

project synopsis:

Governing Municipality: Independence, Missouri
 Governing Code: 2018 International Building Code
 Project Manager / Johnston R. Phillips
 Davidson Architecture & Engineering
 4301 Indian Creek Parkway
 Independence, Missouri 64057
 P: 913.451.8300
 F: 913.451.8300
 Owner: McBee's Coffee 'N Carwash, Inc.
 2018 International Building Code

Chief Engineer: Robert W. Kuebler, PE
 421 NE Columbus Street
 Lees Summit, Missouri 64063
 P: 816.550.5975

Site Area: 6,978 sq. ft.
 Building Area: 6,978 sq. ft.
 Zoning: C-2 (General Commercial)

Proposed Input Area: 31,693 sq. ft. (0.72 acres) 63%
 Proposed Open Space: 18,700 sq. ft. (0.43 acres) 31%

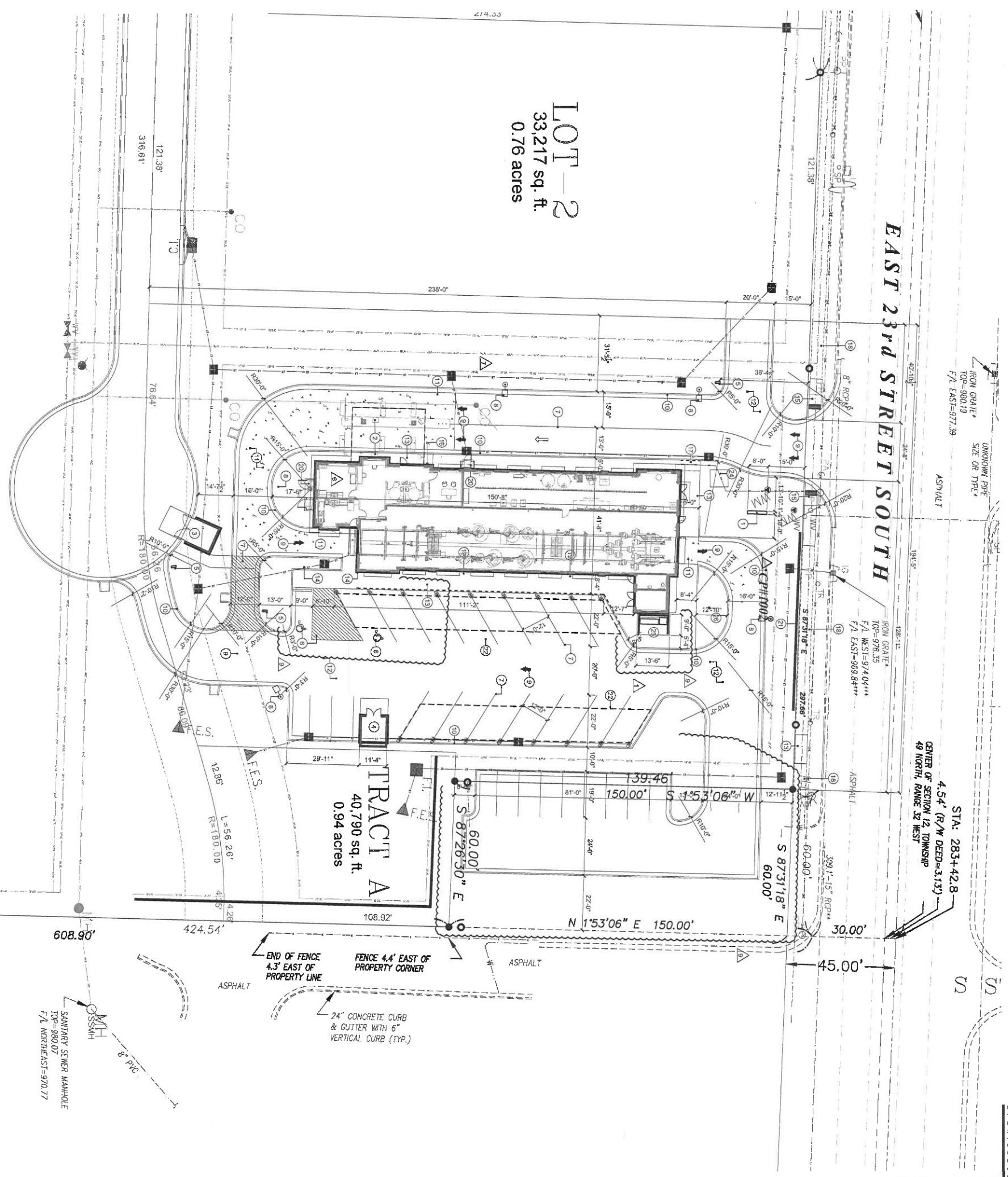
Parking: 14 employees per shift
 12 standard vacuum bays
 1 handicap vacuum bay
 5 standard spaces
 11 handicap spaces
 1188 ± sq ft spaces provided

general notes:

- All construction shall conform to the standards and specifications of Independence, Missouri.
- The general contractor shall coordinate utility companies prior to the start of construction and verify the location and depth of any existing utilities.
- Utility companies shall be notified in writing of any proposed excavation or construction activity.
- Shippers shall maintain a maximum 3:1 slope.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable laws and regulations.
- Contractor shall coordinate with the Building Department before issuance of permits.
- Place all signs per civil for erosion control.
- Provide a temporary gravel access drive to prevent mud from being deposited onto the adjacent property.
- Prior to installing any structure on a public storm sewer, the contractor shall submit shop drawings for the structure, installation shall occur and drawings have been approved by public works.
- Prior to installing, constructing, or performing any work on the public storm sewer the following conditions shall be met:
 - Contracting prices change to the storm system contact the city for inspection of the work.
 - Contractor shall provide a written agreement between contractor and city.
 - All exterior utility services shall be painted to match the primary building color.
 - Prior to final inspection, the general contractor shall meet with the Independence Fire Department to design fire lane and fire lane sign locations to be installed per Fire Department direction and A-109. Fire lane will be installed on the front of the building facing the street or road.
 - Contractor shall be responsible for building around sidewalk. Color to match building colors. GC shall take care not to seal any exterior finish drainage elements.

construction notes:

1. Monument sign per detail 20A3.2. Footings by GC and sign by sign supplier. GC shall provide all necessary permits and approvals.
2. Pay station equipment by owner. Footings by GC and equipment by supplier. GC shall install electrical per electrical drawings and footings per equipment vendor drawings.
3. Trash / vacuum trucks enclosure per detail 10A1.2.
4. ADA parking sign per detail 10A1.3.
5. ADA parking sign (THANK YOU! DO NOT ENTER) per detail 10A1.3.
6. ADA parking sign (THANK YOU! DO NOT ENTER) per detail 10A1.3.
7. 4" solid white striping (WPS).
8. Lint pipe and base per electrical drawings. GC shall install Owner furnished and provide during construction.
9. White thermoplastic directional markings per detail.
10. Furnish and install standard depth concrete cuts and gutter per detail drawings.
11. Concrete paving to meet General Notes specifications and per detail drawings.
12. How concrete sidewalk per detail.
13. How concrete sidewalk per detail.
14. Handicap parking sign per detail 10A1.3.
15. Furnish and install a force door at 67" x 110" for fire department access. Contact Fire Department for ordering information and to coordinate location prior to installation.
17. Furnish and install concrete steps with painted galvanized steel handrail at 2'-10" above finished floor on steel A1.3. Refer to civil drawings for pavement observations.
18. Downspouts for rain storm system per detail drawings.
20. Furnish and install mechanical screen per detail on sheet A3.2.
21. Furnish and install masonry block retaining wall per detail drawings.
22. Vacuum enclosure above per vacuum equipment supplier - see column permit to install requirements.
23. Furnish and install approximately 1188 ± linear feet order priority fence to 5'-0" at 1.9 per detail on sheet A1.3.
24. Approx. location of electrical transformer.
25. Furnish and install electrical meter with meter enclosure and meter enclosure provided by owner supplier vendor. GC shall install concrete pad and utilities as required per vendor requirement.
26. Furnish and install 30" flag pole with direct ground mounted up-light per electrical drawings - footing design by structural.



1 site plan
 scale: 1" = 20'-0"



a new building for
McBee's Coffee 'N Carwash
 1703 East 23rd Street South
 Independence, Missouri 64055

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 Overland Park, KS 66207
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sheet number:
A1.1
 drawing type:
 permit
 project number:
 20212.01

date:
 04.14.2021
 drawn by:
 DAE
 checked by:
 DAE
 revisions:
 12.29.2021 6
 04.06.2022 7
 06.27.2022 9