

Final Development Plan

NW ¼ Section 16, Township 47 North, Range 31 West
Lee's Summit, Jackson County, Missouri

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

01/27/2025

GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816 623 9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

PRCOM20246426



Vicinity Map

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY - 298-1196
MISSOURI GAS ENERGY - 756-5261
SOUTHWESTERN BELL TELEPHONE - 761-5011
COMCAST CABLE - 785-1100
WILLIAMS PIPELINE - 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

PROPERTY DESCRIPTION

Lot 294, Newberry Landings 1st Plat

OIL - GAS WELLS

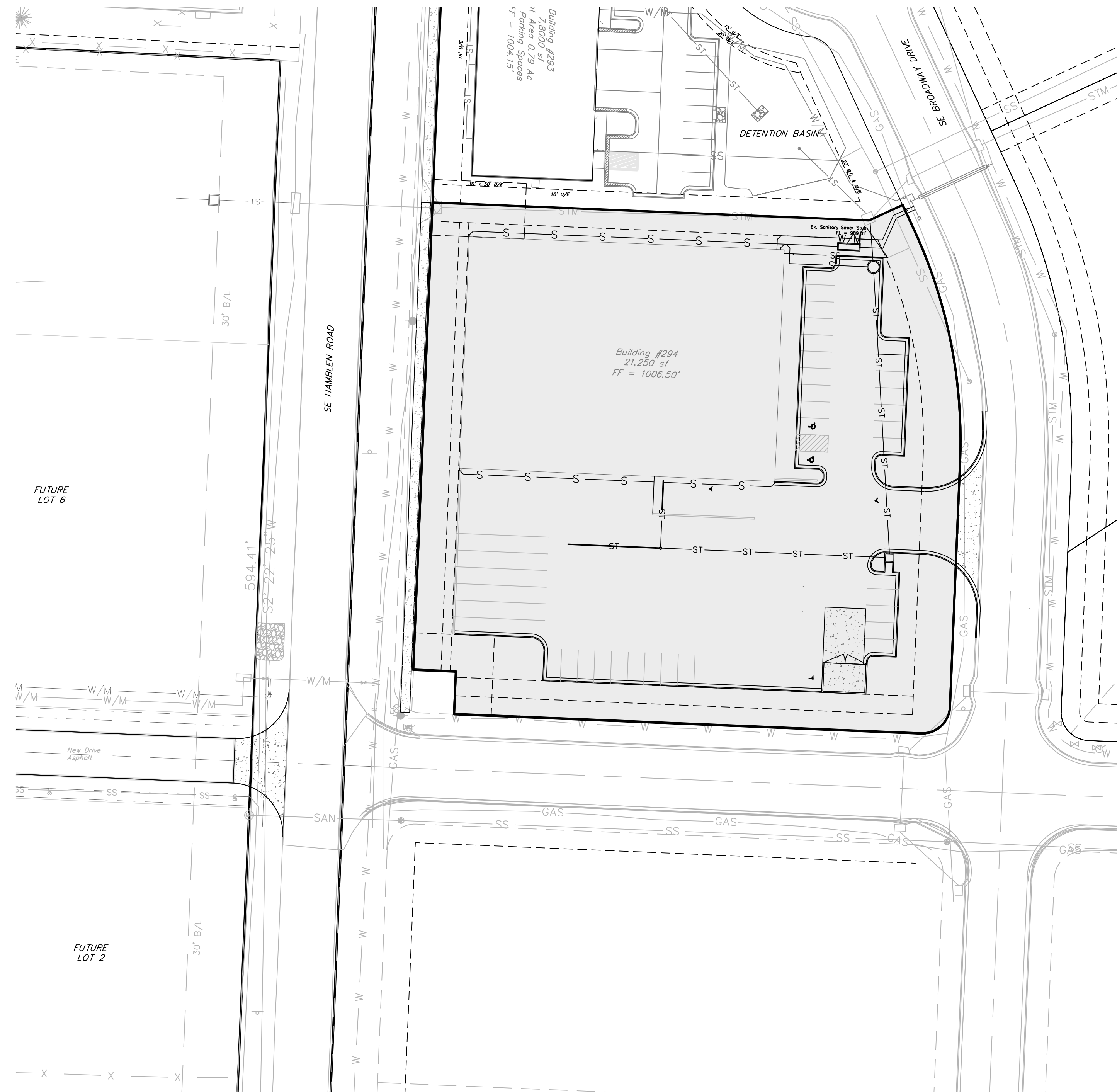
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:

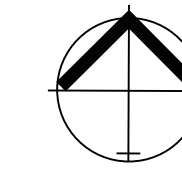
SITE IS LOCATED ON FIRM PANEL 29095C0438G, DATED JANUARY 20, 2017 THE SITE IS LOCATED IN ZONE "X".

INDEX OF SHEETS:

- C.001 ~ COVER SHEET
- C.050 ~ ESC PHASE 1 PLAN
- C.051 ~ ESC PHASE 2 PLAN
- C.052 ~ ESC PHASE 3 PLAN
- C.100 ~ SITE PLAN
- C.101 ~ DIMENSION PLAN
- C.200 ~ GRADING PLAN
- C.201 ~ SPOT ELEVATIONS
- C.202 ~ PRE-DEVELOPMENT DRAINAGE AREAS
- C.203 ~ POST-DEVELOPMENT DRAINAGE AREAS
- C.300 ~ ROOF DRAIN PLAN
- C.400 ~ UTILITY PLAN GENERAL LAYOUT
- C.401 ~ STANDARD DETAIL SHEET
- L.100 ~ LANDSCAPE PLAN
- L.100 ~ LANDSCAPE DETAILS



ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNITED DEVELOPMENT ORDINANCE ARTICLE 12 IN TERMS OF PAVING THICKNESS AND BASE



North

FINAL DEVELOPMENT PLAN

SCALE: 1" = 40'

Site Data Table :

Lot Area: 77,968 sq. ft. (1.79 Ac.)

Building Area - Warehouse 17,937.50 sq. ft. (0.41 Acres)
Building Area - Office 3,312.50 sq. ft. (0.08 Acres)
Total Building Area 21,250 sq. ft. (0.49 Acres)

Parking/Sidewalk 31,750 sq. ft. (0.73 Acres)

Impervious Area 53,000 sq. ft. (1.22 Acres) 67.98% of Site

Floor-Area-Ratio 27.25%

Total Parking

Provided
32 Standard (1 ADA Accessible 1 ADA Van Accessible)

Required
Office: 4 Spaces per 1000 sq.ft. = 3.31 x 4 = 14 Spaces
Warehouse/Storage: 1 Spaces per 1000 sq.ft. = 17.94 x 1 = 18 Spaces
Total: 32 Spaces

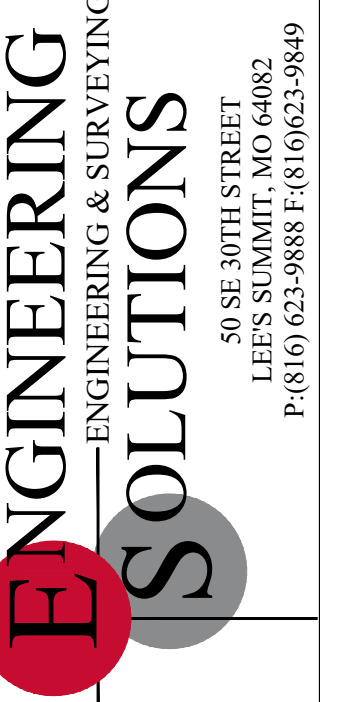
Current Zoning: PI - Planned Industrial
Current Use: Vacant
Proposed Use: Commercial Office / Warehouse

Sanitary Sewer Service

Sanitary service will be provided from the existing sanitary sewer located on the east side of property.

Water Service

Water service will be provided from the existing main located on the east side of the property.

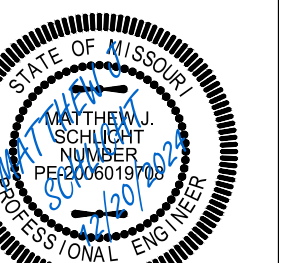


Professional Registration
Missouri
Engineering 200602188-D
Surveying 200500319-D
Kansas
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Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

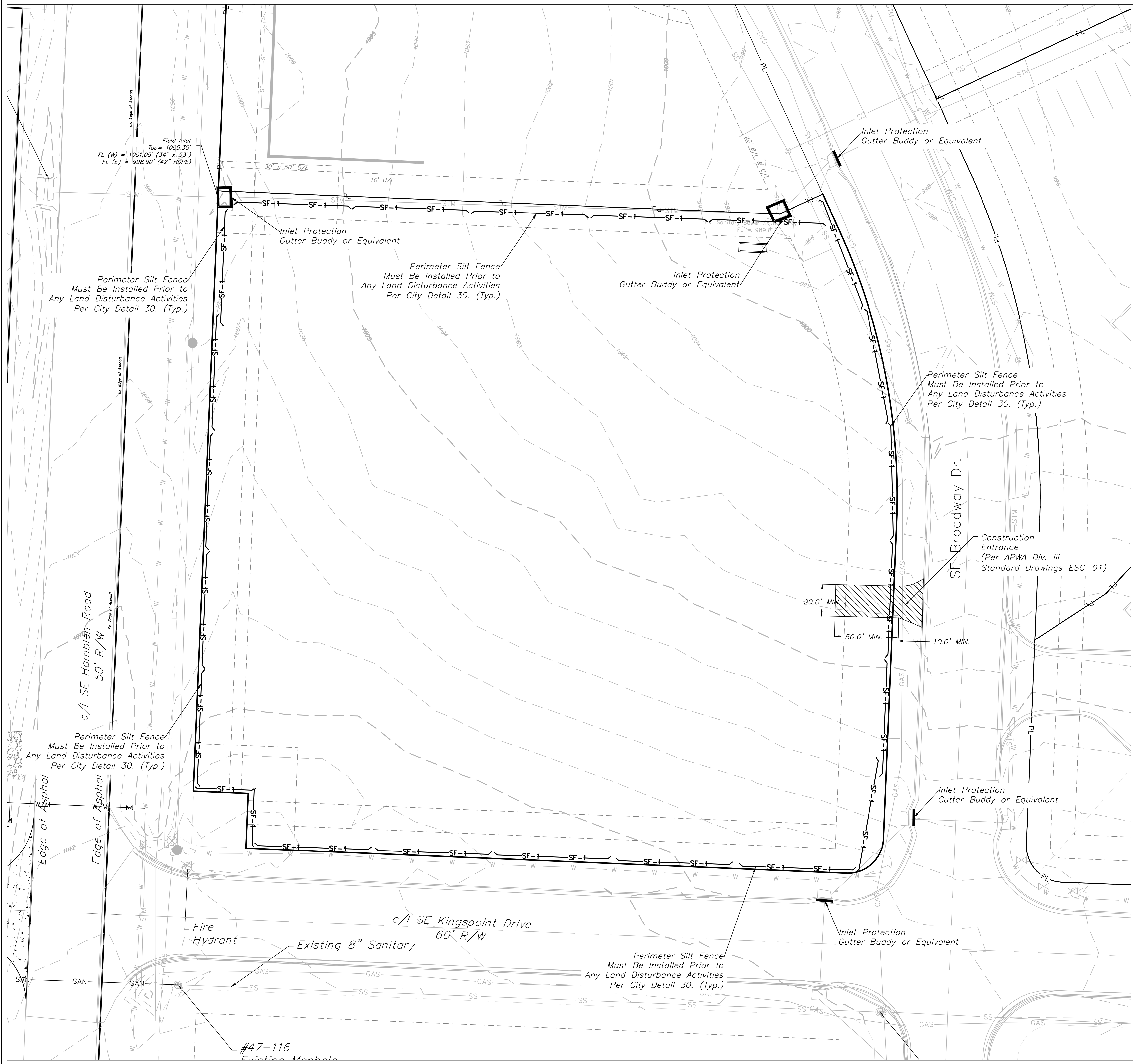
Project:
NEWBERRY
LANDING, LSMO
Issue Date:
January 4, 2024

FINAL DEVELOPMENT PLAN
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri



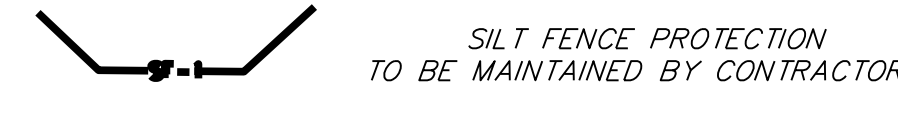
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
12-09-2024
REV. 12/20/2024



PRE CLEARING PLAN
SCALE: 1" = 20'

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Development Services Department
Lee's Summit, Missouri
01/27/2025



LEGEND
PHASE 1 SILT FENCE — SF-1 — SF-1
PHASE 2 SILT FENCE — SF-2 — SF-2

MAINTENANCE:
TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:
SEDIMENT CAPTURE DEVICES: SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES. WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.
STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.
TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:
INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH WHEAT/RYE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 80% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:
STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.

STRUCTURAL CONTROLS: FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
DISCHARGE POINTS: DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.
CONSTRUCTION ENTRANCE: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

EROSION CONTROL DESCRIPTION:
1.) SILT FENCE SHALL BE PLACED AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS

- 2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN
- 3.) INSTALL SEDIMENT TRAPS PER PLAN AND PER DETAIL

EROSION CONTROL PROCEDURE:
1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

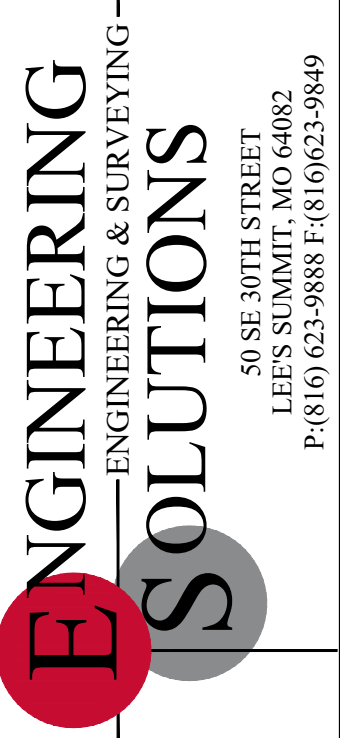
- 2.) SEDIMENT TRAPS SHALL BE CLEANED AND MAINTAINED THROUGHOUT THE PROJECT

TEMPORARY CONSTRUCTION ENTRANCE NOTES:

- A.) INSTALLATION
 - 1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
 - 2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE
 - 3.) IF SLOPE TOWARDS THE PUBLIC ROAD EXCEEDS 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
 - 4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
 - 5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
 - 6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
 - 7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY
- B.) TROUBLESHOOTING
 - 1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
 - INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
 - INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
 - SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
 - PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY
- C.) INSPECTION AND MAINTENANCE
 - 1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
 - 2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
 - 3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
 - 4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
 - 5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

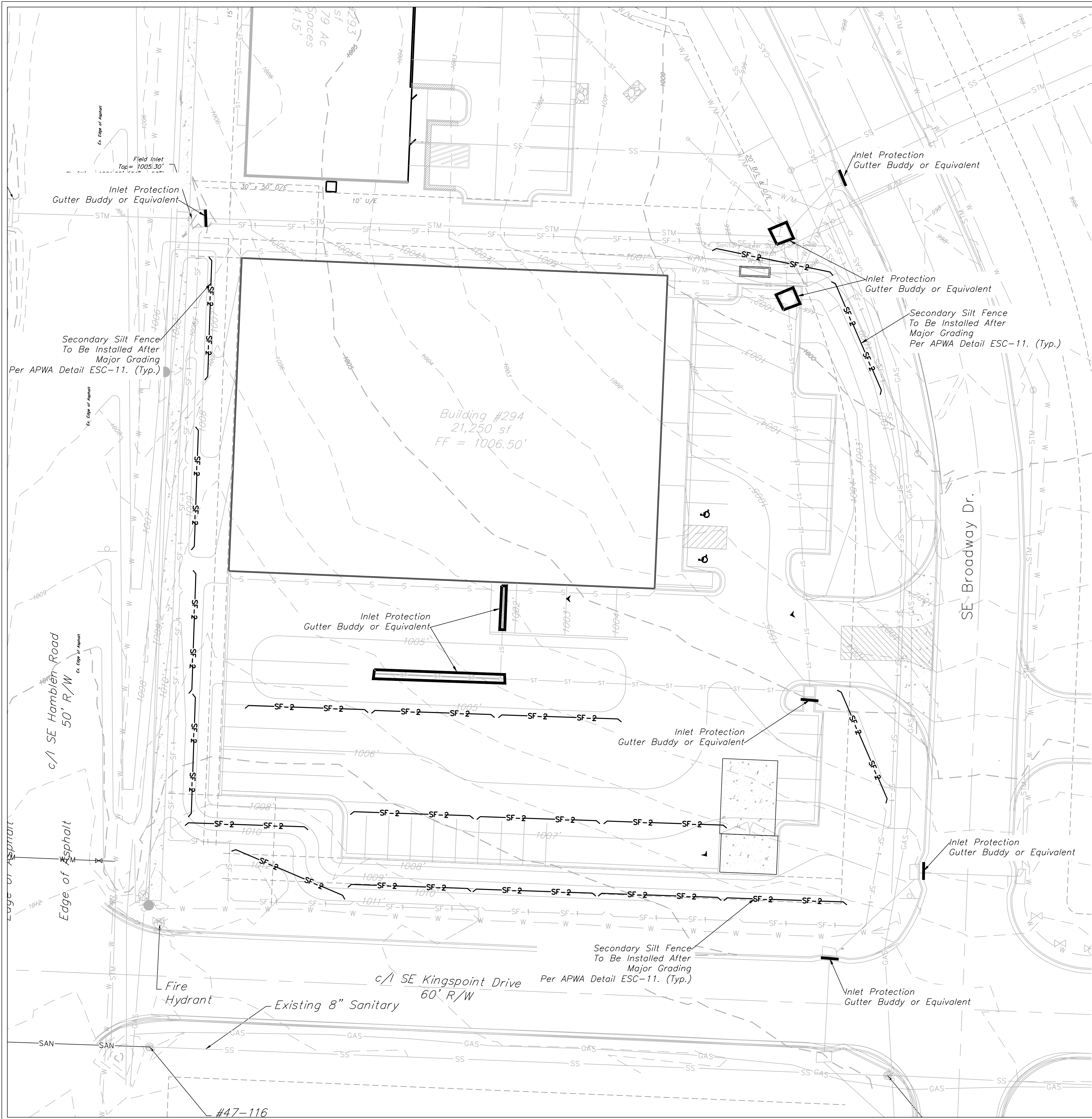


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Project: Newberry Landings, LSMO
Issue Date: January 4, 2024
Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

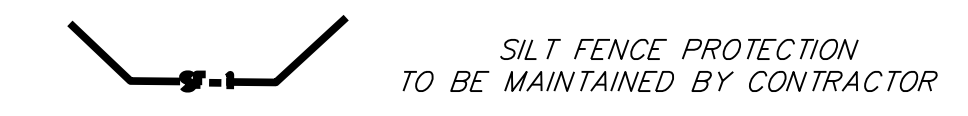
ESC PHASE 1 PLAN
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
REVISIONS
12-09-2024
REV. 12/20/2024



INACTIVE AREA STABILIZATION PLAN

SCALE: 1" = 20'



LEGEND

PHASE 1 SILT FENCE — SF-1 — SF-1 —
 PHASE 2 SILT FENCE — SF-2 — SF-2 —

MAINTENANCE:

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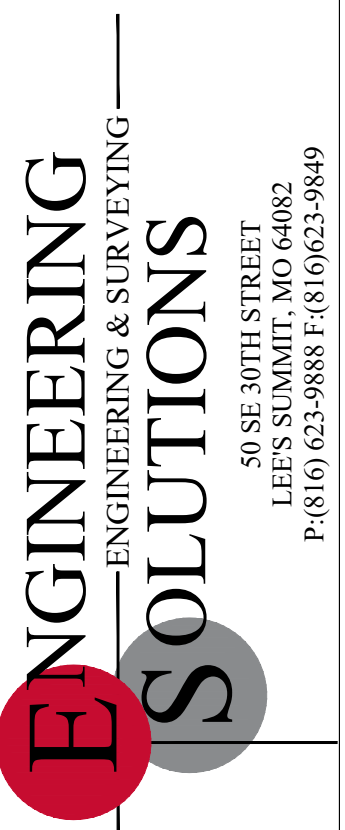
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DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

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 Development Services Department
 Lee's Summit, Missouri
 01/27/2025



ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 50 SE 30TH STREET
 LEE'S SUMMIT, MO 64082
 P: (816) 623-9888 F: (816) 623-9849

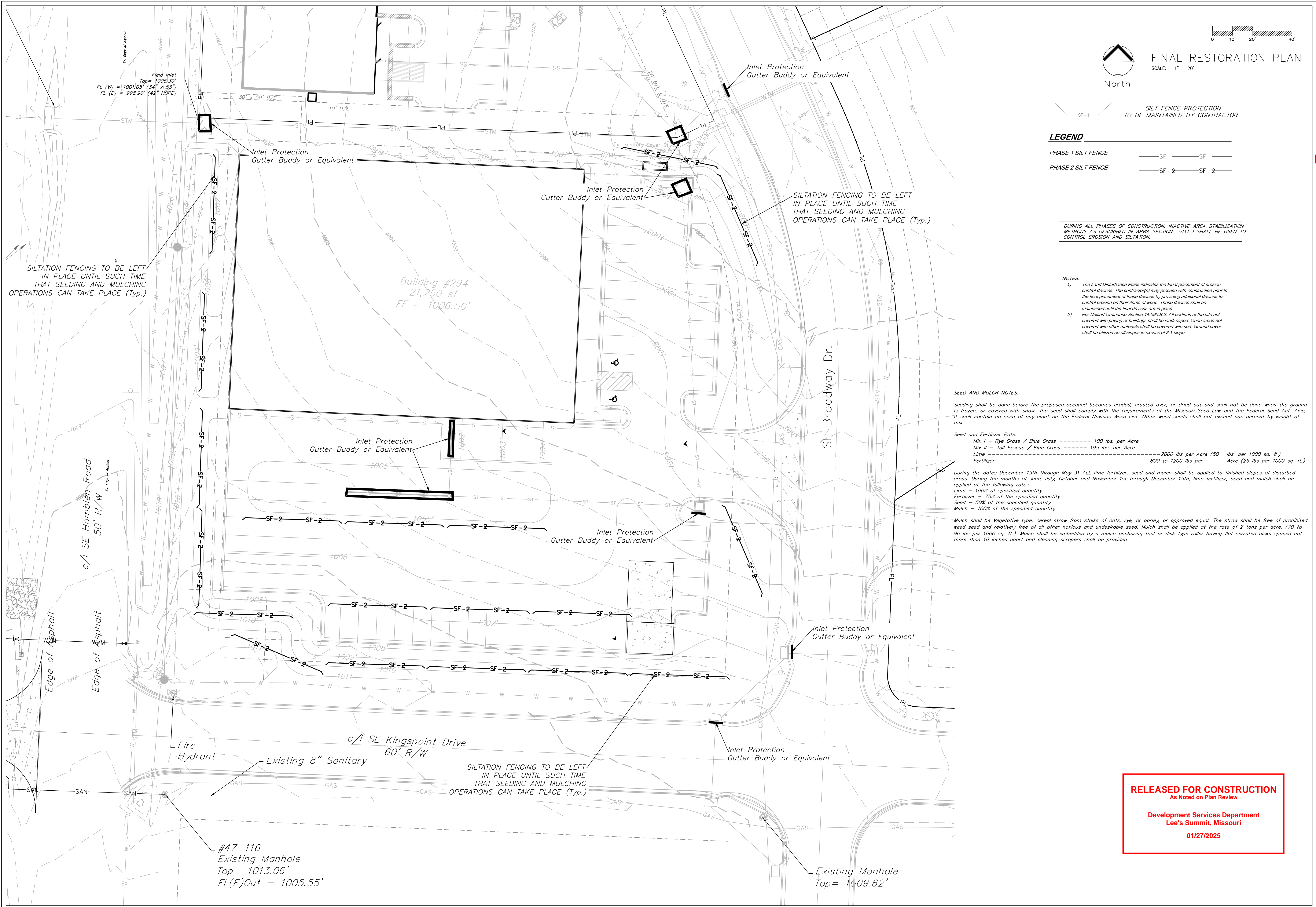
Professional Registration
 Missouri
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 NEWBERRY LANDINGS, LSNMO
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ESC PHASE 2 PLAN
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Matthew J. Schlicht
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ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

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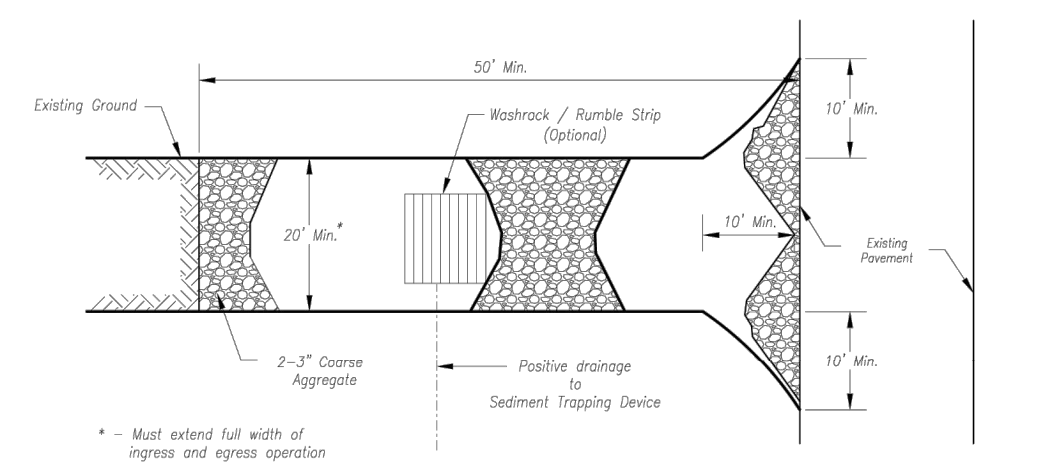
Project: NEWBERRY LANDING, LSMO
Issue Date: January 4, 2024

ESC Phase 3 Plan
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

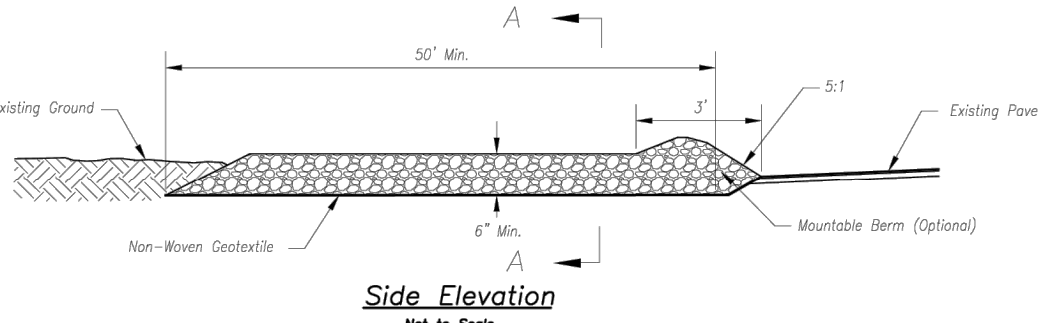
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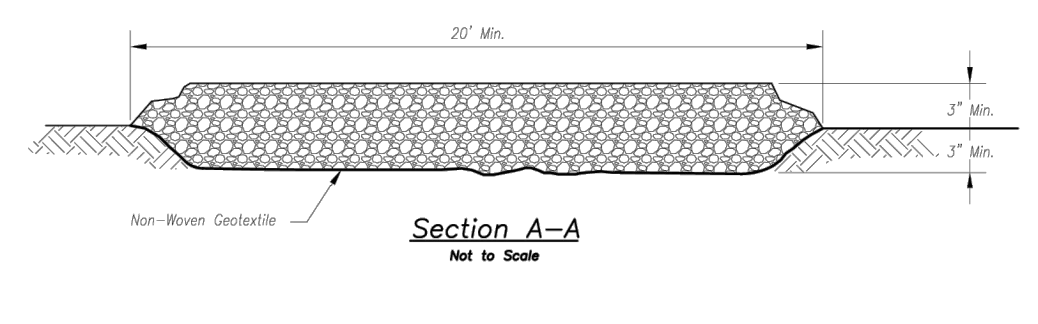
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Plan View
Not to Scale



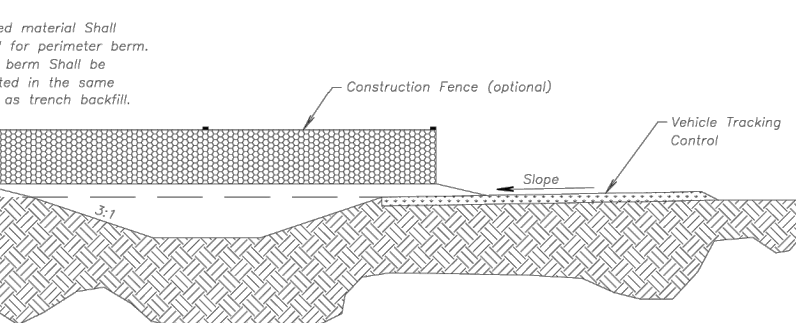
Side Elevation
Not to Scale



Section A-A
Not to Scale

- Notes for Concrete Washout:**
- Concrete washout areas shall be installed prior to any concrete placement of site.
 - Concrete washout areas shall include a filter subsurface pit sized relative to the amount of concrete to be placed on site. The slope leading out of the subsurface pit shall be 2:1. The entire trapping post shall be sloped towards the concrete washout area.
 - Spill recovery control is required at the access point to all concrete washout areas.
 - Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and paving rigs.
 - A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

- Maintenance for Concrete Washout:**
- Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
 - Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
 - Concrete washout areas shall be cleaned of concrete and all other debris in the subsurface pit shall be transported from the job site in a well-sealed container and disposed of properly.
 - Concrete washout areas shall remain in place until all concrete for the project is placed.
 - When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topped, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER

CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT

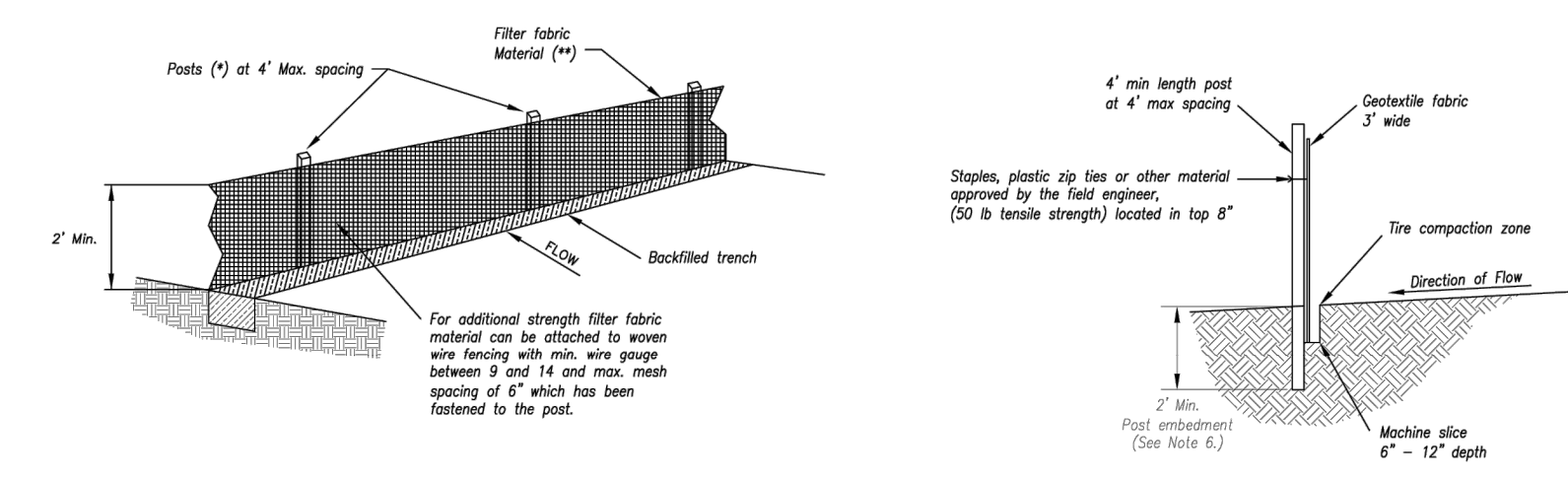
STANDARD DRAWING
NUMBER ESC-01
ADOPTED:
10/24/2016

- Notes for Construction Entrances:**
- Avoid locating on steep slopes, or curves on public roads, or downhill of disturbed area.
 - Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
 - If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3/4" x 1/4" side slopes across the foundation approximately 10 feet from the edge of the public road to divert runoff from it.
 - Install pipe under the entrance if needed to maintain drainage ditches along public roads.
 - Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
 - Divert all surface runoff and drainage from the entrance to a sediment control device.
 - If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

- Maintenance for Construction Entrances:**
- Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

CONSTRUCTION ENTRANCE

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



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

(*) - Geotextile Fabric shall meet the requirements of ASTM D2888

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Lee's Summit, Missouri
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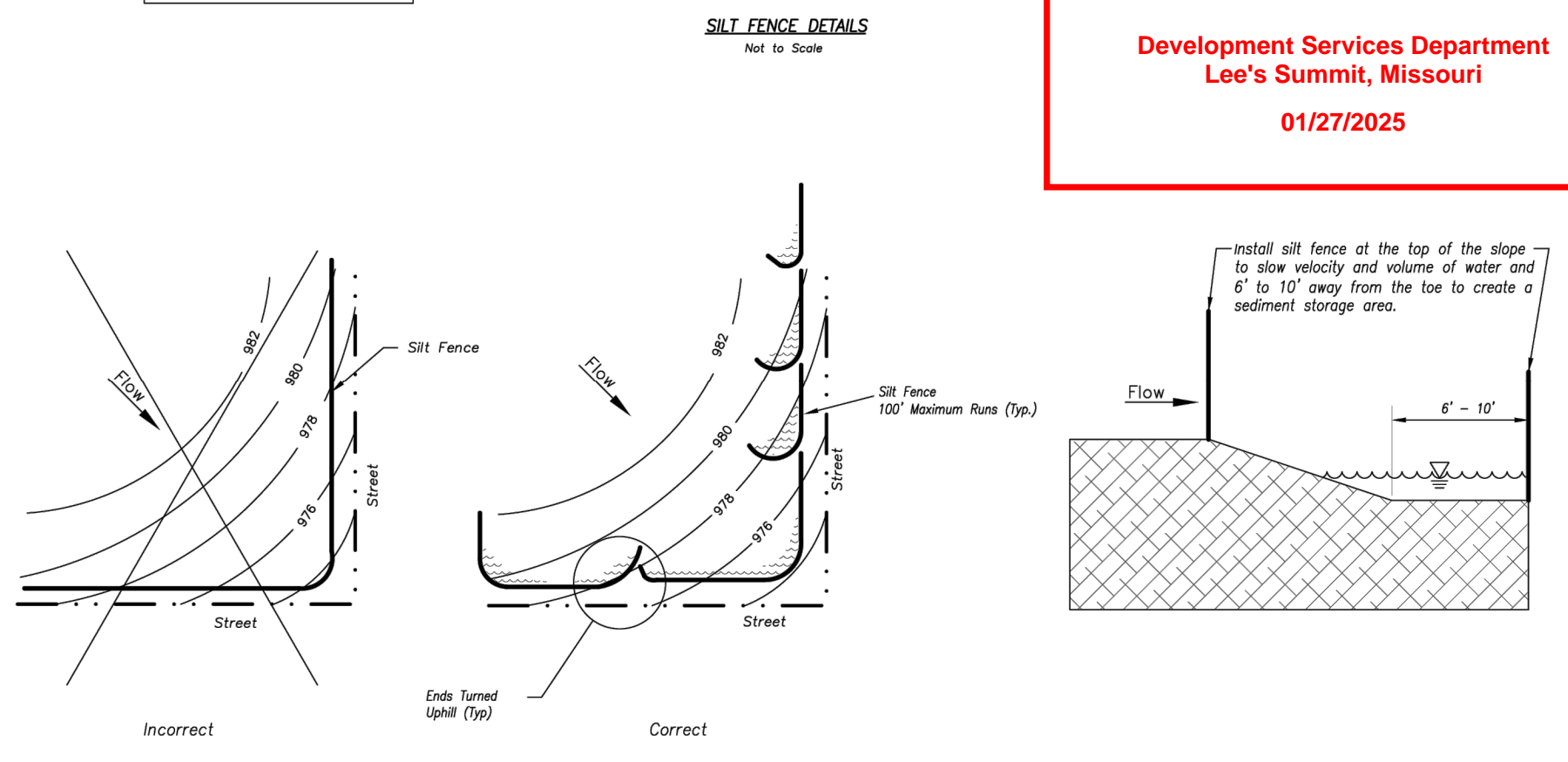
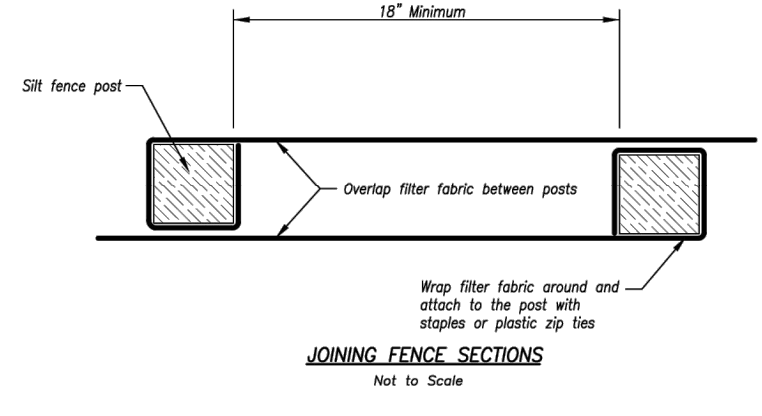


Figure A
SILT FENCE LAYOUT
Not to Scale



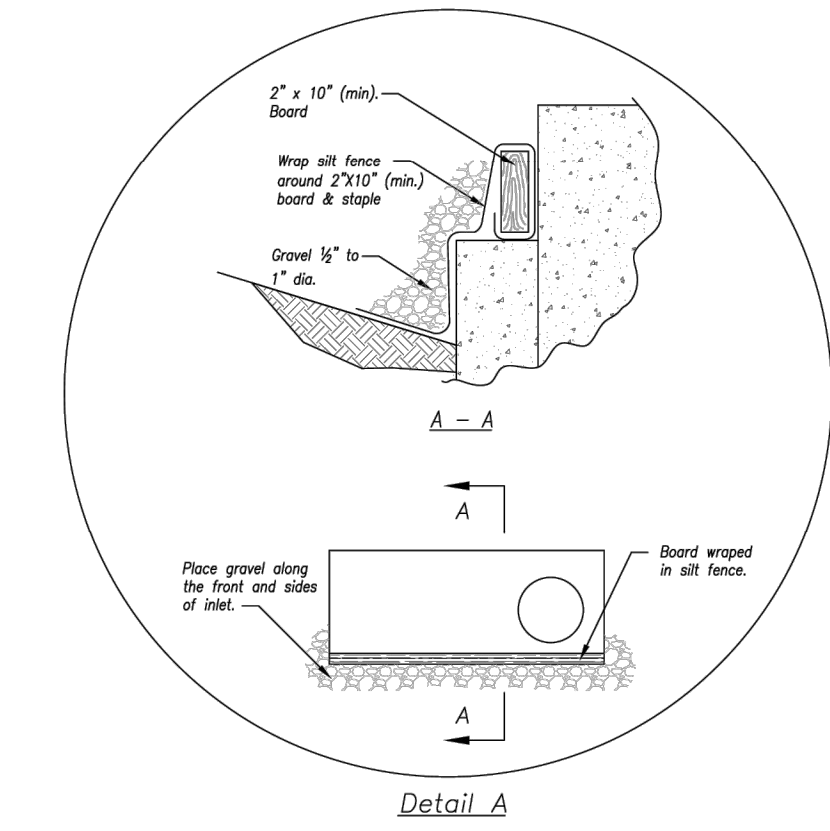
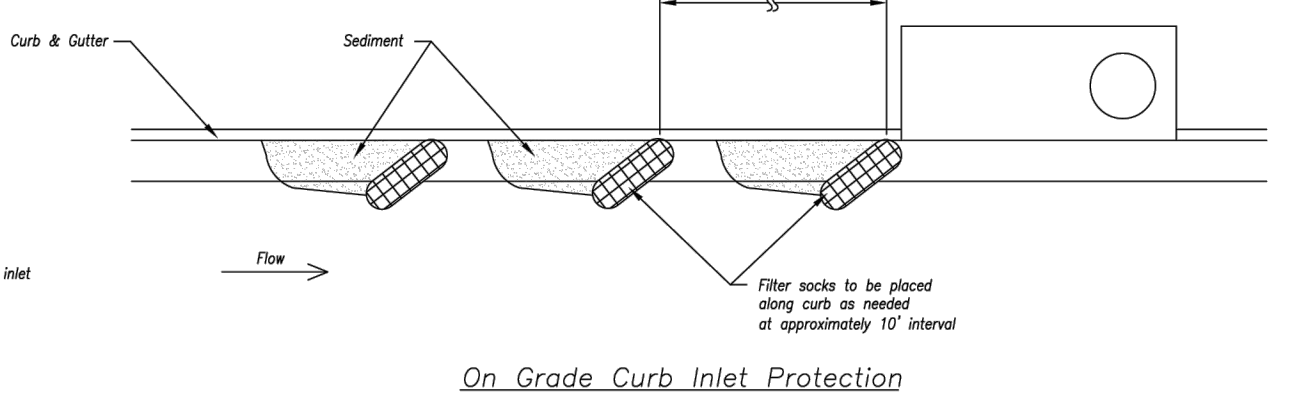
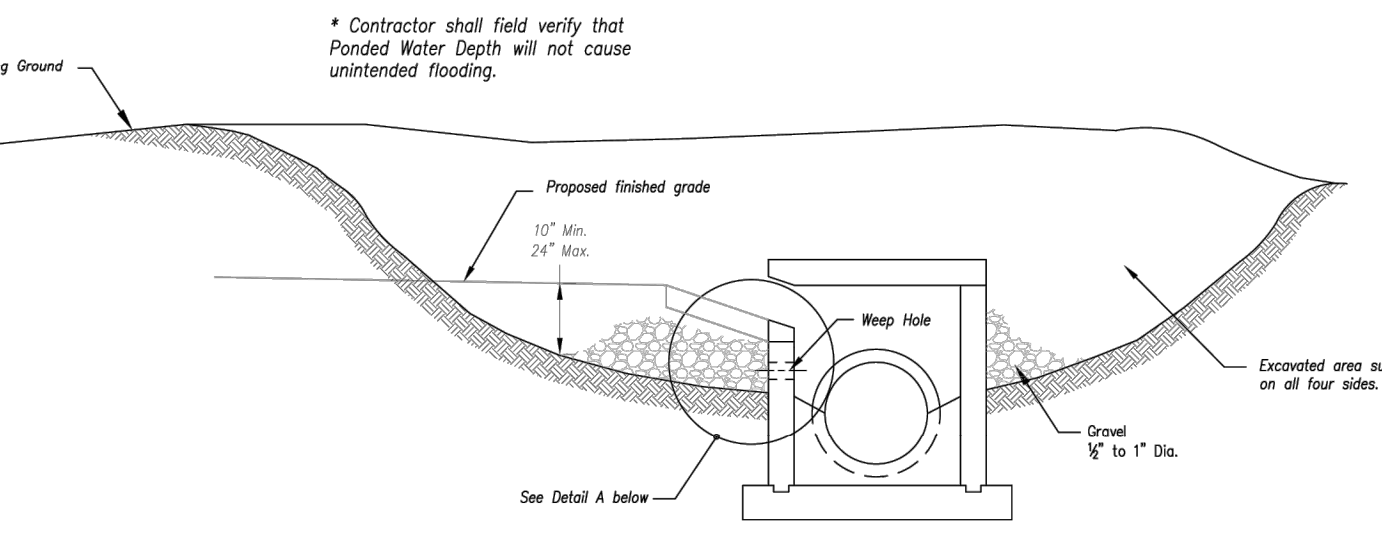
JOINING FENCE SECTIONS
Not to Scale

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KANSAS CITY METRO CHAPTER

SILT FENCE

STANDARD DRAWING
NUMBER ESC-03
ADOPTED:
10/24/2016

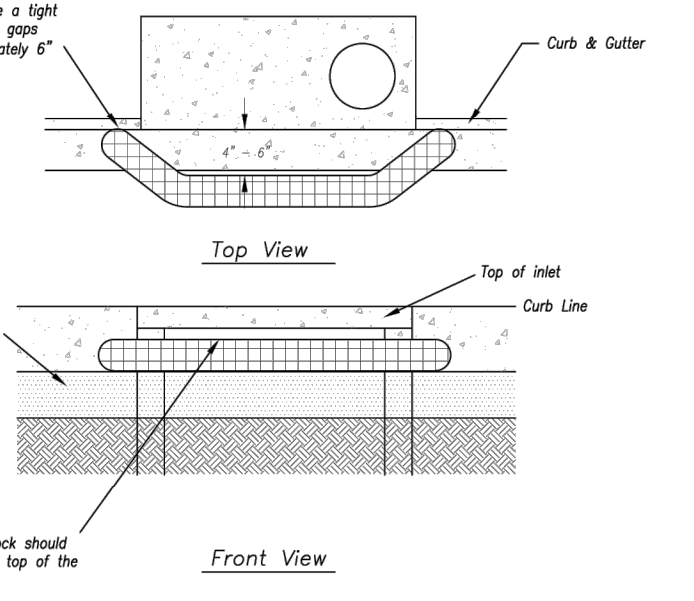
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.



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

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

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



Sump Inlet Sediment Filter

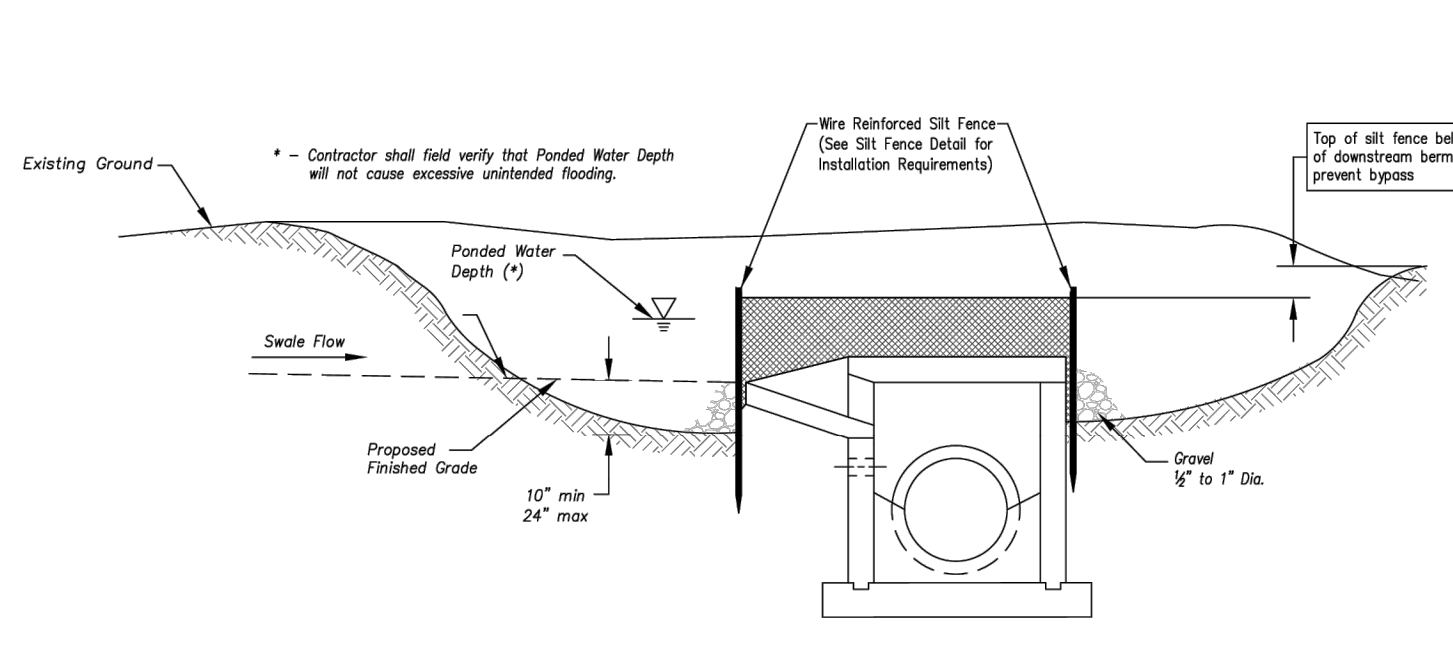
LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

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KANSAS CITY METRO CHAPTER

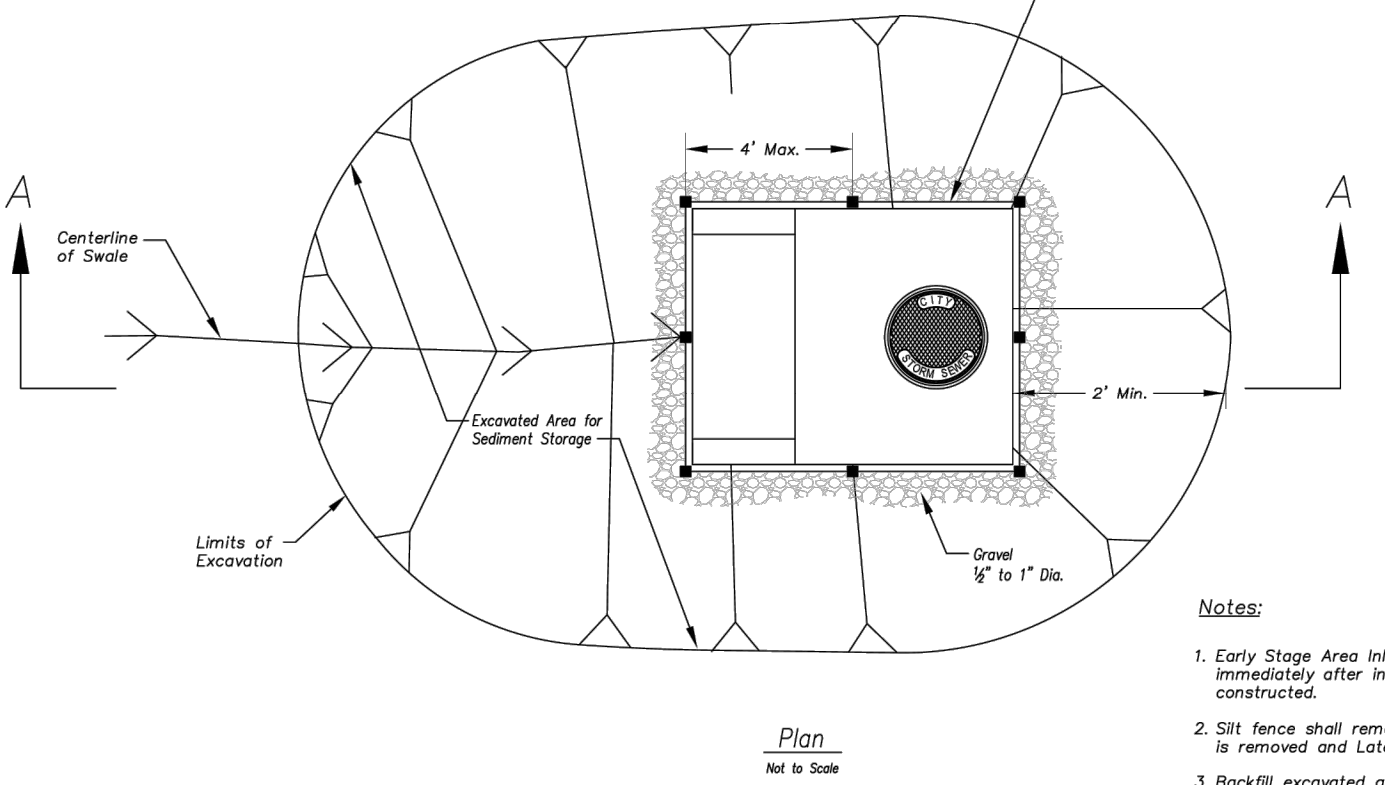
CURB INLET PROTECTION

STANDARD DRAWING
NUMBER ESC-06
ADOPTED:
10/24/2016

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

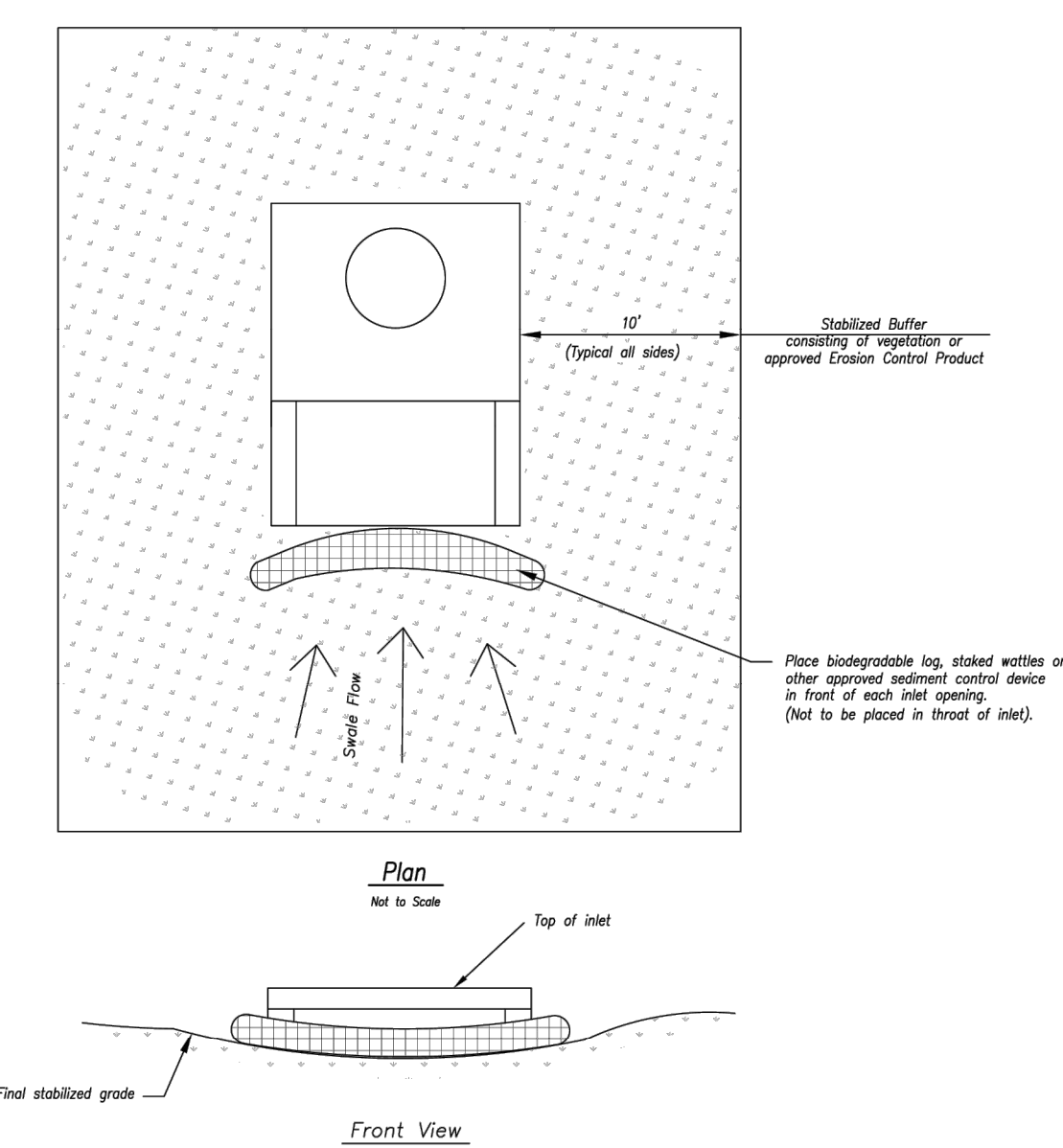


Section A-A
Not to Scale



EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)

- Notes:**
- Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
 - Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
 - Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
 - Wire reinforced silt fence may be used in place of silt fence attached to wood frame.



LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

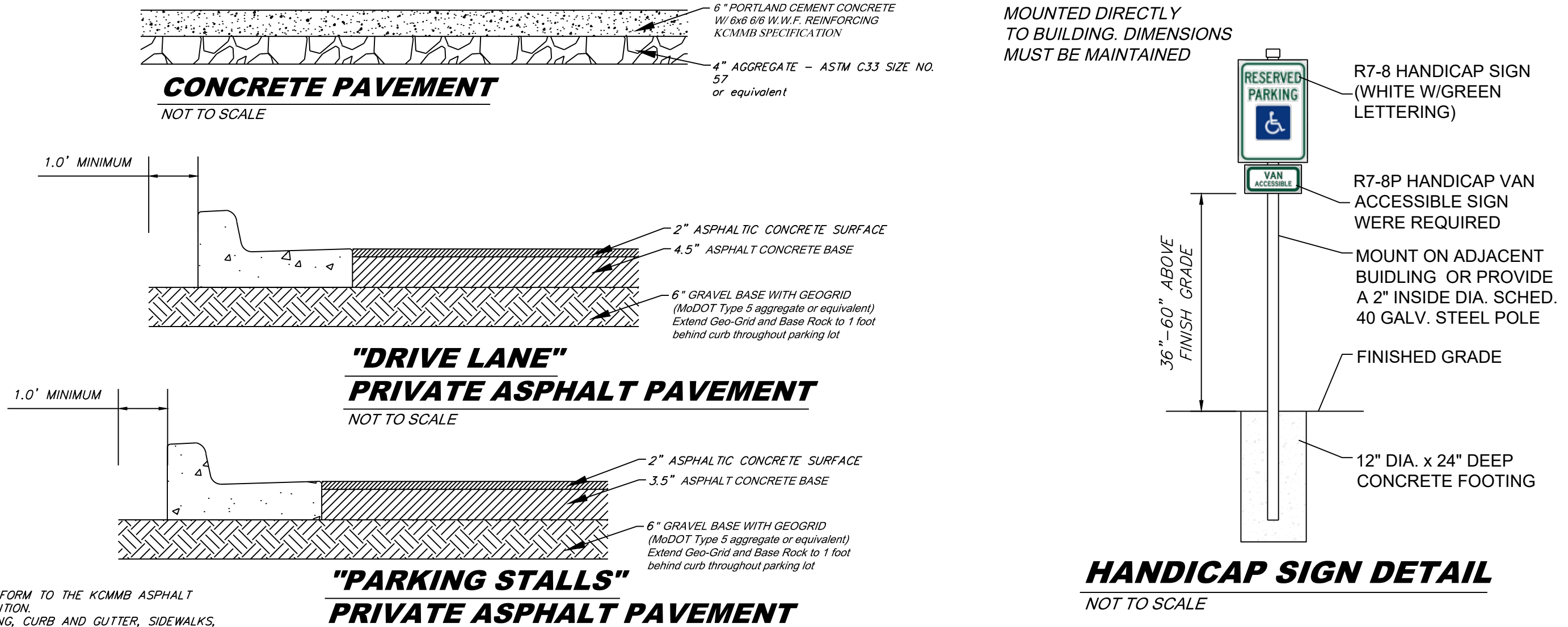
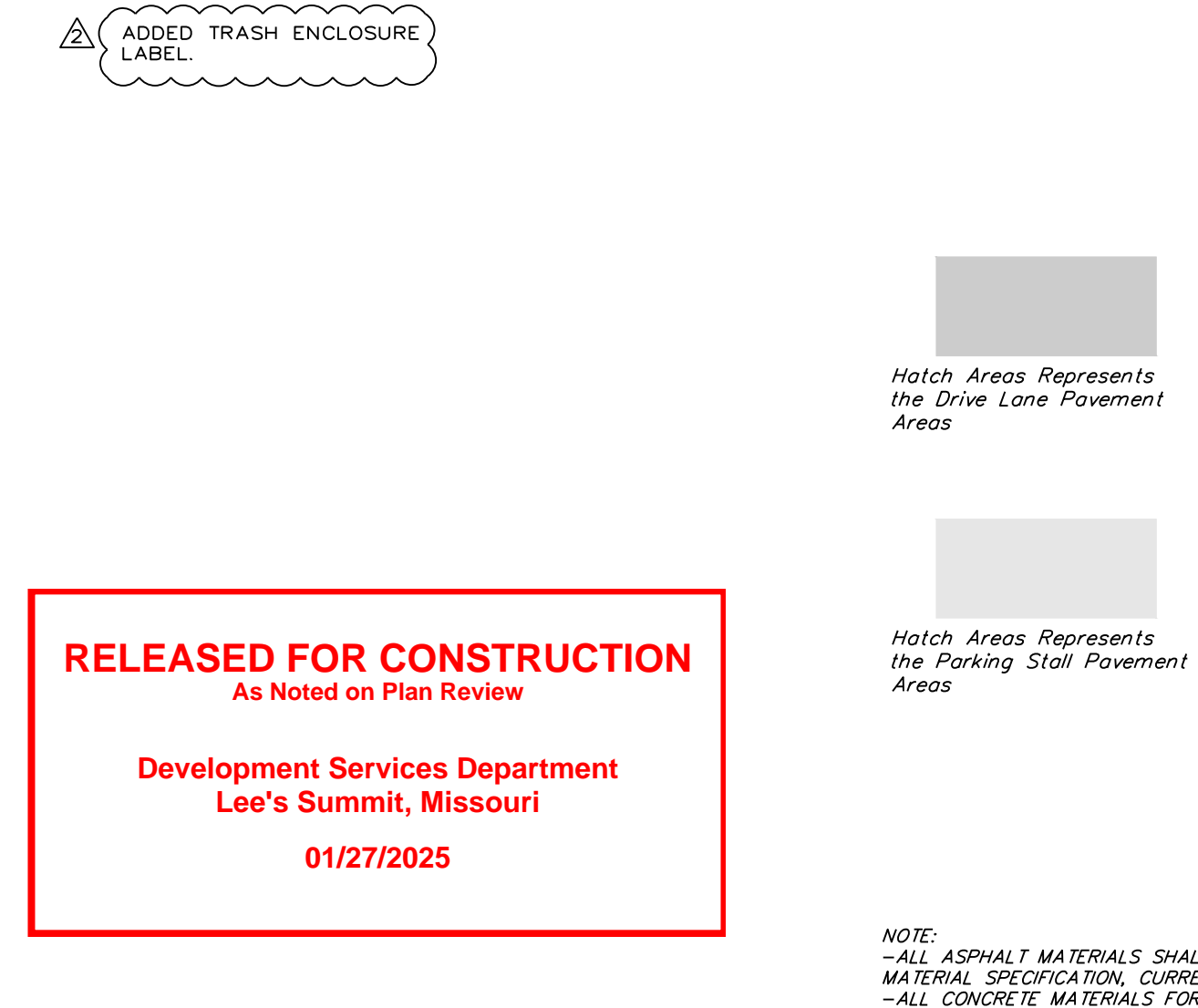
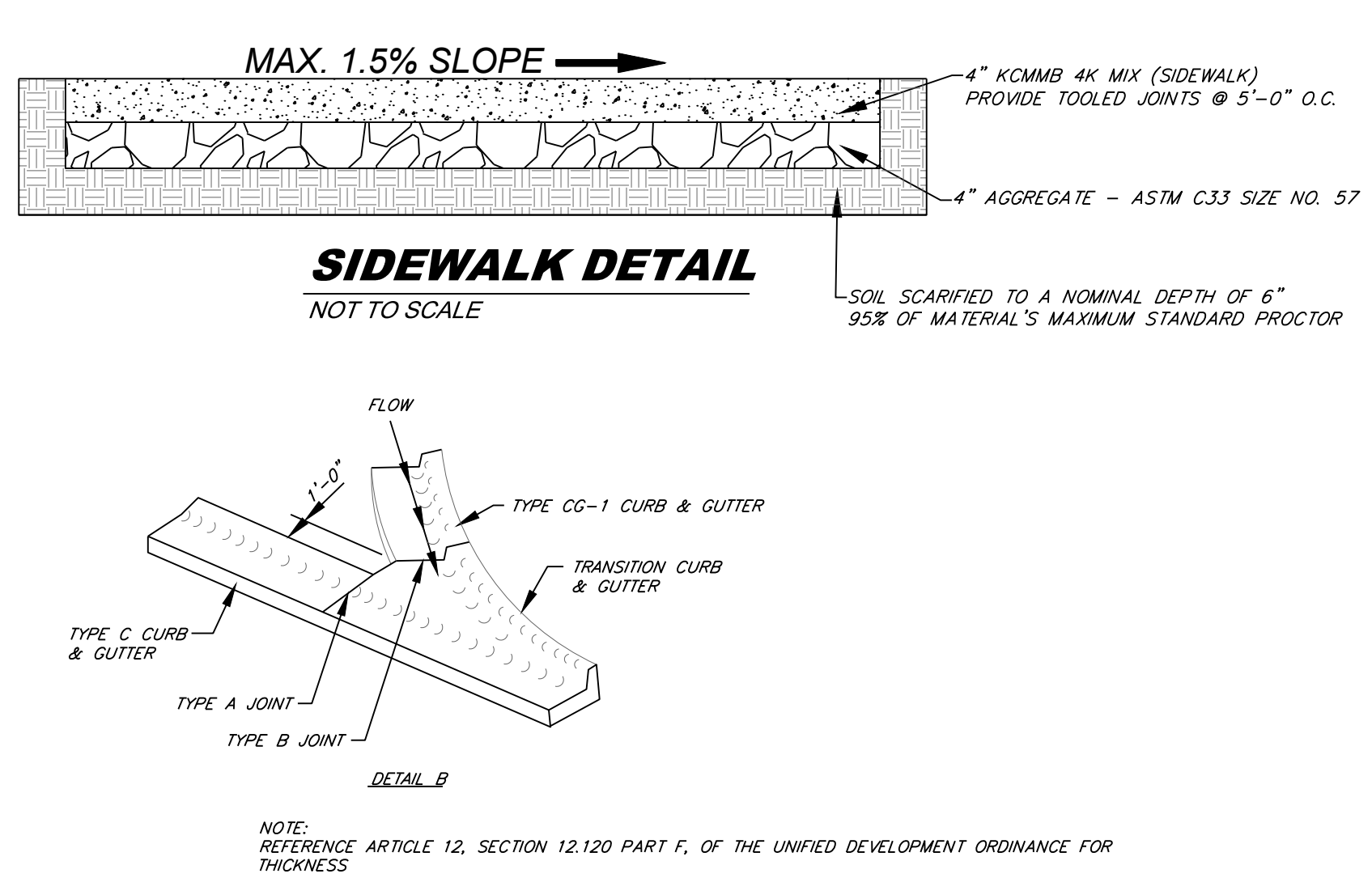
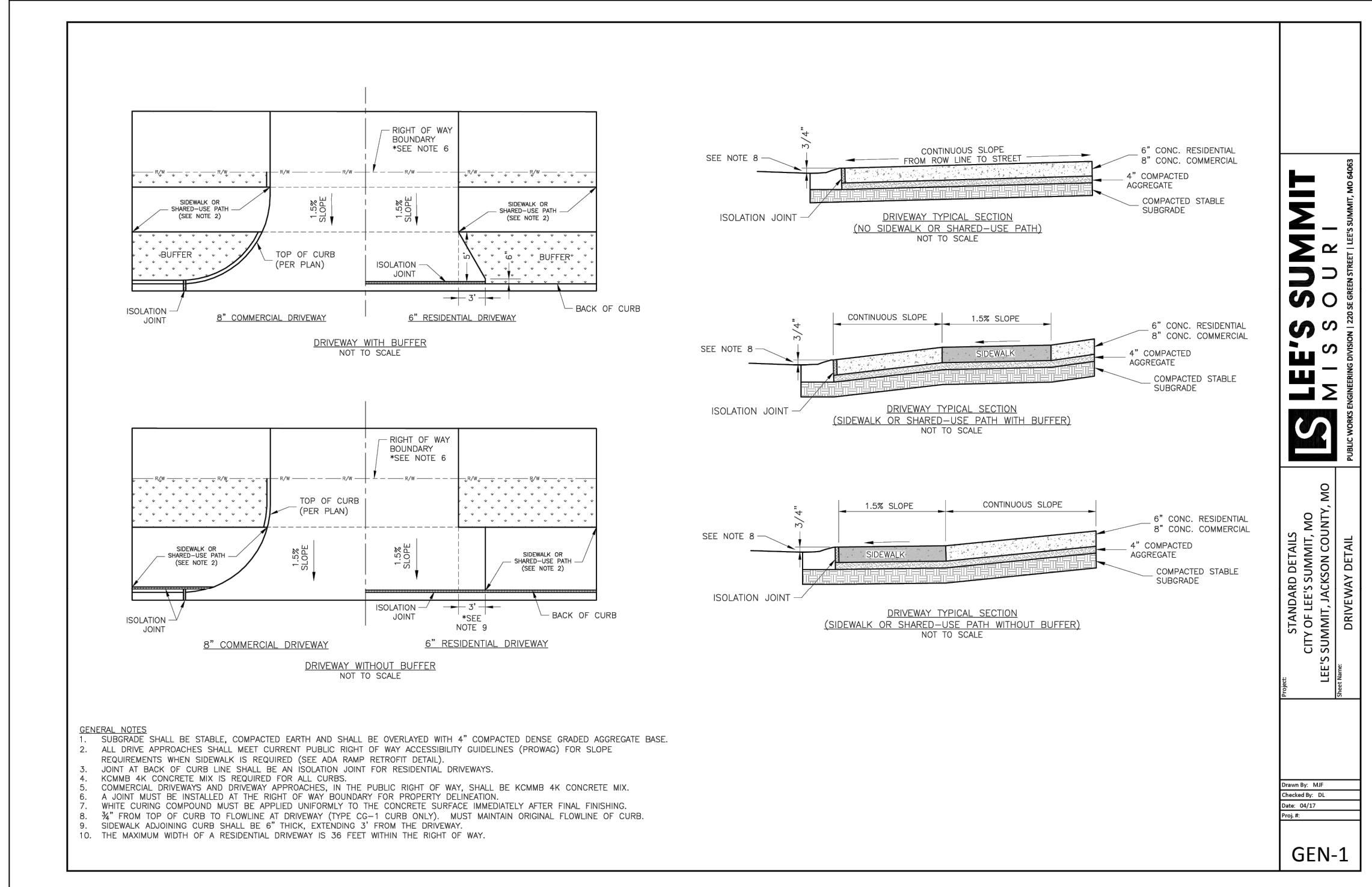
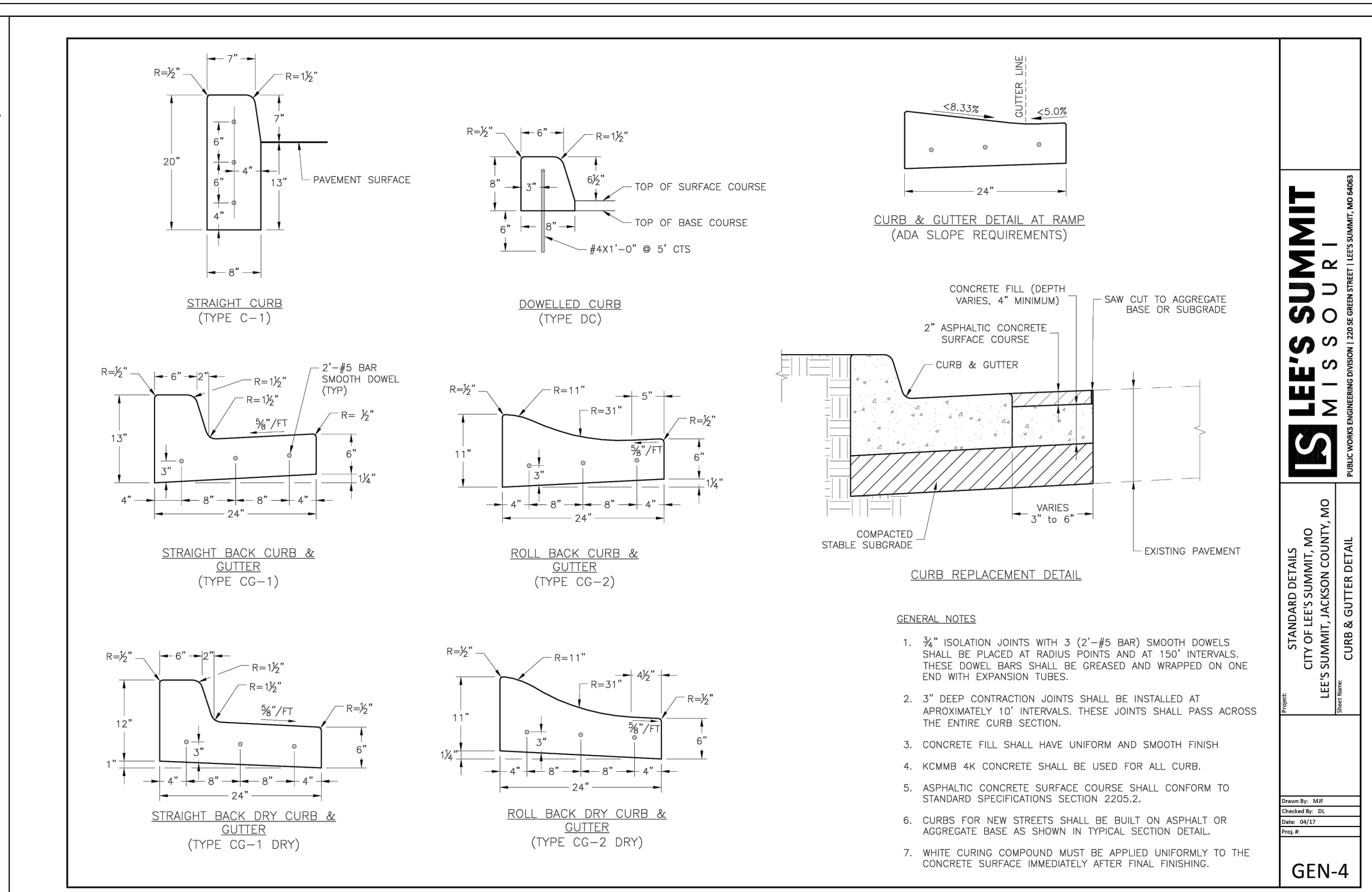
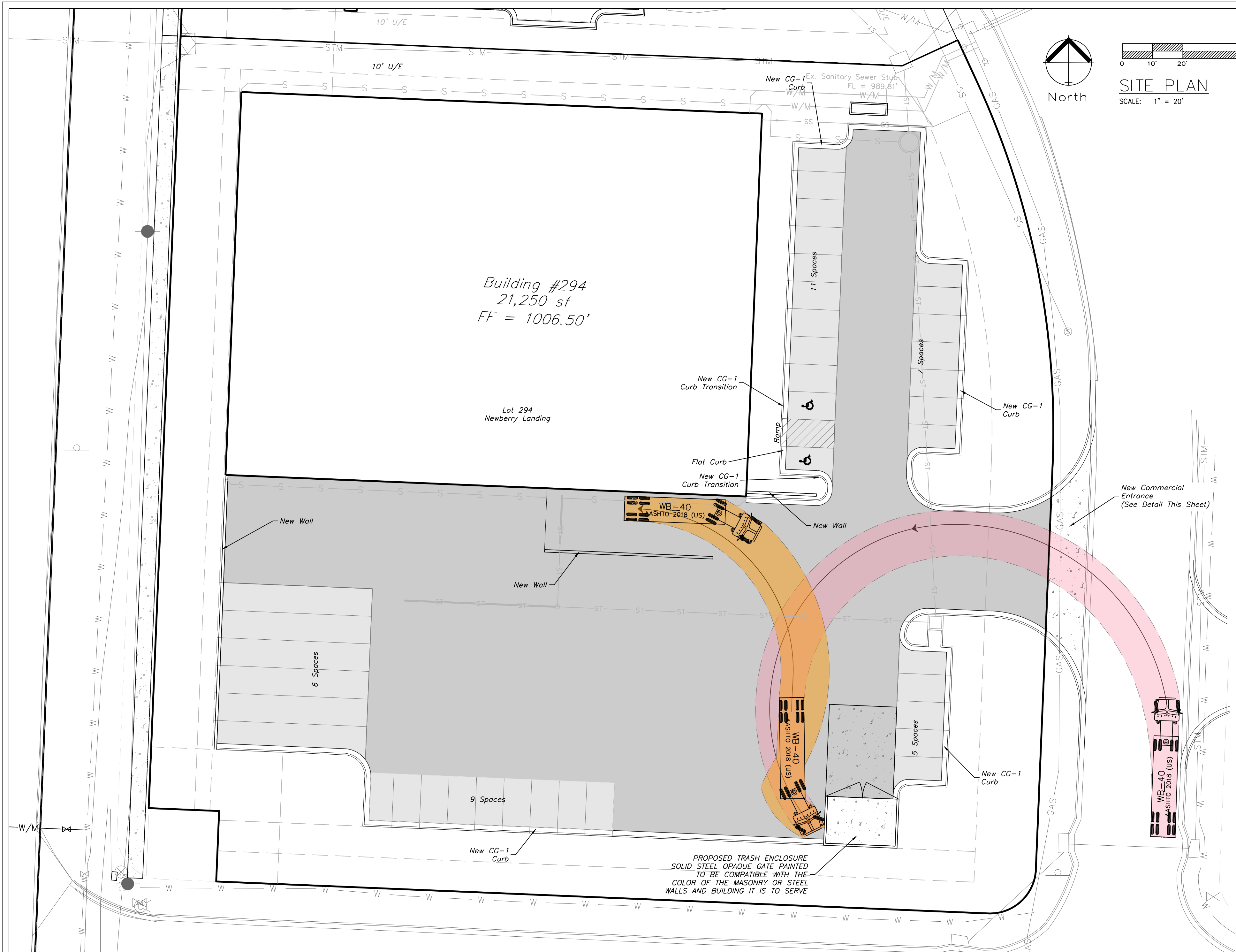
- Maintenance:**
- Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
 - Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
 - Repair or replace as necessary to maintain function and integrity of installation.

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AREA INLET AND JUNCTION BOX PROTECTION

STANDARD DRAWING
NUMBER ESC-07
ADOPTED:
10/24/2016

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



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ENGINEERING SOLUTIONS
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Project:
NEWBERRY LANDING, LSMO
Issue Date:
January 4, 2024

Project:
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION (200 SE 30TH STREET, LEE'S SUMMIT, MO 64082)

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

GEN-4

GEN-1

Project:
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PUBLIC WORKS ENGINEERING DIVISION (200 SE 30TH STREET, LEE'S SUMMIT, MO 64082)

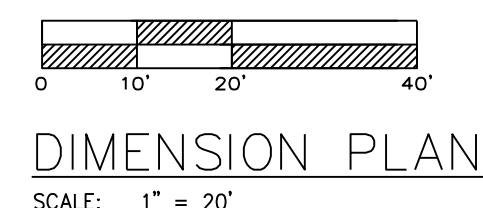
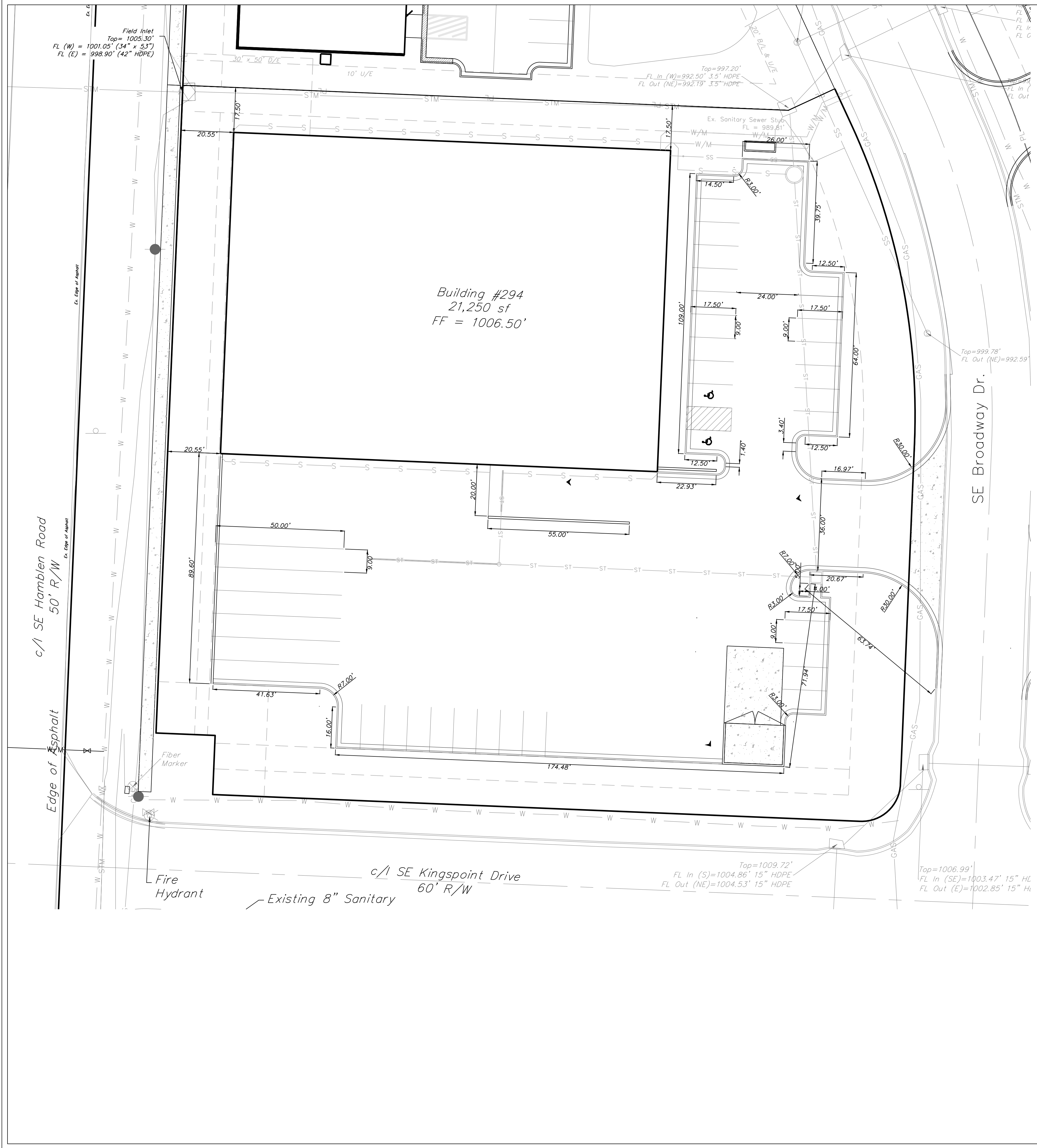
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
DRIVEWAY DETAIL

GEN-1

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OK PE 25226

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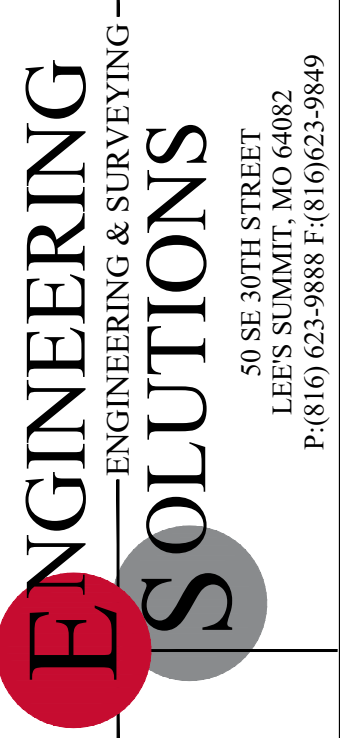
C.100



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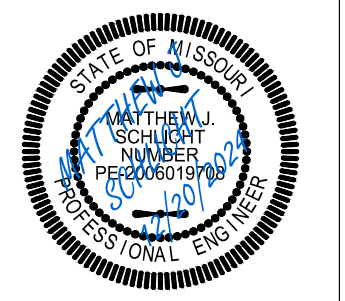
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Surveying 200500319-D
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Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
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LANDING, LSMO
Issue Date:
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Dimension Plan
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

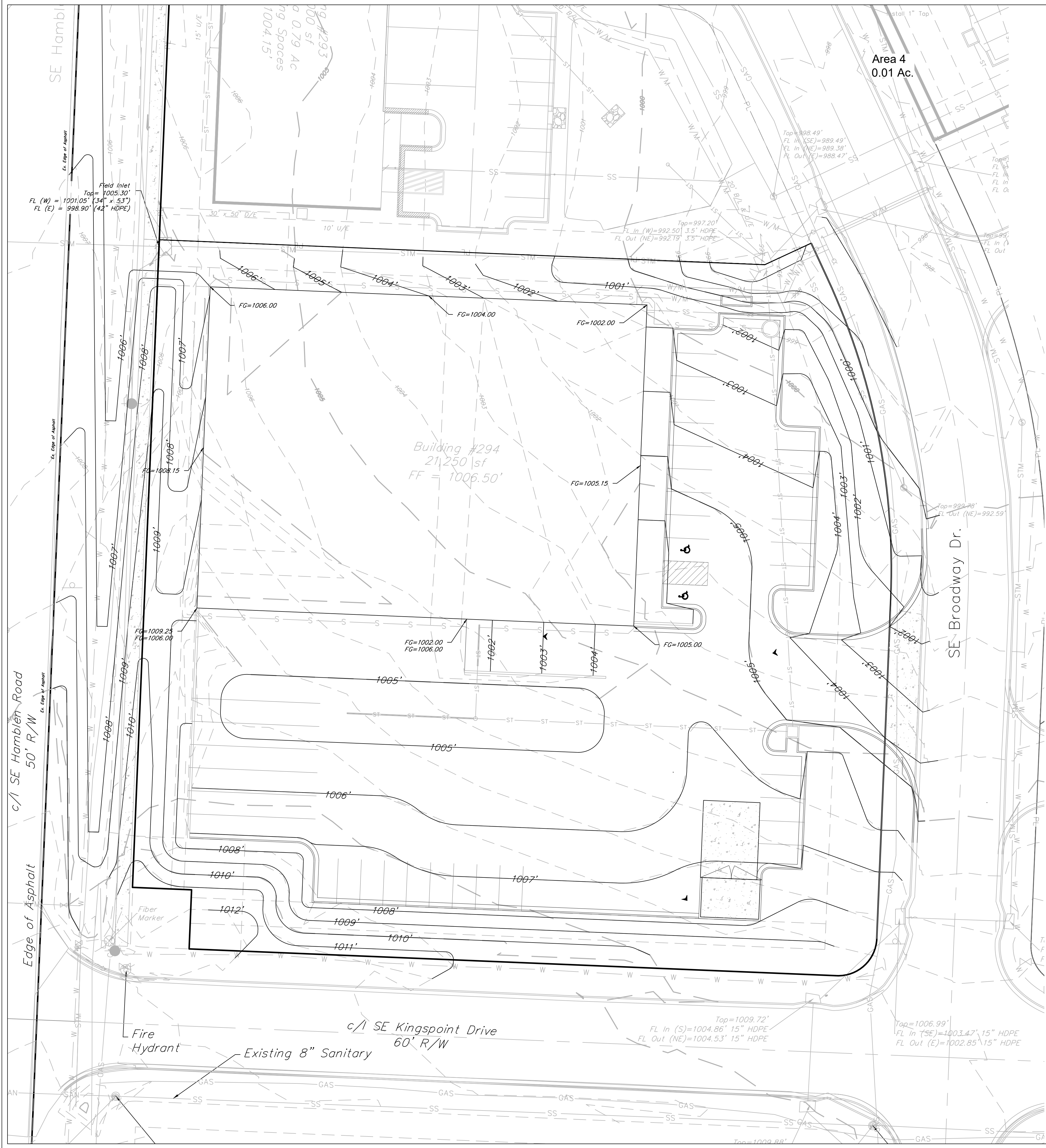
Project:
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Issue Date:
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Dimension Plan
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

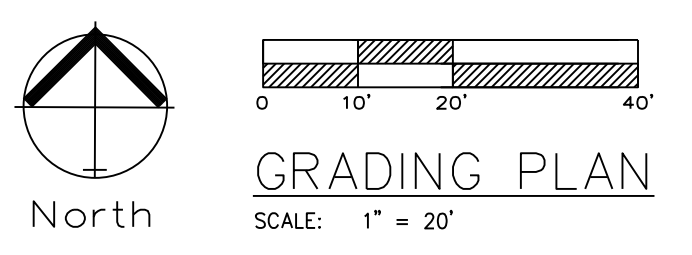


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Area 4
0.01 Ac.

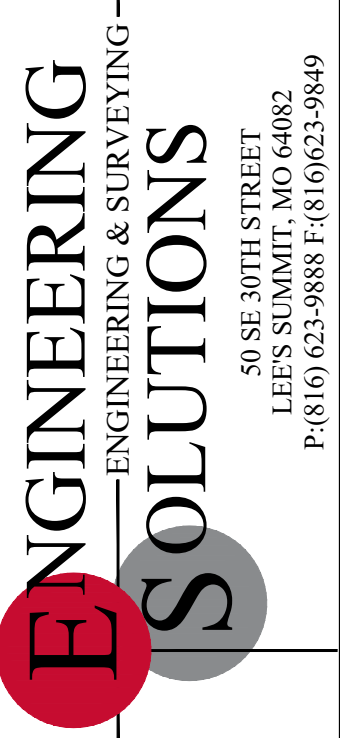


- Notes**
1. Contractor is responsible for verifying all existing utility locations prior to excavation
 2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
 3. No part of the project lies within the 100 year flood plain
 4. All erosion and sediment control measures need to be implemented prior to construction
 5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
 6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
 7. Contractor responsible for all density testing of roadway subgrade and granular base
 8. Contractor responsible to provide Engineering Solutions an Asbuilt topographic survey of the site to verify grades.

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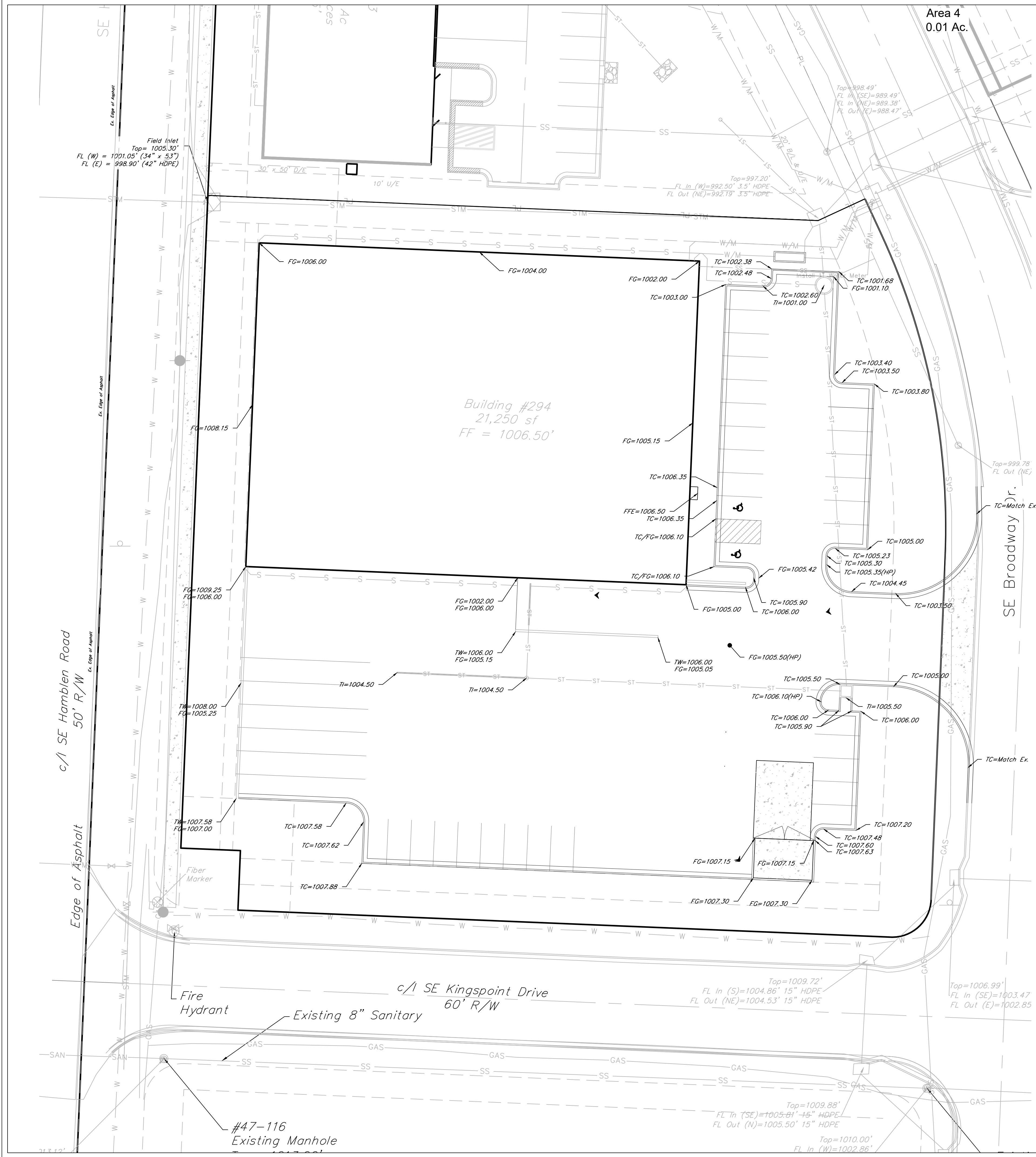
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Project:
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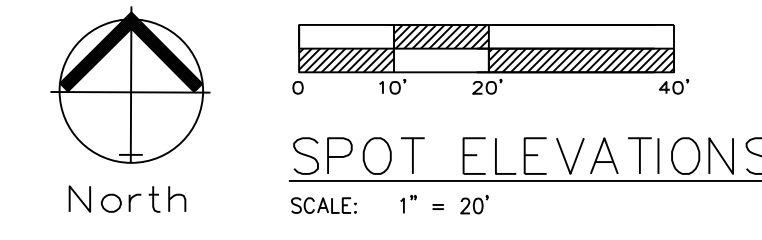
GRADING PLAN
 Construction Plans for:
 Lot 294, Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri

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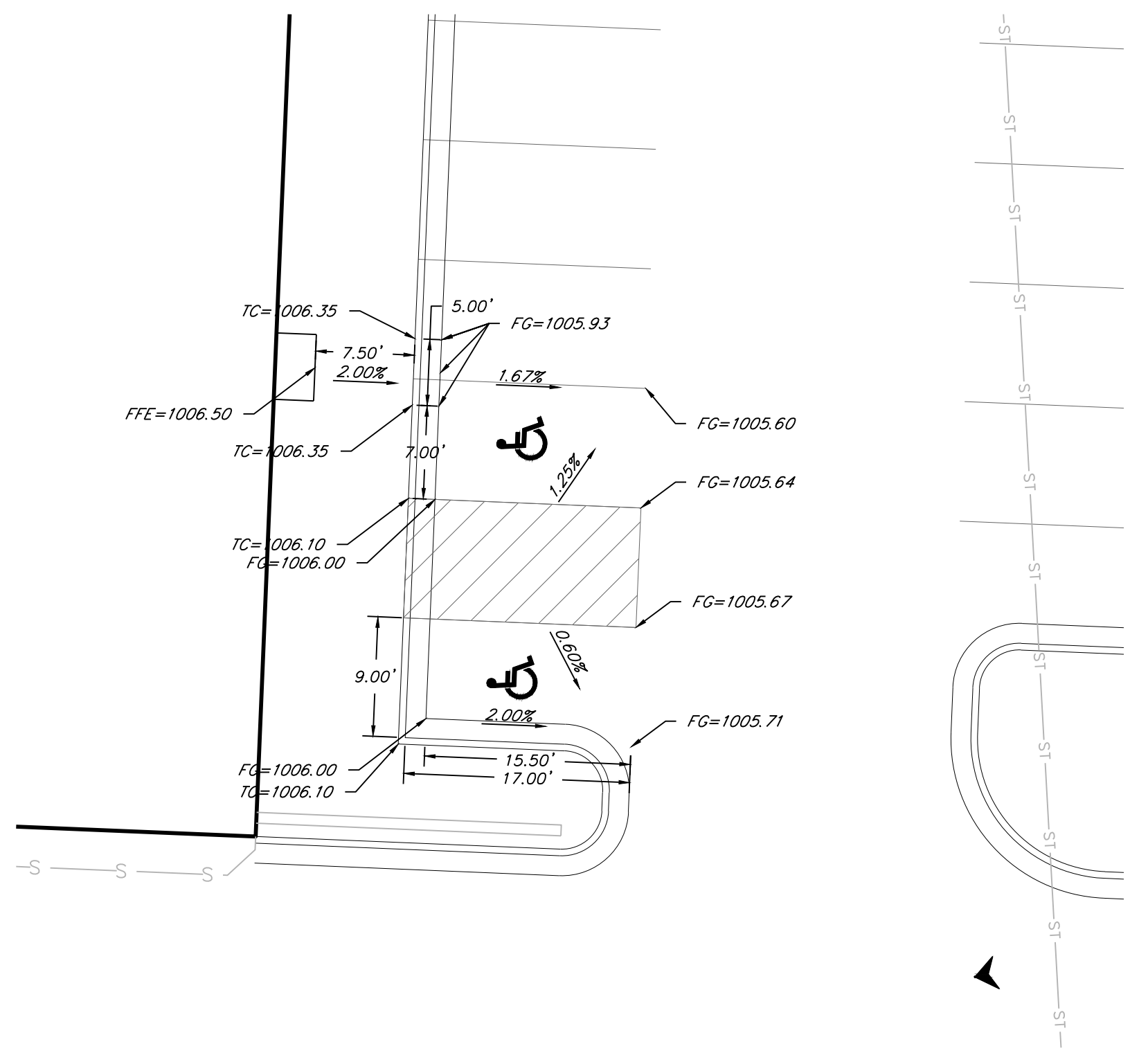
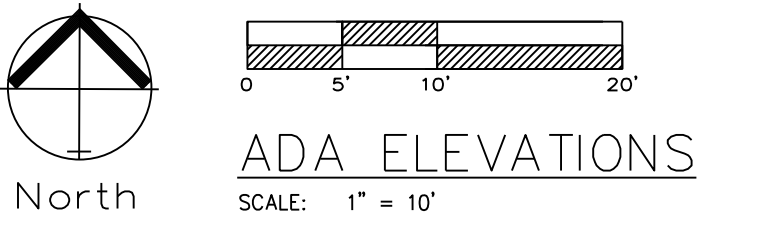
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Area 4
0.01 Ac.



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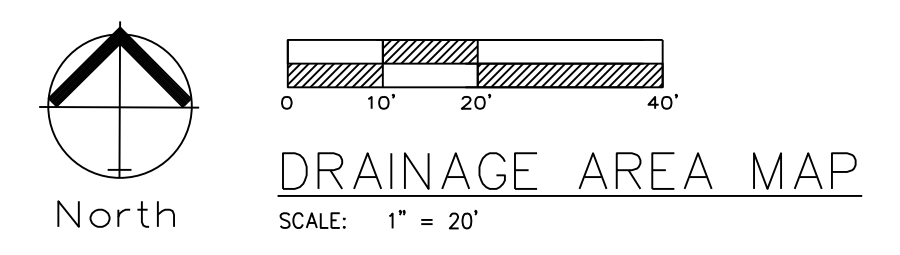
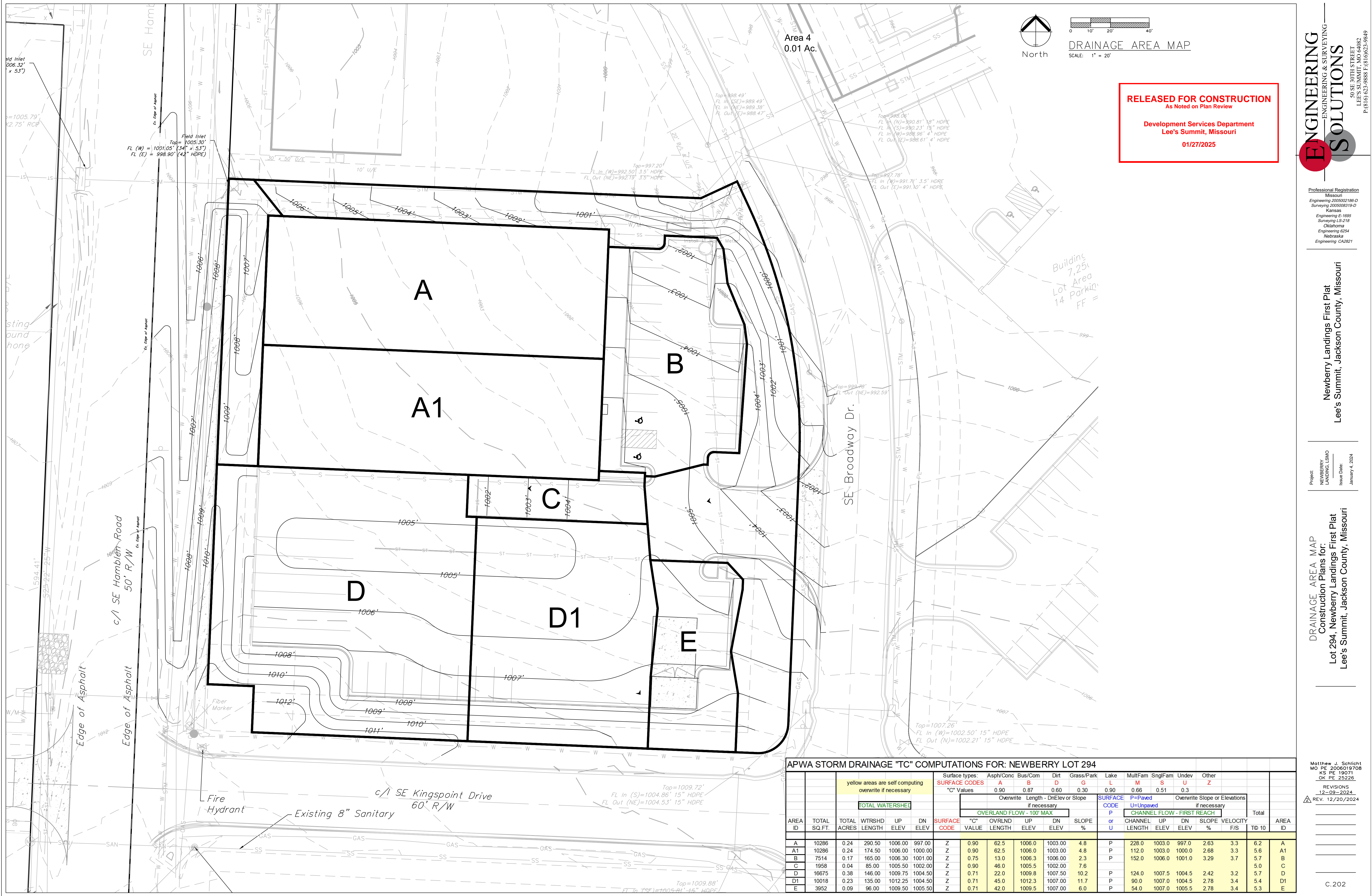
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 Nebraska
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Project:
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SPOT ELEVATIONS
 Construction Plans for:
 Lot 294, Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri

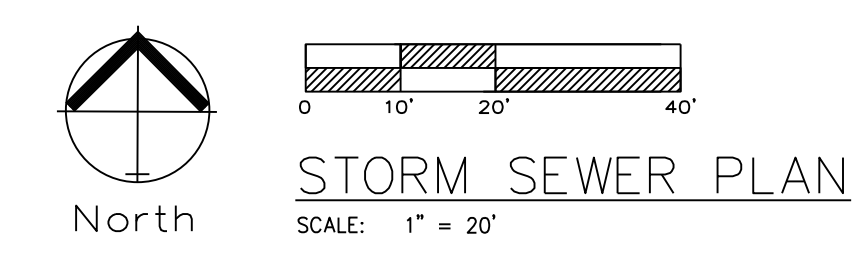
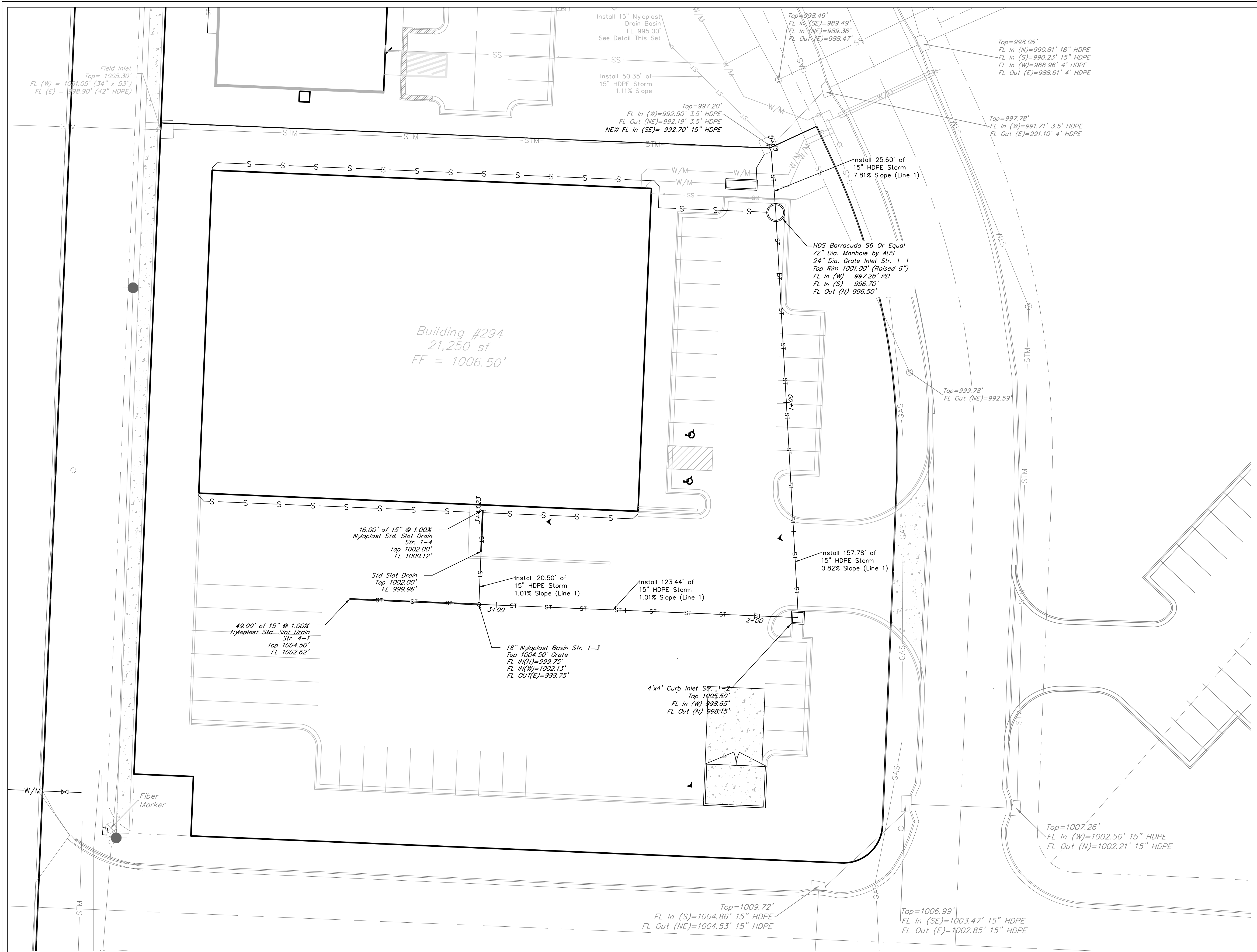
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APWA STORM DRAINAGE "TC" COMPUTATIONS FOR: NEWBERRY LOT 294

AREA ID	TOTAL SQ.FT.	TOTAL ACRES	WTRSHD LENGTH	UP ELEV	DN ELEV	SURFACE CODE	SURFACE TYPES				SLOPE %	SURFACE CODE	SURFACE CODE				Total	AREA ID	
							Asph/Conc	Bus/Com	Dirt	Grass/Park			Lake	MultFam	SnglFam	Undev			Other	UP	DN	SLOPE	VELOCITY
A	10286	0.24	290.50	1006.00	997.00	Z	0.90	62.5	1006.0	1003.00	4.8	P	228.0	1003.0	997.0	2.63	3.3	6.2	A
A1	10286	0.24	174.50	1006.00	1000.00	Z	0.90	62.5	1006.0	1003.00	4.8	P	112.0	1003.0	1000.0	2.68	3.3	5.6	A1
B	7514	0.17	165.00	1006.30	1001.00	Z	0.75	13.0	1006.3	1006.00	2.3	P	152.0	1006.0	1001.0	3.29	3.7	5.7	B
C	1958	0.04	85.00	1005.50	1002.00	Z	0.90	46.0	1005.5	1002.00	7.6	P						5.0	C
D	16675	0.38	146.00	1009.75	1004.50	Z	0.71	22.0	1009.8	1007.50	10.2	P	124.0	1007.5	1004.5	2.42	3.2	5.7	D
D1	10018	0.23	135.00	1012.25	1004.50	Z	0.71	45.0	1012.3	1007.00	11.7	P	90.0	1007.0	1004.5	2.78	3.4	5.4	D1
E	3952	0.09	96.00	1009.50	1005.50	Z	0.71	42.0	1009.5	1007.00	6.0	P	54.0	1007.0	1005.5	2.78	3.4	5.3	E

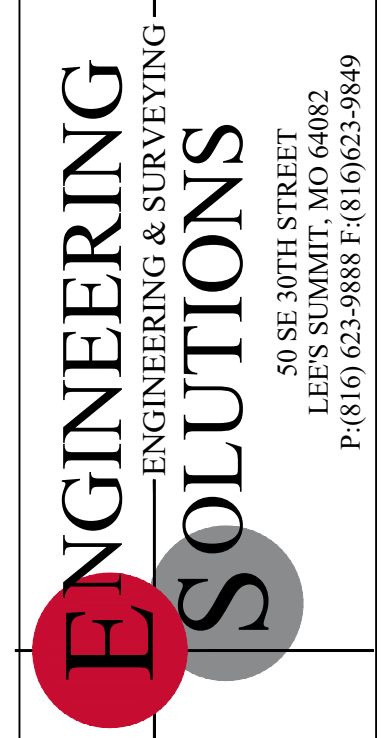


- NOTES:
- TRENCH DRAINS SHALL BE ADS STANDARD DURASLOT OR APPROVED EQUAL.
 - DURASLOT DRAINS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
 - DURASLOT DRAINS SHALL BE INSTALLED FOR HS-20 HEAVY DUTY TRAFFIC. SEE DETAIL SHEET C.303. CONCRETE SHALL BE A KCMBB 4,000 PSI MIX. PLACE NO.4 REBAR TOP AND BOTTOM OF DRAIN EACH SIDE WITH 3" CLEAR SPACING.
 - THE HYDRODYNAMIC SEPARATOR (HDS) SHALL BE AS MANUFACTURED BY ADS, MODEL BARRACUDA 56 OR APPROVED EQUAL. SEE DETAIL SHEET C.303.
 - THE NYLOPLAST DRAIN BASIN SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS FOR HS-20 HEAVY DUTY TRAFFIC. SEE DETAIL SHEET C.303. PLACE EIGHT (8) TOTAL NO.4 REBAR IN CONCRETE COLLAR TWO (2) EACH SIDE MID SLAB, 3" CLEAR.

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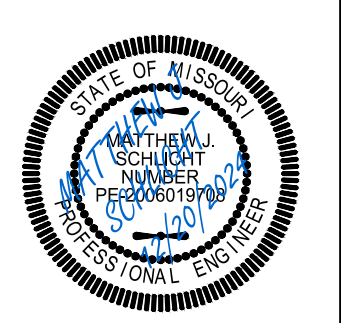


Professional Registration
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Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

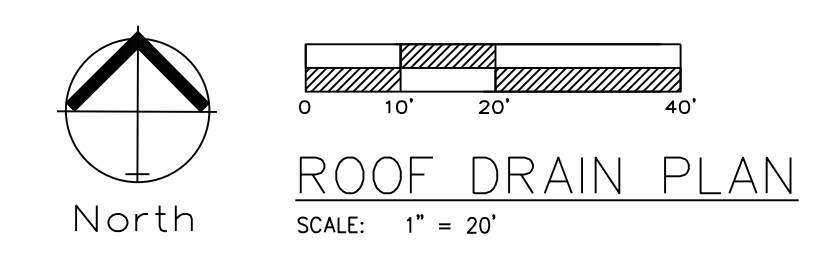
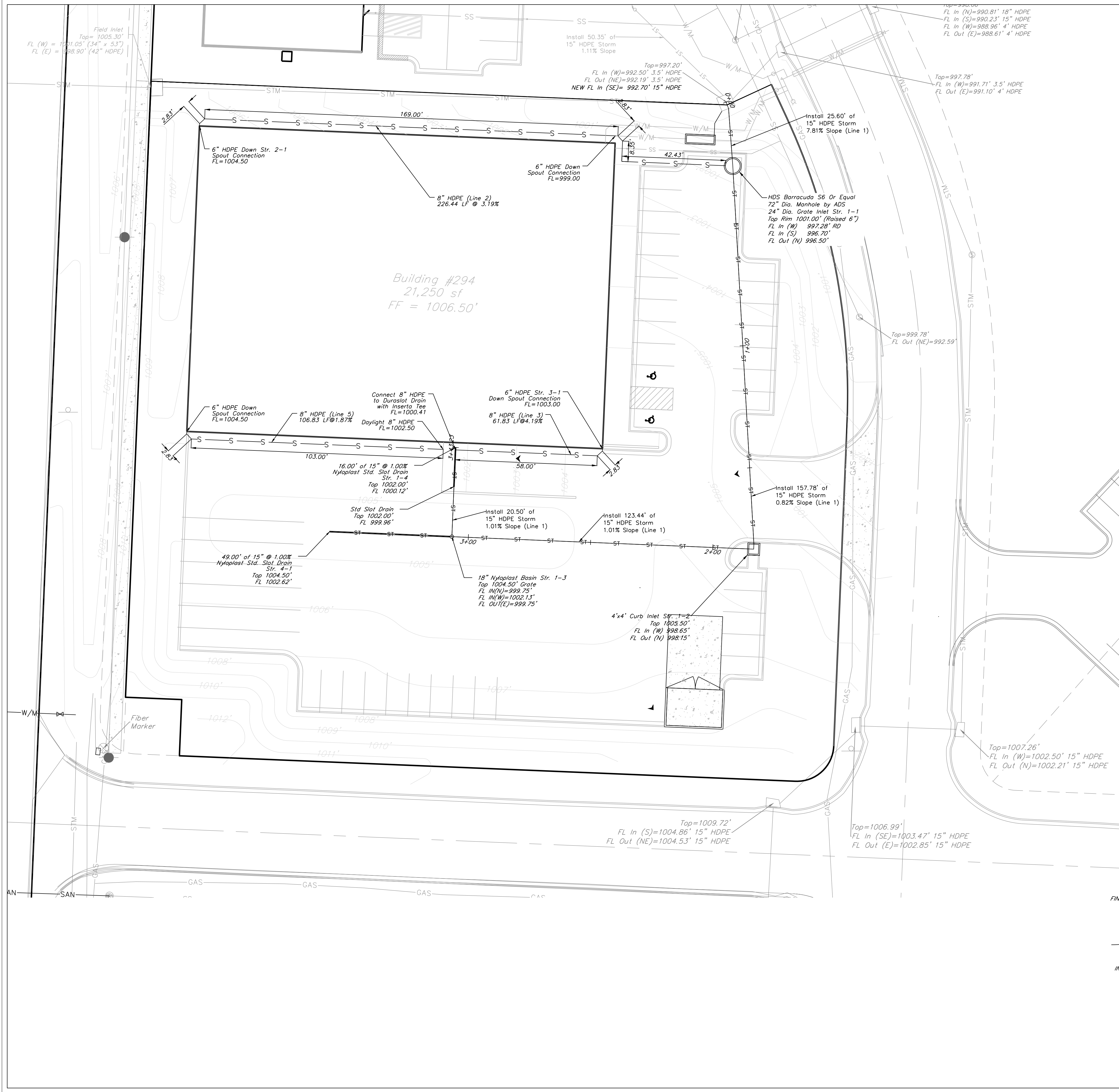
Project:
NEWBERRY LANDING, LSMO
Issue Date:
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ROOF DRAIN PLAN
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

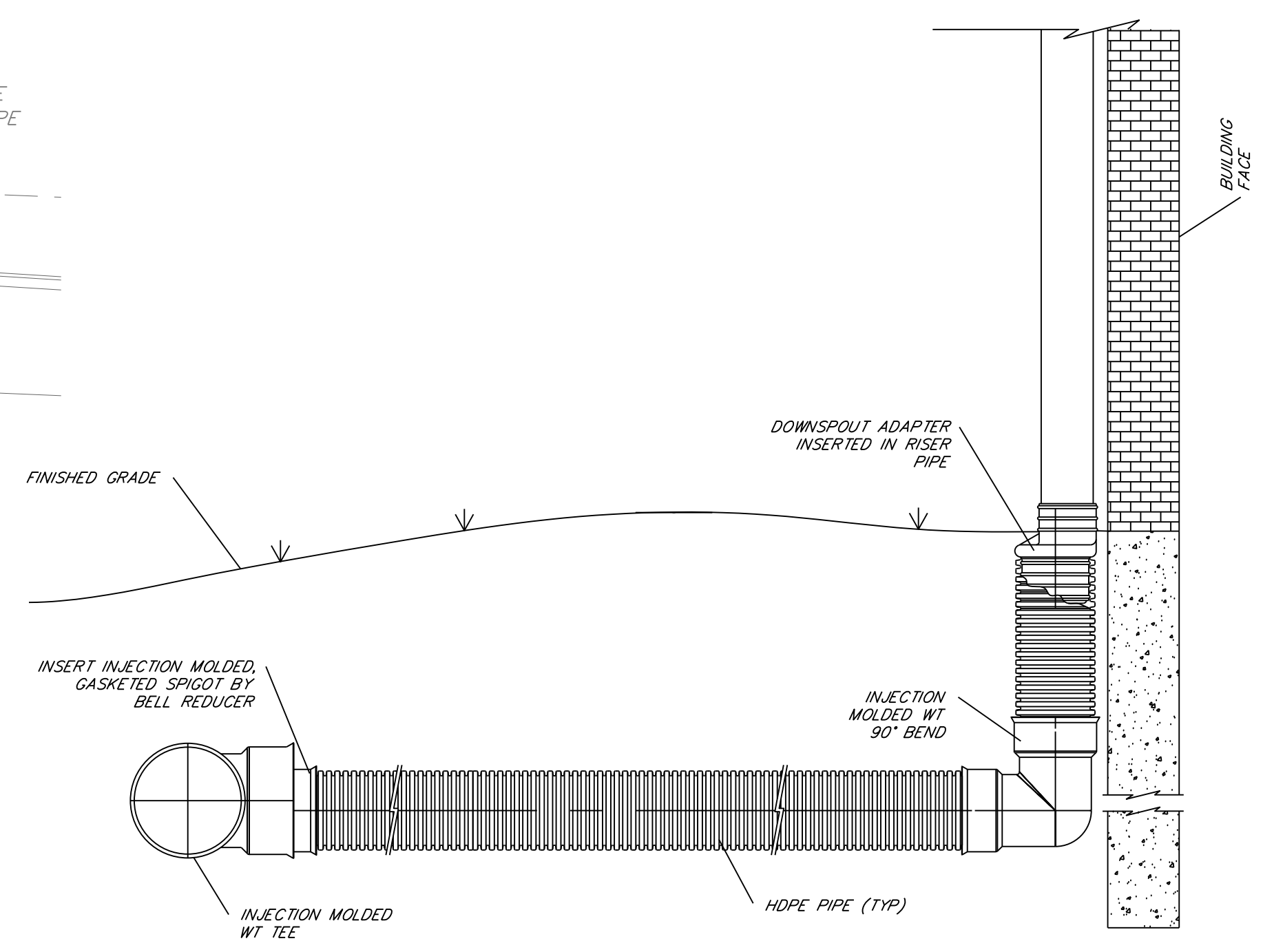


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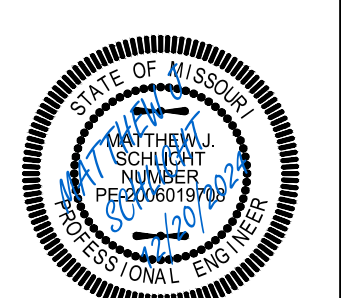
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Project: NEWBERRY LANDINGS, LSMO
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 Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri

ROOF DRAIN PLAN
 Construction Plans for:
 Lot 294, Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri



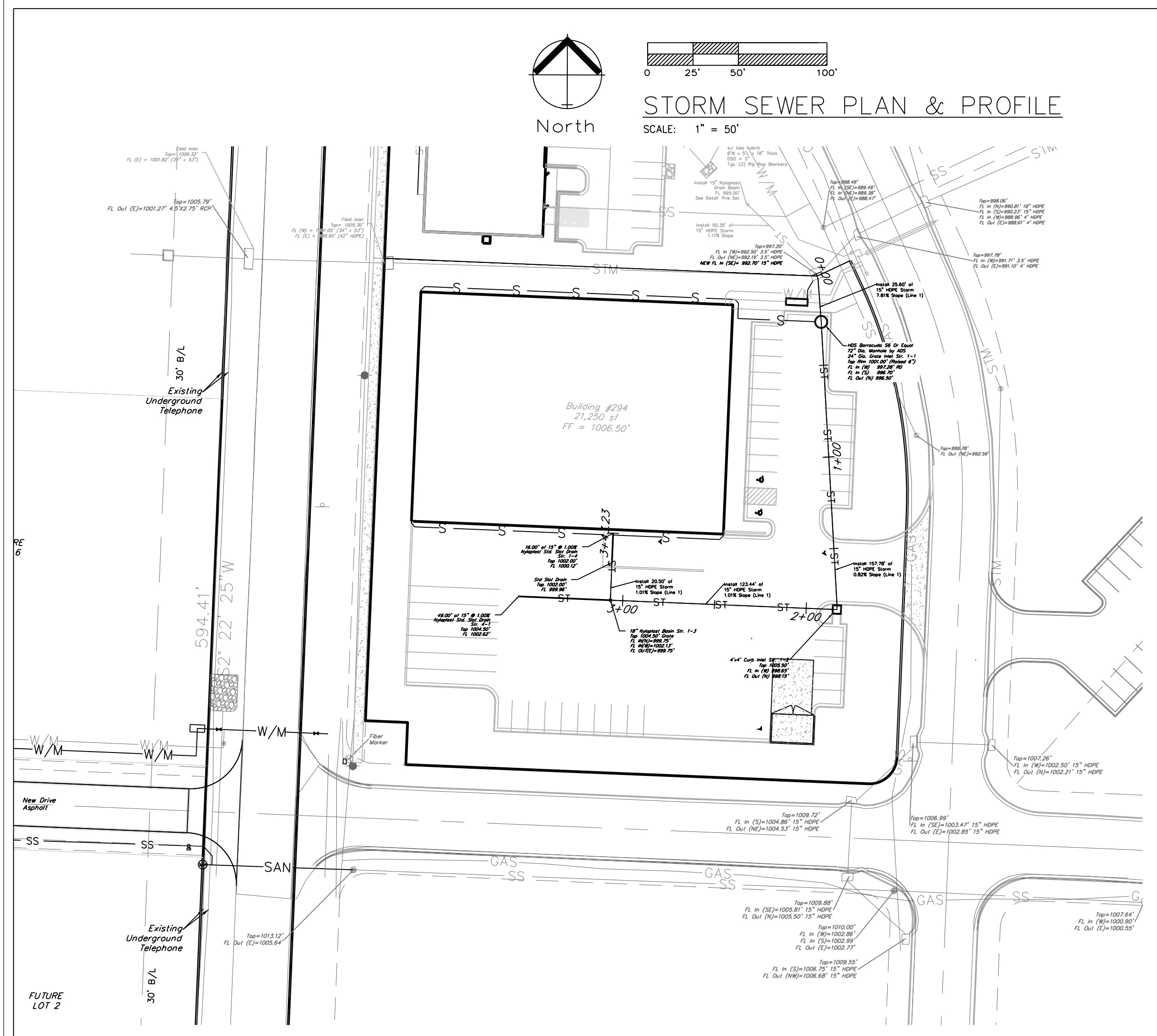
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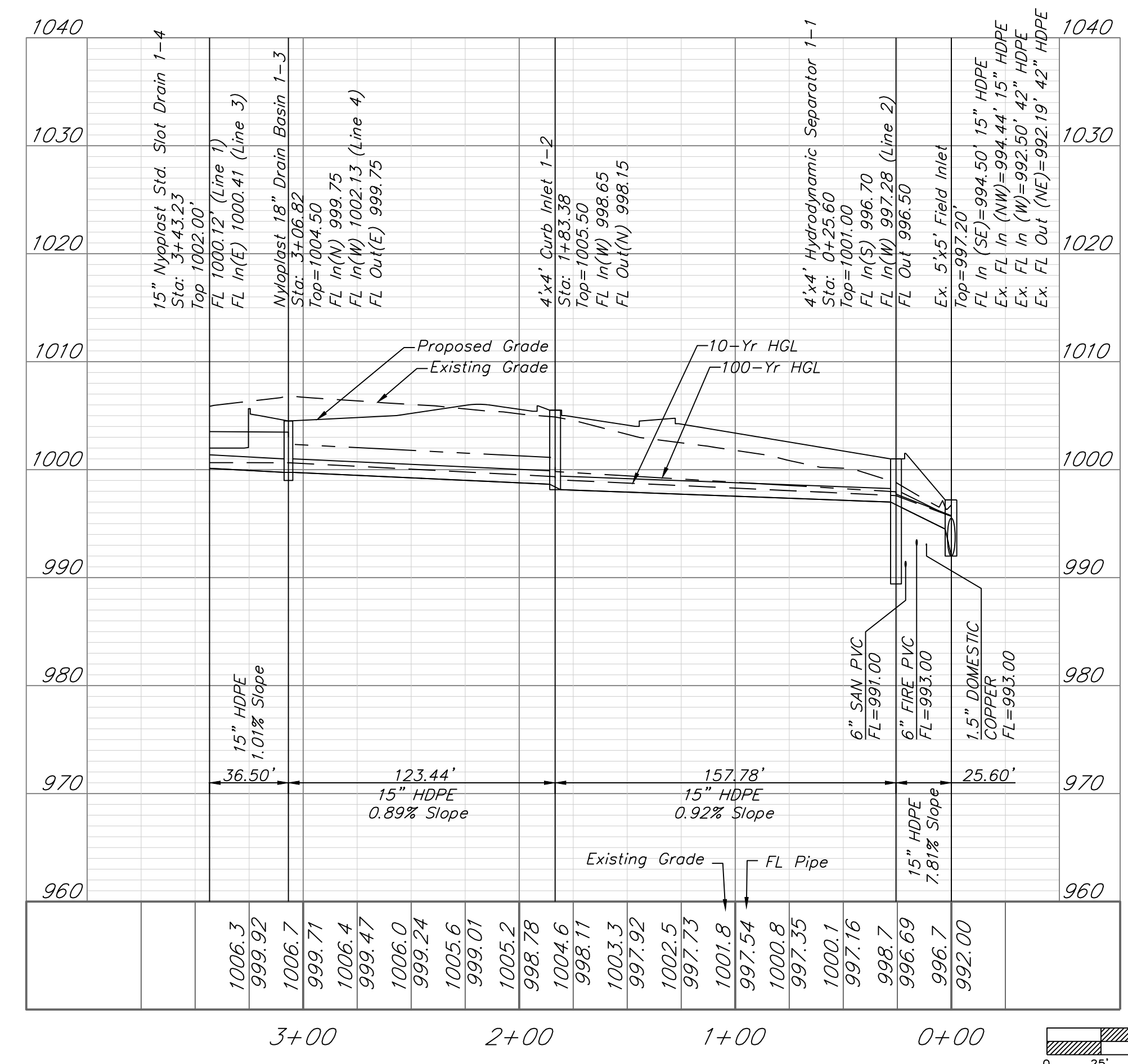
Development Services Department
Lee's Summit, Missouri
01/27/2025

STORM SEWER PLAN & PROFILE

SCALE: 1" = 50'



STORM LINE 1

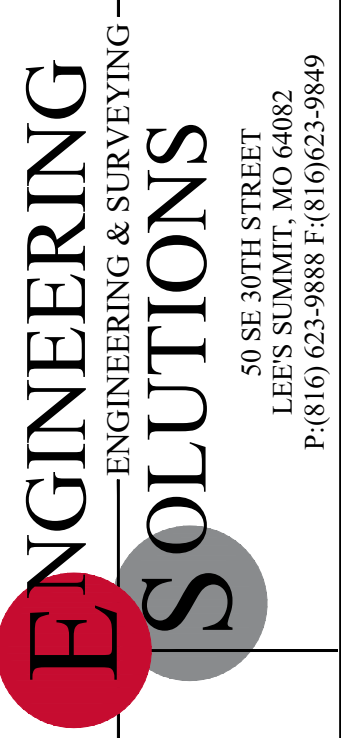


10-YR Structure																						
D.S. Str.	Str. No.	Area (ac)	InletTime (min)	Int. (in/hr)	RunoffCoeff. (C)	Q=CIA (cfs)	QCaptured (cfs)	QBypassed (cfs)	JunctType	CurbHeight (in)	CurbLength (ft)	GrateArea (sqft)	GrateLength (ft)	GrateWidth (ft)	GutterSlope (ft/ft)	GutterWidth (ft)	CrossSlope, Sw (ft/ft)	CrossSlope, Sx (ft/ft)	LocalDepr. (in)	InletDepth (ft)	GutterDepth (ft)	GutterSpread (ft)
Ex.	1-1	0.17	5.7	7.14	0.75	0.91	0.91	0	Dp-Grate	.....	.....	2	2	1	Sag	2	0.02	0.02	.....	0.14	0.14	N/A
1-1	1-2	0.09	5.3	7.26	0.71	0.46	0.46	0	Curb	5.8	4	.....	.....	.....	Sag	2	0.05	0.02	9	0.9	0.15	4.44
1-2	1-3	0.23	5.7	7.14	0.71	1.17	1.17	0	Dp-Grate	.....	.....	1.77	1.33	1.33	Sag	2	0.02	0.02	.....	0.17	0.17	N/A
1-3	1-4	0.2	5	7.34	0.9	1.32	1.32	0	Dp-Grate	.....	.....	2.4	0.15	16	Sag	2	0.02	0.02	.....	0.06	0.06	N/A
1-1	2-1	0.24	6.2	7	0.9	1.51	.....	.....	MH	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
1-4	3-1	0.08	5.6	7.17	0.9	0.52	.....	.....	MH	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
1-3	4-1	0.38	5.7	7.14	0.71	1.93	1.93	0	Dp-Grate	.....	.....	7.35	0.15	49	Sag	2	0.02	0.02	.....	0.03	0.03	N/A

10-YR Pipe																						
D.S. Str.	U.S. Str.	LineLength (ft)	Incr.Area (ac)	TotalArea (ac)	RunoffCoeff. (C)	IncrC x A	TotalC x A	InletTime (min)	TimeConc (min)	RnfallInt (in/hr)	TotalRunoff (cfs)	TotalFlow (cfs)	CapacFull (cfs)	Veloc (ft/s)	PipeSize (in)	PipeSlope (%)	Inv ElevDn (ft)	Inv ElevUp (ft)	HGLDn (ft)	HGLUp (ft)	Grnd/RimDn (ft)	Grnd/RimUp (ft)
Ex.	1-1	25.6	0.17	1.39	0.75	0.13	1.09	5.7	6.9	6.8	7.44	7.44	23.46	6.41	15	7.81	994.50	996.50	995.67	997.59	0.00	1001.00
1-1	1-2	157.78	0.09	0.98	0.71	0.06	0.75	5.3	6.4	6.9	5.2	5.2	8.05	5.47	15	0.92	996.70	998.15	997.59	999.07	1001.00	1005.50
1-2	1-3	123.44	0.23	0.89	0.71	0.16	0.69	5.7	6.1	7	4.82	4.82	7.92	5.96	15	0.89	998.65	999.75	999.35	1000.64	1005.50	1004.50
1-3	1-4	36.5	0.2	0.28	0.9	0.18	0.25	5	5.9	7.1	1.79	1.79	8.45	2.96	15	1.01	999.75	1000.12	1000.64	1000.65	1004.50	1002.00
1-1	2-1	183.01	0.24	0.24	0.9	0.22	0.22	6.2	6.2	7	1.51	1.51	3.12	6.8	8	3.95	997.28	1004.50	997.61	1005.07	1001.00	1001.00
1-4	3-1	61.83	0.08	0.08	0.9	0.07	0.07	5.6	5.6	7.2	0.52	0.52	3.21	3.73	8	4.19	1000.41	1003.00	1000.65	1003.34	1002.00	1005.00
1-3	4-1	49	0.38	0.38	0.71	0.27	0.27	5.7	5.7	7.1	1.93	1.93	8.39	4.62	15	1	1002.13	1002.62	1002.54	1003.17	1004.50	1004.50

100-YR Structure																						
D.S. Str.	Str. No.	Area (ac)	InletTime (min)	Int. (in/hr)	RunoffCoeff. (C)	Q=CIA (cfs)	QCaptured (cfs)	QBypassed (cfs)	JunctType	CurbHeight (in)	CurbLength (ft)	GrateArea (sqft)	GrateLength (ft)	GrateWidth (ft)	GutterSlope (ft/ft)	GutterWidth (ft)	CrossSlope, Sw (ft/ft)	CrossSlope, Sx (ft/ft)	LocalDepr. (in)	InletDepth (ft)	GutterDepth (ft)	GutterSpread (ft)
Ex.	1-1	0.17	5.7	12.57	0.75	1.6	1.6	0	Dp-Grate	.....	.....	2	2	1	Sag	2	0.02	0.02	.....	0.2	0.2	N/A
1-1	1-2	0.09	5.3	12.75	0.71	0.81	0.81	0	Curb	5.8	4	.....	.....	.....	Sag	2	0.05	0.02	9	0.94	0.19	6.47
1-2	1-3	0.23	5.7	12.57	0.71	2.05	2.05	0	Dp-Grate	.....	.....	1.77	1.33	1.33	Sag	2	0.02	0.02	.....	0.25	0.25	N/A
1-3	1-4	0.2	5	12.9	0.9	2.32	2.32	0	Dp-Grate	.....	.....	2.4	0.15	16	Sag	2	0.02	0.02	.....	0.08	0.08	N/A
1-1	2-1	0.24	6.2	12.34	0.9	2.67	.....	.....	MH	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
1-4	3-1	0.08	5.6	12.61	0.9	0.91	.....	.....	MH	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
1-3	4-1	0.38	5.7	12.57	0.71	3.39	3.39	0	Dp-Grate	.....	.....	7.35	0.15	49	Sag	2	0.02	0.02	.....	0.05	0.05	N/A

100-YR Pipe																						
D.S. Str.	U.S. Str.	LineLength (ft)	Incr.Area (ac)	TotalArea (ac)	RunoffCoeff. (C)	IncrC x A	TotalC x A	InletTime (min)	TimeConc (min)	RnfallInt (in/hr)	TotalRunoff (cfs)	TotalFlow (cfs)	CapacFull (cfs)	Veloc (ft/s)	PipeSize (in)	PipeSlope (%)	Inv ElevDn (ft)	Inv ElevUp (ft)	HGLDn (ft)	HGLUp (ft)	Grnd/RimDn (ft)	Grnd/RimUp (ft)
Ex.	1-1	25.6	0.17	1.39	0.75	0.13	1.09	5.7	6.9	12	13.16	13.16	23.46	10.76	15	7.81	994.50	996.50	995.74	997.73	0.00	1001.00
1-1	1-2	157.78	0.09	0.98	0.71	0.06	0.75	5.3	6.5	12.2	9.14	9.14	8.05	7.45	15	0.92	996.70	998.15	997.95	999.82	1001.00	1005.50
1-2	1-3	123.44	0.23	0.89	0.71	0.16	0.69	5.7	6.2	12.3	8.45	8.45	7.92	6.88	15	0.89	998.65	999.75	1001.11	1002.36	1005.50	1004.50
1-3	1-4	36.5	0.2	0.28	0.9	0.18	0.25	5	6	12.4	3.13	3.13	8.45	2.55	15	1.01	999.75	1000.12	1003.47	1003.52	1004.50	1002.00
1-1	2-1	183.01	0.24	0.24	0.9	0.22	0.22	6.2	6.2	12.3	2.67	2.67	3.12	8.86	8	3.95	997.28	1004.50	997.75	1005.15	1001.00	1001.00
1-4	3-1	61.83	0.08	0.08	0.9	0.07	0.07	5.6	5.6	12.6	0.91	0.91	3.21	2.6	8	4.19	1000.41	1003.00	1003.67	1003.88	1002.00	1005.00
1-3	4-1	49	0.38	0.38	0.71	0.27	0.27	5.7	5.7	12.6	3.39	3.39	8.39	3.33	15	1	1002.13	1002.62	1003.47	1003.46	1004.50	1004.50



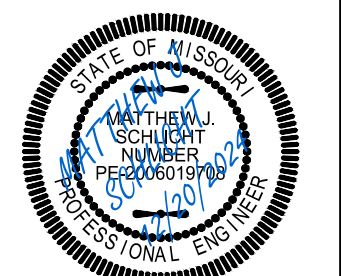
Professional Registration
Missouri
Engineering 200502188-D
Surveying 200500319-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
NEWBERRY LANDING, LSMO
Issue Date:
January 4, 2024

Storm Plan & Profile
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Professional Registration
Missouri
Engineering 2006019708
KS PE 19071
OK PE 24226

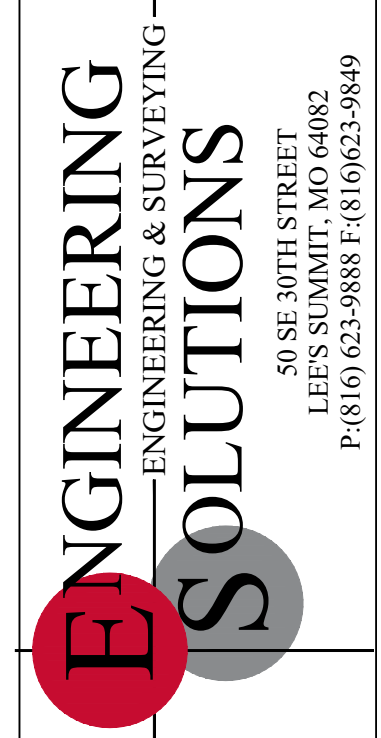
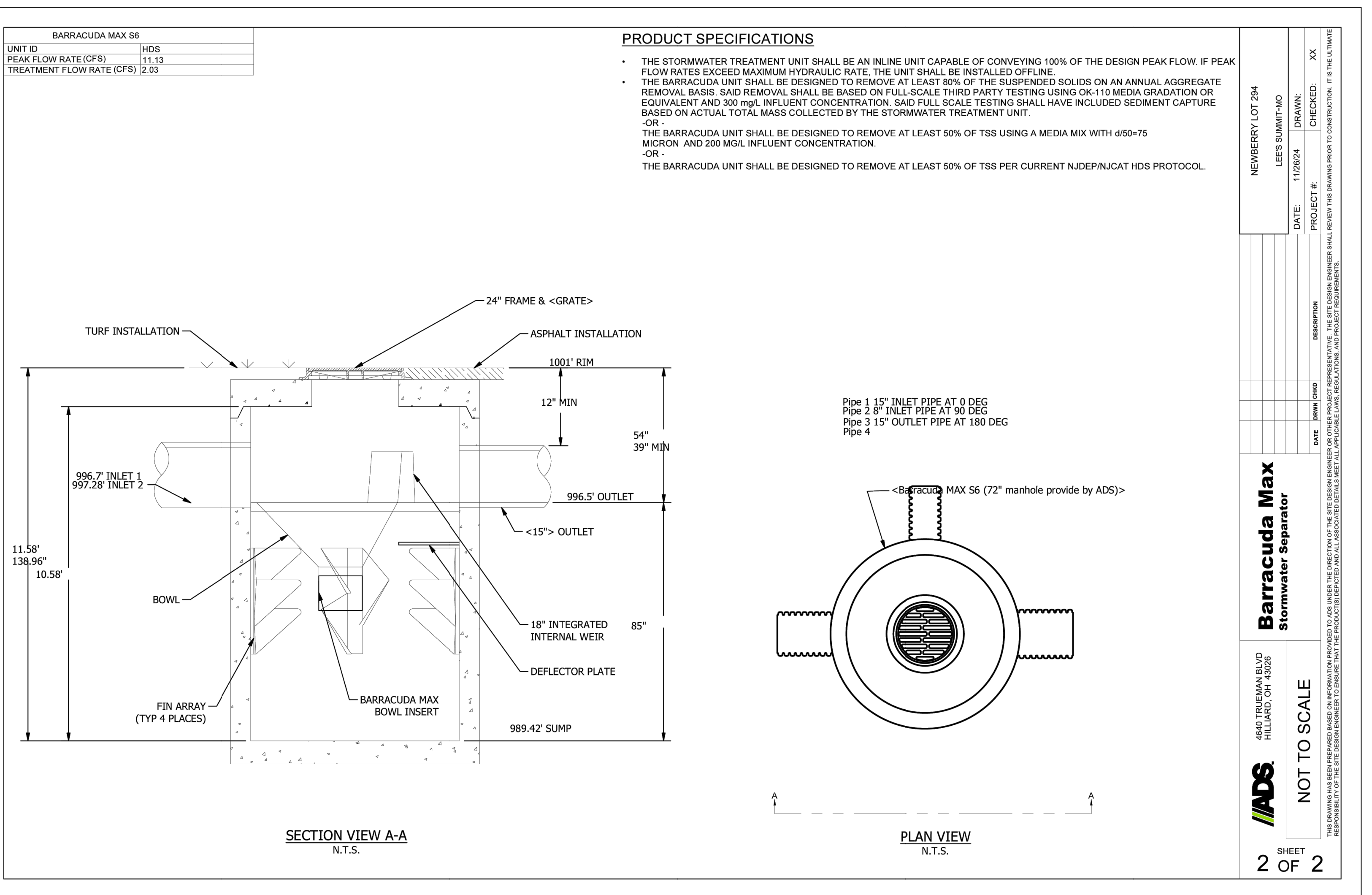
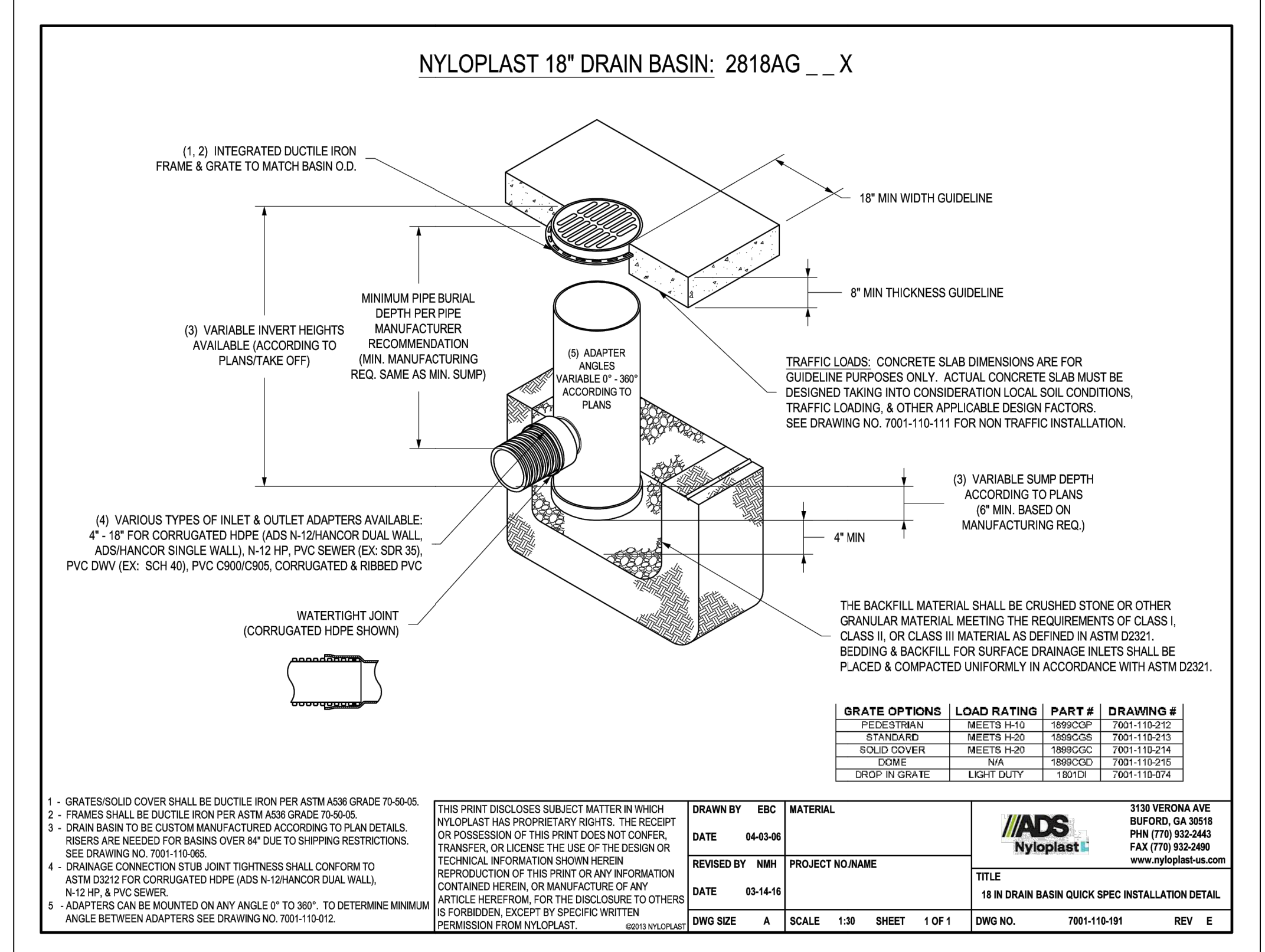
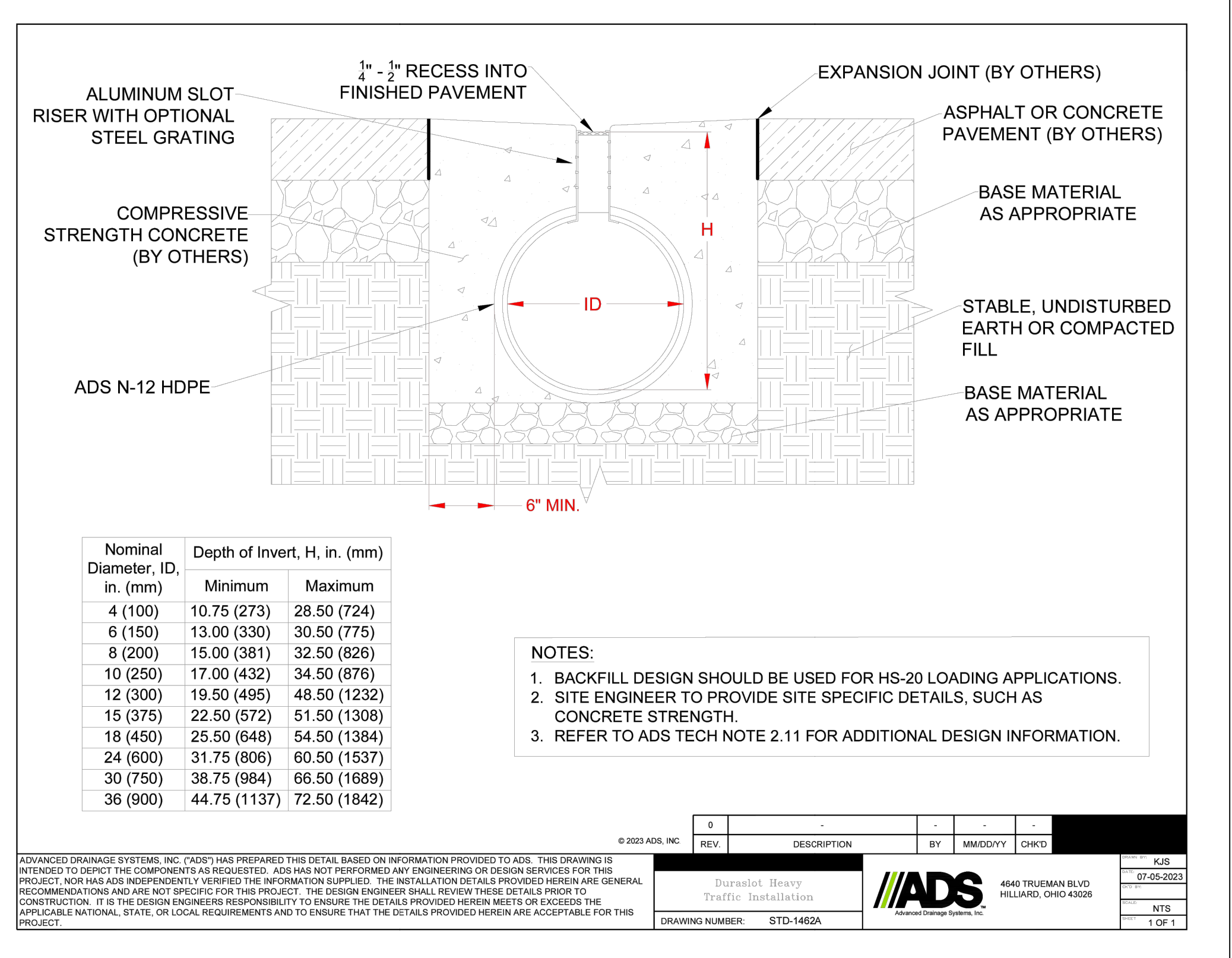
REVISIONS
12-09-2024
REV. 12/20/2024



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 24226

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
01/27/2025

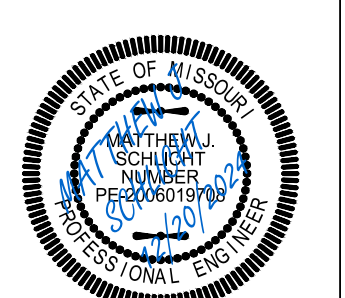


Professional Registration
Missouri
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Surveying 200500319-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

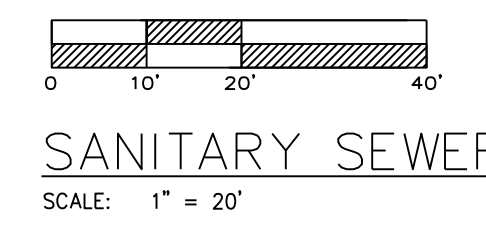
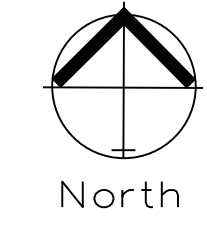
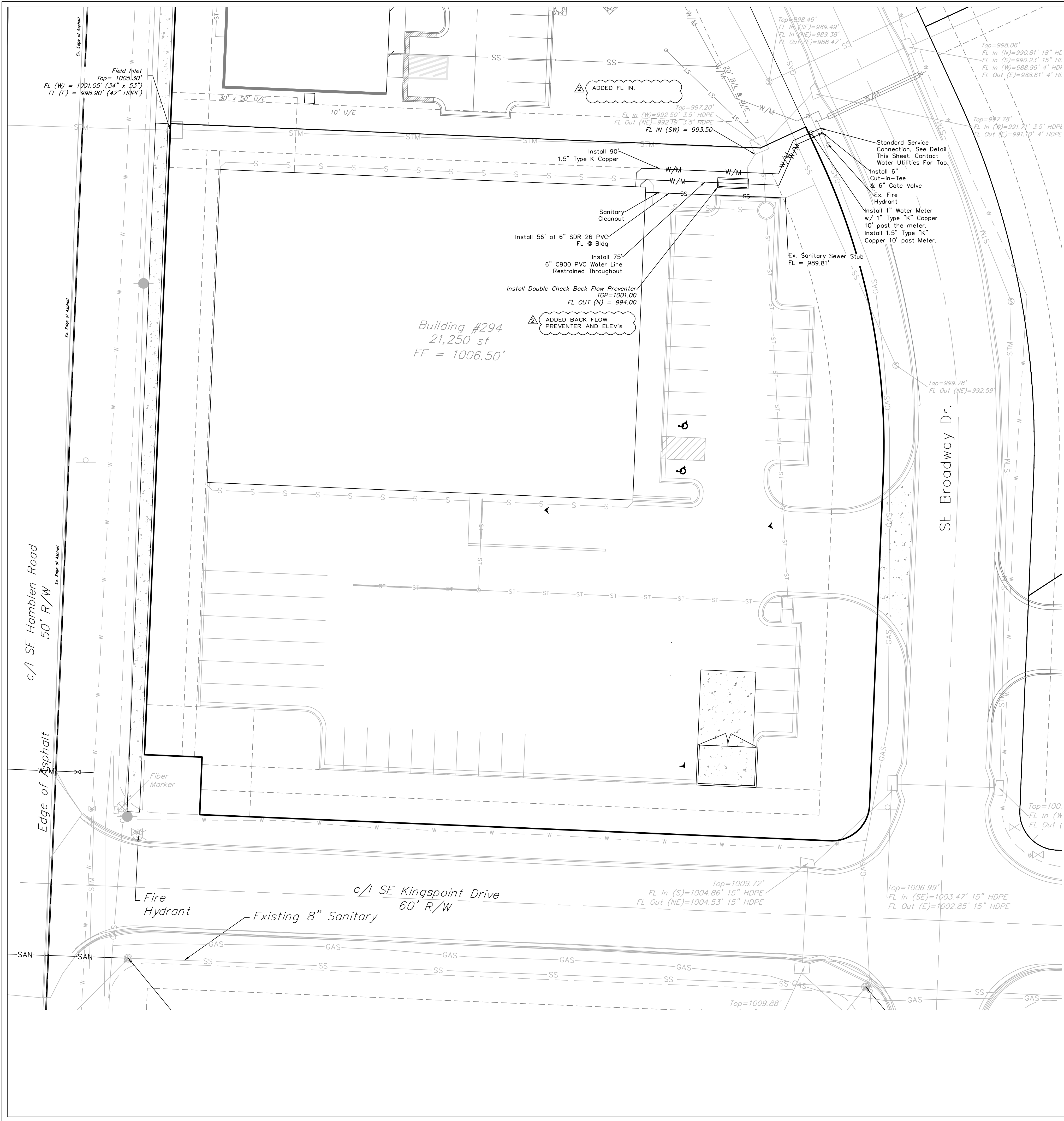
Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Project:
NEWBERRY
LANDING, LSNMO
Issue Date:
January 4, 2024

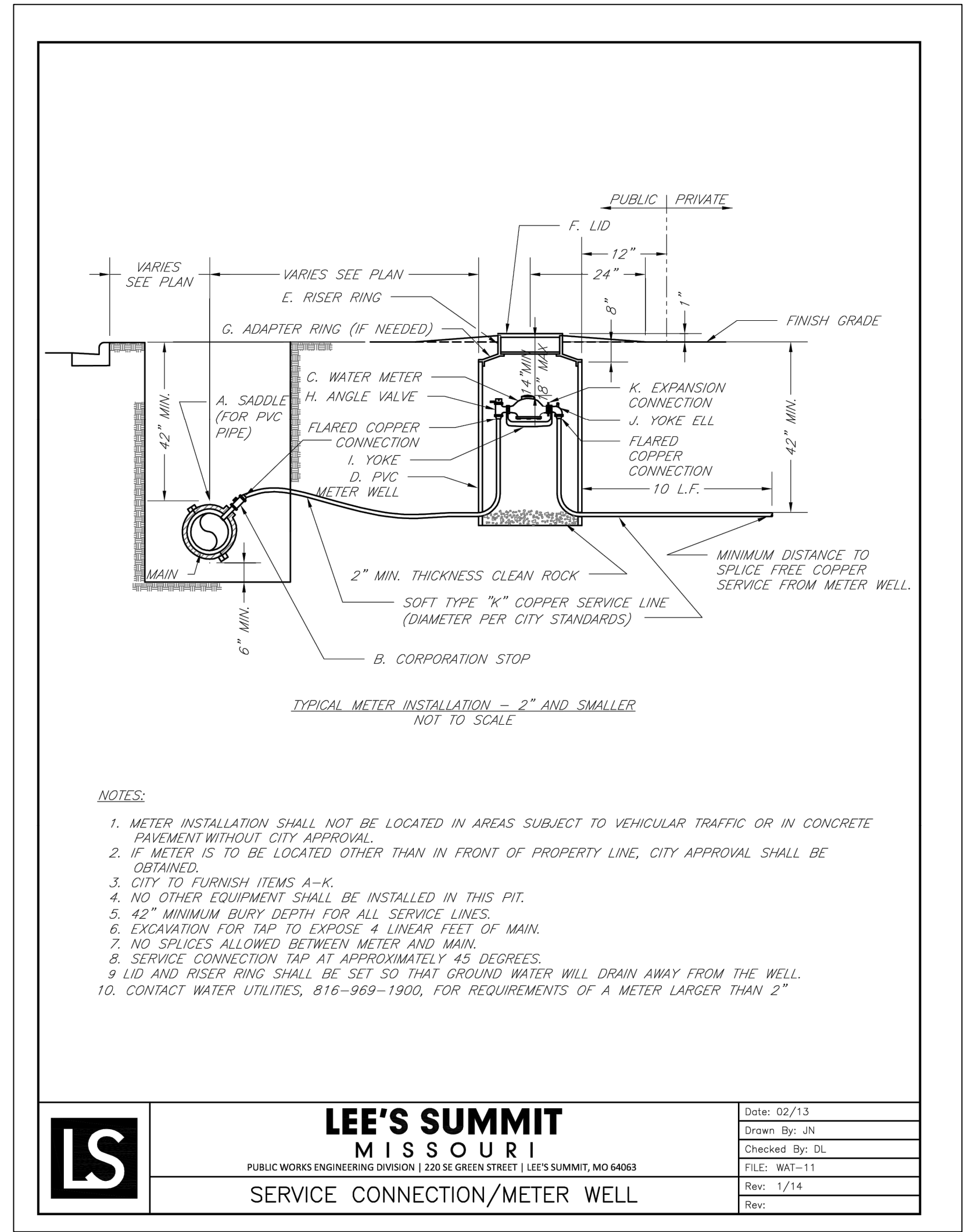
STORM SEWER DETAILS
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri



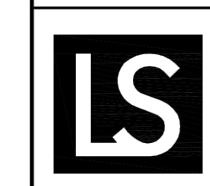
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 24326
REVISIONS
12-09-2024
REV. 12/20/2024



SANITARY SEWER/WATER GENERAL LAYOUT
SCALE: 1" = 20'



- NOTES:**
- METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
 - IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
 - CITY TO FURNISH ITEMS A-K.
 - NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
 - 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
 - EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
 - NO SPLICES ALLOWED BETWEEN METER AND MAIN.
 - SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
 - LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
 - CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

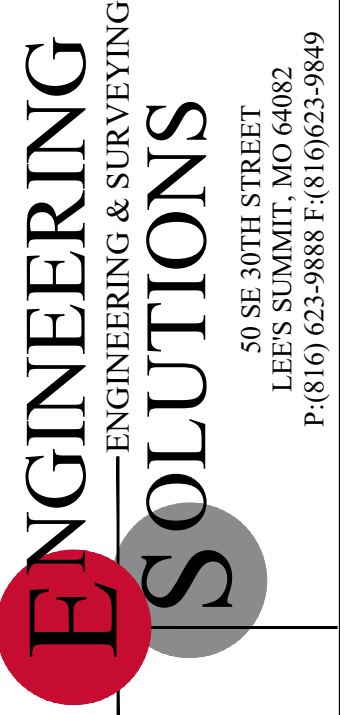


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64088
SERVICE CONNECTION/METER WELL

Date:	02/13
Drawn By:	JN
Checked By:	DL
FILE:	WAT-11
Rev:	1/14
Rev:	

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
01/27/2025

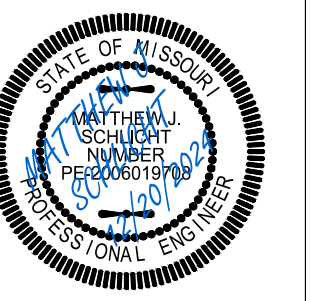


Professional Registration
Missouri
Engineering 200602188-D
Surveying 200500319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
Newberry Landings, LSMO
Issue Date:
January 4, 2024

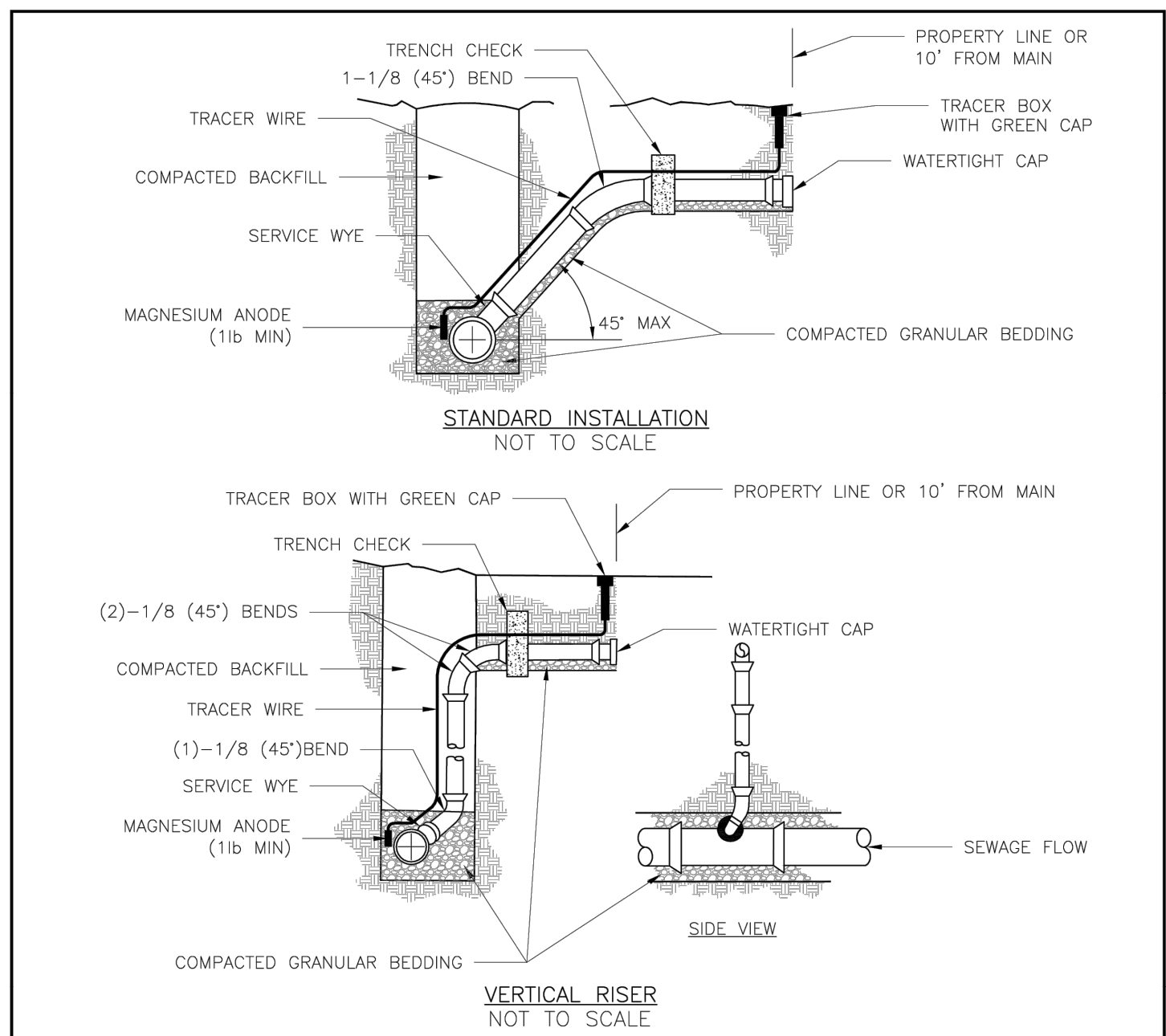
Project:
Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

UTILITY PLAN GENERAL LAYOUT
Construction Plans for:
Lot 294, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
12-09-2024
REV. 12/20/2024



NOTES:
 1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
 2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
 3. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
 4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
 5. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
 6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
 7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
 8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

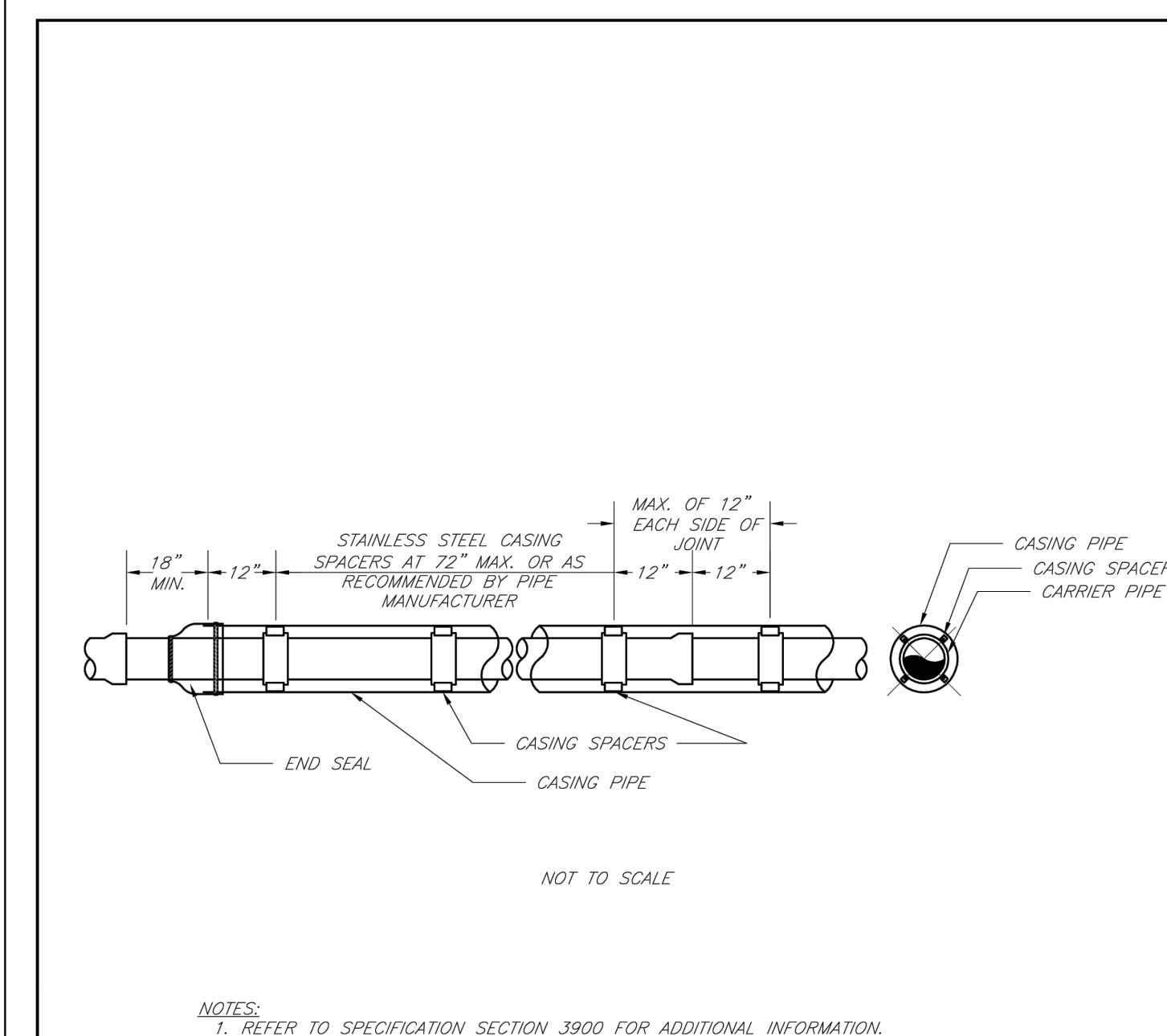
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
BUILDING SEWER STUB AND RISER
 Date: 12/13
 Drawn By: SC
 Checked By: DL
 FILE: SAN-1
 Rev: 10/15
 Rev: 12/15

REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)

NOM. DIA. (INCHES)	TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	4.7	6.7	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	25.7	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	60.1	32.5	16.5	8.3
20	REST. JT.	REST. JT.	40.1	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8

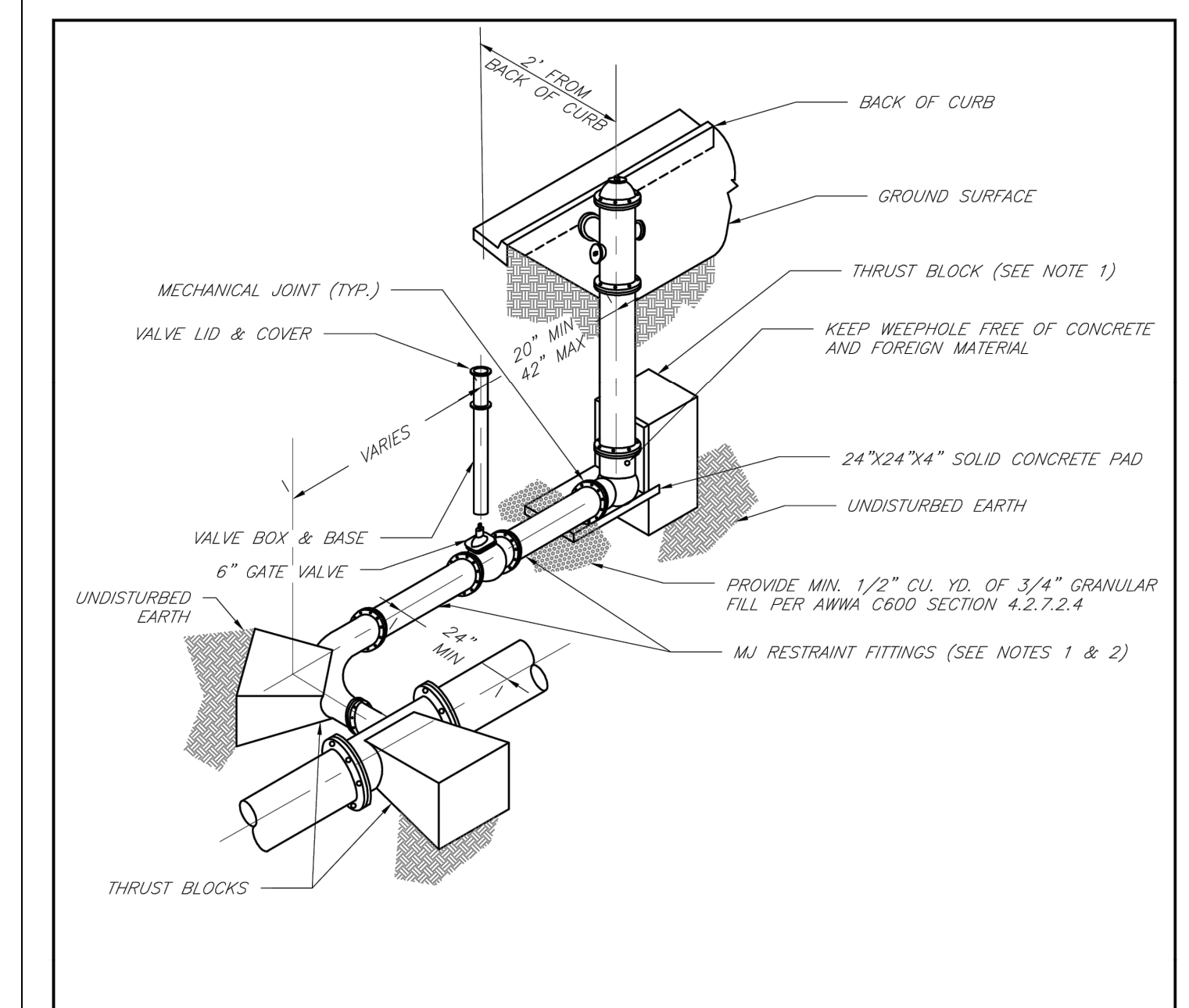
NOTES:
 1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
 2. MECA LOGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
 3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
 4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
HORIZONTAL THRUST BLOCKS
 Date: 02/13
 Drawn By: JN
 Checked By: DL
 FILE: WAT-1
 Rev: 1/14
 Rev:



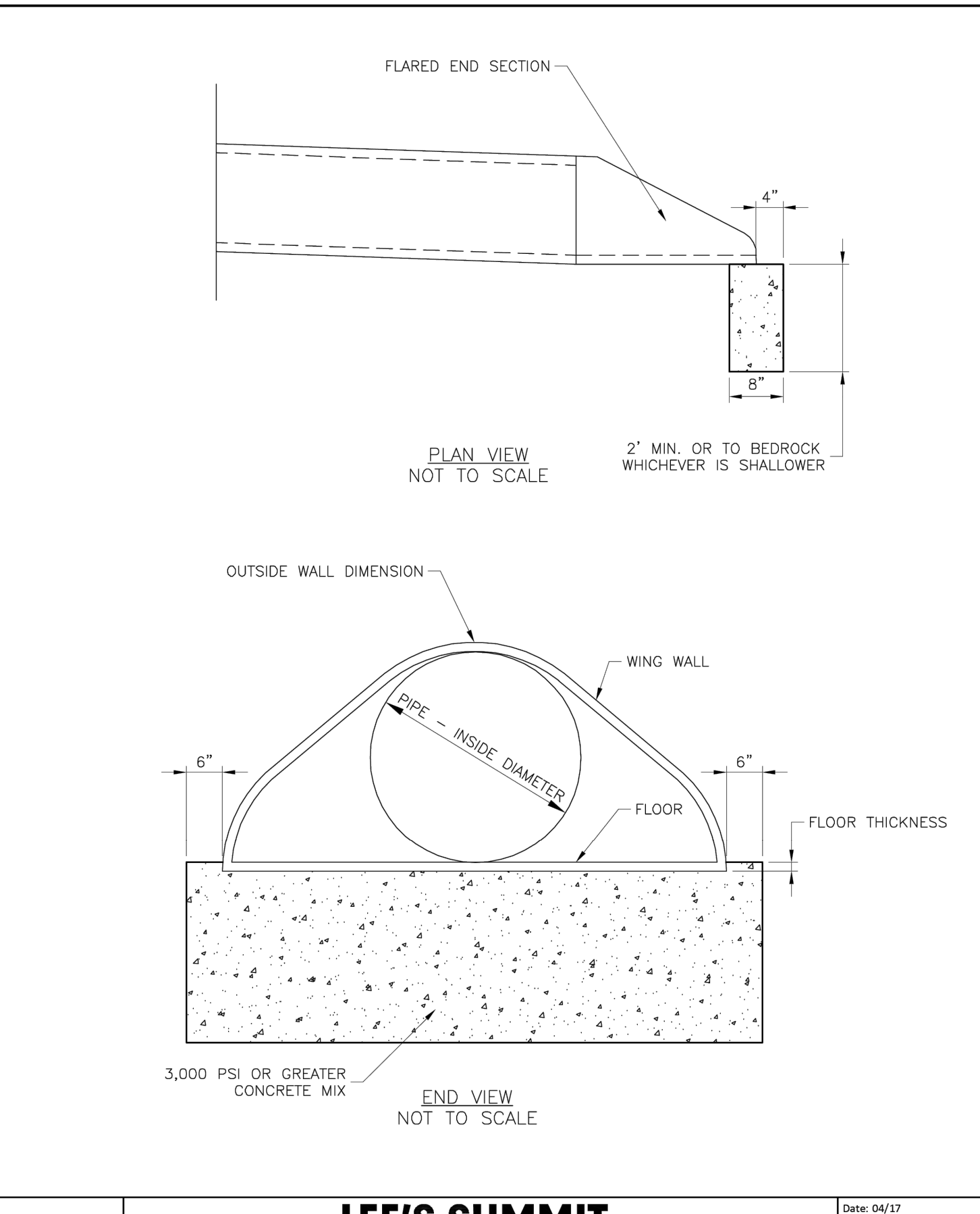
NOTES:
 1. REFER TO SPECIFICATION SECTION 3900 FOR ADDITIONAL INFORMATION.
 2. LENGTH, DIAMETER, AND WALL THICKNESS TO BE SHOWN ON CONSTRUCTION PLANS.

LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
WATER CASING PIPE DETAIL
 Date: 02/13
 Drawn By: JN
 Checked By: DL
 FILE: WAT-3
 Rev: 1/14
 Rev:

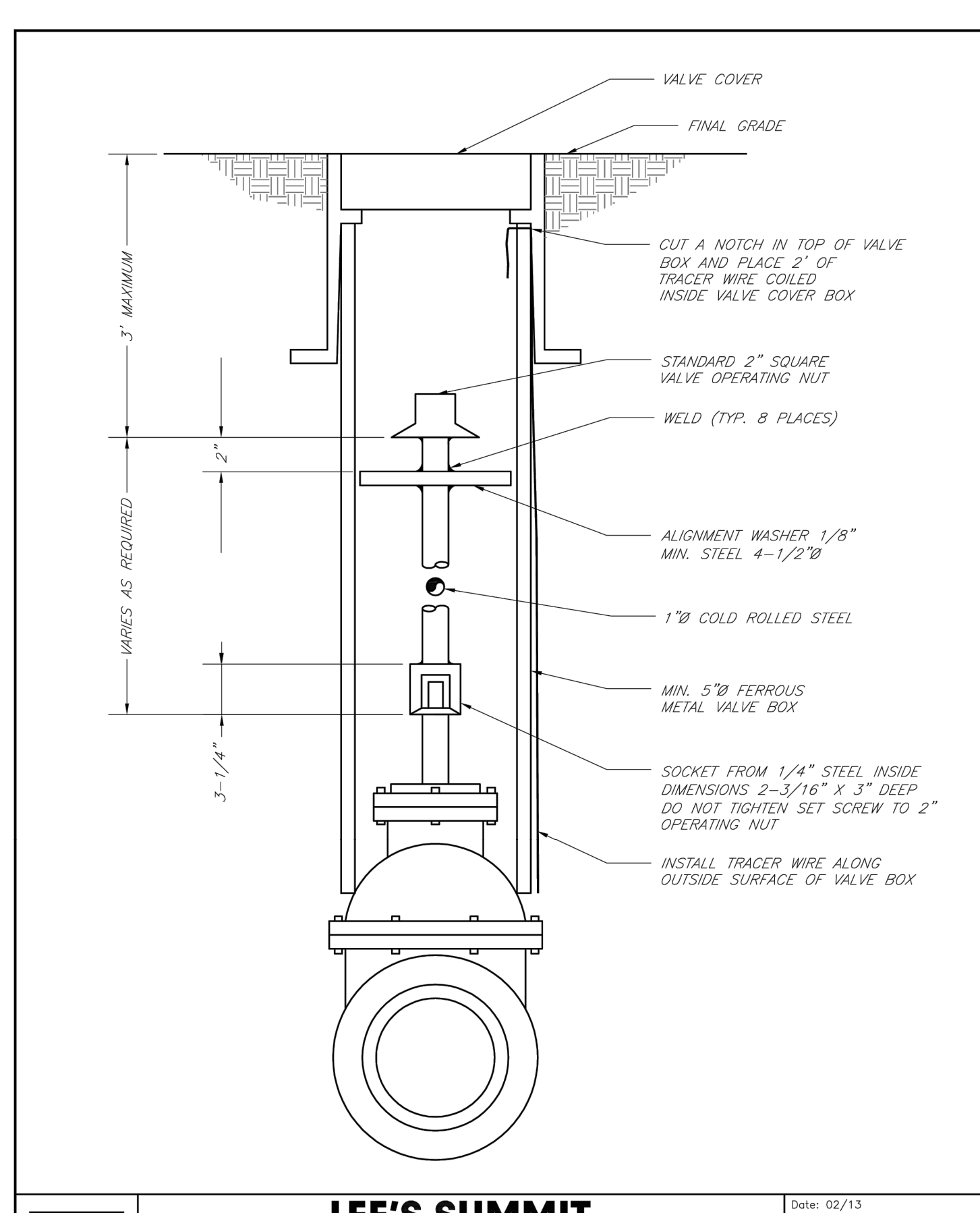


NOTES:
 1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
 2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
 3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
 4. BOTTOM HYDRANT FLANGE SHALL BE 2\"/>

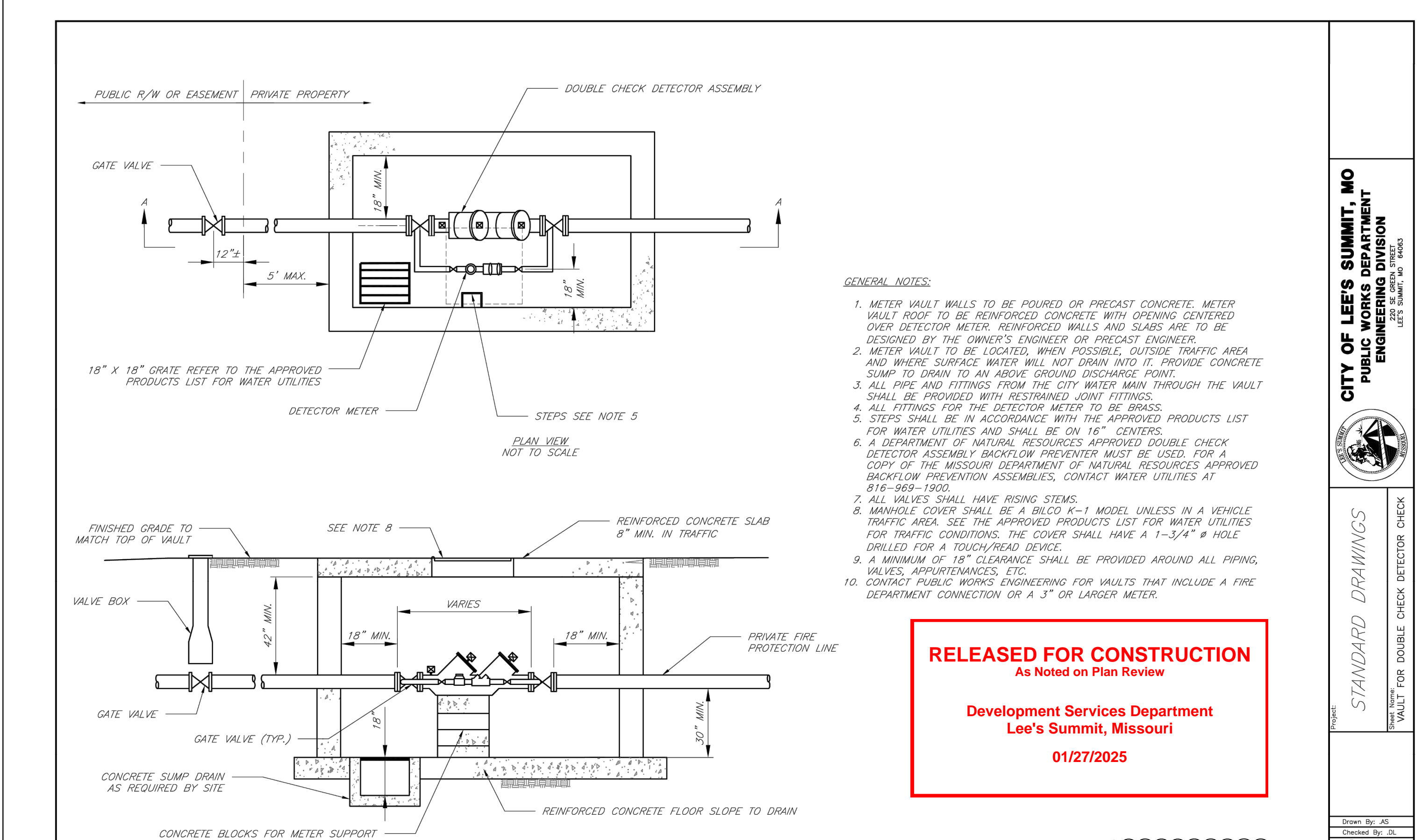
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
HYDRANT WITH 90 DEGREE BEND
 Date: 02/13
 Drawn By: JN
 Checked By: DL
 FILE: WAT-8
 Rev: 1/14
 Rev:



LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
FLARED END SECTION SUPPORT DETAIL
 Date: 04/17
 Drawn By: MFP
 Checked By: DL
STM-5

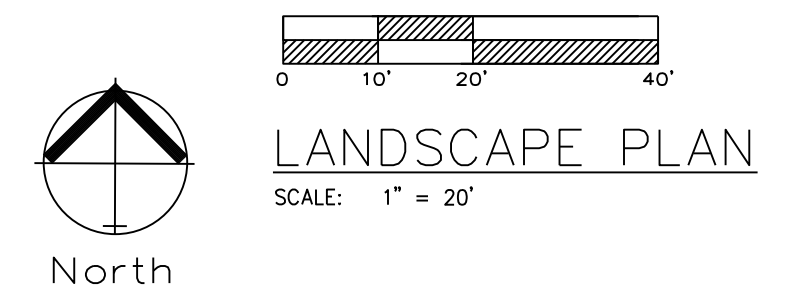
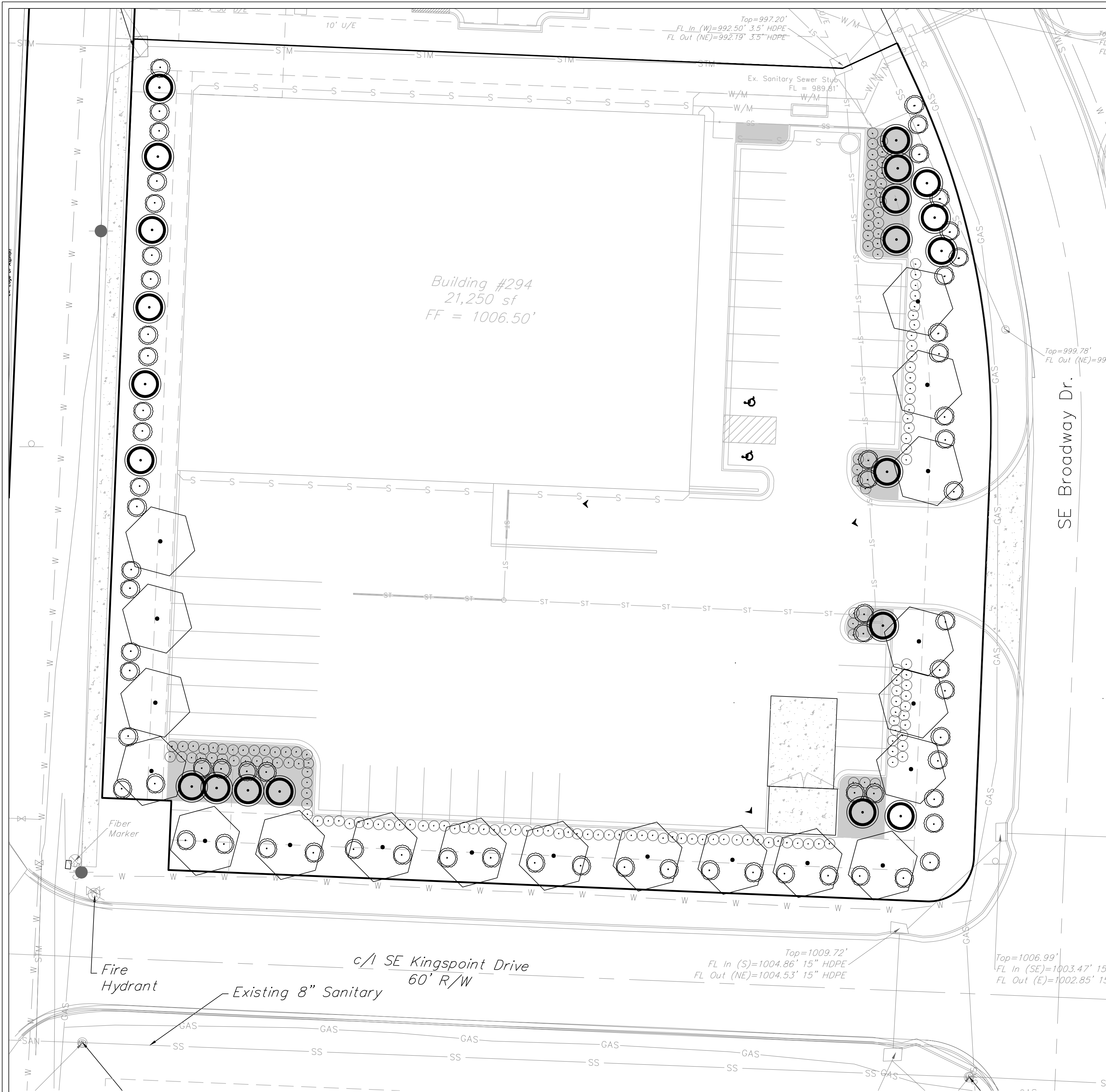


LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
VALVE STEM EXTENSION AND VALVE BOX
 Date: 02/13
 Drawn By: JN
 Checked By: DL
 FILE: WAT-9
 Rev: 1/14
 Rev:



LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
DOUBLE CHECK DETECTOR ASSEMBLY
 Date: 02/13
 Drawn By: JN
 Checked By: DL
 FILE: WAT-9
 Rev: 1/14
 Rev:

RELEASED FOR CONSTRUCTION
 As Noted on Plan Review
 Development Services Department
 Lee's Summit, Missouri
 01/27/2025



LANDSCAPE WORKSHEET

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (SE Broadway Drive)	1 tree per 30 feet of street frontage	287 ft. of street frontage /30= 10 trees required	10 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE Broadway Drive)	1 shrub per 20 feet of street frontage	287 ft. of street frontage /20= 15 shrubs required	20 shrubs provided
14.090.A.1 Street Frontage Trees (SE Kingspoint Drive)	1 tree per 30 feet of street frontage	310 ft. of street frontage /30= 10 trees required	10 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE Kingspoint Drive)	1 shrub per 20 feet of street frontage	310 ft. of street frontage /20= 15 shrubs required	20 shrubs provided
14.090.A.1 Street Frontage Trees (SE Hamblen Road)	1 tree per 30 feet of street frontage	252 ft. of street frontage /30= 9 trees required	9 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE Hamblen Road)	1 shrub per 20 feet of street frontage	252 ft. of street frontage /20= 13 shrubs required	18 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building footprint	77,968 sq. ft. of total lot area minus 21,250 sq. ft. of bldg. footprint= 56,718 sq. ft. /5,000 x 2 = 23 shrubs	23 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building footprint	77,968 sq. ft. of total lot area minus 21,250 sq. ft. of bldg. footprint= 56,718 sq. ft. /5,000 = 11 trees	11 Required 0 Existing 11 Provided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	31,750 sq. ft. of parking area x .05 = 1,588 sq. ft. of landscape parking lot islands required	2,430 sq. ft.
14.120 Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	445 linear feet/40 x 12 134 shrubs required.	134 shrubs provided

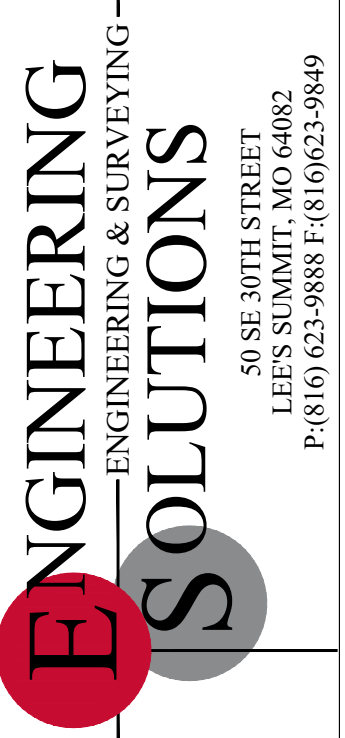
*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.
 **ONLY ORNAMENTAL TREES AND SHRUBS MAY BE PLANTED WITHIN UTILITY EASEMENTS.
 ***ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER UDO.

RELEASED FOR CONSTRUCTION
 As Noted on Plan Review

 Development Services Department
 Lee's Summit, Missouri
 01/27/2025

PLANTING SCHEDULE:
 IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

SYMBOL	QUANT.	KEY	NAME	SIZE
tree (pentagon)	19	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen (circle with dot)	68	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
tree (circle with dot)	21	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub (circle)	157	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot



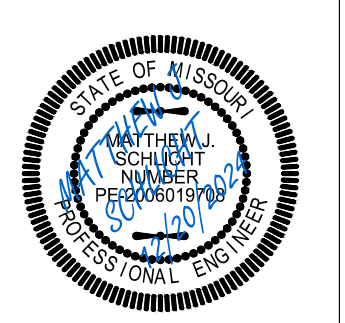
Professional Registration
 Missouri
 Engineering 200502188-D
 Surveying 200500319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project:
 NEWBERRY LANDING, LSMO
 Issue Date:
 January 4, 2024

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LANDSCAPE PLAN
 Construction Plans for:
 Lot 294, Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri

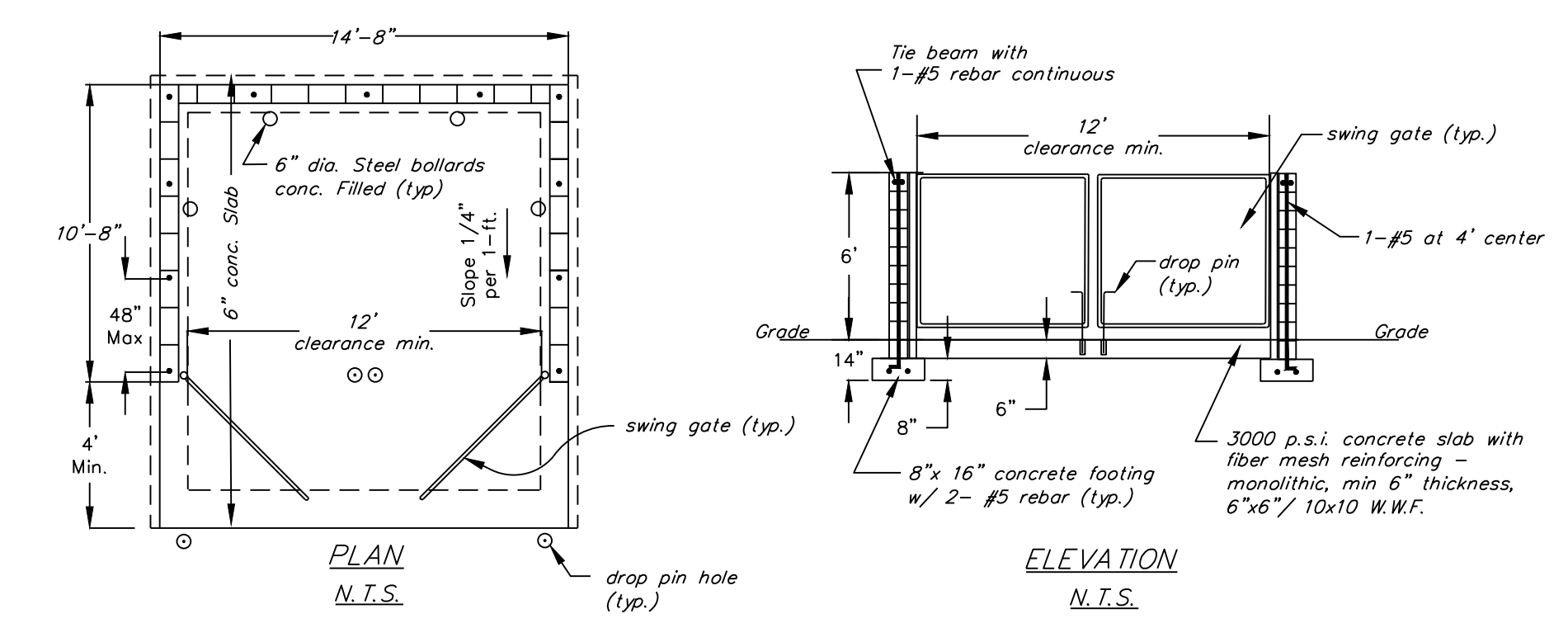


Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226

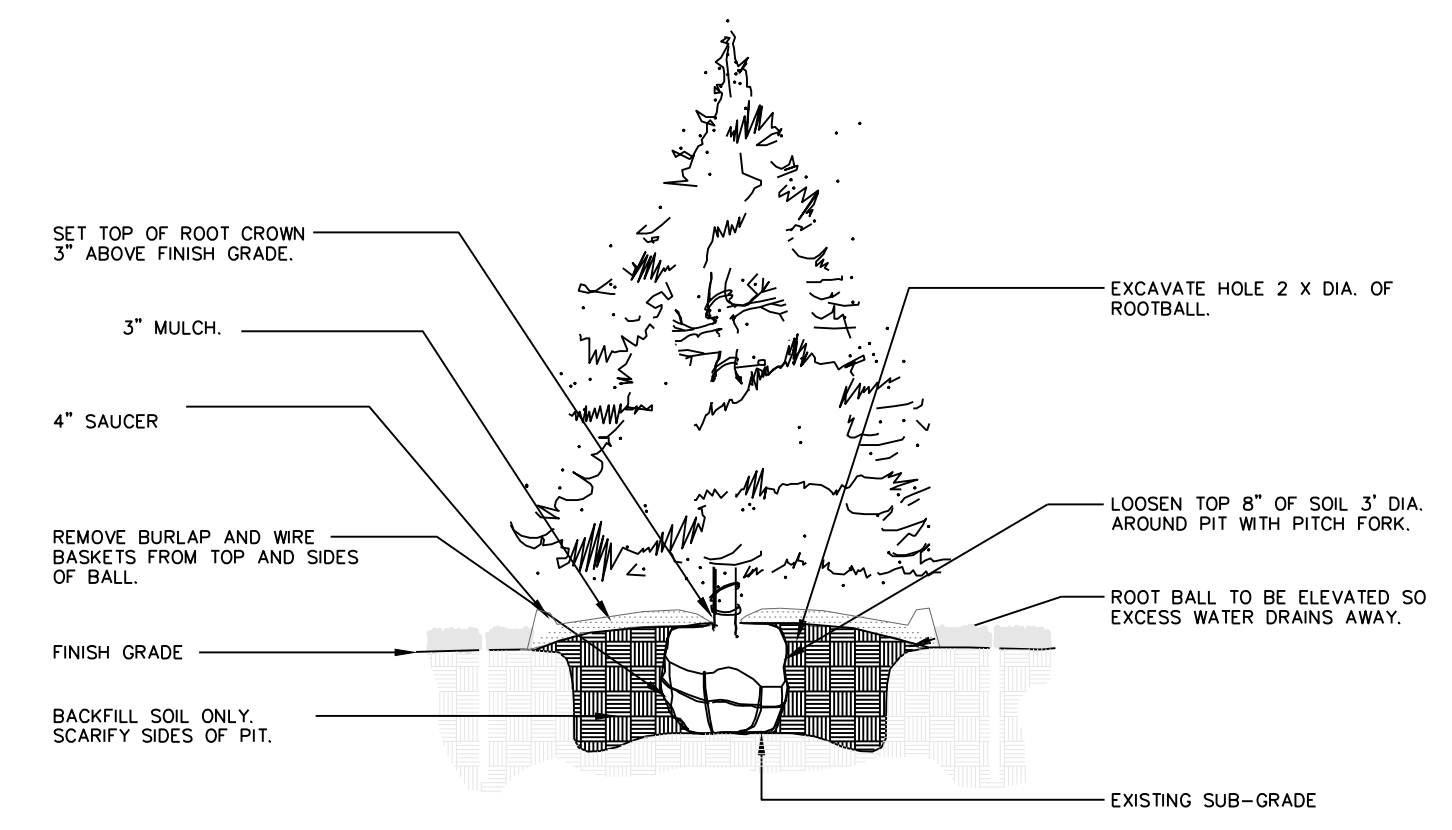
REVISIONS
 12-09-2024
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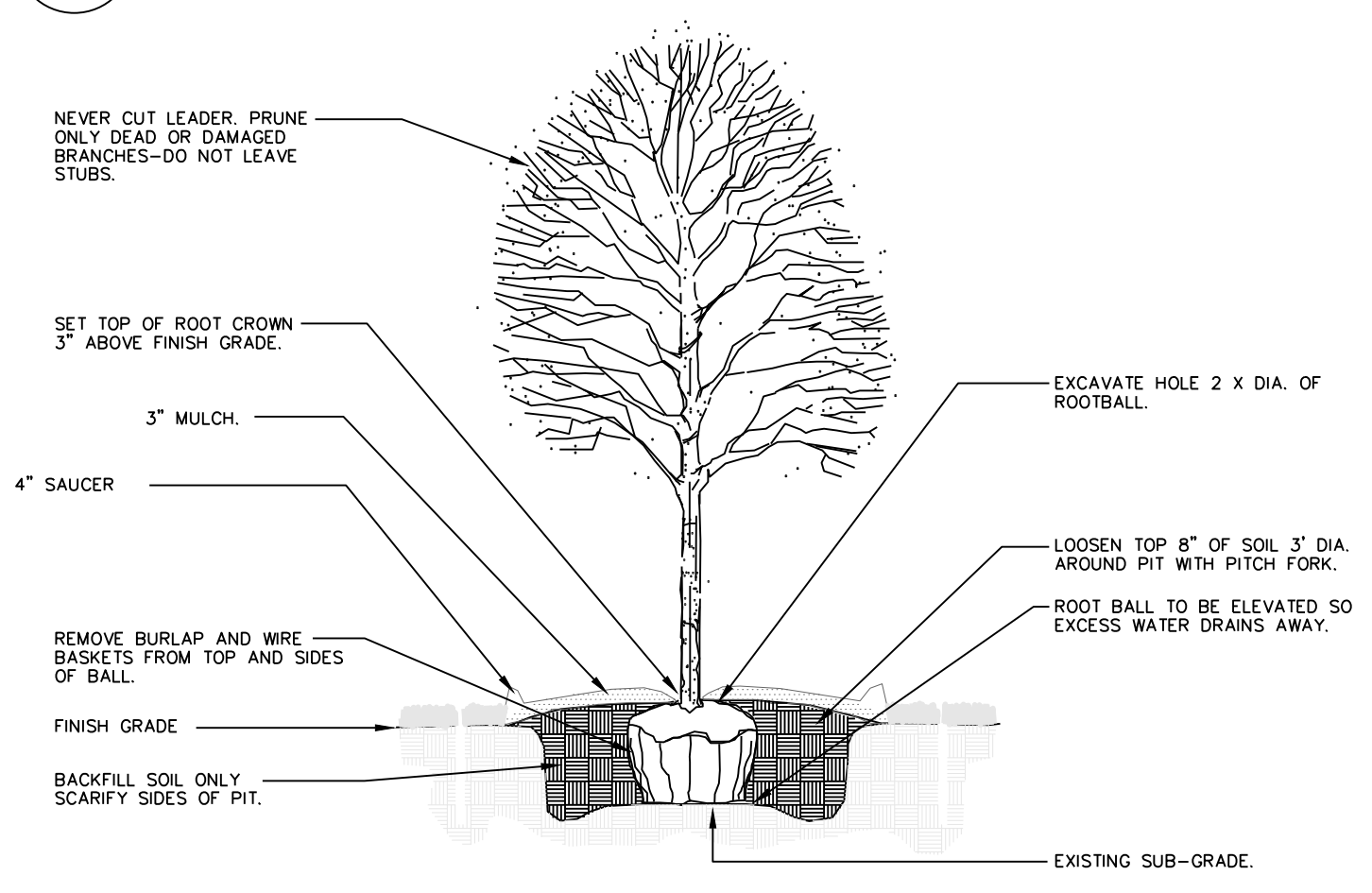
Development Services Department
Lee's Summit, Missouri
01/27/2025



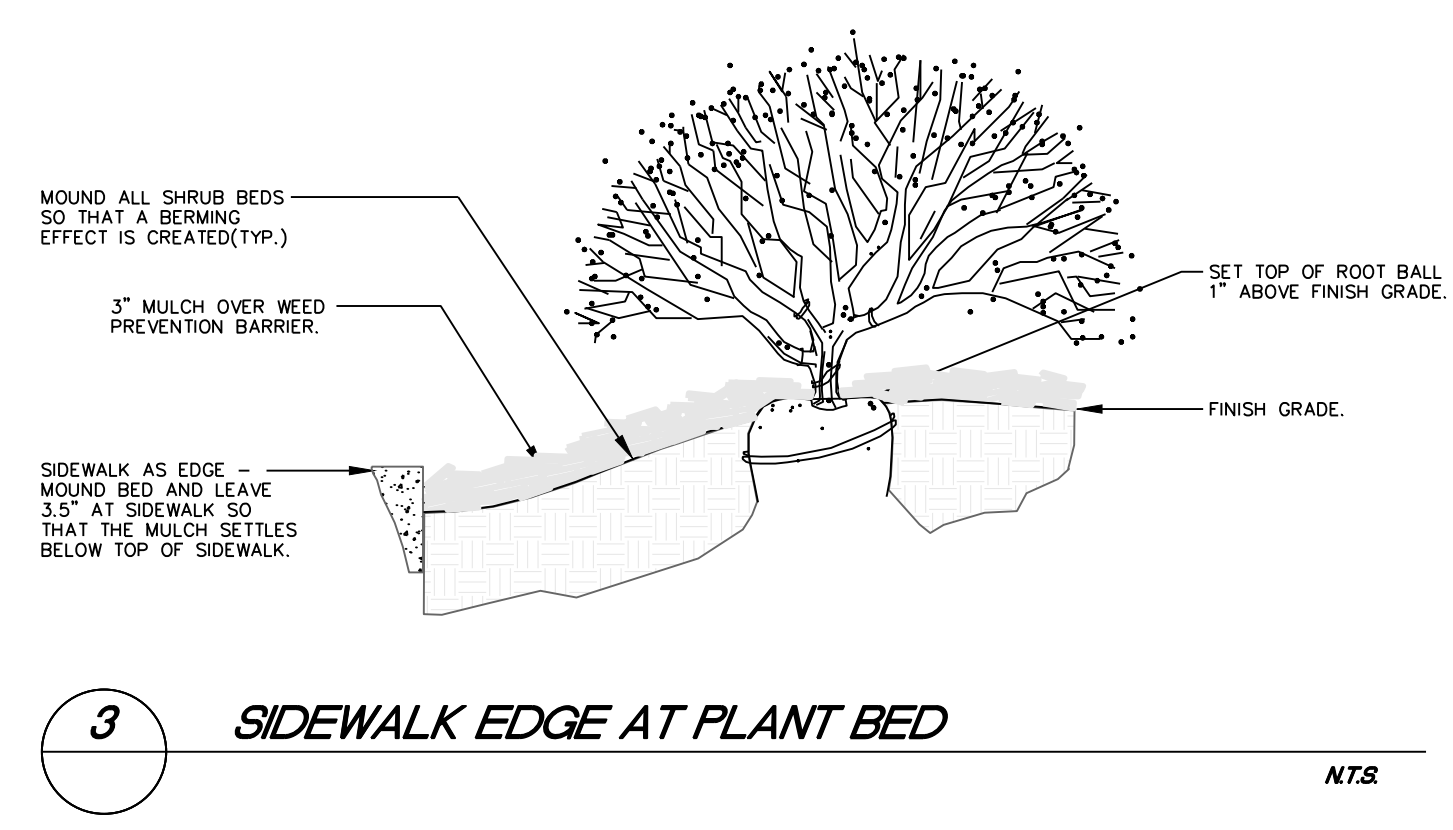
**DUMPSTER ENCLOSURE SINGLE
NON-TRAFFIC BEARING**
N.T.S.



1 EVERGREEN TREE PLANTING
N.T.S.



2 DECIDUOUS TREE PLANTING
N.T.S.



3 SIDEWALK EDGE AT PLANT BED
N.T.S.

**GENERAL LANDSCAPE NOTES:
PLANT MATERIAL**

- ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR. IN HEALTHY CONDITION WITH NORMAL, WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", AND 260.1-2004.
- SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN-OFF.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
- AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS 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.

LAWN AND TURF AREAS

- ALL LAWN AREAS TO BE SODDED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

TURF-TYPE TALL FESCUE	90%
KENTUCKY BLUEGRASS	10%

INSTALLATION

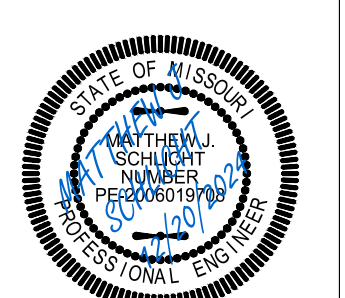
- THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO. AND LANDSCAPE INDUSTRY STANDARDS.
- ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATTER MINIMUM ASTM D5268.
- PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
- REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
- ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
- CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
- DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
- THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND/OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND RETO INSPECTIONS BY LEGAL AUTHORITIES.
- PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE AND CONTROL DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

- ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
- MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
- NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

IRRIGATION PERFORMANCE SPECIFICATION:

- THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:
- GENERAL - IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND ACID SPRAYING OVER SIDEWALKS.
 - IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
 - WATERLINE TYPW, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
 - ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
 - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
 - LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
 - PROVIDE WATER TAP, METER SET, METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
 - BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
 - IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
 - CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
 - CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
 - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
 - INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
 - INSTALL MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
 - ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
 - MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
 - SUBMIT DESGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
 - AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE UT NOT BE LIMITED TO THE FOLLOWING:
 - AS CONSTRUCTED LOCATION OF ALL COMPONENTS
 - COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
 - PIPE SIZE AND QUANTITY
 - INDICATION OF SPRINKLER HEAD SPRAY PATTERN
 - CIRCUIT IDENTIFICATION SYSTEM
 - DETAILED METHOD OF WINTERIZED SYSTEM
- SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE.

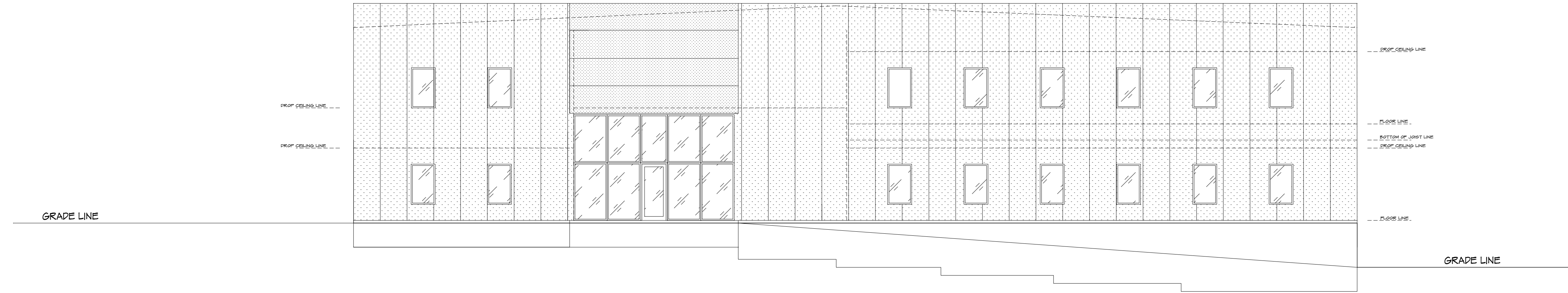


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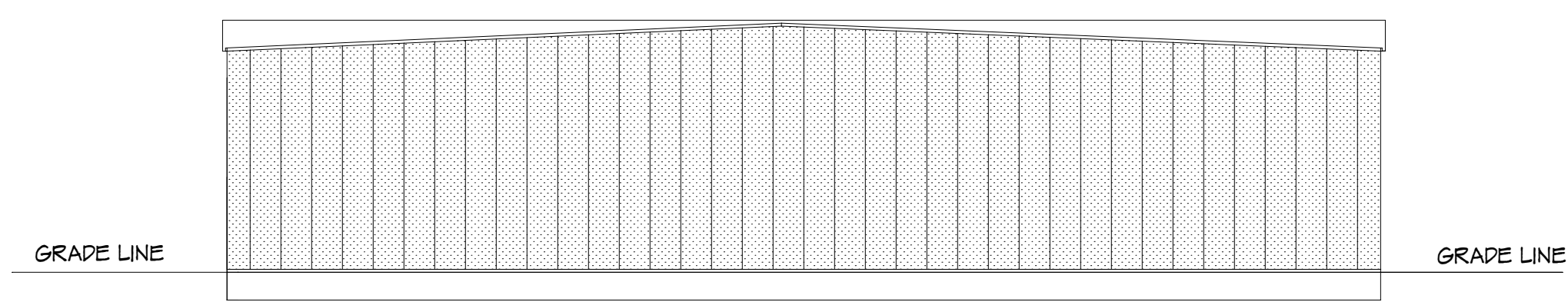
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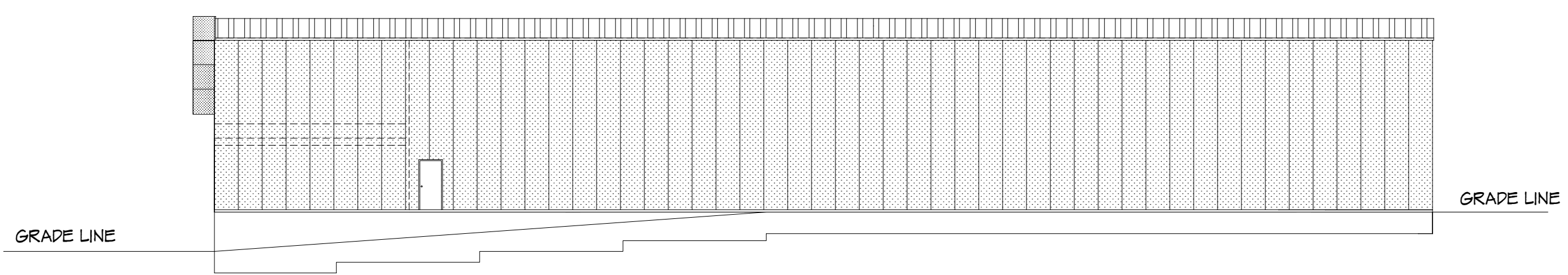
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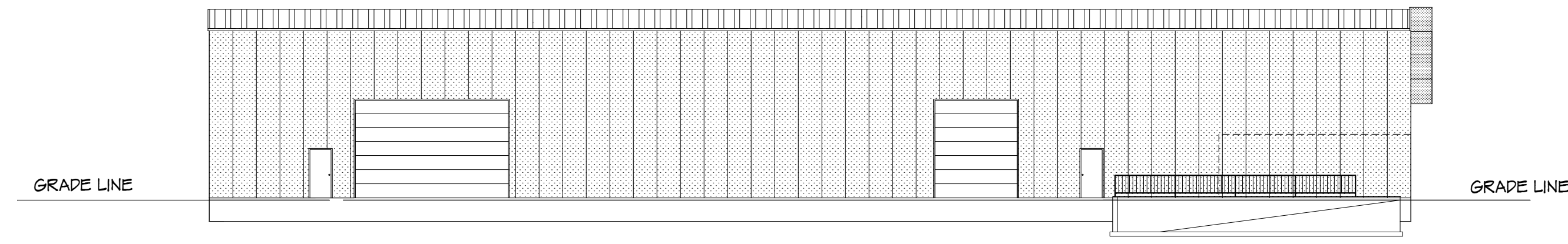
FRONT ELEVATION
1/8" = 1'-0"



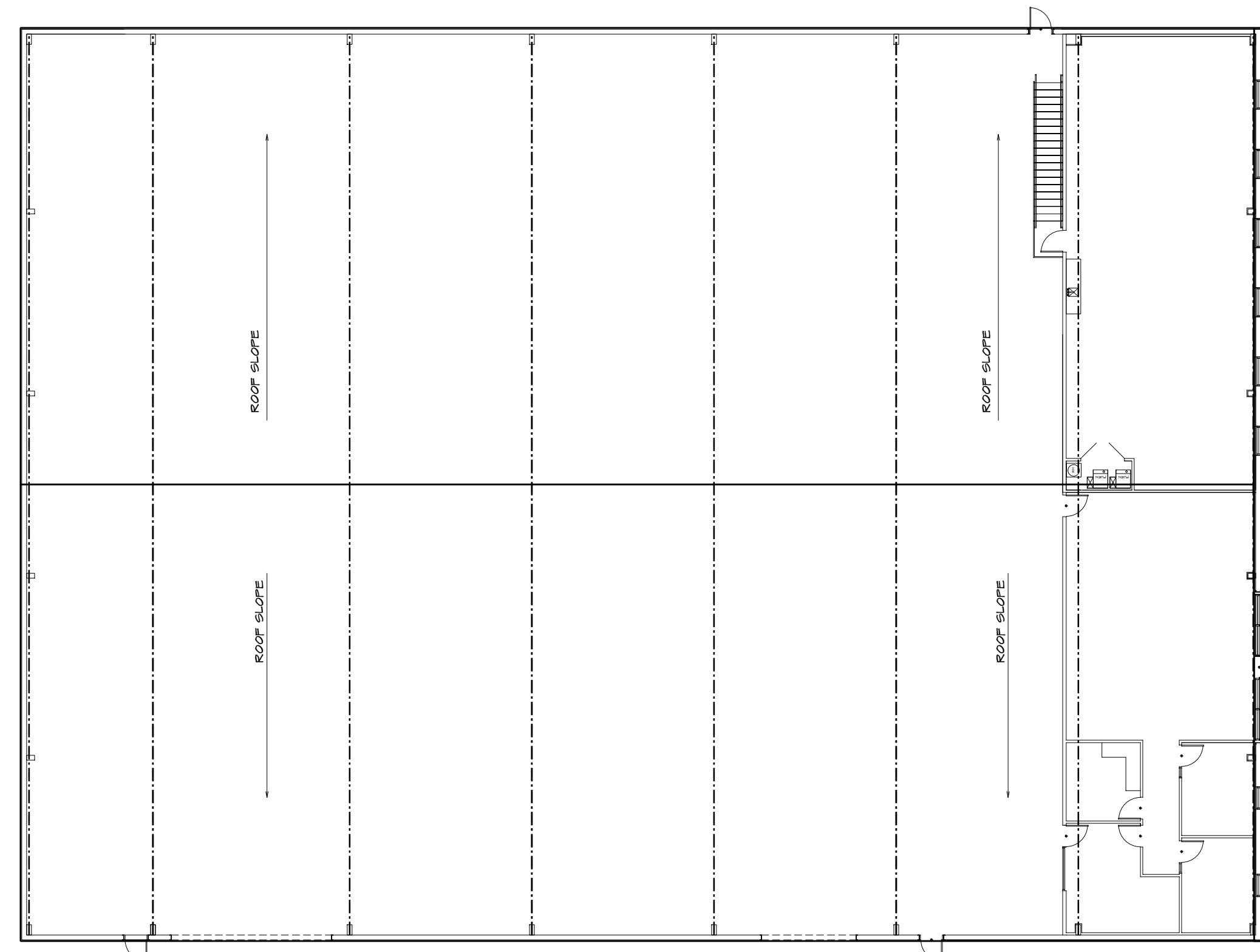
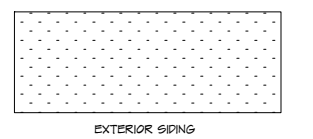
REAR ELEVATION
1/16" = 1'-0"



RIGHT ELEVATION
1/16" = 1'-0"



LEFT ELEVATION
1/16" = 1'-0"



ROOF ELEVATION
1/16" = 1'-0"

COPE NOTES	GENERAL NOTES	LOCATION PLAN / KEY PLAN
<p>ALL CONSTRUCTION FOR THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES ALL AS AMENDED BY THE CITY OF LEE'S SUMMIT:</p> <p>IFAP INTERNATIONAL BUILDING CODE IFAP INTERNATIONAL MECHANICAL CODE IFAP INTERNATIONAL PLUMBING CODE IFAP INTERNATIONAL FIRE AND SAFETY CODE IFAP INTERNATIONAL ELECTRICAL CODE IFAP INTERNATIONAL ENERGY EFFICIENCY CODE IFAP INTERNATIONAL ACCESSIBLE AND UNIVERSAL BUILDING AND FACILITIES ACT IFAP INTERNATIONAL DEVELOPMENT ORDINANCE IFAP INTERNATIONAL OCCUPANCY CLASSIFICATION (FURNACE) GROUP 2-1 IFAP INTERNATIONAL TENANT USE</p> <p>TYPE OF CONSTRUCTION (SEE SAVED TYPE V-8)</p> <p>INTERIOR SPRINKLER SYSTEM - N/A</p> <p>TENANT AREA - OFFICE - FIRST FLOOR - AREA SECOND FLOOR - 1400</p> <p>STORAGE - HANDLING - FIRST</p> <p>OCCUPANT LOAD (TABLE 104.10.1)</p> <p>OFFICE - 1000/SF - 100</p> <p>WATERWORKS (TABLE 104.10.2)</p> <p>PLUMBING REQUIREMENTS (TABLE 104.10.3)</p> <p>USE GROUP - B</p> <p>WATER CLOSET - 1 (CORRIDOR) PER 401 - 1</p> <p>USE GROUP - B</p> <p>WATER CLOSET - 1 (CORRIDOR) PER 401 - 1</p> <p>SERVICE BOX</p> <p>BRACKING POSITION - PER 401 - 1</p>	<ol style="list-style-type: none"> ALL DIMENSIONS SHOWN TO THESE WALLS UNLESS OTHERWISE NOTED CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE OWNER OF ANY DISCREPANCIES BEFORE PROCEEDING PROVIDER IS RESPONSIBLE FOR ALL WALLS AS REQUIRED FOR SUPPORT CONTRACTOR TO DESIGN, COORDINATE, INSTALL, ETC. ALL CABLEWAYS, ALLOWWAYS, WITH OWNER COORDINATE ALL PIPING, DUCTS, WALLS, AND DOOR LOCATIONS WITH OWNER BEFORE CONSTRUCTION COORDINATE ALL PROGRESS WITH OWNER PROVIDE FIRE RATED PARTITIONS AS REQUIRED BY FIRE MARSHAL FIELD VERIFY ALL DIMENSIONS AND BIDDING CONDITIONS CONTRACTOR TO COORDINATE WITH OWNER ON ALL ITEMS SUPPLIED AND APPROVED BY CONTRACTOR'S WORK NEW WALL CONSTRUCTION SHALL BE 24 GAUGE STEEL TRUCK AND BUILDING STUDIES SET 24" TO WALL BY 1/2" SYSTEM BOUND WALL STUDS SHALL BE DESIGNED IN ACCORDANCE WITH OTHER APPROVED OR AS SHOWN WALL COVERING IS PROVIDED BY OTHER TO HAVE THE JOB OTHER UNREPRESENTED SURFACE TO A HEIGHT NOT LOWER THAN 8' 0" OFF 	

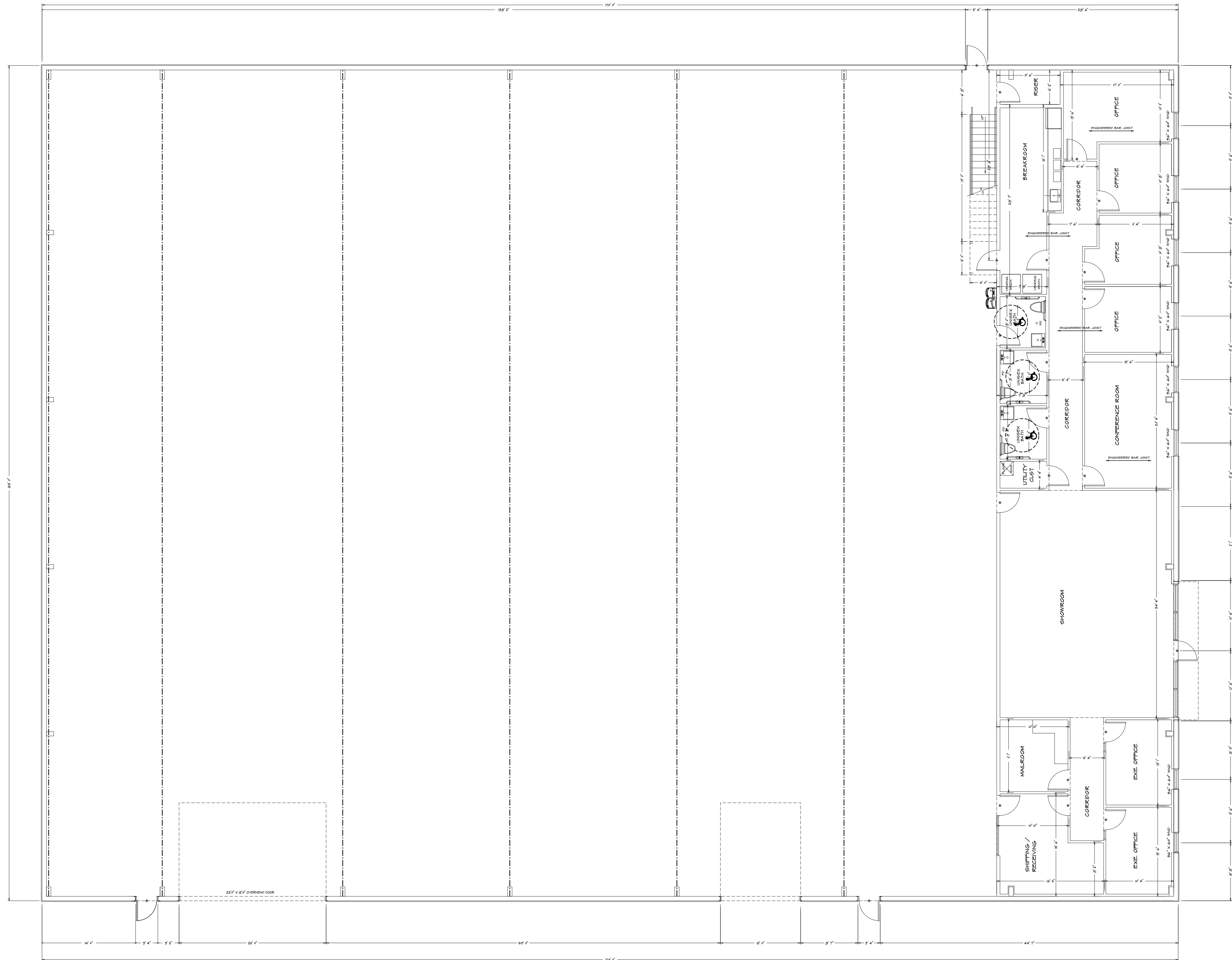


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SHEET NO. 1	PLAN NO. COM-899	FILE NAME: 899 ELEV	APPROX. SQFT.

THE ARCHITECT/ENGINEER IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR CORRECTNESS BETWEEN FLOOR, FINISH AND ELEVATIONS AND VERIFY ALL DIMENSIONS, LOCATIONS AND COLUMN SIZES SUBSEQUENT TO THE ISSUANCE OF THIS DRAWING. THE ARCHITECT/ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS. THE ARCHITECT/ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS. THE ARCHITECT/ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS.

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FIRST FLOOR
1/8" = 10'

HANDICAP TOILET RM. ELEVATIONS	GENERAL NOTES	MECH / ELEC / PLUMB. NOTES
<p>GENERAL LAYOUT</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. ALL TOILET ROOMS SHALL BE 6'0" X 6'0" MINIMUM. 2. ALL TOILET ROOMS SHALL BE LOCATED AT THE END OF A CORRIDOR. 3. TOILET ROOMS SHALL BE ACCESSIBLE FROM THE CORRIDOR. 4. TOILET ROOMS SHALL BE ACCESSIBLE FROM THE CORRIDOR. 5. TOILET ROOMS SHALL BE ACCESSIBLE FROM THE CORRIDOR. 	<ol style="list-style-type: none"> 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED. 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT THE OWNER OF ANY DISCREPANCIES BEFORE PROCEEDING. 3. PROVIDE BIDDING IN ALL WALLS AS REQUIRED FOR SUPPORT. 4. CONTRACTOR TO DESIGN, COORDINATE, INSTALL, ETC. ALL CARBON/STAINLESS STEEL WITH OWNER. 5. COORDINATE ALL FINAL OUTLET, WALL AND DOOR LOCATION W/ OWNER BEFORE CONSTRUCTION. 6. COORDINATE ALL FINISHES WITH OWNER. 7. PROVIDE FINE CONDENSERS AS REQUIRED BY FINE MANUFACTURER. 8. FINE VERIFY ALL DIMENSIONS AND WITH CONTRACTOR. 9. CONTRACTOR TO COORDINATE W/ OWNER ON ALL ITEMS SUPPLIED AND APPROVED THE CONTRACTOR'S WORK. 10. INTERIOR WALL CONSTRUCTION SHALL BE 2x4 SHIMMER STUDS, TRACKS AND BLOODING. STUDS SET 24" OC INSIDE W/ 1/2" SYSTEM BUNDLES. WALL STUDS SHALL BE FINISHED IN ACCORDANCE WITH OTHER ADDS OR ASH 09P. 11. FINE COVERING BY PROPRIETOR'S DESIGN TO HAVE TILE OR OTHER NON-ABSORBENT SURFACE. TO A HEIGHT NOT LESS THAN 48" OFF. 	<ol style="list-style-type: none"> 1. THE EXTENSION OF THE MECH, ELEC, AND PLUMBING SYSTEMS SHALL BE ON A DESIGN-BUILD BASIS BY THE GENERAL CONTRACTOR. 2. CONTRACTOR TO INSTALL COMMERCIAL GRADE BLOC OUTLETS, SWITCHES, PLUMB FIXTURES ETC. COORDINATE ALL OUTLET LOCATION WITH PLAN. 3. HVAC AND FIXTURES TO BE DESIGNED BY OTHERS. 4. ALL ELECTRICAL WORK SHALL COMPLY WITH BAE 900. 5. ALL WIRING SHALL BE IN RIGID CONDUIT OR IN CABLE TRAYS. MINIMUM WIRE SIZE SHALL BE #12 AWG. MINIMUM CONDUIT SIZE SHALL BE 1/2" RIGID OR 3/4" RIGID CONDUIT. VOLTAGE SHALL BE 120V. 6. ELECTRICAL PANELS IN 200 AMP OR W/ 4 250V CU TRAYS SHALL BE 3/4" RIGID CONDUIT. VOLTAGE SHALL BE 120V. 7. PROVIDE EXIT SIGNS AND EMERGENCY LIGHTS TO BE IN ACCORDANCE WITH ALL CODES AND REGULATIONS.

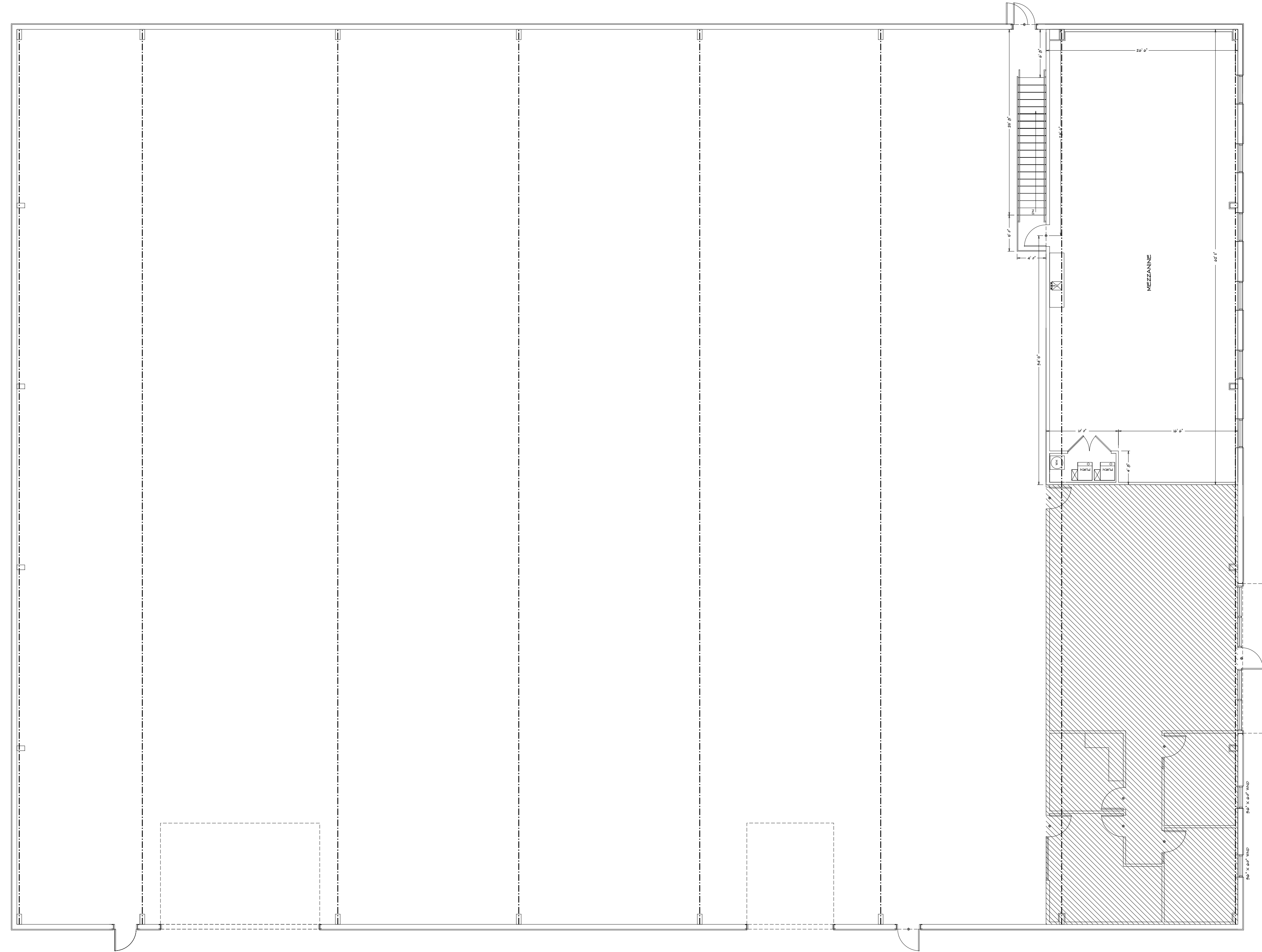


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PLUMBING CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS FOR ACCURACY BETWEEN FLOOR, FOUNDATION AND ELEVATIONS. ALSO VERIFY ALL ROOM LOCATIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT THE OWNER OF ANY DISCREPANCIES BEFORE PROCEEDING. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT THE OWNER OF ANY DISCREPANCIES BEFORE PROCEEDING. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT THE OWNER OF ANY DISCREPANCIES BEFORE PROCEEDING. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT THE OWNER OF ANY DISCREPANCIES BEFORE PROCEEDING. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT THE OWNER OF ANY DISCREPANCIES BEFORE PROCEEDING.

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SECOND FLOOR
 1/8" = 1'-0"

MULTIPLYING CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL INFORMATION FOR ACCURACY BETWEEN FLOOR, FOUNDATION AND ELEVATIONS AND VERIFY ALL WORK, MATERIALS, PRODUCTS AND COULDS WITH SUBCONTRACTORS TO VERIFY THE ACCURACY OF ALL INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INFORMATION AND SHALL VERIFY ALL INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INFORMATION AND SHALL VERIFY ALL INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INFORMATION AND SHALL VERIFY ALL INFORMATION.

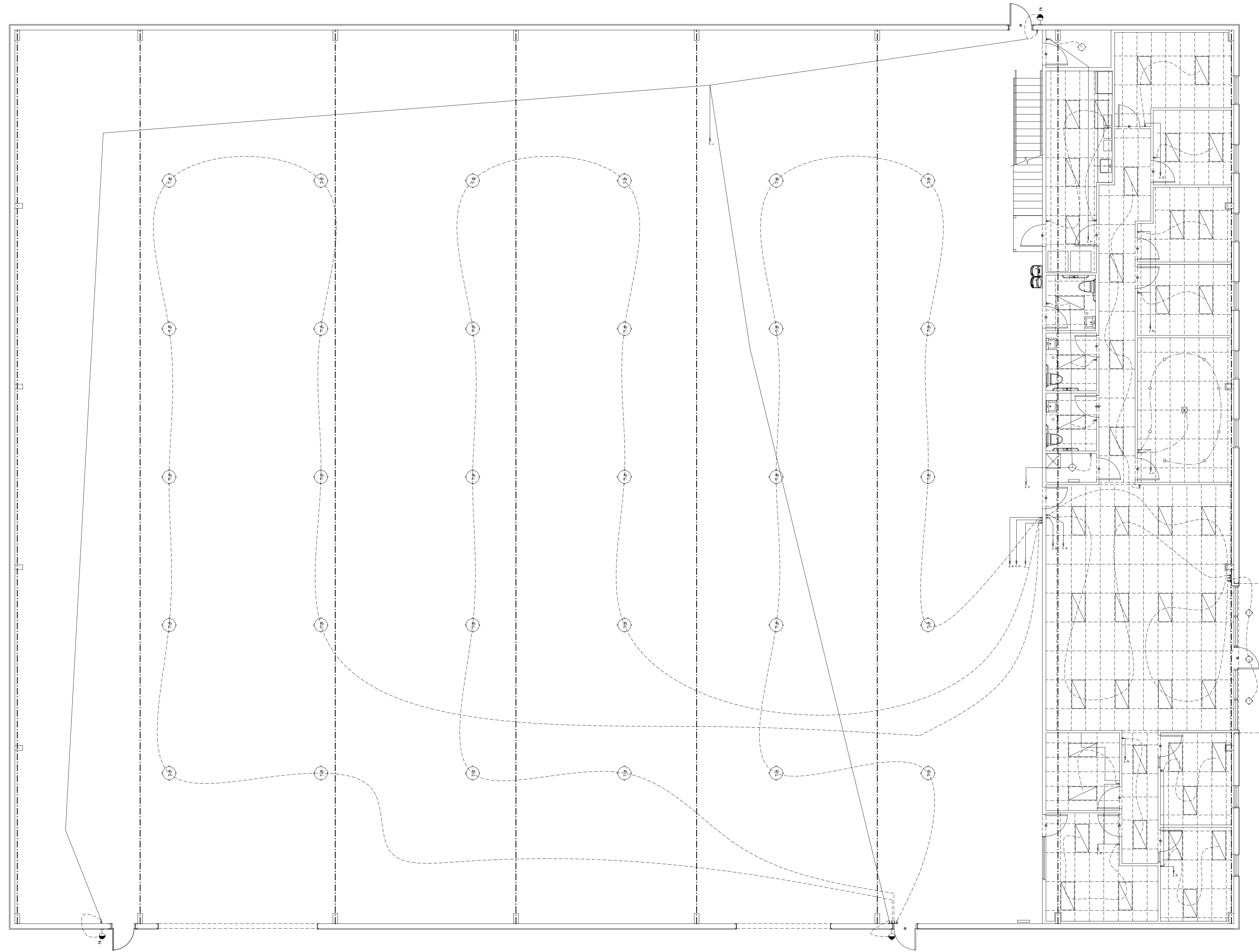
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SUB-DIVISION:	LOT NO.:	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			8999.rvt	



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LOWER LEVEL LIGHTING PLAN
 1/8" = 1'-0"

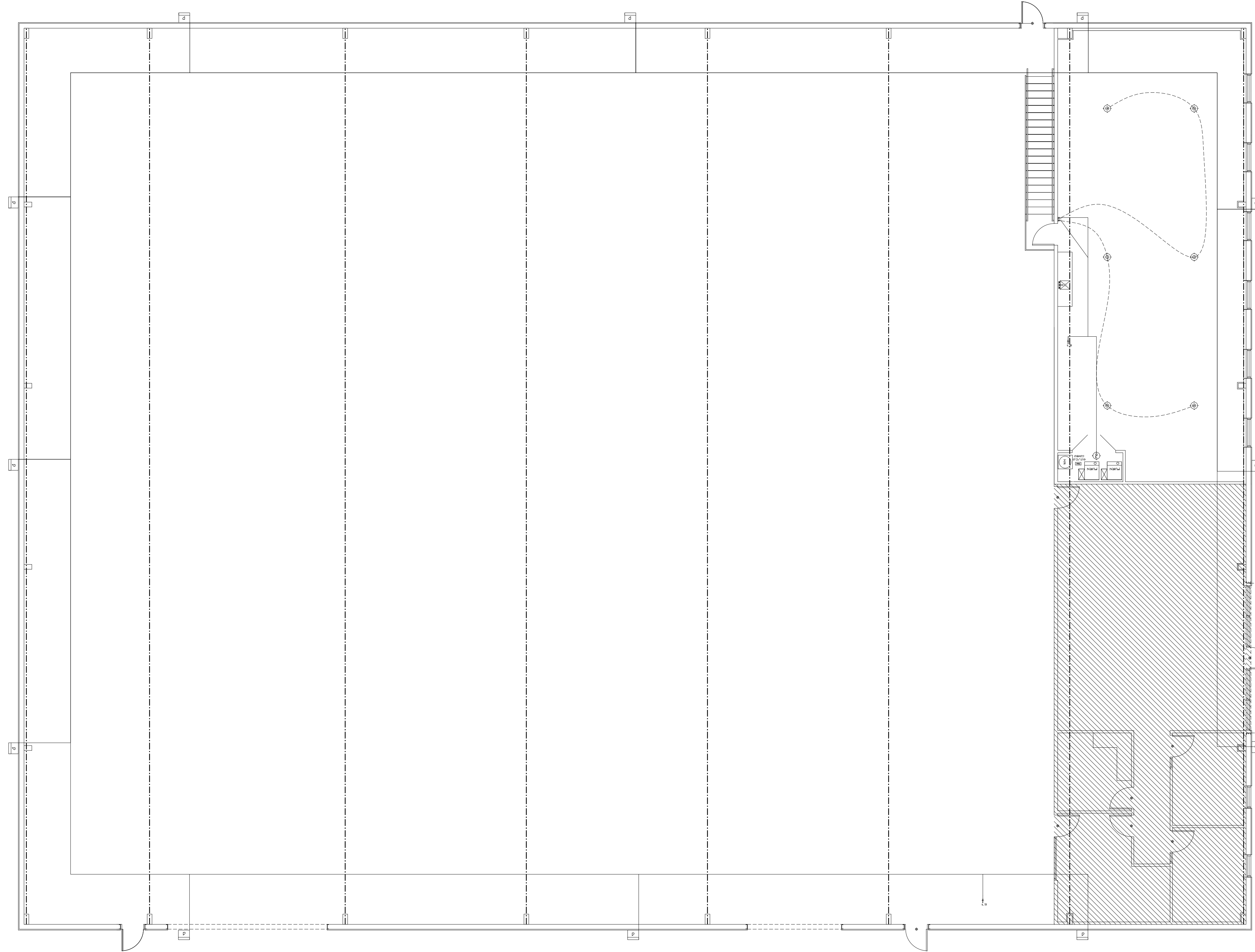
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL, AND PLUMBING, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES ON THE SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES AND STRUCTURES TO ORIGINAL CONDITION OR BETTER AFTER CONSTRUCTION IS COMPLETE.

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UPPER LEVEL LIGHTING PLAN
1/8" = 1'-0"

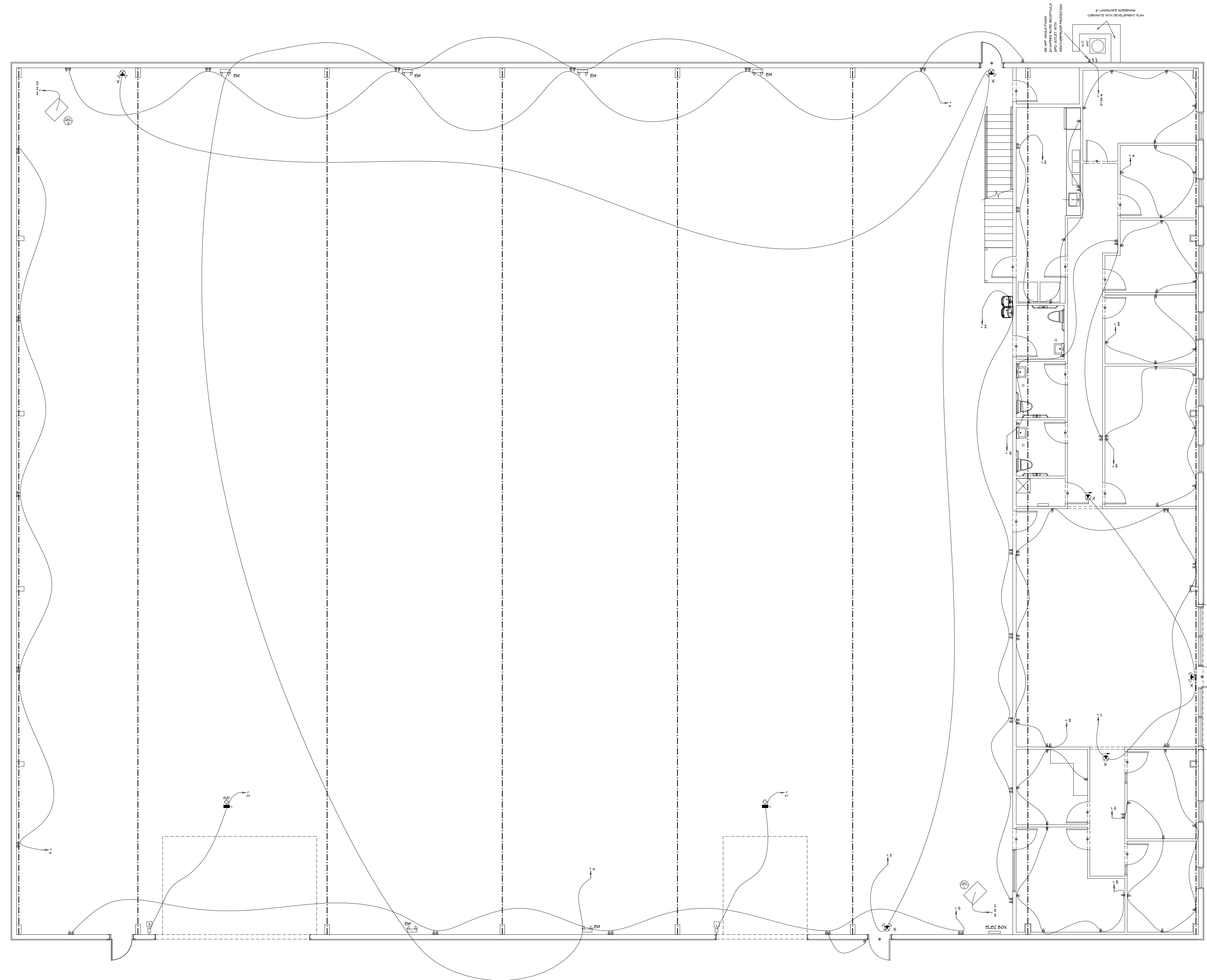
THESE DRAWINGS ARE PREPARED BY THE ARCHITECT OR ENGINEER AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER. THE ARCHITECT OR ENGINEER ACCEPTS NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DRAWINGS. THE USER OF THESE DRAWINGS ACCEPTS ALL RESPONSIBILITY FOR THE PROPER USE AND INTERPRETATION OF THE DRAWINGS. THE ARCHITECT OR ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

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BUILDER:	PHONE:	DATE REVISED:	CON-899	6
SUB-DIVISION:	LOT NO.:	DESIGNER:	FILE NAME:	APPROX. SQ.FT.:
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LOWER LEVEL POWER PLAN
1/8" = 1'-0"

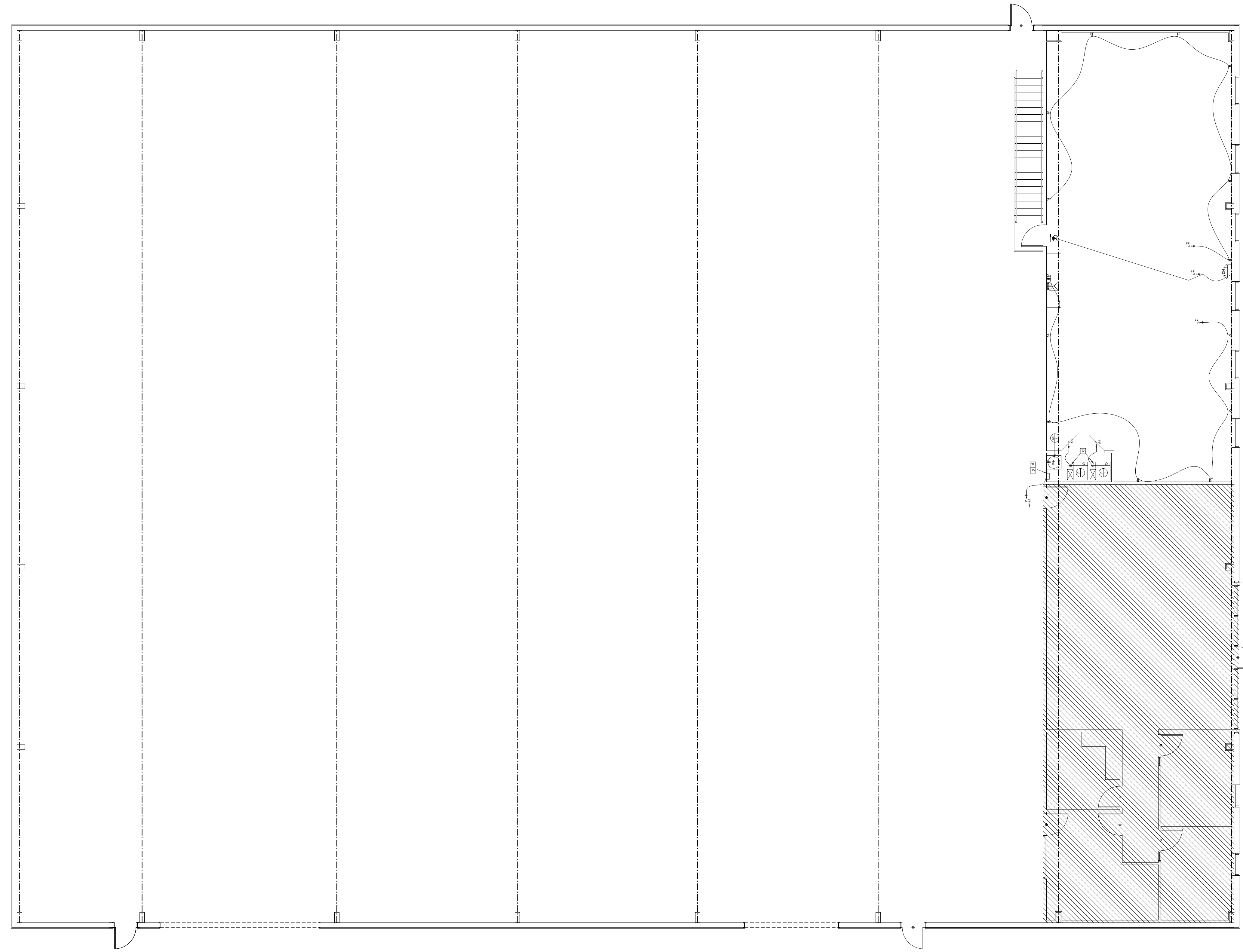
CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL, AND PLUMBING, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL, AND PLUMBING, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL, AND PLUMBING, PRIOR TO CONSTRUCTION.

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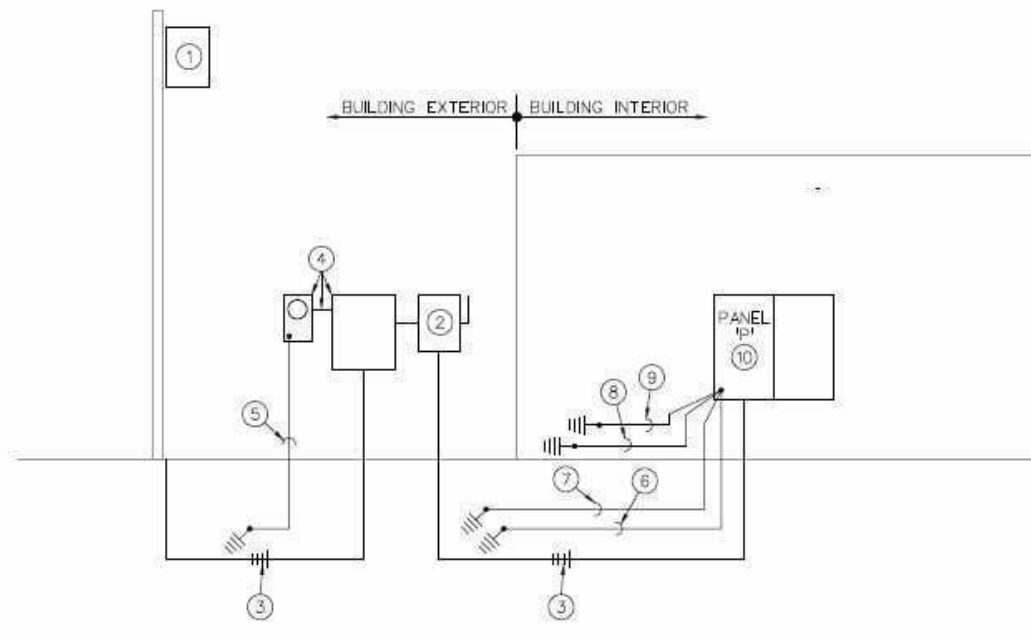


UPPER LEVEL POWER PLAN
1/8" = 1'-0"

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL, AND PLUMBING, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

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ELECTRICAL RISER DIAGRAM

RISER DIAGRAM NOTES

- 1. UTILITY COMPANY POLE MOUNTED TRANSFORMER WITH 289V/124V, 3-PHASE 4-WIRE SECONDARY, VERIFY APC AT TRANSFORMER SECONDARY WITH UTILITY COMPANY.
- 2. 400A/3P, NON-FUSED, NEMA 3R DISCONNECT SWITCH
- 3. (2) 2" PVC CONDUITS WITH 4-#5/0 (CU) IN EACH, INSTALL CONDUITS WITH TOP MINIMUM 3'-6" BELOW FINISHED GRADE.
- 4. UTILITY COMPANY C.T. CABINET AND METER CAN/SOCKET, 1/4" CONDUIT FOR METERING CABLES.
- 5. #6 (CU) GROUND WIRE, CONNECT TO 1/2" ROUND X 8'-0" LONG COPPER CLAD STEEL DRIVEN GROUND ROD.
- 6. 1/2" C, 1-#1/0 (CU) GROUND WIRE, CONNECT TO 3/4" ROUND X 10'-0" LONG COPPER CLAD STEEL DRIVEN GROUND ROD.
- 7. 1/2" C, 1-#1/0 (CU) GROUND WIRE, CONNECT TO 2#'-0" LONG CONDUCTOR IN CONCRETE BUILDING FOOTING.
- 8. 1/2" C, 1-#1/0 (CU) GROUND WIRE, CONNECT TO COLD WATER SERVICE PIPE, AHEAD OF MAIN SHUT-OFF VALVE.
- 9. 1/2" C, 1-#1/0 (CU) GROUND WIRE, CONNECT TO BUILDING STEEL.
- 10. PANEL "P" SHALL HAVE SERVICE ENTRANCE LABEL.

ELECTRICAL GENERAL NOTES

- 1. INSTALLATION SHALL COMPLY WITH LATEST EDITION OF N.E.C. AND LOCAL AUTHORITY HAVING JURISDICTION.
- 2. CONTRACTOR SHALL BE LICENSED TO PERFORM WORK IN MUNICIPALITY WHERE PROJECT IS LOCATED.
- 3. ALL WIRING SHALL BE INSTALLED IN CONDUIT, EMT CONDUIT WITH SET SCREW FITTINGS MAY BE UTILIZED WHERE PERMITTED BY CODE, MINIMUM CONDUIT SIZE SHALL BE 1/2", IN WOOD FRAMING CONVENTIONAL NM ROMEX WIRE SHALL BE USED.
- 4. ALL WIRING SHALL BE COPPER WITH 600 VOLT INSULATION AND COLOR CODED.
- 5. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMIT AND INSPECTION FEES.
- 6. INSTALL BLANK COVER PLATE ON ALL PULL BOXES AND JUNCTION BOXES.
- 7. TYPEWRITEN PANELBOARD DIRECTORY SHALL BE PROVIDED FOR PANELBOARD AND CORRECTLY FILLED OUT.
- 8. ALL WIRING DEVICES SHALL BE RATED 20 AMP, OR AS NOTED.
- 9. ALL NEW BRANCH CIRCUIT CONDUITS SHALL BE INSTALLED CONCEALED ABOVE LAY-IN CEILING OR IN WALLS.
- 10. CONTRACTOR SHALL FIELD VERIFY EXACT ROUTING OF ALL CONDUITS TO NEW EQUIPMENT.
- 11. DISCONNECT SWITCHES SHALL BE HEAVY DUTY TYPE, NEMA 1 FOR INDOOR AND NEMA 3R FOR OUTDOOR INSTALLATIONS, MANUFACTURED BY SQUARE D, ITE/SIEMENS, GE, CUTLER-HAMMER, OR EQUAL.
- 12. FURNISH MATERIALS AND LABOR FOR A COMPLETE AND OPERATIONAL ELECTRICAL INSTALLATION.
- 13. MATERIAL AND EQUIPMENT SHALL BE NEW AND SHALL BEAR THE 'UL' LABELS AS REQUIRED.
- 14. EMERGENCY AND EXIT LIGHT FIXTURES SHALL BE PROVIDED WITH BATTERY BACK-UP FOR MINIMUM OF (90) MINUTES. EMERGENCY AND EXIT LIGHT FIXTURES SHALL BE CONNECTED TO HOT LEG OF CIRCUIT, NOT SWITCHED.
- 15. E.C. SHALL VERIFY RATINGS, LOCATIONS, AND CONNECTIONS OF ALL EQUIPMENT PROVIDED BY OTHERS AND INSTALLED AND/OR CONNECTED BY THE ELECTRICAL CONTRACTOR.
- 16. NEW PANELBOARDS SHALL BE ITE/SIEMENS TYPE "P2" OR EQUAL, WITH BOLT-ON CIRCUIT BREAKERS, ALUMINUM BUS, NEMA 1 ENCLOSURE, GROUND, AND NEUTRAL BUS, AG RATING TO MATCH EXISTING SYSTEM, EQUALS BY SQUARE D, GE, CUTLER-HAMMER OR EQUAL.
- 17. NEW CIRCUIT BREAKERS INSTALLED IN EXISTING PANELBOARD SHALL MATE/MATCH PANEL CONSTRUCTION AND AG RATING.

ELECTRICAL SYMBOLS

- BRANCH CIRCUIT CONCEALED IN CEILING OR WALL, ARROWS INDICATE HOMERUNS TO PANEL ALL CONDUCTORS ARE #12 EXCEPT AS NOTED.
- CONDUIT RUN UNDERGROUND OR BENEATH FLOOR SLAB
- GROUNDING CONDUCTOR #12 EXCEPT AS NOTED
- WALL MOUNTED JUNCTION BOX
- CEILING MOUNTED JUNCTION BOX
- PANELBOARD (SURFACE MOUNTED), INSTALLED W/TOP 6'-0" AFF
- DISCONNECT SWITCH, SIZE AS NOTED
- DISCONNECT SWITCH FURNISHED WITH EQUIPMENT
- EXIT LIGHT - SINGLE FACE - ARROW AS SHOWN
- EXIT LIGHT - DOUBLE FACE - ARROW AS SHOWN
- COMBINATION EXIT/EMERGENCY LIGHT FIXTURE WITH (2) HEADS
- CEILING OR WALL MOUNTED EMERGENCY LIGHTING UNIT WITH (2) HEADS.
- 2'x4' LIGHT FIXTURE
- NIGHT LIGHT FIXTURE, FIXTURE SHALL BE ON 27/1
- FLUORESCENT STRIP FIXTURE
- CEILING LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- REMOTE WEATHERPROOF EMERGENCY LIGHT FIXTURE
- WALL PACK LIGHT, 100W COMMERCIAL LED, WALL PACK 120-277V 50,000 - HR LIFE IP65 COMPLY WITH SECT. 7.2.6.0 OF THE UDO
- T-8 HIGH BAY LIGHT FIXTURE
- SINGLE POLE SWITCH +3'-10" AFF
- THREE-WAY SWITCH +3'-10" AFF
- FOUR-WAY SWITCH +3'-10" AFF
- OCCUPANCY SENSOR +3'-10" AFF
- DIMMER SWITCH +3'-10" AFF, SIZE AS NOTED
- OCCUPANCY SENSOR POWER PACK
- OCCUPANCY SENSOR
- DUPLEX RECEPTACLE +1'-6" AFF OR AS NOTED
- DUPLEX RECEPTACLE INSTALLED ABOVE COUNTERTOP
- DUPLEX RECEPTACLE WITH WEATHERPROOF PLATE, HEIGHT AS NOTED
- DUPLEX RECEPTACLE W/GROUND FAULT PROTECTION , +1'-6" AFF OR AS NOTED
- FOURPLEX RECEPTACLE +1'-6" AFF OR AS NOTED
- ELECTRIC WATER HEATER AND NUMBER
- EXHAUST FAN AND NUMBER
- CONDENSING UNIT AND NUMBER
- FURNACE AND NUMBER
- FAN COIL UNIT AND NUMBER
- HEAT PUMP UNIT AND NUMBER
- ABOVE FINISHED FLOOR
- ELECTRICAL CONTRACTOR
- ELECTRIC DRINKING FOUNTAIN
- NIGHT LIGHT FIXTURE SHALL BE ON 24/7

ELECTRICAL PLAN NOTES

- 1. INSTALL OUTLET BOX FOR WIRING DEVICE WITH TOP 48" AFF OF GROUND FLOOR
- 2. ON/OFF/STOP PUSH-BUTTON INSTALLED AT 48" AFF OF GROUND FLOOR FOR OVERHEAD DOOR MOTOR CONTROLS
- 3. 30A, 280V, 2-POLE, 5-WIRE DISCONNECTING MEANS
- 4. 3/4" CONDUIT, 2-#1# AND 1-#1# GROUND WIRE
- 5. 20A, 120V, 1-POLE DISCONNECTING MEANS

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TYPE	MANUFACTURER	LAMP	WATTS/VOLTS	DISCRIPTION
D	BY OWNER	LED	TBD	EXTERIOR WALL PACK
E	BY OWNER	LED	TBD	EXTERIOR RATED ARCHITECTURAL FIXTURE
EM	BY OWNER	LED	TBD	EMERGENCY LIGHTING UNIT, 90 MIN BATTERY
X	BY OWNER	LED	TBD	EXIT SIGN, UNIVERSAL MOUNT, 90 MIN BATTERY

INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL, PLUMBING AND FUEL GAS CODES, NFPA 90A AND 101 AND ALL STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

DRAWINGS ARE ENOUGH TO INDICATE THE GENERAL DESIGN CONCEPT. THEY DO NOT NECESSARILY INDICATE EACH AND EVERY FITTING OR FEATURE. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY FOR AN INSTALLATION THAT IS COMPLETE IN EVERY RESPECT.

REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC REQUIREMENTS CONCERNING EQUIPMENT PAD CONSTRUCTION, STRUCTURAL SUPPORTS AND MOUNTINGS FOR MECHANICAL EQUIPMENT AND SUPPLEMENTAL STEEL.

INSTALL ALL MECHANICAL EQUIPMENT LEVEL, ON PAD, THAT EXTEND A MINIMUM OF 4" BEYOND THE EQUIPMENT FOOTPRINT.

COOLING EQUIPMENT LOCATED WHERE DAMAGE FROM OVERFLOW COULD OCCUR AND ELSEWHERE AS INDICATED, SHALL BE MOUNTED IN SECONDARY CONTAINMENT PANS WITH HIGH WATER ALARM SENSOR TO SHUT DOWN THE EQUIPMENT. THE DRAIN PAN SHALL BE PIPED TO FLOOR DRAIN, TO EXTERIOR OR ELSEWHERE AS SHOWN, MINIMUM SIZE SHALL BE 3/4".

COORDINATE EXACT LOCATIONS AND ORIENTATION OF EQUIPMENT WITH ARCHITECTURAL AND STRUCTURAL REQUIREMENTS. EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS AND AS SHOWN ON ARCHITECTURAL DRAWINGS.

DUCTWORK FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH SMACNA STANDARDS.

ALL DUCTWORK SHALL BE SHEET METAL, CONSTRUCTED TO SMACNA STANDARDS, MINIMUM OF 2" WG PRESSURE CLASS AND SEAL CLASS "C" MINIMUM. ALL LONGITUDINAL AND TRANSVERSE JOINTS TO BE SEALED, EXCEPT AS OTHERWISE NOTED. ROUND AND FLEX DUCT CONNECTIONS SHALL BE MADE WITH SPIN COLLARS WITH EXTRACTORS AND VOLUME DAMPERS.

DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS. CONTRACTOR SHALL INCLUDE AN ALLOWANCE FOR 1" DUCT LINER IN LOW VELOCITY DUCTS WHERE APPLICABLE.

SUPPORT ALL SUSPENDED EQUIPMENT, DUCTWORK AND PIPING INDEPENDENTLY, DIRECTLY FROM STRUCTURAL MEMBERS, NOT METAL DECK.

PROVIDE FLEXIBLE FABRIC CONNECTORS AT ALL DUCTWORK CONNECTIONS TO ROTATING EQUIPMENT. CONNECTORS EXPOSED TO SUNLIGHT SHALL BE MADE OF UV RESISTANT MATERIAL.

ROUND OR OVAL EXPOSED DUCT SHALL BE SPIRAL DUCT, PAINT GRADE IF TO BE PAINTED.

ALL ROOF MOUNTING, FLASHINGS AND PENETRATION WORK ASSOCIATED WITH MECHANICAL AND PLUMBING WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE ROOFING MANUFACTURER'S WARRANTY REQUIREMENTS.

IN GENERAL, KEEP DUCTWORK AND PIPING HIGH AS POSSIBLE. IN NO EVENT SHALL HORIZONTAL WORK BE INSTALLED SO THAT HEADROOM IS LESS THAN 7'-6" ABOVE FINISH FLOOR WITHOUT PRIOR APPROVAL.

ALL MECHANICAL AND PLUMBING EQUIPMENT SHALL BE INSTALLED TO PROVIDE MANUFACTURER'S RECOMMENDED OPERATING AND SERVICE CLEARANCES FOR ALL EQUIPMENT. THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS AND OFFERING CLEARANCE REQUIREMENTS OF ACTUAL EQUIPMENT FURNISHED.

ALL FIXTURES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND PER LISTINGS.

IN GENERAL AND EXCEPT AS OTHERWISE NOTED, DUCTWORK AND PIPING SHALL BE INSTALLED PARALLEL TO COLUMN AND BUILDING WALL LINES. THEY SHALL BE CONCEALED ABOVE CEILINGS, IN CHASES OR WALL CONSTRUCTION OR BELOW FLOORS.

SUPPORT ALL PIPING SYSTEMS IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS AND INDUSTRY STANDARDS TO PREVENT SAGS AND DEFS. PROVIDE STRUTS AND PIPE CLAMPS ON 8' CENTERS AND SUPPORT ALL PIPING RISERS AT BASE OF RISER. THE USE OF RISER CLAMPS TO SUPPORT VERTICAL PIPING IS PROHIBITED.

ALL WATER BEARING PIPING SHALL BE SLOPED FOR DRAINAGE WITH BALL DRAN VALVES AT LOW POINTS.

SUPPORT ALL SUSPENDED EQUIPMENT, DUCTWORK AND PIPING INDEPENDENTLY. PROVIDE ACCESS PANELS TO PROVIDE ACCESS TO INACCESSIBLE VALVES, DAMPERS ANY ANY OTHER EQUIPMENT/DEVICES THAT REQUIRE ADJUSTMENT OR REPLACEMENT.

DRAINAGE PIPING SHALL BE SLOPED IN ACCORDANCE WITH CODE, BUT NOT LESS THAN 1/8" PER FOOT FOR 3" AND LARGER PIPING AND 1/4" PER FOOT FOR 2-1/2" AND SMALLER PIPING. ALL INVERT ELEVATIONS SHALL BE COORDINATED WITH THE STRUCTURAL FOOTINGS.

COORDINATE ALL UNDERGROUND PIPING WITH GRADE BEAMS, WALL FOOTINGS, COLUMN FOUNDATIONS AND OTHER STRUCTURAL CONDITIONS.

PROVIDE DIELECTRIC UNIONS AT ALL CONNECTIONS BETWEEN DISSIMILAR METALS.

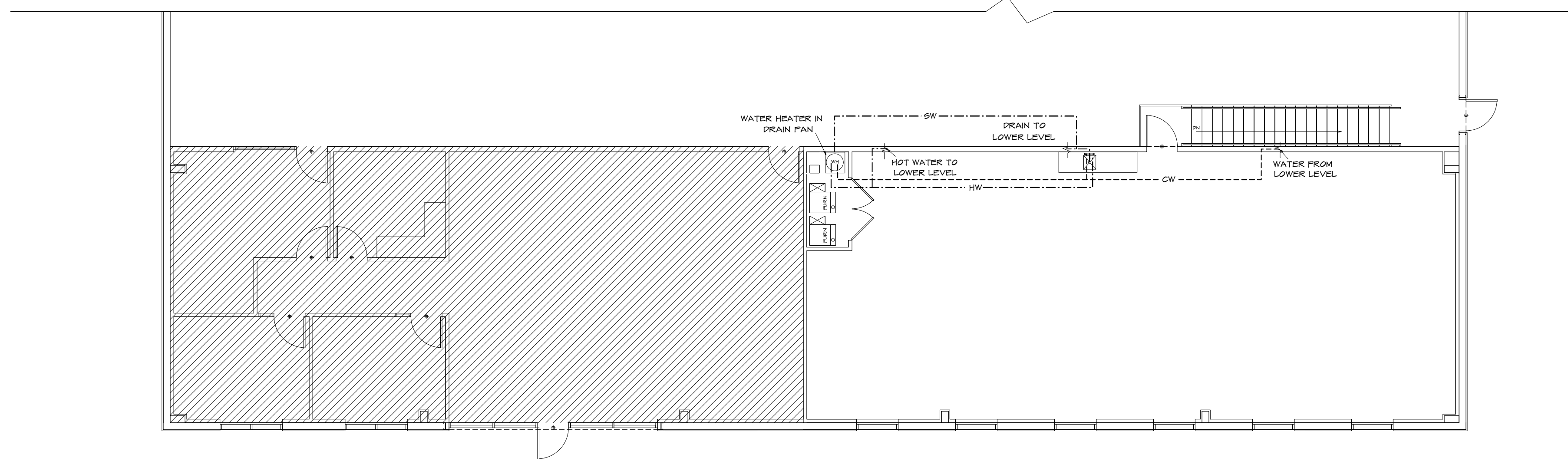
DESCRIPTION	Qty	Size	AMPS	Watts	Chc #	Watts	AMPS	Watts	DESCRIPTION
LIGHTS (BAY)	12	20	1500	1	2	1500	20	12	LIGHTS (BAY)
LIGHTS (BAY)	12	20	1500	3	4	1500	20	12	LIGHTS (BAY)
LIGHTS	12	20	1500	5	6	1500	20	12	LIGHTS
LIGHTS	12	20	1500	7	8	1500	20	12	LIGHTS
LIGHTS	12	20	1500	9	10	1500	20	12	LIGHTS
EXTERIORLIGHTS	12	20	1500	11	12	1500	20	12	LIGHTS
LIGHTS	12	20	1820	13	14	1300	20	12	RECEPTACLES (BAY)
LIGHTS	12	20	1820	15	16	1300	20	12	RECEPTACLES (BAY)
EMEXIT LIGHTS	12	20	1820	17	18	1300	20	12	RECEPTACLES (BAY)
EMEXIT LIGHTS	12	20	1820	19	20	1300	20	12	RECEPTACLES
EMERGENCY LIGHTS	12	20	1820	21	22	1100	20	12	RECEPTACLES
RECEPTACLES	12	20	1820	23	24	1300	20	12	RECEPTACLES
RECEPTACLES	12	20	1820	25	26	1300	20	12	RECEPTACLES
OHO OPERATOR	12	20	1920	27	28	1300	20	12	RECEPTACLES
OHO OPERATOR	12	20	1920	29	30	1300	20	12	RECEPTACLES
RECEPTACLES	12	20	1920	31	32	1300	20	12	RECEPTACLES
RECEPTACLES	12	20	1920	33	34	1300	20	12	EMEXIT LIGHTS
OPEN				35	36	1920	20	12	F - 1
				37	38	1920	20	12	F - 2
CLU - 1	10	30	2500	39	40	4500	30	8	WATER HEATER
		3	2500	41	42	4500	2		
		3	3300	43	44	3300			
		3	3300	45	46	3300			
		3	3300	47	48	3300	3	8	UH-2

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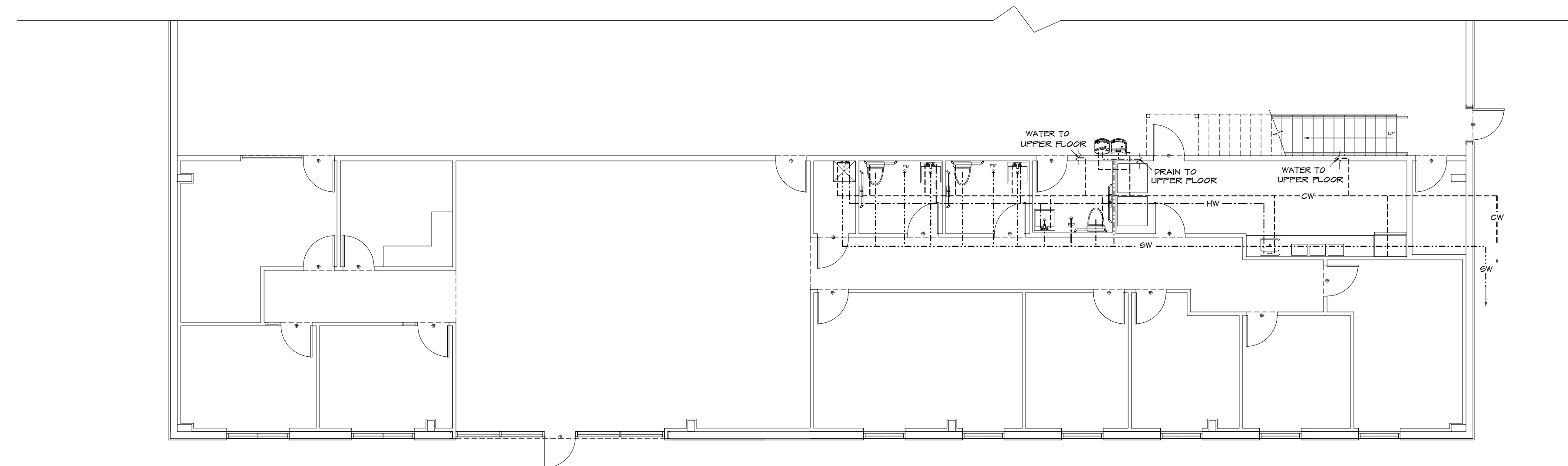
BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BEFORE FLOORS, FOUNDATION AND ELEVATIONS ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR TO VERIFY ALL PERMITS, INSURANCES, AND LICENSES ARE IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ALL COPYRIGHT INFRINGEMENTS OR RESIMILANCES TO OTHER REGISTERED PLANS, BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY AND ALL SITE CHANGES MADE TO STRUCTURE.



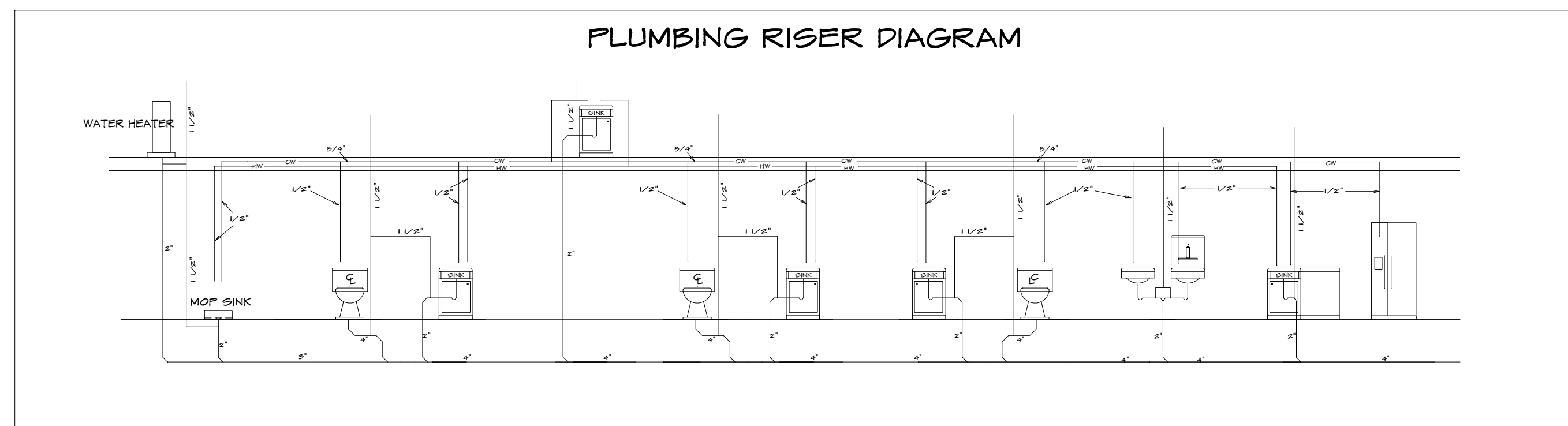
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SECOND FLOOR PLUMBING
 $1/8" = 10'$



FIRST FLOOR PLUMBING
 $1/8" = 10'$

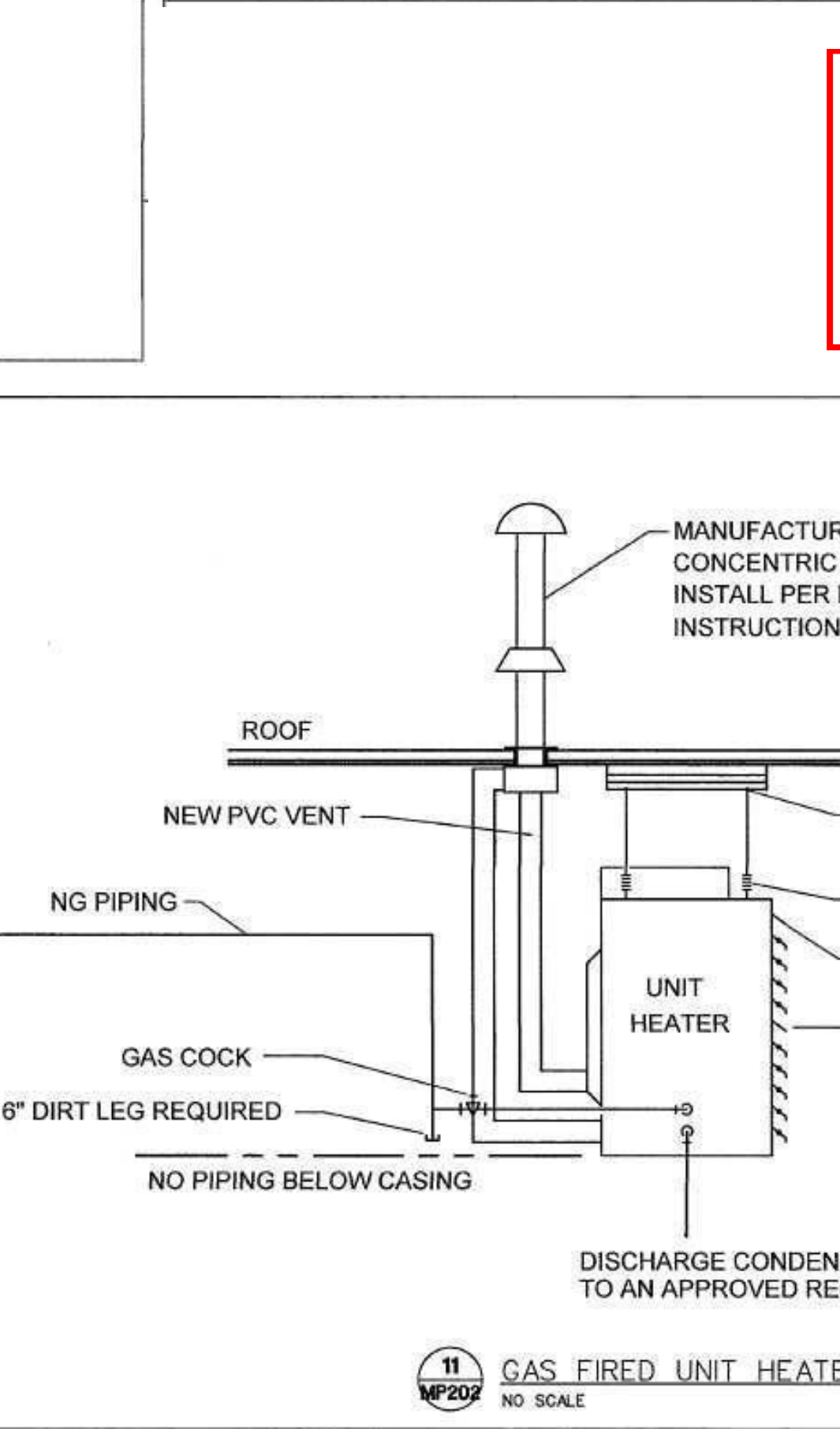
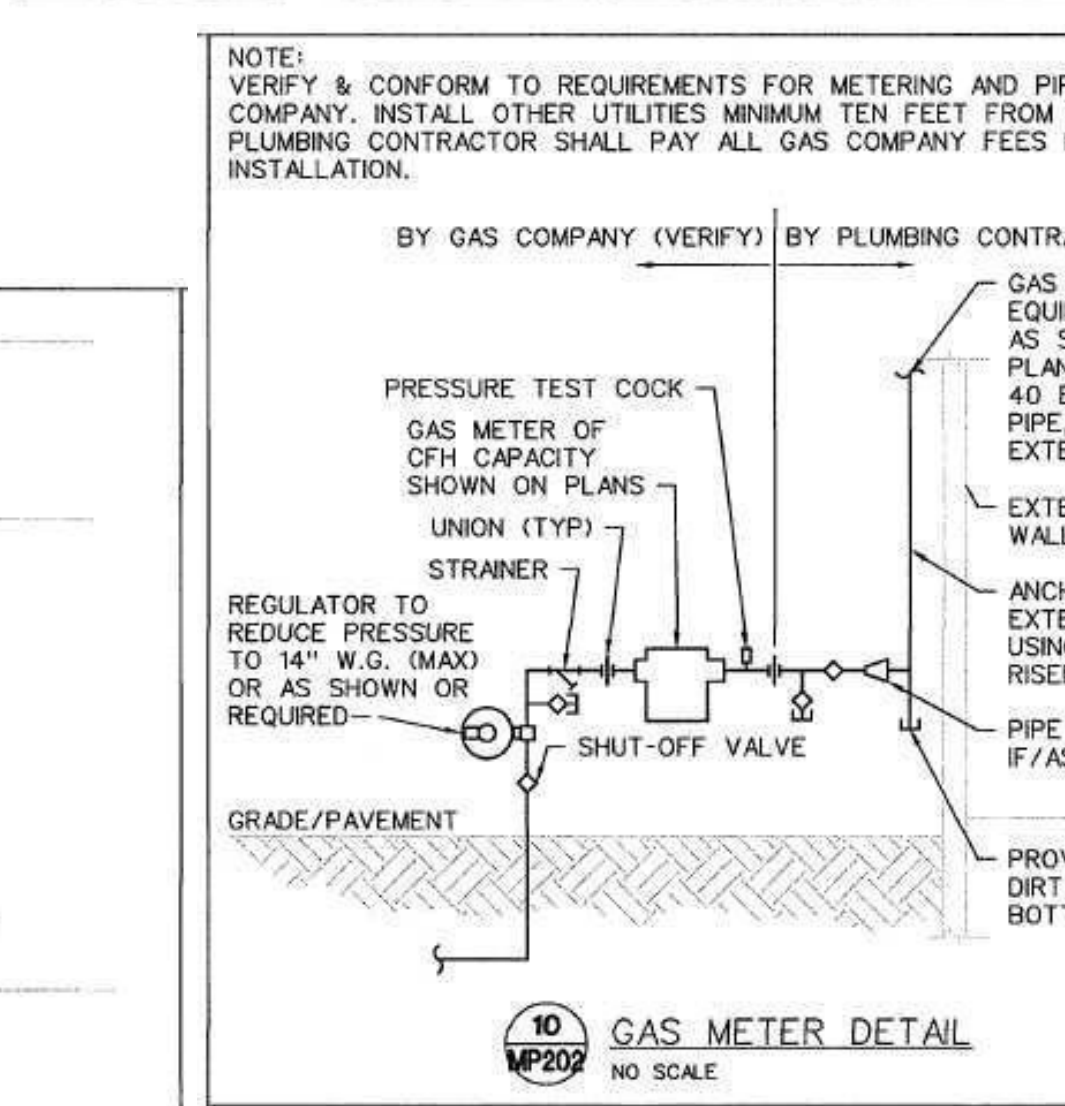
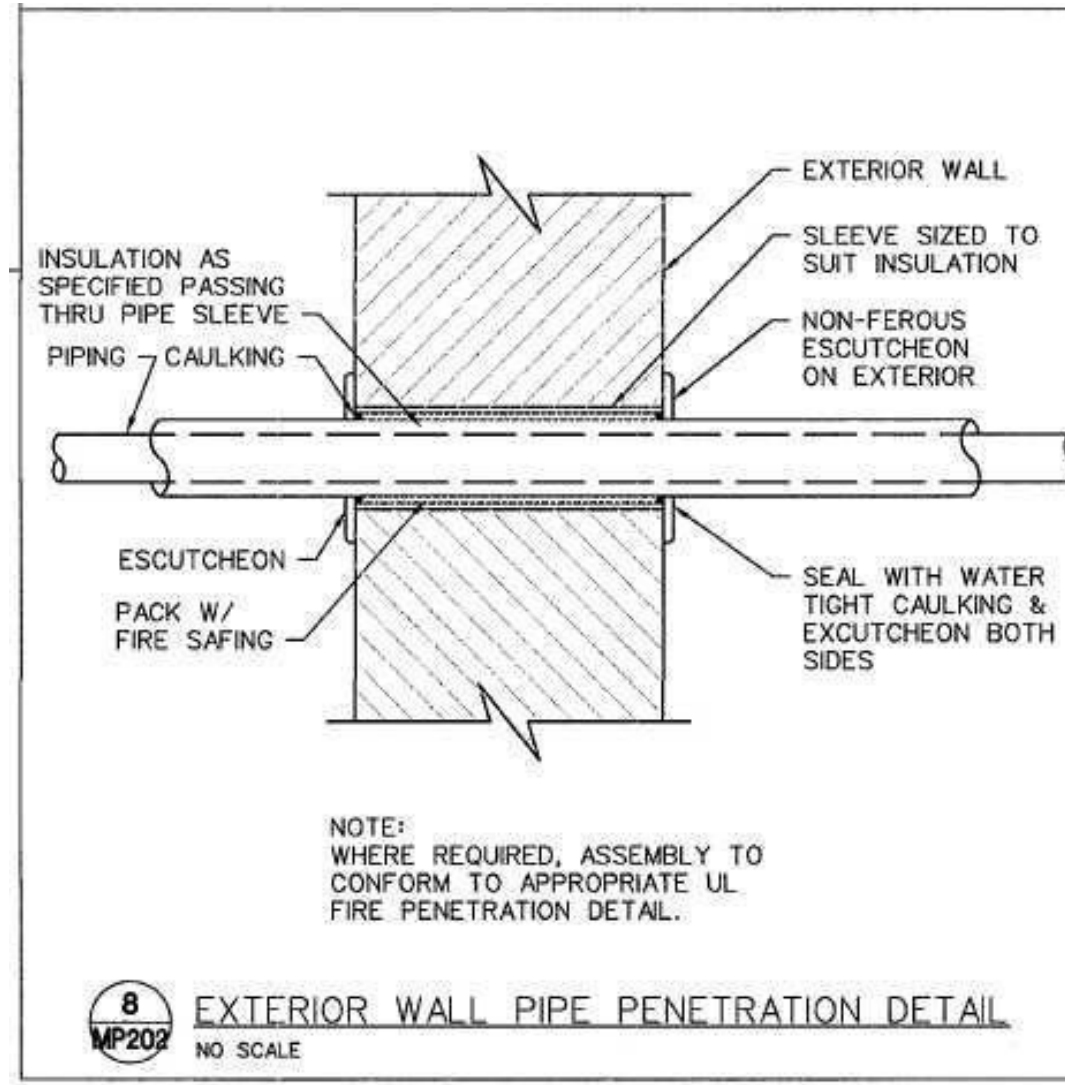
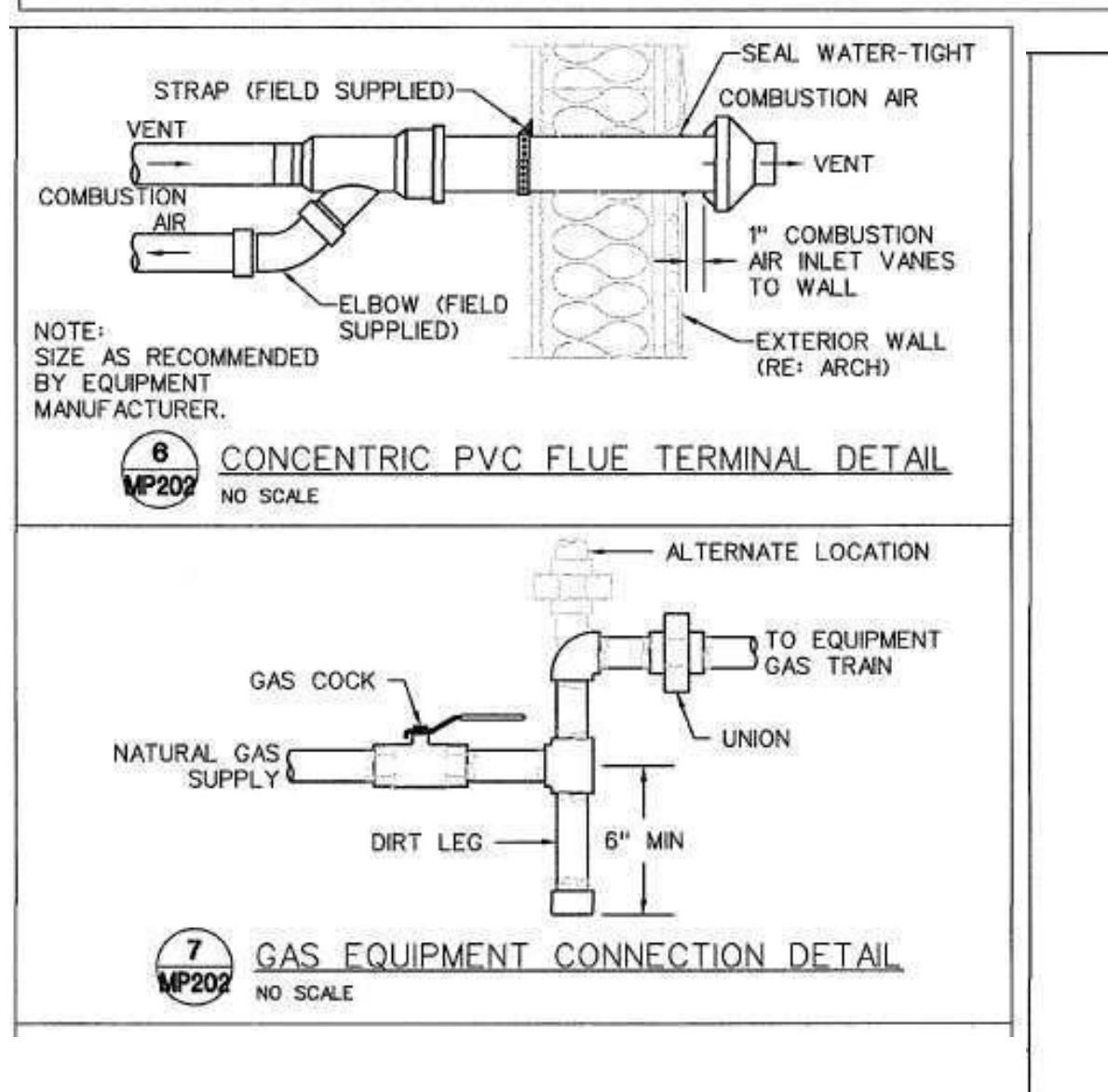
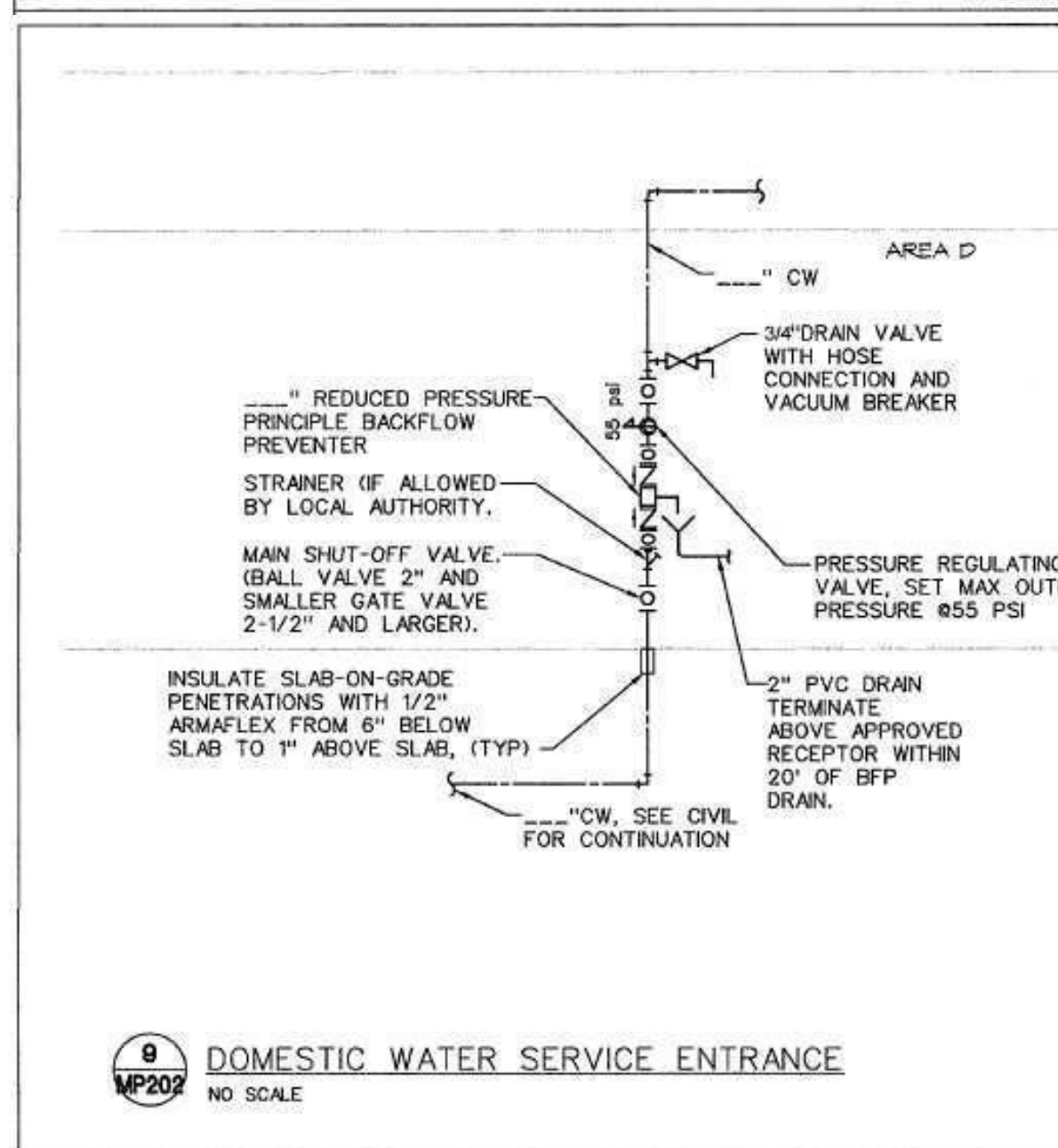
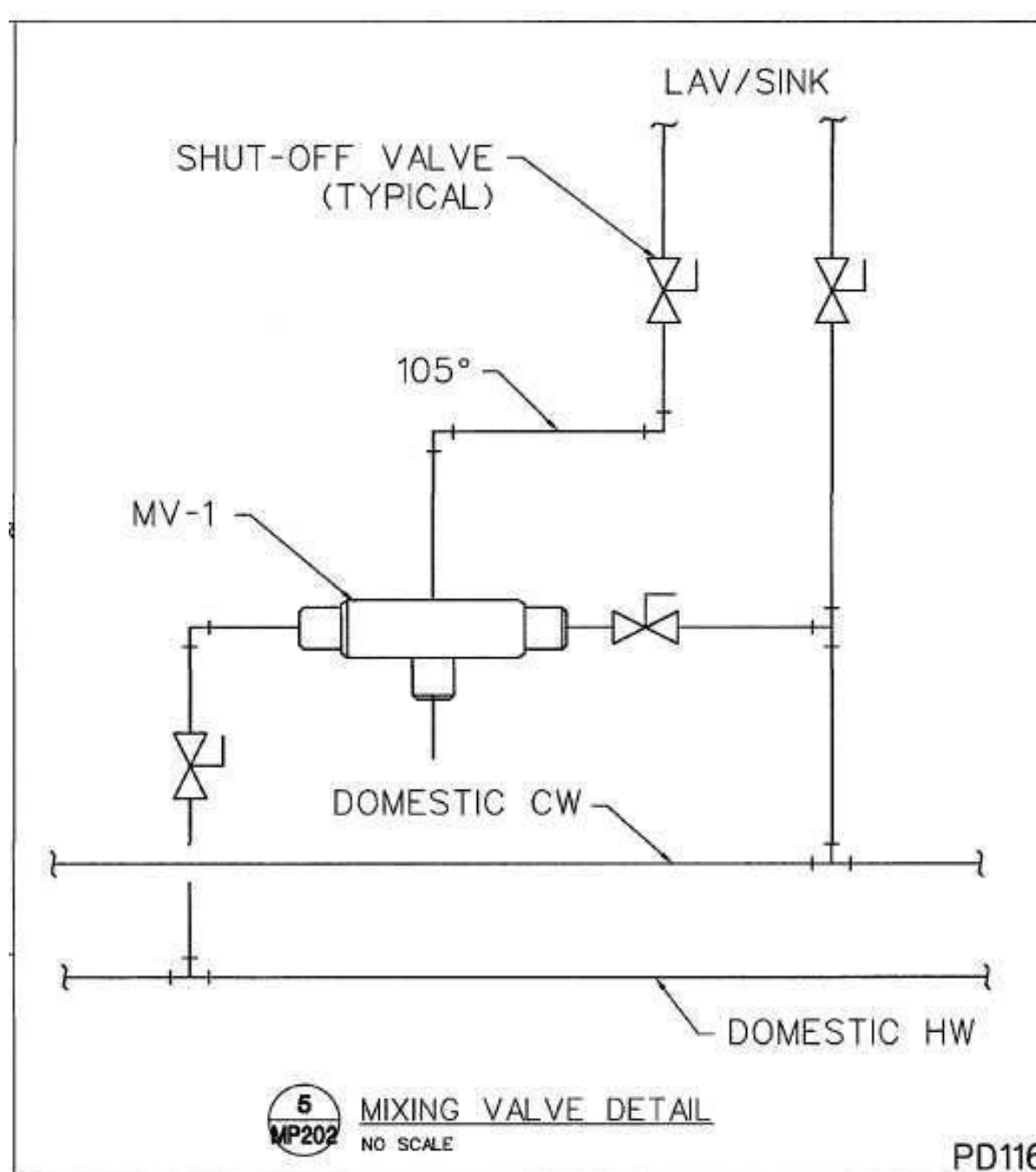
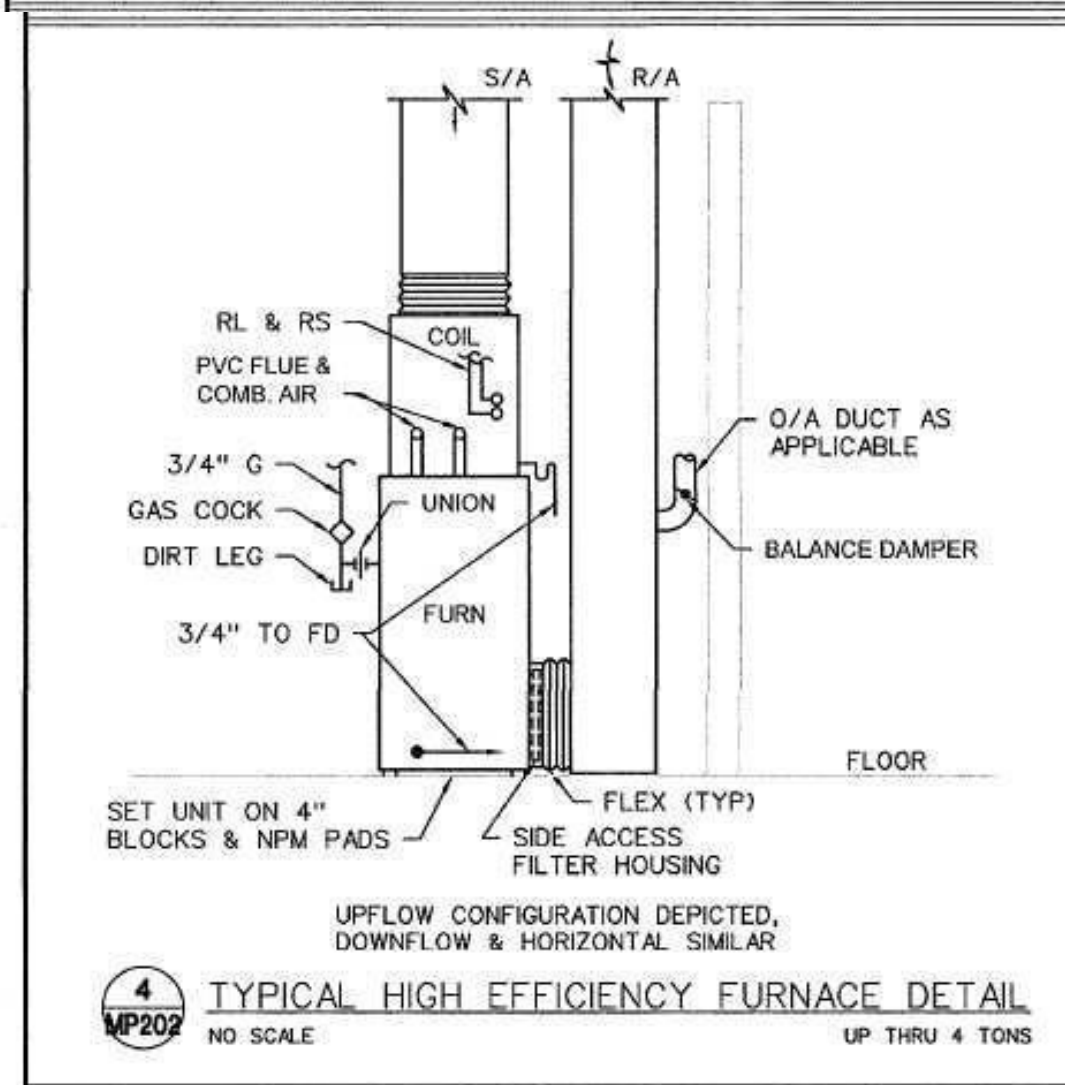
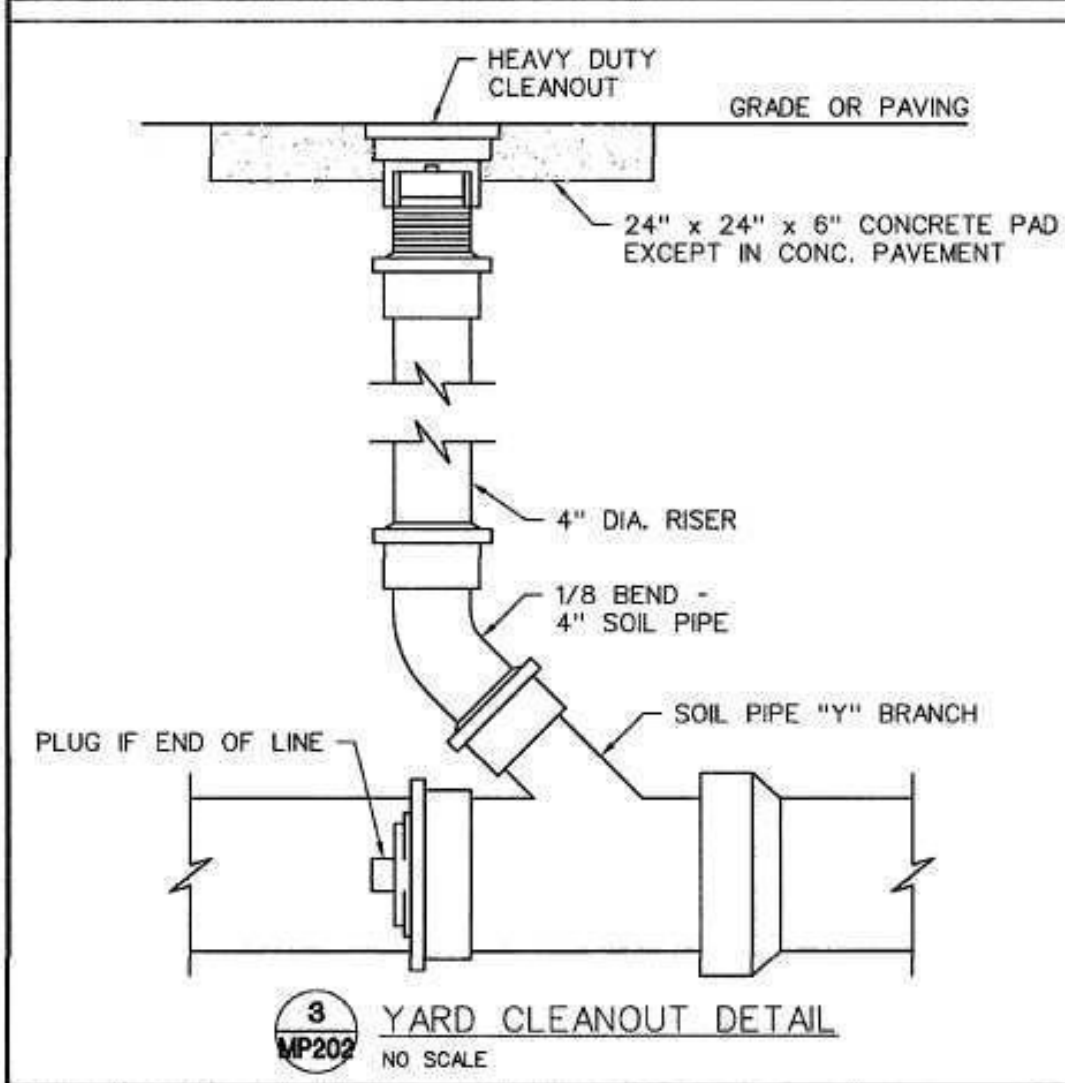
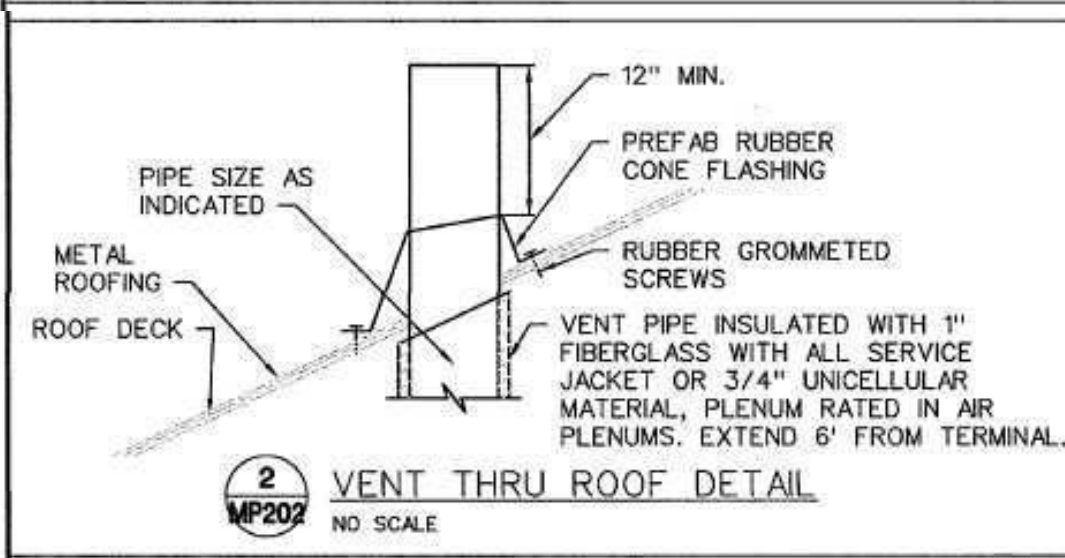
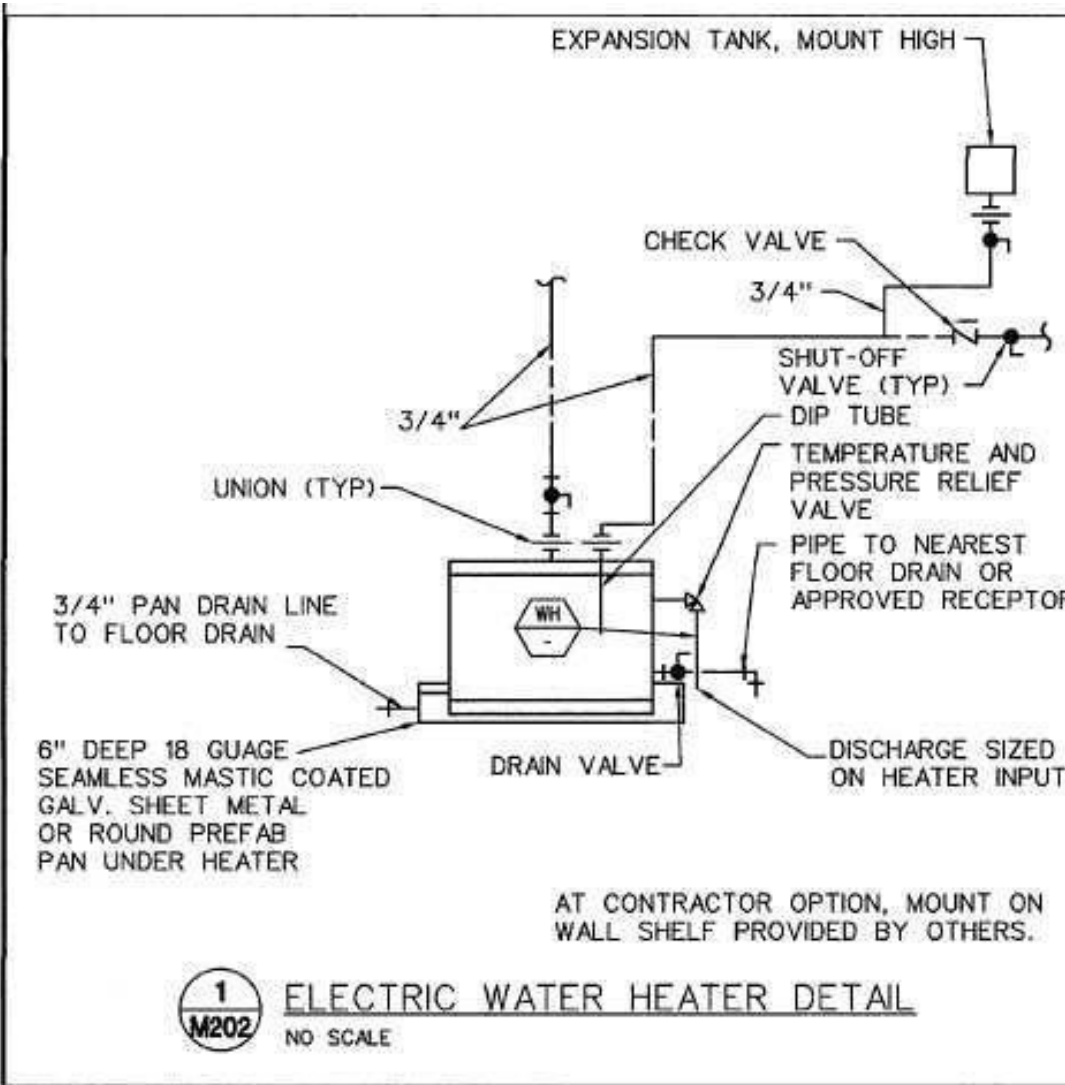


PLUMBING RISER DIAGRAM

PLUMBING CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS BETWEEN FLOOR, PARTITION, AND ELEVATIONS AND VERIFY ALL WORK, MATERIALS, PRODUCTS, AND COLOR MATCHES. SUBS/CONTRACTORS TO VERIFY DIMENSIONS AND CONDITIONS. ALL RESPONSIBILITIES FOR LOT PLACEMENT, SET BACKS, AND PLUMBING CONTRACTOR SHALL BE ASSIGNED TO THE CONTRACTOR. ALL DIMENSIONS AND RESPONSIBILITIES FOR ANY ON SITE CHANGES ARE TO BE NOTED.

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605.3 Water service pipe.

Water service pipe shall conform to NSF 61 and shall conform to one of the standards listed in Table 605.3. Water service pipe or tubing, installed underground and outside of the structure, shall have a working pressure rating of not less than 160 psi (1100 kPa) at 73.4°F (23°C). Where the water pressure exceeds 160 psi (1100 kPa), piping material shall have a working pressure rating not less than the highest available pressure. Water service piping materials not third-party certified for water distribution shall terminate at or before the full open valve located at the entrance to the structure. Ductile iron water service piping shall be cement mortar lined in accordance with AWWA C104.

MARK NO.	MANUFACTURER	MODEL NO.	TYPE	ASME	TANK LINING	STORAGE (GALLONS)	RECOVERY GAL/HR	TEMP RISE °F	DISCH. SET POINT °F	ELECTRICAL	REMARKS			
										KW	VOLT	#	HZ	
1	LOCHINVAR	KSA030KD	TANK	N	GL	28	-	-	120	4.5	208	1	60	1

NOTES:
1. INSTALL IN DRAIN PAN. SEE DETAIL ON SHEET MP202.

MATERIAL	STANDARD
Acrylonitrile butadiene styrene (ABS) plastic pipe	ASTM D 1527, ASTM D 2282
Brass pipe	ASTM B 43
Chlorinated polyvinyl chloride (CPVC) plastic pipe	ASTM D 2946; ASTM F 441; ASTM F 442; CSA B137.6
Chlorinated polyvinyl chloride/aluminumchlorinated polyvinyl chloride (CPVC/AL) pipe	ASTM F 2855
Copper or copper-alloy pipe	ASTM B 42; ASTM B 302
Copper or copper-alloy tubing (Type K, L, N, or M)	ASTM B 75; ASTM B 88; ASTM B 251; ASTM B 447
Cross-linked polyethylene (PEX) plastic pipe and tubing	ASTM F 876; ASTM F 877; AWWA C904; CSA B137.9
Cross-linked polyethylene/aluminumcross-linked polyethylene (PEX-AL) pipe	ASTM F 1281; ASTM F 2262; CSA B137.10
Cross-linked polyethylene/aluminumhigh-density polyethylene (PEX-ALHDPE) pipe	ASTM F 1996
Ductile iron water pipe	AWWA C151/A21.51; AWWA C115/A21.15
Galvanized steel pipe	ASTM A 53
Polyethylene (PE) plastic pipe	ASTM D 2330; ASTM D 3035; AWWA C901; CSA B137.11
Polyethylene (PE) plastic tubing	ASTM D 2737; AWWA C901; CSA B137.1
Polyethylene/aluminumpolyethylene (PE-AL-PE) pipe	ASTM F 1282; CSA B137.9
Polyethylene of raised temperature (PE-RT) plastic tubing	ASTM F 2769
Polypropylene (PP) plastic pipe or tubing	ASTM F 2389; CSA B137.11
Polyvinyl chloride (PVC) plastic pipe	ASTM D 1785; ASTM D 2341; ASTM D 2672; CSA B137.3
Stainless steel pipe (Type 304/304L)	ASTM A 312; ASTM A 778
Stainless steel pipe (Type 316/316L)	ASTM A 312; ASTM A 778

FIXTURE BRANCH SCHEDULE

FIXTURE	WASTE	VENT	COLD	HOT
Water Closet (ft)	4"	2"	1/2"	---
Water Closet (fv)	4"	2"	1"	---
Urinal	2"	1 1/2"	3/4"	---
Lavatory Sink	2"	1 1/2"	1/2"	1/2"
Sink	2"	1 1/2"	1/2"	1/2"
Triple Sink	2"	1 1/2"	(2) 1/2"	(2) 1/2"
Shower, Tub	2"	1 1/2"	1/2"	1/2"
Water Fountain	1 1/2"	1 1/2"	1/2"	---
Janitor Sink (fr)	3"	2"	3/4"	3/4"
Janitor Sink (wall)	2"	1 1/2"	1/2"	1/2"
Floor Drain	2"	1 1/2"	---	---
Floor Sink	3"	2"	---	---
Egypt Floor Drain	3"	2"	---	---
Hub Drain	2"	1 1/2"	---	---
Dishwasher	2"	1 1/2"	---	1/2"
Washer Box	2"	1 1/2"	1/2"	1/2"
Ice Maker	---	---	1/2"	---
FPWH, HB	---	---	3/4"	---

1. Minimum waste or vent size below slab on grade shall be 2".
2. Size as shown on drawings and diagrams, but not less than listed.

PLUMBING FIXTURE SCHEDULE

- INSTALL PLUMBING FIXTURES AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. VERIFY ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S DRAWINGS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE WATER-CONSERVING FIXTURES AND APPURTENANCES IF/AS REQUIRED BY LOCAL AUTHORITIES. CONFIRM ALL LOCATION AND MOUNTING HEIGHTS WITH ARCHITECTURAL DRAWINGS AND/OR SPECIFICATIONS. CAULK FIXTURES TO WALL/FLOOR. SET COUNTER MOUNTED SINKS AND LAVATORIES IN A BED OF CAULK. THE SPECIFIED PLUMBING FIXTURES, OR APPROVED EQUALS, SHALL BE USED UNLESS OTHERWISE NOTED OR INDICATED.
- WATER CLOSET, TOTO #CSC744SL.01, FLOOR MOUNTED, CONSTRUCTED OF VITREOUS CHINA, MEETING ANSI A-117.1 AND ADA BARRIER-FREE REQUIREMENTS, 17" HIGH, 1.6-GALLON FLUSH, CLOSE-COUPLED TANK DESIGN WITH ELONGATED BOWL AND SIPHON JET ACTION. TANK SHALL BE VITREOUS CHINA WITH COVER, 3/8" FLEXIBLE RISER WITH LOOSE KEY ANGLE STOP VALVE, CHROME-PLATED BRASS TRIP LEVER AND MANUFACTURER'S BOLT CAPS. PROVIDE BENKE #527 WHITE ELONGATED OPEN FRONT SEAT LESS COVER, PERMA BUMPER.
- LAVATORY, TOTO #LT307.4 (20"X18"), WALL-HUNG TYPE, CONSTRUCTED OF VITREOUS CHINA, MEETING ANSI A-117.1 AND ADA BARRIER-FREE REQUIREMENTS. LAVATORY SHALL HAVE 4-INCH FAUCET CENTERS AND DRILLED FOR CONCEALED ARM CARRIER. PROVIDE 3/8-INCH FLEXIBLE RISER W/ANGLE SUPPLIES WITH LOOSE KEY STOPS, 1-1/4-INCH INLET 1-1/2-INCH OUTLET CHROME PLATED CAST BRASS "P" TRAP W/CLEANOUT PLUG AND ESCUTCHEON W/SET SCREW. PROVIDE DELTA #523-WFOGHDF HEAVY DUTY SINGLE LEVER FAUCET, 4-INCH CENTERS, VANDAL-RESISTANT 2.2 GPM AERATOR, PERFORATED OFFSET GRID DRAIN (W. 1-1/4" TAILPIPE) AND VANDAL-RESISTANT SINGLE LEVER HANDLE. PROVIDE WITH J.R. SMITH CARRIER (TO MATCH WALL TYPE). MOUNT AT ADA HEIGHT AND MAINTAIN CLEARANCES UNDER LAVATORY AS REQUIRED BY ADA REGULATIONS. INSULATE WASTE AND HOT WATER SUPPLY UNDER LAVATORY WITH UNDERSINK PROTECTIVE PIPE COVER, MOLDED, ANTIMICROBIAL, WITH FLUSH REUSABLE FASTENERS. TRUEBRO LAV GUARD.
- ALL FIXTURES USED SPECIFICALLY FOR HANDWASHING PURPOSES (LAVATORIES, HAND SINKS, ECT.) SHALL BE PROVIDED WITH A TEMPERING VALVE TO TEMPER THE HOT WATER TO THE FIXTURE (MAXIMUM OF 105-DEGREES F).
- ALL SINKS AND ASSOCIATED FAUCETS ARE PROVIDED BY THE KEG. PC TO PROVIDE BASKET STRAINER DRAIN, TAILPIPE, 3/8-INCH FLEXIBLE RISER W/ANGLE SUPPLIES WITH LOOSE KEY STOPS, 1-1/4-INCH INLET 1-1/2-INCH OUTLET CHROME PLATED CAST BRASS "P" TRAP W/CLEANOUT PLUG AND ESCUTCHEON W/SET SCREW. PC TO PROVIDE OWNER FAUCETS (DELTA OR EQUAL) TO GO ALONG WITH FIXTURES PROVIDED BY THE KEG UNLESS OTHERWISE NOTED.
- ELECTRIC WATER COOLER, BI-LEVEL BARRIER FREE WITH STAINLESS STEEL TOP WITH SATIN FINISH, GRANITE POWDER COAT FINISH ON GALVANIZED STEEL CABINET, FRONT AND SIDE TOUCHPAD OPERATORS, FLEX GUARD BUBBLER, 8 GPH @ 90 DEGREES F AMBIENT. PROVIDE 3/8-INCH FLEXIBLE RISER W/ANGLE SUPPLIES WITH LOOSE KEY STOP, AND 1-1/4-INCH INLET 1-1/2-INCH OUTLET CHROME-PLATED CAST BRASS "P" TRAP W/CLEANOUT PLUG AND ESCUTCHEON W/SET SCREW. MOUNT PER MANUFACTURER'S INSTRUCTIONS AND AS SHOWN ON THE ARCHITECTURAL PLANS

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SHEET NO. 11
PLAN NO. COM-9999
FILE NAME: 9199 PL-1

DATE DRAWN:
DATE REVISID:
DESIGNER:

HOME BUYER:
BUILDER:
SUB-DIVISION:

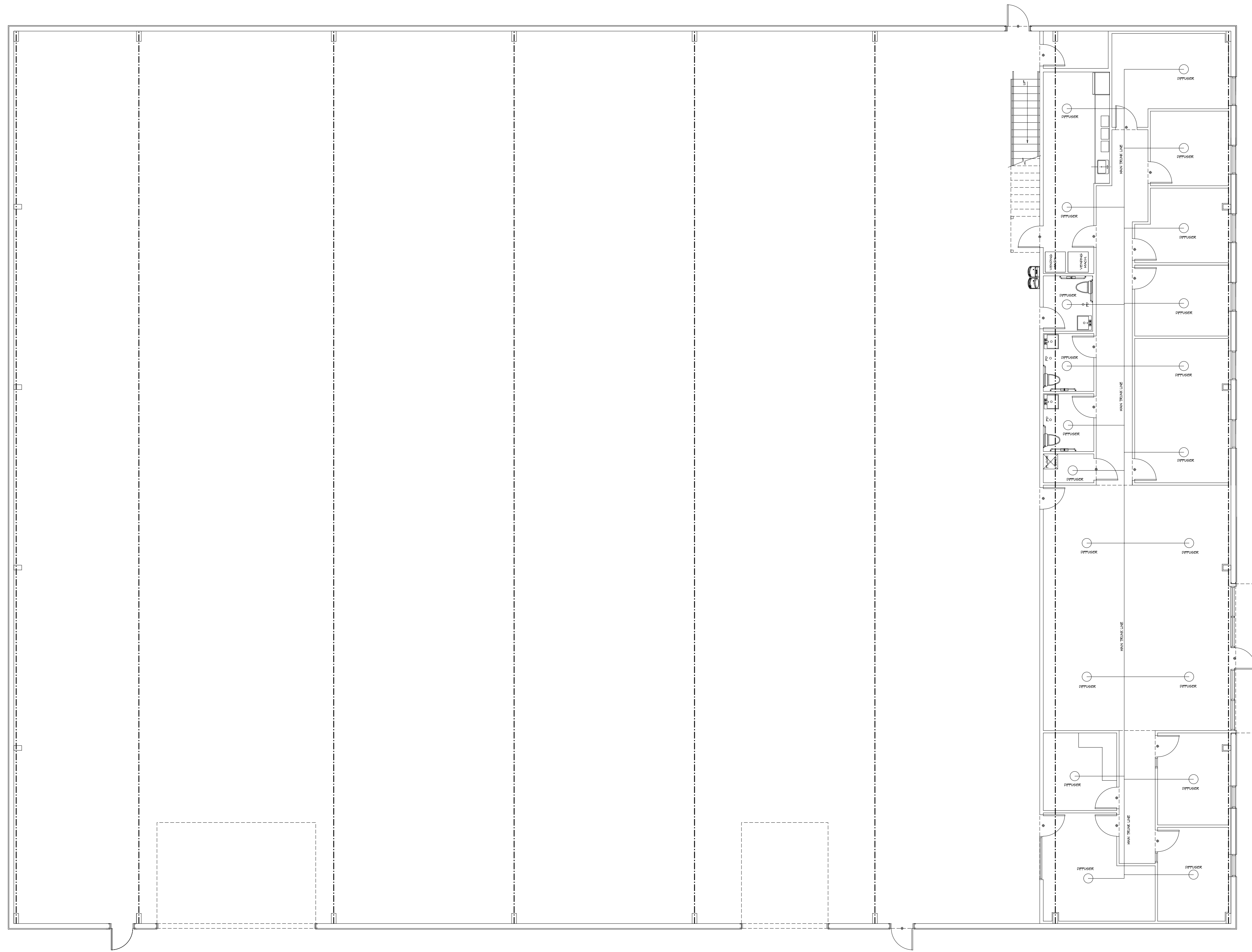
PHONE:
PHONE:
LOT NO.

CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, JOIST LOCATIONS, AND COLUMN SIZES. BUILDING CONTRACTOR TO CHECK FOR CONFLICTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET BACKS, AND ZONING PLANS. BUILDING CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL COPYRIGHT INFRINGEMENTS OR RESUBMITTALS TO OTHER COPYRIGHTED PLANS. BUILDING CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY AND ALL SITE CHANGES MADE TO STRUCTURE.

STATE OF MISSOURI
AARON DELANEY
OBER
NUMBER
13-0819980
PROFESSIONAL ENGINEER

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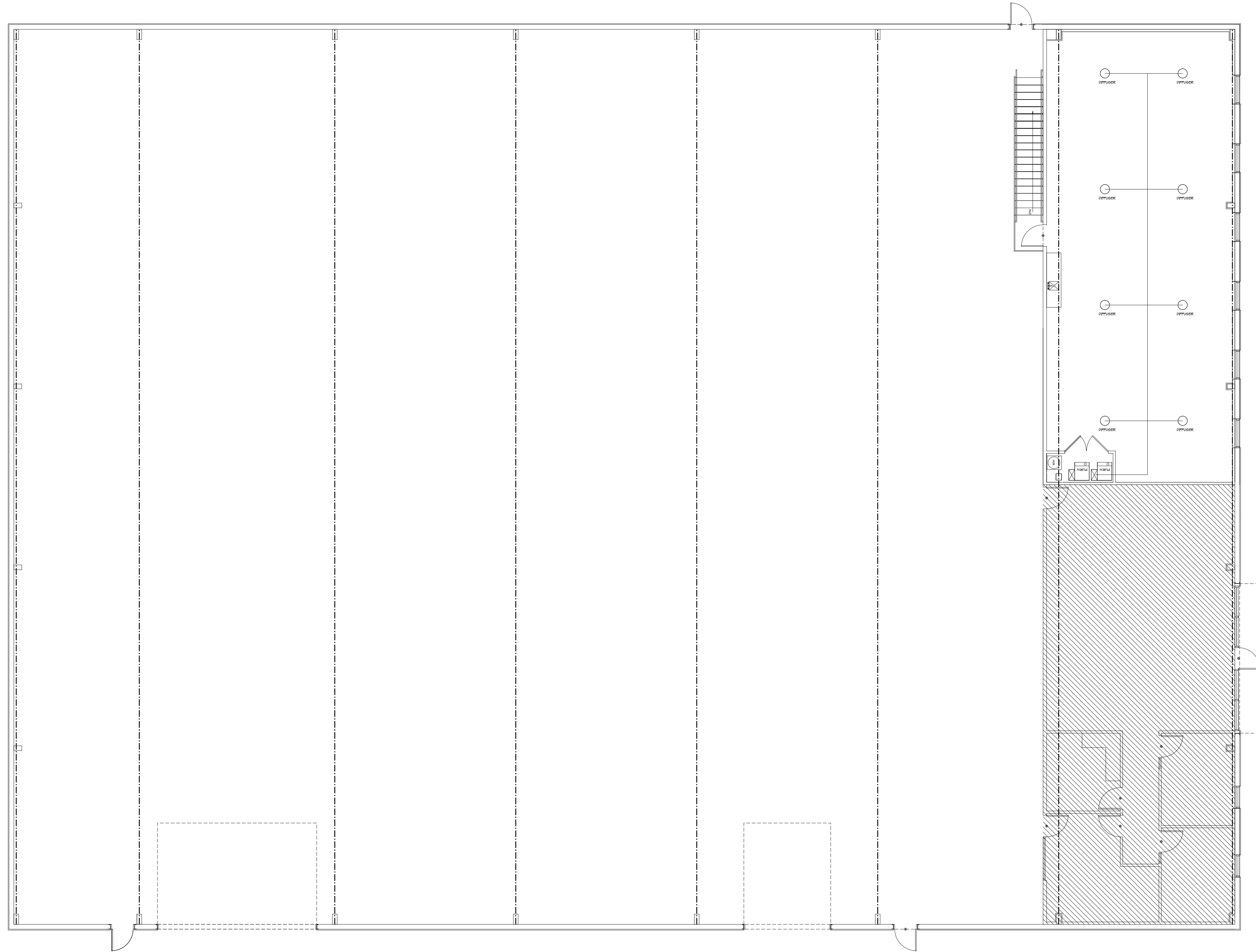
LOWER LEVEL HVAC PLAN
 1/8" = 1'-0"

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS OF ALL MECHANICAL EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FURNACE, AIR HANDLER, CONDENSER, COILS, AND ALL OTHER MECHANICAL EQUIPMENT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL MECHANICAL EQUIPMENT AND SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.:	SHEET NO.:
BUILDER:	PHONE:	DATE REVISED:	CON-8899	5
SUB-DIVISION:	LOT NO.:	DESIGNER:	FILE NAME:	APPROX. SQ. FT.:
			8899 HVAC	



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UPPER LEVEL HVAC PLAN
 $1/8" = 1'-0"$

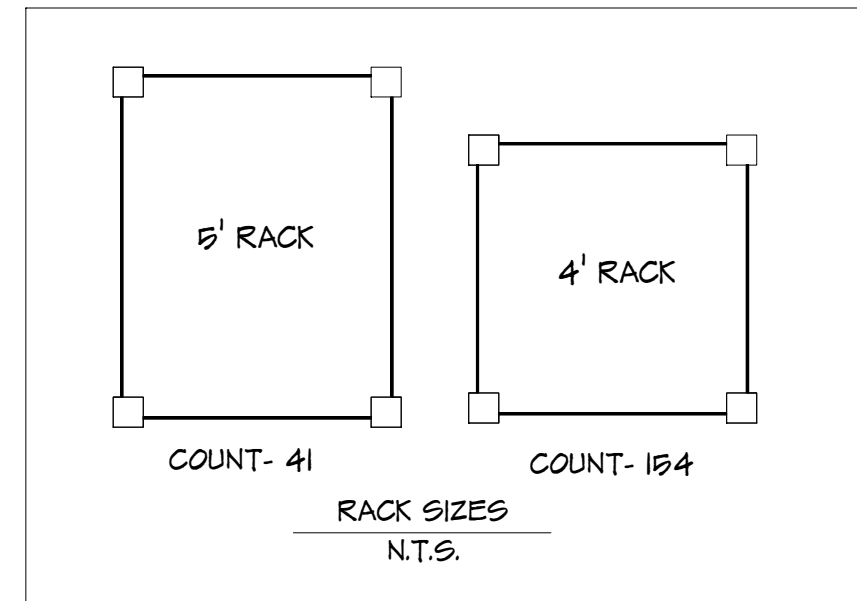
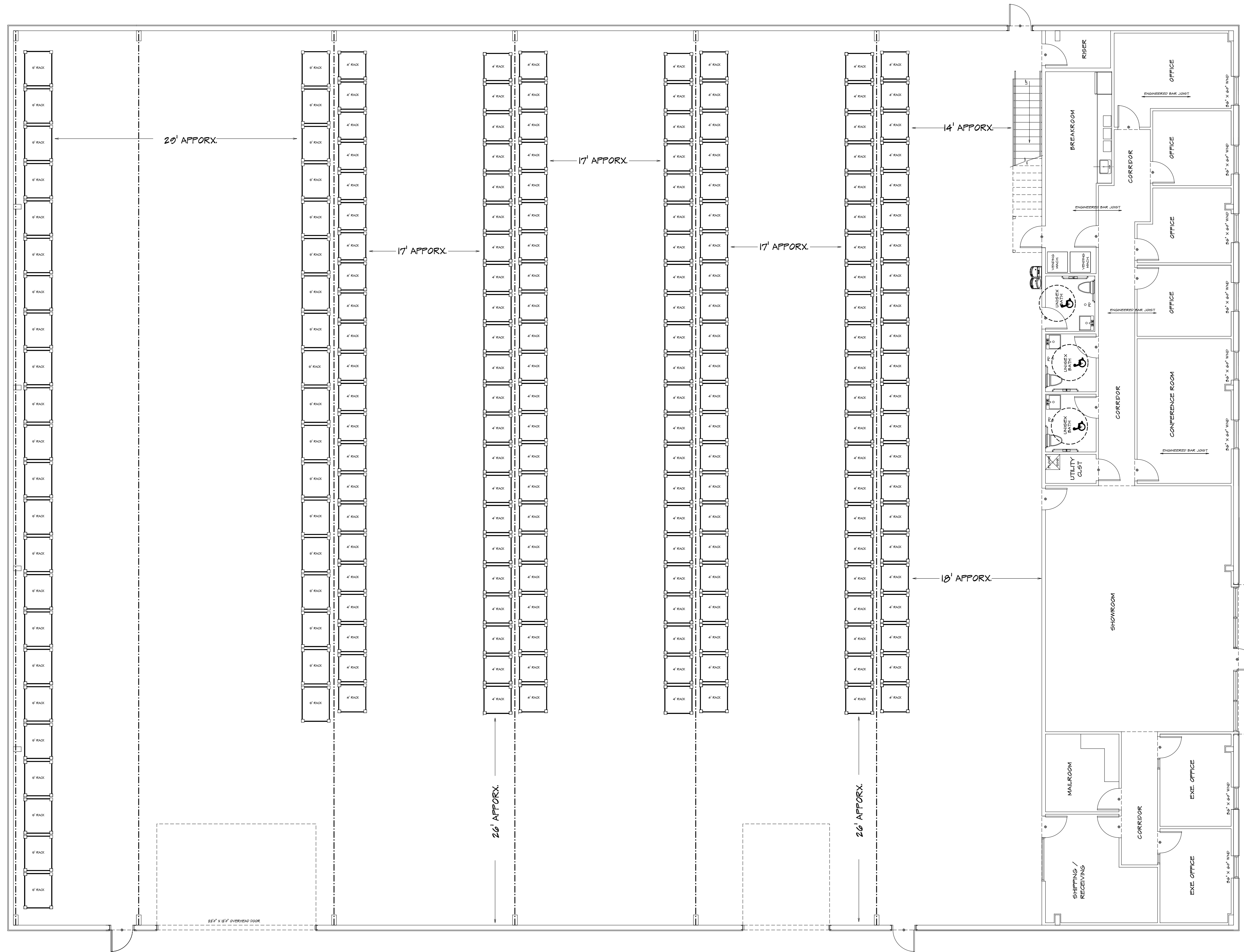
DATE DRAWN:	DATE REVISED:	DATE REVISED:	DESIGNER:
PHONE:	PHONE:	PHONE:	DESIGNER:
HOME BUYER:	BUILDER:	LOT NO.:	
SUB-DIVISION:			
PLAN NO.:	SHEET NO.:	FILE NAME:	APPROX. SQ. FT.:
COM-899	8	899 HVAC	899 HVAC

PLANS AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE SUBCONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE SUBCONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE SUBCONTRACTOR.



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RACK LAY-OUT
 FIRST FLOOR
 1/8" = 1'-0"

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE EXISTING BUILDING AND EQUIPMENT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND COORDINATE ALL UTILITIES AND EQUIPMENT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND COORDINATE ALL UTILITIES AND EQUIPMENT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND COORDINATE ALL UTILITIES AND EQUIPMENT.

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.:	SHEET NO.:
BUILDER:	PHONE:	DATE REVISED:	CON-009	1
SUB-DIVISION:	LOT NO.:	DESIGNER:	FILE NAME:	APPROX SQ.FT.:
			1000.P01	10000





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Quotation

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www.butlersupply.com

Phone:816-357-9800
Fax:816-600-5161

Since 1941

Page 1 of 1

Sold-to Party Address

INTERSTATE CONSTRUCTION SERVICE
PO BOX 847
LEES SUMMIT MO 64063

Ship-to Party Address

INTERSTATE CONSTRUCTION SERVICE
PO BOX 847
LEES SUMMIT MO 64063

Information

Quotation No.: 950542520
Document Date: 09/10/2024
Customer No.: 980114
Quoted By: MHOLCOMB
Purchase Order No.:NEWBERRY LOT 294
Incoterms: WC

Text Messages:

Quotation Details

Item	Material Description	Quantity	Unit Price	Amount
10	383667--LITH#ARC2LEDP340K-MVOLT/ DDBXD	12 EA	244.00 EA	2928.00

* Total Sales				2,928.00
* Tax Amount				248.15

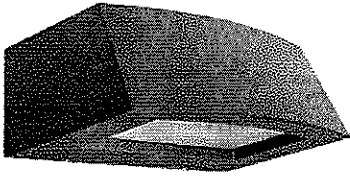
Total Amount				\$ 3,176.15

- All quotations are subject to approval.
- Prices are subject to change without notice.
- Materials purchased from this quotation may not be refundable.
- Merchandise that is returned may be subject to a restocking fee.
- Projects funded with federal stimulus money may require a re-quote and price adjustments due to manufacturing requirements mandated by the US government.(FAR CODES)

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ARC2 LED

Architectural Wall Luminaire

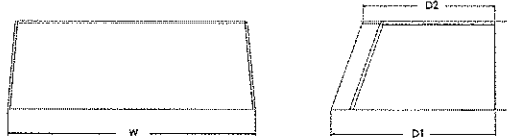


Catalog Number
Notes
Type

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

Specifications

- Depth (D1): 9.25"
- Depth (D2): 7.5"
- Height: 5"
- Width: 14"
- Weight: 11 lbs (without options)



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

ARC LED Family Overview

Luminaire	Standard EM: U-C	Cold EM: -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens	30K 3000K	MVOLT 347V	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ¹	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K		E8WC Emergency battery backup, CEC compliant (8W, -20°C min) ¹	DBLXD Black
	P3 3,000 Lumens	50K 5000K		PE Button type photocell for dusk-to-dawn operation	DNAXD Natural aluminum
	P4 4,000 Lumens			DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ²	DWHXD White
	P5 6,500 Lumens			SPD6KV 6kV surge protection ¹	DSSXD Sandstone
			FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100% ²	DDBTXD Textured dark bronze	
			LDS18 18" Fixture leads	DBL BXD Textured black	
				DNATXD Textured natural aluminum	
				DWHGXD Textured white	
				DSSTXD Textured sandstone	

Accessories

Ordered and shipped separately.

- WSBBW DDBXD U Surface-mounted back box (specify finish)

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NOTES

- 347V not available with E4WH, E8WC and SPD6KV.
- FAO not available with DMG.



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ARC2 LED
Rev. 08/27/24

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	U	II	G	Lumens	LPW	U	II	G	Lumens	LPW	U	II	G
P1	11W	1,502	142	0	0	1	1,587	150	0	0	1	1,598	151	0	0	1
P2	16W	2,250	140	0	0	1	2,377	147	0	0	1	2,393	148	0	0	1
P3	24W	3,206	135	0	0	1	3,387	143	0	0	1	3,410	144	0	0	1
P4	30W	3,903	128	1	0	1	4,124	136	1	0	1	4,152	136	1	0	1
P5	51W	6,260	122	1	0	1	6,615	129	1	0	1	6,659	130	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.090	0.055	0.049	0.046	0.045
P2	16W	0.141	0.081	0.072	0.064	0.059
P3	24W	0.202	0.117	0.103	0.091	0.079
P4	30W	0.280	0.162	0.144	0.128	0.095
P5	51W	0.471	0.272	0.239	0.212	0.158

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	693
E8WC	1,413

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01/27/2025

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C / 32°F	1.04
10°C / 50°F	1.03
20°C / 68°F	1.01
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

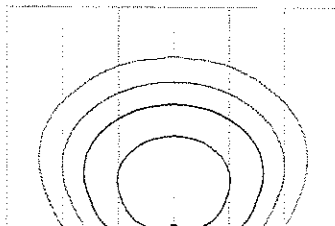
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc



MH = 15ft
Grid = 15ft x 15ft

ARC2 LED P3 40K



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Emergency Egress Options

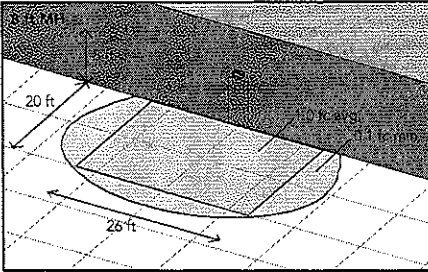
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

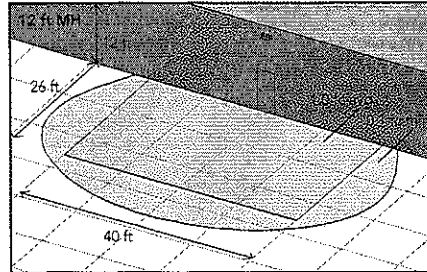
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.

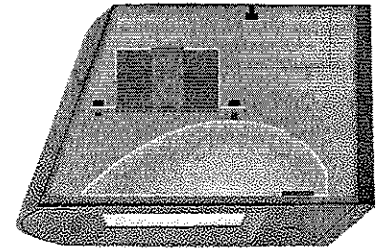
Grid = 10ft x 10ft



ARC2 LED 40K MVOLT E4WH

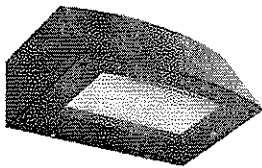


ARC2 LED 40K MVOLT E8WC



Self-contained solution for clean aesthetic

Mounting, Options & Accessories

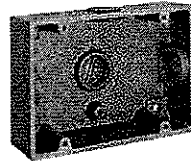


E4WH and E8WC – Emergency Battery Backup

D = 6.5"

H = 5"

W = 11"



BBW – Standard Back Box

D = 1.5"

H = 4"

W = 5.5"

For surface conduit applications.
3/4" conduit entry holes.

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FEATURES & SPECIFICATIONS

INTENDED USE

The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote long-life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L88/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

INSTALLATION

The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports it during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for applications with no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International DarkSky Association (IDA) Fixture Seal of approval (FSA) is available for all products on this page utilizing 3000K color temperature only. Rated for -40°C minimum ambient.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.designlights.com/customer-warranty-terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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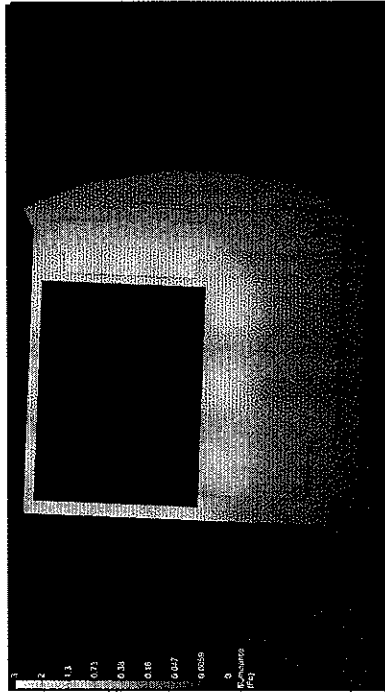
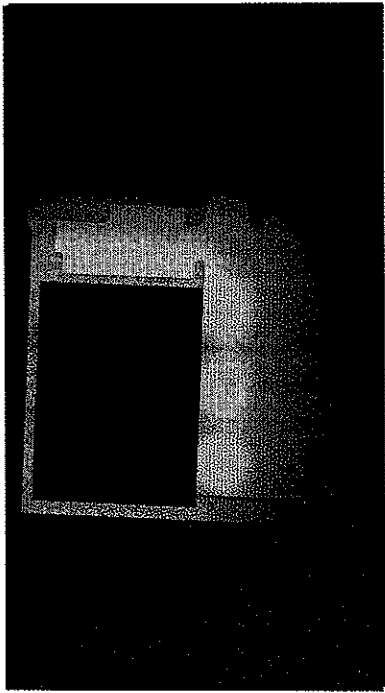
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#	Date	Comments

REVISIONS	

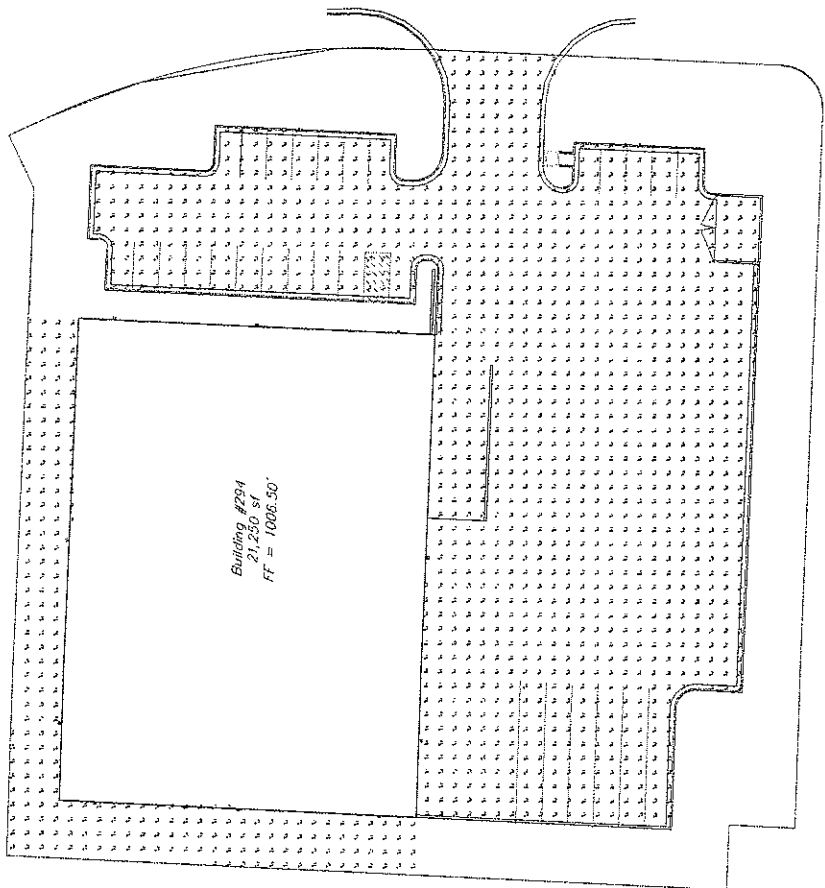
DRAWN BY: CJ PERRELL CHECKED BY: PREMIER LIGHTING DATE: 9/10/2024	PREMIER LIGHTING & CONTROLS NEWBERRY LOT 294
-------------------------------------------------------------------------	-------------------------------------------------



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Scale: 1 inch = 20 ft.

CALCULATION SUMMARY		CalcType	Units	Qty	Max	Min	Avg/Min	Max/Min
Labels	LED	ILLUMINANCE	FC	1.9	0.3	3.37	8.33	
Labels	LED	ILLUMINANCE	FC	0.12	0.02	1.00	1.00	

COMPUTER GENERATED		Label	Qty	Unit	LF	Dim.	Mount	Dim.	Mount
LED	LED	NEW LED P1-40K	11	24	0.910	3387	23.315	ANGLED	LED P3 40K

CALCULATION NOTES:
 GRACE POINTS: 0
 WALLS: 504 WALLS, 208 FLOORS
 HGT: 84'
 LRF: 0.31