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disclaimer:

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project description:

Building additions to an existing car dealership.

const. schedule

construction: summer 2019
occupancy: fall 2019

schedule indications are estimated and shall be the responsibility of the contractor.

code review:

governing municipality:	Lee's Summit, Missouri
governing code:	2018 IBC, 2018 IMC, 2018 IPC, 2018 IFGC, 2018 IFC, 2017 NEC, ADA.ANSI 117.1
zoning:	CP-2
Lot 1 (no work):	63,595 sq. ft.
Lot 2:	130,530 sq. ft. (±2.99 acres)
existing building area:	18,298 sq. ft.
building addition area:	7,198 sq. ft.
total building area:	25,496 sq. ft.
floor area ratio:	19.5%
business description:	automobile dealership
construction type:	IIB
occupancy type:	B (Business, S-1 (Auto Shop)
stories:	1 story with parts mezzanine
building height:	31'-0" (Icon Tower)
fire suppression:	yes
tabular area:	17,500 sq. ft. (S-1)
sprinkler increase:	300% = 52,500 sq. ft.
total allowable area:	70,000 sq. ft.
total building area:	25,496 sq. ft.

sheet index:

client:

McBob, LLC
3200 NW South Outer Rd.
Blue Springs, Missouri 64015

architect:

Justin Bridges, AIA
Davidson Architecture & Engineering
4301 Indian Creek Parkway
Overland Park, Kansas 66207
p: 913.451.9390 f: 913.451.9391

civil engineer:

Paul A. Miller, P.E.
Davidson Architecture & Engineering
4301 Indian Creek Parkway
Overland Park, Kansas 66207
p: 913.451.9390 f: 913.451.9391

structural engineer:

Tim Bengfort, P.E.
Needham DBS
15950 College Boulevard
Lenexa, Kansas 66219
p: 913.385.5300

design/build mechanical:

Ty Johnson
BCI Mechanical, Inc.
341 S. Poplar Street
Gardner, Kansas 66030
p: 913.856.6747

design/build plumbing:

Gordon Taylor
Taylor Mechanical, Inc.
P.O. Box 2064
Lee's Summit, Missouri 64063
816.743.9900

design/build electrical:

Ernie Cota
Kasa Electric, LLC
1206 NW Valley Ridge Drive
Grain Valley, MO 64029
p. 816.228.4886

general contractor

Jeff Vanderpool
Rothwell Construction, Inc.
1500 North 7 Hwy., Suite 100
Blue Springs, Missouri 64014
p: 816.228.8808 f: 816.228.8843

davidson
architecture&engineering

STATE OF MISSOURI
JUSTIN DALE BRIDGES
NUMBER A-2008015227
ARCHITECT

a building addition for

Lee's Summit Subaru

2101 NE Independence Ave.
Lee's Summit, Missouri 64064

A0.0
cover sheet

davidson
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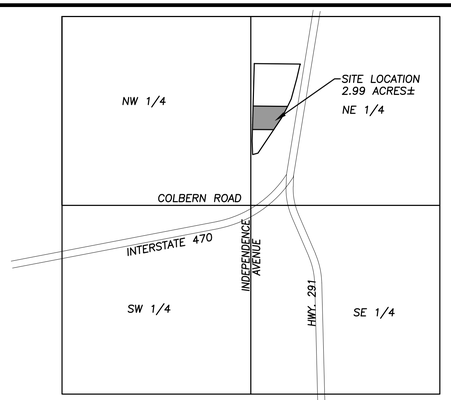
STATE OF MISSOURI
PAUL A.
MILLER
NUMBER
E-28140
REGISTERED PROFESSIONAL ENGINEER
1938

Paul A. Miller
License # E-28140

A building addition for Lee Summit Subaru

Section 29, Township 48 North, Range 31 West
City of Lee Summit, Jackson County, Missouri



SEC. 29–48N–31W

north 2 Vicinity Map
1"=1000'
0 500 1000 2000

Local Benchmarks:

BM–1: Center front edge of Curb Inlet.
Elevation: 999.63'
N: 1013173.04
E: 2827639.71

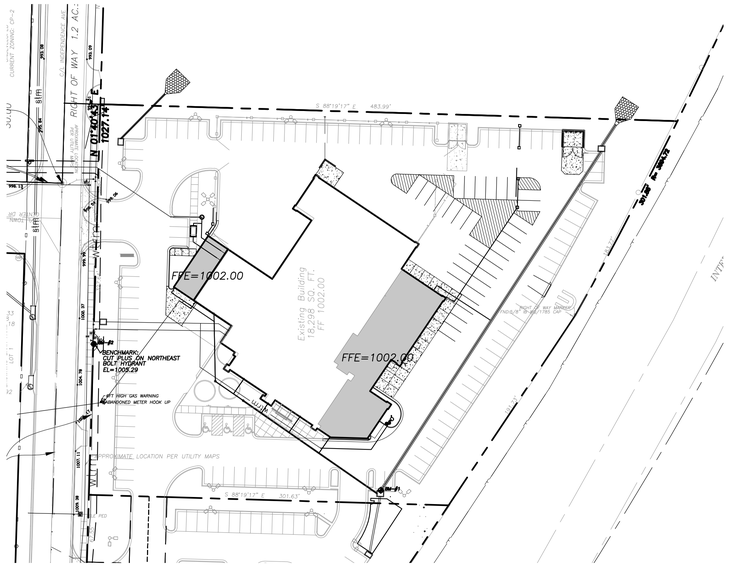
BM–2: Cut plus on Northeast bolt on hydrant.
Elevation: 1005.29
N: 1013295.66
E: 2827399.19

Floodplain Note:

The site lies in an area of minimal flooding (Zone C) as depicted on the FEMA Flood Rate Insurance Map (FIRM) Community Panel Number 290174 0008C. Map revision date: August 3, 1989.

Utility Contacts

Sanitary sewers – City of Lee's Summit, phone (816) 969–1900
Water – City of Lee's Summit, phone (816) 969–1900
Electric – KCP&L, phone (888) 471–5275
Gas – Spire, phone (816) 969–2266
Telephone – At&T, phone (800) 464–7928
Cable – Time Warner, phone (816) 358–8833
Storm sewer – City of Lee's Summit, phone (816) 969–1800
***call before you dig – one call system (800) 344–7483



north 1 Location Map
1"=60'
0 30 60 120

Sheet Index

Civil Engineer:

Davidson Architecture & Engineering, LLC
Mr. Paul A. Miller, P.E.
4301 Indian Creek Pkwy.
Overland Park, KS 66207
Phone: (913) 451–9390
Email: Paul@davidsonae.com

Owner Information

McBob, LLC
3200 South Outer Road
Blue Springs, Missouri 64015

Utility Notes

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to make One Call and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
- The contractor shall be responsible for adjusting all at–grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one–call and city records.

Legal description:

Lot 2 of Summit Plaza, Lee's Summit, Jackson County, Missouri

MISSOURI ONE CALL SYSTEM, INC.
1–800–344–7483
STOP! CALL BEFORE YOU DIG

Property Legend

- right of way
- property lines
- easements
- setbacks

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

- sanm — sanitary main
- sans — sanitary service
- storm sewer (existing)
- storm sewer (solid wall, proposed)
- stm — storm sewer (solid wall, proposed)
- storm sewer (perforated, proposed)
- wtrm — water main
- wtrf — water service (fire)
- wtrd — water service (domestic)
- wtri — water service (irrigation)
- gasm — natural gas main
- gass — natural gas service schematic
- elpu — underground primary electric
- elsu — underground secondary electric
- elpo — overhead electric
- datu — underground cable/phone/data
- datsu — underground cable/phone/data service
- fence–chainlink
- fence–wood
- fence–barbed wire
- treeline

Symbols

- sanitary manhole
- co — service cleanout
- fmv — force main release valve
- rectangular structure
- circular structure
- fire hydrant
- wv — water valve
- water meter
- BFP — backflow preventer
- g — natural gas meter
- T — service transformer (pad mount)
- S — primary switch gear
- light pole
- C — cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

General Notes

- All work within the road right–of–way shall conform to the technical specifications and design criteria for public improvement projects of the city of Lee Summit, Missouri.
- Erosion Control shall be per the Erosion and Sediment Control Program Manual of the City of Lee Summit, Missouri.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized by the owner or the owner's representative.
- All traffic control in connection with construction in the right–of–way shall be in conformance with the Manual of Uniform Traffic Control Devices.
- The contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- The contractor shall protect from damage or injury all property including survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Missouri, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right–of–way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead–ins, signal poles, etc. Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- The contractor shall sod all disturbed areas within the public street right–of–way.
- Paving shall conform to the soils report, and these drawings, any identified discrepancies shall be brought to the attention of the engineer.
- Contractor shall provide 48–hour notification to the city engineering division to schedule all required inspections.
- All concrete for public improvements shall comply with the Standards and Specifications of the Kansas City Metropolitan Materials Board (KCMMB). Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- A right–of–way work permit and/or street excavations permit shall be obtained by the contractor to complete all utility work within the public street right–of–way.

a building addition for
Lee's Summit Subaru
2101 NE Independence Ave.
Lee's Summit, Missouri 64064

date
05.17.2019
drawn by
SML
checked by
PAM
revisions

sheet number
C1.0
drawing type
permit
project number
18087

General Notes:

- The Contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- All materials, workmanship, and construction shall meet or exceed the city standards. Where there is conflict between these plans and standards, the higher quality standard as determined by the engineer shall apply. All work shall be inspected and approved by contractor.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized in writing by the owner or the owner's representative prior to work being completed.
- The work associated with and based on these plans, shall be subject to the requirements of, and conform to, the Municipal Code of Lee Summit, Missouri, and the standards and specifications in current use. The standards, specifications, details, and procedures sub-referenced therein are hereby incorporated by reference.
- Lineal foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
- No geological information is shown in these plans.
- Prior to commencement of work, the contractor shall notify all utility companies which have facilities in the near vicinity of the construction to be performed.
- All waste material resulting from the project shall be disposed of off-site in an approved landfill. All excavation shall be unclassified. No separate payment will be made for rock excavation. Contractor is responsible for all haul off material.
- The Contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- All mud, dirt, and debris tracked onto the parking lot or any roadway shall be removed immediately by the contractor.
- The Contractor shall be responsible for keeping the public streets in the vicinity of the job site clean and free of rocks, soil and debris. Streets and/or parking areas will be scraped and swept on a daily basis by the general contractor.
- The Contractor shall protect from damage all survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Missouri, at the contractor's expense.
- Paving shall conform to the geotechnical report and these drawings, any identified discrepancies shall be brought to the attention of the engineer immediately. If no geotech. report is provided for the project, the contractor shall use the minimum design standards as required by the city.
- The Contractor shall provide 48-hour notification to the city engineering division or proper city staff to schedule all required inspections.
- All concrete for public improvements shall comply with the city standards and specifications. If no city standards and specifications are provided, then the contractor shall comply with the standards and specifications of the Kansas City Metropolitan Materials Board (KCMMB) unless otherwise noted. Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead-ins, signal poles, etc (offsite and onsite). Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- All work within the road right-of-way shall conform to the technical specifications and design criteria for public improvement projects of the city of Lee Summit, Missouri or the transportation department of Missouri. A right-of-way work permit and/or street excavations permit shall be obtained by the contractor if required to complete all work within the public right-of-way.
- All traffic control in connection with construction in the right-of-way shall be in conformance with the Manual of Uniform Traffic Control Devices and/or the jurisdictional authority. It is the contractor's responsibility to obtain a traffic control permit if required.
- All waste materials, trash and construction debris shall be collected and stored in dumpsters. No construction waste shall be buried on site. All hazardous waste materials will be disposed of in the manner specified by local, state and federal regulations. Site personnel shall be instructed in these practices, and the construction manager shall be responsible for seeing that these practices are followed.
- Recommendations made by the geotechnical engineer, to be retained by the owner, and contained in the geotechnical report shall govern project conditions unless noted otherwise. Paving shall conform to the geotechnical report. Any discrepancies shall be brought to the attention of the engineer.
- The Contractor shall grade areas to provide positive drainage.
- The contractor shall be responsible for the coordination of work between suppliers and subcontractors involved in the project, including staging of construction details.
- All disturbed areas shall be maintained for dust control. Sprinkling tank trucks shall be available at all times & used on on-site disturbed areas, and other areas where dust becomes a problem as a result of construction activity.
- Nothing indicated on these drawings shall relieve the contractor from complying with appropriate safety regulations.

Utility Notes:

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to contract "One Call" and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities. Utilities include but are not limited to a service such as electricity, communication, water, public transportation (including traffic signals), storm systems, and items provided by a public utility.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
- The contractor shall be responsible for adjusting all at-grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one-call and city records.
- Refer to mechanical, electrical, and plumbing (MEP) plans for utility service sizes and exact locations. Refer to site electric plans for electric construction details.
- Provide temporary support for existing utility lines that are encountered during construction until backfilling is complete.
- Backfill all utility trenches according to the most recent edition of the jurisdictional standards.
- All utilities shall be brought within 5' of the building to connect to plumbing contractors work unless otherwise specified.
- The Contractor shall adjust all utility fixtures, manholes and inlets to finished grade as required.
- The Contractor shall maintain 18'' minimum vertical clearance between storm sewer and sanitary sewer pipes and 18'' minimum vertical clearance between sanitary sewer and water main unless otherwise specified.
- Contractor shall prevent entry of mud, dirt, debris, and other material into new and existing storm sewer systems. Should any contamination occur during construction, the contractor shall clean at contractor's expense. Upon completition of all storm sewer improvements, all new and existing pipe and structures shall be cleaned out.
- Electrical, lighting, and data conduit layout shown is for graphical purposes only. See MEP plans for more detail.
- The Contractor shall provide all temporary power, process, and utility service bypasses and connections as required.

Erosion Control Notes:

- The installation of the silt fencing, the maintenance of the drainage swales, and the construction of the stabilized entrance shall be completed prior to any clearing and grading of any portions of the site. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with permanent seeding no later than 14 days after the last construction activity, refer to SWPPP. Roadway swales shall be stabilized with Erosion Control Devices. Once construction activity ceases permanently in an area, that area shall be stabilized with permanent seed and mulch. Only after the entire site has been stabilized, the silt fencing shall be removed.
- The general contractor, or designated Erosion Control Contractor, shall be responsible for construction and maintenance of erosion control devices and practices. The contractor shall be responsible for implementation of, and ensuring compliance of, the project Storm Water Pollution Prevention Plan (SWPPP), a copy of which shall be obtained from the Design Engineer. The SWPPP shall be maintained on site per NPDES requirements and shall be available for review at any time, by any authorized Federal, State, or local review official, as well as the Design Engineer. The general contractor, or designated Erosion Control Contractor, shall also be responsible for ensuring compliance with, and paying any fees associated with, the State of Missouri General Permit for Stormwater Runoff associated with construction activities, a copy of which shall be maintained in the aforementioned SWPPP.
- This project shall be constructed in compliance with the soil erosion and sedimentation control permit, and conform to the standards and specifications of the city of Lee Summit, Missouri, prior to any land disturbance changes.
- Erosion and any sedimentation from work on this site shall be contained on the site and not allowed to collect on any offsite areas or in waterways. Waterways include both natural and man-made open ditches, streams, storm drains, lakes and ponds. Refer to erosion control plans for more information.
- The contractor shall be responsible to control downstream erosion and siltation during all phases of construction. Erosion Control work and procedures shall be in place prior to beginning excavation/construction activities. To ensure progressive stabilization of disturbed earth, Erosion control devices shall be staged, installed and maintained throughout land disturbance activities as directed in the drawings, project manual and in accordance with all federal, state and local standards until the site is stabilized.
- The contractor shall implement and maintain Erosion Control Devices as shown in the drawings and project manual before, and at all times during the construction of this project. Any modifications to the devices due to construction or changed conditions shall be complied with as required or as directed by the city of Lee Summit, Missouri.
- The contractor shall be responsible for installation and maintenance of all Erosion Control Devices. This includes providing berms, silt fence, or other means to prevent erosion from reaching the right of way and offsite boundaries. In the event the prevention measures are not effective, the contractor shall remove any debris and erosion, restoring the right of way to original or better condition.
- Contractor is to provide erosion protection for all storm sewer inlets.
- If any of the Erosion Control Devices on the site are deemed inadequate or ineffective, the city of Lee Summit, Missouri has the right to require additional Erosion Control measures at the expense of the general contractor.
- If any pump-driven dewatering is needed, it shall be discharged though a filter bag over a well-vegetated area. The pump must discharge at a non-erosive velocity. If necessary, an approved energy dissipater may be used.
- Permanent BMP's for any disturbed land area shall be completed by the general contractor within 5 calendar days after final grading or the final earth change has been completed. When it is not possible to permanently stabilize a disturbed area after land disturbance activity ceases, temporary Erosion control devices shall be implemented immediately. All temporary Erosion Control Devices shall be maintained until permanent BMP devices are implemented. All permanent BMP's will be implemented and established before a certificate of compliance is issued.
- Strip topsoil only from those areas that will be disturbed by excavation, filling, road building, or compaction by equipment. Refer to the geotechnical report for depths of stripping. Put sediment basins, diversions, and other controls into place before stripping.
- When topsoiling, maintain needed erosion control practices such as diversions, grade stabilization structures, berm, dikes, level spreaders, waterways and sediment basins.
- Grades on the areas to be topsoiled which have been previously established shall be maintained.
- Bonding – Immediately prior to dumping and spreading of topsoil, loosen the subgrade by discing or scarifying to a depth of at least 4", to permit bonding of the topsoil and subsoil.
- The general contractor shall inspect the Erosion Control Devices once every 14 days under any circumstances, within 24 hours of rainfall, and daily during a prolonged rain event unless otherwise noted in the SWPPP or by the jurisdictional authority. A log of inspection report shall be maintained and accessible in accordance with National Pollution Discharge Elimination System (NPDES) requirements. Any required maintenance shall be provided within 72 hours.
- Install silt fence, inlet filters, and other Erosion Control Devices as indicated in the drawings, per APWA and authority regulations, and at additional affected areas as necessary. Build-up of sediment shall be removed promptly per authorities regulations. If silt fence decomposes or becomes ineffective prior to the end of expected usable life and the barrier is still required, the silt fence shall be replaced promptly. Sediment shall be removed from sediment traps or basins when design capacity has been reduced to 50%. Contractor shall flare the ends of the silt fence uphill in order to temporarily impound runoff.
- Earthen berms shall be regularly inspected, and inspected after each rainfall event. Repairs to earthen berms shall be made immediately. If the earthen berm shows signs of erosion, and it is determined that material must be added to fix the berm, the material shall be properly placed, compacted and reseeded. The berm shall be reseeded and stabilized, as needed, to maintain its soundness whether or not there has been any rainfall.
- Drainage swales shall be inspected regularly and after every rainfall event. Repairs to drainage swales shall be made immediately. If the flow channel and/or outlets show signs of deficiency, the damaged area(s) shall be restabilized and reseeded, as needed, to prevent further damage. If additional measures are needed to eliminate issues, contractor shall notify the engineer for possible modifications.
- Refer to the jurisdictional authority for temporary gravel construction entrance details. If not specified, refer to APWA standards. The entrance and exit areas of the project shall be cleared of all vegetation, roots, and other objectionable material. The gravel shall be placed to the proper dimensions and graded to a smooth and even slope. Construction entrance drainage shall be provided to carry water to a sediment trap or other suitable outlet.

Stockpiling Notes:

- Select stockpile location to avoid slopes and natural drainageways, avoiding traffic routes. On large sites, re-spreading is easier and more economical where topsoil is stockpiled in small piles located near areas where they will be used.
- Sediment Barriers – Use sediment fences or other barriers where necessary to retain sediment.
- Temporary Seeding – Protect topsoil stockpiles by temporarily seeding as soon as possible, not to exceed 14 days, weather permitting, after the formation of the stockpile.
- Permanent Vegetation – If stockpiles will not be used within 12 months, they must be stabilized with permanent vegetation to control erosion and weed growth.
- All stockpiled soils shall be maintained in such a way as to prevent erosion from leaving the site. Silt fence must be installed around the perimeter of the stockpile.

Seeding Notes:

- Seeding shall be as follows unless otherwise stated in the landscape plans.
- Annual rye grass, wheat, or oats should be used for temporary seeding. Apply rye grass at 120lbs. per acre, wheat or oats at 100lbs. per acre.
- A mixture of 65% kentucky bluegrass and 35% chewing fescue or creeping red fescue should be used for permanent seeding. Apply the mixture at 2lbs. per 1000ft^2.
- Seedbed preparation-Install necessary mechanical erosion and sedimentation control practices before seeding, and complete grading according to the approved plan. Lime and fertilizer needs should be determined by soil test. Apply the lime and fertilizer evenly and incorporate into the top 4"-6" of soil by discing or other suitable means.
- All seeding shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by owner's representative. The contractor assumes full and complete responsibility for all such plantings and operations.
- Seed should be labeled in accordance with U.S. Department of Agriculture rules and regulations under the federal seed act and comply with the requirements of the Missouri seed law. Labels contain important information on seed purity, germination, and presence of weeds. Weed seed should not exceed 1.0% by weight of the mixture.
- Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydroseeder. Small grains should be planted no more than 1" deep, and grasses and legumes no more than ½".
- Generally, a permanent stand of vegetation cannot be determined to be fully established until soil cover has been maintained for one full year from planting. Inspect seeded areas for failure and make necessary repairs and re-seedings within the same season, if possible.
- The Contractor shall seed all disturbed areas unless otherwise noted by landscape plans. Immediately after seeding, mulch all seeded areas with unweathered small grain straw, spread uniformly at the rate of 1-2 tons per acre or 100lbs (2-3 bales) per 1000ft^2. The mulch should be anchored with disc type mulch anchoring tool or other means as approved by the jurisdictional authority. Mulch matting may be used in lieu of loose mulch.
- The Contractor shall sod all disturbed areas within the public street right-of-way. Refer to city and state standards for proper installation.

Demolition Notes:

- At the site, the Contractor shall maintain the required documents for immediate review, included but not limited to: Site Safety Plan, Demolition Permits, Street Closure Permits, Contract Documents, Demolition Plans, Salvage Verification Forms, SWPPP Etc.
- The Contractor shall notify all utility companies for field verification and disconnection of utilities prior to any work. Coordination is required for both temporary and permanent utility services that serve the site including, but not limited to: water lines, power, telephone, cable, storm sewer, sanitary sewer with the city and/or respective utility.
- The Contractor is specifically cautioned that the locations and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. Contractor shall contact One Call utility information service for utility locates. The Contractor must call the appropriate utility companies at least 72 hours before any excavation to request exact field location of utilities. The Contractor shall also coordinate and allow access for utility companies to perform any disconnection or relocation activities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Remaining building structures and remaining utility services shall be protected from damage. Damage to any existing features to remain will be replaced at the Contractor's expense.
- Areas disturbed during demolition shall be thoroughly evaluated by the geotechnical engineer responsible for site preparation prior to placement of structural fill. All disturbed soils shall be undercut prior to placement of structural fill, per the geotechnical recommendations. Contractor shall notify the geotechnical engineer at least 72 hours prior to placement of structural fill.
- Excavations created by the removal of any existing utility lines that extend below design grades shall be cut wide enough to allow use of heavy construction equipment to compact the fill. Base of the excavations shall be thoroughly evaluated by the geotechnical engineer prior to placement of fill. If existing utilities are to be left in-place, existing trench backfill shall be evaluated in accordance with the recommendations of evaluation of existing fill.
- The Contractor shall be responsible for obtaining all Federal, State, and local permits, obtaining all inspections, and shall conform to all governing codes and regulations required to perform necessary abatement during demolition, should hazardous materials be encountered.
- Contractor is responsible for legally disposing of all materials and associated cost of interim storage facilities.
- For tree & stump removal, the Contractor shall remove all root systems from the site not designated to be saved. Materials disturbed during removal of stumps shall be undercut and replaced with structural fill. A zone of desiccated soils may exist in the vicinity of the trees. The desiccated soils have a higher swell potential and shall be undercut and replaced with structural fill.
- No construction waste shall be buried on site. All hazardous waste materials will be disposed of in the manner specified by local, state and federal regulations.

Retaining Wall Notes:

- Site retaining wall improvements shall be designed by a licensed professional engineer retained by the contractor. The wall engineer and contractor shall satisfy themselves of the conditions of the surrounding site features and any interactions with the proposed improvements.
- Retaining wall design drawings and specifications shall be provided to the owner and owner's representative for review and approval. All retaining wall designs shall be signed and sealed by a registered Professional Engineer licensed in the state of Missouri. Design services shall be included in retaining wall pricing.
- Refer to Retaining Wall drawings for wall information. Civil plan set shall only be used for general location and spot elevations.
- The Contractor is responsible for coordinating all inspections, certifications, permits, fees and close out of the wall unless otherwise determined. Contractor shall notify wall design engineer for final inspection. Contractor shall include in construction cost for all of the above items related to the installation of the retaining wall.
- Any wall shown is a schematic representation of the proposed walls. The spot elevations denoting retaining walls are provided on the site grading plan.
- If the wall is greater than 30'' and is in an accessible area, guard rails are required per code.

Americans with Disabilities Act (ADA) Notes:

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.

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4301 Indian Creek Parkway
Overland Park, KS 66207
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fax: 913.451.9391
www.davidsonae.com

Davidson Architecture & Engineering, LLC
License # 2010029713

STATE OF MISSOURI
PAUL A. MILLER
NUMBER E-28140
REGISTERED PROFESSIONAL ENGINEER
1936

Paul A. Miller
License # E-28140

a building addition for
Lee's Summit Subaru
2101 NE Independence Ave.
Lee's Summit, Missouri 64064

date
05.17.2019
drawn by
SML
checked by
PAM
revisions
△

sheet number
C1.1
drawing type
permit
project number
18087

Local Benchmarks:

BM–1: Center front edge of Curb Inlet.
Elevation: 999.63'
N: 1013173.04
E: 2827639.71

BM–2: Cut plus on Northeast bolt on hydrant.
Elevation: 1005.29
N: 1013295.66
E: 2827399.19

Floodplain Note:

The site lies in an area of minimal flooding (Zone C) as depicted on the FEMA Flood Rate Insurance Map (FIRM) Community Panel Number 290174 0008C. Map revision date: August 3, 1989.

Construction Legend

- concrete pavement
- standard asphalt
- heavy duty asphalt
- concrete sidewalk
- standard curb & gutter

Property Legend

- right of way
- property lines
- easements
- setbacks

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

- sanm — sanitary main
- sans — sanitary service
- storm sewer (existing)
- storm sewer (solid wall, proposed)
- stm — storm sewer (solid wall, proposed)
- storm sewer (perforated, proposed)
- wtrm — water main
- wtrf — water service (fire)
- wtrd — water service (domestic)
- wtri — water service (irrigation)
- gasm — natural gas main
- goss — gass — natural gas service schematic
- elpu — underground primary electric
- elsu — underground secondary electric
- elpo — overhead electric
- datu — underground cable/phone/data
- datsu — underground cable/phone/data service
- fence–chainlink
- fence–wood
- fence–barbed wire
- treeline

Symbols

- (S) sanitary manhole
- co service cleanout
- fmv force main release valve
- rectangular structure
- circular structure
- fire hydrant
- wv water valve
- (M) water meter
- BFP backflow preventer
- natural gas meter
- T service transformer (pad mount)
- S primary switch gear
- light pole
- C cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

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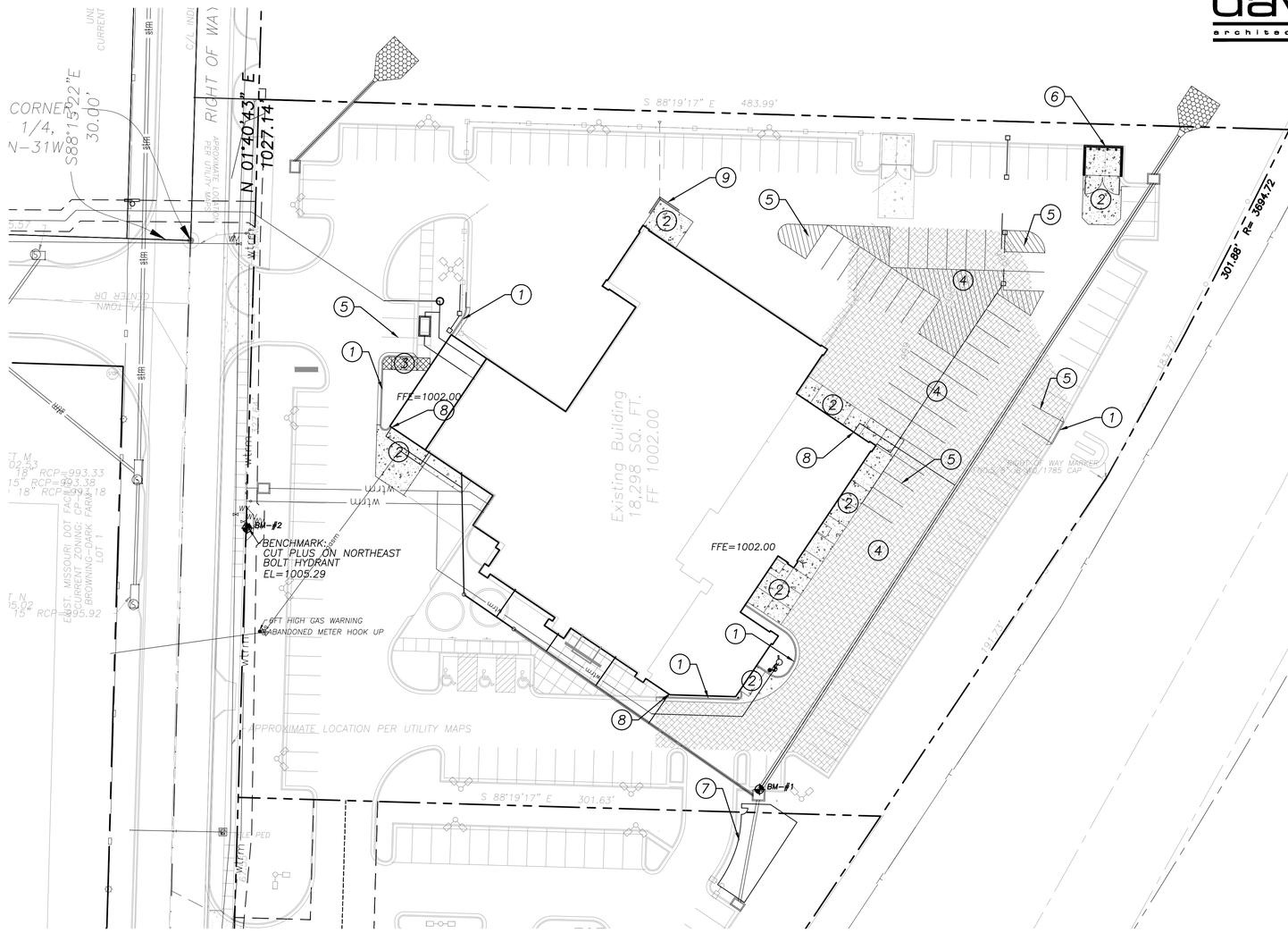

north

1 Site Plan
1"=30'
0 15 30 60

Construction Notes:

1. Construct standard wet (gutter carries water) or dry (gutter is pitched out to not hold water) concrete curb & gutter where indicated (see legend).
2. Construct standard concrete pavement (see legend) per pavement section detail. Re: C4.1
3. Construct concrete sidewalk (see legend) per pavement section detail. Re: C4.1
4. Construct heavy duty asphalt pavement (see legend) per pavement section detail. Re: C4.1
5. Proposed striping: parking, etc., typ., per arch plans.
6. Trash enclosure. Re: Arch. Plans.
7. Proposed Fenced Dog Park. Re: C2.1 Grading Plan & Arch Plans
8. Install Nyloplast Roof Drain/Downspout Connections. Re: C4.2.
9. Trench Drain. Re: C1.4 & C4.1

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License # 2010029713

STATE OF MISSOURI
PAUL A. MILLER
NUMBER E-28140
REGISTERED PROFESSIONAL ENGINEER

Paul A. Miller
License # E-28140

a building addition for
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Floodplain Note:

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Property Legend

- right of way
- property lines
- easements
- setbacks

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

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- treeline

Symbols

- sanitary manhole
- service cleanout
- fmv — force main release valve
- rectangular structure
- circular structure
- fire hydrant
- wv — water valve
- water meter
- BFP — backflow preventer
- natural gas meter
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- S — primary switch gear
- light pole
- C — cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

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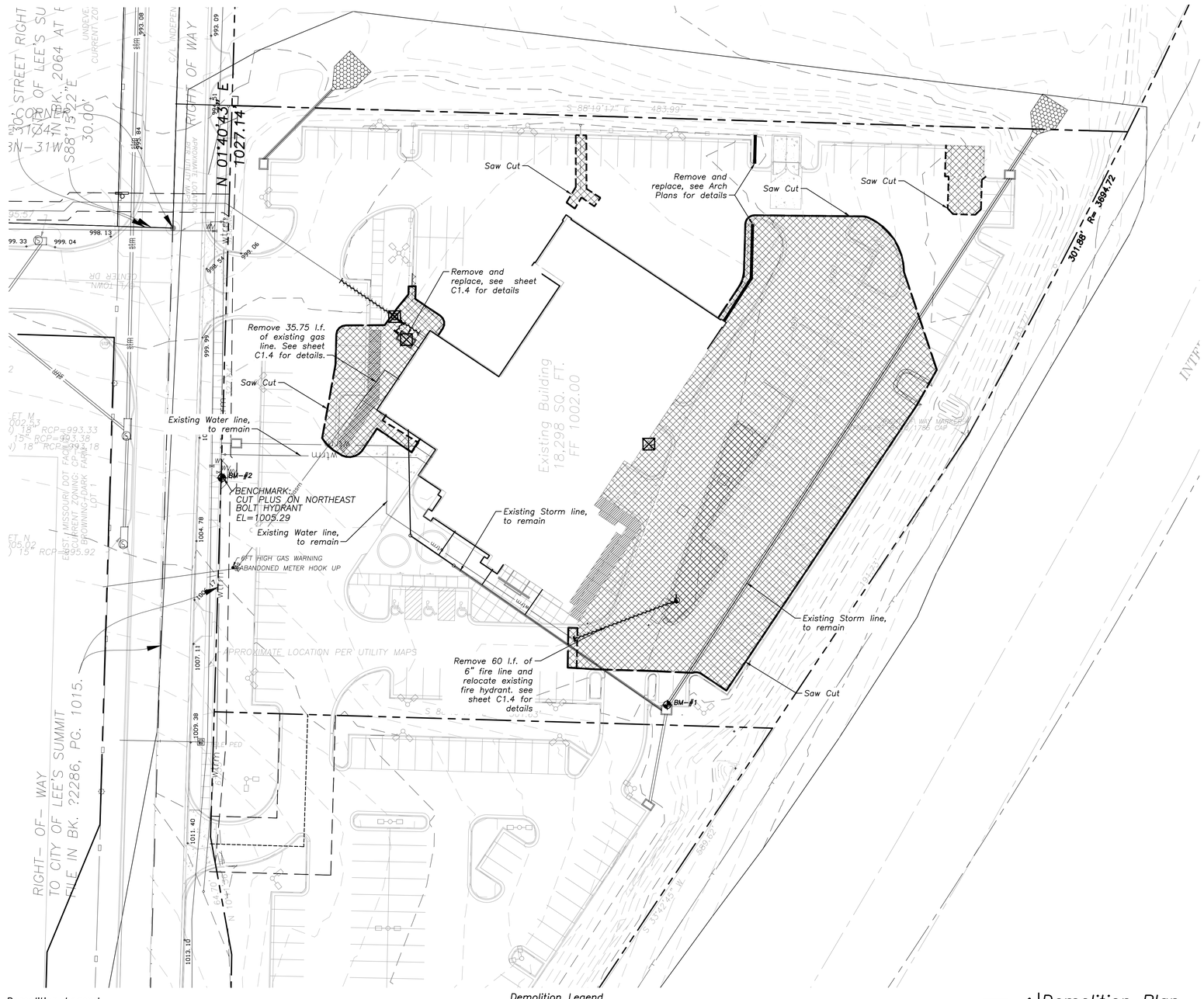

Demolition Legend

- remove existing structures and associated pipe
- remove existing power/light pole and associated wiring
- remove existing trees
- existing building demolition
- remove full depth existing pavement and curb & gutter
- remove existing retaining wall/fence
- remove existing sidewalk & landscaping
- Saw cut

Demolition Legend

- agcnfm — Coordinate removal of existing/former gas main with utility.
- sacnfm — Coordinate removal of existing/former sanitary sewer lines with city.
- wacnfm — Coordinate removal of existing/former water lines with utility.
- stcnfm — Remove full existing storm sewer lines and structures as shown.
- otcnfm — Coordinate removal of existing/former telecom/data with utility
- elcnfm — Coordinate removal of existing primary & secondary electrical with utility

north

1 Demolition Plan
1"=30'
0 15 30 60

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Lee's Summit Subaru

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Floodplain Note:

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Utility Contacts

Sanitary sewers – City of Lee's Summit, phone (816) 969–1900
Water – City of Lee's Summit, phone (816) 969–1900
Electric – KCP&L, phone (888) 471–5275
Gas – Spire, phone (816) 969–2266
Telephone – At&T, phone (800) 464–7928
Cable – Time Warner, phone (816) 358–8833
Storm sewer – City of Lee's Summit, phone (816) 969–1800
***call before you dig – one call system (800) 344–7483

Utility Legend

existing
proposed

Linetypes

sanm	sanitary main
sans	sanitary service
	storm sewer (existing)
	storm sewer (solid wall, proposed)
stm	storm sewer (solid wall, proposed)
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	fence–wood
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Property Legend

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- property lines
- easements
- setbacks

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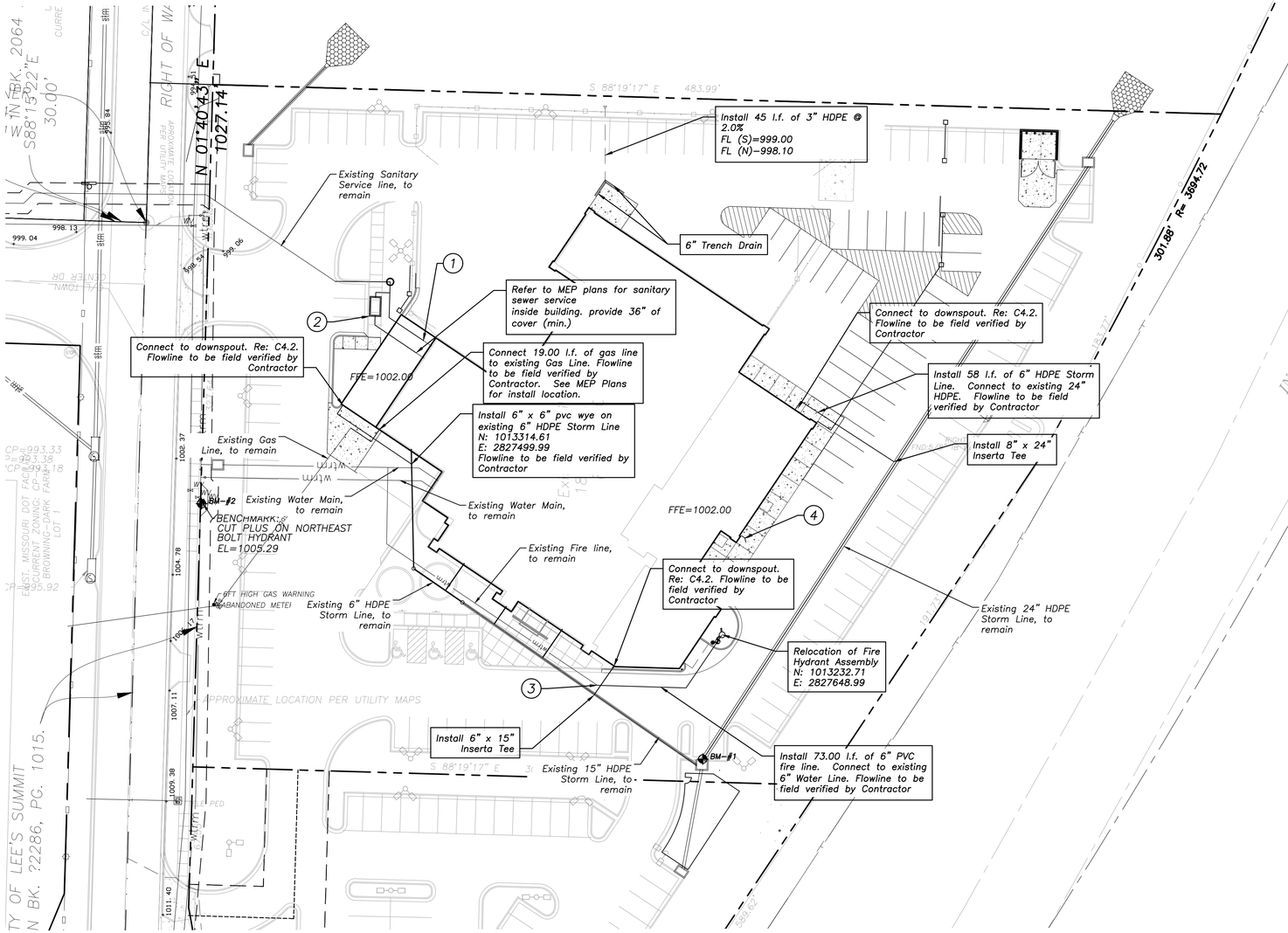

Utility Notes

1. Proposed sanitary sewer service, connected to existing service force main. Install approx. 63.40 L.F. 6" PVC SDR–26 sanitary sewer service pipe at 2.0% minimum slope, with (4) 45° horiz. elbows (2x 90° bends), WYE (for grease line junction), and sampling cleanout, from building to existing main in utility easement.
   F/L at Bldg = 999.00
   F/L at service connection = unknown, to be field verified by Contractor.

2. Proposed grease/oil interceptor. Install 1,000 gallon precast grease interceptor that meets the requirements set by the City of Red Oak Public Works Department. Install approx. 5 L.F. 4" PVC SDR–26 at 2.0% min., from building to grease interceptor. From interceptor, install approx. 1 L.F. 4" PVC SDR–26 at 2.0% min. to WYE on primary waste service line. Install 2" PVC vent pipe from sampling cleanout back to building, see MEP plans for continuation.
   F/L at Bldg = 999.00
   F/L at GI (In) = 998.90
   F/L at GI (Out) = 998.70

3. Install 73.00 l.f. of 6" PVC fire line, connected to the existing fire line. Existing flowline connection to be field verified by Contractor.

4. FDC Connection

north

1 Utility Plan
1"=30'
0 15 30 60

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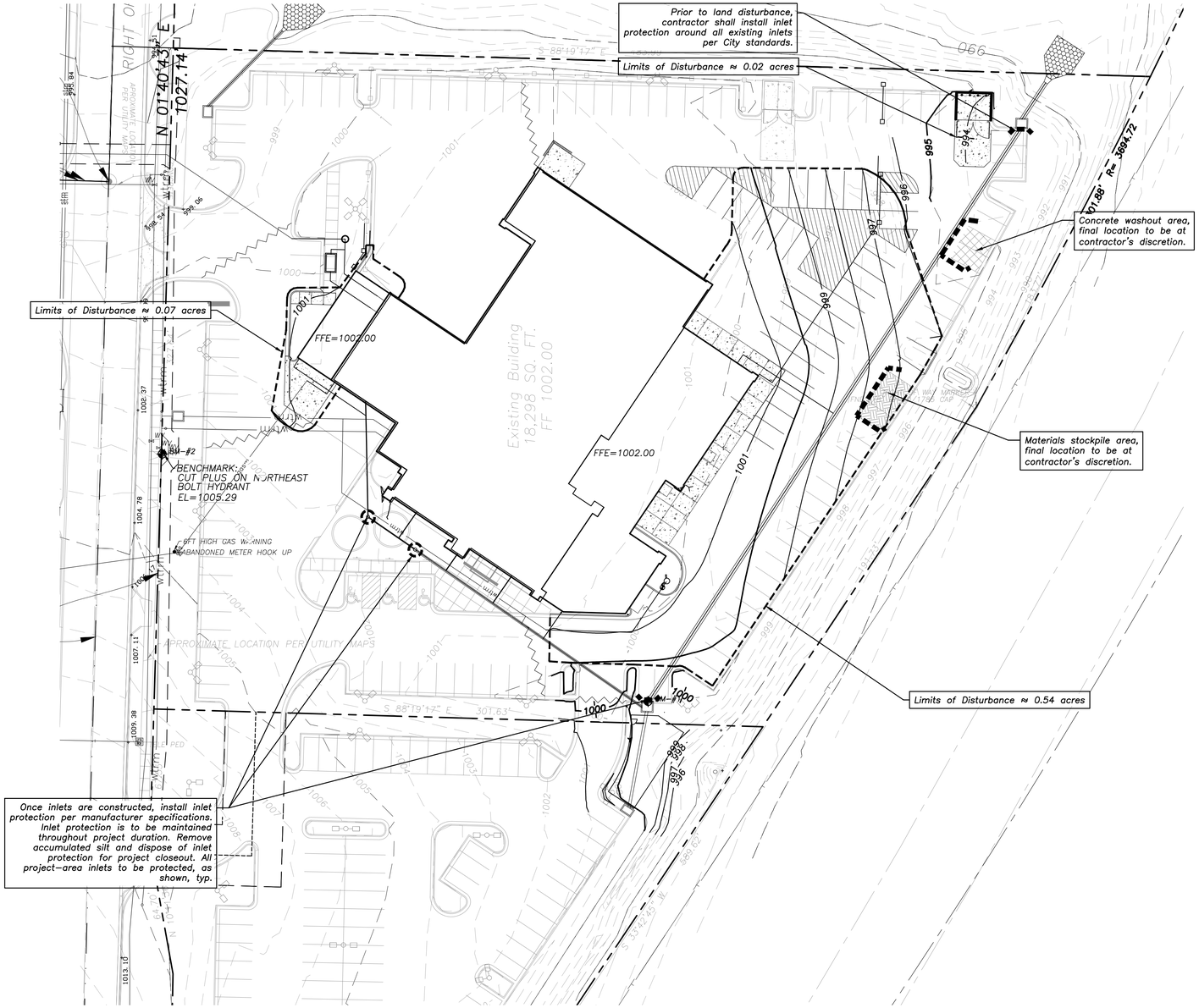

Erosion Control Legend

- Phase I Silt fence
- Phase I Inlet protection
- limits of disturbance
- topsoil stockpile area
- concrete washout area
- construction fencing with screening fabric

Property Legend

- right of way
- property lines
- easements
- setbacks

north

1 Grading Plan & Erosion Control Plan
1"=30'
0 15 30 60

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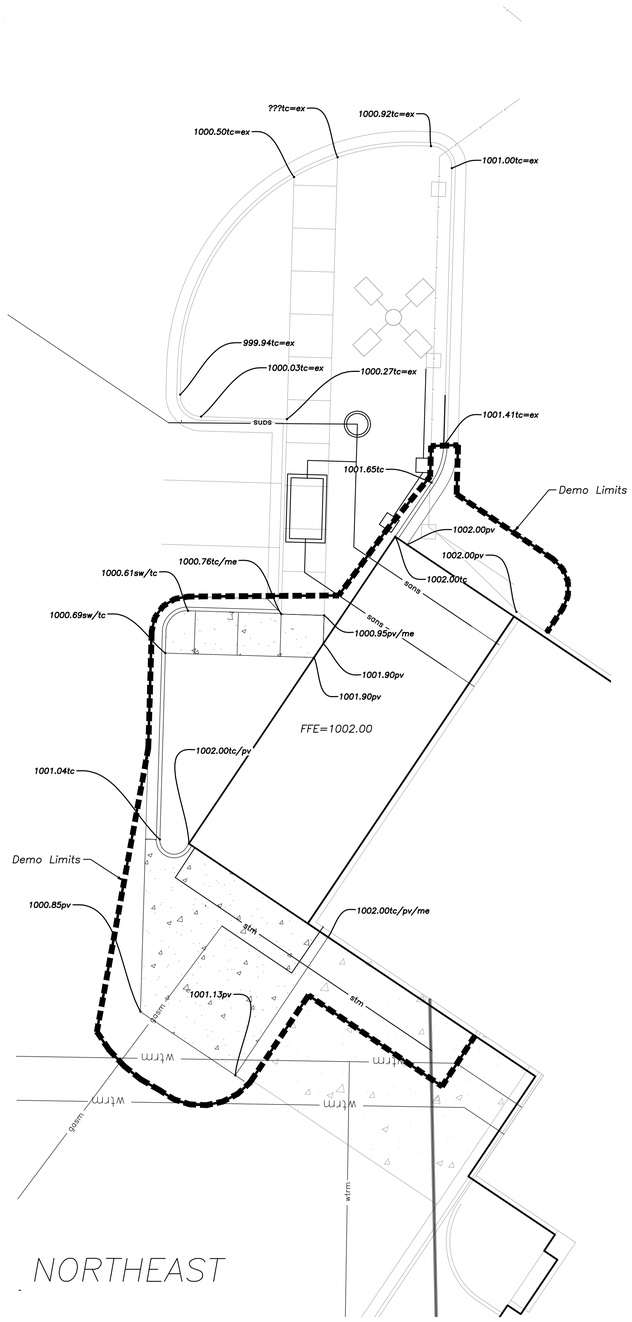
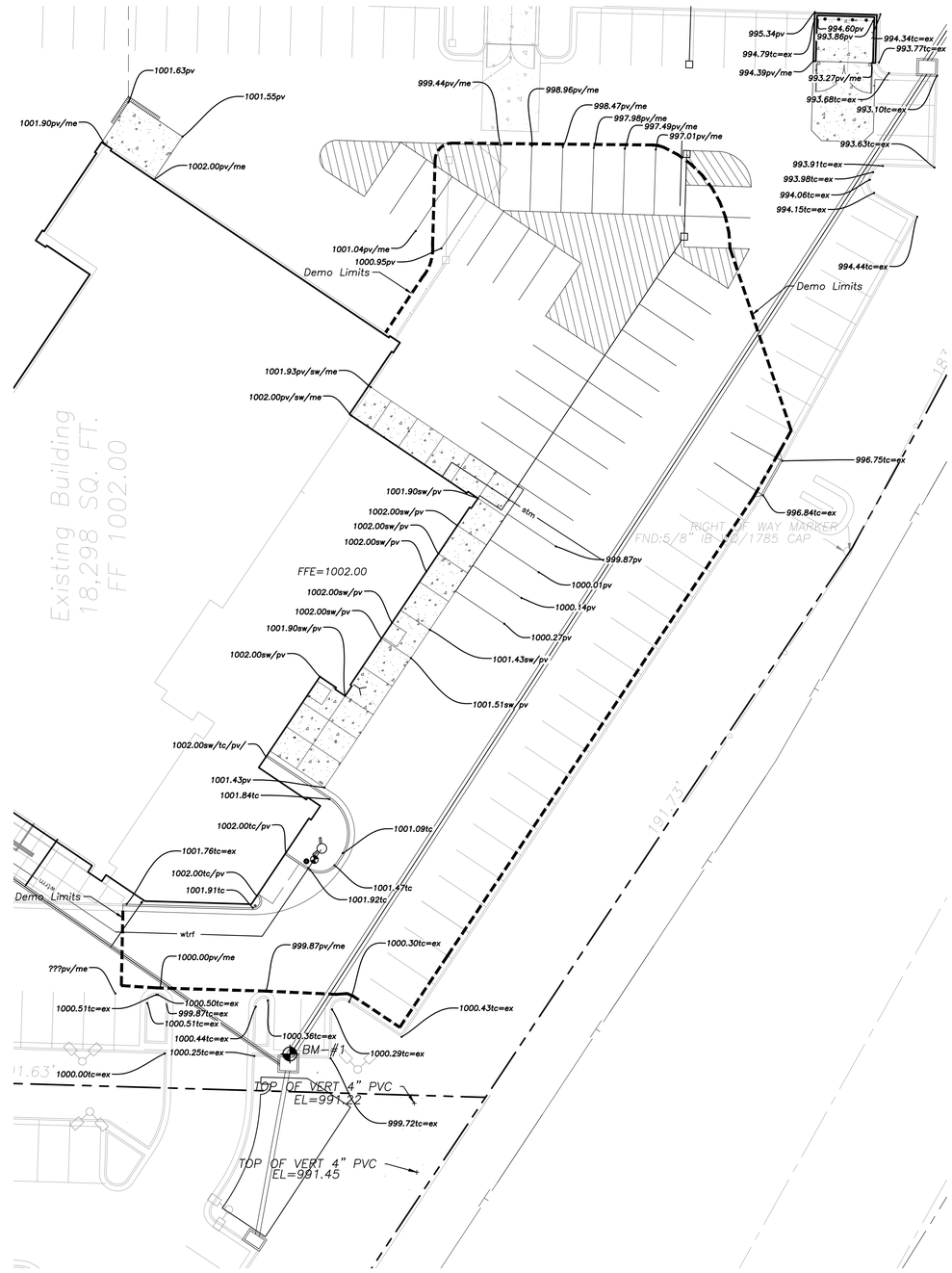
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

Spot Elevation Legend

br	=	bottom of ramp
tr	=	top of ramp
me	=	match existing
pv	=	pavement
bw	=	bottom of wall
tw	=	top of wall
tc	=	top of curb
sw	=	sidewalk
ti	=	top of inlet
mi	=	mid-point
hp	=	high-point
lp	=	low-point
pc	=	point of curvature
pt	=	point of tangency
bldg	=	building
FFE	=	finished floor elevation
ex	=	existing
mp	=	match pavement



1 Spot Elevation Plan
north
1" = 10'
0 5 10 20



2 Spot Elevation Plan
north
1" = 20'
0 10 20 40

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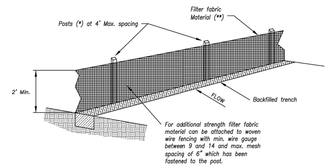
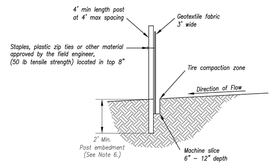




(*) POSTS
- MIN. LENGTH 4'
- HARDWOOD 1 ½" x 1 ½"
- NO.2 SOUTHERN PINE 2 ⅛" x 2 ⅛"
- STEEL 1.33 LB/FT

(**) – Geotextile Fabric shall meet the requirements of AASHTO M288

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ½ the height of silt fence.
2. Repair as necessary to maintain function and structure.

SILT FENCE DETAILS
Not to Scale

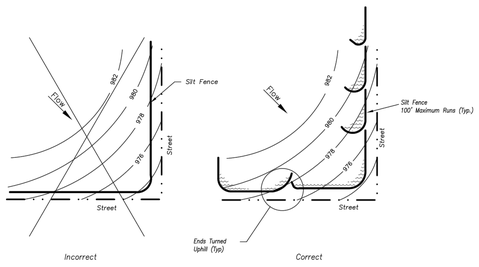
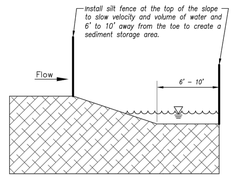
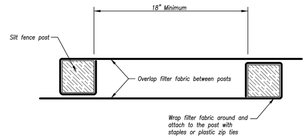


Figure A

SILT FENCE LAYOUT
Not to Scale

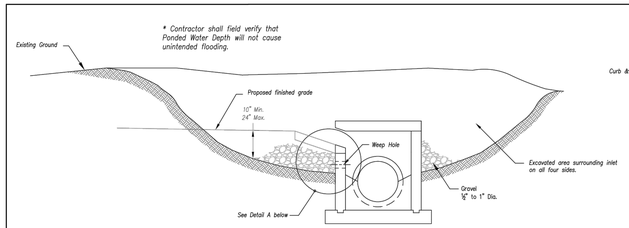


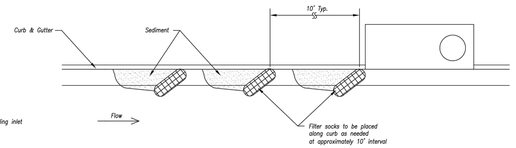


JOINING FENCE SECTIONS
Not to Scale

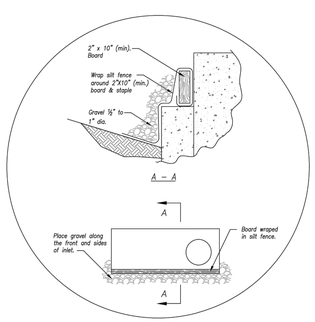
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	
Kansas City Metro Chapter APWA American Public Works Association	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03
	ADOPTED: 10/24/2016





On Grade Curb Inlet Protection



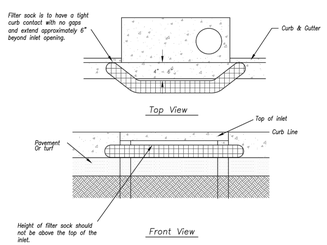
Notes:

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" X 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

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

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



Sump Inlet Sediment Filter

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

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

AMERICAN PUBLIC WORKS ASSOCIATION	
Kansas City Metro Chapter APWA American Public Works Association	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06
	ADOPTED: 10/24/2016

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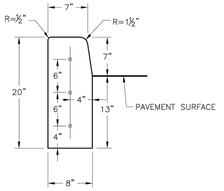
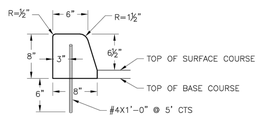
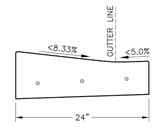


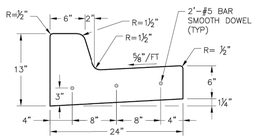
STRAIGHT CURB
(TYPE C–1)



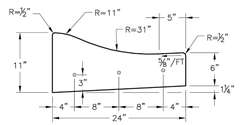
DOWELLED CURB
(TYPE DC)



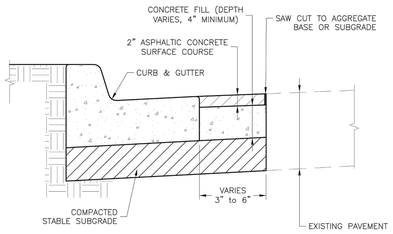
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



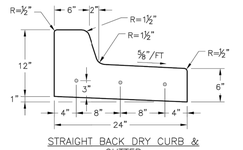
STRAIGHT BACK CURB & GUTTER
(TYPE CG–1)



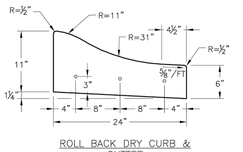
ROLL BACK CURB & GUTTER
(TYPE CG–2)



CURB REPLACEMENT DETAIL



STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG–1 DRY)



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

GENERAL NOTES

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

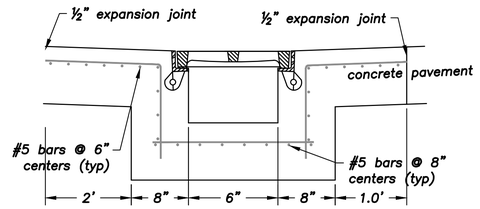
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

Sheet Name: CURB & GUTTER DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

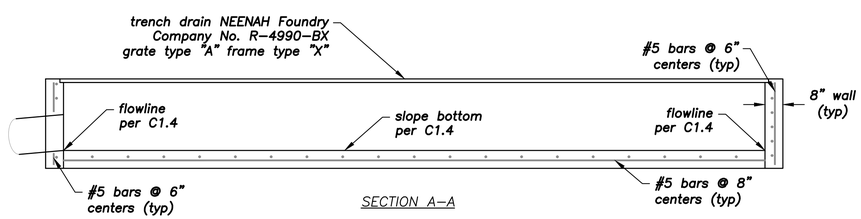
GEN-4



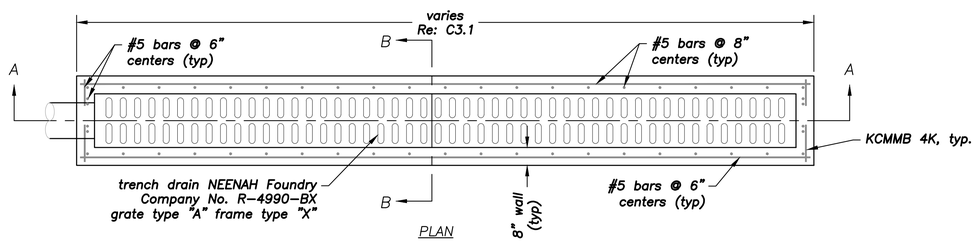
SECTION B–B

Note:
Contractor is responsible for contacting NEENAH and getting a brochure for installation instructions.
www.nfco.com/content/home

Note: All dimensions shown are in english and [metric]
Material: cast gray iron ASTM A–48, Class 35B
Finish: No Paint



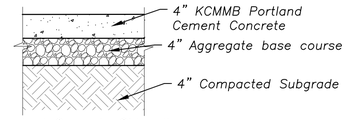
SECTION A–A



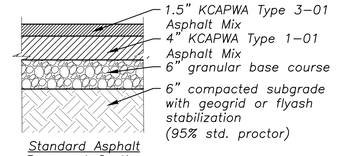
PLAN

Trench Drain

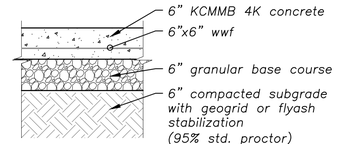
Not To Scale



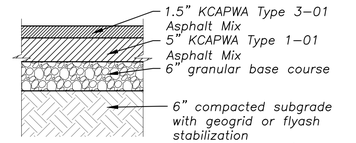
Standard Concrete Sidewalk



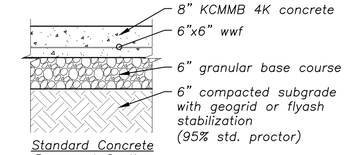
Standard Asphalt Pavement Section



Display Concrete Pavement Section



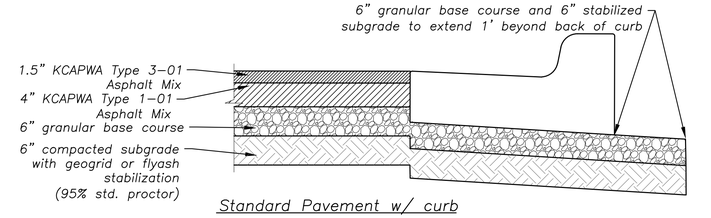
Heavy–Duty Asphalt Pavement Section



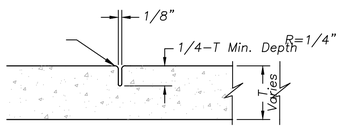
Standard Concrete Pavement Section

Notes:

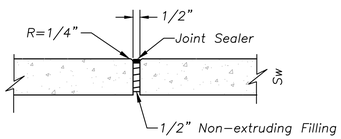
1. *All pavements shall conform to Lee's Summit City Standard.*
2. *Refer to the geotech for site recommendations.*
3. *Where city pavement standards and geotech recommendations differ, contractor shall use the more stringent of the two.*
4. *Any discrepancies shall be brought to the attention of the engineer.*



Standard Pavement w/ curb



Contraction Joint
(see Note 2)



Isolation Joint
(see Note 3)

Joint Details

Notes

1. *Concrete shall be KCMMB–4K unless otherwise noted.*
2. *Key all construction joints or use tie bars #4 Epoxy coated @ 12" o.c.*
3. *Longitudinal joint spacing to match width of sidewalk.*
4. *Isolation joints shall be placed where walk abuts driveways and similar structures, and 250' centers max.*
5. *Install 18" tie bars #4 Epoxy coated @ 18" o.c.*

Pavement Details

Not To Scale

davidson
architecture & engineering

4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

Davidson Architecture & Engineering, LLC
License # 2010029713

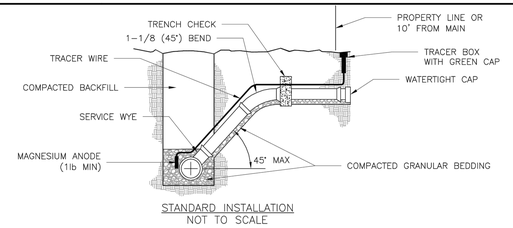
STATE OF MISSOURI
PAUL A. MILLER
NUMBER E–28140
REGISTERED PROFESSIONAL ENGINEER

Paul A. Miller
License # E–28140

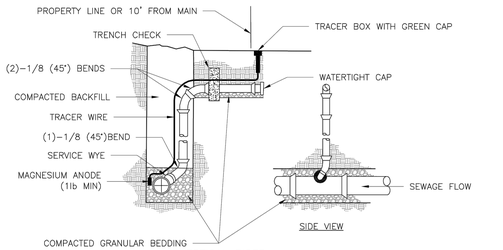
a building addition for
Lee's Summit Subaru
2101 NE Independence Ave.
Lee's Summit, Missouri 64064

date
05.17.2019
drawn by
SML
checked by
PAM
revisions
△

sheet number
C4.1
drawing type
permit
project number
18087



STANDARD INSTALLATION
NOT TO SCALE

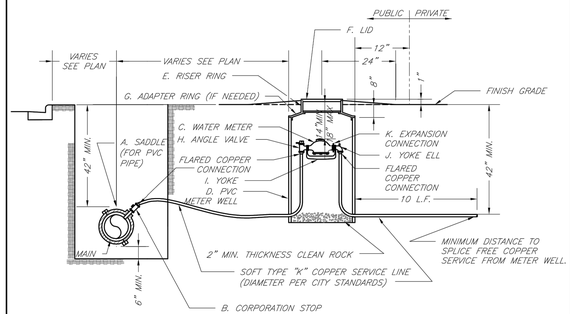


VERTICAL RISER
NOT TO SCALE

NOTES:

1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
4. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
5. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
6. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
7. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
8. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
9. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER–PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Date: 04/17 Drawn By: MJF Checked By: DL
BUILDING SEWER STUB AND RISER	SAN-1

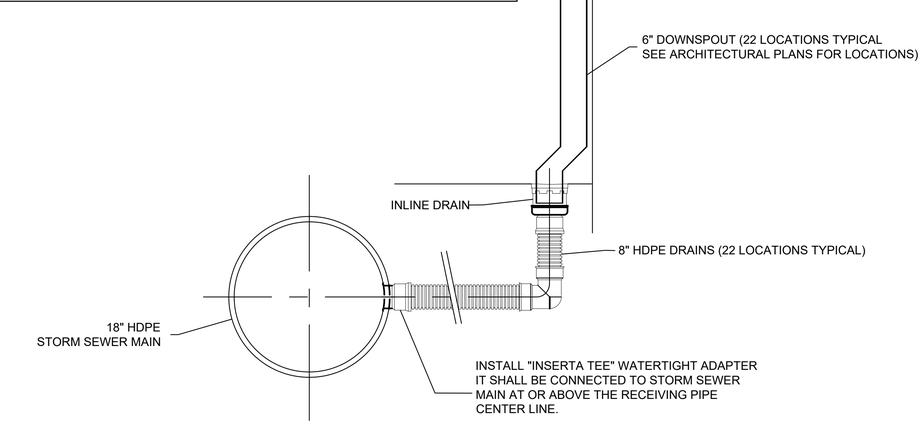


TYPICAL METER INSTALLATION – 2" AND SMALLER
NOT TO SCALE

NOTES:

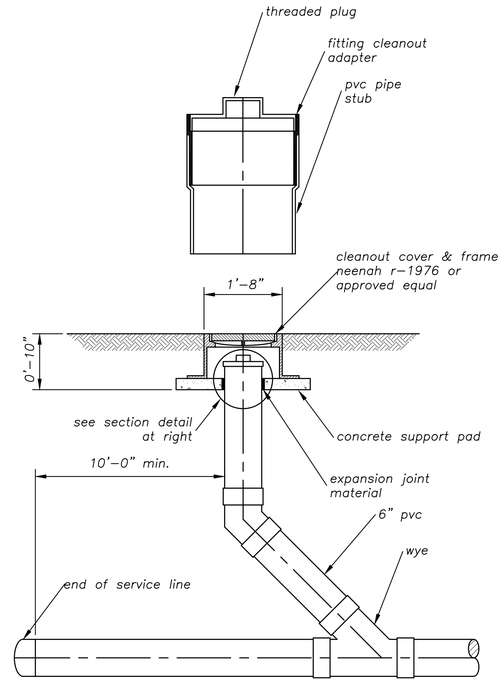
1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A–K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816–969–1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Date: 02/13 Drawn By: JN Checked By: DL FILE: WAT–11 Rev: 1/14 Rev:
SERVICE CONNECTION/METER WELL	



① - INLET RING SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
② - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC

Roof Drain/Downspout Connections Detail
Not To Scale



Sanitary Cleanout Detail
Not To Scale

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Davidson Architecture & Engineering, LLC
License # 2010029713

STATE OF MISSOURI REGISTERED PROFESSIONAL ENGINEER
PAUL A. MILLER
NUMBER E–28140

Paul A. Miller
License # E–28140

a building addition for
Lee's Summit Subaru
2101 NE Independence Ave.
Lee's Summit, Missouri 64064

date
05.17.2019
drawn by
SML
checked by
PAM
revisions
△

sheet number
C4.2
drawing type
permit
project number
18087

plant schedule (existing)

		ITEM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
SHADE TREES		A	12	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	3" CAL.
		B	17	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	3" CAL.
		C	10	SUPERFORM NORWAY MAPLE	ACER PLATANOIDES	3" CAL.
EVG		E	8	WHITE PINE	PINUS STROBUS	8'-0" HIGH
ORN.		F	7	DWARF ALBERTA SPRUCE	PICEA GLAUCA 'CONICA'	4'-0" HIGH
DECID. SHRUBS		G	23	CRIMSON PYGMY BARBERRY	BERBERIS 'ATROPURPUREA NANA'	5 GALLON, 24-30 INCHES
		H	58	DWARF BURNING BUSH	EUONYMUS ALATA 'COMPACTA'	5 GALLON, 24-30 INCHES
		I	29	GOLDENFLAME SPIREA	SPIRAEA X BUMALDA	5 GALLON, 24-30 INCHES
EG. SHRUBS		J	71	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GALLON, 24-30 INCHES
		K	45	BEARBERRY COTONEASTER	COTONEASTER DAMMERI	5 GALLON, 24-30 INCHES

54 TOTAL TREES - 39 SHADE TREES, 8 EVERGREENS, 7 ORNAMENTAL EVERGREENS
226 TOTAL SHRUBS

plant schedule (existing relocated)

	ITEM	QTY.	COMMON NAME	BOTANICAL NAME
	A	1	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'
	B	1	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'
	C	2	SUPERFORM NORWAY MAPLE	ACER PLATANOIDES
	E	4	WHITE PINE	PINUS STROBUS
	G	14	CRIMSON PYGMY BARBERRY	BERBERIS 'ATROPURPUREA NANA'

landscape notes:

1. Landscaping shall be coordinated with the location of utilities, driveways and traffic clearance zones.
2. The contractor doing excavation on public right-of-way shall give 48 hours advance notice to and obtain information from utility companies.
3. Prior to commencement of work, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
4. Existing underground, overhead, utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies to locate their utilities before actual construction.
5. Contractor shall verify location of and protect all utilities and structures. Damage to utilities and structures shall be repaired by the contractor to the satisfaction of the owner at no additional expense.
6. Entire site to be irrigated by underground system, including right of way as req'd. (limits of sod including all other disturbed area's and all planting beds)
7. Irrigation system shall include an automatic rain sensor.
8. All landscape materials shall be installed in accordance with the current planting procedures established by the most recent addition of the American Standard for Nursery Stock.
9. Trees planted per this plan shall be installed during the spring (march 15 through june 15) or fall (september 15 through december 1). Written city approval will be required for planting during other times of the year.
10. Stake and guy all trees per planting details.
11. Install all shrubs and groundcover per planting details.
12. Elevation of top of mulch shall be 1/2" below any adjacent pavement/turf areas.
13. Root stimulator shall be applied to the soil backfill of each plant during installation.
14. Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Architect.
15. Contractor shall stake plant locations in the field and have approval by the Architect before proceeding with installation.
16. Contractor shall guarantee all plant material for a period of one (1) year from date of initial acceptance. Contractor is responsible for maintaining plant material until acceptance is received. Maintenance shall include watering, maintaining plants in vertical position and shrub bed weed control.
17. All plant material shall meet or exceed minimum requirements defined by the "American Standard for Nursery Stock" ANSI Z60.1.
18. No plant material shall be substituted without written approval of the Architect per specifications.
19. Trees and seasonal color areas shall be mulched with three (3) inches minimum shredded hardwood mulch. Planting beds as delineated shall be separated from pavement/turf areas with metal edging and mulched with three (3) inches minimum shredded hardwood mulch over weed barrier fabric, except where otherwise specified.
20. All existing plant material to be retained shall be wrapped with orange, or bright, colored plastic snow fence around base of trees and around all shrubs. Stake to hold in place during construction.
21. All shrubs used as parking buffer to be min. 18" tall at planting and maintained 3'-0" max. height. Install plants not to encroach upon cars parked, when at full growth.
22. All trees with above a 2" caliper shall be double staked, while smaller trees shall be single staked.
23. Ground mechanical and electrical equipment shall be wholly screened from street right-of-way and residential developments.
24. Maximum slope shall be not greater than 3 : 1.
25. All portions of site not covered by paving, mulch, plantings, etc. are to be sodded. Sod shall extend to all disturbed areas and shall include portions of right of way if necessary.

LANDSCAPE REQUIREMENTS

SITE AREA = 130,530 S.F. / 2.99 ACRES

IMPERVIOUS AREA = 98,665 S.F. = 76% < 80%

GREEN SPACE = 31,865 = 24% > 20%

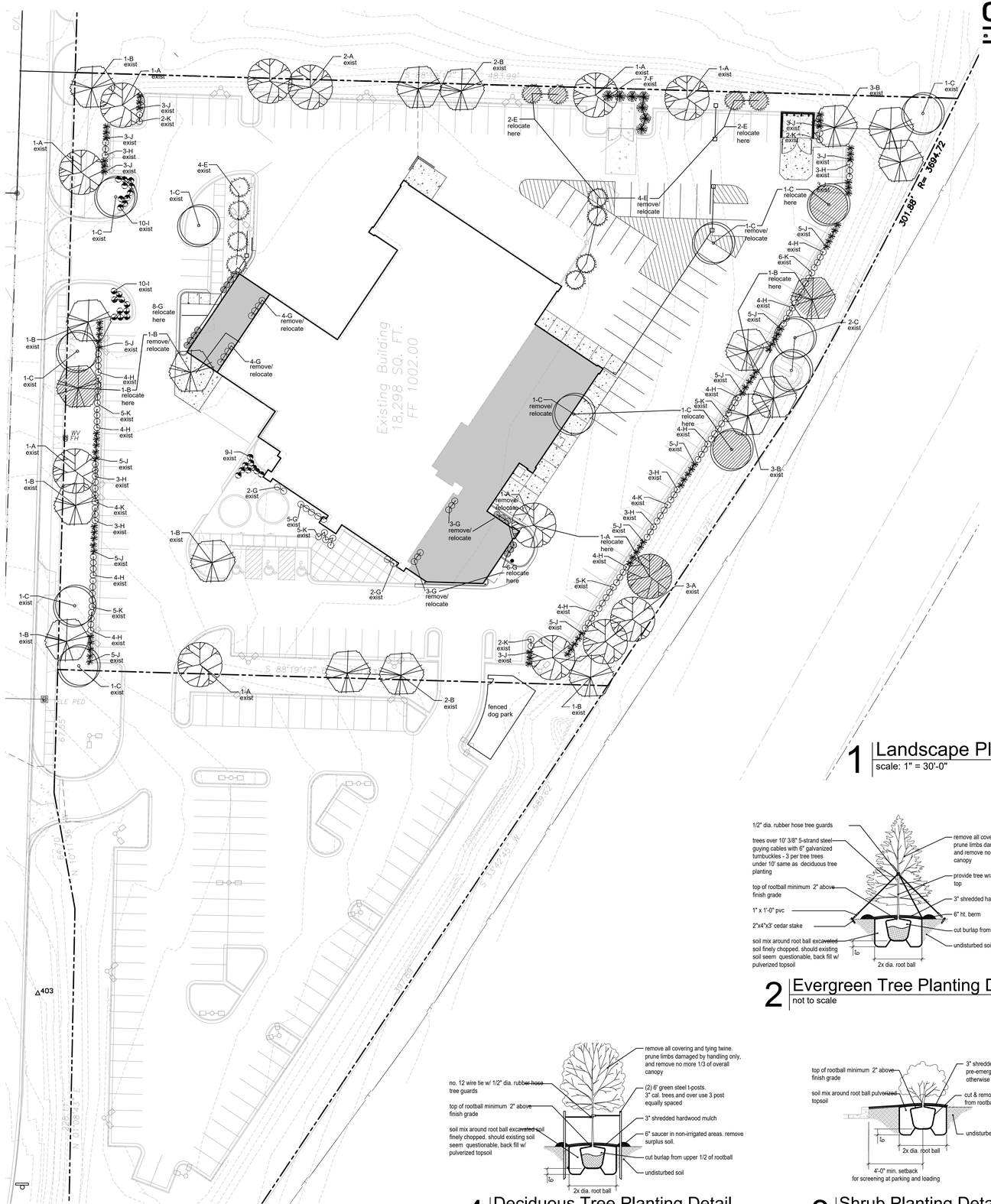
OPEN AREA
112,232 S.F. / 5,000 S.F. = 22.4 REQ'D AND 23 TREES PROVIDED
112,232 S.F. / 5,000 S.F. x 2 = 44.9 REQ'D AND 45 SHRUBS PROVIDED

STREET FRONTAGE @ WEST
20'-0" LANDSCAPE STRIP PROVIDED
328 L.F. / 30'-0" = 10.9 REQ'D AND 11 TREES PROVIDED
1 SHRUB PER 20'-0" = 16.4 REQ'D AND 65 SHRUBS PROVIDED

STREET FRONTAGE @ I-470
20'-0" LANDSCAPE STRIP PROVIDED
380 L.F. / 30'-0" = 12.7 REQ'D AND 13 TREES PROVIDED
1 SHRUB PER 20'-0" = 19 REQ'D AND 89 SHRUBS PROVIDED

PARKING AND LOADING AREA
5% OF PARKING = 3,982 S.F. REQ'D., 6,209 S.F. PROVIDED
100% SCREENING ALONG STREET FRONTAGE

47 TOTAL TREES REQUIRED, 47 + 7 ORNAMENTAL EVERGREENS PROVIDED
81 TOTAL SHRUBS REQUIRED, 226 PROVIDED



1 Landscape Plan
scale: 1" = 30'-0"

north

2 Evergreen Tree Planting Detail
not to scale

4 Deciduous Tree Planting Detail
not to scale

3 Shrub Planting Detail
not to scale

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4301 Indian Creek Parkway
Overland Park, KS 66207
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STATE OF MISSOURI
JUSTIN DALE BRIDGES
NUMBER A-2008015227
ARCHITECT

a building addition for
Lee's Summit Subaru
2101 NE Independence Ave.
Lee's Summit, Missouri 64064

date
05.28.19
drawn by
DAE
checked by
DAE
revisions
△

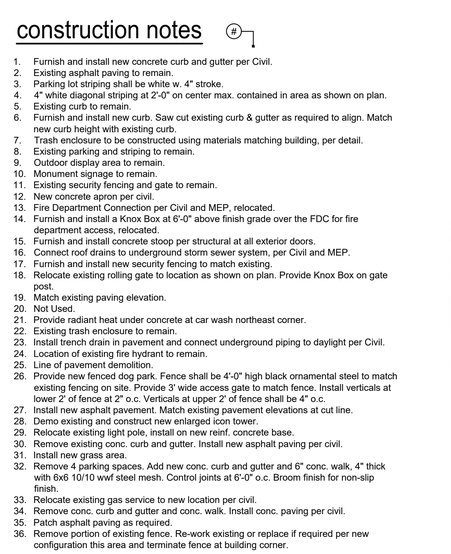
sheet number
L1.1
drawing type
permit
project number
18087

general notes

- All construction shall conform to the standards and specifications of the City of Lee's Summit, Missouri.
- The general contractor shall contact all utility companies prior to the start of construction and verify the location and depth of any utilities that may be encountered during construction.
- The contractor shall field verify existing surface & subsurface ground conditions prior to start of construction.
- Slopes shall maintain a maximum 3:1 slope.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- Place silt fence per civil for erosion control.
- Provide a temporary gravel access drive to prevent mud from being deposited onto the adjacent road.
- 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 drawings have been approved by public works.
- 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 48 hours prior to the start of work.
- Connections to the public storm sewer between structures will not be permitted.
- All new utility services shall be painted to match adjacent building color.
- Asphalt & conc. parking lot paving & curbs to meet city of Lee's Summit construction standards per Civil.

construction notes

1. Furnish and install new concrete curb and gutter per Civil.
2. Existing asphalt paving to remain.
3. Parking lot striping shall be white w. 4" stroke.
4. 4" white diagonal striping at 2'-0" on center max. contained in area as shown on plan.
5. Existing curb to remain.
6. Furnish and install new curb. Saw cut existing curb & gutter as required to align. Match new curb height with existing curb.
7. Trash enclosure to be constructed using materials matching building, per detail.
8. Existing parking and striping to remain.
9. Outdoor display area to remain.
10. Monument signage to remain.
11. Existing security fencing and gate to remain.
12. New concrete apron per civil.
13. Fire Department Connection per Civil and MEP, relocated.
14. Furnish and install a Knox Box at 6'-0" above finish grade over the FDC for fire department access, relocated.
15. Furnish and install concrete stoop per structural at all exterior doors.
16. Connect roof drains to underground storm sewer system, per Civil and MEP.
17. Furnish and install new security fencing to match existing.
18. Relocate existing rolling gate to location as shown on plan. Provide Knox Box on gate post.
19. Match existing paving elevation.
20. Not Used.
21. Provide radiant heat under concrete at car wash northeast corner.
22. Existing trash enclosure to remain.
23. Install trench drain in pavement and connect underground piping to daylight per Civil.
24. Location of existing fire hydrant to remain.
25. Line of pavement demolition.
26. Provide new fenced dog park. Fence shall be 4'-0" high black ornamental steel to match existing fencing on site. Provide 3' wide access gate to match fence. Install verticals at lower 2' of fence at 2" o.c. Verticals at upper 2' of fence shall be 4" o.c.
27. Install new asphalt pavement. Match existing pavement elevations at cut line.
28. Demo existing and construct new enlarged icon tower.
29. Relocate existing light pole, install on new reinf. concrete base.
30. Remove existing conc. curb and gutter. Install new asphalt paving per civil.
31. Install new grass area.
32. Remove 4 parking spaces. Add new conc. curb and gutter and 6" conc. walk, 4" thick with 6x6 10/10 wwf steel mesh. Control joints at 6'-0" o.c. Broom finish for non-slip finish.
33. Relocate existing gas service to new location per civil.
34. Remove conc. curb and gutter and conc. walk. Install conc. paving per civil.
35. Patch asphalt paving as required.
36. Remove portion of existing fence. Re-work existing or replace if required per new configuration this area and terminate fence at building corner.



2 dog fence elevation
scale: 1" = 20'-0"

1 site plan
scale: 1" = 20'-0"
north

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STATE OF MISSOURI
JUSTIN DALE BRIDGES
NUMBER A-2008015227
ARCHITECT

a building addition for
Lee's Summit Subaru
2101 NE Independence Ave.
Lee's Summit, Missouri 64064

data
03.29.19
drawn by
DAE
checked by
DAE
revisions

04.10.19	01
05.28.19	permit

sheet number
A1.1
drawing type
permit
project number
18087

general notes:

- Building construction must fully comply with all requirements of ADA accessibility guidelines.
- Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.
- Provide 3 ½" batt insulation between conditioned and unconditioned spaces.
- Provide electrical outlets @ 15" a.f.f. to the lowest outlet per ADA.
- Areas with drive-in doors require ventilation of at least 1.5 CFM per gross square foot of floor area with an equal amount of make-up air.
- Egress illumination shall be provided at an intensity of not less than 1 foot candle at floor level and at the exterior of building.
- Provide 44" min. clear in all exit passageways.
- Furnish and install non-proprietary horns and strobe as required. Fire alarm design to be by design-build contractor. Connect to or expand existing existing alarm system. Contractor to submit fire alarm design/drawing to City of Lee's Summit for approval as needed.
- All electrical outlets within 6' of any sink or water source to be GFCI protected.
- Furnish and install approved Knox Box per Fire Department requirements.
- Double keyed locks are not permitted on any required or marked exit.
- Exit/emergency lighting are subject to an on site inspection.
- Furnish and install fire sprinkler protection per NFPA #13
- HVAC system to have approved interconnected, smoke detector activated, automatic shutoffs with the detectors located in the return duct.
- HVAC rooftop units shall have accessible G.F.C.I. outlet per code.
- Storage height is limited to 12' unless sprinkler & smoke evacuation systems are designed for high pile combustible storage (unless storage is < 12,000 sq. ft.)
- Furr around pipes / columns as required.
- Furnish and install ducted supply with plenum return air per MEP drawings.
- Provide 1/4" tempered glass in all interior window sidelights (typical unless noted otherwise)
- All new exterior utility service equipment shall be painted to match the building standard color(s).
- Construction materials exposed within plenums shall be noncombustible or shall have a flame spread rating of not more than 25 and a smoke developed rating of not more than 50.
- All low voltage wire and cable, optical fiber, pneumatic tubing, and all ducts and duct coverings, linings and connectors install within plenum areas must be rated for plenum use.

construction notes:

1. Demo door and frame, infill opening to match existing adjacent surfaces.
2. Demo door and frame. Case opening with drywall and paint.
3. Demo existing icon tower as required to install new larger icon tower. Extend footing and foundation as required.
4. Remove and relocate existing door and frame. Finish opening as required and paint.
5. Remove and relocate entire storefront system including doors, frames and glass to new south exterior wall. Case opening as required with drywall, paint.
6. Existing window to remain.
7. Remove existing tile flooring. Install new carpeting.
8. Remove existing window. Infill with wall both sides to be flush with adjacent wall surfaces.
9. Demo portion of wall to install new door and frame.
10. New construction shall be flush with existing adjacent surfaces.
11. Install 5 rows of shelving - plastic laminate on high density particleboard. See elev. A5.2.
12. Install plastic laminate shelf below window.
13. Install plastic laminate casework with solid surface counter.
14. Install solid surface work counter, see detail A5.3.
15. Demo existing cabinet and counter. Patch wall and floor as required. Install new solid surface counter (bar height) with supports.
16. Repair existing cabinet and counter as required after south cabinet is removed. Reuse pieces of existing cabinetry as much as possible.
17. Demo wall. Repair flooring, ceiling and adjacent wall surfaces as required.
18. Demo portion of wall to install new casework.
19. Install new solid surface counter and supports.
20. Demo existing tech parts casework this area.
21. Install new tech parts casework, plastic laminate cabinets and counter. See detail A5.3.
22. Not used.
23. Existing casework to remain.
24. Relocate existing gas service per civil and MEP.
25. Remove and relocate existing aluminum window system including frames and glass to new west exterior wall. Case opening as required with drywall and paint to match adjacent surfaces.
26. Furnish and install trench floor drain system with oil/sand interceptor. Tie into sanitary as required. Coordinate with plumbing plans.
27. Relocate existing TV on wall with new support. Provide blocking in wall where required. Provide new recessed power and cable/data in wall centered at 6'-0" a.f.f.
28. Furnish and install pea gravel conc. filled 6" dia. galv. steel pipe bollards, 4' high, in concrete footing. Paint Sherwin Williams Safety Yellow.
29. Construct alignment rack pit. Recess pit floor 9 1/4" per manufacturer's instructions and slope max. 1/2" to center drain. Install 2x2x1/4" stl. angle around perimeter of pit with anchors welded at 12" o.c. Paint angle safety yellow. Install drain in center per MEP. Slope pit floor. Install 4" min. conduit underslab from pit to console. Coordinate pit location, console location and all dimensions and MEP connections with owner's equipment supplier.
30. Coordinate connection requirements and installation of in-ground lift with equipment supplier.
31. Coordinate location of lights and HVAC equipment with car lift(s) and equipment (typ.).
32. Remove portion of concrete wall below window. Patch floor as required for flush condition.
33. Install gyp. bd. on existing wall studs.
34. Furnish and install concrete stoops at exterior doors per structural.
35. Existing drinking fountains to remain.
36. Paint all existing bollards safety yellow.
37. Relocate existing door and frame this location. Patch wall and paint.
38. Install protective corner guards at opening.
39. See detail 16/A4.4 for top of CMU wall detail.
40. Install rolling security gate with lock on interior side of opening.

symbol legend:

- ## door tag
- ## window tag
- P# partition tag
- # / A# call out tag
- # / A# section tag
- # / A# elevation tag

partition legend:

P1 standard partition:
3-5/8" metal studs at 16" o.c. with 5/8" gypsum on each side to 6" above ceiling. Stud gage per supplier. Utilize Dens-Armour Plus at all restroom walls.

P2 insulated partition:
3-5/8" metal studs at 16" o.c. with 5/8" gypsum on each side to 6" above ceiling with sound attenuation insulation. Stud gage per supplier. Utilize Dens-Armour Plus at all restroom walls.

P3 full height insulated partition:
3 5/8" metal studs at 16" o.c. with 5/8" gypsum on each side full height to underside of structure with deep leg slip track per detail and sound attenuation batt insulation full height. Stud gage per supplier. Utilize Dens-Armour Plus at all restroom walls.

P4 partition:
3-5/8" metal studs at 16" o.c. with 5/8" gypsum on exposed side to 6" above ceiling or to deck where there is no ceiling. Stud gage per supplier. Utilize Dens-Armour Plus at all restroom walls.

P5 insulated partition:
3-5/8" metal studs at 16" o.c. with 5/8" gypsum on exposed side to 6" above ceiling with sound attenuation insulation. Stud gage per supplier. Utilize Dens-Armour Plus at all restroom walls.

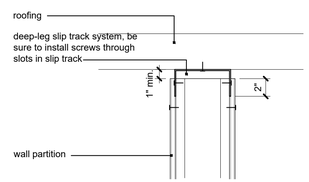
P6 full height 12" thick CMU wall:
full height 12" thick CMU wall to deck *reinforcing and grouting per structural, epoxy painted.

P7 8" thick CMU wall infill:
8" thick CMU wall infill existing opening *reinforcing and grouting per structural, epoxy painted.

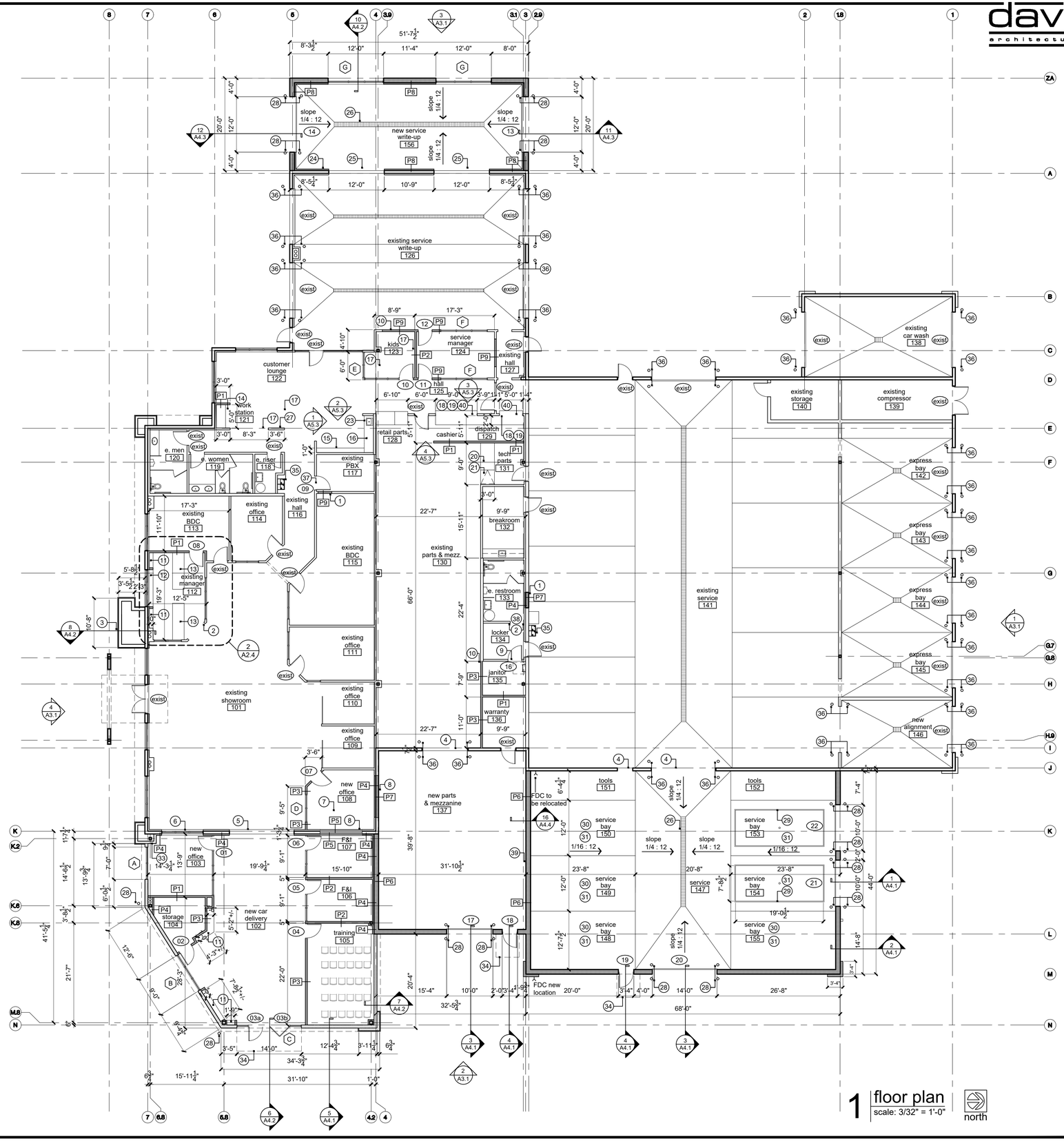
P8 3 5/8" metal studs at 16" o.c. with 5/8" gypsum board on interior to underside of deck with deep leg slip track. Insulate full height. Stud gauge per supplier.

P9 Infill wall:
3 5/8" metal studs at 16" o.c. with 5/8" gyp. bd. on both sides with full batt insulation.

- Wall height note: Utilize 3 5/8" metal studs @ 16" o.c. to an unbraced height of 13'-8", at heights to 26' use 6" 20 ga. studs @ 16" o.c. - adjust stud size & spacing as req'd. for allowable L/240 deflection for 5 psf wind load. Verify stud gauge with supplier.
- Expansion joint note: Expansion joints shall be installed at a max. of 30'-0". Joints shall also be located to coord. w/ anticipated building movement, structural elements, and substrate transitions.
- Wet wall note: Utilize Dens-Armour Plus in all plumbing wet walls, walls receiving ceramic tile, and all walls adjacent to plumbing walls, restrooms and locker rooms or where anticipated to be in contact with moisture. Utilize Dens-Shield at all wet walls and skimcoat, if not receiving tile.
- Install slip track per detail where required.



2 slip track detail
scale: 1 1/2" = 1'-0"



1 floor plan
scale: 3/32" = 1'-0"

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a building addition for

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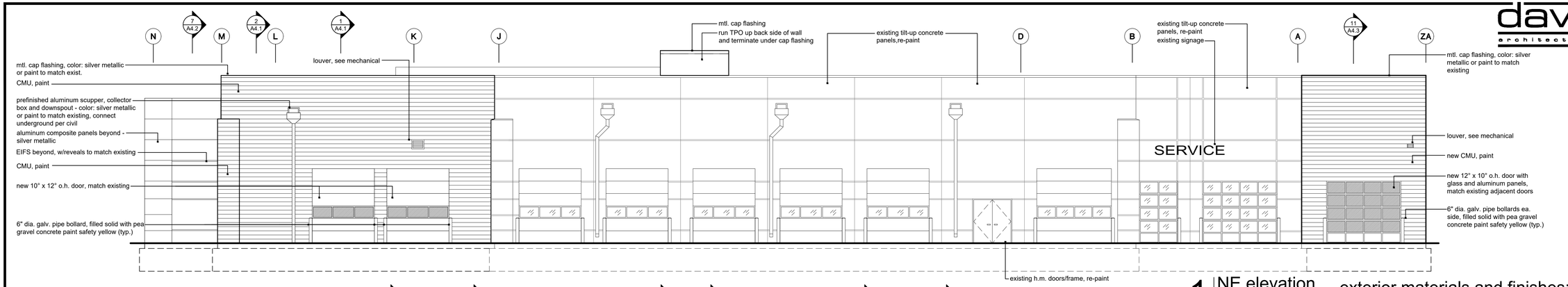
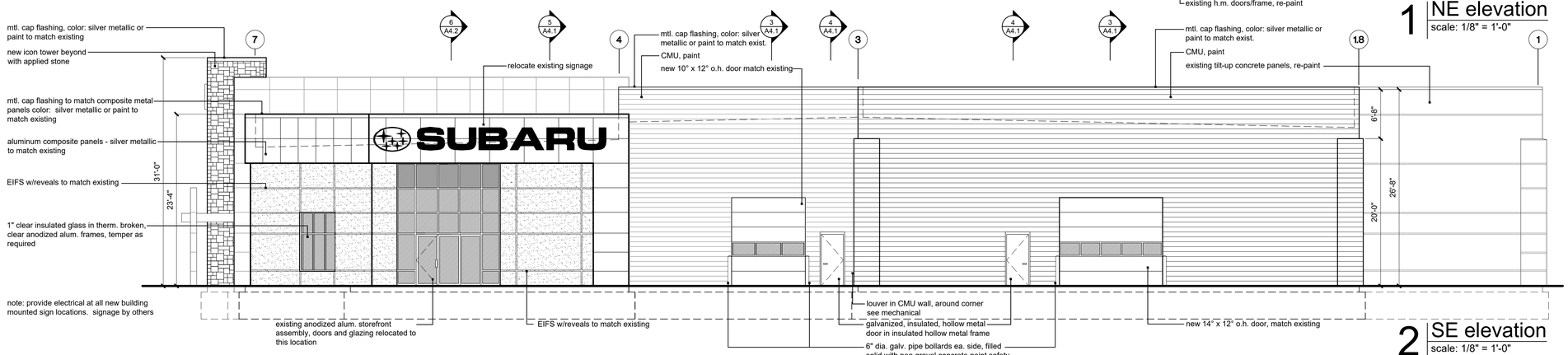
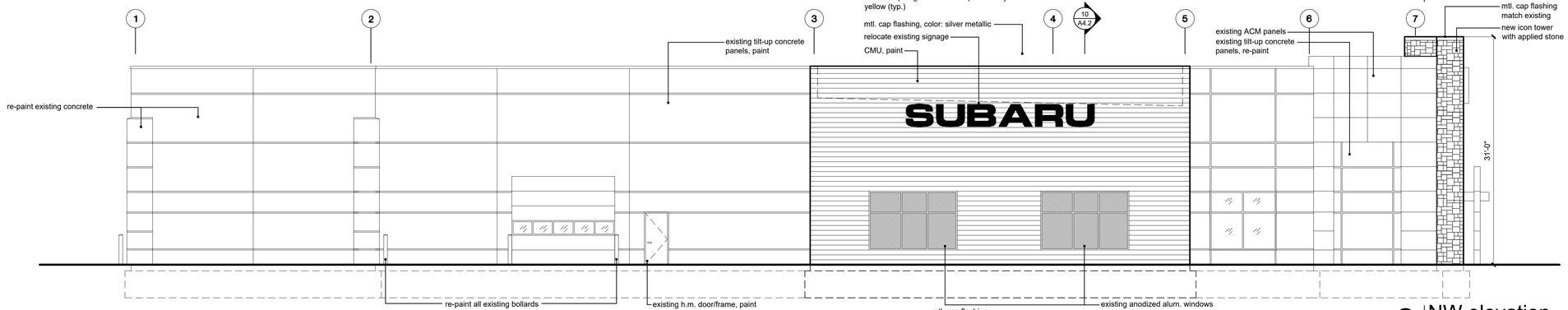


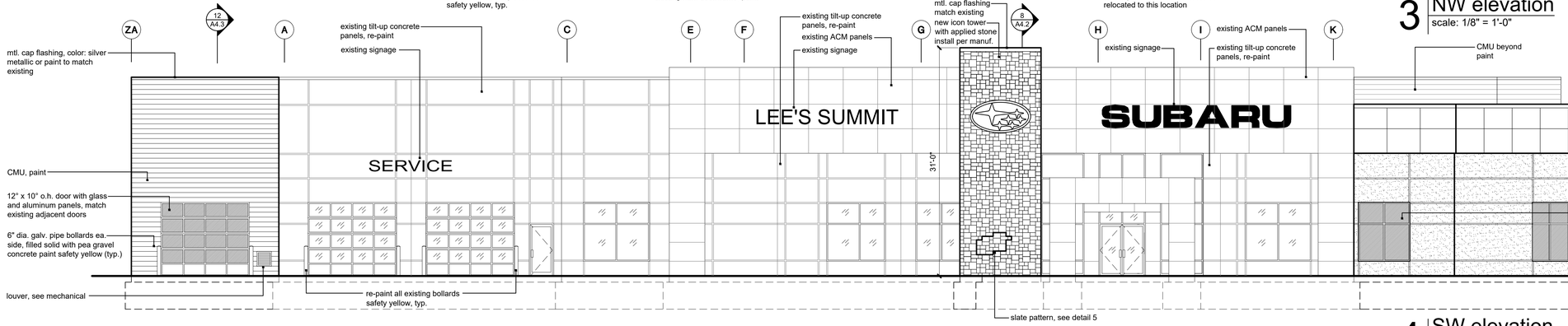
1 NE elevation
scale: 1/8" = 1'-0"



2 SE elevation
scale: 1/8" = 1'-0"



3 NW elevation
scale: 1/8" = 1'-0"



4 SW elevation
scale: 1/8" = 1'-0"

exterior materials and finishes:

cmu:
smooth face exterior concrete masonry units, painted, color: Sherwin Williams SW7071 "Gray Screen" w/ medium, 2 coat, textured paint system w/ primer. All cmu and mortar shall include integral water repellant

aluminum composite metal panels:
color: silver metallic to match existing panels

storefront:
anodized aluminum frame, color: clear

glass:
1" insulated clear glass with low-E coating and argon fill
*use SOLARBAN 60 as basis

flashing, scuppers and downspouts:
prefinished, color: silver metallic

caulk:
color to match adjacent walls

EIFS:
2" drainable EIFS system, fine finish, color: Sherwin Williams SW7071 "Gray Screen"

exterior hollow metal doors, frames, trash enclosure gates:
paint to Sherwin Williams SW7071 "Gray Screen", Pro Industrial High Performance Epoxy, semi-gloss, (1 coat primer, 2 coats paint to cover)

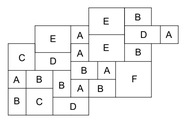
bollards:
galvanized, paint safety yellow

existing tilt-up concrete panels:
re-paint, color: Sherwin Williams SW7071 "Gray Screen", 2 coats

overhead doors:
match existing, Overhead Door Corp. Series 426 (verify)

overhead doors at service write-up:
match existing, aluminum and glass sectional overhead doors

applied stone:
slate, Camara Shadow Grey, 1/4"min. thickness, natural cleft face, gauged back. Grout: 1 shade lighter than slate or TEC #927 Light Pewter



5 slate pattern
scale: 1/2" = 1'-0"

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