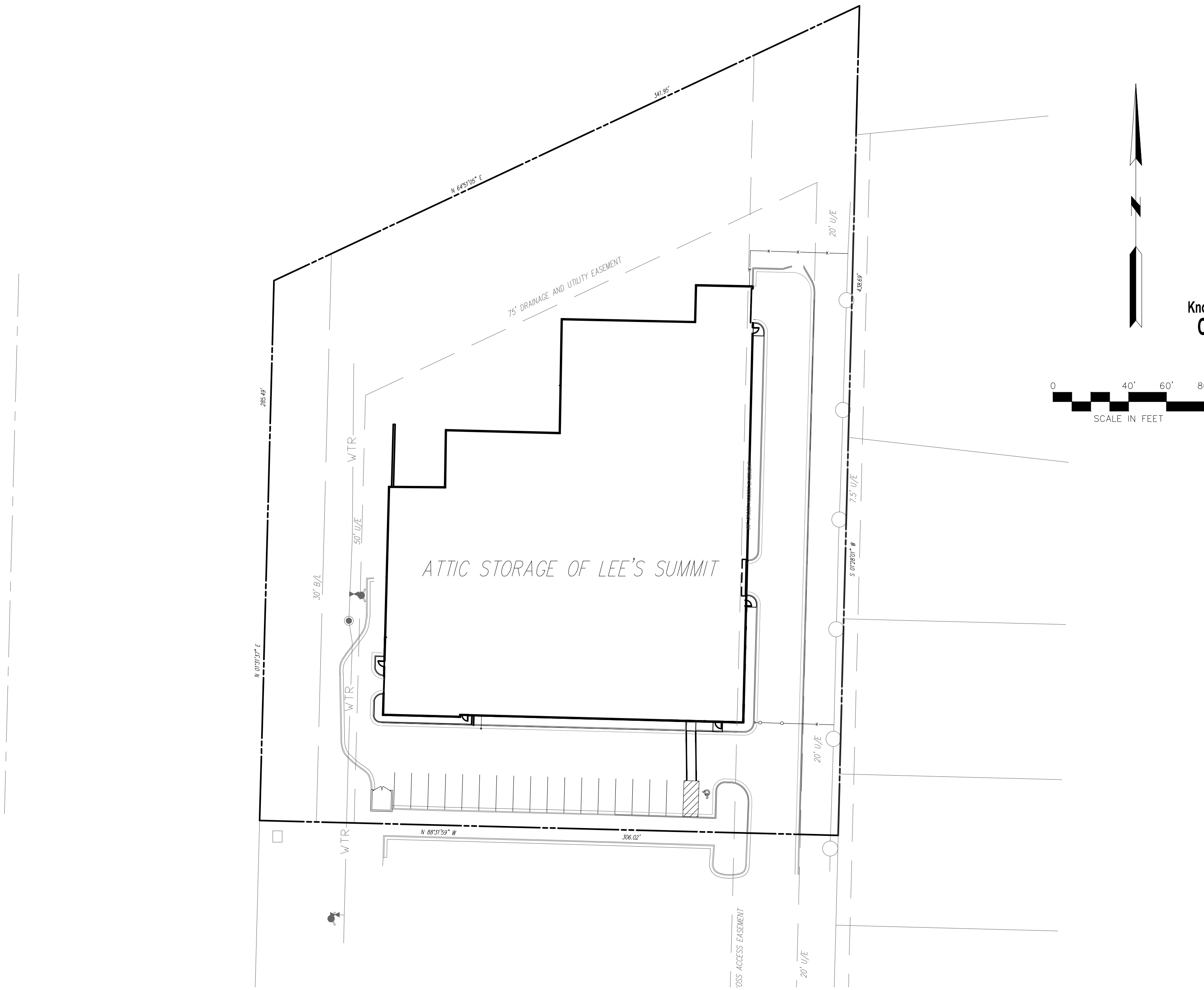


INDEX
CIVIL SUBMITTAL

- 1. COVER SHEET
- 2. DEMOLITION PLAN
- 3. SITE DIMENSION PLAN
- 4. GRADING PLAN
- 5. EROSION CONTROL PLAN
- 6. PRE DEVELOPMENT DRAINAGE AREA MAP
- 7. POST DEVELOPMENT DRAINAGE AREA MAP
- 8. UTILITY PLAN
- 9. LANDSCAPE PLAN
- 10. SITE DETAIL SHEET
- 11. SITE DETAIL SHEET
- 12. SITE DETAIL SHEET

PHOTOMETRIC AND SITE LIGHTING PLANS

ATTIC STORAGE OF LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
FINAL DEVELOPMENT PLAN
CLIMATE CONTROLLED STORAGE BUILDING

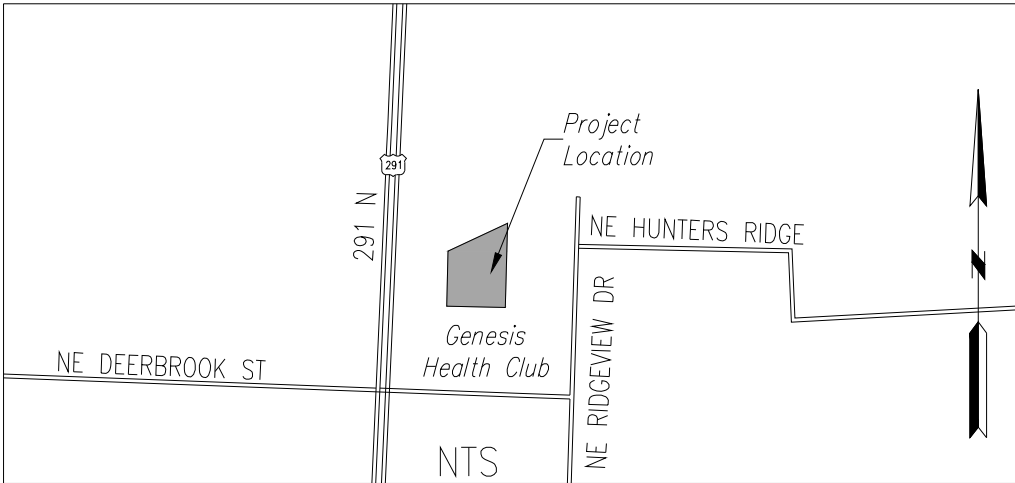


Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

PROJECT BENCHMARK:

- #1 Top of Sanitary Manhole lid at east side of site.
N: 1008791.5340
E: 2829029.6350
TOP ELEV.=979.19

VICINITY MAP



GENERAL NOTES:

- 1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in now way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMO.
- 2. Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.
- 3. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
- 4. The Contractor shall be responsible for notification and coordination with all Utility Companies.
- 5. The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
- 6. All sidewalk shall be ADA compliant.
- 7. The subject property is located within the West Tributary to Prairie Lee Lake (East Fork of Little Blue River).
- 8. There was no oil or gas wells located on the subject property as of July 1, 2018 as shown by the Missouri Geological Survey GEOSTRAT (Geosciences Technical Resource Assessment Tool).

PLANS PREPARED FOR
STRICKLAND CONSTRUCTION COMPANY
720 S. ROGERS ROAD, SUITE B
OLATHE, KS 66062
913-764-7000
CONTACT - ROGERS STRICKLAND

PLANS PREPARED BY
HG CONSULT
11010 HASKELL
KANSAS CITY, KS 66109
(816) 703-7098
CONTACT - KEVIN STERRETT

UTILITIES

City of Lee's Summit
Department of Public Works
220 SE Green
Lee's Summit, Mo.
816-969-1800

KCPL
130 SE Hamblen Road
Lee's Summit, Mo.
816-347-4320

Spire (formerly MGE)
(Administrative Offices)
3025 SE Clover Road
Lee's Summit, MO
816-537-4681

AT&T
Craig Perkins
500 E. 8th Street
Kansas City, MO 64106
816-275-2721

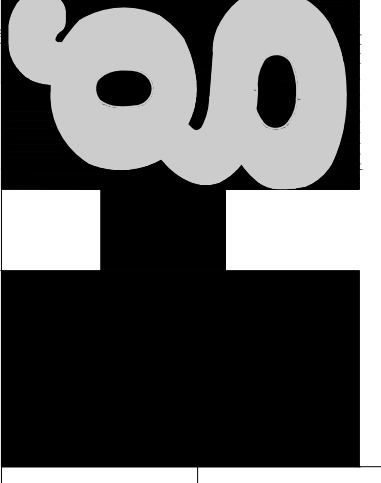
Comcast
New Construction Hotline
866-771-2281

Missouri One Call
1-800-344-7483

DATE	REVISION	NO.	BY	CHKAPP
12/21/18	City Comments 8/3/2018	1	EDH	RKS
5/13/19	Building change	2	EDH	RKS
7/17/19	Building changes from contractor	3	EDH	RKS
7/31/19	City comments 7/30/19	4	EDH	RKS
8/28/19	City comments 8/28/19	5	EDH	RKS



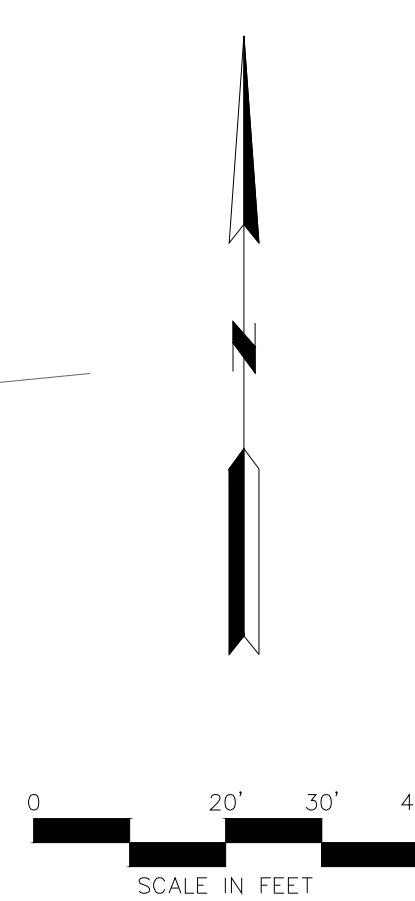
Consult
Inc
engineers
planners



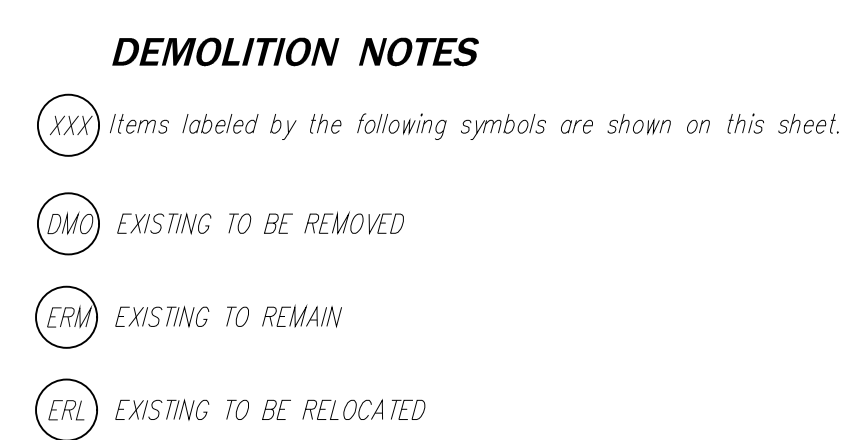
COVER SHEET

ATTIC STORAGE OF LEE'S SUMMIT
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO. 18-1119	1
DRAWING NO. 18022	12
DATE JUNE 1, 2018	
JOB NO. 18022	
SHEET OF	

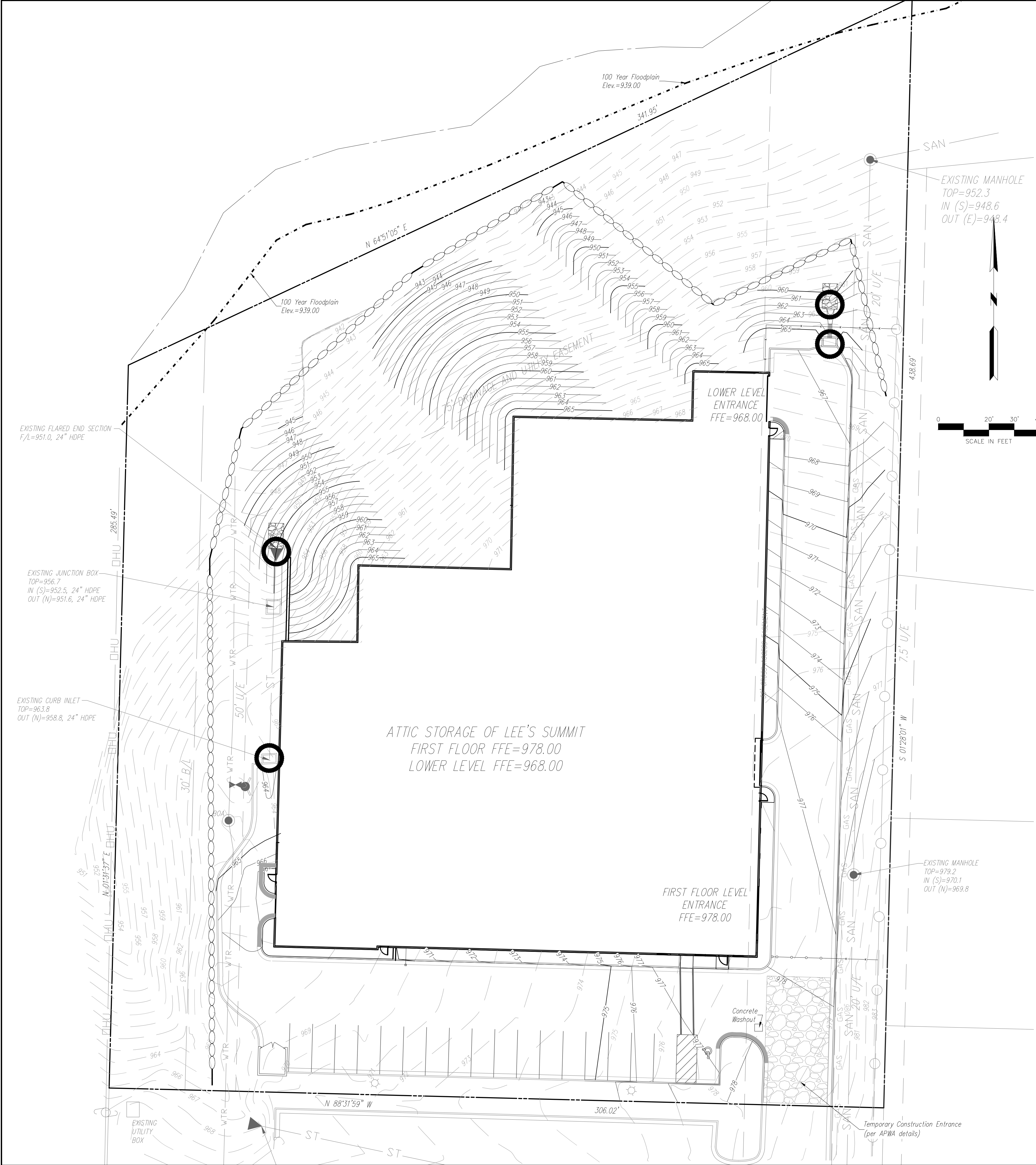


1. Contractor shall be responsible for removal of the existing structures, related utilities, paving, underground storage tanks and any other existing improvements as noted. See the owner's/developer's site work specifications. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all local, state and/or federal regulations governing such operations.
2. The general contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phases of this project. The contractor will be held solely responsible for any damages to the adjacent properties occurring during the construction phases of this project.
3. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. The contractor must contact the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities.
4. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans, whether shown or not shown at no additional cost to the owner.



PROJECT BENCHMARK:
#1 Top of Sanitary Manhole lid at east side of site.
N: 1008791.5340
E: 2829029.6350
TOP ELEV.=979.19

2	SHEET OF	12	JOB NO. 18022	DATE JUNE 1, 2018	DRAWING NO. 18022	X-REF NO. 18-111B	DEMOLITION PLAN	<div><div></div><div>Consult Inc</div><div>engineers planners</div><div>CORPORATE LICENSE NO. E2010005873</div></div>	8/28/19	<div><div><div>STATE OF MISSOURI</div><div>REGISTERED PROFESSIONAL ENGINEER</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8000</div><div>8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- EROSION CONTROL NOTES:
- The Developer shall be responsible for erosion control within the boundaries of this development. Erosion control shall be the responsibility of said Developer until all development work on site is complete, and the improvements have been accepted by the City. The Developer is responsible for seeing that all Development Contractors comply with the requirements of any and all land disturbance permits, grading permits and storm water discharge permits.
 - Erosion Control and Siltation Control methods shall be in place prior to commencement of any grading and/or excavation of the site. All erosion control measures shall remain in place until final grade and sod is completed.
 - No grading shall exceed 3 feet horizontal to 1 foot vertical.
 - Siltation Fences shall be inspected periodically and after every rain event for damage and for the amount of sediment which has accumulated. Removal of sediment will be required when it reaches one-third (1/3) the height of the siltation fence. Siltation fences to be repaired or replaced as necessary, or when required by the City or MoDNR.
 - Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud and debris from construction and employee vehicles is tracked onto existing pavement. The contractor shall keep the existing roadways free of mud, rock and debris at all times.
 - Permanently stabilize all graded areas immediately after final grading is complete on each area in the Grading Plan. If clearing and/or grading operations are suspended for a period of thirty (30) days or longer, temporary stabilization measures are required. These measures may include seeding, periodic wetting, mulching or other suitable measures.
 - All trash and debris located on the project site, either existing or as a result of construction, shall be removed and properly disposed of in accordance with all local, state and federal regulations.
 - Upon completion of the project, Contractor shall seed, mulch and fertilize all areas disturbed by construction.
 - Additional erosion and siltation control methods and devices may be required as directed by the City or MoDNR.
 - Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.



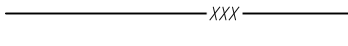
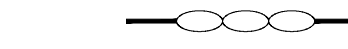
MAJOR CONSTRUCTION ACTIVITIES:

- Obtain all necessary city permits.
- Construct temporary construction entrance at location shown on this sheet.
- Install perimeter silt fences in the locations shown on this sheet. Install inlet protection on existing curb inlet.
- Locate and disconnect all existing utilities.
- Begin clearing and grubbing operations. Clearing and grubbing shall be done only in areas where earthwork will be performed and only in areas where building is planned to commence within 14 days after clearing and grubbing.
- Commence site grading.
- Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.
- Relocate existing utilities.
- Install remaining erosion control measures and structures.
- Prepare temporary parking and storage area.
- Grade remainder of site.
- Start construction of building pad and structures.
- Install utilities, storm sewers, curbs and gutters.
- Finalize pavement, sub grade preparation.
- Install base material as required for pavement.
- Pave site.
- Remove inlet protection around inlets and manholes no more than 48 hours prior to placing stabilized base course.
- Remove temporary construction exits only prior to pavement construction in these areas (these areas are to be paved last).
- Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.
- Carry out final grading, seeding and planting. Fine grade and install permanent seeding and plantings.
- Submit notice of termination for permit termination.
- Remove all temporary erosion and sediment control devices (only if site is stabilized and notice of termination has been filed).



Area of Disturbance: 1.95 AC

PROPOSED



KEY

Proposed Silt Fence (ESC-03)

Inlet (ESC-06) and outlet protection (ESC-14)

Tip out curb and gutter

1' Finish Grade Contours

5' Finish Grade Contours

Temporary Construction Entrance (ESC-01)

6" D50 Rip Rap

EXISTING



PROJECT BENCHMARK:

- #1 Top of Sanitary Manhole lid at east side of site.
N: 1008791.5340
E: 2829029.6350
TOP ELEV=979.19

EROSION CONTROL PLAN

ATTIC STORAGE OF LEE'S SUMMIT

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

NO.

BY

REVISION

DATE

8/28/19

Consult
Inc
engineers
planners

Corporate License No. E200005873

X-REF NO.
18-1115

DRAWING NO.
18022

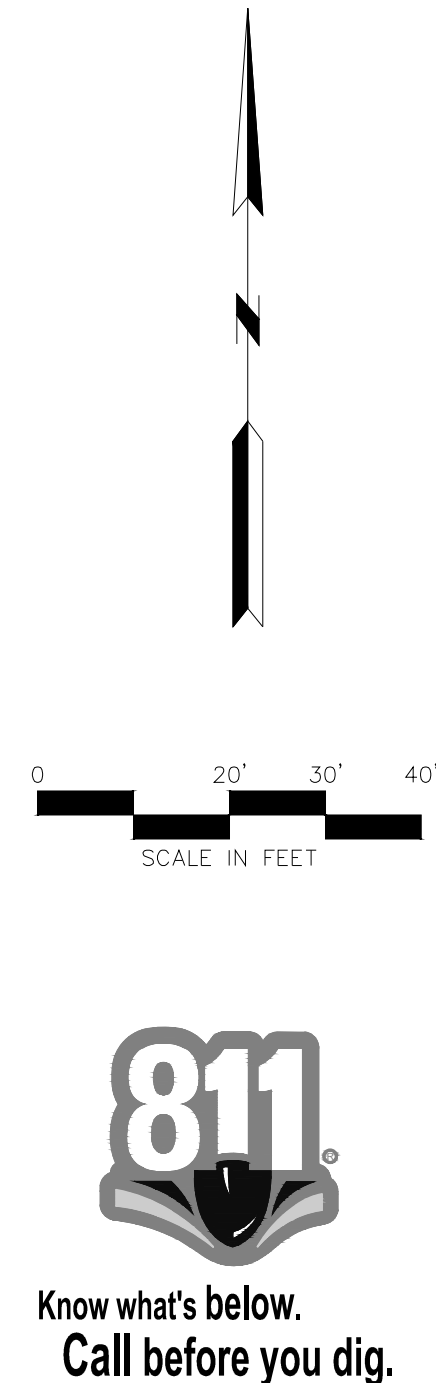
DATE
JUNE 1, 2018

JOB NO.
18022

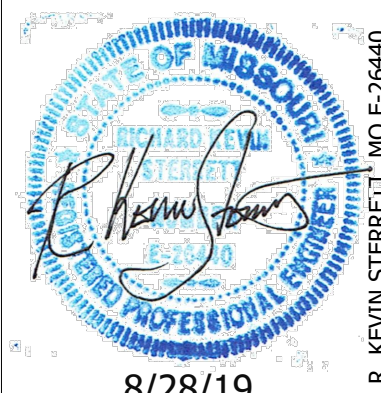
5

SHEET OF

12



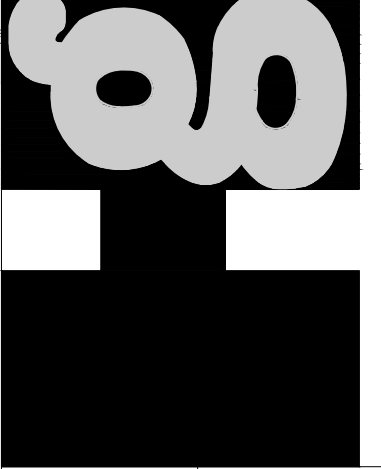
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Consulting Inc
engineers
planners

CORPORATE LICENSE No. E20100055827

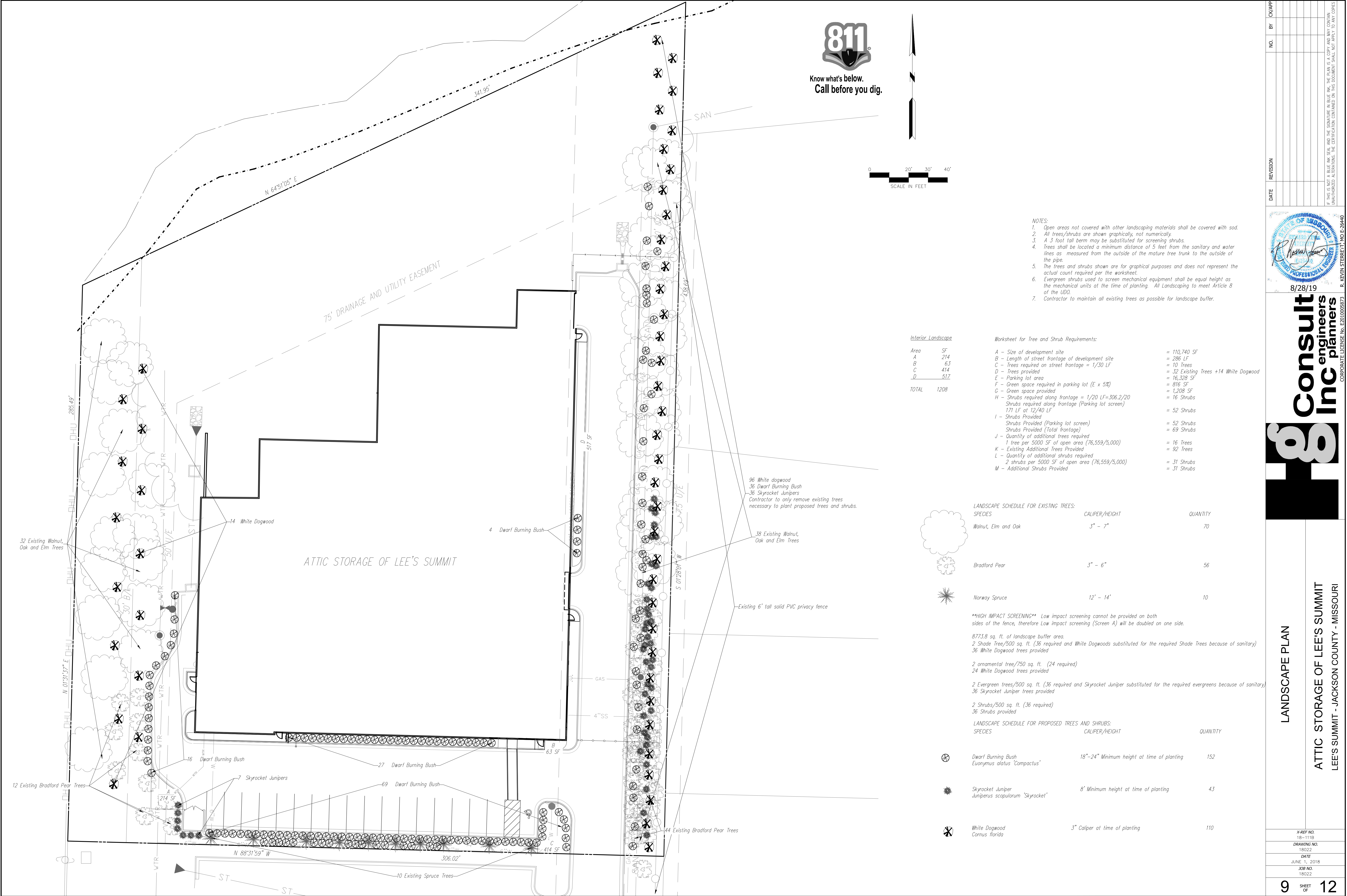


UTILITY PLAN

ATTIC STORAGE OF LEE'S

LEE'S SUMMIT - JACKSON COUNTY

X-REF. NO. 18-111B	
DRAWING NO. 18022	
DATE JUNE 1, 2018	
JOB NO. 18022	
8	SHEET OF 12



Know what's below.
Call before you dig.



- NOTES:
- Open areas not covered with other landscaping materials shall be covered with sod.
 - All trees/shrubs are shown graphically, not numerically.
 - A 3 foot tall berm may be substituted for screening shrubs.
 - Trees shall be located a minimum distance of 5 feet from the sanitary and water lines as measured from the outside of the mature tree trunk to the outside of the pipe.
 - The trees and shrubs shown are for graphical purposes and does not represent the actual count required per the worksheet.
 - Evergreen shrubs used to screen mechanical equipment shall be equal height as the mechanical units at the time of planting. All Landscaping to meet Article 8 of the UDO.
 - Contractor to maintain all existing trees as possible for landscape buffer.

Interior Landscape

Area	SF
A	214
B	63
C	414
D	517

TOTAL 1208

Worksheet for Tree and Shrub Requirements:

A - Size of development site	= 110,740 SF
B - Length of street frontage of development site	= 286 LF
C - Trees required on street frontage = 1/30 LF	= 10 Trees
D - Trees provided	= 32 Existing Trees +14 White Dogwood
E - Parking lot area	= 16,328 SF
F - Green space required in parking lot (E x 5%)	= 816 SF
G - Green space provided	= 1,208 SF
H - Shrubs required along frontage = 1/20 LF=306.2/20	= 16 Shrubs
Shrubs required along frontage (Parking lot screen)	
171 LF at 12/40 LF	= 52 Shrubs
I - Shrubs Provided	
Shrubs Provided (Parking lot screen)	= 52 Shrubs
Shrubs Provided (Total frontage)	= 69 Shrubs
J - Quantity of additional trees required	
1 tree per 5000 SF of open area (76,559/5,000)	= 16 Trees
K - Existing Additional Trees Provided	= 92 Trees
L - Quantity of additional shrubs required	
2 shrubs per 5000 SF of open area (76,559/5,000)	= 31 Shrubs
M - Additional Shrubs Provided	= 31 Shrubs

LANDSCAPE SCHEDULE FOR EXISTING TREES:

SPECIES	CALIPER/HEIGHT	QUANTITY
Walnut, Elm and Oak	3" - 7"	70
Bradford Pear	3" - 6"	56
Norway Spruce	12" - 14'	10

****HIGH IMPACT SCREENING**** Low impact screening cannot be provided on both sides of the fence, therefore Low impact screening (Screen A) will be doubled on one side.

8773.8 sq. ft. of landscape buffer area.
2 Shade Tree/500 sq. ft. (36 required and White Dogwoods substituted for the required Shade Trees because of sanitary)
36 White Dogwood trees provided

2 ornamental tree/750 sq. ft. (24 required)
24 White Dogwood trees provided

2 Evergreen trees/500 sq. ft. (36 required and Skyrocket Juniper substituted for the required evergreens because of sanitary)
36 Skyrocket Juniper trees provided

2 Shrubs/500 sq. ft. (36 required)
36 Shrubs provided

LANDSCAPE SCHEDULE FOR PROPOSED TREES AND SHRUBS:

SPECIES	CALIPER/HEIGHT	QUANTITY
Dwarf Burning Bush Euonymus alatus 'Compactus'	18"-24" Minimum height at time of planting	152
Skyrocket Juniper Juniperus scopulorum 'Skyrocket'	8" Minimum height at time of planting	43
White Dogwood Cornus florida	3" Caliper at time of planting	110

NO.

BY

CVAPP

REVISION

DATE

8/28/19

8/28/19

CONSULT

INC

ENGINEERS

PLANNERS

LANDSCAPE PLAN

ATTIC STORAGE OF LEE'S SUMMIT

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.

DRAWING NO.

DATE

JOB NO.

18-1115

18022

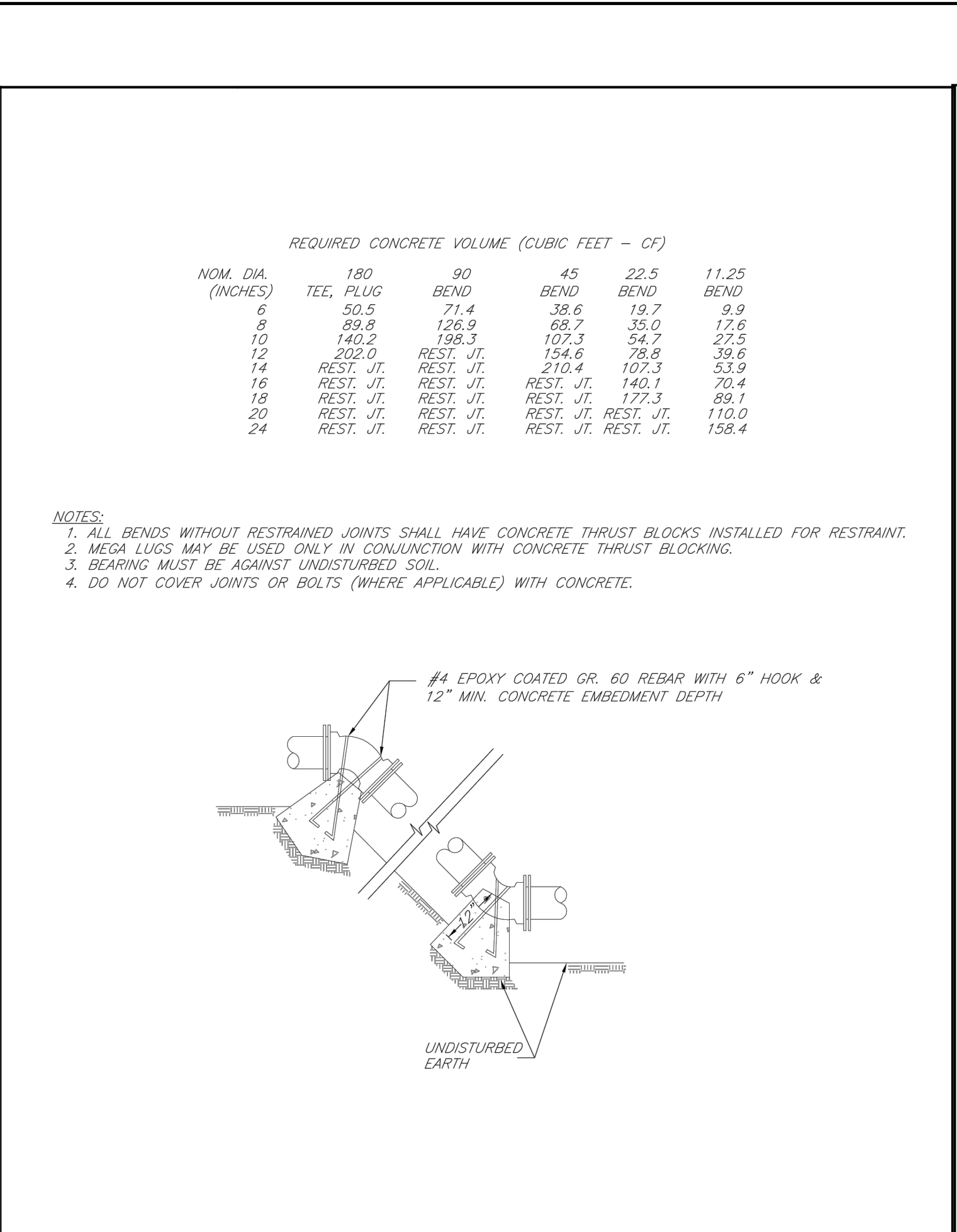
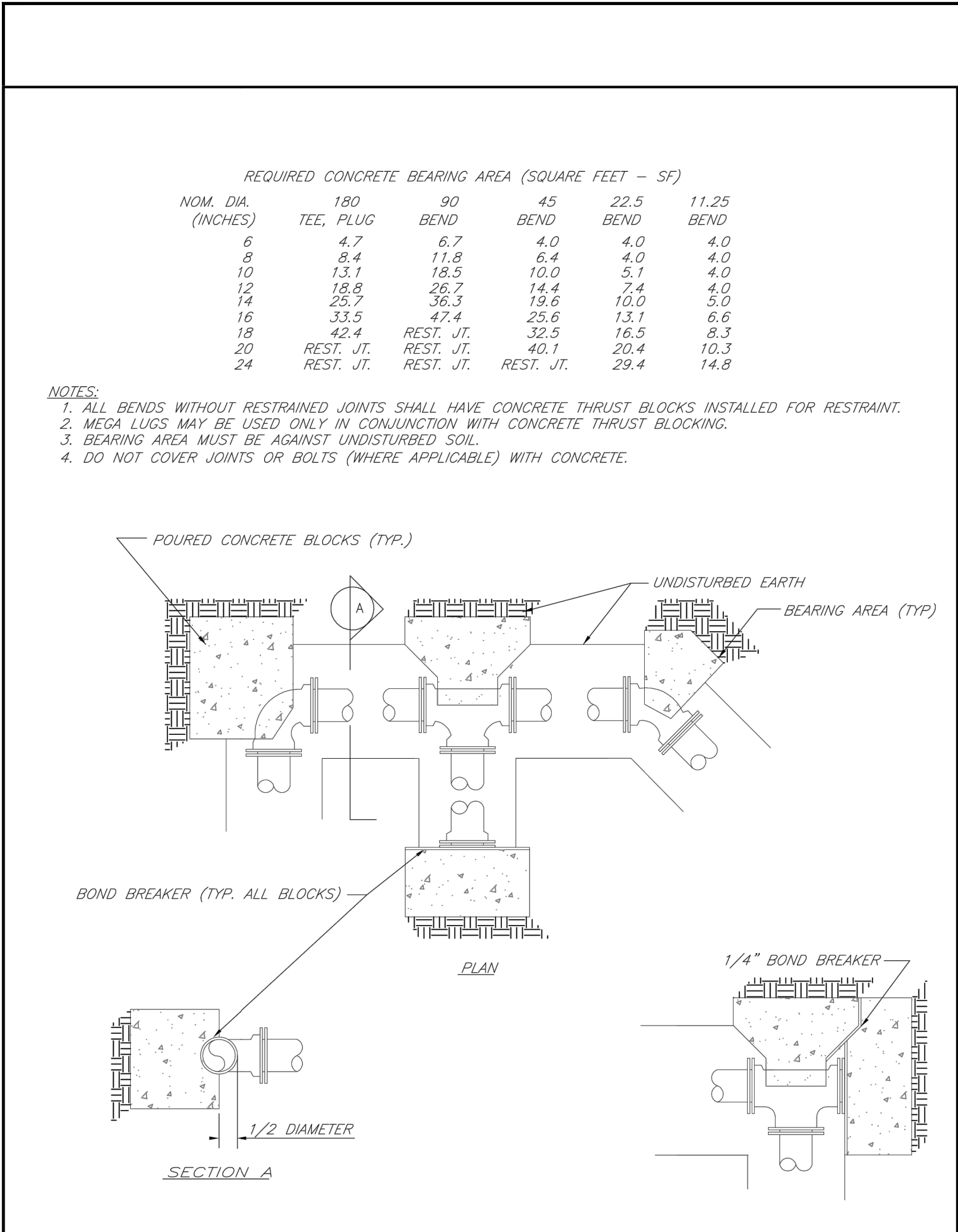
JUNE 1, 2018

18022

9

SHEET OF

12



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

HORIZONTAL THRUST BLOCKS

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-1
Rev: 1/14

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

VERTICAL THRUST BLOCKS

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-2
Rev: 1/14

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

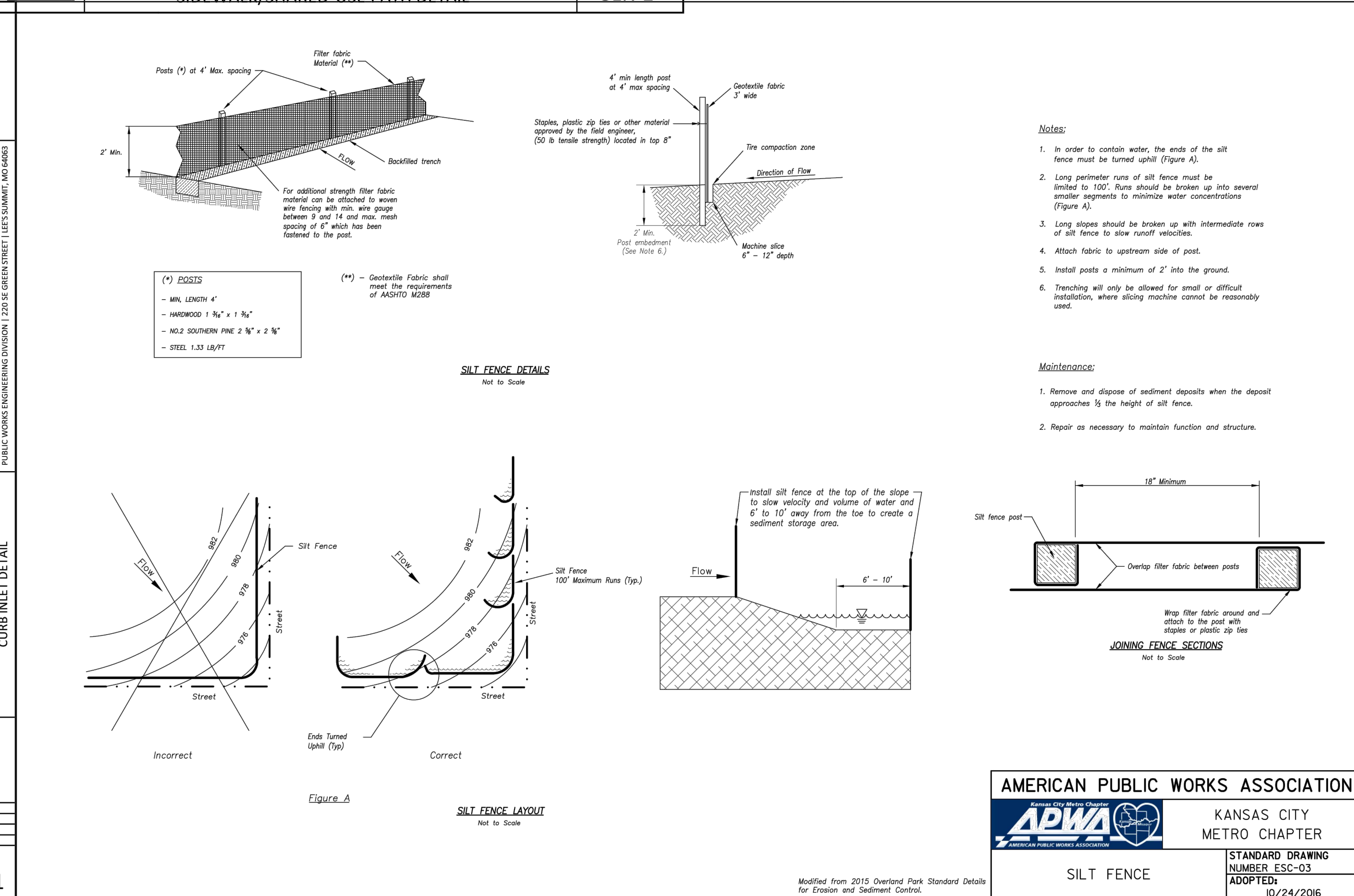
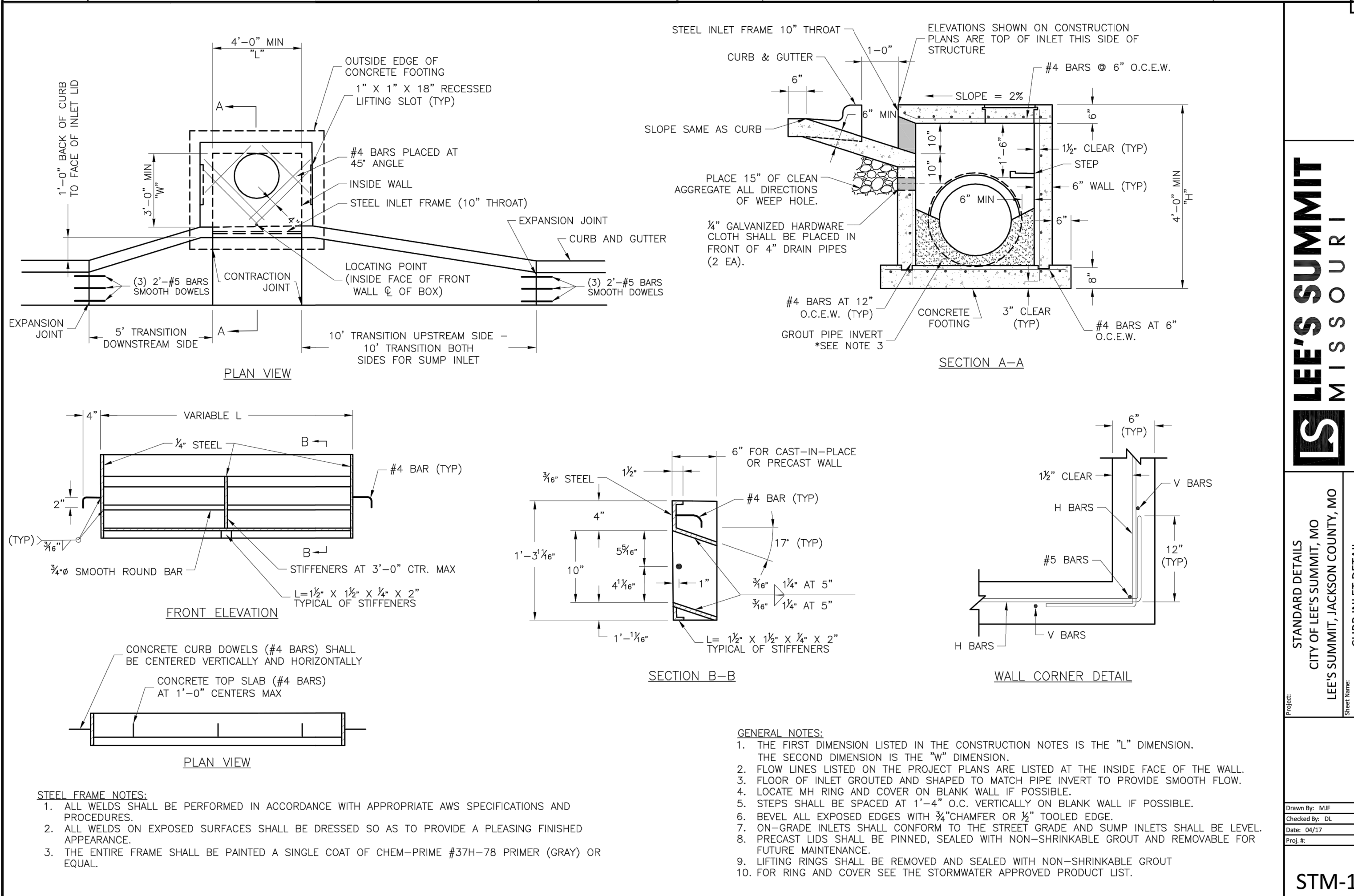
SIDEWALK/SHARED-USE PATH DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL
GEN-2

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

SERVICE CONNECTION/METER WELL

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-11
Rev: 1/14



AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER

STANDARD DRAWING
NUMBER: ESC-03
ADOPTED: 10/24/2016

SILT FENCE

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

LEE'S SUMMIT MISSOURI
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

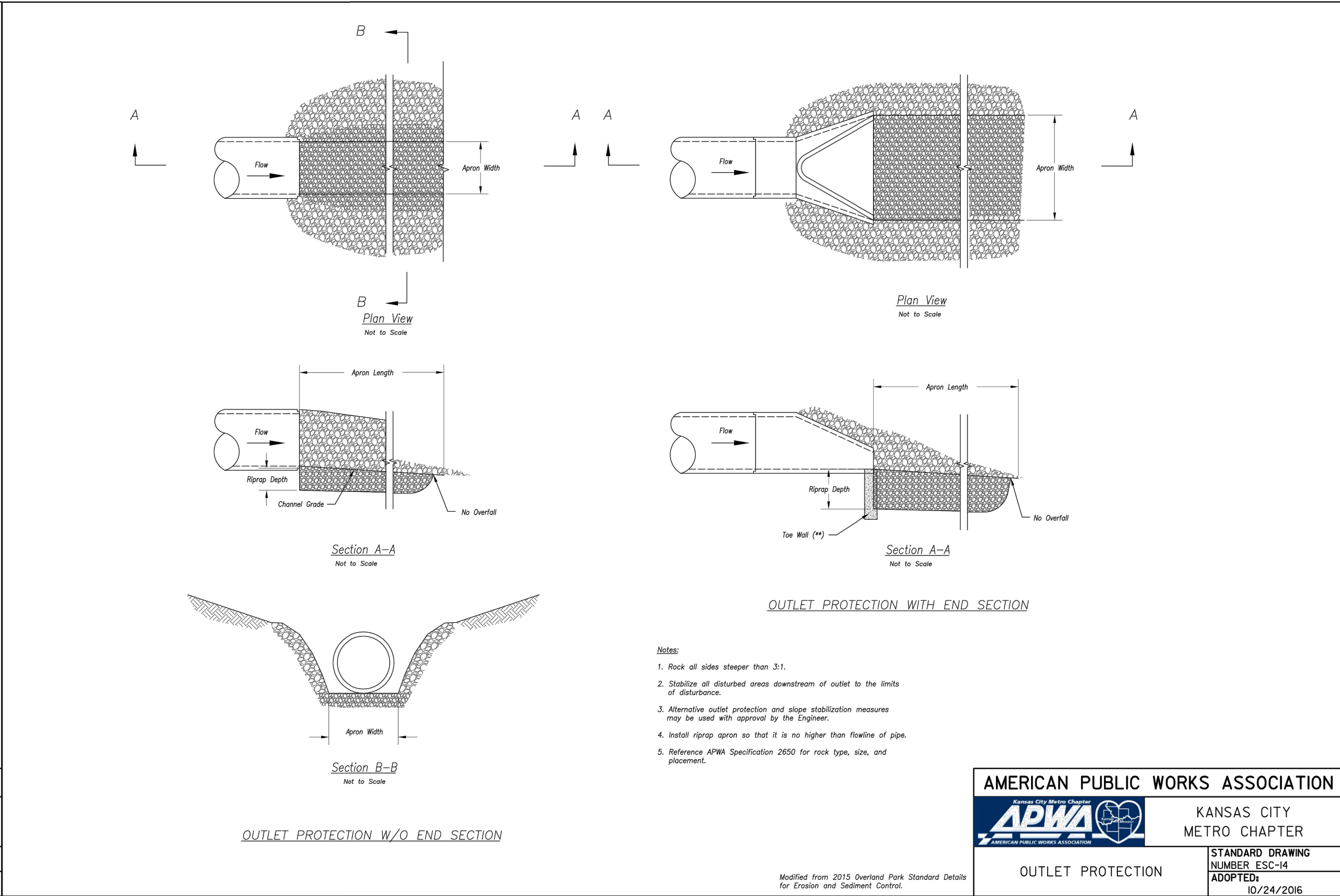
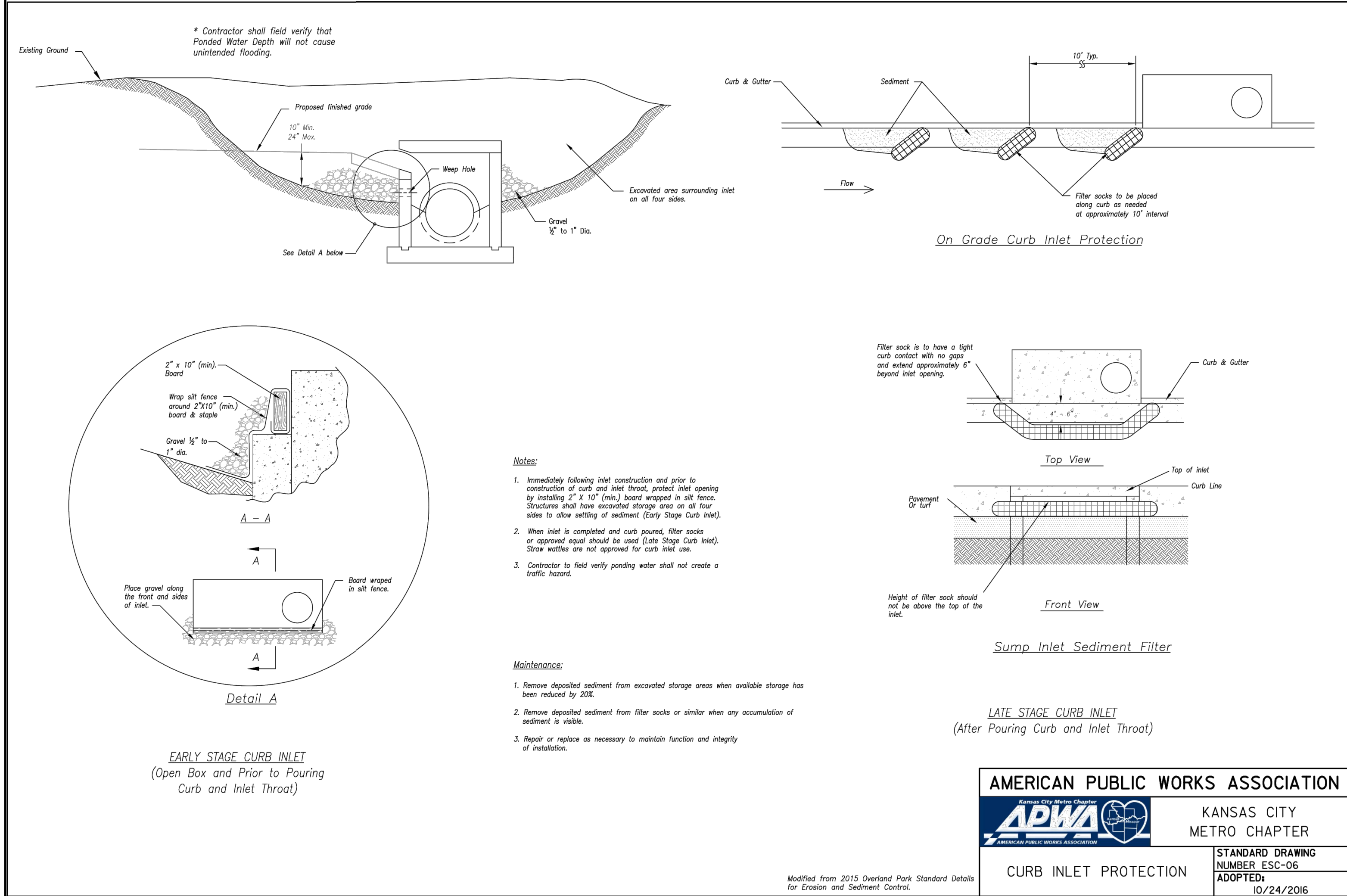
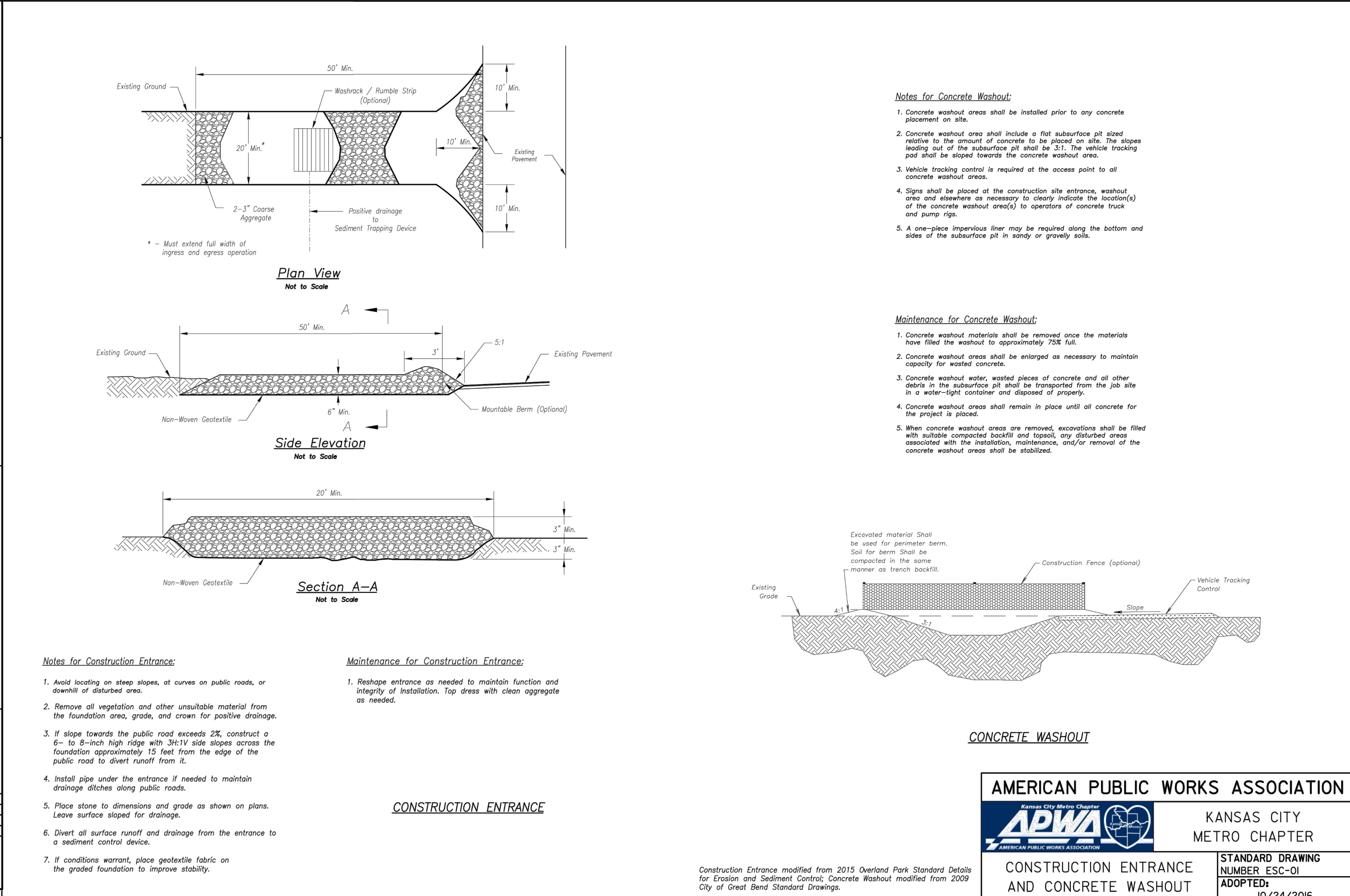
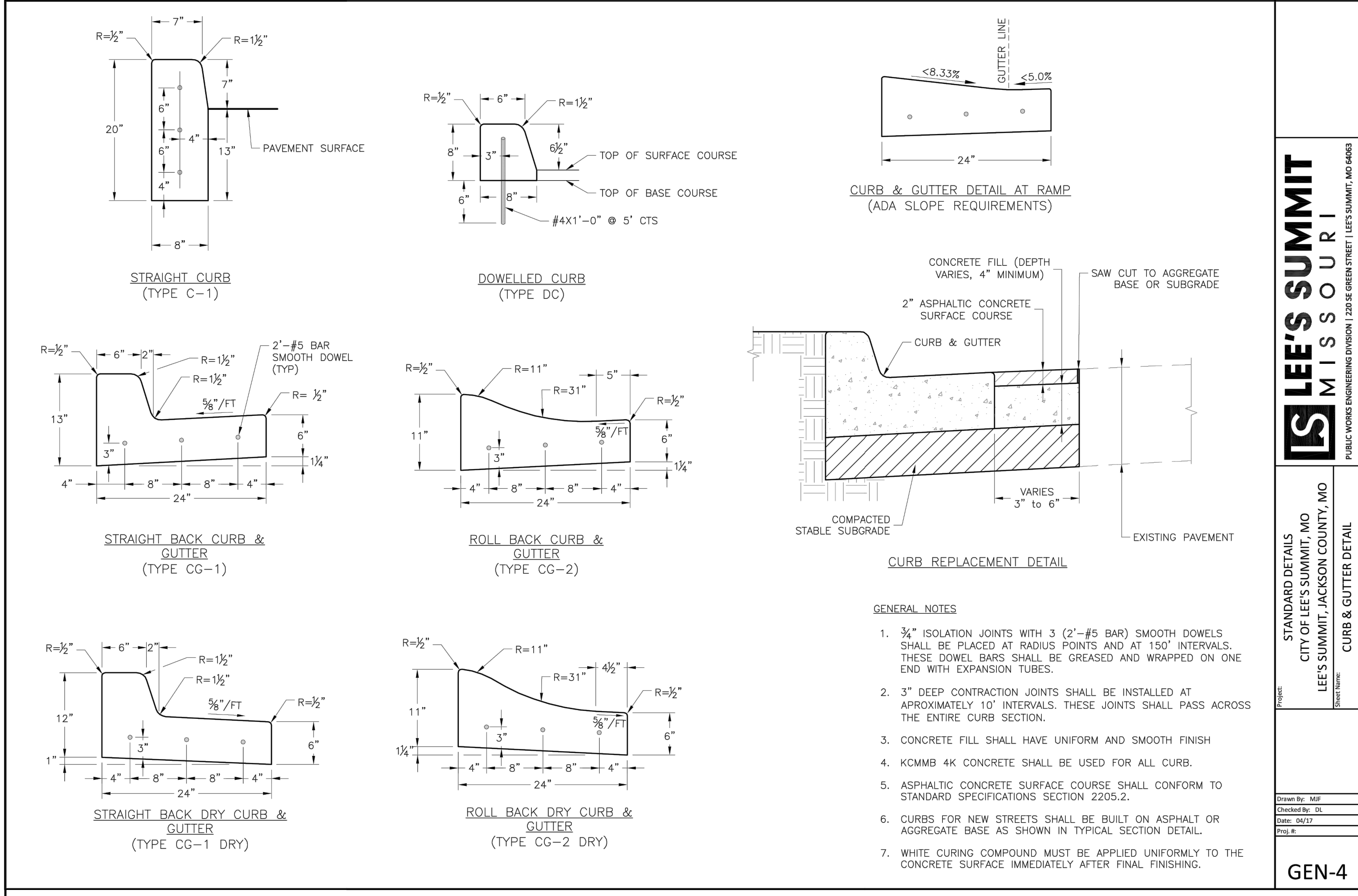
STANDARD DETAILS
CURB INLET DETAIL

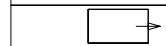
STM-1

ATTIC STORAGE OF LEE'S SUMMIT
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

SITE DETAIL SHEET

11 OF 12

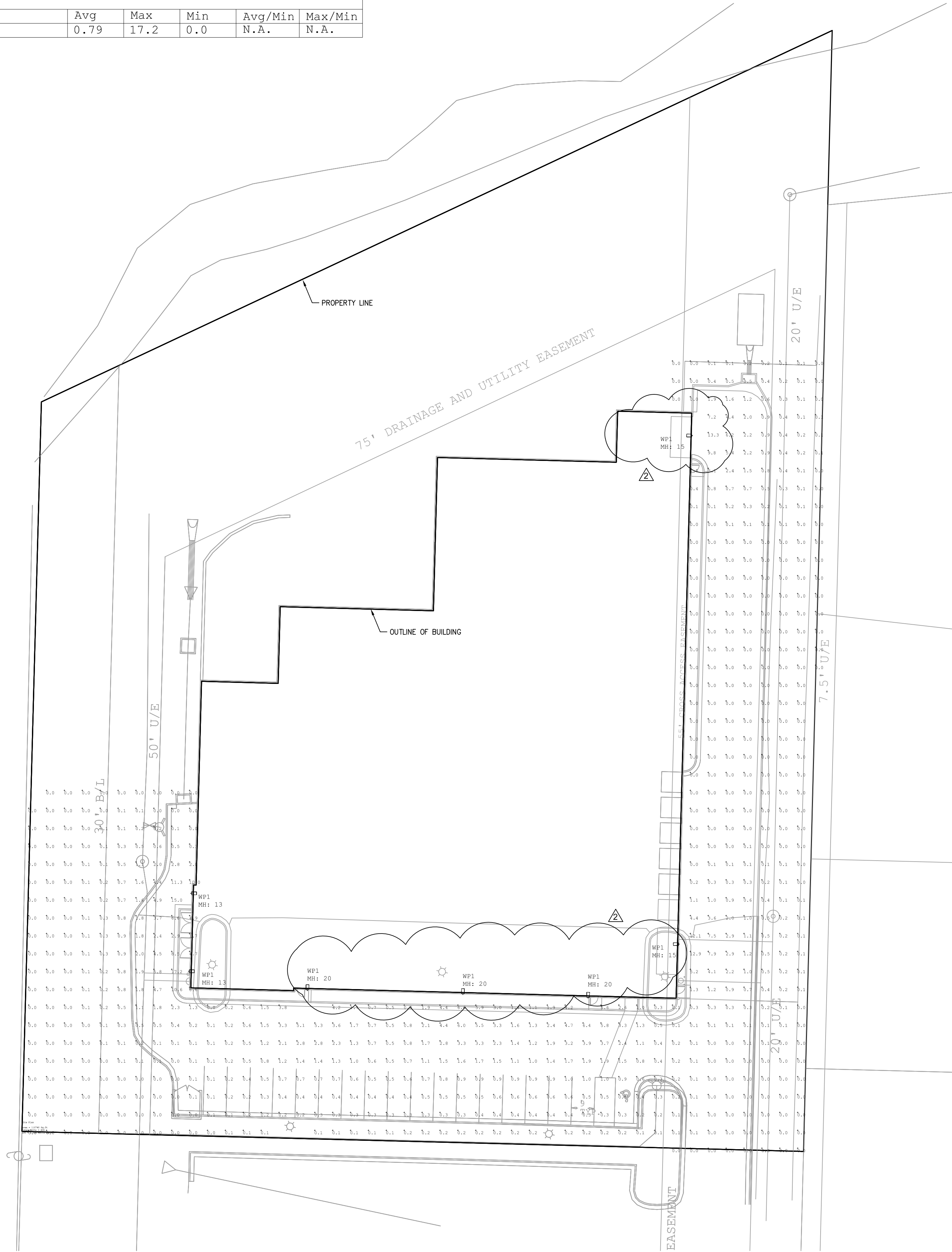


Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Arr. Watts
	7	WP1	SINGLE	0.910	XTOR6B-Y	58	58
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Plan_1	Illuminance	Fc	0.79	17.2	0.0	N.A.	N.A.

LPD Area Summary			
Label	Area	Total Watts	LPD
Site Plan	110740	406	0.004

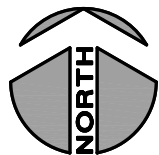


XTOR



SITE LIGHTING PLAN

SCALE : 1" = 25'-0"



ELECTRICAL SPECIFICATIONS

1. ALL CONDUCTORS SHALL BE THHN COPPER ABOVE GRADE, XHHW-2 BELOW GRADE, MINIMUM #12 OR LARGER AS REQUIRED OR SHOWN.
2. ALL SERVICE WIRING, EXPOSED TO WEATHER, OR WIRING BELOW GRADE, SHALL BE IN RIGID GALVANIZED CONDUIT OR SCH. 40 PVC.
3. THE ENTIRE SYSTEM SHALL BE ELECTRICALLY CONTINUOUS AND PROPERLY GROUNDED. EVERY FEEDER AND BRANCH CONDUIT SHALL HAVE CODE SIZED GREEN INSULATED GROUND CONDUCTOR.
4. FURNISH AND INSTALL ALL LIGHTING FIXTURES, LAMPS, FUSES, BREAKERS, ETC. TO COMPLETE THE BRANCH CIRCUITS INDICATED.
5. ALL 120V, 20A LIGHTING AND RECEPTACLE CIRCUITS REQUIRING MORE THAN 100' OF CONDUCTORS (ONE WAY) SHALL BE #10 CONDUCTORS, MINIMUM.



ENGINEER:



NO COA NO. 2012007861 KS COA NO. E2819
1901 NW BLUE PARKWAY, UNITY VILLAGE MO19065
3rd FLOOR UNITY VILLAGE TOWER
phone: (816) 272-5289
email: jsmothers@jcsengineering.com

Site Lighting for:
ATTIC STORAGE OF LEE'S SUMMIT
920 NE DEERBROOK ST.
LEE'S SUMMIT, MISSOURI

DATE ISSUED:
08.01.19

REVISIONS:

- 07.01.19 OWNER REVISION
- 08.01.19 PLANCHHECK

PROJECT NUMBER
JSC 19-014

SHEET NUMBER
SITE
PHOTOMETRIC
ES1