

2012 IBC, 2012 IMC, 2012 IPC, 2012 IFGC, 2012 IFC, 2011 NEC, Life Safety Code, ADA/ANSI 117.1 PI - planned industrial 59,242 s.f., 1.36 acres +/n/a 32' 1 story 50' - front 10'- sidevard 20' - rear yard

building occupancy type: S-1

building height:

setbacks:

actual building height:

(B occupancy and S-1 occupancy no separation requirement) building construction type: V-B

tabular allow area: 9,000s.f.

increase area (open on 3 sides):

[350'/420'-.25] 30/30 = .583 x 9,000 = 5,247 increase. 9,000 + 5,247 = 14,247 s.f. total allowed

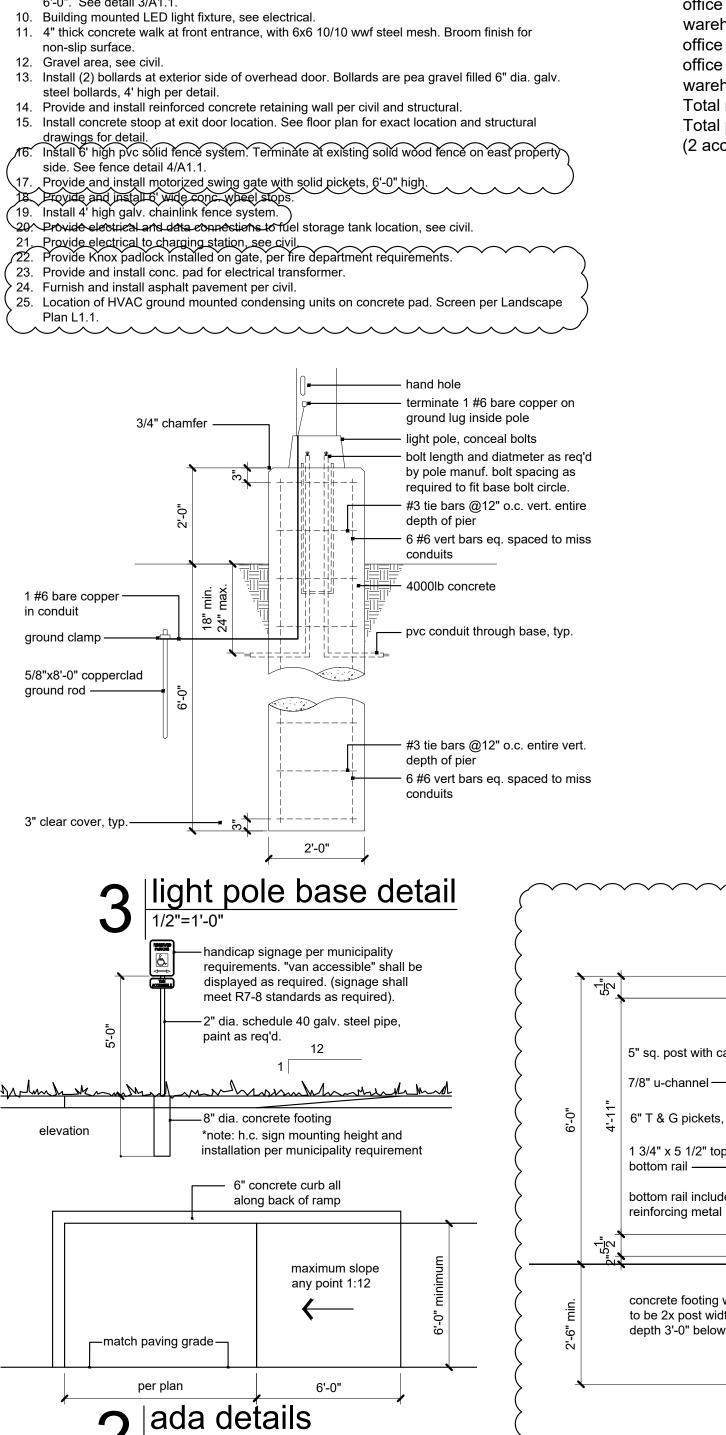
building footprint area:	9,967 s.f.
mezzanine area:	<u>1,996 s.f.</u>
total building area:	11,963 s.f.

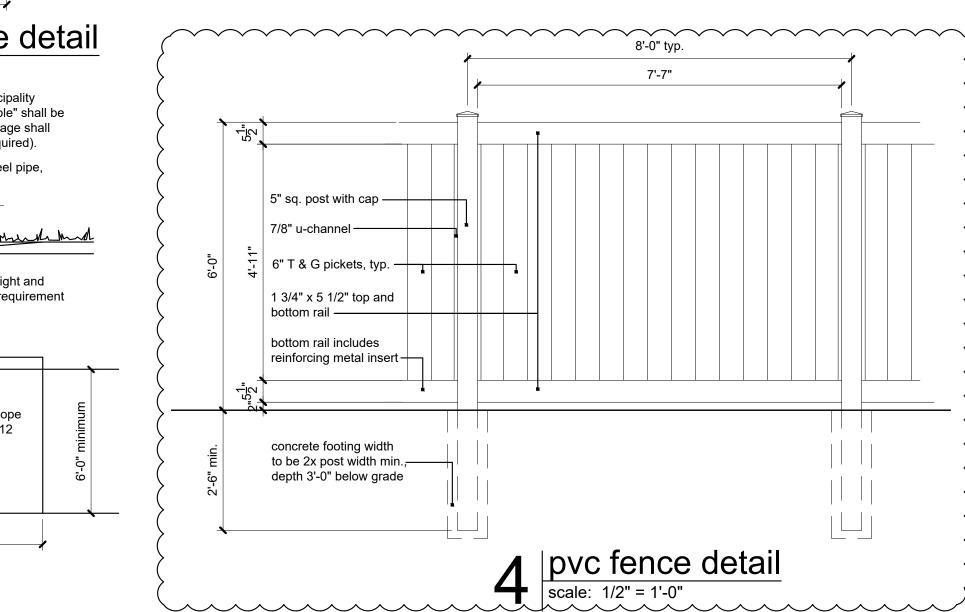
Warehouse will be used for storage of metal tools, non-combustible traffic control equipment and metal signage. Building will be non-sprinklered and comply with IBC section 903:

- fire area does not exceed 12,000 s.f.
- buidling is one story - combined areas do not exceed 24,000 s.f.
- no storage of commercial trucks/buses
- no storage of upholstered furniture/mattresses

parking required: office 4 per 1000 s.f. warehouse 1 per 1000 s.f. office area: 5,800s.f., warehouse 4,000s.f. office 4x5.8 = 23 spaces warehouse 1x4 = 4 spaces Total required: 27spaces

Total provided: 27 spaces (2 accessible spaces included)





Parking lot striping to be painted white with 4" stroke. 6. Sawcut existing curb & gutter as required to install new drive. Match new drive elevation with

no scale

• The contractor shall be responsible for obtaining all required permits,

• Provide a temporary gravel access drive to prevent mud from being

governing the project.

permitted.

Place silt fence per civil for erosion control.

drawings have been approved by public works.

deposited onto the adjacent road.

48 hours prior to the start of work.

drawings for proposed grade locations.

construction notes (#)

paying all fees, and otherwise complying with all applicable regulations

Prior to installing any structure on a public storm sewer, the contractor shall submit shop drawings for the structure(s). Installation shall not occur until

Prior to installing, constructing, or performing any work on the public storm sewer line (including connecting private drainage to the storm system)

contact the city for inspection of the work. Contact must be made at least

Connections to the public storm sewer between structures will not be

Plan shows existing grades for reference purposes only. Refer to civil

Handicap striping and universal symbol painted white with 4" stroke.

Dimensions shown are from back of curb, unless noted otherwise.

existing surface. Re: civil. Furnish and install concrete pavement per civil.

o.c. Broom finish for non-slip surface.

. Concrete curb and gutter, typ. see civil. 9. All site lighting is design/build. Comply with Lee's Summit, MO regulations. Site pole lighting shall be LED type fixtures with cutoff and non-adjustable flat lens on poles. Fixture height shall not exceed 28' high from grade (incl. base) and shall be mounted to reinforced 2'-0" dia. concrete bases. Base depth below grade shall be designed per pole manufacturer, or min. 6'-0". See detail 3/A1.1.

6'-0" wide concrete sidewalk. 4" thick with 6x6 10/10 wwf steel mesh. Control joints at 6'-0"

Handicap parking signage. Mount sign at not more than 60" a.f.g. to bottom. Sign to contain the universal handicap symbol and "van accessible" as required per ADA. See detail 2/A1.1.

Furnish and install ADA accessible ramp and sidewalk per detail 2/A1.1 and per civil.

