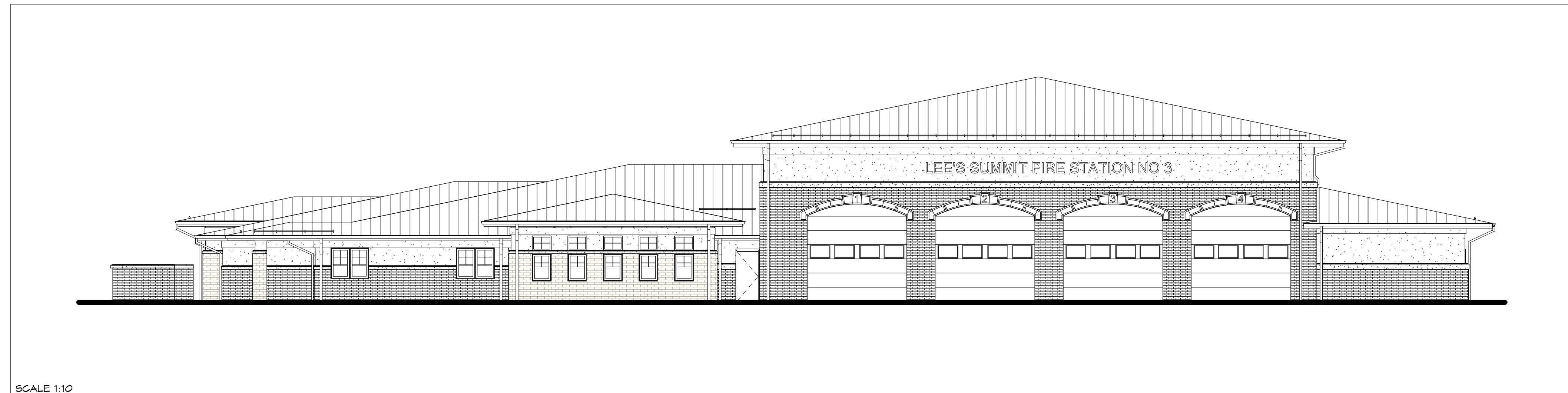


LEE'S SUMMIT STATION #3

FINAL DEVELOPMENT PLAN

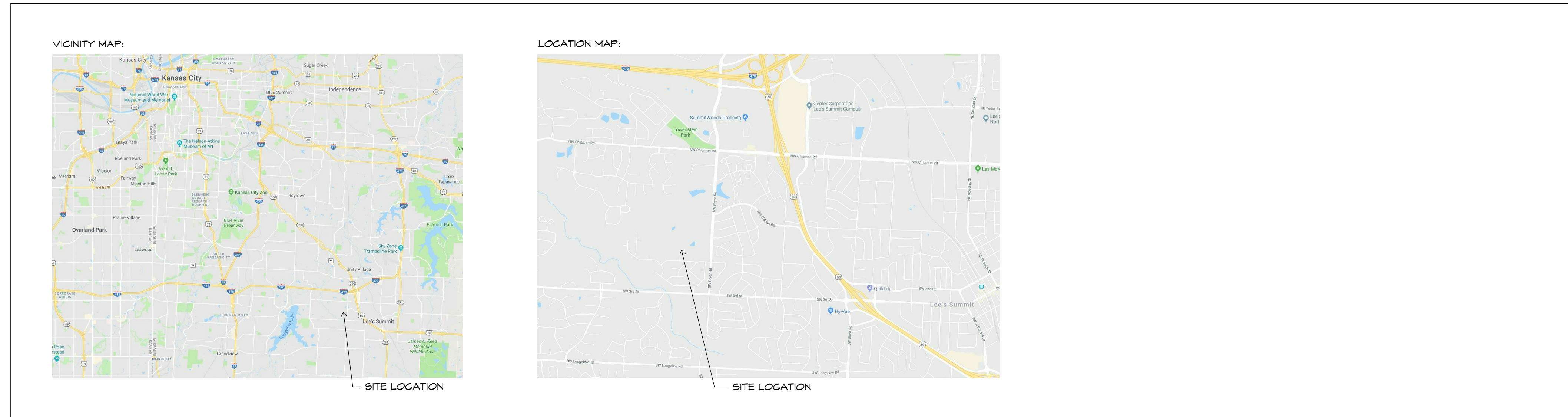
ISSUE DATE:
03 / 22 / 2018

NORTH ELEVATION:



SCALE 1:10

VICINITY/LOCATION MAPS:



SYMBOLS:

Detail Number ———— SIM
 Detail Section ———— SIM
 Sheet Number ———— SIM
 Building Section ———— SIM
 Sheet Number ———— SIM
 Door Number ———— (101)
 Window Designation ———— (A)
 Keynote Designation ———— [1]
 Spot Elevation ———— (1)
 Revision Symbol ———— (1) SIM
 Callout ———— (1) A102
 Sheet Number ———— (1) A102
 Detail Number ———— (1) A102
 Elevation ———— (A1 / A-101)
 Sheet Number ———— (A1 / A-101) Ref
 Room Name ———— Room name
 Room Designation ———— [101]
 Room Number ———— [101]

DRAWING INDEX:

DRAWING LIST

1 - CIVIL	
C1.0	EXISTING CONDITIONS & DEMOLITION
C2.0	SITE LAYOUT PLAN
C3.0	DIMENSION PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	EROSION CONTROL PLAN
C7.0	LANDSCAPE PLAN
C8.0	SITE DETAILS
C9.0	OUTLET STRUCTURE
2 - ARCHITECTURE	
SP1.02	SITE DETAILS
A1.01	FIRST FLOOR DIMENSION PLAN
A2.01	EXTERIOR ELEVATIONS
3 - ELECTRICAL	
SL1.0	SITE LIGHTING PHOTOMETRIC PLAN

AUTHENTICITY:

I HEREBY CERTIFY THAT THE DOCUMENTS INTENDED TO BE AUTHENTICATED BY MY SEAL ARE LIMITED TO THE COVER, A1.01, & A1.02. I HEREBY DISCLAIM RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OF PARTS OF THE ARCHITECTURAL OR ENGINEERING PROJECT.

 3.22.18
 PRINCIPAL DATE
 MISSOURI LICENSE NO. #A-2009008321




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JOB NUMBER	00000
ISSUE DATE	11/02/2017
REVISIONS	

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LEGAL DESCRIPTION

(FINAL PLAT PENDING) LOT 1, OF A MAJOR SUBDIVISION IN THE EAST 1/2 OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

GENERAL NOTES

- ZONING: PMIX (FINAL PLAT PENDING)
- CURRENT USE: VACANT LOT.
- PROPOSED USE: FIRE STATION
- TOPOGRAPHIC INFORMATION TAKEN FROM FIELD SURVEY PREPARED BY THE CITY OF LEE'S SUMMIT, MO.
- THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDING AND FACILITIES, APPENDIX A TO 28 CFR PART 26.
- ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
- THE CITY OF LEE'S SUMMIT, MO SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PAVEMENT DUE TO THE WEIGHT OF REFUSE VEHICLES.
- ALL NEWLY INSTALLED MECHANICAL EQUIPMENT SHALL BE SCREENED PER CITY CODES.

NOTE:

NO OIL AND/OR GAS WELLS WITHIN THE SUBJECT PROPERTY.
SOURCE OF INFORMATION: MISSOURI DEPARTMENT OF NATURAL RESOURCES, OIL & GAS WELLS (UPDATED 02/02/2018)

DEMOLITION NOTES:

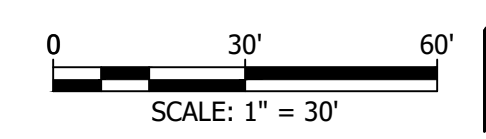
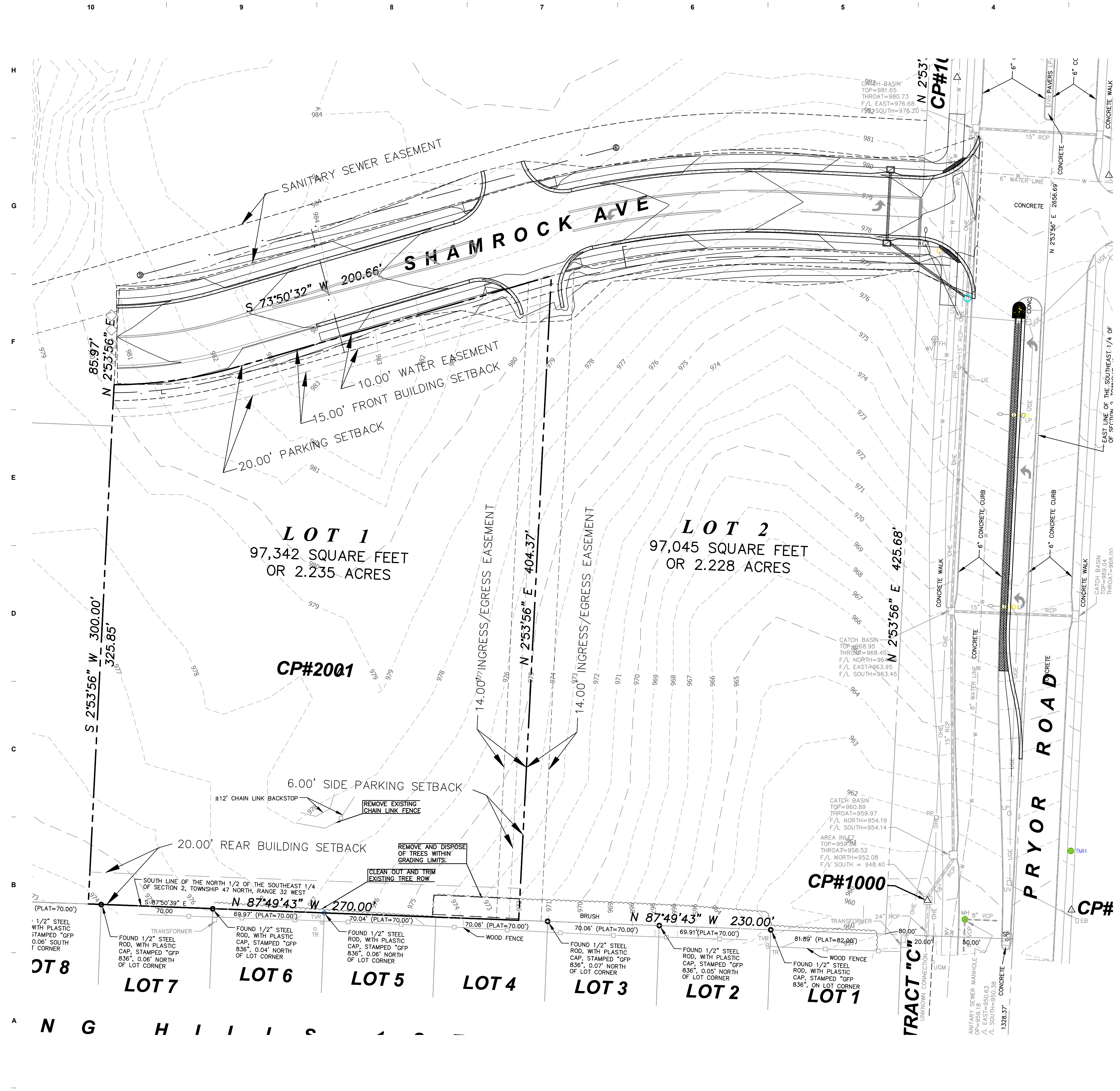
- ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE TOPOGRAPHIC INFORMATION GIVEN TO BARTLETT & WEST, INC. AT THE TIME OF DESIGN. CONTRACTOR SHALL VERIFY ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO FIELD LOCATE AND/OR ADJUST THEIR UTILITY AS REQUIRED FOR CONSTRUCTION. ALL UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND THE DESIGN PROFESSIONAL ASSUMES NO LIABILITY FOR SAME.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING DEMOLITION AND IS RESPONSIBLE FOR ALL DEWATERING NECESSARY FOR CONSTRUCTION.
- CARE SHALL BE EXERCISED BY THE CONTRACTOR TO PRESERVE AND/OR PROTECT ANY EXISTING VEGETATION OUTSIDE OF AREAS TO BE GRADED. THE PERSON(S) WHO DAMAGES ANY OF THESE AREAS SHALL BE HELD RESPONSIBLE FOR ALL COSTS OF REPLACEMENT MATERIALS AND LABOR.
- ALL WASTE EXCAVATION, CONSTRUCTION MATERIALS, DEMOLISHED STRUCTURES AND DEBRIS REMOVED FROM THE SITE SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT, MISSOURI DESIGN CODES.
- ALL EXCAVATED OR OTHERWISE DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AS NEARLY AS IS PRACTICAL. THE REPLACEMENT MATERIALS SHALL BE COMPACTED SO AS TO PREVENT SETTLEMENT. ANY PARKING OR DRIVE SURFACING, SIDEWALK OR ESTABLISHED TURF AREAS SHALL BE REPLACED IN KIND OR AS SHOWN HEREIN.
- ALL DEMOLITION SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT, MISSOURI DESIGN CODES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL BARRICADES REQUIRED FOR SAFETY IN AND AROUND THE CONSTRUCTION SITE. CONTINUOUS MAINTENANCE OF TRAFFIC CONTROL DEVICES DURING THE TERM OF THIS PROJECT IS THE CONTRACTOR'S RESPONSIBILITY. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF THE LATEST VERSION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- ALL EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS SHALL BE PROTECTED BY MEANS OF FENCING AND OTHER DEVICES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THESE STRUCTURES AND CLEAN UP ALL DEBRIS NEAR, ON, OR AROUND THESE STRUCTURES AT COMPLETION OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING REMOVAL AND REPLACEMENT OF ALL UTILITIES ON THIS SITE WITH THE OWNER, AND THE APPROPRIATE UTILITY PROVIDER, ALL UTILITIES INCLUDE, BUT ARE NOT LIMITED TO STORM, SANITARY, GAS, ELECTRIC, WATER, TELEPHONE, AND CABLE.
- THE CONTRACTOR SHALL VERIFY ANY DEMOLITION DIMENSIONS SHOWN PRIOR TO COMMENCING DEMOLITION.
- THE CONTRACTOR SHALL ESTABLISH STAGING, STORAGE AND PARKING AREAS PER APPROVAL OF THE OWNER, THE AREAS SHALL BE FENCED WITH TEMPORARY FENCING AS APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL SURVEY STAKES (CONTROL POINTS, REFERENCE POINTS, BENCH MARKS, PROPERTY AND OFFSET CORNERS, AND ALL OTHER ESSENTIAL HORIZONTAL AND VERTICAL SURVEY CONTROL POINTS) UNTIL CONSTRUCTION ACTIVITY IS COMPLETED. THE CONTRACTOR SHALL PAY FOR RE-STAKING ANY SURVEY STAKES THAT ARE DESTROYED.
- CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN MOVING UTILITIES.
- SAW CUTS ALONG SIDEWALKS AND PAVEMENT SHALL BE REMOVED AT THE NEAREST EXISTING JOINT.

LEE'S SUMMIT STATION #3
PRYOR ROAD
LEE'S SUMMIT, MO 64081

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EXISTING CONDITIONS & DEMOLITION
C1.0

110 Armour Road North Kansas City, Missouri 64116 Tel. 816.300.4101 Fax 816.300.4102



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Fire Station 311 - Drawings\17016
Preliminary design plan.rvt



SITE SUMMARY

EXISTING SITE SUMMARY:

EXISTING BUILDINGS:	0 SF	(0.00 AC.)
EXISTING PAVEMENT:	0 SF	(0.00 AC.)
TOTAL IMPERVIOUS:	0 SF	(0.00 AC.)
EXISTING PERVIOUS:	97,492 SF	(2.24 AC.)
TOTAL SITE AREA:	97,492 SF	(2.24 AC.)

PROPOSED SITE SUMMARY:

PROPOSED BUILDINGS:	16,050 SF	(0.37 AC.)
PROPOSED PAVEMENT:	40,721 SF	(0.94 AC.)
PROPOSED IMPERVIOUS:	56,771 SF	(1.31 AC.)
PROPOSED PERVIOUS:	40,721 SF	(0.93 AC.)
TOTAL SITE AREA:	97,492 SF	(2.24 AC.)

FLOOR AREA RATIO

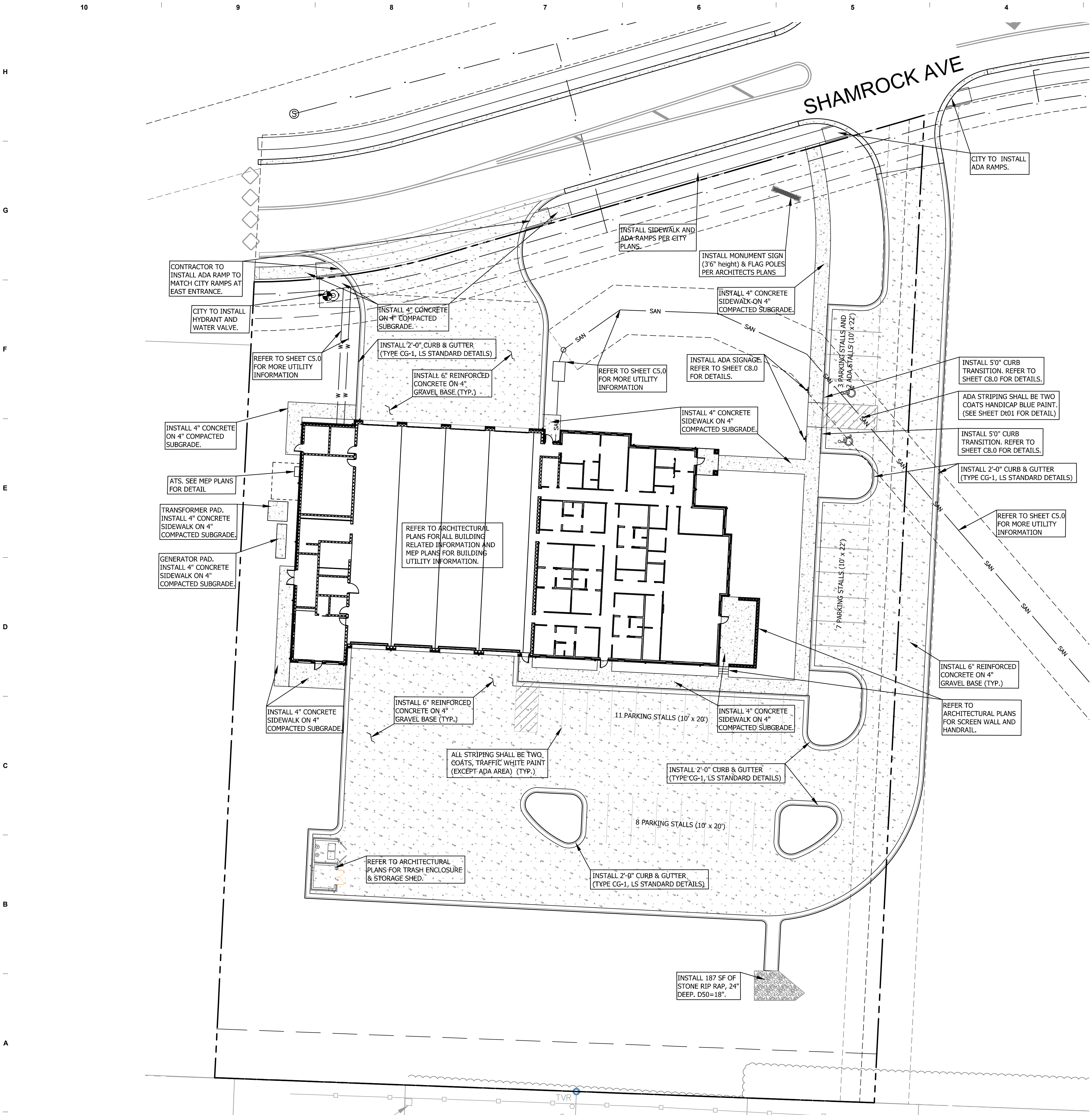
16,050 SF/97,492 SF = 16.46%

PARKING

DESIGN REQUIREMENTS: 24 STALLS + 1 VAN ACCESSIBLE STALL
PROVIDED: 29 STALLS + 1 VAN ACCESSIBLE STALL + 1 STANDARD ADA STALL

LAYOUT NOTES:

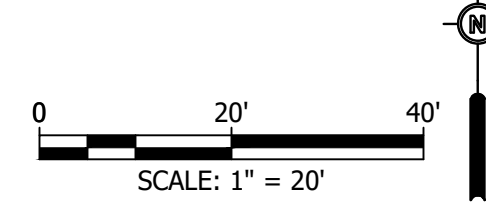
- ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE INFORMATION AVAILABLE TO THE DESIGN PROFESSIONAL AT THE TIME OF DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES AND INCIDENTAL DAMAGE CAUSED BY THE CONTRACTOR'S CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND QUANTITIES AND SHALL RECORD "AS-BUILT" DIMENSIONS OR LOCATIONS OF ANY APPURTENANCES IF THEY DIFFER FROM THE PLANS.
- ALL HANDICAPPED SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL STATE, LOCAL, AND ADA SPECIFICATIONS AS CURRENTLY IN EFFECT.
- CONTACT AFFECTED OWNER(S) A MINIMUM OF 24 HOURS PRIOR TO HALTING OF UTILITY SERVICES. UNDER NO CIRCUMSTANCE SHALL ANY UTILITY SERVICE BE DISCONTINUED FOR MORE THAN ONE (1) 12-HOUR PERIOD.
- ALL DISTURBED OFFSITE CONDITIONS SHALL BE REPLACED TO THEIR PREVIOUS CONDITION(S). ANY DAMAGE TO OR REMOVAL OF EXISTING CONDITIONS OCCURRING UPON ADJACENT PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THEIR PREVIOUS CONDITION(S).
- CARE SHALL BE EXERCISED BY THE CONTRACTOR TO PRESERVE AND/OR PROTECT ANY EXISTING VEGETATION OUTSIDE OF AREAS TO BE GRADED. THE PERSON(S) WHO DAMAGES ANY OF THESE AREAS SHALL BE HELD RESPONSIBLE FOR ALL COSTS OF REPLACEMENT MATERIALS AND LABOR.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION.
- CONNECT WATER LINES WITH APPROPRIATE TEE JOINTS & VALVE BOXES PER CITY OF LEE'S SUMMIT UTILITY DEPARTMENT STANDARDS AND SPECIFICATIONS. CONTACT CITY OF LEE'S SUMMIT UTILITY DEPARTMENT REPRESENTATIVE PRIOR TO ANY WATER LINE INSTALLATION.
- ALL ROUTING AND INSTALLATION OF PROPOSED UTILITIES (TELEPHONE, GAS, WATER, ETC.) SHALL BE COORDINATED BETWEEN THE GENERAL CONTRACTOR AND THE APPROPRIATE UTILITY PROVIDER. ALL UTILITY ROUTING SHALL BE APPROVED BY THE OWNER/ARCHITECT AND THE APPROPRIATE UTILITY PROVIDER PRIOR TO INSTALLATION. ANY PROPOSED UTILITY ROUTING DESIGNATED ON THESE DOCUMENTS ARE FOR GENERAL GUIDELINES ONLY UNLESS OTHERWISE SPECIFIED. BARTLETT & WEST INC. ASSUMES NO LIABILITY FOR IMPROPER ROUTING OR CONNECTIONS TO EXISTING UTILITIES.
- ALL METHODS AND MEANS OF CONSTRUCTION PERFORMED ON THIS PROJECT SHALL CONFORM TO THE DESIGN CRITERIA FOR THE CITY OF LEE'S SUMMIT, MISSOURI.
- REFER TO ELECTRICAL ENGINEER'S PLANS FOR ALL LOCATIONS, TYPE, DESIGN AND DETAILS OF SITE LIGHTING AND ALL ELECTRICAL ROUTING USED THROUGHOUT THE PROJECT.
- CONTRACTOR TO INSTALL ANY NECESSARY OIL/WATER SEPARATORS BASED ON BUILDING USE. COORDINATE WITH UTILITY PLAN.
- WATER MAINS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM SANITARY MAINS AND AT LEAST 5 FEET HORIZONTALLY FROM STORM SEWER. THE DISTANCE SHALL BE MEASURED EDGE OF PIPE TO EDGE OF PIPE. CONTRACTOR SHALL BE REQUIRED TO VERIFY AND FOLLOW ALL CURRENT STATE DEPARTMENT OF HEALTH AND ENVIRONMENT JURISDICTION REGULATIONS.
- WATER MAINS SHALL MAINTAIN 18-INCHES OF VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE WATER MAIN TO THE OUTSIDE OF THE SANITARY MAIN. CONTRACTOR SHALL BE REQUIRED TO VERIFY AND FOLLOW ALL CURRENT STATE DEPARTMENT OF HEALTH AND ENVIRONMENT JURISDICTION REGULATIONS.
- ALL WATER MAINS SHALL MAINTAIN A MINIMUM COVERAGE OF 42-INCHES.



LEE'S SUMMIT STATION #3
PRYOR ROAD
LEE'S SUMMIT, MO 64081

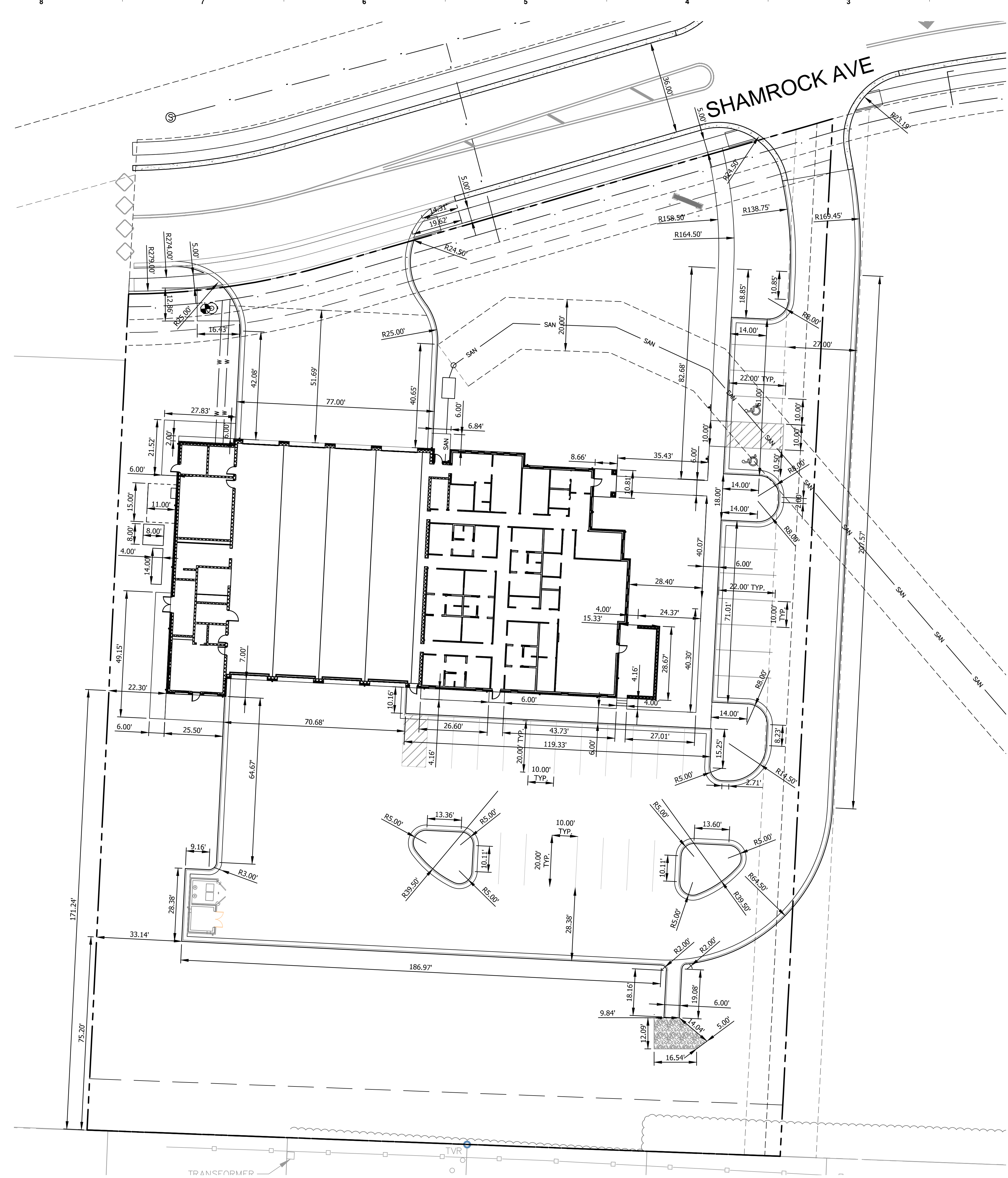
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SITE LAYOUT PLAN
C2.0



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REVISIONS	

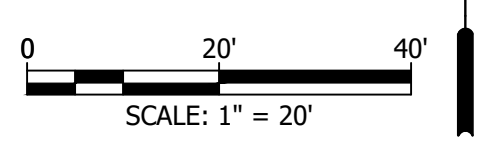
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DIMENSION PLAN
C3.0



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REVISIONS	

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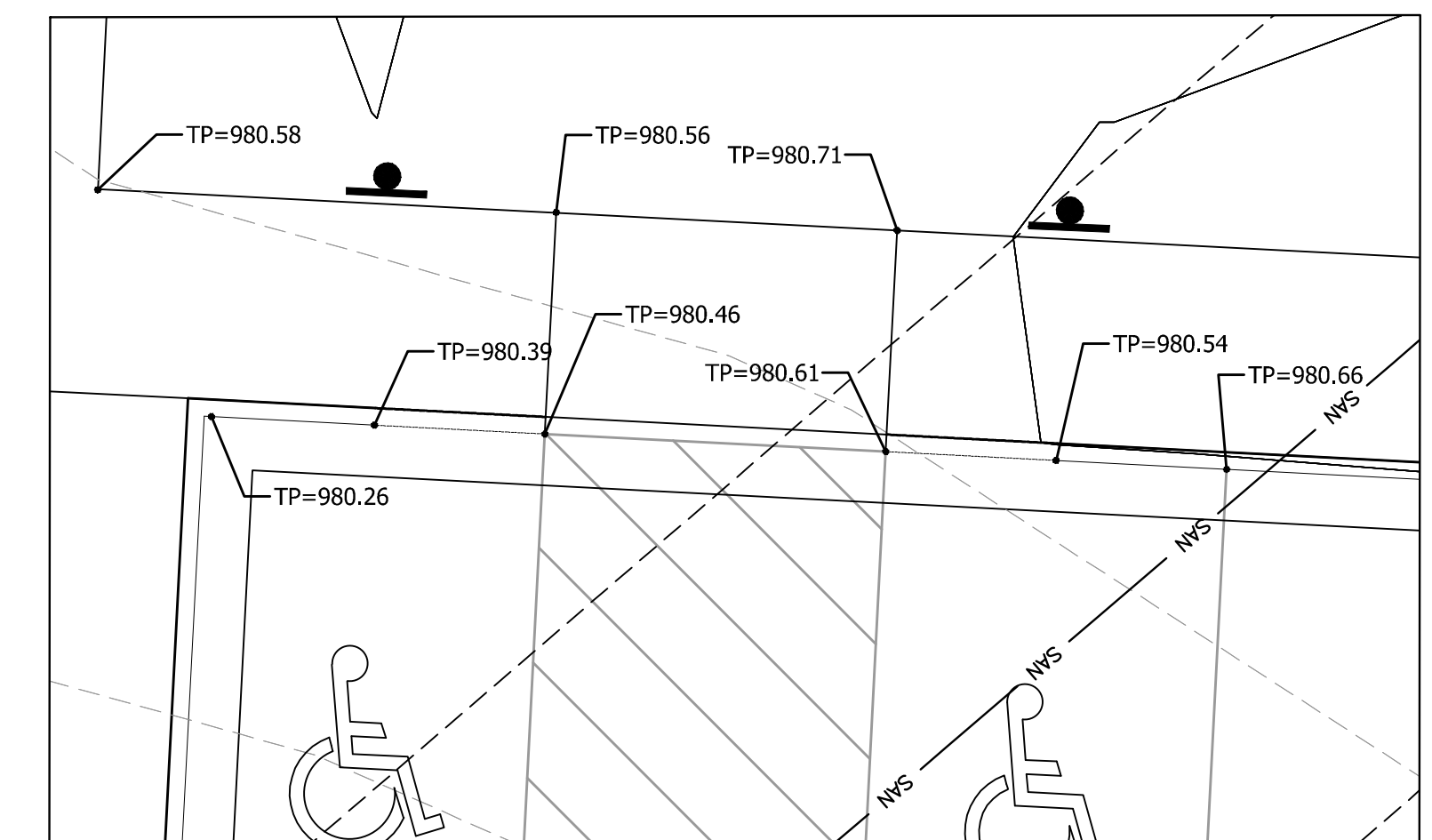


GRADING NOTES:

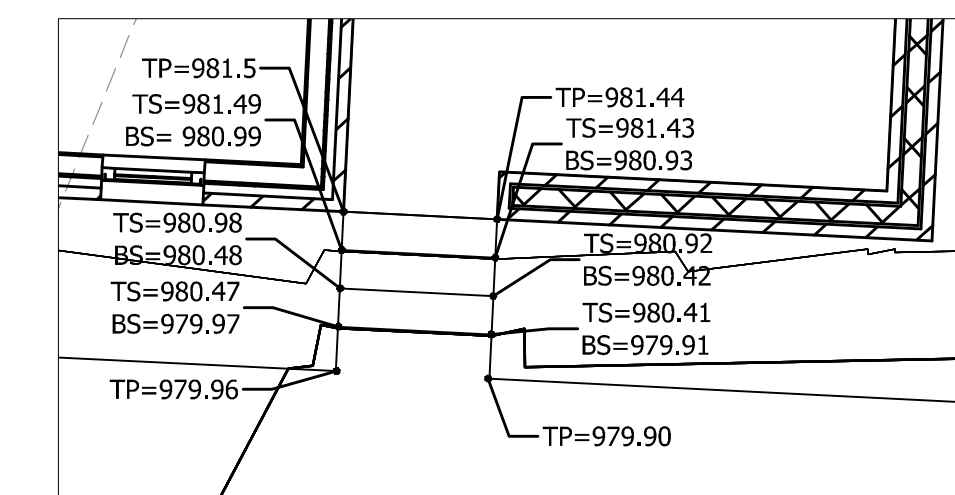
- ALL QUANTITIES SHALL BE CALCULATED BY THE CONTRACTOR AND INCLUDE ALL SUBSIDIARY ITEMS NECESSARY TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL ASSUME NO ROCK EXCAVATION AS PART OF MASS GRADING OR UTILITY CONSTRUCTION. CONTRACTOR SHALL PROVIDE A UNIT PRICE ESTIMATE FOR ROCK EXCAVATION AS NECESSARY WITH BID.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED FOR THE SITE GRADING.
- THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT (IF APPLICABLE) AND FAMILIARIZE HIMSELF WITH ALL SOIL CONDITIONS AND RECOMMENDATIONS.
- ALL AREAS DISTURBED DURING THE PROGRESS OF THIS PROJECT SHALL BE FINISHED WITH 6" (MIN.) OF TOPSOIL AND GRADED/RESTORED TO EXISTING CONDITIONS PRIOR TO DISTURBANCE.
- ALL AREAS SHALL SLOPE AWAY FROM PROPOSED BUILDING.
- ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS.
- GRADING PLAN REFLECTS TOP OF TURF OR PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE DRAINAGE DURING ALL PHASES OF CONSTRUCTION.
- EXISTING UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION WORK. ANY DAMAGE TO EXISTING STRUCTURES, UTILITIES, FENCES, AND/OR INCIDENTALS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL PROPOSED SIDEWALKS SHALL HAVE A MINIMUM OF 1% CROSS SLOPE AND A MAXIMUM CROSS SLOPE OF 1.5%.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY TO CONTROL EROSION, SILTATION AND DISCHARGES OF FILL MATERIAL (SEDIMENT) INTO DOWNSTREAM SYSTEMS OR RECEIVING CHANNELS. THIS SHALL BE REQUIRED DURING ALL PHASES OF CONSTRUCTION AND UNTIL SUITABLE GROUND COVER IS ESTABLISHED FOR ALL DISTURBED AREAS. IF ANY METHOD OF CONTROL FAILS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, SO THAT THE OWNER OR HIS AGENT CAN REVIEW THE CONTRACTOR'S PROPOSED METHOD OF REPAIR. REFER TO EROSION CONTROL SHEET FOR MORE NOTES AND INFORMATION.
- ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED, OR SODDED, IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE REVIEWING GOVERNING AGENCY. THIS SHALL BE COMPLETED WITHIN SEVEN (7) DAYS AFTER COMPLETING THE WORK, IN ANY AREA. IF THIS IS OUTSIDE THE SEASONAL SEEDING PERIOD, SILT FENCES SHALL BE INSTALLED AS REQUIRED UNTIL SUCH TIME THAT THE AREA(S) CAN BE SEEDED.
- SILT FENCES REQUIRE MAINTENANCE TO PRESERVE THEIR EFFECTIVENESS. ALL SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH HEAVY RAINSTORM AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. WHEN SEDIMENT DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE SILT FENCE, THE SEDIMENT SHALL BE REMOVED OR A SECOND SILT FENCE SHALL BE INSTALLED. ALL COSTS ASSOCIATED WITH THIS WORK, INCLUDING RELATED INCIDENTALS, WILL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE PROPOSED WORK.
- THE CONTRACTOR SHALL NOT PERFORM FINAL GRADING OR SEEDING UNTIL ALL UTILITY INSTALLATIONS ARE COMPLETE.
- AT ALL BUILDING EXITS ENSURE MINIMUM OF 5' LANDING DEPTH (IN DIRECTION OF TRAVEL) AT 2% MAXIMUM SLOPE. NO SIDEWALK IS TO EXCEED 5% SLOPE UNLESS IT IS AN ADA COMPLIANT RAMP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL SURVEY STAKES (CONSTRUCTION STAKES, CONTROL POINTS, REFERENCE POINTS, BENCH MARKS, PROPERTY AND OFFSET CORNERS, AND ALL OTHER ESSENTIAL HORIZONTAL AND VERTICAL SURVEY CONTROL POINTS) UNTIL CONSTRUCTION ACTIVITY IS COMPLETED. THE CONTRACTOR SHALL PAY FOR RE-STAKING ANY SURVEY STAKES THAT ARE DESTROYED.

CALLOUT LEGEND

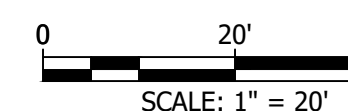
HP	= HIGH POINT
LP	= LOW POINT
TC	= TOP OF CURB
GT	= GUTTER
TP	= TOP OF PAVEMENT
FG	= FINISHED GRADE
TW	= TOP OF WALL
BW	= BOTTOM OF WALL
TS	= TOP OF STEP
BS	= BOTTOM OF STEP



ADA ACCESS GRADING DETAIL:
NTS



PATIO STEP GRADING DETAIL:
NTS



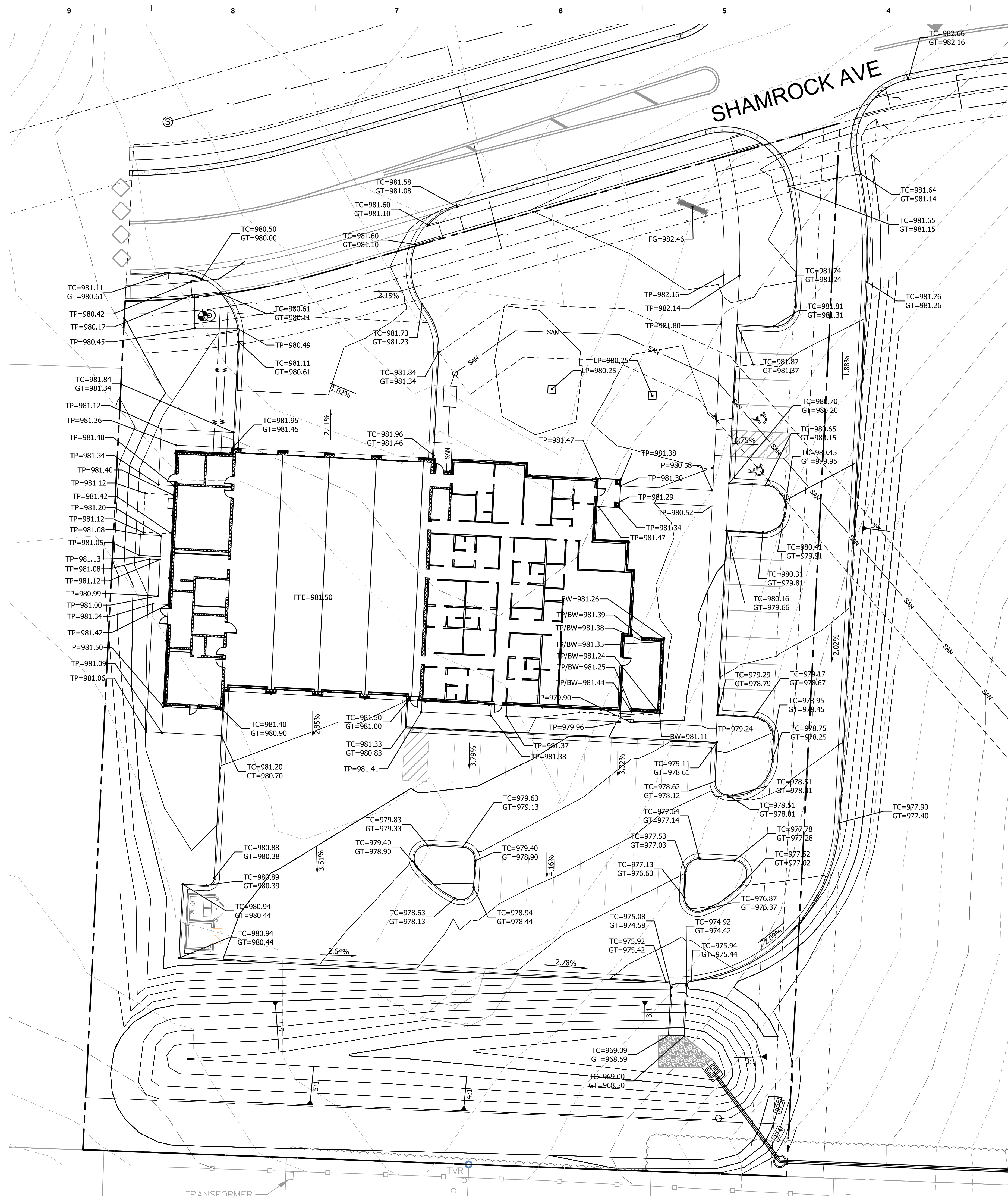
LEE'S SUMMIT STATION #3
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LEE'S SUMMIT, MO 64081

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GRADING PLAN
C4.0

110 Armour Road - North Kansas City, Missouri 64116 Tel. 816.300.4101 Fax 816.300.4102

12/1/2017 2:17:26 PM
M:\2017\17016 - Lee's Summit
Fire Station 311 - Drawings\17016
preliminary design plan.rvt



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UTILITY NOTES:

- ALL ROUTING AND INSTALLATION OF PROPOSED UTILITIES (TELEPHONE, GAS, WATER, CABLE, ELECTRICAL, ETC.) SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE APPROPRIATE UTILITY PROVIDER. ALL UTILITY ROUTING SHALL BE APPROVED BY THE OWNER AND THE APPROPRIATE UTILITY PROVIDER PRIOR TO INSTALLATION. ANY PROPOSED UTILITY ROUTING DESIGNATED ON THESE DOCUMENTS ARE FOR GENERAL GUIDELINES ONLY UNLESS OTHERWISE SPECIFIED. BARTLETT & WEST, INC. ASSUMES NO LIABILITY FOR IMPROPER ROUTING OR CONNECTIONS TO EXISTING UTILITIES.
- ALL INSTALLATION AND MATERIALS TO BE IN COMPLIANCE WITH CITY OF LEE'S SUMMIT, MISSOURI CODES AND SPECIFICATIONS. CONTRACTOR SHALL VERIFY ALL CODES AND REGULATIONS.
- ALL ROUTING OF UNDERGROUND ELECTRIC LINE TO BE VERIFIED WITH APPROPRIATE PROVIDER PRIOR TO INSTALLATION. ANY AND ALL PAVEMENT, TURF, ETC. REMOVED FOR INSTALLATION SHALL BE REPLACED AS PREVIOUSLY EXISTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL METHODS NEEDED DURING THE INSTALLATION OR CONSTRUCTION OF ANY UTILITIES OR RELATED ITEMS. AT NO TIME SHALL A DRIVE LANE BE CLOSED TO THRU TRAFFIC. CONTRACTOR SHALL MAINTAIN AT LEAST 15 FEET OF MINIMUM DRIVE WIDTH TO ACCOMMODATE TRAFFIC FLOW.
- CONTACT AFFECTED OWNER(S) A MINIMUM OF 24 HOURS PRIOR TO HALTING OF UTILITY SERVICES. UNDER NO CIRCUMSTANCE SHALL ANY UTILITY SERVICE BE DISCONTINUED FOR MORE THAN (1) 8-HOUR PERIOD, CONTINGENT UPON THE WORK BEING PERFORMED AT NIGHT.
- REFER TO ELECTRICAL/MECHANICAL ENGINEER'S PLANS FOR ALL ROUTING AND CONNECTIONS TO BUILDINGS AND ALL DESIGN AND SPECIFICATIONS OF SITE LIGHTING.
- THE CONTRACTOR SHALL DISPOSE OF ANY ROCK EXCAVATED FROM TRENCHES AND STRUCTURES OFFSITE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. TRENCH WIDTH USED IN COMPUTING ROCK EXCAVATION SHALL BE THE OUTSIDE DIAMETER OF PIPE PLUS 12-INCHES.
- THE PRICE BID FOR SANITARY SERVICE LINE, IN PLACE, SHALL INCLUDE TRENCHING, LAYING PIPE AND FITTINGS, BEDDING MATERIALS, BACKFILL, MARKING AND COMPACTION.
- CONNECT WATER LINES WITH APPROPRIATE TEE JOINTS & VALVE BOXES PER CITY OF LEE'S SUMMIT STANDARDS. CONTRACTOR SHALL OBTAIN ALL CITY STANDARDS AND SPECIFICATIONS FOR USE ON THIS PROJECT. CONTACT THE CITY OF LEE'S SUMMIT WATER DEPARTMENT REPRESENTATIVE PRIOR TO ANY WATER LINE INSTALLATION.
- WATER MAINS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM SANITARY SEWER MAINS AND AT LEAST 10 FEET HORIZONTALLY FROM STORM SEWER. THE DISTANCE SHALL BE MEASURED EDGE OF PIPE TO EDGE OF PIPE. CONTRACTOR SHALL BE REQUIRED TO VERIFY AND FOLLOW ALL CURRENT STATE DEPARTMENT OF HEALTH AND ENVIRONMENT JURISDICTION REGULATIONS.
- WATER MAINS SHALL MAINTAIN 24-INCHES OF VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE WATER MAIN TO THE OUTSIDE OF THE SANITARY MAIN. CONTRACTOR SHALL BE REQUIRED TO VERIFY AND FOLLOW ALL CURRENT STATE DEPARTMENT OF HEALTH AND ENVIRONMENT JURISDICTION REGULATIONS.
- ALL WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF 42-INCHES.
- CONNECT SANITARY LINES PER CITY OF LEE'S SUMMIT STANDARDS. CONTRACTOR SHALL OBTAIN ALL CITY STANDARDS AND SPECIFICATIONS FOR USE ON THIS PROJECT. ALL SANITARY SEWER MAINS AND SERVICE LINES SHALL MAINTAIN A MINIMUM COVER OF 30-INCHES.
- CONTRACTOR SHALL COORDINATE ROUTING OF EXISTING AND PROPOSED ELECTRICAL, GAS, CABLE AND TELEPHONE LINES WITH THE APPROPRIATE SERVICE PROVIDER, OWNER, SUB-CRONTOR AND ELECTRICAL/MECHANICAL ENGINEERS PLANS TO ENSURE THESE SERVICES ARE NOT INTERRUPTED AT SURROUNDING BUILDINGS.

LIST OF UTILITIES

KCP&L 1300 SE HAMBLEN RD. LEE'S SUMMIT, MO 64081 HEATH LENAHAN 816-251-2647	SPECTRUM CABLE 8221 W. 119TH STREET OVERLAND PARK, KS 66213 ROY BELLIS 913-643-1914	CITY OF LEE'S SUMMIT WATER UTILITIES DEPARTMENT 616 N.E. DOUGLAS LEE'S SUMMIT, MO. 64063 816-969-1940	EMERGENCY PHONE NUMBERS: LEE'S SUMMIT POLICE 969-1700 LEE'S SUMMIT FIRE DEPT. 969-1300 LEE'S SUMMIT PUBLIC WORKS INSPECTOR 969-1817
MISSOURI GAS ENERGY 3025 SE CLOVER DR. LEE'S SUMMIT, MO. 64055 JON HARREL 816-969-2298	AT&T 215 N. SPRING ST JOHN CORNICK 816-325-5615	CITY OF LEE'S SUMMIT STREET/STORM WATER DEPARTMENT 220 SE GREEN ST. LEE'S SUMMIT, MO. 64063 PUBLIC WORKS OPERATIONS 816-969-1870	

STORM DRAINAGE PIPE

PIPE A1: BEGINNING FL ELEV = 977.5±
INSTALL 78 LF OF 6" HDPE @ 1.9% SLOPE.
ENDING FL ELEV = 976.03±
CONNECT TO A2 WITH 6" TO 8" ADAPTER

PIPE A2: BEGINNING FL ELEV = 976.03±
INSTALL 44 LF OF 8" HDPE @ 1.9% SLOPE.
ENDING FL ELEV = 975.20±
CONNECT TO A3 WITH 8" TO 10" ADAPTER

PIPE A3: BEGINNING FL ELEV = 975.20±
INSTALL 56 LF OF 10" HDPE @ 1.9% SLOPE.
ENDING FL ELEV = 974.14±
CONNECT TO A4 WITH 10" TO 12" 90° ELBOW

PIPE A4: BEGINNING FL ELEV = 974.14±
INSTALL 218 LF OF 12" HDPE @ 1.9% SLOPE.
ENDING FL ELEV = 972.00±
CONNECT TO OUTFALL END SECTION

PIPE B1: BEGINNING FL ELEV = 977.5±
INSTALL 100 LF OF 6" HDPE @ 1.7% SLOPE.
ENDING FL ELEV = 975.76±
CONNECT TO B2 WITH 6" TO 8" 90° ELBOW

PIPE B2: BEGINNING FL ELEV = 975.76±
INSTALL 110 LF OF 8" HDPE @ 1.7% SLOPE.
ENDING FL ELEV = 973.89±
CONNECT TO B3 WITH 8" TO 10" ADAPTER

PIPE B3: BEGINNING FL ELEV = 973.89±
INSTALL 98.5 LF OF 10" HDPE @ 1.7% SLOPE.
ENDING FL ELEV = 972.22±
CONNECT TO A4 WITH 10" TO 12" TEE AND CLEANOUT

PIPE C1: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO A1 WITH 6"x6" TEE AND CLEANOUT.
ENDING FL ELEV = 977.50±

PIPE C2: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO A1 WITH 6"x6" TEE AND CLEANOUT.
ENDING FL ELEV = 976.03±

PIPE C3: BEGINNING FL ELEV = 978.50±
INSTALL 7.4 LF OF 6" HDPE
CONNECT TO A2 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 975.90±

PIPE C4: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO A2 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 975.87±

PIPE C5: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO A2 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 975.34±

PIPE C6: BEGINNING FL ELEV = 978.50±
INSTALL 7.4 LF OF 6" HDPE
CONNECT TO A2 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 975.32±

PIPE C7: BEGINNING FL ELEV = 978.50±
INSTALL 7.4 LF OF 6" HDPE
CONNECT TO A3 WITH 6"x10" TEE AND CLEANOUT.
ENDING FL ELEV = 974.85±

PIPE C8: BEGINNING FL ELEV = 978.50±
INSTALL 23 LF OF 6" HDPE
CONNECT TO C7 WITH 6"x6" TEE AND CLEANOUT.
ENDING FL ELEV = 977.94±

PIPE C9: BEGINNING FL ELEV = 978.50±
INSTALL 23 LF OF 6" HDPE
CONNECT TO A4 WITH 6"x12" TEE AND CLEANOUT.
ENDING FL ELEV = 973.52±

PIPE C10: BEGINNING FL ELEV = 978.50±
INSTALL 20 LF OF 6" HDPE
CONNECT TO A4 WITH 6"x12" TEE AND CLEANOUT.
ENDING FL ELEV = 973.31±

PIPE C11: BEGINNING FL ELEV = 978.50±
INSTALL 20 LF OF 6" HDPE
CONNECT TO A4 WITH 6"x12" TEE AND CLEANOUT.
ENDING FL ELEV = 972.85±

PIPE C12: BEGINNING FL ELEV = 974.50±
INSTALL 4 LF OF 6" HDPE
CONNECT TO B3 WITH 6"x10" TEE AND CLEANOUT.
ENDING FL ELEV = 972.38±

PIPE C13: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B3 WITH 6"x10" TEE AND CLEANOUT.
ENDING FL ELEV = 972.74±

PIPE C14: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B3 WITH 6"x10" TEE AND CLEANOUT.
ENDING FL ELEV = 973.11±

PIPE C15: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B3 WITH 6"x10" TEE AND CLEANOUT.
ENDING FL ELEV = 973.46±

PIPE C16: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B2 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 973.89±

PIPE C17: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B2 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 974.28±

PIPE C18: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B2 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 974.89±

PIPE C19: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B2 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 975.08±

PIPE C20: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B1 WITH 6"x6" TEE AND CLEANOUT.
ENDING FL ELEV = 975.83±

PIPE C21: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B1 WITH 6"x6" TEE AND CLEANOUT.
ENDING FL ELEV = 976.23±

PIPE C22: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B1 WITH 6"x6" TEE AND CLEANOUT.
ENDING FL ELEV = 976.63±

PIPE C23: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B1 WITH 6"x6" TEE AND CLEANOUT.
ENDING FL ELEV = 977.03±

PIPE C24: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B1 WITH 6"x6" TEE AND CLEANOUT.
ENDING FL ELEV = 977.50±

PIPE D1: BEGINNING FL ELEV = 978.0±
INSTALL 24 LF OF 6" HDPE
CONNECT TO A3 WITH 6"x10" TEE AND CLEANOUT.
ENDING FL ELEV = 975.20±

PIPE D2: BEGINNING FL ELEV = 978.0±
INSTALL 24 LF OF 6" HDPE
CONNECT TO A3 WITH 6"x10" TEE AND CLEANOUT.
ENDING FL ELEV = 974.47±

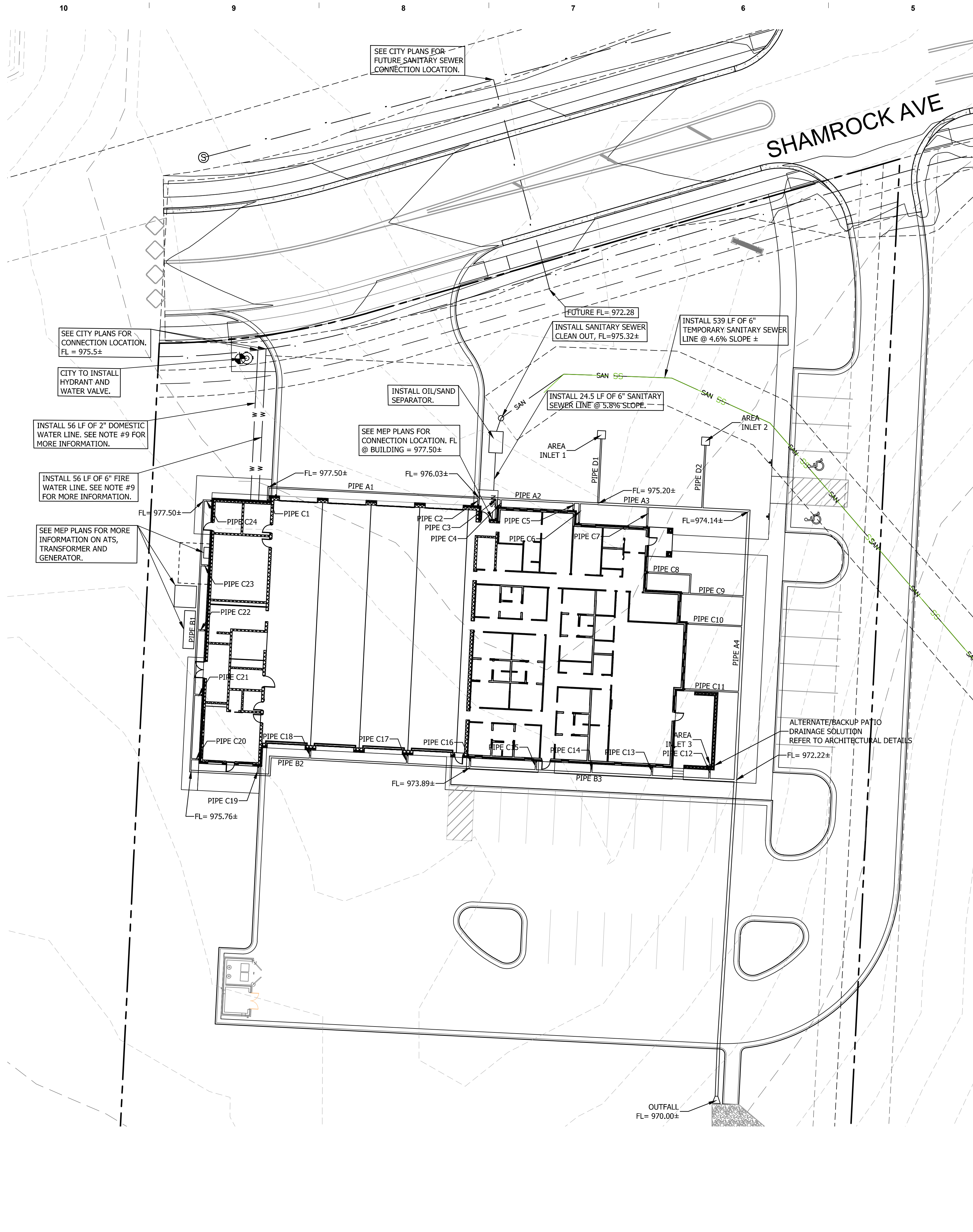
STORM STRUCTURES

AREA INLET 1: 3'x3' AREA INLET
SURFACE ELEV = 980.25
FL OUT (S) = 978.00

AREA INLET 2: 3'x3' AREA INLET
SURFACE ELEV = 980.25
FL OUT (S) = 978.00

AREA INLET 3: 6'x6' AREA INLET
SURFACE ELEV = 981.25
FL OUT (S) = 978.50

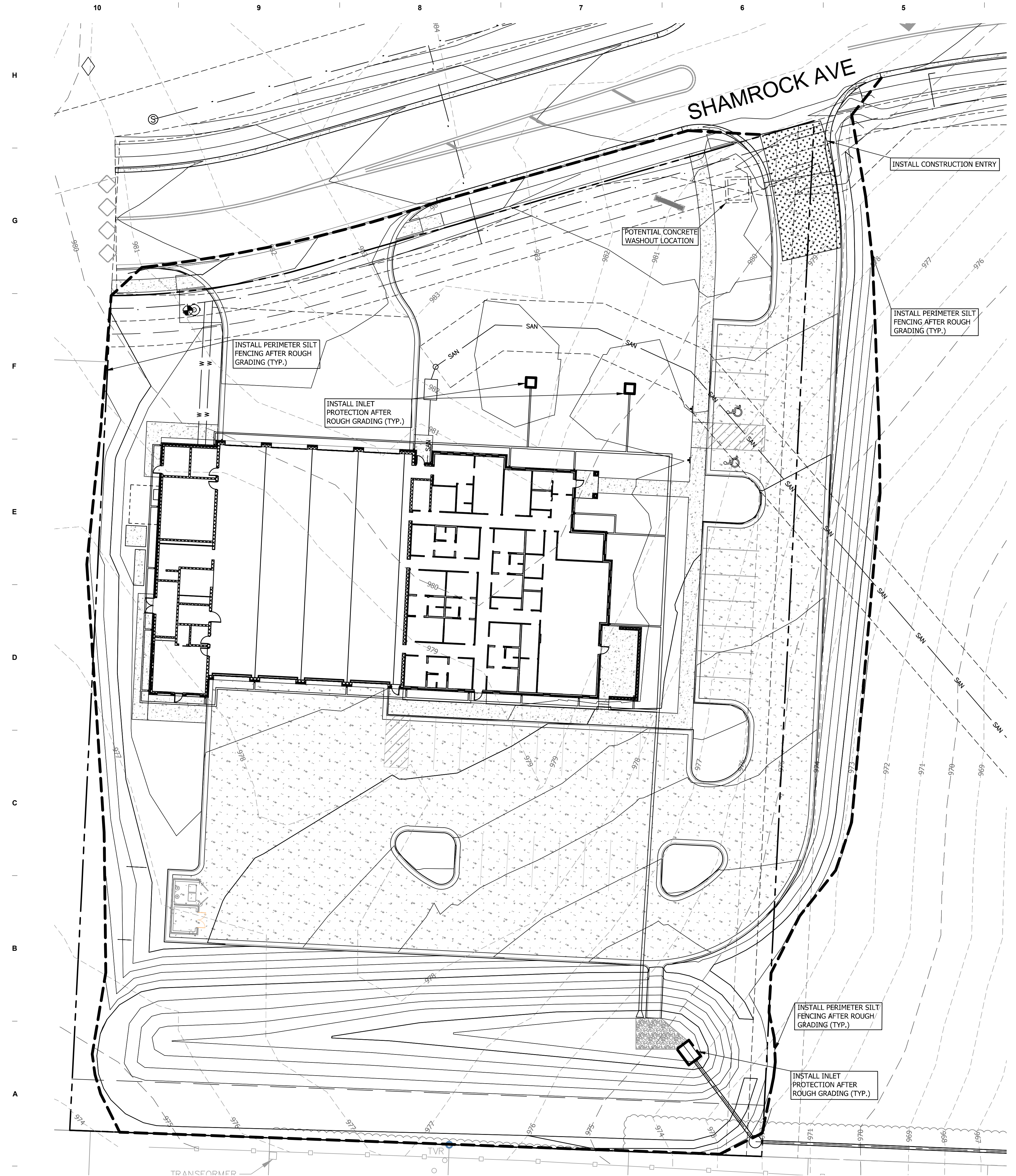
OUTFALL END SECTION: 12" HDPE END SECTION
ELEV = 970.00



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UTILITY PLAN
C5.0



EROSION CONTROL NOTES:

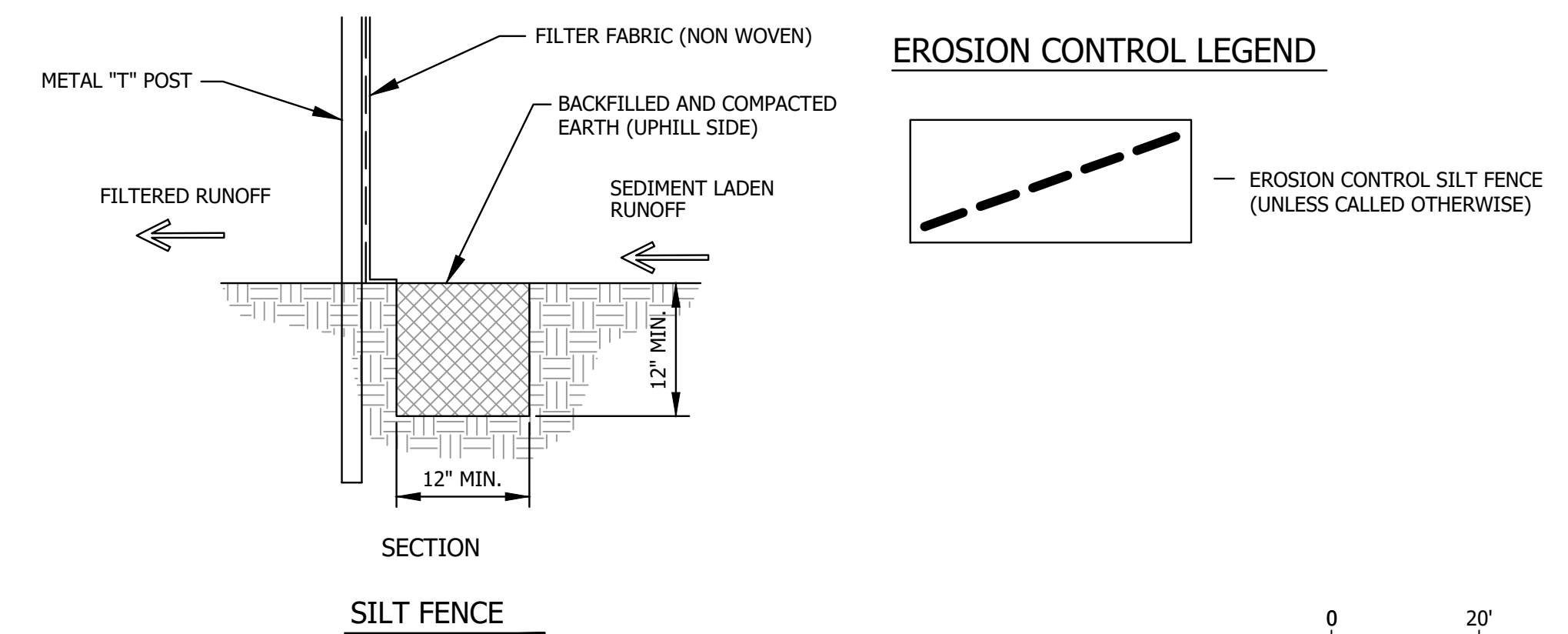
1. THE CONTRACTOR SHALL KEEP A WRITTEN LOG OF WHEN CONSTRUCTION ACTIVITIES BEGIN, EROSION AND SEDIMENT CONTROLS ARE INSTALLED, INSPECTED AND REPAIRED. COPIES OF LOG SHALL BE FURNISHED TO THE ENGINEER.
2. THE CONTRACTOR SHALL MONITOR EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE PROJECT. THIS PLAN MAY BE UPDATED AS CONSTRUCTION PROGRESSES WITH APPROVAL OF ENGINEER.
3. THE CONTRACTOR SHALL COMPLY WITH THE SOIL EROSION CODE FOR THE CITY OF LEE'S SUMMIT, MISSOURI.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INSTALLED AS PART OF THIS PLAN SHALL NOT BE REMOVED FOLLOWING CONSTRUCTION UNTIL SLOPES ARE STABILIZED TO A NON-EROSIVE STATE WITH ESTABLISHED GRASS OR AS DIRECTED BY THE ENGINEER.
5. IMMEDIATELY AFTER MOBILIZATION AND PRIOR TO STARTING ANY SOIL DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL ANY PERIMETER EROSION AND SEDIMENT CONTROL MEASURES, GRAVEL CONSTRUCTION ENTRANCE(S) AND ANY TEMPORARY SEDIMENT BASIN(S). IT IS RECOGNIZED THAT SOME SITE CLEARING AND PREPARATION MAY BE REQUIRED TO PROPERLY INSTALL SUCH MEASURES.
6. THE RECOMMENDED SEQUENCE OF CONSTRUCTION ACTIVITIES AND OF THE INSTALLATION AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES IS AS FOLLOWS: ANY PERIMETER CONTROL MEASURES (SILT FENCE) INCLUDING AREAS DRAINING TO A DRAINAGE WAY SUCH AS A STREAM, GRAVEL CONSTRUCTION ENTRANCE(S), CONSTRUCTION OF SANITARY SEWERS, STORM SEWERS, INLET PROTECTION AND DITCH CHECKS, STREETS, FINAL GRADING, SEEDING, FERTILIZING AND MULCHING ON ALL SLOPES AND DISTURBED AREAS, INDIVIDUAL SITE CONTROL MEASURES, REMOVAL OF TEMPORARY PRACTICES, REMOVAL OF PERIMETER CONTROLS AND SITE CLEANUP.
7. PERIMETER SILT FENCE, BALE DITCH CHECKS AND CONSTRUCTION ENTRANCE(S) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS OR THE CITY REQUIREMENTS. INSTALL SILT FENCE WHERE REPRESENTED ON PLAN AS DITCH CHECKS AND SLOPE CONTROL, AROUND INLETS, ALONG ROADWAYS, AREAS DRAINING TO DRAINAGE WAYS SUCH AS A STREAM AND OTHER LOCATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. MEASURES WILL BE KEPT IN PLACE UNTIL GRASS IS ESTABLISHED TO 70% COVERAGE.
8. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED BY THE GENERAL CONTRACTOR NOT LESS THAN WEEKLY OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR MORE. MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO SEDIMENT REMOVAL, SILT FENCE AND HAY BALE BARRIER REPAIR AND/OR REPLACEMENT.
9. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS AND PAVED STREETS. THIS MAY INCLUDE PERIODIC TOP DRESSING WITH ADDITIONAL CRUSHED STONE AS CONDITIONS WARRANT. REPAIR OF ENTRANCES, CLEANING ON A DAILY BASIS OF RIGHT-OF-WAYS AND PAVED STREETS THAT HAVE BEEN SOILED BY CONSTRUCTION ACTIVITIES SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.
10. THE CONTRACTOR SHALL NOTIFY EACH SUB-CONTRACTOR OR ENTITY (INCLUDING UTILITY CREWS AND CITY EMPLOYEES OR THEIR AGENTS) THAT WILL BE PERFORMING WORK AT THE SITE OF THE EROSION CONTROL PLAN AND WHAT ACTIONS OR PRECAUTIONS SHALL BE TAKEN TO MINIMIZE THE POTENTIAL FOR SOIL EROSION.
11. DURING ALL SOIL DISTURBING ACTIVITIES, THE GENERAL CONTRACTOR WILL TAKE APPROPRIATE STEPS USING ACCEPTED CONSTRUCTION METHODS TO MINIMIZE THE TIME OF EXPOSURE OF UNPROTECTED SOIL AND OTHER CONSTRUCTION MATERIALS TO RAINFALL.
12. NO GROUND SHALL BE LEFT OPEN FOR MORE THAN 7 DAYS OF NON-ACTIVITY WITHOUT BEING MULCHED AND/OR SEEDING.
13. SOIL STOCKPILED FOR MORE THAN 7 DAYS SHALL HAVE SILT FENCE PLACED ON THE DOWNHILL SLOPES TO TRAP SEDIMENT.
14. WHENEVER SOIL, ROCK, VEGETATION OR OTHER MATERIALS ARE EXPORTED FOR PLACEMENT IN AREAS OFF OF THE CONSTRUCTION SITE COVERED IN THIS PLAN, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINING THAT EPA STORM WATER PERMITTING REQUIREMENTS ARE MET. PRIOR TO THE REMOVAL OF ANY MATERIALS FROM THE SITE THE GENERAL CONTRACTOR WILL FURNISH THE ENGINEER WITH WRITTEN AGREEMENT, SIGNED BY EACH LANDOWNER WHO WILL RECEIVE EXPORTED MATERIALS, STATING THAT THEY ACCEPT THE MATERIAL AND THAT RECEIVING SITE IS PROPERLY PERMITTED, WHEN REQUIRED.

STORM WATER MANAGEMENT - Sediment Control

1. THIS PLAN OUTLINES STORM WATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PRACTICES TO BE FOLLOWED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE TO PREVENT SOIL OR SEDIMENT LOSS FROM THE CONSTRUCTION SITE AND CANNOT LEAVE THE SITE UNTIL ALL PERMANENT EROSION CONTROL, SEDIMENT CONTROL AND STORM WATER MANAGEMENT PRACTICES ARE IN PLACE, INSPECTED AND HAVE BEEN FOUND TO BE SATISFACTORY, AND UNTIL ALL TEMPORARY PRACTICES HAVE BEEN PROPERLY REMOVED.
2. THIS PROJECT HAS BEEN DESIGNED TO PROVIDE POSITIVE POST-CONSTRUCTION CONTROL OF EXCESS STORM WATER GENERATED ON THE SITE THROUGH THE USE OF CURBS, GUTTERS, PIPING, STORM WATER BASINS. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL AND MAINTAIN STORM WATER MANAGEMENT STRUCTURES IN A MANNER TO MAXIMIZE STORM WATER CONTROL.
3. THIS PROJECT IS DESIGNED TO MINIMIZE OFF-SITE EFFECT OF SOIL EROSION AND RESULTING SEDIMENT LOSS THROUGH THE USE OF PROPER CONSTRUCTION TECHNIQUES, INCLUDING INSTALLING BOTH TEMPORARY AND PERMANENT MANAGEMENT PRACTICES. ALL SOIL DISTURBING ACTIVITIES PERFORMED BY THE CONTRACTOR SHALL BE ACCOMPLISHED IN SUCH A MANNER AS TO PREVENT THE LOSS OF SEDIMENT IN STORM WATER AND TRACKING OF SOIL FROM VEHICLE TRAFFIC FROM THE CONSTRUCTION SITE.
4. PROPOSED DETENTION BASINS TO ACT ALSO AS SEDIMENT CONTROL BASINS. REFER TO SHEET C5.2 FOR POND SIZING. NO OUTLET STRUCTURE IS PROPOSED DUE TO HIGH PECULATION RATES OF SANDY SOILS. BASIN IS DESIGNED TO CONTAIN 100 YEAR RAINFALL EVENT WITH A MINIMUM OF 2.00 FEET OF FREEBOARD.

CONSTRUCTION SPECIFICATIONS

1. WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. SILT FENCE SHALL BE TRENCHED IN WITH A MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6" DEEP AND 6" WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH WOOD, SUPPORT POST OR TO WOVEN WIRE WHICH IS IN TURN ATTACHED TO THE WOOD FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE UNIFORMLY DISTRIBUTED ON THE SOURCE AREA PRIOR TO TOPSOILING.
8. THE EROSION CONTROL SHOWN SHALL BE SILT FENCE. ADDITIONAL EROSION CONTROL PROVIDED BY CONTRACTOR MAY BE STRAW BALE DIKE.



EROSION CONTROL DETAILS



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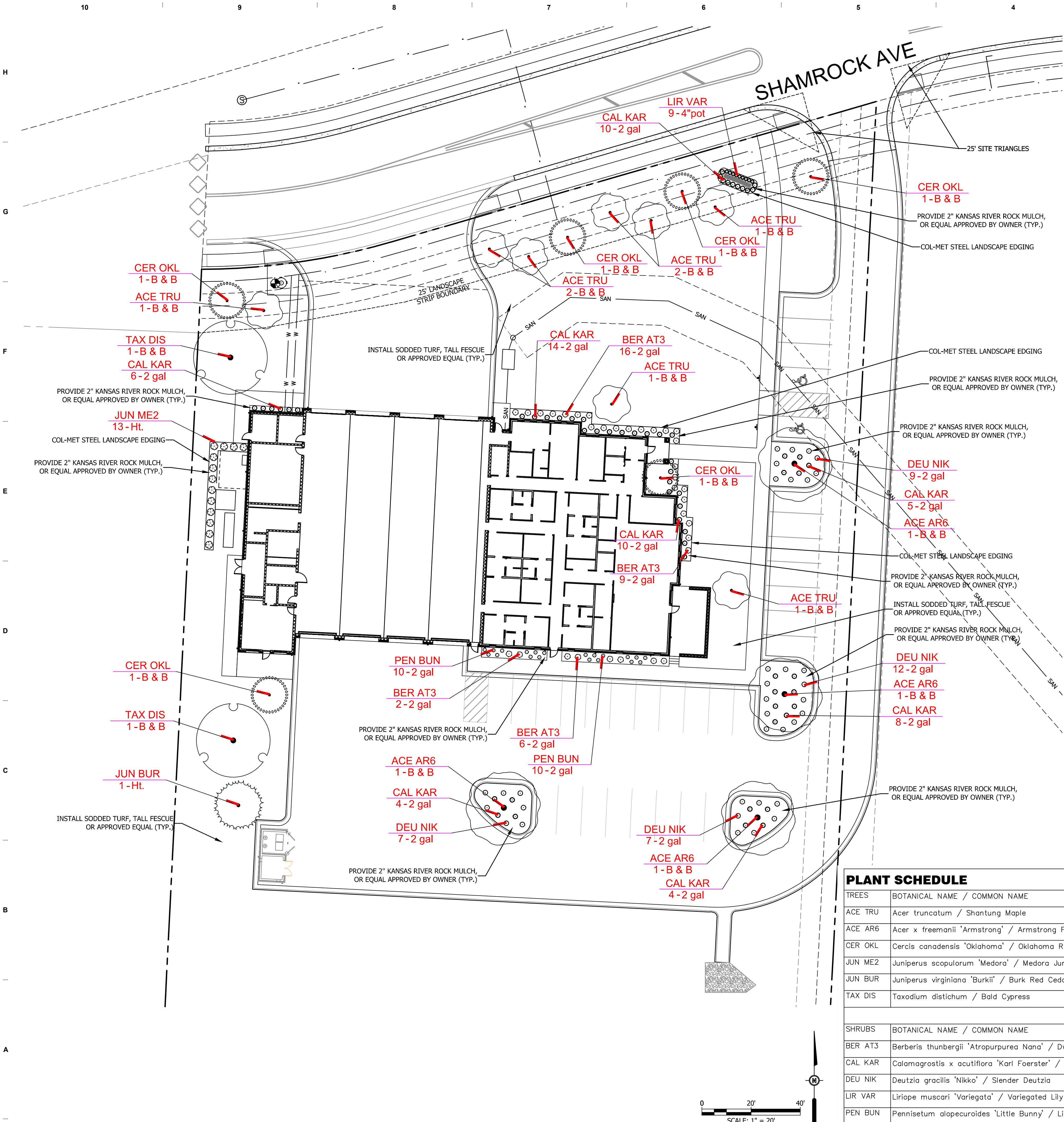
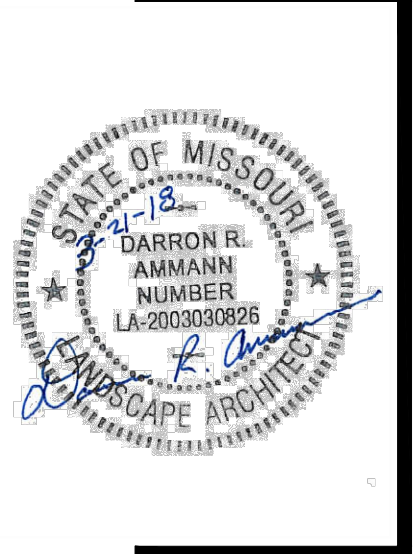
110 Armour Road North Kansas City, Missouri 64116 Tel. 816.300.4101 Fax 816.300.4102

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EROSION
CONTROL PLAN
C6.0

JOB NUMBER
- 00000 -
ISSUE DATE
- 11/02/2017 -
REVISIONS

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LANDSCAPE NOTES:

- GENERAL CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT SUBSTANTIAL COMPLETION.
- ALL PLANT MATERIALS SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-1990) PLUS UPDATES.
- EACH TREE AND SHRUB SHALL BE SECURELY LABELED WITH A WATERPROOF TAG INDICATING BOTANICAL NAME AND COMMON NAME FOR DELIVERY TO SITE.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE OWNER. ALL PLANTING LOCATIONS FOR TREES AND SHRUBS SHALL BE FLAGGED BY THE CONTRACTOR AND APPROVED BY THE OWNER, PRIOR TO INSTALLATION.
- ALL DISCREPANCIES AND/OR FIELD CHANGES SHALL BE REPORTED TO THE OWNER FOR APPROVAL PRIOR TO IMPLEMENTATION. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS OR OBSTRUCTIONS, LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER BEFORE PLANTING.
- THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS ON SITE THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL SHRUB AND TREE PLANTING AREAS SHALL BE EXCAVATED AND BACK-FILLED WITH PLANT MIX. PROVIDE FERTILIZER WITH NOT LESS THAN 5% TOTAL NITROGEN, 10% AVAILABLE PHOSPHORIC ACID AND 5% SOLUBLE POTASH. DISCARD SUBSOIL REMOVED FROM PLANTING AREA EXCAVATION; DO NOT MIX WITH PLANT MIX OR USE AS BACK-FILL. SEE DETAILS FOR COMPLETE PLANTING PREPARATION. PREPARE PLANTING AREAS AND INSTALL PLANTS COMPLETELY, PRIOR TO SEEDING.
- PLANT MIX SHALL CONSIST OF TOPSOIL COMPLETELY FREE OF DEBRIS, ROCK IN EXCESS OF 1" IN DIAMETER, STICKS AND CLAY. MIX ONE PART COMPOSTED STABLE MANURE AND THREE PARTS TOPSOIL WITH FERTILIZER AS SPECIFIED ABOVE.
- ALL SHRUBS SHALL BE INSTALLED IN PROPOSED PLANTING BEDS AND COVERED WITH RIVER ROCK MULCH OR ACCEPTABLE MATERIAL APPROVED BY THE OWNER.
- ALL PLANTED SURFACES SHALL RECEIVE EMULSION TYPE, FILM FORMING, ANTI-DESICCANT AGENT DESIGNED TO PERMIT TRANSPIRATION, BUT RETARD EXCESSIVE LOSS OF MOISTURE FROM PLANTS. ANTI-DESICCANT TO BE DELIVERED IN MANUFACTURER'S FULLY IDENTIFIED CONTAINERS AND MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. APPLY PRIOR TO APPLICATION OF MULCH.
- ALL DISTURBED AREAS NOT DESIGNATED AS PAVEMENT OR PLANTING BEDS SHALL BE SODDED WITH TURF TYPE TALL FESCUE BLEND OR APPROVED EQUAL AT THE DIRECTION OF THE OWNER. ALL TURF AREAS SHALL CONSIST OF A MINIMUM 8" THICKNESS TOPSOIL FREE OF CLAY, DEBRIS, STICKS OR ROCKS IN EXCESS OF 1" IN DIAMETER. ALL TOPSOIL AREAS SHALL BE FINE GRADED AND RAKED, REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PRIOR TO SODDING, MOISTEN PREPARED TOPSOIL IF GROUND IS DRY. AFTER ONE MONTH FOLLOWING SODDING, APPLY FERTILIZER AT THE MANUFACTURER'S RECOMMENDED RATE FOR NEWLY ESTABLISHED LAWNS. AFTER TWO MONTHS FOLLOWING SODDING, APPLY GYPSUM AT THE RATE OF 100 LBS. PER 1000 SQ. FEET. THE GENERAL CONTRACTOR SHALL MAINTAIN ALL PLANTED OR TURF AREAS THROUGHOUT THE WARRANTY PERIOD AND SHALL PERFORM OPERATIONS SUCH AS ROLLING, REGRADING, RESODDING, AND/OR REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH TURF SURFACE, FREE OF ERODED OR BARE AREAS.
- ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE INFORMATION AVAILABLE TO THE DESIGN PROFESSIONAL AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO FIELD LOCATE AND/OR ADJUST THEIR UTILITY AS REQUIRED FOR CONSTRUCTION. ALL UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND THE DESIGN PROFESSIONAL ASSUMES NO LIABILITY FOR SAME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE AREAS AND QUANTITIES OF SOD NEEDED FOR OPTIMUM COVERAGE.
- ALL EDGING IS A NATURAL EARTH EDGE AS SHOWN, CONSTRUCTED WITH A SHARPSHOOTER OR OTHER SUITABLE IMPLEMENT. LINES AND CURVES SHALL BE CONTINUOUS AND SMOOTH, MEETING THE DESIGN INTENT SHOWN ON THE DRAWINGS.
- REMOVE ANY EXCESS SOIL AND DEBRIS FROM AREA AND DISPOSE OF IN AN APPROVED MANNER.
- SPACING SHOWN FOR PLANTS IS FOR INFORMATION ONLY AND SHALL BE ADJUSTED AS REQUIRED TO PROVIDE UNIFORM SPACING WITHIN PLANTING BEDS.

IRRIGATION NOTE: ALL PARKING LOT ISLANDS AND BUILDING FOUNDATION PLANTING BEDS TO BE DRIP IRRIGATED, ALL OTHER PLANTED OR GREEN SPACE AREAS TO BE IRRIGATED WITH HEAD-TO-HEAD COVERAGE WITHIN THE PROPERTY BOUNDARY, LAYOUT TO BE PROVIDED BY THE PROFESSIONAL LANDSCAPE CONTRACTOR AND APPROVED BY THE OWNER

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	LANDSCAPE STRIP	OPEN YARD AREAS
ACE TRU	Acer truncatum / Shantung Maple	B & B	3"C		8	6	2
ACE AR6	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	3"C		4		4
CER OKL	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	B & B	3"C		6	4	2
JUN ME2	Juniperus scopulorum 'Medora' / Medora Juniper	Ht.		Min. 8' Tall	13		13
JUN BUR	Juniperus virginiana 'Burkii' / Burk Red Cedar	Ht.		Min. 8' Tall	1		1
TAX DIS	Taxodium distichum / Bald Cypress	B & B	3"C		2		2

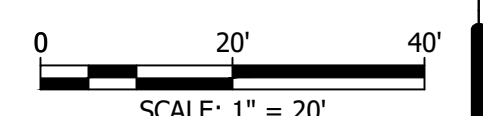
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	LANDSCAPE STRIP	OPEN YARD AREAS
BER AT3	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanses Barberry	2 gal			33		33
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			61	10	51
DEU NIK	Deutzia gracilis 'Nikko' / Slender Deutzia	2 gal			35		35
LIR VAR	Liriope muscari 'Variegata' / Variegated Lily Turf	4"pot			9	9	
PEN BUN	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	2 gal			20		20

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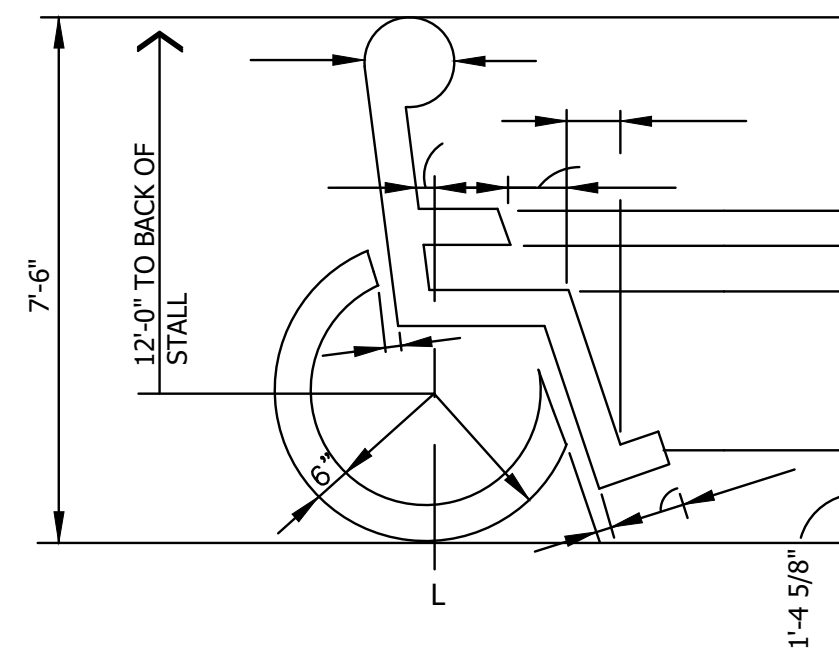
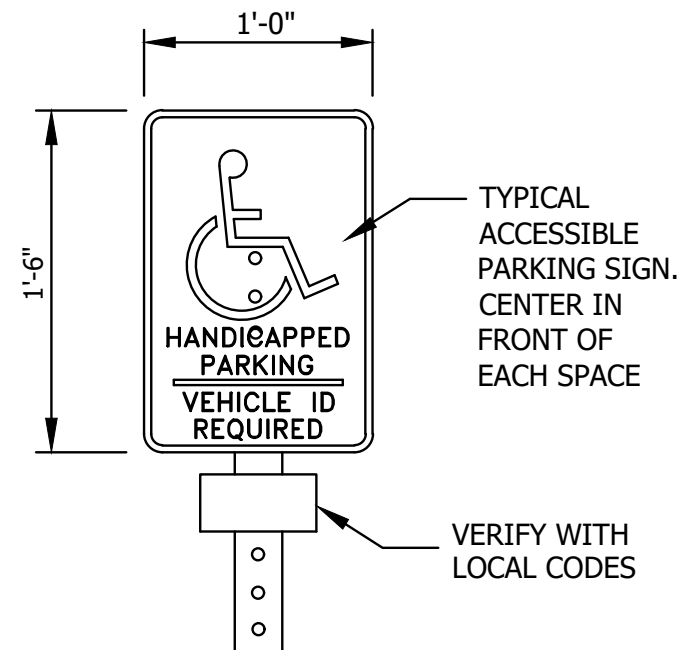
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LANDSCAPE PLAN
C7.0

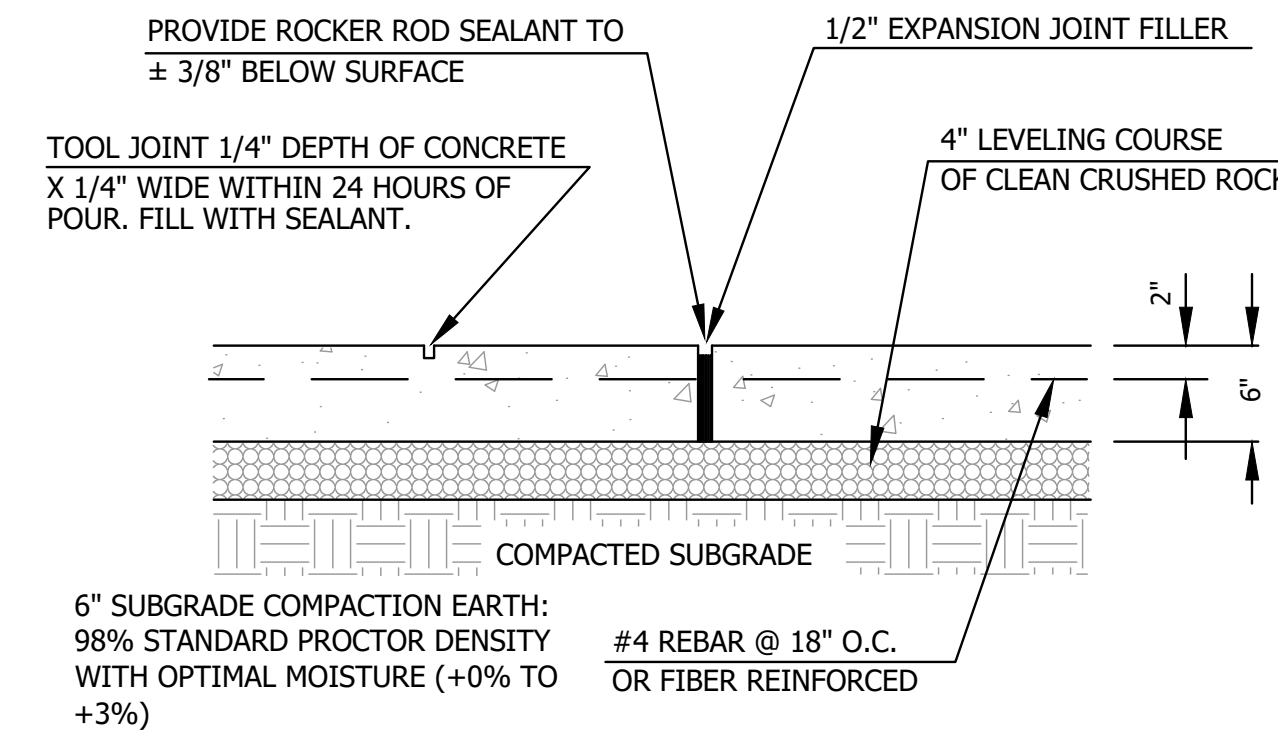
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Preliminary design plan.rvt



110 Armour Road North Kansas City, Missouri 64116 Tel. 816.300.4101 Fax 816.300.4102

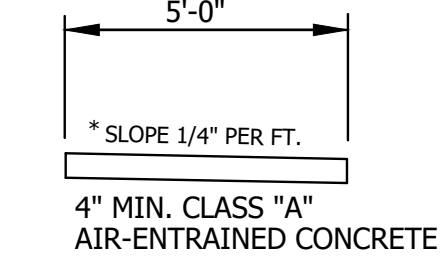


ACCESSIBLE SIGN DETAIL
NTS



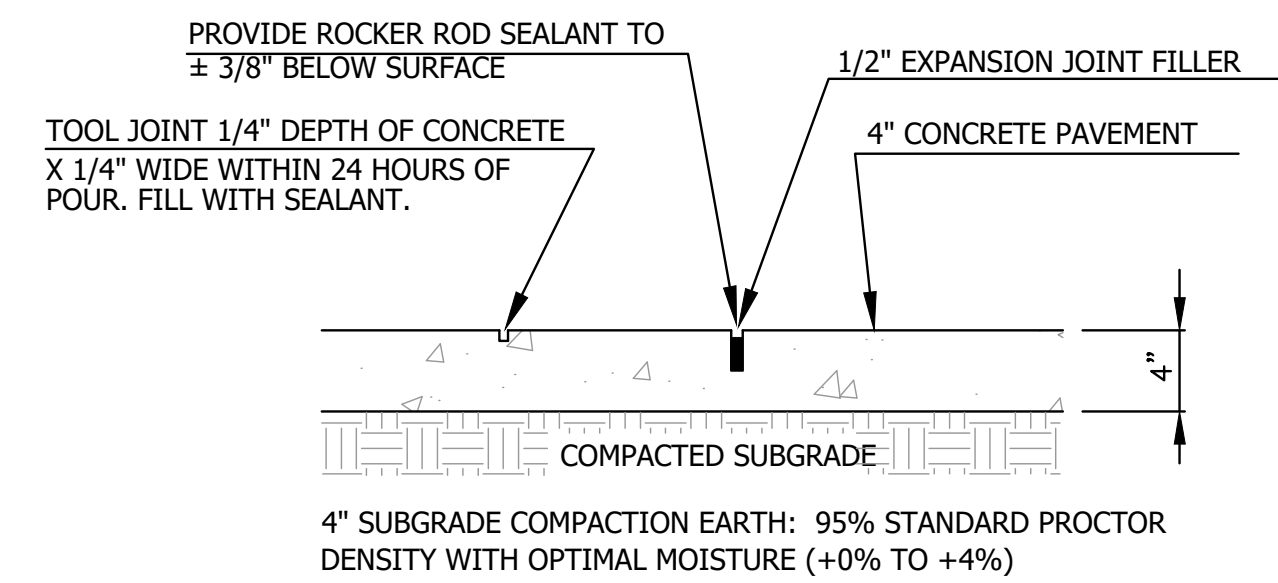
6" REINFORCED CONCRETE
NTS

NTS



* SLOPE DOWNWARD FROM THE CURB WITH THE SAME MIN. & MAX. SLOPE LIMITS AT LOCATIONS SHOWN ON PLANS OR WHERE SO DIRECTED BY THE ENGINEER

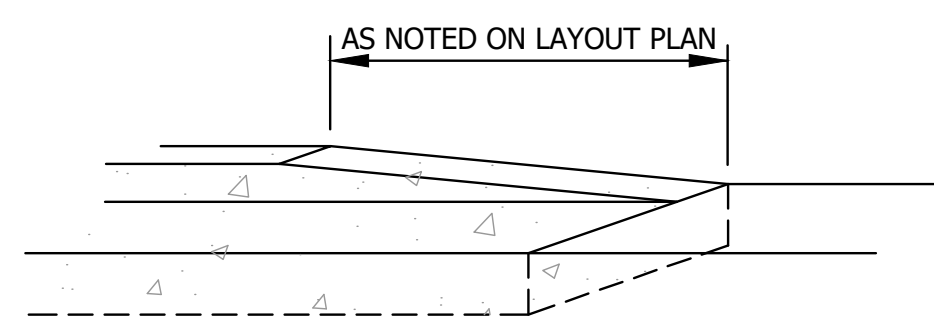
CONCRETE SIDEWALK SECTION
NTS



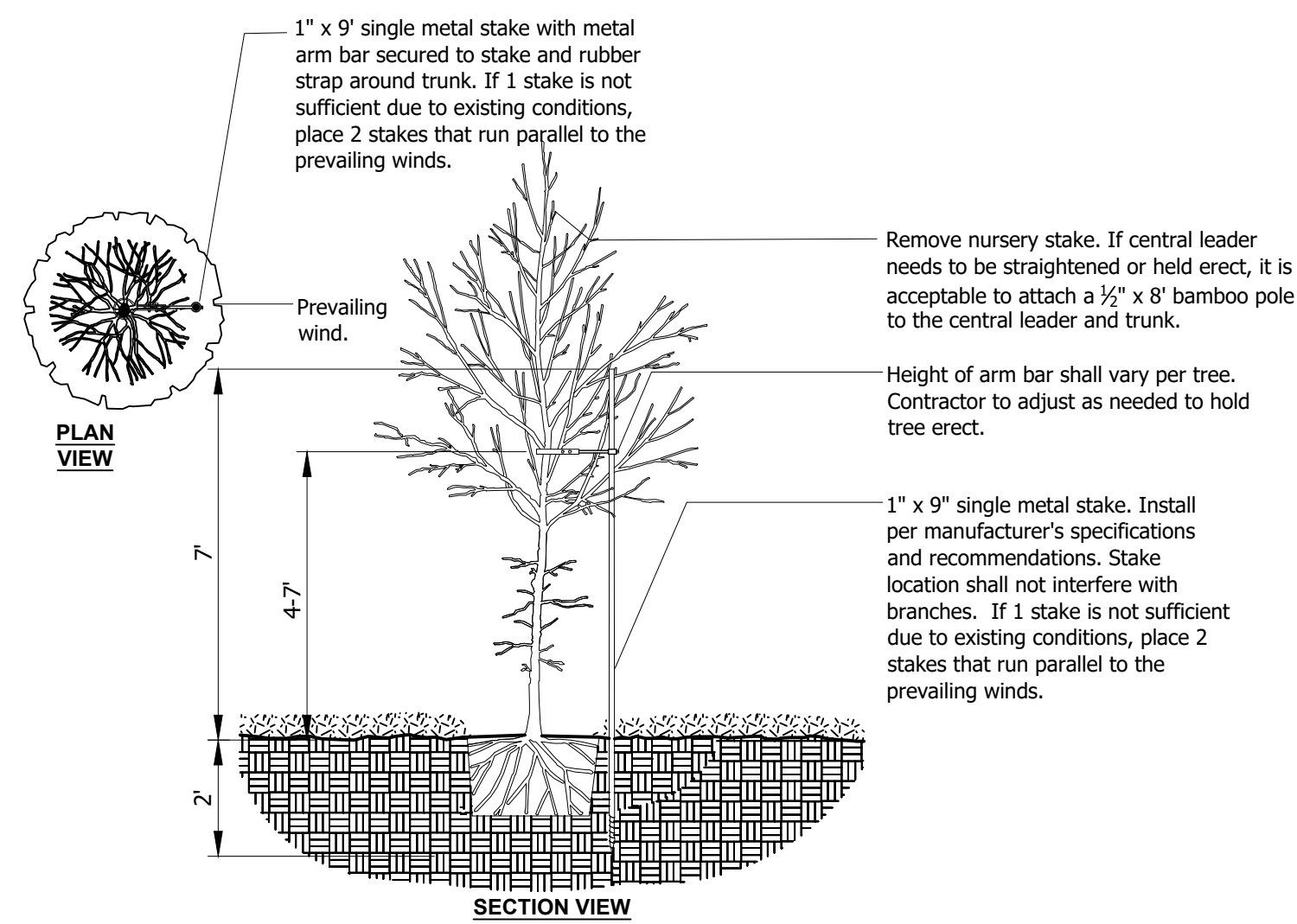
NOTE: PLACE EXPANSION JOINT BETWEEN ALL NEW SIDEWALKS AND EXISTING PAVEMENT, SIDEWALK, CURB AND GUTTER OR BUILDING FACE.

ALL JOINTS SHALL HAVE 4" (2" EACH SIDE JOINT) "WINDOW PANE" STRIP SMOOTH FINISH WITH BROOM FINISH ON REMAINING CONCRETE, EXCEPT WHERE NOTED OTHERWISE.

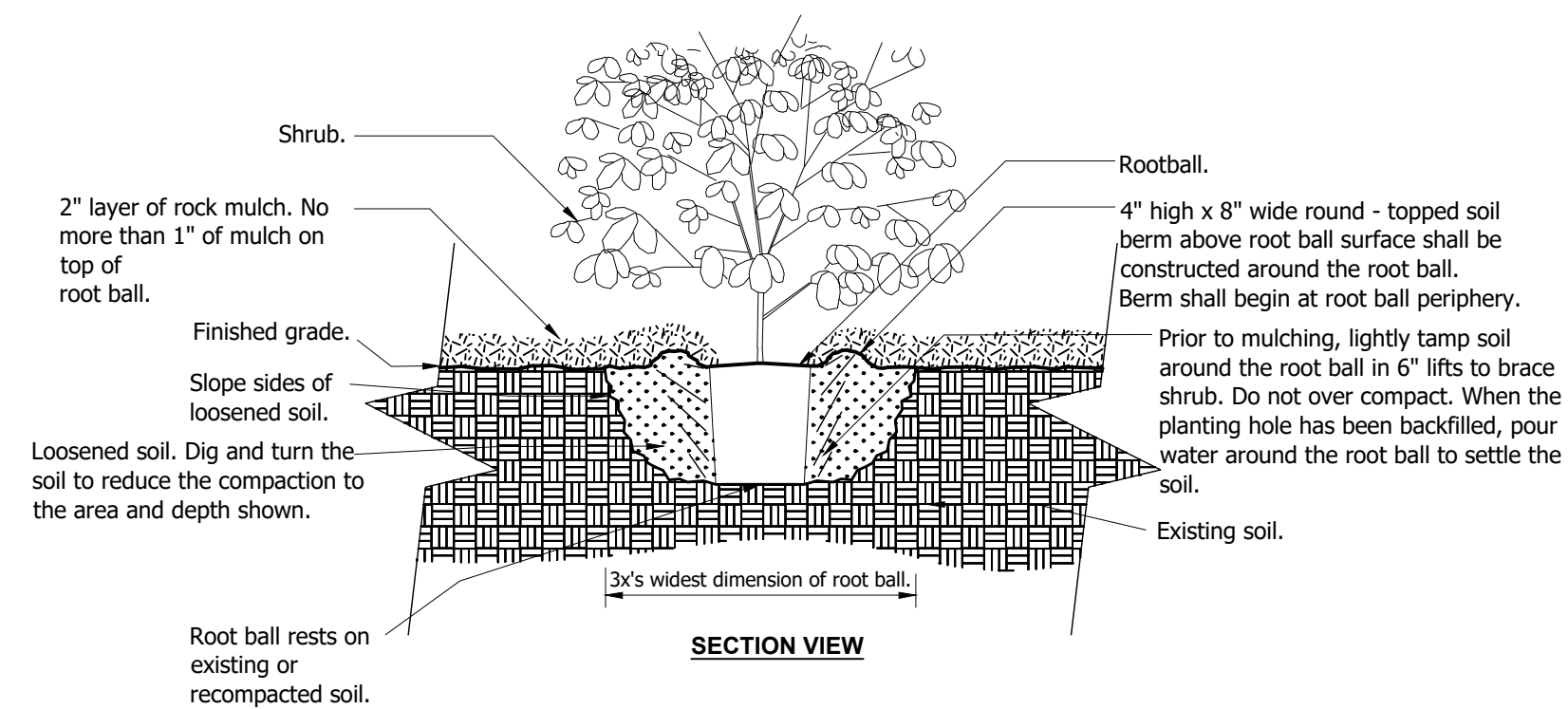
4" CONCRETE SIDEWALK
NTS



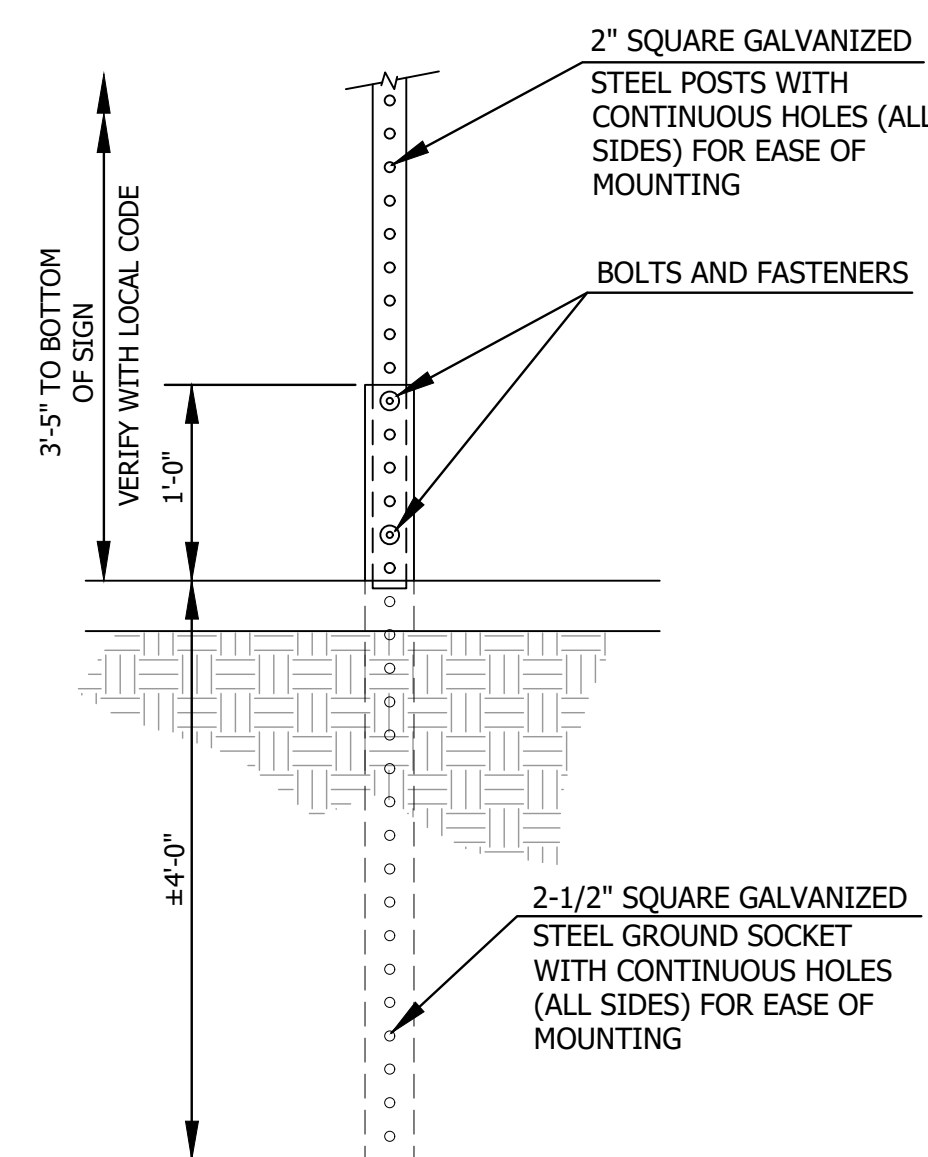
CURB TRANSITION
NTS



TREE STAKING - SINGLE METAL STAKE
NTS



SHRUB
NTS



SIGN POST SLEEVE SUPPORT
NTS

LEE'S SUMMIT STATION #3
PRYOR ROAD
LEE'S SUMMIT, MO 64081

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#2003011262

SITE DETAILS

C8.0

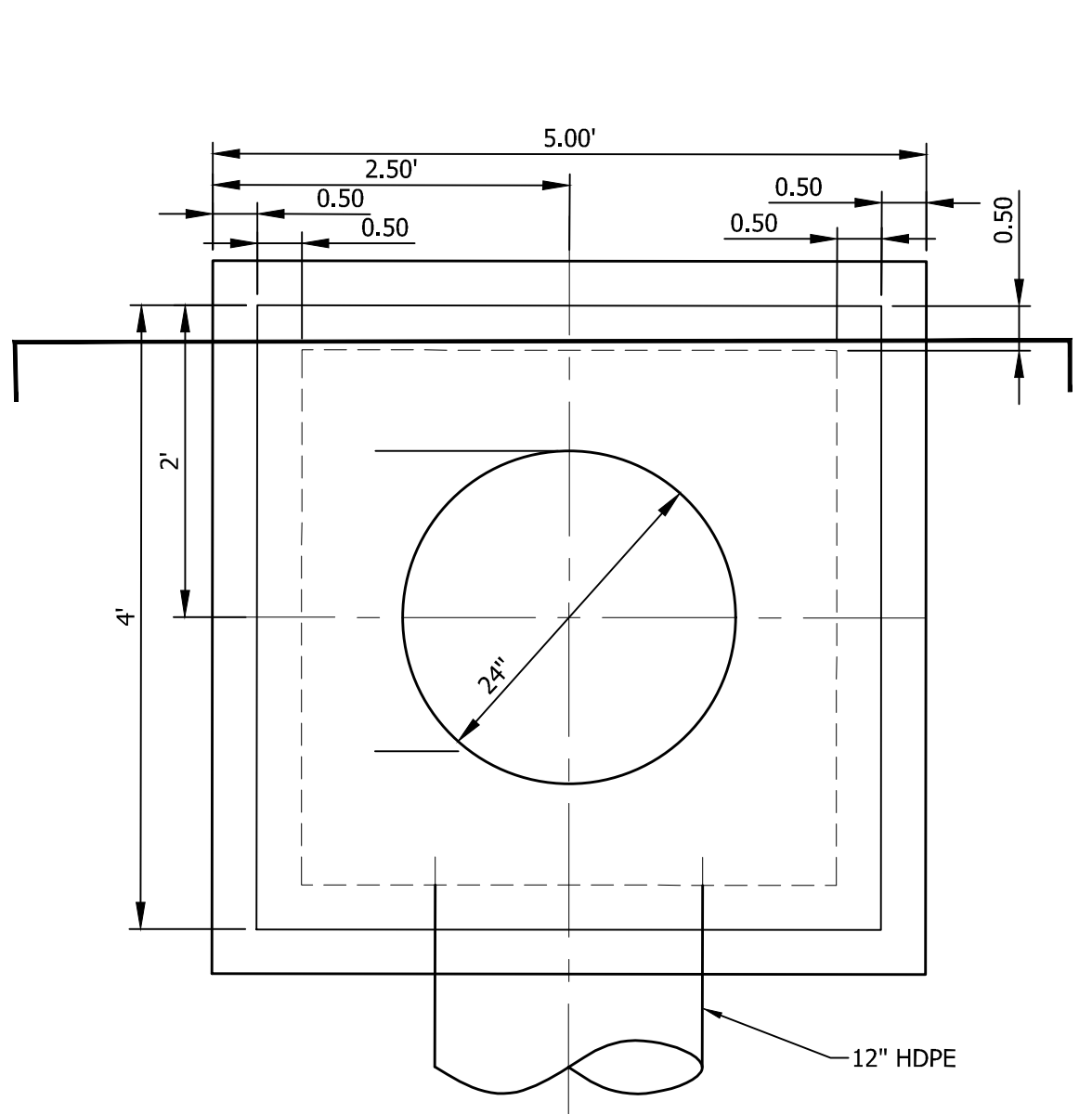
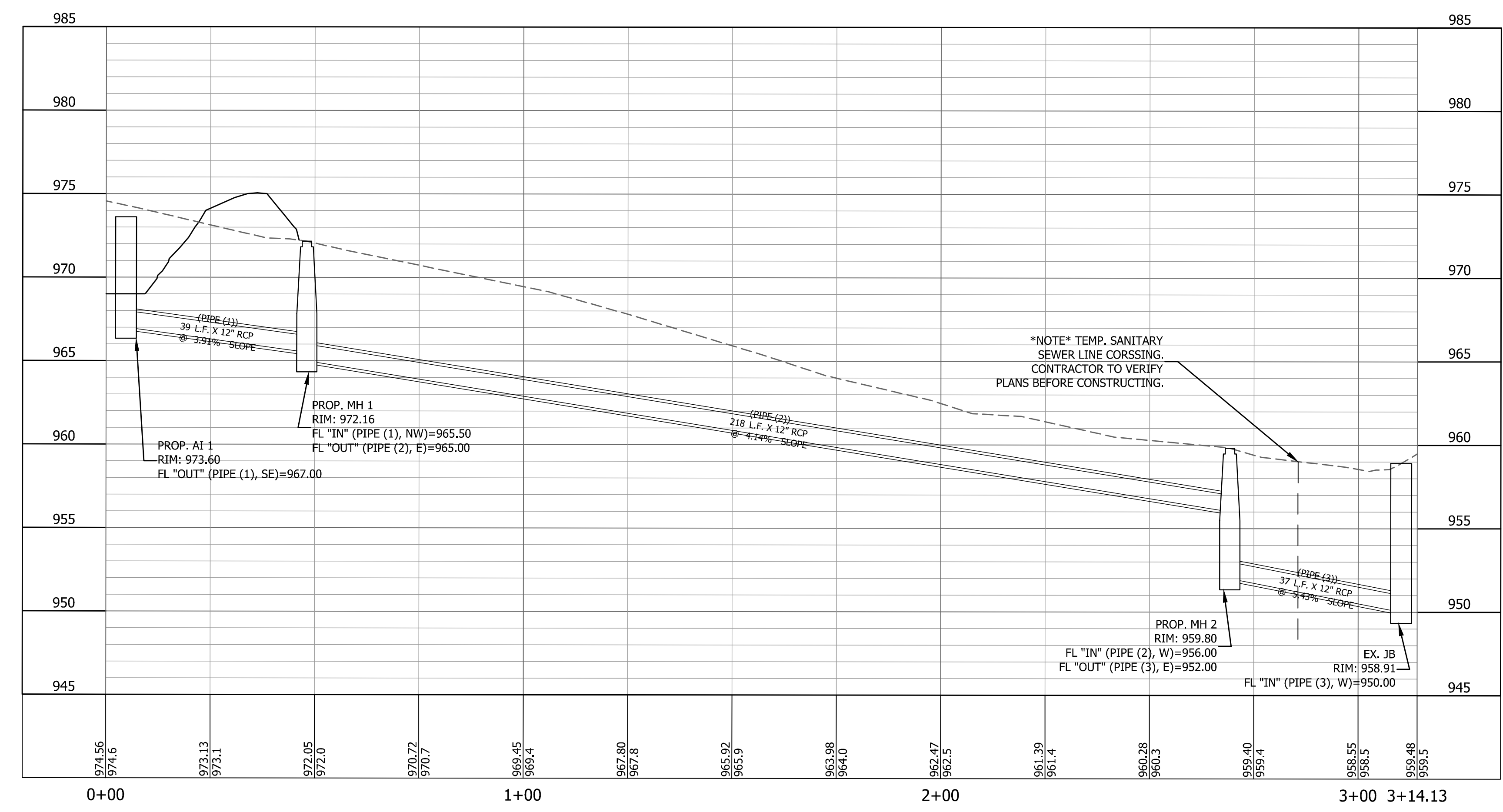
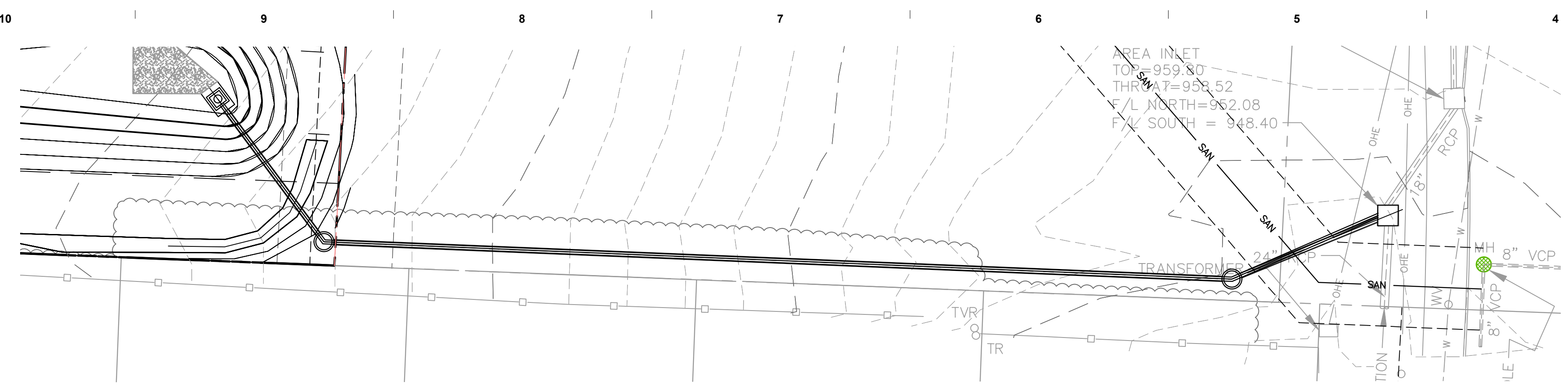
JOB NUMBER
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ISSUE DATE
11/02/2017
REVISIONS

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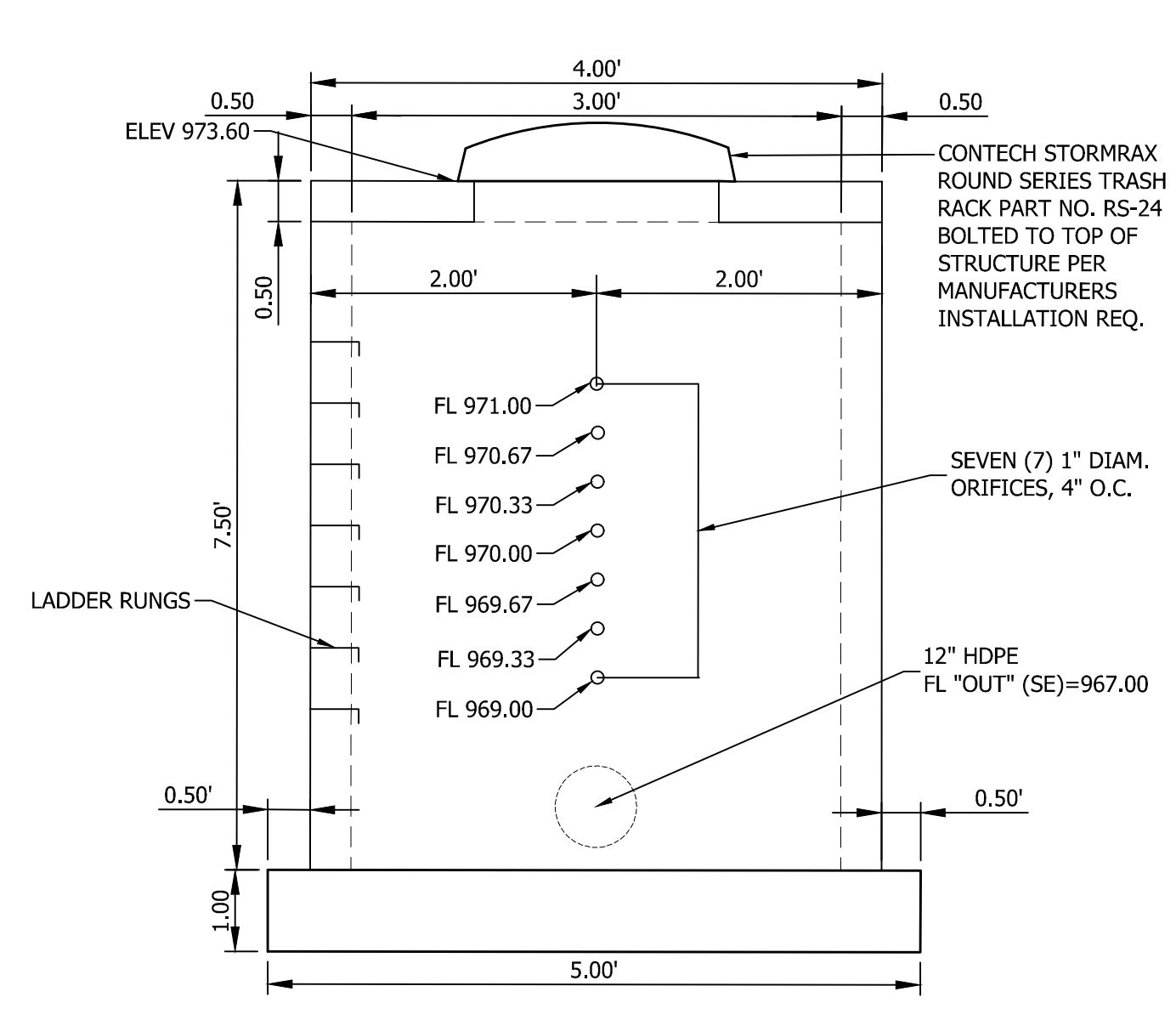


STORM SEWER NOTES

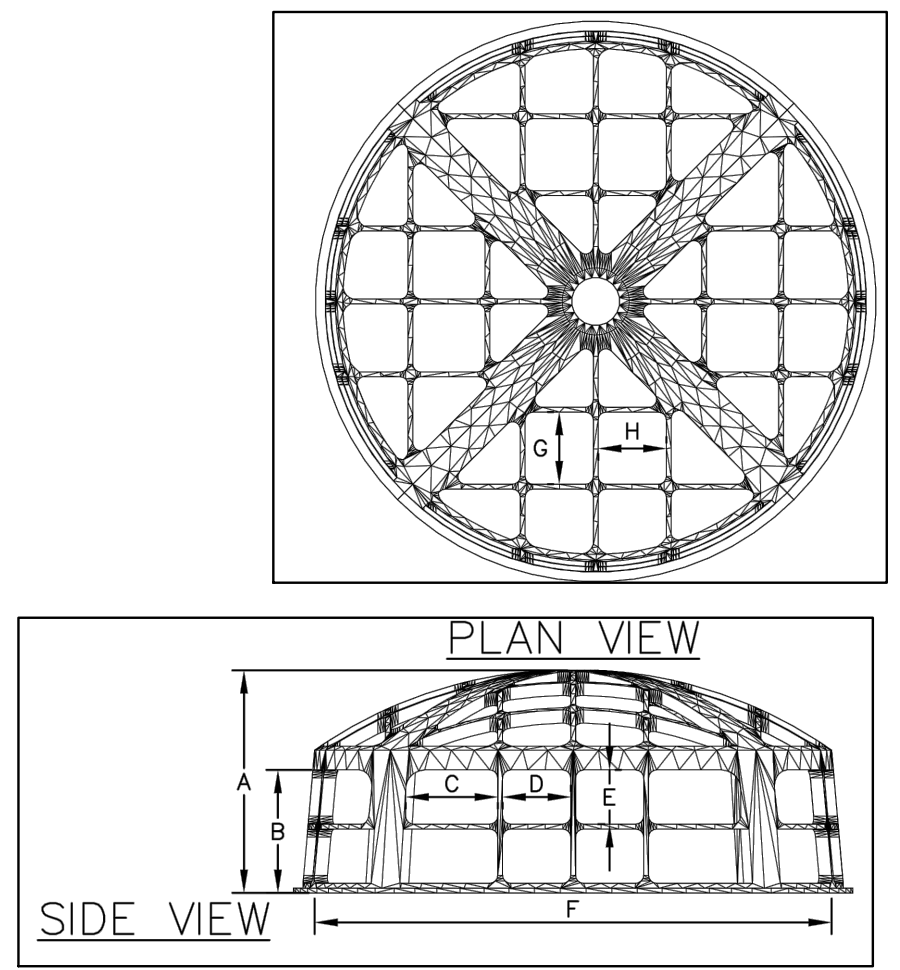
1. ANY PIPE LENGTHS SHOWN ON PLAN WILL BE FROM CENTER POINT OF STRUCTURE TO CENTER POINT OF STRUCTURE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS AND ELEVATIONS OF ALL SERVICES. RECORD DRAWINGS SHALL BE MAINTAINED BY CONTRACTOR AND KEPT UP TO DATE AS CONSTRUCTION PROGRESSES. ORIGINAL RECORD DRAWINGS SHALL BE PROVIDED TO ENGINEER UPON COMPLETION OF CONSTRUCTION.
3. INTAKE GRATES SHALL BE SET TO FINISHED PAVEMENT OR GROUND ELEVATIONS.
4. ALL STORM SEWER PIPE AND DRAINAGE STRUCTURE WORK SHALL BE DONE IN ACCORDANCE WITH ALL PERTAINING CITY AND STATE CODES, STANDARDS, ORDINANCES, & REQUIREMENTS IN PLACE AT TIME OF PLAN APPROVAL.
5. STORM SEWER MANHOLES STANDARD PRECAST CONCRETE 48" DIA. MANHOLES AS APPROVED BY THE CITY ENGINEERING SERVICES DEPARTMENT. PROVIDE STANDARD FRAME AND LID PER CITY.
6. CURB INTAKES ARE STANDARD CURB INTAKES AT A LOW POINT AS APPROVED BY THE CITY ENGINEERING SERVICES DEPARTMENT. RISER TO BE 48" DIA.
7. PROVIDE 15 TONS OF 8"-12" RIP RAP, 15" THICK OVER GEOGRID, CHANNELLED IN PLACE AT STORM SEWER OUTLET PIPES INTO DETENTION BASIN
8. PROVIDE FOOTING AT DISCHARGE POINT OF FES 12"x36"xWIDTH OF FES WITH 2-#8 TOP AND BOTTOM.



OUTLET STRUCTURE PLAN
NTS



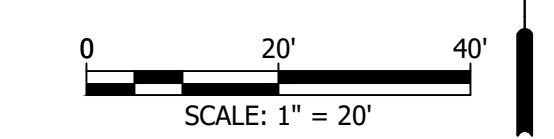
OUTLET STRUCTURE SECTION
NTS



ROUND SERIES TRASH RACKS

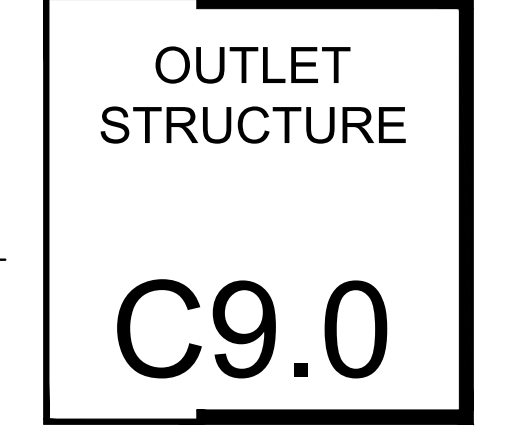
PART NO.	RISER		A	B	C	D	E	F	G	H
	CONCRETE INSIDE DIA.	CMP OR HDPE NOMINAL DIA.								
RS-24	24"ø	12"ø-18"ø	17 1/3"	13 1/3"	7 3/4"	6 1/4"	6 1/4"	27 1/2"	6 1/4"	7 1/2"

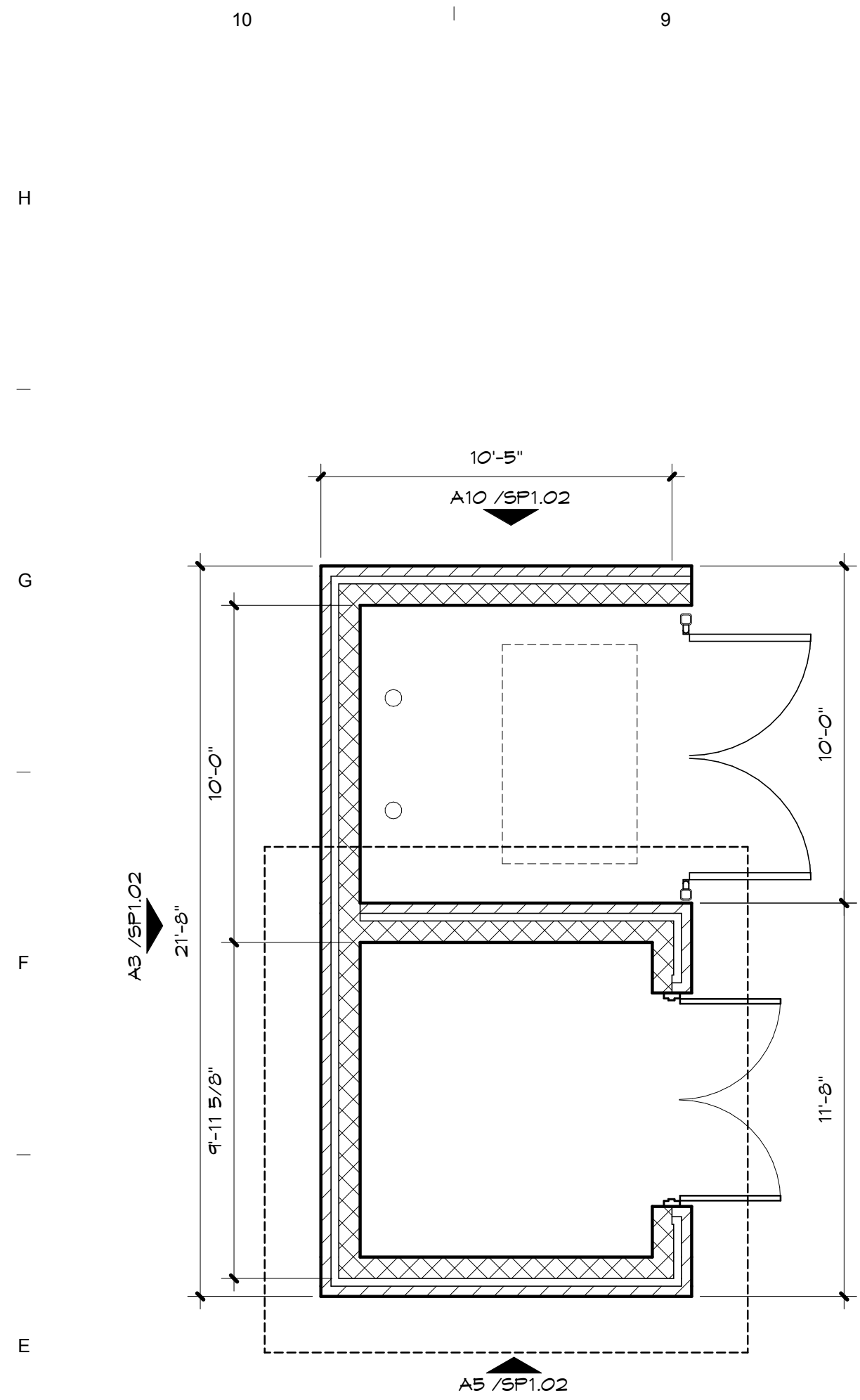
OUTLET STRUCTURE TRASH RACK
NTS



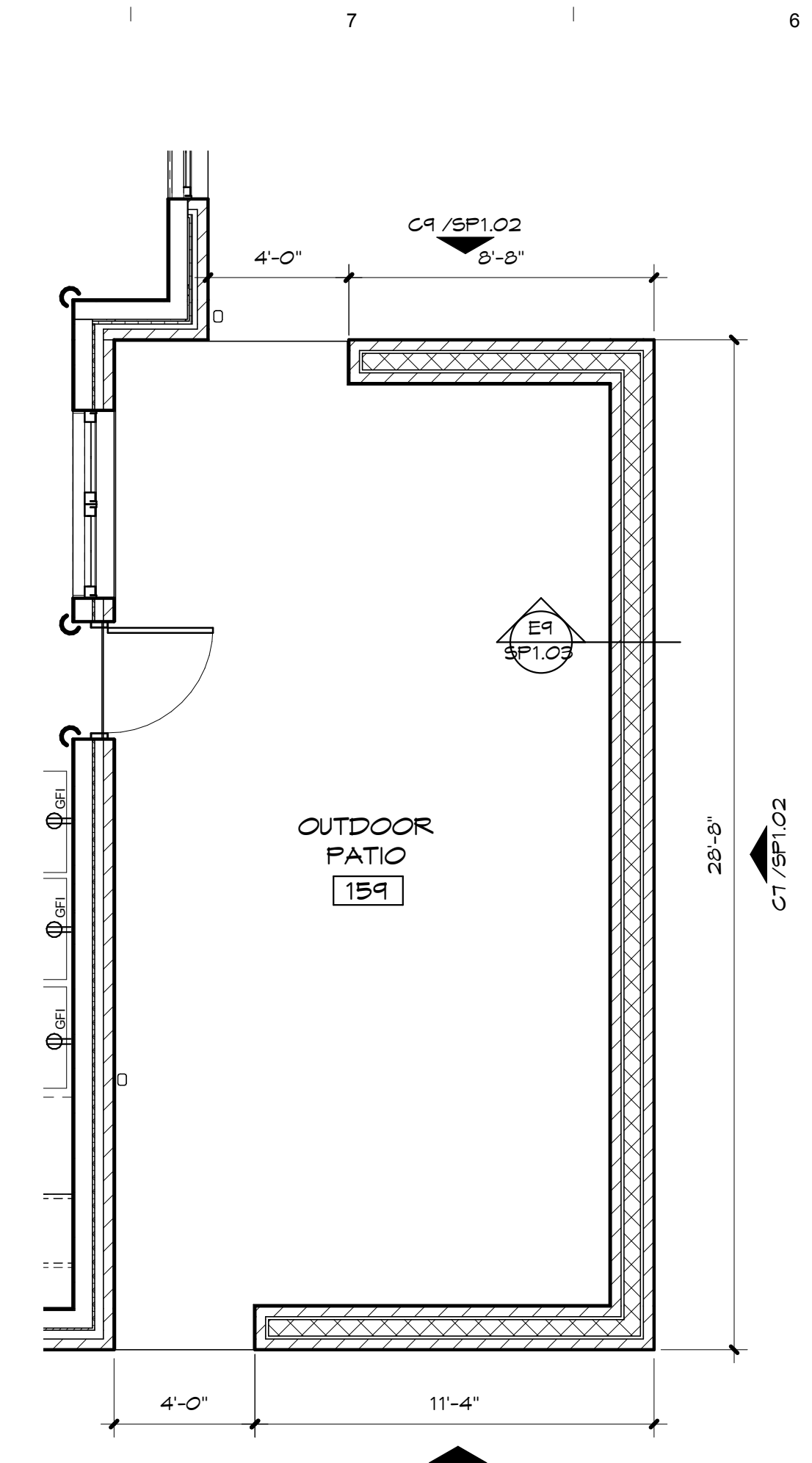
LEE'S SUMMIT STATION #3
PRYOR ROAD
LEE'S SUMMIT, MO 64081

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Missouri Certificate of Authority
#2003011262

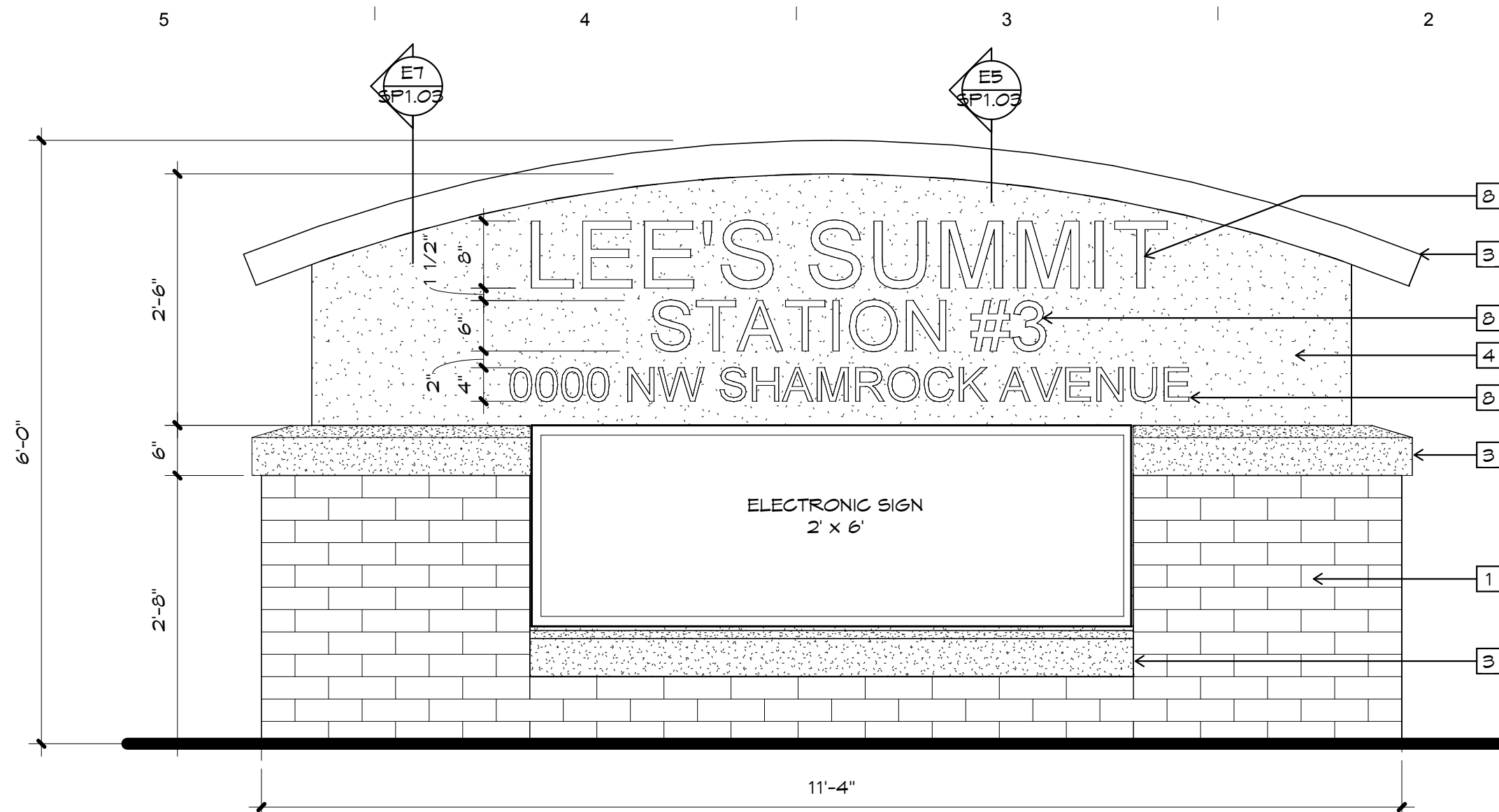




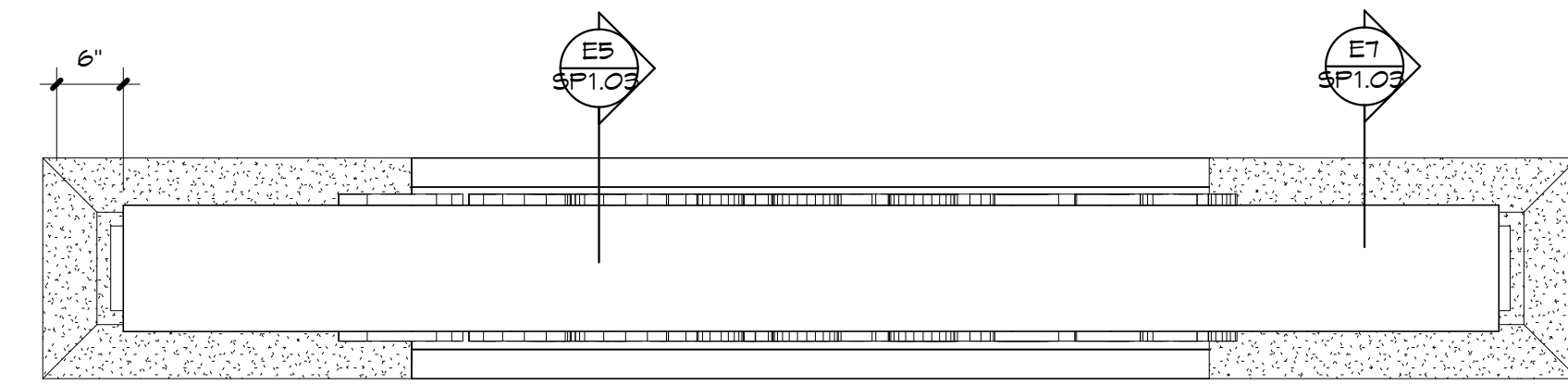
D10 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



D7 SCREEN WALL PLAN
1/4" = 1'-0"



F5 MONUMENT SIGN ELEVATION
3/4" = 1'-0"



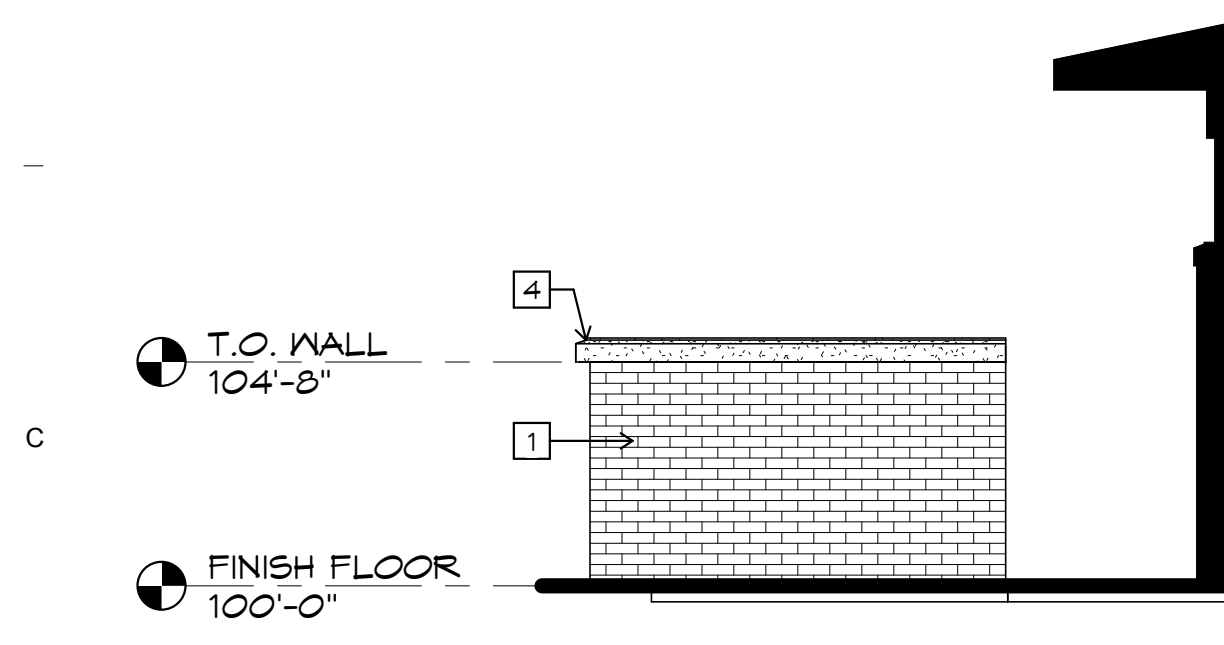
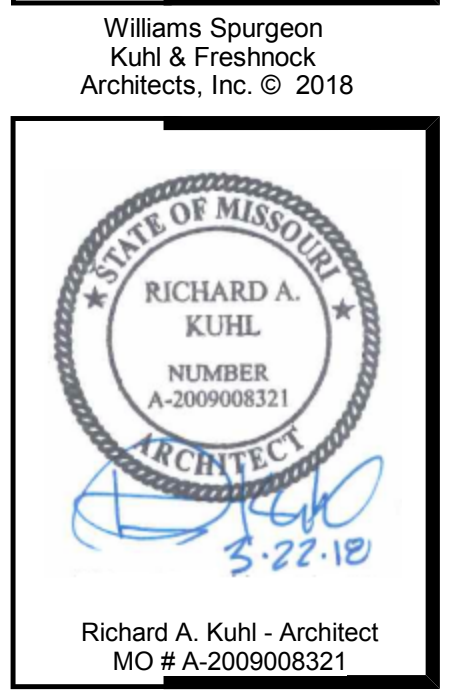
D5 MONUMENT SIGN PLAN
3/4" = 1'-0"

- GENERAL NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS. ANY DISCREPANCIES WHICH WILL PREVENT THE ACCOMPLISHMENT OF INTENT SHOWN ON DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
 - WHERE A CONDITION IS NOTED TYPICAL (TYP.), IT IS UNDERSTOOD THAT ALL SIMILAR CONDITIONS BE CONSTRUCTED OF THE SAME MATERIALS AND/OR DIMENSIONS.
 - ALL LOUVERS WHETHER SHOWN OR NOT SHOWN TO BE PAINTED TO MATCH ROOF OR ADJACENT MATERIAL; ARCHITECT TO SELECT COLOR.
- ELEVATION NOTES:**
- BRICK 1 - BASIS OF DESIGN COLOR: GLEN GERY SUMMERSET; SIZE: MODULAR
 - BRICK 2 - BASIS OF DESIGN COLOR: GLEN GERY BORDEAUX; SIZE: UTILITY
 - CAST STONE - BASIS OF DESIGN COLOR: CONTINENTAL STONE #1100 LIGHT GRAY; RE: XX/AB.OX
 - EIFS - COLOR 1 - COLOR: DRYVIT #13 AMARILLO WHITE, TEXTURE: SANDPEBBLE FINISH
 - EIFS BAND - COLOR 2 - COLOR: DRYVIT #456 OYSTER SHELL, TEXTURE: SANDPEBBLE FINISH
 - HOLLOW METAL DOOR, COLOR: CHAMPAGNE
 - STANDING SEAM METAL ROOF, COLOR: CHAMPAGNE
 - ALUMINUM PIN MOUNTED LETTERS: DARK BRONZE
 - NOT USED
 - 8" STL. BOLLARD; PAINT, COLOR CHAMPAGNE
 - EIFS CONTROL JOINT
 - MASONRY CONTROL JOINT
 - 2' x 2' STL. TUBE GATE FRAME W/ 16 GA. PERF. METAL PANEL CENTERED, WELD TO BACK FROM FRAME. PAINT TO MATCH CHAMPAGNE ROOF

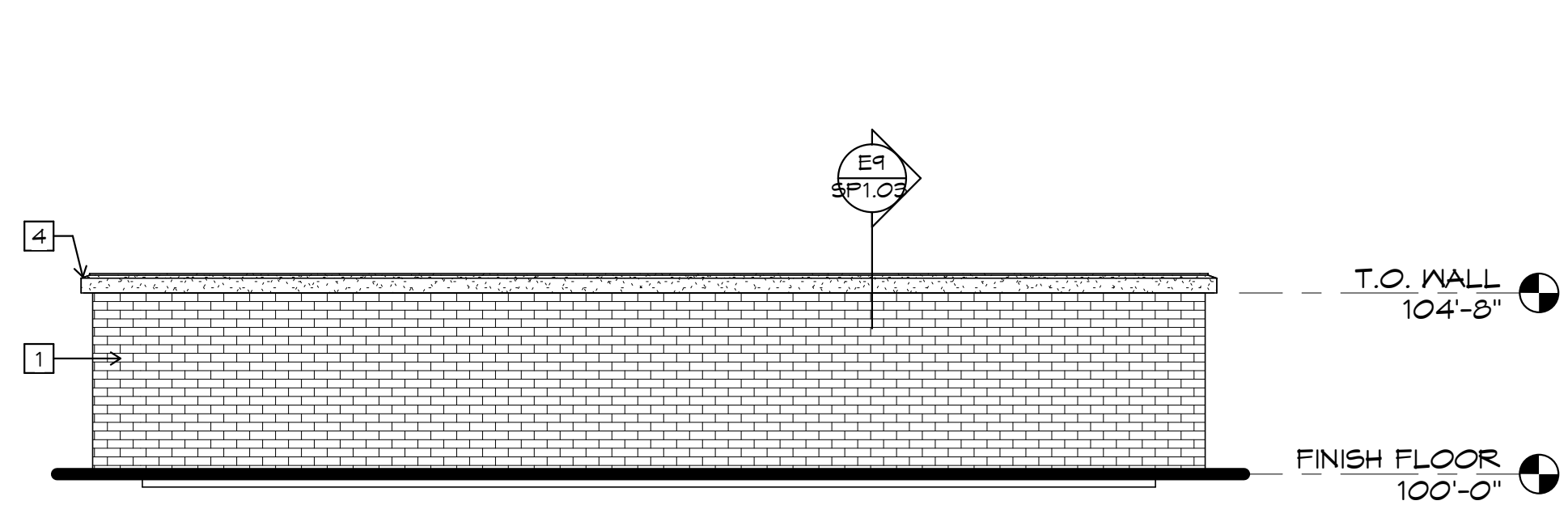
JOB NUMBER
17016

ISSUE DATE
03/22/2018

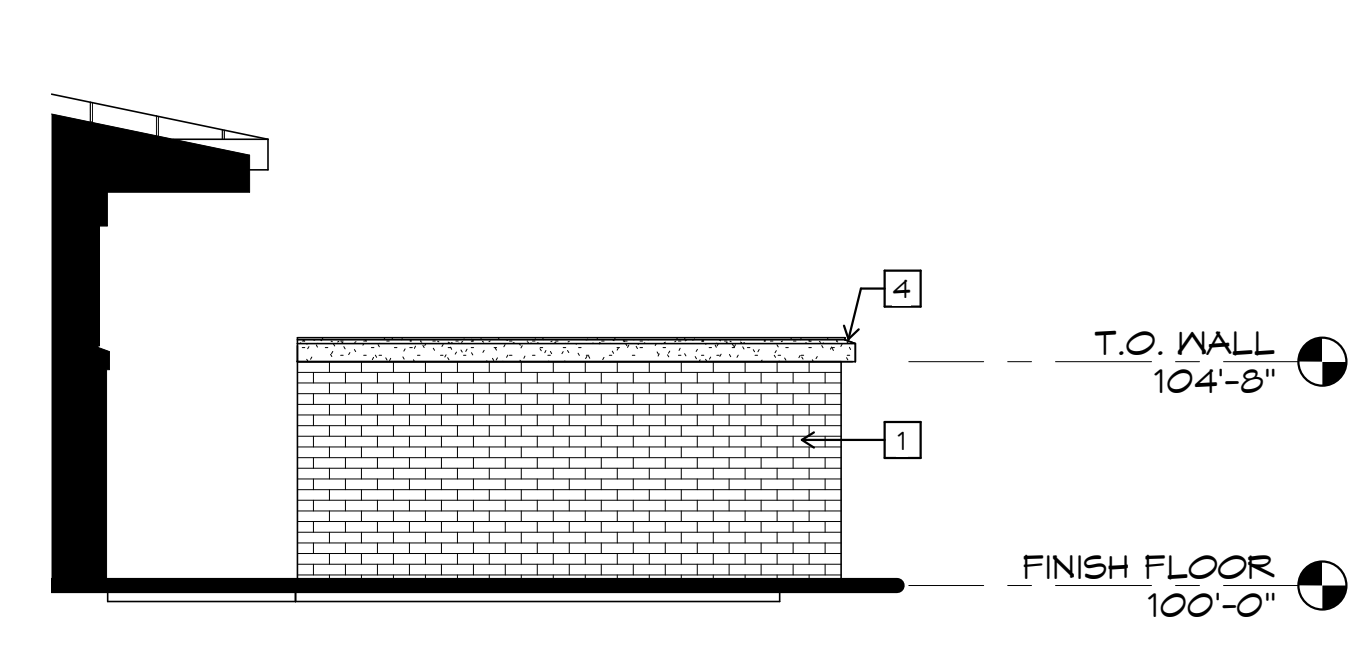
REVISIONS



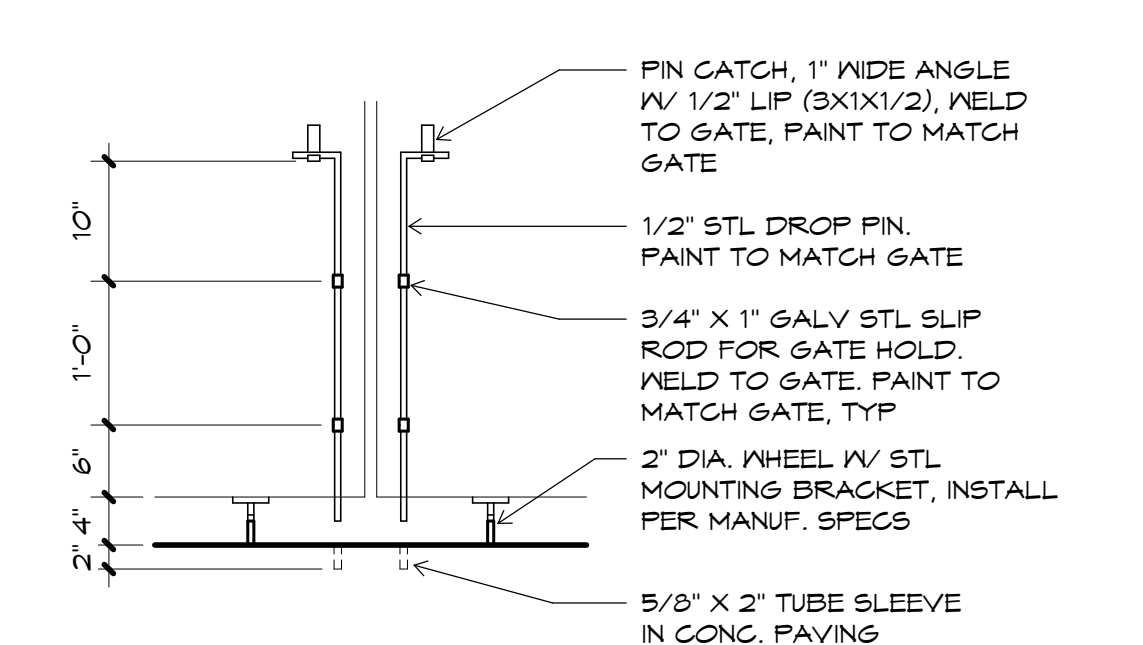
C9 NORTH ELEVATION
1/4" = 1'-0"



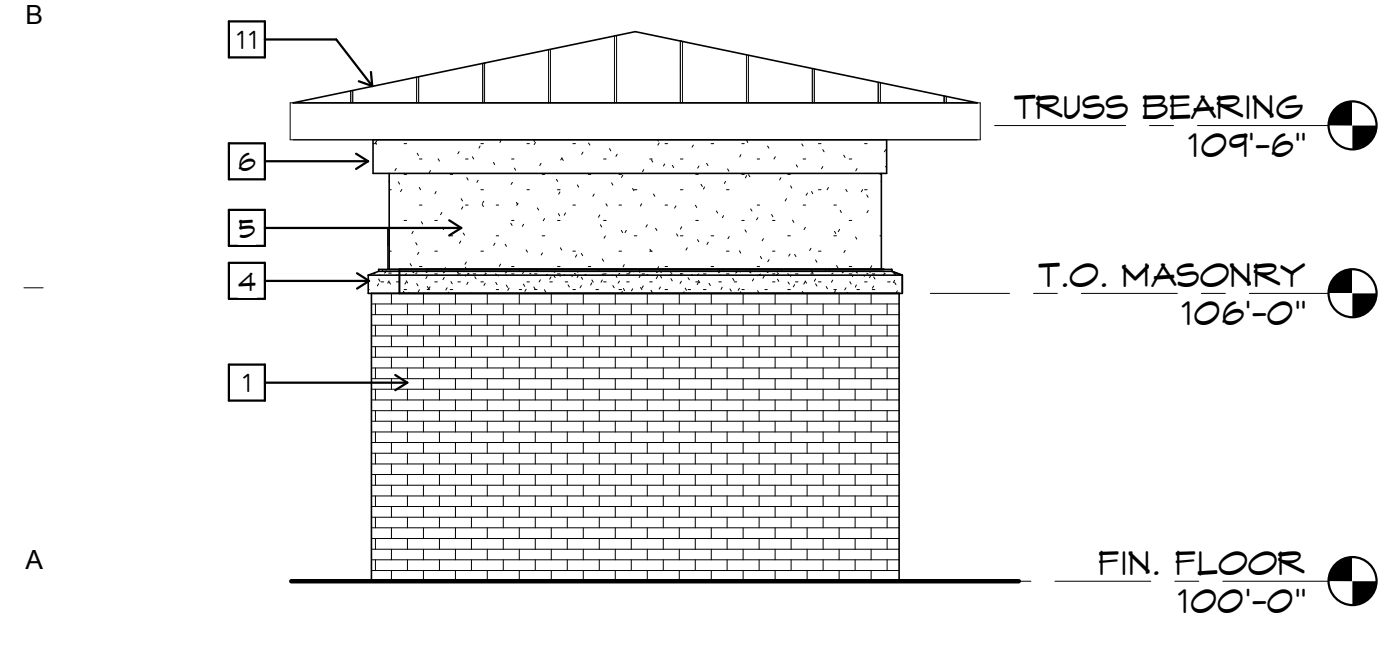
C7 EAST ELEVATION
1/4" = 1'-0"



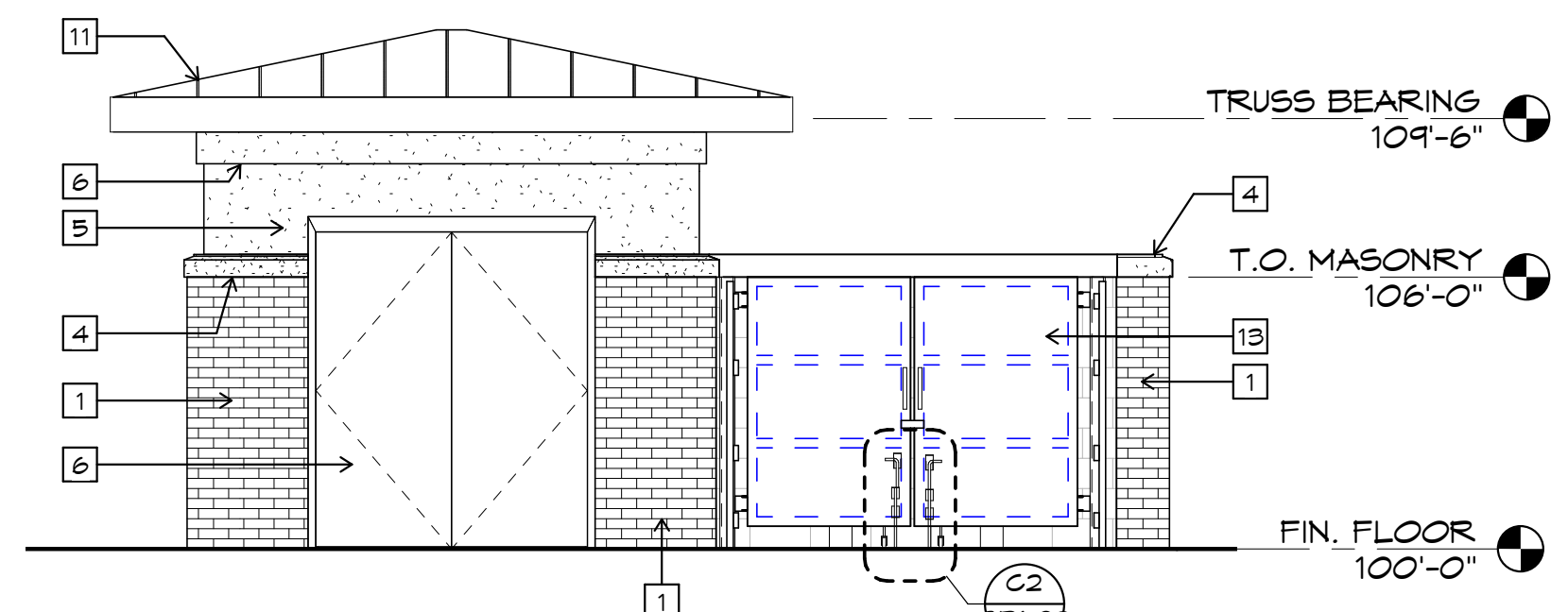
C4 SOUTH ELEVATION
1/4" = 1'-0"



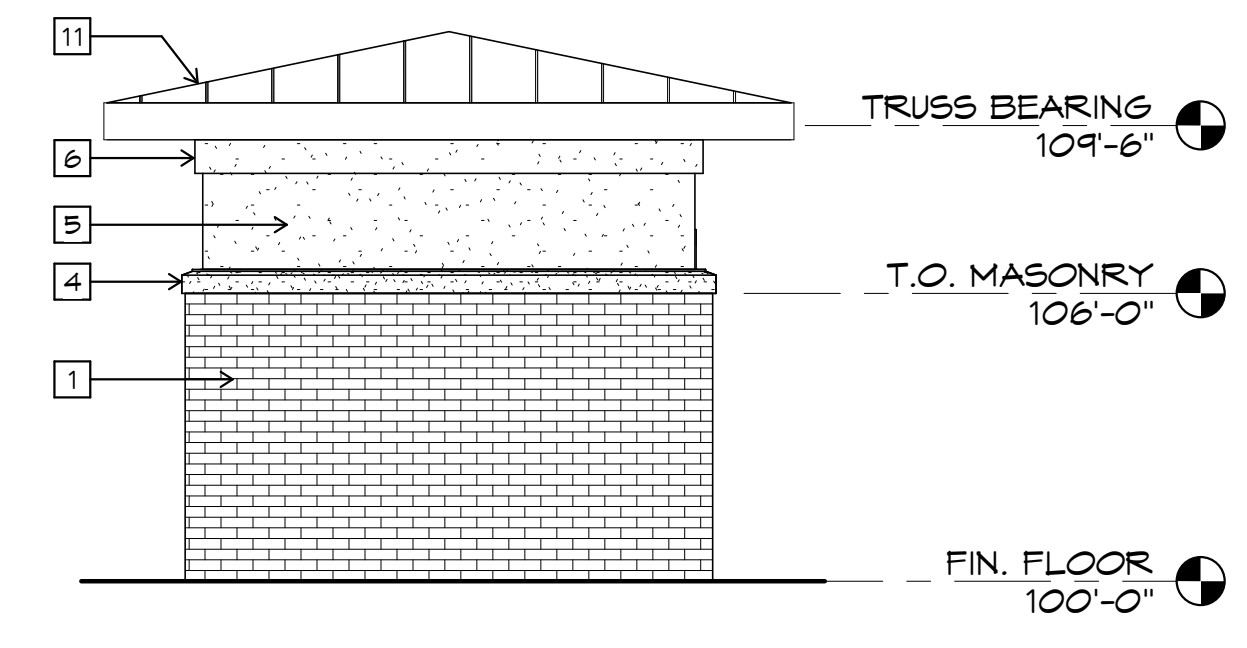
C2 TRASH ENCLOSURE DETAIL
3/4" = 1'-0"



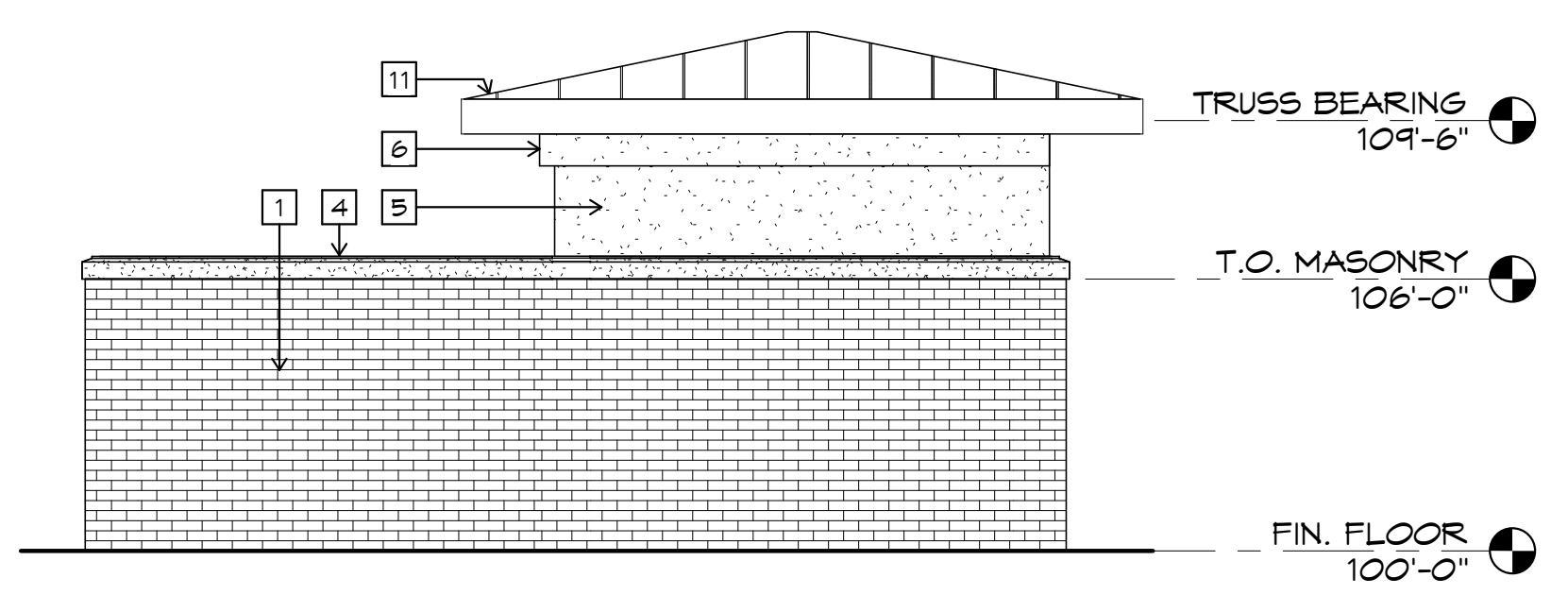
A10 NORTH ELEVATION
1/4" = 1'-0"



A7 EAST ELEVATION
1/4" = 1'-0"



A5 SOUTH ELEVATION
1/4" = 1'-0"



A3 WEST ELEVATION
1/4" = 1'-0"

LEE'S SUMMIT STATION #3
PRYOR ROAD
LEE'S SUMMIT, MO 64081
CLIENT NAME

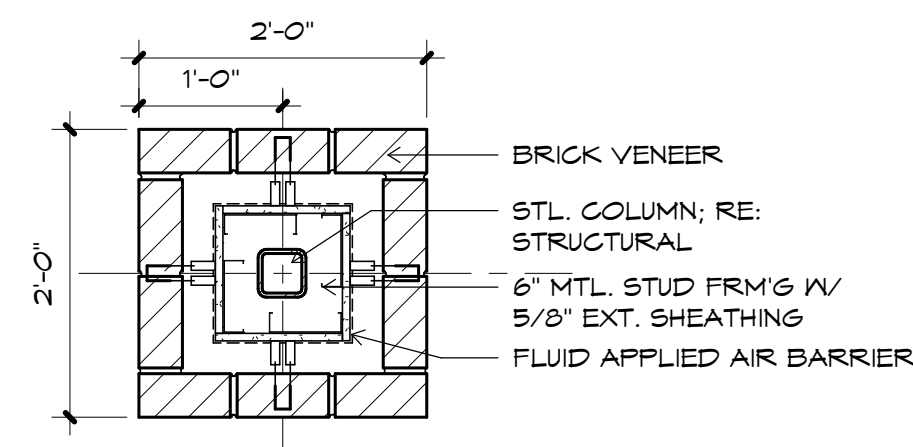
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Missouri Certificate of Authority #2003011262

SITE DETAILS
SP1.02

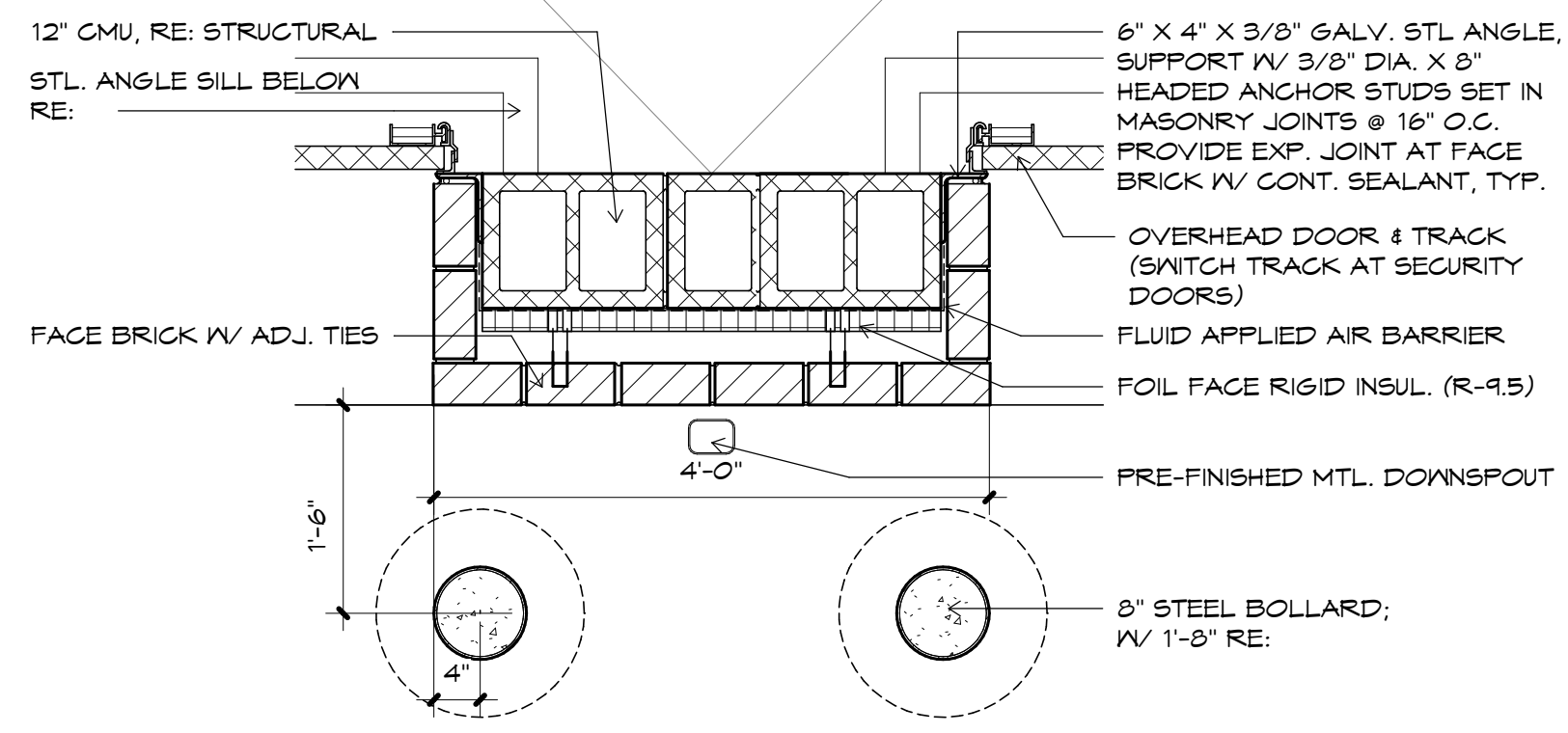
110 Armour Road North Kansas City, Missouri 64116 Tel. 816.300.4101 Fax 816.300.4102

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Lee's Summit Station
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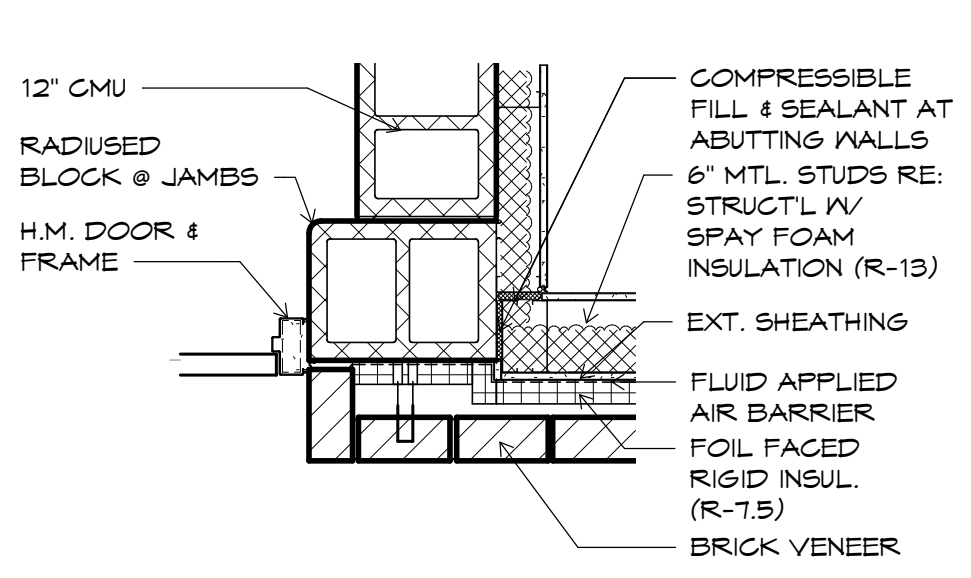
G9 COLUMN PLAN
3/4" = 1'-0"



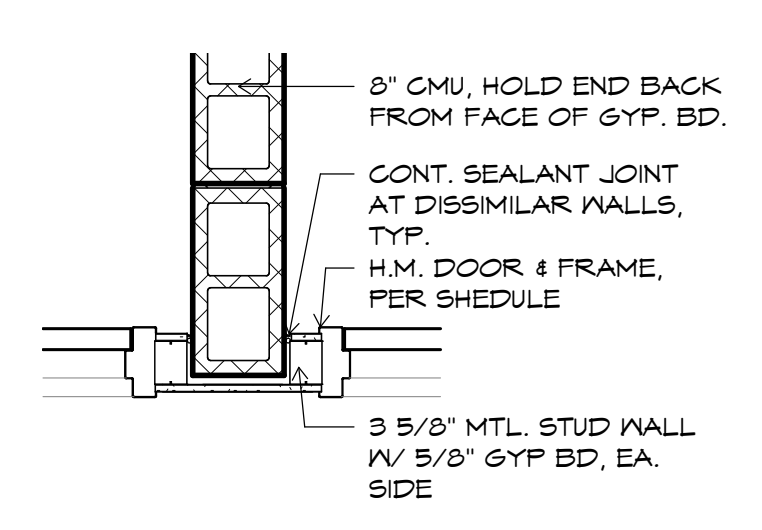
G7 WALL DETAIL
3/4" = 1'-0"



G5 WALL DETAIL
3/4" = 1'-0"



G3 WALL DETAIL
3/4" = 1'-0"



PARTITION TYPE LEGEND

- BASIC MATERIAL:**
 C CONCRETE (NON-STRUCTURAL WALLS ONLY)
 M MASONRY (CMU)
 S METAL STUD
 W WOOD STUD
- NOMINAL SIZE:**
 0 7/8" FURRING CHANNEL
 1 1 5/8" STUD
 2 2 1/2" STUD
 3 3 5/8" STUD
 4 4" CONCRETE, MASONRY, METAL STUD OR 2X4 WOOD STUD
 6 6" CONCRETE, MASONRY, METAL STUD OR 2X6 WOOD STUD
 8 8" CONCRETE, MASONRY
 10 10" CONCRETE, MASONRY
 12 12" CONCRETE, MASONRY

- APPLIED LAYERS:**
 A. 1 LAYER 5/8" DRYWALL / TILE BACKING PANEL
 B. 2 LAYERS 5/8" DRYWALL / TILE BACKING PANEL
 C. 1 LAYER 5/8" DRYWALL ON 1/8" METAL FURRING CHANNEL
 D. 1 LAYER 5/8" DRYWALL ON 1 5/8" STUD FURRING
 E. 1 LAYER 5/8" DRYWALL ON 3 5/8" STUD FURRING
 F. 1 LAYER 1/2" DRYWALL
 G. Other letters as required for each project

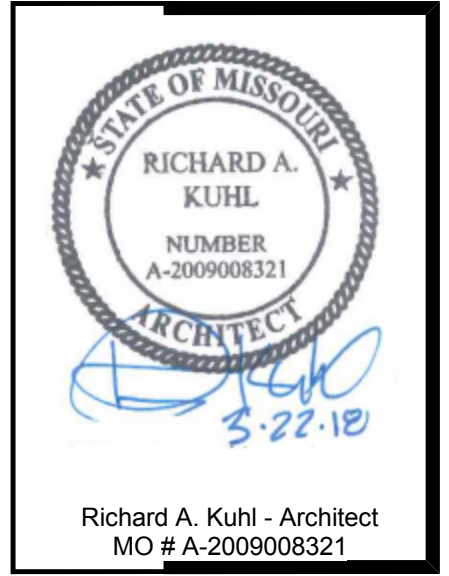
- MODIFYING CONDITIONS:**
 1. COMPLETE WALL ASSEMBLY IS CONTINUOUS TO BOTTOM OF ROOF DECK OR BOTTOM OF ASSEMBLY ABOVE.
 2. PARTIAL HEIGHT WALL, REFER TO SECTIONS / ELEVATIONS ON FLOOR PLAN FOR HEIGHT OF WALL.
 3. PROVIDE ACOUSTIC BATT INSULATION; FULL CAVITY WIDTH AND FULL WALL HEIGHT.
 4. COMPLETE WALL ASSEMBLY EXTENDS TO 6" ABOVE ADJOINING CEILING, BRACE WALL AS REQUIRED.
 5. FIRE PARTITION - UL ????
 6. FIRE BARRIER - UL ????
 7. SMOKE BARRIER

- GENERAL NOTES:**
 1. IF PARTITION CONSISTS OF TWO DESIGNATED SYSTEMS AND IS A RATED WALL, BOTH SYSTEMS MUST RETAIN THE RATING. RATINGS MUST ALSO BE MAINTAINED AT THE JOINT BETWEEN THE SYSTEMS.
 2. PROVIDE TILE BACKER BOARD WHERE REQUIRED AS SUBSTRATE FOR FINISHES. REFER TO FINISH SCHEDULE FOR WALL FINISH AND SPECIFICATIONS.
 3. PROVIDE MOISTURE RESISTANT DRYWALL PER FINISH SCHEDULE AND SPECIFICATIONS.
 4. REFER TO STRUCTURAL DETAILS FOR MASONRY REQUIREMENTS.
 5. THE PARTITION CONSTRUCTION WILL MAINTAIN ITS DESIGNATION TO THE POINT OF AN INTERSECTING WALL. IF NO CHANGE IN DESIGNATION IS SHOWN BEYOND THE INTERSECTION, THE PREVIOUS PARTITION DESIGNATION APPLIES TO BOTH.
 6. ALL CORRIDORS TO RECEIVE ABUSE RESISTANT DRYWALL TO 4'-0" A.F.F.

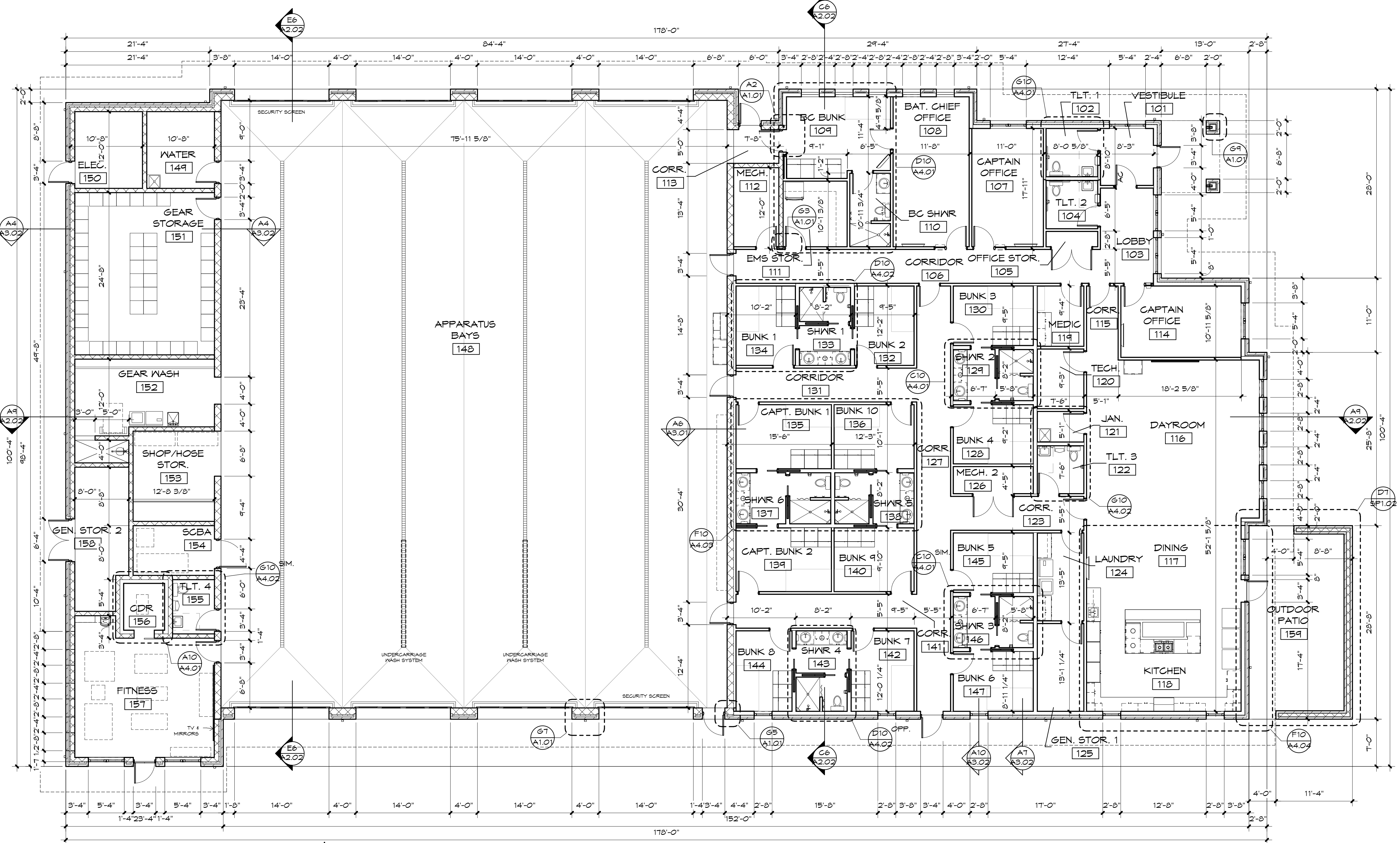
- PARTITION TYPE SYMBOL**
- BASIC MATERIAL
 - BASIC SIZE
 - APPLIED LAYERS CODE
 - MODIFYING CONDITIONS CODE
- SBAA.1**
- FIRE & SMOKE RATED PARTITION INDICATION**
- [Symbol] FIRE PARTITION; ONE HOUR FIRE RATED - UL ????
 - [Symbol] FIRE PARTITION; TWO HOUR FIRE RATED - UL ????
 - [Symbol] FIRE PARTITION; THREE HOUR FIRE RATED - UL ????
 - [Symbol] SMOKE PARTITION; RESIST PASSAGE OF SMOKE

JOB NUMBER
17016
ISSUE DATE
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REVISIONS

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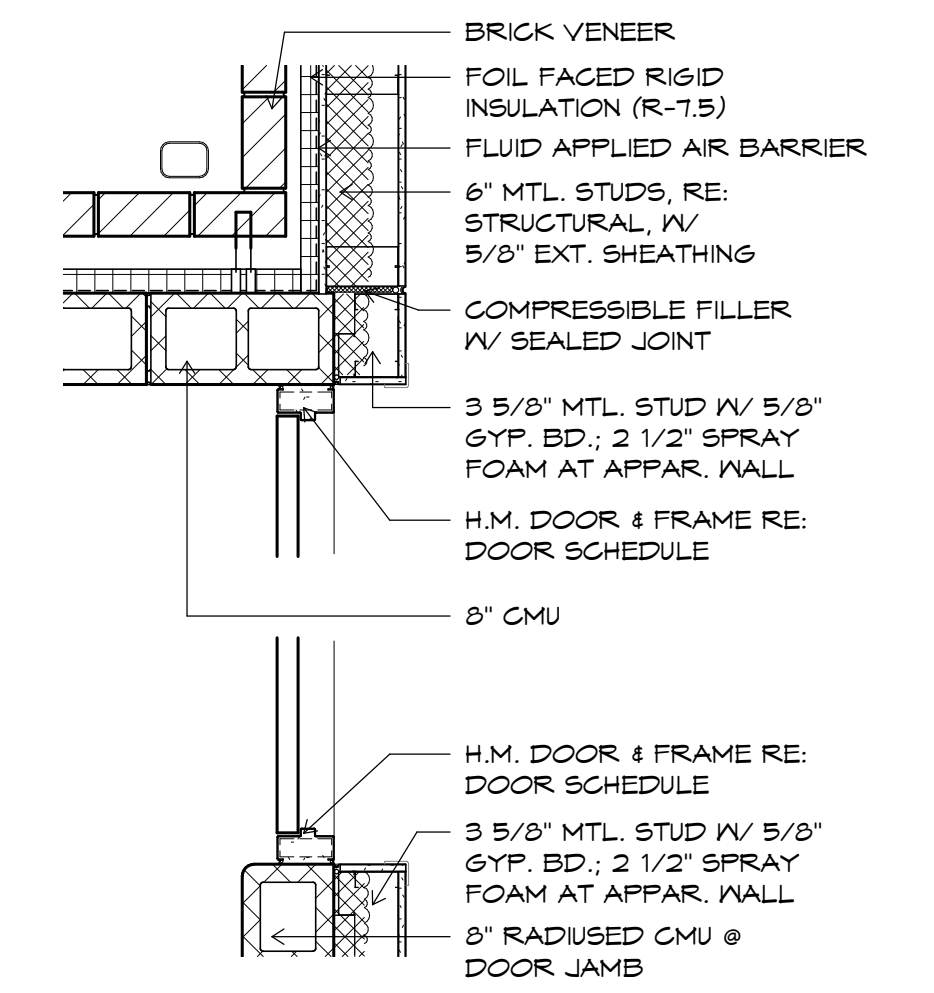
Richard A. Kuhl - Architect
MO #A-200908321



A9 FIRST FLOOR PLAN
1/8" = 1'-0"



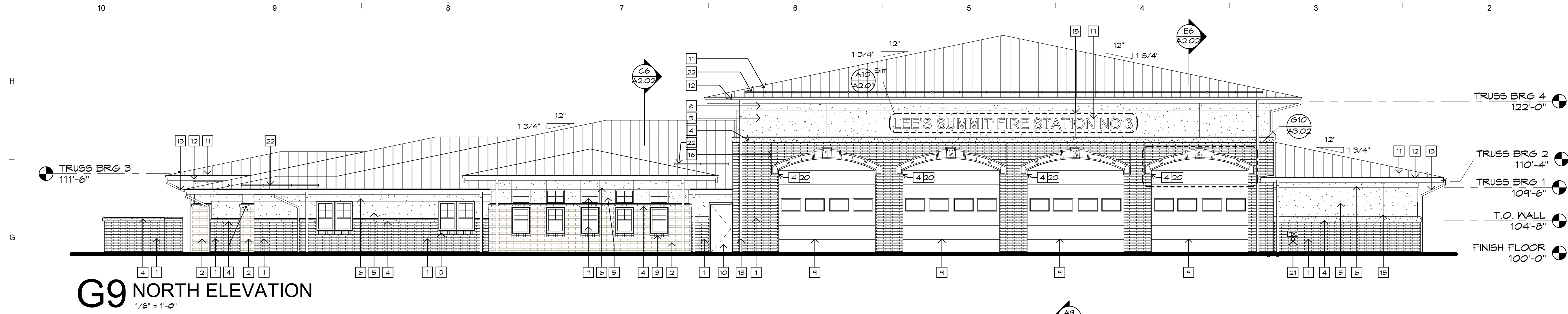
A2 WALL DETAIL
3/4" = 1'-0"



LEE'S SUMMIT STATION #3
 PRYOR ROAD
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 CLIENT NAME

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FIRST FLOOR
DIMENSION
PLAN
A1.01

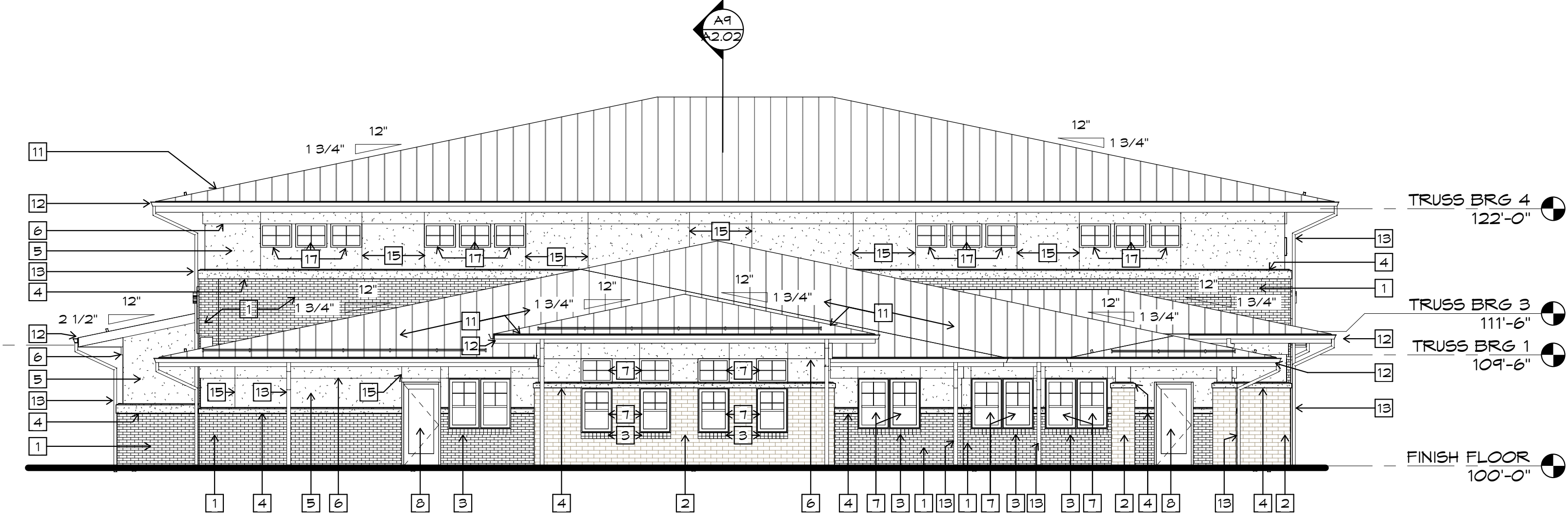


G9 NORTH ELEVATION
1/8" = 1'-0"

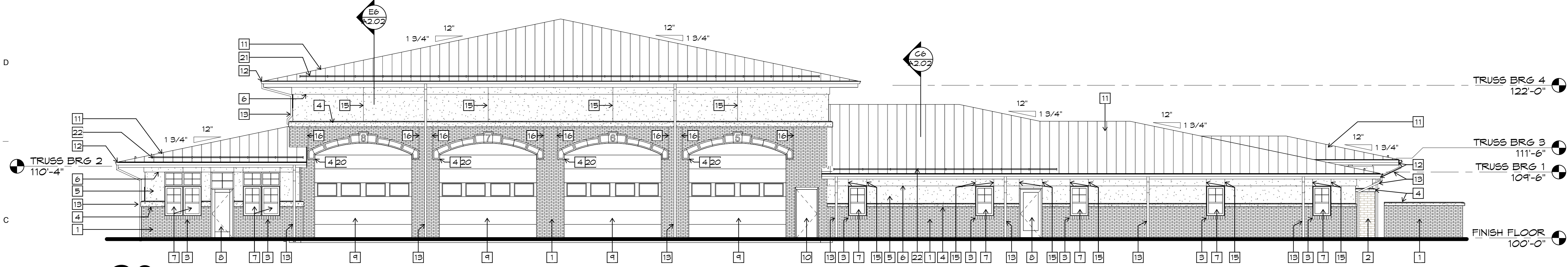
EXTERIOR MATERIALS TO MATCH LEE'S SUMMIT FIRE STATION #2 (SEE IMAGE BELOW).



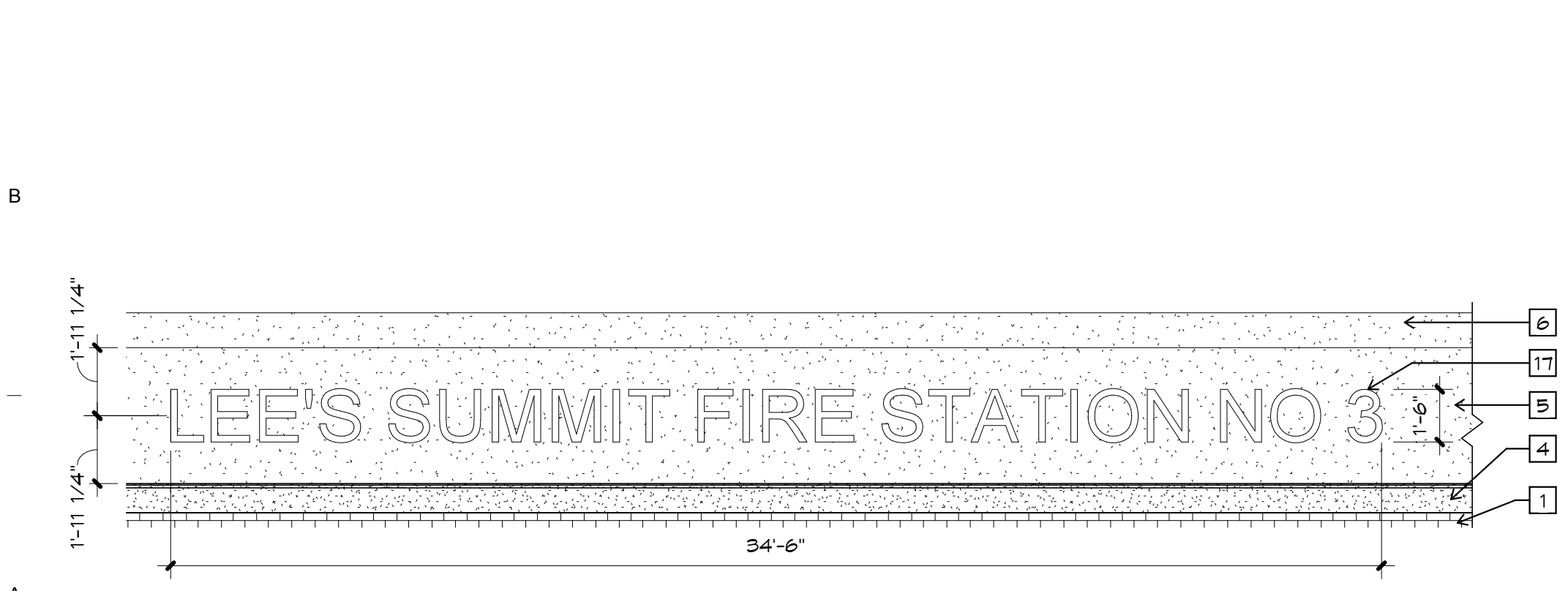
E10 FRONT ELEV. OF LEE'S SUMMIT FIRE STATION #2
NOT TO SCALE



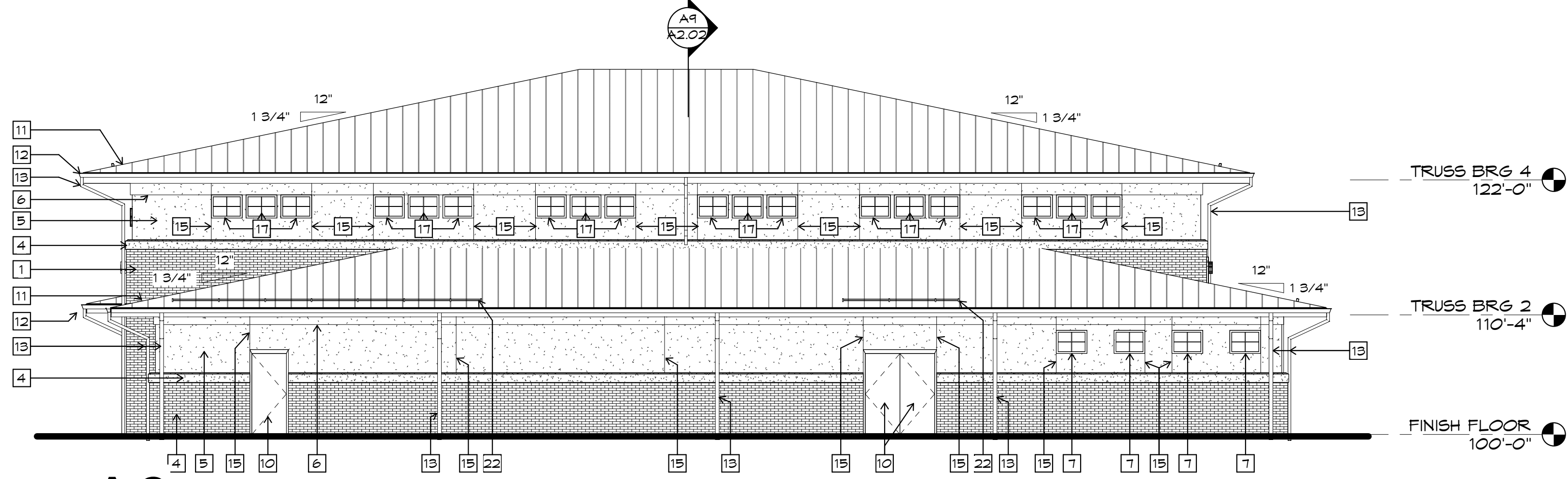
E6 EAST ELEVATION
1/8" = 1'-0"



C9 SOUTH ELEVATION
1/8" = 1'-0"



A10 NORTH ELEVATION ALUMINUM SIGNAGE
1/4" = 1'-0"



A6 WEST ELEVATION
1/8" = 1'-0"

- GENERAL NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS. ANY DISCREPANCIES WHICH WILL PREVENT THE ACCOMPLISHMENT OF INTENT SHOWN ON DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
 - WHERE A CONDITION IS NOTED 'TYPICAL' (TYP.), IT IS UNDERSTOOD THAT ALL SIMILAR CONDITIONS BE CONSTRUCTED OF THE SAME MATERIALS AND/OR DIMENSIONS.
 - ALL LOUVERS WHETHER SHOWN OR NOT SHOWN TO BE PAINTED TO MATCH ROOF OR ADJACENT MATERIAL; ARCHITECT TO SELECT COLOR.
- ELEVATION NOTES:**
- BRICK 1 - BASIS OF DESIGN COLOR: GLEN GERY SUMMERSET; SIZE: MODULAR
 - BRICK 2 - BASIS OF DESIGN COLOR: GLEN GERY BORDEAUX; SIZE: UTILITY
 - SLOPED BRICK SILL -
 - CAST STONE - BASIS OF DESIGN COLOR: CONTINENTAL STONE #1100 LIGHT GRAY; RE: XX/AS.OX
 - EIFS - COLOR 1 - COLOR: DRYVIT # 113 AMARILLO WHITE, TEXTURE: SANDPEBBLE FINISH
 - EIFS BAND - COLOR 2 - COLOR: DRYVIT #456 OYSTER SHELL, TEXTURE: SANDPEBBLE FINISH
 - ALUMINUM WINDOW, COLOR: EFGO ULTRA-ESCENT II ASTI
 - ALUMINUM DOOR, COLOR: EFGO ULTRA-ESCENT II ASTI CHAMPAGNE
 - OVERHEAD DOOR, COLOR: EFGO ULTRAPON 2-COAT LIGHT BROWN
 - HOLLOW METAL DOOR, COLOR: EFGO ULTRAPON 2-COAT LIGHT BROWN
 - STANDING SEAM METAL ROOF, COLOR: CHAMPAGNE
 - PREFINISHED METAL GUTTER; COLOR: CHAMPAGNE
 - PREFINISHED METAL DOWNSPOUT, COLOR: CHAMPAGNE; EXTEND DOWNSPOUT INTO STORM SEWER BOOT; RE: CIVIL DWGS.; PROVIDE BOOT COVER TO MATCH DOWNSPOUT
 - 8" STL. BOLLARD; PAINT, COLOR TO BE SELECTED BY ARCHITECT
 - EIFS CONTROL JOINT
 - MASONRY CONTROL JOINT
 - METAL/PLUMBING EQUIPMENT @ ROOF, PAINT TO MATCH ROOF, TYP.
 - PREFINISHED LOUVER VENT PER MEP; COLOR TO MATCH ADJACENT MATERIAL
 - PROVIDE END DAMS & KEEP VENTS AT ENDS OF ROLLED PLATE & ARCH. TYP.
 - FIRE DEPARTMENT CONNECTION (FDC)
 - SNOW GUARDS; COLOR TO MATCH ROOF; CHAMPAGNE

JOB NUMBER
17016

ISSUE DATE
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REVISIONS

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Richard A. Kuhl - Architect
MO # A-200908321

LEE'S SUMMIT STATION #3
PRYOR ROAD
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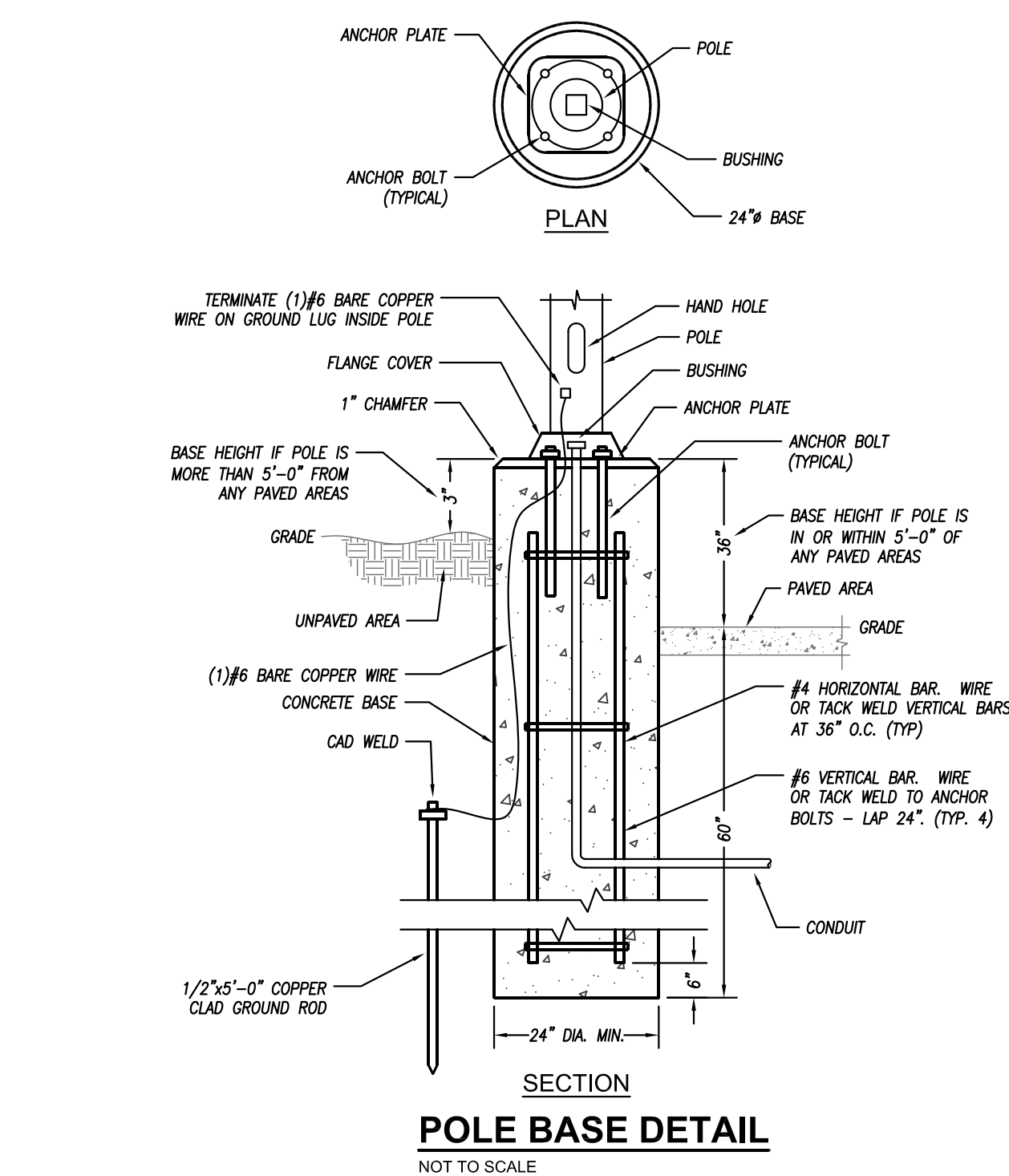
EXTERIOR ELEVATIONS
A2.01

110 Armour Road North Kansas City, Missouri 64116 Tel. 816.300.4101 Fax 816.300.4102

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LIGHT FIXTURE SCHEDULE - SITE LIGHTING				
FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP NUMBER / DESCRIPTION
C	WILLIAMS	L60 SERIES	6" ROUND RECESSED DOWNLIGHT, DIE-FORMED STEEL PAN WITH FINNED, EXTRUDED ALUMINUM PASSIVE HEAT SINK, SELF-FLANGED, SEMI-SPECULAR LOW IRIDESCENT FINISH ALUMINUM REFLECTOR WITH WIDE BEAM ANGLE/DISTRIBUTION, INTEGRAL LED DRIVER PRE-WIRED FOR 0-10V DIMMING APPLICATIONS.	ONE (1) 80 WATT, 5900 LUMEN, L90C LUMEN PACKAGE, 4000K CCT.
P1	KIM	ARCHETYPE AR SERIES	ARCHITECTURAL POLE-MOUNTED FIXTURE, DIE-CAST ALUMINUM HOUSING, DIE-CAST DOOR FRAME WITH CAM LATCH, INTEGRAL HINGE, AND FULL SILICONE GASKETING, IES TYPE III NFO DISTRIBUTION, CAST ALUMINUM SUPPORT ARM, INTEGRAL 0-10V DIMMING LED DRIVER, UL-LISTED WET LOCATION, PROVIDE WITH 12" HIGH, SQUARE STRAIGHT STEEL POLE, POWDER COAT FINISH DARK BRONZE - COORDINATE EXACT COLOR WITH ARCHITECT.	SIX (6) PICCEMITTER MODULES, TOTAL OF 65 WATTS, 4374 LUMENS, 5000K CCT.
S1	KIM	ARCHETYPE AR SERIES	ARCHITECTURAL POLE-MOUNTED FIXTURE, DIE-CAST ALUMINUM HOUSING, DIE-CAST DOOR FRAME WITH CAM LATCH, INTEGRAL HINGE, AND FULL SILICONE GASKETING, IES TYPE III NFO DISTRIBUTION, CAST ALUMINUM SUPPORT ARM, INTEGRAL 0-10V DIMMING LED DRIVER, UL-LISTED WET LOCATION, PROVIDE WITH 12" HIGH, SQUARE STRAIGHT STEEL POLE, POWDER COAT FINISH DARK BRONZE - COORDINATE EXACT COLOR WITH ARCHITECT.	SIX (6) PICCEMITTER MODULES, TOTAL OF 65 WATTS, 4447 LUMENS, 5000K CCT.
S2	KIM	ARCHETYPE AR SERIES	SAME AS TYPE "S1" FIXTURE EXCEPT FURNISH POLE AND MOUNTING ARMS FOR MOUNTING OF TWO (2) FIXTURES ON POLE IN 180° ORIENTATION.	SIX (6) PICCEMITTER MODULES, TOTAL OF 65 WATTS, 4447 LUMENS, 5000K CCT.
X	WILLIAMS	VF2 SERIES	ARCHITECTURAL WIDE DISTRIBUTION FLOOD LIGHT, DIE-CAST HOUSING WITH STAINLESS STEEL, INTEGRAL LED DRIVER PRE-WIRED FOR 0-10V DIMMING APPLICATIONS, MOUNTED TO SIDE OF SITE POLE AT 15' ABOVE GRADE.	ONE (1) 53 WATT, 5700 LUMEN, L57C LUMEN PACKAGE, 4000K CCT.

REMARKS:
1. FURNISH WITH AND INSTALL ALL NECESSARY HARDWARE AND MOUNTING BRACKETS.



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FEATURES:
• Full spectrum technology
• Full light output
• Available in 3000K, 4000K and 5000K standard CCT

CERTIFICATIONS:
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• UL
• IESNA
• DLC

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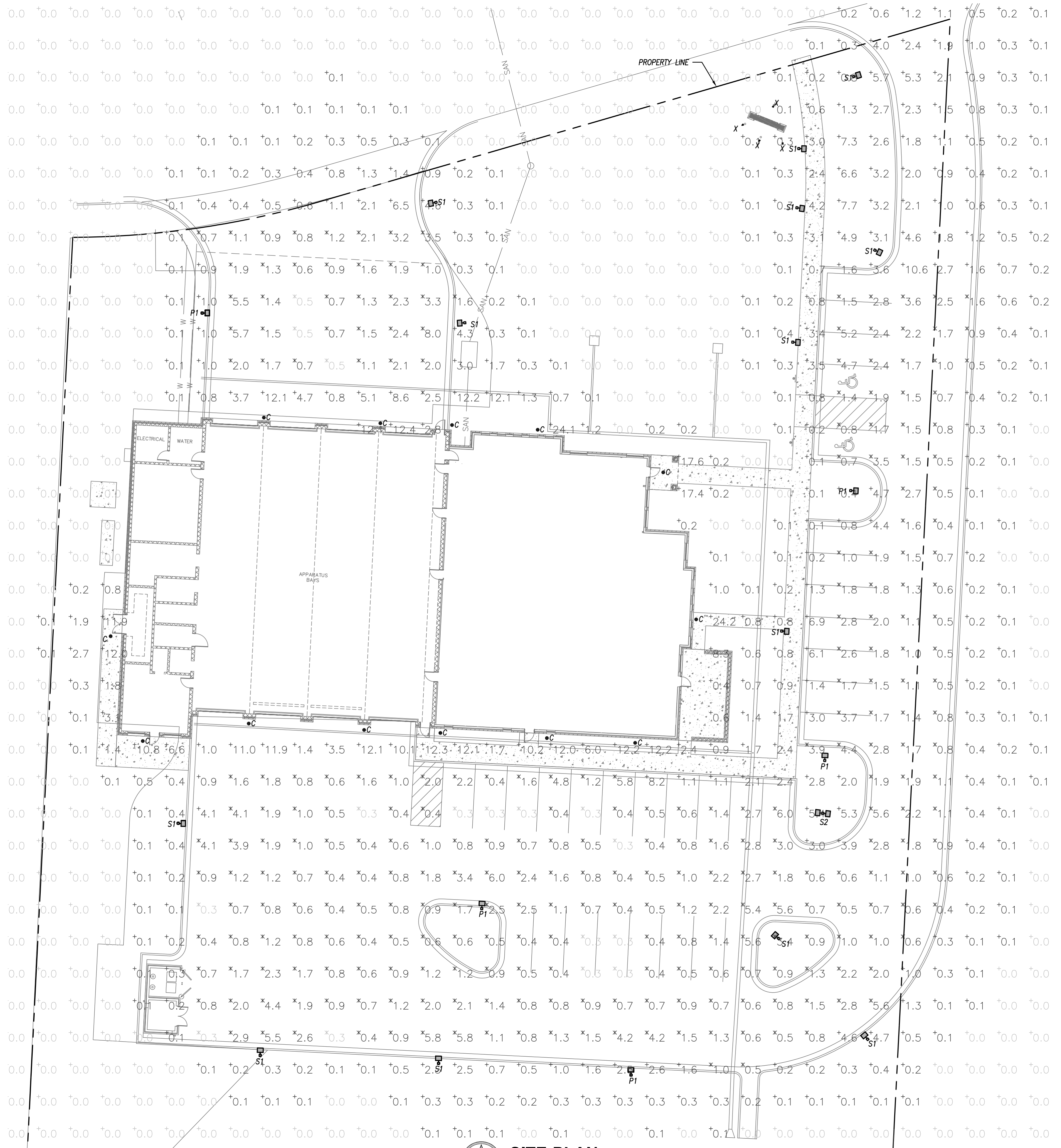
Configuration	SKU	Notes	Electrical Data	Physical Data	Mounting Options
1x 6" Round Downlight	SAR1	Standard	80W, 5900lm, 4000K	6" Dia, 1.5" H	Standard
6x 6" Round Downlight	SAR6	Standard	480W, 35400lm, 4000K	6" Dia, 1.5" H	Standard

DESCRIPTION	MAINTAINED LIGHTING LEVELS			UNIFORMITY	
	AVG. (F.C.)	MAX. (F.C.)	MIN. (F.C.)	MAX. / MIN.	AVG. / MIN.
DRIVE WAY	1.9	8.0	0.5	16.0:1	3.8:1
PARKING LOT	1.5	6.0	0.3	20.0:1	5.0:1

NOTES:
1. NUMBERS INDICATE FOOTCANDLE LEVELS AT GRADE.
2. CALCULATIONS PERFORMED USING VISUAL 2.05.
3. THERE SHALL BE NO DIRECT ILLUMINATION OF RESIDENTIAL PROPERTIES ADJACENT TO THIS PROPERTY OR ACROSS PUBLIC RIGHT-OF-WAY.

GENERAL SITE PLAN NOTES

1. ALL POLE MOUNTED FIXTURES ARE NOT TO EXCEED 15' MOUNTING HEIGHT FROM GRADE TO TOP OF FIXTURE.



SITE-PLAN
1" = 20'-0"

JOB NUMBER
- 00000 -
ISSUE DATE
- 02/02/2018 -
REVISIONS
1 ADDENA 01 3/22/18

Williams Spurgeon
Kuhl & Freshnack
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LEE'S SUMMIT, MO 64081
City of Lee's Summit

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SITE PLAN
SL1.0

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