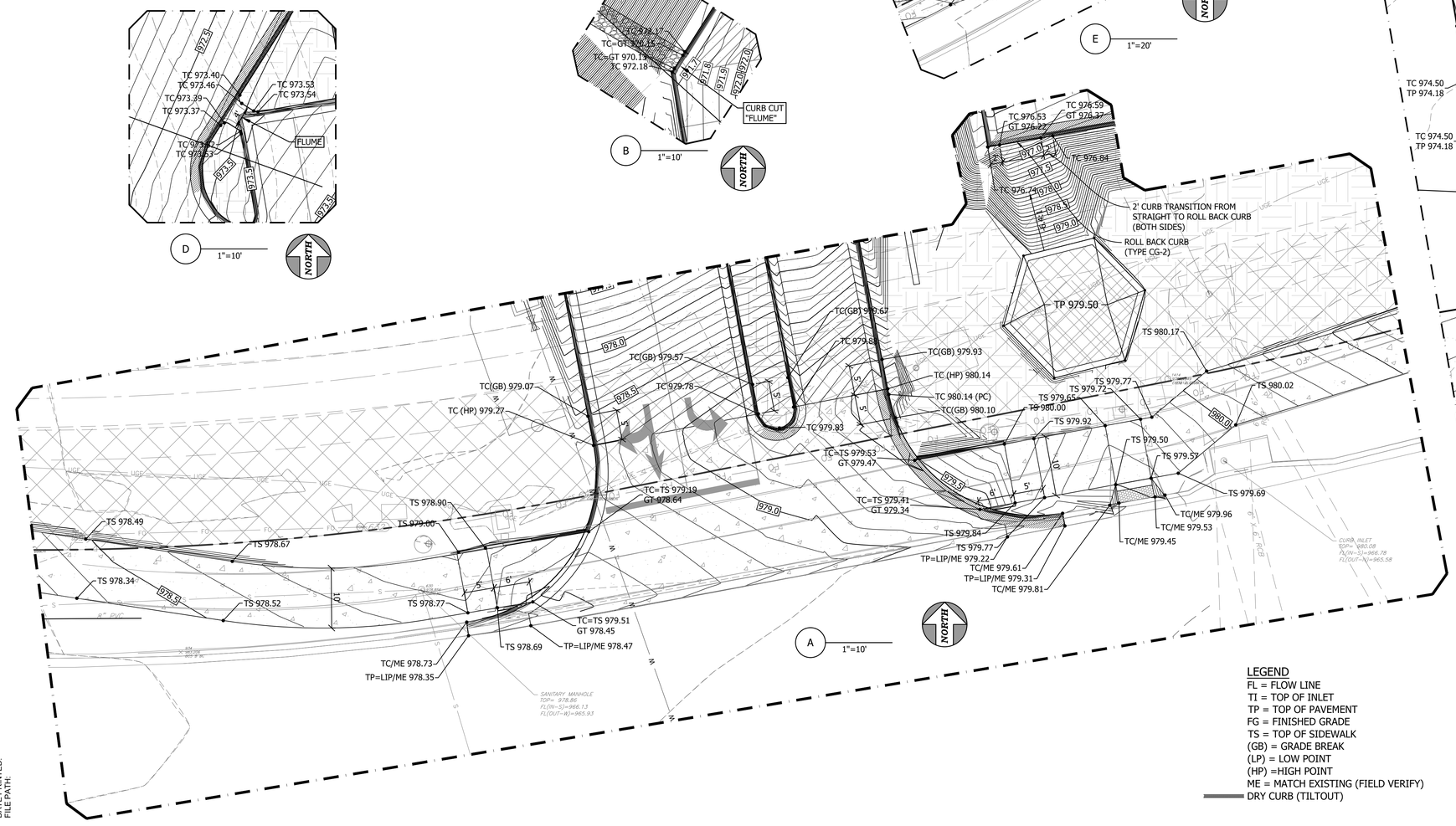


G 1"=20'

D 1"=10'



B 1"=10'



A 1"=10'

LEGEND
FL = FLOW LINE
TI = TOP OF INLET
TP = TOP OF PAVEMENT
FG = FINISHED GRADE
TS = TOP OF SIDEWALK
(GB) = GRADE BREAK
(LP) = LOW POINT
(HP) =HIGH POINT
ME = MATCH EXISTING (FIELD VERIFY)
DRY CURB (TILTOUT)

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STEVEN E. LACASSE
LICENSED
16767
12/30/24
KANSAS
PROFESSIONAL ENGINEER

DRAWN BY: ---
CHECKED BY: SEL

FALK ARCHITECTS

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C201

GRADING PLAN DETAILS

FALK ARCHITECTS INC

PIPE FLOW DATA (10-YEAR)

Pipe	Structure		Area (acres)	Acc. Area (acres)	c	Tc (min)	Intensity (in/hr)	Q (cfs)	$Q_{in\ pipe}$ (cfs)	Slope	Length (LF)	Size (inches)	HDPE		
	Upstream	Downstream											n	V (fps)	$Q_{capacity}$ (cfs)
Pipe #1	Structure #1	Structure #2	0.77	0.77	0.90	5.0	8.35	5.8	5.8	0.34%	146	18	0.012	4.2	6.6
Pipe #2	Structure #2	Structure #3	0.65	1.42	0.90	5.0	8.35	10.7	10.7	0.25%	130	24	0.012	4.4	12.3
Pipe #3	Structure #3	Structure #5	0.67	2.09	0.90	5.0	8.35	15.7	15.7	0.54%	84	24	0.012	6.5	18.1
Pipe #4	Structure #4	Structure #5	0.60	0.60	0.90	5.0	8.35	4.5	4.5	1.52%	135	18	0.012	7.1	14.0
Pipe #5	Structure #5	Existing 1	1.27	3.96	0.90	5.0	8.35	29.8	29.8	0.55%	112	30	0.012	7.6	33.0
* Pipe #6	Structure #6	Structure #7	-	0.50	0.90	5.0	8.35	3.8	3.8	1.00%	32	15	0.012	5.8	7.0
Pipe #7	Structure #7	Structure #8	0.11	0.61	0.90	5.0	8.35	4.6	4.6	1.00%	155	18	0.012	6.1	11.4
Pipe #8	Structure #8	Structure #9	0.05	0.66	0.90	5.0	8.35	5.0	5.0	1.00%	32	18	0.012	6.2	11.4
* Pipe #9	Structure #9	Existing 2	-	1.66	0.90	5.0	8.35	12.5	12.5	1.00%	140	30	0.012	7.8	44.4

INLET FLOW DATA (10-YEAR)

Structure Number	Area (acres)	c	Tc (minutes)	Intensity (in/hr)	Q (cfs)	Q_{total} (cfs)	Slope (%)	Q_{in} (cfs)	Structure Type
Structure #1	0.77	0.90	5.0	8.35	5.8	5.8	SUMP	5.8	4' x 3' CURB INLET
Structure #2	0.65	0.90	5.0	8.35	4.9	4.9	SUMP	4.9	4' x 3' GRATE AREA INLET
Structure #3	0.67	0.90	5.0	8.35	5.0	5.0	SUMP	5.0	4' x 3' GRATE AREA INLET
Structure #4	0.60	0.90	5.0	8.35	4.5	4.5	SUMP	4.5	4' x 3' GRATE AREA INLET
Structure #5	1.27	0.90	5.0	8.35	9.5	9.5	SUMP	9.5	5' x 4' GRATE AREA INLET
* Structure #6	0.50	0.90	5.0	8.35	3.8	3.8	SUMP	3.8	4'x4' JUNCTION BOX
Structure #7	0.11	0.90	5.0	8.35	0.8	0.8	0.71%	0.8	4'x4' CURB INLET
Structure #8	0.05	0.90	5.0	8.35	0.4	0.4	0.71%	0.4	4'x4' CURB INLET
* Structure #9	1.00	0.90	5.0	8.35	7.5	7.5	SUMP	7.5	4'x4' JUNCTION BOX

* Area includes future projected flow

DRAINAGE AREAS	
#	AC.
1	0.77
2	0.65
3	0.67
4	0.60
5	1.27
6	0.43
7	0.11
8	0.05
9	3.02
101	0.50
102	1.00

INSTALL 4'x3' CURB INLET
#1
TOP = 972.07
N 1007996.52, E2817047.99
INV OUT:967.93 18"
INSTALL 146 L.F. OF 18" @ 0.34%

INSTALL 4'x4' CURB INLET
#7
TOP = 979.40
N 1007937.06, E2817244.42
INV IN:975.17 15"
INV OUT:974.92 18"
INSTALL 155 L.F. OF 18" @ 1.00%

INSTALL 4'x4' JUNCTION BOX
#6
TOP = 980.00
N 1007942.33, E2817280.04
INV OUT:975.49 15"
INSTALL 32 L.F. OF 15" @ 1.00%
(NOTE: FUTURE DRAINAGE AREA 101,
0.5 ACRES TO CONNECT TO THIS STRUCTURE)

INSTALL 4'x3' AREA INLET
#2
TOP = 973.35
N 1007850.10, E2817076.13
INV IN:967.43 18"
INV OUT:966.93 24"
INSTALL 130 L.F. OF 24" @ 0.25%

INSTALL 4'x4' JUNCTION BOX
#9
TOP = 981.25
N 1007785.35, E2817306.49
INV IN:972.85 18"
INV OUT:972.35 30"
INSTALL 140 L.F. OF 30" @ 1.00%
(NOTE: FUTURE DRAINAGE AREA 102,
1.0 ACRES TO CONNECT TO THIS STRUCTURE)

INSTALL 4'x4' CURB INLET
#8
TOP = 980.50
N 1007780.08, E2817270.87
INV IN:973.37 18"
INV OUT:973.17 18"
INSTALL 32 L.F. OF 18" @ 1.00%

INSTALL 4'x3' AREA INLET
#3
TOP = 973.35
N 1007717.52, E2817098.68
INV IN:966.60 24"
INV OUT:966.40 24"
INSTALL 84 L.F. OF 24" @ 0.54%

INSTALL 5'x4' AREA INLET
#5
TOP = 973.00
N 1007629.38, E2817099.23
INV IN:965.94 24" (N)
INV IN:966.45 18" (W)
INV IN:968.40 15" (NW)
INV OUT:965.44 30"
INSTALL 112 L.F. OF 30" @ 0.55%

INSTALL 72" RCP END SECTION
N 1007876.17, E2816818.94
INV:957.38 72" RCP

INSTALL 9' DIA. STD. MANHOLE
MH #1
TOP = 972.50
N 1007625.83, E2816858.90
INV IN:963.28 72" RCP
INV OUT:963.00 72" RCP
INSTALL 252 L.F. OF 72" @ 2.24%

CONNECT TO EXISTING 72" RCP
VERIFY SIZE AND INVERT
INV OUT:963.33
INSTALL 54 L.F. OF 72" @ 0.10%

INSTALL 4'x3' AREA INLET
#4
TOP = 972.79
N 1007606.01, E2816961.97
INV OUT:968.49 18"
INSTALL 135 L.F. OF 18" @ 1.52%

EXISTING 7'x7' JUNCTION BOX
EX. TOP = 983.58
EX. FL 'IN'(SW)=953.58
EX. FL 'OUT'(E)=953.48
INV IN:970.91 30"

CONNECT TO EXISTING JUNCTION
BOX. REMOVE AND REPLACE
EXISTING CONCRETE INVERT

CONNECT TO EXISTING JUNCTION
BOX. REMOVE AND REPLACE
EXISTING CONCRETE INVERT

EXISTING 7'x7' JUNCTION BOX
EX. TOP = 981.99
EX. FL 'IN'(W)=964.81
EX. FL 'OUT'(E)=964.61
INV IN:964.81 30"

1 0.76 Acres
2 0.65 Acres
3 0.67 Acres
4 0.60 Acres
5 1.27 Acres
6 0.43 Acres
7 0.11 Acres
8 0.05 Acres
9 3.02 Acres

TRACT 1
LOT 1A–1
HEAVILY WOODED
ITEM #20 10' U/E BK. 122, PG. 1
231

NORTH
0 30'
SCALE: 1" = 30'
Note: Scale @ 24" x 36"

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CONSTRUCTION DOCUMENTS
DATE: 12/30/2024

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD ROAD
LEES SUMMIT, MISSOURI 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED.

STEVEN E. LACKEY LICENSED PROFESSIONAL ENGINEER 16767 12/30/24 KANSAS

DRAWN BY: RCP
CHECKED BY: SEL

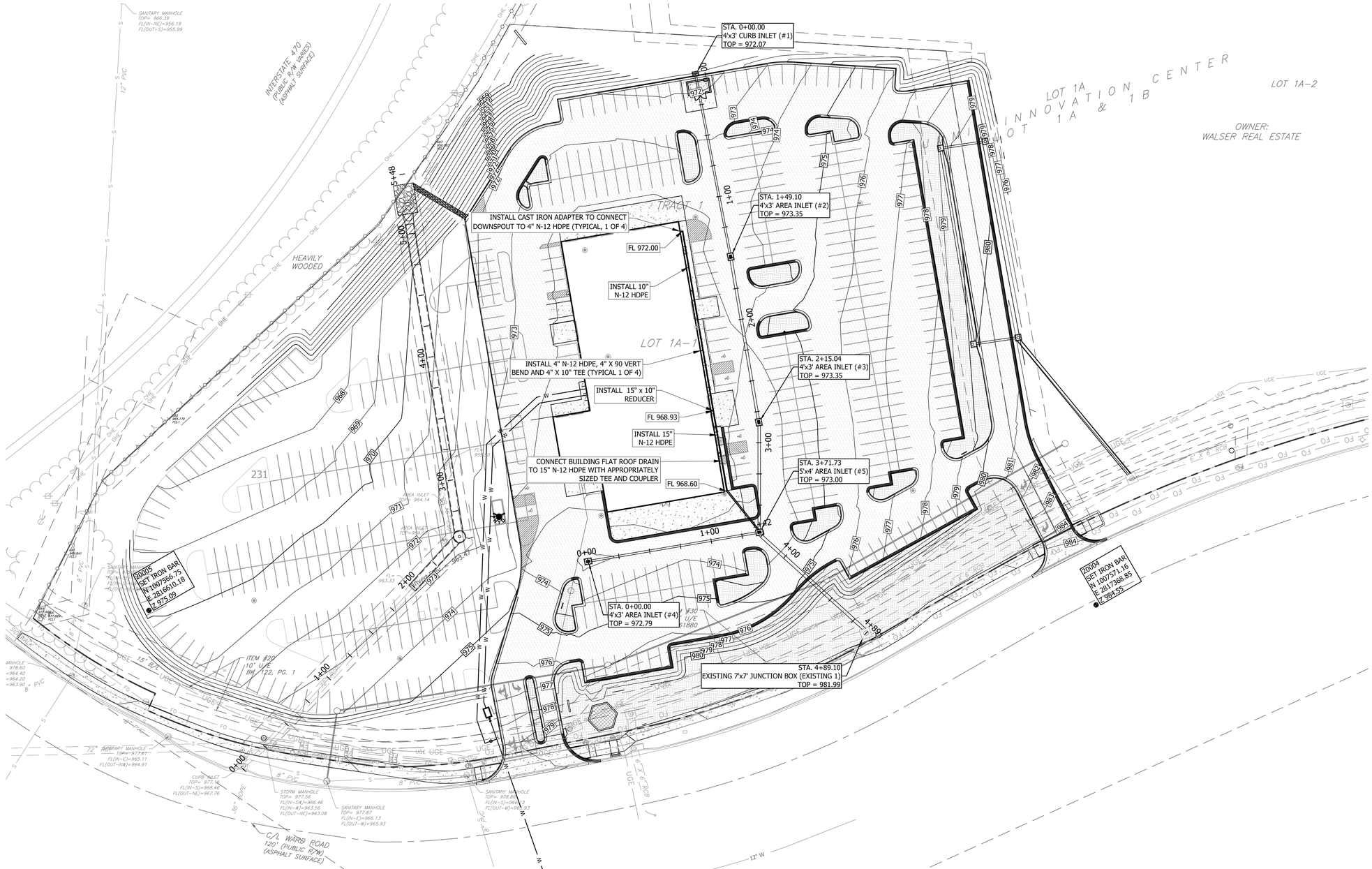
FALK ARCHITECTS

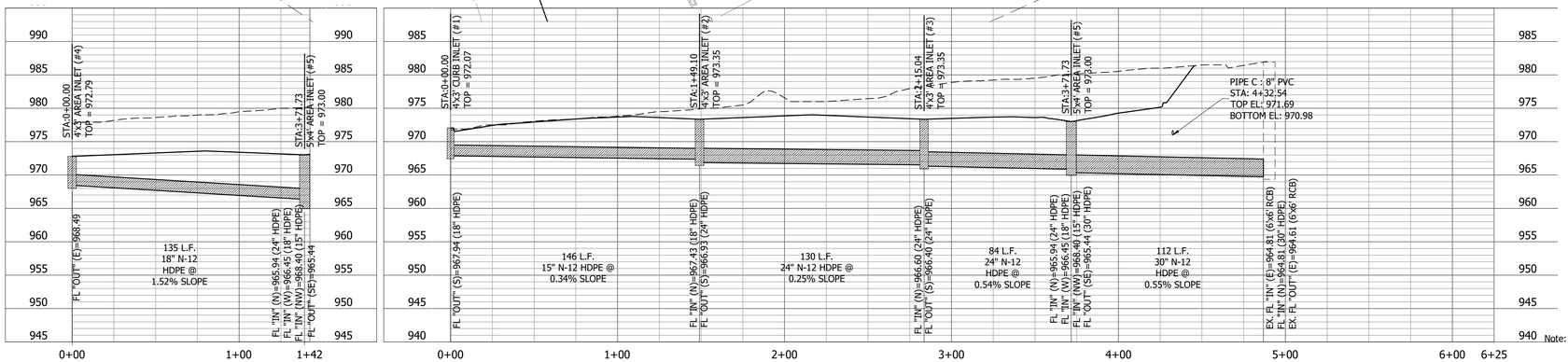
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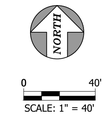
DRAINAGE PLAN

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Note: Scale @ 24" x 36"



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LICENSED
16767
12/30/24
KANSAS
PROFESSIONAL ENGINEER

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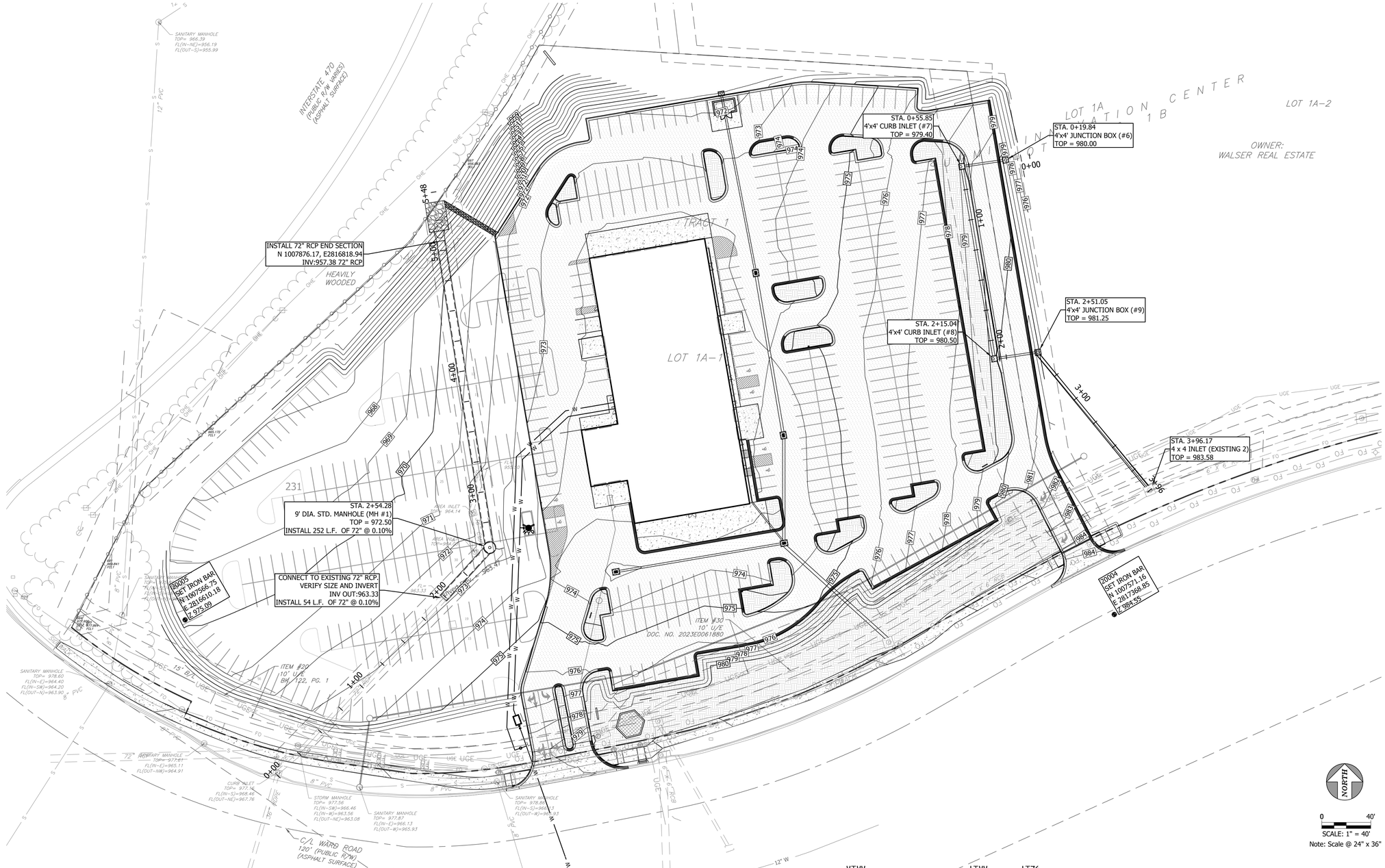
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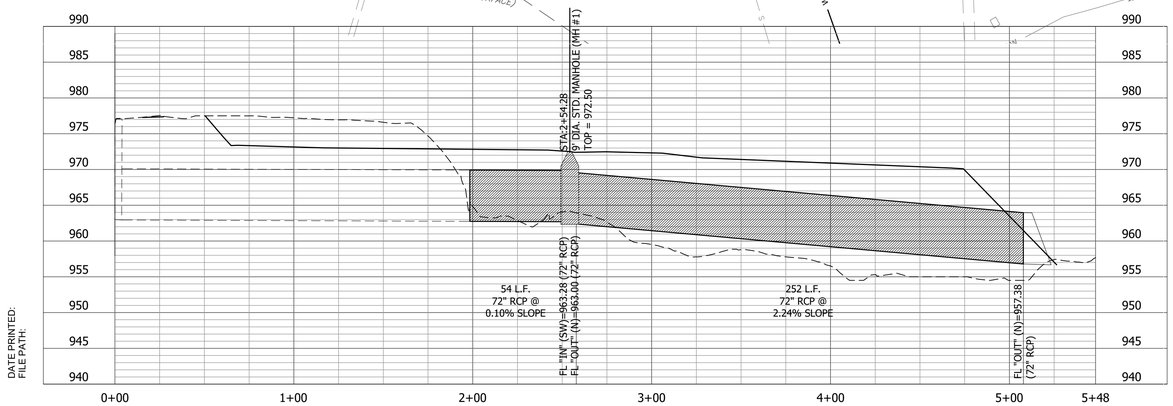
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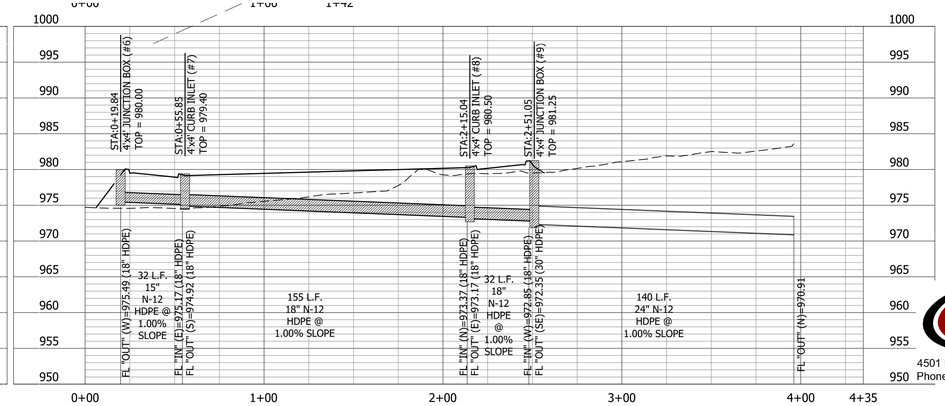
PLAN SHEET

FALK ARCHITECTS INC

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LICENSED
16767
12/30/24
KANSAS
PROFESSIONAL ENGINEER

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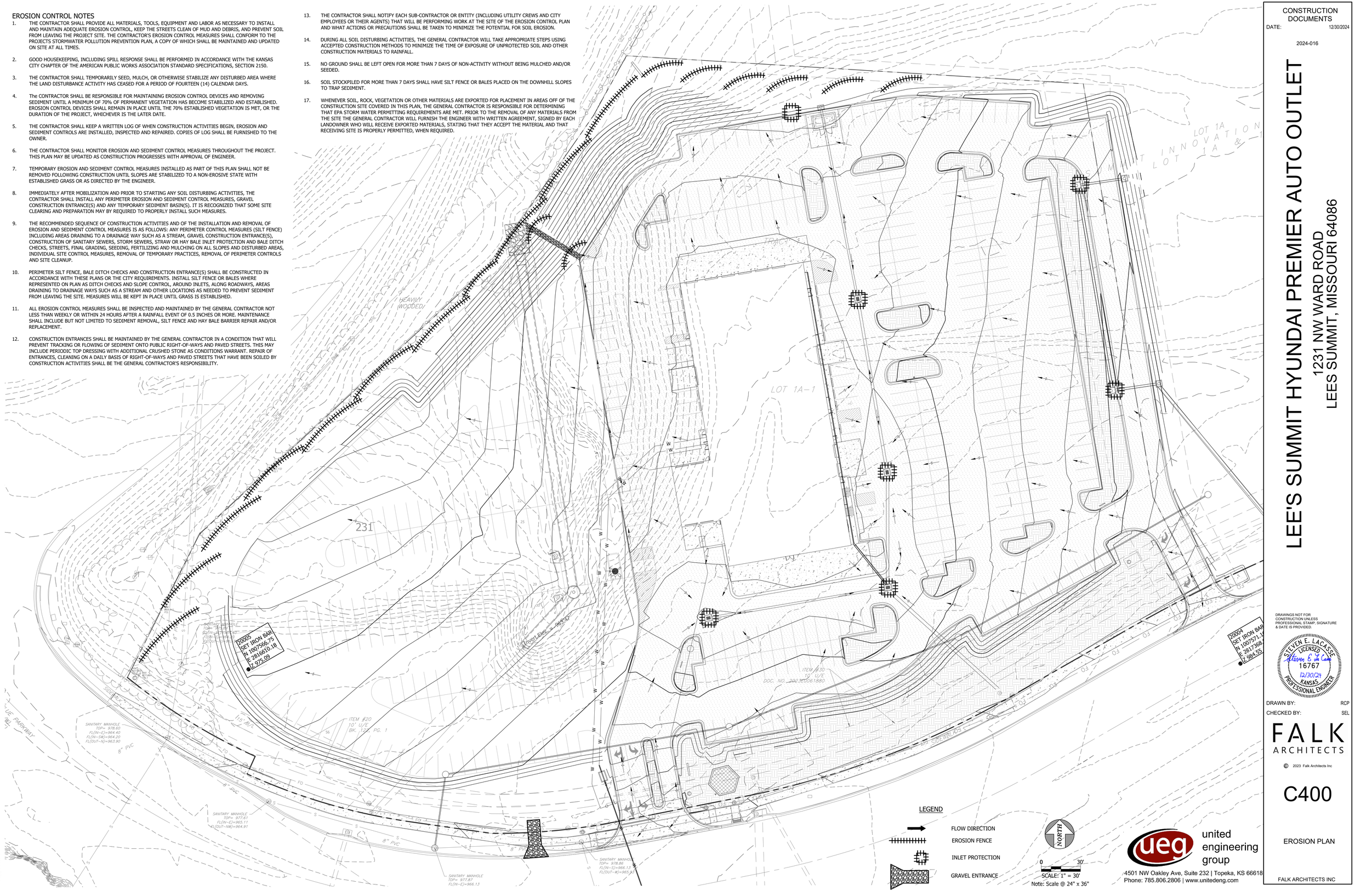
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PLAN SHEET

FALK ARCHITECTS INC

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION CONTROL, KEEP THE STREETS CLEAN OF MUD AND DEBRIS, AND PREVENT SOIL FROM LEAVING THE PROJECT SITE. THE CONTRACTOR'S EROSION CONTROL MEASURES SHALL CONFORM TO THE PROJECTS STORMWATER POLLUTION PREVENTION PLAN, A COPY OF WHICH SHALL BE MAINTAINED AND UPDATED ON SITE AT ALL TIMES.
2. GOOD HOUSEKEEPING, INCLUDING SPILL RESPONSE SHALL BE PERFORMED IN ACCORDANCE WITH THE KANSAS CITY CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS, SECTION 2150.
3. THE CONTRACTOR SHALL TEMPORARILY SEED, MULCH, OR OTHERWISE STABILIZE ANY DISTURBED AREA WHERE THE LAND DISTURBANCE ACTIVITY HAS CEASED FOR A PERIOD OF FOURTEEN (14) CALENDAR DAYS.
4. The CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL DEVICES AND REMOVING SEDIMENT UNTIL A MINIMUM OF 70% OF PERMANENT VEGETATION HAS BECOME STABILIZED AND ESTABLISHED. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE 70% ESTABLISHED VEGETATION IS MET, OR THE DURATION OF THE PROJECT, WHICHEVER IS THE LATER DATE.
5. THE CONTRACTOR SHALL KEEP A WRITTEN LOG OF WHEN CONSTRUCTION ACTIVITIES BEGIN, EROSION AND SEDIMENT CONTROLS ARE INSTALLED, INSPECTED AND REPAIRED. COPIES OF LOG SHALL BE FURNISHED TO THE OWNER.
6. THE CONTRACTOR SHALL MONITOR EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE PROJECT. THIS PLAN MAY BE UPDATED AS CONSTRUCTION PROGRESSES WITH APPROVAL OF ENGINEER.
7. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INSTALLED AS PART OF THIS PLAN SHALL NOT BE REMOVED FOLLOWING CONSTRUCTION UNTIL SLOPES ARE STABILIZED TO A NON-EROSIVE STATE WITH ESTABLISHED GRASS OR AS DIRECTED BY THE ENGINEER.
8. IMMEDIATELY AFTER MOBILIZATION AND PRIOR TO STARTING ANY SOIL DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL ANY PERIMETER EROSION AND SEDIMENT CONTROL MEASURES, GRAVEL CONSTRUCTION ENTRANCE(S) AND ANY TEMPORARY SEDIMENT BASIN(S). IT IS RECOGNIZED THAT SOME SITE CLEARING AND PREPARATION MAY BY REQUIRED TO PROPERLY INSTALL SUCH MEASURES.
9. THE RECOMMENDED SEQUENCE OF CONSTRUCTION ACTIVITIES AND OF THE INSTALLATION AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES IS AS FOLLOWS: ANY PERIMETER CONTROL MEASURES (SILT FENCE) INCLUDING AREAS DRAINING TO A DRAINAGE WAY SUCH AS A STREAM, GRAVEL CONSTRUCTION ENTRANCE(S), CONSTRUCTION OF SANITARY SEWERS, STORM SEWERS, STRAW OR HAY BALE INLET PROTECTION AND BALE DITCH CHECKS, STREETS, FINAL GRADING, SEEDING, FERTILIZING AND MULCHING ON ALL SLOPES AND DISTURBED AREAS, INDIVIDUAL SITE CONTROL MEASURES, REMOVAL OF TEMPORARY PRACTICES, REMOVAL OF PERIMETER CONTROLS AND SITE CLEANUP.
10. PERIMETER SILT FENCE, BALE DITCH CHECKS AND CONSTRUCTION ENTRANCE(S) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS OR THE CITY REQUIREMENTS. INSTALL SILT FENCE OR BALES WHERE REPRESENTED ON PLAN AS DITCH CHECKS AND SLOPE CONTROL, AROUND INLETS, ALONG ROADWAYS, AREAS DRAINING TO DRAINAGE WAYS SUCH AS A STREAM AND OTHER LOCATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. MEASURES WILL BE KEPT IN PLACE UNTIL GRASS IS ESTABLISHED.
11. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED BY THE GENERAL CONTRACTOR NOT LESS THAN WEEKLY OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR MORE. MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO SEDIMENT REMOVAL, SILT FENCE AND HAY BALE BARRIER REPAIR AND/OR REPLACEMENT.
12. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS AND PAVED STREETS. THIS MAY INCLUDE PERIODIC TOP DRESSING WITH ADDITIONAL CRUSHED STONE AS CONDITIONS WARRANT. REPAIR OF ENTRANCES, CLEANING ON A DAILY BASIS OF RIGHT-OF-WAYS AND PAVED STREETS THAT HAVE BEEN SOILED BY CONSTRUCTION ACTIVITIES SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.
13. THE CONTRACTOR SHALL NOTIFY EACH SUB-CONTRACTOR OR ENTITY (INCLUDING UTILITY CREWS AND CITY EMPLOYEES OR THEIR AGENTS) THAT WILL BE PERFORMING WORK AT THE SITE OF THE EROSION CONTROL PLAN AND WHAT ACTIONS OR PRECAUTIONS SHALL BE TAKEN TO MINIMIZE THE POTENTIAL FOR SOIL EROSION.
14. DURING ALL SOIL DISTURBING ACTIVITIES, THE GENERAL CONTRACTOR WILL TAKE APPROPRIATE STEPS USING ACCEPTED CONSTRUCTION METHODS TO MINIMIZE THE TIME OF EXPOSURE OF UNPROTECTED SOIL AND OTHER CONSTRUCTION MATERIALS TO RAINFALL.
15. NO GROUND SHALL BE LEFT OPEN FOR MORE THAN 7 DAYS OF NON-ACTIVITY WITHOUT BEING MULCHED AND/OR SEEDED.
16. SOIL STOCKPILED FOR MORE THAN 7 DAYS SHALL HAVE SILT FENCE OR BALES PLACED ON THE DOWNHILL SLOPES TO TRAP SEDIMENT.
17. WHENEVER SOIL, ROCK, VEGETATION OR OTHER MATERIALS ARE EXPORTED FOR PLACEMENT IN AREAS OFF OF THE CONSTRUCTION SITE COVERED IN THIS PLAN, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINING THAT EPA STORM WATER PERMITTING REQUIREMENTS ARE MET. PRIOR TO THE REMOVAL OF ANY MATERIALS FROM THE SITE THE GENERAL CONTRACTOR WILL FURNISH THE ENGINEER WITH WRITTEN AGREEMENT, SIGNED BY EACH LANDOWNER WHO WILL RECEIVE EXPORTED MATERIALS, STATING THAT THEY ACCEPT THE MATERIAL AND THAT RECEIVING SITE IS PROPERLY PERMITTED, WHEN REQUIRED.



LEGEND

- FLOW DIRECTION
- EROSION FENCE
- INLET PROTECTION
- GRAVEL ENTRANCE

NORTH

0 30'

SCALE: 1" = 30'

Note: Scale @ 24" x 36"

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LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

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16767
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KANSAS
PROFESSIONAL ENGINEER

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CHECKED BY: SEL

FALK ARCHITECTS

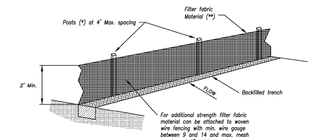
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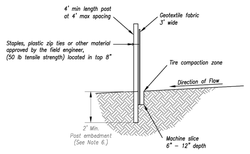
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EROSION PLAN

FALK ARCHITECTS INC

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(*) POSTS
- MIN. LENGTH 4'
- HARDWOOD 1 ⅜" x 1 ⅜"
- NO.2 SOUTHERN PINE 2 ⅜" x 2 ⅜"
- 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.

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.

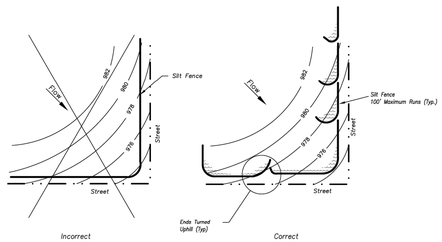
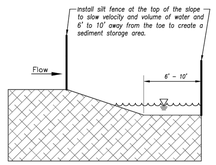
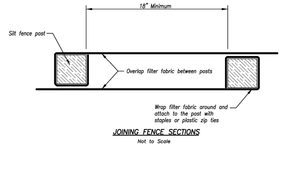


Figure A

SILT FENCE LAYOUT
Not to Scale

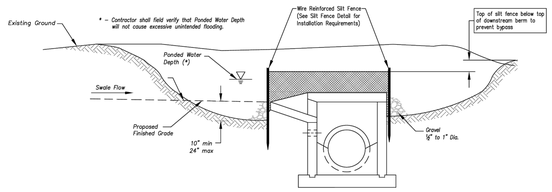




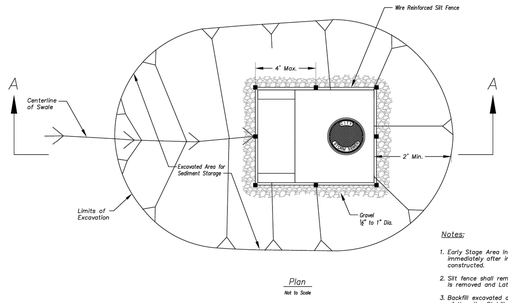
JOINING FENCE SECTIONS
Not to Scale

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

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03
	ADOPTED: 10/24/2016



Section A–A
Not to Scale

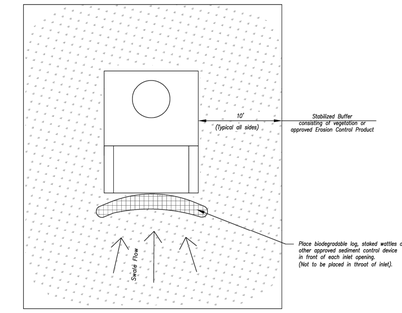


Plan
Not to Scale

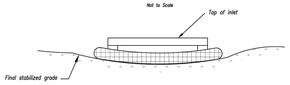
EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)

Notes:

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



Plan
Not to Scale



Front View

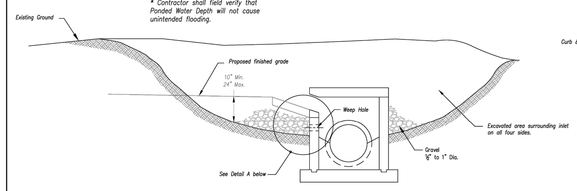
LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

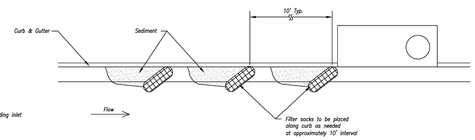
Maintenance:

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

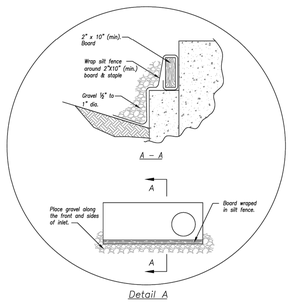
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
AREA INLET AND JUNCTION BOX PROTECTION	STANDARD DRAWING NUMBER ESC-07
	ADOPTED: 10/24/2016





On Grade Curb Inlet Protection

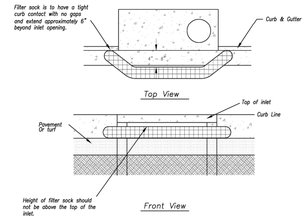


Notes:

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.



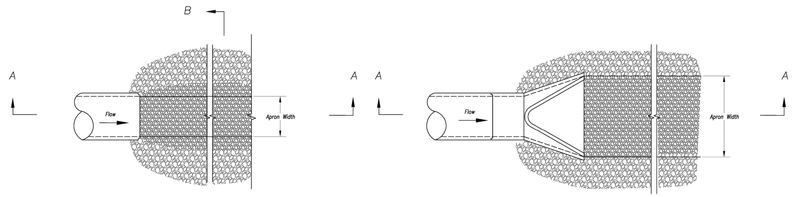
Sump Inlet Sediment Filter

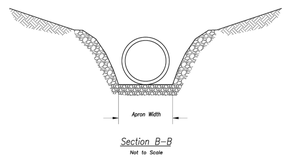
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

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
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06
	ADOPTED: 10/24/2016





OUTLET PROTECTION W/O END SECTION

OUTLET PROTECTION WITH END SECTION

Notes:

1. Rock all sides steeper than 3:1.
2. Stabilize all disturbed areas downstream of outlet to the limits of disturbance.
3. Alternative outlet protection and slope stabilization measures may be used with approval by the Engineer.
4. Install riprap apron so that it is no higher than flowline of pipe.
5. Reference APWA Specification 2650 for rock type, size, and placement.

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

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
OUTLET PROTECTION	STANDARD DRAWING NUMBER ESC-14
	ADOPTED: 10/24/2016

CONSTRUCTION DOCUMENTS
DATE: 12/30/2024

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD ROAD
LEES SUMMIT, MISSOURI 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED.

STEVEN E. LACASSE LICENSED 16767 12/30/24 KANSAS PROFESSIONAL ENGINEER

DRAWN BY: RCP
CHECKED BY: SEL

FALK ARCHITECTS

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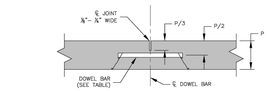
C401

EROSION CONTROL DETAILS

FALK ARCHITECTS INC

DATE PRINTED:
FILE PATH:

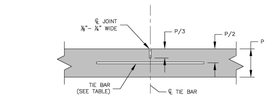
united engineering group
4501 NW Oakley Ave, Suite 232 | Topeka, KS 66618
Phone: 785.806.2806 | www.unitedeng.com



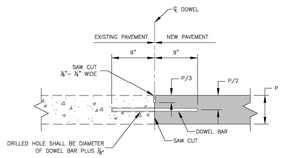
NOTE:

TRANSVERSE CONTRACTION JOINTS FOR CONCRETE PAVEMENT OR BASE WIDENING SHALL MATCH EXISTING JOINTS.

1 TRANSVERSE CONTRACTION JOINT



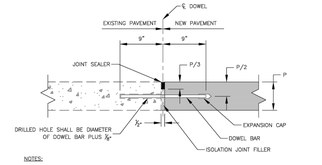
2 LONG. CONTRACTION/CONSTRUCTION JOINT



NOTES:

- DOWEL BARS SHALL BE SMOOTH REINFORCING BARS.
- DOWEL BARS SHALL BE BONDED INTO THE EXISTING PAVEMENT.
- BONDING FOR DOWEL BARS SHALL BE EPOXY OR POLYESTER BONDING AGENTS.
- THE PORTION OF THE DOWEL OUTSIDE THE HOLE SHALL BE COATED WITH AN APPROVED LUBRICANT.

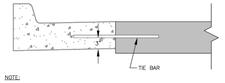
3 TRANSVERSE CONSTRUCTION JOINT



NOTES:

- DOWEL BARS SHALL BE SMOOTH REINFORCING BARS.
- DOWEL BARS SHALL BE BONDED INTO THE EXISTING PAVEMENT.
- BONDING FOR DOWEL BARS SHALL BE EPOXY OR POLYESTER BONDING AGENTS.
- THE PORTION OF THE DOWEL OUTSIDE THE HOLE SHALL BE COATED WITH AN APPROVED LUBRICANT.

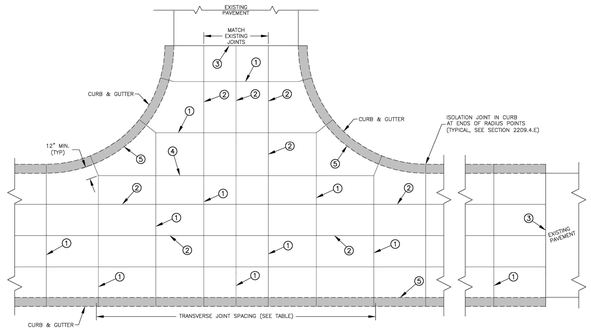
4 TRANSVERSE ISOLATION JOINT



NOTE:

- JOINT NOT NEEDED IF CURB & GUTTER IS MONOLITHICALLY POURED.

5 LONG. CONSTRUCTION JOINT (CURB & GUTTER)



JOINT SPACING/INTERSECTION DETAIL

TABLE						
PCCP THICKNESS (P)	DOWEL SIZE	TIE BAR SIZE	DOWEL SPACING	TIE BAR SPACING	MAX. TRANS. SPACING	MAX. LONG. SPACING
6"	N/A	#5 x 30"	N/A	30" CTRS.	12'	12'
7"	1" x 18"	#5 x 30"	12" CTRS.	30" CTRS.	14'	14'
8"	1 ¼" x 18"	#5 x 30"	12" CTRS.	30" CTRS.	15'	14'
≥9"	1 ½" x 18"	#5 x 30"	12" CTRS.	30" CTRS.	15'	15'

GENERAL NOTES:

- THE FINAL POSITION OF ALL DOWELS AND TIE BARS SHALL BE PERPENDICULAR TO THE PLANE OF THE JOINT AND PARALLEL TO THE SURFACE OF THE PAVEMENT AND PARALLEL TO EACH OTHER.
- ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.
- DOWELS SHALL BE PLACED AT 12 INCHES FROM LONGITUDINAL JOINTS.
- TIE BARS SHALL BE PLACED AT 12 INCHES FROM TRANSVERSE JOINTS.
- PANEL LENGTH TO WIDTH RATIO SHALL NOT EXCEED 1.25 TO 1.
- DOWEL BASKET SHIPPING WIRE SHALL NOT BE CUT.
- CONTRACTOR SHALL SUBMIT PROJECT SPECIFIC JOINTING PLAN AT LEAST TWO WEEKS BEFORE PAVING OPERATIONS.
- IN ACCORDANCE WITH 2208.4.D, ALL JOINTS SHALL BE SEALED, INCLUDING CURB & GUTTER.

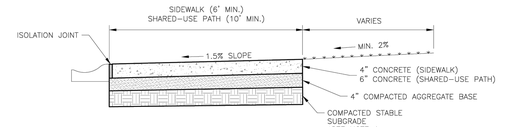
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

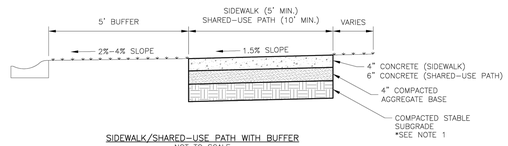
SHEET TITLE: TYPICAL PAVEMENT JOINT DETAILS

Drawn By: MJF
Checked By: GMB
Date: 08/2023
Proj. #:

GEN-10



SIDEWALK/SHARED–USE PATH WITHOUT BUFFER
NOT TO SCALE



SIDEWALK/SHARED–USE PATH WITH BUFFER
NOT TO SCALE

GENERAL NOTES:

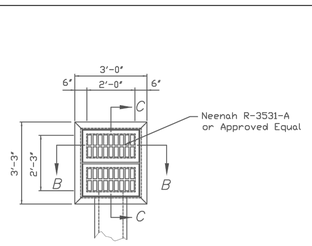
1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED–USE PATHS.
4. ALL SIDEWALK/SHARED–USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED–USE PATHS, BUT NO GREATER THAN 10 FT.
6. AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED–USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
7. SHARED–USE PATHS WIDTH SHALL BE 10 FT. WIDE.
8. SIDEWALK/SHARED–USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
9. 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

SIDEWALK/SHARED-USE PATH DETAIL

Date: 08/2023
Drawn By: MJF
Checked By: DL

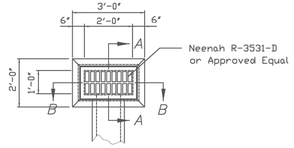
GEN-2



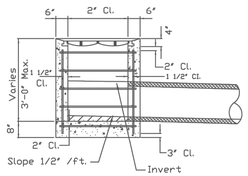
PLAN

NOTE:

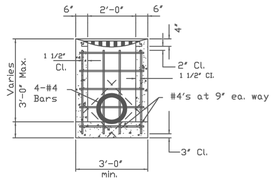
1. Location point at center of inlet.
2. A separate top slab may be utilized.
3. All work shall conform to APWA Section 2600.
4. Pour base and invert monolithic for precast inlets.



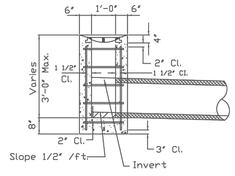
PLAN



SECTION C–C



SECTION B–B



SECTION A–A

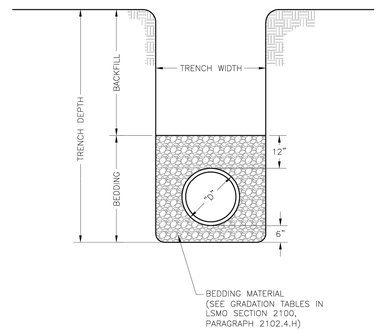
DOUBLE GRATE INLET DETAILS

SINGLE GRATE INLET DETAILS

KANSAS CITY, MISSOURI
PUBLIC WORKS DEPARTMENT

GRATE INLET DETAILS

STANDARD DRAWING NUMBER GI-10M
REVISED: JULY 1, 2007



NOTES:

1. FOR TRENCHING AND PAVEMENT PATCHING REPAIRS WITHIN EXISTING OR FUTURE STREETS SEE STANDARD DETAIL GEN–5.
2. EXCAVATION DEPTH, SLOPES, SHORING, AND STOCKPILE LOCATIONS SHALL COMPLY WITH OSHA REGULATIONS.

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

PIPE BEDDING DETAIL

Date: 08/2023
Drawn By: MJF
Checked By: GMB

GEN-6

CONSTRUCTION DOCUMENTS
DATE: 12/30/2024

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD ROAD
LEES SUMMIT, MISSOURI 64086

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STEVEN E. LACASSE
LICENSED
16767
12/30/24
KANSAS
PROFESSIONAL ENGINEER

DRAWN BY: RCP
CHECKED BY: SEL

FALK ARCHITECTS

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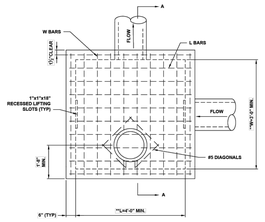
C500

STANDARD DETAILS I

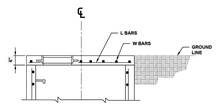
FALK ARCHITECTS INC

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Phone: 785.806.2806 | www.unitedeng.com

DATE PRINTED:
FILE PATH:



PLAN

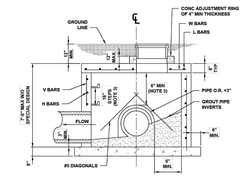


SLAB TOP ALTERNATE FOR JUNCTION BOX (SHALLOW)

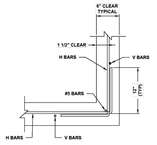
** INCREASE IN MULTIPLES OF 6" (7'-0") MAX WITHOUT SPECIAL DESIGN. (SEE PROJECT PLANS FOR DETAILS)

REINFORCING

BARS	BAR SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6



SECTION A-A



WALL CORNER DETAIL

GENERAL NOTES:
1. LOCATE RING AND COVER ON BLANK WALL.
2. USE ¾" CHAMFER STRIP OR ½" R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
3. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.
4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6".
5. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
6. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

JUNCTION BOX DETAIL
NOT TO SCALE

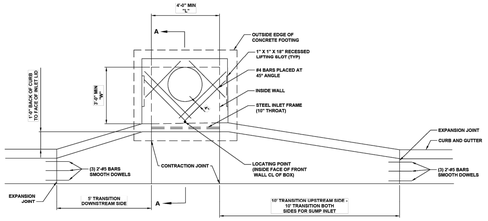
NO.	DESCRIPTION	DATE
1	INITIAL SUBMISSION	04/30/24

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

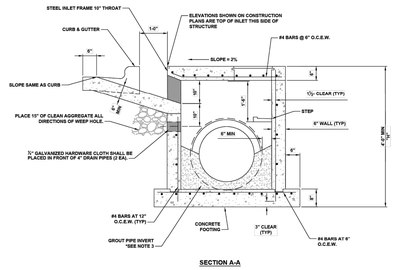
PROJECT: STANDARD DETAILS
PUBLIC WORKS ENGINEERING
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SHEET NAME: JUNCTION BOX DETAIL

DRAWN BY:	CNS
CHECKED BY:	MJF
DATE:	04/27/2024
PROJECT #:	----

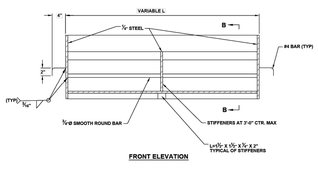
STM-3



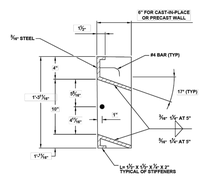
PLAN VIEW



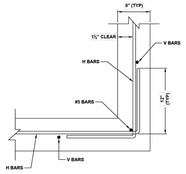
SECTION A-A



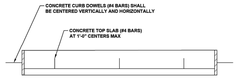
FRONT ELEVATION



SECTION B-B



WALL CORNER DETAIL



PLAN VIEW

CURB INLET DETAIL
NOT TO SCALE

STEEL FRAME NOTES:
1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SMOOTH AND FREE OF SLAG AND WELDING SPATTER.
3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM-PRIME #3174-70 PRIMER (GRAY) OR EQUAL.

GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. STEPS TO BE LOCATED ON COVER OR BLANK WALL IF POSSIBLE.
5. STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH ¾" CHAMFER OR ¾" TOOLED EDGE.
7. ON-GRADE SLABS SHALL CONFORM TO THE STREET GRADE AND CROSS SLOPES WITH SMOOTH FINISH.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON-SHRINKABLE GROUT
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

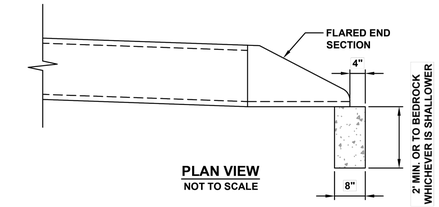
NO.	DESCRIPTION	DATE
1	INITIAL SUBMISSION	04/30/24

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

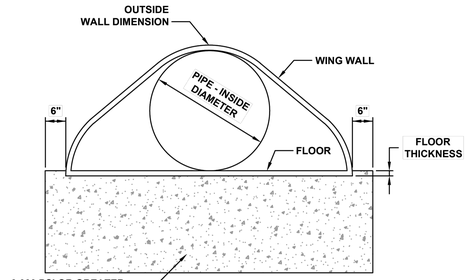
PROJECT: STANDARD DETAILS
PUBLIC WORKS ENGINEERING
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SHEET NAME: CURB INLET DETAILS

DRAWN BY:	CNS
CHECKED BY:	MJF
DATE:	04/27/2024
PROJECT #:	----

STM-1



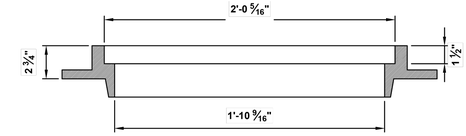
PLAN VIEW
NOT TO SCALE



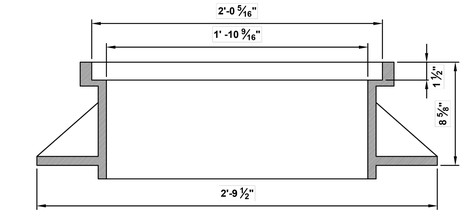
END VIEW
NOT TO SCALE

FLARED END SECTION SUPPORT DETAIL

LEE'S SUMMIT MISSOURI	DATE: 04/30/2024
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	DRAWN BY: CNS
FLARED END SECTION SUPPORT DETAIL	CHECKED BY: MJF
	DWG No. STM-5



SLAB MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS103A
MINIMUM WEIGHT = 145 LB

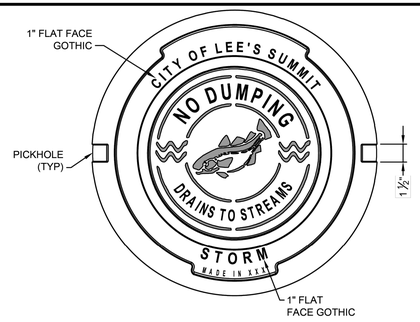


STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB

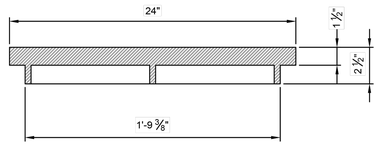
*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.

STORM MANHOLE FRAME DETAIL

LEE'S SUMMIT MISSOURI	DATE: 04/30/2024
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	DRAWN BY: CNS
STORM MANHOLE FRAME DETAIL	CHECKED BY: MJF
	DWG No. STM-7



PLAN VIEW



SECTION VIEW

STORM MANHOLE COVER

STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI	DATE: 04/30/2024
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	DRAWN BY: CNS
STORM MANHOLE COVER	CHECKED BY: MJF
	DWG No. STM-6

CONSTRUCTION DOCUMENTS
DATE: 12/30/2024

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET
1231 NW WARD ROAD
LEES SUMMIT, MISSOURI 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED.

STEVEN E. LACASSE
LICENSED
16767
12/30/24
KANSAS
PROFESSIONAL ENGINEER

DRAWN BY: RCP
CHECKED BY: SEL

FALK ARCHITECTS

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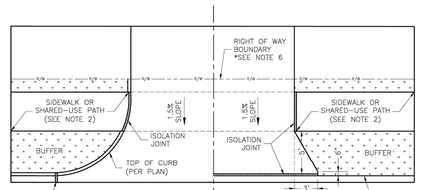
C501

STANDARD DETAILS II

FALK ARCHITECTS INC

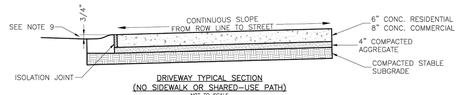
DATE PRINTED:
FILE PATH:

united engineering group
4501 NW Oakley Ave, Suite 232 | Topeka, KS 66618
Phone: 785.806.2806 | www.unitedeng.com

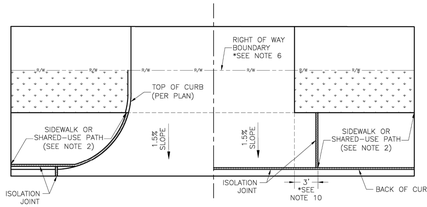


8" COMMERCIAL DRIVEWAY | 6" RESIDENTIAL DRIVEWAY

DRIVEWAY WITH BUFFER
NOT TO SCALE

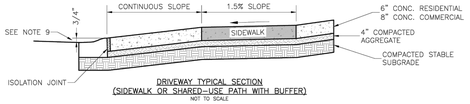


DRIVEWAY TYPICAL SECTION
(NO SIDEWALK OR SHARED-USE PATH)
NOT TO SCALE

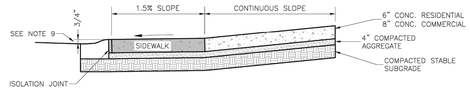


8" COMMERCIAL DRIVEWAY | 6" RESIDENTIAL DRIVEWAY

DRIVEWAY WITHOUT BUFFER
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITH BUFFER)
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITHOUT BUFFER)
NOT TO SCALE

GENERAL NOTES

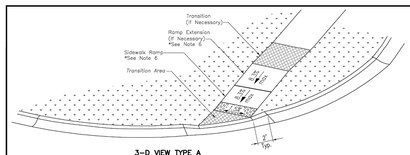
1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-3B). SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
3. JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
4. KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
5. COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
6. RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMMB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEED TO BE APPROVED BY CITY INSPECTOR.
7. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
9. ¾" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CC-1 CURB ONLY), MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
10. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
11. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.

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: DRIVEWAY DETAIL

Drawn By: MJF
Checked By: DL
Date: 08/2023
Proj. #:

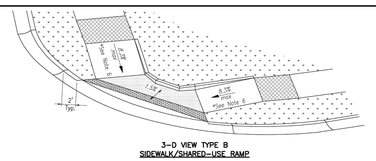
GEN-1



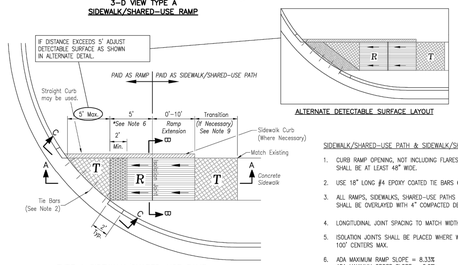
3-D VIEW TYPE A
SIDEWALK/SHARED-USE RAMP

LEGEND

R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION



3-D VIEW TYPE B
SIDEWALK/SHARED-USE RAMP

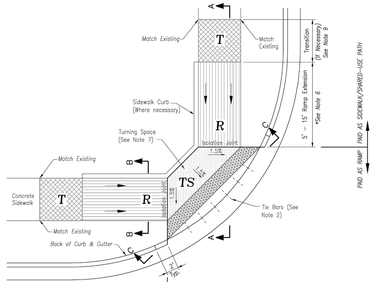


TYPE A SIDEWALK/SHARED-USE RAMP
Not to Scale

ALTERNATE DETECTABLE SURFACE LAYOUT

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

1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 100' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
   ADA MAXIMUM CROSS SLOPE = 2.0%
   *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



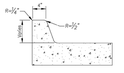
TYPE B SIDEWALK/SHARED-USE RAMP
Not to Scale

SECTION A-A

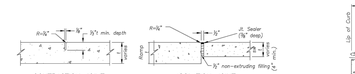


SECTION B-B | SECTION C-C

TYPE A & B SIDEWALK RAMP
Not to Scale

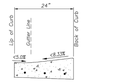


SIDEWALK CURB DETAIL
Not to Scale



CONTRACTION JOINT | ISOLATION JOINT

JOINT DETAILS
Not to Scale



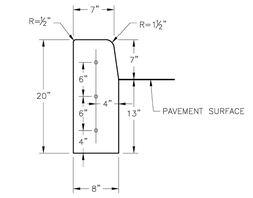
CURB & GUTTER DETAIL AT RAMP
Not to Scale

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

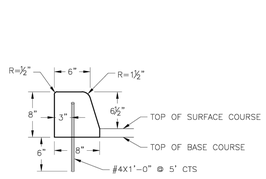
Project: STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: ADA RAMP RETROFIT DETAIL

Drawn By: MJF
Checked By: DL
Date: 08/2023
Proj. #:

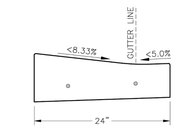
GEN-3A



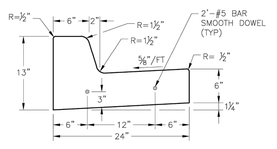
STRAIGHT CURB
(TYPE C-1)



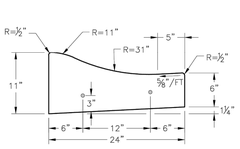
DOWELLED CURB
(TYPE DC)



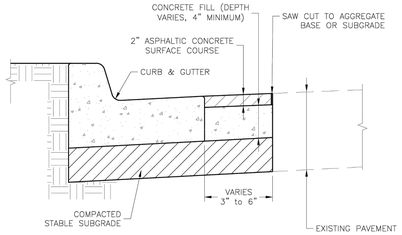
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



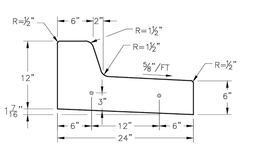
ROLL BACK CURB & GUTTER
(TYPE CG-2)



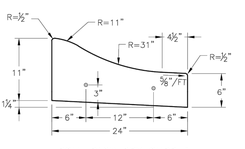
CURB REPLACEMENT DETAIL

GENERAL NOTES

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



STRAIGHT BACK DRY CURB & GUTTER (MODIFIED)
(TYPE CG-1 DRY)



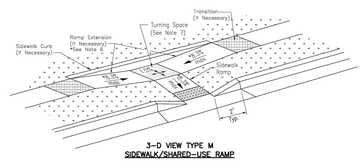
ROLL BACK DRY CURB & GUTTER
(TYPE CG-2 DRY)

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

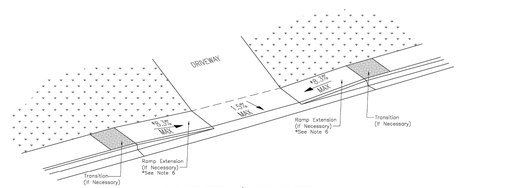
Project: STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: CURB & GUTTER DETAIL

Drawn By: MJF
Checked By: DL
Date: 08/2023
Proj. #:

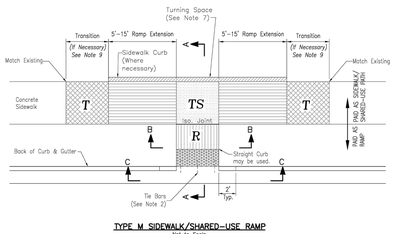
GEN-4



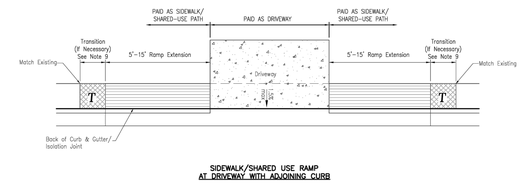
3-D VIEW TYPE M
SIDEWALK/SHARED-USE RAMP



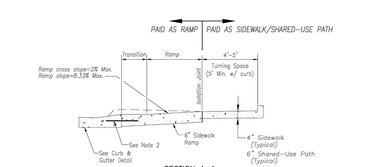
3-D VIEW SIDEWALK/SHARED-USE RAMP
AT DRIVEWAY



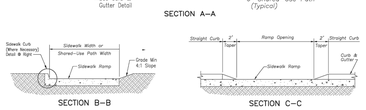
TYPE M SIDEWALK/SHARED-USE RAMP
Not to Scale



SIDEWALK/SHARED USE RAMP
AT DRIVEWAY WITH ADJOINING CURB

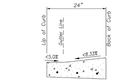


SECTION A-A

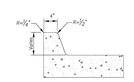


SECTION B-B | SECTION C-C

TYPE M SIDEWALK RAMP
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

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

1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 100' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
   ADA MAXIMUM CROSS SLOPE = 2.0%
   *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

LEGEND

R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION

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: ADA RAMP RETROFIT DETAIL

Drawn By: MJF
Checked By: DL
Date: 08/2023
Proj. #:

GEN-3B

CONSTRUCTION DOCUMENTS
DATE: 12/30/2024

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET
1231 NW WARD ROAD
LEES SUMMIT, MISSOURI 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED

STEVEN E. LACASSE
LICENSED
16767
KANSAS
PROFESSIONAL ENGINEER
12/30/24

DRAWN BY: RCP
CHECKED BY: SEL

FALK ARCHITECTS

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C502

STANDARD DETAILS III

FALK ARCHITECTS INC

DATE PRINTED:
FILE PATH:

united engineering group
4501 NW Oakley Ave, Suite 232 | Topeka, KS 66618
Phone: 785.806.2806 | www.unitedeng.com

LANDSCAPE NOTES

1. All plants shall comply with State and Federal laws governing the shipping, selling and handling of plant stock and inspection for plant diseases and pest infestations. Plants shall be certified free from disease and infestation and invasive weeds. Any inspection certificates required by law shall accompany each shipment invoiced or order of stock, and on arrival, the certificate shall be filed with the Engineer before acceptance.
2. All plant material shall be free of contamination by any plant not specified, including non-native invasive plants, seeds, and plant parts.
3. All plants shall be true to species and variety specified and in accordance with the American Standard for Nursery Stock and good horticultural practices.
4. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
5. Caliper measurements shall be taken six inches (6") above the trunk flare for trees up to four inches (4") in caliper
6. All plant material shall be supplied by appropriate sources to prevent undue stress or prolonged acclimatization which would inhibit plant growth.
7. Contractor is to verify plant quantities shown on plan and in plant list. If discrepancies occur, Contractor is to contact Owner immediately.
8. All workmanship and materials shall be guaranteed by the Contractor for a period of 1 year after installation.
9. Each plant shall have a durable legible label with plant size and name (genus, species, variety, cultivar) securely attached when delivered and in place until after acceptance. Labels shall not girdle or damage plants. Contractor shall remove label from plant material at time of acceptance.
10. Plants shall be so trained in development and appearance as to be compact and symmetrical. They shall be sound, healthy, vigorous, well-branched, and densely foliated when in leaf. Plants shall be free of disease and insect adults, eggs, pupa, or larvae. They shall have healthy, well developed root systems and shall be free from physical damage or other conditions that would prevent growth.
11. The Contractor shall maintain all plant material and lawns until the project is fully accepted by the Owner.
12. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'.
13. There shall be no roots in the root ball that make an abrupt turn of ninety degrees (90°) or more. There shall be no roots in the root ball that are 'J' roots, kinked, stem girdling, or potentially stem girdling. For all plants,including bare root, roots shall exhibit healthy, well-branched root systems characteristic of the species with adequate spread
14. Roots in ball-in-burlap root balls or in containers shall be well-rooted and uniform throughout soil mix or growth media. Roots shall not be pot bound.
15. The Contractor shall install 4" minimum topsoil in all proposed bed areas. Contractor shall coordinate quantity and placement of topsoil. Landscaper shall verify depth of topsoil prior to plant installation.
16. All plant beds shall receive 3" minimum of shredded hardwood bark mulch.
17. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or sod treatment.
18. Prior to planting, all planted areas shall be treated with a water-soluble herbicide for the non-selective control of annual and perennial weeds prior to planting.
19. Main leaders of all trees shall remain intact.
20. Tree trunks shall be straight and well-tapered. Trees with multiple leaders, unless specified, will be rejected. Damaged, cut, or crooked leaders; included bark, bark abrasions, sunscald, disfiguring knots, mold, and prematurely opened buds, or cut limbs over three-quarter inch (3/4") diameter that are not completely callused are cause for rejection.
21. All pruning cuts shall comply with ANSI A300 Standards and shall be made outside the branch collar and branch bark ridge. Branches shall not be pruned immediately prior to delivery. Needled evergreens shall not have been sheared.
22. The attachment of branches shall contain no bark inclusions.
23. There shall be one dominant leader straight to the top of the tree. Larger branches shall be spaced at least six inches (6") apart and arranged radially and vertically along the stem.
24. There shall be live buds or foliage to the ends of all twigs.
25. Planting shall be done when temperatures are above freezing, the ground is frost free, and the soil is in a workable condition. Unless otherwise specified in writing by the Owner, planting of trees shall be done between May 1 and October 1
26. Planting pit will be a minimum radius of three (3) times the root ball diameter. The sides of the hole will be sloped at forty-five degrees (45°) and scarified. The depth of the planting pit will vary but shall match root ball depth.
27. Mulch shall consist of shredded bark mulch. Material shall be uniform in size, color, quality and overall appearance. Mulch shall be free of material injurious to plant growth. Sources of mulch should be free of weeds and invasive plant parts or seeds. Sawdust, dirt, garbage, or other debris mixed in the mulch is not acceptable. Contractor shall submit two pounds of proposed mulch for inspection by Owner. Shredded bark mulch shall consist of shredded bark and wood. Maximum length of any individual component shall be two inches (2") and a minimum of seventy-five percent (75%) of the mulch shall pass through a one inch (1") Mulch shall be free of invasive seeds, seeds, or propagules. The bark mulch shall have the characteristics of

Landscaping and screening.

(a) Purpose. The purpose of landscaping and screening requirements is to provide greenery to visually soften paved areas and buildings, provide shade, give maximum absorption of surface water, provide a buffer between incompatible uses, and generally enhance the quality and appearance over the enter area of the project.

(b) Applicability. The standards of this section shall apply to all development except those specifically exempted in section 16-804(c), Exemptions.

(c) Exemptions. The following shall be exempt from the standards of this section:

(1) Single-family dwellings and duplexes;
(2) Development in the C-1 Central Business District;
(3) General agriculture uses in the A-L District; and
(4) Improvements or repairs to existing development that do not result in an increase in floor area and changes in use that do not result in an increase in intensity of use.

(d) General requirements.

(1) A landscaping and screening plan shall be submitted in support of all applicable development.
(2) All land areas which are to be unpaved or not covered by buildings shall be brought to finished grade, planted with grass or other ground cover and trees and shrubs in reasonable quantity and size.
(3) Plant material shall be generally native to the area and shall consist, for the most part, of living plant material. (Artificial plant material may be used, but only in limited quantities.)
(4) Vegetation, plants or trees that exist on the site prior to its development may be used to satisfy the landscaping requirements of this section provided it is properly protected during the construction process, is healthy and meets the requirements of this section.

(e) Planting requirements.

(1) Shade trees shall be planted on all projects and shall include such species as ash, sycamore, maple, oak or comparable trees suitable to the growing environment, which prevails.
(2) Shade trees shall be of two-inch trunk diameter or greater, measured one foot above the ground.
(3) Unless otherwise permitted by the planning commission, shade trees shall be planted in not less than the following quantities:
  (A) One shade tree per 10,000 square feet of lot area which shall be planted in lawn areas or landscaped open spaces.
  (B) In or adjacent to parking lots, one tree for each 20 parking spaces. If islands are provided for landscaping each island shall be sized sufficiently to ensure proper growth (not less than the size of one parking space), contain one or more shade trees, shrubs and ground cover and be protected by raised curbs or wheel stops to prevent damage by vehicles.
(4) In addition to the above minimum shade tree requirements, reasonable quantities of ornamental trees, shrubs and foundation plantings shall be included.

(f) Screen requirements.

(1) Landscaping plans for all multi-family residential, commercial, office and industrial projects, shall include a detailed drawing of enclosure and screening methods to be used in connection with trash bins, storage yard, parking lots and equipment areas on the property.
(2) A permanent masonry or frame enclosure shall be provided for each trash bin, unless the trash dumpsters or bins are not visible from any street and abutting residential property.

(g) Landscaping in place prior to occupancy permits. All landscaping and screening shall be in place prior to the issuance of a final occupancy permit; however, a temporary certificate may be issued without the installation of landscaping if seasonal limitations prevent its planting, provided assurances are given that the planting will take place when the season arrives.

(h) Maintenance.

(1) The trees, shrubs and other landscaping materials depicted on plans approved by the city shall be considered as elements of the project, the same as parking areas, building materials and other plan details.
(2) Should such plantings not be installed, maintained and replaced as is needed to comply with the approved plan, the owner shall be considered to be in violation of the terms of the building or occupancy permit and appropriate action may be taken.
(3) Properly located hose connections and other watering facilities shall be provided to allow the required maintenance without undue difficulty or hardship on the tenant.

(i) Plan approval.

(1) Plans shall include complete and accurate scientific or common names of each plant material, the number of trees or plants to be planted, the size at planting, and areas to receive seed or sod.
(2) All landscaping and screening plans shall be reviewed in terms of adequacy and suitability to the site and be approved by the governing body in conjunction with a site plan.



Landscaping Requirements are:
1 Street Tree per 30 feet
1 Yard Area Tree per 5,000 SF
2 Yard Area Shrubs per 5,000 SF
12 Parking Screen Trees per 40 FT

	Developed Yard Area (SF)	Developed NW Ward Road (LF)	Developed I-470 ROW Length (LF)	Yard Shrubs	Yard Trees	NW Ward Street Trees	I-470 Street Trees	Parking Screen Shrubs along NW Ward Road	Parking Screen Shrubs along I-470
	215,000	540	160						
Required				86	43	18	6	162	48
Provided				97	44	18	6	162	56

LEGEND

MULCH BED

A B C D E F G H I J

	NAME	QUANTITY	SIZE
	TREES		
A	Shantung Maple, Acer Truncatum	7	3" caliper
B	Eastern Redbud, Cercis Canadensis	17	3" caliper
C	Hetzi Columnar Juniper, Juniperus Chinensis	35	3" caliper
D	Frontier Elm, Ulmus Frontier	10	3" caliper
	SHRUBS		
E	Kodiak Orange Diervilla, Diervilla G2X88544	36	2 Gallon
F	Bobo Panicle Hydrangea, Hydrangea Panicul	37	2 Gallon
G	Grey Owl Juniper, Juniperus 'Grey Owl'	178	2 Gallon
H	Gro-Low Sumac, Rhus Aromatica 'Gro-Low'	6	2 Gallon
I	Blue Muffin Viburnum, Viburnum Dentatum '	55	2 Gallon
	ORNAMENTAL GRASS		
J	FEATHERED REED GRASS	6	2 Gallon

NORTH

0 40'
SCALE: 1" = 40'
Note: Scale @ 24" x 36"

DATE PRINTED:
FILE PATH:

CONSTRUCTION DOCUMENTS
DATE: 12/30/2024

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD ROAD
LEES SUMMIT, MISSOURI 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED

STEVEN E. LACASSE
LICENSED
16767
12/30/24
KANSAS
PROFESSIONAL ENGINEER

DRAWN BY: RCP
CHECKED BY: SEL

FALK ARCHITECTS

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LANDSCAPING PLAN

FALK ARCHITECTS INC

united engineering group
4501 NW Oakley Ave, Suite 232 | Topeka, KS 66618
Phone: 785.806.2806 | www.unitedeng.com

SYMBOL LEGEND

NAME / NUMBER — ROOM NAME AND NUMBER

1 / A101 — WALL SECTION
1=SECTION NO.
A101= SHEET NO.

1 / A101 — ELEVATION
1=ELEVATION NO.
A101= SHEET NO.

1 / A101 — DETAIL CALLOUT
1=DETAIL NO.
A101= SHEET NO.

XXa — PARTITION MARK
(REF. PARTITION TYPES)

A101 — DOOR TAG

W / 1 — WINDOW MARK

SERVICE DRIVE 112 1392 ft²
1" EXPANSION JOINT
SERVICE WRITERS 111 228 ft²
SALES 110 149 ft²
SERVICE MGR 113 102 ft²
SERVICE FILES 116 92 ft²
MECH. 117 118 ft²
CUSTOMER WAITING 101B 941 ft²
2" EXPANSION JOINT
SALES MGRS 109 261 ft²
BREAK ROOM 108 290 ft²
WOMENS 114 165 ft²
MENS 115 156 ft²
JAN 119 49 ft²
PARTS MGR 120 97 ft²
SALES FLOOR 101A 3386 ft²
GSM MGR 106 210 ft²
COPY AND FAX
BUS OFFICE 107 553 ft²
BUS MGR 105 137 ft²
F&I OFFICE 103 114 ft²
F&I OFFICE 102 112 ft²
NEW CAR DELIVERY 104 351 ft²
PARTS 118 1308 ft²
MENS 121 175 ft²
WOMENS 122 174 ft²
BREAK ROOM 123 202 ft²
SHOP 124 7538 ft²
EV 126 182 ft²
WASH UTILITY 129 111 ft²
IN BAY AUTOMATIC CAR WASH 130 470 ft²
EQUIPMENT 125 157 ft²
SHOP 127 2130 ft²
AIR COMPRESSOR
FLUIDS/STORAGE 128 271 ft²
OIL
OIL
OIL
OIL

0 4' 8' 16'

OVERALL FLOOR PLAN

1/8" = 1'-0"

A

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DATE: 01-22-2025
2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET
1231 NW WARD RD, LEES SUMMIT, MO 64086

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STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013008188
ARCHITECT

DRAWN BY: JES
CHECKED BY: BJF

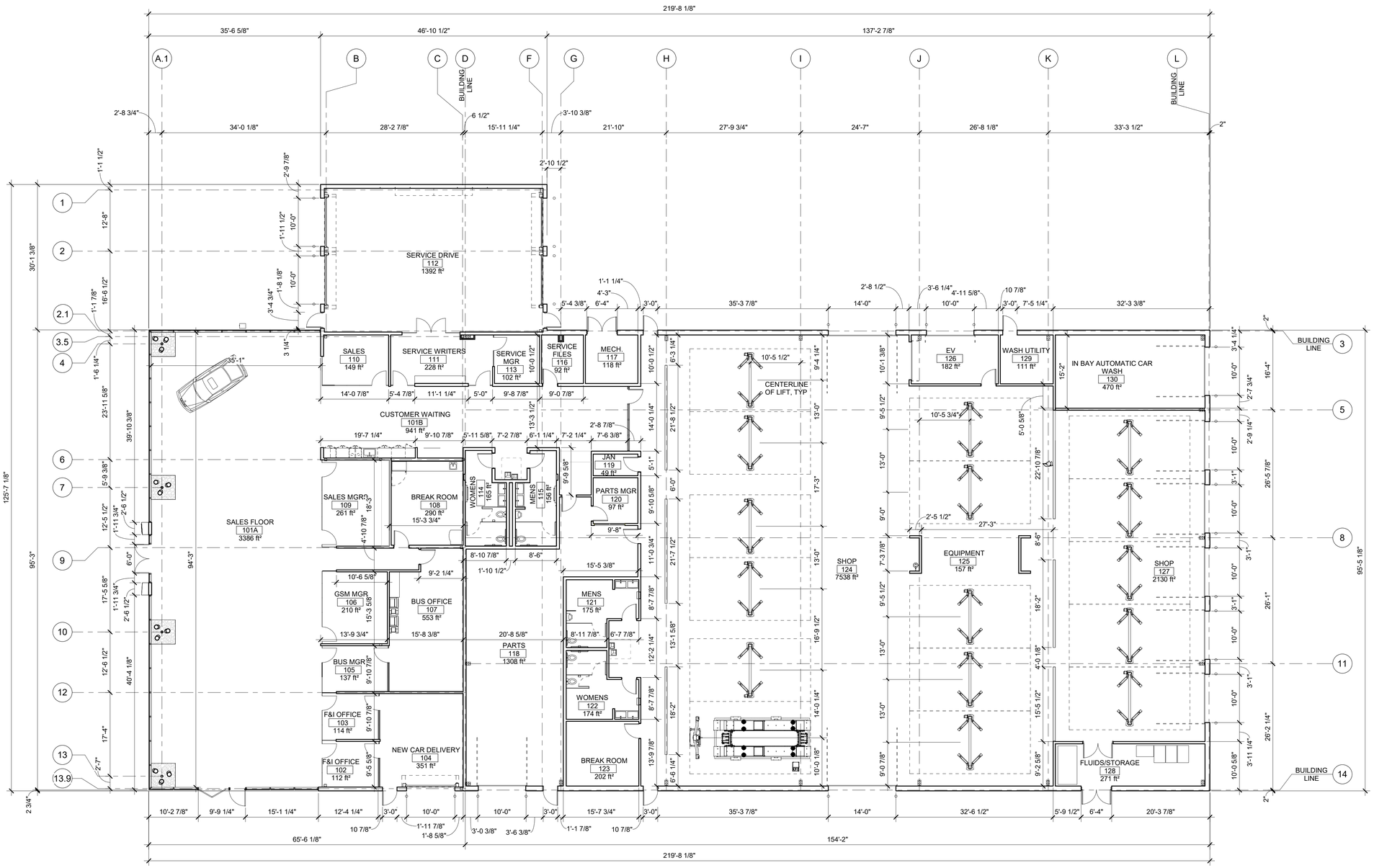
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OVERALL FLOOR PLAN

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DIMENSIONED FLOOR PLAN

3/32" = 1'-0"

A

NOTES: WALL DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED
ALL OTHER DIMENSIONS ARE TO CENTERLINE OF COMPONENT UNLESS OTHERWISE NOTED

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2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

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STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: PDM

CHECKED BY: BJF/PG

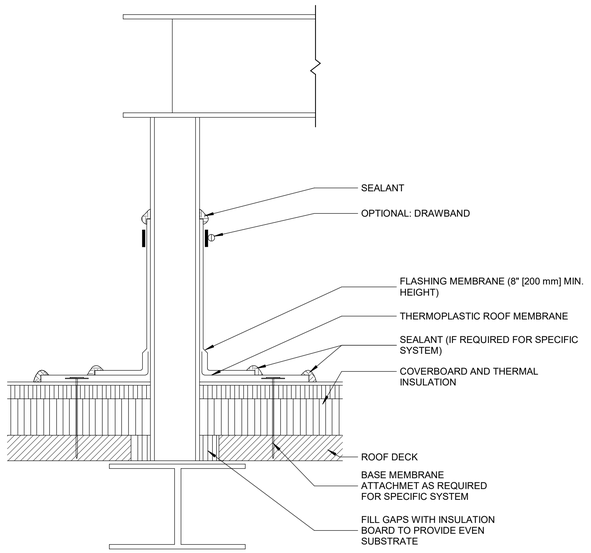
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DIMENSIONED FLOOR PLAN

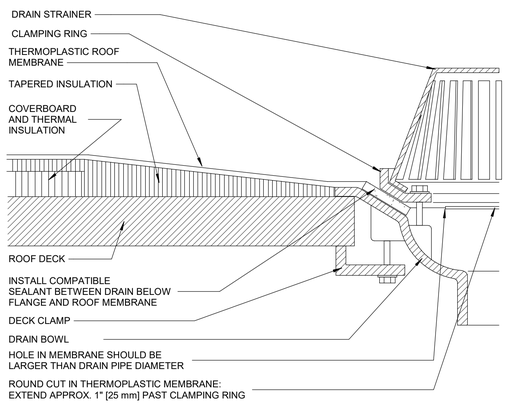
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EQUIP SUPPORT TP11-S

3" = 1'-0"

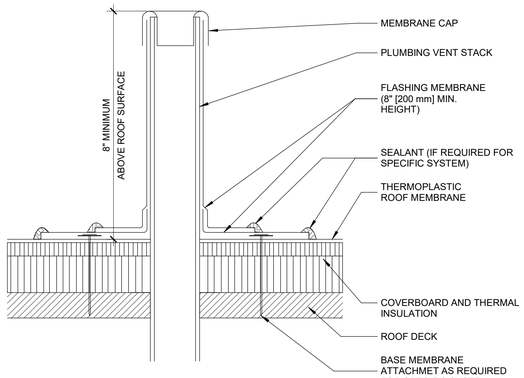
D



ROOF DRAIN TP-20S

3" = 1'-0"

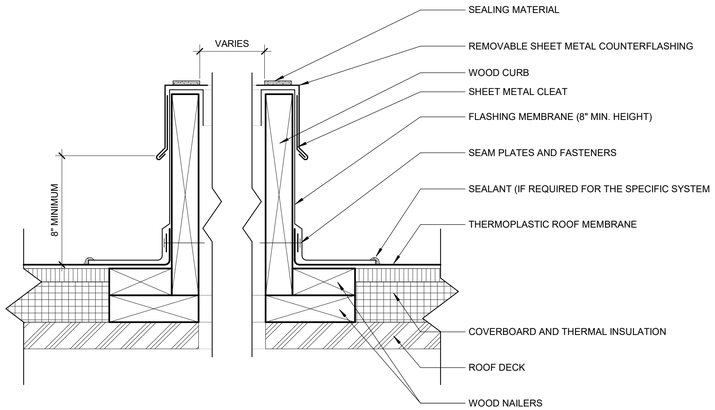
C



ROOF PENETRATION TP-18S

3" = 1'-0"

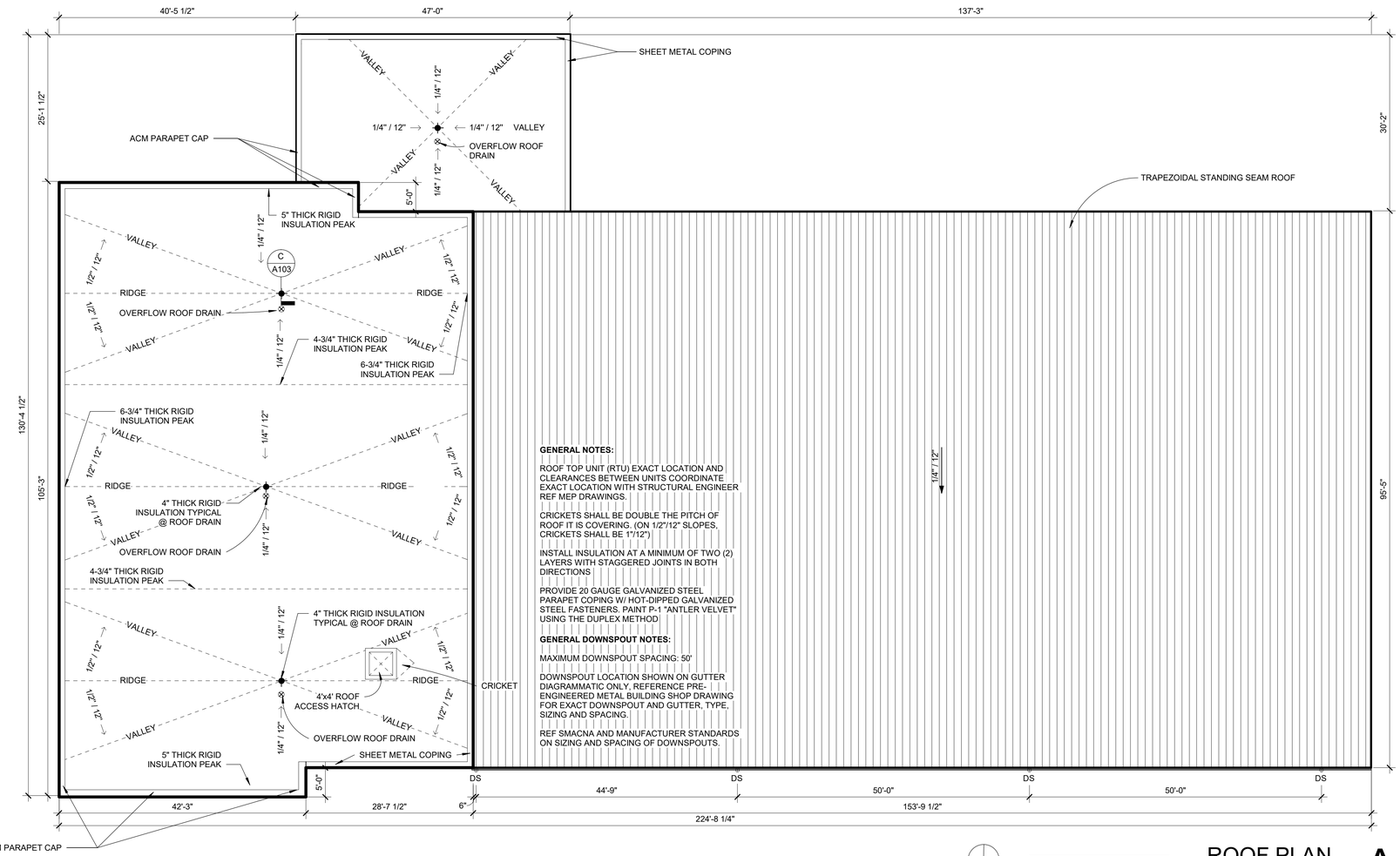
B



RAISED CURB TP-13S

3" = 1'-0"

E



GENERAL NOTES:

ROOF TOP UNIT (RTU) EXACT LOCATION AND CLEARANCES BETWEEN UNITS COORDINATE EXACT LOCATION WITH STRUCTURAL ENGINEER REF MEP DRAWINGS.

CRICKETS SHALL BE DOUBLE THE PITCH OF ROOF IT IS COVERING. (ON 1/2"/12" SLOPES, CRICKETS SHALL BE 1"/12")

INSTALL INSULATION AT A MINIMUM OF TWO (2) LAYERS WITH STAGGERED JOINTS IN BOTH DIRECTIONS

PROVIDE 20 GAUGE GALVANIZED STEEL PARAPET COPING W/ HOT-DIPPED GALVANIZED STEEL FASTENERS. PAINT P-1 "ANTLER VELVET" USING THE DUPLEX METHOD

GENERAL DOWNSPOUT NOTES:

MAXIMUM DOWNSPOUT SPACING: 50'

DOWNSPOUT LOCATION SHOWN ON GUTTER DIAGRAMMATIC ONLY. REFERENCE PRE-ENGINEERED METAL BUILDING SHOP DRAWING FOR EXACT DOWNSPOUT AND GUTTER, TYPE, SIZING AND SPACING.

REF SMACNA AND MANUFACTURER STANDARDS ON SIZING AND SPACING OF DOWNSPOUTS.

0 8' 16' 24'

ROOF PLAN

3/32" = 1'-0"

A

LEGEND

- ROOF DRAIN
- OVERFLOW
- ROOFTOP EQUIPMENT (SHAPE MAY VARY)
- ROOF SLOPE

GENERAL NOTES:

ALL ROOF PENETRATION INCLUDING EQUIPMENTS VENTS, PIPES, DRAINS SHOWN DIAGRAMATIC ONLY. CONTRACTOR SHALL FIELD VERIFY ALL PENETRATIONS TYPE, SIZE, AND LOCATION BEFORE CONSTRUCTION.

BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

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STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: JES

CHECKED BY: BJF/PG

FALK ARCHITECTS

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ROOF PLAN + DETAILS

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GENERAL NOTES:

ALL FINISHES AND MATERIALS SHOULDL BE IN ACCORDANCE WITH THE GDSI 2.0 DESIGN MANUAL
- APPROVED ACM PANEL FABRICATOR / INSTALLER: AGI

AT THE BRONZE "SHAPED SKY" CEILING AND SOFFIT, ALL LIGHT FIXTURE TRIM RINGS, HVAC SUPPLY & RETURN REGISTERS, SPRINKLER ESCUTCHEONS, SPEAKER COVERS, AND OTHER CEILING-MOUNTED DEVICES SHALL HAVE BLACK, FACTORY-APPLIED FINISH

CEILING INSULATION SHOULD BE INSTALLED DIRECTLY BELOW THE ROOF STRUCTURE AND NOT ON TOP OF THE SUSPENDED GRID CEILING. INSULATION INSTALLED ON TOP OF THE CEILING GRID WILL ADD WEIGHT TO THE OVERALL GRID SYSTEM AND COMPLICATE THE INSTALLATION OF THE SHAPPED SKY CEILING.

CONTRACTOR TO PROVIDE OPEN, BLACK 2'x2' CEILING GRID AS SPECIFIED, LIGHTING, HVAC SUPPLIES AND RETURNS, SPRINKLER HEADS, AND OTHER CEILING-MOUNTED DEVICES AS REQUIRED. SHAPED SKY CEILING MATERIAL, FINISHES, AND CUTOUTS PROVIDED AND INSTALLED BY HMA ACM VENDOR

LIGHT FIXTURES PER MEP DRAWINGS UNLESS DIMENSIONED ON ARCHITECTURAL SET.

NOTE: EACH SERVICE DRIVE LANE MUST BE WIRED FOR FUTURE CEILING MOUNTED DIGITAL INFORMATION DISPLAYS. PROVIDE A MINIMUM OF ONE CAT VI AND AN ELECTRICAL OUTLET PER LANE

SYMBOL LEGEND:

14'-0" — CEILING HEIGHT A.F.F.

ACT-1 / ACT-1 — CEILING FINISH TAG

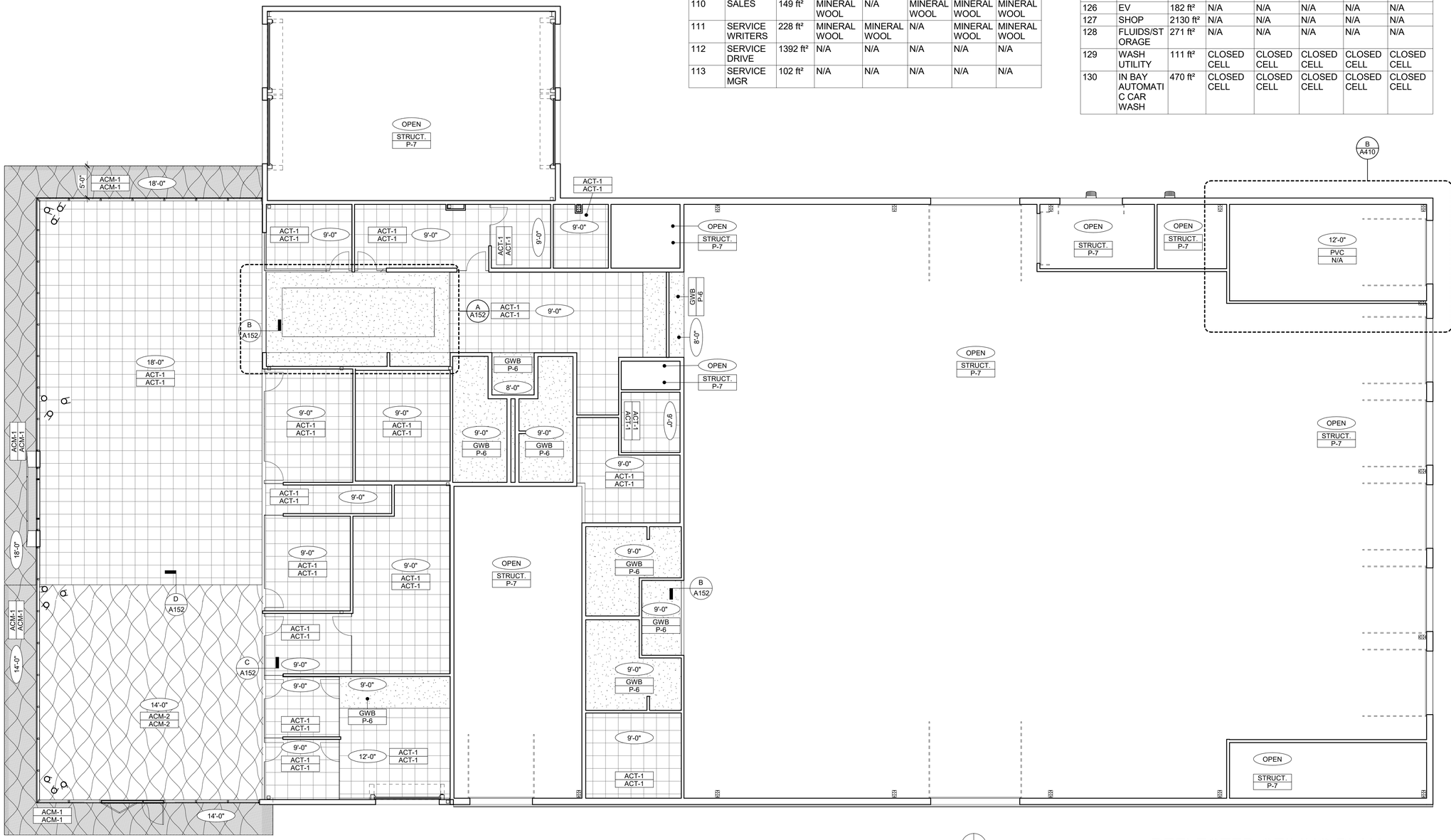
NO.	COLOR & MATERIAL SPECIFICATIONS
GWB	GYPSUM WALL BOARD
ACT-1	ACOUSTIC CEILING TILE, ARMSTRONG, 2x2
P-6	SHERWIN WILLIAMS PAINT, BRIGHT WHITE #SW7007, INTERIOR FINISH: FLAT
P-7	SHERWIN WILLIAMS PAINT, AGREEABLE GRAY #SW7007. FINISH: SEMI-GLOSS
STRUCT	EXPOSED STRUCTURE
ACM-1	COMPLETE RAINSCREEN ACM SYSTEM, BLACK WITH 4MM SHAPED SKY PANEL OVERLAY, BRONZE
ACM-2	2'x2' METAL PANELS, BLACK, WITH 4MM SHAPED SKY PANEL OVERLAY, BRONZE GRID: ARMSTRONG PRELUDE XL 15/16" GRID COLOR: TECH BLACK
PVC	WATER PROOF PVC PANEL, WHITE,

ACOUSTIC INSULATION SCHEDULE

Number	Name	Area	Ceiling-Mat	Wall-E-Mat	Wall-N-Mat	Wall-S-Mat	Wall-W-Mat
101A	SALES FLOOR	3386 ft²	N/A	N/A	N/A	N/A	N/A
101B	CUSTOMER WAITING	941 ft²	N/A	N/A	N/A	N/A	N/A
102	F&I OFFICE	112 ft²	MINERAL WOOL	MINERAL WOOL	N/A	N/A	MINERAL WOOL
103	F&I OFFICE	114 ft²	MINERAL WOOL	MINERAL WOOL	N/A	N/A	MINERAL WOOL
104	NEW CAR DELIVERY	351 ft²	MINERAL WOOL	MINERAL WOOL	N/A	N/A	MINERAL WOOL
105	BUS MGR	137 ft²	MINERAL WOOL	MINERAL WOOL	N/A	N/A	MINERAL WOOL
106	GSM MGR	210 ft²	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL	N/A	MINERAL WOOL
107	BUS OFFICE	553 ft²	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL
108	BREAK ROOM	290 ft²	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL
109	SALES MGRS	261 ft²	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL	N/A	MINERAL WOOL
110	SALES	149 ft²	MINERAL WOOL	N/A	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL
111	SERVICE WRITERS	228 ft²	MINERAL WOOL	MINERAL WOOL	N/A	MINERAL WOOL	MINERAL WOOL
112	SERVICE DRIVE	1392 ft²	N/A	N/A	N/A	N/A	N/A
113	SERVICE MGR	102 ft²	N/A	N/A	N/A	N/A	N/A

ACOUSTIC INSULATION SCHEDULE

Number	Name	Area	Ceiling-Mat	Wall-E-Mat	Wall-N-Mat	Wall-S-Mat	Wall-W-Mat
114	WOMENS	165 ft²	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL
115	MENS	156 ft²	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL
116	SERVICE FILES	92 ft²	N/A	N/A	N/A	N/A	N/A
117	MECH.	118 ft²	N/A	N/A	N/A	N/A	N/A
118	PARTS	1308 ft²	N/A	N/A	N/A	N/A	N/A
119	JAN	49 ft²	N/A	N/A	N/A	N/A	N/A
120	PARTS MGR	97 ft²	N/A	N/A	N/A	N/A	N/A
121	MENS	175 ft²	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL
122	WOMENS	174 ft²	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL
123	BREAK ROOM	202 ft²	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL	MINERAL WOOL
124	SHOP	7538 ft²	N/A	N/A	N/A	N/A	N/A
125	EQUIPMENT	157 ft²	N/A	N/A	N/A	N/A	N/A
126	EV	182 ft²	N/A	N/A	N/A	N/A	N/A
127	SHOP	2130 ft²	N/A	N/A	N/A	N/A	N/A
128	FLUIDS/STORAGE	271 ft²	N/A	N/A	N/A	N/A	N/A
129	WASH UTILITY	111 ft²	CLOSED CELL	CLOSED CELL	CLOSED CELL	CLOSED CELL	CLOSED CELL
130	IN BAY AUTOMATIC CAR WASH	470 ft²	CLOSED CELL	CLOSED CELL	CLOSED CELL	CLOSED CELL	CLOSED CELL



REFLECTED CEILING PLAN
1/8" = 1'-0"

A

BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED.

STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: PDM

CHECKED BY: BJF/PG

FALK ARCHITECTS

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REFLECTED CEILING PLAN

FALK ARCHITECTS INC

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GENERAL NOTES:

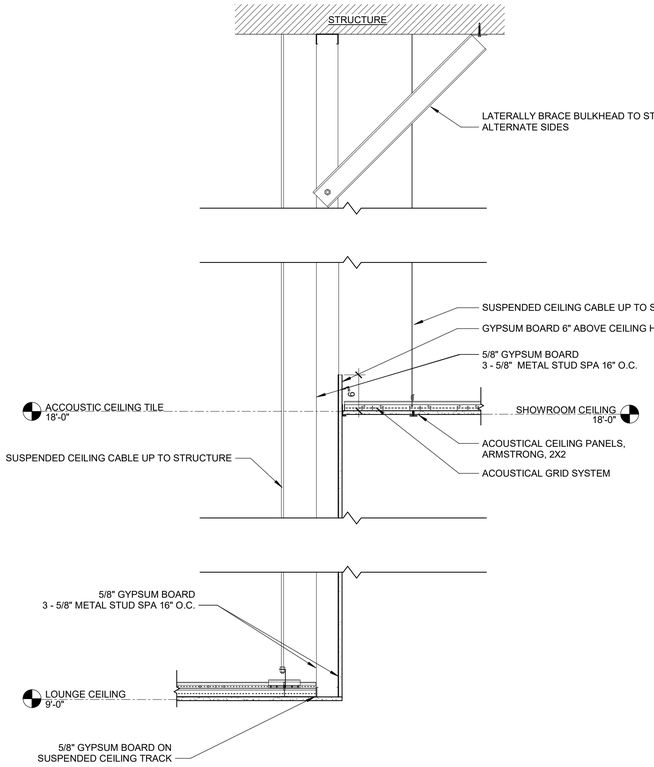
ALL FINISHES AND MATERIALS SHOUDL BE IN ACCORDANCE WITH THE GDSI 2.0 DESIGN MANUAL
- APPROVED ACM PANEL FABRICATOR / INSTALLER: AGI

AT THE BRONZE "SHAPED SKY" CEILING AND SOFFIT, ALL LIGHT FIXTURE TRIM RINGS, HVAC SUPPLY & RETURN REGISTERS, SPRINKLER ESCUTCHEONS, SPEAKER COVERS, AND OTHER CEILING-MOUNTED DEVICES SHALL HAVE BLACK, FACTORY-APPLIED FINISH

CEILING INSULATION SHOULD BE INSTALLED DIRECTLY BELOW THE ROOF STRUCTURE AND NOT ON TOP OF THE SUSPENDED GRID CEILING. INSULATION INSTALLED ON TOP OF THE CEILING GRID WILL ADD WEIGHT TO THE OVERALL GRID SYSTEM AND COMPLICATE THE INSTALLATION OF THE "SHAPED SKY" CEILING.

CONTRACTOR TO PROVIDE OPEN, BLACK 2'x2' CEILING GRID AS SPECIFIED, LIGHTING, HVAC SUPPLIES AND RETURNS, SPRINKLER HEADS, AND OTHER CEILING-MOUNTED DEVICES AS REQUIRED. SHAPED SKY CEILING MATERIAL, FINISHES, AND CUTOUTS PROVIDED AND INSTALLED BY HMA ACM VENDOR

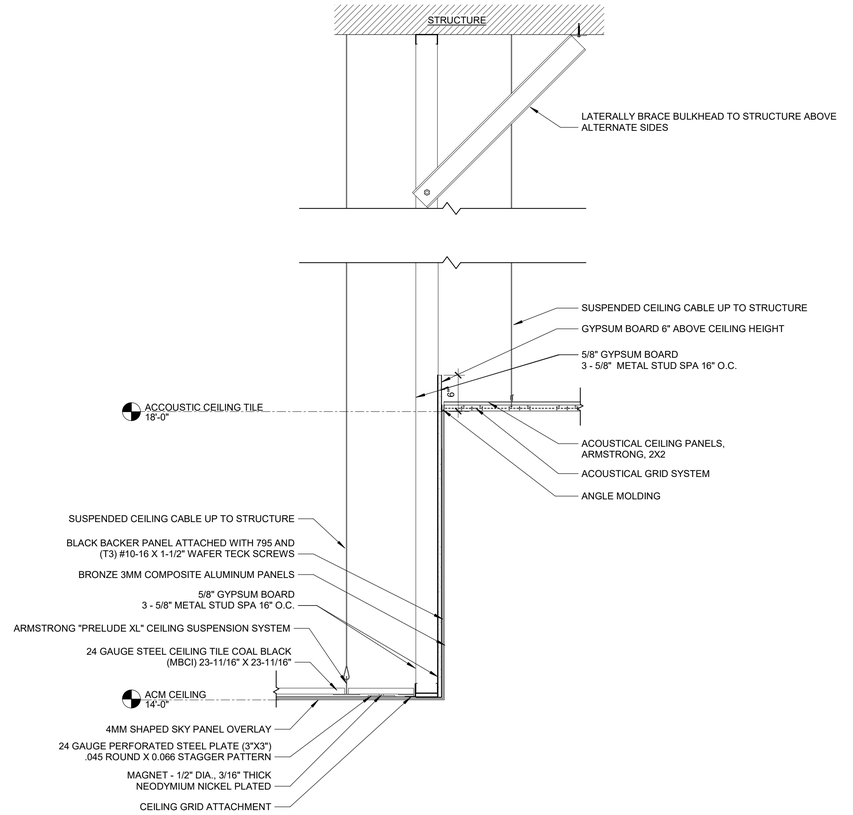
PROVIDE DEFLECTION TRACKS AT ALL WALLS ATTACHED TO HARD STRUCTURE. REF STRUCTURAL DRAWINGS FOR ALL DEFLECTION CRITERIA, SPECIFICATIONS AND DETAILS.



LOUNGE TO SHOWROOM BULKHEAD DETAIL

1" = 1'-0"

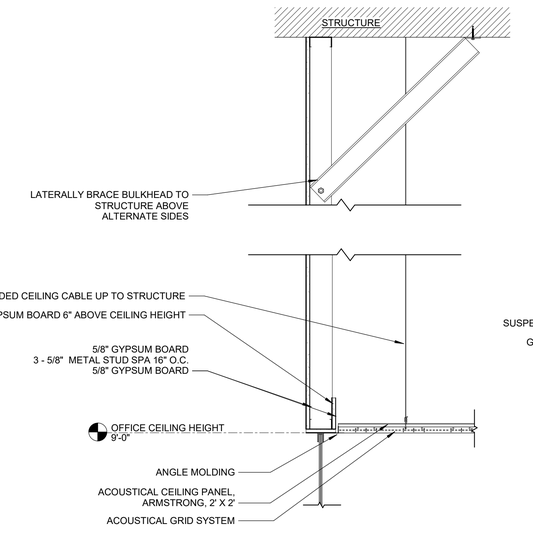
E



SALES FLOOR BULKHEAD DETAIL

1" = 1'-0"

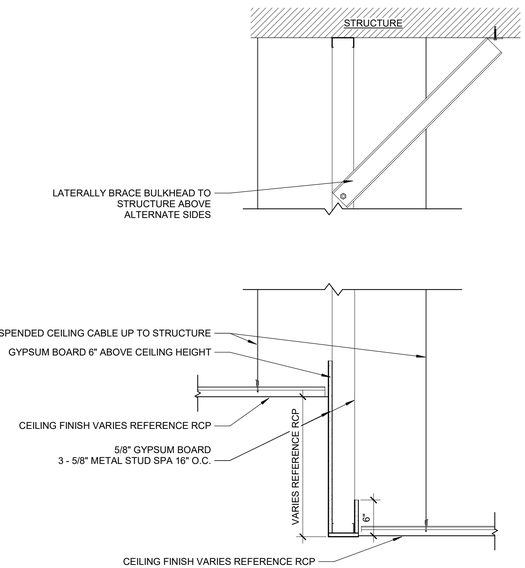
D



OFFICE BULKHEAD DETAIL

1" = 1'-0"

C



BULKHEAD DETAIL

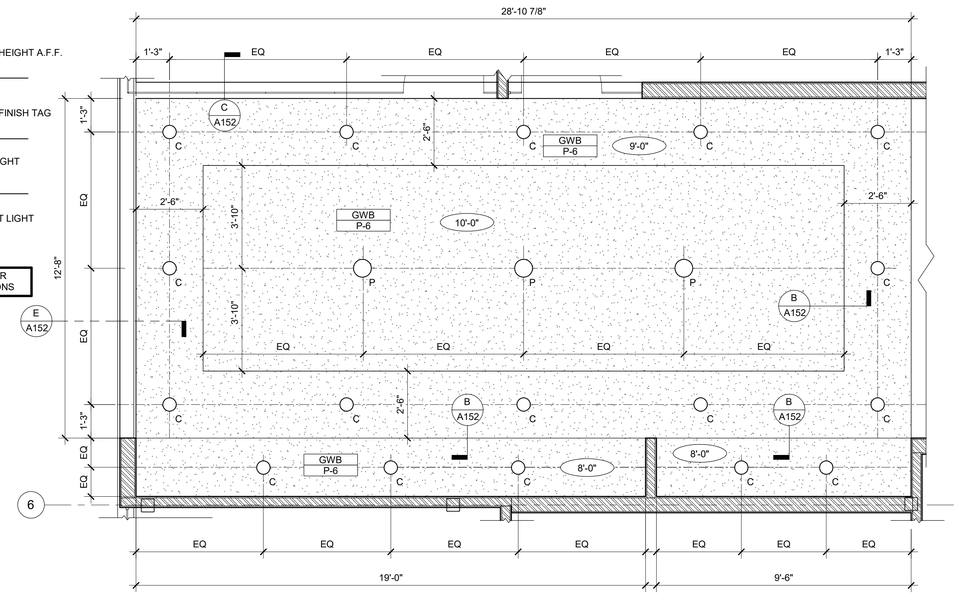
1" = 1'-0"

B

LEGEND:

14'-0"	CEILING HEIGHT A.F.F.
ACT-1 / ACT-1	CEILING FINISH TAG
C	6" CAN LIGHT
P	PENDANT LIGHT

***NOTE:** REF MEP FOR LIGHT SPECIFICATIONS



ENLARGED LOUNGE CEILING PLAN

3/8" = 1'-0"

A

BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

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STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: PDM

CHECKED BY: BJF/PG

FALK ARCHITECTS

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REFLECTED CEILING PLAN DETAILS

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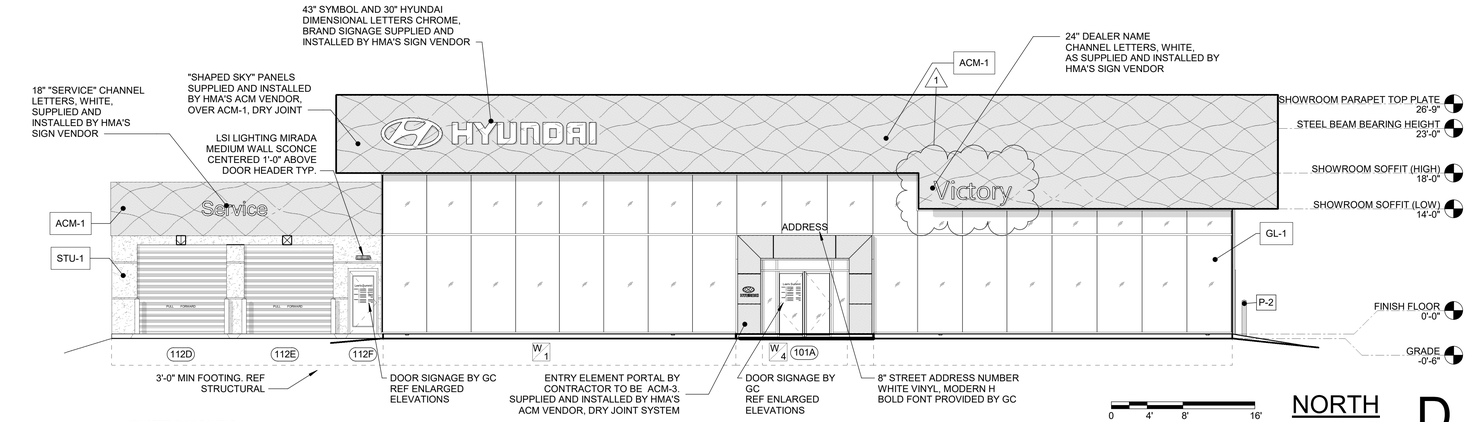
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NO.	LOCATION	COLOR & MATERIAL SPECIFICATIONS	DESCRIPTIONS	MANUFACTURER/ SUPPLIER
ACM-1	FASCIA AT SHOWROOM AND SERVICE DRIVE	SHAPED SKY METAL FASCIA. BLACK, WITH 4MM SHAPED SKY PANEL OVERLAY, BRONZE	ALUMINUM COMPOSITE MATERIAL	HMA SURVEY VENDOR
ACM-3	ENTRY ELEMENT	ALUCOBOND PE, HYUNDAI NORTH AMERICA BRONZE	ALUMINUM COMPOSITE MATERIAL	
GL-1	SHOWROOM, DELIVERY AREA	CLEAR GLASS WITH ANODIZED ALUMINUM APPEARANCE FRAMING	GLAZING	GENERAL CONTRACTOR
IMP-1	EXTERIOR WALLS, DOORS, & FRAMES	ANTLER VELVET #SW9111; EXTERIOR FINISH: SATIN	INSULATED METAL PANELS	
IMP-2	4'-0" BASE AT EXTERIOR WALLS OF SERVICE SHOP & PARTS DEPARTMENT	KAFFEE #SW6104; EXTERIOR FINISH: SATIN	INSULATED METAL PANELS	
P-2	BOLLARDS	KAFFEE #SW6104; EXTERIOR FINISH: SATIN	PAINT	
STU-1	CUSTOMER FACING AREAS	ANTLER VELVET #SW9111; EXTERIOR FINISH: SATIN	STUCCO	
MP-1	METAL PANEL ROOFING	TBD	METAL PANELS	
TPO	SHOWROOM & SERVICE DRIVE ROOF AND PARAPETS	COLOR: PER ARCHITECT	TPO MEMBRANE	
DS	DOWNSPOUT	ANTLER VELVET #SW9111;	METAL	

GENERAL NOTES:
- ALL SIGNAGE BY OWNER, CONTRACTOR PROVIDE BACKING AND POWER.
- CONTRACTOR TO INSTALL LED LIGHTS AT ENTRY ELEMENT.
- APPROVED ACM PANEL FABRICATOR / INSTALLER: AGI
- IMP METAL PANEL JOINT SPACING @ 3'-6" O.C. VERTICALLY
- ALL BOLLARDS TO BE PAINTED P-2

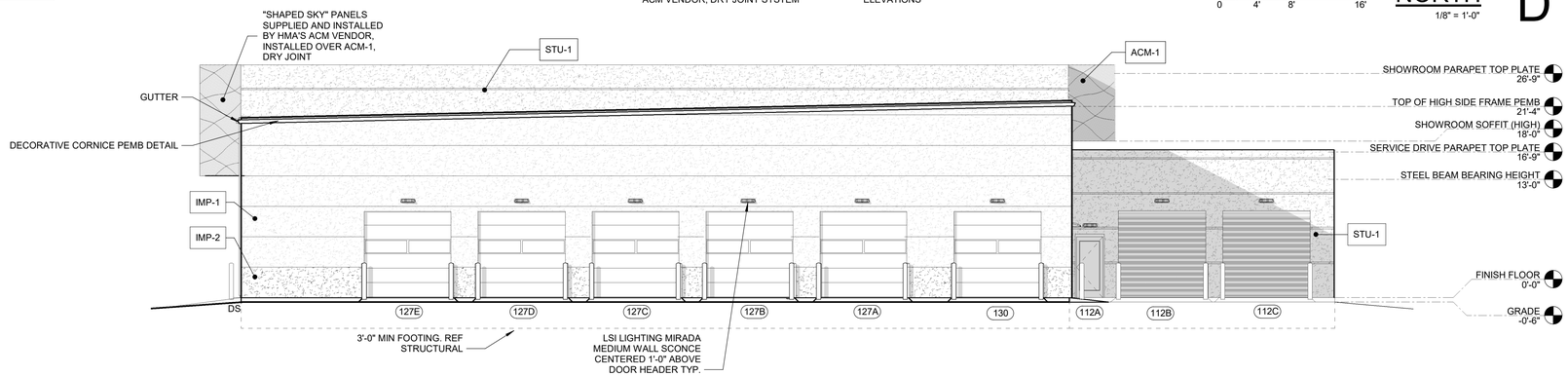
LEGEND

MAT-1	MATERIAL TAG (TYPICAL)
	STU-1
	STU-2
	IMP-1
	IMP-2
	GLAZING
	ACM-1
	ACM-3



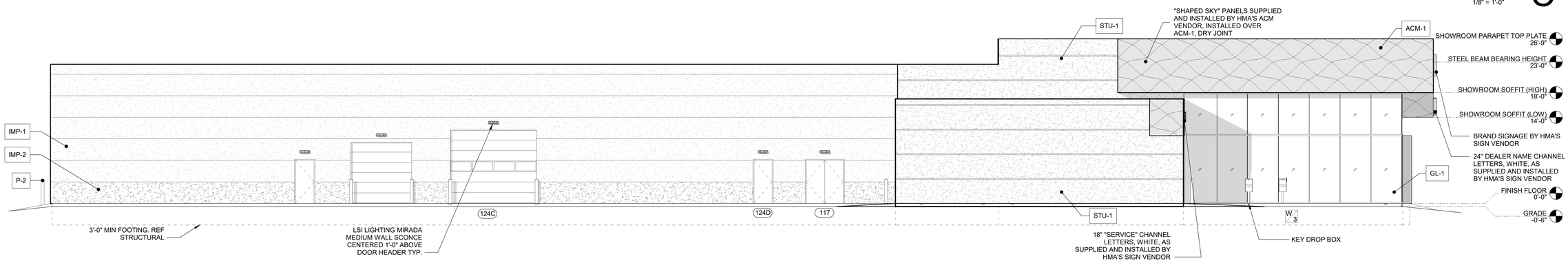
NORTH
1/8" = 1'-0"

D



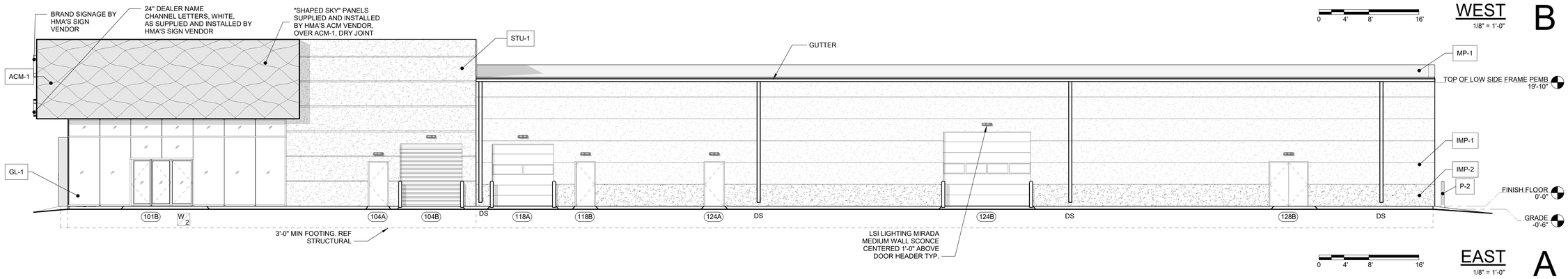
SOUTH
1/8" = 1'-0"

C



WEST
1/8" = 1'-0"

B



EAST
1/8" = 1'-0"

A

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BID SET

DATE: 01-22-2025

2024-016

REVISIONS

1	CITY COMMENTS	03-14-2025

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

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STATE OF MISSOURI
01-22-2025
BRYAN JAMES FALK
NUMBER A-2013000188
ARCHITECT

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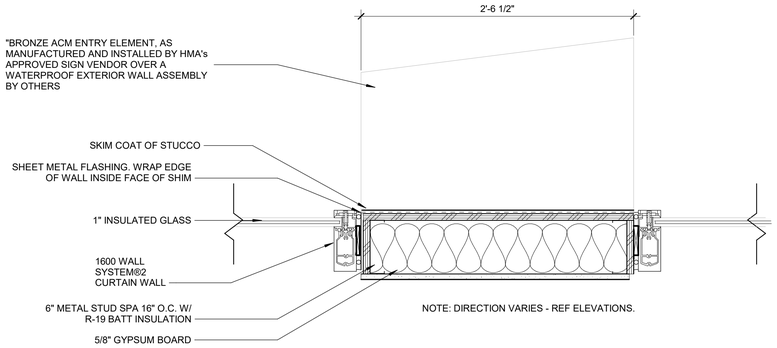
FALK ARCHITECTS

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ELEVATIONS

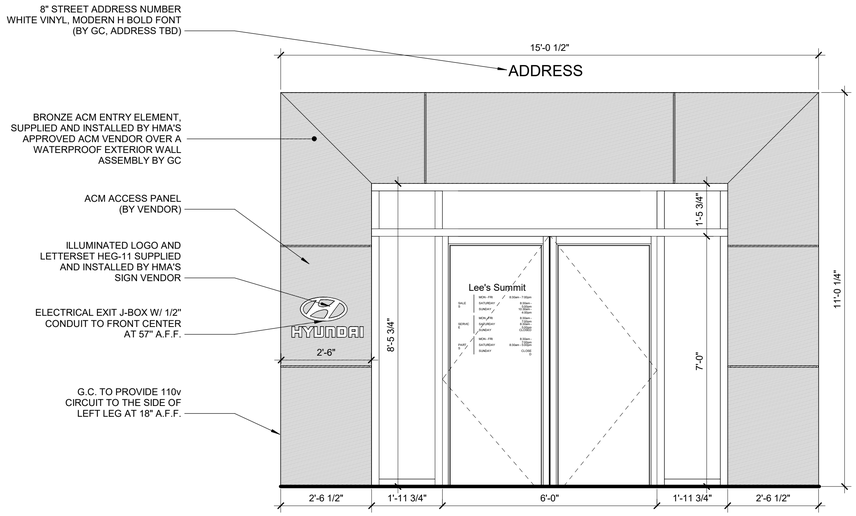
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ENTRY ELEMENT DETAIL

1 1/2" = 1'-0"

E

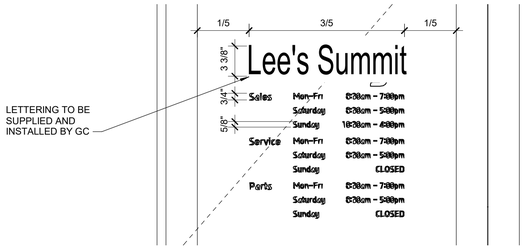


FRONT ENTRY DETAIL

1/2" = 1'-0"

D

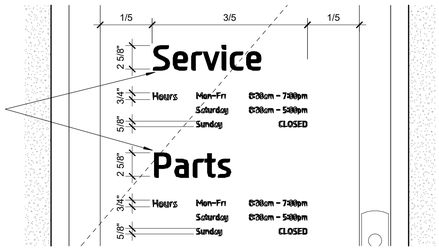
NOTE: ALL LETTERING TO BE "MODERN H BOLD" FONT



MAIN ENTRY DETAIL

1 1/2" = 1'-0"

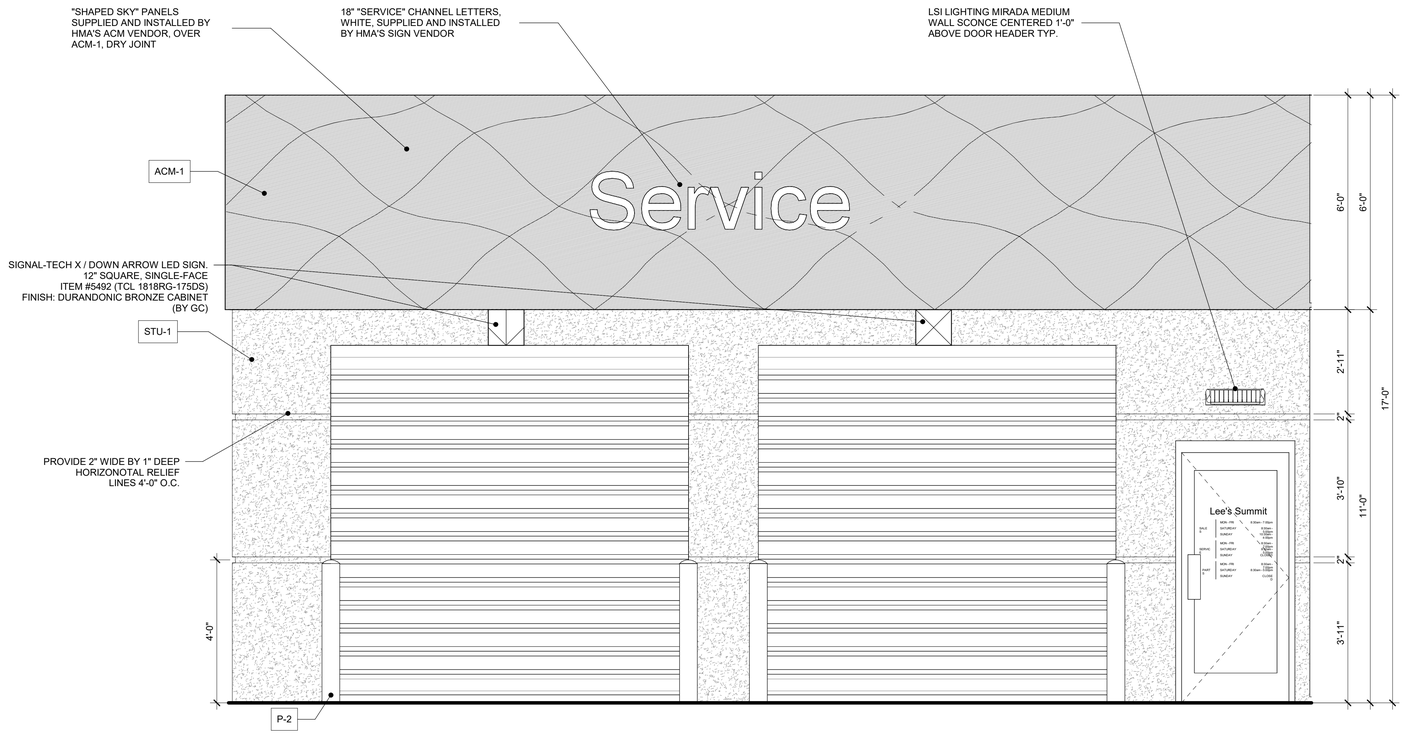
C



SERVICE DRIVE ENTRY DETAIL

1 1/2" = 1'-0"

B



SERVICE DRIVE DETAIL

1/2" = 1'-0"

A

BID SET

DATE: 01-22-2025

2024-016

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STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

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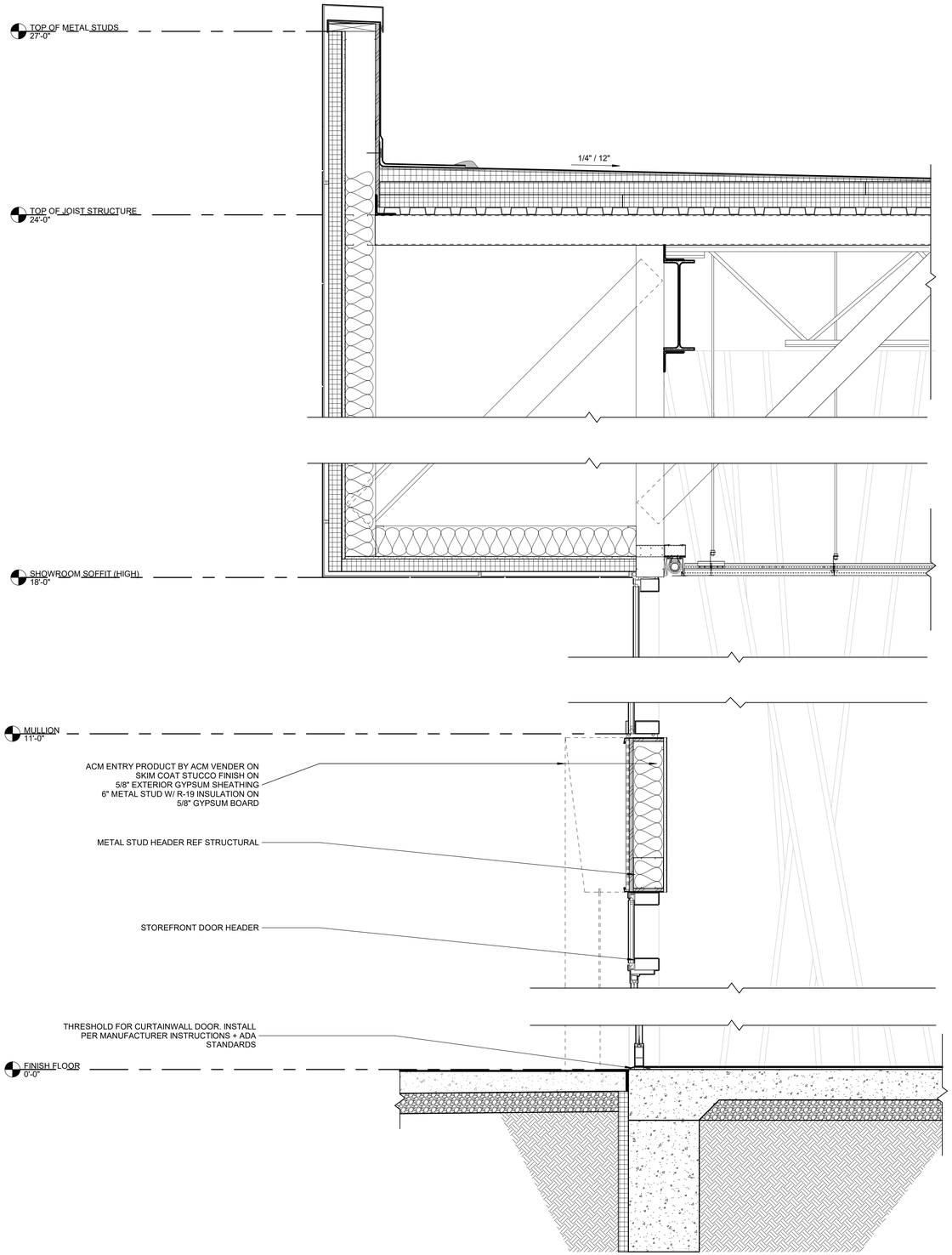
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ENLARGED ELEVATION

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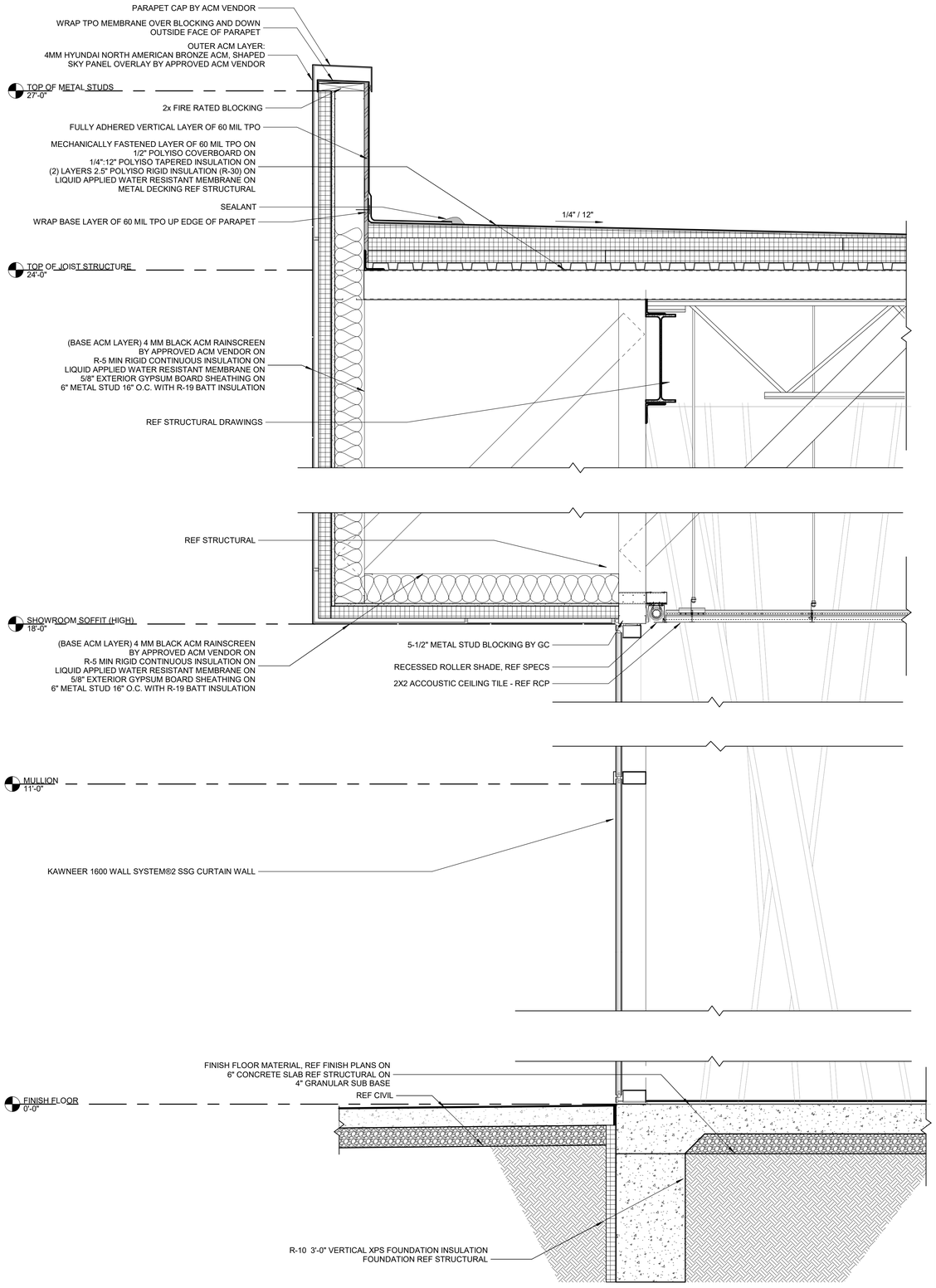
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ACM FASCIA / CURTAIN DOOR SECTION

1" = 1'-0"

B



ACM FASCIA / CURTAIN WALL SECTION

1" = 1'-0"

A

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2024-016

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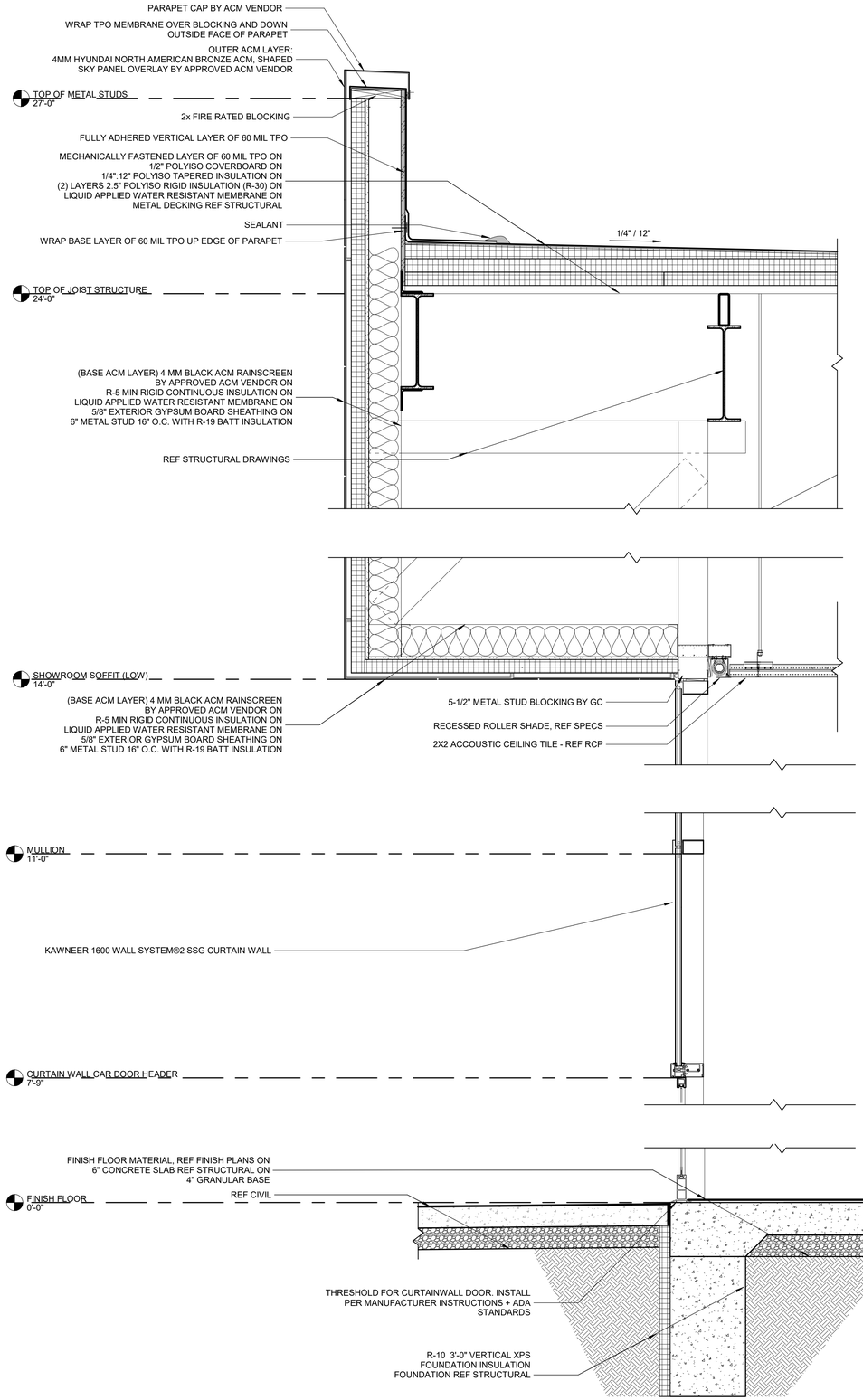
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SHOWROOM SECTIONS

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ACM FASCIA / CURTAIN CAR DOOR SECTION

1" = 1'-0"

A

BID SET

DATE: 01-22-2025

2024-016

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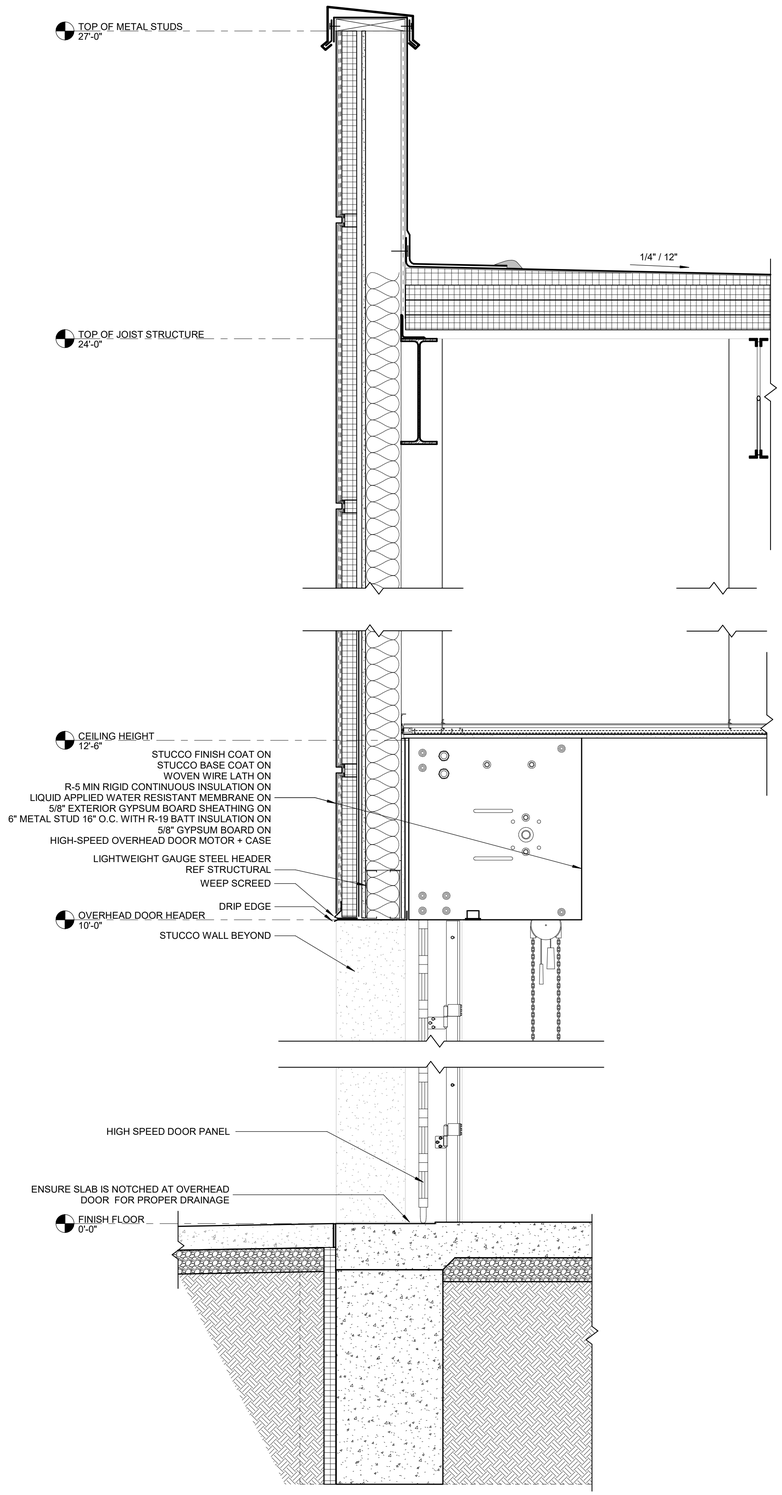
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SHOWROOM SECTIONS

FALK ARCHITECTS INC

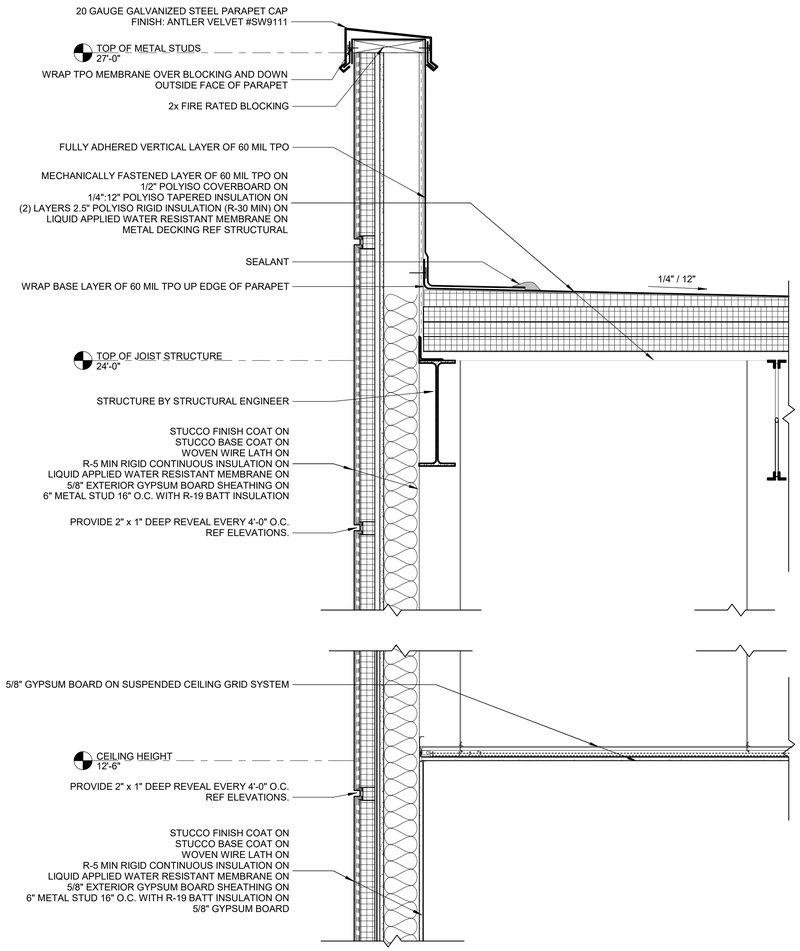
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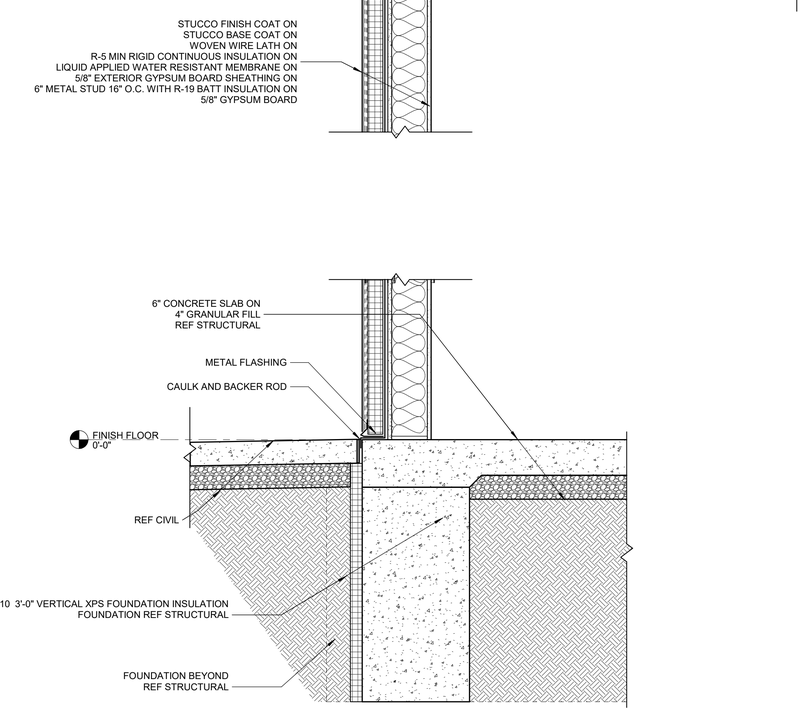


NEW CAR DELIVERY / OVERHEAD DOOR

1" = 1'-0"

B





NEW CAR DELIVERY / BASE WALL

1" = 1'-0"

A

BID SET

DATE: 01-22-2025

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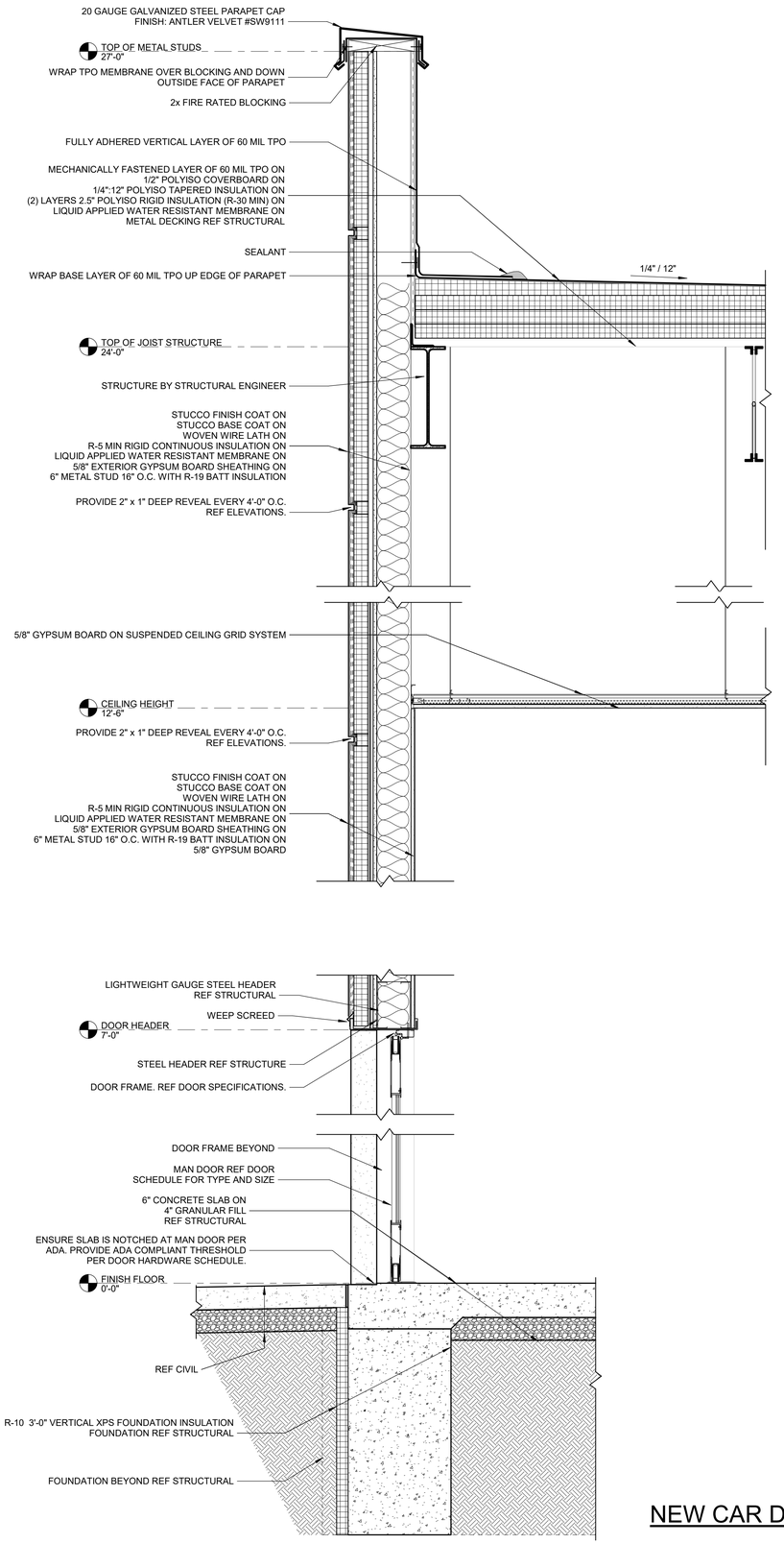
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NEW CAR DELIVERY SECTIONS

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NEW CAR DELIVERY / MAN DOOR

1" = 1'-0"

A

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DATE: 01-22-2025

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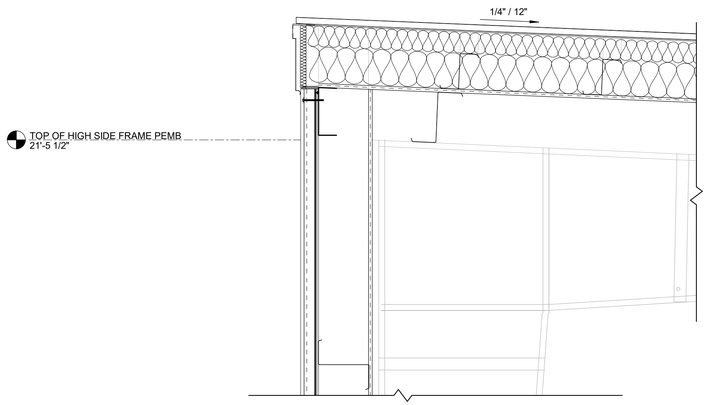
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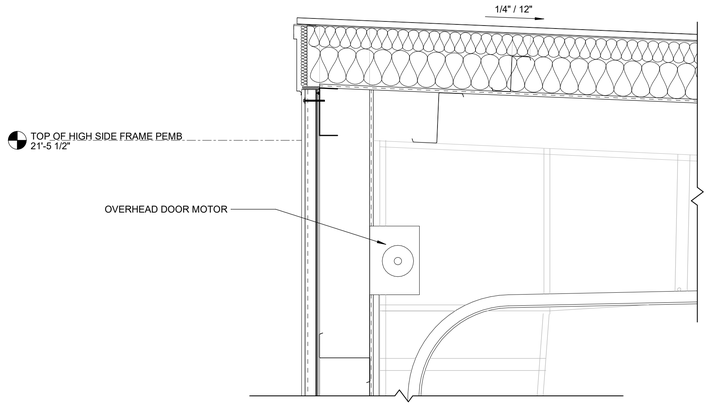
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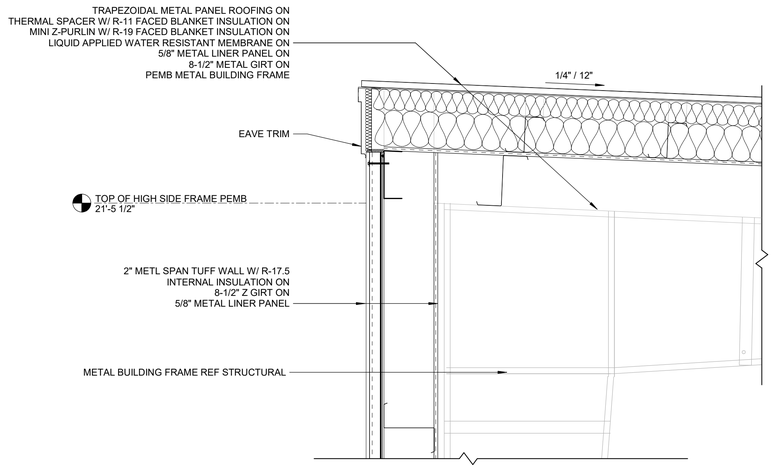
NEW CAR DELIVERY SECTIONS

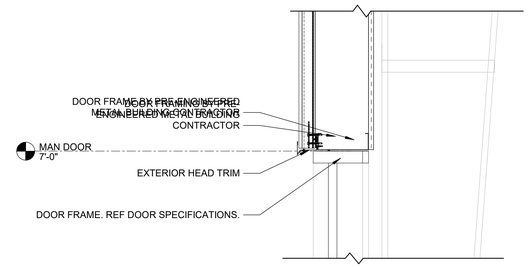
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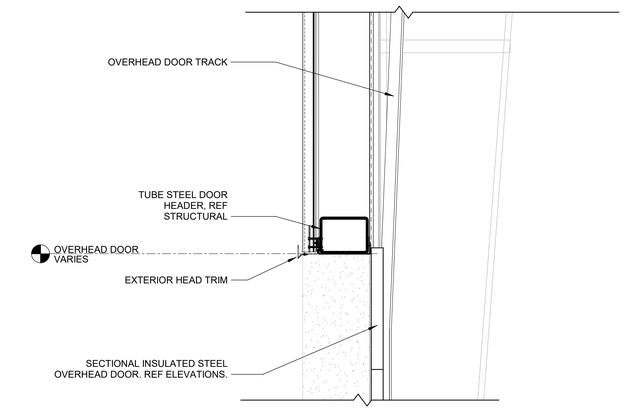
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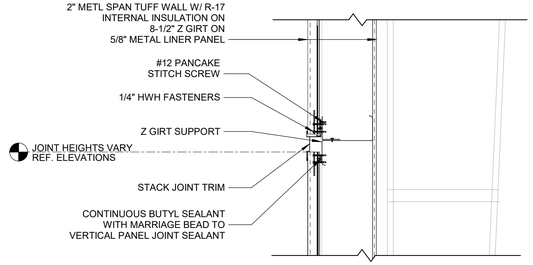


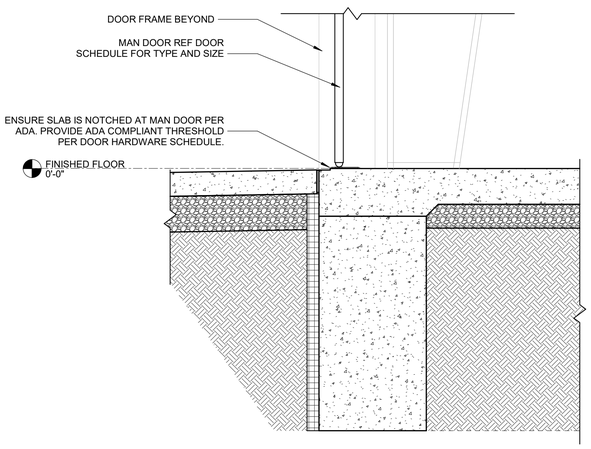








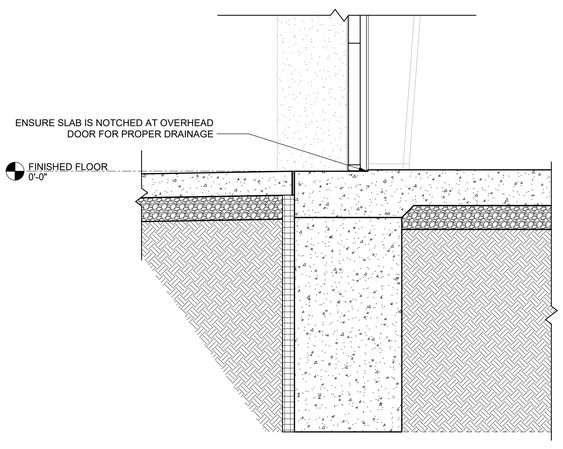




PEMB HIGH SIDE / MAN DOOR

1" = 1'-0"

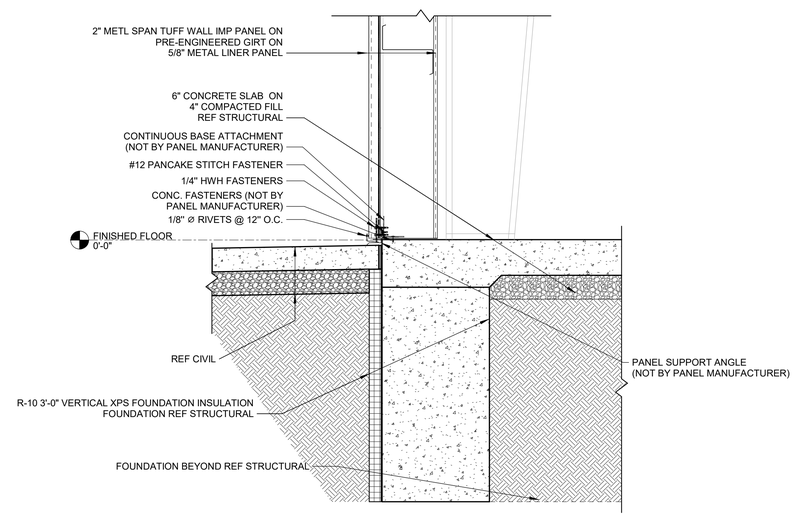
C



PEMB HIGH SIDE / GARAGE DOOR

1" = 1'-0"

B



PEMB HIGH SIDE / WALL BASE

1" = 1'-0"

A

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BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED.

STATE OF MISSOURI
01-22-2025
BRYAN FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: PDM

CHECKED BY: BJF

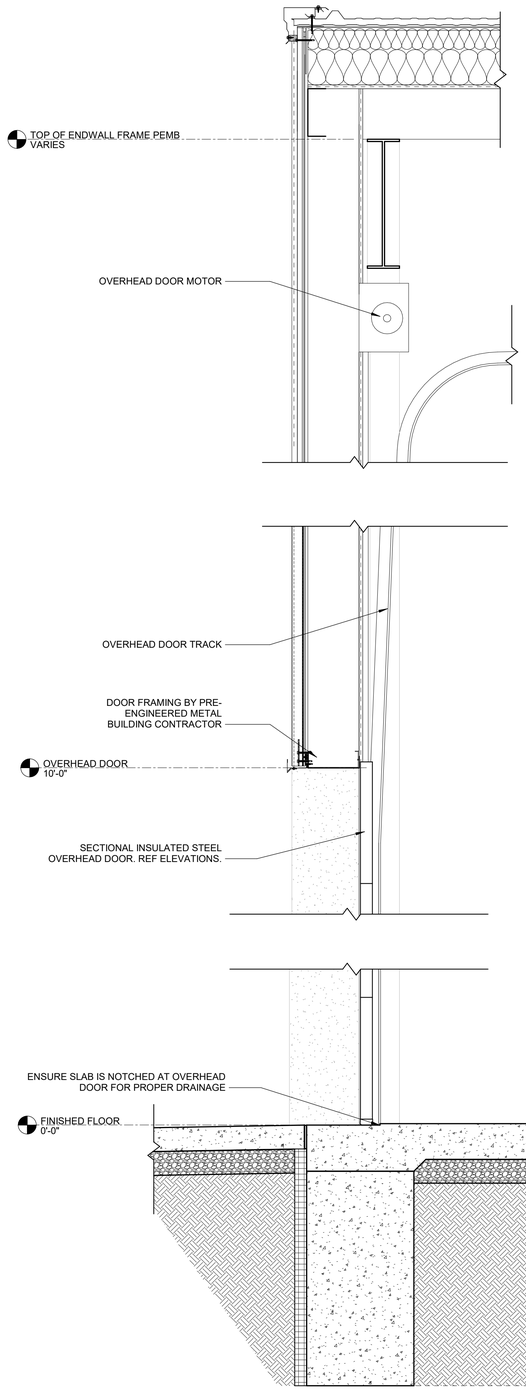
FALK ARCHITECTS

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A305

SERVICE SHOP HIGH SIDE SECTIONS

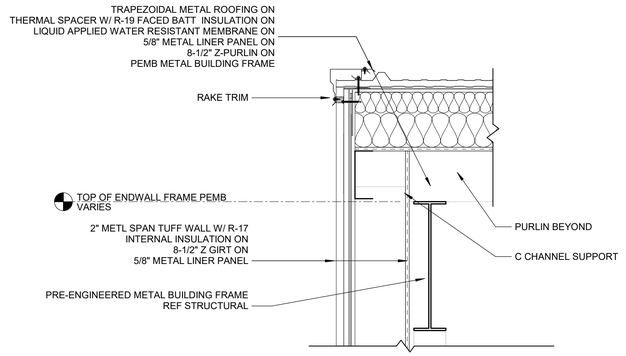
FALK ARCHITECTS INC

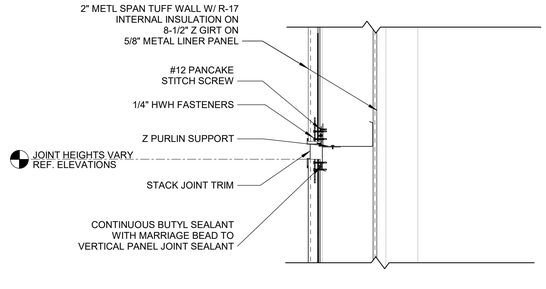


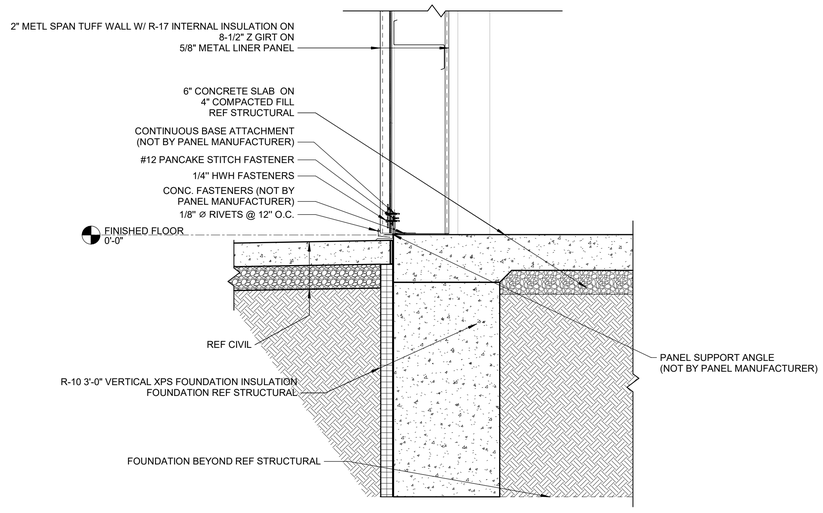
PEMB END WALL / OVERHEAD DOOR

1" = 1'-0"

B







PEMB END WALL / BASE WALL

1" = 1'-0"

A

BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

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STATE OF MISSOURI
01-22-2025
BRYAN
FALK
NUMBER
A-2013000188
ARCHITECT

DRAWN BY: PDM

CHECKED BY: BJF

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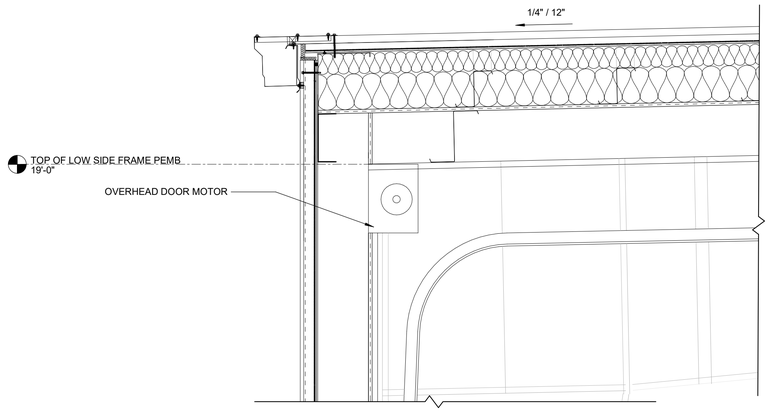
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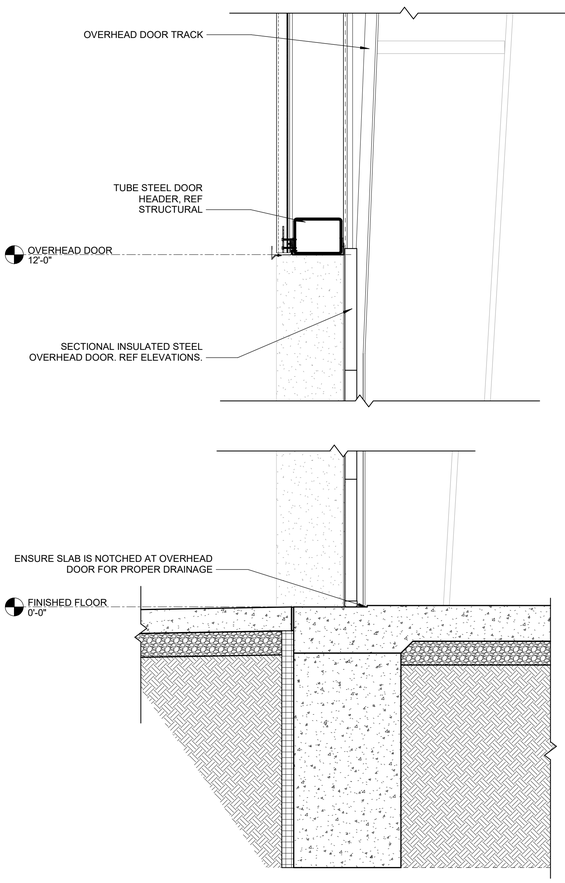
A306

SERVICE SHOP END WALL SECTIONS

FALK ARCHITECTS INC

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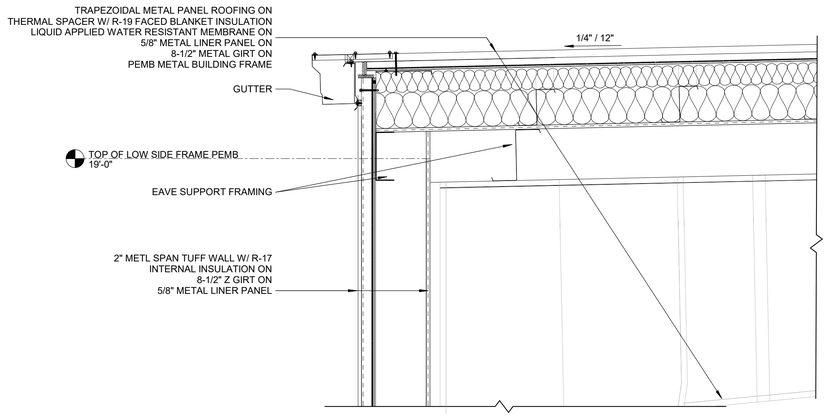


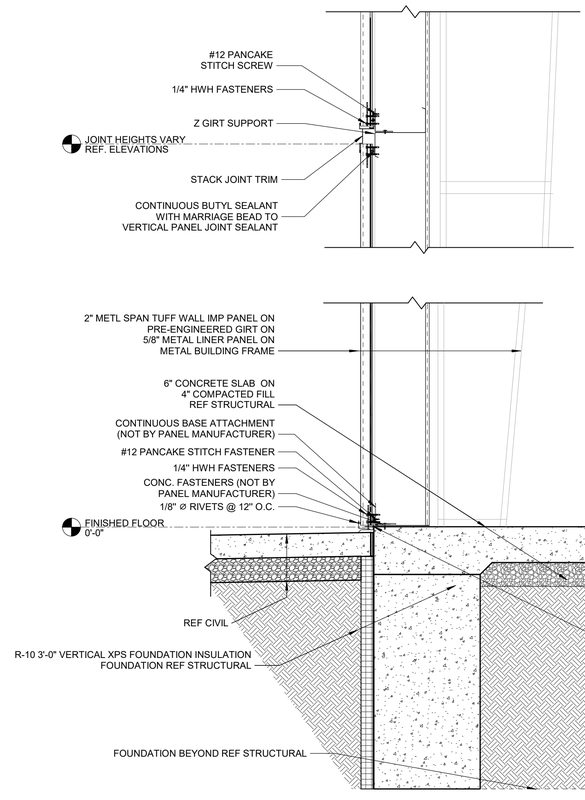


PEMB LOW SIDE / GARAGE DOOR

1" = 1'-0"

B





PEMB LOW SIDE / WALL BASE

1" = 1'-0"

A

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BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED.

STATE OF MISSOURI
01-22-2025
BRYAN FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: PDM

CHECKED BY: BJF

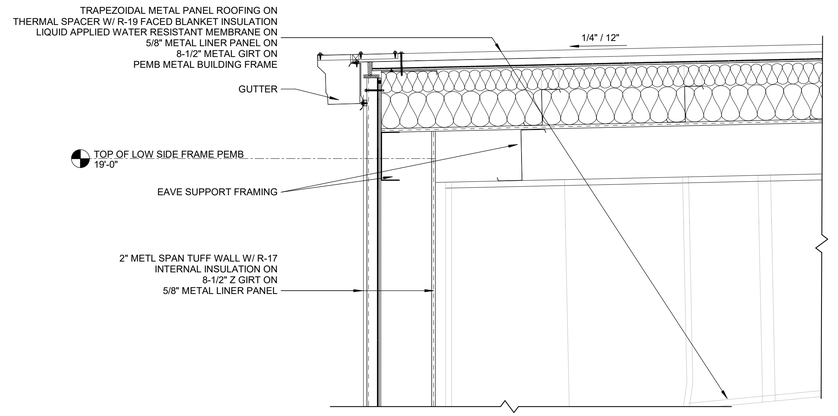
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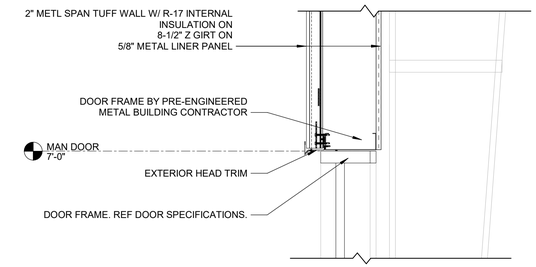
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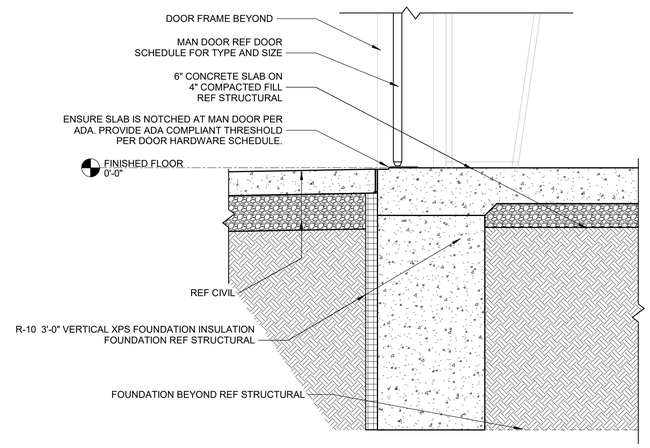
A307

SERVICE SHOP LOW SIDE SECTIONS

FALK ARCHITECTS INC







PEMB LOW SIDE / MAN DOOR

1" = 1'-0"

A

BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED.

STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: PDM

CHECKED BY: BJF

FALK ARCHITECTS

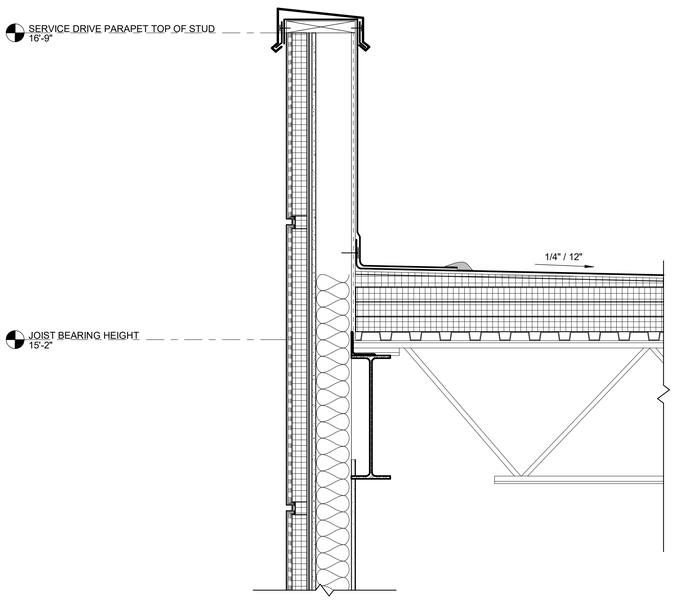
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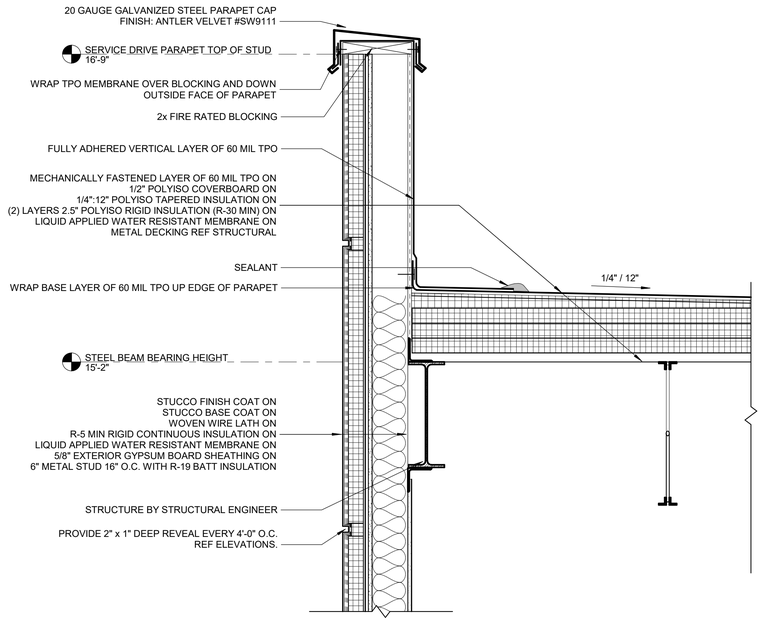
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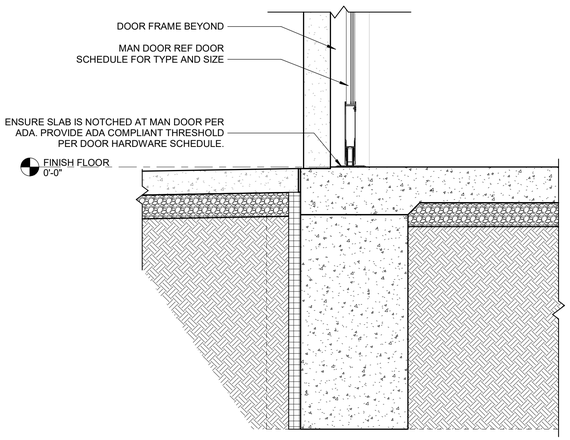
SERVICE SHOP LOW SIDE SECTIONS

FALK ARCHITECTS INC

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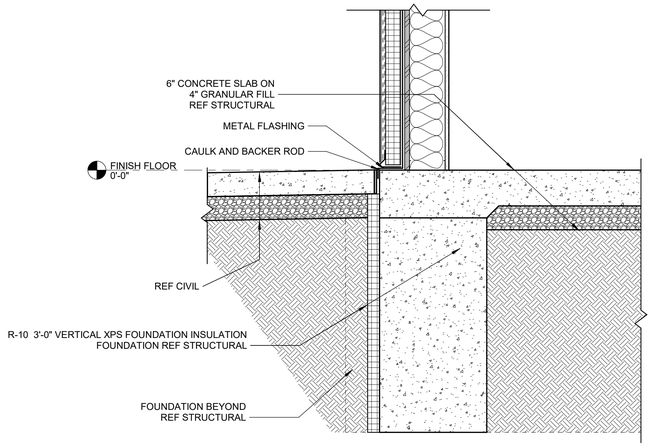




SERVICE DRIVE / MAN DOOR

1" = 1'-0"

B



SERVICE DRIVE / BASE WALL

1" = 1'-0"

A

BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

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STATE OF MISSOURI
01-22-2025
BRYAN FALK
NUMBER A-2013008188
ARCHITECT

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CHECKED BY: BJF

FALK ARCHITECTS

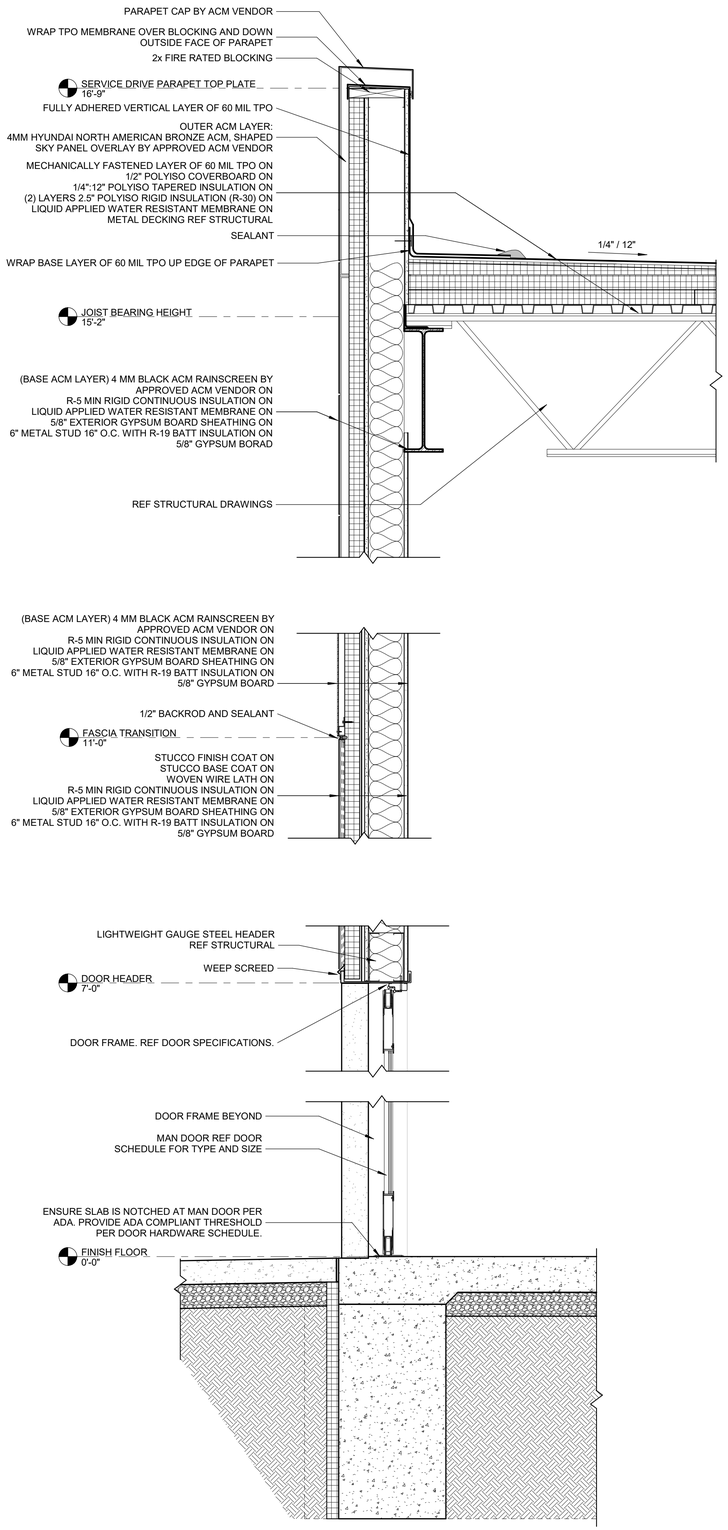
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A309

SERVICE DRIVE SECTIONS

FALK ARCHITECTS INC

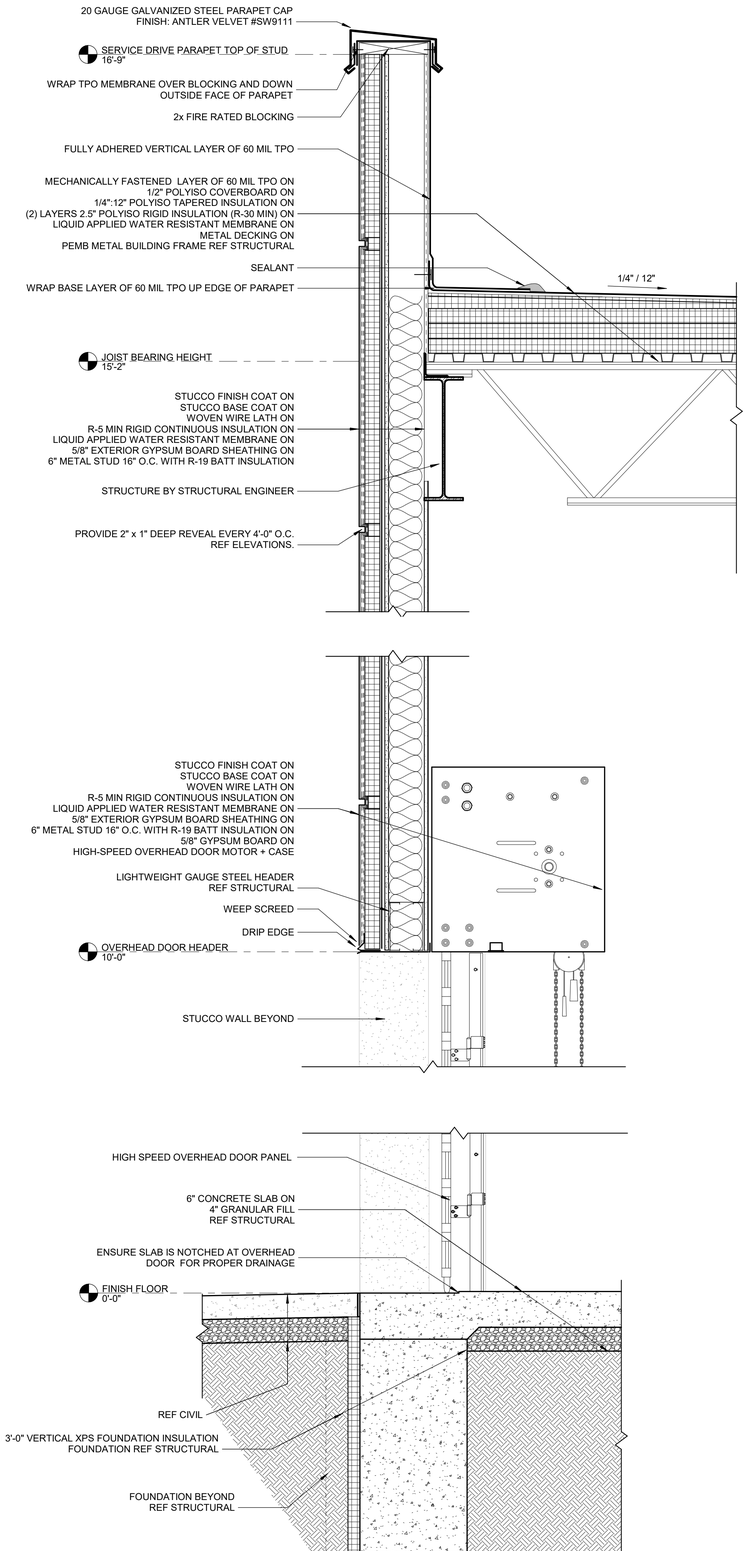
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SERVICE DRIVE W. ACM / MAN DOOR

1" = 1'-0"

B



SERVICE DRIVE / OVERHEAD DOOR

1" = 1'-0"

A

DATE PRINTED: 1/22/2025 8:13:42 AM
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BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

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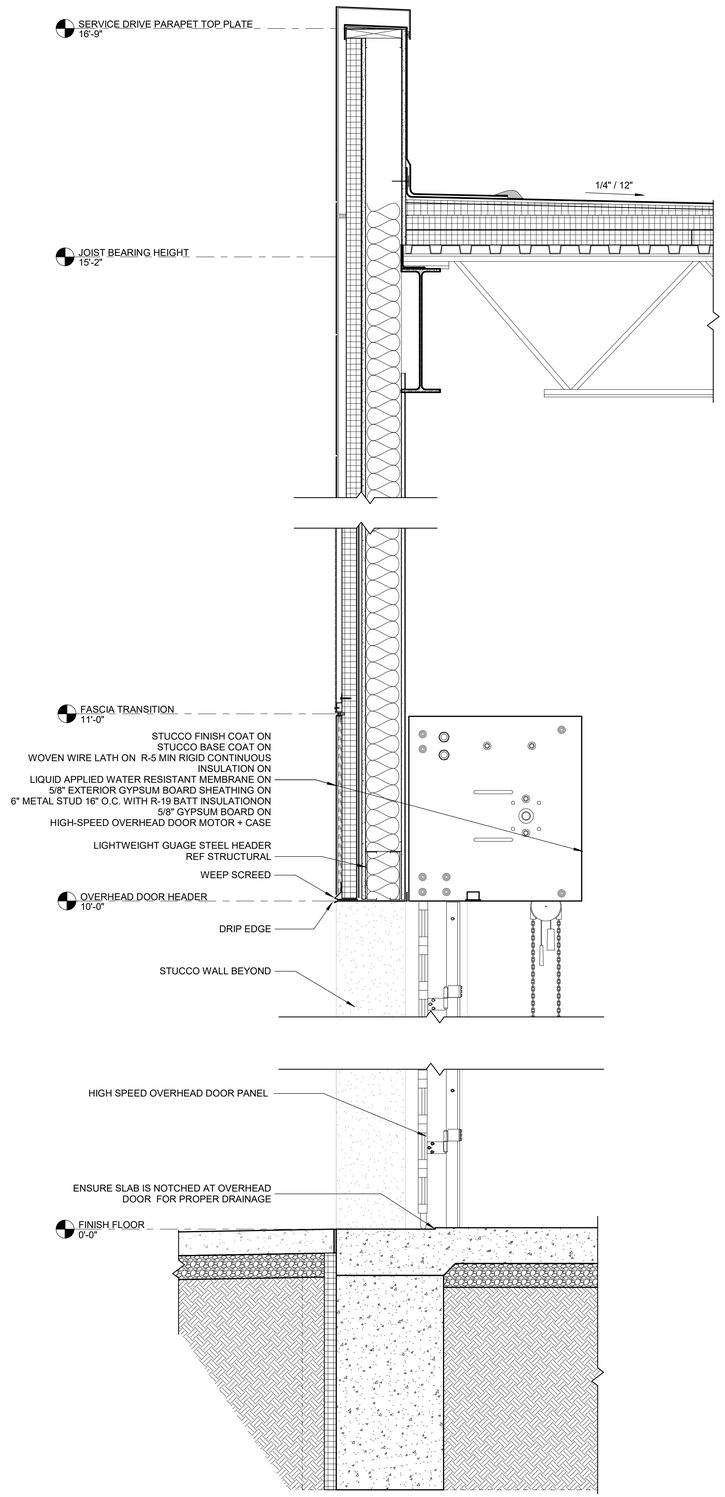
FALK ARCHITECTS

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A310

SERVICE DRIVE SECTIONS

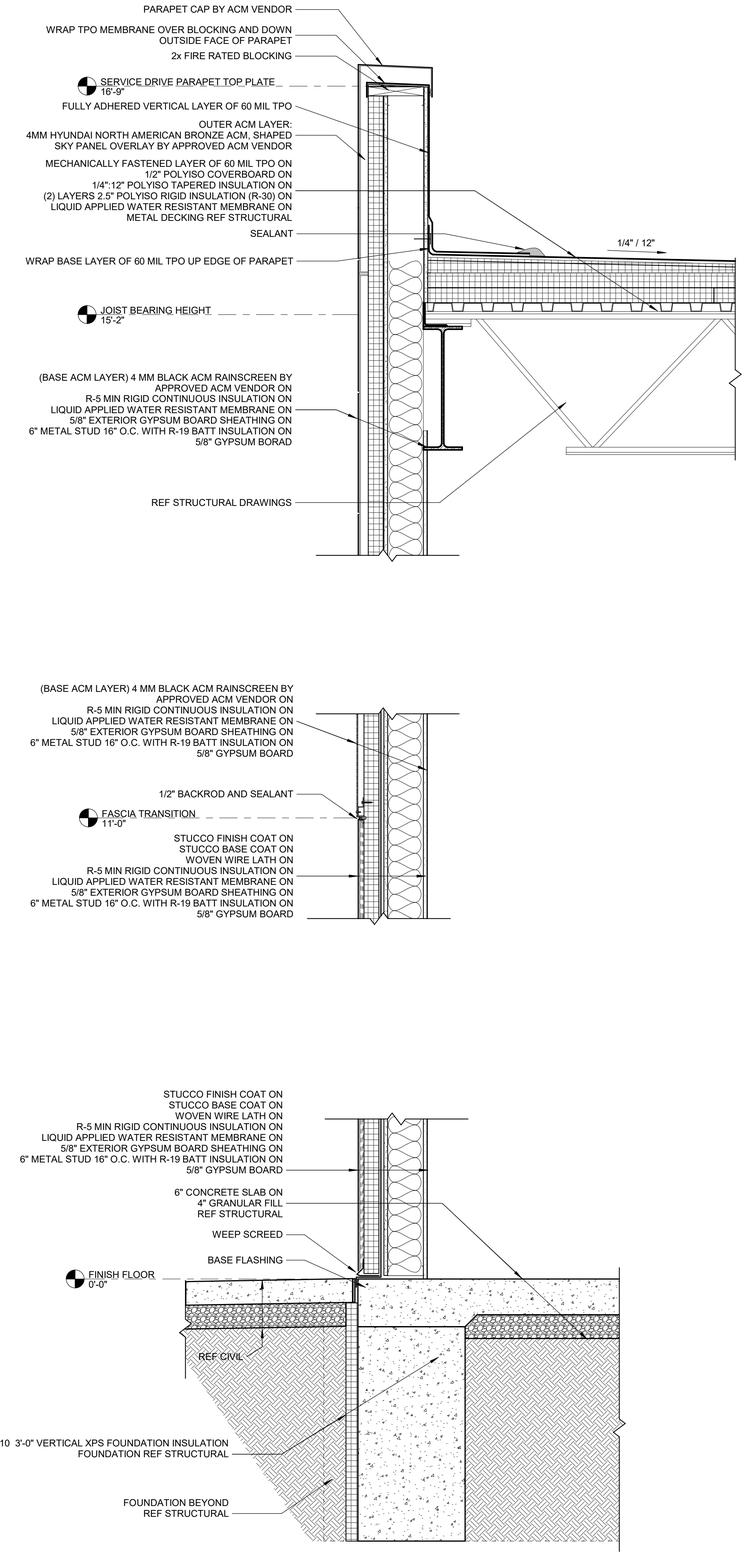
FALK ARCHITECTS INC



SERVICE DRIVE W. ACM / OVERHEAD DOOR

1" = 1'-0"

B



SERVICE DRIVE W. ACM / BASE WALL

1" = 1'-0"

A

BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED.

STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

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SERVICE DRIVE SECTIONS

FALK ARCHITECTS INC

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FLOOR FINISHES SYMBOL LEGENDS

CTB-1 / CT-7 — **WALL BASE FINISH / FLOOR FINISH**
TYPE OF FLOOR AND WALL BASE FINISH FOR ENTIRE ROOM.

EPX-1 — **FLOOR FINISH**
TYPE OF FLOOR FINISH FOR ENTIRE ROOM.

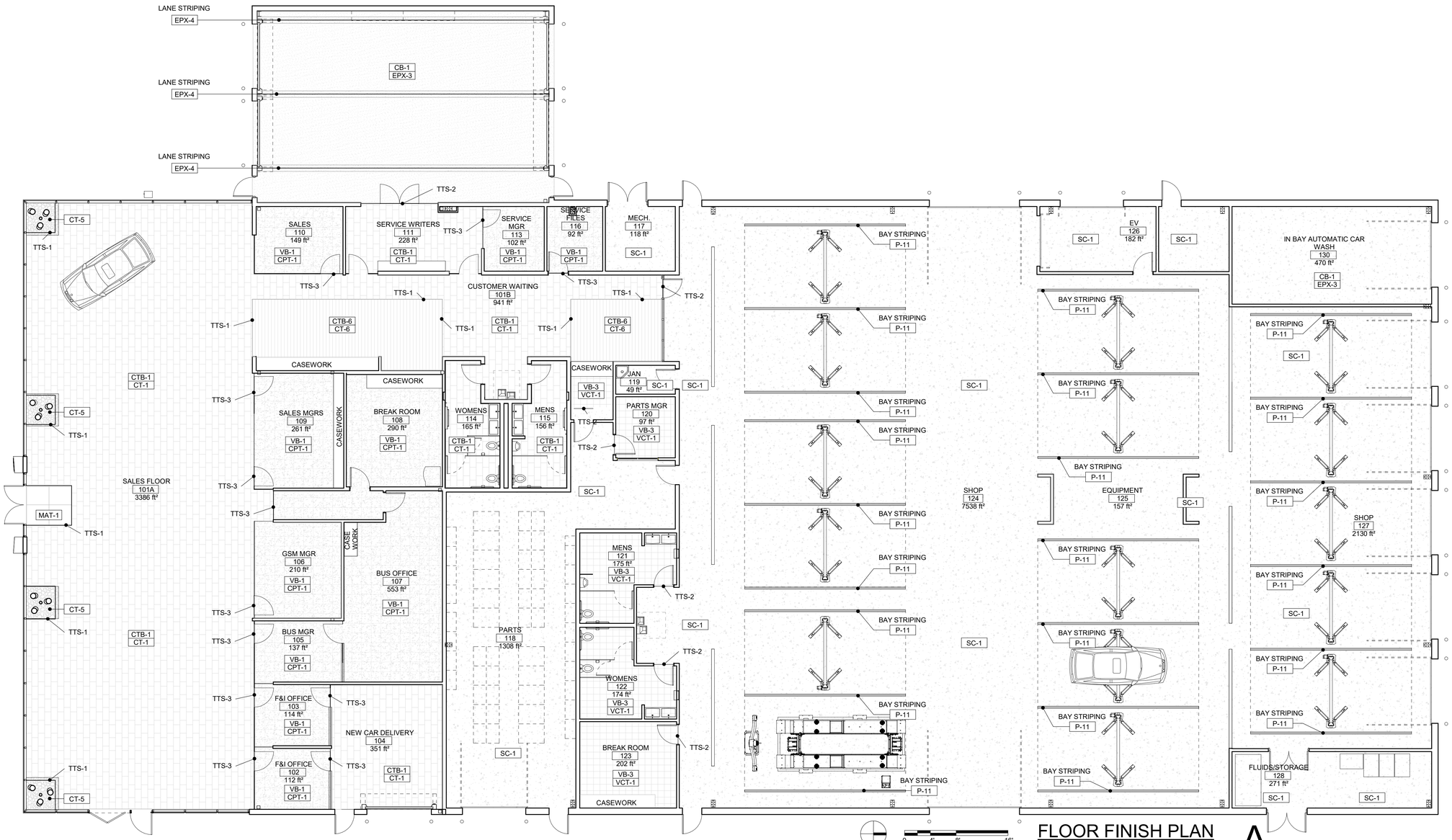
TS-1 — **TRANSITION STRIP**
TYPE OF TRANSITION STRIP

EPX-4 — **ACCENT FINISH**
TYPE OF ACCENT FINISH AS INDICATED

NO.	COLOR & MATERIAL SPECIFICATIONS	DESCRIPTIONS	MANUFACTURER/SUPPLIER
CPT-1	CLEAR TILE 59564 , COLOR SEA GLASS #62560. 24"X24" MONOLITHIC INSTALLATION MULTILEVEL PATTERN LOOP TRANSITION STRIP TO MATCH TILE	CARPET TILE	SHAW CONTRACT
CTB-1	SISTEM_N UNGLAZED PORCELAIN STONEWARE, 3"X24" BULLNOSE, COLOR TO MATCH SABBIA_N #N984HYS43F91P1	CERAMIC TILE BASE BULLNOSE	DALTILE
CT-1	SISTEM_N UNGLAZED PORCELAIN STONEWARE, 12"X24"X3/8" 1/3 STEP RUNNING BOUND (8") COLOR: SABBIA_N, FINISH: MATTE #N984HY12241P	PORCELAIN TILE	
CT-5	PEBBLE TILE, 12"X12" WITH MESH BACKING SHEET COLOR: JAVA TAN, FINISH: NATURAL TAN	PEBBLE TILE	PEBBLE TILE SHOP
CTB-6	SANTINO SERIES, 4" X 18" BULLNOSE, COLOR: BRUNO, FINISH: MATTE #SN09S44F91P1	CERAMIC TILE BASE BULLNOSE	DALTILE
CT-6	SANTINO SERIES, 6"X24"X3/8", 8" OFFSET COLOR: BRUNO SN09	PORCELAIN TILE	
P-11	IRON ORE #SW7069	INTERIOR PAINT	SHERWIN WILLIAMS

NO.	COLOR & MATERIAL SPECIFICATIONS	DESCRIPTIONS	MANUFACTURER/SUPPLIER
EPX-3	STONCLAD GR COLOR: "PEWTER"	EPOXY FLOORING	STONHARD
EPX-4	STONCLAD GR COLOR: "CHARCOAL"	EPOXY FLOORING	
CB-1	STONCLAD GR COLOR: "PEWTER"	EPOXY COVE BASE	
MAT-1	DUAL TRACK COLOR: CHARCOAL GRAY	WALK OFF MAT	MATS, INC.
SC-1	PENETRATING CLEAR SEALANT COLOR: CLEAR COAT	SEALED CONCRETE	PROCOAT
VB-1	EDGE (TYPE TV) 4" STRAIGHT BASE COLOR: STONE GRAY #907 WITH PREFORMED CORNERS	VINYL BASE	MANNINGTON
VB-3	EDGE (TYPE TV) 4" COVE BASE COLOR: NIGHT BLACK #901 WITH PREFORMED CORNERS	VINYL BASE	
VCT-1	IMPERIAL TEXTURE 12"X12", 1/8" THICKNESS COLOR: STERLING #51904 WITH PREFORMED CORNERS	VINYL COMPOSITION TILE	
TTS-1	DECO 1/4" W/ REVEAL 3/8" (10MM) ALUMINUM SATIN ANNODIZED AE100D	SAME HEIGHT TRANSITION	SCHLUTER
TTS-2	RENO-U 3/8" (10MM) ALUMINUM SATIN ANNODIZED AEU100	REDUCER TO CONCRETE	
TTS-3	RENO-TK 3/8" (10MM) ALUMINUM SATIN ANNODIZED AETK100	REDUCER TO CARPET	

NOTE:
ALL ITEMS MARKED CASEWORK SHALL BE FINISHED SEALED CONCRETE ON FLOOR. REF FURNITURE PLAN FOR MORE INFORMATION.



FLOOR FINISH PLAN
1/8" = 1'-0"

A

DATE PRINTED: 1/22/2025 8:13:48 AM
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BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED.

STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: PDM

CHECKED BY: BJF/PG

FALK ARCHITECTS

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FLOOR FINISH PLAN

FALK ARCHITECTS INC

WALL FINISHES SYMBOL LEGENDS

P-8 — **WALL FINISHES**
TYPE OF WALL FINISH FOR ENTIRE ROOM OR ELEMENT

WC-1 — **WALL FINISH**
TYPE OF WALL FINISH BETWEEN TWO POINTS

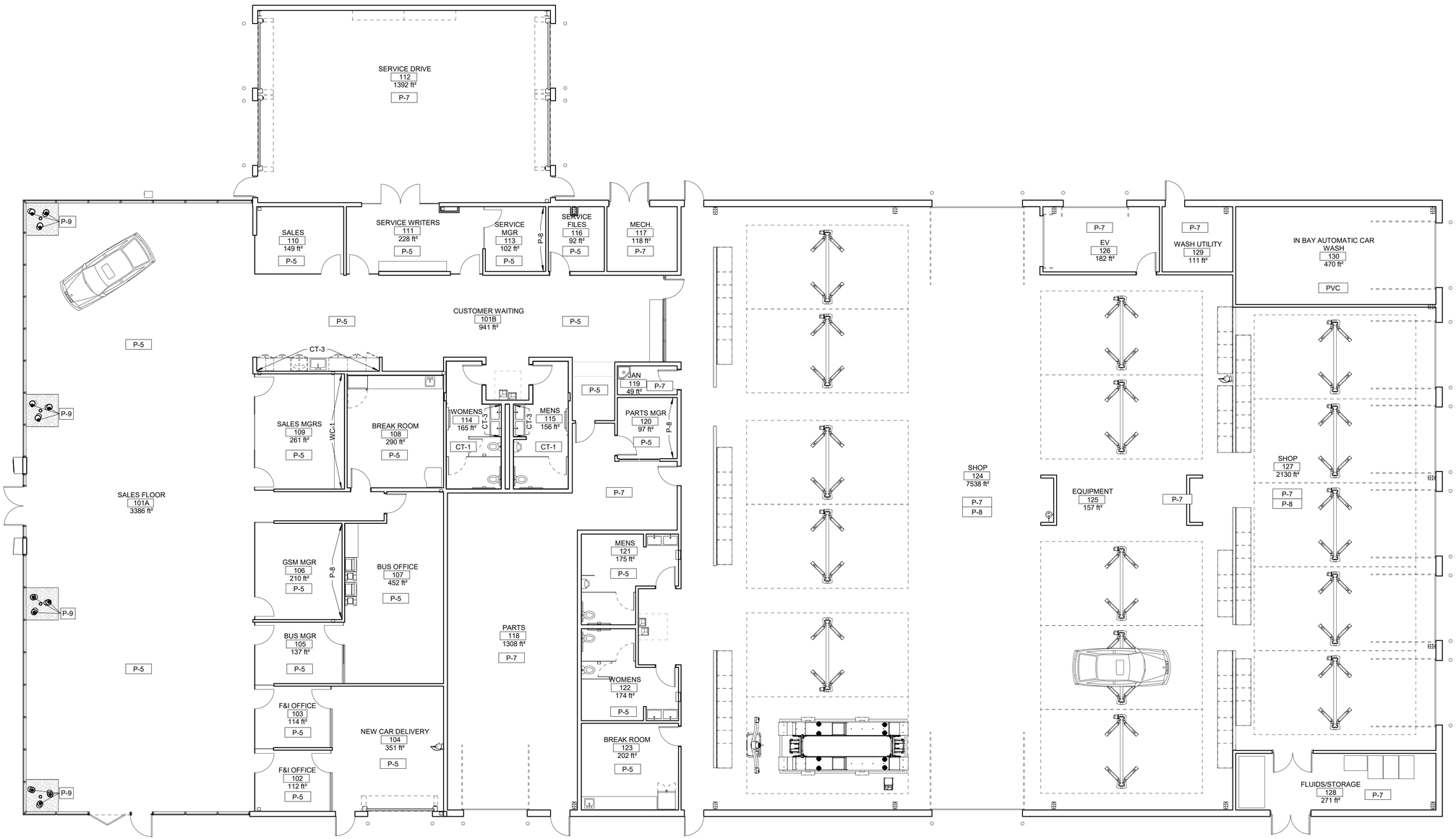
P-7 / P-8 — **WALL FINISH**
TYPE OF WALL FINISH FOR ENTIRE ROOM TOP WALL FINISH SHALL BE INSTALLED 7'-4" A.F.F. BOTTOM WALL FINISH SHALL BE INSTALLED AT 7'-4" A.F.F. AND BELOW.

1 **NOTE:** PEMB FRAME FINISHES SHALL MATCH WALL FINISHES WHERE VISIBLE

WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE EPOXY PAINT, WHERE PAINT IS APPLIED PER FINISH PLAN.

NO.	COLOR & MATERIAL SPECIFICATIONS	DESCRIPTIONS	MANUFACTURER/SUPPLIER
CT-1	SISTEM_N UNGLAZED PORCELAIN STONEWARE, 12"X24"X3/8" 1/3 STEP RUNNING BOUND (8") COLOR: SABBIA_N, FINISH: MATTE	PORCELAIN TILE	DALTILE: DONNA APCAR DONNA.APCAR@DALTILE.COM 818-303-6911 (DONNA)
CT-3	COLOR WAVE, 12"X18" RANDOM INTERLOCKING PATTERN-HORIZONTAL COLOR: WILLOW WATER, FINISH: GLOSSY #CW21	GLASS MOSAIC TILE	
WC-1	PRAGUE, 10 OZ WOVEN PERFORMANCE WALLCOVER COLOR: RAW SILK #WC13931	WALL COVERING (USE AT OWNER'S DISCRETION) (54" WIDTH, $48 PER LINEAR YARD)	KNOLL TEXTILES: 800-565-5858
PVC	PVC LINER PANEL, 16"x 12'-0" PANELS, COLOR: WHITE	PVC WALL LINER PANEL	DURAMAX 323-612-1674

NO.	COLOR & MATERIAL SPECIFICATIONS	DESCRIPTIONS	MANUFACTURER/SUPPLIER
P-5	COLOR: EXTRA WHITE #SW7006 FINISH: EGGSHELL	PAINT INTERIOR	SHERWINS WILLIAMS: 800-474-3794
P-7	COLOR: AGREEABLE GRAY #SW7029 FINISH: SEMI-GLOSS	PAINT INTERIOR	
P-8	COLOR: ANTLER VELVET #SW9111 FINISH: WATER-BASED CATALYZED EPOXY - IN OFFICES, EGGSHELL (ACRYLIC LATEX)	PAINT INTERIOR	
P-9	WATER BASED METALLIC PAINT COLOR: #ME209	PAINT INTERIOR	MODERN MASTERS: 800-942-3166



0 4' 8' 16'

WALL FINISH PLAN

1/8" = 1'-0"

A

DATE PRINTED: 3/14/2025 2:13:09 PM
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BID SET

DATE: 01-22-2025

2024-016

REVISIONS

1	CITY COMMENTS	03-14-2025

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

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STATE OF MISSOURI 01-22-2025 BRYAN FALK NUMBER A-2013000188 ARCHITECT

DRAWN BY: JES

CHECKED BY: BJF/PG

FALK ARCHITECTS

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A402

WALL FINISH PLAN

FALK ARCHITECTS INC

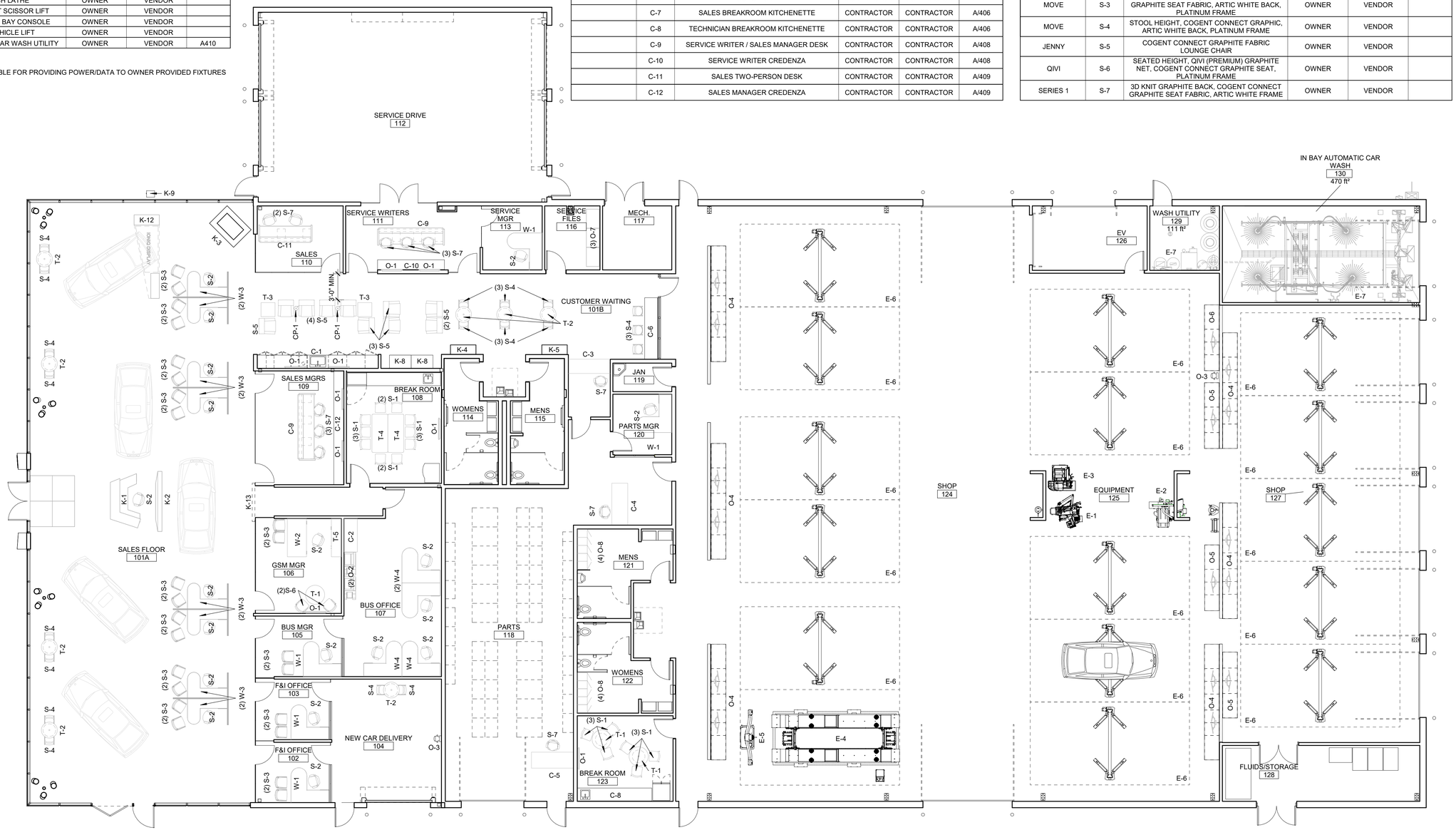
FURNITURE SCHEDULE					
PRODUCT LINE	TAG	NAME	PURCHASED BY	INSTALLED BUY	REF SHEET
INTERIOR KIT	K-1	RECEPTION DESK AND EXTENSION*	OWNER	OWNER	
INTERIOR KIT	K-2	BRAND WALL	OWNER	OWNER	
INTERIOR KIT	K-3	FREE STANDING DISPLAY	OWNER	OWNER	
INTERIOR KIT	K-4	PRODUCT INFORMATION KIT	OWNER	OWNER	
INTERIOR KIT	K-5	MERCHANDISE KIT	OWNER	OWNER	
INTERIOR KIT	K-6	NON-LIT FABRIC GRAPHIC KIT	OWNER	OWNER	
INTERIOR KIT	K-7	WALL POSTER HOLDER	OWNER	OWNER	
INTERIOR KIT	K-8	BUILT-IN ACCESSORY DISPLAY	OWNER	OWNER	
INTERIOR KIT	K-9	KEY DROPBOX	OWNER	CONTRACTOR	
INTERIOR KIT	K-10	SALES PLEDGE PLAQUE	OWNER	OWNER	
INTERIOR KIT	K-11	SERVICE PLEDGE PLAQUE	OWNER	OWNER	
INTERIOR KIT	K-12	IONIQ DISPLAY*	OWNER	OWNER	
INTERIOR KIT	K-13	ILLUMINATED GRAPHIC*	OWNER	OWNER	
	E-1	TIRE CHANGER	OWNER	VENDOR	
	E-2	WHEEL BALANCER	OWNER	VENDOR	
	E-3	BENCH LATHE	OWNER	VENDOR	
	E-4	ALIGNMENT SCISSOR LIFT	OWNER	VENDOR	
	E-5	ALIGNMENT BAY CONSOLE	OWNER	VENDOR	
	E-6	10K VEHICLE LIFT	OWNER	VENDOR	
	E-7	CAR WASH / CAR WASH UTILITY	OWNER	VENDOR	A410

NOTE:
* - INDICATES CONTRACTOR RESPONSIBLE FOR PROVIDING POWER/DATA TO OWNER PROVIDED FIXTURES

NOTES:
- ALL FURNITURE IS TO BE PROVIDED WITH ONLY GDSI 2.0 MANUFACTURER AND SPECIFICATIONS
- ALL FIXED EQUIPMENT, RACKING, AND TOOL CABINETS SHALL BE BLACK PER GDSI 2.0 DESIGN MANUAL

FURNITURE SCHEDULE					
PRODUCT LINE	TAG	NAME	PURCHASED BY	INSTALLED BUY	REF SHEET
THREAD	CP-1	PLATINUM METALIC POWER ACCESS	OWNER	VENDOR	
	O-1	TELEVISION MONITOR	OWNER	CONTRACTOR	
	O-2	COPY/ FAX MACHINE PRINTER	OWNER	OWNER	
	O-3	CHARGEPOINT LEVEL-2 AC CHARGER #CPF50	OWNER	CONTRACTOR	
SURETECH	O-4	SURETECH MODULE SYSTEM DOUBLE BENCH	OWNER	OWNER	
SURETECH	O-5	SURETECH MODULE SYSTEM SINGLE BENCH	OWNER	OWNER	
SURETECH	O-6	SURETECH MODULE SYSTEM SINGLE EV BENCH	OWNER	OWNER	
	O-7	FILE CABINETS	OWNER	OWNER	
	O-8	LOCKERS	CONTRACTOR	CONTRACTOR	A/405
	C-1	COFFEE BAR	CONTRACTOR	CONTRACTOR	A/407
	C-2	FAX ROOM CABINET	CONTRACTOR	CONTRACTOR	A/406
	C-3	PARTS DESK - RETAIL COUNTER	CONTRACTOR	CONTRACTOR	A/406
	C-4	PARTS DESK - MECHANIC COUNTER	CONTRACTOR	CONTRACTOR	A/406
	C-5	PARTS DESK - WHOLESALE COUNTER	CONTRACTOR	CONTRACTOR	A/406
	C-6	LOUNGE CAFE	CONTRACTOR	CONTRACTOR	A/407
	C-7	SALES BREAKROOM KITCHENETTE	CONTRACTOR	CONTRACTOR	A/406
	C-8	TECHNICIAN BREAKROOM KITCHENETTE	CONTRACTOR	CONTRACTOR	A/406
	C-9	SERVICE WRITER / SALES MANAGER DESK	CONTRACTOR	CONTRACTOR	A/408
	C-10	SERVICE WRITER CREDENZA	CONTRACTOR	CONTRACTOR	A/408
	C-11	SALES TWO-PERSON DESK	CONTRACTOR	CONTRACTOR	A/409
	C-12	SALES MANAGER CREDENZA	CONTRACTOR	CONTRACTOR	A/409

FURNITURE SCHEDULE					
PRODUCT LINE	TAG	NAME	PURCHASED BY	INSTALLED BUY	REF SHEET
GROUP WORK	T-1	36" ROUND, SEATED HEIGHT, GRAPHITE WALNUT LAMINATE, ARTIC WHITE BASE	OWNER	VENDOR	
SIMPLE TABLE	T-2	STOOL HEIGHT, GRAPHITE WALNUT LAMINATE, ARTIC WHITE BASE	OWNER	VENDOR	
JENNY	T-3	COFFEE TABLE, ARTIC WHITE LAMINATE, ALUMINUM LEGS	OWNER	VENDOR	
SIMPLE TABLE	T-4	4 LEG, SEATED HEIGHT,GRAPHIC WALNUT LAMINATE, ARTIC WHITE LEGS	OWNER	VENDOR	
CURRENCY	T-5	CURRENCY ENHANCED 5 DOOR CREDENZA, COOL GRAY PANEL, OVERHEAD CABINET	OWNER	VENDOR	
ANSWER	W-1	L-SHAPE, GRAPHITE WALNUT LAMINATE, ARTIC WHITE PAINT	OWNER	VENDOR	
CURRENCY	W-2	PEDESTAL, GRAPHITE WALNUT LAMINATE, 36X72	OWNER	VENDOR	
ANSWER	W-3	SALES STATION, ARTIC WHITE PAINT, GRAPHITE WALNUT LAMINATE, COOL GRAY LATCH PANEL	OWNER	VENDOR	
ANSWER	W-4	L SHAPE, GRAPHITE WALNUT LAMINATE, ARTIC WHITE PAINT	OWNER	VENDOR	
MOVE	S-1	SEAT HEIGHT, MIDNIGHT SEAT PLASTIC, PLATINUM LEGS	OWNER	VENDOR	
SERIES 1	S-2	SEATED HEIGHT, 3D KNIT GRAPHITE, COGENT CONNECT GRAPHITE SEAT FABRIC, ARTIC WHITE FRAME	OWNER	VENDOR	
MOVE	S-3	SEATED HEIGHT, COGENT CONNECT GRAPHITE SEAT FABRIC, ARTIC WHITE BACK, PLATINUM FRAME	OWNER	VENDOR	
MOVE	S-4	STOOL HEIGHT, COGENT CONNECT GRAPHIC, ARTIC WHITE BACK, PLATINUM FRAME	OWNER	VENDOR	
JENNY	S-5	COGENT CONNECT GRAPHITE FABRIC LOUNGE CHAIR	OWNER	VENDOR	
QIVI	S-6	SEATED HEIGHT, QIVI (PREMIUM) GRAPHITE NET, COGENT CONNECT GRAPHITE SEAT, PLATINUM FRAME	OWNER	VENDOR	
SERIES 1	S-7	3D KNIT GRAPHITE BACK, COGENT CONNECT GRAPHITE SEAT FABRIC, ARTIC WHITE FRAME	OWNER	VENDOR	



0 4' 8' 16'

FURNITURE PLAN
1/8" = 1'-0"

A

BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED.

STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: PDM

CHECKED BY: BJF/PG

FALK ARCHITECTS

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A403

FURNITURE PLAN

FALK ARCHITECTS INC

DATE PRINTED: 1/22/2025 8:13:55 AM
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NOTES:
- ELEVATIONS, DIMENSIONS AND FINISHES FOR ROOM 116 ARE SIMILAR AND REVERSE TO ELEVATIONS, DIMENSIONS AND FINISHES IN ROOM 114
- REF MEP FOR FIXTURE SPECIFICATIONS AND DETAILS
- REF A401 FOR FLOOR FINISHES

ACCESSORY SCHEDULE

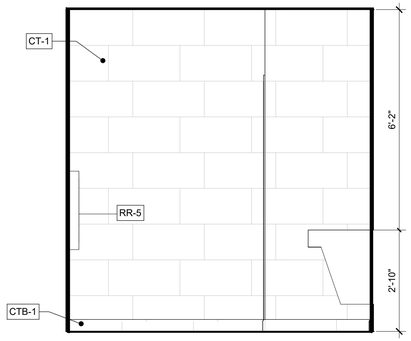
TAG	FIXTURE	DESCRIPTION	PRODUCT NUMBER
RR-1	TOILET PARTITIONS, BRADLEY MILLS	FINISH: BRUSHED STAINLESS STEEL, CHROME ZAMAC HARDWARE	SERIES 500 (FLOOR BRACED)
RR-2	RECESSED PAPER TOWEL DISPENSER, BOBRICK	FINISH: STAINLESS STEEL	CONTURA B43944
RR-3	TOILET TISSUE DISPENSER, BOBRICK	FINISH: STAINLESS STEEL	CONTURA B4288
RR-4	GRAB BARS, BOBRICK	FINISH: SATIN	B6897
RR-5	BABY CHANGING STATION, KOALA	FINISH: SATIN STAINLESS STEEL	KB110-SSWM
RR-6	BACKLIT MIRROR, BOBRICK	FINISH: MATTE BLACK	B-167 2436.MBLK

WALL FINISHES SYMBOL LEGENDS

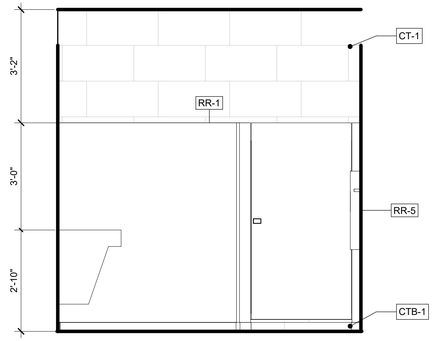
CT-1 — **WALL FINISHES** TYPE OF WALL FINISH FOR ENTIRE ROOM OR ELEMENT

CT-3 — **WALL FINISH** TYPE OF WALL FINISH BETWEEN TWO POINTS

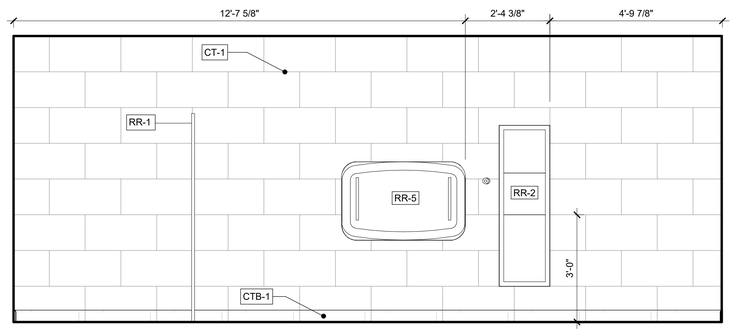
NO.	COLOR & MATERIAL SPECIFICATIONS	DESCRIPTIONS	MANUFACTURER/SUPPLIER
P-10	MINWAX PERFORMANCE SERIES COLOR: "TOASTED BARREL" #MW405	INTERIOR WOOD STAIN	SHERWINS WILLIAMS: 800-474-3794
CT-1	SISTEM_N UNGLAZED PORCELAIN STONEWARE, 12"X24"X3/8" 1/3 STEP RUNNING BOUND (8") COLOR: SABBIA_N, FINISH: MATTE	PORCELAIN TILE	DALTILE: 818-303-6911
CT-3	COLOR WAVE, 12"X18" RANDOM INTERLOCKING PATTERN-HORIZONTAL COLOR: WILLOW WATER, FINISH: GLOSSY #CW21	GLASS MOSAIC TILE	
CTB-1	SISTEM_N UNGLAZED PORCELAIN STONEWARE, 3"X24" BULLNOSE, COLOR: TO MATCH SABBIA_N	CERAMIC TILE BASE BULLNOSE	



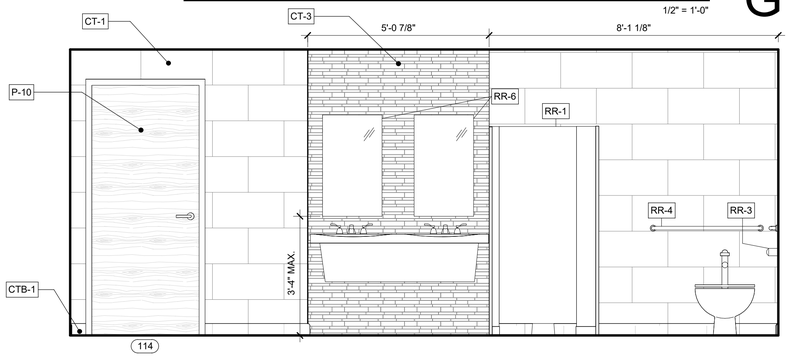
CUSTOMER - WOMEN'S RESTROOM WEST I
1/2" = 1'-0"



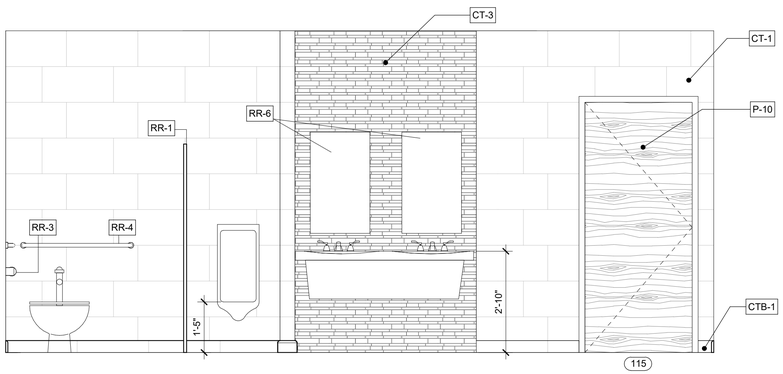
CUSTOMER - WOMEN'S RESTROOM EAST H
1/2" = 1'-0"



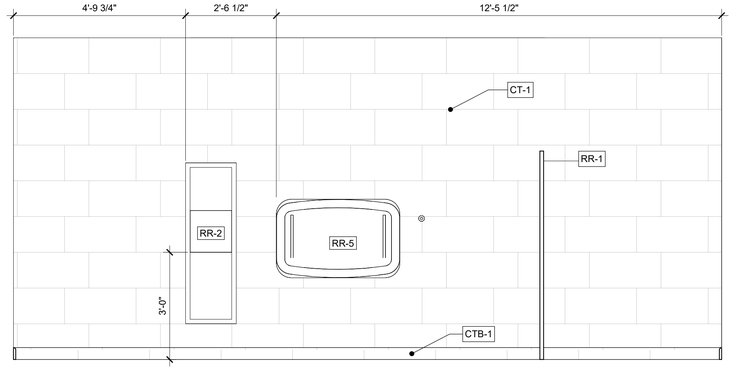
CUSTOMER - WOMEN'S RESTROOM SOUTH G
1/2" = 1'-0"



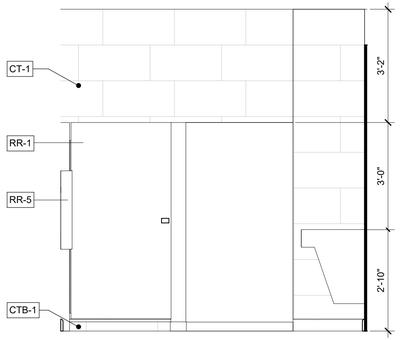
CUSTOMER - WOMEN'S RESTROOM NORTH F
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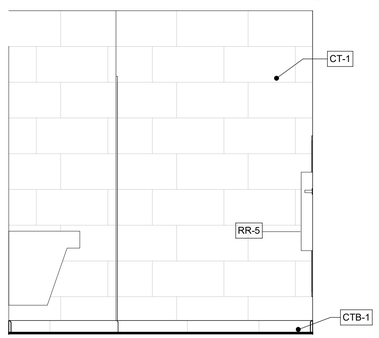
CUSTOMER - MEN'S RESTROOM SOUTH E
1/2" = 1'-0"



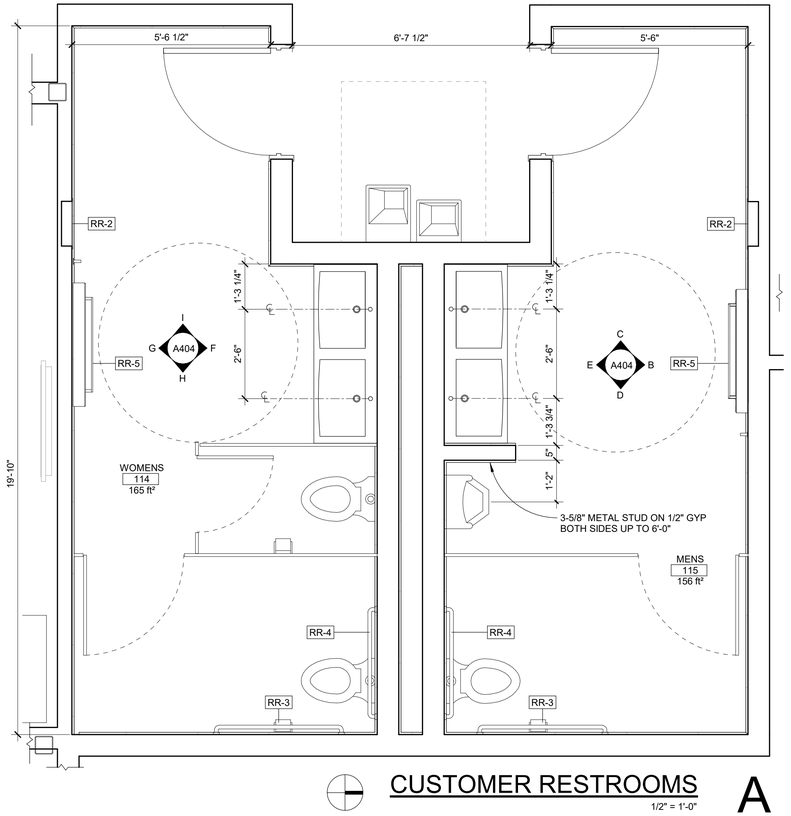
CUSTOMER - MEN'S RESTROOM NORTH B
1/2" = 1'-0"



CUSTOMER - MEN'S RESTROOM EAST D
1/2" = 1'-0"



CUSTOMER - MEN'S RESTROOM WEST C
1/2" = 1'-0"



CUSTOMER RESTROOMS A
1/2" = 1'-0"

BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED.

STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: JES

CHECKED BY: BJF

FALK ARCHITECTS

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ENLARGED BATHROOM PLANS

FALK ARCHITECTS INC

DATE PRINTED: 1/22/2025 8:13:59 AM
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ACCESSORY SCHEDULE			
TAG	**FIXTURE**	**DESCRIPTION**	**PRODUCT NUMBER**
RR-1	TOILET PARTITIONS, BRADLEY MILLS	FINISH: BRUSHED STAINLESS STEEL, CHROME ZAMAC HARDWARE	SERIES 500 (FLOOR BRACED)
RR-2	RECESSED PAPER TOWEL DISPENSER, BOBRICK	FINISH: STAINLESS STEEL	CONTURA B43944
RR-3	TOILET TISSUE DISPENSER, BOBRICK	FINISH: STAINLESS STEEL	CONTURA B4288
RR-4	GRAB BARS, BOBRICK	FINISH: SATIN	B6897
RR-5	BABY CHANGING STATION, KOALA	FINISH: SATIN STAINLESS STEEL	KB110-SSWM
RR-6	BACKLIT MIRROR, BOBRICK	FINISH: MATTE BLACK	B-167 2436.MBLK

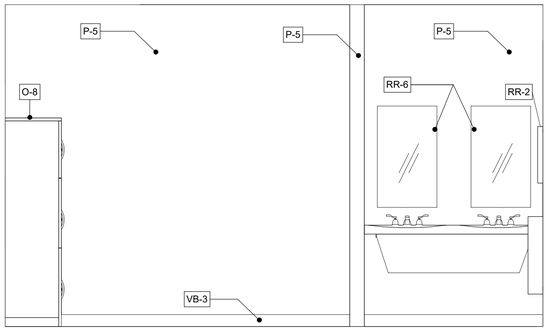
WALL FINISHES SYMBOL LEGENDS

CT-1 — **WALL FINISHES** TYPE OF WALL FINISH FOR ENTIRE ROOM OR ELEMENT

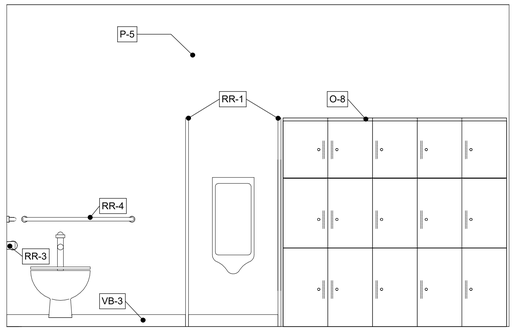
CT-3 — **WALL FINISH** TYPE OF WALL FINISH BETWEEN TWO POINTS

NO.	COLOR & MATERIAL SPECIFICATIONS	DESCRIPTIONS	MANUFACTURER/SUPPLIER
P-5	COLOR: EXTRA WHITE #SW7006 FINISH: EGGSHELL	PAINT INTERIOR	SHERWINS WILLIAMS: 800-474-3794
P-7	COLOR: AGREEABLE GRAY #SW7029 FINISH: SEMI-GLOSS	PAINT INTERIOR	
VB-3	EDGE (TYPE TV) 4" COVE BASE COLOR: NIGHT BLACK #901 WITH PREFORMED CORNERS	VINYL BASE	MANNINGTON: 888-241-2262

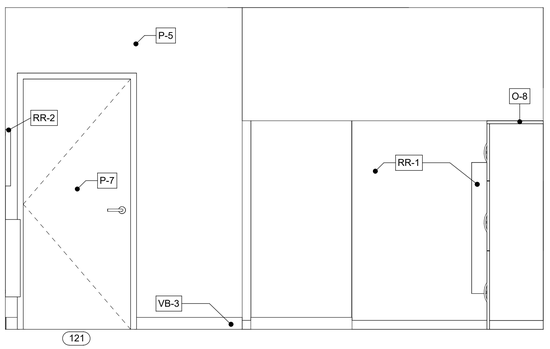
NOTES:
- ELEVATIONS, DIMENSIONS AND FINISHES FOR ROOM 116 ARE SIMILAR AND REVERSE TO ELEVATIONS, DIMENSIONS AND FINISHES IN ROOM 114
- REF MEP FOR FIXTURE SPECIFICATIONS AND DETAILS
- REF A401 FOR FLOOR FINISHES



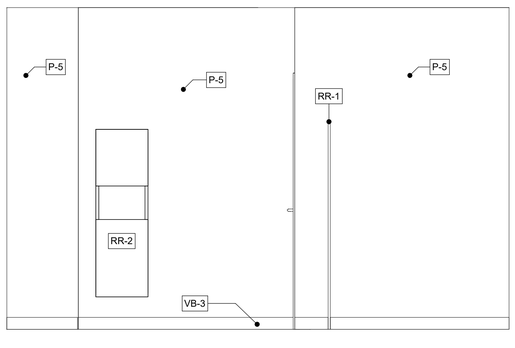
MENS TECHNICIAN RESTROOM WEST E
1/2" = 1'-0"



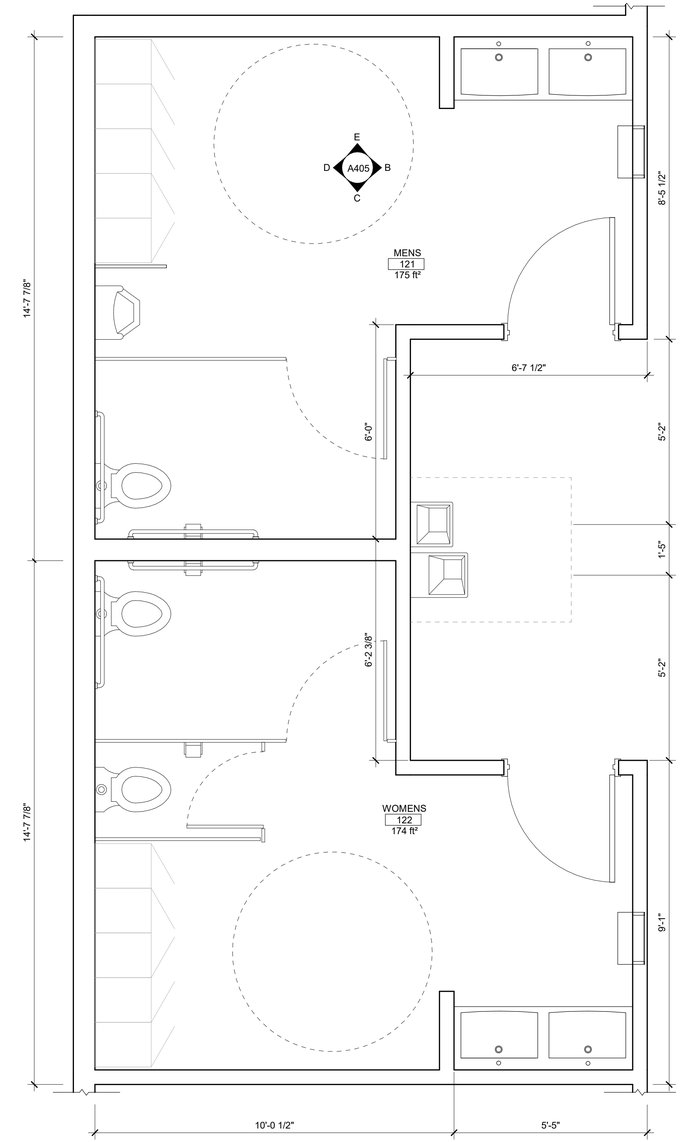
MENS TECHNICIAN RESTROOM SOUTH D
1/2" = 1'-0"



MENS TECHNICIAN RESTROOM EAST C
1/2" = 1'-0"



MENS TECHNICIAN RESTROOM NORTH B
1/2" = 1'-0"



TECHNICIAN RESTROOMS A
1/2" = 1'-0"

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LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

BID SET

DATE: 01-22-2025

2024-016

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STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: PDM

CHECKED BY: BJF

FALK ARCHITECTS

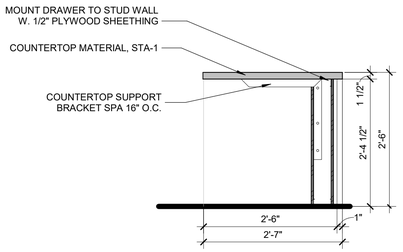
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A405

ENLARGED BATHROOM PLANS

FALK ARCHITECTS INC

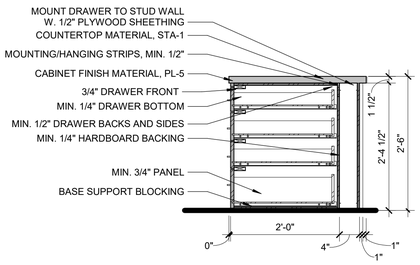
NO.	LOCATION	COLOR & MATERIAL SPECIFICATIONS	DESCRIPTIONS	MANUFACTURER/SUPPLIER
		MILLWORK		
PL-1	MILLWORK: NON CUSTOMER - FACING AREAS	SOLID COLORS COLOR: WHITE #949C-58 FINISH: MATE	PLASTIC LAMINATE	FORMICA CORPORATION 800-367-6422
PL-5	MILLWORK FRONT PANELS, INTERIOR DOORS	BROWN WOOD COLOR: SILVER RIFTWOOD	PLASTIC LAMINATE	
PL-6	MILLWORK BASE AND NON CUSTOMER FACING AREAS	SOLID COLORS COLOR: #8244 NIGHT FOREST	PLASTIC LAMINATE	
SS-1	COUNTERTOPS: CUSTOMER FACING AREAS	PENCIL ROUND EDGE PROFILE COLOR: DESIGNER WHITE	SOLID SURFACE	DUPONT CORIAN 888-889-5990
SS-2	COUNTERTOPS: NON CUSTOMER - FACING AREAS	COLOR: DOVE PENCIL ROUND EDGE PROFILE	SOLID SURFACE	
STA-1	MECHANICAL DESK COUNTERS	1 1/2" THICK STAINLESS STEEL COUNTERTOPS	STAINLESS STEEL	JOHN BOOS & CO. 833-431-2667



PARTS DESKS OPEN SECTION

3/4" = 1'-0"

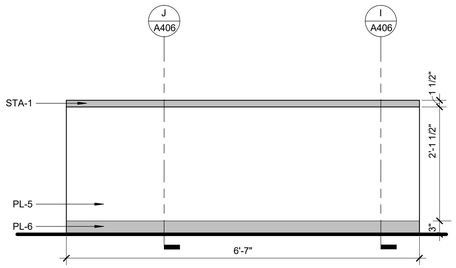
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PARTS DESKS DRAWER SECTION

3/4" = 1'-0"

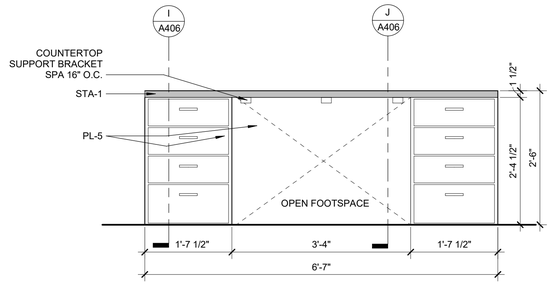
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PARTS DESKS FRONT ELEVATION

3/4" = 1'-0"

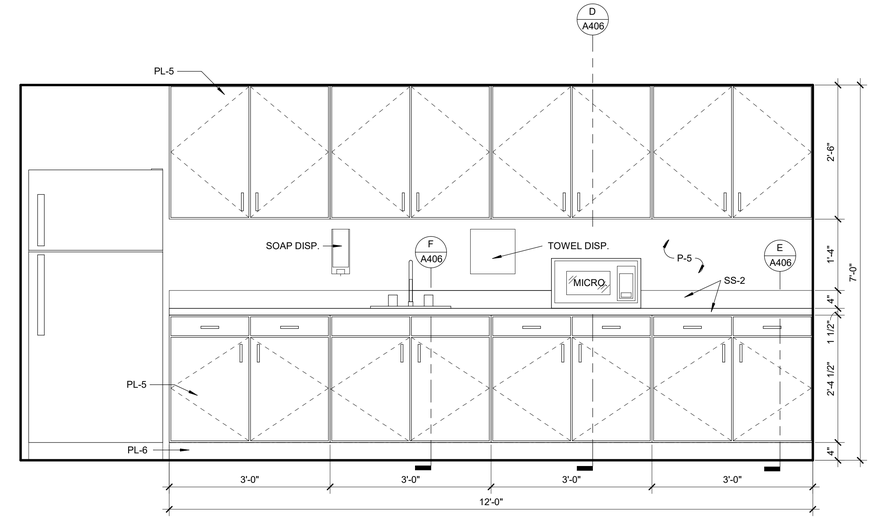
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PARTS DESKS BACK ELEVATION

3/4" = 1'-0"

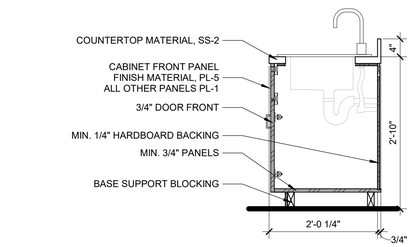
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SALES BREAK ROOM

3/4" = 1'-0"

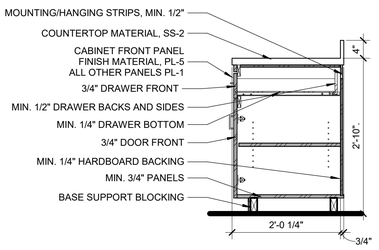
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STANDARD SINK CABINET, SECT.

3/4" = 1'-0"

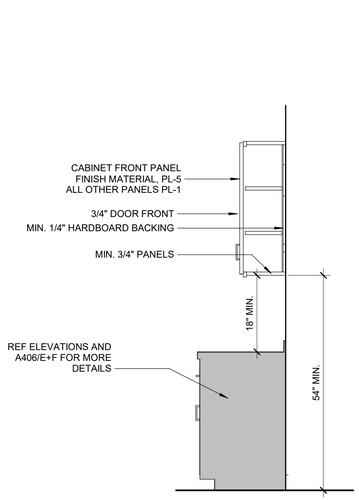
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STANDARD BASE CABINET, SECT.

3/4" = 1'-0"

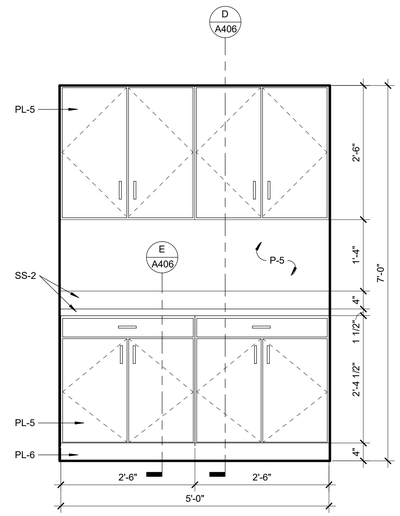
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TYP CASEWORK SECT.

3/4" = 1'-0"

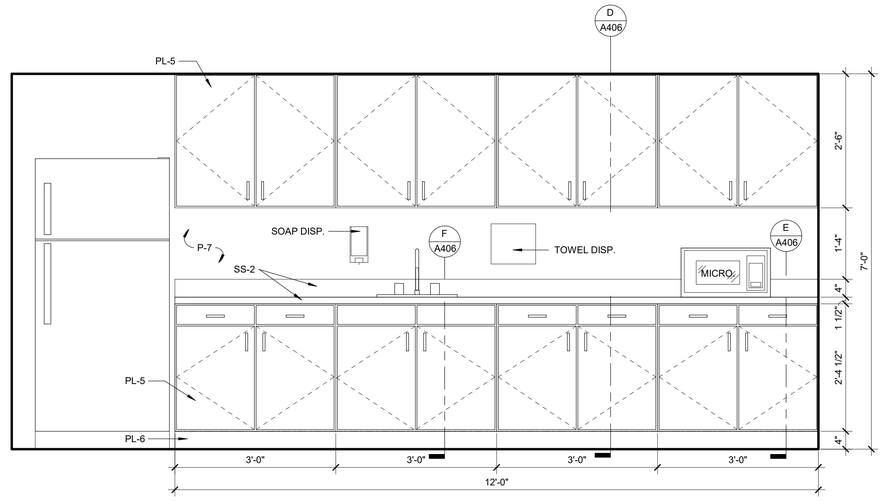
D



FAX ROOM

3/4" = 1'-0"

B



TECHNICIAN BREAK ROOM

3/4" = 1'-0"

A

BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED.

STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: PDM

CHECKED BY: BJF

FALK ARCHITECTS

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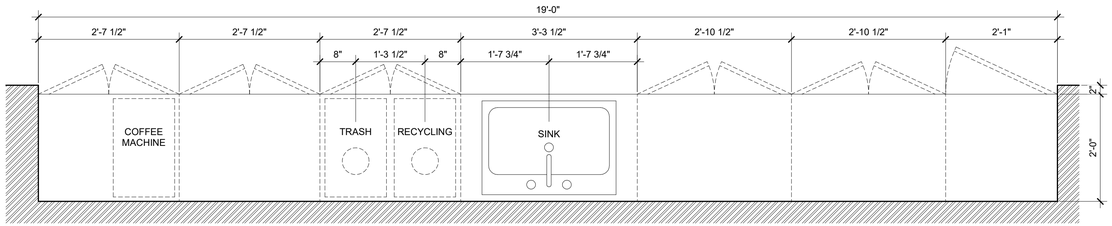
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CASEWORK ELEVATIONS AND DETAILS

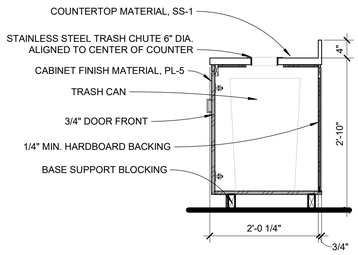
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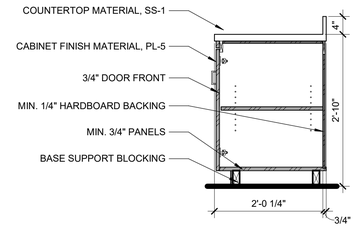
NO.	LOCATION	COLOR & MATERIAL SPECIFICATIONS	DESCRIPTIONS	MANUFACTURER/SUPPLIER
		MILLWORK		
PL-1	MILLWORK: NON CUSTOMER - FACING AREAS	SOLID COLORS COLOR: WHITE #949C-58 FINISH: MATE	PLASTIC LAMINATE	FORMICA CORPORATION 800-367-6422
PL-5	MILLWORK FRONT PANELS, INTERIOR DOORS	BROWN WOOD COLOR: SILVER RIFTWOOD	PLASTIC LAMINATE	
PL-6	MILLWORK BASE AND NON CUSTOMER FACING AREAS	SOLID COLORS COLOR: #8244 NIGHT FOREST	PLASTIC LAMINATE	
SS-1	COUNTERTOPS: CUSTOMER FACING AREAS	PENCIL ROUND EDGE PROFILE COLOR: DESIGNER WHITE	SOLID SURFACE	DUPONT CORIAN 888-889-5990
SS-2	COUNTERTOPS: NON CUSTOMER - FACING AREAS	COLOR: DOVE PENCIL ROUND EDGE PROFILE	SOLID SURFACE	
STA-1	MECHANICAL DESK COUNTERS	1 1/2" THICK STAINLESS STEEL COUNTERTOPS	STAINLESS STEEL	JOHN BOOS & CO. 833-431-2667



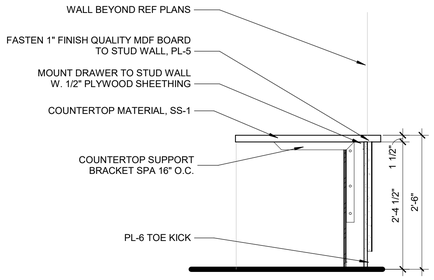
CUSTOMER LOUNGE PLAN K
3/4" = 1'-0"



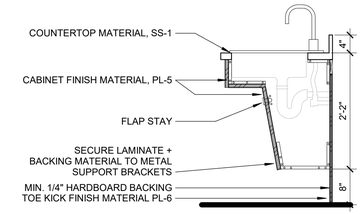
CUSTOMER LOUNGE TRASH CASEWORK F
3/4" = 1'-0"



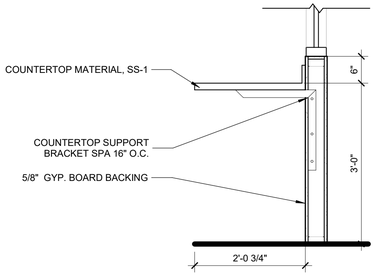
CUSTOMER LOUNGE CASEWORK, TYP. E
3/4" = 1'-0"



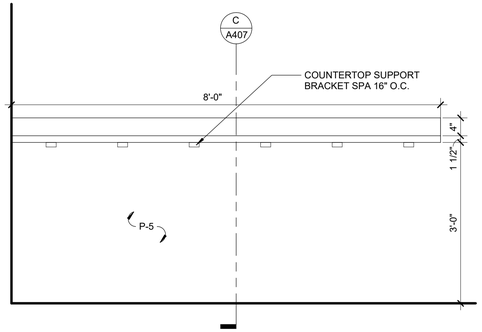
RETAIL DESK OPEN SECT. J
3/4" = 1'-0"



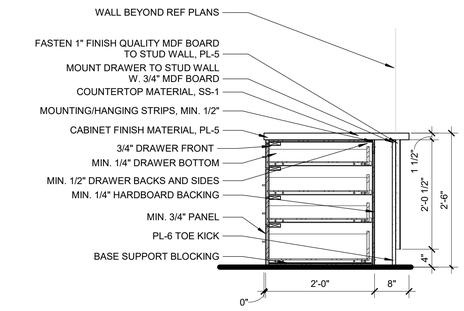
CUSTOMER LOUNGE SINK CABINET D
3/4" = 1'-0"



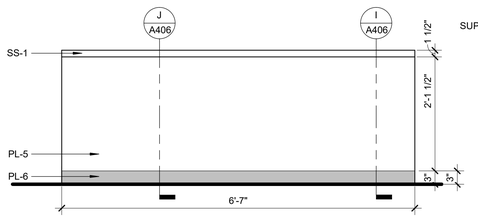
LOUNGE CAFE COUNTERTOP, TYP. C
3/4" = 1'-0"



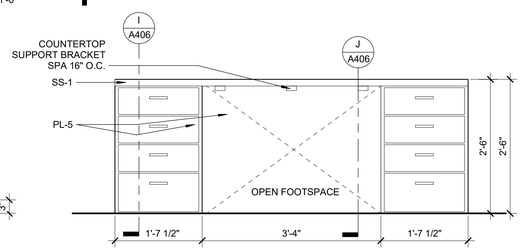
LOUNGE CAFE B
3/4" = 1'-0"



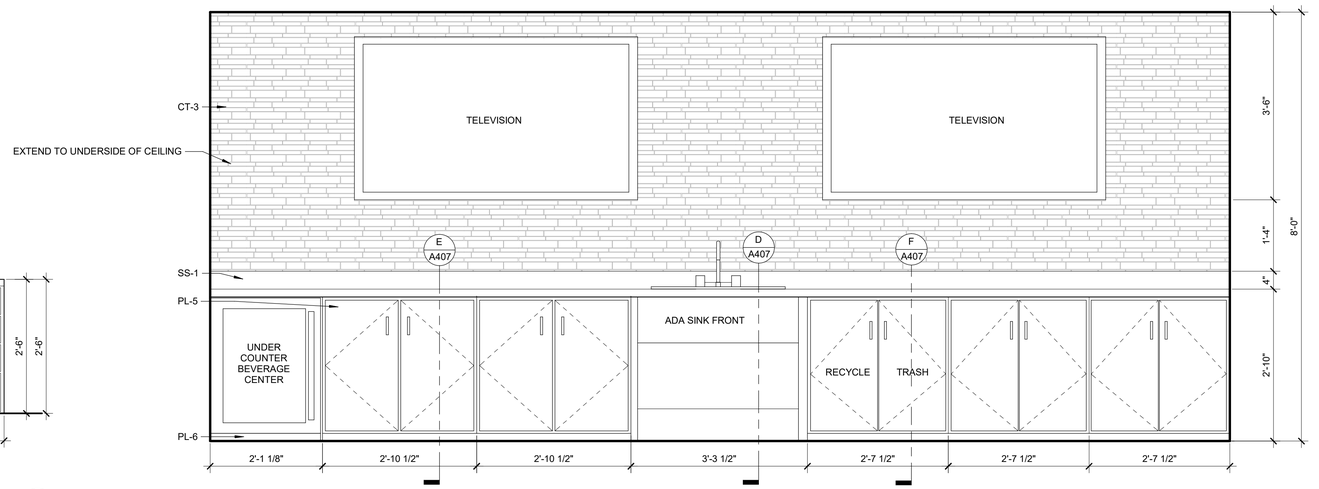
RETAIL DESK DRAWER SECT. I
3/4" = 1'-0"



RETAIL DESK FRONT ELEV. H
3/4" = 1'-0"



RETAIL DESK REAR ELEV. G
3/4" = 1'-0"



CUSTOMER LOUNGE A
3/4" = 1'-0"

BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

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01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: PDM

CHECKED BY: BJF

FALK ARCHITECTS

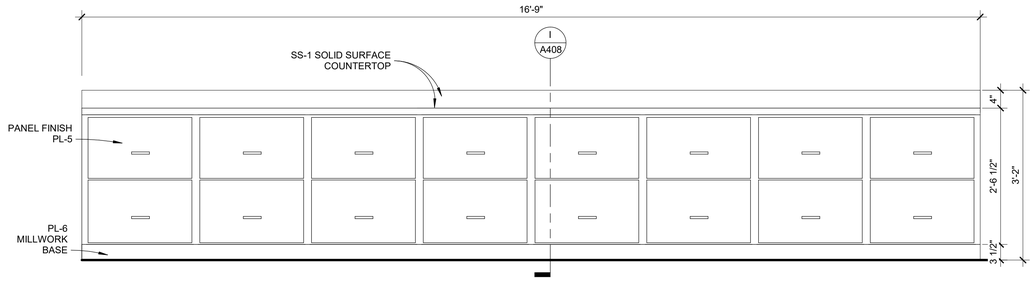
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A407

CASEWORK ELEVATIONS AND DETAILS

FALK ARCHITECTS INC

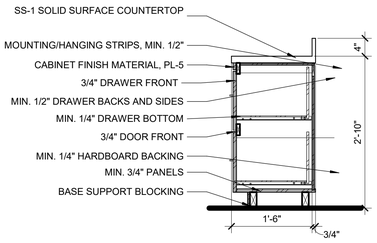
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SALES MANAGER CREDENZA FRONT ELEVATION

3/4" = 1'-0"

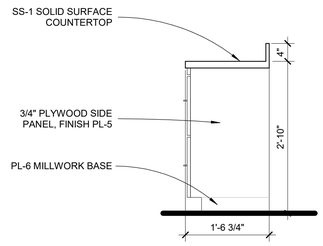
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SERVICE WRITER / SALES MANAGER CREDENZA SECTION

3/4" = 1'-0"

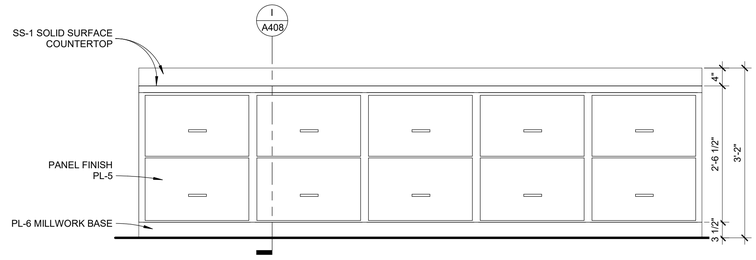
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SERVICE WRITER CREDENZA SIDE ELEVATION

3/4" = 1'-0"

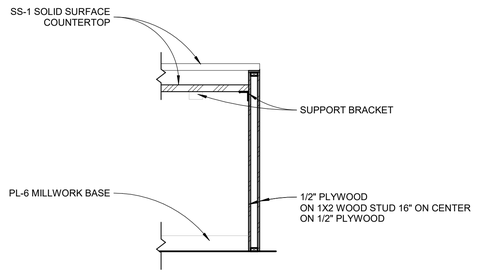
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SERVICE WRITER CASEWORK FRONT ELEVATION

3/4" = 1'-0"

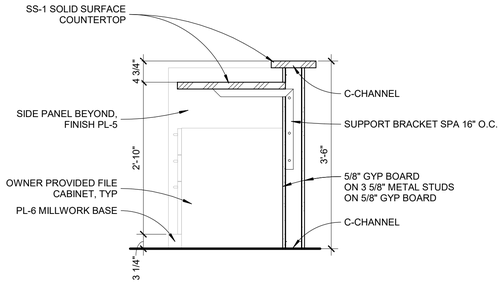
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SALES / SERVICE COUNTER PANEL SECTION

3/4" = 1'-0"

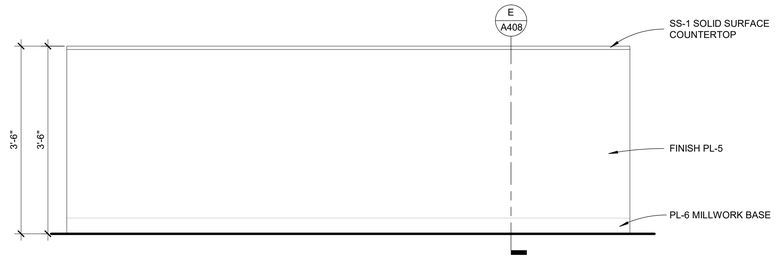
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SALES / SERVICE COUNTER SECTION

3/4" = 1'-0"

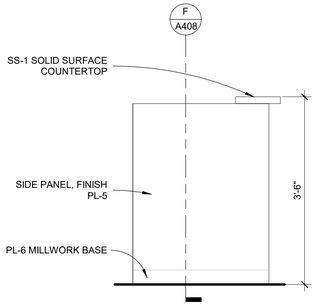
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SALES / SERVICE COUNTER FRONT ELEVATION

3/4" = 1'-0"

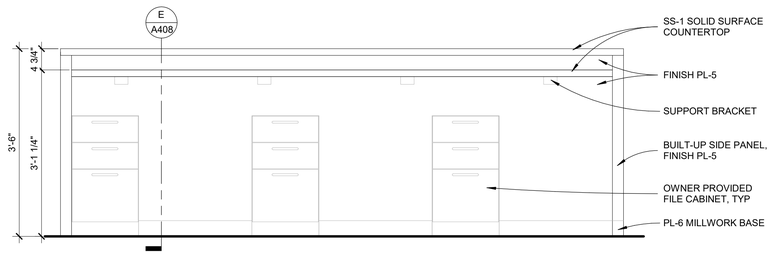
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SALES / SERVICE COUNTER SIDE ELEVATION

3/4" = 1'-0"

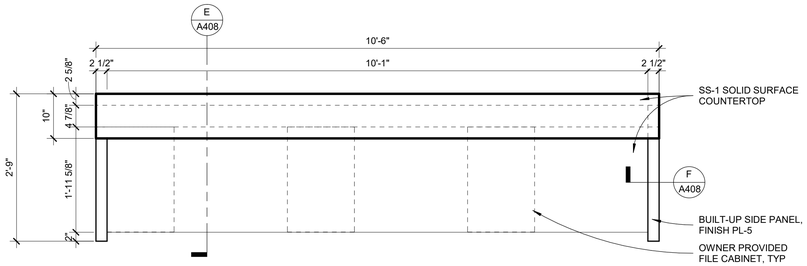
C



SALES / SERVICE COUNTER BACK ELEVATION

3/4" = 1'-0"

B



SALES / SERVICE COUNTER PLAN VIEW

3/4" = 1'-0"

A

BID SET

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2024-016

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01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
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DRAWN BY: PDM

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FALK ARCHITECTS

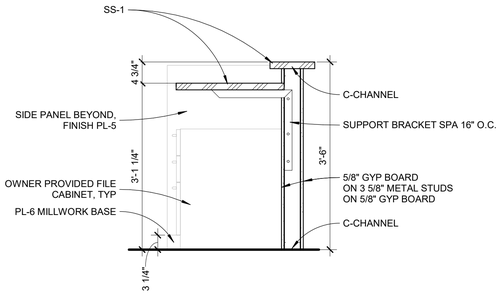
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A408

CASEWORK ELEVATIONS AND DETAILS

FALK ARCHITECTS INC

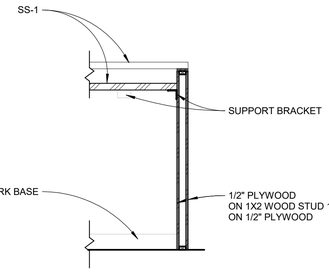
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SALES 2 PERSON DESK SECTION

3/4" = 1'-0"

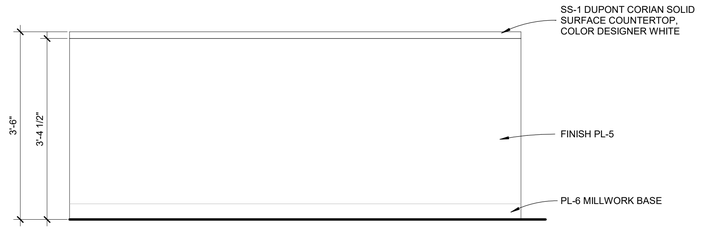
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SALES 2 PERSON DESK PANEL SECTION

3/4" = 1'-0"

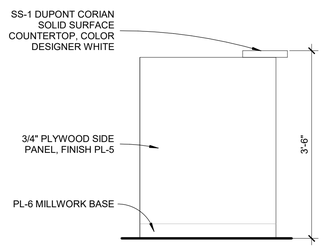
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SALES 2 PERSON DESK FRONT ELEVATION

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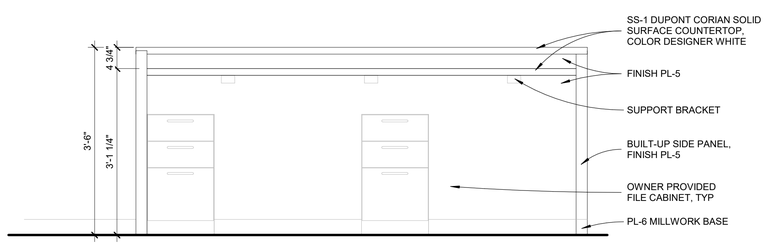
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SALES 2 PERSON DESK SIDE ELEVATION

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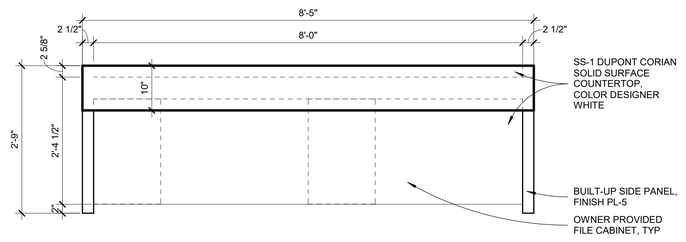
C



SALES 2 PERSON DESK REAR ELEVATION

3/4" = 1'-0"

B



SALES 2 PERSON DESK PLAN VIEW

3/4" = 1'-0"

A

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DRAWN BY: JES

CHECKED BY: BJF

FALK ARCHITECTS

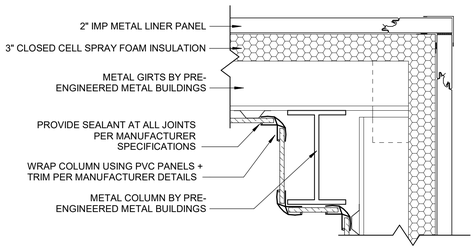
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A409

CASEWORK ELEVATIONS AND DETAILS

FALK ARCHITECTS INC

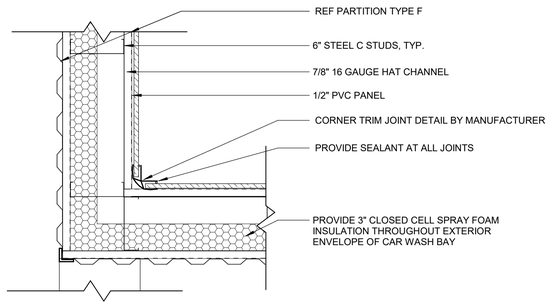
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EXTERIOR WALL- C

1 1/2" = 1'-0"

F



ENLARGED WASH BAY PLAN - Callout 1

1 1/2" = 1'-0"

C

SCOPE OF WORK FOR CAR WASH BAY:

WATERPROOFING:
- GC IS RESPONSIBLE FOR ENSURING COMPLETE WATERPROOFING OF THE ENTIRE BAY ENVELOPE THIS INCLUDES WALLS, FLOORS, CEILING, AND ALL PENETRATIONS
- WATERPROOFING MUST MEET OR EXCEED INDUSTRY STANDARDS FOR HIGH-MOISTURE ENVIRONMENTS
- THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT THE GROWTH OF ALGAE, MOSS, MOLD, OR MILDEW IN THE CAR WASH TO THE GREATEST EXTENT FEASIBLE.
- GC ENSURES ALL ELECTRICAL SYSTEMS ARE PROPERLY SEALED AND WATERPROOFED

STRUCTURAL INTEGRITY:
- GC GUARANTEES THE STRUCTURAL SOUNDNESS OF THE BAY AGAINST WATER DAMAGE AND PRESSURE
- THIS INCLUDES REINFORCEMENT OF WALLS, FLOORS, AND CEILING AS NECESSARY
- DESIGN MUST ACCOUNT FOR CONSTANT EXPOSURE TO WATER AND CLEANING CHEMICALS

SIGNAGE:
- CONTRACTOR SHALL PROVIDE SIGNAGE INDICATING OVERHEAD DOOR MUST REMAIN OPEN DURING OPERATION AND OCCUPANCY OF THIS SPACE.

DRAINAGE SYSTEMS:
- GC IS RESPONSIBLE FOR PROPER DESIGN AND INSTALLATION OF ALL DRAINAGE SYSTEMS, THIS INCLUDES FLOOR SLOPES, TRENCH DRAINS, AND CONNECTIONS TO MAIN SEWER LINES
- SYSTEMS MUST HANDLE MAXIMUM WATER OUTPUT FROM CARWASH EQUIPMENT, COORDINATE WITH OWNER PROVIDED CAR WASH EQUIPMENT VENDOR.

SEALANTS AND COATINGS:
- GC TO APPLY APPROPRIATE SEALANTS AND COATINGS TO ALL SURFACES
- MATERIALS USED MUST BE RESISTANT TO WATER, CHEMICALS, AND WEAR

DOORS AND WINDOWS:
- GC ENSURES ALL OPENINGS ARE PROPERLY SEALED AND WATERPROOFED
- INCLUDES WEATHERSTRIPPING, FLASHING, AND APPROPRIATE MATERIALS FOR WET ENVIRONMENTS

EXPANSION JOINTS:
- GC IS RESPONSIBLE FOR PROPER INSTALLATION OF EXPANSION JOINTS
- JOINTS MUST BE WATERPROOF AND ABLE TO WITHSTAND CONSTANT MOISTURE EXPOSURE

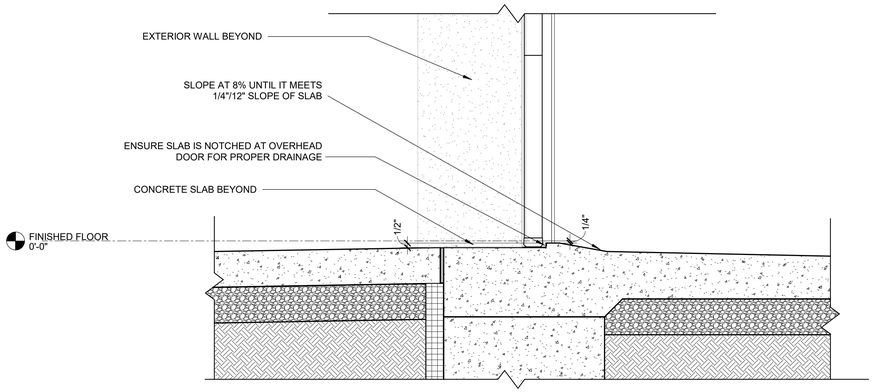
QUALITY CONTROL:
- GC TO CONDUCT THOROUGH TESTING OF ALL WATERPROOFING MEASURES
- DOCUMENTATION OF ALL WATERPROOFING PROCESSES AND MATERIALS TO BE PROVIDED

WARRANTY:
- GC TO PROVIDE WARRANTY FOR THE ENVELOPE'S WATERPROOFING AND STRUCTURAL INTEGRITY
- WARRANTY SHOULD COVER 5-10 YEARS

APPLICATOR QUALIFICATIONS:
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF THE ROOM, SHALL HAVE MINIMUM OF 2 PREVIOUS PROJECTS OF A SIMILAR TYPE I.E. CAR WASHES.

SUBMITTALS:
- CONTRACTOR SHALL PROVIDE ARCHITECT WITH SUBMITTALS FOR PLAN OF INSTALLATION, MATERIALS INCLUDED AND QUALIFICATIONS.

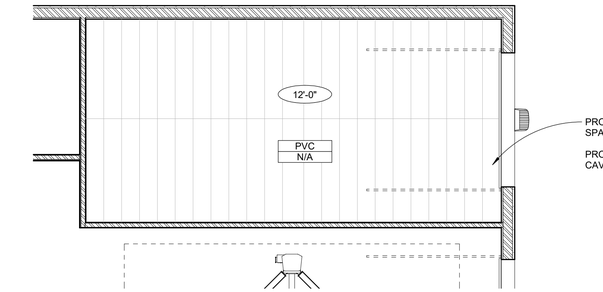
EXCLUSIONS:
- THE GC IS NOT RESPONSIBLE FOR THE INSTALLATION, OPERATION, OR MAINTENANCE OF CARWASH EQUIPMENT
- ANY ISSUES ARISING FROM THE EQUIPMENT ITSELF OR ITS INSTALLATION ARE NOT COVERED UNDER THE GC'S SCOPE



PEMB HIGH SIDE / GARAGE DOOR Copy 1

1 1/2" = 1'-0"

E

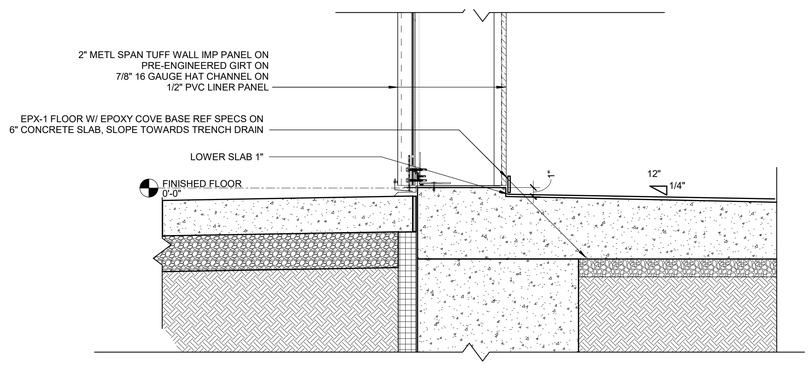


REFLECTED CEILING PLAN - CAR WASH

3/16" = 1'-0"

0 4' 8' 12'

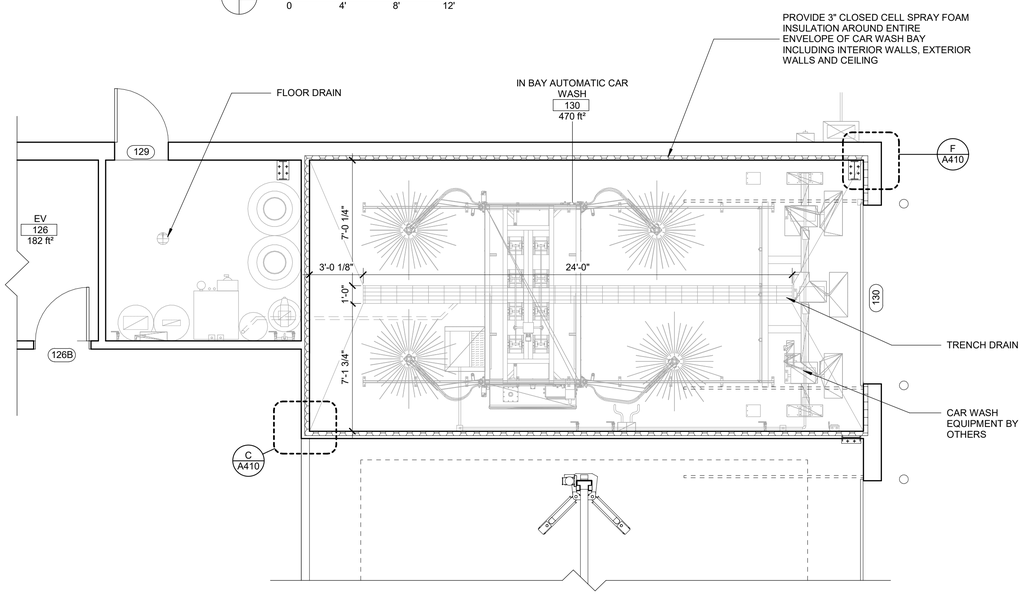
B



PEMB HIGH SIDE / WALL BASE Copy 1

1 1/2" = 1'-0"

D



ENLARGED WASH BAY PLAN

1/4" = 1'-0"

0 2' 4' 8'

A

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LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED.

STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: JES/JS

CHECKED BY: BJF

FALK ARCHITECTS

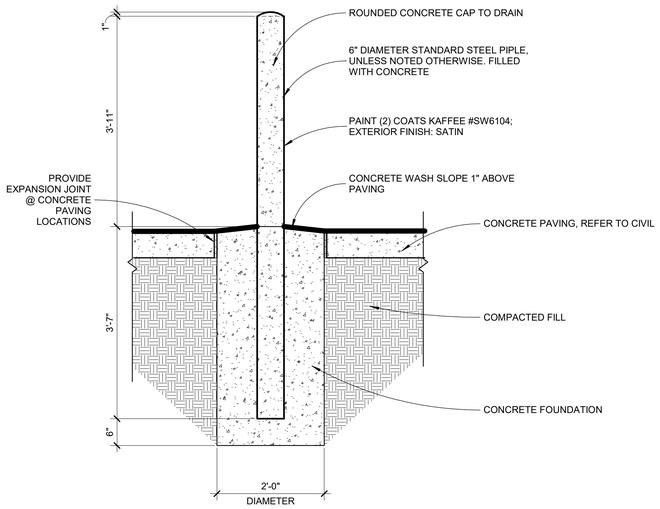
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A410

CAR WASH PLANS & DETAILS

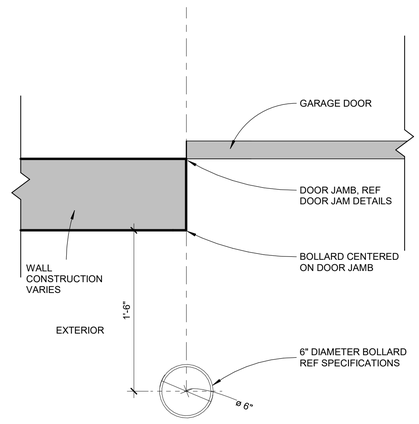
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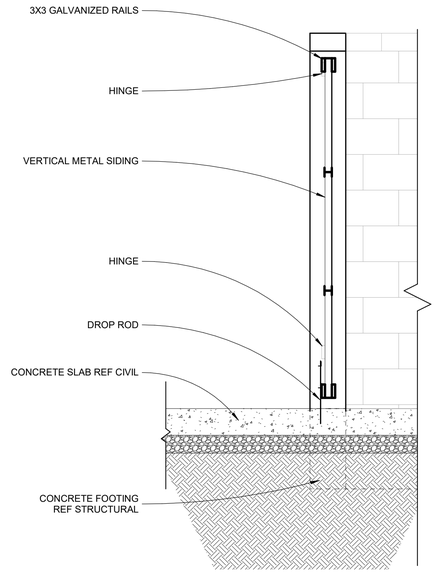
TYP. BOLLARD SECTION G

3/4" = 1'-0"



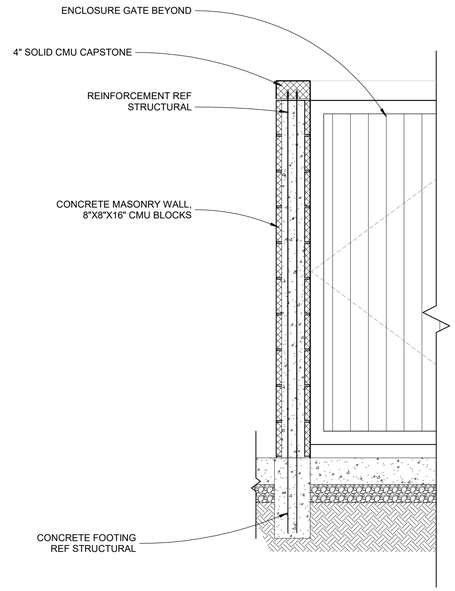
TYP. BOLLARD PLAN F

1 1/2" = 1'-0"



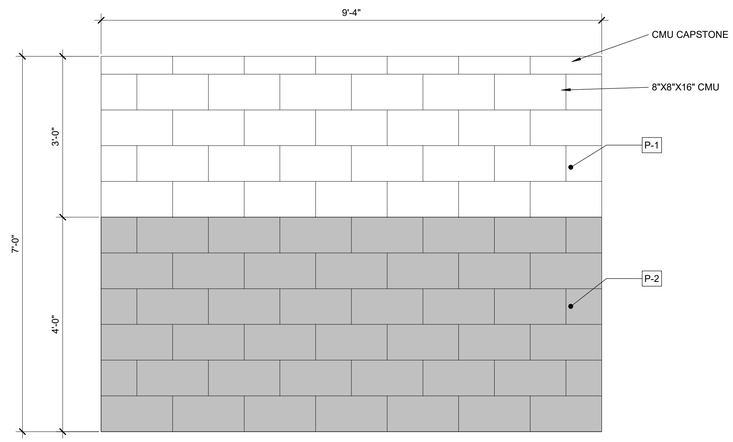
ENCLOSURE GATE SECTON E

3/4" = 1'-0"



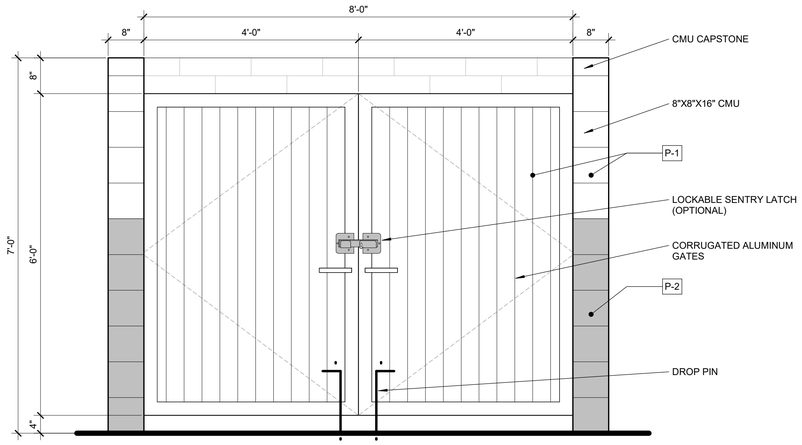
ENCLOSURE SECTION D

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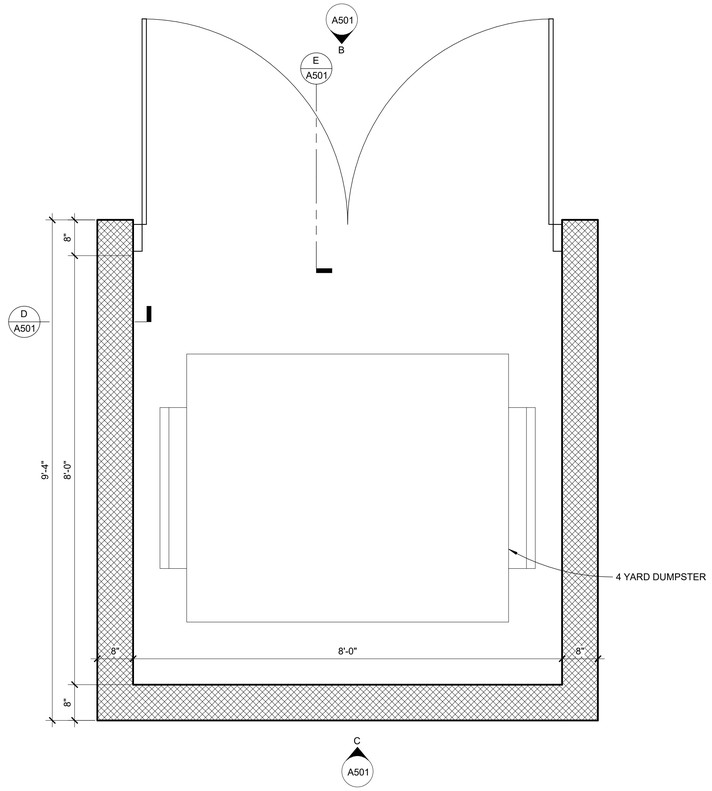
ENCLOSURE SIDE / BACK ELEVATION C

3/4" = 1'-0"



ENCLOSURE GATE ELEVATION B

3/4" = 1'-0"



TRASH ENCLOSURE PLAN A

3/4" = 1'-0"

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NUMBER A-2013000188
ARCHITECT

DRAWN BY: PDM

CHECKED BY: BJF/PG

FALK ARCHITECTS

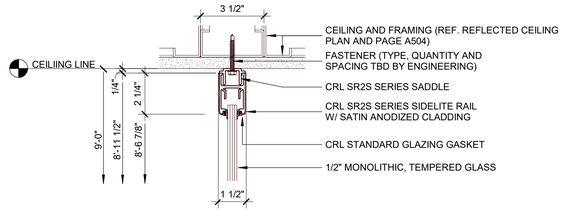
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A501

DUMPSTER ENCLOSURE

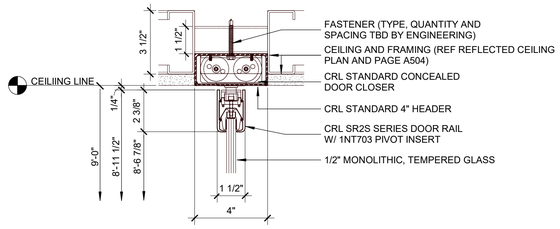
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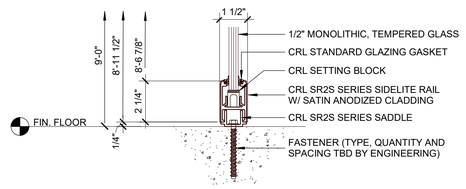
SIDELITE HEAD AT CEILING L

3" = 1'-0"



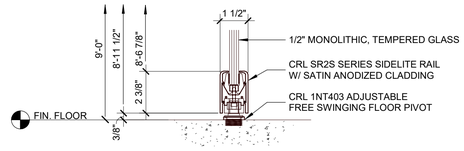
DOOR HEAD AT RECESSED HEADER K

3" = 1'-0"



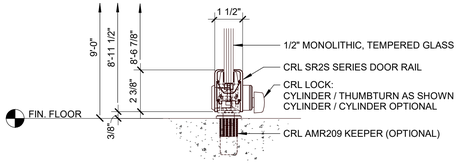
TYPICAL SIDELITE SILL J

3" = 1'-0"



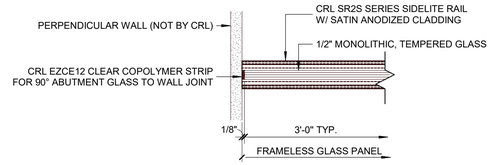
DOOR SILL AT PIVOT I

3" = 1'-0"



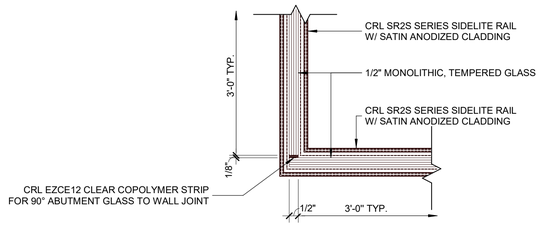
DOOR SILL AT LOCK H

3" = 1'-0"



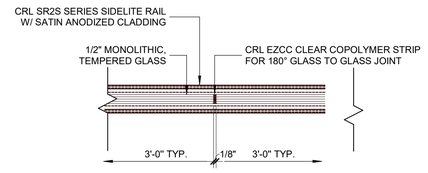
SIDELITE AT WALL G

3" = 1'-0"



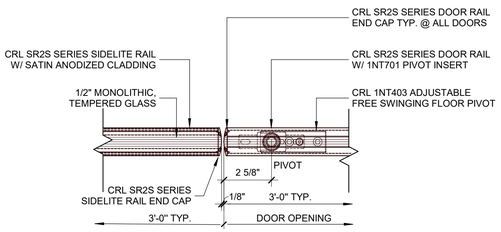
SIDELITE GLASS JOINT AT CONER F

3" = 1'-0"



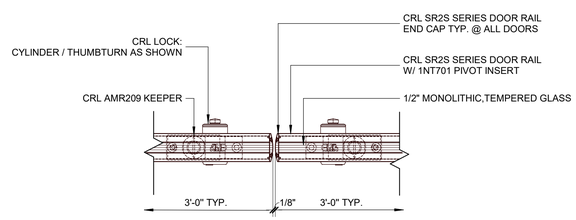
TYPICAL SIDELITE GLASS JOINT E

3" = 1'-0"



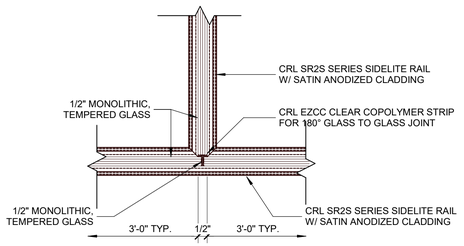
DOOR JAMB AT SIDELITE D

3" = 1'-0"



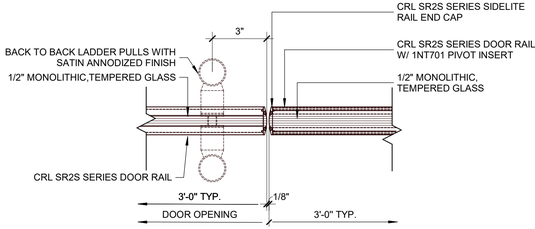
DOOR JAMB AT DOOR JAMB C

3" = 1'-0"



SIDELITE GLASS T-JOINT B

3" = 1'-0"



DOOR JAMB AT SIDELITE W/ RAIL A

3" = 1'-0"

NOTE: BUTT-GLAZING FOR INTERIOR GLASS IS TO BE CRL CASCADE FRAMELESS GLASS WALL OFFICE SYSTEM. PROVIDE IN ACCORDANCE WITH THE GDSI 2.0 STDS/DESIGN MANUAL

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DRAWN BY: VENDOR

CHECKED BY: BJF

FALK ARCHITECTS

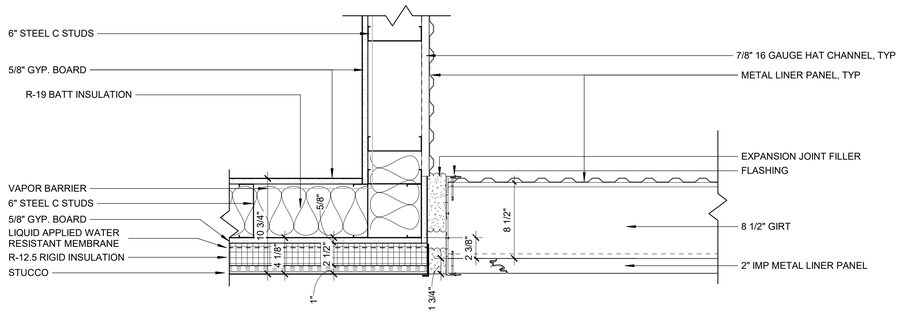
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INTERIOR GLAZING DETAILS

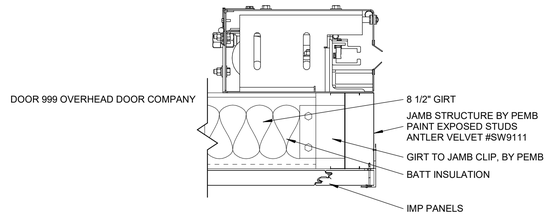
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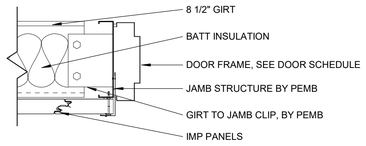
STUCCO TO IMP TRANSITION DETAIL K

1 1/2" = 1'-0"



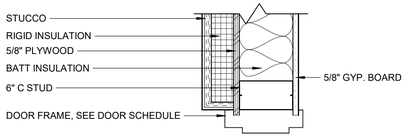
METAL PANEL OVERHEAD DOOR JAMB DETAIL J

1 1/2" = 1'-0"



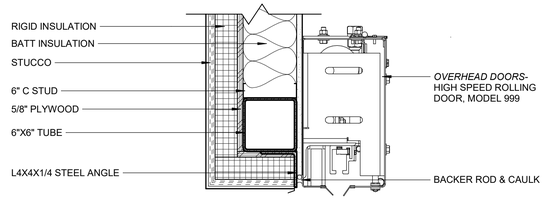
METAL PANEL MAN DOOR JAMB DETAIL I

1 1/2" = 1'-0"



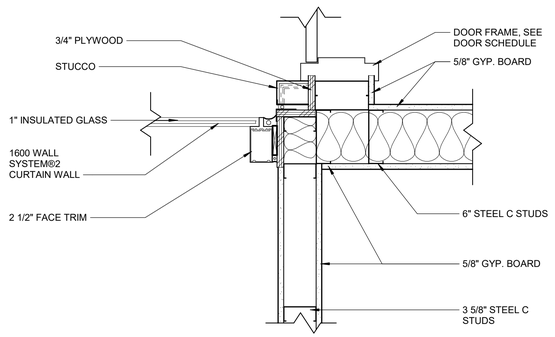
STUCCO JAMB DETAILS- MAN DOOR H

1 1/2" = 1'-0"



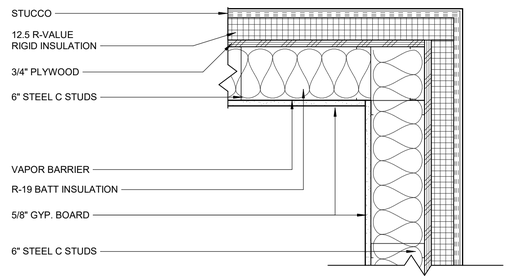
STUCCO JAMB DETAILS- OVERHEAD DOOR G

1 1/2" = 1'-0"



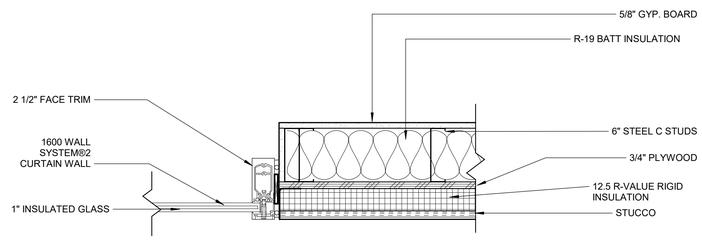
EXTERIOR WALL- E F

1 1/2" = 1'-0"



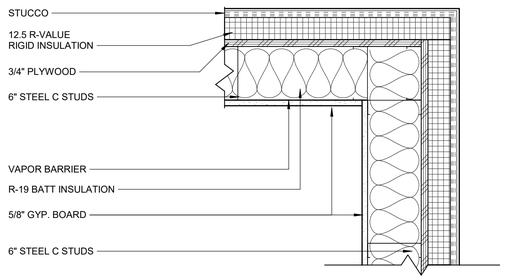
EXTERIOR WALL- D E

1 1/2" = 1'-0"



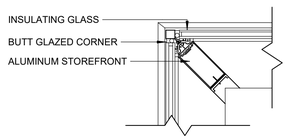
EXTERIOR WALL- A D

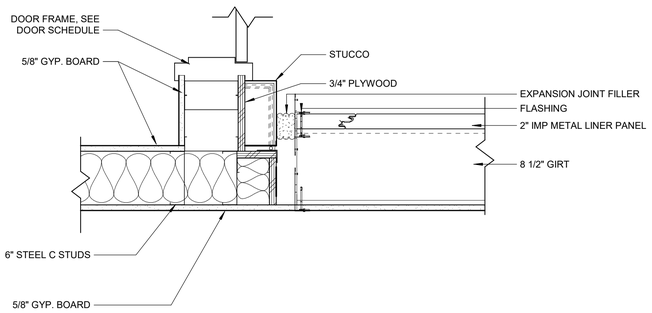
1 1/2" = 1'-0"



EXTERNAL WALL PLAN DETAIL- F1 B

1 1/2" = 1'-0"





EXTERNAL WALL PLAN DETAIL A

1 1/2" = 1'-0"

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CHECKED BY: BJF

FALK ARCHITECTS

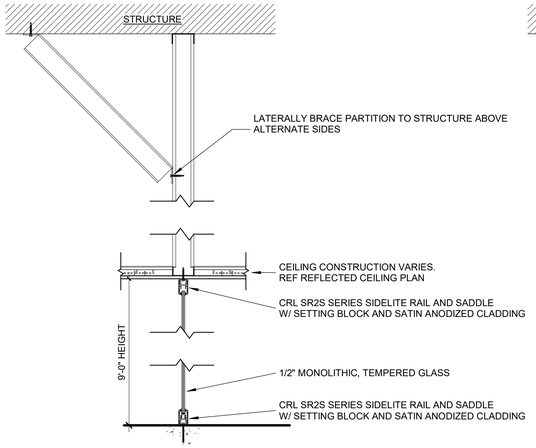
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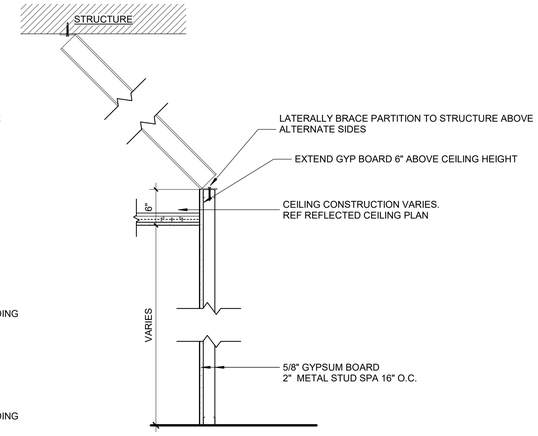
DETAILS

FALK ARCHITECTS INC

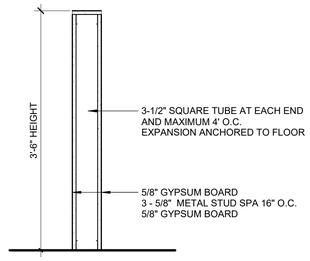
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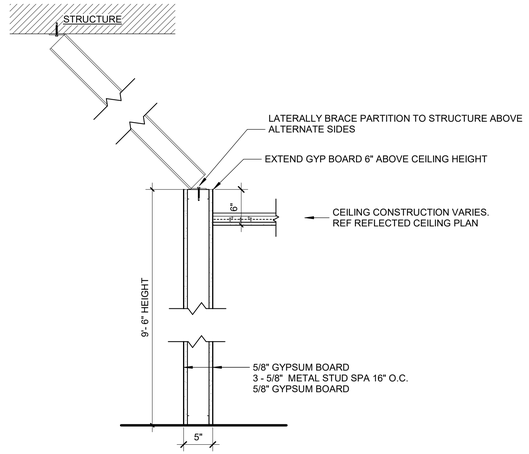
INTERIOR CURTAIN WALL TYP.



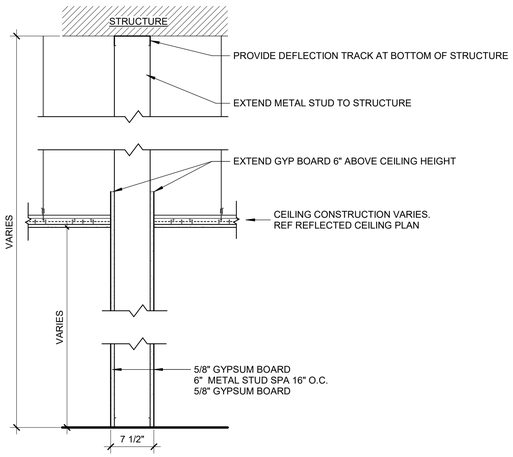
WALL TYPE: K



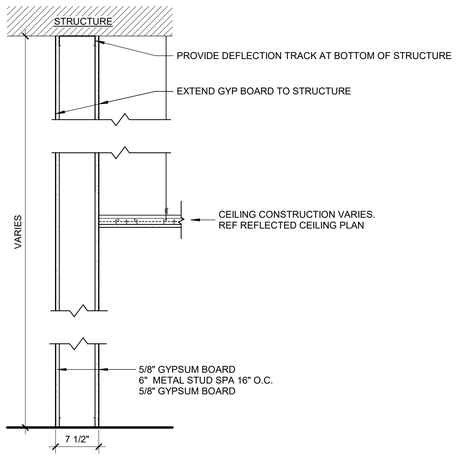
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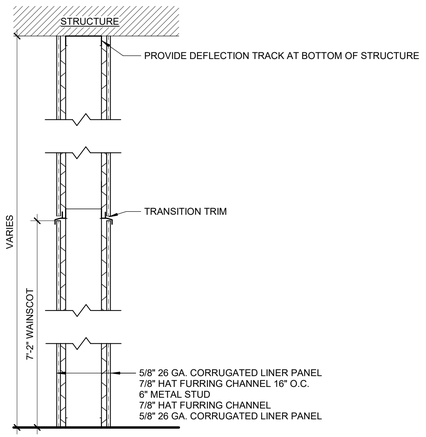
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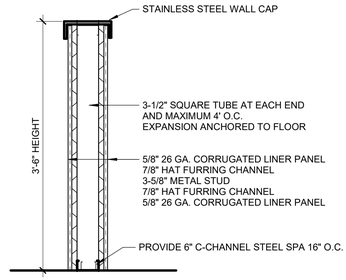
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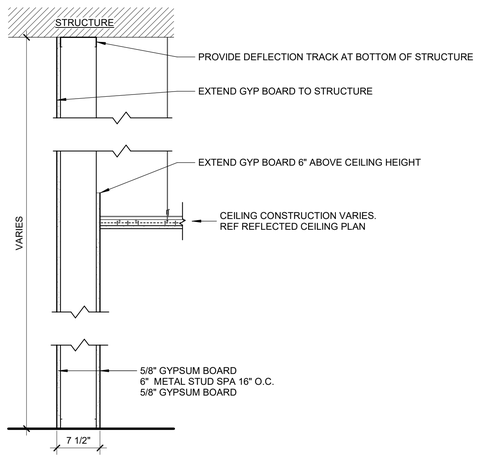
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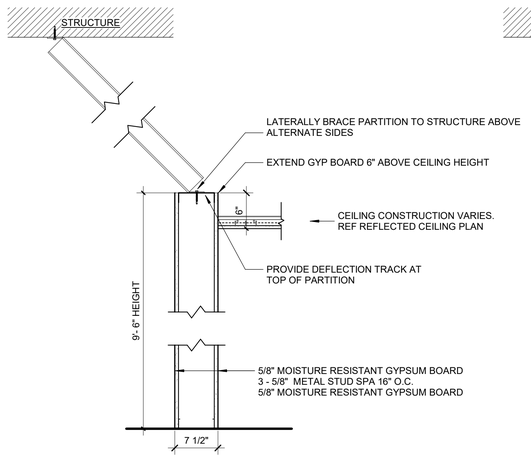
WALL TYPE: F



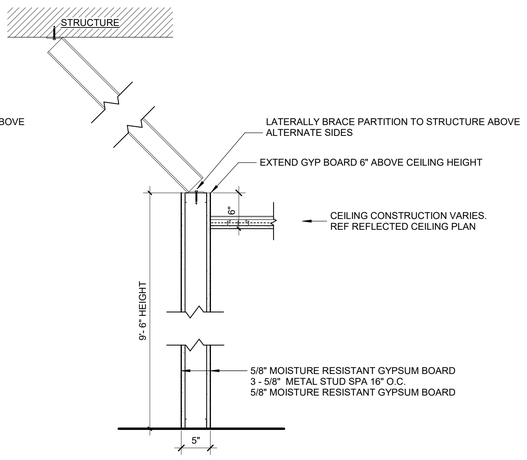
WALL TYPE: E



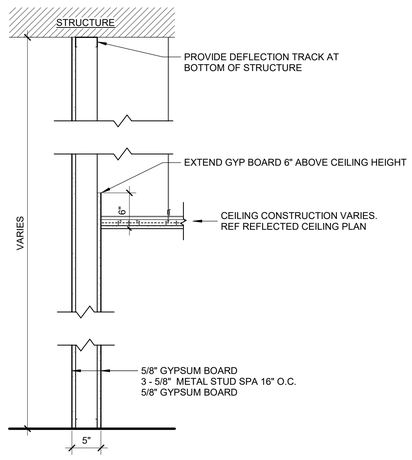
WALL TYPE: D



WALL TYPE: C



WALL TYPE: B



WALL TYPE: A

0 1/2" 1" 2"

WALL PARTITIONS

1" = 1'-0"

A

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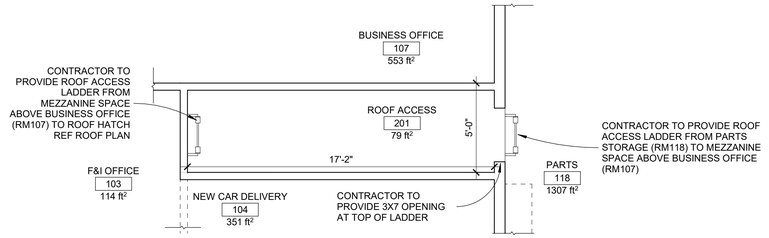
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WALL PARTITIONS

FALK ARCHITECTS INC

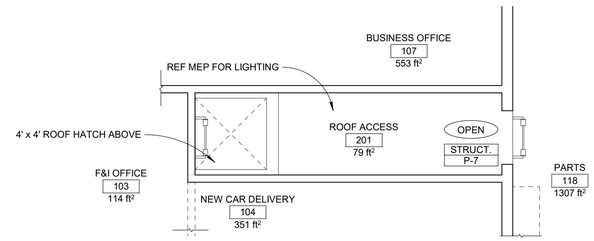
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HARD-LID FLOOR PLAN

1/4" = 1'-0"

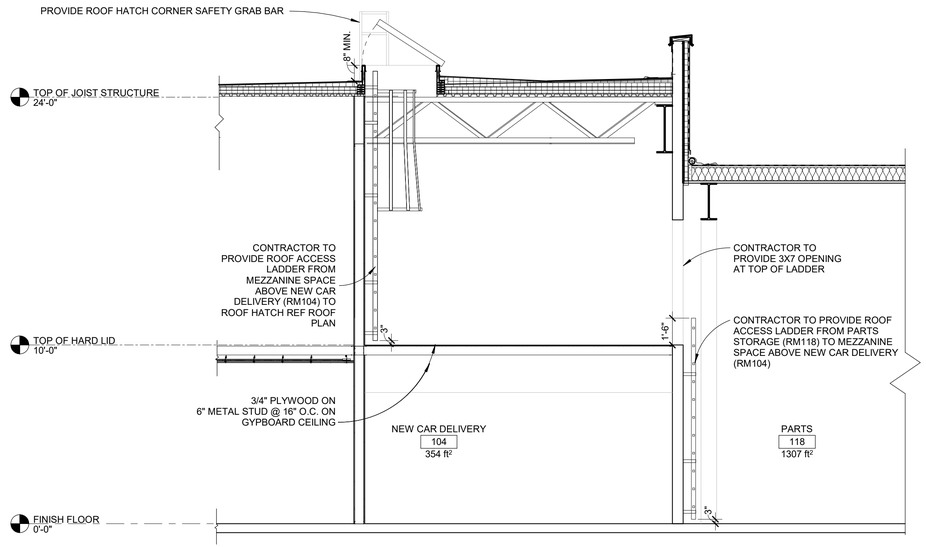
C



HARD-LID REFLECTED CEILING PLAN

1/4" = 1'-0"

B



ROOF ACCESS BUILDING SECTION

1/4" = 1'-0"

A

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BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

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STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: PDM

CHECKED BY: BJF

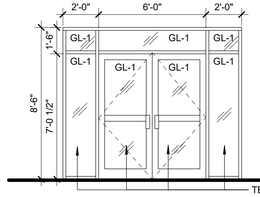
FALK ARCHITECTS

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A505

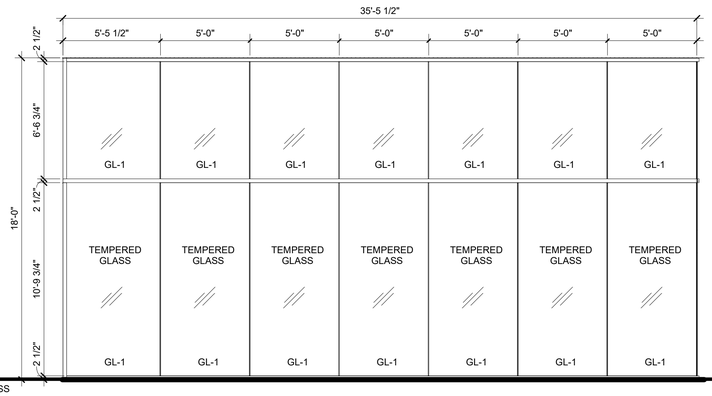
MISC. ROOF DETAILS

FALK ARCHITECTS INC



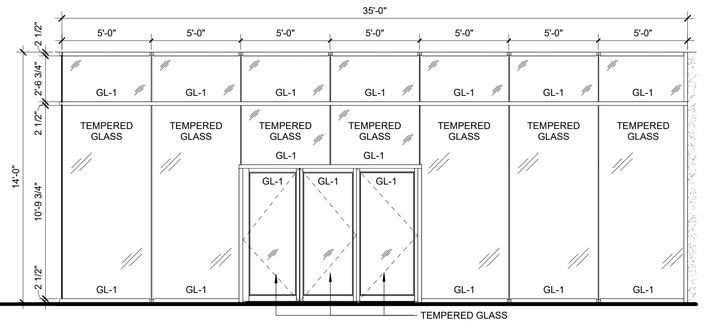
W4 FRONT ENTRY
1/4" = 1'-0"

D



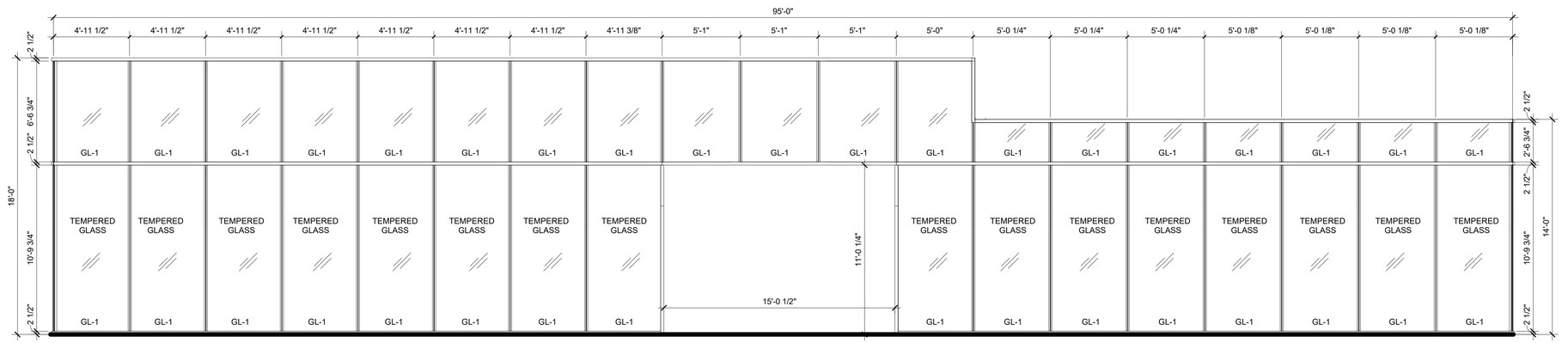
W3 WEST CURTAIN WALL
1/4" = 1'-0"

C



W2 EAST CURTAIN WALL
1/4" = 1'-0"

B



W1 SOUTH CURTAINWALL
1/4" = 1'-0"

A

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LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

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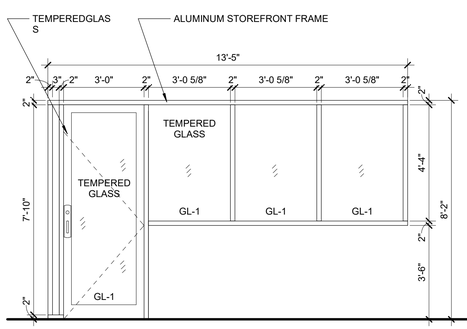
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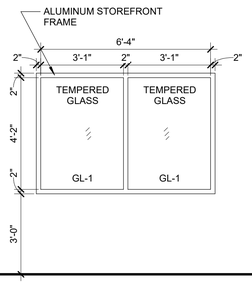
EXTERIOR GLAZING ELEVATIONS

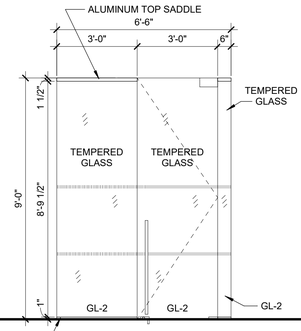
FALK ARCHITECTS INC

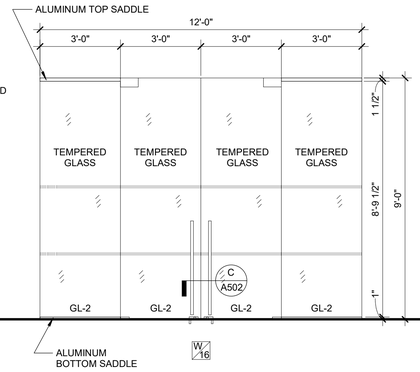
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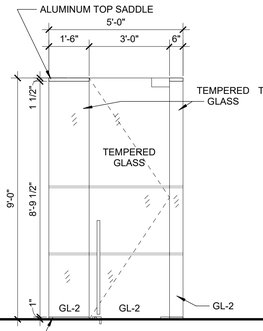
NOTE: ALL DISTRACTION/SAFETY MARKERS ARE TO BE NUETCH AFG-DM-11008 EVENLY SPACED RECTANGLES, 1.5" VERTICAL DASHES (GL-3) PROVIDE TWO, 48" STRIPS, CUT TO LENGTH FOR EACH FULL-HEIGHT PANEL, ONE AT 30" A.F.F. AND ONE AT 60" A.F.F.

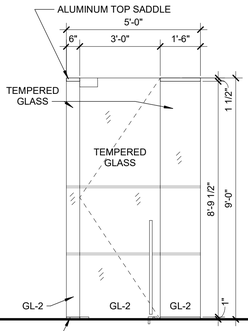


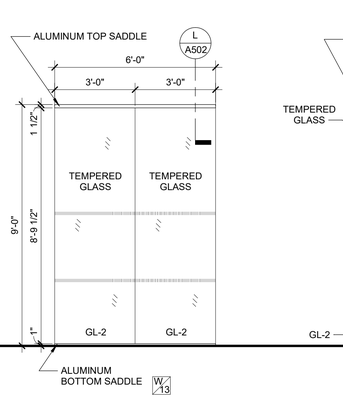


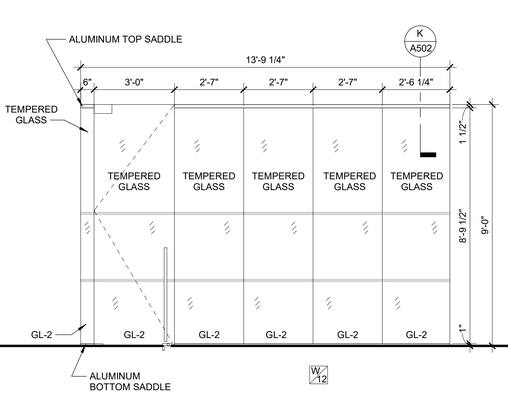


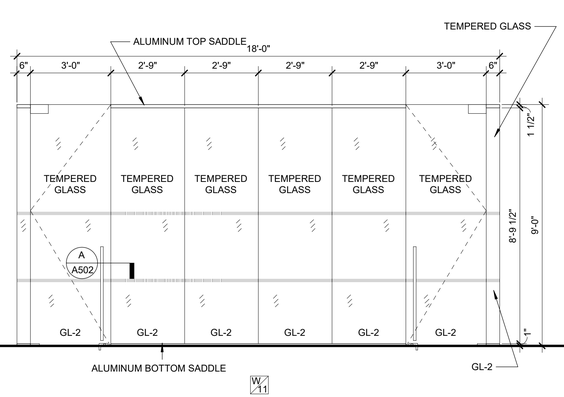


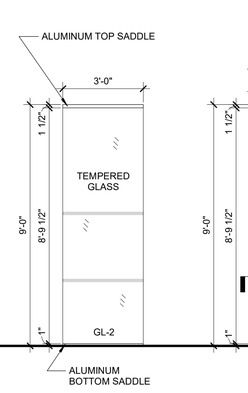


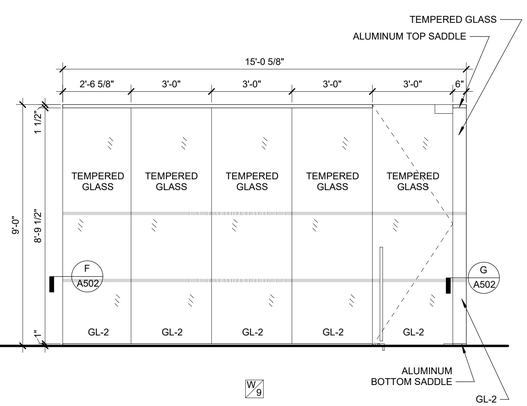


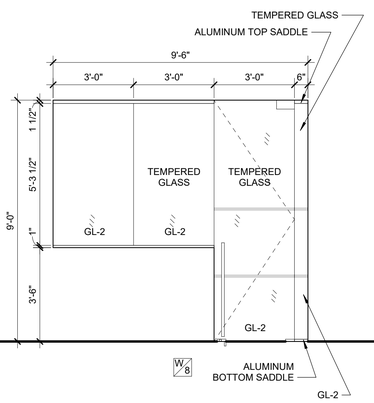


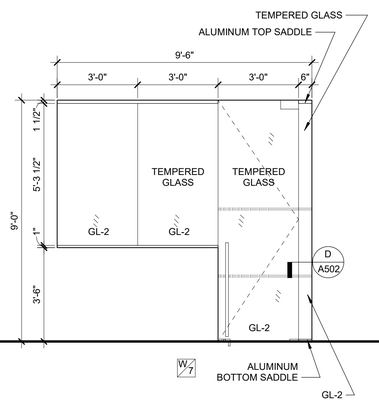


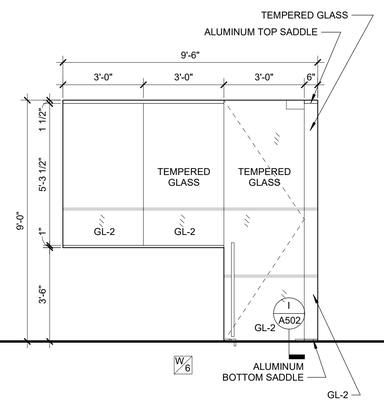


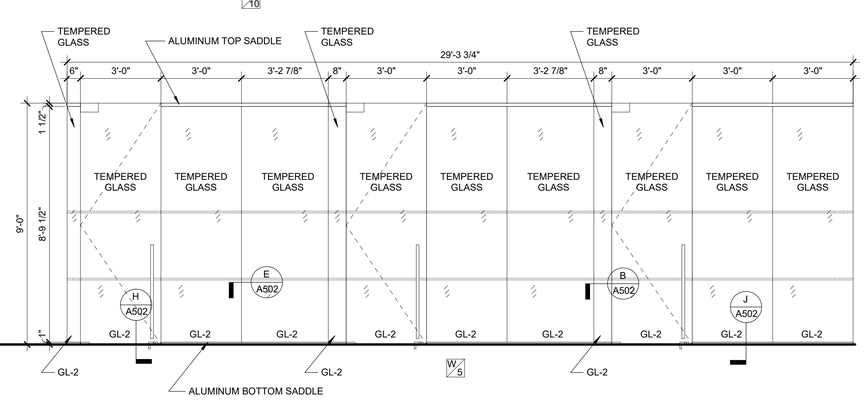












INTERIOR GLAZING ELEVATIONS

3/8" = 1'-0"

A

BID SET

DATE: 01-22-2025

2024-016

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

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STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: PDM

CHECKED BY: BJF

FALK ARCHITECTS

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INTERIOR GLAZING ELEVATIONS

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GENERAL NOTES:

REFER TO MANUFACTURER SHOP DRAWINGS FOR DETAILED DOOR AND LITE SIZES, LOCATIONS, DIMENSIONS, NUMBER OF SECTIONS, AND OTHER SPECIFICATIONS

TEMPERED GLASS (T) TYPICAL FOR ALL DOORS

REFER G-001+G-002 SPECIFICATIONS FOR FINISH SPECIFICATIONS.

DOOR SCHEDULE

DOOR NUMBER	DOOR SIZE	DOOR: ALUMINUM	DOOR: HOLLOW METAL	DOOR: WOOD	DOOR: GLASS	FRAME: ALUMINUM	FRAME: HOLLOW METAL	FRAME: FRAMELESS	TYPE	HARDWARE	DETAIL	REMARKS
101A	6'-0" X 7'-0" CURTAIN DBL DOOR	•			•				A	1	GL-1	*MULLION FINISH TO BE CLEAR ANODIZED
101B	10'-2.5" X 7'-8.5" CURTAIN CAR DOOR	•			•				B	~	GL-1	*MULLION FINISH TO BE CLEAR ANODIZED
102A	3'-0" X 9'-0" MAN DOOR				•			•	C	8	GL-2	*MULLION FINISH TO BE SATIN ANODIZED
102B	3'-0" X 9'-0" MAN DOOR				•			•	C	8	GL-2	*MULLION FINISH TO BE SATIN ANODIZED
103A	3'-0" X 9'-0" MAN DOOR				•			•	C	8	GL-2	*MULLION FINISH TO BE SATIN ANODIZED
103B	3'-0" X 9'-0" MAN DOOR				•			•	C	8	GL-2	*MULLION FINISH TO BE SATIN ANODIZED
104A	3'-0" X 7'-0" MAN DOOR	•			•				J	2	GL-1	*MULLION FINISH TO BE CLEAR ANODIZED
104B	10' X 10' OVERHEAD DOOR								D	19	GL-1	
105A	3'-0" X 9'-0" MAN DOOR				•			•	C	8	GL-2	*MULLION FINISH TO BE SATIN ANODIZED
105B	3'-0" X 9'-0" MAN DOOR				•			•	C	8	GL-2	*MULLION FINISH TO BE SATIN ANODIZED
106	3'-0" X 9'-0" MAN DOOR				•			•	C	8	GL-2	*MULLION FINISH TO BE SATIN ANODIZED
107	3'-0" X 7'-0" MAN DOOR			•			•		E	11	P-10	*FRAME FINISH TO BE P-7
108	3'-0" X 7'-0" MAN DOOR			•			•		E	11	P-10	*FRAME FINISH TO BE P-7
109A	3'-0" X 9'-0" MAN DOOR				•			•	C	8	GL-2	*MULLION FINISH TO BE SATIN ANODIZED
109B	3'-0" X 9'-0" MAN DOOR				•			•	C	8	GL-2	*MULLION FINISH TO BE SATIN ANODIZED
110	3'-0" X 9'-0" MAN DOOR				•			•	C	8	GL-2	*MULLION FINISH TO BE SATIN ANODIZED
111A	3'-0" X 9'-0" MAN DOOR				•			•	C	8	GL-2	*MULLION FINISH TO BE SATIN ANODIZED
111B	3'-0" X 9'-0" MAN DOOR				•			•	C	8	GL-2	*MULLION FINISH TO BE SATIN ANODIZED
111C	6'-0" X 9'-0" CURTAIN DBL DOOR				•			•	F	1	GL-2	*MULLION FINISH TO BE SATIN ANODIZED
112A	3'-0" X 7'-0" MAN DOOR	•				•			J	2	GL-1	*MULLION FINISH TO BE CLEAR ANODIZED
112B	10' X 10' OVERHEAD DOOR								D	19	GL-1	
112C	10' X 10' OVERHEAD DOOR								D	19	GL-1	
112D	10' X 10' OVERHEAD DOOR								D	19	GL-1	
112E	10' X 10' OVERHEAD DOOR								D	19	GL-1	
112F	3'-0" X 7'-0" MAN DOOR	•				•			J	2	GL-1	*MULLION FINISH TO BE CLEAR ANODIZED
113	3'-0" X 9'-0" MAN DOOR				•			•	C	8	GL-2	*MULLION FINISH TO BE SATIN ANODIZED
114	3'-0" X 7'-0" MAN DOOR			•			•		G	12	P-10	*FRAME FINISH TO BE P-7
115	3'-0" X 7'-0" MAN DOOR			•			•		G	12	P-10	*FRAME FINISH TO BE P-7
116	3'-0" X 7'-0" MAN DOOR			•			•		G	9	P-10	*FRAME FINISH TO BE P-7
117	6'-0" X 7'-0" DBL MAN DOOR		•				•		I	5	P-7*	*EXTERIOR FINISH TO BE P-1, PANIC HARDWARE
118A	10' X 10' OVERHEAD DOOR								K	18	P-7*	*EXTERIOR FINISH TO BE P-1
118B	3'-0" X 7'-0" MAN DOOR		•				•		E	3	P-7*	*EXTERIOR FINISH TO BE P-1
118C	3'-6" X 7'-0" MAN DOOR		•				•		E	11	P-7	*FRAME FINISH TO BE P-7
118D	3'-0" X 7'-0" MAN DOOR	•				•			J	7	GL-1	*MULLION FINISH TO BE CLEAR ANODIZED
119	3'-0" X 7'-0" MAN DOOR		•				•		G	9	P-7	*FRAME FINISH TO BE P-7
120	3'-0" X 7'-0" MAN DOOR	•				•			J	6	GL-1	*MULLION FINISH TO BE CLEAR ANODIZED
121	3'-0" X 7'-0" MAN DOOR		•				•		G	12	P-7	*FRAME FINISH TO BE P-7
122	3'-0" X 7'-0" MAN DOOR		•				•		G	12	P-7	*FRAME FINISH TO BE P-7
123	3'-0" X 7'-0" MAN DOOR		•				•		E	11	P-7	*FRAME FINISH TO BE P-7
124A	3'-0" X 7'-0" MAN DOOR		•				•		E	3	P-7*	*EXTERIOR FINISH TO BE P-1
124B	14' X 12' OVERHEAD DOOR								K	18	P-7*	*EXTERIOR FINISH TO BE P-1
124C	14' X 12' OVERHEAD DOOR								K	18	P-7*	*EXTERIOR FINISH TO BE P-1
124D	3'-0" X 7'-0" MAN DOOR		•				•		E	3	P-7*	*EXTERIOR FINISH TO BE P-1
124E	3'-0" X 8'-0" MAN DOOR	•				•			J	7	GL-1	*MULLION FINISH TO BE CLEAR ANODIZED
126A	8'-0" X 8'-0" OVERHEAD DOOR								H	14	P-7	
126B	3'-0" X 7'-0" MAN DOOR		•				•		G	9	P-7	*FRAME FINISH TO BE P-7
126C	10' X 10' OVERHEAD DOOR								I	18	P-7*	*EXTERIOR FINISH TO BE P-1
127A	10' X 10' OVERHEAD DOOR								K	16	P-7*	*EXTERIOR FINISH TO BE P-1
127B	10' X 10' OVERHEAD DOOR								K	16	P-7*	*EXTERIOR FINISH TO BE P-1
127C	10' X 10' OVERHEAD DOOR								K	16	P-7*	*EXTERIOR FINISH TO BE P-1
127D	10' X 10' OVERHEAD DOOR								K	16	P-7*	*EXTERIOR FINISH TO BE P-1
127E	10' X 10' OVERHEAD DOOR								K	16	P-7*	*EXTERIOR FINISH TO BE P-1
128A	3'-0" X 7'-0" DBL MAN DOOR		•				•		I	11	P-7	*FRAME FINISH TO BE P-7
128B	6'-0" X 7'-0" DBL MAN DOOR		•				•		I	5	P-7*	*EXTERIOR FINISH TO BE P-1
129	3'-0" X 7'-0" MAN DOOR		•				•		G	9	P-7	*FRAME FINISH TO BE P-7
130	12' X 10' OVERHEAD DOOR								K	16	P-7	*EXTERIOR FINISH TO BE P-1

NOTE: DOORS WITH DOOR HARDWARE MARKED "~" SHALL BE HARDWARE PER MANUFACTURER. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS + RECOMMENDATIONS.
DOORS WITH DOOR FINISH MARKED "*" INDICATE ACCENT, FRAME, OR MULLION FINISH

DOOR HARDWARE SCHEDULE (MAN DOOR)

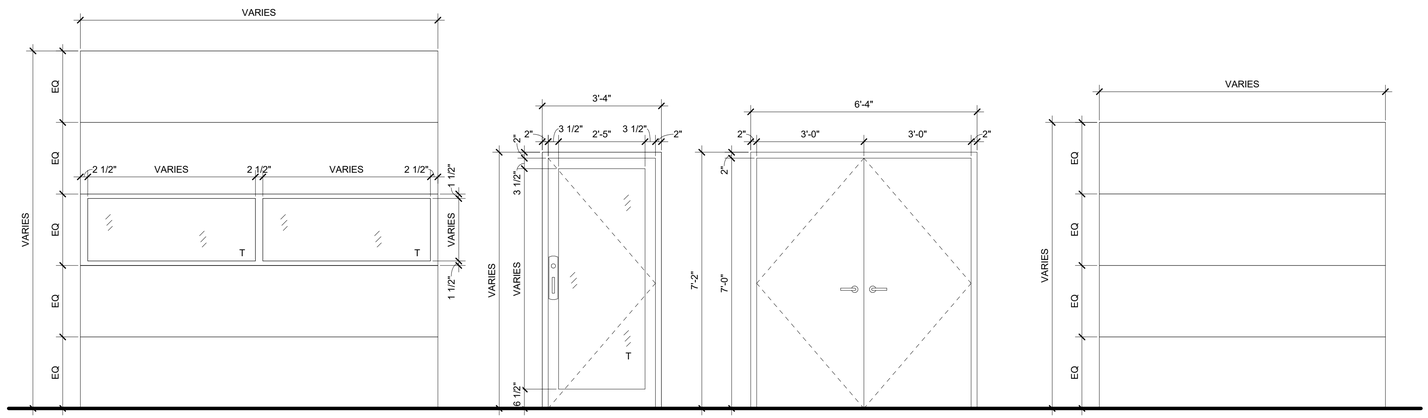
HARDWARE TYPE	HARDWARE TO USE
1	(2) PIVOT SET, (2) INTERMEDIATE PIVOT, (1) FLUSH BOLT, (1) MORTISE DEADLOCK, (1) THUMBTURN, (1) MORTISE CYLINDER, (4) DOOR PULL MOUNTED BTB, (2) CONCEALED OVERHEAD STOP HD, (2) DROP PLATE & MOUNTING HARDWARE, (2) SURFACE CLOSER, (1) GASKETING, (1) RAIN GUARD, (2) DOOR SWEEPS, (1) THRESHOLD, (1) STATUS INDICATOR
2	(1) PIVOT SET, (1) INTERMEDIATE PIVOT, (1) MORTISE DEADLOCK, (1) THUMBTURN, (1) MORTISE CYLINDER, (1) DOOR PULL, (1) CONCEALED OVERHEAD STOP HD, (1) DROP PLATE & MOUNTING HARDWARE, (1) SURFACE CLOSER, (1) GASKETING, (1) RAIN GUARD, (1) DOOR SWEEPS, (1) THRESHOLD, (1) STATUS INDICATOR
3	(3) HINGE (QTY AS SPECIFIED) HVY WT, (1) RIM EXIT DEVICE, (1) SURFACE CLOSER, (1) KICK PLATE, (1) RAIN GUARD, (1) GASKETING, (1) DOOR SWEEP, (1) THRESHOLD
4	(3) HINGE (QTY AS SPECIFIED) HVY WT, (1) CLASSROOM RIM EXIT DEVICE, (1) SURFACE CLOSER, (1) KICK PLATE, (1) RAIN GUARD, (1) GASKETING, (1) DOOR SWEEP, (1) THRESHOLD
5	(6) HINGE (QTY AS SPECIFIED), (1) DUST PROOF STRIKE, (2) MANUAL FLUSH BOLT, (1) STOREROOM/CLOSET LOCK, (1) SURFACE OVERHEAD STOP HD, (1) SURFACE CLOSER, (2) KICK PLATE, (1) ASTRAGAL, (1) RAIN GUARD, (1) GASKETING, (2) DOOR SWEEP, (1) THRESHOLD
6	(1) PIVOT SET, (1) INTERMEDIATE PIVOT, (1) MORTISE DEADLOCK, (1) THUMB TURN, (1) MORTISE CYLINDER, (2) DOOR PULL, (1) DROP PLATE & MOUNTING HARDWARE, (1) SURFACE CLOSER, (1) GASKETING
7	(1) PIVOT SET, (1) INTERMEDIATE PIVOT, (1) DOOR PULL, (1) DROP PLATE & MOUNTING HARDWARE, (1) SURFACE CLOSER, (1) WALL STOP, (1) GASKETING
8	(1) DOOR STOP, (1) HEADER, (1) DOOR BOTTOM RAIL/PATCH, (1) DOOR TOP RAIL/PATCH, (1) BOTTOM PIVOT, (1) DOOR PULL, (1) CONCEALED CLOSER, (1) DOOR STOP
9	(3) HINGE (QTY AS SPECIFIED), (1) STOREROOM/CLOSET LOCK, (1) SURFACE OVERHEAD STOP HD, (1) DROP PLATE & MOUNTING HARDWARE, (1) SURFACE CLOSER, (1) KICK PLATE, (1) GASKETING
10	(3) HINGE (QTY AS SPECIFIED), (1) STOREROOM/CLOSET LOCK, (1) SURFACE OVERHEAD STOP HD, (1) DROP PLATE & MOUNTING HARDWARE, (1) SURFACE CLOSER, (1) KICK PLATE, (1) GASKETING
11	(3) HINGE (QTY AS SPECIFIED), (1) PASSAGE LATCH, (1) SURFACE CLOSER, (1) KICK PLATE, (1) WALL STOP, (1) GASKETING
12	(3) HINGE (QTY AS SPECIFIED) HVY WT, (1) DOOR PULL, (1) SURFACE CLOSER, (1) KICK PLATE, (1) WALL STOP, (1) GASKETING
13	(3) HINGE (QTY AS SPECIFIED) HVY WT, (1) DOOR PULL, (1) SURFACE OVERHEAD STOP HD, (1) DROP PLATE & MOUNTING HARDWARE, (1) SURFACE CLOSER, (1) KICK PLATE, (1) GASKETING

DOOR HARDWARE SCHEDULE (OVERHEAD)

HARDWARE TYPE	HARDWARE TO USE
14	STANDARD LIFT TRACK
15	LOW HEADROOM TRACK
16	HIGH LIFT TRACK
17	VERTICAL LIFT TRACK
18	FOLLOW ROOF PITCH TRACK
19	HIGH-SPEED ROLLING W/ CASE

NOTE:
ENSURE ALL TRACKS DO NOT CONFLICT WITH EQUIPMENT.
NOTIFY ARCHITECT OF CONFLICTS.

NOTE: ALL DOOR HARDWARE IS PRELIMINARY. CONTRACTOR SHALL COORDINATE WITH DOOR HARDWARE MANUFACTURER FOR FINAL DOOR HARDWARE SCHEDULE. ASA ABLOY IS THE APPROVED MANUFACTURER FOR DOOR HARDWARE.

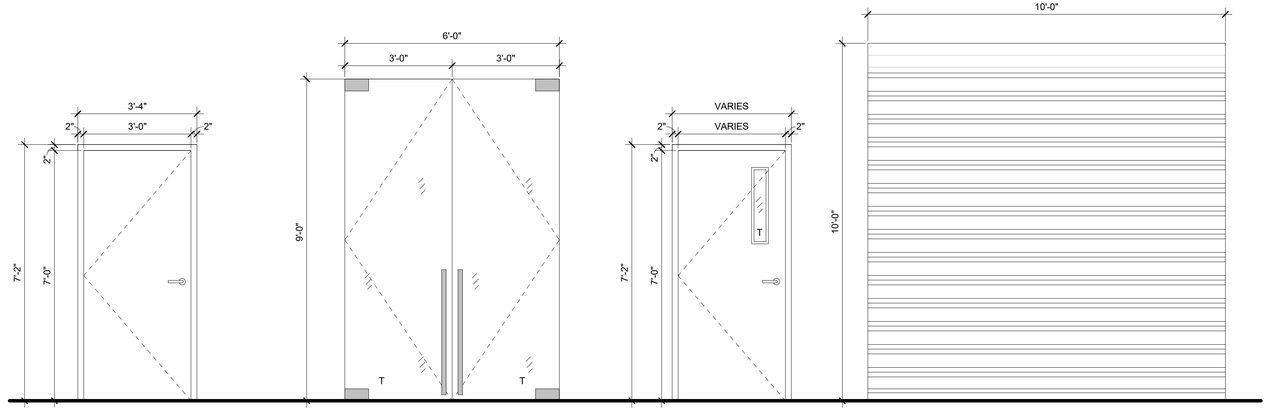


SECTIONAL OVERHEAD W/ VISION PANEL
TYPE K

SINGLE(SGL) FULL-LITE
TYPE J

DOUBLE(DBL) FLUSH
TYPE I

SECTIONAL OVERHEAD
TYPE H

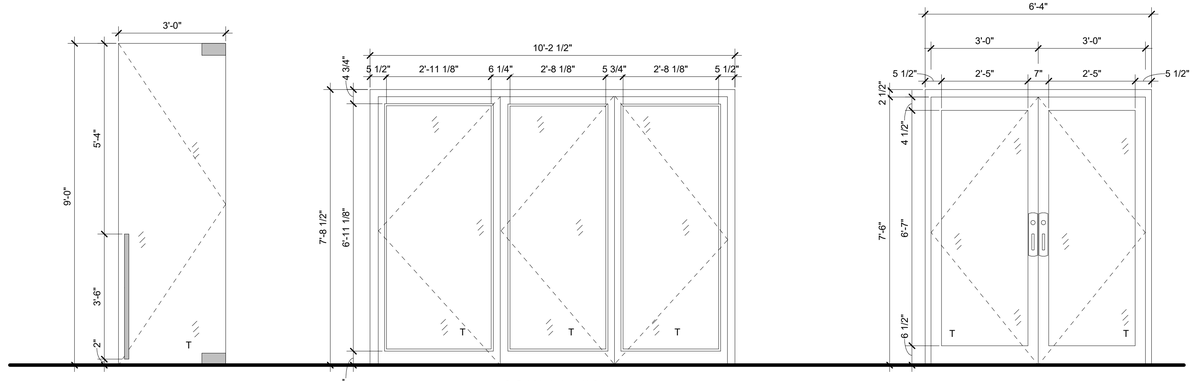


SINGLE(SGL) FLUSH
TYPE G

DOUBLE(DBL) FULL-LITE FRAMELESS
TYPE F

SINGLE(SGL) NARROW-LITE
TYPE E

HIGH-SPEED ROLLING
TYPE D



FULL-LITE FRAMELESS
TYPE C

COMBINATION FULL-LITE
TYPE B

DOUBLE(DBL) FULL-LITE
TYPE A

DOOR ELEVATIONS / TYPES

1/2" = 1'-0"

A

BID SET

DATE: 01-22-2025

2024-016

REVISIONS

1	CITY COMMENTS	03-14-2025

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED.

STATE OF MISSOURI
01-22-2025
BRYAN J. FALK
NUMBER A-2013000188
ARCHITECT

DRAWN BY: JES
CHECKED BY: BJF

FALK ARCHITECTS

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A703

DOOR ELEVATIONS + SCHEDULES

FALK ARCHITECTS INC

DATE PRINTED: 3/14/2025 2:13:10 PM
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STRUCTURAL NOTES

2018 INTERNATIONAL BUILDING CODE

GENERAL NOTES:
1. DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE.

2. THE DRAWINGS REPRESENT THE FINISHED STRUCTURE, NOT THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE NEW AND EXISTING STRUCTURE DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, BRACING, SHORING FOR CONSTRUCTION LOADS AND EQUIPMENT, ETC. THE ARCHITECT-ENGINEER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS AND METHODS, SEQUENCES OF CONSTRUCTION, OR THE SAFETY PROGRAM. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT-ENGINEER WILL NOT INVOLVE REVIEW OF THESE ITEMS.

3. CONTRACTOR IS TO ESTABLISH AND VERIFY OPENINGS AND INSERTS FOR ITEMS TO BE INSTALLED BY OTHER TRADES PRIOR TO SUBMITTAL OF SHOP DRAWINGS AND CONSTRUCTION.

4. CONSTRUCTION MATERIAL AND EQUIPMENT PLACED ON FRAMED CONSTRUCTIONS SHALL BE SUCH THAT THE LOAD DOES NOT EXCEED THE DESIGN LIVE LOAD OF THE CONSTRUCTION. PROVIDE SHORING OF CONSTRUCTIONS WHERE NECESSARY FOR LOADS.

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

6. CONTRACTOR NOTE: PROVIDE 2 TONS OF MISCELLANEOUS STRUCTURAL STEEL SHAPES (LABOR FOR BOTH LABOR FOR DETAILING AND ERECTION INCLUDED FOR FIELD USE AS DIRECTED BY THE ARCHITECT/ENGINEER.

DESIGN:
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND STANDARDS, EXCEPT WHERE NOTED TO THE CONTRARY ON DRAWINGS OR WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN.

ACI 117	STANDARD SPECIFICATIONS FOR TOLERANCE FOR CONCRETE CONSTRUCTION AND MATERIAL
ACI 301	SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
ACI 318	BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
AISC	SPECIFICATIONS FOR STRUCTURAL STEEL FOR BUILDINGS
AISI-NAS	NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS
AWS D1.1	STRUCTURAL WELDING CODE

DEAD LOADS:
ROOF: 20 PSF (STEEL JOIST ROOF)
(SELF-WEIGHT + 5 PSF COLLATERAL (PEMB))

LIVE LOADS:
ROOF: 20 PSF

SNOW LOADS:
SNOW LOADS IN ACCORD WITH THE 2018 INTERNATIONAL BUILDING CODE AND ASCE 7 INCLUDING DRIFTING SNOW LOADS CHAPTER 16.

Ce = 1.0
Ct = 1.0
Pg = 20 PSF
Pf = 16.8 PSF
Pf(min)=20 PSF
RAIN ON SNOW LOAD=5 PSF
DESIGN BALANCE SNOW LOAD = 22 PSF

WIND LOAD:
WIND LOADS IN ACCORD WITH THE 2018 INTERNATIONAL BUILDING CODE.
MAIN BLDG:
BASIC WIND SPEED = 115 MPH
EXPOSURE "B"
GCpi = +/- 0.18

SEISMIC LOAD:
1. SEISMIC DESIGN IN ACCORD WITH 2018 INTERNATIONAL BUILDING CODE.
IE=1.0
SEISMIC USE GROUP II
SITE CLASS = D
MAPPED SPECTRAL RESPONSE COEFFICIENTS: Ss = 0.016 SI = 0.082
SPECTRAL RESPONSE COEFFICIENTS: SDS = 0.14 SDI = 0.12
SEISMIC DESIGN CATEGORY B
(ORDINARY BRACED FRAME)
R = 3.25
Cs = 0.0525

2. SEE DEFERRED PEMB SUBMITTAL FOR CS(PEMB)

LATERAL LOAD RESISTANCE SYSTEM:
STEEL DECK ROOF DIAPHRAGMS TRANSFERRING LATERAL LOADS TO STEEL BRACED FRAME SUPPORTED BY SHALLOW CONCRETE FOUNDATIONS.

FOUNDATIONS:
1. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY COOK, FLATT & STROBEL ENGINEERS: PROJECT NO. 24-5633, DATED NOV. 15, 2024. RAMMED AGGREGATE PIER SYSTEM SHALL BE INSTALLED BY GEOPIER OR APPROVED SUBCONTRACTOR.

2. ASSUMED BEARING PRESSURE: 1,500 PSF

3. FROST DEPTH 3'-0"

4. CONFIRM WITH GEOTECHNICAL ENGINEER IF ADDITIONAL OVEREXCAVATION AND SUBGRADE PREPARATION ARE REQUIRED.

CONCRETE:
1. CONCRETE MIX DESIGNS:
FOOTINGS:
MIN 28 DAY COMPRESSIVE STRENGTH = 3,000 PSI
W/C RATIO = 0.50
MAX AGGREGATE SIZE = 3/4"
SLUMP = 4" ±1"
AIR CONTENT = 6% ±1.5% (ASTM C 260)

SLAB ON GRADE:
MIN 28 DAY COMPRESSIVE STRENGTH = 4,000 PSI
W/C RATIO = 0.45
MAX AGGREGATE SIZE = 3/4"
MAX SLUMP = 4"
AIR CONTENT = 1.5% (ASTM C 260)

EXTERIOR CONCRETE:
MIN 28 DAY COMPRESSIVE STRENGTH = 4,500 PSI
W/C RATIO = 0.40
MAX AGGREGATE SIZE = 3/4"
SLUMP = 4"±1"
AIR CONTENT = 6% ± 1.5% (ASTM C 260)

2. IF CONTRACTOR DESIRES TO INCREASE SLUMP ABOVE ALLOWABLE LIMITS TO FACILITATE PLACEMENT OR PUMPING THIS SHALL BE DONE UTILIZING AN APPROPRIATE APPROVED ADMIXTURE - NO WATER SHALL BE ADDED AT THE PROJECT SITE WITHOUT THE ENGINEER'S PERMISSION. ALL ADMIXTURES SHALL BE APPROVED IN WRITING BY THE ENGINEER.

3. THE CONTRACTOR SHALL REJECT ANY CONCRETE THAT EXCEEDS THE SLUMP LIMITS NOTED ABOVE OR EXCEEDS THE TOTAL ALLOWABLE MIXING TIME.

4. FLY ASH MAY BE INCLUDED IN FOUNDATION CONCRETE.

5. NO ALUMINUM SHALL BE PLACED IN CONCRETE.

6. DURING HOT WEATHER (80 DEGREES F AND ABOVE, THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS ACI 305"HOT WEATHER CONCRETE." DURING COLD WEATHER (40 DEGREES F AND BELOW), THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS OF ACI-306 "COLD WEATHER CONCRETING."

7. THE CONCRETE MIX DESIGNS ARE TO BE SUBMITTED AS A FORMAL SUBMITTAL TO THE ENGINEER OF RECORD FOR REVIEW AND ACCEPTANCE. AFTER ACCEPTANCE OF THE MIX DESIGN BY THE ENGINEER OF RECORD, THE ACCEPTED DESIGNS MUST BE FORWARDED TO THE CITY INSPECTION DEPT. & THE SPECIAL INSPECTOR PRIOR TO CONCRETE BEING DELIVERED TO THE SITE.

CONCRETE REINFORCEMENT:
1. REINFORCING STEEL SHALL BE ASTM A615, GRADE 60.

2. CONCRETE COVER REQUIREMENTS FOR CAST-IN-PLACE, UNLESS OTHERWISE NOTED ON DETAILS:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
OTHER: #6 BARS AND LARGER: 2"
#5 BARS AND SMALLER: 1-1/2"

3. REINFORCING BAR SPLICES SHALL BE IN ACCORD WITH THE REQUIREMENTS OF ACI 318-05 AND THE REINFORCING SPLICE LENGTH TABLE SHOWN ON THE DRAWINGS.

COLD-FORMED FRAMING:
1. ALL COLD-FORMED FRAMING SHALL BE ASTM A 1003, GRADE ST 50H WITH G60 COATING.

2. PROVIDE COLD-FORMED METAL FRAMING CAPABLE OF WITHSTANDING DESIGN LOADS WITHIN LIMITS AND UNDER CONDITIONS INDICATE ON CONTRACT DOCUMENTS. 18 GA MINUMUM THICKNESS IS REQ'D. CONSULT LIGHT GAGE ENGINEER TO VERIFY SIZES UTILIZED FOR BID PURPOSES

3. DEFLECTION LIMITS:
L/240 UNLESS ITS AN APPLICATION AT MASONRY THEN L/600

4. PROVIDE SHOP DRAWINGS SHOWING LAYOUT, SPACING, SIZES, THICKNESS AND TYPES OF COLD-FORMED FRAMING INCLUDING FASTENING AND ANCHORAGE DETAILS WITH SUPPORTING CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF THE PROJECT.

5. SCREWS SHALL BE HILTI INC., KWIK-PRO SELF DRILLING OR AN APPROVED EQUAL. INSTALL IN ACCORD WITH MANUFACTURER'S RECOMMENDATIONS AND ICC REPORT ESR-2196.

6. WHERE GYPSUM SHEATHING IS NOT REQUIRED ON BOTH FACES OF STEEL STUDS, CONTINUOUS BRIDGING SHALL BE INSTALLED AS REQUIRED BY MANUFACTURER.

7. ALL LIGHT GAUGE STEEL FRAMING SHALL BE INSTALLED WITH BRIDGING, BRACING, TRACK, AND STIFFENERS, ETC. AS REQUIRED TO STRICTLY CONFORM TO MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL OBTAIN A COPY OF THE MANUFACTURER'S SUGGESTED CONSTRUCTION DETAILS TO USE AS A REFERENCE DURING CONSTRUCTION.

STRUCTURAL STEEL:
1. FABRICATOR SHALL BE AISC CERTIFIED IN LIEU OF THE PREVIOUS,FABRICATOR SHALL INCLUDE IN THEIR BID THE SERVICES OF A SPECIAL INSPECTOR TO PROVIDE INSPECTION/TESTING SERVICES FOR IN-SHOP WORK TO MEET THE REQUIREMENTS OF 2018 INTERNATIONAL BUILDING CODE SECTION 1704.

2. STRUCTURAL STEEL SHALL MEET ASTM A36 UNLESS NOTED OTHERWISE. STRUCTURAL STEEL WIDE FLANGE SHAPES SHALL MEET ASTM A992.

3. STEEL TUBES SHALL MEET ASTM A500, GRADE B.

4. STEEL PIPE SHALL MEET ASTM A53, TYPE E OR S, GRADE B.

5. BOLTS SHALL BE 3/4" DIAMETER A325-N UNLESS OTHERWISE NOTED.

6. FIELD BOLTING INSTALLATION SHALL BE INSPECTED IN ACCORD WITH THE 2018 INTERNATIONAL BUILDING CODE AND THE AISC LRFD MANUAL, SECOND EDITION. BOLTS SHALL BE INSTALLED SNUG TIGHT UNLESS NOTES OTHERWISE NOTED. ASTM A-325-SC SHALL BE FULLY TIGHTENED USING LOAD INDICATOR WASHERS.

7. ALL WELDING SHALL CONFORM TO THE PROVISIONS OF THE AMERICAN WELDING SOCIETY CODE AWS D1.1-98. ELECTRODES SHALL MATCH BASE METALS AS SPECIFIED IN 2018 INTERNATIONAL BUILDING CODE.

8. ALL FIELD WELDING SHALL BE VISUALLY INSPECTED BY THE TESTING LABORATORY.

9. HOT DIP GALVANIZE ALL STEEL MEMBERS EXPOSED TO EXTERIOR TO MEET ASTM 525 G60.

10. ALL STEEL BELOW GRADE SHALL BE ENCASED IN CONCRETE WHERE POSSIBLE; IF NOT POSSIBLE, STEEL SHALL BE THOROUGHLY COATED WITH TWO COATS OF ASPHALTIC PAINT.

METAL DECK:
1. METAL ROOF DECK SHALL BE DEPTH X GAUGE SHOWN ON DRAWINGS(22 GA. MIN.), WITH NESTABLE SIDE LAPS AND PAINTED.

2. COMPOSITE FLOOR DECK SHALL BE DEPTH X GAUGE SHOWN ON DRAWING (22 GA MIN.), WITH NESTABLE SIDE LAPS AND GALVANIZED.

3. FASTEN ROOF DECK IN ACCORD WITH METAL DECK ATTACHMENT TYPES NOTED ON THE PLANS AND FASTENING DETAILS. DECK ATTACHMENT SHALL BE IN ACCORD WITH VULCRAFT AND THE STEEL DECK INSTITUTE'S SECOND EDITION OF THE DIAPHRAGM DESIGN MANUAL OR APPROVED EQUAL.

4. METAL DECK ATTACHMENTS SHALL BE INSPECTED BY TESTING LABORATORY.

STEEL JOISTS:
1. FABRICATOR SHALL BE AN "APPROVED FABRICATOR" IN ACCORD WITH THE 2018 INTERNATION BUILDING CODE BUILDING CODE SECTION 1704.2, REGISTERED AND APPROVED BY THE LOCAL BUILDING DEPARTMENT.

2. DESIGNED, FABRICATED AND ERECTED IN ACCORD WITH THE 2018 INTERNATION BUILDING CODE CHAPTER 22 AND THE STANDARD SPECIFICATIONS FOR STEEL JOIST, K-SERIES, LH-SERIES, DLH-SERIES AND JOIST GIRDERS, PUBLISHED BY THE STEEL JOIST INSTITUTE.

3. SIZE, TYPE AND SPACING OF JOIST BRIDGING TO BE IN ACCORD WITH STEEL JOIST INSTITUTE RECOMMENDATIONS. USE 'X'-BRIDGING AT DISCONTINUOUS ENDS OF BRIDGING. LOCATE BRIDGING TO AVOID MECHANICAL OPENINGS.

4. JOIST SEAT DEPTH SHALL BE 2-½" FOR 'K' SERIES AND 5" INCHES FOR 'LH' SERIES UNLESS NOTED OTHERWISE.

5. DESIGN EXTENDED ENDS FOR SAME DEAD LOADS AS JOIST AND A SNOW LOAD OF 40 PSF, AND OTHER LOADS AS INDICATED. LIMIT LIVE LOAD DEFLECTION TO L/240.

6. ADDITIONAL LOADS HAVE BEEN NOTED ON FRAMING PLANS. JOISTS SHALL BE DESIGNED TO SUPPORT THE ADDITIONAL LOADS. IT IS THE JOISTS SUPPLIERS RESPONSIBILITY TO DESIGN JOIST FOR ANY LOAD IN ADDITION TO THE DEAD AND LIVE LOADS LISTED ON THIS SHEET.

POST-INSTALLED ANCHORS:
1. EXPANSION BOLTS INSTALLED IN CONCRETE OR MASONRY SHALL BE HILTI KWIK BOLT 3 ANCHORS OR APPROVED EQUAL WITH EMBEDMENT NOTED ON THE DRAWINGS OR EMBEDMENT AS RECOMMENDED BY MANUFACTURER WHERE NO EMBEDMENT IS SHOWN. INSTALL IN ACCORD WITH MANUFACTURER'S RECOMMENDATIONS AND ICC-ES REPORTS ESR-1385 AND ESR-2302.

2. SCREW ANCHORS SHALL BE KWIK CON II CONCRETE ANCHORS BY HILTI, INC. OR APPROVED EQUAL. INSTALL IN ACCORD WITH MANUFACTURER'S RECOMMENDATIONS AND ICC-ES REPORT ER-5259

3. ADHESIVE ANCHORS SHALL BE HILTI INC., HY 200 ADHESIVE ANCHORING SYSTEM OR APPROVED EQUAL, WITH EMBEDMENT NOTED IN THE EPOXY EMBEDMENT TABLE OR EMBEDMENT AS RECOMMENDED BY MANUFACTURER WHERE NO EMBEDMENT IS SHOWN. INSTALL IN ACCORD WITH MANUFACTURER'S RECOMMENDATIONS AND ICC-ES REPORT ESR-2678.

4. ANCHORS ARE NOT TO BE INSTALLED UNTIL CONCRETE OR GROUT HAS REACHED ITS DESIGN STRENGTH.

FIRE RATINGS:
1. FOR FIRE-RATING REQUIREMENTS AND METHODS, SEE ARCHITECTURAL DRAWINGS.

SPECIAL STRUCTURAL INSPECTIONS:
1. IN ACCORD WITH THE 2018 INTERNATIONAL BUILDING CODE, SECTION 1704, AS NOTED BELOW. TESTING AND INSPECTION SHALL BE BY AN INDEPENDENT TESTING/INSPECTION FIRM, UNDER THE SUPERVISION OF A LICENSED ENGINEER EMPLOYED BY THAT FIRM. THE BASIS FOR WELDING INSPECTOR QUALIFICATION SHALL BE AWS D1.1.

2. SPECIAL INSPECTION IS TO BE PROVIDED IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE LOCAL DEPARTMENT OF BUILDING SAFETY AND SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OR HIS AUTHORIZED AGENT FROM REQUESTING THE PERIODIC AND CALLED INSPECTIONS REQUIRED BY THE 2018 INTERNATIONAL BUILDING CODE.

3. THE INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN IT CONFORMS WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.

4. THE INSPECTOR SHALL FURNISH DAILY INSPECTION REPORTS ON THE WORK TO THE BUILDING OFFICIAL AND TO THE ENGINEER OF RECORD FOR CONFORMANCE TO THE CONTRACT DOCUMENTS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, AND, IF UNCORRECTED, TO THE ENGINEER OF RECORD AND THE BUILDING OFFICIAL.

5. THE TESTING/INSPECTION FIRM'S ENGINEER SHALL COMPLETE, SIGN AND SEAL A FINAL REPORT CERTIFYING THAT TO THE BEST OF HIS KNOWLEDGE, THE WORK IS IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.

STATEMENT OF SPECIAL INSPECTION

IBC CODE REFERENCE	CONSTRUCTION TYPE	FREQUENCY CONT.	FREQUENCY PER
1705.2	STEEL CONSTRUCTION		
1.	INSPECTION OF WELDING		X
2.	INSPECTION OF HIGH STRENGTH BOLTING		X
1705.3	REINFORCED CONCRETE		
1.	INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS AND PLACEMENT.		X
3.	INSPECTION OF ANCHORS CAST IN CONCRETE		X
4.	INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.		X
5.	VERIFYING USE OF REQUIRED MIX DESIGN		X
6.	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	
7.	INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	
8.	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		X
1705.4	MASONRY CONSTRUCTION		
1.	VERIFY PROPORTIONS OF SITE-PREPARED MORTAR, CONSTRUCTION OF MORTAR JOINTS, LOCATION OF REINFORCEMENT, CONNECTORS AND ANCHORAGES AS CONSTRUCTION BEGINS.		X
2.	VERIFY GROUT SPACING, GRADE AND SIZE OF REINFORCEMENT AND ANCHORS, PLACEMENT OF REINFORCING AND CONNECTIONS, PROPORTIONS OF SITE PREPARED GROUT PRIOR TO GROUTING.		X
3.	VERIFY THE PLACEMENT OF GROUT.		X
1705.6	SOILS		
1.	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE ADEQUATE BEARING CAPACITY.		X
2.	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X
3.	PERFORM CLASSIFICATION AND TESTING OF THE COMPACTED FILL MATERIALS.		X
4.	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	
5.	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X

SHOP DRAWING REVIEW:
1. J&S STRUCTURAL ENGINEERS, PA WILL REVIEW SHOP DRAWINGS AND RELATED SUBMITTALS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION GIVEN IN THE CONSTRUCTION DOCUMENTS. REVIEW OF A SPECIFIC ITEM SHALL NOT INCLUDE REVIEW OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.

2. THE FOLLOWING IS A LIST OF REQUIRED SHOP DRAWINGS AND RELATED SUBMITTALS. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR MORE INFORMATION AND A COMPLETE LIST OF REQUIRED SUBMITTALS:
- ANCHOR BOLT LAYOUT DRAWINGS
- COLD-FORMED FRAMING SHOP DRAWINGS INCLUDING STANDARD DETAILS, BRACING AND BRIDGING REQUIREMENTS AND MATERIAL CERTIFICATIONS.
- CONCRETE BLOCK COMPRESSION TESTS AND MATERIAL CERTIFICATIONS
- CONCRETE MIX DESIGNS, TESTS AND MATERIAL CERTIFICATIONS
- CONCRETE REINFORCING SHOP DRAWINGS AND REINFORCING MATERIAL CERTIFICATIONS
- MASONRY GROUT AND AND MORTAR MIX DESIGNS
- MASONRY REINFORCING SHOP DRAWINGS
- STRUCTURAL STEEL SHOP DRAWINGS, MATERIAL CERTIFICATIONS AND WELDER CERTIFICATIONS
- STEEL JOIST SHOP DRAWINGS
- STEEL DECK SHOP DRAWINGS

ABBREVIATIONS:

ASD	ALLOWABLE STRESS DESIGN
ARCH	ARCHITECT
BPL	BASEPLATE
BTW	BETWEEN
BOTT	BOTTOM
BOTT OF	BOTTOM OF
BOL	BOTTOM OF LINTEL
BOMD	BOTTOM OF METAL DECK
BOP	BOTTOM OF PIER
CIP	CAST IN PLACE
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CJ	CONTROL JOINT
DIM	DIMENSION
EA	EACH
EF	EACH FACE
ELEV	ELEVATION
EMBED	EMBEDMENT
EOS	EDGE OF SLAB
EQ	EQUAL
EW	EACH WAY
EXP	EXPANSION
FF	FINISH FLOOR
FND	FOUNDATION
FTG	FOOTING
GALV	GALVANIZED
GB	GRADE BEAM
HS	HEADED STUD
HSS	HOLLOW STRUCTURAL SECTION
HORIZ	HORIZONTAL
IJ	ISOLATION JOINT
INFO	INFORMATION
INSUL	INSULATION
JT	JOINT
JB	JOIST BEARING
K	KIP = 1,000 POUNDS
LONG	LONGITUDINAL
LRFD	LOAD AND RESISTANCE FACTORED DESIGN
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MAS	MASONRY
MAT'L	MATERIAL
MAX	MAXIMUM
MBM	METAL BUILDING MANUFACTURER
MIN	MINIMUM
OC	ON CENTER
PL	PLATE
LB	POUND
PSF	POUNDS PER SQUARE FOOT
REF	REFERENCE
REINF	REINFORCEMENT
REQ'D	REQUIRED
SCHED	SCHEDULE
SPA	SPACE
SQ	SQUARE
STD	STANDARD
STL	STEEL
T&B	TOP AND BOTTOM
T&G	TONGUE-AND-GROOVE
TO	TOP OF
TOBM	TOP OF BEAM
TOF	TOP OF FOOTING
TOGB	TOP OF GRADE BEAM
TOL	TOP OF LINTEL
TOM	TOP OF MASONRY
TOP	TOP OF PIER
TOS	TOP OF STEEL
TOTB	TOP OF TIE BEAM
TOW	TOP OF WALL
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WWR	WELDED WIRE REINFORCEMENT

SYMBOLS KEY:

GRADE BEAM TAG
GB-X GRADE BEAM TYPE

PLAN NOTE TAG
(#) # REFERENCES A PLAN NOTE ON A GIVEN PLAN SHEET

BEAM SPLICE

MASONRY LINTEL
ML-X

MASONRY SPLICE LENGTH TABLE

BAR SIZE	6" BLOCK	8" BLOCK		10" BLOCK		12" BLOCK	
	BAR @ CL	BAR @ CL	BAR @ EDGE	BAR @ CL	BAR @ EDGE	BAR @ CL	BAR @ EDGE
#4	1'-9"	1'-9"	3'-0"	1'-9"	2'-0"	1'-9"	1'-9"
#5	2'-8"	2'-2"	3'-9"	2'-2"	3'-3"	2'-2"	2'-3"
#6	-	3'-7"	4'-6"	3'-4"	4'-6"	3'-4"	4'-5"
#7	-	5'-0"	-	3'-10"	5'-3"	4'-2"	5'-3"

NOTE:
WHEN REQUIRED SPLICE LENGTH EXCEEDS 4'-0" USE HIGH LIFT GROUTING OR USE MECHANICAL TENSION SPLICES WITH LOW LIFT GROUTING

EPOXY EMBEDMENT TABLE

BAR SIZE	REINFORCING STEEL MINIMUM EMBEDMENT DEPTH f'c=3,000 psi	f'c=3,500 psi	f'c=4,000 psi	THREADED ROD ANCHORS ANCHOR DIAMETER	MINIMUM EMBEDMENT DEPTH
#3	3 1/2"	3"	2 3/4"	3/8"	5 1/4"
#4	5"	4 3/4"	4 1/4"	1/2"	6 3/8"
#5	6 1/4"	5 3/4"	5 1/4"	5/8"	7 1/2"
#6	7 1/2"	7"	6 1/2"	3/4"	10"
#7	9"	8 1/2"	7 3/4"	7/8"	11 1/4"
#8	10 1/2"	9 3/4"	9"	1"	12 1/2"
#9	11 1/2"	10 3/4"	10"	1 1/4"	15"
#10	13 1/2"	13"	12"	1 1/4"	18"

NOTES:
1. CONTRACTOR HAS THE OPTION TO EPOXY DOWELS AS AN ALTERNATE TO HOOKED OR CAST-IN-PLACE DOWELS WHERE NOTED ON DETAILS.
2. SEE GENERAL STRUCTURAL NOTES FOR APPROVED EPOXY.

CONCRETE SPLICE LENGTH TABLE

BAR SIZE	FOOTING OR GRADE BEAM	PIER	WALL (VERTICAL)	WALL (HORIZONTAL)	SLAB	COLUMN	BEAM (BOTTOM)	BEAM (TOP)
#3	-	-	1'-8"	1'-8"	1'-8"	-	-	-
#4	2'-3"	-	2'-3"	2'-3"	2'-3"	-	-	-
#5	2'-9"	2'-7"	2'-9"	2'-9"	2'-9"	2'-0"	2'-7"	3'-5"
#6	3'-4"	3'-1"	3'-4"	3'-4'	3'-4"	2'-5"	3'-1"	4'-1"
#7	4'-10"	4'-6"	4'-10"	4'-10"	4'-10"	3'-6"	4'-6"	5'-11"
#8	5'-6"	5'-2"	5'-6"	-	-	4'-0"	5'-2"	6'-9"
#9	-	5'-10"	-	-	-	4'-6"	5'-10"	7'-7"
#10	-	6'-7"	-	-	-	5'-1"	6'-7"	8'-6"
#11	-	7'-3"	-	-	-	5'-7"	7'-3"	9'-6"

NOTES:
1. WHEN BARS OF DIFFERENT SIZE ARE LAP SPLICED, THE LARGER SPLICE LENGTH SHALL BE USED.
2. TOP BAR IS DEFINED AS ANY HORIZONTAL BAR THAT HAS MORE THAN 12" OF FRESH CONCRETE BELOW THE BAR.
3. TABLE SHALL ONLY BE USED WHEN:
- CONCRETE IS NORMAL WEIGHT
- REINFORCEMENT STEEL IS UNCOATED
- REINFORCEMENT STEEL MEETS ASTM A615, GRADE 60

CONSTRUCTION DOCUMENTS
DATE: 12-30-2024
2024-016

STATE OF MISSOURI
KIMBERLY EBERT JONES
PE-2005029619
PROFESSIONAL ENGINEER
12/30/24

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET
1231 NW WARD RD, LEES SUMMIT, MO 64086

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DRAWN BY: KWF
CHECKED BY: KEJ

FALK ARCHITECTS

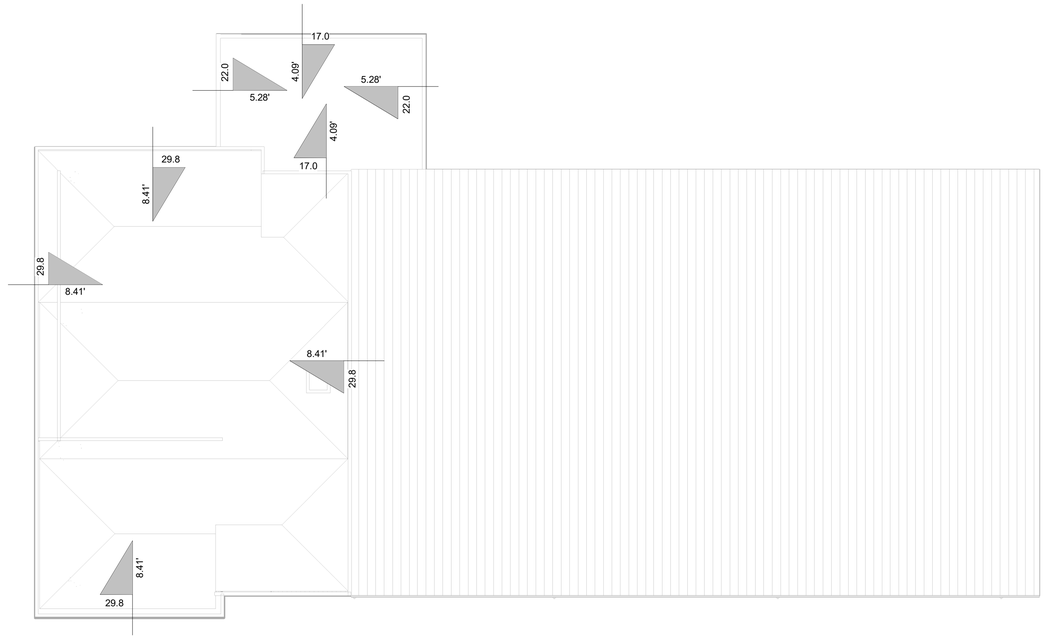
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S001

GENERAL STRUCTURAL NOTES

FALK ARCHITECTS INC

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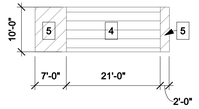
SNOW LOADING PLAN

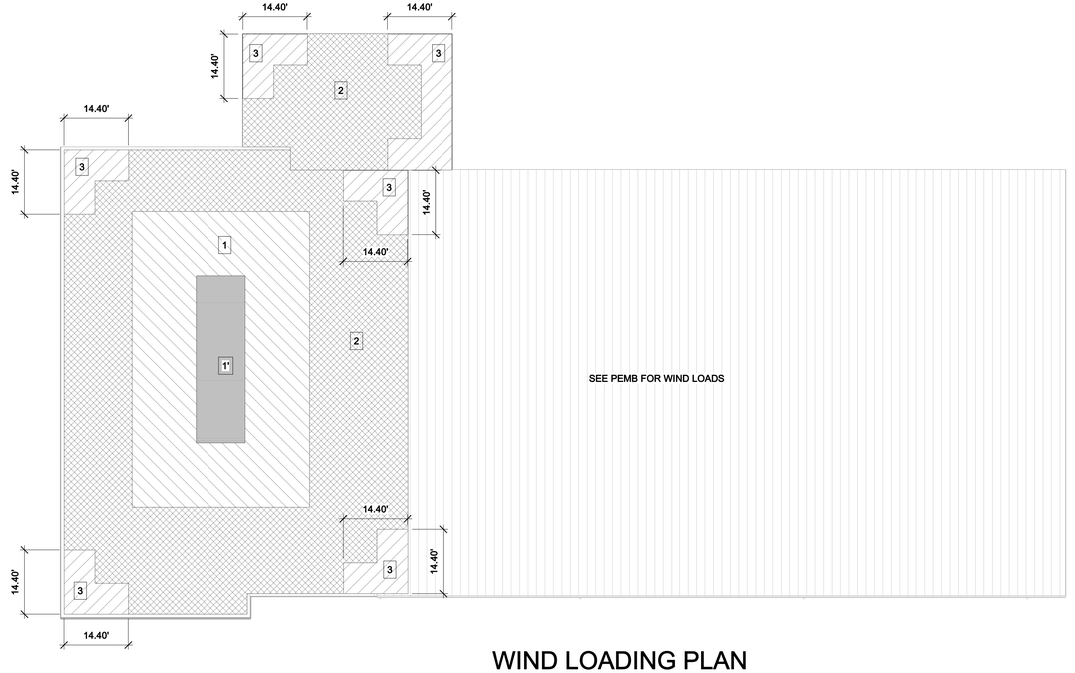
1/16" = 1'-0"

COMPONENTS AND CLADDING PRESSURES:

	Component	Zone	+ Pressure	- Pressure
ROOF	<=10 SF	1	9.0	-35.3
	100 SF	1	7.1	-27.5
	200 SF	1	7.1	-25.2
	>500 SF	1	7.1	-22.1
	<=10 SF	1'	9.0	-20.3
	100 SF	1'	7.1	-20.3
	200 SF	1'	7.1	-13.7
	>500 SF	1'	7.1	-10.9
	<=10 SF	2	20.3	-46.5
	100 SF	2	17.3	-36.6
	200 SF	2	16.4	-33.6
	>500 SF	2	15.2	-29.6
	<=10 SF	3	20.3	-46.5
	100 SF	3	17.3	-36.6
	200 SF	3	16.4	-33.6
	>500 SF	3	15.2	-29.6

	Component	Zone	+ Pressure	- Pressure
WALL	<=10 SF	4	20.3	-22.0
	50 SF	4	18.2	-19.9
	200 SF	4	16.4	-18.1
	>500 SF	4	15.2	-16.9
	<=10 SF	5	20.3	-27.0
	50 SF	5	18.2	-22.9
	200 SF	5	16.4	-19.3
	>500 SF	5	15.2	-16.9
PARAPET	<=10 SF	4	30.5	-33.0
	50 SF	4	27.3	-29.9
	<=10 SF	5	30.5	-40.5
	50 SF	5	27.3	-34.4





WIND LOADING PLAN

1/16" = 1'-0"

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CONSTRUCTION DOCUMENTS

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FALK ARCHITECTS

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LOADING INFORMATION

FALK ARCHITECTS INC

FOUNDATION NOTES:

1. ALL ELEVATIONS ARE BASED ON A RELATIVE ELEVATION OF 0'-0" EQUAL TO THE INDICATED DATUM ELEVATION. VERIFY DATUM ELEVATION WITH THE LATEST CIVIL DRWAINGS PRIOR TO CONSTRUCTION.
2. COORDINATE TOP OF FOOTING ELEVATIONS WITH LATEST CIVIL DRAWINGS PRIOR TO CONSTRUCTION TO MAINTAIN 3'-0" MINIMUM FROST DEPTH. TOP OF FOOTING ELEVATION = 8" BFF UNLESS OTHERWISE SHOWN THUS.
3. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND WALL OPENINGS AND LOCATION OF THICKENED, SLOPED, RAISED, OR DEPRESSED SLABS.
4. PROVIDE ISOLATION JOINTS AND SAW CUT CONTROL JOINTS IN SLAB ON GRADE AS SHOWN IN DETAIL 21 ON SHEET S300 AND 15'-0" OC MAX.
5. ABBV: BPL - BASE PLATE

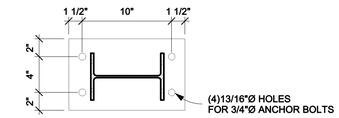
PLAN NOTES:

1 THICKENED SLAB UNDER - SEE 23/S300

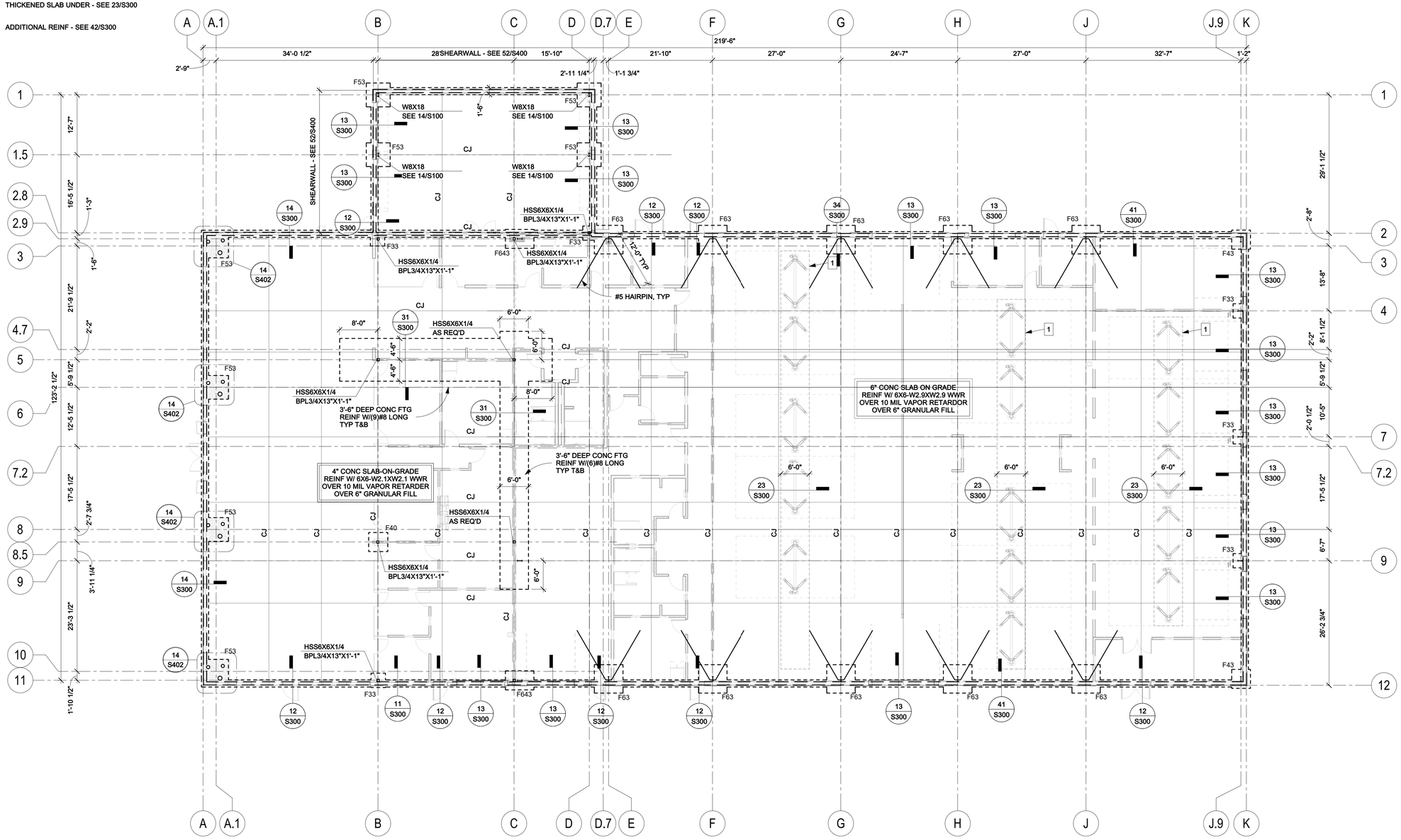
2 ADDITIONAL REINF - SEE 42/S300

FOOTING SCHEDULE

Type	LENGTH	WIDTH	THICKNESS	REINFORCEMENT
F33	3' - 0"	3' - 0"	3' - 0"	(5)#4 EW T&B
F40	4' - 0"	4' - 0"	1' - 0"	(5)#5 EW BTM
F43	4' - 0"	4' - 0"	3' - 0"	(5)#5 EW T&B
F53	5' - 0"	5' - 0"	3' - 0"	(5)#6 EW T&B
F63	6' - 0"	6' - 0"	3' - 0"	(6)#6 EW T&B
F643	4' - 0"	6' - 0"	3' - 0"	(6)#5 SHORT & (5)#5 LONG



14/S100 WIDE-FLANGE BASEPLATE
1 1/2" = 1'-0"



FOUNDATION PLAN
3/32" = 1'-0"

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CONSTRUCTION DOCUMENTS
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PROFESSIONAL ENGINEER
12/30/24

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1231 NW WARD RD, LEES SUMMIT, MO 64086

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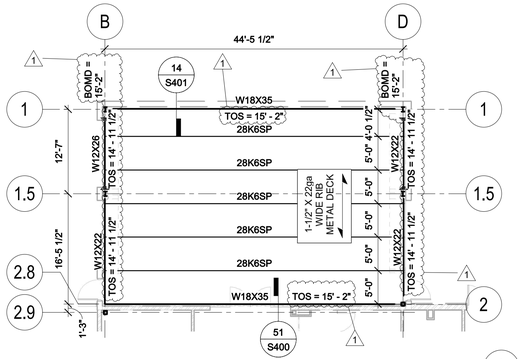
FALK ARCHITECTS

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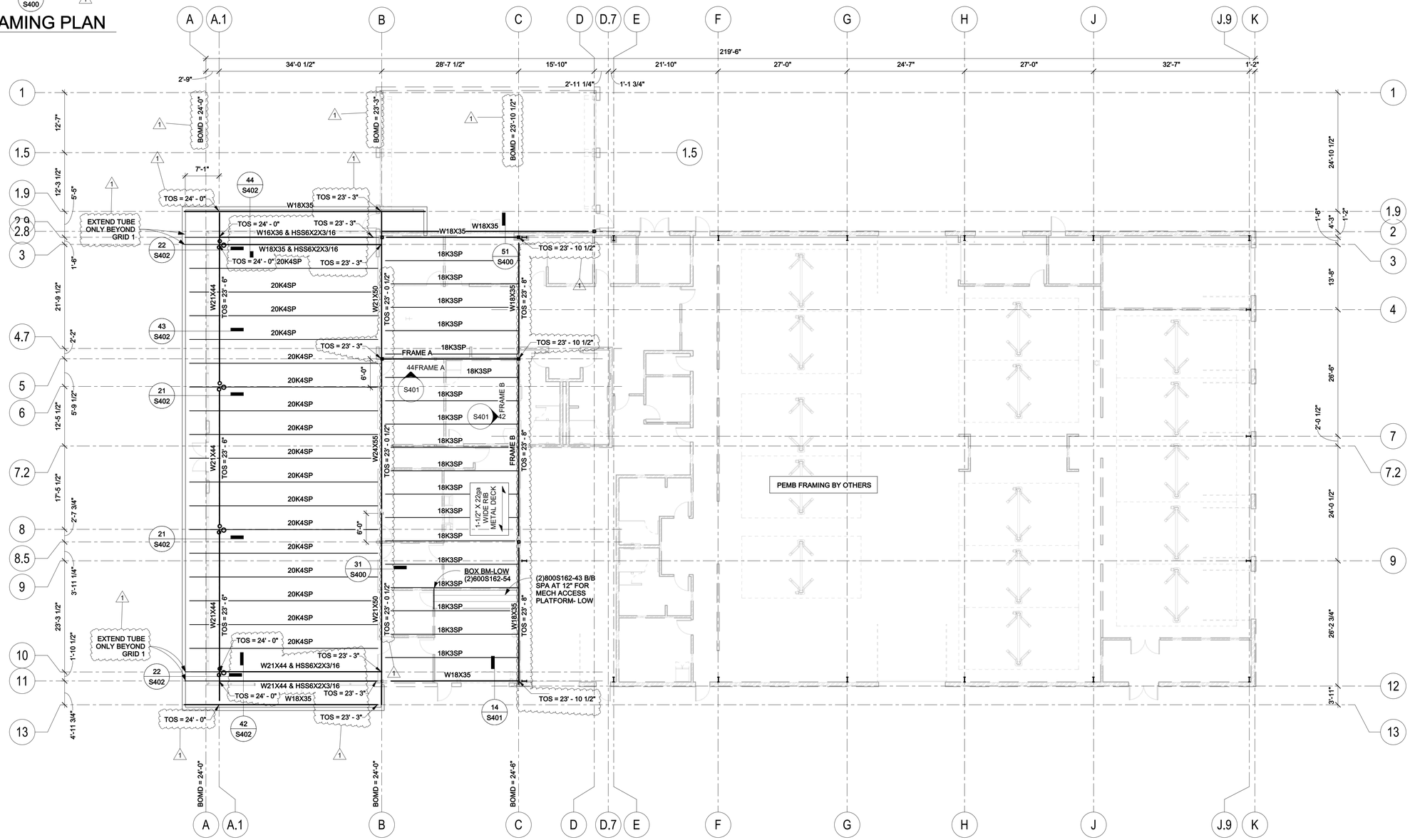
FOUNDATION PLAN

FALK ARCHITECTS INC



LOW ROOF FRAMING PLAN

3/32" = 1'-0"



HIGH ROOF FRAMING PLAN

3/32" = 1'-0"

FRAMING NOTES:

1. **ALL ELEVATIONS ARE BASED ON A RELATIVE ELEVATION OF 0'-0" EQUAL TO THE INDICATED DATUM ELEVATION. VERIFY DATUM ELEVATION WITH THE LATEST CIVIL DRAWINGS PRIOR TO CONSTRUCTION.**
2. **SEE 12/S401 FOR MOMENT CONNECTION (▶).**

CONSTRUCTION DOCUMENTS

DATE: 12-30-2024

2024-016

1 ADDENDUM #1 1/17/2025

STATE OF MISSOURI
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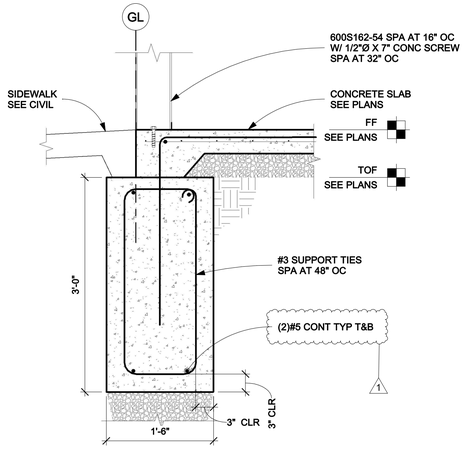
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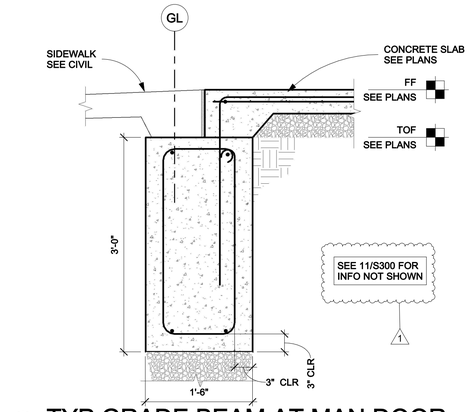
FRAMING PLAN

FALK ARCHITECTS INC

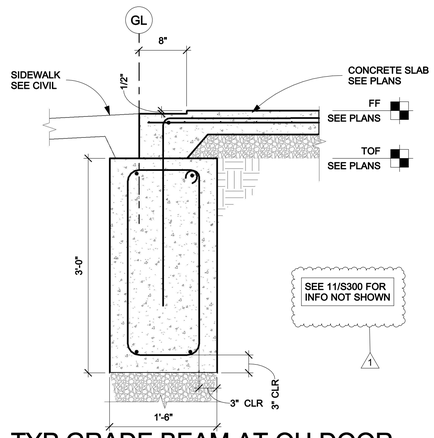
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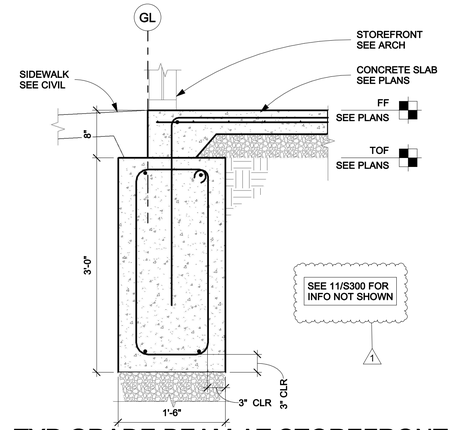
11 S300 TYP GRADE BEAM
1" = 1'-0"



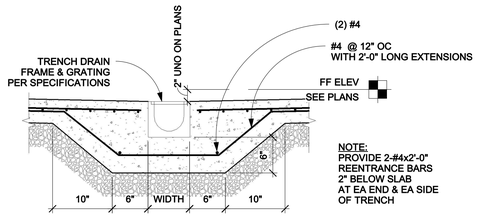
12 S300 TYP GRADE BEAM AT MAN DOOR
1" = 1'-0"



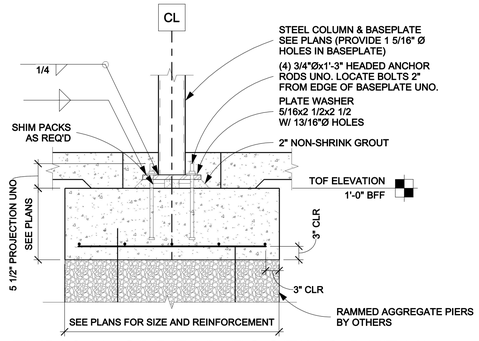
13 S300 TYP GRADE BEAM AT OH DOOR
1" = 1'-0"



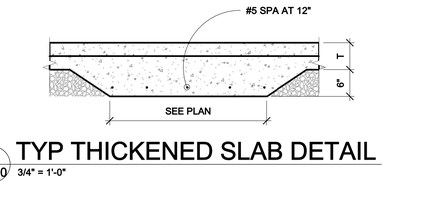
14 S300 TYP GRADE BEAM AT STOREFRONT
1" = 1'-0"



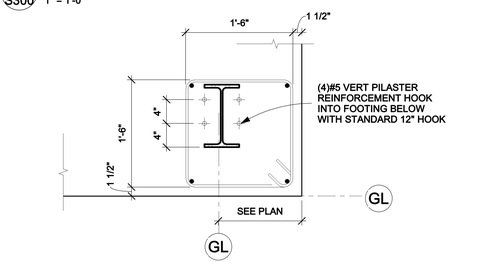
21 S300 TYPICAL TRENCH DRAIN DETAIL
1" = 1'-0"



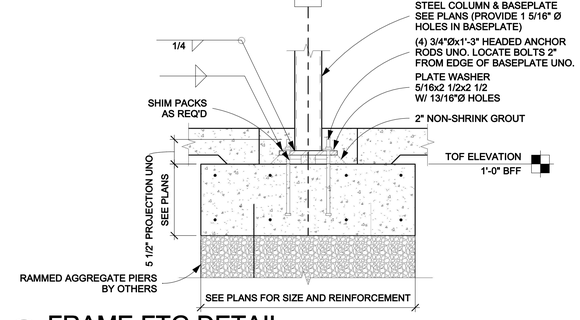
22 S300 TYPICAL SPREAD FOOTING DETAIL
3/4" = 1'-0"



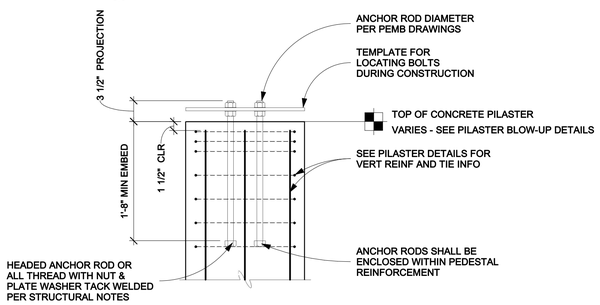
23 S300 TYP THICKENED SLAB DETAIL
3/4" = 1'-0"



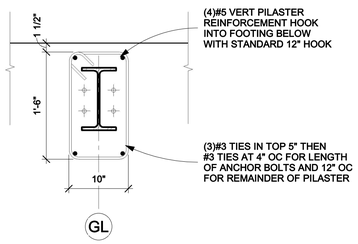
24 S300 TYP REINF AT CORNER
1" = 1'-0"



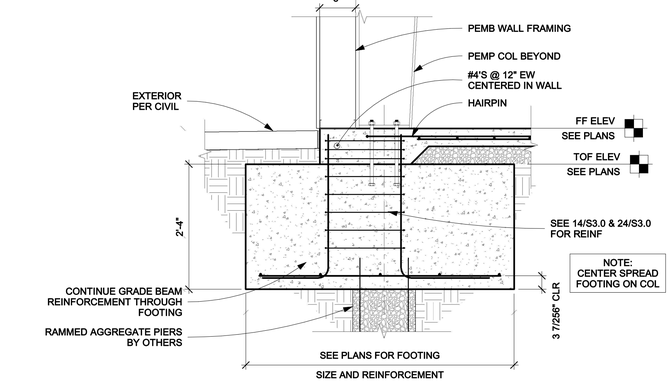
31 S300 FRAME FTG DETAIL
3/4" = 1'-0"



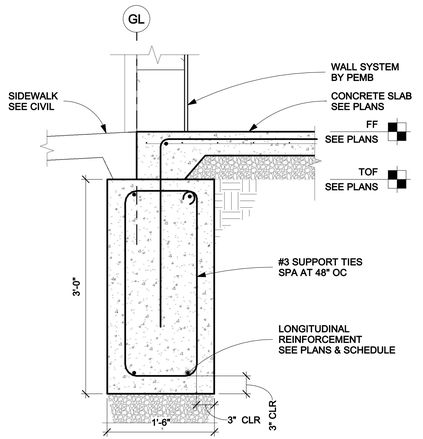
32 S300 TYPICAL ANCHOR BOLT DETAIL
1" = 1'-0"



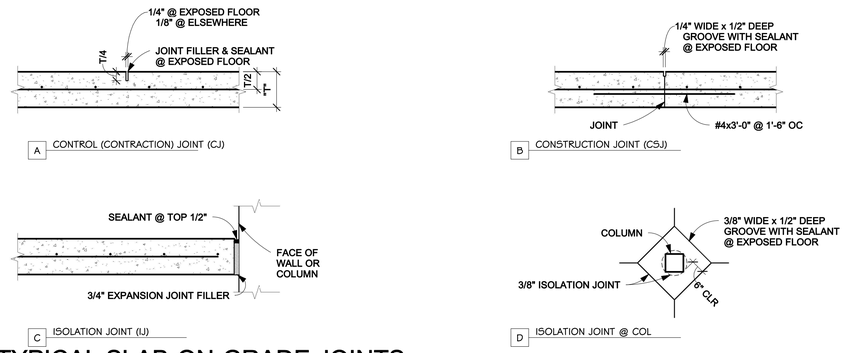
33 S300 REINF DETAIL
1" = 1'-0"



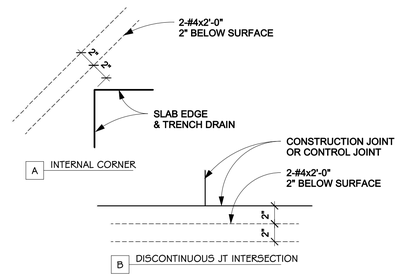
34 S300 TYP COL FTG PILASTER DETAIL
3/4" = 1'-0"



41 S300 TYP GRADE BEAM AT PEMB
1" = 1'-0"



42 S300 TYPICAL SLAB-ON-GRADE JOINTS
1 1/2" = 1'-0"



NOTE:
SEE PLANS FOR TYPICAL
SLAB-ON-GRADE REINFORCEMENT

44 S300 ADDITIONAL SLAB-ON-GRADE REINF
1 1/2" = 1'-0"

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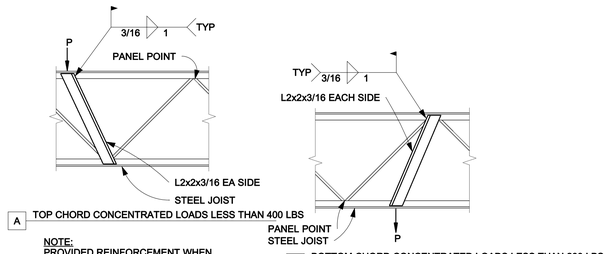
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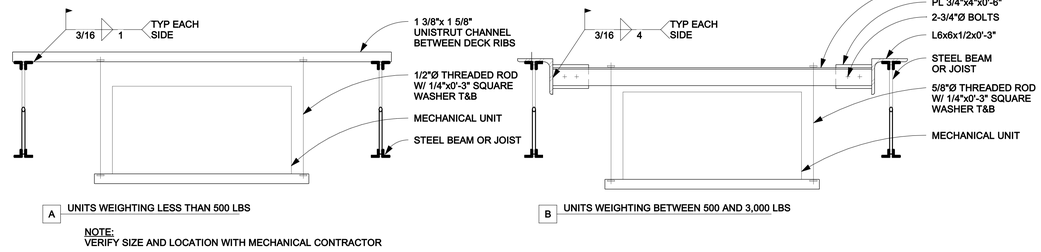
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11 S400 TYPICAL JOIST REINFORCEMENT DETAIL

1" = 1'-0"

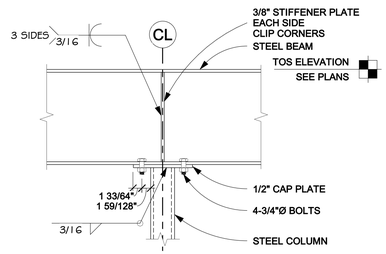


12 S400 TYPICAL HANGING MECHANICAL UNIT DETAILS

1" = 1'-0"

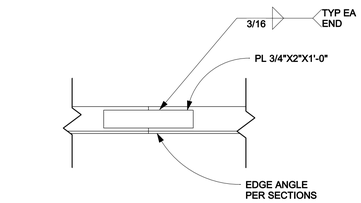
CONNECTION SCHEDULE (LRFD)

BEAM SIZE	NUMBER OF BOLTS	PLATE LENGTH	PLATE THICKNESS	SHEAR CAPACITY
W8 W10	2	5 1/2"	1/4"	18K
W12 W14	3	8 1/2"	1/4"	36K
W16 W18	4	11 1/2"	1/4"	73K
W21	5	14 1/2"	1/4"	135K
W24	6	17 1/2"	1/4"	165K
W27	7	20 1/2"	1/4"	193K
W30 W33	8	23 1/2"	5/16"	239K
W36	9	26 1/2"	5/16"	271K



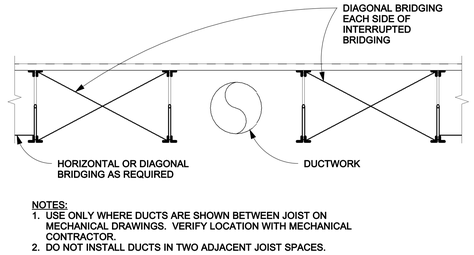
21 S400 TYP BEAM TO COL DETAIL

1" = 1'-0"



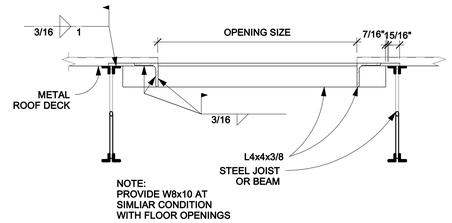
22 S400 TYP PER ANGLE SPLICE

1 1/2" = 1'-0"



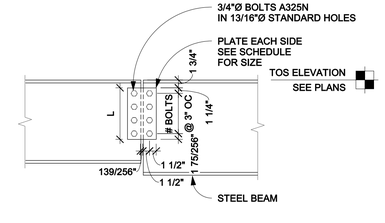
23 S400 TYPICAL INTERRUPTION OF BRIDGING

3/4" = 1'-0"



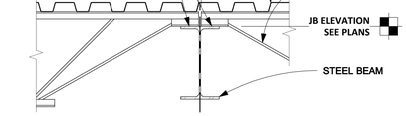
24 S400 TYP FLOOR / ROOF OPENING DETAIL

1" = 1'-0"



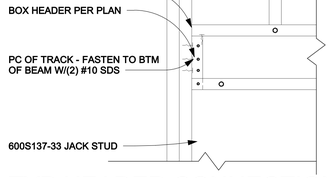
25 S400 TYPICAL BEAM SPLICE DETAIL

3/4" = 1'-0"



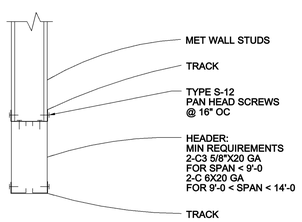
31 S400 JOIST BRG DETAIL

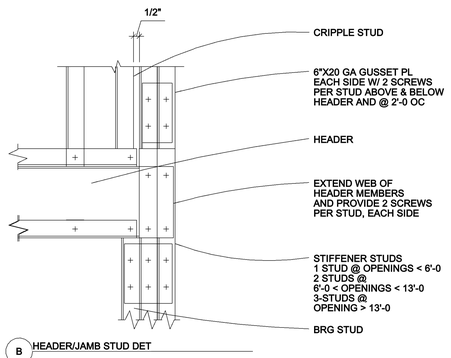
1" = 1'-0"

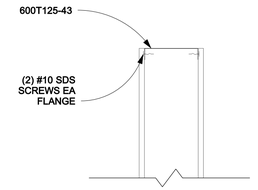


32 S400 TYP HEADER CONNECTION

1 1/2" = 1'-0"

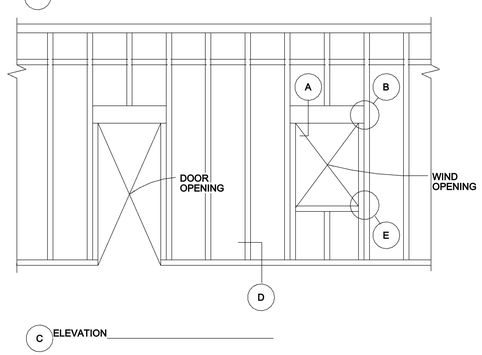


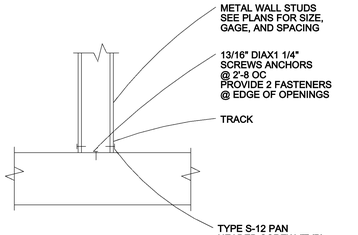


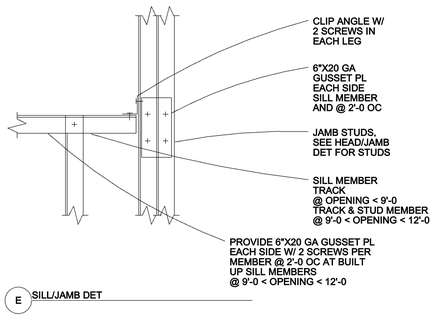


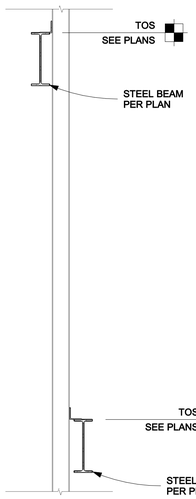
35 S400 TYP SILL PLATE SECTION

1 1/2" = 1'-0"



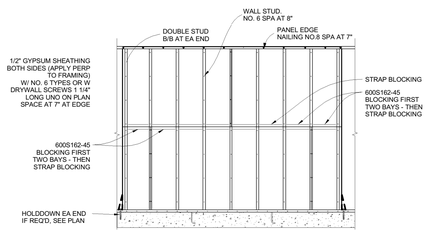






51 S400 ROOF STEP DETAIL

1/2" = 1'-0"



52 S400 TYPICAL SHEARWALL DETAIL

1/2" = 1'-0"

53 S400 INTERIOR PARTITION DETAILS

1" = 1'-0"

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CONSTRUCTION DOCUMENTS

DATE: 12-30-2024

2024-016

STATE OF MISSOURI
KIMBERLY EBERT JONES
PE-2005029619
PROFESSIONAL ENGINEER
12/30/24

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

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DRAWN BY: KWF

CHECKED BY: KEJ

FALK ARCHITECTS

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S400

FRAMING DETAILS

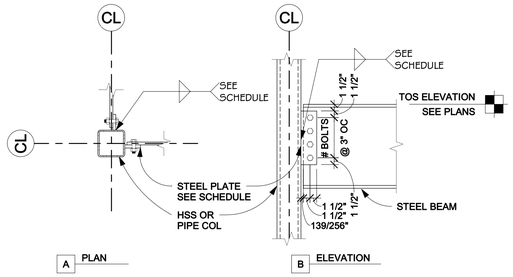
FALK ARCHITECTS INC

CONNECTION SCHEDULE (LRFD)

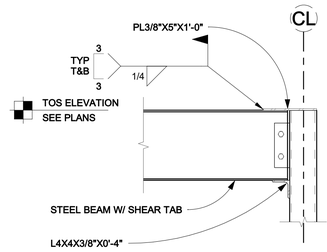
BEAM SIZE	NUMBER OF BOLTS	L=PLATE LENGTH	PLATE THICKNESS	WELD SIZE	SHEAR CAPACITY
W8 W10	2	6"	1/4"	3/16"	18K
W12 W14	3	9"	1/4"	3/16"	36K
W16 W18	4	12"	1/4"	3/16"	53K
W21	5	15"	5/16"	1/4"	70K
W24	6	18"	5/16"	1/4"	87K
W27	7	21"	3/8"	1/4"	99K
W30 W33	8	24"	3/8"	5/16"	111K
W36	9	27"	7/16"	5/16"	123K

NOTE:

BOLTS ARE 3/4"Ø A325N BOLTS. HOLES ARE 13/16"Ø HOLES IN SUPPORT MEMBER AND 13/16"x1" HORIZONTAL SHORT SLOPS IN PLATES.



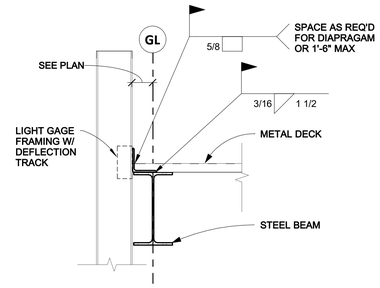
21 S401 TYPICAL STEEL BEAM/COLUMN CONN
3/4" = 1'-0"



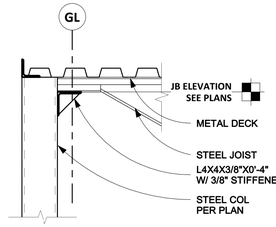
12 S401 TYP MOMENT CONNECTION
3/4" = 1'-0"

DECK ATTACHMENT SCHEDULE

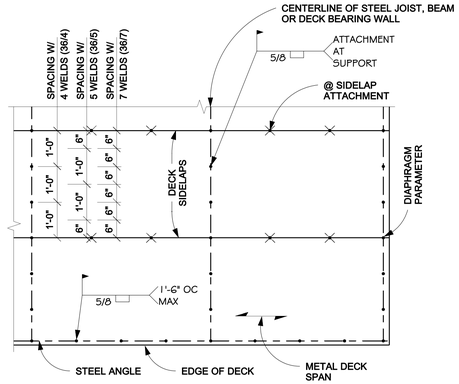
ATTACHMENT TYPE	ATTACHMENT @ SUPPORTS	ATTACHMENT @ SIDELAPS	REMARKS
A	36/5: 5-5/8" Ø PER 36" WIDE SHEET	6-#10 SCREWS @ 1/7 POINTS	USE UNO ON PLANS
B	24/4: 4-5/8" Ø PER 24" WIDE SHEET	10-#10 SCREWS @ 1/11 POINTS	
C	36/7: 7-5/8" Ø PER 36" WIDE SHEET	5-#10 SCREWS @ 1/6 POINTS	
D	36/4: 4-5/8" Ø PER 36" WIDE SHEET	BUTTON PUNCHED	
E	36/7: 7-5/8" Ø PER 36" WIDE SHEET	3-#10 SCREWS @ 1/4 POINTS	



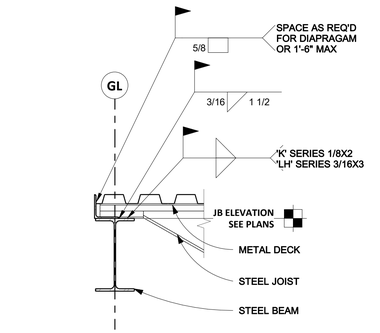
14 S401 TYP DECK BRG AT LIGHT GAGE
1" = 1'-0"



22 S401 TYP JOIST AT COL
1" = 1'-0"



23 S401 TYPICAL ROOF OR FLOOR DECK ATTACH
1" = 1'-0"



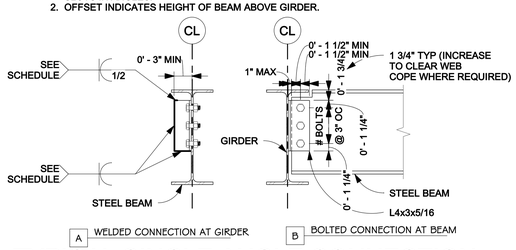
24 S401 TYP JOIST BRG DETAIL
1" = 1'-0"

SINGLE ANGLE CONNECTION SCHEDULE (LRFD)

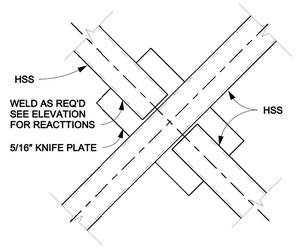
BEAM SIZE	WELD SIZE	OFFSET					
		0"		2 1/2" MAX		5" MAX	
		NUMBER OF BOLTS	SHEAR CAPACITY	NUMBER OF BOLTS	SHEAR CAPACITY	NUMBER OF BOLTS	SHEAR CAPACITY
W8 W10	3/16"	2	22K	2	14K*	-	14K
W12 W14	1/4"	3	43K	3	26K	2	26K**
W16 W18	1/4"	4	64K	4	64K	3	46K
W21	1/4"	5	80K	5	80K	4	64K
W24	1/4"	6	95K	6	95K	5	80K
W27	1/4"	7	111K	7	111K	6	95K
W30 W33	1/4"	8	127K	8	127K	7	111K
W36	1/4"	9	143K	9	143K	9	143K

NOTES:
1. BOLTS ARE 3/4"Ø A325N BOLTS. HOLES ARE 13/16"Ø HOLES IN SUPPORT MEMBER AND 13/16"x1" HORIZONTAL SHORT SLOTS IN ANGLES.
2. OFFSET INDICATES HEIGHT OF BEAM ABOVE GIRDER.

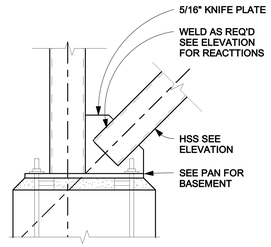
* W10 BEAMS ONLY
** W12 BEAMS ONLY



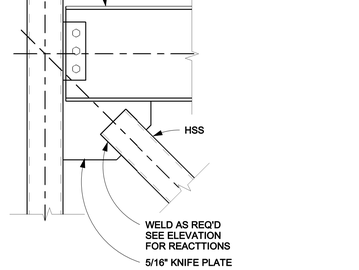
41 S401 TYPICAL SINGLE ANGLE CONNECTION
1" = 1'-0"



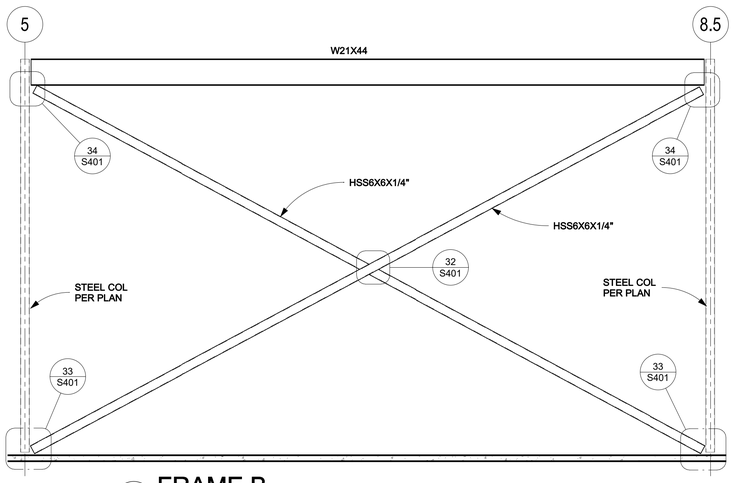
32 S401 TYP BRACE AT INTERSECTION
1" = 1'-0"



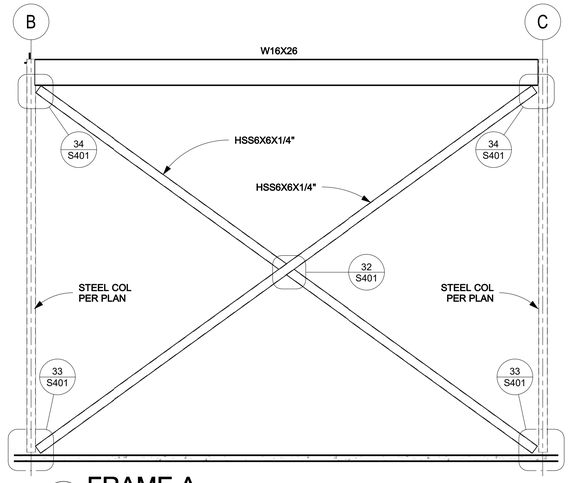
33 S401 TYP BRACE AT FOUNDATION
1" = 1'-0"



34 S401 TYP BRACE DETAIL AT ROOF
1" = 1'-0"



42 S401 FRAME B
1/4" = 1'-0"



44 S401 FRAME A
1/4" = 1'-0"

CONSTRUCTION DOCUMENTS
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STATE OF MISSOURI
KIMBERLY EBERT JONES
PE-2005029619
PROFESSIONAL ENGINEER
12/30/24

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

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CHECKED BY: KEJ

FALK ARCHITECTS

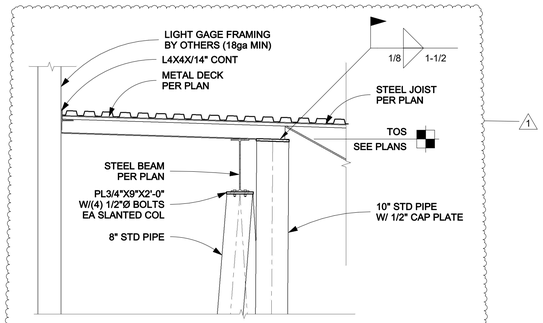
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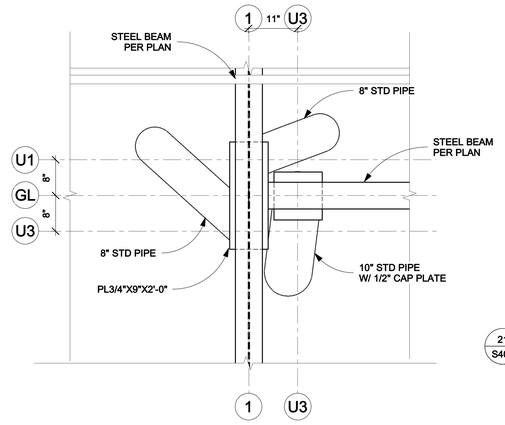
FRAMING DETAILS

FALK ARCHITECTS INC

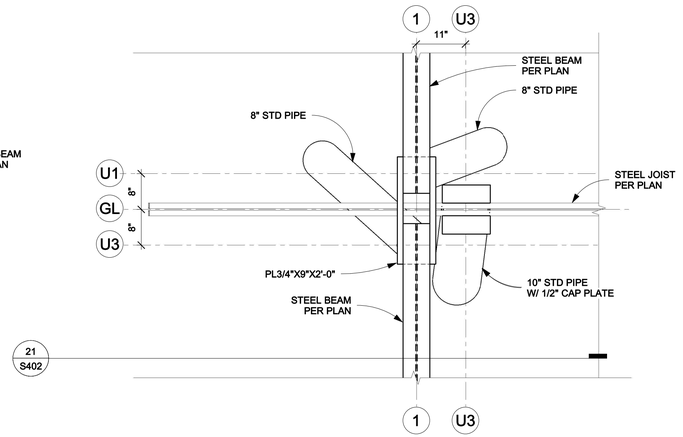
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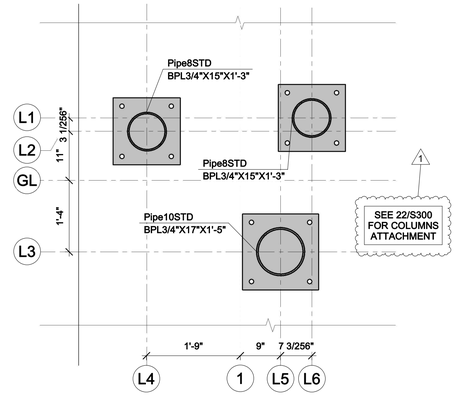
21 S402 SLANTED COL ELEVATION
1/2" = 1'-0"



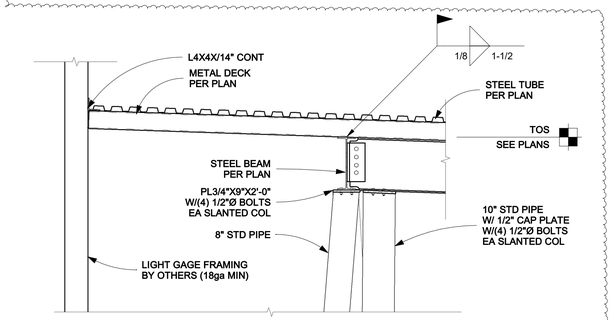
12 S402 SLANTED COLUMN UPPER GEOMETRY EXT
3/4" = 1'-0"



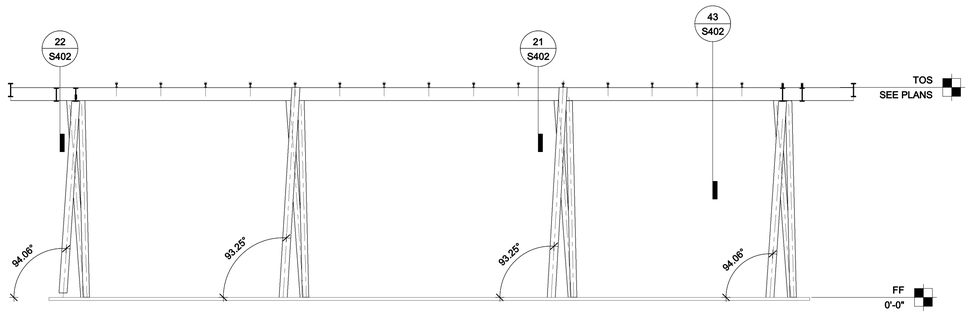
13 S402 SLANTED COLUMN UPPER GEOMETRY INT
3/4" = 1'-0"



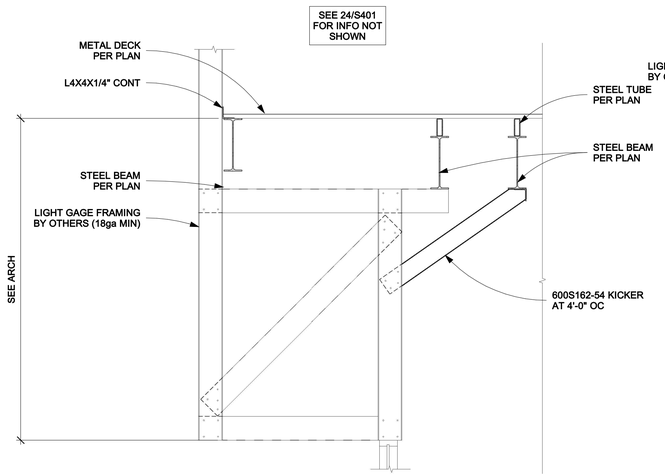
14 S402 SLANTED COLUMN LOWER GEOMETRY
3/4" = 1'-0"



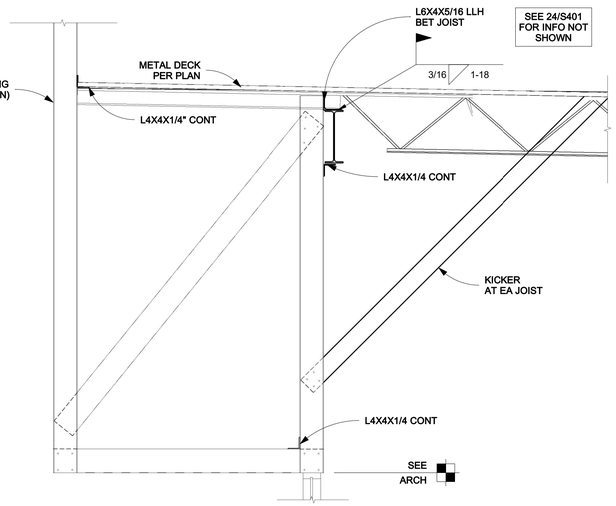
22 S402 BM CONNECTION AT SLANTED COL
1/2" = 1'-0"



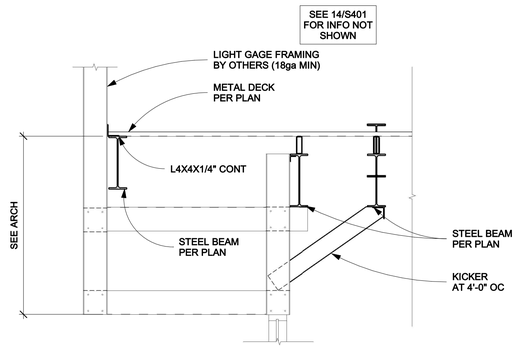
23 S402 SLANTED COL ELEVATION
1/8" = 1'-0"



42 S402 TYP PARAPET SECTION
1/2" = 1'-0"



43 S402 TYP PARAPET SECTION
1/2" = 1'-0"



44 S402 TYP PARAPET SECTION
1/2" = 1'-0"

CONSTRUCTION DOCUMENTS
DATE: 12-30-2024

2024-016

1 ADDENDUM #1 1/17/2025

STATE OF MISSOURI
KIMBERLY EBERT JONES
PE-2005029619
PROFESSIONAL ENGINEER
1/17/25

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET

1231 NW WARD RD, LEES SUMMIT, MO 64086

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SHEET METAL GENERAL NOTES:

A. These drawings are diagrammatic and indicate the general extent of the work. Provide sheet metal systems complete and per applicable codes including all necessary offsets, fittings and special radius or mitered elbows which are required due to space constraints or other conditions.
B. Coordinate the installation of the ductwork and equipment with the work of all other trades. Verify all clearances prior to the fabrication of any system components.
C. Ductwork shall not be located over electrical equipment/panels. Provide the code required working clearance around all electrical equipment.
D. Provide all miscellaneous supporting steel, etc. for the proper installation of all mechanical systems.
E. Coordinate floor, wall, roof penetrations, louver sizes, pad locations, etc. with the architectural trades.
F. Refer to architectural reflected ceiling plans and wall elevations for exact location of grilles, registers, and diffusers.
G. All runouts to supply diffusers shall be provided with balancing dampers. Provide concealed damper operators where located above hard ceilings.
H. Branch ductwork to diffusers, registers or grilles shall be neck size unless noted otherwise.
I. Provide access doors in hard ceiling areas for access to terminal units, balancing dampers, terminal unit heating coil piping, etc. Refer to architectural drawings for ceiling types. coordination with the architectural trades.
J. For all roof mounted equipment, if parapet height is less that 42", Mechanical equipment on roof shall be 10'-0" minimum from edge of roof.

HVAC PIPING GENERAL NOTES:

A. These drawings are diagrammatic and indicate the general extent of the work. Provide piping systems complete and per applicable codes including all required components and offsets required to avoid the structure, ductwork, etc.
B. Coordinate the installation of piping and equipment with the work of all other trades.
C. Branch piping serving terminal unit heating coils shall be 3/4" unless otherwise noted.
D. The contractor shall not locate piping below duct mounted air terminal units, terminal heating coils, or other equipment.
E. Provide supplementary steel as required for supports, anchors, and guides. Submit proposed methods of anchoring and guiding to the structural engineer for approval.
F. Piping shall not be located over electrical equipment/ panels. provide the code required working clearance around all electrical equipment.
G. All refrigerant piping between split systems shall be concealed where possible. All exposed piping shall be routed at right angles with respect to the structure, and painted to match wall/ ceiling finishes where exposed. Coordinate with general contractor any locations where piping shall be concealed behind false cavities or fur-outs.
H. All temperature controls devices and wiring required for the installation of the low voltage portion of the temperature control system shall be furnished and installed by the temperature control contractor. The electrical contractor shall furnish and install the necessary conduit and boxes required for the temperature control system under the supervision of the temperature control contractor.

PLUMBING GENERAL NOTES:

A. These drawings are diagrammatic and indicate the general extent of the work. Provide plumbing systems complete and per applicable codes including all required components, offsets required to avoid the structure, ductwork, etc.
B. Refer to the architectural plans for the exact locations of plumbing fixtures.
C. Coordinate the installation of plumbing and piping with the work of all other trades.
D. Piping shall not be located over electrical equipment/panels. Provide the code required working clearance around all electrical equipment.
E. The contractor shall not locate piping below duct mounted air terminal units, terminal heating coils, or other equipment.
F. Provide supplementary steel as required for the proper support of all plumbing systems.
G. Coordinate the shut down of any existing services and/or equipment with the owners representative.
H. Plumbing vent piping through the roof shall be located a minimum of 10'-0" away from any fresh air intake location and a minimum of 18" clear from the inside face of the parapet.
I. Provide the code required clearance for all cleanouts installed in sanitary waste and vent piping.
J. Plumbing contractor shall provide all condensate drains required for refrigeration equipment.
K. Coordinate all locations of floor drains and floor sink receptors with kitchen equipment plans.
L. Plumbing contractor shall provide all valves, guages, piping, etc. required for the installation of the dishwasher.
M. Plumbing contractor is responsible to run condensate line from cooler coil, through wall, to indirect drain. Seal hole in wall and hold drain line as high as possible and tight to wall to allow for shelving.
N. Plumbing contractor is responsible to run & insulate condensate line from freezer coil, through wall, to indirect drain. Condensate line must be wrapped with heat tape. Seal hole in wall and hold drain line as high as possible and tight to wall to allow for shelving
O. Plumbing contractor is responsible to mount all faucets and pre-rinse units provided. All gas lines, elbows, shut-off valves, pressure reducers, water supply lines, drain lines, "p" traps, floor sinks, and other indirect drains required to hook up the kitchen service. Equipment shall be provided and installed by the plumbing contractor.
P. All roof drain piping shall be routed at 1/8" fall per foot. Coordinate installation with other trades.

FIRE PROTECTION GENERAL NOTES:

A. All material to be UL listed for use in automatic sprinkler systems.
B. Monitoring of sprinkler system to be in accordance with NFPA #13, and local code requirements.
C. Drawings are schematic only and not to be used for shop drawings.
D. Totally New Construction: Provide a complete automatic sprinkler system to serve the entire building.
E. Addition: Extend the existing automatic sprinkler to serve all spaces in the addition.
F. Renovation: Adjust head locations and add heads as needed to completely cover the renovated spaces.
G. Provide fire protection system complete, per applicable codes, per NFPA, and per requirements of authorities having jurisdiction.
H. Include all piping, offsets, fittings, drains, valves, supports, heads, etc. as required for a complete operable system.
I. Sprinkler heads shall be semi-recessed for areas with finished ceilings. Sprinkler heads shall be rough brass for areas with exposed structure.
J. Sprinkler Heads in ceilings, unless functionally impossible, shall be centered with and between rows of light fixtures. Sprinkler heads in machine rooms shall be 212F temperature activated.
K. Provide and install backflow prevention equipment as required by local codes. Provide and install full flow fire meter or detector check meter if required.
L. The systems shall be designed by a licensed fire protection engineer and installed by a licensed sprinkler contractor.
M. Coordinate all scheduling and work with other trades so as to prevent conflicts, and to ensure orderly progress of the work, with a minimum of delays. Where sprinkler piping is installed without coordinating with other trades and conflicts occur, sprinkler piping shall be relocated as required at no additional cost to the owner to resolve the conflicts.
N. Where piping passes through walls, floors, ceilings, or other building construction, sleeves must be used. Where exposed piping passes through finish work, chrome plated or other finish acceptable to the architect, split wall plates or escutcheons shall be installed to fit snugly around the piping. Where finish is not a problem suitable plates shall be provided at each hole to assure effectiveness of construction as a fire stop.
O. Seal all fire protection floor, wall and roof penetrations watertight and weathertight. Caulk around fire protection penetrations with 3m cp-25 fire barrier caulk (thickness as required and recommended by manufacturer) to maintain fire resistance rating of fire-rated assemblies.

LIGHTING GENERAL NOTES:

A. These drawings are diagrammatic in nature and indicate the general extent of the work. The electrical contractor shall provide all pull boxes, junction boxes and incidental materials and labor for a complete and fully functional system.
B. Electrical contractor shall de-rate conductors as required by the N.E.C. when grouped in common raceways.
C. Provide firestopping on conduits passing through fire rated walls and floors. Coordinate location and ratings of walls with architectural drawings.
D. Coordinate exact fixture locations with architectural reflected ceiling plans.
E. Multiple switches at one location shall be ganged together and have one cover plate.
F. One way 120V, 20A circuit length conductor sizing up to and including 75 lineal feet shall be # 12 awg, from 75 lineal feet to 120 lineal feet shall be #10 awg, from 120 lineal feet to 200 lineal feet shall be #8 awg, and above 200' in length shall be #6 awg.
G. One way 277V, 20A circuit length conductor sizing up to and including 150 lineal feet shall be #12 awg, from 150 lineal feet to 300 lineal feet shall be #10 awg, and above 300 lineal feet shall be #8 awg.
H. Branch Circuit Conductors shall be Minimum #12 AWG Unless Noted otherwise or required. Where 20A branch circuits have #8 AWG and larger wire specified, #10 AWG wire shall be used for the final connection (15-FT maximum)
I. E.C. to maintain all existing circuit continuities as required
J. E.C. to trace all electrical circuits for all existingelectrical panelboards affected by the remodel and indentify loads on each circuit. Provide a complete typewritten panelboard indentifications schedule for all affected panelboards.

POWER GENERAL NOTES:

A. These drawings are diagrammatic in nature and indicate the general extent of the work. The electrical contractor shall provide all pull boxes, junction boxes and incidental materials and labor for a complete and fully functional system.
B. All receptacles shall be 20A rated U.N.O.
C. GFCI receptacles or breakers shall be used on all receptacles located in basement area, garages, outdoors, kitchen countertops and when located within 6' from a sink or bathtub and within laundry areas per NEC 210. This does not include a dedicated fire alarm receptacle.
D. Arc-Fault circuit interrupter protection shall be provided per NEC 210.12 for all circuits/receptacles excluding the dedicated fire alarm circuit,receptacle in dwelling units.
E. All receptacles in dwelling units, dorms, assisted living, hotel guest rooms & commen areas, child care facilities, education facilities, business offices, corridors, waiting rooms, ect. shall be tamper-resistant per NEC 406.12.
F. Electrical contractor shall de-rate conductors as required by the N.E.C. when grouped in common raceways.
G. Provide firestopping on conduits passing through fire rated walls and floors. Coordinate location and ratings of walls with architectural drawings.
H. Verify requirements of all mechanical equipment with shop drawing submittals. Notify engineer of any conflicts between equipment submittals and electrical drawings.
I. Contractor shall offset outlet boxes on opposite sides of common wall to prevent sound transmission between adjoining rooms.
J. All low voltage wires not routed in conduit shall be provided as plenum rated cables.
K. Provide junction boxes and conduit with pull-strings up to plenum at all voice and data outlet locations.
L. Where boxes are installed in concrete block walls, the box mounting height shall be at the block joint and the device shall be provided with a jumbo coverplate.
M. E.C. to provide new wiring devices and cover plates for all wiring devices located in existing walls.
N. E.C. to provide blank cover plates for all existing open J-Boxes located in existing walls.
O. E.C. to provide revised typed panel schedules for existing panels after work is completed.
P. E.C. to provide rough-in boxes and conduit for thermostats as indicated.
Q. Refer to telecommunication drawings for data requirements.
R. Branch Circuit Conductors shall be Minimum #12 AWG Unless Noted otherwise or required. Where 20A branch circuits have #8 AWG and larger wire specified, #10 AWG wire shall be used for the final connection (15-FT maximum).
S. E.C. to maintain all existing circuit continuities as required.
T. E.C. to trace all electrical circuits for all existing electrical panelboards affected by the remodel and identifyloads on each circuit. Provide a complete typewritten panelboard identifications schedule for all affected panelboards.
U. All electrical panels shall be shielded from domestic water & fire protection sprinkler with non-combustible shields per NFPA 13.

SPECIAL SYSTEMS NOTES:

A. All horn/ strobes or strobe devices are wall mounted unless noted otherwise, refer to specifications for mounting instructions.
B. All conduit shall be concealed in walls, ceiling & structure.
C. E.C. shall provide all 3/4" conduit down in walls to above accessible ceiling and rough in locations for all low voltage devices, refer to specifications.
D. Fire alarm contractor shall provide test stations for the RTU fan shutdown.
E. E.C. will provide the wiring from the RTU shutdown contactor in the unit to the duct detector, coordinate in field.
F. F.A. contractor to verify requirements on the graphic led annunciator with fire marshal, provide as required.
G. If the duct detector is inaccessible for testing, provide remote test station. test station shall be located in an accessible location within the space the rtu's is serving. Location shall be coordinated in field with architect, e.c. & owner's rep. e.c. shall provide rough-in as required.
H. All strobe devices shall be set at 15cd unless noted otherwise.

20A WIRE SIZING SCHEDULE (VOLTAGE DROP)

ALL WIRE SIZES SHOWN ON BELOW SCHEDULE ARE INTENDED TO BE MINIMUM ACCEPTABLE WIRE SIZE

THE FOLLOWING SCHEDULE IS TO BE USED TO SIZE WIRE FOR 20 AMP CIRCUITS (120 VOLT).
LENGTHS (ONE WAY) ARE INTEDED TO BE MAXIMUM

120 VOLT CIRCUIT MAX LENGTH (FT)

MAX AMPS	MAX WATTS	WIRE SIZE			
		#12	#10	#8	#6
5	600	200	325	490	770
10	1200	100	160	245	385
15	1800	70	110	165	255

GENERAL NOTES:

A. These drawings are diagrammatic in nature and indicate the general extent of the work. The Mechanical and Electrical contractors shall provide all materials and labor for a complete and fully functional system.
B. Electrical contractor shall de-rate conductors as required by the n.e.c. when grouped in common raceways.
C. Provide firestopping on conduits or piping passing through fire rated walls and floors. Coordinate location and ratings of walls with architectural drawings.
D. Verify requirements of all mechanical equipment with shop drawing submittals. Notify engineer of any conflicts between equipment submittals and electrical drawings.
E. Coordinate the installation of piping and equipment with the work of all other trades.
F. Provide supplementary steel as required for supports, anchors, and guides. Submit proposed methods of anchoring and guiding to the structural engineer for approval.

BIDSET

DATE: 01-10-2025

2024-016

LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

LAURA MICHELLE BLAKE-MILLARD
LICENSED
17209
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PROFESSIONAL ENGINEER
01-10-2025

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GENERAL NOTES

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SYMBOLS

PIPING

- DIRECTION OF FLOW
- UNION
- FLANGE CONNECTION
- CAP
- ELBOW UP
- ELBOW DOWN
- TEE UP
- TEE DOWN
- PIPE REDUCER
- PIPE GUIDE
- PIPE ANCHOR
- EXPANSION JOINT
- SHUT-OFF VALVE
- CHECK VALVE
- BALANCING VALVE WITH PRESSURE PORTS
- TRIPLE DUTY VALVE
- STRAINER
- STRAINER WITH BLOWOFF
- RELIEF/SAFETY VALVE
- MANUAL AIR VENT
- SOLENOID VALVE
- THREE-WAY CONTROL VALVE
- TWO-WAY CONTROL VALVE
- PRESSURE REDUCING VALVE
- PRESSURE GAUGE
- THERMOMETER
- BACKFLOW PREVENTER
- AIR OUTLET
- OXYGEN OUTLET
- VACUUM OUTLET
- NITROGEN OUTLET
- NITROUS OXIDE OUTLET
- FS-1 FLOOR SINK
- FD-1 FLOOR DRAIN
- RD-1 ROOF DRAIN
- HB-1 HOSE BIBB
- RH-1 ROOF HYDRANT
- CO FLOOR/GRADE CLEANOUT
- CO WALL CLEANOUT
- CO END OF LINE CLEANOUT

PLUMBING

- WASTE LINE-ABOVE GRADE
- GW GREASE WASTE LINE-ABOVE GRADE
- WASTE LINE-BELOW GRADE
- VENT LINE
- CL CONDENSATE LINE
- DOMESTIC COLD WATER
- DOMESTIC HOT WATER
- T DOMESTIC TEMPERED HOT WATER
- DOMESTIC HOT WATER RECIRC.
- 140 140 DEGREE DOMESTIC HOT WATER
- 1 VENT THROUGH ROOF NOTE

FIRE PROTECTION

- SPRINKLER HEAD (PENDANT)
- SPRINKLER HEAD (SIDEWALL)
- SPRINKLER HEAD (UPRIGHT)
- FP FIRE PROTECTION PIPING
- SIAMESE CONNECTION

NURSE CALL

- M NURSE CALL MASTER STATION
- P NURSE CALL BEDSIDE STATION-SINGLE PATIENT
- P_2 NURSE CALL BEDSIDE STATION-DOUBLE PATIENT
- P PC PATIENT EMERGENCY PULL CORD STATION
- BI PATIENT BED INTERFACE-37 PIN CONNECTOR
- D DUTY STATION
- S STAFF STATION
- L DOME LIGHT
- L Z ZONE DOME LIGHT
- B CODE BLUE PUSHBUTTON STATION
- E EMERGENCY STAFF STATION

DUCTWORK

- AHU 1 EQUIPMENT TYPE AND NUMBER
- PUMP
- LINEAR SLOT DIFFUSER
- FLEXIBLE DUCT
- NEGATIVE PRESSURE AIR DUCT UP
- NEGATIVE PRESSURE AIR DUCT DOWN
- POSITIVE PRESSURE AIR DUCT UP
- POSITIVE PRESSURE AIR DUCT DOWN
- RISE DUCT RISE OR DROP IN THE DIRECTION OF AIRFLOW
- SQUARE TO ROUND TRANSITION
- ROUND DUCT UP, DOWN
- ELBOW WITH TURNING VANES
- FLEXIBLE CONNECTION
- MANUAL BALANCE DAMPER
- M MOTORIZED CONTROL DAMPER
- F FIRE DAMPER
- S SMOKE DAMPER
- F/S FIRE/SMOKE DAMPER
- SPIN-IN BRANCH DUCT CONNECTOR- WITH DAMPER IF SHOWN
- HIGH EFFICIENCY BRANCH DUCT CONNECTOR- WITH DAMPER IF SHOWN
- SUPPLY AIR DIFFUSER
- DUCT MOUNTED GRILLE/WALL GRILLE
- RETURN GRILLE
- NOISE REDUCING RETURN AIR TRANSFER
- SUPPLY DIFFUSER - THREE-WAY THROW
- S1 100 6" DIFFUSER, GRILLE, OR REGISTER TYPE
- CFM
- CONNECTION SIZE

TEMPERATURE CONTROLS

- T AHU-1 TEMPERATURE SENSOR/THERMOSTAT SERVING AHU-1
- S TEMPERATURE SENSOR
- H HUMIDITY SENSOR/HUMIDISTAT
- T REMOTE TEMPERATURE SENSOR
- H REMOTE HUMIDITY SENSOR
- CO2 CARBON DIOXIDE SENSOR
- OCC OCCUPANCY SENSOR
- CO CARBON MONOXIDE SENSOR
- SP STATIC PRESSURE SENSOR
- DPT DIFFERENTIAL PRESSURE TRANSMITTER
- FM FLOW METER

LIGHTING

- LIGHT TRACK WITH LIGHT TYPES AS INDICATED
- WALL WASHER LIGHTING FIXTURE, ARROW INDICATES DIRECTION
- A FIXTURE AND TYPE
- EMERGENCY LIGHT FIXTURE
- EMERGENCY / NIGHT LIGHT FIXTURE
- A LIGHT FIXTURE AND TYPE
- A LIGHT FIXTURE AND TYPE
- WALL MOUNTED FIXTURE
- WALL SCONCE
- WALL MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- POLE MOUNTED LIGHT (NUMBER OF HEADS AS SHOWN)
- TENON MOUNTED POLE LIGHT
- IN-GROUND LIGHT FIXTURE
- BOLLARD LIGHT FIXTURE
- EXIT LIGHT CLG. MNTD. (SGL. FACE)
- EXIT LIGHT CLG. MNTD. (DBL. FACE)
- EXIT LIGHT WALL MNTD. (SGL. FACE)
- EXIT/EMERGENCY LIGHT
- EMERGENCY LIGHT - CEILING MOUNTED
- EMERGENCY LIGHT
- CEILING FAN
- DOCK LIGHT

POWER EQUIPMENT

- ELECTRICAL DISTRIBUTION PANEL, SWITCHBOARD, OR MOTOR CONTROL
- PANEL BOARD
- LOAD CENTER
- M METER
- T TRANSFORMER
- J-BOX
- MOTOR
- DISCONNECT SWITCH
- COMBINATION DISCONNECT SWITCH AND MOTOR STARTER
- MAGNETIC MOTOR STARTER, NEMA SIZE AS NOTED
- BELL
- HOME RUN
- CONCEALED CONDUIT
- CONDUIT BELOW SLAB
- ONE HOT, ONE NEUTRAL, AND ONE GROUND IN CONCEALED CONDUIT (#12 in 1/2" C. U.N.O.)
- #14'S (WIRE NUMBER INDICATED)
- #16'S (WIRE NUMBER INDICATED)
- EXPOSED CONDUIT
- CONDUIT TURNING DOWN
- CONDUIT TURNING UP
- GROUND

WIRING DEVICES & OUTLETS

- SIMPLEX RECEPTACLE
- DUPLEX RECEPTACLE
- G GROUND FAULT INTERRUPTER
- WP WEATHERPROOF GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE
- QUAD RECEPTACLE
- HEAVY DUTY RECEPTACLE-NEMA TYPE AS NOTED
- FLOOR MOUNTED DEVICE
- CEILING MOUNTED DEVICE
- ISOLATED GROUND DUPLEX RECEPTACLE
- ISOLATED GROUND QUAD RECEPTACLE
- W WALL MOUNTED PHONE
- 48 48 CENTER OF DEVICE AT 48" A.F.F.
- DATA OUTLET
- TELEPHONE/DATA OUTLET
- CABLE T.V. OUTLET
- CABLE TRAY
- SURFACE RACEWAY
- S SWITCH, SPST U.N.O.
- S^2 SWITCH, DPST
- S^F FUSESTAT
- S^3 3-WAY SWITCH
- S^4 4-WAY SWITCH
- S^D DIMMER SWITCH
- S^{OC} WALL SWITCH - OCCUPANCY SENSOR
- S^{VS} WALL SWITCH - VACANCY SENSOR
- S^J JAMB SWITCH
- S^M MOTOR RATED SWITCH
- S^{WP} SWITCH WITH WEATHERPROOF COVER
- S^K KEYED SWITCH
- S^{OS} OCCUPANCY SWITCH
- S^{VD} VACANCY DIMMER SWITCH
- TS TIME SWITCH
- PUSH BUTTON
- P PHOTOCELL SWITCH
- M MOTION SENSOR
- O OCCUPANCY SENSOR (INFRARED)
- U OCCUPANCY SENSOR (ULTRASONIC)
- OS D DUAL TECHNOLOGY OCCUPANCY SENSOR
- PP P POWER PACK

FIRE ALARM

- FACP FIRE ALARM CONTROL PANEL
- FAA ANNUNCIATOR PANEL
- FA FIRE ALARM POWER EXTENDER
- P PULL STATION
- K KNOX BOX
- R CONTROL RELAY
- Z^1 SIGNAL ZONE ADDRESSABLE MODULE
- Z^2 CONTROL ZONE ADDRESSABLE MODULE
- Z^3 MONITOR ZONE ADDRESSABLE MODULE
- S^1 SINGLE STATION SMOKE DETECTOR
- S SYSTEM SMOKE DETECTOR
- S^2 SMOKE DETECTOR (SUP. RELAY BASE)
- S BEAM DETECTOR
- H HEAT/THERMAL DETECTOR
- SINGLE STATION SMOKE DETECTOR
- $_2$ SMOKE DETECTOR (SUP. RELAY BASE)
- $_3$ SYSTEM SMOKE DETECTOR
- DUCT SMOKE DETECTOR
- I INDIVIDUAL ADDRESSABLE MONITOR
- MAGNETIC DOOR HOLD
- HORN/STROBE - WALL MOUNTED
- HORN/STROBE - CEILING MOUNTED
- STROBE - WALL MOUNTED
- STROBE - CEILING MOUNTED
- SPEAKER/STROBE
- SPEAKER
- HORN
- M COMBINATION MNS/STROBE
- M MASS NOTIFICATION STROBE
- SECURITY GUARD FOR DEVICE SHOWN
- S CEILING SPEAKER
- S WALL SPEAKER
- S TW EXTERIOR SPEAKER, WATTS
- M RW EXTERIOR MASS NOTIFICATION SPEAKER
- T VALVE TAMPER SWITCH
- WF FLOW SWITCH
- EOL END OF LINE RESISTOR
- PV POST INDICATING VALVE
- FIRE ALARM BELL
- FIREMAN'S PHONE JACK
- SECURITY GUARD FOR DEVICE SHOWN
- HOME RUN
- CONCEALED CONDUIT
- CONDUIT BELOW SLAB
- ONE HOT, ONE NEUTRAL, AND ONE GROUND IN CONCEALED CONDUIT (#12 IN 1/2" C. U.N.O.)
- #18-2 FPLP WIRE (DATA)
- #14-2 FPLP WIRE (A/V)
- #18-4 CI FPLR WIRE (2-WAY COMM & POWER)

COMMUNICATIONS

- S SPEAKER HORN-PROJECTION TYPE
- S SPEAKER
- V VOLUME CONTROL
- MJ MICROPHONE JACK
- SC COMBINATION SPEAKER/CLOCK
- C SYSTEM CLOCK
- ET ELAPSED TIME CLOCK
- IC INTERCOM
- PS POWER SUPPLY
- A AMPLIFIER

SECURITY

- CLOSED CIRCUIT TELEVISION CAMERA
- EL ELECTRIC DOOR LOCK
- DM DOOR MONITOR
- CR CARD READER
- GB GLASS BREAK
- RE REQUEST TO EXIT BUTTON
- SM SECURITY MONITOR
- PB D PANIC BUTTON (D=DESK, W=WALL, F=FLOOR)
- KP KEY PAD

ABBREVIATIONS

A	AMPS; AIR (COMPRESSED)
A/C	AIR CONDITIONING
AF	AMPERE FUSE
AFC	ABOVE FINISHED CEILING
AFEA	AREA FOR EVACUATION ASSISTANCE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CURRENT
AL	ALUMINUM
APD	AIR PRESSURE DROP
ATS	AUTOMATIC TRANSFER SWITCH
AV	ACID VENT
AW	ACID WASTE
AWG	AMERICAN WIRE GAUGE
BCU	BLOWER COIL UNIT
BFP	BACKFLOW PREVENTER
BHP	BRAKE HORSEPOWER
BFF	BELOW FINISHED FLOOR
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BOS	BOTTOM OF STRUCTURE
BTUH	BRITISH THERMAL UNITS PER HOUR
C	CONDUIT
CT	CURRENT TRANSFORMER
CATV	CABLE TELEVISION SYSTEM
CAV	CONSTANT AIR VOLUME
CCTV	CLOSED CIRCUIT TELEVISION
CD	CONDENSATE DRAIN
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CO	CLEANOUT, CARBON MONOXIDE
CO2	CARBON DIOXIDE
CT	COOLING TOWER
CTR	COOLING TOWER RETURN
CTS	COOLING TOWER SUPPLY
CU	COPPER, CONDENSING UNIT
CUH	CABINET UNIT HEATER
CW	COLD WATER
CWR	CHILLED WATER RETURN
CWS	CHILLED WATER SUPPLY
D	DRAIN
DDC	DIRECT DIGITAL CONTROL
DFU	DRAINAGE FIXTURE UNITS
DN	DOWN
DPDT	DOUBLE-POLE, DOUBLE-THROW
DPST	DOUBLE-POLE, SINGLE-THROW
DX	DIRECT EXPANSION
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
E/C	ELECTRICAL CONTRACTOR
EDB	ENTERING DRY BULB
EF	EXHAUST FAN
EJ	EXPANSION JOINT
ESFR	EARLY SUPPRESSION FAST RESPONSE
ESP	EXTERNAL STATIC PRESSURE
ETR	EXISTING TO REMAIN
EWB	ENTERING WET BULB
EWC	ELECTRIC WATER COOLER
FAA	FIRE ALARM ANNUNCIATOR
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FCO	FLOOR CLEANOUT
FCU	FAN COOL UNIT
FD	FIRE DAMPER, FLOOR DRAIN
FF	FINISHED FLOOR
FGCO	FINISHED GRADE CLEANOUT
FL	FLOW LINE
FLA	FULL LOAD AMPS
F/C	FIRE PROTECTION CONTRACTOR
FTU	FAN TERMINAL UNIT
FVNR	FULL VOLTAGE, NON-REVERSING
G	NATURAL GAS
G	GROUND FAULT INTERRUPTER
G/C	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GW	GREASE WASTE
GVU-CO/NO2	TOXALERT CONTOLLER CARBON MONOXIDE AND NITROGEN DIOXIDE SENSORS
HB	HOSE BIBB
HCR	HOT/CHILLED WATER RETURN
HCS	HOT/CHILLED WATER SUPPLY
HD	HEAD, HUB DRAIN
HOA	HAND-OFF-AUTOMATIC
HP	HEAT PUMP
HPC	HIGH PRESSURE CONDENSATE
HPR	HEAT PUMP RETURN
HPS	HEAT PUMP SUPPLY, HIGH PRESSURE STEAM, HIGH PRESSURE SODIUM
HSTAT	HUMIDISTAT
HTG	HEATING
HTR	HEATER
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
HS	HYDRONIC SUPPLY
HR	HYDRONIC RETURN
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IG	ISOLATED GROUND
IN. WC	INCHES OF WATER COLUMN
INC.	INCANDESCENT
kcmil	1000 CIRCULAR MILS
KV	KILOVOLT
KVA	KILOVOLT-AMPS
KVAR	KILOVOLT-AMPS REACTIVE
KW	KILOWATT
KWH	KILOWATT-HOUR
L	LAVATORY
LAT	LEAVING AIR TEMPERATURE
LDB	LEAVING DRY BULB
LF	LINEAR FEET
LP	LOW PRESSURE
LPC	LOW PRESSURE STEAM CONDENSATE
LPG	LIQUIFIED PETROLEUM GAS (PROPANE)
LPS	LOW PRESSURE STEAM
LRA	LOCKED ROTOR AMPS
LWB	LEAVING WET BULB
LWT	LEAVING WATER TEMPERATURE
MBH	1000 BTU PER HOUR
M/C	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCC	MOTOR CONTROL CENTER
MCM	1000 CIRCULAR MILS
MD	MOTORIZED DAMPER
MDP	MAIN DISTRIBUTION PANEL
MFR	MANUFACTURER
MH	MANHOLE/METAL HALIDE
MLO	MAIN LUGS ONLY
MPC	MEDIUM PRESSURE CONDENSATE
MPS	MEDIUM PRESSURE STEAM
MS	MOTOR STARTER
MSB	MAIN SWITCHBOARD
MTD	MOUNTED
MAU	MAKE-UP AIR UNIT
N	NITROGEN
N/A	NOT APPLICABLE
NC	NOISE CRITERIA
NFWH	NON-FREEZE WALL HYDRANT
NIC	NOT IN CONTRACT
NO	NITROUS OXIDE
N/O N/C	NORMALLY OPEN, NORMALLY CLOSED

O	OXYGEN
OA	OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
ORD	OVERFLOW ROOF DRAIN
PA	PIPE ANCHOR
PCWR	PRIMARY CHILLED WATER RETURN
PCWS	PRIMARY CHILLED WATER SUPPLY
PCR	PUMPED CONDENSATE RETURN
PD	PRESSURE DROP (FEET OF WATER)
PH	PHASE
PHWR	PRIMARY HEATING WATER RETURN
PHWS	PRIMARY HEATING WATER SUPPLY
PNL	PANEL
PRV	PRESSURE REDUCING VALVE
PS	PULSE START
PSI	POUNDS PER SQUARE INCH
PSIA	POUNDS PER SQUARE INCH-ABSOLUTE
PSIG	POUNDS PER SQUARE INCH-GAUGE
PT	POTENTIAL TRANSFORMER
QTY	QUANTITY
RP	REFRIGERANT PIPING
RA	RETURN AIR
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REV	REVISION
RF	RETURN FAN
RH	RELATIVE HUMIDITY
RH-	ROOF HYDRANT
RLA	RUNNING LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
S	SINK, STEAM
SA	SUPPLY AIR
SAN	SANITARY SEWER
SCWR	SECONDARY CHILLED WATER RETURN
SCWS	SECONDARY CHILLED WATER SUPPLY
SD	SMOKE DAMPER, STORM DRAIN
SF	SUPPLY FAN
SHWR	SECONDARY HEATING WATER RETURN
SHWS	SECONDARY HEATING WATER SUPPLY
SPST	SINGLE-POLE SINGLE-THROW
SP	STATIC PRESSURE
SQFT	SQUARE FOOT/SQUARE FEET
S/S	START/STOP
SS	SERVICE SINK, STAINLESS STEEL
ST	STORM DRAIN, SOUND TRAP, STEAM TRAP
STC	SOUND TRANSMISSION CLASS
STM	STEAM
SW	SOFT WATER
SWBD	SWITCHBOARD
T	TEMPERED WATER
TG	TEMPERATURE GAUGE
TDH	TOTAL DYNAMIC HEAD
TSP	TOTAL STATIC PRESSURE
TSTAT	THERMOSTAT
TL	TWISTLOCK
TU	TERMINAL UNIT
UF	UNDER FLOOR
UG	UNDER GROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORIES, INC.
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VACUUM
VAC	VOLTS ALTERNATING CURRENT
VAV	VARIABLE AIR VOLUME
VCP	VITRIFIED CLAY PIPE
VD	VOLUME DAMPER
VFD	VARIABLE FREQUENCY DRIVE
VTR	VENT THROUGH ROOF
W	WATER SERVICE, WATTS
WB	WET BULB
WCO	WALL CLEANOUT
WC	WATER COLUMN, WATER CLOSET
WH	WALL HYDRANT
WPD	WATER PRESSURE DROP
WP	WEATHERPROOF
WT	WATERTIGHT, WEIGHT
XFMR	TRANSFORMER
XP	EXPLOSION-PROOF

GENERAL

- HEAVY LINEWEIGHT INDICATES NEW WORK
- CONNECT NEW TO EXISTING
- LIGHT AND SCREENED LINEWEIGHT INDICATES EXISTING-TO-REMAIN
- DARK AND DASHED LINEWEIGHT INDICATES DEMOLITION WHEN SHOWN ON DEMOLITION PLAN OR NOTED
- POINT OF DISCONNECT FROM EXISTING
- 2 CONSTRUCTION NOTE
- 2 REVISION NUMBER
- 1 M201 SECTION CUT THROUGH DRAWING
- 1 M201 AREA OF ENLARGEMENT
- 1 M201 PLAN NUMBER
- SHEET WHERE ENLARGED PLAN IS DRAWN

THIS IS A MASTER LEGEND. NOT ALL SYMBOLS, ABBREVIATIONS, ETC. ARE USED ON THE DRAWINGS.

BIDSET

DATE: 01-10-2025

2024-016

LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A, LEE'S SUMMIT, MO 64086

LAURA MICHELLE BURNETT, LICENSED, 17209, KANSAS, PROFESSIONAL ENGINEER, 01.10.2025

DRAWN BY: RTI/BML

CHECKED BY: LMB

FALK ARCHITECTS

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MASTER SYMBOLS

FALK ARCHITECTS INC

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ME MATERIAL NOTES:

A. All exterior above grade conduit shall be galvanized rigid or IMC with threaded or compression fittings. Final connection to Mechanical Equipment shall be made with minimum 12" length of Liquid-Tite conduit.
B. All interior above grade circuits shall be routed in EMT conduit with set-screw fittings, or as Type MC cable. Type NMC cable is NOT allowed
C. All below slab conduits shall be PVC with solvent weld fittings. Change to metal conduit at floor penetration (elbow in slab shall be PVC)
D. All conductors shall be Type THWN/THNN copper with #12 awg minimum size, UNO.
E. All circuits shall be provided with Code sized equipment grounding conductor.
F. Isolation Valve: 3" and smaller - Bronze or brass body with TFE seats, stainless steel full port ball and anti-blowout stem. Valve to be manufactured to comply with MSS-SP 110.
G. Isolation Valve: 4" and larger - Butterfly valves rated 300 psi working pressure, grooved end or lug style, ductile iron body, 10 position lever, electroless nickel coated ductile iron or aluminum bronze disc with pressure responsive EPDM synthetic rubber seat. Valves to be manufactured in compliance with MSS-SP 67.
H. Balancing Valves: 3" and smaller - bronze body, globe style manual valve with flow measuring taps.
I. Balancing Valves: 4" and larger - cast iron body, wye patterned globe style manual valve with flow measuring taps.
J. Hydronic Piping: 2-1/2" and smaller - shall be Type L hard copper with push-to-connect fittings, Schedule 10 grooved black steel pipe with grooved end fitting, or Schedule 40 CPVC pipe and fitting.
K. Hydronic Piping: 3" and larger - shall be Schedule 10 grooved black steel pipe with grooved end fittings. Below grade piping shall be Schedule 40 grade, ASTM A-53, butt weld black steel pipe.
L. Pipe Hangers: 1/2" to 2" - shall be adjustable swivel ring hangers.

NOMINAL PIPE SIZE	STEEL PIPE (Spacing)	COPPER
PIPE (Spacing)		
1/2" - 1-1/4"	7'	5'
1-1/2" - 2"	9'	6'

M. Pipe Hangers: 2-1/2" and larger shall be standard clevis hanger.

NOMINAL PIPE SIZE	STEEL PIPE (Spacing)	COPPER
2-1/2" - 3"	11'	10'
4"	14'	10'
6"	17'	-
8"	19'	-
10" - 12"	22'	-

LIGHTING MATERIAL NOTES:

A. CONDUIT (exterior above grade) - shall be galvanized rigid or IMC with threaded or compression fittings.
B. CONDUIT (interior above grade) - circuits shall be routed in EMT conduit with set-screw or compression fittings.
C. CONDUIT (below slab) - shall be PVC with solvent weld fittings. Change to metal conduit at floor penetration (elbow in slab shall be metal rigid conduit)
D. CONDUCTORS (#10 awg & smaller) - shall be annealed soft copper, solid or stranded construction, and Code Type THWN or THHN with #12awg minimum size.
E. MC CABLE - type MC cable with listed fittings and coupler may be used in lieu of EMT conduit and conductors for interior branch circuits. Homeruns to panels shall be made with EMT conduit (no MC connections to panel cans). Each light fixture shall be provided with a dedicated fixture whip from a junction box. The practice of 'daisy-chaining' from fixture to fixture will not be accepted. Multiple fixture whips from a single box is acceptable. Type NMC cable is NOT allowed
F. GROUNDING (equipment) - All circuits shall be provided with Code sized equipment grounding conductor.
G. WIRING DEVICES - shall be equal to Hubbell Heavy Duty, Specification Grade Commercial, 120-277 volt, 20 amp rated. Verify device color with architect prior to ordering.
H. FIRE STOPPING - provide fire stopping, as manufactured by 3M or Hilti, at fire-rated construction to maintain an effective barrier against the spread of flame, smoke, and hot gases. Components shall be compatible with each other, the substrates forming openings, and the items, if any, penetrating the fire stopping under conditions of service and application, as demonstrated by the fire stopping manufacturer based on testing and field experience.

HVAC PIPING MATERIAL NOTES:

A. ISOLATION VALVE (3" and smaller) - shall be NVent PL-200, Victaulic Series 569, NIBCO T585-70-66, Jomar T/S 100-SS-N in un-insulated applications and NIBCO T585-70-66-EL in insulated lines, or approved equal, bronze or brass body with TFE seats, stainless steel full port ball and anti-blowout stem.
B. ISOLATION VALVE (4" and larger) - shall be NIBCO LD2000-3 (4" thru 6"), NIBCO LD 2000-5 (8" thru 12"), or approved equal, butterfly valve rated 300 psi working pressure, grooved end or lug style, ductile iron body, 10 position lever, electroless nickel coated ductile iron or aluminum bronze disc with pressure responsive EPDM synthetic rubber seat.
C. BALANCING VALVES (3" and smaller) - shall be Victaulic/TA Hydronics Series 787 or 786, MEPCO model MBVT, or approved equal, bronze body, globe style manual valve with flow measuring taps.
D. BALANCING VALVES (4" and larger) - shall be Victaulic/TA Hydronics Series 789 or 788, MEPCO model MBVF, HCI Terminator B Venturi or approved equal, cast iron body, wye patterned globe style manual valve with flow measuring taps.
E. HYDRONIC PIPING (2-1/2" and smaller) - shall be Type L hard copper with 50/50 sweat fittings or approved Viega Pro-Press fittings.
F. HYDRONIC PIPING (3" and larger) - shall be schedule 40 grade ASTM A-53 butt weld black steel pipe.
G. PIPE/EQUIPMENT INSULATION - Refer to pipe insulation schedule on sheet M3.2.

HVAC MATERIAL NOTES:

A. DUCTWORK, RECTANGULAR (low pressure) - rectangular exhaust air, pressure relief, low pressure supply air ducts, outdoor air and return air ducts shall conform to the duct construction, gauges, reinforcing and details shown conform to SMACNA Tables 1-5 (2" w.g.) and Tables 1-10 through 1-13. Branch takeoffs shall be the 45 deg. entry design with manual damper (STO fitting)
B. DUCTWORK, ROUND (low pressure) - ducts 10" and smaller in diameter shall be constructed per SMACNA Table 3-2, 2" w.g. (pos.), first edition, 1985, for galvanized steel with grooved longitudinal seam and sleeved type transverse joint, pipe riveted. Hangers shall be 2" band, attached at duct joints with draw bands.
C. DUCTWORK, ROUND (low pressure) - ducts 12" and larger in diameter, and all exposed round ducts, shall be ASTM A-527-67 galvanized steel, United Sheet Metal Co. Spiral UniSeal Duct, Semco, or Wesco. All round fittings shall be United Sheet Metal Co. UniForm manufactured from galvanized steel with continuous welds.
D. FLEX DUCT - Flexible ductwork shall be Flexmaster Type 8M, or approved equal, UL-181 Class I air duct, insulated, flexible duct with manufacturer's maximum working pressure rating of 6" W.G. Medium pressure applications the maximum length shall be 3'-0" and for low pressure applications the maximum length shall be 6'-0".
E. DUCT VIBRATION ISOLATORS - Ventfabrics, Inc. "Metaledge Ventglass" canvas connections for all duct systems at supply, return, and outside air unit connections to air handling units and heat pumps. (Not required on units with integral connections).
F. BALANCING DAMPERS - Manual balancing dampers shall be Ruskin MD35 (rectangular) or MDRS25 (round), or equal, 16ga construction. Dampers can also be incorporated into the STO branch duct fitting.
G. CONTROL DAMPERS - shall be Ruskin CD-35 or approved equal. Outside air and relief air dampers shall be Ruskin CD-50 extruded aluminum, low leakage damper, opposed blade design.
H. FIRE STOPPING - Provide fire stopping, as manufactured by 3M or Hilti, at fire-rated construction to maintain an effective barrier against the spread of flame, smoke, and hot gases. Components shall be compatible with each other, the substrates forming openings, and the items, if any, penetrating the fire stopping under conditions of service and application, as demonstrated by the fire stopping manufacturer based on testing and field experience.
I. FIRE/SMOKE DAMPERS - rectangular smoke and fire dampers shall be equal to Ruskin FSD60 or FSD60LP (rectangular) or FSDR25 (round), UL 555S classified smoke damper of leakage Class I at 350 DEG F, and UL classified multi-blade fire damper with auxiliary operating shaft. Motor operators shall be 120 volt stall type for operation as coordinated with the fire alarm manufacturer and furnished by the damper manufacturer. Dampers shall be UL classified static multi-blade fire damper and shall be rated for 3000 fpm velocity level and 4 in water gage pressure level as required by UL classification specific to this application. Provide dampers with factory mounted test switch.
J. CONDENSATE PIPING - Shall be Schedule 40 with solvent welded joints.

POWER MATERIAL NOTES:

A. CONDUIT (exterior above grade) - shall be galvanized rigid with threaded fittings. Final connection to Mechanical Equipment shall be made with minimum 12" length of Liquid-Tite conduit.
B. CONDUIT (interior above grade) - circuits shall be routed in EMT conduit with set-screw or compression fittings.
C. CONDUIT (below slab) - shall be Schedule 40 PVC with solvent weld fittings. Change to metal conduit at floor penetration (elbow in slab shall be metal rigid conduit)
D. CONDUCTORS (#10 awg & smaller) - shall be annealed soft copper, solid or stranded construction, and Code Type THWN or THHN with #12awg minimum size.
E. CONDUCTORS (#8 awg & larger) - shall be annealed soft copper, compressed strand construction, and Code Type THWN-2 or THHN.
F. MC CABLE - type MC cable with listed fittings and coupler may be used in lieu of EMT conduit and conductors for interior branch circuits. Homeruns to panels shall be made with EMT conduit (no MC connections to panel cans). Each light fixture shall be provided with a dedicated fixture whip from a junction box. The practice of 'daisy-chaining' from fixture to fixture will not be accepted. Multiple fixture whips from a single box is acceptable. Type NMC cable is NOT allowed.
G. GROUNDING (equipment) - All circuits shall be provided with Code sized equipment grounding conductor.
H. SAFETY SWITCHES - shall be Square D, or approved equal, heavy duty grade safety switch in configuration noted.
I. FIRE STOPPING - provide fire stopping, as manufactured by 3M or Hilti, at fire-rated construction to maintain an effective barrier against the spread of flame, smoke, and hot gases. Components shall be compatible with each other, the substrates forming openings, and the items, if any, penetrating the fire stopping under conditions of service and application, as demonstrated by the fire stopping manufacturer based on testing and field experience.

PLUMBING MATERIAL NOTES:

A. SANITARY & STORM WATER PIPING - shall be Schedule 40 PVC drain waste and vent piping with solvent welded joints if allowed by local jurisdiction and prior approval from Engineer or record.
B. DOMESTIC WATER PIPING (above grade) - shall be type L copper with lead free sweat fittings, or approved push-to-connect fittings such as Viega ProPress.
C. DOMESTIC WATER PIPING (below grade) - shall be type K copper with silfos joints up to 3" diameter.
D. NATURAL GAS PIPING - shall be Schedule 40 ASTM A-53 black steel pipe with threaded or Viega Megapress fittings for gas piping 2" and smaller, threaded or welded fittings for 2-1/2" and larger. Flexible gas piping in maximum of 24" lengths may be used for final connections to gas appliances. Flexible gas piping shall be Gastite corrigated stainless steel tubing, ASTM A240 type 304-321.
E. PIPE HANGERS (1/2" TO 2") - shall be adjustable swivel ring hangers.

NOMINAL PIPE SIZE	STEEL (Spacing)	COPPER (Spacing)
1/2" - 1-1/4"	7'	5'
1-1/2" - 2"	9'	6'

F. PIPE HANGERS (2"-1/2" and larger) - shall be standard clevis hanger.

NOMINAL PIPE SIZE	STEEL(Spacing)	COPPER(Spacing)
2-1/2" - 3"	11'	10'
4"	14'	10'
6"	17'	-
8"	19'	-
10" - 12"	22'	-

G. PIPE INSULATION - shall be Johns-Manville Micro-Lok performed fiberglass pipe insulation (ASTM C 547), Type 1 with ASJ jacket, self sealing lap, k-value of 0.23 at 75 F in thickness as follows:
1) Cold water: 1" with continuous vapor barrier.
2) Hot water: 1"
3) Hot water recirculation: 1"
4) Roof drain: 1" with continuous vapor barrier

H. ISOLATION VALVE (3" and smaller) - shall be NVent PL-200, Victaulic Series 569, NIBCO T585-70-66, Jomar T/S 100-SS-N in un-insulated applications and NIBCO T585-70-66-EL in insulated lines, or approved equal, bronze or brass body with TFE seats, stainless steel full port ball and anti-blowout stem.
I. NATURAL GAS ISOLATION VALVE - shall be NIBCO T585-70-UL or Jomar T100NE with U.L. listing and CSA listing, rated at 150 psi SWP/600 psi WOG, two piece cast bronze or brass bodies, TFE seats, stainless steel full port ball, separate packing nut with adjustable stem packing, and anti-blowout stem.
J. FIRE STOPPING - Provide fire stopping, as manufactured by 3M or Hilti, at fire-rated construction to maintain an effective barrier against the spread of flame, smoke, and hot gases. Components shall be compatible with each other, the substrates forming openings, and the items, if any, penetrating the fire stopping under conditions of service and application, as demonstrated by the fire stopping manufacturer based on testing and field experience.

SPECIAL SYSTEMS MATERIAL NOTES:

A. Horn NA - Piezoelectric type horn shall be listed to UL 464. The horn shall have a minimum sound pressure level of 85 dBA @ 24VDC. The horn shall mount directly to a standard single gang, double gang or 4" square electrical box, without the use of special adapter or trim rings. Simplex model number 4901-9820.
B. Visible/Only NA - Strobe shall be listed to UL 1971. The V/O shall consist of a xenon flash tube and associated lens/reflector system. The V/O enclosure shall mount directly to standard single gang, double gang or 4" square electrical box, without the use of special adapters or trim rings. V/O appliances shall be provided with different minimum flash intensities of 15cd, 75cd and 110cd. Provide a label inside the strobe lens to indicate the listed candela rating of the specific Visible/Only appliance.
C. Audible/Visible NA - Combination Audible/Visible (A/V) Notification Appliances shall be listed to UL 1971 and UL 464. The strobe light shall consist of a xenon flash tube and associated lens/reflector system. Provide a label inside the strobe lens to indicate the listed candela rating of the specific strobe. The horn shall have a minimum sound pressure level of 85 dBA @ 24VDC. The audible/visible enclosure shall mount directly to standard single gang, double gang or 4" square electrical box, without the use of special adapters or trim rings.
D. MANUAL PULL STATIONS - Single- or double-action type, red LEXAN or metal finished in red, with molded, raised-letter operating instructions of contrasting color. Station will mechanically latch upon operation and remain so until manually reset by opening with a key common with the control units. (single action: 2099-9754, double action: 2099-9756)
E. FIRE ALARM WIRE AND CABLE - All wire and cable shall be in strict compliance with local codes and the provisions of NEC Article 760 for Power-limited Fire Alarm Circuits. If required, the installation and control panel may be reclassified as Non Power-limited, per the provisions in NEC 760, providing all the requirements of NEC 760 Circuit Markings and Wiring Methods are met, and all identification of Power-limited circuits are removed from the control panel. Unless noted otherwise, all cable not installed in conduit shall be plenum rated.
F. MAGNETIC DOOR HOLDERS - Units shall be listed to UL 228. Units are equipped for wall or floor mounting as indicated and are complete with matching door plate. Unit shall operate from a 120VAC, a 24VAC or a 24VDC source, and develops a minimum of 25 lbs. holding force. Simplex model number 2088-9608.
G. Smoke detectors shall be of the photoelectric type, Simplex model number 4098-9601 with a 4098-9788 detector base. Where acceptable per manufacturer specifications, ionization type detectors may be used.
H. DUCT SMOKE DETECTORS - Photoelectric type, Simplex model number 4098-9686 , with sampling tube of design and dimensions as recommended by the manufacturer for the specific duct size and installation conditions where applied.
   1. The detector shall provide on-board sensitivity drift compensation and dirt accumulation tracking
   2. A magnetic test function shall initiate an alarm and provide detailed diagnostic information using the detector status LED.
   3. The detector shall provide a multi-function status LED indicator that indicates off-normal conditions by specific identifiable detector LED pulse patterns.
   4. The Duct Housing shall provide a supervised relay driver circuit for driving up to 15 relays with a single "Form C" contact rated at 7A@ 28VDC or 10A@ 120VAC or an auxiliary alarm relay with two "Form C" contacts rated at 1A@ 28VDC or ½A@ 120 VAC resistive. This auxiliary relay operates when the detector reaches its alarm threshold. Relay shall be mounted within 3 feet of HVAC control circuit.
   5. Duct Housing shall provide a relay control trouble indicator Yellow LED.
   6. Compact Duct Housing shall have a transparent cover to monitor for the presence of smoke. Cover shall secure to housing by means of four (4) captive fastening screws.
   7. Duct Housing shall provide two (2) Test Ports for measuring airflow and for testing. These ports will allow aerosol injection in order to test the activation of the duct smoke detector.
   8. For maintenance purposes, it shall be possible to clean the duct housing sampling tubes by accessing them through the duct housing front cover.
   9. Each duct detector shall have a Remote Test Station with an alarm LED and test switch.

BIDSET

DATE: 01-10-2025

2024-016

LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

LAURA MICHELLE BLACK, LICENSED PROFESSIONAL ENGINEER, 17209, KANSAS, 01.10.2025

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CHECKED BY: LMB

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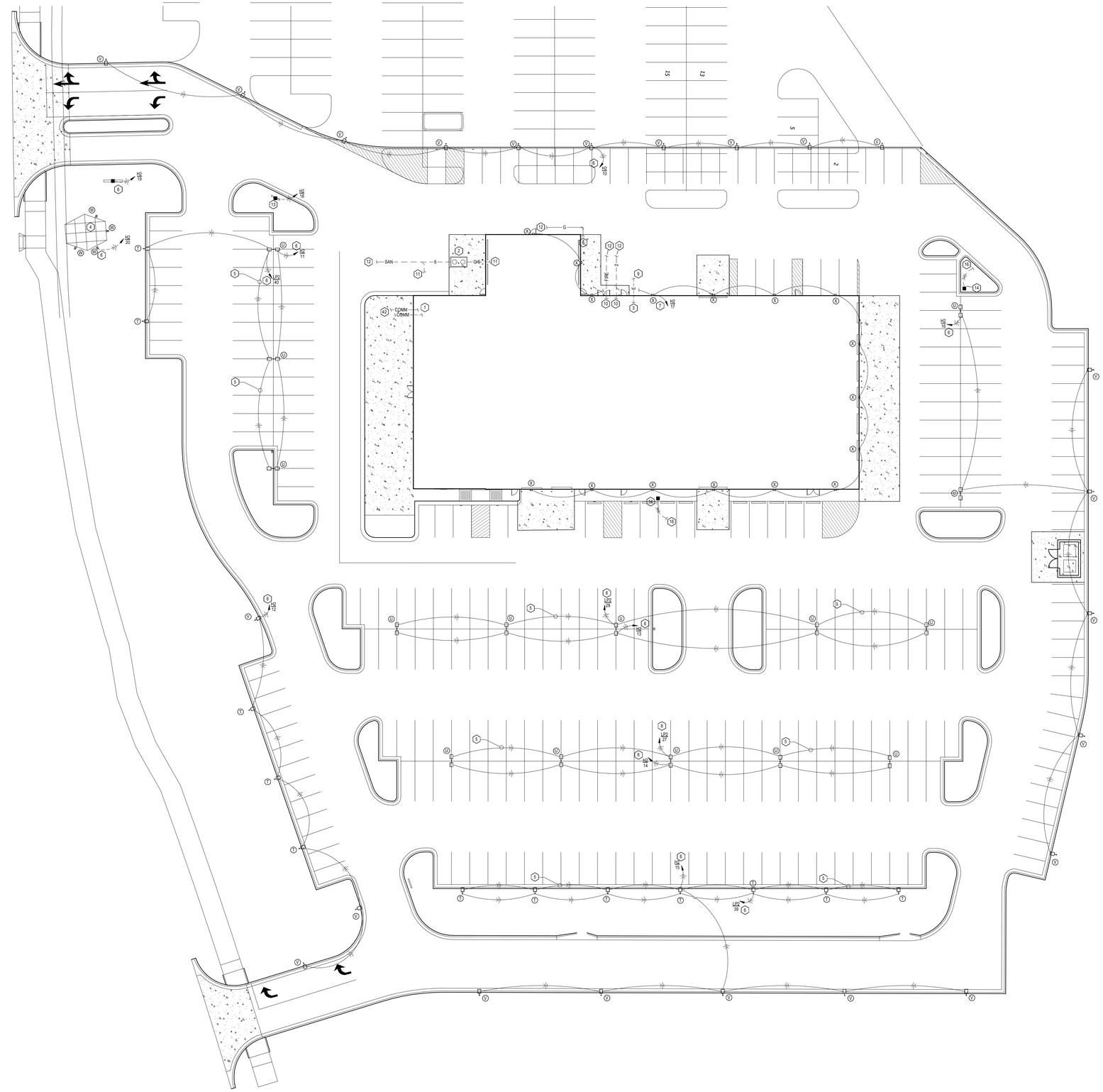
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MPE102

MATERIAL NOTES

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1 SITE PLAN
1 : 300

PLAN NOTES:

1. (2) 4" conduit runs for telecom/data service. Refer to Sheet E101 for continuation into the building's elec. room.
2. Refer to Sheet P200 for more information on the oil and sand separator.
3. Approximate location of electrical gear. Contractor shall coordinate with the utility company for the exact location of the transformer. Final design pending Utility coordination.
4. Hyundai vehicle display. Verify exact rough-in requirements with light manufacture.
5. Single conduit routing shown for convenience, Contractor shall provide 1" conduit for data runs, and 1" conduit for convenience power runs.
6. Contractor shall route the exterior underground circuit to the closest exterior wall and turn up. Extend the conduit above the ceiling.
7. All exterior lighting shall be routed through the LCP.
8. Refer to Sheet MEP400 for continuation of the gas piping.
9. Refer to Sheet E101 for continuation of electrical conduit into the building's elec. room
10. Refer to Sheet P100 for continuation of the each service line.
11. Refer to Sheet P100 for continuation of the 4" Sanitary Sewer line.
12. Contractor shall refer to the Civil drawings for the continuation of the service lines from the building to their respected main.
13. Provide power for the site flag pole. Refer to Civil drawings for more information.
14. EV Charging equipment. Refer to the Civil Drawing set for more information.
15. Monument sign, refer to civil for more information. Verify exact rough-in requirements with the manufacture's information.
16. Refer to the electrical sheets for continuation of circuiting.

20A WIRE SIZING SCHEDULE (VOLTAGE DROP)

ALL WIRE SIZES SHOWN ON BELOW SCHEDULE ARE INTENDED TO BE MINIMUM ACCEPTABLE WIRE SIZE

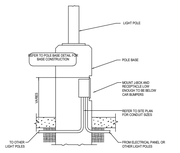
THE FOLLOWING SCHEDULE IS TO BE USED TO SIZE WIRE FOR 20 AMP CIRCUITS (120 AND 277 VOLT).
LENGTHS (ONE WAY) ARE INTENDED TO BE MAXIMUM.

120 VOLT CIRCUIT MAX LENGTH (FT)

MAX	MAX	WIRE SIZE			
AMPS	WATTS	#12	#10	#8	#6
5	600	200	325	490	770
10	1200	100	160	245	385
15	1800	70	110	165	255

277 VOLT CIRCUIT MAX LENGTH (FT)

MAX	MAX	WIRE SIZE			
AMPS	WATTS	#12	#10	#8	#6
5	1385	480	760	1170	1865
10	2770	240	380	585	930
15	4155	160	250	390	620



2 Receptacle In Pole Base Detail
SCALE: NOT TO SCALE

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LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086



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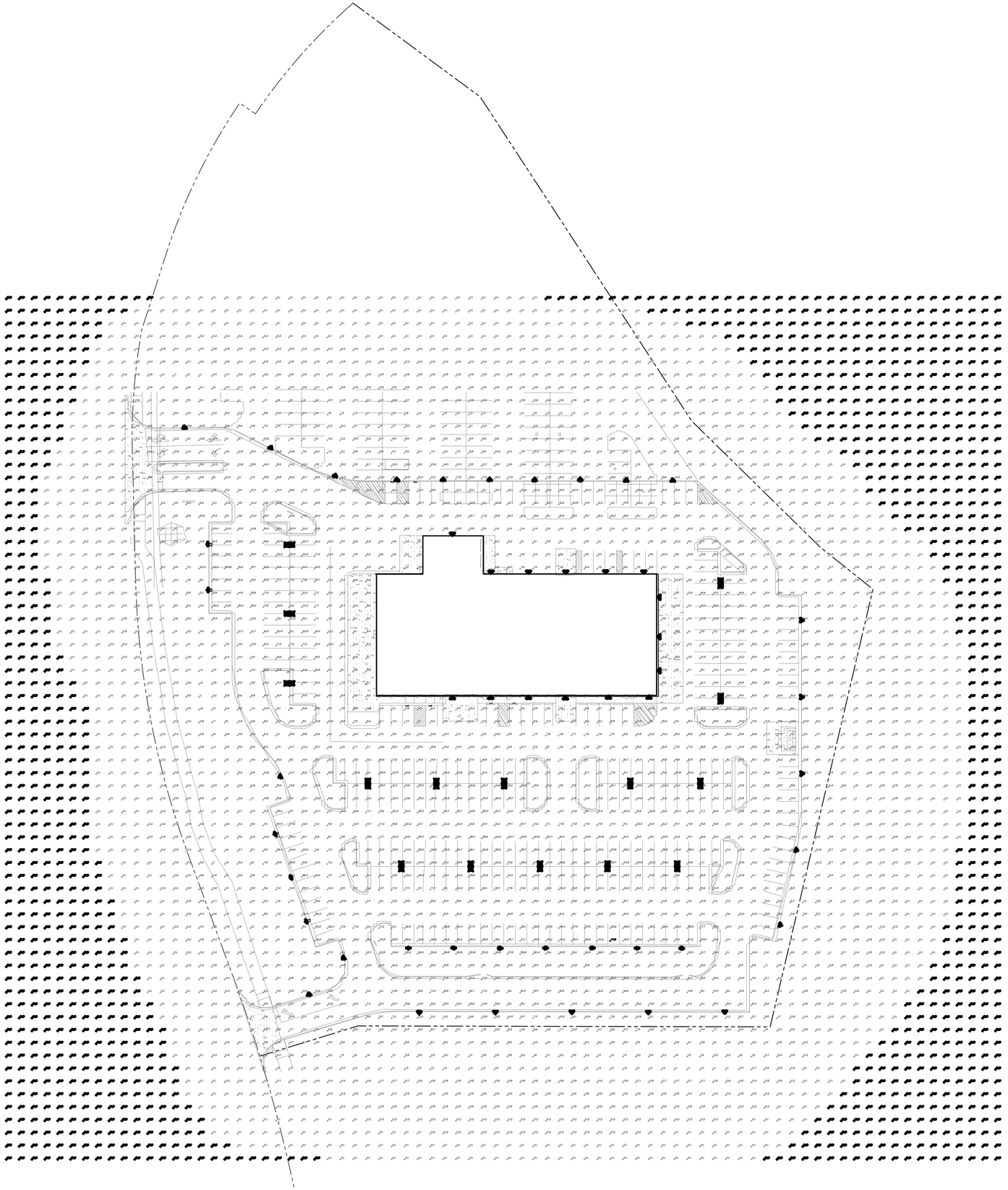
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MPE200

SITE UTILITIES

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01 Photometric Site Plan
Scale: 1"=40'

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LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
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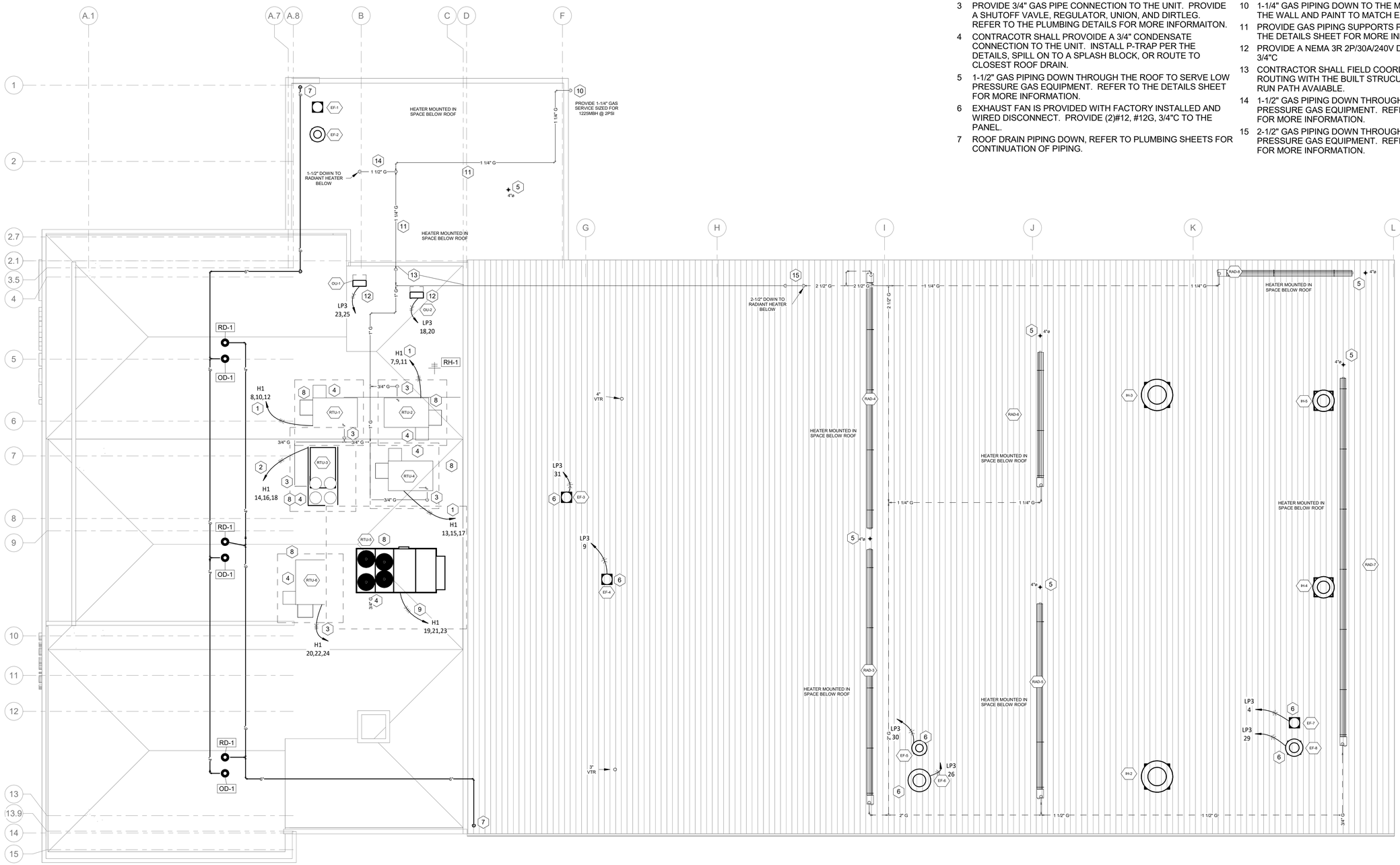
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JOB NUMBER: 241099
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CHECKED BY: LMB

PHOTOMETRIC SITE PLAN

MEP2.1

BID SET



1 HVAC ROOF PLAN
1/8" = 1'-0"

PLAN NOTES:

1. RTU IS PROVIDED WITH A FACTORY DISCONNECT. CONTRACTOR SHALL FIELD WIRE AND INSTALL. PROVIDE (3) #12, #12G, 3/4"C
2. RTU IS PROVIDED WITH A FACTORY DISCONNECT. CONTRACTOR SHALL FIELD WIRE AND INSTALL. PROVIDE (3) #10, #10G, 3/4"C
3. PROVIDE 3/4" GAS PIPE CONNECTION TO THE UNIT. PROVIDE A SHUTOFF VAVLE, REGULATOR, UNION, AND DIRTLEG. REFER TO THE PLUMBING DETAILS FOR MORE INFORMAITON.
4. CONTRACOTR SHALL PROVOIDE A 3/4" CONDENSATE CONNECTION TO THE UNIT. INSTALL P-TRAP PER THE DETAILS, SPILL ON TO A SPLASH BLOCK, OR ROUTE TO CLOSEST ROOF DRAIN.
5. 1-1/2" GAS PIPING DOWN THROUGH THE ROOF TO SERVE LOW PRESSURE GAS EQUIPMENT. REFER TO THE DETAILS SHEET FOR MORE INFORMATION.
6. EXHAUST FAN IS PROVIDED WITH FACTORY INSTALLED AND WIRED DISCONNECT. PROVIDE (2)#12, #12G, 3/4"C TO THE PANEL.
7. ROOF DRAIN PIPING DOWN, REFER TO PLUMBING SHEETS FOR CONTINUATION OF PIPING.
8. UNIT IS PROVIDED WITH A FACTORY CONVIENCE POWER GFCI. PROVIDE 120V CONNECTION TO A SPARE BREAKER FOR ALL RTU GFCIS.
9. RTU IS PROVIDED WITH A FACTORY DISCONNECT. CONTRACTOR SHALL FIELD WIRE AND INSTALL. PROVIDE (3) #6, #8G, 1"C
10. 1-1/4" GAS PIPING DOWN TO THE METER. INSTALL TIGHT TO THE WALL AND PAINT TO MATCH EXTERIOR.
11. PROVIDE GAS PIPING SUPPORTS PER THE DETAIL, REFER TO THE DETAILS SHEET FOR MORE INFORMATION. .
12. PROVIDE A NEMA 3R 2P/30A/240V D/S. PROVIDE (2) #10, #10G, 3/4"C
13. CONTRACTOR SHALL FIELD COORDINATE THE GAS PIPE ROUTING WITH THE BUILT STRUCUTRE. DETERMINE BEST RUN PATH AVAIABLE.
14. 1-1/2" GAS PIPING DOWN THROUGH THE ROOF TO SERVE LOW PRESSURE GAS EQUIPMENT. REFER TO THE DETAILS SHEET FOR MORE INFORMATION.
15. 2-1/2" GAS PIPING DOWN THROUGH THE ROOF TO SERVE LOW PRESSURE GAS EQUIPMENT. REFER TO THE DETAILS SHEET FOR MORE INFORMATION.

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DATE: 01-10-2025

2024-016

LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

LAURA MICHELLE BLANKENSHIP
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01.10.2025

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MPE400

ROOF PLAN

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1 LEVEL 1 - HVAC RCP
1/8" = 1'-0"

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2024-016

LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

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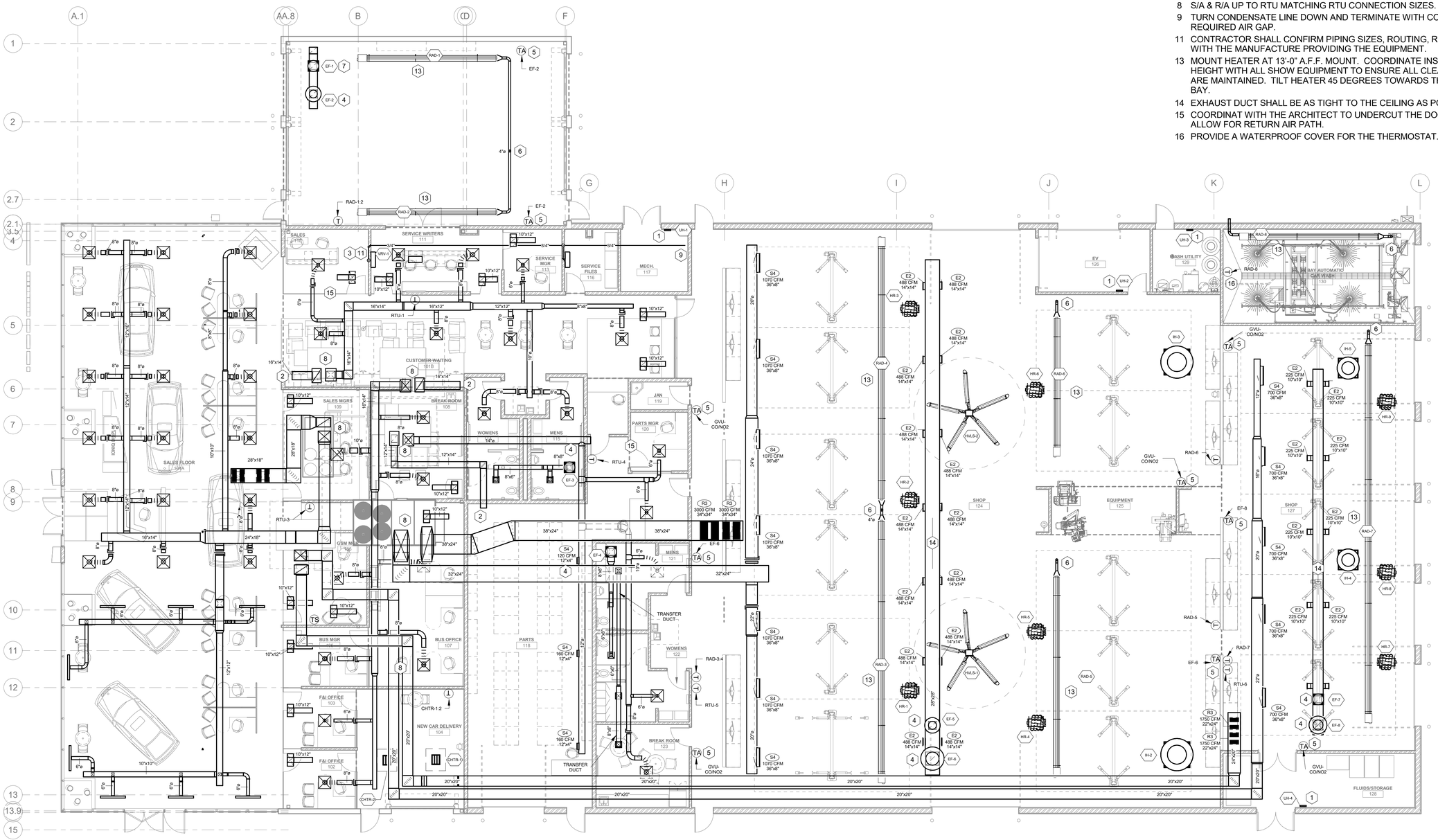
M101

HVAC PLANS

FALK ARCHITECTS INC

PLAN NOTES:

1. MOUNT UNIT HEATER 12" A.F.F.
2. PROVIDE OPEN DUCT WITH A BIRD SCREEN.
3. UNIT TO BE PROVIDED WITH CONDENSATE PUMP, CONFIRM LIFT REQUIREMENTS WITH LENGTH OF PIPING TO CLOSEST FLOOR DRAIN.
4. PROVIDE PLENUM UP TO EXHAUST FAN MATCHING FAN CONNECTION SIZE.
5. PROVIDE TOXALERT GVU-6 CONTROLLER. PROVIDE WITH AUDIBLE ALARM AND SILENCE SWITCH FOR SECOND STAGE ALARM LEVEL AND LABELED LED INDICATORS ON FACE OF CONTROLLER (POWER ON, FAN ON, AND POWER TO SENSOR). PROVIDE GVU-CO SENSOR (0-250 PPM RANGE, SET AT 50 PPM). MOUNT AT 6'-0" AFF. SENSOR SHALL BE TEMPERATURE AND HUMIDITY COMPENSATED AND COMPLETE WITH LED'S INDICATING "NORMAL OPERATION", "HIGH CO", AND "MALFUNCTION". PROVIDE GVU-NO2 SENSOR (0-10 PPM RANGE, SET AT 2 PPM). MOUNT AT 6'-0" AFF. SENSOR SHALL BE TEMPERATURE AND HUMIDITY COMPENSATED AND COMPLETE WITH LED'S INDICATING "NORMAL OPERATION", "HIGH CO", AND "MALFUNCTION".
6. PROVIDE 4" FLUE PER MANUFACTURER'S LITERATURE, AND WEATHERPROOF ROOF CAP SIZED 4" FOR QTY (1) HEATER, 6" FOR QTY (2), AND 8" FOR QTY (3) OR (4) HEATERS.
7. PROVIDE 4" FLUE PER MANUFACTURER'S LITERATURE, AND WEATHERPROOF ROOF CAP SIZED 4" FOR QTY (1) HEATER, 6" FOR QTY (2), AND 8" FOR QTY (3) OR (4) HEATERS.
8. S/A & R/A UP TO RTU MATCHING RTU CONNECTION SIZES.
9. TURN CONDENSATE LINE DOWN AND TERMINATE WITH CODE REQUIRED AIR GAP.
11. CONTRACTOR SHALL CONFIRM PIPING SIZES, ROUTING, RISERS, ETC WITH THE MANUFACTURE PROVIDING THE EQUIPMENT.
13. MOUNT HEATER AT 13'-0" A.F.F. MOUNT. COORDINATE INSTALLATION HEIGHT WITH ALL SHOW EQUIPMENT TO ENSURE ALL CLEARANCES ARE MAINTAINED. TILT HEATER 45 DEGREES TOWARDS THE SHOP BAY.
14. EXHAUST DUCT SHALL BE AS TIGHT TO THE CEILING AS POSSIBLE.
15. COORDINAT WITH THE ARCHITECT TO UNDERCUT THE DOOR TO ALLOW FOR RETURN AIR PATH.
16. PROVIDE A WATERPROOF COVER FOR THE THERMOSTAT.



1 LEVEL 1 - HVAC PLAN
1/8" = 1'-0"

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DATE: 01-10-2025

2024-016

LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

LAURA MICHELLE BLAKE NOTARY PUBLIC LICENSE# 17209 TRANSACTION PROFESSIONAL ENGINEER 01.10.2025

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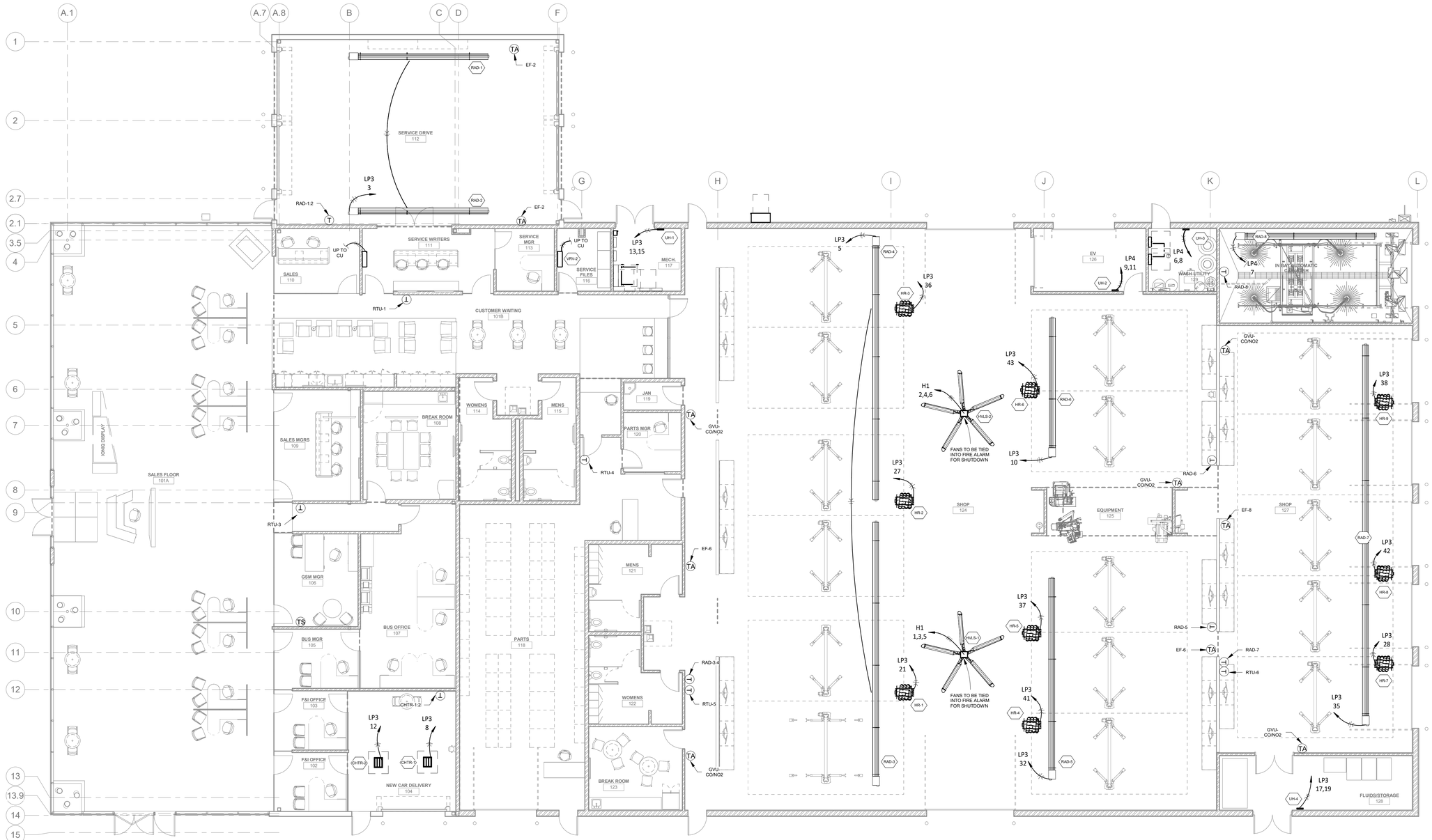
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HVAC PLANS

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2 MECH. EQUIPMENT POWER PLAN
1/8" = 1'-0"

BIDSET

DATE: 01-10-2025

2024-016

LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

LAURA MICHELLE BLUME
LICENSED
17289
KANSAS
PROFESSIONAL ENGINEER
01.10.2025

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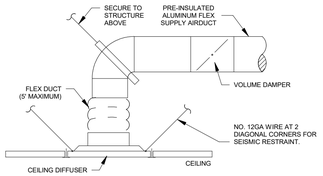
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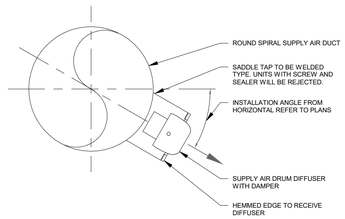
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HVAC POWER PLANS

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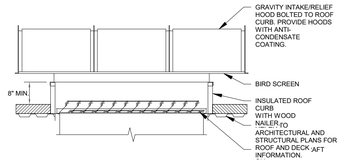


6 Ceiling Diffuser Detail
1/8" = 1'-0"



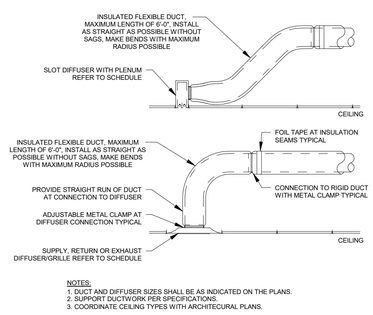
NOTES:
1. REFER TO EQUIPMENT SCHEDULES FOR REQUIRED ACCESSORIES AND FINISHES.
2. ADJUST BLADE DEFLECTION TO AIR DISTRIBUTION INDICATED ON THE PLANS.
3. ADJUST DAMPER TO BALANCE GRILLES TO AIRFLOW INDICATED ON THE PLANS.

Spiral Duct Mounted Supply Drum Grille Detail
1/8" = 1'-0"



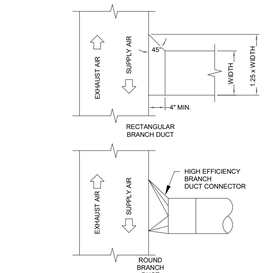
NOTES:
1. DUCT SIZES SHALL BE AS INDICATED ON THE PLANS.
2. HOODS SHALL BE HINGED TO PROVIDE ACCESS TO THE DAMPERS AND OPERATORS.
3. PROVIDE ROOF CURB OF SUFFICIENT HEIGHT TO PROVIDE A MINIMUM 8" CLEARANCE FROM THE TOP OF THE CURB TO THE BOTTOM OF THE DUCT.
4. GRAVITY DAMPER SHOWN, MOTORIZED DAMPER IS SIMILAR.
5. BOTTOM OF ROOF CURB SHALL MATCH THE SLOPE OF THE ROOF SO THAT THE TOP OF DUCT OPENING IS LEVEL. ATTACH CURB TO ROOF PER ROOF MANUFACTURER'S REQUIREMENTS.
6. PROVIDE ROOFING AND FLASHING PER ARCHITECTURAL AND/OR ROOF MANUFACTURER'S REQUIREMENTS.

4 Air Intake/Relief Hood Detail
1/8" = 1'-0"



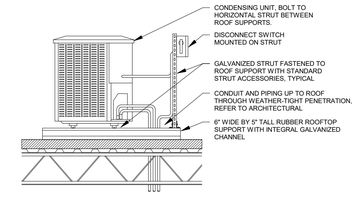
NOTES:
1. DUCT AND DIFFUSER SIZES SHALL BE AS INDICATED ON THE PLANS.
2. SUPPORT DUCTWORK PER SPECIFICATIONS.
3. COORDINATE CEILING TYPES WITH ARCHITECURAL PLANS.

3 Diffuser Connection Detail 2
1/8" = 1'-0"



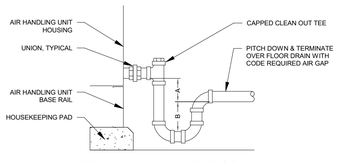
NOTES:
1. SUPPLY, RETURN AND EXHAUST FITTINGS ARE SIMILAR, ONLY DIRECTION OF AIRFLOW CHANGES.
2. REFER TO FLOOR PLANS FOR BRANCH LOCATIONS REQUIRING BALANCING DAMPERS.

2 Branch Duct Detail
1/8" = 1'-0"



NOTES:
1. ARRANGEMENT SHOWN IN SCHEMATIC. REFER TO PLANS FOR LOCATION OF CONDENSING UNIT AND PIPE PENETRATIONS.
2. MOUNT DISCONNECT SWITCH A MINIMUM OF 3'-0" ABOVE THE ROOF.
3. REFER TO ARCHITECTURAL PLANS, DETAILS AND SPECIFICATIONS FOR ROOFING MATERIALS.

1 Condensing Unit Mounting Detail
1/8" = 1'-0"

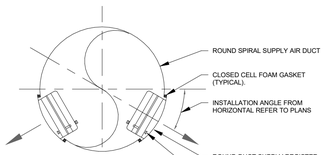


DRAW THROUGH UNIT
DIMENSION "A" = 2" MINIMUM
DIMENSION "B" = 4" MINIMUM OR STATIC PRESSURE (WHICHEVER IS GREATER)

BLOW THROUGH UNIT
DIMENSION "A" = 1" MINIMUM
DIMENSION "B" = 6" MINIMUM OR STATIC PRESSURE PLUS 2" (WHICHEVER IS GREATER)

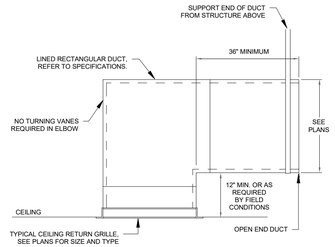
NOTES:
1. CONTRACTOR SHALL VERIFY PRESSURES EXPECTED AT THE COIL WITH THE ACTUAL EQUIPMENT BEING PROVIDED.
2. PROVIDE ADDITIONAL SUPPLEMENTARY STRUCTURAL STEEL UNDER BASE RAIL AS REQUIRED TO ELEVATE THE UNIT FOR DRAIN TRAP INSTALLATION AND AIR GAP AT FLOOR DRAIN IF REQUIRED.
3. DRAIN LINE SIZE SHALL BE UNIT CONNECTION SIZE MINIMUM.

10 Cooling Coil Drain Pan Trap Detail
1/8" = 1'-0"

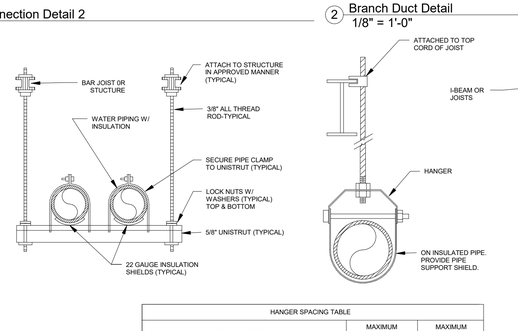


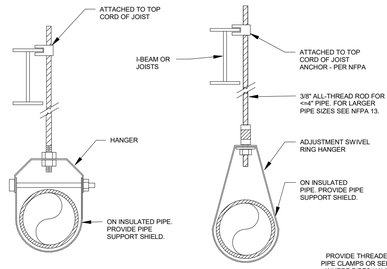
NOTES:
1. REFER TO EQUIPMENT SCHEDULES FOR REQUIRED ACCESSORIES AND FINISHES.
2. ADJUST BLADE DEFLECTION TO AIR DISTRIBUTION INDICATED ON THE PLANS.
3. ADJUST AIR SCOOP EXTRACTOR TO BALANCE GRILLES TO AIRFLOW INDICATED ON THE PLANS.

9 Spiral Duct Mounted Supply Grille Detail
1/8" = 1'-0"



8 Ceiling Return Grille Sound Boot Detail
1/8" = 1'-0"

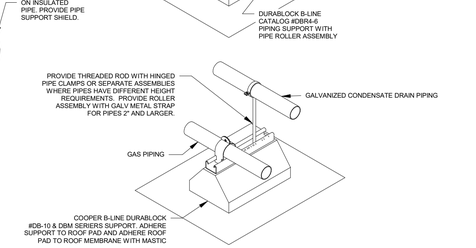


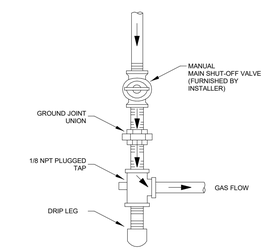


HANGER SPACING TABLE		
PIPING MATERIAL	MAXIMUM HORIZONTAL SPACING (feet)	MAXIMUM VERTICAL SPACING (feet)
CAST-IRON PIPE	5a	15
COPPER OR COPPER-ALLOY PIPE	12	10
COPPER OR COPPER-ALLOY TUBING, 1-1/4" DIA. AND SMALLER	6	10
COPPER OR COPPER-ALLOY TUBING, 1-1/2" DIA. AND LARGER	10	10
STEEL PIPE	12	15
PVC PIPE	4	10

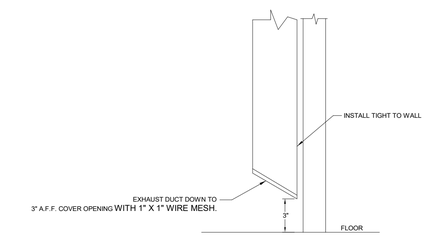
a. The maximum horizontal spacing of cast-iron pipe hangers shall be increased to 10 feet where 10-foot lengths of pipe are installed. Based on INTERNATIONAL PLUMBING CODE 2009.

7 Piping Support Details
1/8" = 1'-0"

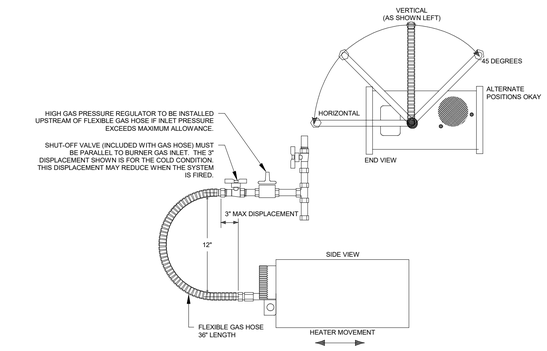




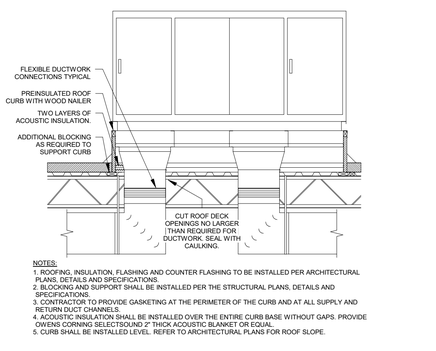
15 Gas Supply Connection
1/8" = 1'-0"



14 Service Bay Exhaust Duct Detail
1/8" = 1'-0"

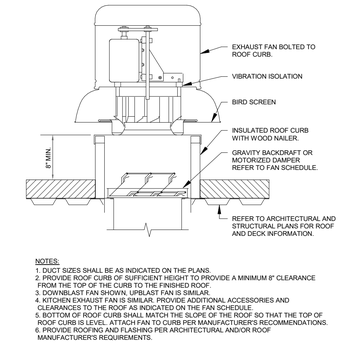


13 Radiant Heater Gas Connection Detail
1/8" = 1'-0"



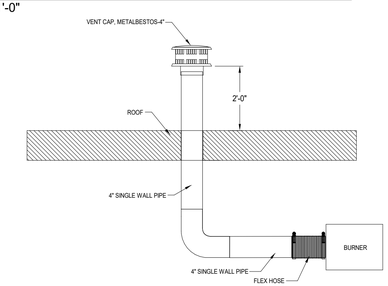
NOTES:
1. ROOFING, INSULATION, FLASHING AND COUNTER FLASHING TO BE INSTALLED PER ARCHITECTURAL PLANS, DETAILS AND SPECIFICATIONS.
2. BLOCKING AND SUPPORT SHALL BE INSTALLED PER THE STRUCTURAL PLANS, DETAILS AND SPECIFICATIONS.
3. CONTRACTOR TO PROVIDE GASKETING AT THE PERIMETER OF THE CURB AND AT ALL SUPPLY AND RETURN DUCT CHANNELS.
4. ACOUSTIC INSULATION SHALL BE INSTALLED OVER THE ENTIRE CURB BASE WITHOUT GAPS. PROVIDE OWENS CORNING SELECTSOUND 2" THICK ACOUSTIC BLANKET OR EQUAL.
5. CURB SHALL BE INSTALLED LEVEL. REFER TO ARCHITECTURAL PLANS FOR ROOF SLOPE.

12 Rooftop Unit Detail
1/8" = 1'-0"

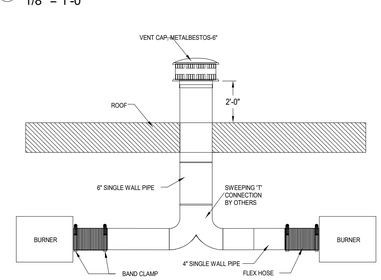


NOTES:
1. DUCT SIZES SHALL BE AS INDICATED ON THE PLANS.
2. PROVIDE ROOF CURB OF SUFFICIENT HEIGHT TO PROVIDE A MINIMUM 8" CLEARANCE FROM THE TOP OF THE CURB TO THE FINISHED ROOF.
3. DOWNBLAST FAN SHOWN, UPBLAST FAN IS SIMILAR.
4. KITCHEN EXHAUST FAN IS SIMILAR. PROVIDE ADDITIONAL ACCESSORIES AND CLEARANCES TO THE ROOF AS INDICATED ON THE FAN SCHEDULE.
5. BOTTOM OF ROOF CURB SHALL MATCH THE SLOPE OF THE ROOF SO THAT THE TOP OF ROOF CURB IS LEVEL. ATTACH FAN TO CURB PER MANUFACTURER'S RECOMMENDATIONS.
6. PROVIDE ROOFING AND FLASHING PER ARCHITECTURAL AND/OR ROOF MANUFACTURER'S REQUIREMENTS.

11 Roof Exhuast Fan Detail
1/8" = 1'-0"



17 Single Burner Thru Roof Venting Detail
1/8" = 1'-0"



16 Double Burner Thru Roof Venting Detail
1/8" = 1'-0"

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LEE'S SUMMIT HYUNDAI
(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

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FALK ARCHITECTS

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HVAC DETAILS

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INTAKE HOOD SCHEDULE

MARK	MANUFACTURER	MODEL	SERVICE	THROAT SIZE	HOOD SIZE	CFM	FACE AREA (SF)	PRESSURE DROP	WEIGHT (lbs)	NOTES
IH-1	COOK	24 TR	INLET	24x24	36"	1,185	11.88	0.1	120	1,2,3
IH-2	COOK	36 TR	INLET	36X36	62"	3,395	22.31	0.1	120	1,2,3
IH-3	COOK	36 TR	INLET	36X36	62"	3,395	22.31	0.1	120	1,2,3
IH-4	COOK	24 TR	INLET	24x24	36"	1,115	11.88	0.1	120	1,2,3
IH-5	COOK	24 TR	INLET	24x24	36"	1,115	11.88	0.1	120	1,2,3

NOTES:
1. PROVIDE 18" TALL ROOF CURB.
2. PROVIDE WITH BIRD SCREEN.
3. PROVIDE WITH GRAVITY BACKDRAFT DAMPER

MARK	MANUFACTURER	MODEL	HOSE DIA.	HOSE SERIES	HOSE LENGTH	DRUM DIA	DRUM WIDTH	FAN MODEL	CFM	POWER	STATIC PRESSURE	WEIGHT (lbs)	NOTES
EH-1:9	MONOXIVENT	9000-W	6"	4000	30'	18"	28"	D-15	600	120/1	0.2	275	1,2,3

NOTES:
1. PROVIDE EXHAUST DUCT FROM FAN UP THRU THE ROOF. REFER TO SHEET M1.1 FOR MORE INFORMAITON.
2. PROVIDE WITH A DMS-HR SWITCH, WITH A CBS CONTROL BOX STARTER
3. PROVIDE WITH T-HANDLE PULL ROPE

CEILING UNIT HEATER SCHEDULE

MARK	MANUFACTURER	MODEL	CFM	Elec. INPUT (WATTS)	V/PH	FLA	MOCP	NOTES
CHTR-1:2	Q-MARK	QFF1500	-	1000	120	12.5	20	1,2,3

NOTES:
1. PROVIDE UNIT WITH FACTORY MOUNTED AND WIRED DISCONNECT FOR A SINGLE-POINT ELECTRICAL CONNECTION.
2. PROVIDE MANUFACTURER'S STANDARD WALL-MOUNTED THERMOSTAT.
3. PROVIDE WITH MANUFACTURER'S STANDARD CEILING MOUNTING BRACKET.

GAS-FIRED INFRARED TUBE HEATER SCHEDULE

MARK	MANUFACTURER	MODEL	LENGTH	INPUT BTUH	REFLECTOR	V/PH	FLA	NOTES
RAD-1	ROBERTS GORDON	CTH2V-80	20'-0"	80,000	STANDARD	120/1	1.0	1
RAD-2	ROBERTS GORDON	CTH2V-80	20'-0"	80,000	STANDARD	120/1	1.0	1
RAD-3	ROBERTS GORDON	CTH2V-125	40'-0"	125,000	STANDARD	120/1	1.0	1
RAD-4	ROBERTS GORDON	CTH2V-125	40'-0"	125,000	STANDARD	120/1	1.0	1
RAD-5	ROBERTS GORDON	CTH2V-80	30'-0"	80,000	STANDARD	120/1	1.0	1
RAD-6	ROBERTS GORDON	CTH2V-80	20'-0"	80,000	STANDARD	120/1	1.0	1
RAD-7	ROBERTS GORDON	CTH2V-175	60'-0"	80,000	STANDARD	120/1	1.0	1
RAD-8	ROBERTS GORDON	HEV-80	30'-0"	80,000	STANDARD	120/1	1.0	1,2

NOTES:
1. MOUNT AT 14'-0" AFF
2. PROVIDE ALL COMPONENTS FOR A WASHBAY APPLICATION.

GENERAL NOTES (APPLY TO ALL ABOVE):
A. PROVIDE WITH THERMOSTAT FOR FIELD MOUNTING. WHERE THERMOSTAT IS LOCATED ON EXTERIOR WALL PROVIDE INSULATED BASE.
B. PROVIDE WITH HANGING CHAIN AND ALL OTHER ACCESSORIES NECESSARY FOR A COMPLETE INSTALLATION.
C. PROVIDE FLEXIBLE GAS CONNECTOR, ISOLATION VALVE AND DIRT LEG.
D. PROVIDE ROOF FLUE VENT CAPS, REFER TO PLANS.
E. FUEL SOURCE IS NATURAL GAS.

GRILLE, REGISTER, & DIFFUSER SCHEDULE

MARK	MANUFACTURER	MODEL	SERVICE	FACE SIZE	NECK SIZE	DAMPER	NOTES
S1	TITUS	OMNI-3	SUPPLY	24x24	PER PLANS		
S2	TITUS	ML-39 W/ MPI-39 PLENUM	SUPPLY	8"x48" 3 SLOT	PER PLANS	YES	2,3
S3	TITUS	OMNI-1	SUPPLY	24x24	PER PLANS	AG-100	
S4	TITUS	S-DV	SUPPLY	PER PLANS	PER PLANS	ASD	3
R1	TITUS	355RL-3	RETURN	24x12	PER PLANS	NO	
R2	TITUS	355RL-1	RETURN	24x24	PER PLANS	NO	
R3	TITUS	355RL-1	RETURN	34x34	PER PLANS	NO	3
R3	TITUS	355RL-3	RETURN	24x12	PER PLANS	NO	
E1	TITUS	355RL-1	EXHAUST	12X12	PER PLANS	NO	1
T1	TITUS	355RL-1	TRANSFER	12X12	PER PLANS	NO	1

NOTES:
1 PROVIDE FIELD FABRICATED PLENUM BOX EXTENDING MATCHING NECK SIZE EXTENDING 12" ABOVE GRILLE.
2 48" (3) SLOT DIFFUSER
3 CONFIRM COLOR WITH ARCHITECT AND OWNER PRIOR TO ORDERING.

GENERAL NOTES (APPLY TO ALL ABOVE):
A. PROVIDE MOUNTING FRAME TO MATCH CEILING TYPE. VERIFY WITH ARCHITECT'S PLANS PRIOR TO ORDERING.
B. MAXIMUM NC OF 30 FOR ALL GRILLES, REGISTERS, AND DIFFUSERS.
C. WHERE NOT NOTED, DIFFUSER NECK SIZE SHALL BE THE SAME AS THE BRANCH DUCT SIZE.
D. UNLESS NOTED OTHERWISE, COLOR SHALL BE STANDARD WHITE.
E. FOUR-WAY THROW PATTERN FOR SQUARE DIFFUSERS UNLESS NOTED OTHERWISE.
F. ALL ITEMS MAY NOT BE USED IN THIS PACKAGE; REFER TO PLANS

ROOFTOP UNIT SCHEDULE

MARK	LOCATION	MANUFACTURER	MODEL	O/A	SUPPLY FAN CFM	SUPPLY FAN ESP	SUPPLY FAN MOTOR HP	DX COOLING COIL SCAP MBH	DX COOLING COIL TCAP MBH	DX COOLING COIL NOM TONS	GAS HEAT IN (MBH)	GAS HEAT OUT (MBH)	V/PH	MCA	MOCP	WEIGHT	NOTES
RTU-1	CUSTOMER LOUNGE	TEMPMASTER	KJ049N08B4BEACA1A1	205	1,500	0.6	1.50	25.6	47.0	5	80.0	65.0	480/3	11.6	15	960	1,2,3,4
RTU-2	BUS OFFICE	TEMPMASTER	KJ049N08B4BEACA1A1	235	1,500	0.6	1.50	25.6	47.0	5	80.0	65.0	480/3	11.6	15	960	1,2,3,4
RTU-3	SALES FLOOR	TEMPMASTER	KJ150N18P4BEACA1A1	645	3,200	0.6	3.00	72.1	142.4	12.5	180.0	146.0	480/3	30.3	35	1475	1,2,3,4
RTU-4	PARTS	TEMPMASTER	KJ037N06B4BEACA1A1	135	900	0.6	1.50	17.2	32.5	3	60.0	49.0	480/3	10.0	15	925	1,2,3,4
RTU-5	SHOP	TEMPMASTER	LV25C0BQ4L1CFN85A1	--	7,500	0.6	5.00	183.0	277.5	25	--	--	480/3	56.7	70	2320	1,2,3,4
RTU-6	SHOP	TEMPMASTER	KJ102C00R4BEACA1A1	--	3,400	0.6	3.00	72.3	98.3	8.5	--	--	480/3	23.5	25	1145	1,2,3,4

NOTES:
1. PROVIDE UNIT WITH FACTORY DISCONNECT FOR SINGLE-POINT ELECTRICAL CONNECTION, EQUIPMENT SHALL BE FIELD MOUNTED AND WIRED.
2. PROVIDE 18" STANDARD MANUFACTURER'S ROOF CURB.
3. PROVIDE PROGRAMMABLE THERMOSTAT BY UNIT MANUFACTURER. PROVIDE LOCKABLE COVER. UNIT SHALL RUN CONTINUOUSLY DURING OCCUPIED TIMES, AND ITERMITTANTLY DURING UNOCCUPIED TIMES.
4. PROVIDE DRY BULB 100% ECONOMIZER SET AT 58 DEGREES F WITH 100% BARAMETRIC RELIEF DAMPER.

GENERAL NOTES (APPLY TO ALL ABOVE):
A. PROVIDE MINIMUM EFFICIENCY OF MERV 6 FOR FILTERS DURING CONSTRUCTION AND CHANGE MONTHLY AFTER UNIT START-UP. FINAL FILTER CHANGE AT OWNER OCCUPANCY SHALL BE MERV 8.
B. FUEL SOURCE FOR GAS HEATER IS NATURAL GAS. PROVIDE 2-STAGE HEATING, WHEN POSSIBLE.
C. PROVIDE FACTORY CONVENIENCE RECEPTACLE TO BE FIELD MOUNTED AND WIRED.
D. COOLING CAPACITY SHALL BE BASED ON 105F AMBIENT TEMPERATURE, 75/67 F EAT AND 55/55 F LAT.
E. PROVIDE CONDENSER COIL HAIL GUARDS

UNIT HEATER SCHEDULE

MARK	MANUFACTURER	MODEL	CFM	Elec. INPUT (WATTS)	V/PH	FLA	MOCP	NOTES
UH-1:3	Q-MARK	CWH1208DSF	-	1000	208	4.8	20	1,2,3

NOTES:
1. PROVIDE UNIT WITH FACTORY MOUNTED AND WIRED DISCONNECT FOR A SINGLE-POINT ELECTRICAL CONNECTION.
2. PROVIDE MANUFACTURER'S STANDARD WALL-MOUNTED THERMOSTAT.
3. PROVIDE WITH MANUFACTURER'S STANDARD WALL/CEILING MOUNTING BRACKET AND DUST SHIELD.

MINI SPLIT SYSTEM SCHEDULE

MARK	MANUFACTURER	INDOOR MODEL	OUTDOOR UNIT	SUPPLY FAN CFM	SUPPLY FAN ESP	CLG CAPACITY	HTG CAPACITY	ELECTRICAL V/PH	ELECTRICAL MCA	ELECTRICAL MOCP	SEER	NOTES
VRV-1	SAMSUNG	AR18CSDABWKNCV	OU-1	533.0	0.16	18000.0	-				-	3,4
OU-1	SAMSUNG	AR18CSDADWKXCV	-	-	-	18000.0	-	208/1	21	30	21	1,2
VRV-2	SAMSUNG	AR24CSDABWKNCV	OU-2	713.0	0.16	25000.0	-				-	3,4
OU-2	SAMSUNG	AR24CSDADWKXCV	-	-	-	25000.0	-	208/1	21	30	20	1,2

NOTES:
1. PROVIDE UNIT WITH FACTORY MOUNTED AND WIRED DISCONNECT FOR SINGLE-POINT ELECTRICAL CONNECTION.
2. PROVIDE UNIT WITH CRANK CASE HEATER.
3. PROVIDE UNIT WITH CONDENSATE PUMP.
4. PROVIDE UNIT WITH A WIRED CONTROLLER, MOUNTED ON THE WALL NEAR THE UNIT.

GENERAL NOTES (APPLY TO ALL ABOVE):
A. AT DESIGN CONDITIONS AND 95F ENTERING AIR TEMPERATURE TO CONDENSER.
B. REFRIGERANT LINES SHALL BE FIELD INSTALLED BY THE CONTRACTOR.

HVLS FAN SCHEDULE

TAG	MFG	MODEL	DIAMETER (FT)	VOLTAGE	COLOR	EXT. TUBE (FT)	REMOTE	MOUNTING	NOTES
HVLS-1	EPIC FANS	COLOSSUS	14	480V/3Ø	BLACK	1	STANDARD TOUCHSCREEN	Z-PURLIN	1,2,3,4,5,6
HVLS-2	EPIC FANS	COLOSSUS	14	480V/3Ø	BLACK	1	STANDARD TOUCHSCREEN	Z-PURLIN	1,2,3,4,5,6

NOTES:
(1) MOUNT FANS TO Z-PURLINS. USE CHOPAIR'S Z-PURLIN BRACKETS WITH 3" X 3" X 1/4" STEEL ANGLE.
(2) PROVIDE FACTORY VFD DISCONNECT ENCLOSURE.
(3) VFD ENCLOSURE TO BE MOUNTED OUTSIDE THE RADIUS OF THE BLADES.
(4) MINIMUM OF 5-BLADES.
(5) FAN TO DROPDOWN A TOTAL OF 4' WITH A 1' EXTENSION TUBE.
(6) FAN MUST BE ABLE TO REVERSE DIRECTIONS.
(7) FAN SHALL BE INTERLOCKED WITH THE FIRE ALARM SYSTEM TO SHUTDOWN UPON ACTIVATION.

FAN SCHEDULE

MARK	MANUFACTURER	MODEL	CFM	S.P.	DRIVE	WATTS	HP	RPM	dBA	V/PH	NOTES
EF-1	COOK	ACED - 90R15DH	185	0.5	DIRECT	70	.125	1,335	50	120/1	1,2,3,5
EF-2	COOK	ACED - 135R10D	1,040	0.5	DIRECT	116	.158	1,075	55	120/1	1,6,7
EF-3	COOK	ACED - 90C15DH	300	0.5	DIRECT	91	.125	1,715	56	120/1	1,2,3,5
EF-4	COOK	ACED - 90C15DH	300	0.5	DIRECT	91	.125	1,715	56	120/1	1,2,3,5
EF-5	COOK	ACRUD - 135R10D	1,020	0.5	DIRECT	123	.166	1,056	55	120/1	1,2,3,5
EF-6	COOK	ACRUD - 210R11D	5,770	0.5	DIRECT	1163	1.56	1,140	73	120/1	1,2,3,4,5
EF-7	COOK	ACRUD - 90R15DH	335	0.5	DIRECT	101	.125	1,152	54	120/1	1,2,3,5
EF-8	COOK	ACRUD - 150R13D	1,890	0.5	DIRECT	345	.75	1,300	68	120/1	1,2,3,4,5

NOTES:
1. PROVIDE WITH FACTORY INSTALLED AND WIRED DISCONNECT.
2. PROVIDE WITH FAN SPEED CONTROLLER
3. PROVIDE 18" STANDARD ROOF CURB.
4. INTERLOCK UNIT CONTROLS WITH GAS DETECTION CONTROLS; REFER TO PLANS.
5. PROVIDE WITH BIRDSCREEN AND BACKDRAFT DAMPER.
6. PROVIDE WITH A WHITE PLASTIC GRILLE
7. PROVIDE WITH AN INTEGRAL BD DAMPER
8. FAN IS SWITCHED WITH THE LIGHTING OF THE SERVICE BAY.

BIDSET

DATE: 01-10-2025

2024-016

LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A, LEE'S SUMMIT, MO 64086

LAURA MICHELLE BLOCKER, LICENSED PROFESSIONAL ENGINEER, 17209, KANSAS, PROFESSIONAL ENGINEER, 01-10-2025

DRAWN BY: RTI/BML

CHECKED BY: LMB

FALK ARCHITECTS

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HVAC SCHEDULES

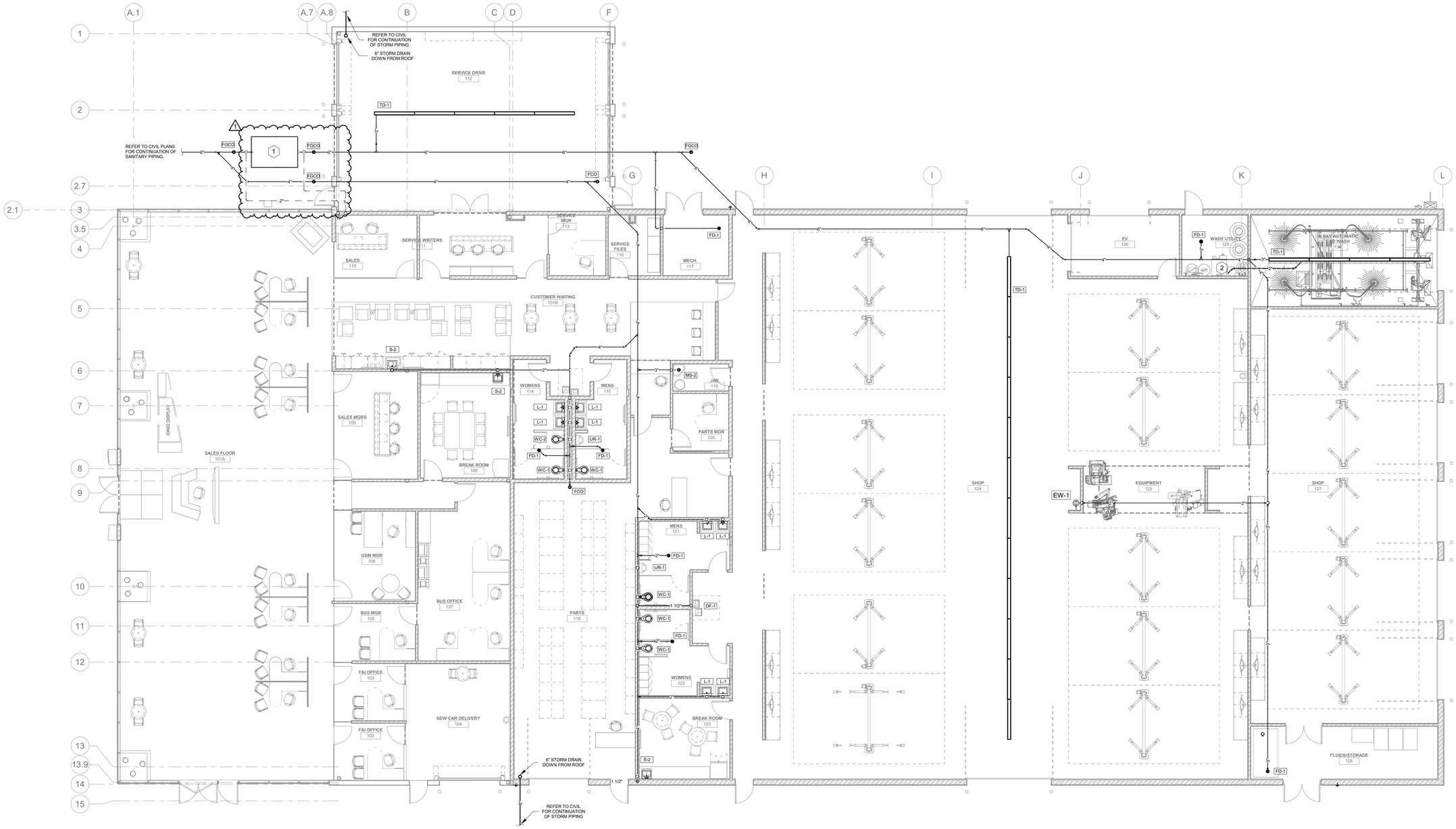
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PLAN NOTES:

1 PROVIDE A 1000 GALLON OIL/SAND INTERCEPTOR. REFER TO THE PLUMBING DETAILS FOR MORE INFORMATION

2 2" OVERFLOW DRAIN LINE UNDER CONCRETE FLOOR FROM R.O. UNIT TO TRENCH DRAIN. END OF LINE NEAR R.O. UNIT TO BE STUBBED 12" UP FROM FINISHED FLOOR & FITTED WITH 2" FEMALE ADAPTER.



1 LEVEL 1 - WASTE & VENT PLUMBING PLAN
1/8" = 1'-0"

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LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

REVISIONS		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	03/14/2025

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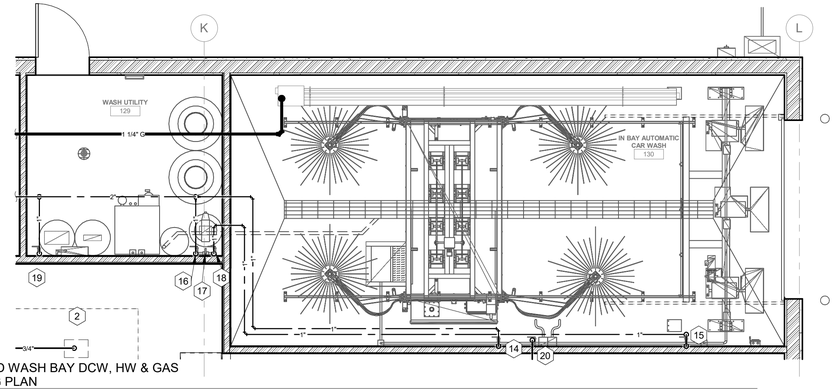
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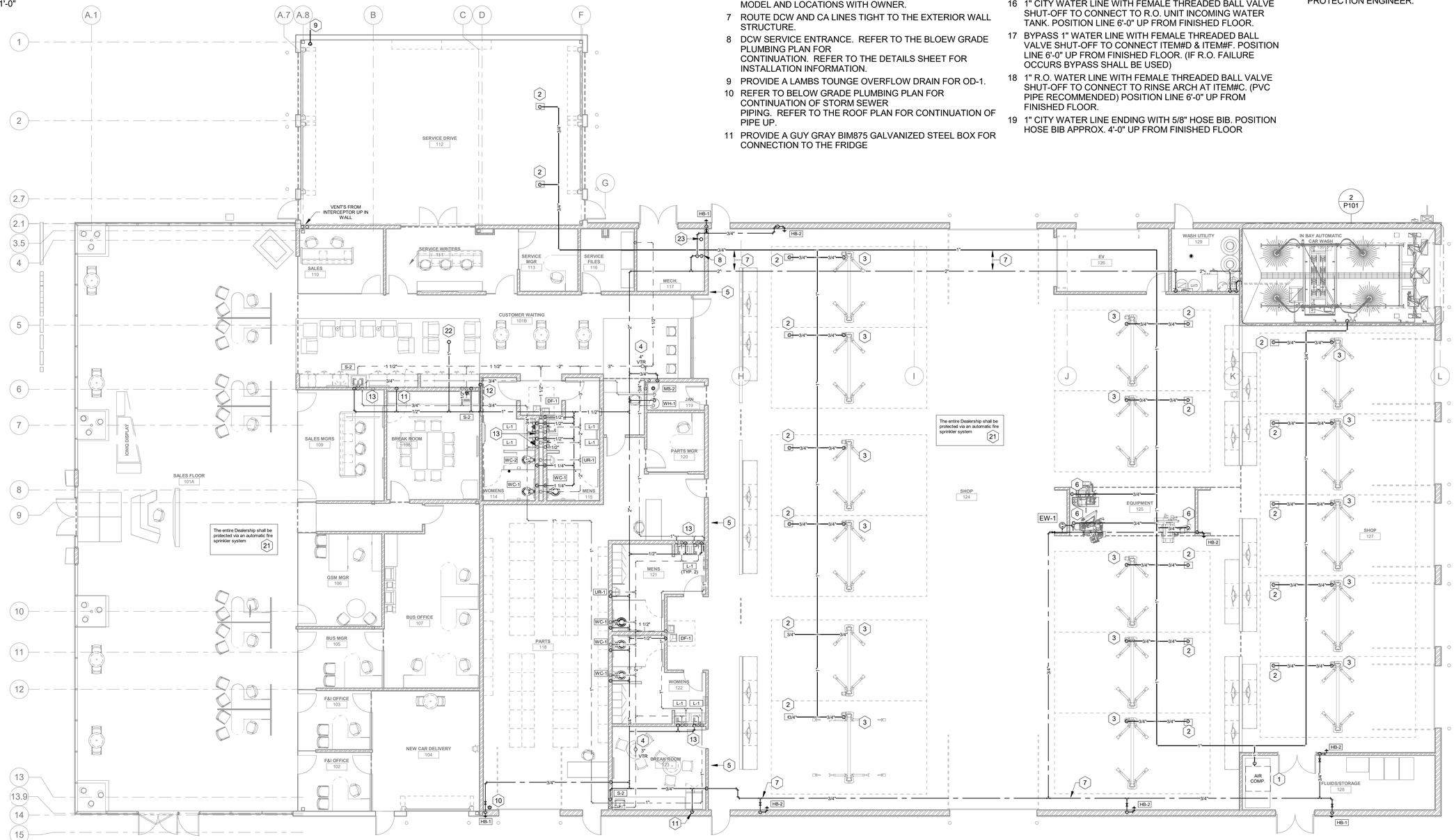
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BELOW GRADE PLUMBING PLANS

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2 ENLARGED WASH BAY DCW, HW & GAS PLUMBING PLAN
1/4" = 1'-0"



1 LEVEL 1 - DCW, HW & GAS PLUMBING PLAN
1/8" = 1'-0"

PLAN NOTES:

1 CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF THE AIR COMPRESSORS. COMPRESSORS TO BE PROVIDED BY THE OWNER. COMPRESSORS SHALL BE EQUIPPED WITH SEPARATOR, INTEGRAL LOW DEW POINT DRYER, AFTER-COOLER, AND COOLANT FILTER. REFER TO SHEET P2.1 FOR MORE INFO

2 PROVIDE A 3/4" CA PIPE AND INSTALL A 50' AIR HOSE REEL; REELCRAFT 7850 OLP1 TO BE PROVIDED BY OWNER. REFER TO DETAIL ON SHEET P2.1. COORDINATE THE ACTUAL MODEL AND LOCATIONS WITH OWNER.

3 PROVIDE PRESSURE REGULATOR/WATER SEPARATOR, SHUTOFF VALVE, AND 1/4" AIR LINE CONNECTION TO LIFT PER MANUFACTURER'S LITERATURE.

4 VTR, CONTRACTOR SHALL VERIFY THAT TERMINATION OF THE VENT IS NOT WITHIN 10'-0" ANY OUTSIDE AIR INTAKE.

5 FIRE RATED WALL, CONTRACTOR SHALL SEAL ALL PENETRATIONS AND PROVIDE ALL NECESSARY SHUT-OFF VALVES REQUIRED FOR A COMPLETE INSTALLATION THROUGH A FIRE RATED WALL.

6 PROVIDE A 3/4" CA PIPE AND INSTALL A 50' AIR HOSE REEL; REELCRAFT 7850 OLP1 TO BE PROVIDED BY OWNER. REFER TO DETAIL ON SHEET P2.1. COORDINATE THE ACTUAL MODEL AND LOCATIONS WITH OWNER.

7 ROUTE DCW AND CA LINES TIGHT TO THE EXTERIOR WALL STRUCTURE.

8 DCW SERVICE ENTRANCE. REFER TO THE BLOEW GRADE PLUMBING PLAN FOR CONTINUATION. REFER TO THE DETAILS SHEET FOR INSTALLATION INFORMATION.

9 PROVIDE A LAMBS TOUNGE OVERFLOW DRAIN FOR OD-1.

10 REFER TO BELOW GRADE PLUMBING PLAN FOR CONTINUATION OF STORM SEWER PIPING. REFER TO THE ROOF PLAN FOR CONTINUATION OF PIPE UP.

11 PROVIDE A GUY GRAY BIM875 GALVANIZED STEEL BOX FOR CONNECTION TO THE FRIDGE

12 CONTRACTOR SHALL COORDINATE WITH THE OWNERS TO PROVIDE ALL REQURIED DCW CONNECTIONS TO ANY CUSTOMER EQUIPMENT. ALL DCW CONNECTIONS TO EQUIPMENT SHALL USE A WATTS SD-3 DOUBLE CHECK STYLE BACKFLOW PREVENTER, PROVIDE A SIZE PER EQUIPMENT INLET. ITEM SHALL BE STAINLESS STEEL AND RUBBER COMPONENTS AND SHALL MEET THE REQUIREMENTS OF ASSE STANDARD 1022 AND ANSI/NSP STANDARD 18.

13 REFER TO DETAIL 4-P201 FOR HOT WATER PIPE ROUTING

14 1" CITY WATER LINE WITH FEMALE THREADED BALL VALVE SHUT-OFF TURNED DOWN TO CONNECT TO CAR WASH. POSITIONED 11'-0" FROM ENTRANCE END OF TRACK & AS CLOSE TO CEILING AS POSSIBLE. (MAX HEIGHT OF 14'-0")

15 1" R.O. WATER LINE WITH FEMALE THREADED BALL VALVE SHUT-OFF TO CONNECT TO RINSE ARCH FED FROM ITEM#F. POSITIONED ACROSS FROM RINSE ARCH & APPROX. 10'-0" UP FROM FINISHED FLOOR.

16 1" CITY WATER LINE WITH FEMALE THREADED BALL VALVE SHUT-OFF TO CONNECT TO R.O. UNIT INCOMING WATER TANK. POSITION LINE 6'-0" UP FROM FINISHED FLOOR.

17 BYPASS 1" WATER LINE WITH FEMALE THREADED BALL VALVE SHUT-OFF TO CONNECT ITEM#D & ITEM#F. POSITION LINE 6'-0" UP FROM FINISHED FLOOR. (IF R.O. FAILURE OCCURS BYPASS SHALL BE USED)

18 1" R.O. WATER LINE WITH FEMALE THREADED BALL VALVE SHUT-OFF TO CONNECT TO RINSE ARCH AT ITEM#C. (PVC PIPE RECOMMENDED) POSITION LINE 6'-0" UP FROM FINISHED FLOOR.

19 1" CITY WATER LINE ENDING WITH 5/8" HOSE BIB. POSITION HOSE BIB APPROX. 4'-0" UP FROM FINISHED FLOOR

20 1/2" AIR LINE WITH FEMALE THREADED BALL VALVE SHUT-OFF TURNED DOWN TO CONNECT TO CAR WASH. POSITIONED 9'-0" FROM ENTRANCE END OF TRACK & AS CLOSE TO CEILING AS POSSIBLE. (MAX HEIGHT OF 14'-0") FINISH AIR LINE OFF WITH DRAIN LINE 2'-0" UP FROM FINISHED FLOOR WITH BALL VALVE FOR MANUAL WATER DRAINAGE. (DRAIN LINE DROPPED AT EITHER END OF TRACK, NOT STRAIGHT DOWN, TO REDUCE INTERFERENCE ON CAR WASH CONNECTIONS)

21 THE ENTIRE BUILDING SHALL UTILIZE AN AUTOMATIC FIRE SPRINKLER SYSTEM. A LICENSED FIRE PROTECTION ENGINEER AND LICENSED FIRE SPRINKLER CONTRACTORS SHALL DESIGN SYSTEM AS REQUIRED TO SATISFY NFPA AND AUTHORITY HAVING JURISDICTION. REFER TO SPECIFICATIONS FOR FURTHER SCOPE REQUIREMENTS. REFER TO ARCHITECTURAL PLANS FOR CEILING TYPES, SECTIONS, OR OTHER DETAILS TO AID IN DESIGN

22 1" PIPE UP TO RH-1. REFER TO ROOF PLAN FOR MORE INFORMATION

23 REFER TO MEP SITE PLAN FOR CONTINUATION OF THE FIRE SPRINKLER PIPING. EXACT SIZE, LOCATION, CONFIGURATION, ETC WILL BE DETERMINED BY THE FIRE PROTECTION ENGINEER.

BIDSET

DATE: 01-10-2025

2024-016

LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

LOUIS MICHELLE BLOCK
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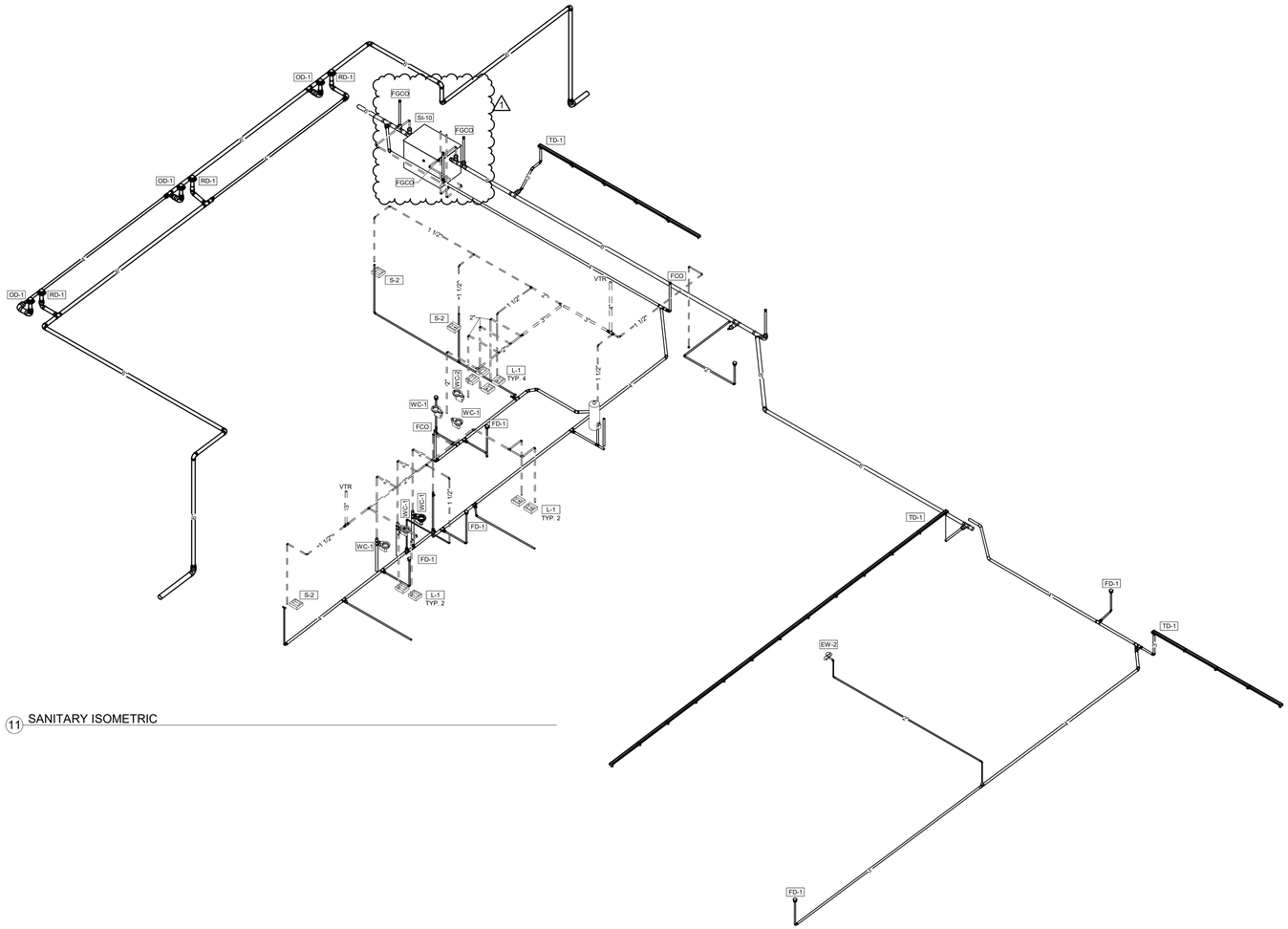
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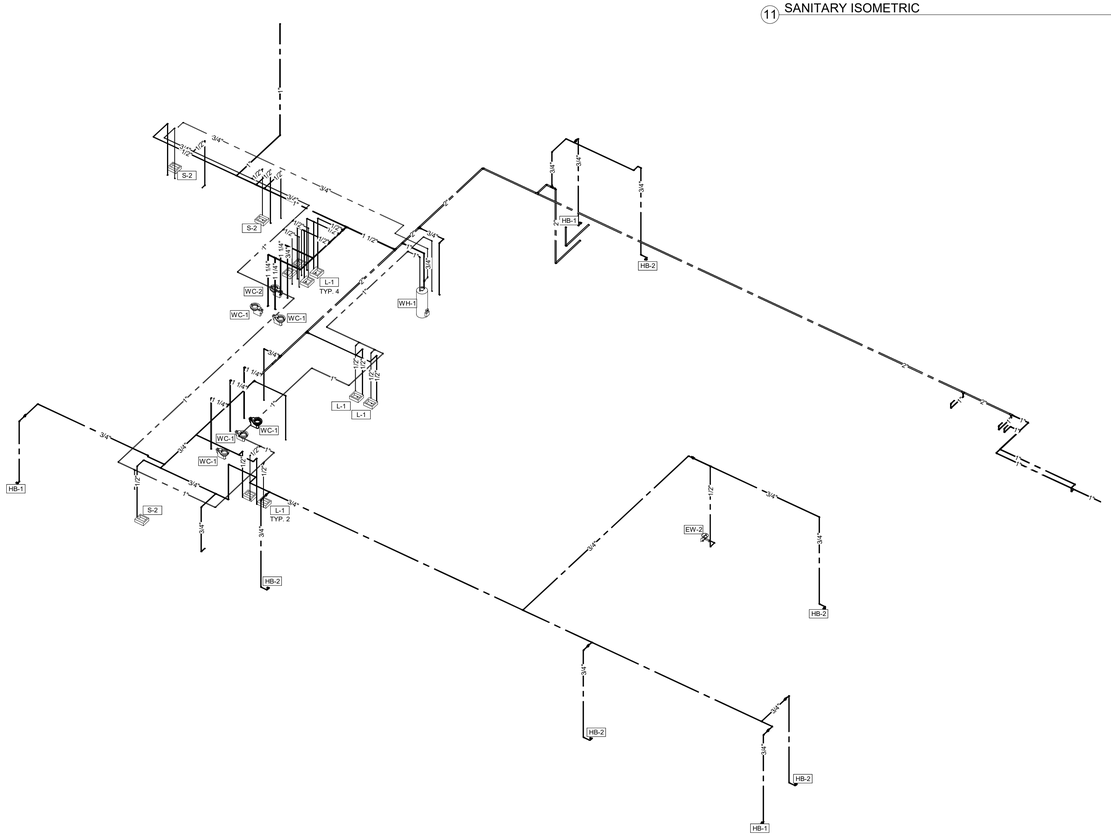
ABOVE GRADE PLUMBING PLANS

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11 SANITARY ISOMETRIC



10 DCW & DHW ISOMETRIC

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LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

REVISIONS

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1	CITY COMMENTS	03/14/2025

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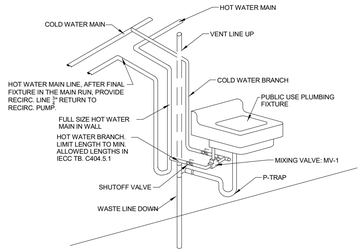
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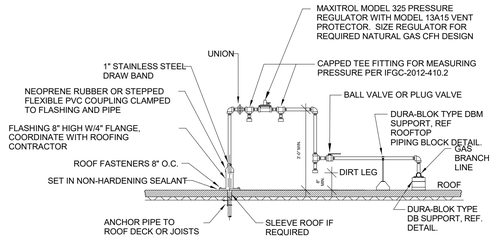
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PLUMBING RISER DIAGRAMS

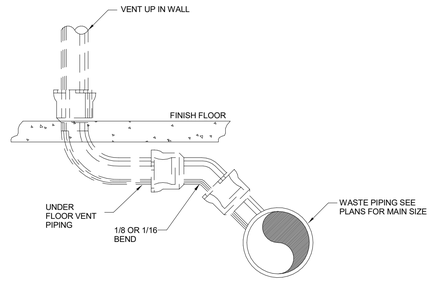
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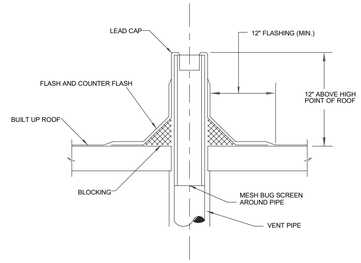
4 Hot Water Branch Piping Detail
NTS



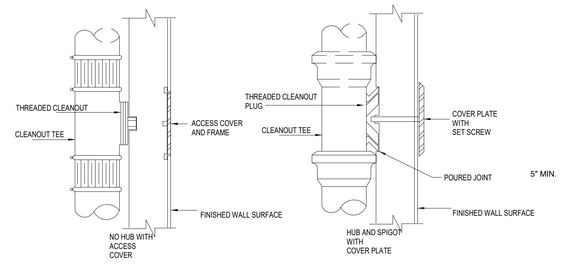
3 2" PSI Gas Piping Thru Roof Detail
NTS



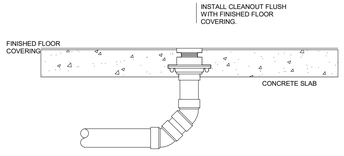
2 Underfloor Venting Detail
NTS



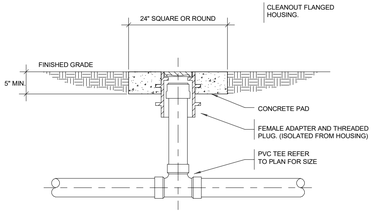
1 Vent Thru Roof Detail
NTS



8 Wall Cleanout Detail
NTS

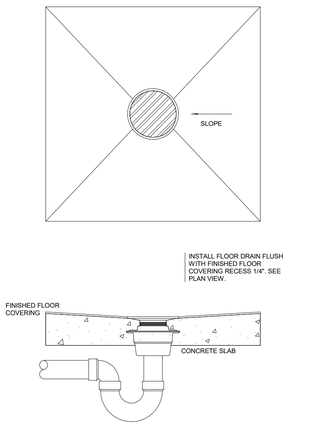


7 Typical Interior Cleanout Detail
NTS

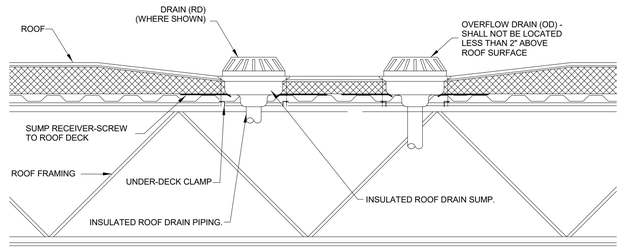


6 Typical Inline Cleanout Detail
NTS

NOTE: ALL FLOOR DRAINS SHALL BE RECESSED 1/4" UNLESS NOTED OTHERWISE ON PLAN.

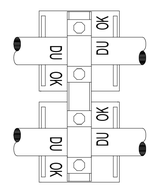


5 Typical Floor Drain Detail
NTS



ROUTE DRAIN PIPE IN JOIST SPACE CLEAR OF LIGHT FIXTURES. KEEP AS TIGHT TO ROOF DECK AS POSSIBLE WHILE MAINTAINING REQUIRED SLOPES. VERIFY THAT ROUTING DOES NOT CONFLICT WITH TENANT'S INTENDED EXITS.

10 Roof Drain Detail
NTS

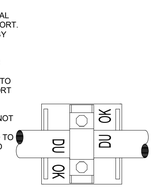


DB620 TOP VIEW

PIPE SUPPORT SPACING		
	SPACING	
PIPE SIZE	CONDENSATE	GAS
3/4"	4'-0"	7'-0"
1"	4'-0"	7'-0"
1-1/4"	4'-0"	7'-0"
1-1/2"	4'-0"	9'-0"
2"	4'-0"	9'-0"
3"	-	10'-0"

NOTES:
1. VERIFY SUPPORT SPACING WITH LOCAL AUTHORITIES HAVING JURISDICITION.
2. PROVIDE SUPPORT AT ALL TEE'S AND ELEBOWS.

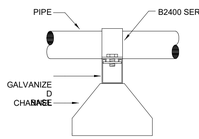
NOTES:
1. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS WITH REGARDS TO PIPE SUPPORT.
2. PROVIDE PIPE SUPPORTS WITH PIPE STRAPS BY SAME MANUFACTURE AND FASTEN PER RECOMMENDATIONS.
3. REFER TO PIPE SUPPORT SPACING TABLE FOR PROPER SPACING OF PIPE SUPPORTS.
4. PIPE SUPPORTS SHALL BE ADHERED TO ROOF TO PREVENT TIPPING OVER. ADHERE PIPE SUPPORT WITH AN APPROPRIATE AND COMPATIBLE MATERIAL TO ROOF. MATERIAL SHALL BE APPROVED BY ROOFING CONTRACTOR SO AS NOT TO VOID ROOF WARRANTY.
5. WHERE ROOF SUPPORTS ARE TO BE ADHERED TO T.P.O. MEMBRANE ROOFS, ONLY ADHESIVE AND ADHESIVE PRIMER AS INDICATED IN THE SPECIFICATIONS SHALL BE USED.
6. SILICON CAULKING IS NOT AN ACCEPTABLE ADHESIVE.



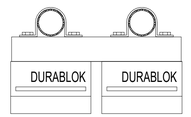
DB610 TOP VIEW



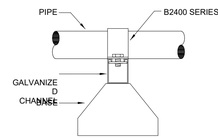
DBM SIDE VIEW



DB620 SIDE VIEW



DB620 FRONT VIEW



DB610 SIDE VIEW



DB610 FRONT VIEW



DBM FRONT VIEW

9 Roof Pipe Support Detail
NTS

BIDSET

DATE: 01-10-2025

2024-016

LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

LAURA MICHELLE BLAKEMORE LICENSED PROFESSIONAL ENGINEER 17229 KANSAS 01-10-2025

DRAWN BY: RTI/BML

CHECKED BY: LMB

FALK ARCHITECTS

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PLUMBING DETAILS

FALK ARCHITECTS INC

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WATER HEATER SCHEDULE

MARK	MANUFACTURER	MODEL	CAPACITY (GAL)	INPUT (KW)	NUMBER OF ELEMENTS	RECOVERY (GPH)	V/PH	NOTES
WH-1	AO SMITH	DRE-52-9	50	9.0	1	25.0	208/3	

GENERAL NOTES:

1. PROVIDE WATTS VACUUM RELIEF VALVE ON COLD WATER RISER, SAFTEY DRAIN PAN, AND DRAIN LINE.
2. PROVIDE HEAT TRAPS ON INLET AND OUTLET.
3. PROVIDE ASME PRESSURE AND TEMPERATURE RELIEF VALVE.
4. PROVIDE DIELECTRIC CONNECTIONS AT WATER HEATER.
5. MINIMUM 6 YEAR WARRANTY.
6. HW AND CW LINE SIZING PER MEP DESIGN CALCULATIONS.

GAS SERVICE CALCULATIONS

EQUIPMENT	# OF UNITS	INPUT MBH	TOTAL
RTU-1:2	2	80	160
RTU-3	1	180	180
RTU-4	1	60	60
RAD-1:2, 5:6, 8	5	80	400
RAD-3:4	2	125	250
RAD-7	1	175	175
IFGC Table 402.4(5)		TOTAL (Mbh)	1225
		INLET PRESSURE	2 PSI
		PRESSURE DROP	1.0 PSI
		MAX. LENGTH	400
		SERVICE SIZE	1-1/4"

PLUMBING FIXTURE SCHEDULE

MARK	STANDARDS MARK	DESCRIPTION	MANUFACTURER	MODEL	TRIM	CONNECTIONS CW	HW	W	V	NOTES
WC-1	RR-1	ADA FLOOR MOUNTED FLUSH VALVE WATER CLOSET	TOTO	CT705ULN	TOTO SC534 OPEN FRONT SEAT	1/2"	--	4"	2"	8
UR-1	RR-2	WALL MOUNTED URINAL	TOTO	UT105U	FLUSH VALVE: FV-1	3/4"	--	2"	1-1/2"	5, 6
FV-1		URINAL FLUSH VALVE	SLOAN ZURN TOTO	ROYAL 186 Z6003AV TMU1NNC	--	--	--	--	--	
FV-2		WATER CLOSET FLUSH VALVE	SLOAN ZURN TOTO	ROYAL 111 Z6000AV-WS1 TMT1NNC	--	--	--	--	--	
L-1	RR-3	WALL HUNG LAVATORY	ZURN	SUNDRA "SURF" SERIES SINK AND SERIO FAUCET & SOAP DISPENSER	FAUCET: F-1 20X18 BASIN, CONCEALED ARM CARRIER MIXING VALVE MV-1	--	--	1-1/2"	1-1/2"	2
S-1		ADA SINGLE BOWL 18 GAUGE SELF RIM SINK	ELKAY	PLAFRU281610	FAUCET: F-3	--	--	2"	1-1/2"	2, 8
S-2		ADA DOUBLE BOWL 18 GAUGE SELF RIM SINK	ELKAY	LR-2519	FAUCET: F-2	--	--	2"	1-1/2"	2, 8
S-3		SINGLE BOWL 14 GAUGE WALL HUNG	ELKAY	ESSB2118C	FAUCET: F-4	--	--	2"	1-1/2"	2
SH-1		ADA SINGLE LEVER PRESSURE BALANCE SHOWER FAUCET	SYMMONS	25-600-B30-V	BRASS SPOUT AND DIVERTER BRASS SHOWERHEAD SLIDEBAR WITH HAND SHOWER	1/2"	1/2"	--	--	8
JS-1	RR-9	MOLDED STONE JANITOR'S SINK	FIAT	STOCKTON 36"X36"	FAUCET F-5 S/S BUMPERGUARDS S/S WALL GUARDS	--	--	3"	1-1/2"	
DF-1	RR-10	WALL HUNG BI-LEVEL WATER COOLER	HAWS	1119	--	1/2"	--	2"	1-1/2"	3, 8
F-1		ADA TWO-HANDLE LAVATORY FAUCET	AMERICAN STANDARD DELTA ZURN	MONTERREY 5502.170 2529-HDF Z-81104-GH-4M	2.5 GPM, VANDAL RESISTANT GRID DRAIN, 4" CENTERS WRIST BLADE HANDLES	1/2"	1/2"	--	--	8
F-2		TWO HANDLE KITCHEN FAUCET	AMERICAN STANDARD DELTA	7074500 2402-RHP	HAND SPRAY, TRIUNE CLUB HANDLES, CUP STRAINER DRAIN 1.5 GPM	1/2"	1/2"	--	--	
F-3		TWO HANDLE KITCHEN FAUCET	AMERICAN STANDARD DELTA	7074500 2402-RHP	TRIUNE CLUB HANDLES 1.5 GPM	1/2"	1/2"	--	--	
F-4		UTILITY SINK FAUCET	ELKAY	LK940BR03L2H	TWO HANDLE WALL MOUNT ROUGH BUCKET HANDLE	1/2"	1/2"	--	--	
F-5		JANITOR'S SINK FAUCET	AMERICAN STANDARD FIAT DELTA	8344.112 830-AA 28T9-AC	VACUUM BREAKER, WALL BRACE, PAIL HOOK, 30" HOSE WITH WALL GRIP, MOP HANGER	3/4"	3/4"	--	--	
HB-1		NON-FREEZE WALL HYDRANT	WOODFORD WADE SMITH	MODEL 65 8600 5609QT	VACUUM BREAKER LOOSE CONTROL KEY WALL CLAMP	1/2"	--	--	--	1
HB-2		ROUGH BRASS HOSE BIBB	WOODFORD CHICAGO	MODEL 24 998	VACUUM BREAKER DRAIN PLUG	1/2"	--	--	--	
MV-1		POINT-OF-USE THERMOSTATIC MIXING VALVE	SYMMONS LEONARD POWERS	270-LF	0.25-12 GPM FLOW ASSE 1017 CERTIFIED LOW FLOW	SEE PLAN		--	--	4
RP-1		BRONZE RECIRCULATION PUMP	BELL & GOSSETT ARMSTRONG TACO	PL-30 ASTRO 250 008	1/12 HP, 120V STRAP-ON AQUASTAT 2.5 GPM, 15' HEAD	--	--	--	--	4
FD-1		7" ROUND FLOOR DRAIN	WADE ZURN SMITH	1100STD Z-415 2005	NICKEL BRONZE STRAINER DEEP SEAL TRAP	--	--	--	--	4,7
TD-1		TRENCH DRAIN HEAVY DUTY	NDS	NDS DURA SLOPE	6"x48" SECTIONS HEAVY DUTY CONTINOUS TRENCH DRAIN	--	--	--	--	4,9,10
ET-1		EXPANSION TANK	AMTROL TACO	THERM-X-TROL ST-12 PAX	DOMESTIC WATER SERVICE	--	3/4"	--	--	
C-1		WALL URINAL CARRIER	ZURN	Z-1221	--	--	--	--	--	
C-2		WATER CLOSET CARRIER	ZURN	Z-1200 SERIES	--	--	--	--	--	
EW-2		EMERGENCY EYE WASH	GUARDIAN EQUIPMENT BRADLEY	G1848 S19-220BBF	WALL MOUNTED S/S EYE WASH BOWL	1/2"	1/2"	--	--	
RD-1		CAST IRON ROOF DRAIN WITH CAST IRON DOME	WADE ZURN SMITH	W-3000 ZC-100 1010-CID	ROOF DRAIN WITH FLANGE, FLASHING RING, GRAVEL STOP AND CAST IRON DOME	--	--	--	--	
OD-1		CAST IRON OVERFLOW DRAIN WITH CAST IRON DOME	WADE ZURN SMITH	W-3000-SD ZC-100-W2 1070-CID	ROOF DRAIN WITH FLANGE, FLASHING RING, GRAVEL STOP AND CAST IRON DOME, 2" DAM	--	--	--	--	

NOTES:

1. PROVIDE OPERATING ROD ASSEMBLY PER MANUFACTURER'S RECOMMENDATIONS BASED ON WALL THICKNESS.
2. FAUCET HOLES TO MATCH FAUCET SPECIFIED.
3. MOUNT WITH HANDICAPPED RECEPTOR RIM 34" ABOVE FLOOR.
4. PIPE SIZE AS SHOWN ON DRAWING.
5. COORDINATE SPUD SIZE WITH FLUSH VALVE SUPPLIED.
6. EQUIVALENT CARRIER BY WADE.
7. PROVIDE SURESEAL SSX000V INLINE FLOOR DRAIN TRAP SEAL WITH ASSE 1072 RATING.
8. FIXTURE ASSEMBLY MUST BE APPROVED BY AND INSTALLED PER ADA.
9. PROVIDE NUMBER OF DRAINS TO MAKE CONTINUOUS TRENCH WITH DEPTHS AND CONNECTIONS AS DIMENSIONED AND SHOWN ON PLANS
10. CONTRACTOR SHALL CONTACT NDS SALES REP ADAM LUTHI 785-409-0744 FOR PRODUCT QUOTES AND EXACT LAYOUT REQUIREMENTS.

GENERAL NOTES:

A. PROVIDE INSULATION KIT ON ALL ADA FIXTURES WITH EXPOSED TRAP AND SUPPLIES.

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BIDSET

DATE: 01-10-2025

2024-016

LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

LAURA MICHELLE BLANKENSHIP
LICENSED PROFESSIONAL ENGINEER
17299
KANSAS
01-10-2025

DRAWN BY: RTI/BML
CHECKED BY: LMB

FALK ARCHITECTS

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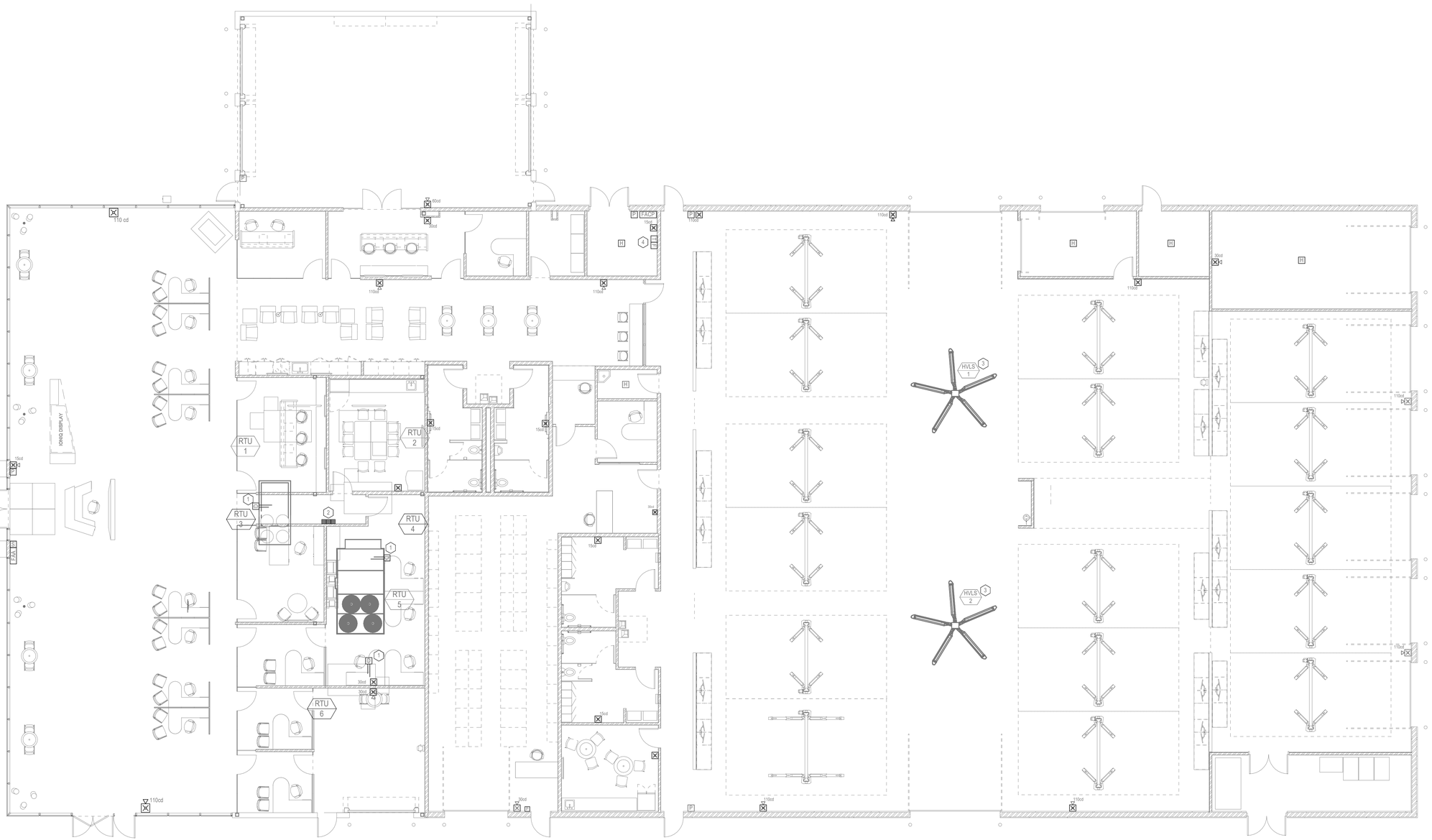
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PLUMBING SCHEDULES

FALK ARCHITECTS INC

PLAN NOTES:

1. Provide duct smoke detector interlocked with RTU for shutdown, and provide notification device in approved location identified as air duct detector.
2. RTU duct detection test switches. Contractor shall verify exact location prior to rough-in.
3. Contractor shall integrate shutoff overrides on the HVLS to shutdown upon activation of the notification device.
4. Contractor shall provide the required amount of Tamper and Flow Switches per the fire protection zones.



1 LEVEL 1 - FIRE ALARM PLAN
1/8" = 1'-0"

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LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

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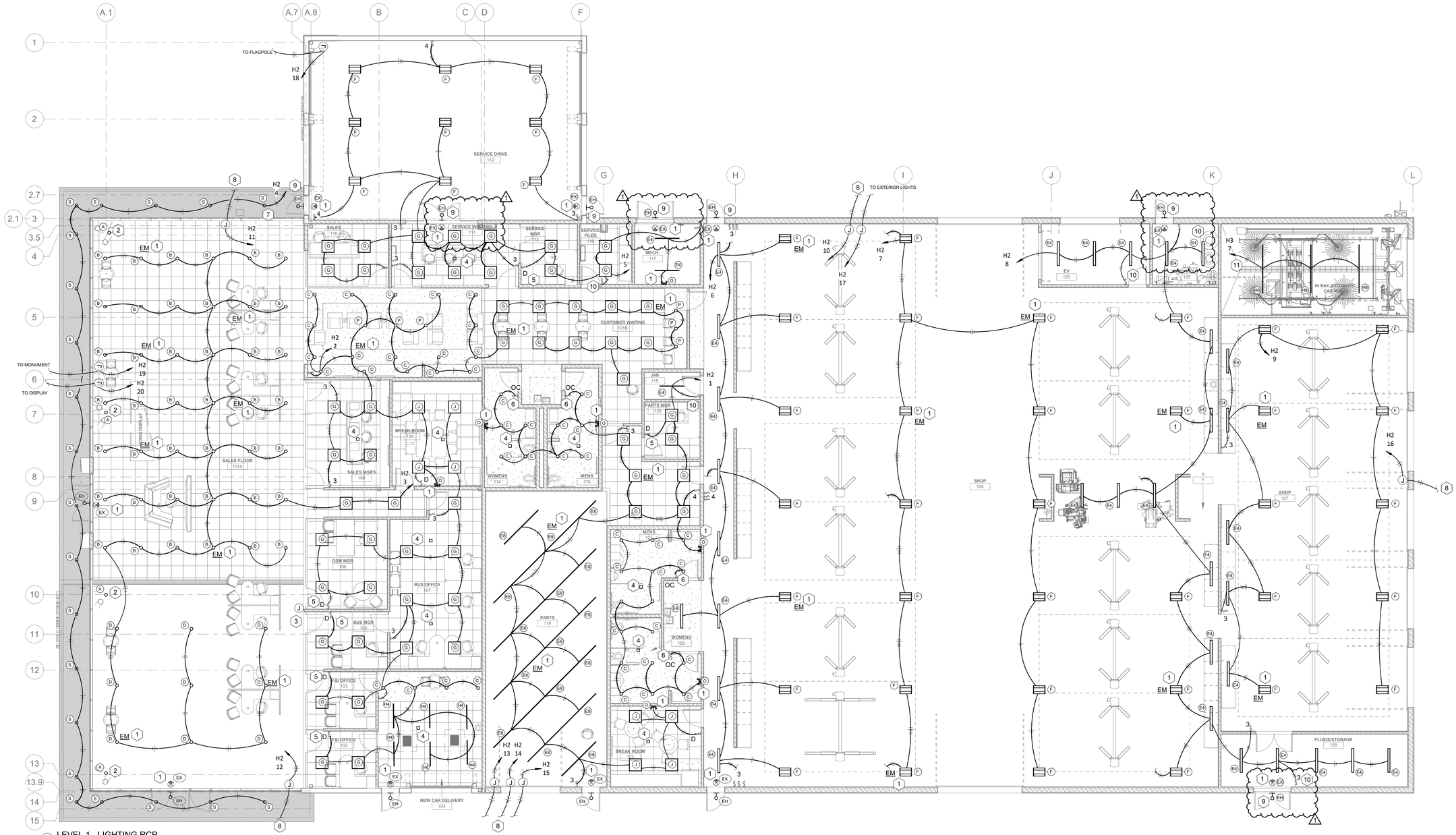
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FIRE PROTECTION PLANS

FALK ARCHITECTS INC

PLAN NOTES:

1. Contractor shall circuit the emergency lighting ahead of all local and global switching. Pull dedicated hot from the closest lighting circuit.
2. In ground light fixture. Contractor shall center the light fixture between the column cluster. Refer to Hyundai GDSI 2.0 Design Standards.
3. Lights in the Dealership Sales floor shall have automatic off capability. Contractor shall provide a ET2705C, with a 2 HR manual override switch. Contractor shall verify with Owner exact time scheduling.
4. Provide a Wattstopper DT-355 Ceiling mounted sensor.
5. Provide a Wattstopper DW-311, dimmable wall mounted occupancy sensor.
6. Provide a Wattstopper DSW-301 Wall mounted sensor
7. All soffit lights are to circuited together and controlled thru the LCP
8. Power for site lighting. Refer to the Site Plan for more information.
9. Remote emergecny light fixture shall be wired to exit sign. Coordinate exact mounting with buildings architecture, and Hyundai desgin standards.
10. Provide a Wattstopper DSW-301 Wall mounted sensor programed for vacancy mode
11. Lights shall be circutied in such a way that when the gargae door opens and carwash is active, lights will turn on.



1 LEVEL 1 - LIGHTING RCP
1/8" = 1'-0"

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LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	03/14/2025

LOUIS MICHELLE BLANCHARD
LICENSED
17289
KANSAS
PROFESSIONAL ENGINEER
01.10.2025

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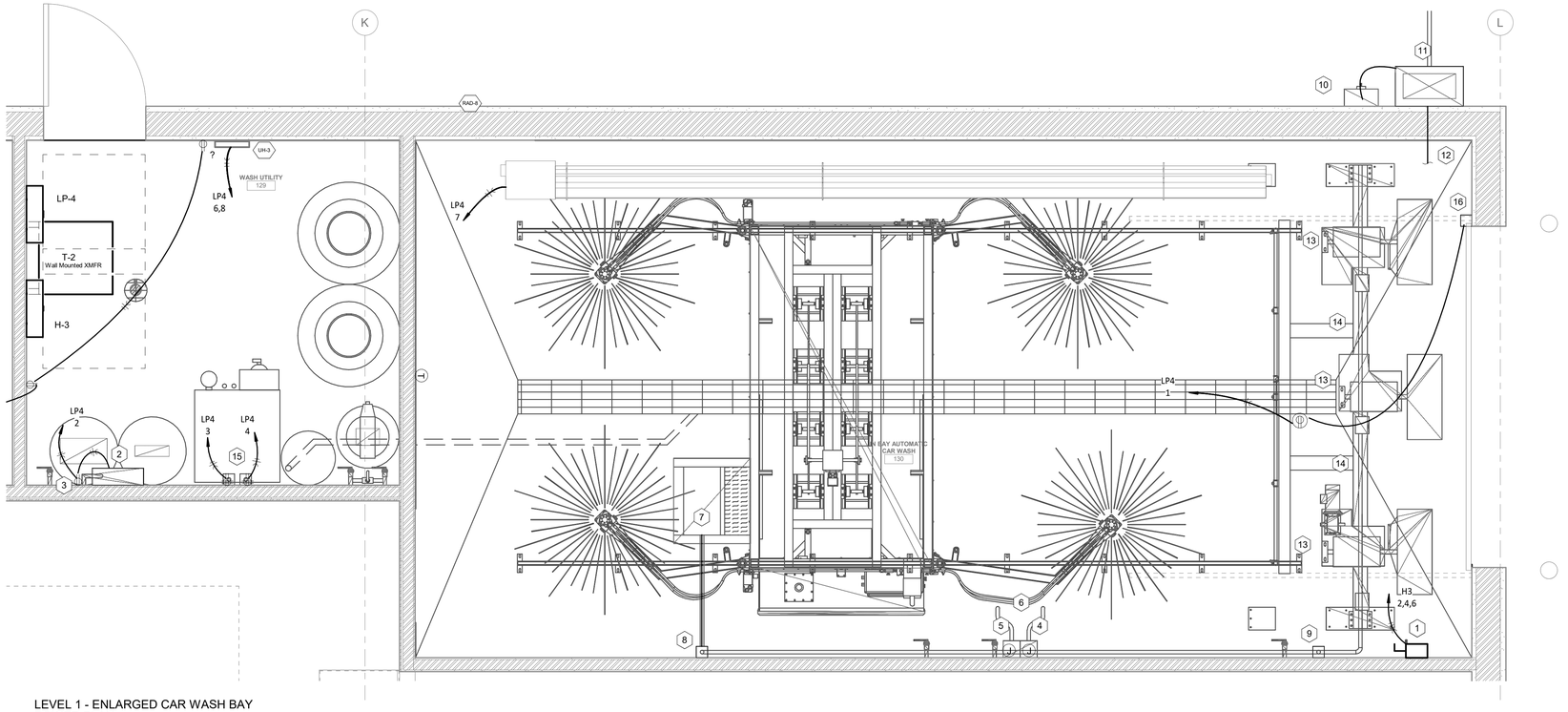
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LIGHTING PLANS

FALK ARCHITECTS INC

PLAN NOTES:

1. NEMA 4X 30A/600V/3P disconnect for power to car wash 4'-0" A.F.F. 3P power will go to this disconnect then to NEMA 4X box. Provide (3) #10, #10G, 3/4"C.
2. Main car wash control panel 4'-0" up from finished floor. Cat 5E cable run in 1" conduit from this box to connect to item NEMA 4X box.
3. Dedicated 10A 120V power supply to Main Car wash control panel.
4. 6"x6"x6" NEMA 4X box. This box positioned 8'-0" from entrance end of track & as close to ceiling as possible. (max height of 14'-0") 1: 6/4 S.O. cord for 3P electric to connect to car wash motor contactor. (cord provided by car wash manufacturer, installed by electrician)
5. 6"x6"x6" NEMA 4X box. This box is positioned 8'-6" from entrance end of track & as close to ceiling as possible. (max height of 14'-0") 1: CAT-5E cable for communication to car wash onboard computer. (cord provided by car wash manufacturer, installed by electrician)
6. Use PVC conduit with gasket connections to all junction boxes & disconnects.
7. Floor mounted treadle pad provided by car wash manufacturer. Purchaser must connect 3/4" conduit from treadle pad, to the splice box, and finally to the control panel. Final positioning of treadle pad made by car wash supplier.
8. 4"x4" NEMA 4X splice box positioned 65" from exit end of track & 4'-0" up from finished floor. Wire 2-16 AWG wires & ground thru to the control panel.
9. 4"x4" NEMA 4X splice box positioned 65" from exit end of track & 4'-0" up from finished floor. Wire 2-16 AWG wires & ground thru to the control panel.
10. NEMA 4X 100A/600V/3P disconnect for power to blower 4'-0" up from finished floor. 3P blower power will go to this disconnect then to the blower control box. Provide (3) #4, #8, 1-1/4"C
11. 30"x24"x14" blower control box 4'-0" A.F.G.
12. Blower activation done thru control wire connections to car wash control panel from blower control box, (2)#16 AWG wires.
13. From each of (3)15HP, 3P, 460V blower motors extend 3-phase wiring in 1" conduit to controls installed in blower control box.
14. (3)14 AWG wires & ground thru 1/2" conduit to connect to oscillating motor from blower control box.
15. (2) 20A 120V dedicated Non-GFCI circuits for R.O. power. (2) TAYMAC MM7440C receptacle enclosures (or similar deep cover enclosure) with quad receptacles in each box. Positioned 4'-0" A.F.F near R.O. system. (TAYMAC enclosure will provide proper wet environment protection for transformer-style plug ins.)
16. Entrance garage door – (4)16 AWG wires & ground to connect to item Car Wash Control Panel.



1 LEVEL 1 - ENLARGED CAR WASH BAY POWER PLAN
1/2" = 1'-0"

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DATE: 01-10-2025

2024-016

LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

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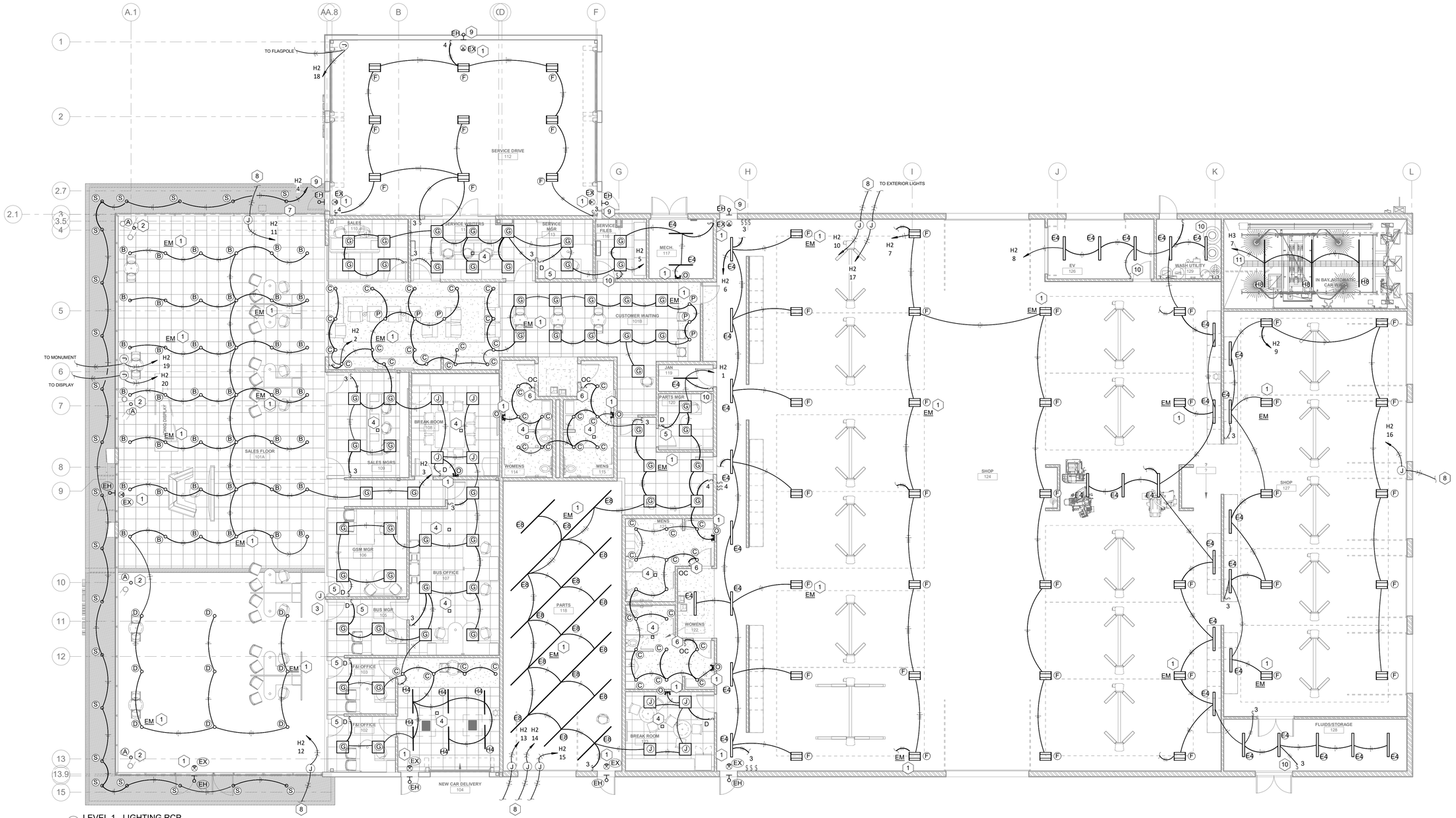
POWER PLANS

FALK ARCHITECTS INC

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PLAN NOTES:

1. Contractor shall circuit the emergency lighting ahead of all local and global switching. Pull dedicated hot from the closest lighting circuit.
2. In ground light fixture. Contractor shall center the light fixture between the column cluster. Refer to Hyundai GDSI 2.0 Design Standards.
3. Lights in the Dealership Sales floor shall have automatic off capability. Contractor shall provide a ET2705C, with a 2 HR manual override switch. Contractor shall verify with Owner exact time scheduling.
4. Provide a Wattstopper DT-355 Ceiling mounted sensor.
5. Provide a Wattstopper DW-311, dimmable wall mounted occupancy sensor.
6. Provide a Wattstopper DSW-301 Wall mounted sensor
7. All soffit lights are to circuited together and controlled thru the LCP
8. Power for site lighting. Refer to the Site Plan for more information.
9. Remote emergecny light fixture shall be wired to exit sign. Coordinate exact mounting with buildings architecture, and Hyundai desgin standards.
10. Provide a Wattstopper DSW-301 Wall mounted sensor programed for vacancy mode
11. Lights shall be circutied in such a way that when the gargae door opens and carwash is active, lights will turn on.



1 LEVEL 1 - LIGHTING RCP
1/8" = 1'-0"

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LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

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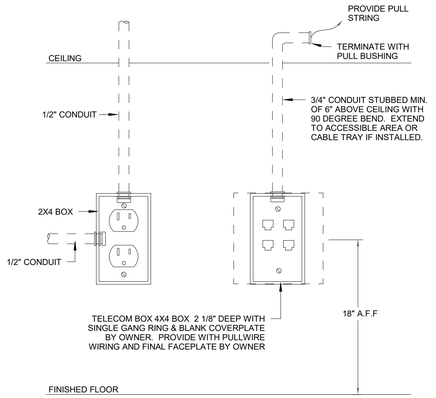
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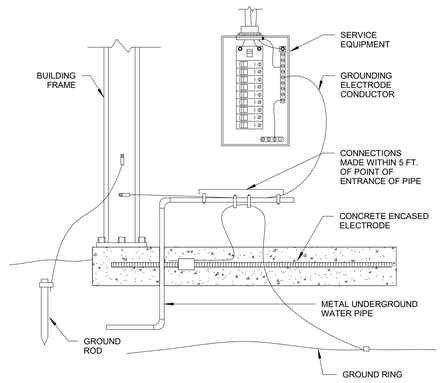
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LIGHTING PLANS

FALK ARCHITECTS INC



2 Power & Communication Outlet Install Detail
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1 Grounding Electrode System Detail
NTS

LIGHT FIXTURE SCHEDULE

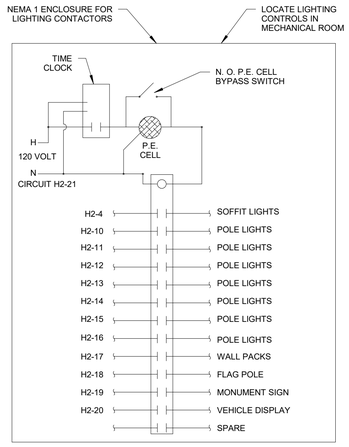
MARK	MANUF.	MODEL	TYPE	VOLTS	MOUNTING	TOTAL WATTS	FINISH	DESCRIPTION	NOTES
A	LSI LIGHTING	XIG SERIES B LED 19 350 NW UE SP10 NB SST	LED 4000K	120	INGROUND	22	BRASS	LED INGROUND LIGHT	
B	LSI LIGHTING	LAD6 LED 41L UNV DIM1 40 WF TR6R HAZ C27	LED 4000K	120	RECESSED	42	WHITE	6" LED ARCHITECTURAL DOWNLIGHT	5
C	LSI LIGHTING	LAD6 LED 14L UNV DIM1 40 WF TR6R HAZ WH C27	LED 4000K	120	RECESSED	14	WHITE	6" LED ARCHITECTURAL DOWNLIGHT	5
D	LSI LIGHTING	LAD6 LED 41L UNV DIM1 40 WF TR6R HAZ BL1 C27	LED 4000K	120	RECESSED	42	BLACK	6" LED ARCHITECTURAL DOWNLIGHT	5
E4	LSI LIGHTING	SDL4 LED 40L FL UNV DIM1 50 80CRI TCH10	LED 5000K	120	SUSPENDED	31	WHITE	LED STRIP DIFFUSED LENS	5,6
E8	LSI LIGHTING	SDL8 LED 80L FL UNV DIM1 50 80CRI TCH10	LED 5000K	120	SUSPENDED	52	WHITE	LED STRIP DIFFUSED LENS	6
F	LSI LIGHTING	ALI2 LEDSE 30L LL W UNV 50 HCH10	LED 5000K	120	SUSPENDED	203	WHITE	LINEAR HIGH BAY	4,5,6
G	LSI LIGHTING	SLI22 LED HO NW UE	LED 4000K	120	RECESSED	36	WHITE	LED SIDE LIGHT RECESSED TROFFER	5
G1	LSI LIGHTING	SLI22 LED SS NW UE	LED 4000K	120	RECESSED	29	WHITE	LED SIDE LIGHT RECESSED TROFFER	
H4	LSI LIGHTING	EG3 4 S LED 6L DA S UNV DIM 50 80 HCH10	LED 5000K	120	SUSPENDED	60	WHITE	4FT WET LOCATION LED	2
H8	LSI LIGHTING	EG3 8 LED 13L DA S UNV DIM 50 80 HCH10	LED 5000K	120	SUSPENDED	95	WHITE	4FT WET LOCATION LED	2
J	LSI LIGHTING	SFP24 LED 50 UE 40	LED 4000K	120	RECESSED	50	WHITE	LED HIGH EFFICIENCY LENSED	
K	LSI LIGHTING	ALI2 LEDHE 12L LL W UNV DIM 50 HCH10	LED 5000K	120	SUSPENDED	84	WHITE	LINEAR HIGH BAY	2
O	DUALLITE	EVHC-12	LED	120	WALL/CEILING	12	WHITE	EMERGENCY FIXTURE - HIGH LUMEN	5
P	LSI LIGHTING	18" OPAL PENDANT 277 SN 2x36 STEM	LED 3000K	120	SUSPENDED STEM MOUNT	9		DECORATIVE PENDANT FIXTURE	7
S	LSI LIGHTING	LAD6 LED 25L UNV DIM1 40 WF TR6RL HAZ BL1 C27	LED 5000K	120-277	RECESSED	22	BLACK	6" LED ARCHITECTURAL DOWNLIGHT	2
T	LSI LIGHTING	MRM LED*SILFTAL/R*DIM 50 70 BRZ	LED 5000K	120-277	POLE D180	314	BRONZE	OUTDOOR LED AREA LIGHT	1
U	LSI LIGHTING	MRM LED*SIL5W*DIM 50 70 BRZ	LED 5000K	120-277	POLE D180	314	BRONZE	OUTDOOR LED AREA LIGHT	1
V	LSI LIGHTING	MRM LED*SILFT*DIM 50 70 BRZ	LED 5000K	120-277	POLE SINGLE	314	BRONZE	OUTDOOR LED AREA LIGHT	1
W	LSI LIGHTING	XFLM HF LED 49 HO CW BRZ	LED 5000K	120-277	AT GRADE	64	BRONZE	LED INGROUND LIGHT	2
X	LSI LIGHTING	XWM FT LED 08 50 BRZ	LED 5000K	120-277	WALL MOUNT	64	BRONZE	MIRADA WALL SCONCE	2,8
EX	LITHONIA	TPC-LB X R X RC SDT	LED	120	WALL/CEILING		ARCH	EXIT SIGN - COMBINATION EMERGENCY	3,5
EH	LITHONIA	TPC-LB	LED	120	WALL/CEILING		ARCH	REMOTE HEAD	

NOTES:
1. PROVIDE 22' STEEL SQUARE POLE
2. CONTRACTOR SHALL PROVIDE ALL COMPONENTS FOR A WATER TIGHT INSTALLATION.
3. PROVIDE NUMBER OF FACES & DIRECTION ARROWS TO MATCH WHAT IS SHOWN ON DRAWINGS.
4. COORDINATE MOUNTING HEIGHT WITH OWNER
5. PROVIDE WITH EMERGENCY BATTERY BACKUP, STANDARD AND WHEN NOTED ON PLANS.
6. CONTRACTOR SHALL NOT CUT THE FIXTURE WHIP, RATHER CLEANLY WRAP IT AND MOUNT ABOVE FIXTURE.
7. VERIFY LENGTH OF STEM PRIOR TO ORDERING, AND COLOR
8 RECOMMENDED MOUNTING HEIGHT OF 15'-0" A.F.G. COORDINATE WITH THE ARCHITECT.

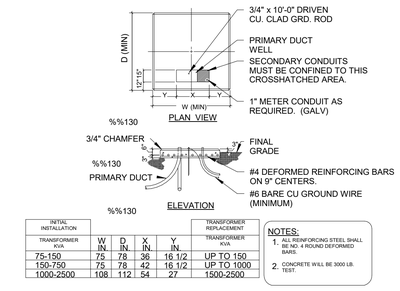
GENERAL NOTES:
- A. ALL FIXTURES SHALL BE 4000 K. UNLESS NOTED OTHERWISE
- B. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE INSTALLATION.
- C. CONTRACTOR SHALL VERIFY CEILING TYPE PRIOR TO ORDERING ALL FIXTURES.
- D. CONTRACTOR TO VERIFY QUANTITIES BEFORE ORDERING
- E. APPROVAL FOR ALTERNATES WILL HAVE TO VETTED BY THE HYUNDAI TEAM PRIOR TO BID.

BIDSET
DATE: 01-10-2025
2024-016

LEE'S SUMMIT HYUNDAI
(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

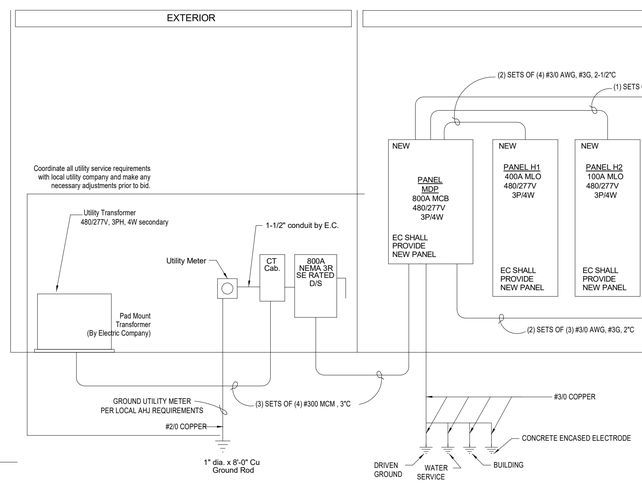


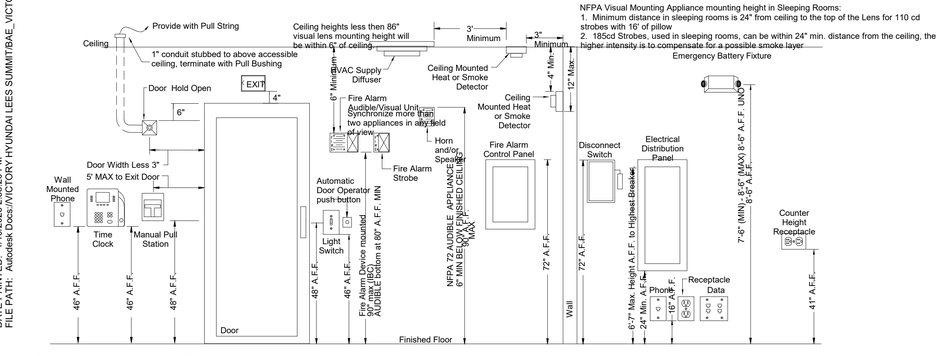
4 Exterior Lighting Control Schematic
NTS



INITIAL INSTALLATION TRANSFORMER KVA	W IN	D IN	X IN	Y IN	TRANSFORMER REPLACEMENT TRANSFORMER KVA
75-150	75	78	36	16 1/2	UP TO 150
150-750	75	78	42	16 1/2	UP TO 1000
1000-2500	108	112	54	27	1500-2500

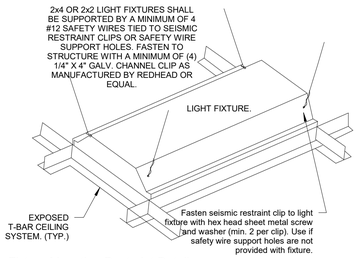
3 Transformer Pad Detail-option 3
NTS



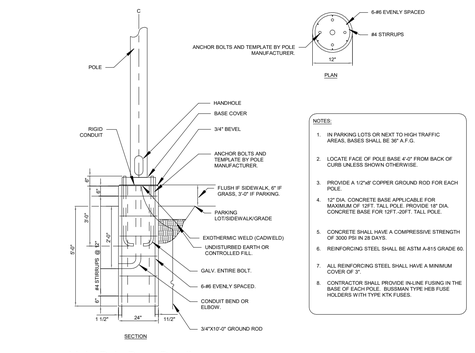


5 Standard Mounting Height Detail
NTS

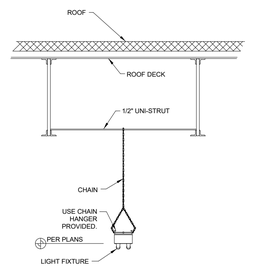
DESIGN NOTES:
1. ALWAYS ON PLANS IF YOU HAVE 2X4 IN GRID



7 Lay-In Fixture Mounting Restraint Detail
NTS



8 Support Detail Perpendicular to Joist
1/8" = 1'-0"



9 Support Detail Parallel to Joist
1/8" = 1'-0"

6 Light Pole Base Detail
NTS

LAURA MICHELLE BLUMER
LICENSED
17299
KANSAS
PROFESSIONAL ENGINEER
01-10-2025

DRAWN BY: RTI/BML
CHECKED BY: LMB

FALK ARCHITECTS

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E301

ELECTRICAL DETAILS, SCHEDULES & RISER DIAGRAM

FALK ARCHITECTS INC

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FILE PATH: Autodesk Docs://VICTORY HYUNDAI LEES SUMMIT/BAE_VICTORY HYUNDAI LEES SUMMIT_MEP_R23.rvt

H2

DESCRIPTION: Panelboard
VOLTAGE: 480/277 WyeV,3P,4WIRE
K.A.I.C. RATING: 62kA
TOTAL CONNECTED LOAD: 43941 W
TOTAL DEMANDED LOAD: 47927 W
AMP: 58 A

NO	LOAD DESCRIPTION	P	AMP SIZE	A		B		C		AMP SIZE	P	LOAD DESCRIPTION	NO
1	PARTS AREA	1	20 A	2,380 VA	3,728 VA					20 A	1	CUSTOMER LOUNGE/OFFICES	2
3	SHOW ROOM	1	20 A			3,184 VA	60 VA			20 A	1	EXTERIOR SOFFIT	4
5	SERVICE DRIVE	1	20 A					2,665 VA	1,817 VA	20 A	1	LARGE SHOP PLAN WEST	6
7	LARGE SHOP CENTER	1	20 A	2,639 VA	1,807 VA					20 A	1	LARGESHOP PLAN EAST	8
9	SMALL SHOP	1	20 A			2,250 VA	3,140 VA			20 A	1	SITE LIGHTING	10
11	SITE LIGHTING	1	20 A					2,512 VA	1,884 VA	20 A	1	SITE LIGHTING	12
13	SITE LIGHTING	1	20 A	3,140 VA	3,140 VA					20 A	1	SITE LIGHTING	14
15	SITE LIGHTING	1	20 A			3,454 VA	2,826 VA			20 A	1	SITE LIGHTING	16
17	EXTERIOR WALL PACKS	1	20 A					1,024 VA	1,200 VA	20 A	1	FLAG POLE LIGHTING	18
19	MONUMENT SIGN	1	20 A	1,200 VA	256 VA					20 A	1	VEHICLE DISPLAY	20
21													22
23													24
25													26
27													28
29													30
31													32
33													34
35													36
37													38
39													40
41													42

Load Classification	Connected Load	Demand Factor	Estimated Demand
Lighting - Dwelling Unit	10220 VA	54.08%	5527 VA
Other	0 VA	0.00%	0 VA
Lighting	34116 VA	125.00%	42645 VA

			Total kw:	43941 W	47927 W	53 A
LOAD BALANCE PERCENT:	**PHASE A**	41.16%	**PHASE B**	33.65%	**PHASE C**	25.24%

H1

DESCRIPTION: Panelboard
VOLTAGE: 480/277 WyeV,3P,4WIRE
K.A.I.C. RATING: 62kA
TOTAL CONNECTED LOAD: 172439 W
TOTAL DEMANDED LOAD: 198343 W
AMP: 239 A

NO	LOAD DESCRIPTION	P	AMP SIZE	A		B		C		AMP SIZE	P	LOAD DESCRIPTION	NO
1				753 VA	753 VA								2
3	HVLS-1	3	20 A			753 VA	753 VA			20 A	3	HVLS-2	4
5								753 VA	753 VA				6
7				3,435 VA	3,435 VA								8
9	RTU-2	3	15 A			3,435 VA	3,435 VA			15 A	3	RTU-1	10
11								3,435 VA	3,435 VA				12
13				3,435 VA	8,310 VA								14
15	RTU-4	3	15 A			3,435 VA	8,310 VA			35 A	3	RTU-3	16
17								3,435 VA	8,310 VA				18
19				13,706 VA	2,820 VA								20
21	RTU-5	3	70 A			13,706 VA	2,820 VA			25 A	3	RTU-6	22
23								13,706 VA	2,820 VA				24
25				20,833 VA									26
27	CUSTOMER VEHICLE CHARGER	3	100 A			20,833 VA							28
29								20,833 VA					30
31													32
33													34
35													36
37													38
39													40
41													42

Load Classification	Connected Load	Demand Factor	Estimated Demand
HVAC	68822 VA	100.00%	68822 VA
Other	103617 VA	125.00%	129521 VA

			Total kw:	172439 W	198343 W	207 A
LOAD BALANCE PERCENT:	**PHASE A**	33.33%	**PHASE B**	33.33%	**PHASE C**	33.33%

MDP

DESCRIPTION: Panelboard
VOLTAGE: 480/277 WyeV,3P,4WIRE
K.A.I.C. RATING: 62kA
TOTAL CONNECTED LOAD: 524817 W
TOTAL DEMANDED LOAD: 525925 W
AMP: 633 A

NO	LOAD DESCRIPTION	P	AMP SIZE	A		B		C		AMP SIZE	P	LOAD DESCRIPTION	NO
1				57,480 VA	100,463 VA								2
3	H1	3	400 A			57,480 VA	94,502 VA			400 A	3	T-1	4
5								57,480 VA	90,293 VA				6
7				18,085 VA	32,614 VA								8
9	H2	3	100 A			14,787 VA	31,870 VA			150 A	3	H-3	10
11								11,092 VA	30,790 VA				12
13													14
15													16
17													18
19													20
21													22
23													24
25													26
27													28
29													30

Load Classification	Connected Load	Demand Factor	Estimated Demand
Appliance - Dwelling Unit	9000 VA	100.00%	9000 VA
HVAC	85554 VA	100.00%	85554 VA
Lighting - Dwelling Unit	10220 VA	54.08%	5527 VA
Other	206077 VA	125.00%	257596 VA
Receptacle	118920 VA	54.20%	64460 VA
Power	63171 VA	100.00%	63171 VA
Lighting	34116 VA	125.00%	42645 VA

			Total kw:	524817 W	525925 W	631 A
LOAD BALANCE PERCENT:	**PHASE A**	39.74%	**PHASE B**	37.84%	**PHASE C**	36.14%

LP3

DESCRIPTION: Panelboard
VOLTAGE: 120/208 WyeV,3P,4WIRE
K.A.I.C. RATING: 22kA
TOTAL CONNECTED LOAD: 80429 W
TOTAL DEMANDED LOAD: 72080 W
AMP: 200 A

NO	LOAD DESCRIPTION	P	AMP SIZE	A		B		C		AMP SIZE	P	LOAD DESCRIPTION	NO
1	RECIRCULATION PUMP	1	20 A	180 VA	360 VA					20 A	1	DEMARC	2
3	RAD TUBE HEATER 1;2	1	20 A			288 VA	90 VA			20 A	1	EF-7	4
5	RAD TUBE HEATER 3:4	1	20 A					288 VA	360 VA	20 A	1	Receptacle	6
7	LARGE SHOP CORD REELS	1	20 A	1,000 VA	1,500 VA					20 A	1	CEILING HEATER	8
9	EF-4	1	20 A			90 VA	144 VA			20 A	1	RAD TUBE HEATER 6	10
11	DEMARC	1	20 A					500 VA	1,500 VA	20 A	1	CEILING HEATER	12
13	UNIT HEATER	2	20 A	600 VA	4,800 VA					20 A	2	AIR COMPRESSOR	14
15						600 VA	4,800 VA						16
17	UNIT HEATER	2	20 A					600 VA	1,000 VA	20 A	2	OU-2	18
19				600 VA	1,000 VA								20
21	HOSE REEL	1	20 A			500 VA	6,000 VA			65 A	2	LARGE SHOP VEHICLE CHARGER	22
23	OU-1	2	20 A					1,000 VA	6,000 VA				24
25				1,000 VA	90 VA					20 A	1	EF-6	26
27	HOSE REEL	1	20 A			500 VA	500 VA			20 A	1	HOSE REEL	28
29	EF-8	1	20 A					90 VA	90 VA	20 A	1	EF-5	30
31	EF-3	1	20 A	90 VA	144 VA					20 A	1	RAD TUBE HEATER 5	32
33	SMALL SHOP CORD REELS	1	20 A			1,000 VA	1,000 VA			20 A	1	SMALL SHOP CORD REELS	34
35	RAD TUBE HEATER 7	1	20 A					144 VA	500 VA	20 A	1	HOSE REEL	36
37	HOSE REEL	1	20 A	500 VA	500 VA					20 A	1	HOSE REEL	38
39	PARKING LOT POWER	1	20 A			500 VA	500 VA			20 A	1	PARKING LOT POWER	40
41	HOSE REEL	1	20 A					500 VA	500 VA	20 A	1	HOSE REEL	42
43	HOSE REEL	1	20 A	500 VA	1,000 VA					20 A	1	SMALL SHOP CORD REELS	44
45													46
47	SMALL SHOP CORD REELS	1	20 A					1,000 VA	1,000 VA	20 A	1	SMALL SHOP CORD REELS	48
49	LARGE SHOP CORD REELS	1	20 A	1,000 VA	3,000 VA								50
51						5,333 VA	3,000 VA			20 A	3	WATER HEATER	52
53	WELDER	3	60 A					5,333 VA	3,000 VA				54
55				5,333 VA	4,000 VA								56
57	SHOP 220V RCPT	2	50 A			4,000 VA	4,000 VA			50 A	2	SHOP 220V RCPT	58
59								4,000 VA	4,000 VA				60
61	LIFT STATION PUMP	2	30 A	4,800 VA	4,000 VA					50 A	2	SHOP 220V RCPT	62
63						4,800 VA							64
65													66
67													68
69													70
71													72
73													74
75													76
77													78
79													80
81													82
83													84

Load Classification	Connected Load	Demand Factor	Estimated Demand
Appliance - Dwelling Unit	9000 VA	100.00%	9000 VA
HVAC	14332 VA	100.00%	14332 VA
Other	20316 VA	125.00%	25395 VA
Receptacle	36900 VA	63.55%	23450 VA
Power	1500 VA	100.00%	1500 VA

			Total kw:	80429 W	72080 W	223 A
LOAD BALANCE PERCENT:	**PHASE A**	44.07%	**PHASE B**	46.11%	**PHASE C**	38.37%

LP2

DESCRIPTION: Panelboard
VOLTAGE: 120/208 WyeV,3P,4WIRE
K.A.I.C. RATING: 22kA
TOTAL CONNECTED LOAD: 154902 W
TOTAL DEMANDED LOAD: 128595 W
AMP: 357 A

NO	LOAD DESCRIPTION	P	AMP SIZE	A		B		C		AMP SIZE	P	LOAD DESCRIPTION	NO
1				35,443 VA	720 VA					20 A	1	SHOP TECH DESK	2
3	LP3	3	20 A			37,089 VA	720 VA			20 A	1	SHOP TECH DESK	4
5								30,858 VA	720 VA	20 A	1	SHOP TECH DESK	6
7	SHOP TECH DESK	1	20 A	720 VA	720 VA					20 A	1	SHOP TECH DESK	8
9	SHOP TECH DESK	1	20 A			720 VA	720 VA			20 A	1	SHOP TECH DESK	10
11	SHOP TECH DESK	1	20 A					720 VA	720 VA	20 A	1	SHOP TECH DESK	12
13	SHOP TECH DESK	1	20 A	720 VA	720 VA					20 A	1	SHOP TECH DESK	14
15	SHOP TECH DESK	1	20 A			720 VA	720 VA			20 A	1	SHOP TECH DESK	16
17	SHOP TECH DESK	1	20 A					720 VA	720 VA	20 A	1	SHOP TECH DESK	18
19	SHOP TECH DESK	1	20 A	720 VA	1,200 VA					20 A	1	OH DOOR SHOP	20
21	OH DOOR SHOP	1	20 A			1,200 VA	1,200 VA			20 A	1	OH DOOR SHOP	22
23	OH DOOR SHOP	1	20 A					1,200 VA	1,200 VA	20 A	1	OH DOOR SHOP	24
25	OH DOOR SHOP	1	20 A	1,200 VA	1,200 VA					20 A	1	OH DOOR SHOP	26
27	PARKING LOT POWER	1	20 A			500 VA	500 VA			20 A	1	PARKING LOT POWER	28
29	LARGE SHOP CAR LIFT	2	20 A					1,250 VA	1,900 VA	20 A	2	LARGE SHOP CAR LIFT	30
31				1,250 VA	1,900 VA								32
33	LARGE SHOP CAR LIFT	2	20 A			1,900 VA	1,900 VA			20 A	2	LARGE SHOP CAR LIFT	34
35								1,900 VA	1,900 VA				36
37	LARGE SHOP CAR LIFT	2	20 A	1,900 VA	1,900 VA					20 A	2	LARGE SHOP CAR LIFT	38
39						1,900 VA	1,900 VA						40
41	LARGE SHOP CAR LIFT	2	20 A					1,900 VA	1,900 VA	20 A	2	LARGE SHOP CAR LIFT	42
43				1,900 VA	1,900 VA								44
45	LARGE SHOP CAR LIFT	2	20 A			1,900 VA	1,900 VA			20 A	2	SMALL SHOP CAR LIFT	46
47								1,900 VA	1,900 VA				48
49	SMALL SHOP CAR LIFT	2	20 A	1,900 VA	1,900 VA					20 A	2	SMALL SHOP CAR LIFT	50
51						1,900 VA	1,900 VA						52
53	SMALL SHOP CAR LIFT	2	20 A					1,900 VA	1,900 VA	20 A	2	LARGE SHOP CAR LIFT	54
55				1,900 VA	1,900 VA								56
57	SMALL SHOP CAR LIFT	2	20 A			1,900 VA	1,900 VA			20 A	2	LARGE SHOP CAR LIFT	58
59								1,900 VA	1,900 VA				60
61	TIRE BALANCER MACHINE	2	20 A	1,200 VA	1,200 VA					20 A	2	TIRE CHANGER	62
63						1,200 VA	1,200 VA						64
65	SHOP EQUIPMENT	1	20 A					1,200 VA	1,200 VA	20 A	1	SHOP EQUIPMENT	66
67	220V SHOP POWER	2	50 A	4,000 VA	4,000 VA					50 A	2	220V SHOP POWER	68
69						4,000 VA	4,000 VA						70
71	220V SHOP POWER	2	50 A					4,000 VA	540 VA	20 A	1	RCPTS STORAGE	72
73				4,000 VA	1,200 VA					20 A	2	BENCH LATHE	74
75	LARGE SHOP CORDED REELS	1	20 A			1,000 VA	1,200 VA						76
77	LARGE SHOP CORDED REELS	1	20 A					1,000 VA	1,000 VA	20 A	1	LARGE SHOP CORDED REELS	78
79	LARGE SHOP CORDED REELS	1	20 A	1,000 VA	1,000 VA					20 A	1	LARGE SHOP CORDED REELS	80
81	LARGE SHOP CORDED REELS	1	20 A			1,000 VA	1,000 VA			20 A	1	LARGE SHOP CORDED REELS	82
83	LARGE SHOP CORDED REELS	1	20 A					1,000 VA	1,000 VA	20 A	1	LARGE SHOP CORDED REELS	84

Load Classification	Connected Load	Demand Factor	Estimated Demand
Appliance - Dwelling Unit	9000 VA	100.00%	9000 VA
HVAC	14332 VA	100.00%	14332 VA
Other	39816 VA	125.00%	49770 VA
Receptacle	82560 VA	56.06%	46280 VA
Power	10900 VA	100.00%	10900 VA

			Total kw:	154902 W	128595 W	430 A
LOAD BALANCE PERCENT:	**PHASE A**	51.19%	**PHASE B**	50.14%	**PHASE C**	45.14%

LP1

DESCRIPTION: Panelboard
VOLTAGE: 120/208 WyeV,3P,4WIRE
K.A.I.C. RATING: 22kA
TOTAL CONNECTED LOAD: 58400 W
TOTAL DEMANDED LOAD: 47680 W
AMP: 132 A

NO	LOAD DESCRIPTION	P	AMP SIZE	A		B		C		AMP SIZE	P	LOAD DESCRIPTION	NO
1	RCPTS CUSTOMER LOUNGE TV	1	20 A	360 VA	540 VA					20 A	1	RCPTS BUS OFFICE	2
3	RCPTS CUSTOMER RR	1	20 A			360 VA	1,000 VA			20 A	1	SERVICE DRIVE LANE SIGNAL	4
5	RCPTS BUS MGR	1	20 A					540 VA	720 VA	20 A	1	RCPTS BREAKROOM	6
7	BUS OFFICE FLOOR BOX	1	20 A	1,080 VA	1,080 VA					20 A	1	RCPTS GSM OFFICE	8
9	CUSTOMER LOUNGE FLOOR BOX	1	20 A			1,080 VA	1,080 VA			20 A	1	RCPTS BUS OFFICE	10
11	RCPTS NEW CAR	1	20 A					720 VA	1,000 VA	20 A	1	SERVICE DRIVE LANE SIGNAL	12
13	RCPTS CUSTOMER LOUNGE...	1	20 A	180 VA	180 VA					20 A	1	RCPTS COUNTER SHOP...	14
15	OH DOOR PARTS	1	20 A			1,200 VA	180 VA			20 A	1	RCPTS CUSTOMER LOUNGE...	16
17	NEW CAR DELIVERY VEHILCE CHARGER	2	65 A					6,000 VA	180 VA	20 A	1	SHOP BREAKROOM FRIDGE	18
19				6,000 VA	180 VA					20 A	1	RCPTS COUNTER BREAKROOM	20
21	RCPTS CUSTOMER LOUNGE...	1	20 A			180 VA	180 VA			20 A	1	RCPTS COUNTER BREAKROOM	22
23	RCPTS CUSTOMER LOUNGE...	1	20 A					180 VA	180 VA	20 A	1	RCPTS COUNTER SHOP...	24
25	DRINKING FOUNTAIN	1	20 A	180 VA	180 VA					20 A	1	BREAKROOM FRIDGE	26
27	DRINKING FOUNTAIN	1	20 A			180 VA	180 VA			20 A	1	BUS OFFICE COPIER	28
29	RCPTS COUNTER BREAKROOM	1	20 A					180 VA	180 VA	20 A	1	BUS OFFICE COPIER	30
31	SHOW ROOM FLOOR BOX	1	20 A	720 VA	720 VA					20 A	1	SALES MGR FLOOR BOX DESK	32
33	SHOW ROOM FLOOR BOX DESK	1	20 A			720 VA	720 VA			20 A	1	SERVICE WRITER FLOOR BOX DESK	34
35	SHOW ROOM FLOOR BOX DESK	1	20 A					720 VA	360 VA	20 A	1	SHOW ROOM FLOOR BOX	36
37	SHOW ROOM FLOOR BOX DESK	1	20 A	900 VA	540 VA					20 A	1	RCPTS CUSTOMER LOUNGE FLOO...	38
39	SHOW ROOM FLOOR BOX DESK	1	20 A			900 VA	540 VA			20 A	1	RCPTS F&I OFFICE	40
41	SHOW ROOM FLOOR BOX FRONT...	1	20 A					540 VA	540 VA	20 A	1	RCPTS F&I OFFICE	42
43	RCPTS SERVICE MGR	1	20 A	720 VA	720 VA					20 A	1	RCPTS PARTS	44
45	RCPTS SHOP BREAKROOM	1	20 A			720 VA	720 VA			20 A	1	RCPTS PARTS	46
47	RCPTS SHOP RR	1	20 A					720 VA	1,080 VA	20 A	1	RCPTS SALES OFFICE	48
49	RCPTS PARTS MGR	1	20 A	900 VA	1,200 VA					20 A	1	SHOW ROOM RCPT	50
51	RCPTS SALES MGR	1	20 A			900 VA	1,200 VA			20 A	1	SHOW ROOM RCPT	52
53	RCPTS SERVICE WRITERS	1	20 A					540 VA	1,200 VA	20 A	1	SHOW ROOM RCPT	54
55	SHOW ROOM RCPT	1	20 A	1,200 VA	1,200 VA					20 A	1	SHOW ROOM RCPT	56
57	SHOW ROOM RCPT	1	20 A			1,200 VA	1,200 VA			20 A	1	SHOW ROOM RCPT	58
59	SHOW ROOM RCPT	1	20 A					1,200 VA	1,200 VA	20 A	1	SHOW ROOM RCPT	60
61	OH DOOR QUICK CLOSING SERVICE	1	20 A	1,200 VA	1,200 VA					20 A	1	OH DOOR QUICK CLOSING NEW...	62
63	OH DOOR QUICK CLOSING SERVICE	1	20 A			1,200 VA	1,200 VA			20 A	1	OH DOOR QUICK CLOSING SERVICE	64
65	SHOW ROOM RCPT	1	20 A					1,200 VA	1,200 VA	20 A	1	OH DOOR QUICK CLOSING SERVICE	66

Load Classification	Connected Load	Demand Factor	Estimated Demand
Other	0 VA	0.00%	0 VA
Receptacle	31440 VA	65.90%	20720 VA
Power	26960 VA	100.00%	26960 VA

			Total kw:	58400 W	47680 W	162 A
LOAD BALANCE PERCENT:	**PHASE A**	36.27%	**PHASE B**	28.84%	**PHASE C**	34.90%

BIDSET

DATE: 01-10-2025

2024-016

LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

LAURA MICHELLE BURKHART — LICENSED — 17209 — KANSAS — PROFESSIONAL ENGINEER — 01.10.2025

DRAWN BY: RTI/BML
CHECKED BY: LMB

FALK ARCHITECTS

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ELECTRICAL SCHEDULES

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H3

DESCRIPTION: Panelboard
K.A.I.C. RATING: 42kA
VOLTAGE: 480/277 WyeV,3P,4WIRE
TOTAL CONNECTED LOAD: 95275 W
TOTAL DEMANDED LOAD: 110936 W
AMP: 133 A

NO	LOAD DESCRIPTION	P	AMP SIZE	A		B		C		AMP SIZE	P	LOAD DESCRIPTION	NO
1				3,744 VA	8,037 VA								2
3	T-2	3	60 A			3,000 VA	8,037 VA			30 A	3	CAR WASH CONTROL PANEL DISCONNECT	4
5								1,920 VA	8,037 VA				6
7	CAR WASH LIGHTING	1	20 A	0 VA	20,833 VA								8
9							20,833 VA			100 A	3	INVENTORY LOT CHARGER	10
11									20,833 VA				12
13													14
15													16
17													18
19													20
21													22
23													24
25													26
27													28
29													30

Load Classification	Connected Load	Demand Factor	Estimated Demand	
HVAC	2400 VA	100.00%	2400 VA	
Other	62644 VA	125.00%	78305 VA	
Receptacle	4920 VA	100.00%	4920 VA	
Power	25311 VA	100.00%	25311 VA	
		Total kw:	95275 W	110936 W	115 A
LOAD BALANCE PERCENT:	**PHASE A**	34.23%	**PHASE B**	33.45%	**PHASE C**	32.32%	

LP4

DESCRIPTION: 100A MCB
K.A.I.C. RATING: 22kA
VOLTAGE: 120/208 WyeV,3P,4WIRE
TOTAL CONNECTED LOAD: 8664 W
TOTAL DEMANDED LOAD: 8700 W
AMP: 24 A

NO	LOAD DESCRIPTION	P	AMP SIZE	A		B		C		AMP SIZE	P	LOAD DESCRIPTION	NO
1	OH DOOR SHOP	1	20 A	1,200 VA	1,800 VA					20 A	1	CAR WASH CONTROL PANEL	2
3	R.O. UNIT	1	20 A			1,200 VA	1,200 VA			20 A	1	R.O. UNIT	4
5	RCPTS EV/OUTDOOR	1	20 A					720 VA	600 VA				6
7	RAD. HEATER	1	20 A	144 VA	600 VA					20 A	2	UNIT HEATER	8
9	UNIT HEATER	2	20 A			600 VA							10
11								600 VA					12
13													14
15													16
17													18
19													20
21													22
23													24
25													26
27													28
29													30

Load Classification	Connected Load	Demand Factor	Estimated Demand	
HVAC	2400 VA	100.00%	2400 VA	
Other	144 VA	125.00%	180 VA	
Receptacle	4920 VA	100.00%	4920 VA	
Power	1200 VA	100.00%	1200 VA	
		Total kw:	8664 W	8700 W	24 A
LOAD BALANCE PERCENT:	**PHASE A**	43.21%	**PHASE B**	34.63%	**PHASE C**	22.16%	

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DATE: 01-10-2025

2024-016

LEE'S SUMMIT HYUNDAI

(NW BLUE PKWY & NW WARD RD) LOT 1A,
LEE'S SUMMIT, MO 64086

LAURA MICHELLE BLAKEMORE
LICENSED
17299
KANSAS
PROFESSIONAL ENGINEER
01.10.2025

DRAWN BY: RTI/BML
CHECKED BY: LMB

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