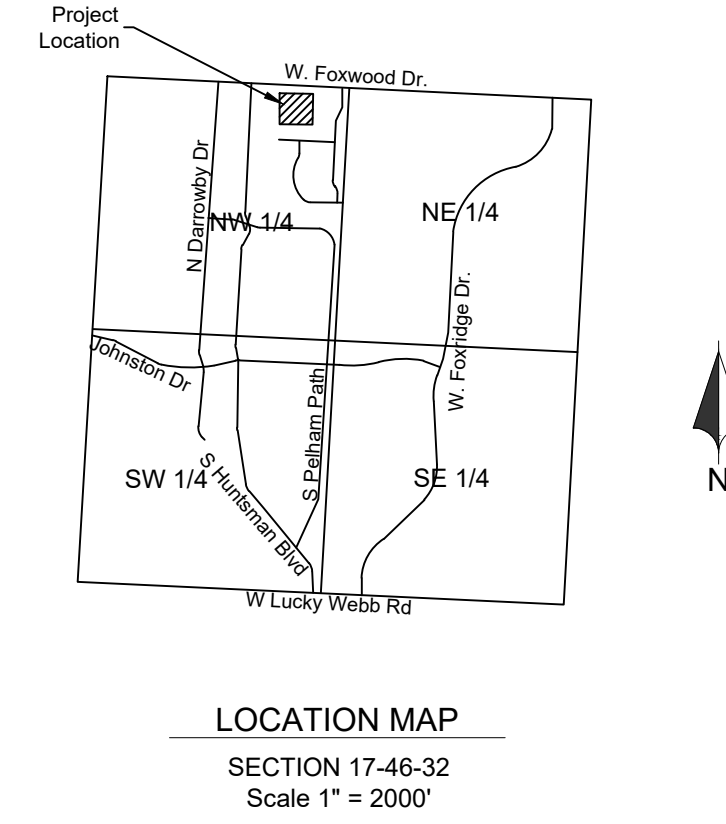


Starbucks Coffee Company

Raymore, Cass, Missouri
Section 17, Township 46, Range 32

Site Plans



Surveys Suggested Description

All that part of Lot 2, FOXWOOD PLAZA LOT 2, a subdivision in the City of Raymore, Cass County, Missouri described by Steven E. Roberts, Missouri LS-2496 as follows:

Beginning at the Northernmost Northeast corner of said Lot 2, thence South 03°00'52" West, along the East Line, 292.39 feet to the re-entrant corner of said Lot 2; thence departing said East line, North 86°59'09" West, 166.75 feet; thence North 03°00'52" East, parallel with said East Line, 292.20 feet to the point on the North line of said Lot 2; thence South 87°03'09" East, along said North line, 166.75 feet to the Point of Beginning, containing 48,740 square feet, or 1.119 acres, more or less.

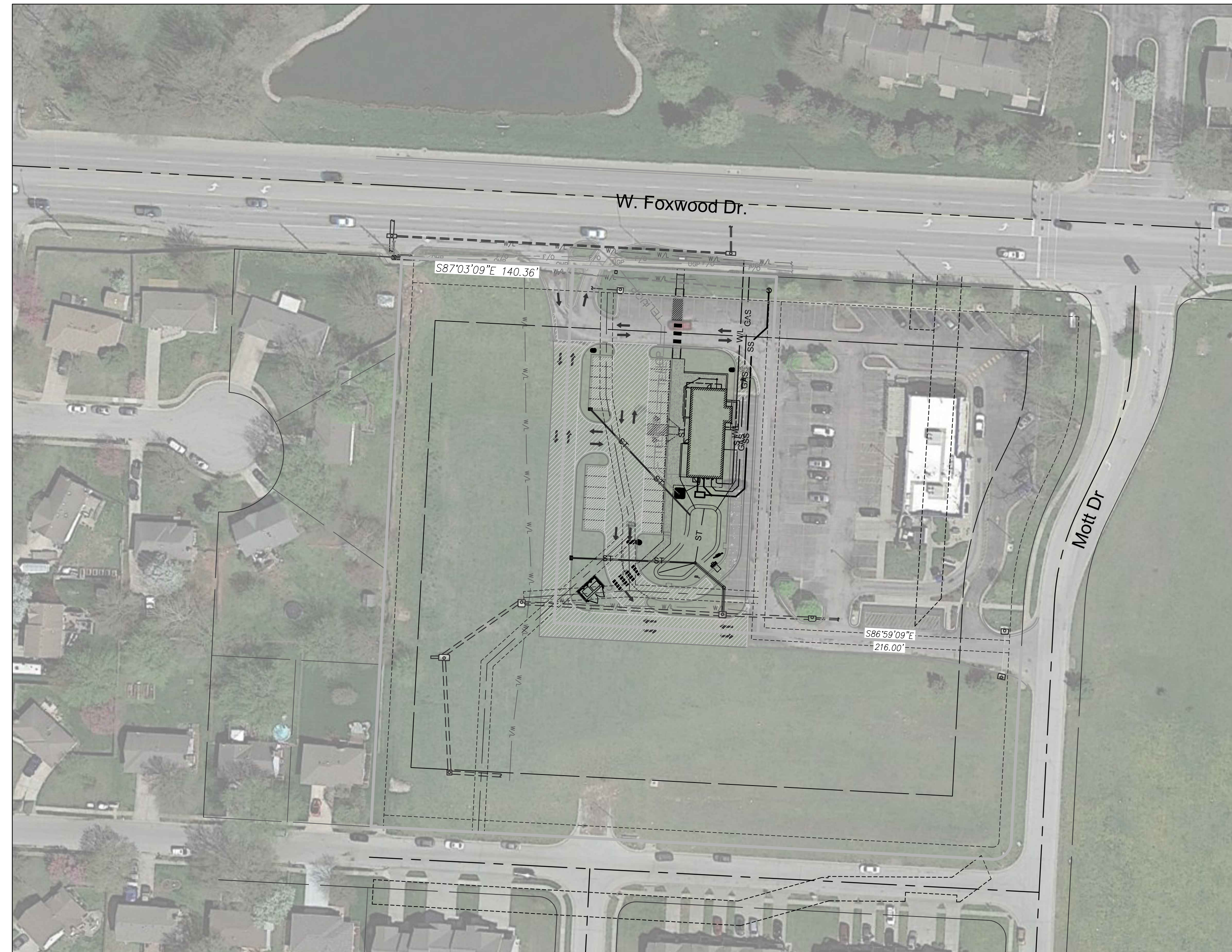
Project Address

W. Foxwood Dr and Mott Drive
Raymore, MO 64083

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29037C0036F, Revised January 2, 2013 the site is located in: OTHER AREAS, ZONE X defined as areas determined to be outside the 0.2% annual chance floodplain.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be constructed as accurate or exact.



LEGEND

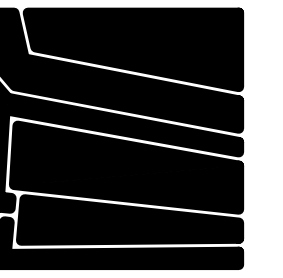
— Existing Section Line	— Proposed Right-of-Way
- - - Existing Right-of-Way Line	— Proposed Property Line
— Existing Lot Line	— Proposed Lot Line
- - - Existing Easement Line	- - - Proposed Easement
— Existing Curb & Gutter	- - - Proposed Curb & Gutter
— Existing Sidewalk	- - - Proposed Sidewalk
— Existing Storm Sewer	— Proposed Storm Sewer
□ Existing Storm Structure	□ Proposed Storm Structure
- - - Existing Waterline	▲ Proposed Fire Hydrant
- - - Existing Gas Main	- - - Proposed Waterline
— Existing Sanitary Sewer	— Proposed Sanitary Sewer
● Existing Sanitary Manhole	● Proposed Sanitary Manhole
- - - Existing Contour Major	— Proposed Contour Major
- - - Existing Contour Minor	— Proposed Contour Minor
- - - Existing Underground Power Line	..... Future Curb and Gutter

Sheet Number	Sheet Title
C01	Title Sheet
C02	General Notes
C03	Existing Conditions
C04	General Layout
C05	Site Dimension Plan
C06	Grading Plan
C07	Grading Details
C08	Utility Plan
C09	Storm Plan
C10	Erosion Control Phase I
C11	Erosion Control Phase II
C12	Erosion Control Phase III
C13	Standard Details
C14	Standard Details II
L01	Landscape Plan
L02	Landscape Details
A2.1	Floor Plan, Roof Plan and Details
A2.2	Trash Enclosure and Details
A3.1	Elevations
A3.1	Colored Elevations
A4.1	Sections

APPLICANT/DEVELOPER
Batis Development Co.
Matthew Werner
mattw@batsidev.com
2933 SW Woodside Dr., Suite 200
Topeka, Kansas 66614

CIVIL ENGINEER, LANDSCAPE ARCHITECT
AND SURVEYOR
Renaissance Infrastructure Consulting
ric-consult.com | 816.800.0950
Attn: Chase Kohler
ckohler@ric-consult.com
400 E. 17th Street,
Kansas City, MO 64108

ARCHITECT
Stanley J How Architects
dsh@sdhow.com
14685 California Street
Omaha, NE 68154



GRADING AND CLEARING NOTES

- 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 any construction work. Any damage to existing structures, utilities, fences and/or incidentals not designed for removal shall be repaired at the contractor's expense.
- Prior to a final acceptance of the project, all slopes and areas disturbed by construction shall be graded smooth and a minimum of four inches of topsoil applied. If adequate topsoil is not available on site, the contractor shall provide topsoil, approved by the owner, as needed. The area shall then be seeded, fertilized, mulched, watered and maintained until hardy grass growth is established in all areas. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the contractor at no additional cost to the owner.
- Prior to ordering precast structures, shop drawings shall be submitted to the design engineer for approval. The contractor is responsible for obtaining, city, state, or utility approval for any items under their jurisdiction.
- Areas of construction shall be stripped of all vegetation, organic matter and topsoil to a depth as recommended by geotechnical engineer and/or testing agency. Soils removed during site stripping should be evaluated to determine if portions of the topsoil stratum may be utilized as structural fill within pavement areas. Any material not deemed as suitable fill material by the geotechnical engineer and/or testing agency shall be removed from the job site by the contractor at his expense.
- Contractor shall adhere to the site preparation and structural fill recommendations as called out in the geotechnical report and engineering evaluation as provided by the geotechnical engineer.
- All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
- The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the city.

EARTHWORK NOTES

- Contours and elevations: existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted. Proposed contours and elevations shown represent approximate finish grade.
- Clearing and grubbing: prior to the start of grading and earthwork, the areas to be graded shall be stripped of all vegetation, organic matter, and topsoil, to a minimum depth of four inches (4") or as otherwise directed by the geotechnical engineer. Stripping materials shall not be incorporated into structural fills. Topsoil materials shall not be used in building and pavement areas.
- Subgrade preparations: prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the geotechnical engineer or his representative.
- Proofrolling: Prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the geotechnical engineer. Unsuitable areas identified by the proofrolling areas shall be undercut and replaced with controlled structural fill or treated with flyash per the geotechnical report.
- EARTHWORK:**
 - Geotechnical: all earthwork shall conform to the recommendations of the geotechnical report.
 - Surface water: surface water shall be intercepted and diverted during the placement of fill.
 - Fills: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil, and debris. All fill required for project shall be provided by contractor. Material shall be pre-approved by the engineer prior to placement.
 - Existing Slopes: Where fill materials is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose fit measurement), unless otherwise approved by the geotechnical engineer.

UTILITY NOTES:

- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation as follows: Missouri One Call: 811
- Exist. utilities and their locations, as shown on the plans, represent the best information attainable for design. Location information has been obtained from the various utility companies and is taken either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed constructions.
- The Contractor is to verify utility locations prior to construction of this project.
- Utility service and installation shall be coordinated with the respective utility owner, see Title Sheet for utility services and installation contacts.

Utility Construction notes:

- Prior to installation of any proposed utility the contractor shall excavate, verify, and calculate all crossings with existing utilities and inform the other and the engineer of any conflicts prior to construction. The engineer will be held harmless in the event the engineer is not notified of conflicts with existing utilities.
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It is the contractor's responsibility to relocate and/or adjust all existing utilities, conflict with proposed site improvements.
- Unless otherwise shown, called out or specified hereon or within the specifications: all storm drain pipes are measured from center of structures and ends of flared end section
- It shall be the responsibility of the contractor to control downstream erosion and siltation during all phases of construction. Erosion control measures shall be in place prior to construction.
- All construction of water main, water services & fire protection lines shall conform to Raymore Water specifications, contractor shall coordinate with Raymore Water for final location of water main & construction scheduling.
- Telephone conduit shall have a minimum cover of 30", conduit shall be dual 4" schedule 40 pvc. Contractor shall coordinate location with the Spectrum representative and locate pvc crossing as necessary. See elec. plans for entrance locations.
- For all service line entrance locations within the building including roof drain connections, see architectural plans and details.
- All water service lines shall be a minimum of 48" below finished grade.
- All water lines 2" & less shall be type k-copper.
- All sanitary sewer lines shall be sdr-26 with 42" min. cover.
- Contractor shall coordinate any disruptions to existing utility services with adjacent property owners a minimum of 48 hours prior to disruption.
- All electric and telephone including service lines shall be constructed to the appropriate utility company specifications. All utility disconnection's shall be coordinated with the designated utility companies.
- Prior to ordering precast structures, shop drawings shall be submitted to the design engineer for approval.
- All private installations shall conform to the current standards and specifications as adopted by the city of Raymore, Missouri.
- Extension of both domestic water service and fire protection line may not be provided until public main has been tested and accepted by written authorization from Ottawa Water.
- Contractor to contact Ottawa Water for main line tap and meter set a minimum of 48 hours prior to connection.
- Construction shall not start on any public utility system until the appropriate permits have been pulled from the city of Raymore and/or Cass County and contractor has been notified by the engineer.
- All electrical conduit shall be schedule 40 electrical pvc, as called out and have an average of 36" to 42" cover with a minimum of 30" conforming to the current regulations set forth by Missouri public service. See mech. plans for entrance locations.
- Contractor shall make application with Missouri gas energy for proposed meters.

ADA ACCESSIBLE ROUTE NOTES

- All Accessible route construction shall conform to the latest version of the ADA Standards for Accessible Design published by the Department of Justice and the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way published by the United States Access Board.
- Other than ramps and ramp runs, walking surfaces must have running slopes not steeper than 1:20.
- The cross slope of walking surfaces shall not be steeper than 2%.
- The minimum width for a linear segment of accessible route shall be 36 inches.
- Where the accessible route makes a 180 degree turn around an element which is less than 48 inches wide, clear width shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches leaving the turn.
- An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be 60 inch by 60 inch minimum.
- Ramp runs shall have a running slope not steeper than 1:12.
- Ramp runs with a rise greater than 6 inches shall have handrails.
- Ramp landings with a maximum slope of 1:48 shall be provided before and after ramp runs.
- The maximum rise of a ramp run shall be 30 inches.
- The maximum counter slope between the pavement and the curb at a curb ramp shall be 1:20.
- Curb ramp landings with a maximum slope of 1:48 shall be provided at the top of curb ramps with a clear width of 60 inches.
- Detectable warning surfaces complying with the latest ADA Standards shall be provided at pedestrian street crossings and refuge islands.
- Passenger loading zones shall be provided adjacent to any ADA Accessible stall and have a 2% maximum slope in all directions.
- Contractor to field verify existing site conditions and contact the engineer if field conditions do not match plan prior to construction.

GENERAL NOTES

- All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Public Works, of Raymore, Cass, Missouri. If any general notes conflict with the Technical Provisions & Standard Drawings for Public Works of the City of Raymore standards shall override.
- All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Missouri, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
- The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
- The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements.
- The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
- All public street sidewalks ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and City of Raymore, Missouri sidewalk details.
- Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
- All work shall be confined within easements and/or construction limits as shown on the plans.
- Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
- All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
- By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
- The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
- Geogrid, footings, or other elements of retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property.
- All building and life safety issues shall comply with the 2012 International Fire Code and local amendments as adopted by the City of Raymore, Missouri.
- Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
- Contractor shall restore all disturbed right-of-way upon project completion.
- Prior to construction, contractor shall install pre-construction erosion control measures.



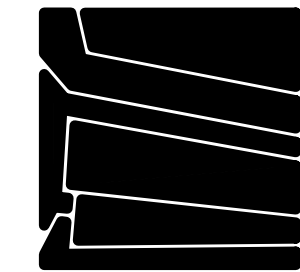
STARBUCKS

C02

W. FOXWOOD DR. AND MOTT DRIVE

RAYMORE, MISSOURI

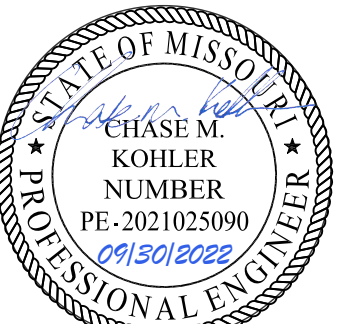
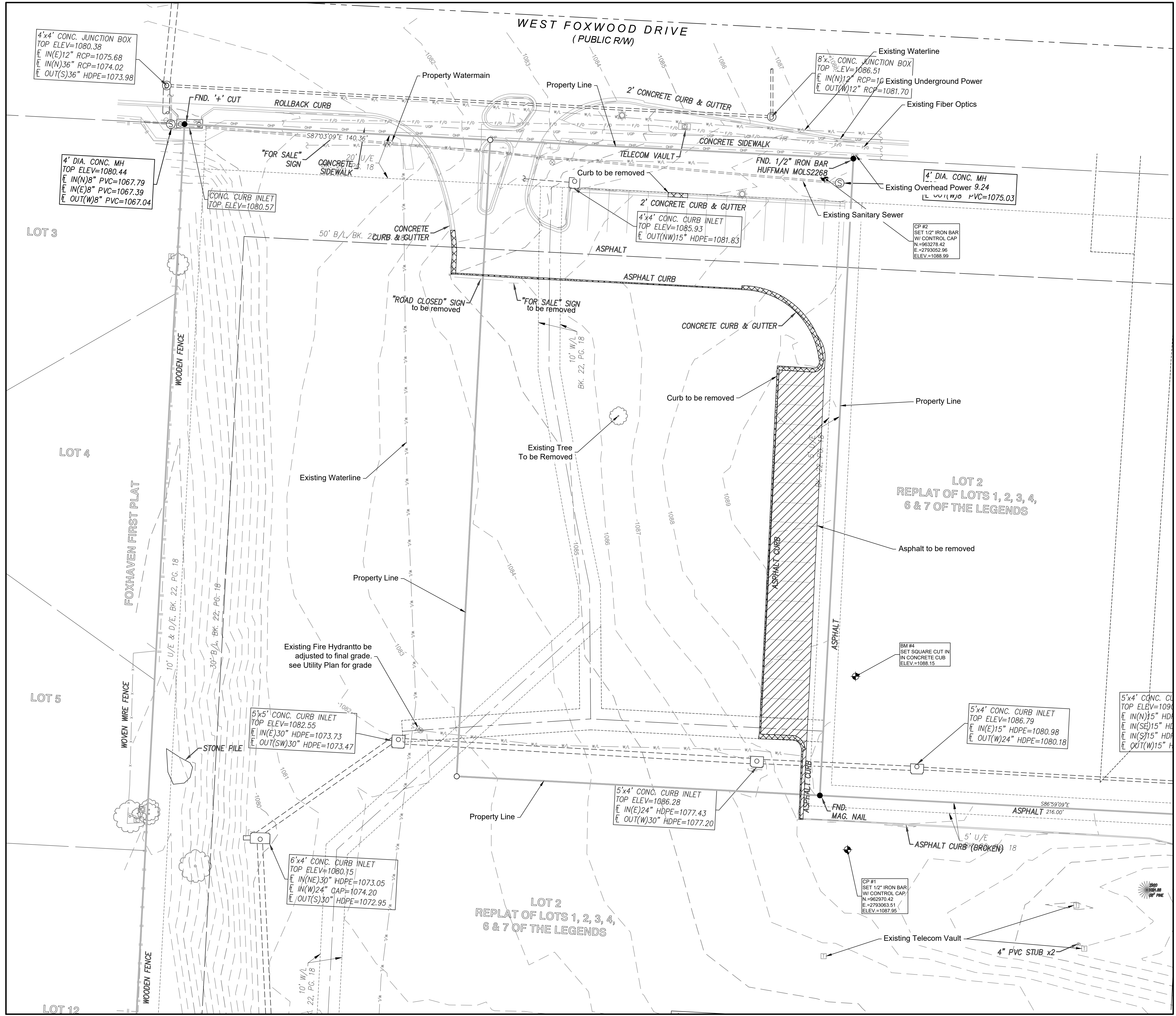
JOB NO. 22-0165
DATE 09/30/22



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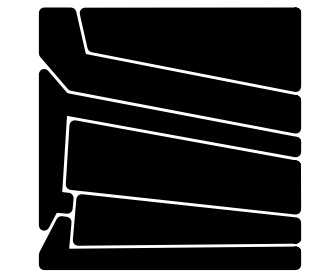
General Notes

REVISION



Existing Conditions

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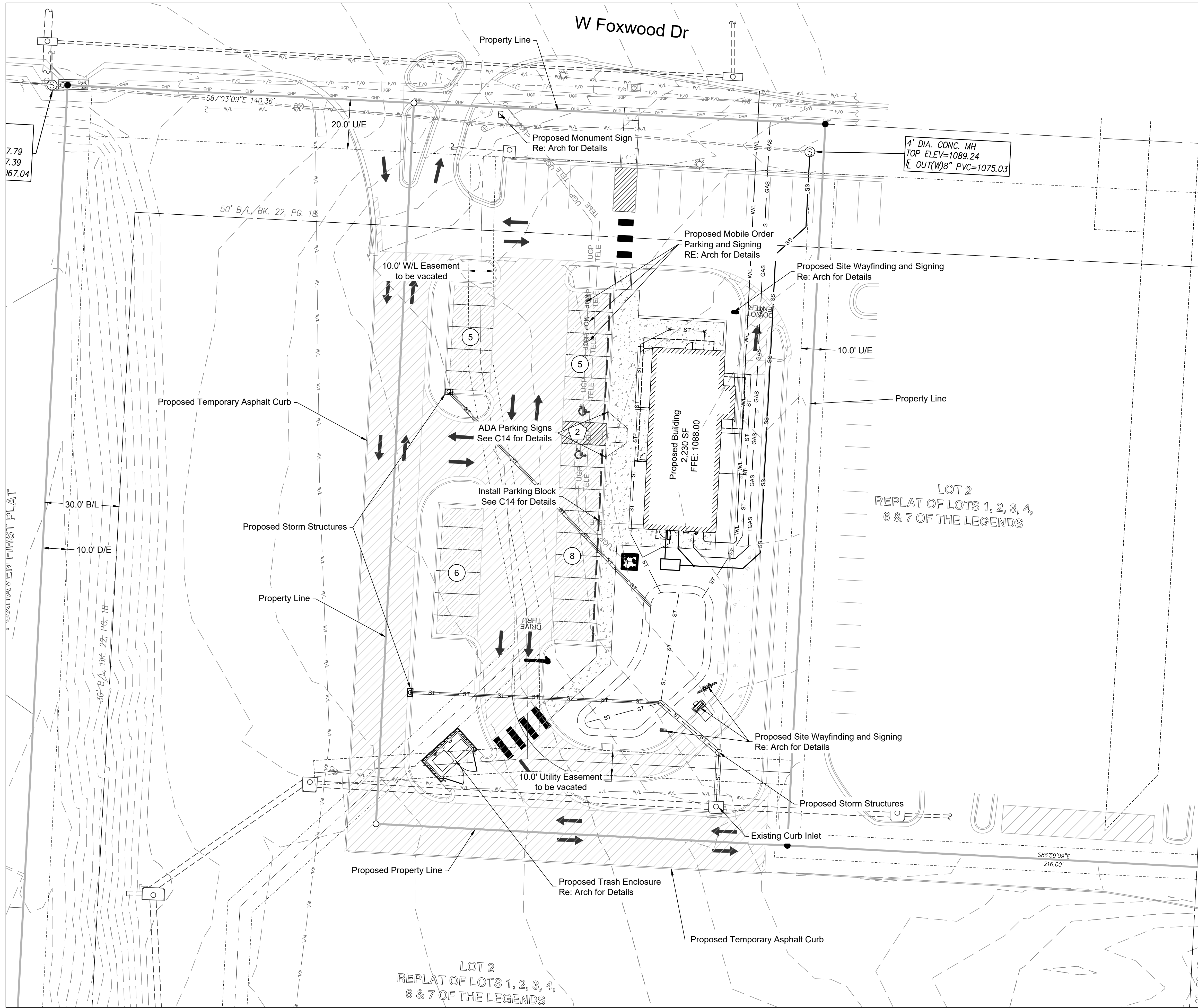


JOB NO. 22-0165
 DATE 09/30/22

STARBUCKS
 W. FOXWOOD DR. AND MOTT DRIVE
 RAYMORE, MISSOURI

SHEET
C03

REVISION



LEGEND

	4" Light Duty Asphalt (Parking)		2" Asphalt Concrete Surface 4" Asphalt Concrete Base 6" AB-3
	6" Heavy Duty Asphalt (Drives)		2" APWA Type 3-01 6" APWA Type 1-01 6" AB-3
	7" Heavy Duty Concrete (Drives and Trash Enclosure)		7" Portland Cement Concrete Reinforce w/ #4 12" O.C.E.W. 4" AB-3
	Sidewalk Concrete		4" Portland Cement Concrete (KCMMB) 4" AB-3

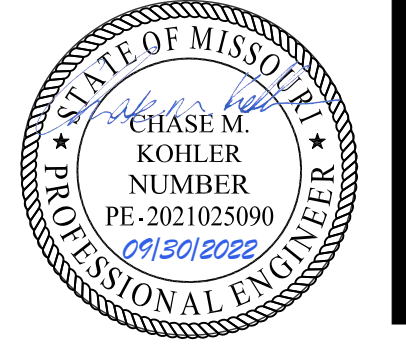
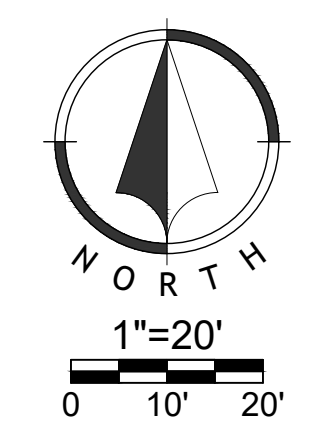
Note
 - Pavement Sections & Subgrade treatment taken from APWA.
 - Sections to be revised upon delivery of Geotechnical Report

Site Data Table:

- Lot Area: 48,739.84 Sq. ft = 1.12 Acres
- A. Areas of Structure-Total Interior Area (Gross- including walls) = 2,230 SF
- B. Maximum # employees = 10-12 per shift
- C. Seating Capacity = 30 interior seats and 20 exterior seats
- Standard Parking Stalls: 24
- ADA Parking Spaces: 2
- Required Number of Parking Spaces: Required: 23
- Existing Zoning: PUD

Parking Count Legend:

	Typ. Parking Stall Count
	ADA Parking Stall Count



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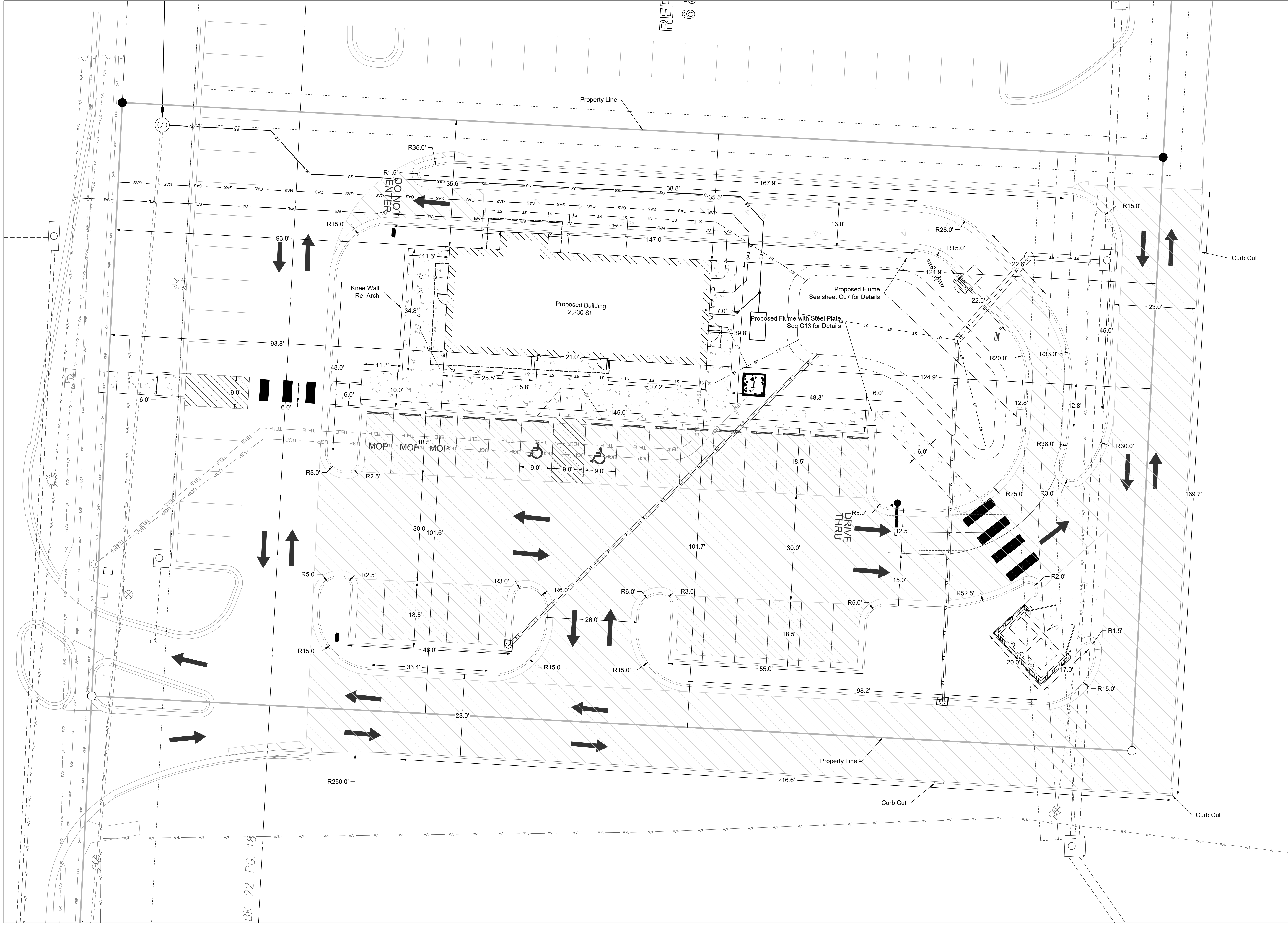
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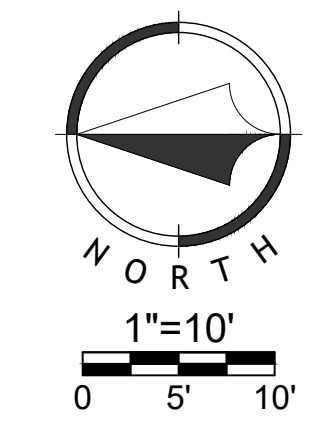
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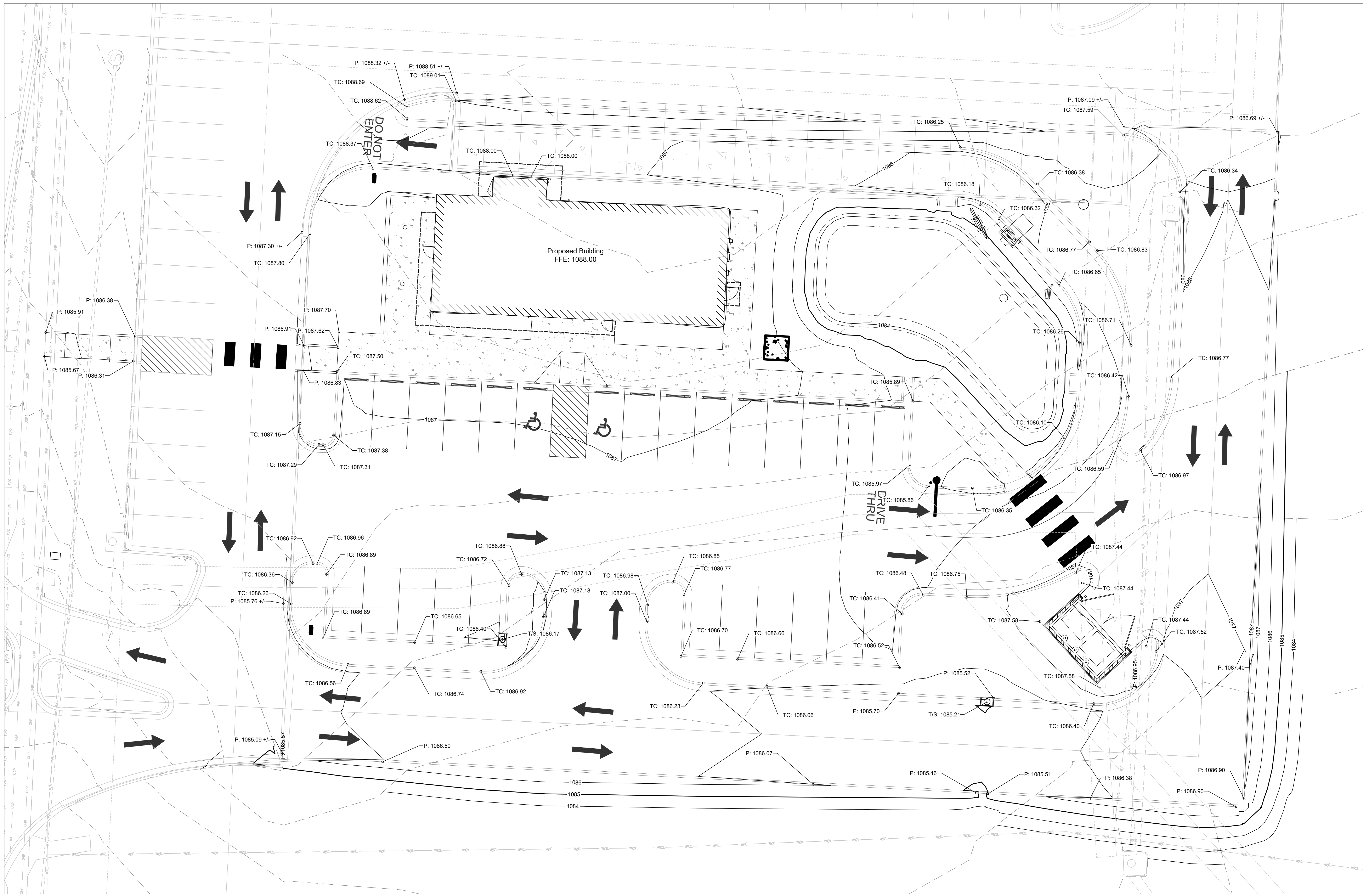
General Layout

REVISION



BK. 22, PG. 18



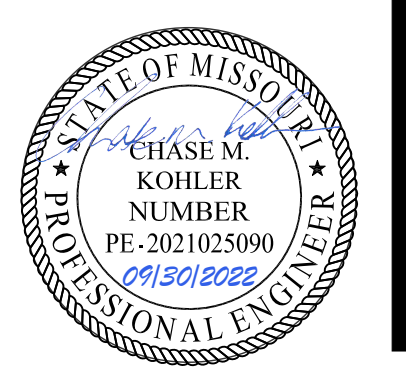
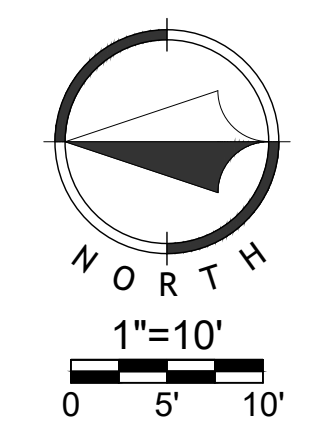


LEGEND

TC: Top of Curb
 P: Pavement
 TS: Top of Structure
 FL: Flowline of Pipe
 G: Ground
 (HP) High Point
 (LP) Low Point
 TW: Top of Wall
 BW: Bottom of Wall

Grading Legend

--- Existing Major Contour
 - - - Existing Minor Contour
 - - - Proposed Major Contour
 - - - Proposed Minor Contour



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REVISION

STARBUCKS

W. FOXWOOD DR. AND MOTT DRIVE RAYMORE, MISSOURI

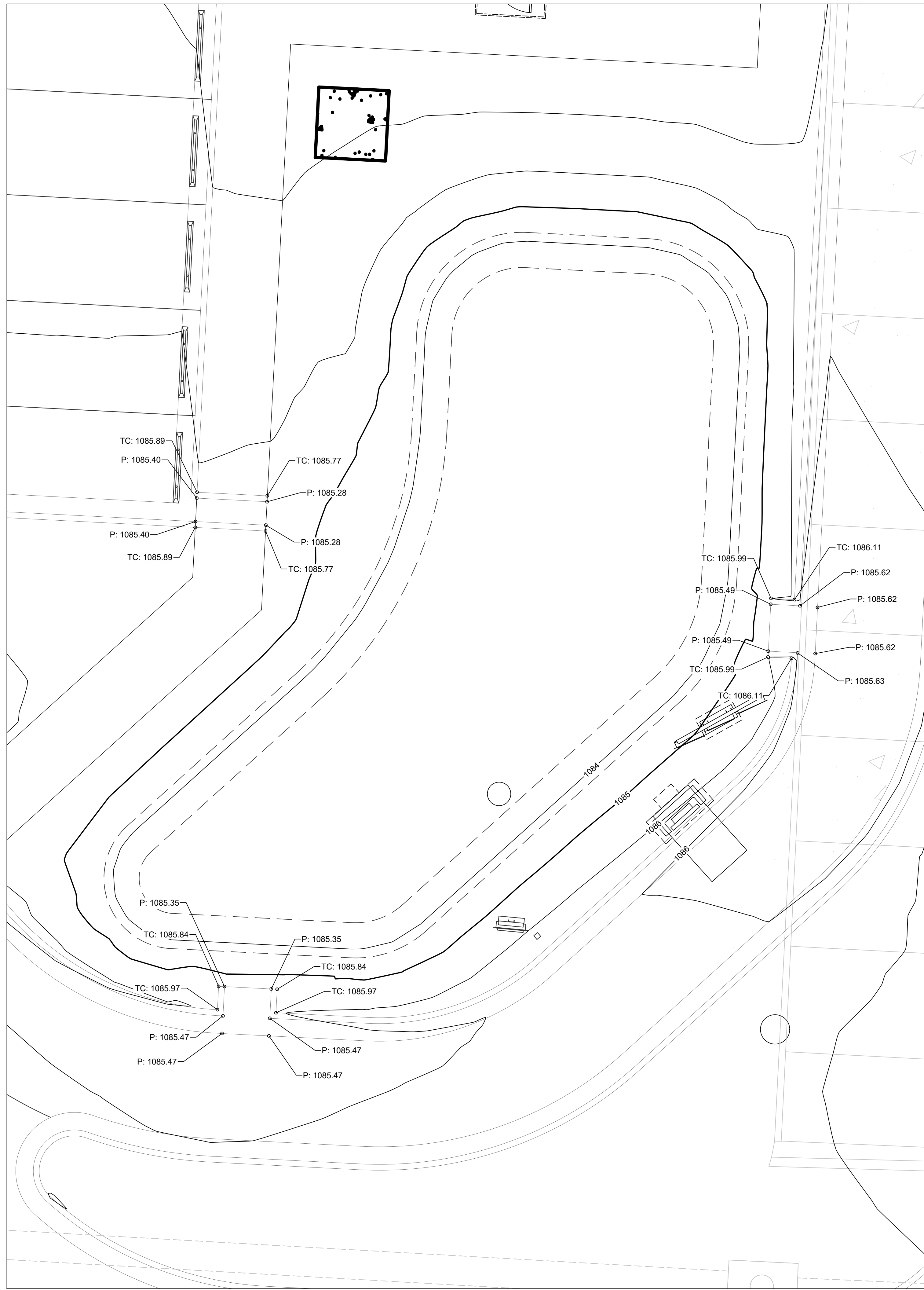
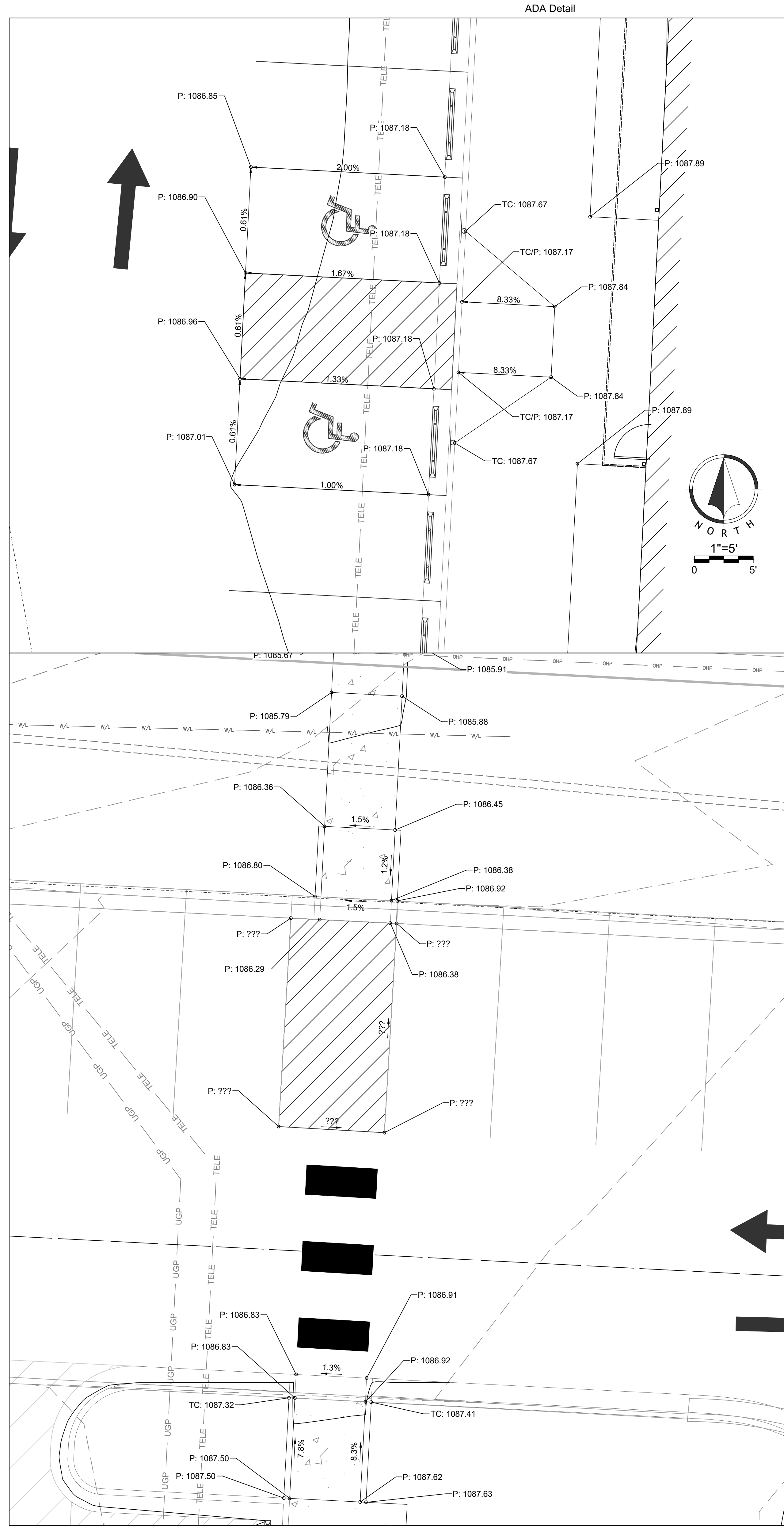
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SHEET C06

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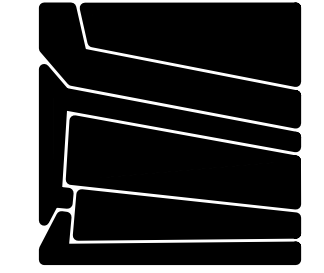
Grading Plan



STARBUCKS

W. FOXWOOD DR. AND MOTT DRIVE RAYMORE, MISSOURI

JOB NO. 22-0165
DATE 09/30/22



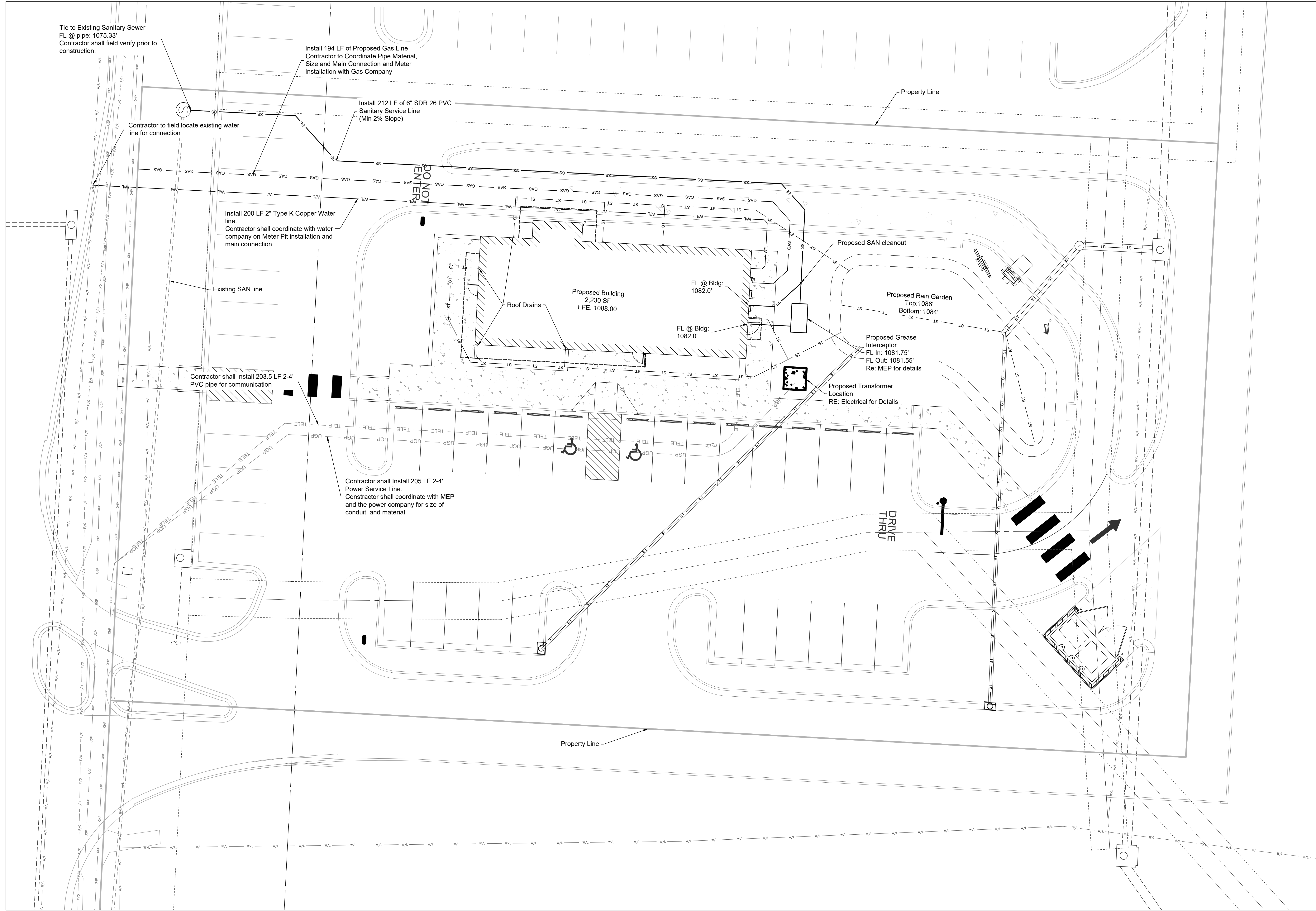
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Grading Details

SHEET

C07

REVISION



Tie to Existing Sanitary Sewer
FL @ pipe: 1075.33'
Contractor shall field verify prior to construction.

Install 194 LF of Proposed Gas Line
Contractor to Coordinate Pipe Material, Size and Main Connection and Meter Installation with Gas Company

Install 212 LF of 6" SDR 26 PVC Sanitary Service Line (Min 2% Slope)

Contractor to field locate existing water line for connection

Install 200 LF 2" Type K Copper Water line.
Contractor shall coordinate with water company on Meter Pit installation and main connection

Existing SAN line

Contractor shall Install 203.5 LF 2-4" PVC pipe for communication

Contractor shall Install 205 LF 2-4" Power Service Line.
Contractor shall coordinate with MEP and the power company for size of conduit, and material

Property Line

Property Line

Proposed SAN cleanout

Proposed Rain Garden
Top: 1086'
Bottom: 1084'

Proposed Grease Interceptor
FL In: 1081.75'
FL Out: 1081.55'
Re: MEP for details

Proposed Transformer Location
RE: Electrical for Details

FL @ Bldg: 1082.0'

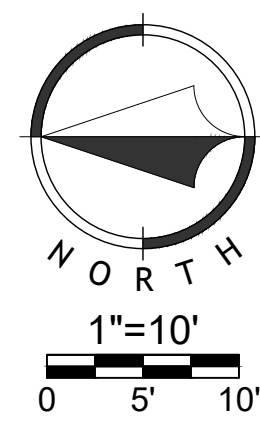
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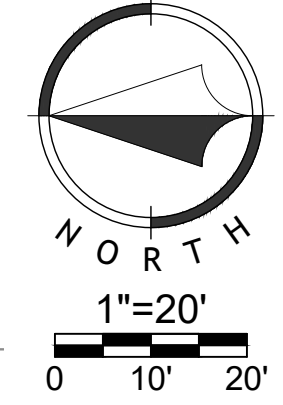
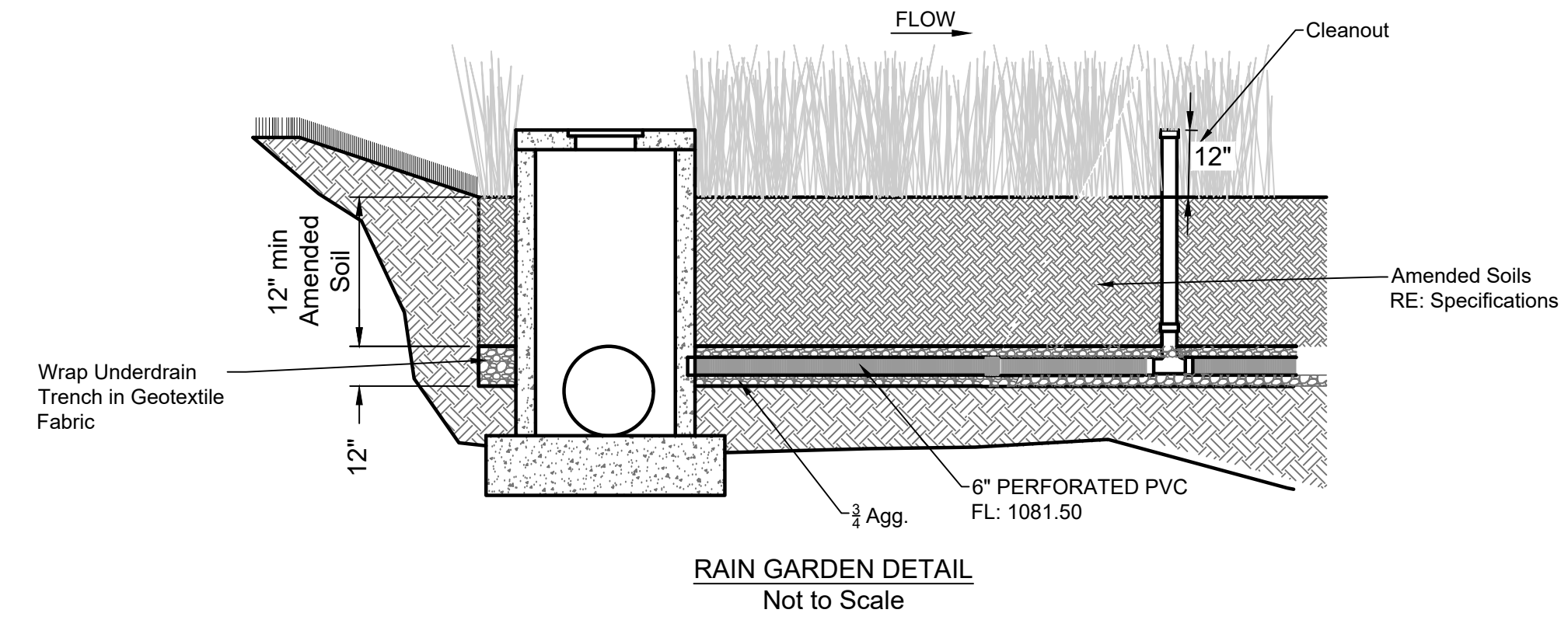
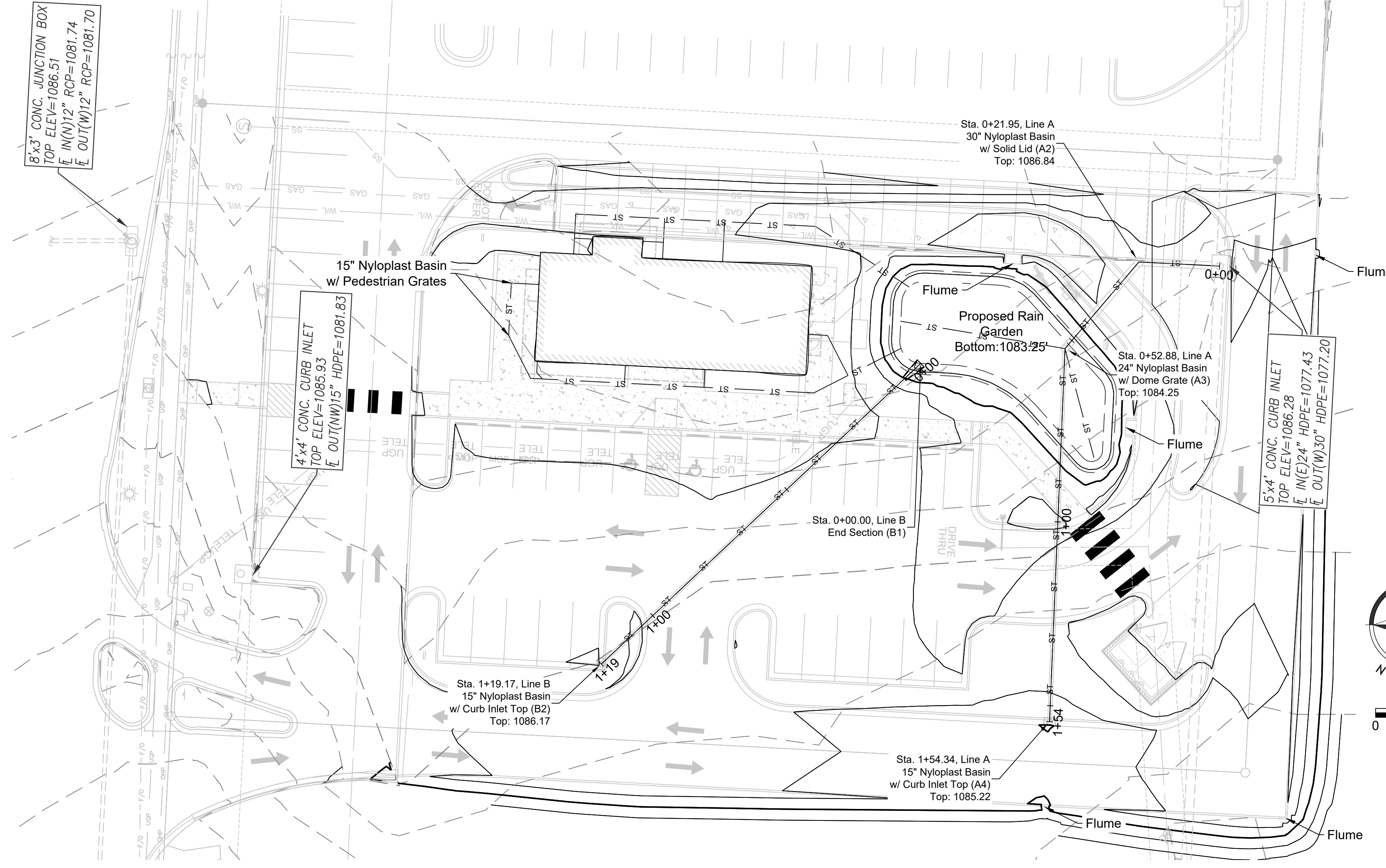
Proposed Building
2,230 SF
FFE: 1088.00

Roof Drains

DRIVE THRU

- General Notes**
- Contractor Shall Field locate all existing utilities prior to construction

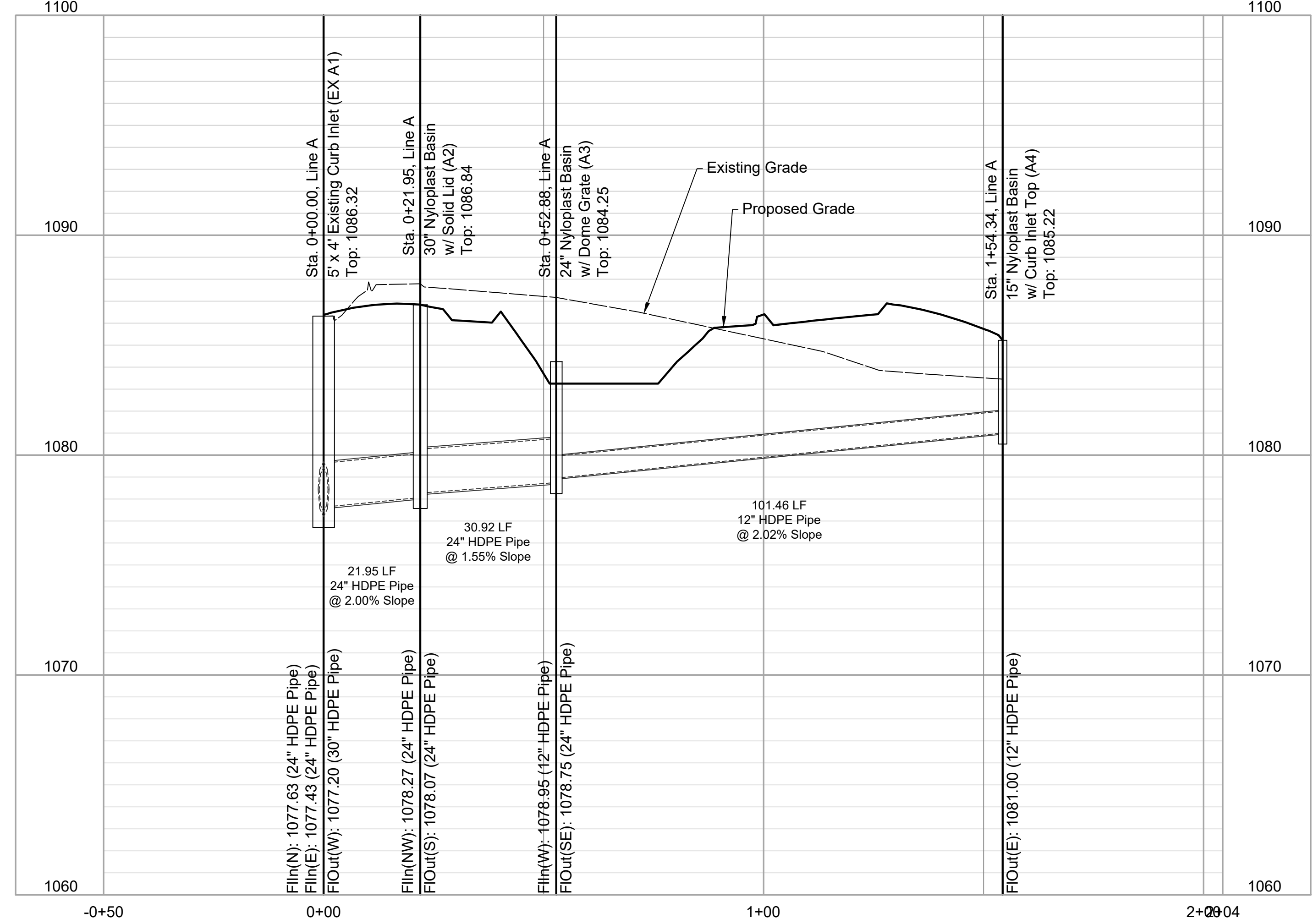




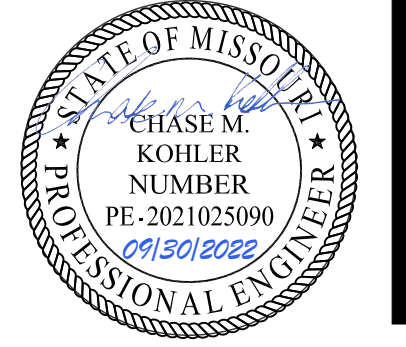
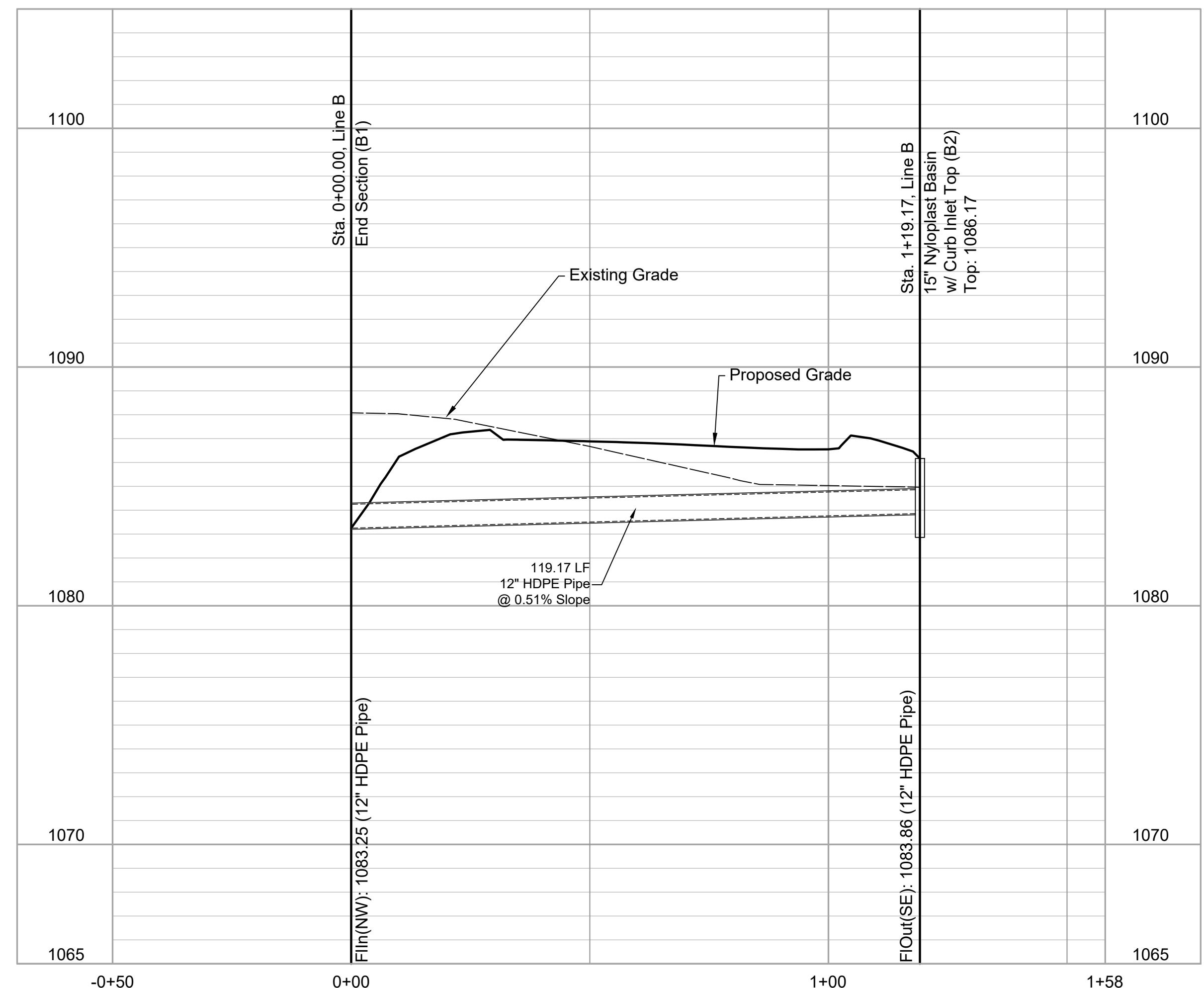
10-yr Design Storm

LineNo.	InletID	Area (ac)	Inlet Time (min)	iinlet (in/hr)	Coeff (C)	IncrQ (cfs)	Captured (cfs)	Q Bypass (cfs)	Junction Type	Throat Ht (in)	Struct Length (ft)	Inlet Depth (ft)	Gutter Depth (ft)	Gutter Spread (ft)	Dn Strm Line No.	Line Size (in)	Line Length (ft)	Flow Rate (cfs)	Invert Dn (ft)	Invert Up (ft)	Line Slope (%)	n-value	Capacity (cfs)	HGLDn (ft)	HGLUp (ft)	HGLJct (ft)	DepthDn (ft)	DepthUp (ft)	VelAve (ft/s)	Hw (ft)	J-Loss Coeff
1	EXA1	0.05	5	7.24	0.9	0.33	0.33	0	Curb	4	4	0.57	0.07	4.4	Outfall	30	161.722	4.86	1073.73	1077.2	2.15	0.012	65.08	1074.46	1077.93	1077.93	0.73	0.73**	4.1	0.73	1.50 z
2	A2	0	0	0	0	0	0	0	MH	...	2.5	...	...	...	1	24	21.953	4.6	1077.63	1078.07	2	0.012	34.69	1078.12	1078.82	1078.82	0.49	0.75**	5.95	0.75	0.83 z
3	A3	0.69	5	7.24	0.9	4.49	2.05	2.45	Grate	...	2	0.17	0.17	9.7	2	24	30.925	4.66	1078.27	1078.75	1.55	0.012	30.53	1078.82	1079.51	1079.51	0.55	0.76**	5.41	0.76	1.00 z
4	A4	0.09	5	7.24	0.9	0.59	0.59	0	Curb	4	2	0.59	0.09	5.23	3	12	101.461	0.59	1078.95	1081	2.02	0.012	5.48	1079.51	1081.32	1081.32	0.56	0.32**	2.01	0.32	1.00 z
5	B2	0.12	5	7.24	0.9	0.78	0.78	0	Curb	4	2	0.6	0.1	5.79	Outfall	12	119.172	0.78	1083.25	1083.86	0.51	0.012	2.76	1083.62	1084.23	1084.23	0.37	0.37**	2.97	0.37	1

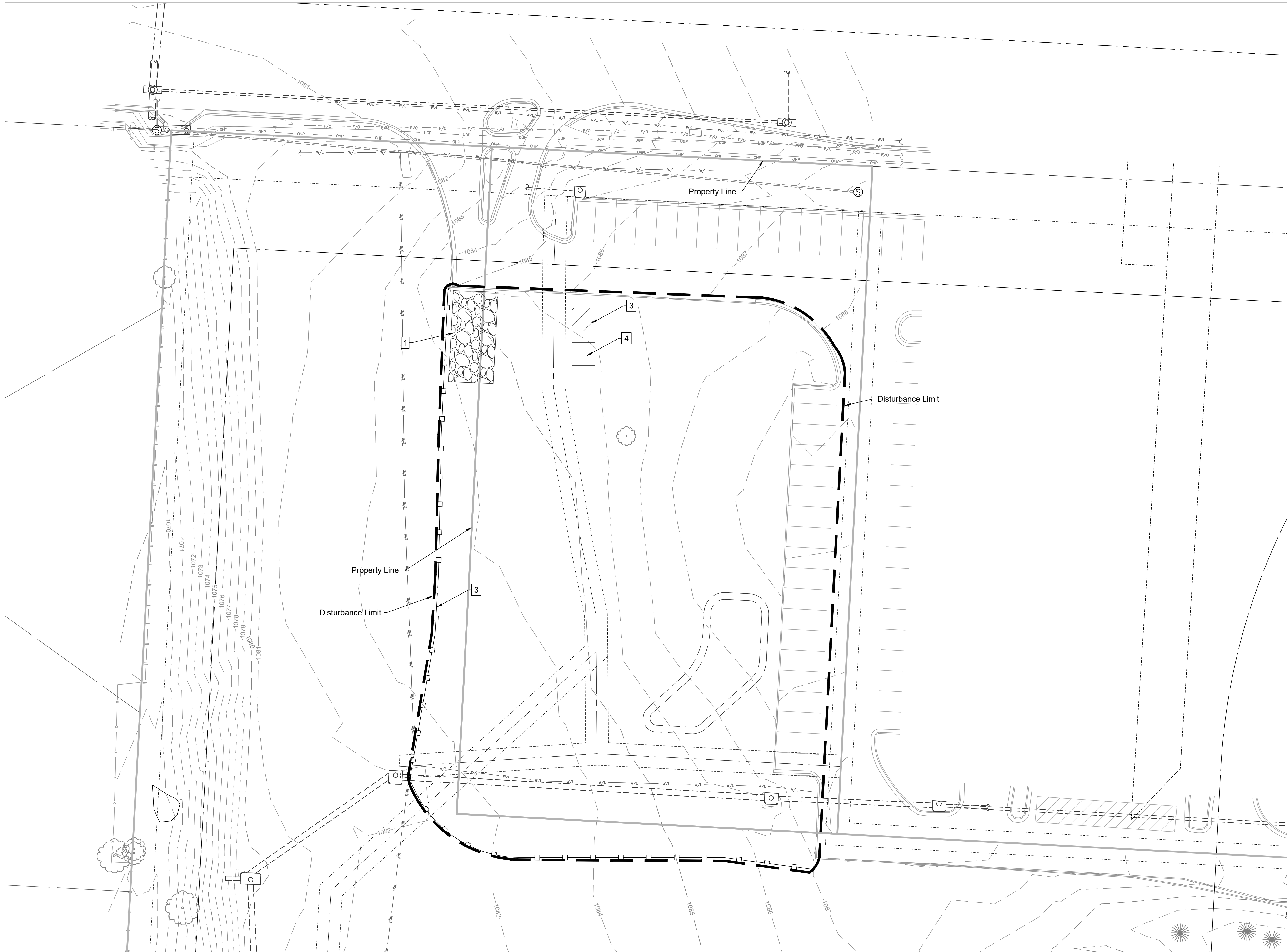
Water Line 1



Water Line 2

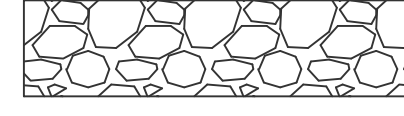
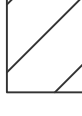







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Disturbed Area for Site Improvements : 0.99 Acres

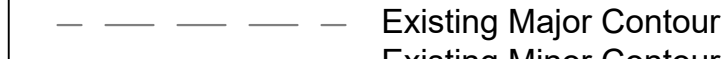
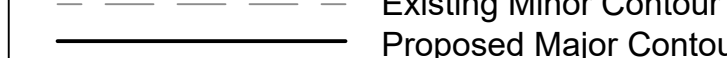
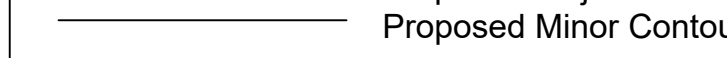
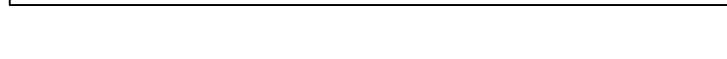
EROSION CONTROL LEGEND

-  Stabilized Construction Entrance
-  Staging Area
-  Concrete Washout
-  Limits of Disturbance
-  Perimeter Silt Fence
-  Rock Ditch Checks
-  Turf Grass Seed See L01 for more details

EROSION CONTROL NOTES

1. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
2. The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
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4. Install "J" Hooks on silt fence every 100 LF
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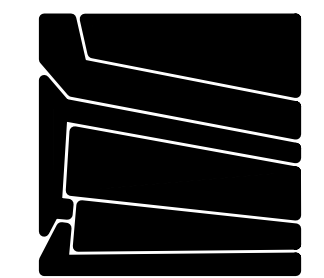
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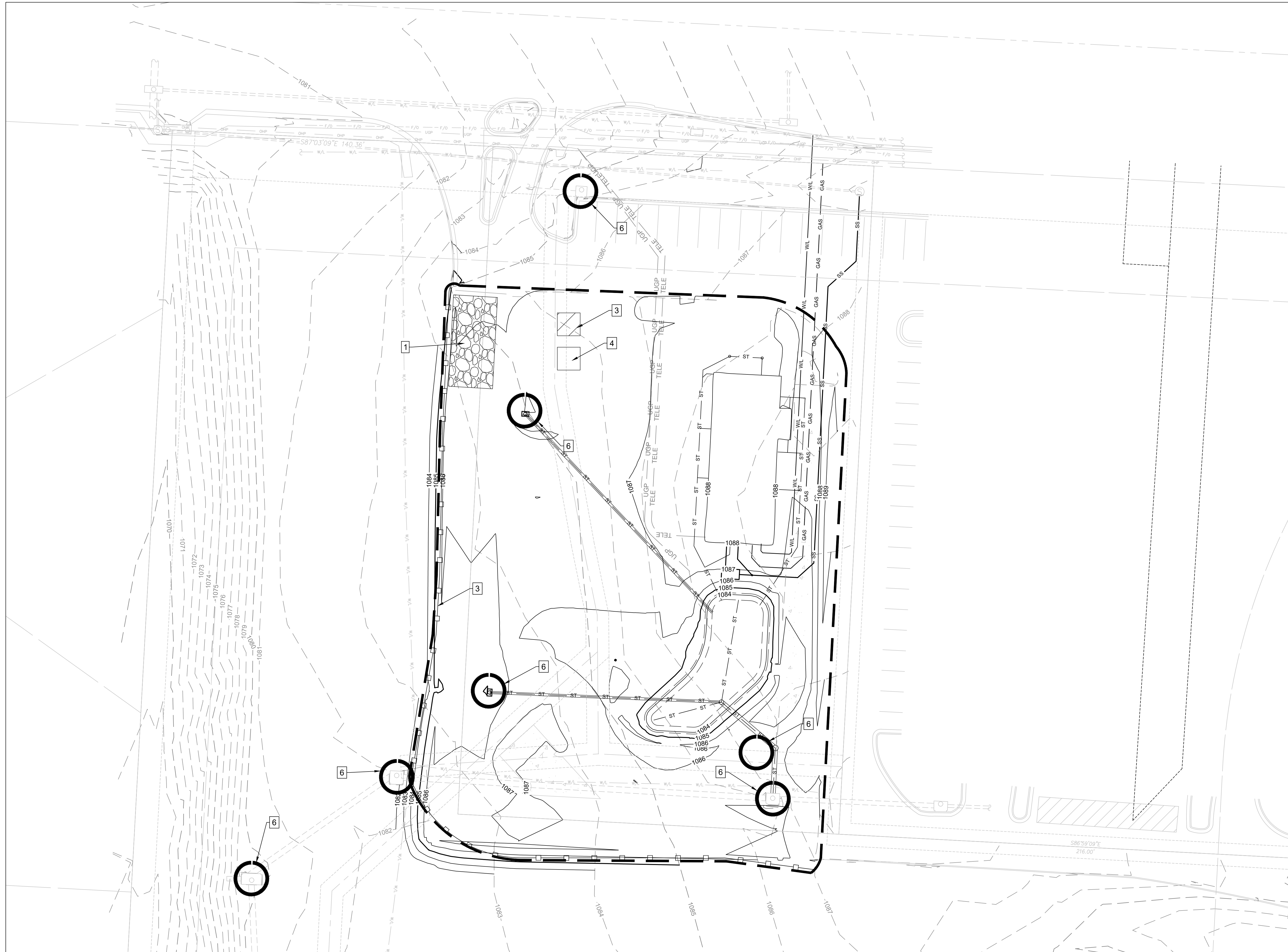
-  Existing Major Contour
-  Existing Minor Contour
-  Proposed Major Contour
-  Proposed Minor Contour

WRITTEN SEQUENCING

1. **Implement Pre-Clearing Plan:**
All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
2. **Clear and Stabilize Work Areas:**
Grade contractor areas and place all-weather surface on contractor areas.
3. **Clearing and Grubbing:**
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

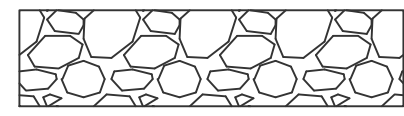






PROJECT STAGE	PLAN REFERENCE NUMBER	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES
Phase I A-Prior to Construction	1	Construction Entrance	II	Install Construction Entrance in accordance with APWA Standard Detail ESC-01
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	3	Perimeter Silt Fence	III	Install Silt Fence in accordance with APWA Standard Detail ESC-03
	4	Concrete Washout	II	Install Concrete Washout as Shown on Plans Prior to Pouring Any Concrete in accordance with APWA Standard Detail ESC-01
	5	Rock Ditch Checks	III	Install Rock Ditch Checks as Shown on Plans Prior to Construction
Phase II B - During Land Disturbance & Storm Infrastructure Installation	6	Inlet Protection	III	Install Filter Bags Prior to Construction
Phase III C-Final Stabilization	7	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Area. Stabilization Complete when 100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%





Disturbed Area for Site Improvements : 0.99 Acres




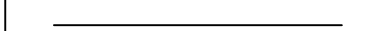
EROSION CONTROL LEGEND

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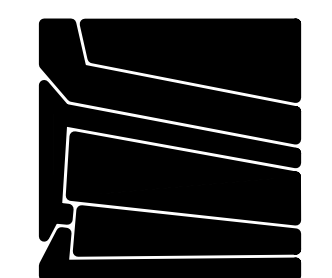
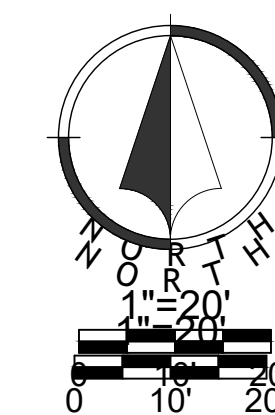
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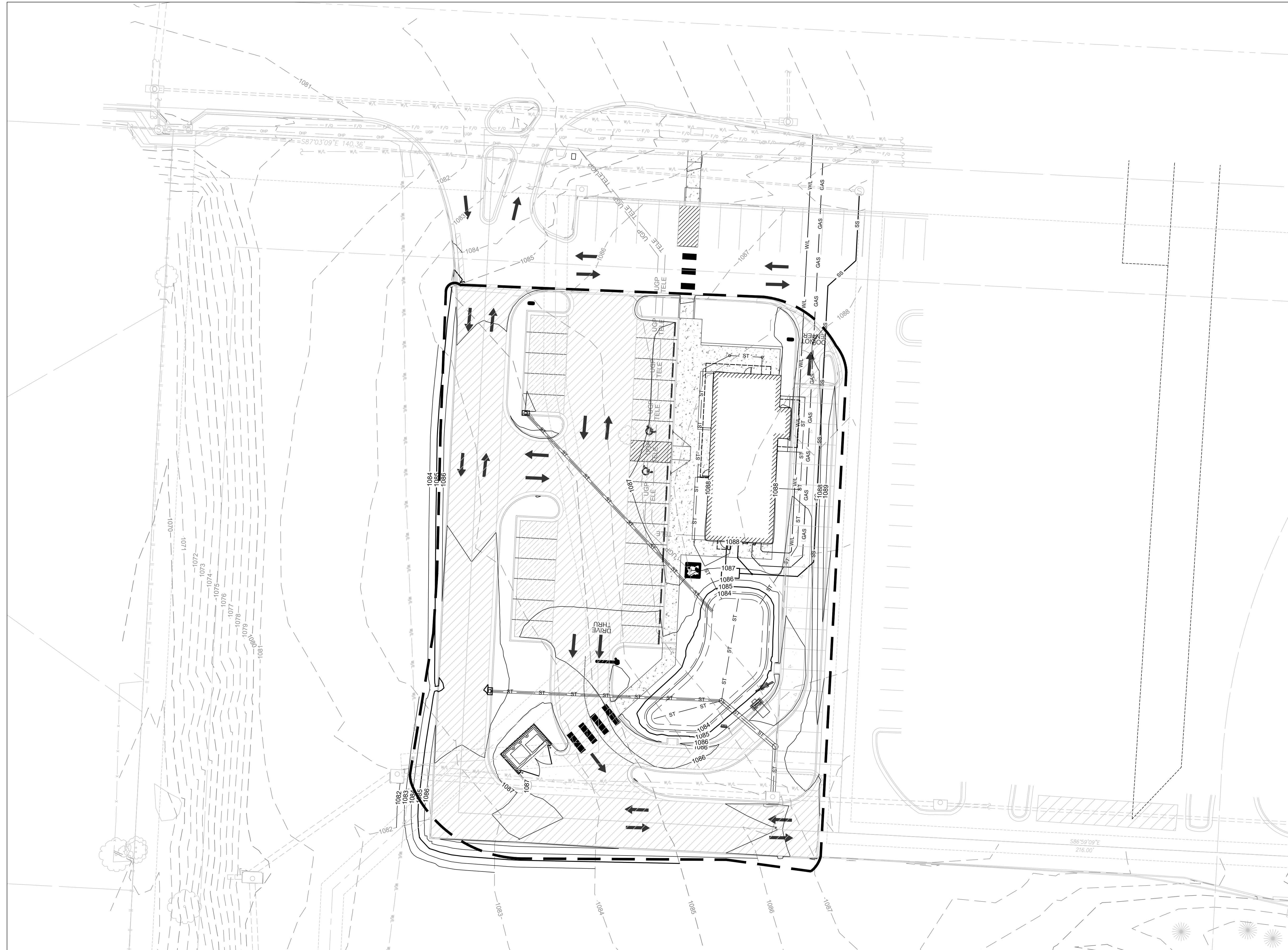
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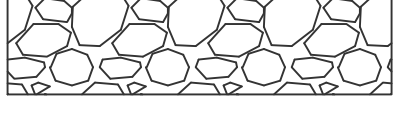



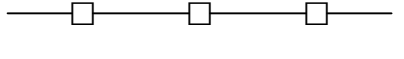


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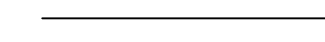
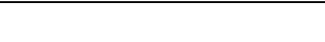
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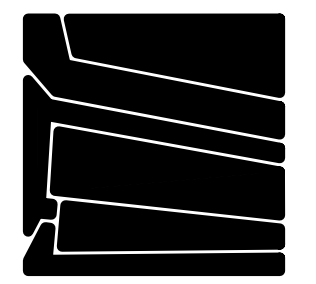
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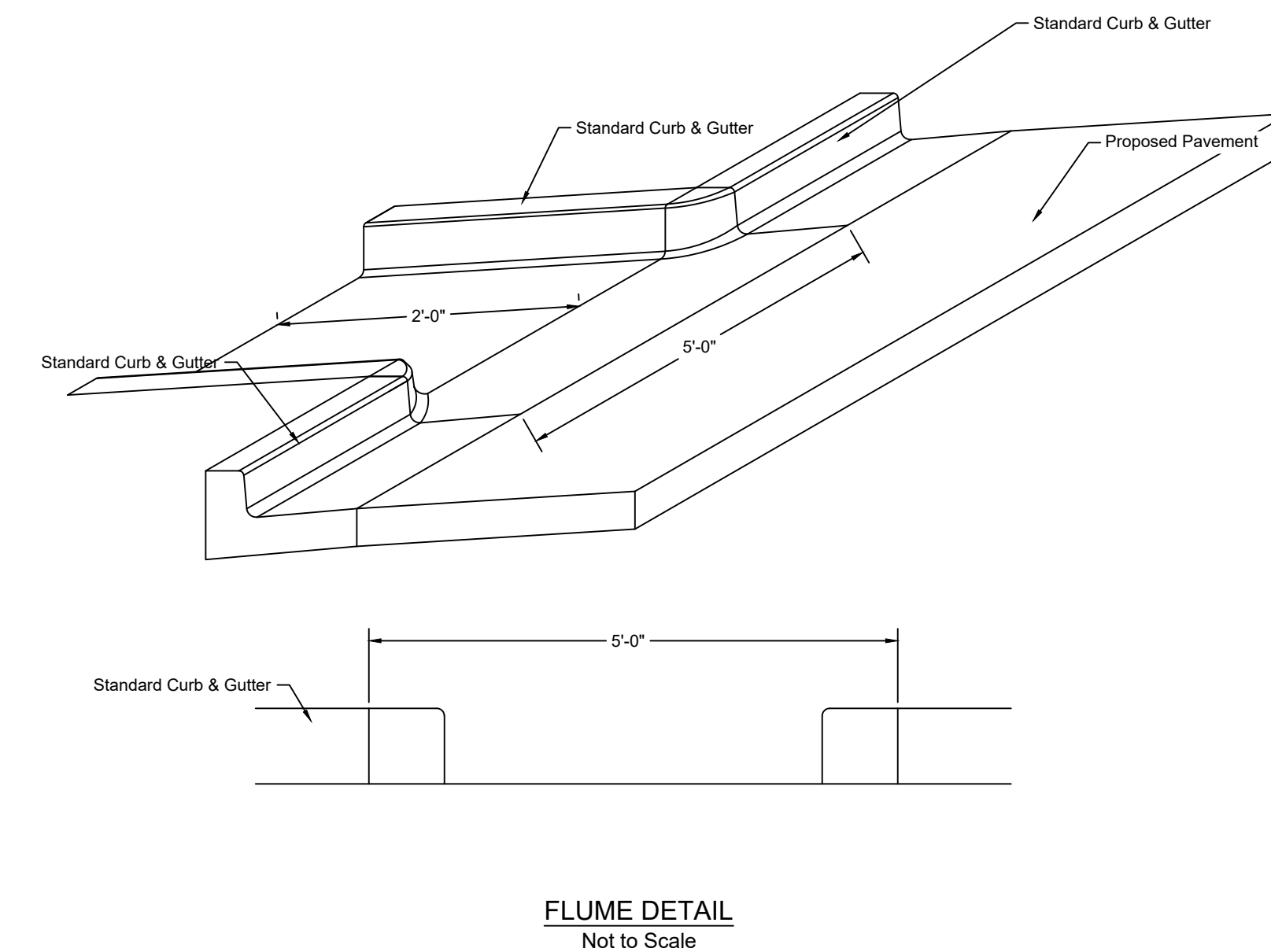
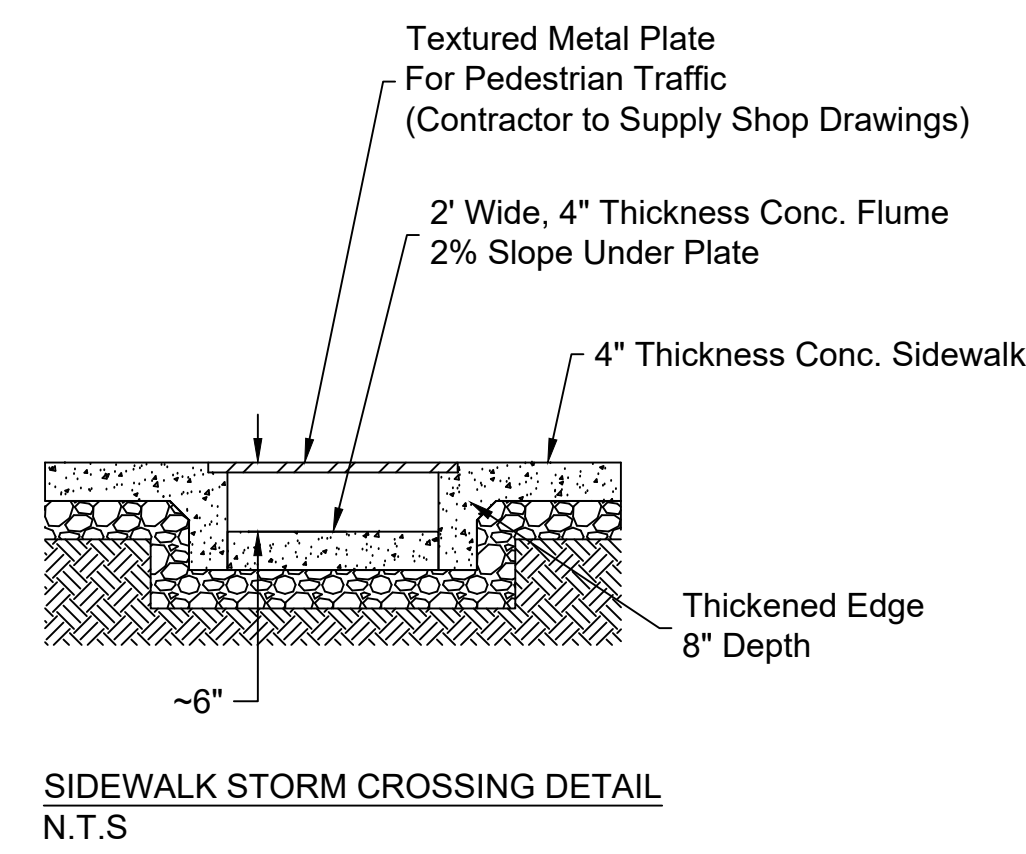
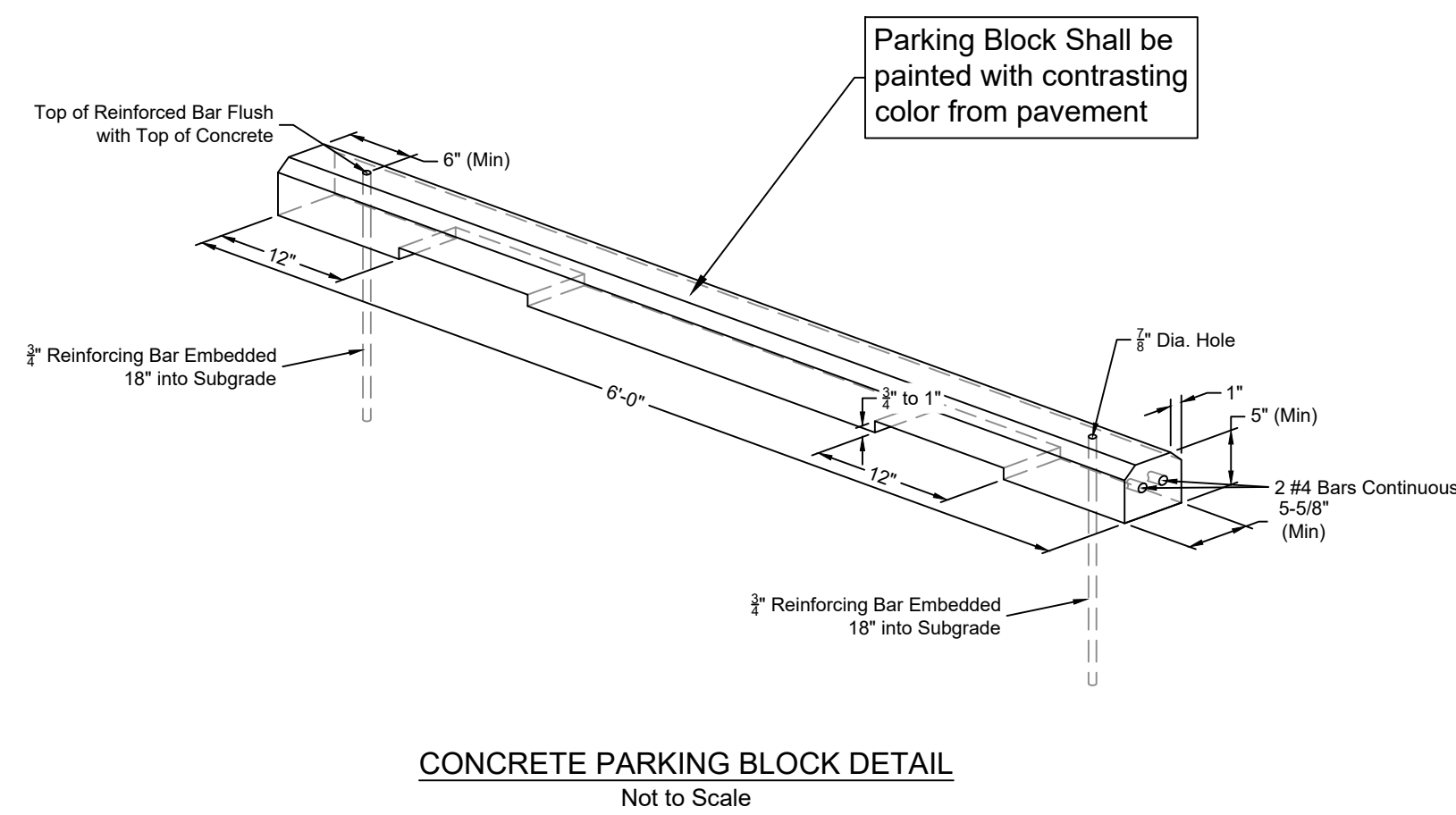
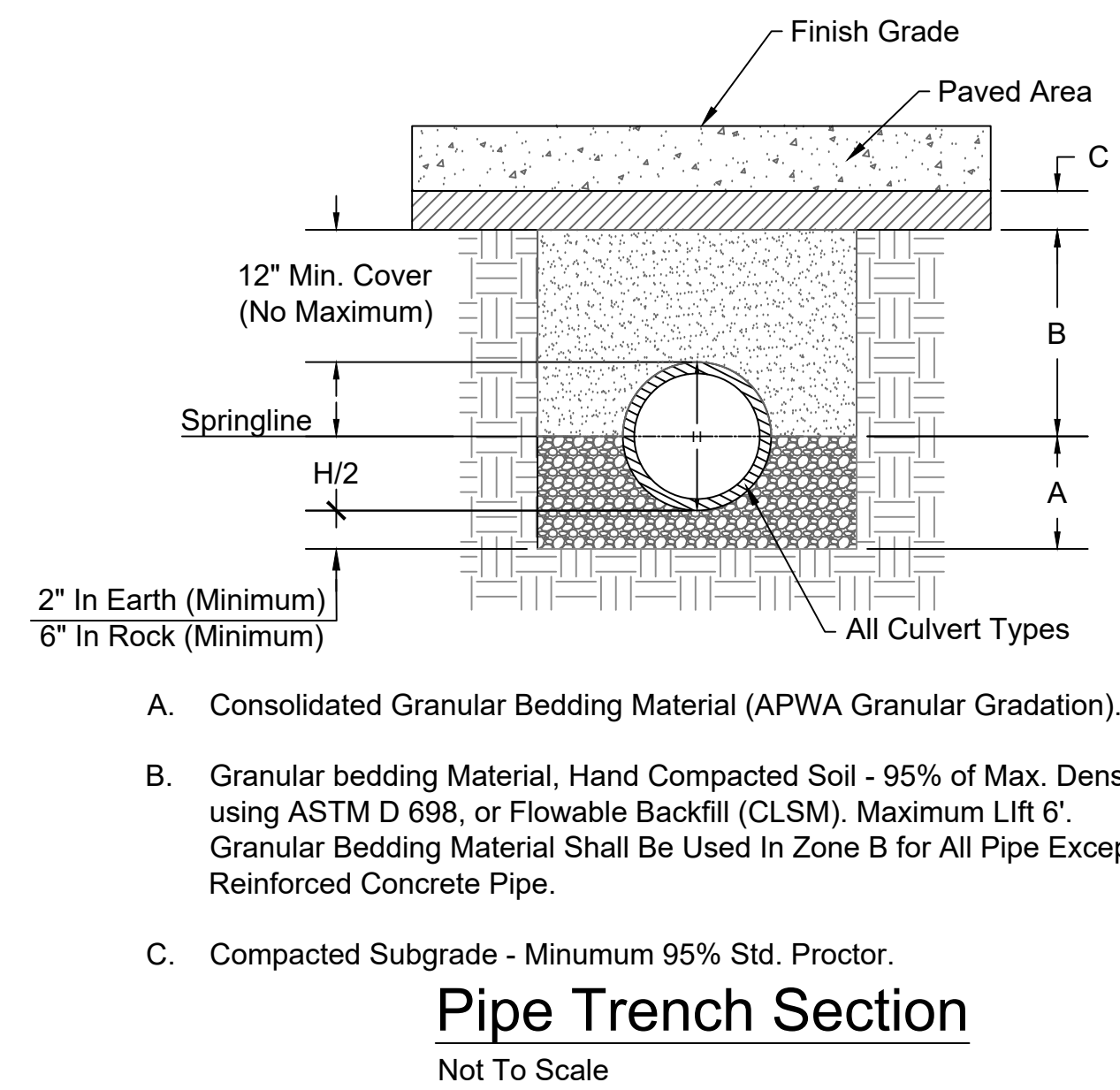
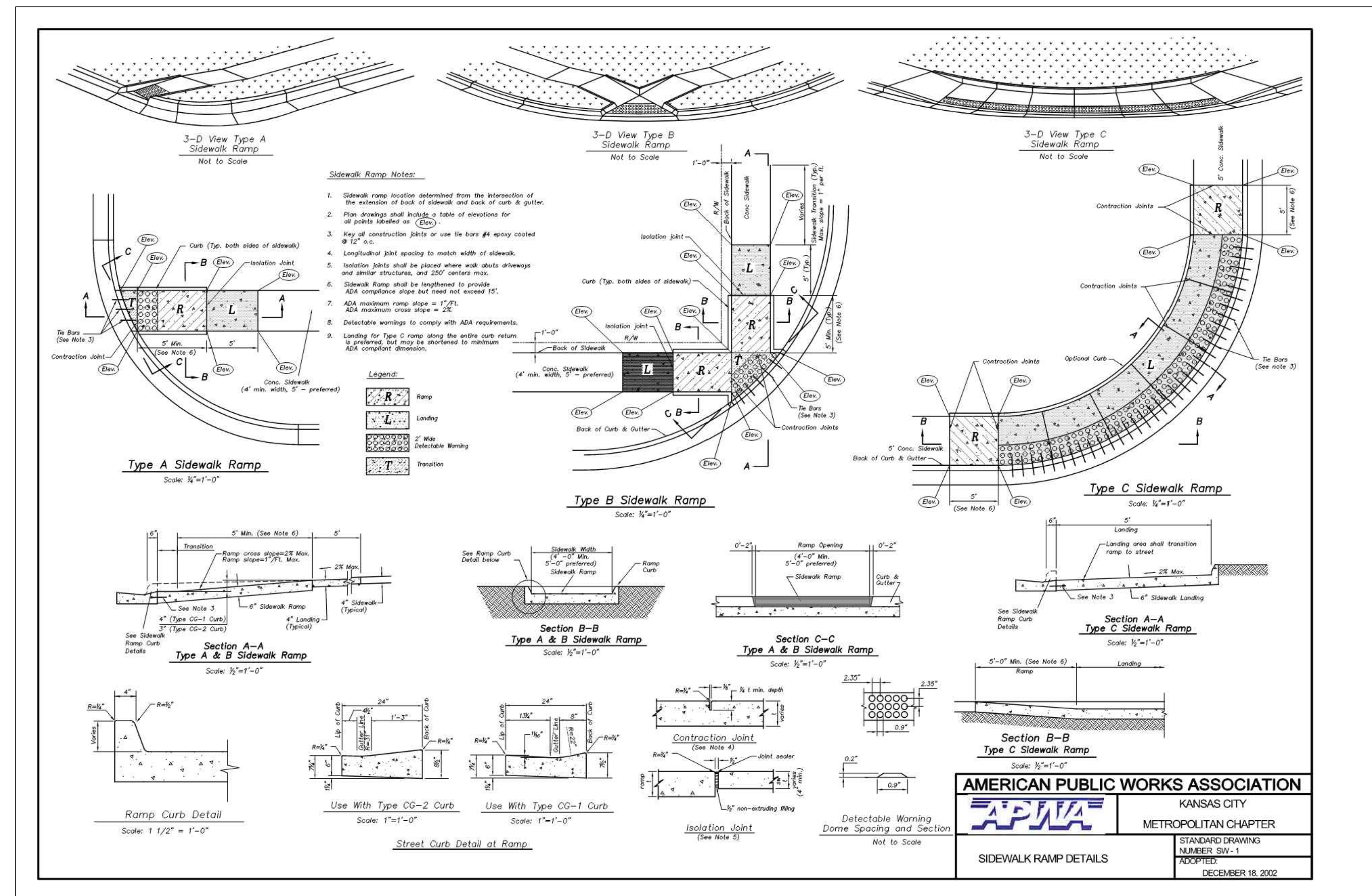
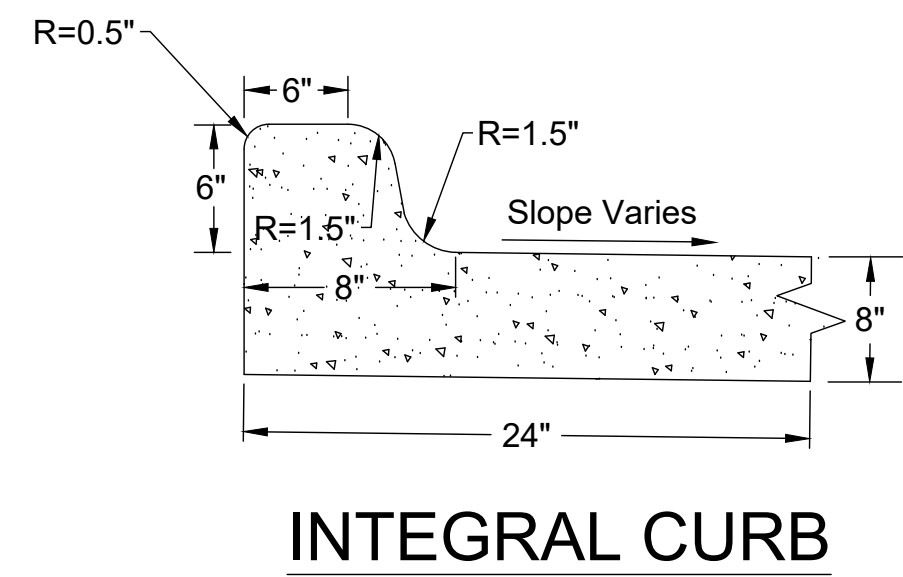
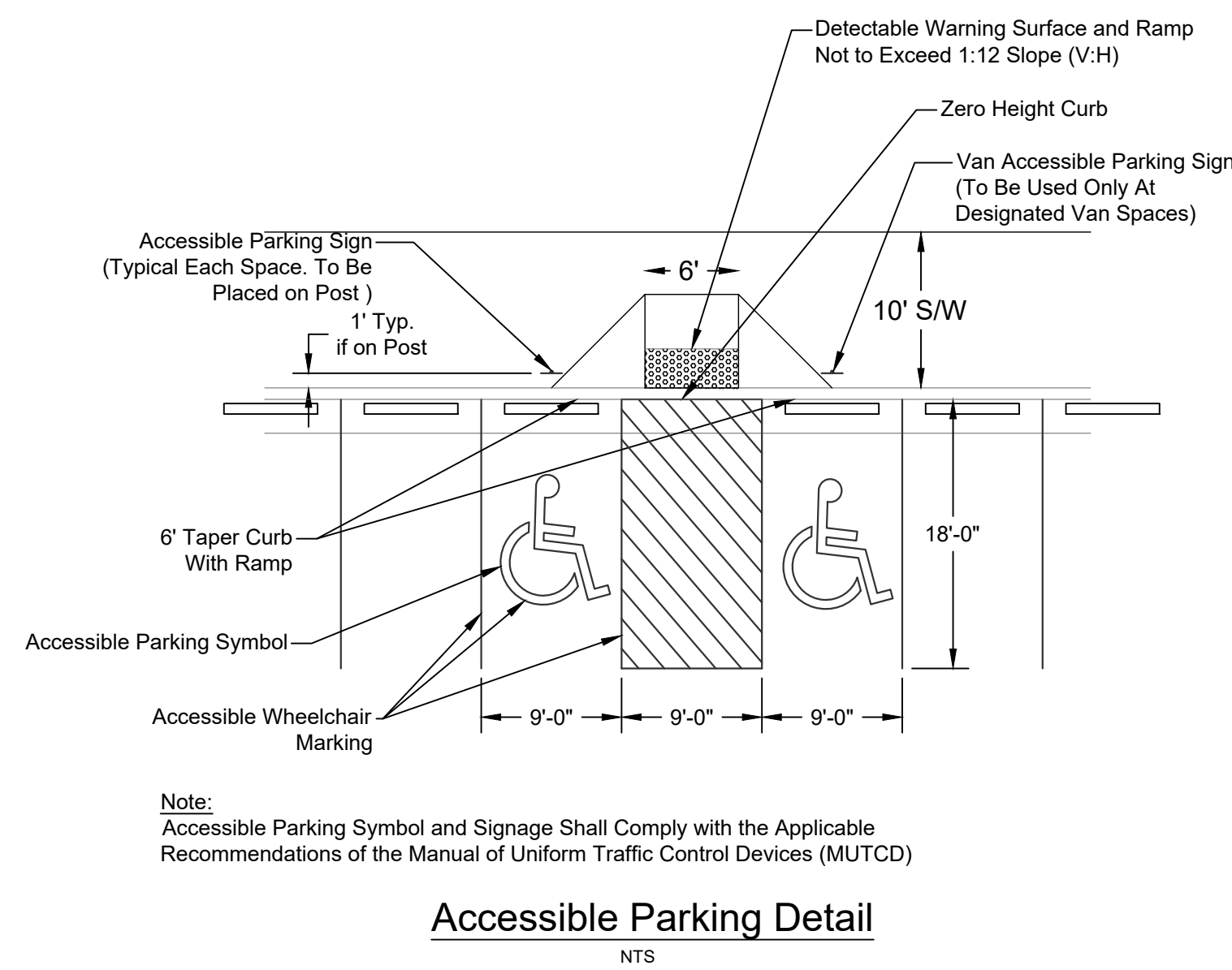
-  Existing Major Contour
-  Existing Minor Contour
-  Proposed Major Contour
-  Proposed Minor Contour

WRITTEN SEQUENCING

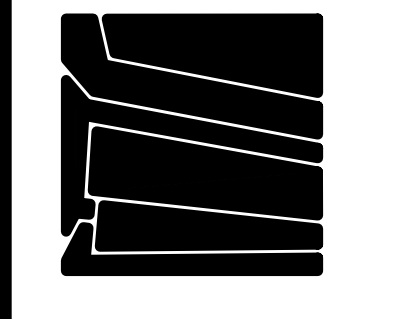
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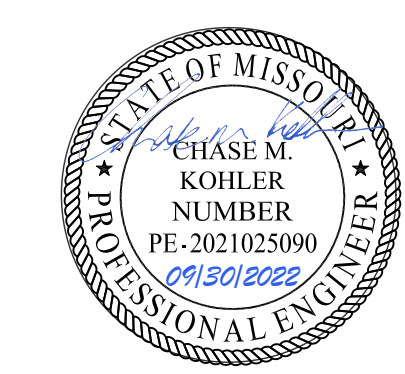


Standard Details
Stanley J. How
ARCHITECTS
HOW | SEIP | DOHN
14685 CALIFORNIA ST. OMAHA, NE 68154 402.964.9000

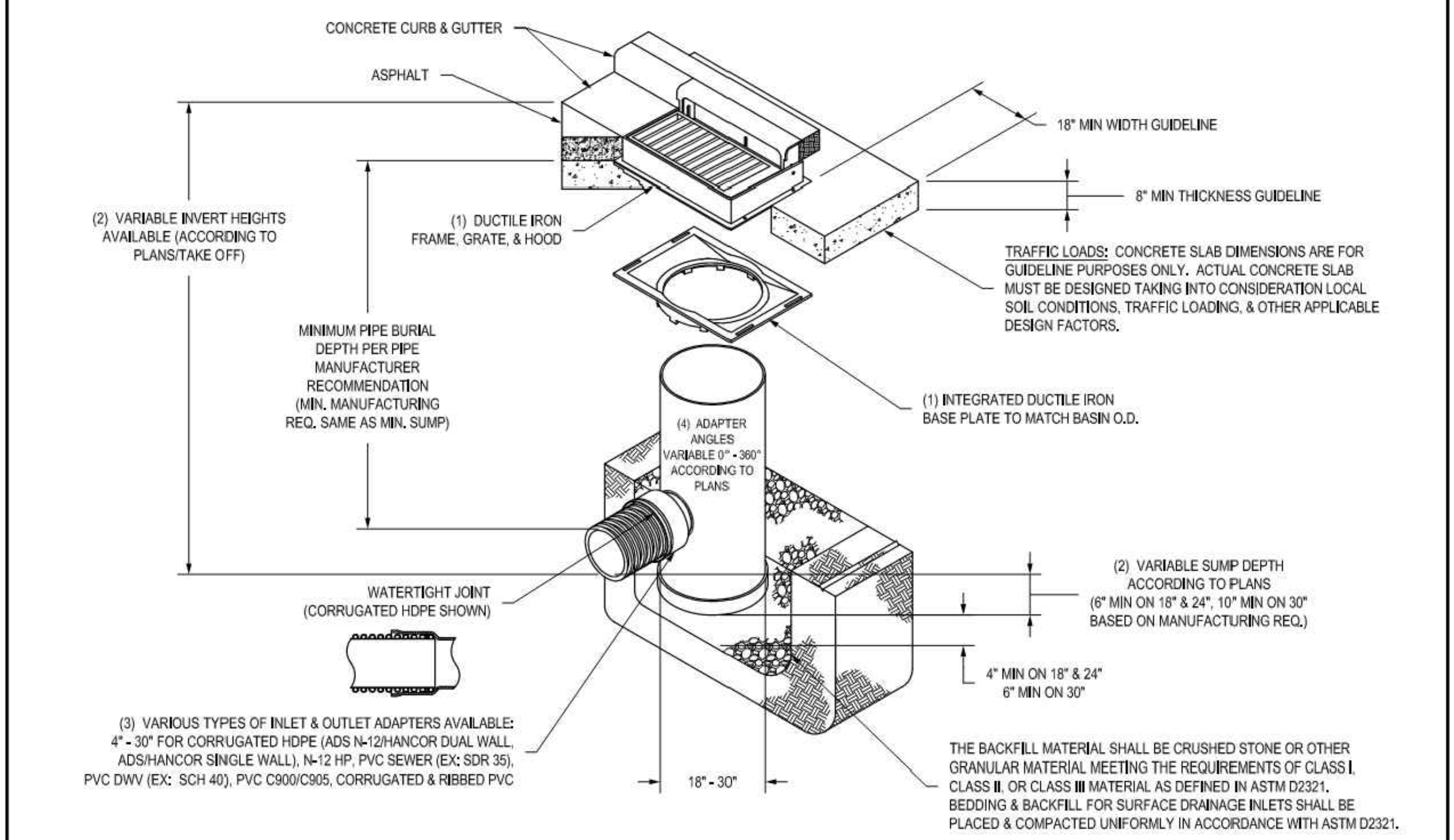


JOB NO. 22-0165
DATE 09/30/22
RAYMORE, MISSOURI
W. FOXWOOD DR. AND MOTT DRIVE

STARBUCKS
SHEET
C13



NYLOPLAST 2 FT X 3 FT CURB INLET STRUCTURE: 30 __ AGR __ X



1 - 18\"/>

2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.

3 - DRAINAGE CONNECTION (SUB JOINT) TIGHTNESS SHALL CONFORM TO ASTM D1212 FOR CORRUGATED HDPE (ADS IN-2/HANCOR DUAL WALL, N-12 HP, & PVC SEWER (EX: SDR 35), N-12 HP, & PVC SEWER (4\"/>

4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE θ TO 360\"/>

5 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING

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DRAWN BY	ERC	MATERIAL	DUCTILE IRON
DATE	03-23-10	PROJECT NO./NAME	
REVISED BY	NMH	DATE	05-16-16
DWG SIZE	A	SCALE	1/4\"/>

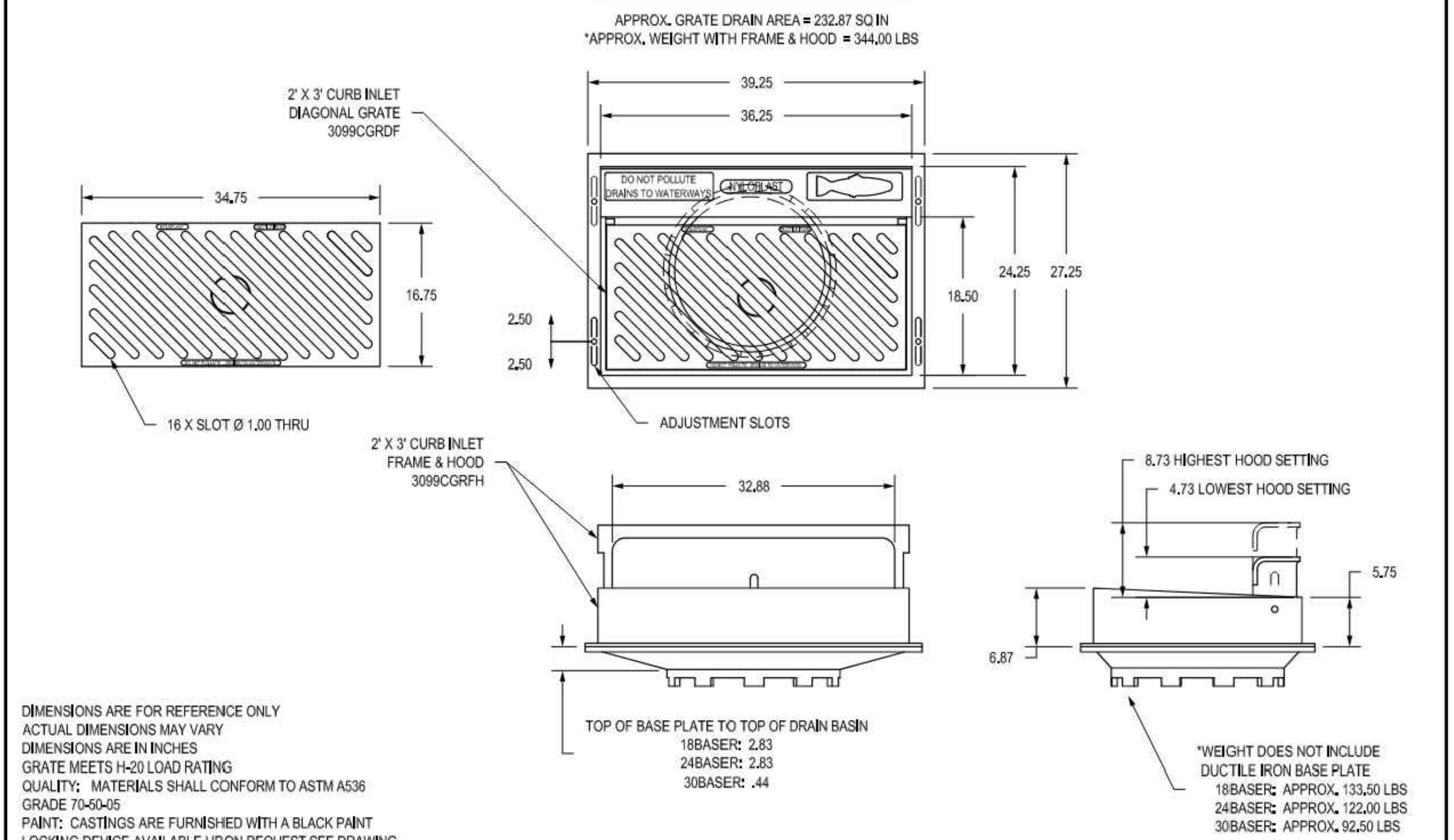
3130 VERONA AVE
 BUFORD, GA 30518
 PHN (770) 932-2443
 FAX (770) 932-2490
 www.nyloplast-usa.com

Nyloplast

TITLE
 DRAIN BASIN WITH 2 FT X 3 FT CURB INLET
 QUICK SPEC INSTALLATION DETAIL

DWG NO. 7002-110-087 REV C

3099CGRDF & 3099CGRFH



APPROX. GRATE DRAIN AREA = 232.87 SQ IN
 APPROX. WEIGHT WITH FRAME & HOOD = 344.00 LBS

18BASER: 2.83
 24BASER: 2.83
 30BASER: .44

DO NOT FOLLOW
 DRAIN TO WATER

ADJUSTMENT SLOTS

TOP OF BASE PLATE TO TOP OF DRAIN BASIN

WEIGHT DOES NOT INCLUDE
 DUCTILE IRON BASE PLATE
 18BASER: APPROX. 133.50 LBS
 24BASER: APPROX. 122.00 LBS
 30BASER: APPROX. 92.50 LBS

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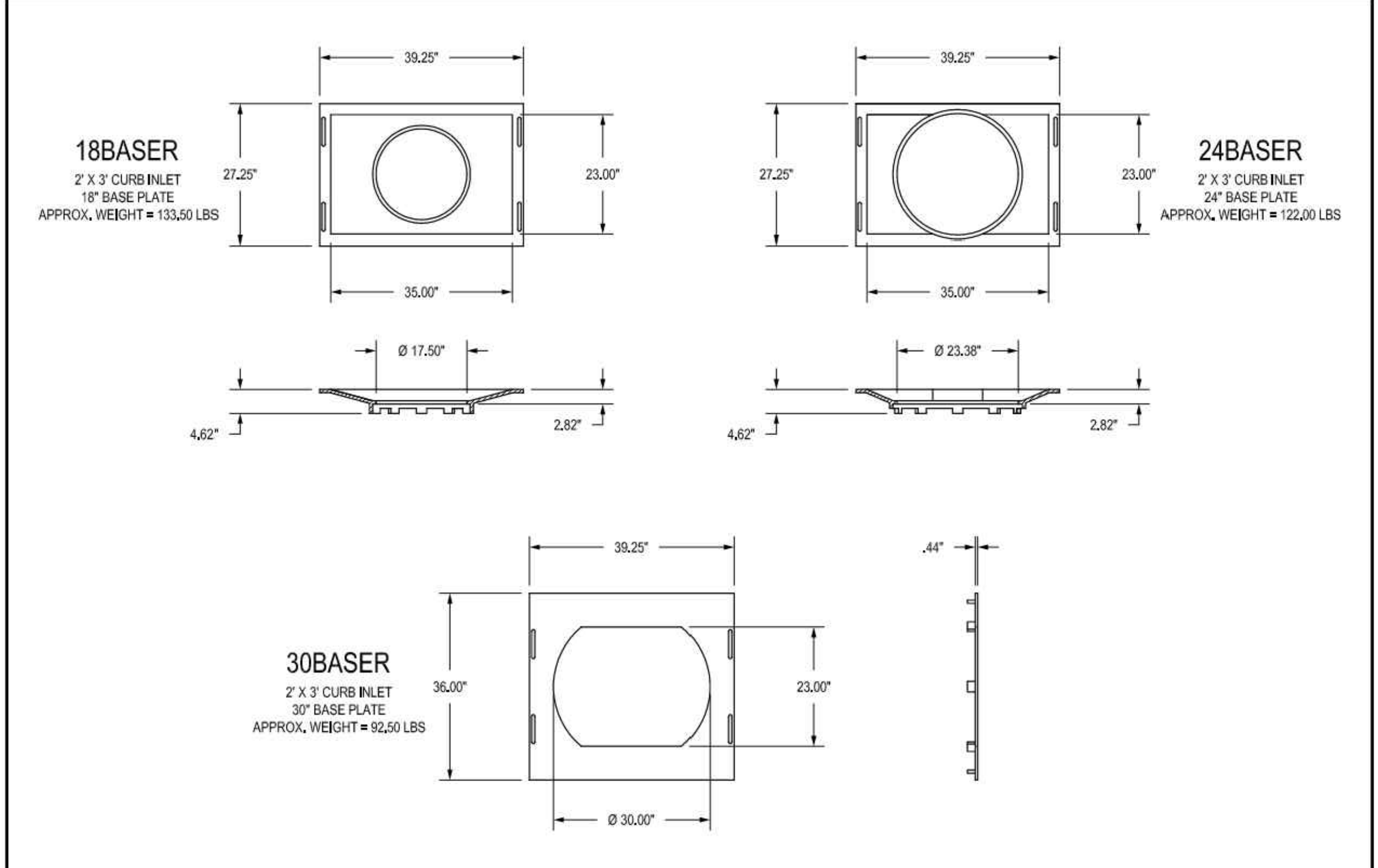
DRAWN BY	ERC	MATERIAL	DUCTILE IRON
DATE	04-10-06	PROJECT NO./NAME	
REVISED BY	CCA	DATE	09-05-13
DWG SIZE	A	SCALE	1/16\"/>

3130 VERONA AVE
 BUFORD, GA 30518
 PHN (770) 932-2443
 FAX (770) 932-2490
 www.nyloplast-usa.com

Nyloplast

TITLE
 2 FT X 3 FT CURB INLET DIAGONAL GRATE ASSEMBLY

DWG NO. 7002-110-046 REV D



18BASER
 2\"/>

24BASER
 2\"/>

30BASER
 2\"/>

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DRAWN BY	ERC	MATERIAL	DUCTILE IRON
DATE	02-06-06	PROJECT NO./NAME	
REVISED BY	CCA	DATE	05-03-13
DWG SIZE	A	SCALE	1/25\"/>

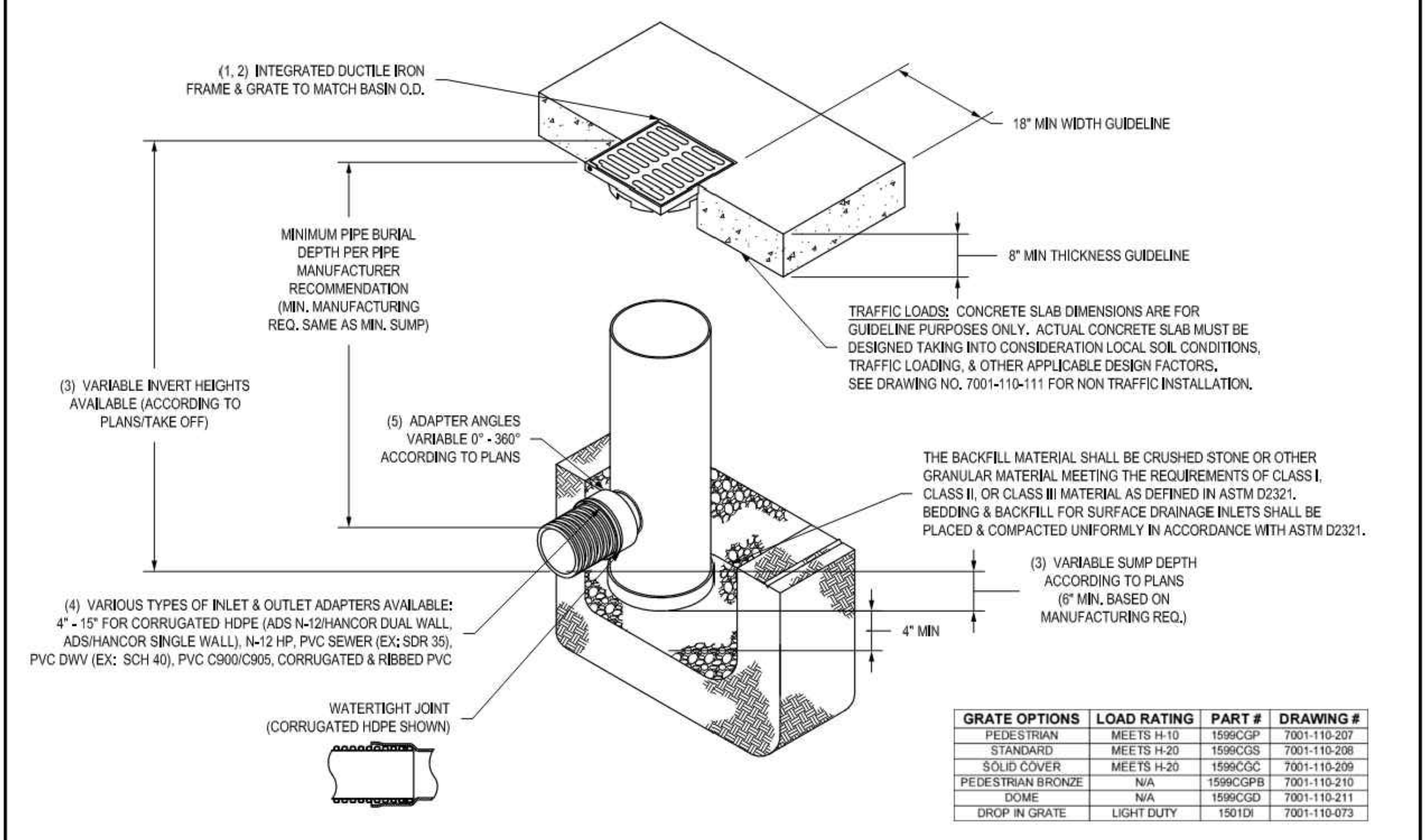
3130 VERONA AVE
 BUFORD, GA 30518
 PHN (770) 932-2443
 FAX (770) 932-2490
 www.nyloplast-usa.com

Nyloplast

TITLE
 2 FT X 3 FT RECTANGLE CURB INLET BASE PLATE
 GENERAL DIMENSIONS

DWG NO. 7002-110-040 REV C

NYLOPLAST 15\"/>



1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.

2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05

3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 8\"/>

4 - DRAINAGE CONNECTION (SUB JOINT) TIGHTNESS SHALL CONFORM TO ASTM D1212 FOR CORRUGATED HDPE (ADS IN-2/HANCOR DUAL WALL, N-12 HP, & PVC SEWER (EX: SDR 35), N-12 HP, & PVC SEWER.

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DRAWN BY	ERC	MATERIAL	DUCTILE IRON
DATE	03-30-06	PROJECT NO./NAME	
REVISED BY	NMH	DATE	05-16-16
DWG SIZE	A	SCALE	1/25\"/>

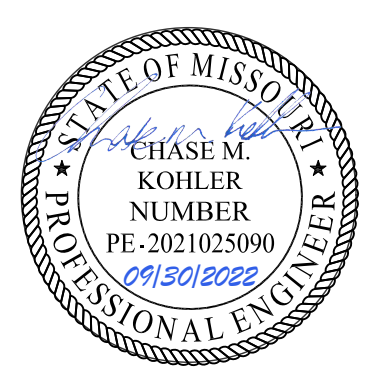
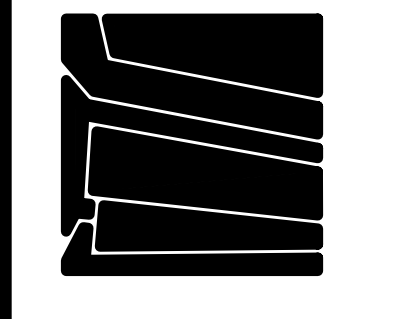
3130 VERONA AVE
 BUFORD, GA 30518
 PHN (770) 932-2443
 FAX (770) 932-2490
 www.nyloplast-usa.com

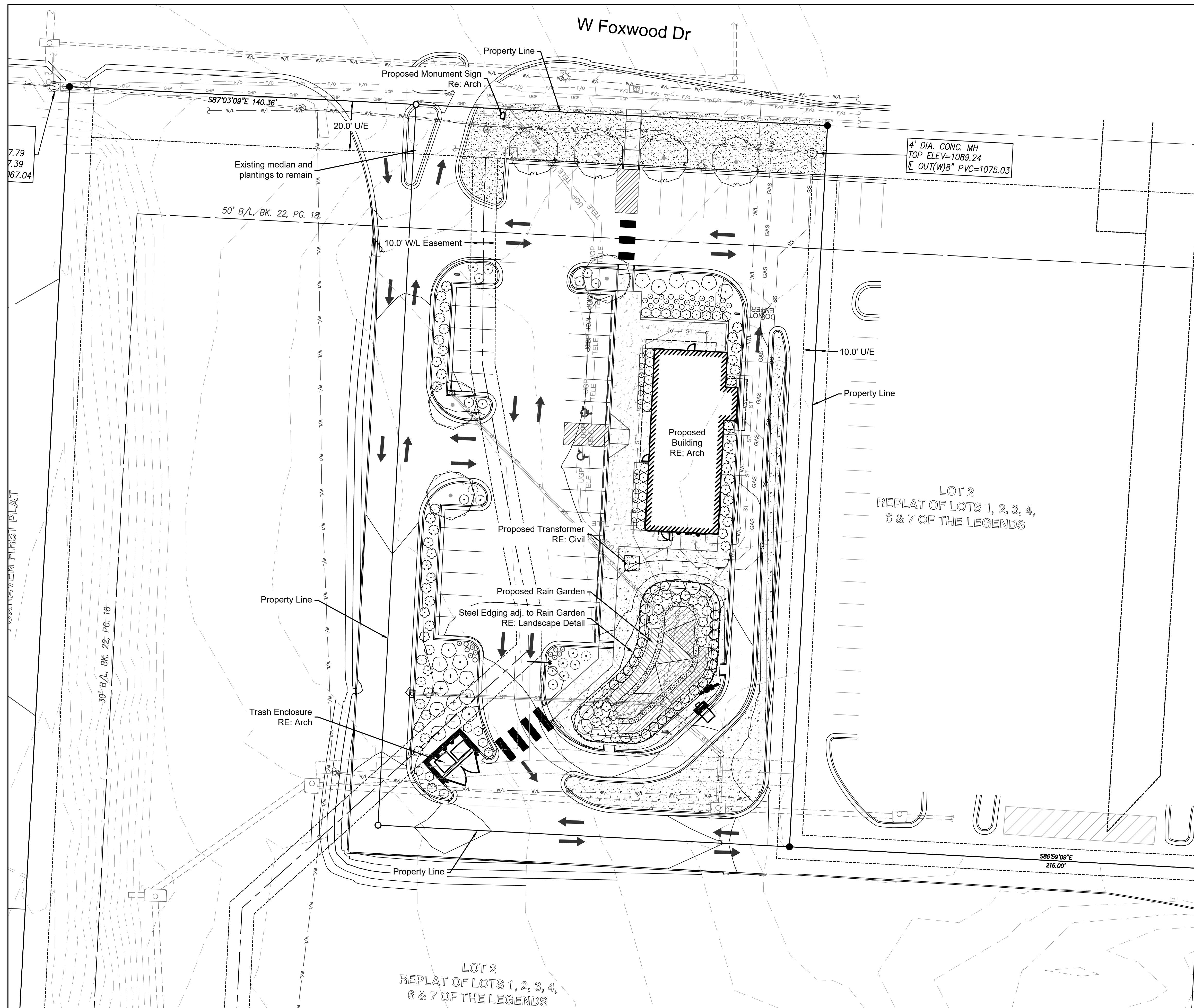
Nyloplast

TITLE
 15 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7002-110-190 REV E

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
FLEETS BRAN	MEETS H-20	1599CCP	7001-110-207
STANDARD	MEETS H-20	1599CCS	7001-110-208
SOLID COVER	MEETS H-20	1599CCG	7001-110-209
PEDESTRIAN BRONZE	N/A	1599CGR	7001-110-210
DOME	N/A	1599CGD	7001-110-211
DROP IN GRATE	LIGHT DUTY	1501DI	7001-110-073





LANDSCAPE CALCULATIONS
 Open Space
 Required: 20% (Commercial use)
 Provided: Lot Area (48,740 sf) x 20% = 9,748 sf min. (13,654 sf / 28% actual)

Foundation Landscaping
 Required: 5' wide along building foundation*
 Provided: As required
 *This landscaped area may count toward the required landscape area for the lot.

Interior Parking Lot Landscaping
 Required: 1 Island, 1 Shade Tree, & 3 Shrubs / 10 Parking Spaces
 Provided: 26 Parking Spaces = 3 Islands, 3 Shade, & 9 Shrubs

Perimeter Parking Lot Landscaping adj. to Public Street
 Required: 6' wide landscape strip and 1 Shade Tree / 40'
 Provided: 127' = 4 Shade Trees + 6' wide landscape strip

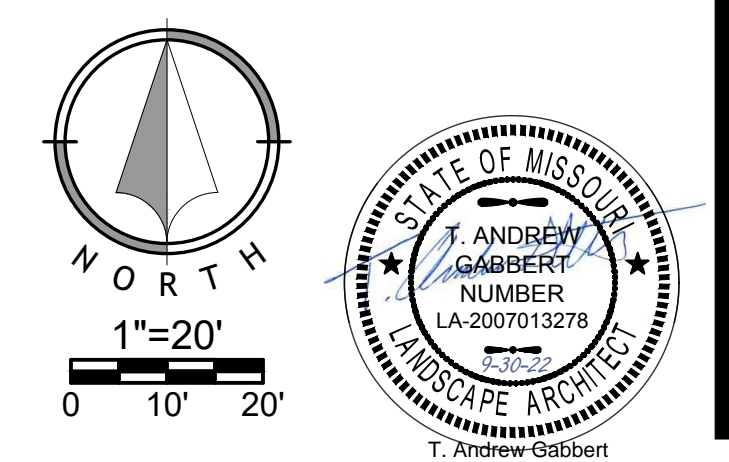
Street Trees
 Required: 1 Tree / 50' (driveway width excluded)
 Provided: 142' = 3 Trees*
 *Public Street Perimeter trees count toward street tree requirements.

PLANT SCHEDULE

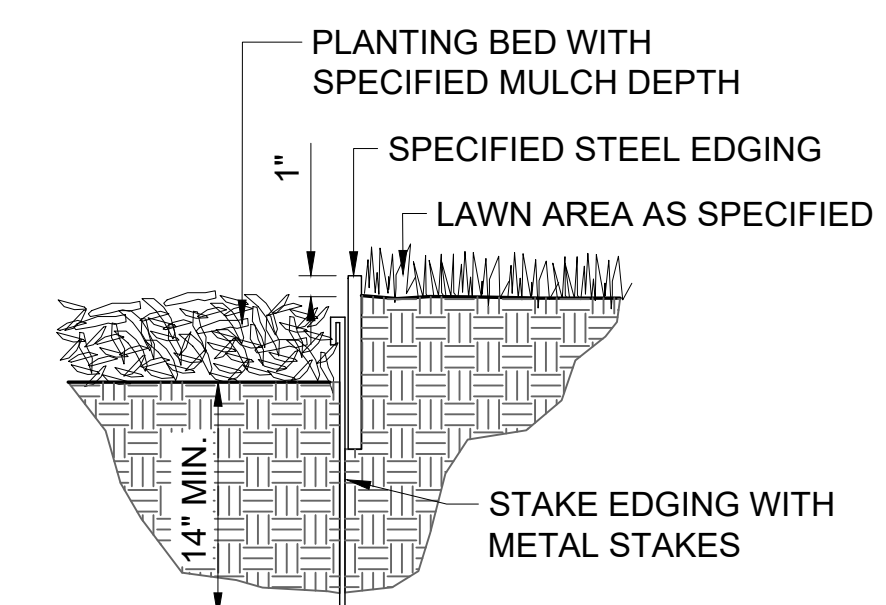
TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	GS	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	B&B, 2.5" Cal.	4	
	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B&B, 2.5" Cal.	3	
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	AM	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	3 Gal.	19	
	CR	Cornus alba 'Regnzam' / Red Gnome™ Dogwood	3 Gal.	15	
	IN	Ilex verticillata 'Nana' / Red Sprite Winterberry	3 Gal.	31	
	IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	3 Gal.	12	
	PN	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 Gal.	7	
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 Gal.	18	
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 Gal.	12	
	CO	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	3 Gal.	56	
	PS	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	3 Gal.	73	
	SS2	Schizachyrium scoparium 'Prairie Munchkin' / Prairie Munchkin Little Bluestem	3 Gal.	37	
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	IV2	Iris virginica / Blue Flag Iris	Plugs	12" o.c.	215
	JE	Juncus effusus / Common Rush	Plugs	18" o.c.	144
	MR	Mimulus ringens / Monkeyflower	Plugs	12" o.c.	168
	PV	Physostegia virginiana / Obedient Plant	Plugs	12" o.c.	245
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY		
	Native Seed Mix / Seed Bouteloua gracilis / Blue Grama - 50% Bouteloua dactyloides / Buffalo Grass - 50%	SEED	3,791 sf		
	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD	3,337 sf		

LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

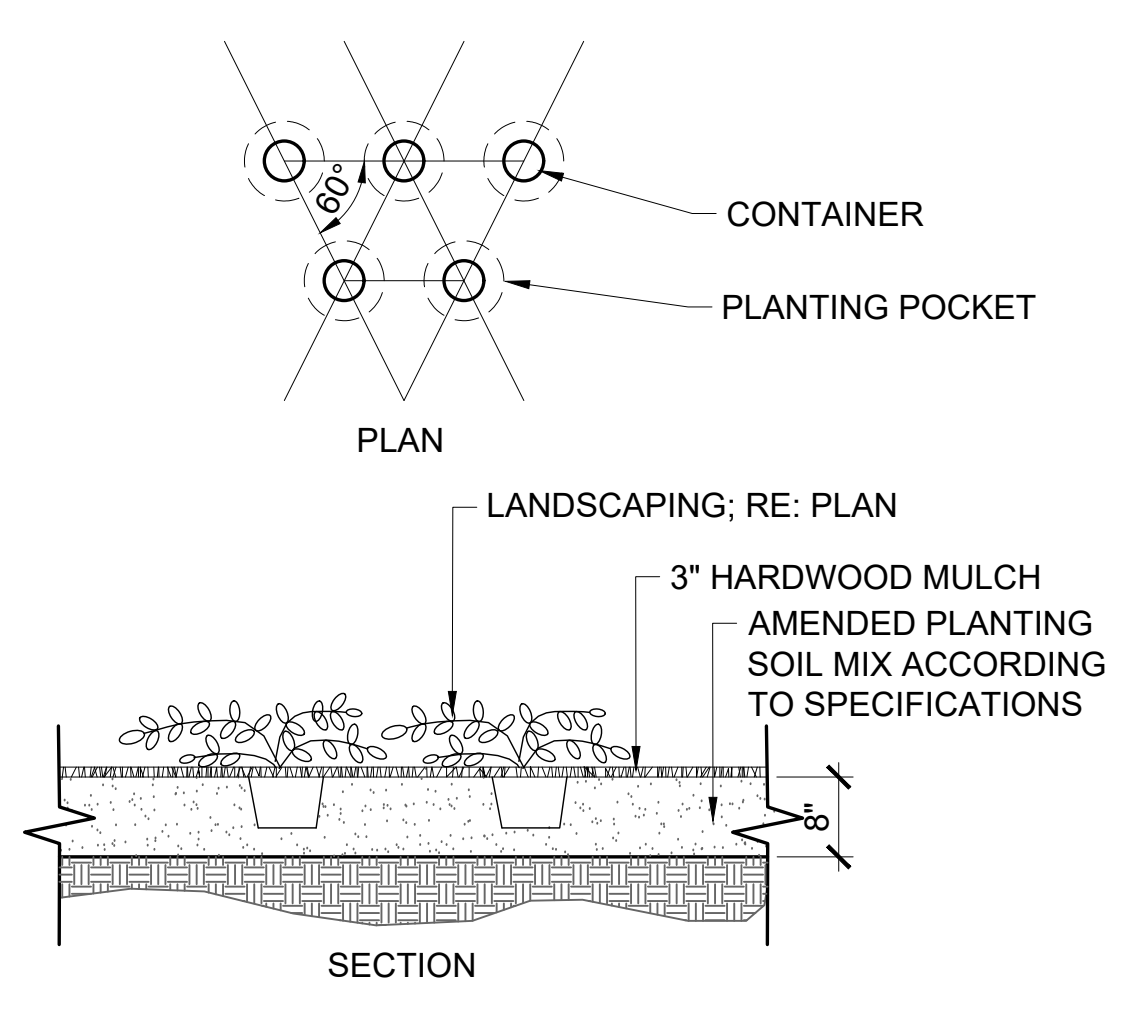


STARBUCKS
 W. FOXWOOD DR. AND MOTT DRIVE
 RAYMORE, MISSOURI
 SHEET
L01
 LANDSCAPE PLAN
 JOB NO. 22-0165
 DATE 09/12/22
 HOW | SEIP | DOHN ARCHITECTS
 14685 CALIFORNIA ST
 OMAHA, NE 68154
 402.964.9000
 REVISION

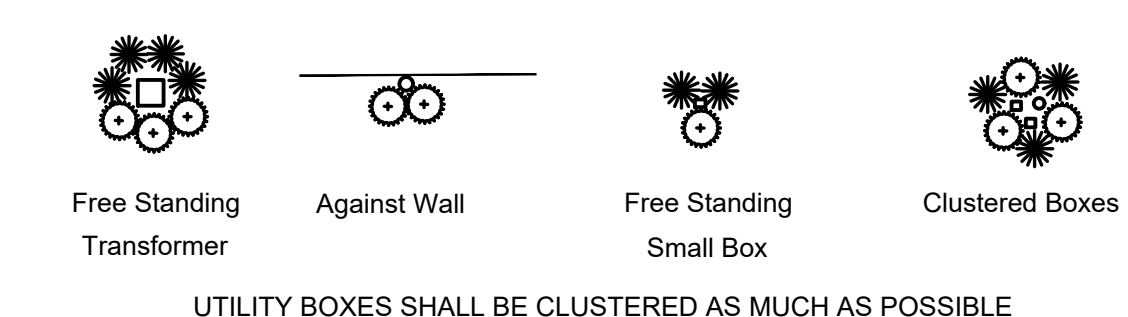


- NOTES:
1. EDGING PER SPECIFICATIONS. SET ALL EDGING 1" ABOVE FINISH GRADE (TURF) SURFACE AS SHOWN.
 2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE.
 3. ALL JOINTS SHALL BE SECURELY STAKED.
 4. FINISH SHALL BE POWDER COAT; COLOR: GREEN. CONTRACTOR SHALL SUBMIT COLOR SAMPLE TO OWNERS REPRESENTATIVE PRIOR TO PURCHASE.
 5. CONTRACTOR SHALL LOCATE AND MARK ALL PLANT BED LOCATIONS PRIOR TO INSTALLATION OF STEEL FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

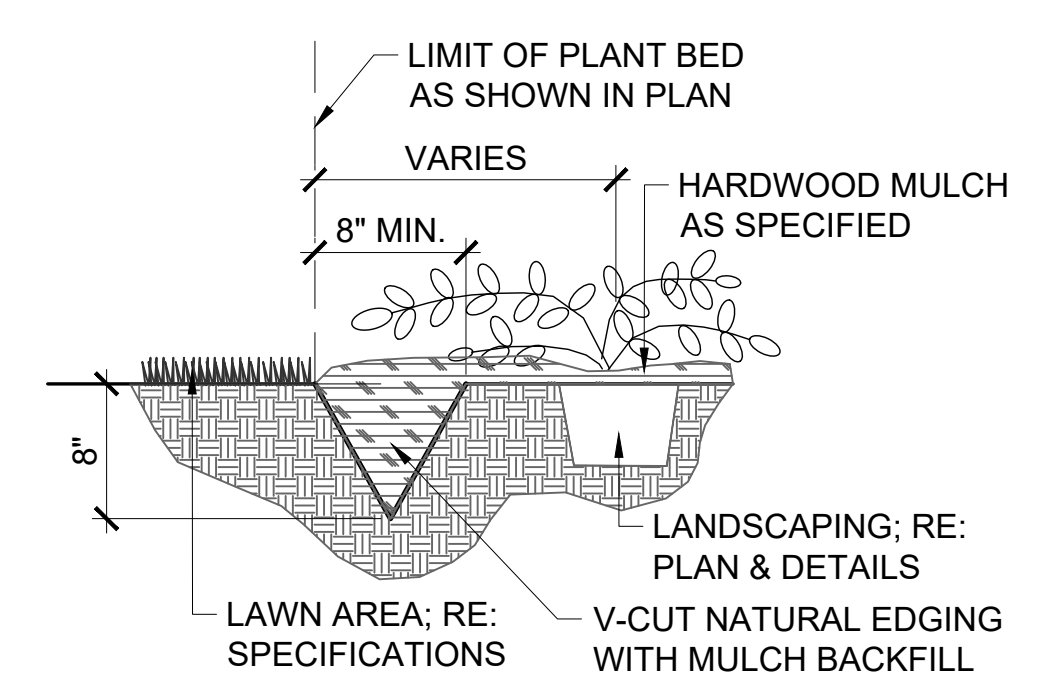
STEEL EDGING DETAIL - NTS



CONTAINER PLANTING DETAIL - NTS

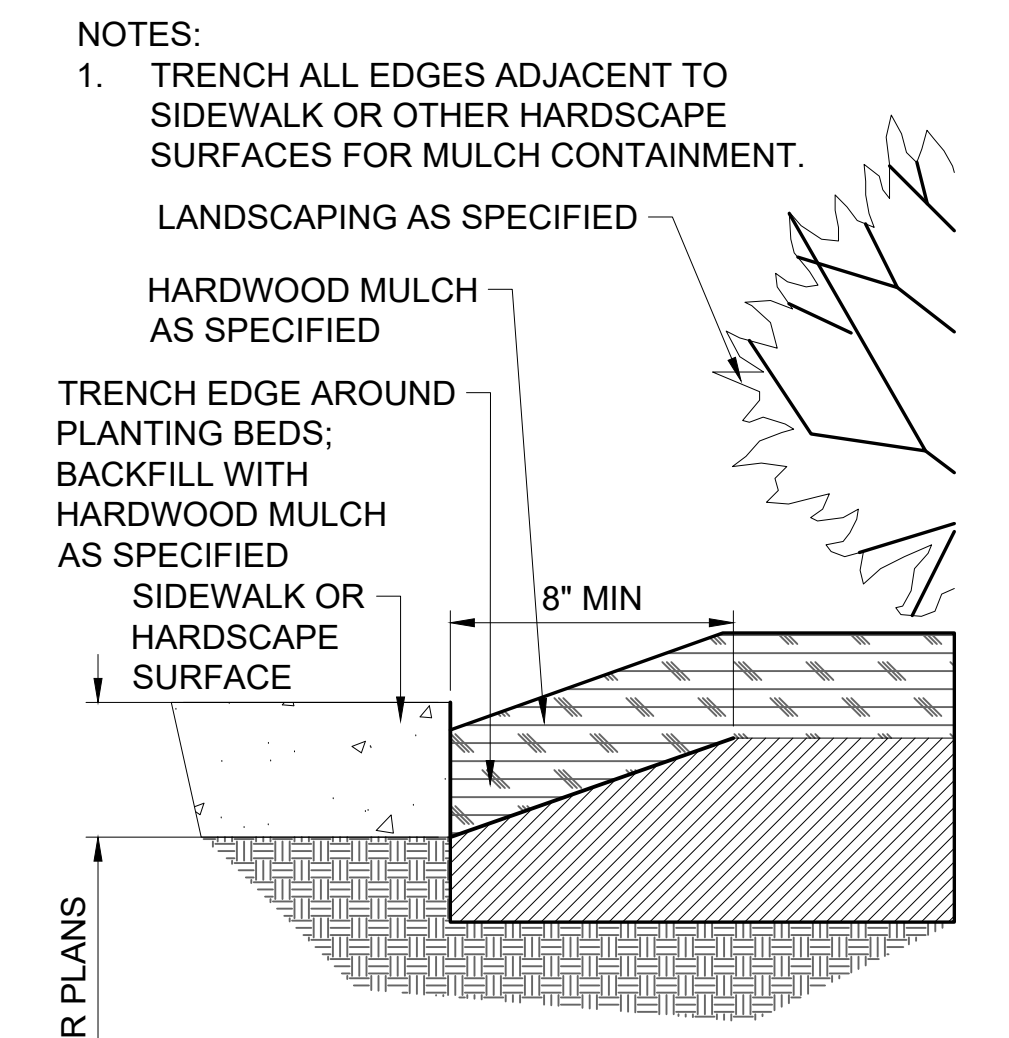


TYPICAL UTILITY BOX SCREENING DETAILS - NTS



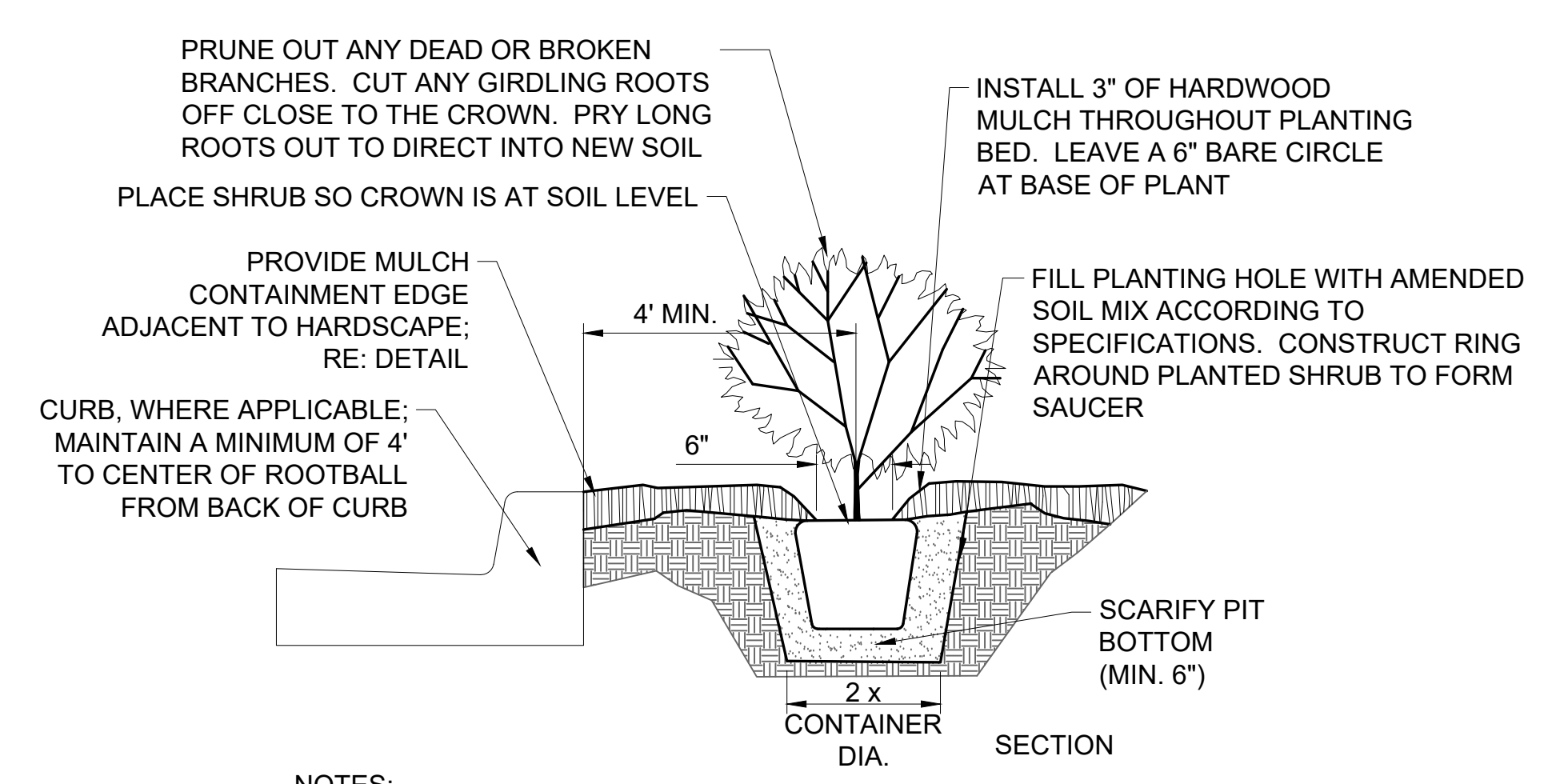
V-CUT NATURAL EDGE DETAIL - NTS

- NOTES:
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
 2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
 3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



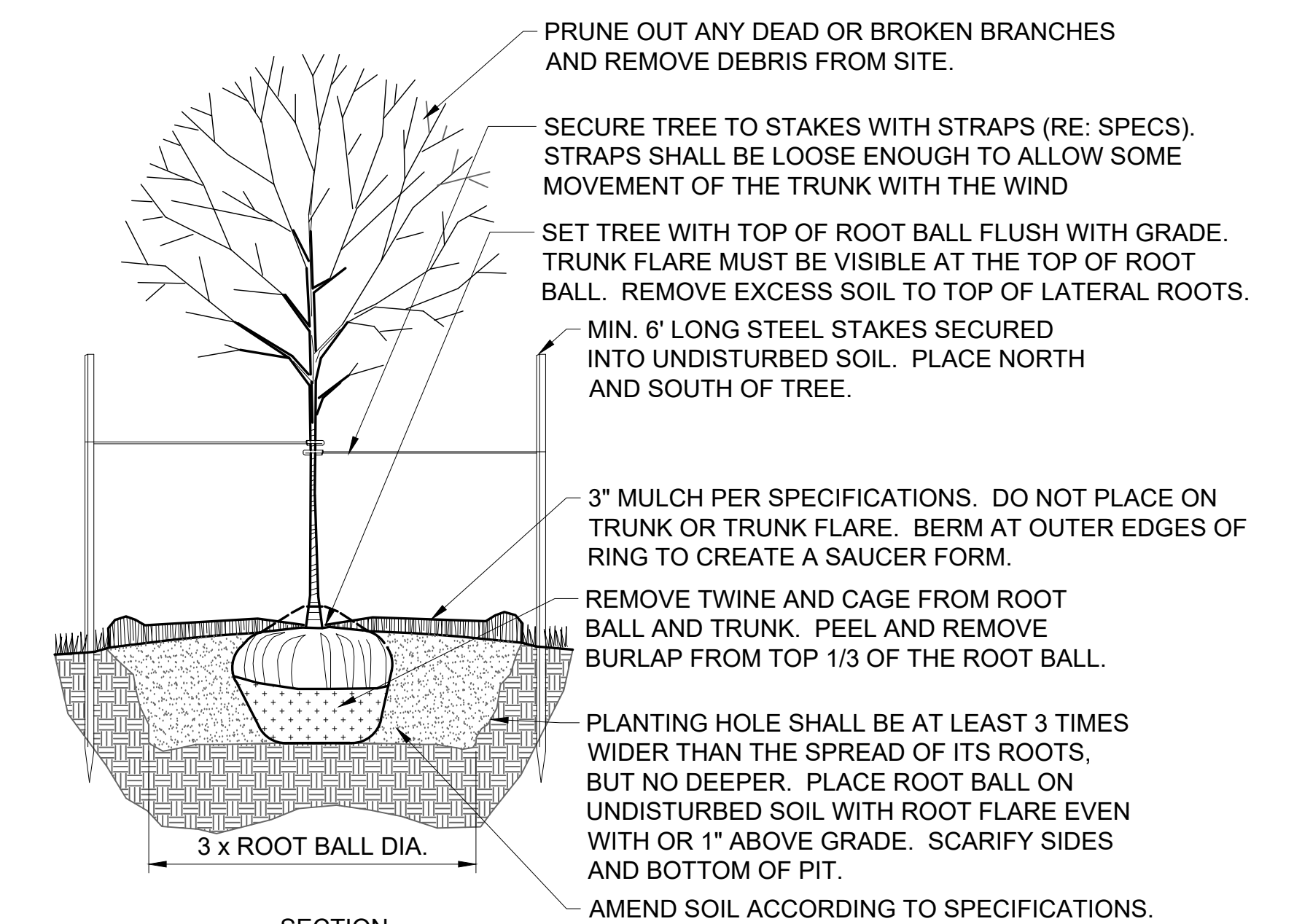
MULCH CONTAINMENT DETAIL - NTS

- NOTES:
1. TRENCH ALL EDGES ADJACENT TO SIDEWALK OR OTHER HARDSCAPE SURFACES FOR MULCH CONTAINMENT. LANDSCAPING AS SPECIFIED.



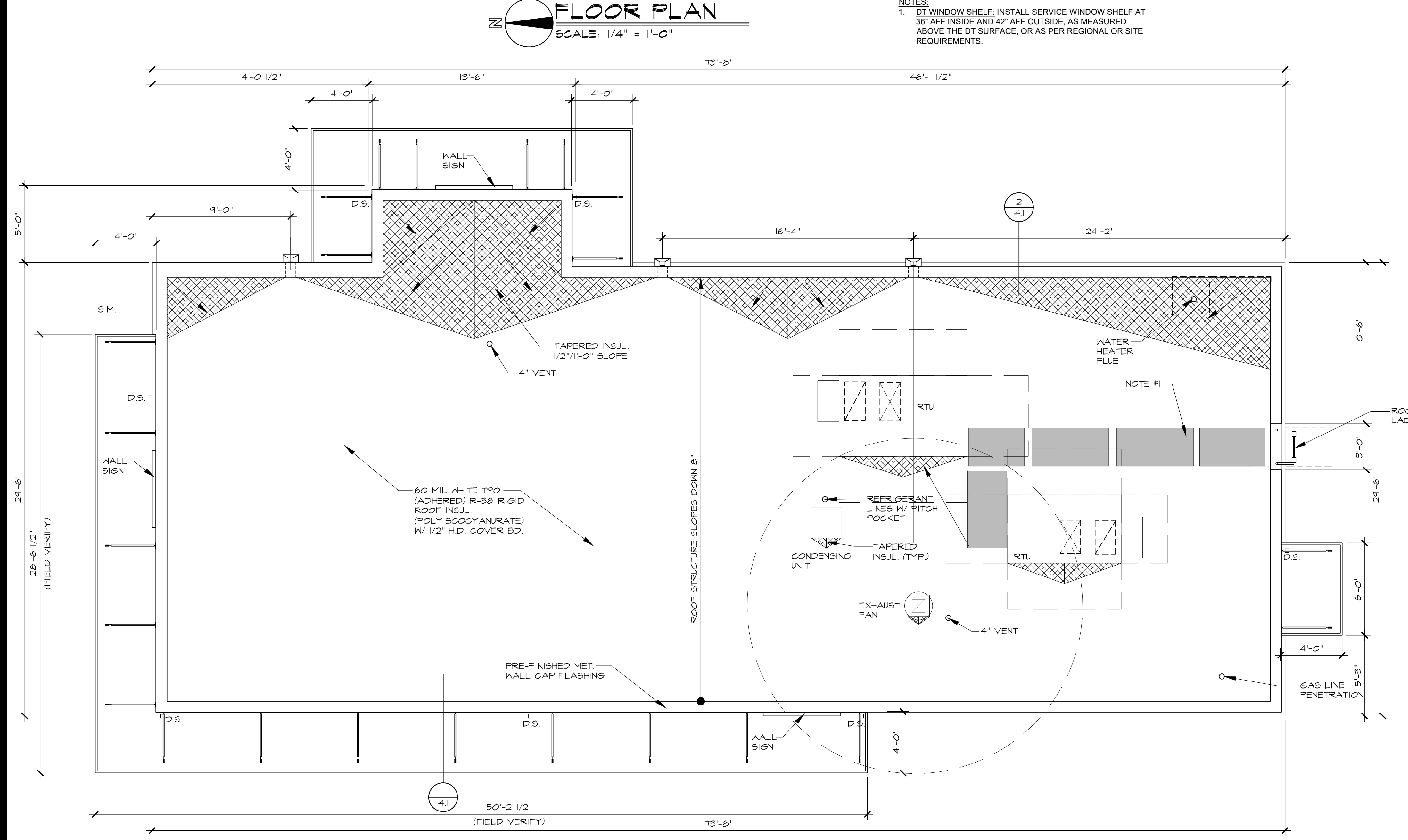
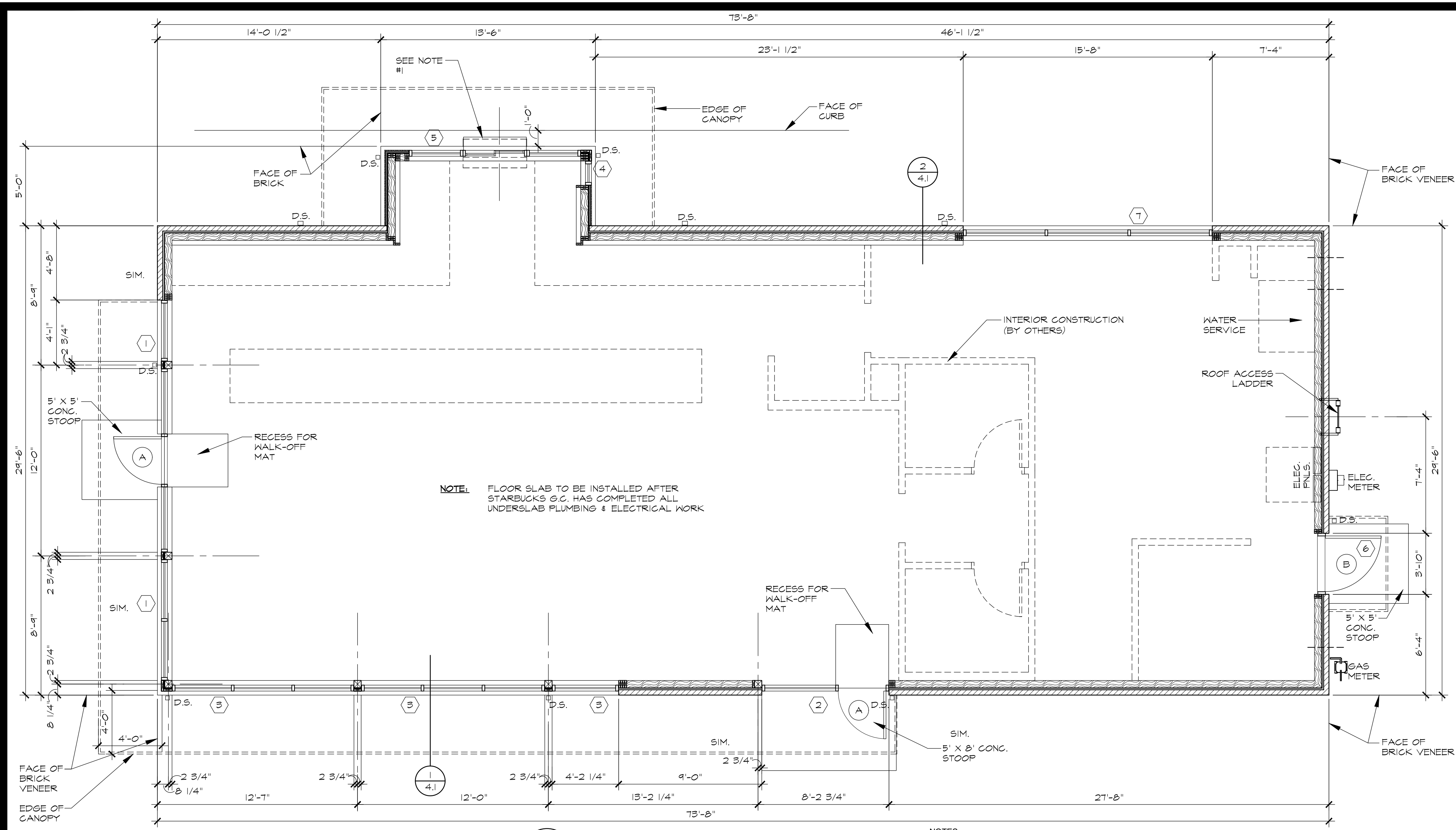
SHRUB PLANTING DETAIL - NTS

- NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
 3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
 4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4" MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.



DECIDUOUS TREE PLANTING DETAIL - NTS

- NOTES:
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
 2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



20 PERCENT DRAWINGS
9/26/22

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FLOOR PLAN, ROOF PLAN AND DETAILS

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ARCHITECTS
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14685 CALIFORNIA ST
OMAHA, NE 68154
402.964.9000



JOB NO. 2022-51
DATE
??/??/??

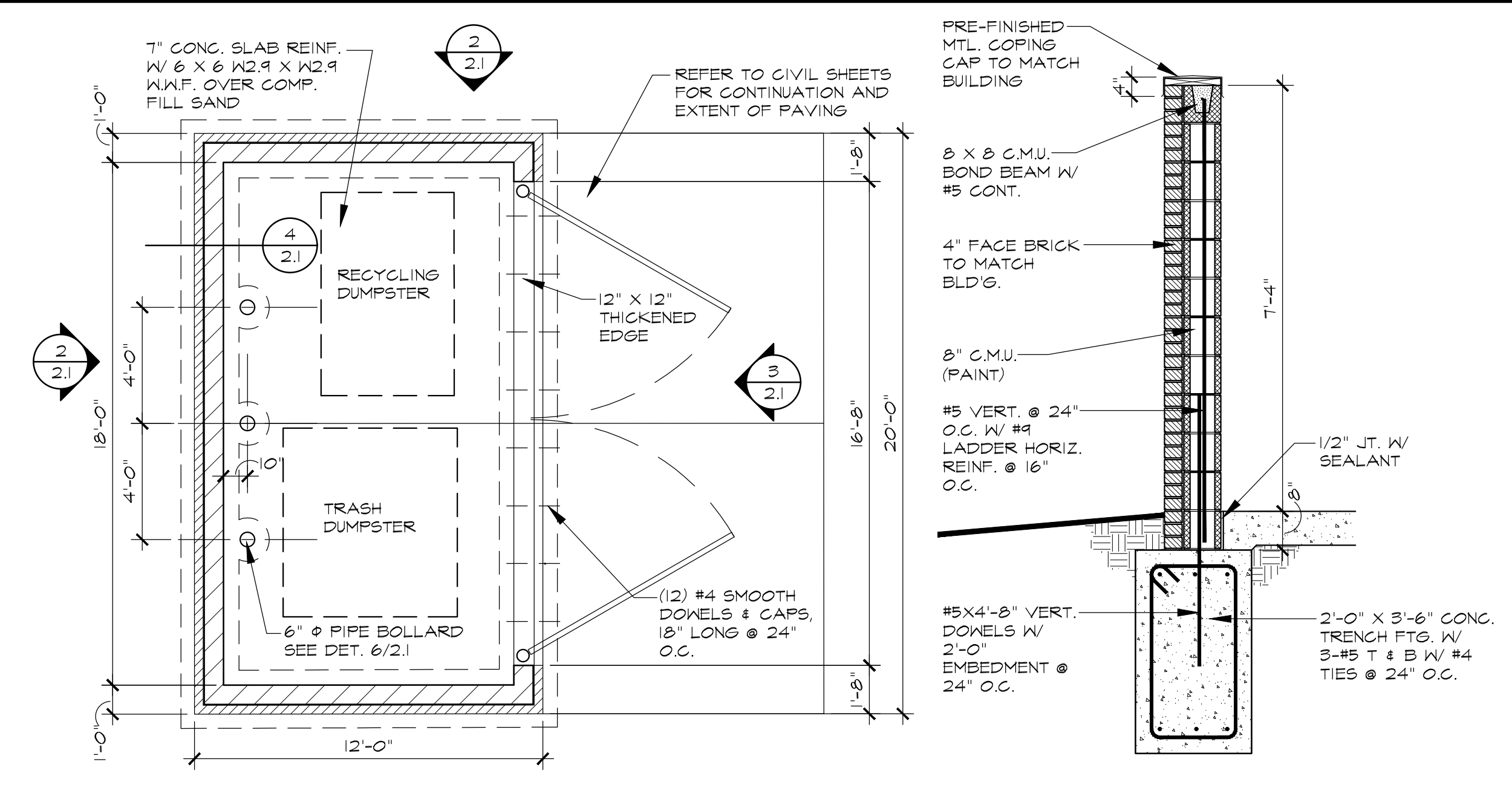
RAYMORE, MISSOURI

STARBUCKS
W. FOXWOOD DRIVE & MOTT DRIVE

SHEET
A2.1

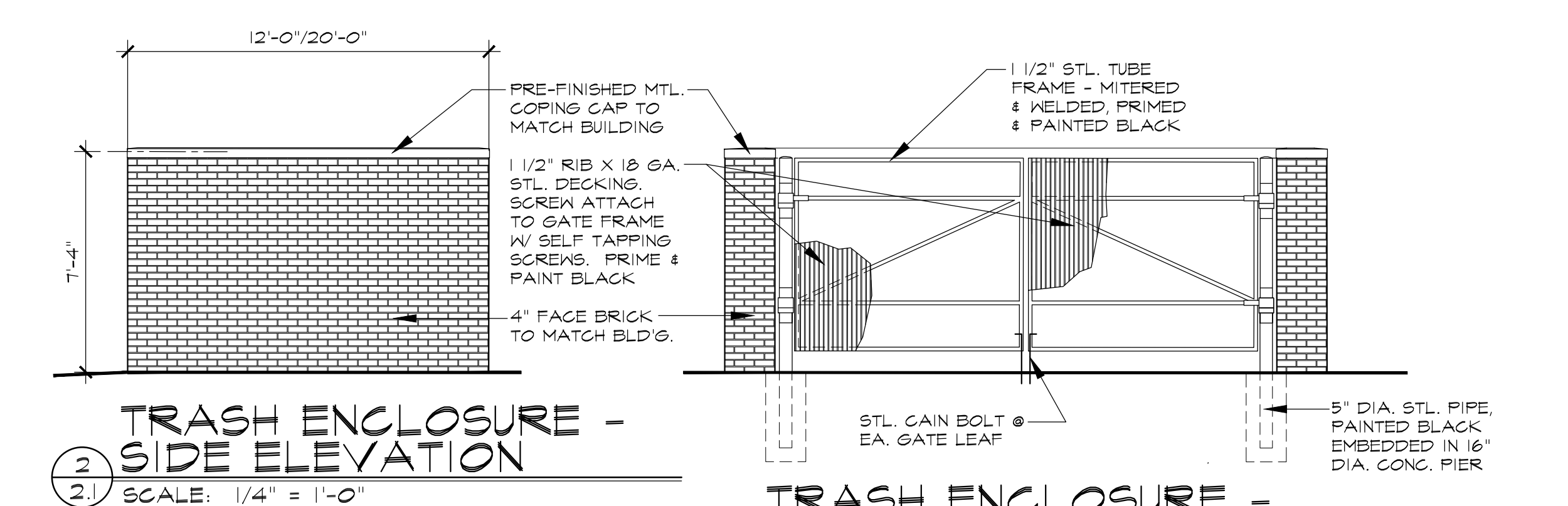
REVISION

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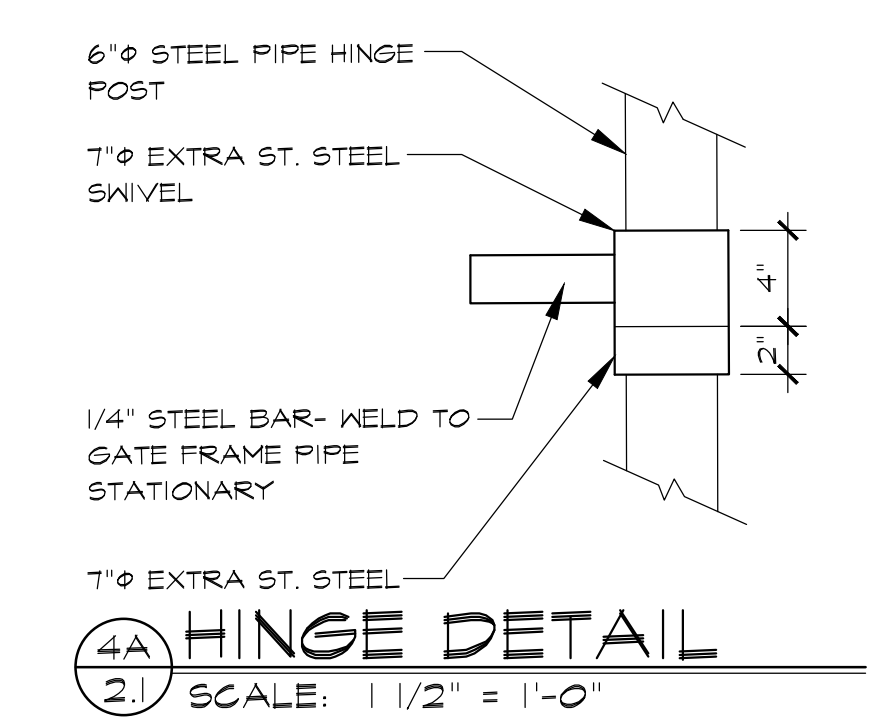
TRASH ENCLOSURE - PLAN
SCALE: 1/4" = 1'-0"

SECTION
SCALE: 1/2" = 1'-0"

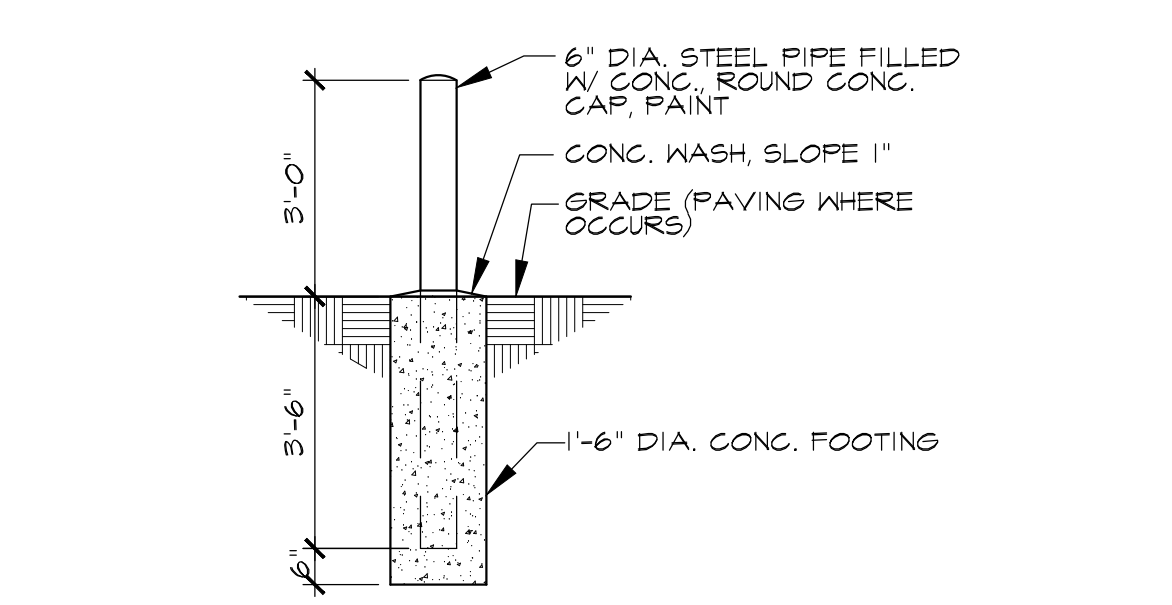


TRASH ENCLOSURE - SIDE ELEVATION
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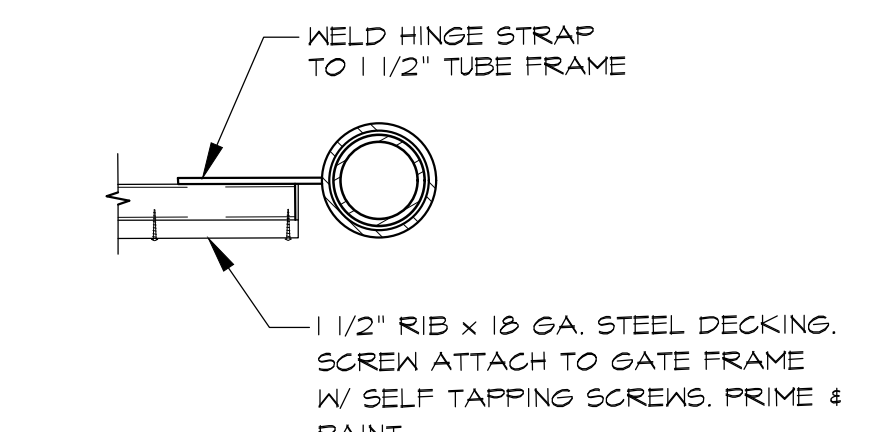
TRASH ENCLOSURE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



HINGE DETAIL
SCALE: 1 1/2" = 1'-0"

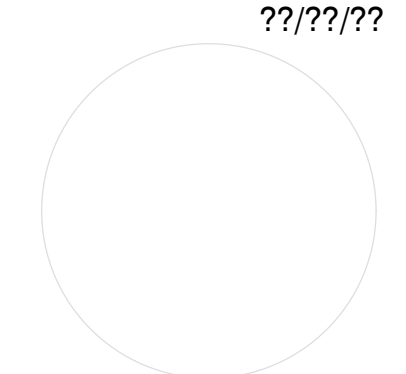


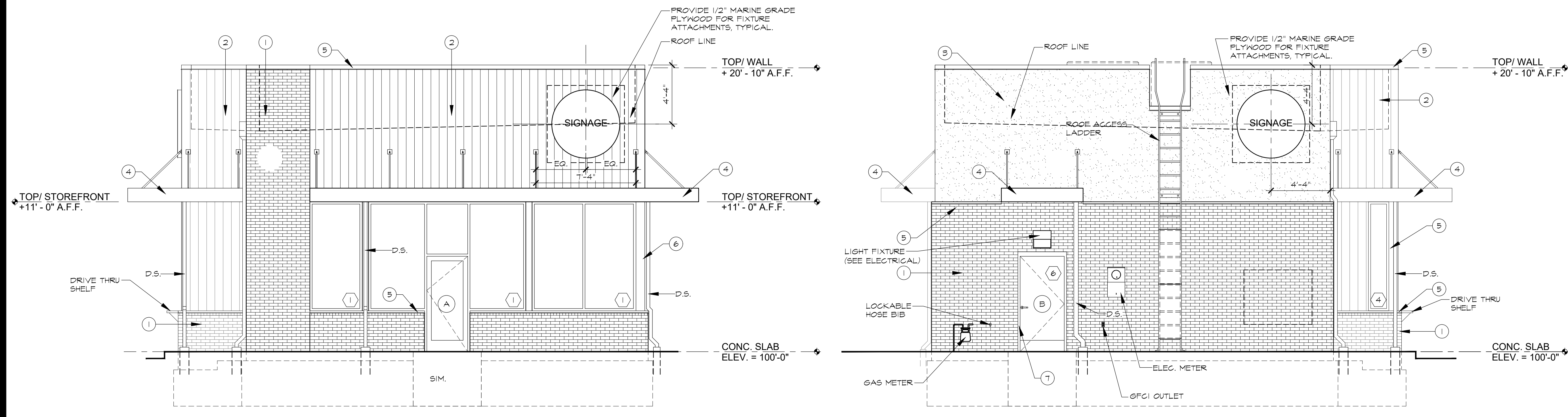
GUARD POST SECTION
SCALE: 3/8" = 1'-0"



HINGE DETAIL
SCALE: 1 1/2" = 1'-0"

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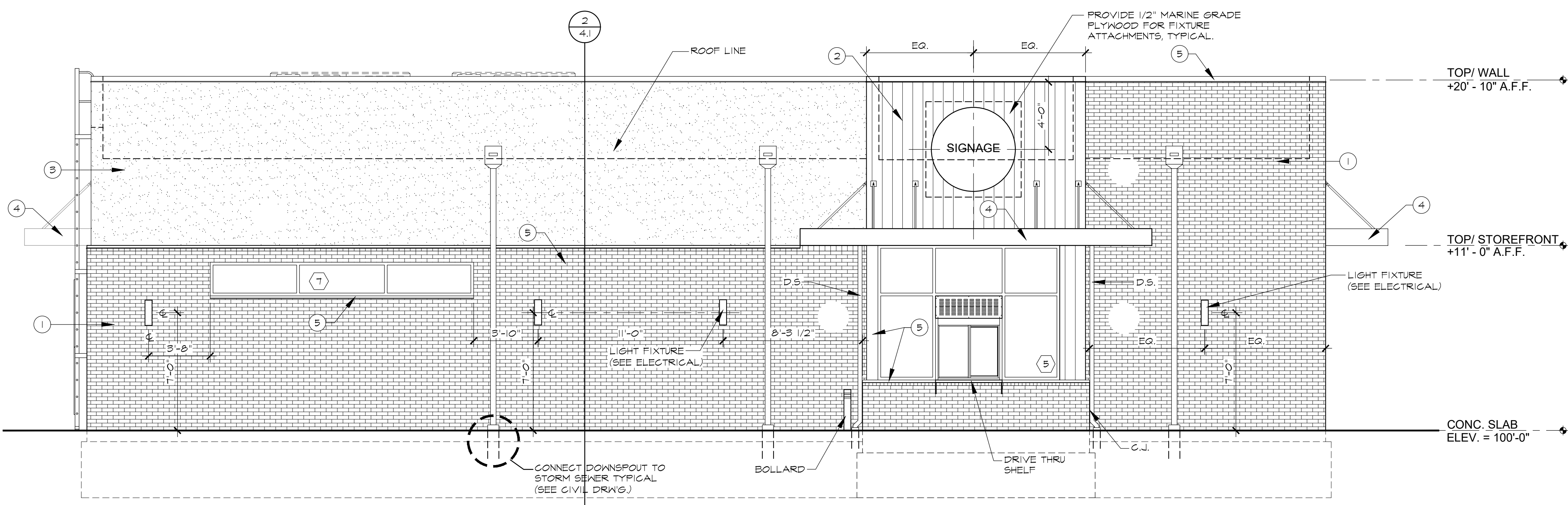


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

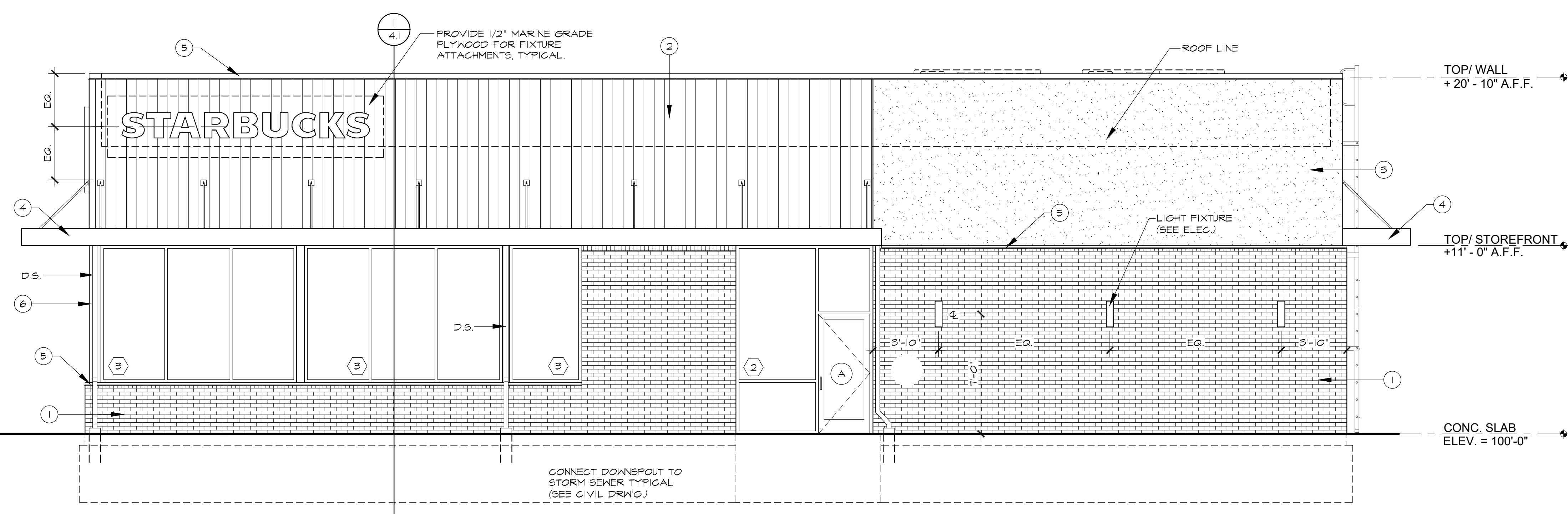
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



No.	Material	Manufacturer	Color / Description	Finish / Style
1	Brick Veneer	Mutual Materials 888-688-8250	Pewter Mission	Running Bond, SM100 Gray Colored Mortar
2	Wood Cladding (@ facade & underside of canopy)	Identity Wood Products 770-704-7140	1200 - Pretzel Medium Brown With Dark Brown Glaze, 1/16" reveal	Sealed face and back 5/8" thick x 7-1/4" wide. Aluminum trim powder coated to match cladding.
3	EIFS	Dryvit 734-276-0404	Color to Match SW 7030 Anew Gray	Sandblast Texture
4	Metal Canopy	Awnex 770-704-7140	Colorado Soffit System Cantilevered Support, 12" Open Face, Rear Gutter	RAL#7021 Matte Black
5	Metal Coping		To match RAL#7021	Pre-finished
6	Aluminum Storefront System	Locally Sourced	Matte Black MTO028 - Flat Black	Anodized
7	Hollow Metal Door Frame			Painted
8	Recessed LED Can Light (@ canopies)	Acuity, Lithonia Lighting	Wafer LED Recessed Downlight WF4 - 4" LED Module	Matte Black
9	Concrete (@ patio knee wall)	Increte Systems	Color-Crete Liquid - Soft Gray	Cast-in-place board formed exposed concrete. Free of rock pockets and burnout marks.



EAST ELEVATION
SCALE: 1/4" = 1'-0"



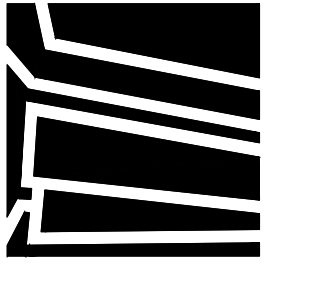
WEST ELEVATION
SCALE: 1/4" = 1'-0"

20 PERCENT DRAWINGS
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ELEVATIONS

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DATE

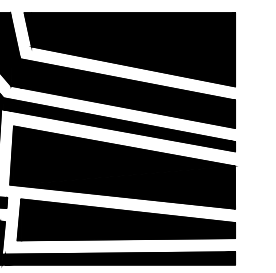
DATE

RAYMORE, MISSOURI

W. FOXWOOD DRIVE & MOTT DRIVE

STARBUCKS

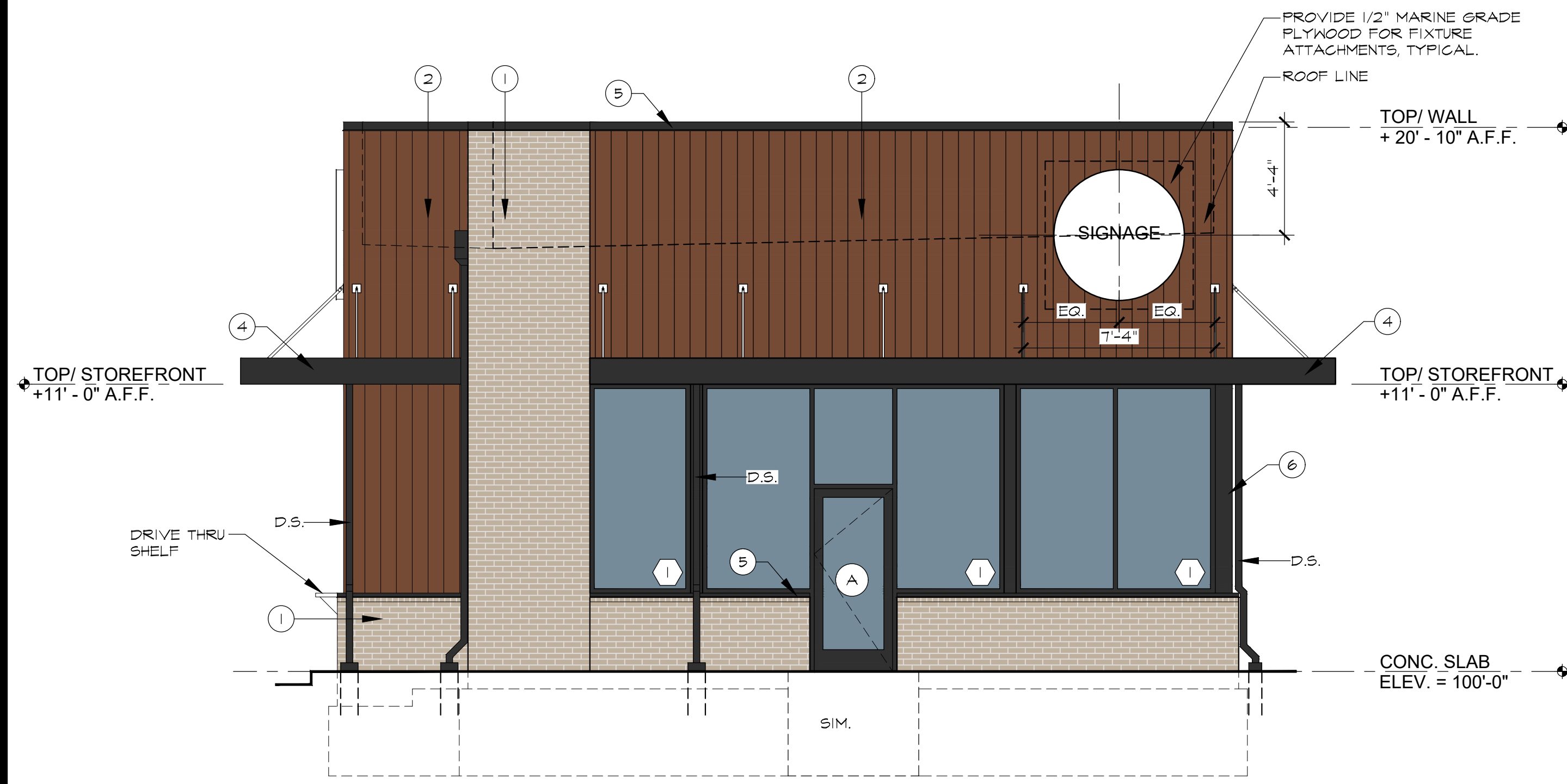
SHEET **A3.1**



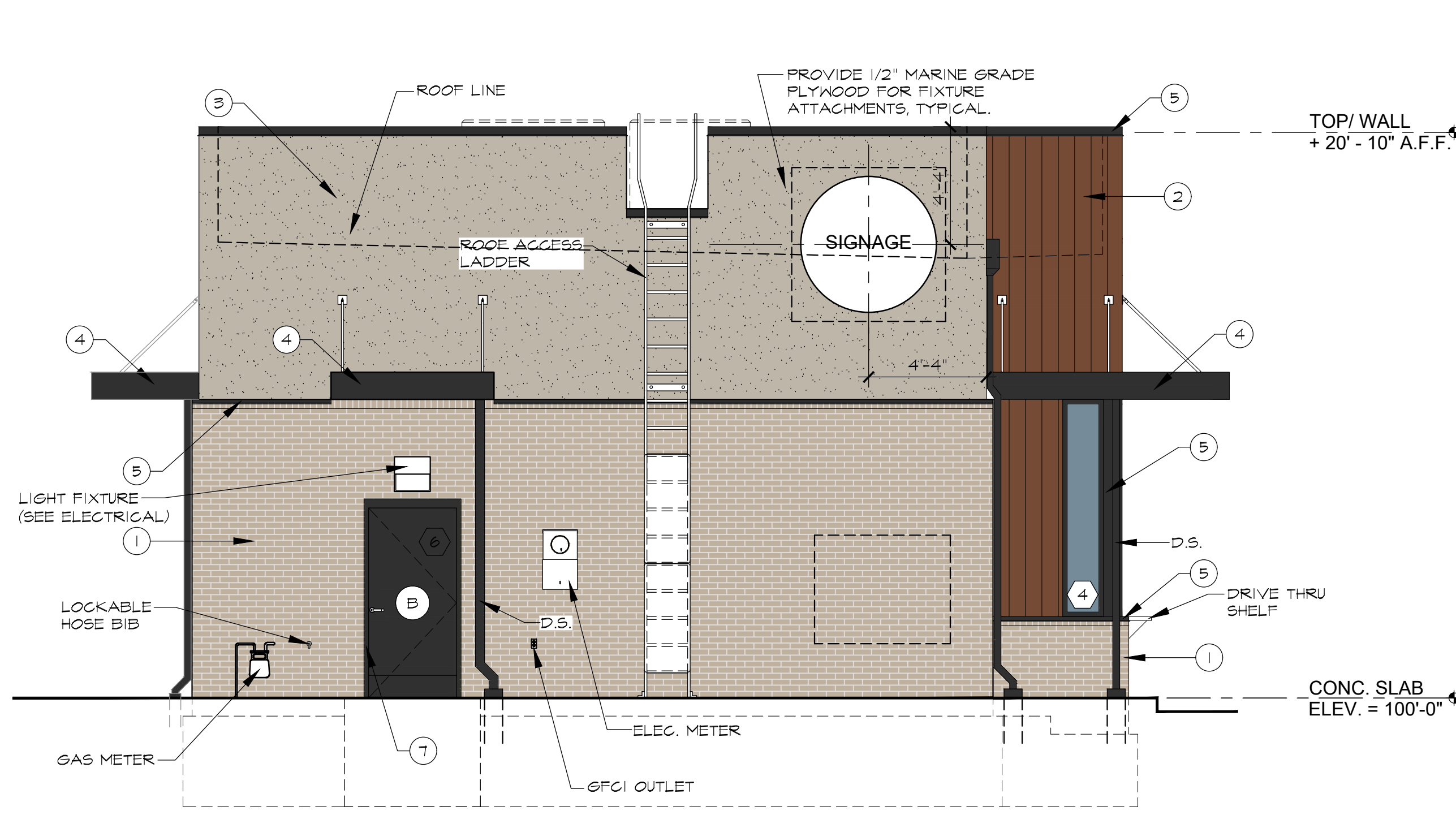
Palette A



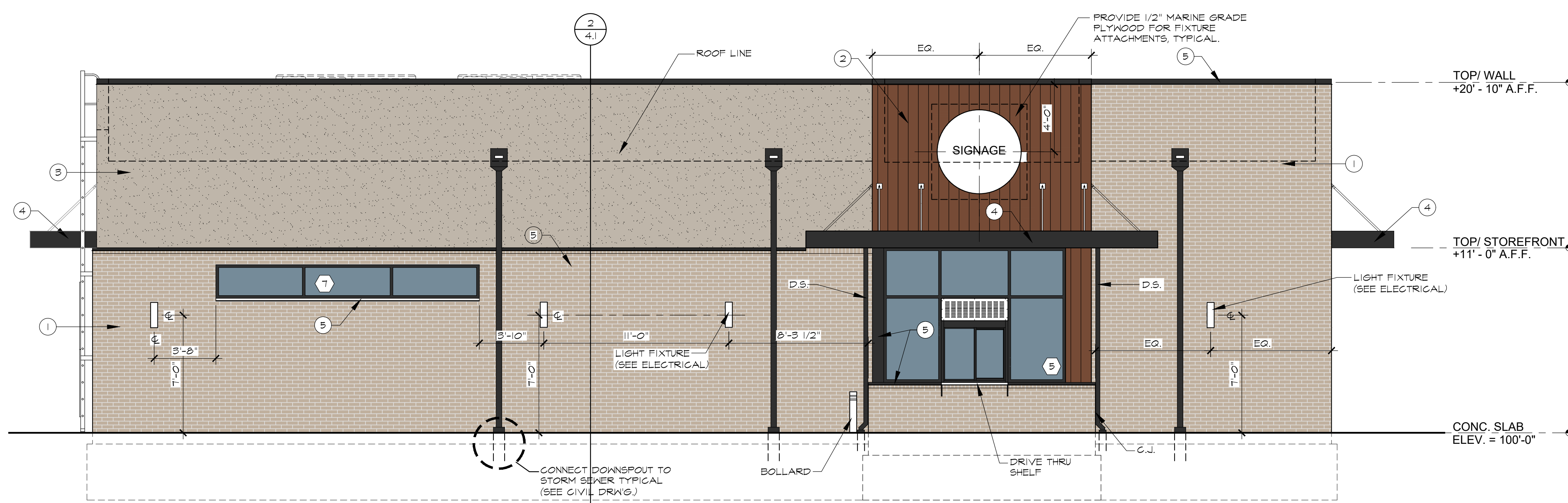
No.	Material	Manufacturer	Color / Description	Finish / Style
1	Brick Veneer	Mutual Materials 888-688-8250	Pewter Mission	Running Bond, SM100 Gray Colored Mortar
2	Wood Cladding (@ facade & underside of canopy)	Identity Wood Products 770-704-7140	1200 - Pretzel Medium Brown With Dark Brown Glaze, 1/16" reveal	Sealed face and back 5/8" thick x 7-1/4" wide. Aluminum trim powder coated to match cladding.
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8	Recessed LED Can Light (@ canopies)	Acuity, Lithonia Lighting	Wafer LED Recessed Downlight WF4 - 4" LED Module	Matte Black
9	Concrete (@ patio knee wall)	Increte Systems	Color-Crete Liquid - Soft Gray	Cast-in-place board formed exposed concrete. Free of rock pockets and burnout marks.



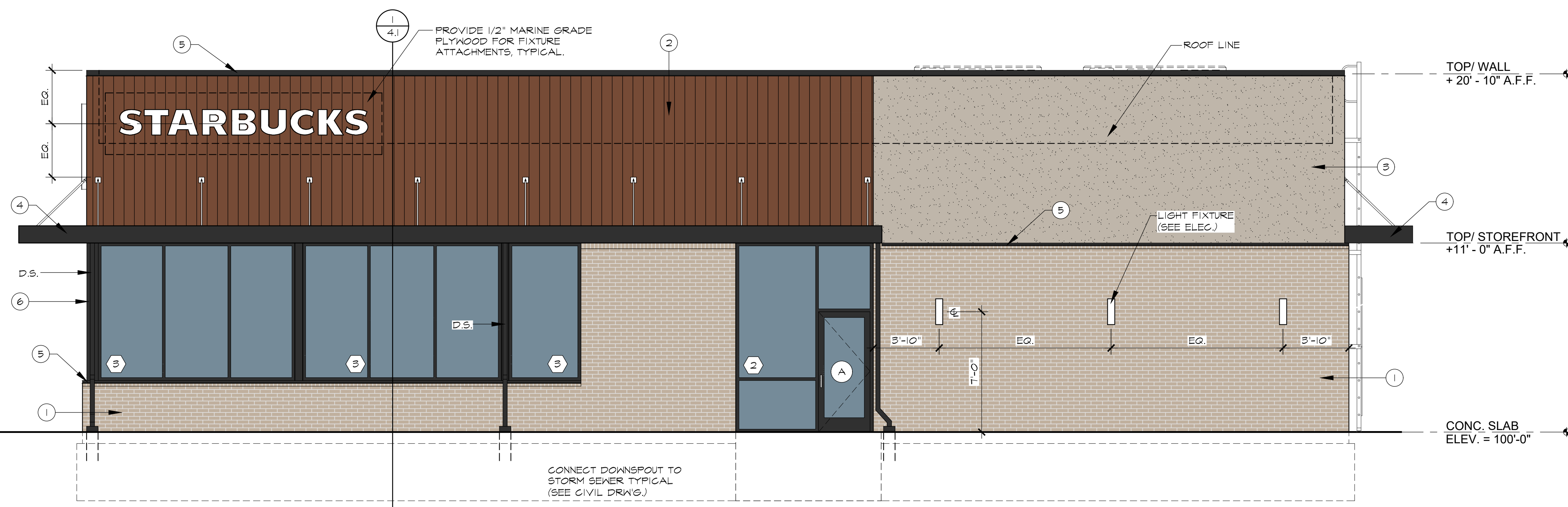
NORTH ELEVATION SCALE: 1/4" = 1'-0"



SOUTH ELEVATION SCALE: 1/4" = 1'-0"



EAST ELEVATION SCALE: 1/4" = 1'-0"



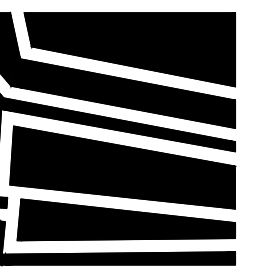
WEST ELEVATION SCALE: 1/4" = 1'-0"

20 PERCENT DRAWINGS 9/26/22

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RAYMORE, MISSOURI

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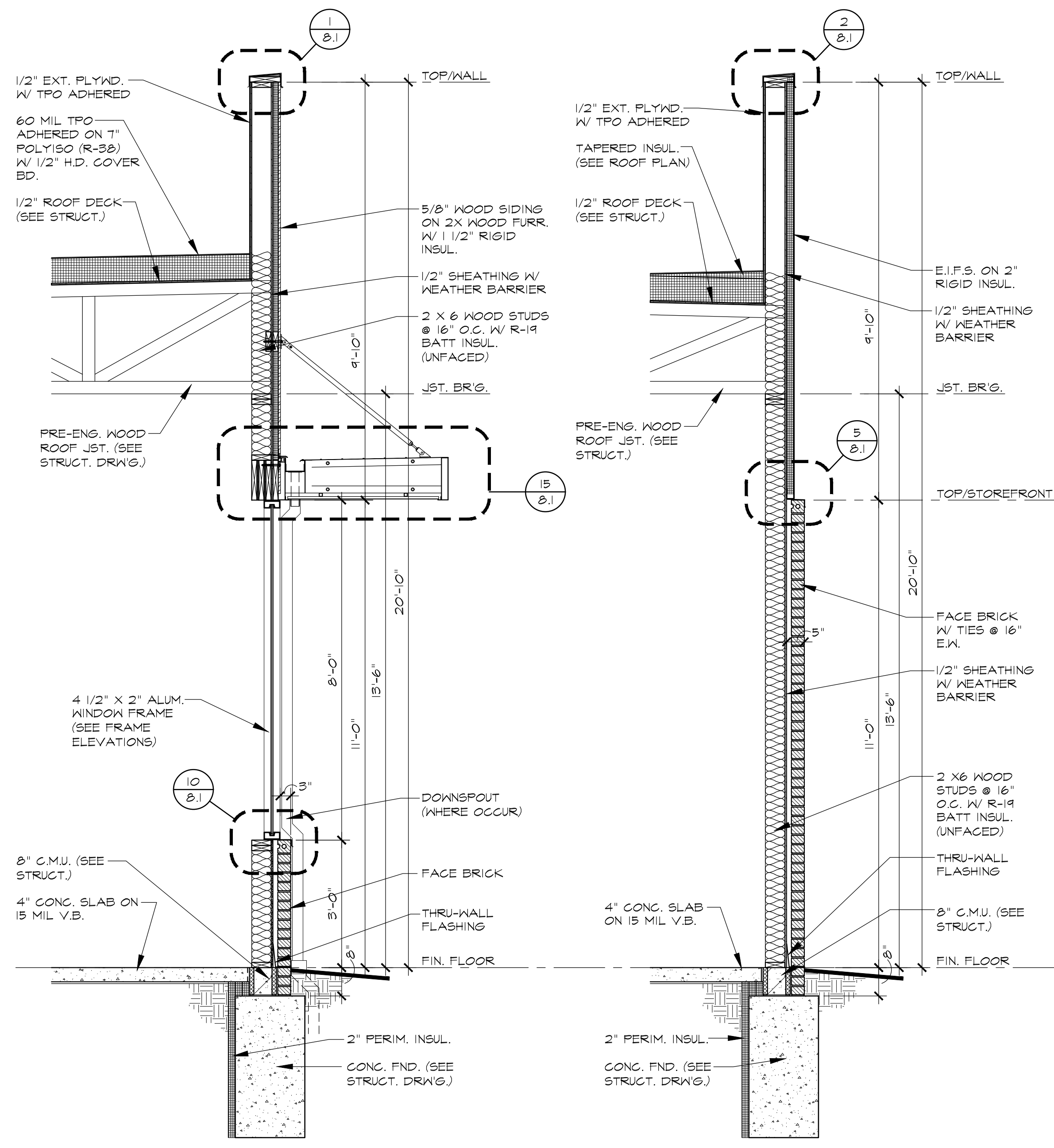
STARBUCKS

SHEET

A4.1

20 PERCENT DRAWINGS
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1 SECTION
SCALE: 1/2" = 1'-0"

2 SECTION
SCALE: 1/2" = 1'-0"

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