PHILIPS 66 GAS STATION 5810 NE ANTIOCH, GLADSTONE MISSOURI

PROJECT DESCRIPTION

- BUILD NEW COVENIENCE STORE TO THE WEST OF THE SITE. DEOLISH EXISTING C-STORE & CAR WASH. PERFORM SITE WORK TO PROVIDE PARKING & VEHICULAR
- PERFORM SHE WORK TO PROVIDE PARKING & VERICUCKA ACCESS.
 BUILD NEW TRACH ENCLOSURE.
 PROVIDE SITE LANDSCAPE IN GENEAL AND PROVIDE HEAVY SCREEING LANDSCAPE BETWEEN THE NEW BUILDING AND RESIDENTIAL AREA TO THE WEST.

CITY OF GLADSTONE MISSOURI ADOPTED BUILDING CODES:

- 2015 INTERNATIONAL BUILDING CODE (IBC)
 2015 INTERNATIONAL BUILDING CODE (IBC)
 2015 INTERNATIONAL EXISTING BUILDING CODE (IBC)
 2016 INTERNATIONAL FIGURE (IBC)
 2015 INTERNATIONAL FIGURE (IBC)
 2016 INTERNATIONAL FIGURE (IBC)
 2016 INTERNATIONAL FIGURE (IBC)
 2017 INTERNATIONAL FIGURE (IBC)
 2018 INTERNATIONAL (IBC)
 2018 INTERNATIONAL

BUILDING DATA: DCCUPANCY: M- MOTOR FUEL-DISPENSING FACILITY CONSTRUCTION TYPE: V-8 ZONING: C2

SCOPE OF WORK:

- REMOVE ITEMS NOTED ON DEMOLITION PLAN CONSTRUCT NEW CONVENIENCE STORE CONSTRUCT NEW TRASH REVICLOSURE CONSTRUCT NEW MONUMENT SIGN CONSTRUCT NEW HARING, CURBS AND BOLLARS CONSTRUCT NEW LANDSCAPING

GENERAL NOTES

- 1. G.C. (GENERAL CONTRACTOR) SHALL REVIEW ALL DOCUMENTS AND FIELD VERIETY ALL DIMENSIONS AND CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDDABLE AS SHOWN, ANY DISCREPANCIES OR CAMSSIONS, ETC., SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR CLARIFICATION PRICE TO BEGINNING WORK RELATED THESE TO.

 2. ALL WORK AND MATERIALS SHALL BE IN ACCOMPANIES WITH THE CURRENT BILLES AND RESENT FOR PAYILLOABLE STATE ANDIOR LOCAL CODES, LAWS, DICHMENS BEING WITH THE CURRENT BILLES AND RESENT FOR PRAYMOS OR STATE ANDIOR LOCAL CODES, LAWS, DICHMENS BEING OR PERMITTING VORK CONTRARY TO THESE RULES REGULATIONS, AND CODES, REPORT ANY DISCREPANCIES BETWEEN OR PERMITTING VORK CONTRARY TO THESE RULES REGULATIONS, AND CODES, REPORT ANY DISCREPANCIES BETWEEN DAY WORK SOME SECURICATIONS AND APPLICABLE REGULATIONS TO ARCHITECT IMMEDIATELY.

- SPECIFICATIONS SHALL BE CONSTRUED AS REQUIRING OR PERMITTING VORTH COMPACT TO THESE ROLEAGE REGILATIONS TO AND CODES, REPORT AND IDESCRIPTIONS BETWEEN DRAWINGS AND SPECIFICATIONS AND SPECIFICATIONS AND APPLICABLE REGILATIONS TO AND ARCHITECT IMMEDIATELY.

 3. THE DERAWINGS IMDIDATE LOCATIONS, DIMENSIONS, AND TYPICAL DETAILS OF CONSTRUCTION THE DRAWINGS DO NOT ILLUSTRATE SYSTEM CONDITION, WORK NOT EXPLICITLY DETAILED IS ASSUMED TO BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE SYSTEM CONTINUED AND ARCHITECTURES. THE REPORT ANY DISCREPANCIES DISCOVERED TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH ANY CHARGES OR SYSTEM OF THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH ANY CHARGES OR SUBSTRUCTIONS MAY ANY DEPOSIT ON THE ARCHITECT BEFORE MAKING MAY CHANGES OR SUBSTRUCTIONS MAY ANY DEPOSIT ON THE PROPERTIES OF THE ARCHITECT BEFORE MAKING MAY CHANGES OR SUBSTRUCTIONS MAY ANY DEPOSIT ON THE PROPERTIES OF THE ARCHITECT SEPORE MAKING MAY CHANGES OR SUBSTRUCTIONS.

 5. ALL DOOR OPENINGS ARE 4" FROM PERPENDICULAR WALL UNBLIESS NOTED OTHERWISE.

 6. GC. TO COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL, PLUMBING, AND ERRE-PROPERTION CONTRACTORS. G.C. SHALL SUBMIT ALL DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.

 7. GC. SHALL MAINTAINAL MEANS OF GERGES, EXT LICHTING, FIRE-PROTECTION DEVICES, AND ALARMS FOR THE ENTIRE DURATION OF THE WORK, OBEVING ALL APPLICABLE COORS AND ORDINANCES.

 8. ACCEPTANCE OF SUBSTRATES AND WORK IN PLACE, IT SHALL BE THE G.C. RESPONSIBILITY TO EXAMINE CURRENT CONDITIONS ON WHICH ADDITIONAL SPECIFIED CONSTRUCTION IS TO SE APPLIED TO ENSURE ALL CONDITIONS ARE SATISFACTORY FOR THE INSTALLATION OF MATERIALS SPECIFIED ON THE G.C. TO VERTIFY ANY SUBSTRATES, APPLIETEMANCES, AND OTHER ACCESSORIES ARE IN PLACE, G.C. SHALL REPORT ANY DEFECTS OR EXISTING CONDITIONS WHICH MAY INFLUENCE INTERPRETED AS ACCEPTANCE OF WORK IN PLACE, CORRECTIVE WORK REQUIRED BY ARCHITECTS OR OWNER. THE COMPANY INFLUENCE IN WARRING, LACK OF MAY SUND THAT ANY SUBSTRATA'S APPLIETEMANCES, AND OTHER ACCEPTANCE OF

- CONSTRUCTION BAFEGUARDS:

 1. CONSTRUCTION SHEEGHARDS:
 1. CONSTRUCTION SHEEGHARDS SHALL COMPLY WITH REQUIREMENT OF CHAPETER 33 OF THE BEC 2016,
 2. ALTERATIONS, REPAIRS AND ADDITIONS, REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES AND
 2. SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING ALTERATIONS, REPAIRS OR ADDITIONS TO ANY BUILDING OR
- STRUCTURE.

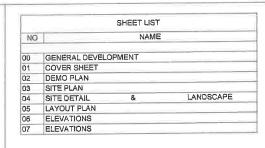
 MAINER OF REMOVAL. WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-VIAY.
- ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-Y-WAY.
 FIRE SAFETY DURING CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE
 REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE INTERNATIONAL FIRE CODE.

- ATIONS:

 THREE COMPARTMENTS SINK ABOVE FINISHED FLOOR ABOVE FINISHED FLOOR ABOVE FINISHED FLOOR ABOVE FINISHED GRADE ANCHOR ACCESS PANEL BACK FLOW PREVENTER BOARD BLOCK COLD DRINK DISPENSER COFFEE MAKER LINE COMERCE COMBINATION SINK DIAMETER ELECTRIC WATER HEATER CLEANOUT FINISH FLOOR FIBER GLASS REINFORCED PLASTIC FLOOR DIAMETER FLOOR GRADE INTERCEPTOR GYPSUM HOSE BIBB MOP SINK FLOOR DIAMIN LAYATORY PRESSURE REDUCING VALVE PRESSURE REDUCING VALVE RELIEF VALVE & PRESSURE REDUCING VALVE RESURE REDUCING VALVE REBUER FLOOR DIAMIN LAYATORY PRESSURE REDUCING VALVE TEMPERATURE & PRESSURE VEGETABLE WASH SINK VENT THROUGH ROOF HOME AND MATTER HEALTH VALVE TEMPERATURE & PRESSURE VEGETABLE WASH SINK VENT THROUGH ROOF HOME AND MATTER HEALTH VALVE THAT HEALTH VALVE THAT

PROJECT LOCATION

LOCATION MAP













COVER SHEET

Checked by 01

As indicated







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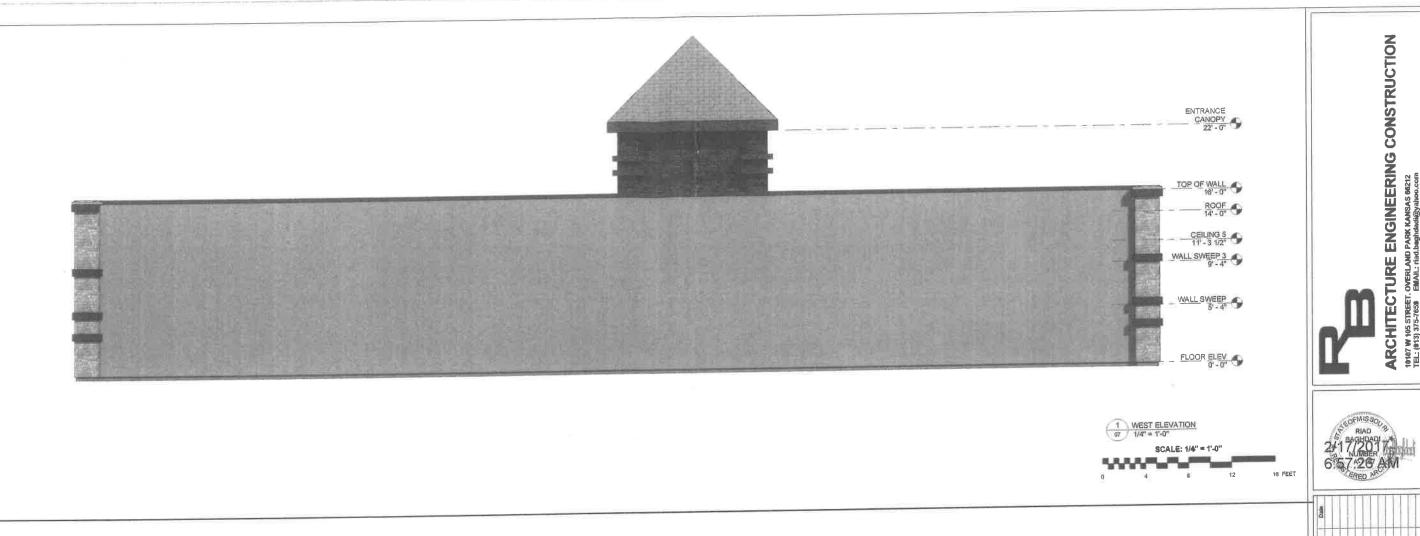
PHILLIPS GAS STATION COVENIENCE STORE 5810 NE ANTIOCH GLADSTONE, MISSOURI

ELEVATIONS

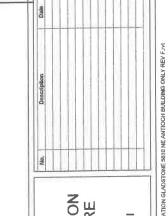
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PHILLIPS GAS STATION COVENIENCE STORE 5810 NE ANTIOCH GLADSTONE, MISSOURI

ELEVATIONS

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

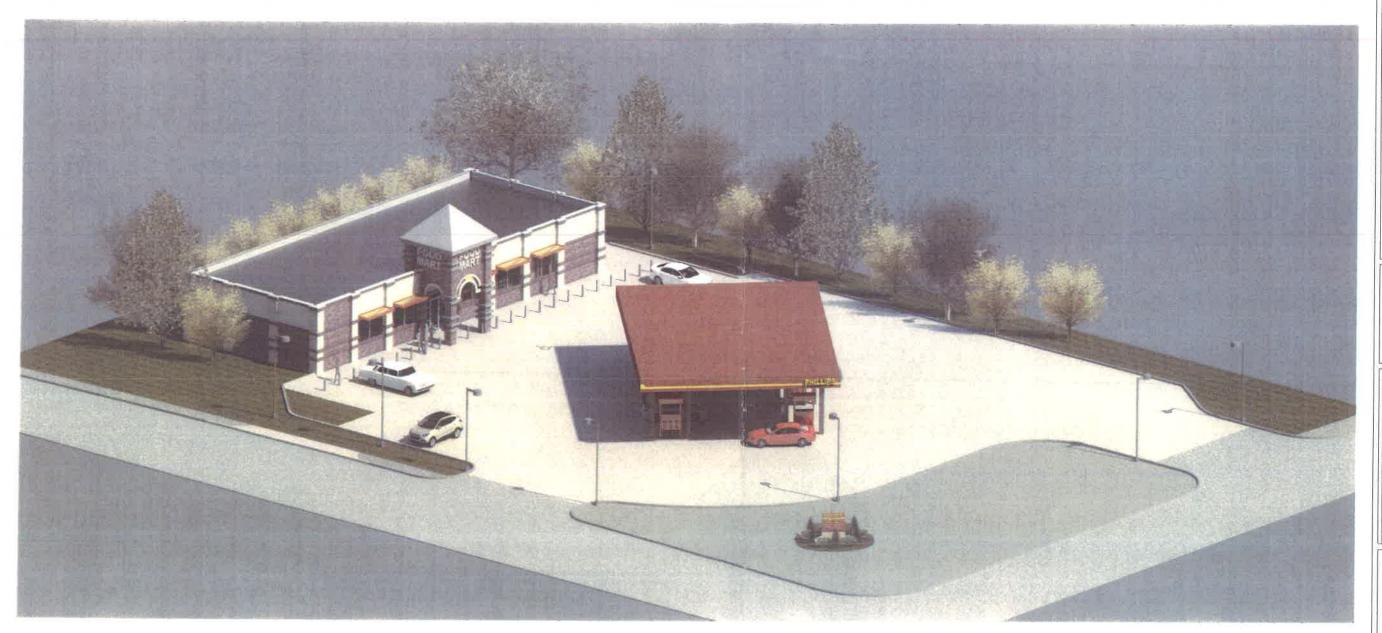
ENTRANCE CANOPY 22' - 0"

WALL SWEEP 3

WALL SWEEP 5 4

FLOOR PLAN

07









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GENERAL DEVELOPMENT

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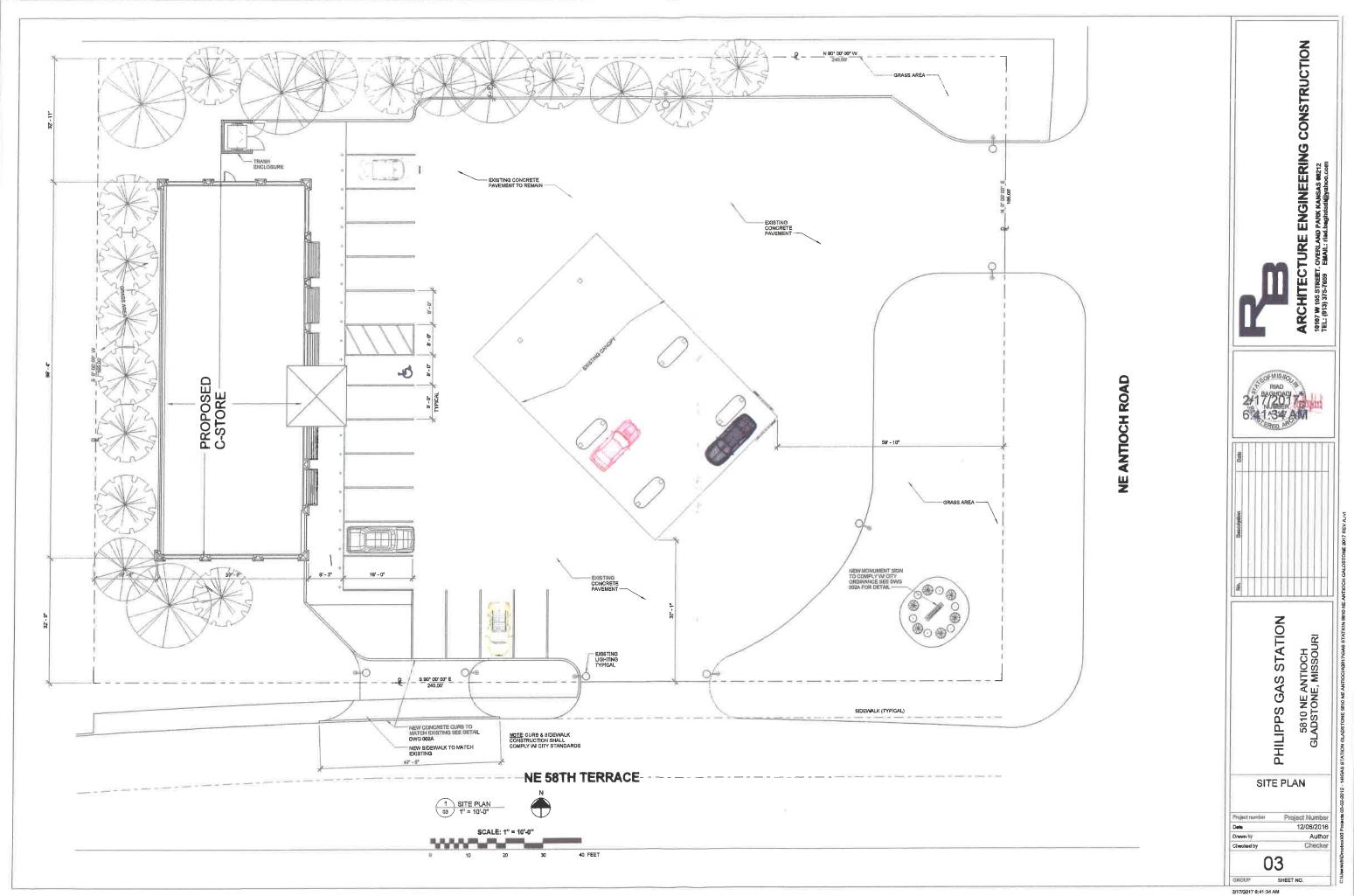
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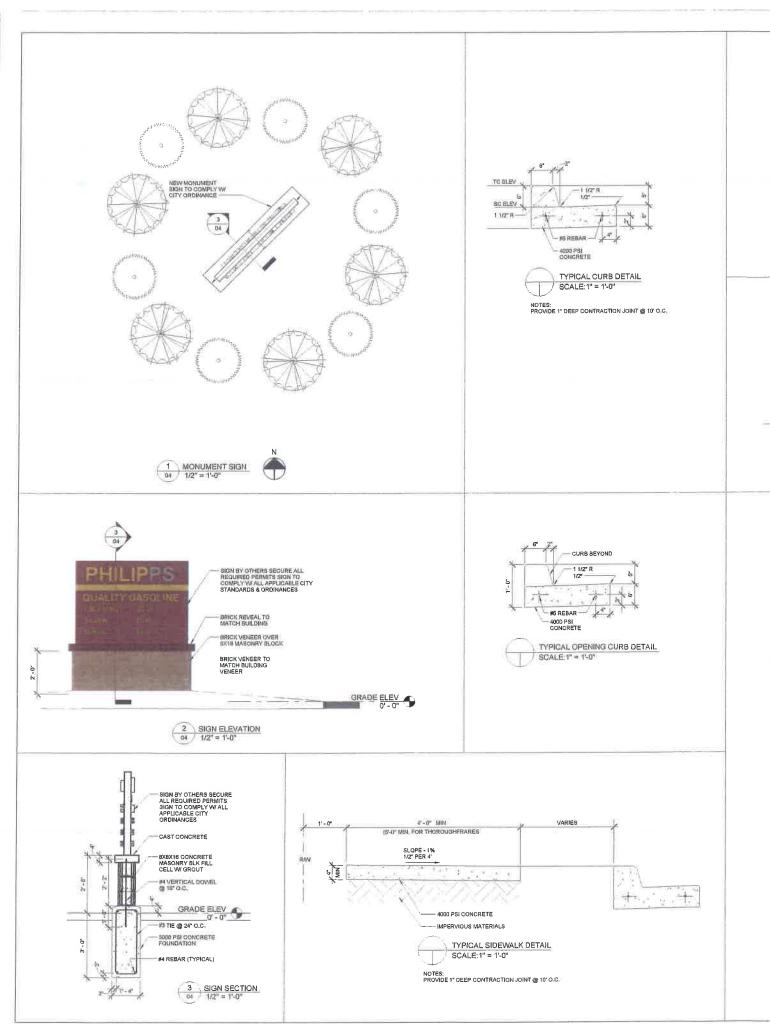
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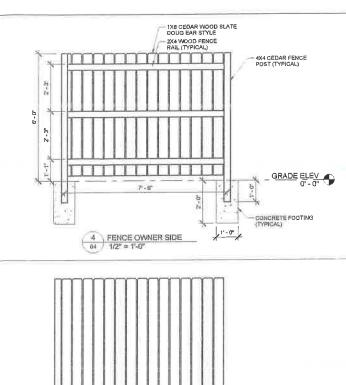
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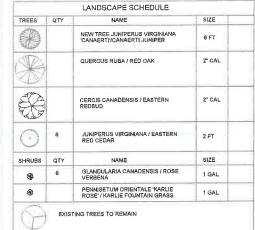






5 FENCE NEIGHBOR SIDE 04 1/2" = 1'-0"

FLOOR ELEV 0' - 0"



GENERAL LANDSCAPE NOTES:

- 1. CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
 2. CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE OWNER PRIOR TO INSTALLATION.
 3. CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF THE OWNER.
 4. CONTRACTOR SHALL STAKE LAYOUT PLAN IN THE FIELD AND SHALL HAVE THE LAYOUT OWNER.
 5. ALL SHRUB GOS SHALL STAKE LAYOUT PLAN IN THE FIELD AND SHALL HAVE THE LAYOUT APPROVACE BY THE OWNER SEFORE PROCEEDING WITH THE NEXT LATION.
 5. ALL SHRUB BEDS SHALL STAKE LAYOUT PLAN IN THE FIELD AND SHALL HAVE THE LAYOUT MALL SHRUB BEDS SHALL SHALL BE MULCHED WITH 3" OF SHEDDED DYED DARK BROWN MULCH EXCEPT AS NOTED ON PLAN WHERE WASHED RIVER GRAVEL APPLIES.
 6. ALL SHRUB BEDS SHALL SE MULCHED WITH 3" OF SHEDDED DYED DARK BROWN MULCH EXCEPT AS NOTED ON PLAN WHERE WASHED RIVER GRAVEL APPLIES.
 7. ALL SHRUB BEDS SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE TUPERSAN OR AN APPROVED GOULD NOT THE THE REPROVED BY THE OWNER SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE TUPERSAN OR AN APPROVED GOULD SHALL BE FERTILIZED & SEEDED TUPERSAN OR AN APPROVED GOULD SHALL BE FERTILIZED SHALL BE FERTILIZED SHALL SHALL BE FERTILIZED SHALL SHALL BE FERTILIZED SHALL SHA

EXISTING PLANT PROTECTION NOTES:

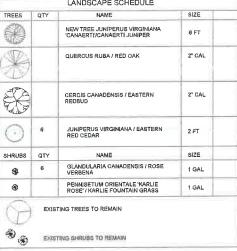
- 1. FOUR FOOT PLASTIC SNOW FENCING SHALL BE ERECTED AROUND TREE AREAS TO BE SAVED & LIMITS OF GRADING.

 FENCE SHALL BE ERECTED SHFORS ANY SITE WORK TAKES PLACE.

 SITEL! TP POSTS SHALL BE PLACED 10FT, O.C. AND /OR AT DRIPLINE OF TREES WITH FENCE ATTACHED SECURELY.

 FENCING SHALL REMAIN IN PLACE DURING ALL CONSTRUCTION RELATED IMPROVEMENTS & LIMIT THE LANDSCAPING IS COMPLETE.

 NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE ON THE TREE SIDE OF THE FENCE INCLUDING THE STORAGE OF ANY CONSTRUCTION MATERIALS INCLUDING TEMPORARY STORAGE OF EXCAVATED SOIL.







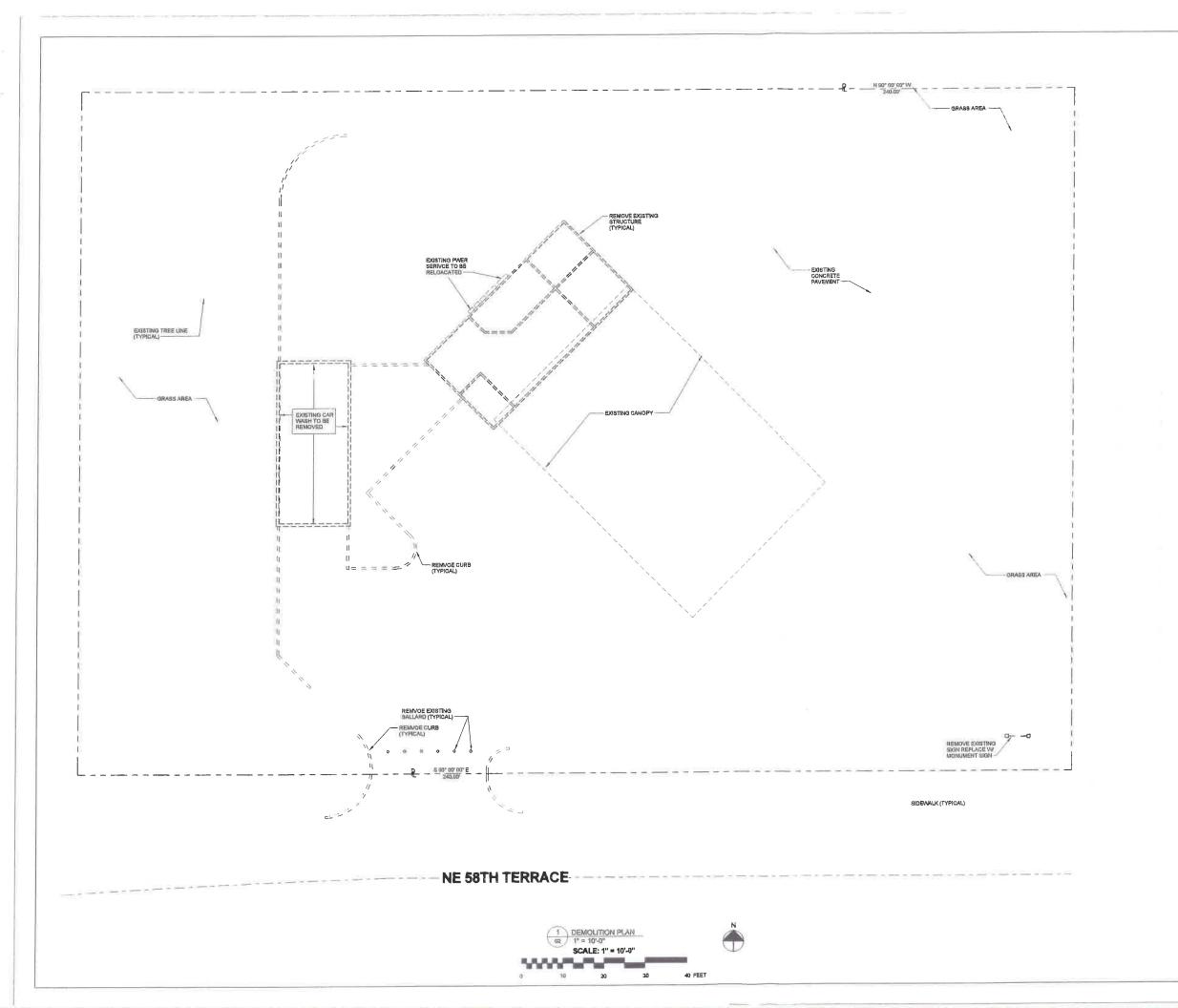
CONSTRUCTION



STATION 5810 NE ANTIOCH ADSTONE, MISSOL GAS **PHILIPPS**

SITE DETAIL LANDSCAPE

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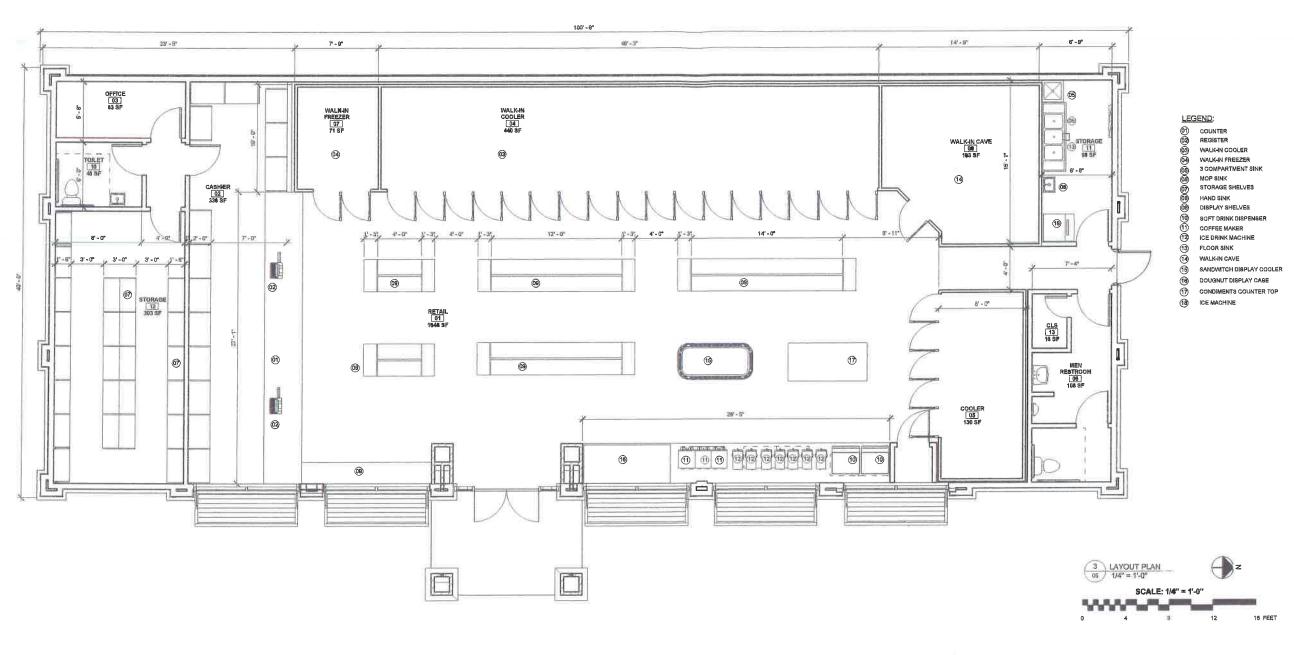
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PHILIPPS GAS STATION 5810 NE ANTIOCH GLADSTONE, MISSOURI

DEMO PLAN

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PHILLIPS GAS STATION COVENIENCE STORE 5810 NE ANTIOCH GLADSTONE, MISSOURI

LAYOUT PLAN

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