



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 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

[illegible]

CAPITAL BUILDERS

COVER SHEET

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

ORIGINAL ISSUE:

KHA PROJECT NO.

SHEET NUMBER

C001

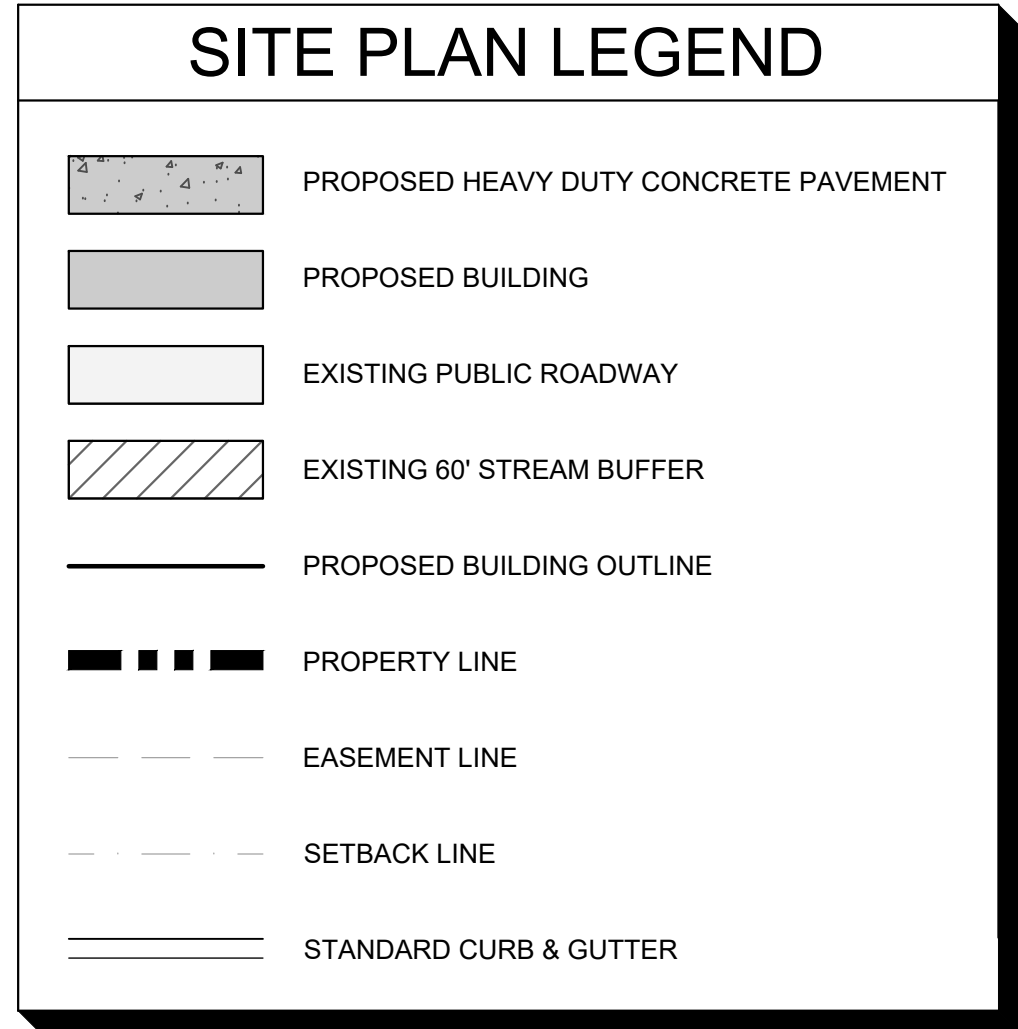


Drawing name: K:\KAC_LUE\208442000_Capital Builders Lee's Summit\208442000 - EXISTING CONDITIONS.dwg C002 - EXISTING CONDITIONS Dec 09, 2024 3:17pm by: brian green
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

*NOTE: DASHED PARCEL LINES ARE FROM CITY OF LEE'S SUMMIT GIS DATABASE
AND ARE NOT SURVEYED. SOME SPACIAL DISCREPANCY MAY BE PRESENT.



LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081		EXISTING CONDITIONS		CAPITAL BUILDERS		Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM		STORMWATER ADDENDUM		10/30/2024 12/09/2024		LLG LLG	
ORIGINAL ISSUE: 12/09/2024		KHA PROJECT NO. 268442000		SHEET NUMBER C002		SCALE: AS NOTED DESIGNED BY: LLG DRAWN BY: LLG CHECKED BY: PUJ		CITY COMMENTS		REVISIONS		DATE BY	



<u>ZONING</u>	<u>CURRENT USE</u>
PI (PLANNED INDUSTRIAL)	VACANT
GENERAL NOTES	
1.	ALL DIMENSIONS REFER TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2.	BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3.	B/L REFERS TO THE BUILDING SETBACK LINE.
4.	U/E REFERS TO THE UTILITY EASEMENT LINE.
5.	RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
6.	ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

A compass rose with a circle in the center. The word "NORTH" is written inside the circle, pointing towards the top. A vertical line passes through the center of the circle, and a horizontal line also passes through the center. A diagonal line from the top-left to the bottom-right divides the circle into two halves. The top-left half of the circle is shaded black. Below the compass rose is a graphic scale labeled "GRAPHIC SCALE IN FEET". The scale has markings at 0, 10, 20, and 40. The segment between 0 and 20 is divided into two equal parts by a vertical line at 10. The segment between 20 and 40 is also divided into two equal parts by a vertical line at 30. The areas between 0-10 and 20-30 are shaded black, while the areas between 10-20 and 30-40 are white.

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

ORIGINAL ISSUE:

KHA PROJECT NO.

SHEET NUMBER

C003

[illegible]

CAPITAL BUILDERS

SITE PLAN

LEE'S SUMMIT
FLEX SPACE

ORIGINAL ISSUE:

KHA PROJECT NO.

SHEET NUMBER

C003

Technical drawing of a street intersection showing ADA-compliant ramp and warning pad details. The drawing includes the following elements:

- ADA WARNING PAD:** A rectangular area with a stippled pattern, labeled "ADA WARNING PAD".
- ADA RAMP:** A sloped area leading up to the warning pad, labeled "ADA RAMP".
- Grades:** Various grades are indicated, including 3.26%, 1.50%, 0.97%, 1.90%, and 2.30%.
- Zone:** A specific area is labeled "ZONE".
- Sidewalk:** The area to the right of the ramp is labeled "SIDEWALK".
- Dimensions and Elevation:** Dimensions include 996, 996, and 996. Elevation points are marked with values like 996.14, 995.97, 996.07, 995.96, 995.89, and 990.76.
- Other Features:** A dashed line labeled "01" and a circular feature labeled "02" are also shown.

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

Key features and labels:

- ADA WARNING PAD:** Located near the top center, with a slope of 0.09%.
- ADA RAMP:** Located at the bottom center, with a slope of 1.49%.
- TRANSITION ZONE:** Located on the right side, with a slope of 0.09%.
- SIDEWALK:** Located on the left side, with a slope of 1.91%.
- 0.75% Slope:** Indicated for the main road surface.
- Stationing Markers:** 990.41, 990.26, 990.34, and 990.18 are marked along the road.
- 01:** A marker located near the center of the diagram.

[illegible]

EXISTING CONTOUR

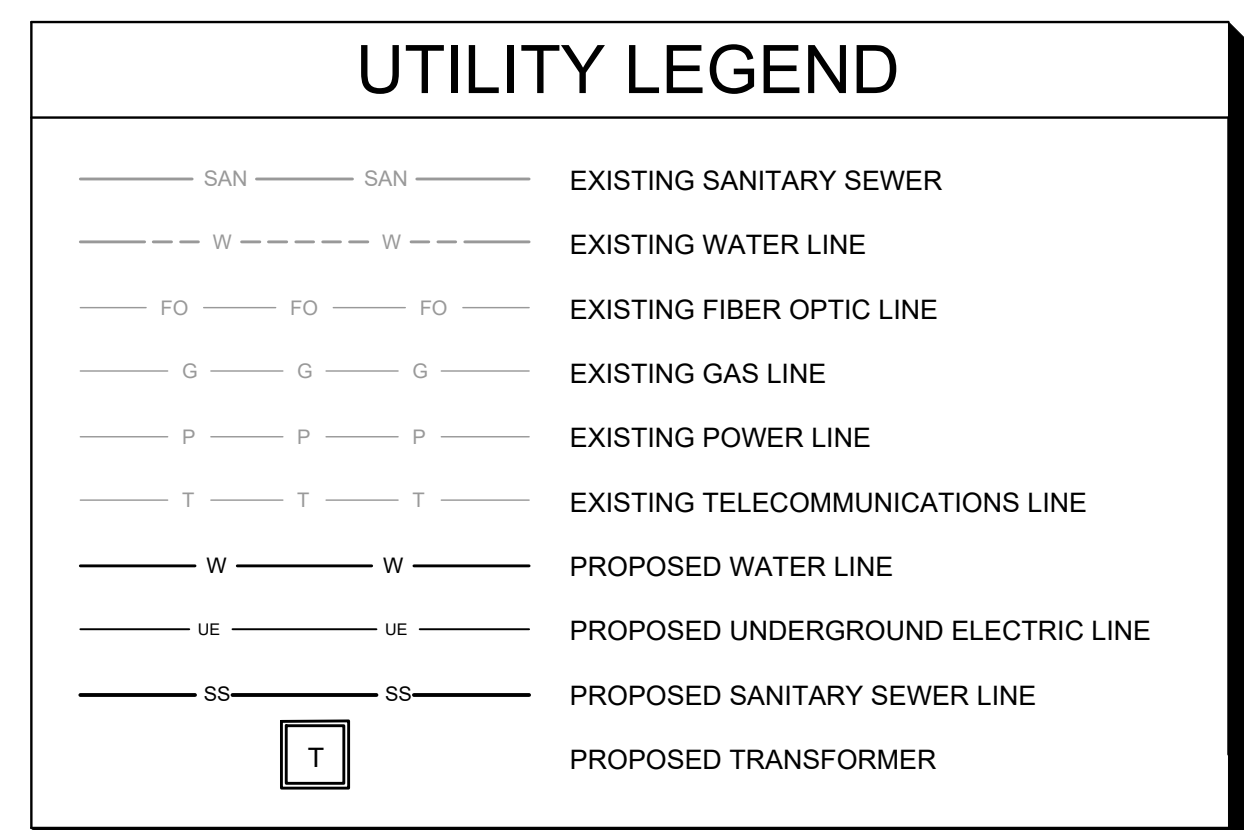
PROPOSED CONTOUR

SPOT ELEVATION

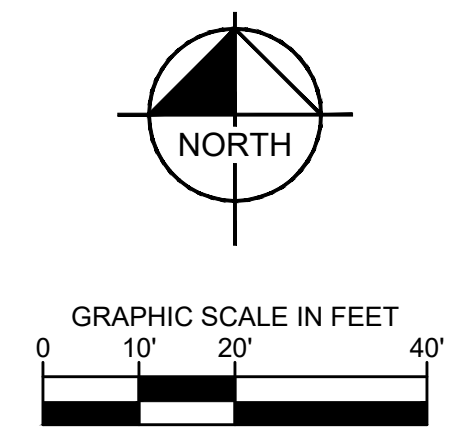
SLOPE ARROW

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	KHA PROJECT NO. 268442000	ORIGINAL ISSUE: 12/09/2024	LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081	ADA RAMPS	CAPITAL BUILDERS	
------	--------------	------------------------------	-------------------------------	---	-----------	------------------	--

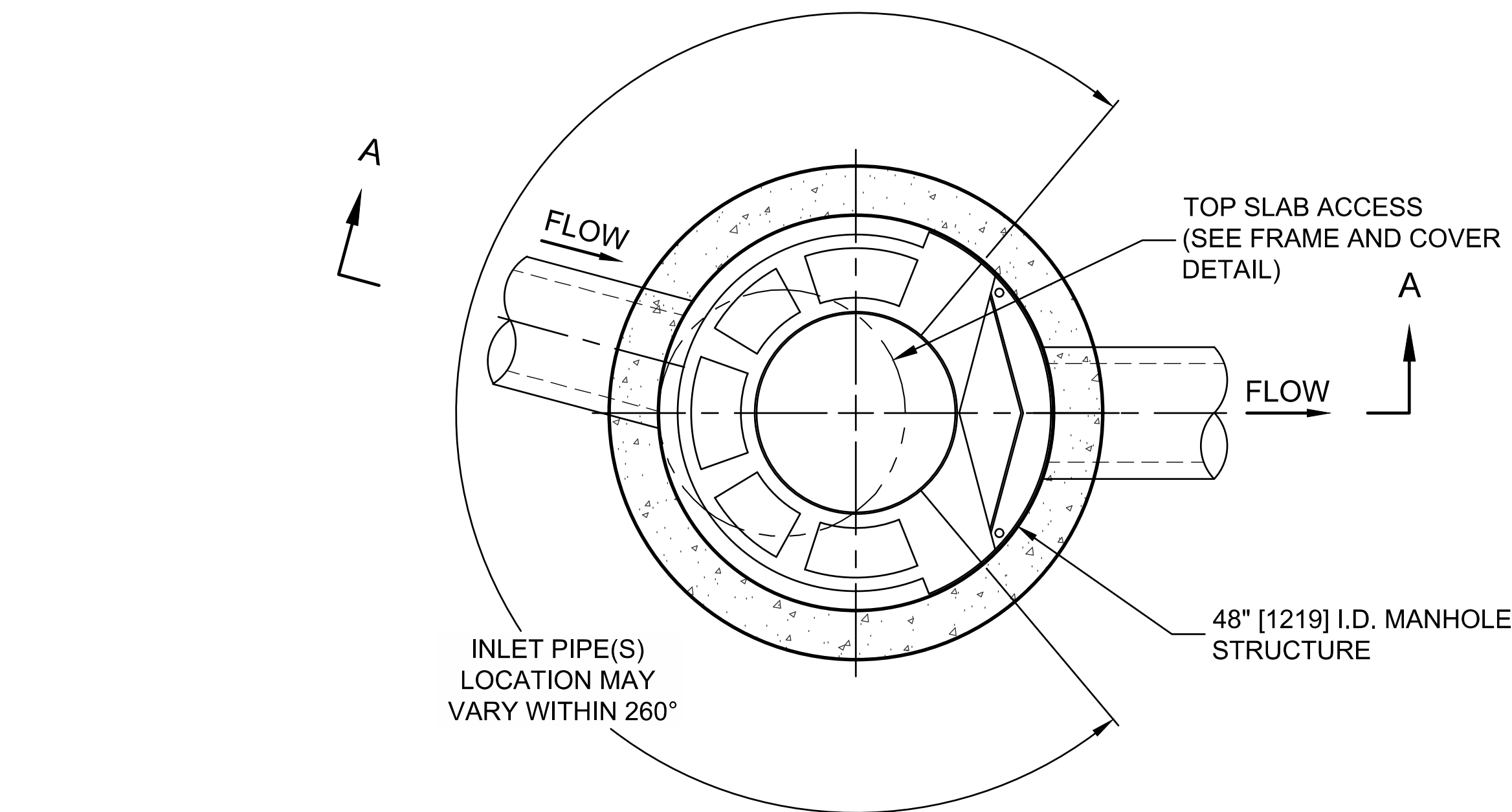


- | Rip-Rap Pad Sizing Calculations | |
|--|----------|
| Max. Shear Stress: $\tau_d = Y * d * S$ | |
| Flared-End Section 100: | |
| $\tau_d: (lb/ft^2)$ | 1.889082 |
| $Y: (lb/ft^3)$ | 62.4 |
| $d: (ft)$ | 0.8625 |
| $S: (ft/ft)$ | 0.0351 |
| Max. Permissible Shear Strength for MODOT Type 3 | |
| Rock Ditch Liner: $4 lb/ft^2$ | |

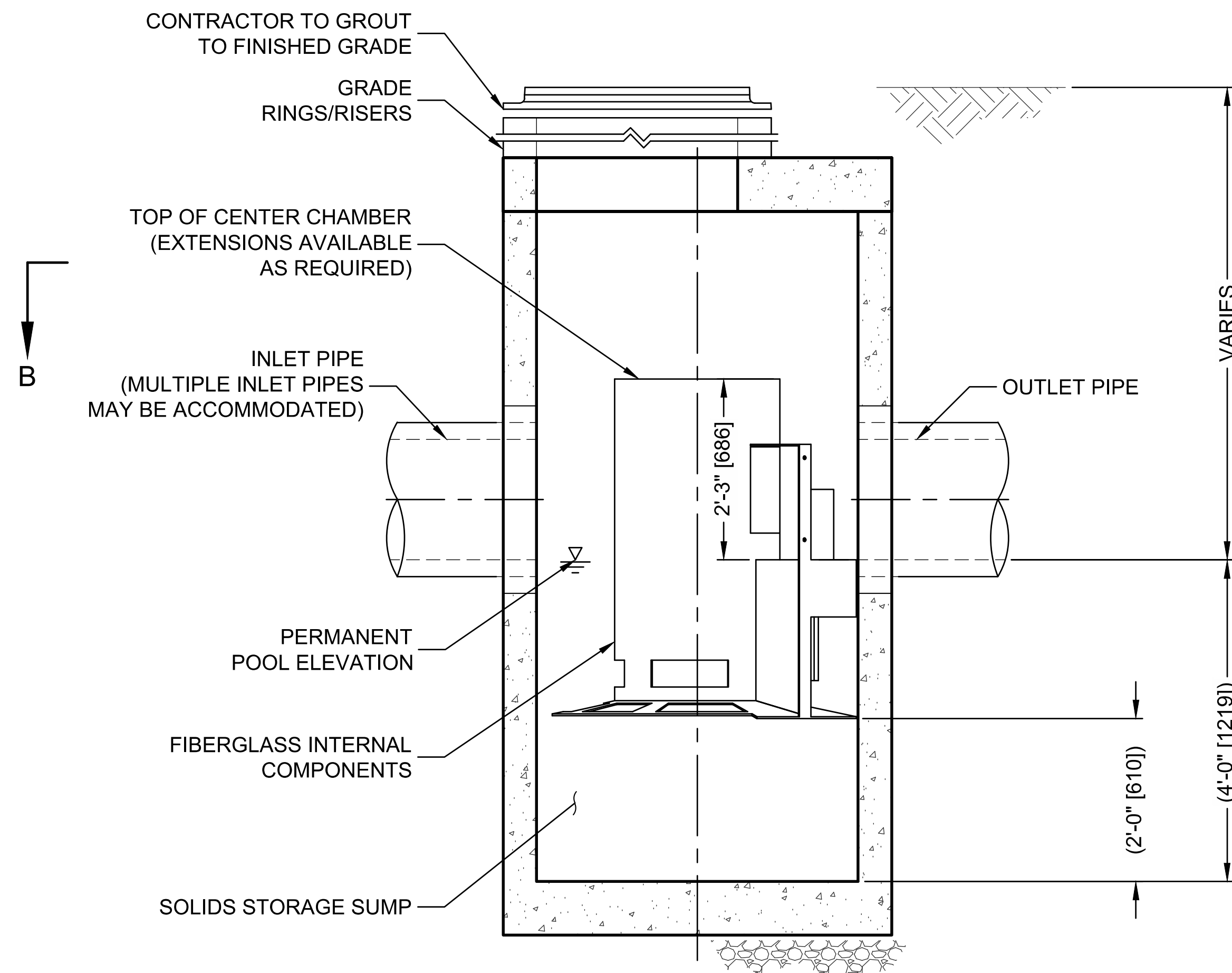


C006	SHEET NUMBER	KHA PROJECT NO. 268442000	ORIGINAL ISSUE: 12/09/2024	LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081	UTILITY & STORMWATER PLAN	CAPITAL BUILDERS		Kimley»Horn © 2023 KIMLEY HORN AND ASSOCIATES, INC. KIMLEY HORN AND ASSOCIATES, INC. KANSAS CITY, MO 64105 PHOTOGRAPH BY: JAMES W. COOPER WWW.KIMLEYHORN.COM	SCALE: AS NOTED DESIGNED BY: LLG DRAWN BY: LLG CHECKED BY: PAJ	STORMWATER ADDENDUM CITY COMMENTS	LLG 12/09/2024 LLG
------	--------------	------------------------------	-------------------------------	---	------------------------------	------------------	--	---	---	--------------------------------------	--------------------------

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



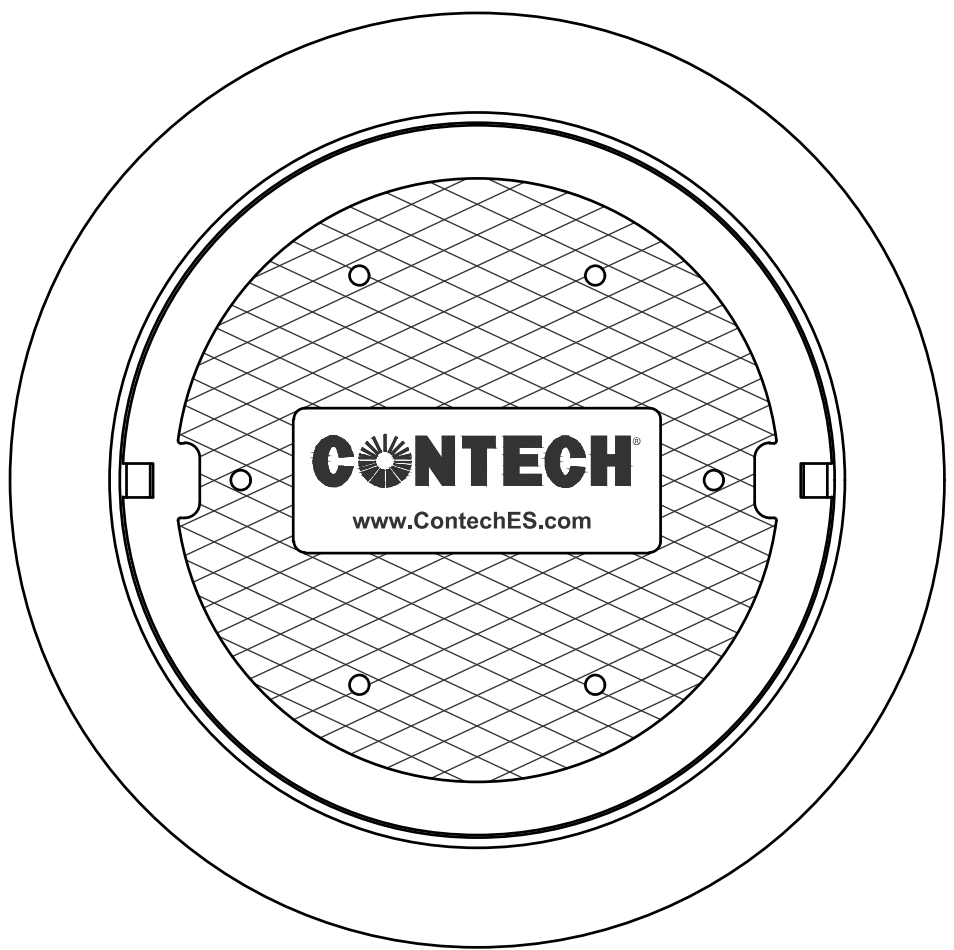
PLAN VIEW B-B
NOT TO SCALE



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	DIAMETER
INLET PIPE 1	984.14	HDPE	15"
INLET PIPE 2	984.34	HDPE	15"
OUTLET PIPE	983.59	HDPE	24"
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.



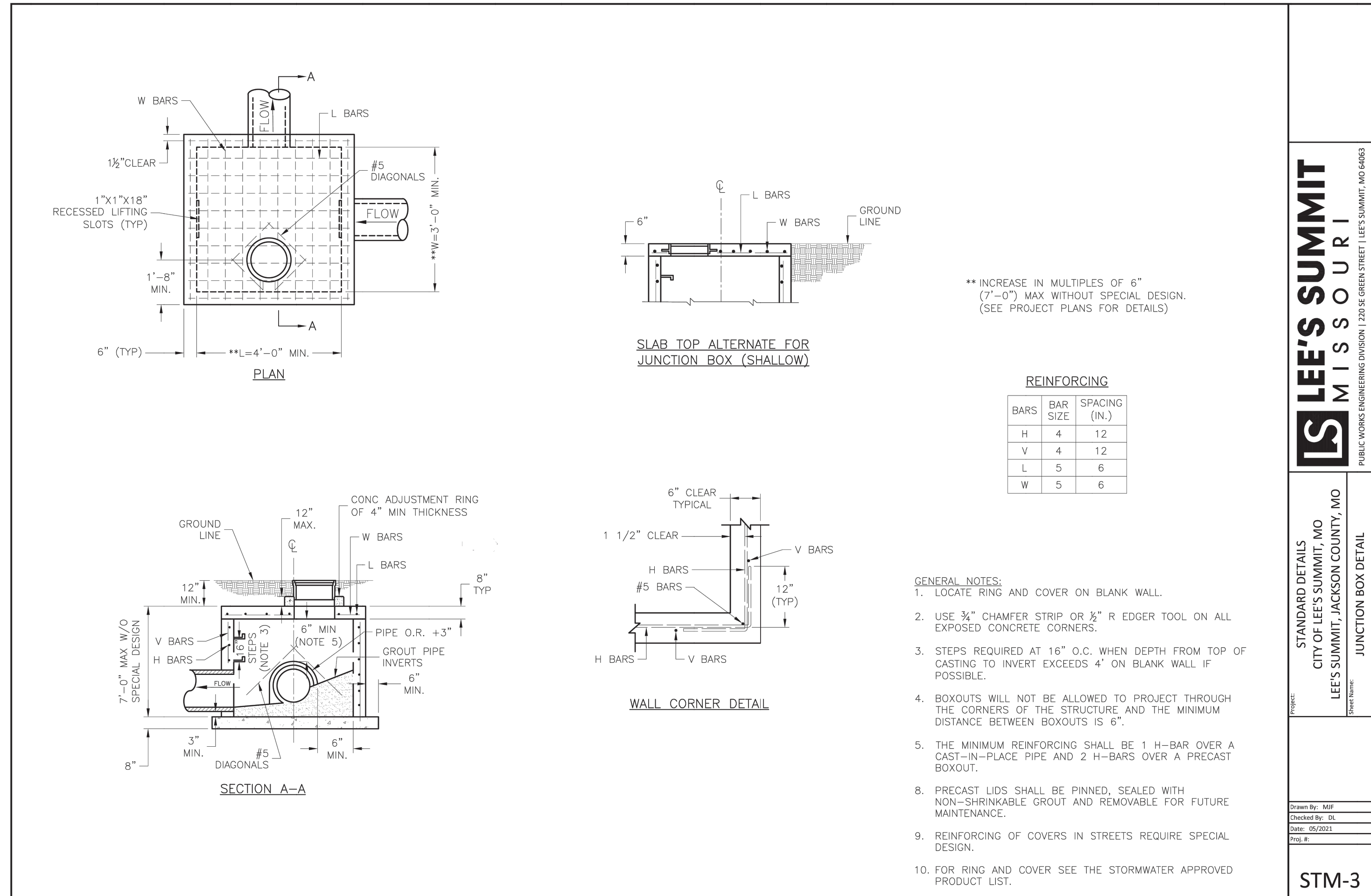
ENGINEERED SOLUTIONS LLC

www.contechES.com

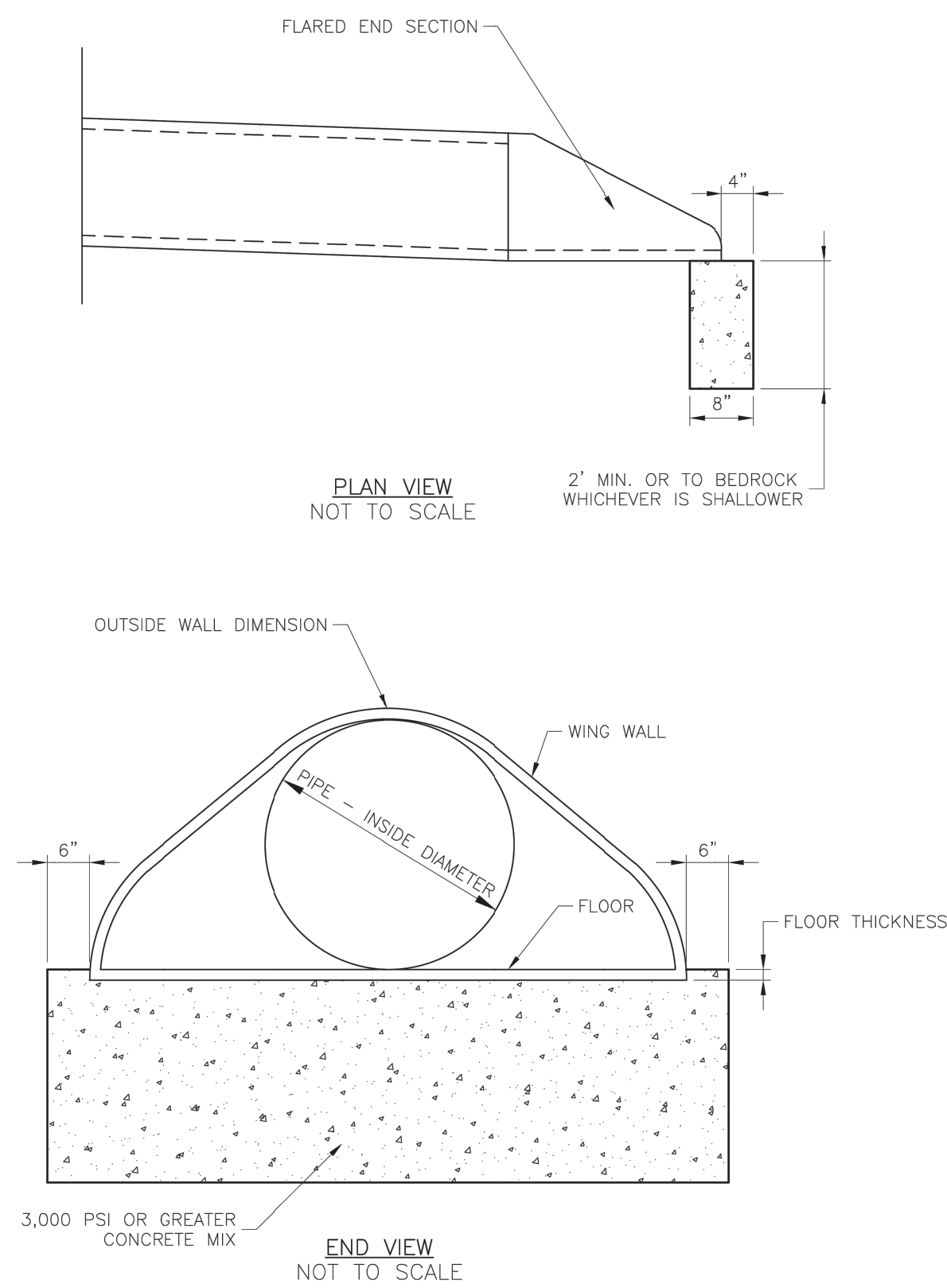
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069

800-338-1122 513-645-7000 513-645-7993 FAX

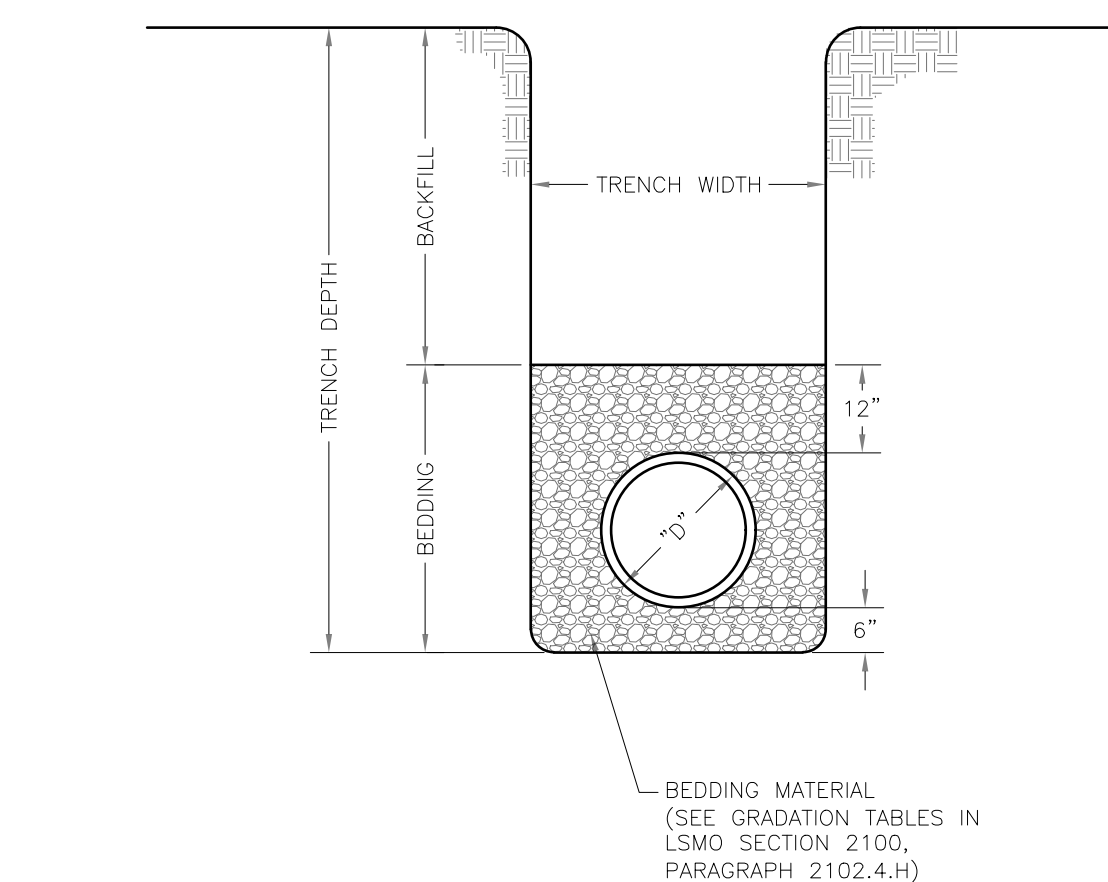
CS-4
CASCADE SEPARATOR
STANDARD DETAIL



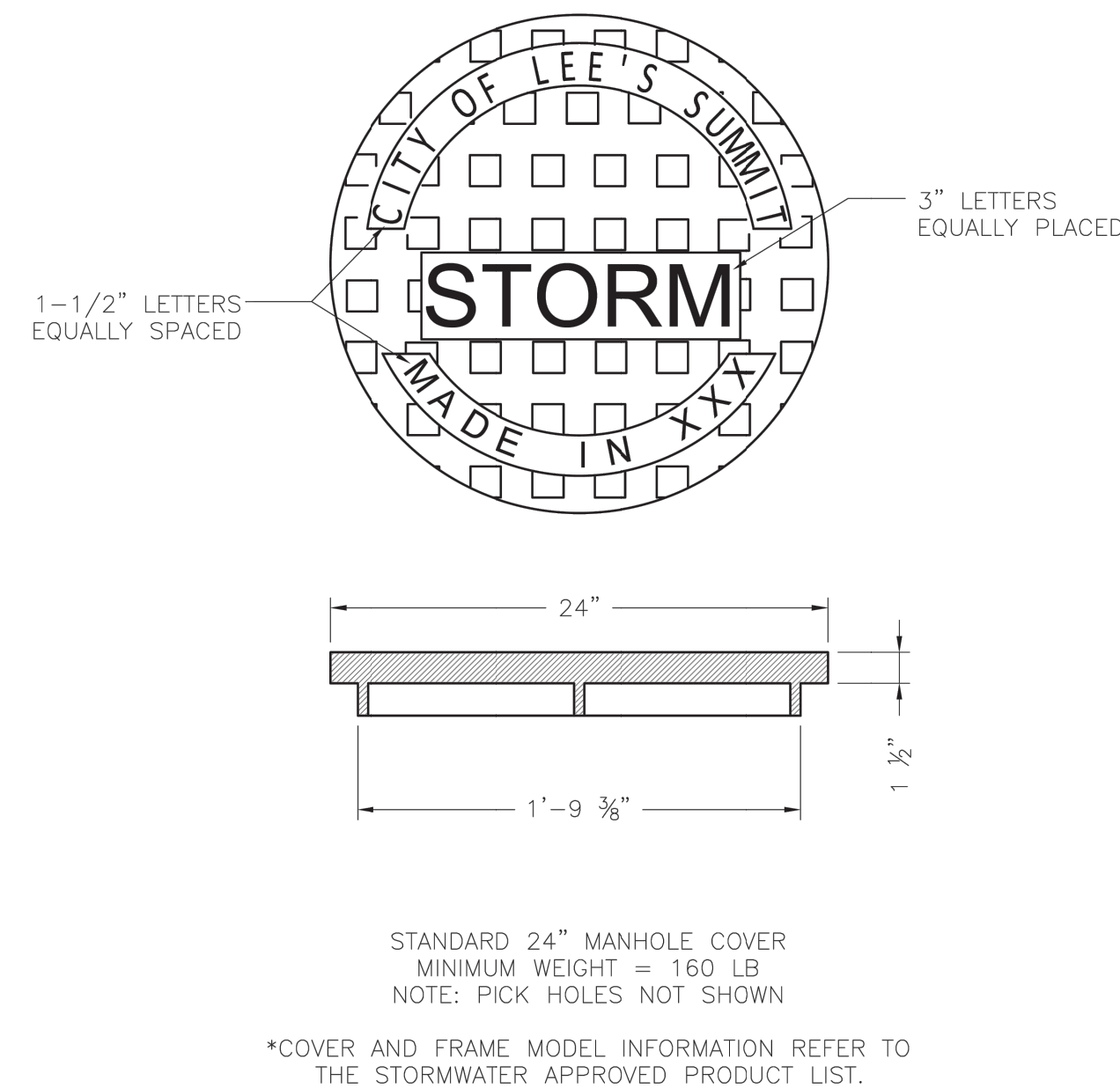
C009B	SHEET NUMBER	KHA PROJECT NO. 268442000	ORIGINAL ISSUE: 12/09/2024
LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081			
DETAILS			
CAPITAL BUILDERS			
			
SCALE:		AS NOTED	
DESIGNED BY:		LLG	
DRAWN BY:		LLG	
CHECKED BY:		PJJ	
Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 PHONE: 816-462-0550 WWW.KIMLEY-HORN.COM			
△	STORMWATER APPENDUM	LLG	10/30/2024
△	CITY COMMENTS	LLG	12/9/2024
No.	REVISIONS	DATE	BY



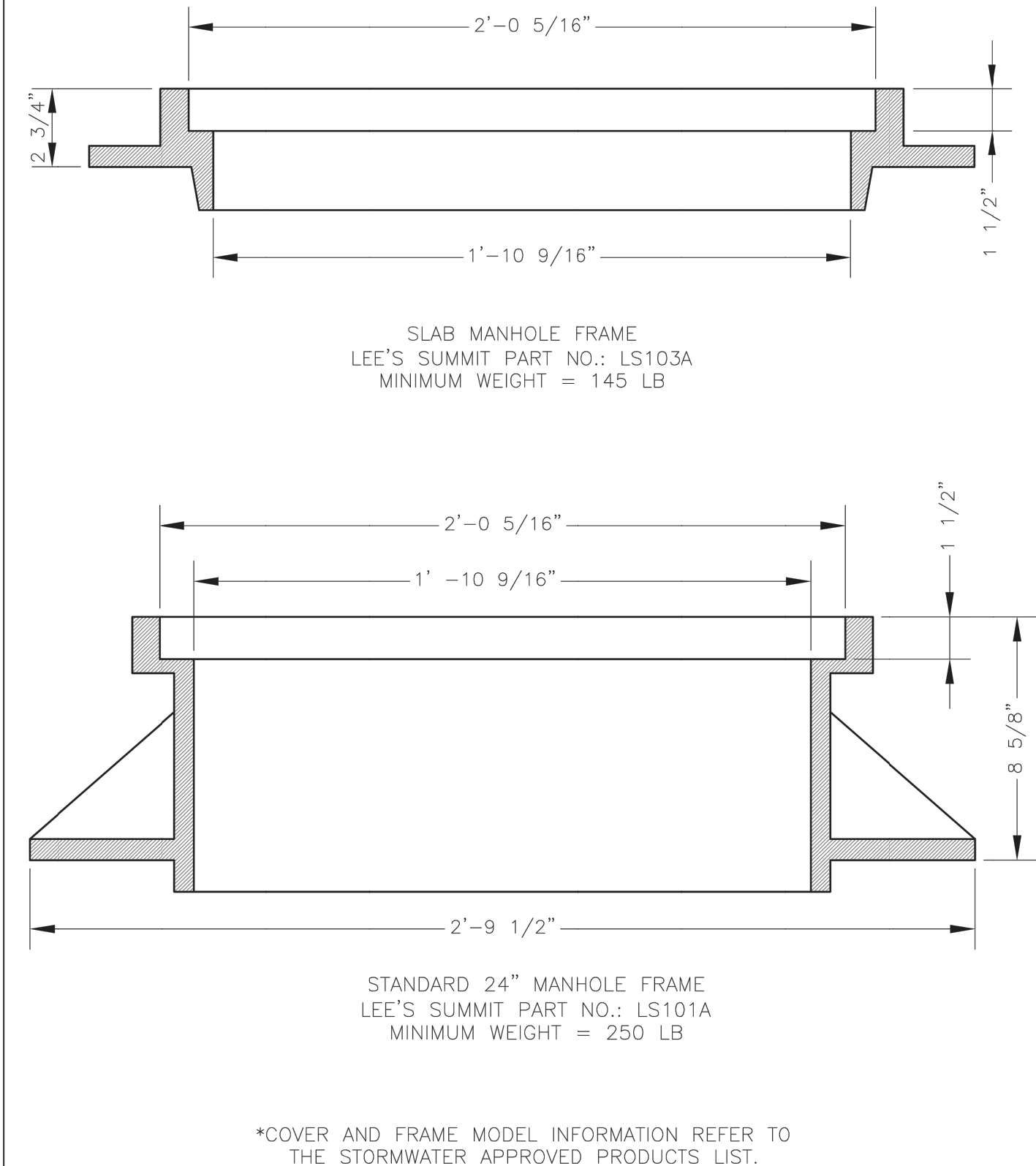
	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 1225 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 05/2021 Drawn By: MJF Checked By: DL
	FLARED END SECTION SUPPORT DETAIL	STM-5



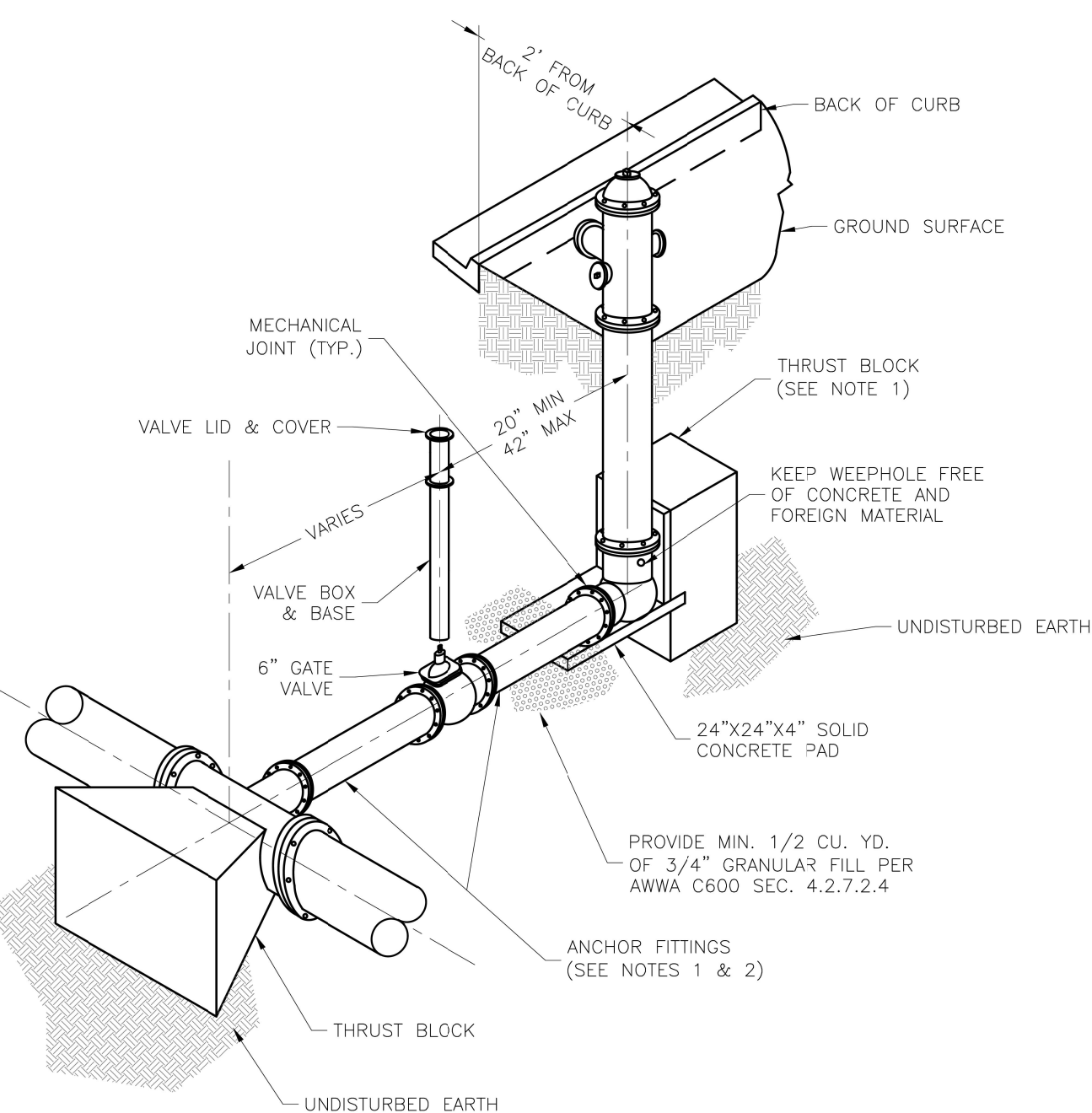
	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063		Date: 08/2023 Drawn By: MJH Checked By: GMB
	PIPE BEDDING DETAIL		GEN-6



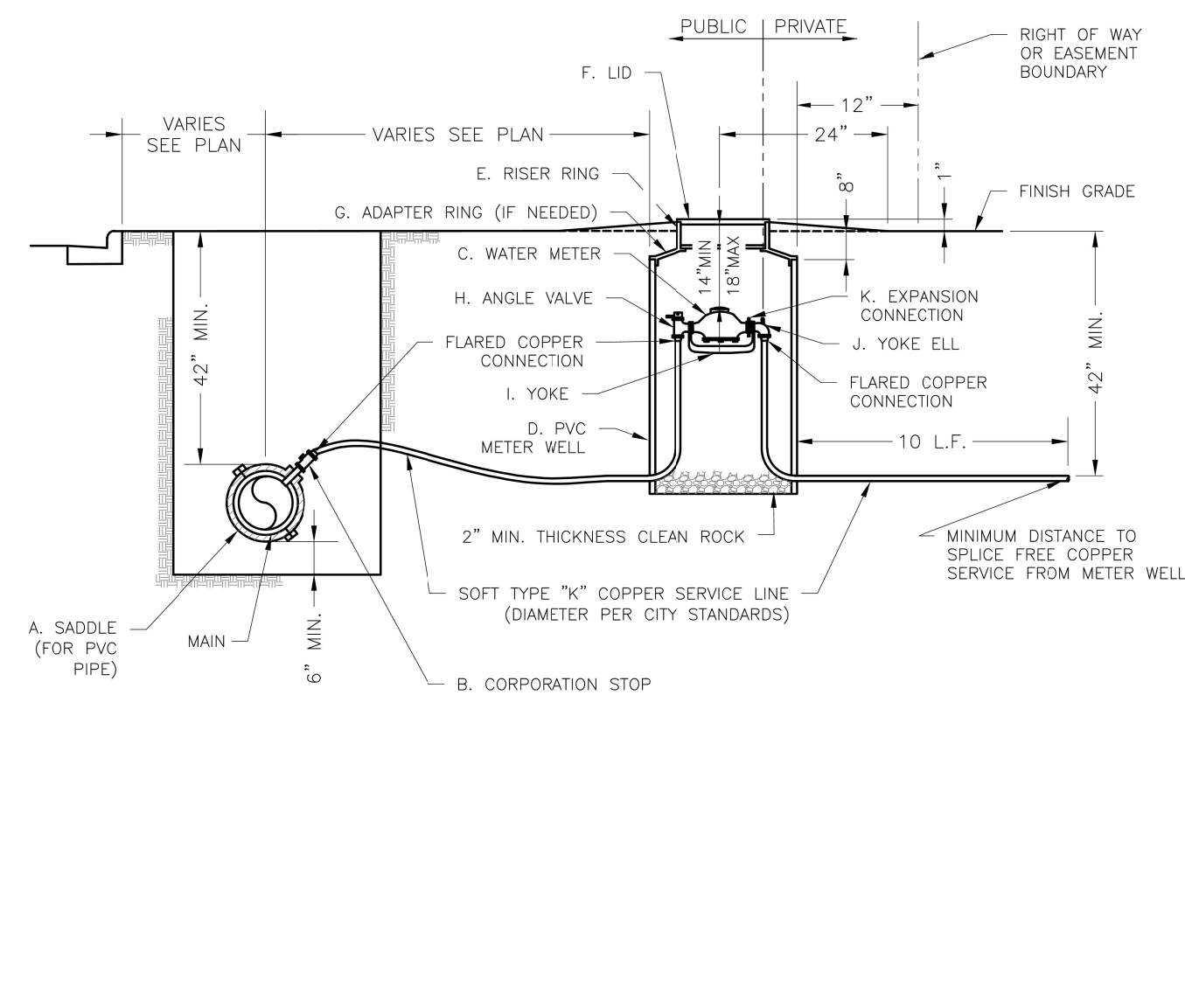
	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 230 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 05/2021 Drawn By: Mdf Checked By: DL
	STORM MANHOLE COVER DETAIL	STM-6



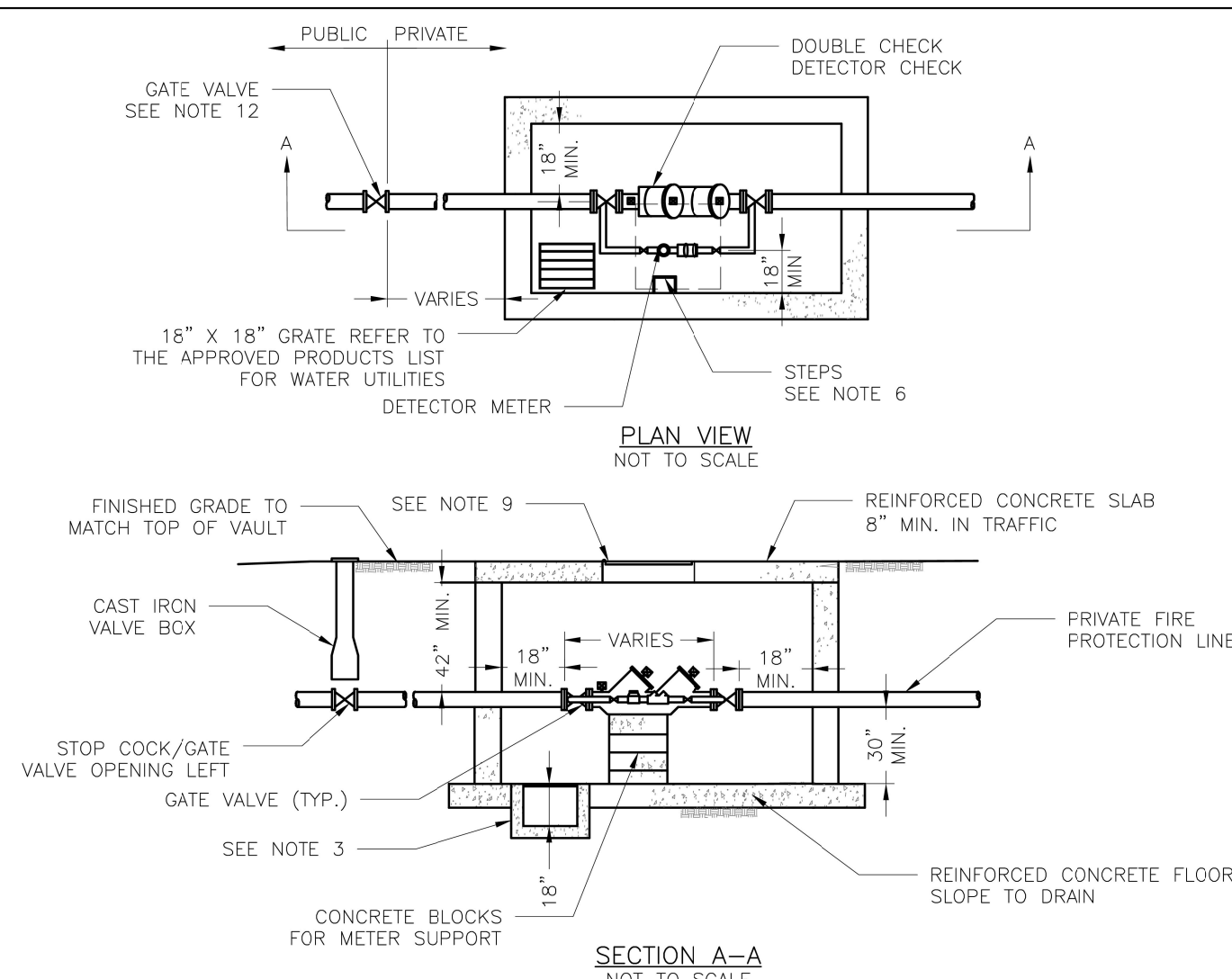
	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 05/2021 Drawn By: MJF Checked By: DL
	STORM MANHOLE FRAME DETAIL	DWG-7



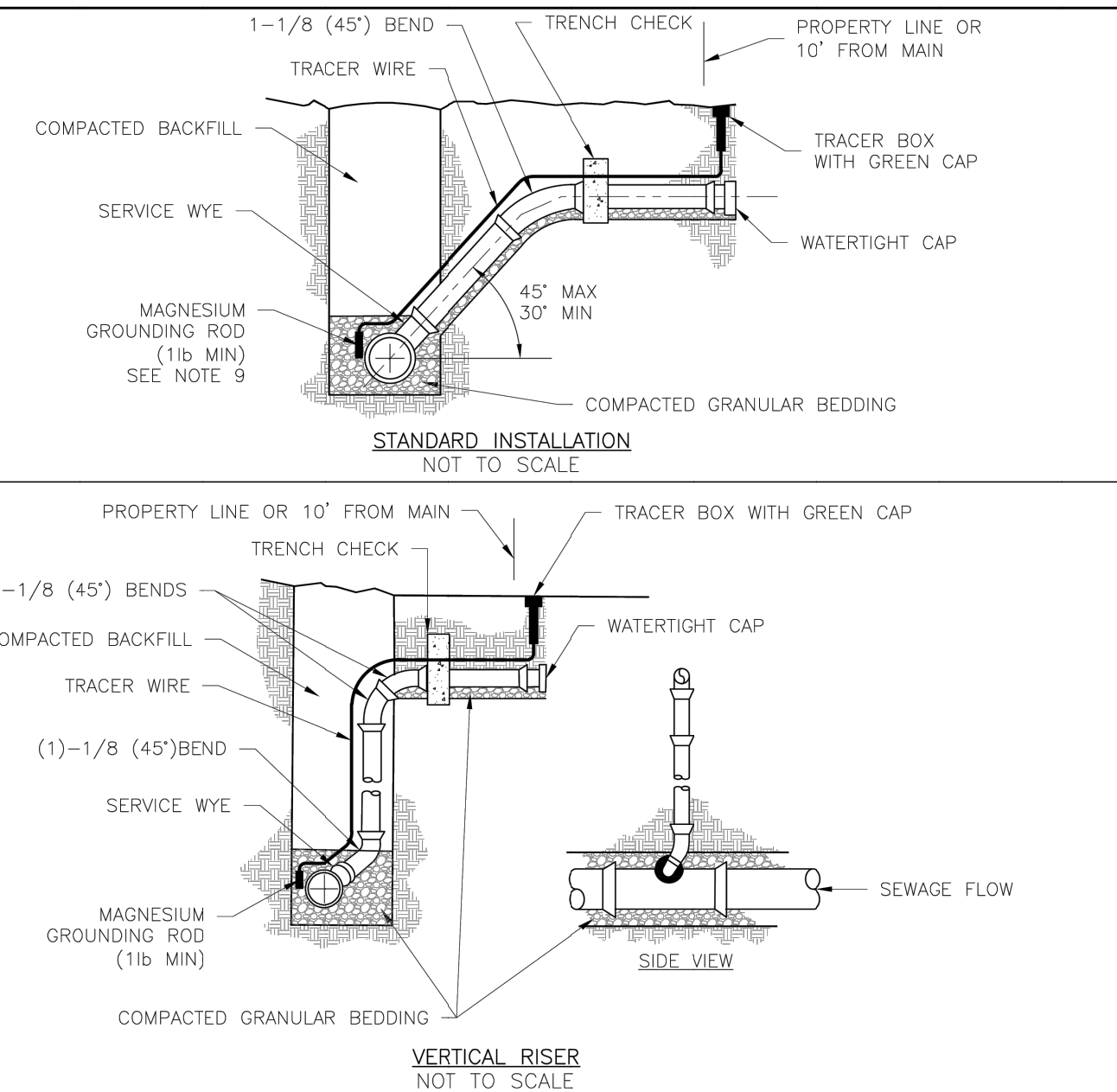
	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 08/2023 Drawn By: MJF Checked By: KLY
	HYDRANT - STRAIGHT SET	WAT-7



	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
	(This area is reserved for additional project information or notes.)		

SCALE:	AS NOTED	 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 905 PENNSYLVANIA AVENUE, SUITE 150 PHILADELPHIA, PA 19106-3655 PHONE: 814-692-0350 WWW.KIMLEY-HORN.COM	△	STORMWATER APPENDUM	LLG
DESIGNED BY:	LLG		△	CITY COMMENTS	LLG
DRAWN BY:	LLG				
CHECKED BY:	PJJ				
			No.	REVISIONS	DATE
					BY



CAPITAL BUILDERS

DETAILS

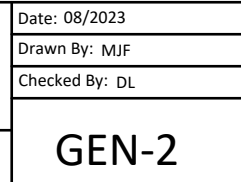
LEE'S SUMMIT
FLEX SPACE

ORIGINAL ISSUE:

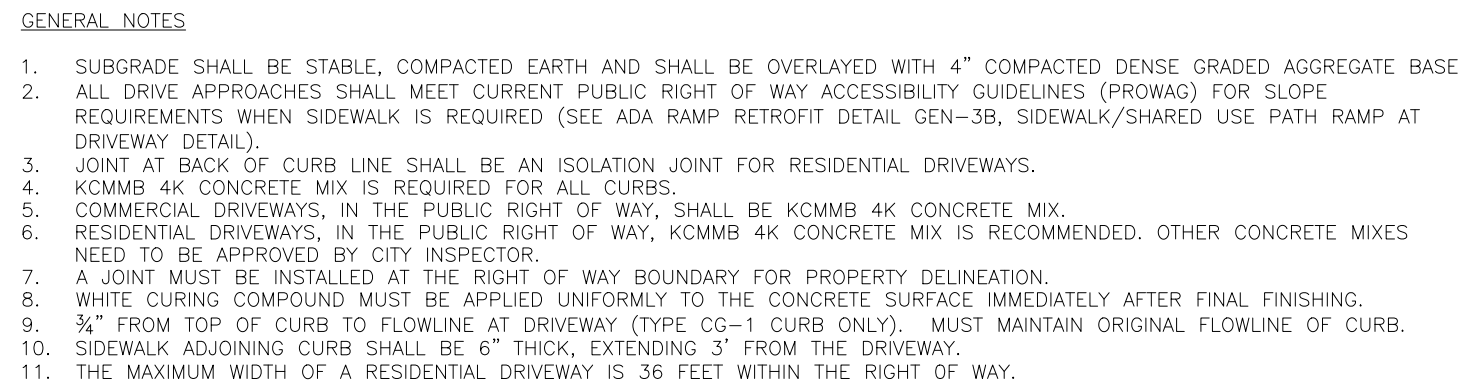
KHA PROJECT NO.

SHEET NUMBER

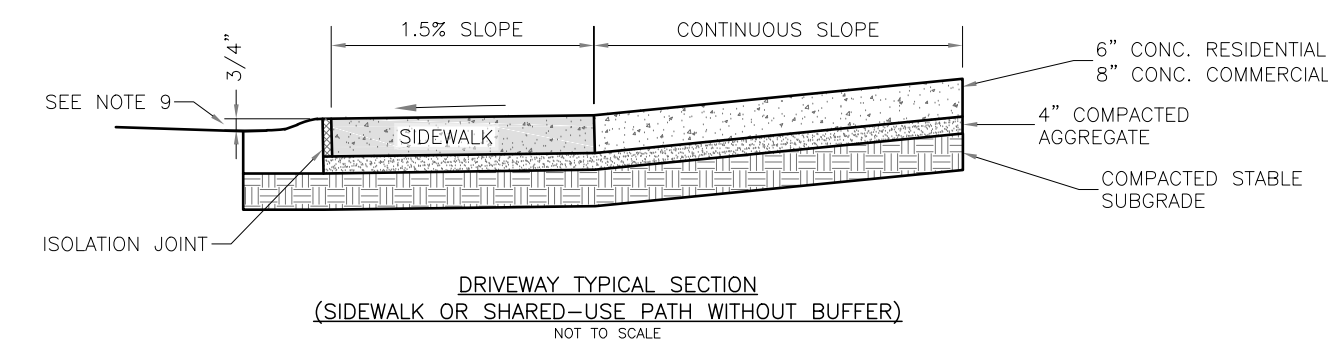
C010



SCALE: NOT TO SCALE



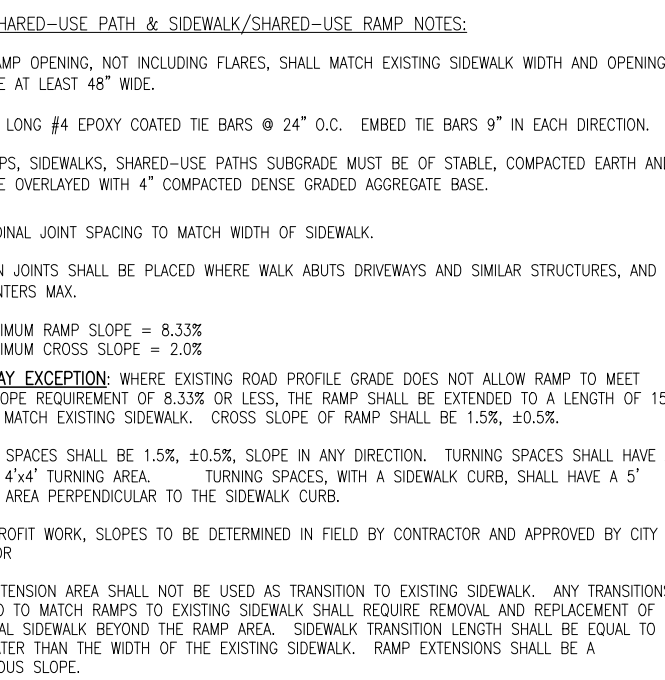
SCALE: NOT TO SCALE



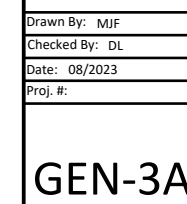
STANDARD DETAILS
OF LEE'S SUMMIT, MO
SUMMIT, JACKSON COUNTY, MO

Drawn By: MJF
Checked By: DL
Date: 08/2023
Proj. #:

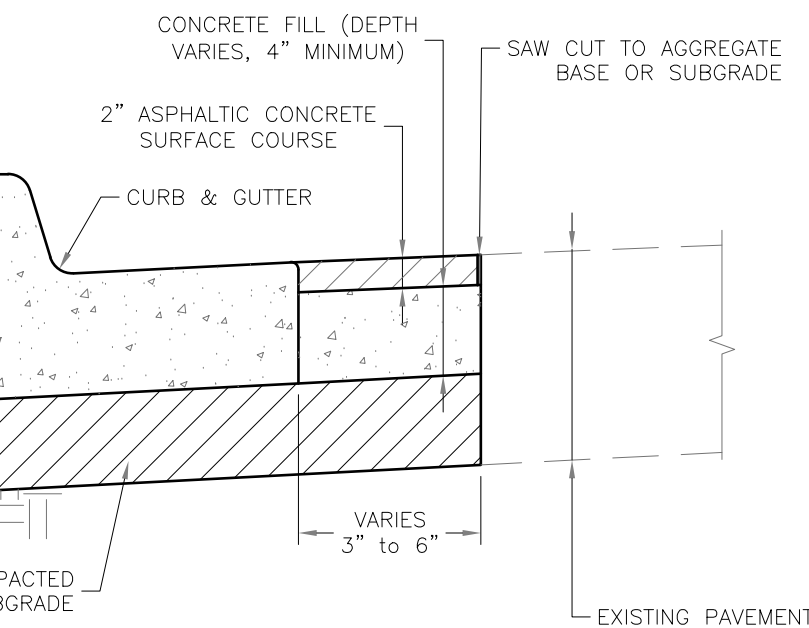
GEN-1



SCALE: NOT TO SCALE



GEN-3A



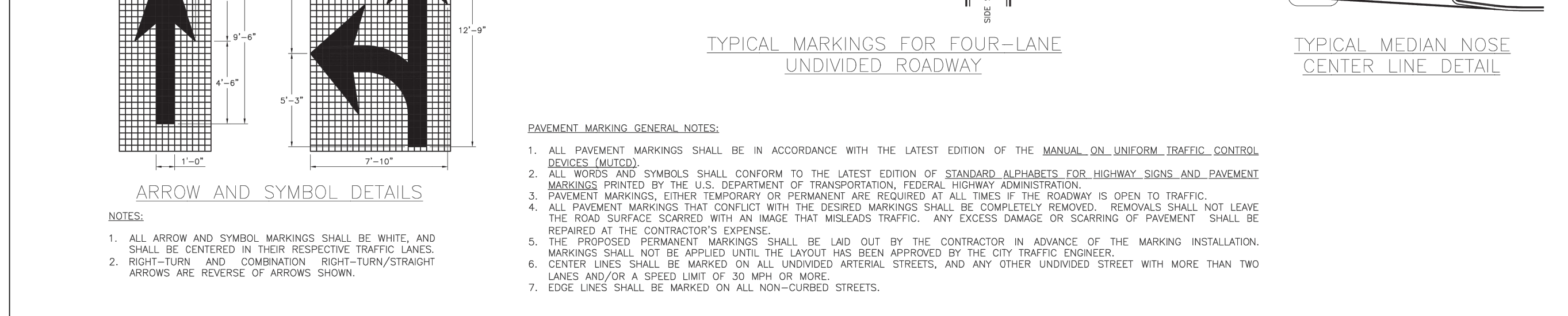
SCALE: NOT TO SCALE

DETAILS

LEE'S SUMMIT, MISSOURI 64081

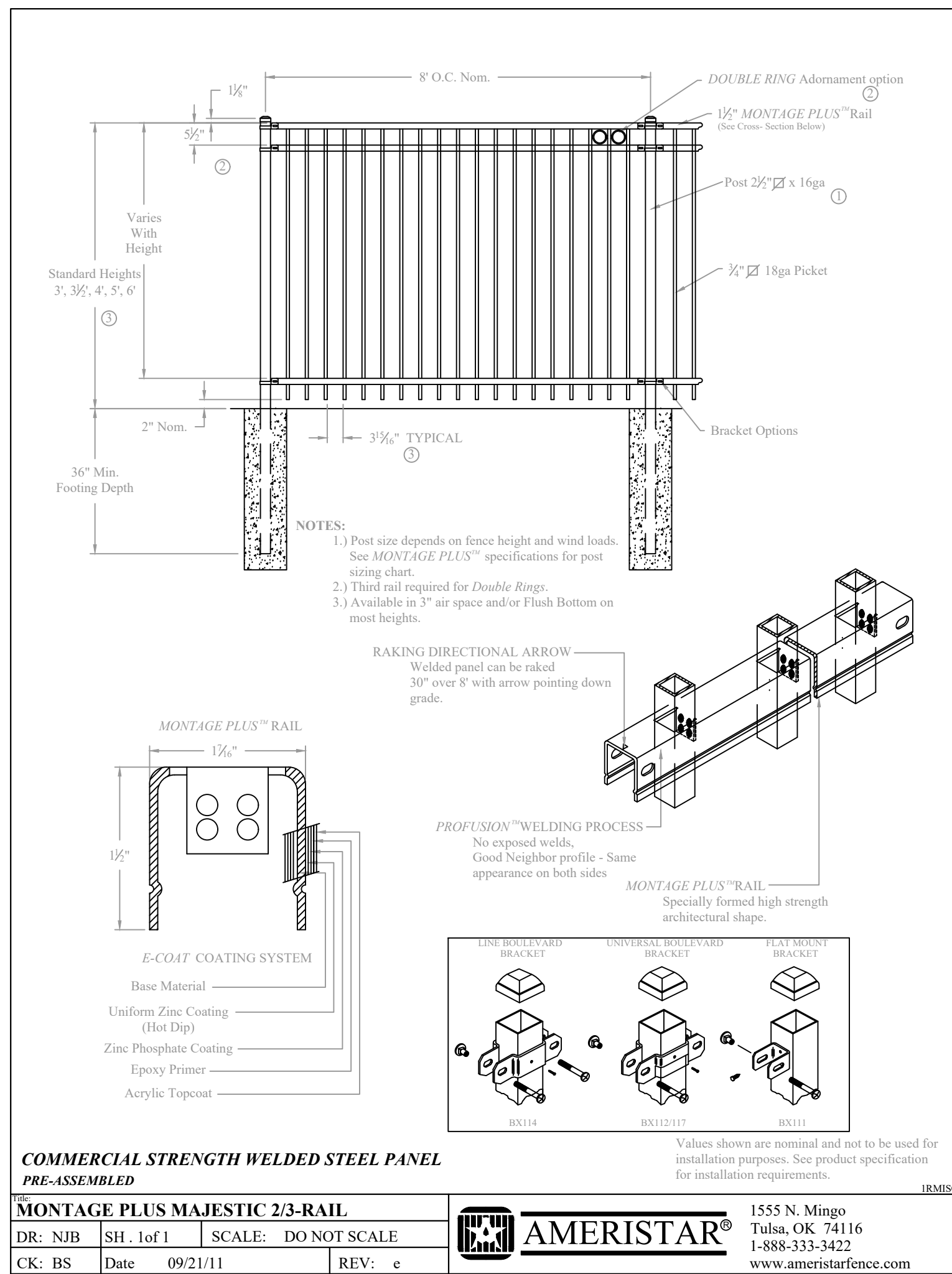
SHEET NUMBER

C011

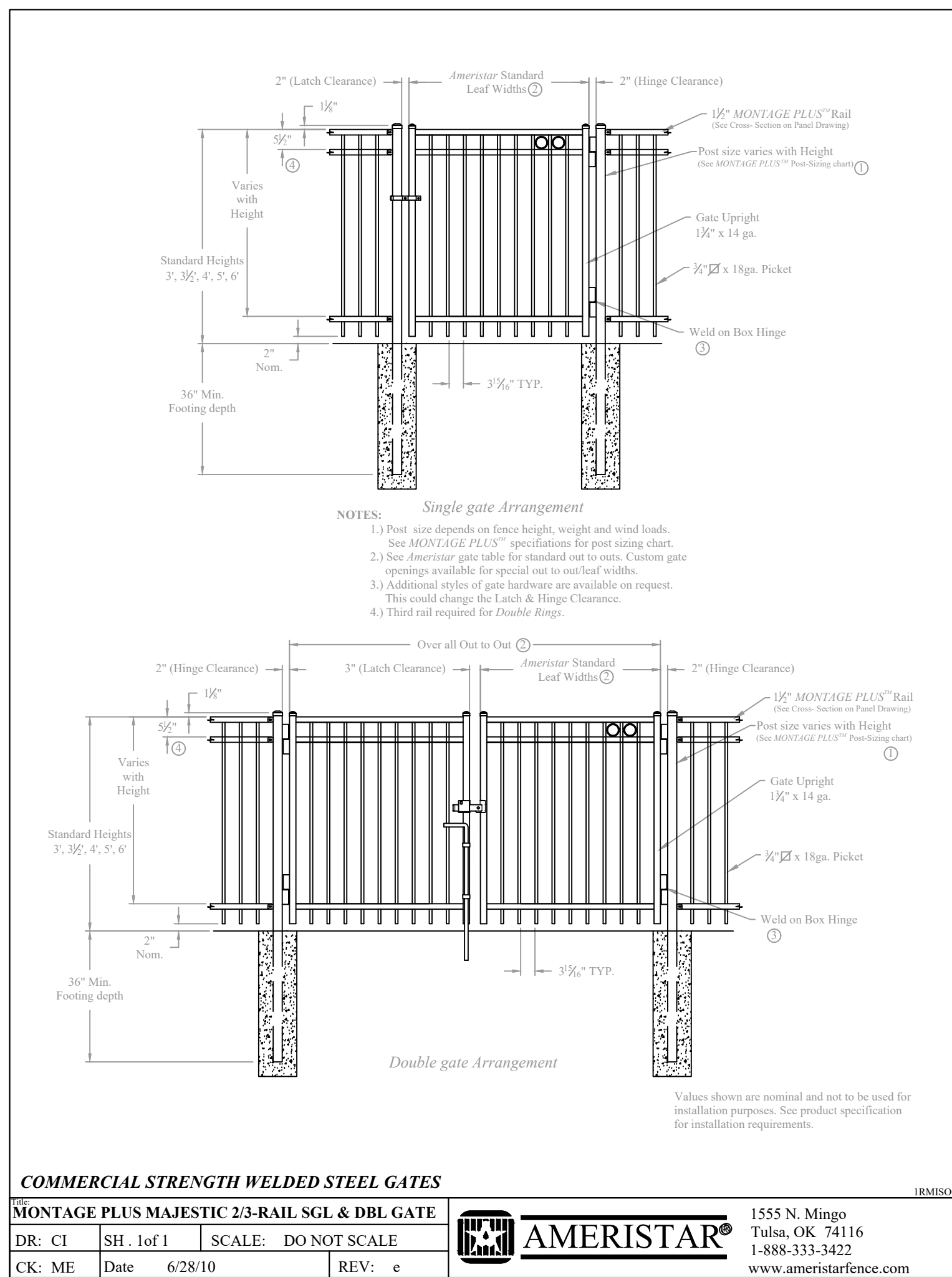


16 PAVEMENT MARKING ARROW AND SYMBOL DETAILS

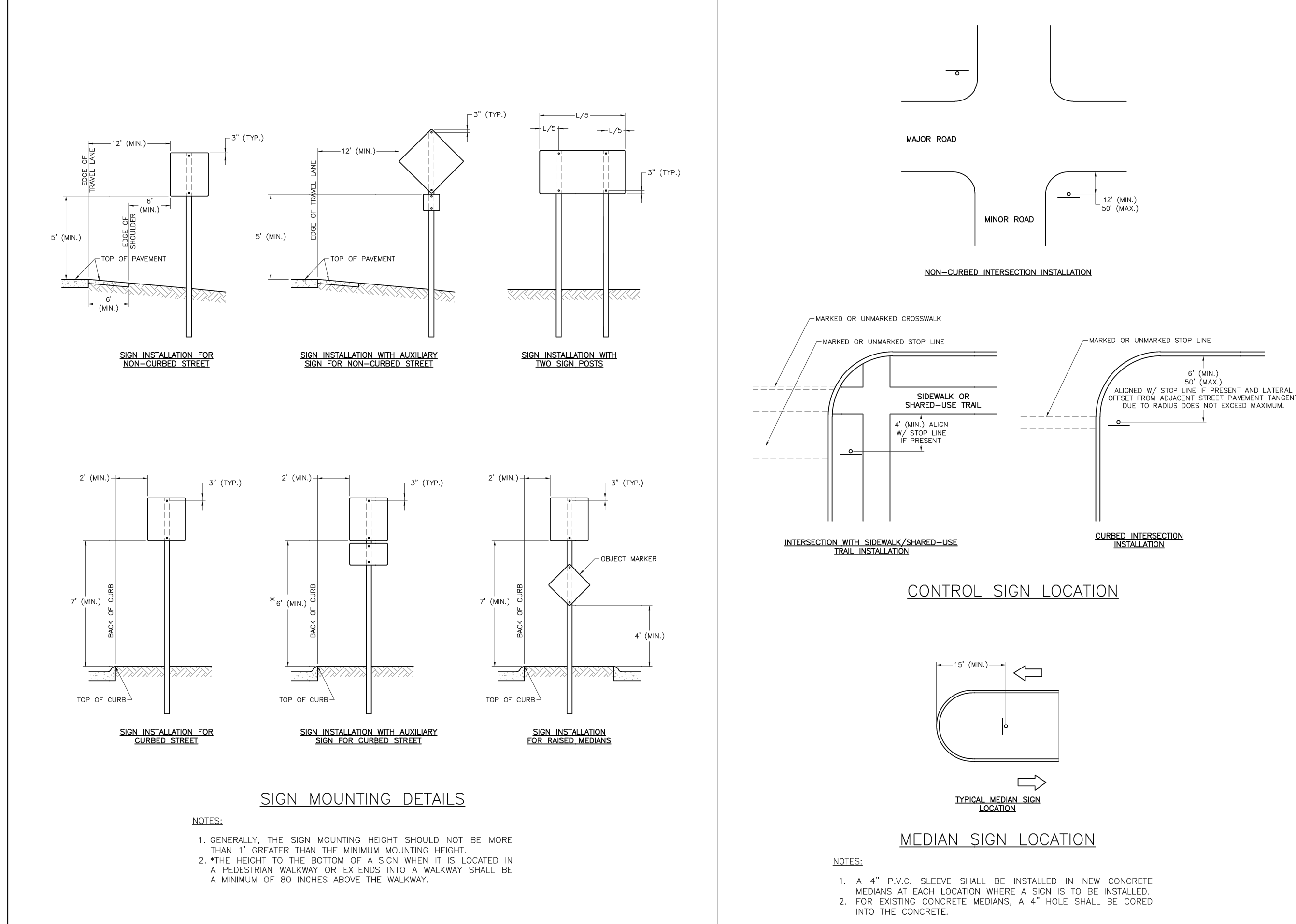
SCALE: NOT TO SCALE



18 AMERISTAR FENCE DETAIL
SCALE: NOT TO SCALE

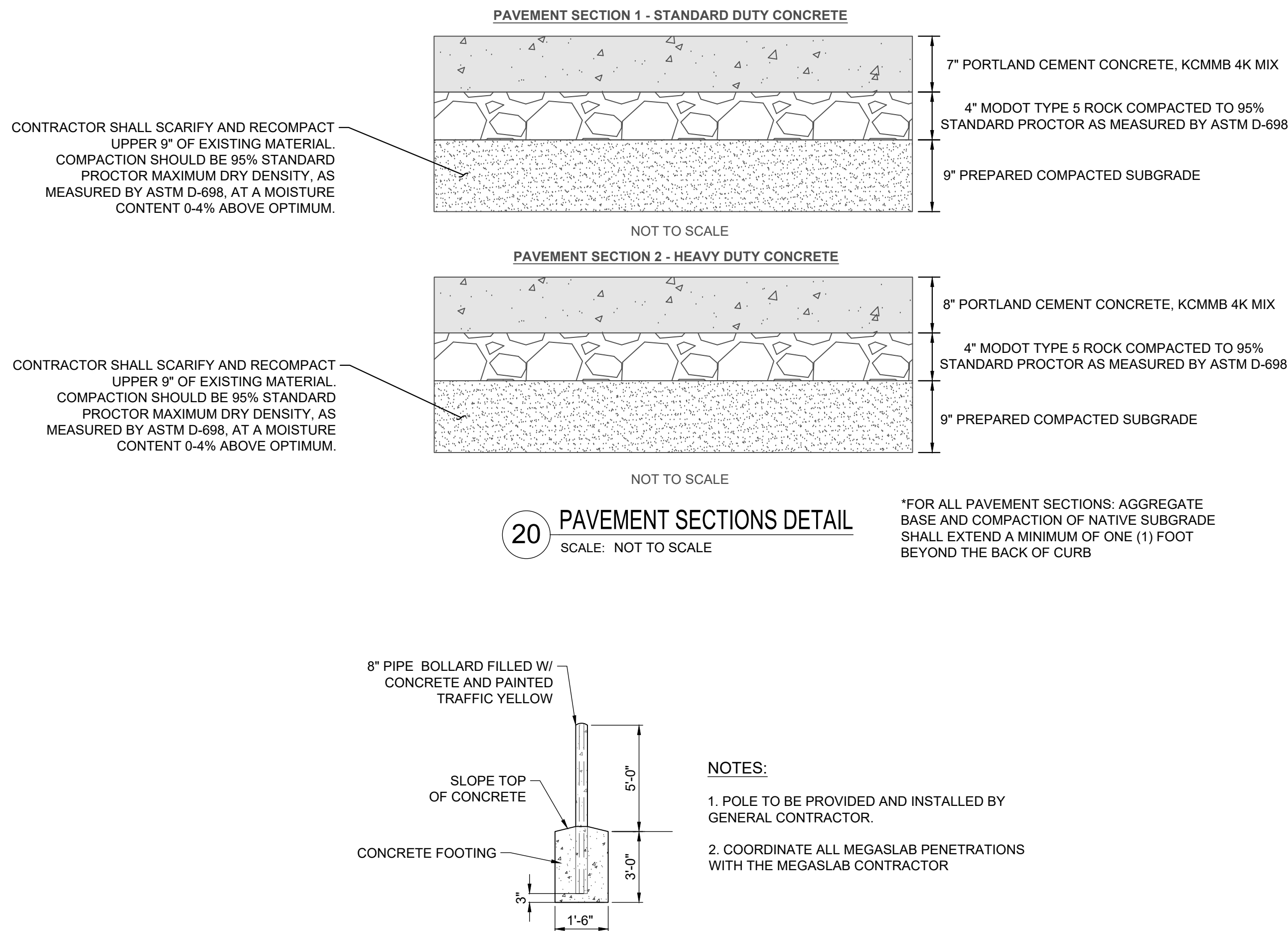


19 AMERISTAR GATE DETAIL
SCALE: NOT TO SCALE

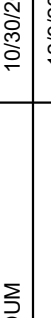


17 SIGN MOUNTING DETAILS

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

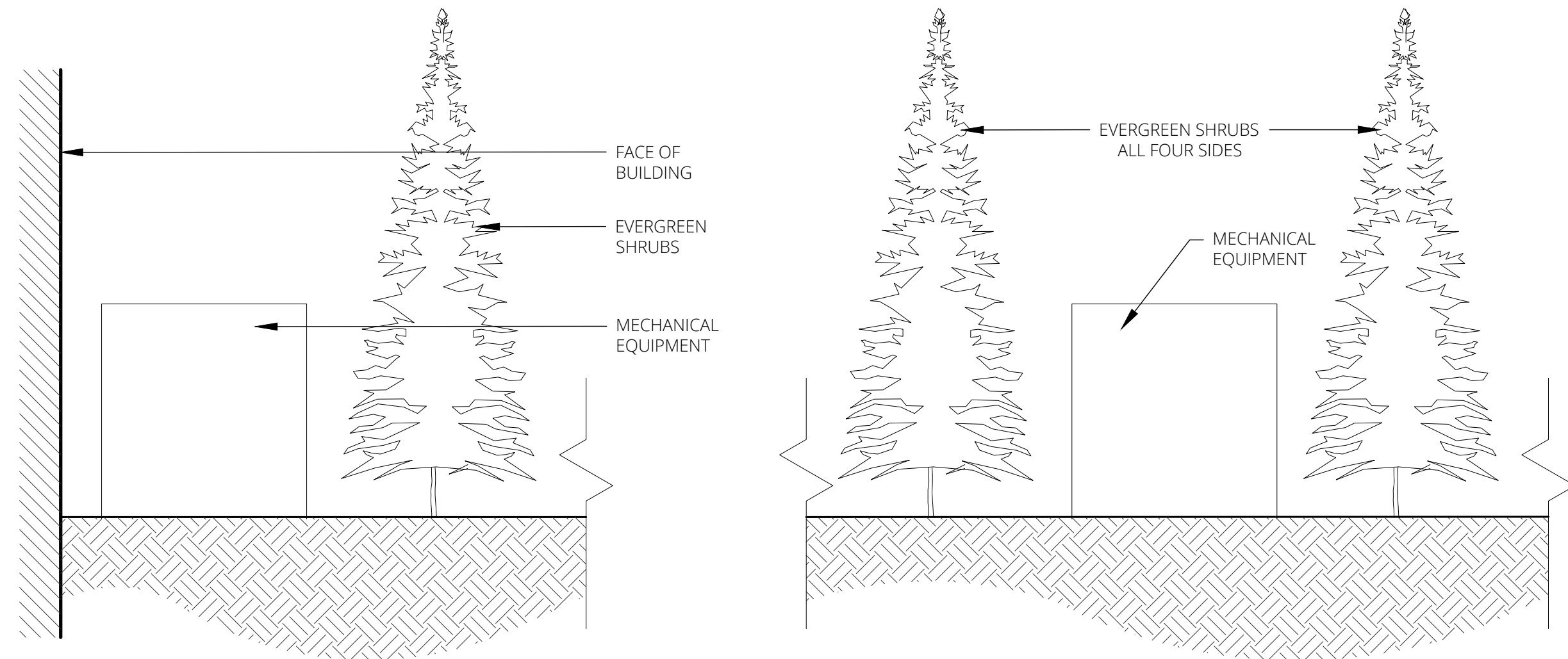
THOMPSON DRIVE	15 TREES AND 23 SHRUBS
DECKER STREET	7 TREES AND 10 SHRUBS

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

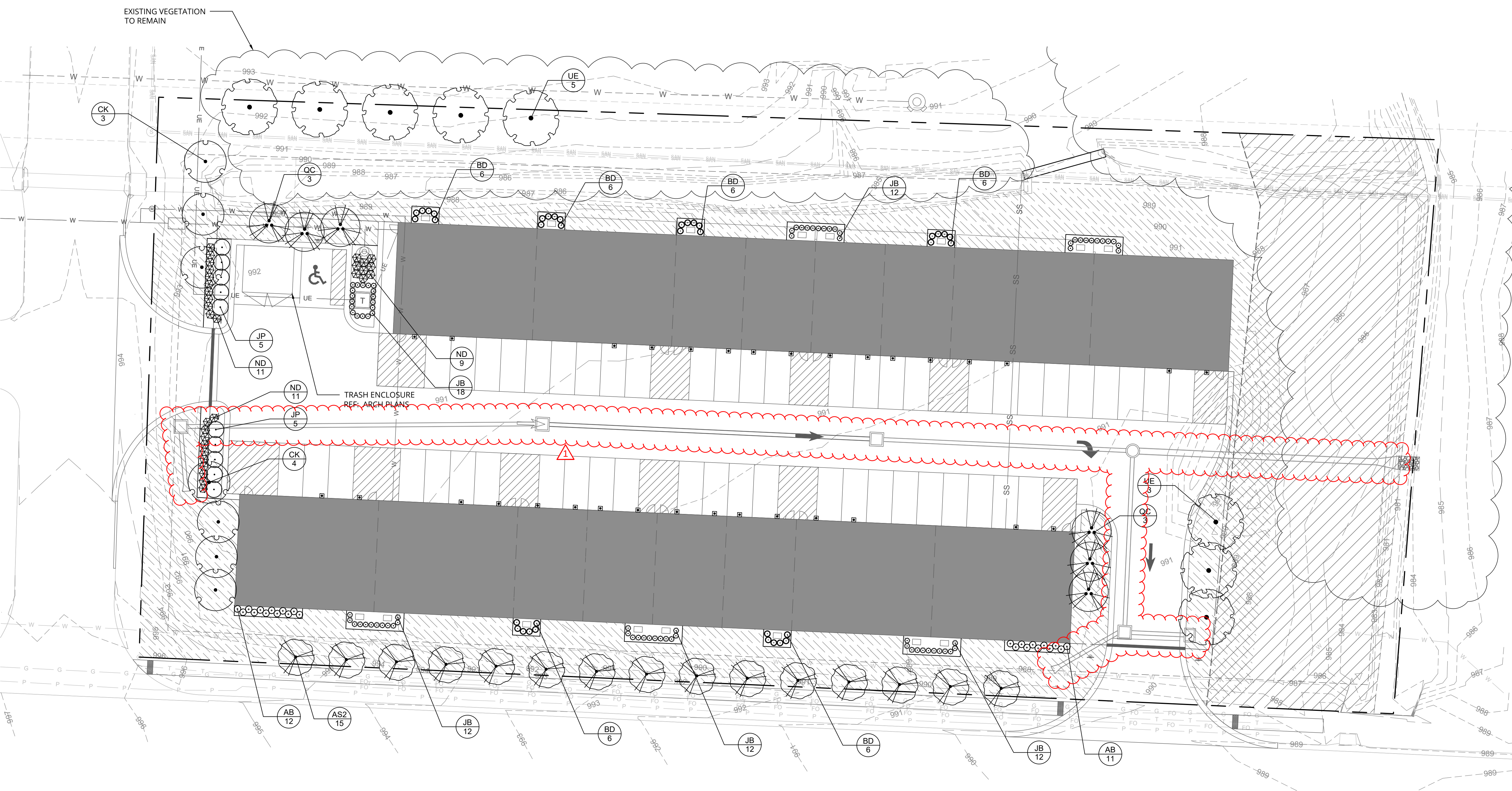
92,667 SF - 24,000 SF = 68,667 SF / 5,000 = 14 TREES AND 27 SHRUBS
PROVIDED: 14 TREES AND 27 SHRUBS

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	

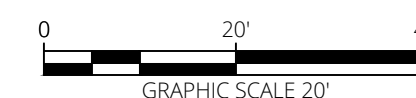


2



1

SCALE = 1" = 1'-20"



LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081	LANDSCAPE PLAN	 Olathe, KS 66061 www.landworksstudio.com 102 S. Cherry St. Phone: 913-584-0707		Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED DESIGNED BY: EMF DRAWN BY: EMF CHECKED BY: LWS	STORMWATER ADDENDUM 10/29/2024 EF
---	----------------	---	---	---	--	--

GENERAL

9. MOUND ALL PLANTING BEDS NOT ADJACENT TO BUILDINGS. PROVIDE POSITIVE DRAINAGE AROUND ALL PLANTING BEDS.

PLANTING MATERIALS

- ### PLANTING SOIL MIX

15. A MIX OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL THAT MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. THESE WILL BE MIXED ON-SITE, AND WILL CONSIST OF THE MIX COMPONENTS AND IN THE PROPORTIONS AS INDICATED:

A MIX OF EXISTING SOIL, TOPSOIL, AND COMPOST IN THE FOLLOWING RATIO:

- a. FINAL TESTED ORGANIC MATTER BETWEEN 2.75 AND 4% (BY DRY WEIGHT).
- b. MIX THE TOPSOIL AND COMPOST TOGETHER FIRST AND THEN ADD TO THE EXISTING SOIL. MIX WITH A LOADER BUCKET TO LOOSELY INCORPORATE THE TOPSOIL/COMPOST MIX INTO THE EXISTING SOIL.
- c. AT THE TIME OF FINAL GRADING, ADD LIME OR OTHER INORGANIC AMENDMENTS, ONLY IF REQUIRED, AT RATES RECOMMENDED BY THE TESTING RESULTS FOR THE PLANTS TO BE GROWN.
- d. PROVIDE A TWO-GALLON SAMPLE WITH TESTING DATA THAT INCLUDES RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME.

16. COMPOST: BLENDED AND GROUND LEAF, WOOD AND OTHER PLANT-BASED MATERIAL, COMPOSTED FOR A MINIMUM OF 9 MONTHS AND AT TEMPERATURES ENOUGH TO BREAK DOWN ALL WOODY FIBERS, SEEDS AND LEAF STRUCTURES, FREE OF TOXIC MATERIAL AT LEVELS THAT ARE HARMFUL TO PLANTS OR HUMANS. SOURCE MATERIAL SHALL BE YARD WASTE TRIMMINGS BLENDED WITH OTHER PLANT OR MANURE-BASED MATERIAL DESIGNED TO PRODUCE COMPOST HIGH IN FLURAL MATERIAL. COMPOST SHALL BE COMMERCIALY PREPARED COMPOST AND MEET US COMPOST COUNCIL STA/TMECC CRITERIA OR AS MODIFIED IN THIS SECTION FOR "COMPOST AS A LANDSCAPE BACKFILL MISC COMPONENT".

- a. COMPOST SHALL COMPLY WITH THE FOLLOWING PARAMETERS:
 - a.a. PH: 5.5 - 8.0.
 - a.b. SOIL SALT (ELECTRICAL CONDUCTIVITY): MAXIMUM 5 DS/M (MMHOS/CM).
 - a.c. MOISTURE CONTENT %, WET WEIGHT BASIS: 30 - 60.
 - a.d. PARTICLE SIZE, DRY WEIGHT BASIS: 98% PASS THROUGH 3/4 INCH SCREEN OR SMEAR.
 - a.e. STABILITY CARBON DIOXIDE EVOLUTION RATE: MG CO₂-C/ G OM/ DAY < 2.
 - a.f. SOLVITA MATURITY TEST: >6.
 - a.g. PHYSICAL CONTAMINANTS (INERTS), %, DRY WEIGHT BASIS: <1%.
 - a.h. CHEMICAL CONTAMINANTS, MG/KG (PPM): MEET OR EXCEED US EPA CLASS A STANDARD, 40CFR § 503.13, TABLES 1 AND 3 LEVELS.
 - a.i. BIOLOGICAL CONTAMINANTS SELECT PATHOGENS FECAL COLIFORM BACTERIA, OR SALMONELLA, MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR § 503.32(A) LEVEL REQUIREMENTS.
- 17. PROVIDE A ONE QUART SAMPLE WITH MANUFACTURER'S LITERATURE AND MATERIAL CERTIFICATION THAT THE PRODUCT MEETS THE REQUIREMENTS.
- 18. INORGANIC SOIL AMENDMENTS
 - a. LIME: ASTM C 602, AGRICULTURAL LIMING MATERIAL CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT AND AS FOLLOWS:
 - a.a. CLASS: T, WITH A MINIMUM OF 99 PERCENT PASSING THROUGH A NO. 8 SIEVE AND A MINIMUM OF 75 PERCENT PASSING THROUGH A NO. 60 SIEVE.
 - a.b. FORM: PROVIDE LIME IN FORM OF GROUND DOLOMITIC LIMESTONE.

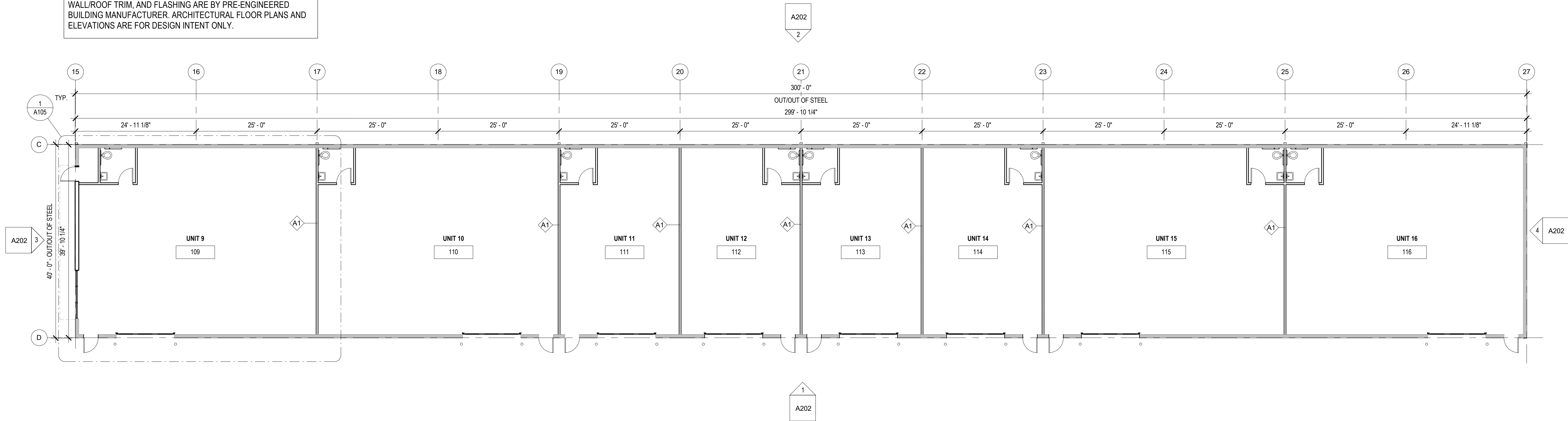
- ## RELATED ITEMS

25. EDGING: ALL PLANT BEDS AND TURF AREAS MUST BE SEPARATED WITH A CULTIVATED EDGE, AS SHOWN IN THE DETAIL ON THIS SHEET.
26. MULCH: APPLY A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH IN PLANTING BEDS AND AROUND TREES. MULCH SHALL CONSIST OF PURE WOOD. BROWN IN COLOR AND BE FREE OF ALL FOREIGN SUBSTANCES. PROVIDE AND INSTALL PRE-EMERGENT HERBICIDE PRIOR TO MULCH INSTALLATION PER MANUFACTURERS INSTRUCTIONS.
27. TREE TIES: CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4-INCH-WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. SUBJECT TO COMPLIANCE WITH THESE REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING PRODUCTS, OR APPROVED EQUIVALENT:

"ARBORTIE GREEN" MANUFACTURED BY DEEP ROOT PARTNERS, LP
 "LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC
MAINTENANCE AND CLEAN-UP

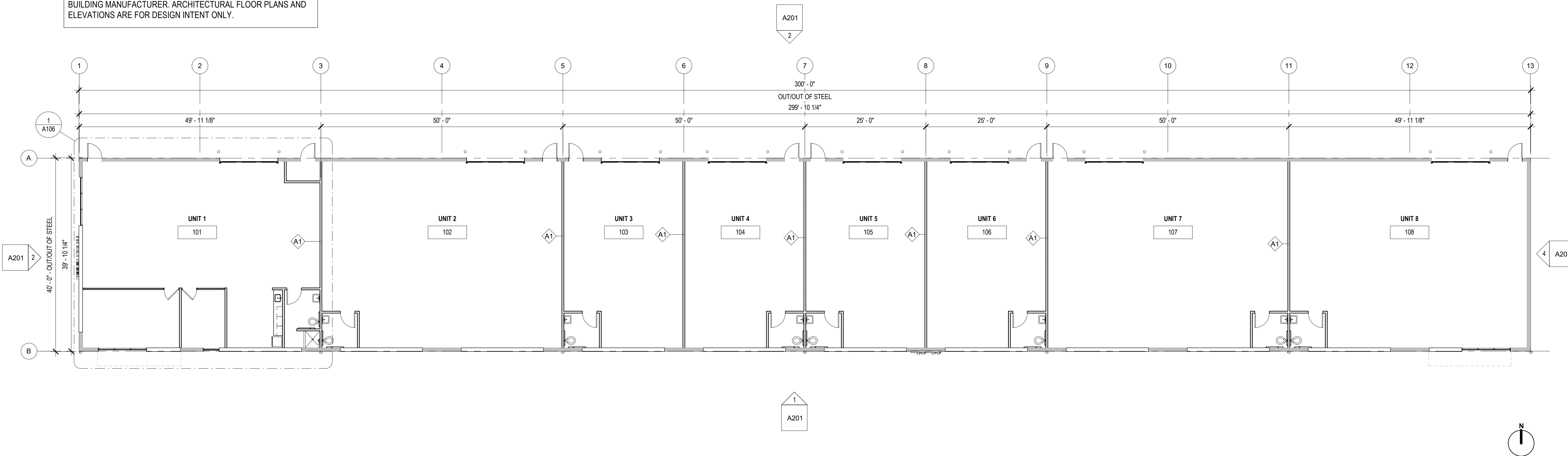
28. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
29. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
- INSPECTION, WARRANTIES AND GUARANTEE
30. AT THE COMPLETION OF PLANTING OPERATIONS, ALL PLANTS SHALL BE INSPECTED BY A LICENSED LANDSCAPE ARCHITECT TO VERIFY THAT ALL LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANTING PLAN AND IS IN A HEALTHY CONDITION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ONCE IT CAN BE VERIFIED THAT ALL PLANTINGS CONFORM TO THE APPROVED PLAN AND ARE FOUND TO BE HEALTHY, THE LANDSCAPE ARCHITECT SHALL PREPARE AN AFFIDAVIT TESTIFYING TO THESE FACTS AND THE OWNER SHALL SUBMIT IT TO CITY STAFF.
31. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
32. CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, PERENNIALS AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS REPLACED FOR THIS REASON SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.

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.

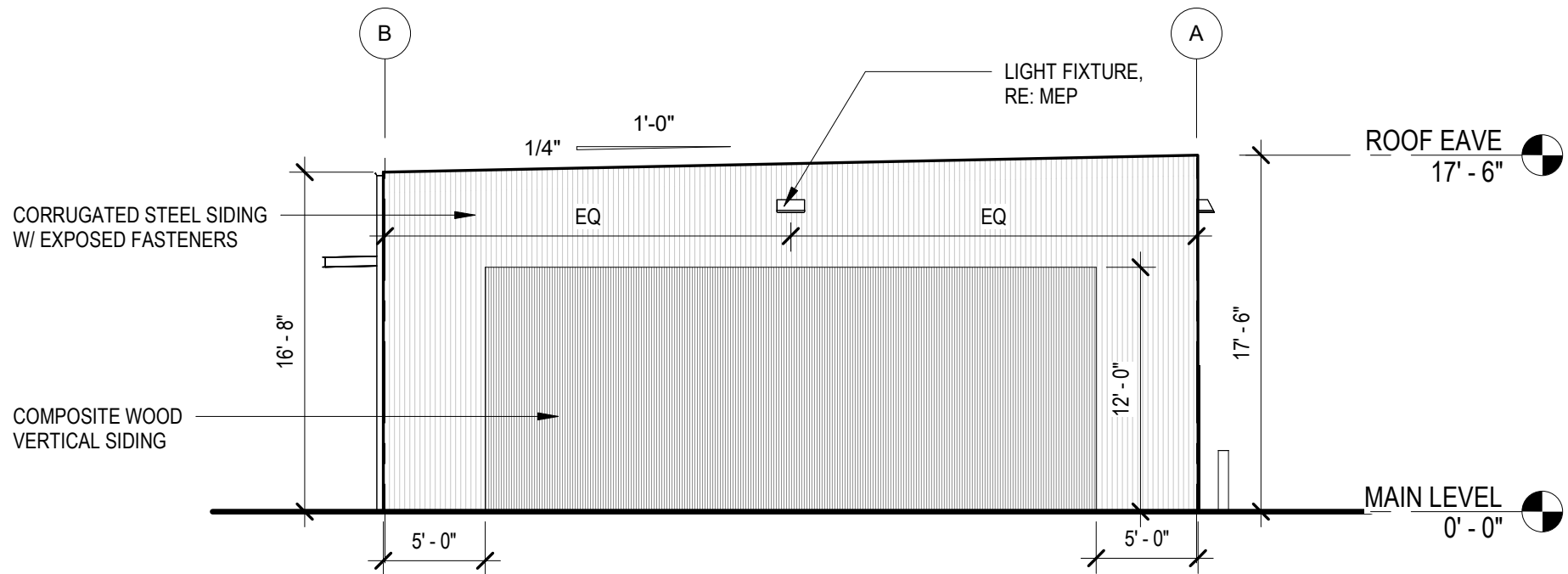
This drawing may be part of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

FLOOR PLANS

Sheet Revision no.

A101

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

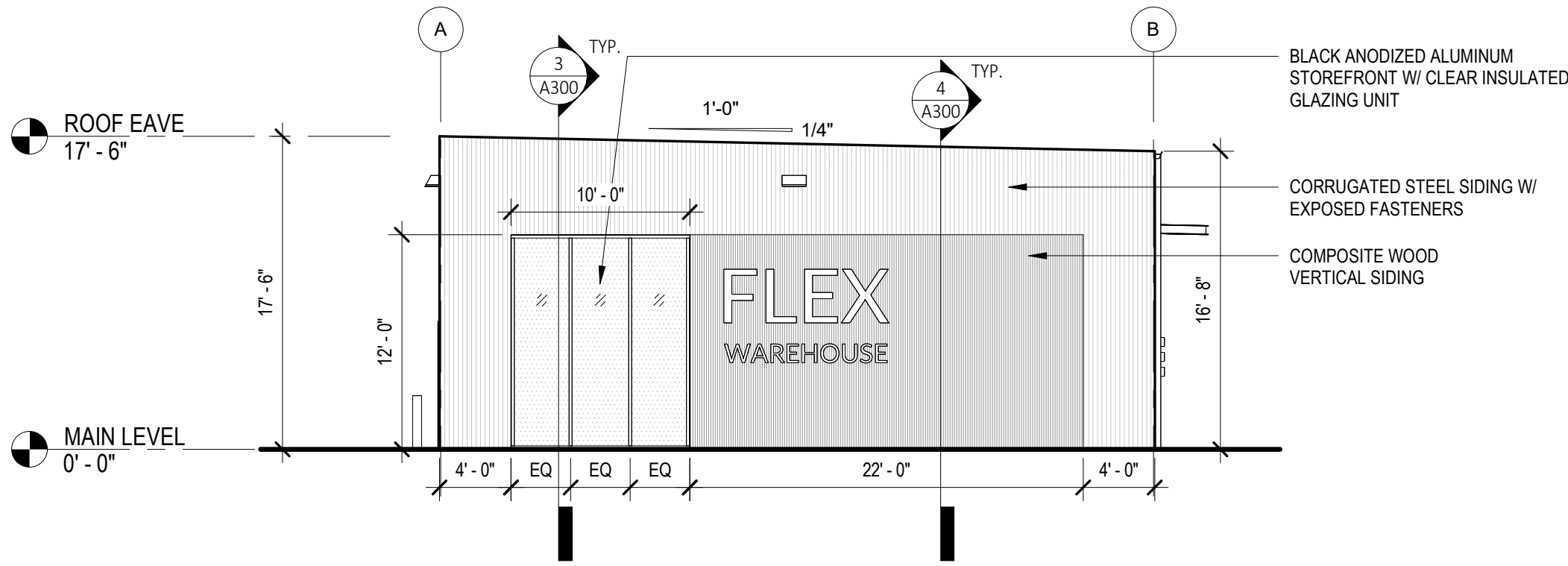
TOTAL WALL AREA: 683 SF

- CORRUGATED STEEL SIDING

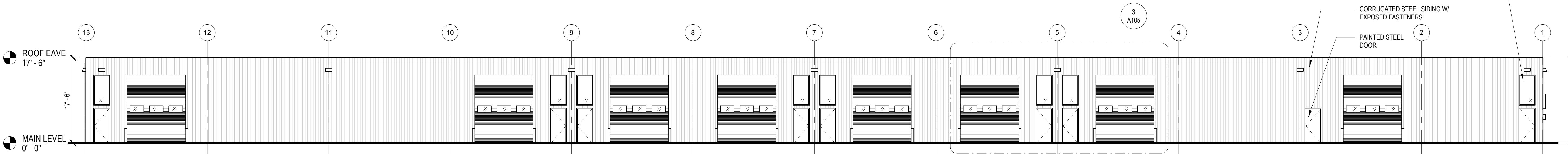
299 SF (44%)
- COMPOSITE WOOD SIDING

264 SF (39%)
- STOREFRONT GLASS

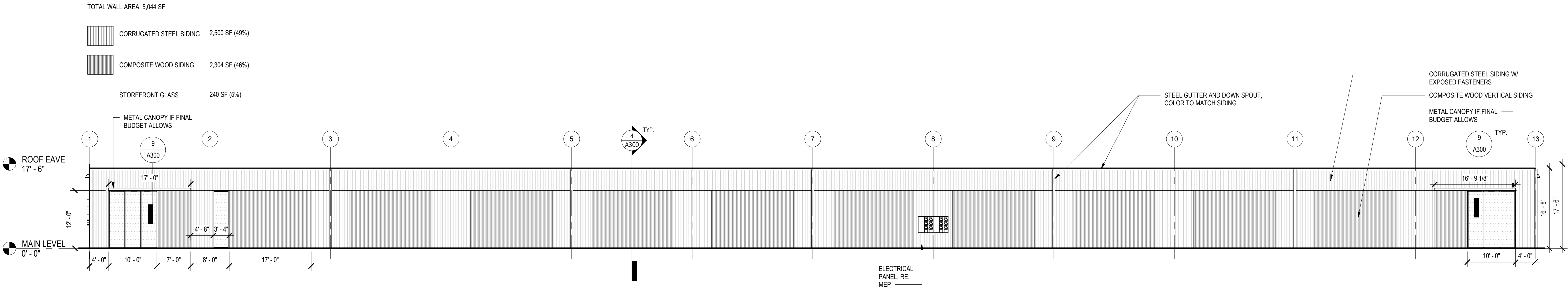
120 SF (17%)



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

604 E. Front Street
Lee's Summit, MO 64082

PROJECT NUMBER: 23082

CLIENT:
Capital Builders

FINAL DEVELOPMENT
PLAN

02.22.2024

Architect:
Location:

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.

This drawing may be part of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary; what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

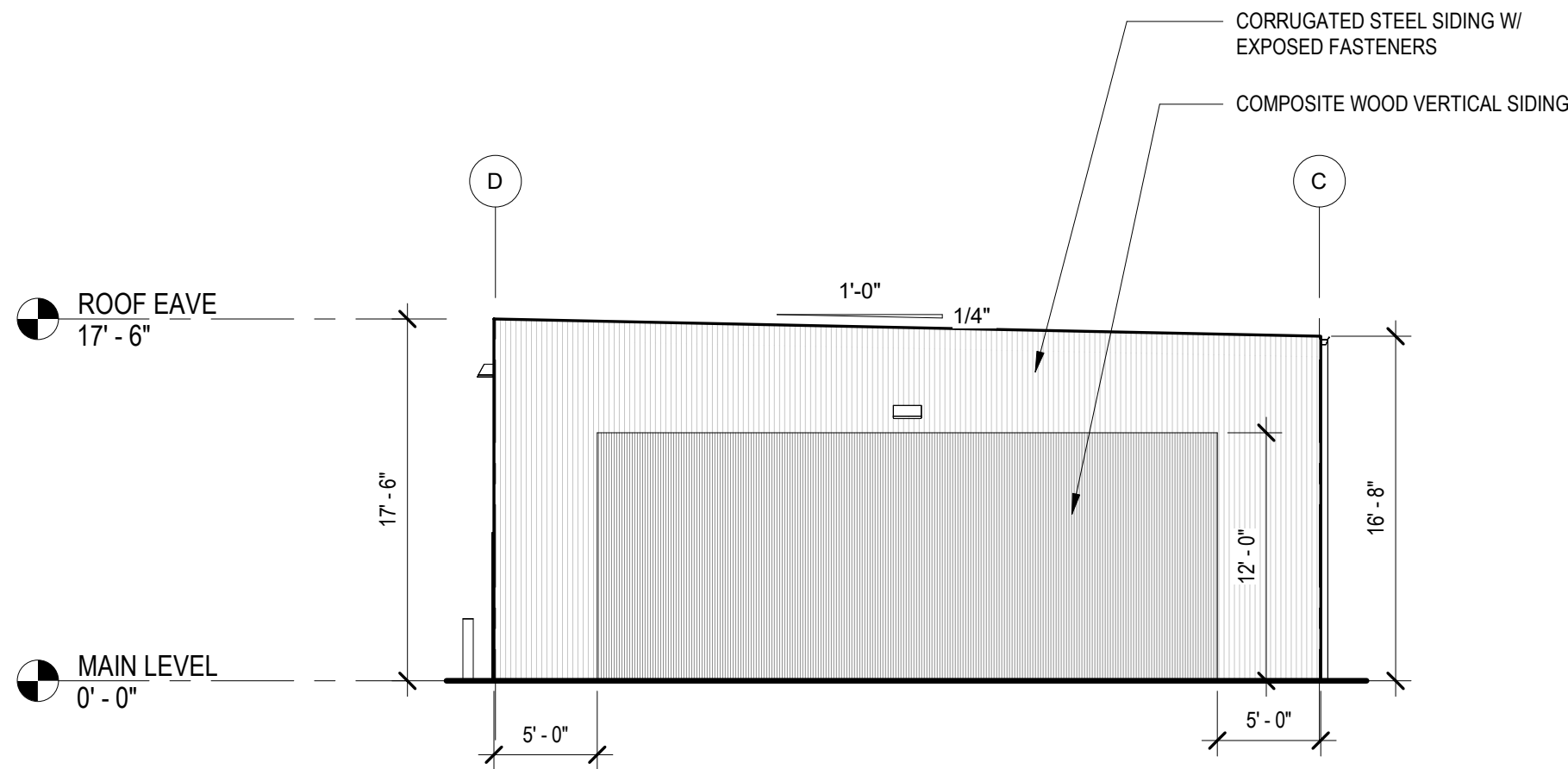
ELEVATIONS - BUILDING A

Sheet

Revision no.

A201

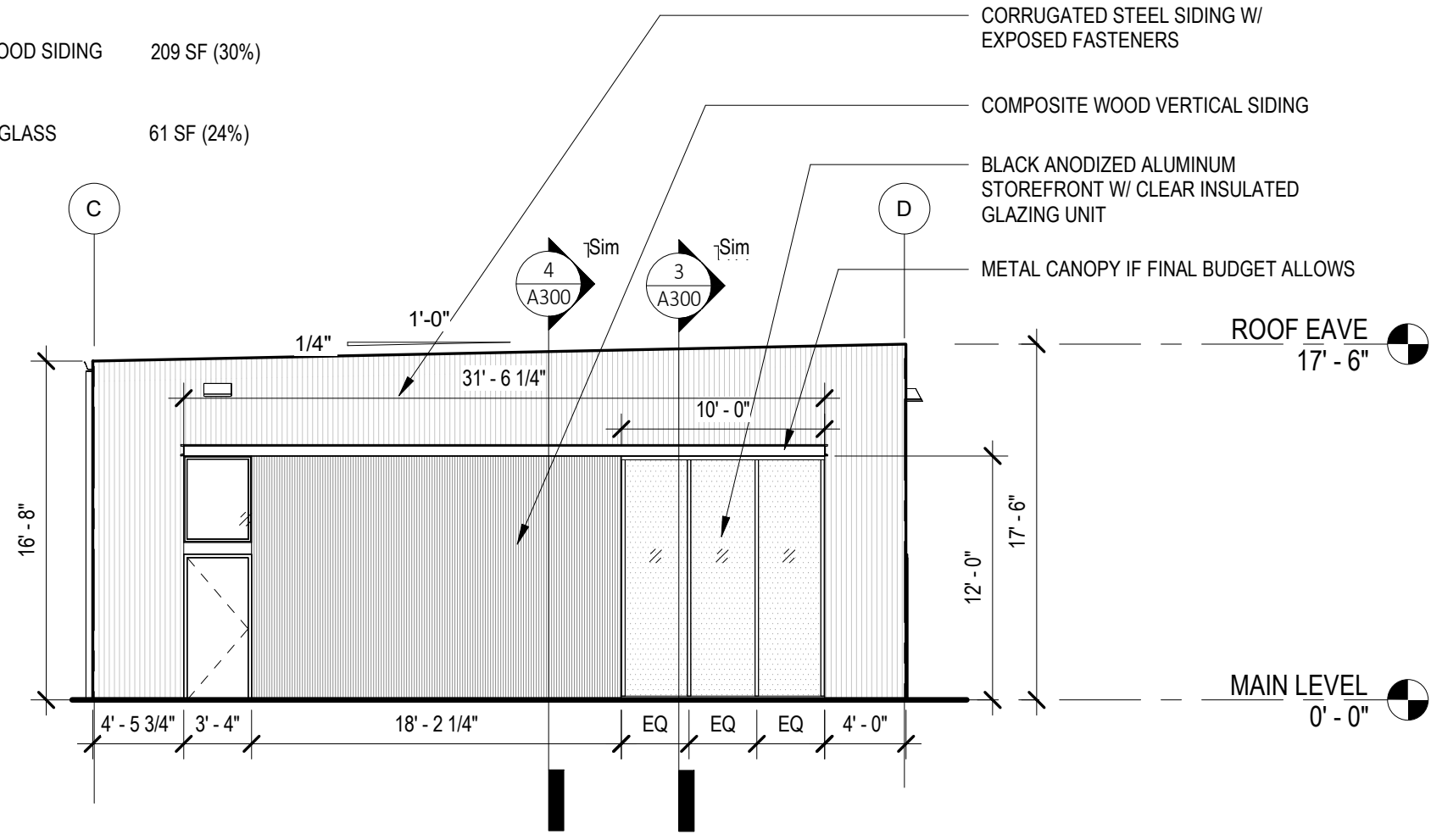
- CORRUGATED STEEL SIDING: MBCI, PBC METAL WALL PANEL, MIDNIGHT BRONZE
- COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUVIAN TEAK
- STEEL TRIM



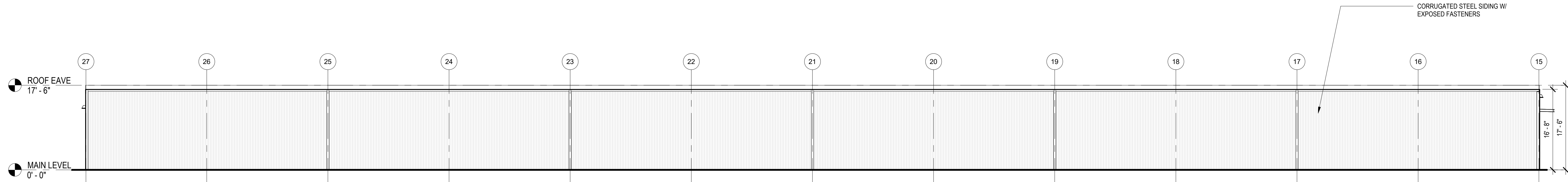
4 ELEVATION - BUILDING B (EAST)
1/8" = 1'-0"

TOTAL WALL AREA: 683 SF

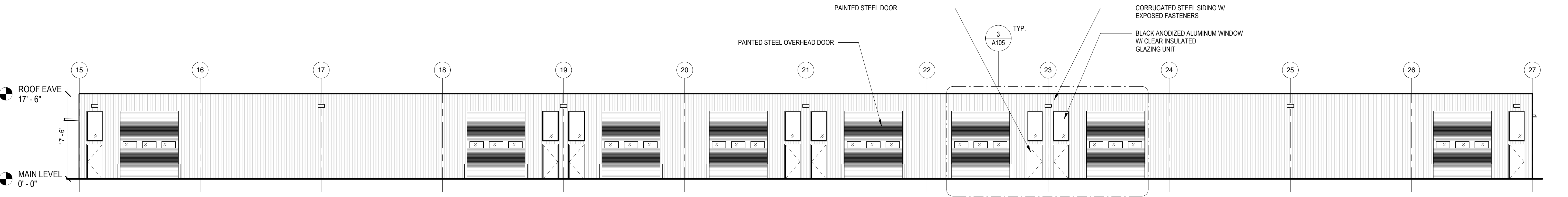
- CORRUGATED STEEL SIDING 314 SF (46%)
- COMPOSITE WOOD SIDING 209 SF (30%)
- STOREFRONT GLASS 61 SF (24%)



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
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.

This drawing may be part of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary; what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

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:

six
twenty
one

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

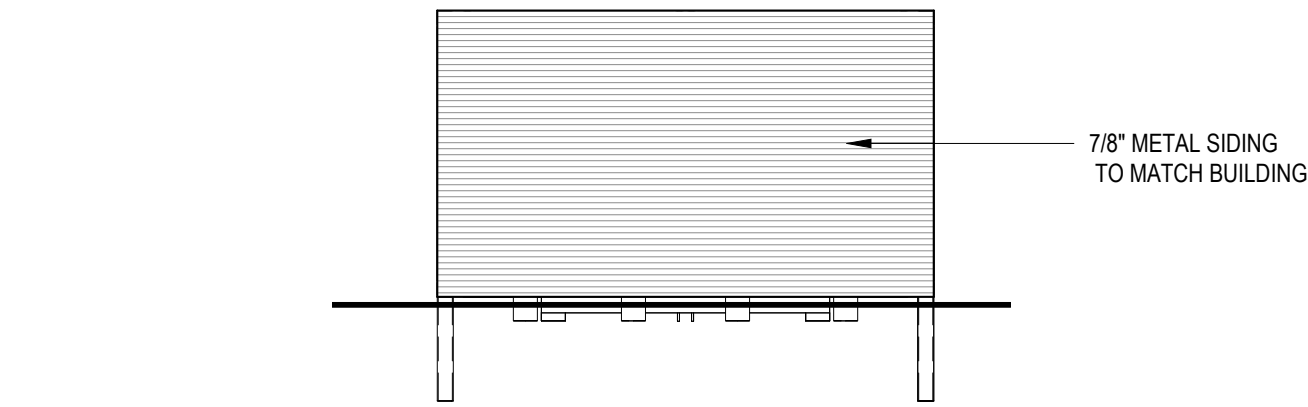
This drawing was prepared under the Architect's supervision, and is an "Instrument of Service" intended solely for use by the Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents 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.

This drawing may be part of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary; what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

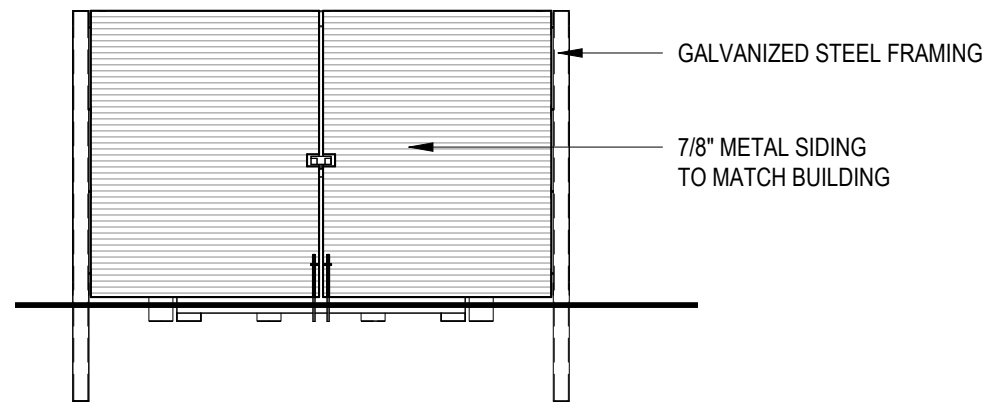
RENDERINGS

Sheet	Revision no.
A203	

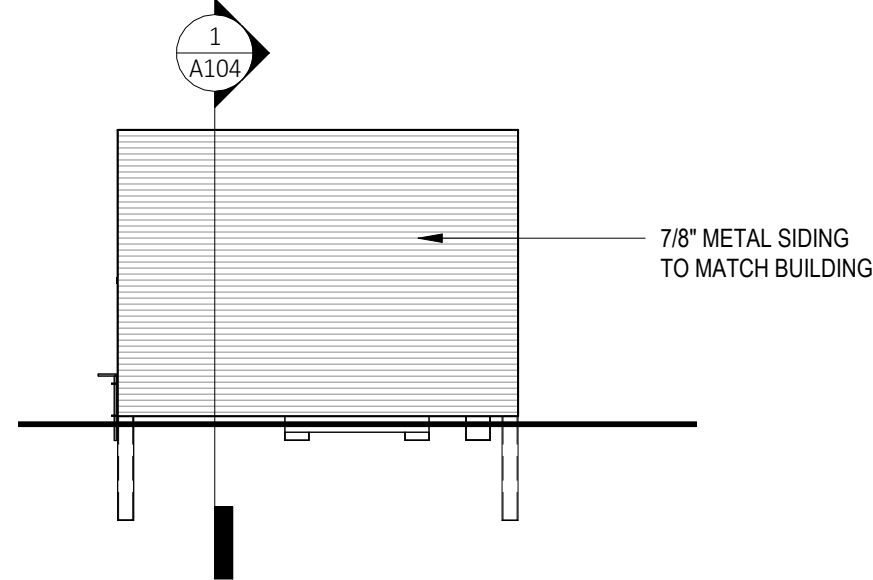
Printed: 1/31/2024 2:41:08 PM



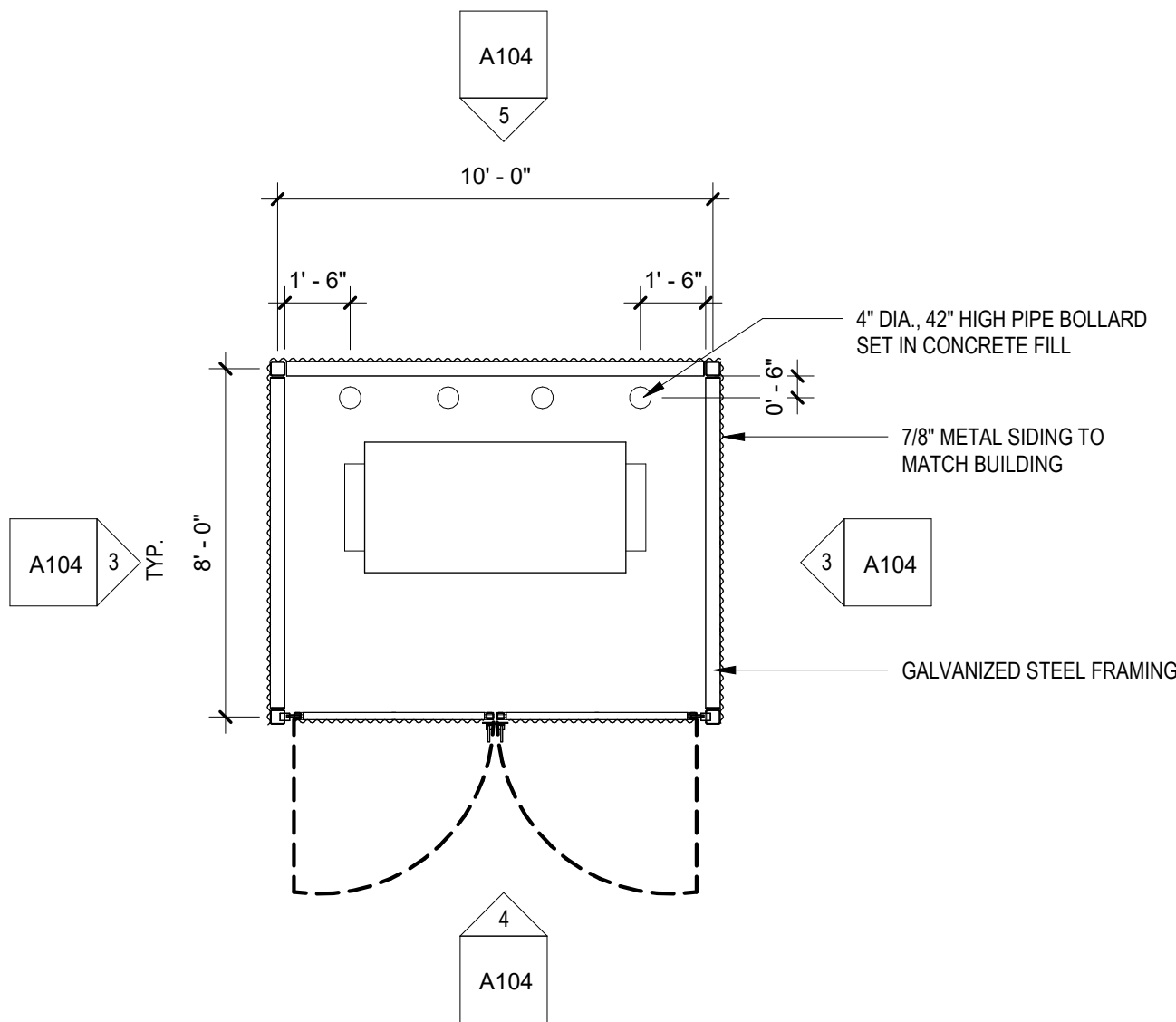
5 ELEVATION - TRASH ENCLOSURE - NORTH
 1/4" = 1'-0"



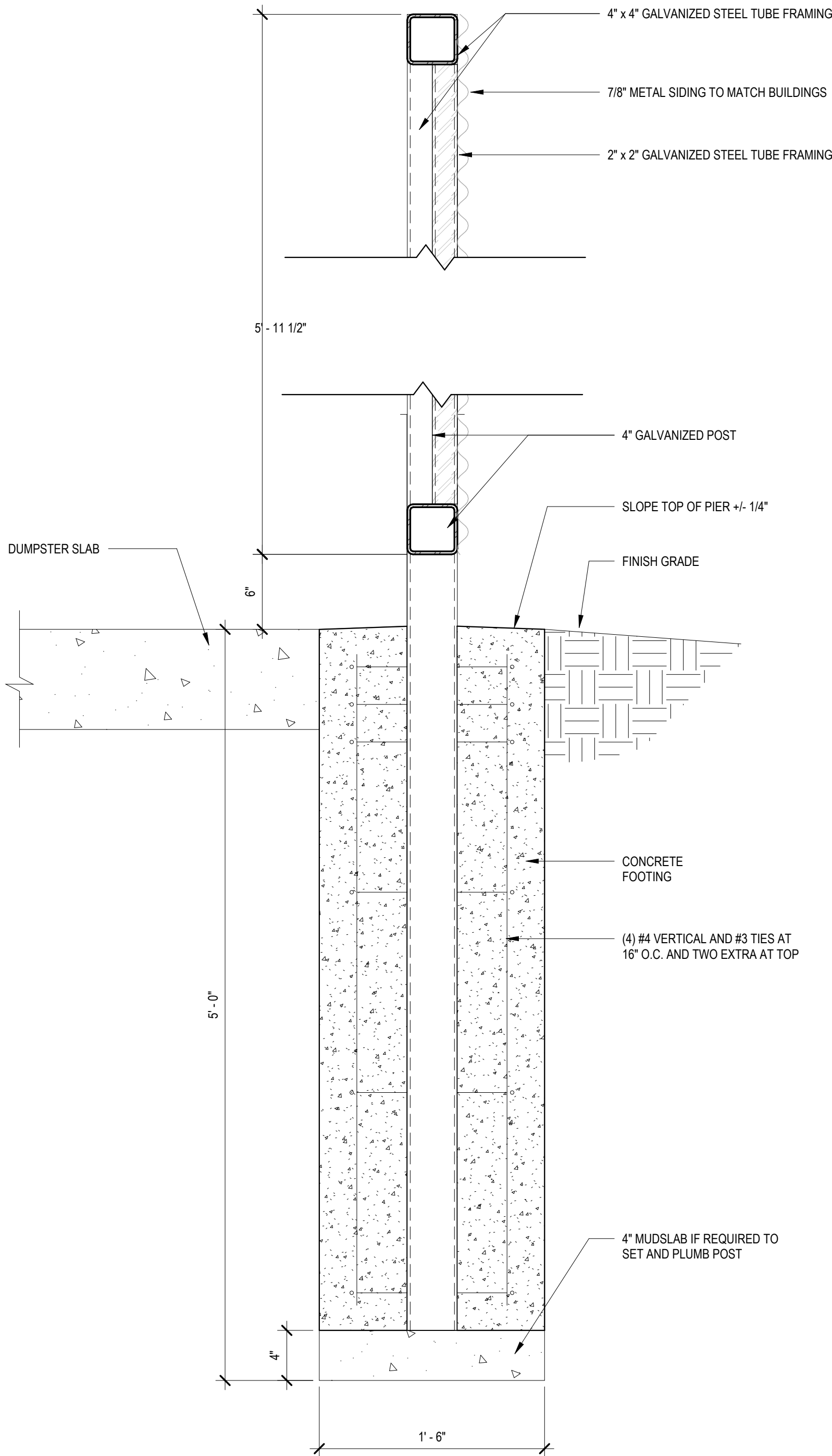
4 ELEVATION - TRASH ENCLOSURE - SOUTH
 1/4" = 1'-0"



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"

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.

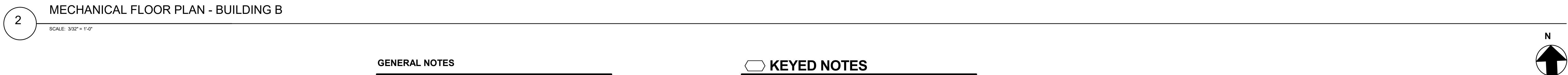
This drawing may be part of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary - what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

TRASH ENCLOSURE PLAN & DETAILS

Sheet

Revision no.

A204



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

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



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

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

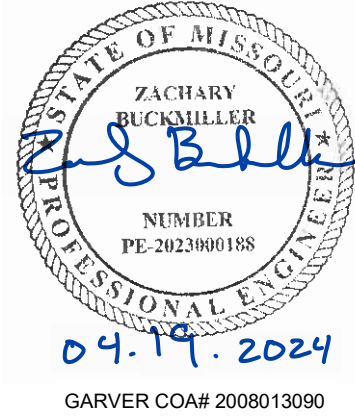
Architect:
Lee's Summit

REV.	DATE	ISSUE

ARCHITECT:

six
twenty
one

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

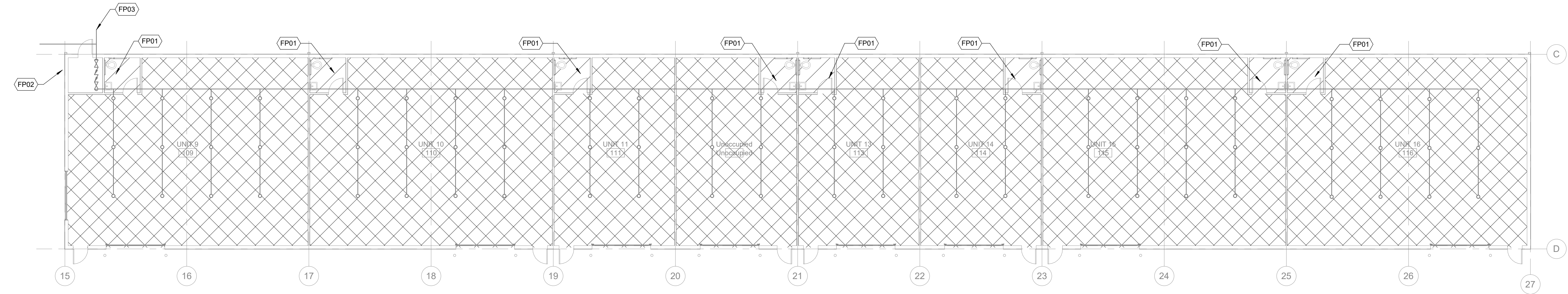


FIRE SUPPRESSION NOTES,
LEGENDS AND SPECIFICATIONS

Sheet

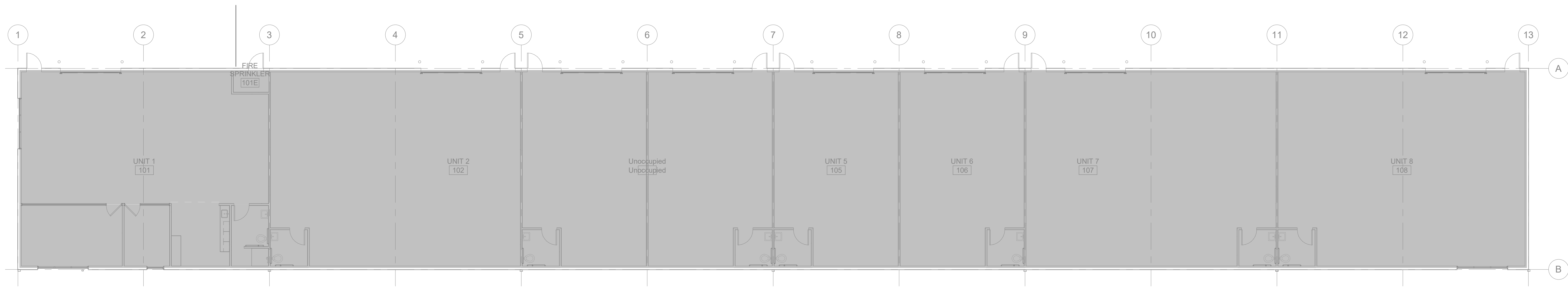
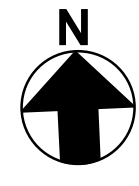
Revision no.

F001

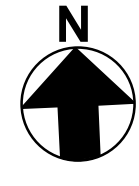


2 FIRE SUPPRESSION FLOOR PLAN - BUILDING B
SCALE: 3/32" = 1'-0"

- 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"



FLEX SPACES

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

PROJECT
NUMBER: 23092

CLIENT:
Capital Builders

CONSTRUCTION /
PERMIT DRAWINGS

03.27.2024

Architect:
License:

REV.	DATE	ISSUE

ARCHITECT:

six
twenty
one

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

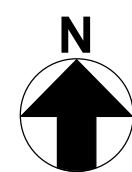
GARVER
4701 Northshore Dr, North Little Rock, AR 72118
501-376-3633
www.garverusa.com



FIRE SUPPRESSION FLOOR PLANS

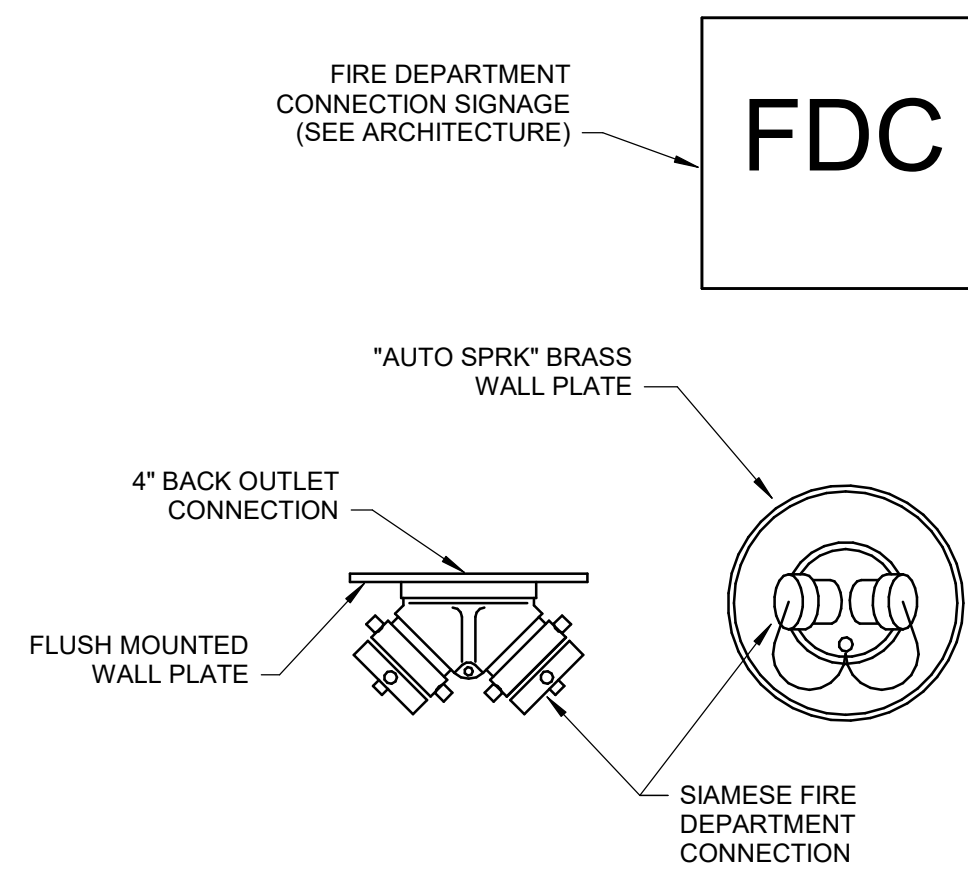
Sheet	Revision no.

F101



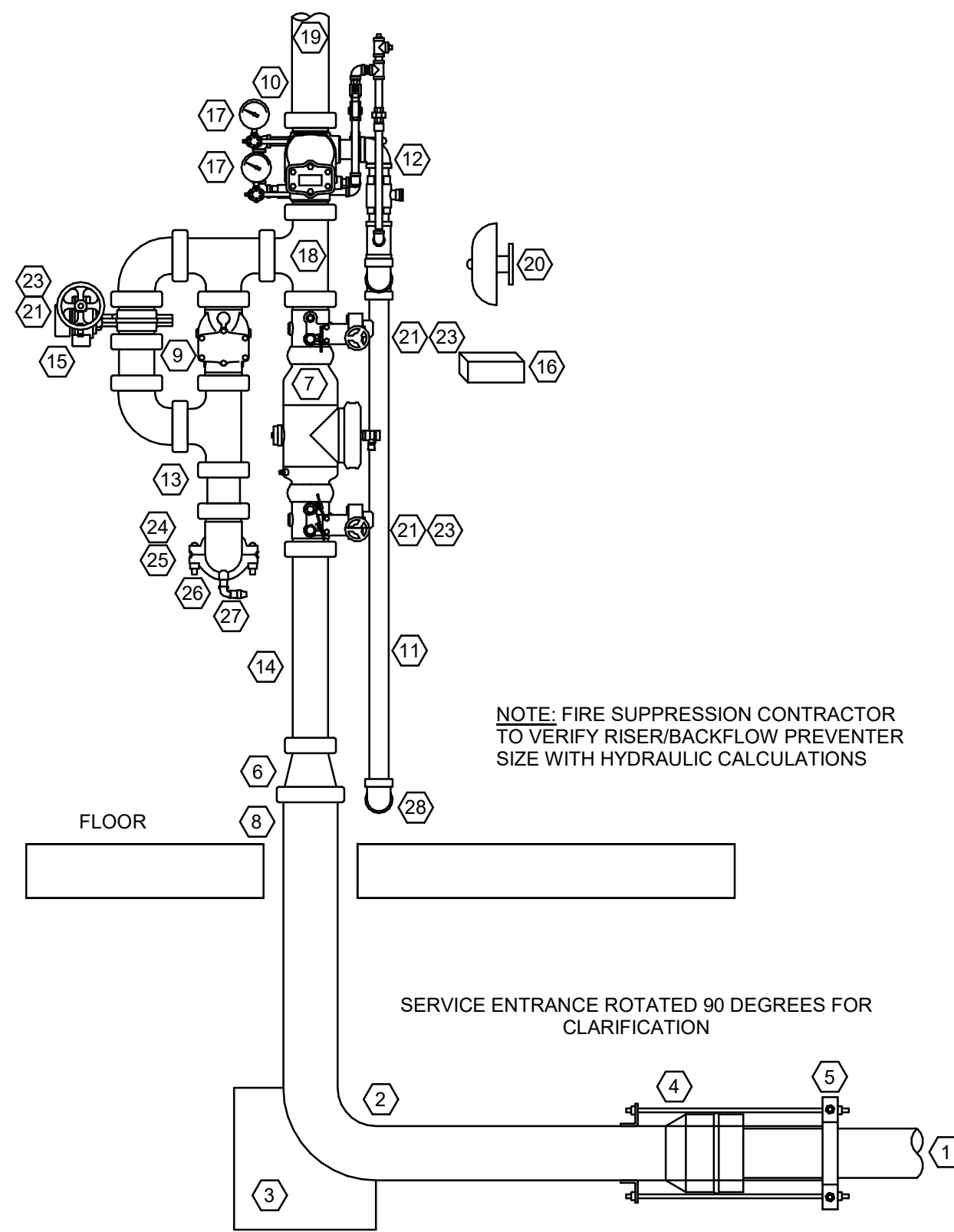
1 FDC DETAIL

SCALE: NONE



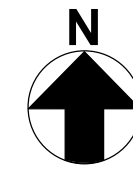
2 FIRE SUPPRESSION RISER DETAIL

SCALE: NOT TO SCALE



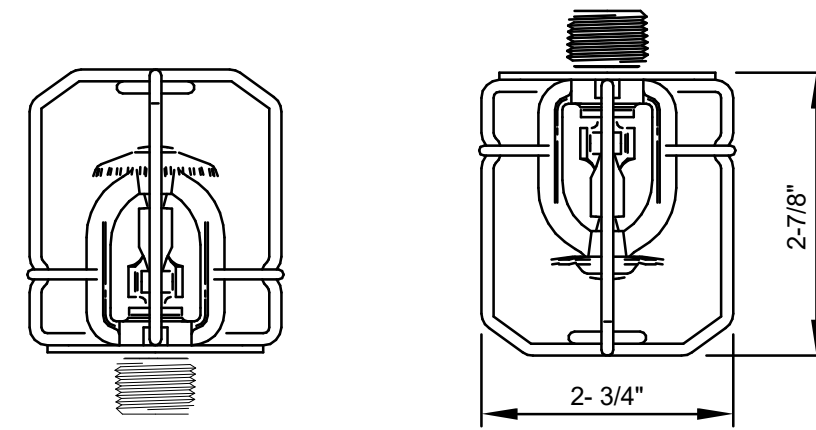
EQUIPMENT NOTES

- 6" UTILITY FIRE MAIN
- 6" STAINLESS STEEL ONE PIECE RISER (SHOWN MPXGROOVE 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)



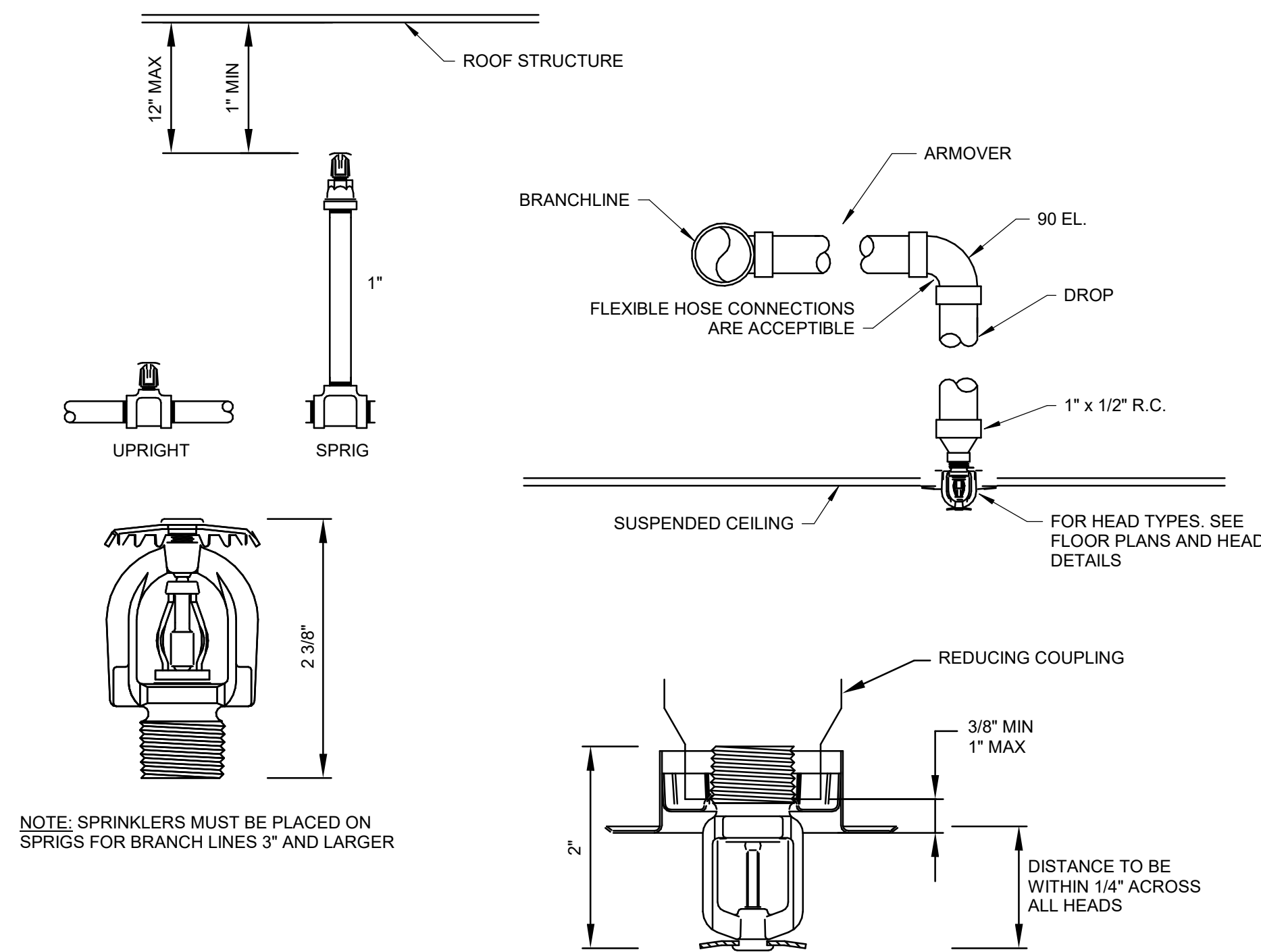
3 SPRINKLER GUARD DETAIL

SCALE: SCALE: NONE



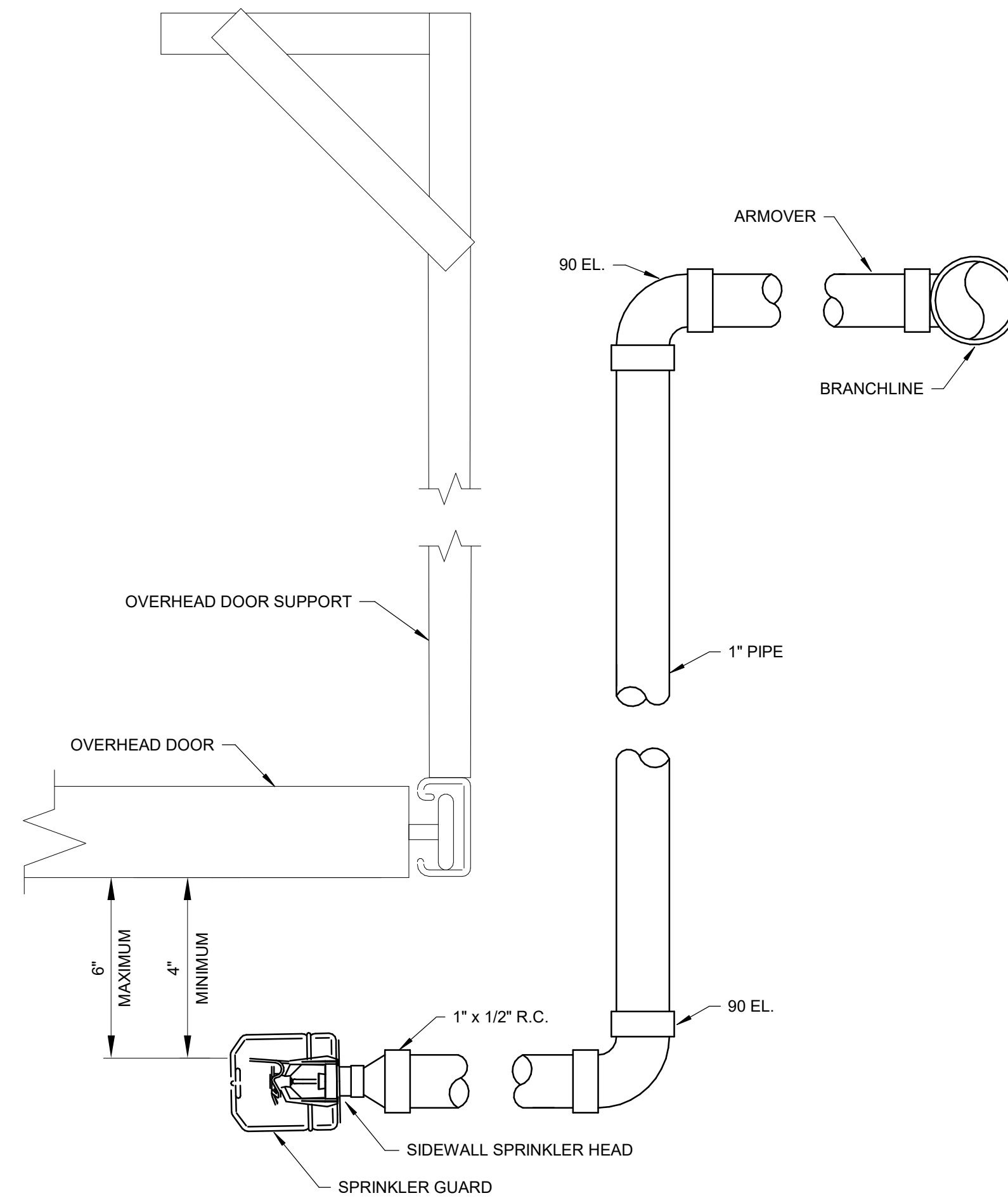
4 TYPICAL SPRINKLER DETAILS

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

Architect -
License:

REV.	DATE	ISSUE

ARCHITECT:

six
twenty
one

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

GARVER
4701 Northshore Dr, North Little Rock, AR 72118
501-376-3633
www.garverusa.com



FIRE SUPPRESSION DETAILS

Sheet

Revision no.

F500