GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL LAWS, CODES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT BETWEEN REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.
2. BIDDING CONTRACTORS SHALL VISIT THE JOBSITE AND VERIFY ALL FIELD CONDITIONS AS NECESSARY TO COMPLETE THE WORK AND COMPARE TO APPLICABLE CONSTRUCTION DOCUMENTS. REPORT DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS TO ARCHITECT PRIOR TO SUBMITTING BID. FAILURE TO REPORT DISCREPANCIES DOES NOT RELIEVE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE FINISHED PRODUCT TO THE INTENT OF THE CONSTRUCTION DOCUMENTS AND SHALL NOT RESULT IN ADDITIONAL TIME OR COMPENSATION OVER AND ABOVE THE ESTABLISHED CONTRACT AMOUNTS.
3. THE CONTRACTOR SHALL ADHERE TO THE CONSTRUCTION DOCUMENTS. SHOULD ANY ERROR OR INCONSISTENCY APPEAR REGARDING THE MEANING OR INTENT OF THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY REPORT SAME TO THE ARCHITECT WHO WILL MAKE ANY NECESSARY CLARIFICATION, OR REVISIONS AS REQUIRED.
4. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION AND DEVELOPMENT RELATED FEES, INCLUDING, BUT NOT LIMITED TO: CONSTRUCTION PERMIT FEES, HEALTH DEPARTMENT FEES, ETC. THE SELECTED QUALIFIED BIDDER WILL BE REQUIRED TO PROVIDE A COMPLETE LINE-ITEM LIST OF ALL FEES INCLUDED IN BID BASED ON APPROPRIATE SCHEDULES.
5. CONTRACTOR AND HIS SUBCONTRACTORS AND AGENTS SHALL HOLD ALL APPLICABLE AND REQUIRED LICENSES FOR THE JURISDICTION WHERE THE WORK WILL BE PERFORMED.
6. CONTRACTOR SHALL AQUAINT HIMSELF WITH ALL LANDLORD/DEVELOPER REQUIREMENTS AND SHALL COMPLY FULLY WITH SUCH.
7. TO ENSURE COORDINATION BETWEEN DISCIPLINES, CONTRACTOR SHALL SUPPLY EACH SUBCONTRACTOR OR AGENT WITH A FULL SET OF CONSTRUCTION DOCUMENTS FOR THEIR USE.
8. MAINTAIN SAFE EXITING AND APPROPRIATE FIRE PREVENTION PROCEDURES AT ALL TIMES DURING THE CONSTRUCTION PROCESS.
9. ALL WORK LISTED, SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH THE MANUFACTURERS REQUIREMENTS.
10. CONTRACTOR SHALL PROTECT THE EXISTING CONSTRUCTION AND REPAIR ANY DAMAGE OCCURRING AS A RESULT OF THEIR OPERATIONS AT NO COST TO THE TENANT OR LANDLORD. CONTRACTOR SHALL ALSO ENSURE THAT THEIR OPERATIONS DO NOT INTERFERE WITH THE OPERATION OF THE REMAINDER OF THE DEVELOPMENT/MALL. BARRIERS TO NOISE, DUST AND SECURITY BETWEEN CONSTRUCTION AREAS AND PUBLIC AREAS SHALL BE ERECTED, MAINTAINED AND REMOVED PER THE DEVELOPMENT CRITERIA BY THE CONTRACTOR.
11. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC. FROM LOSS, DAMAGE, FIRE, THEFT, ETC.
12. ALL AREAS OF EXISTING LANDSCAPING DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION.
13. CONTRACTOR SHALL VERIFY AND PROVIDE ALL UTILITY CONNECTIONS (PLUMBING, ELECTRICAL, GAS, ETC. IN THE FORM OF SUPPLY AND DRAIN PIPES, CONDUIT AND PULLING WIRES, ETC.) RELATED TO EQUIPMENT AND APPLIANCES. COORDINATE WITH KITCHEN SUPPLIER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND FITTING NECESSARY TO ACHIEVE THE INTENT OF THE CONSTRUCTION DOCUMENTS
15. NEW WORK AT EXISTING CONDITIONS SHALL ALIGN WITH AND MATCH EXISTING WORK EXCEPT WHERE OTHERWISE DIMENSIONED OR DETAILED.
16. CONTRACTOR SHALL NEVER SCALE DRAWINGS. LOCATIONS FOR ALL PARTITIONS, WALLS, CEILINGS, ETC. WILL BE DETERMINED BY DIMENSIONS ON THE DRAWINGS. ANY AREA OF THE PLANS MISSING REQUIRED DIMENSIONS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
17. DIMENSIONS ARE TO FACE OF FINISHED MATERIAL UNLESS NOTED OTHERWISE.
18. CONTRACTOR SHALL COORDINATE THE DELIVERY AND STORAGE OF EQUIPMENT WITH EQUIPMENT SUPPLIER AND TAKE MEASURES TO ENSURE THE PROTECTION OF EQUIPMENT FROM DAMAGE DURING THE CONSTRUCTION PHASE PRIOR TO AND AFTER EQUIPMENT INSTALLATION.
19. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES IN THE FIELD AND PROVIDE ADDITIONAL UTILITY SERVICE AS REQUIRED TO MEET THE SCOPE AND INTENT OF THE WORK.
20. VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION START. ANY AND ALL LOSSES OF BUSINESS TO THE LANDLORD, DEVELOPER OR OTHER PARTY RESULTING FROM DAMAGE CAUSED BY CONTRACTOR OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED/REPLACED IMMEDIATELY AT THE SOLE EXPENSE OF THE CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE DRAFT/FIRE STOPS, AS REQD BY GOVERNING CODES AND JURISDICTIONS. NEW AND EXISTING PENETRATIONS IN FIRE-RATED PARTITIONS OR DRAFT STOPS SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY.
22. PROVIDE FIRE EXTINGUISHERS PER APPLICABLE CODES. VERIFY FINAL LOCATION WITH A.H.J.
23. CONTRACTOR SHALL COORDINATE ALL WORK THAT AFFECTS THE ROOF WITH THE LANDLORD AND, IF REQUIRED BY THE LANDLORD, HIRE THE SHELL ROOFING SUBCONTRACTOR TO PERFORM ALL WORK OF PENETRATING THE ROOF FOR ANY AND ALL ITEMS ADDED ON THE ROOF AND PATCHING/SEALING OF SUCH PENETRATIONS DURING AND AFTER EQUIPMENT INSTALLATION.
24. CONTRACTOR SHALL REVIEW THE DIMENSIONS OF ALL EQUIPMENT IN THE PROJECT REGARDLESS OF THE SOURCE AND COORDINATE ACCESS TO THE SPACE AND VERIFY CLEAR FLOOR SPACE IS PROVIDED AS REQUIRED TO ENSURE EASE OF INSTALLATION.
25. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER CONTRACTORS AND VENDORS FURNISHING LABOR, MATERIALS, ETC. ON THE PROJECT TO ENSURE THE WORK AS A WHOLE SHALL BE EXECUTED AND COMPLETED WITHOUT CONFLICT OR DELAY.
26. CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF ANY AND ALL DRAWINGS INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT PRIOR TO EXECUTION OF WORK.
27. CONTRACTOR TO VERIFY THAT EQUIPMENT HAS APPROPRIATE CLEARANCES DURING INSTALLATION INCLUDING MAINTENANCE CLEARANCES; VERIFY THOSE WHICH INVOLVE CONFLICTING UTILITIES.
28. PROVIDE AND INSTALL ALL NECESSARY INWALL FRAMING REQUIRED TO CARRY SHELF, HANGING, AND VALANCE LOADS, RAILINGS, ETC. AS PER PLANS.
29. PROVIDE SILICONE SEALANT AT ALL JOINTS AND INTERFACES OF ALL COUNTERTOPS, EQUIPMENT, BOOTHS, WALLS, ETC.
30. ALL JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED IN ACCORDANCE WITH THE BUILDING CODE AND ENERGY CODE.
31. ALL WOOD IN CONTACT WITH CONCRETE MASONRY SHALL BE PRESSURE TREATED, MOISTURE RESISTANT WOOD.
32. ALL WOOD TRIM OR OTHER PREFINISHED TRIM ITEMS SHALL BE CUT TO FIT AND RAW, EXPOSED SURFACES SHALL BE FINISHED TO MATCH ADJACENT FINISH MATERIALS.
33. CONTRACTOR SHALL PROVIDE WOOD BLOCKING, BRACING AND NAILERS AS REQD FOR MILLWORK, EQUIPMENT, SHELVING, ETC. COORDINATE WITH TENANT.
34. MILLWORK BY OTHERS, CONTRACTOR TO COORDINATE PLUMBING AND ELECTRICAL W/ MILLWORK SUPPLIER
35. ALL SURFACES WHICH ARE INDICATED TO BE FINISHED OR PAINTED SHALL BE PREPARED, SANDED, TREATED, AND PRIMED IN STRICT ACCORDANCE WITH COMMERCIAL QUALITY STANDARDS, AND IN STRICT ACCORDANCE WITH FINISH MATERIAL MANUFACTURERS INSTRUCTIONS.
36. ALL FINISH SURFACES PENETRATED SUCH AS CEILING TILES AND MILLWORK COUNTERS FOR ANY REASON MUST HAVE AN ASSOCIATED GROMMET APPROVED FOR THAT USE.
37. PROVIDE OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES. DESIGN TO BE APPROVED BY ARCHITECT.
38. APPLICATION OF MATERIAL OR EQUIPMENT INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT WORK, AND ASSUMPTION OF THE RESPONSIBILITY FOR SATISFACTORY INSTALLATION AND PERFORMANCE.
39. CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING TO STRUCTURE FOR INTERIOR PARTITIONS, SOFFITS, CEILINGS, PLATFORMS, ETC. WHETHER SHOWN ON THE DRAWINGS OR NOT.

NEW LONGVIEW - LOT 44

MULTI-TENANT SHELL BUILDING

3300 SW FASCINATION DR
LEE'S SUMMIT, MISSOURI

MATERIALS LEGEND:

BRICK
CONCRETE
CONCRETE BLOCK
EARTH
GRAVEL
SAND
WOOD BLOCKING
DIMENSIONAL LUMBER
FINISH WOOD
BATT INSULATION
CEILING TILE
GYPSUM BOARD
PLYWOOD
RIGID INSULATION
STEEL
METAL STUD WALL

CODE DATA:

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

CODE RESEARCH:

BUILDING & STRUCTURAL:	INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS	2018
PLUMBING:	INTERNATIONAL PLUMBING CODE	2018
MECHANICAL:	INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS	2018
ELECTRICAL:	NATIONAL ELECTRICAL CODE W/ LOCAL AMENDMENTS	2017
ENERGY:	ENERGY CONSERVATION CODE PER LOCAL CODE OF ORDINANCES	NA
FUEL & GAS CODE:	INTERNATIONAL FUEL GAS CODE W/ LOCAL AMENDMENTS	2018
FIRE/LIFE SAFETY:	INTERNATIONAL FIRE CODE W/ LOCAL AMENDMENTS	2018
ACCESSIBILITY CODE:	CHAPTER 11 INTERNATIONAL BUILDING CODE & ICC A117.1	2017

BUILDING DATA:

	PROPOSED	
OCCUPANCY TYPE:	A-2 & M	
CONSTRUCTION TYPE:	V-B (SPRINKLERED)	
	PROPOSED	ALLOWED
NUMBER OF FLOORS:	1 STORY, BUILDING HEIGHT 26'-6" A.F.F.	1 STORY, BUILDING HEIGHT 60'-0"
TOTAL BUILDING AREA S.F. =	6,021 S.F.	24,000 SF

FIRE DEPARTMENT NOTES:

1. KNOX BOX IS TO BE PROVIDED PER AHJ.
2. FIRE DEPARTMENT CONNECTIONS SHALL BE SECURED WITH KNOX COMPANY LOCKING FDC (FIRE DEPARTMENT CONNECTION) CAPS.

SPRINKLER SYSTEM AND FIRE ALARM SYSTEM ARE DESIGN BUILT BY GENERAL CONTRACTOR. ALL FIRE SPRINKLER AND FIRE ALARM DRAWINGS BY SEPARATE PERMIT AS A DEFERRED SUBMITTAL

DRAWING INDEX:

PROJECT CONTACTS:

OWNER:
M-III LONGVIEW
4220 SHAWNEE MISSION PARKWAY, SUITE 200 B
FAIRWAY, KS 66205
T: 816.285.3678

ARCHITECT:
KLOVER ARCHITECTS INC.
8813 PENROSE LANE, SUITE 400
LENEXA, KS 66219
T: 913.649.8181

MEP:
BC ENGINEERS, INC.
5720 REEDER ST.
SHAWNEE, KS 66203
T: 913.262.1772

CIVIL:
OLSSON ASSOCIATES
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
T: 816.361.1177

STRUCTURAL:
PMA ENGINEERING
6717 SHAWNEE MISSION PKWY. SUITE 100
OVERLAND PARK, KS 66202
T: 913.831.1262

STANDARD ABBREVIATIONS:

AFF	Above Finished Floor	FBO	Furnished by Others	PL	Plate
ACT	Acoustical Ceiling Tile	FD	Floor Drain	PLAM	Plastic Laminate
ACOUST	Acoustical	FE	Fire Extinguisher	PLYWD	Plywood
ADJ	Adjustable	FEC	Fire Extinguisher & Cabinet	PLUMB	Plumbing
AHJ	Authority Having Jurisdiction	FFE	Furniture, Fixtures & Equipment	PNL	Panel
ALUM	Alumnum	FIN	Finish	PR	Pair
AMB	Air-moisture barrier	FLUOR	Fluorescent	PREP	Preparation
ANC	Anchor	FLR	Floor	PREFIN	Prefinished
ANOD	Anodized	FRP	Fiberglass Reinforced Plastic	PTD	Painted
ARCH	Architect(ural)	FRT	Fire Retardant Treated	QT	Quarry Tile
ASSY	Assembly	FS	Floor Sink	QTY	Quantity
BD	Board	FSE	Food Service Equipment	RA	Return Air
BFG	Below Finished Grade	FT	Feet	RAD	Radius
BFF	Below Finished Floor	FV	Field Verify	RCP	Reflected Ceiling Plan
BLDG	Building	GA	Gage	REF	Reference
BLKG	Blocking	GALV	Galvanized	RECPT	Receptacle
BM	Beam	GC	General Contractor	REFL	Reflected, Reflecting
BOT	Bottom	GL	Glass	REINF	Reinforced, Reinforcing
BRG	Bearing	GYP BD	Gypsum Board	RELOC	Relocate
BS	Both Sides	HC	Hollow Core	REQD	Required
BTWN	Between	HM	Hollow Metal	REV	Revision, Reversed
CAB	Cabinet	HT	Height	RO	Rough Opening
CJ	Control Joint	HDWD	Hardwood	RTU	Roof Top Unit
℄	Center Line	HR	Hour	SC	Solid Core
CLG	Ceiling	HVAC	Heating, Ventilation and Air Conditioning	SF	Square Foot
CLO	Closet	IN	Inch	SHT	Sheet
CLR	Clear	INSUL	Insulation, Insulate	SHTH	Sheathing
CMU	Concrete Masonry Unit	INT	Interior	SS	Stainless Steel
COL	Column	JST	Joist	SCHED	Schedule
CONC	Concrete	LAM	Laminated	SIM	Similar
CONT	Continuous	LAV	Lavatory	SM	Sheet Metal
CONST	Construction, Construct	LLH	Long Leg Horizontal	SPECD	Specified
CT	Ceramic Tile	LLV	Long Leg Vertical	STD	Standard
DBL	Double	MANUF	Manufacturer	STL	Steel
DEMO	Demolition	MAX	Maximum	STRUCT	Structural
DIA	Diameter	MECH	Mechanical	SUSP	Suspended
DN	Down	MEP	Mechanical, Electrical, and Plumbing	TBD	To be determined
DR	Door	MILL	Millwork	TEMP	Tempered
DS	Downspout	MIN	Minimum	TYP	Top and Bottom Typical
DTL	Detail	MISC	Miscellaneous	VCT	Vinyl Composition Tile
DWG	Drawing	MLD	Molding	VERT	Vertical
EA	Each	MO	Masonry Opening	VWC	Vinyl Wall Covering
EIFS	Exterior Insulation and Finish System	MTD	Mounted	UNO	Unless Noted Otherwise
EF	Exhaust Fan	MTL	Metal	W/	With
EJ	Expansion Joint	MUL	Mullion	W/O	Without
EL	Elevation	NIC	Not In Contract	WC	Water Closet
ELEC	Electrical	NOM	Nominal	WD	Wood
ELEV	Elevator	NTS	Not To Scale	WH	Water Heater
EQ	Equal	OC	On Center	WDW	Window
EQUIP	Equipment	OD	Outside Diameter	WP	Waterproofing or Waterproof
EW	Each Way	OFCI	Owner Furnished, Contractor Installed	WSCT	Wainscot
EWC	Electric Water Cooler	OPNG	Opening	WT	Weight
EXIST	Existing	OPT	Optional	WWF	Welded Wire Fabric
EXP	Expansion	OTS	Open to Structure		
EXT	Exterior	PBD	Particle Board		
FBD	Fiber Board				

SHEET NUMBERING SYSTEM:

NOTE: DETAIL NUMBERS ARE DETERMINED BY THE BOTTOM RIGHT HAND BOX, PLEASE SEE SAMPLES ABOVE FOR DETERMINING DETAIL NUMBERS

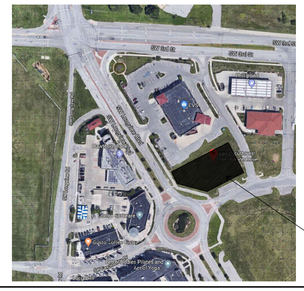
20	16	12	8	4
19	15	11	7	3
18	14	10	6	2
17	13	9	5	1

EXAMPLE DETAIL # 4AXXX

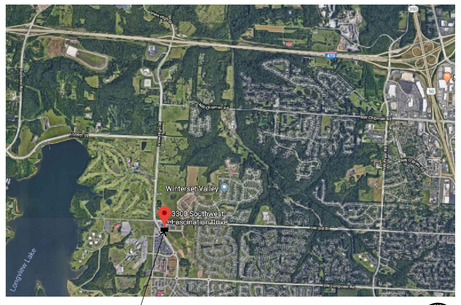
STANDARD DRAWING SYMBOLS:

NORTH ARROW INDICATOR
DRAWING KEYNOTE TAG
WALLTYPE TAG
DOOR TAG
FINISH NOTE TAG
REVISION TAG
WINDOW TAG
DEMOLITION TAG
CEILING MATERIAL AND HEIGHT TAG
SECTION CUT TAG
ELEVATION TAG
4-WAY ELEVATION TAG
COLUMN GRID BUBBLE AND LINE
ELEVATION HEIGHT TAG
DETAIL BOX TAG
DETAIL CIRCLE TAG
ROOM NAME AND NUMBER TAG

LOCATION MAP:



VICINITY MAP:



klover architects incorporated
8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
ph: 913.649.8181 • fx: 913.649.1275 • www.klover.net

project title

NEW LONGVIEW - LOT 44
MULTI-TENANT SHELL
3300 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

project number
23150.001

drawing issuance
PERMIT SET 03.11.2024

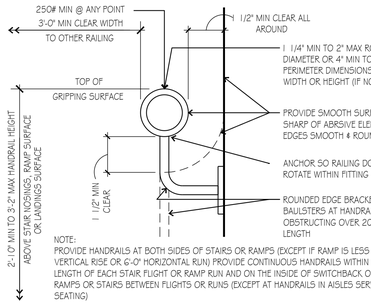
drawing revisions

No.	Description:	Date:

professional seal

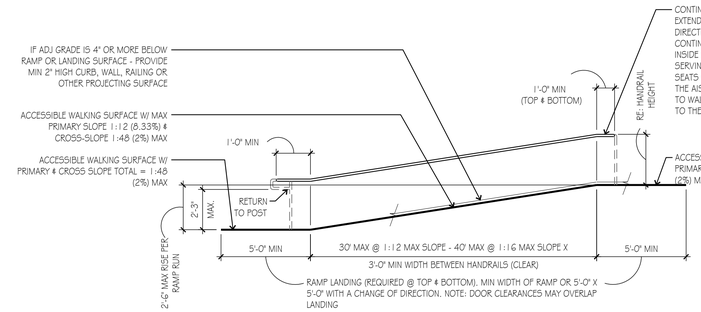
drawing title
COVER SHEET

drawing number
A000

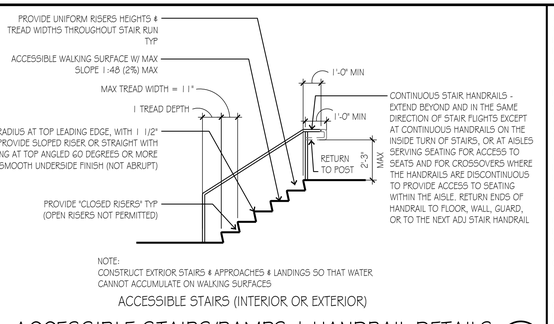


NOTE:
PROVIDE HANDRAILS AT BOTH SIDES OF STAIRS OR RAMPS (EXCEPT IF RAMP IS LESS THAN 6" VERTICAL RISE OR 6'-0" HORIZONTAL RUN) PROVIDE CONTINUOUS HANDRAILS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN AND ON THE INSIDE OF SWITCHBACK OR DOGLEG RAMPS OR STAIRS BETWEEN FLIGHTS OR RUNS (EXCEPT AT HANDRAILS IN AISLES SERVING SEATING)

RAMP & STAIR HANDRAILS (INTERIOR OR EXTERIOR)



ACCESSIBLE RAMPS (INTERIOR OR EXTERIOR)

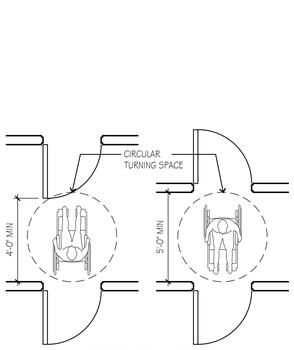


NOTE:
CONSTRUCT EXTRIOR STAIRS & APPROACHES & LANDINGS SO THAT WATER CANNOT ACCUMULATE ON WALKING SURFACES

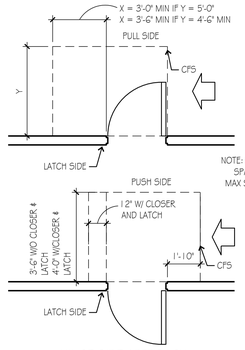
ACCESSIBLE STAIRS (INTERIOR OR EXTERIOR)

ACCESSIBLE STAIRS/RAMPS & HANDRAIL DETAILS 4

SCALE: NTS

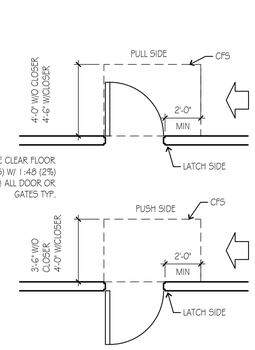


DOORS/GATES IN SERIES

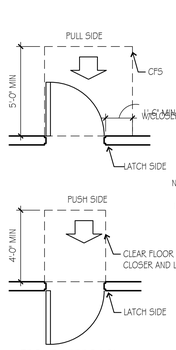


HINGE SIDE APPROACH - SWINGING DOOR OR GATE

NOTE: PROVIDE CLEAR FLOOR SPACE (CFS) W/ 1:48 (2%) MAX SLOPE @ ALL DOOR OR GATES TYP.

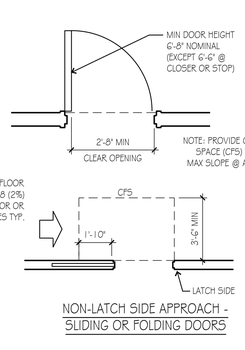


LATCH SIDE APPROACH SWINGING DOOR OR GATE

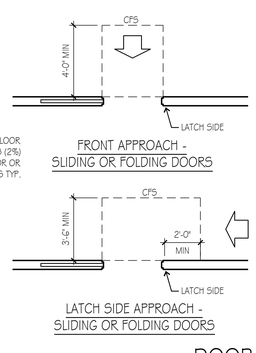


FRONT APPROACH - SWINGING DOOR OR GATE

NOTE: PROVIDE CLEAR FLOOR SPACE (CFS) W/ 1:48 (2%) MAX SLOPE @ ALL DOOR OR GATES TYP.

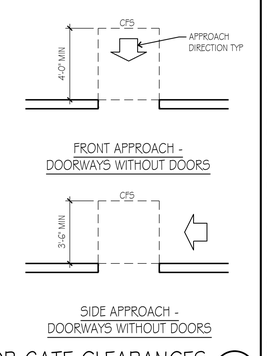


NON-LATCH SIDE APPROACH - SLIDING OR FOLDING DOORS



FRONT APPROACH - SLIDING OR FOLDING DOORS

LATCH SIDE APPROACH - SLIDING OR FOLDING DOORS



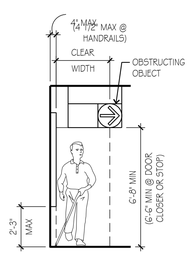
FRONT APPROACH - DOORWAYS WITHOUT DOORS

SIDE APPROACH - DOORWAYS WITHOUT DOORS

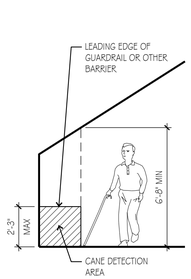
DOOR OR GATE CLEARANCES 3

SCALE: NTS

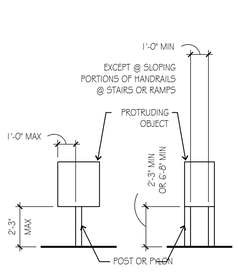
RE: CLEAR SPACE REQUIREMENTS FOR MIN DOOR OPENINGS WIDTHS
RE: CLEAR SPACE REQUIREMENTS FOR INTERIOR SIGNAGE



LIMIT OF PROTRUDING OBJECT



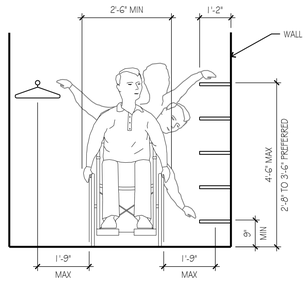
CANE DETECTION @ OVERHEAD HAZARDS



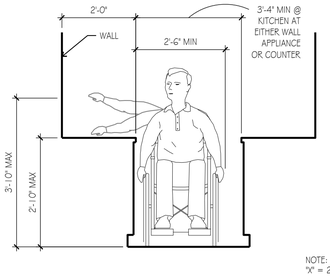
POST MOUNTED PROTRUDING OBJECTS

PROTRUDING OBJECTS 14

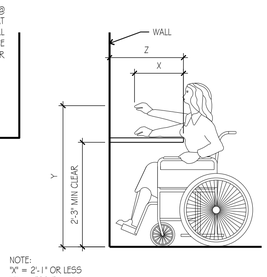
SCALE: NTS



SIDE REACH

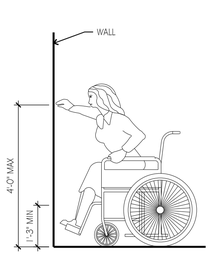


SIDE REACH OVER OBSTRUCTION



NOTE:
"X" = 2'-1" OR LESS
"Z" = LESS THAN "X"
"Y" = 4'-0" MAX WHEN "X" IS LESS THAN 1'-8"
OR "Y" = 3'-8" MAX WHEN "X" IS 1'-8" TO 2'-1"

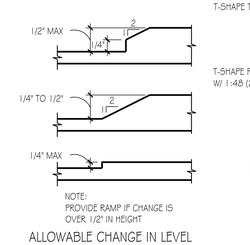
FORWARD REACH OVER OBSTRUCTION



FORWARD REACH

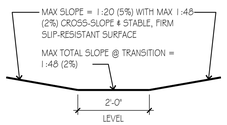
REACH RANGES 2

SCALE: NTS

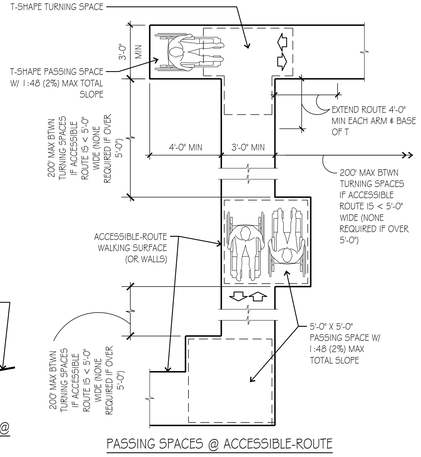


NOTE:
PROVIDE RAMP IF CHANGE IS OVER 1/2" IN HEIGHT

ALLOWABLE CHANGE IN LEVEL



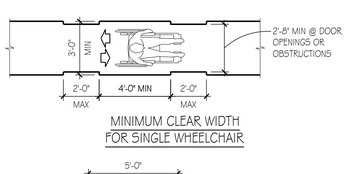
MAX SLOPE OF WALKING SURFACE @ ACCESSIBLE ROUTE



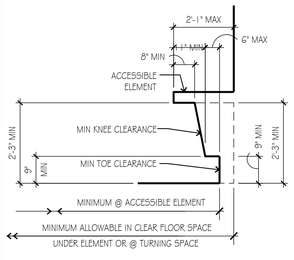
PASSING SPACES @ ACCESSIBLE-ROUTE

ACCESSIBLE ROUTE REQUIREMENTS 13

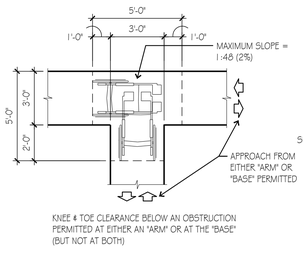
SCALE: NTS



MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR

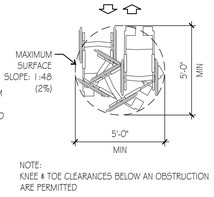


KNEE AND TOE CLEARANCES



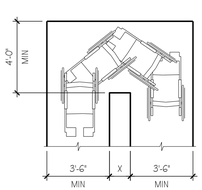
KNEE & TOE CLEARANCE BELOW AN OBSTRUCTION PERMITTED AT EITHER AN "ARM" OR AT THE "BASE" (BUT NOT AT BOTH)

T-SHAPED TURNING SPACE

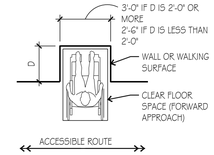


NOTE:
KNEE & TOE CLEARANCES BELOW AN OBSTRUCTION ARE PERMITTED

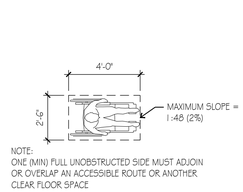
CIRCULAR TURNING SPACE



TURNS AROUND AN OBSTRUCTION

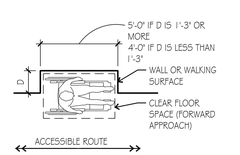


FORWARD APPROACHIN ALCOVE



NOTE:
ONE (MIN) FULL UNOBSTRUCTED SIDE MUST ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ANOTHER CLEAR FLOOR SPACE

CLEAR FLOOR SPACE (CFS) REQUIREMENTS



SIDE APPROACH IN ALCOVE

CLEAR SPACE REQUIREMENTS 1

SCALE: NTS

THE INFORMATION ON THESE ACCESSIBILITY DRAWINGS IS PROVIDED AS A GUIDE TO THE CONTRACTOR AND TO ANY OTHER ENTITIES INSTALLING BUILDING EQUIPMENT OR FIXTURES. THESE DRAWINGS ARE ABBREVIATED AND DO NOT INDICATE ALL CONDITIONS THAT MAY BE ENCOUNTERED AND THEY DO NOT INCLUDE ALL REQUIREMENTS OF EITHER THE ADA OR ICC/ANSI A117.1 IN THEIR ENTIRITY.

THE AMERICANS WITH DISABILITIES ACT (ADA) IS A CIVIL-RIGHTS LAW (NOT A BUILDING CODE) AND IS THEREFORE NOT NECESSARILY ENFORCABLE BY AUTHORITIES HAVING JURISDICITON. EXCEPT IN CERTAIN STATES WITH THEIR OWN ACCESSIBILITY REQUIREMENTS (INCLUDING BUT NOT LIMITED TO CALIFORNIA, TEXAS & ILLINOIS), THE ACCESSIBILITY REQUIREMENTS OF ICC/ANSI A117.1 ARE TYPICALLY REQUIRED THROUGH THE BUILDING CODE.

COMPLY WITH REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) EVEN IF NOT REQUIRED BY BUILDING CODES, REGULATIONS OR ORDINANCES (ADA IS A FEDERAL LAW), AND AS INDICATED ON THESE DRAWINGS:

ACCESSIBLE ROUTE:

PROVIDE AN ACCESSIBLE ROUTE CONNECTING ALL ACCESSIBLE SPACES AND ELEMENTS, INCLUDING WALKING SURFACES, RAMPS & CURB-RAMPS (EXCLUDING THE FLARED SIDES), DOORS & DOORWAYS, AND/OR ELEVATORS & PLATFORM LIFTS. AN ACCESSIBLE ROUTE MAY BE LOCATED AT EXTERIOR WALKS, AISLES, HALLS, CORRIDORS, SKYWALKS OR TUNNELS

ACCESSIBLE WALKING SURFACES: PROVIDE STABLE, FIRM, & SLIP-RESISTANT SURFACE FINISHES W/ SURFACE OPENINGS (GRATINGS) NOT TO PERMIT PASSAGE OF A 1/2" DIAMETER SPHERE - WITH LONGEST DIMENSION PERPENDICULAR TO DIRECTION OF TRAVEL

MINIMUM WHEELCHAIR TURNING SPACE CAN INCLUDE ALLOWABLE FIXTURE KNEE & TOE CLEARANCES UNO. DOOR SWINGS ARE PERMITTED TO OVERLAP TURNING SPACE UNO.

ACCESSIBLE BUILDING ENTRANCES:

PROVIDE 60% (MIN) OF ALL PUBLIC BUILDING ENTRANCES (EXCLUDING THOSE FOR LOADING OR SERVICE USE) ACCESSIBLE FROM: ACCESSIBLE PARKING, A PUBLIC TRANSPORTATION STOP, OR FROM A PASSENGER LOADING ZONE (AS APPLICABLE) WITHOUT STEPS OR ABRUPT CHANGES IN LEVEL.

PROVIDE ONE (1 - MIN) ACCESSIBLE BUILDING ENTRANCE AT THE GROUND FLOOR LEVEL AND ONE (1 - MIN) ACCESSIBLE ENTRANCE TO EACH PROPOSED TENANT SPACE IN A MULTIPLE-TENANT BUILDING.

PROVIDE ACCESSIBLE ENTRANCE AT SERVICE OR LOADING ENTRIES (NOT INTENDED FOR ENTRANCE BY THE PUBLIC) IF THAT IS THE ONLY ENTRANCE TO A SPACE OR BUILDING.

MULTI-LEVEL BUILDINGS: PROVIDE ONE (1 - MIN) ACCESSIBLE ROUTE (INCLUDING AN ELEVATOR TO CONNECT EACH BUILDING LEVEL ABOVE OR BELOW ACCESSIBLE LEVELS INCLUDING MEZZANINES) UNLESS THE FLOOR-AREA IS LESS THAN 3,000 SF AND DOES NOT INCLUDE FIVE (5) OR MORE MULTIPLE MERCANTILE (GROUP M) TENANTS, OR THE OFFICES OF HEALTH CARE PROVIDERS.

OPERABLE PARTS:

ACCESSIBLE OPERABLE PARTS INCLUDE CONTROLS AND OPERATING MECHANISMS (DOOR HARDWARE, WINDOW OPERATORS, DISPENSERS, LIGHT SWITCHES, CONVENIENCE OUTLETS, THERMOSTATS, ALARM CONTROLS, AND SIMILAR ELEMENTS).

PROVIDE AN ACCESSIBLE CLEAR-FLOOR SPACE AT ALL OPERATIONAL PARTS

OPERATION: BY USE OF ONE (1) HAND WITH A SINGLE EFFORT WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST - WITH FIVE (5.0) POUNDS MAXIMUM OPERATIONAL FORCE. COMPLY WITH ALLOWABLE REACH RANGES FOR HEIGHT OF OPERABLE PARTS.

ACCESSIBLE DOOR & GATE REQUIREMENTS:

REVOLVING DOORS OR GATES ARE NOT ACCESSIBLE.

SECURITY & MAINTENANCE DOORS (INCLUDING SERVICE-ACCESS DOORS) DO NOT NEED TO COMPLY WITH ACCESSIBILITY REQUIREMENTS.

DOUBLE-LEAF DOORS OR GATES: ONLY ONE LEAF (MIN) MUST COMPLY WITH ACCESSIBILITY REQUIREMENTS

RECESSED DOORS: PROVIDE FORWARD APPROACH CLEARANCE WITH ANY OBSTRUCTION WITHIN 18 INCH OF LATCH SIDE OF DOORWAY PROJECTING MORE THAN 8 INCHES BEYOND THE FACE OF DOOR MEASURED PERPENDICULAR TO FACE OF DOOR

DOOR SURFACES: PROVIDE SMOOTH SURFACE WITHIN TEN (10) INCH AFF ON PUSH-SIDE EXTENDING FULL WIDTH WITH MAX 1/16 INCH BETWEEN SURFACE PLANE AND ANY PARTS (KICKPLATE). CAP CAVITIES FORMED BY KICKPLATES EXCEPT AT SLIDING DOORS, TEMPERED GLASS DOORS WITHOUT SIDE STILES WITH A BOTTOM RAIL WITH ITS TOP EDGE SLOPED 60 DEGREES FROM HORIZONTAL OR MORE, OR AT DOORS NOT EXTENDING TO 10 INCHES AFF

SIDELITES OR VISION LITES: AT DOORS AND SIDELITES ADJACENT TO DOORS WITH ONE OR MORE GLAZING PANELS PERMITTING VIEWING, PROVIDE BOTTOM EDGE OF AT LEAST ONE PANEL ON EITHER THE DOOR OR THE ADJACENT SIDELITE AT 43 INCHES MAXIMUM AFF, EXCEPT AT VISION LITES (ONLY) WITH THE LOWEST PART MORE THAN 66 INCHES AFF.

ACCESSIBLE DOOR & GATE HARDWARE:

PROVIDE ACCESSIBLE HARDWARE WITH AN EASY-TO-GRASP SHAPE COMPLYING WITH OPERABLE PARTS REQUIREMENTS (LEVERS PUSH/PULLS, OR PANIC DEVICES ARE ACCEPTABLE), MOUNTED BETWEEN 2'-10" AND 4'-0" AFF, WITH MAX PROJECTION (INTO REQUIRED MIN CLEARANCES) OF 4 INCH BTWN 34 - 80 INCH AFF

SLIDING DOOR/GATE HARDWARE: OPERABLE PARTS MUST BE EXPOSED AND USABLE FROM BOTH SIDES WHEN DOOR IS FULLY OPEN

DOOR/GATE CLOSERS: ADJUST UNITS TO PROVIDE FIVE (5) SECOND (MIN) TIME TO MOVE DOOR/GATE FROM 90-DEGREE OPEN-POSITION TO 12-DEGREE OPEN-POSITION.

DOOR/GATE SPRING-HINGES: ADJUST TO PROVIDE 1-1/2 SECOND MINIMUM TIME TO MOVE DOOR/GATE FROM 70-DEGREE OPEN-POSITION TO CLOSED-POSITION

OPENING-FORCE OF CLOSERS OR SPRING-HINGES: 5.0 LBS MAX @ INTERIOR HINGED, SLIDING OR FOLDING DOORS OR GATES (NOT APPLICABLE TO LATCH-BOLT RETRACTION FORCE AND NOT APPLICABLE TO OPENING FORCE AT FIRE-DOORS - TO BE AS REQD BY AUH)

AUTOMATIC DOORS OR GATES:

REFERENCED STANDARDS: COMPLY WITH ANSI/BHMA A156.10. AND FOR POWER-ASSIST AND LOW-ENERGY DOORS, COMPLY WITH ANSI/BHMA A156.19 (UNLESS DOORS OR GATES ARE DESIGNED TO BE OPERATED ONLY BY SECURITY PERSONNEL)

COMPLY WITH ACCESSIBLE CLEAR-FLOOR SPACE, THRESHOLD / FLOOR-SURFACE, AND DOORS-IN- SERIES REQUIREMENTS.

MANUAL CONTROLS: COMPLY WITH "OPERABLE PARTS" REQMTS WITH THE CLEAR FLOOR SPACE ADJACENT TO THE CONTROL SWITCH LOCATED BEYOND THE DOOR/GATE SWING.

ACCESSIBLE WINDOWS:

PROVIDE OPERATIONAL PARTS LOCATED PER "OPERABLE PARTS" REQMTS W/ MIN ACCESSIBLE CLEAR-FLOOR SPACE ADJACENT TO THE WINDOW.

SPECIAL ACCESS (PLATFORM) LIFTS (INTERIOR OR EXTERIOR):

COMPLY WITH ASME A17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS, SECTION XX (WITH ACCESSIBLE KEY-CONTROLS IF LIFT TRAVEL AREA IS NOT ENCLOSED) AND AS FOLLOWS:
MAXIMUM TRAVEL HEIGHT: 60 INCHES
MINIMUM CAPACITY: 400 POUNDS
MINIMUM PLATFORM SIZE: 30 X 48 INCH
MAXIMUM SPEED: 20 FPM

klover architects incorporated
8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
ph: 913.649.8181 • fx: 913.649.1275 • www.klover.net

projecttitle

NEW LONGVIEW - LOT 44

MULTI-TENANT SHELL

330 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

projectnumber
23150.001

drawingissuance

PERMIT SET	03.11.2024

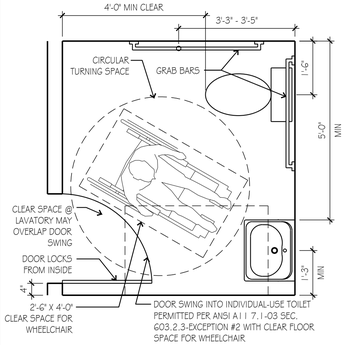
drawingrevisions

No.	Description:	Date:

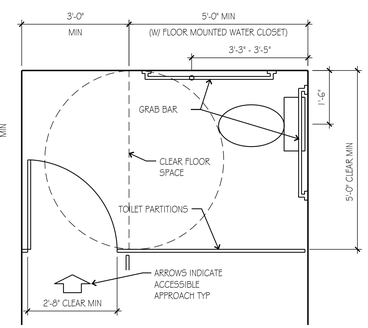
professionalseal

drawingtitle
GENERAL ACCESSIBILITY

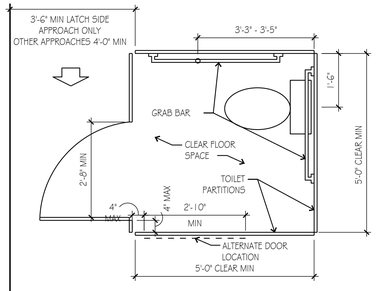
drawingnumber
A001



INDIVIDUAL-USE OR UNI-SEX TOILET ROOM



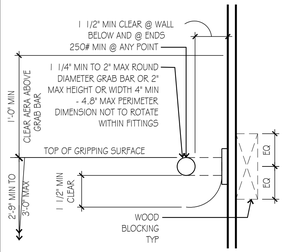
END OF ROW ACCESSIBLE TOILET STALL



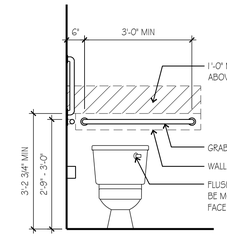
TYPICAL ACCESSIBLE TOILET STALL (W/ FLOOR MOUNTED WATER CLOSET

TOILET APPROACHES FOR PUBLIC RESTROOMS 12

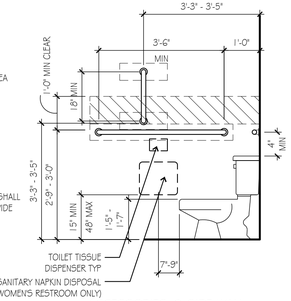
SCALE: NTS



GRAB BAR DETAIL TYP



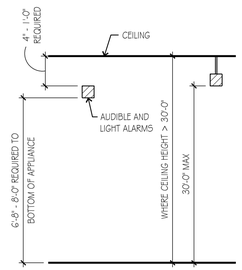
GRAB BAR @ BACK WALL OF WATER CLOSET



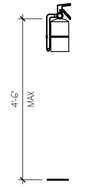
ACCESSORIES @ SIDE WALL OF WATER CLOSET

ACCESSIBLE TOILETS 4

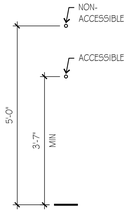
SCALE: NTS



LOCATION OF CEILING/WALL MOUNTED APPLIANCES

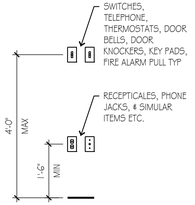


FIRE EXTINGUISHER

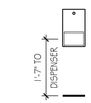


DOOR VIEWERS

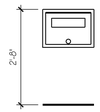
(PROVIDE 1 OF EACH WHERE REQUIRED)



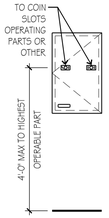
SWITCHES



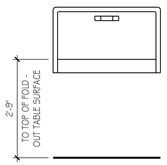
TOILET PAPER DISPENSER



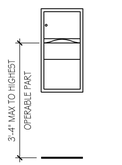
RECESSED TOLIET SEAT COVER DISPENSER



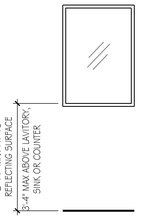
SANITARY NAPKIN DISPENSER



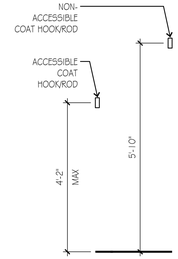
BABY CHANGING STATION



PAPER TOWEL DISPENSER/DISPOSAL



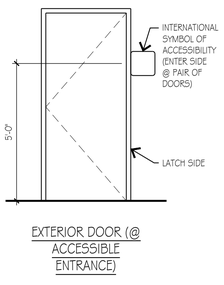
ACCESSIBLE MIRROR



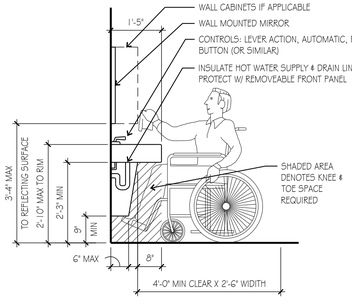
COAT HOOK OR ROD

FIXTURE MOUNTING HEIGHTS 3

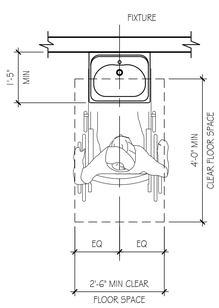
SCALE: NTS



EXTERIOR DOOR (@ ACCESSIBLE ENTRANCE)



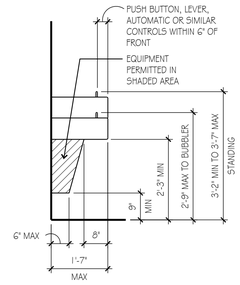
SIDE VIEW



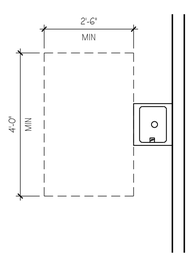
PLAN VIEW

EXTERIOR SIGNAGE 18

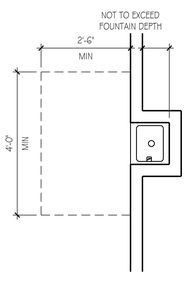
SCALE: NTS



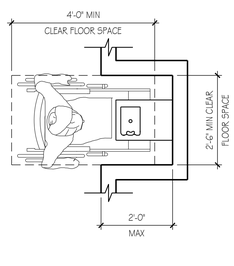
DRINKING FOUNTAIN - SIDE VIEW



FREE-STANDING FOUNTAIN OR COOLER



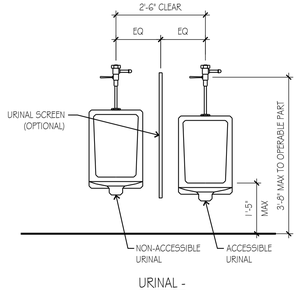
BUILT-IN FOUNTAIN OR COOLER



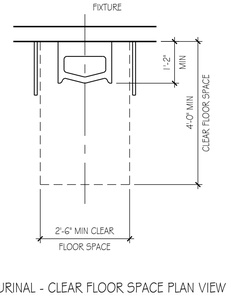
DRINKING FOUNTAIN - CLEAR FLOOR SPACE

DRINKING FOUNTAINS 2

SCALE: NTS



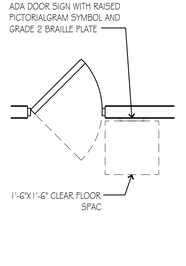
URINAL - FRONT VIEW

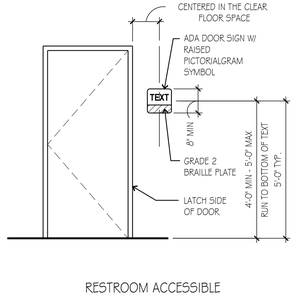


URINAL - CLEAR FLOOR SPACE PLAN VIEW

URINALS AND URINAL PARTITION 9

SCALE: NTS





RESTROOM ACCESSIBLE SIGNAGE

INTERIOR SIGNAGE 1

SCALE: NTS

ACCESSIBLE ROUTE WITHIN BUILDING:

SPACES WITHIN BUILDINGS: PROVIDE AN ACCESSIBLE ROUTE TO EACH SPACE OR PORTION WITHIN A BUILDING, TO ACCESSIBLE BUILDING ENTRANCES - NOT PASSING THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS CLOSETS OR SIMILAR SPACES (IF ONLY ONE ACCESSIBLE-ROUTE IS PROVIDED).

CONSTRUCT WORK AREAS USED ONLY BY EMPLOYEES SO THAT INDIVIDUALS WITH DISABILITIES CAN APPROACH, ENTER, AND EXIT THE AREA (EXCEPT AT WORK-AREAS LESS THAN 150 SF AND ELEVATED SEVEN (7) INCHES OR MORE ABOVE GROUND OR FINISH FLOOR - WHEN THE RAISED ELEVATION IS ESSENTIAL TO THE FUNCTION OF THE WORK-AREA - PER IBC).

PROVIDE ACCESSIBLE ROUTES AT ALL COMMON-USE CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS UNLESS WORK AREA IS LESS THAN 300 SF AND DEFINED BY PERMANENTLY INSTALLED PARTITIONS, COUNTERS, CASEWORK OR FURNISHINGS

ACCESSIBILITY IS NOT REQUIRED TO NON-OCCUPIED SPACES ACCESSED ONLY BY LADDERS, CATWALKS, CRAWL SPACES OR FREIGHT (NON-PASSENGER) ELEVATORS THAT ARE FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE PURPOSES, INCLUDING BUT NO LIMITED TO ELEVATOR PITS, ELEVATOR PENTHOUSES, AND PIPING OR EQUIPMENT CATWALKS.

ACCESSIBLE-ROUTE WITHIN BUILDING:

ACCESSIBLE-ROUTES MAY CONSIST OF ONE OR MORE OF THESE COMPONENTS:
WALKING SURFACES
RAMPS
DOORS AND DOORWAYS
ELEVATORS AND PLATFORM LIFTS

MINIMUM CORRIDOR WIDTH: 3'-8"

MINIMUM WIDTH OF ACCESS AISLES: 3'-0"

CARPETED WALKING SURFACES: BROADLOOM OR CARPET-TILE WITH FIRM CUSHION/PAD (OR WITHOUT CUSHION 4 PAD) WITH LEVEL LOOP, TEXTURED LOOP, LEVEL CUT, OR LEVEL CUT/UNCUT PILE TEXTURE WITH 1/2 INCH MAX PILE-HEIGHT. SECURELY ATTACH TO SUBSTRATE AND PROVIDE BEVELED EDGE-TRIM ALONG ENTIRE LENGTH OF EXPOSED EDGE PER ABOVE.

AREA-OF-RESCUE ASSISTANCE

PROVIDE AN "AREA-OF-RESCUE-ASSISTANCE" AT NON-ACCESSIBLE EXIT-DISCHARGE DOORS - EXCEPT IN BUILDINGS WITH A SUPERVISED AUTOMATIC FIRE-SUPPRESSION SYSTEM.

MINIMUM SIZE: PROVIDE MINIMUM OF TWO (2) EA 2'-6" X 4'-0" AREAS OR ONE (1) EACH PER 200 OCCUPANTS PER STORY SERVED NOT ENCROACHING ON ANY REQUIRED EXIT WIDTH

TOILET ROOMS OR COMPARTMENTS:

UNI-SEX TOILET ROOM: PROVIDE AN ACCESSIBLE FACILITY WITH A SINGLE WATER-CLOSET AND LAVATORY IN ANY MERCANTILE OR ASSEMBLY OCCUPANCIES WHERE A TOTAL OF SIX (6) OR MORE MALE AND FEMALE WATER-CLOSETS ARE REQUIRED (PER IBC)

PROVIDE UNI-SEX AND SINGLE-USE TOILET ROOMS WITH DOOR LOCKING FROM INSIDE

WATER-CLOSET COMPARTMENTS: PROVIDE A MINIMUM OF ONE (1) WHEELCHAIR-ACCESSIBLE COMPARTMENT AND WHEN OVER SIX (6) WATER-CLOSETS + URINALS ARE PROVIDED IN A TOILET ROOM, PROVIDE ONE (1) TO BE AMBULATORY-ACCESSIBLE IN ADDITION TO THE WHEELCHAIR-ACCESSIBLE UNIT.

SINKS: PROVIDE NO LESS THAN ONE (1) ACCESSIBLE SINK (OR 5% OF TOTAL) WHERE PROVIDED (MOP OR SERVICE-SINKS ARE NOT REQUIRED TO BE ACCESSIBLE)

DRINKING FOUNTAINS:

IF ONLY ONE DRINKING FOUNTAIN IS PROVIDED IN A SPACE OR BUILDING, PROVIDE A "DUAL HI-LOW" TYPE UNIT ACCESSIBLE TO BOTH WHEELCHAIR USERS AND TO PERSONS WITH DIFFICULTY BENDING OR STOOPING (STANDARD HEIGHT UNIT) OR OTHER MEANS TO ACHIEVE EQUIVALENT ACCESSIBILITY FOR BOTH (PROVIDING AN ACCESSIBLE WATER COOLER, FOR EXAMPLE).
PROVIDE DRINKING FOUNTAINS IN ALCOVE OUT OF COMMON PATH OF TRAVEL
SPACING BETWEEN DRINKING FOUNTAINS: 2'-3" (27") MINIMUM

ACCESSIBLE ELEVATORS:

MINIMUM CAR SIZE:
DEPTH: 4'-3" TO FRONT WALL - 4'-6" TO DOOR
WIDTH: 50 OR MORE OCCUPANTS: 6'-8" MIN (STRETCHER TYPE)
UNDER 50 OCCUPANTS: 4'-6" MIN

MINIMUM DOOR WIDTH:
50 OR MORE OCCUPANTS: 3'-6" MIN
UNDER 50 OCCUPANTS: 2'-10" MIN

HANDRAIL AT REAR: LOCATE BETWEEN 2'-6" TO 2'-10" AFF

ELEVATOR CONTROLS:
LOCATE BETWEEN 2'-11" MIN AND 4'-6" AFF MAXW
PROVIDE EMERGENCY PHONE @ 4'-0" AFF MAX WITH 2'-5" MIN CORD LENGTH
HALL-CALL BUTTONS: CENTER AT 3'-6" AFF
HALL LANTERNS: 6'-0" (72 INCH) AFF - VISUAL AND AUDIBLE
FLOOR INDICATOR SIGNS: 2" HIGH CONTRASTING LETTER SIGN WITH BRAILLE ON SIDE OF DOOR JAMB AT 60" AFF

ACCESSIBLE SEATING:

WHEN PROVIDED AT FIXED OR BUILT-IN TABLES, COUNTERS OR WORK SURFACES, PROVIDE 5% MINIMUM BUT NOT LESS THAN ONE (1) ACCESSIBLE SEATING, DISTRIBUTED THROUGHOUT.

POINT-OF-SALE (POS) OR SERVICE COUNTERS: PROVIDE NOT LESS THAN ONE (1) UNIT TO BE ACCESSIBLE DISPERSED THROUGHOUT IF COUNTERS ARE DISPERSED.

SIGNAGE:

REQUIRED ACCESSIBLE SIGNS (MINIMUM) EXCEPT AT BUILDING DIRECTORIES, MENU BOARDS, OR TEMPORARY SIGNS PROVIDE ACCESSIBLE SIGNS AS FOLLOWS:

ACCESSIBLE ENTRANCES: PROVIDE A 4 X 4" ACCESSIBILITY DECAL AT ALL ACCESSIBLE PUBLIC ENTRANCE DOORS CENTERED AT 60" AFF.

NON-ACCESSIBLE PUBLIC ENTRANCES: PROVIDE DIRECTIONAL SIGNS INDICATING LOCATION OF NEAREST ACCESSIBLE ENTRANCE.

NON-ACCESSIBLE TOILET ROOMS: PROVIDE DIRECTIONAL SIGNS INDICATING LOCATION OF NEAREST ACCESSIBLE UNITS.

ROOM (OR SPACE) SIGNS (INCLUDING TOILET ROOMS): PROVIDE RAISED PICTOGRAMS, TACTILE CHARACTERS AND BRAILLE TEXT.

ACCEPTABLE CHARACTERS: UPPER-CASE, LOWER-CASE, OR A COMBINATION OF BOTH IN A SANS-SERIF CONVENTIONAL STYLE - NO ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE OR OTHER UNUSUAL FORMS

FINISH & CONTRAST: NON-GLARE WITH EITHER LIGHT CHARACTERS ON DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND

ILLUMINATION LEVEL AT ACCESSIBLE SIGNS: MINIMUM 10 FOOTCANDLES

PROVIDE CLEAR FLOOR AREA OF 18 X 18 INCHES CENTERED ON TACTILE CHARACTER SIGNS BEYOND ARC OF DOOR SWING FROM CLOSED TO 45 DEGREE OPEN POSITION

BRAILLE: CONTRACTED (GRADE 2) WITH INDICATION OF AN UPPERCASE LETTER ONLY BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS, AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS, OR ACRONYMN.

ALARMS:

IF EMERGENCY WARNING SYSTEMS ARE PROVIDED, PROVIDE BOTH AUDIBLE AND VISUAL ALARMS IN ANY COMMON-USE AREAS, (INCLUDING BUT NOT LIMITED TO RESTROOMS, MEETING ROOMS, HALLWAYS, AND LOBBIES). PERMANENTLY CONNECT ALARM SYSTEMS TO THE BUILDING ELECTRICAL POWER AND LIGHTING SYSTEM AS APPROPRIATE.

IF AUDIBLE ALARMS ARE PROVIDED, THEY MUST PRODUCE SOUND EXCEEDING THE PREVAILING EQUIVALENT SOUND LEVEL OF A SPACE BY AT LEAST 15 dbA OR EXCEED ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 60 SECONDS BY 5 dbA, WHICHEVER IS LOUDER (NOT EXCEEDING 120dbA).

IF VISUAL ALARMS ARE PROVIDED, PROVIDE UNFILTERED OR CLEAR-FILTERED WHITE XENON-STROBE TYPE LAMPS OR EQUIVALENT, WITH 0.2 SECOND MAXIMUM PULSE DURATION AND MAXIMUM DUTY CYCLE OF 40 PERCENT, PROVIDING A MINIMUM BRIGHTNESS INTENSITY OF 75 CANDELA WITH A FLASH RATE BETWEEN 1 AND 3 Hz. LOCATE UNITS NO MORE THAN 6'-10" (80") AFF OR 6" BELOW CEILING (WHICHEVER IS LOWER). LOCATE SO FEET MAXIMUM FROM ANY POINT WITHIN A SPACE OR COMMON CORRIDOR, OR IN LARGE SPACES OVER 100 FEET ACROSS (SUCH AS AUDITORIUMS) WITHOUT OBSTRUCTIONS 6 FT AFF, LOCATE AROUND ROOM PERIMETER AT MAXIMUM 100 FT CENTERS. ALL STROBES IN ROOM MUST BE SYNCHRONIZED.

kloverarchitects incorporated
8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
ph: 913.649.8181 • fx: 913.649.1275 • www.klover.net

project title

NEW LONGVIEW - LOT 44
MULTI-TENANT SHELL
330 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

project number
23150.001

drawing issuance

PERMIT SET	03.11.2024

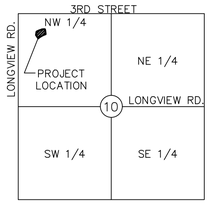
drawing revisions

No.	Description:	Date:

professional seal

drawing title
INTERIOR ACCESSIBILITY

drawing number
A002



LOCATION MAP

Sec. 10, Twp. 47 N., Rge. 32 W. (N.T.S.)

NEW LONGVIEW LOT 44 FINAL DEVELOPMENT PLAN

SECTION 10, TOWNSHIP 47 N, RANGE 32 W
IN LEE'S SUMMIT, JACKSON COUNTY, MO
AREA DISTURBED: 0.96 AC.

PROJECT TEAM & UTILITY CONTACT LIST

OWNER / DEVELOPER
BOX REAL ESTATE DEVELOPMENT LLC
440 SW LONGVIEW BLVD
LEE'S SUMMIT, MO 64081
CONTACT: RUSSELL PEARSON
PHONE: 913.735.9861

ENGINEER
OLSSON ASSOCIATES
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
CONTACT: STEPHEN SAYLOR
PHONE: 816.361.1177

ARCHITECT
KLOVER ARCHITECTS
8813 PENROSE LANE, SUITE 400
LENEXA, KS 66219
CONTACT: BEN MARQUARDT
PHONE: 913.649.8181

LANDSCAPE ARCHITECT
OLSSON ASSOCIATES
1814 MAIN STREET
KANSAS CITY, MO 64108
CONTACT: BRANDON MCBRIDE
PHONE: 816.842.8844

STRCUTRAL ENGINEER
PMA ENIGEERING
6717 SHAWNEE MISSION PARKWAY, SUITE 100
OVERLAND PARK, KS 66202
CONTACT: JUSTIN KUNKLE
PHONE: 913.831.1262

MEP ENGINEER
BC ENGINEERS
5720 READER STREET
SHAWNEE, KS 66203
CONTACT: RICHARD CURRY
PHONE: 913.262.1772

UTILITY SERVICE NUMBERS
NAME: LEE'S SUMMIT PUBLIC WORKS
PHONE: 816-969-1800

NAME: LEE'S SUMMIT WATER & SERVICES DEPARTMENT
PHONE: 816-969-1900

NAME: SPIRE (MGE)
PHONE: 314-342-0500

NAME: AT&T
PHONE: 800-286-8313

NAME: EVERGY
PHONE: 816-471-5275

NAME: SPECTRUM
PHONE: 877-772-2253

NAME: GOOGLE FIBER
PHONE: 877-454-6959

INDEX OF SHEETS

PROPERTY DESCRIPTION:

LOT 44 OF NEW LONGVIEW COMMERCIAL DISTRICT, SECOND PLAT.

BENCHMARK

THE STATION IS A KC METRO DISK SET IN CONCRETE AND FLUSH WITH THE GROUND. THE STATION IS STAMPED JA-148, 2002.

STATION JA-148, ELEVATION 935.04 (NAVD88 DATUM)

NOTES:

ANY QUANTITIES SHOWN WITHIN THESE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED FOR, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.

ACCEPTED:

CITY OF LEE'S SUMMIT — DATE

CIVIL ENGINEER:
I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED, AND THESE PLANS PREPARED, TO MEET OR EXCEED THE DESIGN CRITERIA OF LEE'S SUMMIT, MISSOURI, IN CURRENT USAGE, EXCEPT AS INDICATED BELOW.

STEPHEN SAYLOR, P.E. — 3/11/2024 DATE
CIVIL ENGINEER
MO# 2018021248

☒ NOT FOR CONSTRUCTION

☐ REVIEWED FOR CONSTRUCTION

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

THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT- OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.

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DATE: Mar 08, 2024 2:00pm USER: dpulio

olsson
1301 Burlington Street
North Kansas City, MO 64116
olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER PE-2018021248
3/11/2024
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

drawn by: DWP
checked by: SS
designed by: DWP
QA/QC by: SS
project no.: 023-07096
date: 03.11.2024

TITLE SHEET
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MISSOURI

2024

SHEET
C001

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE PLANS IN THEIR POSSESSION ARE THE MOST CURRENT VERSION ISSUED, ARE FULLY COORDINATED WITH ALL SUBCONTRACTORS, AND PRESENT ON SITE AT ALL TIMES. CURRENT PLANS PREPARED BY OLSSON MAY BE OBTAINED AT THE DIRECTION OF OLSSON S CLIENT. DIRECT REQUESTS TO OLSSON MAY REQUIRE ADDITIONAL AUTHORIZATIONS, AGREEMENTS, AND/OR FEES. PLEASE CONTACT THE ENGINEER FOR INFORMATION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS UNLESS WRITTEN APPROVAL FROM ENGINEER, OWNER, AND DEVELOPER.

3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES AND ITEMS OF WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK SHOWN IN THE PLANS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES, AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.

7. THE CONTRACTOR SHALL NOT ENGAGE IN ACTIVITIES THAT MAY ENCROACH ON WATERS OF THE U.S., INCLUDING WETLANDS, UNTIL ANY NECESSARY PERMITS MAY BE OBTAINED. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL CONDITIONS DESCRIBED IN THE PERMIT.

8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, THE SAFETY OF ALL PERSONS INCLUDING VISITORS AND THE GENERAL PUBLIC, AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY THROUGHOUT THE PROJECT AND NOT BE LIMITED BY WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

9. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND OBTAIN ANY RELEVANT INFORMATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.

11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES.

REFERENCES

1. ARCHITECTURAL AND STRUCTURAL ELEMENTS SHOWN IN THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTORS AND SURVEYORS SHALL REFERENCE THEIR RESPECTIVE PLANS FOR DESIGN INFORMATION.

2. THE CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AS PROVIDED BY THE GEOTECHNICAL ENGINEER INCLUDING ALL CURRENT ADDENDUMS. THE STANDARDS AND SPECIFICATIONS OF LEE'S SUMMIT, MISSOURI SHALL ALSO APPLY AND TAKE PRECEDENCE WHEN STRICTER THAN THE GEOTECHNICAL REPORT OR WHEN NO GEOTECHNICAL REPORT IS GIVEN.

3. UNLESS EXPLICITLY DESCRIBED OTHERWISE WITHIN THESE PLANS THE FOLLOWING SHALL APPLY;
   A. ALL CONSTRUCTION, INCLUDING THOSE LISTED BELOW, SHALL CONFORM TO THE LATEST CODES AND ORDINANCES OF LEE'S SUMMIT, MISSOURI.
   B. ALL CONSTRUCTION IN MoDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST SPECIFICATIONS ADOPTED BY U.S. DEPARTMENT OF TRANSPORTATION AND MoDOT.
   C. ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM WITH THE CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
   D. ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE UTILITY COMPANIES..
   E. ALL EXTERIOR PAVEMENT (PCC, ASPHALT, ETC.) SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS OF LEE'S SUMMIT, MISSOURI AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

EXISTING CONDITIONS

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THEIR OWN INVESTIGATIONS AND MAKING THEIR OWN ASSUMPTIONS REGARDING SITE SURFACE AND SUBSURFACE CONDITIONS. THIS INCLUDES THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. CONTACT THE ENGINEER REGARDING ANY DISCREPANCIES THAT MAY AFFECT THE ABILITY TO CONSTRUCT FROM THESE PLANS AS DESIGNED.

3. EXISTING CONDITIONS WERE DETERMINED THROUGH A VARIETY OF METHODS THAT MAY INCLUDE SURVEY, AERIAL IMAGERY, AVAILABLE RECORDS, GIS DATA, ETC. SUBSURFACE CONDITIONS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES AND OTHER SITE IMPROVEMENTS PRESENT ON SITE. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS WHEN CONFLICTS AND DISCREPANCIES ARE FOUND.

CONSTRUCTION

1. THE CONTRACTOR SHALL INSTALL TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY AS SHOWN IN THESE PLANS. IF PLANS ARE NOT PROVIDED, CONTRACTOR SHALL COORDINATE AND PROVIDE CONTROLS TO THE SATISFACTION OF THE RIGHT-OF-WAY OWNER.

2. THE CONTRACTOR SHALL PROTECT ALL TREES OVER 3" CALIPER FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE ON THESE PLANS.

3. IN ADDITION TO THE CONDITIONS OF THE GEOTECHNICAL REPORT AND AS A MINIMUM THE CONTRACTOR SHALL PERFORM THE GRADING AS FOLLOWS:
   A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE IN AREAS DESIGNATED BY THE OWNER. CONTRACTOR SHALL REMOVE EXCESS STRIPPINGS AND EXCESS EXCAVATION WITHIN 30 DAYS OF COMPLETION OF GRADING OPERATIONS.
   B. AREAS TO RECEIVE FILL AND AREAS CUT TO SUBGRADE LEVEL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE SUBGRADE SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
   C. FILL SHALL BE PLACED IN MAXIMUM OF 8 INCH LIFTS.
   D. TOPSOIL SHALL BE PLACED TO A MINIMUM DEPTH OF 6 INCHES OVER ALL AREAS DISTURBED BY THE WORK. LARGE STONES, STICKS AND LUMPS SHALL BE REMOVED OR BROKEN UP, AND THE TOPSOIL SHALL BE LEVELED AND RAKED. ALL DISTURBED AREAS SHALL BE LANDSCAPED PER LANDSCAPE PLANS OR SHALL BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED.
   E. CONTRACTOR SHALL PROVIDE COMPACTION TEST RESULTS AS REQUIRED.

4. THE CONTRACTOR SHALL DISPOSE ALL WASTE MATERIAL RESULTING FROM THE PROJECT OFF-SITE AND IN STRICT CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES.

5. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. NOT ALL ADJUSTMENTS ARE INDICATED IN THE PLANS.

6. THE CONTRACTOR SHALL STREET SWEEP OR OTHERWISE CLEAN ALL ACCESS ROUTES TO THE SITE AT CONCLUSION OF THE PROJECT.

SHOP DRAWINGS

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING A MINIMUM OF 7 DAYS PRIOR TO THE REQUESTED DATE OF APPROVAL. ENGINEER SHALL REVIEW SHOP DRAWINGS OR SAMPLES CONFORMANCE WITH THE DESIGN FOR THIS PROJECT AS DESCRIBED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS. THE ENGINEER S REVIEW SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS CONTRACTOR HAS NOTIFIED ENGINEER OF EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND OBTAINED ENGINEER S WRITTEN APPROVAL OF EACH SUCH VARIATION. PRIOR TO SUBMITTING EACH SHOP DRAWING OR SAMPLE, CONTRACTOR SHALL HAVE REVIEWED AND VERIFIED:
   A. ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS, SPECIFIED PERFORMANCE CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS, CATALOG NUMBERS AND SIMILAR INFORMATION WITH RESPECT THERETO;
   B. ALL MATERIALS WITH RESPECT TO INTENDED USE, FABRICATION, SHIPPING, HANDLING, STORAGE, ASSEMBLY AND INSTALLATION PERTAINING TO THE PERFORMANCE OF THE WORK;
   C. ALL INFORMATION RELATIVE TO MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO;
   D. CONTRACTOR SHALL ALSO HAVE REVIEWED AND COORDINATED EACH SHOP DRAWING OR SAMPLE WITH OTHER SHOP DRAWINGS AND SAMPLES, AND WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.
   E. ALL SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP OR SPECIFIC WRITTEN INDICATION AND SIGNATURE THAT CONTRACTOR HAS FULLY COMPLETED THE ABOVE TASKS.

2. SHOP DRAWINGS AS DESCRIBED ABOVE ARE REQUIRED FOR, BUT NOT LIMITED TO, THE FOLLOWING:
   A. ALL STORM SEWER STRUCTURES TO BE INSTALLED WITH THIS PROJECT.
   B. ALL SANITARY SEWER STRUCTURES TO BE INSTALLED WITH THIS PROJECT.
   C. ALL SITE FENCING AND RAILING INCLUDING ANY GATES.
   D. ALL LANDSCAPE AND RETAINING WALLS.
   E. ANY ITEMS IN THESE PLANS THAT ALLOW FOR AN APPROVED EQUAL ALTERNATIVE.

EROSION CONTROL NOTES

1. CONTRACTOR SHALL CONSIDER ANY EROSION AND/OR SEDIMENT CONTROL SHOWN IN THIS PLAN SET, THE SWPPP, OR ANY RELATED PLAN SET AS A MINIMUM REQUIREMENT. CONTRACTOR IS RESPONSIBLE FOR EVALUATING SITE CONDITIONS AND INSTALLING ANY ADDITIONAL CONTROLS AS NECESSARY.

2. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT. ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.

3. AT ANY TIME DURING CONSTRUCTION THE CITY MAY REQUIRE ADDITIONAL EROSION/SILTATION CONTROL MEASURES TO BE INSTALLED. WHEN REQUIRED SUCH MEASURES SHALL BE INSTALLED WITHIN 48 HOURS OF NOTICE (VERBAL OR WRITTEN).

4. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SCHEDULE. ALL COSTS ASSOCIATED WITH REPAIR OR RE-INSTALLATION, INCLUDING RELATED INCIDENTALS, WILL BE THE CONTRACTOR'S RESPONSIBILITY.

5. ALL DISTURBED AREAS SHALL BE LANDSCAPED, SEEDED OR SODDED, AS SHOWN ON THE LANDSCAPE PLAN.

6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED WITH A HEALTHY STAND OF PERMANENT VEGETATION. AREAS DISTURBED BY DEVICE REMOVAL SHALL BE IMMEDIATELY STABILIZED. SEED BLENDS OR SOD SHALL MATCH WHAT WAS USED IN AREAS SURROUNDING DISTURBANCE.

7. PRIOR TO LEAVING THE SITE THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, GUTTERS, ETC. ARE CLEANED OUT AND WORKING PROPERLY.

DEMOLITION NOTES

1. PRIOR TO ANY DEMOLITION EROSION CONTROL MEASURES AND CONSTRUCTION FENCING SHALL BE INSTALLED.

2. THE CONTRACTOR SHALL COORDINATE ALL ITEMS TO BE SALVAGED AND/OR PROTECTED WITH SITE OWNER AND UTILITY OWNERS.

3. THE CONTRACTOR SHALL NOT INTERRUPT ANY UTILITY SERVICES TO ANY ADJACENT PROPERTIES. SHOULD ANY INTERRUPTIONS BECOME NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY AND UTILITY OWNER AND MINIMIZE THE LENGTH OF TIME THE UTILITY IS INTERRUPTED TO THE GREATEST EXTENT POSSIBLE.

4. SECONDARY WIRING, SERVICES, IRRIGATION AND OTHER MINOR SITE IMPROVEMENTS THAT ARE NOT TO REMAIN IN SERVICE ARE TO BE DEMOLISHED AND REMOVED.

5. ALL PAVEMENT SAWCUTS ARE TO BE MADE IN STRAIGHT, CLEAN LINES LEAVING A CLEAN AND STABLE EDGE AT FULL PAVEMENT DEPTH.

6. ALL PCC PAVEMENT AND ALL CURB SHALL BE REMOVED TO NEAREST JOINT.

7. ALL MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN STRICT CONFORMANCE WITH LOCAL CODES AND ORDINANCES.

8. ALL TREE REMOVAL SHALL INCLUDE STUMPS AND ROOTS. DEPRESSIONS CREATED SHALL BE FILLED TO PROVIDE DRAINAGE.

SITE NOTES

1. ALL PAVEMENT DIMENSIONS ARE TO BACK OF CURB, OR EDGE OF PAVEMENT WHERE NO CURB IS PRESENT, UNLESS OTHERWISE NOTED. DIMENSIONED TIES BETWEEN PROPERTY LINES AND BUILDING FACES OR PAVEMENT ARE AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ANY ADJUSTMENTS NECESSARY FOR FOUNDATIONS, BEDDING EXTENSIONS, SURCHARGING, ETC.

2. INSTALLED PAVEMENT SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS. INSTALLED CURB & GUTTER SHALL MATCH EXISTING CURB & GUTTER IN SIZE AND TYPE OR CONTRACTOR SHALL INCLUDE A TRANSITION FROM NEW TO EXISTING OF NO LESS THAN 5' AS MEASURED ALONG BACK OF CURB.

3 ALL ASPHALT PAVING SHALL BE IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. WHERE NOT COVERED BY THE ABOVE, ASPHALT PAVING SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF MoDOT.

4. ALL PCC PAVING SHALL BE IN CONFORMANCE WITH LOCAL CODES AND ORDINANCES AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. WHERE NOT COVERED BY THE ABOVE, PCC PAVING SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF MoDOT.

5. CONCRETE PAVEMENT JOINTS SHALL BE CONSTRUCTED AS FOLLOWS (REFER TO HARDSCAPE PLANS FOR SPECIFIC TREATMENT OF THESE AREAS):
   A. CONTROL JOINTS SPACED AS SHOWN IN THESE PLANS OR AT INTERVALS NOT GREATER THAN 1.5x PANEL WIDTH OR 12 FEET (WHICHEVER IS SMALLER).
   B. CONTROL OINTS SHALL BE TOOLED OR SAWCUT TO THE SLAB THICKNESS. LOCAL STANDARDS AND SPECIFICATIONS SHALL TAKE PRECEDENCE WHERE MORE STRICT THAN THOSE LISTED HERE.
   C. CONSTRUCTION JOINTS PLACED AT THE END OF EACH POUR AND WHEN PAVING OPERATIONS ARE SUSPENDED FOR 30 MINUTES OR MORE.
   D. ISOLATION JOINTS PLACED WHERE THE PAVEMENT ABUTS THE BUILDING, DRAINAGE STRUCTURES AND OTHER FIXED STRUCTURES, CONSTRUCTED WITH A 1/2" NON-EXTRUDING FILLER. CLOSED-CELL FOAM RUBBER OR A BITUMEN-TREATED FIBER-BOARD, AND WITH A THICKENED EDGE, INCREASED BY 20 PERCENT, TAPERED TO THE REGULAR THICKNESS IN 5 FEET.
   E. ALL EXPANSION JOINTS SHALL BE FILLED AND SEALED WITH A PLASTIC JOINT SEALANT MATERIAL.

6. ACCESSIBLE PARKING
   A. STALLS SHALL BE SIGNED WITH CITY/ADA APPROVED SIGN AND CONSTRUCTED IN STRICT ACCORDANCE WITH CITY/ADA CODES AND ORDINANCES.
   B. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2.00 PERCENT IN ANY DIRECTION. ACCESSIBLE SIDEWALKS HAVE A MAXIMUM CROSS SLOPE OF 2 PERCENT AND A MAXIMUM LONGITUDINAL SLOPE OF 5 PERCENT.
   C. STALLS SHALL BE MARKED BY THE INTERNATIONAL HANDICAPPED SYMBOL AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH SHARP EDGES AND ENDS.

7. PAVEMENT MARKINGS SHALL NOT BE APPLIED UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ARCHITECT AND ENGINEER, THE INSTALLED PAVEMENT IS ALLOWED TO AGE AS RECOMMENDED BY THE MANUFACTURER (MINIMUM OF 24 HOURS), AND THE PAVEMENT SURFACE HAS BEEN SWEPT AND CLEANED.

8. PAVEMENT MARKINGS SHALL INCLUDE TRAFFIC LANES, PARKING BAYS, AREAS RESTRICTED TO HANDICAPPED PERSONS, CROSSWALKS, AND OTHER DETAIL PAVEMENT MARKINGS SHOWN IN THESE PLANS.

9. ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE WHITE STRIPES UNLESS OTHERWISE INDICATED WITHIN THESE PLANS. ALL ROAD STRIPING SHALL BE AS INDICATED WITHIN THESE PLANS.

10. CURBS AT FIRE LANES AS DESIGNATIONS BY THE FIRE MARSHAL SHALL BE PAINTED OR OTHERWISE INDICATED PER CITY OF LEE'S SUMMIT, MISSOURI CODES AND ORDINANCES.

11. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS (FHMS) AND CITY OF LEE'S SUMMIT, MISSOURI CODES AND ORDINANCES. USE FLAT BLACK, WHITE, OR YELLOW AS DIRECTED WITHIN PLANS OR IN CONFORMANCE WITH THE FHMS. UNLESS OTHERWISE SPECIFIED USE LATEX, WATER-BASE EMULSION, READY-MIXED, COMPLYING WITH FS TT-P-1952 WITH DRYING TIME OF LESS THAN 45 MINUTES.

12. APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN AND A MINIMUM WET FILM THICKNESS OF 15 MILS. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.

GRADING NOTES

1. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE, SURFACE OF PAVEMENT, TOP OF CURBS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT PAVEMENT DEPTH FROM ELEVATIONS SHOWN.

2. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.

3. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.

4. SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, OR FINISHED GRADE UNLESS OTHERWISE INDICATED. (SEE LEGEND)

STORM SEWER NOTES

1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF LEE'S SUMMIT, MISSOURI.

2. ALL PIPE LENGTHS AND ELEVATIONS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

3. COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING THE BOX DURING INSTALLATION.

4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF STORM SEWER.

5. STORM SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18 ABOVE TOP OF PROPOSED PIPE.

6. STRUCTURE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO THE AD ACENT PIPE SECTION INVERT TO CENTER . CHANGES IN DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE STRUCTURE.

7. PIPE PENETRATIONS SHALL BE GROUTED TO ENSURE WATERTIGHT SEALS.

SANITARY SEWER NOTES

1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF LEE'S SUMMIT, MISSOURI.

2. ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

3. COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING THE LID DURING INSTALLATION.

4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF SANITARY SEWER.

5. SANITARY SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.

6. MANHOLE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO THE AD ACENT PIPE SECTION INVERT TO CENTER . CHANGES IN DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE MANHOLE.

7. PIPE PENETRATIONS SHALL BE USE GASKETS TO ENSURE WATERTIGHT SEALS.

8. TRACING TAPE SHALL BE INSTALLED ALONG ALL NON-METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.

9. SEWER LINE INSPECTIONS AND TESTING MUST BE SCHEDULED A MINIMUM OF TWO FULL BUSINESS DAYS IN ADVANCE. CONTRACTOR SHALL FURNISH ALL TESTING EQUIPMENT. TESTING SHALL INCLUDE
   A. MANDREL TEST OF ALL GRAVITY SEWERS. IF THE MANDREL TEST FAILS ON ANY SECTION OF PIPE, THAT SECTION SHALL BE UNCOVERED AND REPLACED.
   B. AIR PRESSURE TEST OF ALL GRAVITY SEWERS.
   C. VACUUM TEST OF ALL MANHOLES.

10. GRAVITY SANITARY SEWER AND WATER LINES SHALL BE SEPARATED BY A MINIMUM OF 10 HORI ONTALLY WHEN PARALLEL AND 2 VERTICALLY WHEN CROSSING. WATER LINES SHALL CROSS ABOVE SANITARY SEWERS.

WATER NOTES

1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH UTILITY OWNER.

2. ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF FITTING OR WALL OF VAULT.

3. COORDINATES ARE PROVIDED ALONG PIPE CENTERLINE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING INSTALLATIONS.

4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF WATER.

5. WATER PIPE TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18 ABOVE TOP OF PROPOSED PIPE.

6. ALL PRIVATE WATER LINES SHALL BE A MINIMUM OF 48 INCHES AND MAXIMUM OF 60 INCHES BELOW THE FINISHED GRADE ELEVATIONS SHOWN HEREIN UNLESS OTHERWISE NOTED.

7. IF AN AS-BUILT OF A WATER LINE IS REQUIRED OR EXPECTED THE CONTRACTOR SHALL NOT BACKFILL THE TRENCH UNTIL AN AS-BUILT SURVEY IS CONDUCTED.

8. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR AND AS REQUIRED BY THE UTILITY OWNER.

9. ALL EXISTING FIRE HYDRANTS ON SITE OR IN THE RIGHT-OF-WAY BETWEEN PROPERTY AND ROADWAY SHALL BE REPAINTED PER LOCAL CODES AND ORDINANCES.

10. TRACING TAPE SHALL BE INSTALLED ALONG ALL NON-METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.

DRY UTILITY PLAN NOTES

1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH UTILITY OWNER.

2. ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND AND WITHIN CONDUIT UNLESS OTHERWISE SPECIFIED IN THESE PLANS. IF NOT SPECIFIED, ALL CONDUIT SHALL BE IN CONFORMANCE WITH UTILITY OWNER STANDARDS AND SPECIFICATIONS.

3. TELEPHONE AND COMMUNICATION SERVICE ROUTING AND CONDUITS, IF SHOWN AT ALL, ARE SUGGESTED ALIGNMENTS ONLY. CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AS REQUIRED BY MEP AND RELATED PLANS AS WELL AS SERVICE PROVIDER PRIOR TO PAVEMENT INSTALLATION.

4. ALL CONDUIT SHALL BE SCHEDULE 40 PVC PIPE AND SIZED PER MEP PLANS OR AS NOTED. CONDUIT SHALL BE SUFFICIENTLY FLEXIBLE TO ALLOW IT TO CONFORM TO MINOR CHANGES IN TRENCH DIRECTION OR ELEVATION. ALL OTHER BENDS SHALL BE MADE USING PRE-FORMED SWEEPS.

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STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER PE-2010021249
PROFESSIONAL ENGINEER
3/11/2024

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

GENERAL NOTES
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MISSOURI

2024

drawn by: DWP
checked by: SS
designed by: DWP
QA/QC by: SS
project no.: 023-07096
date: 03.11.2024

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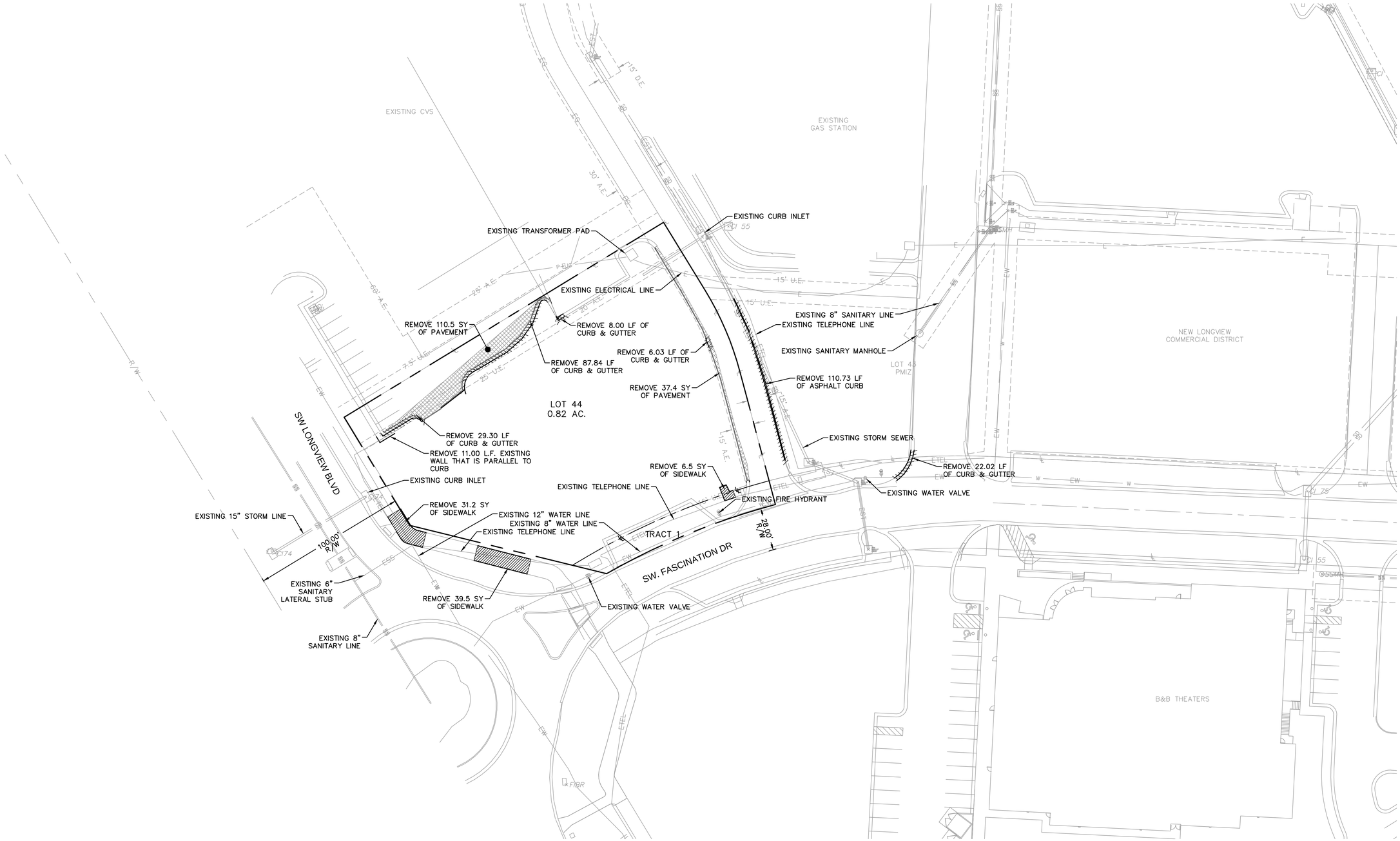

LEGEND

- PROPERTY LINE
- REMOVE CURB & GUTTER
- REMOVE SIDEWALK
- REMOVE PAVEMENT

NOTES:

1. THERE ARE NO OIL AND GAS WELLS LOCATED WITHIN THE PROJECT LIMITS AS DETERMINED BY THE MISSOURI GEOLOGICAL SURVEY.
2. FEMA FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NUMBER 29095C 04126 EFFECTIVE 01/20/2017 CLASSIFIES THE NEW LONGVIEW LOT 44 PROPERTY AS A "ZONE X" AREA.

N

0' 15' 30' 60'
SCALE IN FEET

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STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER PE-2010021248
PROFESSIONAL ENGINEER
3/11/2024

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

EXISTING CONDITIONS AND DEMOLITION PLAN
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MISSOURI

2024

drawn by: DWP
checked by: SS
designed by: DWP
QA/QC by: SS
project no.: 023.07096
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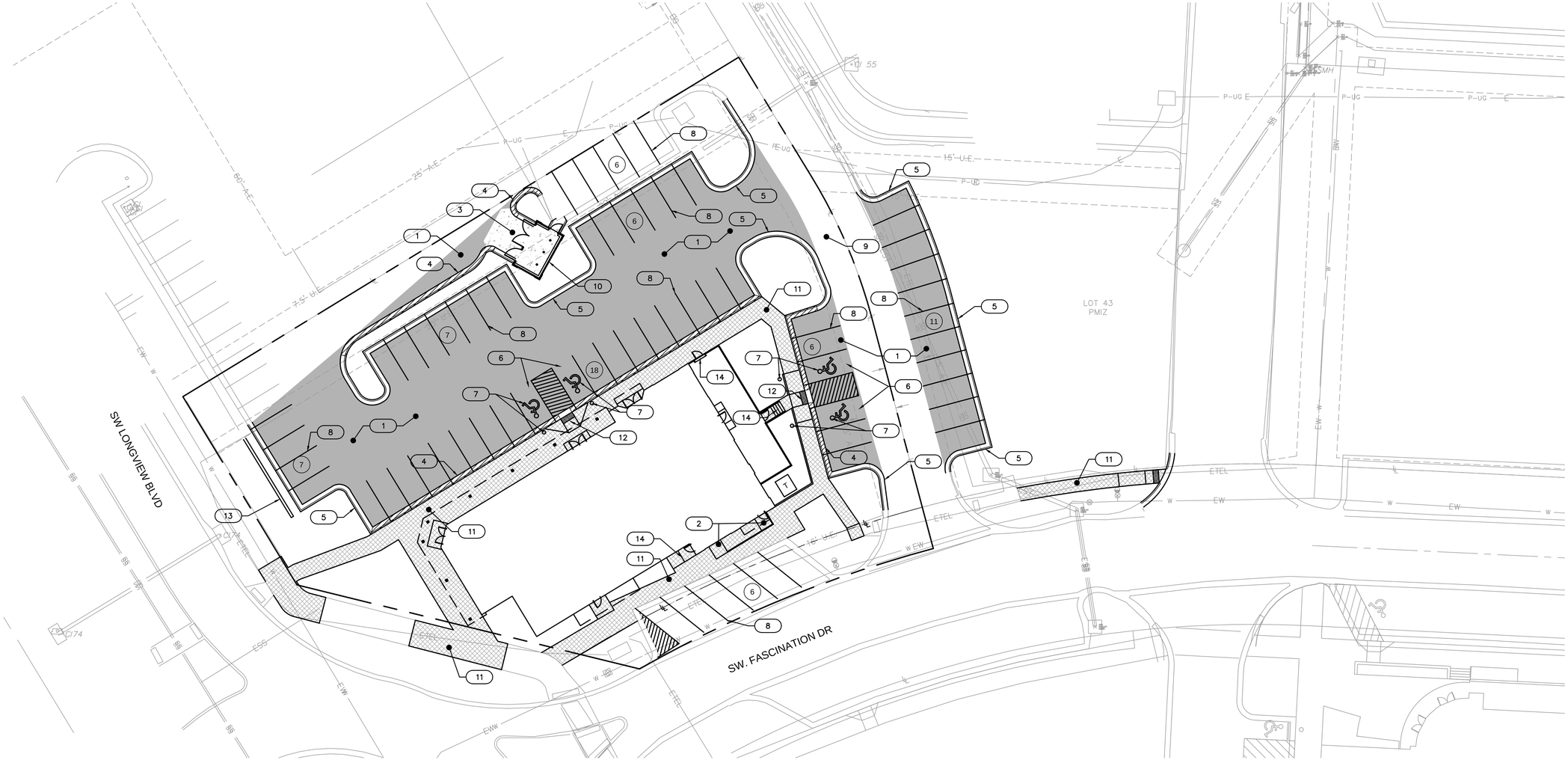

KEYNOTE LEGEND

1. STANDARD DUTY ASPHALT PAVEMENT SECTION, SEE DETAIL SHEET FOR PAVEMENT SECTION. (TYP.)
2. PROPOSED RAMP AND LANDING TO OUTER DOOR WITH HANDRAIL (SEE SPOT ELEVATION SHEET FOR DETAIL)
3. REINFORCED CONCRETE PAVEMENT SECTION, SEE DETAIL SHEET FOR PAVEMENT SECTION. (TYP.)
4. MODIFIED TYPE CG-1 CONCRETE CURB AND GUTTER (TYP.)
5. TYPE CG-1 CONCRETE CURB AND GUTTER (TYP.)
6. PROPOSED ACCESSIBLE PARKING STALLS (TYP.)
7. PROPOSED ACCESSIBLE SIGNAGE AND STRIPING (TYP.) (SEE DETAIL SHEET)
8. PROPOSED 4" WIDE PAVEMENT MARKING (TYP.)
9. EXISTING PRIVATE DRIVE
10. PROPOSED TRASH ENCLOSURE
11. PROPOSED CONCRETE SIDEWALK
12. PROPOSED ADA RAMPS W/ DETECTABLE WARNING (SEE SPOT ELEVATION SHEET FOR DETAIL)
13. PROPOSED SCREENING WALL. MATCH EXISTING HEIGHT AND STYLE
14. PROPOSED SIDEWALK STEPS (SEE SPOT ELEVATION SHEET FOR DETAIL)

LEGEND	
	CONCRETE SIDEWALK
	STANDARD DUTY ASPHALT PAVEMENT
	REINFORCED CONCRETE PAVEMENT
	CG-1 CURB & GUTTER (See Detail Sheet)
	MODIFIED CG-1 CURB & GUTTER (See Detail Sheet)
(1)	# OF PARKING STALLS

PARKING INFORMATION	
PARKING PROVIDED (INCLUDES 4 ACCESSIBLE SPACES)	67 CARS

SITE DEVELOPMENT DATA

LOTS	EXISTING ZONING	GROSS AREA (AC.)	PROPOSED STREET R/W (AC.)	NET AREA (AC.)	LAND USE DESCRIPTION	IMPERVIOUS COVERAGE (AC.)	NUMBER OF FLOORS	GROSS BUILDING / FLOOR AREA (SF)	BUILDING COVERAGE (SF)	FAR	PARKING STALLS REQUIRED			
					Existing/Proposed						Market (retail) Ratio	Bakery (restaurant) Ratio	Required	Provided
1	PMIX	0.82	0.00	0.82	Undeveloped/ Commercial	0.70	One-Story	6,021	6,021	0.17	5 per 1000 sf	14 per 1000 sf	48	67 Including 4 ADA Spaces

site is included in parking model

SCALE IN FEET 0' 10' 20' 40'

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STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER PE-2018021240
PROFESSIONAL ENGINEER
3/11/2024

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SITE PLAN
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MISSOURI

2024

drawn by: DWP
checked by: SS
designed by: DWP
QA/QC by: SS
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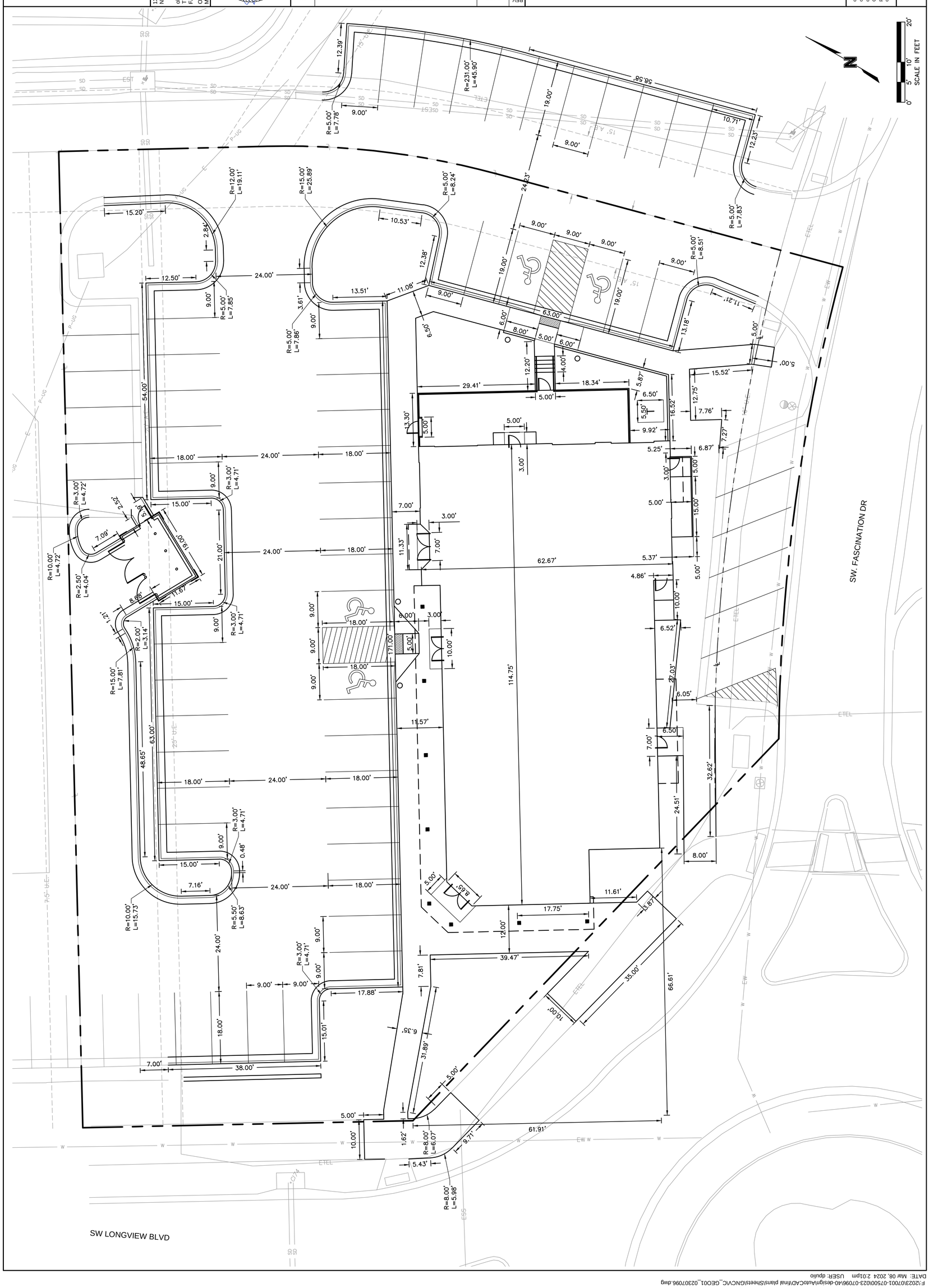

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STATE OF MISSOURI
STEPHEN M. LACKEMACHER
NUMBER 2012020724
PROFESSIONAL ENGINEER
8/11/2024

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

2024

LEE'S SUMMIT, MISSOURI

DIMENSION PLAN
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

drawn by: DWD
checked by: SS
designed by: DWD
QA/QC by: SS
project no.: 023.0709
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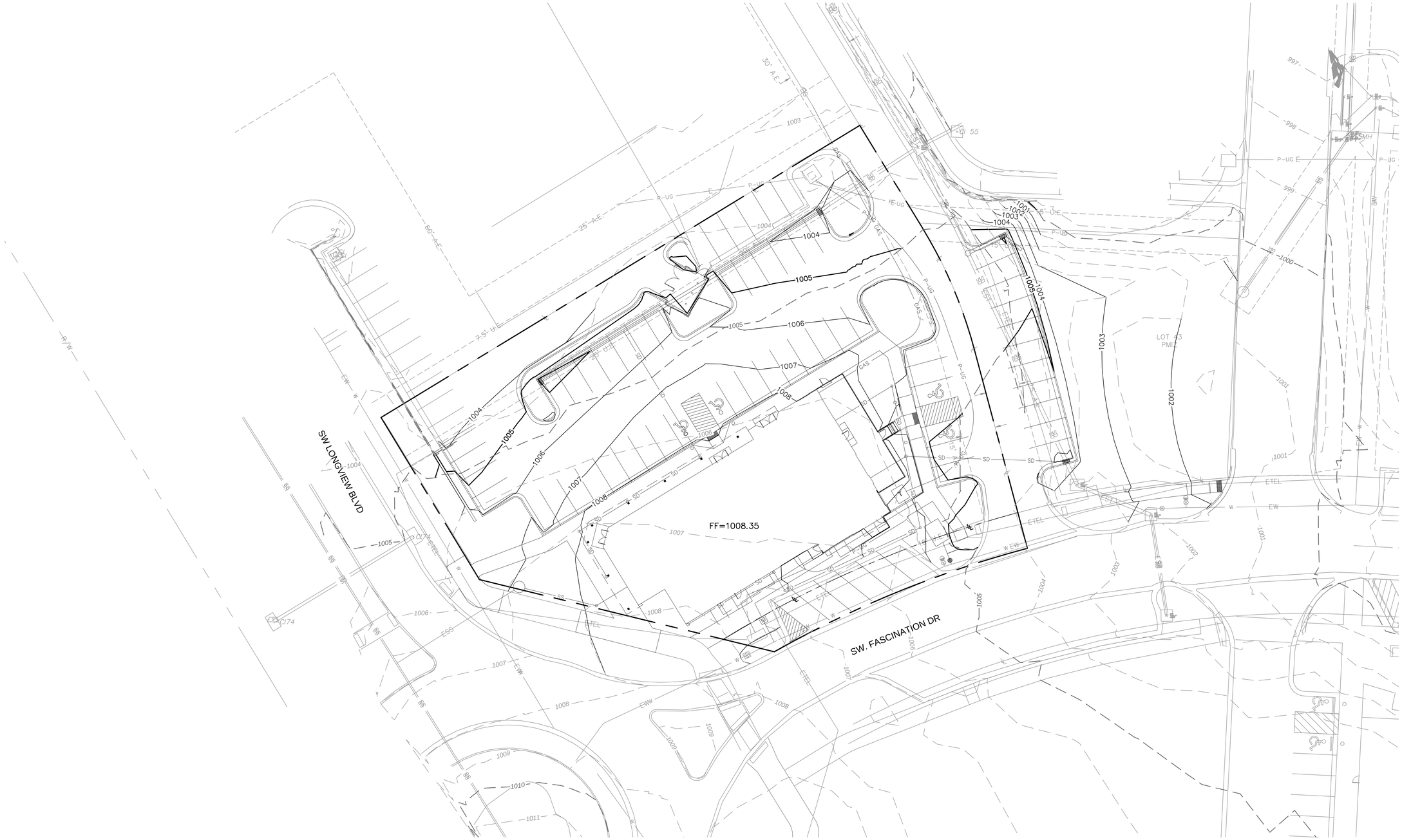

EARTHWORK QUANTITIES	
CUT (C.Y.)	FILL (C.Y.)
37	1169

EARTHWORK QUANTITIES NOTES:

1. EARTHWORK QUANTITIES BASED ON FINISHED GRADE SURFACE AND DO NOT INCLUDE ADJUSTMENTS FOR TOPSOIL AND SHRINKAGE.

2. EARTHWORK QUANTITIES DO NOT TAKE INTO CONSIDERATION EXCAVATION, REMOVAL AND DISPOSAL OF MATERIAL DEEMED UNSUITABLE BY A GEOTECHNICAL ENGINEER. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL AND FOR REPLACING IT WITH SUITABLE MATERIAL.

LEGEND	
100	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS

GENERAL NOTES:

1. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEE'S SUMMIT (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED RIGHT-OF-WAY.

2. AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND/OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.

3. CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS AS CALLED OUT IN THE GEOTECHNICAL REPORT AND ENGINEERING EVALUATION AS PROVIDED BY THE GEOTECHNICAL ENGINEER.

4. ALL EMBANKMENT OUTSIDE OF RIGHT-OF-WAY SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 8". EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -0 TO +4 PERCENT OF OPTIMUM MOISTURE CONTENT.

N

0' 10' 20' 40'
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STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER PE-2010021240
PROFESSIONAL ENGINEER
3/11/2024

REVISIONS			
REV NO.	DATE	REVISIONS DESCRIPTION	BY

GRADING PLAN
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MISSOURI

2024

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designed by: DWP
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DATE: Mar 08, 2024 2:01pm USER: dpullo

SPOT ELEVATION LEGEND

ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, AND/OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW. SPOT ELEVATIONS AT FACE OF STRUCTURES INDICATE FEATURES ADJACENT TO STRUCTURE, NOT THE STRUCTURE ITSELF.

HP HIGH POINT
LP LOW POINT
PG PROPOSED GRADE
TC TOP OF CURB AT BACK
SW SIDEWALK
ME MATCH EXISTING
TS TOP OF STEP
BS BOTTOM OF STEP

ME–1003.40
ME–1003.86
ME/PV–1004.00
TC–1004.46
TC–1003.95
PV–1003.49
PV–1004.02
TC–1004.48
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PV–1004.52
TC–1005.03
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PV–1004.43
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TC–1005.03
ME–1004.41
TC–1005.07
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PV–1005.49
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ME/PV–1005.69
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PV–1006.07
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PV–1005.67
PV–1004.85
TC–1005.31
PV–1005.85
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SW–1006.66
SEE DETAIL 1 ON SHEET C007 FOR SPOT ELEVATIONS
SEE DETAIL 2 ON SHEET C007 FOR SPOT ELEVATIONS
ME–1003.82
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TC–1005.80
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TC–1005.58
TC–1006.28
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PV–1005.82
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TW–1008.35
SW–1008.29
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PG–1008.35
PG–1008.35
SEE ARCHITECTURAL PLANS FOR PATIO DETAILS
BS–1005.52
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BW–1007.22
TW–1008.22
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PV–1004.85
TC–1005.31
PV–1003.94
PV–1003.89
TC–1004.35
PV–1004.04
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SW–1008.27
SW–1008.30
ME–1008.16
ME–1008.26
ME–1007.27
SW. FASCINATION DR
LONGVIEW BLVD
N
0' 5' 10' 20'
SCALE IN FEET

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STEPHEN M. SAYLOR
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PROFESSIONAL ENGINEER
3/11/2024

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SPOT ELEVATION PLAN
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MISSOURI

2024

drawn by: DWP
checked by: SS
designed by: DWP
QA/QC by: SS
project no.: 023.07096
date: 03.11.2024

SHEET
C007

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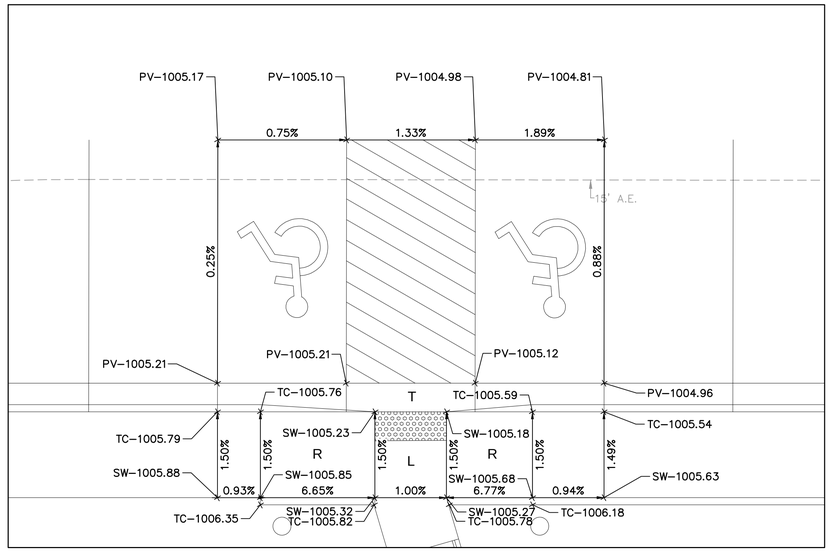
DATE: Mar 08, 2024 2:01pm USER: dpulio

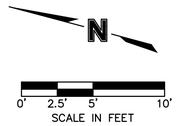
SPOT ELEVATION LEGEND

ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, AND/OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW. SPOT ELEVATIONS AT FACE OF STRUCTURES INDICATE FEATURES ADJACENT TO STRUCTURE, NOT THE STRUCTURE ITSELF.

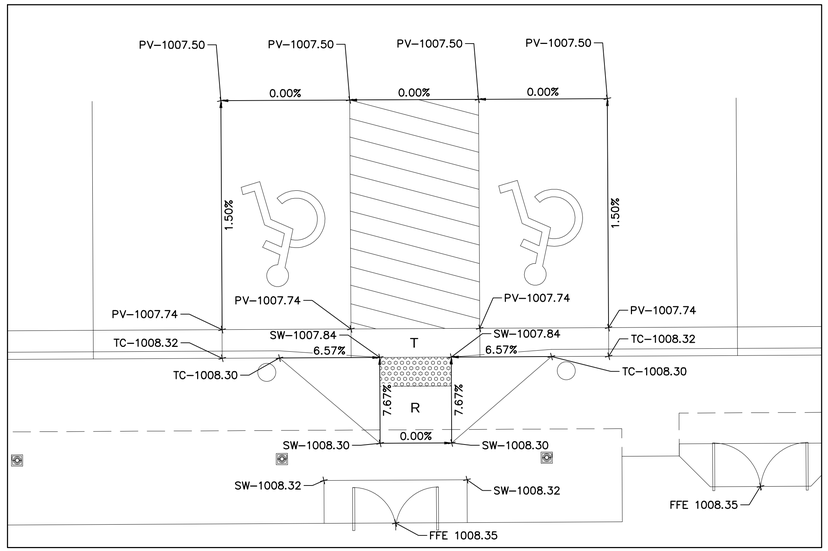
HP	HIGH POINT
LP	LOW POINT
PG	PROPOSED GRADE
TC	TOP OF CURB AT BACK
SW	SIDEWALK
ME	MATCH EXISTING
TS	TOP OF STEP
BS	BOTTOM OF STEP
L	LANDING
R	RAMP
T	TRANSITION



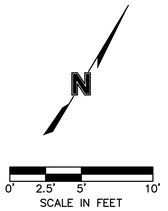
DETAIL 01
5' SCALE



SCALE IN FEET



DETAIL 02
5' SCALE



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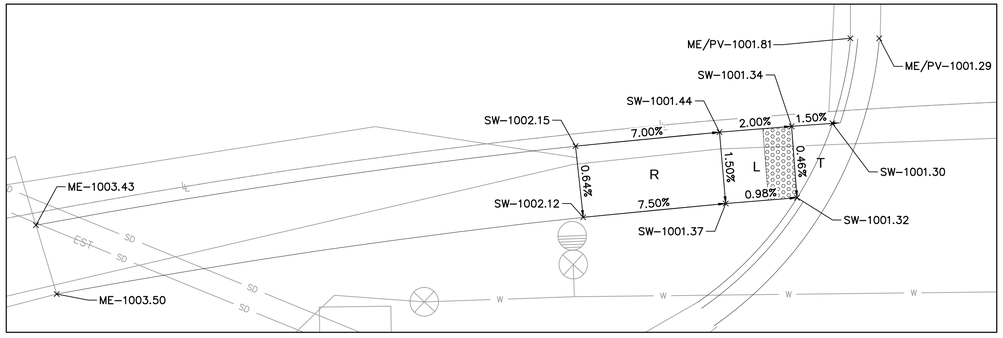
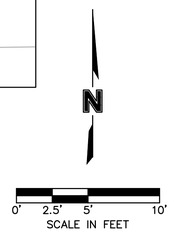


LOT 43 SIDEWALK
5' SCALE



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3/11/2024

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SPOT ELEVATION PLAN
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MISSOURI

2024

drawn by: DWP
checked by: SS
designed by: DWP
QA/QC by: SS
project no.: 023-07096
date: 03.11.2024

SHEET
C008

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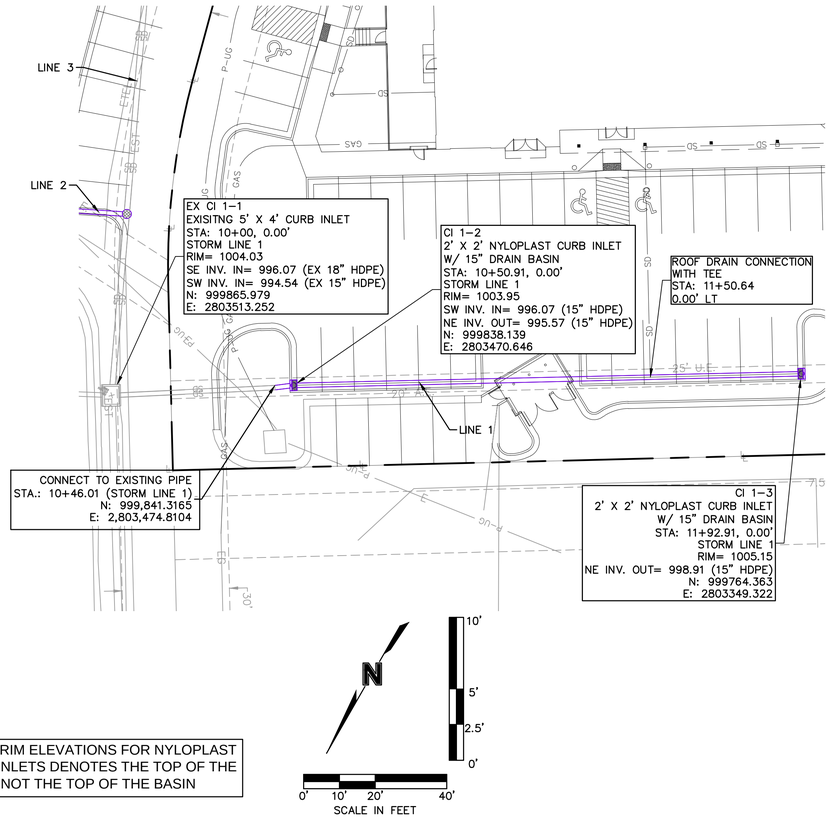
DATE: Mar 08, 2024 2:01pm USER: dpulio

KEYNOTE LEGEND

1. CONTRACTOR TO PROVIDE 160 L.F. OF 4" PVC (SDR-26) CONDUIT (WITHIN 5' OF BUILDING) TO BE UTILIZED BY GAS COMPANY. CONTRACTOR TO MAKE APPLICATION WITH SPIRE ENERGY FOR METER SET AND COORDINATE WITH SPIRE FOR INSTALLATION OF SERVICES.
2. CONTRACTOR TO PROVIDE 175.30 L.F. OF 4" ELEC. PVC CONDUIT FROM EXISTING TRANSFORMER TO PROPOSED TRANSFORMER PAD AND 66.27 L.F. OF 4" ELEC. PVC FROM PROPOSED TRANSFORMER PAD TO BUILDING. CONTRACTOR TO COORDINATE WITH EVERGY.
3. PROPOSED TAP BY LSMO WATER DEPT. FOR DOMESTIC SERVICE. CONTRACTOR TO EXTEND 50.85 L.F. OF 1.5" TYPE K COPPER SERVICE LINE TO PROPOSED 1.0" WATER METER LOCATION. THE PROPOSED 1" WATER METER IS LOCATED ADJACENT TO PROPOSED SIDEWALK AND 10.5' FROM EXISTING WATER LINE.
   N: 999660.7703
   E: 2803446.1316
4. PROPOSED 8"X6" TEE, 1-6" GATE VALVE AND 2-8" SOLID SLEEVES TO BE PROVIDED BY CONTRACTOR FOR 6" FIRE PROTECTION SERVICE. CONTRACTOR TO INSTALL GATE VALVE 2' BEHIND MAIN AND EXTEND 10.23 L.F. OF 6" C900 PVC TO BACKFLOW VAULT. CONTRACTOR TO EXTEND 58.27 L.F. OF 6" C900 PVC TO BUILDING WITH 90 DEGREE BEND(S).
5. CONTRACTOR TO PROVIDE 6.5' X 5.5' CONCRETE PAD FOR TRANSFORMER AND GRADING AS NECESSARY PER EVERGY STANDARDS.
6. CONTRACTOR TO INSTALL 8" HDPE STORM LATERALS FROM ROOF DRAINS TO STORM PIPE AT A MINIMUM 2.00% SLOPE.
7. CONTRACTOR TO INSTALL 56.05 L.F. OF DUAL 4" PVC CONDUIT TO BUILDING FOR USE BY TELEPHONE COMPANY. CONTRACTOR TO COORDINATE WITH AT&T FOR INSTALLATION OF SERVICE, ETC.
8. PROPOSED PRIVATE STORM SEWER. SEE STORM SEWER PLAN & PROFILES FOR PROPOSED SIZE, DEPTH AND LOCATION.
9. CONTRACTOR TO INSTALL 6" PVC (SDR-26) FROM EXISTING 6" PUBLIC SEWER LATERAL TO SAMPLING MANHOLE AND 4" PVC (SDR-26) FROM SAMPLING MANHOLE TO WITHIN 5'-0" OF PROPOSED BUILDING S=2.00% MIN. CONNECT PROPOSED 6" PVC (SDR-26) TO EXISTING PUBLIC 6" SEWER LATERAL WITH 5.5' RISER AND SOLID SLEEVE.
10. PROPOSED SANITARY SAMPLING MANHOLE.
    FL IN=1003.25 (4" PVC)
    FL OUT=1002.65 (6" PVC)
    N: 999675.1314
    E: 2803340.1520
11. CONTRACTOR TO INSTALL DOUBLE CHECK DETECTOR BACKFLOW PREVENTER INSIDE VAULT PER LEE'S SUMMIT MISSOURI DETAILS.
12. PROPOSED SANITARY CLEANOUT
13. PROPOSED STORM PIPE TO CONNECT TO EXISTING STUB. REFER TO STORM SHEET FOR INFORMATION.
14. PROPOSED STORM MANHOLE TO CONNECT TO EXISTING PIPE. SEE STORM PLAN AND PROFILE SHEET.
15. PROPOSED CURB INLET TO CONNECT TO EXISTING PIPE. SEE STORM PLAN AND PROFILE SHEET.
16. FUTURE GREASE INTERCEPTOR TO BE PROVIDED BY TENANT.
17. ROOF DRAIN CLEANOUT.
18. SANITARY LATERAL STUB FOR FUTURE CONNECTION TO GREASE INTERCEPTOR. INSTALL 7.5 L.F. OF 4" PVC (SDR-26) AT 2% SLOPE WITH PLUG. MAINTAIN 18" MIN. SEPARATION FROM ROOF DRAIN LINE.
19. SANITARY LATERAL STUB FOR FUTURE CONNECTION TO GREASE TRAP LATERAL. INSTALL 7.5 L.F. OF 4" PVC (SDR-26) AT 2% SLOPE WITH PLUG. MAINTAIN 18" MIN. SEPARATION FROM ROOF DRAIN LINE.
20. FIRE DEPARTMENT CONNECTION.
21. PROPOSED 5 L.F. OF 1.5" TYPE K COPPER STUB FOR IRRIGATION
22. 12" NYLOPLAST DRAIN BASIN WITH 12" X 12" GRATE
23. 15" NYLOPLAST DRAIN BASIN WITH SOLID GRATE
    FL IN=1003.87
    FL OUT=1003.37
    N: 999731.8293
    E: 2803508.0193

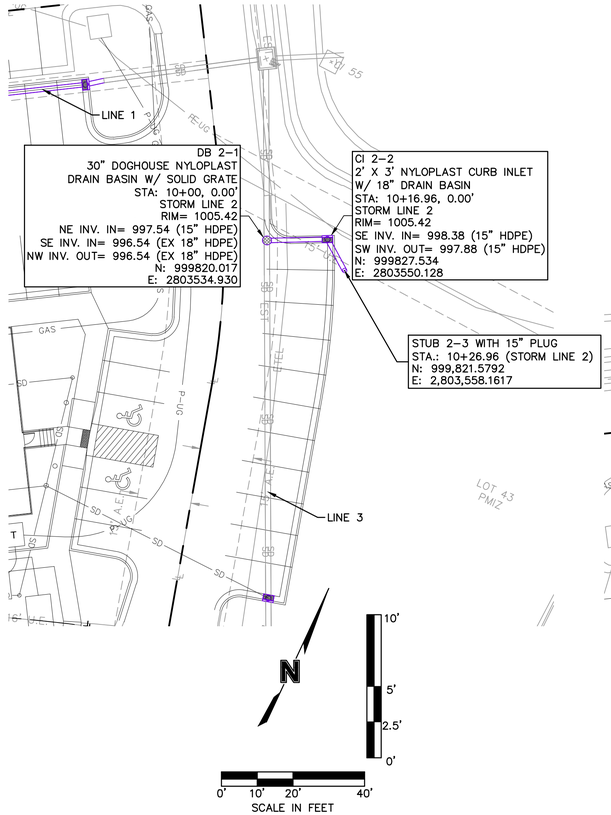
UTILITY LEGEND

- W — W — PROPOSED PRIVATE WATER LINE
- GAS — PROPOSED NATURAL GAS LINE
- SS — SS — PROPOSED PRIVATE SANITARY SEWER
- PROPOSED PRIVATE STORM SEWER (12" OR GREATER)
- SD — SD — PROPOSED PRIVATE STORM SEWER LATERALS (LESS THAN 12")
- P-UG — PROPOSED UNDERGROUND POWER
- TEL — PROPOSED UNDERGROUND TELECOM

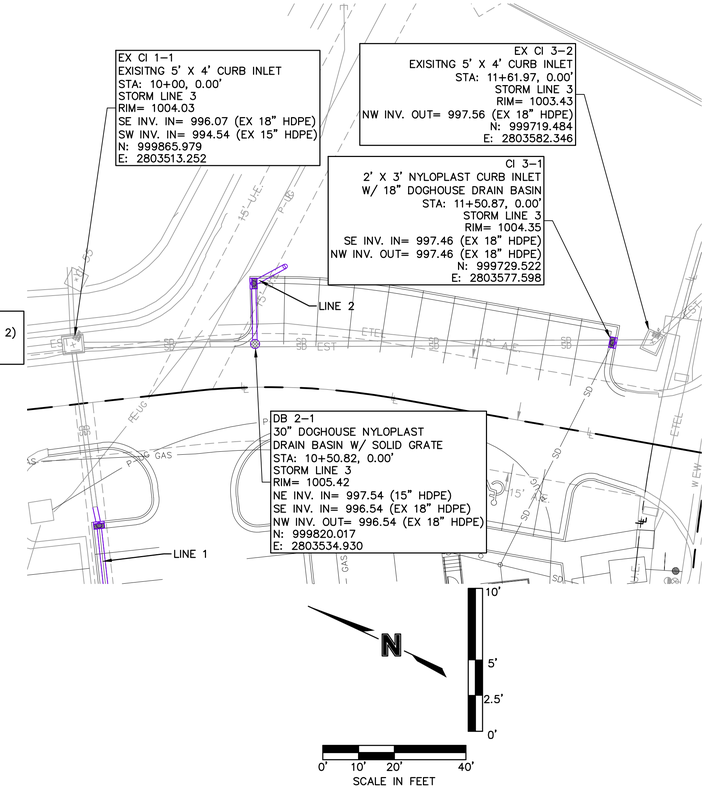


NOTE: RIM ELEVATIONS FOR NYLOPLAST CURB INLETS DENOTES THE TOP OF THE CURB, NOT THE TOP OF THE BASIN

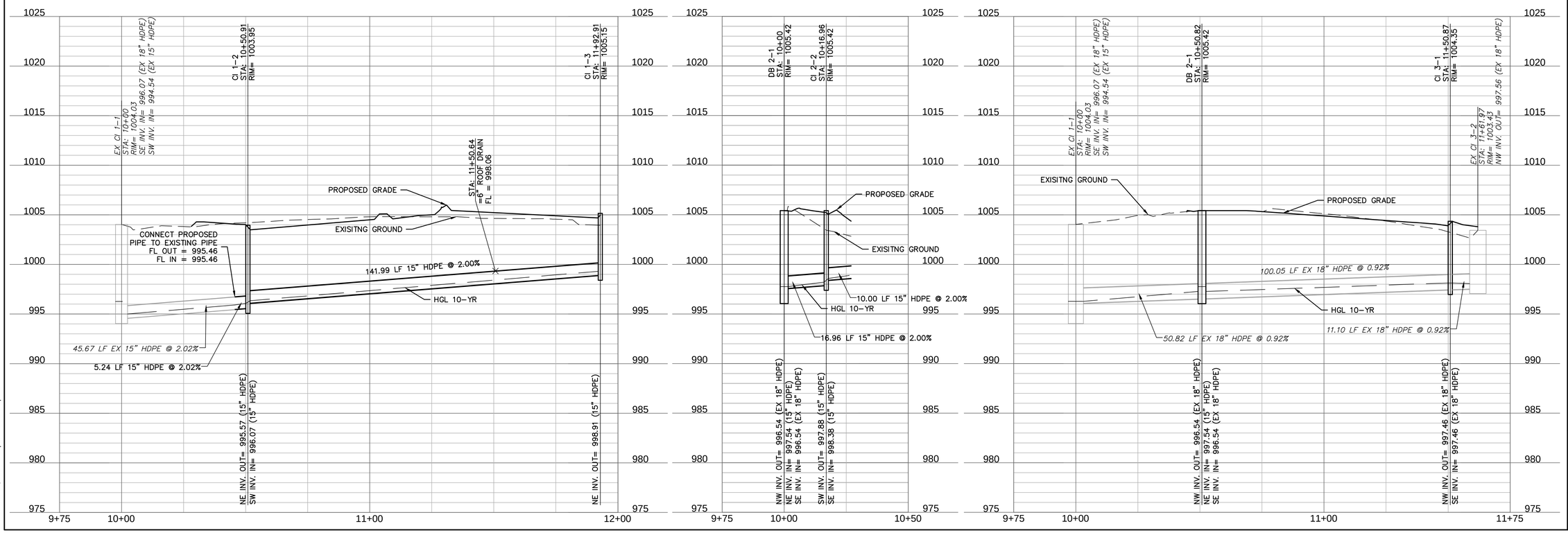
STORM LINE 1 (9+75 - 12+00)



STORM LINE 2 (9+75 - 10+50)



STORM LINE 3 (9+75 - 11+75)



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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

STORM SEWER PLAN
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MISSOURI

2024

drawn by: DWP
checked by: SS
designed by: DWP
QA/QC by: SS
project no.: 023.07096
date: 03.11.2024

SHEET
C010

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DATE: Mar 08, 2024 2:02pm USER: dpullo

LEGEND	
100	FINISHED INDEX CONTOURS
100	FINISHED INTERMEDIATE CONTOURS
	RIDGE LINE
A=X.XX ac.	DRAINAGE AREA
C=X.XX	RUNOFF COEFFICIENT
C.I. 0–0	STORM STRUCTURE NUMBER

N

0' 10' 20' 40'
SCALE IN FEET

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3/11/2024

REVISIONS		
REV. NO.	DATE	REVISIONS DESCRIPTION	BY

DRAINAGE PLAN
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MISSOURI

2024

drawn by: DWP
checked by: SS
designed by: DWP
QA/QC by: SS
project no.: 023-07096
date: 03.11.2024

SHEET
C011

Storm Sewer Design Calculation Table													
10 Year Return Frequency													
Upstream Structure	Downstream Structure	Length (ft)	Upstream Invert (ft)	Downstream Invert (ft)	Slope (%)	Diameter (in)	Manning's n	Total Flow (cfs)	Velocity (ft/s)	Capacity (cfs)	Flow Depth (ft)	Upstream Struct. HGL (ft)	Upstream Top Elev. (ft)
C.I. #1-2	STUB #1-1	5.24	995.57	995.46	2.10	15	0.012	1.6	3.7	10.14	0.46	996.07	1003.95
C.I. #1-3	C.I. #1-2	142.00	998.91	996.07	2.00	15	0.012	1.02	4.13	9.89	0.27	999.31	1005.15
C.I. #2-2	M.H. #2-1	16.72	997.88	997.54	2.03	15	0.012	0.69	3.70	9.83	0.22	998.21	1005.42
STUB #2-3	C.I. #2-2	10.00	998.58	998.38	2.00	15	0.012	0.58	3.49	9.89	0.20	998.88	999.92

Storm Sewer Design Calculation Table													
100 Year Return Frequency													
Upstream Structure	Downstream Structure	Length (ft)	Upstream Invert (ft)	Downstream Invert (ft)	Slope (%)	Diameter (in)	Manning's n	Total Flow (cfs)	Velocity (ft/s)	Capacity (cfs)	Flow Depth (ft)	Upstream Struct. HGL (ft)	Upstream Top Elev. (ft)
C.I. #1-2	STUB #1-1	5.238	995.57	995.46	2.1	15	0.012	2.96	5.71	10.14	0.46	996.51	1003.95
C.I. #1-3	C.I. #1-2	141.995	998.91	996.07	2	15	0.012	1.8	4.86	9.89	0.36	999.72	1005.15
C.I. #2-2	M.H. #2-1	16.722	997.87	997.54	1.97	15	0.012	1.22	4.36	9.83	0.3	998.31	1005.42
STUB #2-3	C.I. #2-2	10	998.57	998.37	2	15	0.012	1.01	4.11	9.89	0.27	998.96	999.92

Drainage Area Design Table					
10 Year Return Frequency					
Inlet ID	Drainage Area (ac)	C	Tc (min)	i (in/hr)	Peak Flow (cfs)
C.I. #1-2	0.12	0.87	5.0	7.34	0.77
C.I. #1-3	0.11	0.87	5.0	7.34	0.70
C.I. #2-2	0.02	0.87	5.0	7.34	0.13
STUB #2-3	0.09	0.87	5.0	7.34	0.57
C.I. #3-1	0.12	0.87	5.0	7.34	0.77
EX. C.I. #3-2	0.28	0.87	5.0	7.34	1.79
Roof Drains	0.14	0.87	5	7.34	0.89

Drainage Area Design Table					
100 Year Return Frequency					
Inlet ID	Drainage Area (ac)	C	Tc (min)	i (in/hr)	Peak Flow (cfs)
C.I. #1-2	0.12	0.87	5	12.9	1.35
C.I. #1-3	0.11	0.87	5	12.9	1.23
C.I. #2-2	0.02	0.87	5	12.9	0.22
STUB #2-3	0.09	0.87	5	12.9	1.01
C.I. #3-1	0.12	0.87	5	12.9	1.35
EX. C.I. #3-2	0.28	0.87	5	12.9	3.14
Roof Drains	0.14	0.87	5	12.9	1.57

Inlet Design Table						
10 Year Return Frequency						
Inlet ID	Inlet Location	Peak Flow (cfs)	Carryover Flow (cfs)	Captured Flow (cfs)	Bypass Flow (cfs)	Inlet Efficiency (Note 2) (%)
C.I. #1-2	Sag	0.77	0	0.77	0	100
C.I. #1-3	Sag	0.70	0	0.70	0	100
C.I. #2-2	Sag	0.13	0	0.13	0	100
STUB #2-3	Sag	0.57	....	....	....	....
C.I. #3-1	Sag	0.77	0	0.77	0	100
EX. C.I. #3-2	Sag	1.85	0	1.79	0	100

Inlet Design Table						
100 Year Return Frequency						
Inlet ID	Inlet Location	Peak Flow (cfs)	Carryover Flow (cfs)	Captured Flow (cfs)	Bypass Flow (cfs)	Inlet Efficiency (Note 2) (%)
C.I. #1-2	Sag	1.35	0	1.35	0	100
C.I. #1-3	Sag	1.23	0	1.23	0	100
C.I. #2-2	Sag	0.22	0	0.22	0	100
STUB #2-3	Sag	1.01	....	....	....	....
C.I. #3-1	Sag	1.35	0	1.35	0	100
EX. C.I. #3-2	Sag	3.14	0	3.14	0	100

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3/11/2024

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

DRAINAGE TABLES
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

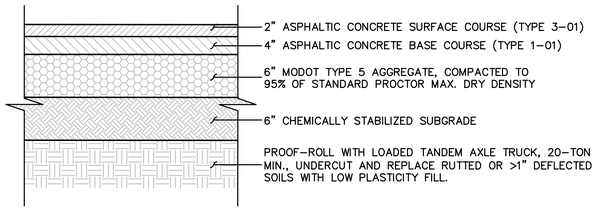
LEE'S SUMMIT, MISSOURI

2024

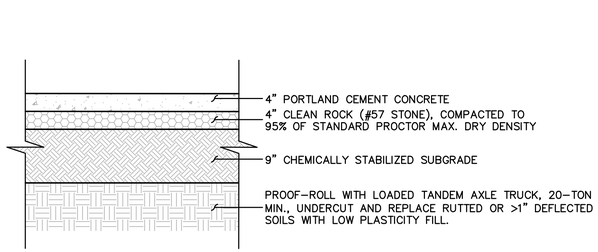
drawn by: DWP
checked by: SS
designed by: DWP
QA/QC by: SS
project no.: 023.07096
date: 03.11.2024

SHEET
C012

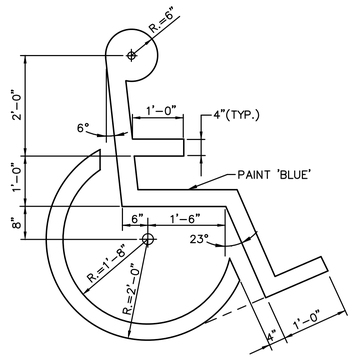
F:\2023\07001-07500\023-07096\40-design\AutoCAD\final plans\Sheets\GNCVC_DRN01_02307096.dwg
DATE: Mar 08, 2024 2:03pm USER: dpullo



N.T.S.
01 STANDARD DUTY ASPHALT PAVEMENT SECTION

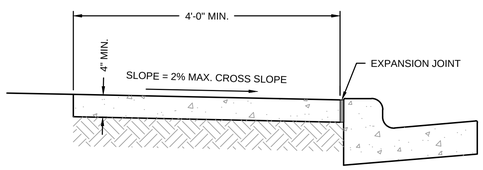


N.T.S.
02 REINFOCRED CONCRETE PAVEMENT SECTION

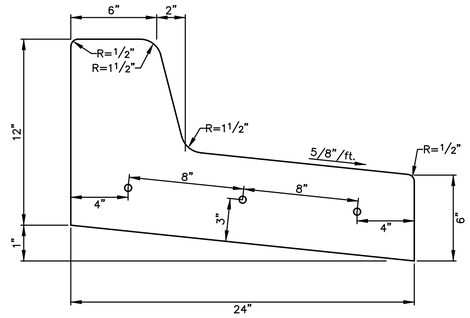


NOTE: SYMBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATED ON PLANS.

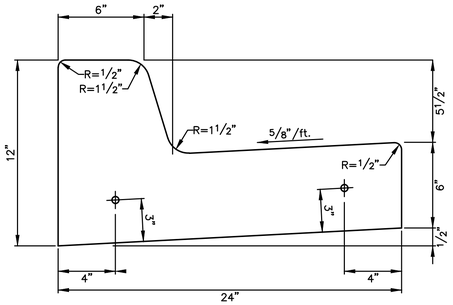
N.T.S.
03 ACCESSIBLE PARKING SYMBOL



N.T.S.
04 STANDARD CONCRETE WALK



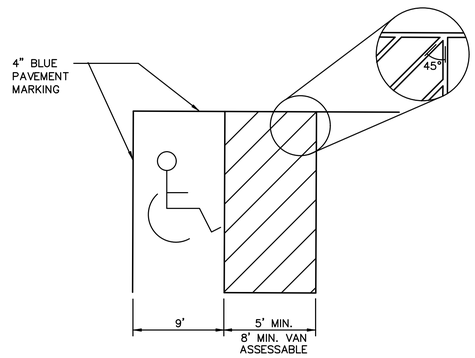
MODIFIED STRAIGHT BACK CURB & GUTTER
(TYPE MODIFIED CG-1)
N.T.S.



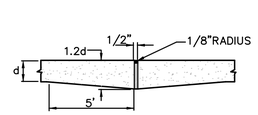
STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)
N.T.S.

CURB & GUTTER NOTES:
1. 3/4" EXPANSION JOINTS WITH 2' DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWELS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 2" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. FIX DOWELS WITH BAR CHAIRS OR EQUAL.
4. CONCRETE SHALL CONFORM TO MCIB MIX NO. WA 610-1-4 UNLESS OTHERWISE SPECIFIED IN PLANS AND PROJECT MANUAL. FOR CBD OF L.S.M.O. SEE LS SECTION 2300 OF STANDARD SPECIFICATIONS AND DESIGN CRITERIA.
5. DEPTH OF CURB SHALL BE MINIMUM OF 8" THROUGH THE HANDICAP ACCESS RAMP.

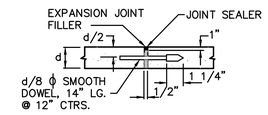
N.T.S.
05 CURB & GUTTER



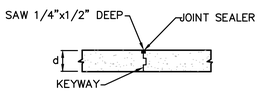
N.T.S.
06 ACCESSIBLE STRIPING DETAIL



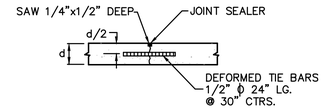
TYPE A - EXPANSION JOINT



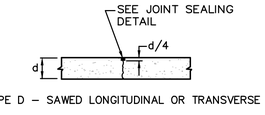
TYPE A - ALTERNATE EXPANSION JOINT



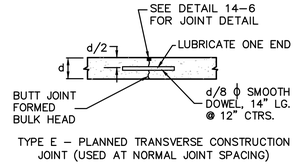
TYPE B - LONGITUDINAL CONSTRUCTION JOINT



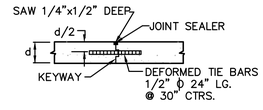
TYPE C - TIED BUTT LONGITUDINAL CONSTRUCTION JOINT



TYPE D - SAWED LONGITUDINAL OR TRANSVERSE



TYPE E - PLANNED TRANSVERSE CONSTRUCTION JOINT (USED AT NORMAL JOINT SPACING)



TYPE F - EMERGENCY TIED TRANSVERSE CONSTRUCTION JOINT (USED AT MIDDLE THIRD NORMAL JOINT SPACING)

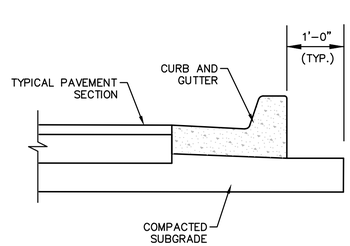
KEYWAYS FOR TYPE B AND F CONSTRUCTION JOINT

N.T.S.
07 CONCRETE PAVEMENT JOINTING DETAILS

COLORS
LEGEND AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE
(R7-8)

6"x12"

N.T.S.
08 ACCESSIBLE SIGN DETAIL



N.T.S.
09 PAVING DETAIL

olsson
1301 Burlington Street
North Kansas City, MO 64116
olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER PE-2010021248
PROFESSIONAL ENGINEER
3/11/2024

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

DETAIL SHEET
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

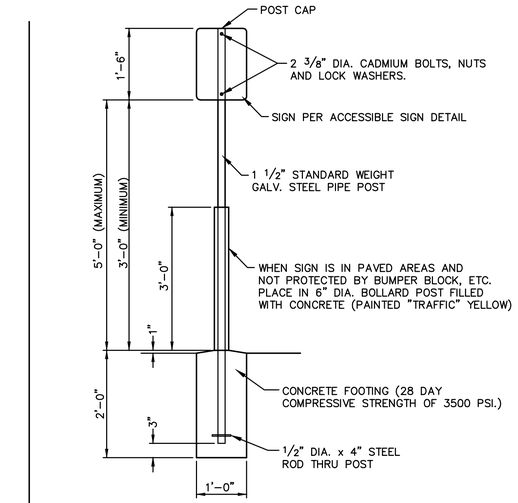
LEE'S SUMMIT, MISSOURI

2024

drawn by: DWP
checked by: SS
designed by: DWP
QA/QC by: SS
project no.: 023.07096
date: 03.11.2024

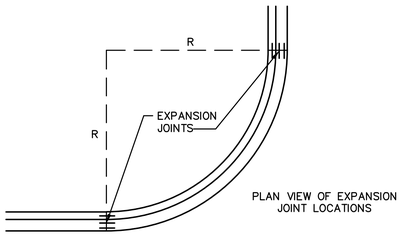
SHEET
C013

F:\2023\07001-07500\023-07096\40-design\AutoCAD\final plans\Sheets\GNCVIC_DTL01_02307096.dwg
DATE: Mar 08, 2024 2:03pm USER: dpullo



N.T.S.

10 ACCESSIBLE SIGNAGE DETAIL



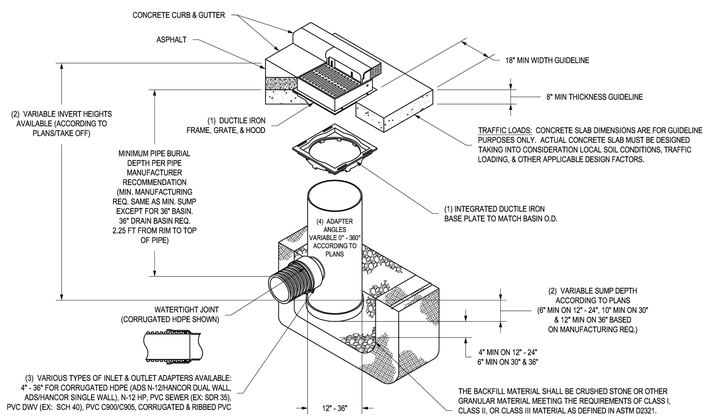
PLAN VIEW OF EXPANSION JOINT LOCATIONS

NOTES:
1. 3/4" EXPANSION JOINTS WITH 2' DOWELS TO BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESES DOWELS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 2" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS.
3. FIX DOWELS WITH BAR CHAIRS OR EQUAL.

N.T.S.

11 EXPANSION JOINT PLACEMENT DETAIL

NYLOPLAST 2 FT X 2FT CURB INLET STRUCTURE: 30 _ _ AGS _ _ X



1 - 12" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ALL CURB INLET GRATE OPTIONS (STANDARD & DIAGONAL) SHALL MEET H-20 LOAD RATING

DRAWN BY	EBC	MATERIAL	
DATE	01-23-06		
APPD BY	NMH	PROJECT NO./NAME	
DATE	07-22-19		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

ADS Nyloplast

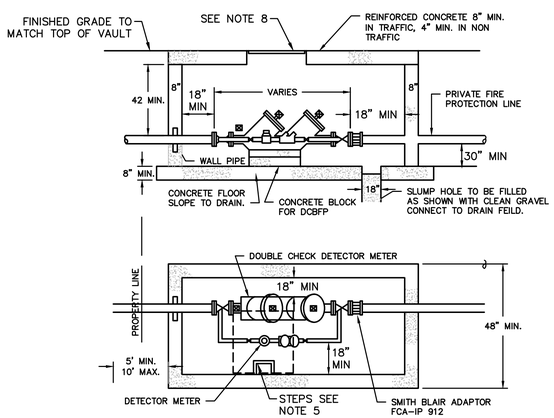
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH 2 FT X 2 FT CURB INLET QUICK SPEC INSTALLATION DETAIL

DWG NO.	7002-110-032	REV J

N.T.S.

12 NYLOPLAST 2'X2' CURB INLET STRUCTURE



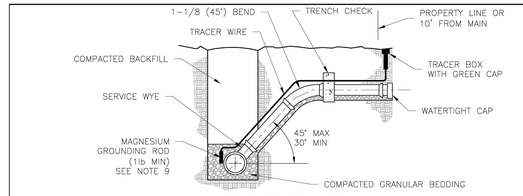
BACKFLOW PREVENTER

GENERAL NOTES

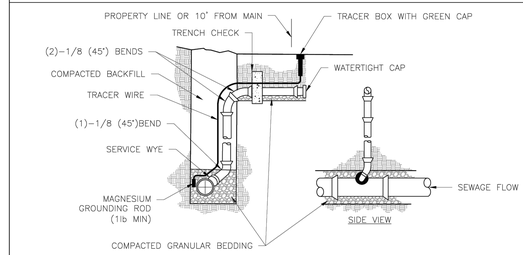
1. METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE. METER VAULT ROOF TO BE REINFORCED CONCRETE WITH OPENING CENTERED OVER DETECTOR METER. REINFORCED WALLS AND SLABS ARE TO BE DESIGNED BY THE OWNER'S ENGINEER OR PRECAST ENGINEER.
2. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA AND WHERE SURFACE WATER WILL NOT DRAIN INTO IT. PROVIDE CONCRETE SUMP TO DRAIN TO AN ABOVE GROUND DISCHARGE POINT.
3. ALL PIPE AND FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
4. ALL FITTINGS FOR THE DETECTOR METER BE BRASS.
5. STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCT LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
6. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT WATER UTILITIES AT 816.969.1900.
7. ALL VALVES SHALL HAVE RISING STEMS.
8. MANHOLE COVER SHALL BE A BILCO K-1 MODEL UNLESS IN A VEHICLE TRAFFIC AREA. SEE THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR TRAFFIC CONDITIONS. THE COVER SHALL HAVE A 1-3/4" DIAMETER HOLE DRILLED FOR A TOUGH/READ DEVICE.
9. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
10. CONTACT PUBLIC WORKS ENGINEERING FOR VAULTS THAT INCLUDE A FIRE DEPARTMENT CONNECTION OF A 3" OR LARGER METER.

N.T.S.

13 BACKFLOW PREVENTER



STANDARD INSTALLATION
NOT TO SCALE



VERTICAL RISER
NOT TO SCALE

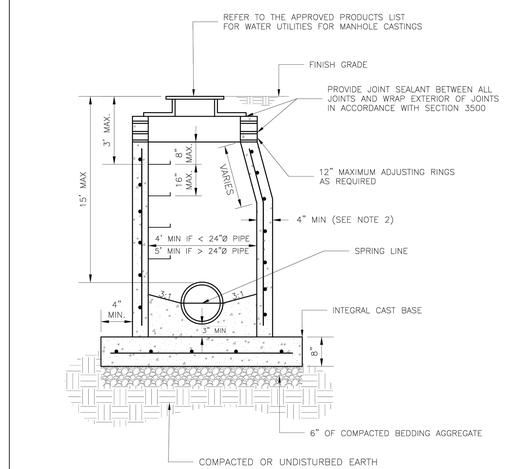
NOTES:
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
3. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
5. TRACER WIRE SHALL BE INSTALLED PER SPECIFICATION SECTION 3500. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
6. 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.
7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH LOCKING SPLICE CONNECTOR MANUFACTURED WITH A WATERPROOF DIELECTRIC SEALANT.

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

SANITARY SEWER STUB DETAIL

Date: 08/2023
Drawn By: MJF
Checked By: AB

SAN-1



NOTES:
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THEN 15'.
3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

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

STANDARD SANITARY PRECAST MANHOLE

Date: 08/2023
Drawn By: MF
Checked By: AB

SAN-2

N.T.S.

14 RISER DETAIL AND STANDARD PRECAST MANHOLE

olsson
1301 Burlington Street
North Kansas City, MO 64116
olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER PE-2010021249
PROFESSIONAL ENGINEER
3/11/2024

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

DETAIL SHEET
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MISSOURI

2024

drawn by: DWP
checked by: SS
designed by: DWP
QA/QC by: SS
project no.: 023-07096
date: 03.11.2024

SHEET
C014

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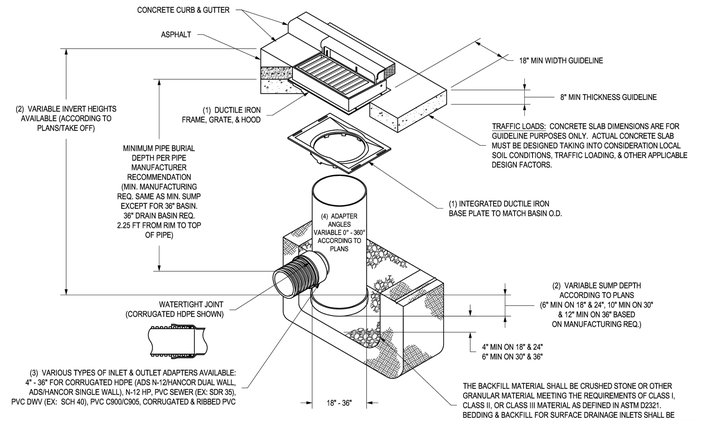
DATE: Mar 08, 2024 2:03pm USER: dpulio

NYLOPLAST 2 FT X 3FT CURB INLET STRUCTURE: 30 _ _ AGR _ _ X



1 - 18" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING

DRAWN BY	EBC	MATERIAL	
DATE	03-22-10		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	07-22-19		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

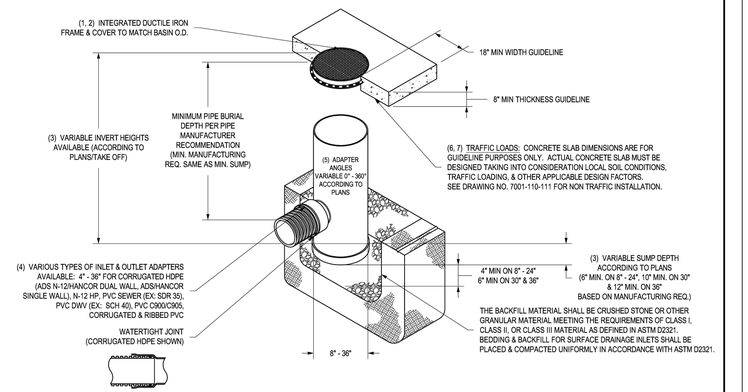
ADS NyloplastE — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: DRAIN BASIN WITH 2 FT X 3 FT CURB INLET QUICK SPEC INSTALLATION DETAIL

DWG NO. 7002-110-087 REV D

N.T.S.
15 NYLOPLAST 2'X3' CURB INLET STRUCTURE

NYLOPLAST DRAIN BASIN WITH SOLID COVER



1 - 8" - 30" SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" SOLID COVERS FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" SOLID COVERS SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" SOLID COVERS ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

DRAWN BY	EBC	MATERIAL	
DATE	09-14-07		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

ADS NyloplastE — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: DRAIN BASIN WITH SOLID COVER QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-256 REV E

N.T.S.
16 NYLOPLAST DRAIN BASIN WITH SOLID COVER

olsson
1301 Burlington Street
North Kansas City, MO 64116
olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

STATE OF MISSOURI — STEPHEN M. SAYLOR — NUMBER PE-2010021249 — PROFESSIONAL ENGINEER — 3/11/2024

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

DETAIL SHEET
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MISSOURI

2024

drawn by: DWP
checked by: SS
designed by: DWP
QA/QC by: SS
project no.: 023.07096
date: 03.11.2024

SHEET
C015

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DATE: Mar 08, 2024 2:03pm USER: dpullo

PROPOSED INLET PROTECTION DEVICE TO BE INSTALLED PER APWA DETAIL. (TYP.)

PROPOSED INLET PROTECTION DEVICE TO BE INSTALLED PER APWA DETAIL. (TYP.)

PROPOSED INLET PROTECTION DEVICE TO BE INSTALLED PER APWA DETAIL. (TYP.)

APPROXIMATE LOCATION OF TEMPORARY CONSTRUCTION ENTRANCE PER APWA DETAIL ESC-01. LOCATION MAY BE VARIED TO ACCOMMODATE CONSTRUCTION.

PROPOSED INLET PROTECTION DEVICE TO BE INSTALLED PER APWA DETAIL. (TYP.)

PRIOR TO ANY CLEARING OR OTHER CONSTRUCTION ACTIVITIES CONTRACTOR SHALL INSTALL SILT FENCING TO CONTROL EROSION AND SILT. FENCING TO BE INSTALLED PER APWA DETAIL. (TYP.)

PROPOSED INLET PROTECTION DEVICE TO BE INSTALLED PER APWA DETAIL. (TYP.)

PRIOR TO ANY CLEARING OR OTHER CONSTRUCTION ACTIVITIES CONTRACTOR SHALL INSTALL SILT FENCING TO CONTROL EROSION AND SILT. FENCING TO BE INSTALLED PER APWA DETAIL. (TYP.)

PROPOSED INLET PROTECTION DEVICE TO BE INSTALLED PER APWA DETAIL. (TYP.)

PROPOSED INLET PROTECTION DEVICE TO BE INSTALLED PER APWA DETAIL. (TYP.)

PROPOSED INLET PROTECTION DEVICE TO BE INSTALLED PER APWA DETAIL. (TYP.)

SW LONGVIEW BLVD

SW. FASCINATION DR

LEGEND	
PHASE 1	
SF	SILT FENCE
	STORM DRAIN INLET PROTECTION
	TEMPORARY STONE CONSTRUCTION ENTRANCE

NOTE:

THE SITE DISTURBANCE PLANS INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL THE FINAL DEVICES ARE IN PLACE.

N

0' 10' 20' 40'
SCALE IN FEET

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DATE: Mar 08, 2024 2:03pm USER: dpullo

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Missouri COA #001592

STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER PE-2010021240
PROFESSIONAL ENGINEER
3/11/2024

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

EROSION CONTROL PLAN
SITE DEVELOPMENT PLANS

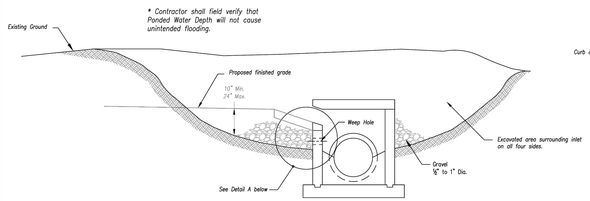
NEW LONGVIEW
LOT 44

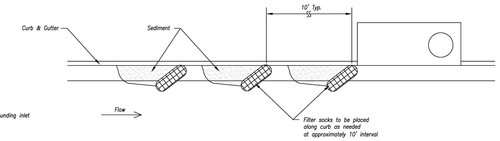
LEE'S SUMMIT, MISSOURI

2024

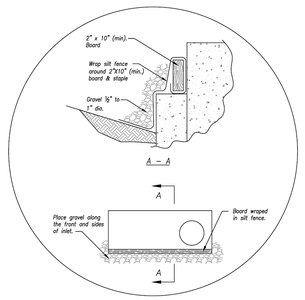
drawn by: DWP
checked by: SS
designed by: DWP
QA/QC by: SS
project no.: 023-07096
date: 03.11.2024

SHEET
C016





On Grade Curb Inlet Protection



Detail A

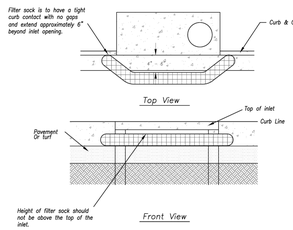
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:

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

Maintenance:

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

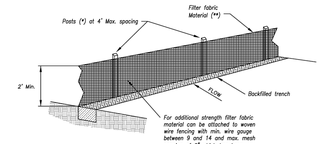


Sump Inlet Sediment Filter

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

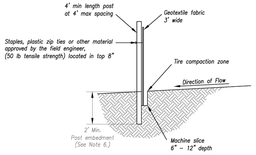
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

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



(*) POSTS
- MIN. LENGTH 4'
- HARDWOOD 1 ½" x 1 ½"
- NO.2 SOUTHERN PINE 2 ⅜" x 2 ⅜"
- STEEL 1.33 LB/FT

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



SILT FENCE DETAILS
Not to Scale

Notes:

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

Maintenance:

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

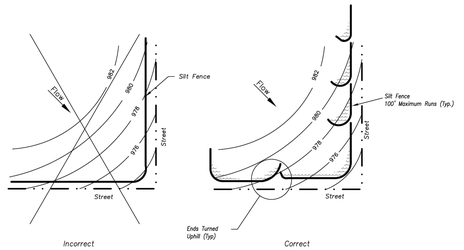
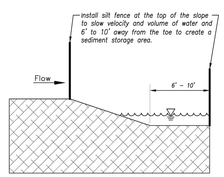
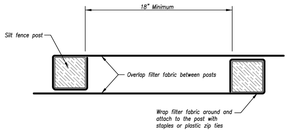


Figure A

SILT FENCE LAYOUT
Not to Scale

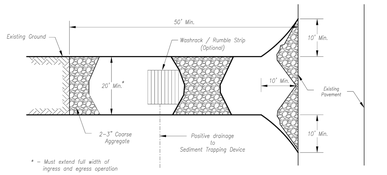




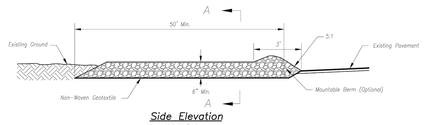
JOINING FENCE SECTIONS
Not to Scale

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

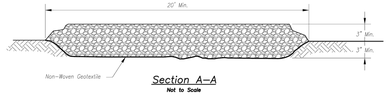
AMERICAN PUBLIC WORKS ASSOCIATION	
Kansas City Metro Chapter APWA American Public Works Association	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03
	ADOPTED: 10/24/2016



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.

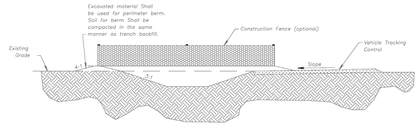
CONSTRUCTION ENTRANCE

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 areas 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-place 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

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.

AMERICAN PUBLIC WORKS ASSOCIATION	
Kansas City Metro Chapter APWA American Public Works Association	KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01
	ADOPTED: 10/24/2016

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STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER PE-2010021240
PROFESSIONAL ENGINEER
3/11/2024

REV NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

EROSION CONTROL DETAILS
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MISSOURI

2024

drawn by: DWP
checked by: SS
designed by: DWP
QA/QC by: SS
project no.: 023-07096
date: 03.11.2024

SHEET
C017

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DATE: Mar 08, 2024 2:04pm USER: dpulio

1 LANDSCAPE PLAN

	LANDSCAPING AND SCREENING REQUIREMENTS		
	LEE'S SUMMIT, MISSOURI		
	CODE OF ORDINANCES: DIVISION III - LANDSCAPING, BUFFERS AND TREE PROTECTION		
	SITE ZONED: PMIX		
	TOTAL PROPERTY: 0.87 ACRES (37,897 SQ FT)		
	STREET FRONTAGE TREES:		
	SEC. 8.790	ONE TREE PER 30 FEET OF STREET FRONTAGE, PUBLIC OR PRIVATE	
		TREES MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK. A MIN. 20' LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENTH OF THE STREET FRONTAGE, EXCEPT WHERE THE BUILDING SETBACK IS LESS THEN 20'.	
		SW LONGVIEW BOULEVARD	
		TOTAL STREET FRONTAGE = 148 LF	
		(148/ 30 = 4.93)	5 TREES / 5 TREES
		SW FASCINATION DRIVE	
		TOTAL STREET FRONTAGE = 184 LF	
		(184/ 30 = 6.13)	6 TREES / 6 TREES
	OPEN YARD TREES:		
	SEC. 8.790	ONE TREE PER 5,000 SQUARE FEET OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT	
		BUILDING FOOTPRINT = 6,021 SQ FT	
		31,876 / 5,000 = 6.37 TREES	6 TREES / 6 TREES
		LANDSCAPE TOTALS	**17 TREES / 17 TREES**
	STREET FRONTAGE SHRUBS:		
	SEC. 8.790	ONE SHRUB PER 20 FEET OF STREET FRONTAGE	
		A MINIMUM 20 FEET WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE, EXCEPT WHERE THE BUILDING SETBACK IS LESS THAN 20 FEET.	
		SW LONGVIEW BOULEVARD	
		TOTAL STREET FRONTAGE = 148 LF	
		(148/ 20 = 7.4)	7 SHRUBS / 9 SHRUBS
		SW FASCINATION DRIVE	
		TOTAL STREET FRONTAGE = 184 LF	
		(184/ 20 = 9)	9 SHRUBS / 10 SHRUBS
	OPEN YARD SHRUBS:		
	SEC. 8.790	TWO SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT	
		TOTAL LOT AREA = 37,897 SQ FT	
		BUILDING FOOTPRINT = 6,021 SQ FT	
		31,876 / 5,000 = 6.38 X 2 = 13 SHRUBS	13 SHRUBS / 93 SHRUBS
		OPEN AREAS NOT COVERED WITH OTHER MATERIALS SHALL BE COVERED WITH SOD.	
		LANDSCAPE TOTALS	**29 SHRUBS / 112 SHRUBS**

LANDSCAPE LEGEND:

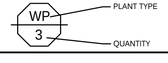
- RIGHT OF WAY / PROPERTY LINE
- OVERSTORY TREE
- TURF TYPE FESCUE SOD
- ROCK MULCH

LANDSCAPE PLAN NOTES:

1. PLANTING BED WITH HARDWOOD MULCH; REF: LANDSCAPE GENERAL NOTES, LANDSCAPE DETAILS, & SPECIFICATIONS
2. INSTALL METAL BED EDGE; REF: 5/L002
3. ROCK MULCH; REF: LANDSCAPE DETAILS & SPECIFICATIONS
4. AREA TO BE SODDED WITH TURF-TYPE FESCUE SOD; REF: SPECIFICATIONS

LANDSCAPE GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES, DRAIN LINES AND IRRIGATION PIPING PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, DRAIN LINES AND IRRIGATION PIPING.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADES WITH LANDSCAPE ARCHITECT PRIOR TO COMPLETION.
4. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED AT FREQUENT INTERVALS. AT COMPLETION OF WORK IN EACH AREA, THE CONTRACTOR SHALL GATHER AND REMOVE ALL DEBRIS, EQUIPMENT, AND EXCESS MATERIAL FROM THAT AREA. AT FINAL COMPLETION OF ALL WORK HE SHALL REMOVE ALL SUCH ITEMS FROM THE PREMISES.
5. LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. THE LANDSCAPE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES SHALL BE PLACED IN THE FIELD TO UTILIZE THE GREATEST COVERAGE OF THE GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
   - -ALL EVERGREEN SHRUBS AND CREEPING GROUNDCOVERS SHALL BE MINIMUM OF 2' FROM ANY PAVING EDGE.
   - -ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED AND SITED FOR THE BEST AESTHETIC VIEWING.
   - -ALL TREES, EVERGREEN OR DECIDUOUS, SHALL BE A MINIMUM OF 4' FROM ANY PAVING EDGE.
7. ANY SUBSTITUTION OF SPECIFIED PLANT MATERIAL WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. MULCH ALL PLANTING AREAS TO A DEPTH OF 3" DEPTH ACCORDING TO PLANS AND SPECIFICATIONS. SAMPLES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
9. ALL PLANT MATERIAL WILL BE HEALTHY, VIGOROUS AND FREE OF DISEASE AND INSECTS PER AAN STANDARDS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INFERIOR OR OTHERWISE UNSUITABLE PLANT MATERIAL PROPOSED FOR USE ON THE PROJECT.
10. ALL PLANTING BEDS NOT FULLY CONTAINED BY CONCRETE CURBS OR WALKS SHALL BE EDGED ACCORDING TO PLANS AND SPECIFICATIONS.
11. PLANTS AND LANDSCAPE MATERIALS SHALL BE INSTALLED AS DETAILED ON PLANS.
12. PLANT BACKFILL FOR TREES AND SHRUBS SHALL BE PER SPECIFICATIONS.
13. ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE AT MANUFACTURER RECOMMENDED RATES AND SHALL BE COVERED WITH SPECIFIED MULCH APPLICATION. APPLY LIGHTER APPLICATION OF DACTHAL HERBICIDE TO TOP OF MULCH LAYER.
14. ALL AREAS DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS PLANTING BEDS OR PAVEMENT AREAS SHALL BE SEEDED WITH A TURF TYPE TALL FESCUE PER SPECIFICATIONS.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S FINAL ACCEPTANCE OF FINISHED JOB. ALL DEAD AND DAMAGED PLANT MATERIAL SHALL BE REPLACED BY LANDSCAPE CONTRACTOR AT THEIR EXPENSE. LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
16. ALL LANDSCAPE BEDS SHALL BE MOUNDED AS SHOWN ON PLANS AND DETAILS.
17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL PLANT QUANTITIES REQUIRED TO COMPLETE THE PROJECT AS SHOWN ON THE PLANS, AND BASE THEIR BID ACCORDINGLY.
18. PLANT KEY DESCRIPTION.



NORTH
0' 10' 20' 40'

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES					
AM	ACER MIYABEI 'MORTON'	STATE STREET™ MIYABE MAPLE	2" CAL	B&B	2
AJ	ACER SACCHARUM 'JOHN PAIR'	JOHN PAIR SUGAR MAPLE	2" CAL	B&B	1
GS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2" CAL	B&B	6
UE	ULMUS PROPINQUA 'JFS-BIEBERICH'	EMERALD SUNSHINE® ELM	2" CAL	B&B	5
CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	QTY
DECIDUOUS SHRUBS					
IS	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY® SWEETSPIRE	5 GAL	CONT.	30
RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	CONT.	19
SP	SYRINGA X 'PENDA'	BLOOMERANG® PURPLE LILAC	5 GAL	CONT.	11
VM	VIBURNUM CARLESII 'SMVCB'	SPICE BABY™ KOREANSPICE VIBURNUM	5 GAL	CONT.	5
EVERGREEN SHRUBS					
JH	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	HETZI COLUMN JUNIPER	6`-8` MIN. HT.	B & B	1
JP	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	CREEPING JUNIPER	5 GAL	CONT.	23
TC	TAXUS X MEDIA 'SMNTHDC'	STONEHENGE® ANGLO-JAPANESE YEW	6`-8` MIN. HT.	B & B	9
PERENNIALS / GRASSES					
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	3 GAL	CONT.	50
PS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	3 GAL	CONT.	69
RG2	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	1 GAL	CONT.	76

OLSSON - LANDSCAPE ARCHITECTURE
MISSOURI CERTIFICATE OF AUTHORITY #2005000285

olsson studio
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 olsson-studio.com

STATE OF MISSOURI
BRANDON D. McBRIDE
NUMBER LA-2017009081
LANDSCAPE ARCHITECT
03.11.2024

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

LANDSCAPE PLAN
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MO

2024

drawn by: LB
checked by: BM
approved by: BM
QA/QC by: CC
project no.: 023-07096
drawing no.: L_LSC01_02307096
date: 03.11.2024

SHEET
L001

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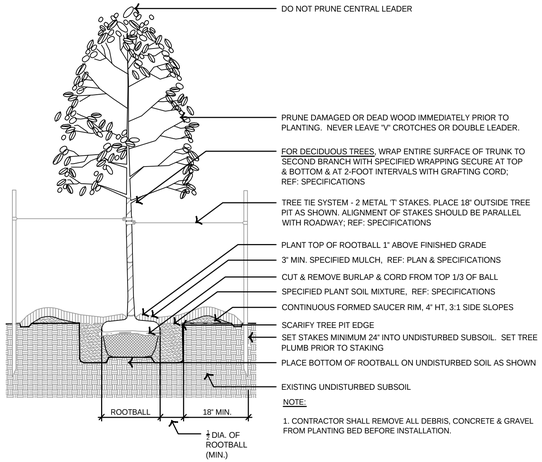
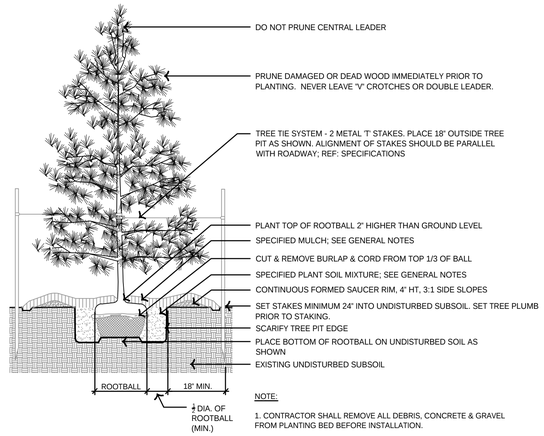


NOTE:

1. CONTRACTOR SHALL REMOVE ALL DEBRIS, CONCRETE & GRAVEL FROM PLANTING BED BEFORE INSTALLATION.

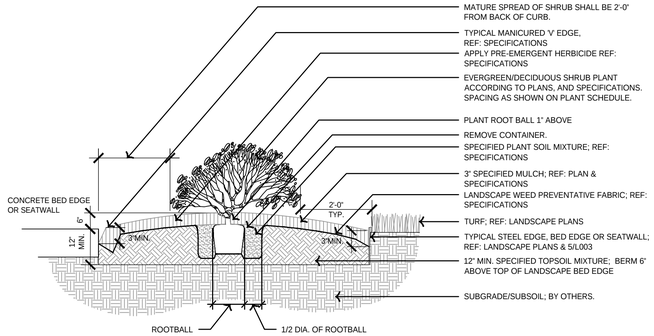
1 TYPICAL DECIDUOUS TREE PLANTING



NOTE:

1. CONTRACTOR SHALL REMOVE ALL DEBRIS, CONCRETE & GRAVEL FROM PLANTING BED BEFORE INSTALLATION.

2 TYPICAL EVERGREEN TREE PLANTING



NOTE:

1. CONTRACTOR SHALL REMOVE ALL DEBRIS, CONCRETE & GRAVEL FROM PLANTING BED BEFORE INSTALLATION.

2. MULCH SHALL BE 1" BELOW ADJACENT PAVEMENT, CURB AND METAL EDGING.

3 TYPICAL SHRUB PLANTING

NOTE:

1. CONTRACTOR SHALL REMOVE ALL DEBRIS, CONCRETE & GRAVEL FROM PLANTING BED BEFORE INSTALLATION.

2. MULCH SHALL BE 1" BELOW ADJACENT PAVEMENT, CURB AND METAL EDGING.

4 TYPICAL GROUNDCOVER AND PERENNIAL PLANTING

NOTE:
SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN. EDGING SHALL BUTT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH GRADES OF CONCRETE. ALL JOINTS TO BE WELDED OR SECURELY STAKED.

5 TYPICAL METAL BED EDGE

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STATE OF MISSOURI
BRANDON D. MCBRIDE
NUMBER LA-2017009081
LANDSCAPE ARCHITECT
03.11.2024

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

LANDSCAPE DETAILS
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MO

2024

drawn by: LB
checked by: BM
approved by: BM
QA/QC by: CC
project no.: 023.07096
drawing no.: LSC01_DTL_02307096
date: 03.11.2024

SHEET
L002

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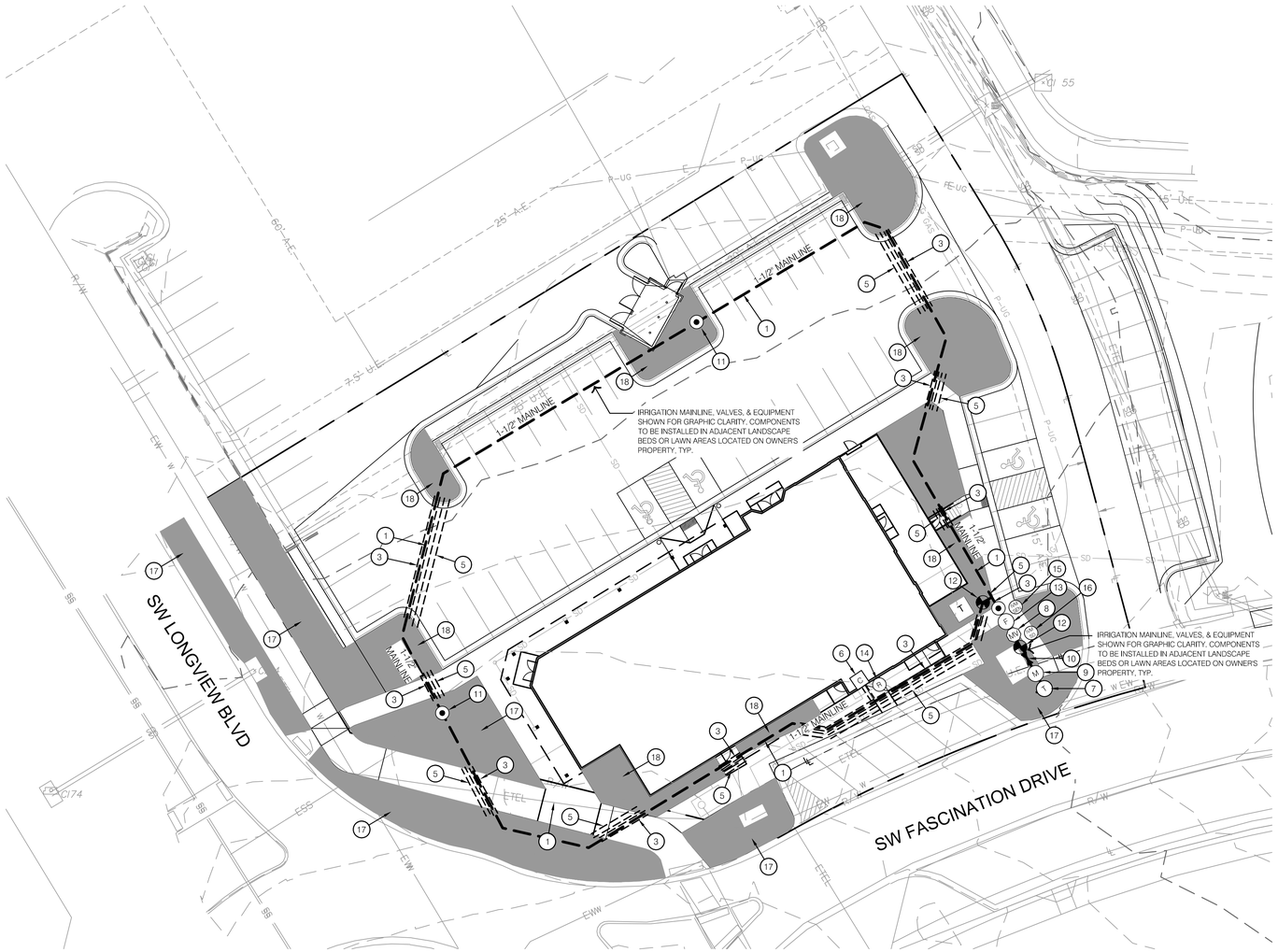

1 IRRIGATION PLAN

IRRIGATION GENERAL NOTES:

1. THIS DESIGN IS SHOWN IN A DIAGRAMMATIC FORM. ALL COMPONENTS ARE SHOWN FOR THE PURPOSE OF CLARIFICATION AND LEGIBILITY. ALL WORK SHALL CONFORM TO SPECIFICATIONS AND DETAILS INCLUDED IN THIS PACKAGE. IRRIGATION MAINLINE, LATERALS, CONTROL VALVES, SUB-METER, BACKFLOW PREVENTER AND OTHER IRRIGATION CONTROL EQUIPMENT SHALL BE INSTALLED IN LANDSCAPE BEDS OR TURF AREAS UNLESS CONTAINED IN PVC SLEEVING UNDER PAVEMENT OR OTHER HARDSCAPE AS INDICATED ON PLANS.
2. VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF WORK.
3. CONTACT LANDSCAPE ARCHITECT AND COORDINATE ALL REVIEWS PRIOR TO COMMENCEMENT OF WORK.
4. IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE AT ALL TAP LOCATIONS PRIOR TO THE INSTALLATION OF ANY COMPONENTS OF THE IRRIGATION SYSTEM. NOTIFY LANDSCAPE ARCHITECT IF THE MINIMUM REQUIREMENTS FOR FLOW AND PRESSURE NOTED IN THE IRRIGATION SCHEDULES CAN NOT BE MEET.
5. CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT IN THE TURF AREAS AND PLANTING BEDS IN A MANNER SO AS TO CONFORM WITH THE VARIOUS DETAILS, PLAN NOTES AND SPECIFICATIONS FROM LANDSCAPE ARCHITECT AND MANUFACTURER.
6. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING TREES AND UTILITIES. THE CONTRACTOR SHALL VERIFY LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR DAMAGE TO TREES OR UTILITIES. FIELD ADJUST SPRINKLER LOCATIONS SO AS TO AVOID CONFLICTS WITH UTILITIES (FIRE HYDRANTS, TRANSFORMERS, ETC.).
7. PROTECT AT ALL TIMES THE WORK FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER.
8. THE FINAL LOCATION AND EXACT POSITIONING OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
9. IRRIGATION CONTRACTOR RESPONSIBLE TO COORDINATE 110 ELECTRICAL SERVICE FOR CONTROLLER WITH BUILDING GENERAL CONTRACTOR. POWER SUPPLY CONNECTION BY IRRIGATION CONTRACTOR.
10. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. INSTALL PRS-DIAL PRESSURE REGULATING MODULES ON ALL VALVES OPERATING AT PRESSURES HIGHER THAN 5 PSI FROM OPERATION PSI AS STATED IN THE CONTROLLER SCHEDULES FOR EACH ZONE.
11. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWING WHEN IT IS OBVIOUS IN THE FIELD THAT WIND CONDITIONS, OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA'S DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN BRING SUCH OBSTRUCTIONS OR DIFFERENCE TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR ALL NECESSARY REVISIONS.
12. CONTRACTOR SHALL PLACE ALL ZONE CONTROL VALVES AND QUICK COUPLER VALVES IN LANDSCAPE BEDS, AS POSSIBLE. PLACE VALVE BOXES A MINIMUM OF 1'-0" FROM ANY PAVEMENT AND PARALLEL TO PAVEMENT EDGE. GROUPED VALVES TO BE EQUALLY SPACED.
13. ADJUST HEAD LOCATION IF SPRAY IS DETRIMENTAL TO OR BLOCKED BY TREE, SHRUB OR STRUCTURE, MAINTAINING EVEN COVERAGE OF PLANTED AREAS.
14. INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OF MAIN SYSTEM.
15. ALL SPRINKLER HEADS AND TURF ROTORS SHALL BE ADJUSTED SO THEY DO NOT SPRAY ONTO WALKS, RETAINING WALLS, BUILDINGS OR THE PLAZA AREAS.
16. THE IRRIGATION SYSTEM IS DESIGNED TO BE DRAINED AND BLOWN OUT WITH PRESSURIZED AIR PRIOR TO FREEZING TEMPERATURES IN FALL/WINTER. THE CONTRACTOR SHALL DRAIN AND BLOW OUT THE SYSTEM AS NECESSARY UNTIL SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL BLOW OUT THE SYSTEM AND INSTRUCT THE OWNER ON THE PROCEDURES FOR THE FIRST FALL/WINTER FOLLOWING THE NOTICE OF SUBSTANTIAL COMPLETION.
17. THE CONTRACTOR SHALL PRESSURIZE AND MAKE OPERATIONAL THE SYSTEM IN THE SPRING, AFTER ALL CHANCES OF FREEZING TEMPERATURES PASSES, UNTIL NOTICE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL ALSO PRESSURIZE AND MAKE THE SYSTEM OPERATIONAL AND INSTRUCT THE OWNER ON PROCEDURES FOR THE FIRST SPRING FOLLOWING THE NOTICE OF SUBSTANTIAL COMPLETION.
18. CONTRACTOR SHALL INSTALL SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.
19. ALL IRRIGATION EQUIPMENT INCLUDING VALVES, MAINLINES AND LATERALS SHALL BE LOCATED ON THE OWNERS PROPERTY.
20. CONTRACTOR SHALL PROVIDE IRRIGATION SYSTEM SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

IRRIGATION MATERIALS:

MANUFACTURER - RAIN BIRD (RB)

IRRIGATION PIPE CLASS 200 SDR
- MAINLINE 1 1/2" LOOP WITH 1" PVC EXTENSIONS
- LATERAL LINES 1", AND 1.5" PVC

VALVES
- MASTER VALVE - EFB-CP WITH IVM
- ZONE VALVES - PE-IVM SERIES 100, 150, & 200
- DRIP VALVES - RB XCZ-100-IVM-Q
- PRESSURE REGULATOR - RB PRS-D
- QUICK COUPLER - RB 44RC
- SWING ASSEMBLIES AND JOINTS - RB
- MANUAL DRAIN VALVES AND GATE VALVES
- VALVE BOX RB VB SERIES
- SPRINKLER HEADS - RB 1806 TURF WITH MPR NOZZLES
- ROTOR HEADS - RB 5006 MPR NOZZLES
- DRIPLINE - RB XFD DRIPLINE
- CONTROL SYSTEM - RB ESP-LXIVM SERIES CONTROLLER. CONTROLLER INCLUDES GPRS COMMUNICATION, ADVANCED FLOW SENSING, PROGRAMING AND ET, FLOW SMART MODULE WSPROLT WEATHER STATION, COMPUTER FOR CONTROL MICROSOFT WINDOWS 7 TABLET
- FLOW SENSORS AND SURGE PROTECTORS - RB
- WIRELESS RAIN FREEZER SENSOR - RB

IRRIGATION LEGEND:

- RIGHT OF WAY / PROPERTY LINE
- W — POTABLE WATER SERVICE LINE
- MAINLINE, SIZE AS SHOWN; REF: 11/L004
- SCHEDULE 40 PVC SLEEVE
- M — IRRIGATION WATER METER; REF: SPECIFICATIONS
- BACKFLOW PREVENTER; REF: SPECIFICATIONS
- T — IRRIGATION POINT OF CONNECTION
- MV — MASTER CONTROL VALVE
- 12 — ZONE CONTROL VALVE
- MANUAL GATE VALVE
- QUICK COUPLER VALVE
- F — FLOW SENSOR
- C — AUTOMATIC CONTROLLER
- R — RAIN/FREEZE SENSOR
- IVM — IVM -SENSOR DEVICE
- SURGE PROTECTOR
- SPRAY IRRIGATION

IRRIGATION PLAN NOTES:

1. POTABLE WATER IRRIGATION MAINLINES TO BE 1-1/2" PVC PIPE OR AS SHOWN ON PLANS; REF: 11/L004
2. POTABLE WATER IRRIGATION LATERALS TO BE 1" PVC PIPE OR AS SHOWN ON PLANS; REF: 11/L004
3. POTABLE WATER IRRIGATION MAINLINE SLEEVES SHALL BE 4" PVC SCHEDULE 40 PIPE OR AS SHOWN ON THE PLANS.
4. POTABLE WATER IRRIGATION LATERAL SLEEVES SHALL BE 6" PVC SCHEDULE 40 PIPE OR AS SHOWN ON THE PLANS.
5. IRRIGATION CONTROL WIRE SLEEVES SHALL BE 4" PVC SCHEDULE 40 PIPE OR AS SHOWN ON THE PLANS.
6. IRRIGATION CONTROLLER SHALL BE RAIN BIRD ESP-LXIVM MODULAR SERIES WALL MOUNTED CONTROLLER. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ELECTRICAL SERVICE TO THE CONTROLLER LOCATION IS TO BE COORDINATED BY THE GENERAL CONTRACTOR AND PROVIDED BY ELECTRICAL CONTRACTOR. POWER HOOK-UP TO THE CONTROLLER BY IRRIGATION CONTRACTOR. INSTALL CONTROLLER PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.; REF: 1/L005
7. IRRIGATION POINT OF CONNECTION. IRRIGATION CONTRACTOR SHALL CONNECT IRRIGATION MAINLINE TO WATER SUPPLY AS REQUIRED BY ALL CITY, COUNTY, OR STATE REGULATIONS. IRRIGATION TAP SHALL OCCUR AFTER METER AND BACKFLOW PREVENTER PROVIDED BY GENERAL CONTRACTOR. REF: 12/L004
8. 1 1/2" RAIN BIRD IVM MODEL MASTER VALVE CONNECTED TO POTABLE IRRIGATION MAINLINE AFTER IRRIGATION POINT OF CONNECTION, METER, AND BACKFLOW PREVENTER.; REF: 3/L004
9. IRRIGATION WATER METER; REF: SPECIFICATIONS
10. BACKFLOW PREVENTER; REF: SPECIFICATIONS
11. QUICK COUPLER VALVE LOCATED ON POTABLE WATER SHALL BE RAIN BIRD 44RC WITH YELLOW CAP LOCATED IN 10" ROUND VALVE BOX.; REF: 8/L004
12. INSTALL MANUAL GATE VALVE IN LOCATIONS INDICATED ON IRRIGATION MAINLINES. MANUAL GATE VALVE TO MATCH SIZE OF MAINLINE PIPE.; REF: 7/L004
13. RAIN BIRD SERIES FLOW SENSOR, PER SPECIFICATIONS; REF: 5 & 6/L004
14. RAIN BIRD RAIN/FREEZE SENSOR. INSTALLED PER SPECIFICATIONS. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.; REF: 12/L004
15. IVM SENSOR DEVICE; REF: 12/L004
16. SURGE PROTECTOR. RAIN BIRD IVM-SD LINE SURGE PROTECTION, PER SPECIFICATIONS; REF: 4/L004
17. TURF AREA TO BE IRRIGATED WITH SPRAYS OR ROTORS; REF: 1 & 2/L004 & SPECIFICATIONS
18. PLANTING BED AREA TO BE IRRIGATED WITH SPRAYS; REF: 1 & 2/L004 & SPECIFICATIONS

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SCHEMATIC IRRIGATION PLAN
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MO

2024

drawn by: LB
checked by: BM
approved by: BM
QA/QC by: CC
project no.: 023-07096
drawing no.: L_IRR01_02307096
date: 03.11.2024

SHEET
L003

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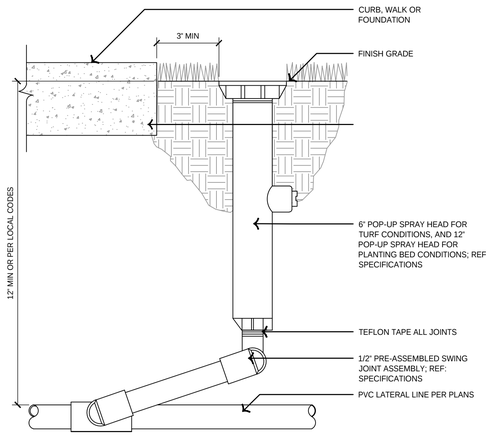
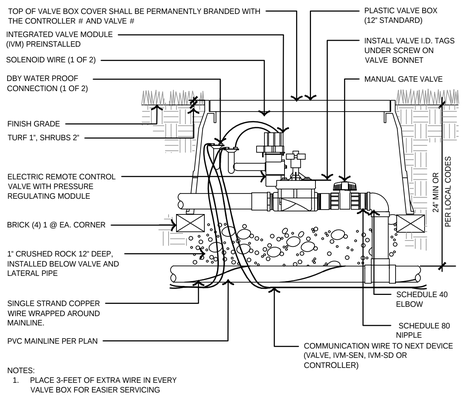
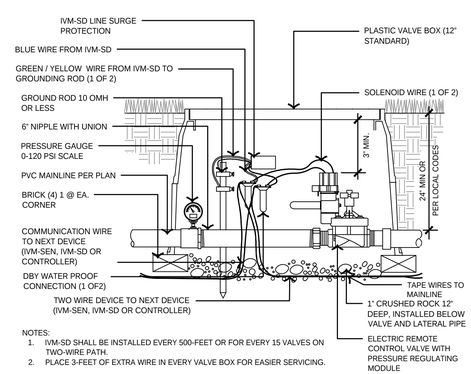


1 6" & 12" POP UP SPRAY HEAD - POTABLE WATER



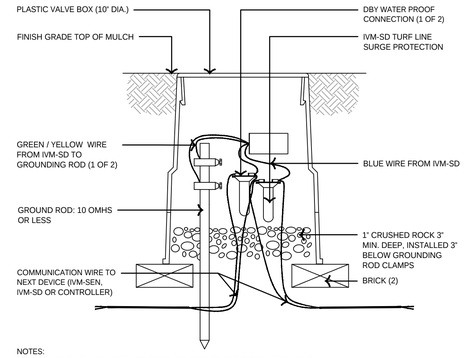
NOTES:
1. PLACE 3-FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING

2 REMOTE CONTROL VALVE - POTABLE WATER



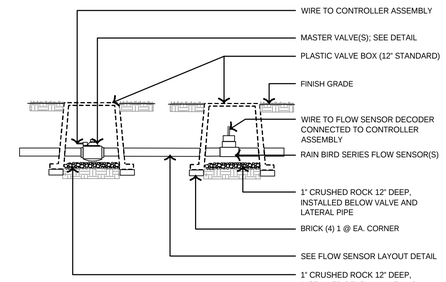
NOTES:
1. IVM-SD SHALL BE INSTALLED EVERY 500-FEET OR FOR EVERY 15 VALVES ON TWO-WIRE PATH.
2. PLACE 3-FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING.

3 MASTER VALVE - POTABLE WATER

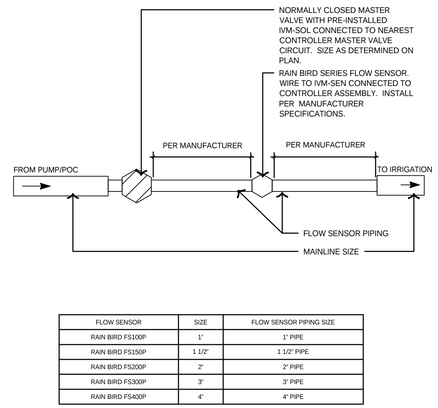


NOTES:
1. IVM-SD SHALL BE INSTALLED EVERY 500-FEET OR FOR EVERY 15 VALVES ON TWO-WIRE PATH.
2. PLACE 3-FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING.

4 LINE SURGE PROTECTION

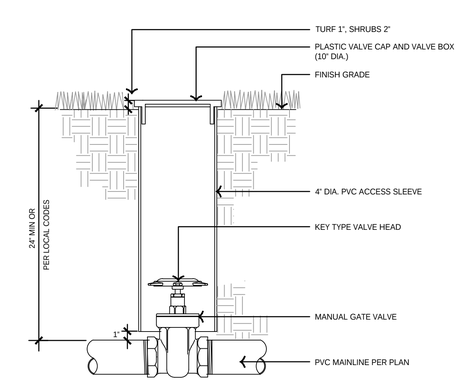


5 MASTER VALVE AND FLOW SENSOR TYPICAL POTABLE WATER

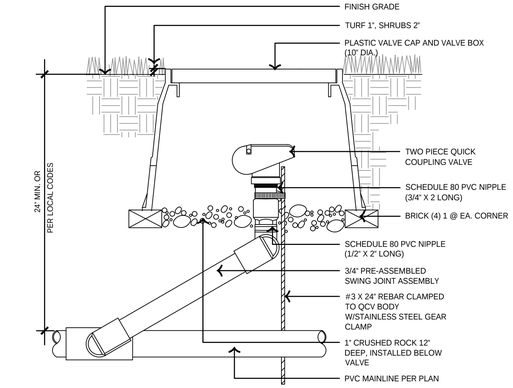


FLOW SENSOR	SIZE	FLOW SENSOR PIPING SIZE
RAIN BIRD FS100P	1"	1" PIPE
RAIN BIRD FS150P	1 1/2"	1 1/2" PIPE
RAIN BIRD FS200P	2"	2" PIPE
RAIN BIRD FS300P	3"	3" PIPE
RAIN BIRD FS400P	4"	4" PIPE

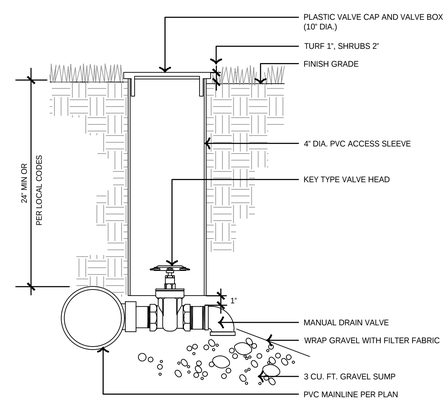
6 FLOW SENSOR TYPICAL LAYOUT - POTABLE WATER



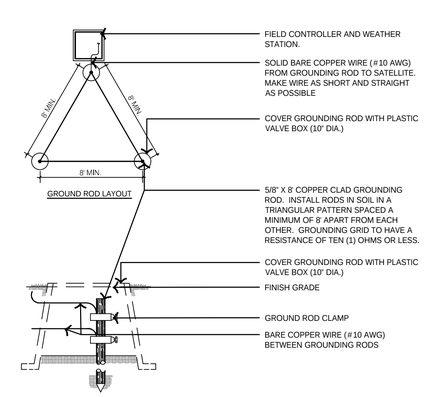
7 MANUAL GATE VALVE - POTABLE WATER



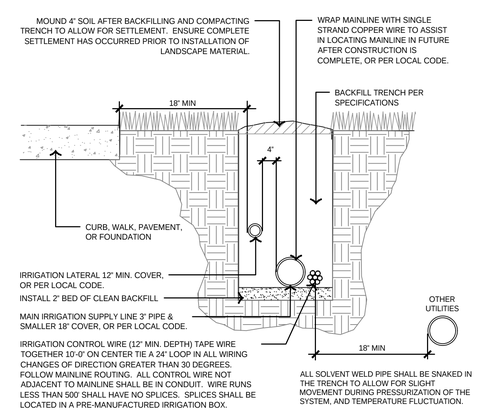
8 QUICK COUPLER VALVE - POTABLE WATER



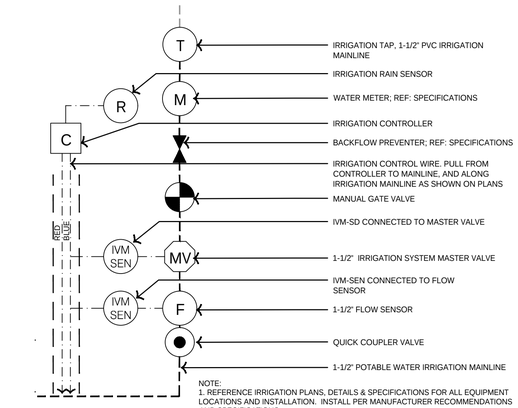
9 MANUAL DRAIN VALVE POTABLE WATER



10 CONTROLLER GROUNDING GRID



11 TRENCHING DETAIL - POTABLE WATER



NOTE:
1. REFERENCE IRRIGATION PLANS, DETAILS & SPECIFICATIONS FOR ALL EQUIPMENT LOCATIONS AND INSTALLATION. INSTALL PER MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS.

12 TAP LAYOUT - POTABLE WATER

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SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MO

2024

drawn by: LB
checked by: BM
approved by: BM
QA/QC by: CC
project no.: 023-07096
drawing no.IRR01_DTL_02307096
date: 03.11.2024

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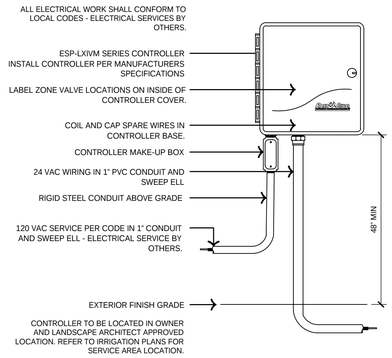

1 WALL MOUNTED AUTOMATIC IRRIGATION CONTROLLER

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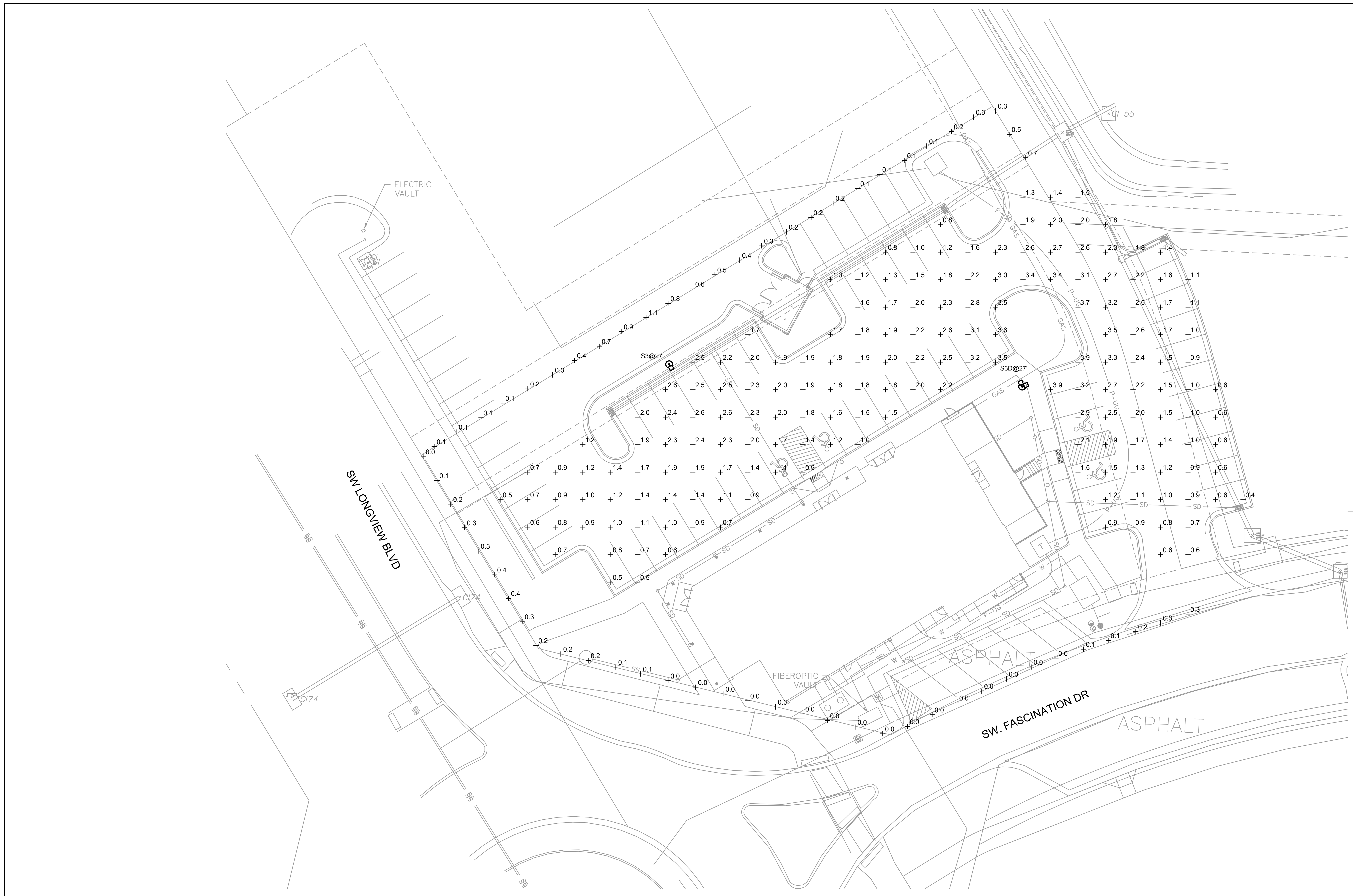

① SITE LIGHTING PHOTOMETRICS PLAN

SCALE: 1" = 20'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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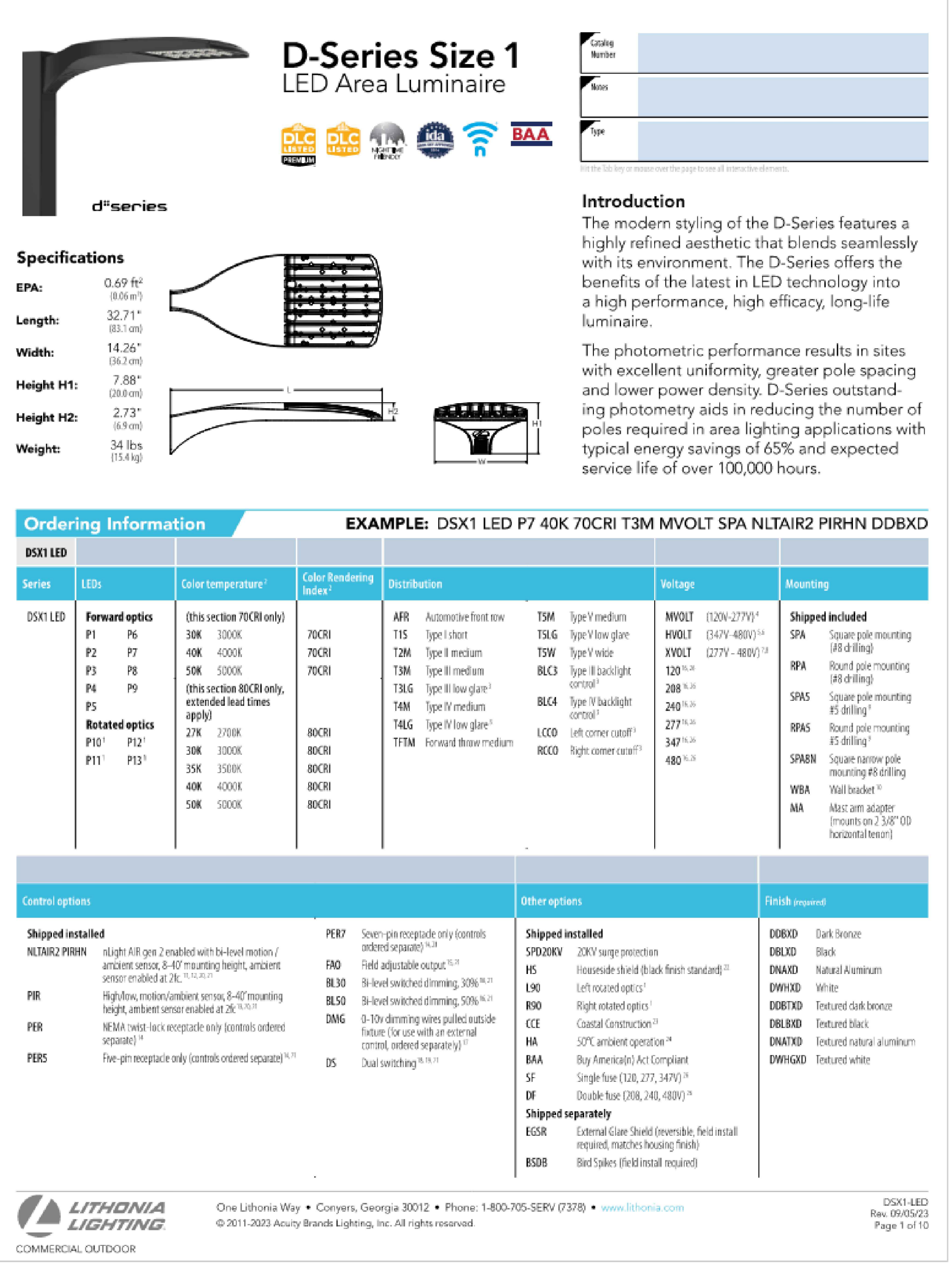

D-Series Size 1
LED Area Luminaire

d"series

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED						
Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[7,8] 120[16,26] 208[16,26] 240[16,26] 277[16,26] 347[16,26] 480[16,26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[9] RPA5 Round pole mounting #5 drilling[9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc.[11, 12, 20, 21]
PIR	High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[13, 20, 21]
PER	NEMA twist-lock receptacle only (controls ordered separate)[14]
PER5	Five-pin receptacle only (controls ordered separate)[14, 21]
PER7	Seven-pin receptacle only (controls ordered separate)[14, 21]
FAO	Field adjustable output[15, 21]
BL30	Bi-level switched dimming, 30%[16, 21]
BL50	Bi-level switched dimming, 50%[16, 21]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18, 19, 21]

Other options

Shipped installed

SPD20KV	20KV surge protection
HS	Houseside shield (black finish standard)[22]
L90	Left rotated optics[1]
R90	Right rotated optics[1]
CCE	Coastal Construction[23]
HA	50°C ambient operation[24]
BAA	Buy America(n) Act Compliant
SF	Single fuse (120, 277, 347V)[25]
DF	Double fuse (208, 240, 480V)[25]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish (required)

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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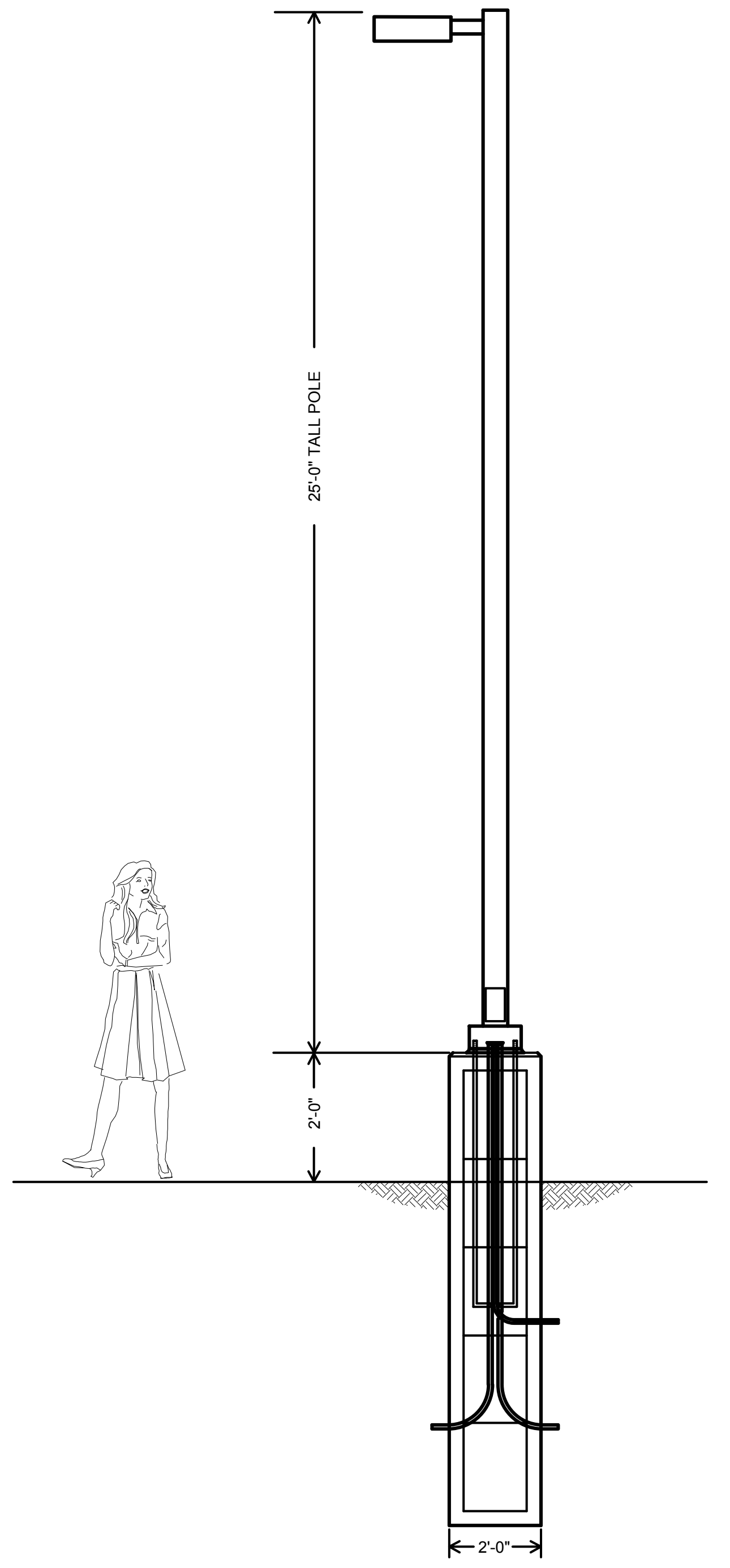
DSX1-LED
Rev. 09/05/23
Page 1 of 10



② LIGHT FIXTURE AND FOUNDATION SCHEMATIC DETAIL

SCALE: NONE

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Missouri COA #001592

STATE OF MISSOURI
KATLYN COLLIER
NUMBER
PE-2021046167
03/11/2024
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SITE LIGHTING PHOTOMETRICS PLAN
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

2024

LEE'S SUMMIT, MISSOURI

drawn by: SH
checked by: KC
designed by: SH
QA/QC by: KC
project no.: 023-07096
date: 03.11.2024

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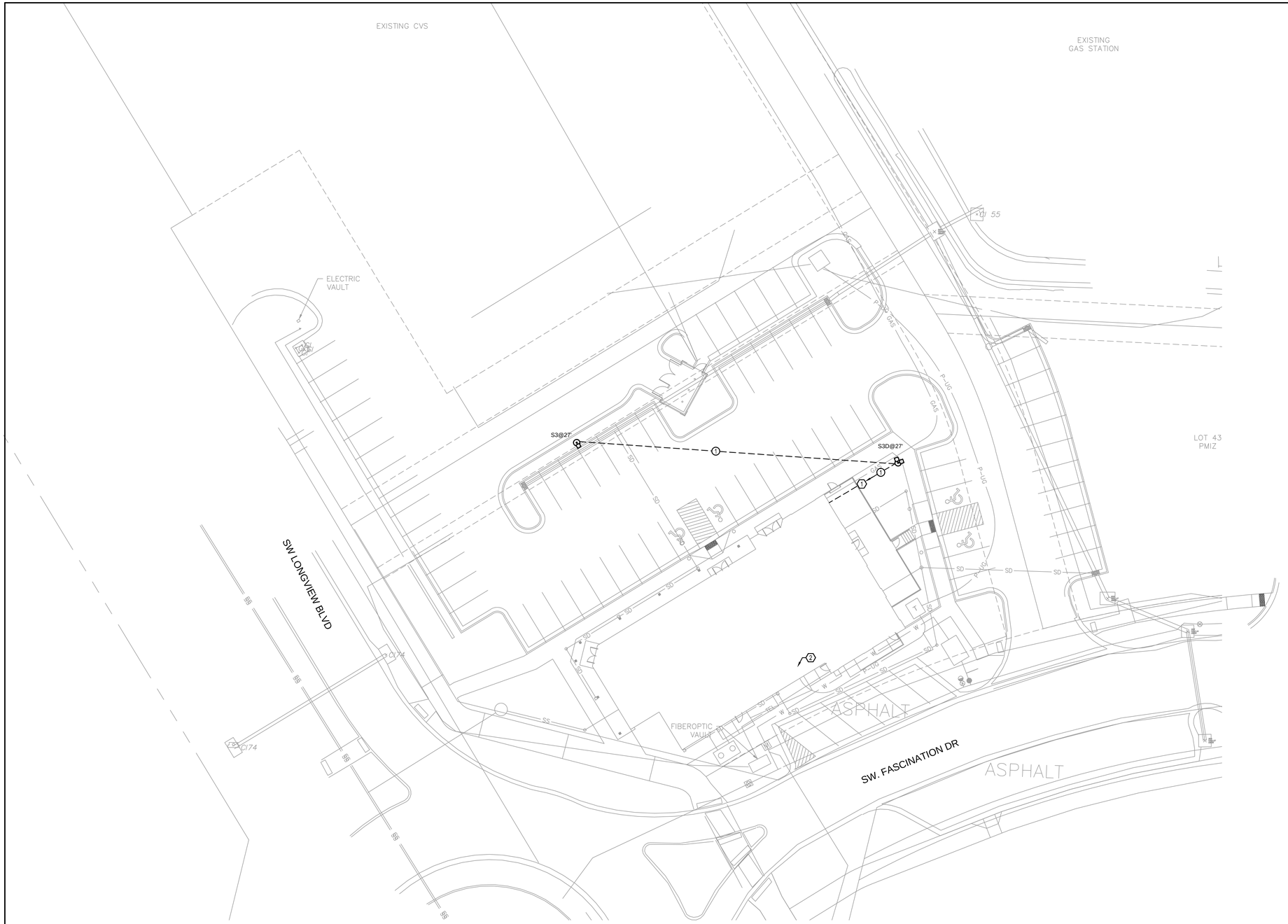

1 SITE LIGHTING POWER PLAN
SCALE: 1" = 20'-0"

GENERAL NOTES

A. TO FEDERAL, STATE, AND LOCAL STATUTES, NOTIFY MISSOURI ONE-CALL SYSTEM, INC. AT LEAST 48 HOURS PRIOR TO ANY DIGGING, TRENCHING, EXCAVATION, ETC.

B. INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING DETERMINATION OF TYPE AND LOCATION OF ALL UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

C. FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. ANY INTERFERENCE SHALL BE BROUGHT TO ATTENTION OF THE ARCHITECT AND ENGINEER FOR DIRECTION.

D. PROVIDE EQUIPMENT GROUNDING CONDUCTOR THROUGHOUT EACH BRANCH CIRCUIT. CONDUCTOR MAY NOT BE INDICATED GRAPHICALLY.

⬡ SHEET KEYNOTES

1. ROUTE NEW LIGHTING CIRCUIT BELOW GRADE TO EXISTING 120/208V PANELBOARD IN BUILDING. PROVIDE NEW 20A/2P BREAKER MATCHING THE MANUFACTURER AND AIC RATING AS EXISTING BREAKERS. FIELD VERIFY LOCATION OF PANELBOARD AND MOST DIRECT ROUTING OF CIRCUIT.

2. APPROXIMATE LOCATION OF PANELBOARD FOR EXTERIOR LIGHTING. REFER TO INTERIOR BUILDING PLANS FOR EXACT LOCATION AND ROUTING IN BUILDING. REFER TO BUILDING INTERIOR PLANS FOR LIGHTING CONTROL SCHEME. PROVIDE LIGHTING CONTACTOR AS REQUIRED. EXTERIOR LIGHTING CIRCUIT SHALL BE CONTROLLED BY TIME CLOCK/PHOTOCELL. REFER TO LIGHTING CONTROL SCHEMATIC FOR ADDITIONAL INFORMATION.

○ FEEDER SCHEDULE

1. (2)-#10 AND (1)-#10 GROUND IN 1" CONDUIT.

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SITE LIGHTING POWER PLAN
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MISSOURI

2024

drawn by: SH
checked by: KC
designed by: SH
QA/QC by: KC
project no.: 023-07096
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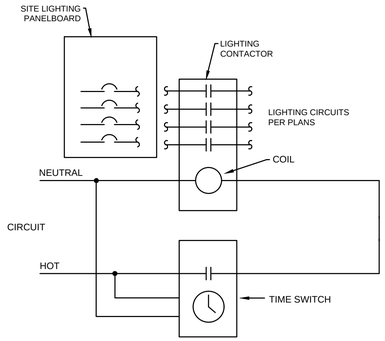
LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	DESCRIPTION	MANUFACTURER AND MODEL	LAMPS	LUMENS	COLOR TEMP / CRI	DRIVER / BALLAST	VOLTAGE / WATTAGE	LOCATION	NOTES
	S3	AREA LED LIGHT FIXTURE WITH 25'-0 POLE AND CONCRETE BASE AND BLACK FINISH.	LITHONIA DSX1-LED-P7-40K-T3M-MVOLT-SPA-DBLXD-PIR POLE:SSS-25-4C-DM19AS-DBLXD	LED	20,378	4000K / 70	0-10V DIMMING	MVOLT 184W	PARKING LOT	A,B,C
	S3D	DOUBLE HEAD @90 AREA LED LIGHT FIXTURE WITH 25'-0 POLE AND CONCRETE BASE AND BLACK FINISH.	LITHONIA DSX1-LED-P6-40K-T3M-MVOLT-SPA-DBLXD-PIR POLE:SSS-25-4C-DM29AS-DBLXD	LED	20,378	4000K / 70	0-10V DIMMING	MVOLT 330W	PARKING LOT	A,B,C

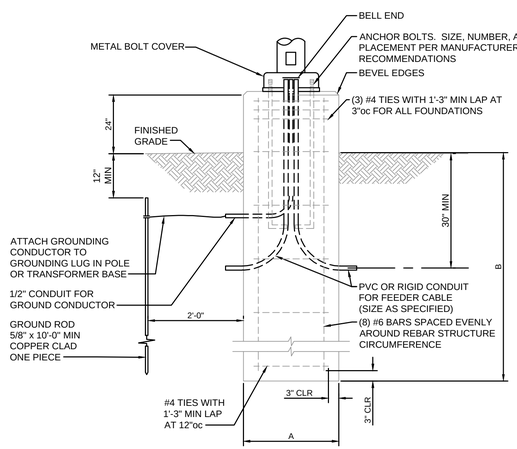
NOTES:
A. PROVIDE ALL COMPONENTS TO MAKE A COMPLETE ASSEMBLY. THIS WOULD INCLUDE, BUT NOT BE LIMITED TO, ARM, MOUNTING BRACKETS, POLE BASE COVER, ANCHOR BOLTS, TEMPLATE, BASE, HAND HOLE, SEPARATE CIRCUIT OUTLET, ETC.

B. PROVIDE CONCRETE BASE, PER DETAIL.

C. BASIS OF DESIGN IS FIXTURE TO BE CONTROLLED BY FIXTURE MOUNTED MOTION SENSOR TO DIM FIXTURE TO 30% WHEN UNOCCUPIED.



3 SITE LIGHTING CONTROL SCHEMATIC
SCALE: NOT TO SCALE



1 CONCRETE LIGHT POLE BASE
SCALE: NOT TO SCALE

FOUNDATION DESIGN LIMITATIONS

L1. THIS FOUNDATION WAS DESIGNED FOR A MINIMUM LATERAL SOIL DEFORMATION MODULUS OF 0.50 KSI

L2. THIS FOUNDATION WAS DESIGNED FOR A MINIMUM LATERAL SOIL UNDRAINED SHEAR STRENGTH OF 0.50 KSF

L3. THIS FOUNDATION WAS DESIGNED FOR A MAXIMUM ALLOWABLE LATERAL DEFLECTION OF 1/2 INCH OVERALL AT GRADE ELEVATION

L4. THIS FOUNDATION WAS DESIGNED WITH AN ASSUMED DEPTH TO ROCK GREATER THAN TWENTY FEET FROM FINISHED GRADE

L5. THIS FOUNDATION WAS DESIGNED WITH AN ASSUMED WATER TABLE LOCATED AT THE SOIL SURFACE.

L6. THIS FOUNDATION WAS NOT DESIGNED TO WITHSTAND THE EFFECTS OF SCOURING.

L7. IF CONDITIONS OTHER THAN THOSE SPECIFIED HEREIN ARE PRESENT AT THE SITE, INCLUDING NON-COHESIVE SOILS FOUND IN BORINGS, PLEASE CONTACT THE ENGINEER OF RECORD.

STRUCTURAL CONCRETE

CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF:
ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
ACI 302 - "RECOMMENDED PRACTICE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION
ACI 304 - "ACI MANUAL OF CONCRETE INSPECTION"
ACI 311 - "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE"
ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
ACI 318 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
ACI 347 - "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK

ALL HOOKS SHALL BE "STANDARD" PER ACI SPECIFICATIONS.

EARTHWORK

E1. THE CONTRACTOR MUST PROVIDE SURFACE DRAINAGE AND PUMPS TO PROTECT ALL EXCAVATION FROM FLOODING. FLOODING OF ANY EXCAVATION AFTER APPROVAL OF THE SUBGRADE WILL BE CAUSE FOR RE-PREPARATION OF THE SUBGRADE.

E2. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY WATER, FROST, OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACING OF CONCRETE AND UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT STRUCTURE.

E3. REFER TO THE GEOTECH REPORT FOR SUBSURFACE CONDITIONS AND CONSTRUCTION CONSIDERATIONS.

LIGHT FOUNDATION DATA		
MOUNTING HEIGHT	A	B
UP TO 30'	2'-0"	5'-0"

CONCRETE CLASS "KCMMB 4000"

HEAVY HEX GALVANIZED NUTS: (AASHTO M291, GR A)
FLAT WASHERS GALVANIZED: (AASHTO M293)

GENERAL NOTES

G1. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UNDERGROUND STRUCTURES AND UTILITIES BEFORE CONSTRUCTING NEW FOUNDATIONS.

G2. THE CONTRACTOR SHALL FOLLOW WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS.

G3. EXCAVATE SHAFTS FOR DRILLED FOUNDATIONS TO INDICATED ELEVATIONS. REMOVE LOOSE DEBRIS, MATERIALS AND/OR MUCK TO MAKE BOTTOM SURFACES LEVEL WITHIN ACI 336.1 TOLERANCES.

G4. CONSTRUCTION TOLERANCES:
A. BOTTOM DIAMETER: MINUS ZERO, PLUS 6 INCHES, MEASURED IN ANY DIRECTION.
B. MAXIMUM VARIATION FROM PLUMB: 1:40.
C. MAXIMUM BOTTOM LEVEL: PLUS OR MINUS 2 INCHES.

G5. AT NO ADDITIONAL COST, CASE PIER SHAFTS AS NECESSARY. PROTECT EXCAVATED WALLS WITH TEMPORARY WATERTIGHT STEEL CASINGS OF SUFFICIENT LENGTH TO PREVENT WATER INTRUSION, CAVE-INS, DISPLACEMENT OF SURROUNDING EARTH, INJURY TO PERSONNEL AND DAMAGE TO CONSTRUCTION OPERATIONS. MAINTAIN EXCAVATIONS IN ESSENTIALLY DRY CONDITION, USING PUMPS WHERE NECESSARY. REMOVE WATER TO A MAXIMUM DEPTH OF 6 INCHES FROM EXCAVATED SHAFT PRIOR TO CONCRETE PLACEMENT.

G6. CONVEY CONCRETE FROM THE MIXER TO PLACE OF DEPOSIT BY BEST INDUSTRY METHODS THAT WILL PREVENT SEGREGATION AND LOSS OF MATERIAL. SIZE AND DESIGN THE EQUIPMENT FOR CONVEYING CONCRETE TO ENSURE UNIFORM, CONTINUOUS PLACEMENT OF CONCRETE. PLACE CONCRETE IN ACCORDANCE WITH ACI 318. PLACE CONCRETE IN A CONTINUOUS OPERATION AND WITHOUT SEGREGATION INTO DRY EXCAVATIONS WHENEVER POSSIBLE. USE ALL PRACTICABLE MEANS TO OBTAIN A DRY EXCAVATION BEFORE AND DURING CONCRETE PLACEMENT.

G7. WHEN PULLING CASING, MAINTAIN LEVEL OF CONCRETE ABOVE BOTTOM OF CASING GREATER OR EQUAL TO LEVEL OF GROUND KEEP BOTTOM OF CASING AT LEAST 10 FEET BELOW TOP OF CONCRETE. PREVENT IN-SITU MATERIALS FROM FALLING INTO AND MIXING WITH CONCRETE. PULL CASING IN SHORT SLOW VERTICAL LIFTS (ESSENTIALLY CONTINUOUS), MAINTAINING PLUMB ALIGNMENT AND SUFFICIENT HEAD OF CONCRETE.

G8. ALL CONCRETE SHALL BE CLASS KCMMB 4000

G9. ALL REINFORCING SHALL BE STRUCTURAL GRADE 60 PER ASTM-A615 AND HAVE AT LEAST 3" OF CONCRETE COVER.

G10. ANCHOR BOLTS ARE TO BE FURNISHED BY THE FOUNDATION CONTRACTOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PLACE ALL REBAR SO AS TO NOT INTERFERE WITH ANCHOR BOLTS.

G11. ALL ABOVE GRADE FOUNDATION SURFACES SHALL BE STEEL TROWEL FINISHED UNLESS OTHERWISE NOTED.

G12. EACH PIER FOUNDATION SHALL BE CONSTRUCTED IN A SINGLE CONTINUOUS POUR.

G13. NO EXCAVATION OR VIBRATION-INDUCING ACTIVITIES ARE ALLOWED WITHIN 3 PIER DIAMETERS OF A SUBJECT PIER UNTIL AT LEAST 24 HOURS HAVE ELAPSED SINCE THE TIME OF CONCRETE PLACEMENT. COVER ALL EXCAVATIONS BETWEEN OPERATIONS. REMOVE FOREIGN AND LOOSE MATERIAL FROM APPROVED EXCAVATION.

G14. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND/OR SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE THE PROJECT LIMITS DURING EXCAVATION AND FOUNDATION CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS CAUSED BY CONSTRUCTION TECHNIQUES IS THE RESPONSIBILITY OF THE CONTRACTOR.

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SITE LIGHTING DETAILS
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

LEE'S SUMMIT, MISSOURI

2024

drawn by: SH
checked by: KC
designed by: SH
QA/QC by: KC
project no.: 023-07096
date: 03.11.2024

SHEET
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SECTION 260000 ELECTRICAL

1. GENERAL CONDITIONS:

   A. THIS CONTRACTOR SHALL INSPECT THE SITE WHERE THIS WORK IS TO BE PERFORMED AND FULLY FAMILIARIZE HIMSELF WITH ALL CONDITIONS RELATED TO THIS PROJECT.

   B. THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMANENT AND TEMPORARY PERMITS AND LICENSES AND SHALL MAKE ALL DEPOSITS AND PAY ALL FEES REQUIRED FOR THE PERFORMANCE OF WORK UNDER THIS SECTION OTHER THAN THOSE DEPOSITS OR FEES WHICH ARE FULLY REFUNDABLE TO THE OWNER.

   C. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL SYSTEMS AND COMPONENTS COVERED UNDER THIS SECTION. WHERE LOCAL CONDITIONS NECESSITATE A REARRANGEMENT, THE CONTRACTOR SHALL PREPARE, AND SUBMIT FOR APPROVAL, DRAWINGS OF THE PROPOSED REARRANGEMENT. THIS CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISH CONDITIONS AFFECTING ALL OF HIS WORK AND SHALL ARRANGE SUCH WORK ACCORDINGLY, FURNISHING SUCH FITTINGS AND ACCESSORIES AS MAY BE REQUIRED TO MEET SUCH CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.

   D. THIS CONTRACTOR SHALL VERIFY ALL DIMENSIONS. DRAWINGS SHALL NOT BE SCALED TO DETERMINE DIMENSIONS.

   E. SPECIFICATIONS AND DRAWINGS ARE COMPLEMENTARY AND WHAT IS CALLED FOR IN ONE SHALL BE AS BINDING AS IF CALLED FOR BY BOTH.

   F. FURNISH LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED AS SHOWN ON THE DRAWINGS AND SPECIFIED IN DIVISION 15.

   G. ALL WORK SHALL BE COMPLETE AND SHALL BE LEFT IN OPERATING CONDITION.

   H. INCLUDE ALL PARTS AND LABOR WHICH ARE INCIDENTAL AND NECESSARY FOR A COMPLETE AND OPERABLE INSTALLATION EVEN THOUGH NOT SPECIFICALLY MENTIONED IN THE CONTRACT DOCUMENTS. .

   I. REQUEST INSPECTIONS AS REQUIRED BY REGULATING AGENCIES AND/OR REGULATIONS. PAY ALL CHARGES FOR INSPECTIONS BY REGULATING AGENCIES OF INSTALLATIONS OF PLANS SPECIFICATIONS.

   J. PROVIDE THE OWNER WITH A CERTIFICATE OF FINAL INSPECTION AND APPROVAL BY ENFORCEMENT AUTHORITIES.

   K. FURNISH: TO OBTAIN, COORDINATE, SUBMIT THE NECESSARY DRAWINGS, DELIVER TO THE JOB SITE IN NEW CONDITION READY FOR INSTALLATION, UNLOAD AND UNPACK, AND GUARANTEE.

   L. INSTALL: TO RECEIVE AT THE JOB SITE, STORE, ASSEMBLE, ERECT, SET IN PLACE, ANCHOR, APPLY, FINISH, PROTECT, CLEAN, TEST, START-UP, AND MAKE READY FOR OWNER'S USE.

   M. PROVIDE: TO FURNISH AND INSTALL.

   N. PROVIDE NEW MATERIAL AND EQUIPMENT, UNLESS NOTED OTHERWISE. PROTECT EQUIPMENT AND MATERIAL FROM DAMAGE, DIRT AND THE WEATHER.

   O. THE ENGINEER RESERVES THE RIGHT TO REJECT MATERIAL OR WORKMANSHIP NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, BEFORE OR AFTER INSTALLATION, AT NO ADDITIONAL COST TO THE OWNER.

   P. REFINISH ALL ELECTRICAL EQUIPMENT DAMAGED DURING SHIPPING, INSTALLATION AND/OR PRIOR TO FINAL ACCEPTANCE TO ITS ORIGINAL CONDITION. REMOVE ALL RUST; PRIME, AND PAINT PER MANUFACTURER'S RECOMMENDATIONS FOR FINISH EQUAL TO ORIGINAL.

   Q. PROTECT OPENINGS AND EQUIPMENT FROM OBSTRUCTION, BREAKAGE, MISUSE, DAMAGE OR BLEMISHES. PROTECT MATERIALS AND EQUIPMENT IMMEDIATELY UPON RECEIPT AT THE JOB SITE OR IMMEDIATELY AFTER THEY HAVE BEEN REMOVED FROM THEIR SHIPPING CONTAINERS . UNLESS NOTED OTHERWISE, KEEP THEM CLEAN AND UNDAMAGED UNTIL FINAL ACCEPTANCE OF THE ENTIRE PROJECT BY THE OWNER. WHEN A PORTION OF THE BUILDING IS OCCUPIED BY THE OWNER BEFORE SUBSTANTIAL COMPLETION OF THE ENTIRE PROJECT, MAKE ARRANGEMENTS TO TRANSFER RESPONSIBILITY FOR PROTECTION AND HOUSEKEEPING FOR THE OCCUPIED PORTION.

   R. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ELECTRICAL EQUIPMENT, MATERIALS OR WORK UNTIL FINAL ACCEPTANCE OF THE ENTIRE PROJECT BY THE OWNER.

   S. KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR RUBBISH, CAUSED BY HIS EMPLOYEES OR WORK, AT ALL TIMES. REMOVE RUBBISH, TOOLS, SCAFFOLDING, AND SURPLUS MATERIALS FROM AND ABOUT THE BUILDING, AND LEAVE WORK AREAS "BROOM CLEAN" OR ITS EQUIVALENT DAILY. CLEAN ELECTRICAL EQUIPMENT AND REMOVE TEMPORARY IDENTIFICATION.

   T. OPERATE EQUIPMENT AND SYSTEMS IN ALL THEIR OPERATING MODES, TO VERIFY PROPER OPERATION, PRIOR TO FINAL FIELD OBSERVATION AND OWNER INSTRUCTIONS. PREPARE A PRE-INSPECTION REPORT AND SUBMIT TO THE ENGINEER AND OWNER FOR REVIEW.

   U. TEST ALL INSTALLED ELECTRICAL EQUIPMENT AND CABLES REQUIRED BY CONSTRUCTION DOCUMENTS ACCORDING TO THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE INTERNATIONAL ELECTRICAL TESTING ASSOCIATION, INC. (NETA). IF ACCEPTABLE PERFORMANCE OF ANY TEST IS NOT ACHIEVED, MAKE THE NECESSARY CORRECTIONS AND THE TEST SHALL BE REPEATED UNTIL ACCEPTABLE PERFORMANCE IS ACHIEVED. PROVIDE WRITTEN REPORTS OF ALL TESTS, WITH FAILURES IDENTIFIED, TO ENGINEER.

   V. FULLY INSTRUCT THE OWNER'S DESIGNATED PERSONNEL IN THE OPERATION OF EACH ELECTRICAL SYSTEM AT THE TIME IT IS PUT INTO SERVICE. PROVIDE INSTRUCTION USING COMPETENT INSTRUCTORS AND FACTORY TRAINED PERSONNEL.

   W. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.

   X. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL EQUIPMENT INDICATED AND/OR REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM. A FORM INDICATING ALL SHOP DRAWINGS TO BE PROVIDED AS PART OF THE PROJECT SHALL BE SUBMITTED FOR REVIEW BY THE ENGINEER PRIOR TO ANY SHOP DRAWING SUBMITTAL REVIEW.

   Y. THIS SPECIFICATION SHALL INCORPORATE ALL PROJECT REQUIREMENTS AND RESPONSIBILITIES INDICATED WITHIN THE FRONT-END OF THE PROJECT MANUAL.

2. LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES:

   A. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION CODES, THE NATIONAL ELECTRICAL SAFETY CODE, LOCAL BUILDING CODE, AND ALL APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES. SHOULD ANY WORK SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN BE OF LOWER STANDARD, THE CONTRACTOR SHALL REFER THE POINTS IN QUESTION TO THE ENGINEER FOR APPROVAL.

3. SCOPE OF WORK:

   A. WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL AND ASSOCIATED SERVICES REQUIRED TO COMPLETELY CONSTRUCT AND LEAVE ALL SYSTEMS OPERATIONAL AS SHOWN ON THE DRAWINGS AND HEREIN DESCRIBED.

   B. ALL WORK PERFORMED UNDER THIS SECTION SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.

4. MATERIALS AND EQUIPMENT REVIEW:

   A. AS SOON AS POSSIBLE AFTER THE AWARD OF THE CONTRACT, THIS CONTRACTOR SHALL SUBMIT FOR REVIEW SHOP DRAWINGS FOR ALL EQUIPMENT TO BE FURNISHED FOR THIS PROJECT. SUBMITTALS SHALL HIGHLIGHT THE MANUFACTURER'S NAME, MODEL NUMBER, DESCRIPTIVE ENGINEERING DATA AND ALL NECESSARY INFORMATION AS TO FINISH, MATERIAL GAUGES AND ACCESSORIES.

   B. ALL PORTIONS OF THE SHOP DRAWINGS THAT ARE INTENDED TO BE REVIEWED SHALL BE HIGHLIGHTED. ANY PORTION NOT CALLED OUT SHALL BE ASSUMED TO BE EXCLUDED FROM THE JOB.

5. GUARANTEE:

   A. THIS CONTRACTOR SHALL GUARANTEE COMPLETE SYSTEM OPERATION AND THAT THE APPARATUS FURNISHED AND INSTALLED WILL BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND WILL GIVE SATISFACTORY SERVICE. THE CONTRACTOR AGREES TO REPLACE, WITHOUT EXPENSE TO THE OWNER, ANY PART OF THE INSTALLATION WHICH PROVES OR BECOMES DEFECTIVE WITHIN ONE YEAR AFTER THE SYSTEM IS ACCEPTED.

6. COORDINATION:

   A. THIS CONTRACTOR SHALL EXAMINE ALL ARCHITECTURAL, MECHANICAL, STRUCTURAL AND OTHER DRAWINGS RELATED TO THIS PROJECT, AND IT SHALL BE HIS RESPONSIBILITY TO COORDINATE THE ELECTRICAL WORK WITH OTHER TRADES.

7. AS-BUILT DRAWINGS:

   A. THIS CONTRACTOR SHALL PREPARE COMPLETE AS-BUILT DRAWINGS OF ALL ELECTRICAL SYSTEMS AND TURN OVER TO THE ENGINEER REVISED ELECTRONIC CAD FILES.

   B. THIS CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER'S REPRESENTATIVE FIVE BOUND SETS OF MANUFACTURER'S LITERATURE FOR ALL EQUIPMENT TO BE INSTALLED ON THIS PROJECT SHOWING ALL DETAILS OF EQUIPMENT, REPLACEMENT PART DATA AND MAINTENANCE INSTRUCTIONS.

8. EXCAVATION:

   A. ALL EXCAVATION AND BACKFILL REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR.

   B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LAYOUT AND THE ESTABLISHMENT OF ALL LINES AND LEVELS REQUIRED FOR THE EXECUTION OF THE WORK.

   C. WHEN SERVICES ARE TO BE RUN SIDE-BY- SIDE, A COMMON TRENCH MAY BE USED PROVIDING THE REQUIRED VERTICAL AND HORIZONTAL SEPARATION BETWEEN THE VARIOUS SERVICES ARE MAINTAINED AND PROVIDING THE METHODS OF BEDDING AND BACKFILL MEET THE APPROVAL OF THE ENGINEER. CONTRACTORS INVOLVED SHALL MAKE THEIR OWN AGREEMENT AS TO THE SHARING OF THE COST OF THE COMMON TRENCHING AND BACKFILL WORK.

   D. LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF EXCAVATION WORK. SHOULD UNCHARTED, OR INCORRECTLY CHARTED, PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT UTILITY ENGINEER IMMEDIATELY FOR DIRECTIONS. COOPERATE WITH OWNER AND UTILITY COMPANIES IN KEEPING RESPECTIVE SERVICES AND FACILITIES IN OPERATION. REPAIR DAMAGED UTILITIES TO SATISFACTION OF UTILITY OWNER.

9. EXTERIOR AND FOUNDATION WALLS:

   A. ALL PIPING THROUGH EXTERIOR OR FOUNDATION WALLS SHALL PASS THROUGH SCHEDULE 40 GALVANIZED STEEL SLEEVES WHICH SHALL BE LARGE ENOUGH TO ALLOW FOR CAULKING MATERIAL. NO SLEEVES ARE PERMITTED THROUGH CONCRETE STRUCTURAL MEMBERS. ALL SLEEVES SHALL BE COORDINATED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

10. FLOORS:

   A. ALL PIPING THROUGH FLOORS SHALL BE PROVIDED WITH SCHEDULE 40 GALVANIZED STEEL PIPE SLEEVES, EXTENDING 2 INCHES ABOVE FLOOR.

11. CUTTING:

   A. ALL CUTTING OF EXISTING CONCRETE FLOORS/SLABS ON GRADE IN THE INTERIOR OF THE BUILDING SHALL BE PERFORMED BY "SAW CUTTING".

12. PATCHING:

   A. ON CONCRETE, PATCH THE OPENING WITH CONCRETE, FINISHED SMOOTH WITH ADJACENT SURFACES.

13. IDENTIFICATION OF SWITCHES AND APPARATUS:

   A. ALL CABINETS, SAFETY SWITCHES, AND OTHER APPARATUS USED FOR OPERATION AND CONTROL OF CIRCUITS, APPLIANCES, AND EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY IDENTIFIED BY MEANS OF ENGRAVED PLASTIC PLATES BLACK WITH WHITE LETTERS.

14. GROUNDING:

   A. ALL FEEDERS AND BRANCH CIRCUITS SHALL CONTAIN GROUND WIRES.

   B. ALL CONDUCTORS, MOTOR FRAMES, RACEWAYS, CABINETS, ETC., THAT REQUIRE GROUNDING SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE, THOSE OF THE SERVING UTILITY AND LOCAL AUTHORITIES HAVING JURISDICTION.

15. CONDUIT:

   A. ALL ELECTRICAL POWER WIRING, INCLUDING LOW VOLTAGE WIRING, SHALL BE INSTALLED IN CONDUIT AS HEREIN SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4 INCH NOMINAL SIZE SHALL BE USED.

   B. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 AS MANUFACTURED BY CARLON OR APPROVED EQUAL. ALL CONDUITS SHALL BE INSTALLED WITH MINIMUM 36" INCH COVER.

   C. CONDUIT INSTALLED ABOVE GROUND EXTERIOR SHALL BE GALVANIZED RIGID STEEL AS MANUFACTURED BY THE ALLIED TUBE AND CONDUIT CORPORATION OR APPROVED EQUAL. CONDUIT SHALL BE SHERARDIZED OR HOT-DIP GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED INSIDE IN ADDITION TO GALVANIZING.

   D. WHEN PVC CONDUITS PENETRATE CONCRETE FLOOR CONSTRUCTION, CONTRACTOR SHALL USE RIGID STEEL ELBOWS AND EXTENSION. PVC CONDUIT/FITTINGS SHALL NOT BE PERMITTED TO BE EXPOSED ABOVE THE FLOOR.

   E. THIN WALL TUBING SHALL BE REPUBLIC "ELECTRUNITE E.M.T." OR APPROVED EQUAL. SHALL BE INSTALLED INDOORS.

   F. ALL FITTINGS SHALL BE OF THE COMPRESSION TYPE AND SHALL BE WATERTIGHT.

   G. CONDUIT FOR INTERIOR WIRING, IN GENERAL, SHALL BE THINWALL TUBING UNLESS OTHERWISE NOTED.

   H. RACEWAYS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET AND FITTING TO FITTING. A RUN OF CONDUIT BETWEEN OUTLETS OR FITTINGS SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF FOUR QUARTER-BENDS INCLUDING THOSE BENDS LOCATED IMMEDIATELY AT THE OUTLET OR FITTING. THE RADIUS OF BENDS SHALL NEVER BE SHORTER THAN THAT OF THE CORRESPONDING TRADE ELBOW. THE SYSTEM SHALL BE COMPLETE WITH OUTLETS, DISTRIBUTION BOXES, ETC., SMOOTH INSIDE AND MECHANICALLY SECURE IN PLACE. APPROVED STRAPS, HANGERS, OR SUPPORTS SHALL BE USED TO SECURE CONDUITS IN PLACE. CONDUITS SHALL, IN GENERAL, BE SUPPORTED AT INTERVALS NOT EXCEEDING 10'-0" AND WITHIN 3'-0" OF EACH OUTLET BOX, JUNCTION BOX, CABINET OR FITTING.

   I. CONDUITS SHALL BE PROTECTED DURING CONSTRUCTION; PLUG AND KEEP CLEAN AND DRY. CONDUIT ENDS SHALL BE BUTTED IN CENTERS OF COUPLINGS. NO CRACKS OR FLATTENED SECTIONS WILL BE PERMITTED AT BENDS OR ELSEWHERE. ALL ENDS OF CONDUIT SHALL BE REAMED TO REMOVE ROUGH EDGES. RUNNING THREADS WILL NOT BE PERMITTED.

   J. CONDUITS SHALL BE CONCEALED WITHIN THE WALLS, CEILINGS, AND FLOORS WHERE POSSIBLE AND UNLESS OTHERWISE NOTED. EXPOSED CONDUIT SHALL BE RUN PARALLEL TO OR AT RIGHT ANGLES WITH THE BUILD- ING LINES.

18. WIRE AND CABLE:

   A. WIRE AND CABLE SHALL BE AMERICAN INSULATED WIRE CORP., GENERAL CABLE CORP., SENATOR WIRE AND CABLE CORP. SOUTHWIRE OR APPROVED EQUAL, OF SIZES AS SHOWN ON THE DRAWINGS OR HEREIN SPECIFIED.

   B. ALL CONDUCTORS SHALL BE COPPER.

   C. NO. 10 AWG AND SMALLER CONDUCTORS SHALL BE SOLID WITH INSULATION AND NO. 8 AWG AND LARGER CONDUCTORS SHALL BE STRANDED WITH TYPE THHN/THWN INSULATION EXCEPT THAT CONDUCTORS WITHIN 3 INCHES OF LIGHT FIXTURE BALLASTS SHALL HAVE RHH, THHN, OR EQUAL INSULATION RATED FOR 90 DEGREES C. APPLICATION.

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Olsson - Engineering
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STATE OF MISSOURI
KATLYN COLLIER
NUMBER PE-2021046167
PROFESSIONAL ENGINEER
03/11/2024

REVISIONS

REV NO.	DATE	REVISIONS DESCRIPTION	BY

SITE LIGHTING SPECIFICATIONS
SITE DEVELOPMENT PLANS

NEW LONGVIEW
LOT 44

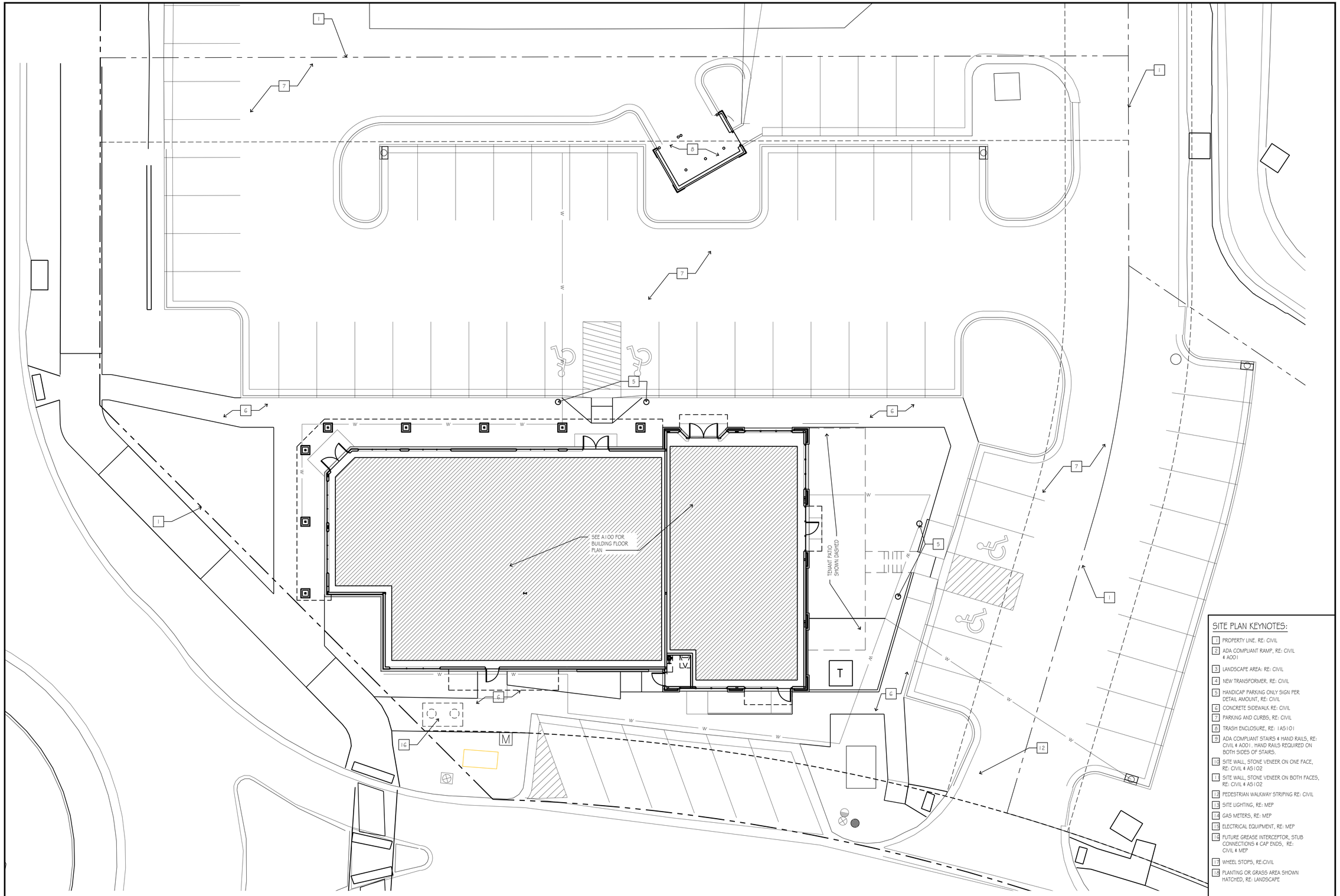
LEE'S SUMMIT, MISSOURI

2024

drawn by: SH
checked by: KC
designed by: SH
QA/QC by: KC
project no.: 023-07096
date: 03.11.2024

SHEET
E004

F:\2023\07001-07500\023-07096\40-design\AutoCAD\final plans\Sheets\MECH\ElectricalIE_NDET_023070096.dwg
DATE: Mar 11, 2024 8:13am USER: shastert



SITE PLAN KEYNOTES:

1. PROPERTY LINE. RE: CIVIL
2. ADA COMPLIANT RAMP, RE: CIVIL & A001
3. LANDSCAPE AREA: RE: CIVIL
4. NEW TRANSFORMER. RE: CIVIL
5. HANDICAP PARKING ONLY SIGN PER DETAIL AMOUNT, RE: CIVIL
6. CONCRETE SIDEWALK RE: CIVIL
7. PARKING AND CURBS, RE: CIVIL
8. TRASH ENCLOSURE, RE: 1AS101
9. ADA COMPLIANT STAIRS & HAND RAILS, RE: CIVIL & A001. HAND RAILS REQUIRED ON BOTH SIDES OF STAIRS.
10. SITE WALL, STONE VENEER ON ONE FACE, RE: CIVIL & AS102
11. SITE WALL, STONE VENEER ON BOTH FACES, RE: CIVIL & AS102
12. PEDESTRIAN WALKWAY STRIPING RE: CIVIL
13. SITE LIGHTING, RE: MEP
14. GAS METERS, RE: MEP
15. ELECTRICAL EQUIPMENT, RE: MEP
16. FUTURE GREASE INTERCEPTOR, STUB CONNECTIONS & CAP ENDS, RE: CIVIL & MEP
17. WHEEL STOPS, RE:CIVIL
18. PLANTING OR GRASS AREA SHOWN HATCHED, RE: LANDSCAPE

SITE PLAN
SCALE: 1" = 10'-0"

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project title

NEW LONGVIEW - LOT 44

MULTI-TENANT SHELL

330 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

project number
23150.001

drawing issuance
PERMIT SET 03.11.2024

drawing revisions

No.	Description:	Date:

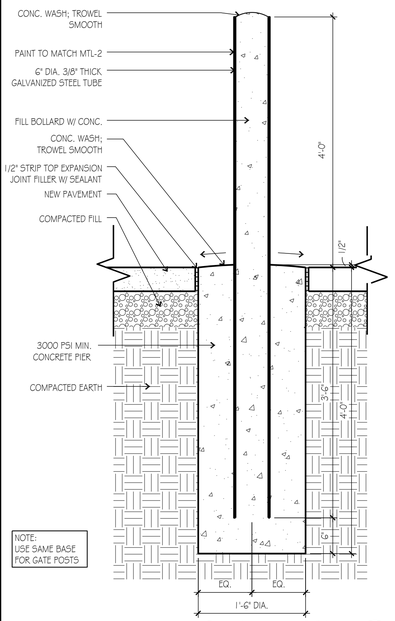
professional seal

drawing title
SITE PLAN

drawing number
AS100

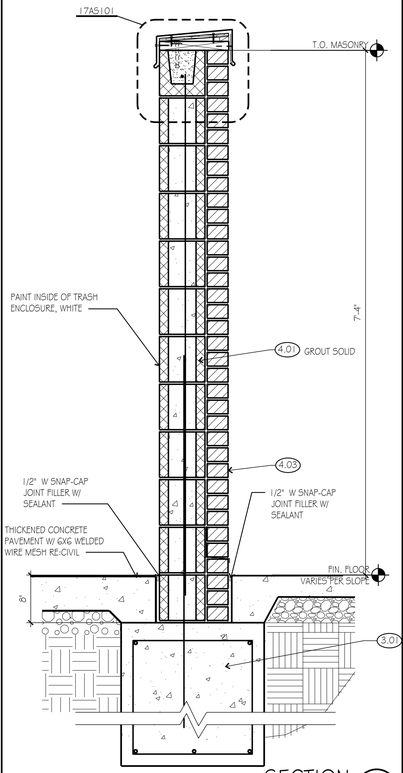
GENERAL MISCELLANEOUS STEEL NOTES: (FOR ALL EXPOSED STEEL UNLESS NOTED OTHERWISE)

1. ALL WELDS SHALL BE GROUND SMOOTH, TO UNIFORM FLAT FINISH FREE OF RUST, SCALE, AND IMPERFECTIONS.
2. ALL WELDS SHALL BE CONTINUOUS 3/16" FILLET WELDS MINIMUM OR AT PRIMARY AND SECONDARY FRAMES, USE 3/16" X 2" FILLET WELDS AT 16" O.C. MIN.
3. GALVANIZE UNEXPOSED SIDE OF STEEL FRAMING MEMBERS PRIOR TO INSTALLATION.
4. ALL STAIRS AND HANDRAILS SHALL CONFORM TO THE REQUIRED CODE
5. TOUCH UP ALL FIELD WELDS AND MARS AT GALVANIZED STEEL WITH GALV. REPAIR
6. ALL MISCELLANEOUS STEEL SHALL BE PREPPED WITH SPC METHOD PER MANUFACTURER IN STRICT ACCORDANCE WITH THEIR INSTRUCTIONS.



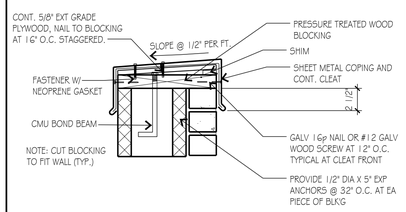
BOLLARD DETAIL 19

SCALE: 1"= 1'-0"



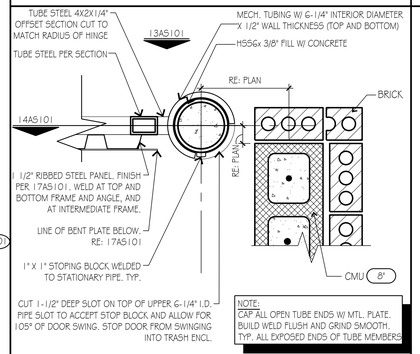
SECTION 15

SCALE: 1"= 1'-0"



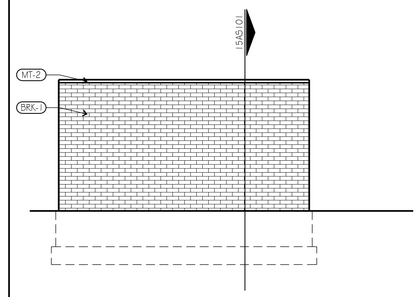
TRASH ENCLOSURE DETAIL 12

SCALE: 1-1/2"= 1'-0"



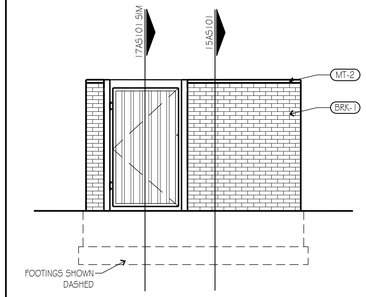
TRASH ENCLOSURE DETAIL 11

SCALE: 1-1/2"= 1'-0"



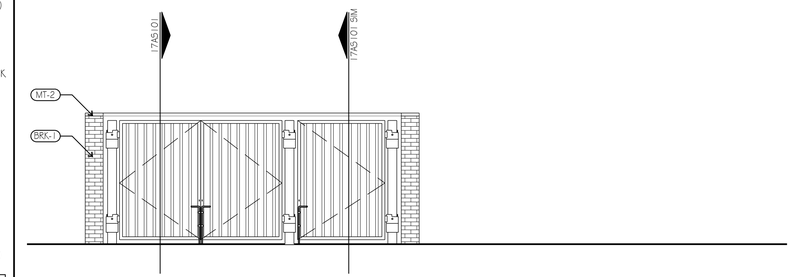
TRASH ENCLOSURE ELEVATION 8

SCALE: 1/2"= 1'=0"



TRASH ENCLOSURE ELEVATION 4

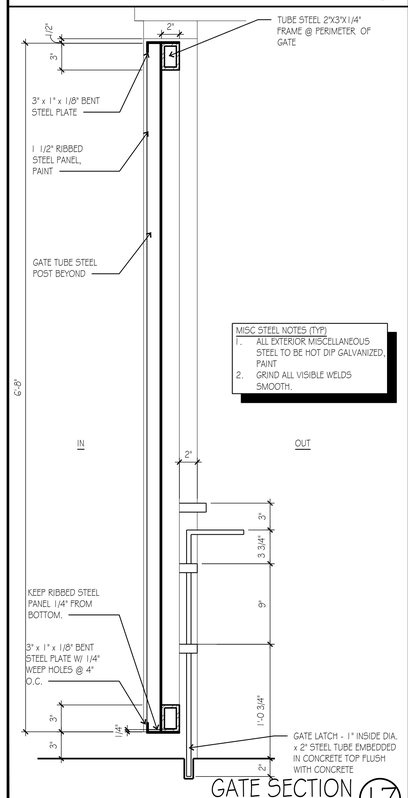
SCALE: 1/4"= 1'=0"



NOTES:
-RE:A200 FOR MATERIAL LEGEND
-INTERIOR WALLS PAINTED HIGH GLOSS GRAY COLOR EPOXY FINISH.
-FLOOR OF DUMPSTER AREA MUST BE SMOOTH, CLEANABLE AND SEALED WITH (EPOXY SEAL COAT) CEMENT SEALER.
-SET 1" DIA. STEEL SLEEVE SET IN CONC. SLAB TO KEEP DOOR FIXED IN OPEN POSITION

TRASH ENCLOSURE ELEVATION 3

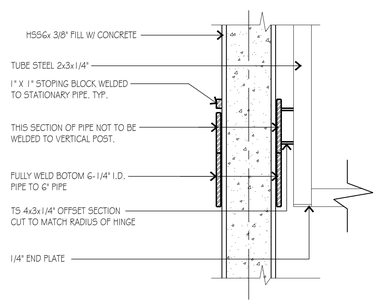
SCALE: 1/4"= 1'=0"



MISC STEEL NOTES (TYP)
1. ALL EXTERIOR MISCELLANEOUS STEEL TO BE HOT DIP GALVANIZED, PAINT
2. GRIND ALL VISIBLE WELDS SMOOTH.

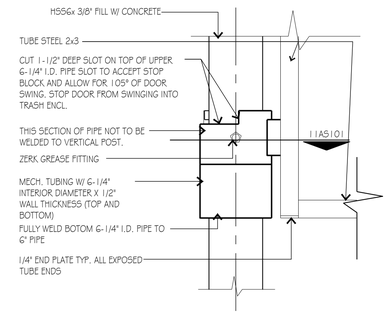
GATE SECTION 17

SCALE: 1-1/2"= 1'-0"



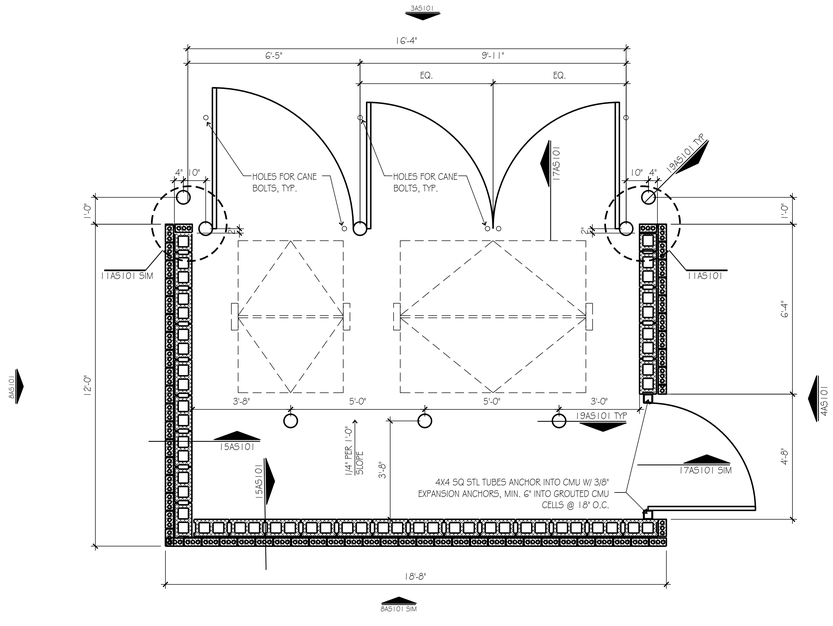
GATE SECTION DETAIL 14

SCALE: 1-1/2"= 1'-0"



TRASH ENCLOSURE DETAIL 13

SCALE: 1-1/2"= 1'-0"



NOTES:
-RE:A200 FOR MATERIAL LEGEND
-INTERIOR WALLS PAINTED TO MATCH BRICK HIGH GLOSS EPOXY FINISH.
-FLOOR OF TRASH ENCLOSURE MUST BE SMOOTH, CLEANABLE AND SEALED WITH (EPOXY SEAL COAT) CEMENT SEALER.
-SET 1" DIA. STEEL SLEEVE SET IN CONC. SLAB TO KEEP DOOR FIXED IN OPEN POSITION

TRASH ENCLOSURE PLAN 1

SCALE: 3/8"= 1'=0"

KEY NOTES:

(NOT ALL NOTES ARE USED)

DIV 02 EXISTING CONDITIONS
- 2.01 PROTECT EXISTING TO REMAIN AS IS
- 2.40 REMOVE EXISTING & DISPOSE OF LEGALLY
- 2.41 REMOVE EXISTING - CLEAN, STORE & REINSTALL

DIV 03 CONCRETE (RE: STRUCTURAL DWGS)
- 3.01 CONC FOOTING & FOUNDATION RE: STRUCT
- 3.03 18"L #4 RE-BAR DOWELS @ 3'-0" OC EPOXY SET INTO 6" DEEP DRILLED HOLES IN EXISTING CONC SLAB - ALIGN TOP OF NEW SLAB W/ EXISTING
- 3.11 4" CONC SLAB OVER VAPOR BARRIER RE: STRUCT
- 3.13 VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT
- 3.15 1/2" W SNAP-CAP JOINT FILLER W/ SEALANT

DIV 04 MASONRY (RE: EXTERIOR FINISH SCHEDULE)
- 4.02 SMOOTH-FACE CMU BELOW GRADE W/ SOLID GROUT FILL @ ALL CELLS
- 4.03 MASONRY VENEER W/ ADJ ANCHORS @ 24" HOR X 16" VERT OC TYP
- 4.04 2" MIN CAVITY W/ DRAINAGE MESH @ BASE
- 4.05 MASONRY THRU-WALL FLASHING W/ MTL DRIP EDGE & WEEPS @ 24" OC MAX.
- 4.06 SOLID GROUT FILL BELOW THRU-WALL FLASHING
- 4.20 BRICK ROWLOCK COURSE
- 4.21 BRICK SOLDIER COURSE
- 4.22 BRICK IN SPECIAL BOND PATTERN; RE: _____
- 4.70 CAST STONE TRIM UNIT (PROFILE/TYPE)

DIV 05 METALS (RE: STRUCTURAL DWGS)
- 5.01 STRUCTURAL STEEL COLUMN (RE: STRUC.)
- 5.02 STRUCTURAL STEEL BEAM (RE: STRUC.)
- 5.04 STRUCTURAL STEEL TUBE (RE: STRUC.)
- 5.05 STRUCTURAL STEEL ANGLE (RE: STRUC.)
- 5.21 STRUCTURAL STEEL TRUSS-GIRDER (RE: STRUC.)
- 5.50 MTL DOWNSPOUT BOOT - RE: _____
- 5.51 CONC FILLED PIPE BOLLARD
- 5.52 PTD 18" WIDE STEEL LADDER TO ROOF
- 5.56 PTD 1 1/2" DIA STEEL TUBE HANDRAIL @ 34" ABV TREADS (GALV @ EXT)
- 5.57 PTD STEEL TUBE GUARDRAIL @ 42" AFF W/ MAX 4" CLEAR

DIV 06 WOOD, PLASTICS AND COMPOSITES
- 6.01 WOOD BLOCKING (SIZE)
- 6.02 PRT WOOD BLOCKING (SIZE)
- 6.03 PRESERVATIVE TREATED WD BLKG (SIZE)
- 6.05 PRESERVATIVE TREATED 3/4" PLYWD DECKING
- 6.06 2X__ WD FRAMING @ __" OC (RE: STRUC.)
- 6.08 ENGINEERED WOOD TRUSS (RE: STRUC.)
- 6.14 1/2" CDX PLYWD SHTG @ SIGN PANEL AREA
- 6.17 OSB SHEATHING PER STRUCTURAL
- 6.19 LAMINATED-WD ARCH/BEAM (RE: STRUC.)

DIV 07 THERMAL AND MOISTURE PROTECTION
- 7.01 LINE OF BEYOND
- 7.10 2" X 24" MIN RIGID PERIMETER INSULATION
- 7.12 5 1/2" (R-19) BATT INSUL W/ VB TO WARM SIDE
- 7.13 12" THICK (R-36) BATT INSUL W/ VB TO WARM SIDE IN ATTIC/SOFFITS
- 7.14 FLUID WEATHER-RESISTIVE BARRIER @ SHEATHING
- 7.25 EXTERIOR FINISHED CEMENT BD SOFFIT
- 7.32 2 ROWS SNOW-GUARDS STAGGERED @ 2' & 4' ABOVE ROOF EDGE
- 7.40 COMPOSITE METAL WALL PANEL
- 7.45 1X EXT FIBER CEMENT TRIM
- 7.46 2X EXT FIBER CEMENT TRIM
- 7.47 FIBER CEMENT SIDING PER ELEVATIONS
- 7.48 FIBER CEMENT SOFFIT PANEL
- 7.51 24" X 24" WALKWAY PADS AT 30" OC TYP
- 7.52 FULLY-ADHERED ROOF MEMBRANE UP PARAPET TO UNDER SHT MTL COPING
- 7.53 1/4" TYP TAPERED ROOF INSUL TO DRAIN
- 7.54 ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.55 OVERFLOW ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.57 ROOF EDGE FLASHING COPING & CONT CLEAT W/ FASTENERS @ 6" O.C. IN (2) ROWS OFFSET 3"; LAP ROOF MEMBRANE AND SEAL
- 7.60 SHT MTL FULL COPING & CONT CLEAT EACH SIDE
- 7.61 SHT MTL FLASHING; FOLD-BACK EDGES, TYP
- 7.62 THRU-WALL FLASHING
- 7.63 SHT MTL COUNTERFLASHING
- 7.68 CONT SHT MTL GUTTER W/ SCREEN
- 7.69 4" X 5" (UNO) SHT MTL DOWNSPOUT
- 7.71 30" X 36" ROOF HATCH W/ LADDER SAFETY POST AND ROOFTOP SAFETY RAILING
- 7.81 TOP-OF-WALL FIRESTOP SEALANT
- 7.82 FIRE STOP SEALANT @ PENETRATIONS IN FIRE WALL
- 7.90 CONT 3/8" SEALANT W/ BACKING
- 7.91 CONT 3/8" SEALANT W/ WEEPS @ 24" OC

DIV 08 OPENINGS
- 8.01 PTD HOLLOW METAL DOOR & FRAME, GALV., @ EXT. TYP.
- 8.31 PTD METAL WALL/CEILING ACCESS DOOR (SIZE)
- 8.40 1" INSUL LOW-E GLASS (TEMPER AT "T") IN ALUM FRAMING - SHIM/SEAL ALL AROUND TYP.
- 8.71 FLUSH MTD EMERGENCY KEY ACCESS BOX @ 5'-6" ABV GRADE - VERIFY LOCATION W/ AHJ
- 8.90 26" X 30" EXTERIOR PARAPET ACCESS PANEL
- 8.91 WALL/ROOF VENT
- 8.92 PTD EXTRUDED ALUM. SOFFIT VENT - 3" WIDE TYP. (UNO)
- 9.11 5/8" TYPE "X" GYP BD W/ CJS @ 30'-0" MAX.

DIV 10 SPECIALTIES
- 10.11 TYPICAL SIGNAGE (NIC) - PROVIDE PLYWD BACKING & ELEC POWER CONNECTION
- 10.12 8" HT INT MTD WHITE PSV BUILDING ADDRESS NUMBERS ABV ENTRY - VERIFY TEXT W/ AHJ
- 10.13 4" HT SIGN READING "SPRINKLER VALVE & FIRE ALARM PANEL" - VERIFY TEXT W/ AHJ
- 10.71 FABRIC AWNING W/ PTD GALV STL FRAME @ 48" OC TYP PROVIDE BLOCKING AS REQUIRED

DIV 21 FIRE SUPPRESSION
- 21.11 AUTO-SPRINKLER BACK-FLOW UNIT
- 21.12 FIRE-ALARM CONTROL PANEL

DIV 22 PLUMBING (RE: PLUMBING DWGS)
- 22.01 PLUMBING EQUIPMENT
- 22.06 GAS METER

DIV 23 HVAC (RE: MECH DWGS)
- 23.01 ROOFTOP HVAC UNIT

DIV 26 ELECTRICAL (RE: ELECTRICAL DWGS)
- 26.01 ELECTRICAL TRANSFORMER
- 26.02 MAIN ELECTRICAL SERVICE ENTRANCE
- 26.03 ELECTRICAL DISTRIBUTION PANELS
- 26.04 ELECTRICAL LIGHT FIXTURE, TYP.

DIV 31 EARTHWORK
- 31.01 LINE OF FINISH GRADE; RE: CIVIL DWGS
- 31.02 4" MIN DRAINAGE FILL
- 31.03 COMPACTED BACKFILL

DIV 32 EXTERIOR IMPROVEMENTS
- 32.01 4" BROOM-FIN CONC PVMT
- 32.06 ASPHALT PAVING

DIV 33 UTILITIES
- 33.01 4" DIA PERF DRAIN W/ MIN 4" DRAINAGE FILL & FILTER FABRIC ALL AROUND - EXTEND TO NEAREST STORM DRAIN OR TO DAYLIGHT

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project title

NEW LONGVIEW - LOT 44

MULTI-TENANT SHELL

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LEE'S SUMMIT, MO 64081

project number
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No.	Description:	Date:

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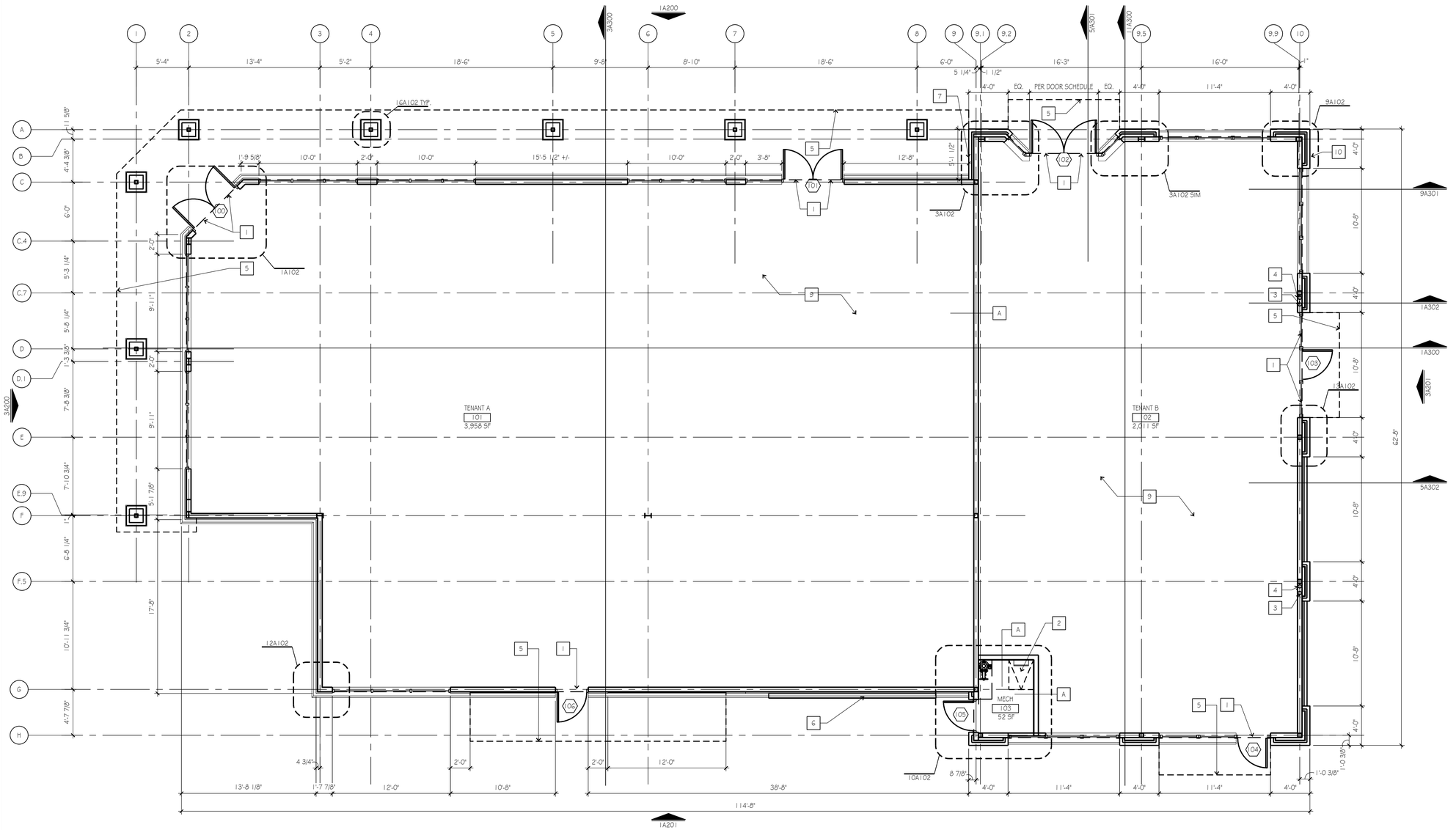
SITE DETAILS

drawing number

AS101



PLAN KEYNOTES:

NOTES ARE TAKEN FROM A MASTER LIST AND ALL NOTES MAY NOT APPLY TO ALL SHEETS. CONTRACTOR TO REFERENCE STRUCTURAL, MEP AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.

1. DOWEL CONCRETE AT DOORS & STOREFRONT SILLS #4 X 12" L W/ DOWELS AT 36" O.C. DRILL, EPOXY INTO CONCRETE FOOTING 4", TYP.
2. ROOF LADDER, RE: 5A500
3. ROOF DRAIN LEADER, RE: CIVIL & MEP, COORDINATE SLEEVE IN FOOTING IF REQUIRED
4. OVERFLOW DRAIN LEADER TO LAMB'S TONGUE AT 18" A.F.F., TYP.
5. DASHED LINE INDICATES CANOPY ABOVE RE: ELEVATIONS TYP.
6. ELECTRIC PANELS, RE: MEP
7. PROVIDE ADDRESS AT FRONT AND REAR DOORS PER LOCAL REQUIREMENTS.
8. KNOX BOX ON EXTERIOR, COORDINATE WITH LOCAL AUTHORITY HAVING JURISDICTION.
9. PROVIDE TEMPORARY 2A:10B:C FIRE EXTINGUISHER, FINAL LOCATION PER TENANT TI PLANS UNDER SEPARATE SUBMITTAL - VERIFY LOCATION W/ AHJ
10. GAS METERS, RE: MEP

GENERAL FLOOR PLAN NOTES:

- REFER TO STRUCTURAL DRAWINGS FOR SHEER WALL REQUIREMENTS, COORDINATE SHEATHING WITH STRUCTURAL NOTES.
- DIMENSIONS TO FACE OF STUD, FACE OF BRICK, AND COLUMN GRID UNLESS OTHERWISE NOTED.
- A600 FOR DOOR SCHEDULES AND WALL TYPES.
- SLAB SHALL BE FREE OF CRACKS, RIDGES, DEPRESSIONS, SCALE AND FOREIGN DEPOSITS THAT DEGRADE THE SLAB'S STRUCTURAL INTEGRITY OR FLAT SURFACE.

FLOOR PLAN 1
SCALE: 3/16" = 1'-0"

kloverarchitects incorporated
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ph: 913.649.8181 • fx: 913.649.1275 • www.klover.net

project title

NEW LONGVIEW - LOT 44
MULTI-TENANT SHELL
330 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

project number
23150.001

drawing issuance
PERMIT SET 03.11.2024

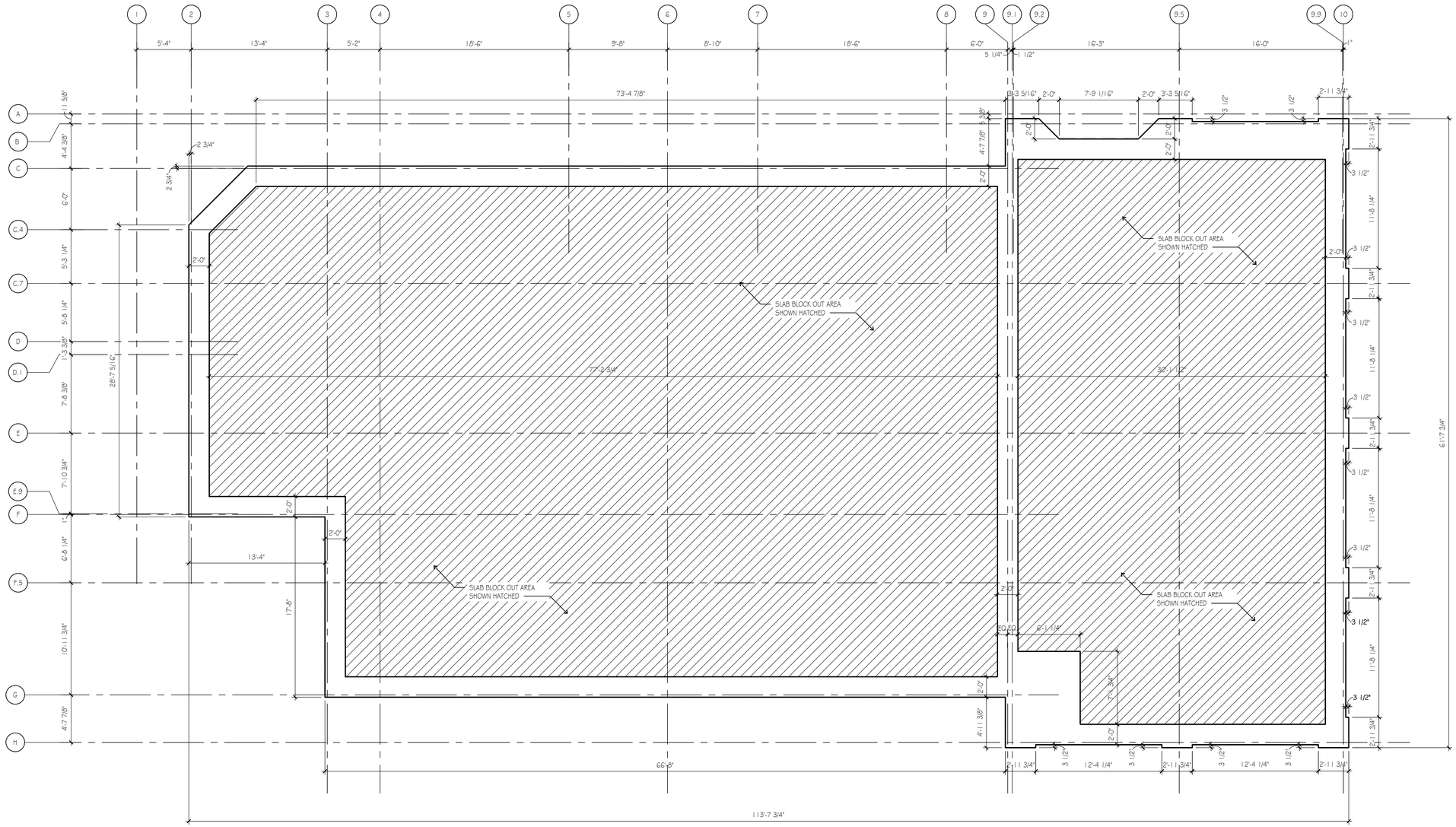
drawing revisions

No.	Description:	Date:

professional seal

drawing title
FLOOR PLAN

drawing number
A100



SLAB PLAN 1
SCALE: 3/16" = 1'-0"

GENERAL SLAB PLAN NOTES:

- SLAB SHALL BE FREE OF CRACKS, RIDGES, DEPRESSIONS, SCALE AND FOREIGN DEPOSITS THAT DEGRADE THE SLAB'S STRUCTURAL INTEGRITY OR FLAT SURFACE.
- PROVIDE VAPOR BARRIER AND DRAINAGE FILL ONLY AT SLAB BLOCK OUT AREAS.
- RE: STRUCT FOR ALL FOOTING LOCATIONS & SIZES

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SLAB PLAN

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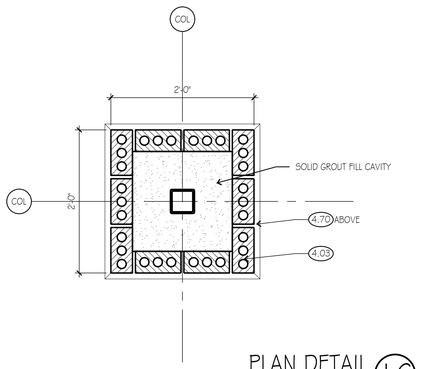
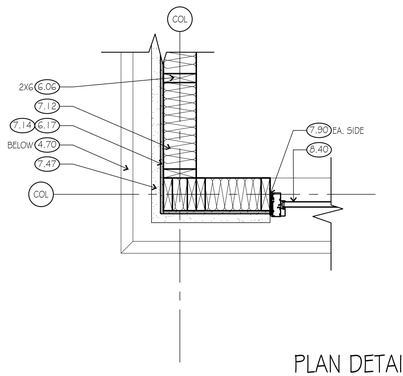


PLAN DETAIL 16
SCALE: 1" = 1'-0"



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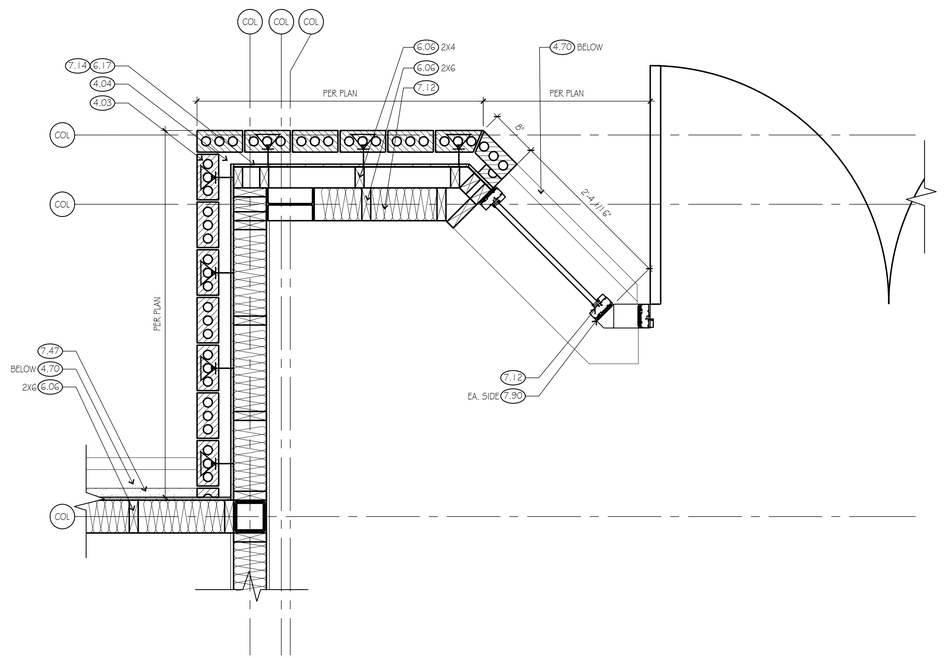

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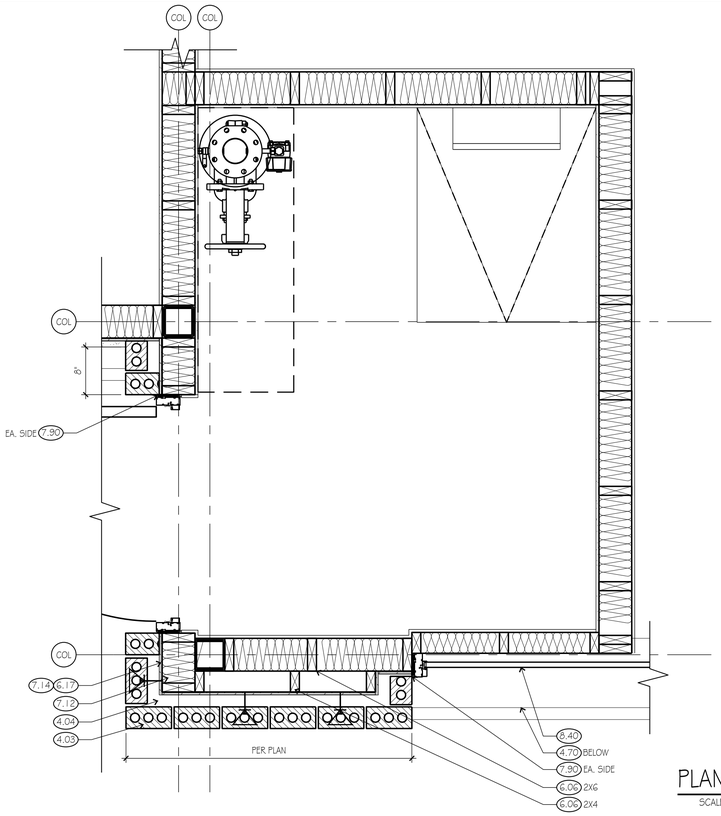
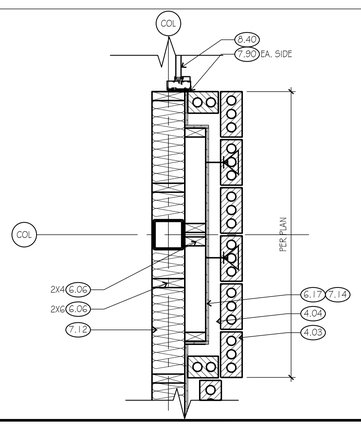
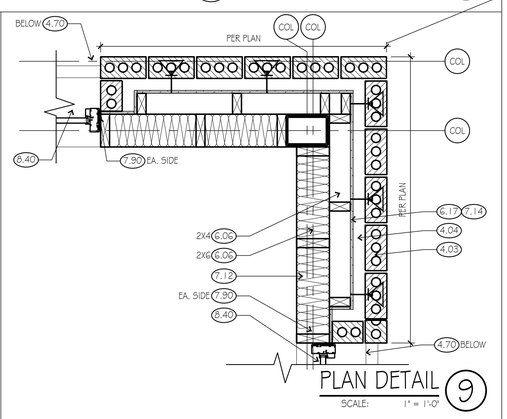
SCALE: 1" = 1'-0"

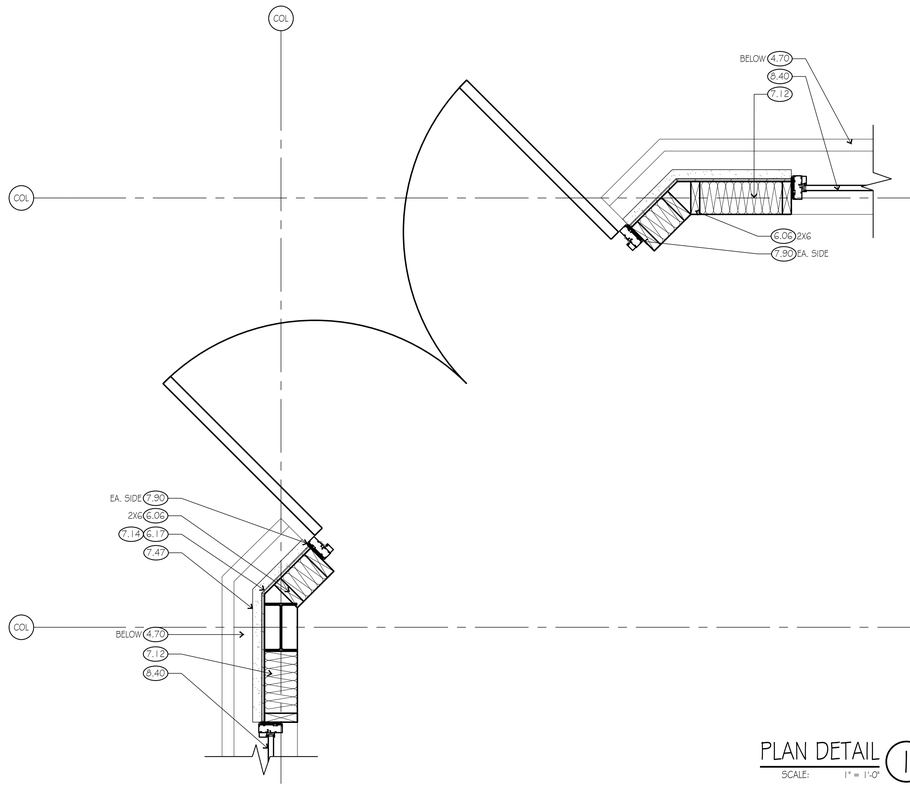


PLAN DETAIL 11
SCALE: 1" = 1'-0"





PLAN DETAIL 9
SCALE: 1" = 1'-0"



PLAN DETAIL 1
SCALE: 1" = 1'-0"

KEY NOTES:

(NOT ALL NOTES ARE USED)

DIV 02 EXISTING CONDITIONS
- 2.01 PROTECT EXISTING TO REMAIN AS IS
- 2.40 REMOVE EXISTING & DISPOSE OF LEGALLY
- 2.41 REMOVE EXISTING - CLEAN, STORE & REINSTALL

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- 3.01 CONC FOOTING & FOUNDATION RE: STRUCT
- 3.03 18"L #4 RE-BAR DOWELS @ 3'-0" OC EPOXY SET INTO 6" DEEP DRILLED HOLES IN EXISTING CONC SLAB - ALIGN TOP OF NEW SLAB W/ EXISTING
- 3.11 4" CONC SLAB OVER VAPOR BARRIER RE: STRUCT
- 3.13 VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT
- 3.15 1/2" W SNAP-CAP JOINT FILLER W/ SEALANT

DIV 04 MASONRY (RE: EXTERIOR FINISH SCHEDULE)
- 4.02 SMOOTH-FACE CMU BELOW GRADE W/ SOLID GROUT FILL @ ALL CELLS
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- 4.04 2" MIN CAVITY W/ DRAINAGE MESH @ BASE
- 4.05 MASONRY THRU-WALL FLASHING W/ MTL DRIP EDGE & WEEPS @ 24" OC MAX
- 4.06 SOLID GROUT FILL BELOW THRU-WALL FLASHING
- 4.20 BRICK, ROWLOCK COURSE
- 4.21 BRICK, SOLDIER COURSE
- 4.22 BRICK IN SPECIAL BOND PATTERN; RE: ____
- 4.70 CAST STONE TRIM UNIT (PROFILE/TYPE)

DIV 05 METALS (RE: STRUCTURAL DWGS)
- 5.01 STRUCTURAL STEEL COLUMN (RE: STRUC.)
- 5.02 STRUCTURAL STEEL BEAM (RE: STRUC.)
- 5.04 STRUCTURAL STEEL TUBE (RE: STRUC.)
- 5.05 STRUCTURAL STEEL ANGLE (RE: STRUC.)
- 5.21 STRUCTURAL STEEL TRUSS-GIRDER (RE: STRUC.)
- 5.50 MTL DOWNSPOUT BOOT - RE: ____
- 5.51 CONC FILLED PIPE BOLLARD
- 5.52 PTD 18" WIDE STEEL LADDER TO ROOF
- 5.56 PTD 1 1/2" DIA STEEL TUBE HANDRAIL @ 34" ABV TREADS (GALV @ EXT)
- 5.57 PTD STEEL TUBE GUARDRAIL @ 42" AFF W/ MAX 4" CLEAR

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- 6.01 WOOD BLOCKING (SIZE)
- 6.02 FRT WOOD BLOCKING (SIZE)
- 6.03 PRESERVATIVE TREATED WD BLKG (SIZE)
- 6.05 PRESERVATIVE TREATED 3/4" PLYWD DECKING
- 6.06 2X__ WD FRAMING @ ___" OC (RE: STRUC.)
- 6.08 ENGINEERED WOOD TRUSS (RE: STRUC.)
- 6.14 1/2" CDX PLYWD SHTH @ SIGN PANEL AREA
- 6.17 OSB SHEATHING PER STRUCTURAL
- 6.19 LAMINATED-WD ARCH/BEAM (RE: STRUC.)

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- 7.01 LINE OF ROOF BEYOND
- 7.10 2" X 24" MIN RIGID PERIMETER INSULATION
- 7.12 5 1/2" (R-19) BATT INSUL W/ VB TO WARM SIDE
- 7.13 12" THICK (R-36) BATT INSUL W/ VB TO WARM SIDE IN ATTIC/SOFFITS
- 7.14 FLUID WEATHER-RESISTIVE BARRIER @ SHEATHING
- 7.25 EXTERIOR FINISHED CEMENT BD SOFFIT
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- 7.40 COMPOSITE METAL WALL PANEL
- 7.45 1X EXT FIBER CEMENT TRIM
- 7.46 2X EXT FIBER CEMENT TRIM
- 7.47 FIBER CEMENT SIDING PER ELEVATIONS
- 7.48 FIBER CEMENT SOFFIT PANEL
- 7.51 24" X 24" WALKWAY PADS AT 30' OC TYP
- 7.52 FULLY-ADHERED ROOF MEMBRANE UP PARAPET TO UNDER SHT MTL COPING
- 7.53 1/4" TYP TAPERED ROOF INSUL TO DRAIN
- 7.54 ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.55 OVERFLOW ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.57 ROOF EDGE FLASHING COPING & CONT CLEAT W/ FASTENERS @ 6" O.C. IN (2) ROWS OFFSET 3"; LAP ROOF MEMBRANE AND SEAL
- 7.60 SHT MTL FULL COPING & CONT CLEAT EACH SIDE
- 7.61 SHT MTL FLASHING; FOLD-BACK EDGES, TYP
- 7.62 THRU-WALL FLASHING
- 7.63 SHT MTL COUNTERFLASHING
- 7.68 CONT SHT MTL GUTTER W/ SCREEN
- 7.69 4" X 5" (UNO) SHT MTL DOWNSPOUT
- 7.71 30" X 36" ROOF HATCH W/ LADDER SAFETY POST AND ROOFTOP SAFETY RAILING
- 7.81 TOP-OF-WALL FIRESTOP SEALANT
- 7.82 FIRE STOP SEALANT @ PENETRATIONS IN FIRE WALL
- 7.90 CONT 3/8" SEALANT W/ BACKING
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DIV 08 OPENINGS
- 8.01 PTD HOLLOW METAL DOOR & FRAME, GALV. @ EXT. TYP.
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- 8.40 1" INSUL LOW-E GLASS (TEMPER AT "T") IN ALUM FRAMING - SHIM/SEAL ALL AROUND TYP.
- 8.71 FLUSH MTD EMERGENCY KEY ACCESS BOX @ 5'-6" ABV GRADE - VERIFY LOCATION W/ AHJ
- 8.90 26" X 30" EXTERIOR PARAPET ACCESS PANEL
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- 8.92 PTD EXTRUDED ALUM. SOFFIT VENT - 3" WIDE TYP. (UNO)
- 9.11 5/8" TYPE "X" GYP BD W/ CJS @ 30'-0" MAX.

DIV 10 SPECIALTIES
- 10.11 TYPICAL SIGNAGE (NIC) - PROVIDE PLYWD BACKING & ELEC POWER CONNECTION
- 10.12 8" HT INT MTD WHITE PSV BUILDING ADDRESS NUMBERS ABV ENTRY - VERIFY TEXT W/ AHJ
- 10.13 4" HT SIGN READING "SPRINKLER VALVE & FIRE ALARM PANEL" - VERIFY TEXT W/ AHJ
- 10.71 FABRIC AWNING W/ PTD GALV STL FRAME @ 48" OC TYP PROVIDE BLOCKING AS REQUIRED

DIV 21 FIRE SUPPRESSION
- 21.11 AUTO-SPRINKLER BACK-FLOW UNIT
- 21.12 FIRE-ALARM CONTROL PANEL

DIV 22 PLUMBING (RE: PLUMBING DWGS)
- 22.01 PLUMBING EQUIPMENT
- 22.06 GAS METER

DIV 23 HVAC (RE: MECH DWGS)
- 23.01 ROOFTOP HVAC UNIT

DIV 26 ELECTRICAL (RE: ELECTRICAL DWGS)
- 26.01 ELECTRICAL TRANSFORMER
- 26.02 MAIN ELECTRICAL SERVICE ENTRANCE
- 26.03 ELECTRICAL DISTRIBUTION PANELS
- 26.04 ELECTRICAL LIGHT FIXTURE, TYP.

DIV 31 EARTHWORK
- 31.01 LINE OF FINISH GRADE; RE: CIVIL DWGS
- 31.02 4" MIN DRAINAGE FILL
- 31.03 COMPACTED BACKFILL

DIV 32 EXTERIOR IMPROVEMENTS
- 32.01 4" BROOM-FIN CONC PVMT
- 32.06 ASPHALT PAVING

DIV 33 UTILITIES
- 33.01 4" DIA PERF DRAIN W/ MIN 4" DRAINAGE FILL & FILTER FABRIC ALL AROUND - EXTEND TO NEAREST STORM DRAIN OR TO DAYLIGHT

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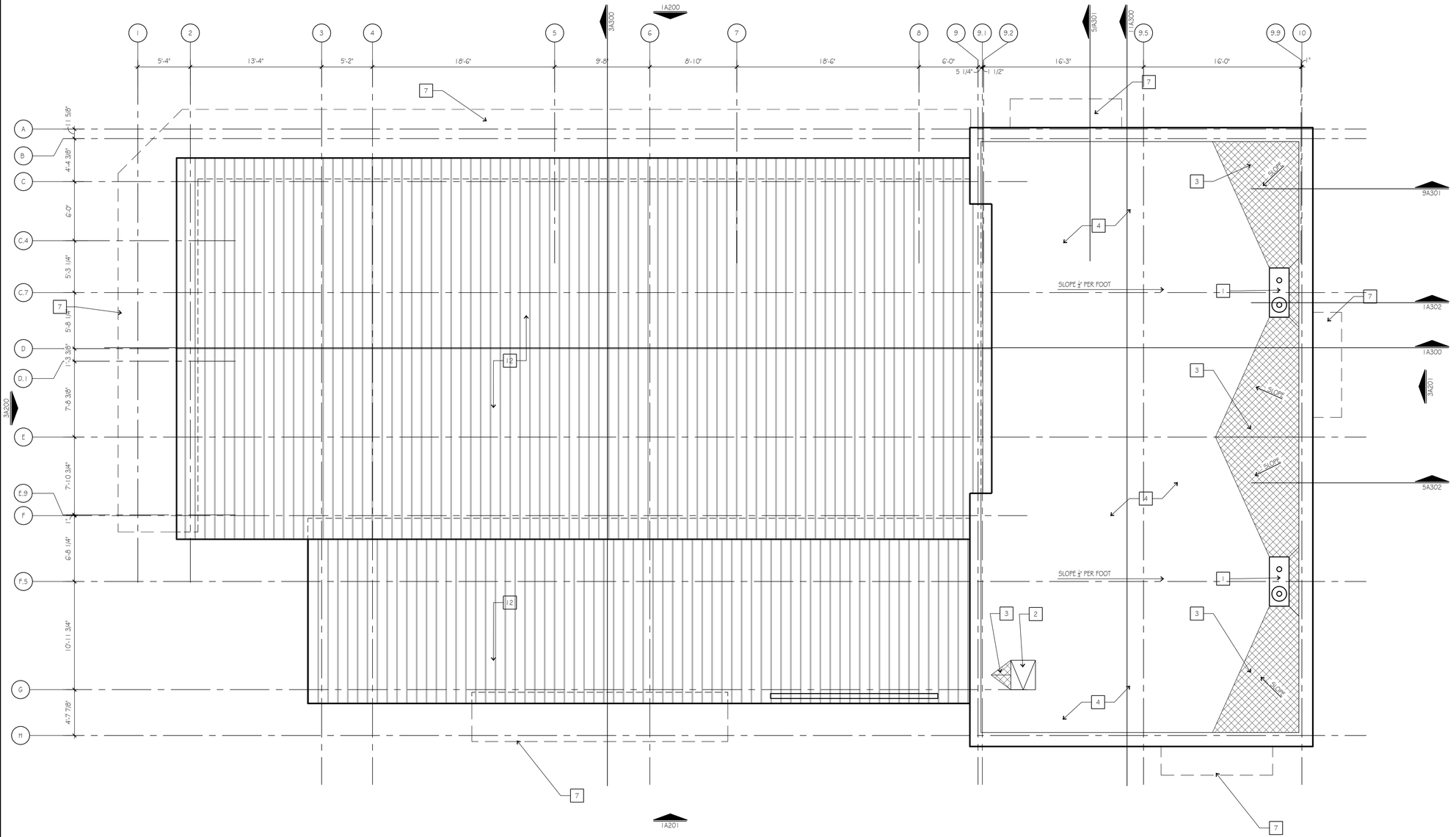
PLAN DETAILS

drawing number
A102



ROOF PLAN KEYNOTES:

NOTES ARE TAKEN FROM A MASTER LIST AND ALL NOTES MAY NOT APPLY TO ALL SHEETS. CONTRACTOR TO REFERENCE STRUCTURAL, MEP AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.

1. INTERNAL ROOF DRAIN, RE: 12A500, TYP.
2. ROOF HATCH ACCESS RE: 4A500, COORDINATE EXACT LOCATION W/ STRUCTURAL ELEMENTS & UTILITIES
3. TAPERED INSULATION CRICKET, SLOPE AT 1/4" PER FOOT TO DRAIN, TYP.
4. PONDING AT ROOF WILL NOT BE ALLOWED. CONSTRUCT ROOF SL AND TAPERED INSULATION TO PREVENT PONDING. AREAS OBSER WITH PONDING SHALL BE RECONSTRUCTED UNTIL PONDING IS N PRESENT TO THE OWNERS SATISFACTION.
5. PROVIDE ADDITIONAL LAYER OF ROOF MEMBRANE FOR WALK WAY. REFER TO SPEC. GRAPHICALLY SHOWN FOR REFERENCE PLACE PAD WHERE NEED TO ACCESS EQUIPMENT TYP
6. PREFINISHED SHEET METAL COPING/CAP, TYP
7. CANOPY/AWNING BELOW
8. RTU, PROVIDE CRICKET AT HIGH SIDE, COORDINATE LOCATION WITH STRUCTURAL ELEMENTS, RE: MECH, VERIFY LOCATION WITH TENANT PRIOR TO INSTALL. REFERENCE A500 FOR ROOF CURB DETAIL
9. RESTROOM EXHAUST FAN, RE:MEP. FAN TO BE SLEEVED INTO SPACE & DELIVERED IN OPERATIONAL CONDITION
10. 17"x17" ROOF PENETRATION TO ACCOMMODATE FUTURE TENANT DUCTWORK, DUCT REQUIRES A DOWN DRAFT CAP ABOVE ROOF
11. WHERE COLUMNS EXTEND THREW ROOF OUTSIDE OF PARAPETS, BOX OUT AROUND TO MAINTAIN THERMAL & MOISTER PROTECTION. G.C. F.V. EXACT LOCATIONS.
12. STANDING SEAM METAL ROOF, SLOPE & FINISH PER ELEVATIONS

GENERAL FLOOR PLAN NOTES:

- ROOF TOP EQUIPMENT LOCATIONS ARE GENERAL & MUST BE COORDINATED WITH OBJECTS & STRUCTURAL ELEMENTS IN THE FIELD. DIMENSIONS ARE FOR REFERENCE.
- GC TO RETURN ALL FINISHES ON THE SIDES OF PARAPETS, TYP.
- G.C. TO PROVIDE REQUIRED FIRE DETECTION DEVICES & SPRINKLER SHELL BUILDING TO CODE, ASSUME ENTIRE SHELL IS A-2 OCC. FOR DESIGN REQUIREMENTS.

ROOF PLAN 1
SCALE: 3/16" = 1'-0"

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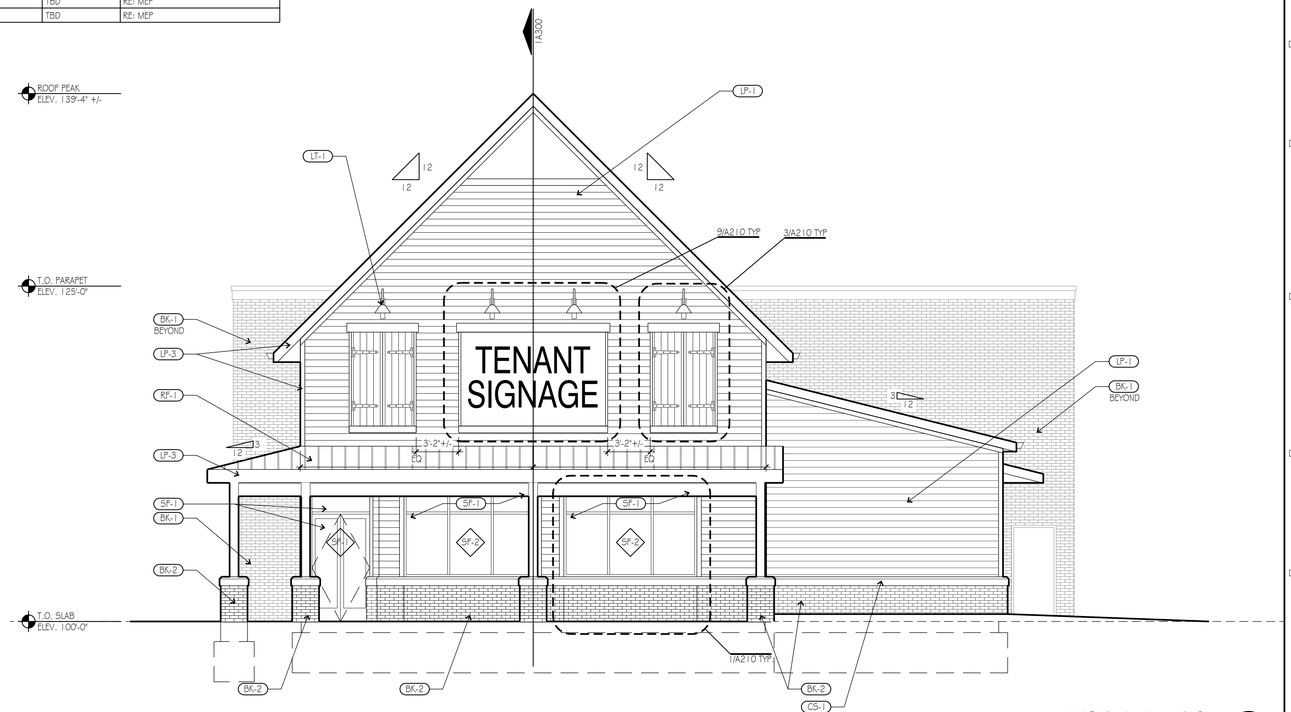
A140

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	MANF	COLOR / REMARKS
AW-1	AWNING, FABRIC	TBD	BLACK
BK-1	BRICK	GLEN GERY	RED
BK-2	BRICK	GLEN GERY	WHITE
BK-3	BRICK	GLEN GERY	VERTICAL DETAIL
CS-1	CAST STONE	TBD	TBD
LP-1	LAP SIDING	HARDIE	GRAY
LP-2	LAP SIDING	HARDIE	WHITE
LP-3	LAP SIDING TRIM	HARDIE	WHITE
MT-1	METAL	TBD	DARK BRONZE
MT-2	METAL	TBD	WHITE
MT-3	METAL	TBD	GRAY
RF-1	ROOF, STANDING SEEM	TBD	DARK BRONZE
SF-1	STORE FRONT	KAWNEER	DARK BRONZE (CLEAR GLAZING)
SF-2	STORE FRONT	KAWNEER	DARK BRONZE (SPANDREL GLAZING)

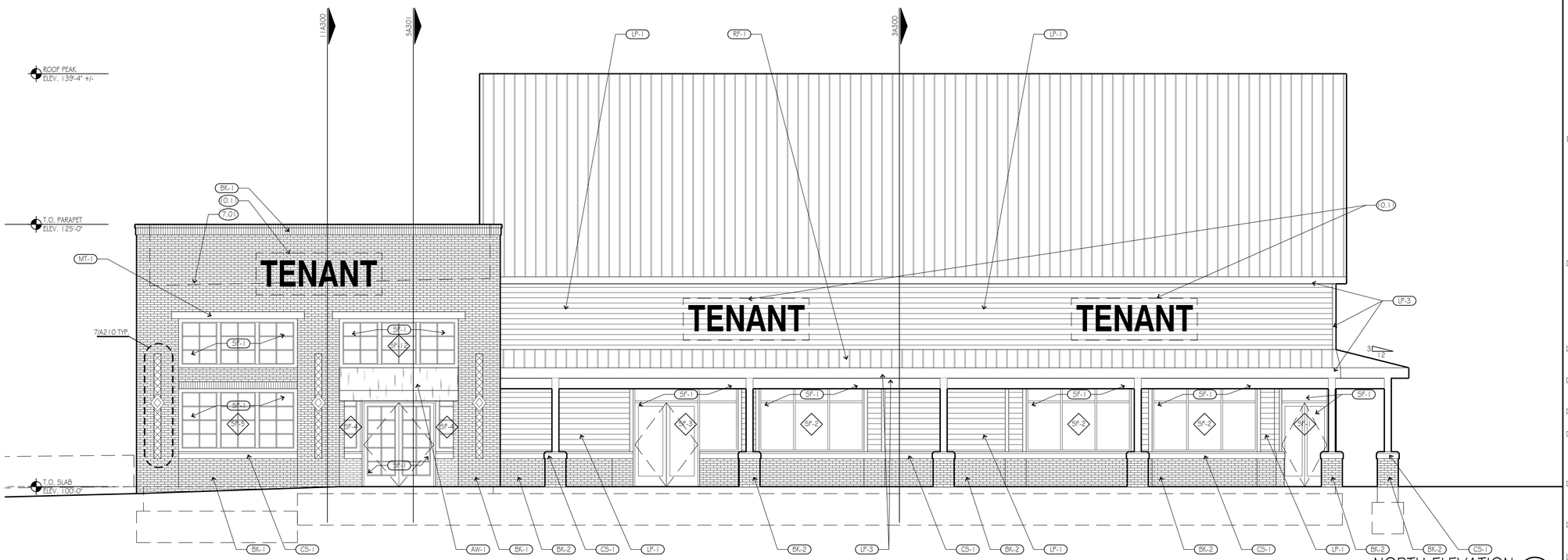
LIGHT SCHEDULE

SYMBOL	DESCRIPTION	MANF	COLOR / REMARKS
LT-1	WALL SCONCE (GOOSE NECK)	TBD	RE: MEP
LT-2	UNDER CANOPY SOFFIT LIGHT	TBD	RE: MEP
LT-3	TBD	TBD	RE: MEP



WEST ELEVATION 3

SCALE: 3/16" = 1'-0"



NORTH ELEVATION 1

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- 5.02 STRUCTURAL STEEL BEAM (RE: STRUC.)
- 5.04 STRUCTURAL STEEL TUBE (RE: STRUC.)
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- 7.55 OVERFLOW ROOF DRAIN LEADER; RE: PLUMBING DWGS
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- 7.60 SHT MTL FULL COPING & CONT CLEAT EACH SIDE
- 7.61 SHT MTL FLASHING; FOLD-BACK EDGES, TYP
- 7.62 THRU-WALL FLASHING
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- 8.92 PTD EXTRUDED ALUM. SOFFIT VENT - 3" WIDE TYP. (UNO)
- 9.11 5/8" TYPE 'X' GYP BD W/ CJS @ 30'-0" MAX.

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- 10.13 4" HT SIGN READING "SPRINKLER VALVE & FIRE ALARM PANEL" - VERIFY TEXT W/ AHJ
- 10.71 FABRIC AWNING W/ PTD GALV STL FRAME @ 45° OC TYP PROVIDE BLOCKING AS REQUIRED

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- 22.01 PLUMBING EQUIPMENT
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- 23.01 ROOFTOP HVAC UNIT

DIV 26 ELECTRICAL (RE: ELECTRICAL DWGS)
- 26.01 ELECTRICAL TRANSFORMER
- 26.02 MAIN ELECTRICAL SERVICE ENTRANCE
- 26.03 ELECTRICAL DISTRUBITION PANELS
- 26.04 ELECTRICAL LIGHT FIXTURE, TYP

DIV 31 EARTHWORK
- 31.01 LINE OF FINISH GRADE; RE: CIVIL DWGS
- 31.02 4" MIN DRAINAGE FILL
- 31.03 COMPACTED BACKFILL

DIV 32 EXTERIOR IMPROVEMENTS
- 32.01 4" BROOM-FIN CONC PVMT
- 32.06 ASPHALT PAVING

DIV 33 UTILITIES
- 33.01 4" DIA PERF DRAIN W/ MIN 4" DRAINAGE FILL & FILTER FABRIC ALL AROUND - EXTEND TO NEAREST STORM DRAIN OR TO DAYLIGHT

klover architects incorporated
8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
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project title

NEW LONGVIEW - LOT 44

MULTI-TENANT SHELL

330 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

project number

23150.001

drawing issuance

PERMIT SET	03.11.2024

drawing revisions

No.	Description:	Date:

professional seal

STATE OF MISSOURI
HENRY C. KLOVER
NUMBER A-2002
REGISTERED ARCHITECT

Date Signed MAR 11 2024

drawing title

EXTERIOR ELEVATIONS

drawing number

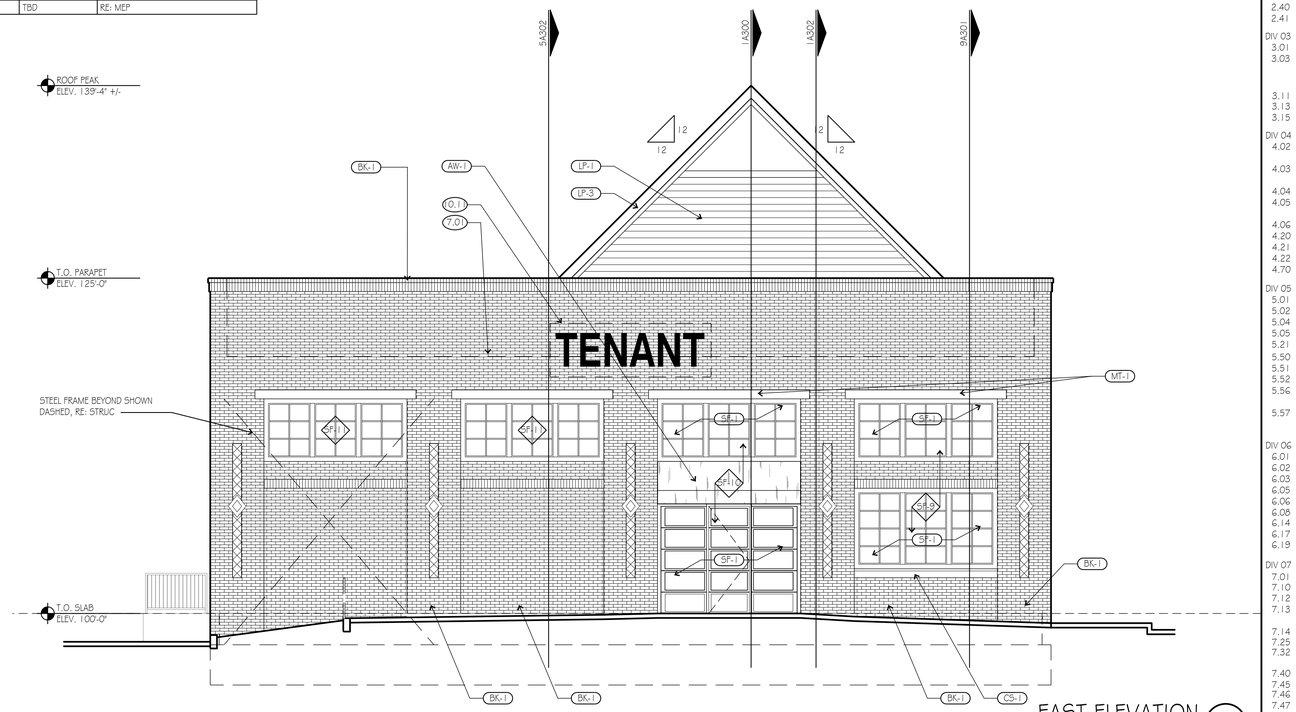
A200

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	MANF	COLOR / REMARKS
AW-1	AWNING, FABRIC	TBD	BLACK
BK-1	BRICK	GLEN GERY	RED
BK-2	BRICK	GLEN GERY	WHITE
BK-3	BRICK	GLEN GERY	VERTICAL DETAIL
CS-1	CAST STONE	TBD	TBD
LP-1	LAP SIDING	HARDIE	GRAY
LP-2	LAP SIDING	HARDIE	WHITE
LP-3	LAP SIDING TRIM	HARDIE	WHITE
MT-1	METAL	TBD	DARK BRONZE
MT-2	METAL	TBD	WHITE
MT-3	METAL	TBD	GRAY
RF-1	ROOF, STANDING SEEM	TBD	DARK BRONZE
SF-1	STORE FRONT	KAWNEER	DARK BRONZE (CLEAR GLAZING)
SF-2	STORE FRONT	KAWNEER	DARK BRONZE (SPANDREL GLAZING)

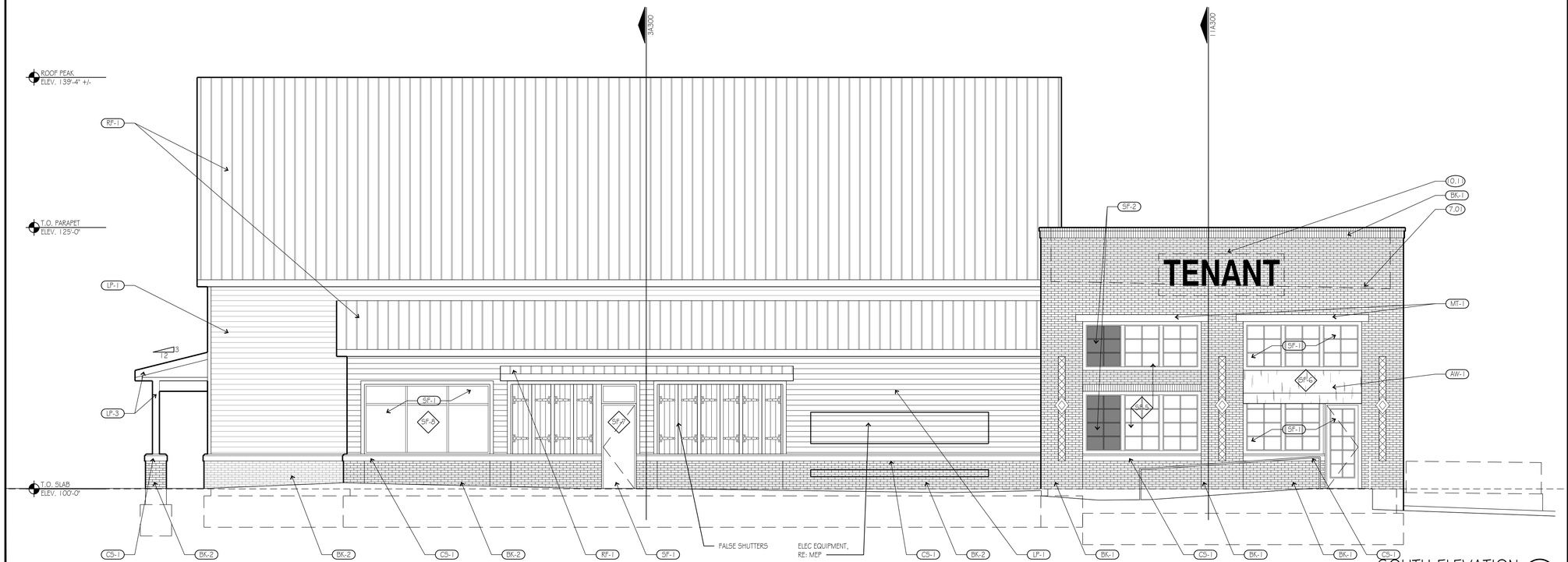
LIGHT SCHEDULE

SYMBOL	DESCRIPTION	MANF	COLOR / REMARKS
LT-1	WALL SCONCE (GOOSE NECK)	TBD	RE: MEP
LT-2	UNDER CANOPY SOFFIT LIGHT	TBD	RE: MEP
LT-3	TBD	TBD	RE: MEP



EAST ELEVATION 3

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION 1

SCALE: 3/16" = 1'-0"

KEY NOTES:

(NOT ALL NOTES ARE USED)

DIV 02 EXISTING CONDITIONS
- 2.01 PROTECT EXISTING TO REMAIN AS IS
- 2.40 REMOVE EXISTING & DISPOSE OF LEGALLY
- 2.41 REMOVE EXISTING - CLEAN, STORE & REINSTALL

DIV 03 CONCRETE (RE: STRUCTURAL DWGS)
- 3.01 CONC FOOTING & FOUNDATION RE: STRUCT
- 3.03 1.5"L #4 RE-BAR DOWELS @ 3'-0" OC EPOXY SET INTO 6" DEEP DRILLED HOLES IN EXISTING CONC SLAB - ALIGN TOP OF NEW SLAB W/ EXISTING
- 3.11 4" CONC SLAB OVER VAPOR BARRIER RE: STRUCT
- 3.13 VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT
- 3.15 1/2" W SNAP-CAP JOINT FILLER W/ SEALANT

DIV 04 MASONRY (RE: EXTERIOR FINISH SCHEDULE)
- 4.02 SMOOTH-FACE CMU BELOW GRADE W/ SOLID GROUT FILL @ ALL CELLS
- 4.03 MASONRY VENEER W/ ADJ ANCHORS @ 24" HOR X 16" VERT OC TYP
- 4.04 2" MIN CAVITY W/ DRAINAGE MESH @ BASE
- 4.05 MASONRY THRU-WALL FLASHING W/ MTL DRIP EDGE & WEEPS @ 24" OC MAX
- 4.06 SOLID GROUT FILL BELOW THRU-WALL FLASHING
- 4.20 BRICK ROWLOCK COURSE
- 4.21 BRICK SOLDIER COURSE
- 4.22 BRICK IN SPECIAL BOND PATTERN; RE: ____
- 4.70 CAST STONE TRIM UNIT (PROFILE/TYPE)

DIV 05 METALS (RE: STRUCTURAL DWGS)
- 5.01 STRUCTURAL STEEL COLUMN (RE: STRUC.)
- 5.02 STRUCTURAL STEEL BEAM (RE: STRUC.)
- 5.04 STRUCTURAL STEEL TUBE (RE: STRUC.)
- 5.05 STRUCTURAL STEEL ANGLE (RE: STRUC.)
- 5.21 STRUCTURAL STEEL TRUSS-GIRDER (RE: STRUC.)
- 5.50 MTL DOWNSPOUT BOOT - RE: ____
- 5.51 CONC FILLED PIPE BOLLARD
- 5.52 PTD 18" WIDE STEEL LADDER TO ROOF
- 5.56 PTD 1 1/2" DIA STEEL TUBE HANDRAIL @ 34" ABV TREADS (CAULY @ EXT)
- 5.57 PTD STEEL TUBE GUARDRAIL @ 42" AFF W/ MAX 4" CLEAR

DIV 06 WOOD, PLASTICS AND COMPOSITES
- 6.01 WOOD BLOCKING (SIZE)
- 6.02 FRT WOOD BLOCKING (SIZE)
- 6.03 PRESERVATIVE TREATED WD BLKG (SIZE)
- 6.05 PRESERVATIVE TREATED 3/4" PLYWD DECKING
- 6.06 2X__ WD FRAMING @ __" OC (RE: STRUC.)
- 6.08 ENGINEERED WOOD TRUSS (RE: STRUC.)
- 6.14 1/2" CDX PLYWD SHTH @ SIGN PANEL AREA
- 6.17 OSB SHEATHING PER STRUCTURAL
- 6.19 LAMINATED-WD ARCH/BEAM (RE: STRUC.)

DIV 07 THERMAL AND MOISTURE PROTECTION
- 7.01 LINE OF ROOF BEYOND
- 7.10 2" X 24" MIN RIGID PERIMETER INSULATION
- 7.12 5 1/2" (R-19) BATT INSUL W/ VB TO WARM SIDE
- 7.13 1 12" THICK (R-36) BATT INSUL W/ VB TO WARM SIDE IN ATTIC/SOFFITS
- 7.14 FLUID WEATHER-RESISITIVE BARRIER @ SHEATHING
- 7.25 EXTERIOR FINISHED CEMENT BD SOFFIT
- 7.32 2 ROWS SNOW-GUARDS STAGGERED @ 2' & 4' ABOVE ROOF EDGE
- 7.40 COMPOSITE METAL WALL PANEL
- 7.45 1 X EXT FIBER CEMENT TRIM
- 7.46 2X EXT FIBER CEMENT TRIM
- 7.47 FIBER CEMENT SIDING PER ELEVATIONS
- 7.48 FIBER CEMENT SOFFIT PANEL
- 7.51 24" X 24" WALKWAY PADS AT 30" OC TYP
- 7.52 FULLY-ADHERED ROOF MEMBRANE UP PARAPET TO UNDER SHT MTL COPING
- 7.53 1/4" TYP TAPERED ROOF INSUL TO DRAIN
- 7.54 ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.55 OVERFLOW ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.57 ROOF EDGE FLASHING COPING & CONT CLEAT W/ FASTENERS @ 6" O.C. IN (2) ROWS OFFSET 3"; LAP ROOF MEMBRANE AND SEAL
- 7.60 SHT MTL FULL COPING & CONT CLEAT EACH SIDE
- 7.61 SHT MTL FLASHING; FOLD-BACK EDGES, TYP
- 7.62 THRU-WALL FLASHING
- 7.63 SHT MTL COUNTERFLASHING
- 7.68 CONT SHT MTL GUTTER W/ SCREEN
- 7.69 4" X 5" (UNO) SHT MTL DOWNSPOUT
- 7.71 30" X 36" ROOF HATCH W/ LADDER SAFETY POST AND ROOFTOP SAFETY RAILING
- 7.81 TOP-OF-WALL FIRESTOP SEALANT
- 7.82 FIRE STOP SEALANT @ PENETRATIONS IN FIRE WALL
- 7.90 CONT 3/8" SEALANT W/ BACKING
- 7.91 CONT 3/8" SEALANT W/ WEEPS @ 24" OC

DIV 08 OPENINGS
- 8.01 PTD HOLLOW METAL DOOR & FRAME, GALV. @ EXT. TYP.
- 8.31 PTD METAL WALL/CEILING ACCESS DOOR (SIZE)
- 8.40 1" INSUL LOW-E GLASS (TEMPER AT "T") IN ALUM FRAMING - SHIM/SEAL ALL AROUND TYP.
- 8.71 FLUSH MTD EMERGENCY KEY ACCESS BOX @ 5'-6" ABV GRADE - VERIFY LOCATION W/ AHJ
- 8.90 2'6" X 30' EXTERIOR PARAPET ACCESS PANEL
- 8.91 WALL/ROOF VENT
- 8.92 PTD EXTRUDED ALUM. SOFFIT VENT - 3" WIDE TYP. (UNO)
- 9.11 5/8" TYPE 'X' GYP BD W/ CJS @ 30'-0" MAX.

DIV 10 SPECIALTIES
- 10.11 TYPICAL SIGNAGE (NIC) - PROVIDE PLYWD BACKING & ELEC POWER CONNECTION
- 10.12 8" HT INT MTD WHITE PSV BUILDING ADDRESS NUMBERS ABV ENTRY - VERIFY TEXT W/ AHJ
- 10.13 4" HT SIGN READING "SPRINKLER VALVE & FIRE ALARM PANEL" - VERIFY TEXT W/ AHJ
- 10.71 FABRIC AWNING W/ PTD GALV STL FRAME @ 45° OC TYP PROVIDE BLOCKING AS REQUIRED

DIV 21 FIRE SUPPRESSION
- 21.11 AUTO-SPRINKLER BACK-FLOW UNIT
- 21.12 FIRE-ALARM CONTROL PANEL

DIV 22 PLUMBING (RE: PLUMBING DWGS)
- 22.01 PLUMBING EQUIPMENT
- 22.06 GAS METER

DIV 23 HVAC (RE: MECH DWGS)
- 23.01 ROOFTOP HVAC UNIT

DIV 26 ELECTRICAL (RE: ELECTRICAL DWGS)
- 26.01 ELECTRICAL TRANSFORMER
- 26.02 MAIN ELECTRICAL SERVICE ENTRANCE
- 26.03 ELECTRICAL DISTRUBITION PANELS
- 26.04 ELECTRICAL LIGHT FIXTURE, TYP

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- 31.03 COMPACTED BACKFILL

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- 32.01 4" BROOM-FIN CONC PVMT
- 32.06 ASPHALT PAVING

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- 33.01 4" DIA PERF DRAIN W/ MIN 4" DRAINAGE FILL & FILTER FABRIC ALL AROUND - EXTEND TO NEAREST STORM DRAIN OR TO DAYLIGHT

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LEE'S SUMMIT, MO 64081

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23150.001

drawing issuance

PERMIT SET 03.11.2024

drawing revisions

No.	Description:	Date:

professional seal

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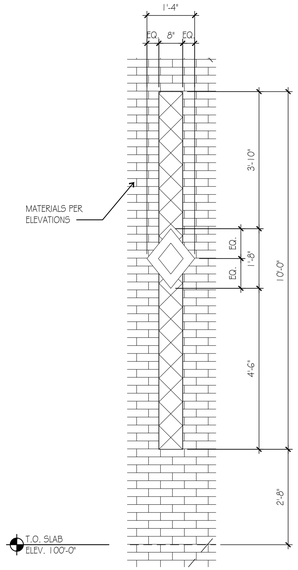
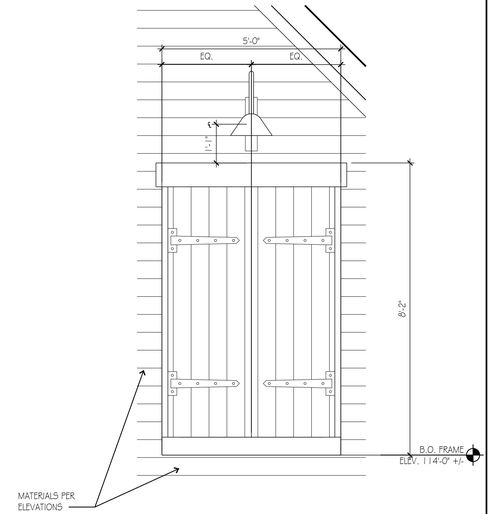
EXTERIOR ELEVATIONS

drawing number

A201

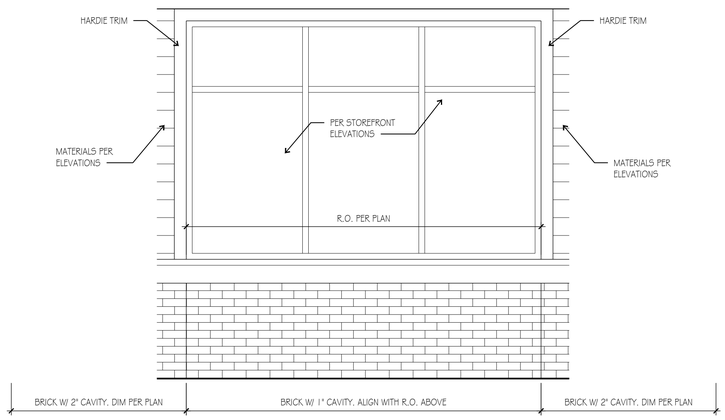


DETAIL 7
SCALE: 1/2" = 1'-0"



SHUTTER DETAIL 3
SCALE: 1/2" = 1'-0"

TENANT SIGNAGE DETAIL 9
SCALE: 1/2" = 1'-0"



TYP. STOREFRONT DETAIL 1
SCALE: 1/2" = 1'-0"

KEY NOTES:
(NOT ALL NOTES ARE USED)

DIV 02 EXISTING CONDITIONS
- 2.01 PROTECT EXISTING TO REMAIN AS IS
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- 2.41 REMOVE EXISTING - CLEAN, STORE & REINSTALL

DIV 03 CONCRETE (RE: STRUCTURAL DWGS)
- 3.01 CONC FOOTING & FOUNDATION RE: STRUCT
- 3.03 1 0½" L #4 RE-BAR DOWELS @ 3'-0" OC EPOXY SET INTO 6" DEEP DRILLED HOLES IN EXISTING CONC SLAB - ALIGN TOP OF NEW SLAB W/ EXISTING
- 3.11 4" CONC SLAB OVER VAPOR BARRIER RE: STRUCT
- 3.13 VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT
- 3.15 1/2" W SNAP-CAP JOINT FILLER W/ SEALANT

DIV 04 MASONRY (RE: EXTERIOR FINISH SCHEDULE)
- 4.02 SMOOTH-FACE CMU BELOW GRADE W/ SOLID GROUT FILL @ ALL CELLS
- 4.03 MASONRY VENEER W/ ADJ ANCHORS @ 24" HOR X 16" VERT OC TYP
- 4.04 2" MIN CAVITY W/ DRAINAGE MESH @ BASE
- 4.05 MASONRY THRU-WALL FLASHING W/ MTL DRIP EDGE & WEEPS @ 24" OC MAX
- 4.06 SOLID GROUT FILL BELOW THRU-WALL FLASHING
- 4.20 BRICK ROWLOCK COURSE
- 4.21 BRICK SOLDIER COURSE
- 4.22 BRICK IN SPECIAL BOND PATTERN; RE: ____
- 4.70 CAST STONE TRIM UNIT (PROFILE/TYPE)

DIV 05 METALS (RE: STRUCTURAL DWGS)
- 5.01 STRUCTURAL STEEL COLUMN (RE: STRUC.)
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- 5.04 STRUCTURAL STEEL TUBE (RE: STRUC.)
- 5.05 STRUCTURAL STEEL ANGLE (RE: STRUC.)
- 5.21 STRUCTURAL STEEL TRUSS-GIRDER (RE: STRUC.)
- 5.50 MTL DOWNSPOUT BOOT - RE: ____
- 5.51 CONC FILLED PIPE BOLLARD
- 5.52 PTD 18" WIDE STEEL LADDER TO ROOF
- 5.56 PTD 1 1/2" DIA STEEL TUBE HANDRAIL @ 34" ABV TREADS (GALV @ EXT)
- 5.57 PTD STEEL TUBE GUARDRAIL @ 42" AFF W/ MAX 4" CLEAR

DIV 06 WOOD, PLASTICS AND COMPOSITES
- 6.01 WOOD BLOCKING (SIZE)
- 6.02 FRT WOOD BLOCKING (SIZE)
- 6.03 PRESERVATIVE TREATED WD BLKG (SIZE)
- 6.05 PRESERVATIVE TREATED 3/4" PLYWD DECKING
- 6.06 2X__ WD FRAMING @ __" OC (RE: STRUC.)
- 6.08 ENGINEERED WOOD TRUSS (RE: STRUC.)
- 6.14 1/2" CDX PLYWD SHTH @ SIGN PANEL AREA
- 6.17 OSB SHEATHING PER STRUCTURAL
- 6.19 LAMINATED-WD ARCH/BEAM (RE: STRUC.)

DIV 07 THERMAL AND MOISTURE PROTECTION
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- 7.13 12" THICK (R-36) BATT INSUL W/ VB TO WARM SIDE IN ATTIC/SOFFITS
- 7.14 FLUID WEATHER-RESISITIVE BARRIER @ SHEATHING
- 7.25 EXTERIOR FINISHED CEMENT BD SOFFIT
- 7.32 2 ROWS SNOW-GUARDS STAGGERED @ 2' & 4' ABOVE ROOF EDGE
- 7.40 COMPOSITE METAL WALL PANEL
- 7.45 1X EXT FIBER CEMENT TRIM
- 7.46 2X EXT FIBER CEMENT TRIM
- 7.47 FIBER CEMENT SIDING PER ELEVATIONS
- 7.48 FIBER CEMENT SOFFIT PANEL
- 7.51 24" X 24" WALKWAY PADS AT 30" OC TYP
- 7.52 FULLY-ADHERED ROOF MEMBRANE UP PARAPET TO UNDER SHT MTL COPING
- 7.53 1/4" TYP TAPERED ROOF INSUL TO DRAIN
- 7.54 ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.55 OVERFLOW ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.57 ROOF EDGE FLASHING COPING & CONT CLEAT W/ FASTENERS @ 6" O.C. IN (2) ROWS OFFSET 3"; LAP ROOF MEMBRANE AND SEAL
- 7.60 SHT MTL FULL COPING & CONT CLEAT EACH SIDE
- 7.61 SHT MTL FLASHING; FOLD-BACK EDGES, TYP
- 7.62 THRU-WALL FLASHING
- 7.63 SHT MTL COUNTERFLASHING
- 7.68 CONT SHT MTL GUTTER W/ SCREEN
- 7.69 4" X 5" (UNO) SHT MTL DOWNSPOUT
- 7.71 30" X 36" ROOF HATCH W/ LADDER SAFETY POST AND ROOFTOP SAFETY RAILING
- 7.81 TOP-OF-WALL FIRESTOP SEALANT
- 7.82 FIRE STOP SEALANT @ PENETRATIONS IN FIRE WALL
- 7.90 CONT 3/8" SEALANT W/ BACKING
- 7.91 CONT 3/8" SEALANT W/ WEEPS @ 24" OC

DIV 08 OPENINGS
- 8.01 PTD HOLLOW METAL DOOR & FRAME, GALV. @ EXT. TYP.
- 8.31 PTD METAL WALL/CEILING ACCESS DOOR (SIZE)
- 8.40 1" INSUL LOW-E GLASS (TEMPER AT "T") IN ALUM FRAMING - SHIM/SEAL ALL AROUND TYP.
- 8.71 FLUSH MTD EMERGENCY KEY ACCESS BOX @ 5'-6" ABV GRADE - VERIFY LOCATION W/ AHJ
- 8.90 26" X 30" EXTERIOR PARAPET ACCESS PANEL
- 8.91 WALL/ROOF VENT
- 8.92 PTD EXTRUDED ALUM. SOFFIT VENT - 3" WIDE TYP. (UNO)
- 9.11 5/8" TYPE "X" GYP BD W/ CJS @ 30'-0" MAX.

DIV 10 SPECIALTIES
- 10.11 TYPICAL SIGNAGE (NIC) - PROVIDE PLYWD BACKING & ELEC POWER CONNECTION
- 10.12 8" HT INT MTD WHITE PSV BUILDING ADDRESS NUMBERS ABV ENTRY - VERIFY TEXT W/ AHJ
- 10.13 4" HT SIGN READING "SPRINKLER VALVE & FIRE ALARM PANEL" - VERIFY TEXT W/ AHJ
- 10.71 FABRIC AWNING W/ PTD GALV STL FRAME @ 48" OC TYP PROVIDE BLOCKING AS REQUIRED

DIV 21 FIRE SUPRESSION
- 21.11 AUTO-SPRINKLER BACK-FLOW UNIT
- 21.12 FIRE-ALARM CONTROL PANEL

DIV 22 PLUMBING (RE: PLUMBING DWGS)
- 22.01 PLUMBING EQUIPMENT
- 22.06 GAS METER

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- 31.01 LINE OF FINISH GRADE; RE: CIVIL DWGS
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project title

NEW LONGVIEW - LOT 44

MULTI-TENANT SHELL

330 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

project number
23150.001

drawing issuance
PERMIT SET 03.11.2024

drawing revisions

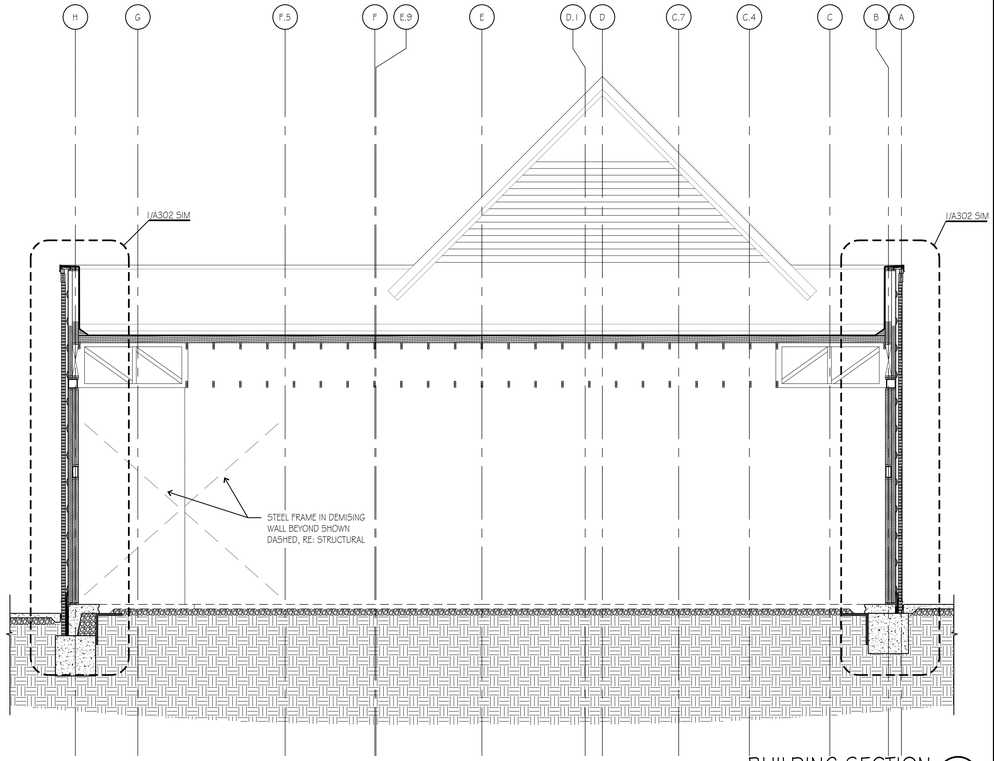
No.	Description:	Date:

professional seal

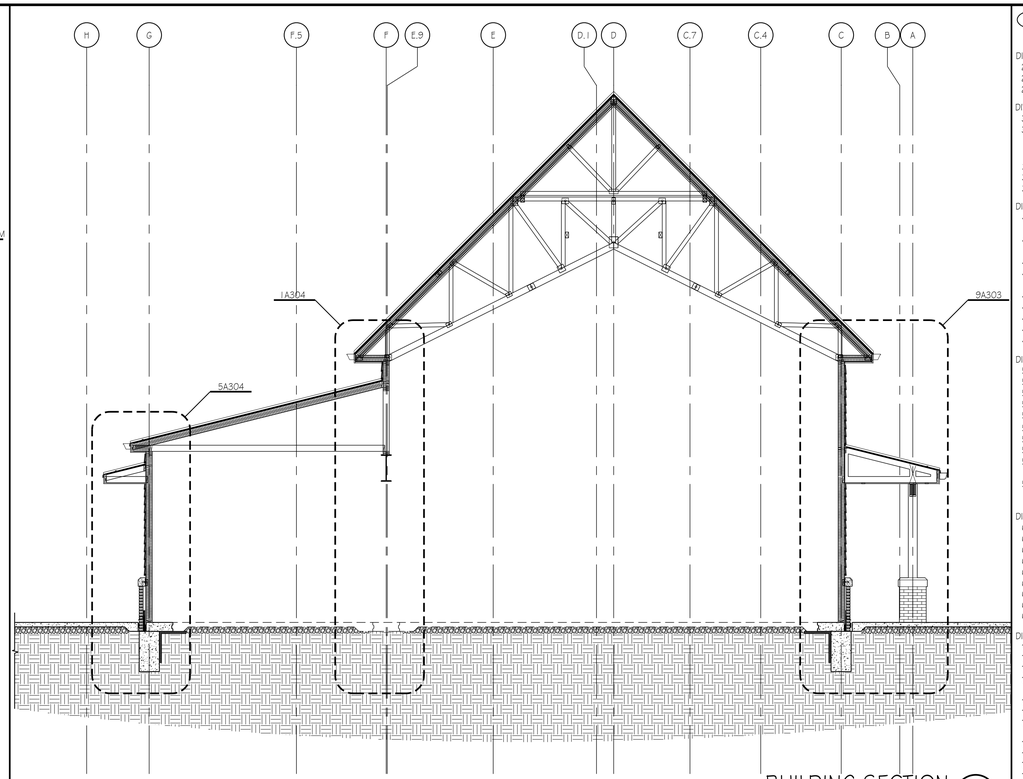
STATE OF MISSOURI
HENRY C. FLOYER
NUMBER A2242
REGISTERED ARCHITECT
Date Signed MAR 11 2024

drawing title
ELEVATION DETAILS

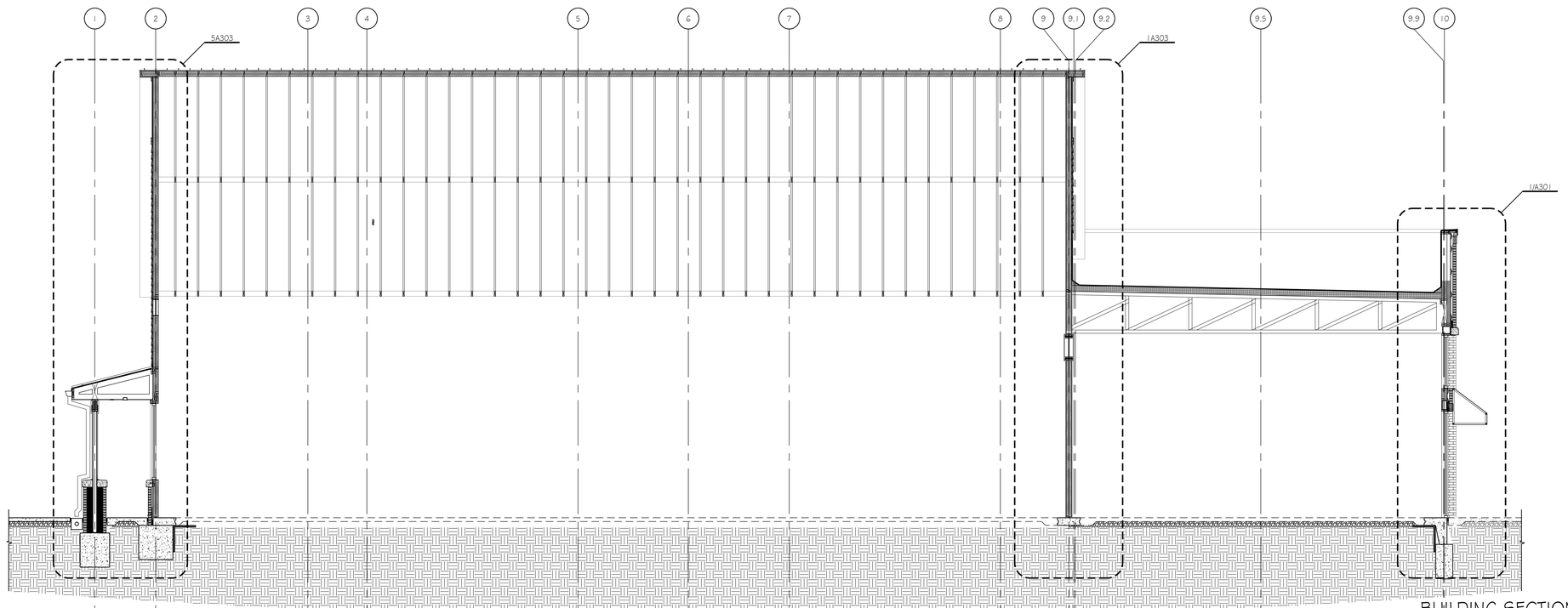
drawing number
A210



BUILDING SECTION 11
SCALE: 3/16" = 1'-0"



BUILDING SECTION 3
SCALE: 3/16" = 1'-0"



BUILDING SECTION 1
SCALE: 3/16" = 1'-0"

KEY NOTES:

(NOT ALL NOTES ARE USED)

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- 4.04 2" MIN CAVITY W/ DRAINAGE MESH @ BASE
- 4.05 MASONRY THRU-WALL FLASHING W/ MTL DRIP EDGE & WEEPS @ 24" OC MAX
- 4.06 SOLID GROUT FILL BELOW THRU-WALL FLASHING
- 4.20 BRICK ROWLOCK COURSE
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- 7.10 2" X 24" MIN RIGID PERIMETER INSULATION
- 7.12 5 1/2" (R-19) BATT INSUL W/ VB TO WARM SIDE
- 7.13 12" THICK (R-36) BATT INSUL W/ VB TO WARM SIDE IN ATTIC/SOFFITS
- 7.14 FLUID WEATHER-RESISTIVE BARRIER @ SHEATHING
- 7.25 EXTERIOR FINISHED CEMENT BD SOFFIT
- 7.32 2 ROWS SNOW-GUARDS STAGGERED @ 2' & 4' ABOVE ROOF EDGE
- 7.40 COMPOSITE METAL WALL PANEL
- 7.45 1 X EXT FIBER CEMENT TRIM
- 7.46 2X EXT FIBER CEMENT TRIM
- 7.47 FIBER CEMENT SIDING PER ELEVATIONS
- 7.48 FIBER CEMENT SOFFIT PANEL
- 7.51 24" X 24" WALKWAY PADS AT 30" OC TYP
- 7.52 FULLY-ADHERED ROOF MEMBRANE UP PARAPET TO UNDER SHT MTL COPING
- 7.53 1/4" TYP TAPERED ROOF INSUL TO DRAIN
- 7.54 ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.55 OVERFLOW ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.57 ROOF EDGE FLASHING COPING & CONT CLEAT W/ FASTENERS @ 6" O.C. IN (2) ROWS OFFSET 3"; LAP ROOF MEMBRANE AND SEAL
- 7.60 SHT MTL FULL COPING & CONT CLEAT EACH SIDE
- 7.61 SHT MTL FLASHING; FOLD-BACK EDGES, TYP
- 7.62 THRU-WALL FLASHING
- 7.63 SHT MTL COUNTERFLASHING
- 7.68 CONT SHT MTL GUTTER W/ SCREEN
- 7.69 4" X 5" (UNO) SHT MTL DOWNSPOUT
- 7.71 30" X 36" ROOF HATCH W/ LADDER SAFETY POST AND ROOFTOP SAFETY RAILING
- 7.81 TOP-OF-WALL FIRESTOP SEALANT
- 7.82 FIRE STOP SEALANT @ PENETRATIONS IN FIRE WALL
- 7.90 CONT 3/8" SEALANT W/ BACKING
- 7.91 CONT 3/8" SEALANT W/ WEEPS @ 24" OC

DIV 08 OPENINGS
- 8.01 PTD HOLLOW METAL DOOR & FRAME, GALV. @ EXT. TYP.
- 8.31 PTD METAL WALL/CEILING ACCESS DOOR (SIZE)
- 8.40 1" INSUL LOW-E GLASS (TEMPER AT "T") IN ALUM FRAMING - SHIM/SEAL ALL AROUND TYP.
- 8.71 FLUSH MTD EMERGENCY KEY ACCESS BOX @ 5'-6" ABV GRADE - VERIFY LOCATION W/ AHJ
- 8.90 26" X 30" EXTERIOR PARAPET ACCESS PANEL
- 8.91 WALL/ROOF VENT
- 8.92 PTD EXTRUDED ALUM. SOFFIT VENT - 3" WIDE TYP. (UNO)
- 9.11 5/8" TYPE "X" GYP BD W/ CJS @ 30'-0" MAX.

DIV 10 SPECIALTIES
- 10.11 TYPICAL SIGNAGE (NIC) - PROVIDE PLYWD BACKING & ELEC POWER CONNECTION
- 10.12 8" HT INT MTD WHITE PSV BUILDING ADDRESS NUMBERS ABV ENTRY - VERIFY TEXT W/ AHJ
- 10.13 4" HT SIGN READING "SPRINKLER VALVE & FIRE ALARM PANEL" - VERIFY TEXT W/ AHJ
- 10.71 FABRIC AWNING W/ PTD GALV STL FRAME @ 48" OC TYP PROVIDE BLOCKING AS REQUIRED

DIV 21 FIRE SUPRESSION
- 21.11 AUTO-SPRINKLER BACK-FLOW UNIT
- 21.12 FIRE-ALARM CONTROL PANEL

DIV 22 PLUMBING (RE: PLUMBING DWGS)
- 22.01 PLUMBING EQUIPMENT
- 22.06 GAS METER

DIV 23 HVAC (RE: MECH DWGS)
- 23.01 ROOFTOP HVAC UNIT

DIV 26 ELECTRICAL (RE: ELECTRICAL DWGS)
- 26.01 ELECTRICAL TRANSFORMER
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- 26.03 ELECTRICAL DISTRIBUTION PANELS
- 26.04 ELECTRICAL LIGHT FIXTURE, TYP

DIV 31 EARTHWORK
- 31.01 LINE OF FINISH GRADE; RE: CIVIL DWGS
- 31.02 4" MIN DRAINAGE FILL
- 31.03 COMPACTED BACKFILL

DIV 32 EXTERIOR IMPROVEMENTS
- 32.01 4" BROOM-FIN CONC PVMT
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project title

NEW LONGVIEW - LOT 44

MULTI-TENANT SHELL

330 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

project number
23150.001

drawing issuance
PERMIT SET 03.11.2024

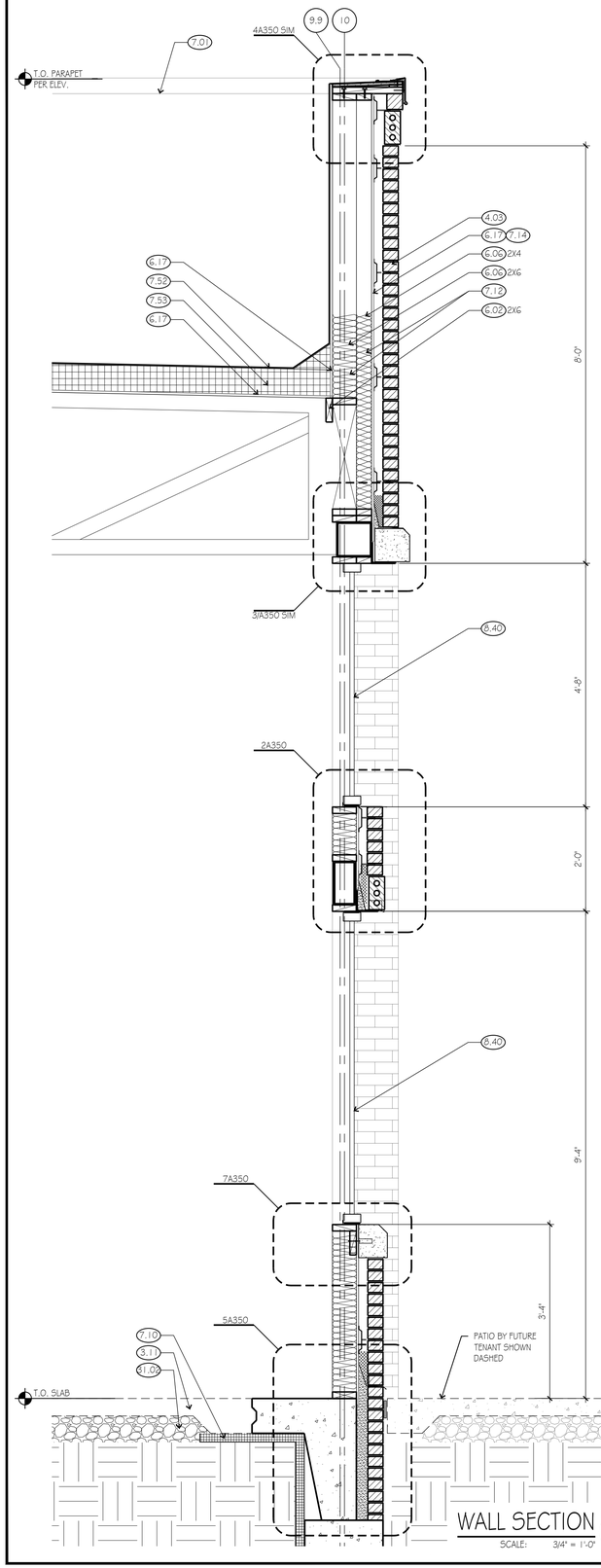
drawing revisions

No.	Description:	Date:

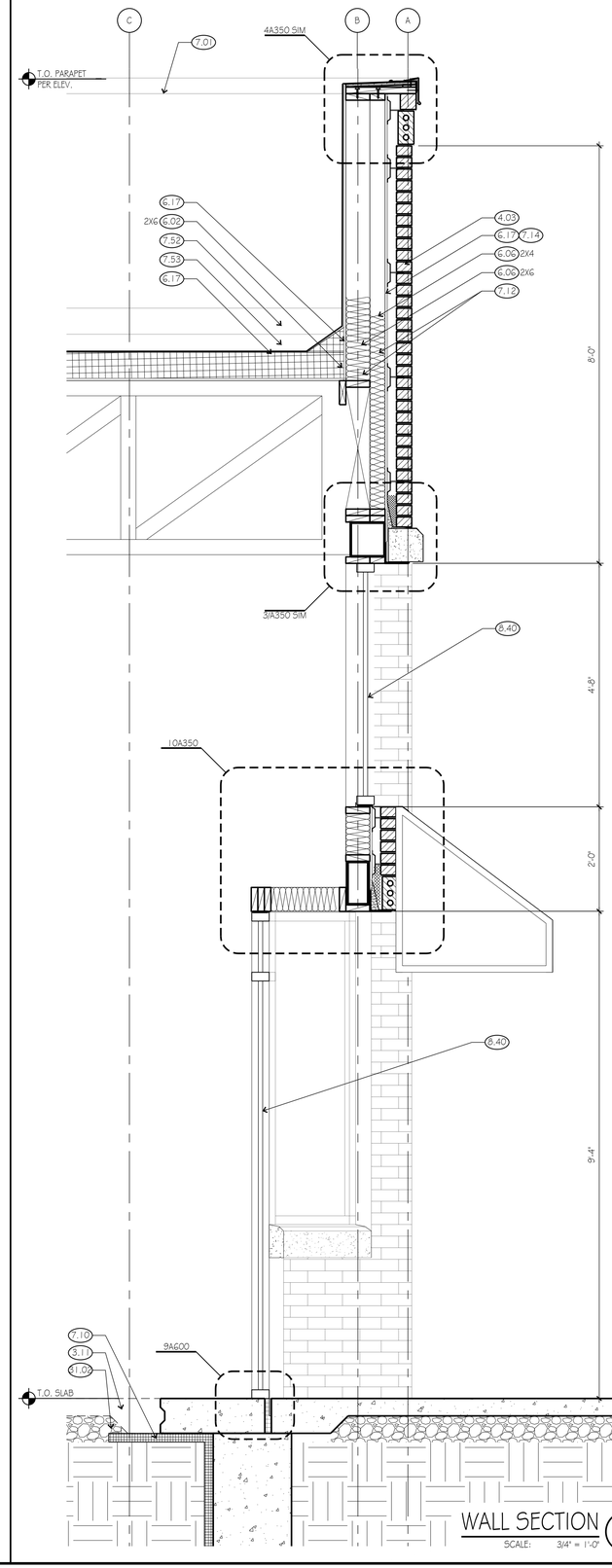
professional seal

drawing title
BUILDING SECTIONS

drawing number
A300



WALL SECTION 9
SCALE: 3/4" = 1'-0"



WALL SECTION 5
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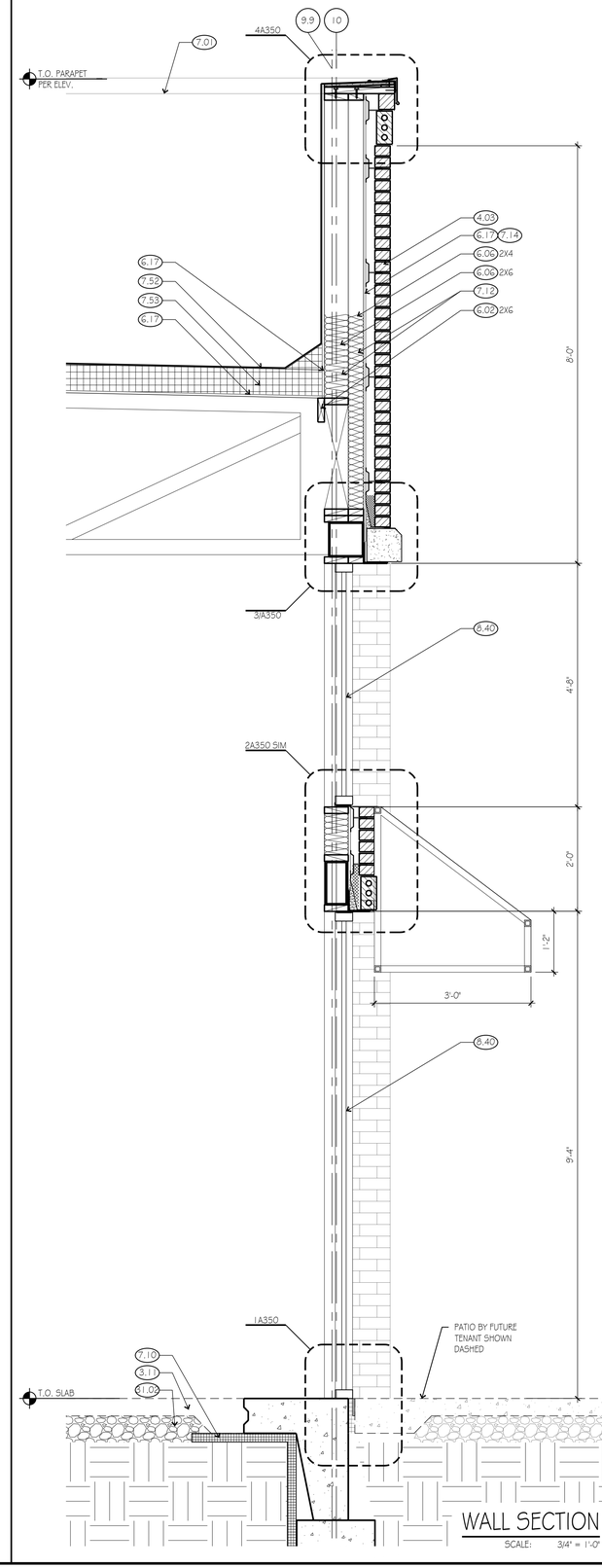

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DIV 03 CONCRETE (RE: STRUCTURAL DWGS)
- 3.01 CONC FOOTING & FOUNDATION RE: STRUCT
- 3.03 1 5/8"L #4 RE-BAR DOWELS @ 3'-0" OC EPOXY SET INTO 6" DEEP DRILLED HOLES IN EXISTING CONC SLAB - ALIGN TOP OF NEW SLAB W/ EXISTING
- 3.11 4" CONC SLAB OVER VAPOR BARRIER RE: STRUCT
- 3.13 VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT
- 3.15 1/2" W SNAP-CAP JOINT FILLER W/ SEALANT

DIV 04 MASONRY (RE: EXTERIOR FINISH SCHEDULE)
- 4.02 SMOOTH-FACE CMU BELOW GRADE W/ SOLID GROUT FILL @ ALL CELLS
- 4.03 MASONRY VENEER W/ ADJ ANCHORS @ 24" HOR X 16" VERT OC TYP
- 4.04 2" MIN CAVITY W/ DRAINAGE MESH @ BASE
- 4.05 MASONRY THRU-WALL FLASHING W/ MTL DRIP EDGE & WEEPS @ 24" OC MAX
- 4.06 SOLID GROUT FILL BELOW THRU-WALL FLASHING
- 4.20 BRICK ROWLOCK COURSE
- 4.21 BRICK SOLDIER COURSE
- 4.22 BRICK IN SPECIAL BOND PATTERN; RE: ____
- 4.70 CAST STONE TRIM UNIT (PROFILE/TYPE)

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- 5.02 STRUCTURAL STEEL BEAM (RE: STRUC.)
- 5.04 STRUCTURAL STEEL TUBE (RE: STRUC.)
- 5.05 STRUCTURAL STEEL ANGLE (RE: STRUC.)
- 5.21 STRUCTURAL STEEL TRUSS-GIRDER (RE: STRUC.)
- 5.50 MTL DOWNSPOUT BOOT - RE: ____
- 5.51 CONC FILLED PIPE BOLLARD
- 5.52 PTD 18" WIDE STEEL LADDER TO ROOF
- 5.56 PTD 1 1/2" DIA STEEL TUBE HANDRAIL @ 34" ABV TREADS (GALV @ EXT)
- 5.57 PTD STEEL TUBE GUARDRAIL @ 42" AFF W/ MAX 4" CLEAR

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- 6.01 WOOD BLOCKING (SIZE)
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- 6.03 PRESERVATIVE TREATED WD BLKG (SIZE)
- 6.05 PRESERVATIVE TREATED 3/4" PLYWD DECKING
- 6.06 2X__ WD FRAMING @ __" OC (RE: STRUC.)
- 6.08 ENGINEERED WOOD TRUSS (RE: STRUC.)
- 6.14 1/2" CDX PLYWD SHTH @ SIGN PANEL AREA
- 6.17 OSB SHEATHING PER STRUCTURAL
- 6.19 LAMINATED-WD ARCH/BEAM (RE: STRUC.)

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DIV 21 FIRE SUPRESSION
- 21.11 AUTO-SPRINKLER BACK-FLOW UNIT
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DIV 22 PLUMBING (RE: PLUMBING DWGS)
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NEW LONGVIEW - LOT 44

MULTI-TENANT SHELL

330 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

project number
23150.001

drawing issuance
PERMIT SET 03.11.2024

drawing revisions

No.	Description:	Date:

professional seal

Date Signed MAR 11 2024

drawing title
WALL SECTIONS

drawing number
A301

NOT USED 9
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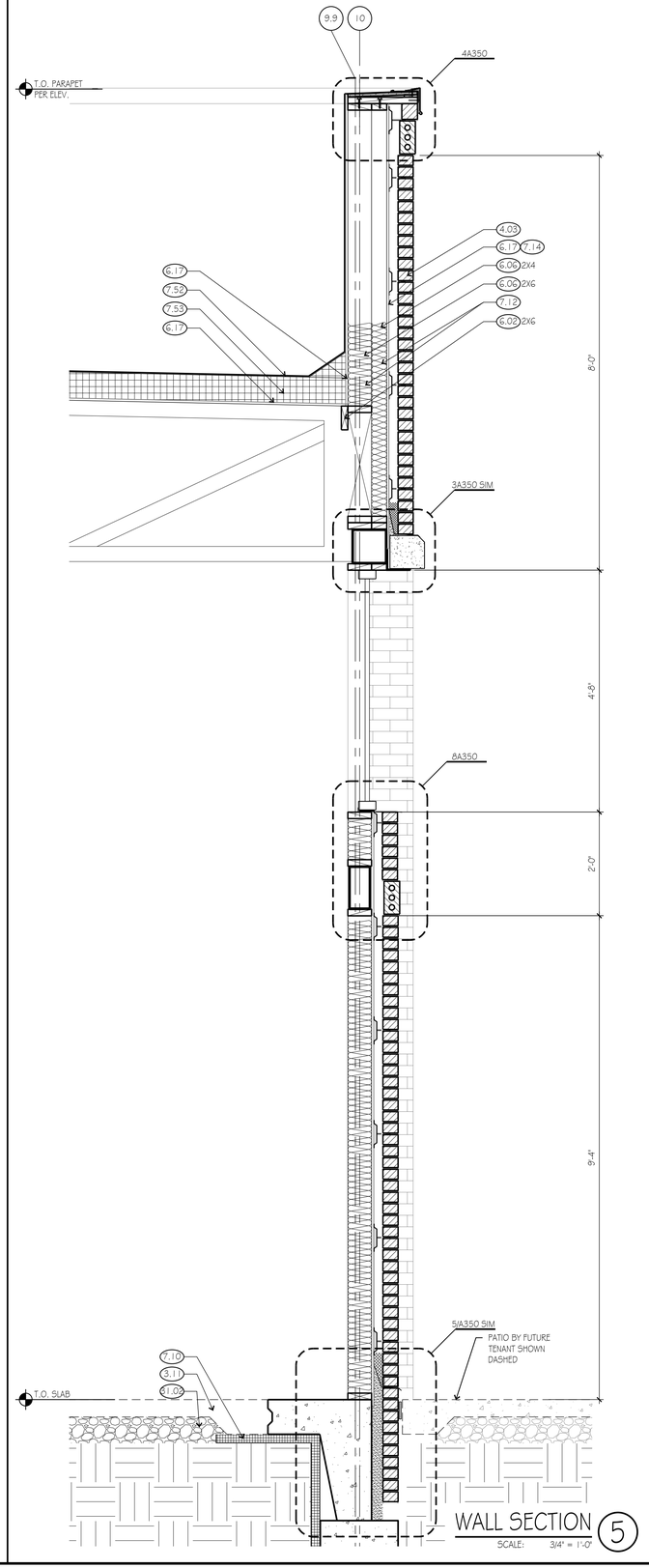
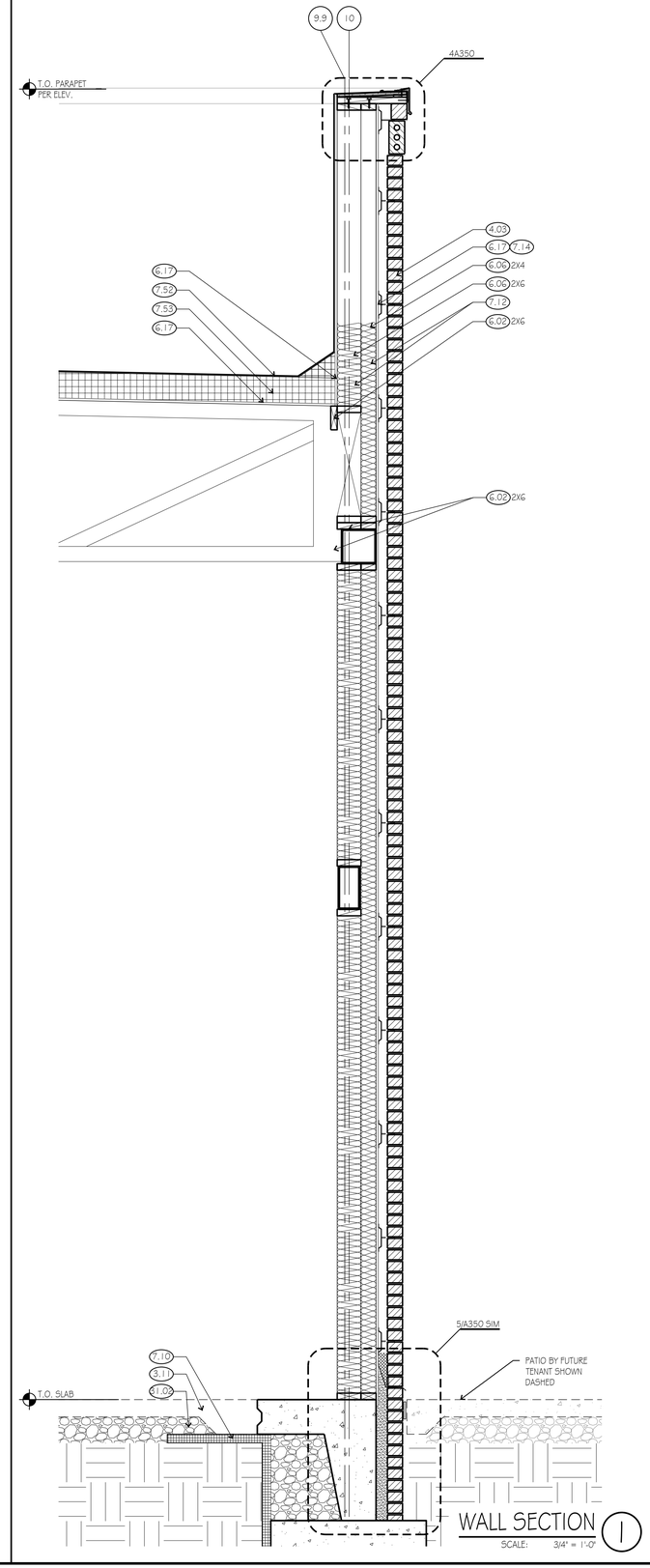


WALL SECTION 5
SCALE: 3/4" = 1'-0"



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- 4.02 SMOOTH-FACE CMU BELOW GRADE W/ SOLID GROUT FILL @ ALL CELLS
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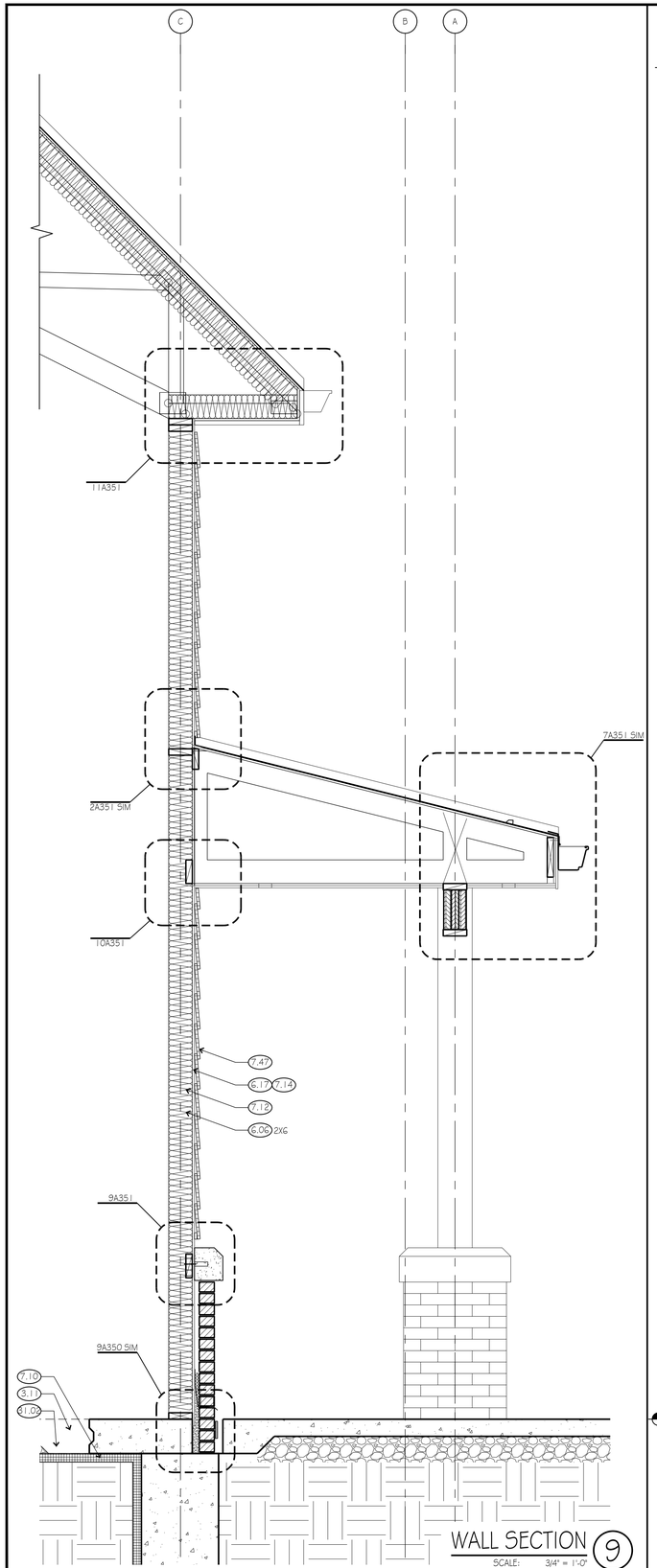
WALL SECTIONS

drawing number
A302



WALL SECTION 9
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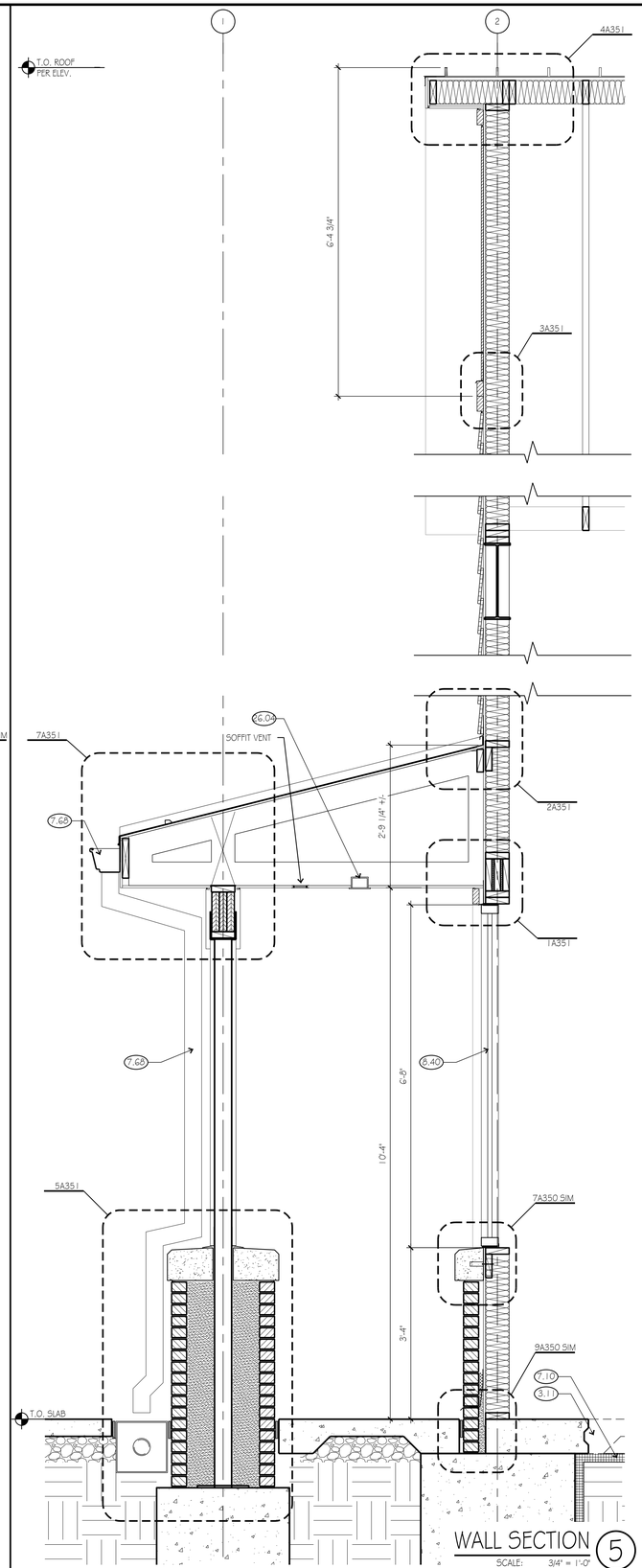

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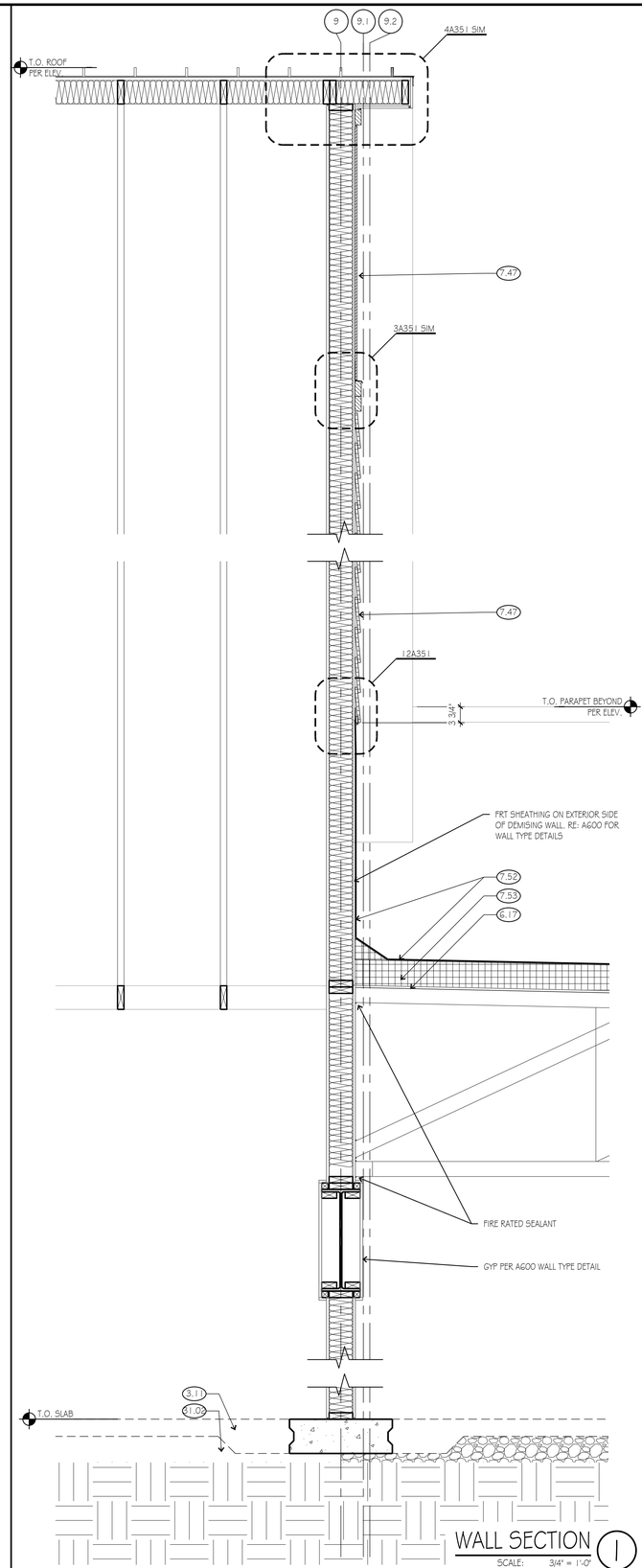

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- 4.04 2" MIN CAVITY W/ DRAINAGE MESH @ BASE
- 4.05 MASONRY THRU-WALL FLASHING W/ MTL DRIP EDGE & WEEPS @ 24" OC MAX
- 4.06 SOLID GROUT FILL BELOW THRU-WALL FLASHING
- 4.20 BRICK ROWLOCK COURSE
- 4.21 BRICK SOLDIER COURSE
- 4.22 BRICK IN SPECIAL BOND PATTERN; RE:____
- 4.70 CAST STONE TRIM UNIT (PROFILE/TYPE)

DIV 05 METALS (RE: STRUCTURAL DWGS)
- 5.01 STRUCTURAL STEEL COLUMN (RE: STRUC.)
- 5.02 STRUCTURAL STEEL BEAM (RE: STRUC.)
- 5.04 STRUCTURAL STEEL TUBE (RE: STRUC.)
- 5.05 STRUCTURAL STEEL ANGLE (RE: STRUC.)
- 5.21 STRUCTURAL STEEL TRUSS-GIRDER (RE: STRUC.)
- 5.50 MTL DOWNSPOUT BOOT - RE:____
- 5.51 CONC FILLED PIPE BOLLARD
- 5.52 PTD 18" WIDE STEEL LADDER TO ROOF
- 5.56 PTD 1 1/2" DIA STEEL TUBE HANDRAIL @ 34" ABV TREADS (GALV @ EXT)
- 5.57 PTD STEEL TUBE GUARDRAIL @ 42" AFF W/ MAX 4" CLEAR

DIV 06 WOOD, PLASTICS AND COMPOSITES
- 6.01 WOOD BLOCKING (SIZE)
- 6.02 FRT WOOD BLOCKING (SIZE)
- 6.03 PRESERVATIVE TREATED WD BLKG (SIZE)
- 6.05 PRESERVATIVE TREATED 3/4" PLYWD DECKING
- 6.06 2X__ WD FRAMING @ __" OC (RE: STRUC.)
- 6.08 ENGINEERED WOOD TRUSS (RE: STRUC.)
- 6.14 1/2" CDX PLYWD SHTH @ SIGN PANEL AREA
- 6.17 OSB SHEATHING PER STRUCTURAL
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DIV 07 THERMAL AND MOISTURE PROTECTION
- 7.01 LINE OF ROOF BEYOND
- 7.10 2" X 24" MIN RIGID PERIMETER INSULATION
- 7.12 5 1/2" (R-19) BATT INSUL W/ VB TO WARM SIDE
- 7.13 12" THICK (R-36) BATT INSUL W/ VB TO WARM SIDE IN ATTIC/SOFFITS
- 7.14 FLUID WEATHER-RESISITIVE BARRIER @ SHEATHING
- 7.25 EXTERIOR FINISHED CEMENT BD SOFFIT
- 7.32 2 ROWS SNOW-GUARDS STAGGERED @ 2' & 4' ABOVE ROOF EDGE
- 7.40 COMPOSITE METAL WALL PANEL
- 7.45 1X EXT FIBER CEMENT TRIM
- 7.46 2X EXT FIBER CEMENT TRIM
- 7.47 FIBER CEMENT SIDING PER ELEVATIONS
- 7.48 FIBER CEMENT SOFFIT PANEL
- 7.51 24" X 24" WALKWAY PADS AT 30" OC TYP
- 7.52 FULLY-ADHERED ROOF MEMBRANE UP PARAPET TO UNDER SHT MTL COPING
- 7.53 1/4" TYP TAPERED ROOF INSUL TO DRAIN
- 7.54 ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.55 OVERFLOW ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.57 ROOF EDGE FLASHING COPING & CONT CLEAT W/ FASTENERS @ 6" O.C. IN (2) ROWS OFFSET 3"; LAP ROOF MEMBRANE AND SEAL
- 7.60 SHT MTL FULL COPING & CONT CLEAT EACH SIDE
- 7.61 SHT MTL FLASHING; FOLD-BACK EDGES, TYP
- 7.62 THRU-WALL FLASHING
- 7.63 SHT MTL COUNTERFLASHING
- 7.68 CONT SHT MTL GUTTER W/ SCREEN
- 7.69 4" X 5" (UNO) SHT MTL DOWNSPOUT
- 7.71 30" X 36" ROOF HATCH W/ LADDER SAFETY POST AND ROOFTOP SAFETY RAILING
- 7.81 TOP-OF-WALL FIRESTOP SEALANT
- 7.82 FIRE STOP SEALANT @ PENETRATIONS IN FIRE WALL
- 7.90 CONT 3/8" SEALANT W/ BACKING
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- 8.01 PTD HOLLOW METAL DOOR & FRAME, GALV. @ EXT. TYP.
- 8.31 PTD METAL WALL/CEILING ACCESS DOOR (SIZE)
- 8.40 1" INSUL LOW-E GLASS (TEMPER AT "T") IN ALUM FRAMING - SHIM/SEAL ALL AROUND TYP.
- 8.71 FLUSH MTD EMERGENCY KEY ACCESS BOX @ 5'-6" ABV GRADE - VERIFY LOCATION W/ AHJ
- 8.90 2'6" X 30" EXTERIOR PARAPET ACCESS PANEL
- 8.91 WALL/ROOF VENT
- 8.92 PTD EXTRUDED ALUM. SOFFIT VENT - 3" WIDE TYP. (UNO)
- 9.11 5/8" TYPE "X" GYP BD W/ CJS @ 30'-0" MAX.

DIV 10 SPECIALTIES
- 10.11 TYPICAL SIGNAGE (NIC) - PROVIDE PLYWD BACKING & ELEC POWER CONNECTION
- 10.12 8" HT INT MTD WHITE PSV BUILDING ADDRESS NUMBERS ABV ENTRY - VERIFY TEXT W/ AHJ
- 10.13 4" HT SIGN READING "SPRINKLER VALVE & FIRE ALARM PANEL" - VERIFY TEXT W/ AHJ
- 10.71 FABRIC AWNING W/ PTD GALV STL FRAME @ 48" OC TYP PROVIDE BLOCKING AS REQUIRED

DIV 21 FIRE SUPPRESSION
- 21.11 AUTO-SPRINKLER BACK-FLOW UNIT
- 21.12 FIRE-ALARM CONTROL PANEL

DIV 22 PLUMBING (RE: PLUMBING DWGS)
- 22.01 PLUMBING EQUIPMENT
- 22.06 GAS METER

DIV 23 HVAC (RE: MECH DWGS)
- 23.01 ROOFTOP HVAC UNIT

DIV 26 ELECTRICAL (RE: ELECTRICAL DWGS)
- 26.01 ELECTRICAL TRANSFORMER
- 26.02 MAIN ELECTRICAL SERVICE ENTRANCE
- 26.03 ELECTRICAL DISTRIUBTION PANELS
- 26.04 ELECTRICAL LIGHT FIXTURE, TYP

DIV 31 EARTHWORK
- 31.01 LINE OF FINISH GRADE; RE: CIVIL DWGS
- 31.02 4" MIN DRAINAGE FILL
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project title

NEW LONGVIEW - LOT 44

MULTI-TENANT SHELL

330 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

project number
23150.001

drawing issuance
PERMIT SET 03.11.2024

drawing revisions

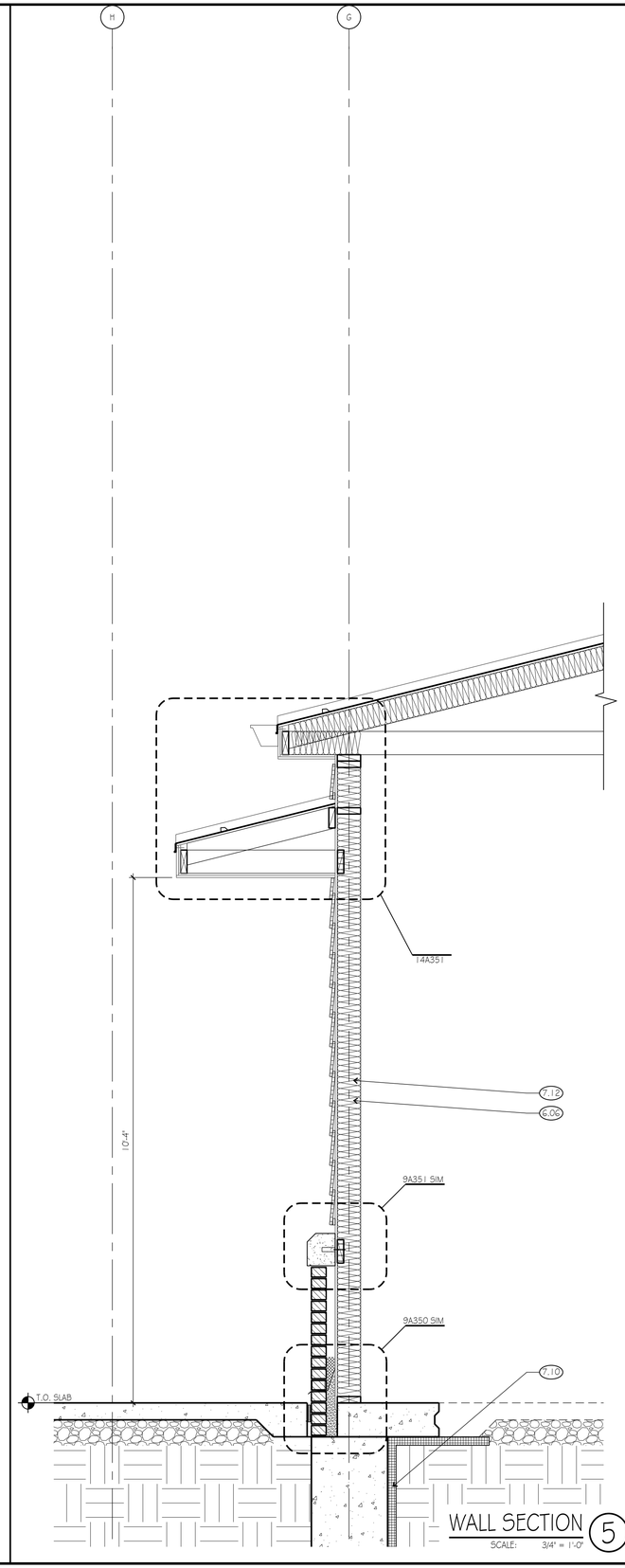
No.	Description:	Date:

professional seal

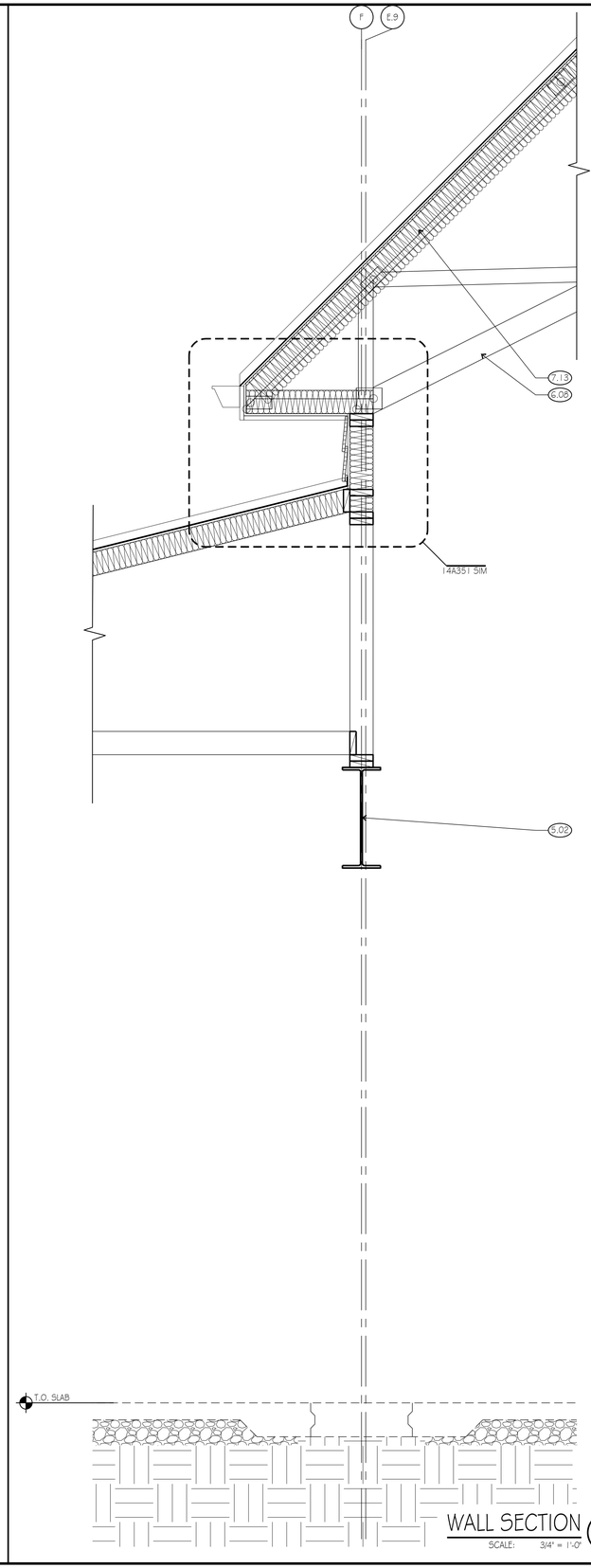
drawing title
WALL SECTIONS

drawing number
A303

NOT USED (9)
SCALE: NTS



WALL SECTION (5)
SCALE: 3/4" = 1'-0"



WALL SECTION (1)
SCALE: 3/4" = 1'-0"

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- 2.40 REMOVE EXISTING & DISPOSE OF LEGALLY
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330 SW FASCINATION DR.
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project number
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drawing issuance
PERMIT SET 03.11.2024

drawing revisions

No.	Description:	Date:

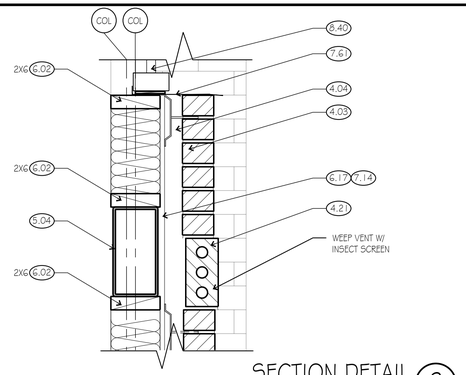
professional seal
STATE OF MISSOURI
JERRY C. FLOYD
NUMBER A-2008
ARCHITECT
Date Signed MAR 11 2024

drawing title
WALL SECTIONS

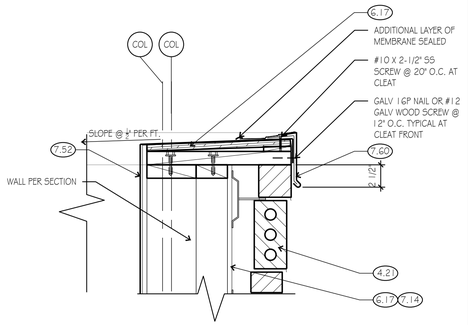
drawing number
A304

NOT USED (16)
SCALE: 1" = 1'-0"

NOT USED (12)
SCALE: 1" = 1'-0"



SECTION DETAIL (8)
SCALE: 1 1/2" = 1'-0"



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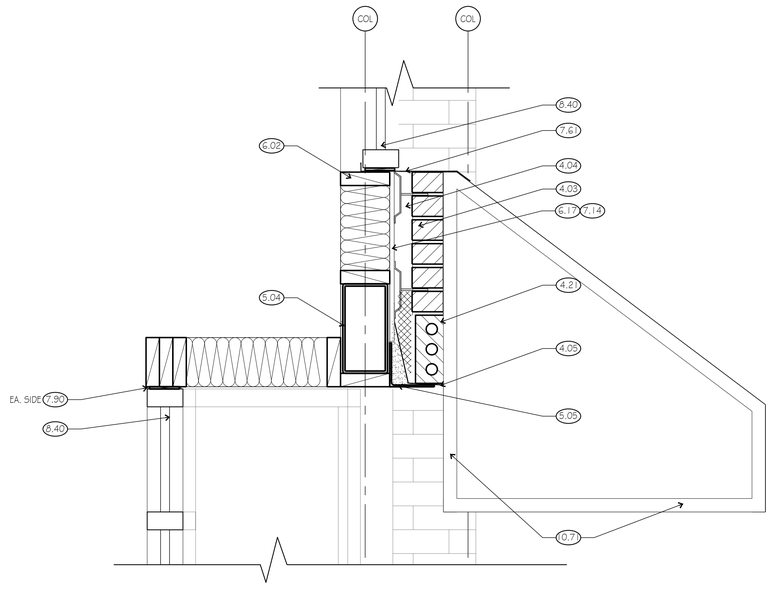

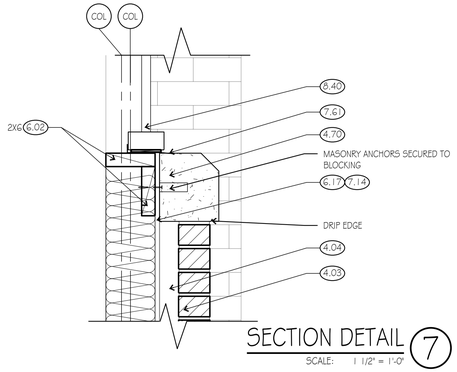

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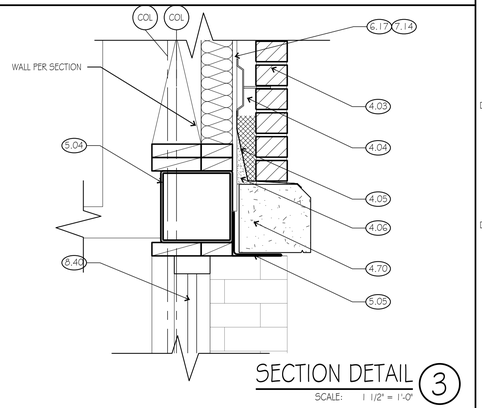

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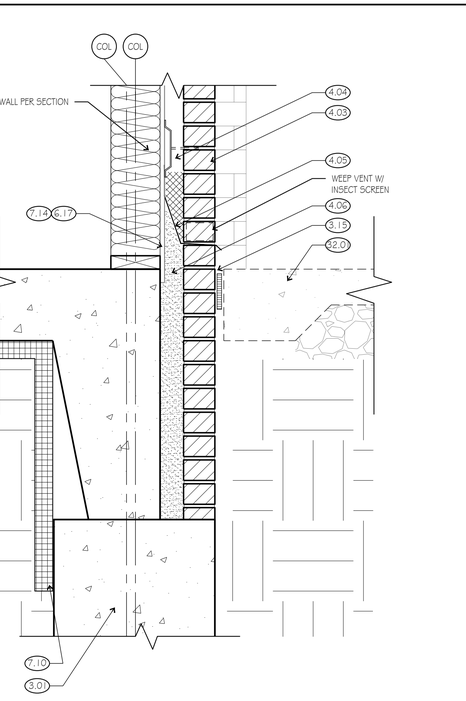

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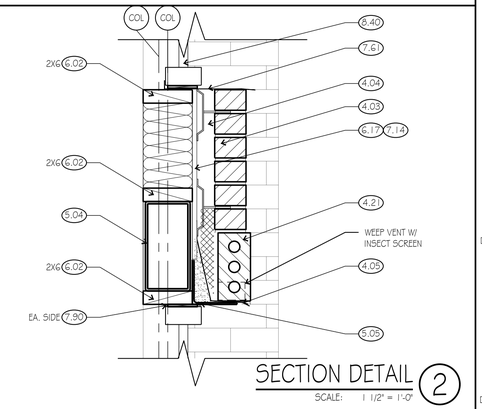
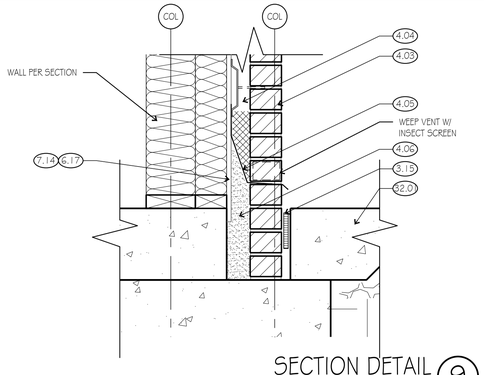
SCALE: 1 1/2" = 1'-0"

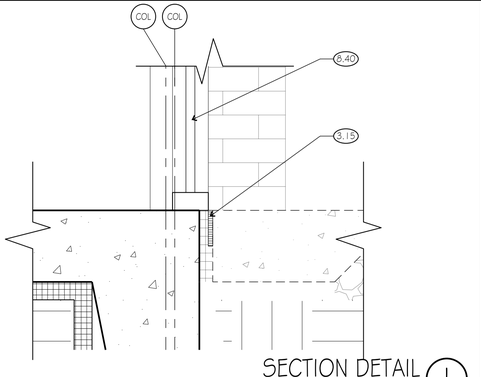


SECTION DETAIL (2)
SCALE: 1 1/2" = 1'-0"

NOT USED (13)
SCALE: 1" = 1'-0"



SECTION DETAIL (9)
SCALE: 1 1/2" = 1'-0"



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- 8.31 PTD METAL WALL/CEILING ACCESS DOOR (SIZE)
- 8.40 1" INSUL LOW-E GLASS (TEMPER AT "T") IN ALUM FRAMING - SHIM/SEAL ALL AROUND TYP.
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- 8.90 26" X 30" EXTERIOR PARAPET ACCESS PANEL
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- 8.92 PTD EXTRUDED ALUM. SOFFIT VENT - 3" WIDE TYP. (UNO)
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- 10.11 TYPICAL SIGNAGE (NIC) - PROVIDE PLYWD BACKING & ELEC POWER CONNECTION
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project title

NEW LONGVIEW - LOT 44

MULTI-TENANT SHELL

330 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

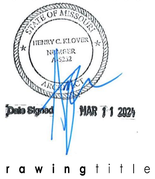
project number
23150.001

drawing issuance
PERMIT SET 03.11.2024

drawing revisions

No.	Description:	Date:

professional seal



drawing title
SECTION DETAILS

drawing number
A350

NOT USED (16)
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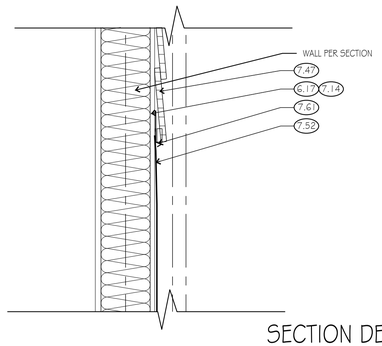

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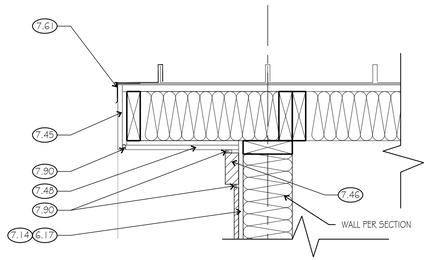
NOT USED (8)
SCALE: 1 1/2" = 1'-0"



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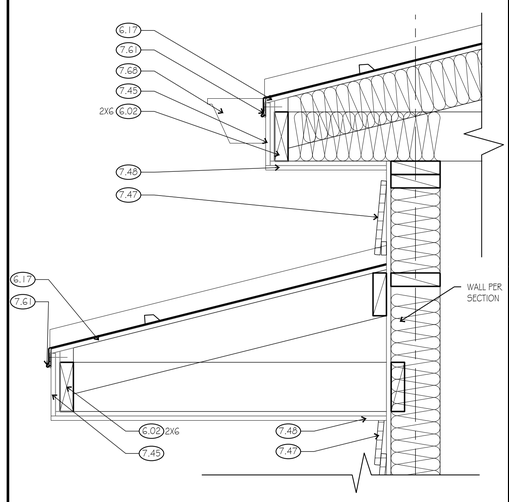

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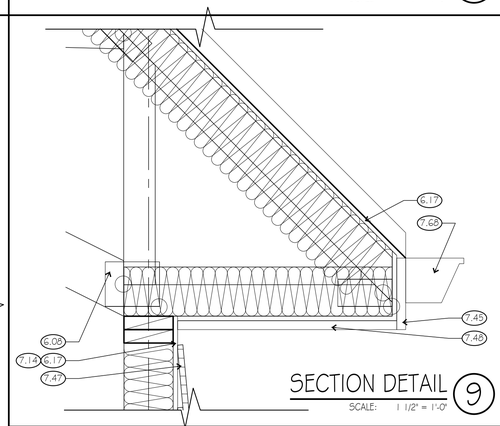

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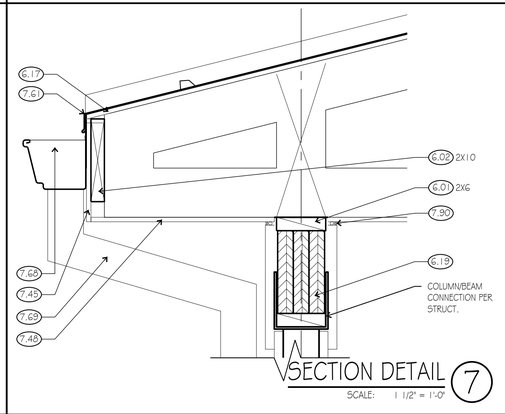

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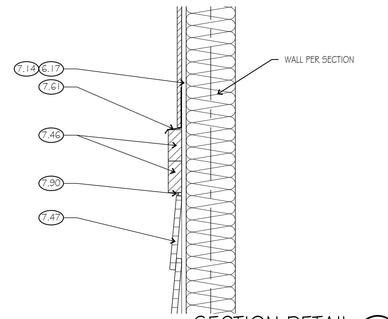
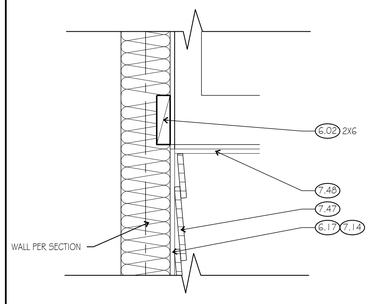
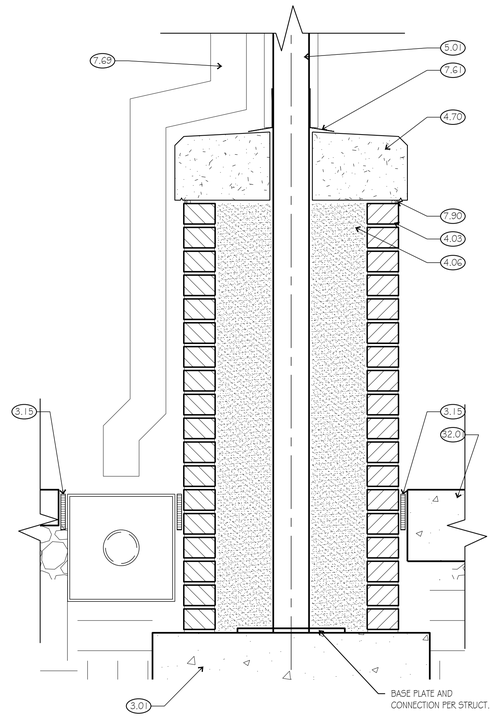


SECTION DETAIL (3)
SCALE: 1 1/2" = 1'-0"



SECTION DETAIL (9)
SCALE: 1 1/2" = 1'-0"



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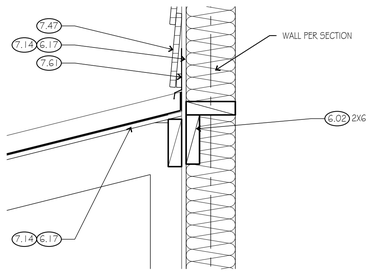
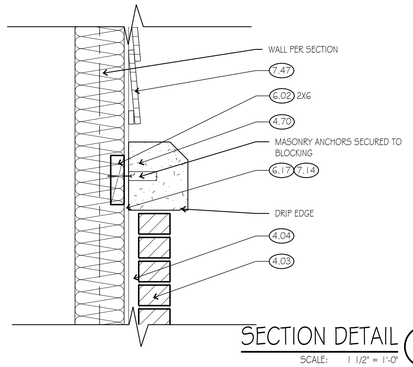
SCALE: 1 1/2" = 1'-0"

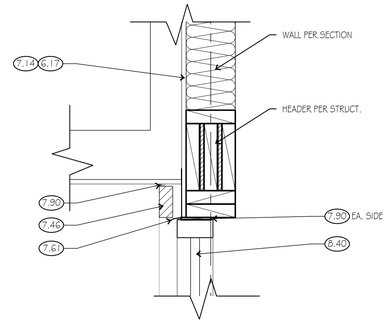


SECTION DETAIL (2)
SCALE: 1 1/2" = 1'-0"

NOT USED (13)
SCALE: 1 1/2" = 1'-0"



SECTION DETAIL (9)
SCALE: 1 1/2" = 1'-0"



SECTION DETAIL (1)
SCALE: 1 1/2" = 1'-0"

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- 4.05 MASONRY THRU-WALL FLASHING W/ MTL DRIP EDGE & WEEPS @ 24" OC MAX
- 4.06 SOLID GROUT FILL BELOW THRU-WALL FLASHING
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- 4.22 BRICK IN SPECIAL BOND PATTERN; RE:____
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- 7.45 1X EXT FIBER CEMENT TRIM
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- 7.51 24" X 24" WALKWAY PADS AT 30' OC TYP
- 7.52 FULLY-ADHERED ROOF MEMBRANE UP PARAPET TO UNDER SHT MTL COPING
- 7.53 1/4" TYP TAPERED ROOF INSUL TO DRAIN
- 7.54 ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.55 OVERFLOW ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.57 ROOF EDGE FLASHING COPING & CONT CLEAT W/ FASTENERS @ 6" O.C. IN (2) ROWS OFFSET 3"; LAP ROOF MEMBRANE AND SEAL
- 7.60 SHT MTL FULL COPING & CONT CLEAT EACH SIDE
- 7.61 SHT MTL FLASHING; FOLD-BACK EDGES, TYP
- 7.62 THRU-WALL FLASHING
- 7.63 SHT MTL COUNTERFLASHING
- 7.68 CONT SHT MTL GUTTER W/ SCREEN
- 7.69 4" X 5" (UNO) SHT MTL DOWNSPOUT
- 7.71 30" X 36" ROOF HATCH W/ LADDER SAFETY POST AND ROOFTOP SAFETY RAILING
- 7.81 TOP-OF-WALL FIRESTOP SEALANT
- 7.82 FIRE STOP SEALANT @ PENETRATIONS IN FIRE WALL
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NEW LONGVIEW - LOT 44

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330 SW FASCINATION DR.
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23150.001

drawing issuance

PERMIT SET	03.11.2024

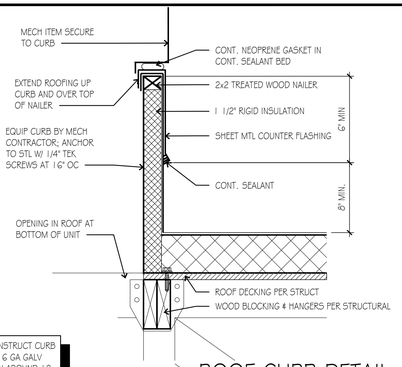
drawing revisions

No.	Description:	Date:

professional seal

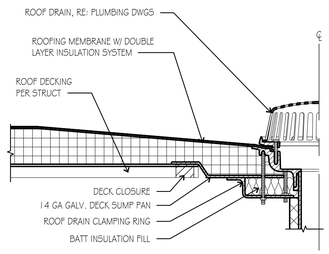
drawing title
SECTION DETAILS

drawing number
A351



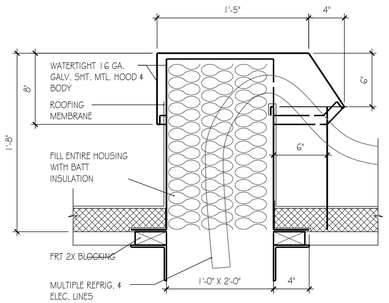
ROOF CURB DETAIL (16)

SCALE: 1 1/2" = 1'-0"



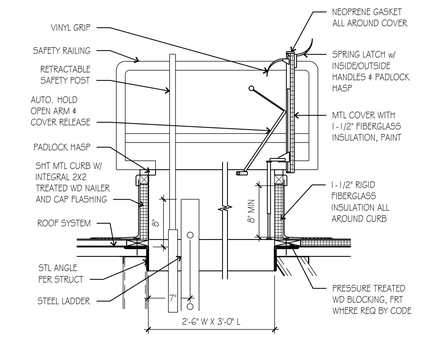
INTERNAL DRAIN DETAIL (12)

SCALE: 1 1/2" = 1'-0"



ROOF PIPE HOUSING (8)

SCALE: 1 1/2" = 1'-0"

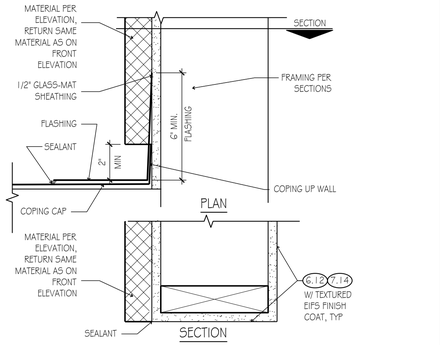


NOTE: ROOF HATCH TO BE BILCO TYPE S (2'-6" X 3'-0")

ROOF HATCH DETAIL (4)

SCALE: 1" = 1'-0"

BRICKS SHOWN HATCHED TO BE (BK-2)

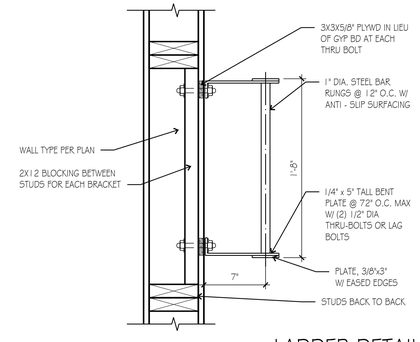


PARAPET RETURN DETAIL (3)

SCALE: 3" = 1'-0"

NOT USED (2)

SCALE: NA



LADDER DETAIL (1)

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- 9.11 5/8" TYPE 'X' GYP BD W/ CJS @ 30'-0" MAX.

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- 10.11 TYPICAL SIGNAGE (NIC) - PROVIDE PLYWD BACKING & ELEC POWER CONNECTION
- 10.12 8" HT INT MTD WHITE PSV BUILDING ADDRESS NUMBERS ABV ENTRY - VERIFY TEXT W/ AHJ
- 10.13 4" HT SIGN READING "SPRINKLER VALVE & FIRE ALARM PANEL" - VERIFY TEXT W/ AHJ
- 10.71 FABRIC AWNING W/ PTD GALV STL FRAME @ 48" OC TYP PROVIDE BLOCKING AS REQUIRED

DIV 21 FIRE SUPRESSION
- 21.11 AUTO-SPRINKLER BACK-FLOW UNIT
- 21.12 FIRE-ALARM CONTROL PANEL

DIV 22 PLUMBING (RE: PLUMBING DWGS)
- 22.01 PLUMBING EQUIPMENT
- 22.06 GAS METER

DIV 23 HVAC (RE: MECH DWGS)
- 23.01 ROOFTOP HVAC UNIT

DIV 26 ELECTRICAL (RE: ELECTRICAL DWGS)
- 26.01 ELECTRICAL TRANSFORMER
- 26.02 MAIN ELECTRICAL SERVICE ENTRANCE
- 26.03 ELECTRICAL DISTRIUBTION PANELS
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- 31.01 LINE OF FINISH GRADE; RE: CIVIL DWGS
- 31.02 4" MIN DRAINAGE FILL
- 31.03 COMPACTED BACKFILL

DIV 32 EXTERIOR IMPROVEMENTS
- 32.01 4" BROOM-FIN CONC PVMT
- 32.06 ASPHALT PAVING

DIV 33 UTILITIES
- 33.01 4" DIA PERF DRAIN W/ MIN 4" DRAINAGE FILL & FILTER FABRIC ALL AROUND - EXTEND TO NEAREST STORM DRAIN OR TO DAYLIGHT

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project title

NEW LONGVIEW - LOT 44

MULTI-TENANT SHELL

330 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

project number

23150.001

drawing issuance

PERMIT SET	03.11.2024

drawing revisions

No.	Description:	Date:

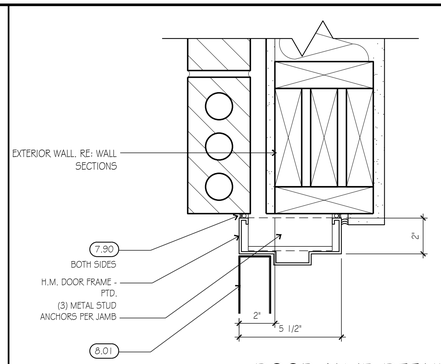
professional seal

drawing title

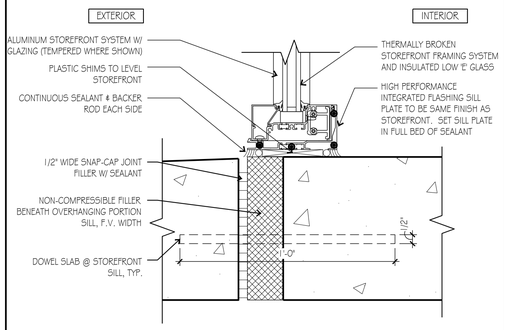
MISC. DETAILS

drawing number

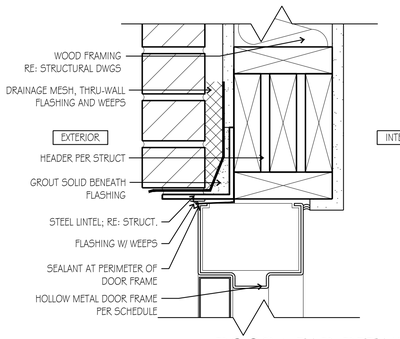
A500



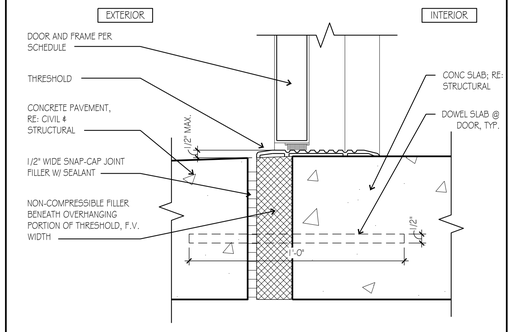
DOOR JAMB DETAIL 4
SCALE: 3"= 1'-0"



EXTERIOR SILL DETAIL 11
SCALE: 3" = 1'-0"



DOOR HEAD DETAIL 3
SCALE: 3"= 1'-0"



EXTERIOR THRESHOLD DETAIL 10
SCALE: 3" = 1'-0"

DOOR SCHEDULE (X)

DOOR NO.	DOOR WIDTH	HEIGHT	THICK.	TYPE	MATERIAL	FINISH	FRAME MATERIAL	FINISH	HEAD	JAMB	RATING	HARDWARE	REMARKS
100	PR 3'-0"	8'-0"	1-3/4"	A	AL	DR BRONZE	AL	DR BRONZE	-	-	-	2	NOTE: 1,2,4
101	PR 3'-0"	8'-0"	1-3/4"	A	AL	DR BRONZE	AL	DR BRONZE	-	-	-	2	NOTE: 1,2,4
102	PR 3'-0"	8'-0"	1-3/4"	A	AL	DR BRONZE	AL	DR BRONZE	-	-	-	2	NOTE: 1,2,4
103	3'-0"	8'-0"	1-3/4"	A	AL	DR BRONZE	AL	DR BRONZE	-	-	-	1	NOTE: 1,2,4
104	3'-0"	8'-0"	1-3/4"	A	AL	DR BRONZE	AL	DR BRONZE	-	-	-	1	NOTE: 1,2,4
105	3'-0"	7'-0"	1-3/4"	B	HM	PAINT	HM	PAINT	3A600	4A600	-	3	NOTE: 1,3,5,6
106	3'-0"	8'-0"	1-3/4"	A	AL	DR BRONZE	AL	DR BRONZE	-	-	-	1	NOTE: 1,2,4

NOTE: FIELD VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO FINAL FABRICATION.

NOTE 1: FOR ALL DOOR THRESHOLDS, SEAL WATER TIGHT FOR NO MOISTURE PENETRATION.

NOTE 2: MEDIUM STILE ALUM STOREFRONT DOOR W/ ¼" TEMPERED GLASS RE: ELEVATIONS AND SECTIONS FOR REMAINDER OF INFORMATION

NOTE 3: HOLLOW METAL FRAME TO BE GALVANIZED

NOTE 4: ALUMINUM FRAME COLOR: PER ELEVATION

NOTE 5: HOLLOW METAL FRAME TO BE KNOCK DOWN (WRAP AROUND) TYPE. FINISHED W/ 1 COAT BENJAMIN MOORE #025 100% ACRYLIC LATEX PRIMER AND 2 COATS BENJAMIN MOORE SEMI-GLOSS FINISH TO MATCH BUILDING

NOTE 6: HOLLOW METAL FRAME TO BE GALVANIZED

HARDWARE SETS:

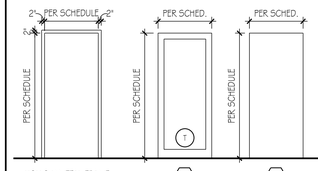
SET #1
SINGLE ALUMINUM STOREFRONT DOOR:
- 1 EA. CONTINUOUS HINGE, HAGER, 780-111HD-84"
- 1 EA PANIC DEVICES (PUSH-PAD-NOT BAR TYPE) BOTH W/ CYLINDER DOGGING
- 1 KEYED TO EXTERIOR FOR ENTRY
- 3 EA CYLINDERS (VERFIY TYPE- 1 @ DOOR - 2 FOR PANIC DOGGING)
- 9" H OFFSET PULL (OUTSIDE)
- 1 EA CLOSERS W/ CAST-IRON CYLINDER & STOP (LCN 4040 OR EQUAL)
- 1 EA DOOR BOTTOM SWEEP
- 1/2" MAX THRESHOLD W/ DOOR SEAL PEMKO 2005AV OR EQ
- WEATHERSTRIPPING ALL AROUND FRAME AND BETWEEN DOORS

SET #2
PAIR ALUMINUM STOREFRONT DOORS:
- 2 EA. CONTINUOUS HINGE, HAGER, 780-111HD-84"
- 2 EA PANIC DEVICES (PUSH-PAD-NOT BAR TYPE) BOTH W/ CYLINDER DOGGING
- 1 KEYED TO EXTERIOR FOR ENTRY
- 3 EA CYLINDERS (VERFIY TYPE- 1 @ DOOR - 2 FOR PANIC DOGGING)
- 2 9" H OFFSET PULL (OUTSIDE)
- 2 EA CLOSERS W/ CAST-IRON CYLINDER & STOP (LCN 4040 OR EQUAL)
- 2 EA DOOR BOTTOM SWEEP
- 1/2" MAX THRESHOLD W/ DOOR SEAL PEMKO 2005AV OR EQ
- WEATHERSTRIPPING ALL AROUND FRAME AND BETWEEN DOORS

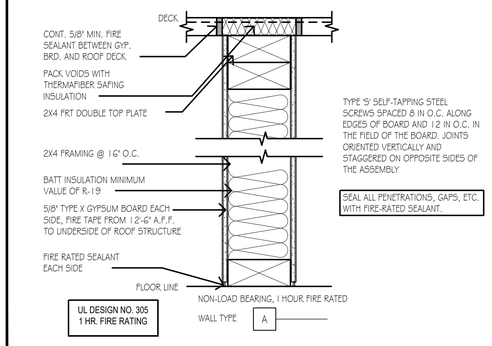
SET #3
UTILITY ROOM DOOR:
- CONTINUOUS HINGE (FINISH TO MATCH DOORS)
- LEVER LOCKSET YALE 5407LN, US26D FINISH, MASTER KEY ABILITY,
- ENTRANCE FUNCTION AT TENANT SPACE & STORAGE FOR MECH ROOM
- WALL STOP
- 3 EA RESIL FRAME-BUMPERS
- 1 EA CLOSER W/ CAST-IRON CYLINDER & STOP (LCN 4040 OR EQUAL)
- 1 DOOR BOTTOM SWEEP
- 1/2" MAX THRESHOLD W/ DOOR SEAL PEMKO 2005AV OR EQ
- WEATHERSTRIPPING ALL AROUND FRAME AND BETWEEN DOORS
- 1 BRUSHED ALUMINUM KICK PLATE

SET #4
ALUMINUM STOREFRONT VESTIBULE DOOR:
- 1 EA. CONTINUOUS HINGE, HAGER, 780-111HD-84"
- 1 EA PUSH/PULL SET HANGER 160-V-B
- CLOSER W/ CAST-IRON CYLINDER & STOP (LCN 4040 OR EQUAL)
- HEAVY DUTY THRESHOLD - PEMKO 1715
- WEATHERSTRIP - PEMKO 31555R

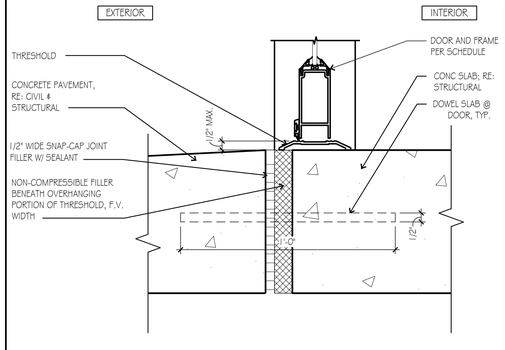
DOOR,WINDOW, & FRAME TYPES



DOOR SCHEDULE 1
SCALE: 1 1/2" = 1'-0"



WALL TYPE 13
SCALE: NTS



EXTERIOR SF THRESHOLD DETAIL 9
SCALE: 3" = 1'-0"

KEY NOTES:

(NOT ALL NOTES ARE USED)

DIV 02 EXISTING CONDITIONS
- 2.01 PROTECT EXISTING TO REMAIN AS IS
- 2.40 REMOVE EXISTING & DISPOSE OF LEGALLY
- 2.41 REMOVE EXISTING - CLEAN, STORE & REINSTALL

DIV 03 CONCRETE (RE: STRUCTURAL DWGS)
- 3.01 CONC FOOTING & FOUNDATION RE: STRUCT
- 3.03 18"L #4 RE-BAR DOWELS @ 3'-0" OC EPOXY SET INTO 6" DEEP DRILLED HOLES IN EXISTING CONC SLAB - ALIGN TOP OF NEW SLAB W/ EXISTING
- 3.11 4" CONC SLAB OVER VAPOR BARRIER RE: STRUCT
- 3.13 VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT
- 3.15 1/2" W SNAP-CAP JOINT FILLER W/ SEALANT

DIV 04 MASONRY (RE: EXTERIOR FINISH SCHEDULE)
- 4.02 SMOOTH-FACE CMU BELOW GRADE W/ SOLID GROUT FILL @ ALL CELLS
- 4.03 MASONRY VENEER W/ ADJ ANCHORS @ 24" HOR X 16" VERT OC TYP
- 4.04 2" MIN CAVITY W/ DRAINAGE MESH @ BASE
- 4.05 MASONRY THRU-WALL FLASHING W/ MTL DRIP EDGE & WEEPS @ 24" OC MAX
- 4.06 SOLID GROUT FILL BELOW THRU-WALL FLASHING
- 4.20 BRICK ROWLOCK COURSE
- 4.21 BRICK SOLDIER COURSE
- 4.22 BRICK IN SPECIAL BOND PATTERN; RE: ____
- 4.70 CAST STONE TRIM UNIT (PROFILE/TYPE)

DIV 05 METALS (RE: STRUCTURAL DWGS)
- 5.01 STRUCTURAL STEEL COLUMN (RE: STRUC.)
- 5.02 STRUCTURAL STEEL BEAM (RE: STRUC.)
- 5.04 STRUCTURAL STEEL TUBE (RE: STRUC.)
- 5.05 STRUCTURAL STEEL ANGLE (RE: STRUC.)
- 5.21 STRUCTURAL STEEL TRUSS-GIRDER (RE: STRUC.)
- 5.50 MTL DOWNSPOUT BOOT - RE: ____
- 5.51 CONC FILLED PIPE BOLLARD
- 5.52 PTD 18" WIDE STEEL LADDER TO ROOF
- 5.56 PTD 1 1/2" DIA STEEL TUBE HANDRAIL @ 34" ABV TREADS (CAALV @ EXT)
- 5.57 PTD STEEL TUBE GUARDRAIL @ 42" AFF W/ MAX 4" CLEAR

DIV 06 WOOD, PLASTICS AND COMPOSITES
- 6.01 WOOD BLOCKING (SIZE)
- 6.02 FRT WOOD BLOCKING (SIZE)
- 6.03 PRESERVATIVE TREATED WD BLKG (SIZE)
- 6.05 PRESERVATIVE TREATED 3/4" PLYWD DECKING
- 6.06 2X__ WD FRAMING @ __" OC (RE: STRUC.)
- 6.08 ENGINEERED WOOD TRUSS (RE: STRUC.)
- 6.14 1/2" CDX PLYWD SHTH @ SIGN PANEL AREA
- 6.17 OSB SHEATHING PER STRUCTURAL
- 6.19 LAMINATED-WD ARCH/BEAM (RE: STRUC.)

DIV 07 THERMAL AND MOISTURE PROTECTION
- 7.01 LINE OF ROOF BEYOND
- 7.10 2" X 24" MIN RIGID PERIMETER INSULATION
- 7.12 5 1/2" (R-19) BATT INSUL W/ VB TO WARM SIDE
- 7.13 12" THICK (R-36) BATT INSUL W/ VB TO WARM SIDE IN ATTIC/SOFFITS
- 7.14 FLUID WEATHER-RESISITIVE BARRIER @ SHEATHING
- 7.25 EXTERIOR FINISHED CEMENT BD SOFFIT
- 7.32 2 ROWS SNOW-GUARDS STAGGERED @ 2' & 4' ABOVE ROOF EDGE
- 7.40 COMPOSITE METAL WALL PANEL
- 7.45 1X EXT FIBER CEMENT TRIM
- 7.46 2X EXT FIBER CEMENT TRIM
- 7.47 FIBER CEMENT SIDING PER ELEVATIONS
- 7.48 FIBER CEMENT SOFFIT PANEL
- 7.51 24" X 24" WALKWAY PADS AT 30" OC TYP
- 7.52 FULLY-ADHERED ROOF MEMBRANE UP PARAPET TO UNDER SHT MTL COPING
- 7.53 1/4" TYP TAPERED ROOF INSUL TO DRAIN
- 7.54 ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.55 OVERFLOW ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.57 ROOF EDGE FLASHING COPING & CONT CLEAT W/ FASTENERS @ 6" O.C. IN (2) ROWS OFFSET 3"; LAP ROOF MEMBRANE AND SEAL
- 7.60 SHT MTL FULL COPING & CONT CLEAT EACH SIDE
- 7.61 SHT MTL FLASHING; FOLD-BACK EDGES, TYP
- 7.62 THRU-WALL FLASHING
- 7.63 SHT MTL COUNTERFLASHING
- 7.68 CONT SHT MTL GUTTER W/ SCREEN
- 7.69 4" X 5" (UNO) SHT MTL DOWNSPOUT
- 7.71 30" X 36" ROOF HATCH W/ LADDER SAFETY POST AND ROOFTOP SAFETY RAILING
- 7.81 TOP-OF-WALL FIRESTOP SEALANT
- 7.82 FIRE STOP SEALANT @ PENETRATIONS IN FIRE WALL
- 7.90 CONT 3/8" SEALANT W/ BACKING
- 7.91 CONT 3/8" SEALANT W/ WEEPS @ 24" OC

DIV 08 OPENINGS
- 8.01 PTD HOLLOW METAL DOOR & FRAME, GALV. @ EXT. TYP.
- 8.31 PTD METAL WALL/CEILING ACCESS DOOR (SIZE)
- 8.40 1" INSUL LOW-E GLASS (TEMPER AT "T") IN ALUM FRAMING - SHIM/SEAL ALL AROUND TYP.
- 8.71 FLUSH MTD EMERGENCY KEY ACCESS BOX @ 5'-6" ABV GRADE - VERIFY LOCATION W/ AHJ
- 8.90 26" X 30" EXTERIOR PARAPET ACCESS PANEL
- 8.91 WALL/ROOF VENT
- 8.92 PTD EXTRUDED ALUM. SOFFIT VENT - 3" WIDE TYP. (UNO)
- 9.11 5/8" TYPE 'X' GYP BD W/ CJS @ 30'-0" MAX.

DIV 10 SPECIALTIES
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No.	Description:	Date:

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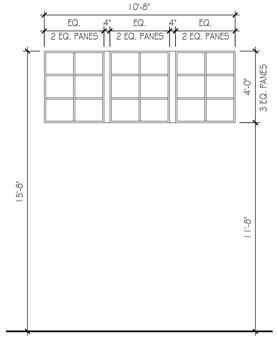
DOOR SCHEDULE & DETAILS

drawing number
A600



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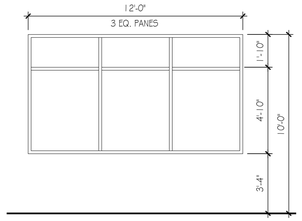

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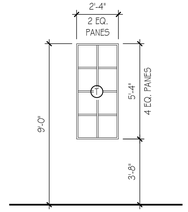

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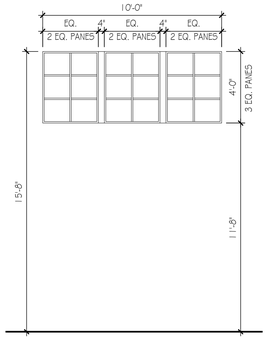

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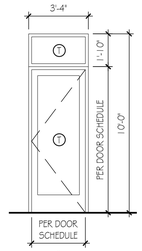

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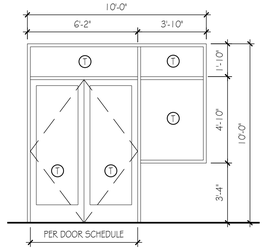

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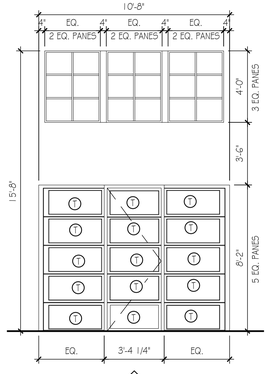

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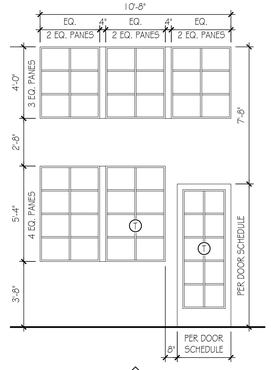

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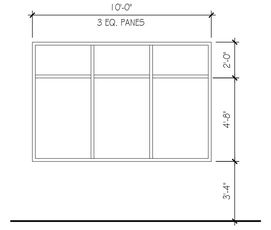

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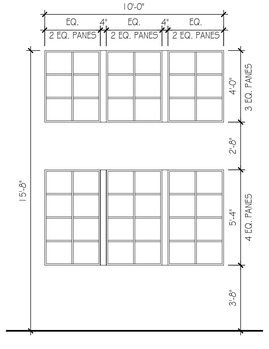

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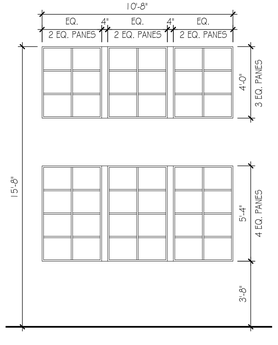

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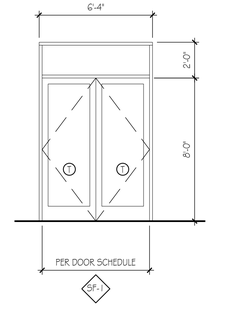

SF-1

T = TEMPERED

STOREFRONT ELEVATIONS (1)

SCALE: 1/4" = 1'-0"

KEY NOTES:

(NOT ALL NOTES ARE USED)

DIV 02 EXISTING CONDITIONS
- 2.01 PROTECT EXISTING TO REMAIN AS IS
- 2.40 REMOVE EXISTING & DISPOSE OF LEGALLY
- 2.41 REMOVE EXISTING - CLEAN, STORE & REINSTALL

DIV 03 CONCRETE (RE: STRUCTURAL DWGS)
- 3.01 CONC FOOTING & FOUNDATION RE: STRUCT
- 3.03 1.5"L #4 RE-BAR DOWELS @ 3'-0" OC EPOXY SET INTO 6" DEEP DRILLED HOLES IN EXISTING CONC SLAB - ALIGN TOP OF NEW SLAB W/ EXISTING
- 3.11 4" CONC SLAB OVER VAPOR BARRIER RE: STRUCT
- 3.13 VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT
- 3.15 1/2" W SNAP-CAP JOINT FILLER W/ SEALANT

DIV 04 MASONRY (RE: EXTERIOR FINISH SCHEDULE)
- 4.02 SMOOTH-FACE CMU BELOW GRADE W/ SOLID GROUT FILL @ ALL CELLS
- 4.03 MASONRY VENEER W/ ADJ ANCHORS @ 24" HOR X 16" VERT OC TYP
- 4.04 2" MIN CAVITY W/ DRAINAGE MESH @ BASE
- 4.05 MASONRY THRU-WALL FLASHING W/ MTL DRIP EDGE & WEEPS @ 24" OC MAX
- 4.06 SOLID GROUT FILL BELOW THRU-WALL FLASHING
- 4.20 BRICK ROWLOCK COURSE
- 4.21 BRICK SOLDIER COURSE
- 4.22 BRICK IN SPECIAL BOND PATTERN; RE: _____
- 4.70 CAST STONE TRIM UNIT (PROFILE/TYPE)

DIV 05 METALS (RE: STRUCTURAL DWGS)
- 5.01 STRUCTURAL STEEL COLUMN (RE: STRUC.)
- 5.02 STRUCTURAL STEEL BEAM (RE: STRUC.)
- 5.04 STRUCTURAL STEEL TUBE (RE: STRUC.)
- 5.05 STRUCTURAL STEEL ANGLE (RE: STRUC.)
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- 5.50 MTL DOWNSPOUT BOOT - RE: _____
- 5.51 CONC FILLED PIPE BOLLARD
- 5.52 PTD 18" WIDE STEEL LADDER TO ROOF
- 5.56 PTD 1 1/2" DIA STEEL TUBE HANDRAIL @ 34" ABV TREADS (CAULY @ EXT)
- 5.57 PTD STEEL TUBE GUARDRAIL @ 42" AFF W/ MAX 4" CLEAR

DIV 06 WOOD, PLASTICS AND COMPOSITES
- 6.01 WOOD BLOCKING (SIZE)
- 6.02 FRT WOOD BLOCKING (SIZE)
- 6.03 PRESERVATIVE TREATED WD BLKG (SIZE)
- 6.05 PRESERVATIVE TREATED 3/4" PLYWD DECKING
- 6.06 2X__ WD FRAMING @ __" OC (RE: STRUC.)
- 6.08 ENGINEERED WOOD TRUSS (RE: STRUC.)
- 6.14 1/2" CDX PLYWD SHTH @ SIGN PANEL AREA
- 6.17 OSB SHEATHING PER STRUCTURAL
- 6.19 LAMINATED-WD ARCH/BEAM (RE: STRUC.)

DIV 07 THERMAL AND MOISTURE PROTECTION
- 7.01 LINE OF ROOF BEYOND
- 7.10 2" X 24" MIN RIGID PERIMETER INSULATION
- 7.12 5 1/2" (R-19) BATT INSUL W/ VB TO WARM SIDE
- 7.13 12" THICK (R-36) BATT INSUL W/ VB TO WARM SIDE IN ATTIC/SOFFITS
- 7.14 FLUID WEATHER-RESISTIVE BARRIER @ SHEATHING
- 7.25 EXTERIOR FINISHED CEMENT BD SOFFIT
- 7.32 2 ROWS SNOW-GUARDS STAGGERED @ 2' & 4' ABOVE ROOF EDGE
- 7.40 COMPOSITE METAL WALL PANEL
- 7.45 1X EXT FIBER CEMENT TRIM
- 7.46 2X EXT FIBER CEMENT TRIM
- 7.47 FIBER CEMENT SIDING PER ELEVATIONS
- 7.48 FIBER CEMENT SOFFIT PANEL
- 7.51 24" X 24" WALKWAY PADS AT 30" OC TYP
- 7.52 FULLY-ADHERED ROOF MEMBRANE UP PARAPET TO UNDER SHT MTL COPING
- 7.53 1/4" TYP TAPERED ROOF INSUL TO DRAIN
- 7.54 ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.55 OVERFLOW ROOF DRAIN LEADER; RE: PLUMBING DWGS
- 7.57 ROOF EDGE FLASHING COPING & CONT CLEAT W/ FASTENERS @ 6" O.C. IN (2) ROWS OFFSET 3"; LAP ROOF MEMBRANE AND SEAL
- 7.60 SHT MTL FULL COPING & CONT CLEAT EACH SIDE
- 7.61 SHT MTL FLASHING; FOLD-BACK EDGES, TYP
- 7.62 THRU-WALL FLASHING
- 7.63 SHT MTL COUNTERFLASHING
- 7.68 CONT SHT MTL GUTTER W/ SCREEN
- 7.69 4" X 5" (UNO) SHT MTL DOWNSPOUT
- 7.71 30" X 36" ROOF HATCH W/ LADDER SAFETY POST AND ROOFTOP SAFETY RAILING
- 7.81 TOP-OF-WALL FIRESTOP SEALANT
- 7.82 FIRE STOP SEALANT @ PENETRATIONS IN FIRE WALL
- 7.90 CONT 3/8" SEALANT W/ BACKING
- 7.91 CONT 3/8" SEALANT W/ WEEPS @ 24" OC

DIV 08 OPENINGS
- 8.01 PTD HOLLOW METAL DOOR & FRAME, GALV. @ EXT. TYP.
- 8.31 PTD METAL WALL/CEILING ACCESS DOOR (SIZE)
- 8.40 1" INSUL LOW-E GLASS (TEMPER AT "T") IN ALUM FRAMING - SHIM/SEAL ALL AROUND TYP.
- 8.71 FLUSH MTD EMERGENCY KEY ACCESS BOX @ 5'-6" ABV GRADE - VERIFY LOCATION W/ AHJ
- 8.90 26" X 30" EXTERIOR PARAPET ACCESS PANEL
- 8.91 WALL/ROOF VENT
- 8.92 PTD EXTRUDED ALUM. SOFFIT VENT - 3" WIDE TYP. (UNO)
- 9.11 5/8" TYPE "X" GYP BD W/ CJS @ 30'-0" MAX.

DIV 10 SPECIALTIES
- 10.11 TYPICAL SIGNAGE (NIC) - PROVIDE PLYWD BACKING & ELEC POWER CONNECTION
- 10.12 8" HT INT MTD WHITE PSV BUILDING ADDRESS NUMBERS ABV ENTRY - VERIFY TEXT W/ AHJ
- 10.13 4" HT SIGN READING "SPRINKLER VALVE & FIRE ALARM PANEL" - VERIFY TEXT W/ AHJ
- 10.71 FABRIC AWNING W/ PTD GALV STL FRAME @ 48" OC TYP PROVIDE BLOCKING AS REQUIRED

DIV 21 FIRE SUPPRESSION
- 21.11 AUTO-SPRINKLER BACK-FLOW UNIT
- 21.12 FIRE-ALARM CONTROL PANEL

DIV 22 PLUMBING (RE: PLUMBING DWGS)
- 22.01 PLUMBING EQUIPMENT
- 22.06 GAS METER

DIV 23 HVAC (RE: MECH DWGS)
- 23.01 ROOFTOP HVAC UNIT

DIV 26 ELECTRICAL (RE: ELECTRICAL DWGS)
- 26.01 ELECTRICAL TRANSFORMER
- 26.02 MAIN ELECTRICAL SERVICE ENTRANCE
- 26.03 ELECTRICAL DISTRIUBTION PANELS
- 26.04 ELECTRICAL LIGHT FIXTURE, TYP

DIV 31 EARTHWORK
- 31.01 LINE OF FINISH GRADE; RE: CIVIL DWGS
- 31.02 4" MIN DRAINAGE FILL
- 31.03 COMPACTED BACKFILL

DIV 32 EXTERIOR IMPROVEMENTS
- 32.01 4" BROOM-FIN CONC PVMT
- 32.06 ASPHALT PAVING

DIV 33 UTILITIES
- 33.01 4" DIA PERF DRAIN W/ MIN 4" DRAINAGE FILL & FILTER FABRIC ALL AROUND - EXTEND TO NEAREST STORM DRAIN OR TO DAYLIGHT

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project title

NEW LONGVIEW - LOT 44

MULTI-TENANT SHELL

330 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

project number

23150.001

drawing issuance

PERMIT SET	03.11.2024

drawing revisions

No.	Description:	Date:

professional seal

drawing title

STOREFRONT ELEVATIONS

drawing number

A601

1. BUILDING CODE(S): 2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS

2. DESIGN LOADS:

A. FLOOR LIVE LOADS

a.	FLOORS (NON-REDUCED)	100 PSF
b.	RAMPS, STAIRS, AND EXIT WAYS	100 PSF

B. ROOF LIVE LOAD 20 PSF

C. ROOF SNOW LOAD

a.	GROUND SNOW LOAD, P_g	20 PSF
b.	FLAT ROOF SNOW LOAD, P_f	14 PSF
	1 SLOPED ROOF, P_s	8.8 PSF
c.	SNOW EXPOSURE FACTOR, C_e	1.0
d.	RISK CATEGORY	II
e.	SNOW LOAD IMPORTANCE FACTOR, I	1.0
f.	THERMAL FACTOR, C_t	
	1 HEATED STRUCTURE	1.0
	2 UNHEATED STRUCTURE	1.2
g.	DRIFTING	PER CODE

D. RAIN LOADS

a.	RAIN INTENSITY	
	1 i (15 MIN)	7.50 INCH/HR
	2 i (60 MIN)	3.53 INCH/HR
b.	RAIN LOAD	20 PSF

E. WIND LOADS

a.	BASIC WIND SPEED (3 SECOND GUST), V (ULTIMATE)	110 MPH
b.	RISK CATEGORY	II
c.	WIND EXPOSURE	B
d.	INTERNAL PRESSURE COEFFICIENT	+/- 0.18
e.	COMPONENT AND CLADDING PRESSURE	SEE TABLE 2/S002

F. SEISMIC LOADS

a.	RISK CATEGORY	II
b.	SPECTRAL ACCELERATION	Ss = 0.099g, S1 = 0.068g
c.	SEISMIC IMPORTANCE FACTOR, I	1.0
d.	SPECTRAL RESPONSE COEFFICIENTS	
	1 SDS	0.086
	2 SD1	0.068
e.	SITE CLASS	C
f.	SEISMIC DESIGN CATEGORY	B
g.	BASIC SEISMIC-FORCE-RESISTING SYSTEM	STEEL SYSTEM NOT SPECIFICALLY DETAILED FOR SEISMIC
h.	RESPONSE MODIFICATION FACTOR, R	3
i.	SEISMIC RESPONSE COEFFICIENT, C_s	0.029
j.	DESIGN BASE SHEAR	0.029W
k.	SEISMIC BASE SHEAR	11 KIPS
l.	ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE

G. DEAD LOADS

a.	STRUCTURE	ACTUAL WEIGHT
b.	MISC. UNDERHUNG MECHANICAL	10 PSF
c.	ROOF STRUCTURE (INCLUDING UNDERHUNG)	20 PSF
d.	EXTERIOR WALLS (EIFS OR LAP SIDING)	10 PSF
e.	EXTERIOR WALLS (BRICK MASONRY)	50 PSF

H. THE STRUCTURAL SYSTEMS SHOWN ON THESE DOCUMENTS HAVE BEEN DESIGNED FOR THE FINAL, IN PLACE USAGE OF THE STRUCTURE BASED ON THE INTENDED OCCUPANCY AND CODE REQUIREMENTS. WHILE GENERAL CONSTRUCTABILITY HAS BEEN CONSIDERED, THE STRUCTURAL SYSTEMS HAVE NOT BEEN DESIGNED TO ACCOMMODATE SPECIFIC CONSTRUCTION MEANS AND METHODS THAT MIGHT BE UTILIZED BY THE CONTRACTOR.

3. STATEMENT OF SPECIAL INSPECTIONS

A. THIS STATEMENT OF SPECIAL INSPECTIONS IS IN ACCORDANCE WITH 1704.3 OF THE 2018 INTERNATIONAL BUILDING CODE (2018 IBC). THE INTENT OF THIS SECTION IS THAT ALL SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 17 OF THE 2018 IBC UNLESS SPECIFICALLY NOTED OTHERWISE. ADDITIONAL SPECIAL INSPECTIONS MAY BE REQUIRED BY LOCAL CODE OR BUILDING OFFICIAL, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY ADDITIONAL REQUIREMENTS ABOVE AND BEYOND THE CODE REQUIRED SPECIAL INSPECTION INDICATED BELOW.

B. THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH THE BUILDING CODE.

a. REINFORCED MASONRY CONSTRUCTION - LEVEL A INSPECTION
b. CONCRETE AND MASONRY GROUT DESIGN MIX
c. PLACING OF CONCRETE AND REINFORCING STEEL
d. BOLTS AND ANCHORS EMBEDDED IN CONCRETE AND MASONRY
e. STRUCTURAL STEEL FABRICATIONS
f. STRUCTURAL STEEL BOLTING AND WELDING
g. INSPECTION OF ROOF SHEATHING ATTACHMENT
h. IN-SITU STRUCTURAL FRAMING
i. POST-INSTALLED ANCHORS IN CONCRETE
j. IN-SITU SOILS, EXCAVATIONS, FILLING AND COMPACTION
k. WOOD TRUSS FABRICATION AND ATTACHMENT
l. SHEAR WALL CONSTRUCTION (SHEATHING, ATTACHMENTS, AND ANCHORAGE)

C. THE OWNER IS RESPONSIBLE FOR EMPLOYING ONE OR MORE SPECIAL INSPECTORS TO PERFORM INSPECTIONS DURING CONSTRUCTION, BASED ON REQUIREMENTS OF ONE OR MORE DESIGN PROFESSIONALS.

D. THE CONTRACTOR SHALL REQUEST SPECIAL INSPECTION OF THE ITEMS LISTED ABOVE PRIOR TO THOSE ITEMS BECOMING INACCESSIBLE AND UNOBSERVABLE DUE TO PROGRESSION OF THE WORK. THE CONTRACTOR SHALL PROVIDE SAFE ACCESS TO THE JOB SITE AND ITEMS TO BE INSPECTED. SAFE ACCESS INCLUDES BUT IS NOT LIMITED TO LADDERS, SCAFFOLDING AND/OR CONTRACTOR OPERATED LIFTS AS REQUIRED FOR SITE OBSERVATION.

E. SPECIAL INSPECTOR SHALL PROVIDE BI-WEEKLY SPECIAL INSPECTION REPORTS AND SHALL DISTRIBUTE THESE REPORTS TO THE BUILDING OFFICIAL, OWNER, CONTRACTOR, ARCHITECT, STRUCTURAL ENGINEER OF RECORD, AND MECHANICAL/ELECTRICAL/PLUMBING ENGINEER OF RECORD. SPECIAL INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH SECTION 1704.2.4 OF THE 2018 IBC.

F. ALL DISCREPANCIES NOTED DURING INSPECTIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR. IF LEFT UNCORRECTED, THESE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE APPROPRIATE DESIGN PROFESSIONALS AND/OR BUILDING OFFICIAL. THE INSPECTOR IS NOT AUTHORIZED TO APPROVE DEVIATIONS FROM THE CONTRACT DRAWINGS.

4. STRUCTURAL ENGINEER SITE OBSERVATIONS:

A. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, AND, EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCES.

B. THE ENGINEER SHALL NOT HAVE CONTROL NOR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

C. PERIODIC SITE OBSERVATION BY FIELD REPRESENTATIVES OF PMA ENGINEERING IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN GENERAL ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHOULD NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER PERIODIC IN AN EFFORT TO GUARD THE OWNER AGAINST DEFECTS OR DEFICIENCIES IN THE WORK OF THE CONTRACTOR.

5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO FABRICATION.

6. REFERENCE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

7. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND CIVIL DRAWINGS FOR OTHER PERTINENT INFORMATION RELATED TO THE STRUCTURAL WORK AND COORDINATE AS REQUIRED. THESE STRUCTURAL DRAWINGS ARE INTENDED TO BE UTILIZED AS A COMPLETE SET OF DOCUMENTS THAT REPRESENT THE BUILDING'S STRUCTURAL SYSTEMS. NO SINGLE SHEET OR SERIES OF SHEETS IS INTENDED TO "STAND ALONE." THESE STRUCTURAL DRAWINGS ARE INTENDED TO BE INCLUDED IN A COMPLETE SET OF CONSTRUCTION DOCUMENTS, INCLUDING, BUT NOT LIMITED TO: ARCHITECTURAL DRAWINGS, CIVIL DRAWINGS, MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS, AND DEFERRED DESIGN DRAWINGS. CONTRACTOR SHALL VERIFY COORDINATION OF THESE DRAWINGS WITH CONTENTS OF ABOVE DRAWING SETS SPECIFIED AND ONLY PROCEED WITH BIDDING AND CONSTRUCTION AFTER SUCH HAS TAKEN PLACE.

8. DETAILS LABELED "TYP" OR "TYPICAL" ARE TO BE APPLIED AT LOCATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY INDICATED. WHERE A DETAIL IS NOT INDICATED, THE DETAIL SHALL BE THE SAME AS FOR SIMILAR CONDITIONS OR AS SHOWN IN THE "TYPICAL DETAILS."

9. THE BUILDING IS NOT STRUCTURALLY STABLE UNTIL ALL CONNECTIONS, GRAVITY AND LATERAL FRAMING, SHEAR WALLS, DIAPHRAGMS, PERMANENT BRACING, AND EXTERIOR LOAD BEARING WALLS ARE COMPLETE AND HAVE ACHIEVED THEIR DESIGN STRENGTH. CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL STABILITY DURING ERECTION AND CONSTRUCTION. TEMPORARY BRACING SYSTEMS ARE NOT TO BE REMOVED UNTIL STRUCTURAL WORK IS COMPLETE.

10. REINFORCING STEEL:

A. ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 60, EXCEPT WELDED REINFORCING WHICH SHALL BE ASTM A706 GRADE 60.

B. ALL WELDED WIRE FABRIC SHALL BE ASTM A185 AND A82 COLD DRAWN WIRE.

C. ALL ACCESSORIES FOR SUPPORTING REINFORCING SHALL BE GALVANIZED OR HAVE PLASTIC-COATED FEET.

D. PROVIDE CORNER BARS AT THE EXTERIOR FACE OF ALL WALL AND FOOTING CORNERS EQUAL TO HORIZONTAL BARS.

E. PROVIDE AT LEAST TWO VERTICAL #5 BARS AT ALL STEPS IN FOUNDATION WALLS, FOOTINGS, AND GRADE BEAMS.

F. REINFORCING SHALL BE DETAILED, FABRICATED, PLACED, AND SUPPORTED IN ACCORDANCE WITH ACI 315, LATEST EDITION.

G. STANDARD COVERAGE OF REINFORCING, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:

a.	CAST AGAINST EARTH, PERMANENTLY EXPOSED TO WEATHER	3"
b.	EXPOSED TO EARTH AND WEATHER (FORMED)	2"
c.	NOT EXPOSED TO EARTH OR WEATHER: SLABS AND WALLS	3/4"

H. ALL LAP SPLICES SHALL BE CLASS B UNLESS NOTED OTHERWISE.

I. FOR REINFORCING BAR LAP LENGTHS IN CONCRETE, SEE TABLE 3/S002.

11. CONCRETE:

A. CAST-IN-PLACE CONCRETE CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODE REQUIREMENTS, INDUSTRY GUIDES, AND REFERENCE STANDARDS INCLUDING, BUT NOT LIMITED TO:

a. ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE
b. ACI 305R - GUIDE TO HOT WEATHER CONCRETING
c. ACI 306R - GUIDE TO COLD WEATHER CONCRETING
d. ACI 318 - STRUCTURAL CONCRETE BUILDING CODE
e. ACI 347 - GUIDE TO FORMWORK FOR CONCRETE
f. ACI SP-66 - ACI DETAILING MANUAL
g. AWS D1.4 - STRUCTURAL WELDING CODE - REINFORCING STEEL
h. CRSI - MANUAL OF STANDARD PRACTICE

B. ALL CONCRETE, UNLESS NOTED OTHERWISE, SHALL DEVELOP A 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI AND HAVE MAXIMUM WATER/CEMENT RATIO OF 0.45.

C. CONCRETE EXPOSED TO WEATHER, VEHICLES, AND/OR DEICING CHEMICALS SHALL BE AIR-ENTRAINED WITH 6% (+/-) 1.5% ENTRAINED AIR BY VOLUME AT POINT OF DISCHARGE. DO NOT ALLOW AIR CONTENT OF TROWELED FINISHED FLOORS TO EXCEED 3%.

D. NORMAL WEIGHT AGGREGATES SHALL COMPLY WITH ASTM C33 STANDARD SPECIFICATION FOR CONCRETE AGGREGATES. COARSE AGGREGATE SHALL MEET THE DELETERIOUS SUBSTANCE AND PHYSICAL PROPERTIES REQUIREMENTS OF ASTM C33, TABLE 4 FOR CLASS DESIGNATION 3S OR BETTER. FINE AGGREGATE SHALL CONFORM TO ASTM C33.

E. THE CONCRETE SLAB-ON-GRADE HAS BEEN DESIGNED FOR THE FINAL USE AND NOT FOR CONSTRUCTION CONSIDERATIONS. CONTRACTOR SHALL COORDINATE THE SLAB DESIGN WITH CONSTRUCTION NEEDS. THE SLAB DESIGN INDICATED ON THESE DRAWINGS IS TO BE CONSIDERED A MINIMUM. SUBMIT CHANGES TO THE SLAB DESIGN TO THE ENGINEER OF RECORD FOR REVIEW.

F. IT IS THE INTENT OF THESE CONCRETE SPECIFICATIONS THAT THE CONTRACTOR SUPPLY CONCRETE MIXES WITH A MINIMUM AMOUNT OF WATER IN ORDER TO LIMIT PLASTIC SHRINKAGE CRACKING IN FRESHLY PLACED CONCRETE. IT IS EXPECTED THAT PRODUCING WORKABILITY FOR CONCRETE MIXES WILL REQUIRE THE ADDITION OF WATER-REDUCING AND/OR SUPER-PLASTICIZING CHEMICAL ADMIXTURES.

G. CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD PRIOR TO USE OF SELF-CONSOLIDATING CONCRETE MIX.

H. CONCRETE SLUMP SHALL BE A MAXIMUM OF 4" +/- 1" (ASTM C143) AS DELIVERED IN THE FIELD. CONTRACTOR MAY USE CHEMICAL ADMIXTURES TO ATTAIN A MAXIMUM SLUMP OF 8" FOR WORKABILITY.

I. NO WATER MAY BE ADDED TO THE CONCRETE MIX ON SITE.

J. THE COMBINED WEIGHT OF FLY ASH OR OTHER POZZOLANS CONFORMING TO ASTM C618 AND SLAG CEMENT CONFORMING TO ASTM C989 MAY BE USED AT A RATE NOT TO EXCEED 25% OF THE TOTAL CEMENT CONTENT WEIGHT.

K. ALL CONTROL JOINTS IN CONCRETE SLABS-ON-GRADE SHALL BE CUT TO 1/4 OF THE DEPTH. CUT JOINTS AS SOON AS POSSIBLE AFTER CONCRETE HAS BEEN PLACED WITHOUT DISLODGING AGGREGATE OR USE DOWELED CONSTRUCTION JOINT.

L. PRIOR TO PLACING CONCRETE IN ANY LOCATION, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE THOROUGHLY CHECKED AND COORDINATED ALL DIMENSIONS, ELEVATIONS, OPENINGS, RECESSES, AND BLOCKOUTS SHOWN ON THE ARCHITECTURAL, STRUCTURAL, AND MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS. IN THE EVENT ERRORS, CONFLICTS, OR OMISSIONS EXIST, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ARCHITECT OR ENGINEER FOR NECESSARY CORRECTIVE ACTION.

M. EMBEDDED ITEMS ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR PRIOR TO PLACING CONCRETE.

N. ANCHOR RODS SHALL BE HELD IN PLACE WITH A RIGID TEMPLATE.

12. STRUCTURAL STEEL:

A. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN, LATEST EDITION, AND AISC "CODE OF STANDARD PRACTICE."

B. ALL STRUCTURAL STEEL FOR WIDE FLANGE AND WT SHAPES SHALL BE ASTM A992, GRADE 50, UNLESS NOTED OTHERWISE ON THE PLANS. ALL ANGLES, PLATES, AND CHANNELS SHALL BE ASTM A36 UNLESS NOTED OTHERWISE. ALL RECTANGULAR AND ROUND HSS SHAPES SHALL BE ASTM A500, GRADE B.

C. THE STEEL FABRICATOR IS RESPONSIBLE FOR THE DESIGN AND DETAILING OF ALL BEAM CONNECTIONS AND BRACING CONNECTIONS NOT COMPLETELY DESIGNED ON THESE DOCUMENTS FOR THE LOADS SHOWN ON THESE DOCUMENTS. LOADS AND REACTIONS SHOWN ON THESE DOCUMENTS ARE NON-FACTORED WORKING STRESS VALUES (ASD). CONNECTIONS MAY BE BOLTED OR WELDED.

a. GENERALLY, THE CONNECTIONS SHOWN ON THESE DOCUMENTS ARE SCHEMATIC AND ARE ONLY INTENDED TO SHOW THE RELATIONSHIP OF THE MEMBERS CONNECTED. ANY CONNECTION THAT IS NOT SHOWN OR IS NOT COMPLETELY DESIGNED ON THESE DOCUMENTS SHALL BE DESIGNED BY THE FABRICATOR.

b. IT IS THE RESPONSIBILITY OF THE FABRICATOR TO PROVIDE ALL COMPONENTS OF THE CONNECTION REQUIRED FOR A COMPLETE DESIGN. THESE COMPONENTS INCLUDE, BUT ARE NOT LIMITED TO, STIFFENER PLATES, DOUBLER PLATES, ETC., AS MAY BE REQUIRED IN ADDITION TO THOSE SHOWN ON THE STRUCTURAL SCHEMATIC DETAILS TO ENSURE THAT THE MEMBERS CONNECTED TOGETHER HAVE ADEQUATE STRENGTH FOR LOADS SHOWN AT THE CONNECTION.

c. COMPLETELY DESIGNED SHALL MEAN THE FOLLOWING INFORMATION IS SHOWN ON THESE DOCUMENTS:

1 ALL PLATE DIMENSIONS AND GRADES
2 ALL WELD SIZES, LENGTHS, PITCHES, AND RETURNS
3 QUANTITY AND SIZE OF BOLTS. WHERE BOLTS ARE SHOWN BUT NO NUMBER IS GIVEN, THE CONNECTION HAS NOT BEEN COMPLETELY DESIGNED.
4 ALL HOLE SIZES AND SPACINGS
5 WHERE PARTIAL INFORMATION IS GIVEN, IT SHALL BE THE MINIMUM REQUIREMENT FOR THE CONNECTION.

d. CONNECTIONS SHOWN IN DETAILS 4/S004 AND 5/S004 ARE CONSIDERED TO BE FULLY DESIGNED BY THE ENGINEER OF RECORD. THESE CONNECTIONS SHALL BE DETAILED BY THE FABRICATOR BUT DO NOT REQUIRE ADDITIONAL DESIGN BY THE FABRICATOR'S ENGINEER.

e. CONNECTIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT AND RETAINED BY THE FABRICATOR. THE PROFESSIONAL ENGINEER EMPLOYED BY THE FABRICATOR FOR CONNECTION DESIGN SHALL BE EXPERIENCED IN THE SPECIFIC AREA OF STRUCTURAL STEEL CONNECTIONS DESIGN AND DEMONSTRATED EXPERIENCE OF NOT LESS THAN THREE PROJECTS OF SIMILAR SCOPE AND COMPLEXITY.

f. PRIOR TO FABRICATION, PROVIDE DESIGN CALCULATIONS FOR TYPICAL BEAM CONNECTIONS, ALL PRIMARY BRACING AND HANGER CONNECTIONS. CALCULATIONS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT. CALCULATIONS WILL BE RETAINED BY THE ENGINEER OF RECORD AS RECORD COPY AND WILL NOT BE RETURNED.

D. ALL BOLTS SHALL BE 3/4" DIAMETER MINIMUM UNLESS NOTED OTHERWISE ON DRAWINGS.

a. SLIP CRITICAL CONNECTIONS OF A325SC OR A490SC BOLTS SHALL BE USED FOR ALL BOLTED CONNECTIONS OF BRACING MEMBERS, MOMENT CONNECTIONS, CANTILEVERS, AND AS SHOWN ON THESE DOCUMENTS.

b. ALL OTHER CONNECTIONS SHALL BE SNUG-TIGHTENED BEARING TYPE USING A MINIMUM OF TWO A325N OR A490N BOLTS.

E. ALL STRUCTURAL STEEL WELDS IN THE SHOP OR IN THE FIELD SHALL BE PERFORMED BY A QUALIFIED WELDER AND SHALL CONFORM TO THE CURRENT REQUIREMENTS OF AWS.

F. SHOP WELDED AND FIELD BOLTED CONNECTIONS ARE PREFERRED, UNLESS OTHERWISE SHOWN.

G. FILLET WELDS NOT SPECIFICALLY SIZED IN THESE DOCUMENTS SHALL BE THE MINIMUM SIZE IN ACCORDANCE WITH AWS D1.1, LATEST EDITION, DEPENDENT ON THE THINNER PART JOINED, BUT NO LESS THAN 3/16".

H. WELDING ELECTRODES SHALL BE E70XX.

I. THE CONTRACTOR SHALL PROVIDE SHELF ANGLES, GLASS SUPPORTS, LINTELS, AND OTHER MISCELLANEOUS STEEL, AS SHOWN ON THE DRAWINGS, AND AS REQUIRED TO PROVIDE SUPPORT (STABILIZATION) AROUND AND THROUGHOUT THE BUILDING. NOT EVERY DETAIL IS SHOWN. SEE ARCHITECTURAL AND ELEVATOR DRAWINGS FOR ADDITIONAL MISCELLANEOUS STEEL DETAILS.

J. ALL BRICK LEDGER ANGLES AND LINTEL BEAMS WITHIN EXTERIOR WALLS SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123.

13. POST-INSTALLED ANCHORAGE:

A. DESIGN OF ALL POST-INSTALLED ANCHORAGE SHALL BE IN ACCORDANCE WITH ACI 318 CHAPTER 17 AND SHALL CONSIDER CRACKED CONCRETE CONDITIONS.

B. ALL POST-INSTALLED ANCHORS SHALL BE INSTALLED BY TRAINED PERSONNEL PER THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII) AS SHOWN IN THE CORRESPONDING ICC-ESR REPORT AND INCLUDED IN THE ANCHOR PACKAGING.

C. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL POST-INSTALLED ANCHORAGE ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.

D. ADHESIVE ANCHORS SUPPORTING SUSTAINED TENSION LOADS THAT ARE ORIENTED HORIZONTALLY OR UPWARDLY INCLINED SHALL BE INSTALLED BY PERSONNEL CERTIFIED BY AN APPLICABLE CERTIFICATION PROGRAM SUCH AS THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM. AN APPLICABLE CERTIFICATION PROGRAM SHALL INCLUDE WRITTEN AND PERFORMANCE TESTS IN ACCORDANCE WITH THE ACI/CRSI CERTIFICATION PROGRAM AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.

E. EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. EXISTING REINFORCING BARS SHALL NOT BE CUT UNLESS NOTED OTHERWISE ON THE DRAWINGS. THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS AT THE LOCATIONS OF THE CONCRETE ANCHORS BY FERROSCAN, GPR, X-RAY, OR OTHER MEANS PRIOR TO INSTALLATION OF ANCHORS.

F. ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.

G. EMBEDMENT DEPTH FOR MECHANICAL EXPANSION ANCHORS SHALL BE DEFINED AS THE DISTANCE FROM THE SURFACE OF THE LOAD BEARING BASE MATERIAL TO THE DEEPEST PART OF THE ANCHOR WHICH TENSION LOAD IS TRANSFERRED TO THE CONCRETE, MEASURED PRIOR TO APPLYING TORQUE TO THE ANCHOR.

H. EMBEDMENT DEPTH FOR ADHESIVE AND SCREW TYPE ANCHORS SHALL BE DEFINED AS THE DISTANCE FROM THE SURFACE OF THE LOAD BEARING BASE MATERIAL TO THE DEEPEST PART OF THE ANCHOR AFTER THE ANCHOR HAS BEEN INSTALLED INTO THE HOLE.

I. ADHESIVE ANCHORING SYSTEMS SHALL BE ACCEPTABLE FOR LONG-TERM LOADING. ONLY NON-EPOXY (HYBRID) BASED ADHESIVES SHALL BE INSTALLED WHEN BASE MATERIAL TEMPERATURES ARE BELOW 40 DEGREES F.

J. POST-INSTALLED ANCHORAGE SHALL ONLY BE USED WHERE SPECIFIED ON THESE DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO USING POST-INSTALLED ANCHORAGE FOR MISSING OR MIS-LOCATED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN TO AVOID CONFLICTS WITH EXISTING REINFORCING BARS.

K. STAINLESS STEEL ANCHORS ARE REQUIRED AT ALL EXPOSED LOCATIONS.

L. FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW OR ON THE DRAWINGS, CONTRACTOR SHALL SUBMIT DATA SUBSTANTIATING THE SUBSTITUTED PRODUCT PERFORMANCE VALUES. (POST-INSTALLED ANCHOR SUBSTITUTIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THEIR USE.)

M. SUBMITTALS ARE THE CONTRACTOR'S RESPONSIBILITY AND MUST INCLUDE EVALUATION REPORTS FROM THE INTERNATIONAL CODE COUNCIL (ICC-ES EVALUATION REPORT).

N. CONCRETE ANCHORS

a. MECHANICAL ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:

1 HILTI KWIK BOLT TZ2 EXPANSION ANCHOR (ICC-ES ESR-4266)
2 HILTI KWIK HUS EZ SCREW ANCHOR (ICC-ES ESR-3027)
3 SIMPSON STRONG-TIE STRONG-BOLT 2 WEDGE ANCHOR (ICC-ES ESR-3037)
4 SIMPSON STRONG-TIE TITEN-HD SCREW ANCHOR (ICC-ES ESR-2713)

b. ADHESIVE ANCHORING SYSTEMS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308. PRE-APPROVED ADHESIVE ANCHORING SYSTEMS INCLUDE:

1 HILTI HIT-HY 200 ADHESIVE ANCHORING SYSTEM (ICC-ES ESR-3187)
2 HILTI HIT-RE 500-V3 ADHESIVE ANCHORING SYSTEM (ICC-ES ESR 3814)
3 SIMPSON STRONG-TIE SET-3G ADHESIVE ANCHOR SYSTEM (ICC-ES ESR-4057)
4 SIMPSON STRONG-TIE AT-3G ADHESIVE ANCHOR SYSTEM (ICC-ES ESR-5026)

14. WOOD:

A. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE APPLICABLE BUILDING CODE AND THE CURRENT EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION."

B. ALL STUDS AND PLATES SHALL BE SOUTHERN PINE OR DOUGLAS FIR LARCH NO. 2 (19% MAXIMUM MOISTURE CONTENT OR BETTER.)

C. ROOF SHEATHING SHALL BE OSB OR PLYWOOD PANELS 19/32" MINIMUM NOMINAL THICKNESS, EXTERIOR RATED SHEATHING, EXPOSURE 1. RUN PANELS PERPENDICULAR TO THE SUPPORTS, STAGGER PANEL ENDS 1/2 PANEL LENGTH. ATTACH WITH 10d COMMON OR DEFORMED SHANK NAILS (1-1/2" MINIMUM PENETRATION) 4" ON CENTER ALONG BUILDING PERIMETER AND CONTINUOUS PANEL EDGES, 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS. SPACE NAILS AT 6" O.C. WITHIN 8'-0" OF BUILDING CORNERS AND EDGES.

D. WOOD PLATES, SILLS, AND SLEEPER STUDS WHICH REST ON CONCRETE SLABS, ON CONCRETE OR MASONRY FOUNDATIONS OR ARE IN DIRECT CONTACT WITH THE EARTH, SHALL BE PRESSURE TREATED AND SHALL BE ATTACHED UTILIZING FASTENERS WITH ADEQUATE CORROSION RESISTANCE (HOT-DIPPED GALVANIZED OR STAINLESS STEEL, UNLESS NOTED OTHERWISE).

STRUCTURAL SHEET INDEX

2 / S001

A.F.F.	ABOVE FINISH FLOOR	INT	INTERIOR
ALT	ALTERNATE	JST	JOIST
A.B.	ANCHOR BOLT	JT	JOINT
ARCH	ARCHITECTURAL PLANS	K	KIP (1000 LBS)
&	AND	LBS	POUNDS
@	AT	LLH	LONG LEG HORIZONTAL
BAL	BALANCE	LLV	LONG LEG VERTICAL
BLDG	BUILDING	MANUF	MANUFACTURER
BM	BEAM	MAS	MASONRY
B.O.	BOTTOM OF	MAX	MAXIMUM
BRG	BEARING	MIN	MINIMUM
BTWN	BETWEEN	MISC	MISCELLANEOUS
CL	CENTER LINE	MK	MARK
C.G.S.	CENTER OF GRAVITY OF STRANDS	N.S.	NEAR SIDE
CIP	CAST-IN-PLACE CONCRETE	N.T.S.	NOT TO SCALE
CLR	CLEAR	O.C.	ON CENTER
C.J.	CONTROL JOINT	O.F.	OUTSIDE FACE
COL	COLUMN	OPNG	OPENING
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
CONC	CONCRETE	PC	PRECAST
CONT	CONTINUOUS	PSF	POUNDS PER SQUARE FOOT
CTR	CENTER	PSI	POUNDS PER SQUARE INCH
DIA	DIAMETER	PT	POST TENSION
DEG	DEGREE	RAD	RADIUS
DIM	DIMENSION	REINF	REINFORCEMENT
DTL	DETAIL	REF	REFERENCE
DWG	DRAWING	RE:	REFERENCE
E.F.	EACH FACE	SCHED	SCHEDULE
ELEV	ELEVATION	SECT	SECTION
EQ	EQUAL	SHT	SHEET
E.W.	EACH WAY	SIM	SIMILAR
EXIST	EXISTING	SPA	SPACING
EXP	EXPANSION	SPECS	SPECIFICATION
EXT	EXTERIOR	SQ	SQUARE
FND	FOUNDATION	STD	STANDARD
FIN	FINISHED	STL	STEEL
FLR	FLOOR	SW	SHEAR WALL
F.S.	FAR SIDE	T&B	TOP & BOTTOM
FTG	FOOTING	T.O.	TOP OF...(ADD ITEM)
F.V.	FIELD VERIFY	TYP	TYPICAL
GA	GAUGE	U.N.O.	UNLES

E. ALL SPECIFIED FASTENERS SHOWN IN THESE DOCUMENTS MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ALL FASTENERS IN A CONNECTION MUST BE USED AND SHALL BE INSTALLED PRIOR TO LOADING THE CONNECTION.

F. FASTENERS USED WITH PRESSURE AND FIRE-RETARDANT TREATED WOOD SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND HAVE AN ADEQUATE CORROSION RESISTANT COATING, HOT-DIPPED GALVANIZED OR STAINLESS STEEL. IN THE ABSENCE OF MANUFACTURER RECOMMENDATIONS, FASTENER COATING SHALL BE IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM.

G. SUBSTITUTIONS FOR SIMPSON STRONG-TIE CO., INC.'S PRODUCTS MUST BE APPROVED IN WRITING BY THE ENGINEER-OF-RECORD PRIOR TO INSTALLATION. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY EVALUATION REPORTS FROM THE INTERNATIONAL CODE COUNCIL.

H. ALL SIMPSON STRONG-TIE CONNECTORS SPECIFIED FOR USE IN EXTERIOR OR WET APPLICATIONS, OR ARE IN DIRECT CONTACT WITH TREATED WOOD, SHALL HAVE A ZMAX OR HOT-DIPPED GALVANIZED COATING.

I. PARALLEL STRAND LUMBER (PSL) MEMBERS SHALL CONFORM TO THE FOLLOWING:

a. E = 2,000,000 PSI
b. F_b = 2,900 PSI
c. F_v = 290 PSI

J. LAMINATED VENEER LUMBER (LVL) MEMBERS SHALL CONFORM TO THE FOLLOWING:

a. E = 1,900,000 PSI
b. F_b = 2,900 PSI
c. F_v = 285 PSI

K. ENGINEERED LUMBER PRODUCTS SHALL NOT BE TREATED UNLESS SPECIFICALLY APPROVED BY THE PRODUCT MANUFACTURER AND ENGINEER-OF-RECORD.

L. ENGINEERED LUMBER PRODUCTS SHALL NOT BE INSTALLED AT LOCATIONS EXPOSED TO WEATHER, OR CONDITIONS WHERE IN-PLACE MOISTURE CONTENT IS EXPECTED TO EXCEED 19%, UNLESS SPECIFICALLY APPROVED BY THE PRODUCT MANUFACTURER AND ENGINEER-OF-RECORD.

16. WOOD TRUSSES:

A. SEE PREVIOUS SECTION FOR WOOD GENERAL NOTES.

B. THIS WORK INCLUDES THE COMPLETE FURNISHINGS AND INSTALLATION OF ALL OPEN WEB TRUSSES AS SHOWN ON THE DRAWINGS HEREIN SPECIFIED AND NECESSARY TO COMPLETE THE WORK.

C. ALL TRUSSES MUST BE SECURELY BRACED BOTH DURING ERECTION AND PERMANENTLY AS REQUIRED BY THE TRUSS MANUFACTURER. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY FIELD BRACING TO ENSURE TRUSSES ARE INSTALLED AT THE PROPER SPACING AND ARE STRAIGHT AND PLUMB.

D. METAL PLATE CONNECTED WOOD TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST ANSI/TPI 1, "NATIONAL DESIGN STANDARD FOR METAL PLACE CONNECTED WOOD TRUSS CONSTRUCTION" AND ANSI/AWC NDS - "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS). ENGINEERING DRAWINGS AND DESIGN CALCULATIONS SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER WHO IS LEGALLY AUTHORIZED TO PRACTICE IN THE JURISDICTION WHERE PROJECT IS LOCATED AND WHO IS EXPERIENCED IN PROVIDING ENGINEERING SERVICES OF THE KIND INDICATED, AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION. THE TRUSS FABRICATOR SHALL SUPPLY ALL HARDWARE AND FASTENERS FOR JOINING MEMBERS SUPPLIED BY THE TRUSS FABRICATORS.

E. TRUSSES SHALL BE DESIGNED FOR THE STRUCTURAL LOADS INDICATED ON THE STRUCTURAL DRAWINGS.

F. ROOF TRUSSES SHALL BE DESIGNED TO LIMIT THE MAXIMUM LIVE LOAD DEFLECTION TO SPAN/360 AND MAXIMUM TOTAL LOAD DEFLECTION SPAN/240.

G. CONTRACTOR SHALL NOT CUT, NOTCH, OR BORE HOLES IN WOOD TRUSSES UNLESS APPROVED BY THE WOOD TRUSS DESIGNER.

H. TRUSS BOTTOM CHORDS SHALL BE PERMANENTLY CONNECTED BY BRIDGING. BRIDGING REQUIREMENTS SHALL BE DETERMINED BY THE TRUSS DESIGNER/MANUFACTURER, BUT SHALL CONSIST OF NOT LESS THAN 1" BY 3" LUMBER, DOUBLE NAILED AT EACH TRUSS LOCATION. SPACING OF BRIDGING SHALL NOT EXCEED 8'-0" O.C. AT A MINIMUM, ENDS OF BRIDGING SHALL HAVE DIAGONAL CROSS BRACING BETWEEN THE LAST TWO OPEN WEB TRUSSES IN ADDITION TO HORIZONTAL BRIDGING.

I. WEB MEMBER PLANE BRIDGING SHALL BE DETERMINED BY THE TRUSS DESIGNER/MANUFACTURER.

J. TRUSS CHORDS SHALL BE FABRICATED OF SPRUCE PINE FIR NO.2 (19% MAXIMUM MOISTURE CONTENT) OR BETTER.

K. TRUSS WEB MEMBERS SHALL BE FABRICATED OF SPRUCE PINE FIR NO. 2 (19% MAXIMUM MOISTURE CONTENT) OR BETTER.

L. WEB MEMBERS ARE SHOWN ON SECTIONS FOR GRAPHICAL PURPOSES ONLY. DESIGN AND ARRANGEMENT OF WEB MEMBERS ARE THE RESPONSIBILITY OF THE TRUSS SUPPLIER.

M. ROOF PITCH AND SOFFIT GEOMETRY SHOWN FOR REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

N. FOR TRUSS PROFILES REFER TO ARCHITECTURAL DRAWINGS.

O. DESIGN CRITERIA:

a. PRODUCTS: THE OPEN WEB TRUSSES SHALL BE DESIGNED TO FIT THE DIMENSIONS AND LOADS INDICATED ON THE PLANS AND GENERAL NOTES.

b. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING SERVICE LEVEL LOADS:

1	ROOF LIVE LOAD	20 PSF
2	ATTIC LIVE LOAD (BOTTOM CHORD)	10 PSF, NON-CONCURRENT
3	ROOF FLAT SNOW LOAD, P_f	14 PSF
4	ROOF SLOPED SNOW LOAD, P_s	8.8 PSF
5	SNOW DRIFT AND SLIDING SNOW	PER CODE (RE: 4/S007)
6	RAIN LOAD (FLAT ROOF ONLY)	20 PSF
7	ROOF DEAD LOAD (TOP CHORD)	10 PSF
8	ROOF DEAD LOAD (BOTTOM CHORD)	10 PSF
9	WIND UPLIFT (TOP CHORD @ INTERIOR)	PER CODE
10	WIND UPLIFT (TOP CHORD @ EDGES)	PER CODE
11	WIND UPLIFT (TOP CHORD @ CORNERS)	PER CODE
12	WIND UPLIFT (TOP CHORD @ RIDGES)	PER CODE
13	PARAPET WIND	PER CODE
14	WIND AND SEISMIC LOADS	PER CODE

c. WIND LOAD EDGES ZONES (a = 6'-6")

P. DESIGN OF TRUSSES SHALL INCLUDE ALL NECESSARY BRACING, BRIDGING, AND/OR ANCHOR CONNECTIONS, INCLUDING UPLIFT TO TRANSMIT THE REQUIRED LOADS INTO THE STRUCTURE.

Q. IT IS THE STRUCTURAL INTENT THAT THE WOOD TRUSSES SHALL BE FABRICATED PER INDUSTRY STANDARDS AT A TYPICAL SPACING OF 24" O.C. USING THE MATERIALS SPECIFIED PER THESE DOCUMENTS. TRUSS SPACING SHALL NOT EXCEED 24" O.C. UNLESS SPECIFIED OTHERWISE ON THE DOCUMENTS. THE TRUSS SUPPLIER SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IF THE TRUSSES SHOWN PER THESE DOCUMENTS EXCEED INDUSTRY STANDARDS AND REQUIRE HIGHER GRADE MATERIALS THAN THOSE SPECIFIED.

R. THESE PRODUCTS SHALL BE DESIGNED AND MANUFACTURED TO THE STANDARDS SET FORTH BY APPROVED ICC-ES REPORTS.

S. MATERIALS SHALL COMPLY WITH APPROVED ICC-ES REPORTS. CHORD MEMBERS, WEB MEMBERS, CONNECTING PINS, AND BEARING HARDWARE/ATTACHMENTS SHALL BE OF MATERIAL AND SIZE BY DESIGN.

T. TRUSSES SHALL BE MANUFACTURED IN A PLANT UNDER THE SUPERVISION OF A THIRD-PARTY INSPECTION AGENCY.

U. EACH OF THE TRUSSES SHALL BE IDENTIFIED BY A STAMP INDICATING THE TRUSS SERIES, ICC-ES EVALUATION REPORT NUMBER, MANUFACTURER'S NAME, PLANT NUMBER, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO.

V. OPEN WEB TRUSSES, IF STORED PRIOR TO INSTALLATION, SHALL BE STORED IN A VERTICAL POSITION AND PROTECTED FROM THE WEATHER. THEY SHALL BE HANDLED WITH CARE SO THEY ARE NOT DAMAGED. THEY ARE TO BE INSTALLED IN ACCORDANCE WITH THE PLANS AND ANY JOIST DRAWINGS AND INSTALLATION SUGGESTIONS. TEMPORARY CONSTRUCTION LOADS THAT CAUSE STRESSES BEYOND DESIGN LIMITS ARE NOT PERMITTED. INSTALLATION BRACING IS TO BE PROVIDED BY THE TRUSS SUPPLIER TO KEEP THE TRUSSES STRAIGHT AND PLUMB AS REQUIRED AND TO ENSURE ADEQUATE LATERAL SUPPORT FOR THE INDIVIDUAL TRUSSES AND THE ENTIRE SYSTEM UNTIL THE SHEATHING MATERIAL HAS BEEN APPLIED.

W. THE PRODUCTS DELIVERED SHALL BE FREE FROM MANUFACTURING ERRORS OR DEFECTS IN WORKMANSHIP AND MATERIAL. THE PRODUCTS, WHEN CORRECTLY INSTALLED AND MAINTAINED, SHALL BE WARRANTED TO PERFORM AS DESIGNED FOR THE NORMAL AND EXPECTED LIFE OF THE BUILDING.

X. CODE COMPLIANT DESIGN OF WOOD TRUSSES IS A DEFERRED SUBMITTAL IN ACCORDANCE WITH THE GENERAL STRUCTURAL NOTES, NOTE 18 A.e. SUBMITTAL DOCUMENTS SHALL INCLUDE SUBSTANTIATING STRUCTURAL CALCULATIONS. CALCULATIONS AND DRAWINGS SHALL BE STAMPED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS LEGALLY AUTHORIZED TO PRACTICE IN THE JURISDICTION WHERE THE PROJECT IS LOCATED AND WHO HAS EXPERIENCE IN PROVIDING ENGINEERING SERVICES OF THE KIND INDICATED. SUBMITTAL DOCUMENTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW OF CONFORMITY WITH THESE DOCUMENTS AND TO THE CITY FOR PLAN CHECK AND CODE REVIEW PRIOR TO INSTALLATION.

17. FOUNDATIONS:

A. FOUNDATIONS ARE DESIGNED TO BEAR ON NEWLY PLACED PROPERLY COMPACTED STRUCTURAL FILL AND AT OR NEAR LIMESTONE BEDROCK AT AN ALLOWABLE BEARING PRESSURE OF 2,500 PSF.

B. EXTERIOR AND BUILDING PERIMETER FOUNDATIONS AND STRIP FOOTINGS HAVE BEEN DESIGNED TO BEAR AT OR BELOW THE LOCAL FROST DEPTH OF 36". PROVIDE FOOTING DEPTHS AS INDICATED IN THE DRAWINGS.

C. COMPLY WITH ALL ASPECTS OF SOILS REPORT NO. 023-07096, DATED MARCH 4, 2024, PREPARED BY OLSSON ASSOCIATES, 1700 E. 123RD STREET, OLATHE, KS 66061, (913) 829-0078.

D. THE GENERAL CONTRACTOR AND FOUNDATION CONTRACTOR SHALL UNDERSTAND THE SURVEY AND GEOTECHNICAL REPORT BEFORE BIDDING THE WORK. RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT SHALL BE INCLUDED IN THE CONTRACTOR'S WORK, UNLESS SPECIFIED OR DETAILED OTHERWISE.

E. CONTRACTOR SHALL REMOVE EXISTING FOOTINGS AND FOUNDATIONS THAT ARE LOCATED WITHIN THE FOOTPRINT OF THE NEW BUILDING.

F. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNUSUAL SOIL CONDITIONS THAT ARE IN VARIANCE WITH THE GEOTECHNICAL REPORT OR WHEN DIFFERENT BEARING MATERIAL IS EVIDENT AND THERE IS A QUESTION OF BEARING CAPACITY.

G. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF UNSUITABLE FILL MATERIAL OR ORGANIC MATERIAL.

18. SUBMITTALS:

A. CODE COMPLIANT STRUCTURAL DESIGN OF THE FOLLOWING ITEMS IS DEFERRED TO THE GENERAL CONTRACTOR.

a. EXCAVATION SUPPORT
b. TEMPORARY BRACING AND SHORING
c. STRUCTURAL STEEL CONNECTIONS
d. ROOF ACCESS LADDERS
e. PREFABRICATED WOOD TRUSSES, BRIDGING, AND ATTACHMENTS
f. SEISMIC AND WIND ANCHORAGE AND SWAY BRACING OF MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS COMPONENTS
g. POST-INSTALLED AWNINGS OR CANOPIES AND CONNECTIONS TO STRUCTURE

B. DEFERRED SUBMITTALS SHALL INCLUDE SUBSTANTIATING STRUCTURAL CALCULATIONS AND SHALL BEAR THE SIGNED WET OR CERTIFIED ELECTRONIC STAMP OF A REGISTERED PROFESSIONAL ENGINEER WHO IS LEGALLY AUTHORIZED TO PRACTICE IN THE JURISDICTION WHERE PROJECT IS LOCATED AND WHO IS EXPERIENCED IN PROVIDING ENGINEERING SERVICES OF THE KIND INDICATED. DEFERRED SUBMITTALS SHALL BEAR THE APPROVAL STAMP OF THE PROJECT ENGINEER OF RECORD.

C. MAIN LATERAL FORCE RESISTING SYSTEM STRUCTURAL STEEL CONNECTIONS THAT HAVE BEEN DEFERRED TO THE FABRICATOR'S ENGINEER SHALL BE SUBMITTED IN TANDEM WITH THE CORRESPONDING STRUCTURAL STEEL SHOP DRAWINGS.

D. ALL SHOP DRAWINGS AND SUBMITTALS MUST BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL. ENGINEER'S REVIEW OF SHOP DRAWINGS IS LIMITED TO CHECKING FOR GENERAL CONFORMANCE WITH DESIGN DRAWINGS AND STRENGTH OF COMPONENTS AND MATERIALS. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES FROM THE DESIGN DRAWINGS, QUANTITIES, DIMENSIONAL ERRORS, OR OMISSIONS IN THE SHOP DRAWINGS.

E. ALL SHOP DRAWINGS MUST BE ORIGINAL DOCUMENTS AND SHALL NOT BE REPRODUCTIONS OF THESE CONTRACT DOCUMENTS.

F. SUBMIT SHOP DRAWINGS DETAILING FABRICATION OF EACH MEMBER AND ITS CONNECTIONS. CONNECTION DRAWINGS ARE TO BE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER.

G. CONTRACTOR SHALL SUBMIT STRUCTURAL SHOP DRAWINGS FOR THE FOLLOWING:

a. CONCRETE AND MASONRY GROUT MIX DESIGN AND MATERIALS
b. CONCRETE AND MASONRY REINFORCING STEEL
c. MASONRY MATERIALS
d. STRUCTURAL STEEL
e. WOOD MATERIALS (2x LUMBER, ENGINEERED LUMBER, AND SHEATHING)
f. PREFABRICATED WOOD TRUSSES, BRIDGING, AND ATTACHMENTS
g. POST-INSTALLED ANCHORS

STRUCTURAL GENERAL NOTES (CONT) 1 S002

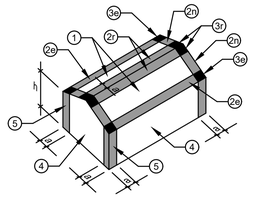
COMPONENTS & CLADDING WIND PRESSURES (PSF)
GABLE ROOF, 27° to 45°, 110 MPH (3 SEC GUST), EXPOSURE B, LRFD

ZONE	HEIGHT																			
	0-15'		15-20'		20-25'		25-30'		30-35'		35-40'		40-45'		45-50'		50-55'		55-60'	
1	+16.3	-29.9	+17.7	-32.5	+18.8	-34.5	+19.9	-36.5	+20.9	-38.3	+21.7	-39.8	+22.3	-40.9	+23.1	-42.3	+23.7	-43.4	+24.3	-44.5
2e	+16.3	-29.9	+17.7	-32.5	+18.8	-34.5	+19.9	-36.5	+20.9	-38.3	+21.7	-39.8	+22.3	-40.9	+23.1	-42.3	+23.7	-43.4	+24.3	-44.5
2n	+16.3	-33.0	+17.7	-35.8	+18.8	-38.0	+19.9	-40.2	+20.9	-42.2	+21.7	-43.8	+22.3	-45.0	+23.1	-46.6	+23.7	-47.8	+24.3	-49.0
2r	+16.0	-29.9	+17.7	-43.9	+18.8	-34.5	+19.9	-36.5	+20.9	-38.3	+21.7	-39.8	+22.3	-40.9	+23.1	-42.3	+23.7	-43.4	+24.3	-44.5
3e	+16.3	-40.4	+17.7	-43.9	+18.8	-46.6	+19.9	-49.3	+20.9	-51.8	+21.7	-53.7	+22.3	-55.2	+23.1	-57.2	+23.7	-58.7	+24.3	-60.1
3r	+16.3	-33.0	+17.7	-35.8	+18.8	-38.0	+19.9	-40.2	+20.9	-42.2	+21.7	-43.8	+22.3	-45.0	+23.1	-46.6	+23.7	-47.8	+24.3	-49.0
4	+17.9	-19.4	+19.4	-21.0	+20.6	-22.3	+21.8	-23.6	+22.9	-24.8	+23.8	-25.7	+24.4	-26.4	+25.3	-27.4	+25.9	-28.1	+26.6	-28.8
5	+17.9	-23.9	+19.4	-25.9	+20.6	-27.5	+21.8	-29.1	+22.9	-30.6	+23.8	-31.7	+24.4	-32.6	+25.3	-33.8	+25.9	-34.6	+26.6	-35.5

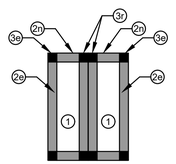
NOTES:

1. WIND ZONES ARE IN ACCORDANCE WITH ASCE 7-16, FIGURE 30.4-1 WITH A ROOF ANGLE 20° - 27° (GABLE ROOF)
2. PRESSURES ARE BASED ON AN EFFECTIVE WIND AREA OF 10 SQUARE FEET.
3. PRESSURES SHOWN ARE NOMINAL WIND PRESSURES AT ULTIMATE LOAD LEVEL (LRFD) AND SHALL BE USED IN ACCORDANCE WITH THE LOAD COMBINATIONS SPECIFIED IN ASCE 7-16, CHAPTER 2.
4. DESIGNER MAY USE THE APPROPRIATE ADJUSTMENT FACTORS OR METHODS OF ASCE 7-16 TO COMPUTE COMPONENT & CLADDING PRESSURES FOR SPECIFIC COMPONENTS OF THIS STRUCTURE.
5. PRESSURES SHOWN ARE APPLIED NORMAL TO THE SURFACE, FOR EXPOSURE & HEIGHT INDICATED ON THE TABLE. ADJUST TO OTHER CONDITIONS USING EQUATION 30.4-1.
6. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE SURFACES, RESPECTIVELY.
7. PARAPET WIND PRESSURES HAVE NOT BEEN PROVIDED AND SHALL BE CALCULATED USING SECTION 30.8 OF ASCE 7-16.
8. NOTATION:

a: 10 PERCENT OF LEAST HORIZONTAL DIMENSION OR 0.4h, WHICHEVER IS SMALLER, BUT NOT LESS THAN 4% OF LEAST HORIZONTAL DIMENSION OR 3 FT.
h: MEAN ROOF HEIGHT, IN FEET, EXCEPT THAT EAVE HEIGHT SHALL BE USED FOR ROOF ANGLES <10°.
θ: ANGLE OF PLANE OF ROOF FROM HORIZONTAL, IN DEGREES.



GABLE ROOF



GABLE ROOF PLAN

INTERIOR ZONES END ZONES CORNER ZONES

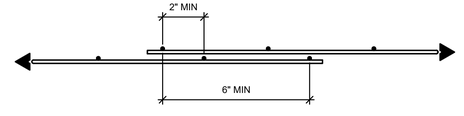
COMPONENTS & CLADDING WIND PRESSURE TABLE 2 S002

REINF BAR SPLICE LENGTH		
CONCRETE STRENGTH F'c, PSI	#6 AND SMALLER	#7 AND LARGER
3000	$57d_b$	$72d_b$
3500	$53d_b$	$66d_b$
4000	$49d_b$	$61d_b$
4500	$47d_b$	$58d_b$
5000	$44d_b$	$55d_b$
6000	$40d_b$	$51d_b$

d_b = DIAMETER OF BAR (INCHES)

NOTES:

1. BAR LAP SPLICE LENGTH SHALL BE AS NOTED IN THE DOCUMENTS AND AS REQUIRED IN NOTE 4 BELOW.
2. TABULATED SPLICE LENGTH VALUES ARE BASED ON:
   A. UNCOATED BARS
   B. F_y = 60 KSI.
   C. BAR SPACING AND COVER AS NOTED:
      BARS WITH CLEAR SPACING AND CLEAR COVER NOT LESS THAN d_b AND STIRRUPS OR TIES THROUGHOUT THE SPLICE LENGTH NOT LESS THAN CODE MINIMUM
      OR
      BARS WITH CLEAR SPACING NOT LESS THAN $2d_b$ AND CLEAR COVER NOT LESS THAN d_b.
3. REQUIRED LAP SPLICE LENGTH = TABULATED SPLICE LENGTH MULTIPLIED BY ALL APPLICABLE ADJUSTMENT FACTORS BELOW.
   A. FOR CLASS A SPLICE = 0.769
   B. FOR LIGHTWEIGHT CONCRETE = 1.3
   C. FOR EPOXY COATED BARS = 1.2
      1. FOR EPOXY COATED BARS w/ COVER LESS THAN $3d_b$ OR CLEAR SPACING LESS THAN $6d_b$ = 1.5
   D. FOR F_y OTHER THAN 60 KSI = F_y (ACTUAL)/60
   E. FOR BARS NOT MEETING REQUIREMENTS OF BAR SPACING AND COVER IN NOTE 2.C = 1.5
   F. HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE BELOW THE SPLICE = 1.3
4. REQUIRED LAP SPLICE LENGTH SHALL, UNDER NO CIRCUMSTANCES, BE LESS THAN 12".
5. REQUIRED SPLICES OF PLAIN WIRE WELDED WIRE REINFORCEMENT (W.W.F.) SHALL BE AS SHOWN BELOW U.N.O. ON THE DOCUMENTS:



TYPICAL WELDED WIRE REINFORCEMENT SPLICE

CONCRETE REINF STEEL SPLICE LENGTH TABLE 3 S002

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(PROJECT # P24003)

project title
NEW LONGVIEW - LOT 44
MULTI-TENANT SHELL
330 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

project number
23150.001

drawing issuance
PERMIT SET 03.11.2024

drawing revisions
No. Description: Date:

professional seal
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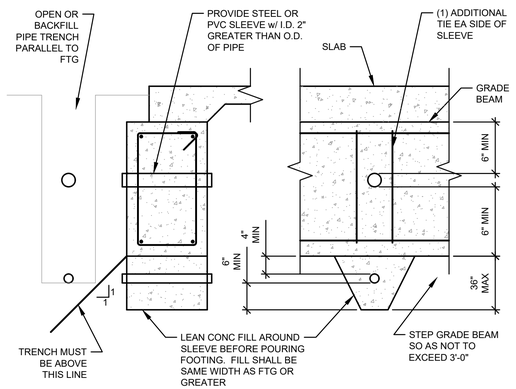
PROFESSIONAL ENGINEERING CORPORATION
d/b/a PMA ENGINEERING
MISSOURI COA # 001400
STATE OF MISSOURI
DAVID MARK McNAGHTEN
NUMBER E-23021
REGISTERED PROFESSIONAL ENGINEER
03/11/2024
DAVID MARK McNAGHTEN P.E.
MO# E-23021

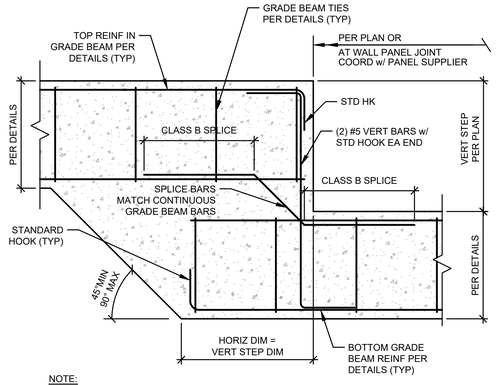
drawing title
GENERAL NOTES & TABLES

drawing number
S002



PIPE @ GRADE BEAM DETAIL

N.T.S. — 1 / S003

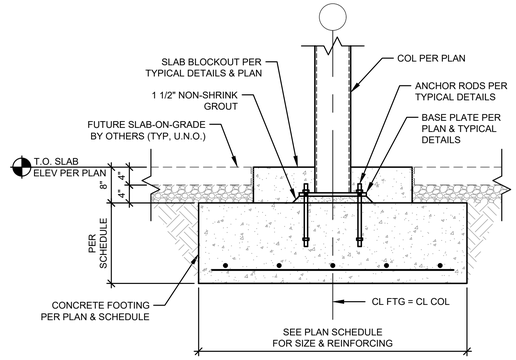


NOTE:

WHERE VERT STEP DIMENSION DOES NOT EXCEED GRADE BEAM DEPTH, BOTTOM BARS OF TOP GRADE BEAM MAY BE LAPPED w/ TOP BARS OF BOTTOM GRADE BEAM AND SPLICE BARS MAY BE OMITTED.

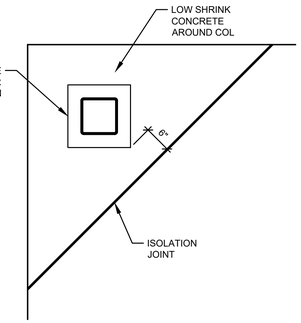
GRADE BEAM STEP DETAIL

N.T.S. — 2 / S003



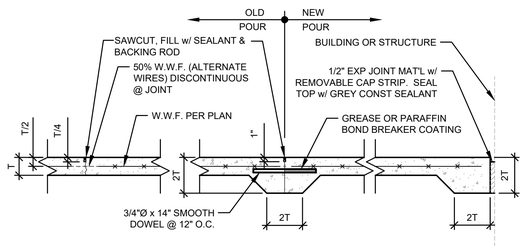
FTG @ INTERIOR COLUMN DETAIL

N.T.S. — 3 / S003



SLAB BLOCKOUT DETAIL

N.T.S. — 4 / S003



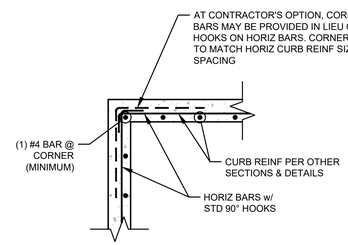
CONTRACTION CONSTRUCTION ISOLATION

NOTES:

1. SEE PLAN FOR CONCRETE SLAB-ON-GRADE THICKNESS & REINFORCING.
2. CONTRACTOR MAY SUBSTITUTE FLAT PLATE DOWELS FOR ROUND BARS. CONTACT ENGINEER FOR DETAILS.
3. CONTRACTION JOINT SHALL BE CUT TO 1/4 OF DEPTH. CUT JOINTS AS SOON AS POSSIBLE AFTER CONCRETE HAS BEEN PLACED WITHOUT DISLODGING AGGREGATE. SEE PLANS FOR JOINT LAYOUT. WHERE LAYOUT IS NOT SHOWN, CUT INTO AREAS APPROXIMATELY 12'x12'.
4. JOINT SEALANT SHALL HAVE A SHORE A HARDNESS OF 35 TO 50 INSTALLED 1/2 INCH DEEP OVER A COMPRESSED BACKER ROD.

SLAB-ON-GRADE JOINT DETAILS

N.T.S. — 5 / S003

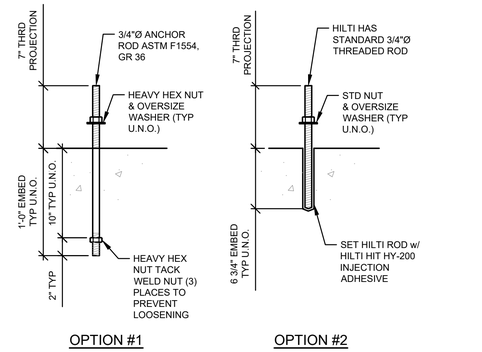


CURB CORNER JOINT REINF DETAIL

N.T.S. — 6 / S003

NOTE:

SEE STRUCTURAL GENERAL NOTE SECTION 13 FOR POST-INSTALLED ANCHOR REQUIREMENTS.

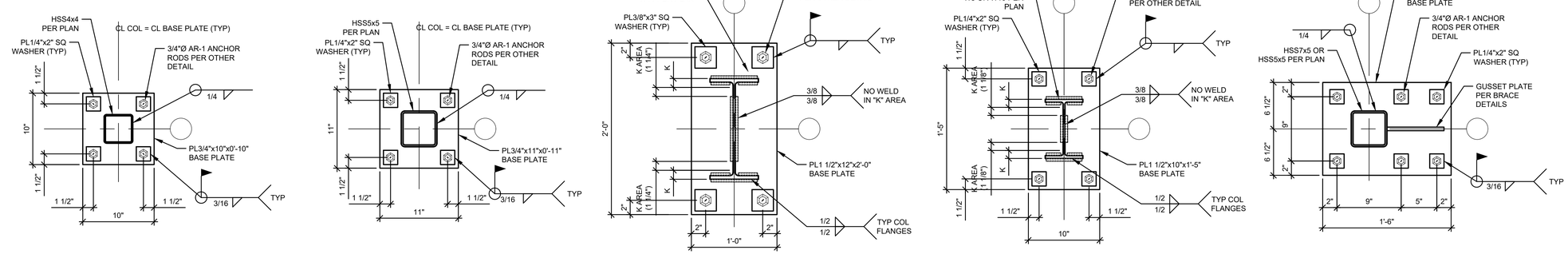


ANCHOR ROD DETAILS

N.T.S. — 7 / S003

NOTE:

PLACE BASE PLATES ON 1 1/2" NON-SHRINK GROUT U.N.O.



BASE PLATE DETAILS

N.T.S. — 8 / S003

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TYPICAL DETAILS

drawing number

S003

MINIMUM CONNECTION SCHEDULE		
BEAM SIZE	MINIMUM "N" QUANTITY 3/4" BOLTS IN WEB	MINIMUM LENGTH, "L" (IN)
W8	2	6
W10	2	6
W12	2	6
W14	2	6
W16	3	9
W18	3	9
W21	4	12
W24	4	12
W27	5	15
W30	5	15
W33	6	18
W36	6	18

SCHEDULE NOTES:

1. ALL BOLTS SHALL BE 3/4"Ø ASTM A325.
2. ALL BOLTS SHALL HAVE HEAVY HEX NUTS.
3. NUTS SHALL BE TIGHTENED TO SNUG TIGHT CONDITION.
4. CLIP ANGLES MAY BE SHOP WELDED TO BEAM WEB PER AISC.
5. FOR BEAMS WITH AXIAL LOADS PER PLAN, BOLTS & CONNECTIONS SHALL BE SLIP-CRITICAL PER AISC GUIDELINES.

REFERENCE NOTE:

- [A] BEAM SIZE PER SCHEDULE (TYP).
- [B] PERPENDICULAR BEAM AS OCCURS (NOT SHOWN).
- [C] PL3/16" CAP PLATE @ T.O. COL, SEAL WELD ALL AROUND.
- [D] "N" QUANTITY OF 3/4" BOLTS @ 3" O.C. IN HORIZ SSL HOLES.
- [E] 3/4"Ø BOLTS IN STD HOLES.
- [F] 5/16" MIN THICKNESS DBL CLIP ANGLES OR BENT PLATE.
- [G] WIDE FLANGE COLUMN.

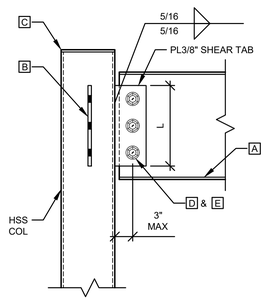
NOTES:

CONNECTIONS SHOWN IN THIS DETAIL ARE CONSIDERED MINIMUM REQUIREMENTS.

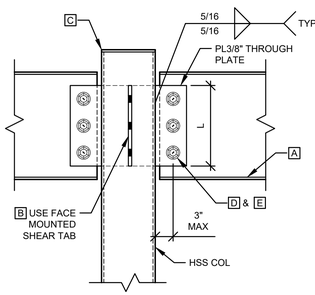
FABRICATOR SHALL BE RESPONSIBLE FOR DESIGN AND DETAIL OF EACH CONNECTION FOR LOADS SHOWN ON PLANS IN ACCORDANCE WITH THE SPECIFICATION AND THE GENERAL STRUCTURAL NOTES.

SUGGESTED CONNECTION DETAILS ARE SHOWN.

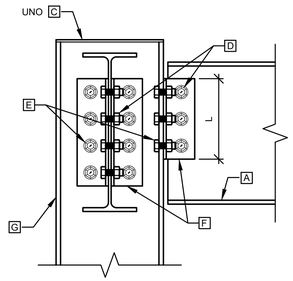
FABRICATOR MAY OPT TO USE OTHER AISC APPROVED CONNECTIONS IN LIEU OF THOSE SHOWN HEREIN.



BEAM-TO-COL



BEAM-TO-COL

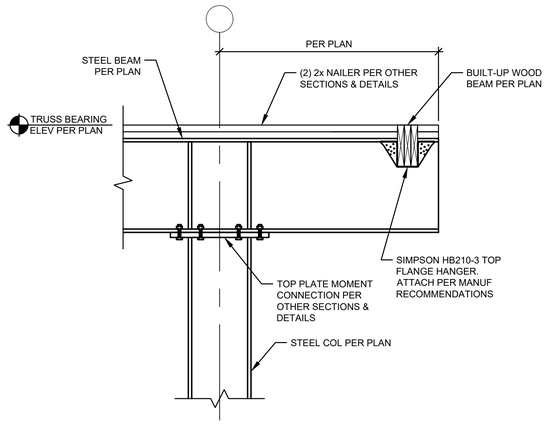


BEAM-TO-COL

STEEL BEAM CONNECTION DETAILS

N.T.S

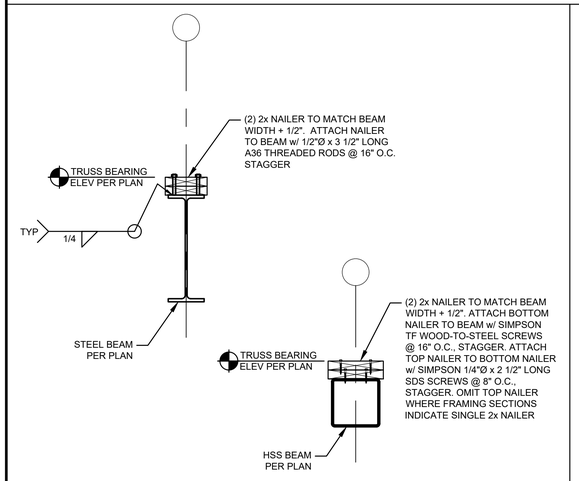
1 / S004



CANTILEVER BEAM CONNECTION DETAIL

N.T.S.

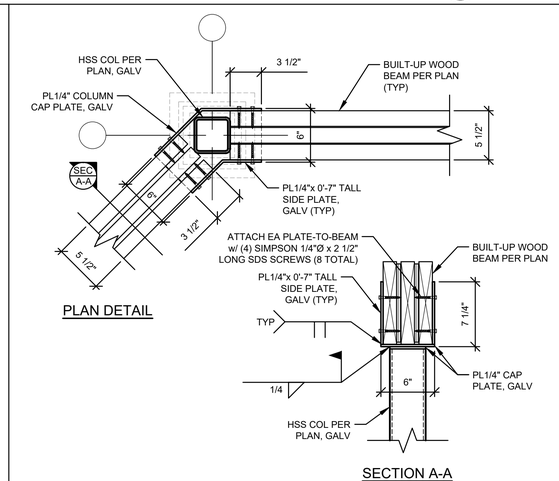
2 / S004



WOOD NAILER DETAIL

N.T.S.

3 / S004



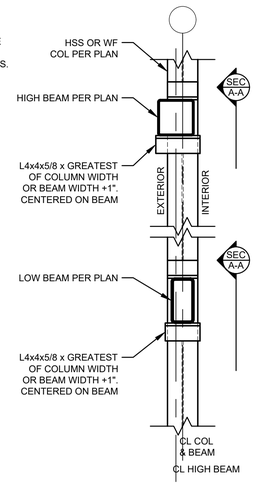
WOOD-TO-STEEL CONNECTION DETAIL

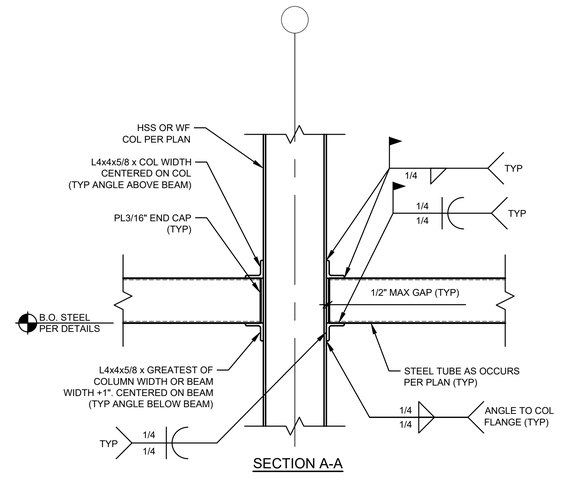
N.T.S.

4 / S004

NOTE:

ALIGN INSIDE [INTERIOR] FACE OF HIGH AND LOW BEAM PER OTHER SECTIONS AND DETAILS.

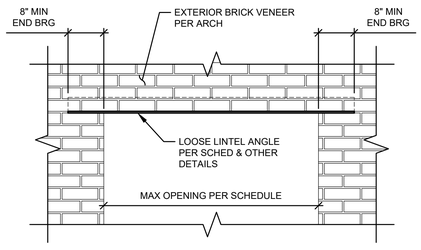




HIGH & LOW TUBE CONNECTION DETAIL

N.T.S.

5 / S004



NOTE:

NO CONTROL JOINTS SHALL FALL WITHIN 8" OF EDGE OF ROUGH OPENING. COORDINATE w/ ARCH DRAWINGS.

LOOSE LINTEL ANGLE DETAIL

N.T.S.

6 / S004

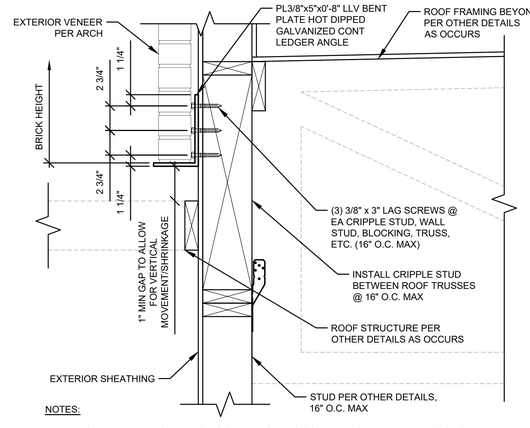
BRICK SUPPORT LINTEL SCHEDULE		
OPENING SIZE	LINTEL SIZE	BEARING
UP TO 3'-6"	L3 1/2x3 1/2x5/16	8" EA SIDE
3'-7" TO 7'-4"	L6x4x5/16	8" EA SIDE

SCHEDULE NOTES:

1. ALL LINTEL ANGLES SHALL BE HOT DIPPED GALVANIZED.
2. ALL ANGLES SHALL BE INSTALLED WITH LONG LEG VERTICAL.
3. REFER TO SECTIONS FOR ADDITIONAL INFORMATION.

LOOSE LINTEL ANGLE SCHEDULE

7 / S004



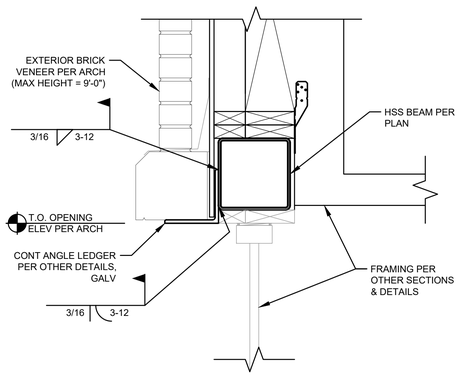
NOTES:

1. REQUIRED FIELD TOLERANCE IS CENTER OF LAG SCREW INTO THE MIDDLE 3/8" OF STUD.
2. WHERE LEDGER ANGLE OCCURS AT STEEL BEAM, PROVIDE SOLID 2x BLOCKING AT BEAM WEB AND INSTALL (3) 3/8"Ø THRU-BOLTS AT THE SAME GAGE. OR, AT CONTRACTORS OPTION, (2) 1/2"Ø BOLTS w/ MIN 4" SPACING. THRU-BOLT TO OPPOSING SIDE OF BEAM WEB.

LEDGER ANGLE ATTACHMENT DETAIL

N.T.S.

8 / S004



LINTEL ANGLE ATTACHMENT DETAIL

N.T.S.

9 / S004

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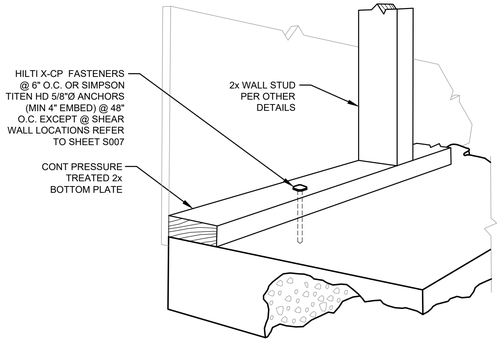
TYPICAL DETAILS

drawing number

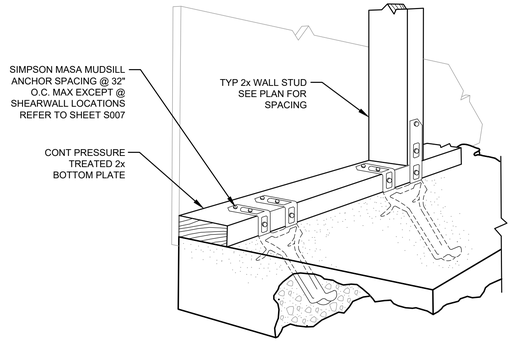
S004

NOTE:

FASTENERS USED WITH PRESSURE AND FIRE-RETARDANT TREATED STUDS AND PLATES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND HAVE ADEQUATE CORROSION RESISTANCE, HOT-DIPPED GALVANIZED OR STAINLESS STEEL UNLESS APPROVED OTHERWISE.



OPTION #1



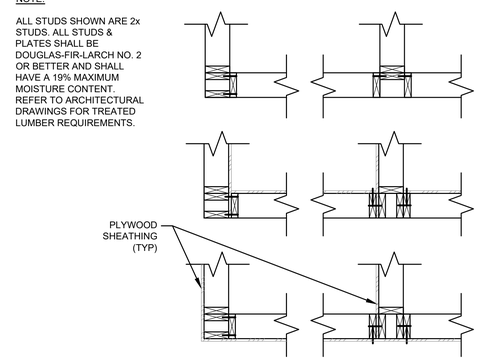
OPTION #2

BOTTOM PLATE ATTACHMENT DETAILS

N.T.S. — 1 / S005

NOTE:

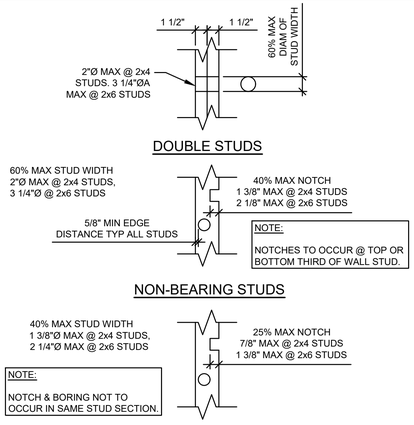
ALL STUDS SHOWN ARE 2x STUDS. ALL STUDS & PLATES SHALL BE DOUGLAS-FIR-LARCH NO. 2 OR BETTER AND SHALL HAVE A 19% MAXIMUM MOISTURE CONTENT. REFER TO ARCHITECTURAL DRAWINGS FOR TREATED LUMBER REQUIREMENTS.



CORNERS INTERSECTIONS

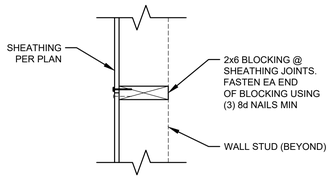
WOOD FRAMING DETAILS

N.T.S. — 2 / S005

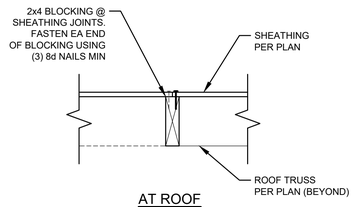


WOOD FRAMING DETAILS

N.T.S. — 3 / S005



AT WALLS



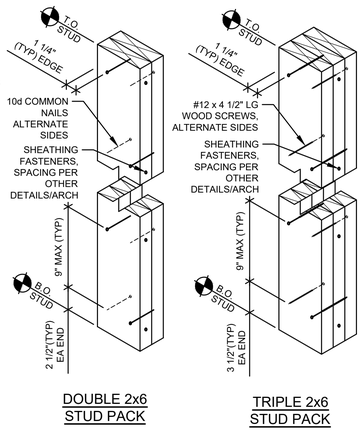
AT ROOF

BLOCKING DETAILS

N.T.S. — 4 / S005

NOTES:

1. ADJACENT SCREWS & NAILS ARE TO BE DRIVEN FROM OPPOSITE SIDES OF EACH STUD PACK.
2. ALL SCREWS & NAILS SHALL PENETRATE ALL LAMINATIONS OF STUD PACKS & AT LEAST 3/4 THE THICKNESS OF THE OUTERMOST LAMINATION (1 1/8" FOR 2x STUD).
3. BUILT-UP STUD PACKS GREATER THAN (3) LAMINATIONS SHALL CONSIST OF MULTIPLE STUD PACKS OF (2) OR (3) LAMINATIONS.
4. #8 x 3" LONG WOOD SCREWS MAY BE USED IN LIEU OF 10d COMMON NAILS.
5. 30d COMMON NAILS MAY BE USED IN LIEU OF #12 x 4 1/2" LONG WOOD SCREWS.

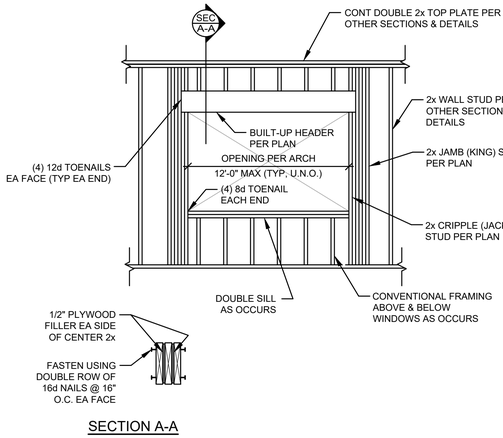


DOUBLE 2x6 STUD PACK

TRIPLE 2x6 STUD PACK

BUILT-UP STUD DETAILS

N.T.S. — 5 / S005



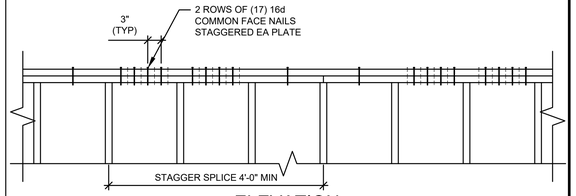
SECTION A-A

WOOD-FRAMED OPENING DETAIL

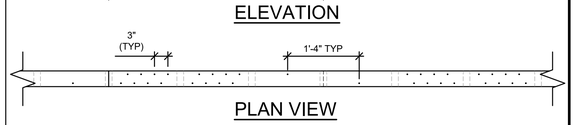
N.T.S. — 6 / S005

NOTES:

1. SPLICE PLATES OVER STUDS, BUT STAGGER JOINTS AS SHOWN.
2. TYPICAL PLATE TO PLATE AWAY FROM SPLICE NAIL w/ 16d COMMON NAILS @ 16" O.C. STAGGERED.



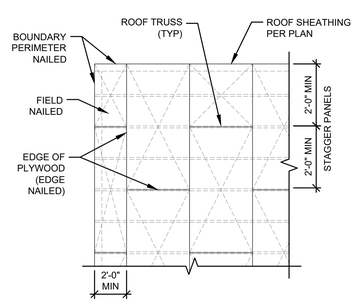
ELEVATION



PLAN VIEW

TOP PLATE SPLICE DETAIL

N.T.S. — 7 / S005



NOTES:

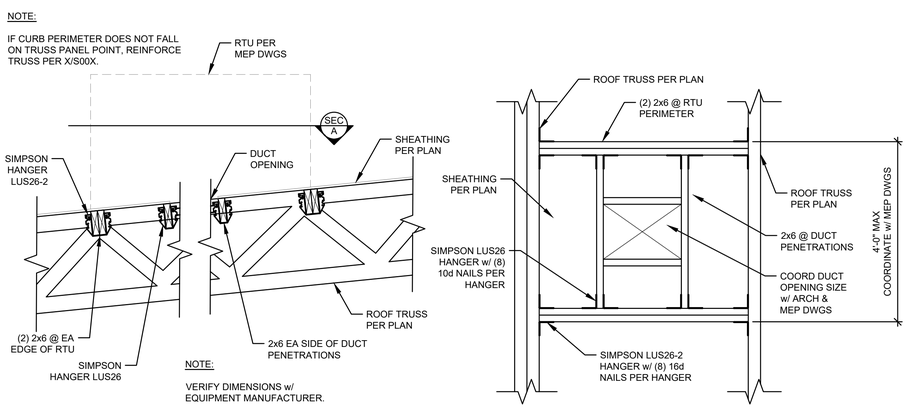
1. RUN LONG DIMENSION OF PLYWOOD PANELS PERPENDICULAR TO TRUSS.
2. STAGGER END JOINTS 2'-0" MIN, AS SHOWN.
3. NAILS SHALL HAVE A MINIMUM 3/8" EDGE DISTANCE.
4. ANY OPENINGS SHALL BE FULLY BLOCKED & NAILED TO MATCH BOUNDARY CONDITION.
5. REFER TO 1/S001 FOR ATTACHMENT.

ROOF SHEATHING ATTACHMENT DETAIL

N.T.S. — 8 / S005

NOTE:

IF CURB PERIMETER DOES NOT FALL ON TRUSS PANEL POINT, REINFORCE TRUSS PER X/S00X.



NOTE:

VERIFY DIMENSIONS w/ EQUIPMENT MANUFACTURER.

SECTION A

ROOFTOP UNIT OPENING DETAIL

N.T.S. — 9 / S005

NOT USED

10 / S005

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project title

NEW LONGVIEW - LOT 44

MULTI-TENANT SHELL

330 SW FASCINATION DR.
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03/11/2024

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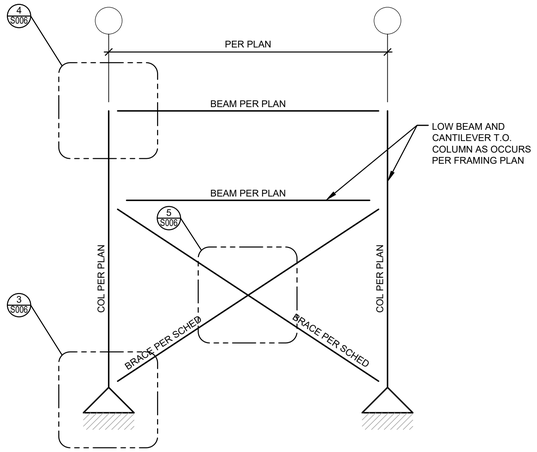
TYPICAL DETAILS

drawing number

S005



CONNECTION NOTES:

1. CONNECTION DETAILS SHOWN ARE SCHEMATIC ONLY. THE STEEL FABRICATOR IS RESPONSIBLE FOR ENSURING THE BRACE FRAME CONNECTION DESIGN COMPLIES WITH THE SERVICE LEVEL (ALLOWABLE) DESIGN FORCES SHOWN IN THESE DOCUMENTS.
2. CONNECTION DESIGN SHALL BE DONE PER THE UNIFORM FORCE METHOD AND USE THE REFERENCED AISC DESIGN GUIDE PER THE ADOPTED BUILDING CODE.
3. HSS BRACE ORIENTATION AND BRACE FRAME CONNECTION DESIGN AND DETAILING SHALL BE COMPLETED BASED ON THE WORKING POINT (W.P.) LOCATION SHOWN.
4. GUSSET PLATES SHALL BE 1/2 INCH, MINIMUM. STEEL FABRICATOR SHALL INCREASE GUSSET PLATE THICKNESS AS REQUIRED BY ACTUAL DESIGN FORCES.

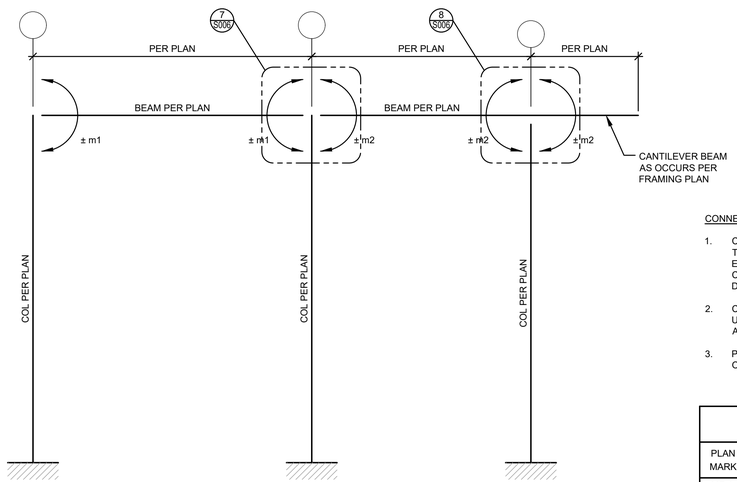
X-BRACE SCHEDULE

PLAN MARK	HSS BRACE MEMBER	BRACE AXIAL (KIPS)	BEAM SHEAR (KIPS)	BEAM AXIAL (KIPS)
XB-1	HSS4x4x1/4 (MIN)	± 4.5	PER PLAN	± 0.7
XB-2	HSS4x4x1/4 (MIN)	± 14.2	PER PLAN	± 7.3

SCHEDULE NOTE:

ALL LOADS ARE UNFACTORED ALLOWABLE WIND FORCES.

X-BRACE SCHEDULE & ELEVATION DETAIL
N.T.S. — 1 / S006



CONNECTION NOTES:

1. CONNECTION DETAILS SHOWN ARE SCHEMATIC ONLY. THE STEEL FABRICATOR IS RESPONSIBLE FOR ENSURING THE MOMENT FRAME CONNECTION DESIGN COMPLIES WITH THE SERVICE LEVEL (ALLOWABLE) DESIGN FORCES SHOWN IN THESE DOCUMENTS.
2. CONNECTION DESIGN SHALL BE DONE PER THE UNIFORM FORCE METHOD AND USE THE REFERENCED AISC DESIGN GUIDE PER THE ADOPTED BUILDING CODE.
3. PROVIDE MOMENT FRAME CONNECTION AT EACH SIDE OF COLUMN AS OCCURS PER FRAMING PLAN.

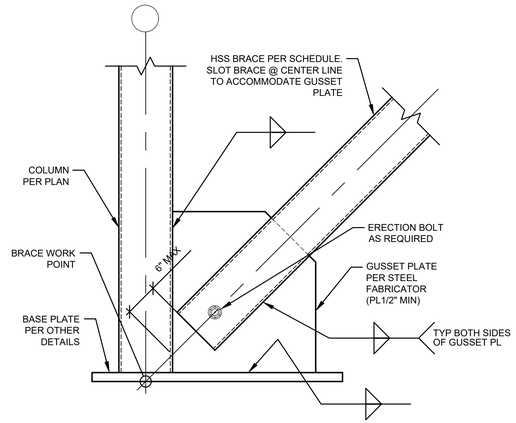
MOMENT FRAME SCHEDULE

PLAN MARK	MOMENT (m1) (KIP-FT)	MOMENT (m2) (KIP-FT)	BEAM SHEAR (KIPS)	BEAM AXIAL (KIPS)
MF-1	± 40.8	N/A	PER PLAN	± 5.0
MF-2	± 28.1	± 49.8	PER PLAN	± 9.3
MF-3	± 44.0	± 38.1	PER PLAN	± 10.6

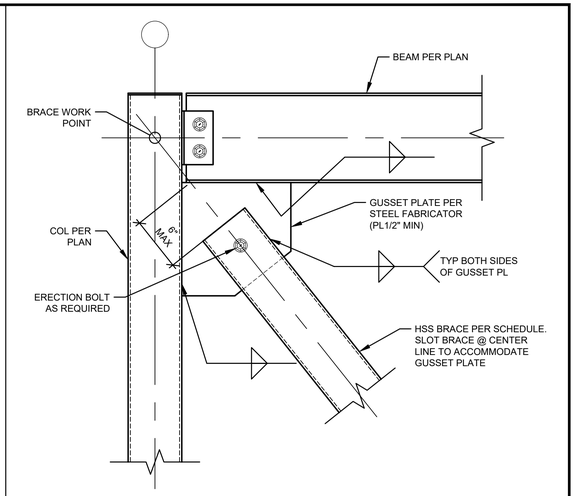
SCHEDULE NOTE:

ALL LOADS ARE UNFACTORED ALLOWABLE WIND FORCES EXCEPT CANTILEVER BEAM AT "MF-2". CANTILEVER BEAM FORCE BASED UPON LOAD COMBINATIONS INCLUDING DEAD LOAD, ROOF LIVE LOAD, AND SNOW LOAD.

MOMENT FRAME SCHEDULE & ELEVATION DETAIL
N.T.S. — 2 / S006



BRACE CONNECTION DETAIL
N.T.S. — 3 / S006



BRACE CONNECTION DETAIL
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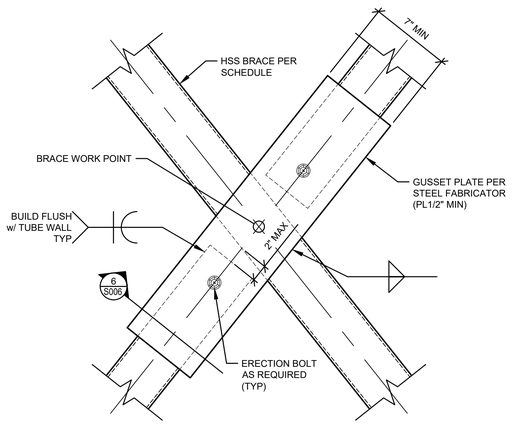
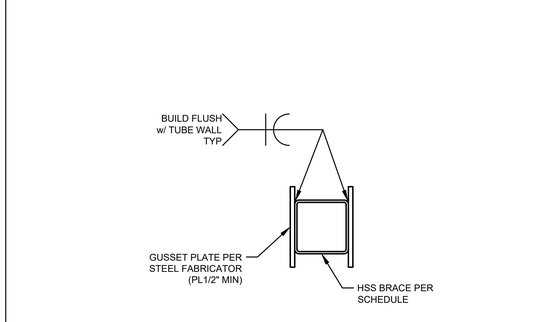
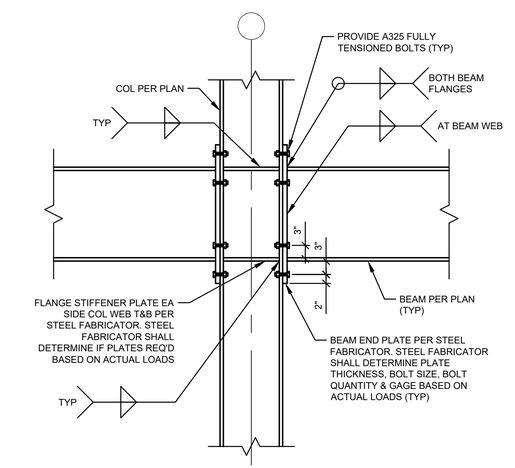


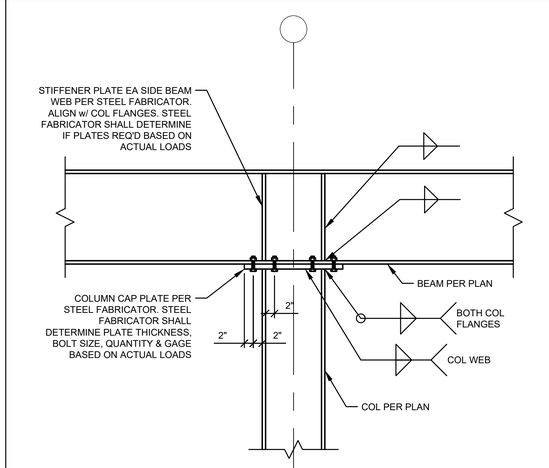
BRACE CONNECTION DETAIL
N.T.S. — 5 / S006



BRACE CONNECTION DETAIL
N.T.S. — 6 / S006



MOMENT FRAME CONNECTION DETAIL
N.T.S. — 7 / S006



MOMENT FRAME CONNECTION DETAIL
N.T.S. — 8 / S006

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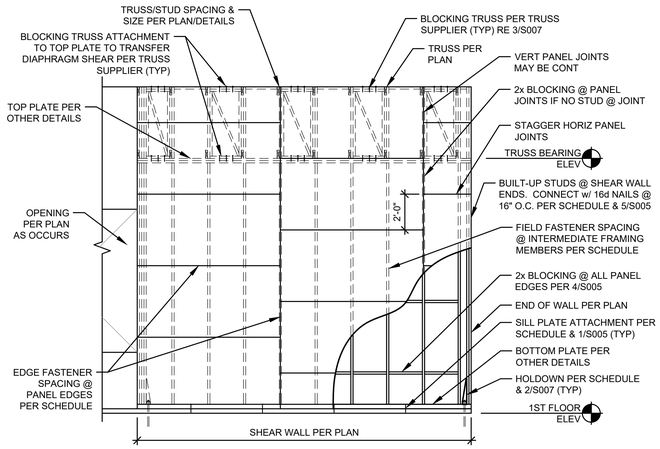


SHEAR WALL SCHEDULE

PLAN MARK	SHEATHING PANEL THICKNESS	COMMON NAIL SIZE	MIN NAIL PENETRATION	FASTENER SPACING (IN)		FACE OF STUD WALL	PLATE ATTACHMENT	HOLDOWNS	HOLDOWN ATTACHMENT	# OF BUILT-UP STUDS @ EA SHEAR WALL END
				EDGES	FIELD					
SW1	7/16"	8d	1 3/8"	6"	12"	SINGLE FACE	5/8" TITEN HD @ 48" O.C. MAX, EMBED 4" INTO CURB	DTT2Z	(8) 1/4"x 1 1/2" SDS w/ 1/2" DIA ANCHOR ROD	(2) 2x6 DF
SW2	7/16"	8d	1 3/8"	6"	12"	SINGLE FACE	5/8" TITEN HD @ 48" O.C. MAX, EMBED 4" INTO CURB	HDU8	(20) 1/4"x 2 1/2" SDS w/ 7/8" DIA ANCHOR ROD	(3) 2x6 DF
SW3	7/16"	8d	1 3/8"	6"	12"	SINGLE FACE	5/8" TITEN HD @ 48" O.C. MAX, EMBED 4" INTO CURB	HDU8	(20) 1/4"x 2 1/2" SDS w/ 7/8" DIA ANCHOR ROD	(3) 2x6 DF

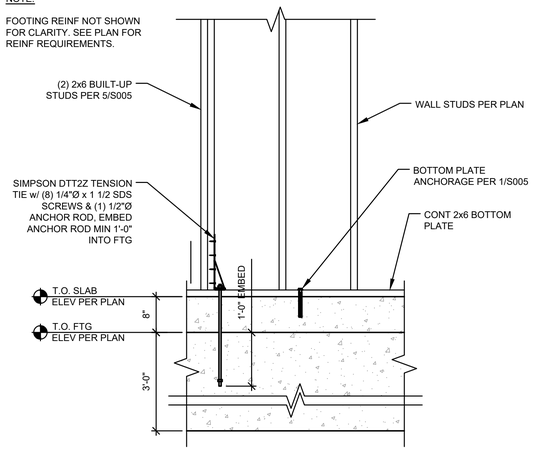
NOTES:

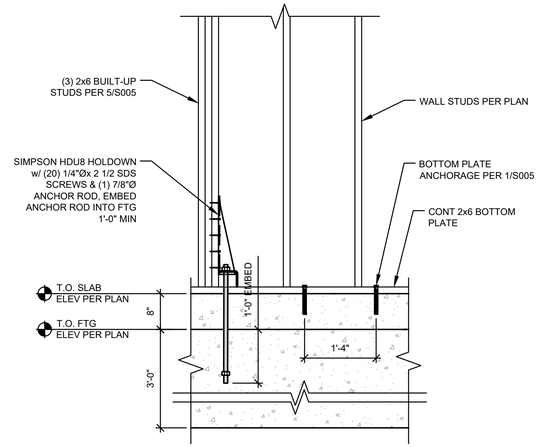
1. FRAMING AT PANEL EDGES SHALL BE 2 INCHES NOMINAL, MINIMUM AND NAILS SHALL BE STAGGERED U.N.O.
2. ALL SHEAR WALLS SHALL HAVE PANEL THICKNESS AND ATTACHMENT PATTERN PER SCHEDULE. PANELS SHALL BE STRUCTURAL 1, 4 PLY SHEATHING w/ A MINIMUM 32/16 SPAN RATING.
3. ALL EXTERIOR WALLS NOT MARKED AS SHEAR WALLS SHALL HAVE 7/16" PANELS ATTACHED w/ 8d NAILS w/ 1 3/8" PENETRATION. SPACE NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS.
4. ALL EXTERIOR SHEATHING SHALL BE INSTALLED AS FULL SHEETS IN A RUNNING BOND PATTERN.
5. REFER TO ALL DETAILS ON THIS SHEET FOR HOLDOWNS & ANCHORS @ SHEAR WALLS.
6. WHEN ATTACHING BOTTOM PLATE TO STEEL BEAMS "PLATE ATTACHMENT" SHALL BE 1/2" A36 THREADED ROD WELDED TO T.O. FLANGE AT 16" O.C. ALONG CL OF BEAM.
7. WHEN ATTACHING BOTTOM PLATE TO STEEL BEAMS "HOLDOWN ATTACHMENT" SHALL BE 1/2" A36 THREADED ROD WELDED TO T.O. FLANGE ALONG CL OF BEAM.

SHEAR WALL SCHEDULE & ELEVATION DETAIL — 1 / S007
N.T.S.

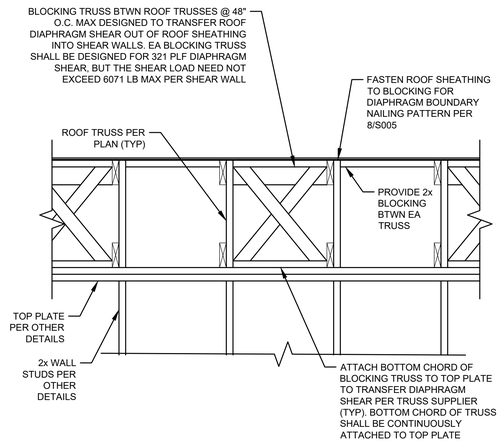
NOTE:

FOOTING REINF NOT SHOWN FOR CLARITY. SEE PLAN FOR REINF REQUIREMENTS.

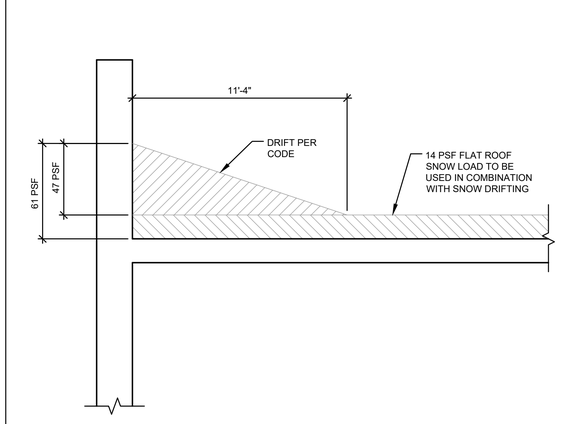




SHEAR WALL HOLDOWN DETAILS — 2 / S007
N.T.S.



ROOF BLOCKING TRUSS DETAIL — 3 / S007
N.T.S.



SNOW DRIFT DIAGRAM (FLAT ROOF) — 4 / S007
N.T.S.

NOT USED — 5 / S007

NOT USED — 6 / S007

NOT USED — 7 / S007

NOT USED — 8 / S007

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TYPICAL DETAILS

drawing number
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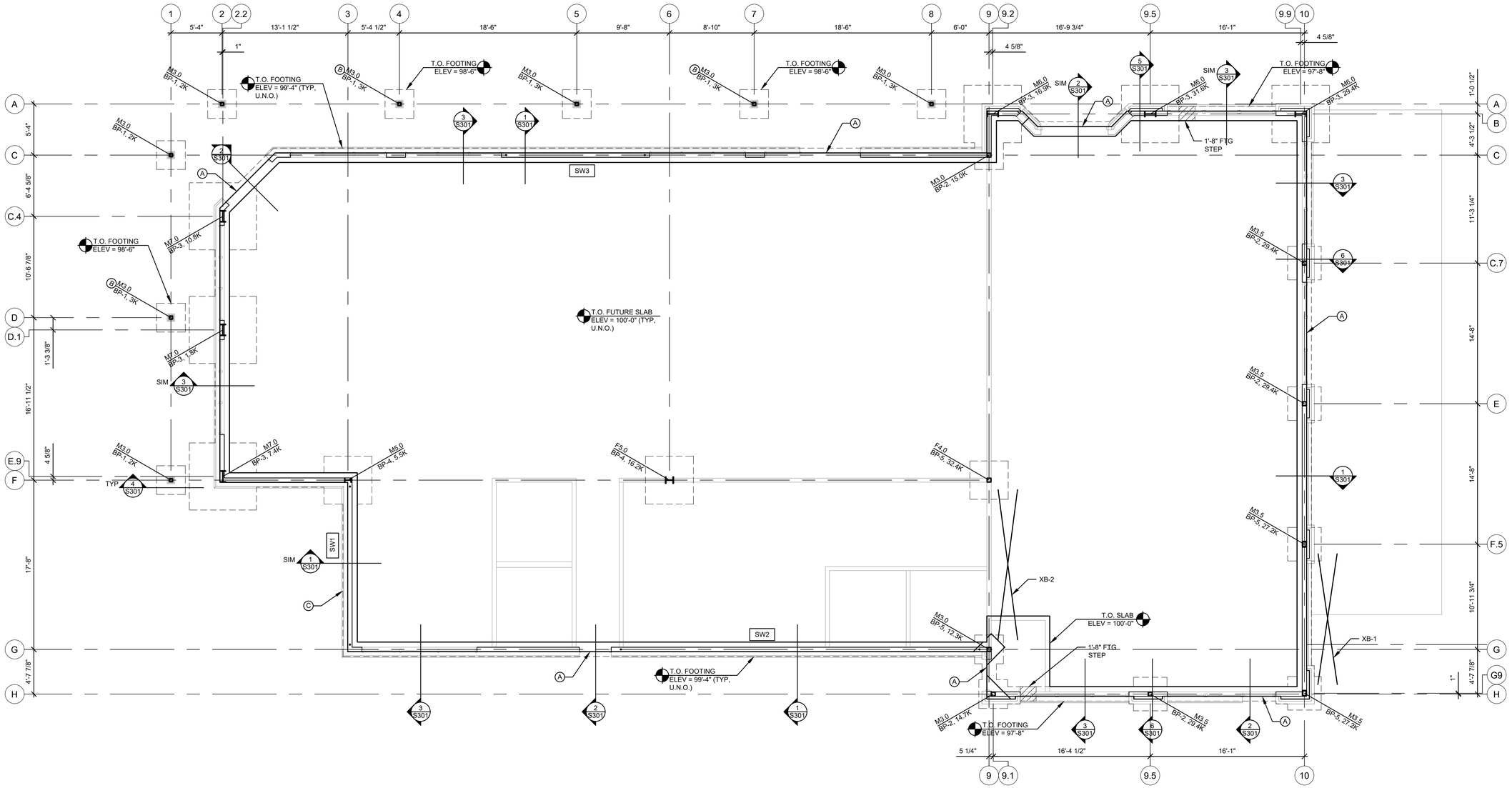


PLAN NOTES:

1. THE SLAB-ON-GRADE SHALL BE DESIGNED AND INSTALLED BY THE TENANT(S) EXCEPT AS INDICATED. AT PRIMARY ROOF ACCESS ROOM SLAB-ON-GRADE SHALL BE 4" CONCRETE w/ (1) LAYER 6x6 - W1.4xW1.4 W.W.F. CENTERED IN SLAB OVER 10 MIL VAPOR BARRIER OVER 4" THICK GRANULAR DRAINAGE COURSE ON A PROPERLY PREPARED SUB-GRADE. REFER TO GEOTECHNICAL REPORT REFERENCED IN 1/S002 FOR ADDITIONAL INFORMATION. T.O. SLAB ELEVATION = 100'-0". CIVIL REFERENCE ELEVATION = 1008.35'.
2. THE SLAB-ON-GRADE HAS BEEN DESIGNED FOR THE FINAL, IN-PLACE USE AND NOT FOR CONSTRUCTION CONSIDERATIONS. THE CONTRACTOR SHALL COORDINATE SLAB DESIGN WITH CONSTRUCTION REQUIREMENTS. THE SLAB DESIGN INDICATED ON THESE DRAWINGS IS TO BE CONSIDERED A MINIMUM. SUBMIT PROPOSED CHANGES TO SLAB DESIGN TO ENGINEER-OF-RECORD FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING.
3. EXCAVATION FILLING, COMPACTION OF SOILS, AND BOTTOM OF FOOTING EXCAVATIONS SHALL BE SPECIAL INSPECTED IN ACCORDANCE WITH THE PRESENTLY ADOPTED BUILDING CODE.
4. CONTRACTOR SHALL COORDINATE BELOW-GRADE PIPING, CONDUIT, AND SUB-FLOOR DRAINAGE SYSTEM REQUIREMENTS WITH BUILDING FOUNDATIONS PRIOR TO CONSTRUCTION.
5. FOOTING STEP LOCATIONS ARE LOCATED IN THE APPROXIMATE AREA OF STEP. CONTRACTOR SHALL COORDINATE EXACT FOOTING STEP LOCATIONS WITH FINAL GRADING PLANS PREPARED BY CIVIL PRIOR TO CONSTRUCTION.
6. REFERENCE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONS AND CLARIFICATIONS.

PLAN REFERENCE NOTES:

(A) #4 x 4'-0" LONG DOWELS INTO EXTERIOR SIDEWALK/PAVING @ 12" O.C. MAXIMUM AT MAN DOOR TO PREVENT DIFFERENTIAL MOVEMENT. PROVIDE THREE DOWELS, MINIMUM. COORDINATE FINAL MAN DOOR LOCATIONS w/ ARCHITECTURAL DRAWINGS.

(B) DOWNSPOUT PER ARCHITECTURAL & PLUMBING DRAWINGS. COORDINATE FINAL LOCATION w/ COLUMN FOOTING PRIOR TO CONSTRUCTION. PIPES SHALL NOT PENETRATE THROUGH COLUMN FOOTING UNLESS APPROVED OTHERWISE.

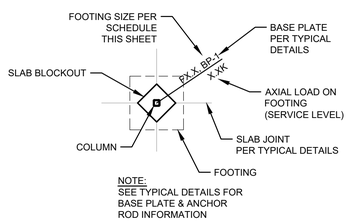
(C) PROVIDE PIPE SLEEVE(S) AT GRADE BEAM TO ACCOMMODATE FUTURE GREASE INTERCEPTOR. COORDINATE SLEEVE REQUIREMENTS WITH MEPF DRAWINGS. (RE: 1/S003).

PLAN LEGEND:

GRADE BEAM STEP PER TYPICAL DETAIL 2/S003. COORDINATE FINAL LOCATION w/ CIVIL GRADING PLAN PRIOR TO CONSTRUCTION.

SW# LIGHT-FRAMED WOOD SHEAR WALL PER SCHEDULE AND TYPICAL DETAILS ON SHEET S007.

• APPROXIMATE LIGHT-FRAMED WOOD SHEAR WALL HOLDOWN LOCATION. COORDINATE w/ TYPICAL DETAILS ON SHEET S007.



FOOTING LEGEND

FOOTING SCHEDULE - 2500 PSF SOIL BEARING

MARK	SIZE	REINFORCING	NET LOAD CAPACITY (kips)
F3.0	3'-0" x 3'-0" x 15"	(5) #4 BARS E.W.	22.5
F3.5	3'-6" x 3'-6" x 15"	(6) #4 BARS E.W.	30.6
F4.0	4'-0" x 4'-0" x 15"	(5) #5 BARS E.W.	40.0
F4.5	4'-6" x 4'-6" x 15"	(5) #5 BARS E.W.	50.6
F5.0	5'-0" x 5'-0" x 15"	(6) #5 BARS E.W.	62.5
F5.5	5'-6" x 5'-6" x 15"	(6) #5 BARS E.W.	75.6
M3.0	3'-0" x 3'-0" x 36"	-	22.5
M3.5	3'-6" x 3'-6" x 36"	-	30.6
M4.0	4'-0" x 4'-0" x 36"	-	40.0
M4.5	4'-6" x 4'-6" x 36"	-	50.6
M5.0	5'-0" x 5'-0" x 36"	-	62.5
M5.5	5'-6" x 5'-6" x 36"	-	75.6
M6.0	6'-0" x 6'-0" x 36"	-	90.0
M7.0	7'-0" x 7'-0" x 36"	-	122.5

FOOTING SCHEDULE NOTES:

1. NOT ALL FOOTING SIZES ARE USED. SEE PLANS FOR FOOTING SIZES AND LOCATIONS.
2. CONTINUE GRADE BEAM REINFORCING THROUGH ALL EXTERIOR MX.X FOOTINGS.

FOUNDATION PLAN
3/16" = 1'-0"
1 S101
NORTH

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FOUNDATION PLAN

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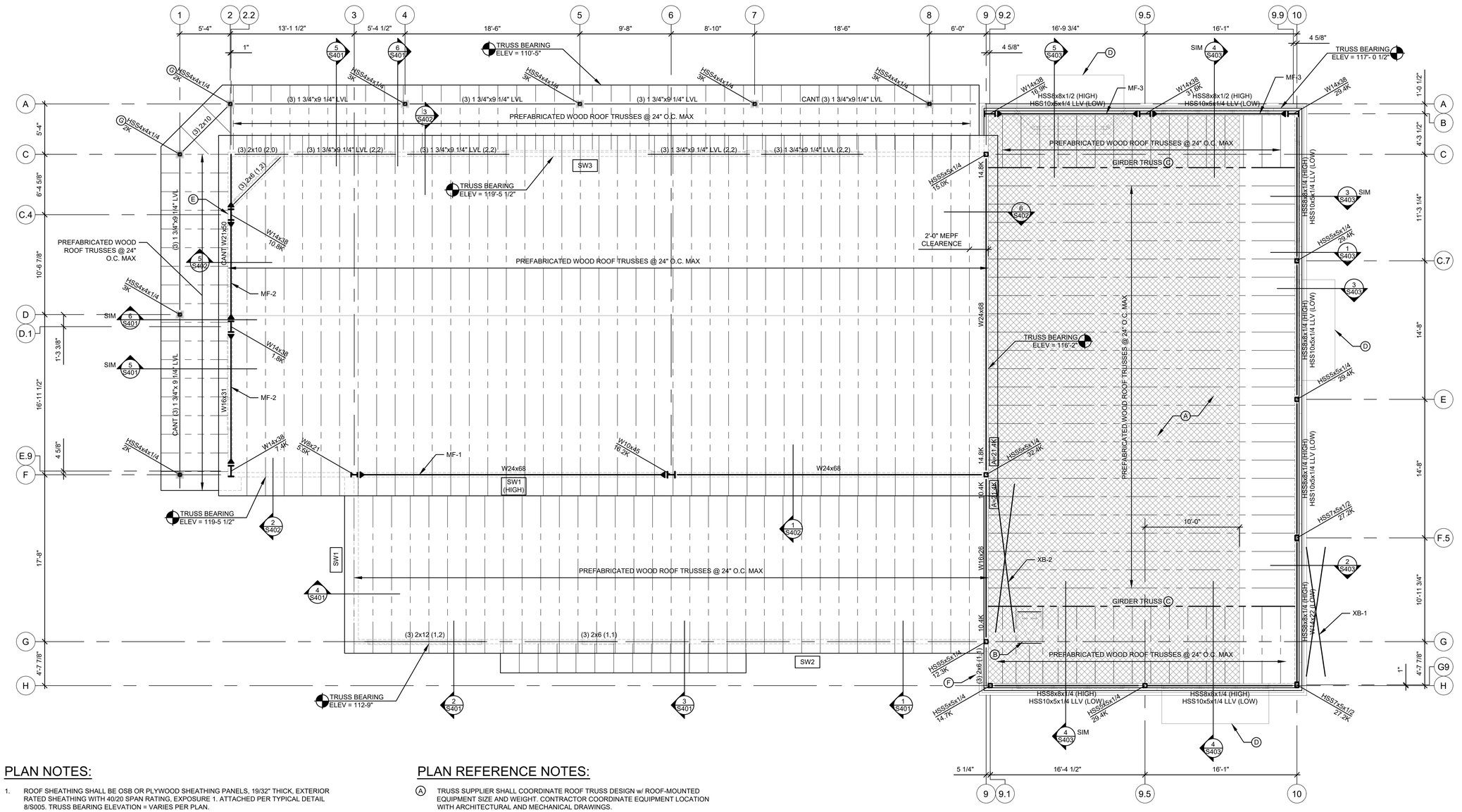


PLAN NOTES:

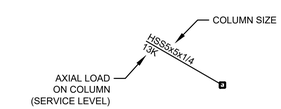
1. ROOF SHEATHING SHALL BE OSB OR PLYWOOD SHEATHING PANELS, 19/32" THICK, EXTERIOR RATED SHEATHING WITH 40/20 SPAN RATING, EXPOSURE 1. ATTACHED PER TYPICAL DETAIL 8/S005. TRUSS BEARING ELEVATION = VARIES PER PLAN.
2. PREFABRICATED WOOD ROOF TRUSS LAYOUT IS SHOWN FOR REFERENCE ONLY. TRUSS SUPPLIER SHALL DESIGN ROOF TRUSSES PER STRUCTURAL GENERAL NOTES, SECTION 16, ON SHEET S001 AND S002. DECREASE ROOF TRUSS SPACING AS NECESSARY TO MEET STRENGTH AND SERVICEABILITY CRITERIA INDICATED.
3. WALL FRAMING SHALL BE 2x6 STUDS @ 16" O.C. MAXIMUM, TYPICAL U.N.O. WOOD-FRAMED OPENINGS SHALL BE CONSTRUCTED PER TYPICAL DETAIL 6/S005.
4. REFER TO SHEET S005 FOR ALL TYPICAL WOOD FRAMING DETAILS. WHERE FASTENER CONDITIONS ARE NOT SHOWN IN TYPICAL DETAILS OR FRAMING SECTIONS, PROVIDE CONNECTIONS IN ACCORDANCE WITH 2018 IBC, TABLE 2304.10.1, MINIMUM.
5. EXTERIOR STUD WALLS NOT MARKED AS SHEAR WALLS SHALL HAVE 7/16" ZIP SHEATHING PANELS ATTACHED WITH 8d NAILS w/ 1 3/8" NAIL PENETRATION. SPACE NAILS AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. AT INTERMEDIATE SUPPORTS (FIELD).
6. ALL SIMPLE BEAM CONNECTIONS SHALL BE PER TYPICAL DETAIL 1/S004, UNLESS NOTED OTHERWISE. PROVIDE CONNECTION DESIGN FOR SERVICE LEVEL LOAD INDICATED. PROVIDE CONNECTION DESIGN FOR 10 KIPS SERVICE LEVEL LOAD, MINIMUM, IF NO LOAD SHOWN.
7. REFERENCE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONS AND CLARIFICATIONS.

PLAN REFERENCE NOTES:

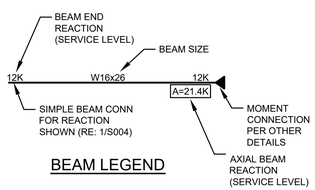
- (A) TRUSS SUPPLIER SHALL COORDINATE ROOF TRUSS DESIGN w/ ROOF-MOUNTED EQUIPMENT SIZE AND WEIGHT. CONTRACTOR COORDINATE EQUIPMENT LOCATION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- (B) ROOF HATCH PER ARCHITECTURAL DRAWINGS.
- (C) (2) SIMPSON H8 HURRICANE TIES AT EACH END OF GIRDER TRUSS TO RESIST UPLIFT FORCE. ATTACH HURRICANE TIES PER MANUFACTURER RECOMMENDATIONS.
- (D) PREFABRICATED CANOPY PER ARCHITECTURAL DRAWINGS. PREFABRICATED CANOPY DESIGN AND ATTACHMENT PER CANOPY SUPPLIER.
- (E) CANTILEVER STEEL BEAM AND WOOD BEAM-TO-STEEL BEAM CONNECTION PER TYPICAL DETAIL 2/S004.
- (F) GALVANIZED LOOSE LINTEL ANGLE AT TOP OF MAN DOOR OPENING PER TYPICAL DETAIL 6/S004.
- (G) COLUMN CAP BY STEEL FABRICATOR PER TYPICAL DETAIL 4/S004, GALVANIZED. AT CONTRACTOR'S OPTION, SUBMIT PROPRIETARY POST CAP THAT MEETS DESIGN INTENT FOR ENGINEER REVIEW AND APPROVAL.

PLAN LEGEND:

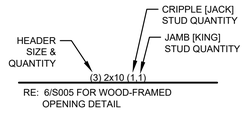
- MECHANICAL EQUIPMENT ZONE. TRUSS SUPPLIER SHALL DESIGN ROOF TRUSSES FOR A SUPERIMPOSED UNIFORM DEAD LOAD EQUAL 40 PSF AT THIS ROOF AREA.
- SW# — LIGHT-FRAMED WOOD SHEAR WALL PER SCHEDULE AND TYPICAL DETAILS ON SHEET S007.



COLUMN LEGEND



BEAM LEGEND



HEADER LEGEND

ROOF FRAMING PLAN
3/16" = 1'-0"
1 S201
NORTH

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(PROJECT # P24003)

project title

NEW LONGVIEW - LOT 44
MULTI-TENANT SHELL
330 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

project number
23150.001

drawing issuance
PERMIT SET 03.11.2024

drawing revisions

No.	Description:	Date:

professional seal

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d/b/a PMA ENGINEERING
MISSOURI COA # 001400

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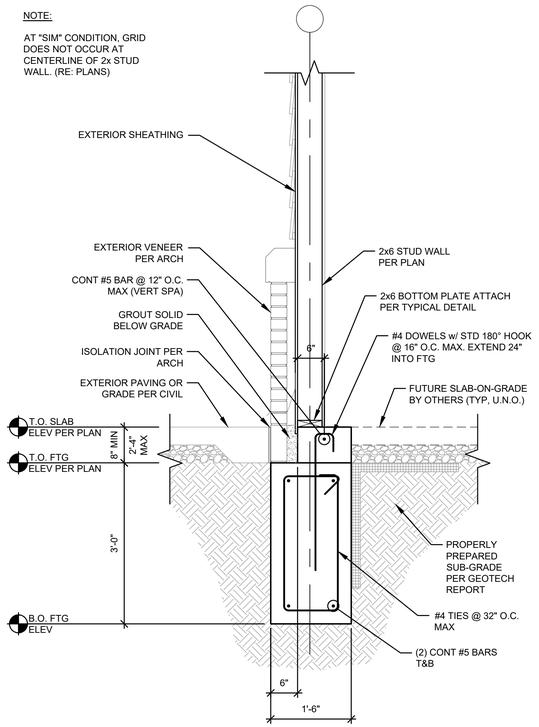
REGISTERED PROFESSIONAL ENGINEER

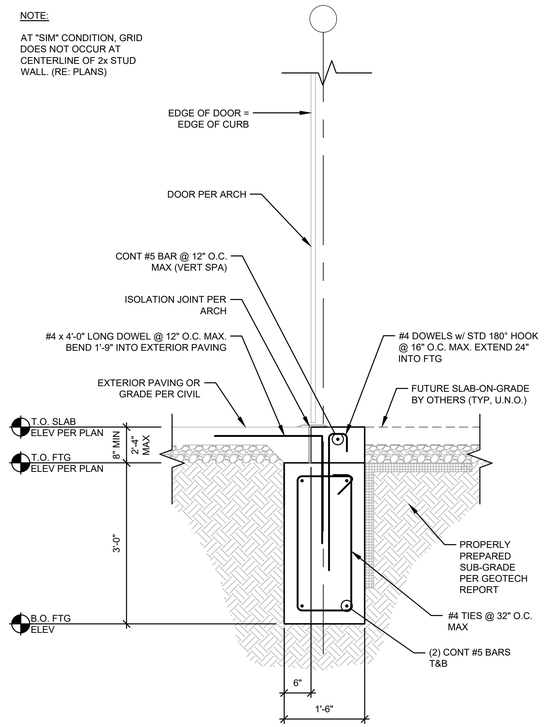
03/11/2024
DAVID MARK McNAGHTEN P.E.
MO# E-23021

drawing title
ROOF FRAMING PLAN

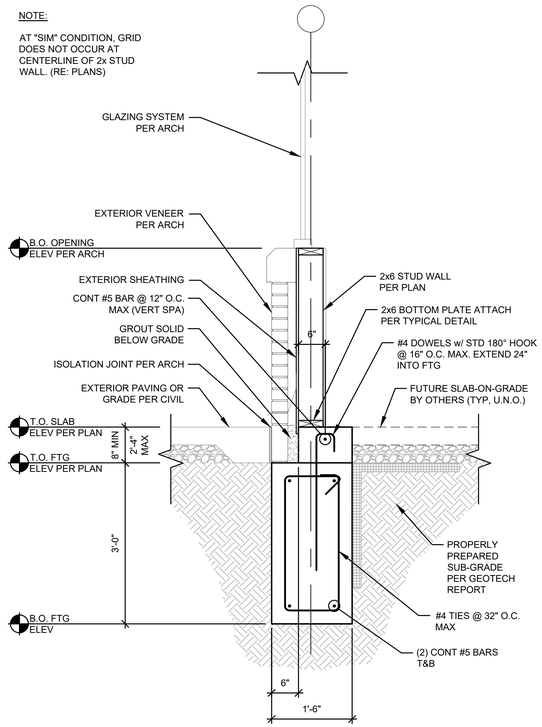
drawing number
S201



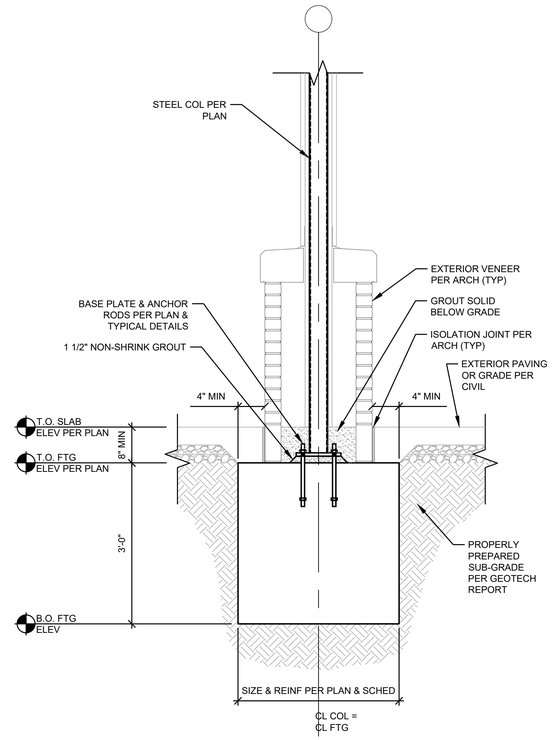
SECTION
3/4" = 1'-0"
1 S301



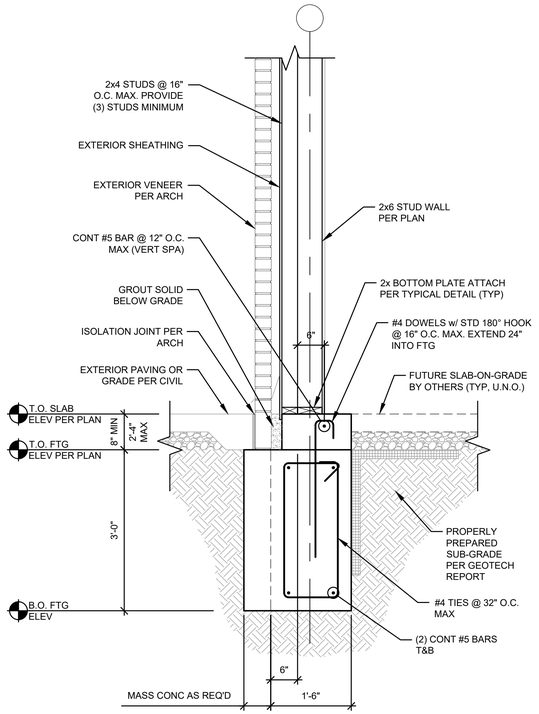
SECTION @ MAN DOOR
3/4" = 1'-0"
2 S301



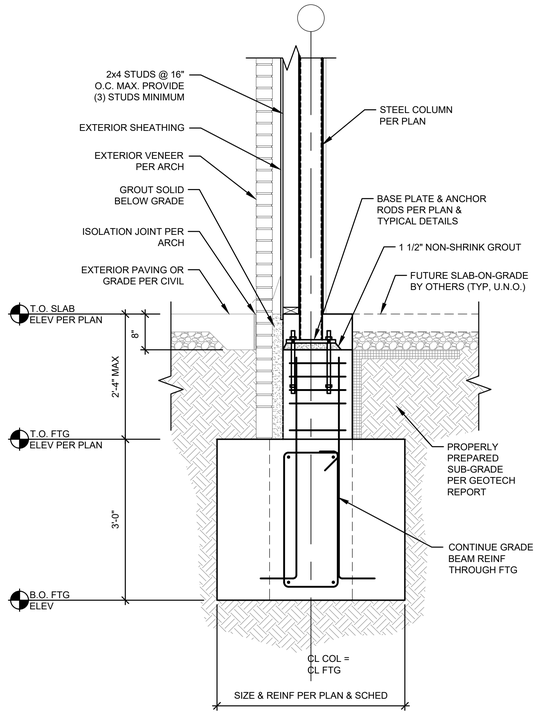
SECTION @ GLAZING
3/4" = 1'-0"
3 S301



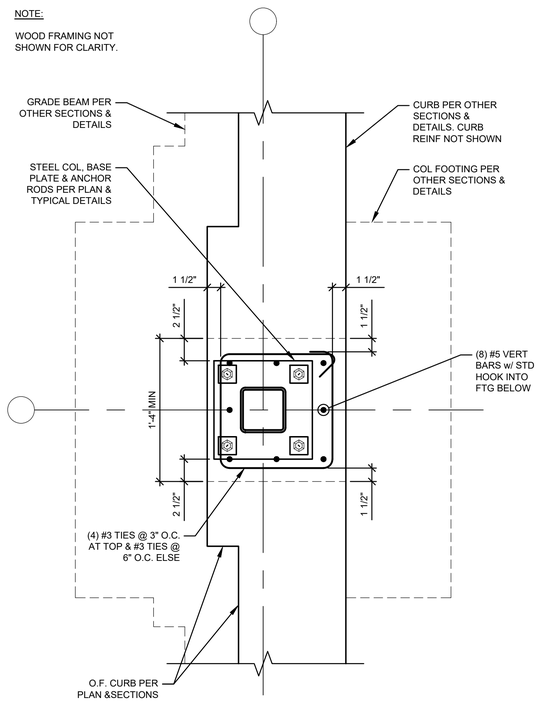
SECTION @ COLUMN
3/4" = 1'-0"
4 S301



SECTION @ PILASTER
3/4" = 1'-0"
5 S301



SECTION @ PILASTER & COL
3/4" = 1'-0"
6 S301



PLAN DETAIL @ PILASTER & COL
1 1/2" = 1'-0"
7 S301

NOT USED
8 S301

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drawing issuance

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REGISTERED PROFESSIONAL ENGINEER

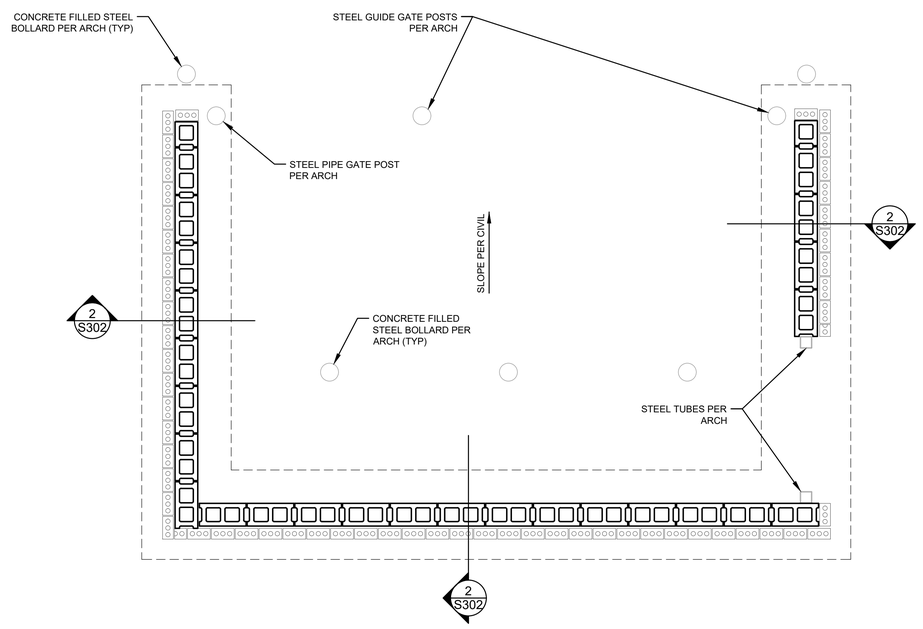
03/11/2024
DAVID MARK McNAGHTEN P.E.
MO# E-23021

drawing title
FOUNDATION SECTIONS

drawing number
S301

PLAN NOTES:

1. MASONRY CONSTRUCTION SHALL BE SPECIAL INSPECTED IN ACCORDANCE WITH THE PRESENTLY ADOPTED BUILDING CODE.
2. FINAL LOCATION AND ORIENTATION ON SITE PER ARCHITECTURAL AND CIVIL DRAWINGS.
3. REFERENCE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONS AND CLARIFICATIONS.

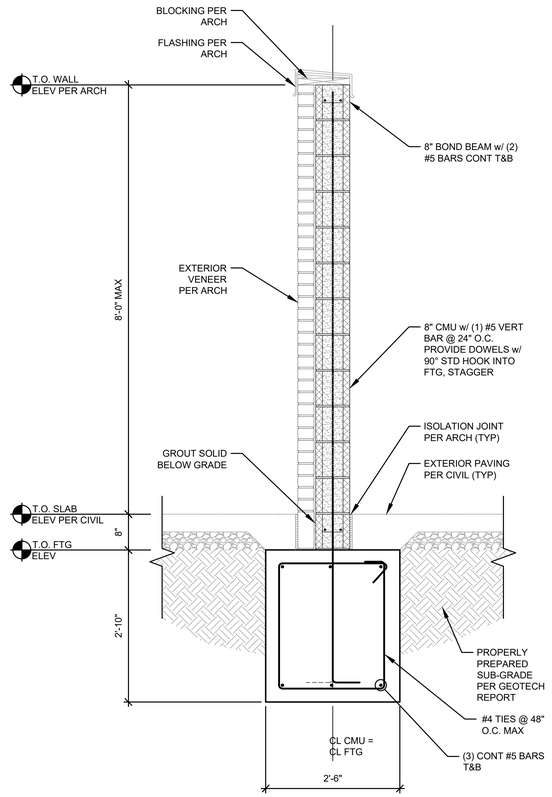


TRASH ENCLOSURE FOUNDATION PLAN
1/2" = 1'-0"
1 S302

NORTH

NOTE:

REFER TO ARCHITECTURAL AND CIVIL DRAWINGS FOR FINAL LOCATION ON SITE, SIZE, AND ORIENTATION OF TRASH ENCLOSURE.



SECTION @ TRASH ENCLOSURE
3/4" = 1'-0"
2 S302

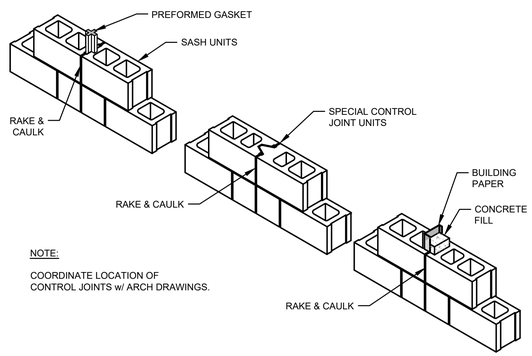
NOT USED
3 S302

MASONRY REINFORCING STEEL SPLICE LENGTH						
NOMINAL CMU COARSE SIZE	#4 BAR	#5 BAR	#6 BAR	#7 BAR	#8 BAR	#9 BAR
6"	2'-0"	2'-8"	5'-1"	-	-	-
8"	2'-0"	2'-6"	3'-7"	5'-0"	-	-
10"	2'-0"	2'-6"	3'-0"	3'-10"	5'-11"	-
12"	2'-0"	2'-6"	3'-0"	3'-6"	4'-9"	6'-1"

NOTES:

1. TABULATED SPLICE LENGTH VALUES ARE BASED ON UNCOATED BARS, F_y = 60 KSI, AND F'_m = 2000 PSI PER ACI 530-13.
2. BAR LAP SPLICE LENGTH SHALL BE AS NOTED ABOVE, TYPICAL U.N.O.
3. REQUIRED LAP SPLICE LENGTH SHALL, UNDER NO CIRCUMSTANCES, BE LESS THAN 2'-0".
4. DEVELOPMENT LENGTH OF EPOXY COATED BARS SHALL BE THE VALUES SHOWN IN THE TABLE MULTIPLIED BY 1.5.

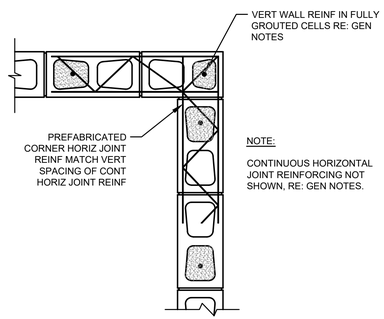
MASONRY REINF SPLICE LENGTH TABLE
4 S302



NOTE:

COORDINATE LOCATION OF CONTROL JOINTS w/ ARCH DRAWINGS.

MASONRY CONTROL JOINT DETAILS
N.T.S.
5 S302



NOTE:

CONTINUOUS HORIZONTAL JOINT REINFORCING NOT SHOWN, RE: GEN NOTES.

MASONRY CONTROL JOINT DETAIL
N.T.S.
6 S302

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7 S302

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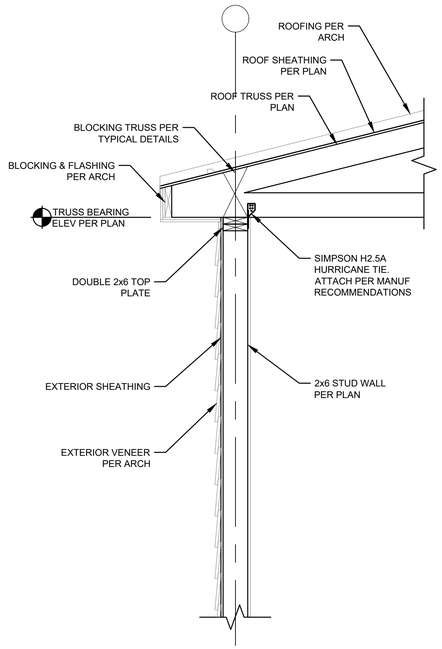
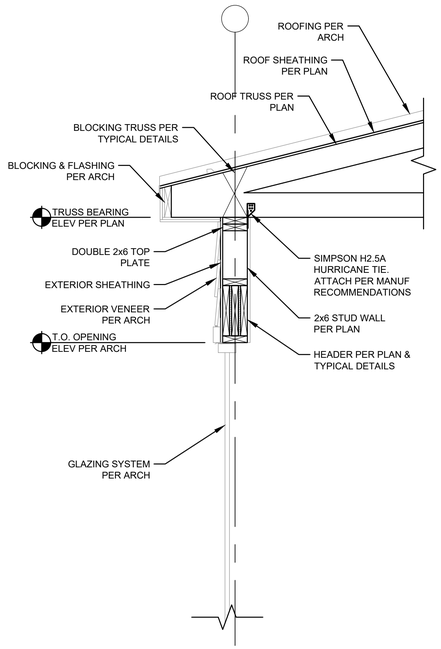


SECTION

3/4" = 1'-0"

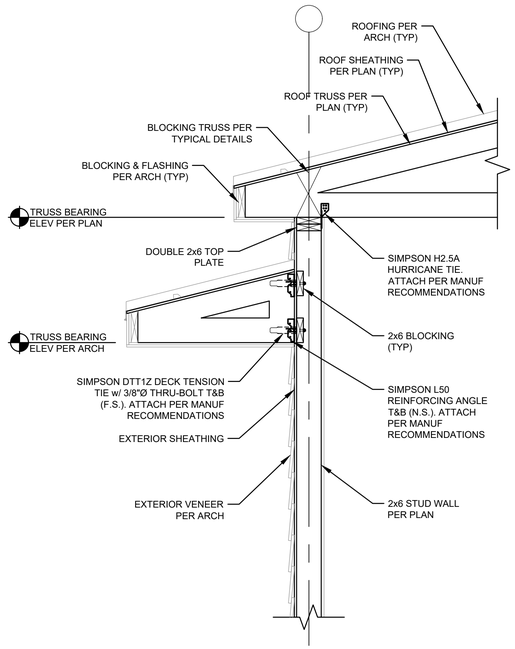
1 / S401



SECTION @ OPENING

3/4" = 1'-0"

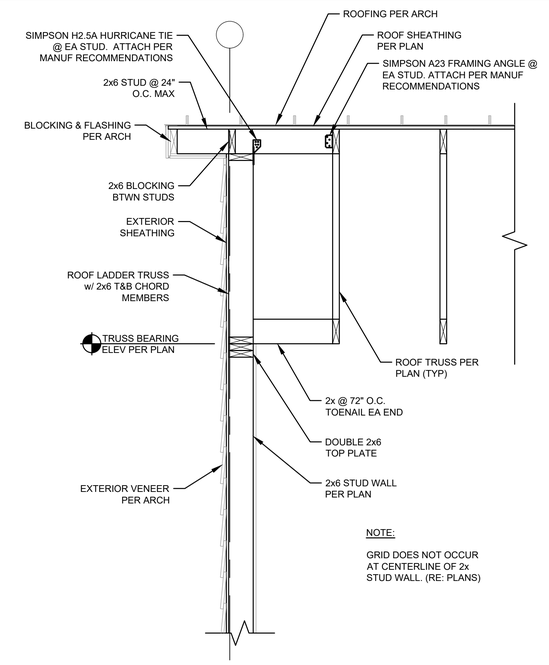
2 / S401



SECTION @ OVERHANG

3/4" = 1'-0"

3 / S401



NOTE:

GRID DOES NOT OCCUR AT CENTERLINE OF 2x STUD WALL. (RE: PLANS)

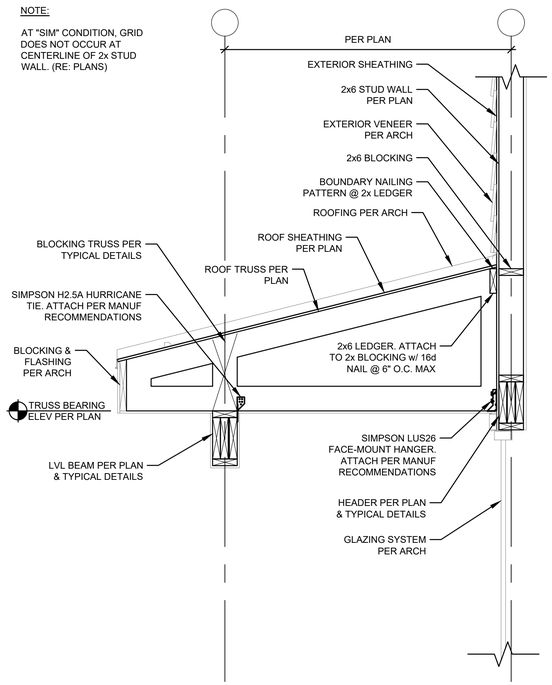
SECTION

3/4" = 1'-0"

4 / S401

NOTE:

AT "SIM" CONDITION, GRID DOES NOT OCCUR AT CENTERLINE OF 2x STUD WALL. (RE: PLANS)



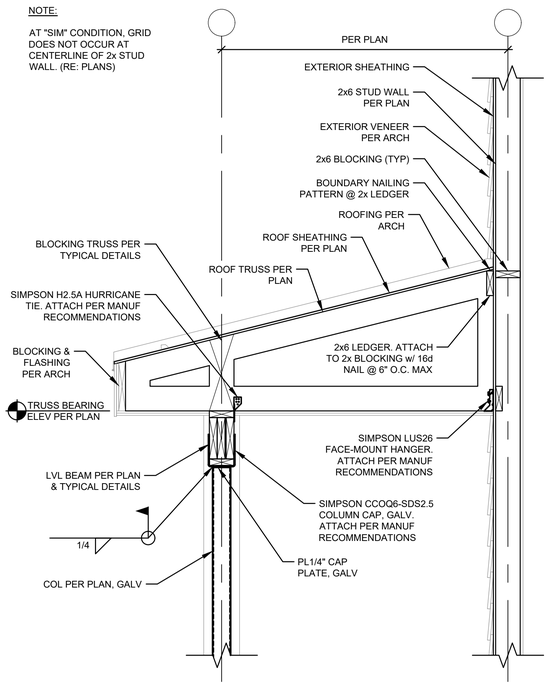
SECTION @ OVERHANG

3/4" = 1'-0"

5 / S401

NOTE:

AT "SIM" CONDITION, GRID DOES NOT OCCUR AT CENTERLINE OF 2x STUD WALL. (RE: PLANS)



SECTION @ OVERHANG

3/4" = 1'-0"

6 / S401

SECTION

3/4" = 1'-0"

7 / S401

SECTION

3/4" = 1'-0"

8 / S401

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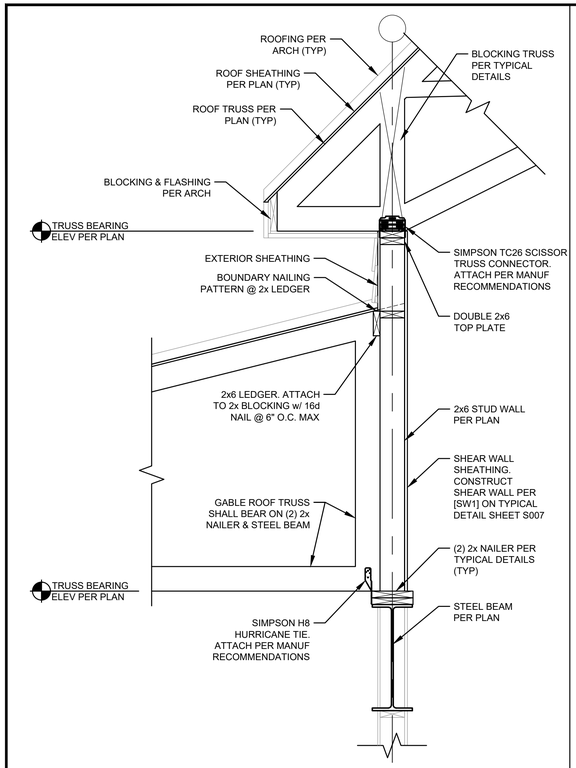
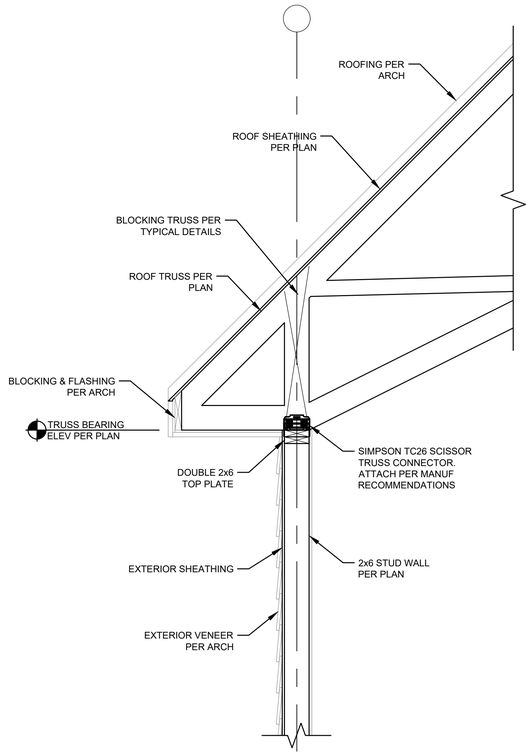
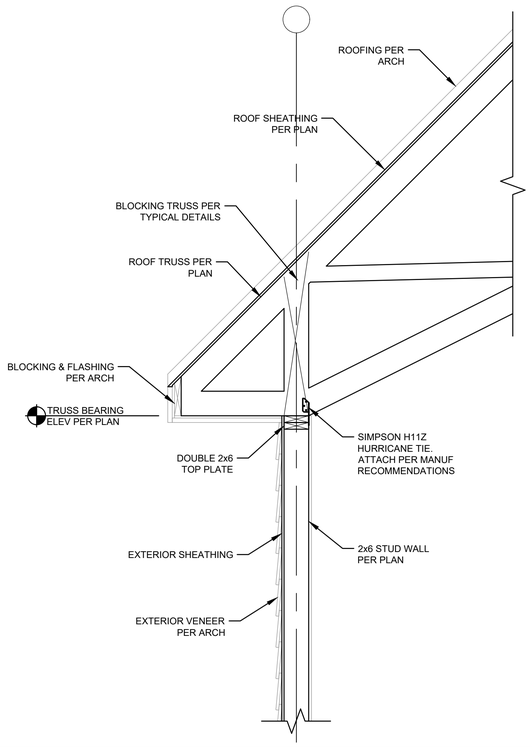


SECTION @ HIGH / LOW ROOF 1
3/4" = 1'-0" S402

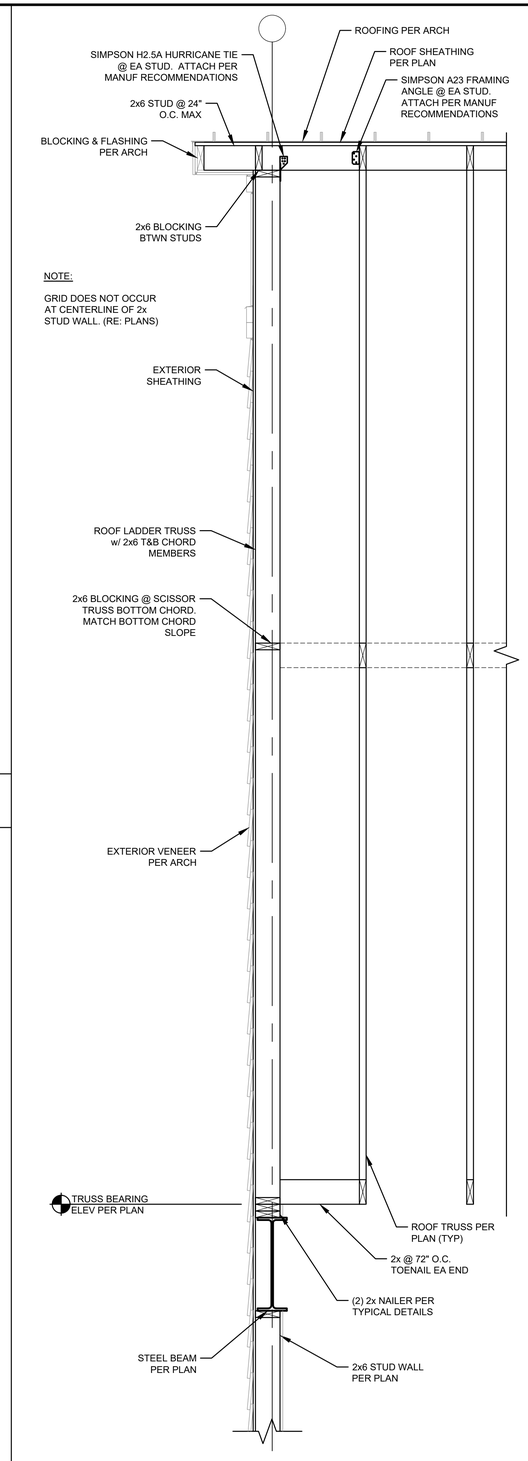


SECTION 2
3/4" = 1'-0" S402

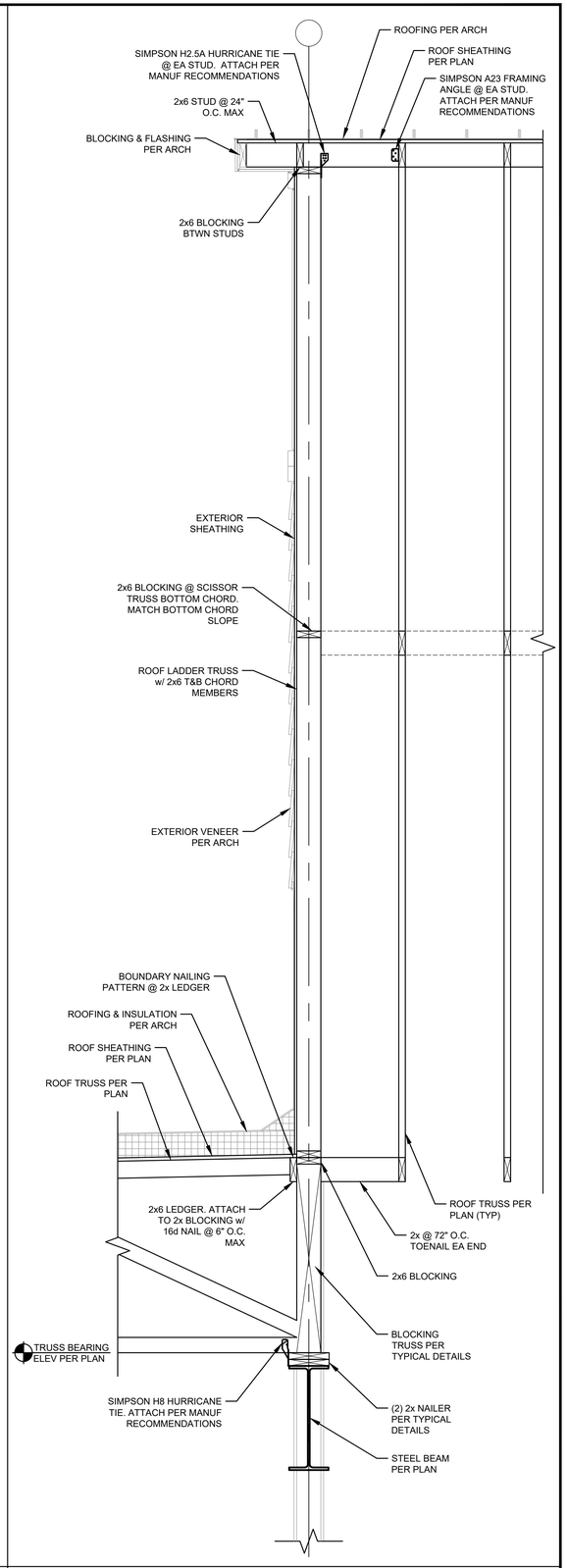


SECTION 3
3/4" = 1'-0" S402

NOT USED 4
S402



SECTION 5
3/4" = 1'-0" S402



SECTION @ HIGH / LOW ROOF 6
3/4" = 1'-0" S402

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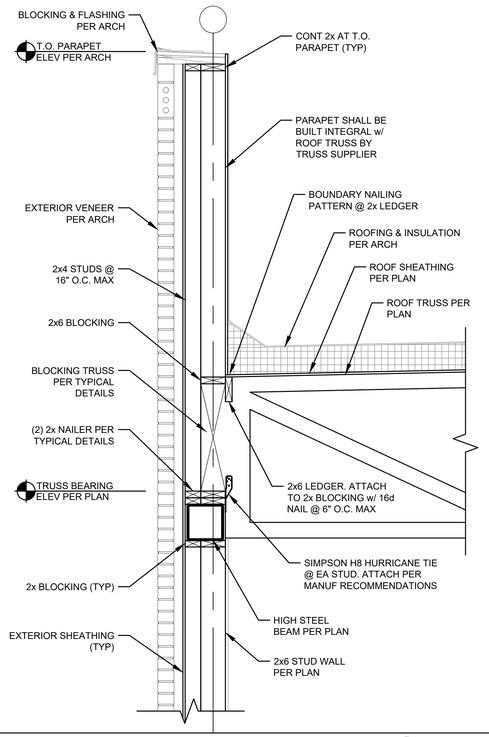
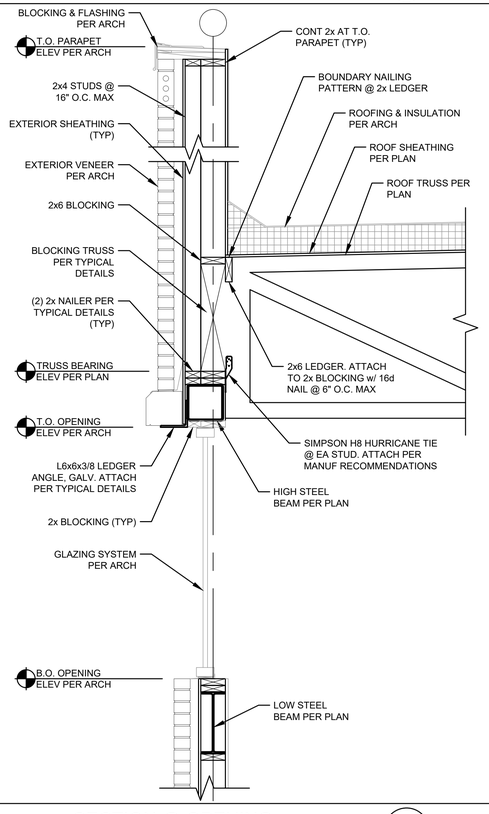


SECTION

3/4" = 1'-0"

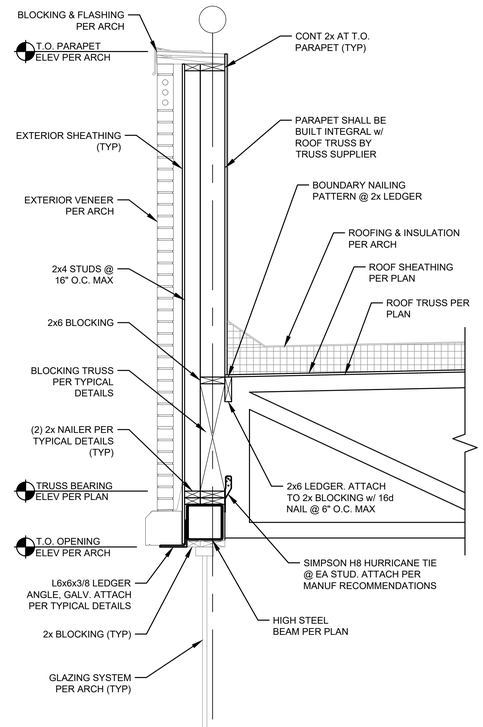
1 / S403



SECTION @ OPENING

3/4" = 1'-0"

2 / S403



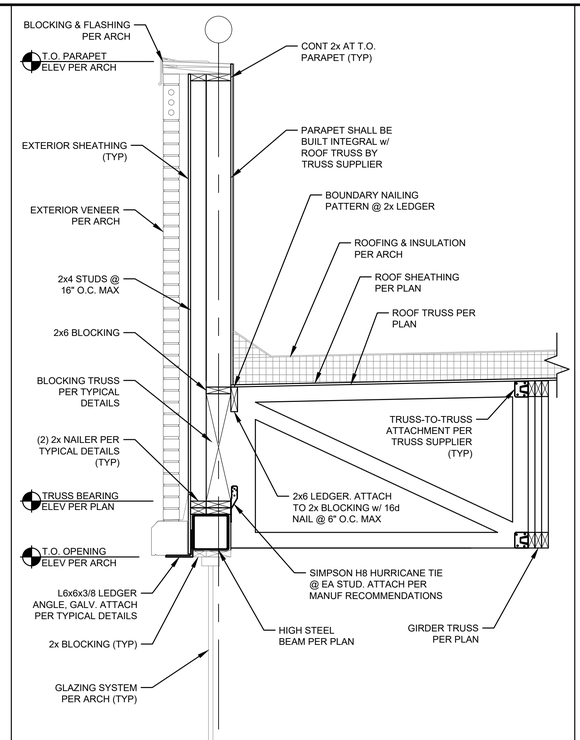
NOTE:

AT "SIM" CONDITION, PREFABRICATED CANOPY DOES NOT OCCUR PER ARCH DWGS.

SECTION @ OPENING

3/4" = 1'-0"

3 / S403



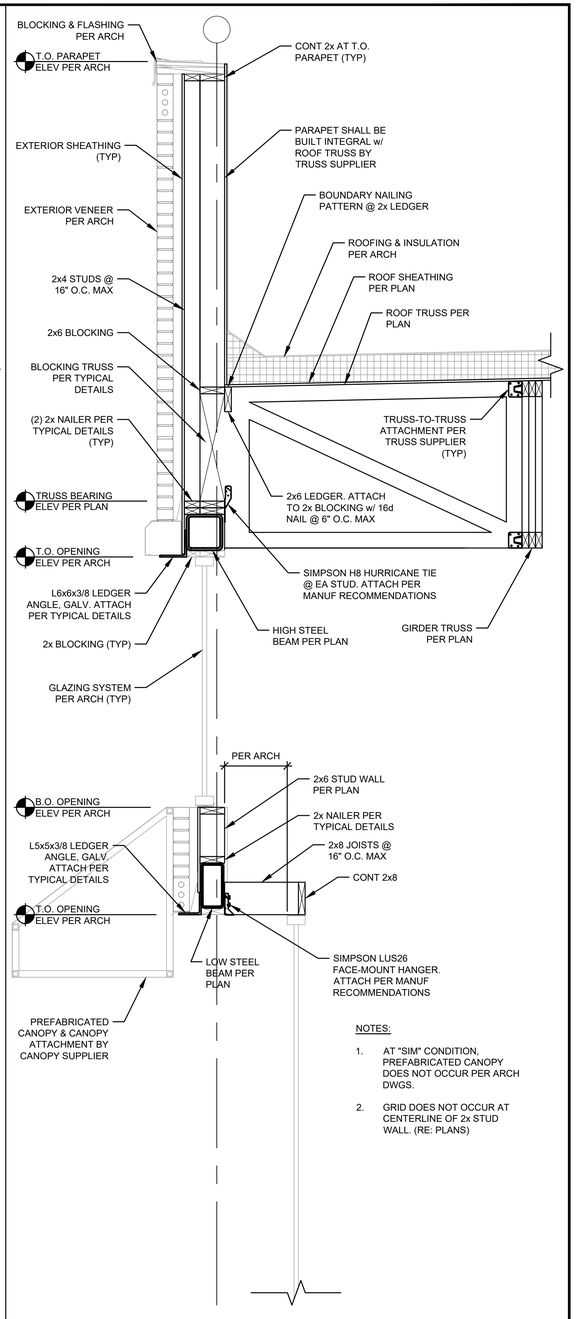
NOTE:

AT "SIM" CONDITION, PREFABRICATED CANOPY DOES NOT OCCUR PER ARCH DWGS.

SECTION @ OPENING

3/4" = 1'-0"

4 / S403



NOTES:

1. AT "SIM" CONDITION, PREFABRICATED CANOPY DOES NOT OCCUR PER ARCH DWGS.
2. GRID DOES NOT OCCUR AT CENTERLINE OF 2x STUD WALL. (RE: PLANS)

SECTION @ ENTRY

3/4" = 1'-0"

5 / S403

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drawing title

FRAMING SECTIONS

drawing number

S403

MECHANICAL SPECIFICATIONS

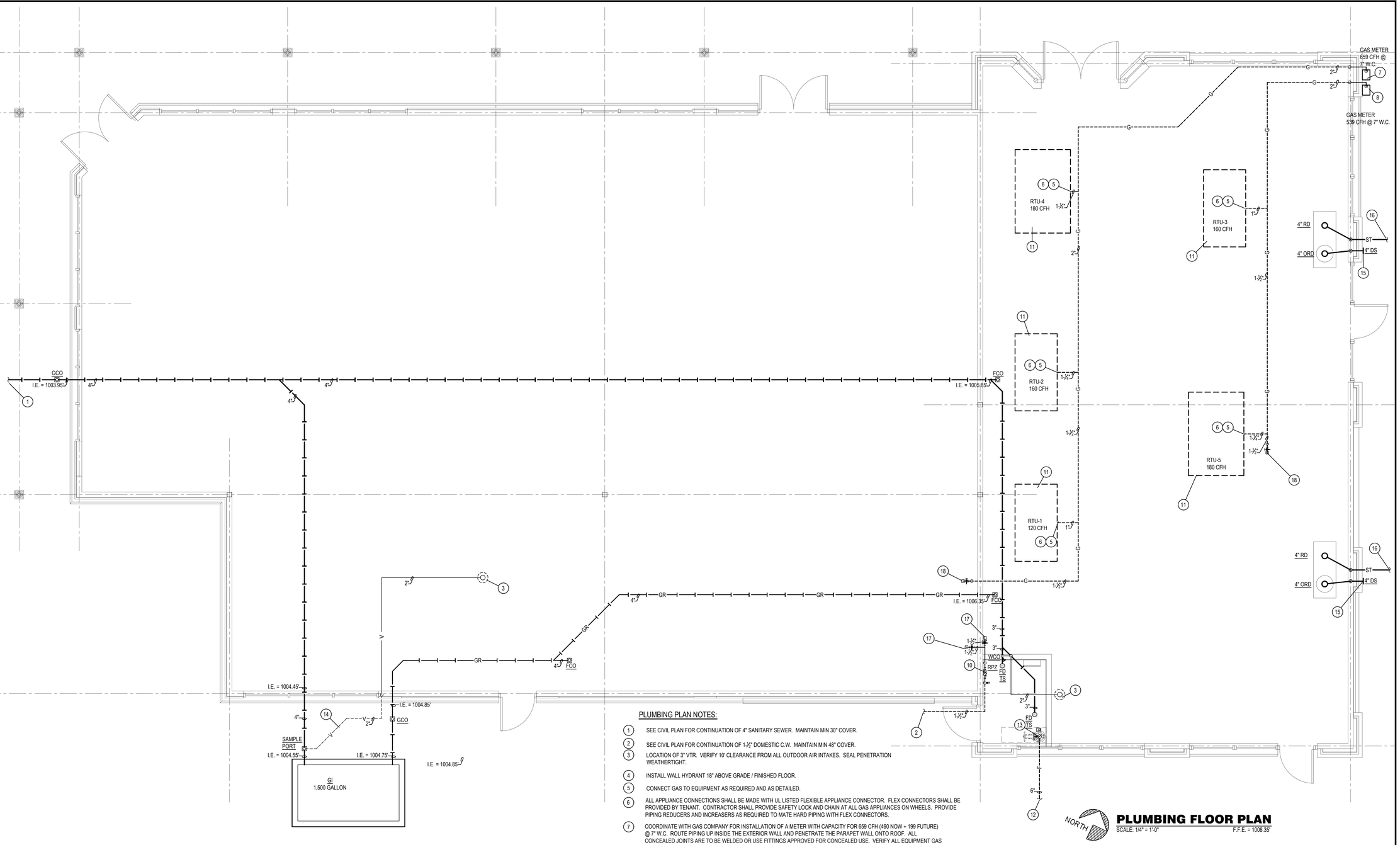
1. GENERAL PROVISIONS:
   A. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, NECESSARY FOR THE COMPLETE INSTALLATION OF THE PLUMBING AND MECHANICAL SYSTEMS OUTLINED.
   B. OBTAIN ALL PERMITS, FEES, LICENSES, INSPECTIONS, AND CERTIFICATES OF COMPLIANCE OR APPROVAL AS REQUIRED BY THE AUTHORITIES.
   C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE.
   D. ALL TESTING REQUIRED BY AUTHORITIES SHALL BE CONSIDERED PART OF THIS WORK.
   E. DURING CONSTRUCTION, ALL FIXTURES, EQUIPMENT, PIPE, DUCT, ETC. SHALL BE COVERED, PLUGGED, OR CAPPED AS REQUIRED TO KEEP CLEAN AND UNDAMAGED. ALL DAMAGED ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION OR REPLACED. ALL PROTECTIVE COVERING SHALL BE REMOVED BEFORE FINAL ACCEPTANCE.
   F. PROVIDE ALL NECESSARY CUTTING AND PATCHING OF WALLS, FLOORS, CEILINGS, AND ROOFS AS NECESSARY. PATCH AROUND ALL OPENINGS SHALL MATCH ADJACENT AREA. COORDINATE ALL ROOFING WORK WITH OWNER OR RESPONSIBLE PARTY, SO THAT THE EXISTING ROOFING WARRANTY WILL BE MAINTAINED.
   G. CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
2. OPERATION AND MAINTENANCE MANUALS:
   A. DURING THE COURSE OF CONSTRUCTION, COLLECT AND COMPILE OPERATING INSTRUCTIONS, WIRING DIAGRAMS, CATALOG CUTS, LUBRICATION AND PREVENTIVE MAINTENANCE INSTRUCTIONS, PARTS LISTS, ETC. FOR ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT.
   B. ALL LITERATURE AND INSTRUCTIONS SHIPPED WITH THE EQUIPMENT SHALL BE SAVED FOR INCLUSION IN THE OPERATION AND MAINTENANCE MANUALS.
   C. ALL LITERATURE LISTED ABOVE AND ALL PAPERS LISTING WARRANTIES, ETC. SHALL BE BOUND IN A 3-RING BINDER AND LABELED WITH THE PROJECT NAME, ADDRESS, ARCHITECT, ENGINEER, CONTRACTORS, ETC.
3. MANUFACTURERS:
   A. MANUFACTURERS, MODEL NUMBERS, ETC. INDICATED OR SCHEDULED ON THE DRAWINGS SHALL BE INTERPRETED AS HAVING ESTABLISHED A STANDARD OF QUALITY AND SHALL NOT BE CONSTRUED AS LIMITING COMPETITION. ARTICLES, FIXTURES, ETC. OF EQUAL QUALITY BY MANUFACTURERS SHALL BE ACCEPTABLE, SUBJECT TO STRUCTURAL AND ELECTRICAL CONSTRAINTS OF THE PROJECT DESIGN, UNLESS NOTED OTHERWISE.
4. MOTORS:
   A. PROVIDE THERMAL OVERLOAD PROTECTION FOR EACH MOTOR PROVIDED BY THIS WORK.
5. TESTING, BALANCING, AND CLEANING:
   A. ALL PIPING SHALL BE TESTED FOR LEAKS BEFORE BEING CONCEALED IN WALL CONSTRUCTION OR COVERED WITH INSULATION.
   B. SEWER AND VENT PIPING SHALL BE HYDROSTATICALLY TESTED WITH NO LESS THAN 10 FEET OF HEAD FOR A PERIOD OF NOT LESS THAN 15 MINUTES, PER THE LOCAL PLUMBING CODE, WITH NO LEAKS.
   C. FIRE PROTECTION PIPING SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA.
   D. DOMESTIC WATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF NOT LESS THAN 1-1/2 TIMES THE OPERATING PRESSURE, BUT NOT LESS THAN 60 PSI, FOR A PERIOD OF NOT LESS THAN 2 HOURS, WITH NO LEAKS.
   E. NATURAL GAS PIPING SHALL BE PNEUMATICALLY TESTED AT A PRESSURE OF NOT LESS THAN 1-1/2 TIMES THE OPERATING PRESSURE, BUT NOT LESS THAN 50 PSI, FOR A PERIOD OF NOT LESS THAN 2 HOURS, WITH NO LEAKS.
   F. DUCTWORK AND PIPING SHALL BE BALANCED BY QUALIFIED BALANCING PERSONNEL WHO HAVE PREVIOUS EXPERIENCE WITH BALANCING PROCEDURES.
   G. BEFORE DOMESTIC WATER PIPING IS PLACED IN SERVICE, ALL DOMESTIC WATER DISTRIBUTION SYSTEMS, INCLUDING THOSE FOR COLD WATER AND HOT WATER SYSTEMS, SHALL BE FLUSHED, STERILIZED AND CHLORINATED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS. THE SYSTEMS SHALL BE THOROUGHLY FLUSHED OF ALL DIRT AND FOREIGN MATTER, THEN FILLED WITH WATER TREATED WITH 50 PPM OF CHLORINE. DURING THE FILLING PROCESS, VALVES AND FAUCETS SHALL BE OPENED SEVERAL TIMES TO ASSURE TREATMENT OF THE ENTIRE SYSTEM. THE TREATED WATER SHALL BE LEFT IN THE SYSTEM FOR 24 HOURS AFTER WHICH TIME THE SYSTEM SHALL BE FLUSHED; IF THE RESIDUAL CHLORINE IS NOT LESS THAN 10 PPM, THE FLUSHING SHALL BE REPEATED. AFTER STERILIZATION, SAMPLES OF WATER IN THE SYSTEM SHALL BE APPROVED BY THE BOARD OF HEALTH.
6. PLUMBING:
   A. PROVIDE AN APPROVED WATER HAMMER ARRESTOR FOR EACH PLUMBING FIXTURE SUPPLY AS REQUIRED BY FIXTURE MANUFACTURER.
   B. ALL EXPOSED WASTE PIPE SHALL BE CHROME PLATED BRASS PIPE, NO FERROUS PIPE.
   C. PROVIDE CLEANOUTS AT EACH CHANGE OF DIRECTION AND AT 100 FOOT INTERVALS IN STRAIGHT RUNS.
   D. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES AND TRAPS.
   E. CLEANOUTS:
      1) VINYL TILE FLOOR: JR SMITH #4140, OR EQUAL.
      2) QUARRY TILE FLOOR: JR SMITH #4020, OR EQUAL.
      3) CARPETED FLOOR: JR SMITH #4020-Y, OR EQUAL.
      4) UNFINISHED FLOOR: JR SMITH #4020, OR EQUAL.
      5) WALL: JR SMITH #4472, OR EQUAL, 24" ABOVE THE FLOOR.
      6) GRADE: JR SMITH #4256, OR EQUAL, WITH HEAVY DUTY CAST IRON BODY AND COVER.
   F. PROVIDE DIELECTRIC UNIONS WITH APPROPRIATE END CONNECTIONS TO MATCH THE PIPE SYSTEM IN WHICH INSTALLED (SCREWED, SOLDERED, OR FLANGED). PROVIDE DIELECTRIC UNIONS ON ALL PIPING CONNECTIONS TO HOT WATER HEATERS AND EXPANSION TANKS.
   H. ALL SEWER PIPING LOCATED INSIDE THE BUILDING SHALL BE INSTALLED WITH THE FOLLOWING SLOPES.
      1) INSTALL 2-1/2" AND SMALLER PIPE AT 1/4" PER FOOT FALL.
      2) INSTALL 3" AND LARGER PIPE AT 1/8" PER FOOT FALL.
      3) INSTALL ALL GREASE WASTE PIPING AT 1/4" PER FOOT FALL.
   I. ALL SEWER PIPING LOCATED EXTERIOR TO THE BUILDING SHALL BE INSTALLED WITH THE FOLLOWING SLOPES.
      1) INSTALL 4" AND SMALLER PIPE AT A MINIMUM OF 2% SLOPE.
      2) INSTALL 6" AND LARGER PIPE AT A MINIMUM OF 1% SLOPE.
7. PIPING:
   A. DOMESTIC COLD (ABOVEGROUND).
      1) TYPE L HARD DRAWN COPPER TUBING, ASTM B-88.
         a) WROUGHT COPPER SOLDERED FITTINGS, ASTM B75 ALLOY C12200. ANSI B16.22. MSS SP-104.
         b) MECHANICAL PRESS COPPER FITTINGS FOR USE IN PLUMBING OR MECHANICAL APPLICATIONS. ASME B16.22, ASME B16.51, or ASME B16.18. MECHANICAL PRESS COPPER FITTINGS SHALL CONFORM TO IAPMO PS-117 OR ASME B16.51.
      2) PEX, HIGH-DENSITY CROSS-LINKED POLYETHYLENE TUBING SHALL BE MANUFACTURED TO THE REQUIREMENTS OF ASTM F876 AND MEET THE STANDARD GRADE HYDROSTATIC PRESSURE RATINGS FROM PLASTIC PIPE INSTITUTE IN ACCORDANCE WITH TR-4/03. (MUST BE INSTALLED PER THE MANUFACTURERS REQUIREMENTS FOR PLENUM USE)
         a) PEX-A AND PEX-B MEETING ANSI/NSF61 AND ANSI/NSF372 STANDARDS FOR POTABLE WATER SAFETY AND LEAD-FREE STANDARDS AND MUST BE MARKED WITH "PW-C", "NSF-61-G" OR OTHER NSF-APPROVED MARKING, ASTM F2023 FOR USE WITH CHLORINATED WATER. (MUST BE INSTALLED PER THE MANUFACTURERS REQUIREMENTS FOR PLENUM USE)
         b) PEX MECHANICAL, CRIMP/INSERT OR EXPANSION FITTINGS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PIPE SIZES GIVEN ON THE DRAWINGS ARE NOMINAL COPPER PIPE SIZE. INCREASE PEX PIPING SIZE TO EQUAL OR EXCEED COPPER PIPE INSIDE DIAMETER FOR SUPPLY MAINS. (MUST BE INSTALLED PER THE MANUFACTURERS REQUIREMENTS FOR PLENUM USE)
      3) VALVES
         a) TO BE INSTALLED ON THE FIXTURE SUPPLY TO EACH PLUMBING FIXTURE.
         b) TO BE INSTALLED ON THE WATER SUPPLY SIDE TO EACH APPLIANCE OR MECHANICAL EQUIPMENT.
         c) TYPES:
            1. GATE VALVE: JOMAR T/S-301G OR EQUAL, LEAD-FREE NSF 61, ANSI B1.20.1.
            2. GLOBE VALVE: JOMAR TGG OR EQUAL.
            3. BALL VALVE: JOMAR JP100NP OR EQUAL COMPACT LEAD FREE BRASS BALL VALVE. UL842, CSA 3371-12 & 3371-92, FM, CALIFORNIA CODE ABI1953, NSF61 ANNEX G APPROVED.
            4. BALL VALVE: JOMAR T-100NE OR EQUAL. UL842, FM, CSA, NSF 61-8, MSS SP-110
   C. DOMESTIC WATER SERVICE, 1"-3".
      1) TYPE K SOFT DRAWN COPPER TUBING, ASTM B-88.
         a) Cast Copper Alloy Fittings for Flared Copper Tube, ASME/ANSI B16.26:
      2) HDPE, PIGMENTED BLUE THROUGHOUT, CTS SIZES 1"-2" AWWA C901 4710 DR9 PC250 IPS SIZES 2"-3", AWWA C901 4710 DR11 PC200 MATERIAL AND INSTALLATION MUST CONFORM TO WATER DEPARTMENT REQUIREMENTS.
   D. WATER (FIRE) SERVICE, 3" OR LARGER.
      1) DUCTILE IRON PIPE & FITTINGS, AWWA C151, CLASS 50, CEMENT LINING, SEALCOATED, AWWA C104. THRUST BLOCKS IN ACCORDANCE WITH NFPA 24.
      2) HDPE IPS SIZES PIGMENTED BLUE THROUGHOUT, 3" AWWA C901 4710 DR11 PC200 4" AND LARGER AWWA C906 3408/4710 DR13.5 PC160
         a) STIFFENERS MUST BE USED IN THE ENDS OF THE HDPE, APPROVED TRACE WIRE MUST BE USED. # 12 AWG COPPERHEAD REINFORCED TRACE WIRE (BLUE IN COLOR)
         b) MATERIAL AND INSTALLATION MUST CONFORM TO WATER DEPARTMENT REQUIREMENTS.
      3) POLYVINYL CHLORIDE (PVC) PIPE; AWWA C900; CLASS 200; WITH BELL END AND ELASTOMERIC GASKET, WITH PLAIN END FOR CAST-IRON OR DUCTILE-IRON FITTINGS, OR PVC ELASTOMERIC GASKET FITTINGS.
         a) PVC COUPLINGS AND FITTINGS: AWWA C900, WITH ASTM F 477 ELASTOMERIC SEAL GASKETS, ASTM F 477, ELASTOMERIC SEAL.
         b) DUCTILE-IRON AND CAST-IRON FITTINGS: AWWA C110, DUCTILE-IRON OR CAST-IRON, 250-PSI PRESSURE RATING; OR AWWA C153, DUCTILE-IRON COMPACT FITTINGS, 350-PSI PRESSURE RATING, OF DIMENSION TO MATCH PIPE OUTSIDE DIAMETER. AWWA C104, CEMENT MORTAR LINING; GASKETS PER AWWA C111, RUBBER.
      4) THRUST BLOCKS IN ACCORDANCE WITH NFPA 24.
   E. LEAD CONTENT OF WATER SUPPLY PIPE AND FITTINGS:
      1) PIPE AND PIPE FITTINGS, INCLUDING VALVES AND FAUCETS, UTILIZED IN THE WATER SUPPLY SYSTEM SHALL NOT HAVE MORE THAN 8% LEAD CONTENT.
      2) PIPE, PIPE FITTINGS, JOINTS, VALVES, FAUCETS, AND FIXTURE FITINGS UTILIZED TO SUPPLY WATER FOR DRINKING OR COOKING PURPOSES SHALL COMPLY WITH NSF 372 AND SHALL HAVE A WEIGHTED AVERAGE LEAD CONTENT OF 0.25% OR LESS.

MECHANICAL SPECIFICATIONS (CONTINUED)

   E. STORM SEWER, SANITARY SEWER, GREASE WASTE, AND VENTS. (UNDERGROUND, INTERIOR TO THE BUILDING).
      1) ABS PIPE AND FITTINGS: ABS PIPE AND FITTINGS SHALL COMPLY WITH NSF 14, "PLASTICS PIPING SYSTEMS COMPONENTS AND RELATED MATERIALS." FOR PLASTIC PIPING COMPONENTS. INCLUDE MARKING WITH "NSF-DWV" FOR PLASTIC DRAIN, WASTE, AND VENT PIPING AND "NSF-SEWER" FOR PLASTIC SEWER PIPING. SOLID-WALL ABS PIPE: ASTM D 2661, SCHEDULE 40. ABS SOCKET FITTINGS: ASTM D 2661, MADE TO ASTM D 3311, DRAIN, WASTE, AND VENT PATTERNS. SOLVENT CEMENT: ASTM D 2235.
      2) PVC PIPE AND FITTINGS: PVC PIPE AND FITTINGS SHALL COMPLY WITH NSF 14, "PLASTICS PIPING SYSTEMS COMPONENTS AND RELATED MATERIALS." FOR PLASTIC PIPING COMPONENTS. INCLUDE MARKING WITH "NSF-DWV" FOR PLASTIC DRAIN, WASTE, AND VENT PIPING AND "NSF-SEWER" FOR PLASTIC SEWER PIPING. SOLID-WALL PVC PIPE: ASTM D 2665, DRAIN, WASTE, AND VENT. PVC SOCKET FITTINGS: ASTM D 2665, MADE TO ASTM D 3311, DRAIN, WASTE, AND VENT PATTERNS AND TO FIT SCHEDULE 40 PIPE. ADHESIVE PRIMER: ASTM F 656. SOLVENT CEMENT: ASTM D 2564. (NOT FOR USE IN A RETURN AIR PLENUM).
      3) HUBLESS CAST IRON SOIL PIPE AND FITTINGS: HUBLESS CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 888 AND CISPI STANDARD 301. HUBLESS COUPLINGS SHALL CONFORM TO CISPI STANDARD 310 AND BE CERTIFIED BY NSF® INTERNATIONAL.
      4) HUB AND SPIGOT CAST IRON SOIL PIPE AND FITTINGS: HUB AND SPIGOT CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 74.
   F. STORM SEWER, SANITARY SEWER, GREASE WASTE, AND VENTS. (ABOVE GROUND, INTERIOR TO THE BUILDING).
      1) ABS PIPE AND FITTINGS: ABS PIPE AND FITTINGS SHALL COMPLY WITH NSF 14, "PLASTICS PIPING SYSTEMS COMPONENTS AND RELATED MATERIALS." FOR PLASTIC PIPING COMPONENTS. INCLUDE MARKING WITH "NSF-DWV" FOR PLASTIC DRAIN, WASTE, AND VENT PIPING AND "NSF-SEWER" FOR PLASTIC SEWER PIPING. SOLID-WALL ABS PIPE: ASTM D 2661, SCHEDULE 40. CELLULAR-CORE ABS PIPE: ASTM F 628, SCHEDULE 40 ABS SOCKET FITTINGS: ASTM D 2661, MADE TO ASTM D 3311, DRAIN, WASTE, AND VENT PATTERNS. SOLVENT CEMENT: ASTM D 2235. (NOT FOR USE IN A RETURN AIR PLENUM).
      2) PVC PIPE AND FITTINGS: PVC PIPE AND FITTINGS SHALL COMPLY WITH NSF 14, "PLASTICS PIPING SYSTEMS COMPONENTS AND RELATED MATERIALS." FOR PLASTIC PIPING COMPONENTS. INCLUDE MARKING WITH "NSF-DWV" FOR PLASTIC DRAIN, WASTE, AND VENT PIPING AND "NSF-SEWER" FOR PLASTIC SEWER PIPING. SOLID-WALL PVC PIPE: ASTM D 2665, DRAIN, WASTE, AND VENT. PVC SOCKET FITTINGS: ASTM D 2665, MADE TO ASTM D 3311, DRAIN, WASTE, AND VENT PATTERNS AND TO FIT SCHEDULE 40 PIPE. ADHESIVE PRIMER: ASTM F 656. SOLVENT CEMENT: ASTM D 2564. (NOT FOR USE IN A RETURN AIR PLENUM).
      3) HUBLESS CAST IRON SOIL PIPE AND FITTINGS: HUBLESS CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 888 AND CISPI STANDARD 301. HUBLESS COUPLINGS SHALL CONFORM TO CISPI STANDARD 310 AND BE CERTIFIED BY NSF® INTERNATIONAL.
      4) HUB AND SPIGOT CAST IRON SOIL PIPE AND FITTINGS: HUB AND SPIGOT CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 74.
   G. STORM SEWER, SANITARY SEWER, GREASE WASTE, AND VENTS. (UNDERGROUND, EXTERIOR TO THE BUILDING).
      1) ABS PIPE AND FITTINGS: ABS PIPE AND FITTINGS SHALL COMPLY WITH NSF 14, "PLASTICS PIPING SYSTEMS COMPONENTS AND RELATED MATERIALS." FOR PLASTIC PIPING COMPONENTS. INCLUDE MARKING WITH "NSF-DWV" FOR PLASTIC DRAIN, WASTE, AND VENT PIPING AND "NSF-SEWER" FOR PLASTIC SEWER PIPING. SOLID-WALL ABS PIPE: ASTM D 2661, SCHEDULE 40. ABS SOCKET FITTINGS: ASTM D 2661, MADE TO ASTM D 3311, DRAIN, WASTE, AND VENT PATTERNS. SOLVENT CEMENT: ASTM D 2235.
      2) PVC PIPE AND FITTINGS: PVC PIPE AND FITTINGS SHALL COMPLY WITH NSF 14, "PLASTICS PIPING SYSTEMS COMPONENTS AND RELATED MATERIALS." FOR PLASTIC PIPING COMPONENTS. INCLUDE MARKING WITH "NSF-DWV" FOR PLASTIC DRAIN, WASTE, AND VENT PIPING AND "NSF-SEWER" FOR PLASTIC SEWER PIPING. SOLID-WALL PVC PIPE: ASTM D 2665, DRAIN, WASTE, AND VENT. PVC SOCKET FITTINGS: ASTM D 2665, MADE TO ASTM D 3311, DRAIN, WASTE, AND VENT PATTERNS AND TO FIT SCHEDULE 40 PIPE. ADHESIVE PRIMER: ASTM F 656. SOLVENT CEMENT: ASTM D 2564.
      3) HUBLESS CAST IRON SOIL PIPE AND FITTINGS: HUBLESS CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 888 AND CISPI STANDARD 301. HUBLESS COUPLINGS SHALL CONFORM TO CISPI STANDARD 310 AND BE CERTIFIED BY NSF® INTERNATIONAL.
      4) HUB AND SPIGOT CAST IRON SOIL PIPE AND FITTINGS: HUB AND SPIGOT CAST IRON PIPE AND FITTINGS SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 74.
      5) COPPER DWV: DRAINAGE TUBE SHALL CONFORM TO ASTM B306, WROUGHT COPPER FITTINGS, ANSI B-16.29.
      6) GALVANIZED STEEL PIPE, WITH MALLEABLE IRON, THREADED FITTINGS, DRAINAGE PATTERN FOR SEWERS SHALL CONFORM TO ASTM A 53.
   H. CONDENSATE DRAINS & INDIRECT WASTE (ABOVEGROUND).
      1) POLYVINYLCHLORIDE (PVC) DWV PIPE, SCHEDULE 40, SOLVENT JOINT (CONDENSATE ON ROOF).
   I. NATURAL GAS.
      1) BLACK STEEL PIPE; SCHEDULE 40, ASTM A53.
         a) PIPE 2" AND SMALLER; 150 LB. MALLEABLE IRON, THREADED FITTINGS.
         b) PIPE 4" AND SMALLER; VIEGA MEGAPRESS G FOR WATER AND GAS. CSA LC4, TSSA/ASME B31 FOR USE WITH ASTM A53 SCHEDULE 40 BLACK IRON PIPE.
         c) PIPE 2-1/2" AND LARGER, WELDED.
         d) PLUG VALVE: ROCKWELL NORDSTROM FIGURE NO. 142 OR 143.
         e) BALL VALVE: JOMAR T-100NE, APPROVALS- UL842, FM, CSA, NSF 61-8, MSS SP-110
      2) GAS PIPING PAINTING:
         a) ALL BLACK STEEL GAS PIPING LOCATED EXTERIOR TO THE BUILDING SHALL BE PRIMED AND PAINTED TO EITHER MATCH ADJACENT EXTERIOR WHERE LOCATED ON OR NEAR EXTERIOR WALL AND PAINTED SAFETY YELLOW WHERE LOCATED ON THE ROOF.
   J. ALL PIPE HANGERS AND SUPPORTS SHALL BE STANDARD PRODUCTS OF GRINNELL, FEE AND MASON, OR ELCEN. HANGER SPACING SHALL BE IN ACCORDANCE WITH MSS-SP-69.
   K. SLEEVES
      1) PROVIDE, SET, AND PROPERLY LOCATE PIPE SLEEVES AS REQUIRED FOR THIS WORK. ALL SLEEVES SHALL BE OF SUFFICIENT SIZE TO PERMIT PIPE MOVEMENT DUE TO EXPANSION AND CONTRACTION AND TO ACCOMMODATE PIPE INSULATION.
      2) INTERIOR PARTITIONS: 16 GAGE GALVANIZED STEEL, PACK BETWEEN PIPE AND SLEEVE WITH FIRE SAFING AND CAULK AT EACH END WITH FIRE RESISTANT SEALANT.
      3) ROOF: PROSET OR EQUAL, MANUFACTURED PVC SCHEDULE 40 PIPE SLEEVE WITH WATERPROOF SEAL. COORDINATE WITH ROOFING CONTRACTOR AND FLASH AS REQUIRED TO MAINTAIN ROOF WARRANTY.
      4) PROTECTION AGAINST CONTACT: METALLIC PIPING, EXCEPT FOR CAST IRON, DUCTILE IRON AND GALVANIZED STEEL SHALL NOT BE PLACED IN DIRECT CONTACT WITH STEEL FRAMING MEMBERS, CONCRETE, OR CINDER WALLS AND FLOORS OR OTHER MASONRY. METALLIC PIPING SHALL NOT BE PLACED IN DIRECT CONTACT WITH CORROSIVE SOIL. SHEATHING USED TO PREVENT DIRECT CONTACT SHALL HAVE A THICKNESS OF GREATER THAN .008 AND THE SHEATHING SHALL BE MADE OF PLASTIC. ANY PIPE THAT PASSES THROUGH A FOUNDATION WALL OR FOOTING SHALL BE PROVIDED WITH A RELIEVING ARCH, OR A PIPE SLEEVE SHALL BE BUILT INTO THE FOUNDATION WALL. THE SLEEVE SHALL BE TWO SIZES GREATER THAN THE PIPE PASSING THOUGH THE WALL OR FOOTING.
      5) PLUMBING VENTS: FLASH ROOF VENT INTO ROOFING SYSTEM AS REQUIRED BY THE ROOFING CONTRACTOR TO MAINTAIN EXISTING ROOF WARRANTY. ALL PLUMBING VENT TERMINALS SHALL TERMINATE A MINIMUM OF 12" ABOVE ROOF OR EQUAL TO HEIGHT OF PARAPET, WHICHEVER IS GREATER.
   L. PROVIDE CHROME PLATED ESCUTCHEONS ON ALL PIPE ENTERING FINISHED AREAS.
8. FIRE PROTECTION (WET PIPE SPRINKLER SYSTEM):
   A. PROVIDE A "WET-PIPE" SPRINKLER SYSTEM WITH AUTOMATIC SPRINKLERS AND CONNECTED TO A SUFFICIENT WATER SUPPLY.
   B. THE SYSTEM DESIGN SHALL BE BASED ON LIGHT HAZARD CLASSIFICATION, NFPA 13.
   C. THE SYSTEM DESIGN SHALL BE BASED ON ORDINARY HAZARD GROUP 2 CLASSIFICATION, NFPA 13. (FUTURE BAKERY)
   D. THE WET PIPE SPRINKLER SYSTEM SHALL CONFORM TO ALL REQUIREMENTS OF THE OWNER'S INSURANCE CARRIER AND LOCAL AUTHORITIES. PROVIDE SYSTEM DRAWINGS WITH A PROFESSIONAL ENGINEERS STAMP ON THE DRAWINGS FOR REVIEW BY THE OWNER'S INSURANCE CARRIER AND LOCAL AUTHORITIES PRIOR TO INSTALLATION OF PIPING.
   E. THE WET PIPE SPRINKLER SYSTEM SHALL BE HYDRAULICALLY DESIGNED, BASED ON A WATER FLOW DATA OBTAINED FROM THE LOCAL WATER OR FIRE DEPARTMENT.
   F. PIPE AND TUBING MATERIALS:
      1) STEEL PIPE, SMALLER THAN 2".
         a) ASTM A 53/A 53M STANDARD, SCHEDULE 40, SEAMLESS, BLACK STEEL PIPE.
         b) ASTM A 135/, ASTM A 795/A 795M; OR ASME B36.10M, WALL THICKNESS GREATER THAN OR EQUAL TO SCHEDULE 30 AND LESS THAN SCHEDULE 40, BLACK STEEL PIPE.
         c) ASTM A 135 OR ASTM 795/A 795M, THREADABLE, WALL THICKNESS LESS THAN SCHEDULE 30 AND GREATER THAN SCHEDULE 10, BLACK-STEEL PIPE.
         d) ASTM A 135 OR ASTM A 795/A 795M SCHEDULE 5 STEEL PIPE.
      2) STEEL PIPE, 2" AND LARGER: ASTM A 795, SCHEDULE 10, SEAMLESS, BLACK STEEL.
   G. FITTINGS:
      1) CAST-IRON THREADED FITTINGS: ANSI B16.4, CLASS 125, STANDARD PATTERN, FOR THREADED JOINTS. THREADS SHALL CONFORM TO ANSI B1.20.1.
      2) MALLEABLE-IRON THREADED FITTINGS: ANSI B16.3, CLASS 150, STANDARD PATTERN, FOR THREADED JOINTS. THREADS SHALL CONFORM TO ANSI B1.20.1.
      3) STEEL FITTINGS: ASTM A 234, SEAMLESS OR WELDED, FOR WELDED JOINTS.
      4) GROOVED MECHANICAL FITTINGS: ASTM A 536, GRADE 65-45-12 DUCTILE IRON; ASTM A 47 GRADE 32510 MALLEABLE IRON; OR ASTM A53, TYPE F, E, OR S; GRADE B FABRICATED STEEL FITTINGS WITH GROOVES OR SHOULDERS DESIGNED TO ACCEPT GROOVED END COUPLINGS, IN ACCORDANCE WITH ITS LISTING.
   H. HANGERS AND SUPPORTS:
      1) HANGERS, ANCHORS, AND SUPPORTS FOR FIRE PROTECTION PIPING AND EQUIPMENT SHALL BE IN ACCORDANCE WITH NFPA 13. HANGERS, ANCHORS, SUPPORTS, AND COMPONENTS SHALL BE LISTED BY UL AND ANY OTHER AGENCIES REQUIRED BY THE LOCAL FIRE AUTHORITIES AND THE OWNER'S INSURANCE CARRIER.
   I. AUTOMATIC SPRINKLERS:
      1) SPRINKLER HEADS: TYPE AS INDICATED OR REQUIRED BY THE APPLICATION. UNLESS OTHERWISE REQUIRED, PROVIDE QUICK RESPONSE HEADS WITH NOMINAL 1/2 INCH DISCHARGE ORIFICE, FOR "LIGHT HAZARD" TEMPERATURE RANGE.
      2) SPRINKLER HEADS: TYPE AS INDICATED OR REQUIRED BY THE APPLICATION. UNLESS OTHERWISE REQUIRED, PROVIDE HEADS WITH NOMINAL 1/2 INCH DISCHARGE ORIFICE, FOR "ORDINARY" TEMPERATURE RANGE.
      3) SPRINKLER HEADS SHALL BE OF THE FOLLOWING CONSTRUCTION, CONFIGURATIONS, AND FINISH FOR THE AREAS INDICATED:
         a) FINISHED AREAS; SEMI-RECESSED PENDANT, CHROME PLATED, CHROME ESCUTCHEON CUP.
         b) UNFINISHED AREAS; UPRIGHT, ROUGH BRASS.
      4) FURNISH THREE EXTRA SPRINKLER HEADS OF EACH TYPE INCLUDED IN THE PROJECT, AND PROVIDE A SPRINKLER HEAD CABINET AND ANY SPECIAL WRENCHES TO REMOVE OR INSTALL SPRINKLER HEADS.
      5) FURNISH QUICKSTOP TALON SPRINKLER TOOL. QUICKSTOP TALON SHALL STOP ½" AND ¾" HEADS. THE TOOL SHALL FEATURE A FUSIBLE LINK TO RELEASE THE TOOL IF HEATED AND SHALL BE 100% WATER TIGHT UP TO 350 PSI.
   J. ALARM DEVICES:
      1) WATER FLOW INDICATORS: VANE TYPE WATERFLOW DETECTOR, RATED TO 250 PSIG; DESIGNED FOR HORIZONTAL OR VERTICAL INSTALLATION; HAVE 2-SPDT CIRCUIT SWITCHES TO PROVIDE ISOLATED ALARM AND AUXILIARY CONTACTS, 7 AMPERE 125 VOLTS AC AND 0.25 AMPERE 24 VOLTS DC; COMPLETE WITH FACTORY-SET, FIELD-ADJUSTABLE RETARD ELEMENT TO PREVENT FALSE SIGNALS, AND TAMPER-PROOF COVER WHICH SENDS A SIGNAL WHEN COVER IS REMOVED.
      2) SUPERVISORY SWITCHES: SPST, NORMALLY CLOSED CONTACTS, DESIGNED TO SIGNAL VALVE IS IN OTHER THAN FULL OPEN POSITION.
9. INSULATION AND DUCT LINING:
   A. ALL INSULATIONS AND ACCESSORIES SHALL HAVE A FIRE HAZARD CLASSIFICATION WITH A FLAME SPREAD RATING OF NOT OVER 25, A FUEL CONTRIBUTION RATING OF NOT OVER 50, AND A SMOKE DEVELOPED RATING OF NOT OVER 50, IN ACCORDANCE WITH NFPA.
   B. PIPE INSULATION - ABOVE GRADE:
      1) THE PIPING INSULATION USED SHALL HAVE A THERMAL CONDUCTIVITY OF 0.27 Btu PER in/hr*sqft*F° OR LESS.
      2) FIBERGLASS INSULATION WITH FACTORY APPLIED VAPOR BARRIER, ASJ JACKET, FACTORY APPLIED PRESSURE SEALING LONGITUDE LAP JOINT, NO STAPLES, ZESTON PREMOLDED PVC FITTING COVERS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
      3) FLEXIBLE CLOSED CELL ELASTOMERIC THERMAL INSULATION, UNSLIT OR PRESLIT WITH PRESSURE SENSITIVE ADHESIVE SYSTEM FOR CLOSURE AND VAPOR SEALING, EQUAL TO ARMSTRONG AP ARMAFLEX OR ARMAFLEX 2000.
      4) FOR NON CIRCULATING SYSTEMS, THE FIRST 8 FEET OF INLET AND OUTLET PIPING BETWEEN THE TANK AND THE HEAT TRAP (INCLUDING THE HEAT TRAP) MUST BE INSULATED.
      5) FOR CIRCULATING SYSTEMS, ALL HOT WATER PIPING IN THE CIRCULATION LOOP MUST BE INSULATED AS SPECIFIED BELOW.

MECHANICAL SPECIFICATIONS (CONTINUED)

      6) INSULATION SCHEDULE:
         a) DOMESTIC COLD WATER 1/2"
         b) HORIZONTAL STORM PIPE 1/2"
         c) HORIZONTAL STORM OVERFLOW PIPE 1/2"
         d) ROOF DRAINS 1" INSULATION SHALL BE PROVIDED AT ROOF DRAIN BODY AND A MINIMUM OF 10' OF HORIZONTAL PIPING OR A MINIMUM OF 5' IF COMBINATION OF HORIZONTAL AND VERTICAL STORM PIPING DOWNSTREAM OF ROOF DRAIN BODY.
   D. DUCTWORK: ACOUSTICAL INSULATION.
      1) DUCT LINING: 2 LB/CF, THICKNESS AS SCHEDULED, AIR STREAM SIDE COATED, INSTALL PER SMACNA STANDARDS.
         a) DUCT LINING SCHEDULE:
            (1) RECTANGULAR SUPPLY DUCT 1/2": THROUGHOUT THE FIRST 10 FEET OF DUCT.
            (2) RETURN AIR DUCT 1/2" : THROUGHOUT THE FIRST 10 FEET OF DUCT.
      2) DUCT COVERING (EXTERIOR SUPPLY AND RETURN)
         a) EXTERIOR INSULATION: JOHNS MANVILLE XSPECT ISOFOAM APF BOARD, 2" THICK R-13; UNIFORM CLOSED-CELL POLYISOCYANURATE FOAM CORE BONDED WITH A FOIL FACER. INSTALLED PER MANUFACTURER'S REQUIREMENTS. COVER ISOFOAM BOARD INSULATION WITH POLYGUARD ALUMAGUARD, COMPOSITE MEMBRANE MULTI-PLY EMBOSSED UV-RESISTANT ALUMINUM FOIL/POLYMER LAMINATE. ALL WEATHER FLEXIBLE WEATHER-PROOFING JACKET. MINIMUM R-12 RATING.
10. DUCTWORK:
   A. ALL DUCTWORK, UNLESS OTHERWISE INDICATED, SHALL BE FABRICATED FROM GALVANIZED SHEET STEEL COMPLYING WITH ASTM A 527, LOCKFORMING QUALITY, WITH G-90 ZINC COATING IN ACCORDANCE WITH ASTM A 525; AND MILL PHOSPHATIZED FOR EXPOSED LOCATIONS.
   B. DUCTWORK, METAL GAUGES, REINFORCING, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS," LATEST EDITION FOR A 2 INCH WATER GAUGE STATIC PRESSURE.
   C. ALL FITTINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDAR



PLUMBING FLOOR PLAN

SCALE: 1/4" = 1'-0" F.F.E. = 1008.35'

PLUMBING PLAN NOTES:

1. SEE CIVIL PLAN FOR CONTINUATION OF 4" SANITARY SEWER. MAINTAIN MIN 30" COVER.
2. SEE CIVIL PLAN FOR CONTINUATION OF 1½" DOMESTIC C.W. MAINTAIN MIN 48" COVER.
3. LOCATION OF 3" VTR. VERIFY 10' CLEARANCE FROM ALL OUTDOOR AIR INTAKES. SEAL PENETRATION WEATHERTIGHT.
4. INSTALL WALL HYDRANT 18" ABOVE GRADE / FINISHED FLOOR.
5. CONNECT GAS TO EQUIPMENT AS REQUIRED AND AS DETAILED.
6. ALL APPLIANCE CONNECTIONS SHALL BE MADE WITH UL LISTED FLEXIBLE APPLIANCE CONNECTOR. FLEX CONNECTORS SHALL BE PROVIDED BY TENANT. CONTRACTOR SHALL PROVIDE SAFETY LOCK AND CHAIN AT ALL GAS APPLIANCES ON WHEELS. PROVIDE PIPING REDUCERS AND INCREASERS AS REQUIRED TO MATE HARD PIPING WITH FLEX CONNECTORS.
7. COORDINATE WITH GAS COMPANY FOR INSTALLATION OF A METER WITH CAPACITY FOR 659 CFH (460 NOW + 199 FUTURE) @ 7" W.C. ROUTE PIPING UP INSIDE THE EXTERIOR WALL AND PENETRATE THE PARAPET WALL ONTO ROOF. ALL CONCEALED JOINTS ARE TO BE WELDED OR USE FITTINGS APPROVED FOR CONCEALED USE. VERIFY ALL EQUIPMENT GAS CAPACITIES AND OPERATING PRESSURES PRIOR TO INSTALLATION OF ANY PIPING.
8. COORDINATE WITH GAS COMPANY FOR INSTALLATION OF A METER WITH CAPACITY FOR 539 CFH (340 NOW + 199 FUTURE) @ 7" W.C. ROUTE PIPING UP INSIDE THE EXTERIOR WALL AND PENETRATE THE PARAPET WALL ONTO ROOF. ALL CONCEALED JOINTS ARE TO BE WELDED OR USE FITTINGS APPROVED FOR CONCEALED USE. VERIFY ALL EQUIPMENT GAS CAPACITIES AND OPERATING PRESSURES PRIOR TO INSTALLATION OF ANY PIPING.
9. ROUTE PIPING ON INTERIOR SIDE OF INSULATION FOR FREEZE PROTECTION.
10. PROVIDE 1½" RPZ BACKFLOW PREVENTER AND INSTALL 24" A.F.F. & 6" FROM WALL. ROUTE DRAIN FROM RPZ BFP TO FLOOR DRAIN WITH AN AIR GAP.
11. CONNECT CONDENSATE TO RTU AS REQUIRED AND AS DETAILED.
12. 6" FIRE LINE, SEE CIVIL PLANS FOR CONTINUATION. MAINTAIN A MINIMUM 48" BURY FOR FREEZE PROTECTION.
13. 6" FIRE LINE THRU FLOOR. PROVIDE USC CERTIFIED DOUBLE CHECK VALVE ASSEMBLY (DCVA) AND THE MAIN DRAIN VENTED TO FLOOR DRAIN WITH AIR GAP. COORDINATE WITH SPRINKLER CONTRACTOR FOR PROPER INSTALLATION. COORDINATE WITH WATER DEPARTMENT FOR SERVICE FLUSHING REQUIREMENTS. CAP LINE FOR FUTURE CONTINUATION BY SPRINKLER CONTRACTOR.
14. MAINTAIN MIN. 24" COVER.
15. INSTALL DOWN SPOUT 18" ABOVE GRADE. SEAL PENETRATION WEATHER TIGHT.
16. 4" STORM PIPING A MIN. OF 30" COVER. REFER TO CIVIL PLAN FOR CONTINUATION.
17. CAP 1½" DOMESTIC CW FOR FUTURE CONNECTION BY TENANT AS REQUIRED.
18. ROUTE 1½" GAS PIPE DOWN THRU ROOF AND CAP WITH SHUT-OFF VALVE BELOW ROOF FOR FUTURE CONNECTION BY TENANT AS REQUIRED.

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project title

NEW LONGVIEW - LOT 44

MULTI-TENANT SHELL

330 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

project number

23150.001

drawing issuance

PERMIT SET	03.04.2024

drawing revisions

No.	Description:	Date:

professional seal

03-04-2024

STATE OF MISSOURI
MAXWELL T. APPLE
NUMBER PE-2018037493
REGISTERED PROFESSIONAL ENGINEER

drawing title

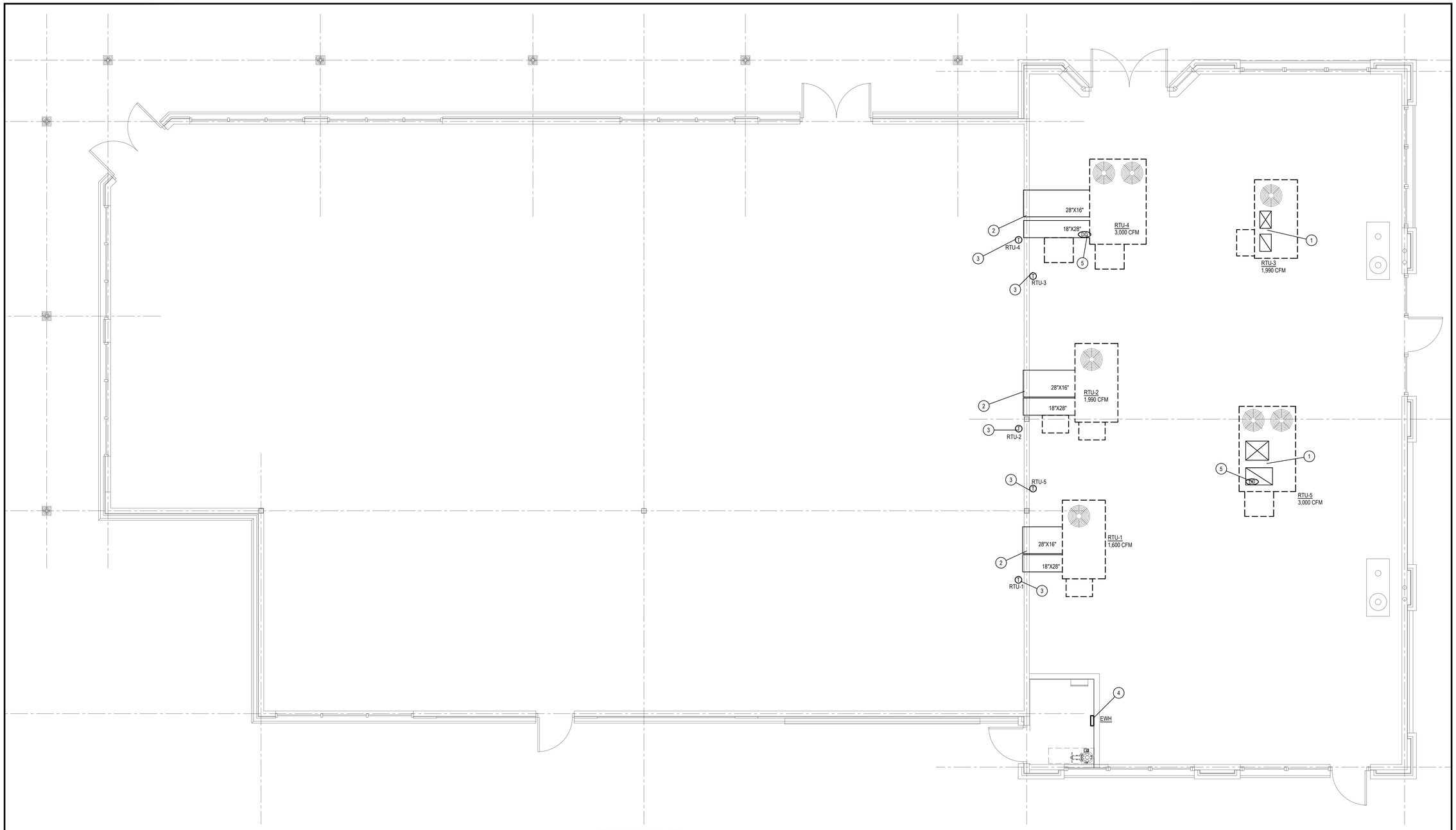
PLUMBING FLOOR PLAN

drawing number

MP1

DRAWN BY:	MA/RC
BC PROJECT #:	24065
MISSOURI	PE COA #2009003629

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772



MECHANICAL PLAN NOTES:

1. ROUTE FULL SIZE DUCTS DOWN THRU ROOF 18" PAST ROOF DECK AS REQUIRED. PROVIDE AND INSTALL BIRD SCREEN ON DUCT DROPS.
2. ROUTE FULL SIZE DUCTWORK THRU EXTERIOR WALL AND INTO TENANT SPACE AS REQUIRED. PROVIDE AND INSTALL BIRDSCREENS ON DUCTWORK.
3. PROVIDE 7-DAY PROGRAMMABLE AUTO/HEAT/COOL THERMOSTAT AT 48" AFF.
4. INSTALL BOTTOM OF WALL HEATER 14" A.F.F.
5. LOCATION OF DUCT MOUNTED SMOKE DETECTOR. PROVIDE REMOTE ENUNCIATOR AUDIO/VISUAL. VERIFY LOCATION WITH FIRE MARSHAL PRIOR TO INSTALLATION. REFER TO SPEC SHEET MP0 FOR ADDITIONAL INFORMATION.

NORTH

MECHANICAL FLOOR PLAN

SCALE: 1/4" = 1'-0"

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MECHANICAL FLOOR PLAN

drawing number
MP2

DRAWN BY:	MA/RC
BC PROJECT #:	24065
MISSOURI	PE COA #2009003629

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PLUMBING SYMBOLS

- SOIL AND WASTE PIPING BELOW FLOOR/GRADE
- SOIL AND WASTE PIPING ABOVE FLOOR/GRADE
- GR — GREASE WASTE PIPING TO GREASE INTERCEPTOR
- ST — STORM PIPING BELOW FLOOR/GRADE
- ST — STORM PIPING ABOVE FLOOR/GRADE
- SO — STORM OVERFLOW PIPING ABOVE FLOOR/GRADE
- V — SANITARY VENT PIPING ABOVE GRADE
- V — SANITARY VENT PIPING BELOW GRADE
- DOMESTIC COLD WATER PIPING
- DOMESTIC HOT WATER PIPING
- DOMESTIC HOT WATER RECIRCULATION PIPING
- G — GAS PIPING
- D — EQUIPMENT DRAIN LINE
- F — FIRE LINE
- PIPING TURNING DOWN
- PIPING TURNING UP
- TEE TOP CONNECTION
- UNION
- BACKFLOW PREVENTER
- FD — FLOOR DRAIN
- FCO — FLOOR CLEAN OUT
- WCO — WALL CLEAN OUT
- GCO — GRADE CLEAN OUT
- VALVE
- BALANCING VALVE
- SOLENOID VALVE
- PRESSURE REGULATOR
- CHECK VALVE
- CONNECT TO EXISTING
- I.E. — INVERT ELEVATION OF PIPE
- A — MATCH MARKS ON PLUMBING RISER DIAGRAM

PLUMBING GENERAL NOTES:

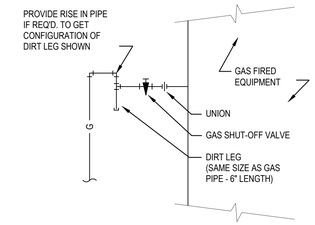
1. INSTALL ALL PIPE, ETC. AS HIGH AS POSSIBLE.
2. COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO PROPERLY INSTALL ALL SYSTEMS AS INTENDED, WITHIN THE CONFINES OF THE SPACES AVAILABLE, AND WITHOUT INTERFERENCES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF FIXTURES.
4. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR SUPPORTING PIPING, EQUIPMENT, ETC. FROM THE STRUCTURE. PROVIDE ADDITIONAL STEEL AS REQUIRED TO PROPERLY SUPPORT SYSTEMS FROM THE STRUCTURE.
5. PROVIDE 1" SCHEDULE 40 PVC CONDENSATE DRAIN PIPE FOR EACH ROOFTOP UNIT LAID DIRECTLY ON ROOF TO NEAREST ROOF DRAIN. PROVIDE WATER TRAP AND CLEAN OUTS AS DETAILED. SECURE PVC PIPE TO DRAIN WITH NYLON STRAP.
6. NO PIPING SHALL BE ROUTED OVER THE TOP OF ELECTRICAL PANELS.
7. ALL MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
8. CONTRACTOR TO TEST WATER PRESSURE ON SITE AND PROVIDE PRESSURE REDUCING VALVE ON WATER SERVICE IF PRESSURE IS OVER 80 PSI.
9. ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.

PLUMBING FIXTURE SCHEDULE (OR EQUAL):

FPWH	FREEZEPROOF WALL HYDRANT: JR SMITH #5609, 3/4" SIZE, NICKEL-BRONZE FACE, KEY OPERATED, INTEGRAL VACUUM BREAKER.
FD	FLOOR DRAIN: SIOUX CHIEF, #842, PVC FLOOR DRAIN WITH ADJUSTABLE TOP AND CAST BRASS STRAINER.
TS	TRAP SEAL: SURE SEAL PRE-ASSEMBLED INLINE FLOOR DRAIN TRAP SEALER. FLOOR RATING ASSE – 1072 AF-GW.
GI	GREASE INTERCEPTOR: ALLIED OR RELIABLE CONCRETE PRODUCTS, 1500 GALLON CONCRETE PRECAST GREASE INTERCEPTOR AND ASSOCIATED PIPING PER CODE REQUIREMENTS AND AS DETAILED.
RPZ	REDUCED ZONE PRESSURE BACKFLOW PREVENTOR: WATTS #LF009, LEAD FREE BRONZE BODY CONSTRUCTION, TWO, IN-LINE INDEPENDENT CHECK VALVES, REPLACEABLE CHECK SEATS WITH AN INTERMEDIATE RELIEF VALVE, AND BALL VALVE TEST COCKS. USC APPROVED.
RD	ROOF DRAIN: WATTS #RD-300-K, CAST IRON BODY, FLASHING CLAMP, GRAVEL STOP, UNDERDECK CLAMP, SUMP RECEIVER, AND DUCTILE IRON DOME.
ORD	OVERFLOW DRAIN: WATTS #RD300-R-K, CAST IRON BODY, FLASHING CLAMP, GRAVEL STOP, UNDERDECK CLAMP, SUMP RECEIVER, DUCTILE IRON DOME, AND 2" HIGH WATER DAM.
DS	DOWN SPOUT NOZZLE: WATTS#RD-940, CAST NICKEL BRONZE FINISH, WALL FLANGE.
FCO/WCO	VINYL TILE FLOOR: JR SMITH #4140, OR EQUAL. QUARRY TILE FLOOR: JR SMITH #4200, OR EQUAL. CARPETED FLOOR: JR SMITH #4020-Y, OR EQUAL. UNFINISHED FLOOR: JR SMITH #4020, OR EQUAL. WALL: JR SMITH #4472, OR EQUAL, 24" ABOVE THE FLOOR.

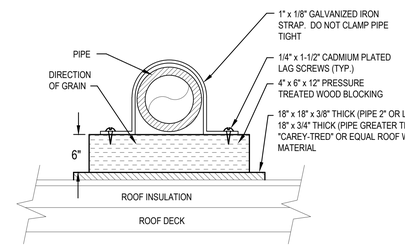
PIPE HANGER SCHEDULE

PIPE MATERIAL	MAXIMUM HANGER SPACING	HANGER ROD DIAMETER
ABS (All sizes)	4'	3/8"
PVC (All Sizes)	4'	3/8"
CPVC, 1 inch and smaller	3'	1/2"
CPVC, 1-1/4 inches and larger	4'	1/2"
Cast Iron (All Sizes)	5'	5/8"
Cast Iron (All Sizes) with 10 foot length of pipe	10'	5/8"
Copper Tube, 1-1/4 inches and smaller	6'	1/2"
Copper Tube, 1-1/2 inches and larger	10'	1/2"
Steel, 3 inches and smaller	12'	1/2"
Steel, 4 inches and larger	12'	5/8"
Pex, 1" and below without support channel	32"	3/8"
Pex, 1-1/4" and above without support channel	48"	3/8"
Pex ¾" and below with support channel	6'	3/8"
Pex 1" and above with support channel	8'	3/8"



GAS CONNECTION DETAIL

SCALE: NONE



ROOF PIPE SUPPORT DETAIL

SCALE: NONE

ROOFTOP UNIT SCHEDULE

MARK	MFGR.	MODEL NO.	NOM. TONS	EVAP. CFM	EXT. STATIC P. IN. WG. (NOTE 2)	COOLING					HOT GAS REHEAT	HEATING (GAS)			ELECTRICAL					UNIT CONTROLS	BLOWER DRIVE TYPE	ECONOMIZER + BAROMETRIC RELIEF		MINIMUM OUTDOOR AIR (CFM)	SEER /EER	TOTAL WEIGHT (LBS)	NOTES
						COOLING STAGES	TOTAL BTUH	SENS. BTUH	AMB.	EVAP. EAT DB/WB		BTUH INPUT	BTUH OUTPUT	HEATING STAGES	VOLT/Ø/HZ	BLOWER MOTOR	POWER EXHAUST	MCA (AMPS)	MOCP (AMPS)			TYPE	CONTROLLER				
RTU-1	YORK	ZR049N12	4	1,600	1.0	1	47,500	38,000	105	80/67	Y	120,000	97,000	2	208/3/60	1.5 HP	NO	26.7	35	DIGITAL	CAV	-	-	-	14.5/12.1	1,095	1,2,4,5,6,7,8
RTU-2	"	ZR061N16	5	1,990	"	1	58,000	47,400	"	"	"	160,000	129,000	"	"	2 HP	"	30.9	40	"	"	STANDARD	SENSIBLE	-	14.3/12.1	1,180	1,2,3,4,5,6,8
RTU-3	"	ZR061N16	3	1,200	"	1	58,000	47,400	"	"	"	160,000	129,000	"	"	2 HP	"	30.9	40	"	"	"	"	-	14.3/12.1	1,180	1,2,3,4,5,6
RTU-4	"	ZR090N18	7.5	3,000	"	2	84,000	62,800	"	"	"	180,000	144,000	"	"	3 HP	"	50.3	60	"	"	"	"	-	- / 11.2	1,285	1,2,3,4,5,6,8
RTU-5	"	ZR090N18	7.5	3,000	"	2	84,000	62,800	"	"	"	180,000	144,000	"	"	3 HP	"	50.3	60	"	"	"	"	-	- / 11.2	1,285	1,2,3,4,5,6

NOTES:
1. PROVIDE HINGED ACCESS DOORS, SCROLL COMPRESSORS WITH CRANKCASE HEATER, HIGH PRESSURE SWITCHES, FREEZESTAT, HAIL GUARDS. STANDARD COOLING DOWN TO 30°F. OUTDOOR AIR DAMPER TO FULLY CLOSE W/ FAN SHUTDOWN FOR ALL UNITS.
2. EXTERNAL STATIC PRESSURE LISTED REPRESENTS STATIC PRESSURE REQUIRED FOR DUCTWORK AND DIFFUSERS OUTSIDE THE HVAC UNIT COMPLETELY INDEPENDENT OF ANY PRESSURE DROP THROUGH THE HVAC EQUIPMENT INCLUDING BUT NOT LIMITED TO FILTERS, COILS AND ECONOMIZERS. THE FAN AND MOTOR SHALL BE SIZED APPROPRIATELY TO MEET THIS DEFINITION OF EXTERNAL STATIC PRESSURE.
3. PROVIDE COMMERCIAL 7-DAY PROGRAMMABLE HEAT/COOL/AUTO CHANGEOVER TOUCHSCREEN THERMOSTAT WITH OPTIMUM START CONTROLS, ECONOMIZER OUTPUT FAULT DETECTION INPUT, AND BUILT IN HUMIDITY SENSOR FOR EACH UNIT. ECONOMIZER/OUTDOOR AIR DAMPER IS TO CLOSE DURING UNOCCUPIED HOURS.
4. PROVIDE 18" HIGH (AT LOWEST POINT) PRE-FABRICATED INSULATED ROOF CURB WITH SLOPE TO MATCH SLOPE OF ROOF FOR EACH UNIT.
5. PROVIDE NEW 2" MERV 8 FILTERS UPON COMPLETION OF CONSTRUCTION.
6. MECHANICAL CONTRACTOR SHALL COORDINATE ALL UNIT MOCP'S OF ACTUAL INSTALLED EQUIPMENT WITH ELECTRICAL CONTRACTOR.
7. PROVIDE COMMERCIAL 7-DAY PROGRAMMABLE HEAT/COOL/AUTO CHANGEOVER TOUCHSCREEN THERMOSTAT WITH OPTIMUM START CONTROLS, AND BUILT IN HUMIDITY SENSOR FOR EACH UNIT. OUTDOOR AIR DAMPER IS TO CLOSE DURING UNOCCUPIED HOURS.
8. UNIT TO BE HORIZONTAL DISCHARGE.

MECHANICAL SYMBOLS

- NEW SUPPLY DIFFUSER
- NEW RETURN AIR GRILLE
- EXHAUST GRILLE/FAN
- T — THERMOSTAT, MOUNTED AT 48" AFF
- SD — DUCT-MOUNTED SMOKE DETECTOR
- NEW DUCTWORK
- 32"x14" — SIZE OF RECTANGULAR DUCT
- 6"Ø — SIZE OF ROUND DUCT
- FLEXIBLE DUCTWORK
- FLEXIBLE CONNECTION TO FAN
- 3 — FLOOR PLAN NOTE DESIGNATION
- S.A. — SUPPLY AIR
- R.A. — RETURN AIR
- EXH. — EXHAUST AIR
- TRANSITION IN DUCT SIZE
- ELBOW WITH TURNING VANES
- MANUAL VOLUME DAMPER
- MANUAL VOLUME DAMPER
- SUPPLY AIR DUCT UP/DOWN
- RETURN AIR DUCT UP/DOWN
- EXHAUST AIR DUCT UP/DOWN
- UP — CHANGE IN ELEVATION UP (UP) DOWN (DN) IN DIRECTION OF FLOW
- RTU-1 — SCHEDULED MECHANICAL EQUIPMENT

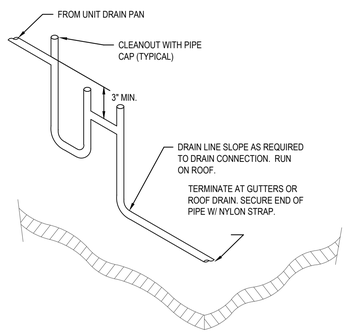
ELECTRIC WALL HEATER SCHEDULE

MARK	MFGR	MODEL NO.	BTUH	ELECTRICAL		NOTES
				VOLT/Ø/HZ	WATTS	
EWH-1	RAYWALL	AFA240D	10,350	208/1/60	3 KW	1,2

NOTES:
1. UNITS SHALL BE SURFACE MOUNTED.
2. PROVIDE INTEGRAL DISCONNECT & INTEGRAL THERMOSTAT FOR EACH UNIT.

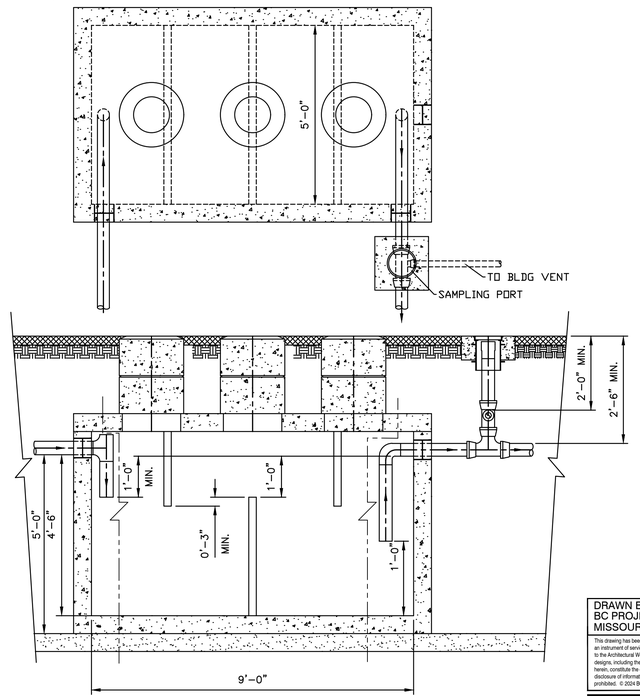
MECHANICAL GENERAL NOTES:

1. COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO PROPERLY INSTALL ALL SYSTEMS AS INTENDED, WITHIN THE CONFINES OF THE SPACES AVAILABLE, AND WITHOUT INTERFERENCES.
2. THIS CONTRACTOR SHALL PERFORM ALL WORK INDICATED AND/OR AS REQUIRED FOR THE PROPER INSTALLATION AND OPERATION OF THE MECHANICAL SYSTEMS.
3. INSTALL ALL DUCT, PIPE, ETC. AS HIGH AS POSSIBLE.
4. DUCT SIZES SHOWN ARE ACTUAL SHEET METAL SIZES AND INCLUDE AN ALLOWANCE FOR DUCT LINER WHERE APPLICABLE.
5. PROVIDE FLEXIBLE CONNECTION BETWEEN DUCTWORK AND ROOFTOP UNITS, EXHAUST FANS, AND OTHER MOTORIZED EQUIPMENT.
6. NO DUCT SHALL BE ROUTED OVER THE TOP OF ELECTRICAL PANELS.
7. ALL MECHANICAL SYSTEMS SHALL BE BALANCED BY A CERTIFIED BALANCING CONTRACTOR. REFER TO SPECIFICATIONS FOR DETAILS.



CONDENSATE DRAIN DETAIL

SCALE: NONE



1500 GALLON GREASE INTERCEPTOR

SCALE: NONE

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SCHEDULES & DETAILS

drawing number
MP3

DRAWN BY: MA/RC
BC PROJECT #: 24065
MISSOURI PE COA #2009003629

BC ENGINEERS INCORPORATED
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ELECTRICAL SPECIFICATIONS

1. GENERAL PROVISIONS:

   A. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, NECESSARY FOR THE COMPLETE INSTALLATION OF THE ELECTRICAL SYSTEMS OUTLINED.

   B. OBTAIN ALL PERMITS, FEES, LICENSES, INSPECTIONS, AND CERTIFICATES OF COMPLIANCE OR APPROVAL AS REQUIRED BY THE AUTHORITIES.

   C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST APPROVED EDITION OF THE NATIONAL ELECTRIC CODE (NEC), AND ALL APPLICABLE LAWS, CODES AND REGULATIONS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE.

   D. ALL TESTING REQUIRED BY AUTHORITIES SHALL BE CONSIDERED PART OF THIS WORK.

   E. DURING CONSTRUCTION, ALL FIXTURES, EQUIPMENT, CONDUIT, ETC. SHALL BE COVERED, PLUGGED, OR CAPPED AS REQUIRED TO KEEP CLEAN AND UNDAMAGED. ALL DAMAGED ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION OR REPLACED. ALL PROTECTIVE COVERING SHALL BE REMOVED BEFORE FINAL ACCEPTANCE.

   F. PROVIDE ALL NECESSARY CUTTING AND PATCHING OF WALLS, FLOORS, CEILINGS, AND ROOFS AS NECESSARY. PATCH AROUND ALL OPENINGS SHALL MATCH ADJACENT AREA. COORDINATE ALL ROOFING WORK WITH OWNER OR RESPONSIBLE PARTY, SO THAT THE EXISTING ROOFING WARRANTY WILL BE MAINTAINED.

   G. CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.

   H. CONTRACTOR SHALL PROVIDE ACCESS PANELS WHERE NECESSARY FOR CONCEALED ELECTRICAL COMPONENTS.

      I. CONTRACTOR SHALL PROMPTLY CALL ENGINEERS ATTENTION TO ANY APPARENT CONTRADICTIONS, AMBIGUITIES, ERRORS, DISCREPANCIES, OR OMISSIONS IN THE PLANS OR SPECIFICATIONS.

2. OPERATION AND MAINTENANCE MANUALS:

   A. DURING THE COURSE OF CONSTRUCTION, COLLECT AND COMPILE OPERATING INSTRUCTIONS, WIRING DIAGRAMS, CATALOG CUTS, LUBRICATION AND PREVENTIVE MAINTENANCE INSTRUCTIONS, PARTS LISTS, ETC. FOR ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT.

   B. ALL LITERATURE AND INSTRUCTIONS SHIPPED WITH THE EQUIPMENT SHALL BE SAVED FOR INCLUSION IN THE OPERATION AND MAINTENANCE MANUALS.

   C. ALL LITERATURE LISTED ABOVE AND ALL PAPERS LISTING WARRANTIES, ETC. SHALL BE COLLATED AND LABELED WITH THE PROJECT NAME, ADDRESS, ARCHITECT, ENGINEER, CONTRACTORS, ETC. CONTRACTORS, ETC. DOCUMENTS SHALL BE COMPILED AND BOUND IN DIGITAL FILE OR 3 RING BINDER.

3. MANUFACTURERS:

   A. MANUFACTURERS, MODEL NUMBERS, ETC. INDICATED OR SCHEDULED ON THE DRAWINGS SHALL BE INTERPRETED AS HAVING ESTABLISHED A STANDARD OF QUALITY AND SHALL NOT BE CONSTRUED AS LIMITING COMPETITION. ARTICLES, FIXTURES, ETC. OF EQUAL QUALITY BY MANUFACTURERS SHALL BE ACCEPTABLE, SUBJECT TO STRUCTURAL AND ELECTRICAL CONSTRAINTS OF THE PROJECT DESIGN, UNLESS NOTED OTHERWISE.

4. TESTING, AND BALANCING:

   A. ALL CIRCUITS SHALL BE TESTED FOR CONTINUITY, SHORTS, AND GROUNDS BEFORE CONNECTING TO THE PROPER PHASE AS DESIGNED TO BALANCE THE LOADING BETWEEN PHASES.

   B. POWER AND LIGHTING PANELS SHALL BE PROPERLY PHASED TO DISTRIBUTE THE LOAD AND SHALL BE CONNECTED AND ADJUSTED TO OPERATE AS SPECIFIED.

   C. ALL MOTORS AND SIMILAR EQUIPMENT SHALL BE CHECKED FOR PROPER PHASE ROTATION AND OPERATION.

5. RACEWAYS:

   A. CONDUIT INSIDE THE BUILDING SHALL BE METALLIC TUBING (EMT), BEARING THE UL LABEL, WITH COMPRESSION TYPE FITTINGS OR SCREW SET FITTINGS.

   B. CONDUIT EXPOSED TO THE WEATHER, INSTALLED UNDERGROUND, IN CONCRETE, OR USED FOR SERVICE ENTRANCE SHALL BE STANDARD RIGID CONDUIT (GALVANIZED) WITH THREADED FITTINGS.

   C. UNDERGROUND CONDUIT MAY BE POLYVINYL CHLORIDE WITH A DEFLECTION TEMPERATURE, UNDER LOAD AT 264 PSI, OF 78 DEGREES C, AND A TENSILE STRENGTH OF 5,200 PSI. JOINTS SHALL BE FLUSH SOLVENT WELDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL BE EQUAL TO CARLON POWER AND COMMUNICATIONS DUCT TYPE DB (DIRECT BURIAL). CONDUIT AND FITTINGS SHALL BE PRODUCED BY THE SAME MANUFACTURER.

   D. FLEXIBLE METAL CONDUIT SHALL ONLY BE USED FOR CONNECTIONS TO MOTORS, TRANSFORMERS, AND LIGHT FIXTURES. MAXIMUM LENGTH SHALL BE 6'-0".

6. CONDUCTORS:

   A. WIRES SHALL BE CONTINUOUS WITHOUT SPLICES OR TAPS IN CONDUIT RUNS. ALL SPLICES SHALL BE MADE IN JUNCTION, PULL, OR OUTLET BOXES. ALL WIRE SHALL BE INSTALLED IN CONDUIT, WIREWAYS, OR OTHER PROTECTIVE COVER SANCTIONED BY CODES.

   B. CONDUCTORS FOR LIGHTING AND POWER SHALL BE COPPER, MINIMUM NO. 12 A.W.G., 600 VOLT.

   C. NO. 10 GAUGE AND SMALLER CONDUCTORS SHALL BE TYPE THWN (WET LOCATIONS) OR THHN (DRY LOCATIONS), SOLID CONDUCTOR, UNLESS OTHERWISE INDICATED.

   D. NO. 8 GAUGE AND LARGER CONDUCTORS SHALL BE TYPE THWN (WET LOCATIONS) OR THHN (DRY LOCATIONS), STRANDED, UNLESS OTHERWISE INDICATED.

   E. SERVICE ENTRANCE AND PANEL FEEDER CONDUCTORS, NO. 3 GAUGE AND LARGER SHALL BE TYPE XHHW-2 (WET LOCATIONS) OR THHN (DRY LOCATIONS), STRANDED COPPER, UNLESS OTHERWISE INDICATED.

   F. ALUMINUM SERVICE WIRE MAY BE USED FOR SERVICE ENTRANCE CONDUCTORS AND/OR PANEL FEEDERS ONLY. ALL OTHER WIRING SHALL BE COPPER CONDUCTORS AS HEREINBEFORE SPECIFIED.

   G. ALUMINUM CONDUCTORS SHALL BE TYPE "XHHW-2", ALCAN, "STABILOY" TYPE ALLOY CONDUCTORS UTILIZING "AA-8030" ALUMINUM ALLOY. CONDUCTORS SHALL BE UL LISTED.

   H. ALL ALUMINUM CONDUCTORS SHALL BE TERMINATED IN CONNECTIONS OR LUGS WHICH ARE DUAL RATED (AL7CU OR AL9CU) AND ARE LISTED BY UL FOR USE WITH ALUMINUM OR COPPER CONDUCTORS AND SHALL BE SIZED TO ACCEPT ALUMINUM CONDUCTORS OF THE AMPACITY SPECIFIED.

7. MC CABLE:

   A. MC CABLE SHALL CONSIST OF INTERLOCK ARMORED CABLE MADE OF THREE OR FOUR TYPE THHN SOLID (#8 AWG AND LARGER MAY BE STRANDED) COPPER CONDUCTORS RATED 90°C FOR DRY LOCATIONS, WITH NYLON OR EQUIVALENT UL LISTED JACKET. PER UL STANDARD 83 THE THREE CONDUCTORS SHALL BE TWISTED TOGETHER WITH THE COPPER GROUNDING CONDUCTOR, SUITABLE FILLERS, AND WRAPPED IN BINDER TAPE. THE ASSEMBLY SHALL BE ARMORED WITH SPIRALLY WRAPPED INTERLOCKED ARMOR OF ALUMINUM OR GALVANIZED STEEL.

   B. CABLES SHALL BE TESTED IN ACCORDANCE WITH UL STANDARD 1569 FOR TYPE MC CABLE AND RATED AT 600 VOLTS, 90 DEG. C FOR DRY LOCATIONS AND 75 DEG. C FOR WET LOCATIONS.

8. WIRING DEVICES:

   A. WALL SWITCHES SHALL BE SPECIFICATION GRADE, QUIET TYPE, FLUSH TOGGLE SWITCH, RATED FOR 20 AMPS, WITH THERMOPLASTIC COVER PLATES.

      1) SINGLE POLE: HUBBELL #CS1221-X, OR EQUAL.
      2) THREE WAY: HUBBELL #CS1223-X, OR EQUAL.
      3) AS SPECIFIED ON PLANS

   B. RECEPTACLES SHALL BE SPECIFICATION GRADE, DUPLEX, GROUNDING, THREE-WIRE TYPE, RATED FOR 20 AMPS, WITH THERMOPLASTIC COVER PLATES. HUBBELL #CR5352-X, OR EQUAL.

   C. GROUND FAULT INTERRUPTER RECEPTACLES (GFI) SHALL BE HUBBELL #GF20-XL. DEVICE COVER PLATES SHALL BE AS HEREINBEFORE SPECIFIED.

   D. ISOLATED GROUND RECEPTACLES (IG) SHALL BE HUBBELL #CR5352IG, ORANGE COLOR. DEVICE COVER PLATES SHALL BE AS HEREINBEFORE SPECIFIED.

   E. RECEPTACLES OUTSIDE BUILDING AND WHERE NOTED AS WEATHERPROOF, SHALL BE LISTED 'WEATHER-RESISTANT HUBBEL #GFTR20-X OR EQUAL AND SHALL BE INSTALLED IN A WEATHERPROOF ENCLOSURE WHICH SHALL BE INTERMATIC #WP1010MXD OR #WP1010HMXD DIECAST METAL WEATHERPROOF RECEPTACLE COVER. COVER SHALL BE WEATHER PROOF RATED WHILE IN USE.

   F. VERIFY DEVICES AND DEVICE COVERPLATES COLOR AND STYLE WITH ARCHITECT.

9. BOXES:

   A. HOT DIPPED GALVANIZED STEEL BOXES. PROVIDE TYPE TO SUIT CONDITIONS FOR INSTALLATION.

   B. ALL BOXES SHALL BE FLUSH MOUNTED, UNLESS INDICATED OTHERWISE.

ELECTRICAL SPECIFICATIONS (CONTINUED)

10. PANELBOARDS:

   A. FURNISH AND INSTALL CIRCUIT BREAKER PANELBOARDS AS SHOWN ON THE DRAWINGS. PANELBOARDS SHALL BE LISTED BY UL AND SO LABELED, AND SHALL BE FULLY RATED FOR THE VOLTAGE AND CURRENT CAPACITY INDICATED ON THE PANEL SCHEDULE. PANELBOARDS SHALL BE EQUAL TO SQUARE D TYPE NQ OR NF WITH BOLT IN TYPE BREAKERS. PANELBOARD LUGS SHALL BE RATED AT 75°C.

      1) CIRCUIT BREAKER INTERRUPTING CAPACITIES SHALL MEET OR EXCEED THE AVAILABLE RMS SYMMETRICAL FAULT CURRENTS INDICATED AND AS REQUIRED TO MEET OR EXCEED THE AVAILABLE FAULT CURRENT FROM LOCAL UTILITY.

   B. CIRCUIT BREAKERS SHALL MEET APPLICABLE PORTIONS OF UL STANDARD 489 AND NEMA AB-L. CIRCUIT BREAKERS SHALL BE BOLT-ON, GROUP MOUNTED, AMBIENT MAGNETIC, WITH COMMON TRIP, UL RATED TO CARRY 80% OF NAMEPLATE RATING CONTINUOUSLY IN FREE AIR AT 40° C. CIRCUIT BREAKERS SHALL BE TRIP INDICATING AND FULLY INTERCHANGEABLE WITHOUT DISTURBING ADJACENT UNITS. WIRE TERMINALS SHALL BE RATED 75 DEGREES C. THE OPERATING MECHANISM SHALL BE TRIP-FREE SO THAT CONTACTS CANNOT BE HELD CLOSED AGAINST ANY ABNORMAL OVERCURRENT OR SHORT CIRCUIT CONDITION.

      a) BREAKERS SHALL MEET APPLICABLE NEMA AND/OR UL SPECIFICATIONS.

   C. PANELBOARD BOXES SHALL BE GALVANIZED SHEET STEEL WITH AMPLE WIRING GUTTER SPACE IN ACCORDANCE WITH NEC. FRONTS SHALL BE OF SHEET STEEL PAINTED LIGHT GREY OVER A SUITABLE RUST INHIBITOR PRIMER. PANELBOARDS SHALL BE EQUIPPED WITH ONE PIECE DOOR, CYLINDER TUMBLER TYPE LOCK, DIRECTORY CARD-HOLDER AND QUARTER-TURN ADJUSTABLE TRIM CLAMPS.

   D. PANELBOARD INTERIORS SHALL CONSIST OF REINFORCED GALVANIZED SHEET STEEL FRAMES WITH ALUMINUM BUS BARS AND CIRCUIT BREAKERS, PROPERLY SUPPORTED TO PREVENT VIBRATIONS AND BREAKAGE IN HANDLING. BUS BARS SHALL BE SEQUENCE PHASED. PANELBOARD SHALL HAVE A FULL SIZED SOLID ALUMINUM NEUTRAL AND GROUND BUS.

   E. BUS BAR BRACING SHALL BE UL LISTED AS INDICATED ON DRAWINGS. ADDITIONAL BRACING SHALL BE PROVIDED AS REQUIRED TO MEET OR EXCEED INDICATED AVAILABLE FAULT CURRENTS.

   F. DIRECTORY CARDS SHALL BE COMPLETELY FILLED IN BY TYPEWRITER, LISTING CIRCUIT NUMBERS AND LOAD SERVED, INCLUDING EXISTING CIRCUITS. CIRCUIT BREAKERS SHALL BE IDENTIFIED BY CIRCUIT NUMBER LABELS AS HEREINBEFORE SPECIFIED.

11. DISCONNECTS:

   A. DISCONNECTS SHALL BE EXTERNALLY OPERATED, QUICK-MAKE, QUICK-BREAK, SAFETY, WITH PROVISIONS FOR PAD LOCKING. FUSED AND NON-FUSED DISCONNECT SWITCHES SHALL BE PROVIDED AS INDICATED.

   B. INDOOR SWITCHES SHALL BE NEMA I AND OUTDOOR SWITCHES SHALL BE NEMA 3R, UNLESS INDICATED OTHERWISE.

12. FUSES:

   A. FUSES PROTECTING CIRCUIT BREAKER PANELS SHALL BE CURRENT LIMITING U.L. CLASS RK-1 FUSES WITH 200,000 AMPERES RMS SYM INTERRUPTING CAPACITY. FUSING ELEMENTS SHALL BE SILVER FOR RATINGS ABOVE 60 AMPERES.

   B. ALL OTHER FUSES SHALL BE U.L. CLASS RK-5, DUAL-ELEMENT WITH A MINIMUM TIME-DELAY OF 10 SECONDS AT 500% RATING. FUSES SHALL HAVE CURRENT-LIMITING SHORT-CIRCUIT LINKS AND 200,000 AMPERES RMS SYM INTERRUPTING CAPACITY. FUSING ELEMENTS SHALL BE COPPER.

13. LIGHT FIXTURES:

   A. WHERE LIGHT FIXTURES ARE MOUNTED IN A LAY-IN CEILING, PROVIDE A MINIMUM OF 2 SUPPORT WIRES ATTACHED DIRECTLY BETWEEN EACH LIGHT FIXTURE AND THE BUILDING STRUCTURE. SUPPORT WIRES SHALL BE A MINIMUM OF 12 GAUGE GALVANIZED STEEL WIRE, SOFT ANNEALED.

   B. FIXTURES ARE REQUIRED AT ALL LIGHTING OUTLETS SHOWN ON THE DRAWINGS. APPROVED LIGHTING FIXTURE WIRE IS REQUIRED IN ALL FIXTURES AND FIXTURE RACEWAYS. WEATHERPROOF WIRING IS REQUIRED FOR EXTERIOR FIXTURES. ALL PARTS OF FIXTURES AND WIRING SHALL BE IN ACCORDANCE WITH NEC REQUIREMENTS.

   C. ALL FIXTURES SHALL CARRY UL AND ETL LABELS.

14. SLEEVES:

   A. PROVIDE, SET, AND PROPERLY LOCATE PIPE SLEEVES AS REQUIRED FOR THIS WORK.

   B. INTERIOR PARTITIONS: 16 GAGE GALVANIZED STEEL, PACK BETWEEN CONDUIT AND SLEEVE WITH FIRE SAFING AND CAULK AT EACH END WITH FIRE RESISTANT SEALANT.

   C. ROOF: PROSET OR EQUAL, MANUFACTURED PVC SCHEDULE 40 PIPE SLEEVE WITH WEATHERPROOF SEAL. COORDINATE WITH ROOFING CONTRACTOR AND FLASH AS REQUIRED TO MAINTAIN ROOF WARRANTY.

15. GROUNDING:

   A. GROUND ALL ELECTRICAL APPARATUS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) 250, AND ANY LOCAL REQUIREMENTS. INSURE CONTINUOUS BOND WHERE FLEXIBLE CONDUIT IS USED. PROVIDE BONDING JUMPER INSIDE ALL FLEXIBLE CONDUIT.

   B. BOND METAL PIPING SYSTEMS IN COMPLIANCE WITH NEC 250.4(A)(4).

16. BOXES IN FIRE RATED ASSEMBLIES:

   A. OUTLET BOXES THAT DO NOT EXCEED 16 SQUARE INCHES AND INSTALLED IN FIRE RATED WALLS SHALL NOT BE INSTALLED CLOSER THAN 24" HORIZONTAL INCHES TO OTHER OUTLET BOXES.

   B. IF BOXES MUST BE INSTALLED WITHIN 24" OF EACH OTHER THAN BOTH OUTLET BOXES SHALL BE PROTECTED WITH LISTED PUTTY PADS, 3M FIRE BARRIER MOLDABLE PUTTY + OR EQUAL.

17. FIRE ALARM SYSTEM:

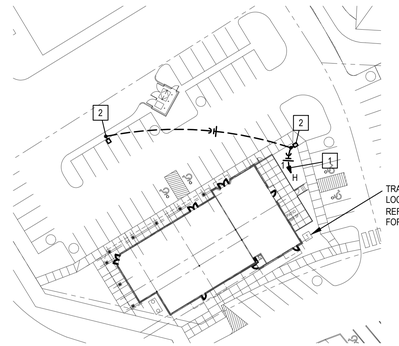
   A. ELECTRICAL CONTRACTOR SHALL PROVIDE DESIGN BUILD ENERGINEERED SHOP DRAWINGS OF FIRE ALARM SYSTEM TO BE INSTALLED. PROVIDE DEVICES, CONDUIT, WIRES, CABLE, PROGRAMMING AND TESTING AS DIRECTED BY EQUIPMENT MANUFACTURER AND LOCAL FIRE DEPARTMENT FOR A CODE COMPLIANT FIRE ALARM/DETECTION SYSTEM. MATERIALS, EQUIPMENT, AND WORKMANSHIP SHALL MEET PREVAILING CODES. THE SYSTEM SHALL BE COMPLETE AND OPERABLE. SUBMIT ONE LINE DIAGRAM OF SYSTEM WITH SIZES AND BATTERY CALCULATIONS. EQUIPMENT TO BE NEW AND SHALL BE STAMPED, SIGNED, CALIBRATION AND TESTED BY FACTORY CERTIFIED TECHNICIAN. FIRE ALARM DEVICES ARE SHOWN FOR INTENT ONLY FOR PERMITTING PROCESS. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN BID/DESIGN ALL NECESSARY DEVICES (ANNUNCIATOR(S), NOTIFICATION APPLIANCES, INITIATING DEVICES, AND ADDITIONAL COMPONENTS).

ELECTRICAL SYMBOLS LIST

CIRCUITING & NOTES	
+46"	SPECIAL MOUNTING HEIGHT FOR ASSOCIATED DEVICE (CENTERLINE OF DEVICE)
GFI	GROUND FAULT CIRCUIT INTERRUPTER DEVICE
WP	WEATHERPROOF ENCLOSURE ON DEVICE
WR	WEATHERPROOF RESISTANT DEVICE
IG	ISOLATED GROUND DEVICE
EM	EMERGENCY BATTERY BACKUP
TR	TAMPER RESISTANT OUTLET
USB	COOPER #TR7756-X OR EQUAL DUPLEX RECEPTACLE WITH DUAL USB CHARGING PORTS. PROVIDE 2-1/8" DEEP BACK BOX.
(TIE)	PARTIAL HOMERUN. REFER TO PLANS FOR ADDITIONAL DEVICES CONNECTED TO THIS CIRCUIT.
X	ELECTRICAL FLOOR PLAN NOTE WITH DESIGNATION
2 LP	CONDUIT CONCEALED WHERE POSSIBLE OR AS NOTED, ARROWS INDICATE HOME RUN TO PANEL. CIRCUIT NUMBERS INDICATED
	#12 WIRE IN CONDUIT, UNLESS NOTED OTHERWISE ON DRAWINGS OR SPECIFICATION
	GROUNDING CONDUCTOR, #12 WIRE UNLESS NOTED OTHERWISE ON DRAWINGS OR SPECIFICATION
	CONDUIT ROUTED UNDER FLOOR/GRADE
LIGHTING	
	EMERGENCY TWIN HEAD LIGHT FIXTURE
	EXIT LIGHT WITH DIRECTIONAL ARROWS INDICATED
A	STRIP FIXTURE WITH TYPE DESIGNATION
A	RECESSED OR SURFACE MOUNTED FIXTURE WITH TYPE DESIGNATION
A	CEILING OR RECESSED FIXTURE WITH TYPE DESIGNATION
A	WALL MOUNTED FIXTURE WITH TYPE DESIGNATION
POWER DEVICES	
	DUPLEX RECEPTACLE, BOTTOM OF BOX AT 16" AFF, UNLESS NOTED OTHERWISE
	PANEL BOARD, TOP OF BOX 6'-0" AFF
	JUNCTION BOX
	NON-FUSED DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
CONTROLS	
S	SINGLE POLE WALL SWITCH, TOP OF BOX AT 48" AFF
COMMUNICATIONS	
	DATA/TELEPHONE OUTLET WITH MINIMUM ¾" CONDUIT STUBBED UP TO ABOVE ACCESSIBLE CEILING, BOTTOM OF BOX AT 16", UNLESS NOTED OTHERWISE. PROVIDE WITH PULL STRING
FIRE ALARM	
SD	CEILING MOUNT SMOKE DETECTOR
DD	DUCT MOUNT SMOKE DETECTOR
F	FIRE ALARM PULL STATION, TOP OF BOX AT 48" AFF
	FIRE ALARM HORN/STROBE COMBINATION SIGNAL, CENTERLINE AT 6'-8" AFF
WF	WATER FLOW SWITCH
TS	TAMPER SWITCH

ELECTRICAL GENERAL NOTES:

1. COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO PROPERLY INSTALL ALL SYSTEMS AS INTENDED, WITHIN THE CONFINES OF THE SPACES AVAILABLE, AND WITHOUT INTERFERENCES.
2. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO PROPERLY BALANCE ALL BRANCH CIRCUITS BETWEEN THE PHASES OF THE SYSTEM REGARDLESS OF CIRCUITING INDICATED.
3. ALL EXPOSED RACEWAYS SHALL BE IN EMT CONDUIT, MC CABLE IS NOT PERMITTED IN EXPOSED AREAS.
4. ELECTRICAL CONTRACTOR TO COORDINATE MANUFACTURER ELECTRICAL REQUIREMENTS FOR HVAC EQUIPMENT BEING FURNISHED WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN. EQUIPMENT DISCONNECTS TO BE PROVIDED BY ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE IN MECHANICAL SCHEDULES.
5. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF LIGHT FIXTURES AND DEVICES.
6. ALL MATERIALS EXPOSED WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
7. EACH BRANCH CIRCUIT SHALL HAVE A DEDICATED NEUTRAL PER NEC 210.4.
8. FIRE ALARM SYSTEM IS SHOWN FOR SCHEMATIC PURPOSES. THE FIRE ALARM CONTRACTOR IS RESPONSIBLE FOR PROVIDING DESIGN AND SHOP DRAWINGS SUBMITTAL TO FIRE MARSHAL FOR APPROVAL AS REQUIRED BY THE FIRE MARSHAL. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ADDITIONAL DEVICES, POWER SUPPLIES, ETC FOR COMPLIANCE WITH CODE.
9. PLANS INDICATE MINIMUM WIRE SIZES PER NEC. ALL BRANCH CIRCUITS SHALL BE SIZED TO ALLOW FOR A MAXIMUM OF 3% VOLTAGE DROP. ALL FEEDERS SHALL BE SIZED TO ALLOW FOR A MAXIMUM OF 2% VOLTAGE DROP. ELECTRICAL CONTRACTOR SHALL VERIFY WIRING INDICATED IS SUFFICIENT AND INCREASE CONDUCTOR SIZE AS REQUIRED BASED OFF ACTUAL INSTALLED LENGTH OF CONDUCTORS.
10. WHEREVER POSSIBLE, CONDUIT SHALL BE RUN CONCEALED WITHIN WALLS, CEILINGS, SOFFITS, ETC. SURFACE MOUNTED CONDUIT IN FINISHED SPACES MUST BE APPROVED BY THE ENGINEER OR ARCHITECT PRIOR TO INSTALLATION. EXTERIOR CONDUIT SHALL NOT BE RUN EXPOSED IN PUBLICLY VISIBLE AREAS WITHOUT APPROVAL OF THE ARCHITECT OR ENGINEER.



NORTH

ELECTRICAL FLOOR PLAN
SCALE: NONE

ELECTRICAL SITE PLAN NOTES:

1. ROUTE CIRCUIT TO TIMESWITCH, REFER TO DETAIL.
2. REFER TO CIVIL DRAWINGS FOR LIGHT FIXTURE SPECIFICATIONS AND POLE BASE DETAIL.

DRAWN BY: MA/RC
BC PROJECT #: 24065
MISSOURI PE COA #2009003629

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project title
NEW LONGVIEW - LOT 44
MULTI-TENANT SHELL
330 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

project number
23150.001

drawing issuance
PERMIT SET 03.04.2024

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ELECTRICAL SPECIFICATIONS

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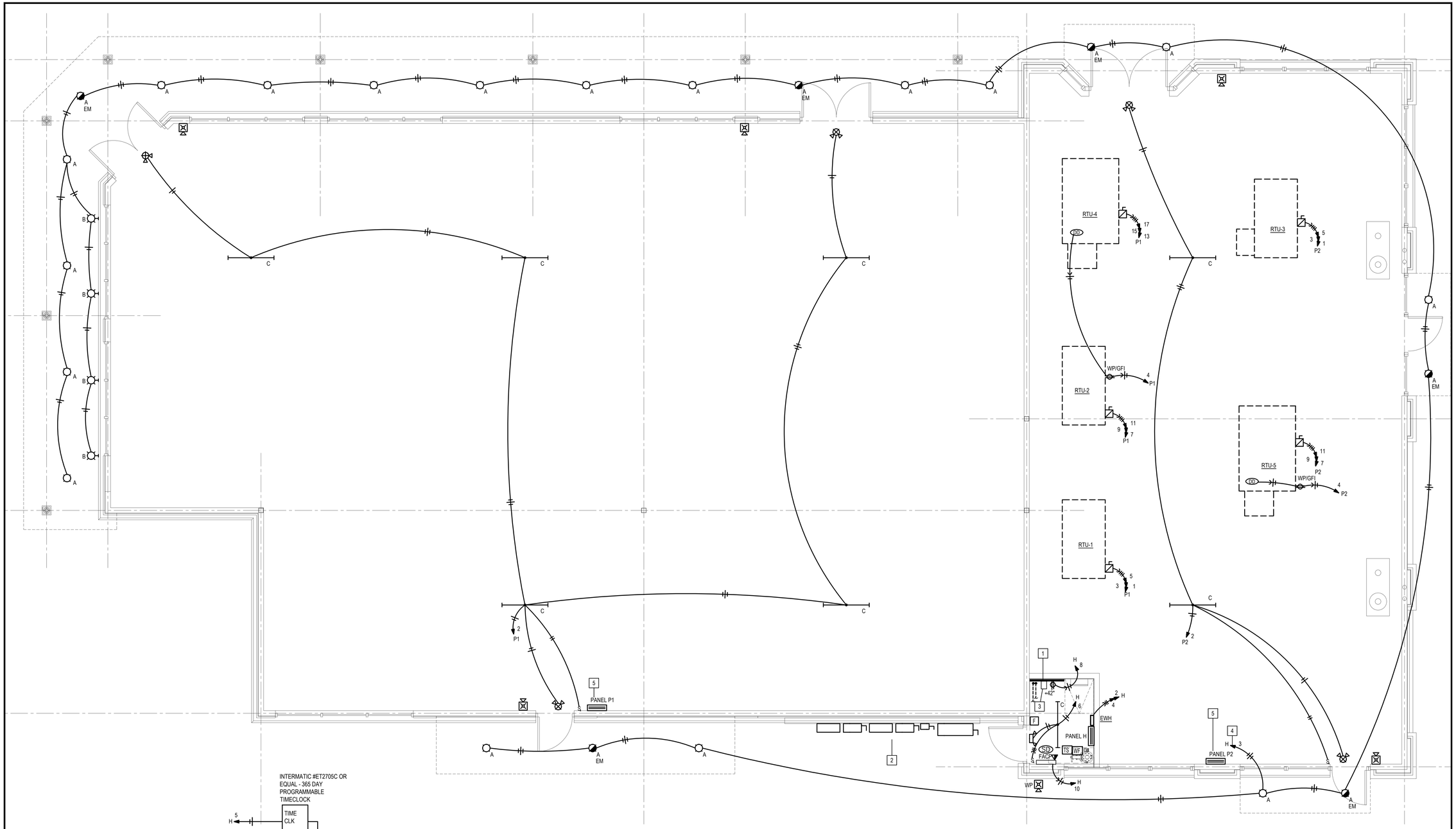
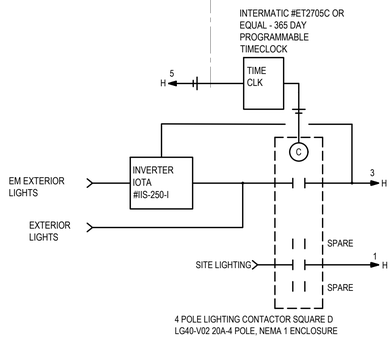


ELECTRICAL FLOOR PLAN

SCALE: 1/4" = 1'-0"



LIGHTING CONTROL DIAGRAM

ELECTRICAL PLAN NOTES:

1. 4'x8' PLYWOOD PHONE BOARD WITH GROUND BAR AND #6 CU BOND TO BUILDING ELECTRODE SYSTEM. PROVIDE (2) 4"C TO PROPERTY LINE FOR TELEPHONE/CABLE /INTERNET SERVICE. COORDINATE ROUTING & DISTANCE WITH LOCAL SERVICE PROVIDER.
2. BUILDING MOUNTED ELECTRICAL SERVICE ENTRANCE EQUIPMENT (METER CENTER & WIREWAY. SEE RISER DIAGRAM.
3. IOTA #IIS-250-I OR EQUAL EMERGENCY LIGHTING INVERTER AND INTERMATIC #ET2705C OR EQUAL ELECTRONIC TIMECLOCK FOR EXTERIOR LIGHTING CONTROL MOUNT HIGH ON WALL. SEE DETAIL, THIS SHEET. PROVIDE BLOCKING/BRACKET FOR INVERTER.
4. ROUTE CIRCUITS TO PANEL VIA TIMECLOCK. ROUTE EMERGENCY CIRCUIT TO TIMECLOCK VIA THROUGH INVETER. SEE NOTE 5 AND DETAIL, THIS SHEET.
5. COORDINATE WITH TENANT DRAWINGS FOR EXACT LOCATION OF FUTURE PANELS.

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ELECTRICAL PLAN

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E1

DRAWN BY:	MA/RC
BC PROJECT #:	24065
MISSOURI	PE COA #2009003629

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PANEL: P2		VOLTS: 120/208V			PH: 3Ø		WIRE: 4W		LOCATION: TENANT					MOUNTING: SURFACE	
BUS: 400A		MAIN: 400A MLO			IC: 22,000 RMS SYM AMPS									FEEDER: SEE RISER DIAGRAM	
CKT	DESCRIPTION	AMPS	POLE	WIRE	ØA	ØB	ØC	ØA	ØB	ØC	WIRE	POLE	AMPS	DESCRIPTION	CKT NO
1	ROOFTOP UNIT RTU-3	40	3	8	3,600			200			12	1	20	TEMP LIGHTS	2
3						3,600			180		12	1	20	ROOF RECEPTACLE	4
5							3,600					1	20	SPARE	6
7	ROOFTOP UNIT RTU-5	60	3	6	6,000							1	20	SPARE	8
9						6,000						1	20	SPARE	10
11							6,000					1	20	SPARE	12
13	SPARE	20	1									1	20	SPARE	14
15	SPARE	20	1									1	20	SPARE	16
17	SPARE	20	1									1	20	SPARE	18
19	SPARE	20	1									1	20	SPARE	20
21	SPARE	20	1									1	20	SPARE	22
23	SPARE	20	1									1	20	SPARE	24
25	SPARE	20	1									1	20	SPARE	26
27	SPARE	20	1									1	20	SPARE	28
29	SPARE	20	1									1	20	SPARE	30
31	SPARE	20	1									1	20	SPARE	32
33	SPARE	20	1									1	20	SPARE	34
35	SPARE	20	1									1	20	SPARE	36
37	SPARE	20	1									1	20	SPARE	38
39	SPARE	20	1									1	20	SPARE	40
41	SPARE	20	1									1	20	SPARE	42
	PROVISIONS FOR 200A SUB FEED BREAKER														
NOTES:					9,600	9,600	9,600	200	180	0					
					9,800		9,780		9,600						

TOTAL CONNECTED LOAD:	29,180 VA
NEC DEMAND LOAD:	29,230 VA
DEMAND AMPS @ 208 VOLT / 3Ø:	81.13 A

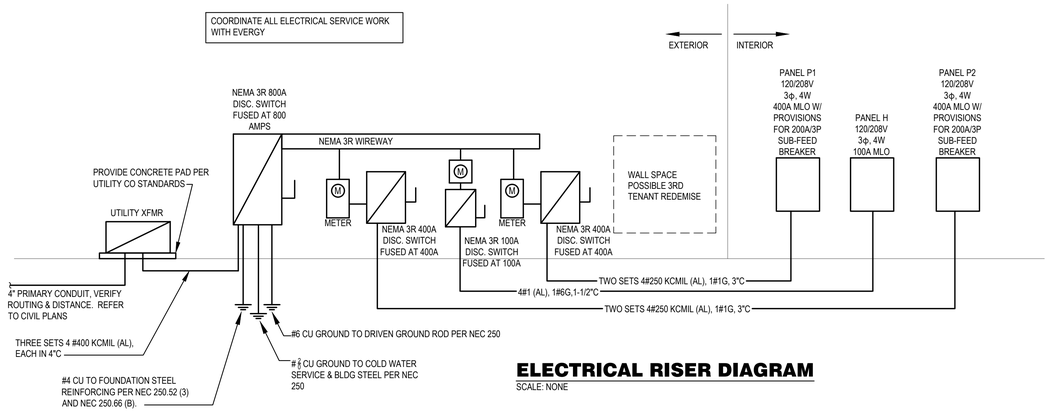
PANEL: P1		VOLTS: 120/208V			PH: 3Ø		WIRE: 4W		LOCATION: TENANT					MOUNTING: SURFACE	
BUS: 400A		MAIN: 400A MLO			IC: 22,000 RMS SYM AMPS									FEEDER: SEE RISER DIAGRAM	
CKT	DESCRIPTION	AMPS	POLE	WIRE	ØA	ØB	ØC	ØA	ØB	ØC	WIRE	POLE	AMPS	DESCRIPTION	CKT NO
1	ROOFTOP UNIT RTU-1	35	3	8	3,240			200			12	1	20	TEMP LIGHTS	2
3									180		12	1	20	ROOF RECEPTACLE	4
5												1	20	SPARE	6
7	ROOFTOP UNIT RTU-2	40	3	8								1	20	SPARE	8
9												1	20	SPARE	10
11												1	20	SPARE	12
13	ROOFTOP UNIT RTU-4	60	3	6								1	20	SPARE	14
15												1	20	SPARE	16
17												1	20	SPARE	18
19	SPARE	20	1									1	20	SPARE	20
21	SPARE	20	1									1	20	SPARE	22
23	SPARE	20	1									1	20	SPARE	24
25	SPARE	20	1									1	20	SPARE	26
27	SPARE	20	1									1	20	SPARE	28
29	SPARE	20	1									1	20	SPARE	30
31	SPARE	20	1									1	20	SPARE	32
33	SPARE	20	1									1	20	SPARE	34
35	SPARE	20	1									1	20	SPARE	36
37	SPARE	20	1									1	20	SPARE	38
39	SPARE	20	1									1	20	SPARE	40
41	SPARE	20	1									1	20	SPARE	42
	PROVISIONS FOR 200A SUB-FEED BREAKER														
NOTES:					3,240	0	0	200	180	0					
					3,440		180		0						

TOTAL CONNECTED LOAD:	3,620 VA
NEC DEMAND LOAD:	3,670 VA
DEMAND AMPS @ 208 VOLT / 3Ø:	10.19 A

PANEL: H		VOLTS: 120/208V			PH: 3Ø		WIRE: 4W		LOCATION: UTILITY RM					MOUNTING: SURFACE	
BUS: 125A		MAIN: 100A MLO			IC: 22,000 RMS SYM AMPS									FEEDER: SEE RISER DIAGRAM	
CKT	DESCRIPTION	AMPS	POLE	WIRE	ØA	ØB	ØC	ØA	ØB	ØC	WIRE	POLE	AMPS	DESCRIPTION	CKT NO
1	SITE LIGHTING	20	1	10	500			1,500			12	2	20	WALL HEATER	2
3	BUILDING LIGHTS	20	1	12		700			1,500						4
5	TIMECLOCK CONTROLS	20	1	12			50			25	12	1	20	UTILITY LIGHT	6
7	SPARE	20	1					180			12	1	20	PHONE BOARD	8
9	SPARE	20	1						200		12	1	20	FACP (HL)	10
11	SPARE	20	1									1	20	SPARE	12
13	BUSSED SPACE		1											BUSSED SPACE	14
15	BUSSED SPACE													BUSSED SPACE	16
17	BUSSED SPACE													BUSSED SPACE	18
19	BUSSED SPACE													BUSSED SPACE	20
21	BUSSED SPACE													BUSSED SPACE	22
23	BUSSED SPACE													BUSSED SPACE	24
NOTES:					500	700	50	1,680	1,700	25					
HL - HANDLE LOCK ON BREAKER					2,180		2,400		75						

TOTAL CONNECTED LOAD:	4,655 VA
NEC DEMAND LOAD:	4,961 VA
DEMAND AMPS @ 208 VOLT / 3Ø:	13.77 A

COORDINATE ALL ELECTRICAL SERVICE WORK WITH EVERGY



ELECTRICAL RISER DIAGRAM

SCALE: NONE

LIGHT FIXTURE SCHEDULE

MARK N0.	MANUFACTURER & CATALOG NUMBER	VOLTS WATTS	LIGHT SOURCE	DESCRIPTION	EQUIVALENT MANUFACTURERS
A	GOTHAM ICO-35-25-XX-LSS-45D-120-EZ10	120 28	LED 2500 LUM 3500K	6" DIAMETER RECESSED LED LIGHT, VERIFY TRIM FINISH WITH ARCHITECT	OR EQUAL
B	BASELITE UDR12-XX-LED25-B10-LWTM-CL4 -120	120 25	LED 1906 LUM 3500K	LED WALL MOUNT DECORATIVE GOOSENECK FIXTURE, VERIFY FINISH WITH ARCHITECT. MOUNT AT LOCATION PER ARCHITECTURAL ELEVATIONS	OR EQUAL
C	LITHONIA CSS-L48-4000LM-MVOLT-35K-80 CRI	120 35	LED 4000 LUM 3500K	LED 4' STRIP LIGHT	OR EQUAL
	LITHONIA ELM2L	120 1	INCL	EMERGENCY LIGHT WITH TWIN ADJUSTABLE LED HEADS AND LITHIUM IRON PHOSPHASTE BATTERY. MOUNT AT 7'-6"±. TO CLEAR OBSTACLES. (PROVIDES 1 FC AVG. ON 54' CENTER FIXTURE SPACING), WHITE FINISH	OR EQUAL
	LITHONIA LHQM-LED-R-HO-SD	120 3	INCL	COMBINATION EMERGENCY/EXIT LIGHT WITH LED LAMPS, RED LETTERS ON WHITE BACKGROUND, TWIN LED EMERGENCY LIGHT HEADS, UNIVERSAL MOUNT, BATTERY BACKUP	OR EQUAL

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project title

NEW LONGVIEW - LOT 44
MULTI-TENANT SHELL
330 SW FASCINATION DR.
LEE'S SUMMIT, MO 64081

project number
23150.001

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