

HERITAGE ASSET MANAGEMENT

100 NE DOUGLAS ST.
LEE'S SUMMIT, MO 64063

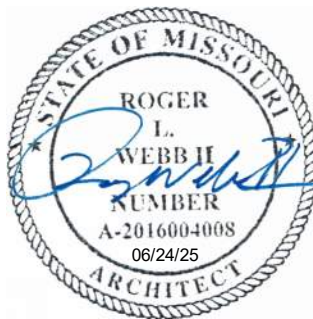
PERMIT DOCUMENTS

24 JUNE 2025

COLLINS WEBB #: 24114



GENERAL	
SHEET NUMBER	SHEET NAME
CS	COVER SHEET
G001	GENERAL INFORMATION
G002	ACCESSIBILITY GUIDELINES
G003	LIFE SAFETY PLANS AND PROJECT INFO.
G500	SPECIFICATIONS
G501	SPECIFICATIONS
CIVIL	
SHEET NUMBER	SHEET NAME
C.001	COVER SHEET
C.050	ESC PHASE 1 - PRE CLEARING PLAN
C.051	ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
C.052	ESC PHASE 3 - FINAL RESTORATION PLAN
C.053	ESC - STANDARD DETAILS
C.101	SITE PLAN
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C.201	PRE DEVELOPMENT DRAINAGE PLAN
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C.300	UTILITY PLAN
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L.100	LANDSCAPE PLAN
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S101	STRUCTURAL PLANS
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MEP	
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MEP100	MEP COVERSHEET
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MEP300	MECHANICAL & ELECTRICAL FLOOR PLANS
MEP301	ELECTRICAL SITE PLAN



OWNER	CONTRACTOR	ARCHITECT	CIVIL ENGINEER	STRUCTURAL ENGINEER	MEP ENGINEER
HERITAGE ASSET MANAGEMENT 7926 E 171 ST. BELTON, MO 64102 P: 816.348.2061 www.heritage-kc.com	HERITAGE ASSET MANAGEMENT 7926 E 171 ST. BELTON, MO 64102 P: 816.348.2061 www.heritage-kc.com	COLLINS WEBB ARCHITECTURE 307B SW MARKET STREET LEE'S SUMMIT, MO 64063 P: 816.249.2270 www.collinsandwebb.com	ENGINEERING SOLUTIONS 50 SE 30TH STREET LEE'S SUMMIT, MO 64082 P: 816.623.9888 www.es-kc.com	LEIGH + O'KANE 250 NE MULBERRY SUITE 201 LEE'S SUMMIT, MO 64086 P: 816.444.3144 www.leok.com	IMPRINT DESIGN + ENGINEERING P: 816.686.5339 www.imprinteng.com

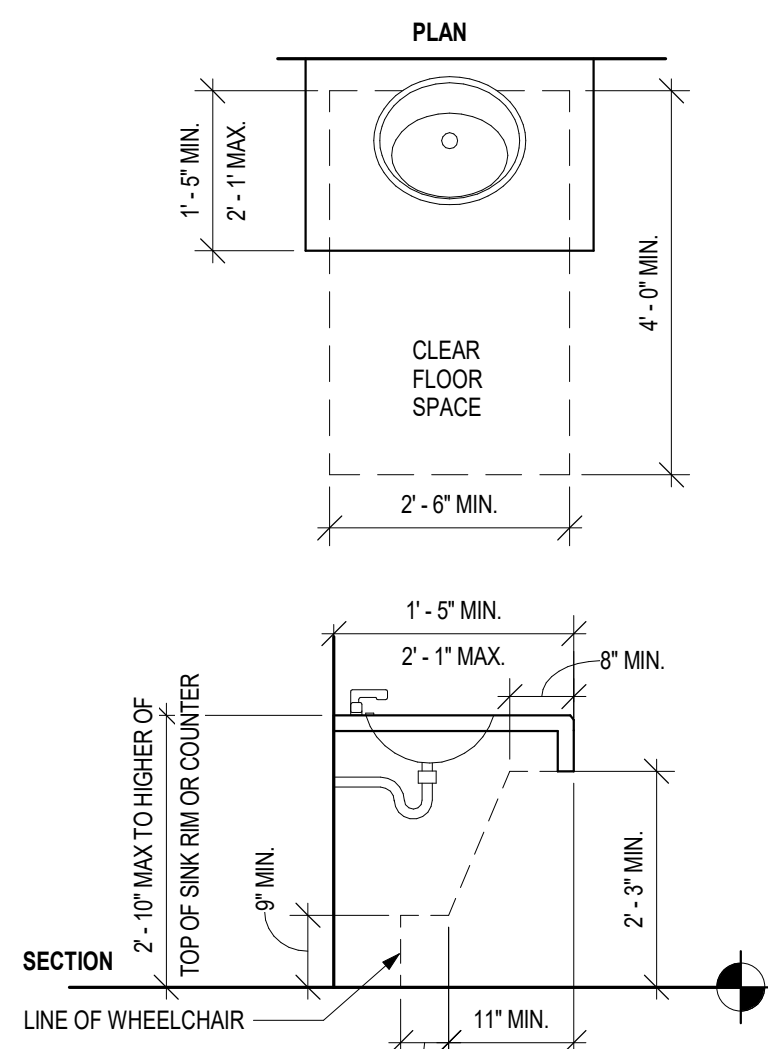
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A11 TYP. MOUNTING HEIGHTS

1/4" = 1'-0"

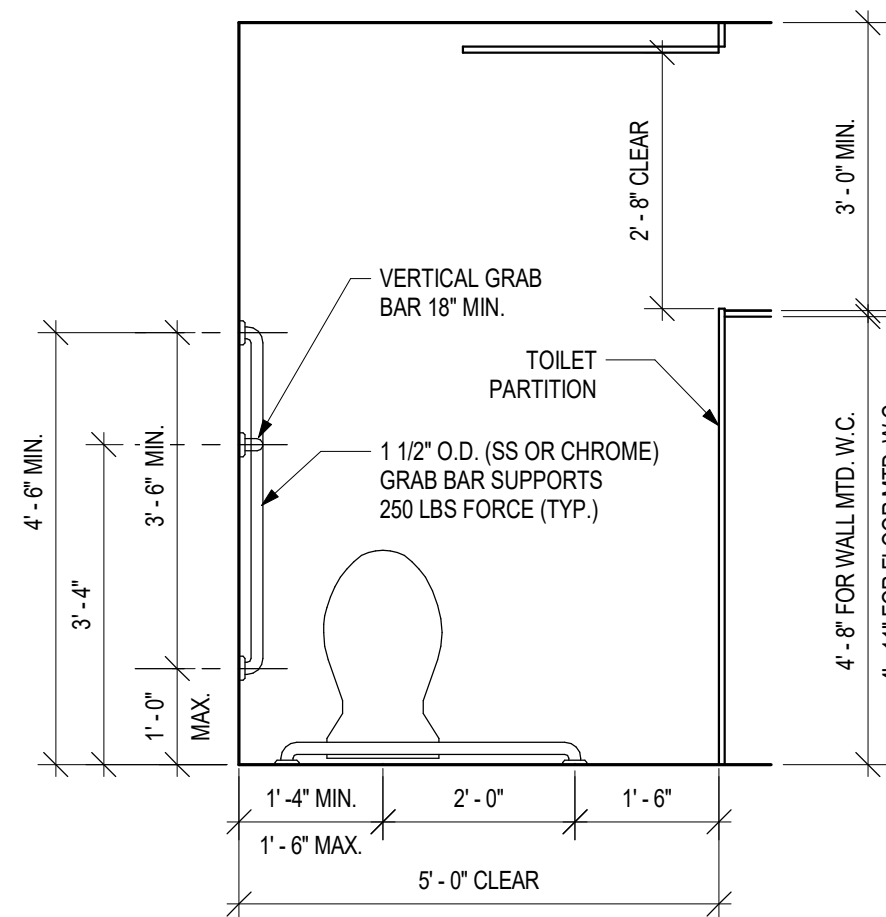
F12 SINK IN COUNTER CLEARANCES

1/2" = 1'-0"



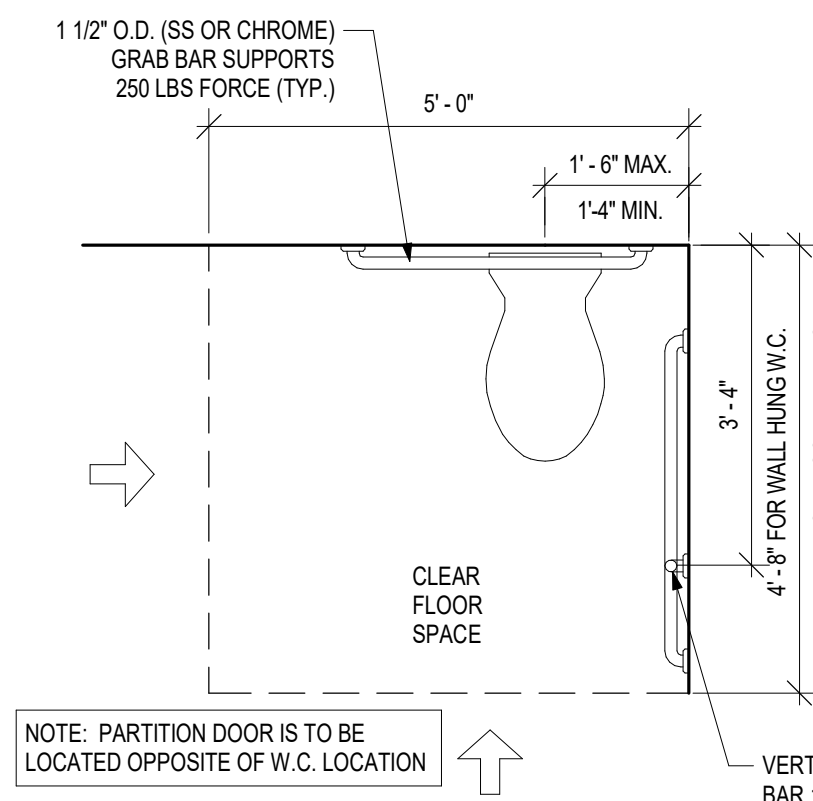
F10 ACCESSIBLE TOILET STALL

1/2" = 1'-0"



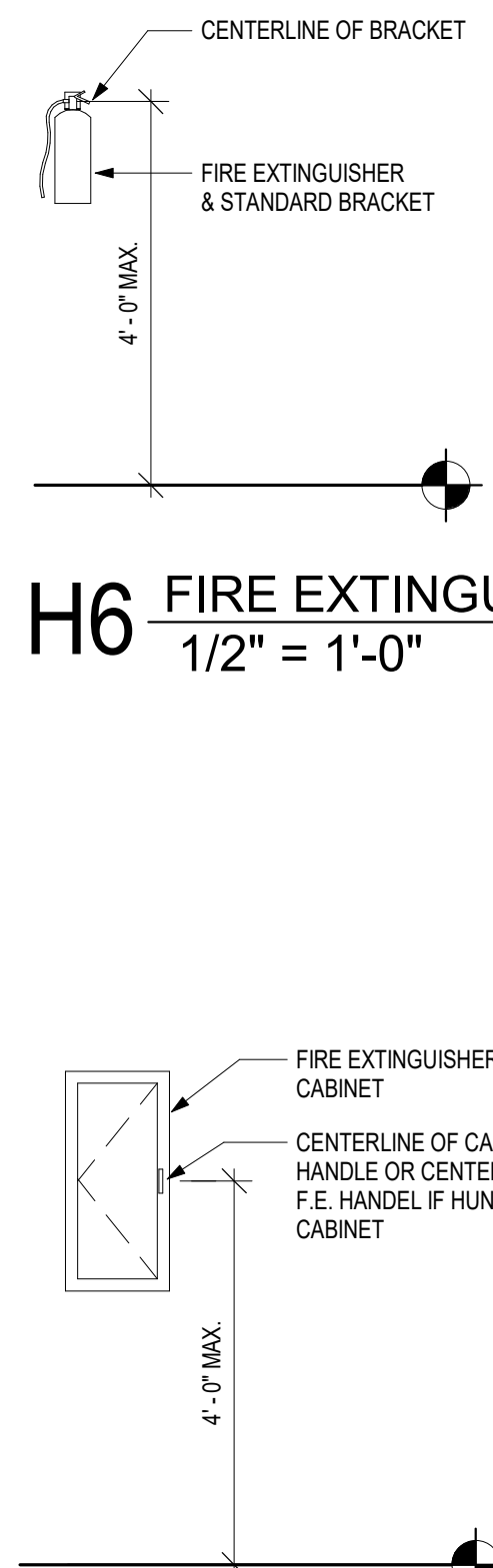
F8 ACCESSIBLE CLEAR FLOOR SPACE

1/2" = 1'-0"



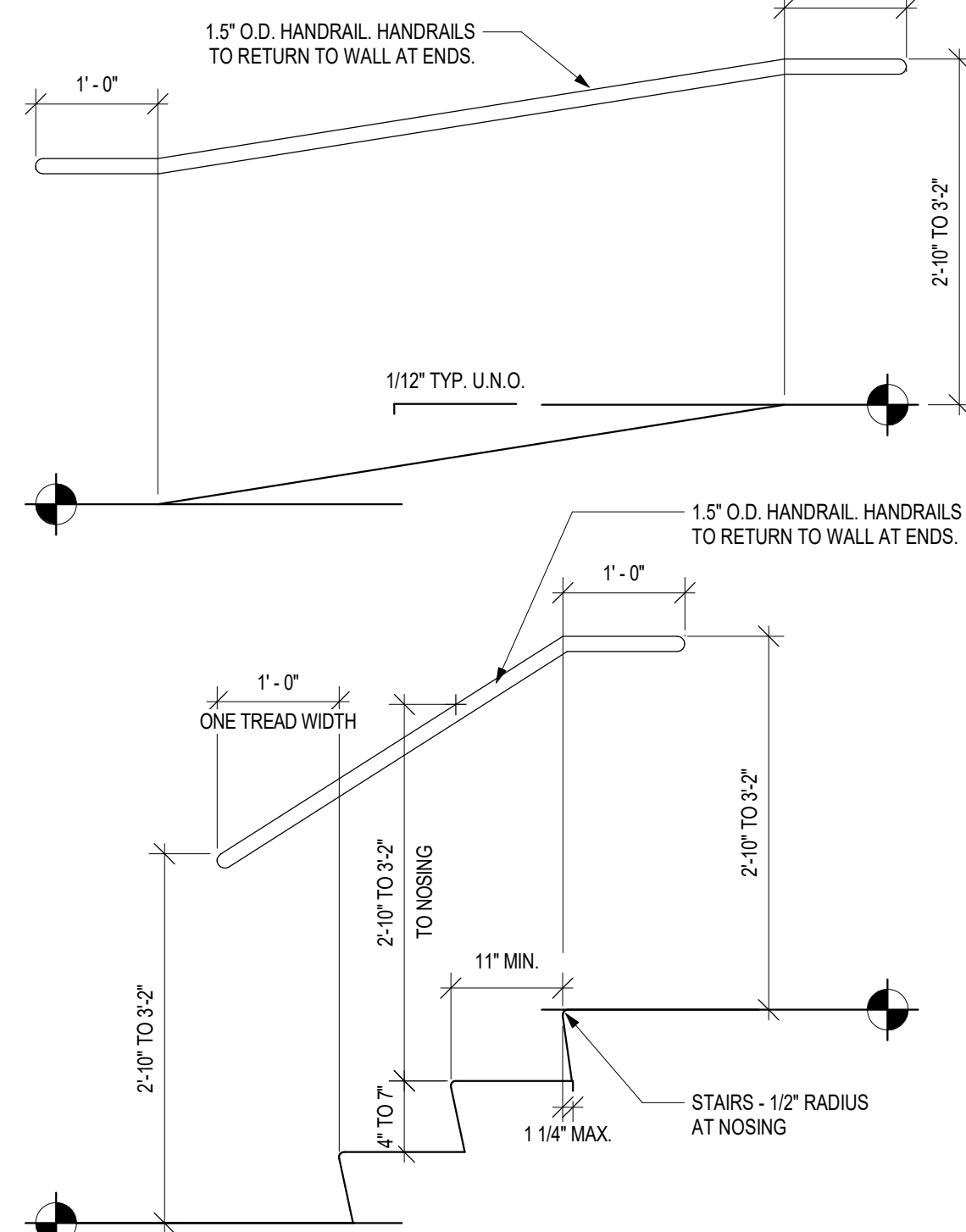
F6 FE CABINET

1/2" = 1'-0"



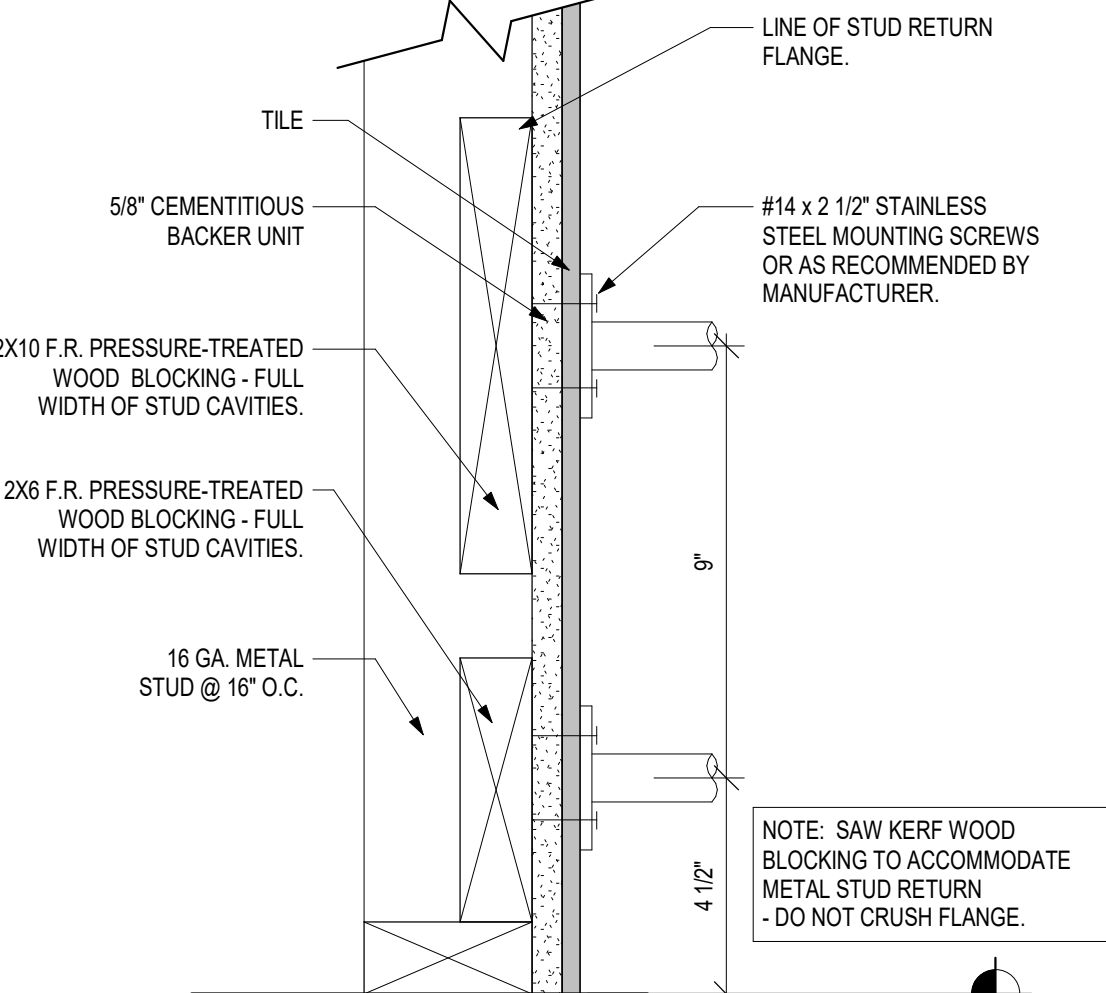
F5 HANDRAIL @ STAIRS AND RAMP

3/4" = 1'-0"



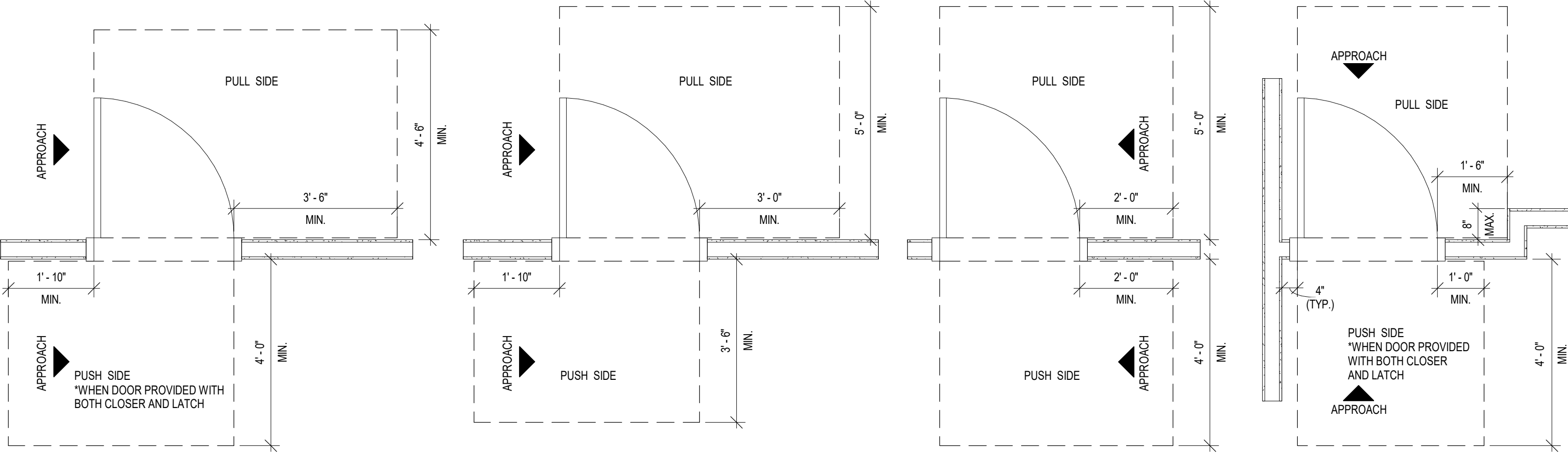
F2 BLOCKING SECTION

3" = 1'-0"



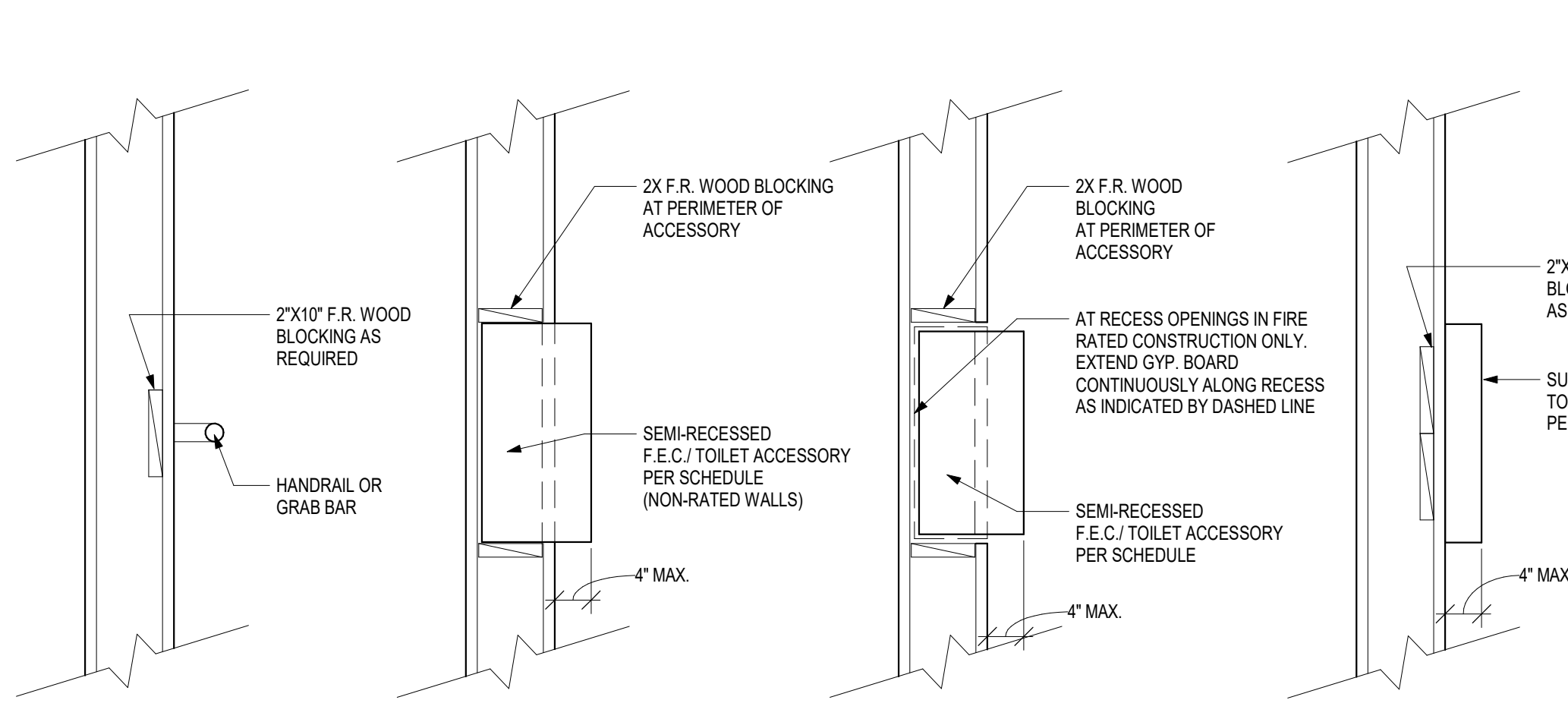
J6 TYP. DOOR APPROACH CLEARANCES

1/2" = 1'-0"



J11 TYP. BLOCKING DETAILS

3/4" = 1'-0"



GENERAL NOTES: ACCESSIBILITY GUIDELINES

- NOTE: ALL DIMENSIONS ARE MEASURED FROM FLOOR, UNLESS NOTED OR SHOWN OTHERWISE.
- ADA UNOBSTRUCTED REACH RANGES: ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- DOOR HARDWARE (TO CENTER OF HARDWARE): STANDARD MOUNTING HEIGHTS: PUSH PLATES = 42". PULL HANDLES = 42". KNOBS/LEVERS = 40". PANIC EXIT = 42". CENTERLINE OF BAR KNOBPLATES: WIDTH = DOOR WIDTH MINUS 2". CENTER HEIGHT = 10" FROM B.O. DOOR THRESHOLDS: STANDARD = 10" MAX. AT EXT. SLIDING DOORS = 34" MAX. ADA HARDWARE = 34" MIN. TO 48" MAX.
- COUNTERTOPS (TO SINK RIM COUNTERTOP): ADA = 28" MIN. TO 34" MAX.
- WATER CLOSETS (TO TOP OF SEAT): STANDARD = 14" TO 15". ADA (TO TOP OF SEAT) = 17" TO 19". ADA FLUSH CONTROLS = 44" MAX.
- LAVATORIES (TO SINK RIM COUNTERTOP): STANDARD = 38" MAX. ADA = 34" MAX. (20" MIN. CLEAR KNEE SPACE).
- MIRRORS (TO B.O. REFLECTIVE SURFACE): STANDARD = 24" ADA = 18" MIN. TO 24" MAX.
- GRAB BARS - ADA (TO TOP OF BAR): WATER CLOSETS = 33" MIN. TO 38" MAX. SHOWERS = 33" MIN. TO 38" MAX. (FROM B.O. SHOWER). BATHUBS: TOP BAR = 33" MIN. TO 38" MAX. BOT. BAR = 8" ABOVE T.O. TUB.
- TOILET PAPER DISPENSERS (TO C.L. OF OUTLET): STANDARD = 24" ADA = 18" MIN. TO 24" MAX.
- WALL MOUNTED SOAP DISPENSERS (TO C.L. OF PUSH BUTTON): STANDARD = 40" ADA = VARIES. RE. OBSTRUCTED AND UNOBSTRUCTED REACH RANGES. ADA SIDE REACH = 48" MAX. ABOVE SINK IN COUNTER.
- PAPER TOWEL DISPENSER/WASTE RECEPTACLE (TO TOWEL SLOT): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- WARM AIR HAND DRYER (TO PUSH SWITCH): STANDARD = 44" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SANITARY NAPKIN DISPENSER (TO C.L. OF SLOT): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SANITARY NAPKIN DISPOSAL (TO TOP OF UNIT): STANDARD = 28" MAX. ADA = 18" MIN. TO 24" MAX. (TO OPENING).
- SHELVES: ADA = 48" MAX.
- COAT HOOKS: STANDARD = 68" ADA = 48" MAX.
- THERMOSTATS & CONTROL DEVICES (TO TOP): ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX.
- LIGHT SWITCHES & CARD READERS (TO C.L.): LOCATE 6" FROM DOOR JAMB. ADA = 48" MAX.
- CONVENIENCE RECEPTACLES - ELECTRICAL/TELEPHONE/ DATA (TO C.L.): STANDARD = 18" ADA = 15" MIN.
- EXIT LIGHTS - WALL MOUNTED: 2" MIN. BELOW CEILING. 2" MIN. ABOVE DOOR FRAME. EQUAL SPACE FROM CEILING TO TOP OF FRAME.
- FIRE EXTINGUISHERS (TO TOP U.N.O.): GROSS WT. 40 LBS. OR LESS = 60" MAX. GROSS WT. MORE THAN 40 LBS. = 42" MAX. ADA = 40" MAX. (B.O. CABINET).
- THERMOSTATS & CONTROL DEVICES (TO TOP): ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX.
- FIRE ALARM PULL STATIONS (TO LEVER): STANDARD = 48" MAX. ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX.
- SMOKE AND/OR HEAT DETECTORS: STANDARD = CEILING HEIGHT.
- HORN/ SPEAKER/ VISUAL SIGNALS: STANDARD = 80" AFF. OR 6" BELOW CEILING - WHICHEVER IS LOWER.
- ROOM SIGNAGE (TO C.L.): STANDARD = 60" HIGH AFF. & WITHIN 18" OF LATCH SIDE OF DOOR.

MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS

NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT											
FINISH FLOOR	FIRE EXTINGUISHER CABINET	MANUAL FIRE PULL	FIRE STROBE/LIGHT/AUDIBLE ALARM	WALL MOUNTED EXIT SIGN	WALL MOUNTED HANDRAIL	WALL CLOCK	FABRIC COVERED TACK BOARD	MARKER BOARD	MOP & BROOM HOLDER	ROBE HOOK	ELAPSED TIME CLOCK
COMMENTS	SEMI RECESSED	SURFACE MOUNTED	SURFACE MOUNTED	WALL MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED

MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS

NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT											
FINISH FLOOR	CLOSET HANGAR ROD & SHELF	WALL PHONE	TELEPHONE HOUSING	CUP DISPENSER	WALL SWITCH	TELEPHONE OUTLET	RECEPTACLE/TELEPHONE/ DATA	RECEPTACLE/TELEPHONE/ DATA	SPECIALTY EQUIP (IE. THERMOSTAT, CARD READER, INTERCOM)	ELEVATOR CALL BUTTON	ELEVATOR VISIBLE SIGNAL INDICATOR
COMMENTS	WALL MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED

TOILET ACCESSORY TYPICAL MOUNTING HEIGHTS

NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT											
FINISH FLOOR	PAPER TOWEL DISPENSER	POWER HAND DRYER	PAPER TOWEL DISPENSER & TRASH RECEPTACLE	TOILET TISSUE DISPENSER	SANITARY NAPKIN DISPOSAL	SANITARY NAPKIN DISPENSER	FRAMED VANITY MIRROR	DIAPER CHANGING STATION	SOAP DISPENSER	FOLDING SHOWER SEAT	TOILET PARTITION
COMMENTS	SURFACE MOUNTED	SURFACE MOUNTED	SEMI RECESSED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	COUNTERTOP MOUNTED	SURFACE MOUNTED	WALL MOUNTED

PLUMBING FIXTURE TYPICAL MOUNTING HEIGHTS

NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT											
FINISH FLOOR	SHOWER MIXING VALVE	SHOWER HEAD	HAND HELD SHOWER	LAVATORY	LAVATORY	CHILDREN'S DRINKING FOUNTAIN	SINGLE DRINKING FOUNTAIN	DOUBLE DRINKING FOUNTAIN	TOILET	URNAL	
COMMENTS	WALL MOUNTED	WALL MOUNTED	WALL MOUNTED	WALL MOUNTED	COUNTER MOUNTED	WALL MOUNTED	WALL MOUNTED	WALL MOUNTED	WALL/FLOOR MOUNTED	WALL MOUNTED	

GRAB BAR TYPICAL MOUNTING HEIGHTS & TOILET ACCESSORY PLANS

NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT						
FINISH FLOOR	ADA TOILET GRAB BAR	SHOWER STALL GRAB BAR	ROLL-IN SHOWER STALL GRAB BAR	TYPICAL ACCESSORIES AT ACCESSIBLE TOILET	TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE	TYPICAL TOILET PAPER DISPENSER PER ICC A117.1
COMMENTS	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	NOTE: SANITARY NAPKIN DISPOSAL AT WOMEN'S & UNISEX ONLY		SURFACE MOUNTED BELOW GRAB BAR

HERITAGE ASSET MANAGEMENT

100 NE DOUGLAS ST.
LEE'S SUMMIT, MO 64063

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COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

G002

ISSUE DATE: 24 JUNE 2025
COLLINS WEBB #: 24114

ACCESSIBILITY GUIDELINES



3079 SW Market St., Lee's Summit, MO 64063 | 816.249.2270 | www.collinswebb.com

PERMIT DOCUMENTS

WALL PRIORITY LEGEND

NOTE: THIS LEGEND IS FOR GRAPHIC REPRESENTATION ONLY.

FOUR HOUR FIRE WALL (4FW)
THREE HOUR FIRE WALL (3FW)
TWO HOUR FIRE WALL (2FW)
FOUR HOUR FIRE BARRIER (4FB)
THREE HOUR FIRE BARRIER (3FB)

TWO HOUR FIRE BARRIER (2FB) (INCLUDES THE FOLLOWING)

- TWO HOUR SHAFT ENCLOSURE (2SE)

ONE HOUR FIRE BARRIER (1FB) (INCLUDES THE FOLLOWING)

- ONE HOUR SHAFT ENCLOSURE (1SE)

SMOKE TIGHT PARTITION (X) (INCLUDES THE FOLLOWING)

- SMOKE TIGHT PARTITION TO SMOKE TIGHT CEILING (XC)
- SMOKE TIGHT PARTITION WITHIN PLENUM ABOVE CEILING (XP)
- SMOKE TIGHT PARTITION SEPARATION OF INTERSTITIAL SPACES (XI)

DETAIL ABUTMENT OF DISSIMILAR WALL

LOWER PRIORITY WALL

HIGHER PRIORITY WALLS SHALL PASS THROUGH A LOWER PRIORITY WALL

INTERSECTION OF RATED WALLS

TAPE & JOINT COMPOUND (TYP)
LOWER PRIORITY WALL

TAPE & SEAL HIGHER PRIORITY WALL BEHIND INTERSECTING LOWER PRIORITY WALL (TYP)

HIGHER PRIORITY WALL

TAPE & JOINT COMPOUND (TYP)
HIGHER PRIORITY WALL

C

LOWER PRIORITY WALL

TAPE & JOINT COMPOUND (TYP)
HIGHER PRIORITY WALL

D

CONTINUOUS TAPE & SEAL OF HIGHER PRIORITY WALL (TYP)

E

LOWER PRIORITY WALL

TAPE & JOINT COMPOUND (TYP)
HIGHER PRIORITY WALL

NOTES:

1. REFER TO WALL TYPES ON SHEET G121-TI FOR WALL COMPONENTS, NUMBER OF GYPSUM BOARD LAYERS, TYPE OF GYPSUM BOARD, AND OTHER SIMILAR INFO.

2. THE HIGHER PRIORITY WALL SHALL PASS THROUGH THE LOWER PRIORITY WALL.

3. TAPING AND SEALING OF HIGHER PRIORITY WALLS SHALL BE CONTINUOUS.

4. ALTERNATE LAYERS OF GYPSUM BOARD SHALL OVERLAP AT CORNER INTERSECTIONS OF MULTI-LAYERED RATED GYPSUM BOARD PARTITIONS.

FIRE & SMOKE RESISTIVE LEGEND DEFINITIONS

FIRE WALLS (FW)

DEFINITION

A FIRE RATED WALL THAT IS CONTINUOUS VERTICALLY FROM FOUNDATION TO ROOF TO SEPARATE CONSTRUCTION INTO SEPARATE BUILDINGS.

USE

FIRE WALLS SERVE TO CREATE SEPARATE BUILDINGS FOR THE FOLLOWING REASONS.

- CONSTRUCTION TYPE VARIES FROM ONE BUILDING TO ANOTHER.
- COMPLIANCE WITH MAXIMUM ALLOWABLE AREA REQUIREMENTS.
- TO SEPARATE BUILDINGS WITH DIFFERENT LEVELS OF FIRE PROTECTION.
- TO ADDRESS A PROPERTY LINE DEFINING DIFFERENT OWNERSHIP.

SPECIAL CONSIDERATIONS

- THE FIRE WALL REQUIRES SUFFICIENT STRUCTURAL STABILITY UNDER FIRE CONDITIONS TO ALLOW THE COLLAPSE OF CONSTRUCTION ON EITHER SIDE WITHOUT COLLAPSE OF THE WALL.
- OPENINGS ARE REQUIRED TO BE PROTECTED.
- OPENINGS ARE LIMITED BASED ON A PERCENTAGE OF WALL LENGTH.
- EXTENDING THE FIRE WALL THROUGH THE ROOF WITH A PARAPET IS REQUIRED FOR SOME CONSTRUCTION CLASSIFICATIONS.
- THE REQUIRED FIRE RATING OF A FIRE WALL IS BASED ON OCCUPANCY GROUPS AND CLASS OF CONSTRUCTION.
- HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH AND CLOSER.

FIRE BARRIERS (FB)

DEFINITION

A FIRE RATED WALL CONSTRUCTED TO RESTRICT THE SPREAD OF FIRE. CONTINUITY SHALL BE MAINTAINED FROM TOP OF FLOOR TO UNDERSIDE OF THE FLOOR OR ROOF DECK ABOVE.

USE

FIRE BARRIERS HAVE THE FOLLOWING APPLICATIONS.

- TO CREATE HORIZONTAL EXITS.
- TO SEPARATE EXIT PASSAGEWAYS.
- OCCUPANCY SEPARATIONS.
- TO SEPARATE INCIDENTAL USE AREAS.
- ISOLATION OF HAZARDS.
- TO SEPARATE ROOMS WITH DIFFERENT LEVELS OF FIRE PROTECTION.
- SMOKE BARRIERS AND SHAFT ENCLOSURES ARE FIRE BARRIERS. SEE ADDITIONAL REQUIREMENTS.

SPECIAL CONSIDERATIONS

- WITHIN SOME CONSTRUCTION CLASSIFICATIONS, CONSTRUCTION THAT PROVIDES STRUCTURAL SUPPORT OF A FIRE BARRIER IS REQUIRED TO BE OF THE SAME HOURLY FIRE RATING AS THE FIRE BARRIER, OR BETTER.
- OPENINGS ARE REQUIRED TO BE PROTECTED.
- HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH AND CLOSER.

SHAFT ENCLOSURES (SE)

DEFINITION

A SHAFT ENCLOSURE IS A FIRE BARRIER FORMING THE BOUNDARY OF A VERTICAL SHAFT.

USE

PROTECT OPENINGS IN FIRE RATED FLOOR/CEILING ASSEMBLIES.

SPECIAL CONSIDERATIONS

- PENETRATIONS IN SHAFT ENCLOSURES ARE PROHIBITED UNLESS NECESSARY FOR THE FUNCTION OF THE SHAFT. WHERE ALLOWED, OPENINGS ARE REQUIRED TO BE PROTECTED.
- DUCT PENETRATIONS REQUIRE COMBINATION SMOKE AND FIRE DAMPERS EXCEPT FOR EXISTING CONDITIONS THAT ARE GRANDFATHERED.
- HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH, CLOSER, AND PERIMETER SMOKE SEALS.

FIRE PARTITIONS (FP)

DEFINITION

A FIRE RATED PARTITION THAT IS USED FOR THE APPLICATIONS LISTED BELOW. IT SHALL BE CONTINUOUS FROM TOP OF FLOOR TO UNDERSIDE OF A FIRE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY, WHERE ALLOWED BY CODE. EXCEPTION: A FIRE PARTITION SHALL BE ALLOWED TO TERMINATE AT THE UPPER MEMBRANE OF A FIRE-RATED CEILING.

USE

FIRE PARTITIONS ARE USED IN CERTAIN OCCUPANCIES TO DO THE FOLLOWING.

- SEPARATE DWELLING UNITS
- SEPARATE SLEEPING SPACES
- SEPARATE CORRIDORS FROM ADJACENT SPACES
- SEPARATE ELEVATOR LOBBIES
- SEPARATE TENANT SPACES IN COVERED MAIL BUILDINGS

SPECIAL CONSIDERATIONS

- OPENINGS ARE REQUIRED TO BE PROTECTED.
- HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH AND CLOSER.

BEARING WALLS (BW)

DEFINITION

AN INTERIOR OR EXTERIOR WALL DESIGNED TO SUPPORT FLOOR OR ROOF LOADS. A BEARING WALL IS FIRE-RATED ONLY TO MAINTAIN THE INTEGRITY OF ITSELF AS A FIRE RATED STRUCTURAL ELEMENT. THE WALL DOES NOT SERVE AS A FIRE SEPARATION FROM ONE SIDE TO THE OTHER SIDE.

USE

A VERTICAL LOAD BEARING STRUCTURAL ELEMENT.

SPECIAL CONSIDERATIONS

- DOORS AND WINDOWS ARE NOT REQUIRED TO BE RATED.
- HVAC DUCT PENETRATIONS ARE NOT REQUIRED TO BE FIRE-DAMPENED.
- PLUMBING, ELECTRICAL, SPRINKLER SYSTEM, AND CABLE PENETRATIONS ARE REQUIRED TO BE FIRE-STOPPED WITH FIRE SEALANT AT BOTH SIDES, FOR WALLS CONSTRUCTED OF HOLLOW CMU OR STUD FRAMING.

GENERAL NOTES

1. THE FOLLOWING INFORMATION SERVES TO PROVIDE BUILDING OWNERS WITH CONCISE DEFINITIONS OF WALL TYPES RELATED TO LIFE SAFETY ISSUES. THIS INFORMATION IS NOT MEANT TO BE A SUBSTITUTE FOR APPLICABLE BUILDING CODES.

2. WHEN A WALL HAS MORE THAN ONE CLASSIFICATION, THE MOST RESTRICTIVE REQUIREMENTS FOR EACH CLASSIFICATION SHALL APPLY.

3. FOR NEW CONSTRUCTION, PERIMETER SMOKE-SEALS MAY BE REQUIRED AT FIRE RATED DOORS IN CERTAIN OCCUPANCIES.

GENERAL DESCRIPTION

PROJECT NAME: HERITAGE ASSET MANAGEMENT
PROJECT LOCATION: 100 NE DOUGLAS ST., LEE'S SUMMIT, MO 64063
COUNTY: JACKSON

COLLINS | WEBB ARCHITECTURE
307B SW MARKET ST.
LEE'S SUMMIT, MO 64063

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

PROJECT DESCRIPTION:

EXISTING RESIDENTIAL PROPERTY IS BEING CONVERTED INTO A COMMERCIAL FINANCIAL PLANNING AND INVESTMENT MANAGING BUSINESS. THIS PROJECT CONSISTS OF THE FOLLOWING WORK:

- DEMONEW BUILD OF THE BACK DECK STRUCTURE
- ADDITION OF A NEW ADA LIFT FOR EASE OF ACCESS.
- REMOVAL/ADDITION OF VEGETATION
- ADDITION OF A NEW ASPHALT PARKING LOT AND CONCRETE SIDEWALK
- ADDITION OF A NEW DETENTION BASIN
- REWORK OF EXISTING BATHROOM TO MEET ADA REQUIREMENTS

CODE INFORMATION

BUILDING/PROJECT USE:
CONSTRUCTION TYPE
OCCUPANCY CLASSIFICATION(S)
BUILDING FRAME

BUSINESS
TYPE VB (NON-SPRINKLERED)
GROUP "B" BUSINESS
WOOD FRAMED (EXISTING)

IBC SECTION 302
IBC TABLE 601
IBC SECTION 303

BASE ALLOWABLE AREA (B)

9,000 SQ. FT.

IBC SECTION 506.2

ACTUAL TENANT AREA (GROSS)

1,780 SQ. FT. +/- (EXISTING)

LEVEL 1
LEVEL 2 (EXISTING)
LEVEL 3

1,030 SQ. FT. (EXISTING)
780 SQ. FT. (EXISTING)
N.I.C. (EXISTING)

ALLOWABLE STORIES
ACTUAL NUMBER OF STORIES

2 STORIES
3 STORIES (TOP LEVEL TO BE CLOSED OFF AND POSTED "NO STORAGE" PER CITY REQUIREMENTS. PLEASE REFERE TO THE CMR FORM AFFILIATED WITH THIS PROJECT PERMIT.)

IBC TABLE 504.4

ALLOWABLE HEIGHT
ACTUAL HEIGHT IN FEET

40'-0"
< 40'-0" (EXISTING)

IBC TABLE 504.3

FIRE RESISTIVE REQUIREMENTS

PRIMARY FRAME
NON-BEARING WALLS
BEARING WALLS INT. / EXT.
FLOOR CONSTRUCTION
CEILING/ROOF
CORRIDORS

0 HRS
0 HRS
0 INT. / 0 EXT. HRS
0 HRS
0 HRS
0 HRS

IBC TABLE 601
IBC TABLE 601
IBC TABLE 601
IBC TABLE 601
IBC TABLE 601
IBC TABLE 1020.1

FIRE EXTINGUISHERS

1. PROVIDE PORTABLE FIRE EXTINGUISHERS IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE LOCAL FIRE PREVENTION CODE. SEE PLANS FOR SUGGESTED LOCATIONS. NOTIFY ARCHITECT OF ANY PROPOSED RELOCATION OR IF A CONFLICT IS ENCOUNTERED.

2. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS.

3. PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL, UNLESS THE FIRE CODE OFFICIAL DETERMINES THAT THE HAZARD POSED INDICATES THE NEED FOR PLACEMENT AWAY FROM NORMAL PATHS OF TRAVEL.

CEILING HEIGHT NOTES: (IBC 1208)

1. ALL MEANS OF EGRESS TO HAVE A MINIMUM CEILING HEIGHT OF 7'-6" A.F.F., NOR SHALL HAVE ANY PROJECTION FROM THE CEILING BE LESS THAN 6'-8" A.F.F.

2. OCCUPIED SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" A.F.F.

3. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" A.F.F.

INTERIOR FINISHES

BUSINESS - GROUP "B"

MAX. FLAME SPREAD

TABLE / SECTION / REFERENCE

INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS

CLASS A

IBC 803.1.2, 803.13

CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND RAMPS

CLASS B

IBC 803.1.2, 803.13

ROOMS AND ENCLOSED SPACES

CLASS C

IBC 803.1.2, 803.13

NOTE:

DECORATIVE MATERIALS AND TRIM (INCLUDING PLASTICS) MUST COMPLY WITH IBC SECTION 806.

GENERAL EXITING REQUIREMENTS

EXIT TRAVEL DISTANCE
DEAD END CORRIDOR
COMMON PATH OF TRAVEL
MIN. CORRIDOR WIDTH

200 FEET
20 FEET
75 FEET IF OCC. < 50
44", OR 36" IF OCC. < 50

IBC SECTION 1017.2
IBC SECTION 1020.4
IBC SECTION 1020.8
IBC SECTION 1020.2

POSTING OF OCCUPANT LOAD

EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

EXIT REQUIREMENTS

A. REQUIRED CAPACITY
1. STAIRS - 0.3" / PERSON
B. MINIMUM NUMBER
1. OCCUPANT LOAD OF 1-500 PERSONS - EXITS PER STORY

IBC SECTION 1005.3.1
IBC SECTION 1005.3.2
IBC TABLE 1006.3.2

SIGNAGE

1. EVACUATION DIAGRAM PROVIDED IN ACCORDANCE WITH IBC 1001.2.

OCCUPANT LOAD

OCCUPANT LOAD (1ST LEVEL)

BUSINESS
KITCHEN/BREAK
TOTAL OCCUPANT LOAD (1ST LEVEL)

5 OCC (667 SQ. FT. / 150 GROSS)
2 OCC (271 SQ. FT. / 200 GROSS)
7 OCC

IBC TABLE 1004.5

OCCUPANT LOAD (2ND LEVEL)

BUSINESS
STORAGE
TOTAL OCCUPANT LOAD (2ND LEVEL)

3 OCC (436 SQ. FT. / 150 GROSS)
1 OCC (68 SQ. FT. / 300 GROSS)
4 OCC

IBC TABLE 1004.5

TOTAL BUILDING OCCUPANTS

11 OCC

EXITS REQUIRED
EXITS PROVIDED

2 EXITS
2 EXITS

IBC TABLE 1006.3.2

PLUMBING FIXTURE REQUIREMENTS

IBC TABLE 2902.1

B OCC. WATER CLOSETS:
B OCC. LAVATORIES:
B OCC. DRINKING FOUNTAINS:
B OCC. SERVICE SINKS:

= 1 PER 25 FOR THE FIRST 50, 1 PER 50 FOR THE REMAINDER
= 1 PER 40 FOR THE FIRST 80, 1 PER 80 FOR THE REMAINDER
= 1 PER 100
= 1 REQUIRED

PLUMBING FIXTURES REQUIRED
WATER CLOSETS:
LAVATORIES:
DRINKING FOUNTAINS:
SERVICE SINKS:

= 1 REQUIRED
= 1 REQUIRED
= 1 REQUIRED
= 1 REQUIRED

PLUMBING FIXTURES PROVIDED
WATER CLOSETS:
LAVATORIES:
DRINKING FOUNTAINS:
SERVICE SINKS:

= 2 PROVIDED (EXISTING UNISEX)
= 2 PROVIDED (1 EXISTING)
= BOTTLED WATER PROVIDED
= 1 PROVIDED

FIRE RESISTIVE LEGEND

NUMBER OF
OCCUPANTS EXITING
CALCULATED EXIT
WIDTH REQ'D (IN.)

200
40"
32"
68"

MIN. WIDTH OF
MEANS OF EGRESS
COMPONENT (IN.)

EXIT WIDTH
PROVIDED (IN.)

68"

K.B.

KNOX BOX

ACCESSIBLE EGRESS
COMPONENT

EGRESS PATH

FE-1

INDICATES FIRE EXTINGUISHER CABINET(FE)
LOCATION WITH 75'-0" RADIUS COVERAGE AREA.
SEE SPECIFICATIONS FOR FE TYPE.

FE-2K

INDICATES KITCHEN/ BAR FIRE EXTINGUISHER
(FE) LOCATION WITH 75'-0" RADIUS COVERAGE
AREA. SEE SPECIFICATIONS FOR FE TYPE.

EGRESS DISTANCE

Type

DISTANCE

LEVEL 1
TRAVEL DISTANCE - A

4'1" - 9"

LEVEL 2
TRAVEL DISTANCE - B

23' - 7"

A6 LIFE SAFETY - 2ND LEVEL
3/16" = 1'-0"

A3 LIFE SAFETY - 1ST LEVEL
3/16" = 1'-0"

HERITAGE ASSET MANAGEMENT

100 NE DOUGLAS ST.
LEE'S SUMMIT, MO 64063

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REVISION DATES:

PROFESSIONAL SEAL

G003

ISSUE DATE: 24 JUNE 2025
COLLINS WEBB #: 24114

LIFE SAFETY PLANS AND
PROJECT INFO.

PERMIT DOCUMENTS

307B SW Market St., Lee's Summit, MO 64063 | 816.249.2270 | www.collinswebb.com

SPECIFICATIONS - PRODUCT & INSTALLATION GENERAL REQUIREMENTS

DIVISION 8 - OPENINGS

- 08 071 - DOOR HARDWARE**
- A. SUBMITTALS:** PRODUCT DATA AND HARDWARE SCHEDULE INDICATING HARDWARE ITEM, FINISH, AND QUANTITY LOCATED ON EACH DOOR WITH DOOR AND HARDWARE SET NUMBERING CORRESPONDING TO THOSE USED IN CONSTRUCTION DOCUMENTS. REFER TO ARCHITECTURAL PLANS AND HARDWARE SCHEDULES PROVIDED.
- 1. HARDWARE:** SUPPLIER SHALL SUBMIT PRODUCT DATA AND HARDWARE SCHEDULE AT EARLIEST POSSIBLE DATE PARTICULARLY WHERE ACCEPTANCE OF HARDWARE SCHEDULE MUST PRECEDE FABRICATION OF OTHER WORK WHICH IS CRITICAL IN THE PROJECT CONSTRUCTION SCHEDULE INCLUDE WITH SCHEDULE SHOP DRAWINGS OF OTHER WORK AFFECTED BY BUILDERS' HARDWARE, AND OTHER INFORMATION ESSENTIAL TO THE COORDINATE REVIEW OF HARDWARE SCHEDULE.
- 2. KEYING SCHEDULE:** SUBMIT SEPARATE DETAILED SCHEDULE INDICATING CLEARLY HOW THE OWNERS' FINAL INSTRUCTIONS ON KEYING OF LOCKS HAS BEEN FILLED. ALL KEYING SHALL BE COORDINATED WITH THE OWNER.
- B. PRODUCTS:** COORDINATE FINAL PRODUCT SELECTION AND SPEC. WITH THE CLIENT/OWNER PRIOR TO INSTALLATION.
- C. INSTALLATION:**
- 1. MOUNT HARDWARE UNITS AT HEIGHTS** INDICATED IN "RECOMMENDED LOCATIONS FOR BUILDERS' HARDWARE FOR STANDARD STEEL DOORS AND FRAMES BY THE DOOR AND HARDWARE INSTITUTE, EXCEPT AS SPECIFICALLY INDICATED OR REQUIRED TO COMPLY WITH GOVERNING REGULATIONS, AND EXCEPT AS MAY BE OTHERWISE DIRECTED BY ARCHITECT." MOUNT HARDWARE IN UNITS DESIGNATED FOR USE BY THE HANDICAPPED AT HEIGHTS RECOMMENDED FOR USE BY THE HANDICAPPED.
- 2. INSTALL EACH HARDWARE ITEM IN COMPLIANCE** WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. WHEREVER CUTTING AND FITTING IS REQUIRED TO INSTALL HARDWARE ONTO OR INTO SURFACES WHICH ARE LATER TO BE PAINTED OR FINISHED IN ANOTHER SPECIAL COORDINATE REMOVAL, STORAGE AND REINSTALLATION OR APPLICATION OF SURFACE PROTECTIONS WITH FINISHING WORK SPECIFIED IN THE DIVISION 9 SECTIONS. DO NOT INSTALL SURFACE MOUNTED ITEMS UNTIL FINISHES HAVE BEEN COMPLETED ON THE SUBSTRATE.
- 3. SET UNITS LEVEL, PLUMB AND TRUE TO LINE AND LOCATION, ADJUST AND REINFORCE** THE ATTACHMENT SUBSTRATE AS NECESSARY FOR PROPER INSTALLATION AND OPERATION.
- 4. DRILL AND COUNTERSINK UNITS WHICH ARE NOT FACTORY PREPARED FOR ANCHORAGE FASTENERS,** SPACE FASTENERS AND ANCHORS IN ACCORDANCE WITH INDUSTRY STANDARDS.
- 5. META THRESHOLDS SHALL BE SET** IN A SOLID BED OF NON STAINING THICK BASE CAULKING. ADJUST AND CHECK EACH OPERATING ITEM OF HARDWARE AND EACH DOOR, TO ENSURE PROPER OPERATION.
- 6. OR FUNCTION OF EVERY UNIT. REPLACE UNITS WHICH CANNOT BE ADJUSTED TO OPERATE FREELY AND SMOOTHLY AS INTENDED FOR THE APPLICATION MADE.**
- 7. FINAL ADJUSTMENT:** WHEREVER HARDWARE INSTALLATION IS MADE MORE THAN ONE MONTH PRIOR TO ACCEPTANCE OR OCCUPANCY OF A SPACE OR AREA, RETURN TO THE WORK DURING THE WEEK PRIOR TO ACCEPTANCE OR OCCUPANCY, AND MAKE FINAL CHECK AND ADJUSTMENT OF ALL HARDWARE ITEMS IN SUCH SPACE OR AREA. CLEAN OPERATING ITEMS AS NECESSARY TO RESTORE PROPER FUNCTION AND FINISH OF HARDWARE AND DOORS. ADJUST DOOR CONTROL DEVICES TO COMPENSATE FOR FINAL OPERATION OF HEATING AND VENTILATING EQUIPMENT.
- 08 1416 - FLUSH WOOD DOORS**
- A. SUBMITTALS:** PRODUCT DATA, PREFINISHED DOOR SKIN SAMPLES, AND DOOR SCHEDULE INDICATING DOOR AND FRAME SIZES, TYPES, ELEVATIONS, DETAILS, AND HARDWARE WITH DOOR AND HARDWARE NUMBERING CORRESPONDING TO THOSE USED IN CONSTRUCTION DOCUMENTS.
- B. BASIS OF DESIGN:** COORDINATE FINAL SELECTION OF DOOR TYPE/MANUF. WITH THE CLIENT/OWNER PRIOR TO INSTALLATION.
- C. DOORS:** COORDINATE FINAL SELECTION OF DOOR TYPE/MANUF. WITH THE CLIENT/OWNER PRIOR TO INSTALLATION.
- D. FABRICATION AND FINISHING:**
- 1. FACTORY FIT DOORS TO SUIT** FRAME OPENINGS TO COMPLY WITH REFERENCED STANDARD, COMPLY WITH NFPA 80 FOR FIRE-RESISTANCE RATED DOORS.
- 2. FACTORY MACHINE DOORS FOR HARDWARE THAT IS NOT** SURFACE APPLIED.
- 3. CUT AND TRIM OPENINGS TO COMPLY WITH REFERENCED STANDARDS.**
- 4. LITE KITS:** MATCHING WOOD STOPS.
- 5. FACTORY FINISH DOORS FOR TRANSPARENT FINISH WITH STAIN AND MANUFACTURER'S STANDARD FINISH COMPATIBLE TO AWI, SYSTEM TR-4, CONVERSION VARNISH OR AWI SYSTEM TR-4, CATALYZED POLYURETHANE.**
- E. INSTALLATION:**
- 1. COMPLY WITH WDMA'S "HOW TO STORE, HANDLE, FINISH, INSTALL AND MAINTAIN WOOD DOORS"** ALIGNED AND FITTED IN FRAMES WITH UNIFORM CLEARANCES.
- 2. SET IN TWO PIECE WIP, SPLIT, JAMB FRAMES WITH 1/4" WOOD CASING.**

08 9100 - MIRRORS

- A. SUBMITTALS:** FOR EACH TYPE OF PRODUCT INDICATED THE CONTRACTOR SHALL PREPARE, AND SUBMIT TO THE ARCHITECT FOR APPROVAL, COMPREHENSIVE SHOP DRAWINGS. INCLUDE MIRROR ELEVATIONS, EDGE DETAILS, MIRROR HARDWARE, AND ATTACHMENTS TO OTHER WORK. WARRANTY: SAMPLE OF SPECIAL WARRANTY.
- B. QUALITY ASSURANCE:** VINYL CASEMENT WINDOWS-BASSIS OF DESIGN: N 3500 VINYL SINGLE- HUNG WINDOWS.
- 1. GLAZING PUBLICATIONS:** COMPLY WITH GANA'S "GLAZING MANUAL" AND MIRRORS HANDLING WITH EXTREME CARE. TIPS FOR THE PROFESSIONAL ON THE CARE AND HANDLING OF MIRRORS.
- 2. SAFETY GLAZING PRODUCTS:** FOR MIRRORS, PROVIDE PRODUCTS COMPLYING WITH TESTED REQUIREMENTS IN 16 CFR 1201 FOR CATEGORY 1 MATERIALS.
- 3. PRECONSTRUCTION MIRROR MASTIC COMPARIBILITY TEST:** SUBMIT MIRROR MASTIC PRODUCTS TO MIRROR MANUFACTURER FOR TESTING TO DETERMINE COMPATIBILITY OF MASTIC WITH MIRROR BACKING AND SUBSTRATES ON WHICH MIRRORS ARE INSTALLED.
- C. WARRANTY:** SPECIAL WARRANTY: MANUFACTURERS STANDARD FORM IN WHICH MIRROR MANUFACTURER AGREES TO REPLACE MIRRORS THAT DETERIORATE WITHIN SPECIFIED WARRANTY PERIOD. DETERIORATION OF MIRRORS IS DEFINED AS DEFECTS DEVELOPED FROM NORMAL USE THAT ARE NOT ATTRIBUTED TO MIRROR BREAKAGE OR TO MAINTAINING AND CLEANING MIRRORS CONTRARY TO MANUFACTURER'S WRITTEN INSTRUCTIONS. DEFECTS INCLUDE DISCOLORATION, BLACK SPOTS, AND CLOUDING OF THE SILVER FILM.
- 1. WARRANTY PERIOD:** FIVE YEARS FROM DATE OF SUBSTANTIAL COMPLETION.
- D. BASIS OF DESIGN:** COORDINATE FINAL SELECTION WITH THE CLIENT/OWNER INITIAL PER ADA REQUIREMENTS.
- E. MIRROR HARDWARE:** TOP AND BOTTOM ALUMINUM J CHANNELS. ALUMINUM EXTRUSIONS WITH A RETURN DEEP ENOUGH TO PRODUCE A GLAZING CHANNEL TO ACCOMMODATE MIRRORS OF THICKNESS INDICATED AND IN LENGTHS REQUIRED TO COVER BOTTOM AND TOP EDGES OF EACH MIRROR IN A SINGLE PIECE. FINISH: CLEAR BRIGHT ANOZODIZED.
- 1. TOP AND BOTTOM MIRROR MOUNTING CLIPS:** #277 MIRROR CLIPS AS MANUFACTURED BY KNAPE & VOGT OR APPROVED EQUAL.
- 2. FASTENERS:** FABRICATED OF SAME BASIC METAL AND ALLOY AS FASTENED METAL AND MATCHING IT IN FINISHED COLOR AND TEXTURE WHERE FASTENERS ARE EXPOSED.
- F. INSTALLATION:** GENERAL: EXAMINE SUBSTRATES, OVER WHICH MIRRORS ARE TO BE MOUNTED, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH INSTALLATION TOLERANCES. SUBSTRATE PREPARATION, AND OTHER CONDITIONS AFFECTING PERFORMANCE OF THE WORK.
- 1. VERIFY COMPATIBILITY WITH AND SUITABILITY OF SUBSTRATES,** INCLUDING COMPATIBILITY OF MIRROR MASTIC WITH EXISTING FINISHES OR PRIMERS.
- 2. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED AND SURFACES ARE DRY.**
- 3. INSTALL MIRRORS TO COMPLY WITH MIRROR MANUFACTURER'S WRITTEN INSTRUCTIONS AND WITH REFERENCED GANA PUBLICATIONS.** MOUNT MIRRORS ACCURATELY IN PLACE IN A MANNER THAT AVOIDS DISTORTING REFLECTED IMAGES.
- 4. TRAINING:** CONFIRMATION BY MANUFACTURER THAT THE INSTALLER HAS SUCCESSFULLY COMPLETED AN AUTHORIZED TRAINING WORKSHOP OF THE FLOORING SYSTEMS.
- 5. MOCK-UP:** PROVIDE A MOCK-UP DEMONSTRATING ACTUAL SURFACE PREPARATION METHODS TO BE USED THEN PRODUCE ACTUAL FINISHES TO CONFIRM ACCEPTABLE APPEARANCE AND WORKMANSHIP.
- 6. AREA TO BE DETERMINED BY ARCHITECT.**
- 7. APPROVALS OF EACH COMPLETED PHASE MUST BE ACCEPTED PRIOR TO PROCEEDING.**
- 8. REFINISH, IF APPLICABLE TO RECEIVE FINAL APPROVALS.**
- 9. DELIVERY, STORAGE & HANDLING:**
- A. DELIVERY:** DELIVER MATERIALS IN MANUFACTURER'S ORIGINAL UNOPENED, UNDAMAGED CONTAINERS WITH IDENTIFICATION LABELS IN TACT.
- B. STORAGE:** A PROTECT STORE MATERIALS PROTECTED FROM EXPOSURE TO HARMFUL ENVIRONMENTAL CONDITIONS AND AT A MINIMUM TEMPERATURE OF 50 DEGREES F AND AT A MINIMUM TEMPERATURE OF 90 DEGREES F, DO NOT FREEZE.
- C. HANDLING:** ALL CONTAINERS MUST BE TIGHTLY CLOSED WHEN NOT IN USE TO PREVENT ACCIDENTAL CONTAMINATION BY FOREIGN ELEMENTS.
- 10. PROJECT/SITE CONDITIONS:**
- 1. UNDER NORMAL WORKING CONDITIONS (TEMPERATURE, HUMIDITY, VENTILATION) ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS, DO NOT INSTALL AN EXTERIOR PROJECT WHEN RAIN IS IMMINENT WITHIN THE FIRST 24 HOURS.**
- 11. WARRANTY:**
- A. PROJECT WARRANTY:** REFER TO CONDITIONS OF THE CONTRACT FOR PROJECT WARRANTY PROVISIONS.
- B. MANUFACTURER'S WARRANTY:** SUBMIT FOR OWNERS ACCEPTANCE, MANUFACTURER'S STANDARD LIMITED WARRANTY AGAINST MANUFACTURER DEFECTS EXECUTED BY AUTHORIZED COMPANY OFFICIAL. MANUFACTURER'S WARRANTY IS IN ADDITION TO, AND NOT A LIMITATION OF, OTHER RIGHTS OWNERS MAY HAVE UNDER CONTRACT DOCUMENTS.
- 12. QUALITY ASSURANCE:**
- A. QUALIFICATIONS:** SUCCESSFUL EXPERIENCE WITH OTHER PROJECTS OF THE SCOPE AND SCALE OF THE WORK DESCRIBED IN THIS SECTION.
- B. TRAINING:** CONFIRMATION BY MANUFACTURER THAT THE INSTALLER HAS SUCCESSFULLY COMPLETED AN AUTHORIZED TRAINING WORKSHOP OF THE FLOORING SYSTEMS.
- C. MOCK-UP:** PROVIDE A MOCK-UP DEMONSTRATING ACTUAL SURFACE PREPARATION METHODS TO BE USED THEN PRODUCE ACTUAL FINISHES TO CONFIRM ACCEPTABLE APPEARANCE AND WORKMANSHIP.
- D. AREA TO BE DETERMINED BY ARCHITECT.**
- E. APPROVALS OF EACH COMPLETED PHASE MUST BE ACCEPTED PRIOR TO PROCEEDING.**
- F. REFINISH, IF APPLICABLE TO RECEIVE FINAL APPROVALS.**
- 13. DELIVERY, STORAGE & HANDLING:**
- A. DELIVERY:** DELIVER MATERIALS IN MANUFACTURER'S ORIGINAL UNOPENED, UNDAMAGED CONTAINERS WITH IDENTIFICATION LABELS IN TACT.
- B. STORAGE:** A PROTECT STORE MATERIALS PROTECTED FROM EXPOSURE TO HARMFUL ENVIRONMENTAL CONDITIONS AND AT A MINIMUM TEMPERATURE OF 50 DEGREES F AND AT A MINIMUM TEMPERATURE OF 90 DEGREES F, DO NOT FREEZE.
- C. HANDLING:** ALL CONTAINERS MUST BE TIGHTLY CLOSED WHEN NOT IN USE TO PREVENT ACCIDENTAL CONTAMINATION BY FOREIGN ELEMENTS.
- 14. PROJECT/SITE CONDITIONS:**
- 1. UNDER NORMAL WORKING CONDITIONS (TEMPERATURE, HUMIDITY, VENTILATION) ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS, DO NOT INSTALL AN EXTERIOR PROJECT WHEN RAIN IS IMMINENT WITHIN THE FIRST 24 HOURS.**
- 15. WARRANTY:**
- A. PROJECT WARRANTY:** REFER TO CONDITIONS OF THE CONTRACT FOR PROJECT WARRANTY PROVISIONS.
- B. MANUFACTURER'S WARRANTY:** SUBMIT FOR OWNERS ACCEPTANCE, MANUFACTURER'S STANDARD LIMITED WARRANTY AGAINST MANUFACTURER DEFECTS EXECUTED BY AUTHORIZED COMPANY OFFICIAL. MANUFACTURER'S WARRANTY IS IN ADDITION TO, AND NOT A LIMITATION OF, OTHER RIGHTS OWNERS MAY HAVE UNDER CONTRACT DOCUMENTS.
- 16. QUALITY ASSURANCE:**
- A. QUALIFICATIONS:** SUCCESSFUL EXPERIENCE WITH OTHER PROJECTS OF THE SCOPE AND SCALE OF THE WORK DESCRIBED IN THIS SECTION.
- B. TRAINING:** CONFIRMATION BY MANUFACTURER THAT THE INSTALLER HAS SUCCESSFULLY COMPLETED AN AUTHORIZED TRAINING WORKSHOP OF THE FLOORING SYSTEMS.
- C. MOCK-UP:** PROVIDE A MOCK-UP DEMONSTRATING ACTUAL SURFACE PREPARATION METHODS TO BE USED THEN PRODUCE ACTUAL FINISHES TO CONFIRM ACCEPTABLE APPEARANCE AND WORKMANSHIP.
- D. AREA TO BE DETERMINED BY ARCHITECT.**
- E. APPROVALS OF EACH COMPLETED PHASE MUST BE ACCEPTED PRIOR TO PROCEEDING.**
- F. REFINISH, IF APPLICABLE TO RECEIVE FINAL APPROVALS.**
- 17. DELIVERY, STORAGE & HANDLING:**
- A. DELIVERY:** DELIVER MATERIALS IN MANUFACTURER'S ORIGINAL UNOPENED, UNDAMAGED CONTAINERS WITH IDENTIFICATION LABELS IN TACT.
- B. STORAGE:** A PROTECT STORE MATERIALS PROTECTED FROM EXPOSURE TO HARMFUL ENVIRONMENTAL CONDITIONS AND AT A MINIMUM TEMPERATURE OF 50 DEGREES F AND AT A MINIMUM TEMPERATURE OF 90 DEGREES F, DO NOT FREEZE.
- C. HANDLING:** ALL CONTAINERS MUST BE TIGHTLY CLOSED WHEN NOT IN USE TO PREVENT ACCIDENTAL CONTAMINATION BY FOREIGN ELEMENTS.
- 18. PROJECT/SITE CONDITIONS:**
- 1. UNDER NORMAL WORKING CONDITIONS (TEMPERATURE, HUMIDITY, VENTILATION) ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS, DO NOT INSTALL AN EXTERIOR PROJECT WHEN RAIN IS IMMINENT WITHIN THE FIRST 24 HOURS.**
- 19. WARRANTY:**
- A. PROJECT WARRANTY:** REFER TO CONDITIONS OF THE CONTRACT FOR PROJECT WARRANTY PROVISIONS.
- B. MANUFACTURER'S WARRANTY:** SUBMIT FOR OWNERS ACCEPTANCE, MANUFACTURER'S STANDARD LIMITED WARRANTY AGAINST MANUFACTURER DEFECTS EXECUTED BY AUTHORIZED COMPANY OFFICIAL. MANUFACTURER'S WARRANTY IS IN ADDITION TO, AND NOT A LIMITATION OF, OTHER RIGHTS OWNERS MAY HAVE UNDER CONTRACT DOCUMENTS.
- 19 9900 - PAINTING AND COATINGS**
- A. SUBMITTALS:** PRODUCT DATA AND THREE (3) DRAW-DOWN SAMPLES OF EACH COLOR AND SHEEN SPECIFIED.
- B. ATTIC STOCK:** FURNISH ONE (1) GALLON OF EACH PAINT COLOR AND SHEEN, IN CONTAINERS, PROPERLY LABELED AND SEALED.
- C. PRODUCTS:** PROVIDE MANUFACTURER'S BEST QUALITY PAINTS OF COLOR AND SHEEN AS INDICATED IN THE CONSTRUCTION DOCUMENTS THAT ARE FORMULATED AND RECOMMENDED BY MANUFACTURER FOR APPLICATION INDICATED. PROVIDE MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH SUBSTRATES.
- D. PAINT SYSTEMS:**
- 1. ALL PAINT, STAIN, AND VARNISH SHALL BE PRODUCTS OF** DEVCO, SHERWIN WILLIAMS, PPG INDUSTRIES, BENJAMIN MOORE OR APPROVED EQUAL.
- 2. ALL MATERIAL SHALL BE OF THE STANDARD COMMERCIAL GRADE OF THE TYPES DESIGNATED.**
- 3. ALL MATERIAL SHALL BE DELIVERED TO THE JOB SITE IN THE ORIGINAL, UNOPENED, LABELED CONTAINERS. COLORS NOT SPECIFICALLY CALLED FOR IN THE PAINT SCHEDULE WILL BE SELECTED BY THE ARCHITECT.**
- E. APPLICATION/INSTALLATION:**
- 1. EQUIPMENT:** APPLY COATINGS BY BRUSH, ROLLER, SPRAY, OR OTHER APPLICATIONS ACCORDING TO COATING MANUFACTURER'S WRITTEN INSTRUCTIONS. WHEN SPRAYED, EXTERIOR COATINGS SHALL BE BACK-ROLLED FOLLOWING SPRAY APPLICATION. USE ROLLERS FOR FINISH COAT ON INTERIOR WALLS AND CEILING.
- 2. PREPARE CONCRETE MASONRY BLOCK, TO BE COATED:** REMOVE EFFLORESCENCE, CHALK, DUST, DIRT, GREASE, OILS, AND RELEASE AGENTS. ROUGHEN AS REQUIRED TO REMOVE GLAZE. IF HARDENERS OR SEALERS HAVE BEEN USED TO IMPROVE CURING, USE MECHANICAL METHODS TO PREPARE SURFACES.
- 3. PIGMENTED (OPAQUE) FINISHES:** COMPLETELY COVER SURFACES TO PROVIDE A SMOOTH, OPAQUE SURFACE OF UNIFORM APPEARANCE. PROVIDE A FINISH FREE OF CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, SAGS, RUNNERS, OR OTHER SURFACE IMPERFECTIONS.
- 4. APPLY PRODUCTS PER MANUFACTURER RECOMMENDED GUIDELINES:** PRODUCT COVERAGE MINIMUM ONE COAT OF PRIMER AND TWO FINAL COATS ON MATERIALS. APPLY PRODUCTS TO MATERIALS APPROVED BY MANUFACTURER PRODUCT DATA SHEETS.
- INTERIOR WORK:**
- 1. GYPSUM BOARD WALLS EXCEPT IN KITCHENS, BATHROOMS, LAUNDRIES AND COMMON AREA CORRIDORS, UNLESS SCHEDULED FOR WALL COVERING:**
- ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF LATEX EGGSHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)
- 2. GYPSUM BOARD WALLS IN KITCHENS, BATHROOMS, AND LAUNDRIES UNLESS SCHEDULED FOR WALL COVERING OR TILE:**
- ONE COAT OF EPOXY COMPATIBLE PRIMER PAINT AND ONE FINISH COAT OF SCRUBABLE LATEX FLAT WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)
- 3. GYPSUM BOARD WALLS IN COMMON AREA CORRIDORS:**
- ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF SCRUBABLE LATEX FLAT WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)
- 4. (CMU) - CONCRETE MASONRY UNIT WALLS:**
- BLOCK FILLER: PPG PANTS: 6-15X SPEED INTERIOR/EXTERIOR HI FIL ACRYLIC MASONRY BLOCK FILLER/PRIMER. APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 7 MILS. TWO FINISH COATS ACRYLIC EGGSHELL FINISH OVER PRIMER.
- 5. GYPSUM BOARD CEILING:**
- TWO COATS OF LATEX FLAT PAINT. TWO COATS OF CLASS IV APOR RETARDER PAINT AT CEILING ADJACENT TO ATTICS.
- 6. DOOR CASINGS, BASE, WOOD, MILL/WORK, ETC. (PRE-PRIMED):**
- ONE PRIME COAT OF LATEX PAINT, ONE COAT OF LATEX PAINT AND ONE FINISH COAT OF SEMI-GLOSS PAINT.
- 7. PRIMED HARDWOOD DOORS:**
- ONE COAT OF LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.
- 8. ALL MISCELLANEOUS FERROUS METAL, GRILLES, REGISTERS, ETC:**
- TWO COATS METAL PAINT TO MATCH INCLUDING ADJACENT SURFACES UNLESS FACTORY PREFINISHED WHITE.
- 9. ANY OPEN STRUCTURE PAINTING:**
- ONE COAT APPLICABLE PRIMER FOR SURFACES TO BE PAINTED UNLESS FACTORY PRIMED, TWO COATS OF DRYBRILL PAINT SPRAY APPLIED.
- 10. ANY OTHER PAINTING WORK REQUIRED BY THE DRAWINGS:**
- FINISH TO MATCH SIMILAR CONDITIONS.

DIVISION 9 - FINISHES

09 2116 - GYPSUM BOARD ASSEMBLIES

- A. STEEL FRAMING MEMBERS:** COMPLY WITH ASTM C754 IN DEPTHS AND GAGES AS INDICATED IN THE CONSTRUCTION DRAWINGS AND AS FOLLOWS:
- 1. STEEL SHEET COMPONENTS:** COMPLY WITH ASTM G485 WITH MANUFACTURER'S STANDARD CORROSION-RESISTANT ZINC COATING.
- 2. TIE WIRE:** ASTM A 614A 64MM, CLASS 1 ZINC COATING, SOFT TEMPER, .0625" DIAMETER OR DOUBLE STRAND OF .0475" DIAMETER WIRE.
- 3. WIRE HANGERS:** ASTM A 614A 64MM, CLASS 1 ZINC COATING, SOFT TEMPER, .0162" DIAMETER.
- B. PANEL PRODUCTS:** PROVIDE IN THICKNESS AND TYPE INDICATED IN THE CONSTRUCTION DRAWINGS IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE END-TO-END BUTT JOINTS AND AS FOLLOWS:
- 1. GYPSUM WALLBOARD:** ASTM C 38, TYPE 'X' WITH TAPERED EDGES, SAC-RESISTANT TYPE FOR CEILING SURFACES.
- 2. WATER-RESISTANT GYPSUM BACKING BOARD:** ASTM C 830, TYPE 'X' ON ALL TOILET ROOM AND SHOWER ROOM WALLS, BEHIND ALL PLUMBING FIXTURES, AND AS NOTICED.
- C. ACCESSORIES:**
- 1. TRIM ASTM 1047:** FORMED FROM GALVANIZED OR ALUMINUM COATED STEEL SHEET, ROLLED ZINC, OR PLASTIC.
- A. OUTSIDE CORNERS:** PROVIDE CORNER BEAD UNLESS NOTED OTHERWISE.
- B. EXPOSED PANEL EDGES:** PROVIDE LC-BEAD (L-BEAD) UNLESS NOTED OTHERWISE, USE TEAR-AWAY BEAD WHERE GYP. BD. MEETS WINDOW FRAMES OR CEILING GRID.
- C. CONTROL JOINTS:** PROVIDE WHERE INDICATED OR APPROXIMATELY 30'-0" MAX. CONTACT ARCHITECT FOR LOCATIONS IF NOT INDICATED.
- D. SOUND-ATTENUATION BLANKETS:** ASTM C 885, TYPE (UNFACED).
- E. ACOUSTICAL SEALANT:** COMPLY WITH ASTM C 834, NONSAG, PAINTABLE, NONSTAINING LATEX.
- D. INSTALLATION:**
- 1. FRAMING:** COMPLY WITH ASTM C 754 AND ASTM C 840 AND WITH U.S. GYPSUM'S "GYPSUM CONSTRUCTION HANDBOOK" ISOLATE FRAMING FROM BUILDING STRUCTURE TO PREVENT TRANSFER OF LOADING IMPOSED BY STRUCTURAL MOVEMENT AND PROVIDE BRACING AS NECESSARY FOR PROPER SUPPORT WHETHER INDICATED OR NOT.
- 2. GYPSUM PANELS AND FINISH:** COMPLY WITH ASTM C 840 AND GA-216, ISOLATE GYPSUM BOARD ASSEMBLIES FROM ADJUTING STRUCTURAL AND MASONRY WORK AND FINISH AS FOLLOWS:
- A. LEVEL 1 (EMBED TAPE AT JOINTS):** AT CONCEALED AREAS UNLESS A HIGHER LEVEL IS INDICATED OR REQUIRED FOR FIRE-RESISTANT WALL ASSEMBLY.
- B. LEVEL 2 (EMBED TAPE AND APR):** SEPARATE FIRST COAT OF JOINT COMPOUND TO TAPE, FASTENERS, AND TRIM FLANGES AND SAND SMOOTH AFTER EACH COAT; AT SUBSTRATES BEHIND TILE.
- C. LEVEL 4 (EMBED TAPE AND APPLY SEPARATE FIRST, FILL, AND FINISH COATS OF JOINT COMPOUND TO TAPE, FASTENERS, AND TRIM FLANGES AND SAND SMOOTH AFTER EACH COAT); AT ALL WALLS RECEIVING FLAT EGGSHELL OR SMOOTH FINISH.**
- D. LEVEL 5 (EMBED TAPE, APPLY SEPARATE FIRST, FILL, AND FINISH COATS OF JOINT COMPOUND TO TAPE, FASTENERS, AND TRIM FLANGES, AND APPLY THIN SKIN COAT OF JOINT COMPOUND OVER ENTIRE SURFACE AND SAND SMOOTH AFTER EACH COAT); AT ALL WALLS RECEIVING SEMI-GLOSS OR GLOSS SHEEN PAINT, AND ALL GYPSUM BOARD CEILING(S).**

- 09 9000 - PAINTING AND COATINGS**
- A. SUBMITTALS:** PRODUCT DATA AND THREE (3) DRAW-DOWN SAMPLES OF EACH COLOR AND SHEEN SPECIFIED.
- B. ATTIC STOCK:** FURNISH ONE (1) GALLON OF EACH PAINT COLOR AND SHEEN, IN CONTAINERS, PROPERLY LABELED AND SEALED.
- C. PRODUCTS:** PROVIDE MANUFACTURER'S BEST QUALITY PAINTS OF COLOR AND SHEEN AS INDICATED IN THE CONSTRUCTION DOCUMENTS THAT ARE FORMULATED AND RECOMMENDED BY MANUFACTURER FOR APPLICATION INDICATED. PROVIDE MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH SUBSTRATES.
- D. PAINT SYSTEMS:**
- 1. ALL PAINT, STAN, AND VARNISH SHALL BE PRODUCTS OF** DEVCO, SHERWIN WILLIAMS, PPG INDUSTRIES, BENJAMIN MOORE OR APPROVED EQUAL.
- 2. ALL MATERIAL SHALL BE OF THE STANDARD COMMERCIAL GRADE OF THE TYPES DESIGNATED.**
- 3. ALL MATERIAL SHALL BE DELIVERED TO THE JOB SITE IN THE ORIGINAL, UNOPENED, LABELED CONTAINERS. COLORS NOT SPECIFICALLY CALLED FOR IN THE PAINT SCHEDULE WILL BE SELECTED BY THE ARCHITECT.**
- E. APPLICATION/INSTALLATION:**
- 1. EQUIPMENT:** APPLY COATINGS BY BRUSH, ROLLER, SPRAY, OR OTHER APPLICATIONS ACCORDING TO COATING MANUFACTURER'S WRITTEN INSTRUCTIONS. WHEN SPRAYED, EXTERIOR COATINGS SHALL BE BACK-ROLLED FOLLOWING SPRAY APPLICATION. USE ROLLERS FOR FINISH COAT ON INTERIOR WALLS AND CEILING.
- 2. PREPARE CONCRETE MASONRY BLOCK, TO BE COATED:** REMOVE EFFLORESCENCE, CHALK, DUST, DIRT, GREASE, OILS, AND RELEASE AGENTS. ROUGHEN AS REQUIRED TO REMOVE GLAZE. IF HARDENERS OR SEALERS HAVE BEEN USED TO IMPROVE CURING, USE MECHANICAL METHODS TO PREPARE SURFACES.
- 3. PIGMENTED (OPAQUE) FINISHES:** COMPLETELY COVER SURFACES TO PROVIDE A SMOOTH, OPAQUE SURFACE OF UNIFORM APPEARANCE. PROVIDE A FINISH FREE OF CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, SAGS, RUNNERS, OR OTHER SURFACE IMPERFECTIONS.
- 4. APPLY PRODUCTS PER MANUFACTURER RECOMMENDED GUIDELINES:** PRODUCT COVERAGE MINIMUM ONE COAT OF PRIMER AND TWO FINAL COATS ON MATERIALS. APPLY PRODUCTS TO MATERIALS APPROVED BY MANUFACTURER PRODUCT DATA SHEETS.

INTERIOR WORK:

- 1. GYPSUM BOARD WALLS EXCEPT IN KITCHENS, BATHROOMS, LAUNDRIES AND COMMON AREA CORRIDORS, UNLESS SCHEDULED FOR WALL COVERING:**
- ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF LATEX EGGSHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)
- 2. GYPSUM BOARD WALLS IN KITCHENS, BATHROOMS, AND LAUNDRIES UNLESS SCHEDULED FOR WALL COVERING OR TILE:**
- ONE COAT OF EPOXY COMPATIBLE PRIMER PAINT AND ONE FINISH COAT OF SCRUBABLE LATEX FLAT WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)
- 3. GYPSUM BOARD WALLS IN COMMON AREA CORRIDORS:**
- ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF SCRUBABLE LATEX FLAT WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)
- 4. (CMU) - CONCRETE MASONRY UNIT WALLS:**
- BLOCK FILLER: PPG PANTS: 6-15X SPEED INTERIOR/EXTERIOR HI FIL ACRYLIC MASONRY BLOCK FILLER/PRIMER. APPLIED AT A DRY FILM THICKNESS OF NOT LESS THAN 7 MILS. TWO FINISH COATS ACRYLIC EGGSHELL FINISH OVER PRIMER.
- 5. GYPSUM BOARD CEILING:**
- TWO COATS OF LATEX FLAT PAINT. TWO COATS OF CLASS IV APOR RETARDER PAINT AT CEILING ADJACENT TO ATTICS.
- 6. DOOR CASINGS, BASE, WOOD, MILL/WORK, ETC. (PRE-PRIMED):**
- ONE PRIME COAT OF LATEX PAINT, ONE COAT OF LATEX PAINT AND ONE FINISH COAT OF SEMI-GLOSS PAINT.
- 7. PRIMED HARDWOOD DOORS:**
- ONE COAT OF LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.
- 8. ALL MISCELLANEOUS FERROUS METAL, GRILLES, REGISTERS, ETC:**
- TWO COATS METAL PAINT TO MATCH INCLUDING ADJACENT SURFACES UNLESS FACTORY PREFINISHED WHITE.
- 9. ANY OPEN STRUCTURE PAINTING:**
- ONE COAT APPLICABLE PRIMER FOR SURFACES TO BE PAINTED UNLESS FACTORY PRIMED, TWO COATS OF DRYBRILL PAINT SPRAY APPLIED.
- 10. ANY OTHER PAINTING WORK REQUIRED BY THE DRAWINGS:**
- FINISH TO MATCH SIMILAR CONDITIONS.

09 9900 HIGH PERFORMANCE COATINGS

PART 1

- 1. SUBMITTALS:**
- A. SUBMIT UNDER PROVISIONS OF SECTION 01300.**
- B. PRODUCT DATA:** MANUFACTURER'S DATA SHEETS INCLUDING:
- A. INSTALLATION GUIDE.**
- B. PRODUCT DATA SHEET.**
- C. SDS.**
- D. HPS (HEALTH PROTECT DECLARATION).**
- E. PFAS-PFC LETTER.**
- 2. SELECTION SAMPLES:** PROVIDE (2) SETS OF APPLICABLE COLOR CHARTS OR CHIPS REPRESENTING ALL STANDARD COLORS AVAILABLE FROM THE MANUFACTURER.
- 3. VERIFICATION SAMPLES:** PROVIDE VERIFICATION SAMPLES OF EACH PRODUCT SPECIFIED ON A MINIMUM SIZE OF 8" SQUARE SHOWING ACTUAL PRODUCTS, COLORS, AND TEXTURE.
- 4. INSTALLER QUALIFICATIONS:** SUBMIT LIST OF SUCCESSFULLY COMPLETED PROJECTS WITH REFERENCES OF SAME OR SIMILAR SCOPE OF WORK.
- 12. QUALITY ASSURANCE:**
- A. QUALIFICATIONS:** SUCCESSFUL EXPERIENCE WITH OTHER PROJECTS OF THE SCOPE AND SCALE OF THE WORK DESCRIBED IN THIS SECTION.
- B. TRAINING:** CONFIRMATION BY MANUFACTURER THAT THE INSTALLER HAS SUCCESSFULLY COMPLETED AN AUTHORIZED TRAINING WORKSHOP OF THE FLOORING SYSTEMS.
- C. MOCK-UP:** PROVIDE A MOCK-UP DEMONSTRATING ACTUAL SURFACE PREPARATION METHODS TO BE USED THEN PRODUCE ACTUAL FINISHES TO CONFIRM ACCEPTABLE APPEARANCE AND WORKMANSHIP.
- D. AREA TO BE DETERMINED BY ARCHITECT.**
- E. APPROVALS OF EACH COMPLETED PHASE MUST BE ACCEPTED PRIOR TO PROCEEDING.**
- F. REFINISH, IF APPLICABLE TO RECEIVE FINAL APPROVALS.**
- 13. DELIVERY, STORAGE & HANDLING:**
- A. DELIVERY:** DELIVER MATERIALS IN MANUFACTURER'S ORIGINAL UNOPENED, UNDAMAGED CONTAINERS WITH IDENTIFICATION LABELS IN TACT.
- B. STORAGE:** A PROTECT STORE MATERIALS PROTECTED FROM EXPOSURE TO HARMFUL ENVIRONMENTAL CONDITIONS AND AT A MINIMUM TEMPERATURE OF 50 DEGREES F AND AT A MINIMUM TEMPERATURE OF 90 DEGREES F, DO NOT FREEZE.
- C. HANDLING:** ALL CONTAINERS MUST BE TIGHTLY CLOSED WHEN NOT IN USE TO PREVENT ACCIDENTAL CONTAMINATION BY FOREIGN ELEMENTS.
- 14. PROJECT/SITE CONDITIONS:**
- 1. UNDER NORMAL WORKING CONDITIONS (TEMPERATURE, HUMIDITY, VENTILATION) ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS, DO NOT INSTALL AN EXTERIOR PROJECT WHEN RAIN IS IMMINENT WITHIN THE FIRST 24 HOURS.**
- 15. WARRANTY:**
- A. PROJECT WARRANTY:** REFER TO CONDITIONS OF THE CONTRACT FOR PROJECT WARRANTY PROVISIONS.
- B. MANUFACTURER'S WARRANTY:** SUBMIT FOR OWNERS ACCEPTANCE, MANUFACTURER'S STANDARD LIMITED WARRANTY AGAINST MANUFACTURER DEFECTS EXECUTED BY AUTHORIZED COMPANY OFFICIAL. MANUFACTURER'S WARRANTY IS IN ADDITION TO, AND NOT A LIMITATION OF, OTHER RIGHTS OWNERS MAY HAVE UNDER CONTRACT DOCUMENTS.
- 16. QUALITY ASSURANCE:**
- A. QUALIFICATIONS:** SUCCESSFUL EXPERIENCE WITH OTHER PROJECTS OF THE SCOPE AND SCALE OF THE WORK DESCRIBED IN THIS SECTION.
- B. TRAINING:** CONFIRMATION BY MANUFACTURER THAT THE INSTALLER HAS SUCCESSFULLY COMPLETED AN AUTHORIZED TRAINING WORKSHOP OF THE FLOORING SYSTEMS.
- C. MOCK-UP:** PROVIDE A MOCK-UP DEMONSTRATING ACTUAL SURFACE PREPARATION METHODS TO BE USED THEN PRODUCE ACTUAL FINISHES TO CONFIRM ACCEPTABLE APPEARANCE AND WORKMANSHIP.
- D. AREA TO BE DETERMINED BY ARCHITECT.**
- E. APPROVALS OF EACH COMPLETED PHASE MUST BE ACCEPTED PRIOR TO PROCEEDING.**
- F. REFINISH, IF APPLICABLE TO RECEIVE FINAL APPROVALS.**
- 17. DELIVERY, STORAGE & HANDLING:**
- A. DELIVERY:** DELIVER MATERIALS IN MANUFACTURER'S ORIGINAL UNOPENED, UNDAMAGED CONTAINERS WITH IDENTIFICATION LABELS IN TACT.
- B. STORAGE:** A PROTECT STORE MATERIALS PROTECTED FROM EXPOSURE TO HARMFUL ENVIRONMENTAL CONDITIONS AND AT A MINIMUM TEMPERATURE OF 50 DEGREES F AND AT A MINIMUM TEMPERATURE OF 90 DEGREES F, DO NOT FREEZE.
- C. HANDLING:** ALL CONTAINERS MUST BE TIGHTLY CLOSED WHEN NOT IN USE TO PREVENT ACCIDENTAL CONTAMINATION BY FOREIGN ELEMENTS.
- 18. PROJECT/SITE CONDITIONS:**
- 1. UNDER NORMAL WORKING CONDITIONS (TEMPERATURE, HUMIDITY, VENTILATION) ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS, DO NOT INSTALL AN EXTERIOR PROJECT WHEN RAIN IS IMMINENT WITHIN THE FIRST 24 HOURS.**
- 19. WARRANTY:**
- A. PROJECT WARRANTY:** REFER TO CONDITIONS OF THE CONTRACT FOR PROJECT WARRANTY PROVISIONS.
- B. MANUFACTURER'S WARRANTY:** SUBMIT FOR OWNERS ACCEPTANCE, MANUFACTURER'S STANDARD LIMITED WARRANTY AGAINST MANUFACTURER DEFECTS EXECUTED BY AUTHORIZED COMPANY OFFICIAL. MANUFACTURER'S WARRANTY IS IN ADDITION TO, AND NOT A LIMITATION OF, OTHER RIGHTS OWNERS MAY HAVE UNDER CONTRACT DOCUMENTS.

PART 2 PRODUCTS

21 MANUFACTURERS

- 1. ACCEPTABLE MANUFACTURERS:**
- A. ECO SAFETY, INC. DBA ECO SAFETY PRODUCTS**
2801 W CULVER STREET, HAW PHOENIX, AZ 85009
TELEPHONE: 602 265 8897 FAX: 602 265 9451
EMAIL: HYPERLINK MAIL TO: INFO@ECO-SAFETY.COM WWW.ECO-SAFETYPRODUCTS.COM WEBSITE: HYPERLINK: HTTP://WWW.ECOSAFETYPRODUCTS.COM WWW.ECOSAFETYPRODUCTS.COM
- 2. PRODUCT SUBSTITUTIONS:** SUBMIT INFO ON ALTERNATE MANUFACTURERS FOR REVIEW BY ARCHITECT.
- 2.1 W.B. 800-BASED POLYURETHANE FLOOR COATING:**
- A. PRODUCT: ECO-TUFF FLOOR COATING**
- 1. TEXTURE OPTIONS:** FINE RECYCLED GLASS POWDER (NS-80)
- B. DESCRIPTION:** A HIGH PERFORMANCE INTERIOR/EXTERIOR WATER-BASED ACRYLIC URETHANE SAFETY COATING UTILIZING RENEWABLE RESOURCE AND RECYCLED INGREDIENTS. CONTAINS A GLASS POWDER FOR A SLIP RESISTANT, YET NON-ABRASIVE TEXTURE. ENGINEERED FOR HIGH TRAFFIC AND EXTREME WEATHER ENVIRONMENTS.
- C. SURFACE PREPARATION:** REMOVE ALL BOND BREAKERS AND PREPARE SURFACE FOR OPTIMUM BONDING AND PENETRATION BY MECHANICAL GRINDING AND/OR CHEMICAL ETCHING AND CLEANING. A MINIMUM SURFACE PROFILE OF CSP-1 TO CSP-3 IS REQUIRED AS WITH ANY HIGH TRAFFIC TEXTURED COATING.
- 1. COLOR PIGMENT OPTIONS:** STANDARD AND I.R. (INFRARED REFLECTIVE)
- D. ECO-TUFF SYSTEM PRODUCTS & SURFACE PREPARATION CLEANERS (FOR CLEAR CONCRETE WITH AGGREGATE TEXTURE):**
- 1. SURFACE PREP 1:** EE3-8000 ECO-ETCH PRO ETCHER & CLEANER
- 2. SURFACE PREP 2:** EF-500 ECOFAST 500 DEGREASER/CLEANER CONCENTRATE
- 3. PRIMER COAT:** ET-6900 ECO-TUFF QUICK PRIME PRIMER SEALER
- 4. 1ST COAT:**
- A. ET-6900 ECO-TUFF CLEAR COAT**
- B. RECYCLED GLASS FINE POWDER: NS-800**
- 5. FINISH COAT:** ET-6900 ECO-TUFF CLEAR COAT
- E. ECO-TUFF SYSTEM PRODUCTS & SURFACE PREPARATION CLEANERS (FOR CLEAR CONCRETE, SMOOTH TEXTURE):**
- 1. SURFACE PREP 1:** EE3-8000 ECO-ETCH PRO ETCHER & CLEANER
- 2. SURFACE PREP 2:** EF-500 ECOFAST 500 DEGREASER/CLEANER CONCENTRATE
- 3. PRIMER COAT:** ET-6900 ECO-TUFF QUICK PRIME PRIMER SEALER
- 4. 1ST COAT:** ET-6900 ECO-TUFF CLEAR COAT
- 5. FINISH COAT:** ET-6900 ECO-TUFF CLEAR COAT
- F. ECO-TUFF SYSTEM PRODUCTS & SURFACE PREPARATION CLEANERS (FOR COLOR WITH AGGREGATE TEXTURE, MATTIE FINISH):**
- 1. SURFACE PREP 1:** EE3-8000 ECO-ETCH PRO ETCHER & CLEANER
- 2. SURFACE PREP 2:** EF-500 ECOFAST 500 DEGREASER/CLEANER CONCENTRATE
- 3. PRIMER COAT:** ET-7000 ECO-TUFF WHITE PRIMECOAT
- 4. 1ST COAT:**
- A. ET-6900 ECO-TUFF FLOOR COATING**
- B. RUBBER AGGREGATE: NS-RBR-F**
- 5. RECYCLED GLASS FINE POWDER: NS-800**
- 6. FINISH MATERIAL:** ET-6900 ECO-TUFF FLOOR COATING

- G. ECO-TUFF SYSTEM PRODUCTS & SURFACE PREPARATION CLEANERS (FOR COLOR WITH AGGREGATE TEXTURE, GLOSS FINISH):**
- 1. SURFACE PREP 1:** EE3-8000 ECO-ETCH PRO ETCHER & CLEANER
- 2. SURFACE PREP 2:** EF-500 ECOFAST 500 DEGREASER/CLEANER CONCENTRATE
- 3. PRIMER COAT:** ET-7000 ECO-TUFF WHITE PRIMECOAT
- 4. 1ST COAT:**
- A. ET-6900 ECO-TUFF FLOOR COATING**
- B. RUBBER AGGREGATE: NS-RBR-F**
- 5. RECYCLED GLASS FINE POWDER: NS-800**
- 6. FINISH MATERIAL:** ET-6900 ECO-TUFF FLOOR COATING
- H. ECO-TUFF SYSTEM PRODUCTS & SURFACE PREPARATION CLEANERS (FOR COLOR WITH SMOOTH TEXTURE, MATTIE FINISH):**
- 1. SURFACE PREP 1:** EE3-8000 ECO-ETCH PRO ETCHER & CLEANER
- 2. SURFACE PREP 2:** EF-500 ECOFAST 500 DEGREASER/CLEANER CONCENTRATE
- 3. PRIMER COAT:** ET-7000 ECO-TUFF WHITE PRIMECOAT
- 4. 1ST COAT:** ET-6900 ECO-TUFF FLOOR COATING
- 5. FINISH MATERIAL:** ET-6900 ECO-TUFF FLOOR COATING

PART 3 EXECUTION

3.1 MANUFACTURER'S INSTRUCTIONS:

- A. COMPLY WITH THE INSTRUCTIONS AND RECOMMENDATIONS OF THE FLOORING SURFACE MANUFACTURER.**
- 3.2 EXAMINATION:**
- A. SITE VERIFICATION OF CONDITIONS:** VERIFY THAT SUBSTRATE CONDITIONS ARE SUITABLE FOR INSTALLATION OF THE FLOORING SURFACE SYSTEM.
- B. DO NOT PROCEED WITH INSTALLATION UNTIL UNSUITABLE CONDITIONS ARE CORRECTED.**
- 3.3 SURFACE PREPARATION:**
- A. DEGREASING:** IS VERY IMPORTANT WHEN USING A DEGREASER THAT THE CLEAN-UP IS ABSOLUTELY THOROUGH AND COMPLETE AND THAT NO DISOLVED RESIDUE, FAT, OILS, GREASE, DUST, ETC. IS LEFT ON THE SURFACE. THIS IS FURTHER ACHIEVED BY REPEATING RINSES OF WATER.
- 2. EF-500 ECOFAST 500 DEGREASER CONCENTRATE**
- 3. EE-3000 ECO-ETCH PRO ETCH & CLEAN CONCENTRATE**
- B. CONCRETE:** THE CONCRETE SURFACE SHOULD BE HAND TROWELED OR WITH A BRUSHBROOM FINISH TO ENSURE OPTIMUM POROSITY FOR ADHESION, OTHERWISE PROPER SURFACE PROFILING IS REQUIRED. NEW CONCRETE NEEDS AT LEAST 28 DAYS TO CURE PROPERLY, PRIOR TO PRIMER APPLICATION. UNLESS THE NEW CONCRETE IS DRY, ADHESION PROBLEMS WILL BE EXPERIENCED.
- 1. PROFILE AND CLEAN THE CONCRETE FOR MAXIMUM BONDING AND PENETRATION BY USING ECO-ETCH PRO CONCENTRATE IN FULL STRENGTH OR 1:1. IF PERFORMING MECHANICAL ABRASION, BE SURE THE SURFACE TEXTURE DOES NOT ALTER EXPECTED RESULTS. VERY DENSE SURFACE STILL MAY REQUIRE AN ECO-ETCH PRO APPLICATION TO OPEN THE PORES ADEQUATELY**

Final Development Plan
100 NE Douglas Street
Section 6, Township 47 North, Range 31 West
Lee's Summit, Jackson County, Missouri

PROPERTY DESCRIPTION

ALL PAVING ON THE PRIVATE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

SURVEY AND PLAT NOTES:
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0417G EFFECTIVE DATE: JANUARY 20, 2017.

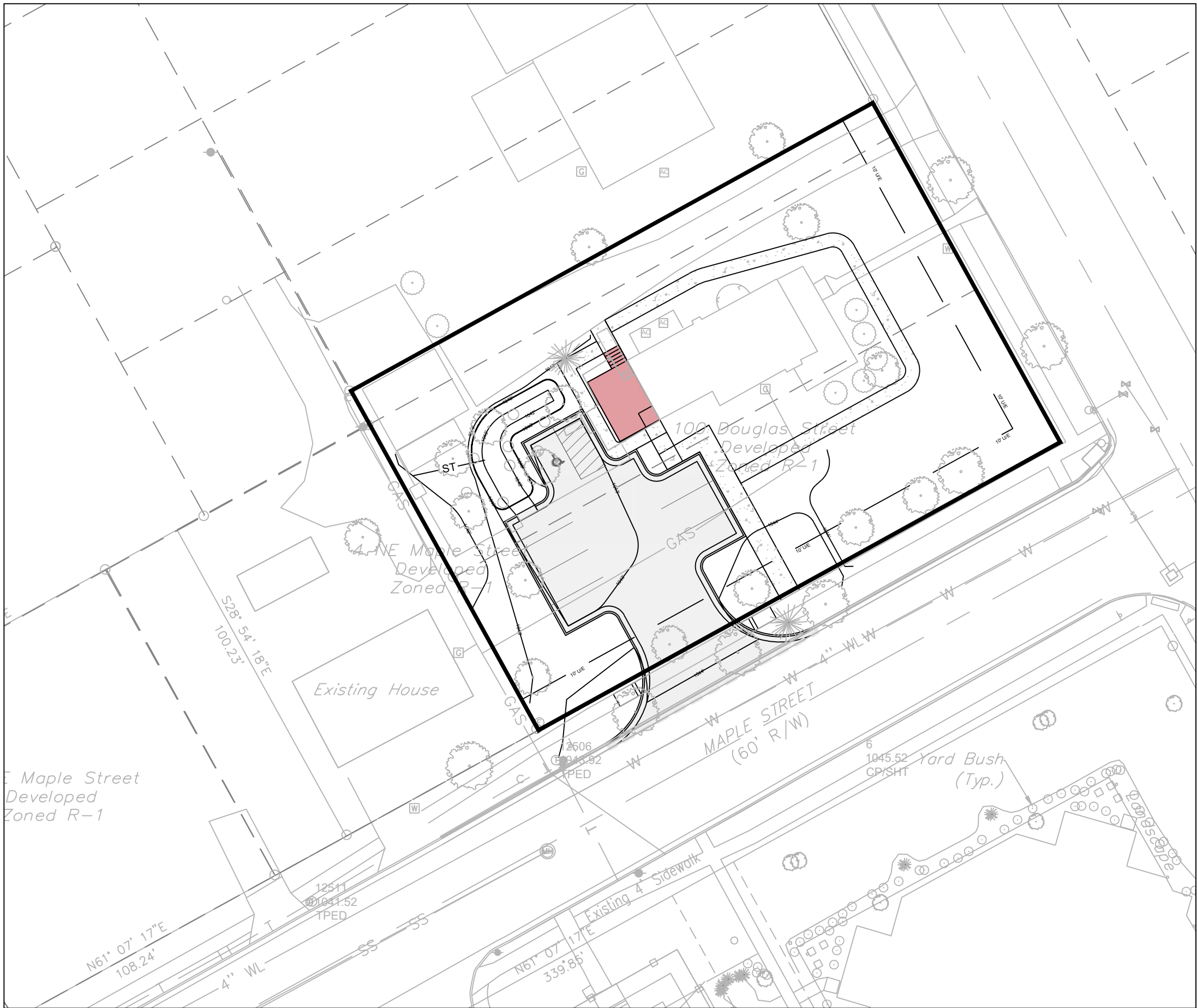
UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS ~ 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

GENERAL NOTES:

- 1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 ~ THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.



SITE LOCATION MAP
SCALE" 1"= 30'

Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
GEOGRID	S.Y.	432.00
MoDOT Type 5 Base	S.Y.	432.00
ASPHALT PAVING	S.Y.	336.00
CURBING	FT	280.00
CLEARING, GRADING & GRUBBING	LS	1
SILT FENCE	FT	425.00
INLET PROTECTION	UNIT	-
SEEDING / MULCHING/ FERTILIZING	AC	0.20
PRIVATE SIDEWALK	S.F.	808.00
ADA SIDEWALK RAMP	UNIT	2

INDEX OF SHEETS:

C.001 ~ COVER SHEET
C.050 ~ ESC PHASE 1 - PRE CLEARING PLAN
C.051 ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
C.052 ~ ESC PHASE 3 - FINAL RESTORATION PLAN
C.053 ~ ESC - STANDARD DETAILS
C.100 ~ SITE PLAN
C.200 ~ GRADING PLAN
C.300 ~ UTILITY PLAN
C.301 ~ STORM SEWER PLAN AND PROFILE
L.100 ~ LANDSCAPE PLAN
L.101 ~ LANDSCAPE PLAN DETAILS

Land Use Schedule

a. Total floor area	1,102 sq. ft.
b. Number of dwelling units	N/A
c. Land area	18,948.60 sq. ft. 0.44 acres
d. Number of required and proposed parking spaces	7 Standard / 1 Handicap 7 Standard / 1 Handicap
e. Impervious coverage	4,262 sq. ft.
Parking/Sidewalk	1,102 sq. ft.
Building	5,364 sq. ft. (28.3% of Site)
f. Floor Area Ratio (FAR)	5.8%
g. Dwelling units per acre, with and without common area;	N/A
h. The range of land uses to be permitted in each designated area of the development.	Office

Current Zoning: R-1 TSO

Proposed Zoning: R-1 TSO

Sanitary Sewer Service
Existing Sanitary Sewer service from south of property.

Water Service
Existing Service from south of property.

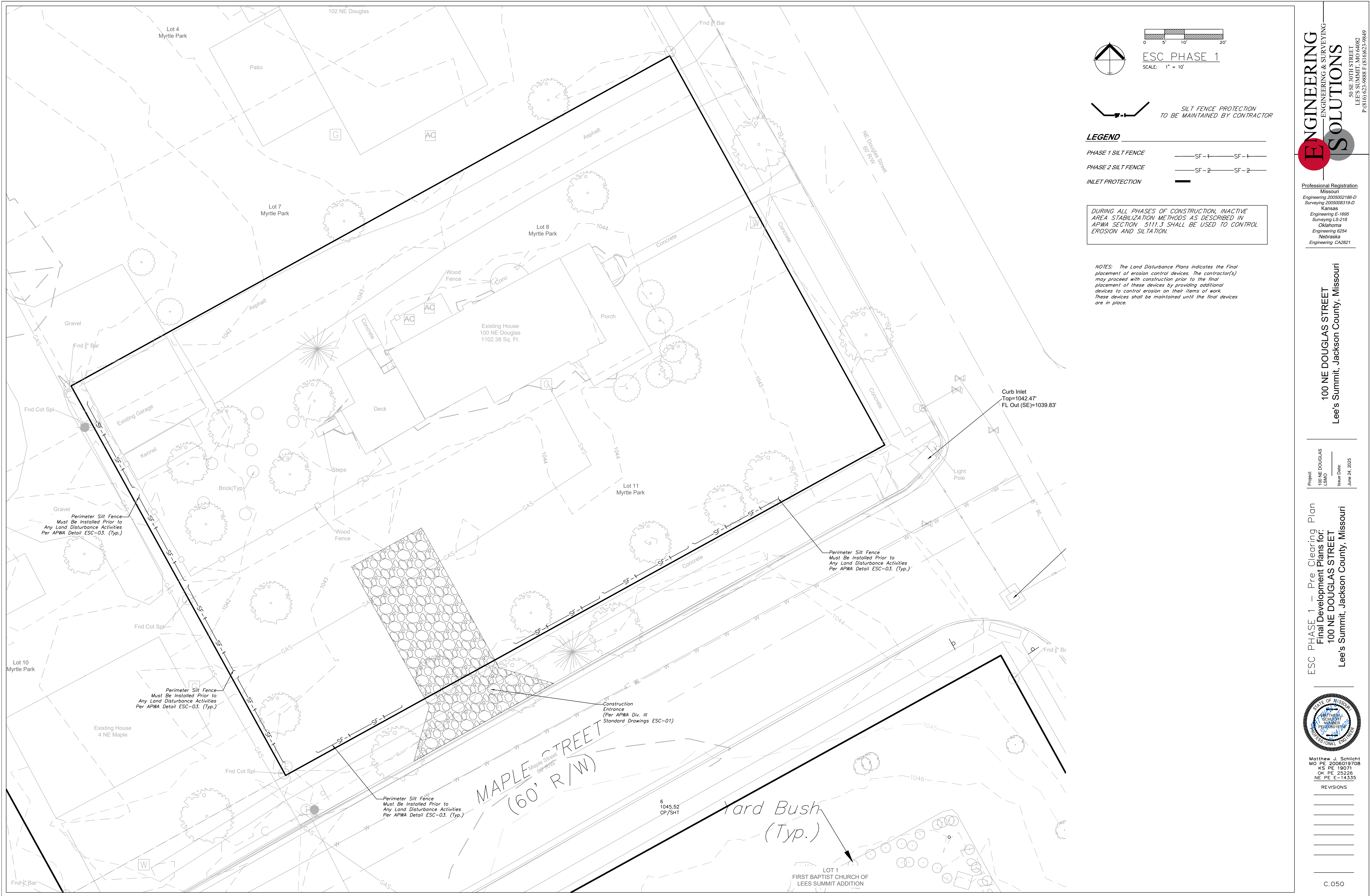
Storm Sewer
New storm line and detention.

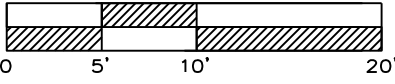
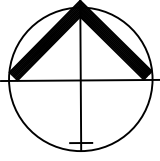
LEGEND:

Existing Underground Power	—UGP—UGP—
Existing Conc. Curb & Gutter	=====
Existing Wood Fence	—X—X—
Existing Gas Main	—GAS—GAS—
Existing Water Main	-X-W/M- -X-W/M-
Existing Storm Sewer	-X-STM- -X-STM-
Existing Sanitary Sewer	-X-SAN- -X-SAN-
Existing Underground Telephone	—UGT—UGT—
Existing Overhead Power	—OHE—
Proposed Storm Sewer	—ST—ST—ST—
Proposed Sanitary Sewer	—SS—SS—
Proposed Underground Power	—UGT—UGT—
Proposed Gas Service	—GAS—
Proposed 8" D.I.P. Water	—W—
Proposed Electrical Service	—UGP—UGP—



Vicinity Map





ESC PHASE 1

SCALE: 1" = 10'

SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE

PHASE 2 SILT FENCE

INLET PROTECTION

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

ENGINEERING SOLUTIONS

ENGINEERING & SURVEYING

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration

Missouri
Engineering 2005002186-D
Surveying 2005008319-D

Kansas
Engineering E-1695
Surveying LS-218

Oklahoma
Engineering 6254

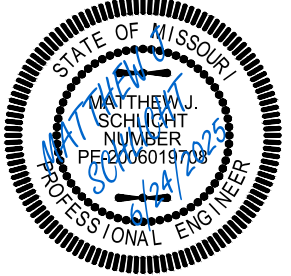
Nebraska
Engineering CA2821

100 NE DOUGLAS STREET
Lee's Summit, Jackson County, Missouri

Project:
100 NE DOUGLAS
LSMO

Issue Date:
June 24, 2025

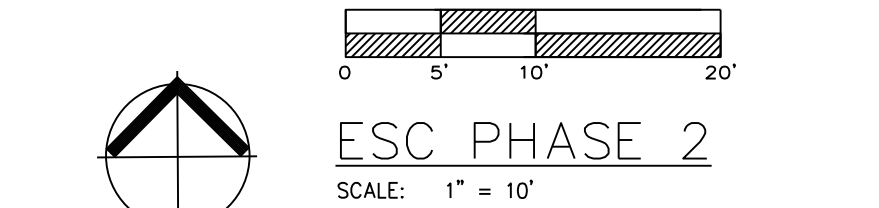
ESC PHASE 1 – Pre Clearing Plan
Final Development Plans for:
100 NE DOUGLAS STREET
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
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C.050



SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE ——— SF - 1 ——— SF - 1 ———
PHASE 2 SILT FENCE ——— SF - 2 ——— SF - 2 ———
INLET PROTECTION ———

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

EROSION CONTROL DESCRIPTION:

1.) SILT FENCE SHALL BE PLACED AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS

2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN

EROSION CONTROL PROCEDURE:

1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

TEMPORARY CONSTRUCTION ENTRANCE NOTES:

- A.) INSTALLATION
- 1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
 - 2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE
 - 3.) IF SLOPE TOWARDS THE PUBLIC ROAD EXCEED 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
 - 4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
 - 5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
 - 6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
 - 7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY
- B.) TROUBLESHOOTING
- 1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
 - INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
 - INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
 - SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
 - PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 30 FOOT LENGTH AS NECESSARY
- C.) INSPECTION AND MAINTENANCE
- 1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
 - 2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
 - 3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
 - 4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
 - 5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

MAINTENANCE:

TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:
SEDIMENT CAPTURE DEVICES: SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.
STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.
TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:

INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH WHEATRYE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDED AREAS SHALL CONSIST OF 90% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:

STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.

STRUCTURAL CONTROLS: FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.

DISCHARGE POINTS: DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.

CONSTRUCTION ENTRANCE: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

ESC PHASE 2

Inactive Area Stabilization Plan

Final Development Plans for:

100 NE DOUGLAS STREET

Lee's Summit, Jackson County, Missouri

Issue Date: June 24, 2025

Project: 100 NE DOUGLAS STREET, LSHMO

Professional Registration: Missouri Engineering 2005002186-D Surveying 20050008319-D Kansas Engineering E-1695 Surveying LS-218 Oklahoma Engineering 6254 Nebraska Engineering CA2821

ENGINEERING SOLUTIONS

ENGINEERING & SURVEYING

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

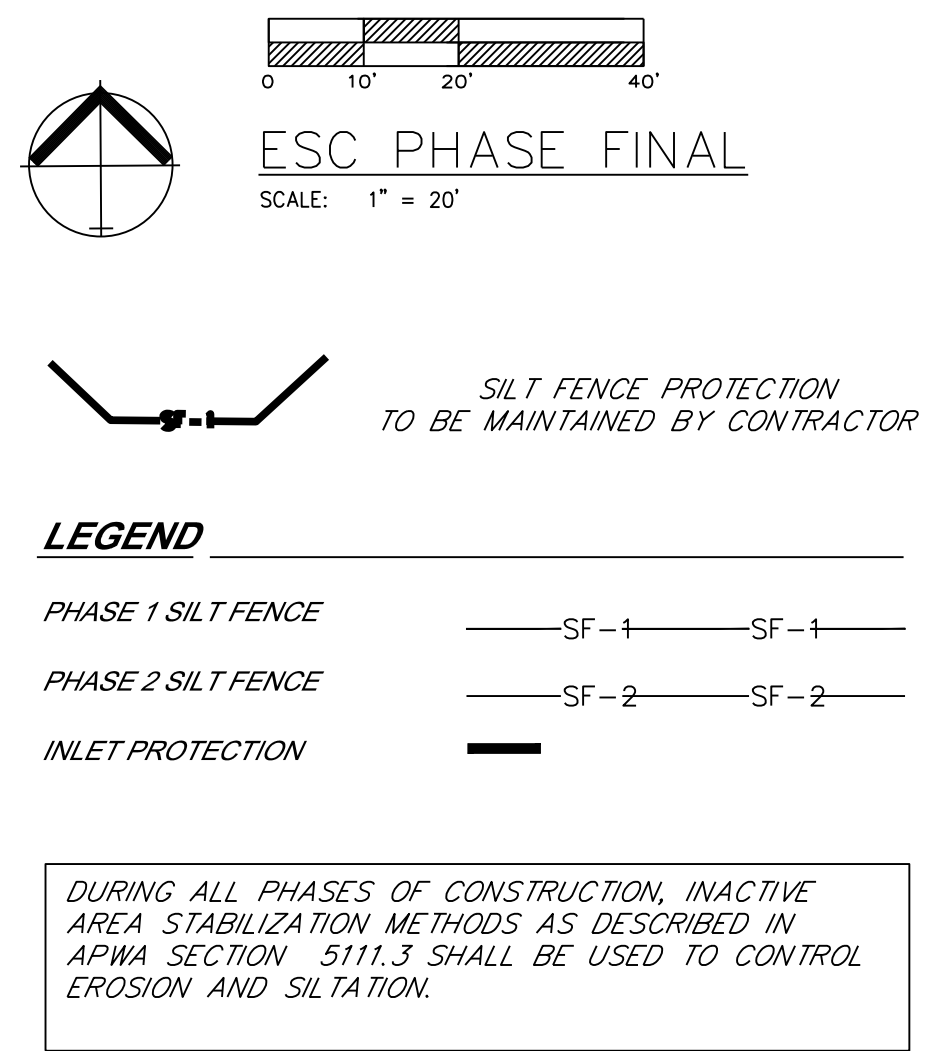
REVISIONS

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

Matthew J. Schlicht
Professional Engineer
State of Missouri
Professional Number
E-14335

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NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

SEED AND MULCH NOTES:

All areas disturbed by construction activities shall be seeded and mulched. Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix.

Seed and Fertilizer Rate:

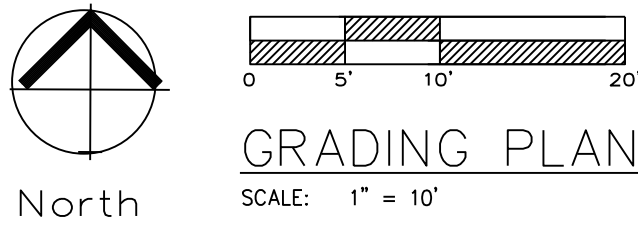
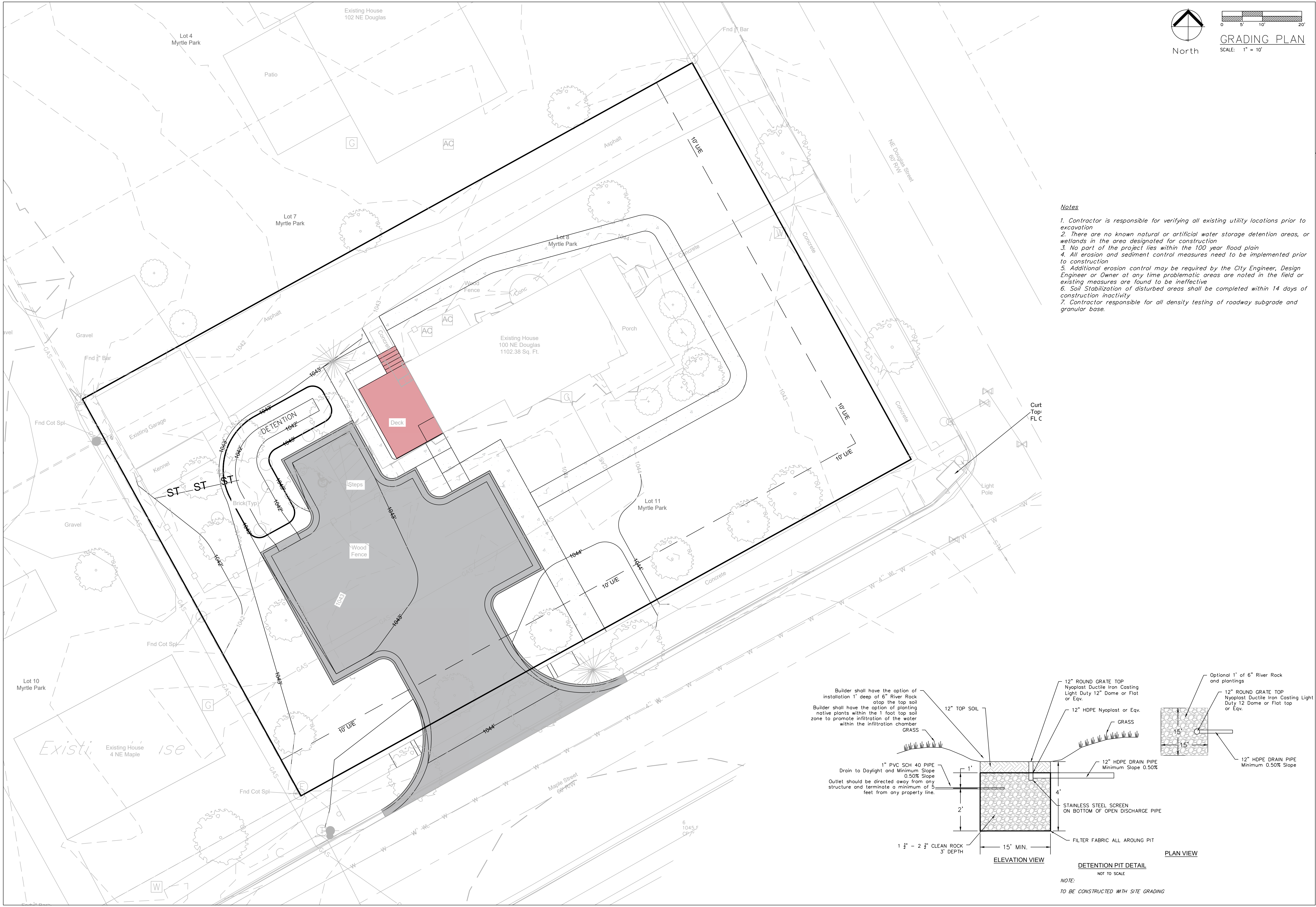
Mix I - Rye Grass / Blue Grass	-----
100 lbs. per Acre	
Mix II - Tall Fescue / Blue Grass	-----
195 lbs. per Acre	
Lime	-----
-----	-----2000
lbs per Acre (50	lbs. per 1000 sq. ft.)
Fertilizer	
-----	-----800
to 1200 lbs per	Acre (25 lbs per 1000 sq.
ft.)	

During the dates December 15th through May 31 All lime fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:

Lime - 100% of specified quantity
Fertilizer - 75% of the specified quantity
Seed - 50% of the specified quantity
Mulch - 100% of the specified quantity

Mulch shall be Vegetative type, cereal straw from stalks of oats, rye, or barley, or equivalent. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided

ONCE SITE IS 90% VEGETATED ALL ESC
DEVICES SHALL BE REMOVED AND ANY
DISTURBED AREAS SHALL BE RESTORED



- Notes**
1. Contractor is responsible for verifying all existing utility locations prior to excavation
 2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
 3. No part of the project lies within the 100 year flood plain
 4. All erosion and sediment control measures need to be implemented prior to construction
 5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
 6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
 7. Contractor responsible for all density testing of roadway subgrade and granular base.

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816) 623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
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Grading Plan
Final Development Plans for:
100 NE DOUGLAS STREET
Lee's Summit, Jackson County, Missouri

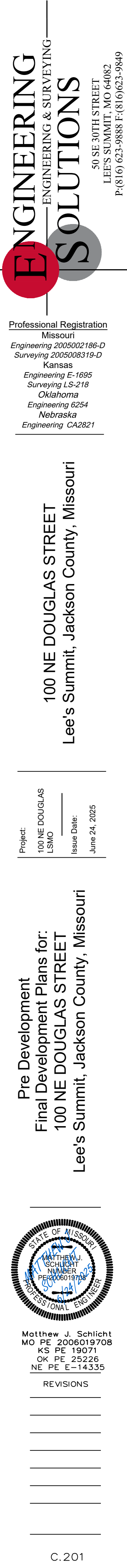
Project:
100 NE DOUGLAS
LSMO

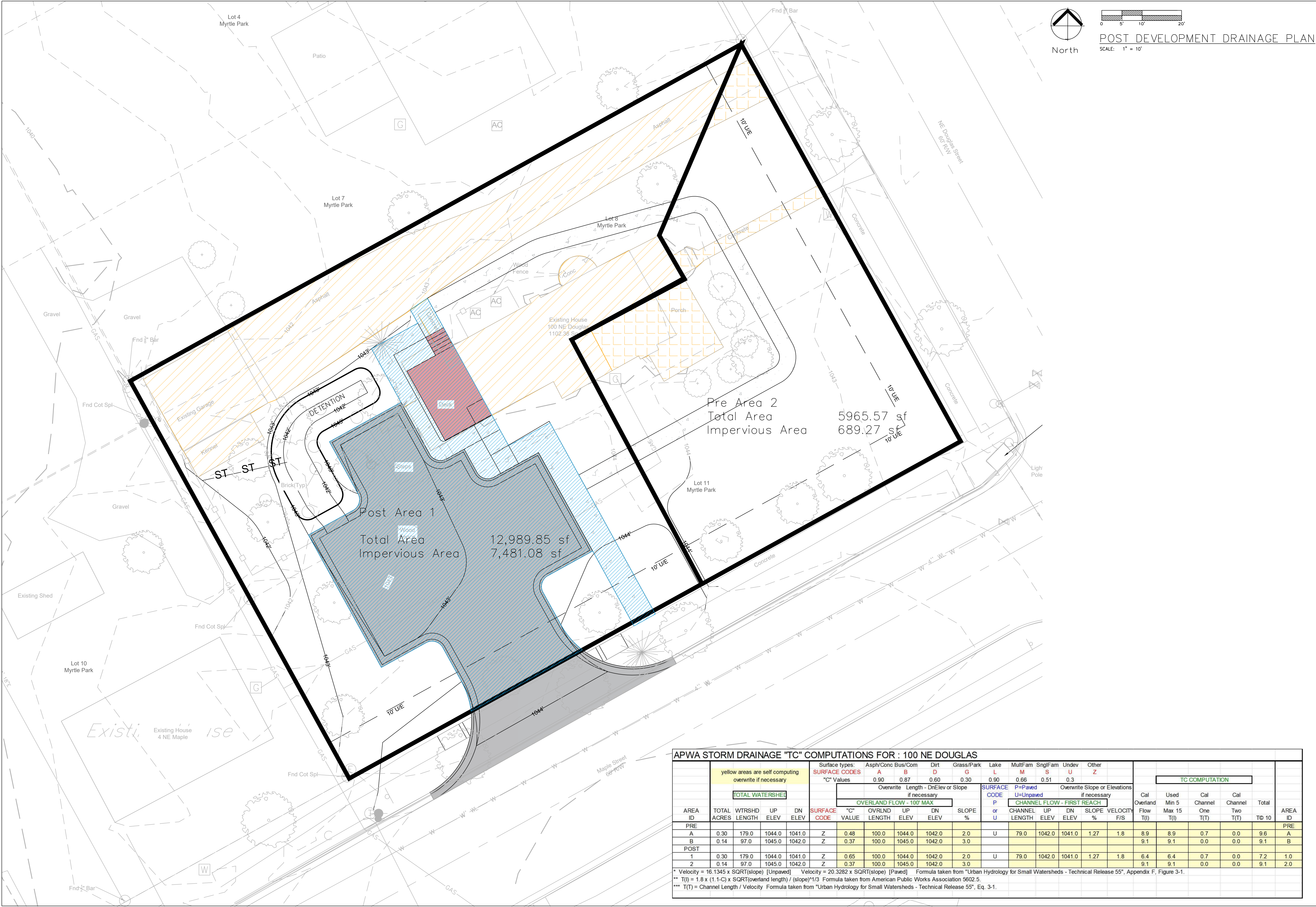
Issue Date:
June 24, 2025

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14325

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ENGINEERING & SURVEYING
SOLUTIONS

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816) 623-9849

Professional Registration

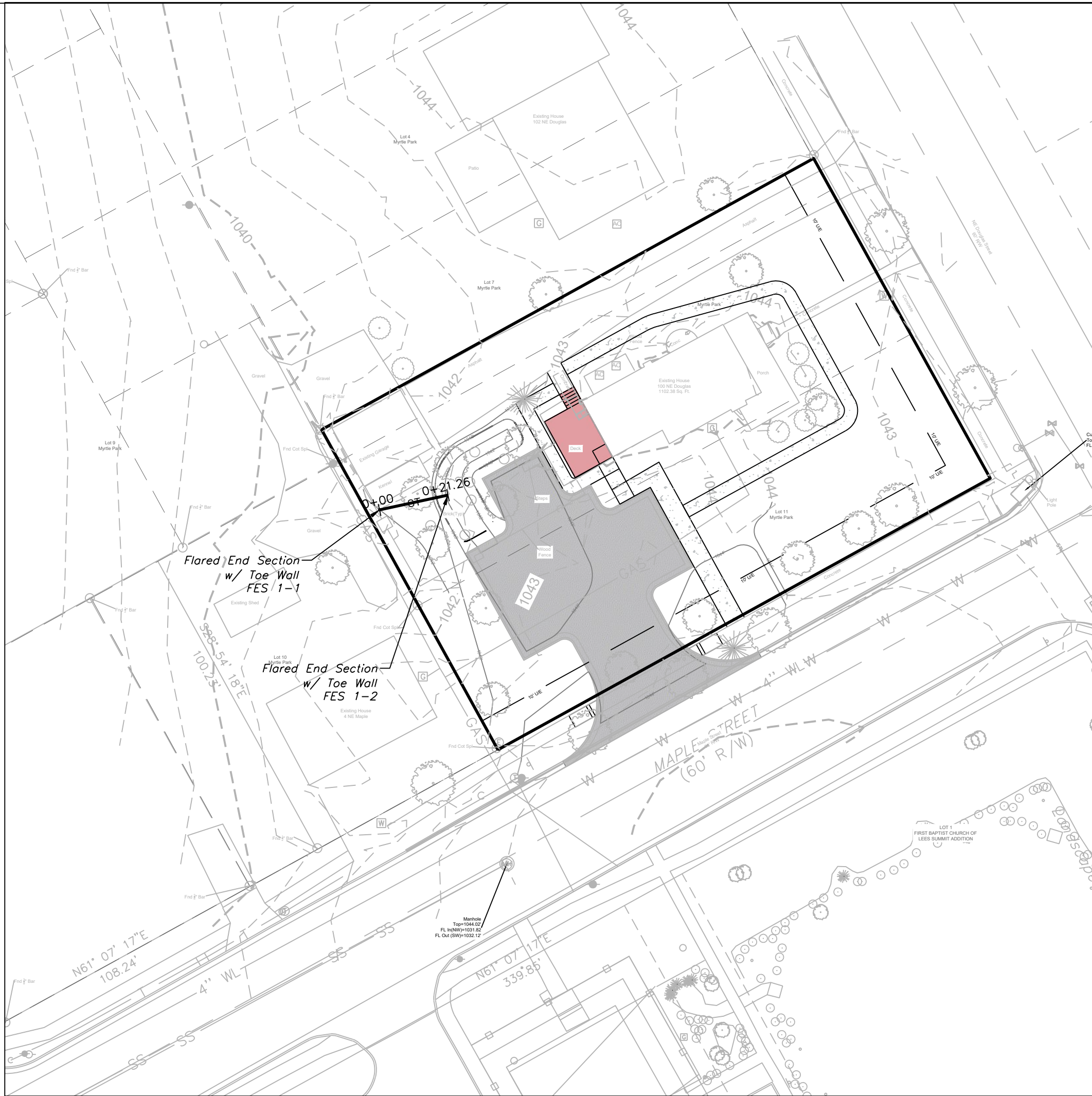
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Surveying 2005008319-D
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Post Development
Final Development Plans for:
100 NE DOUGLAS STREET
Lee's Summit, Jackson County, Missouri

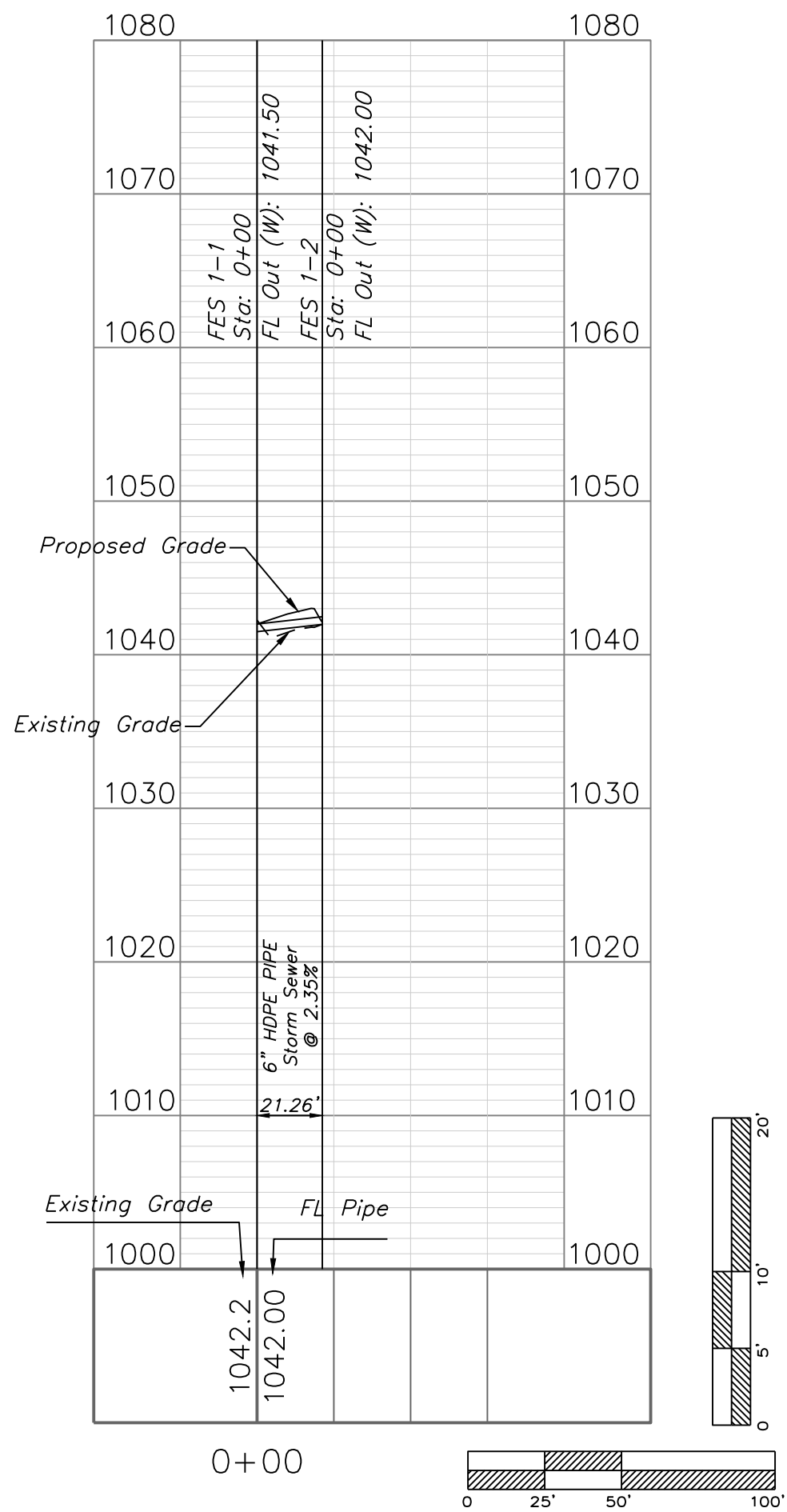
Project:
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LSMO
Issue Date:
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Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
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STORM LINE 1

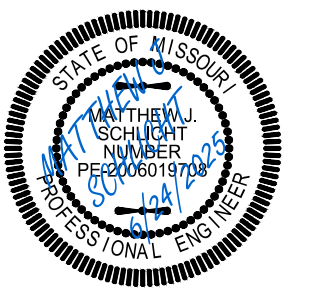


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100 NE DOUGLAS STREET
Lee's Summit, Jackson County, Missouri

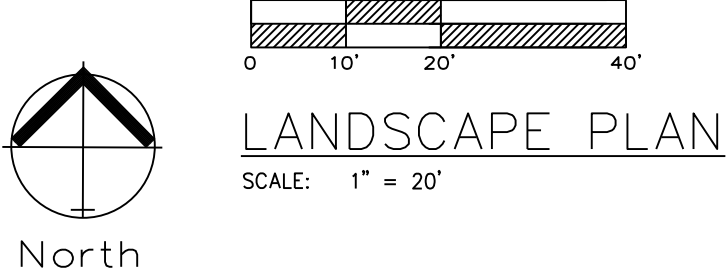
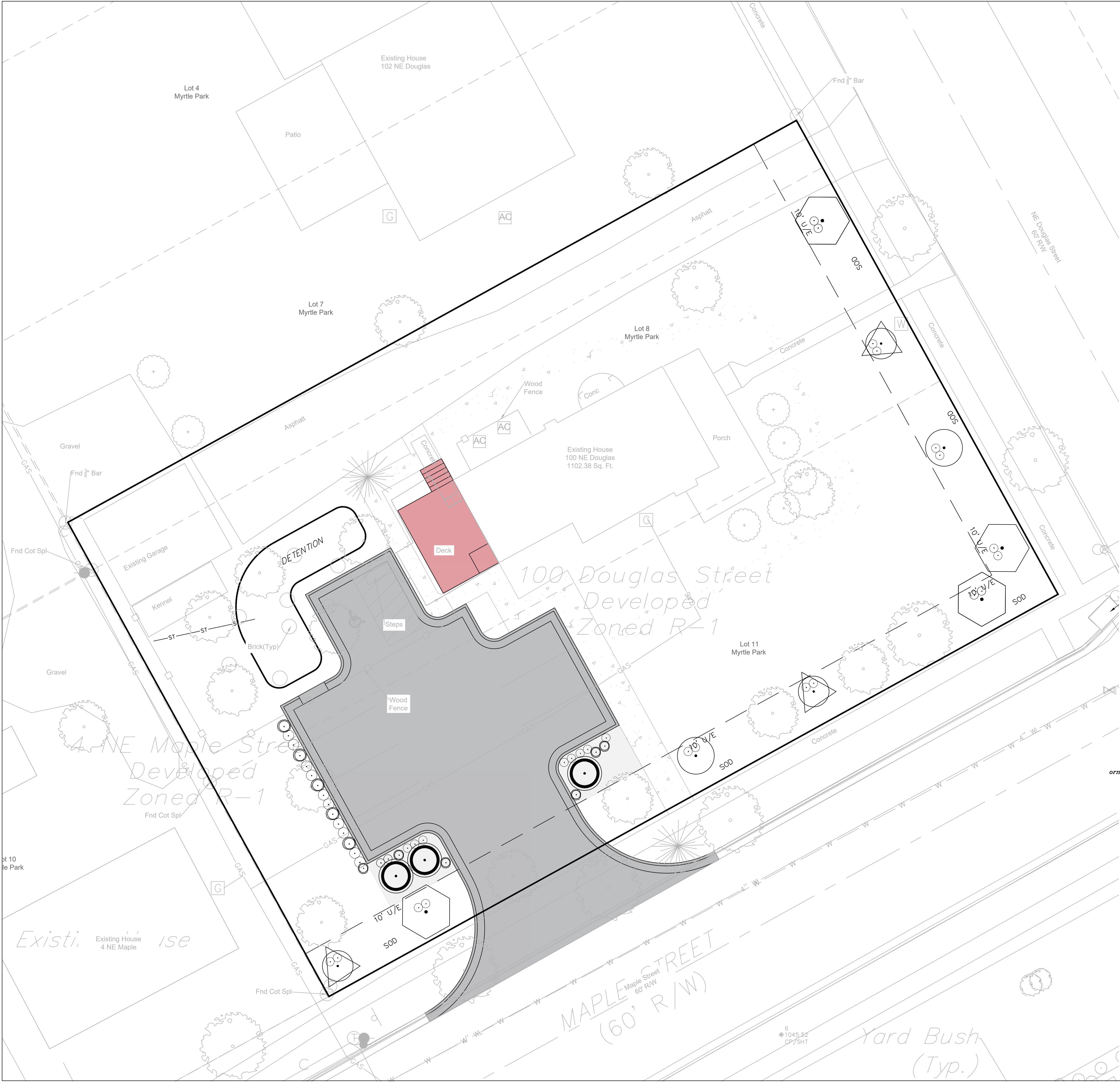
Project:
100 NE DOUGLAS
LSMO
Issue Date:
June 24, 2025

Storm Sewer Plan and Profile
Final Development Plans for:
100 NE DOUGLAS STREET
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

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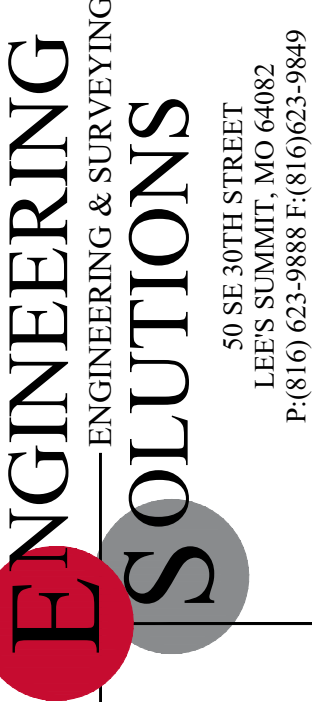


LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (Maple St)	1 tree per 30 feet of street frontage	140 ft. of street frontage /30= 5 trees required	5 Trees Provided
14.090.A.3 Street Frontage Shrubs (Maple St)	1 shrub per 20 feet of street frontage	140 ft. of street frontage /20= 7 shrubs required	10 shrubs provided
14.090.A.1 Street Frontage Trees (NE Douglas St)	1 tree per 30 feet of street frontage	111 ft. of street frontage /30= 4 trees required	4 Trees Provided
14.090.A.3 Street Frontage Shrubs (NE Douglas St)	1 shrub per 20 feet of street frontage	111 ft. of street frontage /20= 6 shrubs required	8 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	18,948 sq. ft. of total lot area minus 5,364 sq. ft. of bldg. & parking= 13,584 sq. ft./5,000 x 2 = 6 shrubs	6 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking.	18,948 sq. ft. of total lot area minus 5,364 sq. ft. of bldg. & parking= 13,584 sq. ft./5,000 = 3 trees	3 Provided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles &; drives); 1 island at end of every parking bay, min. 9' wide	3,606 sq. ft. of parking area x .05 = 180 sq. ft. of landscape parking lot islands required	306 sq. ft.
14.120 Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	34 linear feet/40 x 12	10 shrubs provided
*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.			

PLANTING SCHEDULE:

IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MEET.

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	4	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	11	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
tree	3	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	44	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot
ornamental tree	3	SC	SPRING SNOW CRABAPPLE MALUS SP "SPRING SHOW"	1.5" CAL
tree	2	CG	COLORADO GREEN SPRUCE PICEA PUNGENS	2.5" CAL

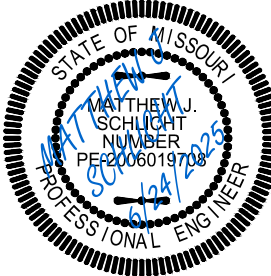


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100 NE DOUGLAS STREET
Lee's Summit, Jackson County, Missouri

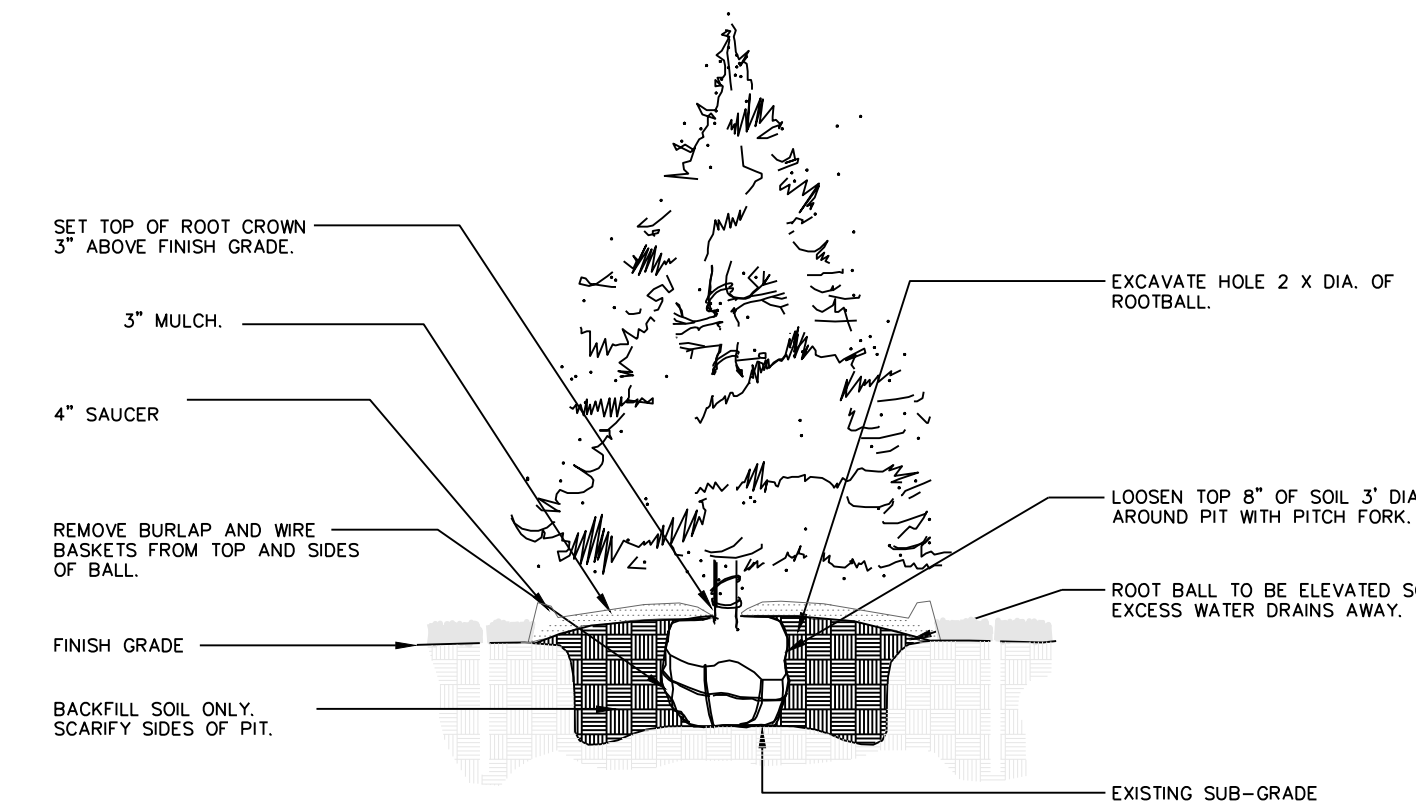
Project:
100 NE DOUGLAS
LSMO
Issue Date:
June 24, 2025

LANDSCAPE PLAN
Final Development Plans for:
100 NE DOUGLAS STREET
Lee's Summit, Jackson County, Missouri

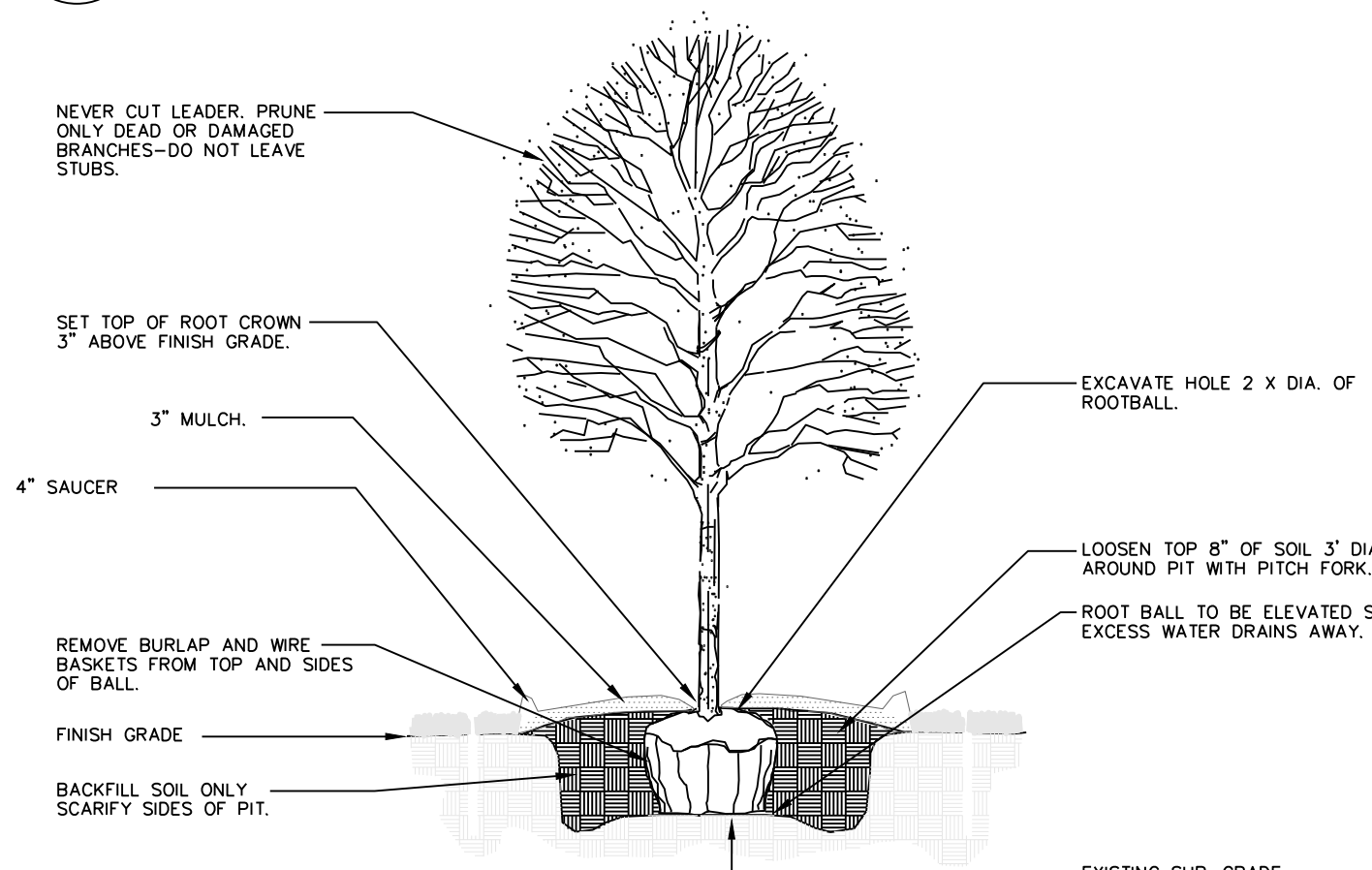


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
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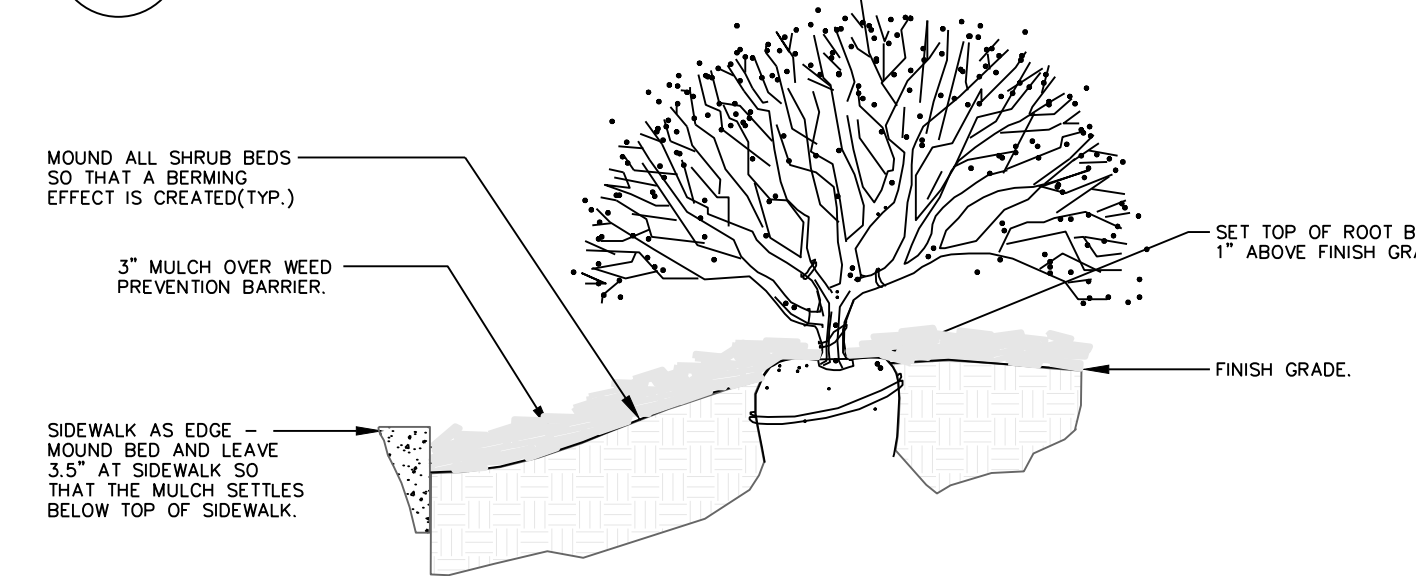
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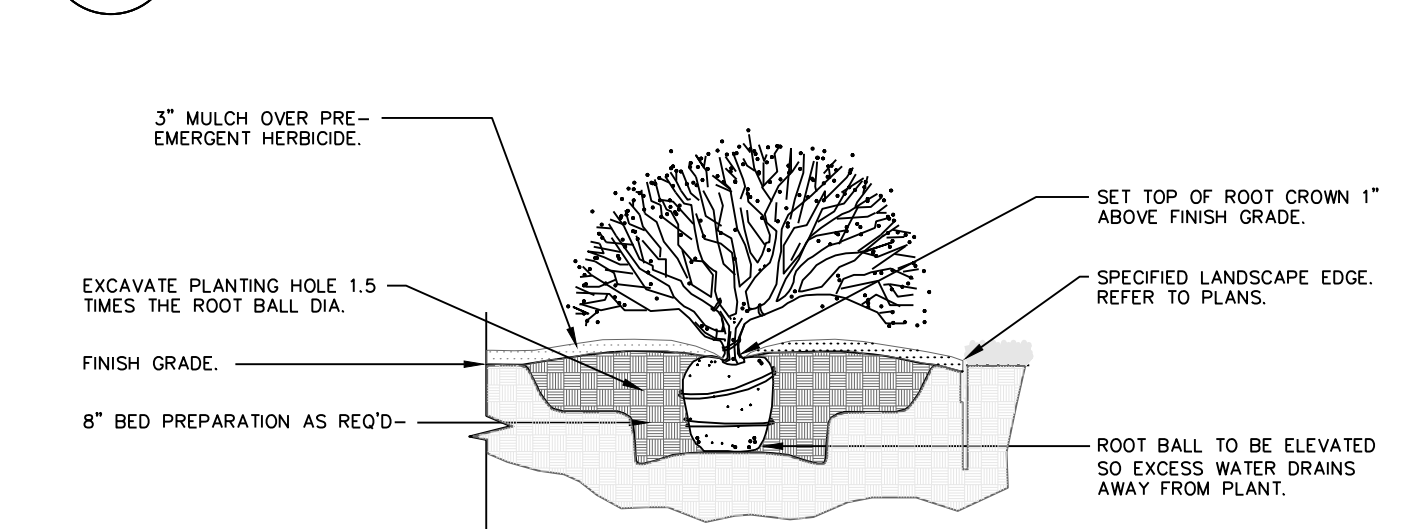
1 **EVERGREEN TREE PLANTING** NTS



2 **DECIDUOUS TREE PLANTING** NTS



3 **SIDEWALK EDGE AT PLANT BED** NTS



4 **SHRUB PLANTING** NTS

GENERAL LANDSCAPE NOTES: PLANT MATERIAL

- ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z601-2004.
- SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN-OFF.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
- AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

- ALL LAWN AREAS TO BE SODDED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

TURF-TYPE TALL FESCUE	90%
KENTUCKY BLUEGRASS	10%
- ALL AREAS DISTURBED SHALL BE SODDED.

INSTALLATION

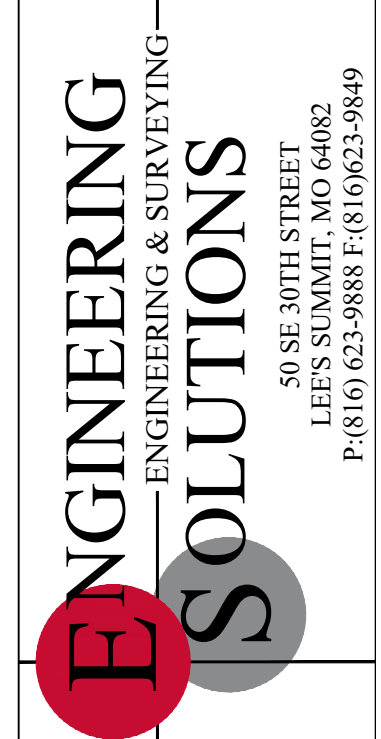
- THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO. AND LANDSCAPE INDUSTRY STANDARDS.
- ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5085.
- PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
- REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
- ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
- CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
- DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
- THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND RECORD INSPECTIONS BY LEGAL AUTHORITIES.
- PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE, AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

- ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
- MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
- NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

- IRRIGATION PERFORMANCE SPECIFICATION:
- THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:
- GENERAL - IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND ACID SPRAYING OVER SIDEWALKS.
 - IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
 - WATERLINE TYPW, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
 - ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
 - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
 - LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
 - PROVIDE WATER TAP, METER SET, METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
 - BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
 - IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
 - CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
 - CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
 - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
 - INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
 - INSTALL MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
 - ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
 - MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
 - SUBMIT DESIGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLES ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
 - AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE UT NOT BE LIMITED TO THE FOLLOWING:
 - AS CONSTRUCTED LOCATION OF ALL COMPONENTS
 - COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
 - PIPE SIZE AND QUANTITY
 - INDICATION OF SPRINKLER HEAD SPRAY PATTERN
 - CIRCUIT IDENTIFICATION SYSTEM
 - DETAILED METHOD OF WINTERIZED SYSTEM

SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE.)

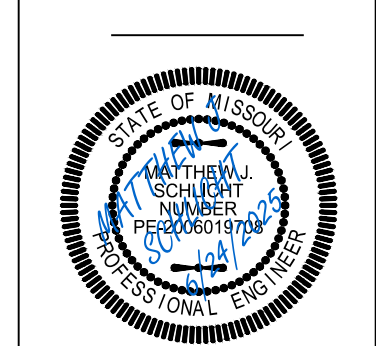


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

100 NE DOUGLAS STREET
Lee's Summit, Jackson County, Missouri

Project:
100 NE DOUGLAS
LSMO
Issue Date:
June 24, 2025

LANDSCAPE PLAN DETAILS
Final Development Plans for:
100 NE DOUGLAS STREET
Lee's Summit, Jackson County, Missouri



Matthew J. Schlacht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

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1.	ALL WORK SHALL CONFORM TO 2018 INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE CITY OF LEE'S SUMMIT, MO.										
2.	DESIGN LOADS										
A.	SLAB ON GRADE AND FLOOR LOADS										
1.	LIVE LOAD										100 PSF
K											K
1.	CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO FABRICATION.										
2.	IF DISCREPANCIES EXIST BETWEEN CONTRACT DRAWINGS, AND/OR SHOP DRAWINGS NOTIFY THE ENGINEER OF RECORD.										
3.	THE CONTRACTOR SHALL REVIEW DRAWINGS FROM ALL OTHER DISCIPLINES FOR PERTINENT MISC. ITEMS OR INFORMATION RELATED TO THE STRUCTURAL WORK AND COORDINATE AS REQUIRED.										
4.	THE BUILDING IS NOT STRUCTURALLY STABLE UNTIL ALL CONNECTIONS, FRAMING, SHEAR WALLS, PERMANENT BRACING, AND EXTERIOR LOAD-BEARING WALLS ARE COMPLETE AND HAVE ACHIEVED THEIR RESPECTIVE DESIGN STRENGTHS. CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL STABILITY DURING ERECTION AND CONSTRUCTION. TEMPORARY BRACING SYSTEMS ARE NOT TO BE REMOVED UNTIL STRUCTURAL WORK IS COMPLETE.										
5.	PROVIDE ADEQUATE SHORING DURING CONSTRUCTION TO RESIST FORCES SUCH AS WIND AND UNBALANCED LOADS DUE TO CONSTRUCTION. DO NOT BACKFILL UNTIL CONCRETE HAS CURED 14 DAYS.										
6.	FOUNDATIONS										
A.	FOUNDATIONS ARE DESIGNED TO BEAR ON 1500 PSF FOR STRIP FOOTINGS ON SOIL AND 1500 PSF FOR SPREAD FOOTINGS ON SOIL.										
B.	CONTRACTOR SHALL REMOVE EXISTING FOOTINGS AND FOUNDATIONS THAT ARE LOCATED WITHIN THE FOOTPRINT OF THE NEW BUILDING.										
C.	CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNUSUAL SOIL CONDITIONS THAT ARE IN VARIANCE WITH THE GEOTECHNICAL REPORT OR WHEN DIFFERENT BEARING MATERIAL IS EVIDENT AND THERE IS A QUESTION OF BEARING CAPACITY.										
7.	CONCRETE										
A.	CAST-IN-PLACE CONCRETE CONSTRUCTION SHALL CONFORM TO LATEST APPLICABLE AMERICAN CONCRETE INSTITUTE DOCUMENTS, ACI-301, 305, 306, 315, 318, AND 347 UNLESS NOTED OTHERWISE IN THESE CONTRACT DOCUMENTS.										
B.	ALL CONCRETE, UNLESS NOTED OTHERWISE, SHALL DEVELOP A 28 DAY COMPRESSIVE STRENGTH AND HAVE MAXIMUM DRY SHRINKAGE PER ASTM C157 AS FOLLOWS:										
1.	FOOTINGS, GRADE BEAMS, WALLS, BEAMS, COLUMNS:										4000 PSI (DS MAX 0.05%)
2.	SLAB ON GRADE:										4000 PSI (DS MAX 0.05%)
3.	REFER TO THE SPECIFICATION FOR AIR-ENTRAINED CONCRETE.										
C.	SLABS-ON-GRADE SHALL DEVELOP A 90 DAY COMPRESSIVE STRENGTH.										
D.	IT IS THE INTENT OF THESE CONCRETE SPECIFICATIONS THAT THE CONTRACTOR SUPPLY CONCRETE MIXES WITH A MINIMUM AMOUNT OF WATER IN ORDER TO LIMIT PLASTIC SHRINKAGE CRACKING IN FRESHLY PLACED CONCRETE. IT IS EXPECTED THAT PRODUCING WORKABILITY FOR CONCRETE MIXES WILL REQUIRE THE ADDITION OF WATER-REDUCING CHEMICAL ADMIXTURES.										
E.	CONCRETE MIX DESIGNS SHALL INCLUDE ALL APPLICABLE ADMIXTURES.										
F.	CONCRETE SLUMP SHALL BE A MAXIMUM OF 4" +/- 1" (ASTM C-145) AS DELIVERED IN THE FIELD. CONTRACTOR MAY USE CHEMICAL ADMIXTURES TO ATTAIN A MAXIMUM SLUMP OF 8" FOR WORKABILITY IF ADMIXTURE IS TO BE ADDED IN THE FIELD IS SHALL BE ADDED THROUGH THE USE OF AN EXTERNAL MEASURING DEVICE (I.E. 5 GALLON BUCKET).										
G.	CONCRETE EXPOSED TO WEATHER, PARKED VEHICLES, AND/OR DEICING CHEMICAL SHALL CONTAIN 6% (+/- 1%) ENTRAINED AIR BY VOLUME.										
H.	CHAMFER ALL EXPOSED CORNERS OF CONCRETE WALLS, 3/4" UNLESS NOTED OTHERWISE.										
I.	ALL CONTROL JOINTS IN CONCRETE SLABS-ON-GRADE SHALL BE CUT TO 1/3 OF DEPTH WHEN USING WET-CUTTING PROCESS AND 1/4 OF DEPTH WHEN USING EARLY-ENTRY DRY-CUT PROCESS. CUT JOINTS AS SOON AS APPLICABLE PER PROCESS USED AFTER CONCRETE HAS BEEN PLACED WITHOUT DISLODGING AGGREGATE, OR USE A KEED COLD JOINT.										
J.	CUT SLABS-ON-GRADE INTO AREAS OF APPROXIMATELY 225 SQUARE FEET MAINTAINING AS CLOSE TO SQUARE AREAS AS POSSIBLE. LENGTH TO WIDTH RATIOS OF JOINTED PANELS SHALL NOT EXCEED 1.5:1. COORDINATE LOCATIONS OF CONTROL JOINTS WITH ARCHITECT.										
K.	CONTROL JOINTS IN WALLS SHALL BE PLACED AT 20'-0" O.C. MAXIMUM UNLESS NOTED OTHERWISE. LOCATE JOINTS RESIDE PIERS INTEGRAL WITH WALLS, NEAR CORNERS, AND IN CONCEALED LOCATIONS WHERE POSSIBLE. CONSTRUCTION JOINTS MAY BE PLACED IN LIEU OF CONTROL JOINTS AT CONTRACTOR'S DISCRETION. COORDINATE LOCATION OF CONTROL JOINTS WITH ARCHITECT.										
L.	PRIOR TO PLACING CONCRETE IN ANY LOCATION, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE THOROUGHLY CHECKED AND COORDINATED ALL DIMENSIONS, ELEVATIONS, OPENINGS, RECESS, AND BLOCKOUTS AS SHOWN ON ANY CONTRACT DRAWINGS. IN THE EVENT ERRORS, CONFLICTS, OR OMISSIONS EXIST, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ARCHITECT OR ENGINEER FOR NECESSARY CORRECTIVE ACTION.										
M.	EMBEDDED ITEMS ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR PRIOR TO PLACING CONCRETE.										
N.	ANCHOR RODS AND ANCHOR BOLTS SHALL BE HELD IN PLACE WITH A RIGID TEMPLATE.										
O.	HORIZONTAL JOINTS BEYOND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL NOT BE CONSTRUCTED WITHOUT THE APPROVAL OF THE ARCHITECT AND ENGINEER.										
8.	ROUGH CARPENTRY										
A.	HEADERS, JOISTS, AND RAFTERS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS.										
1.	F _b										800 PSI
2.	F _v										175 PSI
3.	F _c										1300 PSI
4.	E										1400 KSI
B.	INTERIOR WALLS AND EXTERIOR WALLS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS.										
1.	F _b										800 PSI
2.	F _v										175 PSI
3.	F _c										1300 PSI
4.	E										1400 KSI
C.	TIMBER FRAMING MEMBERS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS.										
1.	F _b										800 PSI
2.	F _v										175 PSI
3.	F _c										1300 PSI
4.	E										1400 KSI
D.	ALL LVL MEMBERS SHALL BE BOISE CASCADE VERSA-LAM 2.1E 3100 OR APPROVED EQUAL.										
E.	ALL WOOD FRAMING MEMBERS INDICATED ARE NOMINAL SIZES. PROVIDE ACTUAL DRESSED SIZES, KILN-DRIED, WITH MAXIMUM IN-PLACE MOISTURE CONTENT OF 19%.										
F.	ALL BOLTS ARE A36 OR A307, GRADE 1, AND ALL NAILS ARE COMMON WIRE NAILS UNLESS NOTED OTHERWISE.										
G.	LAY ALL STRUCTURAL PANELS WITH FACE GRAIN PERPENDICULAR TO SUPPORTING MEMBERS AND OFFSET END JOINTS 4'-0", PANELS TO BE APA RATED AND STAMPED FOR THE LOADING SHOWN IN SECTION 2 "DESIGN" AND SHOULD MATCH THE SUPPORT SPACING SHOWN ON THE PLANS.										
H.	ROOF DECKING SHALL BE 3/4" THICK APA RATED EXTERIOR GRADE SHEATHING FASTENED WITH 10d NAILS AT 6" O.C. ON EDGES AND 12" O.C. IN FIELD UNLESS NOTED OTHERWISE.										
I.	FASTENER QUALITY, QUANTITY, SIZE, AND SPACING SHALL COMPLY WITH IBC FASTENING SCHEDULE (TABLE 2304.10) UNLESS NOTED OTHERWISE.										
J.	ALL WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED.										
9.	POST CONSTRUCTION ANCHORS										
A.	POST INSTALLED ANCHORS ARE NOT TO BE SUBSTITUTED FOR ANCHORS SHOWN ON THE DRAWINGS. IF CAST IN PLACE ANCHOR IS DETERMINED TO BE OUT OF TOLERANCE OR OMITTED, CONTRACTOR MUST GENERATE A REQUEST FOR INFORMATION IN REGARDS TO THE SOLUTION.										
B.	EMBEDMENT DEPTH SHALL BE DEFINED AS THE DISTANCE FROM THE SURFACE OF THE LOAD-BEARING BASE MATERIAL TO THE DEEPEST PART OF THE ANCHOR AFTER THE ANCHOR HAS BEEN DRIVEN INTO THE HOLE.										
C.	OBSERVATION AND VERIFICATION OF EMBEDMENT HOLE CLEANING, DEPTH, AND ANCHOR INSTALLATION IS REQUIRED FOR ALL EPOXY ANCHORS.										
D.	EQUIVALENT ANCHORS MAY BE SUBMITTED FOR THE ENGINEER'S APPROVAL. SUBMITTALS ARE THE CONTRACTOR'S RESPONSIBILITY AND MUST INCLUDE EVALUATION REPORTS FROM THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, CURRENT WITH THE REQUIREMENTS OF THE PROJECT.										
10.	STRUCTURAL ENGINEER SITE OBSERVATIONS										
A.	THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND, EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCES.										
B.	THE ENGINEER SHALL NOT HAVE CONTROL NOR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTOR, OR AN OTHER PERSONS PERFORMING ANY OF THE WORK, OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.										
C.	PERIODIC SITE OBSERVATION BY FIELD REPRESENTATIVES OF LEIGH & OKANE L.L.C. IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHOULD NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF WORK, BUT RATHER PERIODIC IN AN EFFORT TO GUARD THE OWNER AGAINST DEFECTS AND DEFICIENCIES IN THE WORK OF THE CONTRACTOR.										
11.	SUBMITTALS										
A.	ALL SHOP DRAWINGS AND SUBMITTALS MUST BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL. ENGINEER'S REVIEW OF SHOP DRAWINGS IS LIMITED TO CHECKING FOR GENERAL CONFORMANCE WITH DESIGN DRAWINGS AND STRENGTH OF COMPONENTS AND MATERIALS. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES FROM THE DESIGN DRAWINGS, QUANTITIES, DIMENSIONAL ERRORS, OR OMISSIONS IN THE SHOP DRAWINGS.										
B.	ALL SHOP DRAWINGS MUST BE ORIGINAL DOCUMENTS AND SHALL NOT BE REPRODUCTIONS OF THESE CONTRACT DOCUMENTS.										
C.	CONTRACTOR SHALL SUBMIT STRUCTURAL SHOP DRAWINGS FOR THE FOLLOWING ITEMS.										
1.	CONCRETE MIX DESIGN AND MATERIALS										
2.	CONCRETE REINFORCING STEEL										
D.	PROVIDE A FINAL, "FOR CONSTRUCTION" SET OF ALL SHOP DRAWINGS TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION OF THOSE ITEMS.										
12.	SPECIAL INSPECTIONS										
A.	THE FOLLOWING MINIMUM ITEMS REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH THE BUILDING CODE.										
1.	CONCRETE PLACING										
2.	CONCRETE REINFORCING										
3.	BOLTS EMBEDDED IN CONCRETE / POST-INSTALLED ANCHORS										
B.	THE CONTRACTOR SHALL REQUEST SPECIAL INSPECTION OF THE ITEMS LISTED ABOVE PRIOR TO THOSE ITEMS BECOMING INACCESSIBLE AND UNOBSERVABLE DUE TO PROGRESSION OF THE WORK.										
A											A
12	11	10	9	8	7	6	5	4	3	2	1



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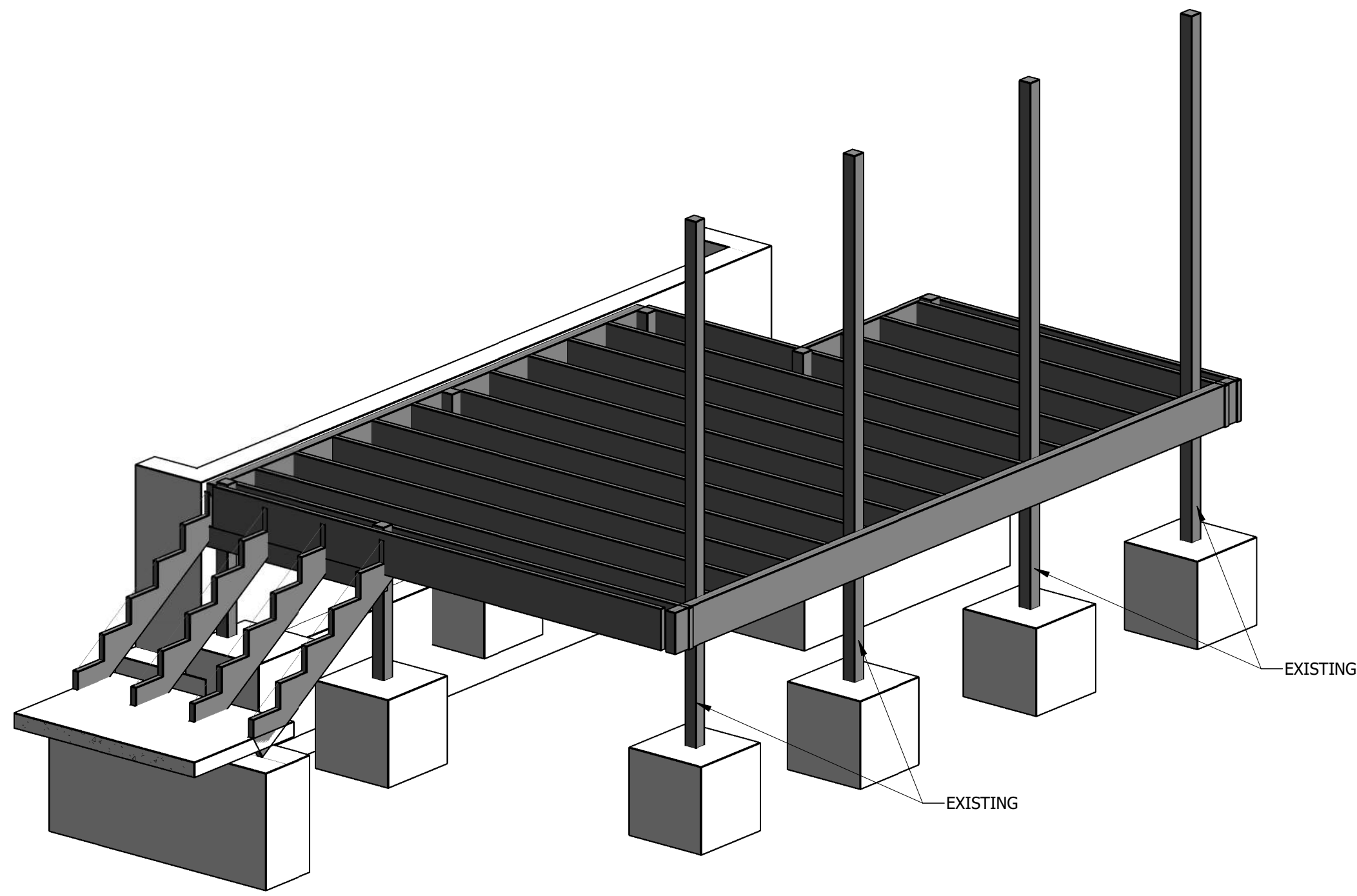
PROFESSIONAL SEAL

S100

ISSUE DATE: 24 JUNE 2025
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GENERAL NOTES

PERMIT DOCUMENTS

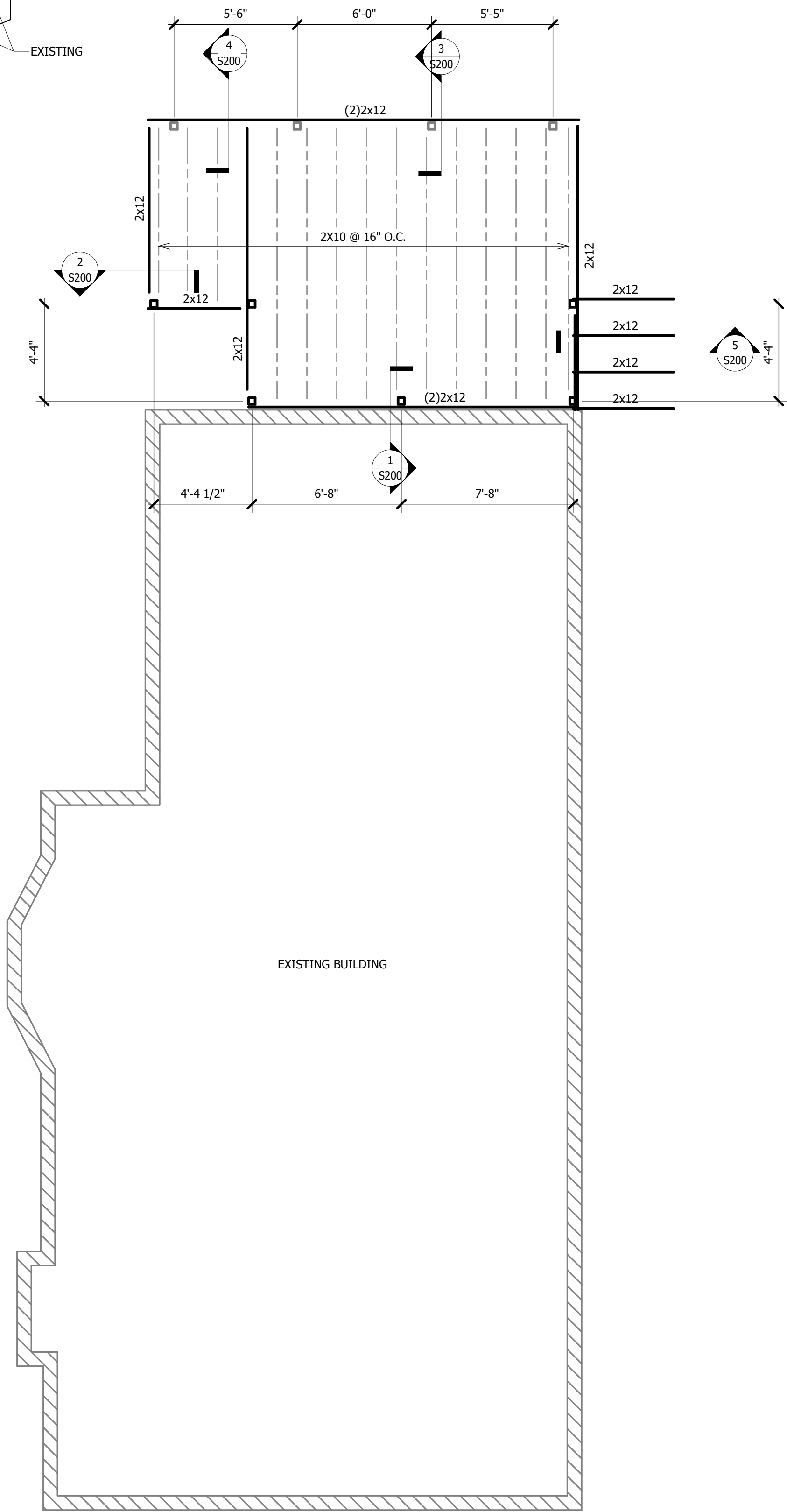


3 DECK ISOMETRIC VIEW

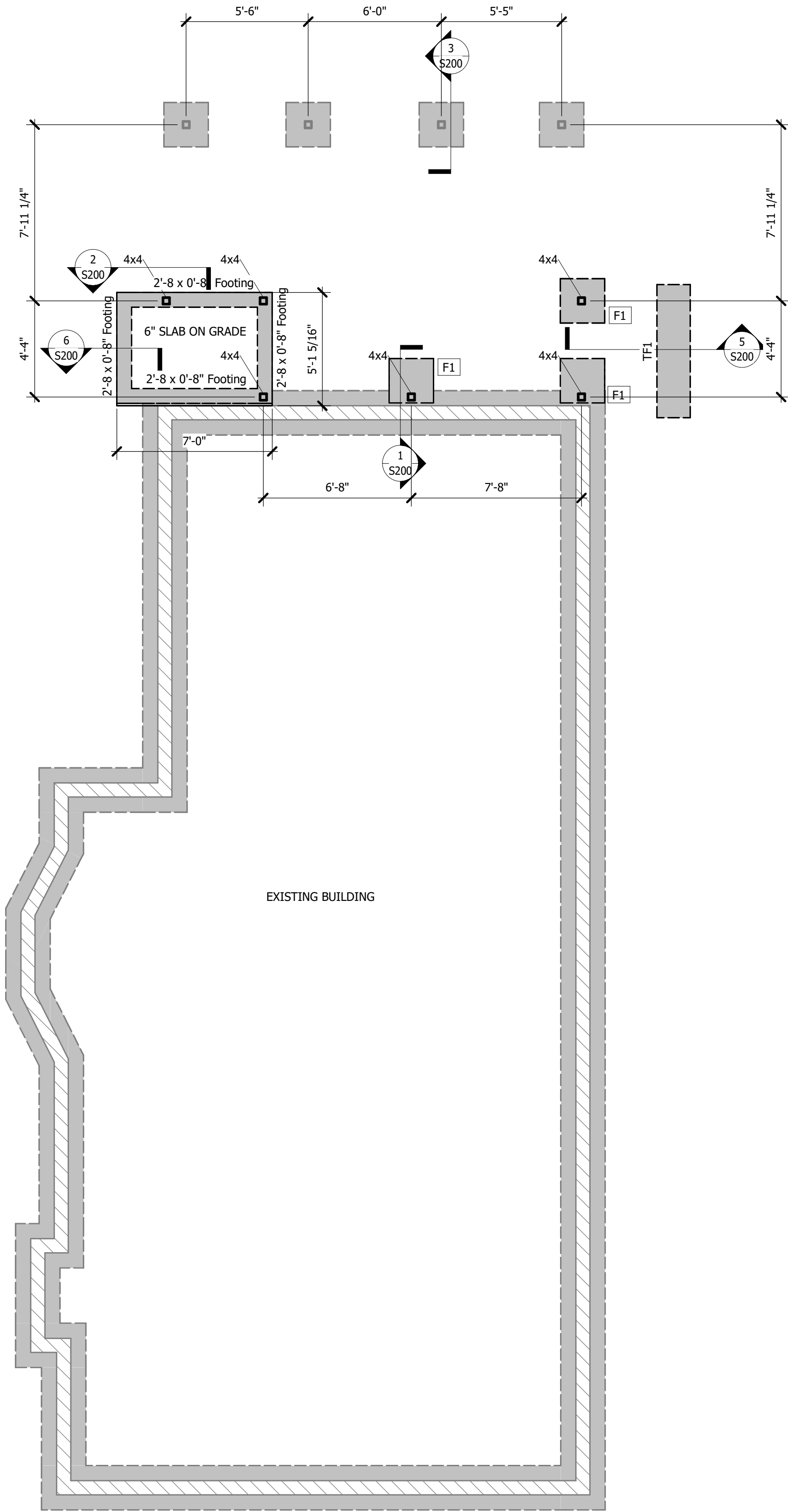
ISOLATED FOOTING SCHEDULE					
CALLOUT	COUNT	LENGTH	WIDTH	THICKNESS	REINFORCING
F1	7	2'-0"	2'-0"	2'-0"	#4 @ 12" O.C. EA. WAY BOT.

TRENCH FOOTING SCHEDULE				
CALLOUT	WIDTH	DEPTH	REINFORCING	
			HORIZONTAL	TIES
TF1	1'-6"	2'-8"	(2) #4 TOP & BOT	#4 TIES @ 16" O.C.

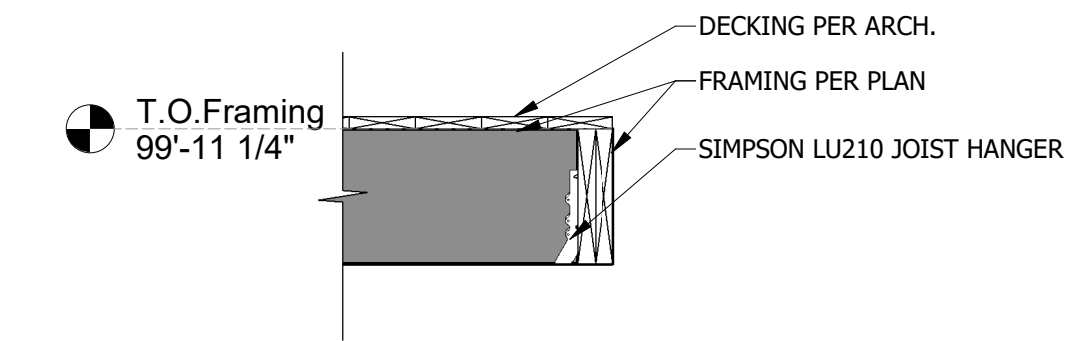
2 FRAMING PLAN
1/4" = 1'-0"



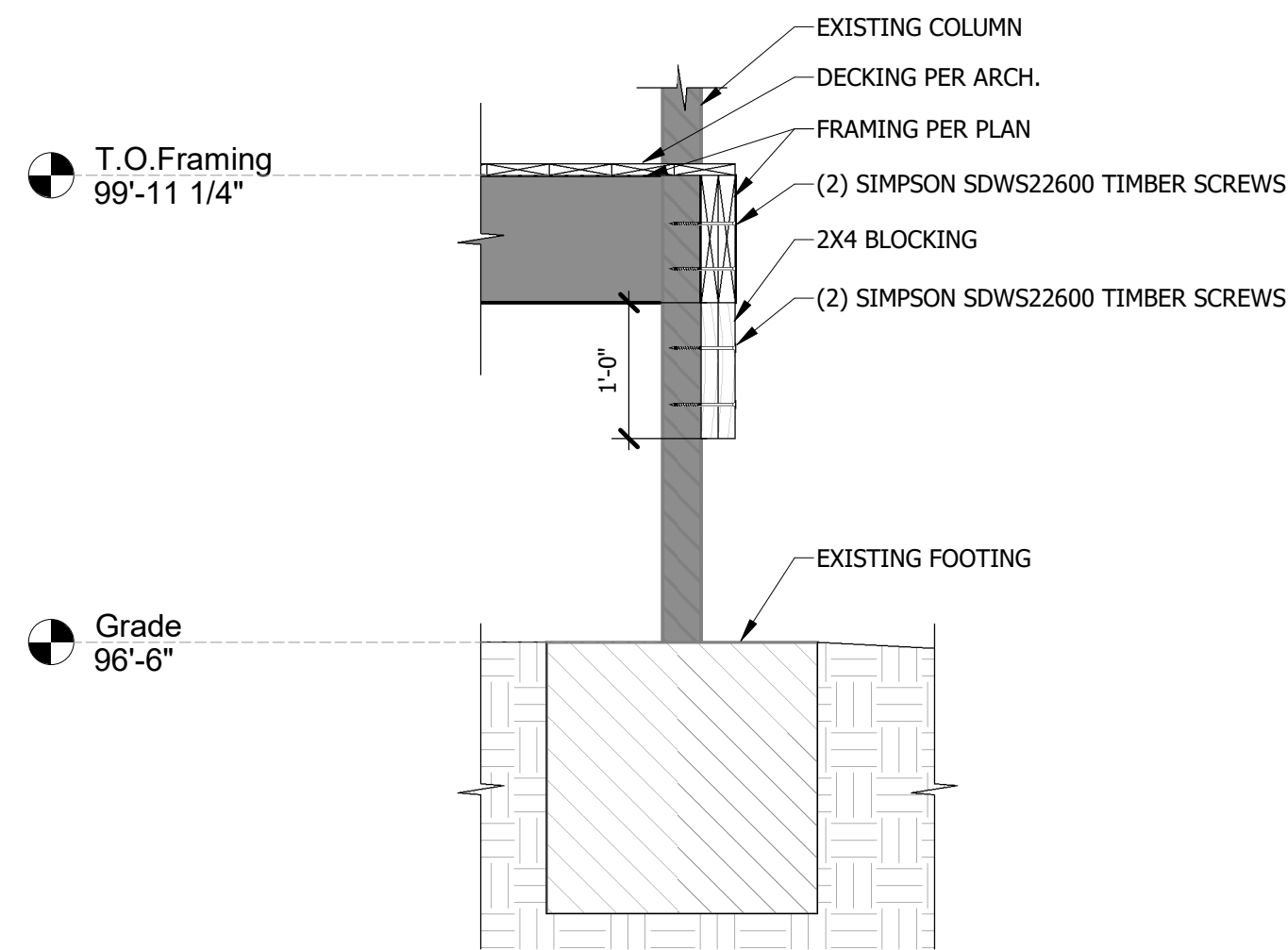
1 FOUNDATION PLAN
1/4" = 1'-0"



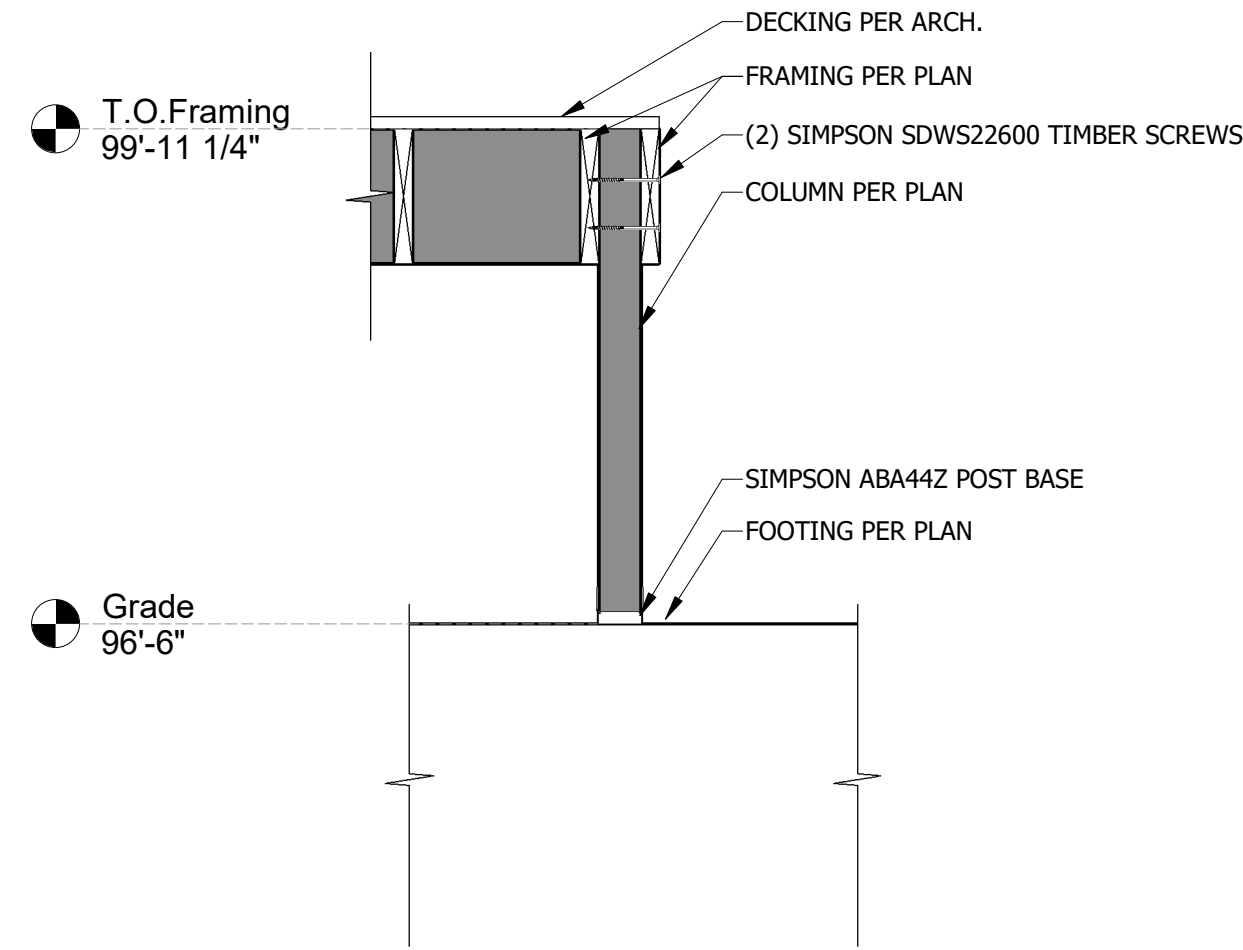
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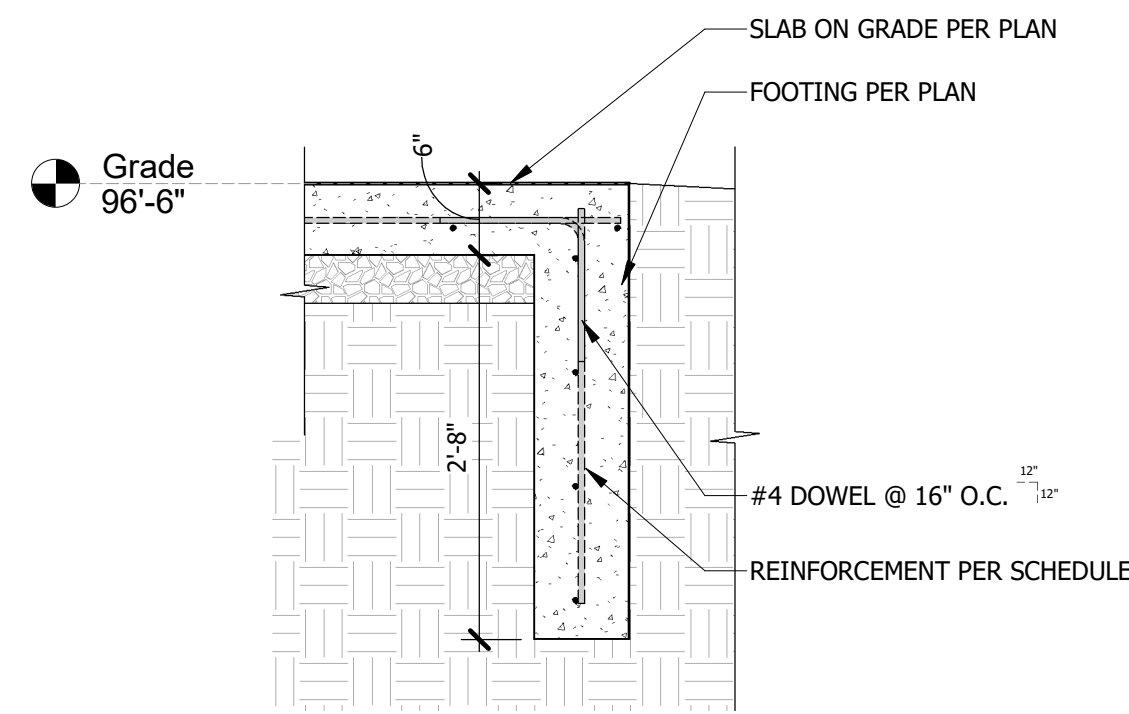
4 FRAMING SECTION AT JOIST END
3/4" = 1'-0"



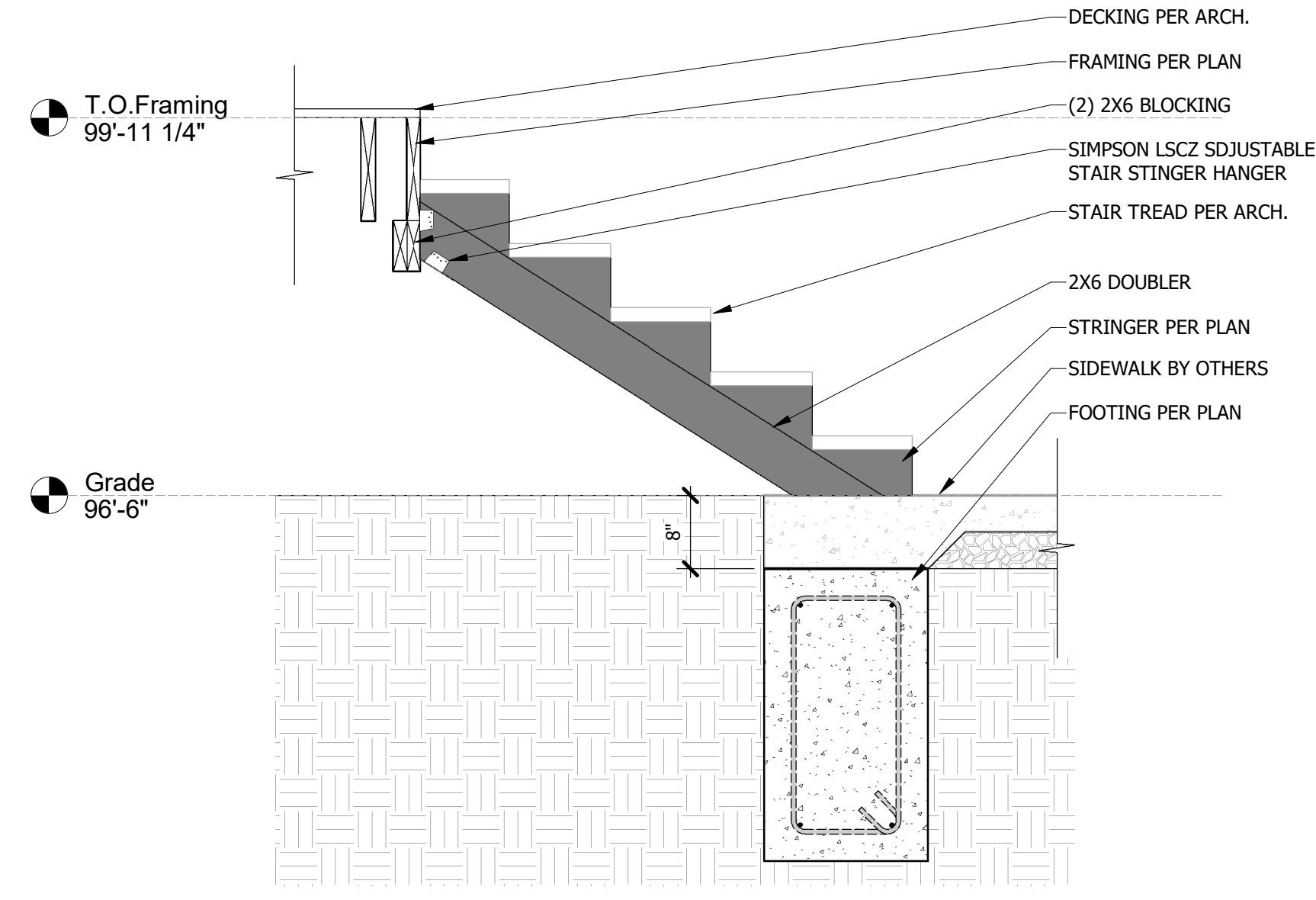
3 FRAMING SECTION AT EXISTING COLUMN
3/4" = 1'-0"



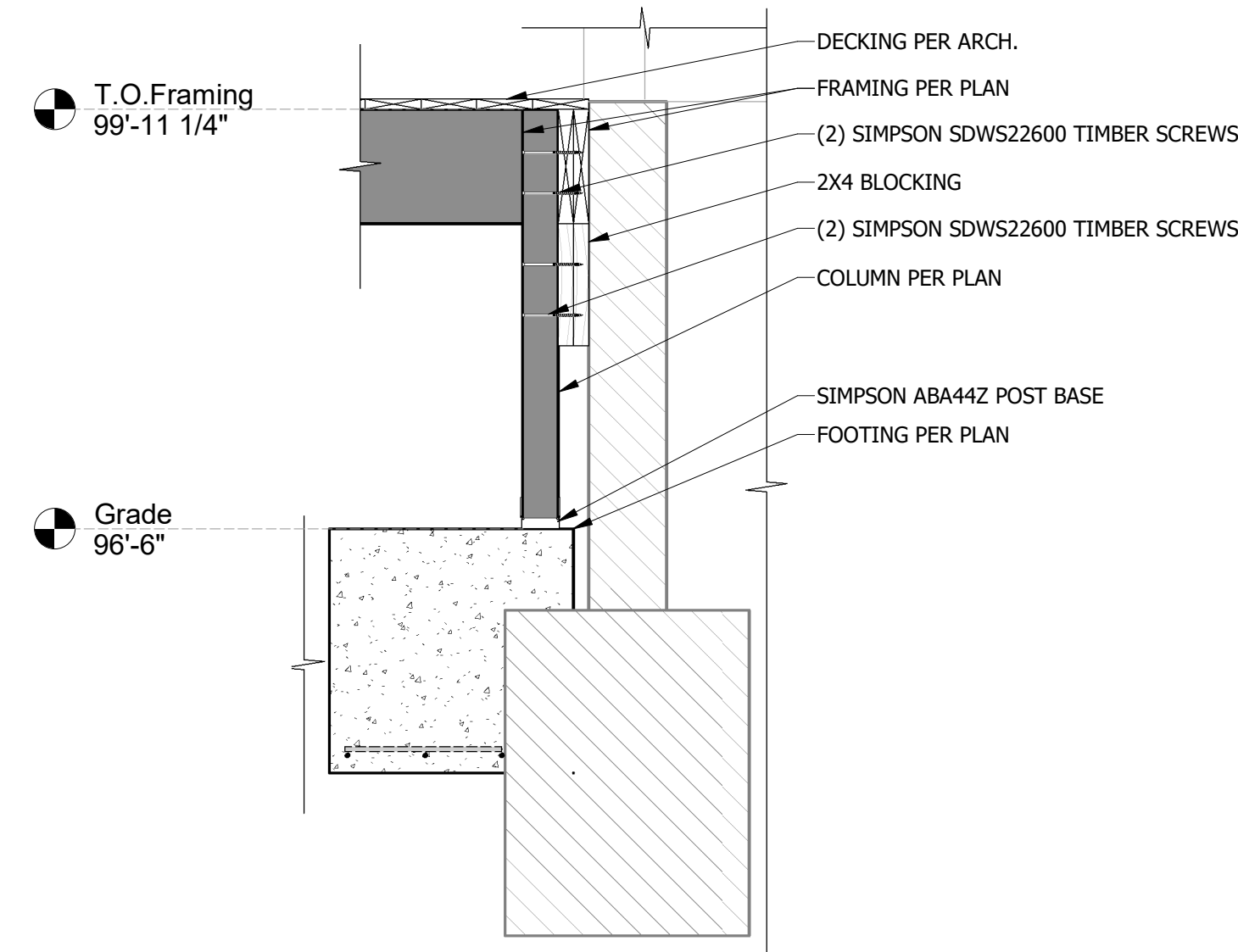
2 FRAMING SECTION AT DECK EDGE
3/4" = 1'-0"



6 LIFT FOOTING SECTION
3/4" = 1'-0"



5 STAIR SECTION
3/4" = 1'-0"



1 FRAMING SECTION AT BUILDING
3/4" = 1'-0"



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SECTIONS

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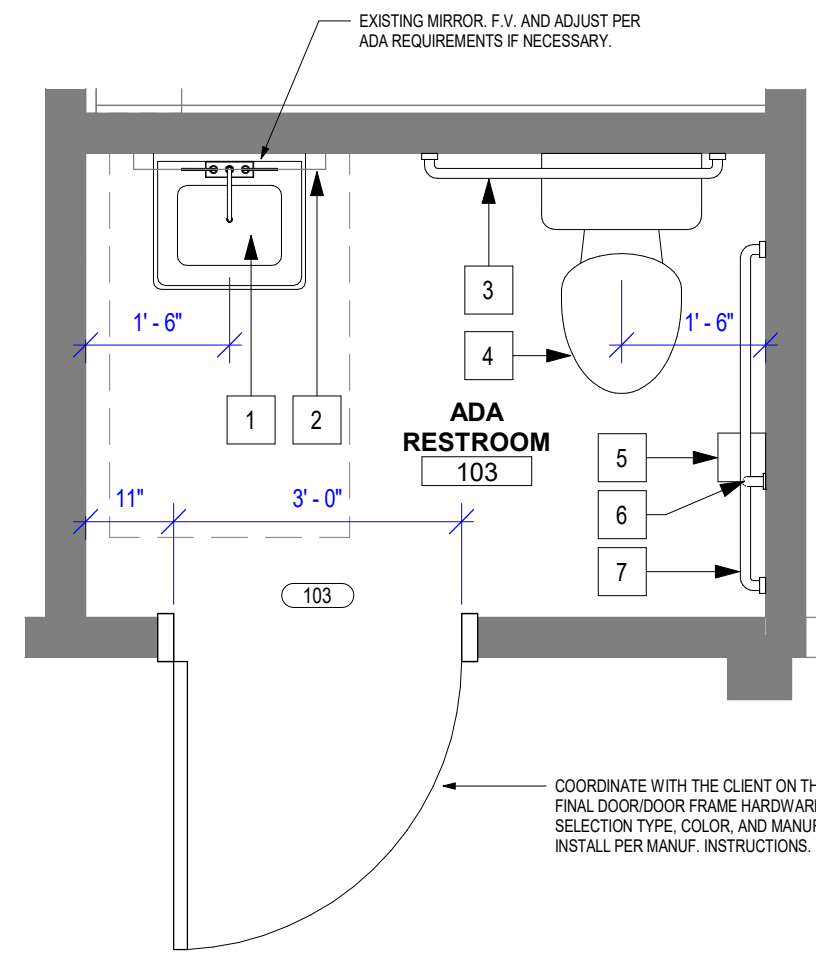
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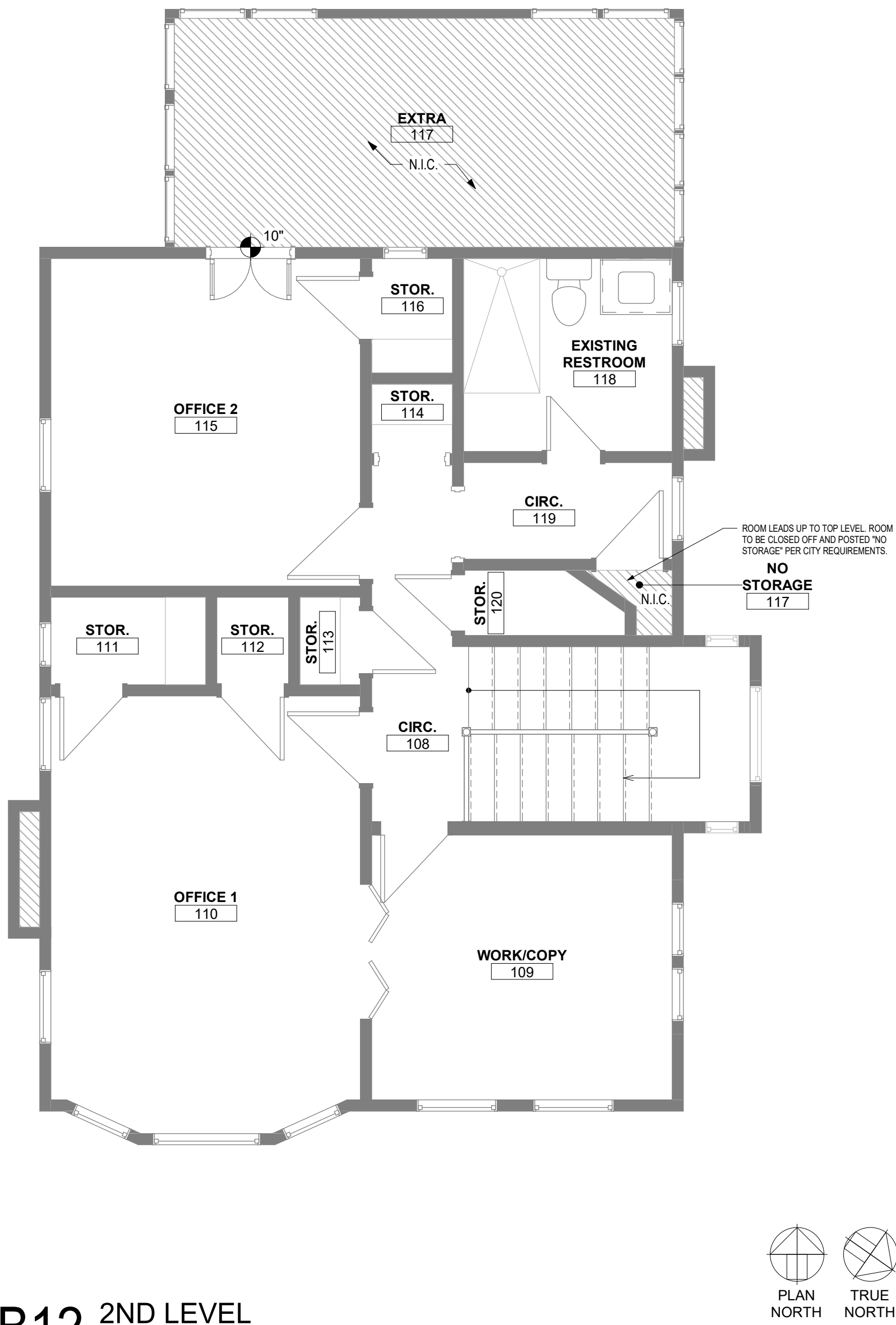
PERMIT DOCUMENTS



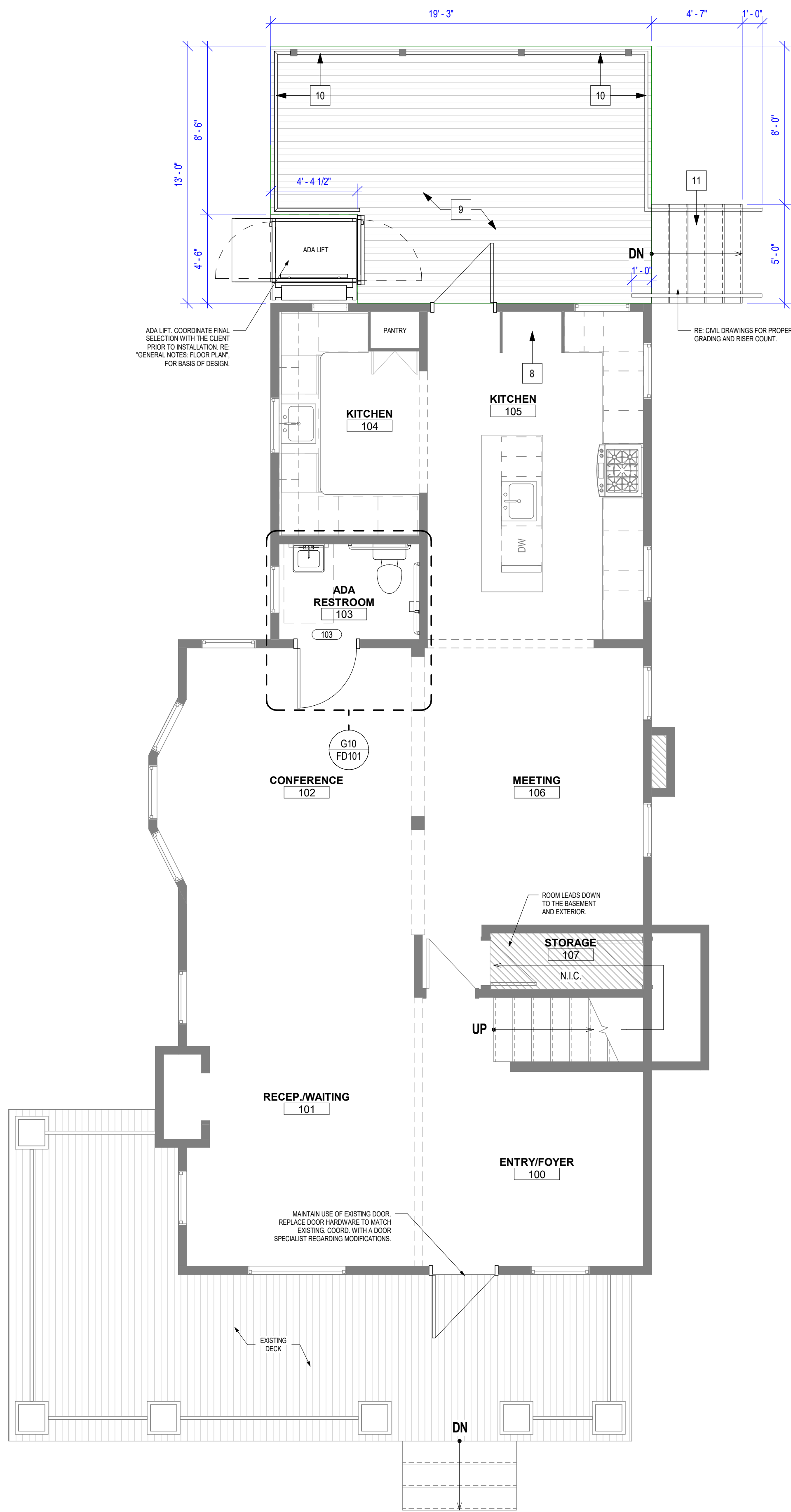
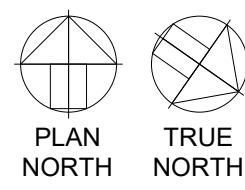
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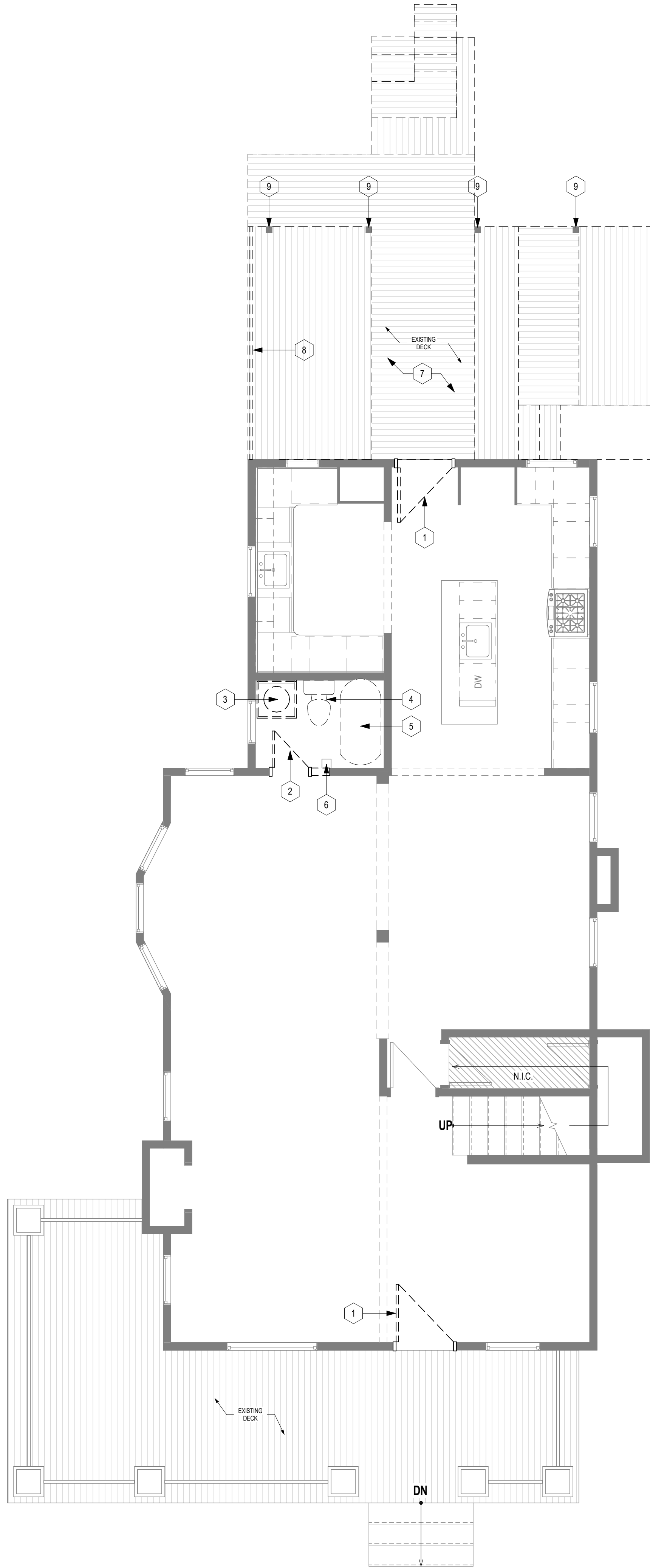
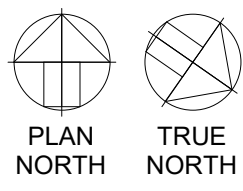
G12 ENLARGED PLAN - ADA RESTROOM
1/2" = 1'-0"



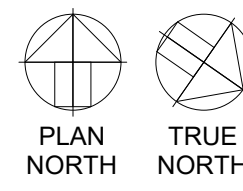
B12 2ND LEVEL
1/4" = 1'-0"



B8 1ST LEVEL
1/4" = 1'-0"



B4 DEMO - 1ST LEVEL
1/4" = 1'-0"



**GENERAL NOTES:
DEMOLITION PLANS**

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. CONTRACTOR TO VISIT PROJECT SITE AND BUILDING PRIOR TO BID.
3. BUILDING AND SITE TO REMAIN SECURE DURING DEMOLITION AND CONSTRUCTION.
4. PROTECT ALL ITEMS TO REMAIN (WALLS, PLUMBING FIXTURES, PIPING, HVAC UNITS, COLUMNS, ETC.).
5. CONTRACTOR TO PROTECT EXISTING FINISHES ADJACENT TO DEMOLITION WORK.
6. CONTRACTOR TO PATCH AND REPAIR ALL WORK, ESPECIALLY WORK ADJACENT TO EXISTING AREAS, AS REQUIRED.
7. CONTRACTOR TO REPAIR ANY AREAS DAMAGED DURING DEMOLITION.
8. CONTRACTOR TO REPAIR ANY PUNCTURES OR TEARS TO THE VAPOR BARRIER AT THE EXTERIOR WALLS.
9. CONTRACTOR TO COORDINATE DEMOLITION OPENINGS WITH NEW PLANS AND ELEVATIONS.
10. REMOVE EXISTING GYP BOARD OR PLASTER AS NECESSARY TO PROVIDE NEW BLOCKING IN EXISTING WALLS FOR NEW CASEWORK AND EQUIPMENT.
11. **PROTECT EXISTING CONDITIONS AND MAINTAIN WEATHER TIGHTNESS FOR ALL OCCUPIED UNOCCUPIED SPACES, BOTH VERTICALLY AND HORIZONTALLY FOR THE ENTIRE DURATION THAT THE BUILDING IS EXPOSED TO THE ELEMENTS. PATCH/REPAIR/REPLACE AS REQUIRED.**

**KEYED NOTES:
DEMO FLOOR PLAN**

1. REUSE EXISTING DOOR. RECONFIGURE DOOR HARDWARE AND FRAME FOR NEW SWING DIRECTION. RE: DETAIL B8 FOR CLARIFICATION.
2. REMOVE EXISTING DOOR, HARDWARE, AND TRIM. PREPARE OPENING FOR NEW DOOR, HARDWARE, AND TRIM.
3. REMOVE EXISTING SINK AND CASEWORK. CLIENT/GC TO SELECT AND INSTALL NEW ADA COMPLIANT SINK UNIT.
4. RELOCATE EXISTING TOILET FIXTURE. SEE DETAIL B8 AND G12 FOR CLARIFICATION.
5. REMOVE EXISTING BATH TUB. PATCH, REPAIR, AND W/ILL NICHE IN WALL. COORD. WITH MEP ON PLUMBING FIXTURE CONNECTION.
6. RELOCATE EXISTING TOILET PAPER DISPENSER.
7. REMOVE EXISTING DECK AND STAIR MATERIALS/STRUCTURE. PREPARE SITE FOR NEW DECK CONSTRUCTION.
8. REMOVE PORTION OF EXISTING DECK RAILINGS.
9. EXISTING COLUMN TO REMAIN.

**GENERAL NOTES:
FLOOR PLANS**

1. SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0".
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF STUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCW), COLUMN GRID LINES, AND FACE OF GYP BOARD/WALL (FGW) FOR EXISTING BUILDINGS ONLY, UNLESS NOTED OR SHOWN OTHERWISE.
4. ALL DIMENSIONS ON ENLARGED RESTROOM PLANS ARE TO FACE OF GYP OR FACE OF FINISH, UNLESS OTHERWISE NOTED OR INDICATED. ADDITIONAL NOTED DIMENSIONS WILL HAVE ABBREVIATIONS INCLUDING: FACE OF STUD (F.O.S.), FACE OF MASONRY (F.O.M.), FACE OF CONCRETE WALLS (F.C.W.), AND COLUMN GRID LINES FOR ADDITIONAL CLARIFICATION.
5. RESTROOM ACCESSORIES ARE DIMENSIONED FROM FACE OF GYP OR FACE OF FINISH, NOT FACE OF STUD.
6. NOTE: WALL THICKNESSES ARE ACTUAL DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
7. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE FULL SIDE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS.
8. COORDINATE WITH THE CLIENT ON THE FINAL DOOR/DOOR FRAME/HARDWARE SELECTION TYPE, COLOR, AND MANUF. INSTALL PER MANUF. RECOMMENDATIONS.
9. MAINTAIN AND PROTECT EXISTING EXPANSION JOINTS DURING CONSTRUCTION. PATCH/REPAIR/REPLACE TO MATCH EXISTING RATINGS AS REQUIRED ON THE SHELL PORTION OF PROJECT.
10. ALL WOOD PRODUCTS TO BE FIRE-RETARDANT, INCLUDING BLOCKING AND PLYWOOD.
11. ALL EXISTING RESTROOMS TO BE PAINTED WITH AN EPOXY PAINT. COORDINATE WITH THE CLIENT ON FINAL PAINT COLOR, TYPE, AND SPECS.
12. CLIENT TO SELECT FINAL PLUMBING FIXTURES, APPLIANCES, AND SPECS.
13. ALL EGRESS DOORS TO HAVE AN INTERIOR SIGN, TYP.
14. EXIT PATHS TO HAVE EXIT SIGNS AS REQUIRED BY CODE. TYP.
15. RE: MEP DRAWINGS FOR NEW AND REUSED EQUIPMENT, POWER, AND PLUMBING LINES.
16. ADA LIFT BASIS OF DESIGN:
 - AMERIGLIDE - HANO VERTICAL PLATFORM LIFT.
 - CONFIRM FINAL SELECTION WITH THE CLIENT PRIOR TO INSTALLATION. INSTALL PER MANUF. RECOMMENDATIONS.

KEYED NOTES: FLOOR PLAN

1. OWNER TO SELECT AND INSTALL NEW SINK UNIT. INSTALL TO MEET ADA REQUIREMENTS.
2. RELOCATE EXISTING MIRROR OVER NEW SINK UNIT. INSTALL TO MEET ADA REQUIREMENTS.
3. INSTALL NEW 36" REAR WALL GRAB BAR. INSTALL PER ADA REQUIREMENTS.
4. RELOCATE EXISTING TOILET. COORD. WITH MEP ON PLUMBING FIXTURE CONNECTIONS.
5. RELOCATE EXISTING TOILET PAPER DISPENSER.
6. INSTALL NEW 18" VERTICAL GRAB BAR. INSTALL PER ADA REQUIREMENTS.
7. INSTALL NEW 42" SIDE WALL GRAB BAR. INSTALL PER ADA REQUIREMENTS.
8. REFRIGERATOR LOCATION. CLIENT TO PROVIDE.
9. NEW DECK: RE: STRUCTURAL DRAWINGS FOR DETAIL. COORD. WITH THE CLIENT ON FINAL DECK MANUF. MATERIAL TYPE.
10. NEW DECK RAILINGS. COORD. WITH THE CLIENT ON FINAL RAILING MANUF. MATERIAL TYPE. RAILINGS TO MEET ALL FALL PROTECTION REQUIREMENTS.
11. NEW STAIR AND HANDRAILS. COORD. WITH THE CLIENT ON FINAL HANDRAIL MANUF. MATERIAL TYPE. HANDRAILS TO MEET ADA REQUIREMENTS. RE: STRUCTURAL DRAWINGS FOR STAIR DETAIL.
12. NEW DECK POSTS, TYP.: RE: STRUCTURAL DRAWINGS FOR DETAIL.



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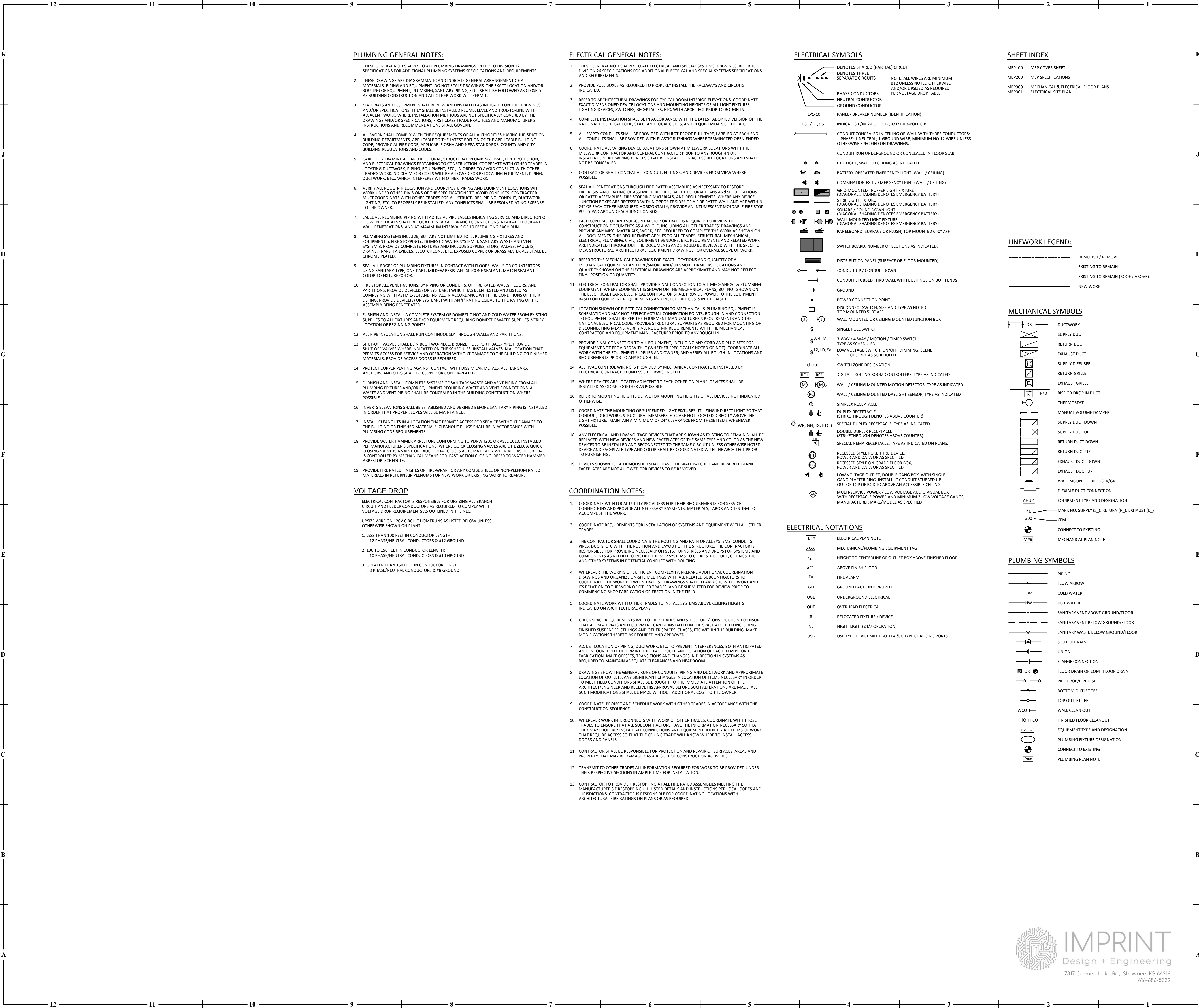


PROFESSIONAL SEAL

A101

ISSUE DATE: 24 JUNE 2025
COLLINS WEBB #: 24114

**DEMO PLAN, FLOOR PLAN, AND
ENLARGED PLAN**



PLUMBING GENERAL NOTES:

1. THESE GENERAL NOTES APPLY TO ALL PLUMBING DRAWINGS. REFER TO DIVISION 22 SPECIFICATIONS FOR ADDITIONAL PLUMBING SYSTEMS SPECIFICATIONS AND REQUIREMENTS.
2. THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF ALL MATERIALS, PIPING AND EQUIPMENT. DO NOT SCALE DRAWINGS. THE EXACT LOCATION AND/OR ROUTING OF EQUIPMENT, PLUMBING, SANITARY PIPING, ETC., SHALL BE FOLLOWED AS CLOSELY AS BUILDING CONSTRUCTION AND ALL OTHER WORK WILL PERMIT.
3. MATERIALS AND EQUIPMENT SHALL BE NEW AND INSTALLED AS INDICATED ON THE DRAWINGS AND/OR SPECIFICATIONS. THEY SHALL BE INSTALLED PLUMB, LEVEL AND TRUE TO LINE WITH ADJACENT WORK. WHERE INSTALLATION METHODS ARE NOT SPECIFICALLY COVERED BY THE DRAWINGS AND/OR SPECIFICATIONS, FIRST CLASS TRADE PRACTICES AND MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS SHALL GOVERN.
4. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, BUILDING DEPARTMENTS, APPLICABLE TO THE LATEST EDITION OF THE APPLICABLE BUILDING CODE, PROVINCIAL FIRE CODE, APPLICABLE OSHA AND NFPA STANDARDS, COUNTY AND CITY BUILDING REGULATIONS AND CODES.
5. CAREFULLY EXAMINE ALL ARCHITECTURAL, STRUCTURAL, PLUMBING, HVAC, FIRE PROTECTION, AND ELECTRICAL DRAWINGS PERTAINING TO CONSTRUCTION. COOPERATE WITH OTHER TRADES IN LOCATING DUCTWORK, PIPING, EQUIPMENT, ETC., IN ORDER TO AVOID CONFLICT WITH OTHER TRADE'S WORK. NO CLAIM FOR COSTS WILL BE ALLOWED FOR RELOCATING EQUIPMENT, PIPING, DUCTWORK, ETC., WHICH INTERFERES WITH OTHER TRADES WORK.
6. VERIFY ALL ROUGH-IN LOCATION AND COORDINATE PIPING AND EQUIPMENT LOCATIONS WITH WORK UNDER OTHER DIVISIONS OF THE SPECIFICATIONS TO AVOID CONFLICTS. CONTRACTOR MUST COORDINATE WITH OTHER TRADES FOR ALL STRUCTURES, PIPING, CONDUIT, DUCTWORK, LIGHTING, ETC. TO PROPERLY BE INSTALLED. ANY CONFLICTS SHALL BE RESOLVED AT NO EXPENSE TO THE OWNER.
7. LABEL ALL PLUMBING PIPING WITH ADHESIVE PIPE LABELS INDICATING SERVICE AND DIRECTION OF FLOW. PIPE LABELS SHALL BE LOCATED NEAR ALL BRANCH CONNECTIONS, NEAR ALL FLOOR AND WALL PENETRATIONS, AND AT MAXIMUM INTERVALS OF 10 FEET ALONG EACH RUN.
8. PLUMBING SYSTEMS INCLUDE, BUT ARE NOT LIMITED TO: a. PLUMBING FIXTURES AND EQUIPMENT b. FIRE STOPPING c. DOMESTIC WATER SYSTEM d. SANITARY WASTE AND VENT SYSTEM e. PROVIDE COMPLETE FIXTURES AND INCLUDE SUPPLIES, STOPS, VALVES, FAUCETS, DRAINS, TRAPS, TAILPIECES, ESCUTCHEONS, ETC. EXPOSED COPPER OR BRASS MATERIALS SHALL BE CHROME PLATED.
9. SEAL ALL EDGES OF PLUMBING FIXTURES IN CONTACT WITH FLOORS, WALLS OR COUNTERTOPS USING SANITARY-TYPE, ONE-PART, MILDEW RESISTANT SILICONE SEALANT. MATCH SEALANT COLOR TO FIXTURE COLOR.
10. FIRE STOP ALL PENETRATIONS, BY PIPING OR CONDUITS, OF FIRE RATED WALLS, FLOORS, AND PARTITIONS. PROVIDE DEVICE(S) OR SYSTEM(S) WHICH HAS BEEN TESTED AND LISTED AS COMPLYING WITH ASTM E-814 AND INSTALL IN ACCORDANCE WITH THE CONDITIONS OF THEIR LISTING. PROVIDE DEVICE(S) OR SYSTEM(S) WITH AN "F" RATING EQUAL TO THE RATING OF THE ASSEMBLY BEING PENETRATED.
11. FURNISH AND INSTALL A COMPLETE SYSTEM OF DOMESTIC HOT AND COLD WATER FROM EXISTING SUPPLIES TO ALL FIXTURES AND/OR EQUIPMENT REQUIRING DOMESTIC WATER SUPPLIES. VERIFY LOCATION OF BEGINNING POINTS.
12. ALL PIPE INSULATION SHALL RUN CONTINUOUSLY THROUGH WALLS AND PARTITIONS.
13. SHUT-OFF VALVES SHALL BE NIBCO TWO-PIECE, BRONZE, FULL PORT, BALL-TYPE. PROVIDE SHUT-OFF VALVES WHERE INDICATED ON THE SCHEDULES. INSTALL VALVES IN A LOCATION THAT PERMITS ACCESS FOR SERVICE AND OPERATION WITHOUT DAMAGE TO THE BUILDING OR FINISHED MATERIALS. PROVIDE ACCESS DOORS IF REQUIRED.
14. PROTECT COPPER PLATING AGAINST CONTACT WITH DISSIMILAR METALS. ALL HANGARS, ANCHORS, AND CLIPS SHALL BE COPPER OR COPPER-PLATED.
15. FURNISH AND INSTALL COMPLETE SYSTEMS OF SANITARY WASTE AND VENT PIPING FROM ALL PLUMBING FIXTURES AND/OR EQUIPMENT REQUIRING WASTE AND VENT CONNECTIONS. ALL WASTE AND VENT PIPING SHALL BE CONCEALED IN THE BUILDING CONSTRUCTION WHERE POSSIBLE.
16. INVERTS ELEVATIONS SHALL BE ESTABLISHED AND VERIFIED BEFORE SANITARY PIPING IS INSTALLED IN ORDER THAT PROPER SLOPES WILL BE MAINTAINED.
17. INSTALL CLEANOUTS IN A LOCATION THAT PERMITS ACCESS FOR SERVICE WITHOUT DAMAGE TO THE BUILDING OR FINISHED MATERIALS. CLEANOUT PLUGS SHALL BE IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS.
18. PROVIDE WATER HAMMER ARRESTORS CONFORMING TO PDH-WH201 OR ASSE 1010, INSTALLED PER MANUFACTURER'S SPECIFICATIONS, WHERE QUICK CLOSING VALVES ARE UTILIZED. A QUICK CLOSING VALVE IS A VALVE OR FAUCET THAT CLOSSES AUTOMATICALLY WHEN RELEASED, OR THAT IS CONTROLLED BY MECHANICAL MEANS FOR FAST-ACTION CLOSING. REFER TO WATER HAMMER ARRESTOR SCHEDULE.
19. PROVIDE FIRE RATED FINISHES OR FIRE-WRAP FOR ANY COMBUSTIBLE OR NON-PLENUM RATED MATERIALS IN RETURN AIR PLENUMS FOR NEW WORK OR EXISTING WORK TO REMAIN.

VOLTAGE DROP

ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR UPSIZING ALL BRANCH CIRCUIT AND FEEDER CONDUCTORS AS REQUIRED TO COMPLY WITH VOLTAGE DROP REQUIREMENTS AS OUTLINED IN THE NEC.

- UPSIZE WIRE ON 120V CIRCUIT HOMERUNS AS LISTED BELOW UNLESS OTHERWISE SHOWN ON PLANS:
1. LESS THAN 100 FEET IN CONDUCTOR LENGTH:
#12 PHASE/NEUTRAL CONDUCTORS & #12 GROUND
 2. 100 TO 150 FEET IN CONDUCTOR LENGTH:
#10 PHASE/NEUTRAL CONDUCTORS & #10 GROUND
 3. GREATER THAN 150 FEET IN CONDUCTOR LENGTH:
#8 PHASE/NEUTRAL CONDUCTORS & #8 GROUND

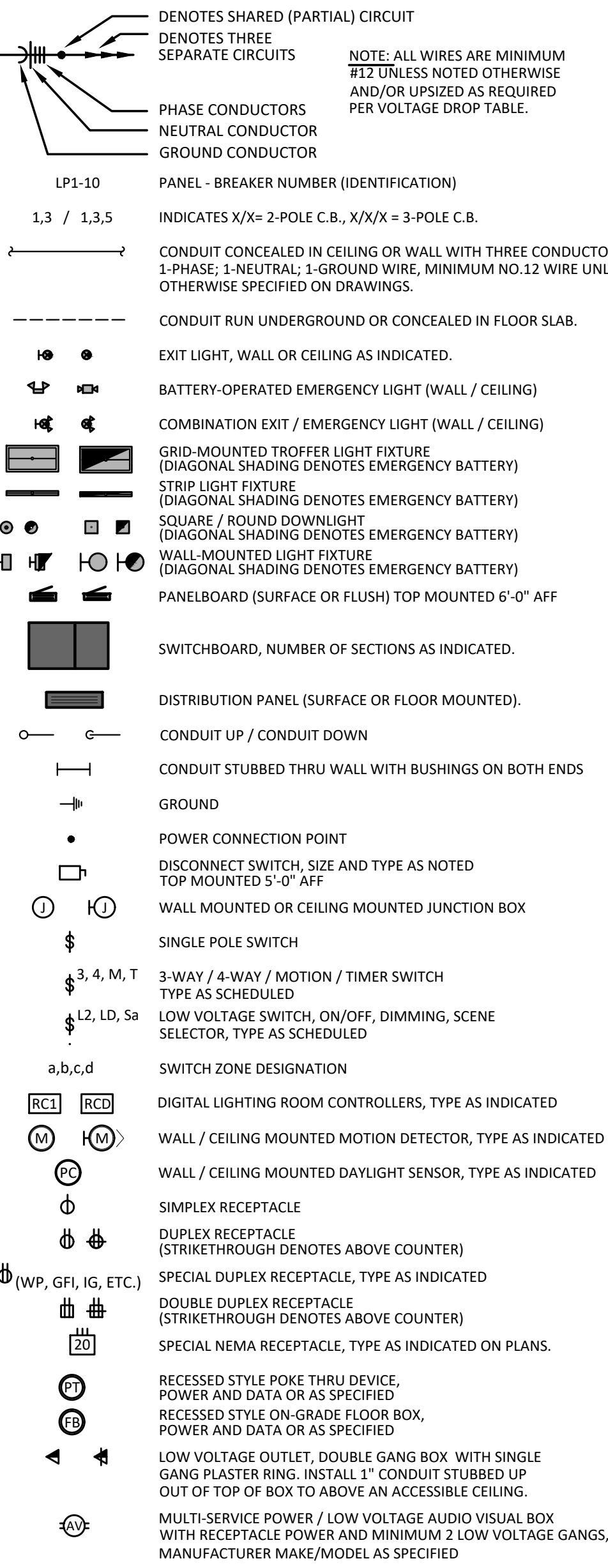
ELECTRICAL GENERAL NOTES:

1. THESE GENERAL NOTES APPLY TO ALL ELECTRICAL AND SPECIAL SYSTEMS DRAWINGS. REFER TO DIVISION 26 SPECIFICATIONS FOR ADDITIONAL ELECTRICAL AND SPECIAL SYSTEMS SPECIFICATIONS AND REQUIREMENTS.
2. PROVIDE PULL BOXES AS REQUIRED TO PROPERLY INSTALL THE RACEWAYS AND CIRCUITS INDICATED.
3. REFER TO ARCHITECTURAL DRAWINGS FOR TYPICAL ROOM INTERIOR ELEVATIONS. COORDINATE EXACT DIMENSIONED DEVICE LOCATIONS AND MOUNTING HEIGHTS OF ALL LIGHT FIXTURES, LIGHTING DEVICES, SWITCHES, RECEPTACLES, ETC. WITH ARCHITECT PRIOR TO ROUGH-IN.
4. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE NATIONAL ELECTRICAL CODE, STATE AND LOCAL CODES, AND REQUIREMENTS OF THE AHJ.
5. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH ROT-PROOF PULL-TAPE, LABELED AT EACH END. ALL CONDUITS SHALL BE PROVIDED WITH PLASTIC BUSHINGS WHERE TERMINATED OPEN-ENDED.
6. COORDINATE ALL WIRING DEVICE LOCATIONS SHOWN AT MILLWORK LOCATIONS WITH THE MILLWORK CONTRACTOR AND GENERAL CONTRACTOR PRIOR TO ANY ROUGH-IN OR INSTALLATION. ALL WIRING DEVICES SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS AND SHALL NOT BE CONCEALED.
7. CONTRACTOR SHALL CONCEAL ALL CONDUIT, FITTINGS, AND DEVICES FROM VIEW WHERE POSSIBLE.
8. SEAL ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES AS NECESSARY TO RESTORE FIRE-RESISTANCE RATING OF ASSEMBLY. REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS OR RATED ASSEMBLIES, FIRE STOPPING MATERIALS, AND REQUIREMENTS. WHERE ANY DEVICE JUNCTION BOXES ARE RECESSED WITHIN OPPOSITE SIDES OF A FIRE RATED WALL AND ARE WITHIN 24" OF EACH OTHER MEASURED HORIZONTALLY, PROVIDE AN INTUMESCENT MOLDABLE FIRE STOP PUTTY PAD AROUND EACH JUNCTION BOX.
9. EACH CONTRACTOR AND SUB-CONTRACTOR OR TRADE IS REQUIRED TO REVIEW THE CONSTRUCTION DOCUMENTS AS A WHOLE, INCLUDING ALL OTHER TRADES' DRAWINGS AND PROVIDE ANY MISC. MATERIALS, WORK, ETC. REQUIRED TO COMPLETE THE WORK AS SHOWN ON ALL DOCUMENTS. THIS REQUIREMENT APPLIES TO ALL TRADES: STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, EQUIPMENT VENDORS, ETC. REQUIREMENTS AND RELATED WORK ARE INDICATED THROUGHOUT THE DOCUMENTS AND SHOULD BE REVIEWED WITH THE SPECIFIC MEP, STRUCTURAL, ARCHITECTURAL, EQUIPMENT DRAWINGS FOR OVERALL SCOPE OF WORK.
10. REFER TO THE MECHANICAL DRAWINGS FOR EXACT LOCATIONS AND QUANTITY OF ALL MECHANICAL EQUIPMENT AND FIRE/SMOKE AND/OR SMOKE DAMPERS. LOCATIONS AND QUANTITY SHOWN ON THE ELECTRICAL DRAWINGS ARE APPROXIMATE AND MAY NOT REFLECT FINAL POSITION OR QUANTITY.
11. ELECTRICAL CONTRACTOR SHALL PROVIDE FINAL CONNECTION TO ALL MECHANICAL & PLUMBING EQUIPMENT, WHERE EQUIPMENT IS SHOWN ON THE MECHANICAL PLANS, BUT NOT SHOWN ON THE ELECTRICAL PLANS. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER TO THE EQUIPMENT BASED ON EQUIPMENT REQUIREMENTS AND INCLUDE ALL COSTS IN THE BASE BID.
12. LOCATION SHOWN OF ELECTRICAL CONNECTION TO MECHANICAL & PLUMBING EQUIPMENT IS SCHEMATIC, AND MAY NOT REFLECT ACTUAL CONNECTION POINTS. ROUGH-IN AND CONNECTION TO EQUIPMENT SHALL BE PER THE EQUIPMENT MANUFACTURER'S REQUIREMENTS AND THE NATIONAL ELECTRICAL CODE. PROVIDE STRUCTURAL SUPPORTS AS REQUIRED FOR MOUNTING OF DISCONNECTING MEANS. VERIFY ALL ROUGH-IN REQUIREMENTS WITH THE MECHANICAL CONTRACTOR AND EQUIPMENT MANUFACTURER PRIOR TO ANY ROUGH-IN.
13. PROVIDE FINAL CONNECTION TO ALL EQUIPMENT, INCLUDING ANY CORD AND PLUG SETS FOR EQUIPMENT NOT PROVIDED WITH IT (WHETHER SPECIFICALLY NOTED OR NOT). COORDINATE ALL WORK WITH THE EQUIPMENT SUPPLIER AND OWNER, AND VERIFY ALL ROUGH-IN LOCATIONS AND REQUIREMENTS PRIOR TO ANY ROUGH-IN.
14. ALL HVAC CONTROL WIRING IS PROVIDED BY MECHANICAL CONTRACTOR, INSTALLED BY ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED.
15. WHERE DEVICES ARE LOCATED ADJACENT TO EACH OTHER ON PLANS, DEVICES SHALL BE INSTALLED AS CLOSE TOGETHER AS POSSIBLE.
16. REFER TO MOUNTING HEIGHTS DETAIL FOR MOUNTING HEIGHTS OF ALL DEVICES NOT INDICATED OTHERWISE.
17. COORDINATE THE MOUNTING OF SUSPENDED LIGHT FIXTURES UTILIZING INDIRECT LIGHT SO THAT CONDUIT, DUCTWORK, STRUCTURAL MEMBERS, ETC. ARE NOT LOCATED DIRECTLY ABOVE THE LIGHT FIXTURE. MAINTAIN A MINIMUM OF 24" CLEARANCE FROM THESE ITEMS WHENEVER POSSIBLE.
18. ANY ELECTRICAL AND LOW VOLTAGE DEVICES THAT ARE SHOWN AS EXISTING TO REMAIN SHALL BE REPLACED WITH NEW DEVICES AND NEW FACEPLATES OF THE SAME TYPE AND COLOR AS THE NEW DEVICES TO BE INSTALLED AND RECONNECTED TO THE SAME CIRCUIT UNLESS OTHERWISE NOTED. DEVICE AND FACEPLATE TYPE AND COLOR SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO FINISHING.
19. DEVICES SHOWN TO BE DEMOLISHED SHALL HAVE THE WALL PATCHED AND REPAIRED. BLANK FACEPLATES ARE NOT ALLOWED FOR DEVICES TO BE REMOVED.

COORDINATION NOTES:

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

ELECTRICAL SYMBOLS



ELECTRICAL NOTATIONS

[E#]	ELECTRICAL PLAN NOTE
XX-X	MECHANICAL/PLUMBING EQUIPMENT TAG
72"	HEIGHT TO CENTERLINE OF OUTLET BOX ABOVE FINISHED FLOOR
AFF	ABOVE FINISH FLOOR
FA	FIRE ALARM
GFI	GROUND FAULT INTERRUPTER
UGE	UNDERGROUND ELECTRICAL
OHE	OVERHEAD ELECTRICAL
(R)	RELOCATED FIXTURE / DEVICE
NL	NIGHT LIGHT (24/7 OPERATION)
USB	USB TYPE DEVICE WITH BOTH A & C TYPE CHARGING PORTS

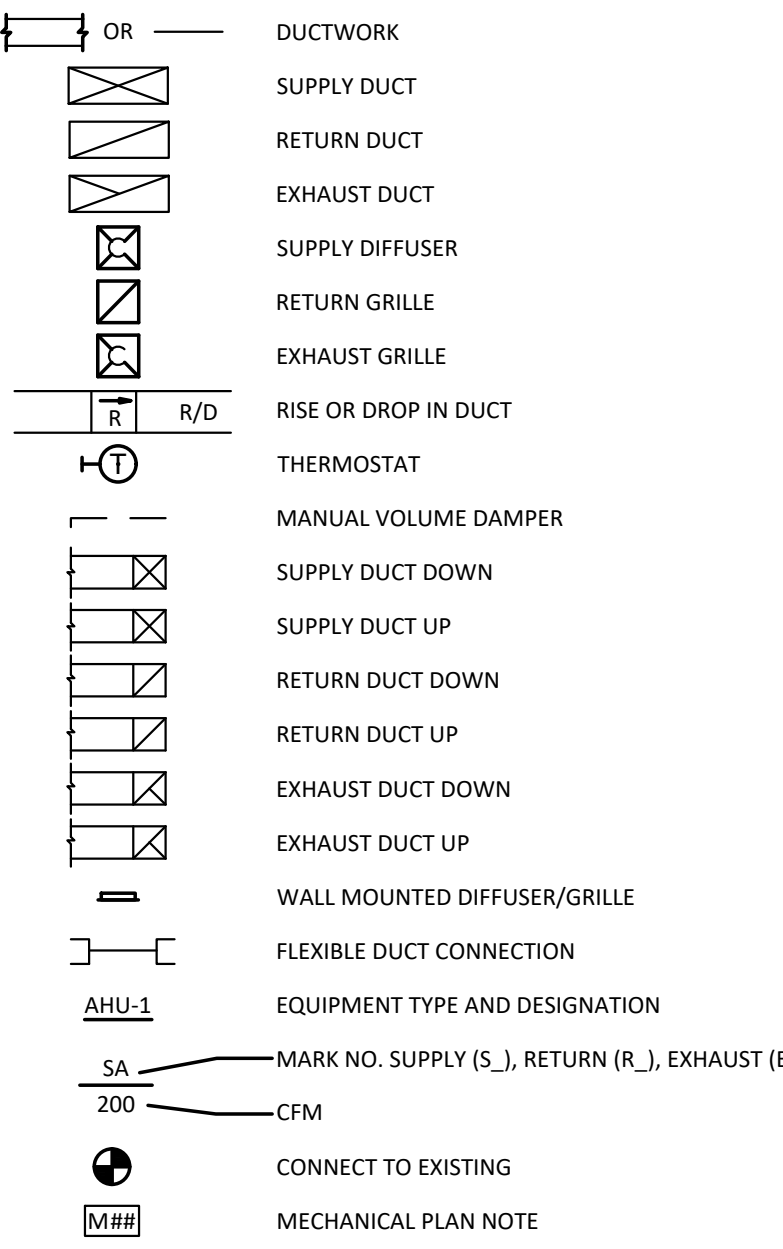
SHEET INDEX

MEP100	MEP COVER SHEET
MEP200	MEP SPECIFICATIONS
MEP300	MECHANICAL & ELECTRICAL FLOOR PLANS
MEP301	ELECTRICAL SITE PLAN

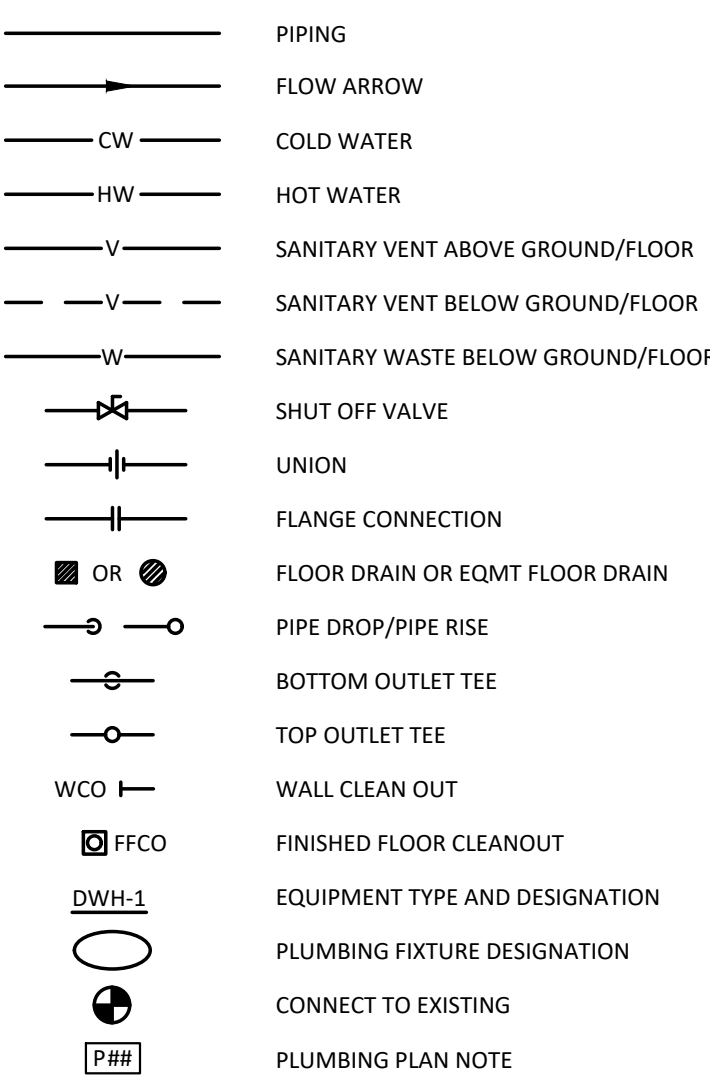
LINEWORK LEGEND:

-----	DEMOLISH / REMOVE
-----	EXISTING TO REMAIN
-----	EXISTING TO REMAIN (ROOF / ABOVE)
-----	NEW WORK

MECHANICAL SYMBOLS



PLUMBING SYMBOLS



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MEP100
ISSUE DATE: 24 JUNE 2025
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MEP COVERSHEET

GENERAL REQUIREMENTS AND MECHANICAL/ELECTRICAL SPECIFICATIONS

GENERAL MEP REQUIREMENTS

1. SUMMARY OF WORK

A. The contract documents require the furnishing and installing of complete functioning mechanical systems, and each element thereof, as specified or indicated in the contract documents or reasonably inferred, to completely construct and leave ready for operation the systems as shown on the drawings and herein described, including every article, device or accessory, whether or not specifically called for by item. Elements of the work include materials, labor, supervision, supplies, equipment, transportation, and utilities.

B. Specifications and drawings are complementary and what is called for in one shall be as binding as is called for by both.

C. All work performed under this section shall be done in a neat and workmanlike manner by experienced mechanics of the proper trade.

2. COORDINATION, MEASUREMENTS AND LAYOUTS

A. The contractor shall inspect the site where this work is to be performed and fully familiarize himself with all conditions related to this project.

B. The contractor shall employ a competent foreman on the job to see that work is done in accordance with the best practices and in a satisfactory and workmanlike manner. The foreman shall keep informed as to the work of other trades engaged in the construction of the project, and shall execute their work in such a manner as not to interfere with or delay the work of other trades.

C. Drawings show the general arrangement of all systems and components covered under this section. Where local conditions necessitate a rearrangement, the contractor shall prepare, and submit for approval, drawings of the proposed rearrangement. Because of the small scale of the drawings, it is not possible to indicate all affected fittings, and accessories that may be required. The contractor shall carefully investigate the structural and finish conditions affecting all of their work and shall arrange such work accordingly, furnishing such offsets, fittings and accessories as may be required to meet such conditions at no additional cost to the owner. The contractor shall verify all dimensions. Drawings shall not be scaled to determine dimension.

3. PERMITS AND FEES

A. The contractor shall obtain and pay for all required permits and licenses and shall make all deposits and pay all fees required for the performance of work under this section, other than those deposits or fees which are fully refundable to the owner.

4. SUBMITTALS, MATERIALS AND EQUIPMENT

A. All items of materials and equipment shall be new unless otherwise specified herein, free from defects and of the best quality normally used for the purpose in good commercial practice.

B. As soon as possible after the award of the contract, the contractor shall submit for review digital shop drawings for all equipment to be furnished for this project. Submittals shall include manufacturer's name, model number, descriptive engineering data and all necessary information to a finish, material grades and accessories. After such shop drawings are processed, they will be returned to the contractor. The contractor shall, upon receipt of reviewed shop drawings proceed with the procurement and installation of the equipment.

5. CODES, LAWS, AND STANDARDS

A. All work shall be installed in compliance with all governing codes, applicable local laws, regulations, ordinances or statutes of regulatory bodies having jurisdiction. The work shall be executed in accordance with said laws, regulations, ordinances, statutes or codes, without increased cost to the owner. Any point in question shall be referred to the engineer for approval. Work indicated on the documents that is in excess of code requirements shall not be reduced in quality and/or quantity.

B. Comply with rules and regulations of public utilities and municipal departments affected by connections of services.

6. RECORD DOCUMENTS

A. Operating and Maintenance Brochure:

1) On completion of the project, the Contractor shall provide project manuals electronically (PDF format unless otherwise instructed) containing complete product information for all installed or provided equipment and components including cut sheets, parts lists, wiring and installation diagrams, operating service and lubrication instructions. Provide manufacturer guarantee and warranty certificates.

B. Record Drawings:

1) On completion of the project, the Contractor shall provide record drawings with all field changes clearly and neatly noted. The original routing and layout shall be clearly marked out. References to other documents, drawings, elevations, RFI's or otherwise for additional information shall be accepted. The Contractor shall submit record drawings electronically in PDF format (unless otherwise instructed).

7. GUARANTEES AND WARRANTIES

A. The contractor shall guarantee complete system operation and that the material and equipment furnished and installed shall be free from defects in workmanship and materials and will give satisfactory service under the specified operating conditions. The contractor agrees to replace, without expense to the owner, any part of the apparatus which proves or becomes defective within one year after the system is accepted. No equipment warranty or guarantee shall start until the time of building acceptance.

A. All warranties issued by equipment manufacturers shall be filled out in the owner's name and given to the owner prior to final acceptance of work performed under this section.

8. FINAL INSPECTION

A. After completion of the entire project the contractor shall request final inspection of this project in written form addressed to the architect along with a statement to the effect that all installations have been completed, checked, adjusted and balanced in accordance with requirements of this project. Upon receipt of written notification of completion and request for final inspection the engineer will perform a final inspection of this work and, if all installations are as represented by the contractor, the engineer will submit written recommendation of acceptance.

9. CLEANING

A. Dirt and refuse resulting from the performance of the work shall be removed to keep the premises reasonable clean at all times.

B. After completion of the work described in this specification and shown on the drawings, the contractor shall thoroughly clean all exposed surfaces and equipment, remove all dirt, debris, clutter, cartons, etc., and leave all installations finished and ready for operation.

10. OPENINGS AND SLEEVES

A. In fire-rated walls: caulking shall be a pure ceramic fiber made of alumina-silica, "Cerablend-6" by Johns-Manville. Sealant shall be gun grade, 45 mil, acrylic, 2-part gun applied, fire retardant elastic sealant, "Dymonic" by Tremco or equal per Permittee No. 11313r.

1) Limit the size of the space between the wall or floor and the outside of the pipe or duct to 1 inch maximum. This space is to be sealed to allow some movement of the pipes or duct without cracking the caulking or sealant.

2) For openings in walls, the caulking shall be applied to a minimum of 3 inch total depth. Sealant shall then be applied on both sides of the wall opening to a minimum of 1/2 inch in depth, finished flush with the wall. D.

B. For openings in floors, the caulking shall be applied from the upper side to a minimum of 3 inch total depth recessed 1/2 inch below the finished floor. This 1/2 inch recess sealant be filled with sealant to flush with finished floor.

11. CUTTING AND PATCHING

A. The contractor shall be responsible for any cutting of walls, floors, ceilings and roofs required for performance of their work.

B. No structural member shall be cut without permission from the architect.

C. Patch all openings to match adjacent construction in both material and finish.

D. All cutting of existing concrete/floors/slabs on grade in the interior of the building shall be performed by "saw cutting" and shall be performed by this contractor.

12. DEMOLITION AND NEW WORK

A. The contractor shall do all demolition, alterations and rework indicated and/or required to maintain the operation of all existing systems and to integrate the new systems in the renovated building as required. The contractor shall include all work which may be required to alterations and demolition work. This shall include all removal, relocation and reworking of piping, items of equipment, etc. Existing systems and new systems shall be completely integrated as intended and as indicated on the plans and in the specifications.

B. The contractor shall remove from the premises and dispose of properly all existing material and equipment which no longer serves a purpose in altered areas. The contractor shall remove unused ductwork and piping. Remove piping connected to equipment back to main and cap. Unless otherwise noted, the contractor shall maintain services to all existing areas requiring such services. The contractor shall remove as required such services where are disrupted due to architectural changes in the existing structure. Any equipment which is designated to be reused and which is damaged in the process shall be replaced by the contractor with new equipment of like kind at no cost to the owner.

C. The contractor shall replace any existing devices including air devices, thermostats and electrical devices to match new devices unless instructed otherwise.

13. INTERRUPTION OF SERVICES

A. The contractor shall schedule any service interruptions to the existing building with the owner's representative. Such interruptions shall be planned so as to be at times to cause the least inconvenience and interruption to the facility's schedule.

14. EXISTING CONDITIONS

A. All existing conditions shown on the drawings and described in the specifications for this project have been determined from available drawings and field investigations. Contractors making proposals for this project shall investigate all existing conditions and base their proposals on their observations to provide complete and functioning installations in accordance with the intent of the drawing and specifications for this project and all applicable governing codes, laws, regulations and ordinances. Failure to determine existing conditions which cause additional work will not constitute grounds for general performance.

END OF GENERAL MEP REQUIREMENTS

DIVISION 22000 - PLUMBING

1. GENERAL

A. The work included under this contract consists of providing all labor, materials, tools,

transportation, services, etc., necessary to complete the installation and to provide complete working systems of the plumbing systems, including hot and cold water, waste and vent, storm drains, fixtures, equipment and other items described in these specifications, as illustrated in the accompanying drawings or as directed by the Architect/Engineer.

2. TRAPS

A. All floor drains and fixtures with waste connections shall be separately trapped with a water sealed trap placed as close to the fixture or drain as possible. The contractor shall furnish and install traps not furnished in combination with the fixture or drain with fixtures and equipment. All exposed traps in finished spaces shall be chromium plated brass. Provide deep seal traps and running traps where required.

B. In lieu of deep seat traps, floor drains can be provided with Proset systems trap guard or equal.

3. PIPING INSTALLATION

A. Ends of pipe shall be reamed and all burrs removed before installation. Piping shall be cut accurately to measurements taken on the job and shall be installed with ample clearance for installation of coverings.

B. Piping passing through walls or floor shall be run free, using pipe sleeves and shall be grouted in place. Sleeves for piping to be insulated shall be sized to allow for insulation thickness. Piping shall be installed concealed in finished rooms and wherever possible, exposures, where passing through floors, finished walls, finished ceilings shall be fitted with chromium plated escutcheon plates. Plates shall be large enough to completely close the holes around the pipes and shall be round, not less than 1-1/2" larger than the diameter of the pipe. Plates shall be securely fastened in place.

C. At least one pipe union shall be installed adjacent to all valves that are screwed. Hot and cold supplies to each fixture and water heater shall be valved separately at the fixture. All supply pipes terminating at valves or fixtures shall be provided with a water hammer arrestor of sufficient capacity to prevent water hammer.

D. All hot and cold-water branch lines shall be valved in an accessible location.

E. All hot and cold-water piping shall be arranged to drain the lowest point and drain valves with hose threads shall be provided so that the entire system can be emptied.

4. PIPING JOINTS

A. Threaded joints shall be cut full and clean, with not more than three threads exposed beyond fittings. Joints shall be made up tight with graphite base pipe joint compound applied to make threads only. Exposed threads of ferrous pipe shall be painted with acid-resisting paint after piping has been tested and proven tight. No caulking, lamp work or other material will be allowed for connection of defective joints.

B. Sweat or soldered joints in copper water piping shall be made by the appropriate use of approved brass solder fittings properly sweated or soldered together. Flared joints where specified for soft copper tubing shall be made with fittings meeting approved standards. Surfaces to be soldered or sweat shall be cleaned bright, properly flared with approved noncorrosive paste type flux and made with 95/5 or 80/20 solder. The use of self-cleaning fluxes, 50-50 solder or paste type solder is prohibited. Flared joints shall be made by expanding the tube with a proper flaring tool. All tubes shall be properly reamed.

C. Joints in bell and spigot cast iron soil pipe shall be of soft pig lead and oakum with lead not less than 1" deep, and installed in one pour or Tyler tie-gasket assemblies installed only.

D. Joints for no-hub pipe shall be neoprene with stainless steel bands.

E. Joints for plastic pipe, when permitted, shall be solvent welded in accordance with the pipe manufacturer's recommendations.

5. DOMESTIC HOT AND COLD-WATER PIPING

A. All domestic hot and cold-water piping within the building shall be copper. Underground water service outside of the building may be type "X" soft temper copper or ductile iron or cast iron pipe with super bellite, mechanical or flanged joints.

B. Copper piping installed underground shall be soft temper type "X" and installed without joints.

C. All other copper piping shall be hard temper type "Y". All copper piping shall conform to ASTM-B88 requirements. Service piping of cast iron or ductile iron pipe shall conform to ASMA, AWWA and Federal specifications.

D. Fittings for use with type "X" and "Y" copper piping shall be wrought copper joint. Unions shall be ground joint pipe and shall be installed where necessary to provide ease of disconnection of the piping system. Press fittings for copper water piping are acceptable where permitted by governing codes.

E. When a connection between copper pipe and ferrous pipe is necessary, said connection shall be made by using brass connector fitting.

F. Drains indicated on the drawings and at low points in connection with the hot and cold-water piping shall be of 1/2" faucet with hose threads. Drains shall be installed at low points in the hot and cold-water piping and all piping shall grade to drain.

G. Water piping may be cross-linked high density 100% virgin polyethylene, PE-X, flexible tubing. PEX shall be tested and certified by UL and NSF for potable water use. PE-X piping shall be rated at 180F at 100 PSIG. Provide with all required fittings, manifolds, accessories and valves. PEX piping shall be installed in accordance with the ratings in strict accordance with manufacturer's requirements.

1) Piping within 18" of water heaters shall be copper.

2) PE-X systems shall be insulated throughout as specified for copper systems.

3) PE-X-a piping shall be Uponor AqualPEX or acceptable equal by Viega or Rehau.

6. VALVES FOR DOMESTIC WATER

A. For piping 1/2" - 2" - Milwaukee 6a-150 ball valve, bronze, Teflon seats and packing, 400 lbs w.o.g., solder end.

B. For piping 2-1/2" and larger: Milwaukee m2124e butterfly valve, full lug body, EPDM seats, stainless steel disc, lever operation.

7. CROSS CONNECTIONS AND INTERCONNECTIONS

A. No installation shall be made of plumbing fixture, device or piping that will provide a cross connection or interconnecting water supply for drinking or domestic purposes and a polluted supply such as a drainage system or a soil or waste pipe that will permit or make possible a backflow of sewage, polluted water or waste into the water supply system.

8. SOIL, WASTE, DRAIN AND VENT PIPING

A. Underground soil, waste, drain and vent pipe and fittings, throughout the building below the base slab to the locations noted outside of the building, shall be coated hub-and-spigot service weight cast iron. Schedule 40 PVC solid plastic pipe may be used, where permitted by governing codes. No-hub pipe will not be permitted underground.

B. Soil, soil, waste, vent pipe, and fittings above ground inside of the building shall be service weight hub-and-spigot or no-hub cast iron pipe. Schedule 40 PVC solid plastic pipe may be used-and permitted by governing codes. PVC piping in return air plenum space shall be installed with a 1 hour rated covering over all pipe, fittings and valves.

C. Changes in pipe size on soil, waste, and drain lines shall be made with reducing fittings. Changes in direction in drainage piping shall be made by the appropriate use of 45 degree Y, long or short sweep, quarter bends, sixth, eighth or sixteenth bends, or by a combination of those or equivalent fittings. Single and double sanitary tees and short quarter bends may be used in the direction of flow if the fittings are of the same material as the pipe. Quarter bends may be used in soil and waste lines on the counterflow supply.

D. Sewer lines shall be located in general as shown on the drawings. The exact locations shall be determined by the contractor in such a manner as to maintain proper clearances and sufficient slope to insure drainage.

E. Horizontal soil, waste, and drain pipes shall be given a grade of not less than 1/4" per foot for sizes up to 3" unless otherwise shown on the drawings or approved in writing by the engineer. Horizontal soil, waste, and drain pipes shall be given a grade of not less than 1/8" per foot for sizes 4" and larger when first approved by the administrative authority.

F. Vent stacks shall be extended full size through the roof and flashed with a 4 pound lead sheets turned down into the stack at least 2" and extended 12" in all directions from the pipe at the roof line. Vents through roof shall not be less than 3". PVC piping shall be used to vent piping through the roof.

G. Where applicable for the roofing system used, provide flashing via patented EPDM cone in lieu of lead.

H. Vents shall be air and watertight.

I. Vent connections shall be installed on all fixtures and equipment connected to soil and waste systems and all floor drains shall be vented or connected to a vented line as shown on the drawings and as required by code.

J. All vent stacks in or at outside walls shall be offset 1'-6" minimum from outside walls before going through the roof, to facilitate flashing.

K. Risers shall be installed absolutely plumb and straight. Branches shall be run in straight lines and attach uniformly to mains.

L. Risers, branches and mains shall be concealed in the construction except where shown otherwise. Branches for closets shall be finished at the wall line with proper flange to receive the fixture when set, and they shall be true and level so that closet base will have full bearing on the wall.

M. All soil and vent stacks shall offset where required to suit obstructions and shall be required to clear floor beams and spanned beams at floor lines and hug wall construction above floor.

N. Prohibited fixturing: The drilling and tapping of building drains, soil, waste or vent pipe and the use of saddle hubs or bands is prohibited. Any fitting or connection which has an enlargement chamber or recess with a ledge, shoulder or reduction of the pipe area that offers an obstruction to the flow is prohibited.

O. Prohibited connections: No fixtures, devices or construction shall be installed which would allow a backflow connection between a distribution system of water for drinking and domestic purposes to a hot water space, soil or waste piping or so as to permit or make possible the backflow of sewage or waste into the water system.

9. INSULATION

A. All cold-water piping shall be insulated with certain-lead 1/2" thick glass fiber pipe insulation in molded sections with factory applied all service vapor barrier jacket or approved equal. The end joint strips and overlap shall be sealed with a vapor barrier mastic and stapled with outward clinching staples spaced not to exceed 4" center to center and sealed shall be sealed with a coat of vapor barrier mastic. Joints shall be covered by joint tape.

B. All domestic hot water piping shall be insulated with 1" thick certain-lead glass fiber pipe insulation in molded sections with factory applied all service jacket or approved equal. This insulation shall be closely butted together and secured by joint tape matching the insulation cover.

C. All piping surfaces to be insulated shall be clean and dry and piping shall have been tested and approved before the insulation is applied.

D. All valves, fittings and flanges shall be insulated with certain-lead glass fiber pipe insulation, or approved equal. Insulation shall be securely held in place and covered with Zexon pre-molded PVC fitting covers. Fitting covers may be provided with fiberglass insulation fitting covers.

E. All pipe insulation shall be installed in a neat and workmanlike manner by an insulation contractor regularly engaged in insulation work.

F. Provide heavy density rigid foam inserts at all hanger locations on lines 2" and larger to be insulated, unless otherwise noted or specified.

10. WATER HAMMER ARRESTORS

A. Water hammer arrestors shall be provided for all quick closing valves including but not limited to drinking fountains, dishwashers, faucets, flushometer valves, ice makers, self-closing valves, spring loaded valves, and washing machines and as required by the local inspection authority having jurisdiction.

B. Water hammer arrestors shall be installed per manufacturer specifications and shall conform to ASSE 1010 and per standard PDI-WH-201.

C. Water hammer arrestor shall be Siooux chert model or approved equal. Air chambers are not permitted.

11. PIPE HANGERS AND SUPPORTS

A. All non-insulated copper piping shall be supported by Anvil figure C165 copper plated carbon steel hangers.

B. Non-insulated steel piping 2" and smaller shall be supported by anvil figure 108 split pipe ring hanger with figure 114 turnbuckle adjuster. Non-insulated steel piping 2-1/2" and larger shall be supported by Anvil 260 hangers with turnbuckle adjusters.

C. All cast iron pipe shall be supported with Anvil figure 260 clevis hangers with turnbuckle adjusters.

D. All schedule 40 solid plastic PVC piping shall be supported with anvil figure 260 adjustable clevis hangers with #18 shield.

E. All insulated piping shall be provided with anvil figure 260 adjustable clevis hanger with #18 shield. Hanger shall be installed exterior to insulation unless otherwise noted or specified.

F. All hangers shall utilize threaded rods. No perforated strap iron hangers or wire nuts will be allowed.

G. Hangers and supports shall be spaces as follows:

1) Copper pipe: 1-1/4" and smaller - 6 feet, 1-1/2" and larger - 10 feet.

2) Steel pipe: 1" and smaller - 8 feet, 1-1/4" and larger - 10 feet.

3) Cast iron pipe: all sizes - 5 feet. (10 feet with 10' lengths of pipe. Minimum one hanger at each joint.)

4) PVC pipe: 4 feet.

H. Provide anvil figure 4-121 riser clamp for copper piping up through 4". Provide vertical support every 30 feet.

I. Steel and cast iron pipe provide Anvil figure 261 riser clamp for piping 1-1/2" and smaller and figure 4-10 riser clamp for piping above 2". Provide vertical support every 15 feet.

12. TESTING

A. All plumbing systems installed under this section of these specifications shall be tested and approved as herein described and as required by the local inspection authority having jurisdiction.

B. The new drainage and vent system shall be tested by plugging all openings with test plugs, except those at the top of stacks, and filling the system with water. Test results will be satisfactory if the water level remains stationary for not less than one hour when all parts of the system are subjected to a pressure of at least 10 feet of water. If leaks develop, they shall be remedied and the test repeated after the system is made tight.

C. The water system test procedure shall consist of charging the entire system to operating pressure and then isolating the system from its source. The system shall remain closed for a period of 24 hours with no fixture being used. The pressure differential for this 24-hour period shall not exceed 5 psi.

D. The inspection authority having jurisdiction and the architect shall be notified at least 24 hours prior to performance of all tests so that the tests may be witnessed if deemed necessary.

E. All plumbing fixtures and accessories shall be tested, adjusted and made free of leaks.

13. WATER SYSTEM FLUSHING AND STERILIZATION

A. Immediately upon completion of the new water distribution system and prior to placing this system in service, the entire new system shall be flushed and sterilized.

B. This system shall be filled with water slowly and carefully so that air may readily escape through open drains and fixture valves. All drains and fixture valves shall be opened, starting with valves nearest the water service entry, and water run until it has run clear from all outlets for not less than 10 minutes.

14. ACCESS DOORS

A. The plumbing contractor shall be responsible for reviewing the architectural plans/specifications and advising the general contractor prior to bidding of the need for access doors in sheetrock or plastered ceilings and walls and at other locations where access is required for plumbing components.

B. Access doors shall be flush-mounted of a style specifically suited for the type of construction in which they are to be used, and sizes and colors shall be submitted to the architect for approval. In areas where there are removable ceilings, access doors may be omitted, provided ceiling panels used for access are clearly marked. The type of access door used shall be Milcor, or an approved equal.

C. Access doors shall be furnished by the plumbing contractor for installation by the general contractor.

D. In the event that the plumbing contractor fails to advise the general contractor of required access doors prior to bidding, the cost to furnish and install access doors shall be the responsibility of the plumbing contractor.

15. PLUMBING FIXTURES

A. All fixtures shown or scheduled on the drawings shall be furnished and installed, set, firm and true, connected to all required piping services, thoroughly cleaned, and left ready for use.

B. All exposed fittings and piping at the fixtures shall be chrome plated. Supply piping shall be valved at each fixture.

C. All China fixtures shall be new, of the best grade vitreous ware, without pin holes or blemishes, and the outlines shall be generally true. All fixtures of the same type shall be of one manufacturer throughout the entire installation. The engineer reserves the right to reject any equipment which, in their opinion, is faulty. All fixtures and flanges on soil pipe shall be made absolutely gastight and watertight. Rubber gaskets or putty will not be permitted for this connection. Offset bolts shall be stainless steel and not less than 1/4" in diameter and shall be equipped with chromium plated nuts and washers. Fixtures with offset flanges shall be set at the proper distance from floor or wall to make a first-class joint with the closet setting compound or gasket and the fixtures used.

D. Plumbing fixtures shall be as specified, or equivalent products manufactured by Eljer, Crane, or American standard. All wall closets, lavatories, urinals and sinks shall be products of one manufacturer. Fixtures shall be installed complete with all necessary accessories and trim. Installation of countertop sinks shall be coordinated with the discharge from water closets and bid water closets.

E. Drains and accessories shall be as specified or equivalent products of waste, Jay R. Smith, or Isom.

F. Insulate exposed lavatory "trap" on ADA listed fixtures with Plumbertex trap gear or equal.

G. Painting, except as specified herein, shall be done by others.

H. Equipment which has damaged finish shall be repaired to match the original factory finish.

I. All exposed ferrous metal furnished under this contract, such as hangers, struts, structural steel, etc. shall be given one coat of Thelme gray primer.

END OF DIVISION 22000

SECTION 26000 - ELECTRICAL

1. GENERAL ELECTRICAL REQUIREMENTS

A. Refer to GENERAL MECHANICAL, ELECTRICAL AND PLUMBING requirements.

2. IDENTIFICATION OF ELECTRICAL EQUIPMENT

A. All cabinets, safety switches, panelboards, transformers, and other apparatus used for operation and control of circuits, appliances, and equipment shall be identified by means of manufactured engraved plastic plates, blank with white letters.

B. All receptacles and switches to have printed tape style label indicating Panel and Circuit number.

C. Panels to have typewritten panel schedules. Where electrical equipment is installed as service entrance equipment, contractor shall furnish and install nameplate listing the following: Equip Short-Circuit Current Rating in Amps (RMS SYM), as indicated on the drawings. Whether or not equipment is fully service-rated, Available Fault Current in Amps. Contractor shall perform available fault current calculation to obtain available fault at Service Equipment. Date fault current calculations were performed.

D. Identify each circuit branch circuit with wire markers when enclosure label and wire colors do not provide enough information to identify each circuit without tracing. Identify feeders and branch circuit home runs with wire marker with panel and circuit number. Box covers above lay-in ceilings neatly marked with indelible marker.

3. GROUNDING

A. Grounding system, including all conductors, motor frames, raceways, cabinets, etc. that require grounding, shall comply with article 250 of the national electrical code, drawings, those of the serving utility and local authorities having jurisdiction, and as specified. Grounding conductors shall be as shown on plans or if not specifically shown shall be no smaller than that required by NEC.

B. For service entrances, install per article 250 of the NEC and per service entrance grounding detail as described on the drawings.

C. Provide individual separate equipment grounding conductors for branch circuit home runs shown on drawings and terminate at branch circuit panelboard.

switchboard, or other distribution equipment.

D. Single phase branch circuits for lighting and power shall consist of phase and neutral conductors and green ground conductor installed in common conduit and detailed drawings used by other division trades, and by securing definite locations from architect.

4. SAFETY SWITCHES

A. Disconnect (safety) switches: Square D, Siemens, Cutler Hammer, or General Electric fused or non-fused (as indicated on drawings or required).

B. Switches shall be NEMA KSI, heavy duty, externally operated, visible-blade safety switches; NEMA enclosure type indicated on drawings or suitable for environment in which installed.

C. Provide switches where not furnished with starting equipment, motors, at all other points required by NFPA 70, and where indicated on drawings.

5. CONDUIT

A. All electrical wiring, including low voltage wiring, shall be installed in conduit as herein specified. All conduit shall be minimum 3/4" trade size.

B. Underground conduit shall be schedule 40 EPC-40-PVC. All conduits shall be installed with minimum 24 inch cover.

C. Conduit installed in concrete slabs or above ground shall be galvanized rigid steel or EPC-40-PVC.

D. When PVC conduits penetrate concrete floor construction, contractor shall use rigid steel or IMC elbows and extension. PVC conduit/fittings shall not be permitted to be exposed above the floor.

E. Thimble tubing shall be EMT.

F. Conduit installed below grade shall be Schd. 80 PVC heavy wall plastic conduit meeting NEMA standards and UL listed for underground and exposed use. Provide GRS radius bends and risers as conduits rise



FLOOR PLAN - PLUMBING DEMOLITION
1/4" = 1'-0"

FLOOR PLAN - PLUMBING
1/4" = 1'-0"

FLOOR PLAN - ELECTRICAL
1/4" = 1'-0"

PLUMBING FIXTURE SCHEDULE								
MARK NO.	FIXTURE TYPE	MANUFACTURER	MODEL NO.	MINIMUM CONNECTION SIZE				DESCRIPTION
				CW	HW	WASTE	VENT	
WC-1	WATER CLOSET (ADA)	AMERICAN STANDARD	215AA.004 (LEFT HANDLE) 4.618A.005 (RIGHT HANDLE) "CADDY PRO" COORDINATE FINAL FIXTURE SELECTION WITH OWNER PRIOR TO PURCHASING.	1-1/2"	-	4"	2"	FLOOR MOUNTED FLUSH TANK, WHITE VITREOUS CHINA, HIGH EFFICIENCY (1.6 GPF), ELONGATED POWER WASH BOWL, FULLY GLAZED 27" TRAP-WAY, CLOSE-COLOURED TANK, 16-1/2" TANK HEIGHT. ACCESSORIES: CHURCH & DWIGHT WHITE OPEN FRONT SEAT LESS COVER WITH SELF SUSTAINING CHECK HINGES, BOLTS AND CAPS, LOOSE KEY ANGLE STOP AND CHROME-PLATED RISER. NOTE: HANDLE TO BE ON WIDE SIDE OF FIXTURE.
L-1	LAVATORY (ADA)	AMERICAN STANDARD	01555.012 (4" CENTERS) "LUCRINE" COORDINATE FINAL FIXTURE SELECTION WITH OWNER PRIOR TO PURCHASING.	1/2"	1/2"	1-1/2"	1-1/2"	VITREOUS CHINA, 20" X 18", FRONT OVERFLOW, INTEGRAL BACK. CHICAGO FAUCETS MODEL 802-KKABCP FAUCET WITH CERAMIC OPERATING CARTRIDGE, 4" CENTERS, 4" INTEGRAL SPOUT, LEVER HANDLES. ACCESSORIES: PROVIDE LEONARD 170-LF LEAD FREE BRONZE THERMOSTATIC MIXING VALVE WITH 0.25 GPM MINIMUM FLOW RATE, INTEGRAL CHECK VALVES, DISCHARGE SET AT 105 F, MOUNTED DOWNSTREAM OF FIXTURE STOPS, WITH HOT AND COLD WATER RIPPED TO VALVE, TRAPPED WATER TO LAVATORY; CHICAGO FAUCETS MODEL 107-KFP GRID DRAIN, 1-1/4" X 1-1/2" X 17 GA. TRIM-ADJUST BRASS P-TRAP WITH CLEANOUT, CHROME-PLATED RISERS WITH LOOSE KEY ANGLE STOPS AND J.R. SMITH CONCEALED ARM LAVATORY SUPPORT. PROVIDE WITH FULLY MOLDED FLEXIBLE VINYL INSULATION KIT COVER TRAP, SUPPLIES AND STOPS, TUBERINO P-2 LAV GUARD. NOTE: MOUNT FIXTURE RIM 34" ABOVE FINISHED FLOOR.

PLAN NOTES

- NO WORK IN THIS AREA.
- REMOVE PLUMBING FIXTURE AND PREPARE PIPING FOR CONNECTION TO NEW WORK.
- EXISTING PLUMBING FIXTURE TO REMAIN.
- PROVIDE NEW PLUMBING FIXTURE AND CONNECT TO EXISTING COLD & HOT WATER, WASTE, AND VENT PIPING. MODIFY EXISTING PIPING AS REQUIRED.

PLAN NOTES

- ELECTRICAL CONNECTION TO ADA LIFT. COORDINATE EXACT ELECTRICAL REQUIREMENTS WITH OWNER PRIOR TO WORK. BASIS OF DESIGN IS A 1HP 120V 20A-1P CONNECTION. INSTALL A COMPLETE WORKING SYSTEM.
- CONNECT TO SPARE 20A-1P BREAKER IN EXISTING 120/240V PANEL. PROVIDE NEW BREAKER AS REQUIRED. FIELD VERIFY.
- NO ELECTRICAL WORK THIS AREA.
- ELECTRICAL METER / WEATHERHEAD RELOCATED AS REQUIRED FOR NEW DECK CONSTRUCTION. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO WORK. CONTRACTOR TO COORDINATE ALL WORK WITH LOCAL UTILITY COMPANY PRIOR TO WORK AND ENSURE THAT OVERHEAD FEEDER PATHWAYS CONFORM TO HEIGHTS AND DISTANCES PER NEC ARTICLE 230 PART II. CONTRACTOR TO EXTEND SERVICE FEEDERS AS REQUIRED TO MAIN ELECTRICAL PANEL. CONTRACTOR TO PROVIDE MAIN FUSED DISCONNECTING MEANS AS REQUIRED TO ENSURE NO UNPROTECTED FEEDERS ENTER THE BUILDING AHEAD OF THE MAIN ELECTRICAL PANEL.

HERITAGE ASSET MANAGEMENT

100 NE DOUGLAS ST.
LEE'S SUMMIT, MO 64063

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REVISION DATES:



PROFESSIONAL SEAL

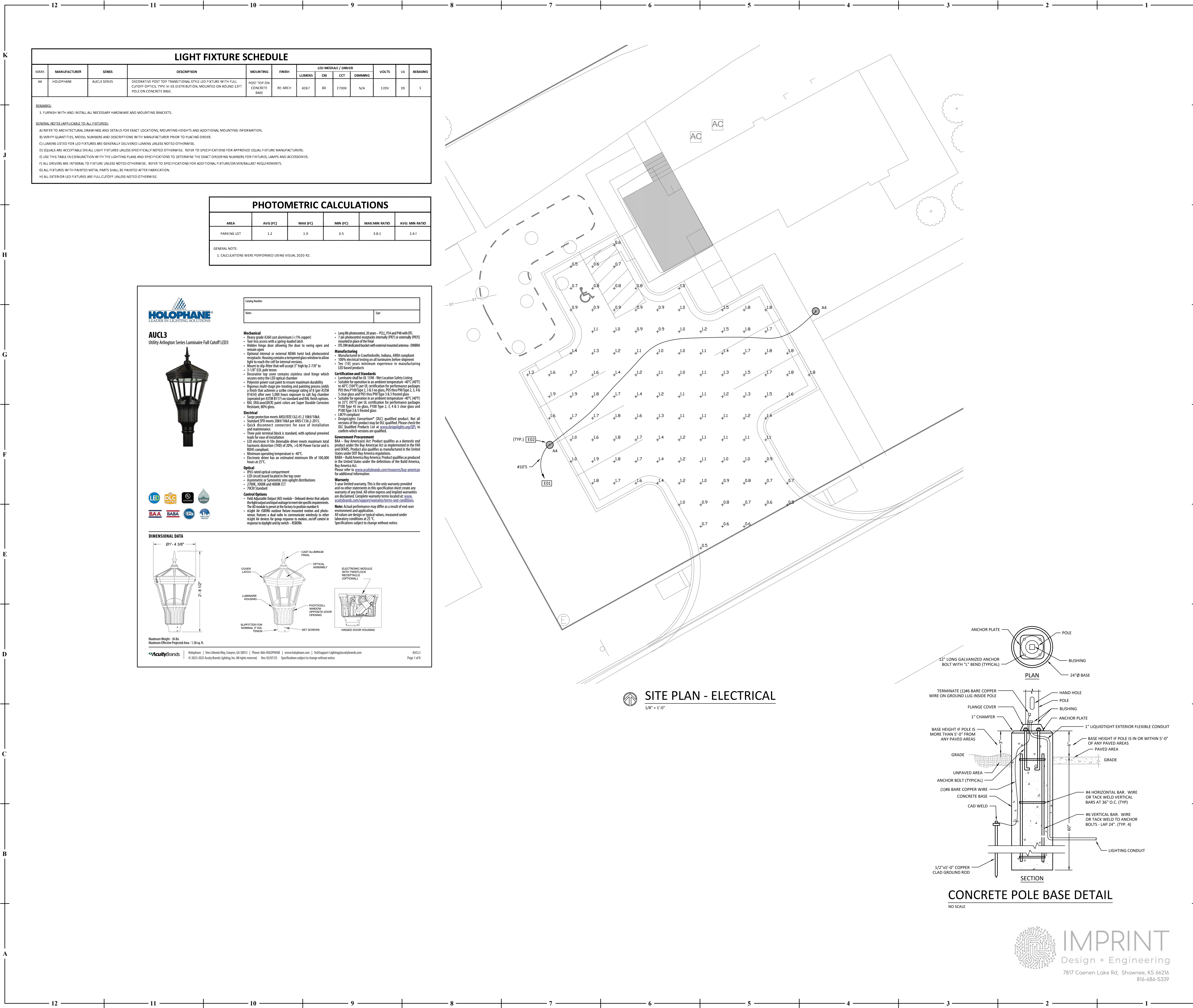
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ISSUE DATE: 24 JUNE 2025
COLLINS WEBB #: 24114

MECHANICAL & ELECTRICAL
FLOOR PLANS



PERMIT DOCUMENTS



LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER	SERIES	DESCRIPTION	MOUNTING	FINISH	LUMENS	LED MODULE / DRIVER	VOLTS	VA	REMARKS
A4	HOLOPHANE	AUCL3 SERIES	DECORATIVE POST TOP TRANSITIONAL STYLE LED FIXTURE WITH FULL CUTOFF OPTICS. TYPE 'V' IS DISTRIBUTION. MOUNTED ON ROUND 12FT POLE ON CONCRETE BASE.	POST TOP ON CONCRETE BASE	RE: ARCH	4267	80 3700K	N/A	120V	39 1

REMARKS:

1. FURNISH WITH AND INSTALL ALL NECESSARY HARDWARE AND MOUNTING BRACKETS.

GENERAL NOTES (APPLICABLE TO ALL FIXTURES):

A) REFER TO ARCHITECTURAL DRAWINGS AND DETAILS FOR EXACT LOCATIONS, MOUNTING HEIGHTS AND ADDITIONAL MOUNTING INFORMATION.

B) VERIFY QUANTITIES, MODEL NUMBERS AND DESCRIPTIONS WITH MANUFACTURER PRIOR TO PLACING ORDER.

C) LUMENS LISTED FOR LED FIXTURES ARE GENERALLY DELIVERED LUMENS UNLESS NOTED OTHERWISE.

D) EQUALS ARE ACCEPTABLE ON ALL LIGHT FIXTURES UNLESS SPECIFICALLY NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR APPROVED EQUAL FIXTURE MANUFACTURERS.

E) USE THIS TABLE IN CONJUNCTION WITH THE LIGHTING PLANS AND SPECIFICATIONS TO DETERMINE THE EXACT ORDERING NUMBERS FOR FIXTURES, LAMPS AND ACCESSORIES.

F) ALL DRIVERS ARE INTEGRAL TO FIXTURE UNLESS NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR ADDITIONAL FIXTURE/DRIVER/BALLAST REQUIREMENTS.

G) ALL FIXTURES WITH PAINTED METAL PARTS SHALL BE PAINTED AFTER FABRICATION.

H) ALL EXTERIOR LED FIXTURES ARE FULL CUTOFF UNLESS NOTED OTHERWISE.

PHOTOMETRIC CALCULATIONS

AREA	AVG (FC)	MAX (FC)	MIN (FC)	MAX:MIN RATIO	AVG: MIN RATIO
PARKING LOT	1.2	1.9	0.5	3.8:1	2.4:1

GENERAL NOTE:

1. CALCULATIONS WERE PERFORMED USING VISUAL 2020 R2.



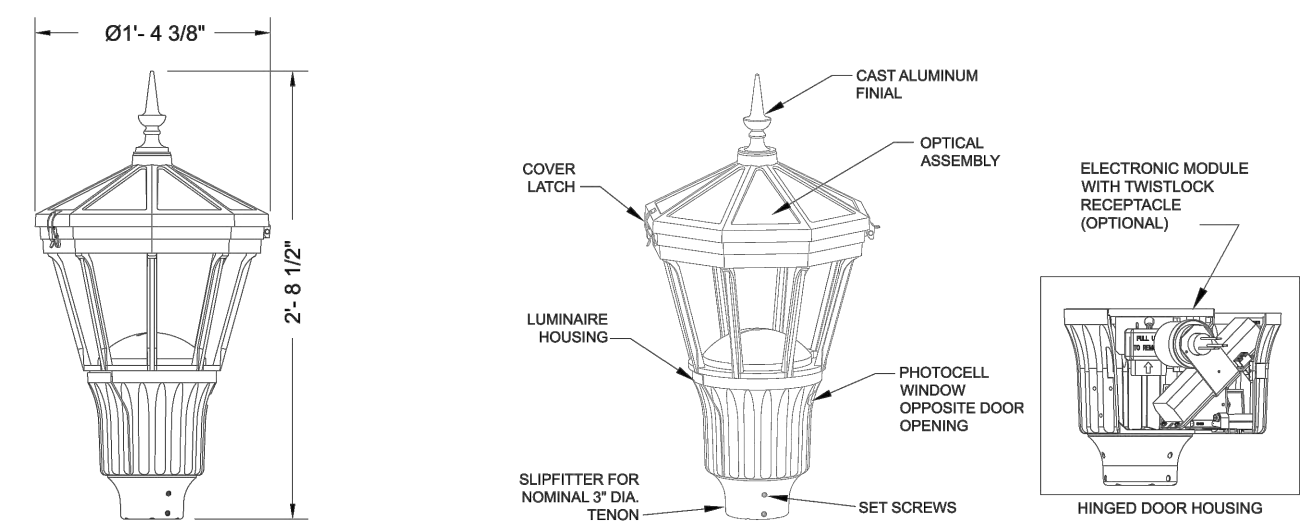
AUCL3
Utility Arlington Series Luminaire Full Cutoff LEDS



Catalog Number	Type

- Mechanical**
- Heavy grade A360 cast aluminum (<1% copper)
 - Tool-less access with a spring-loaded latch
 - Hidden hinge door allowing the door to swing open and remain open
 - Optional internal or external NEMA twist lock photocontrol neoprene. Housing contains a tempered glass window to allow light to reach the cell for internal electrical
 - Mount to dip filter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole throat
 - Decorative top cover contains stainless steel hinge which secures every the LED optical chamber
 - Polyester power coat paint to ensure maximum durability
 - Regulate multi-stage pre-heating and painting process yields a finish that achieves a scuff/croage rating of 8 (per ASTM D1554) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options
 - RAL (RAL4002/50) paint colors are Super Durable Corrosion Resistant, 90% gloss
- Electrical**
- Surge protection meets ANSI/IEEE C62.41 2 10kV/10kA
 - Standard SPD meets 250kV/10kA per ANSI C136.2-2015
 - Quick disconnect connectors for ease of installation and maintenance
 - Three pole terminal block is standard, with optional pre-wired leads for ease of installation
 - LED electronic 0-10v dimmable driver meets maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and is 800C compliant
 - Minimum operating temperature is -40°C
 - Electronic driver has an estimated minimum life of 100,000 hours at 25°C
- Optical**
- IP65 sealed optical compartment
 - LED circuit board located in the top cover
 - Asymmetric or Symmetric area light distributions
 - 2700K, 3000K and 4000K CCT
 - 700C Standard
- Control Options**
- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input voltage to meet the specific requirements. The AO module is present at the factory to position number 8
 - night-far (CDSR), outdoor fixture-mounted motion and photo-sensor, features a dual radio to communicate wirelessly to other night-far devices for group response to motion, on/off, current in response to daylight and by switch - RS006
- Long life photocycled, 20 years - RCL P34 and P40 with 0L**
- 7 pin photocycled neoprene internally (P30) or externally (P30) mounted in place of the final
 - 0L (0L) dedicated bracket with external mounted antenna - 0N00A
- Manufacturing**
- Manufactured in Connersville, Indiana, 480A compliant
 - 100% electrical testing on all luminaires before shipment
 - 10 (10) years minimum experience in manufacturing LED based products
- Certification and Standards**
- Luminaire shall be UL 1598, Wet Location Safety Listing
 - Suitable for operation in an ambient temperature -40°C (40°F) to 40°C (104°F) per UL certification for performance packages P30 thru P100 Type 2, 3, 4 & 5 clear glass and P30 thru P100 Type 2, 3, 4 & 5 clear glass and P100 Type 2, 3, 4 & 5 clear glass and P100 Type 2, 3, 4 & 5 clear glass
 - UL979 compliant
 - DesignLights Consortium® (DLC) qualified product. Not all version of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLP to confirm which versions are qualified.
- Government Procurement**
- BAA - Buy American Act. Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
- BABA - Build America Buy America. Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
- Please refer to www.aculbrands.com/resources/buy-american for additional information.
- Warranty**
- 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.aculbrands.com/support/warranty/terms-and-conditions
- Note:** Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

DIMENSIONAL DATA



Maximum Weight: 36 lbs
Maximum Effective Projected Area: 1.38 sq. ft.

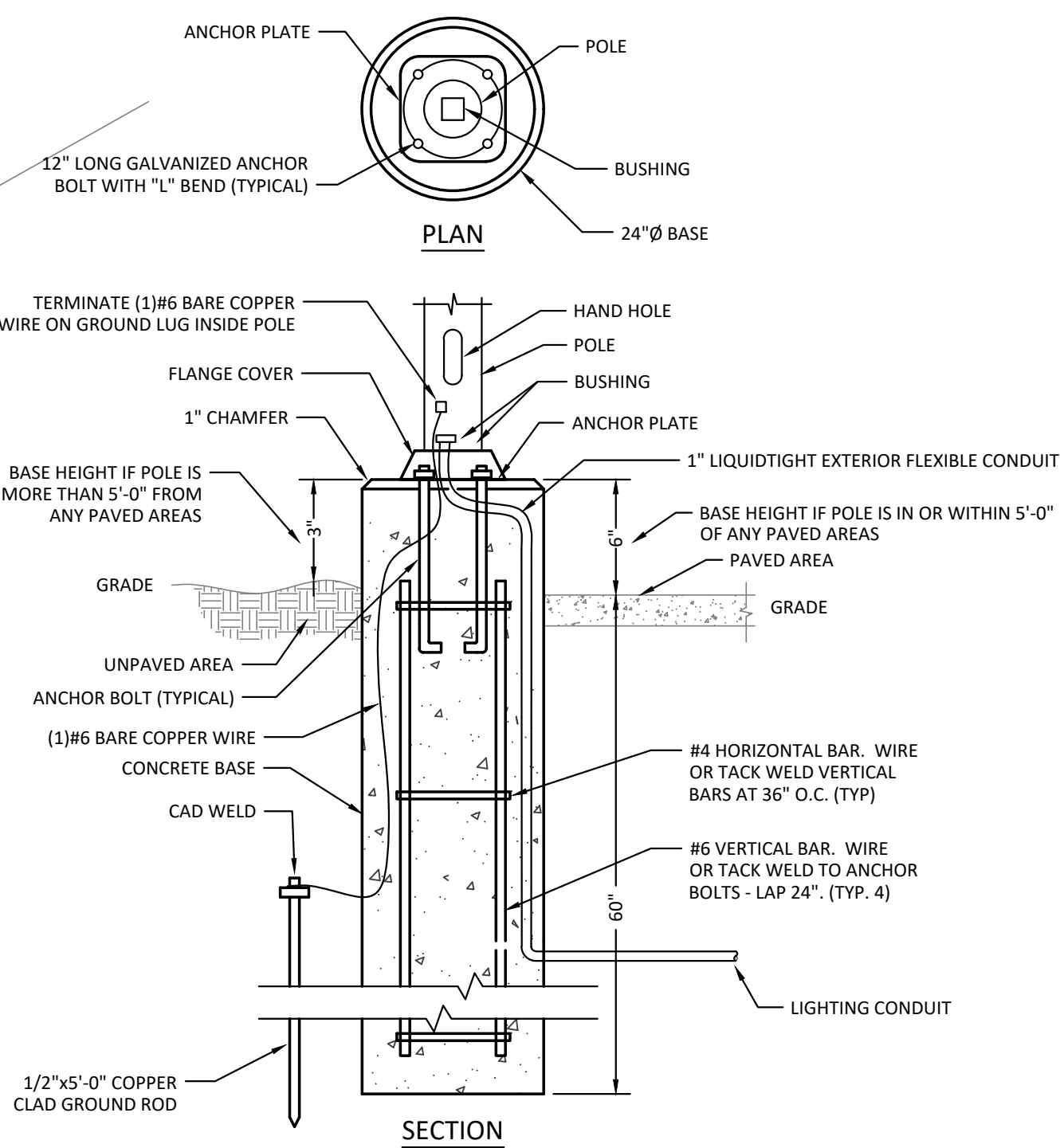
AcuityBrands | Holophane | One Olshaville Way, Conyers, GA 30612 | Phone 866-402-0706 | www.holophane.com | TechSupport@lighting@acuitybrands.com

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SITE PLAN - ELECTRICAL

1/8" = 1'-0"



CONCRETE POLE BASE DETAIL

NO SCALE



PLAN NOTES

- ROUTE THROUGH NEW SINGLE POLE ASTRONOMICAL TIME CLOCK, MOUNTED ADJACENT TO EXISTING BUILDING ELECTRICAL PANEL, HOMERUN TO SPARE 20A-1P 120V BREAKER IN EXISTING PANEL.
- REFER TO POLE BASE DETAIL FOR MORE INFORMATION.

HERITAGE ASSET MANAGEMENT

100 NE DOUGLAS ST.
LEE'S SUMMIT, MO 64063

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COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



MEP301

ISSUE DATE: 24 JUNE 2025
COLLINS WEBB #: 24114

ELECTRICAL SITE PLAN



307B SW Market St. | Lees Summit, MO 64063 | 816-245-2270 | www.collinswebb.com

PERMIT DOCUMENTS