



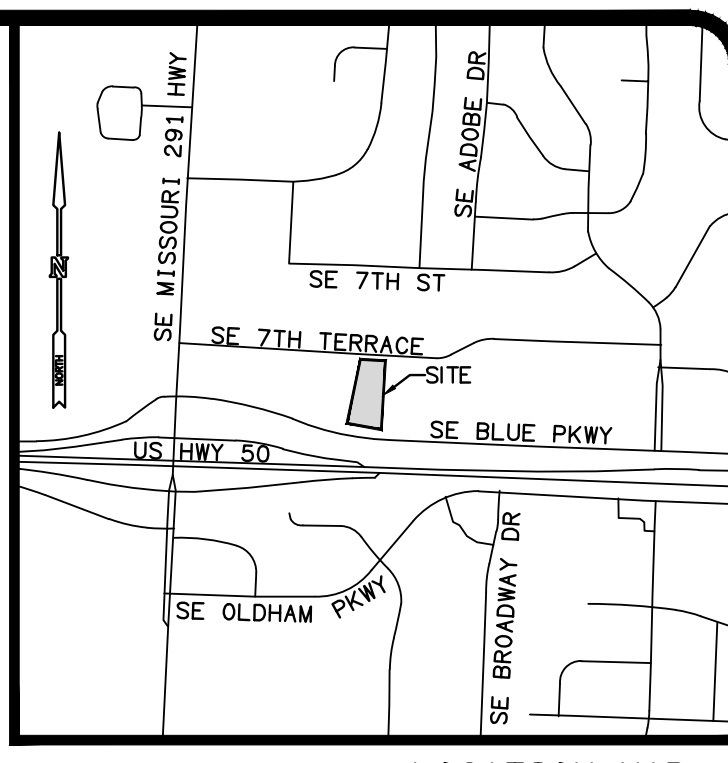
REVISIONS	BY

**FREELAND and KAUFFMAN, INC.**  
 Engineers & Landscape Architects  
 209 West Stone Avenue  
 Greenville, South Carolina 29609  
 864-233-5497  
 fax 864-233-8916



**CALIBER COLLISION**  
**710 SE BLUE PARKWAY**  
**LEE'S SUMMIT, MO 64063**  
 CROSS DEVELOPMENT, CG LEE'S SUMMIT, LLC  
 4838 MARSH RIDGE ROAD  
 CARROLLTON, TX 75010  
 TEL (214) 614-8252

DRAWN	BAC
CHECKED	TMB
DATE	10/06/2021
SCALE	
DRAWING	



PROPERTY DATA	
PN:	61-910-08-00-0-00-000
ADDRESS:	710 SE 7TH TERRACE LEE'S SUMMIT, MO 64063
ZONING & SETBACK DATA	
ZONED:	CP-2, PLANNED COMMUNITY COMMERCIAL
BUILDING SETBACKS:	FRONT/STREET: 15' SIDE: 10' REAR: 20'
LANDSCAPE SETBACKS:	PUBLIC STREET: 20' SIDE STREET: 6'
MAXIMUM BUILDING HEIGHT:	60'
PROPOSED BUILDING HEIGHT:	26'
FLOOD INFORMATION	
FLOOD ZONE:	"X" (AREA OF MINIMUM FLOOD HAZARD) PER FEMA MAP NO. 200950C04386 EFFECTIVE DATE: JANUARY 20, 2017

ACREAGE SUMMARY AND PARKING SUMMARY:	
ACREAGE SUMMARY:	TOTAL PARCEL: 1.38 AC.
GROSS FLOOR AREA:	11,582 SF.
IMPERVIOUS COVER:	0.90 AC. (65%)
PARKING SUMMARY:	MIN REQUIRED: 3 SPACES PER BAY (EACH BAY CAN COUNT) 12 BAYS X 3 = 36 SPACES REQUIRED
PROVIDED:	16+ CUSTOMER SPACES PROVIDED 50 STORAGE SPACES PROVIDED 2+ ADA SPACES PROVIDED TOTAL: 66 SPACES TOTAL
NOTES:	GATES FOR STORAGE PARKING SPACES WILL REMAIN OPEN DURING BUSINESS HOURS TO ALLOW FOR OVERFLOW PARKING (SHOULD IT BE NEEDED). TOTAL NUMBER OF ADA PARKING SPACES IS TO BE RESULT OF THE NUMBER OF CUSTOMER SPACES PROVIDED AND NOT TOTAL SPACES PROVIDED.

PAINTING STRIPES LEGEND	
SWSL/4'	SINGLE WHITE SOLID LINE / 4' WIDE
DYSL/4'	DOUBLE YELLOW SOLID LINE / 4' WIDE

CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING UNDERNEATH OVERHEAD POWER LINES. ANY DAMAGE TO THE EXISTING UTILITY POLES AND UTILITY LINES SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.

ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY TO EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.

DEPICTION OF THE DEVELOPMENT ON THE NEIGHBORING PROPERTY TO THE WEST IS SHOWN FOR PLANNING PURPOSES ONLY. THE LAYOUT AND LOCATIONS OF THE SITE FEATURES SHOWN ARE APPROXIMATE AND SHOULD NOT BE CONSIDERED DEFINITE. CONTRACTOR SHALL NOT INCLUDE THE NEIGHBORING DEVELOPMENT IN THE CALIBER COLLISION BID.

LAND USES OF THE ADJACENT PROPERTIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE LAND USES SHOWN WERE TAKEN FROM THE JACKSON COUNTY GIS.

LEGEND	
SYMBOL	DESCRIPTION
	HANDICAPPED SYMBOL
	NUMBER OF PARKING SPACES
	SITE SIGNAGE
	BOLLARD
	6' SCREEN FENCE
	CONCRETE PAVING/SIDEWALK
	HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT*
	STANDARD DUTY ASPHALT*
	CITY SPEC'D CONCRETE**
	CITY SPEC'D ASPHALT**
	PAINTED STOP LINE
	SAWCUT LINE

\* COORDINATE WITH THE PAVEMENT DESIGN RECOMMENDATIONS IN THE GEOTECH REPORT PREPARED BY INTERTECK PSL DATED MAY 21, 2021.  
 \*\* REFERENCE THE CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION ON PAVING REQUIREMENTS.

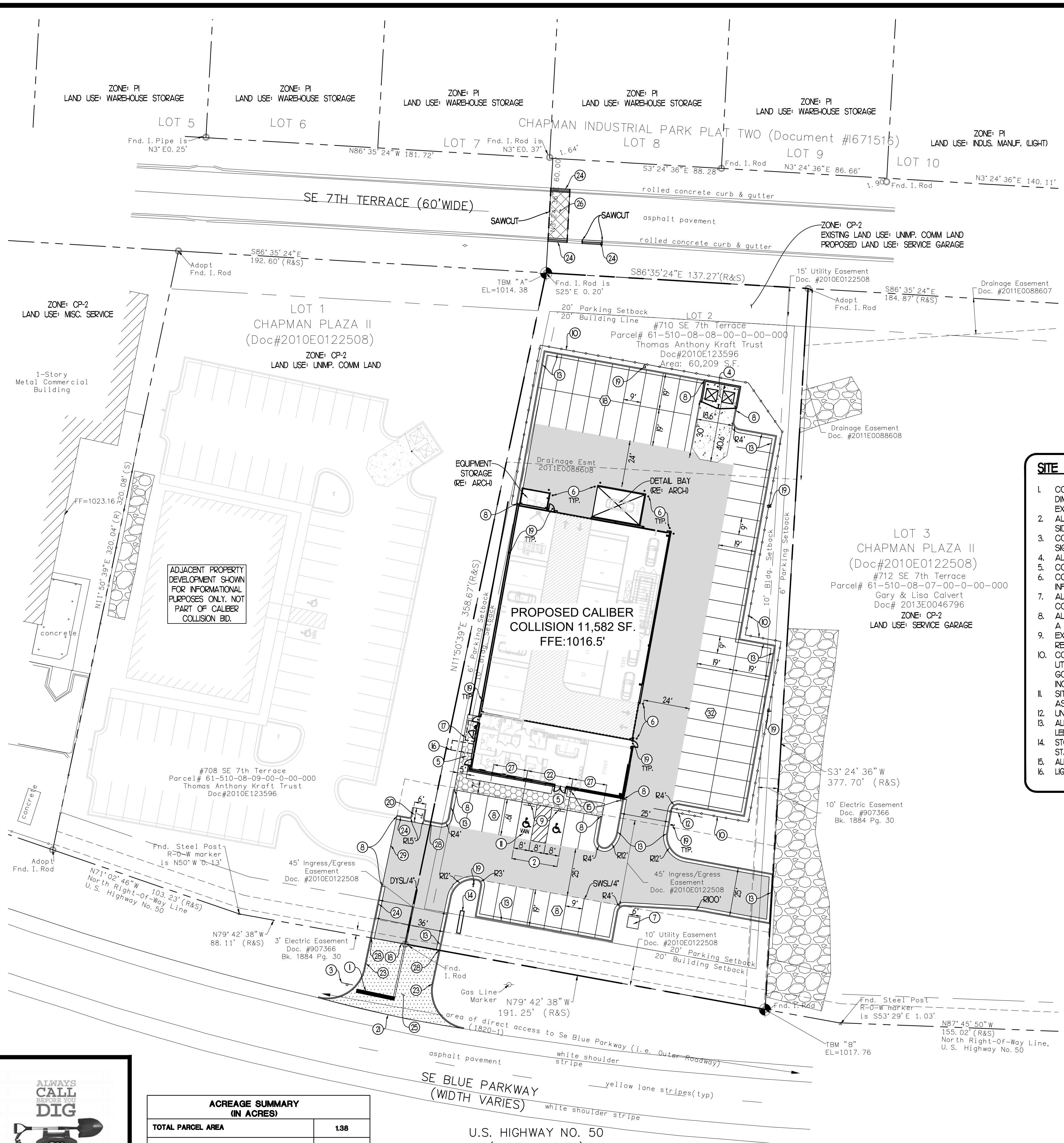
- SITE NOTES:**
- CONTRACTOR SHALL REFER TO THE CALIBER COLLISION ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, AND FOR THE EXACT LOCATION OF UTILITY ENTRANCES, ROOF LEADERS, EXIT DOORS, EXIT STOOPS, ETC.
  - ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, CENTERLINE OF PARKING, OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
  - CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
  - ALL STRIPING SHALL BE WHITE, 4" WIDE, UNLESS NOTED OTHERWISE.
  - CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE MONUMENT SIGN WITH CALIBER COLLISION.
  - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
  - ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT REGULATIONS AND CODES AND OSHA STANDARDS.
  - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED, UNLESS NOTED OTHERWISE.
  - EXISTING SITE IMPROVEMENTS WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY HEIDEMAN ASSOCIATES, INC.
  - UNLESS NOTED OTHERWISE, PAVEMENT SHALL BE STANDARD DUTY ASPHALT.
  - ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN. ALL HANDICAPPED STALLS SHALL BE PER CITY OF LEE'S SUMMIT STANDARDS. SPACES MARKED "VAN" SHALL RECEIVE A "VAN ACCESSIBLE" SIGN.
  - STOP SIGNS SHALL MEET THE CRITERIA OF THE STATE OF MISSOURI DEPT. OF TRANSPORTATION AND MUTCD STANDARDS.
  - ALL PARKING SPACES ARE TO BE 9.0' WIDE AND 9.0' TYPICAL UNLESS NOTED OTHERWISE.
  - LIGHT POLES ARE SHOWN FOR REFERENCE ONLY. RE: PHOTOMETRIC PLAN.

- KEYNOTES:**
- 24" WHITE THERMOPLASTIC PAINT STOP BAR (SEE DETAILS)
  - ACCESSIBLE PARKING (SEE DETAIL)
  - STOP SIGN (SEE DETAIL)
  - DUMPSTER ENCLOSURE W/ GATES (RE: ARCH)
  - NEW SIDEWALK (SEE DETAIL AND PLAN FOR WIDTH)
  - 6" DIAMETER BOLLARD (SEE DETAIL)
  - CONCRETE TRANSFORMER PAD (SEE DETAIL)
  - TERMINATE CURB AND GUTTER
  - HANDICAP PARKING SIGN IN 6" BOLLARD (SEE DETAIL)
  - 6" DECORATIVE SECURITY FENCE (SEE DETAIL)
  - ACCESSIBLE SPACE WITH SIGN, "VAN" INDICATES VAN ACCESSIBLE, SIGN MOUNTED IN BOLLARD, SEE DETAIL
  - 26" SLIDING GATE (RE:ARCH FOR GATE DETAIL)
  - TYPE 0G-1 CONCRETE STRAIGHT BACK CURB & GUTTER PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATION (SEE DETAIL)
  - SITE SIGNAGE, NOT PART OF THE SITE PLAN APPROVAL, PERMITTED BY OTHERS UNDER SEPARATE APPLICATION
  - KNOX BOX (RE: ARCH)
  - 136" X 6" GAS CLEAR SPACE AREA
  - 160" X 54" ELECTRICAL CLEAR SPACE AREA
  - TRANSITION FROM ON-SITE ASPHALT TO CITY OF LEE'S SUMMIT STANDARD CONCRETE FOR COMMERCIAL DRIVEWAYS, ENSURE SMOOTH TRANSITION.
  - SITE LIGHTING (RE: PHOTOMETRIC PLANS)
  - CONCRETE FLUME (SEE DETAIL)
  - TRANSITION FROM CITY OF LEE'S SUMMIT CONCRETE TO CITY OF LEE'S SUMMIT ASPHALT PAVEMENT, ENSURE SMOOTH TRANSITION.
  - SIDEWALK FLUSH WITH ASPHALT
  - TYPE C-1 CONCRETE STRAIGHT CURB PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS, SEE CITY DETAIL.
  - TYPE 0G-2 CONCRETE ROLL BACK CURB & GUTTER PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS, SEE CITY DETAIL.
  - COMMERCIAL DRIVEWAY PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS, SEE DETAIL.
  - ASPHALT PAVING FOR ROADWAY TRENCH REPAIR PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS, SEE DETAIL.
  - SIDEWALK TAPER, TAPER INTEGRAL SIDEWALK FROM A HEIGHT OF 0' TO 6" OVER 18 FEET
  - TRANSITION IN CURB/ CURB & GUTTER TYPE, SEE SITE PLAN FOR ADDITIONAL INFORMATION
  - EDGE OF ASPHALT TO ADJACENT PROPERTY

**CITY OF LEE'S SUMMIT LAND USE SCHEDULE:**

TOTAL FLOOR AREA:	11,582 SF
NUMBER OF DWELLINGS:	1
LAND AREA:	1.38 ACRES
REQUIRED PARKING SPACES:	36
PROVIDED PARKING SPACES:	66
IMPERVIOUS COVERAGE:	0.90 ACRES
FLOOR AREA RATIO (FAR):	0.09
DWELLING UNITS PER ACRES:	0.72
LAND USES TO BE PERMITTED:	1

THERE ARE NO OIL OR GAS WELLS LOCATED ON THIS PROPERTY PER THE MISSOURI DNR WELL DATABASE MAPS.



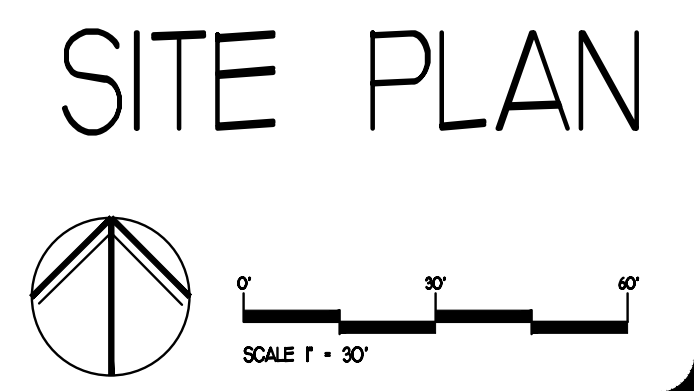
**ACREAGE SUMMARY (IN ACRES)**

TOTAL PARCEL AREA	1.38
ON-SITE DISTURBED AREA	1.38
OFF-SITE DISTURBED AREA	0.55
TOTAL DISTURBED AREA	1.93
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY & BOLLARD GRAVEL)	0.48
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.90
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.90
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.48
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	0.42
IMPERVIOUS PERCENTAGE (AT POST-CONSTRUCTION STAGE)	65.2%

**ALWAYS CALL BEFORE YOU DIG**  
 811

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SERVICES. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU. DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

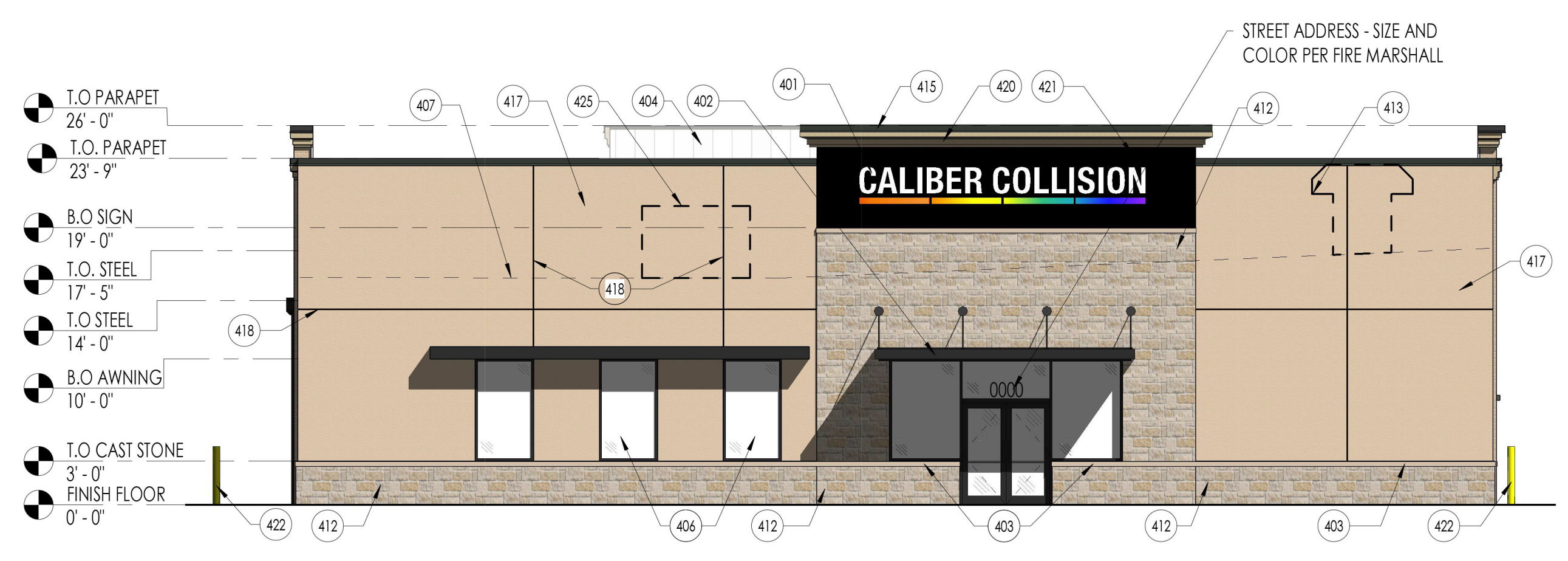
SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.





# CALIBER COLLISION

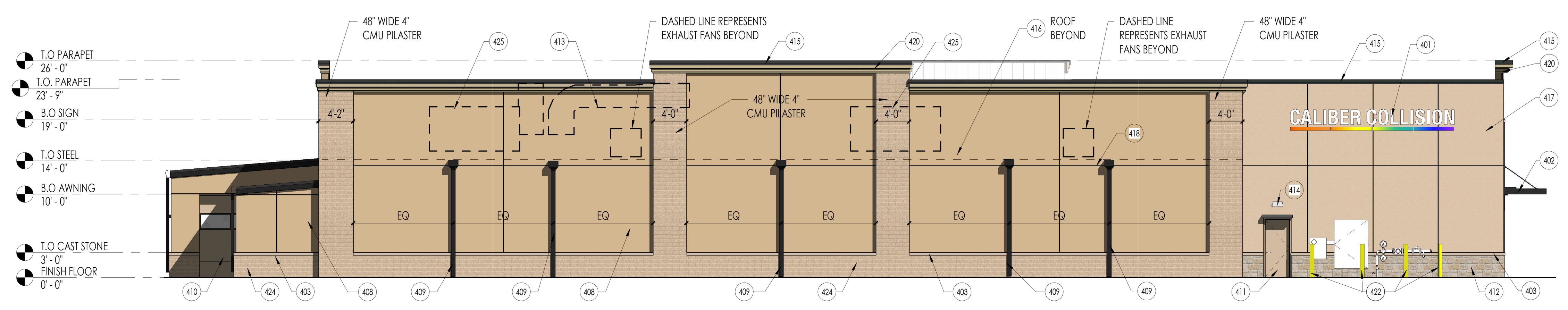
LEE'S SUMMIT, MISSOURI



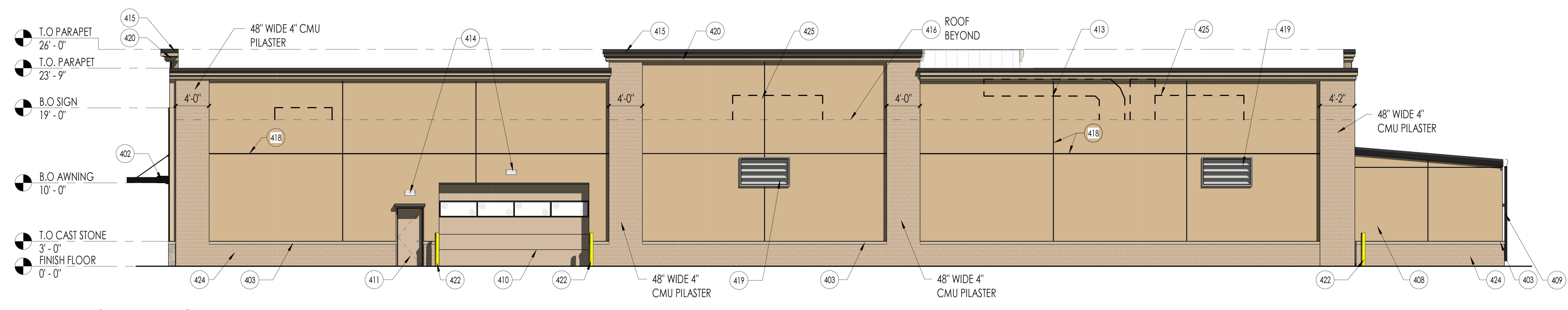
01 NORTH ELEVATION SCALE: 1/8" = 1'-0"

FACADE DIRECTION	EAST DIRECTION	WEST DIRECTION	NORTH DIRECTION	SOUTH DIRECTION
METAL (PANEL, COPING, FRAMES, AND DOORS) SQ. FT.	36.39	248.69	93.27	497.7
PERCENTAGE (%)	2.80%	7.22%	4.64%	18.00%
STONE SQ. FT.	74.12	2.31	482.7	0
PERCENTAGE (%)	2.15%	0.07%	24.00%	0%
CAST STONE SQ. FT.	50.6	44.14	37.28	32.55
PERCENTAGE (%)	1.47%	1.28%	1.85%	1.18%
EFS SQ. FT.	109.19	139.54	172.35	80.5
PERCENTAGE (%)	3.17%	4.03%	8.57%	2.91%
GLAZING SQ. FT.	0	28.61	177	65.82
PERCENTAGE (%)	0%	0.83%	8.80%	2.38%
3 STEP STUCCO SQ. FT.	618.92	13.05	1048.3	0
PERCENTAGE (%)	17.98%	0.38%	52.13%	0%
EFS (OVER R-PANEL) SQ. FT.	1874.16	2298.15	0	1811.91
PERCENTAGE (%)	54.46%	66.43%	0%	65.54%
CMU SQ. FT.	618.22	642.13	0	276.21
PERCENTAGE (%)	17.96%	18.56%	0%	9.99%
LOUVERS SQ. FT.	0	42	0	0
PERCENTAGE (%)	0%	1.21%	0%	0%
TOTAL SQ. FT.	3441.61	3459.62	2010.9	2764.6
TOTAL PERCENTAGE	100%	100%	100%	100%

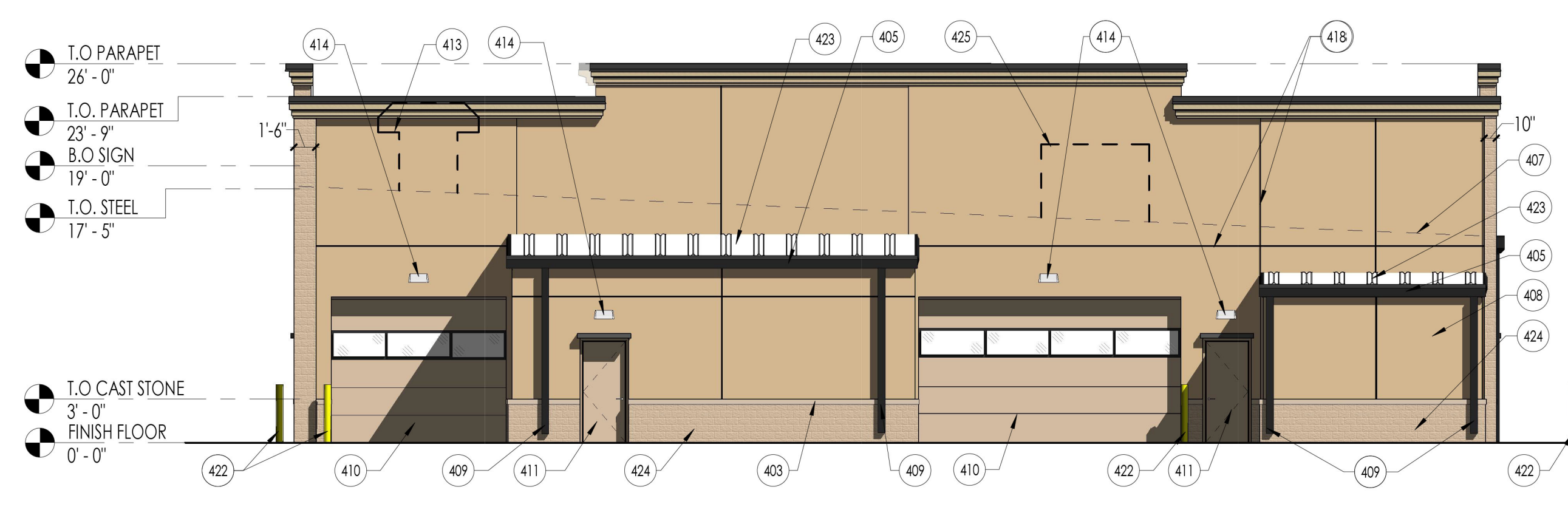
- KEYNOTES:**
- 401 SIGNAGE (BY OTHERS)-PROVIDE 3/4" PLYWD. BACKING (SEPARATE PERMIT).
  - 402 PREMANUFACTURED MTL. AWNING W/ TIE RODS BY G.C. (CP-1)
  - 403 SYNTHETIC STONE SILL/WATER TABLE. REFER TO SPECS.(CS-1)
  - 404 PARAPET BACK PANEL (SOLAR WHITE COLOR).
  - 405 MTL. GUTTER-PROVIDED BY MTL. BUILDING PROVIDER AND INSTALLED BY GC. (MTL-2)
  - 406 STOREFRONT / GLAZING (AL-2).
  - 407 ROOFLINE BEYOND.
  - 408 1-1/2" EFS OVER 1-1/2" METAL R-PANEL (EF-5).
  - 409 PRE-FINISHED 6"x6" D [SQUARE] METAL DOWNSPOUT (BURNISHED SLATE)-PROVIDED BY MTL. BUILDING SUPPLIER AND INSTALLED BY GC.
  - 410 FACTORY FINISHED SECTIONAL OH DOOR (PT-3).
  - 411 HOLLOW MTL. DOOR (PT-3) AND FRAME (SADDLE TAN). PROVIDE DRIP CAP OVER DOORS WITH NO OVERHEAD COVER.
  - 412 SYNTHETIC STONE VENEER (M-1).
  - 413 EXHAUST AND AIR INTAKE. REF. PAINT BOOTH SHEETS.
  - 414 WALL MOUNTED LIGHT FIXTURE. REF. MEP.
  - 415 PRE-FINISHED MTL. COPING (MTL-2) - PROVIDED BY MTL. BUILDING SUPPLIER AND INSTALLED BY GC.
  - 416 METAL BUILDING STANDING SEAM ROOFING (MTL-1).
  - 417 3 STEP STUCCO INTEGRATED COLOR (PT-3).
  - 418 CONTROL JOINT
  - 419 WALL LOUVER. (CLEAR ANODIZED FINISH) REF. MEP
  - 420 EFS CORNICE. (PT-9).
  - 421 EFS ACCENT BANDING-PAINT TO MATCH SW6258 TRICORN BLACK (EF-4).
  - 422 BOLLARDS.
  - 423 PRE-FINISHED METAL BUILDING "R" PANEL ROOFING. (MTL-1)
  - 424 SPLIT FACE C.M.U. - COLOR TO MATCH (PT-7) LIGHT STONE.
  - 425 DASH LINE REPRESENTS ROOF TOP UNIT BEYOND.



02 EAST ELEVATION SCALE: 1/8" = 1'-0"



03 WEST ELEVATION SCALE: 1/8" = 1'-0"



04 SOUTH ELEVATION SCALE: 1/8" = 1'-0"

### EXTERIOR FINISH LEGEND

FINISH KEY	DESCRIPTION	LOCATION	MANUFACTURER	PRODUCT COLOR	IDENTIFICATION/ FINISH/ STYLE	CONTACT
AL-2	STOREFRONT SYSTEM	OFFICE EXTERIOR	KAWNEER OR APPROVED EQUAL	DARK ANODIZED BRONZE	2" X 4-1/2" ALUMINUM FRAME	N/A
CS-1	CAST STONE (REF. ELEV)	OFFICE EXTERIOR	CORONADO STONE/ EL DORADO STONE	CORONADO- OFF WHITE EL DORADO-BUCKSKIN	REFER TO SPECS-047300	N/A-SAMPLE TO BE PROVIDED BY GC
CP-1	CUSTOM CANOPY	LOBBY ENTRANCE	ARCHITECTURAL FABRICATORS	DARK BRONZE	HELIOS 399 X 446	ARCH. FABRICATORS 1-800-962-8027
EF-4	EXTERIOR BANDING	-	SHERWIN WILLIAMS	TRICORN BLACK	-	BRETT C. HUCKLEBURY 214-728-6696
EF-5	E.I.F.S	SHOP EXTERIOR	-	COLOR TO MATCH SADDLE TAN	1-1/2" E.I.F.S OVER 1-1/2" R-PANEL	-
GR-2	EXTERIOR MASONRY MORTAR	-	SGS-SOLOMON COLORS INC.	10X BUFF	TYPE S MORTAR	BART SNOWDEN 214-794-9159
M-1	EXTERIOR MASONRY	-	GC TO PROVIDE LOCAL ALTERNATE OR APPROVAL	CORONADO- TEXAS CREAM EL DORADO-AUSTIN CREAM	CORONADO STONE/ EL DORADO STONE REFER TO SPECS-047300	N/A
PT-3	EXTERIOR DOOR PAINT	-	SHERWIN WILLIAMS	NOMADIC DESERT	SW 6107	BRETT C. HUCKLEBURY 214-728-6696
PT-7	EXTERIOR FINISH	-	SHERWIN WILLIAMS	NOMADIC DESERT	SW 6107	BRETT C. HUCKLEBURY 214-728-6696
PT-9	EXTERIOR CORNICE	-	DRYVIT	BAVARIAN WOOD #448	SAND PEBBLE	N/A
MTL-1	MTL. ROOFING	SHOP ROOF	METL-SPAN	SOLAR WHITE	PREM. WEATHER XL E0.85 SRI:76	METL-SPAN 877-585-9969
MTL-2	RAKE, GUTTER, TRIM	EXTERIOR	METL-SPAN	BURNISHED SLATE	PREM. WEATHER XL E0.86 SRI:25	METL-SPAN 877-585-9969

### GENERAL NOTE

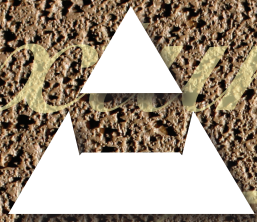
- DOWNSPOUTS ARE INDICATED FOR SIZE, QUANTITY, AND APPROXIMATE LOCATION ONLY.
- HOLLOW METAL STEEL DOORS, FRAMES, EXPOSED METAL FLASHING AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNLESS NOTED OTHERWISE. IF THERE ARE TWO ADJACENT COLORS AT THE DOOR LOCATIONS CONTRACTOR TO USE THE BASE OF THE BOTTOM FINISH FOR THE ENTIRE DOOR.
- SIGNAGE SHALL BE PERMITTED SEPARATELY.
- REFER TO THIS SHEET FOR FINISHES AND MATERIALS.
- PAINT EXPOSED STEEL BEAMS IN STORAGE AREA.
- THE LIGHT SOURCE FOR EXTERIOR FIXTURES SHALL NOT PROJECT BELOW THE OPAQUE HOUSING SELECTED. NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY.

All measurements and items portrayed on this sheet are deemed to be accurate by architect, however all bidding General Contractors should field verify the actual conditions. Any changes to the scope of work, and thus potential change orders, should be identified and communicated in your price submittal to Cross Development / Caliber Collision.

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Job Number: TBD  
 Issue Date: TBD  
 Revisions:  
 Revisions:  
 Revisions:  
 Revisions:  
 Revisions:





# Strukturoc, Inc.

*Textured Wall Systems*

## *Signature*

*Textured Wall Panels*

(STK 2000, STK 3000) (STK 2500)



- Signature panels are available in 24 standard textured colors and a variety of custom colors.
- The profile is a tongue and groove system with hidden fasteners. One of the strongest wall panels at 20 gauge, stands up to harsh environments while offering a 20 year warranty against fade and chalking.
- **The customer will receive the look of stucco with the strength of steel.**
- Signature wall panels are easily applied by those persons erecting the building structure. This alone saves you money and eliminates the need for additional contractors on site, along with possible delays due to scheduling.
- Year round installation without tenting for heat will also save expense to the project.
- Signature wall panels are manufactured to your building specifications resulting in lower cost of erection and more timely completion of your project.
- The Signature textured panels are the perfect choice for new construction and renovation projects of all sizes.



NOTE: colors printed on this page may not exactly match actual panel colors. Please request panel swatches for true color match.  
 \*These colors also available in the Classic panel\*  
 Custom colors available upon request.

*Textured Wall Systems*

[www.strukturoc.com](http://www.strukturoc.com)