

LOT 10 LAKEWOOD BUSINESS PARK

LOT 10 I-470 BUSINESS & TECHNOLOGY CENTER
2601 NE MCBAIN DRIVE
LEE'S SUMMIT, MO 64064

ISSUED FOR:
PERMIT CITY COMMENTS #01 - 12/13/2021



GENERAL NOTES

- CONTRACTOR SHALL VISIT THE SITE, FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND OWNER REVIEW AND UNDERSTAND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORRECTIONS AND REPAIRS REQUIRED DUE TO THEIR FAILURE TO DO SO. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL SUB-CONTRACTORS RECEIVE ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- SOLELY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR, THE ARCHITECT MAY INCLUDE DOCUMENTS PREPARED BY CERTAIN CONSULTANTS (OR INCORPORATE THE RECOMMENDATIONS OF SAID CONSULTANTS INTO DOCUMENTS PREPARED BY THE ARCHITECT) WITHIN THE SET OF DOCUMENTS ISSUED BY THE ARCHITECT. IT IS EXPRESSLY UNDERSTOOD, THAT BY SUCH ISSUANCE, THE ARCHITECT ASSUMES NO LIABILITY FOR THE SERVICES OF SAID CONSULTANTS.
- ALL WORK AND MATERIALS SHALL CONFORM TO THE APPLICABLE CODES LISTED IN THE PROJECT CODE SUMMARY.
- UNLESS OTHERWISE INDICATED ON THESE DRAWINGS AND SPECIFICATIONS AS BEING N.I.C. OR EXISTING, ALL ITEMS, MATERIALS, ETC. AND INSTALLATIONS OF THE SAME ARE A PART OF THE CONTRACT DEFINED BY THESE DRAWINGS AND SPECIFICATIONS AND THEIR INTENT.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS AND COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKERS AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO JOB SITE. WHERE DAMAGE OCCURS, THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED AREA AND/OR MATERIAL AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND MAY NOT BE LIMITED TO NORMAL WORKING HOURS. PROVIDE SECURITY FENCE AND GATES AS NECESSARY AROUND THE AREA WITHIN THE SCOPE OF WORK.
- IF THERE ARE TRENCHES OR EXCAVATION 5'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, CONTRACTOR SHALL OBTAIN NECESSARY PERMIT FROM THE APPROPRIATE LOCAL GOVERNING AGENCY.
- PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES, OTHER SERVICES AND RELATED TASKS NECESSARY FOR PROPER EXECUTION OF THE CONSTRUCTION REQUIRED BY CONTRACT DOCUMENTS.
- ANY REVISION OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTING INDICATED ON THE PLANS AND BY SPECIFICATIONS OR REQUIRED BY THE SOILS REPORT AND/OR REQUIRED BY ANY GOVERNMENT AGENCY.
- CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUBS TO THE BUILDING(S) AS MAY BE INDICATED ON THE PLANS.
- NO ADDITIONAL ROOF OPENING OR ROOF MOUNTED EQUIPMENT IS ALLOWED BEYOND THAT WHICH IS SHOWN ON THESE PLANS WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND STRUCTURAL ENGINEER.
- NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, HVAC DUCTS, ETC., UNLESS SPECIFICALLY DETAILED AND/OR APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- ALL SHOP WELDING TO BE DONE IN A CERTIFIED LICENSED SHOP. ALL FIELD WELDING SHALL BE DONE ONLY BY CERTIFIED WELDERS UNDER CONTINUOUS INSPECTION WITH CERTIFICATE ISSUED AS REQUIRED BY BUILDING OFFICIAL.
- WHERE LARGER STUDS OR FURRING IS REQUIRED TO COVER DUCTS, PIPING, CONDUIT, ETC., THE LARGER SIZE STUD OR FURRING SHALL EXTEND THE FULL LENGTH OF THE SURFACE WHERE THE FURRING OCCURS.
- NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES ALLOWED BY CODE.
- INSTALLATION OF ANY BUILDING INSULATION WHICH CONTAINS OR UTILIZES AN OZONE DEPLETING COMPOUND IS PROHIBITED.
- NO BUILDING OR PORTION OF A BUILDING SHALL BE OCCUPIED OR USED FOR STORAGE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE BUILDING AND FACILITIES MUST BE ACCESSIBLE TO AND FUNCTIONAL FOR THE PHYSICALLY DISABLED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) AND ALL OTHER STATE/FEDERAL GOVERNING AGENCIES.

CONSTRUCTION NOTES

- ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF THE AUTHORITY HAVING JURISDICTION AND THE RULES AND REGULATIONS OF ALL AGENCIES, DEPARTMENTS AND COMMISSIONS HAVING JURISDICTION. WHERE DISCREPANCIES OCCUR AND/OR WHERE THERE ARE CONFLICTS OR OMISSIONS IN THE DRAWINGS AND APPLICATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND REFRAIN FROM STARTING AND COMPLETING SUCH WORK, OR DEPENDENT WORK, UNTIL TOLD BY THE ARCHITECT TO PROCEED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT TO THE ARCHITECT ANY CONDITION OR DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS REQUIRING MODIFICATIONS BEFORE PROCEEDING WITH THE WORK.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- REFERENCING OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREAS. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- NOTES APPEAR ON VARIOUS SHEETS FOR VARIOUS SYSTEMS AND MATERIALS. SHEETS ARE TO BE OWNER REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO RELATED SYSTEMS AND MATERIALS DEPICTED ON OTHER DRAWINGS.
- DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE THAT ARE. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- GUTTER AND DOWNSPOUT SIZING PER OWNER'S CONTRACTOR.

INSTRUCTION TO CONTRACTOR

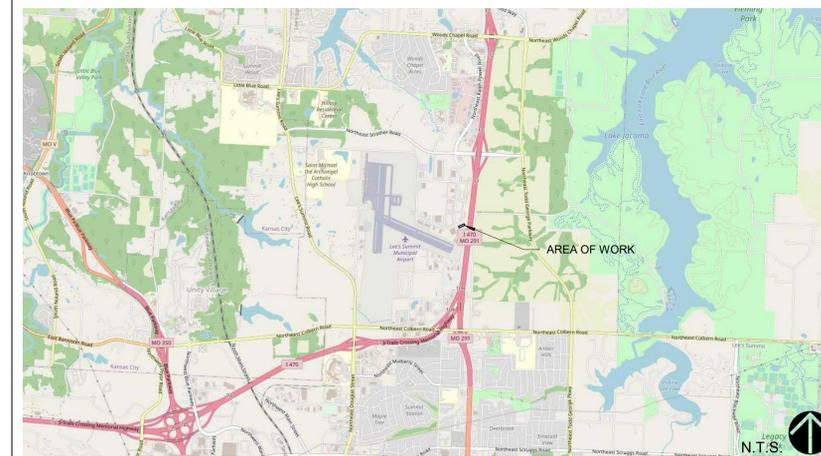
- THE INTENT OF THE SET OF CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR AS BINDING PERFORMANCE. THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.
- ORGANIZATION OF THE SPECIFICATIONS INTO DIVISIONS, SECTIONS AND ARTICLES, ARRANGEMENT OF DRAWINGS SHALL NOT CONTROL THE CONTRACTOR, IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.
- UNLESS OTHERWISE STATED IN THE CONTRACT DOCUMENTS, WORDS WHICH HAVE WELL-KNOWN TECHNICAL OR CONSTRUCTION INDUSTRY MEANINGS ARE USED IN THE CONTRACT DOCUMENTS IN ACCORDANCE WITH SUCH RECOGNIZED MEANINGS.
- GENERAL CONTRACTOR AND ELECTRICAL SUBCONTRACTOR TO FULLY COORDINATE ALL ELECTRICAL DEVICE BODIES AND COVER PLATES PER THE SPECIFICATIONS. DEVICE BODIES AND COVER PLATES ARE COLOR COORDINATED WITH SPECIALTY FINISHES. PROVIDE DEVICE BODY AND COVER PLATES TO THE ARCHITECT FOR OWNER REVIEW AND APPROVAL.
- GENERAL CONTRACTOR TO FULLY COORDINATE WITH MECHANICAL/PLUMBING SUBCONTRACTORS. ALL FIXTURE/DEVICE COLORS WHERE FIXTURE/DEVICE UNITS ARE PLACED WITHIN WALLS AND CEILING ASSEMBLIES VS ADJACENT MATERIAL FINISH COLOR.

SHEET INDEX

#	SHEET NAME		
GENERAL			
G-100	COVER SHEET	X	X
CIVIL			
C-001	COVER SHEET	X	X
C-101	DEMOLITION PLAN	X	X
C-121	EROSION CONTROL PLAN PHASE 1	X	X
C-122	EROSION CONTROL PLAN PHASE 2	X	X
C-123	EROSION CONTROL PLAN PHASE 3	X	X
C-131	EROSION CONTROL DETAILS	X	X
C-132	EROSION CONTROL DETAILS	X	X
C-201	DIMENSION PLAN	X	X
C-301	GRADING PLAN	X	X
C-401	UTILITY PLAN	X	X
C-411	STORM PROFILES	X	X
C-421	DRAINAGE AREA MAP	X	X
C-501	DETAILS	X	X
LANDSCAPE			
L-100	LANDSCAPE PLAN	X	X
ARCHITECTURAL			
A-001	LIFE SAFETY AND CODE SHEET	X	X
A-002	ROOF DRAINAGE PLAN	X	X
A-100	OVERALL MAIN LEVEL FLOOR PLAN	X	X
A-110	MAIN LEVEL FLOOR PLAN - AREA A	X	X
A-111	MAIN LEVEL FLOOR PLAN - AREA B	X	X
A-130	ENLARGED PLANS	X	X
A-200	ROOF PLAN	X	X
A-301	EXTERIOR ELEVATIONS	X	X
A-400	WALL SECTIONS & DETAILS	X	X
A-401	PERSPECTIVES	X	X
STRUCTURAL			
S001	STRUCTURAL GENERAL NOTES	X	X
S100	FOUNDATION PLAN	X	X
S101	FOUNDATION PLAN	X	X
MECHANICAL/PLUMBING			
MP001	MECHANICAL AND PLUMBING SPECIFICATIONS AND SYMBOLS	X	X
MP002	MECHANICAL AND PLUMBING SCHEDULES AND DETAILS	X	X
MECHANICAL			
M-101	MECHANICAL PLAN WEST	X	X
M-102	MECHANICAL PLAN EAST	X	X
PLUMBING			
P-101	PLUMBING PLAN WEST	X	X
P-102	PLUMBING PLAN EAST	X	X
ELECTRICAL			
E-001	ELECTRICAL SPECIFICATIONS AND SYMBOLS	X	X
E-002	PHOTOMETRIC PLAN	X	X
E-003	PHOTOMETRIC PLAN	X	X
E-101	ELECTRICAL PLAN - WEST	X	X
E-102	ELECTRICAL PLAN - EAST	X	X
E-201	ELECTRICAL EQUIPMENT POWER PLAN - WEST	X	X
E-202	ELECTRICAL EQUIPMENT POWER PLAN - EAST	X	X
E-301	ELECTRICAL SCHEDULES AND DIAGRAMS	X	X

PERMIT - 2021.09.24
CITY COMMENTS - 2021.12.13

VICINITY MAP



PROJECT DIRECTORY

OWNER
DAVID WARD
WARD DEVELOPMENT
1120 EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029
PHONE: 816-229-8115
EMAIL: DAVID@SAFETYMINISTORAGE.COM

ARCHITECT / CIVIL ENGINEER

POWELL C W M
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 1, Independence, MO 64057
816.373.4800 | powellcwm.com

NAME: NICK CURTIS, ARCHITECT
PHONE: 816.373.4800
EMAIL: NCURTIS@POWELLCWM.COM

STRUCTURAL ENGINEER



STAND SEI
8234 ROBINSON ST.
OVERLAND PARK, KS 66204
NAME: PAUL SPEARS, STRUCT. ENGINEER
PHONE: (913) 214-2169
EMAIL:

NAME: TOBY WILLIAMS, CIVIL ENGINEER
PHONE: 816.373.4800
EMAIL: TWILLIAMS@POWELLCWM.COM

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER



JSC ENGINEERS
1901 NW BLUE PKWY, 3RD FLOOR
UNITY VILLAGE, MO 64065
NAME: JUSTIN SMOTHERS, MEP ENGINEER
PHONE: (816) 272-5289
EMAIL: JSMOTHERS@JSCENGINEERS.COM



Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

CLIENT
DAVID WARD
WARD DEVELOPMENT
1120 EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029
david@safetyministorage.com

LOT 10 LAKEWOOD
BUSINESS PARK
LOT 10 I-470 BUSINESS PARK
LEE'S SUMMIT, MO 64064



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NO.	REVISIONS	DATE	BY
1	DESCRIPTION		
2	CITY COMMENTS		

DRAWN BY: NC
CHECKED BY: NC
PROJECT #: 21-1902
ISSUE DATE: 2021.09.24
ISSUED FOR:

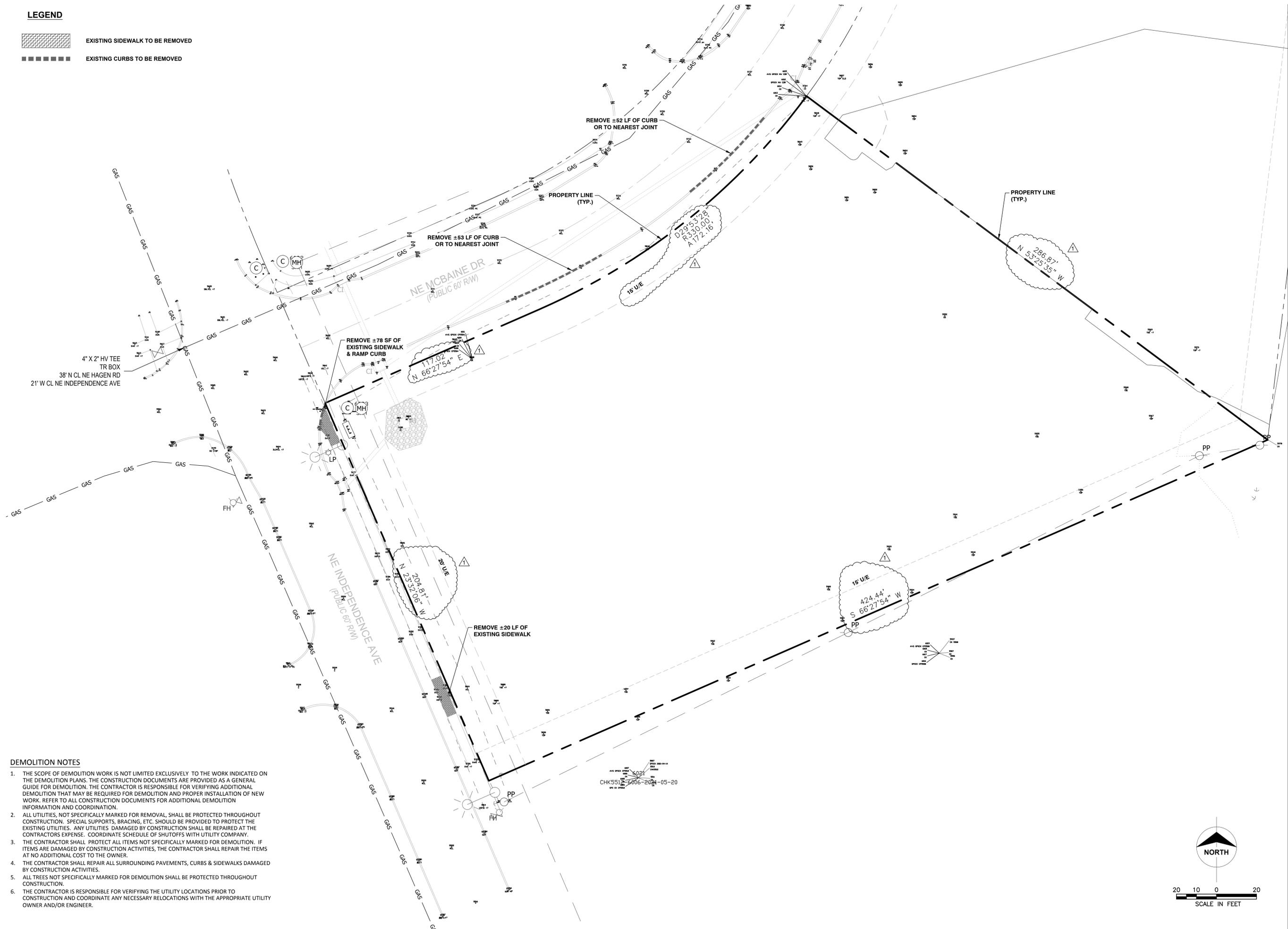
ISSUE FOR PERMIT

COVER SHEET

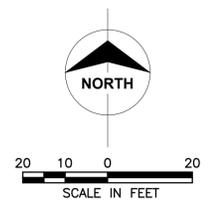
G-100

LEGEND

-  EXISTING SIDEWALK TO BE REMOVED
-  EXISTING CURBS TO BE REMOVED



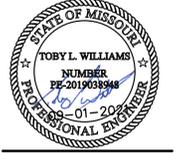
- DEMOLITION NOTES**
1. THE SCOPE OF DEMOLITION WORK IS NOT LIMITED EXCLUSIVELY TO THE WORK INDICATED ON THE DEMOLITION PLANS. THE CONSTRUCTION DOCUMENTS ARE PROVIDED AS A GENERAL GUIDE FOR DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ADDITIONAL DEMOLITION THAT MAY BE REQUIRED FOR DEMOLITION AND PROPER INSTALLATION OF NEW WORK. REFER TO ALL CONSTRUCTION DOCUMENTS FOR ADDITIONAL DEMOLITION INFORMATION AND COORDINATION.
 2. ALL UTILITIES, NOT SPECIFICALLY MARKED FOR REMOVAL, SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. SPECIAL SUPPORTS, BRACING, ETC. SHOULD BE PROVIDED TO PROTECT THE EXISTING UTILITIES. ANY UTILITIES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. COORDINATE SCHEDULE OF SHUTOFFS WITH UTILITY COMPANY.
 3. THE CONTRACTOR SHALL PROTECT ALL ITEMS NOT SPECIFICALLY MARKED FOR DEMOLITION. IF ITEMS ARE DAMAGED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL REPAIR THE ITEMS AT NO ADDITIONAL COST TO THE OWNER.
 4. THE CONTRACTOR SHALL REPAIR ALL SURROUNDING PAVEMENTS, CURBS & SIDEWALKS DAMAGED BY CONSTRUCTION ACTIVITIES.
 5. ALL TREES NOT SPECIFICALLY MARKED FOR DEMOLITION SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
 6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND COORDINATE ANY NECESSARY RELOCATIONS WITH THE APPROPRIATE UTILITY OWNER AND/OR ENGINEER.



Certificates of Authority
 Architecture: MO 318 / KS 13
 Engineering: MO 4 / KS 241
 Land Surveying: MO 123 / KS 34

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Toby L. Williams, PE
 PE-2019038948 (MISSOURI #)



PREPARED FOR:
 WARD DEVELOPMENT
 DAVID WARD
 1120 NW EAGLE RIDGE BLVD.
 GRAIN VALLEY, MO 64029
 (816) 229-8115

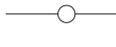
LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER
 2601 NE MCBAIN DRIVE
 LEE'S SUMMIT, MO 64064

REVISIONS	NO.	DATE / DESCRIPTION
	1	11/09/2021 - CITY COMMENTS

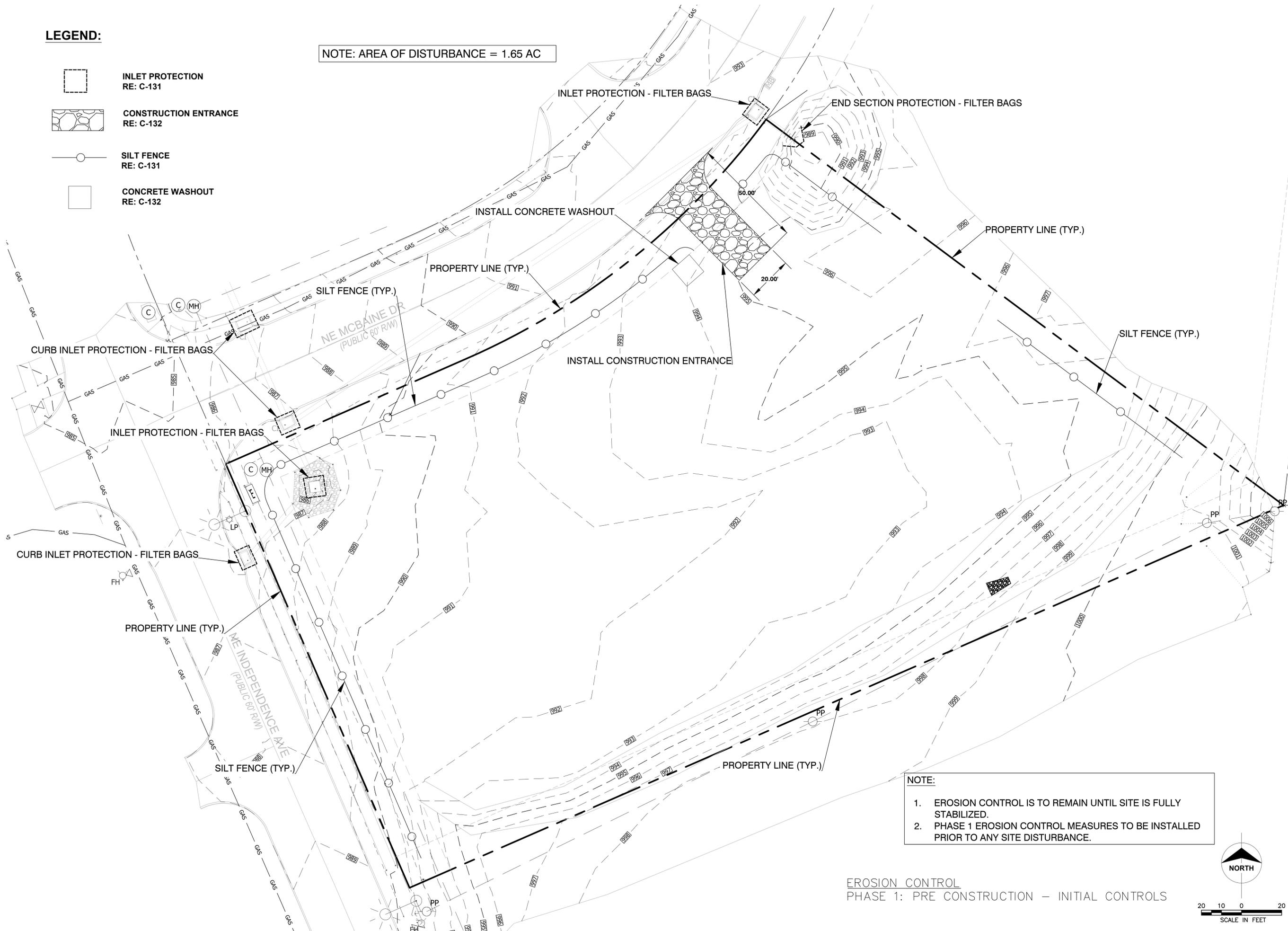
PROJECT #: 21-1902
 ISSUE DATE: 09/01/2021
 ISSUED FOR:

DEMOLITION PLAN

LEGEND:

-  **INLET PROTECTION**
RE: C-131
-  **CONSTRUCTION ENTRANCE**
RE: C-132
-  **SILT FENCE**
RE: C-131
-  **CONCRETE WASHOUT**
RE: C-132

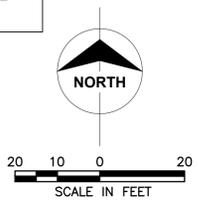
NOTE: AREA OF DISTURBANCE = 1.65 AC



NOTE:

1. EROSION CONTROL IS TO REMAIN UNTIL SITE IS FULLY STABILIZED.
2. PHASE 1 EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE.

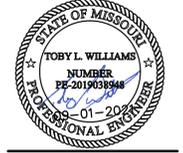
**EROSION CONTROL
PHASE 1: PRE CONSTRUCTION – INITIAL CONTROLS**



Certificates of Authority
Architecture: MO 318 / KS 33
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 34

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Toby L. Williams, PE
PE-2019038948 (MISSOURI #)



PREPARED FOR:
WARD DEVELOPMENT
DAVID WARD
1120 NW EAGLE RIDGE BLVD.
GRAIN VALLEY, MO 64029
(816) 229-8115

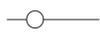
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REVISIONS NO.	DATE / DESCRIPTION

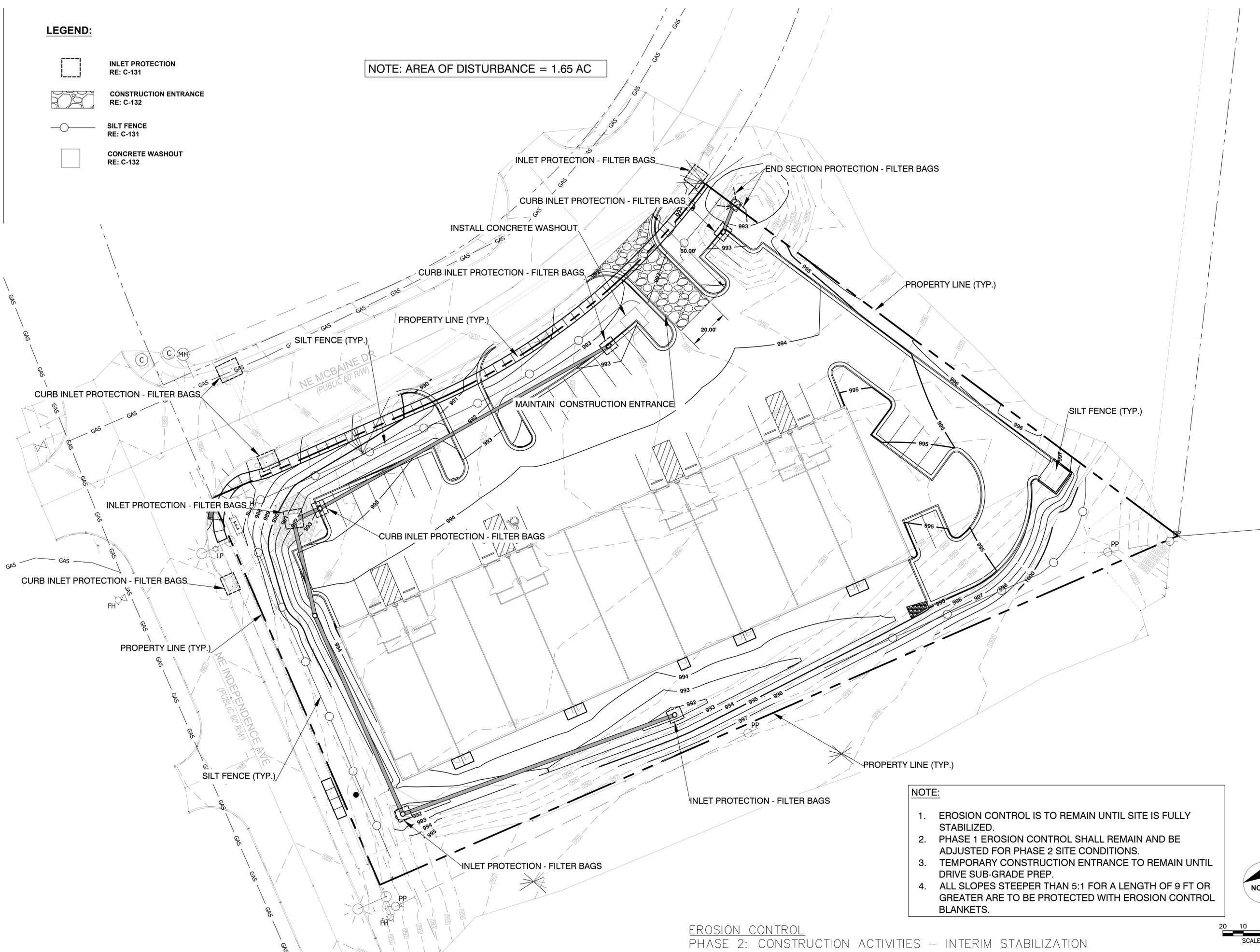
PROJECT #: 21-1902
ISSUE DATE: 09/01/2021
ISSUED FOR:

FOR PERMIT
EROSION CONTROL PLAN
PHASE 1

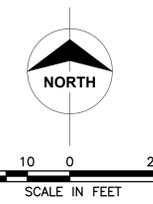
LEGEND:

-  INLET PROTECTION
RE: C-131
-  CONSTRUCTION ENTRANCE
RE: C-132
-  SILT FENCE
RE: C-131
-  CONCRETE WASHOUT
RE: C-132

NOTE: AREA OF DISTURBANCE = 1.65 AC



- NOTE:**
1. EROSION CONTROL IS TO REMAIN UNTIL SITE IS FULLY STABILIZED.
 2. PHASE 1 EROSION CONTROL SHALL REMAIN AND BE ADJUSTED FOR PHASE 2 SITE CONDITIONS.
 3. TEMPORARY CONSTRUCTION ENTRANCE TO REMAIN UNTIL DRIVE SUB-GRADE PREP.
 4. ALL SLOPES STEEPER THAN 5:1 FOR A LENGTH OF 9 FT OR GREATER ARE TO BE PROTECTED WITH EROSION CONTROL BLANKETS.

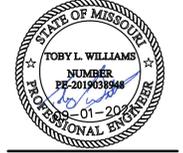


EROSION CONTROL
PHASE 2: CONSTRUCTION ACTIVITIES – INTERIM STABILIZATION

Certificates of Authority
Architecture: MO 318 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 34

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Toby L. Williams, PE
PE-2019038948 (MISSOURI #)



PREPARED FOR:
WARD DEVELOPMENT
DAVID WARD
1120 NW EAGLE RIDGE BLVD.
GRAIN VALLEY, MO 64029
(816) 229-8115

LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER
2601 NE MCBAIN DRIVE
LEE'S SUMMIT, MO 64064

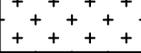
REVISIONS NO.	DATE / DESCRIPTION

PROJECT #: 21-1902
ISSUE DATE: 09/01/2021
ISSUED FOR:

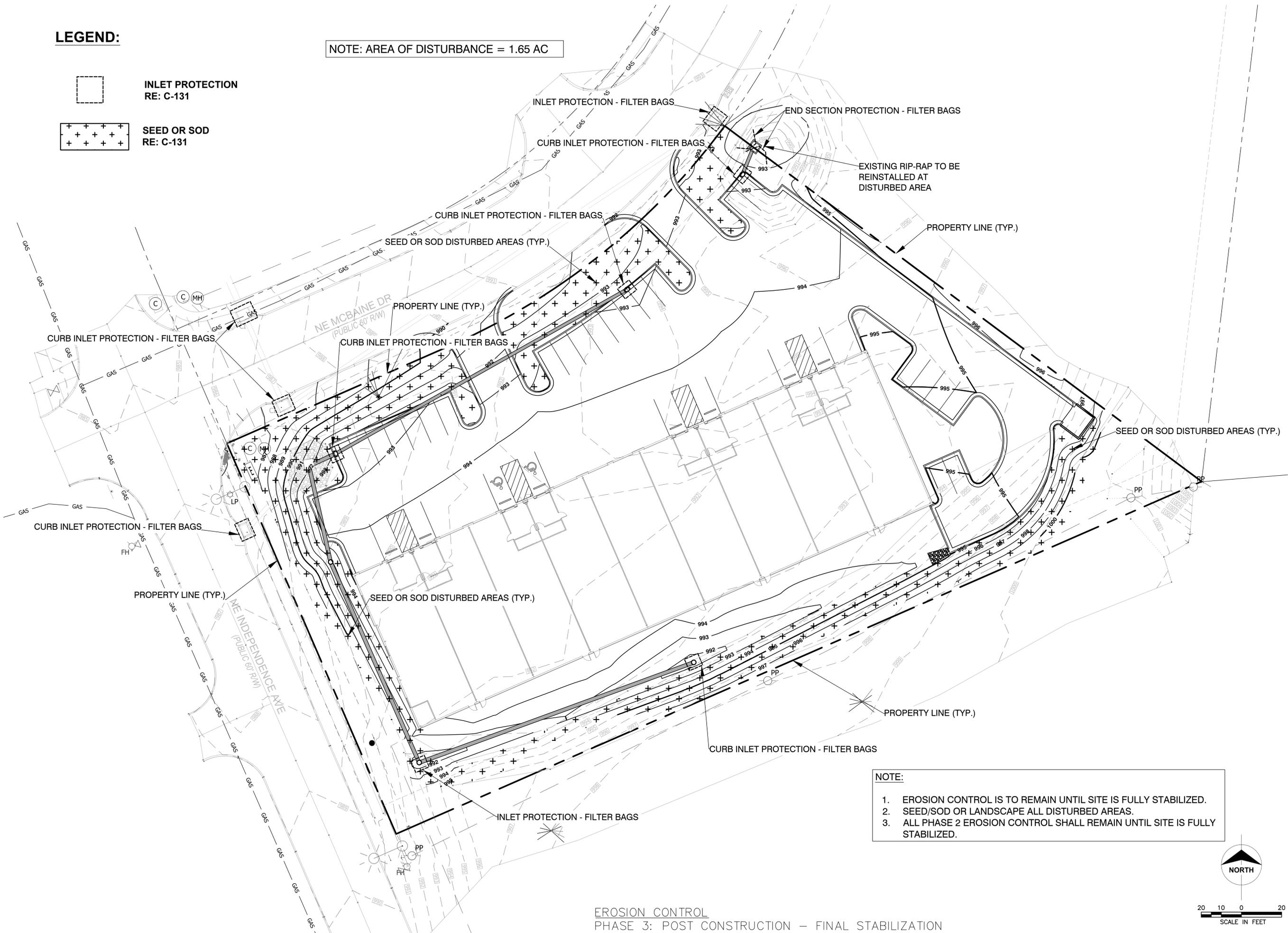
FOR PERMIT
EROSION CONTROL PLAN
PHASE 2

LEGEND:

 **INLET PROTECTION**
RE: C-131

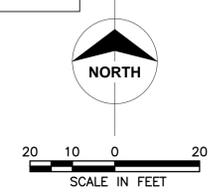
 **SEED OR SOD**
RE: C-131

NOTE: AREA OF DISTURBANCE = 1.65 AC



- NOTE:**
1. EROSION CONTROL IS TO REMAIN UNTIL SITE IS FULLY STABILIZED.
 2. SEED/SOD OR LANDSCAPE ALL DISTURBED AREAS.
 3. ALL PHASE 2 EROSION CONTROL SHALL REMAIN UNTIL SITE IS FULLY STABILIZED.

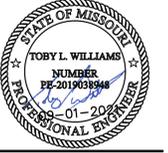
EROSION CONTROL
PHASE 3: POST CONSTRUCTION – FINAL STABILIZATION



Certificates of Authority
Architecture: MO 318 / KS 33
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 34

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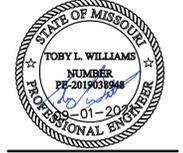
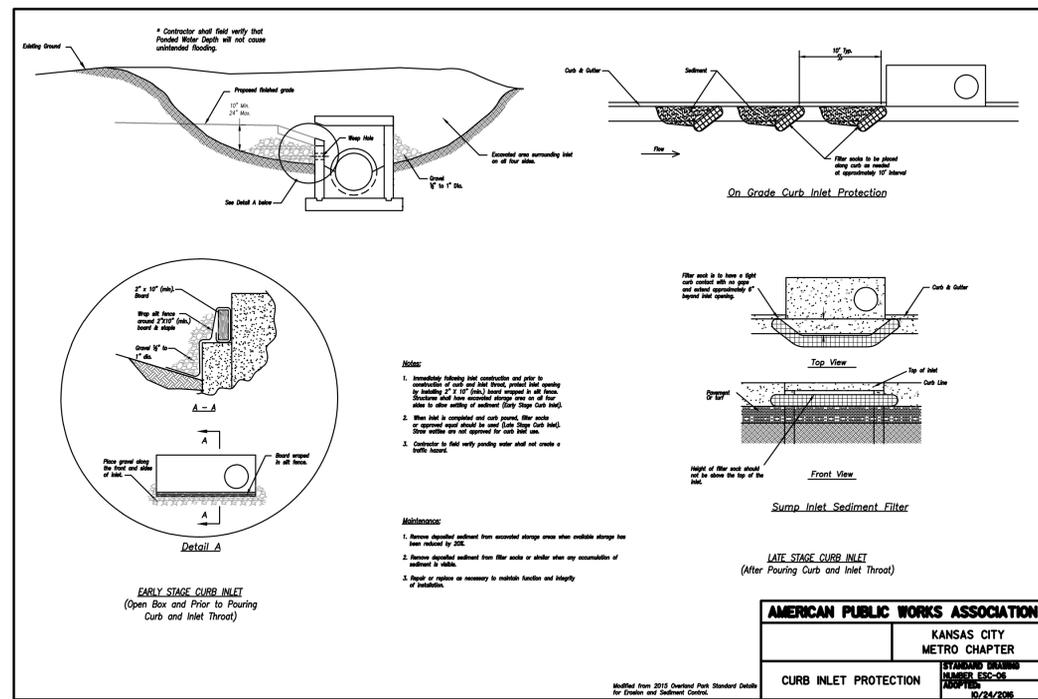
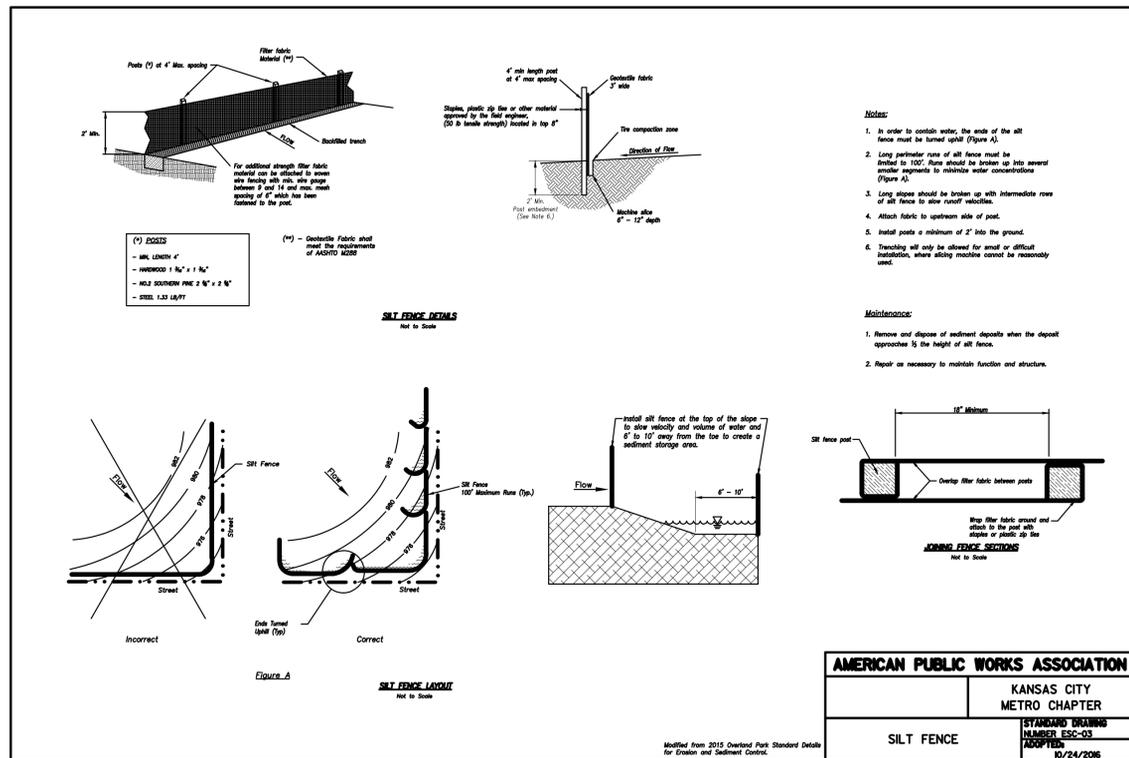
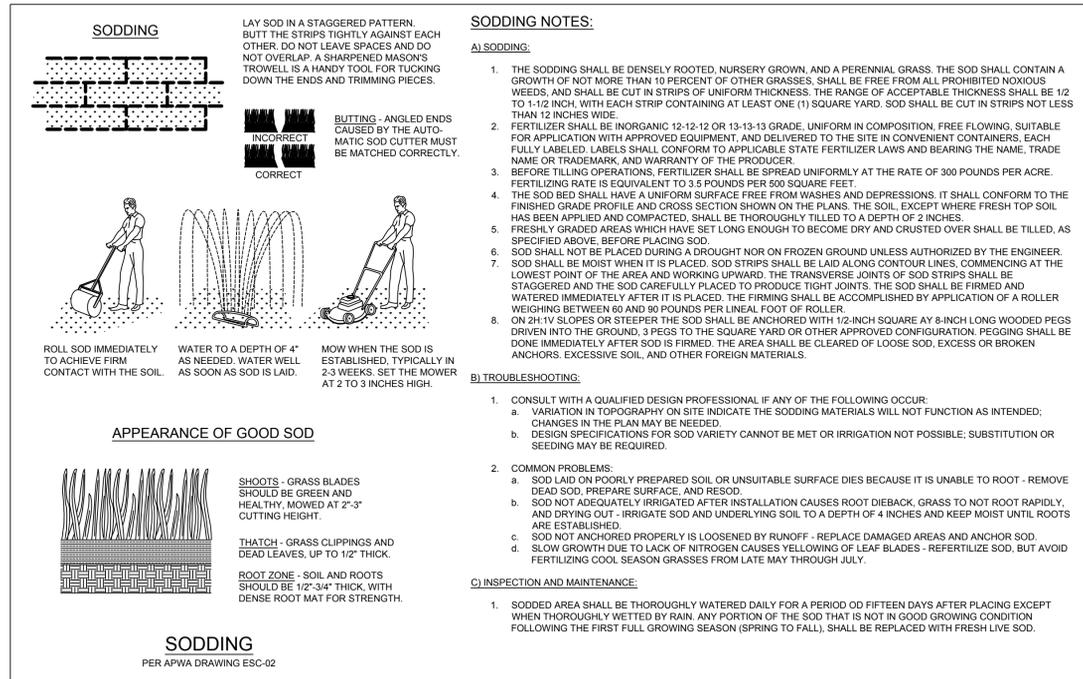
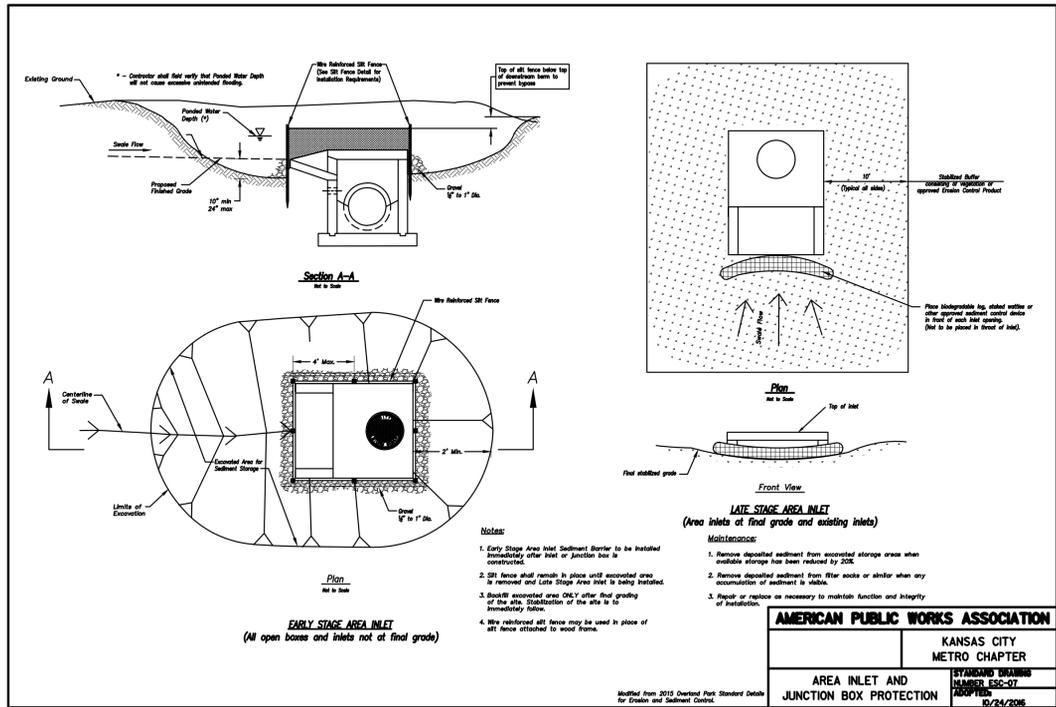
PREPARED FOR:
WARD DEVELOPMENT
DAVID WARD
1120 NW EAGLE RIDGE BLVD.
GRAIN VALLEY, MO 64029
(816) 229-8115

LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER
2601 NE MCBAIN DRIVE
LEE'S SUMMIT, MO 64064

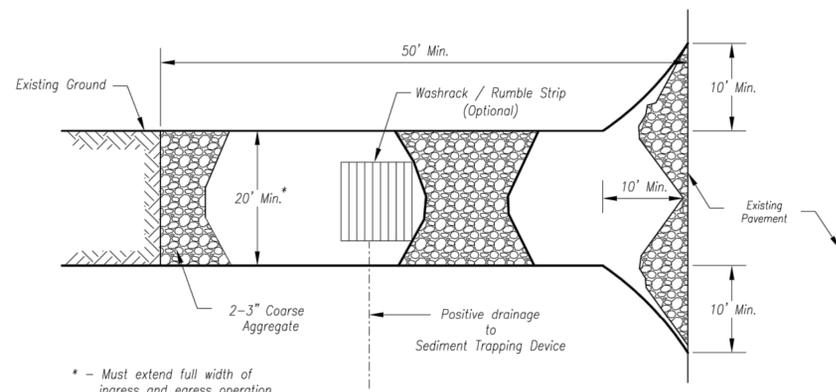
REVISIONS NO.	DATE / DESCRIPTION

PROJECT #: 21-1902
ISSUE DATE: 09/01/2021
ISSUED FOR:

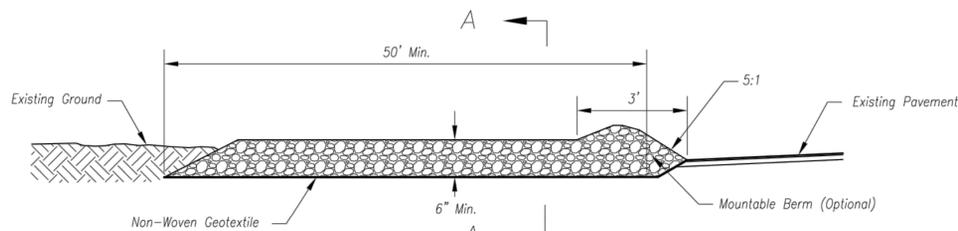
FOR PERMIT
EROSION CONTROL PLAN
PHASE 3



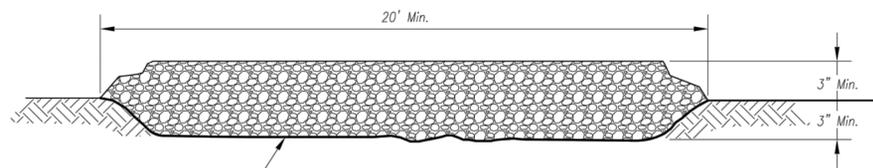
REVISIONS	NO.	DATE / DESCRIPTION



Plan View
Not to Scale



Side Elevation
Not to Scale



Section A-A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

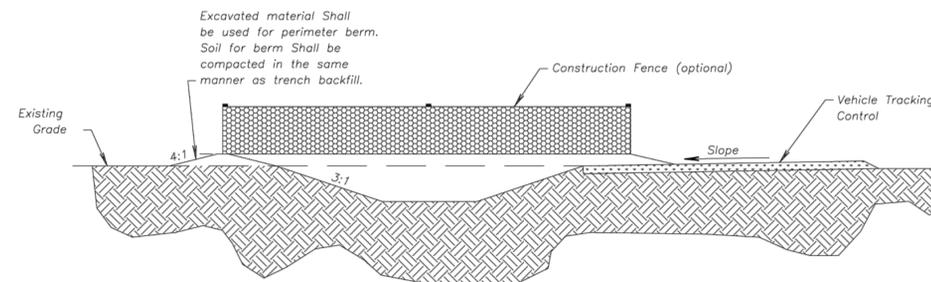
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

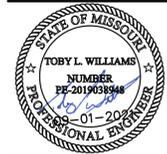
AMERICAN PUBLIC WORKS ASSOCIATION	
	
KANSAS CITY METRO CHAPTER	
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

Certificates of Authority
Architecture: MO 318 / KS 33
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

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Toby L. Williams, PE
PE-2019038948 (MISSOURI #)



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WARD DEVELOPMENT
DAVID WARD
1120 NW EAGLE RIDGE BLVD.
GRAIN VALLEY, MO 64029
(816) 229-8115

LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER
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REVISIONS NO.	DATE / DESCRIPTION

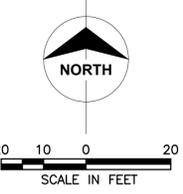
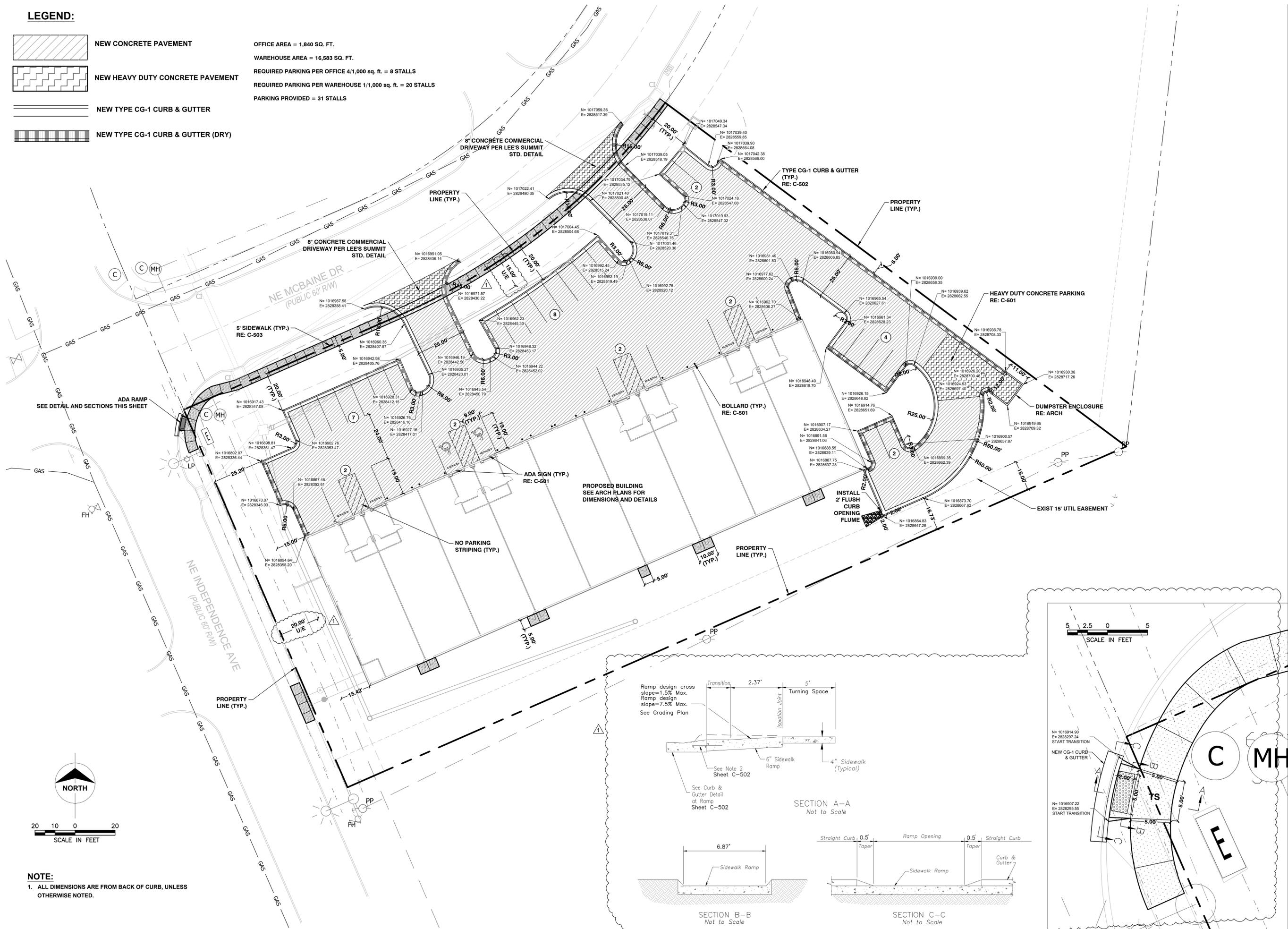
PROJECT #: 21-1902
ISSUE DATE: 09/01/2021
ISSUED FOR:

FOR PERMIT
EROSION CONTROL DETAILS
C-132

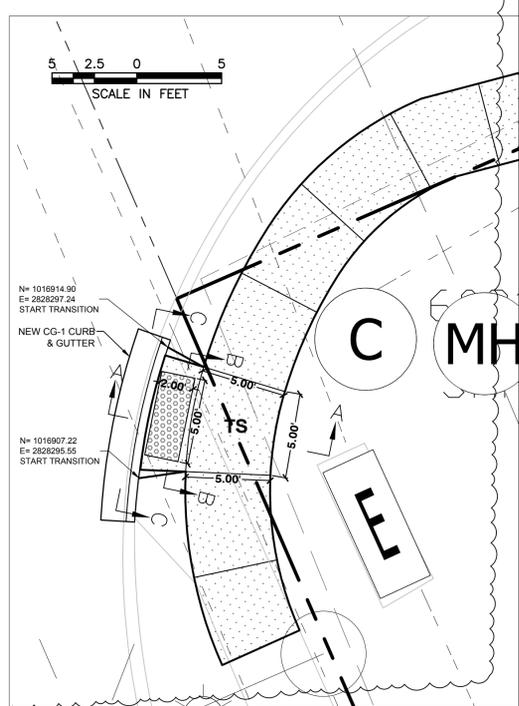
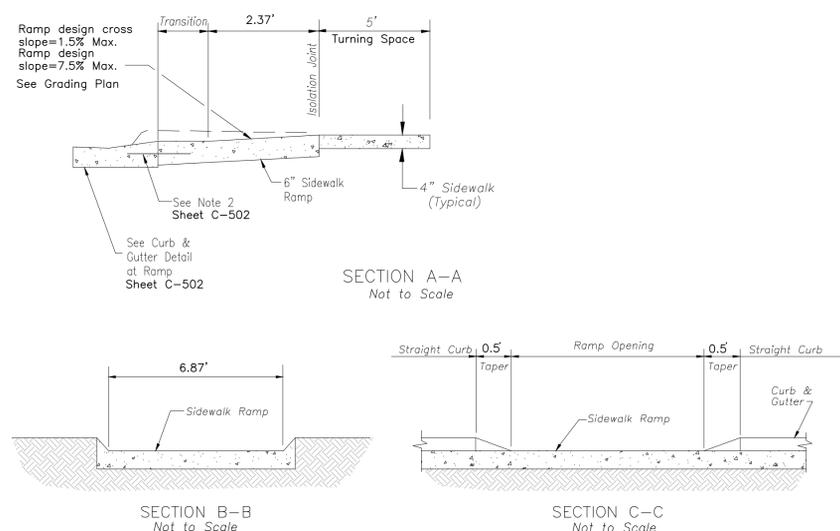
LEGEND:

-  NEW CONCRETE PAVEMENT
-  NEW HEAVY DUTY CONCRETE PAVEMENT
-  NEW TYPE CG-1 CURB & GUTTER
-  NEW TYPE CG-1 CURB & GUTTER (DRY)

OFFICE AREA = 1,840 SQ. FT.
 WAREHOUSE AREA = 16,583 SQ. FT.
 REQUIRED PARKING PER OFFICE 4/1,000 sq. ft. = 8 STALLS
 REQUIRED PARKING PER WAREHOUSE 1/1,000 sq. ft. = 20 STALLS
 PARKING PROVIDED = 31 STALLS



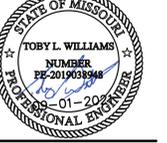
NOTE:
 1. ALL DIMENSIONS ARE FROM BACK OF CURB, UNLESS OTHERWISE NOTED.



Certificate of Authority
 Architecture: MO 318 / E. 13
 Engineering: MO 4 / K.S. 241
 Land Surveying: MO 123 / K.S. 34

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 GRAIN VALLEY, MO 64029
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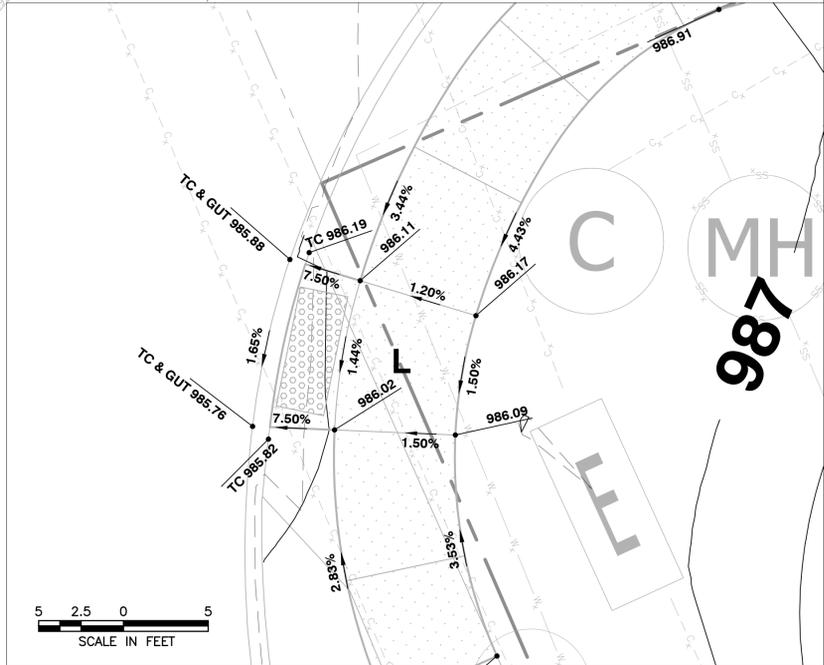
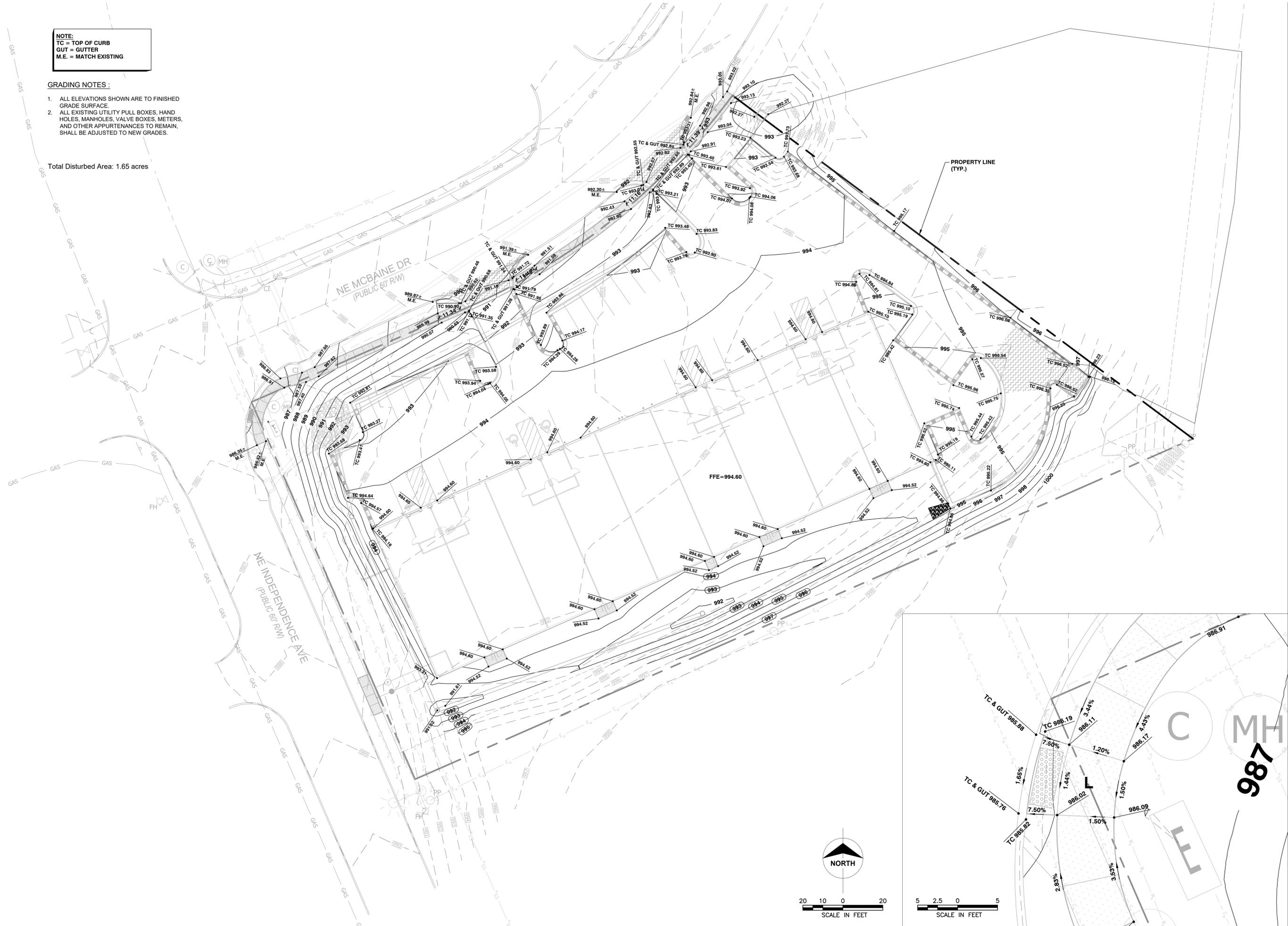
REVISIONS	NO.	DATE / DESCRIPTION
1	1-11/09/2021	CITY COMMENTS

PROJECT #: 21-1902
 ISSUE DATE: 09/01/2021
 ISSUED FOR:

NOTE:
 TC = TOP OF CURB
 GUT = GUTTER
 M.E. = MATCH EXISTING

- GRADING NOTES :**
1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE SURFACE.
 2. ALL EXISTING UTILITY PULL BOXES, HAND HOLES, MANHOLES, VALVE BOXES, METERS, AND OTHER APPURTENANCES TO REMAIN, SHALL BE ADJUSTED TO NEW GRADES.

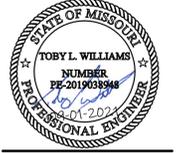
Total Disturbed Area: 1.65 acres



Certificate of Authority
 Architecture: MO 310 / E 13
 Engineering: MO 4 / KS 241
 Land Surveying: MO 123 / KS 34

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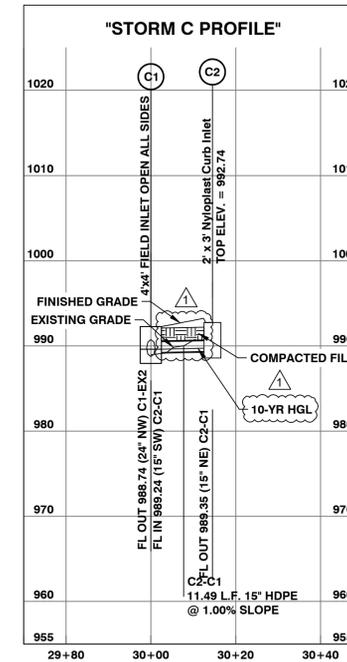
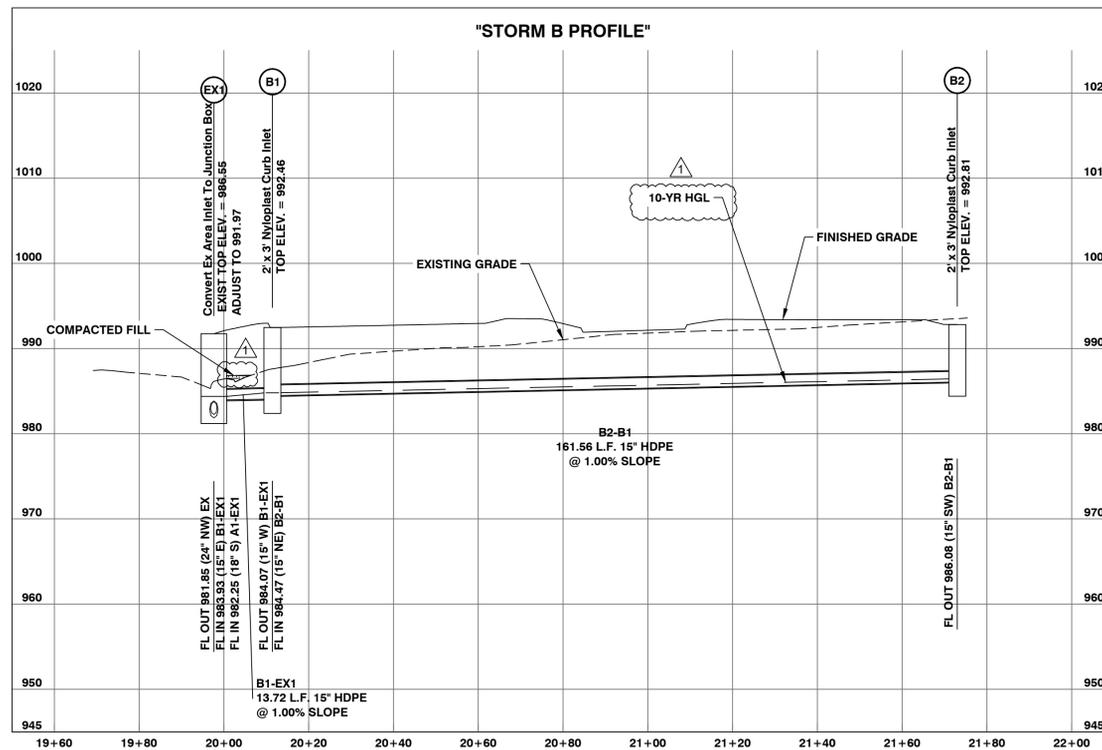
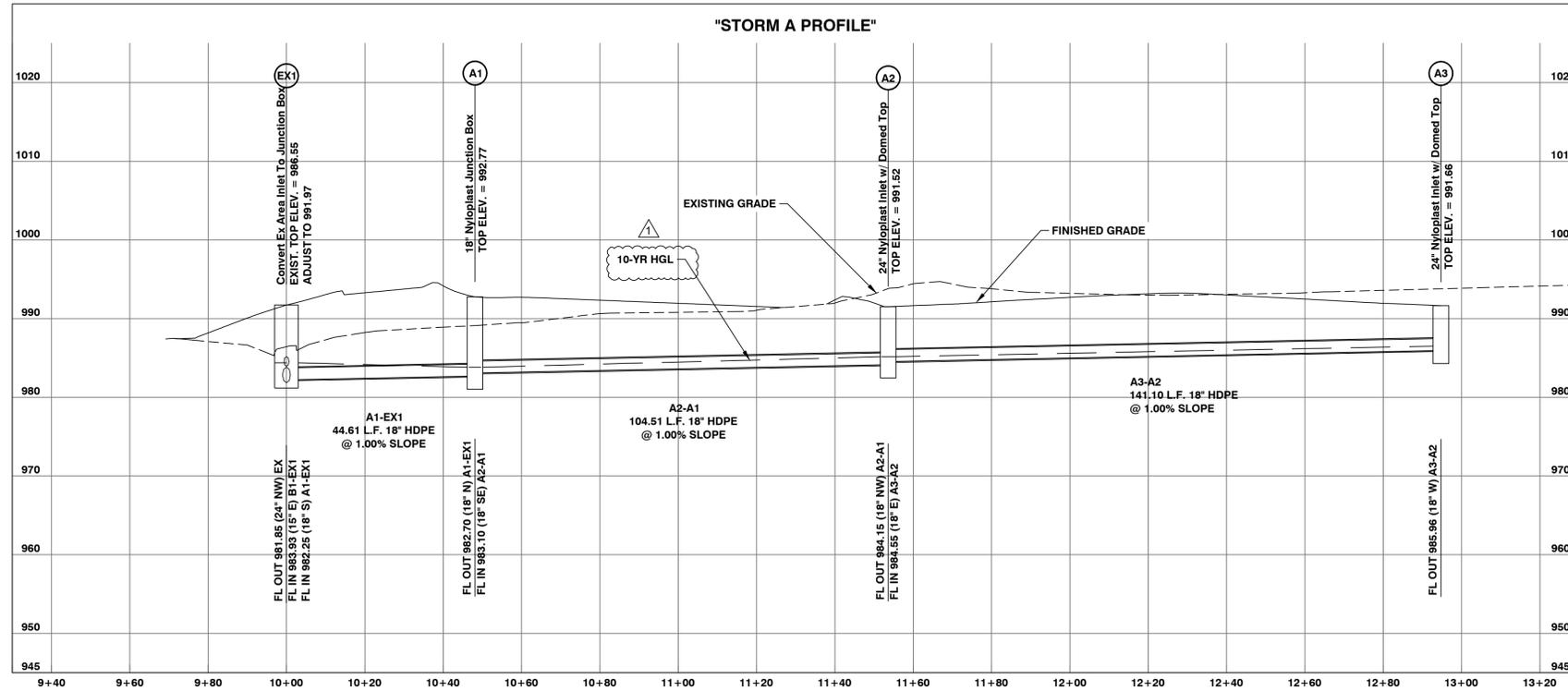


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 GRAIN VALLEY, MO 64029
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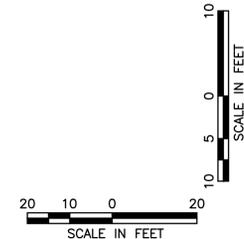
REVISIONS	NO.	DATE / DESCRIPTION
	1	11/09/2021 - CITY COMMENTS

PROJECT #: 21-1902
 ISSUE DATE: 09/01/2021
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NOTE:

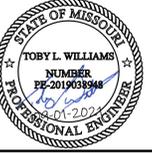
1. ALL TOPS FOR NYLOPLAST 2'x3' CURB INLET ARE AT GUTTER.
2. COMPACTED FILL SHALL BE PLACED TO A MINIMUM 18" ABOVE THE TOP OF THE PIPE PRIOR TO INSTALLATION.



Certificate of Authority
Architecture: MO 310 / KE 13
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 34

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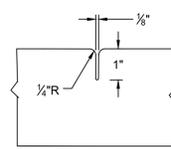


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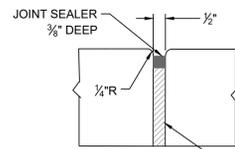
LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER
2601 NE MCBAIN DRIVE
LEE'S SUMMIT, MO 64064

REVISIONS
NO. DATE / DESCRIPTION
1 - 11/09/2021 - CITY COMMENTS

PROJECT #: 21-1902
ISSUE DATE: 09/01/2021
ISSUED FOR:



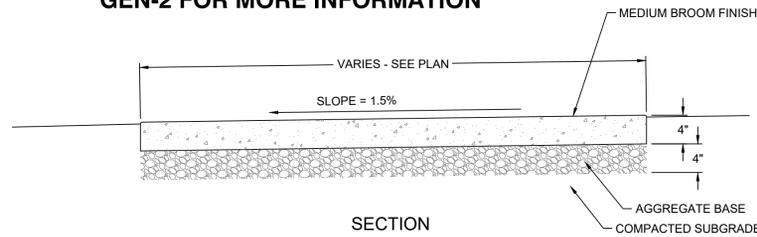
TYPE 'B' JOINT
(EVERY 4' TYP.)



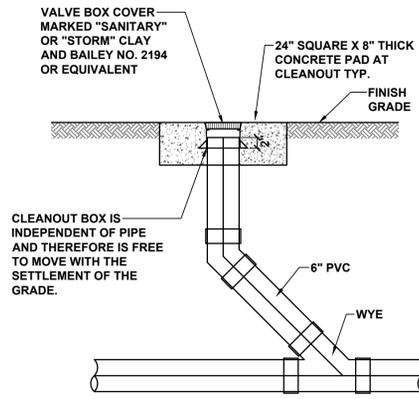
TYPE 'C' JOINT
(EVERY 30' MAX.)

NON-EXTRUDING FILLER
(PREMOLDED JOINT MATERIAL)

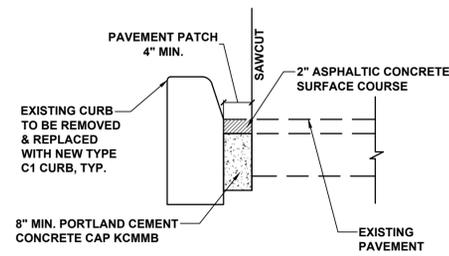
NOTE: SEE LEE'S SUMMIT STD. DETAIL
GEN-2 FOR MORE INFORMATION



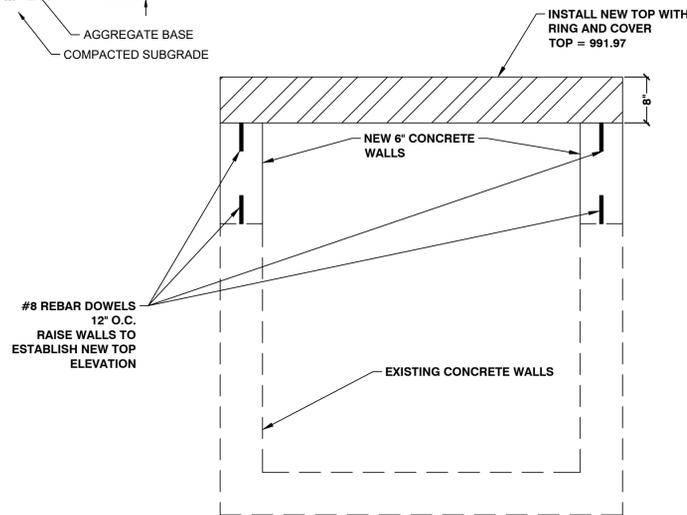
CONCRETE SIDEWALK
N.T.S.



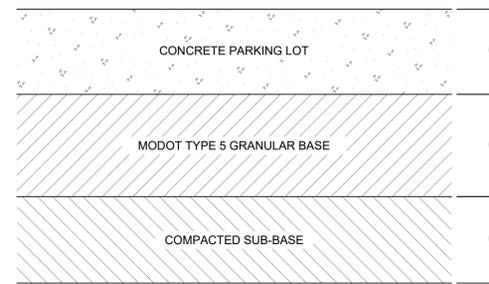
IN-LINE CLEANOUT DETAIL
Not To Scale



ASPHALT PATCH AT CURB
Not to Scale

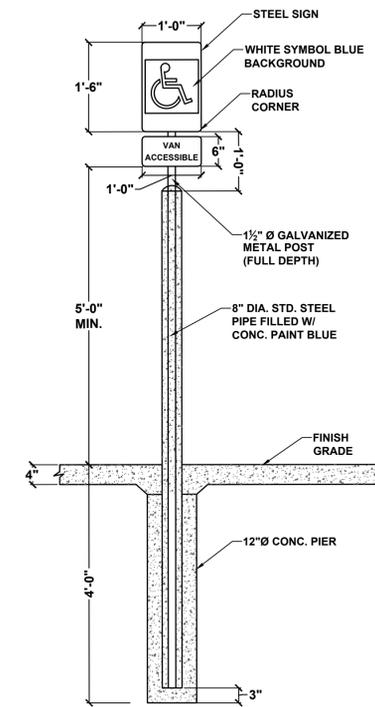


AREA INLET TO JUNCTION BOX
Not to Scale



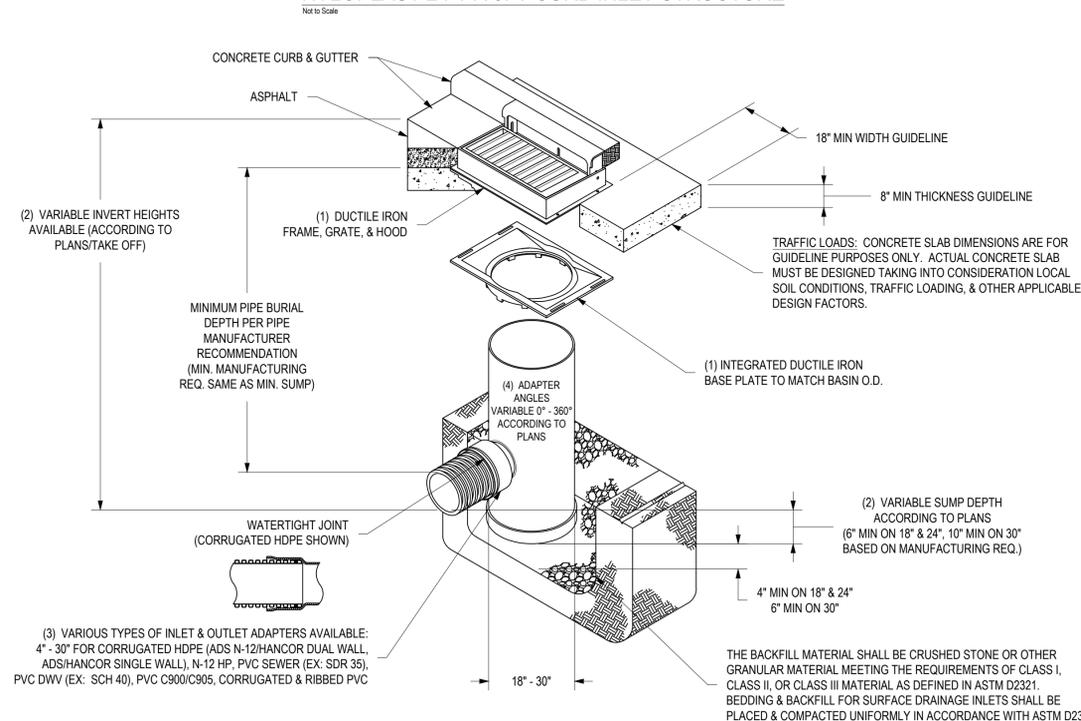
CONCRETE SECTION
Not to Scale

- SITE PAVING NOTES:
- PAVING BASE MATERIAL AND COMPACTION REQUIREMENTS ARE TO MEET GEOTECHNICAL REPORT RECOMMENDATIONS.
 - DO NOT INSTALL PAVEMENT UNTIL ALL UTILITY STRUCTURES ARE ADJUSTED TO BE FLUSH WITH FINAL PAVEMENT ELEVATION (I.E. CLEAN OUT COVERS/MANHOLE LIDS ETC..)



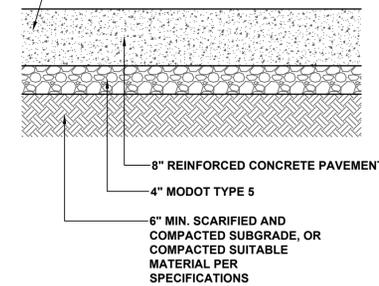
ACCESSIBLE SIGN DETAIL
Not to Scale

NYLOPLAST 2 FT X 3 FT CURB INLET STRUCTURE



NOTE: ALL CONCRETE SHALL BE KCMMB 4K MIX

NOTE: REINFORCING SHALL CONSIST OF FIBER IN DESIGN MIX.

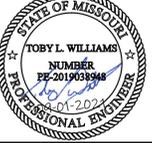


PRIVATE HEAVY DUTY CONCRETE
Not to Scale

Certificates of Authority
Architecture: MO 318 / ES 13
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 34

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GRAIN VALLEY, MO 64029
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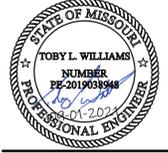
LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER
2601 NE MCBAIN DRIVE
LEE'S SUMMIT, MO 64064

REVISIONS	NO.	DATE / DESCRIPTION	1 - 11/09/2021 - CITY COMMENTS

PROJECT #: 21-1902
ISSUE DATE: 09/01/2021
ISSUED FOR:

DETAILS

C-501



REVISIONS	NO.	DATE / DESCRIPTION
	1	11/09/2021 - CITY COMMENTS

GEN-1

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

GEN-4

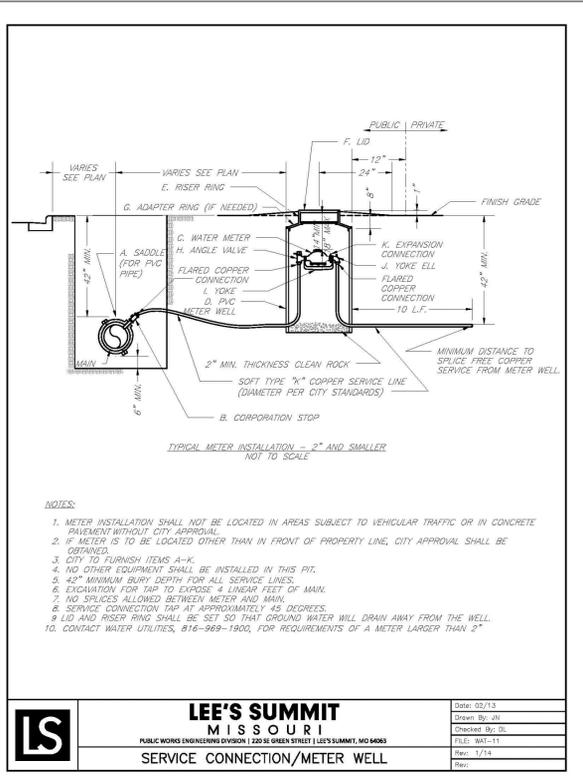
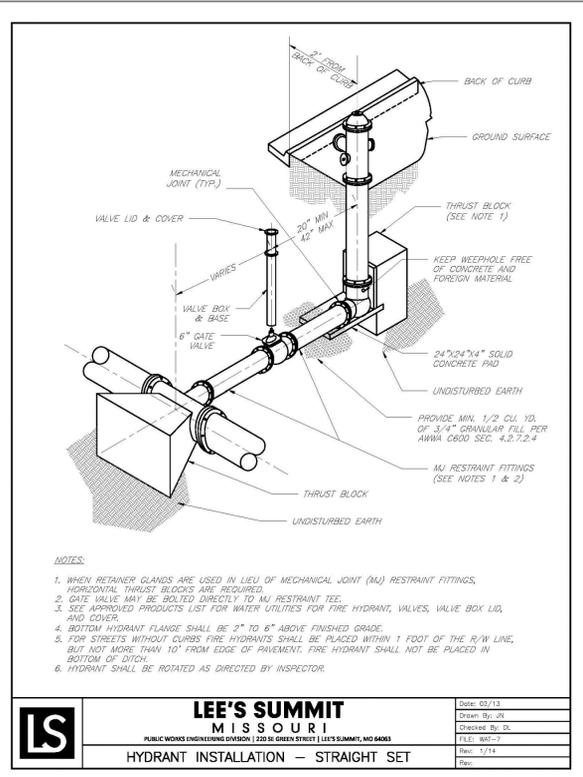
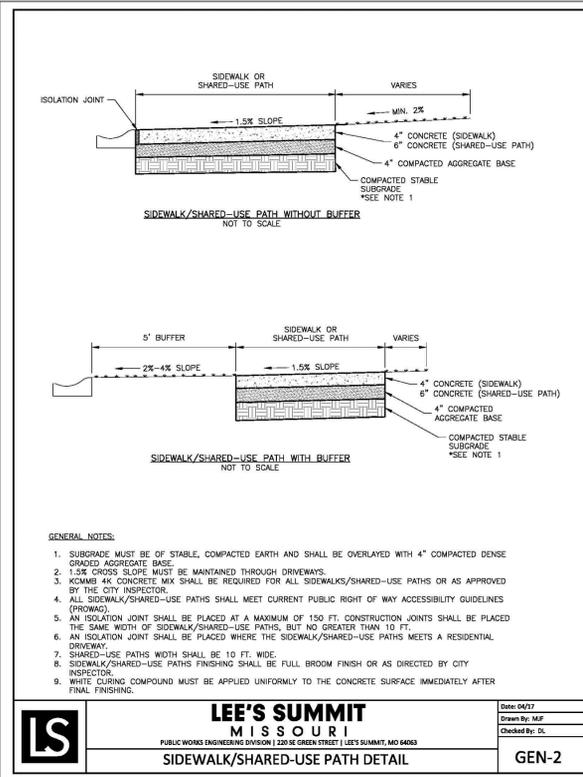
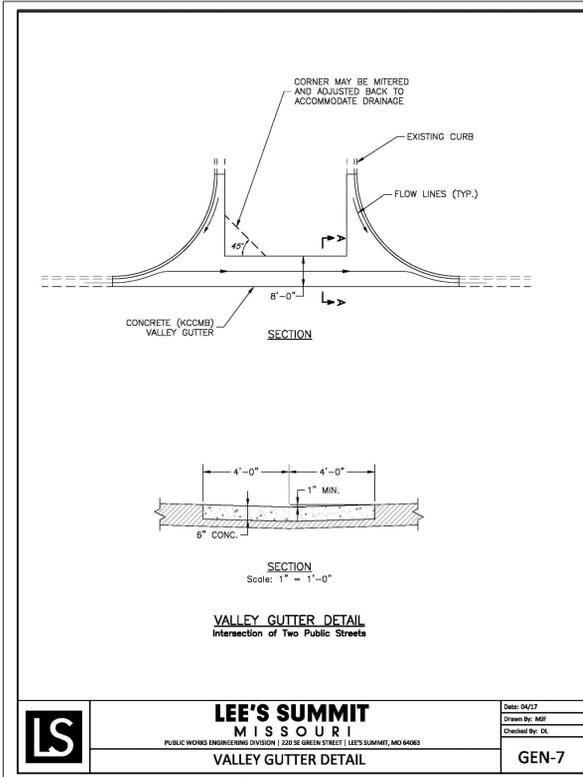
STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 CURB & GUTTER DETAIL

GEN-3A

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

GEN-3B

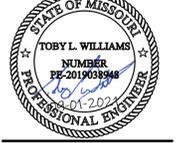
STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 ADA RAMP RETROFIT DETAIL



Certificate of Authority
Architecture: MO 118 / ES 13
Engineering: MO 4 / ES 241
Land Surveying: MO 123 / ES 34

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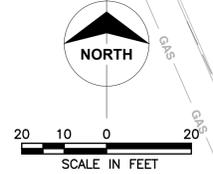
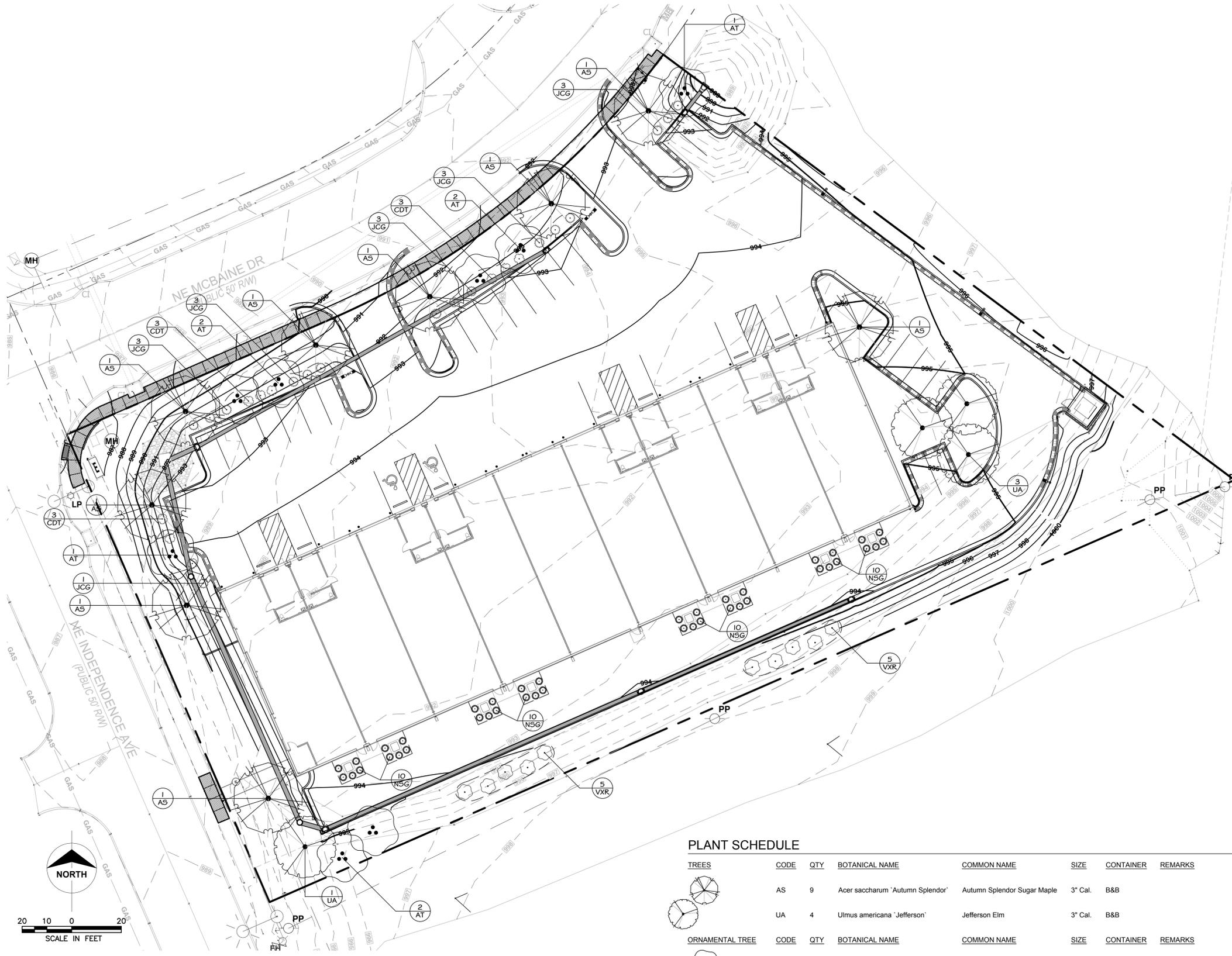


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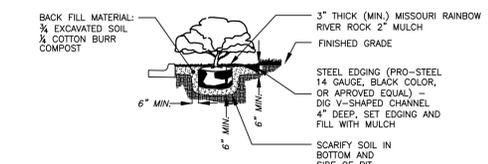
LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER
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ISSUE DATE: 09/01/2021
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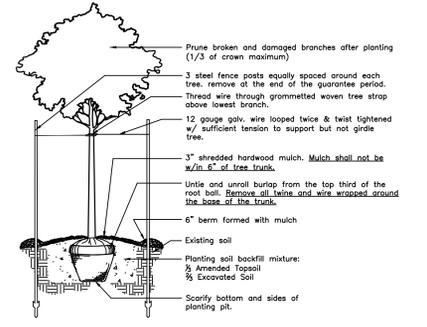
1 PLANTING PLAN
SCALE: 1"=20'



2 SHRUB BED & EDGING DETAIL
NTS

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	AS	9	Acer saccharum 'Autumn Splendor'	Autumn Splendor Sugar Maple	3" Cal.	B&B	
	UA	4	Ulmus americana 'Jefferson'	Jefferson Elm	3" Cal.	B&B	
ORNAMENTAL TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	AT	8	Acer tataricum 'Hot Wings'	Hot Wings Maple Clump	6" Ht.	B&B / Cont.	3-5 Cane - 3" Cal. Cumulative
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	CDT	9	Chaenomeles x 'Double Take' TM	Double Take Quince	18" Ht.	Pot	
	JCG	16	Juniperus chinensis 'Gold Lace'	Gold Lace Juniper	18" Ht.	Pot	
	VXR	10	Viburnum x rhytidophylloides	Alleghany Viburnum	24" Ht.	Pot	
ORNAMENTAL GRASS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	NSG	40	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal		



- NOTES:**
- On evergreen trees, attach guying collar at approx. 2/3 height of tree on trees that are 6 ft. height and over.
 - Top of rootball shall match original ground level as grown in the nursery. Overlap from nursery shall be removed to expose root collar.
 - Do not fertilize the first growing season.
 - Use tree stakes only in open areas, do not use in parking lot islands where space is limited.

3 DECIDUOUS TREE PLANTING
NTS

LANDSCAPE PLAN NOTES:

- Existing underground (u/g), overhead (o.h.) 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 verify existence and location of all utilities before starting any work.
- Prior to commencement of work, the contractor shall give 48 hours advance notice to all those companies/utilities which have facilities in the near vicinity of the construction to be performed.
- Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Landscape Architect.
- No substitutions for variety or cultivar shall be accepted without first obtaining written approval from Landscape Architect.
- All plant material shall be of excellent quality, free of disease and infestation, and true to type, variety, size specified, and form per the American Standard for Nursery Stock (ANSI Z60.1 current version), published by the American Nurserymen's Association.
- All shrub beds in lawn areas shall be edged as shown in the planting details.
- All planting areas, as well as a minimum width of 18" from building foundation, shall receive 3" minimum depth of 2" Kansas River Rock as detailed, unless otherwise noted. In landscape beds, rock mulch shall be a consistent 3" depth throughout. Rock mulch shall be placed on top of woven weed fabric (DeWitt Pro-5, or equal), which shall be secured in place with sod pins.
- Trees planted in turf areas shall have a 3" ring of shredded hardwood mulch formed into a saucer in a minimum ring twice the diameter of the rootball from the trunk.
- Contractor shall thoroughly water in each plant immediately following installation.
- No plantings shall be placed closer than 4' from the back of curb to allow for vehicle bumper overhang.
- Contractor shall be responsible for calculating all areas of sod and seed and the amounts of each needed for optimum coverage.
- Contractor shall install sod in all turf areas. Sod shall be turf-type tall Fescue consisting of 90% fescue blend and 10% bluegrass in all areas disturbed during construction not otherwise designated as another material. Sod placed in areas greater than 4:1 slope shall fastened to the slope with sod staples.
- Proposed trees shall not be placed over existing or proposed utility service lines. It is the contractor's responsibility to understand utility locations and have them marked during tree planting operations. If utility is damaged during planting, contractor is responsible for notifying the general contractor and owner of utility and paying for repair of the damaged utility.
- A fully automated irrigation system will be supplied for this project by the Contractor. Design shall be provided and approved by the landscape architect prior to ordering materials or installing any aspect of the irrigation system. General contractor shall supply tap location and water pressure to irrigation designer. Tap for irrigation shall be after the main building tap and shall be thru a deduct meter configuration. Irrigation system shall consist of tap, backflow, smart controller, heads, pipe, valves, wire, flow sensing, weather station, and any other feature to give the most efficient and comprehensive system as deemed necessary by the irrigation designer and landscape architect. System shall cover all areas designated as turf or landscape beds. Turf, trees and shrubs shall all be on separate zones so that they can be watered at different rates. Submit all irrigation plans to the landscape architect for approval. Controller shall be mounted inside a stainless steel, lockable cabinet on exterior of building nearest the mechanical room access door or other utility panels, as agreed by the GC and Landscape Architect.



Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

CLIENT
WARD DEVELOPMENT
DAVID WARD
1120 NW EAGLE RIDGE BLVD.
GRAIN VALLEY, MO 64029
(816) 229-8115

LOT 10, 1-470
BUSINESS PARK
2601 NE MCBAIN DRIVE
LEE'S SUMMIT, MO 64064



CHAD D. WEINAND, PLA
LA-2013000705 (MISSOURI #)

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REVISIONS	NO.	DATE / DESCRIPTION
	1	10.10.21 / CITY COMMENTS

DRAWN BY: CDW
CHECKED BY: CDW
PROJECT #: 21-1902
ISSUE DATE: 8/23/2021
ISSUED FOR: CONSTRUCTION

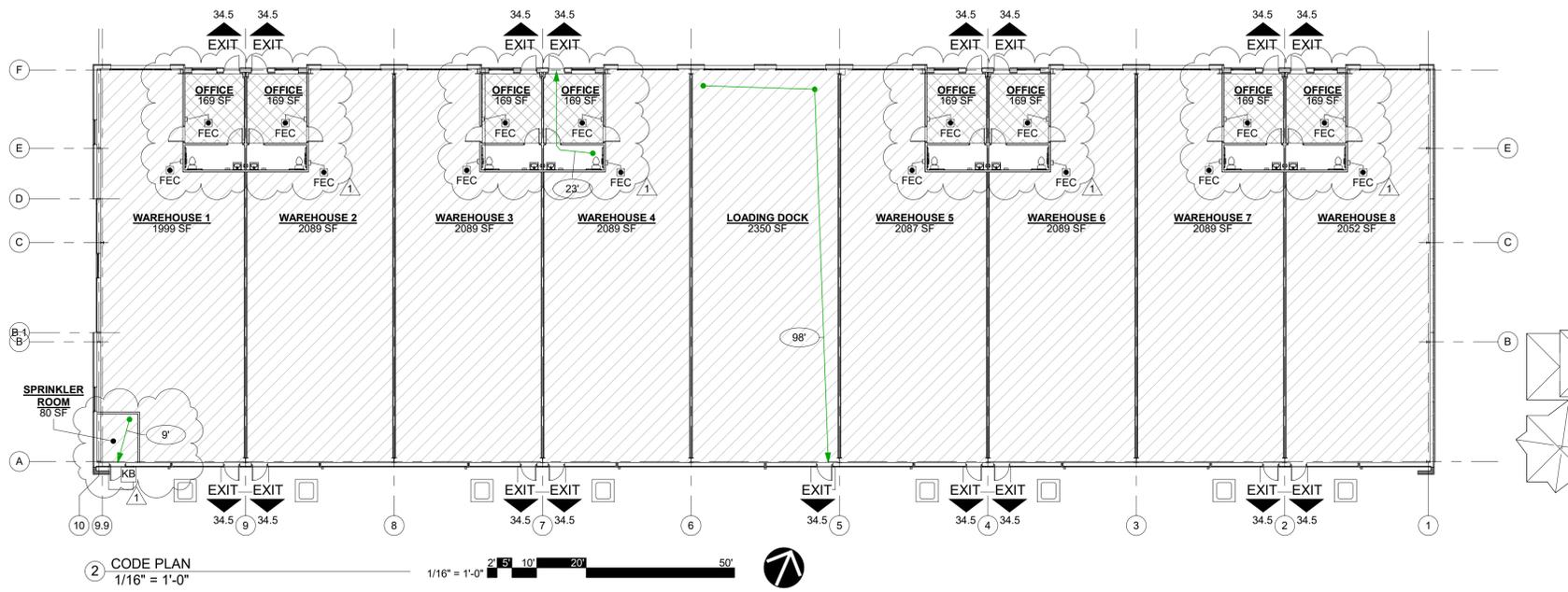
Chad D. Weinand, PLA, ASLA
Landscape Architecture
15173 W. 157th Terrace, Olathe, Kansas 66062
913.484.3738 - cweinand74@gmail.com
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NO.	REVISIONS	DESCRIPTION	DATE
1			

DRAWN BY: NC
 CHECKED BY: NC
 PROJECT #: 21-1902
 ISSUE DATE: 2021.09.24
 ISSUE FOR: ISSUE FOR PERMIT

LIFE-SAFETY GENERAL NOTES

- ALL EXIT DOORS SHALL BE OPERABLE / OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- BUILDING ADDRESS NUMBER (BUILDING IDENTIFIER) SHALL BE A MINIMUM 6 INCHES HIGH AND PLAINLY VISIBLE FROM ROADWAY FRONTING THE PROPERTY.
- FIRE EXTINGUISHERS SHALL BE DISTRIBUTED THROUGHOUT THE FACILITY (PER NFPA 101) SO THAT NO GREATER THAN 75 FEET TRAVEL DISTANCE IS REQUIRED TO REACH A UNIT (IFC TABLE 906.3), NO MORE THAN 50 FEET IN GARAGE AREA. MINIMUM SIZE (5 LB)#540BC EXTINGUISHERS SHALL BE SECURELY MOUNTED WITH THE TOP OF THE CANISTER NO HIGHER THAN 42" ABOVE FINISHED FLOOR, WITH STATE FIRE MARSHAL INSPECTION TAG ATTACHED AND SIGNAGE TO INDICATE LOCATION.
- PROVIDE FIRE EXTINGUISHERS IN LOCATIONS AND QUANTITIES AS SHOWN AND AS DIRECTED BY THE FIRE MARSHAL OF THE JURISDICTION HAVING AUTHORITY. PROVIDE EXTINGUISHERS THAT ARE COMPATIBLE WITH THE CHEMICALS IN THE ROOMS.
- FIRE SPRINKLER AND FIRE ALARM SYSTEMS ARE TO BE DESIGN/BUILD BY THE SUBCONTRACTOR. THE SHOP DRAWINGS WILL BE MADE AVAILABLE TO THE CITY FOR REVIEW PRIOR TO INSTALL.
- PROVIDE HAZARDOUS MATERIALS SIGNAGE AS SPECIFIED BY NFPA STANDARD 704.
- SMOKING SHALL BE PROHIBITED AND "NO SMOKING" SIGNS PROVIDED AT:
 A. ROOMS WHERE HAZARDOUS MATERIALS ARE STORED OR DISPENSED OR USED IN OPEN SYSTEMS IN AMOUNTS REQUIRING A PERMIT IN ACCORDANCE WITH SECTION 5001.5
 B. WITHIN 25 FT OF OUTDOOR STORAGE, DISPENSING OR OPEN USE AREAS
 C. FACILITIES OR AREAS WITHIN FACILITIES THAT HAVE BEEN DESIGNATED AS TOTALLY "NO SMOKING" SHALL HAVE "NO SMOKING" SIGNAGE PLACED AT ALL ENTRANCES TO THESE FACILITY OR AREA. DESIGNATED AREAS WITHIN SUCH FACILITIES WHERE SMOKING IS PERMITTED EITHER PERMANENTLY OR TEMPORARILY SHALL BE INDENTED WITH SIGNS DESIGNATING THAT SMOKING IS PERMITTED IN THESE AREAS ONLY
 D. IN ROOMS OR AREAS WHERE FLAMMABLE OR COMBUSTIBLE HAZARDOUS MATERIALS ARE STORED, DISPENSED OR USED.



CODE ANALYSIS

APPLICABLE CODES

THE BUILDING SHALL BE IN COMPLIANCE WITH THE FOLLOWING:
 2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL PLUMBING CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL FUEL GAS CODE
 2018 INTERNATIONAL FIRE CODE
 2017 NATIONAL ELECTRICAL CODE
 ICC/ANSI A117.1-2009, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
 LEE'S SUMMIT, MISSOURI

FIRE RESISTANCE

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS - TABLE 601	FIRE PROTECTION SYSTEMS, SECTION 903.2.10
PRIMARY STRUCTURAL FRAME: 0 HOURS	REQUIRED: YES
BEARING WALLS EXTERIOR: 0 HOURS	PROVIDED: YES
BEARING WALLS INTERIOR: 0 HOURS	
NONBEARING WALLS EXTERIOR: -	
NONBEARING WALLS INTERIOR: 0 HOURS	
FLOOR CONSTRUCTION: 0 HOURS	
ROOF CONSTRUCTION: 0 HOURS	

OCCUPANCY CLASSIFICATION

MAIN OCCUPANCY (S-2):
 S-2: STORAGE (LOW-HAZARD STORAGE) SECTION 311.3
 ACCESSORY OCCUPANCY (B):
 B: BUSINESS SECTION 508.2.1 SECTION 304

MEANS OF EGRESS

SUITE TYPE A (WAREHOUSE)		SUITE TYPE B (LOADING DOCK)	
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT - TABLE 1004.1.2			
STORAGE		STORAGE	
WAREHOUSE 1 1999 SF / 300 GROSS = 7 OCCUPANTS		LOADING DOCK 2350 SF / 300 GROSS = 8 OCCUPANTS	
SPRINKLER ROOM 80 SF / 300 GROSS = 1 OCCUPANTS		TOTAL OCCUPANTS = 8 OCCUPANTS	
WAREHOUSE 2 2089 SF / 300 GROSS = 7 OCCUPANTS			
WAREHOUSE 3 2089 SF / 300 GROSS = 7 OCCUPANTS		MINIMUM REQUIRED EGRESS WIDTH - 1005.1	
WAREHOUSE 4 2089 SF / 300 GROSS = 7 OCCUPANTS		REQUIRED: 8 OCC. X 0.2' = 1.6" REQUIRED	
WAREHOUSE 5 2089 SF / 300 GROSS = 7 OCCUPANTS		PROVIDED: 1 DOORS @ 34.5" CLEAR = 34.5" PROVIDED	
WAREHOUSE 6 2089 SF / 300 GROSS = 7 OCCUPANTS		TOTAL WIDTH PER SUITE (1) = 34.5" PROVIDED	
WAREHOUSE 7 2089 SF / 300 GROSS = 7 OCCUPANTS		NUMBER OF EXITS, TABLE 1006.2.1:	
WAREHOUSE 8 2052 SF / 300 GROSS = 7 OCCUPANTS		REQUIRED: 1	
TOTAL = 64 OCCUPANTS		PROVIDED: 1	
BUSINESS		EXIT ACCESS TRAVEL DISTANCE - TABLE 1017.2	
OFFICE 1 168 SF / 150 GROSS = 2 OCCUPANTS		MAIN OCCUPANCY:	
OFFICE 2 168 SF / 150 GROSS = 2 OCCUPANTS		REQUIRED: 300 FT	
OFFICE 3 168 SF / 150 GROSS = 2 OCCUPANTS		PROVIDED: SEE CODE PLAN	
OFFICE 4 168 SF / 150 GROSS = 2 OCCUPANTS			
OFFICE 5 168 SF / 150 GROSS = 2 OCCUPANTS			
OFFICE 6 168 SF / 150 GROSS = 2 OCCUPANTS			
OFFICE 7 168 SF / 150 GROSS = 2 OCCUPANTS			
OFFICE 8 168 SF / 150 GROSS = 2 OCCUPANTS			
TOTAL = 16 OCCUPANTS			
TOTAL OCCUPANTS = 80 OCCUPANTS			

ALLOWABLE AREAS

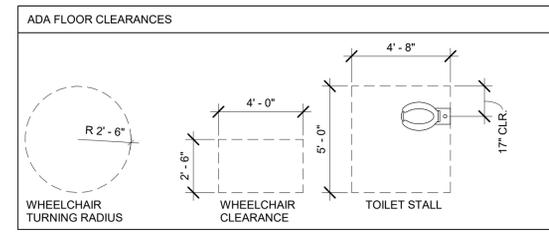
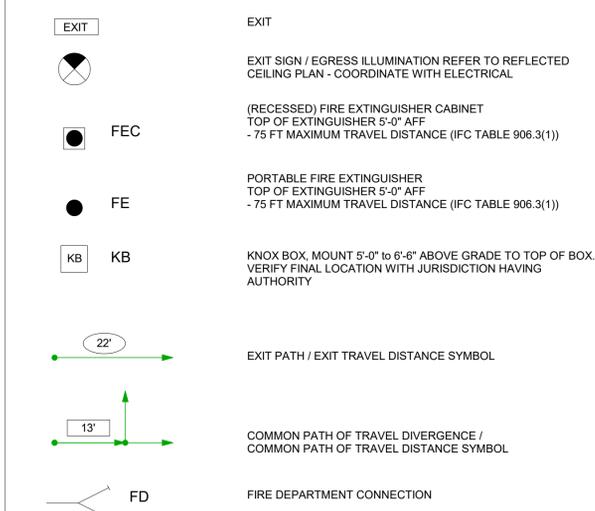
ALLOWABLE FLOOR AREA - TABLE 506.2
 MAIN OCCUPANCY (S-2):
 ALLOWABLE AREA = 54,000 SF PER STORY (WITHOUT INCREASES)
 ACTUAL AREA = 22,677 SF
 ACCESSORY OCCUPANCY (B): SECTION 508.2.3
 ALLOWABLE AREA = 36,000 SF PER STORY (WITHOUT INCREASES)
 SHALL NOT OCCUPY MORE THAN 10% OF MAIN OCCUPANCY AREA
 ACTUAL AREA = 1,344 SF
 22,677 x .10 = 2,267 THEREFORE, COMPLIES.

MINIMUM REQUIRED EGRESS WIDTH - 1005.1
 MAIN OCCUPANCY (S-2):
 REQUIRED: 7 OCC. X 0.2" = 1.4" REQUIRED
 PROVIDED: 1 DOORS @ 34.5" CLEAR = 34.5" PROVIDED
 ACCESSORY OCCUPANCY (B):
 REQUIRED: 2 OCC. X 0.2" = 0.4" REQUIRED
 PROVIDED: 2 DOORS @ 34.5" CLEAR = 69" PROVIDED
TOTAL WIDTH PER SUITE (8) = 103.5" PROVIDED
 COMMON PATH OF EGRESS TRAVEL - TABLE 1006.2.1:
 REQUIRED: 100 FT
 PROVIDED: 9 FT 0 IN
PER SUITE
 NUMBER OF EXITS, TABLE 1006.2.1:
 REQUIRED: 1
 PROVIDED: 3
PER SUITE

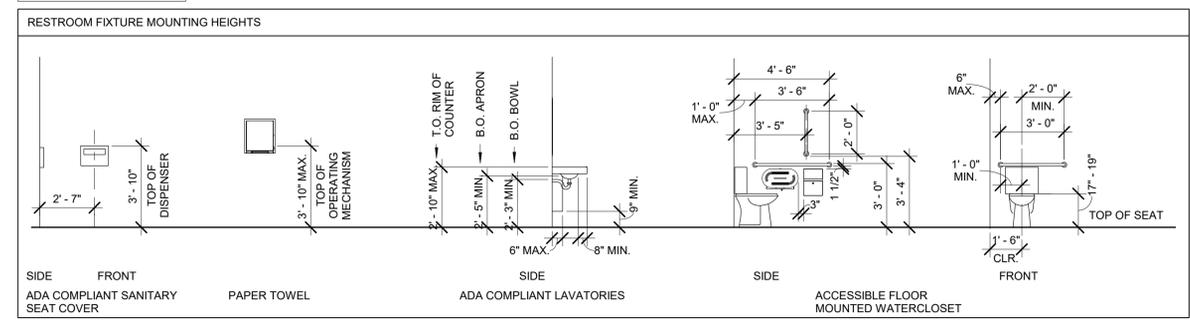
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

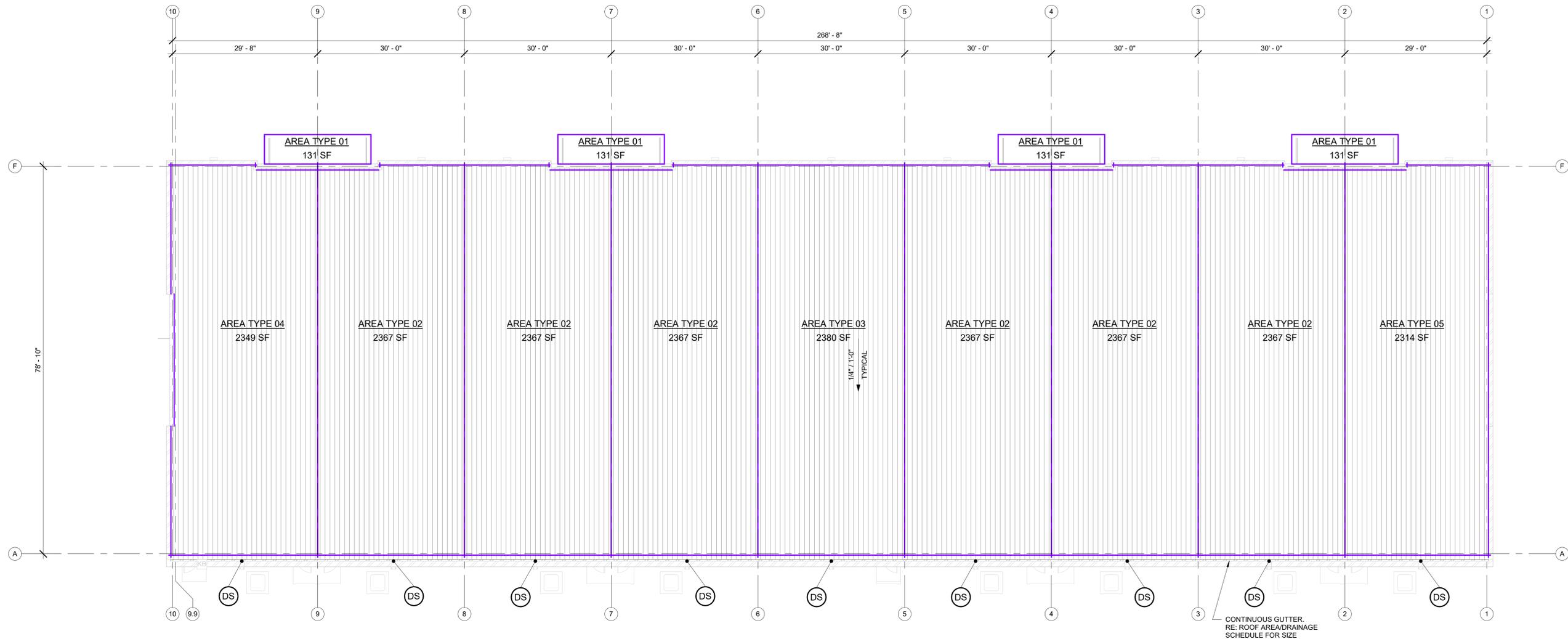
B: BUSINESS 7 OCCUPANTS PER SUITE (8)	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS		OTHER	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	1	1	1	1	1	X	0	0
TOTAL	1	1	1	1	1	X	0	0

LIFE SAFETY LEGEND



NOTE: ALL BATHROOM FIXTURES TO BE MOUNTED PER ADA REQUIREMENT.





1 ROOF AREA DRAINAGE PLAN
3/32" = 1'-0"



ROOF AREA SCHEDULE												
TYPE	Count	SMANCA Table 1-2 Rainfall Data and Drainage Factors	(A) AREA (SF)	SMACNA Table 1-1 Design Areas for Pitched Roofs	(B) Roof Slope Factor	(C) 100 Years - Calculated roof area drained per downspout area sq ft/sq in	(D) Total area of downspout req'd (sq. in.) (D = A*B/C)	(E) Number of Downspouts	(F) Area per Downspout Required (sq in)	Downspout Size	Gutter Size	Comments
AREA TYPE 01	4	MISSOURI: Kansas City	131 SF	3 to level	1	110	1.2	1	1.19	Per Canopy Manufacturer	Per Canopy Manufacturer	
AREA TYPE 02	6	MISSOURI: Kansas City	2,367 SF	3 to level	1	110	21.5	2	10.76	Rectangular Corrugated, Nominal 5" Downspout (3.75x5" = 18.75") Net Area "A" = 16.63 sq in	5"W x 7.5"D Box	NOTE # 1
AREA TYPE 03	1	MISSOURI: Kansas City	2,380 SF	3 to level	1	110	21.6	2	10.82	Rectangular Corrugated, Nominal 5" Downspout (3.75x5" = 18.75") Net Area "A" = 16.63 sq in	5"W x 7.5"D Box	NOTE # 1
AREA TYPE 04	1	MISSOURI: Kansas City	2,349 SF	3 to level	1	110	21.4	2	10.68	Rectangular Corrugated, Nominal 5" Downspout (3.75x5" = 18.75") Net Area "A" = 16.63 sq in	5"W x 7.5"D Box	NOTE # 1
AREA TYPE 05	1	MISSOURI: Kansas City	2,314 SF	3 to level	1	110	21.0	2	10.52	Rectangular Corrugated, Nominal 5" Downspout (3.75x5" = 18.75") Net Area "A" = 16.63 sq in	5"W x 7.5"D Box	NOTE # 1

NOTES - ROOF AREA SCHEDULE

- BOX GUTTER PROFILE INDICATED BUT ALTERNATE PROFILE MAY BE PROVIDED BY PEMB MFR SO LONG AS THE GUTTER PROFILE:
 - PROVIDES EQUAL OR GREATER THAN REQUIRED FLOW RATES
 - IS AT LEAST AS WIDE AS DOWNSPOUT PROFILE DEPTH
 - IS COORDINATED WITH PARAPET CAVITY DEPTH, SEE DETAIL: 8 / A-400

GENERAL NOTES - ROOF DRAINAGE PLAN

- REFER TO PREENGINEERED METAL BUILDING DRAWINGS FOR ROOF SUPPORT STEEL AND DECKING ELEVATIONS AND INFORMATION.
- ROOF DRAINAGE CALCULATIONS PER 2018 IPC.
- REFER TO BUILDING ELEVATIONS FOR ADDITIONAL DOWNSPOUT INFORMATION.

ROOF DRAINAGE LEGEND

- DOWNSPOUT, RE: ROOF AREA/DRAINAGE SCHEDULE FOR STYLE AND SIZE.
- GUTTER
- 1/4" / 1'-0" SURFACE SLOPE ARROW
- AREA BOUNDARY

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 31 / KS 241
Land Surveying: MO 123 / KS 36

CLIENT
DAVID WARD
WARD DEVELOPMENT
1120 EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029
david@safetymonitoring.com

**LOT 10 LAKEWOOD
BUSINESS PARK**
LOT 10 I-470 BUSINESS PARK
LEE'S SUMMIT, MO 64064



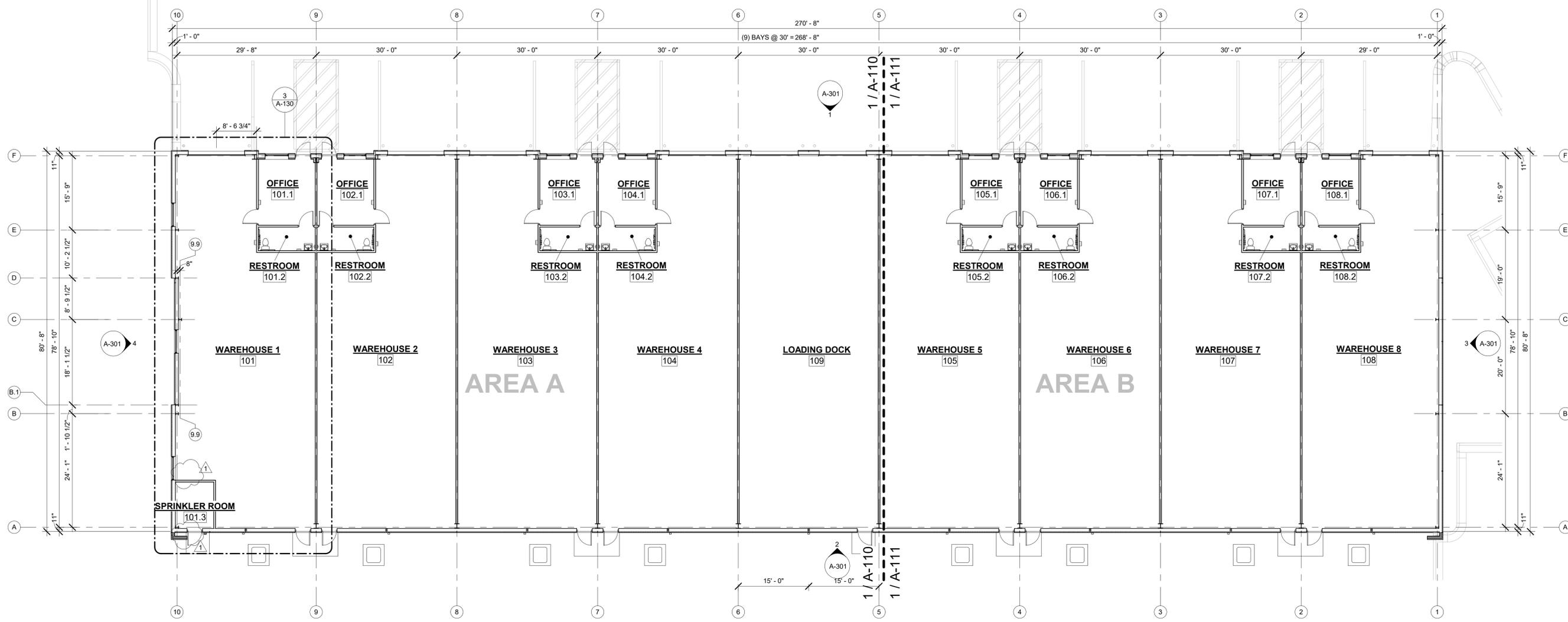
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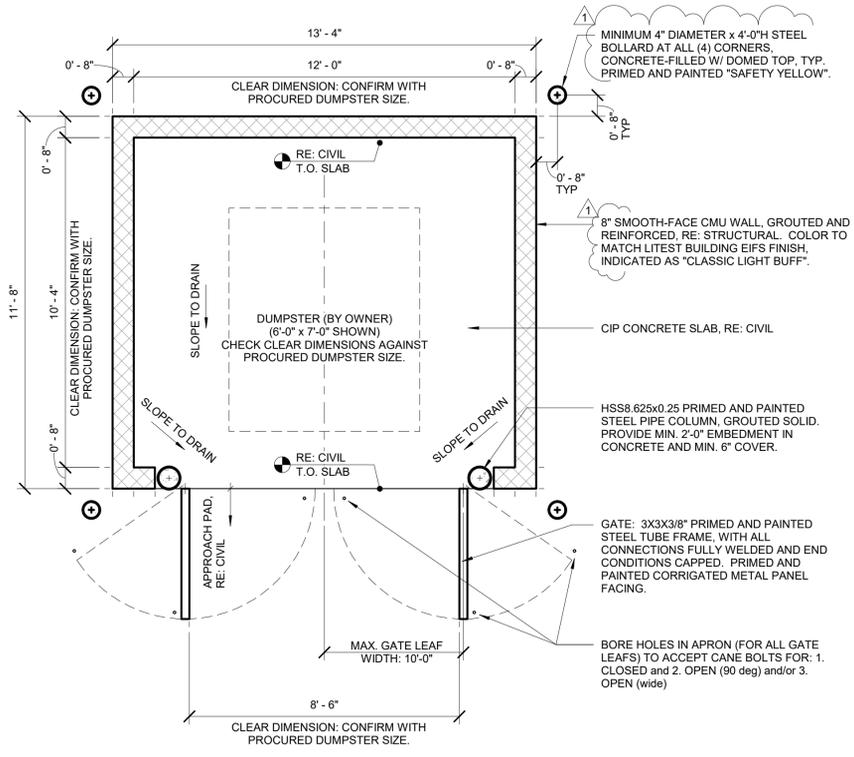
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CHECKED BY: NC
PROJECT #: 21-1902
ISSUE DATE: 2021.09.24
ISSUED FOR:
ISSUE FOR PERMIT

ROOF DRAINAGE
PLAN

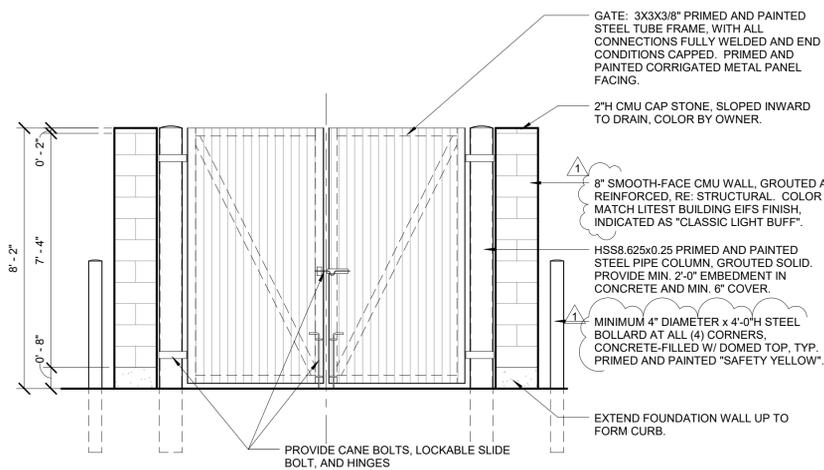
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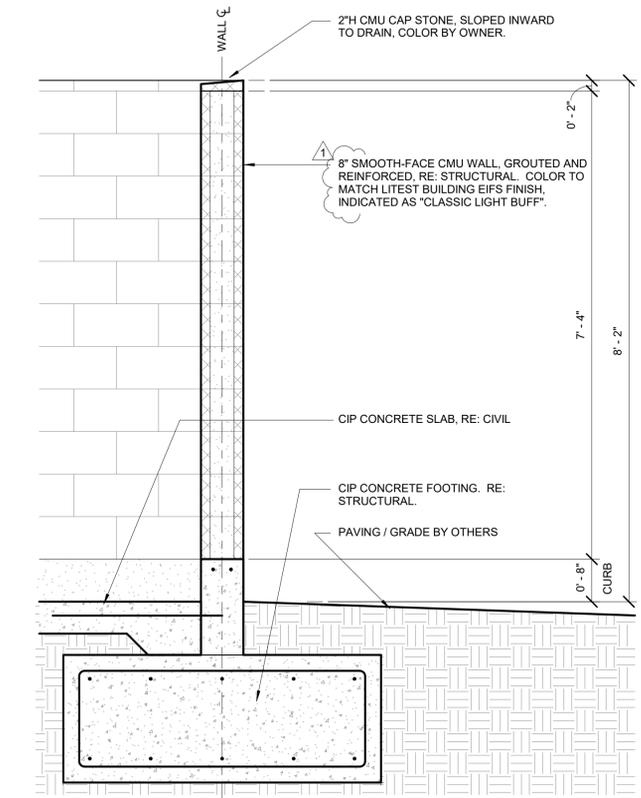
1 MAIN LEVEL FLOOR PLAN
3/32" = 1'-0"



2 ENLARGED PLAN - DUMPSTER ENCLOSURE
3/8" = 1'-0"



3 FRONT ELEVATION - DUMPSTER ENCLOSURE
3/8" = 1'-0"



4 WALL SECTION - DUMPSTER ENCLOSURE
3/4" = 1'-0"

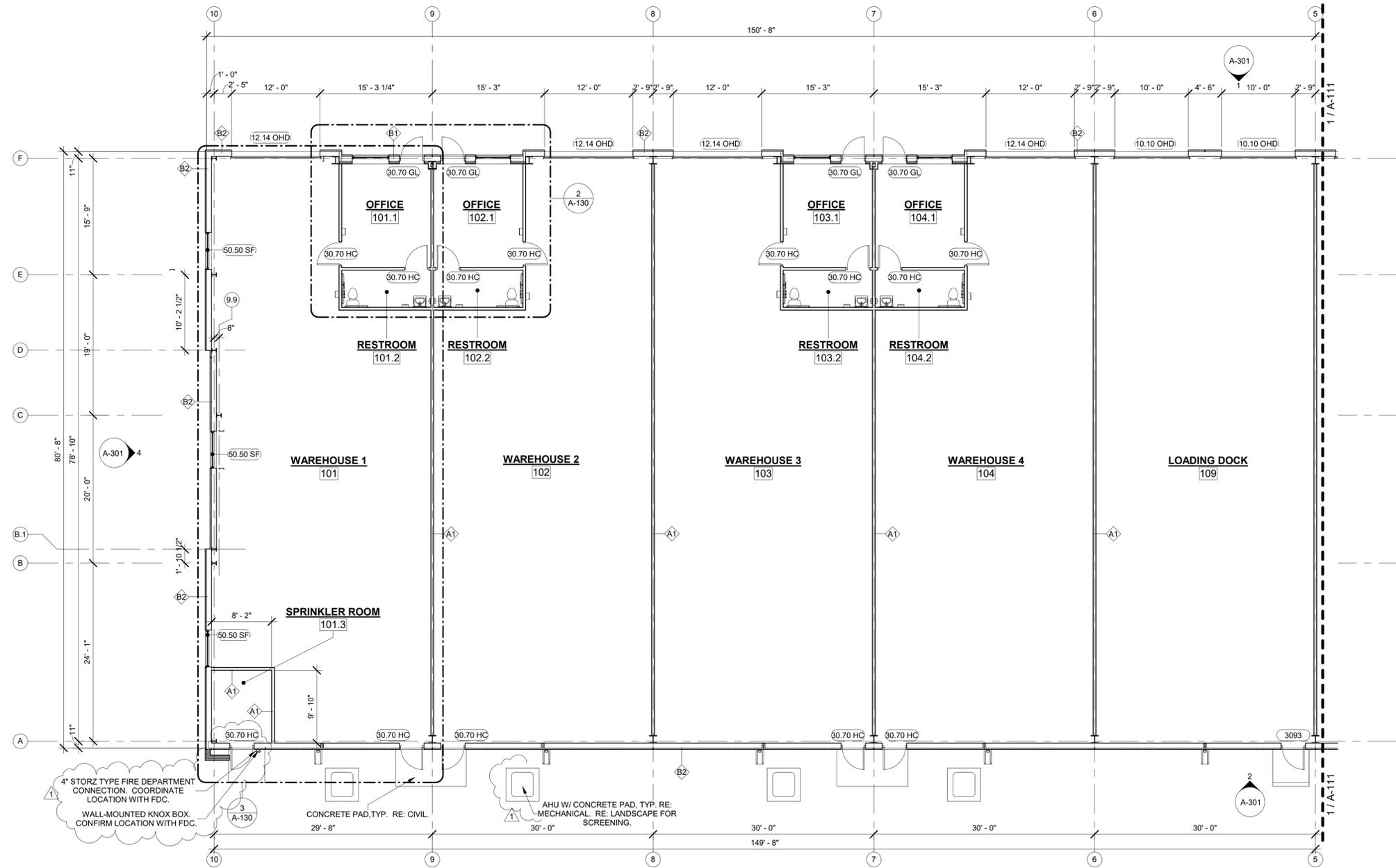


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OVERALL MAIN LEVEL FLOOR PLAN



1 MAIN LEVEL FLOOR PLAN A
1/8" = 1'-0"



- FLOOR PLAN NOTES**
1. ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF STEEL/WOOD FRAMING. REFER TO ELEVATIONS AND SECTIONS FOR EXTERIOR FINISH.
 2. ALL LUMBER TO BE #2 GRADE OR BETTER DOUGLAS FIR.
 3. ALL WOOD IN CONTACT W/ CONCRETE TO BE WEATHER TREATED.
 4. 8' - 0" LINER PANEL TO BE PLACED ON ALL WALLS WITHIN THE INTERIOR OF THE BUILDING. COORDINATE TYPE AND FINISH WITH OWNER.
 5. LANDSCAPING OMITTED FOR CLARITY. RE: L-100 FOR PLANTING INFORMATION.

- LEGEND**
- WALL TYPE**
- DOOR TAG**
- MID = METAL INSULATED DOOR
 - OHD = OVERHEAD DOOR
 - PD = POCKET DOOR
 - SC = SOLID CORE
 - HC = HOLLOW CORE
 - OP = FRAMED OPENING
 - WIDTH (7'-0")
 - HEIGHT (3'-0")
- WINDOW TAG**
- SF = STOREFRONT
 - WIDTH (7'-0")
 - HEIGHT (3'-0")

- Room Name**
- ROOM TAG**
- SECTION**
- ELEVATION**
- CEILING ELEVATION**

- WALL TYPES**
- A: 5/8" GYP. BD., 2x4 WOOD FRAMING, RE: STRCT INSULATION
 - A1: 5/8" GYP. BD., 2x4 WOOD FRAMING, RE: STRCT INSULATION, 5/8" GYP. BD.
 - B1: 2" EIFS, VAPOR BARRIER SHEATHING, METAL FRAMING PER PEMB PACKAGE, INSULATION, 2x4 WOOD FRAMING, RE: STRCT, 5/8" GYP. BD.
 - B2: 2" EIFS, VAPOR BARRIER SHEATHING, METAL FRAMING PER PEMB PACKAGE

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

CLIENT
DAVID WARD
WARD DEVELOPMENT
1120 EAGLE RIDGE BLVD
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LOT 10 LAKEWOOD BUSINESS PARK
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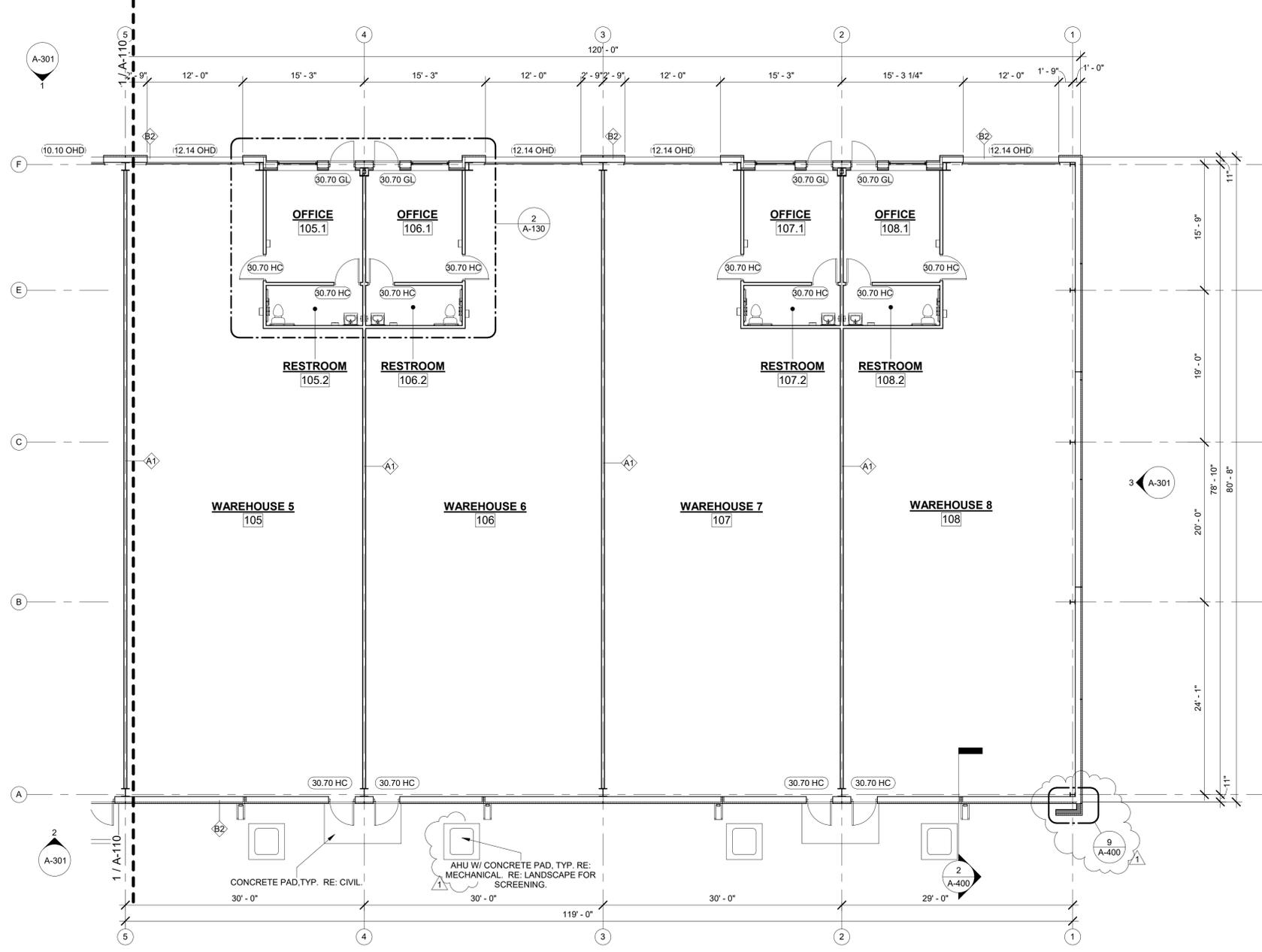


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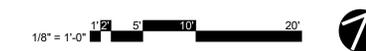
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MAIN LEVEL FLOOR PLAN - AREA A



1 MAIN LEVEL FLOOR PLAN B
1/8" = 1'-0"



- FLOOR PLAN NOTES**
1. ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF STEEL/WOOD FRAMING. REFER TO ELEVATIONS AND SECTIONS FOR EXTERIOR FINISH.
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- LEGEND**
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 - HC = HOLLOW CORE
 - OP = FRAMED OPENING
 - WIDTH (7'-0")
 - HEIGHT (3'-0")
- WINDOW TAG**
- SF = STOREFRONT
 - WIDTH (7'-0")
 - HEIGHT (3'-0")

- Room Name**
- ROOM TAG**
- 101
- SECTION**
- 1 SIM
A101
- ELEVATION**
- 1 Ref
A101
1 Ref
- CEILING ELEVATION**
- MATERIAL
8'-8" A.F.F.

- WALL TYPES**
- A 5/8" GYP. BD.
2x4 WOOD FRAMING, RE: STRCT
INSULATION
 - A1 5/8" GYP. BD.
2x4 WOOD FRAMING, RE: STRCT
INSULATION
5/8" GYP. BD.
 - B1 2" EIFS
VAPOR BARRIER
SHEATHING
METAL FRAMING PER PEMB PACKAGE
INSULATION
2x4 WOOD FRAMING, RE: STRCT
5/8" GYP. BD.
 - B2 2" EIFS
VAPOR BARRIER
SHEATHING
METAL FRAMING PER PEMB PACKAGE



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MAIN LEVEL FLOOR
PLAN - AREA B



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ENLARGED PLANS

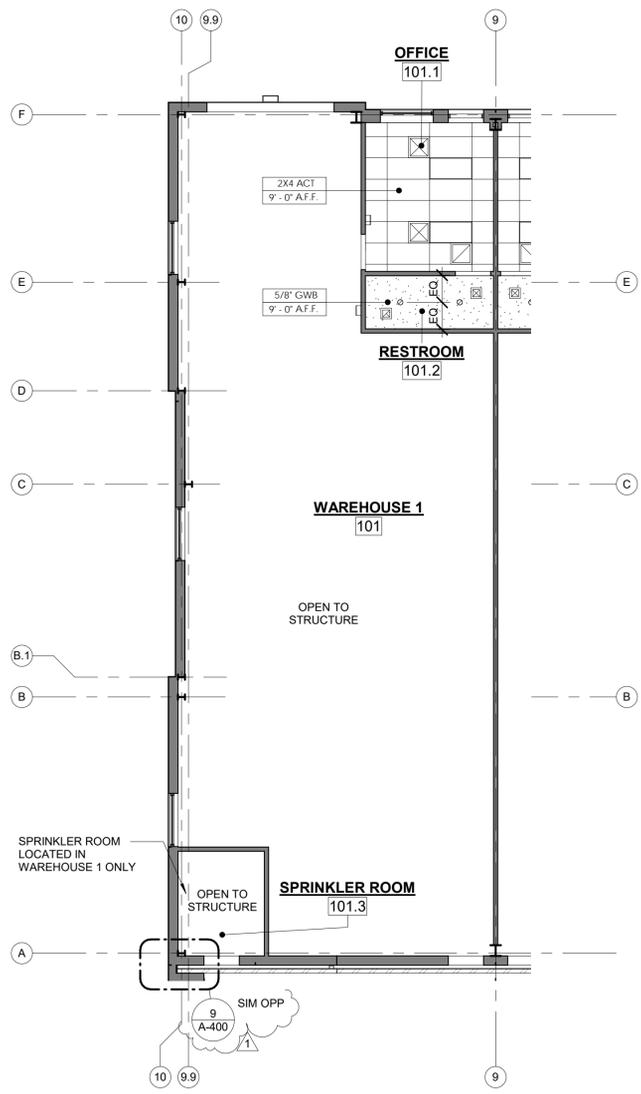
RESTROOM ACCESSORY SCHEDULE		
Type Mark	Description	Count
18" VERTICAL GRAB BAR		8
36" HORIZONTAL GRAB BAR		8
42" HORIZONTAL GRAB BAR		8
LAVATORY	'LUCERNE' Basin with Sealed Overflow, center hole only, 20-1/2" x 18-1/4" x 8-1/8" (521mm x 464mm x 206mm) deep, wall hung, vitreous china, integral back splash, self-draining deck area with contoured back and side splash shields, 'D' shaped bowl, contoured back and side splash shields for concealed arm carrier.	8
MIRROR	Bobrick B-290 2448 Welded Frame Mirror	8
NAPKIN DISPOSAL	Bobrick B-254 Surface Mounted Sanitary Napkin Disposal	8
PAPER TOWEL DISPENSER	Bobrick B-262 Classic Series Surface Mounted Paper Towel Dispenser	8
SEAT COVER DISPENSER	Bobrick B-221 Classic Series Surface Mounted Seat Cover Dispenser	8
SOAP DISPENSER	Bobrick B-2112 Classic Series Surface Mounted Soap Dispenser	8
TOILET PAPER DISPENSER	Bobrick B-2740 Surface Mounted Double Toilet Tissue Dispenser	8
WATER CLOSET	PER PLUMBING	8

GENERAL NOTES - CEILING PLAN

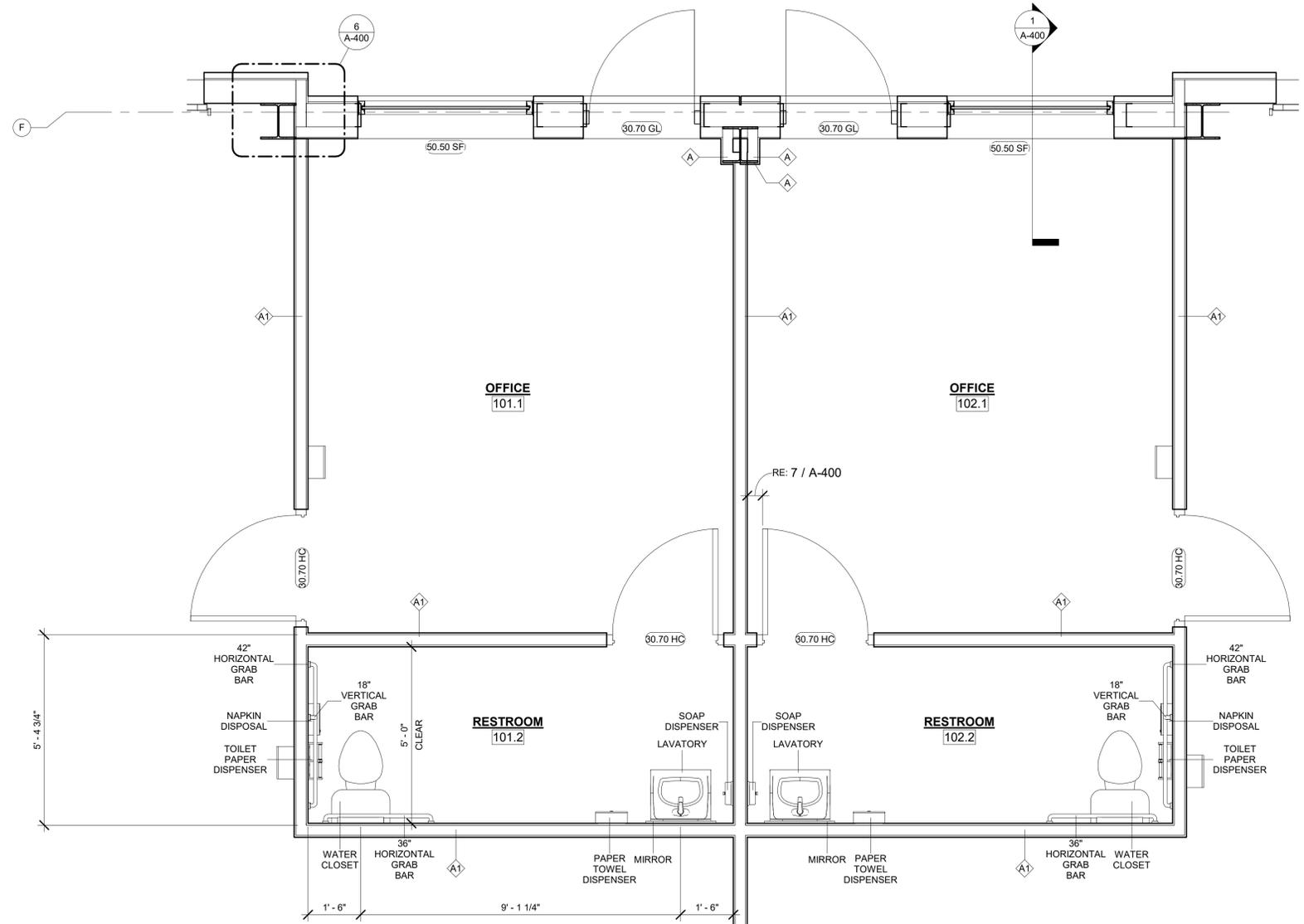
- REFER TO MEP DRAWINGS FOR ALL ADDITIONAL CEILING MOUNTED DEVICES NOT SHOWN ON THIS DRAWING INCLUDING, BUT NOT LIMITED TO, LIGHTING, MECHANICAL REGISTERS, SMOKE DETECTORS, MOTION DETECTORS, EXIT SIGNAGE, HEAT DETECTORS, CAMERAS, COMMUNICATION EQUIPMENT, FIRE SPRINKLER HEADS, ETC.
- ALL EXPOSED STRUCTURAL STEEL SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR. THIS INCLUDES, BUT IS NOT LIMITED TO STEEL BEAMS, LADDERS, GUARD RAILS, MISC. BRACING, ETC. SEE PEMB PACKAGE.
- CEILING R-VALUES SHALL MAINTAIN R-38. EXTERIOR WALL INSULATION SHALL MAINTAIN R-13 OR BETTER. WALL R-VALUES SHALL BE OF CONSTRUCTION TO EQUAL R-19 TOTAL.

LEGEND - CEILING PLAN

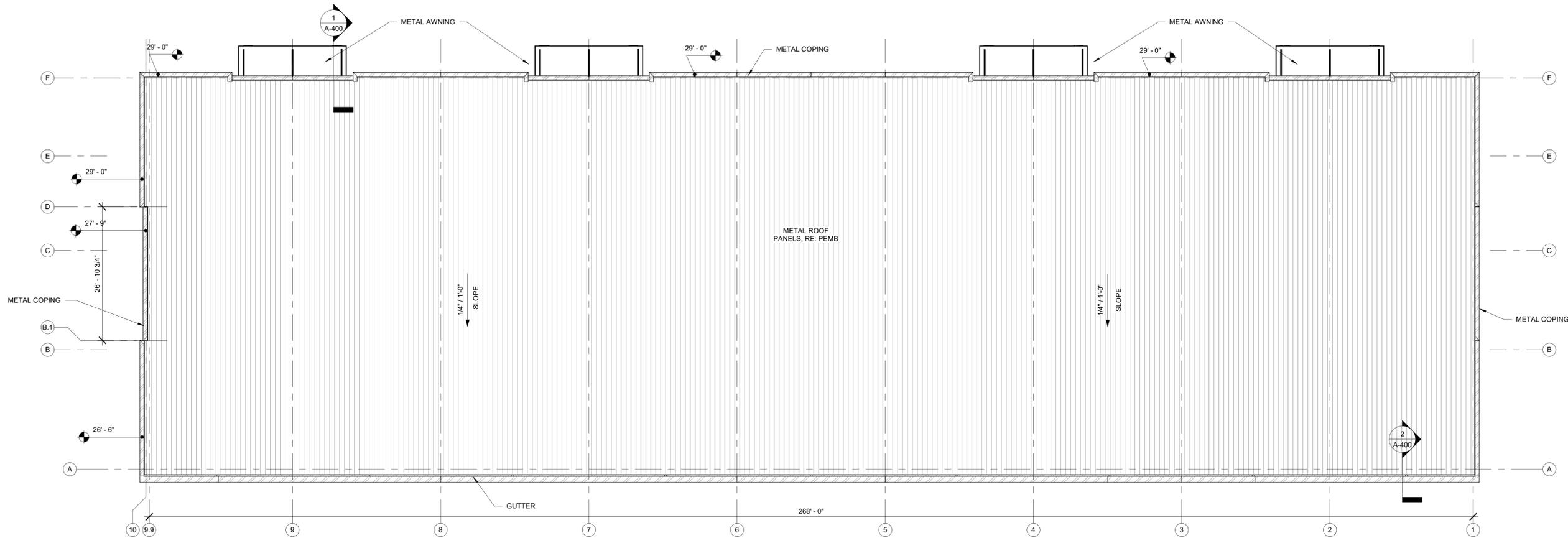
- SMOKE DETECTOR
- SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
- MECHANICAL RETURN DIFFUSER
- MECHANICAL SUPPLY DIFFUSER
- MECHANICAL EXHAUST DIFFUSER
- LIGHTING FIXTURE - BOX DOWNLIGHT
- LIGHTING FIXTURE - RECESSED CAN



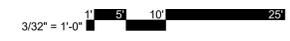
3 ENTRY LEVEL RCP
 1/8" = 1'-0"



2 RESTROOM PLAN - TYPICAL
 1/2" = 1'-0"



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



ROOF GENERAL NOTES

1. DIMENSIONS ARE FROM PEMB PACKAGE AND ARE SHOWN FOR REFERENCE ONLY. PEMB DRAWINGS WILL OVER-RIDE INFO SHOWN IN ARCH PLANS.

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 41 / KS 241
Land Surveying: MO 123 / KS 36

CLIENT
DAVID WARD
WARD DEVELOPMENT
1120 EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029
david@safetyministorage.com

**LOT 10 LAKEWOOD
BUSINESS PARK
LOT 10 I-470 BUSINESS PARK
LEE'S SUMMIT, MO 64064**



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PROJECT #: 21-1902
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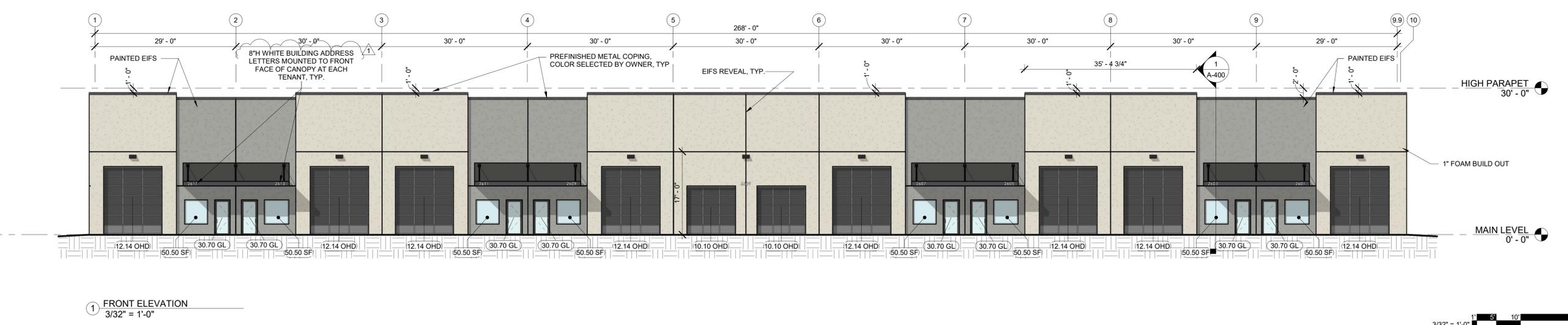
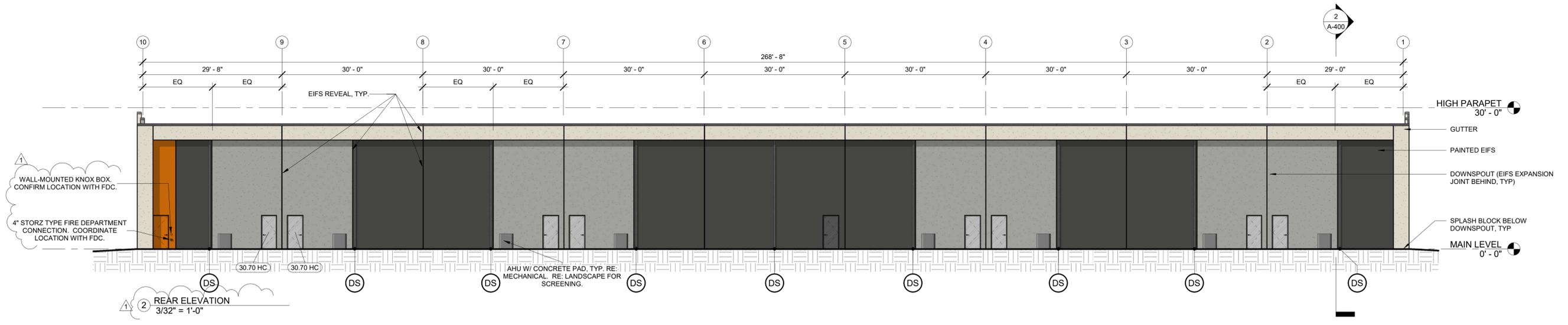
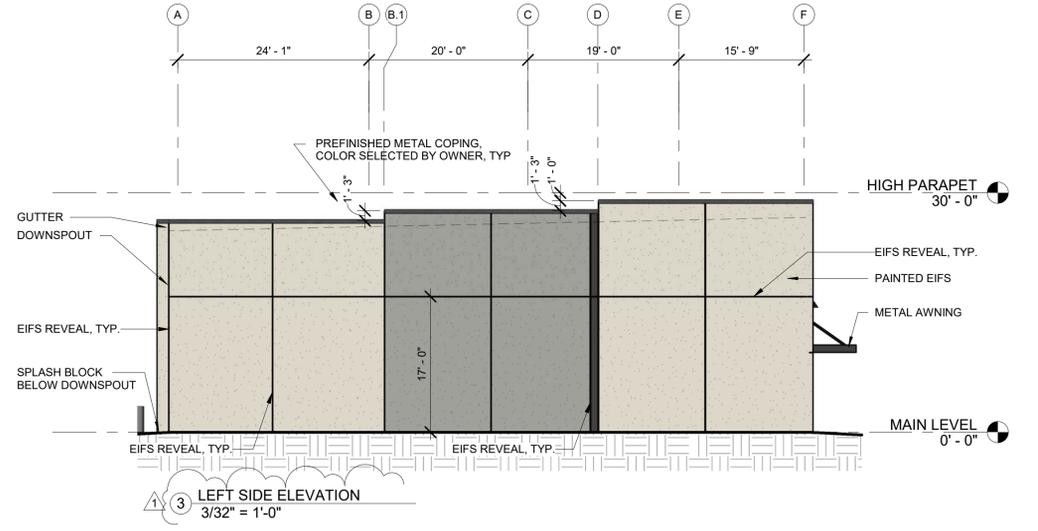
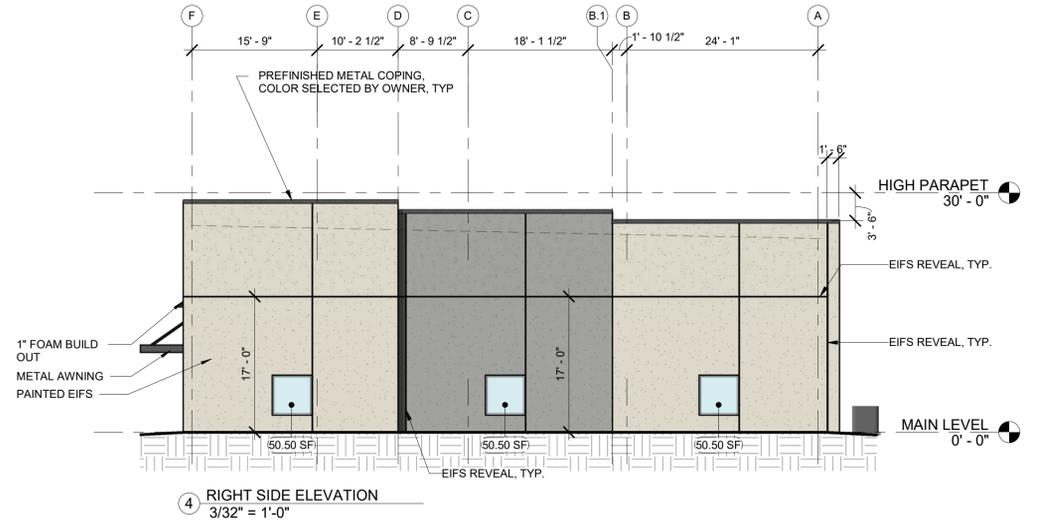
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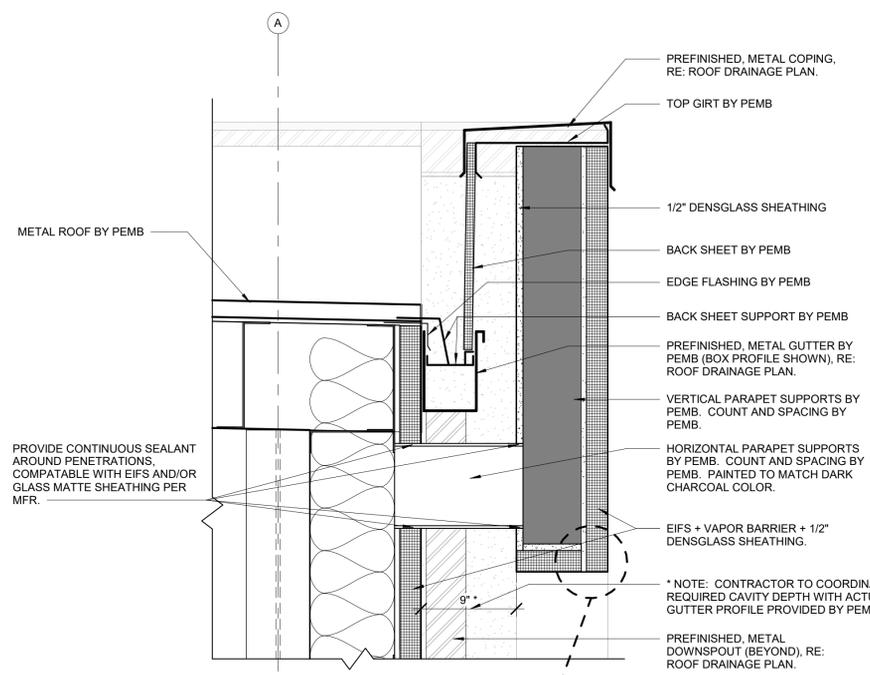
EXTERIOR ELEVATION GENERAL NOTES

- DIMENSIONS ARE FROM PEMB PACKAGE AND ARE SHOWN FOR REFERENCE ONLY. PEMB DRAWINGS WILL OVER-RIDE INFO SHOWN IN ARCH PLANS.
- PLANTINGS OMITTED FROM ELEVATIONS FOR CLARITY. REFER TO LANDSCAPE DRAWINGS FOR PLANTING DATA. REFER TO PERSPECTIVES FOR APPROXIMATE APPEARANCE.
- REFER TO SHEET A-002 FOR ADDITIONAL GUTTER AND DOWNSPOUT INFORMATION.
- PAINT USED ON EIFS SHALL BE 100% ACRYLIC EXTERIOR GRADE PAINT OR AS APPROVED BY SELECTED EIFS MANUFACTURER.

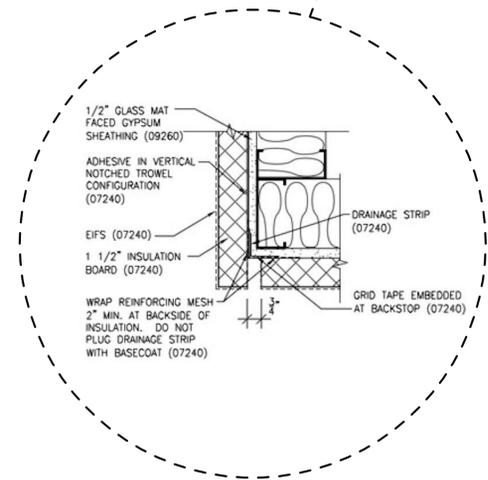
EXTERIOR MATERIALS LEGEND

- EIFS, PAINTED, COLOR BY OWNER. SHERWIN WILLIAMS COLOR 50 "CLASSIC LIGHT BUFF" SHOWN.
- EIFS, PAINTED, COLOR BY OWNER. SHERWIN WILLIAMS COLOR 7066 "GRAY MATTERS" SHOWN.
- EIFS, PAINTED, COLOR BY OWNER. SHERWIN WILLIAMS COLOR 7069 "IRON ORE" SHOWN.
- EIFS, PAINTED, COLOR BY OWNER. SHERWIN WILLIAMS COLOR 6886 "INVIGORATE" SHOWN.
- GLASS - STOREFRONT
- GLASS - OH DOOR
- SHEET METAL, PREFINISHED, COLOR BY OWNER. CHARCOAL GREY SHOWN.



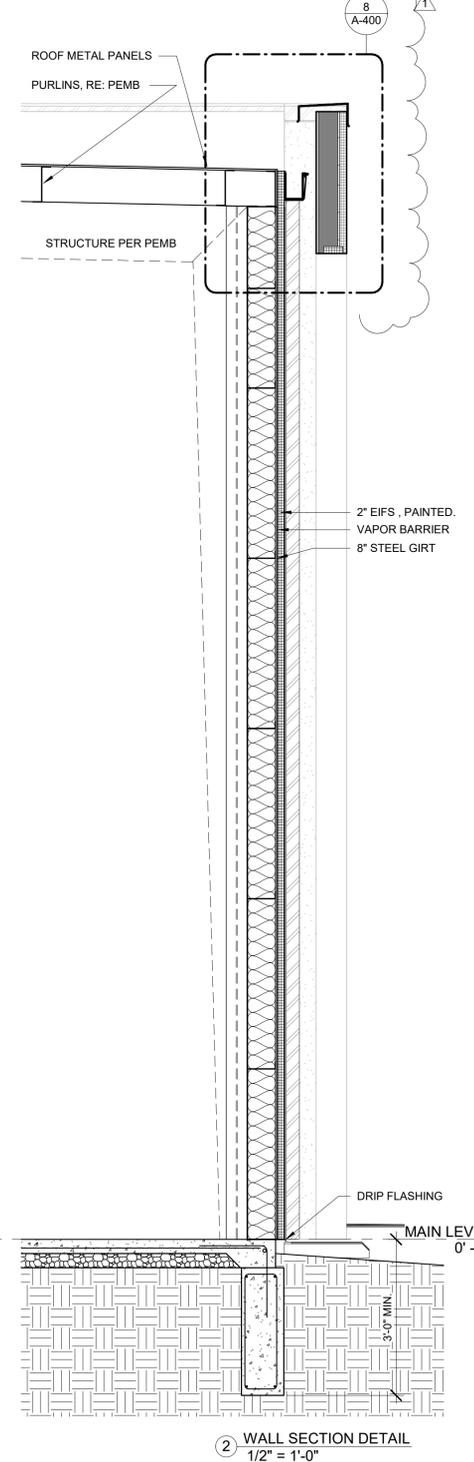
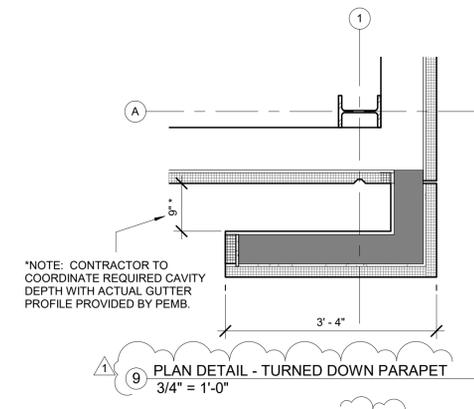
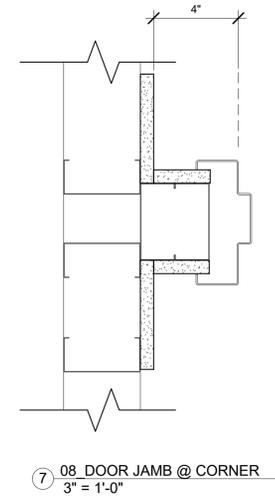


8 ROOF PARAPET AT GUTTER
1 1/2" = 1'-0"

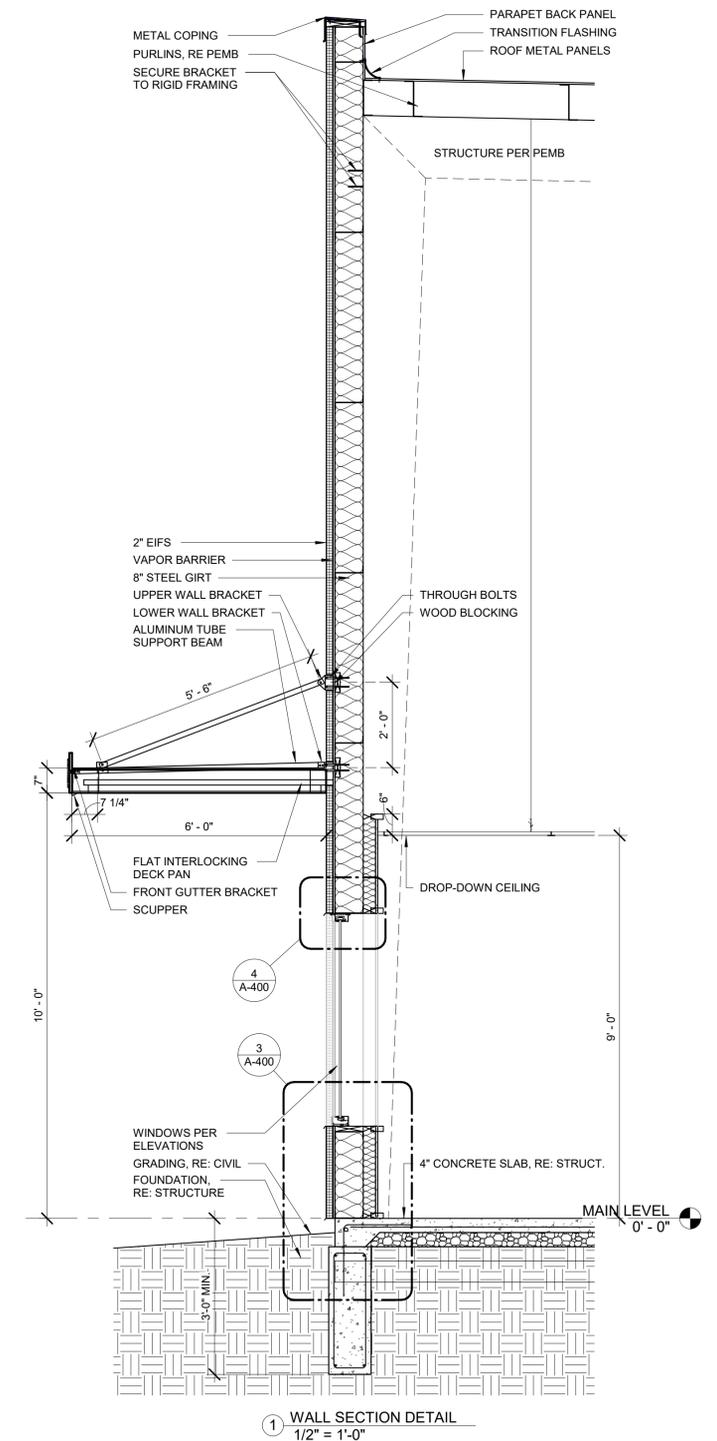


MINIMUM AND STANDARD DIMENSION OF DOOR THRESHOLD TO WALL:

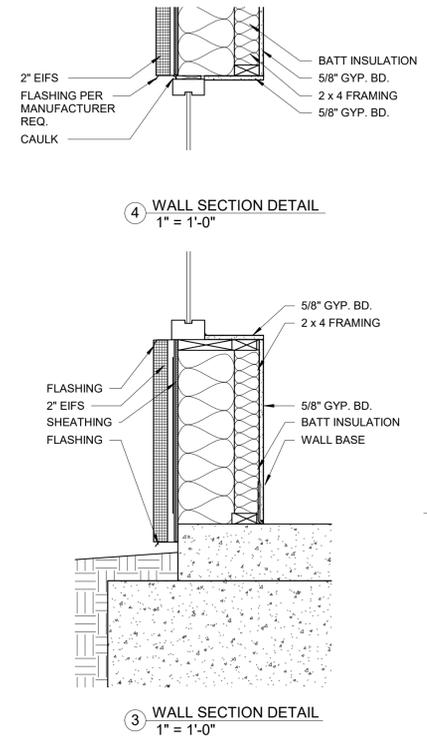
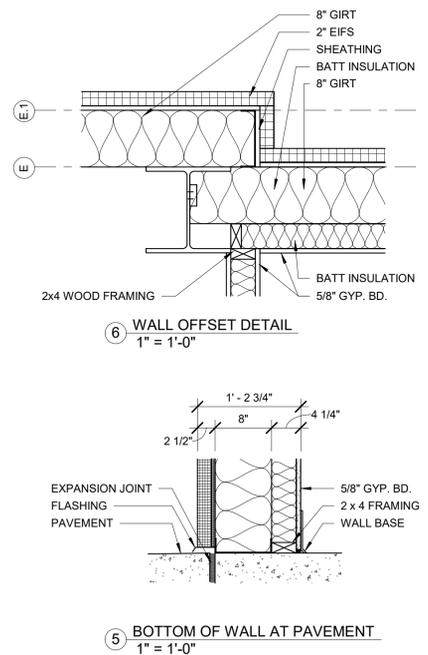
- UNLESS NOTED OTHERWISE
- UNLESS OTHERWISE COORDINATED BETWEEN GENERAL CONTRACTOR, METAL STUD CONTRACTOR AND DOOR CONTRACTOR.



2 WALL SECTION DETAIL
1/2" = 1'-0"



1 WALL SECTION DETAIL
1/2" = 1'-0"



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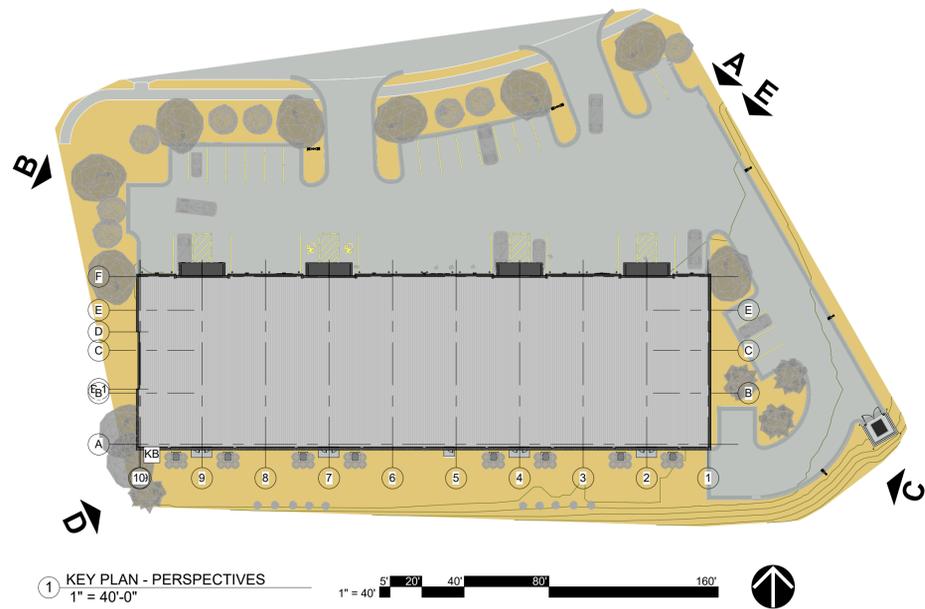
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ISSUE DATE: 2021.09.24
ISSUE FOR: ISSUE FOR PERMIT



SOUTHWEST



SOUTHEAST



NORTHWEST



NORTHEAST DUSK



NORTHEAST



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PERSPECTIVES

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: TJS
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FOUNDATION PLAN

SHEET NOTES:

- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES, REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S0xx FOR TYPICAL DETAILS.
- D. TOP OF SLAB ELEVATION = 100'-0" UNO.
- E. TOP OF TRENCH FOOTING ELEVATION = 99'-4" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE. DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL).
- F. SPREAD FOOTINGS DENOTED ON PLAN BY "Fxx". REFER TO SCHEDULE ON THIS SHEET FOR SIZE AND REINFORCING.

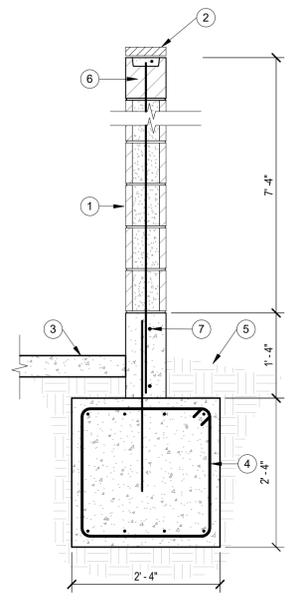
PLAN NOTES:

- ① 4" CONCRETE SLAB ON GRADE, RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS
- ② PROVIDE #5 HAIR-PIN BARS @ ALL PEMB COLUMNS RE: 5/S001

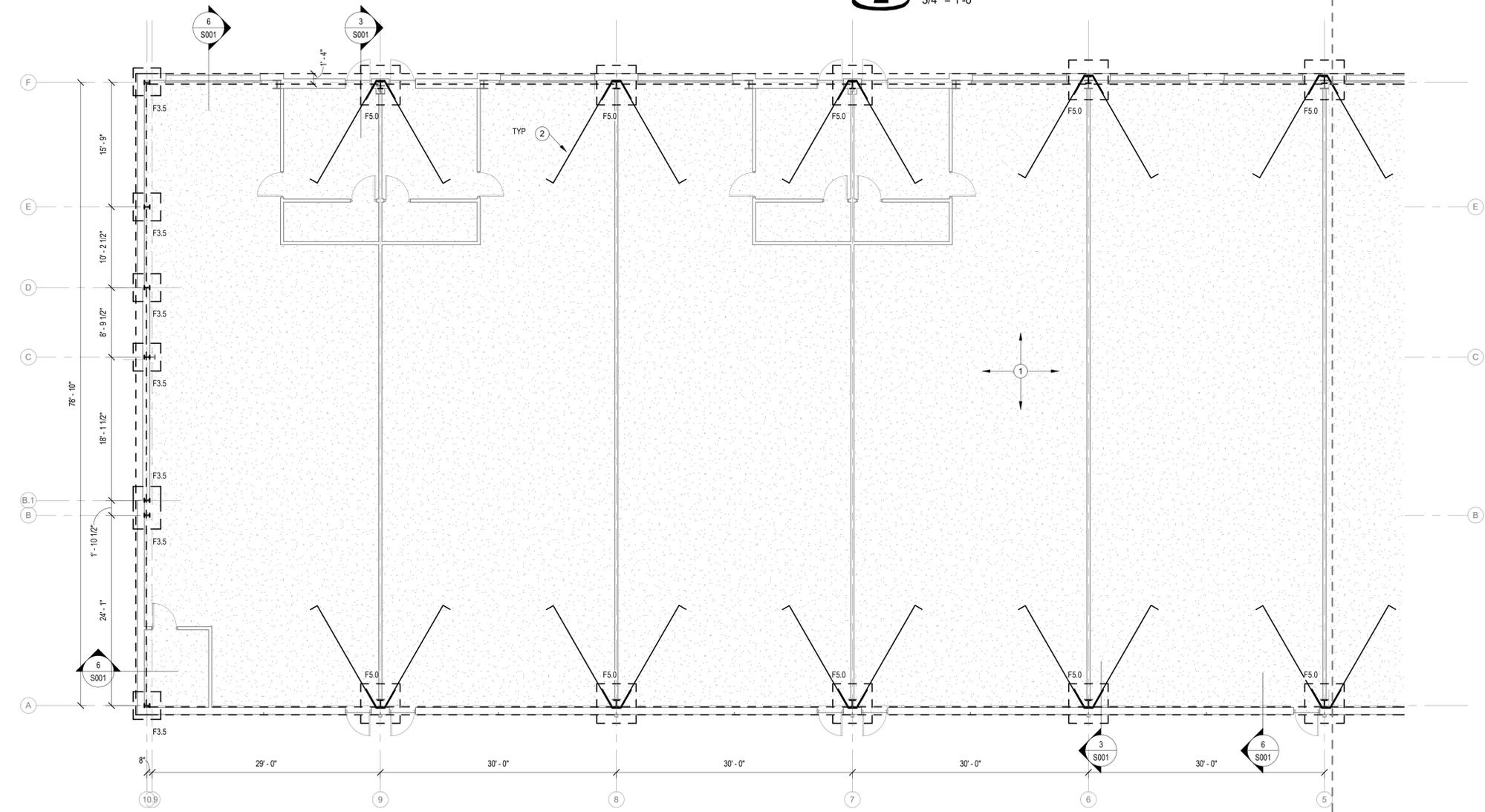
SCHEDULE - SPREAD FOOTING				
TYPE MARK	LENGTH	WIDTH	THICKNESS	REINF
F3.5	3'-6"	3'-6"	3'-0"	(5) #4 EW TOP & BOT
F5.0	5'-0"	5'-0"	3'-0"	(8) #4 EW TOP & BOT

DETAIL NOTES:

- ① 8" CMU WALL, FULLY GROUTED, REINF W/ #4 VERT @ 24" O.C.
- ② CAP STONE, RE: ARCH
- ③ CONC SLAB RE: CIVIL
- ④ CONC FTG W/ (4) #6 TOP & BOT & #3 TIES @ 24" OC
- ⑤ GRADE RE: CIVIL
- ⑥ 8" CMU BOND BM W/ (1) #4 CONT
- ⑦ (2) #4 CONT HOR & #4 @ 24" OC VERT



2 TRASH ENCLOSURE SECTION
 3/4" = 1'-0"



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

ELECTRICAL SPECIFICATIONS

PART I – GENERAL

A. CONDITIONS

- FURNISH AND INSTALL A COMPLETELY WIRED AND OPERATIONAL ELECTRICAL SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS:
A. LIGHTING FIXTURES AS INDICATED AND SPECIFIED ON THE PLANS.
B. ELECTRICAL PANELS, SERVICE CONDUIT, WIRING, ETC., FOR ALL OUTLETS AND EQUIPMENT.
C. TELEPHONE, TELEVISION, AND FIRE ALARM, OUTLETS AND CONDUIT AS INDICATED.
- OBTAIN AND REVIEW ALL OTHER DRAWINGS INCLUDING REFLECTED CEILING PLAN, INTERIOR AND EXTERIOR ELEVATIONS, FURNITURE PLANS AND ALL MILL WORK DRAWINGS. COORDINATE INSTALLATION OF ALL ELECTRICAL DEVICES AND EQUIPMENT PRIOR TO ROUGH-IN.
- OBTAIN SUBMITTAL AND SHOP DRAWINGS FROM OTHER TRADES AND EQUIPMENT TO COORDINATE INSTALLATION ACCORDINGLY.
- INSTALLATION SHALL COMPLY WITH ALL CURRENT APPLICABLE CODES AND GOVERNING AGENCIES HAVING JURISDICTION.
- FIRE ALARM SYSTEM, IF REQUIRED PER IBC, SHALL BE DESIGN-BUILD BY OWNER'S/GC'S FIRE ALARM CONTRACTOR. DESIGN SHALL BE IN ACCORDANCE WITH NFPA 72. FIRE ALARM CONTRACTOR SHALL SUBMIT STAMPED DRAWINGS TO AHJ FOR REVIEW AND APPROVAL. FIRE ALARM CONTRACTOR IS RESPONSIBLE FOR TESTING AND VERIFYING THAT THE AUDIBILITY OF THE FIRE ALARM SYSTEM MEETS A MINIMUM OF 15 DBA ABOVE AMBIENT NOISE LEVELS. ADD HORNS WHERE REQUIRED TO MAINTAIN MINIMUM LEVELS.
- PROVIDE FIRE STOP ON ALL PIPING THAT PENETRATES RATED WALLS. METHOD OF FIRE STOP SHALL MEET WALL RATING. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE RATED WALLS. THIS CONTRACTOR SHALL PROVIDE FIRE RATED ENCLOSURES AROUND ALL ROUGH-IN BOXES, PANELS, ETC. THAT ARE LOCATED IN FIRE RATED WALLS AND SHALL FIRE CAULK ALL OPENINGS IN RATED ASSEMBLIES.

B. RELATED WORK BY OTHERS

- THE ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, TRENCH, AND BACKFILL FOR ELECTRICAL SERVICE ENTRANCE FROM THE MAIN SERVICE TO UTILITY POINT OF ELECTRICAL SERVICE. ELECTRICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE WITH SERVING UTILITY COMPANY.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, TRENCH, AND BACKFILL FOR PRIMARY PHONE AND CATV SERVICE FROM THE TELEPHONE TERMINAL BOARD OR CABINET TO THE PHONE COMPANY AND CATV COMPANY POINT OF SERVICE COORDINATE WITH LOCAL UTILITY COMPANIES.

C. CODES, REGULATIONS, AND STANDARDS

- THE INSTALLATION SHALL COMPLY WITH APPLICABLE LOCAL AND STATE CODES AND ORDINANCES, WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND WITH THE REQUIREMENTS OF THE POWER, TELEPHONE, AND CATV COMPANIES FURNISHING SERVICES TO THIS INSTALLATION.
- THE LATEST EDITIONS OF THE FOLLOWING INDUSTRY STANDARDS, SPECIFICATIONS, AND CODES ARE MINIMUM REQUIREMENTS:
A. THE NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION STANDARDS.
B. THE NATIONAL ELECTRICAL CODE, INCLUDING LOCAL AMENDMENTS.
C. UNDERWRITER LABORATORIES INCORPORATED STANDARDS.
D. AMERICAN NATIONAL STANDARDS INSTITUTE.
E. INTERNATIONAL BUILDING CODE.

D. INSPECTION OF SITE

- PRIOR TO SUBMITTING A BID FOR ELECTRICAL WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED CONSTRUCTION AND SHALL THOROUGHLY ACQUAINT HIMSELF WITH EXISTING UTILITIES, AND WORKING CONDITIONS TO BE ENCOUNTERED, ETC. ALLOWANCE WILL NOT BE MADE FOR NONCOMPLIANCE WITH THIS CONDITION AFTER BIDDING.
- ELECTRICAL INSTALLATION SHALL MEET THE EXISTING CONDITIONS.

E. STORAGE AND HANDLING OF MATERIAL

- DELIVER MATERIALS AND EQUIPMENT TO THE PROJECT IN THE MANUFACTURER'S ORIGINAL, UNOPENED, LABELED CONTAINERS. PROTECT AGAINST MOISTURE, TAMPERING, OR DAMAGE FROM IMPROPER HANDLING OR STORAGE. CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR ANY DAMAGE TO WORK OR MATERIALS UNTIL FINAL ACCEPTANCE BY THE OWNER, AND SHALL MAKE GOOD WITHOUT COST TO THE OWNER, ANY DAMAGE OR LOSS THAT MAY OCCUR DURING THIS PERIOD.
- ARRANGE FOR TIMELY DELIVERY OF MATERIALS AND EQUIPMENT TO THE JOB SITE IN ORDER TO MINIMIZE THE LENGTH OF TIME BETWEEN DELIVERY AND INSTALLATION.
- COVER AND PROTECT ANY MATERIAL WHICH MAY BE AFFECTED BY THE WEATHER WHILE IN TRANSIT OR STORED AT THE PROJECT SITE. ANY MATERIAL FOUND DEFECTIVE OR NOT INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS MAY BE REJECTED BY THE ENGINEER.

F. CLEANUP

- KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS, OR RUBBISH CAUSED BY EMPLOYEES OR WORK UNDER THIS DIVISION OF THE SPECIFICATIONS. AT THE COMPLETION OF THE WORK REMOVE ALL SURPLUS MATERIALS, TOOLS, ETC., AND LEAVE THE PREMISES BROOM-CLEAN.

G. EXCAVATION, CUTTING, AND FITTING

- PERFORM ALL EXCAVATION AND BACK FILLING REQUIRED FOR WORK PERFORMED UNDER THIS DIVISION OF THE SPECIFICATIONS. USE EXCAVATED MATERIALS FOR BACKFILL UNLESS OFF-SITE MATERIALS ARE DEEMED NECESSARY.
- PERFORM THE EXCAVATION, CUTTING, FITTING, REPAIRING, AND FINISHING OF THE WORK NECESSARY FOR THE INSTALLATION OF THE EQUIPMENT OF THIS SECTION. HOWEVER, NO CUTTING OF THE WORK OF OTHER TRADES OR OF ANY STRUCTURAL MEMBERS SHALL BE DONE WITHOUT THE CONSENT OF THE ARCHITECT.

H. DRAWINGS

- THE DRAWINGS INDICATE THE GENERAL ARRANGEMENT AND LOCATIONS OF THE ELECTRICAL WORK DATA PRESENTED ON THESE DRAWINGS ARE AS ACCURATE AS PLANNING CAN DETERMINE, BUT FIELD VERIFICATION OF ALL DIMENSIONS, LOCATIONS, LEVELS, ETC., TO SUIT FIELD CONDITIONS IS REQUIRED. REVIEW ALL ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS AND ADJUST ALL WORK TO MEET THE REQUIREMENTS OF CONDITIONS SHOWN. THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ALL OTHER DRAWINGS. DISCREPANCIES BETWEEN DIFFERENT PLANS, OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR REGULATIONS AND CODES GOVERNING THE INSTALLATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING BEFORE THE DATE OF BID OPENING. IF DISCREPANCIES ARE NOT REPORTED, THE CONTRACTOR SHALL BID THE GREATER QUANTITY OR BETTER QUALITY, AND APPROPRIATE ADJUSTMENTS WILL BE MADE AFTER CONTRACT AWARD. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD MEASURE AND CONFIRM MOUNTING HEIGHTS AND LOCATION OF ELECTRICAL EQUIPMENT WITH RESPECT TO COUNTERS, RADIATION, ETC. DO NOT SCALE DISTANCES OFF THE ELECTRICAL DRAWINGS, USE ACTUAL BUILDING DIMENSIONS.

I. COOPERATION WITH OTHER CONTRACTORS

- COOPERATE WITH THE OTHER TRADES SO THAT THE INSTALLATION OF THE ELECTRICAL OUTLETS AND EQUIPMENT WILL BE PROPERLY COORDINATED. CONDUIT, LIGHTING FIXTURES, AND OTHER EQUIPMENT LOCATIONS SHALL BE VERIFIED WITH OTHER TRADES TO AVOID CONFLICT WITH THE PIPING, DUCTWORK, STEEL, BEAMS, OR OTHER OBSTRUCTIONS.
- CAREFULLY VERIFY THE LOCATIONS OF THE OUTLET BOXES AND DETERMINE THAT THEY HAVE NOT BEEN DISTURBED DURING THE INSTALLATION OF MATERIALS OF OTHER TRADES.
- COORDINATE THE LOCATION OF THE TRENCHES AND CONDUITS FOR ELECTRICAL AND TELEPHONE UTILITY SERVICES WITH THE GENERAL CONTRACTOR.
- COORDINATE HVAC AND PLUMBING EQUIPMENT CONNECTION REQUIREMENTS WITH HVAC AND PLUMBING CONTRACTORS.

J. RECORD DRAWINGS

- THE ELECTRICAL CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS AT THE JOB SITE FOR THE EXCLUSIVE PURPOSE OF MAINTAINING A RECORD OF ALL WORK INSTALLED AND TO SHOW ANY DEVIATIONS FROM THE WORK INDICATED ON THE DRAWINGS.
- AT THE COMPLETION OF THE PROJECT, ONE SET OF REPRODUCIBLE DRAWINGS, SHOWING ALL RECORD CONDITIONS, SHALL BE DELIVERED TO THE OWNER FOR ACCEPTANCE PRIOR TO FINAL PAYMENT.

PART II – PRODUCTS AND EXECUTION

A. MATERIALS

- ALL MATERIALS SHALL BE NEW AND OF QUALITY AS SPECIFIED ON THE PLANS OR SPECIFICATIONS AND MUST CARRY THE UNDERWRITER'S LABORATORIES APPROVAL COVERING THE PURPOSE FOR WHICH THEY ARE USED, IN ADDITION TO MEETING ALL REQUIREMENTS OF THE CURRENT APPLICABLE CODES AND REGULATIONS.

B. SHOP DRAWINGS AND APPROVALS

- THE ITEMS SPECIFIED HEREIN AND ON DRAWINGS ARE USED AS A STANDARD OF QUALITY. ANY MATERIALS OF EQUAL QUALITY AND AESTHETIC VALUE WILL BE GIVEN CONSIDERATION AS A SUBSTITUTE FOR THE MATERIALS SPECIFIED. NO APPROVAL WILL BE GIVEN TO A SPECIFIC CATALOG NUMBER, MODEL, OR TYPE OF EQUIPMENT, PRIOR TO BIDDING. AFTER BIDDING, THE DECISION OF THE ARCHITECT AND/OR ENGINEER DETERMINING EQUAL MATERIALS WILL BE FINAL.

- THE CONTRACTOR SHALL SUBMIT SEVEN (7) IDENTICAL BOUND SETS OF SHOP DRAWINGS ON THE FOLLOWING ITEMS:
A. LIGHTING FIXTURE CUTS AND PERFORMANCE DATA.
B. OUTLINE DRAWINGS AND DATA SHEETS OF EACH PANELBOARD, LOAD CENTERS, AND DISTRIBUTION PANELS.
C. OUTLINE DRAWINGS OF ALL SWITCH GEAR COMPONENTS.
D. WIRING DEVICES AND COVER PLATES.
E. ALL CIRCUIT BREAKERS INSTALLED IN PANELBOARDS, LOAD CENTERS, AND DISTRIBUTION PANELS.
SUBMIT ITEMS AT ONE TIME IN A NEAT AND ORDERLY MANNER WITHIN 15 DAYS OF AWARD OF CONTRACT. PARTIAL SUBMITTALS WILL NOT BE ACCEPTABLE.

C. SYSTEM GROUNDING

- GROUNDING SHALL COMPLY WITH REQUIREMENTS OF ARTICLE 250. ALL EXPOSED NONCURRENT CARRYING METALLIC PARTS OF ELECTRICAL EQUIPMENT, METALLIC RACEWAY SYSTEMS, METALLIC CABLE ARMOR, GROUNDING CONDUCTOR OF NONMETALLIC SHEATHED CABLES, GROUNDING CONDUCTOR IN NONMETALLIC RACEWAYS, AND GROUNDED CONDUCTORS OF THE WIRING SYSTEM SHALL BE GROUNDED.
- GROUNDING CONDUCTOR (NEUTRAL) OF THE WIRING SYSTEM SHALL BE CONNECTED TO THE SYSTEM GROUNDING CONDUCTOR AT A SINGLE PLACE IN EACH SYSTEM BY REMOVABLE BONDING JUMPERS, SIZED ACCORDING TO THE APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE. THE GROUNDED CONDUCTOR (NEUTRAL) TO THE GROUNDING CONDUCTOR CONNECTION SHALL BE LOCATED IN THE ENCLOSURE FOR THE SYSTEM'S OVERCURRENT PROTECTION OR WHERE OTHERWISE INDICATED ON THE PLANS OR SPECIFICATIONS.
- A GROUND BUS SEPARATE FROM THE NEUTRAL BUS SHALL BE PROVIDED IN ALL DISTRIBUTION PANELS AND PANELBOARDS. PROPER TORQUE ON GROUND BUS SHALL BE VERIFIED, PER MANUFACTURER'S RECOMMENDATIONS, PRIOR TO ENERGIZING EQUIPMENT.
- GROUND BUSES AND NEUTRAL BUSES IN ALL DISTRIBUTION PANELS, LOAD CENTERS, PANELBOARDS, AND THOSE PROVIDED IN ANY EQUIPMENT SHALL BE ISOLATED EXCEPT WHERE REQUIRED TO BE CONNECTED AS SPECIFIED ABOVE FOR THE SERVICE ENTRANCE.
- WHEN INDICATED ON THE DRAWINGS, EQUIPMENT GROUNDING CONDUCTORS SHALL BE EXTENDED FROM THE GROUND BUS IN THE DISTRIBUTION EQUIPMENT TO THE RECEPTACLE, FIXTURE OR DEVICE LUGS WHERE THEY ARE PROVIDED. WHERE LUGS ARE NOT PROVIDED, EQUIPMENT GROUNDING CONDUCTORS SHALL BE CONNECTED TO EQUIPMENT ENCLOSURES. THE CONNECTIONS SHALL BE ARRANGED SUCH THAT THE REMOVAL OF THE RECEPTACLE, EQUIPMENT GROUND CONDUCTORS, OR GROUND JUMPERS FROM GROUND BUSING SHALL NOT AFFECT THE GROUND SYSTEM.
- RACEWAYS MAY NOT BE USED AS A GROUNDING CONDUCTOR FOR POWER AND LIGHTING CIRCUITS. ALL CONDUIT SHALL HAVE SEPARATE CODE SIZED GREEN GROUND WIRE INSTALLED IN THE CONDUIT TO INSURE A CONTINUOUS GROUNDING PATH.
- IN INACCESSIBLE LOCATIONS, MAKE CONNECTIONS BY EXOTHERMIC WELD PROCESS.
- IN ACCESSIBLE LOCATIONS, CONNECTIONS SHALL BE MADE WITH BOLTED THROUGH, APPROVED SOLDERLESS BRONZE GROUNDING DEVICES.

D. WIRE

- CONDUCTOR SIZES SHOWN ON THE DRAWINGS ARE BASED ON COPPER WIRE. UNLESS OTHERWISE SPECIFIED, ALL WIRE SHALL BE TYPE XHHW OR SE FOR FEEDERS OR BRANCH CIRCUITS LARGER THAN 4 AWG, TYPE THHN/THWN INSULATION FOR FEEDERS AND BRANCH CIRCUITS 4 AWG AND SMALLER. ALL BRANCH CIRCUIT WIRING SHALL BE COPPER.
- ALUMINUM CONDUCTORS MAY BE UTILIZED FOR SERVICE ENTRANCE AND PANEL FEEDERS. CONDUCTORS SHALL BE ALUMINUM ALLOW AA-8000 SERIES.
- THE WIRES SHALL BE MARKED WITH COLOR TO SIMPLIFY CIRCUIT IDENTIFICATION. UNLESS OTHERWISE REQUIRED BY LOCAL ORDINANCES GROUND WIRES SHALL BE GREEN, NEUTRAL WIRES SHALL BE 120V-WHITE, AND LIVE WIRES 208Y/120V AND 120/240 SHALL BE BLACK (PHASE A), RED (PHASE B), AND BLUE (PHASE C). CIRCUIT SHALL BE LABELED IN EACH J-BOX.
- ALL CONDUCTORS SHALL BE RATED 600 VOLT.
- SPLICES IN EXTERIOR PULL BOXES AND MANHOLES SHALL BE WEATHERPROOF USING "SCOTCHCAST" SPlice KIT OR APPROVED EQUAL. SEAL ENDS OF CONDUITS AND DUCTS WITH "DUCTISEAL" OR APPROVED EQUAL.
- PROVIDE SOLID CONDUCTOR FOR 12 AWG AND SMALLER.
- NO WIRE SHALL BE INSTALLED IN THE CONDUIT SYSTEM UNTIL THE CONDUIT SYSTEM IS COMPLETE. USE MINERALAC NO. 100 OR EQUIVALENT AS A LUBRICANT TO FACILITATE THE INSTALLATION OF THE CONDUCTORS IN THE CONDUIT SYSTEM.
- MC CABLE WITH COPPER CONDUCTORS AND GROUND WIRE MAY BE USED WHERE PERMITTED.

E. CONDUIT

- ALL WIRING SHALL BE INSTALLED IN LISTED METALLIC CONDUIT EXCEPT AS PERMITTED IN OTHER SECTIONS. RGS, WITH A 20 MIL PVC COATING WILL BE USED WHEN IN CONTACT WITH EARTH. IMC MAY BE USED IN INDOOR LOCATIONS NOT IN CONTACT WITH THE EARTH. EMT MAY BE USED IN INDOOR LOCATIONS NOT IN CONTACT WITH EARTH, NOT IN CONCRETE SLABS OR WALLS AND NOT SUBJECT TO DAMAGE. PVC MAY BE USED IN OR BELOW CONCRETE AND DIRECT BURIED IN EARTH. FLEXIBLE STEEL CONDUIT SHALL BE USED FOR INDOOR FINAL CONNECTIONS TO EQUIPMENT IN LENGTHS NOT TO EXCEED 72". LIQUID-TIGHT FLEXIBLE STEEL CONDUIT SHALL BE FOR OUTDOOR FINAL CONNECTIONS TO EQUIPMENT NOT TO EXCEED 48".
- WHERE CONDUIT ENTERS OUTLET BOXES, FIXTURES OR CABINETS, FIRMLY FASTEN WITH STEEL SET SCREW, COMPRESSION CONNCTORS, OR DOUBLE LOCKWALTS FOR GRG. ALL CONNECTIONS SHALL HAVE BUSHINGS OR INSULATED THROAT CONNECTORS. FIRMLY FASTEN CONDUIT TO THE BUILDING CONSTRUCTION. RUN EXPOSED CONDUIT PARALLEL TO THE BUILDING LINES, SUPPORTED BY APPROPRIATE HANGERS (UNISTRUT, T & B OR APPLETON, OR EQUAL).
- COVER METALLIC CONDUIT IN CONTACT WITH EARTH WITH POLYETHYLENE TAPED SPIRAL WRAPPED, 1/2 LAPPED TO PROVIDE 20 MIL THICKNESS. TAPE SHALL BE SCOTCH NO. 50 TAPE. CONDUIT AND DUCTS NOT UNDER BUILDINGS AND FEEDER DUCTS SHALL BE INSTALLED PER N.E.C. 300-5. MAKE JOINTS WITH COMPOUND TO BE WATERTIGHT.
- SCHEDULE 40 PVC CONDUIT SHALL BE PERMITTED UNDERGROUND WITH PROPER FITTINGS. ALL UL APPROVED AND CEMENTED JOINTS. PENETRATIONS THROUGH FLOOR SLABS AND BENDS GREATER THAN 22" SHALL BE WRAPPED RIGID GALVANIZED STEEL ELBOWS.
- FITTINGS AND CONDUIT BODIES SHALL BE STEEL. DIECAST FITTINGS ARE NOT ACCEPTABLE.
- CONDUIT SIZES SHALL BE AS REQUIRED BY CODE AND AS INDICATED OR SPECIFIED.
- ALL EMPTY CONDUIT SYSTEMS SHALL HAVE A 200 LB. TEST NYLON PULL STRING TO FACILITATE INSTALLATION OF FUTURE WIRING.
- WIRING, CONDUITS, AND OUTLETS SHALL BE CONCEALED WITH THE BUILDING STRUCTURE, EXCEPT THAT CERTAIN MOTOR AND LIGHTING FEEDER CONDUITS MAY BE RUN EXPOSED IN CERTAIN AREAS AS INDICATED ON THE DRAWINGS.
- CONDUIT PENETRATION THROUGH ROOF SHALL HAVE ROOF FLASHING WITH CAULK TYPE COUNTER FLASHING SLEEVE. INSTALLATION SHALL BE WATERTIGHT.
- CONDUITS SHALL BE ROUTED PARALLEL AND PERPENDICULAR TO THE STRUCTURE.

F. OUTLET, PULL, AND JUNCTION BOXES

- ALL JUNCTION AND OUTLET BOXES CONCEALED IN WALLS SHALL BE STEEL.
- BOXES INSTALLED IN POURED CEMENT FLOORS SHALL BE FLUSH TYPE CAST IRON OR STEEL WITH WATERTIGHT GASKETED COVERS. WHERE BOXES ARE INSTALLED IN FLOORS WITH TILE OR CARPET FLOOR COVERING, COVERS SHALL BE OF THE RECESSED TYPE TO ACCOMMODATE THE FLOOR COVERING.
- BOXES INSTALLED FOR THE ALARM, COMPUTER, AND SECURITY SYSTEM SHALL BE PROVIDED WITH APPROPRIATE COVER PLATES.
- BOXES FOR TELEPHONE, COMPUTER, T.V., FIRE ALARM, SECURITY, AND SIMILAR SYSTEMS SHALL BE MINIMUM 2-1/8" DEEP.

G. WIRING DEVICES (COMMERCIAL)

- WALL SWITCHES SHALL BE SPECIFICATION GRADE AC SILENT TYPE SWITCHES, 20A 120/277 VOLT.
- RECEPTACLES SHALL BE SPECIFICATION GRADE, DUPLEX TYPE, NEMAS-20R, 20 AMPERE, 120VOLT, GROUNDED TYPE. SPECIAL APPLICATION RECEPTACLES SHALL BE INDICATED ON PLANS. MOUNT WITH THE GROUND DOWN.
- DEVICE PLATES SHALL BE EQUAL TO SIERRA SMOOTH-LINE PLASTIC WALL PLATES. COLOR SHALL BE WHITE, UNLESS OTHERWISE NOTED.
- RECEPTACLES IN OUTDOOR AND HET LOCATIONS SHALL BE INSTALLED WITH A HINGED OUTLET COVER/ENCLOSURE CLEARLY MARKED AND U.L. LISTED SUITABLE FOR MET LOCATIONS WHILE IN USE, EQUAL TO TAYMAC SPECIFICATION GRADE.

H. SERVICE ENTRANCE SECTION

- THE SERVICE ENTRANCE EQUIPMENT SHALL BE AS INDICATED ON THE DRAWINGS. EQUIPMENT SHALL CARRY THE U.L. LABEL AND SHALL CONFORM TO THE POWER COMPANY REGULATIONS.
- SERVICE ENTRANCE EQUIPMENT SHALL BE PROVIDED WITH A FULLY RATED COPPER OR ALUMINUM BUS. HORIZONTALLY-TAPERED BUSSING SHALL NOT BE ALLOWED.

I. DISTRIBUTION PANELS

- DISTRIBUTION PANELS SHALL BE PROVIDED WITH FULLY RATED COPPER OR ALUMINUM BUS. HORIZONTAL TAPERED BUSSING SHALL NOT BE ALLOWED

- ACCEPTABLE MANUFACTURERS – CUTLER HAMMER, SIEMENS, SQUARE D OR GENERAL ELECTRIC
- FACTORY ASSEMBLED DEAD FRONT, METAL ENCLOSED, AND SELF-SUPPORTING SWITCH BOARD ASSEMBLY CONFORMING T NEMA PB 2 AND UL 891, AND COMPLETE FROM INCOMING LINE TERMINALS TO LOAD SIDE TERMINATIONS.
- LINE AND LOAD TERMINATIONS: ACCESSIBLE FROM FRONT ONLY OF THE SWITCH BOARD. SUITABLE FOR CONDUCTOR MATERIALS AND NUMBER OF CONDUCTORS USED.
- BUS CONNECTIONS: BOLTED, ACCESSIBLE FROM FRONT FOR MAINTENANCE. PROVIDE BELLEVILLE WASHERS FOR PROPERLY TORQUE ALL CONNECTIONS
- PROVIDE FULLY-RATED NEUTRAL BUS AND FULLY RATED GROUND BUS MATCHING MATERIAL USED FOR MAIN BUS.
- FUTURE PROVISIONS: FULLY EQUIP SPACES FOR FUTURE DEVICES WITH BUSSING AND BUS CONNECTIONS SUITABLY INSULATED AND BRACED FOR SHORT CIRCUIT CURRENTS. CONTINUOUS CURRENT RATING AS INDICATED ON DRAWINGS OR MANUFACTURER'S RATING.
- ALL CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE.

J. PANEL BOARDS

- CIRCUIT BREAKER TYPE AS INDICATED ON DRAWINGS. UNLESS INDICATED OTHERWISE, ALL PANELS SHALL HAVE PANEL BOARD TYPE CONSTRUCTION WITH BOLT-ON CIRCUIT BREAKERS FOR 3Ø PANELS.
- MANUFACTURERS SHALL BE GENERAL ELECTRIC, SQUARE D, SIEMENS, CUTLER-HAMMER WITH VOLTAGE, SIZES, AND RATINGS AS INDICATED ON DRAWINGS.
- THE CIRCUIT BREAKERS SHALL BE OPERABLE IN ANY POSITION AND BE REMOVABLE FROM THE FRONT OF THE PANEL BOARD WITHOUT DISTURBING THE ADJACENT UNITS. BRANCH BREAKERS SHALL BE OF SUCH DESIGN THAT COMBINATION OF SINGLE-POLE, DOUBLE-POLE, AND THREE-POLE BREAKERS CAN BE ASSEMBLED ON THE SAME PANEL. EACH BRANCH CIRCUIT SHALL BE CLEARLY NUMBERED. BRANCH AND MAIN TERMINALS SHALL BE OF THE SOLDERLESS TYPE. HANDLE TIES TO FORM MULTI-POLE BREAKERS NOT ACCEPTABLE.

K. LOAD CENTER

- CIRCUIT BREAKER TYPE AS INDICATED ON DRAWINGS. MANUFACTURERS SHALL BE GENERAL ELECTRIC, SQUARE D, SIEMENS, CUTLER-HAMMER/EATON WITH VOLTAGE, SIZES, AND RATINGS AS INDICATED ON DRAWINGS.
- THE CIRCUIT BREAKERS SHALL BE OPERABLE IN ANY POSITION AND BE REMOVABLE FROM THE FRONT OF THE PANEL BOARD WITHOUT DISTURBING THE ADJACENT UNITS. BRANCH BREAKERS SHALL BE OF SUCH DESIGN THAT COMBINATION OF SINGLE-POLE AND DOUBLE-POLE BREAKERS CAN BE ASSEMBLED ON THE SAME PANEL. EACH BRANCH CIRCUIT SHALL BE CLEARLY NUMBERED. BRANCH AND MAIN TERMINALS SHALL BE OF THE SOLDERLESS TYPE. HANDLE TIES TO FORM MULTI-POLE BREAKERS NOT ACCEPTABLE.
- A CIRCUIT BREAKERS SHALL BE PLUG-IN TYPE.
- WIRE TERMINATION FOR PANEL BOARDS AND CIRCUIT BREAKERS SHALL BE LISTED AS SUITABLE FOR 75 DEGREES C.
- PROVIDE A TYPEWRITTEN CIRCUIT INDEX BEHIND CLEAR PLASTIC COVER ON INSIDE OF DOOR. INFORMATION SHALL INCLUDE ROOM AND TYPE LOAD SERVED. ALL CIRCUIT BREAKERS SHALL BE IDENTIFIED, INCLUDING SPARES. INDEX CARD FRAME SHALL BE METAL, SECURED TO DOOR.
- PANEL BOARDS/LOAD CENTERS TO BE PROVIDED WITH COPPER BUSSING ONLY.

L. LIGHTING FIXTURES

- PROVIDE ALL LIGHTING FIXTURES, WIRED AND CONNECTED. THE DRAWINGS INDICATE THE FIXTURES FOR EACH LOCATION. PROVIDE LAMPS FOR ALL FIXTURES. THE LAMPS SHALL BE BY THE SAME MANUFACTURER. VERIFY CEILING CONSTRUCTION BEFORE ORDERING RECESSED UNITS. PROVIDE PLASTER FRAMES AND HANGERS AS REQUIRED. CEILING CONSTRUCTION, ARCHITECTURAL ACCESSORIES, VOLTAGE, AND BALLASTS TO MEET THE EXISTING CEILING CONDITION.

M. LIGHTING CONTROL

- FURNISH AND INSTALL TIME SWITCHES, PHOTOCELLS, CONTRACTORS AND FULL LIGHTING CONTROL SYSTEMS AS REQUIRED FOR LIGHTING CONTROLS INDICATED ON THE DRAWINGS.
- TIME SWITCHES SHALL BE EQUAL TO PARAGON, GENERAL ELECTRIC, TORK, OR INTERMATIC AND SHALL HAVE SIZE AND NUMBER OF POLES AS REQUIRED.
- PHOTOCELLS SHALL BE EQUAL TO TORK OR INTERMATIC WITH VOLTAGE AS INDICATED.

N. TELEPHONE AND CABLE TELEVISION SYSTEMS

- TELEPHONE WALL OUTLETS SHALL CONSIST OF STANDARD BOXES MOUNTED 18" ABOVE THE FLOOR UNLESS OTHERWISE INDICATED. PROVIDE A TERMINAL MOUNTING BOARD FOR THE INCOMING SERVICE CABLE.
- CABLE TELEVISION OUTLETS SHALL CONSIST OF STANDARD BOXES MOUNTED 18" ABOVE THE FLOOR UNLESS OTHERWISE INDICATED. PROVIDE A TERMINAL MOUNTING BOARD FOR THE INCOMING SERVICE CABLE.

O. GUARANTEE

- GUARANTEE ALL MATERIAL FURNISHED AND ALL WORKMANSHIP PERFORMED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK. ANY DEFECTS DEVELOPING WITHIN THIS PERIOD, TRACEABLE TO MATERIAL FURNISHED AS A PART OF THIS SECTION OR WORKMANSHIP PERFORMED HEREUNDER, SHALL BE MADE GOOD AT NO EXPENSE TO THE OWNER.

SYMBOLS LEGEND

NOTE: THIS IS A MASTER LEGEND AND NOT ALL SYMBOLS, ETC, ARE NECESSARILY USED ON THE DRAWINGS.

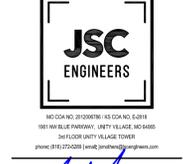
- | | |
|--|---|
| | FLUORESCENT OR LED FIXTURE (SEE SCHEDULE) |
| | FIXTURE WITH EMERGENCY BATTERY BALLAST UNIT |
| | SITE POLE MOUNT LIGHT FIXTURE |
| | WALL MOUNTED FIXTURE WITH EMERGENCY BATTERY BALLAST UNIT |
| | DOWNLIGHT FIXTURE |
| | WALL MOUNTED FIXTURE |
| | PENDANT MOUNTED FIXTURE |
| | WALL WASHER |
| | SINGLE FACE EXIT SIGN - UNIVERSAL MOUNTED |
| | SINGLE FACE EXIT SIGN W/ DIRECTIONAL ARROWS - UNIVERSAL MTD |
| | DOUBLE FACE EXIT SIGN W/ DIRECTIONAL ARROWS - UNIVERSAL MTD |
| | DUAL HEADED EMERGENCY UNIT |
| | COMBO DUAL HEADED EMERGENCY AND EXIT SIGN UNIT |
| | LETTER INDICATES LIGHT FIXTURE AS INDICATED ON FIXTURE SCHED |
| | SINGLE POLE SWITCH @ +48" UNLESS NOTED |
| | SWITCH BANK @ +48" UNLESS NOTED. LOWER CASE LETTER INDICATES FIXTURE CONTROLLED. |
| | 2 POLE SWITCH @ +48" UNLESS NOTED |
| | 3-WAY SWITCH @ +48" UNLESS NOTED |
| | 4-WAY SWITCH @ +48" UNLESS NOTED |
| | DIMMER SWITCH - SIZE AS REQUIRED @ +48" UNLESS NOTED |
| | 3-WAY DIMMER SWITCH - SIZE AS REQUIRED @ +48" UNLESS NOTED |
| | 3-WAY DIMMER SWITCH BANK @ +48" UNLESS NOTED. LOWER CASE LETTER INDICATES FIXTURE CONTROLLED. |
| | SWITCH SENSOR @ +48" UNLESS NOTED |
| | MANUAL MOTOR STARTER |
| | OCCUPANCY SENSOR |
| | WALL SWITCH WITH OCCUPANCY SENSOR. TWO BUTTON DIGITAL LOW VOLTAGE WALL SWITCH. PROVIDES ON/OFF/0-10V DIMMING. SWITCH @ +48" UNLESS NOTED. |
| | TWO BUTTON DIGITAL LOW VOLTAGE WALL SWITCH. PROVIDES ON/OFF/0-10V DIMMING. SWITCH @ +48" UNLESS NOTED. |
| | DUCT DETECTOR REMOTE TEST STATION - MOUNT AT 60" AFF |
| | LIGHTING CONTROLS POWER PACK |
| | LIGHTING CONTROLS PHOTOCELL |
| | FIRE SUPPRESSION FLOW SWITCH |
| | FIRE SUPPRESSION TAMPER SWITCH |
| | SPRINKLER ALARM NOTIFICATION HORN |
| | CAMERA |
| | SPEAKER |
| | TELEPHONE OUTLET @ +18" UNLESS NOTED |
| | DATA OUTLET @ +18" UNLESS NOTED |
| | COMBINATION TELEPHONE/DATA OUTLET @ +18" UNLESS NOTED |
| | TELEVISION OUTLET @ +18" UNLESS NOTED |
| | DUCT DETECTOR |
| | HEAT DETECTOR |
| | 120 VOLT SMOKE DETECTOR WITH SOUNDER BASE AND BATTERY BACKUP |
| | AUXILIARY SYSTEM TERMINAL CABINET |
| | SWITCHBOARD, MOTOR CONTROL CENTER OR DISTRIBUTION BOARD |
| | 120/208V., 3 PHASE, 4 WIRE PANELBOARD, UNO |
| | CARD READER. PROVIDE 2-GANG OUTLET BOX WITH SINGLE GANG RING AND 3/4" CONDUIT STUBBED UP IN WALL TO ABOVE ACCESSIBLE CEILING WITH BUSHING ON END OF CONDUIT @ 48" UNLESS NOTED OTHERWISE. |
| | GENERATOR |
| | TRANSFORMER |
| | MOTOR OUTLET |
| | DISCONNECT SWITCH - SIZE AND TYPE NOTED |
| | COMBINATION FUSED STARTER DISCONNECT SWITCH FUSE SIZE AS INDICATED, STARTER SIZE '1" |
| | MECHANICAL EQUIP. CONNECTION, SEE SCHED. ON MECH. PLAN |
| | JUNCTION BOX |
| | CONDUIT RUN CONCEALED IN WALL OR ABOVE CEILING |
| | CONDUIT RUN BELOW FLOOR OR GRADE |
| | SPECIAL HEAVY DUTY RECEPTACLE - SIZE AS NOTED. @ +18" UNLESS NOTED |
| | 1/2 SWITCHED RECEPTACLE @ +18" UNLESS NOTED |
| | FIRE RATED POKE THRU WITH TYPE INDICATED |
| | FLUSH FLOOR BOX WITH TYPE INDICATED |
| | SINGLE RECEPTACLE @ +18" UNLESS NOTED |
| | DUPLEX RECEPTACLE @ +18" UNLESS NOTED |
| | DOUBLE DUPLEX RECEPTACLE @ +18" UNLESS NOTED |
| | GFI DUPLEX RECEPTACLE |
| | FULL SWITCHED RECEPTACLE |
| | DUPLEX RECEPTACLE INSTALLED ABOVE COUNTERTOP |
| | DUPLEX RECEPTACLE WITH WEATHERPROOF COVERPLATE @ 18" UNLESS NOTED |
| | HOMERUN TO PANELBOARD, INFORMATION AT ARROWS ARE CIRCUIT NUMBERS AND PANELBOARD FOR TERMINATION. REFER TO ASSOCIATED NOTE FOR BRANCH CIRCUIT CONDUCTOR SIZES. |
| | INDICATES 1/2" CONDUIT CONCEALED IN CEILING OR WALL WITH (3) CONDUCTORS. (1) PHASE, (1) NEUTRAL AND (1) GROUND WIRE. ALL ARE #12 AWG UNLESS NOTED OTHERWISE. |
| | WHIP COUNT INDICATES NUMBER OF HOT CONDUCTORS |



Certificates of Authority
Architect No. 119 / 83 73
Engineering No. 4 / 83 341
Land Surveying No. 123 / 83 36

CLIENT
DAVID WARD
WARD DEVELOPMENT
1120 EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029
david@safetyminstorage.com

MEP ENGINEER



09-24-2021

LOT 10 LAKEWOOD
BUSINESS PARK
LOT 10 I-470 BUSINESS PARK
LEE'S SUMMIT, MO 64064

REVISIONS NO.	DATE / DESCRIPTION
1.	09.24.2021 (P) PHOTOMETRIC PLAN

PROJECT #: 21-049
ISSUE DATE: 06/11/2021
ISSUED FOR:

PERMIT

ELECTRICAL
SPECIFICATIONS AND
SYMBOLS

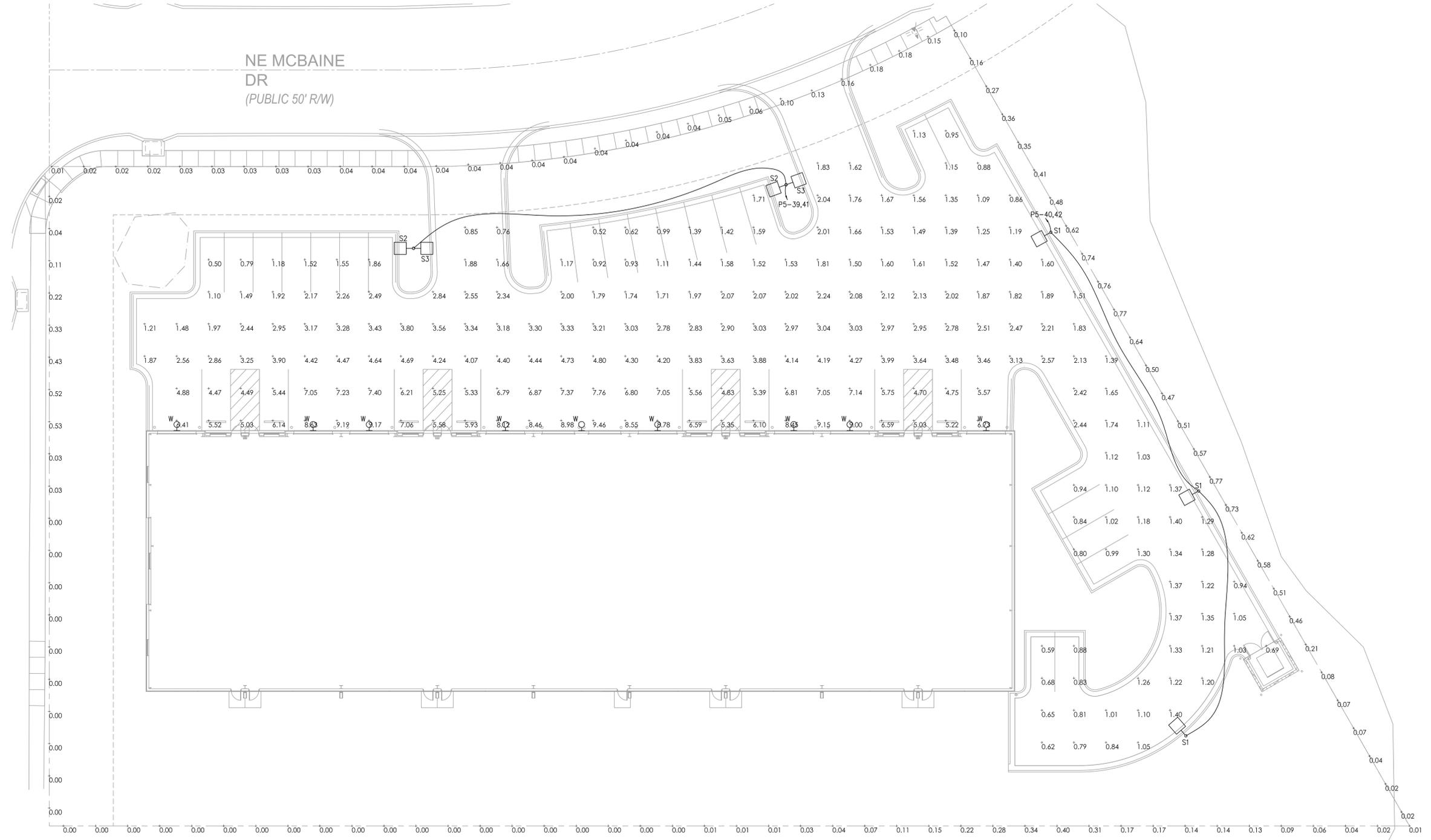
E-001

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE SECTION 2800 OF THE STREET LIGHTING OF KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION, CONSTRUCTION & MATERIAL SPECIFICATION, THE SECTION 5800 - STREET LIGHTING OF THE CITY OF LEE'S SUMMIT, MO DESIGN CRITERIA, AND ALL APPLICABLE LEE'S SUMMIT, MO SUPPLEMENTS.
- ALL ELECTRICAL/CONDUIT STREET CROSSINGS NEED TO BE BACKFILLED WITH AB-3 OR FLOWABLE FILL IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.

Tag	Description	LLF	Luminaire Lumens	Luminaire Watts
S1	DSX1 LED P2 40K T3M MVOLT HS (MH: 30'-0") - PROVIDE WITH PHOTOCELL	0.800	7002	70
S2	DSX1 LED P2 40K RCCO MVOLT (MH: 30'-0") - PROVIDE WITH PHOTOCELL	0.800	5429	70
S3	DSX1 LED P2 40K LCCO MVOLT (MH: 30'-0") - PROVIDE WITH PHOTOCELL	0.800	5429	70
W	WDGE3 LED P2 70CRI R4 40K (MH: 16'-0")	0.800	8779	59.2761

Label	Units	Avg	Max	Min	Max/Min
Parking_Lot	Fc	3.04	9.46	0.50	18.92
Property_Line	Fc	0.16	0.77	0.00	N.A.



PHOTOMETRIC PLAN

SCALE: 1/16" = 1'-0"

1



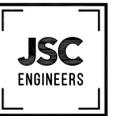
ENTIRE SHEET ADDED

Licenses of Authority
Architecture: MO 319 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

CLIENT

DAVID WARD
WARD DEVELOPMENT
1120 EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029
david@safelyministorage.com

MEP ENGINEER



MO CO. NO. 0000000000 / KS CO. NO. 000000
101 W. BLUE PAVEMENT, SAFETY VALLEY, MO 64085
JSC ENGINEERS, INC. (A DIVISION OF JSC GROUP, INC.)
PHONE: (816) 252-0208 | EMAIL: jsc@jscgroup.com



09-24-2021

**LOT 10 LAKEWOOD
BUSINESS PARK
LOT 10 I-470 BUSINESS PARK
LEE'S SUMMIT, MO 64064**

REVISIONS	NO.	DATE / DESCRIPTION
	1.	09.24.2021 (PHOTOMETRIC PLAN)

PROJECT #: 21-049
ISSUE DATE: 06/11/2021
ISSUED FOR: PERMIT

PHOTOMETRIC PLAN

E-002

