



CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
NW $\frac{1}{4}$, SECTION S17, TOWNSHIP 47N, RANGE 31W

ALL ISSUES PERTAINING TO LIFE, SAFETY, AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY TO FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.

MISSOURI GAS ENERGY:
RICHARD FROCK
3025 SW CLOVER DR.
LEE'S SUMMIT, MO 64082
TEL: (816) 472-3489

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI, IN ALL USAGE AND ALL SUPPLEMENTS THERE TO.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, BONDS, AND INSURANCE REQUIRED BY THE CITY.
3. THE IMPROVEMENTS SHOWN ON THIS PLAN ARE PRIVATE IMPROVEMENTS. COORDINATE WITH CITY FOR REQUIRED PERMITS, BONDS AND INSURANCE.
4. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
5. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. THE DEVELOPER/OWNER SHALL CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
7. ALL EXCESS MATERIAL SHALL BE REMOVED LEGALLY FROM SITE AND DISPOSED OF OFF SITE.
8. TRAFFIC CONTROL AND MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT AND MUTCD.
9. EROSION CONTROL MEASURES SHALL BE PROVIDED AT ALL LOCATIONS WHERE DRAINAGE IS LEAVING THE PROJECT SITE. THE EROSION CONTROL PLAN SHOWS MINIMUM EROSION CONTROL MEASURES TO BE PROVIDED. ADDITIONAL SITE SPECIFIC MEASURES MAY BE NECESSARY AND SHALL BE PROVIDED BY THE DEVELOPER/OWNER, AT THE CONTRACTOR'S EXPENSE.
10. ANY EXISTING OR NEW STORM SEWER INLETS IN USE DURING DEMOLITION, GRADING OR CONSTRUCTION SHALL HAVE INLET PROTECTION AS SPECIFIED.

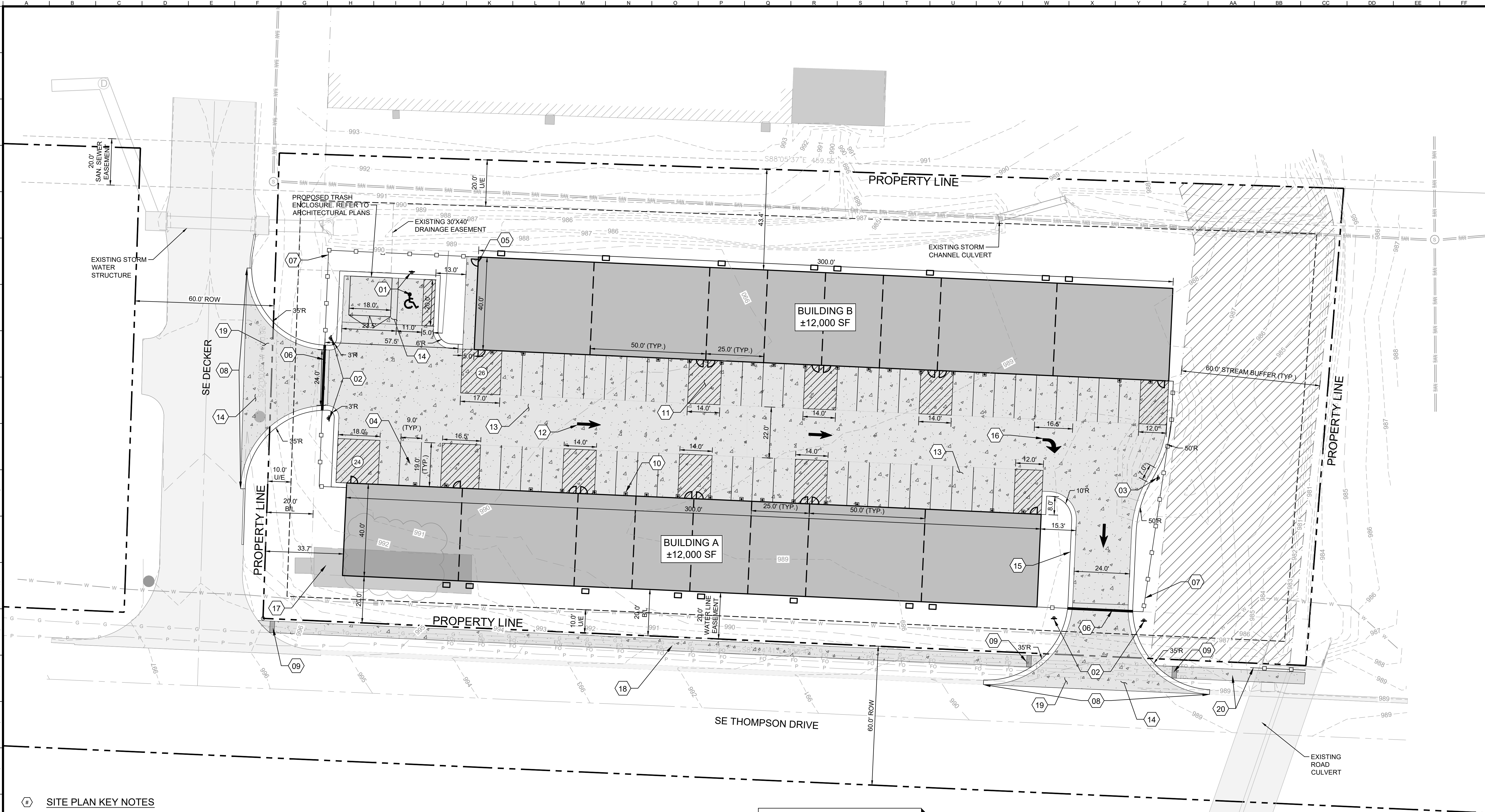
WATERSHED: BIG CREEK

	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED BUILDING
	EXISTING PUBLIC ROADWAY
	EXISTING 60' STREAM BUFFER
	PROPERTY LINE
	PROPOSED BUILDING OUTLINE
	EASEMENT LINE
	SETBACK LINE
	STANDARD CURB & GUTTER
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING POWER
	EXISTING TELECOMMUNICATIONS
	PROPOSED WATER LINE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED SANITARY SEWER

Sheet Number	Sheet Title
C001	COVER SHEET
C002	EXISTING CONDITIONS
C003	SITE PLAN
C004	GRADING PLAN
C005	ADA RAMPS
C006	UTILITY & STORMWATER PLAN
C007	STORMWATER PLAN & PROFILE
C008	STORMWATER PLAN & PROFILE
C009A	CONTECH HDS DETAILS
C009B	DETAILS
C010	DETAILS
C011	DETAILS
C012	DETAILS
L001	LANDSCAPE PLAN
L002	LANDSCAPE DETAILS
A101	FLOOR PLANS
A201	ELEVATIONS - BUILDING A
A202	ELEVATIONS - BUILDING B
A203	RENDERINGS
A204	TRASH ENCLOSURE PLAN & DETAILS
M101	MECHANICAL FLOOR PLANS
E001	SITE PHOTOMETRICS
F001	FIRE SUPPRESSION
F101	FIRE SUPPRESSION FLOOR PLANS
F500	FIRE SUPPRESSION DETAILS

LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081		CAPITAL BUILDERS		COVER SHEET		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, P.A.C. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM		SCALE: AS NOTED DESIGNED BY: LLG DRAWN BY: LLG CHECKED BY: PJJ		Stormwater Addendum 10/30/2024 12/29/2024 STORMWATER ADDENDUM CITY COMMENTS ILLG	
ORIGINAL ISSUE: 12/09/2024		KHA PROJECT NO. 258442000		SHEET NUMBER		C001		NO		REVISIONS	

Drawing name: K:\KAC_LIEV\08442000_Capital Builders Lee's Summit\2023_Lee's Summit Flex Space2\Drawings\Site Plans\Site Plan.dwg C003 - SITE PLAN Dec 09, 2024 3:17pm by logan green
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SITE PLAN KEY NOTES

- 01 INSTALL 1 VAN ACCESSIBLE ADA PARKING STALL WITH SIGN MOUNTED A MINIMUM OF 6 FEET ABOVE FINISHED GRADE. REFER TO DETAIL 17, SHEET C012
- 02 INSTALL "DO NOT ENTER" SIGNS ACCORDING TO MUTCD R5-1, REFER TO DETAIL 17, SHEET C012
- 03 INSTALL "ONE WAY" SIGN ACCORDING TO MUTCD R6-2. REFER TO DETAIL 17, SHEET C012
- 04 INSTALL PARKING STALLS (TYP.). PAINT 4" PARKING STRIPING, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR
- 05 INSTALL SECURED RESTROOM WITH SIDE DOOR
- 06 INSTALL AMERISTAR MONTAGE PLUS 3-RAIL SYSTEM GATE WITH KNOX KEY SWITCH (TYP.). REFER TO DETAIL 19, SHEET C012
- 07 INSTALL AMERISTAR MONTAGE PLUS 3-RAIL SYSTEM FENCE (TYP.). REFER TO DETAIL 18, SHEET C012
- 08 REMOVE EXISTING CURB WITHIN BOUNDS OF KEY NOTE ARROWS
- 09 INSTALL ADA RAMP WITH WARNING PAD. REFER TO DETAIL 14, SHEET C011
- 10 INSTALL STEEL-ENCASED CONCRETE BOLLARD (TYP.). REFER TO ARCHITECTURAL PLANS. REFER TO DETAIL 21, SHEET C012
- 11 PAINT 4" PARKING STRIPING AT 45°, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR, AT 2-FT ON-CENTER SPACING (TYP.)
- 12 PAINT THRU TRAFFIC ARROW, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR (TYP.). REFER TO DETAIL 16, SHEET C012
- 13 INSTALL STANDARD-DUTY CONCRETE PAVEMENT (PAVEMENT SECTION 1). REFER TO DETAIL 20, SHEET C012
- 14 INSTALL HEAVY-DUTY CONCRETE PAVEMENT (PAVEMENT SECTION 2). REFER TO DETAIL 20, SHEET C012
- 15 INSTALL STRAIGHT BACK CURB AND GUTTER (TYP.). REFER TO DETAIL 15, SHEET C011
- 16 PAINT RIGHT-TURN TRAFFIC ARROW, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR. REFER TO DETAIL 16, SHEET C012
- 17 REMOVE EXISTING CONCRETE PAD
- 18 INSTALL SIDEWALK WITH BUFFER. REFER TO DETAIL 12, SHEET C011
- 19 INSTALL PRIVATE DRIVEWAY. REFER TO DETAIL 13, SHEET C011
- 20 INSTALL SIDEWALK WITH RAIL. REFER TO DETAIL 18, SHEET C012

SITE PLAN LEGEND

	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED BUILDING
	EXISTING PUBLIC ROADWAY
	EXISTING 60' STREAM BUFFER
	PROPOSED BUILDING OUTLINE
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	STANDARD CURB & GUTTER

SUMMARY TABLE

A	Zoning	
	Existing	Industrial
B	Proposed	Industrial
	Approximate Total Land Area*	
C	Existing	2.13 Acres
	Right-of-way	
D	Existing	0.00 Acres
	Proposed	0.00 Acres
E	Approximate Net Land Area*	
	Existing	2.13 Acres
F	Impervious Area	
	Existing	0.03 Acres 1.4% Area
G	Proposed	1.19 Acres 55.9% Area
	Proposed Uses	
H	Flex Storage	
	Building Information	
I	Gross Floor Area (SF)	+/- 24,000
	Floor Area Ratio	0.27
J	Off-Street Vehicle Parking	
	Stalls Required	25
K	Stalls Provided	50
	ADA Stalls Required	1
L	ADA Stalls Provided	1

ZONING

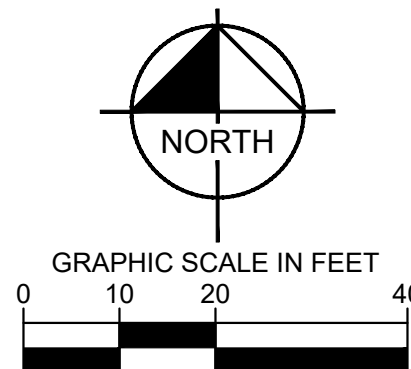
PI (PLANNED INDUSTRIAL)

CURRENT USE

VACANT

GENERAL NOTES

- ALL DIMENSIONS REFER TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- B/L REFERS TO THE BUILDING SETBACK LINE.
- U/E REFERS TO THE UTILITY EASEMENT LINE.
- RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.



LEE'S SUMMIT
FLEX SPACE
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

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CAPITAL BUILDERS

SITE PLAN

LEE'S SUMMIT
FLEX SPACE
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

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CHECKED BY: PUJ



CAPITAL BUILDERS

SITE PLAN

LEE'S SUMMIT
FLEX SPACE
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

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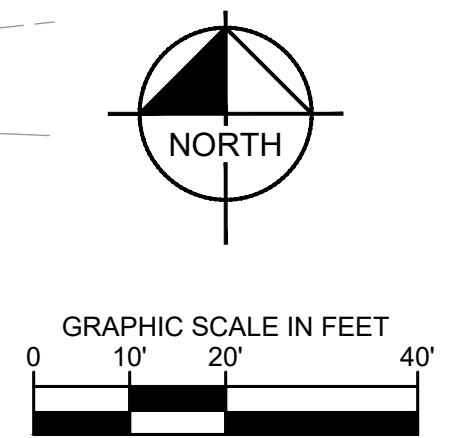
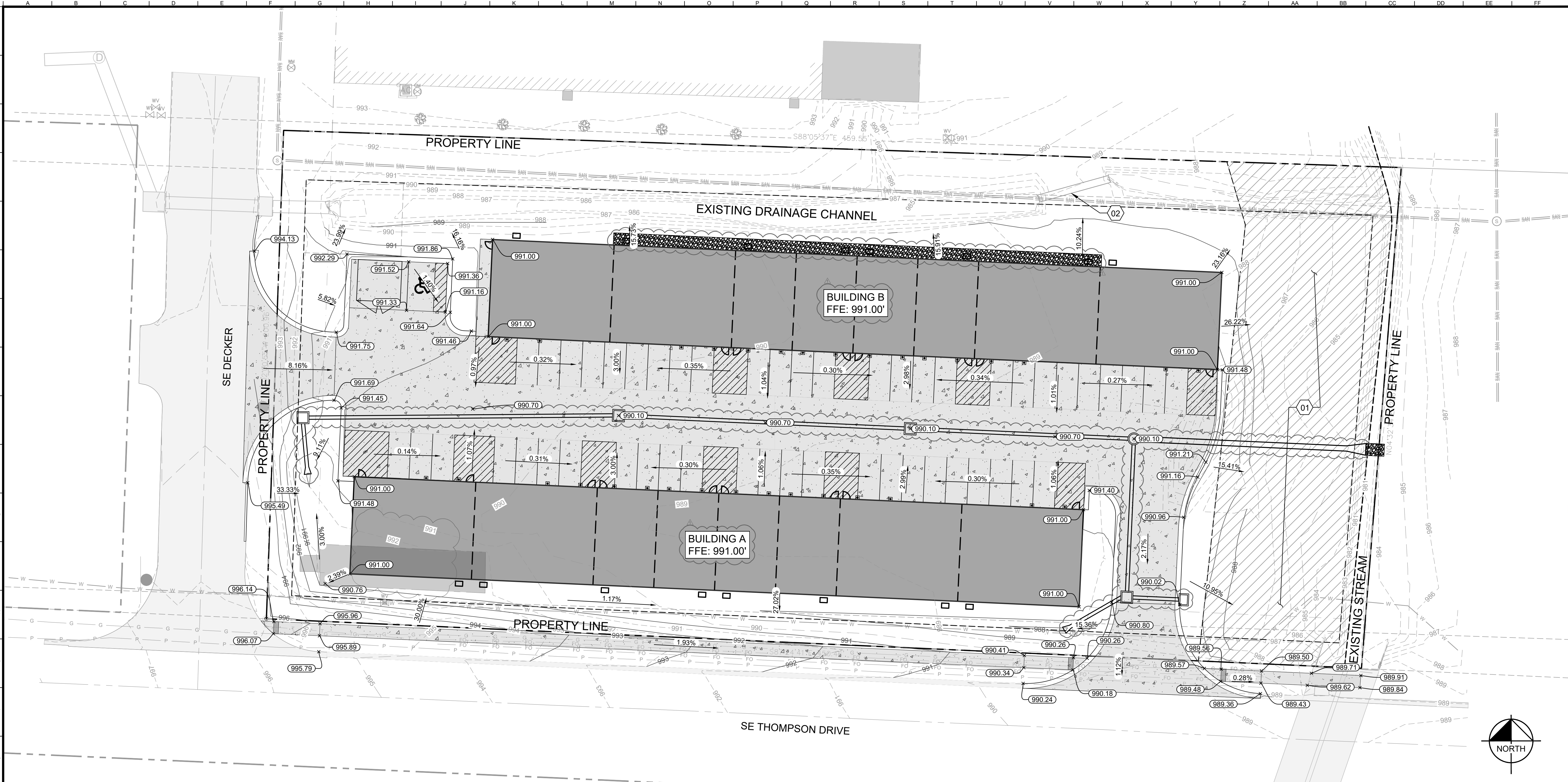
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268442000

SHEET NUMBER

C003

Drawing name: K:\K4C_LIEV\20844000_Capital Builders Lee's Summit\2023\Lee's Summit Flex Space\2 Design\CAD\Plan\Sheets\DPIC004 - GRADING PLAN.dwg Dec 08, 2024 3:17pm by: Logan Green
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PAVING, GRADING AND DRAINAGE NOTES

- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MODOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- TRAFFIC CONTROL ON ALL MODOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO KDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS PER MISSOURI DEPARTMENT OF NATURAL RESOURCES.
- SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
- THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

GRADING LEGEND

- 1015 --- EXISTING CONTOUR
- 1015 — PROPOSED CONTOUR
- XXX.XX SPOT ELEVATION
- X.XX% SLOPE ARROW

GRADING PLAN KEY NOTES

- EXISTING RUBBLE SHALL BE HAULED AND DISPOSED OF PROPERLY OFFSITE
- EXISTING CULVERT SHALL BE REMOVED. CONTRACTOR SHALL REGRADE TO MAINTAIN EXISTING DRAINAGE PATTERNS

LIMITS OF DISTURBANCE: 1.81 AC

LLG	10/30/2024	STORMWATER ADDENDUM	LLG	12/9/2024	CITY COMMENTS	LLG	12/9/2024	REVISIONS	DATE	BY
								No.		
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CAPITAL BUILDERS										
GRADING PLAN										
LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081										
ORIGINAL ISSUE: 12/09/2024 KHA PROJECT NO. 268442000 SHEET NUMBER C004										

[illegible]

Diagram illustrating a cross-section of a road and sidewalk area, showing ADA-compliant features and stationing.

Key features and labels:

- ADA WARNING PAD:** Located on the sidewalk, adjacent to the ADA ramp.
- ADA RAMP:** The sloped area connecting the sidewalk to the road.
- TRANSITION ZONE:** The area where the road surface transitions from the ramp.
- SIDEWALK:** The flat area on the left side of the diagram.
- Stationing:**
 - 990.41: Located on the sidewalk.
 - 990.34: Located at the start of the ADA ramp.
 - 990.26: Located on the road surface.
 - 990.18: Located further along the road.
- Slopes:**
 - 1.91%: Slope of the sidewalk.
 - 0.75%: Slope of the ADA ramp.
 - 1.49%: Slope of the transition zone.
 - 0.09%: Slope of the road surface.
- Other Labels:**
 - 01: A marker on the sidewalk.
 - 02: A marker on the ADA ramp.

TRANSITION ZONE

ADA WARNING PAD

ADA RAMP

SIDEWALK

0.60%

1.50%

0.30%

1.00%

989.56

989.57

989.50

989.48

989.43

01

02

EXISTING CONTOUR

PROPOSED CONTOUR

SPOT ELEVATION

SLOPE ARROW

01 INSTALL ADA SIDEWALK RAMP WITH WARNING PAD. REFER TO DETAIL 14, SHEET C011
02 INSTALL SIDEWALK WITH BUFFER. REFER TO DETAIL 12, SHEET C011

C005	SHEET NUMBER	ORIGINAL ISSUE:	12/09/2024
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LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081		ADA RAMPS	
		CAPITAL BUILDERS	
			
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			No REVISIONS DATE BY
			CITY COMMENTS 12/29/2024 LLG LLG LLG
			STORMWATER ATTENDUM 10/26/2024 LLG

Drawing name: K:\KAC_LIE\26844000_Capital Builders Lee's Summit Flex Space\2 Design\DWG\DWG006 - UTILITY & STORMWATER PLAN.dwg Dec 11, 2024 8:18am by: lagangreen
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UTILITY LEGEND		
	SAN	EXISTING SANITARY SEWER
	W	EXISTING WATER LINE
	FO	EXISTING FIBER OPTIC LINE
	G	EXISTING GAS LINE
	P	EXISTING POWER LINE
	T	EXISTING TELECOMMUNICATIONS LINE
	W	PROPOSED WATER LINE
	UE	PROPOSED UNDERGROUND ELECTRIC LINE
	SS	PROPOSED SANITARY SEWER LINE
	T	PROPOSED TRANSFORMER

UTILITY PLAN KEY NOTES

1. INSTALL CONCRETE PLUG AND ABANDON EXISTING WATER LINE IN PLACE
2. REMOVE EXISTING FIRE HYDRANT AND INSTALL CONCRETE PLUG. ABANDON EXISTING WATER LINE IN PLACE
3. PUBLIC WATER MAIN EXTENSION TO BE DESIGNED UNDER SEPARATE COVER
4. INSTALL 1.5" WATER METER WITH METER PIT. REFER TO DETAIL 9, SHEET C010
5. INSTALL 1.5" TYPE K COPPER WATER SERVICE LINE UP TO METER AND 10 FT PAST METER. 10 FT AFTER METER, INSTALL SCHEDULE 40 PVC (OR OTHER CITY APPROVED PIPE MATERIAL) WATER SERVICE LINE. REFER TO DETAILS 5 AND 11, SHEET C010
6. INSTALL VAULT FOR DOUBLE DETECTOR CHECK VALVE. BACKFLOW VAULT SUMP SHALL BE DRAINED BY DAYLIGHT VIA A 3" SDR-26 PVC PIPE. FIRE LINE SHALL BE 6" CL-50 DUCTILE IRON PIPE (DIP) WITHIN VAULT. REFER TO DETAIL 10, SHEET C010
7. INSTALL FIRE HYDRANT, ALL YELLOW, PER CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL SECTION 3901.Q. REFER TO DETAIL 8, SHEET C010
8. INSTALL TRANSFORMER WITH CONCRETE PAD FOOTING
9. INSTALL 4" DIA. CONTECH CS-4 CASCADE HYDRODYNAMIC SEPARATOR. REFER TO DETAIL, SHEET C009A.
10. INSTALL 4" SDR-26 PVC SANITARY SEWER LINE AND TIE IN TO EXISTING SANITARY SEWER LINE AT LOCATION SHOWN. REFER TO MEP PLANS.
11. INSTALL UNDERGROUND ELECTRICAL CONDUIT LINE AS SHOWN
12. INSTALL CUT-IN WYE SANITARY SEWER CONNECTION WITH STUB. REFER TO DETAIL 12, SHEET C010
13. INSTALL 3.75" X 2.5" PERMANENT MODOT TYPE 3 ROCK DITCH LINER PAD
14. INSTALL 200' X 5' PERMANENT MODOT TYPE 3 ROCK DITCH LINER PAD
15. INSTALL FIRE HYDRANT, YELLOW BARREL WITH SILVER BONNET, PER CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL SECTION 3901.Q. REFER TO DETAIL 8, SHEET C010
16. INSTALL 6" C900 PVC WATER SERVICE LINE. REFER TO DETAILS 5 AND 11, SHEET C010
17. INSTALL 1.5" SCHEDULE 40 CROSS LINKED POLYETHYLENE WATER SERVICE LINE. REFER TO DETAILS 5 AND 11, SHEET C010
18. INSTALL FDC AT PROPOSED LOCATION WITH A KNOX BOX 6' AFF OVER THE FDC

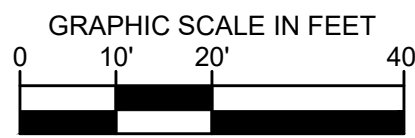
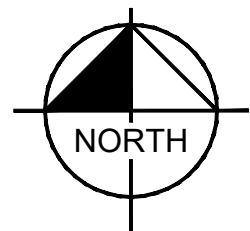
Rip-Rap Pad Sizing Calculations

Max. Shear Stress: $\tau_d = Y * d * S$

Flared-End Section 100:

τ_d : (lb/ft ²)	1.889082
Y : (lb/ft ²)	62.4
d : (ft)	0.8625
S : (ft/ft)	0.0351

Max. Permissible Shear Strength for MODOT Type 3
Rock Ditch Liner: 4 lb/ft²



LEE'S SUMMIT
FLEX SPACE
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

UTILITY &
STORMWATER PLAN

CAPITAL BUILDERS



SCALE:
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STORMWATER ADDENDUM

CITY COMMENTS

REVISIONS

DATE

BY

10/30/2024

12/9/2024

LLG

LLG

PUJ

No.

DATE

BY

10/30/2024

12/9/2024

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DATE

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10/30/2024

12/9/2024

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DATE

BY

10/30/2024

12/9/2024

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LLG

PUJ

No.

DATE

BY

10/30/2024

12/9/2024

LLG

LLG

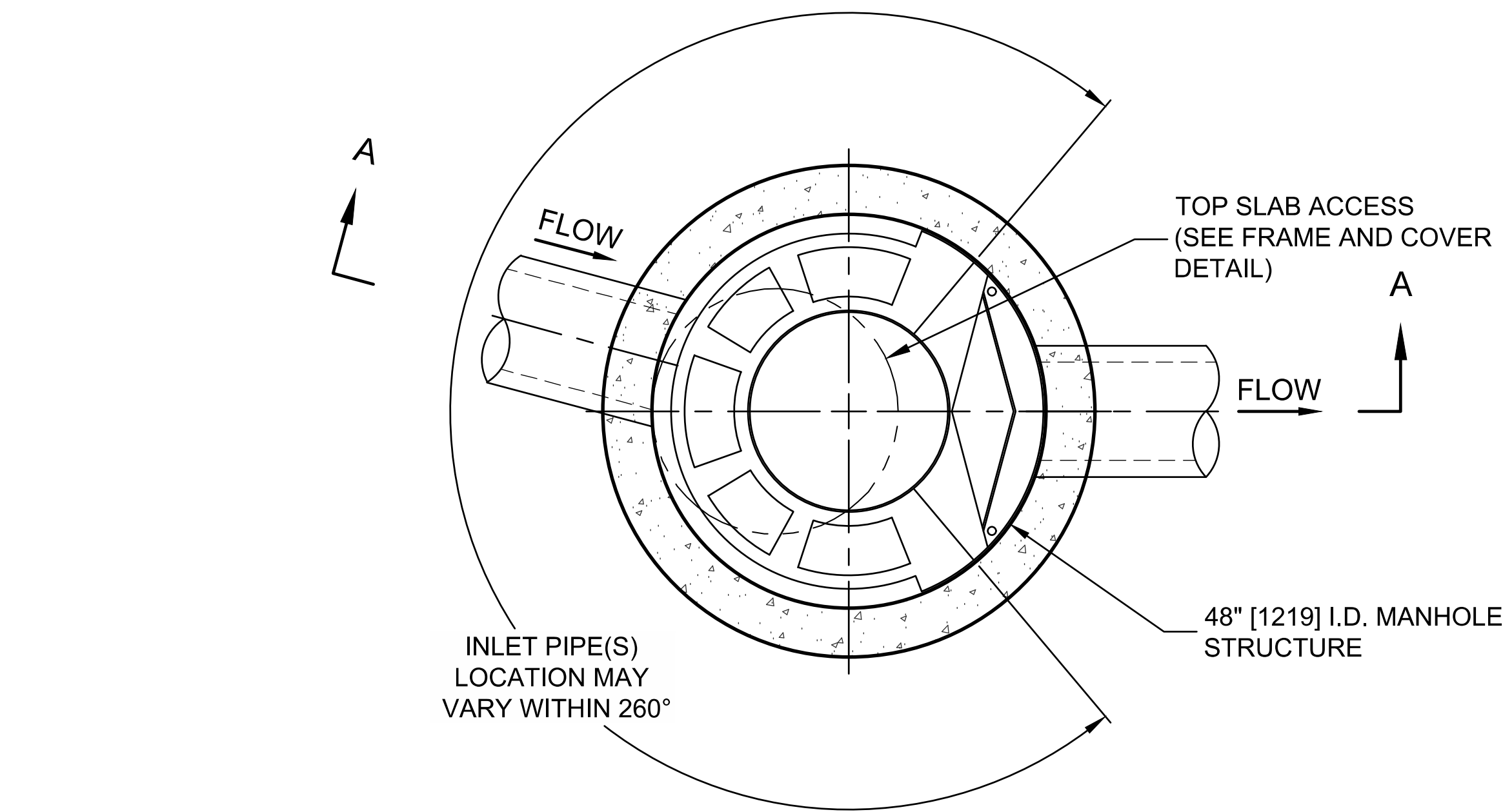
PUJ

No.

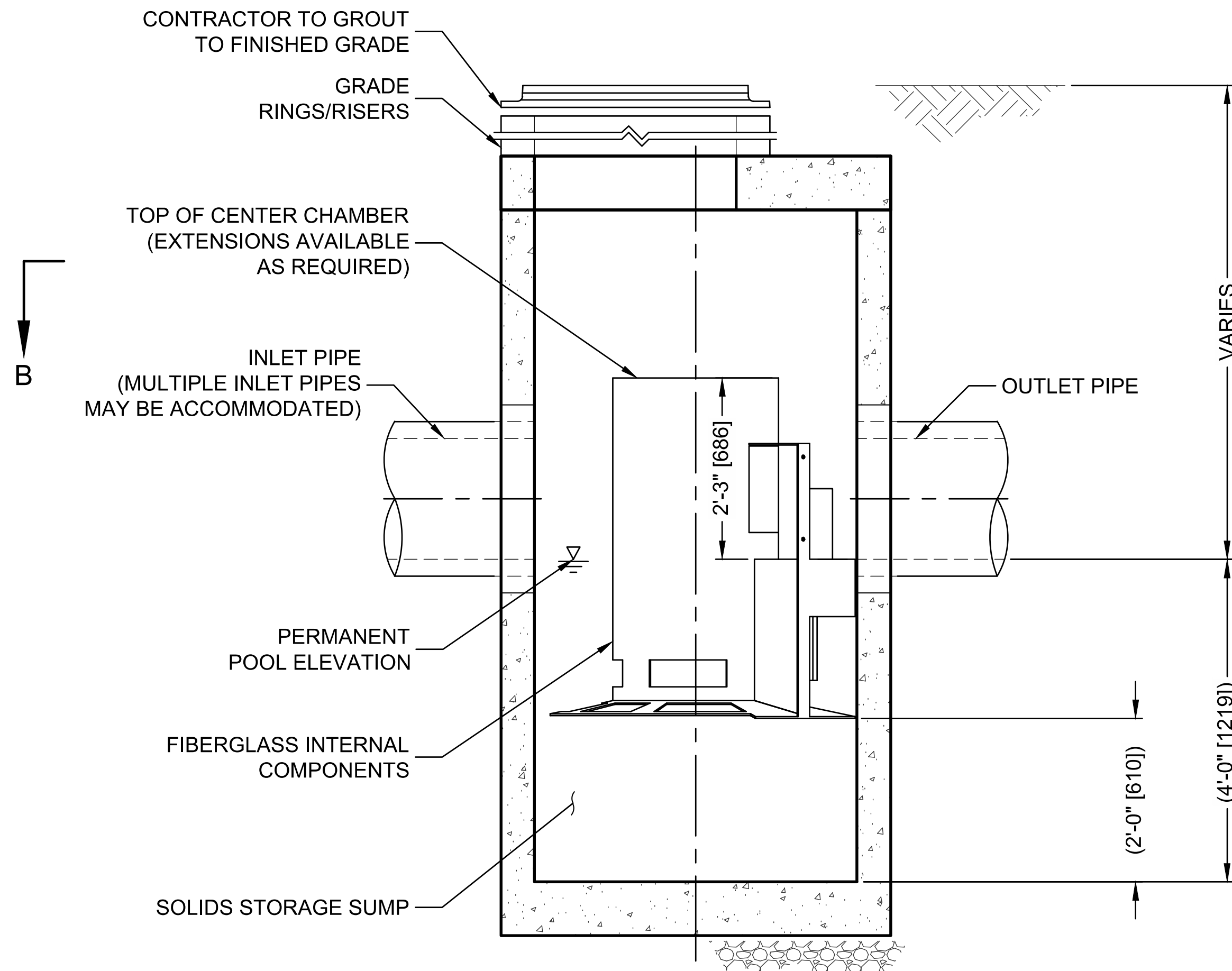
DATE

BY

I:\COMMON\CAD\TREATMENT\21 CASCADE\40 STANDARD DRAWINGS\DWG\CS-4-DTL.DWG 10/31/2018 9:26 AM



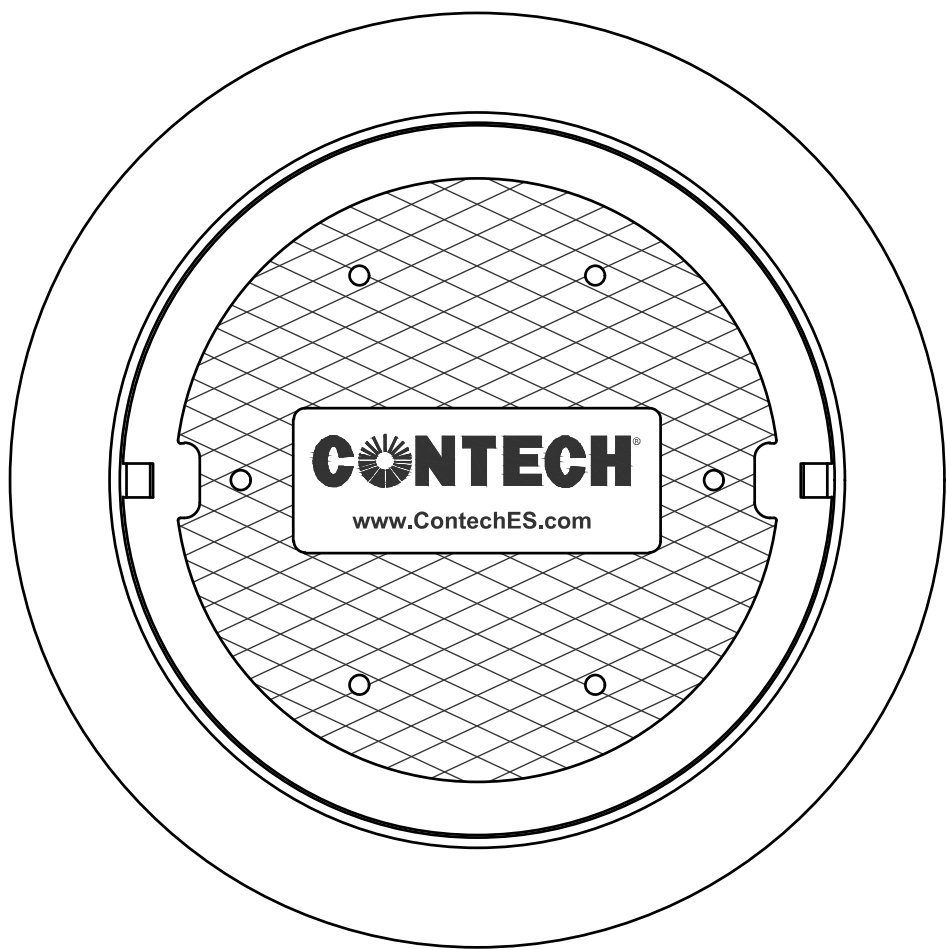
PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE
separator™

CS-4 DESIGN NOTES	
THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.	
CONFIGURATION DESCRIPTION	
GRATED INLET ONLY (NO INLET PIPE)	
GRATED INLET WITH INLET PIPE OR PIPES	
CURB INLET ONLY (NO INLET PIPE)	
CURB INLET WITH INLET PIPE OR PIPES	



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

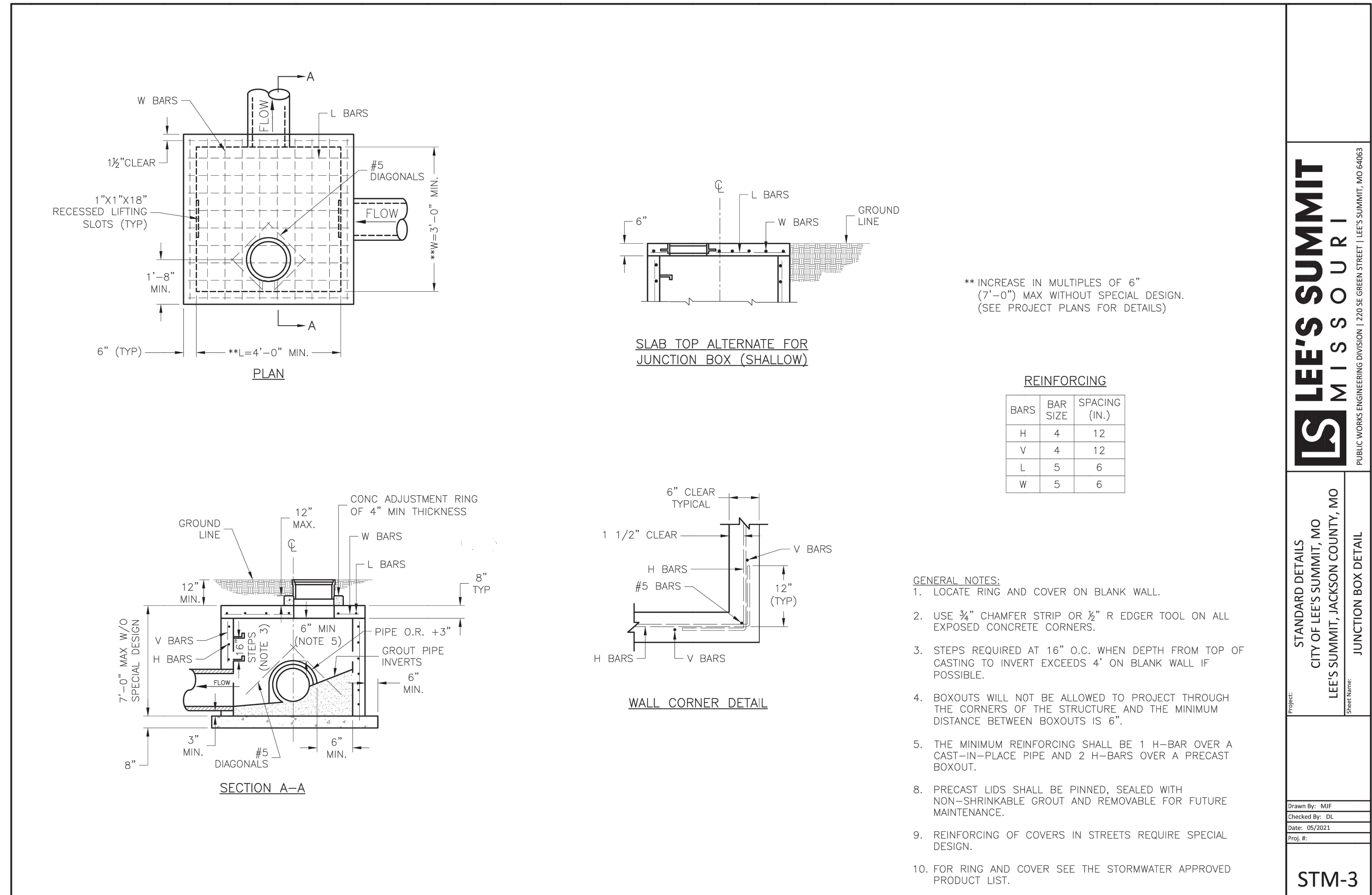
SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID		101	
WATER QUALITY FLOW RATE (CFS OR L/s)		1.5	
PEAK FLOW RATE (CFS OR L/s)		17	
RETURN PERIOD OF PEAK FLOW (YRS)		100	
PIPE DATA:		I.E.	MATERIAL
INLET PIPE 1		984.14	HDPE
INLET PIPE 2		984.34	HDPE
OUTLET PIPE		983.59	HDPE
RIM ELEVATION		990.10	
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			
CONTECH CS-4 HDS SHALL BE INSTALLED WITH CLAY AND BAILEY NO. 2153 FRAME AND NO. 2152 GRATE INLET OR APPROVED EQUAL			
* PER ENGINEER OF RECORD			

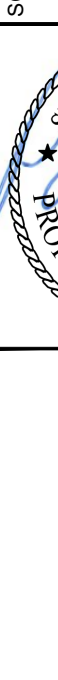


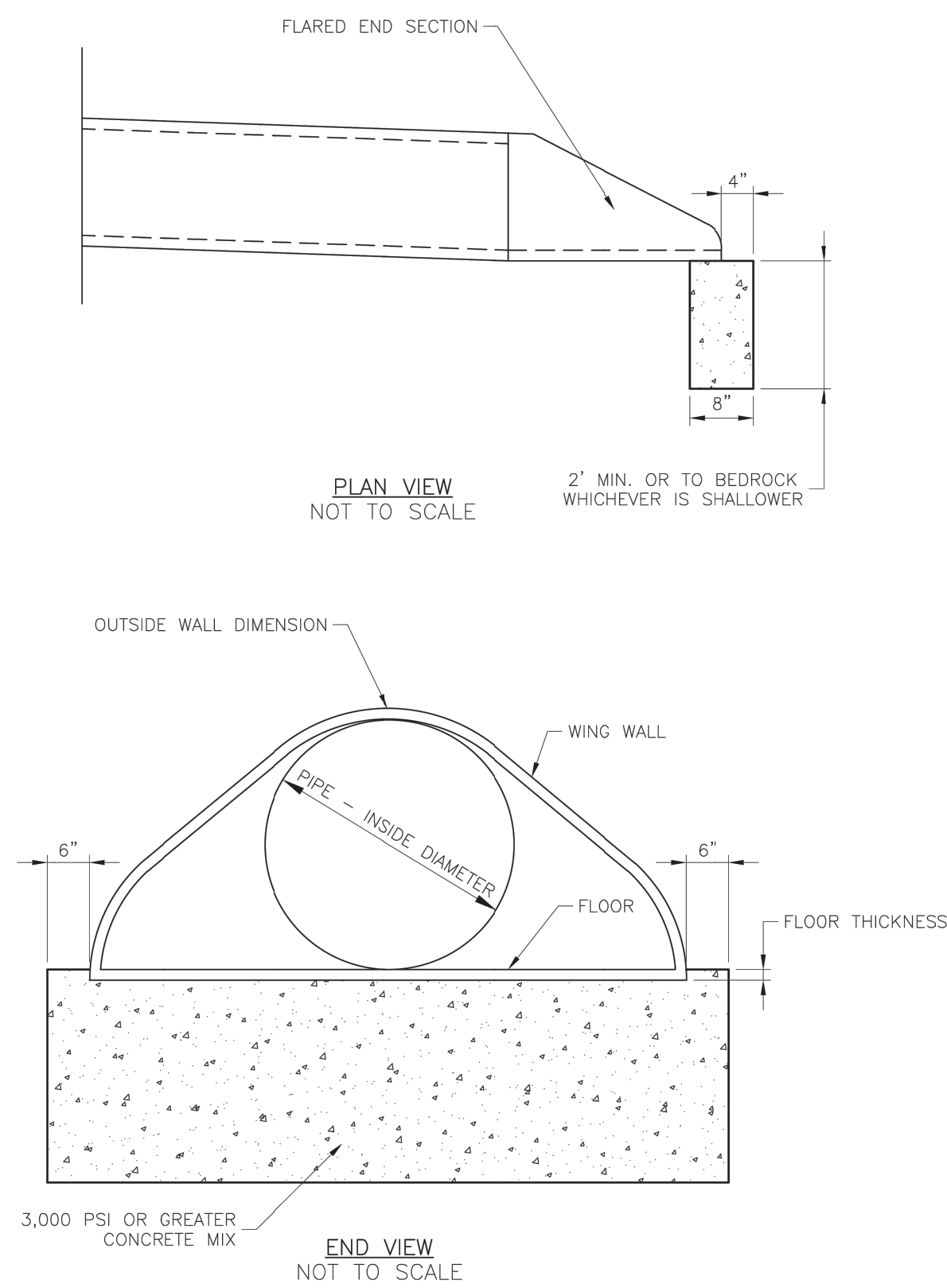
- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
 - CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
 - CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH
ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

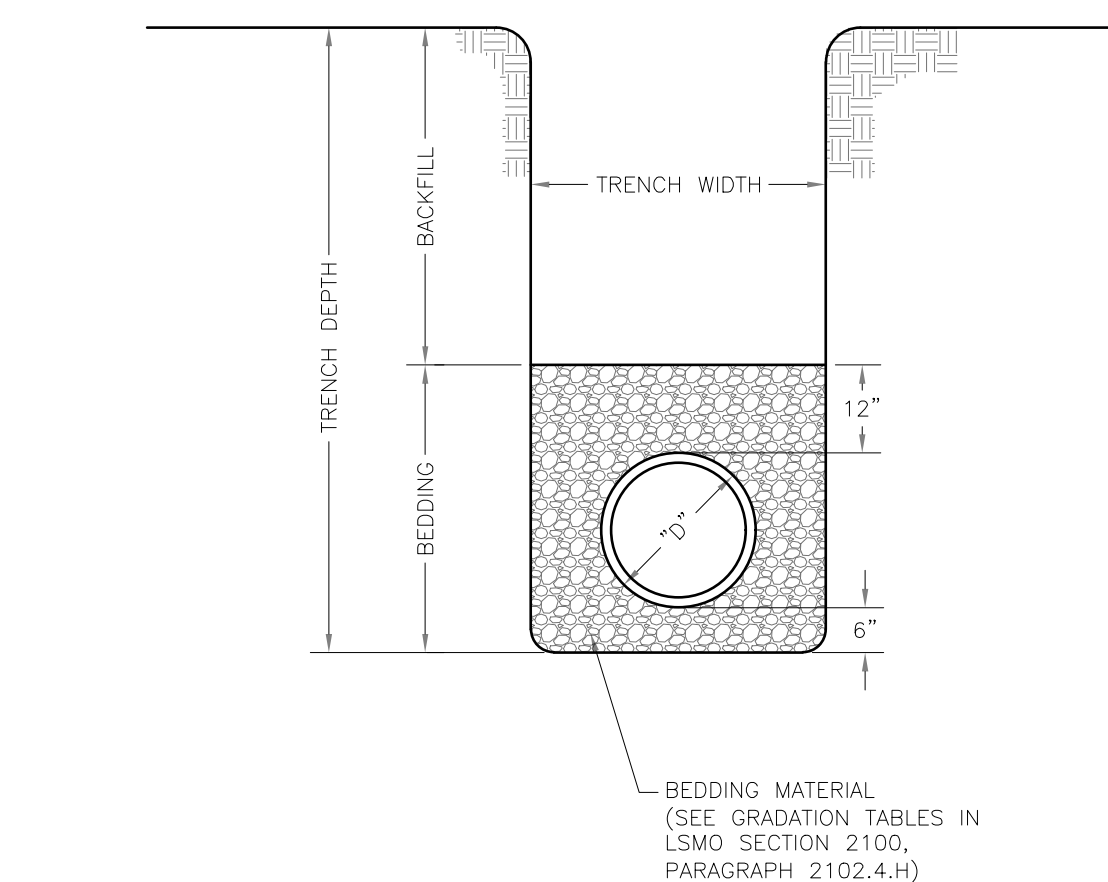
CS-4
CASCADE SEPARATOR
STANDARD DETAIL



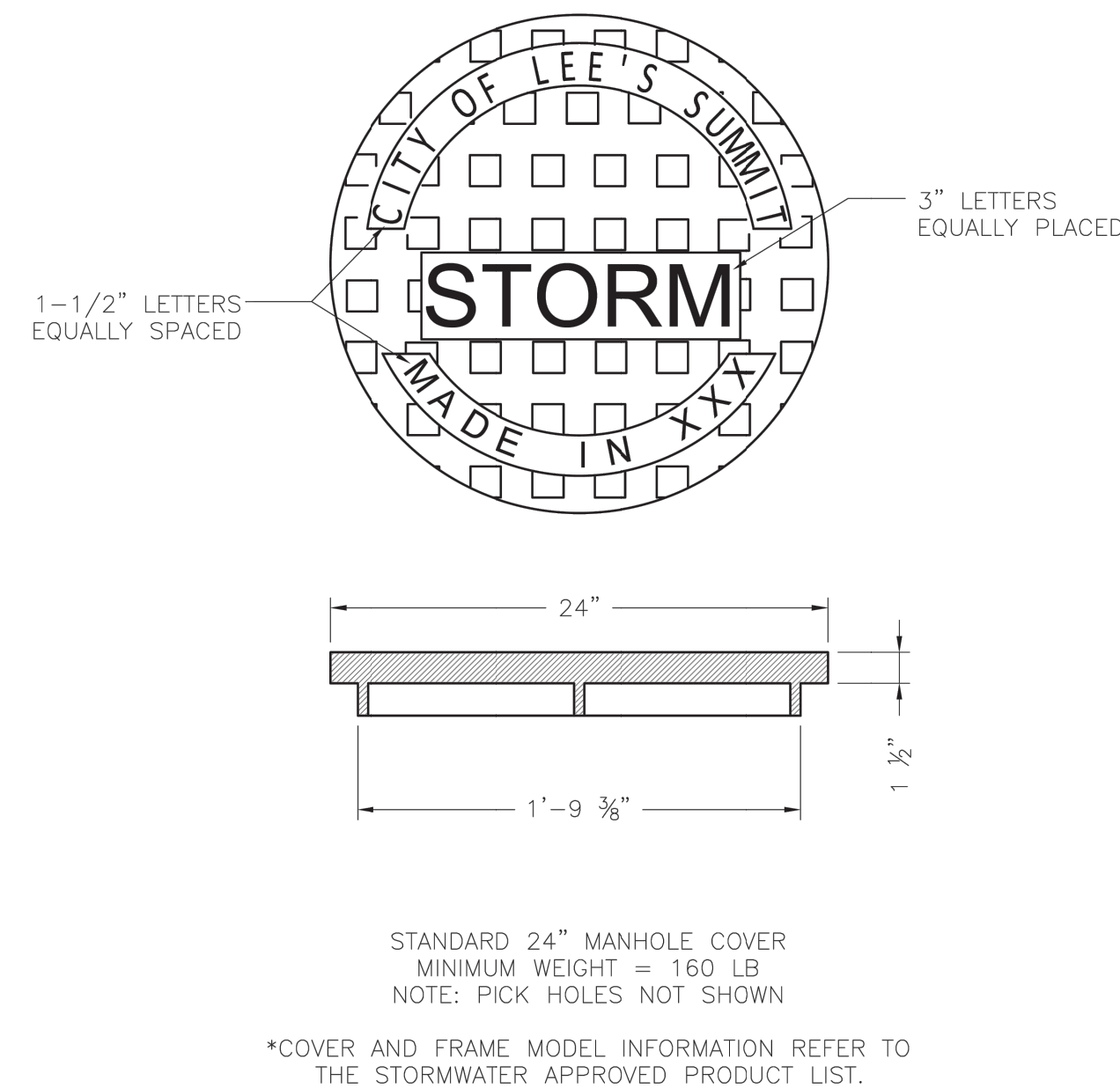
C009B		SHEET NUMBER		KHA PROJECT NO. 26842000		ORIGINAL ISSUE: 12/09/2024		LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081		DETAILS		CAPITAL BUILDERS		26-2024				SCALE: AS NOTED DESIGNED BY: LLG DRAWN BY: LLG CHECKED BY: PAJ		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM		Kimley»Horn		STORMWATER ADDENDUM		LLG 10/30/2024		LLG 12/9/2024	
																No.		REVISIONS		DATE		BY							



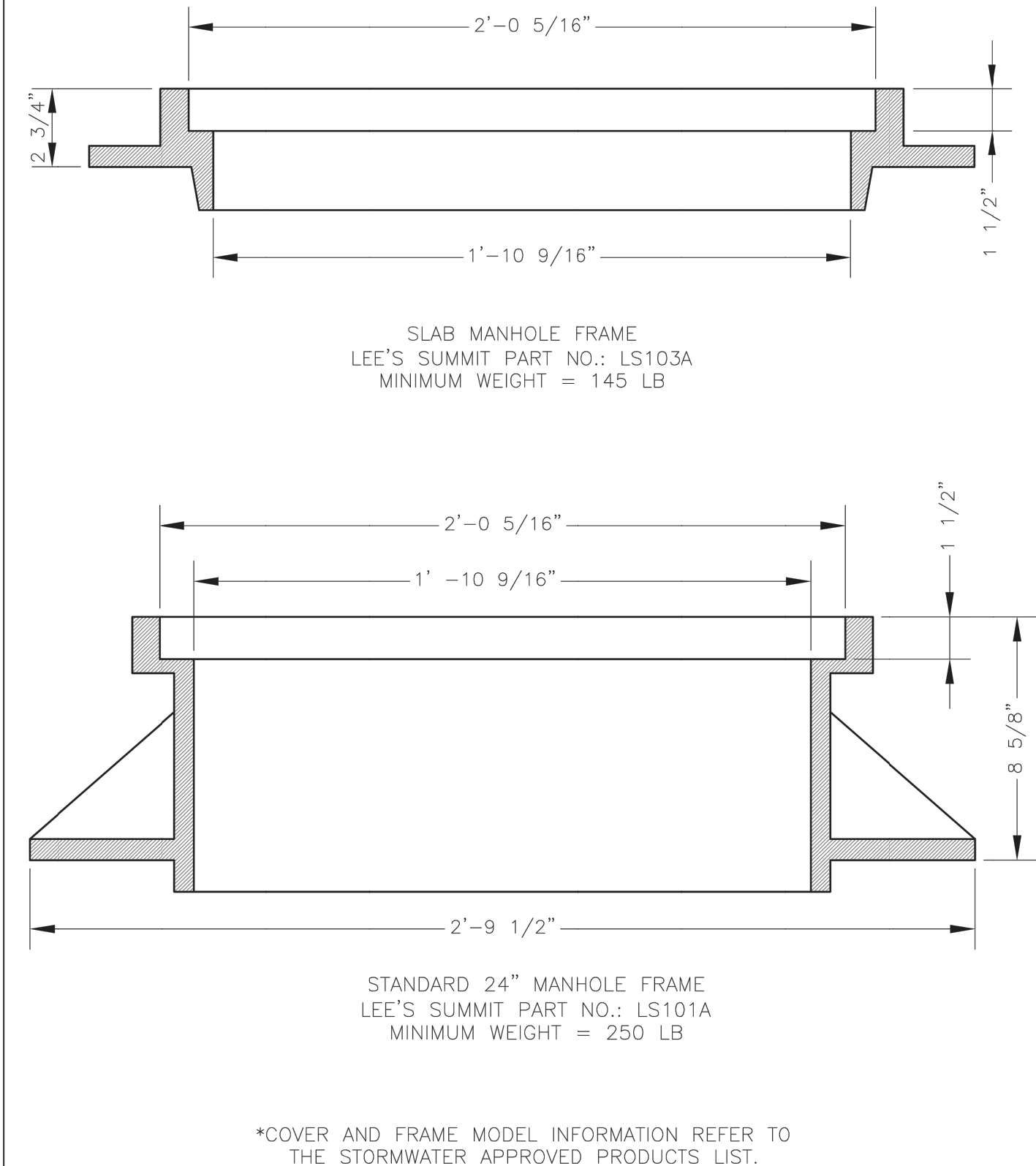
	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 1225 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 05/2021 Drawn By: MJF Checked By: DL
	FLARED END SECTION SUPPORT DETAIL	STM-5



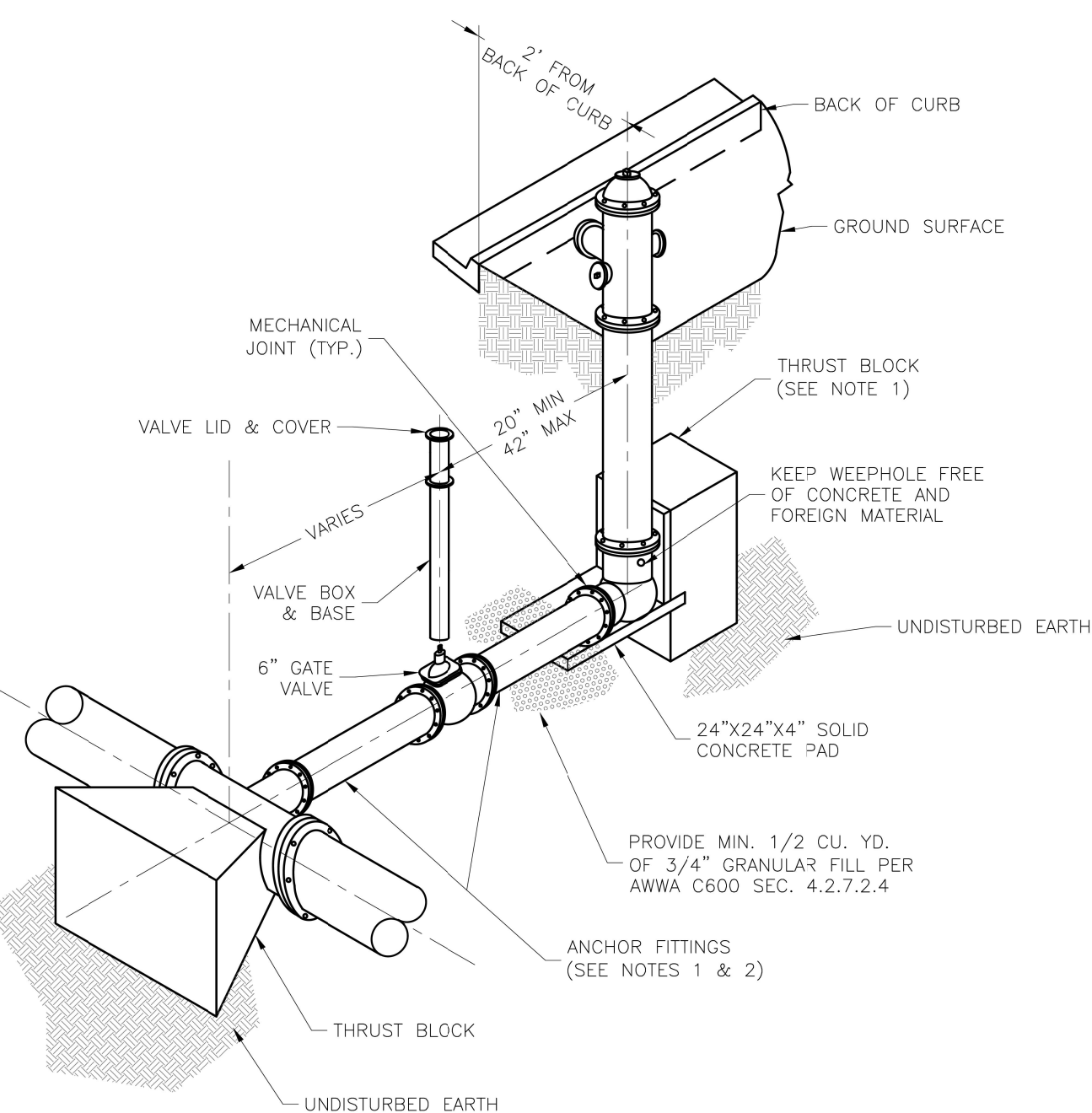
	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063		Date: 08/2023 Drawn By: MJH Checked By: GMB
	PIPE BEDDING DETAIL		GEN-6



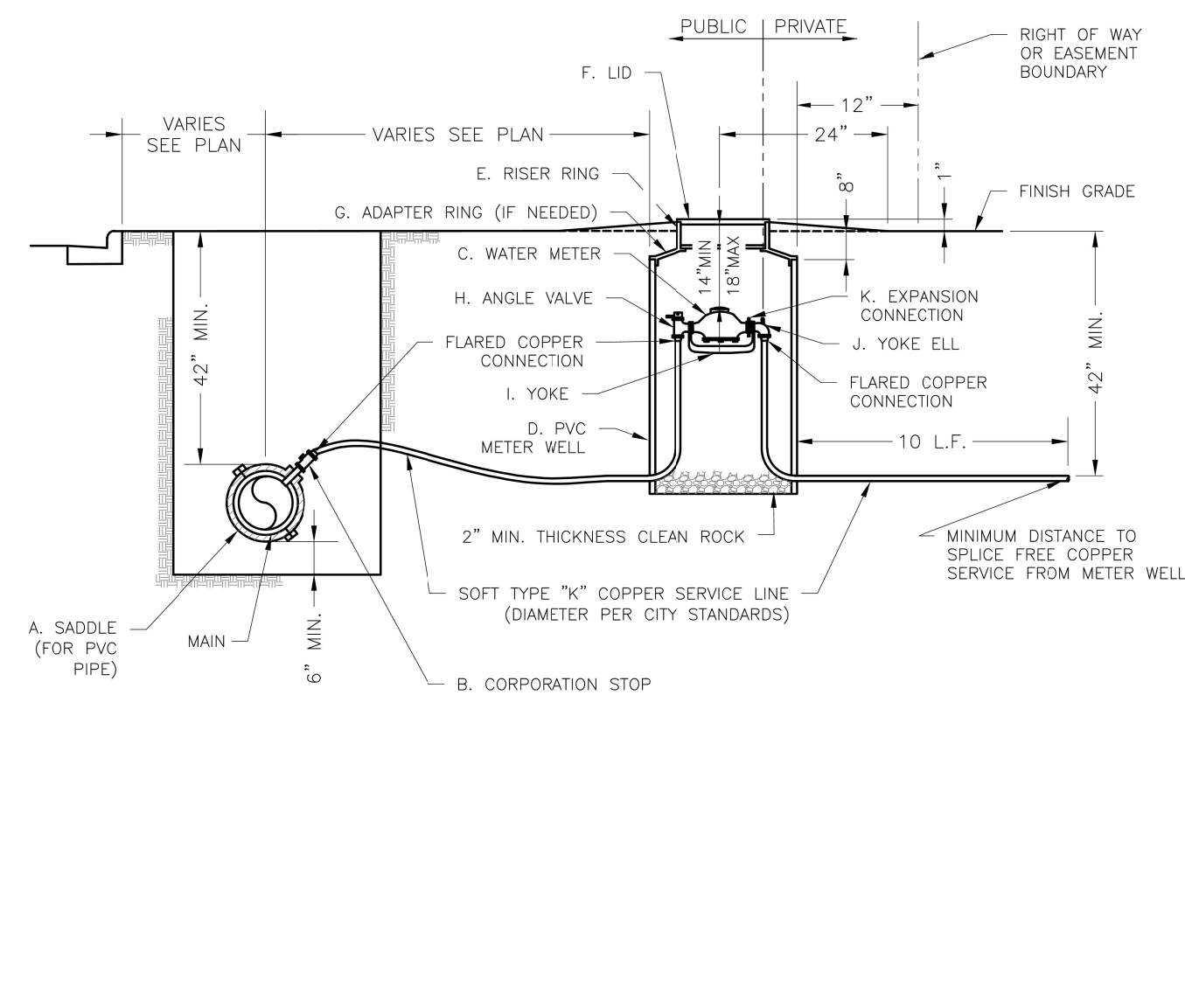
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	STORM MANHOLE COVER DETAIL	STM-6



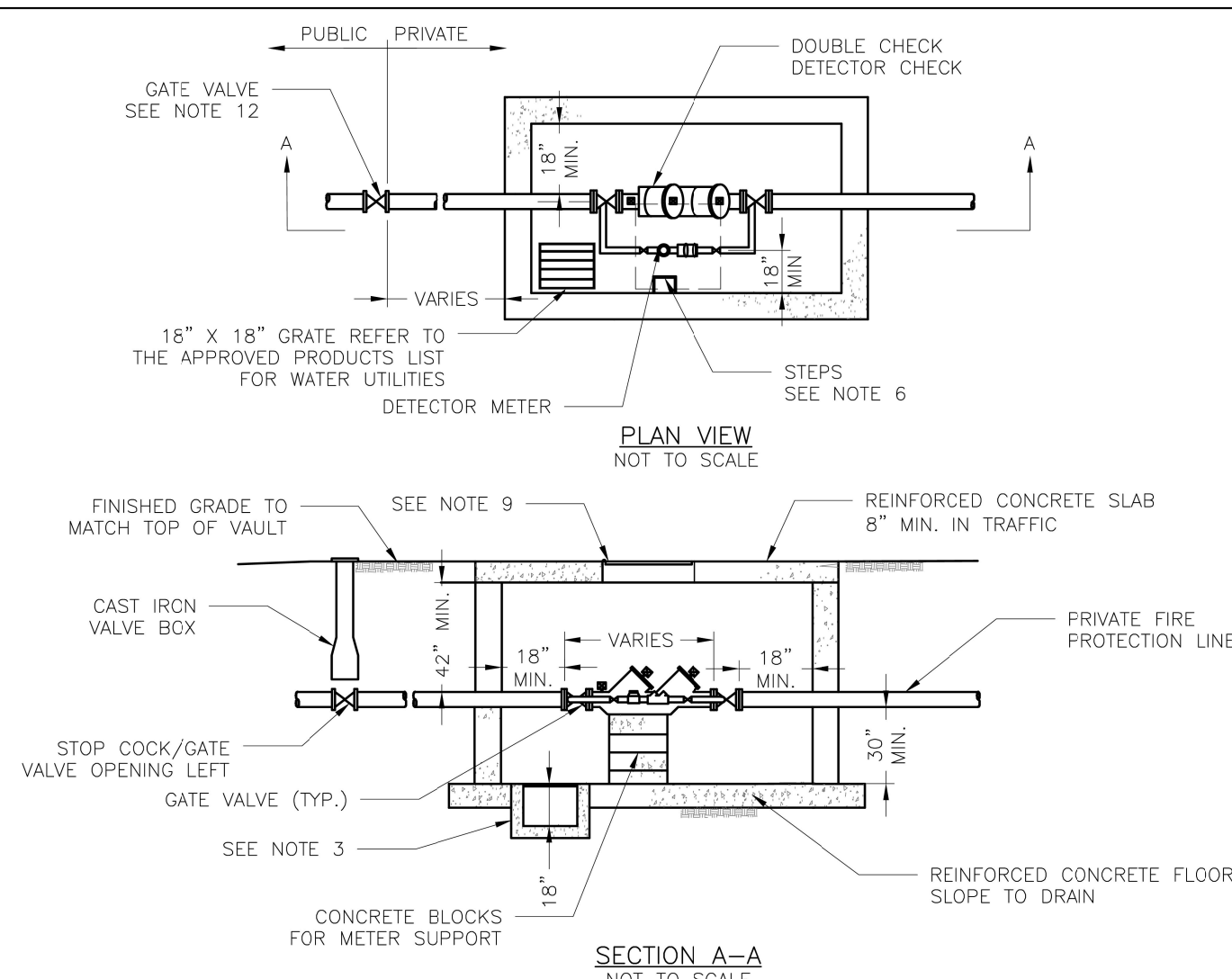
	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 05/2021 Drawn By: MJF Checked By: DL
	STORM MANHOLE FRAME DETAIL	DWG-7



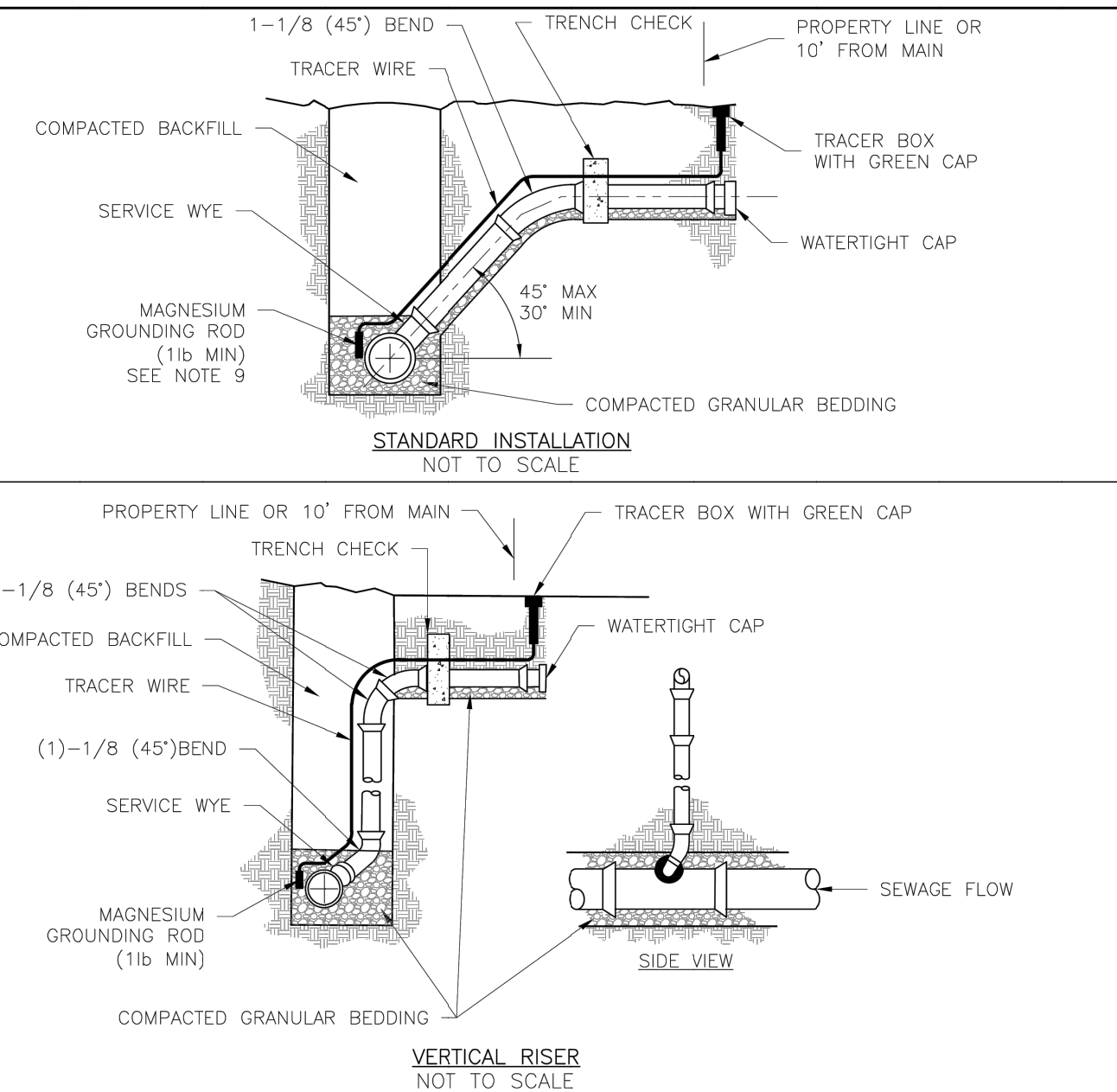
	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 08/2023 Drawn By: MJF Checked By: KLY
	HYDRANT - STRAIGHT SET	WAT-7



	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 1200 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 08/2023 Drawn By: MAF Checked By: KLY
	SERVICE CONNECTION WITH METER WELL	WAT-11



	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 S. GREEN STREET LEE'S SUMMIT, MO 64063		Date: 08/20/2023 Drawn By: MJF Checked By: KLY
	VAULT FOR DOUBLE CHECK DETECTOR CHECK		WAT-12



	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063		Date: 06/20/23 Drawn By: MJF Checked By: AB
	SANITARY SEWER STUB DETAIL		SAN-1
			

SCALE:	AS NOTED	 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 PHILADELPHIA, PA 19106-3655 PHONE: 814-652-0350 WWW.KIMLEY-HORN.COM	△	STORMWATER APPENDIX	10/30/2024	LLG
DESIGNED BY:	LLG		△	CITY COMMENTS	12/9/2024	LLG
DRAWN BY:	LLG					
CHECKED BY:	PJJ					
			No	REVISIONS	DATE	BY



CAPITAL BUILDERS

DETAILS

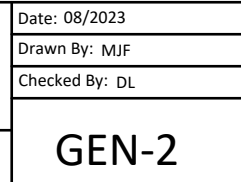
LEE'S SUMMIT
FLEX SPACE

ORIGINAL ISSUE:
12/09/2024

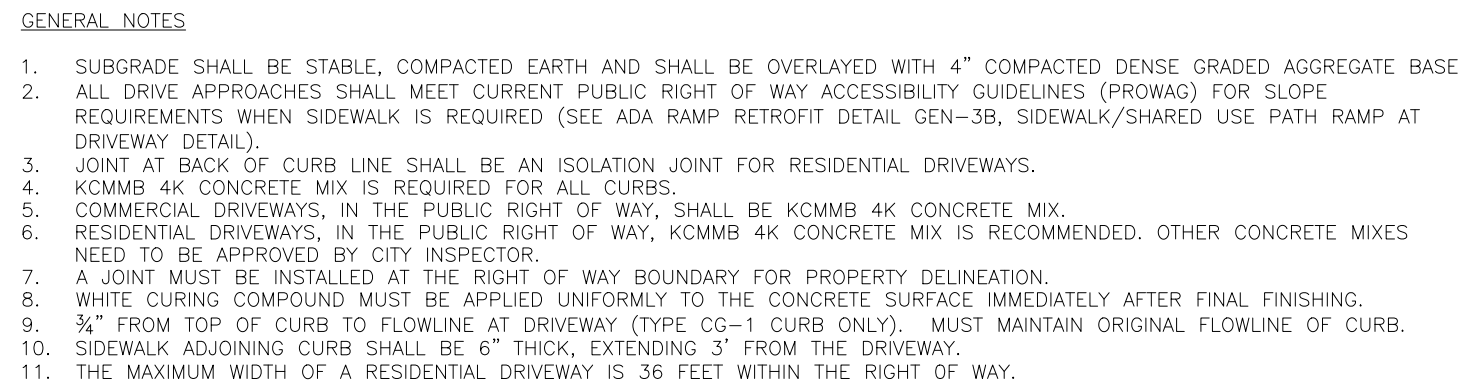
KHA PROJECT NO
268442000

SHEET NUMBER

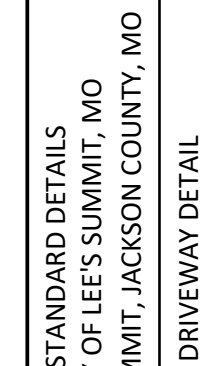
C010



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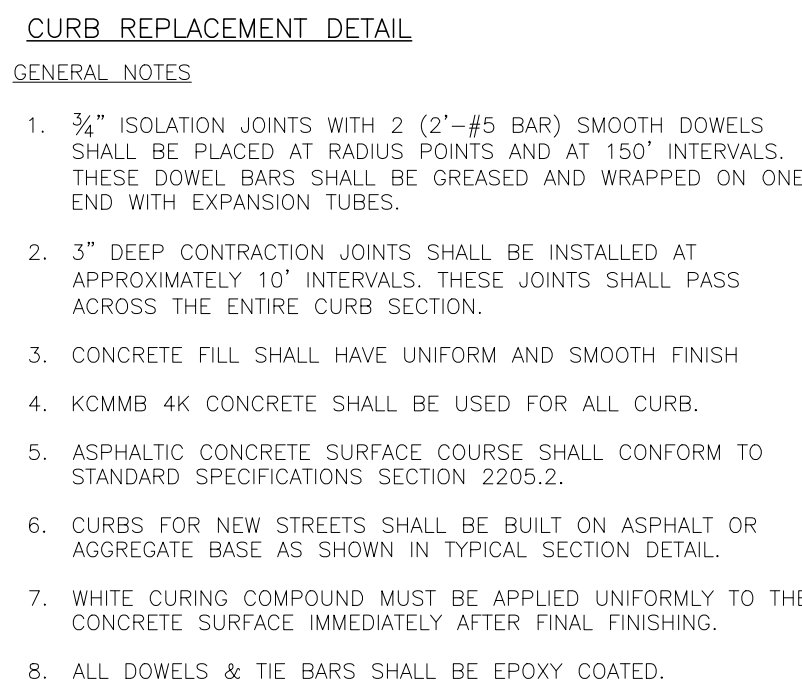
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Project: LE Sheet No:



SCALE: NOT TO SCALE

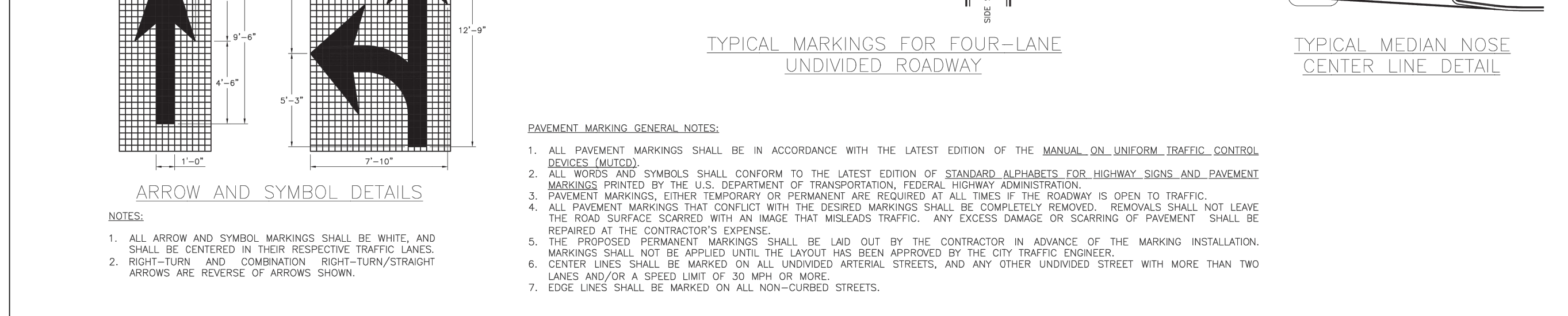


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DETAILS

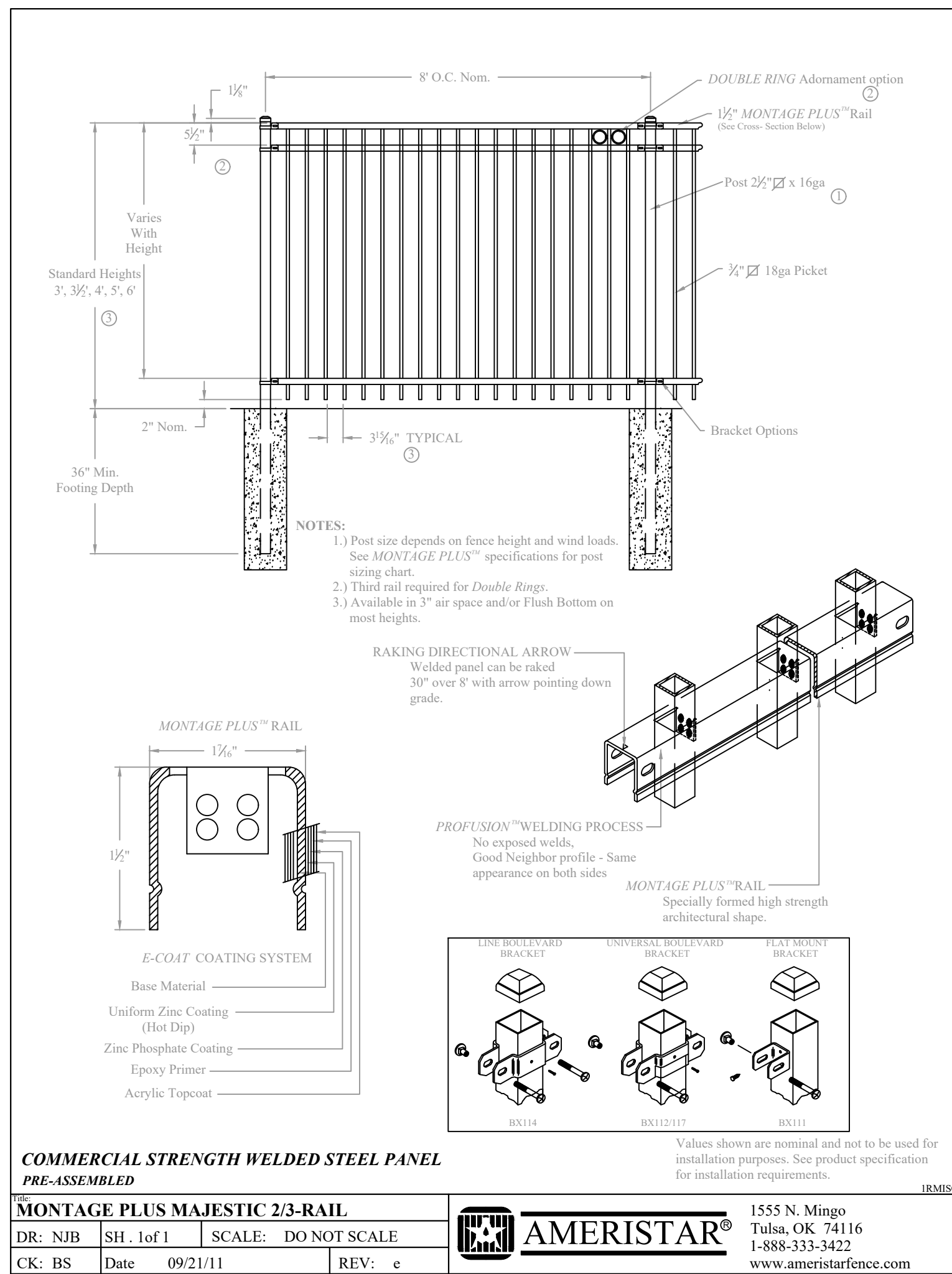
LEE'S SUMMIT, MISSOURI 64081

C011

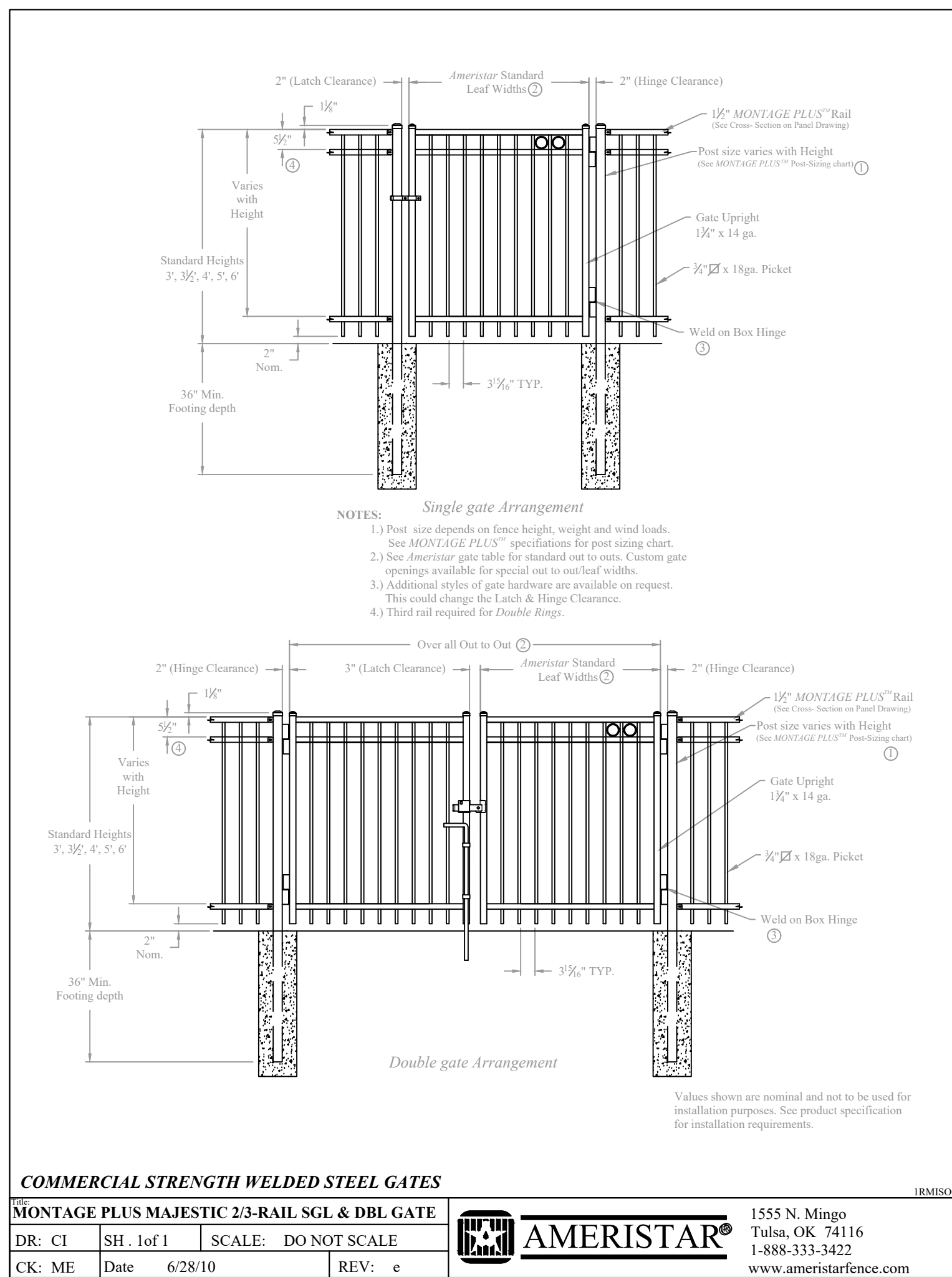


16 PAVEMENT MARKING ARROW AND SYMBOL DETAILS

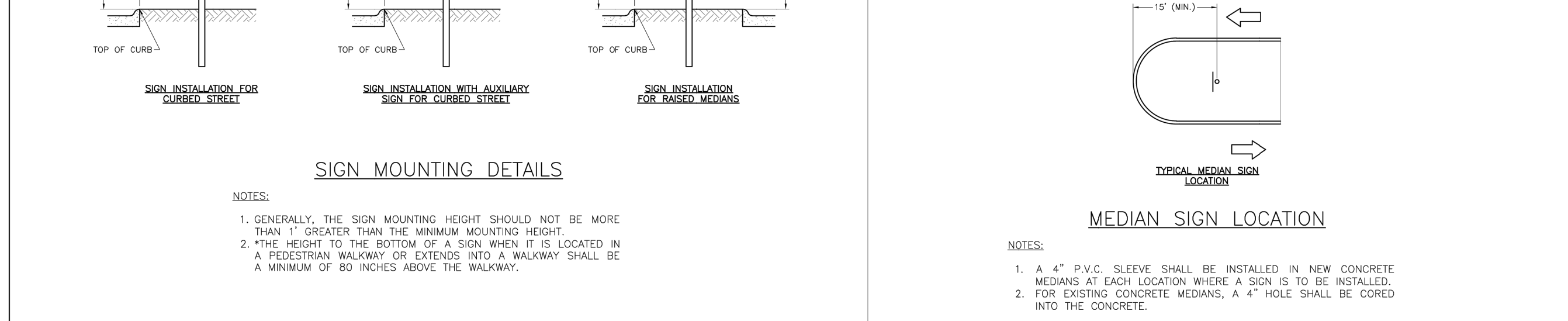
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18 AMERISTAR FENCE DETAIL
SCALE: NOT TO SCALE

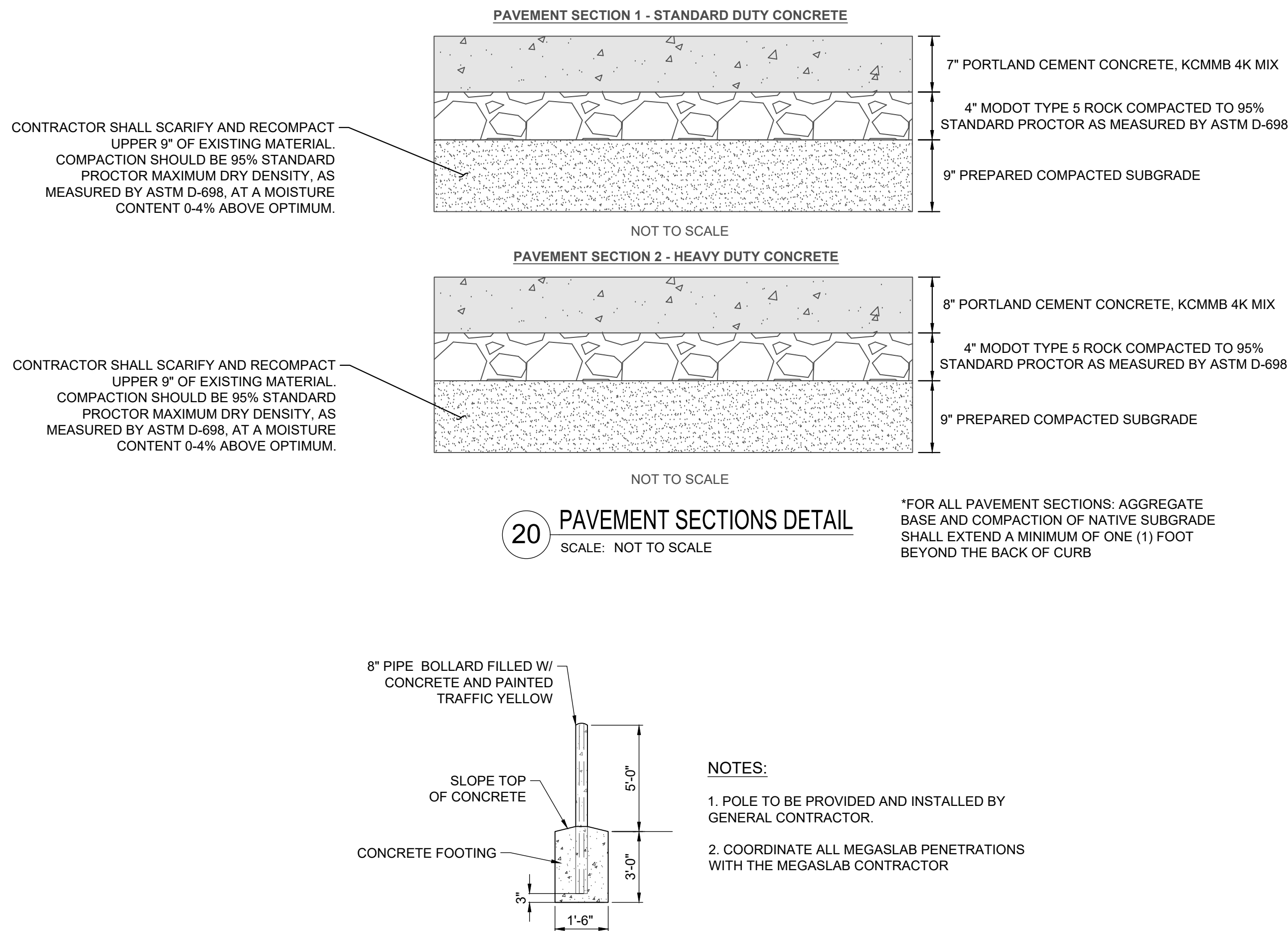


19 AMERISTAR GATE DETAIL
SCALE: NOT TO SCALE

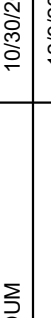


17 SIGN MOUNTING DETAILS

SCALE: NOT TO SCALE



21 STEEL-ENCASED CONCRETE BOLLARD DETAIL
SCALE: NOT TO SCALE

SCALE:	AS NOTED		STORMWATER ADDENDUM	10/30/2024	LLG
	DESIGNED BY: LLG		CITY COMMENTS	12/9/2024	LLG
DRAWN BY:	LLG				
CHECKED BY:	PJJ				
		No.	REVISIONS		BY

CAPITAL BUILDERS

DETAILS

LEE'S SUMMIT
FLEX SPACE
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE:

KHA PROJECT NO.

SHEET NUMBER

C012

STREET FRONTAGE

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

THOMPSON DRIVE	452 FEET / 30 = 15 TREES AND 23 SHRUBS
DECKER STREET	200 FEET / 30 = 7 TREES AND 10 SHRUBS

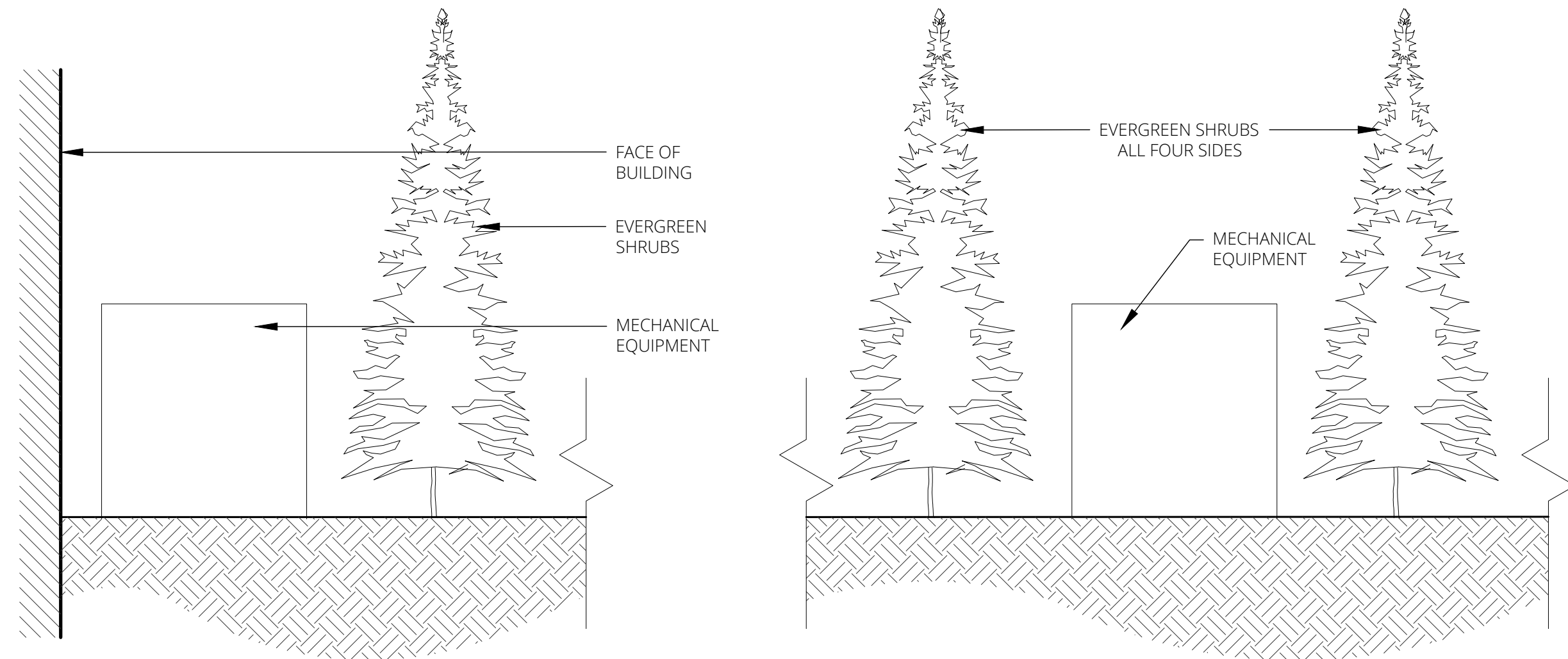
THOMPSON DRIVE	15 TREES AND 23 SHRUBS
DECKER STREET	7 TREES AND 10 SHRUBS

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

92,667 SF - 24,000 SF = 68,667 SF / 5,000 = 14 TREES AND 27 SHRUBS
PROVIDED: 14 TREES AND 27 SHRUBS

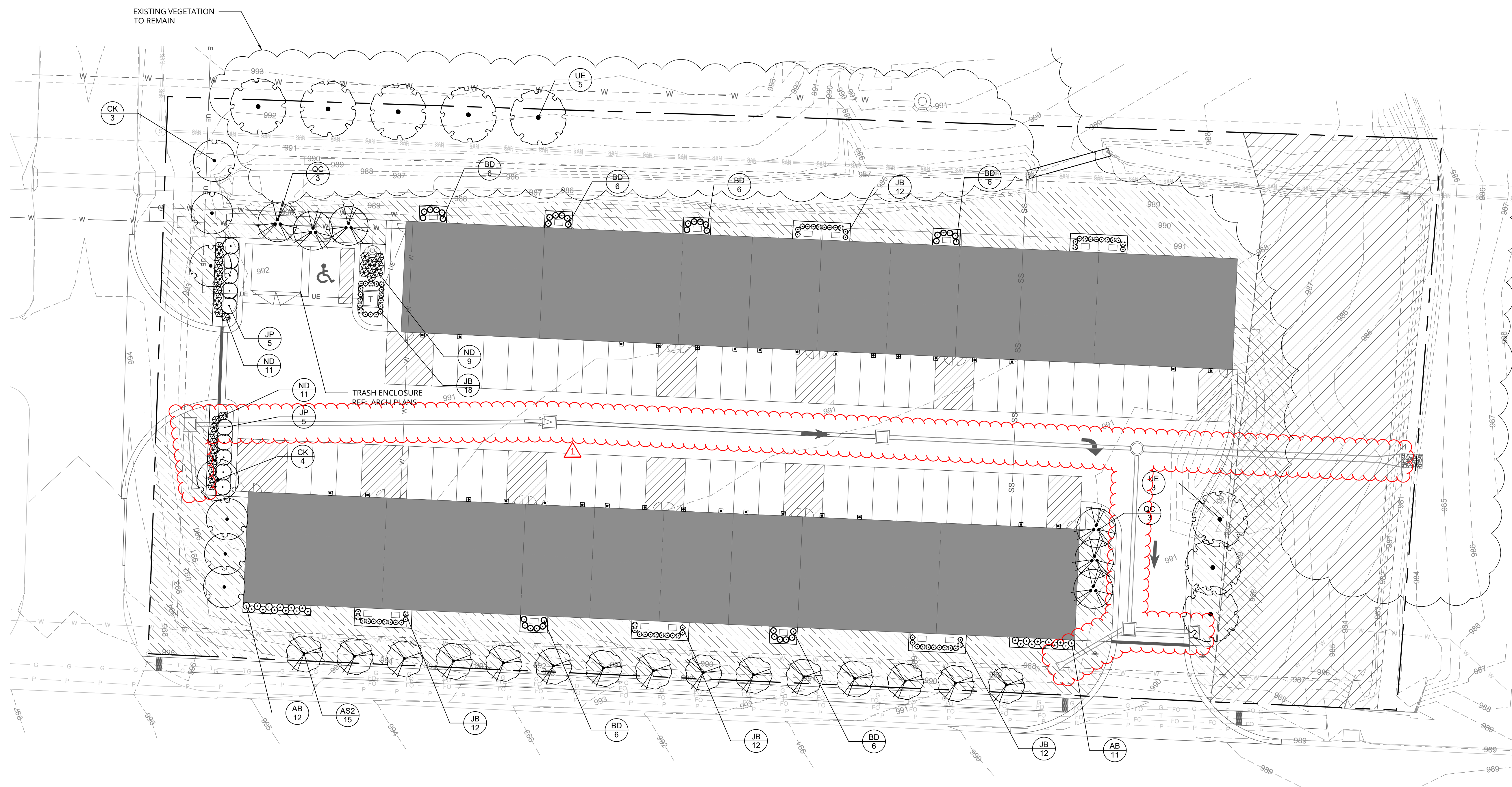
1. GROUND MOUNTED EQUIPMENT SHALL BE TOTALLY SCREENED FROM VIEW BY EVERGREENS ON ALL FOUR SIDES OR BY EVERGREENS ON THREE SIDES AND BUILDING FACE ON FOURTH SIDE, AS SHOWN ON PLAN BELOW AND DETAIL THIS SHEET.

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>
DECIDUOUS TREES					
	AS2	15	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B	3" CAL
	QC	6	CRIMSON SPIRE™ OAK / QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	B & B	3" CAL
	UE	8	ALLEE LACEBARK ELM / ULMUS PARVIFOLIA 'EMER II' TM	B & B	3" CAL
ORNAMENTAL TREE					
	CK	7	KOUSA DOGWOOD / CORNUS KOUSA	B & B	3" CAL
SHRUBS					
	AB	23	LOW SCAPE HEDGER BLACK CHOKEBERRY / ARONIA MELANOCARPA 'U'CONNAM166' TM	2 GAL	
	BD	36	DEE RUNK COMMON BOXWOOD / BUXUS SEMPERVIRENS 'DEE RUNK'	5 GAL	
	JB	78	BLUE ARROW JUNIPER / JUNIPERUS SCOPULORUM 'BLUE ARROW'	5 GAL	
	JP	10	SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA 'SEA GREEN'	5 GAL	
	ND	31	FIREPOWER DWARF NANDINA / NANDINA DOMESTICA 'FIREPOWER'	2 GAL	
	TTF	17,455 SF	TURF TYPE TALL FESCUE / DROUGHT TOLERANT FESCUE BLEND	SOD	

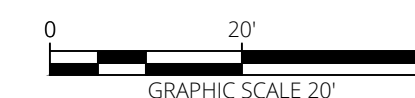


2 | LANDSCAPE SCREENING

SCALE = NTS

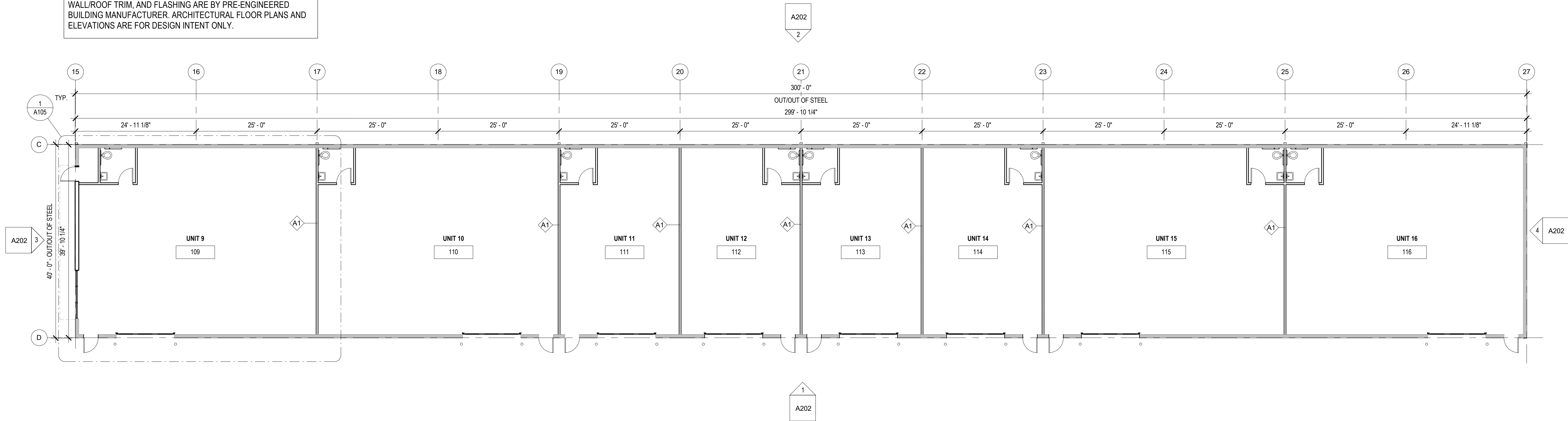


1 | LANDSCAPE PLAN
SCALE = 1" = 1'-20"



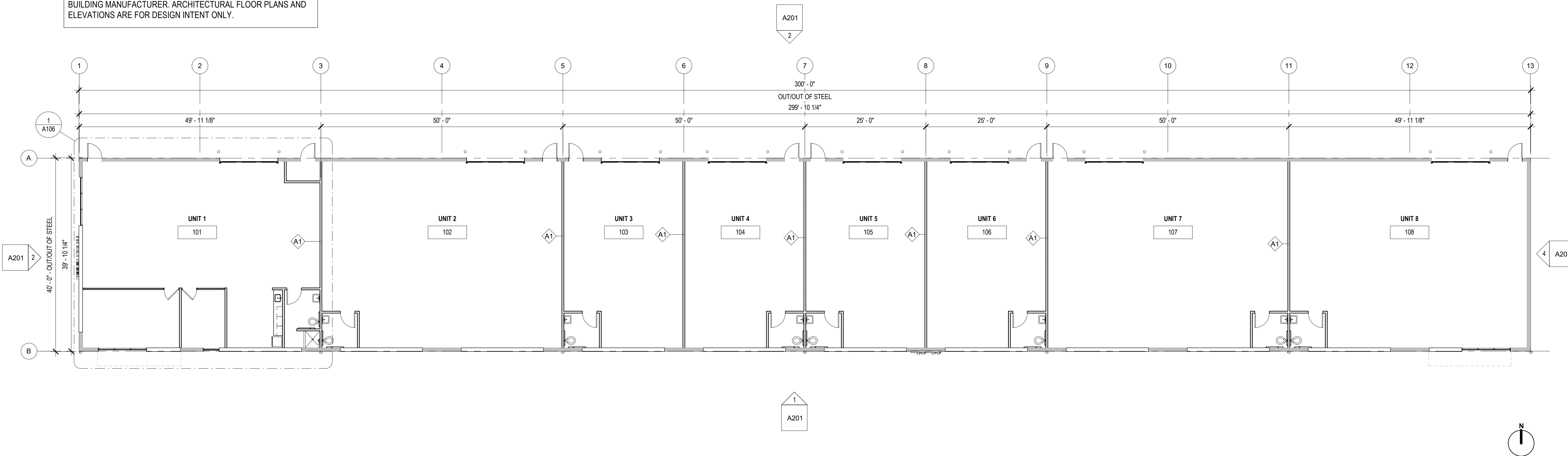
LEE'S SUMMIT FLEX SPACE 80 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081	LANDSCAPE PLAN	 landworks STUDIO 102.5 Cherry St. Olathe, KS 66061 Phone: 913-780-6707 www.landworksstudio.com		SCALE: AS NOTED DESIGNED BY: EMF DRAWN BY: EMF CHECKED BY: LWS	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM	A STORMWATER ADDENDUM	10/29/2024 EF
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NOTE: BUILDING ENCLOSURE INCLUDING STRUCTURAL FRAME, EXTERIOR WALLS, ROOF, INSULATION, GUTTERS, DOWNSPOUTS, WALL/ROOF TRIM, AND FLASHING ARE BY PRE-ENGINEERED BUILDING MANUFACTURER. ARCHITECTURAL FLOOR PLANS AND ELEVATIONS ARE FOR DESIGN INTENT ONLY.



2 FLOOR PLAN - BUILDING B
3/32\" = 1'-0"

NOTE: BUILDING ENCLOSURE INCLUDING STRUCTURAL FRAME, EXTERIOR WALLS, ROOF, INSULATION, GUTTERS, DOWNSPOUTS, WALL/ROOF TRIM, AND FLASHING ARE BY PRE-ENGINEERED BUILDING MANUFACTURER. ARCHITECTURAL FLOOR PLANS AND ELEVATIONS ARE FOR DESIGN INTENT ONLY.



1 FLOOR PLAN - BUILDING A
3/32\" = 1'-0"

LEE'S SUMMIT FLEX SPACES

604 E. TOWNSHIP RD.
Lee's Summit, MO 64082

PROJECT NUMBER: 23082

CLIENT:
Capital Builders

FINAL DEVELOPMENT PLAN

02.22.2024

Architect:
License:

REV.	DATE	ISSUE

ARCHITECT:

six
twenty
one

SixTwentyOne
1705 SUMMIT ST.
KANSAS CITY, MO 64108
T: 816.694.1369
www.sixtwentyone.com

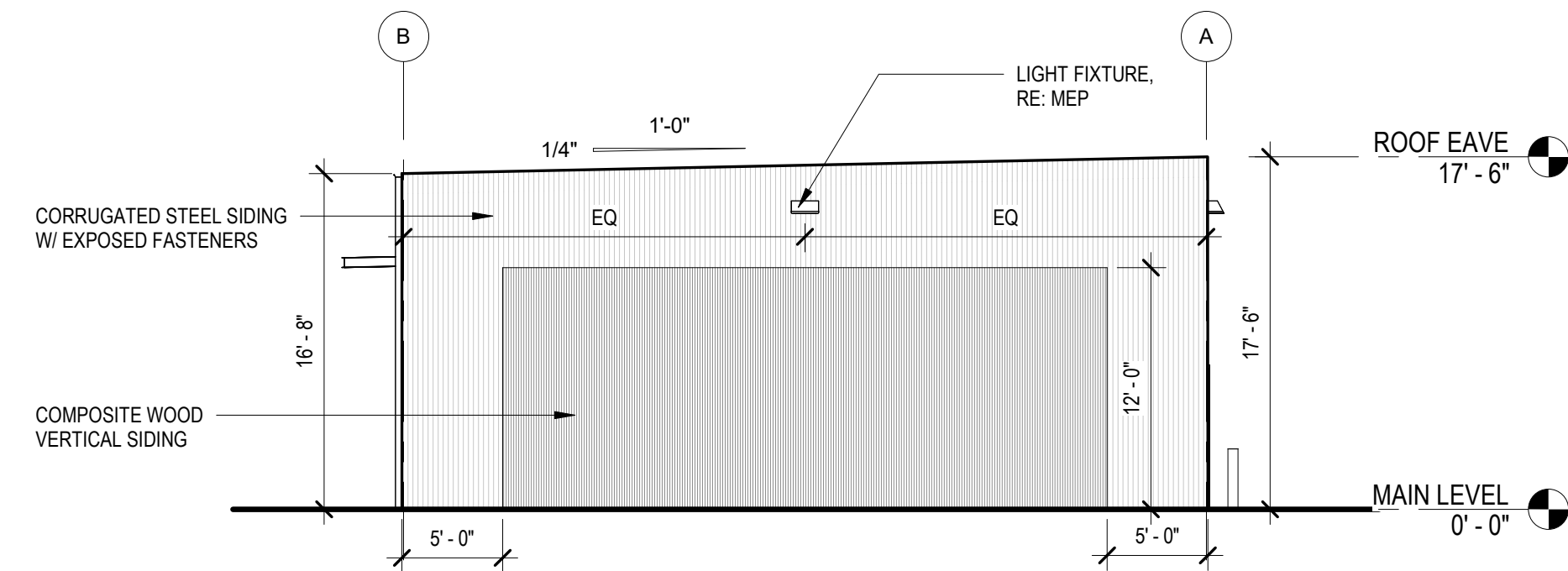
This drawing was prepared under the Architect's supervision, and is an "Instrument of Service" intended solely for use by the Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2020 by SixTwentyOne LLC.

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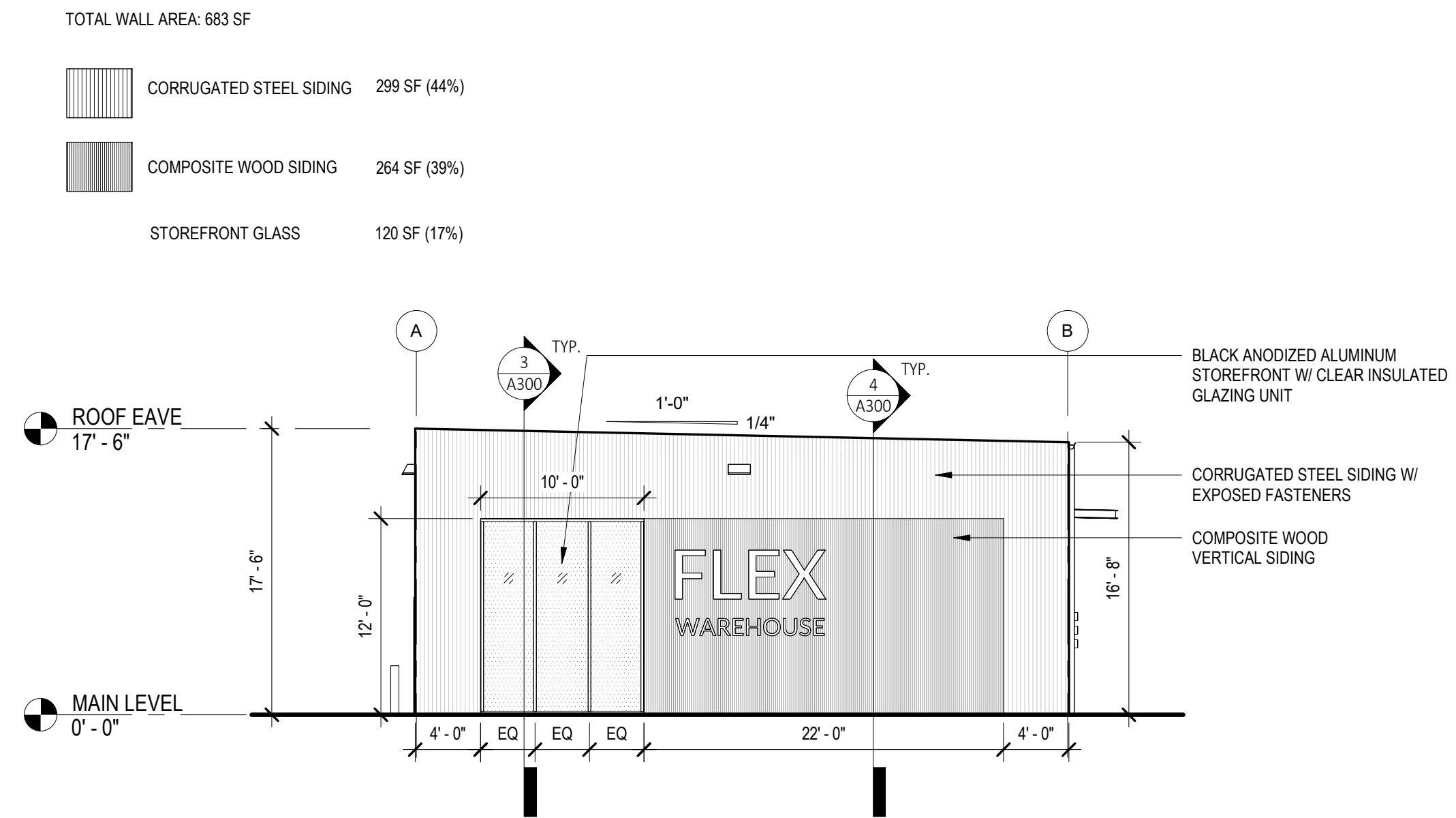
FLOOR PLANS

Sheet Revision no.

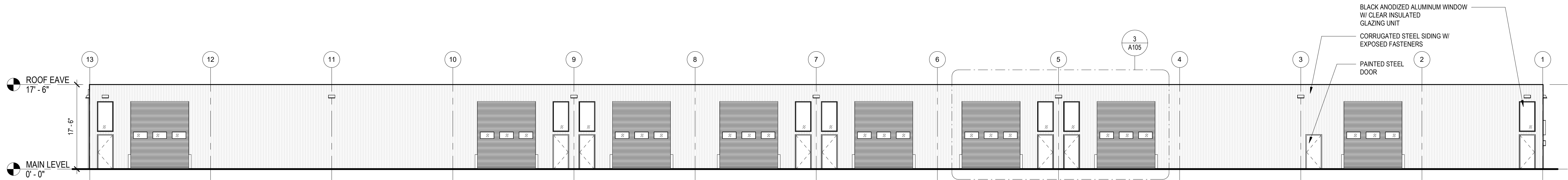
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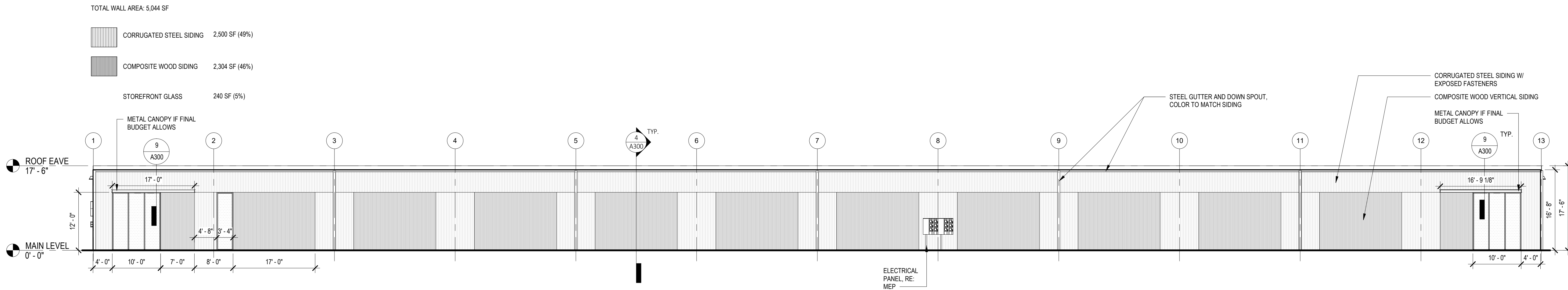
4 ELEVATION - BUILDING A (EAST)
1/8" = 1'-0"



3 ELEVATION - BUILDING A (WEST)
1/8" = 1'-0"



2 ELEVATION - BUILDING A (NORTH)
3/32" = 1'-0"



1 ELEVATION - BUILDING A (SOUTH)
3/32" = 1'-0"

**LEE'S SUMMIT FLEX
SPACES**
60 SE Thompson Dr.
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

CLIENT:
Capital Builders

FINAL DEVELOPMENT PLAN

02.22.2024

Architect: —
Firm: —

[illegible]

ARCHITECT:

six
twenty
one

705 SUMMIT ST.
KANSAS CITY, MO 64108
T: 816.694.1369
www.sixtwentyone.com

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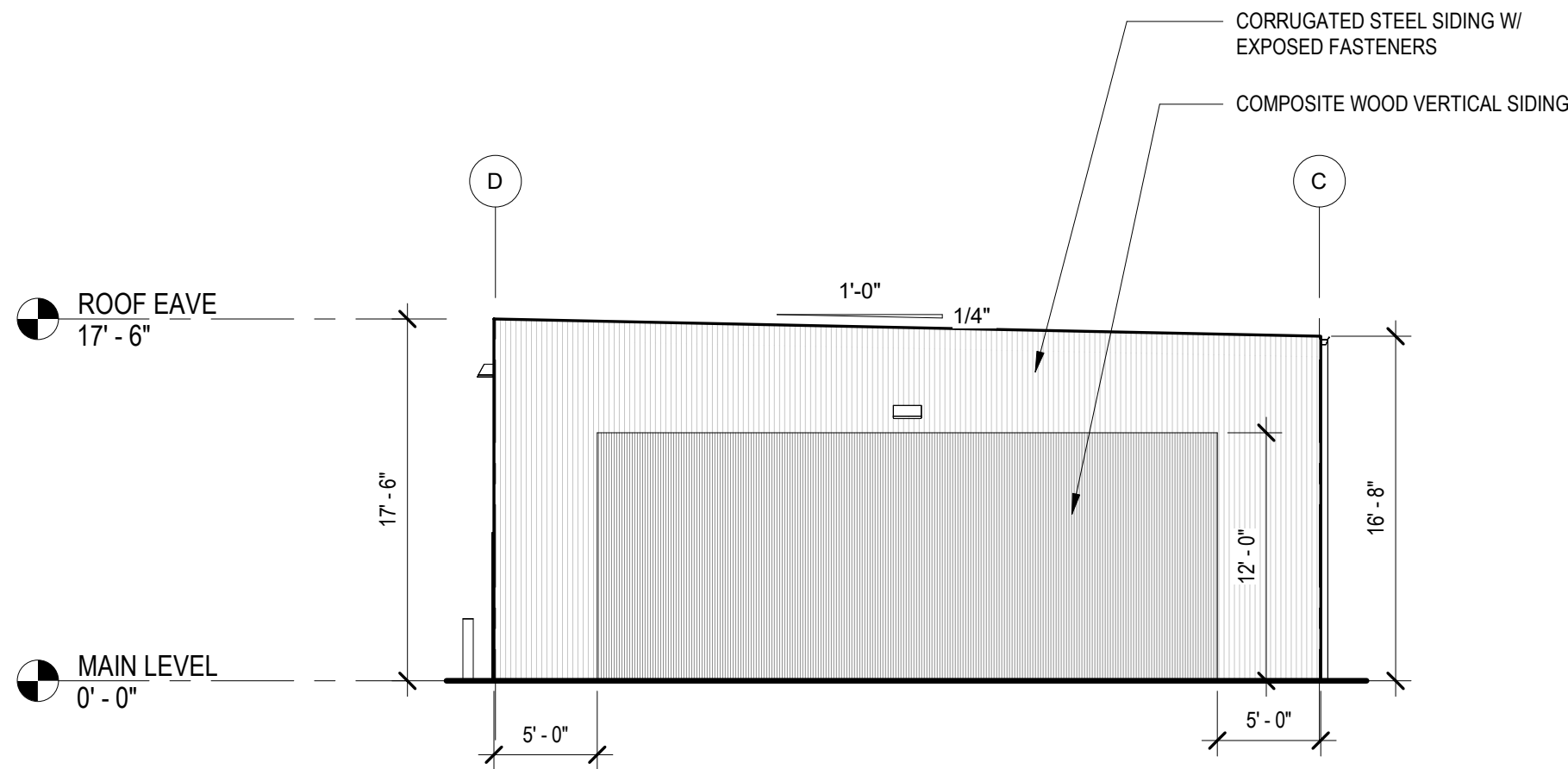
ELEVATIONS - BUILDING A

Sheet

Revision no.

A201

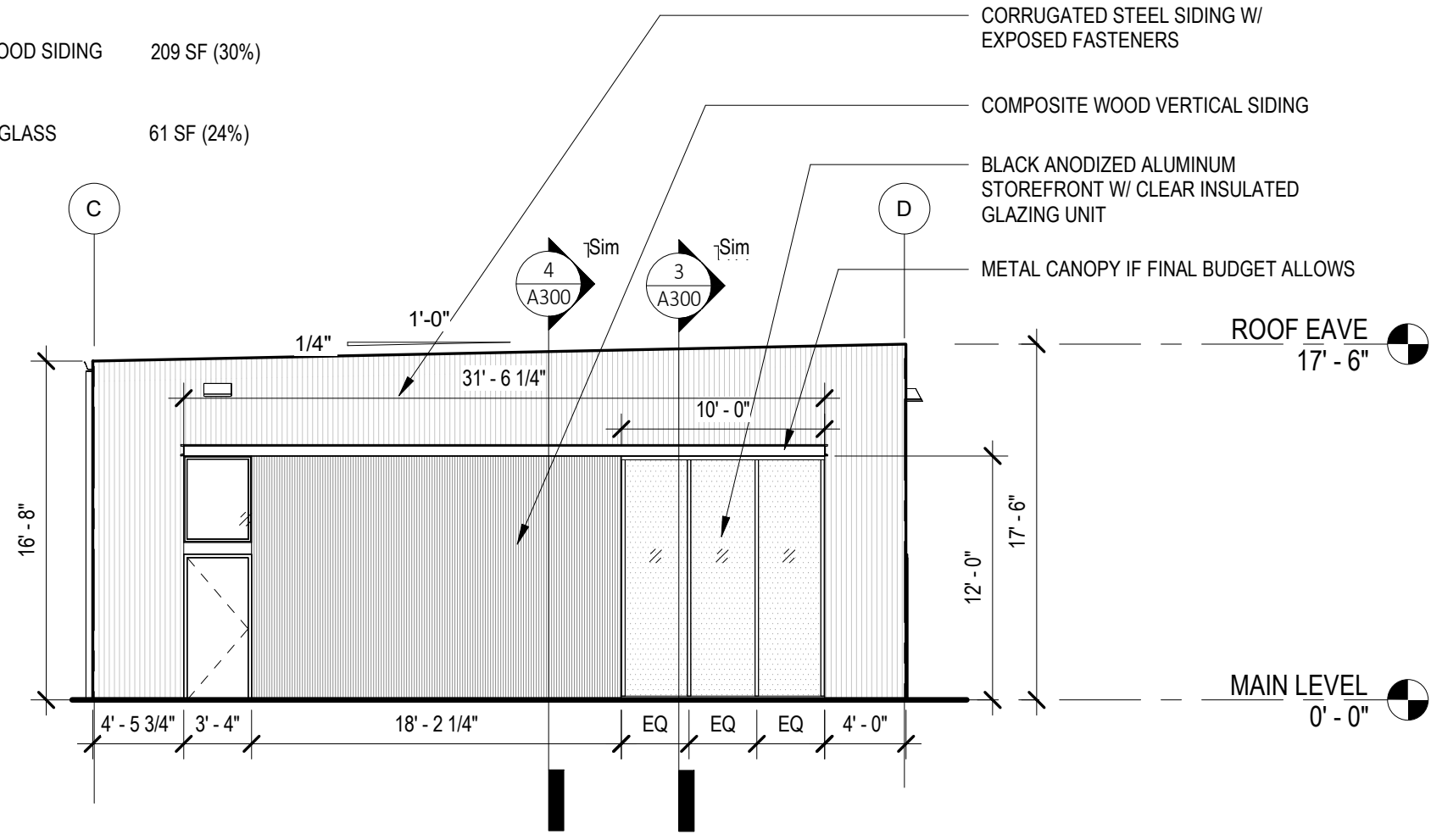
- CORRUGATED STEEL SIDING: MBCI, PBC METAL WALL PANEL, MIDNIGHT BRONZE
- COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUVIAN TEAK
- STEEL TRIM



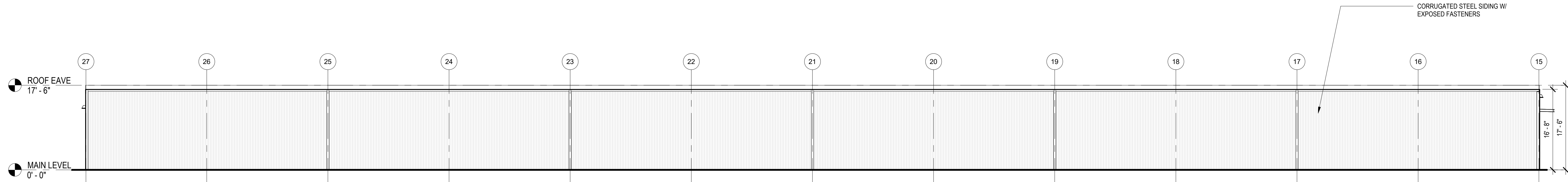
4 ELEVATION - BUILDING B (EAST)
1/8" = 1'-0"

TOTAL WALL AREA: 683 SF

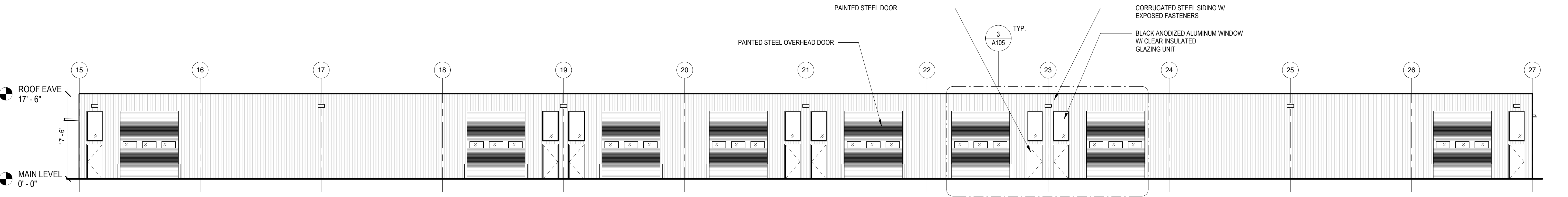
- CORRUGATED STEEL SIDING 314 SF (46%)
- COMPOSITE WOOD SIDING 209 SF (30%)
- STOREFRONT GLASS 61 SF (24%)



3 ELEVATION - BUILDING B (WEST)
1/8" = 1'-0"



2 ELEVATION - BUILDING B (NORTH)
3/32" = 1'-0"



1 ELEVATION - BUILDING B (SOUTH)
3/32" = 1'-0"

LEE'S SUMMIT FLEX
SPACES
804 E. Truman Blvd.
Lee's Summit, MO 64082

PROJECT NUMBER: 23082

CLIENT:
Capital Builders

FINAL DEVELOPMENT
PLAN

02.22.2024

Architect -
License -

REV.	DATE	ISSUE

ARCHITECT:

six
twenty
one

SixTwentyOne
1705 SUMMIT ST.
KANSAS CITY, MO 64108
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ELEVATIONS - BUILDING B

Sheet

Revision no.

A202



BUILDING A - WEST AND SOUTH ELEVATIONS



BUILDING A - EAST AND NORTH ELEVATIONS



BUILDING B - WEST AND SOUTH ELEVATIONS



BUILDING B - SOUTH AND EAST ELEVATIONS

LEE'S SUMMIT FLEX
SPACES
804 E. Truman Blvd.
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

CLIENT:
Capital Builders

FINAL DEVELOPMENT
PLAN

02.22.2024

Architect:
SixTwentyOne

REV.	DATE	ISSUE

ARCHITECT:

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twenty
one**

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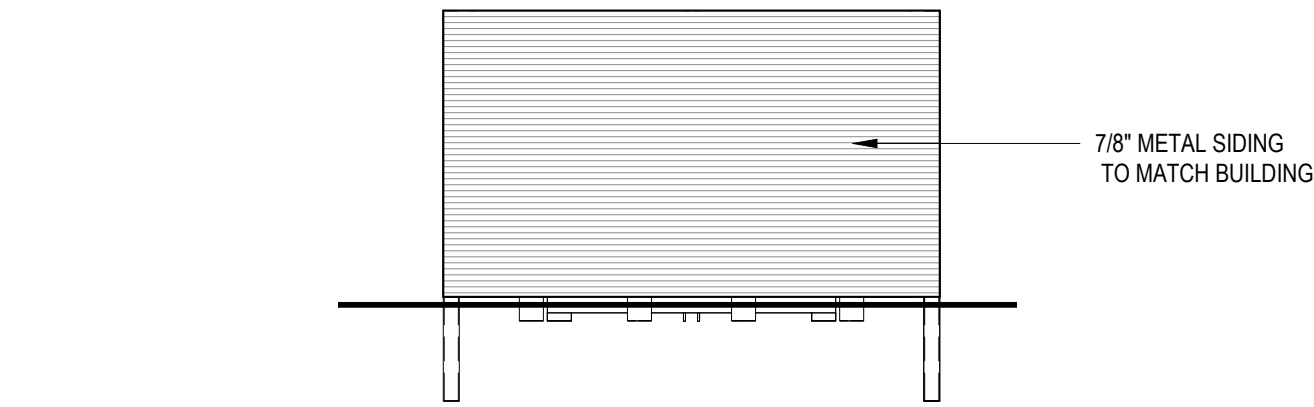
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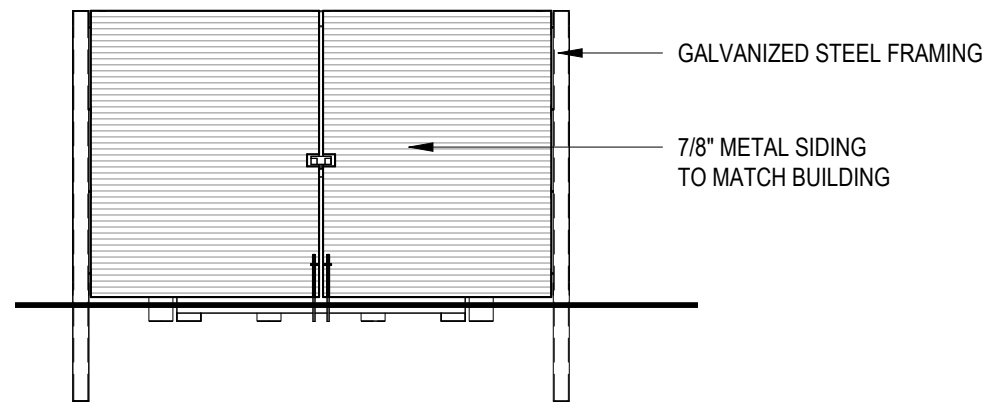
RENDERINGS

Sheet	Revision no.
A203	

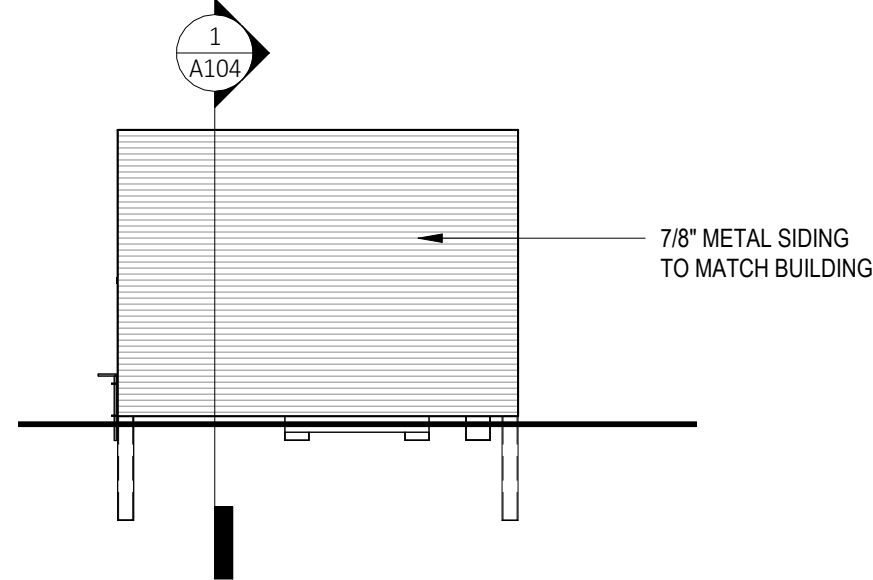
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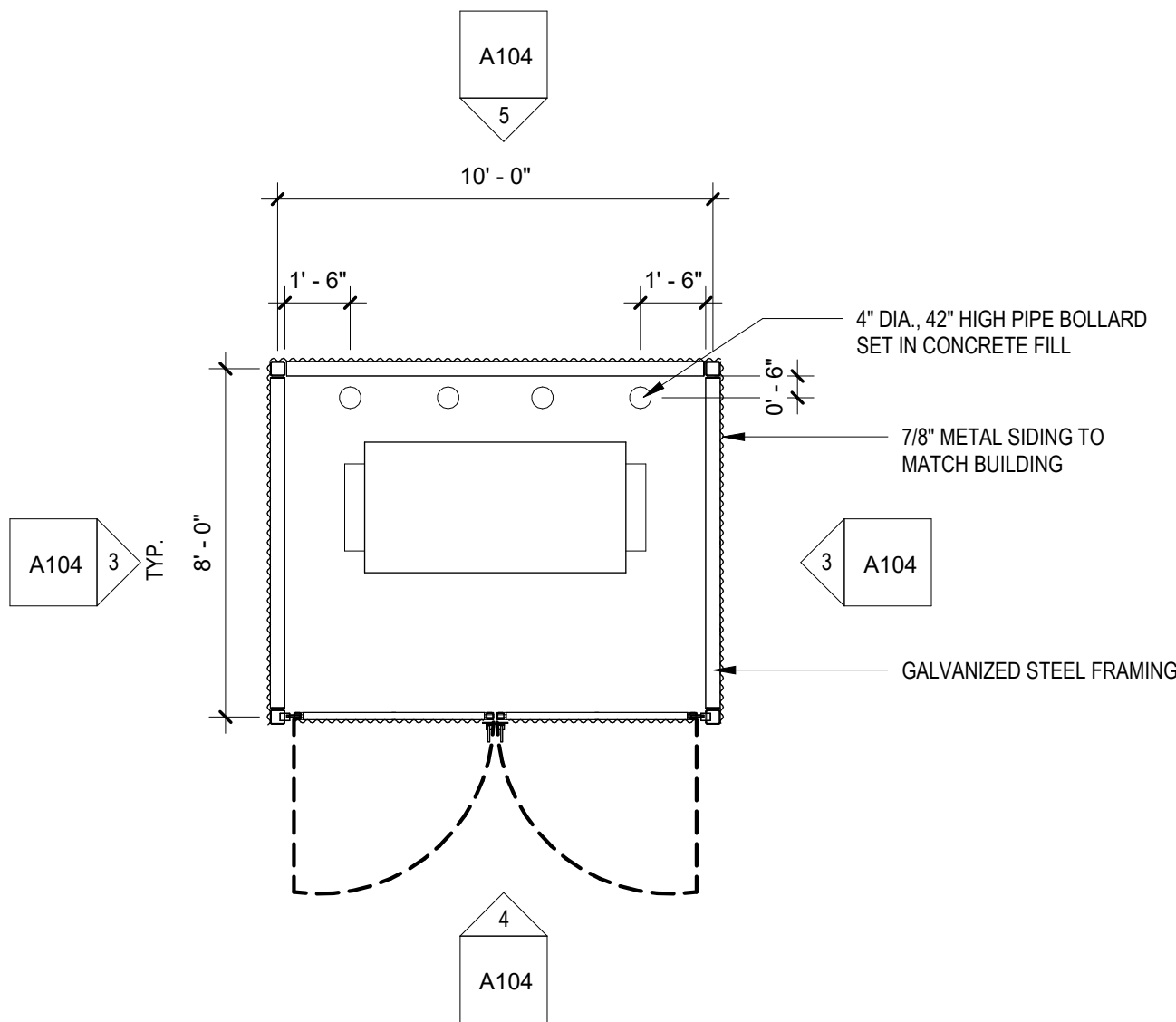
5 ELEVATION - TRASH ENCLOSURE - NORTH
 1/4" = 1'-0"



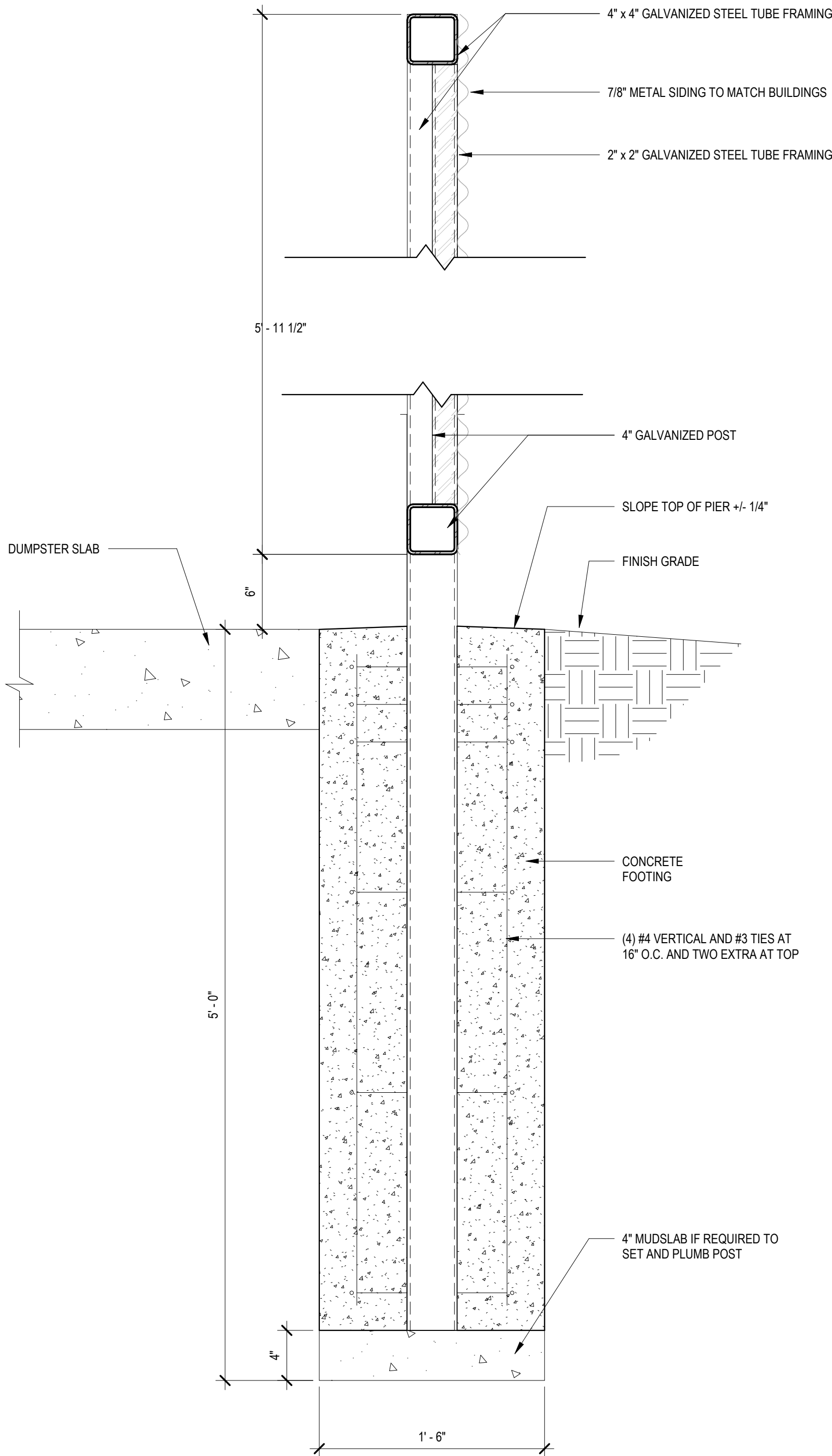
4 ELEVATION - TRASH ENCLOSURE - SOUTH
 1/4" = 1'-0"



3 ELEVATION - TRASH ENCLOSURE - EAST/WEST
 1/4" = 1'-0"



2 FLOOR PLAN - TRASH ENCLOSURE
 1/4" = 1'-0"



1 SECTION DETAIL - DUMPSTER ENCLOSURE
 1 1/2" = 1'-0"

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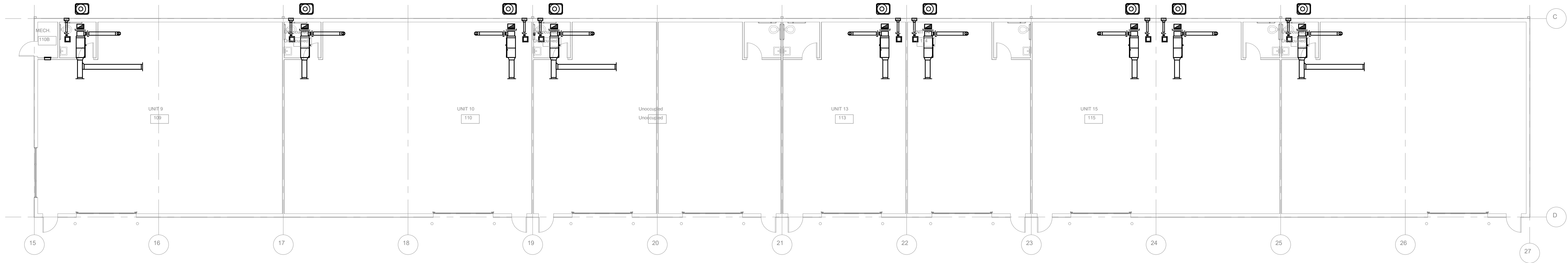
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TRASH ENCLOSURE PLAN & DETAILS

Sheet

Revision no.

A204



2

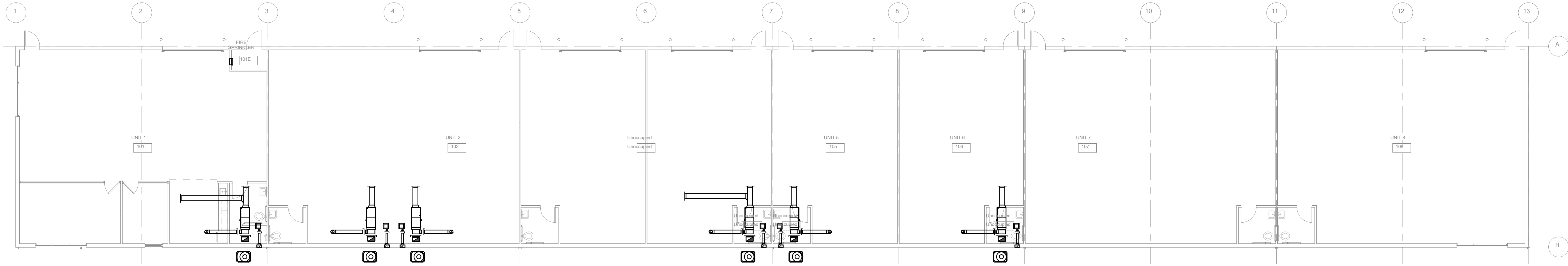
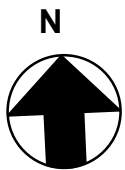
MECHANICAL FLOOR PLAN - BUILDING B

SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. REPLACE THIS NOTE WITH YOUR SHEET SPECIFIC GENERAL NOTES KEEPING THE SAME FORMAT, WIDTH AND POSITION. DELETE THIS NOTE AND TITLE IF YOU DO NOT HAVE ANY NOTES.

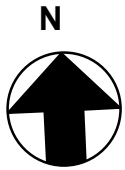
KEYED NOTES



1

MECHANICAL FLOOR PLAN - BUILDING A

SCALE: 3/32" = 1'-0"



FLEX SPACES

60 SE Thompson Dr.
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PROJECT NUMBER:
CLIENT:
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CONSTRUCTION / PERMIT DRAWINGS

08.28.2023

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MECHANICAL FLOOR PLANS

Sheet: Revision No:

M101

HAZARD CLASSIFICATION
LEGEND - NFPA 13

	LIGHT HAZARD DESIGN DENSITY: 0.10 GPM/S.F DESIGN AREA: 1,500 S.F. HYDRANT FLOW: 250 GPM CHARACTERISTICS: SPACES WITH LOW QUANTITY AND LOW COMBUSTIBILITY OF CONTENTS
	ORDINARY HAZARD 1: DESIGN DENSITY: 0.15 GPM/S.F DESIGN AREA: 1,500 S.F. HYDRANT FLOW: 250 GPM CHARACTERISTICS: SPACES WITH MODERATE QUANTITY AND LOW COMBUSTIBILITY OF CONTENTS. STOCKPILES OF CONTENTS WITH LOW COMBUSTIBILITY DO NOT EXCEED 8 FT.
	ORDINARY HAZARD 2 DESIGN DENSITY: 0.2 GPM/S.F DESIGN AREA: 1,500 S.F. HYDRANT FLOW: 250 GPM CHARACTERISTICS: SPACES WITH MODERATE TO HIGH QUANTITY AND MODERATE TO HIGH COMBUSTIBILITY OF CONTENTS. STOCKPILES OF CONTENTS WITH MODERATE TO HIGH COMBUSTIBILITY DO NOT EXCEED 12 FT.
	EXTRA HAZARD 1 DESIGN DENSITY: 0.3 GPM/S.F DESIGN AREA: 2,500 S.F. HYDRANT FLOW: 500 GPM CHARACTERISTICS: SPACES WITH VERY HIGH QUANTITY AND VERY HIGH COMBUSTIBILITY OF CONTENTS. SPACES WHERE DUST, LINT, OR OTHER MATERIAL ARE PRESENT, INTRODUCING THE PROBABILITY OF RAPIDLY DEVELOPING FIRES.
	EXTRA HAZARD 2 DESIGN DENSITY: 0.4 GPM/S.F DESIGN AREA: 2,500 S.F. HYDRANT FLOW: 500 GPM CHARACTERISTICS: SPACES WITH VERY HIGH QUANTITY AND VERY HIGH COMBUSTIBILITY OF CONTENTS. SPACES WITH SUBSTANTIAL AMOUNTS OF COMBUSTIBLE OR FLAMMABLE LIQUIDS. SPACES WHERE SHIELDING OF COMBUSTIBLES IS EXTENSIVE.
	NOT IN SCOPE

SEISMIC GENERAL NOTES

- A. SEISMIC-RESTRAINT LOADING BASED ON ASCE 7-10:
1. SITE CLASS
 2. OCCUPANCY CATEGORY OF BUILDING OR STRUCTURE
 3. SEISMIC DESIGN CATEGORY C.
 4. DESIGN SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS (0.2 SECOND): (S_{ds}) = X_G (WHERE G IS THE FORCE OF GRAVITY).
 5. DESIGN SPECTRAL RESPONSE ACCELERATION AT 1-SECOND PERIOD: (S_{d1}) = X_G (WHERE G IS THE FORCE OF GRAVITY).
 6. COMPONENT IMPORTANCE FACTOR: (I_p) = 1.5.
 7. F_{pw} = Y X WEIGHT OF WATER FILLED PIPE (THIS IS THE HORIZONTAL FORCE ACTION ON THE BRACE, AS DEFINED BY NFPA 13 (2016), 9.3.5.9.3.
- B. INSTALL SEISMIC RESTRAINTS IN ACCORDANCE WITH NFPA 13:
1. INSTALL LATERAL BRACES ON ALL FEED AND CROSS MAIN LINES, REGARDLESS OF PIPE DIAMETER.
 2. INSTALL LATERAL BRACES ON BRANCH LINES LARGER THAN 2-INCH DIAMETER. (EXCEPT THAT IF THE BRANCH LINE DOES NOT EXCEED 12 FT IN LENGTH, BRACING MAY BE OMITTED.)
 3. LATERAL BRACES ARE TO BE INSTALLED WITHIN 6 FT FROM THE ENDS OF PIPES
 4. LATERAL BRACES ARE TO BE INSTALLED AT 40 FT MAXIMUM INTERVALS.
 5. WHERE HANGER RODS DO NOT EXCEED 6 INCHES LONG, LATERAL BRACING MAY BE OMITTED.
 6. A LONGITUDINAL BRACE MAY SERVE AS A LATERAL BRACE IF IT IS WITHIN 24 INCHES OF THE CENTERLINE OF THE PIPE BRACED LONGITUDINALLY.
 7. INSTALL LONGITUDINAL BRACES ON ALL FEED AND CROSS MAIN LINES, REGARDLESS OF PIPE DIAMETER.
 8. LONGITUDINAL BRACES ARE TO BE INSTALLED WITHIN 40 FT FROM THE ENDS OF PIPES.
 9. LONGITUDINAL BRACES ARE TO BE INSTALLED AT 80 FT MAXIMUM INTERVALS
 10. A LATERAL BRACE MAY SERVE AS A LONGITUDINAL BRACE IF IT IS WITHIN 24 INCHES OF THE CENTERLINE OF THE PIPE BRACED LATERALLY.
- C. INSTALL SEISMIC-RESTRAINT DEVICES USING METHODS APPROVED BY OSHPD PROVIDING REQUIRED SUBMITTALS FOR COMPONENT
- D. ATTACHMENT TO STRUCTURE: IF SPECIFIC ATTACHMENT IS NOT INDICATED, ANCHOR BRACING TO STRUCTURE AT FLANGES OF BEAMS, AT UPPER TRUSS CHORDS OF BAR JOISTS, OR AT CONCRETE MEMBERS
- E. DRILLED-IN ANCHORS:
1. IDENTIFY POSITION OF REINFORCING STEEL AND OTHER EMBEDDED ITEMS PRIOR TO DRILLING HOLES FOR ANCHORS. DO NOT DAMAGE EXISTING REINFORCING OR EMBEDDED ITEMS DURING CORING OR DRILLING. NOTIFY THE STRUCTURAL ENGINEER IF REINFORCING STEEL OR OTHER EMBEDDED ITEMS ARE ENCOUNTERED DURING DRILLING. LOCATE AND AVOID PRESTRESSED TENDONS, ELECTRICAL AND ENCOUNTERED DURING DRILLING. LOCATE AND AVOID PRESTRESSED TENDONS, ELECTRICAL AND TELECOMMUNICATIONS CONDUIT, AND GAS LINES.
- G. ADJUSTING:
1. ADJUST RESTRAINTS TO PERMIT FREE MOVEMENT OF EQUIPMENT WITHIN NORMAL MODE OF OPERATION.
2. DO NOT DRILL HOLES IN CONCRETE OR MASONRY UNTIL CONCRETE, MORTAR, OR GROUT HAS ACHIEVED FULL DESIGN STRENGTH.
3. WEDGE ANCHORS: PROTECT THREADS FORM DAMAGE DURING ANCHOR INSTALLATION. HEAVY-DUTY SLEEVE SHALL BE INSTALLED WITH SLEEVE FULLY ENGAGED IN THE STRUCTURAL ELEMENT TO WHICH ANCHOR IS TO BE FASTENED.
4. SET ANCHORS TO MANUFACTURER'S RECOMMENDED TORQUE, USING A TORQUE WRENCH.
5. INSTALL ZINC-COATED STEEL ANCHORS FOR INTERIOR AND STAINLESS-STEEL ANCHORS FOR EXTERIOR APPLICATIONS.
- F. ACCOMMODATION OF DIFFERENTIAL SEISMIC MOTION: INSTALL FLEXIBLE CONNECTIONS IN ACCORDANCE WITH NFPA 13 IN PIPING WHERE:
1. PIPING 2-1/2 INCH OR LARGER CROSSES SEISMIC JOINTS, WHERE ADJACENT SECTIONS OR BRANCHES ARE SUPPORTED BY DIFFERENT STRUCTURAL ELEMENTS, AND WHERE THE CONNECTIONS TERMINATE WITH CONNECTION TO EQUIPMENT THAT IS ANCHORED TO A DIFFERENT STRUCTURAL ELEMENT FROM ONE SUPPORTING THE CONNECTIONS AS THEY APPROACH EQUIPMENT.
 2. WITHIN 24 INCHES OF THE TOP AND BOTTOM OF ALL RISERS 2-1/2 INCH OR LARGER (IN RISERS LESS THAN 3 FT IN LENGTH, FLEXIBLE COUPLINGS MAY BE OMITTED; IN RISERS 3 FT TO 7 FT, ONE FLEXIBLE COUPLING IS ADEQUATE).
 3. WITHIN 12 IN ABOVE AND WITHIN 24 IN BELOW THE FLOOR IN MULTI FLOOR BUILDINGS FOR PIPING 2-1/2 INCH OR LARGER.
 4. ON BOTH SIDES OF CONCRETE OR MASONRY WALLS WITHIN 1 FT OF FACE OF WALL FOR PIPING 2-1/2 INCH OR LARGER, UNLESS CLEARANCE IS PROVIDED PER NFPA 13.
 5. WITHIN 24 INCHES OF BUILDING EXPANSION JOINTS FOR PIPING 2-1/2 INCH OR LARGER.
 6. WITHIN 24 INCHES OF THE TOP OF DROPS EXCEEDING 15 FEET IN LENGTH TO PORTIONS OF SYSTEMS SUPPLYING MORE THAN ONE SPRINKLER, REGARDLESS OF PIPE SIZE.
 7. WITHIN 24 INCHES ABOVE AND 24 INCHES BELOW ANY INTERMEDIATE POINTS OF SUPPORT FOR A RISER OR OTHER VERTICAL PIPE FOR PIPING 2-1/2 INCH OR LARGER.
 8. WHEN THE FLEXIBLE COUPLING BELOW THE FLOOR IS ABOVE THE TIE-IN TO THE MAIN SUPPLYING THAT FLOOR, A FLEXIBLE COUPLING SHALL BE INSTALLED EITHER ON THE HORIZONTAL PORTION WITHIN 24 INCHES OF THE TIE-IN WHERE THE TIE-IN IS HORIZONTAL OR ON THE VERTICAL PORTION OF THE TIE-IN WHERE THE TIE-IN INCORPORATES A RISER FOR PIPING 2-1/2 INCH OR LARGER.
 9. FOR DROPS TO HOSE LINES, RACK SPRINKLERS, MEZZANINES AND FREE STANDING STRUCTURES. INSTALL FLEXIBLE COUPLINGS REGARDLESS OF PIPE SIZE WITHIN 24 INCHES OF THE TOP OF THE DROP, WITHIN 24 INCHES ABOVE THE UPPERMOST DROP SUPPORT ATTACHMENT, WHERE DROP SUPPORTS ARE PROVIDED TO THE STRUCTURE, RACK, OR MEZZANINE, AND WITHIN 24 INCHES ABOVE THE BOTTOM OF THE DROP WHERE NO ADDITIONAL DROP SUPPORT IS PROVIDED.

WET SPRINKLER GENERAL NOTES

ALL PIPE, DEVICES, AND INSTALLATION SHALL FULLY COMPLY WITH NFPA 13, AND ALL REQUIRED AUTHORITIES HAVING JURISDICTION.

REFER TO NOTES ON DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR BUILDING DETAILS.

PROVIDE A COMPLETE, HYDRAULICALLY CALCULATED, FULLY AUTOMATIC WET PIPE SPRINKLER SYSTEM THROUGHOUT THE BUILDING. FIRE PROTECTION CONTRACTOR SHALL INSTALL THE FIRE PROTECTION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE NFPA STANDARDS, JOB SPECIFICATIONS, AND LOCAL CODE.

FIRE PROTECTION SYSTEM(S), PIPING, VALVES AND APPURTENANCES INDICATED ON THE DRAWING ARE DIAGRAMMATIC ONLY IN THAT ALL FITTINGS AND OFFSETS MAY NOT BE SHOWN. FIRE PROTECTION CONTRACTOR SHALL VERIFY EQUIPMENT SELECTIONS, PIPE ROUTING, ETC. FOR CODE COMPLIANCE, COMPLIANCE, AND ARCHITECTURAL AND STRUCTURAL CONFORMITY. FIRE PROTECTION CONTRACTOR SHOULD THOROUGHLY SURVEY THE PROPERTY AND REVIEW ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING (M.E.P.) CONSTRUCTION DOCUMENTS PRIOR TO BID.

FIRE PROTECTION SHOP DRAWINGS SHALL HAVE COMPLETE REFLECTED CEILING PLANS INDICATING LOCATION OF EACH SPRINKLER HEAD, AS WELL AS PIPING LAYOUTS. PROVIDE ADDITIONAL SPRINKLER HEADS (OVER CODE MINIMUM), IF REQUESTED BY THE ARCHITECT, TO OBTAIN SYMMETRICAL CEILING LAYOUTS.

FIRE PROTECTION SYSTEM SHALL BE COMPLETE WITH BACKFLOW PREVENTER, FIRE DEPARTMENT CONNECTION, STANDPIPES, CONTROL VALVES, SPRINKLER PIPING AND HEADS, ELECTRONIC SUPERVISION AND APPURTENANCES AS REQUIRED BY NFPA AND AUTHORITIES HAVING JURISDICTION.

GENERAL CONTRACTOR SHALL CONDUCT A COORDINATION MEETING WITH THE SUBCONTRACTORS TO ESTABLISH CLEARANCE REQUIREMENTS NEEDED FOR M.E.P. WORK PRIOR TO FABRICATION OF THE SPRINKLER SYSTEM. ANY RELOCATION OF FIRE SPRINKLER SYSTEM REQUIRED FOR PROPER INSTALLATION OF M.E.P. SYSTEMS SHALL BE AT THE FIRE PROTECTION CONTRACTOR'S EXPENSE.

FIRE PROTECTION CONTRACTOR SHALL BASE BID ON CAREFUL COORDINATION OF MECHANICAL DUCT, MECHANICAL AND PLUMBING PIPING, ELECTRICAL, AND STRUCTURAL SYSTEMS IN THE BUILDING.

HYDRAULIC CALCULATIONS SHALL BE BASED ON A WATER FLOW TEST OBTAINED FROM THE CITY OF **LEE'S SUMMIT** BY THE FIRE PROTECTION CONTRACTOR. CONTRACTOR SHALL VERIFY FLOW TEST DATA WITH LOCAL AUTHORITIES. IF A CURRENT TEST IS NOT AVAILABLE, CONTRACTOR SHALL CONDUCT A PROPER FLOW TEST PRIOR TO PREPARATION OF SHOP DRAWINGS. PROVIDE A MINIMUM OF 10 PSI SAFETY FACTOR FOR ALL HYDRAULIC CALCULATIONS. PIPE SIZING INDICATED ON THE DRAWINGS IS FOR INFORMATIONAL PURPOSES ONLY. PIPE SIZING SHALL BE ESTABLISHED BY THE FIRE PROTECTION CONTRACTOR. EXCEPTION: STANDPIPES SHALL BE SIZED AS INDICATED ON THE DRAWINGS OR LARGER. NOTE: AVOID SYSTEM PRESSURES EXCEEDING 175 PSI.

PROVIDE A REDUCED PRESSURE ZONE (R.P.Z.) BACKFLOW PREVENTER TO ISOLATE THE SPRINKLER SYSTEM FROM THE MAIN SUPPLY. COORDINATE REQUIREMENTS WITH THE CITY OF **LEE'S SUMMIT** AND THE STATE OF **MISSOURI**.

FIRE PROTECTION SYSTEM SHALL INTERFACE WITH THE BUILDING FIRE ALARM SYSTEM. REFER TO ELECTRICAL.

ALL CONTROL VALVES SHALL HAVE ELECTRONIC SUPERVISION.

SPECIAL CONSIDERATION SHALL BE GIVEN TO AREAS THROUGHOUT THE BUILDING SUCH AS DROPPED SOFFITS, RAISED CEILINGS AND LIGHTING SOFFITS THAT NECESSITATE ADDITIONAL SPRINKLER HEADS. REFER TO ARCHITECTURAL DRAWINGS FOR REFLECTED CEILING PLANS AND BUILDING DETAILS.

ALL SPRINKLER HEADS FOR LIGHT HAZARD AND ALL STANDARD SPRAY SPRINKLER HEADS FOR ORDINARY HAZARD SHALL BE QUICK RESPONSE.

ALL CEILING MOUNTED SPRINKLER HEADS SHALL BE CHROME WITH CHROME RECESSED ESCUTCHEONS, UNLESS NOTED OTHERWISE ON FIRE PROTECTION PLANS OR SPECIFICATIONS.

ALL SPRINKLER HEADS INSTALLED IN EXPOSED STRUCTURE SHALL BE BRASS UPRIGHT, UNLESS NOTED OTHERWISE ON FIRE PROTECTION PLANS OR SPECIFICATIONS.

ALL CEILING MOUNTED SPRINKLER HEADS SHALL BE LOCATED IN THE CENTER OF CEILING TILES IN ALL PUBLIC AREAS. BRAIDED FLEXIBLE SPRINKLER DROP CONNECTIONS MAY BE USED FOR EASE OF INSTALLATION, SPECIFIC SPRINKLER HEAD LOCATION OR SPECIFIC OWNER REQUIREMENTS. EXCEPTION: CLOSETS, STORAGE ROOMS, EQUIPMENT ROOMS AND OTHER SIMILAR NON-PUBLIC AREAS ARE NOT REQUIRED TO BE CENTER OF TILE BUT SHALL BE NO CLOSER THAN 6" TO CEILING GRID.

ROOMS AND OTHER SIMILAR NON-PUBLIC AREAS ARE NOT REQUIRED TO BE CENTER OF TILE BUT SHALL BE NO CLOSER THAN 6" TO CEILING GRID.

PROVIDE SPRINKLER SYSTEM MAIN DRAIN IN ACCORDANCE WITH NFPA 13.

PROVIDE AUXILIARY DRAINS FOR ALL TRAPPED PIPING SECTIONS IN ACCORDANCE WITH NFPA 13.

ALL DRAIN PIPING SHALL TERMINATE AT THE EXTERIOR WITH 45 DEGREE ELBOW DOWN. INSTALL THE DRAIN IN A MANNER TO PREVENT FLOODING OR DAMAGE TO LANDSCAPING, AND TO PREVENT WETTING OF WALKWAYS. EXCEPTION: DRAIN PIPING MAY TERMINATE AT INTERIOR FLOOR DRAINS IF THE DRAIN HAS BEEN SIZED APPROPRIATELY. COORDINATE WITH PLUMBING CONTRACTOR FOR LOCATION OF FLOOR DRAIN.

INSTALL PIPING HORIZONTALLY AND AT RIGHT ANGLES TO WALLS AND CEILINGS.

ALL SPRINKLER MAIN PIPING SHALL BE SCHEDULE 10 WITH ROLL GROOVED AND WELDED OUTLETS, UNLESS NOTED OTHERWISE. FITTINGS AND COUPLINGS SHALL BE STANDARD GROOVED, UNLESS NOTED OTHERWISE.

ALL SPRINKLER BRANCH LINE PIPING SHALL BE BLACK SCHEDULE 40, UNLESS NOTED OTHERWISE. FITTINGS SHALL BE STANDARD "BLACK" GRADE CAST IRON, DUCTILE IRON OR MALLEABLE IRON, UNLESS NOTED OTHERWISE.

ALTERNATIVE STEEL PIPE SCHEDULES ALLOWED BY NFPA 13 ARE NOT ACCEPTABLE ON THIS PROJECT.

ALL FIRE PROTECTION PIPING, FITTINGS, SUPPORTS AND ACCESSORIES IN EXPOSED AREAS SHALL BE PREPARED FOR FINISH PAINTING. PIPING, FITTINGS, SUPPORTS AND ACCESSORIES IN MECHANICAL ROOMS SHALL BE PAINTED OSHA RED. ALL PAINTING SHALL BE PERFORMED BY OTHERS.

FIRE PROTECTION CONTRACTOR SHALL PROVIDE PROTECTION FOR SPRINKLER HEADS IN AREAS WHERE THE CEILING AND SURROUNDING AREAS ARE TO BE PAINTED. FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SPRINKLER PROTECTION AFTER PAINTING WORK IS COMPLETE. ANY SPRINKLER HEAD WITH PAINT OR TEXTURE OVERSPRAY SHALL BE REPLACED BY THE FIRE PROTECTION CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

PROVIDE HEAD GUARDS ON ALL SPRINKLER HEADS AT OR BELOW AN ELEVATION OF 7'-0" AFF. OR THAT OTHERWISE MAY BE SUBJECT TO MECHANICAL DAMAGE, SUCH AS IN THE MECHANICAL ROOMS.

SEISMIC BRACING/ RESTRAINT IS NOT REQUIRED FOR THIS PROJECT.

FIRE PROTECTION PLANS SHALL BE SUBMITTED TO ALL REQUIRED LOCAL AND STATE AUTHORITIES.

FLEX SPACES

60 SE Thompson Dr.
Lee's Summit, MO 64082

PROJECT
NUMBER:
23092

CLIENT:
Capital Builders

CONSTRUCTION /
PERMIT DRAWINGS

03.27.2024

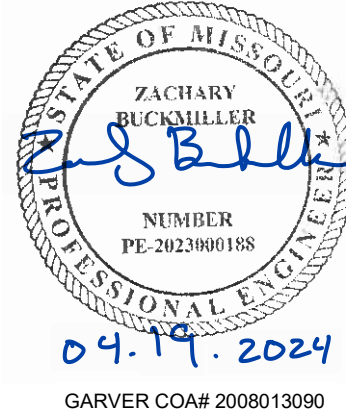
Architect:
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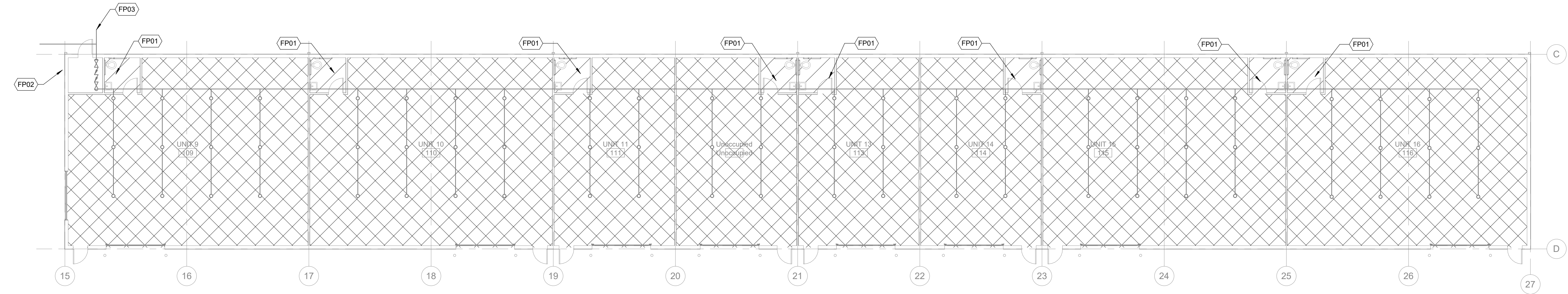


FIRE SUPPRESSION NOTES,
LEGENDS AND SPECIFICATIONS

Sheet

Revision no.

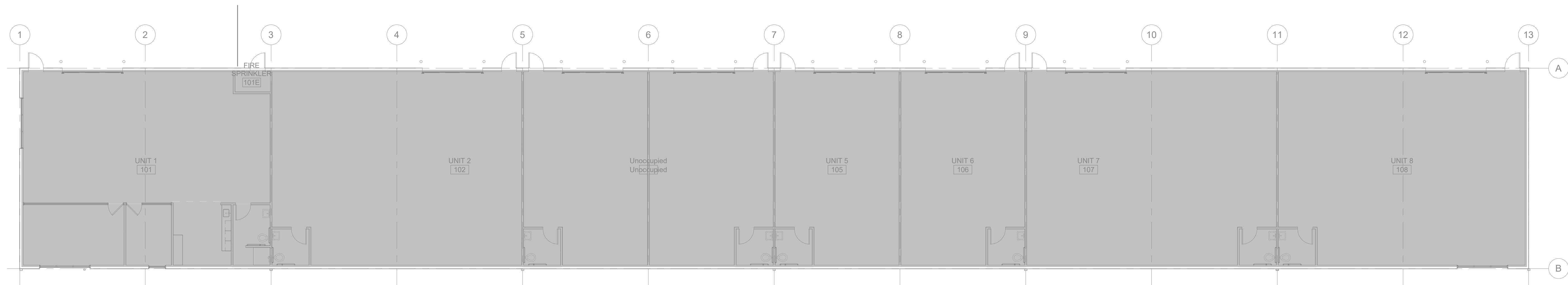
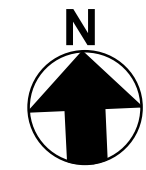
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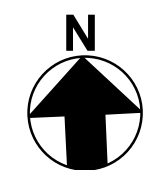
2 FIRE SUPPRESSION FLOOR PLAN - BUILDING B
SCALE: 3/32" = 1'-0"

KEYED NOTES

- FP01 PROVIDE FIRE PROTECTION HEADS ABOVE CEILING SPACED BASED ON ORDINARY HAZARD 1
FP02 SIAMESE FIRE DEPARTMENT CONNECTION. PROVIDE HORN AND STROBE ABOVE.
FP03 REFER TO CIVIL PLANS FOR FIRE SERVICE CONNECTION AND CONTINUATION.



1 FIRE SUPPRESSION FLOOR PLAN - BUILDING A
SCALE: 3/32" = 1'-0"



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NUMBER: 23092

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CONSTRUCTION /
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Architect:
License:

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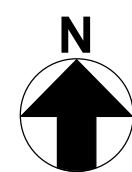
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FIRE SUPPRESSION FLOOR PLANS

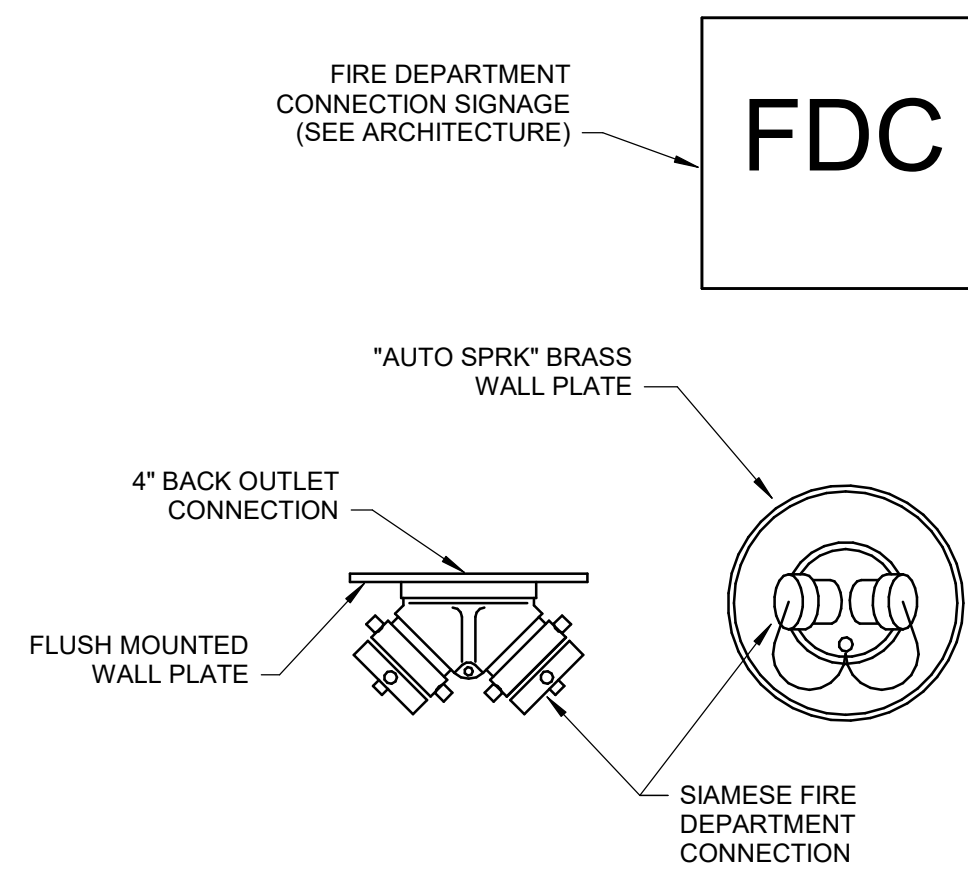
Sheet Revision no.

F101



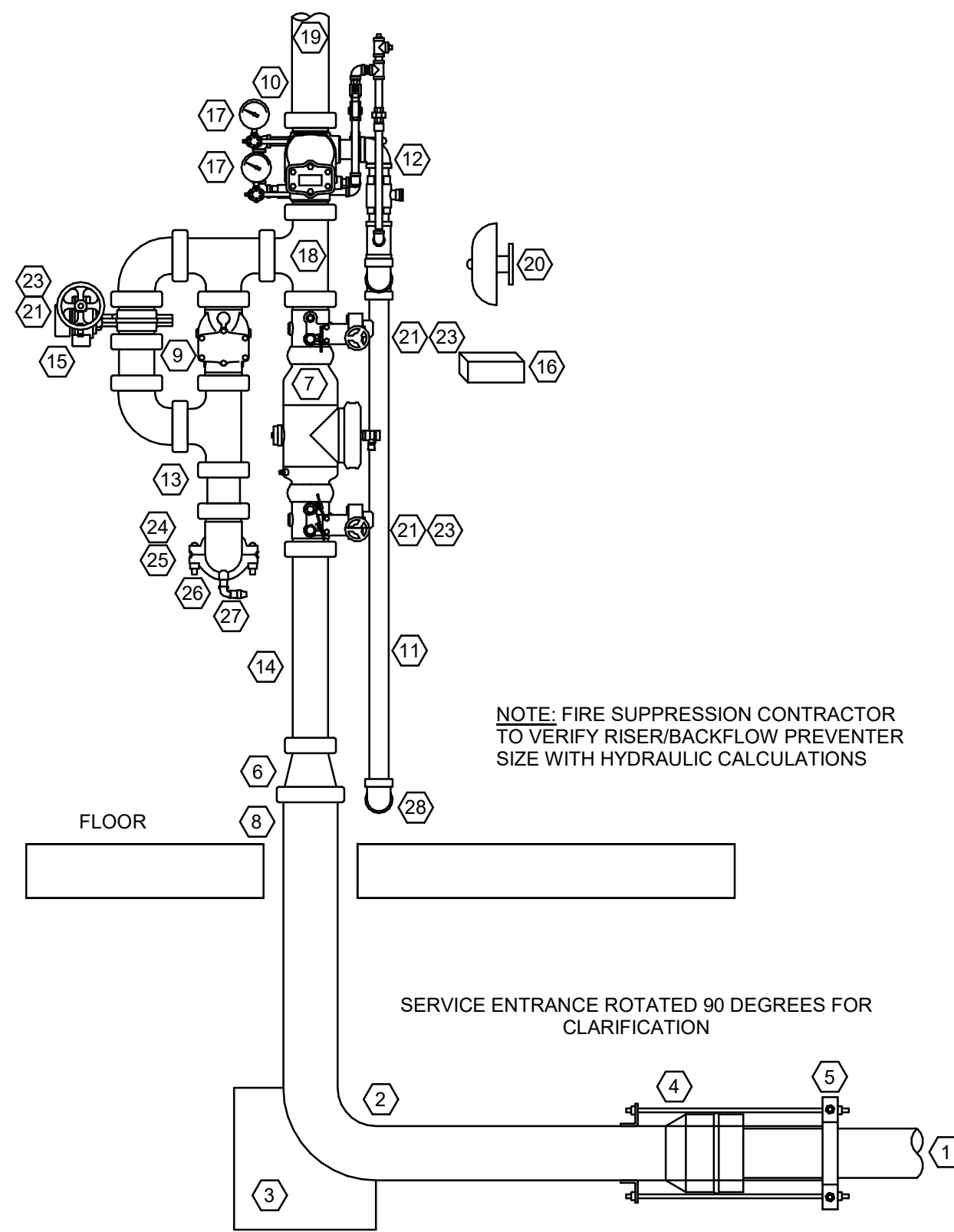
1 FDC DETAIL

SCALE: NONE



2 FIRE SUPPRESSION RISER DETAIL

SCALE: NOT TO SCALE



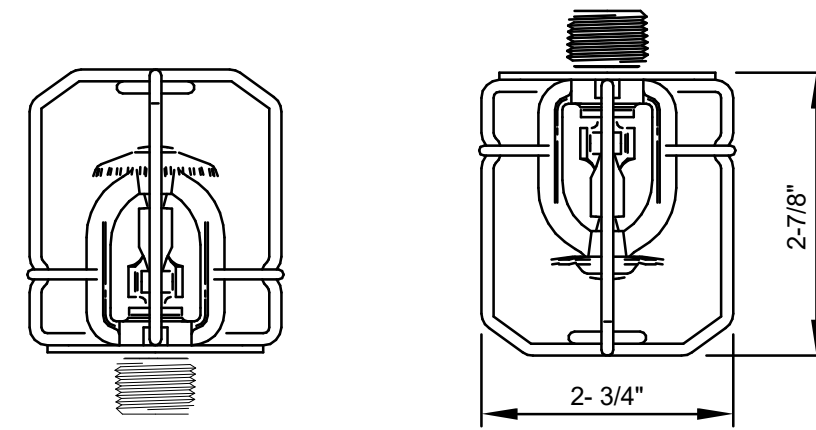
EQUIPMENT NOTES

- 6" UTILITY FIRE MAIN
- 6" STAINLESS STEEL ONE PIECE RISER (SHOWN MFxGROOVE CONFIGURATION)
- CONCRETE THRUST BLOCK (PER NFPA-24)
- CORROSION RESISTANT THREADED ROD THRUST RESTRAINT
- 6" GALVANIZED PIPE CLAMP
- 6" X 4" G X G REDUCER
- AMES C200 (OR EQUAL) 4" (GxG) DOUBLE CHECK ASSEMBLY WITH INDICATING BFG VALVES
- SLEEVE WITH NOMINAL 4-INCH ANNULAR CLEARANCE AND FILL WITH FLEXIBLE MATERIAL
- 4" GROOVED SWING CHECK VALVE
- 4" ALARM CHECK VALVE WITH TRIM
- 2" SCH. 40 THREADED DRAIN PIPE
- MAIN DRAIN VALVE
- 4" SCH. 40 GROOVED PIPE TO FIRE DEPARTMENT CONNECTION
- 4" SPOOL PIECE
- 4" GROOVED BUTTERFLY TEST VALVE
- SPARE HEAD BOX (STOCKED WITH HEADS & WRENCH)
- 3" WATER PRESSURE GAUGE
- HYDRAULIC DATA PLATE
- 4" SCH. 40 PIPE (SYSTEM FEED)
- WEATHERPROOF EXTERIOR BELL (BY FIRE ALARM CONTRACTOR)
- SUPERVISORY CIRCUIT (BY OTHERS)
- NOT USED
- VALVE SUPERVISORY "TAMPER" SWITCH
- 4" SCH. 40 GxG SPOOL (2.5" x 2.5" SIAMESE FIRE DEPARTMENT CONNECTION). COORDINATE FINAL FDC LOCATION WITH FIRE DEPARTMENT.
- "FDC" SIGNAGE: 18"x18" MINIMUM SIZE
- 4" GROOVED DRAIN ELBOW
- AUTOMATIC BALL DRIP VALVE
- EXTEND 1.25" DRAIN PIPE TO EXTERIOR DRAIN (INSTALL 1.25" GALVANIZED 45 ELBOW WITH WALL PLATE)



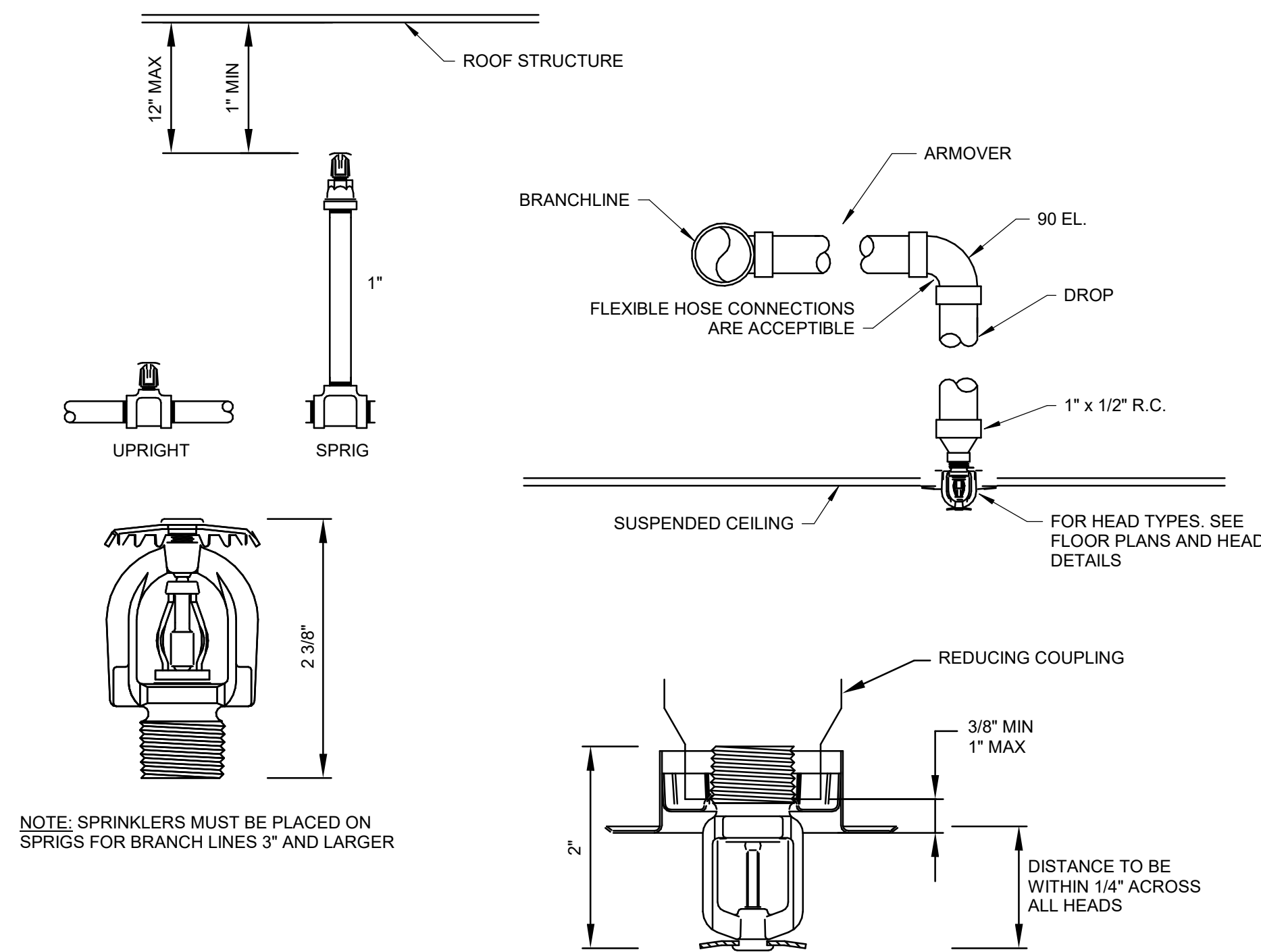
3 SPRINKLER GUARD DETAIL

SCALE: SCALE: NONE



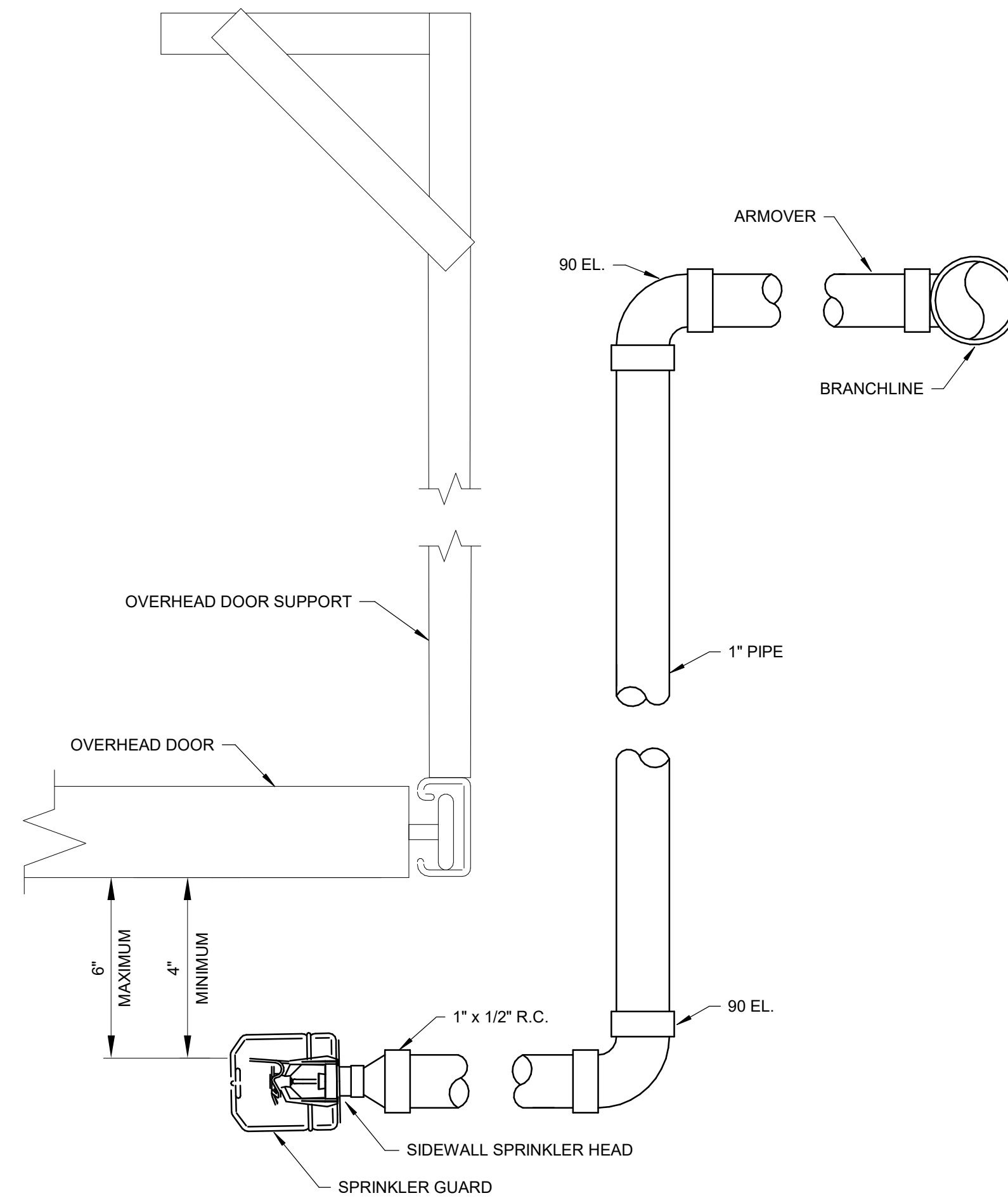
4 TYPICAL SPRINKLER DETAILS

SCALE: SCALE: NONE



5 OVERHEAD DOOR SPRINKLER DETAIL

SCALE: NONE



FLEX SPACES

60 SE Thompson Dr.
Lee's Summit, MO 64082

23092

PROJECT
NUMBER:

CLIENT:
Capital Builders

CONSTRUCTION / PERMIT DRAWINGS

03.27.2024

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FIRE SUPPRESSION DETAILS

Sheet

Revision no.

F500