#### **GENERAL NOTES**

- 1. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE—CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969—1200.
- 2. ALL WORK IN PUBLIC EASEMENT AND RIGHT—OF—WAY SHALL BE INSTALLED PER THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT.
- 3. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL FEDERAL, STATE, AND LOCAL PERMITS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION.
- 4. ANY WORK ADJACENT TO OR CROSSING EXISTING STREETS REQUIRES PROPER TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCO)
- 5. THE CONTRACTOR SHALL NOT DISRUPT ANY OPERATIONS OF ADJACENT PROPERTIES DURING CONSTRUCTION. IF DISRUPTION IS NECESSARY TO FACILITATE CONSTRUCTION, CONTRACTOR IS TO CONTACT ENGINEER FOR COORDINATION.
- 6. ANY UNFORESEEN CONDITIONS, SITE DISCOVERIES, OR INTERACTION WITH ADJACENT PROPERTY OWNERS OR THE CITY SHALL BE BROUGHT UP WITH THE ENGINEER IMMEDIATELY FOR REMEDY AND DOCUMENTATION. ANY MODIFICATION TO THE PLANS MUST BE AUTHORIZED BY THE ENGINEER WHERE APPLICABLE.
- 7. THE CONTRACTOR SHALL BE REQUIRED TO DEMOLISH, REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, PAVEMENTS, AND FEATURES NECESSARY TO CONSTRUCT THE IMPROVEMENTS SHOWN HEREON. ANY WASTE MATERIALS GENERATED DURING CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH DISPOSAL.
- 8. THE CONTRACTOR SHALL PREVENT ANY TRASH, DEBRIS, OR LIQUID WASTES FROM BEING DISPOSED OF IN SANITARY SEWERS, STORM SEWERS, OR OPEN DRAINAGE SYSTEMS.
- 9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DAMAGE CAUSED TO OTHER PROPERTIES DURING CONSTRUCTION. IN THE EVENT OF DAMAGE TO ADJACENT PROPERTY, STRUCTURES, OR IMPROVEMENTS, THE CONTRACTOR SHALL REPAIR OR REPLACE SUCH DAMAGE TO THE PRECONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
- 10. CONTRACTORS AT THE SITE SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY FOR ALL ASPECTS OF WORK SHOWN HEREON.
- 11. ALL WORK AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON SHALL COMPLY WITH ALL REFERENCED STANDARDS, SPECIFICATIONS, AND PLAN NOTES.
- 12. ALL BUILDINGS ARE SHOWN AS A REFERENCE ONLY. ALL BUILDINGS SHALL BE LOCATED AND CONSTRUCTED PER THE ARCHITECTURAL DRAWINGS PREPARED BY OTHERS.
- 13. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES AFFECTED BY THE CONTRACT. ALL EXISTING UTILITIES INDICATED ON THESE PLANS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- 14. ANY AND ALL HAZARDS SHALL BE PROPERLY IDENTIFIED AND BARRICADED FROM ACCESS DURING ALL NON—CONSTRUCTION PERIODS. ALL EXCAVATIONS AND HAZARDOUS AREAS SHALL BE FENCED OFF OR OTHERWISE SECURED AS TO NOT PRESENT A HAZARD TO THE GENERAL PUBLIC, AT A MINIMUM AT THE END OF EACH WORKING DAY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
- 15. UNLESS SPECIFIED OTHERWISE, ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED BY THESE PLANS.
- 16. PRIVATE EROSION & SEDIMENT CONTROL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH NPDES SCHEDULE AND REQUIREMENTS. AFTER INSPECTIONS, PROVIDE THE CITY OF LEE'S SUMMIT WITH REPORTS AND DOCUMENTATION.
- 17. A RIGHT-OF-WAY PERMIT IS REQUIRED FROM THE CITY OF LEE'S SUMMIT PUBLIC WORKS DEPARTMENT FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- 18. WORKING HOURS SHALL BE FROM 7AM TO 7PM MONDAY THROUGH SATURDAY, WITH NO WORK ON SUNDAY WITHOUT PRIOR WRITTEN PERMISSION FROM THE CITY OF LEE'S SUMMIT.
- 19. CONTRACTOR SHALL PROVIDE ONE CHEMICALLY—TREATED PORTABLE TOILET FOR EVERY 20 EMPLOYEES ON THE JOB SITE.
- 20. FOLLOWING SUBSTANTIAL COMPLETION OF SITE/BUILDING IMPROVEMENTS, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO PERFORM A CHECKLIST OF SITE IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

#### **FEMA INFORMATION:**

THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS (SFHA) PER FEMA FIRM MAP 29095C0417G; EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

# FINAL DEVELOPMENT PLAN FOR GENESIS ACQUISITIONS, LLC WOODSPRING SUITES

1010 NW WARD RD LEE'S SUMMIT, MISSOURI 64086



VICINITY MAP

SECTION, 31-T48N-R31W

(1" = 2000')





#### **UTILITY CONTACTS**

 LOCATES: MISSOURI ONE CALL SYSTEM
 811/800-DIG-RITE

 WATER & SEWER: CITY OF LEE'S SUMMIT
 816-969-1900

 ELECTRIC: EVERGY
 816-652-1808

 GAS: SPIRE
 816-969-2266

 CABLE TV: COMCAST CABLEVISION TIME WARNER
 816-795-1100 816-358-8833

 TELEPHONE: SBC/AT&T
 800-464-7928

#### **LEGAL DESCRIPTION:**

ALL OF LOT 14, SUMMIT FAIR, SECOND PLAT LOTS 8, 10-14, AND TRACT C, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF

INSTRUMENT #2008E0085124, BOOK 122, PAGE 1

## LAND USE DATA

Total Lot Area: 116,305 SF (2.67 Ac) Impervious Area: 79,530 SF Pervious Area: 36,775 SF Building Total Floor Area: 50,470 SF Floor Area Ratio: 0.434 Number of Dwelling Units: 0

#### **PARKING CALCULATIONS**

Required Parking 1 Space / Room Hotel Rooms: 122 Stalls Required: 122 Stalls Provided: 123

118 Standard Stalls5 Accessible Stalls Including 2 Van Accessible

#### **OIL & GAS WELLS**

Per the Missouri Department of Natural Resources Well Database, there are no Active, Inactive or Capped Oil or Gas Wells Located on this Site.

#### **SHEET INDEX**

SITE CIVIL

CO01 COVER SHEET

CO51 EROSION CONTROL PLAN

C101 SITE PLAN

C102 GRADING PLAN

C103 UTILITY PLAN

C151 DRAINAGE MAP

C152 DRAINAGE CALCULATIONS

C201-C203 STORM PLAN / PROFILE

C301—C302 OFFSITE SANITARY PLAN / PROFILE C501—C505 DETAILS

S101 STRUCTURAL DETAILS

L100 LANDSCAPE PLAN
L200 IRRIGATION LIMITS PLAN

#### ARCHITECTURAL/MEP

SP1.2 TRASH ENCLOSURE & DETAILS

A1.1–1.5 FLOOR PLANS A2.1–A2.2 EXTERIOR ELEVATIONS

MECHANICAL NOTES, SCHEDULES, AND LEGENDS
 ELECTRICAL SITE PLAN

#### **CONTROL POINT INFORMATION:**

HORIZONTAL CONTROL<br/>CONTROL POINT 2CONTROL POINT 203N: 1007105.1106N: 1007550.6629E: 2818197.5298E: 2818255.9132

CONTROL POINT 204 CONTROL POINT 100
N: 1007041.2159 N: 1004966.9318
E: 2818586.9646 E: 2819225.0375

BENCHMARKS
BM-103 ELEV.=1010.16
N: 1004932.852
E: 2819278.2211

#### PREPARED & SUBMITTED BY:



4240 Philips Farm Road, Suite 101 Columbia, MO 65201

573.397.5476

weareown.com

FORMERLY ANDERSON ENGINEERING

#### GENESIS ACQUISITIONS, LLC

#### WOODSPRING SUITEES

1010 NW WARD ROAD LEE'S SUMMIT, JACKSON COUNTY, MO

	REVISIONS	
NO.	DESCRIPTION	DATE

#### DRAWING INFORMATION

PROJECT NO: 22CO10019

DRAWN BY: CVM

CHECK BY: TPW

ISSUED FOR: PERMIT

ISSUED DATE: 09/01/2023

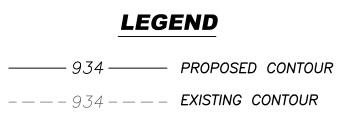
ISSUED BY: THOMAS P. WOOTEN LICENSE NO: E-2000150081

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SHEET TITLE

**COVER** 

SHEET NUMBER



——x——x—— SILT FENCE

INLET FILTER SOCKS

CONSTRUCTION ENTRANCE

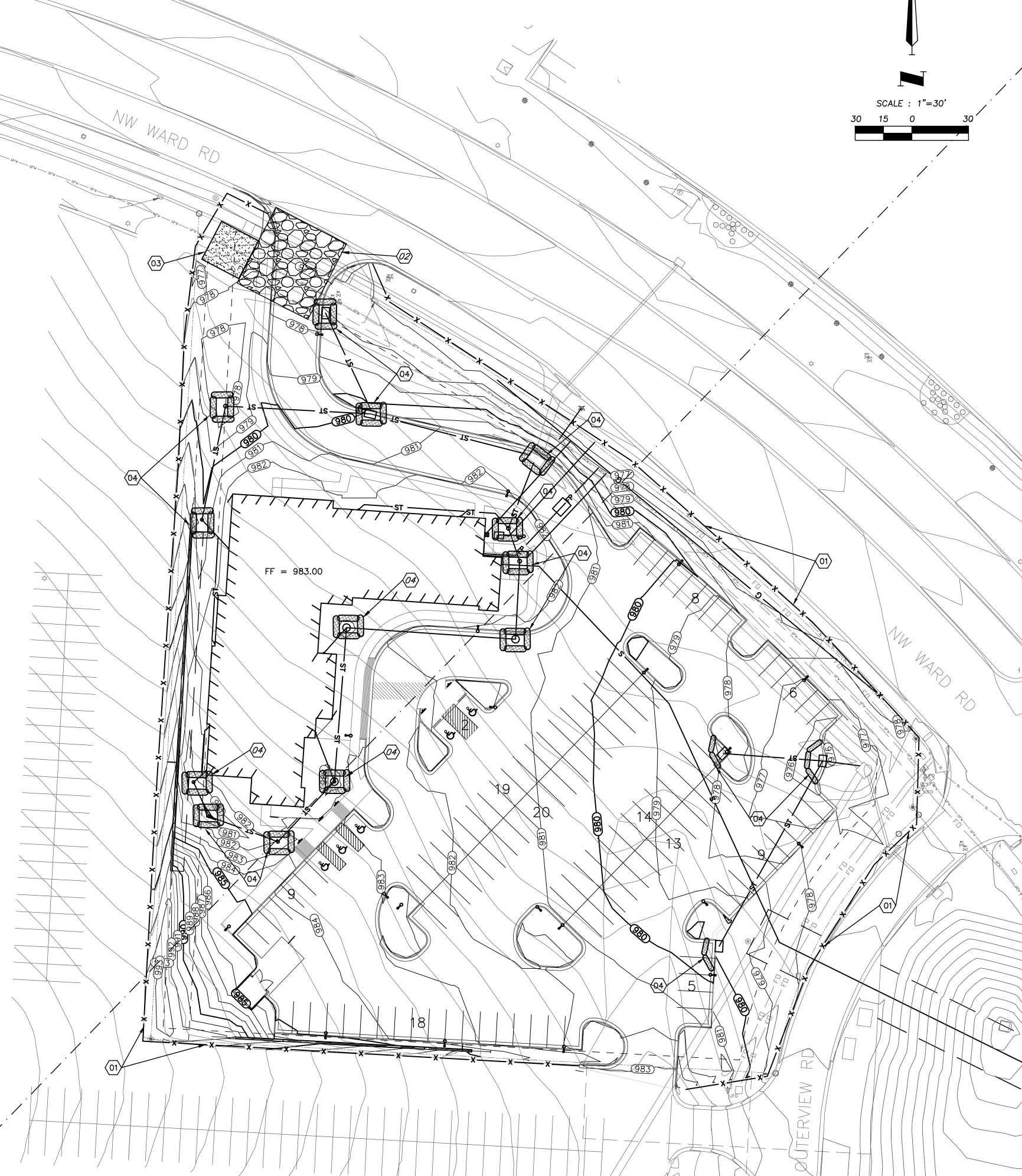
FINAL STABILIZATION SHALL BE PERFORMED IN COORDINATION

95)	PERFORMED IN COORDINATION WITH THE LANDSCAPE PLAN. TEMPORARY STABILIZATION SHALL BE PER GENERAL OPERATING PERMIT.	(O:

	<b>EROS</b>	ION/SEDIMENT CONTROL	L STAGING	CHART	
		SEE SHEET C505 FOR EROSION COM	NTROL DETAILS		
PROJECT STAGE	BMP PLAN REF NO.	BMP DESCRIPTION	REMOVE AFTER STAGE:	NOTES:	
A - PLACE BMP'S PRIOR TO PAVING/UTILITY		PERIMETER SILT FENCE	С	PLACE AS SHOWN ON PLAN.	
INSTALLATION.	(02)	CONSTRUCTION ENTRANCE & STAGING AREA	С	PLACE AS SHOWN ON PLAN.	
	<i>(03</i> )	CONCRETE WASH-OUT	С	PLACE AS SHOWN ON PLAN.	
B — AFTER UTILITY STORM SEWER CONSTRUCTION	(04)	STORM INLET PROTECTION	С	PLACE AS SHOWN ON PLAN.	
1 - /0/		FINAL SEEDING, SOD AND LANDSCAPING	N/A	SILT FENCING & INLET PROTECT MAY BE REMOVED ONCE SEED & SODDED AREAS ARE ESTABLISHED ON 80% OF SITE	

#### EROSION AND SEDIMENT CONTROL GENERAL NOTES

- 1. PRIOR TO LAND DISTURBANCE ACTIVITIES, THE CONTRACTOR SHALL:
- DELINEATE THE OUTER LIMITS OF ANY NATURAL STREAM CORRIDOR DESIGNATED WITH CONSTRUCTION FENCING.
   CONSTRUCT A STABILIZED ENTRANCE/PARKING/DELIVERY AREA.
- INSTALL PERIMETER CONTROLS AND REQUEST THE INSPECTION OF THE PRE—CONSTRUCTION EROSION AND SEDIMENT CONTROL MEASURES DESIGNATED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. LAND DISTURBANCE WORK SHALL NOT PROCEED UNTIL THERE IS A SATISFACTORY INSPECTION.
  IDENTIFY THE LIMITS OF CONSTRUCTION ON THE GROUND WITH EASILY RECOGNIZABLE INDICATIONS SUCH AS CONSTRUCTION STAKING, CONSTRUCTION FENCING, AND PLACEMENT OF PHYSICAL BARRIERS OR OTHER MEANS ACCEPTABLE TO THE CITY INSPECTOR AND IN CONFORMANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN.
- 2. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE KC-APWA SPECIFICATIONS SECTION 2150, INCLUDING BUT NOT LIMITED TO:
- THE CONTRACTOR SHALL SEED, MULCH, OR OTHERWISE STABILIZE ANY DISTURBED AREA WHERE THE LAND DISTURBANCE ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS.
- •THE CONTRACTOR SHALL PERFORM INSPECTIONS OF EROSION AND SEDIMENT CONTROL MEASURES AT THE FOLLOWING MINIMUM INTERVALS:
  - O DURING ACTIVE CONSTRUCTION PHASES AT LEAST ONCE PER WEEK
  - O DURING PERIODS OF INACTIVITY AT LEAST ONCE PER 14 DAYS
- O AFTER EACH RAINFALL EVENT OF ½ INCH OR MORE WITHIN 24 HOURS OF THE RAIN EVENT
  •THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG INCLUDING THE INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS AS TO THE EFFECTIVENESS OF THE EROSION AND SEDIMENT CONTROL MEASURES, ACTIONS NECESSARY TO CORRECT DEFICIENCIES, WHEN THE DEFICIENCIES WERE CORRECTED, AND THE SIGNATURE OF THE PERSON PERFORMING THE INSPECTION. THE INSPECTION LOG SHALL BE AVAILABLE FOR REVIEW BY THE REGULATORY AUTHORITY.
- •THE CONTRACTOR SHALL HAVE THE EROSION AND SEDIMENT CONTROL PLAN ROUTINELY UPDATED TO SHOW ALL CHANGES AND AMENDMENTS TO THE PLAN. A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE AND MADE AVAILABLE FOR REVIEW BY THE REGULATORY AUTHORITY.
- 3. UNLESS OTHERWISE NOTED IN THE PLANS, ALL SEEDING MUST CONFORM TO DIVISION II—CONSTRUCTION AND MATERIALS SPECIFICATION—SECTION 2150 PUBLISHED BY THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION DATED MAY 21, 2008. PERMANENT SEEDING SHALL BE INSTALLED AFTER COMPLETION OF FINAL GRADING EXCEPT WHEN SEEDING WILL OCCUR OUTSIDE OF THE ACCEPTABLE SEEDING SEASON AS SPECIFIED IN SECTION 2150. WHEN TEMPORARY SEEDING IS INSTALLED, PERMANENT SEEDING SHALL BE INSTALLED AT THE NEXT SEEDING SEASON. TEMPORARY SEEDING SHALL NOT BE USED AS A STABILIZATION MEASURE FOR A PERIOD EXCEEDING 12 MONTHS. THE PERMIT WILL NOT BE CLOSED UNTIL PERMANENT SEEDING HAS BEEN ESTABLISHED TO A MINIMUM OF 70% DENSITY OVER THE ENTIRE DISTURBED AREA.
- 4. THE CONTRACTOR SHALL MAINTAIN INSTALLED EROSION AND SEDIMENT CONTROL DEVICES IN A MANNER THAT PRESERVES THEIR EFFECTIVENESS FOR PREVENTING SEDIMENT FROM LEAVING THE SITE OR ENTERING A SENSITIVE AREA SUCH AS A NATURAL STREAM CORRIDOR, AREAS OF THE SITE INTENDED TO BE LEFT UNDISTURBED, A STORM SEWER, OR AN ON—SITE DRAINAGE CHANNEL.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL FOR THE DURATION OF A PROJECT. IF THE CITY DETERMINES THAT THE BMPS IN PLACE DO NOT PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL AT ANY TIME DURING THE PROJECT, THE CONTRACTOR SHALL INSTALL ADDITIONAL OR ALTERNATE MEASURES THAT PROVIDE EFFECTIVE CONTROL.
- 6. CONCRETE WASH OR RINSE WATER FROM CONCRETE MIXING EQUIPMENT, TOOLS AND/OR READY—MIX TRUCKS, TOOLS, ETC. MAY NOT BE DISCHARGED INTO OR BE ALLOWED TO RUN DIRECTLY INTO ANY EXISTING WATER BODY OR STORM INLET. ONE OR MORE LOCATIONS FOR CONCRETE WASH OUT WILL BE DESIGNATED ON SITE, SUCH THAT DISCHARGES DURING CONCRETE WASHOUT WILL BE CONTAINED IN A SMALL AREA WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE.
- 7. CHEMICALS OR MATERIALS CAPABLE OF CAUSING POLLUTION MAY ONLY BE STORED ONSITE IN THEIR ORIGINAL CONTAINER. MATERIALS STORED OUTSIDE MUST BE IN CLOSED AND SEALED WATER—PROOF CONTAINERS AND LOCATED OUTSIDE OF DRAINAGE WAYS OR AREAS SUBJECT TO FLOODING. LOCKS AND OTHER MEANS TO PREVENT OR REDUCE VANDALISM SHALL BE USED. SPILLS WILL BE REPORTED AS REQUIRED BY LAW AND IMMEDIATE ACTIONS TAKEN TO CONTAIN THEM.
- 8. SILT FENCES AND EROSION CONTROL BMPS WHICH ARE SHOWN ALONG THE BACK OF CURB MUST BE INSTALLED WITHIN TWO WEEKS OF CURB BACKFILL AND PRIOR TO PLACEMENT OF BASE ASPHALT. EXACT LOCATIONS OF THESE EROSION CONTROL METHODS MAY BE FIELD ADJUSTED TO MINIMIZE CONFLICTS WITH UTILITY CONSTRUCTION; HOWEVER, ANTICIPATED DISTURBANCE BY UTILITY CONSTRUCTION SHALL NOT DELAY INSTALLATION.
- 9. INTERIOR SILT FENCE AS NECESSARY DURING CONSTRUCTION. PORTIONS MAY BE LIMITED AS VEGETATION IS ESTABLISHED AND HARDSCAPE IS INSTALLED. ENTIRE LENGTH MAY BE INSTALLED AT THE CONTRACTOR'S OPTION TO AID IN STABILIZING SLOPES.
- 10. PRIVATE EROSION & SEDIMENT CONTROL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH NPDES SCHEDULE AND REQUIREMENTS. AFTER INSPECTIONS, PROVIDE THE CITY OF LEE'S SUMMIT WITH REPORTS AND DOCUMENTATION IF REQUESTED.





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#### GENESIS ACQUISITIONS, LLC

#### WOODSPRING SUITEES

1010 NW WARD ROAD LEE'S SUMMIT, JACKSON COUNTY, MO

		REVISIONS	}
	NO.	DESCRIPTION	DATE
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#### DRAWING INFORMATION

PROJECT NO: 22CO10019

DRAWN BY: CVM

ISSUED DATE: 09/01/2023

CHECK BY: TPW
ISSUED FOR: PERMIT



ISSUED BY: THOMAS P. WOOTEN LICENSE NO: E-2000150081

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SHEET TITLE

EROSION CONTROL PLAN

SHEET NUMBER





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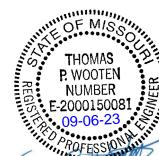
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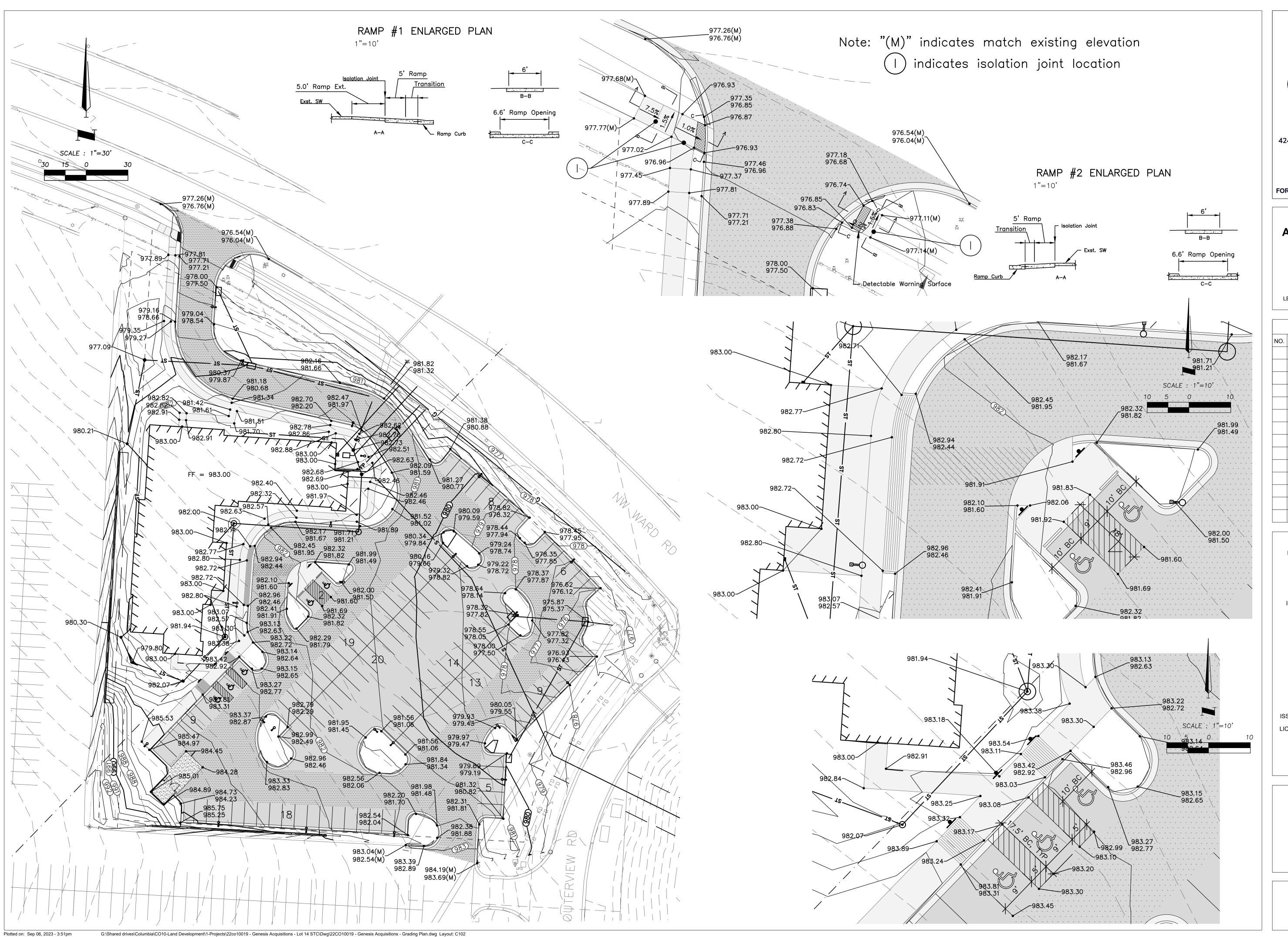
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SITE PLAN

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### WOODSPRING SUITEES

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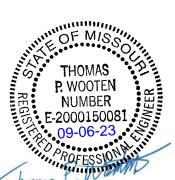
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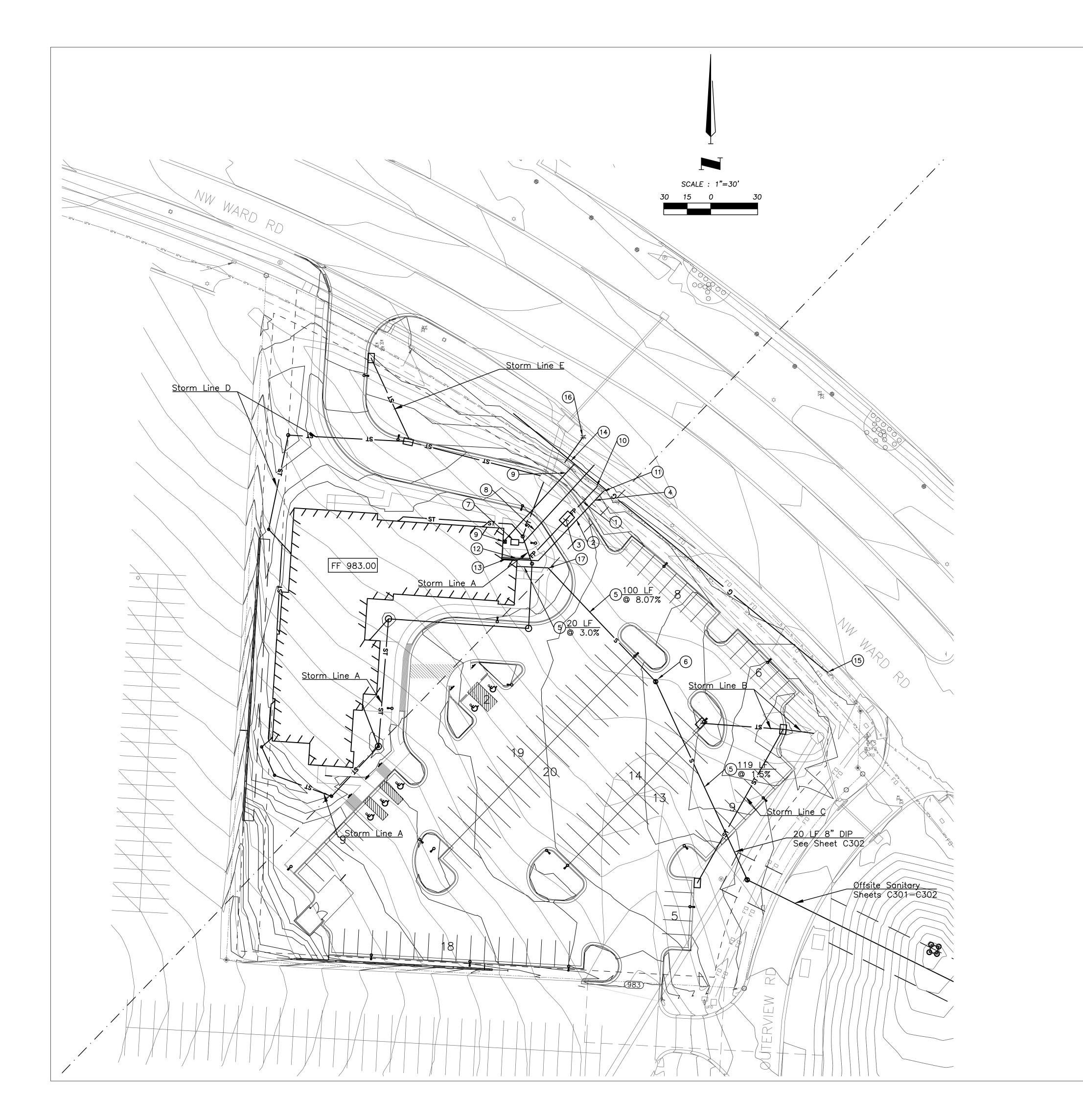
ISSUED BY: THOMAS P. WOOTEN
LICENSE NO: E-2000150081

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SHEET TITLE

GRADING PLAN

SHEET NUMBER



KEYED NOTES:

- 1) 6" C900 PVC Fire Protection Line
- 2 4" Domestic Water Service.
- 3 Precast Concrete Detector Check Vault C503
- 4 4" Domestic Water Meter Well  $\frac{2}{C502}$
- 5) 260 LF 8" SDR-26 PVC Sanitary Service Line. FL @ Building = 978.67 See MEP for Continuation
- 6 Sanitary Manhole A4. Rim 978.76, FLw = 970.00, FLse = 968.05
- 7 Proposed Transformer Location. Exact Placement per Evergy Approval
- 8 Schedule 40 Electric Line Conduit
- 9 Gas Service Line & Meter by Utility.
- 10 12"x6" Tapping Sleeve & Valve, Connect 6" Fire Line to 12" Water Main
- (11) 12"x4" Domestic Water Service Connection to 12" Water Main

3 C504

- (12) 6" C900 PVC Fire Protection Line, with Building Plans
- (13) 4" PVC Domestic Water Service, with Building Plans
- (14) Extend 6" Gas Main 260 LF
- (15) Connect to Existing 6" PL
- (16) New Fire Hydrant
- 17 45° Bend FL = 978.07



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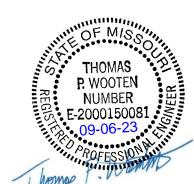
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ISSUED FOR: PERMIT ISSUED DATE: 09/01/2023



ISSUED BY: THOMAS P. WOOTEN LICENSE NO: E-2000150081

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SHEET TITLE

**UTILITY PLAN** 

SHEET NUMBER





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ISSUED DATE: 09/01/2023



ISSUED BY: THOMAS P. WOOTEN LICENSE NO: E-2000150081

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SHEET TITLE

DRAINAGE MAP

SHEET NUMBER

C151

Plotted on: Sep 06, 2023 - 2:03pm

#### Inlets - 10 Year

	Inlet	Peak Flow	Intercepted	Bypass	Inlet
Structure	Location	(cfs)	Flow (cfs)	Flow (cfs)	Efficiency %
Area Inlet A2	On Sag	0.60	0.60	N/A	100
Area Inlet A3	On Sag	0.06	0.06	N/A	100
Area Inlet A5	On Sag	0.18	0.18	N/A	100
Area Inlet A6	On Sag	0.18	0.18	N/A	100
Area Inlet A7	On Sag	0.24	0.24	N/A	100
Area Inlet A8	On Sag	0.36	0.36	N/A	100
Area Inlet A9	On Sag	0.54	0.54	N/A	100
Curb Inlet B2	On Sag	5.83	5.83	N/A	100
Curb Inlet B3	On Sag	2.80	2.80	N/A	100
Curb Inlet C1	On Sag	1.01	1.01	N/A	100
Curb Inlet D1	On Grade	0.36	0.30	0.06	83
Area Inlet D2	On Sag	0.60	0.60	N/A	100
Area Inlet D3	On Sag	0.71	0.71	N/A	100
Curb Inlet E1	On Grade	0.60	0.47	0.13	79

#### Inlets - 100 Year

	Inlet	Peak Flow	Intercepted	Bypass	Inlet
Structure	Location	(cfs)	Flow (cfs)	Flow (cfs)	Efficiency %
Area Inlet A2	On Sag	0.84	0.84	N/A	100
Area Inlet A3	On Sag	0.08	0.08	N/A	100
Area Inlet A5	On Sag	0.25	0.25	N/A	100
Area Inlet A6	On Sag	0.25	0.25	N/A	100
Area Inlet A7	On Sag	0.33	0.33	N/A	100
Area Inlet A8	On Sag	0.50	0.50	N/A	100
Area Inlet A9	On Sag	0.75	0.75	N/A	100
Curb Inlet B2	On Sag	8.19	8.19	N/A	100
Curb Inlet B3	On Sag	3.93	3.93	N/A	100
Curb Inlet C1	On Sag	1.42	1.42	N/A	100
Curb Inlet D1	On Grade	0.50	0.49	0.02	97
Area Inlet D2	On Sag	0.84	0.84	N/A	100
Area Inlet D3	On Sag	1.00	1.00	N/A	100
Curb Inlet E1	On Grade	0.84	0.80	0.04	95

#### **Basin Hydrology**

Drainage	Area		Тс	<b>I10</b>	Q10	I100	Q100	
Area	(acres)	С	(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	
DA A-2	0.10	0.81	5	7.35	0.60	10.32	0.84	
DA A-3	0.01	0.81	5	7.35	0.06	10.32	0.08	
DA A-5	0.03	0.81	5	7.35	0.18	10.32	0.25	
DA A-6	0.03	0.81	5	7.35	0.18	10.32	0.25	
DA A-7	0.04	0.81	5	7.35	0.24	10.32	0.33	
DA A-8	0.06	0.81	5	7.35	0.36	10.32	0.50	
DA A-9	0.09	0.81	5	7.35	0.54	10.32	0.75	
DA B-1	0.98	0.81	5	7.35	5.83	10.32	8.19	
DA B-2	0.47	0.81	5	7.35	2.80	10.32	3.93	
DA C-1	0.17	0.81	5	7.35	1.01	10.32	1.42	
DA D-1	0.06	0.81	5	7.35	0.36	10.32	0.50	
DA D-2	0.10	0.81	5	7.35	0.60	10.32	0.84	
DA D-3	0.12	0.81	5	7.35	0.71	10.32	1.00	
DA E-1	0.10	0.81	5	7.35	0.60	10.32	0.84	

#### Pipes - 10 Year

Upstream	Downstream	Length	Upstream	Slope	Diameter	Manning's	Total Flow	Velocity	Capacity	Flow Depth	Upstream	Upstream
Structure	Structure	(ft)	Invert	(%)	(in)	n	(cfs)	(ft/sec)	(cfs)	(ft)	Structure HGL	<b>Top Elevation</b>
Area Inlet A2	Existing JB A1	40.50	971.66	2.0000	12.000	0.0110	2.01	6.85	5.95	0.40	972.20	982.73
Area Inlet A3	Area Inlet A2	18.60	972.22	1.9400	12.000	0.0110	1.49	6.23	5.86	0.34	972.79	982.63
Junction A4	Area Inlet A3	41.25	972.96	1.3100	12.000	0.0110	1.44	5.36	4.82	0.37	973.54	981.21
Area Inlet A5	Junction A4	89.50	974.27	1.2400	12.000	0.0110	1.44	5.30	4.69	0.38	974.82	982.06
Area Inlet A6	Area Inlet A5	82.00	975.51	1.2700	12.000	0.0110	1.28	5.17	4.74	0.35	976.03	981.94
Area Inlet A7	Area Inlet A6	43.90	976.36	1.4800	12.000	0.0110	1.11	5.23	5.12	0.32	976.84	982.07
Area Inlet A8	Area Inlet A7	39.00	977.14	1.4900	12.000	0.0110	0.88	4.91	5.13	0.28	977.85	980.05
Area Inlet A9	Area Inlet A8	19.70	977.70	1.8300	12.000	0.0110	0.53	4.56	5.69	0.21	977.91	980.87
Curb Inlet B2	Existing JB B1	19.80	972.24	1.2200	18.000	0.0110	9.53	8.39	13.72	0.92	973.16	975.93
Curb Inlet B3	Curb Inlet B2	52.50	974.58	3.5000	12.000	0.0110	2.77	9.18	7.88	0.41	974.99	978.36
Curb Inlet C1	Curb Inlet B2	113.91	975.65	3.1600	12.000	0.0110	0.99	8.00	7.49	0.25	975.90	979.72
Curb Inlet D1	Existing JB A1	90.50	972.66	2.0700	12.000	0.0110	2.18	7.14	6.05	0.41	973.18	980.09
Area Inlet D2	Curb Inlet D1	76.50	974.40	2.0100	12.000	0.0110	1.29	6.11	5.97	0.32	974.79	977.32
Area Inlet D3	Area Inlet D2	61.40	977.35	4.4800	12.000	0.0110	0.71	7.53	8.91	0.19	977.54	982.41
Curb Inlet E1	Curb Inlet D1	58.30	974.81	3.3400	12.000	0.0110	0.58	7.13	7.70	0.18	975.00	978.07

### Pipes - 100 Year

Upstream	Downstream	Length	Upstream	Downstream	Slope	Diameter	Manning's	<b>Total Flow</b>	Velocity	Capacity	Flow Depth	Upstream	Upstream
Structure	Structure	(ft)	Invert	Invert	(%)	(in)	n	(cfs)	(ft/sec)	(cfs)	(ft)	Structure HGL	Top Elevation
Area Inlet A2	Existing JB A1	40.50	971.66	970.85	2.00	12	0.011	2.81	7.48	5.95	0.48	972.27	982.73
Area Inlet A3	Area Inlet A2	18.60	972.22	971.86	1.94	12	0.011	2.08	6.82	5.86	0.41	972.87	982.63
Junction A4	Area Inlet A3	41.25	972.96	972.42	1.31	12	0.011	2.01	5.87	4.82	0.45	973.62	981.21
Area Inlet A5	Junction A4	89.50	974.27	973.16	1.24	12	0.011	2.01	5.79	4.69	0.46	974.90	982.06
Area Inlet A6	Area Inlet A5	82.00	975.51	974.47	1.27	12	0.011	1.79	5.66	4.74	0.43	976.09	981.94
Area Inlet A7	Area Inlet A6	43.90	976.36	975.71	1.48	12	0.011	1.56	5.75	5.12	0.38	976.89	982.07
Area Inlet A8	Area Inlet A7	39.00	977.14	976.56	1.49	12	0.011	1.24	5.40	5.13	0.33	977.58	980.05
Area Inlet A9	Area Inlet A8	19.70	977.70	977.34	1.83	12	0.011	0.75	5.02	5.69	0.24	977.94	980.87
Curb Inlet B2	Existing JB B1	19.80	972.24	972.00	1.22	18	0.011	13.39	8.86	13.72	1.19	973.44	975.93
Curb Inlet B3	Curb Inlet B2	52.50	974.58	972.74	3.50	12	0.011	3.90	10.04	7.88	0.50	975.08	978.36
Curb Inlet C1	Curb Inlet B2	113.91	975.65	972.05	3.16	12	0.011	1.40	8.23	7.49	0.29	975.95	979.72
Curb Inlet D1	Existing JB A1	90.50	972.66	970.79	2.07	12	0.011	3.04	7.76	6.05	0.50	973.24	980.09
Area Inlet D2	Curb Inlet D1	76.50	974.40	972.86	2.01	12	0.011	1.81	6.71	5.97	0.38	974.83	977.32
Area Inlet D3	Area Inlet D2	61.40	977.35	974.60	4.48	12	0.011	1.00	7.86	8.91	0.22	977.58	982.41
Curb Inlet E1	Curb Inlet D1	58.30	974.81	972.86	3.34	12	0.011	0.78	7.70	7.70	0.21	975.03	978.07



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#### WOODSPRING SUITEES

1010 NW WARD ROAD LEE'S SUMMIT, JACKSON COUNTY, MO

	REVISIONS	
NO.	DESCRIPTION	DATE

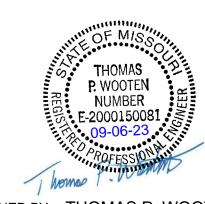
#### DRAWING INFORMATION

PROJECT NO: 22CO10019

DRAWN BY: CVM

ISSUED FOR: PERMIT
ISSUED DATE: 09/01/2023

CHECK BY: TPW



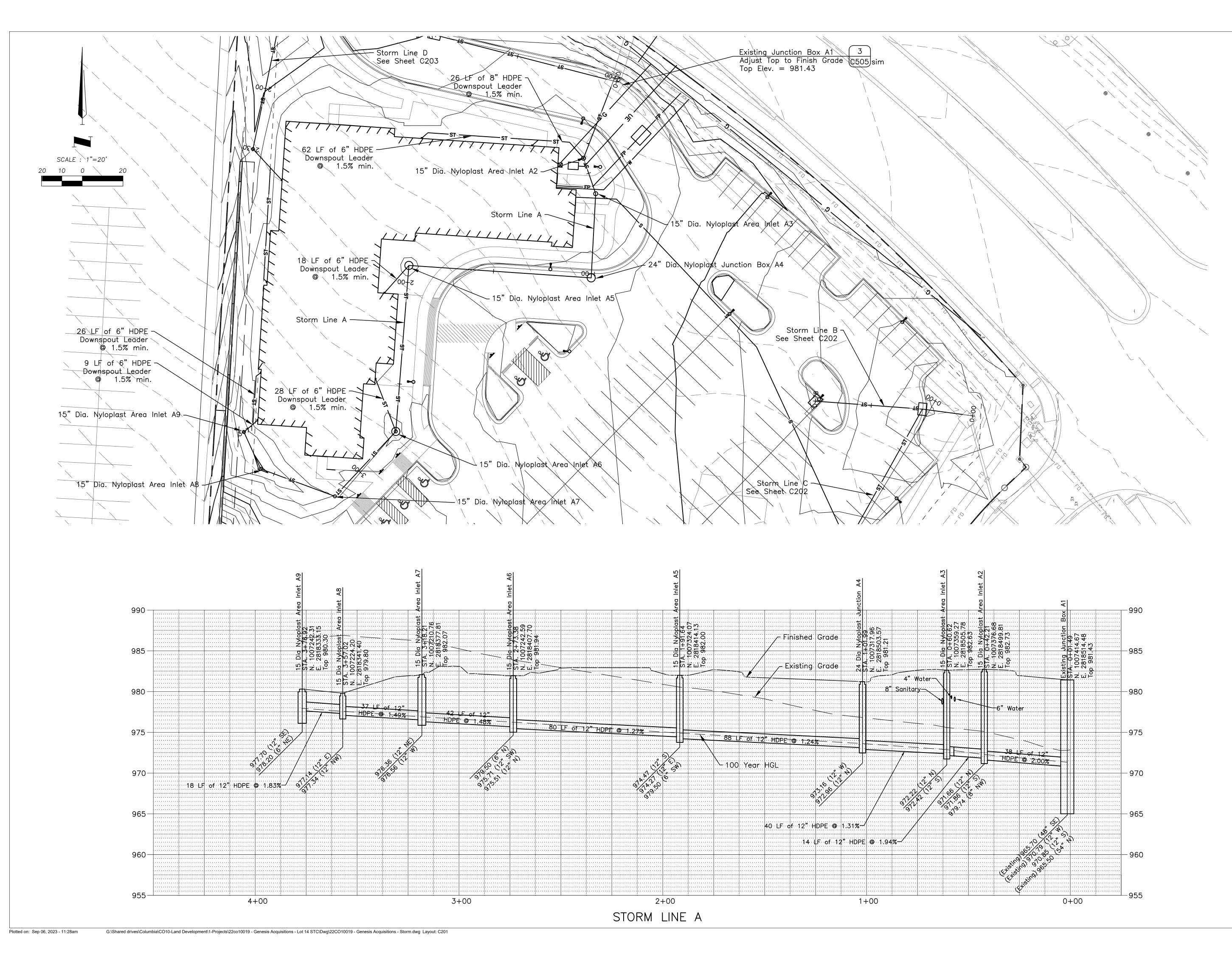
ISSUED BY: THOMAS P. WOOTEN LICENSE NO: E-2000150081

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SHEET TITLE

DRAINAGE CALCULATIONS

SHEET NUMBER





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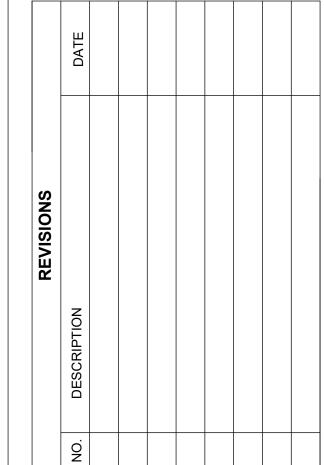
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#### WOODSPRING SUITEES

1010 NW WARD ROAD LEE'S SUMMIT, JACKSON COUNTY, MO



#### DRAWING INFORMATION

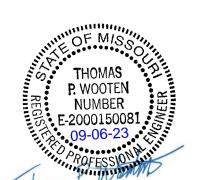
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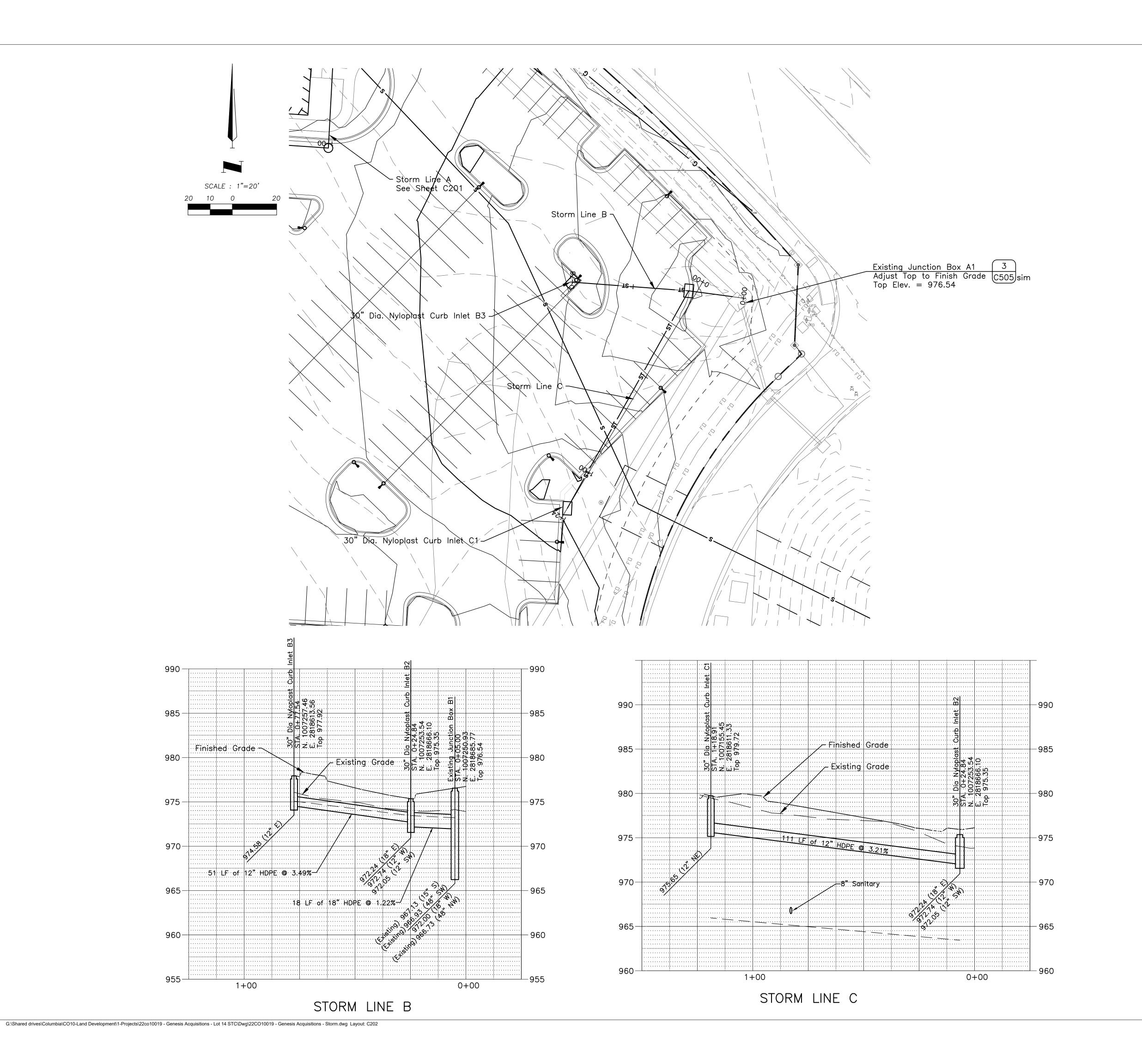
ISSUED FOR: PERMIT

ISSUED DATE: 09/01/2023



ISSUED BY: THOMAS P. WOOTEN LICENSE NO: E-2000150081

# STORM PLAN/PROFILE



Plotted on: Sep 06, 2023 - 3:13pm



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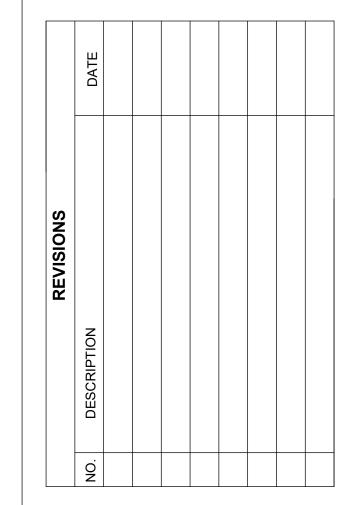
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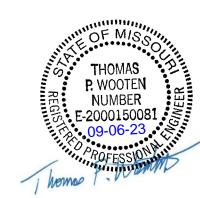
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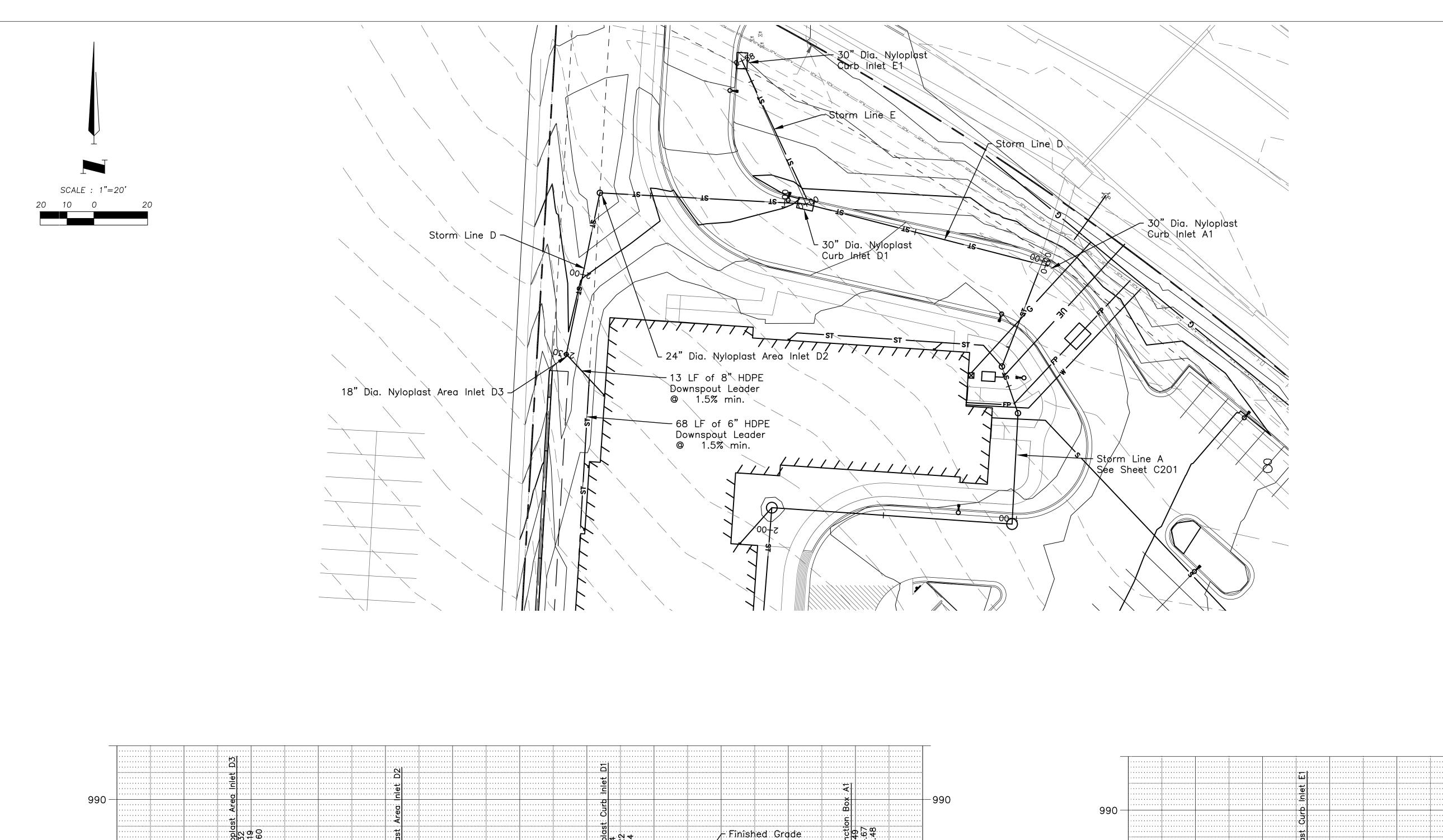
CHECK BY: TPW

ISSUED FOR: PERMIT
ISSUED DATE: 09/01/2023



ISSUED BY: THOMAS P. WOOTEN LICENSE NO: E-2000150081

## STORM PLAN/PROFILE

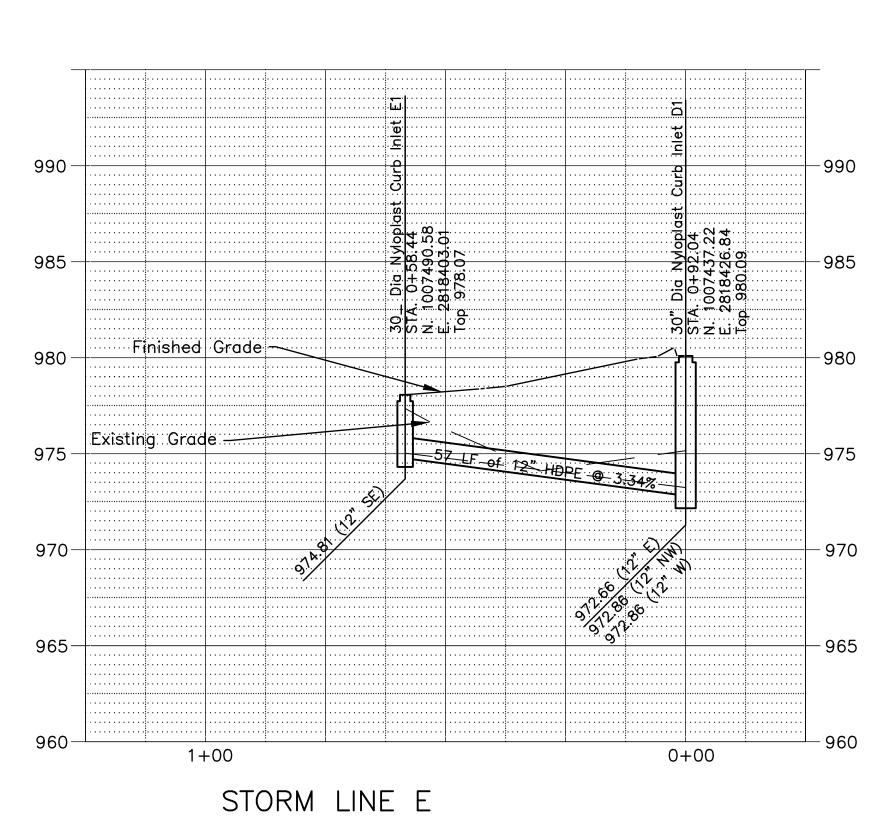


- Existing Grade

970

0+00

87 LF of 12" HDPE @ 2.07% -





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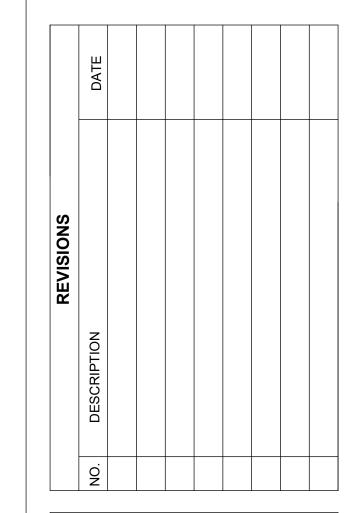
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ISSUED DATE: 09/01/2023



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STORM PLAN/PROFILE

C203

Plotted on: Sep 06, 2023 - 11:28am G:\Shared drives\Columbia\CO10-Land Development\1-Projects\22co10019 - Genesis Acquisitions - Lot 14 STC\Dwg\22CO10019 - Genesis Acquisitions - Storm.dwg Layout: C203

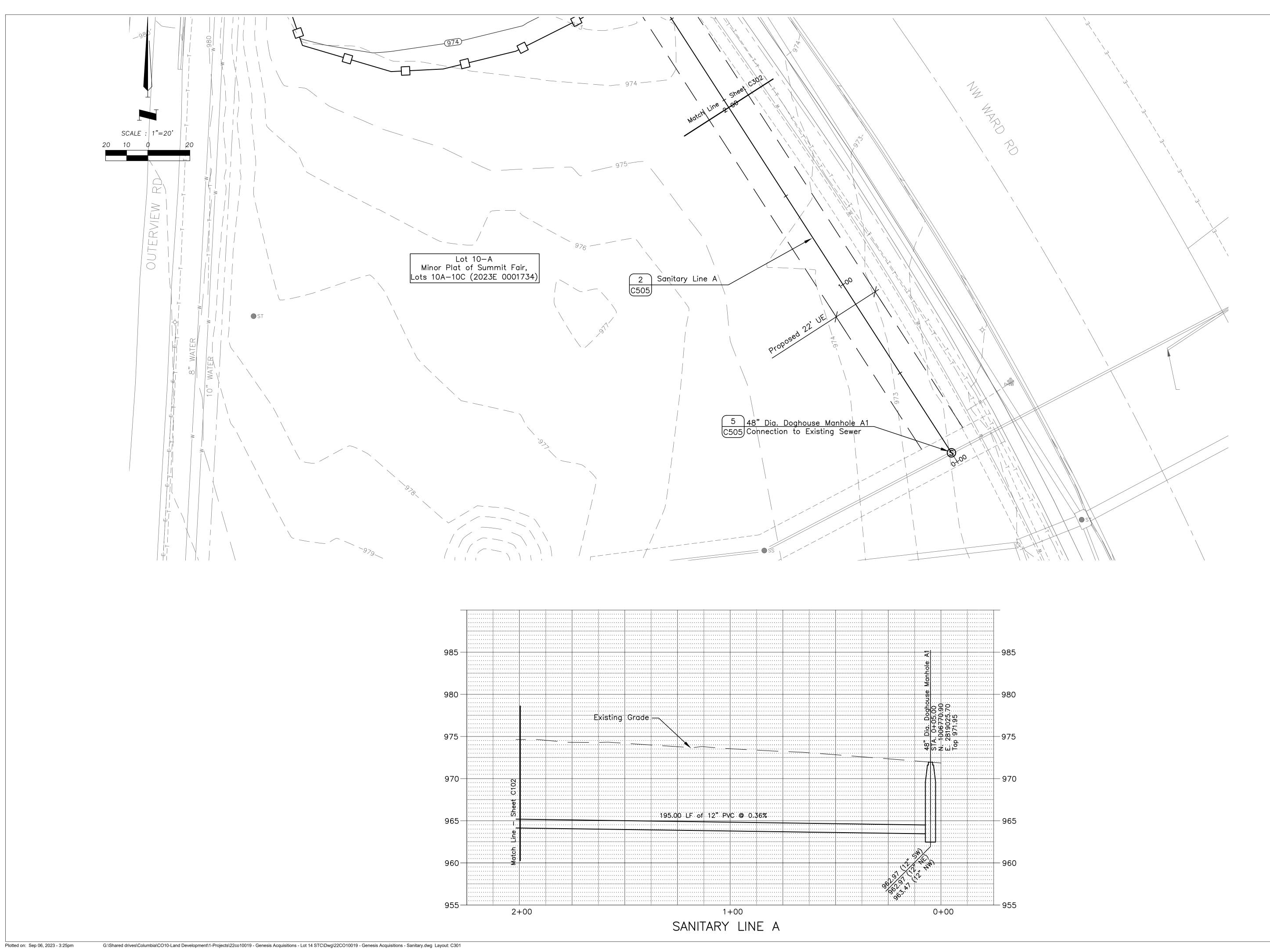
2+00

60\_LF of 12" HDPE @ 4.48%

970 —

75 LF of 12" HDPE @ 2.01%

STORM LINE D





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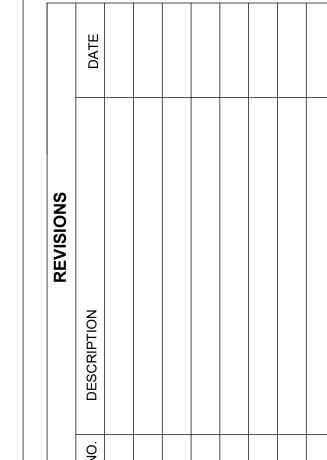
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#### DRAWING INFORMATION

PROJECT NO: 22CO10019

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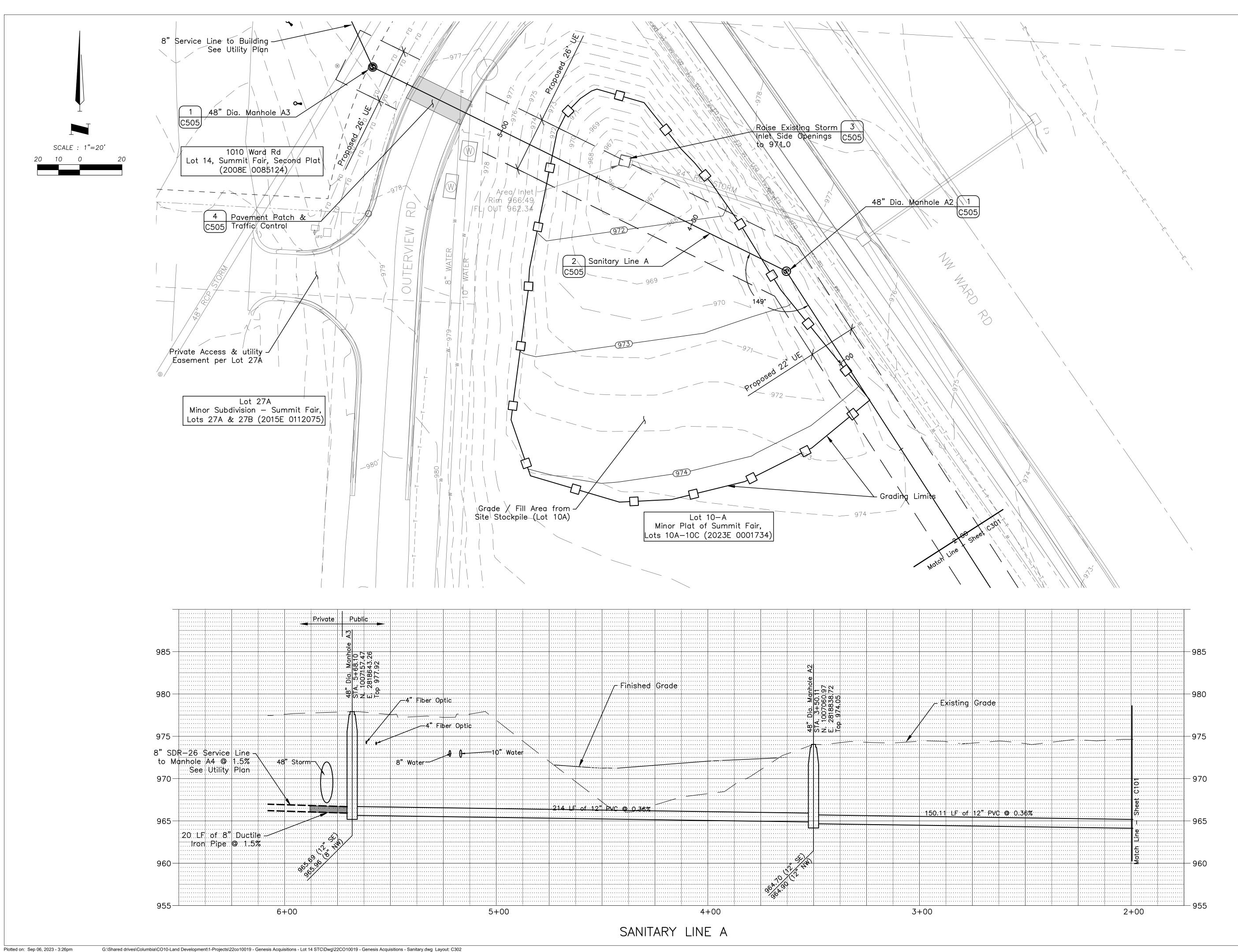
CHECK BY: TPW

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OFFSITE SANITARY PLAN/PROFILE





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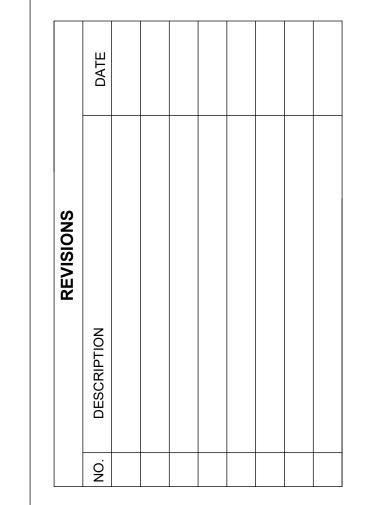
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#### **GENESIS ACQUISITIONS, LLC**

#### WOODSPRING **SUITEES**

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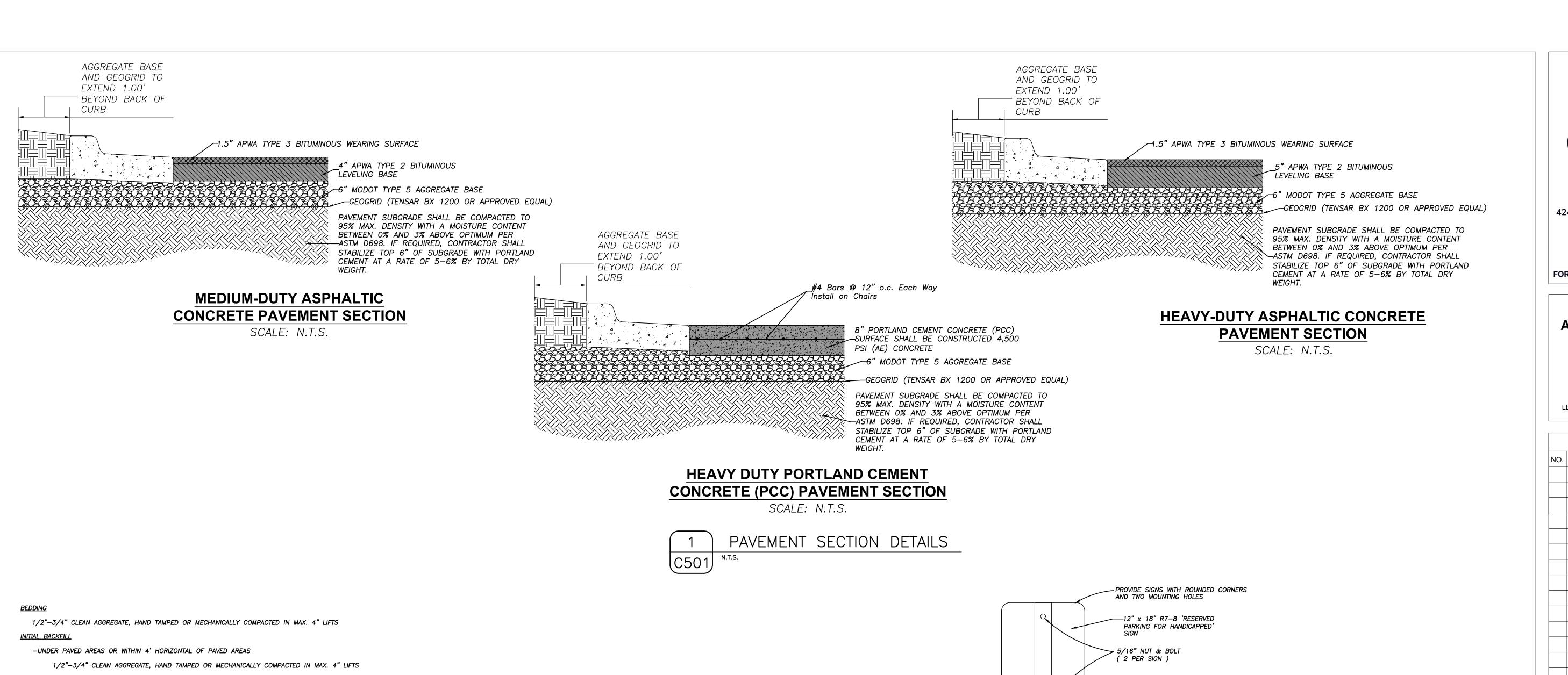
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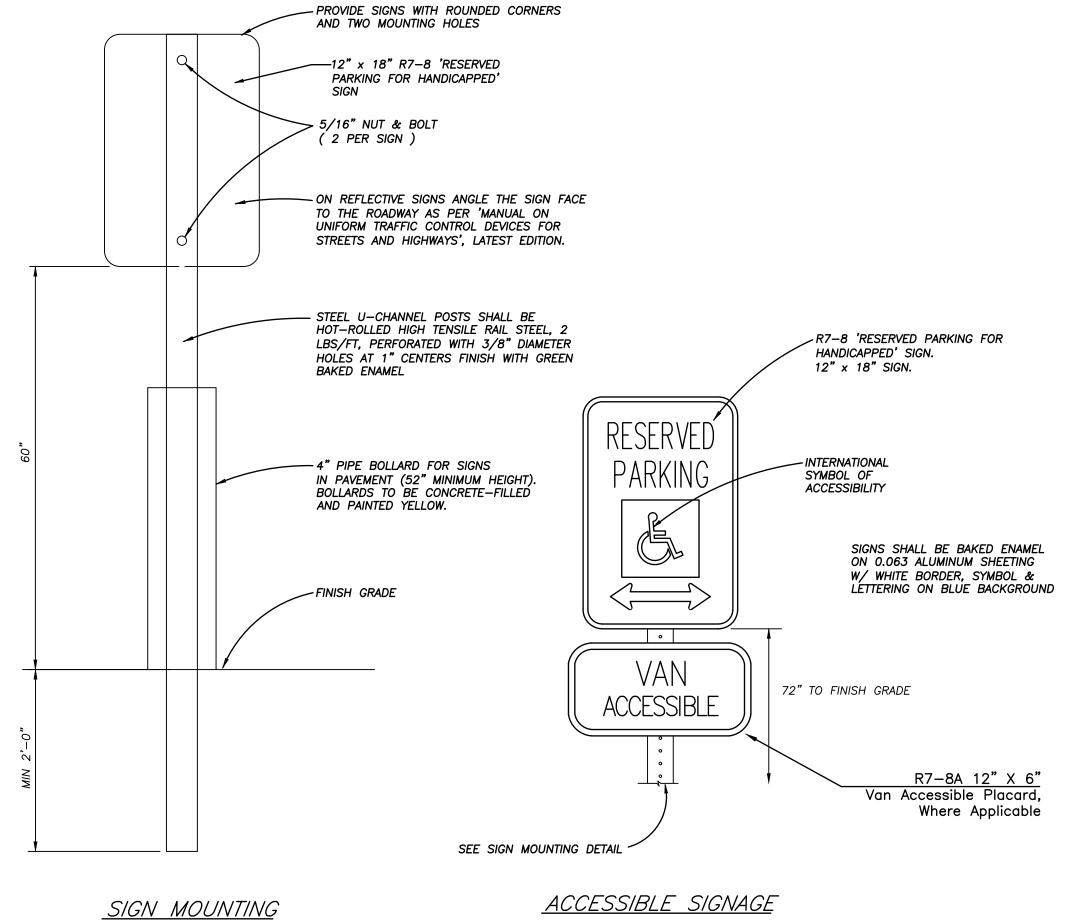
PROJECT NO: 22CO10019 DRAWN BY: CVM CHECK BY: TPW ISSUED FOR: PERMIT ISSUED DATE: 09/01/2023



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**OFFSITE SANITARY** PLAN/PROFILE





ACCESSIBLE PARKING/SIGNAGE

C501



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#### DRAWING INFORMATION

PROJECT NO: 22CO10019

DRAWN BY: CVM

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ISSUED FOR: PERMIT
ISSUED DATE: 09/01/2023

THOMAS
P. WOOTEN
NUMBER
E-2000150081
09-06-23

ISSUED BY: THOMAS P. WOOTEN LICENSE NO: E-2000150081

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SHEET TITLE

**DETAILS** 

SHEET NUMBER

C501

BEDDING DEPTH BELOW PIPE

PIPE DIAMETER

24" AND LESS

27" THRU 60"

66" AND GREATER

ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR

ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR

WIDTH SHALL NOT EXCEED 21/2 TIMES THE OUTSIDE PIPE

DIAMETER

FINAL BACKFILL

GRAVEL BEDDING -

PVC/HDPE PIPE BEDDING DETAIL

(1/2"-3/4" CLEAN)

GRAVEL BACKFILL

(1/2"-3/4" CLEAN)

-UNDER OPEN AREAS

-UNDER OPEN AREAS

FINAL BACKFILL

Plotted on: Sep 06, 2023 - 3:27pm

1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS

BRICK LARGER THAN 8", COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D-698

BRICK LARGER THAN 8", COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D-698

-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS

WIDTH SHALL NOT EXCEED 21/2 TIMES THE OUTSIDE PIPE

FINAL BACKFILL

INITIAL/BACKFILL

— GRAVEL BEDDING

REINFORCED CONCRETE PIPE

<u>BEDDING DETAIL</u>

(1/2"-3/4" CLEAN)

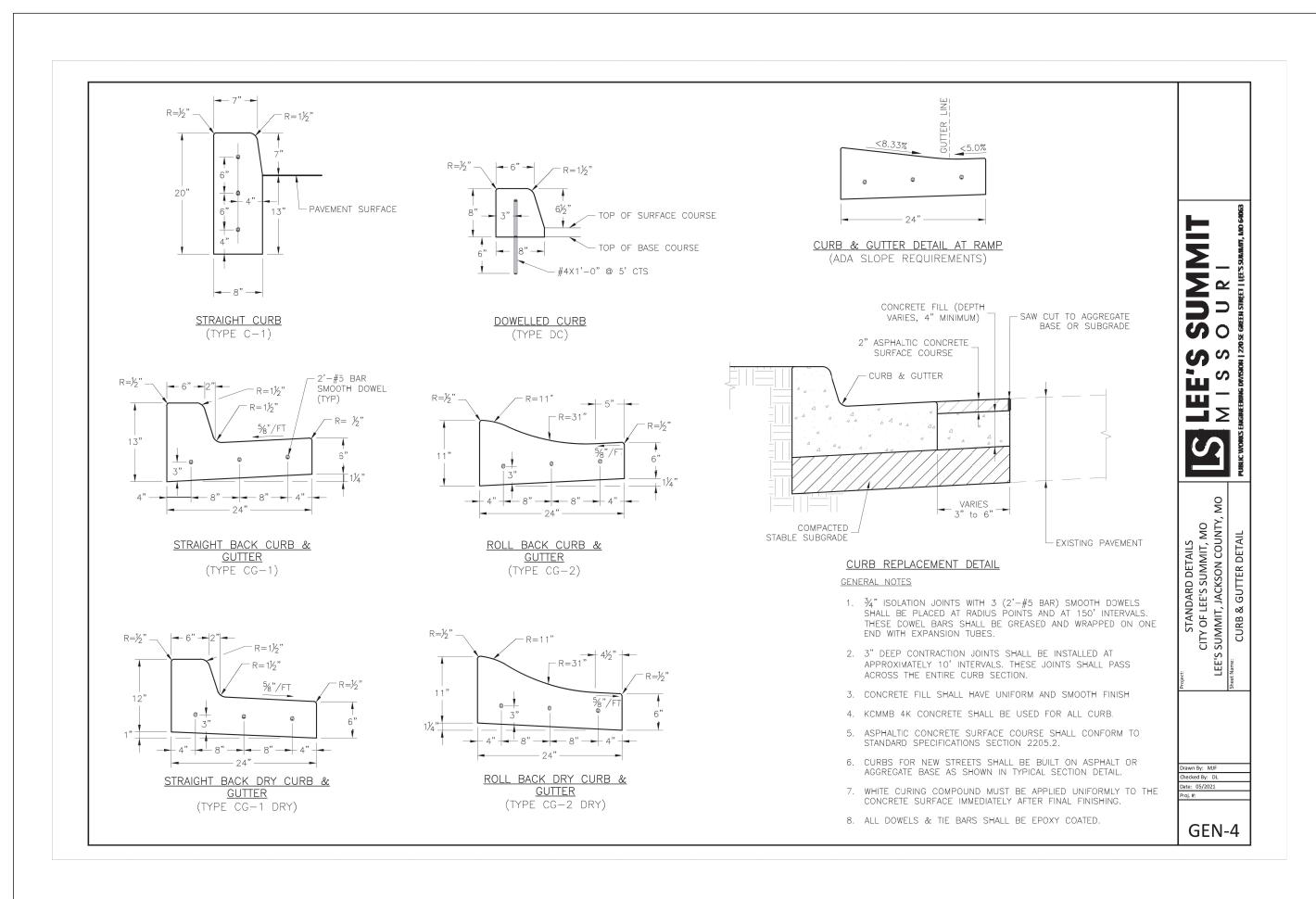
SELECT FILL CONSISTING OF SITE EXCAVATED OR IMPORTED NON-COHESIVE MATERIAL FREE OF CLAY,

ORGANICS, TRASH, FROZEN MATERIAL, OR ROCKS LARGER THAN 3" COMPACTED TO 95% OF STANDARD

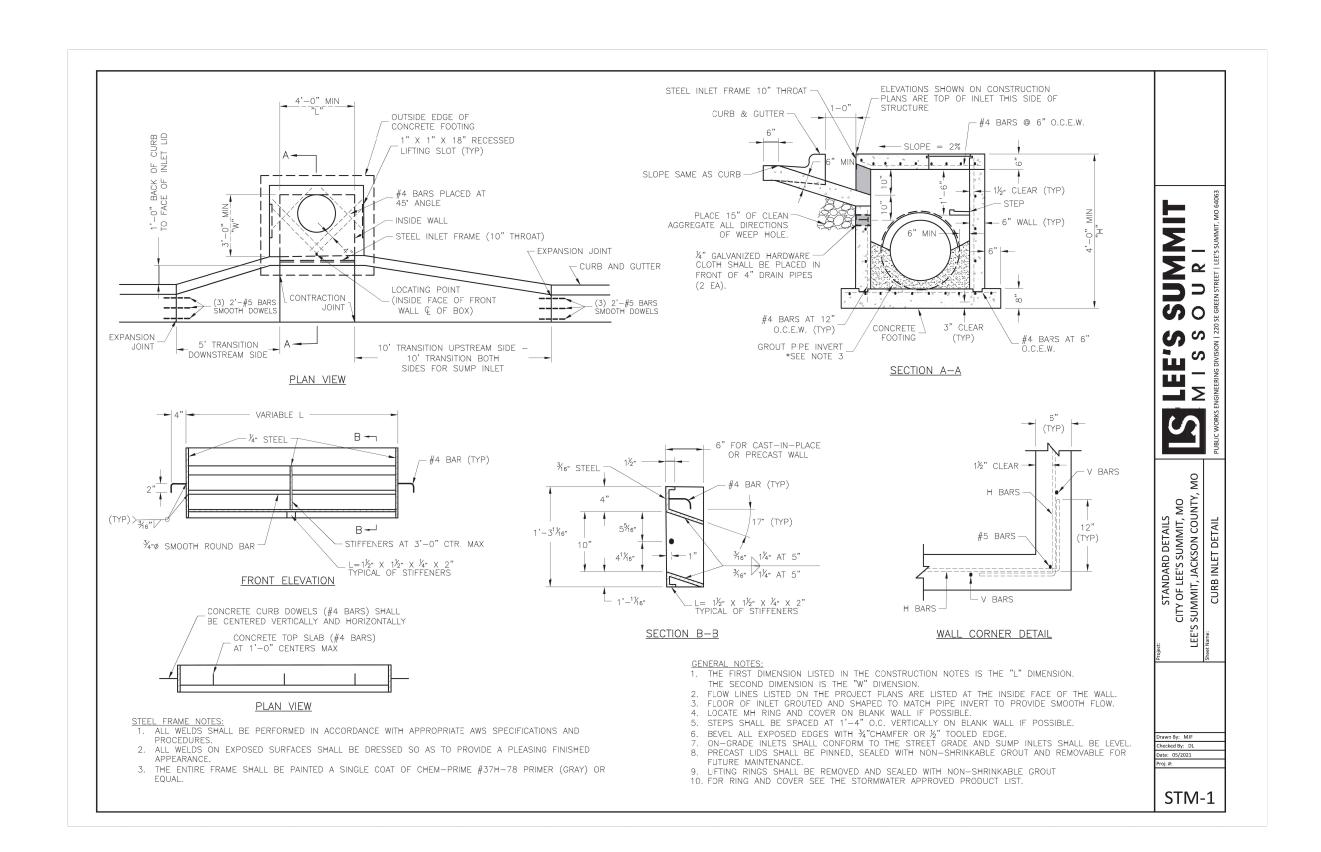
IN SOIL IN ROCK

6" 6"

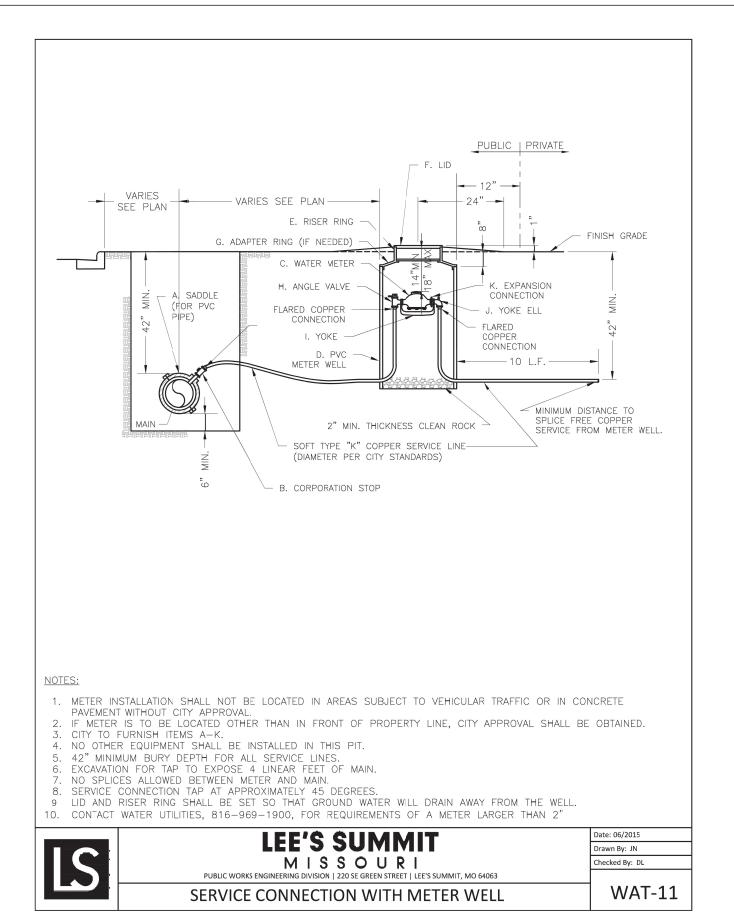
6" 12"



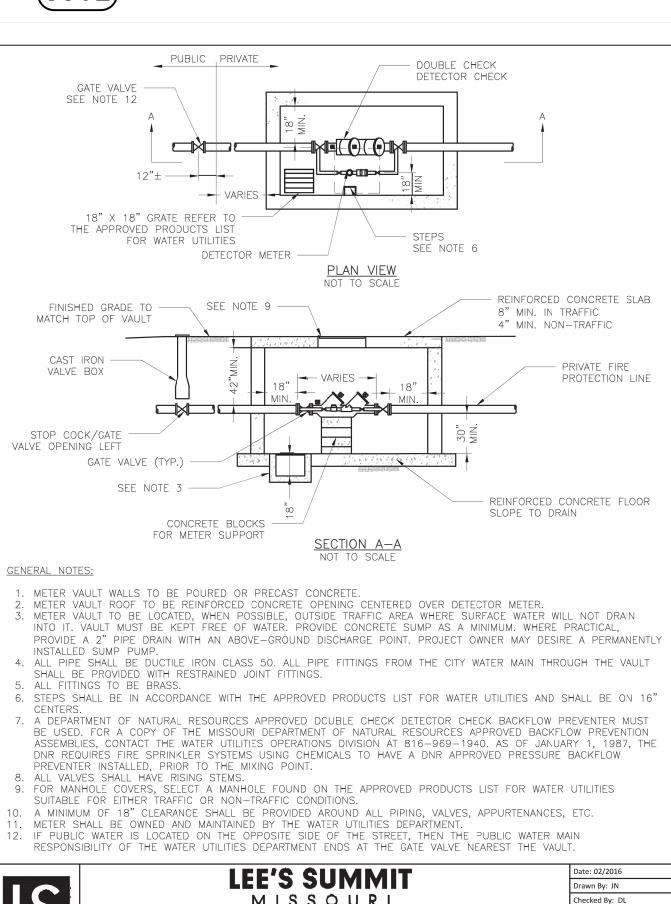






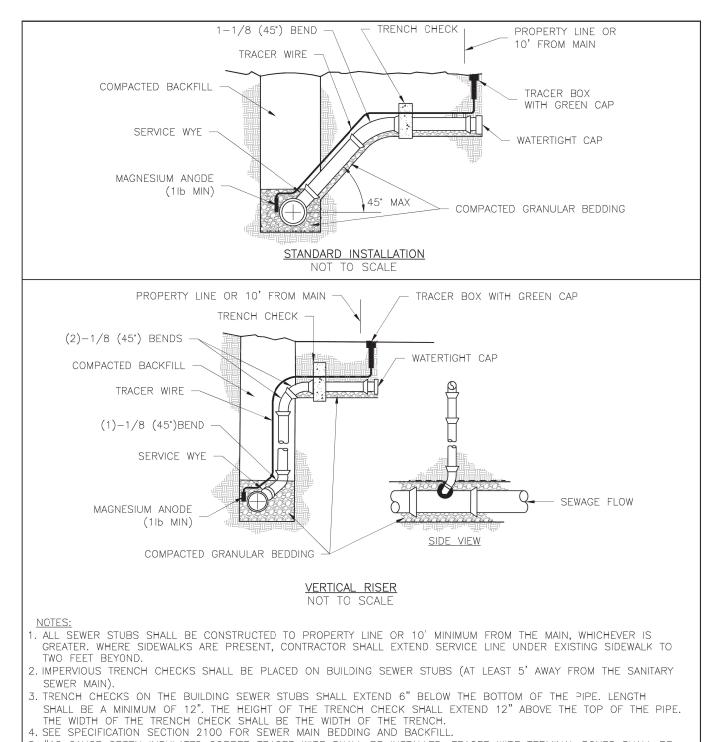






LEE'S SUMMIT	Date: 02/2016
	Drawn By: JN
MISSOURI	Checked By: DL
PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	
	WAT-12

VAULT FOR DOUBLE CHECK DETECTOR CHECK NOTE: VAULT SHALL HAVE TRAFFIC RATED TOP SLAB

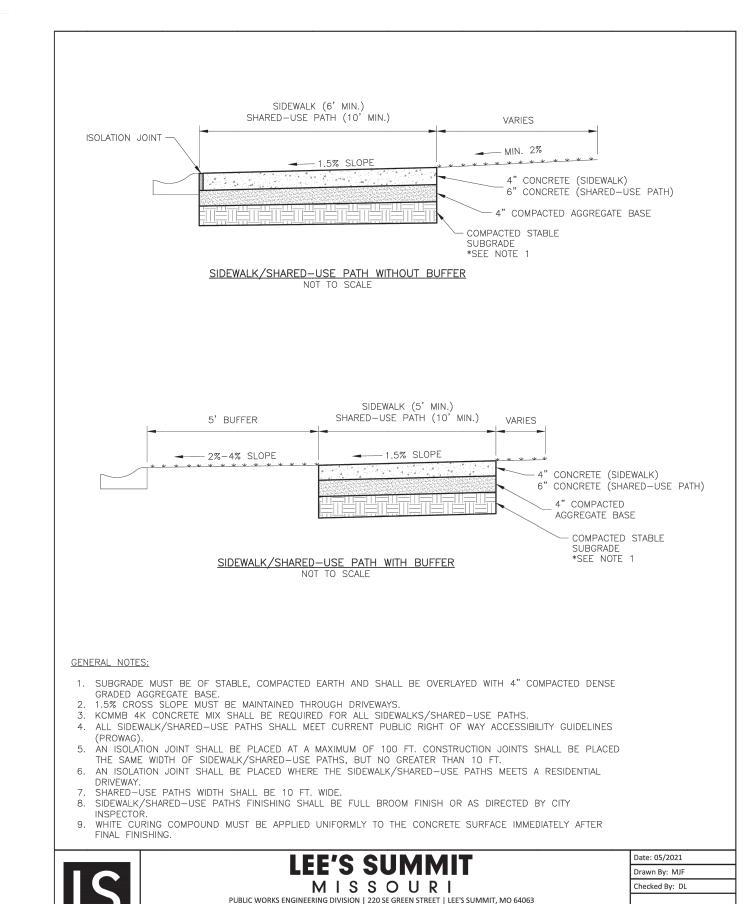


5. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE NSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.

. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

LEE'S SUMMIT	Date: 12/2015 Drawn By: MJF
M   S S O U R   PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Checked By: DL
SANITARY SEWER STUB DETAIL	SAN-1

SANITARY SEWER SERVICE CONNECTION N.T.S. (C502)



SIDEWALK/SHARED-USE PATH DETAIL (C502) N.T.S.

SIDEWALK/SHARED-USE PATH DETAIL



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#### **GENESIS ACQUISITIONS, LLC**

#### WOODSPRING **SUITEES**

1010 NW WARD ROAD LEE'S SUMMIT, JACKSON COUNTY, MO

	REVISIONS	;
NO.	DESCRIPTION	DATE

#### DRAWING INFORMATION

PROJECT NO: 22CO10019 DRAWN BY: CVM CHECK BY: TPW ISSUED FOR: PERMIT ISSUED DATE: 09/01/2023



ISSUED BY: THOMAS P. WOOTEN LICENSE NO: E-2000150081

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SHEET TITLE

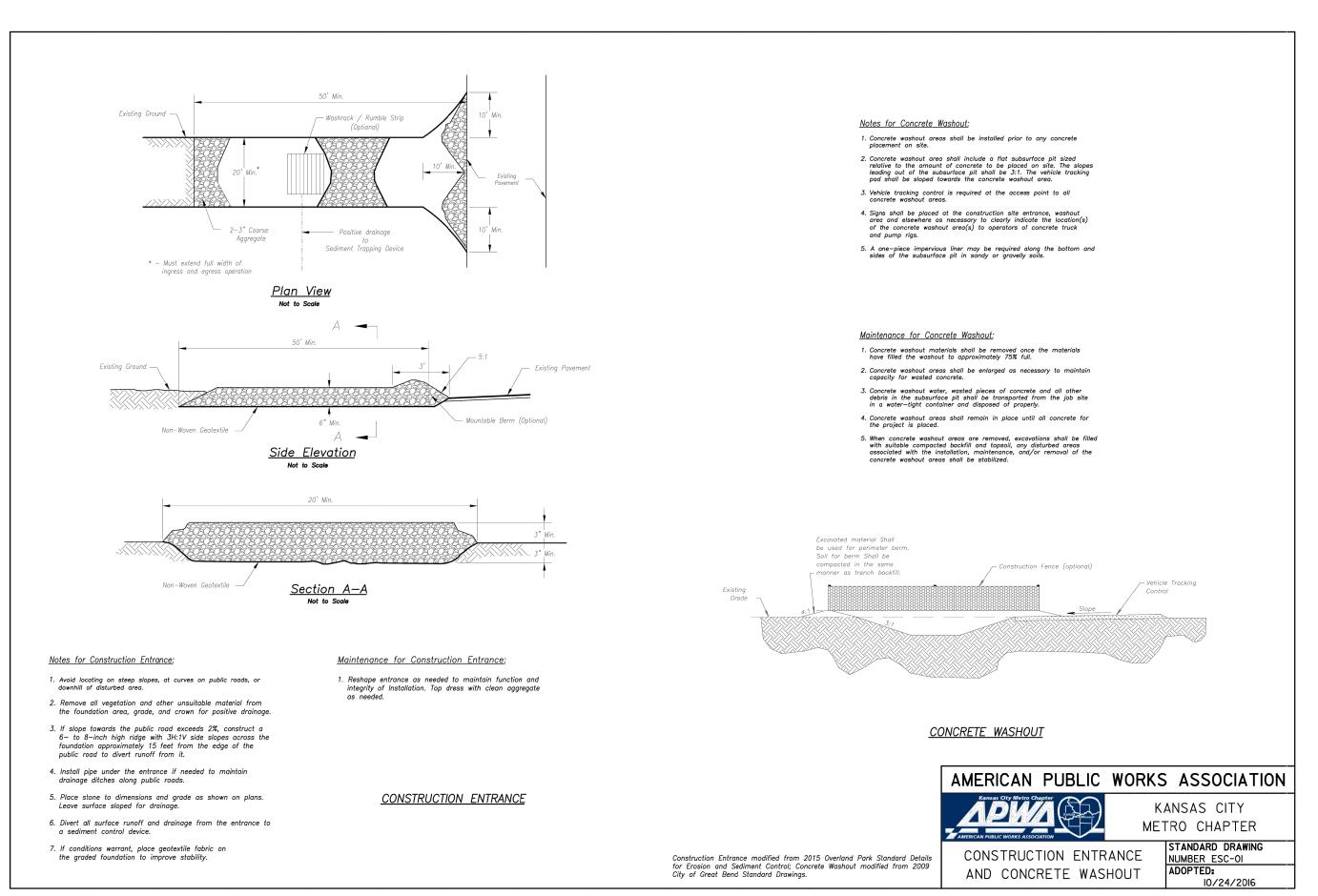
**DETAILS** 

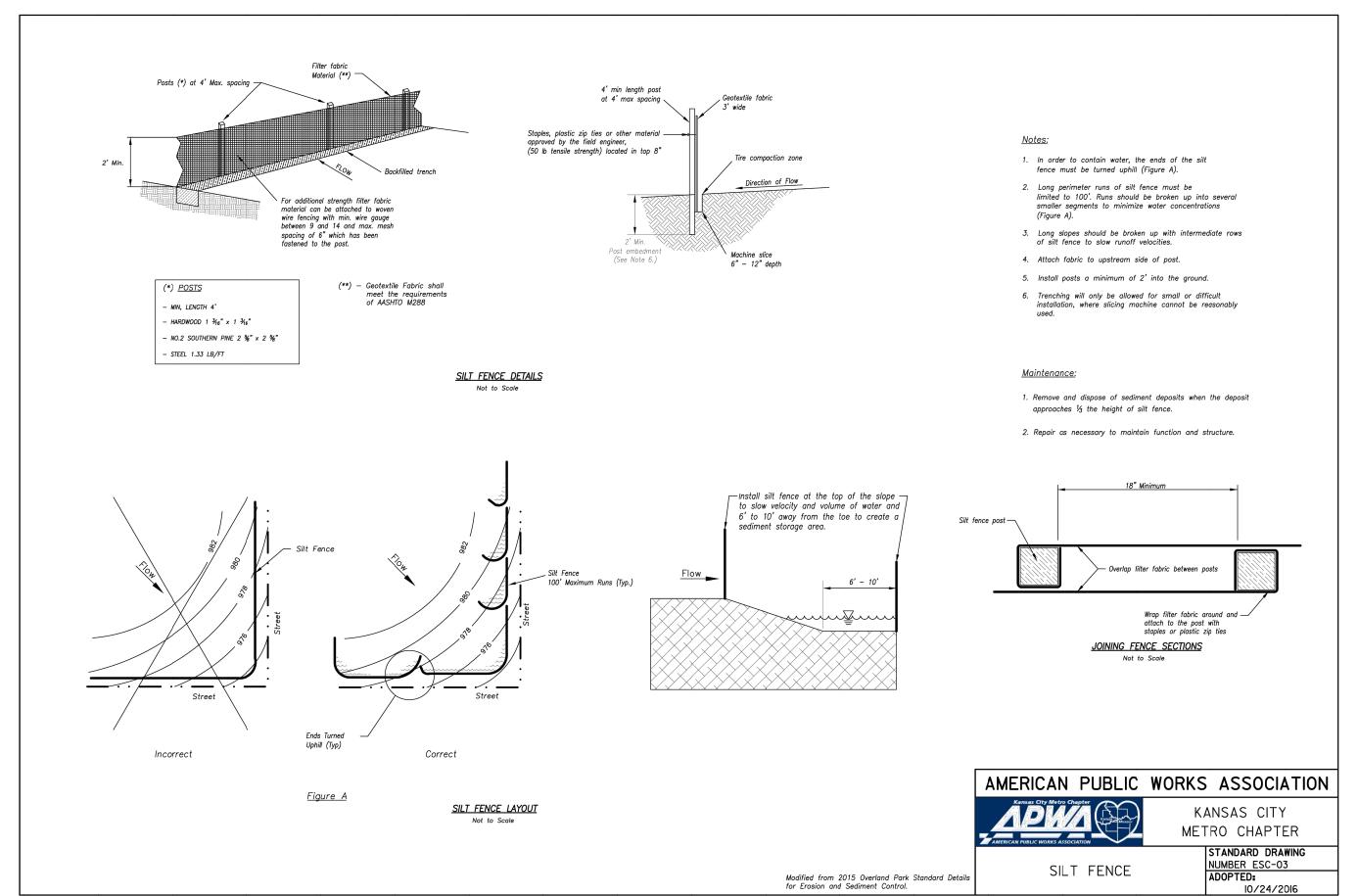
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GEN-2

C502

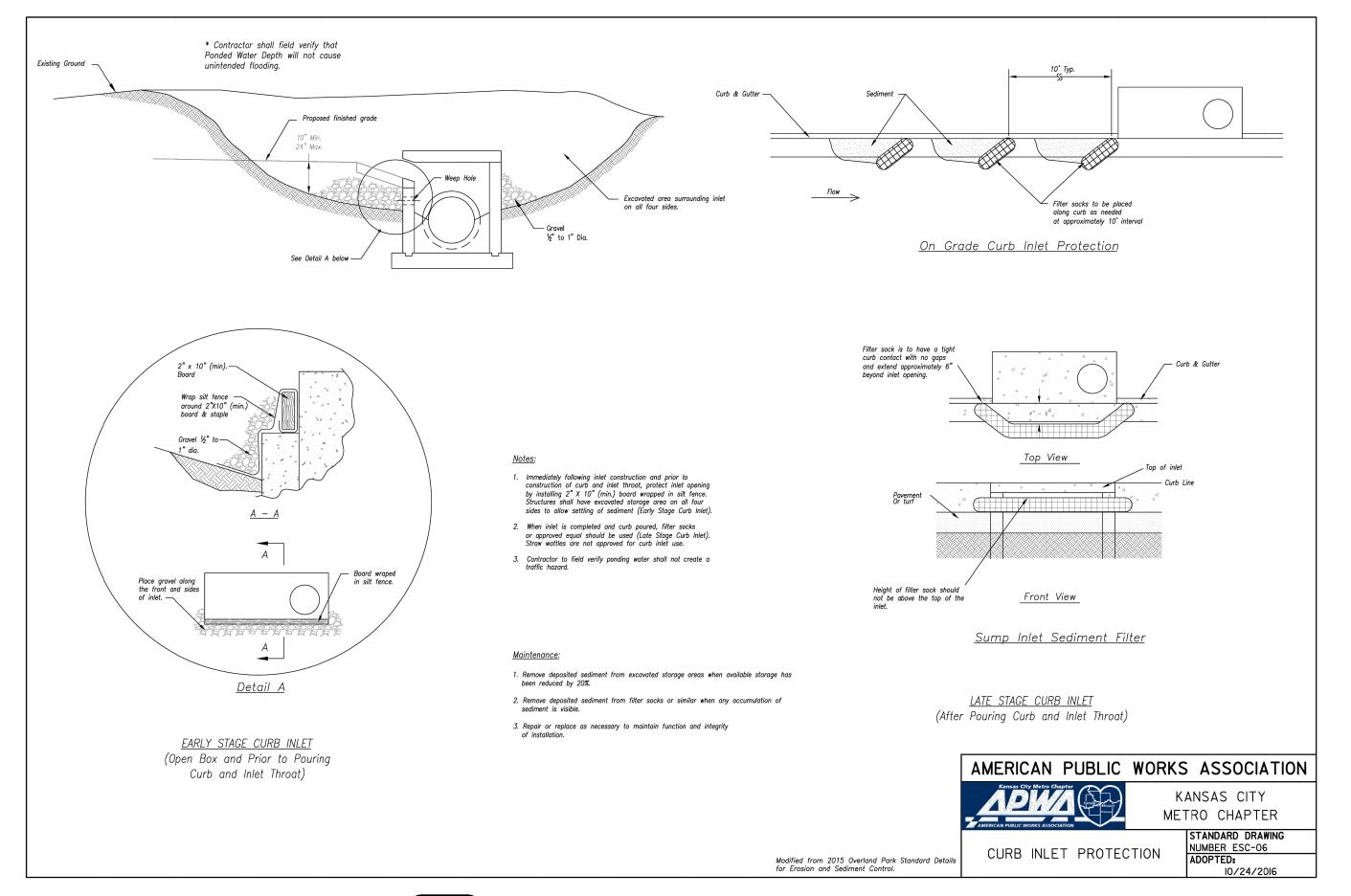
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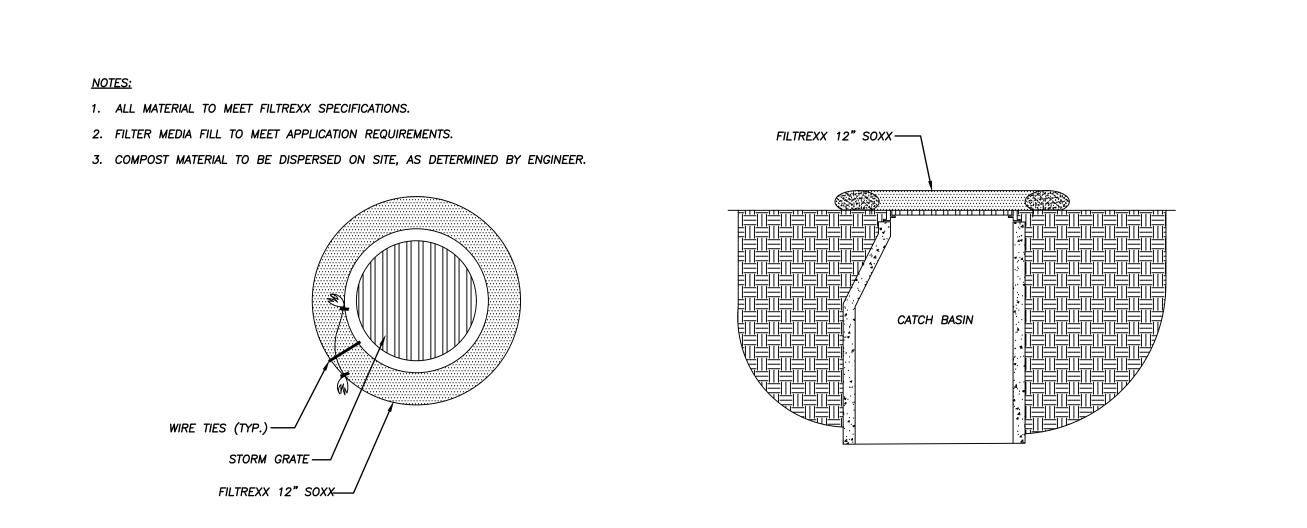


3 SILT FENCE C503 N.T.S.

# 1 CONSTRUCTION ENTRANCE C503 AND CONCRETE WASHOUT



2 CURB INLET PROTECTION
C503 N.T.S.



4 GRATED AREA INLET PROTECTION C503 N.T.S.



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THOMAS
P. WOOTEN
NUMBER
NUMBER
E-2000150081

ISSUED BY: THOMAS P. WOOTEN LICENSE NO: E-2000150081

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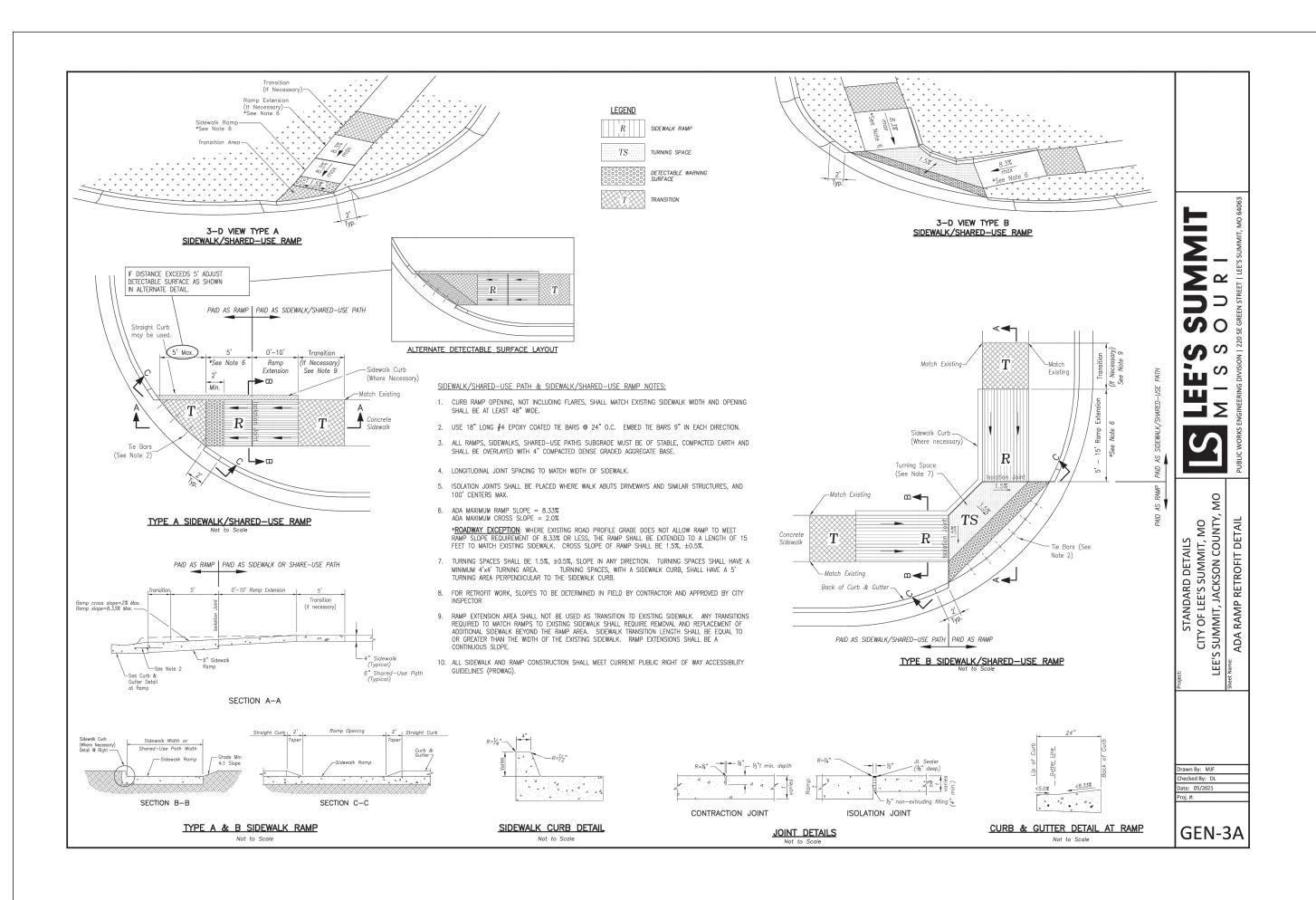
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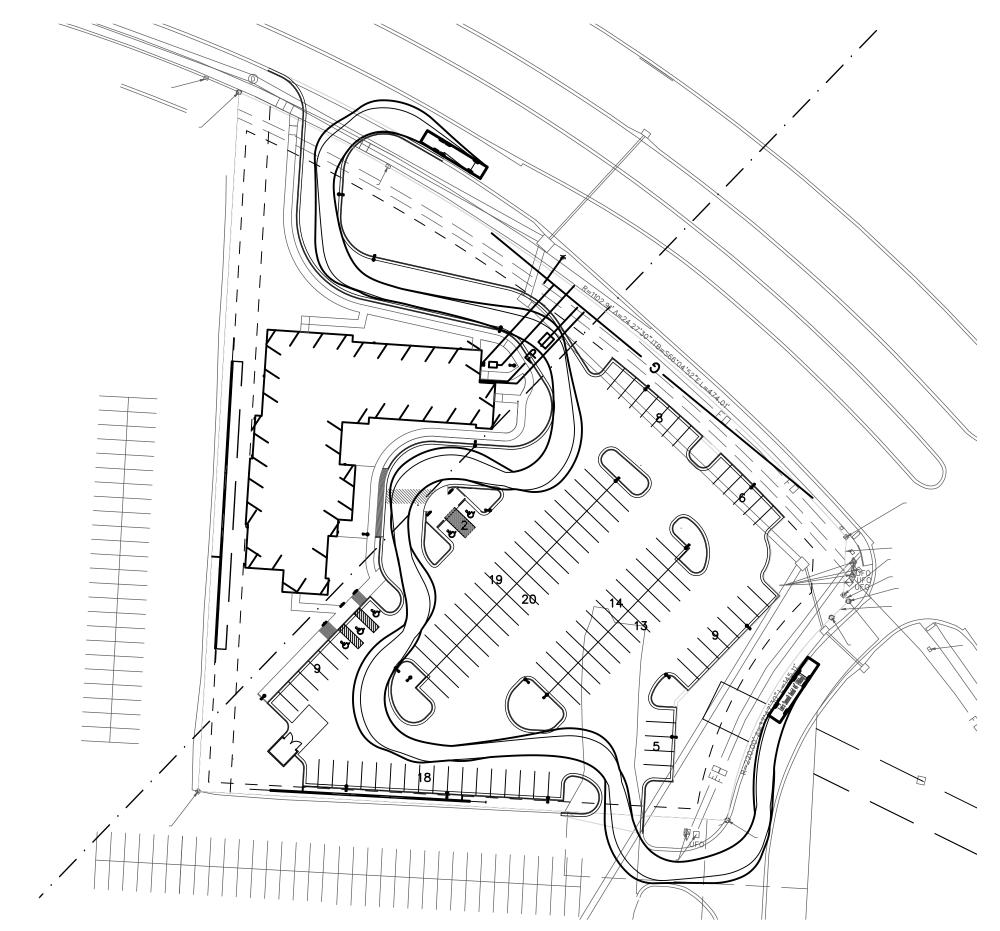
**DETAILS** 

SHEET NUMBER

C503

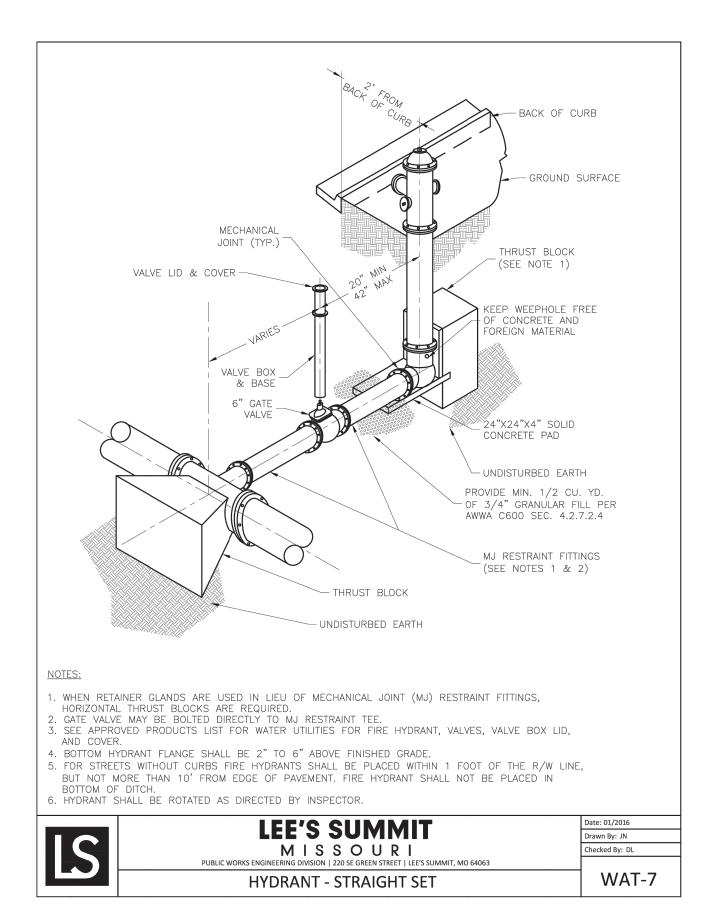
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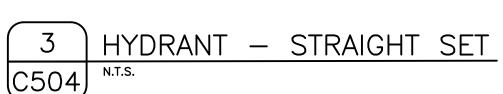




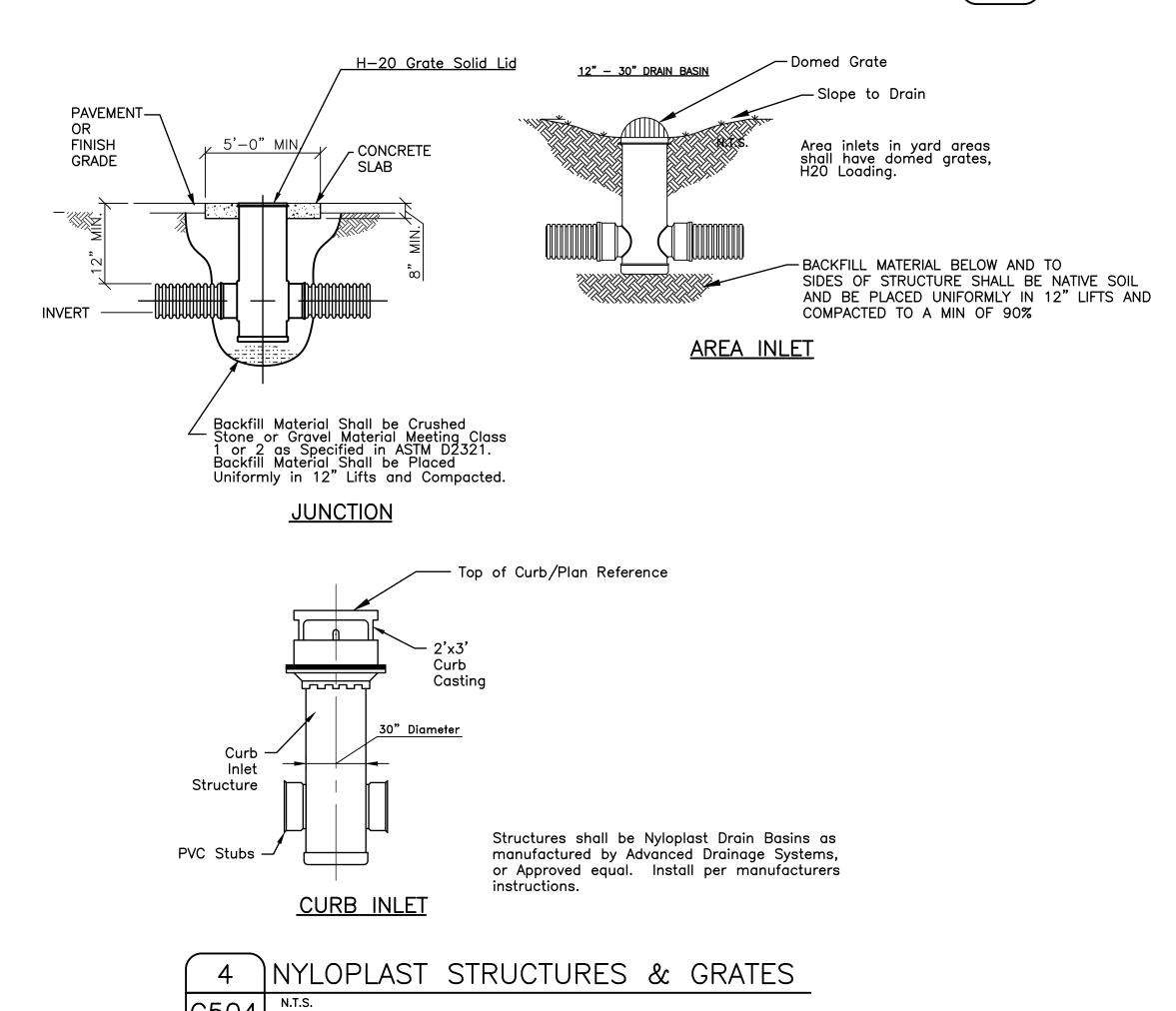
2 FIRE APPARATUS TURN DISPLAY C504 N.T.S.

# 1 ADA RAMP DETAIL C504 N.T.S.





Plotted on: Sep 06, 2023 - 3:32pm





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1010 NW WARD ROAD LEE'S SUMMIT, JACKSON COUNTY, MO

REVISIONS	
DESCRIPTION	DATE
	REVISIONS  DESCRIPTION

#### DRAWING INFORMATION

PROJECT NO: 22CO10019

DRAWN BY: CVM

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ISSUED DATE: 09/01/2023



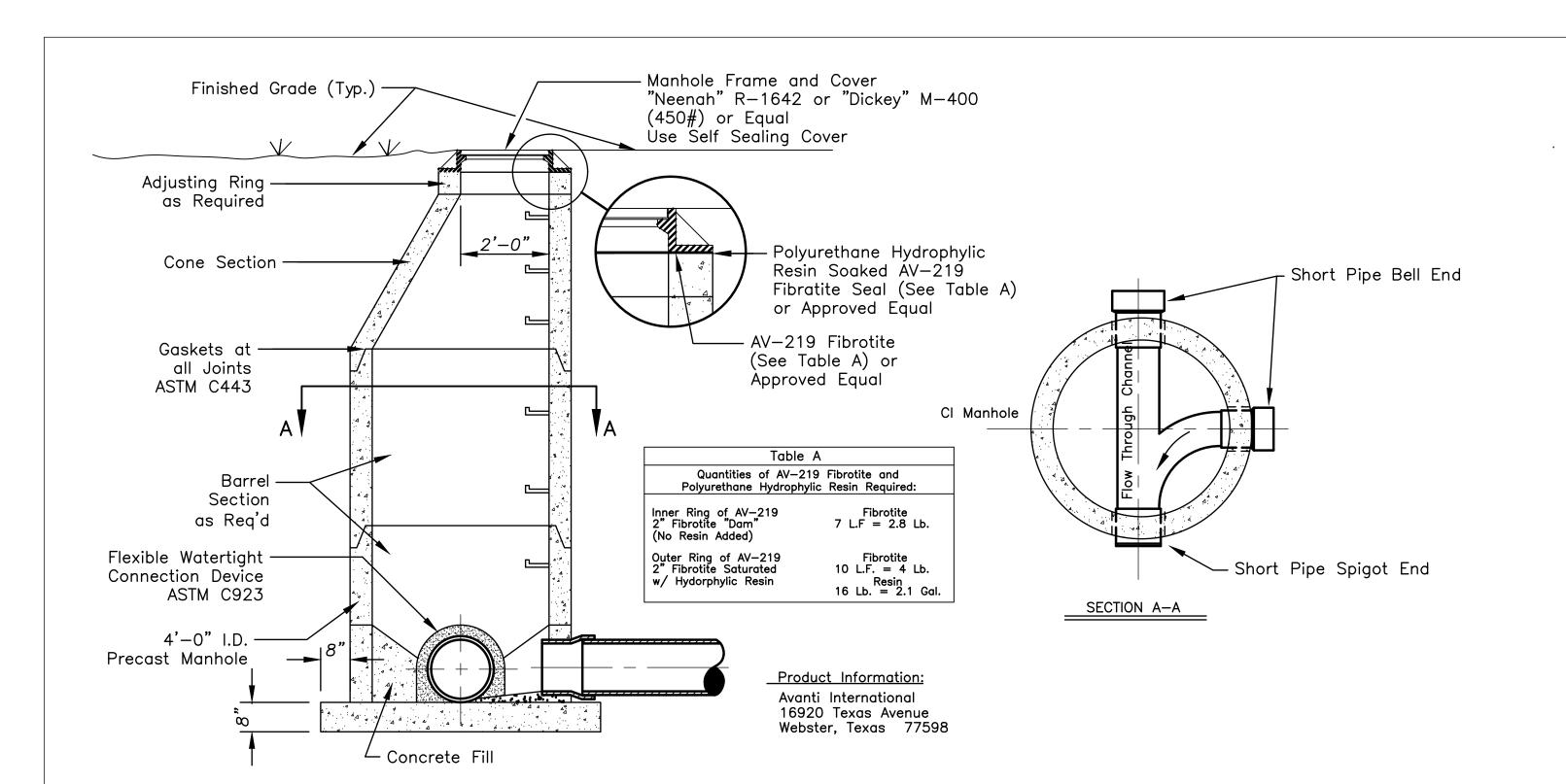
ISSUED BY: THOMAS P. WOOTEN LICENSE NO: E-2000150081

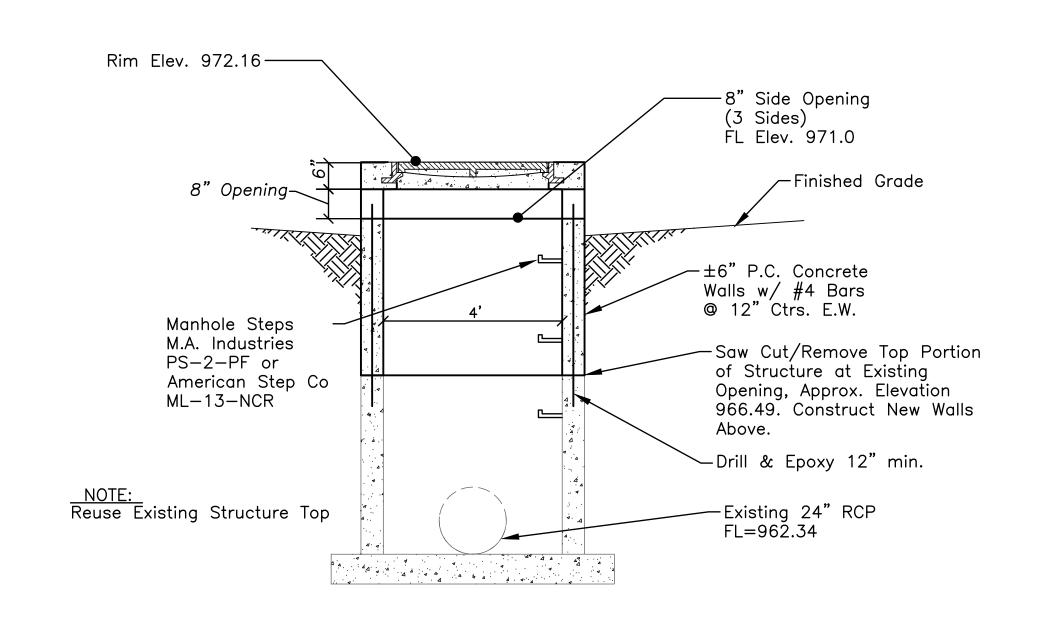
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SHEET TITLE

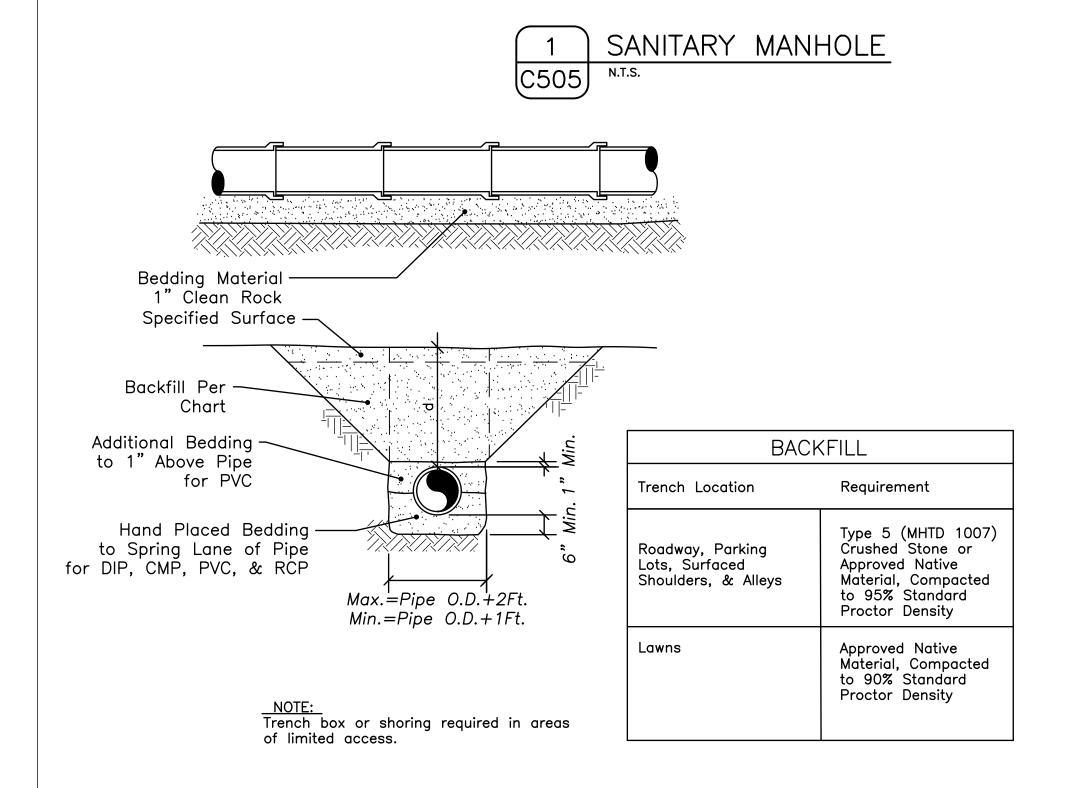
**DETAILS** 

SHEET NUMBER

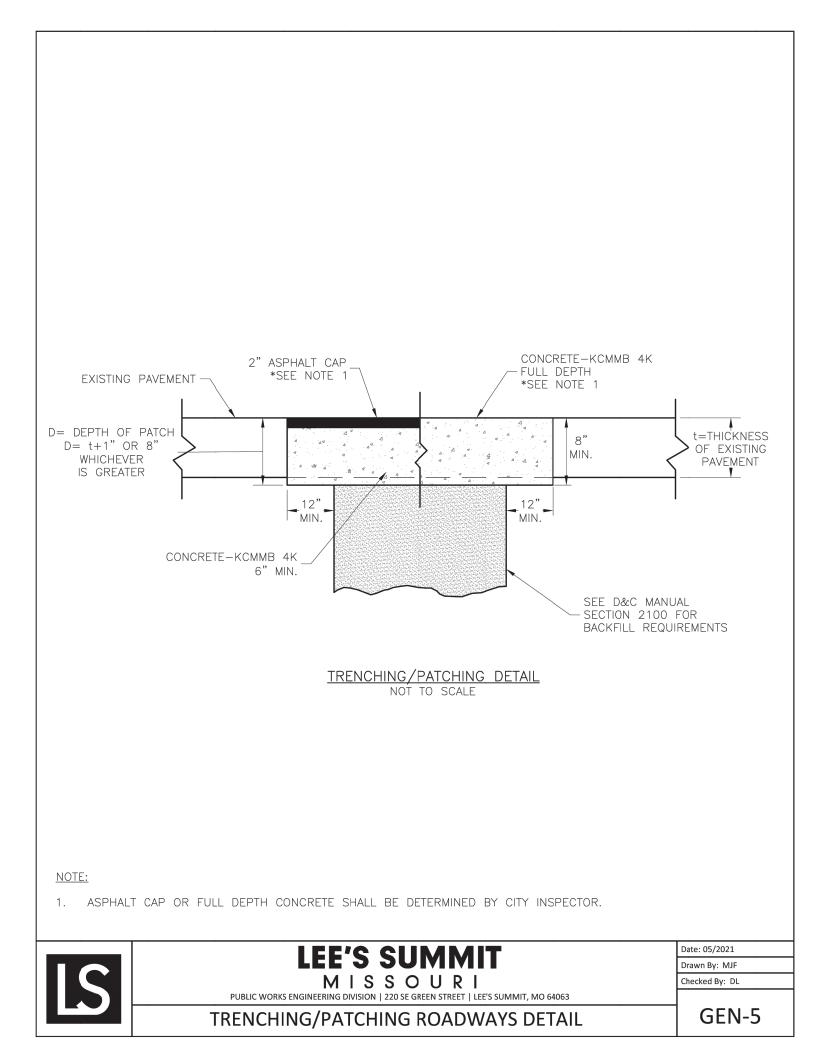




3 4x4 AREA INLET MODIFICATION
C505 N.T.S.



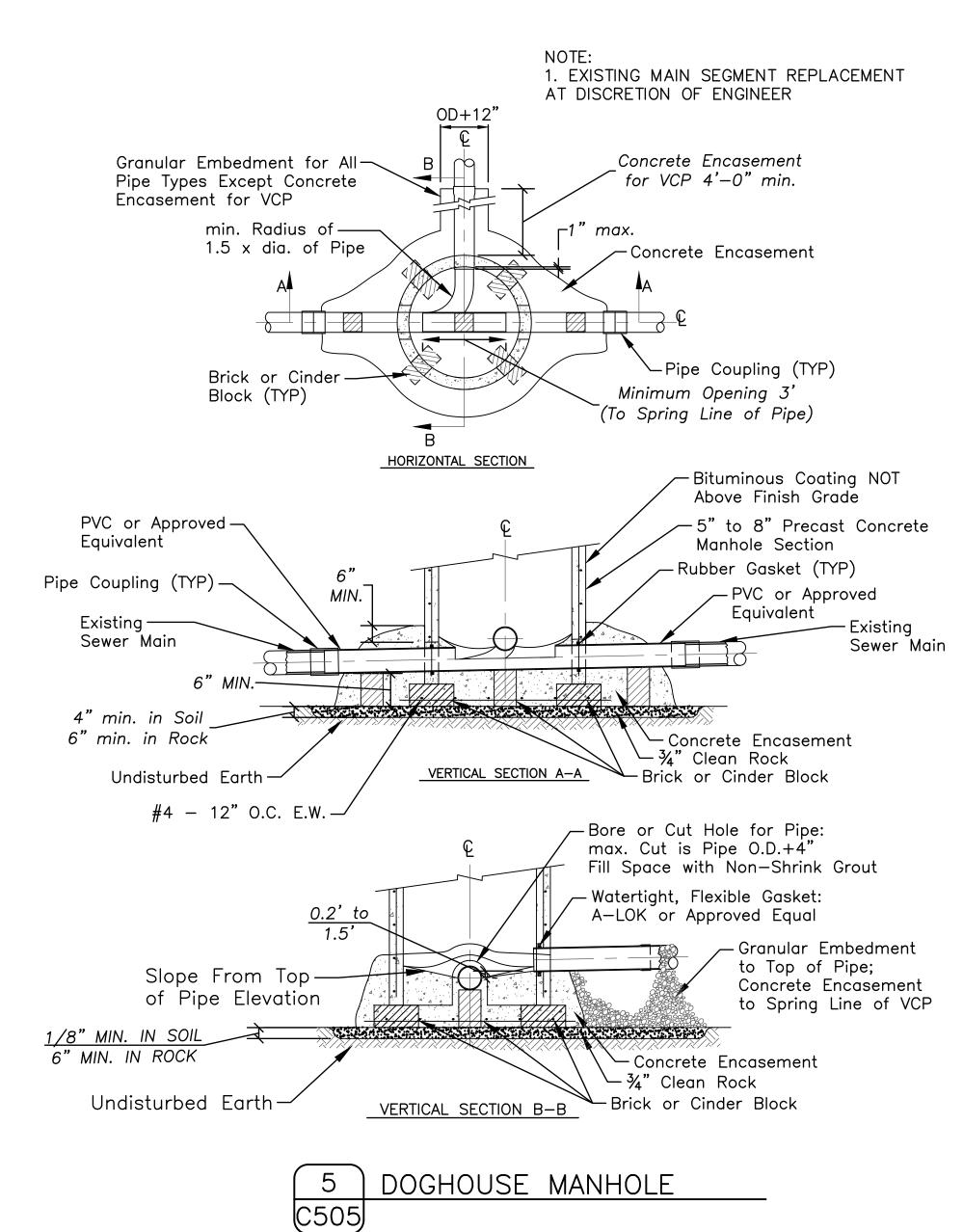




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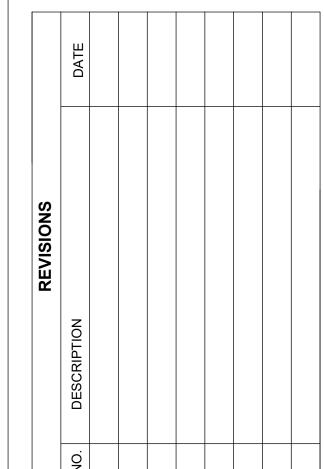
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Missouri Engineering Corporation COA 00062

#### GENESIS ACQUISITIONS, LLC

## WOODSPRING SUITEES

1010 NW WARD ROAD LEE'S SUMMIT, JACKSON COUNTY, MO



#### DRAWING INFORMATION

PROJECT NO: 22CO10019

DRAWN BY: CVM

CHECK BY: TPW

ISSUED FOR: PERMIT
ISSUED DATE: 09/01/2023

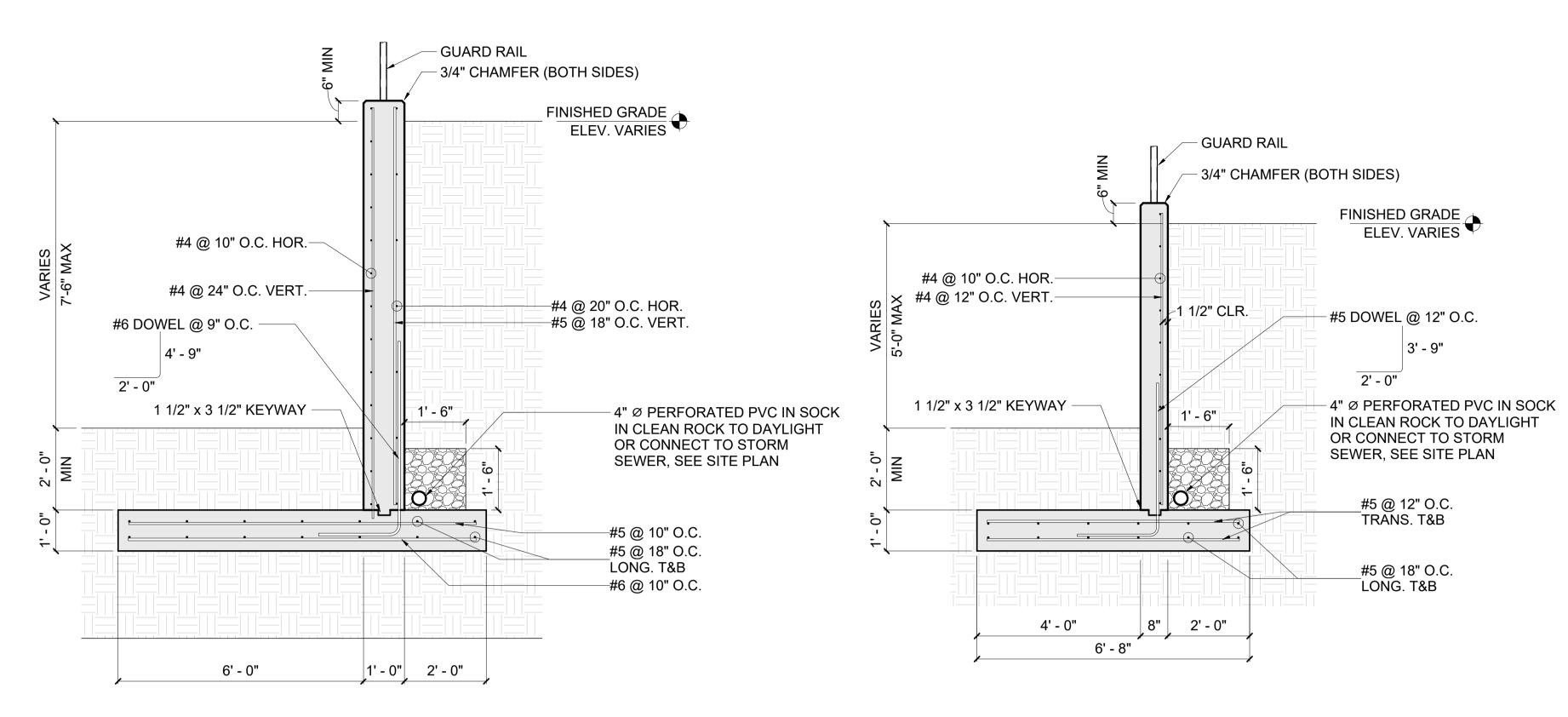
THOMAS
P. WOOTEN
NUMBER
E-2000150081

ISSUED BY: THOMAS P. WOOTEN LICENSE NO: E-2000150081

# SANITARY DETAILS

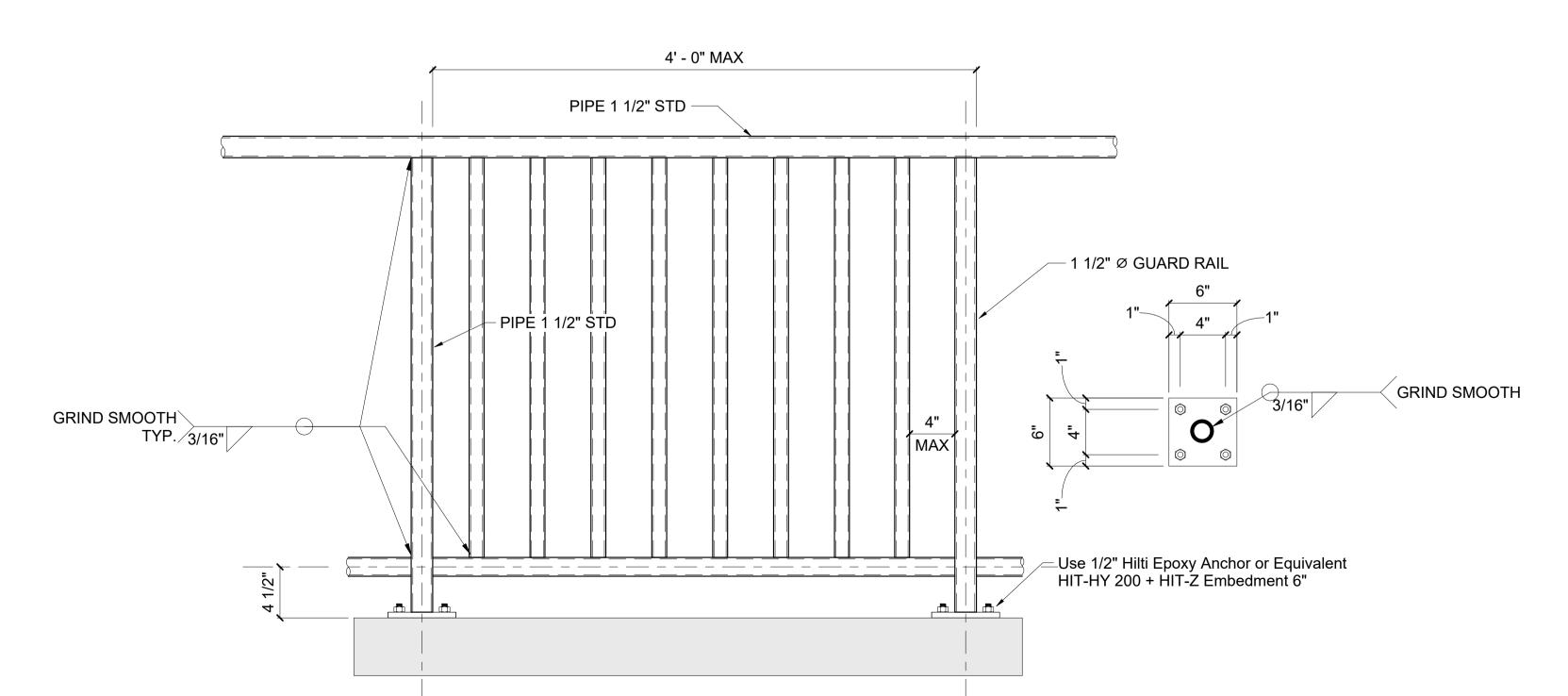
C505

Plotted on: Sep 06, 2023 - 3:33pm



**RETAINING WALL - WEST** 

**RETAINING WALL - SOUTH** 



TYPICAL GUARD RAIL <sup>/</sup> 1 1/2" = 1'-0"

#### **CAST-IN-PLACE CONCRETE**

- 1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI301, "SPECIFICATION FOR STRUCTURAL CONCRETE" AND ACI302, "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION", ACI305 "SPECIFICATION FOR HOT WEATHER CONCRETING" AND ACI306. "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING", UNLESS NOTED OTHERWISE FOR THE YEAR REFERENCED IN THE BUILDING CODE NOTED.
- 2. A LICENSED PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF KANSAS, SHALL DEVELOP CONCRETE MIX DESIGNS. SUBMIT CONCRETE MIX AND TEST DATA FOR INFORMATION. ACCEPTANCE AND PROPORTIONING CRITERA INDICATED PER ACI-318.

3. STRUCTURAL CONCRETE SHALL HAVE 28 DAY STRENGTH (F'C) AS FOLLOWS: A. FOOTINGS & RETAINING WALLS: 4000 PSI

- 4. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS, UNLESS OTHERWISE NOTED, SHALL CONFORM TO ACI318, 'BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI117, "SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS", AND THE LATEST ACI DETAILING MANUAL
- 5. ALL PIPE SLEEVE OPENINGS THROUGH CONCRETE SLABS SHALL BE FORMED WITH STANDARD STEEL PIPE.
- 6. NO ELECTRICAL CONDUIT SHALL BE PLACED ABOVE THE WELDED WIRE FABRIC OR TOP REINFORCING OF SLAB.
- 7. ALL ALUMINUM IN CONTACT WITH CONCRETE OR DISSIMILAR METALS SHALL BE COATED WITH TWO COATS OF COAL TAR EPOXY, APPROVED BY THE ENGINEER, UNLESS OTHERWISE NOTED.
- 8. CONCRETE SHALL BE DISCHARGED AT THE SITE WITHIN 1 ½ HOURS AFTER WATER HAS BEEN ADDED TO THE CEMENT AND AGGREGATES. ADDITION OF WATER TO THE MIX AT THE PROJECT SITE WILL NOT BE PERMITTED. ALL WATER MUST BE ADDED AT THE BATCH PLANT. SLUMP MAY BE ADJUSTED ONLY THROUGH THE USE OF ADDITIONAL WATER REDUCING ADMIXTURES OR HIGH RANGE WATER REDUCING ADMIXTURE.
- ALL CONCRETE SHALL BE PLACED WITHOUT HORIZONTAL CONSTRUCTION JOINTS, EXCEPT WHERE SPECIFICALLY NOTED.
- 10. ALL EXPOSED EDGES OF CONCRETE MEMBERS SHALL BE CHAMFERED 3/4" UNLESS SHOWN
- 11. SEE ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHES, MASONRY ANCHORS, AND FOR MISCELLANEOUS EMBEDDED PLATES, BOLTS, ANCHORS, ANGLES, ETC.
- 12. THE PLACEMENT OF SLEEVES, OUTLET BOXES, BOX-OUTS NOT COVERED BY TYPICAL
- DETAILS IN THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED FOR APPROVAL.
- 13. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, NO TACK WELDING FOR REINFORCING IN THE FIELD WILL BE PERMITTED.
- 14. REINFORCING BARS FOR WELDED APPLICATIONS SHALL CONFORM TO ASTM A706, 60 KSI YIELD STRENGTH
- 15. WIRE BAR SUPPORTS SHALL BE FURNISHED FOR ALL REINFORCING WITHIN SLABS, INCLUSIVE OF WELDED WIRE FABRIC. BOTTOM BARS IN SLABS-ON-GRADE MAY BE SUPPORTED BY OTHER SUITABLE SUPPORTS. REINFORCING SHALL BE PROPERLY POSITIONED PRIOR TO CONCRETE PLACEMENT AND MAY NOT BE RE-POSITIONED ONCE CONCRETE OPERATIONS HAVE BEGUN. WIRE BAR AND OTHER TYPES OF SUPPORTS SHALL BE IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE MANUAL OF STANDARD PRACTICE.
- 16. REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS UNLESS OTHERWISE NOTED ON DRAWINGS.
- 17. ALL HOOKS SHOWN ON DRAWINGS SHALL BE STANDARD HOOKS, UNLESS OTHERWISE
- 18. WHERE CONTINUOUS BARS ARE CALLED FOR, THEY SHALL RUN CONTINUOUSLY AROUND CORNERS AND BE LAPPED AT NECESSARY SPLICES. LAP LENGTHS SHALL BE AS GIVEN IN THE SPLICE AND DEVELOPMENT TABLE.
- 19. PROVIDE ADDITIONAL REINFORCING AT THE SIDE AND CORNERS OF ALL OPENINGS IN CONCRETE IN ACCORDANCE WITH TYPICAL DETAILS. MINIMUM ADDITIONAL
- REQUIREMENTS ARE AS FOLLOWS.
- A. (2)-#5 TOP AND BOTTOM IN SLABS B. (2)-#5 EACH FACE IN WALLS
- C. (2)-#5 X 4'-0" LONG DIAGONALLY EACH CORNER OF OPENING
- 20. EXTEND BARS A MINIMUM OF 2'-0" BEYOND OPENINGS. HOOK WHERE EXTENSION IS NOT POSSIBLE.
- 21. IN REINFORCED CONCRETE WALLS, GRADE BEAMS AND TRENCH FOOTING PROVIDE CORNER DOWELS OF SAME SIZE AND SPACING AS HORIZONTAL REINFORCING. DOWELS
- SHALL LAP WITH HORIZONTAL REINFORCING IN EACH DIRECTION. 22. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT, UNLESS OTHERWISE NOTED:
- A. EARTH FORMED AND CAST DIRECTLY AGAINST SOIL- 3"
- B. CAST AGAINST FORMS BUT EXPOSED TO EARTH AND WEATHER
- a. #6 AND LARGER- 2"
- b. #5 AND SMALLER- 1 ½"
- C. SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER- 3/4"
- D. OTHERS-

23. SPLICE LENGTHS: BAR SIZE MIN. LAP

1'-3" 1'-7" 2'-0"

2'-6" 3'-6" 4'-0" 4'-6"

A. WHEN LAPPING TWO DIFFERENT SIZE BARS, USE THE LAP DIMENSION OF THE SMALLER BAR OR THE ANCHORAGE DIMENSION OF THE LARGER BAR, USE WHICHEVER DIMENSION IS LARGER.

#### **FOUNDATIONS**

- 1. THE FOUNDATIONS ARE DESIGNED USING PRESUMPTIVE SOIL BEARING PRESSURE OF 2,000 PSF.
- 2. ALL SOIL SURROUNDING AND UNDER FOOTINGS SHALL BE PROTECTED FROM FROST ACTION AND FREEZING DURING THE COURSE OF CONSTRUCTION.
- 3. NOTIFY STRUCTURAL ENGINEER OF ANY UNUSUAL SOIL CONDITIONS THAT ARE IN VARIANCE WITH
- THE GEOTECHNICAL REPORT.
- 4. FOOTING EXCAVATIONS SHOULD BE MADE TO THE REQUIRED LINES AND GRADES AS RAPIDLY AS POSSIBLE. FOOTING EXCAVATIONS BE LEFT OPEN FOR A MINIMUM OF TIME TO PREVENT DISTURBANCE TO THE FOUNDATION SOILS. FOOT TRAFFIC SHOULD BE PREVENTED ON THE BASE OF THE FOOTING EXCAVATIONS IF DISTURBANCE IS NOTED. HAND CLEANING, IF REQUIRED AND SETTING OF REINFORCING STEEL SHOULD THEN BE ACCOMPLISHED FROM THE SIDES OF THE EXCAVATION.



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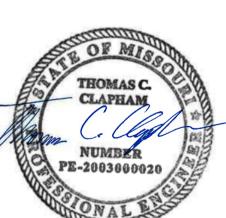
#### DRAWING INFORMATION

PROJECT NO: 22CO10019

DRAWN BY: JDH CHECK BY: JDH

ISSUED FOR: REVIEW

ISSUED DATE: 08/29/2023



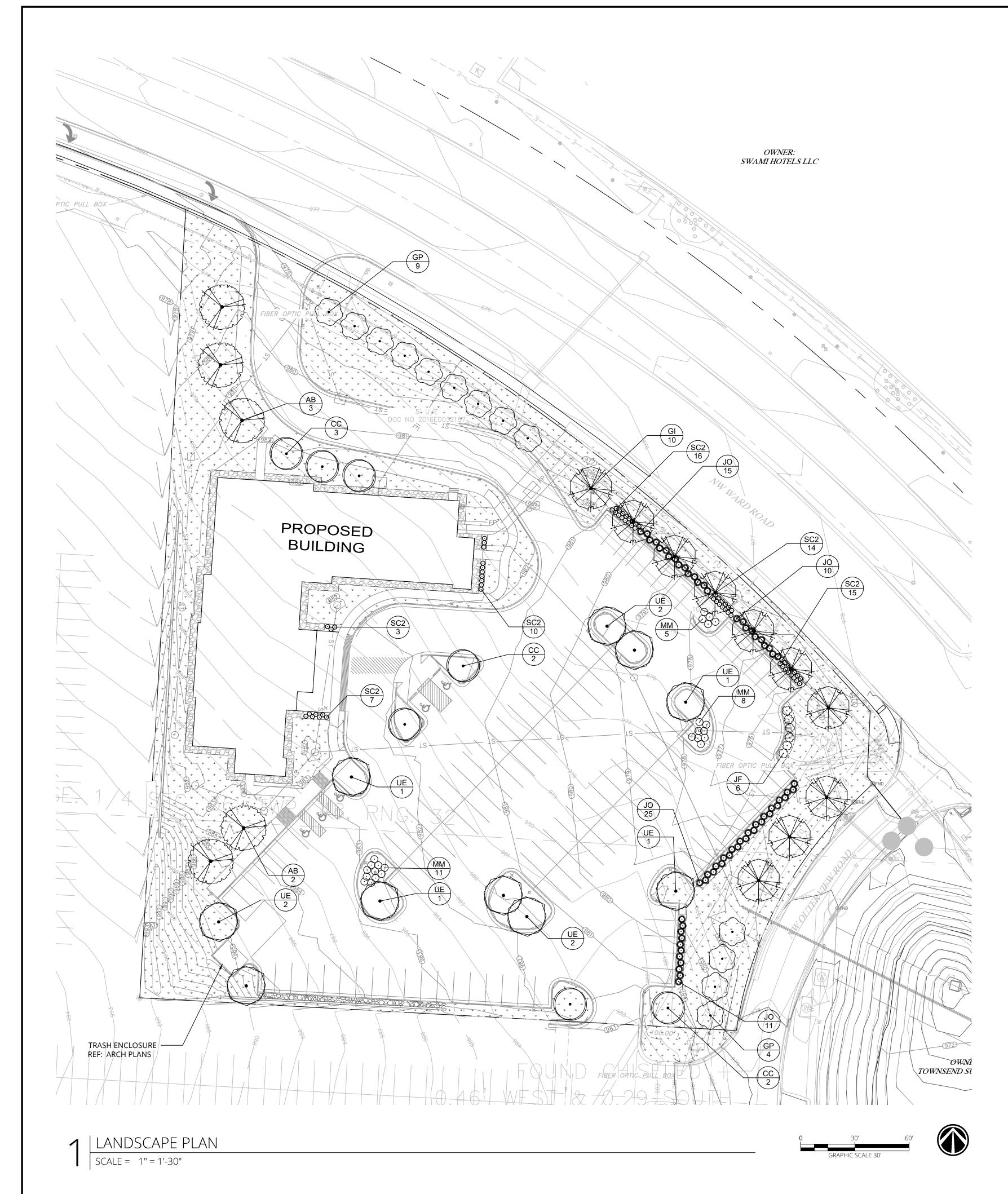
ISSUED BY: TCC LICENSE NO: 200300020

SHEET TITLE

**STRUCTURAL DETAILS** 

SHEET NUMBER

**S101** 



#### LANDSCAPE SUMMARY

#### STREET FRONTAGE

REQUIRED: 1 TREE PER 30 FEET OF FRONTAGE AND 1 SHRUB PER 20 FEET OF FRONTAGE.

WARD ROAD 495 FEET / 30 = 17 TREES

495 FEET / 20 = 25 SHRUBS

OUTERVIEW ROAD 165 FEET / 30 = 6 TREES 165 FEET / 20 = 8 SHRUBS

PROVIDED: WARD ROAD 16 TREES

25 SHRUBS
OUTERVIEW ROAD 7 TREES

8 SHRUBS

#### OPEN YARD AREAS

REQUIRED: 1 TREE AND 2 SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT AREA

124,526 SF - 12,900 SF = 111,626 SF / 5,000 = 22 TREES AND 44 SHRUBS

PROVIDED: 22 TREES AND 44 SHRUBS

#### PARKING LOT LANDSCAPING AND TREES

REQUIRED: 5% OF PARKING LOT MUST BE LANDSCAPED (63,872.5 SF)

3194 SF

PROVIDED: 3393 SF (5.31%)

#### SCREENING, PARKING LOT

REQUIRED: PARKING LOTS AND LOADING AREAS VISIBLE FROM A STREET ROW, SHALL BE SCREENED TO A HEIGHT OF 2.5' WITH A HEDGE CONSISTING OF AT LEAST 12 SHRUBS / 40 LF

WARD ROAD 140 LF / 40 x 12 = 42 SHRUBS

OUTERVIEW ROAD 124 LF / 40 X 12 = 37 SHRUBS

PROVIDED: WARD ROAD 42 SHRUBS
OUTERVIEW ROAD 37 SHRUBS

#### PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	AB	5	FALL FIESTA® SUGAR MAPLE / ACER SACCHARUM 'BAILSTA'	B & B	3"CAL
•	CC	7	OKLAHOMA REDBUD / CERCIS CANADENSIS "OKLAHOMA'	B & B	3"CAL
	GP	13	PRINCETON SENTRY MAIDENHAIR TREE / GINKGO BILOBA 'PRINCETON SENTRY'	B & B	3"CAL
	GI	10	SKYLINE® HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B & B	3"CAL
	UE	10	EMERALD SUNSHINE® ELM / ULMUS PROPINQUA 'JFS-BIEBERICH'	B & B	3"CAL
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
$\bigcirc$	JF	6	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL	
A MARKE	JO	61	GREY OWL EASTERN REDCEDAR / JUNIPERUS VIRGINIANA 'GREY OWL'	5 GAL	
$\odot$	MM	24	SILVER SPRITE BAYBERRY / MYRICA PENSYLVANICA `MORTON`	5 GAL	
$\odot$	SC2	65	DOUBLE PLAY® CANDY CORN® SPIREA / SPIRAEA JAPONICA 'NCSX1'	2 GAL	
GROUND COVERS	CODE	<u>QTY</u>	COMMON / BOTANICAL NAME	CONT	
	ROCK	307 SF	MISSOURI RAINBOW 1-3" / DECORATIVE ROCK	ROCK	
,	SOD	41,151 SF	TALL FESCUE / TURF TYPE TALL FESCUE	SOD	





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#### GENESIS ACQUISITIONS, LLC

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NO.	DESCRIPTION	DATE

#### DRAWING INFORMATION

PROJECT NO: 22CO10019

DRAWN BY: EMF

CHECK BY: EMF
ISSUED FOR: PURPOSE

ISSUED DATE: 08/29/2023



ISSUED BY: LAND. ARCH. LICENSE NO: 2010000196

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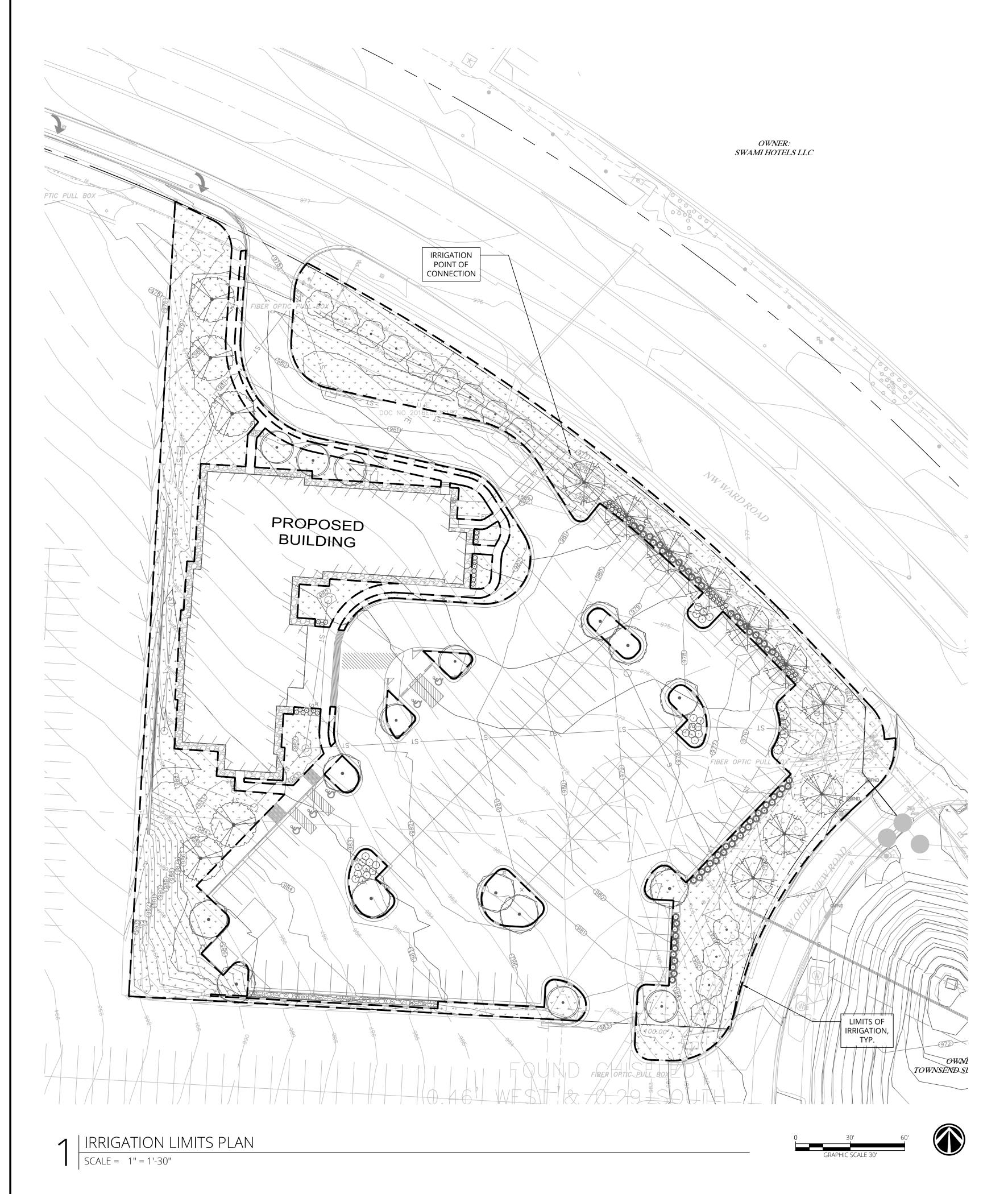
SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER
L100

P:\22-103 Woodspring Suites - Lee's Summit, MO\22-103 CAD\22-103 CAD Current\22-103\_L100\_LSCP\_current.dwg Layout: L100

Plotted on: Aug 30, 2023 - 8:43am



#### IRRIGATION NOTES

#### GENER

1. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. NOTIFY THE MISSOURI ONE CALL SYSTEM AT 800-344-7483, OR 811. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM IRRIGATION OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.

- 2. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND BUILT BY A QUALIFIED IRRIGATION CONTRACTOR.
- 3. THE IRRIGATION DESIGN CONTRACTOR SHALL FURNISH ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR TO DESIGN AND INSTALL A COMPLETE AND OPERABLE AUTOMATICALLY CONTROLLED LANDSCAPE IRRIGATION SYSTEM REQUIRED TO IRRIGATE THE LANDSCAPING AND VEGETATION WITHIN THE LIMITS AS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS AND AS NECESSARY TO COMPLETE THE CONTRACT.
- 4. THE IRRIGATION DESIGN CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION, SEQUENCING, AND SCHEDULING ALL WORK RELATED TO THE IRRIGATION SYSTEM.
- 5. THE IRRIGATION DESIGN CONTRACTOR SHALL PROVIDE A WRITTEN WARRANTY COVERING THE ENTIRE SYSTEM AGAINST DEFECTS IN INSTALLATION, WORKMANSHIP, AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- 6. LIMITS OF IRRIGATION SHOWN ON PLAN.
- 7. IRRIGATION CONTROLLER SHALL BE LOCATED INSIDE OF THE BUILDING.



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PROJECT NO: 22CO10019

DRAWN BY: EMF

CHECK BY: EMF
ISSUED FOR: PURPOSE

ISSUED DATE: 08/29/2023



ISSUED BY: LAND. ARCH. LICENSE NO: 2010000196

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SHEET TITLE

IRRIGATION LIMITS PLAN

SHEET NUMBER

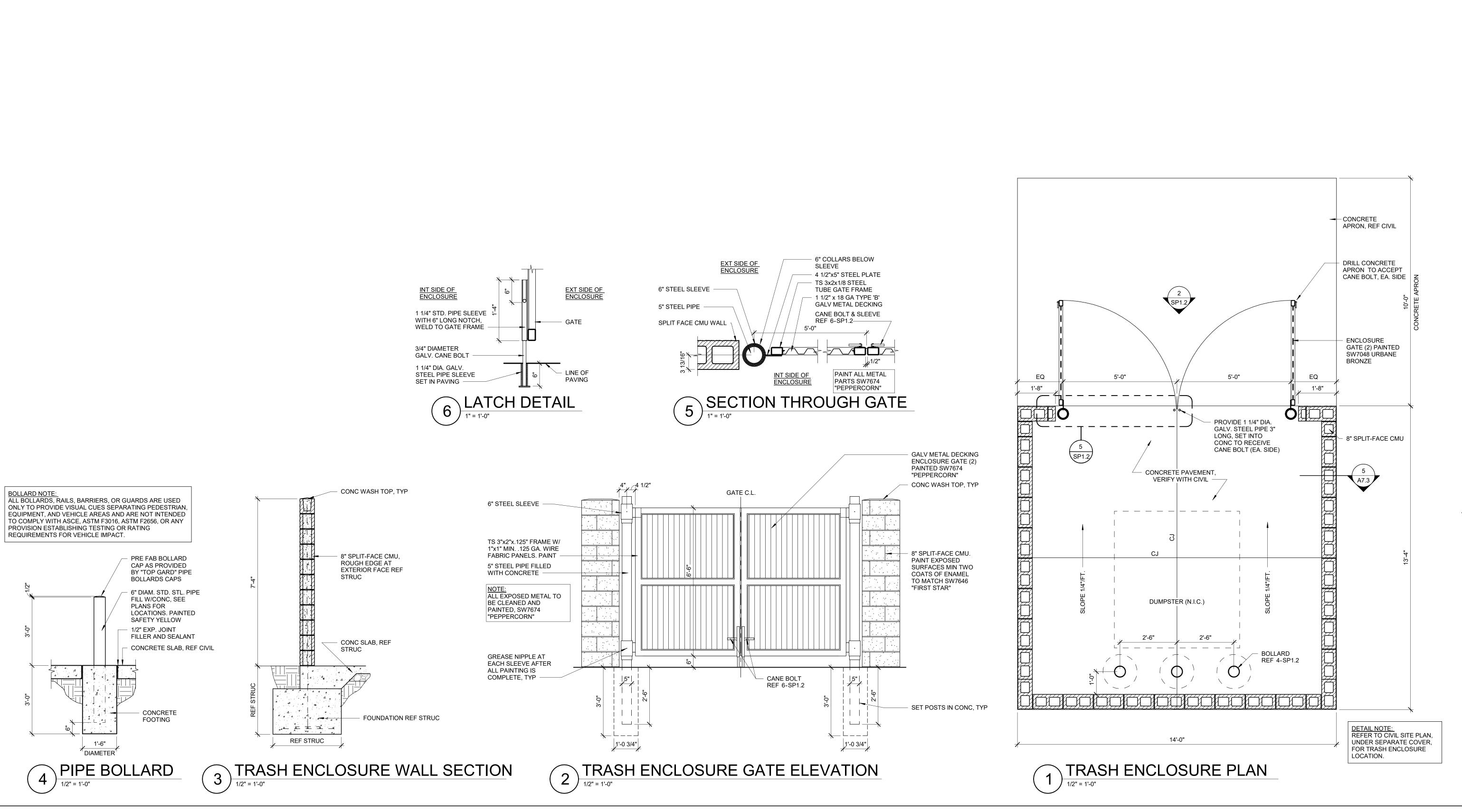
L200

landworks
STUDIO

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Phone: 913-780-6707

Olathe, KS 66061
www.landworksstudio.com

Plotted on: Aug 30, 2023 - 8:43am



Architect of Record:

BRR Architecture, Inc. 8131 METCALF AVE, SUITE 300 OVERLAND PARK, KS 66204

www.brrarch.com Tel: 913-262-9095 Fax: 913-262-9044

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**Issues & Revisions** NO. DATE DESCRIPTION

Project Name

WoodSpring Suites

**Project Address** 

**1010 NW WARD ROAD LEE'S** 

SUMMIT, MO



Checked By:

Project No.

**Document Date:** 08/16/23 WSS\_v5\_2023.1 (05/05/23)

Bulletins Through: WSS\_v2\_B08

31000541 **Professional Seal** 

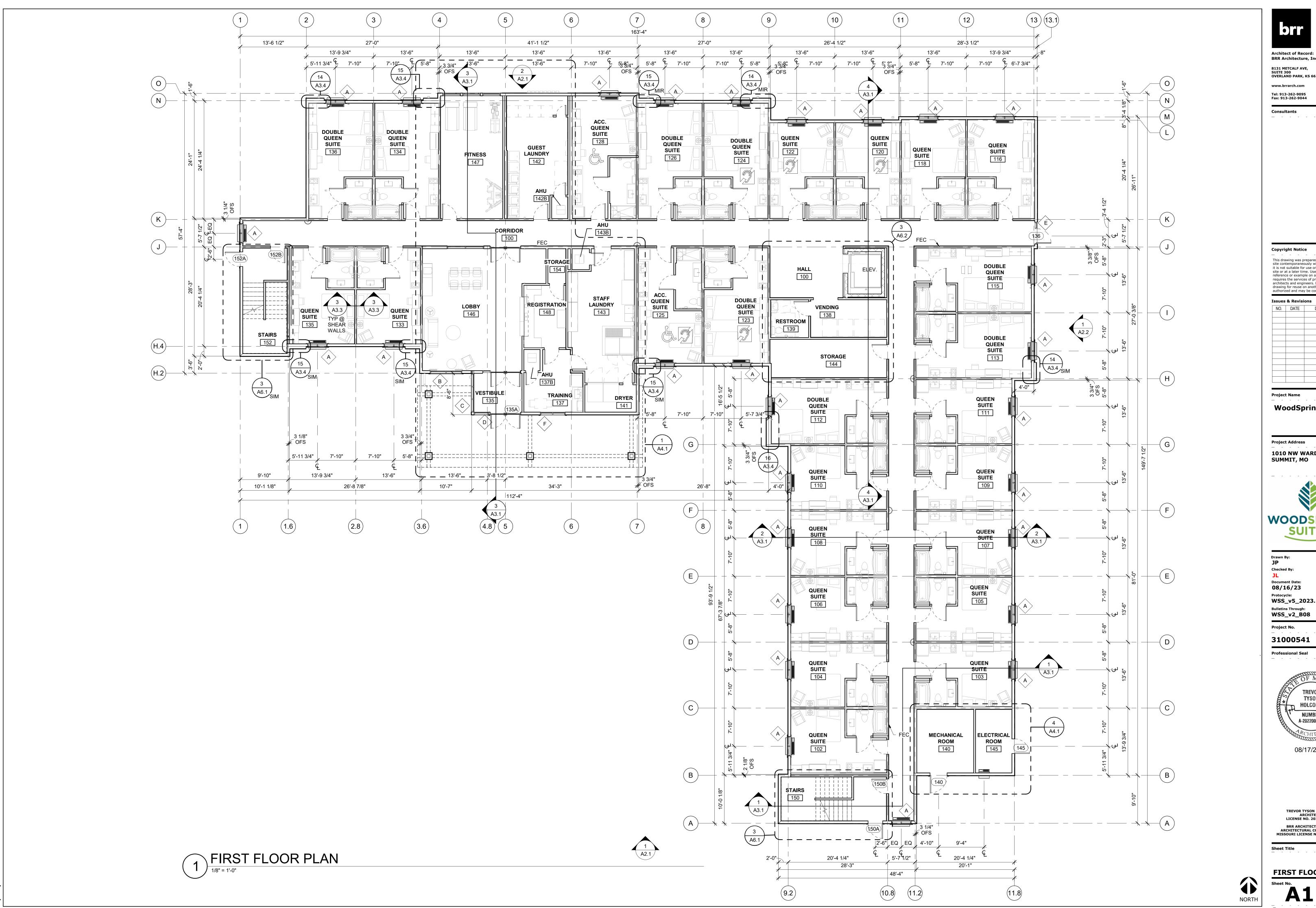


08/17/2023

ARCHITECT

BRR ARCHITECTURE, INC. ARCHITECTURAL CORPORATION MISSOURI LICENSE NO. ARC 000160

**TRASH ENCLOSURE & DETAILS** 



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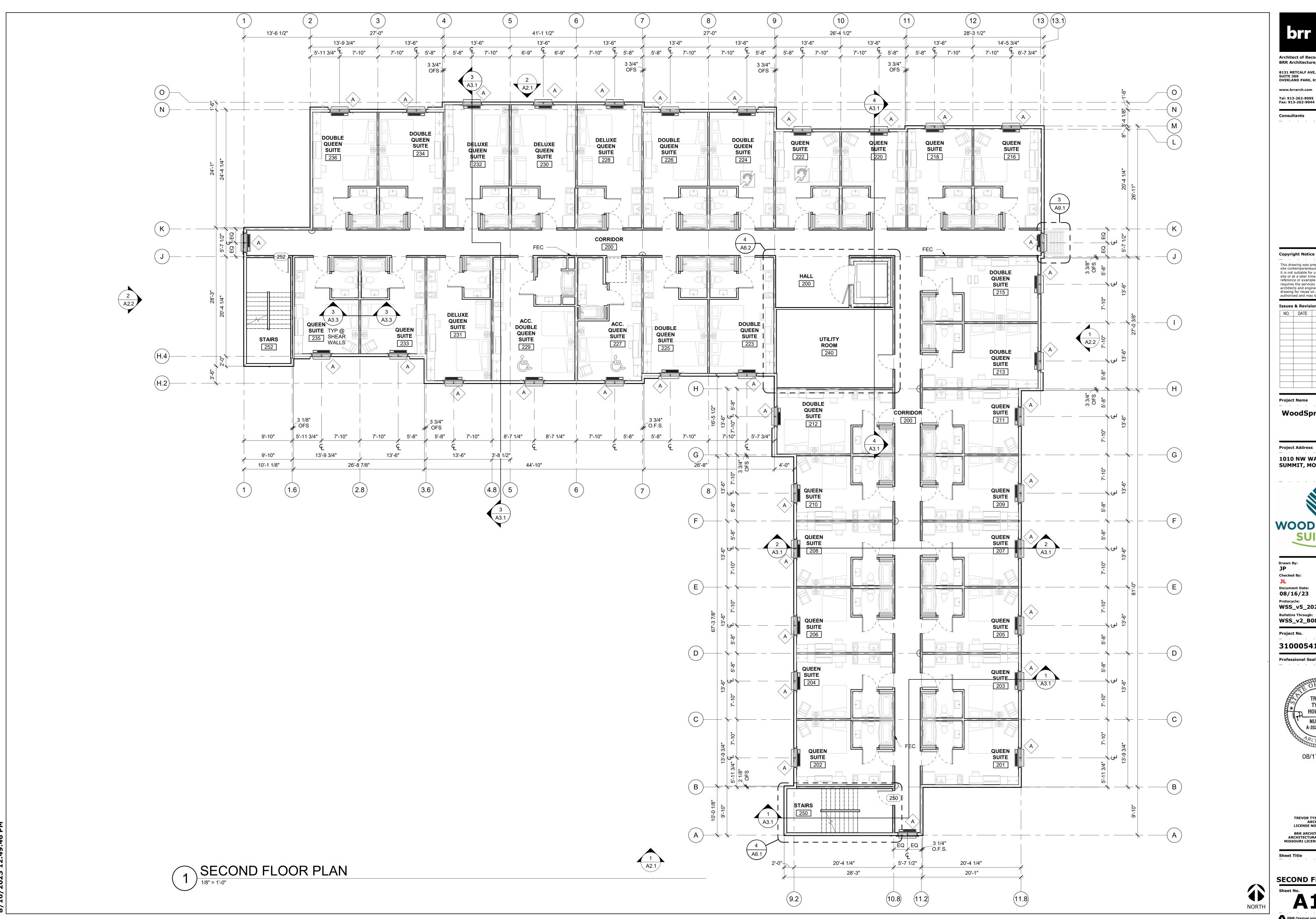
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08/17/2023

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FIRST FLOOR PLAN



Architect of Record:

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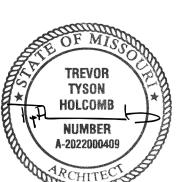
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Document Date: **08/16/23** 

Protocycle: WSS\_v5\_2023.1 (05/05/23)

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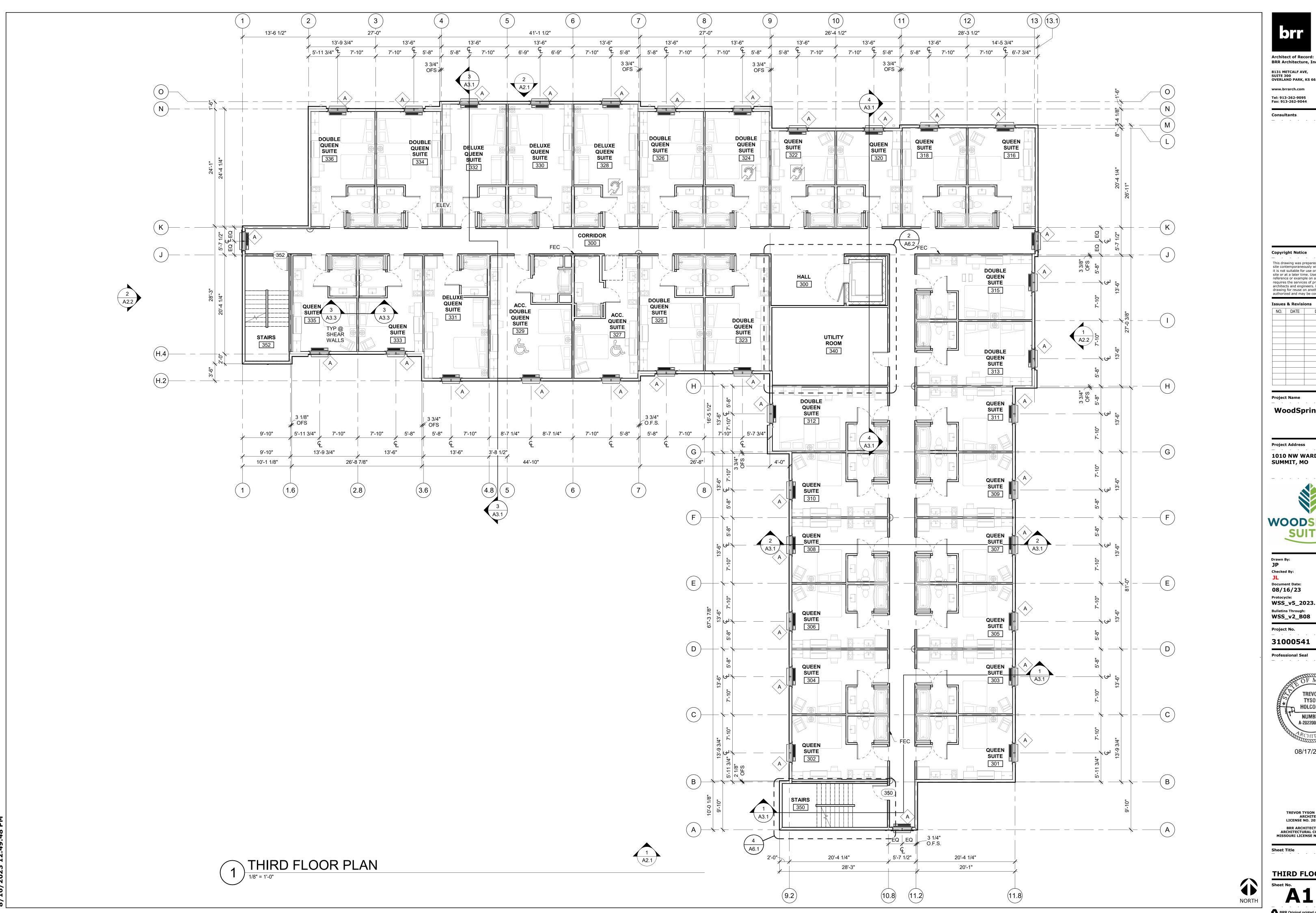
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**SECOND FLOOR PLAN** 



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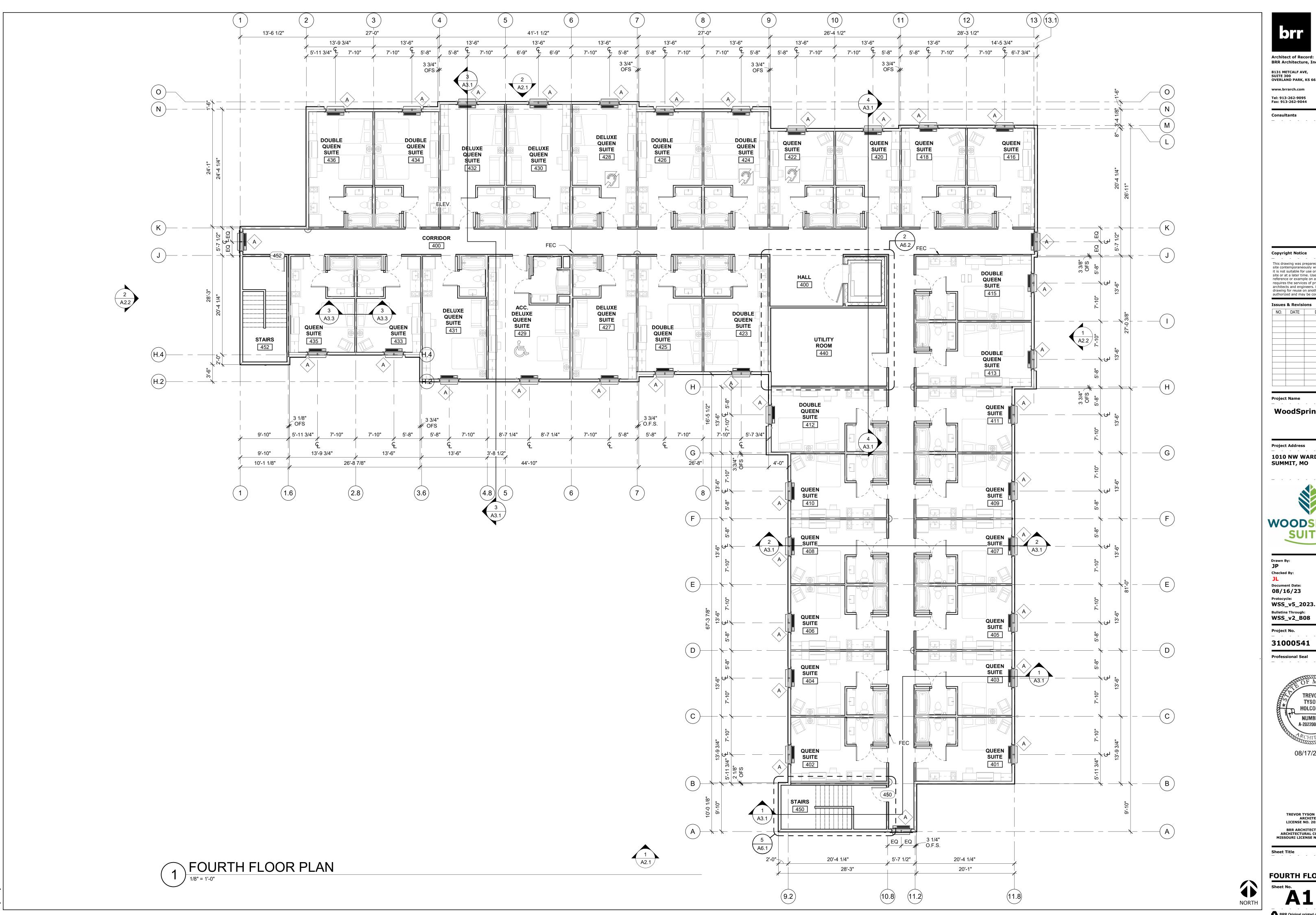
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THIRD FLOOR PLAN



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**Project Address** 

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Document Date: **08/16/23** 

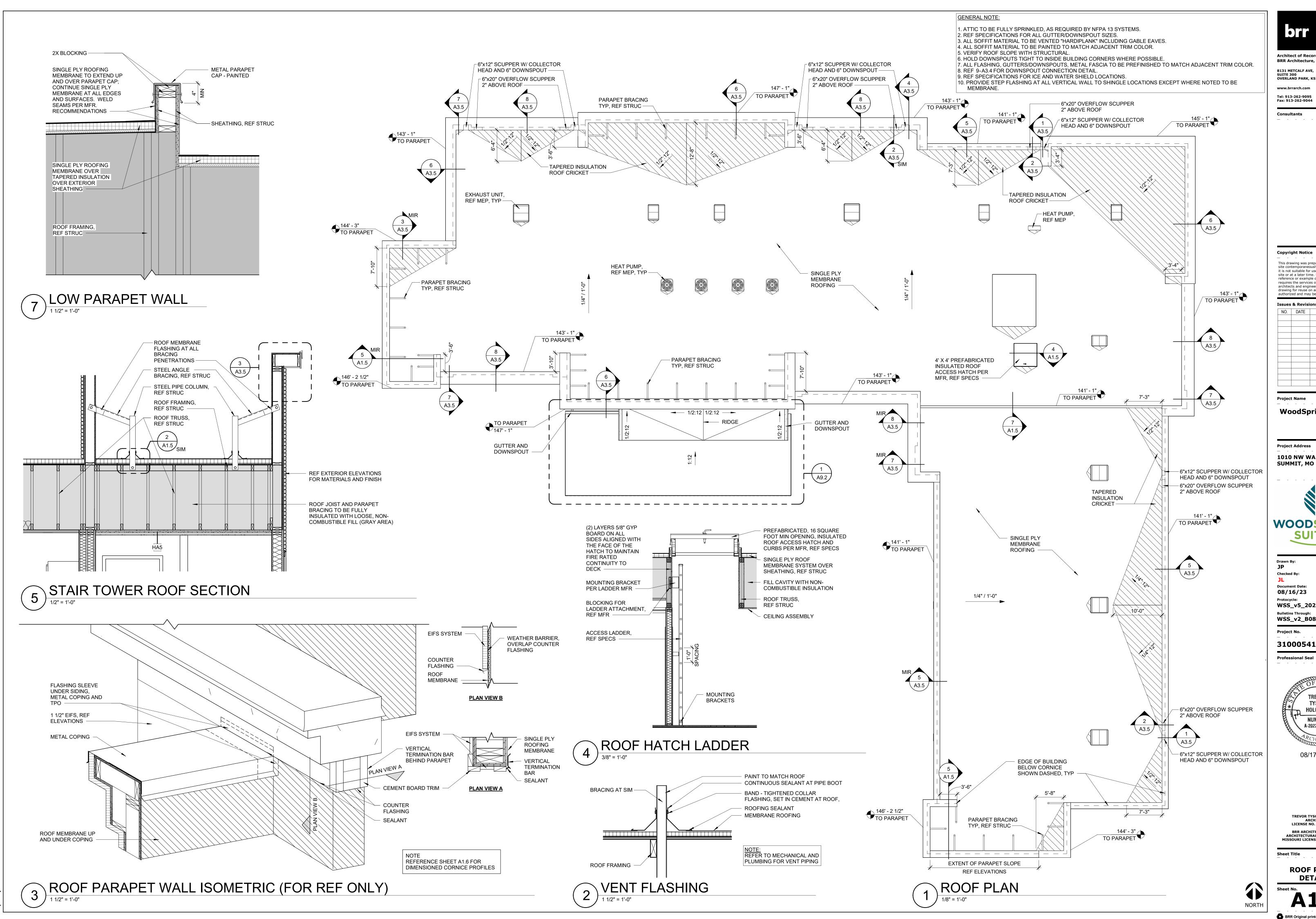
Protocycle: WSS\_v5\_2023.1 (05/05/23) Bulletins Through: WSS\_v2\_B08



08/17/2023

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**FOURTH FLOOR PLAN** 



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**Document Date:** 08/16/23 WSS\_v5\_2023.1 (05/05/23)

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31000541



08/17/2023

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**ROOF PLAN & DETAILS** 



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**Issues & Revisions** NO. DATE DESCRIPTION 1 8/31/2023 REV #1

**Project Address** 

**1010 NW WARD ROAD LEE'S** 



WSS\_v5\_2023.1 (05/05/23)

**Professional Seal** 



ARCHITECT BRR ARCHITECTURE, INC. ARCHITECTURAL CORPORATION MISSOURI LICENSE NO. ARC 000160

**EXTERIOR ELEVATIONS** 



RIGHT SIDE ELEVATION

B 8.02 B 6.02

ROOF LINE AND HEAT PUMPS ADDED TO **ELEVATIONS FOR THE** FINAL DEVELOPMENT PLAN REVIEW REQUIREMENTS.

CARD READER, 42" AFF, TYP —

NOTE: THIS SHEET IS INTENDED TO BE PRINTED IN COLOR FOR CLARITY.

Architect of Record: BRR Architecture, Inc.

8131 METCALF AVE, SUITE 300 OVERLAND PARK, KS 66204

Tel: 913-262-9095 Fax: 913-262-9044

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**Issues & Revisions** NO. DATE DESCRIPTION 1 8/31/2023 REV #1

Project Name WoodSpring Suites

**Project Address** 

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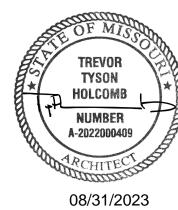
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TREVOR TYSON HOLCOMB ARCHITECT LICENSE NO. 2022000409 BRR ARCHITECTURE, INC. ARCHITECTURAL CORPORATION MISSOURI LICENSE NO. ARC 000160

**EXTERIOR ELEVATIONS** 

	-												
MARK	MANUFACTURER	MODEL	EXHAUST	OUTDOOR	SENSIBLE EFFECTIVENESS	RECOVERY EFFICIENCY	S.P. (IN)	SPEED	NOISE		ELECTRIC	AL.	REMARKS
			AIR (CFM)	AIR (CFM)	(HEATING)	(COOLING)	(,	(RPM)	(SCONES)	WATTS	AMPS	V/HZ	
ERV-1	PANASONIC	FV-04VE1	40	30	66% @ 30 CFM AND 32°F	36% @ 29 CFM AND 95°F	0.1	1479	0.8	0.8	0.15	120/60	1,2

#### REMARKS:

- 1. PROVIDE PANASONIC EXTERIOR WALL CAP AND CONCENTRIC VENT ADAPTOR (FV-WC04VE1).
- 2. PROVIDE WITH FV-WCSW21-W TWO FUNCTION CONTROL SWITCH WITH LABELS SET TO OPERATE UNIT ON HIGH CONTINUOUSLY.

					ROOF H	000	SC	HEDUL	.E					
MARK	MANUFACTURER	MODEL	TYPE	USE	MATERIAL	CFM	S.P.	HOOD VELOCITY	FREE AREA	THROAT VELOCITY	DIMENSI	ONS (IN)	] WEIGHT	REMARKS
IVIAIN	WANUFACTURER	MODEL	ITE	USE	WATERIAL	CFIVI	(IN)	(FPM)	(SQ FT)	(FPM)	THROAT	HOOD	(LBS)	KEWAKKS
RH-1	соок	1624-GR	LOW CONTOUR	EXHAUST	ALUMINUM	880	.01	273	3	330	16x24	31x39	142	1,2,3
RH-2	соок	1218-GR	LOW CONTOUR	EXHAUST	ALUMINUM	475	.01	117	4	238	12x18	31x39	137	1,2,3

- 1. PROVIDE WITH 14" HIGH FACTORY ROOF CURB MATCHING ROOF SLOPE FOR LEVEL INSTALLATION OF HOOD.
- 2. PROVIDE WITH BACKDRAFT DAMPER. 3. PROVIDE WITH ALUMINUM BIRD SCREEN.

	GRILLE, REGISTER, AND DIFFUSER SCHEDULE										
MARK	MANUFACTURER	MODEL	USE	MOUNTING	MATERIAL	FINISH	DEFLECTION / THROW	LOCATION	ACCESSORIES	REMARKS	
S-1	TITUS	272 FS	SUPPLY	SURFACE	ALUMINUM	WHITE	DOUBLE	WALL	OBD	1,2,3	
S-2	TITUS	250-AA	SUPPLY	SURFACE	ALUMINUM	WHITE	4-WAY	CEILING	COD	1,3,4	
T-1	TITUS	350 FL	RETURN	SURFACE	ALUMINUM	WHITE	SINGLE	WALL	OBD	1,2,3	
R-1	TITUS	350 FL	TRANSFER	SURFACE	ALUMINUM	WHITE	SINGLE	WALL	OBD	1,2,3	

#### <u>EMARKS:</u>

- 1. REFER TO CALLOUTS ON PLANS FOR NECK SIZE AND CFM.
- 2. PROVIDE REQUIRED RECTANGULAR TO ROUND ADAPTERS AT ALL GRD CONNECTIONS.
- 3. PAINT, FLAT BLACK, ALL INTERIOR DUCT SURFACES VISIBLE THROUGH FACE OF GRILLE/DIFFUSER (BY MECHANICAL CONTRACTOR). 4. PROVIDE WITH RUSKIN CFD4W CEILING RADIATION DAMPER ASSEMBLY FOR WOOD JOIST CONSTRUCTION.

	PACKAGED TERMINAL AIR CONDITIONER SCHEDULE															
MARK	MARK MANUFACTURER MODEL SERVES AIRFLOW VENTILATIO COOLING NOMINAL ELECTRIC ELECTRICAL INFORMATION REMARK											REMARKS				
IVI) II II I	WARREN	WODEL	SERVES	(CFM)	N (CFM)	(BTUH)	LLIX	(BTUH)	(KW)	VOLTAGE	PHASE	AMPS	WATTS	MCA	MOCP	TALIWI WATER
PTAC-1	AMANA	PTC073K25AXXX**	GUEST ROOMS	335	65	7,000	12.4	6,800	2.1	208	1	10.1	2,115	14.1	15	1,2,3,4,5,6,7
PTAC-2	AMANA	PTC153K35AVXX**	CORRIDORS	385	95	14,500	10.0	9,900	3.0	208	1	14.1	2,935	19.5	20	1,2,3,4,5,6,8,9
PTAC-3	AMANA	PBE093G35**	ELECTRICAL ROOM	265	0	9,100	9.8	9,000	2.9	208	1	14.0	2,900	19.4	20	1,2,3,4,9

#### REMARKS:

- 1. EQUIPMENT SELECTIONS BASED ON AMANA BRAND THRU-WALL CHASSIS UNITS WITH ELECTRIC COOLING & HEATING. FRONT COVER & FACTORY INSTALLED POWER CORD INCLUDED WS900E 42" WIDE STONEWOOD BEIGE COLOR INSULATED METAL WALL SLEEVE & PGK01TB STONEWOOD BEIGE COLOR EXTERIOR ARCHITECTURAL GRILLE REQUIRED FOR ALL PTC UNITS PBWS01A 26" WIDE STONEWOOD BEIGE COLOR INSULATED METAL WALL SLEEVE & PBAGK01TB STONEWOOD BEIGE COLOR EXTERIOR ARCHITECTURAL GRILL REQUIRED FOR PBE UNIT.
- 2. PTC & PBE CHASSIS UNITS TO BE PROVIDED WITH PERMANENT SLIDE-OUT INDOOR INTAKE AIR FILTERS.
- 3. COOLING CAPACITIES & EER ARE BASED ON AHRI CONDITIONS AT 208/60/1. UNITS SHALL OPERATE AT A MINIMUM OF 197 VOLTS AND A MAXIMUM OF 253 VOLTS.
- 4. PTC AND PBE CHASSIS UNITS TO BE INSTALLED INTO WALL SLEEVE AND EXTERIOR GRILLE PER NOTE #1.
- 5. FOR ALL PTC CHASSIS UNITS, FIELD PROGRAM ROOM # INTO PTAC THERMOSTAT.
- ALL PTC CHASSIS UNITS TO HAVE FACTORY PROVIDED RF ANTENNA. 7. PROVIDE DD01E RF WIRELESS MOTION SENSOR / DOOR SWITCH IN ALL GUESTROOMS (SEE ARCH PLANS FOR LOCATION).
- 8. PROVIDE DS01E RF WIRELESS WALL THERMOSTAT WITH HONEYWELL-TG512A1009 LOCKABLE COVER & KL03E KEY LOCK KIT ON ALL PTC153K35AVXX UNITS WITH FACTORY INSTALLED POWER VENT AT END OF CORRIDORS. SEE ARCH PLANS FOR LOCATIONS.
- 9. UNITS PROVIDED IN NON-GUEST ROOM AREAS (CORRIDORS, ELECTRICAL ROOM) DO NOT REQUIRE DD01E RF WIRELESS MOTION SENSOR / DOOR SWITCH.

						EXHAUST	FAN	SCHEE	DULE						
MARK	MANUFACTURER	MODEL	SERVES	AIRFLOW	ESP	FAN	DATA			MOTOR	DATA		CONTROL TYPE	WEIGHT	REMARKS
IVIARK	WANOFACTORER	MODEL	SERVES	(CFM)	(IN)	TYPE	RPM	SONES	DRIVE	WATTS	VOLTAGE	PHASE	CONTROL TIPE	(LBS)	REWARKS
EF-1	COOK	GC-128	GUEST ROOMS	55	0.25	CENTRIFUGAL	708	1	DIRECT	29	120	1	WALL SWITCH	25	1,2,3,4,7,8
EF-2	COOK	GC-128	UTILITY ROOM 440	35	0.25	CENTRIFUGAL	587	1.5	DIRECT	29	120	1	CONTINUOUS	25	1,2,3,5,8
EF-3	COOK	GC-542	MECHANICAL ROOM	300	0.25	CENTRIFUGAL	1387	4.5	DIRECT	100	120	1	THERMOSTAT	45	1,2,3,5,6,7,8
EF-4	COOK	GC-146	RESTROOM 139	75	0.38	CENTRIFUGAL	900	2	DIRECT	36	120	1	SWITCH W/ LIGHTS	25	1,2,3,4,8
EF-5	COOK	GC-128	VENDING	35	0.25	CENTRIFUGAL	587	1.5	DIRECT	29	120	1	CONTINUOUS	25	1,2,3,5,8
EF-6	COOK	GC-128	UTILITY ROOM 340	35	0.25	CENTRIFUGAL	587	1.5	DIRECT	29	120	1	CONTINUOUS	25	1,2,3,5,8

- 1. PROVIDE WITH FACTORY DISCONNECTS, BACKDRAFT DAMPERS, VIBRATION ISOLATION KITS, CEILING RADIATION DAMPERS, AND THERMOSTAT WHERE NOTED AS "CONTROL TYPE".
- 2. PROVIDE SPEED CONTROLLERS WITH DIRECT DRIVE MOTORS.
- 3. ALL SWITCHES, INTERLOCKS, RELAYS, TRANSFORMERS, TIMECLOCKS, MOTOR STARTERS, ETC. PROVIDED BY THE DIVISION 26 SEE ELECTRICAL PLANS.
- 4. PROVIDE WHITE, NON-YELLOWING, HIGH IMPACT STYRENE INJECTION MOLDED CEILING GRILLE.
- PROVIDE WHITE ALUMINUM CEILING GRILLE.
- 6. PROVIDE COOLING ONLY THERMOSTAT FOR EF-3.
- 7. ACCEPTABLE ALTERNATE BROAN FANS MAY BE USED, MODEL #L100 (EF-1) AND #L300 (EF-3).
- 8. REFER TO SPECIFICATIONS FOR FAN TYPES AND ACCESSORIES.

					UNIT HEA	ATER SCH	IEDULE					
MARK	MANUFACTURER	SERIES	MODEL	TYPE	SERVES	HEATING		ELECTRIC	CAL DATA		WEIGHT	REMARKS
IVIANN	WANDFACTURER	SERIES	MODEL	ITPE	SERVES	(BTUH)	VOLTAGE	PHASE	KW	AMPS	(LBS)	REWARKS
EUH-1	QMARK	EFF	EFF-4004	ELECTRIC	VESTIBULE 135	10,239	208	1	3.0	14.4	25	1
EUH-2	QMARK	EFF	EFF-4004	ELECTRIC	MECHANICAL ROOM 140	10,239	208	1	3.0	14.4	25	1
EUH-3	QMARK	AWH	AWH-4404	ELECTRIC	STAIRS 152	10,235	208	1	3.0	14.4	25	2
EUH-4	QMARK	AWH	AWH-4404	ELECTRIC	STAIRS 150	10,235	208	1	3.0	14.4	25	2

#### EMARKS:

- 1. PROVIDE WITH 208/24V TRANSFORMER & 24V SECONDARY CONTROL RELAY, SURFACE MOUNTING FRAME, AND SINGLE-POLE THERMOSTAT.
- 2. PROVIDE WITH UNIT MOUNTED TAMPER RESISTANT LOW VOLTAGE THERMOSTAT(40°F-90°F), POWER DISCONNECT SWITCH, WALL MOUNTING BRACKET.

					HEAT	PUMP	SCHEDULE						
MARK	MANUFACTURER	MODEL	SERVES	NOMINAL COOLING (TONS)	AMBIENT TEMPERATURE (°F)	SEER2	CORRESPONDING INDOOR UNIT	VOLTAGE	PHASE	MCA	MOCP	WEIGHT (LBS)	REMARKS
HP-1	RUUD	RP14AZ-36AJ	LOBBY/OFFICE	3	95	14.3	FCU-1	208	1	21	25	202	1,2,3
HP-2	RUUD	RP14AZ-24AJ	STAFF LAUNDRY	2	95	14.3	FCU-2	208	1	15	20	151	1,2,3
HP-3	RUUD	RP14AZ-48AJ	GUEST LAUNDRY	4	95	14.3	FCU-3	208	1	29	35	238	1,2,3
HP-4	RUUD	RP14AZ-24AJ	ELEVATOR	2	95	14.3	FCU-4	208	1	15	20	151	1,2,3
HP-5	CARRIER	38MARBQ12A	UTILITY ROOM	1	95	25.5	FCU-5	208	1	15	15	75	1,2,3
HP-6	CARRIER	38MARB24A	CORRIDOR 100	2	95	20.5	FCU-6	208	1	25	35	135	1,2,3

- 1. PROVIDE WITH COMPRESSOR TIME DELAY CONTROLS, BI-DIRECTION FILTER DRIER, START KIT, LOW AMBIENT CONTROLS, AND HAIL GUARDS.
- REFER TO ASSOCIATED INDOOR UNIT SCHEDULE FOR ENTERING AND LEAVING TEMPERATURES AT THE COIL.
- 3. PROVIDE WITH UNIT MOUNTED TAMPER RESISTANT LOW VOLTAGE THERMOSTAT (40°F-90°F), POWER DISCONNECT SWITCH, WALL MOUNTING BRACKET.

										FAN COI	L UNIT SC	CHEDULE											
		GENERAL				AIRF	LOW			COOLING				HEA	TING		ELECTR	ICAL		I	MOTOR		
MARK	MANUFACTURER	MODEL	TYPE	SERVES	ESP (IN)	CFM	MINIMUM OUTDOOR AIR (CFM)	NOMINAL REQUIRED CAPACITY (TONS)	TOTAL CAPACITY (BTUH)	SENSIBLE CAPACITY (BTUH)	AMBIENT AIR (°F)	EDB / EWB (°F)	LDB / LWB (°F)	MODEL	TOTAL CAPACITY (KW)	VOLTAGE	PHASE	MCA	МОСР	HP	TYPE	WEIGHT	REMARKS
FCU-1	RUUD	RH2TZ3617STANJ	UPFLOW	LOBBY / OFFICE	0.5	1200	175	3	35.2	26.2	95	80/67	57/55	RXBH-1724?07J	5.4	208	1	36	40	1/2	DIRECT	125	1,2,3,4,5
FCU-2	RUUD	RH2TZ2417STANJ	UPFLOW	STAFF LAUNDRY	0.5	800	50	2	22.8	17.5	95	80/67	57/55	RXBH-1724?07J	5.4	208	1	35	40	1/3	DIRECT	100	1,2,3,4,5
FCU-3	RUUD	RH2TZ4821STANJ	UPFLOW	GUEST LAUNDRY	0.5	1600	150	4	45.5	34.9	95	80/67	57/55	RXBH-1724?07J	5.4	208	1	38	40	3/4	DIRECT	150	1,2,3,4,5
FCU-4	RUUD	RH2TZ2417STANJ	DOWNFLOW	ELEVATOR SHAFT	0.5	800	0	2	22.8	17.5	95	80/67	57/55			208	1	3	15	1/3	DIRECT	100	1,2,3,4
FCU-5	CARRIER	40MAHBQ12A	WALL MOUNTED	UTILITY ROOM 240		382	0	1	12.77	9.1	95	80/67	57/55			208	1	0.31	15	.027		23	1,2,3,4,6
FCU-6	CARRIER	40MBCAQ24A	CASSETTE	CORRIDOR 100		764	0	2	21.07	15.9	95	80/67	57/55			208	1	1	35	0.06		50	1,2,3,4,5

- 1. PROVIDE WITH FACTORY FURNISHED PIPING & VALVE KIT. PROVIDE ALL VALVES & ACCESSORIES FOR DX CONNECTIONS.
- PROVIDE WITH FAN SWITCH, CONTROL TRANSFORMER AND ALL NECESSARY CONTROL ACCESSORIES.
- PROVIDE WITH (2) SETS OF FILTERS.

- 4. ROUTE CONDENSATE TO NEAREST FLOOR DRAIN. PROVIDE WATER SENSING SWITCH IN CONDENSATE PAN HIGHER THAN THE PRIMARY DRAIN LINE CONNECTION AND BELOW THE OVERFLOW RIM. THE UNIT SHALL SHUT DOWN UPON ALARM FROM SWITCH. 5. PROVIDE THERMOSTAT AND HONEYWELL-TG512A1009 LOCKABLE COVER. PROVIDE WITH UNIT MOUNTED THERMOSTAT PER MANUFACTURER'S RECOMMENDATIONS.

#### **GENERAL NOTES:**

- EXISTING EQUIPMENT, DUCTWORK, AND PIPING SIZES AND LOCATIONS ARE SHOWN FOR REFERENCE ONLY. ADJUST EXACT INSTALLATION AND CONNECTION OF NEW ITEMS ACCORDING TO ACTUAL CONDITIONS.
- 1. DEFINITIONS: FURNISH: THE TERM "FURNISH" IS USED TO MEAN "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY,
- INSTALLATION AND SIMILAR OPERATIONS." INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT THE PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS." PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."
- 2. ALL WORK SHALL COMPLY WITH CURRENT FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES AS WELL AS THE CONSTRUCTION DOCUMENTS. REPORT ANY CONFLICTS TO THE ENGINEER AS SOON AS THEY ARE
- 3. UNLESS OTHERWISE NOTED, THE WORK DESCRIBED ON THE PLANS AND SPECIFICATIONS SHALL INCLUDE THE FURNISHING AND INSTALLATION OF ALL LABOR AND MATERIALS NECESSARY FOR COMPLETE AND OPERATIONAL HVAC SYSTEM. CONTRACTOR SHALL FURNISH THESE EVEN IF ITEMS REQUIRED TO ACHIEVE THIS (I.E. OFFSETS, ISOLATION AND BALANCING DEVICES, MAINTENANCE CLEARANCES, ETC.) ARE NOT SPECIFICALLY SHOWN IN THE DRAWINGS AND SPECIFICATIONS. DRAWINGS AND SPECIFICATIONS CARRY EQUAL IMPORTANCE AND ITEMS LISTED IN EITHER SHALL BE PROVIDED AS IF LISTED IN BOTH. ALSO REVIEW DETAILS AND RISER DIAGRAMS FOR ADDITIONAL ITEMS/INSTRUCTIONS WHETHER SPECIFICALLY REFERRED TO ON PLANS OR NOT
- 4. DATA GIVEN ON THE DRAWINGS IS AS EXACT AS COULD BE SECURED. ABSOLUTE ACCURACY IS NOT GUARANTEED, OBTAIN AND VERIFY EXACT LOCATIONS, MEASUREMENTS, LEVELS, SPACE REQUIREMENTS, POTENTIAL CONFLICTS WITH OTHER TRADES, ETC. AT THE SITE AND SHALL SATISFACTORILY ADAPT THE WORK TO ACTUAL CONDITIONS AT THE BUILDINGS. THE DRAWINGS ARE DIAGRAMMATICAL IN NATURE AND SHALL NOT BE SCALED. HOWEVER, THIS DOES NOT RELIEVE ANY SUB-CONTRACTOR FROM COORDINATING THEIR WORK WITH ALL OTHER TRADES AND FROM ADJUSTING THEIR WORK AS REQUIRED BY THE ACTUAL CONDITIONS OF THE PROJECT. THE CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING A BID TO BECOME THOROUGHLY FAMILIAR WITH THE ACTUAL CONDITIONS OF
- 5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL ITEMS THAT AFFECT OTHER DISCIPLINES WITH THE CORRESPONDING CONTRACTOR AND THE GENERAL CONTRACTOR IF EQUIPMENT, MATERIALS, ETC. OTHER THAN THOSE SCHEDULED AND SPECIFIED (PENDING PRE-APPROVAL) ARE PROVIDED.
- 6. COORDINATE AND ADJUST ALL WORK BETWEEN TRADES AND EXISTING CONDITIONS IN ORDER TO ACCOMPLISH A NEAT, INTEGRATED AND EFFICIENT INSTALLATION. CHANGE ORDERS WILL NOT BE GRANTED DUE TO LACK OF COORDINATION WITH JOB CONDITIONS AND/OR OTHER CONTRACTORS.
- 8. GENERAL CONTRACTOR SHALL CUT AND PATCH FLOOR, WALLS, AND ROOF AS REQUIRED FOR INSTALLATION/DEMOLITION OF MECHANICAL SYSTEMS. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE OF RELOCATED EQUIPMENT AND MATERIALS DURING CONSTRUCTION. ITEMS DAMAGED

DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S

- 10. UPON COMPLETION OF THE PROJECT, PROVIDE AS-BUILT DRAWINGS TO THE OWNER, ARCHITECT, AND ENGINEER SHOWING EQUIPMENT, DUCTWORK, PIPING, ETC. THAT DIFFERS FROM CONSTRUCTION DOCUMENTS AS THEY ARE ACTUALLY INSTALLED.
- 11. EXAMINE THE CONTRACT DOCUMENTS OF ALL TRADES (I.E. THE ARCHITECTURAL REFLECTED CEILING PLAN, ELECTRICAL LIGHTING PLAN, FIRE PROTECTION PLAN, ETC.). THE RESPONSIBILITY OF EACH CONTRACTOR IS NOT LIMITED TO THEIR SPECIFIC DISCIPLINE'S DRAWING SHEETS. REFER TO OTHER DISCIPLINES' DRAWING SHEETS AS REQUIRED FOR ADDITIONAL INFORMATION/INSTRUCTIONS
- 12. FIRE SEAL ALL PENETRATIONS THROUGH RATED WALLS. SLEEVE IN ENTIRETY WITH APPROPRIATE SLEEVE MATERIAL.
- 13. MAINTAIN ALL REQUIRED SERVICE, FRESH AIR, AND ROOF EDGE CLEARANCES FOR ALL NEW AND EXISTING EQUIPMENT, DUCTWORK, AND PLUMBING VENTS. 14. COORDINATE NECESSARY EQUIPMENT, DUCTWORK AND PIPING LOCATIONS SO THAT THE FINAL INSTALLATION IS COMPATIBLE WITH THE MATERIALS AND
- EQUIPMENT OF THE OTHER TRADES. 15. PREPARE SHOP DRAWINGS FOR INSTALLATION OF ALL NEW WORK BEFORE INSTALLATION TO VERIFY COORDINATION OF WORK BETWEEN TRADES.
- 16. REFER TO THE ARCHITECTURAL DIVISION FOR EXACT LOCATION OF ALL VISIBLE FIXTURES, EQUIPMENT AND AIR DEVICES. 17. MAINTAIN A MARK-UP SET OF DRAWINGS WHICH INDICATE VARIATIONS IN THE
- ACTUAL INSTALLATION FROM THE ORIGINAL DESIGN. SURRENDER DRAWINGS 18. VERIFY THE ELECTRICAL SERVICE PROVIDED BY THE ELECTRICAL
- CONTRACTOR BEFORE ORDERING ANY MECHANICAL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS. 19. COORDINATE ALL REQUIRED BREAKER SIZES WITH ELECTRICAL CONTRACTOR
- UPON RECEIPT OF RETURNED SUBMITTALS. NO COST CHANGES WILL BE ACCEPTED FOR FAILURE TO COORDINATE.
- 20. SUSPEND EACH TRADE'S WORK SEPARATELY FROM THE STRUCTURE. DUCTWORK SHALL BE HELD TIGHT TO STRUCTURE EXCEPT WHERE SHOWN. 21. PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH
- MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE. 22. PROVIDE MANUFACTURER'S RECOMMENDED SERVICE CLEARANCE ALL
- AROUND ALL EQUIPMENT REQUIRING SAME. 23. PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND
- DISPOSITION OF MATERIALS AND PROTECTION OF PROPERTY WHICH IS TO REMAIN UNDISTURBED. 24. PROVIDE ACCESS DOORS FOR ALL EQUIPMENT, VALVES, CLEANOUTS, ACTUATORS AND CONTROLS WHICH REQUIRE ACCESS FOR ADJUSTMENT OR
- SERVICING AND WHICH ARE LOCATED IN OTHERWISE INACCESSIBLE LOCATIONS. 25. ALL CURBS, ROOF JACKS, ROOF THIMBLES, SANITARY VENTS, ROOF DRAINS, ETC. SHALL BE COMPATIBLE WITH THE ROOFING SYSTEM TO BE PROVIDED.
- REFERENCE ARCHITECTURAL DIVISION FOR REQUIRED FLASHING DETAILS.
- 26. ALL DUCT SIZES INDICATED ARE INSIDE CLEAR DIMENSIONS. SEE SPECIFICATIONS FOR INSULATION REQUIREMENTS. 27. PROVIDE BALANCING DAMPERS IN EACH GRILLE/DIFFUSER DUCT RUN OUT NOT
- BEING PROVIDED WITH OBD AT GRILLE (SEE GRILLES, REGISTERS, AND DIFFUSERS SCHEDULE). LOCATE DAMPERS ABOVE ACCESSIBLE CEILINGS. 28. UPON COMPLETION OF INSTALLATION OF NEW HVAC SYSTEMS, ALL SYSTEMS
- SHALL BE BALANCED BY THE MECHANICAL CONTRACTOR. 29. TRANSITION FROM DUCT SIZE SHOWN ON PLANS TO EQUIPMENT CONNECTION SIZE AT CONNECTION TO EQUIPMENT.
- AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE OF THE SYSTEM BY THE OWNER. 31. PROVIDE ALL REQUIRED PERMITS, INSPECTIONS AND COORDINATION WITH

30. WARRANTY: THE ENTIRE MECHANICAL SYSTEM SHALL BE WARRANTED

- GOVERNING AUTHORITIES. INSTALLATION TO CONFORM WITH APPLICABLE PROVISIONS OF: A. APPLICABLE LOCAL, STATE AND FEDERAL CODES, LAWS AND REGULATIONS. B. CURRENT BUILDING AND MECHANICAL CODES.
- C. APPLICABLE PAMPHLETS OF THE NFPA INCLUDING THE NATIONAL ELECTRICAL CODE.
- D. AMERICANS WITH DISABILITIES ACT (ADA).
- 32. QUALITY CONTROL: A. SUBMIT CUT SHEETS ON ALL OF THE SPECIFIED EQUIPMENT. B. SUBMIT FOUR (4) COPIES OF ALL SUBMITTALS IN ADDITION TO ANY REQUIRED BY THE CONTRACTOR AND THEIR SUPPLIERS. THESE COPIES SHALL BE RETAINED BY THE OWNER, ARCHITECT AND ENGINEER.

NO SUBSTITUTIONS OF VENDORS OR PRODUCT ON EQUIPMENT UNLESS APPROVED BY WOODSPRING SUITES, THE ARCHITECT AND THE OWNER.



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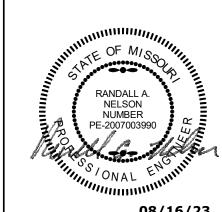
**1010 NW WARD ROAD LEE'S** SUMMIT, MO



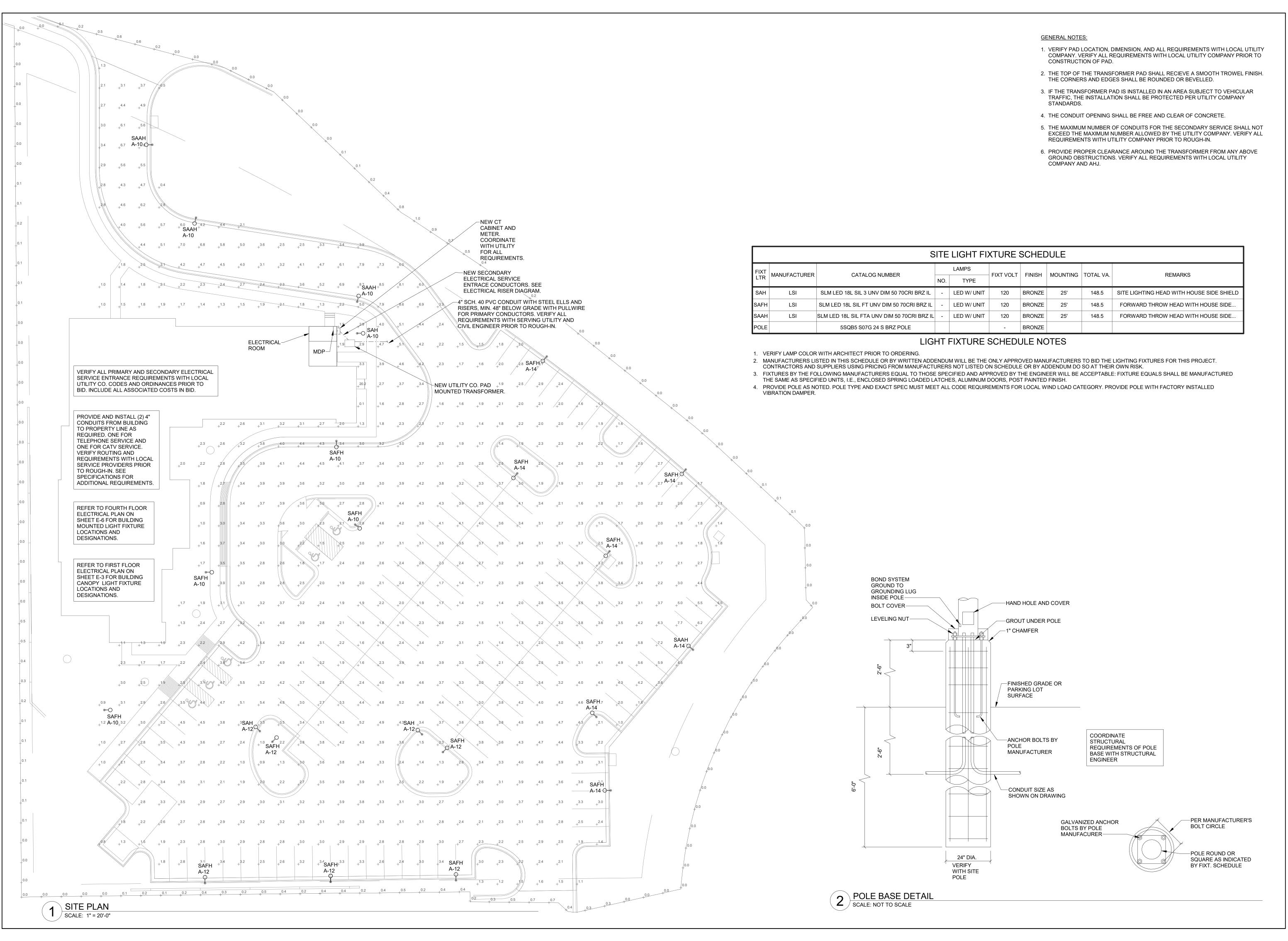
MR / CB / TP AR / CF 08/16/23 WSS\_v5\_2023.1 (05/05/23) **Bulletins Through:** WSS\_v2\_B08

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**MECHANICAL NOTES**, SCHEDULES, AND **LEGENDS** 



brr

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ct Name

WoodSpring Suites

Project Address

1010 NW WARD ROAD LEE'S

SUMMIT, MO



Drawn By:
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Checked By:
AR / CF
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ELECTRICAL SITE

E-10