



PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT SENIOR COMMUNITY

S.E. OLDHAM PARKWAY & S.E. PRINCETON DRIVE

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



STARK WILSON DUNCAN ARCHITECTS INC
 315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.532.1978

SHEET LIST

C1.0	PRELIMINARY DEVELOPMENT PLAN
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PROJECT TEAM

ARCHITECT

STARK WILSON DUNCAN ARCHITECTS INC
 315 NICHOLS RD, SUITE 228
 KANSAS CITY, MISSOURI 64112
 816.531.1698

CIVIL

OLSSON
 550 E. ST LOUIS ST.
 SPRINGFIELD, MO 65806
 417.890.8802

STRUCTURAL

BOB D. CAMPBELL & CO.
 4338 BELLEVIEW
 KANSAS CITY, MO 64111
 816.531.4144

MECHANICAL/ELECTRICAL/ PLUMBING

HOSS & BROWN ENGINEERS
 11205 W. 79TH ST
 LENEXA, KS 62214
 913.362.9090

OWNER

O'REILLY DEVELOPMENT CO.
 5051 S. NATIONAL AVENUE 4-100
 SPRINGFIELD, MO 65810
 417.893.6006

MANAGEMENT COMPANY

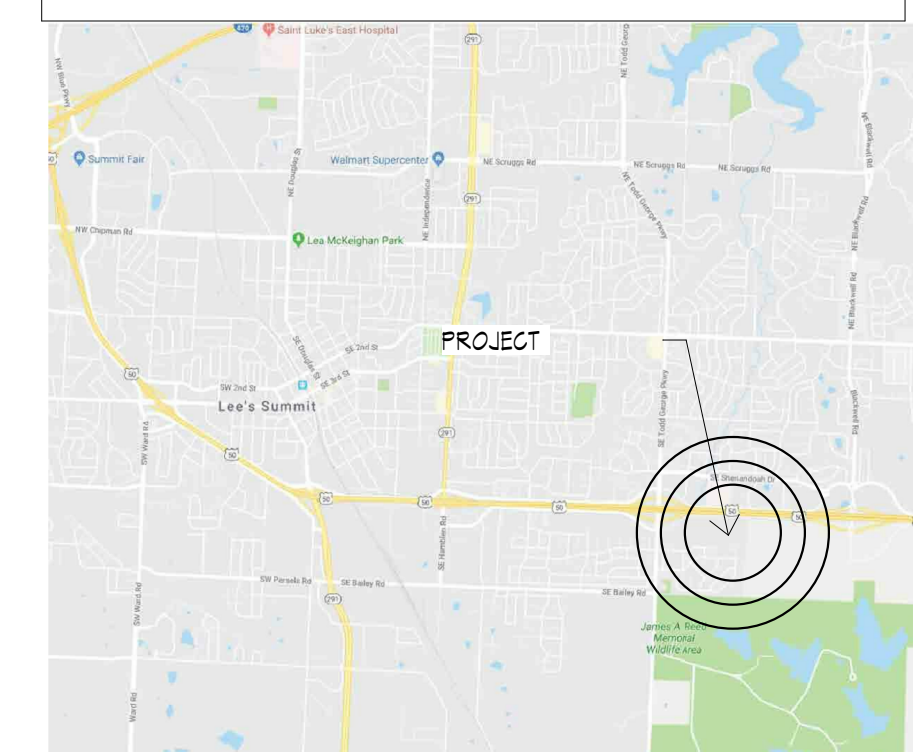
ARROW SENIOR LIVING
 3333-9 RUE ROYALE
 ST. CHARLES, MO 63301
 636.724.1766

GENERAL PROJECT NOTES

- A. ALL WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, ADA / ACCESSIBILITY & LIFE SAFETY CODES & REQUIREMENTS.
- B. THE GENERAL CONTRACTOR & ALL SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES TO ALL BUILDING SPECIFIC REQUIREMENTS & EXTENTS OF THE WORK PRIOR TO BIDDING. NO CHANGES IN THE CONTRACT WILL BE CONSIDERED FOR INFORMATION DISCERNIBLE FROM THE EX. CONDITIONS OR THE DRAWINGS.
- C. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL EX. CONDITIONS, DIMENSIONS & ELEVATIONS PRIOR TO ORDERING, FABRICATION, ETC.
- D. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PROJECT DOCUMENTS PRIOR TO BID. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PROJECT DOCUMENTS & EX. CONDITIONS.
- E. ALL WORK TO BE PERFORMED IN A FIRST CLASS, PROFESSIONAL, CODE COMPLIANT MANNER.
- F. REFERENCE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

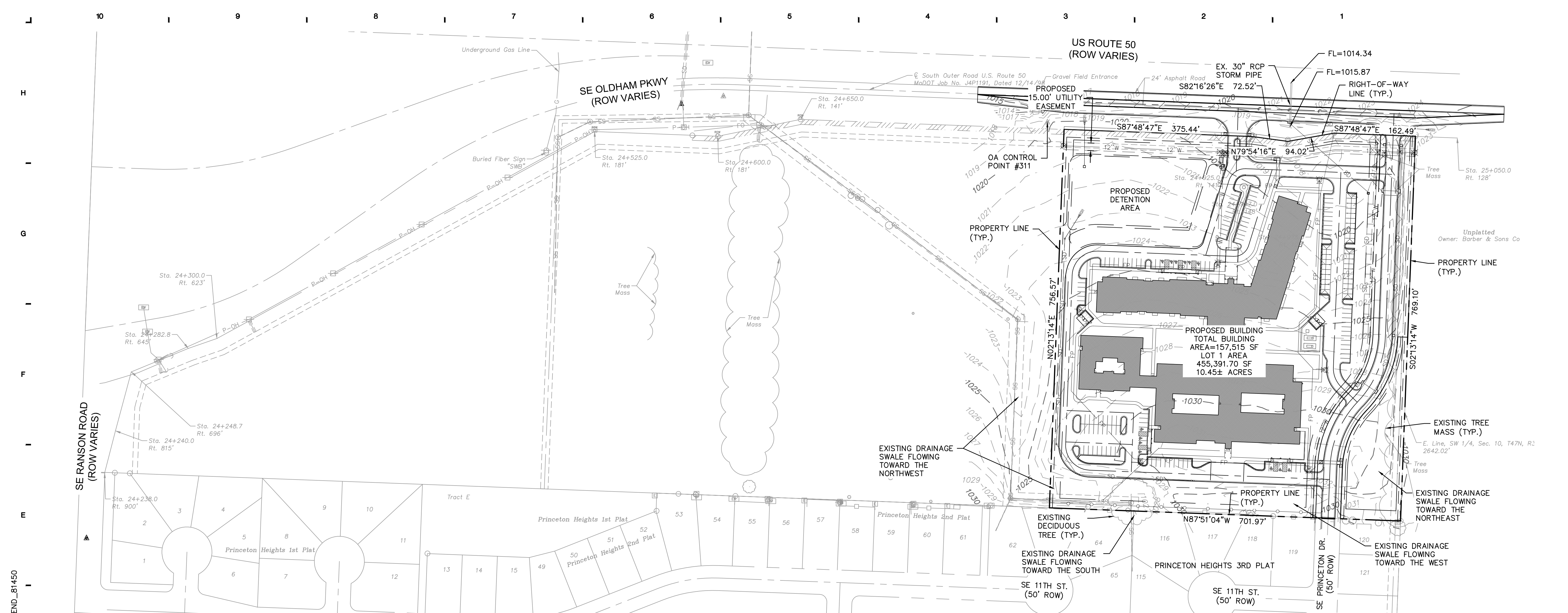
ISSUE DATE:

2/19/19



LOCATION MAP





F:\2018\1001-1500\018-1450-40-Design\AutoCAD\Preliminary Plans\Sheets\GNVC\A_C_GLP_81450.dwg USER: rjungbauer
 DATE: Feb 14, 2019 4:25pm XREFS: V:\TOP0_81450 V_XB001_81450 C_PBASE_81450 C_LEGEND_81450



VICINITY MAP
SEC. 10, TWP. 47N, RNG. 31W
NOT TO SCALE

ENGINEER:
OLSSON
CONTACT: RYAN JEPSSON
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
TELE: (417) 890-8802
FAX: (417) 890-8805

SURVEYOR:
OLSSON
7301 W. 133rd STREET, SUITE 200
OVERLAND PARK, KS. 66213
TELE: (913) 381-1170
FAX: (913) 381-1174

OWNER/APPLICANT/DEVELOPER:
LEE'S SUMMIT SENIOR COMMUNITY, LLC.
CONTACT: DENISE K. HEINTZ
5051 S. NATIONAL AVENUE, STE 4-110
SPRINGFIELD, MISSOURI 65810
TELE: (417)893-6006

PROPERTY DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 31 WEST, SAID POINT ALSO LYING ON THE CENTERLINE OF WESTBOUND U.S. ROUTE 50 RIGHT OF WAY, AS ESTABLISHED IN MODOT JOB NO. J4P1191, DATED 12/14/98; THENCE SOUTH 87 DEGREES 49 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, AND ALONG SAID CENTERLINE, A DISTANCE OF 1938.21 FEET TO A POINT; THENCE SOUTH 02 DEGREES 10 MINUTES 13 SECONDS WEST, DEPARTING SAID NORTH LINE AND SAID CENTERLINE, A DISTANCE OF 246.56 FEET TO A POINT ON THE SOUTH LINE OF SAID U.S. ROUTE 50 RIGHT OF WAY, AS ESTABLISHED IN SAID MODOT JOB NO. J4P1191, DATED 12/14/98, THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 48 MINUTES 47 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 375.44 FEET TO A POINT; THENCE SOUTH 82 DEGREES 16 MINUTES 26 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 72.52 FEET TO A POINT; THENCE NORTH 79 DEGREES 54 MINUTES 16 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 94.02 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 47 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 162.49 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 02 DEGREES 13 MINUTES 14 SECONDS WEST, DEPARTING SAID SOUTH LINE, ALONG SAID EAST LINE, A DISTANCE OF 769.10 FEET TO THE NORTHEAST CORNER OF PRINCETON HEIGHTS 3RD PLAT, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE NORTH 87 DEGREES 51 MINUTES 04 SECONDS WEST, DEPARTING SAID EAST LINE, ALONG THE NORTH LINE OF SAID PRINCETON HEIGHTS 3RD PLAT, AND ALONG THE NORTH LINE OF PRINCETON HEIGHTS 2ND PLAT, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, A DISTANCE OF 701.97 FEET TO A POINT; THENCE NORTH 02 DEGREES 13 MINUTES 14 SECONDS EAST, DEPARTING SAID NORTH LINES, A DISTANCE OF 756.57 FEET TO THE POINT OF BEGINNING, CONTAINING 533,062 SQUARE FEET OR 12.2374 ACRES, MORE OR LESS.

FEMA:

SUBJECT PROPERTY LIES WITHIN "ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0439G, MAP REVISED JANUARY 20, 2017.

GENERAL NOTES:

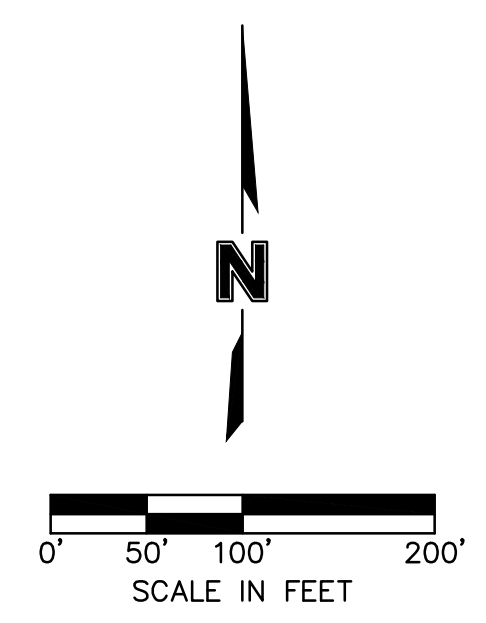
- NO FLOOD PLAIN EXISTS ON THIS SITE PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 29095C0439G, MAP REVISED JANUARY 20, 2017.
- EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
- ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
- ACCESSORY BUILDINGS OR STRUCTURES SHALL BE NO HIGHER THAN THE PRIMARY BUILDING.
- FOR PROPOSED BUILDING HEIGHTS REFER TO ARCHITECTURAL PORTION OF PACKAGE.
- THE ADMINISTRATION OF THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED VIA THE PROVIDED PLAN FOR LOCATION, TYPE, SIZE AND QUANTITY.
- THE SITE SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARDS EXCEPT THOSE EXCEPTIONS REQUESTED BY THE PRELIMINARY DEVELOPMENT PLAN.
- UNDERGROUND STRUCTURES FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
- ALL ROADWAY DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE SHOWN HEREON.
- NO INVESTIGATION HAS BEEN PERFORMED BY OLSSON REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- THIS SURVEY WAS EXECUTED WITH A TITLE COMMITMENT FROM FIDELITY TITLE AGENCY, DATED DECEMBER 6, 2018, AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, ETC. OF RECORD.
- THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED YELLOW.
- LOCATION, REPLACEMENT AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
- TRASH ENCLOSURES ARE TO BE OPAQUE TO SCREEN WASTE RECEPTACLES PER CITY REQUIREMENTS.
- ALL MECHANICAL, HVAC AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER CITY ORDINANCE AND SHALL BE SCREENED OR PAINTED TO MATCH THE ADJACENT BUILDING COLOR.
- A SITE LIGHTING PLAN WILL BE DEVELOPED DURING DEVELOPMENT OF ENGINEERING DOCUMENTS. THE LIGHTING PLAN WILL BE PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY FOR REVIEW. LIGHTING OF THE PARKING AREAS AND BUILDINGS SHALL BE SHIELDED/DIRECTED TO NOT CREATE A NUISANCE TO THE ADJACENT RESIDENTIAL AREAS.

LEGEND

---	PROPERTY LINES	---	EXISTING CONTOUR
---	RIGHT-OF-WAY (ROW)	---	PROPOSED CONTOUR
---	ROAD CENTERLINE	---	STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 DRY)
---	EASEMENT LINES	---	STRAIGHT BACK CURB & GUTTER (TYPE CG-1)
---	SETBACK LINES	---	STRAIGHT CURB (TYPE C-1)
---	FOUND MONUMENT	---	"FLUSH" CURB
---	TEMPORARY BENCHMARK	---	BACK OF CURB TO BACK OF CURB
---	EXIST. POWER POLE	---	
---	EXIST. ELECTRIC BOX	---	
---	EXIST. ELECTRIC VAULT	---	
---	EXIST. ELECTRIC METER	---	
---	EXIST. GUY WIRE	---	
---	EXIST. TELEPHONE PEDESTAL	---	
---	EXIST. FIRE HYDRANT	---	
---	EXIST. WATER METER	---	
---	EXIST. WATER VALVE	---	
---	EXIST. GAS MARKER	---	
---	EXIST. CABLE VAULT	---	
---	EXIST. SANITARY MANHOLE	---	
---	EXIST. FLARED END SECTION	---	
---	EXIST. DECIDUOUS TREE	---	
---	EXIST. SIGN	---	
---	PROP. SANITARY SEWER MANHOLE	---	
---	PROP. FIRE HYDRANT	---	
---	PROP. GATE VALVE	---	
---	PROP. SIGN	---	
---	PROP. FIRE DEPT. CONNECTION (FDC)	---	
---	EXIST. OVERHEAD ELECTRIC	---	
---	EXIST. UNDERGROUND TELEPHONE	---	
---	EXIST. GAS LINE	---	
---	EXIST. STORM SEWER LINE	---	
---	EX. WOOD FENCE	---	
---	PROP. PUBLIC SANITARY SEWER MAIN	---	
---	PROP. SANITARY SEWER SERVICE	---	
---	PROP. STORM SEWER LINE	---	
---	PROP. UNDERGROUND ELECTRIC	---	
---	PROP. PUBLIC WATER MAIN	---	
---	PROP. IRRIGATION LINE	---	
---	PROP. WATER SERVICE	---	
---	PROP. FIRE PROTECTION LINE	---	
---	PROP. FENCE	---	

DRAWING INDEX

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C6.1	DETAILS



1-800-DIG-RITE or 811
www.mocall.com

olsson

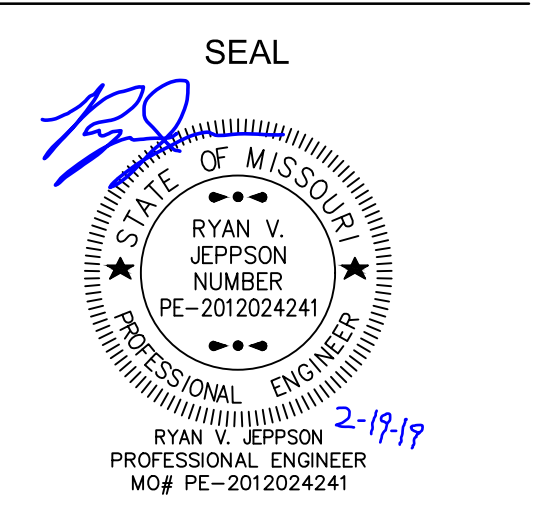
Olsson Engineering MO State Certificate of Authority #001592
 Olsson Landscape Architecture MO State Cert. of Authority #2005000285
 550 St. Louis St. TEL: 417.890.8802
 Springfield, MO 65806 FAX: 417.890.8805 www.olsson.com
 Olsson Project #018-1450

SWD
ARCHITECTS
EST 1935

ARCHITECTURAL CORPORATION
MISSOURI CERTIFICATE
OF AUTHORITY NO. 000073

LEE'S SUMMIT SENIOR LIVING COMMUNITY
SE OLDHAM PARKWAY
LEE'S SUMMIT, MISSOURI

STARK WILSON DUNCAN ARCHITECTS INC.
315 NICHOLS RD, STE 228 - KANSAS CITY, MO 64112 - T: 816.531.1898 F: 816.531.1978



PRELIMINARY DEVELOPEMENT PLAN

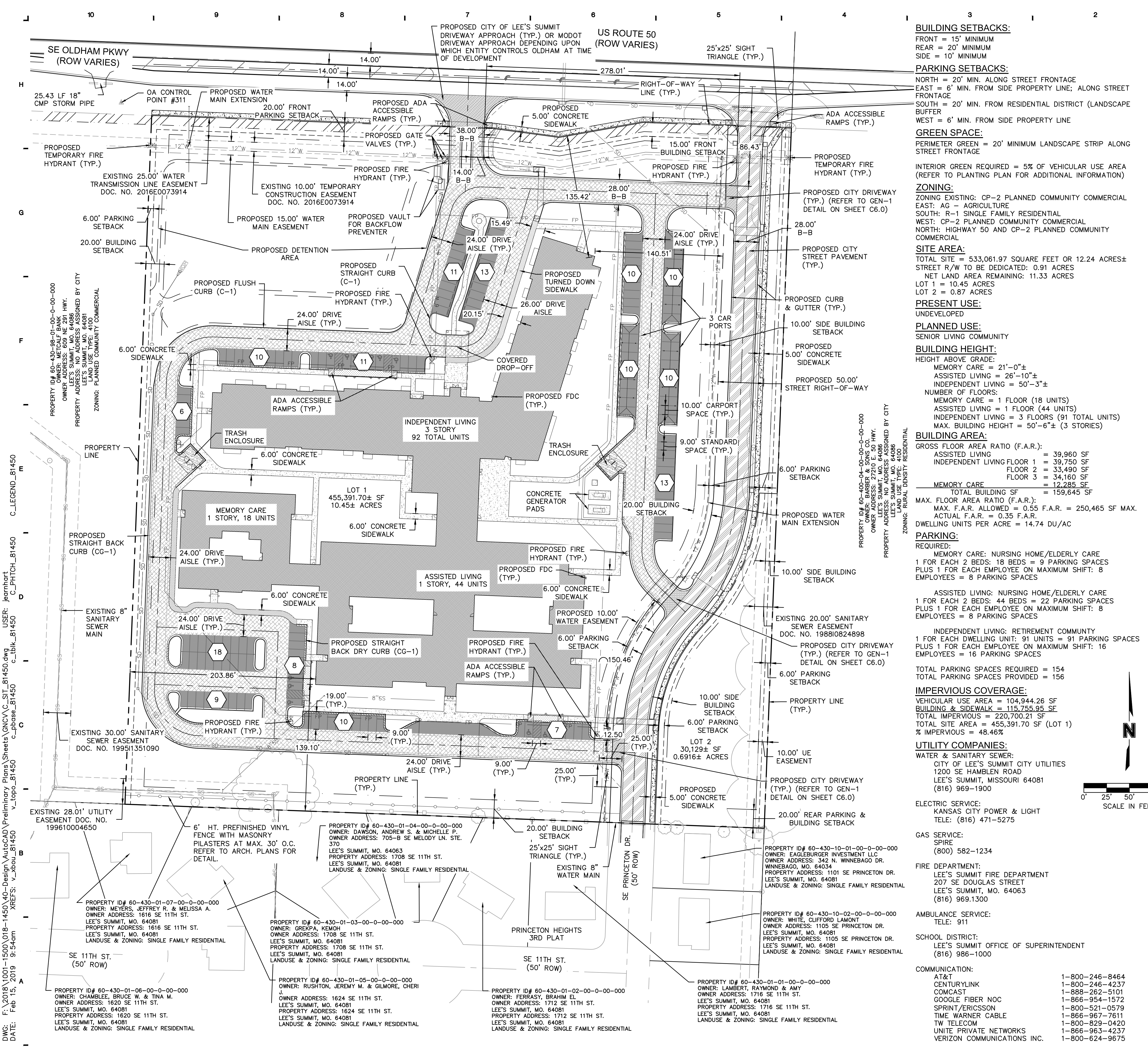
ISSUE DATE:
2019 JANUARY 17

REVISIONS:
CITY COMMENTS - 02/19/2019

PROJECT NO.: XXXX

C1.0

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BUILDING SETBACKS:
 FRONT = 15' MINIMUM
 REAR = 20' MINIMUM
 SIDE = 10' MINIMUM

PARKING SETBACKS:
 NORTH = 20' MIN. ALONG STREET FRONTAGE
 EAST = 6' MIN. FROM SIDE PROPERTY LINE; ALONG STREET FRONTAGE
 SOUTH = 20' MIN. FROM RESIDENTIAL DISTRICT (LANDSCAPE BUFFER)
 WEST = 6' MIN. FROM SIDE PROPERTY LINE

GREEN SPACE:
 PERIMETER GREEN = 20' MINIMUM LANDSCAPE STRIP ALONG STREET FRONTAGE

ZONING:
 ZONING EXISTING: CP-2 PLANNED COMMUNITY COMMERCIAL
 EAST: AG - AGRICULTURE
 SOUTH: R-1 SINGLE FAMILY RESIDENTIAL
 WEST: CP-2 PLANNED COMMUNITY COMMERCIAL
 NORTH: HIGHWAY 50 AND CP-2 PLANNED COMMUNITY COMMERCIAL

SITE AREA:
 TOTAL SITE = 533,061.97 SQUARE FEET OR 12.24 ACRES±
 STREET R/W TO BE DEDICATED: 0.91 ACRES
 NET LAND AREA REMAINING: 11.33 ACRES
 LOT 1 = 10.45 ACRES
 LOT 2 = 0.87 ACRES

PRESENT USE:
 UNDEVELOPED

PLANNED USE:
 SENIOR LIVING COMMUNITY

BUILDING HEIGHT:
 HEIGHT ABOVE GRADE:
 MEMORY CARE = 21'-0"±
 ASSISTED LIVING = 26'-10"±
 INDEPENDENT LIVING = 50'-3"±

NUMBER OF FLOORS:
 MEMORY CARE = 1 FLOOR (18 UNITS)
 ASSISTED LIVING = 1 FLOOR (44 UNITS)
 INDEPENDENT LIVING = 3 FLOORS (91 TOTAL UNITS)
 MAX. BUILDING HEIGHT = 50'-6"± (3 STORIES)

BUILDING AREA:
 GROSS FLOOR AREA RATIO (F.A.R.):
 ASSISTED LIVING = 39,960 SF
 INDEPENDENT LIVING FLOOR 1 = 39,750 SF
 FLOOR 2 = 33,490 SF
 FLOOR 3 = 34,160 SF
 MEMORY CARE = 12,285 SF
 TOTAL BUILDING SF = 159,645 SF
 MAX. FLOOR AREA RATIO (F.A.R.):
 MAX. F.A.R. ALLOWED = 0.55 F.A.R. = 250,465 SF MAX.
 ACTUAL F.A.R. = 0.35 F.A.R.
 DWELLING UNITS PER ACRE = 14.74 DU/AC

PARKING:
 REQUIRED:
 MEMORY CARE: NURSING HOME/ELDERLY CARE
 1 FOR EACH 2 BEDS: 18 BEDS = 9 PARKING SPACES
 PLUS 1 FOR EACH EMPLOYEE ON MAXIMUM SHIFT: 8 EMPLOYEES = 8 PARKING SPACES

ASSISTED LIVING: NURSING HOME/ELDERLY CARE
 1 FOR EACH 2 BEDS: 44 BEDS = 22 PARKING SPACES
 PLUS 1 FOR EACH EMPLOYEE ON MAXIMUM SHIFT: 8 EMPLOYEES = 8 PARKING SPACES

INDEPENDENT LIVING: RETIREMENT COMMUNITY
 1 FOR EACH DWELLING UNIT: 91 UNITS = 91 PARKING SPACES
 PLUS 1 FOR EACH EMPLOYEE ON MAXIMUM SHIFT: 16 EMPLOYEES = 16 PARKING SPACES

IMPERVIOUS COVERAGE:
 VEHICULAR USE AREA = 104,944.26 SF
 BUILDING & SIDEWALK = 115,755.95 SF
 TOTAL IMPERVIOUS = 220,700.21 SF
 TOTAL SITE AREA = 455,391.70 SF (LOT 1)
 % IMPERVIOUS = 48.46%

UTILITY COMPANIES:
 WATER & SANITARY SERVICE:
 CITY OF LEE'S SUMMIT CITY UTILITIES
 1200 SE HAMBLEN ROAD
 LEE'S SUMMIT, MISSOURI 64081
 (816) 969-1900

ELECTRIC SERVICE:
 KANSAS CITY POWER & LIGHT
 TELE: (816) 471-5275

GAS SERVICE:
 SPIRE
 (800) 582-1234

FIRE DEPARTMENT:
 LEE'S SUMMIT FIRE DEPARTMENT
 207 SE DOUGLAS STREET
 LEE'S SUMMIT, MO. 64063
 (816) 969.1300

AMBULANCE SERVICE:
 TELE: 911

SCHOOL DISTRICT:
 LEE'S SUMMIT OFFICE OF SUPERINTENDENT
 (816) 986-1000

COMMUNICATION:
 AT&T 1-800-246-8464
 CENTURYLINK 1-800-246-4237
 COMCAST 1-888-262-5101
 GOOGLE FIBER NOC 1-866-954-1572
 SPRINT/ERICSSON 1-800-521-0579
 TIME WARNER CABLE 1-866-967-7611
 TW TELECOM 1-800-829-0420
 UNITE PRIVATE NETWORKS 1-866-963-4237
 VERIZON COMMUNICATIONS INC. 1-800-624-9675

LEGEND

---	PROPERTY LINES
---	RIGHT-OF-WAY (ROW)
---	ROAD CENTERLINE
---	EASEMENT LINES
---	SETBACK LINES
---	FOUND MONUMENT
○	TEMPORARY BENCHMARK
△	EXIST. POWER POLE
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○	STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 DRY)
○	STRAIGHT BACK CURB & GUTTER (TYPE CG-1)
○	STRAIGHT CURB (TYPE C-1)
○	"FLUSH" CURB
○	BACK OF CURB TO BACK OF CURB

BENCHMARKS:
 MO DNR JA-45: KC METRO ALUMINUM GRS DISK SET IN CONCRETE 3"± BELOW PAVEMENT ON THE SHOULDER OF SE RANSON ROAD STAMPED "JA-45"
 ELEV.=1046.26'
 PUBLISHED COORDINATES (1988 ADJUSTMENT):
 N: 303273.664M
 E: 863885.865M
 GRID=GROUND
 N: 994990.3460
 E: 2834265.6110
 CAF: 0.99989860A

BENCHMARK #41314:
 NORTHING: 995857.9570
 EASTING: 2835453.8010
 SET SQUARE CUT IN CENTER OF CONCRETE HEADWALL FOR REINFORCED CONCRETE BOX
 ELEVATION=1007.13' (NAVD 88)

OA CONTROL POINT #310
 NORTHING: 995873.4445
 EASTING: 2835537.7320
 FOUND 1/2" REBAR W/CAP 8" SOUTH OF PAVEMENT
 EAST OF REINFORCED CONCRETE BOX
 ELEVATION=1008.08' (NAVD 88)

HATCH LEGEND

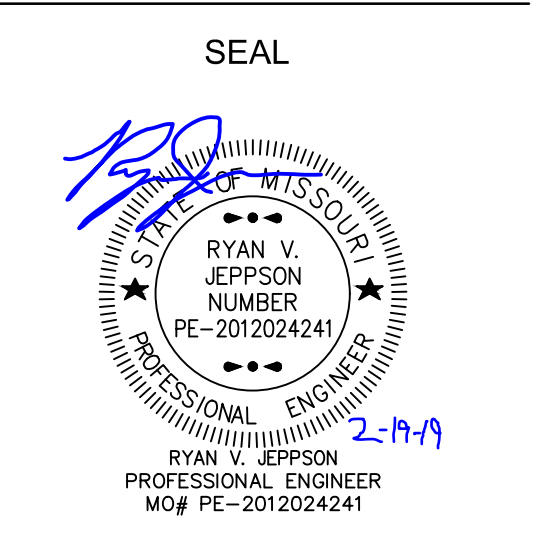
▨	HEAVY DUTY ASPHALT PAVEMENT
▩	LIGHT DUTY ASPHALT PAVEMENT
▧	CITY STREET ASPHALT PAVEMENT (REFER TO TABLES LS-1 & LS-2 ON SHEET C6.1)
▦	TYPICAL CITY DRIVEWAY (REFER TO GEN-1 DETAIL ON SHEET C6.0)



ARCHITECTURAL CORPORATION
 MISSOURI CERTIFICATE
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 315 NICHOLS RD. STE 228 - KANSAS CITY, MO 64112-1696 F 816.531.1978



PRELIMINARY
 SITE PLAN

ISSUE DATE:
 2019 JANUARY 17

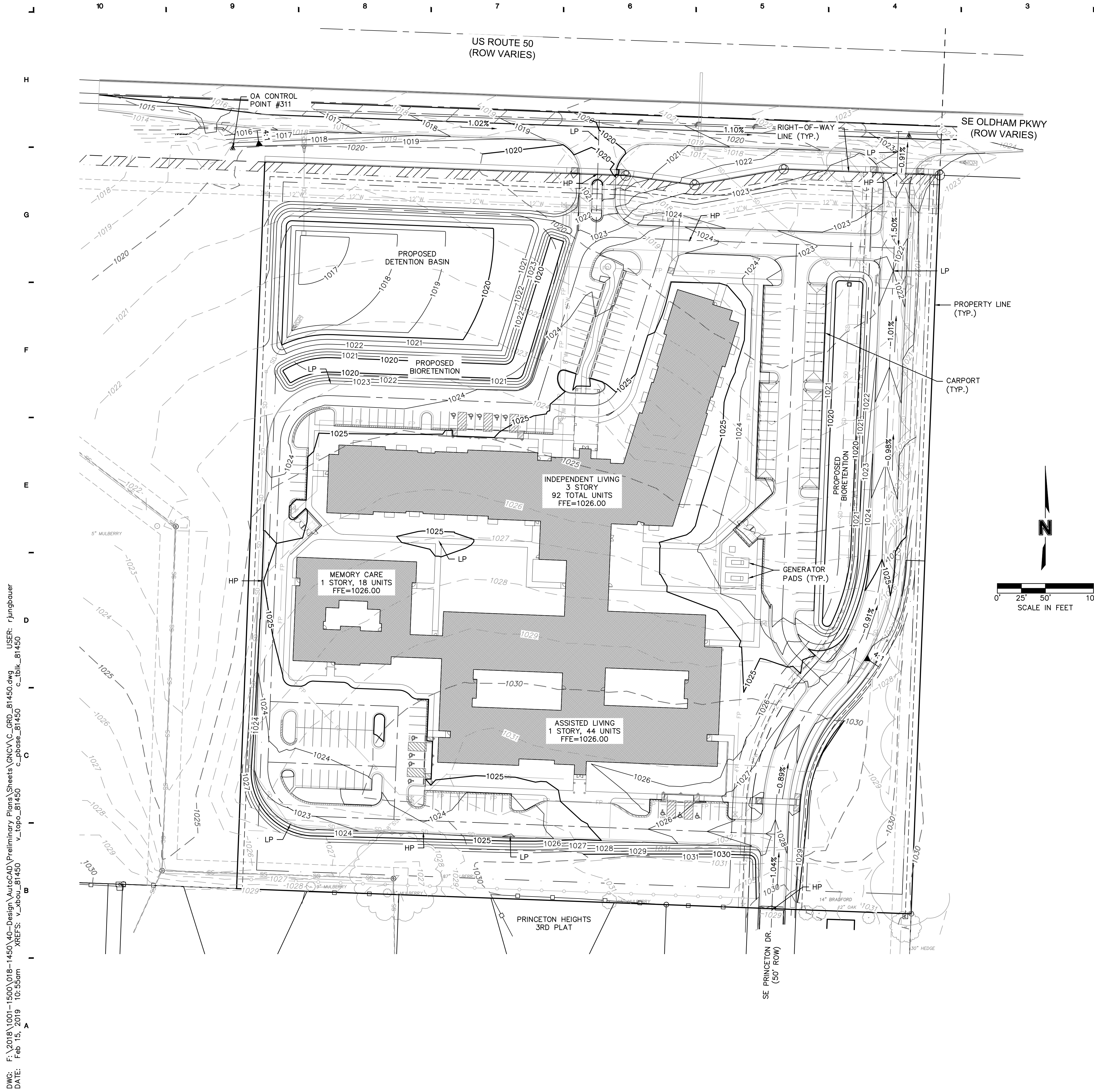
REVISIONS:
 △ CITY COMMENTS - 02/19/2019

PROJECT NO.: XXXX

02.0

Olsson Engineering MO State Certificate of Authority #001592
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 Springfield, MO 65806 FAX 417.890.8805 www.olsson.com
 Olsson Project #018-1450

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GRADING NOTES:

1. ALL ELEVATIONS ARE TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
2. STRIPPINGS ARE TO BE STOCKPILED ON-SITE AS DIRECTED BY THE ENGINEER. FOLLOWING THE COMPLETION OF THE GRADING, THIS TOPSOIL SHALL BE USED AS FILL MATERIAL ON ALL LANDSCAPED AREAS. IF STOCKPILE IS INACTIVE FOR MORE THAN 14 DAYS, STABILIZE OR PROTECT THE PERIMETER AS SHOWN ON SHEET X.
3. ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF THE GRADING AND REDISTRIBUTED WITH THE TOPSOIL AS OUTLINED IN NOTE #2.
4. CONTRACTOR SHALL USE CAUTION AROUND ANY EXISTING UTILITIES LOCATED ON-SITE. THEY SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY THE NEW CONSTRUCTION.
5. THE PROPOSED CONTOURS REPRESENT TOP OF SLAB IN PAVEMENT AREAS AND FINISHED GRADE IN ALL OTHER AREAS. QUANTITIES DO NOT TAKE INTO ACCOUNT CORE-OUT OR ANY OVER-EXCAVATION.
6. CONTRACTOR SHALL ADDRESS ANY GRADING RECOMMENDATIONS IDENTIFIED IN THE GEOTECHNICAL INVESTIGATION. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
7. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT AN UNDERGROUND LOCATE SERVICE IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.
8. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
9. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT CONTROL BARRIERS FOR A PERIOD OF 1 YEAR OR UNTIL THEY ARE RELEASED FROM THIS RESPONSIBILITY BY THE ENGINEER, WHICHEVER PERIOD IS SHORTER.
11. ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR AS PER CITY OF LEE'S SUMMIT REQUIREMENTS.
12. IN ALL LOCATIONS WHERE NEW PAVEMENT ABUTS EXISTING, SAW CUT EXISTING PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION AT THE JOINT. MATCH EXISTING GRADES AT THE JOINT IN ALL LOCATIONS.
13. ALL SIDEWALKS SHALL BE ADA ACCESSIBLE WITH RUNNING SLOPE BEING NO STEEPER THAN 5.00% AND CROSS SLOPES NO STEEPER THAN 2.00%. ALL LANDINGS OUTSIDE OF EXTERIOR ENTRANCES/EXITS SHALL BE NO STEEPER THAN 2.00% FOR THE FIRST 5'-0".
14. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
15. ALL FINISH GRADES AROUND BUILDING SHALL BE 6" BELOW FINISH FLOOR UNLESS SPECIFIED OTHERWISE. CONTRACTOR SHALL FINISH GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

LEGEND

--- 1080 ---	EXISTING CONTOUR
— 1080 —	PROPOSED CONTOUR
TC=1080.00	TOP OF CURB
TW=1080.00	TOP OF SIDEWALK
TP=1080.00	TOP OF PAVEMENT
GR=1080.00	FINISHED GROUND
FL=1080.00	FLOW LINE
MH=1080.00	TOP OF MANHOLE
TI=1080.00	TOP OF INLET
TB=1080.00	TOP OF BASIN
TJ=1080.00	TOP OF JUNCTION BOX
LFG=1080.00	LOW FINISHED GROUND
HFG=1080.00	HIGH FINISHED GROUND
---	SWALE
---	RIDGE LINE
HP	HIGH POINT
LP	LOW POINT
▨	SPILL CURB (TYPE CG-1 DRY)
▨	STANDARD CURB (TYPE CG-1)
▨	STRAIGHT CURB (TYPE C-1)
▨	SIDEWALK RAMP - SLOPES @ 8.33% MAX.

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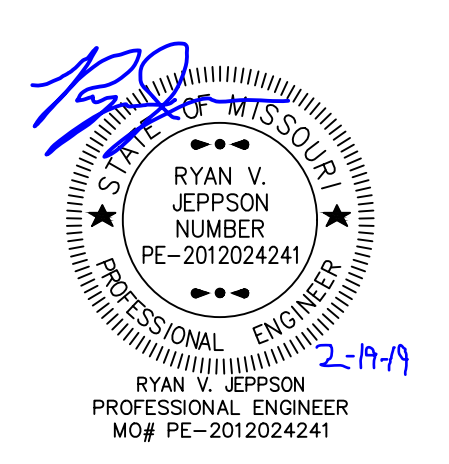


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LEE'S SUMMIT SENIOR LIVING COMMUNITY
 SE OLDHAM PARKWAY
 LEE'S SUMMIT, MISSOURI

STARK WILSON DUNCAN ARCHITECTS INC.
 315 NICHOLS RD. STE 228 - KANSAS CITY, MO 64112-1616.531.1696 F 816.531.1978

SEAL



PRELIMINARY
 GRADING PLAN

ISSUE DATE:
 2019 JANUARY 17

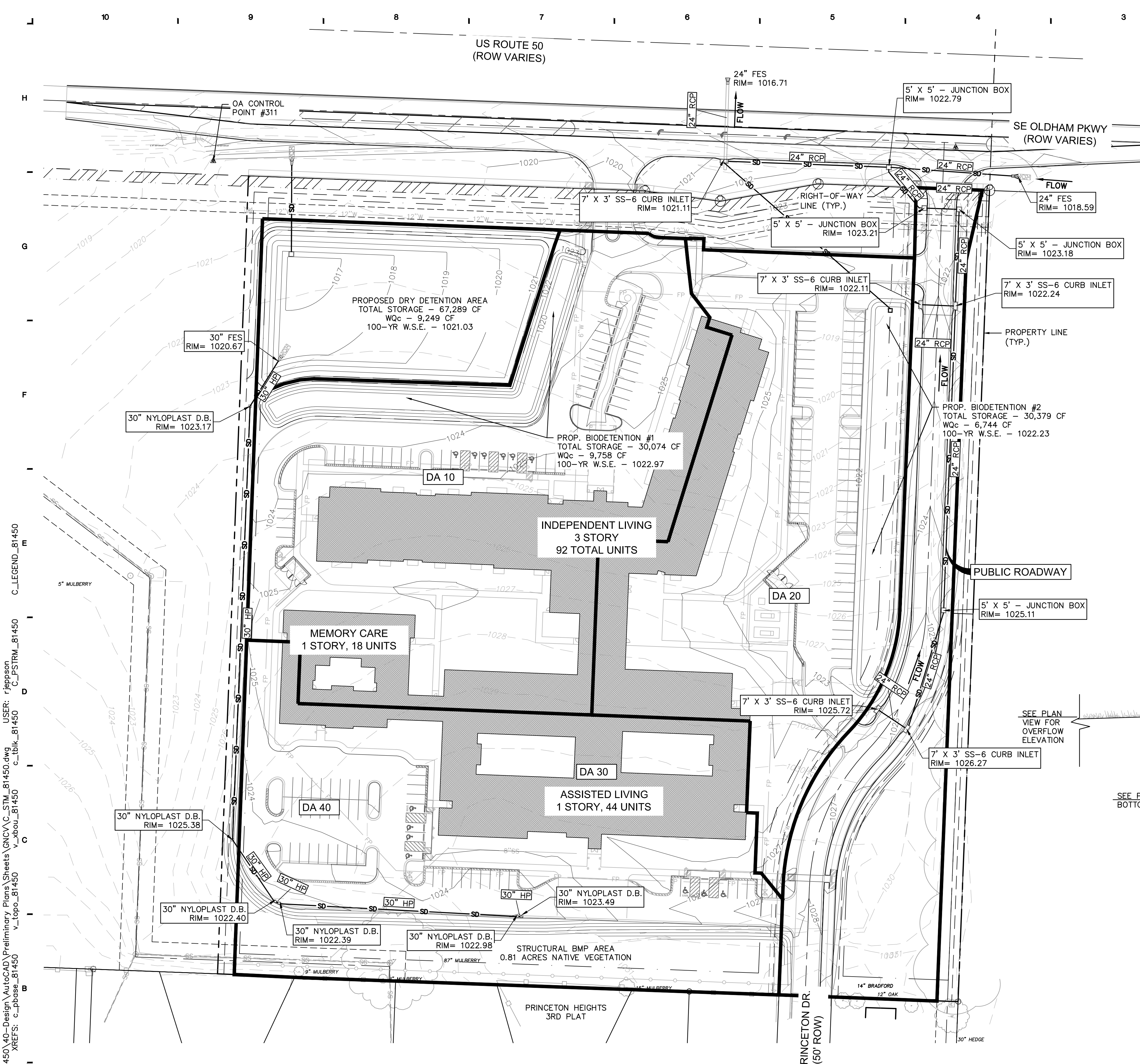
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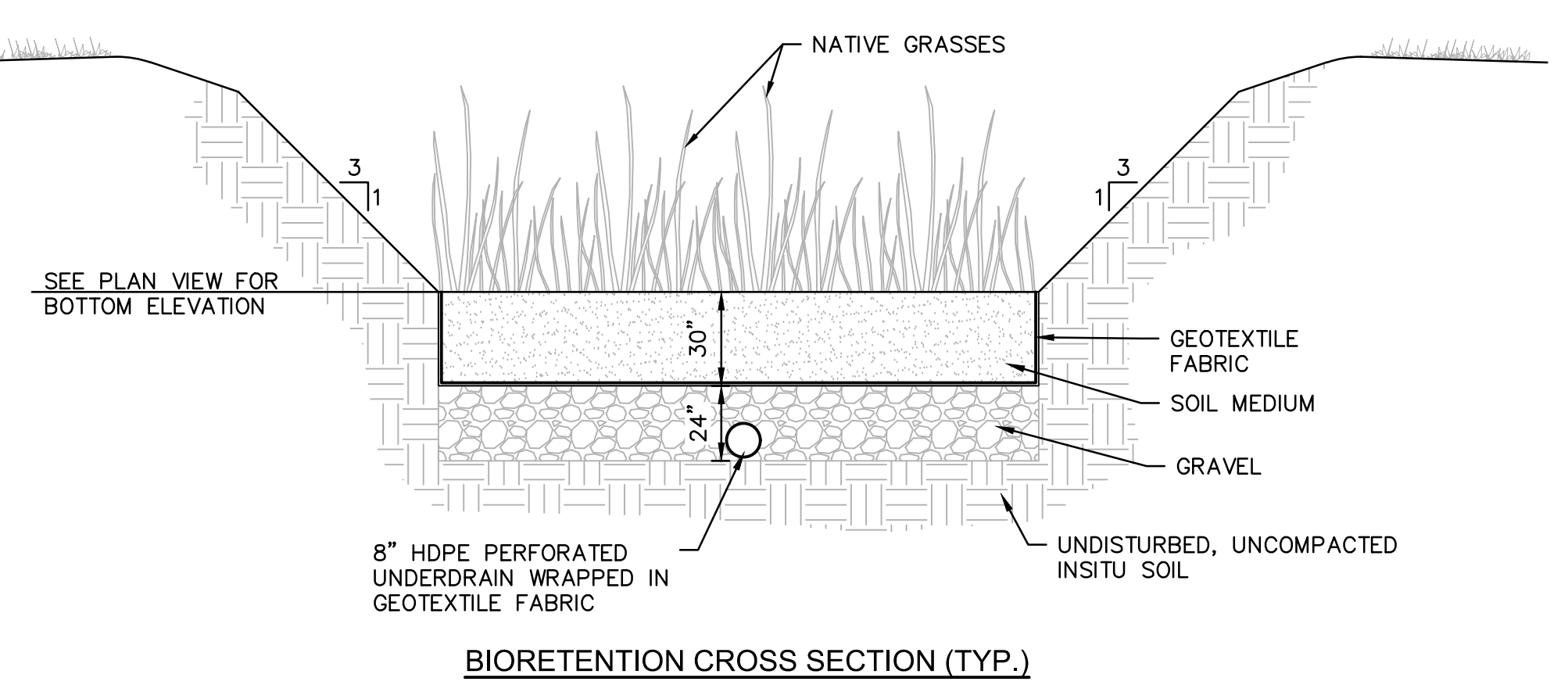
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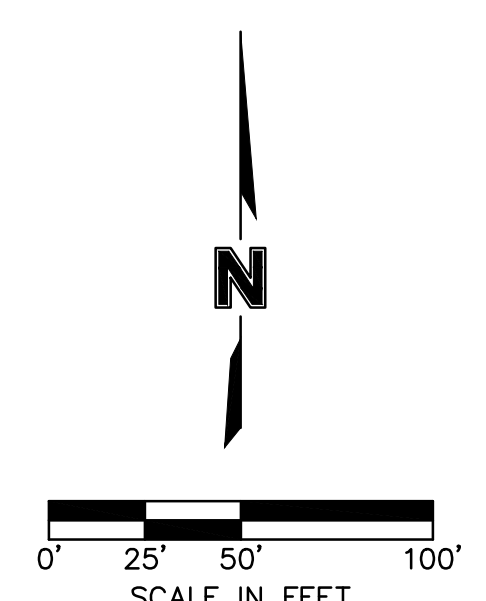
LEGEND

---	PROPERTY LINES
---	RIGHT-OF-WAY (ROW)
---	ROAD CENTERLINE
---	EASEMENT LINES
---	SETBACK LINES
○	FOUND MONUMENT
△	TEMPORARY BENCHMARK
□	EXIST. POWER POLE
□	EXIST. ELECTRIC BOX
□	EXIST. ELECTRIC VAULT
□	EXIST. ELECTRIC METER
□	EXIST. GUY WIRE
□	EXIST. TELEPHONE PEDESTAL
□	EXIST. FIRE HYDRANT
□	EXIST. WATER METER
□	EXIST. WATER VALVE
□	EXIST. GAS MARKER
□	EXIST. CABLE VAULT
□	EXIST. SANITARY MANHOLE
□	EXIST. FLARED END SECTION
□	EXIST. DECIDUOUS TREE
□	EXIST. SIGN
□	PROP. SANITARY SEWER MANHOLE
□	PROP. FIRE HYDRANT
□	PROP. GATE VALVE
□	PROP. SIGN
□	PROP. FIRE DEPT. CONNECTION (FDC)
□	EXIST. OVERHEAD ELECTRIC
□	EXIST. UNDERGROUND TELEPHONE
□	EXIST. GAS LINE
□	EXIST. STORM SEWER LINE
□	EX. WOOD FENCE
□	PROP. PUBLIC SANITARY SEWER MAIN
□	PROP. SANITARY SEWER SERVICE
□	PROP. STORM SEWER LINE
□	PROP. UNDERGROUND ELECTRIC
□	PROP. PUBLIC WATER MAIN
□	PROP. IRRIGATION LINE
□	PROP. WATER SERVICE
□	PROP. FIRE PROTECTION LINE
□	PROP. FENCE
□	EXISTING CONTOUR
□	PROPOSED CONTOUR
□	STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 DRY)
□	STRAIGHT BACK CURB & GUTTER (TYPE CG-1)
□	STRAIGHT CURB (TYPE C-1)
□	"FLUSH" CURB
□	BACK OF CURB TO BACK OF CURB



DRAINAGE AREAS RATIONAL METHOD CALCULATIONS

AREA	DRAINAGE AREA (AC)	Pavement Area (AC) C=0.95	Open Space Area (AC) C=0.25	RUNOFF COEFFICIENT "C2"	RUNOFF COEFFICIENT "C25"	RUNOFF COEFFICIENT "C100"	Time of Concentration "Tc" (min)	24-HOUR 2-YEAR INTENSITY	24-HOUR 10-YEAR INTENSITY	24-HOUR 100-YEAR INTENSITY	Q2year (CFS)	Q10year (CFS)	Q100year (CFS)
DA 10	3.09	2.05	1.04	0.71	0.79	0.89	5.00	5.81	8.35	12.6	12.83	20.28	34.77
DA 20	2.53	1.37	1.16	0.63	0.69	0.79	5.00	5.81	8.35	12.6	9.25	14.62	25.07
DA 30 (TO STORM SEWER)	3.07	1.20	1.87	0.52	0.58	0.65	5.00	5.81	8.35	12.6	9.34	14.76	25.32
PUBLIC ROADWAY	1.44	0.63	0.81	0.56	0.61	0.70	5.00	5.81	8.35	12.6	4.65	7.36	12.62



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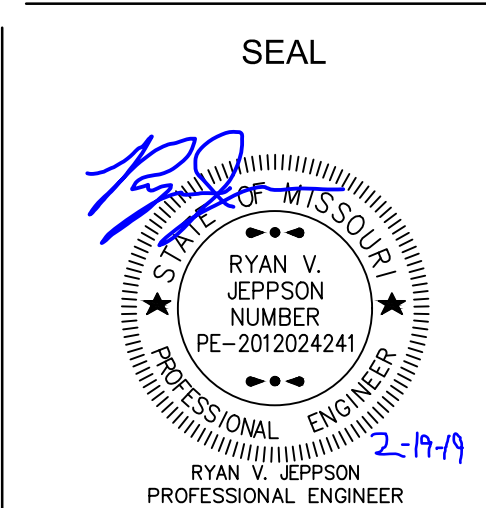
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PRELIMINARY
 STORMWATER
 PLAN

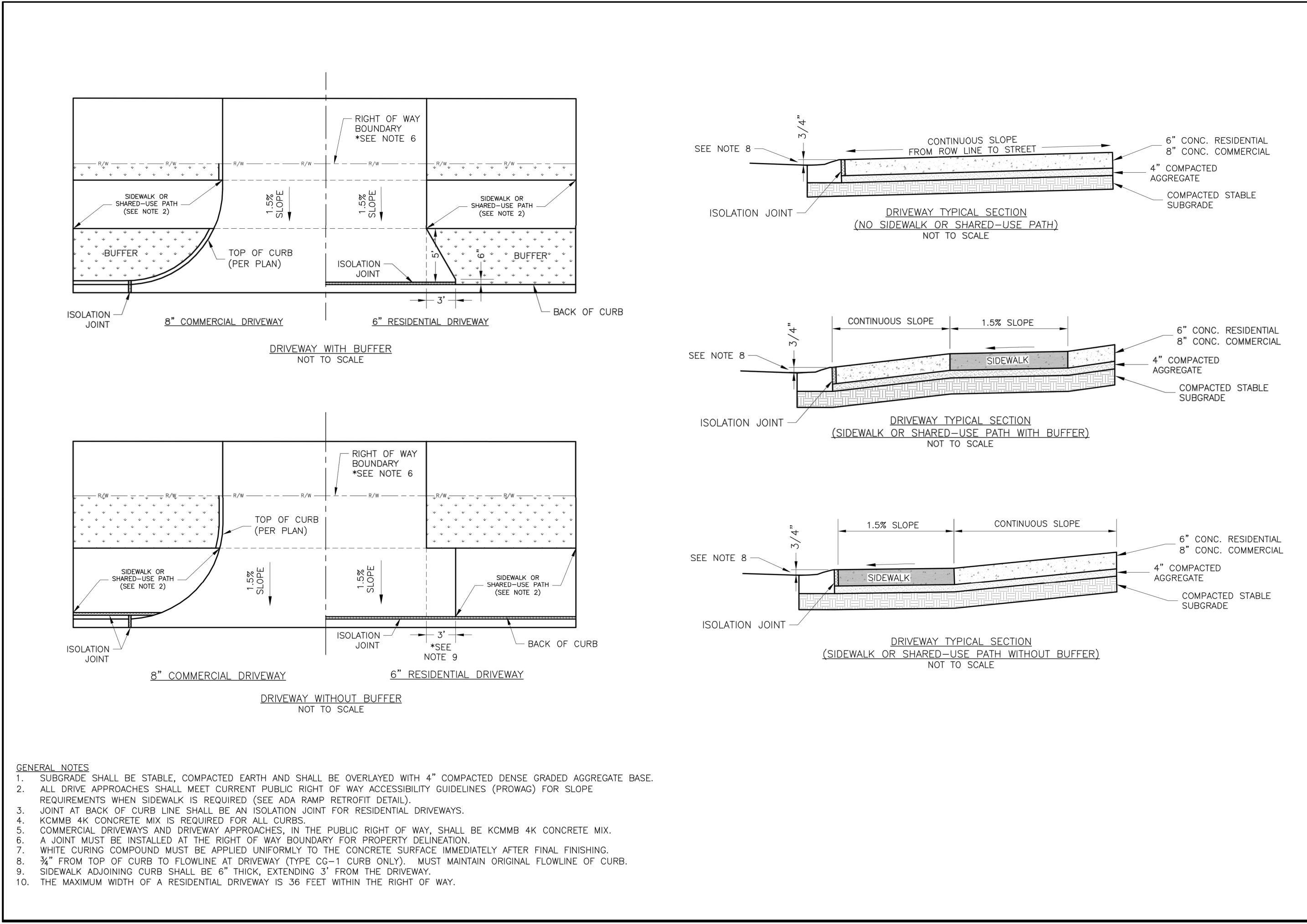
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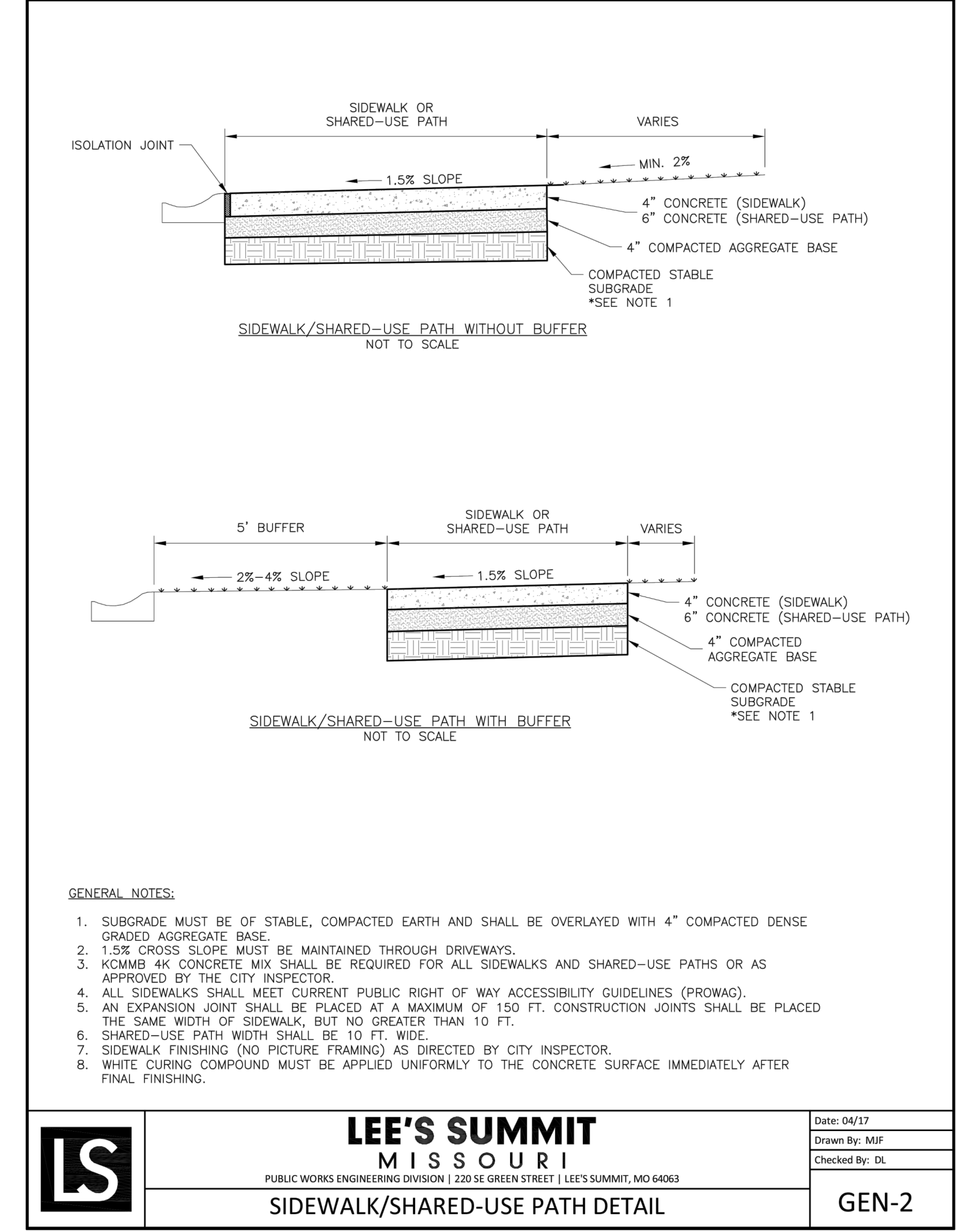
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STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

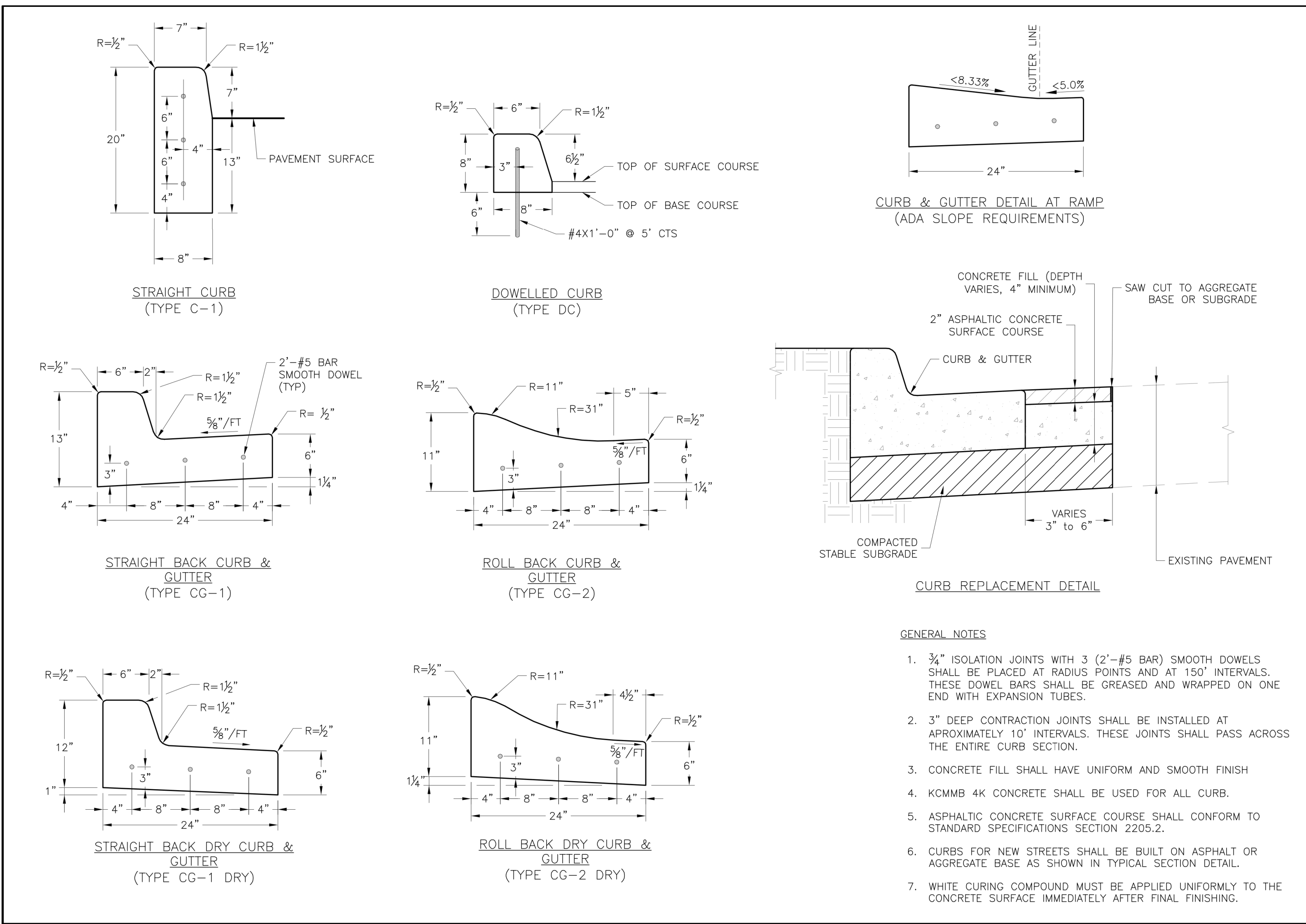
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TABLE LS-2: MINIMUM ASPHALT PAVEMENT THICKNESSES

Street Classification	Pavement Option	AC Surface (in.)	AC Base (in.)	MoDOT Type 5 Base (in.)	Geogrid(1)	Chemical Subgrade Stabilization(2) (in.)
Residential Local/Access	A	2	4	6	--	6
	B	2	4	10	Geogrid	--
Residential Collector	A	2	5.5	6	--	9
	B	2	5.5	12	Geogrid	--
Commercial Industrial Local/Collector	A	2	7.5	6	--	9
	B	2	7.5	12	Geogrid	--

TABLE LS-3: MINIMUM PCC PAVEMENT THICKNESSES

Street Classification	PCC (in.)	Aggregate Base (in.)	Subgrade Stabilization(1) (in.)
Residential Local/Access	6	4	--
Residential Collector	6	4	6
Commercial Industrial Local/Collector	8	4	9

(1) Subgrade Stabilization and 4" aggregate base may be replaced by approved geogrid and 6" of aggregate base

LS5200 16 October 2016

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RYAN V. JEPSON
PROFESSIONAL ENGINEER
PE # 2012024241
MO # PE-2012024241

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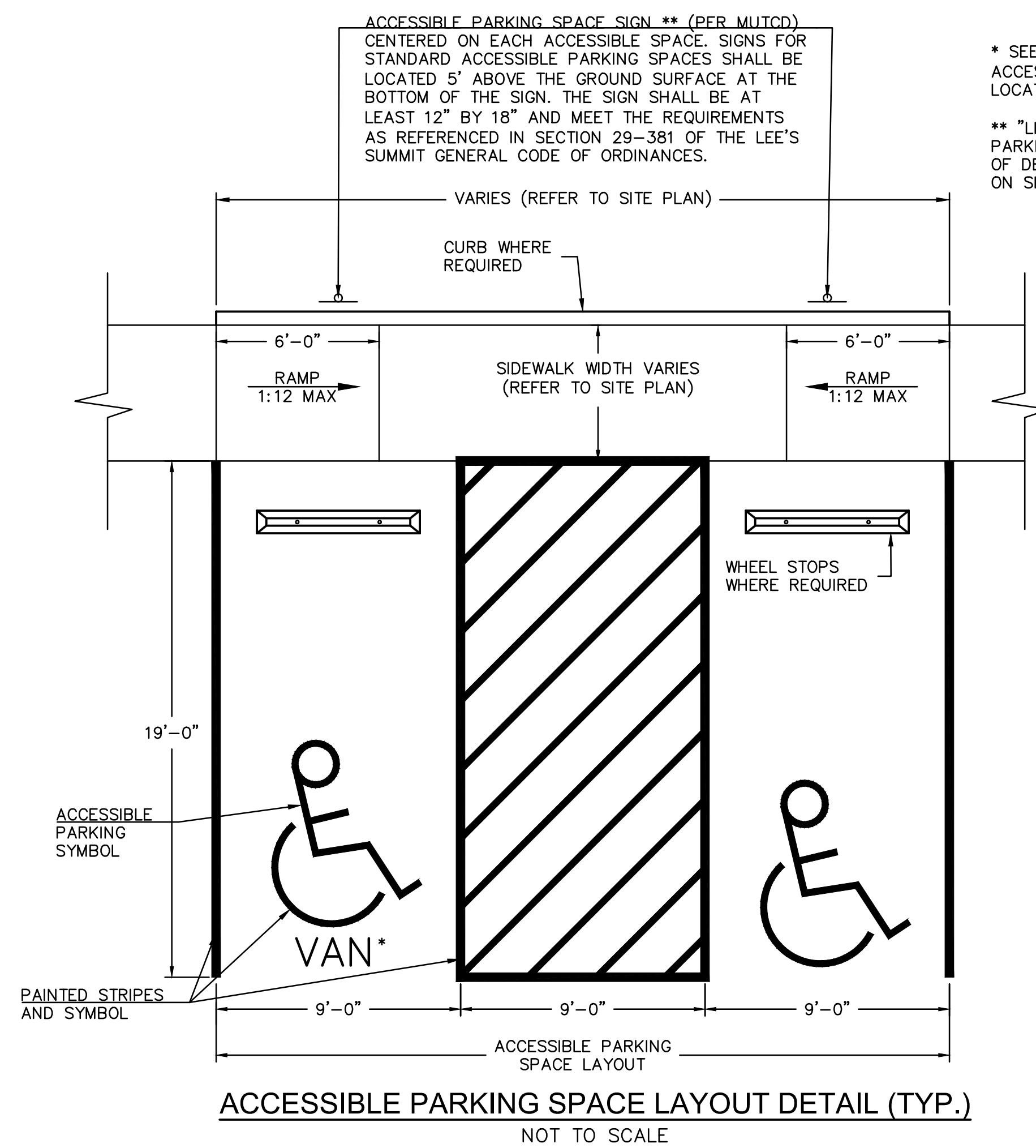
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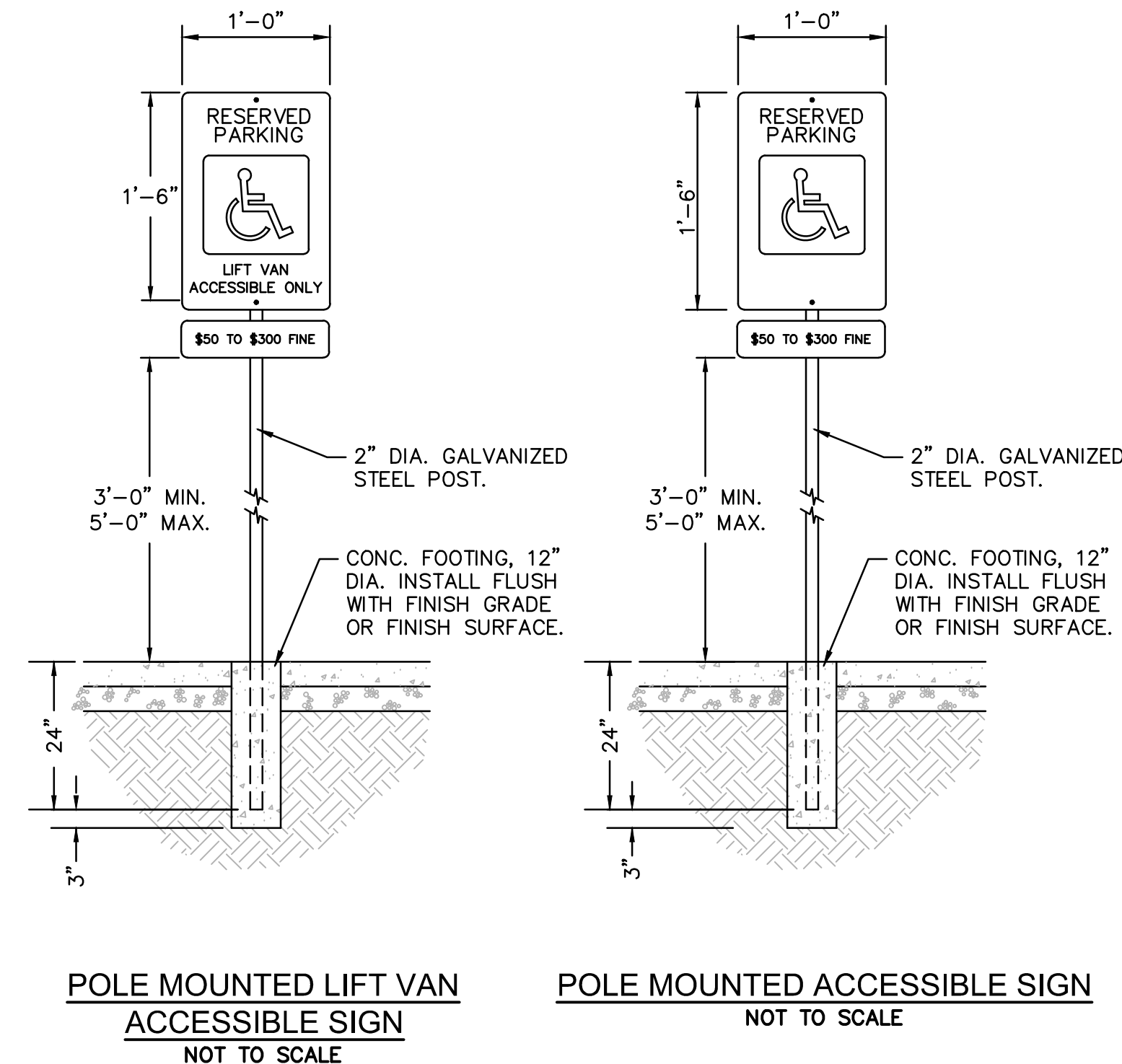
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ACCESSIBLE PARKING SPACE SIGN ** (PER MUTCD)
 CENTERED ON EACH ACCESSIBLE SPACE. SIGNS FOR
 STANDARD ACCESSIBLE PARKING SPACES SHALL BE
 LOCATED 5' ABOVE THE GROUND SURFACE AT THE
 BOTTOM OF THE SIGN. THE SIGN SHALL BE AT
 LEAST 12" BY 18" AND MEET THE REQUIREMENTS
 AS REFERENCED IN SECTION 29-381 OF THE LEE'S
 SUMMIT GENERAL CODE OF ORDINANCES.

* SEE SITE PLAN FOR "LIFT VAN
 ACCESSIBLE ONLY" STALL
 LOCATION
 ** "LIFT VAN ACCESSIBLE ONLY"
 PARKING SIGN PLACED IN FRONT
 OF DESIGNATED STALL NOTED
 ON SITE PLAN

NOTE:
 EVERY PARKING SPACE REQUIRED SHALL BE IDENTIFIED BY A SIGN, MOUNTED ON A
 POLE OR OTHER STRUCTURE, LOCATED BETWEEN 36 INCHES (3 FEET) AND 60 INCHES
 (5 FEET) ABOVE THE GROUND MEASURED FROM THE BOTTOM OF THE SIGN, AT THE
 HEAD OF THE PARKING SPACE. THE SIGN SHALL BE AT LEAST 12" BY 18" IN AREA
 AND MEET AND ACCESSIBLE PARKING SYMBOL SHALL COMPLY WITH THE APPLICABLE
 RECOMMENDATIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 AS REFERENCED IN SECTION 29-381 OF THE LEE'S SUMMIT GENERAL CODE OF
 ORDINANCES.

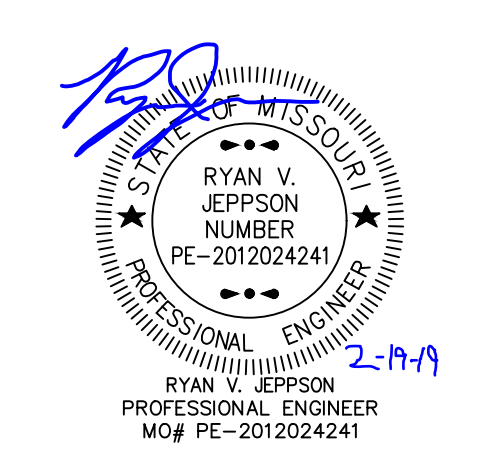


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A6 FIRST FLOOR PLAN
1/32" = 1'-0"

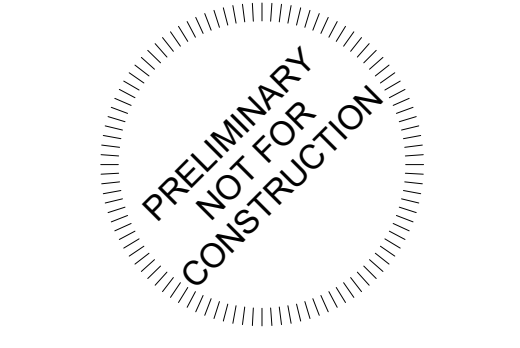


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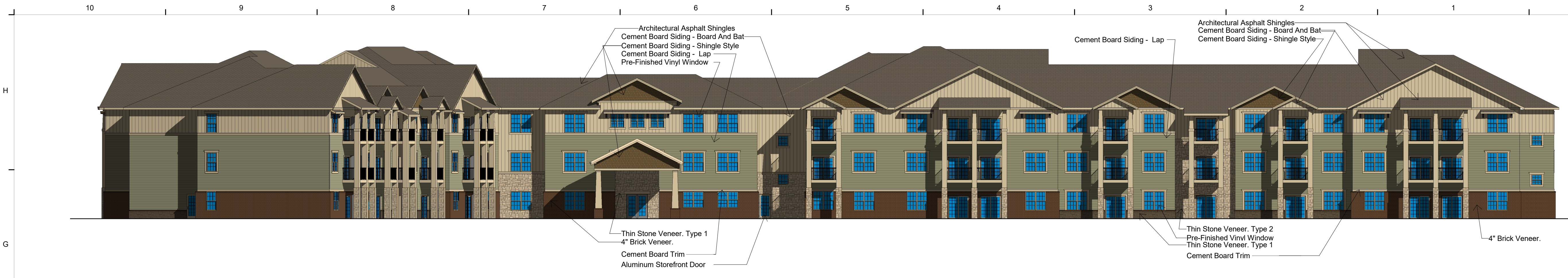
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FLOOR PLAN

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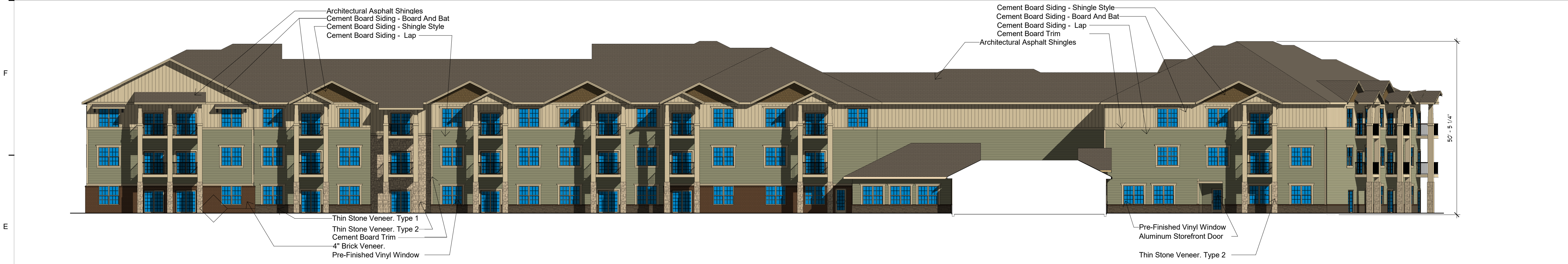
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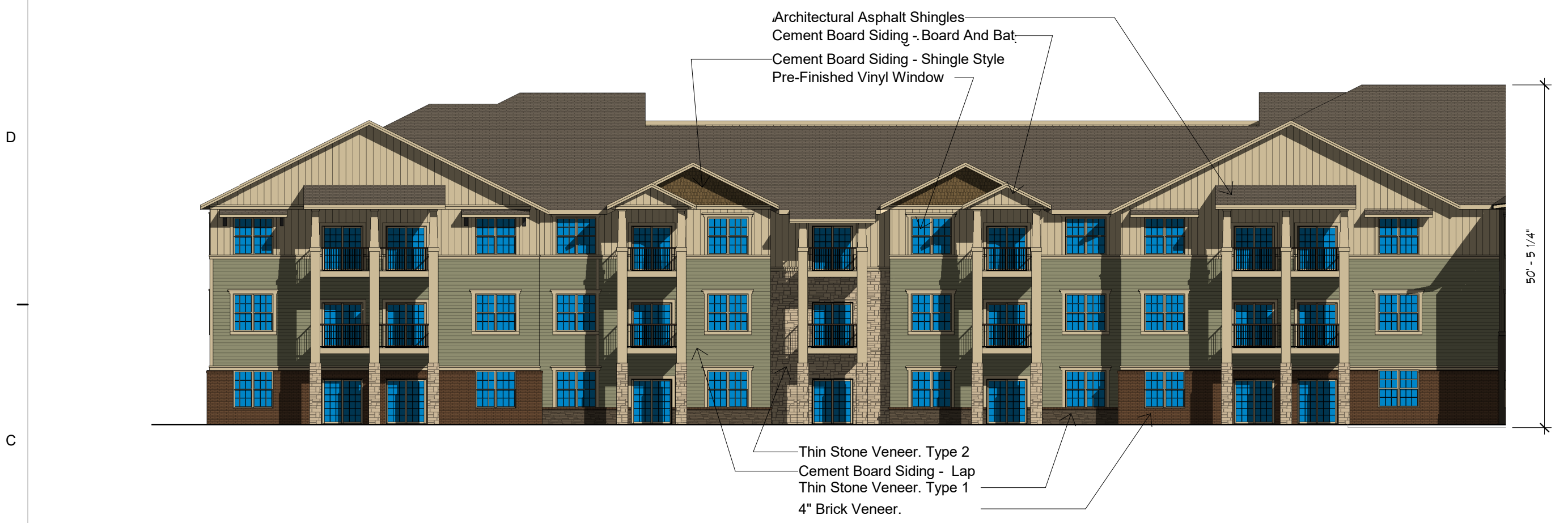
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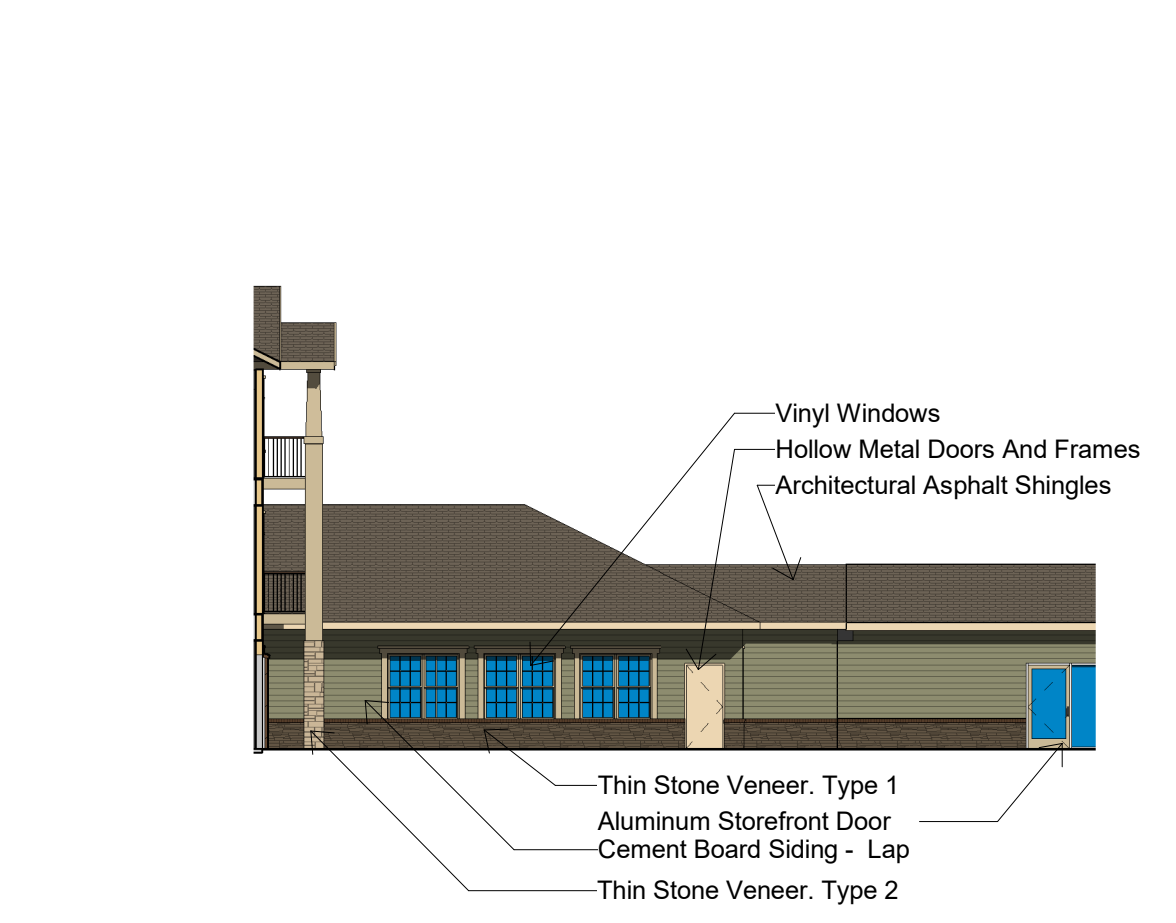
G10 NORTH ELEVATION II
1/16" = 1'-0"



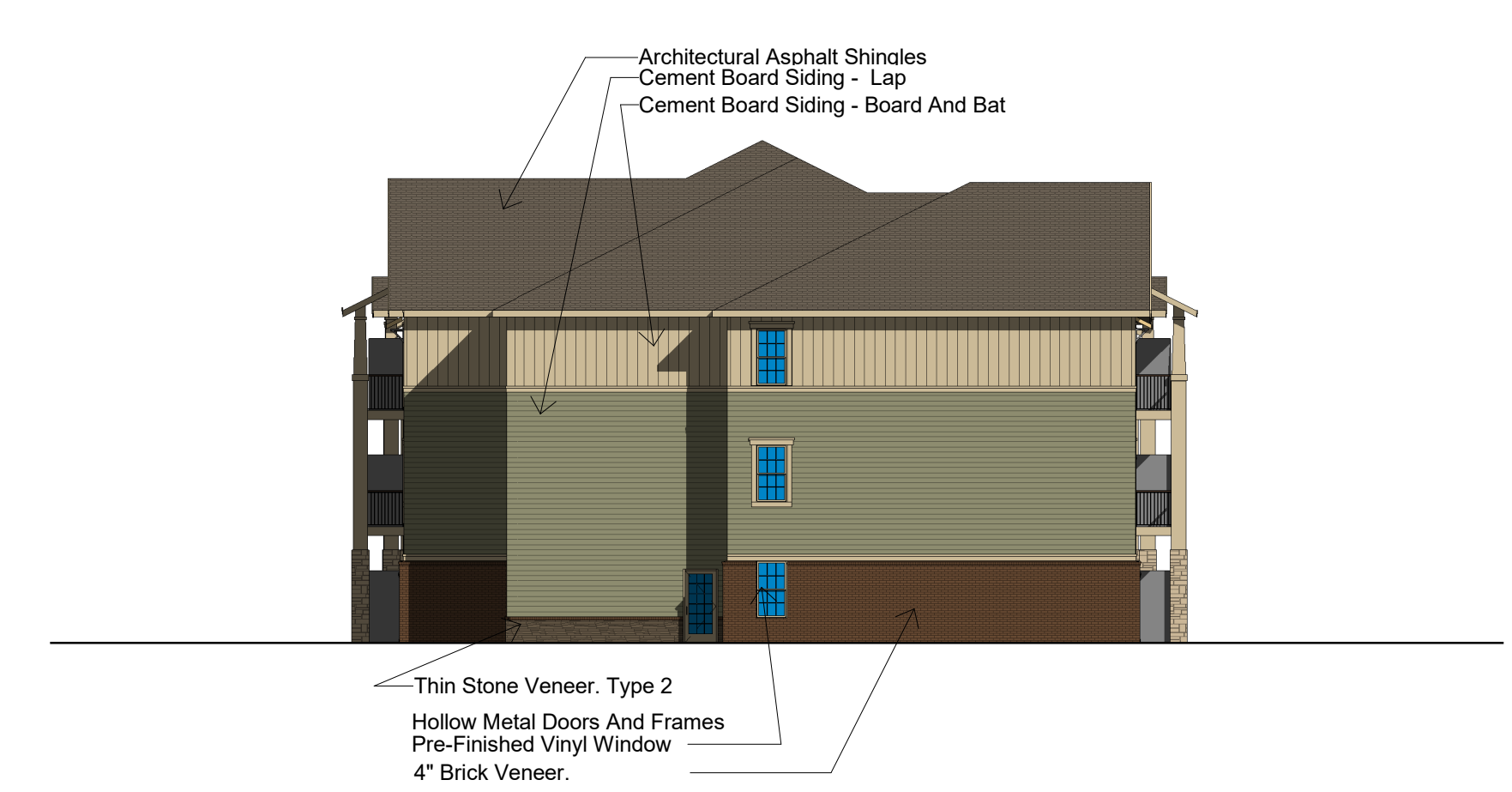
E10 SOUTH ELEVATION II
1/16" = 1'-0"



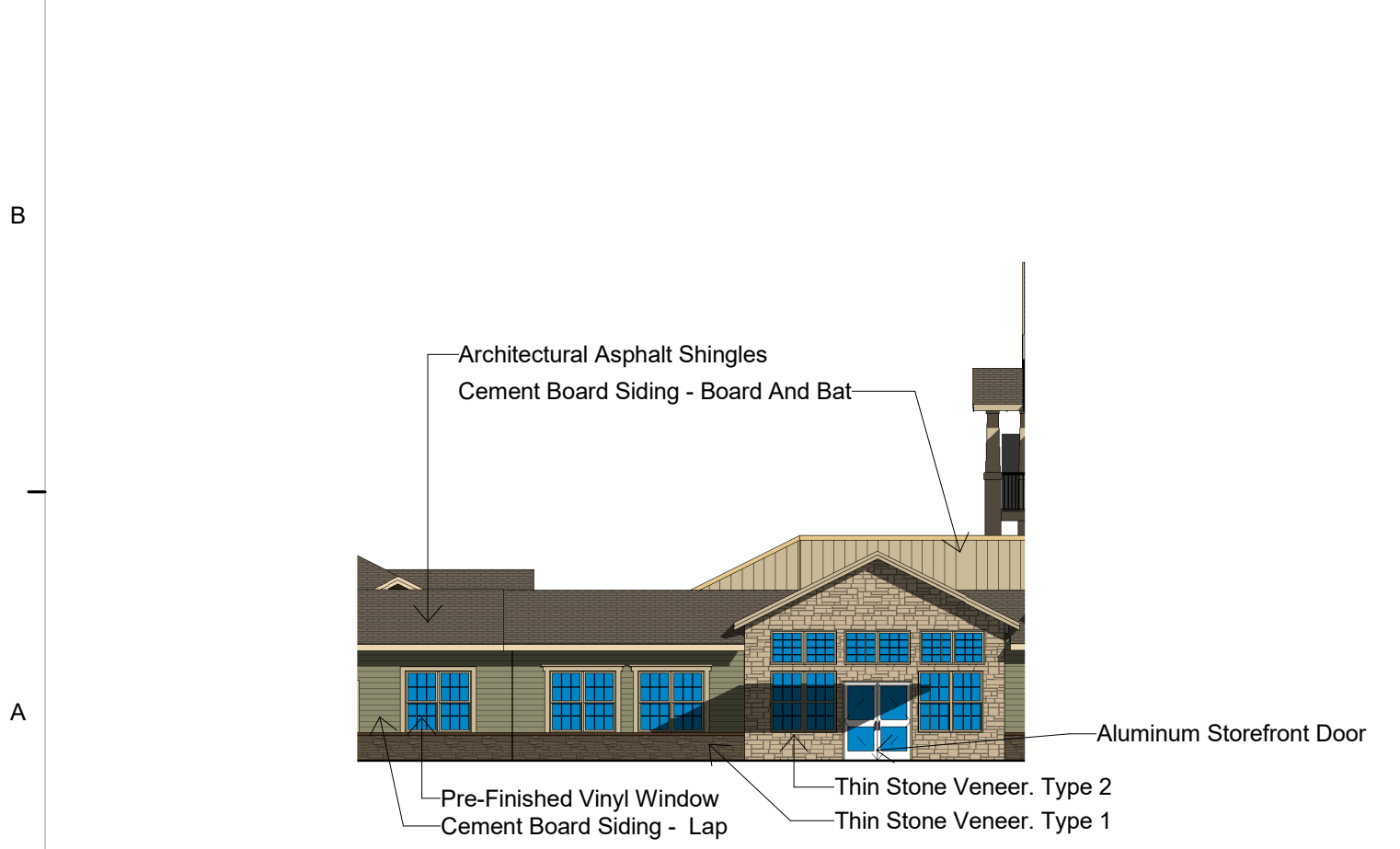
C10 PARTIAL WEST ELEVATION - IL NORTH
1/16" = 1'-0"



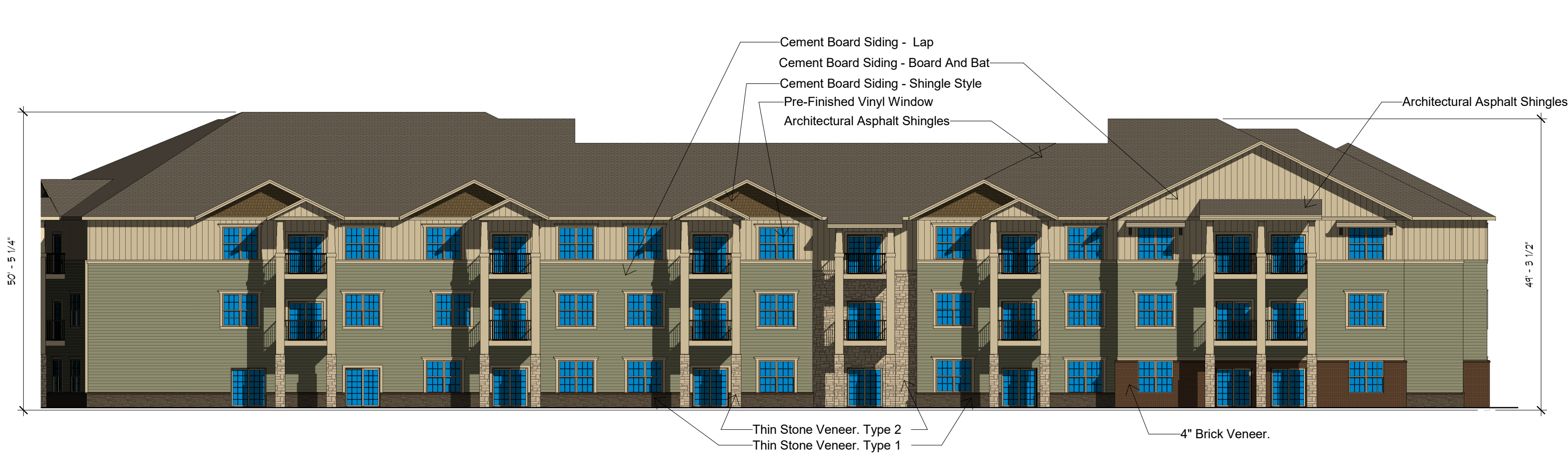
C5 PARTIAL WEST ELEVATION - IL SOUTH
1/16" = 1'-0"



C2 PARTIAL NORTH ELEVATION - IL
1/16" = 1'-0"

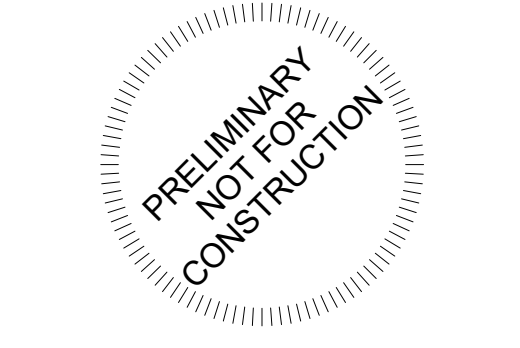


A10 PARTIAL EAST ELEVATION - IL SOUTH
1/16" = 1'-0"



A8 PARTIAL EAST ELEVATION - IL NORTH
1/16" = 1'-0"

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BUILDING ELEVATIONS INDEPENDENT LIVING

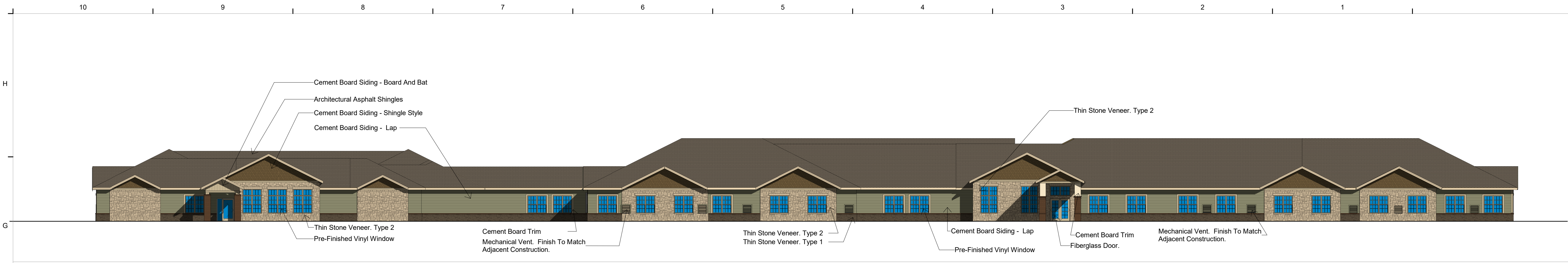
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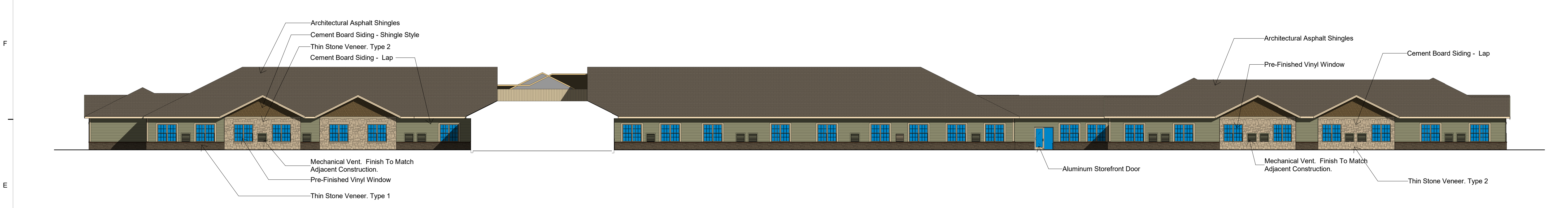
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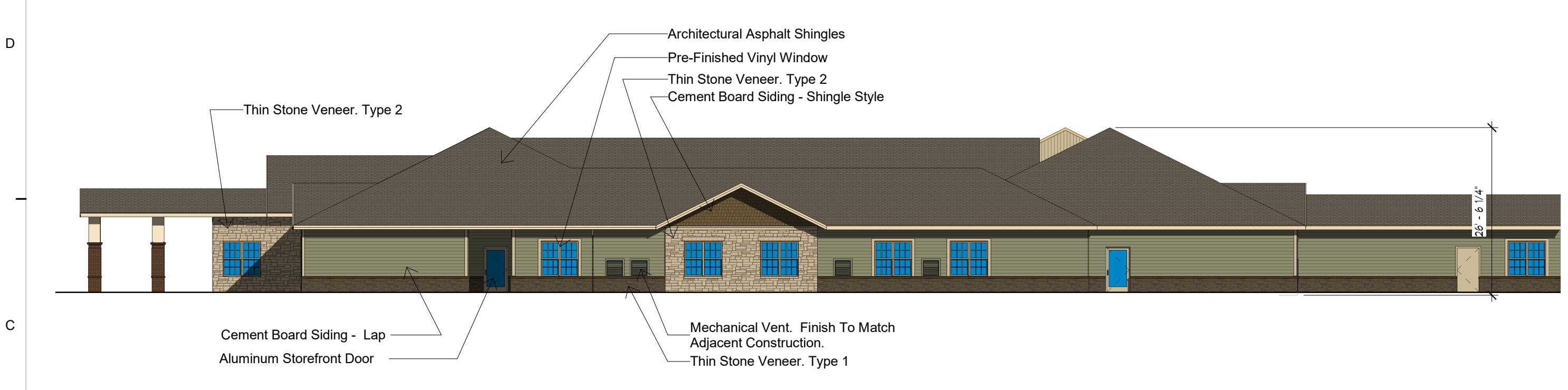
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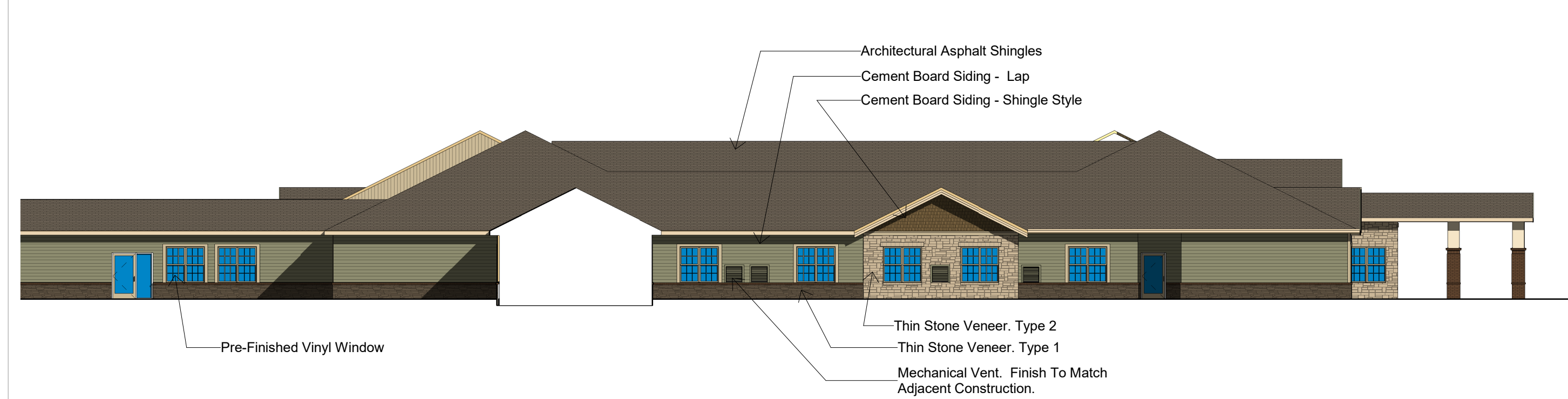
G10 MCAL SOUTH ELEVATION
1/16" = 1'-0"



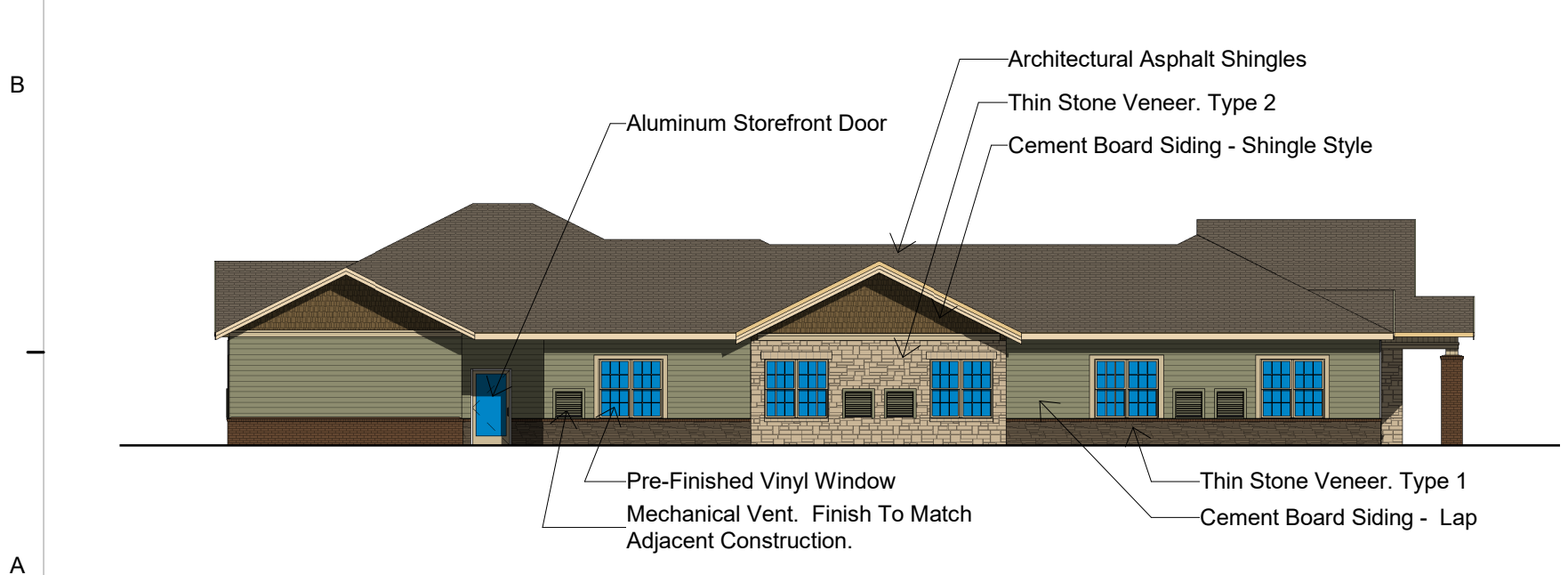
E10 MCAL NORTH ELEVATION
1/16" = 1'-0"



C10 AL EAST ELEVATION
1/16" = 1'-0"



C5 AL WEST ELEVATION
1/16" = 1'-0"



A10 MC WEST ELEVATION
1/16" = 1'-0"

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BUILDING ELEVATIONS MCAL

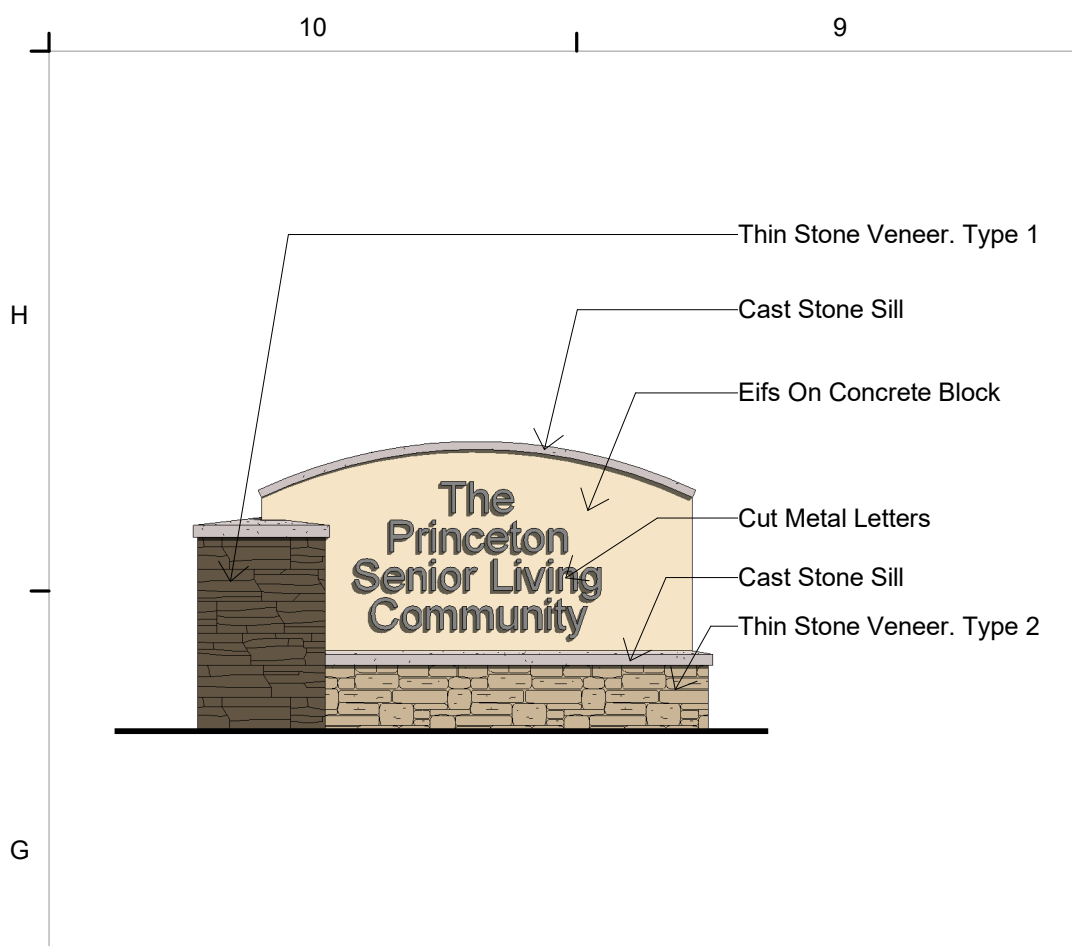
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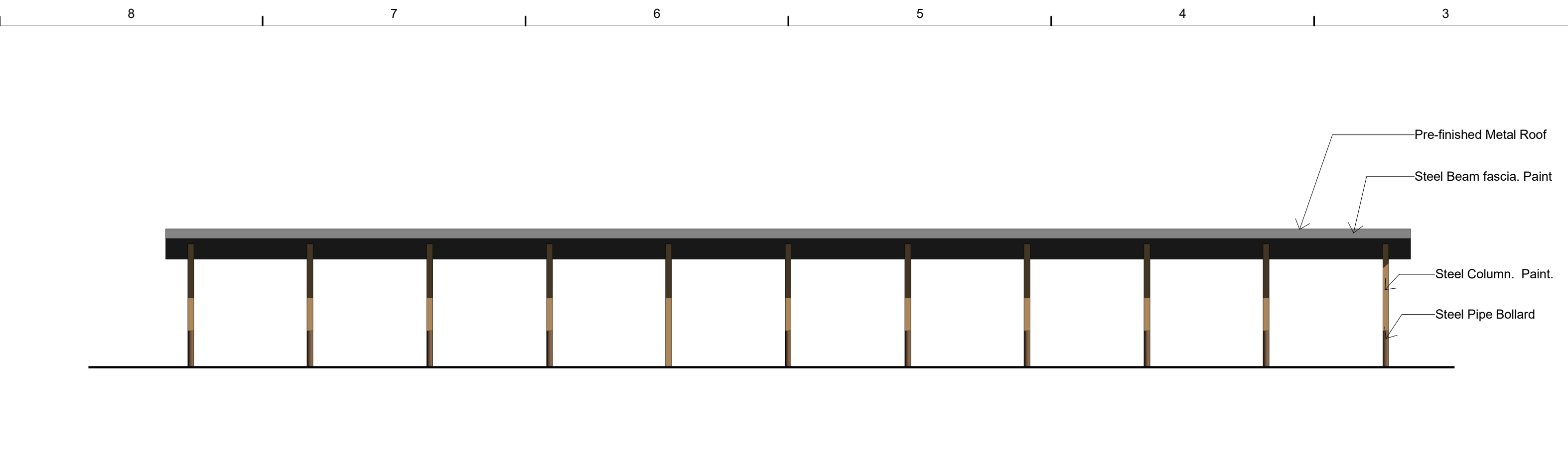
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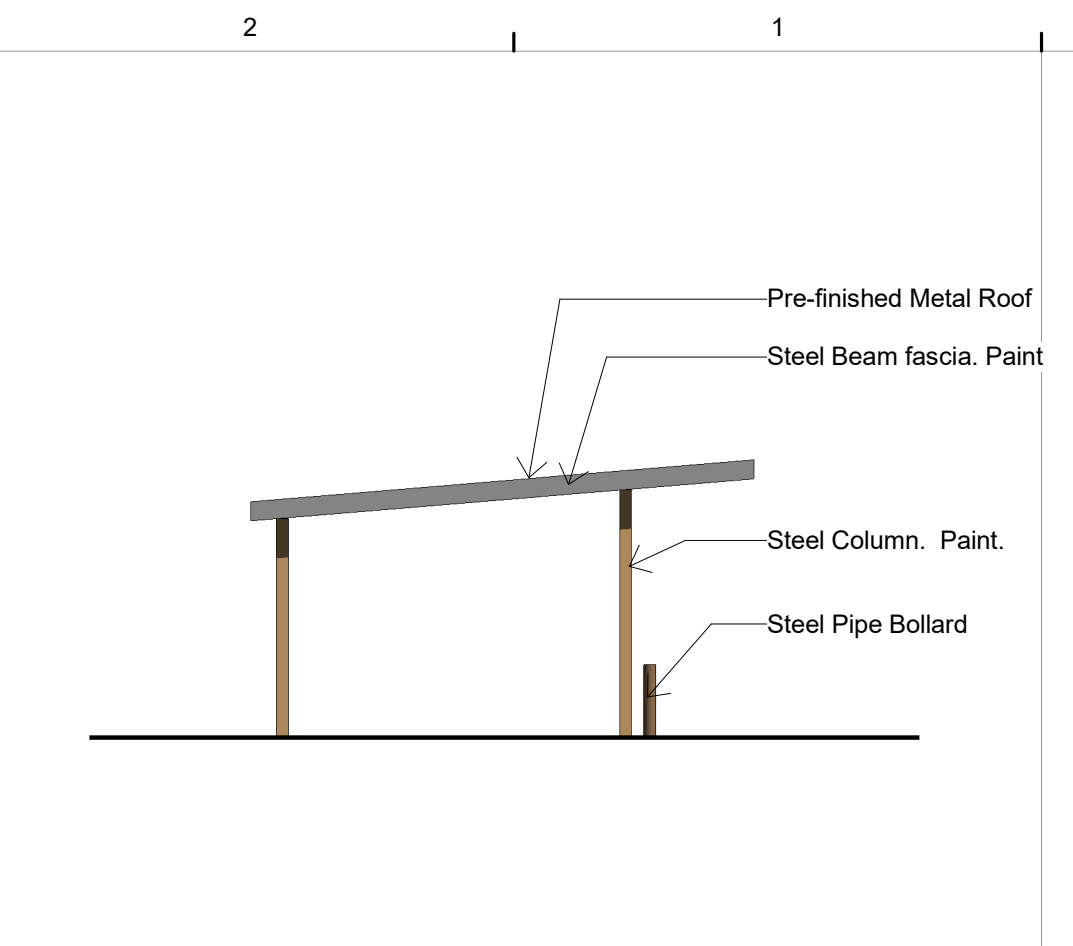
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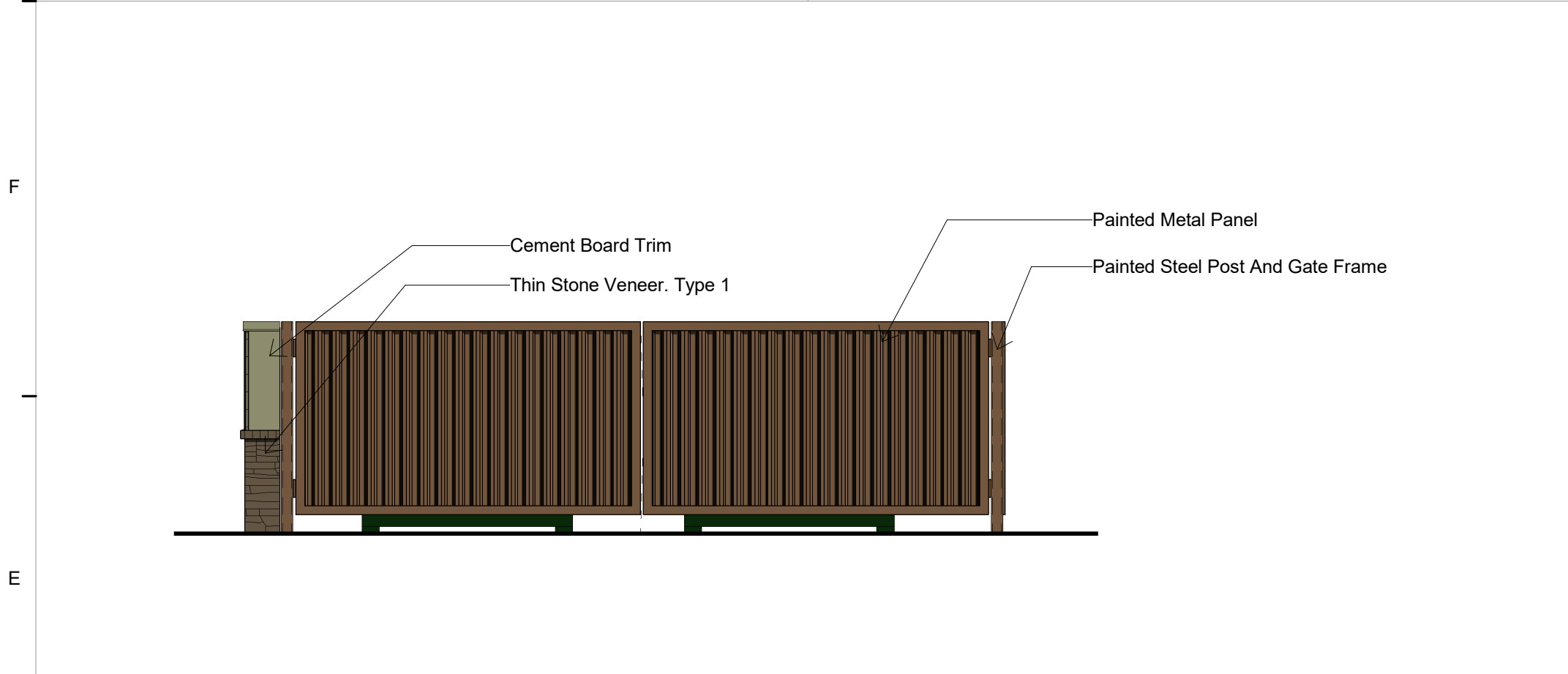
G10 MONUMENT SIGN ELEVATION
1/4" = 1'-0"



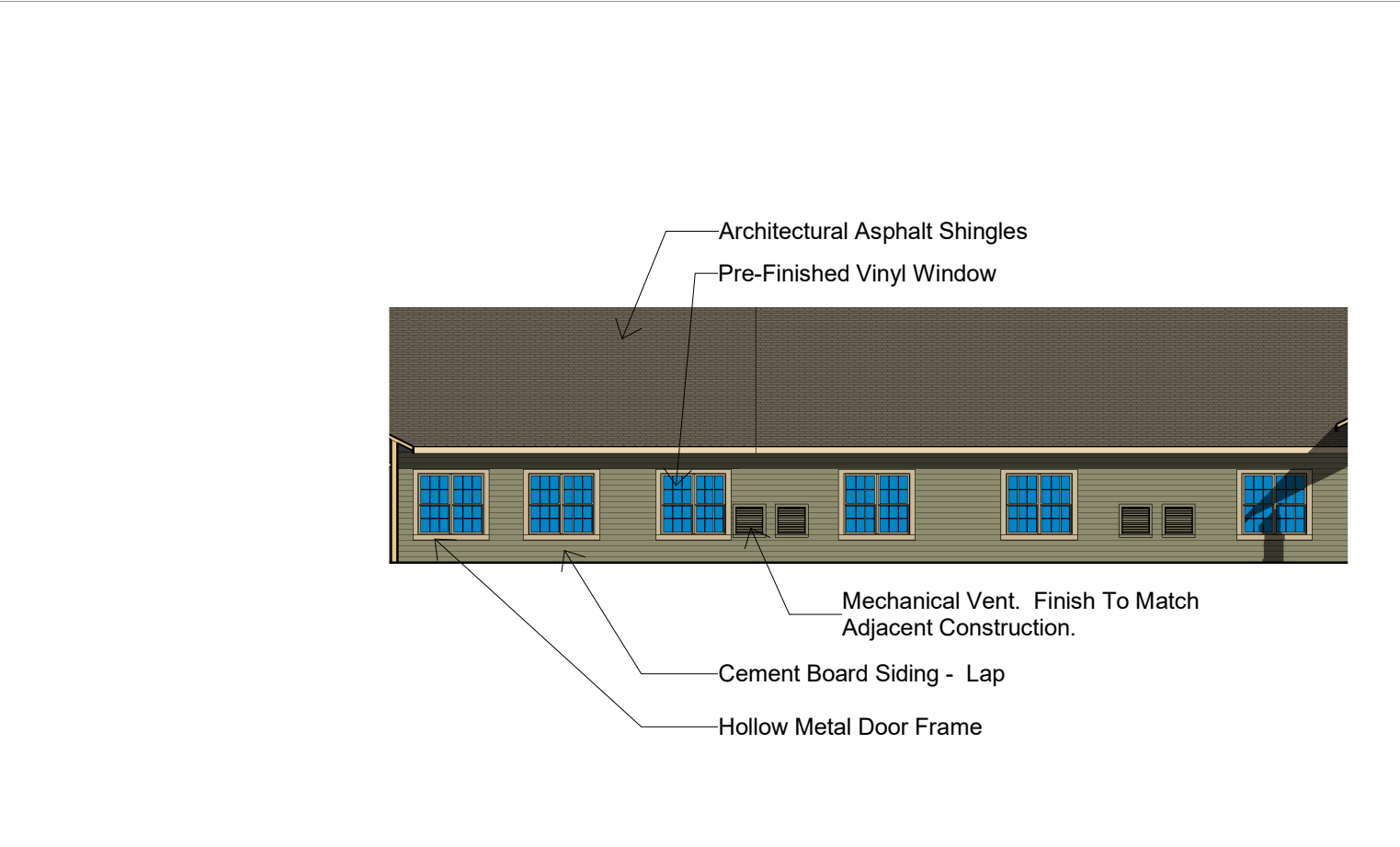
G8 CARPORT ELEVATION - FRONT
1/8" = 1'-0"



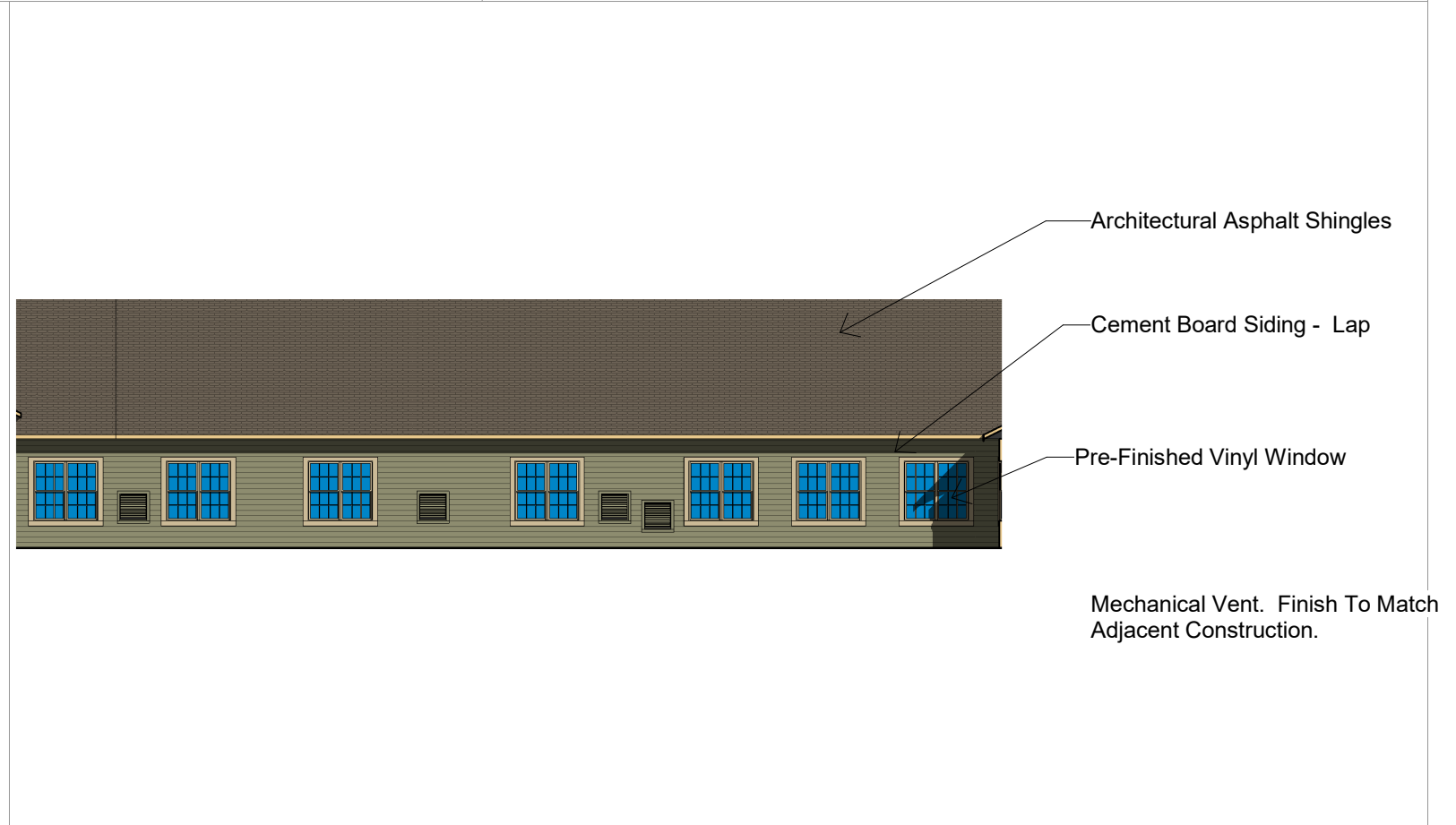
G2 CARPORT ELEVATION - SIDE
1/8" = 1'-0"



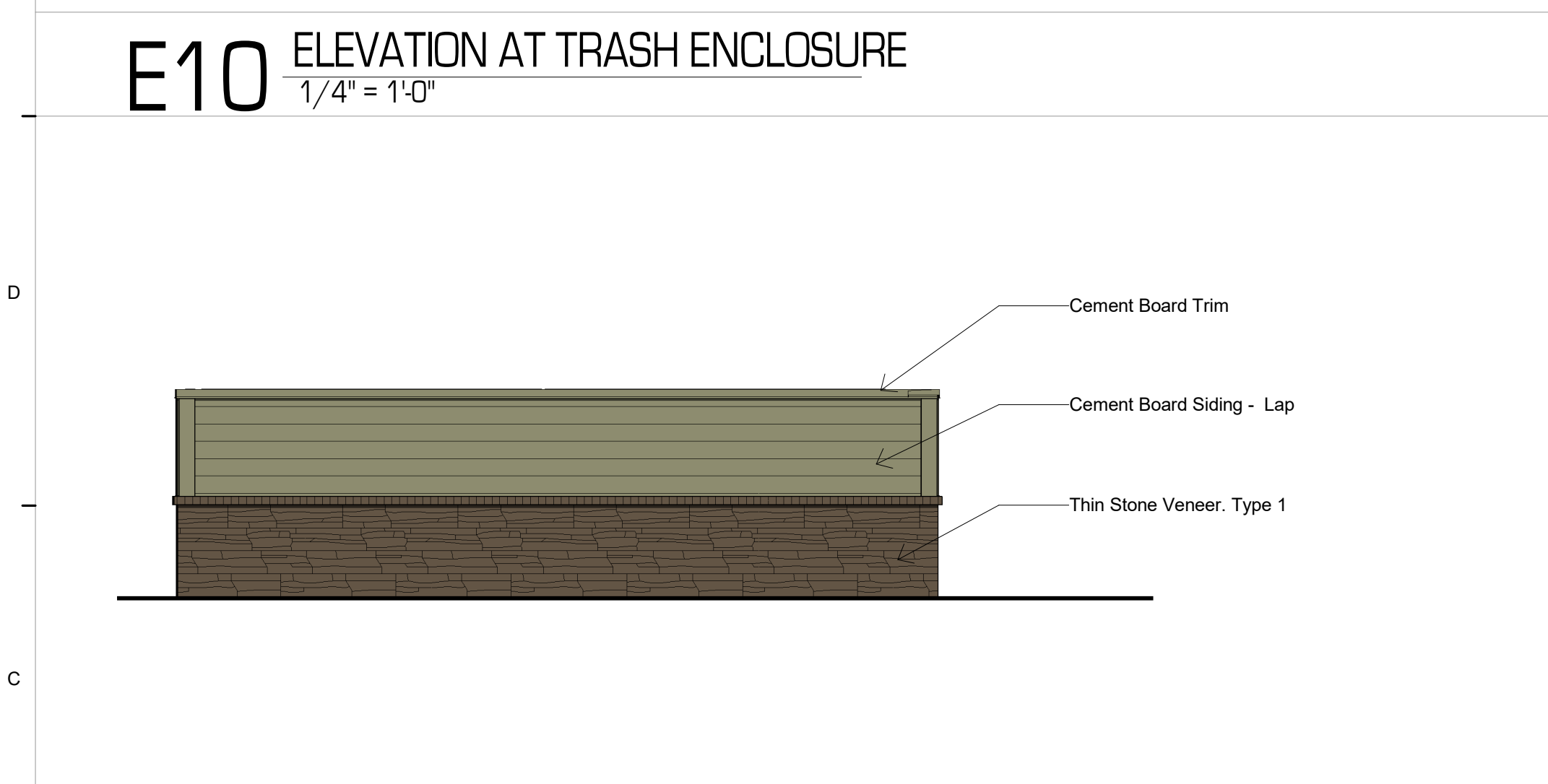
E10 ELEVATION AT TRASH ENCLOSURE
1/4" = 1'-0"



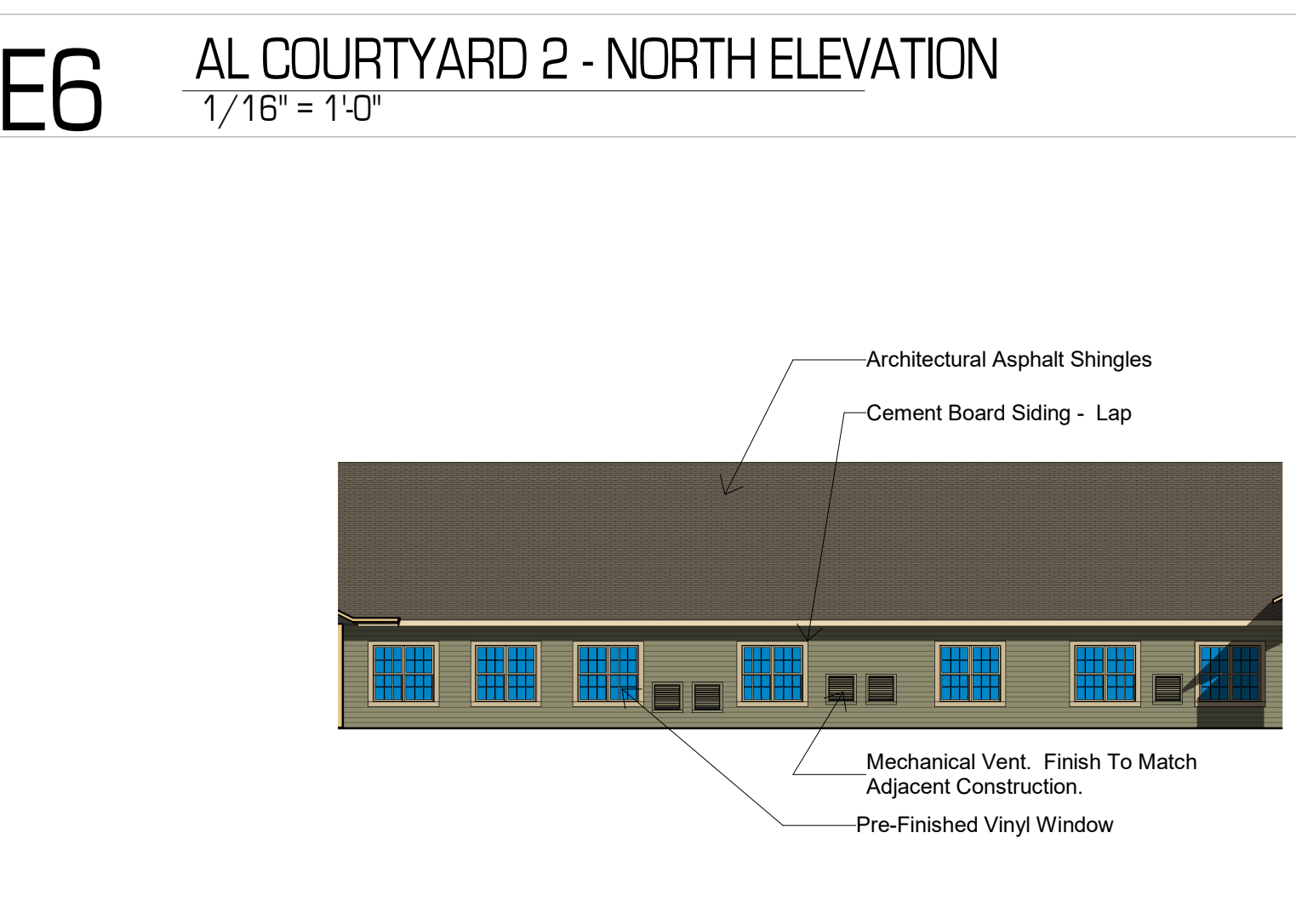
E6 AL COURTYARD 2 - NORTH ELEVATION
1/16" = 1'-0"



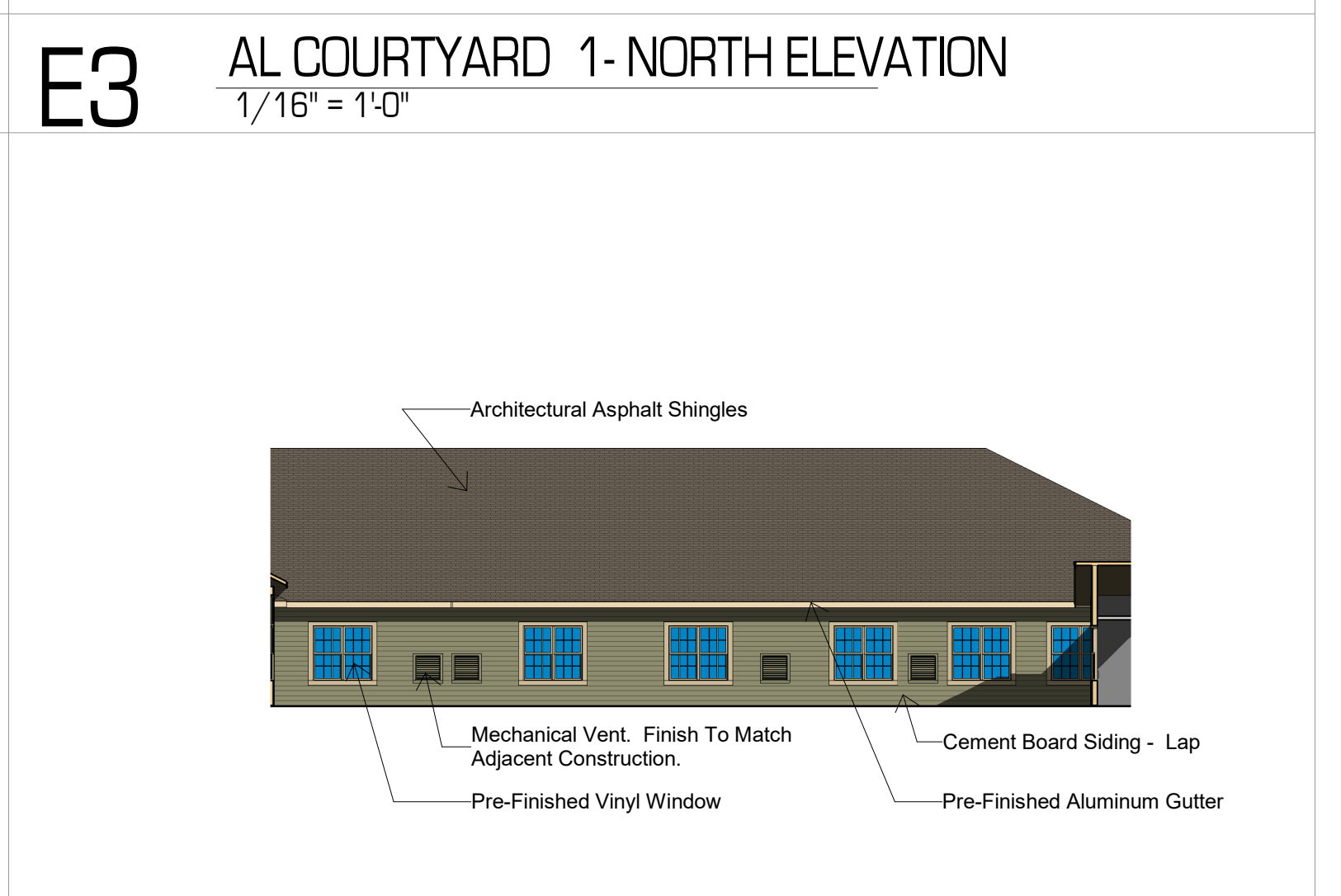
E3 AL COURTYARD 1 - NORTH ELEVATION
1/16" = 1'-0"



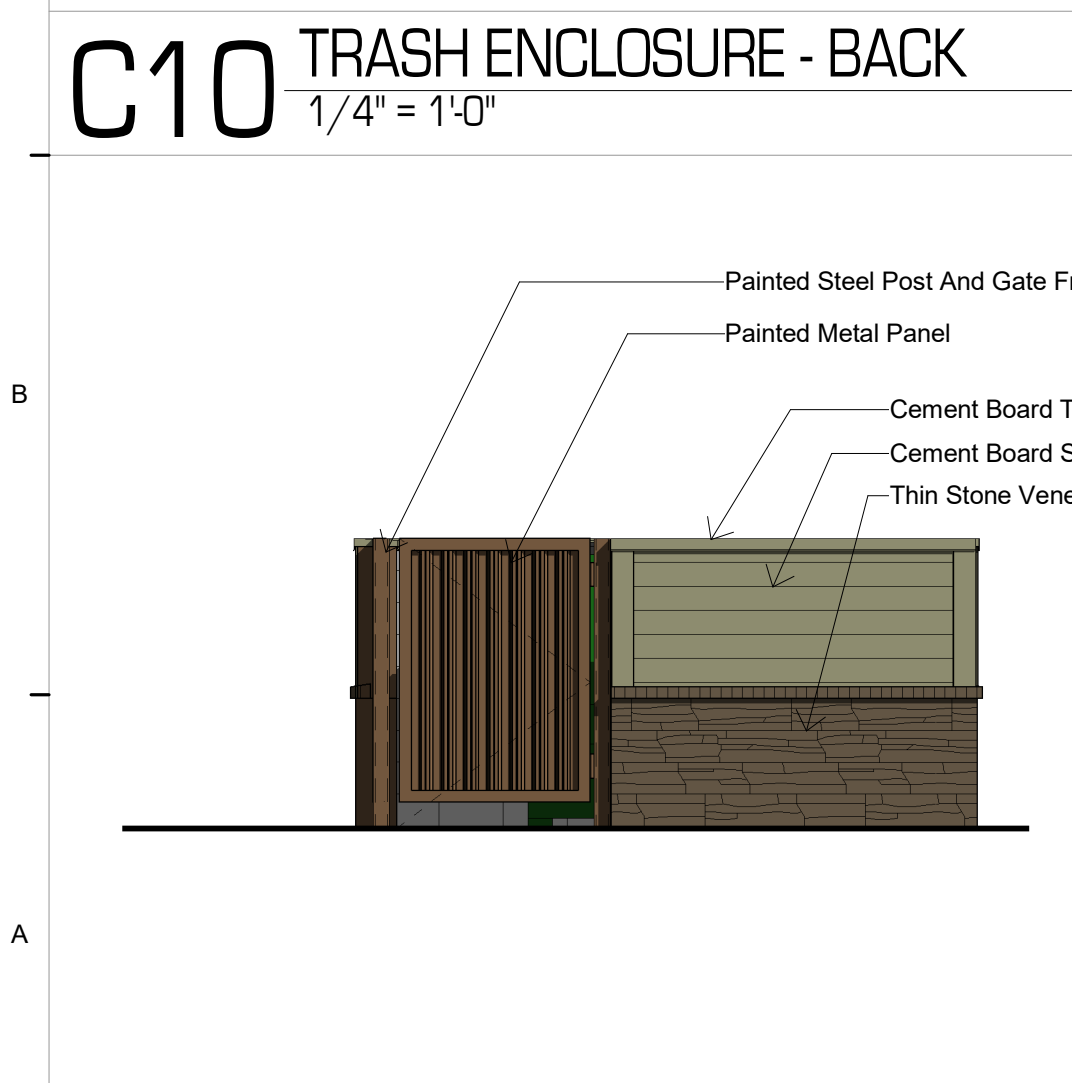
C10 TRASH ENCLOSURE - BACK
1/4" = 1'-0"



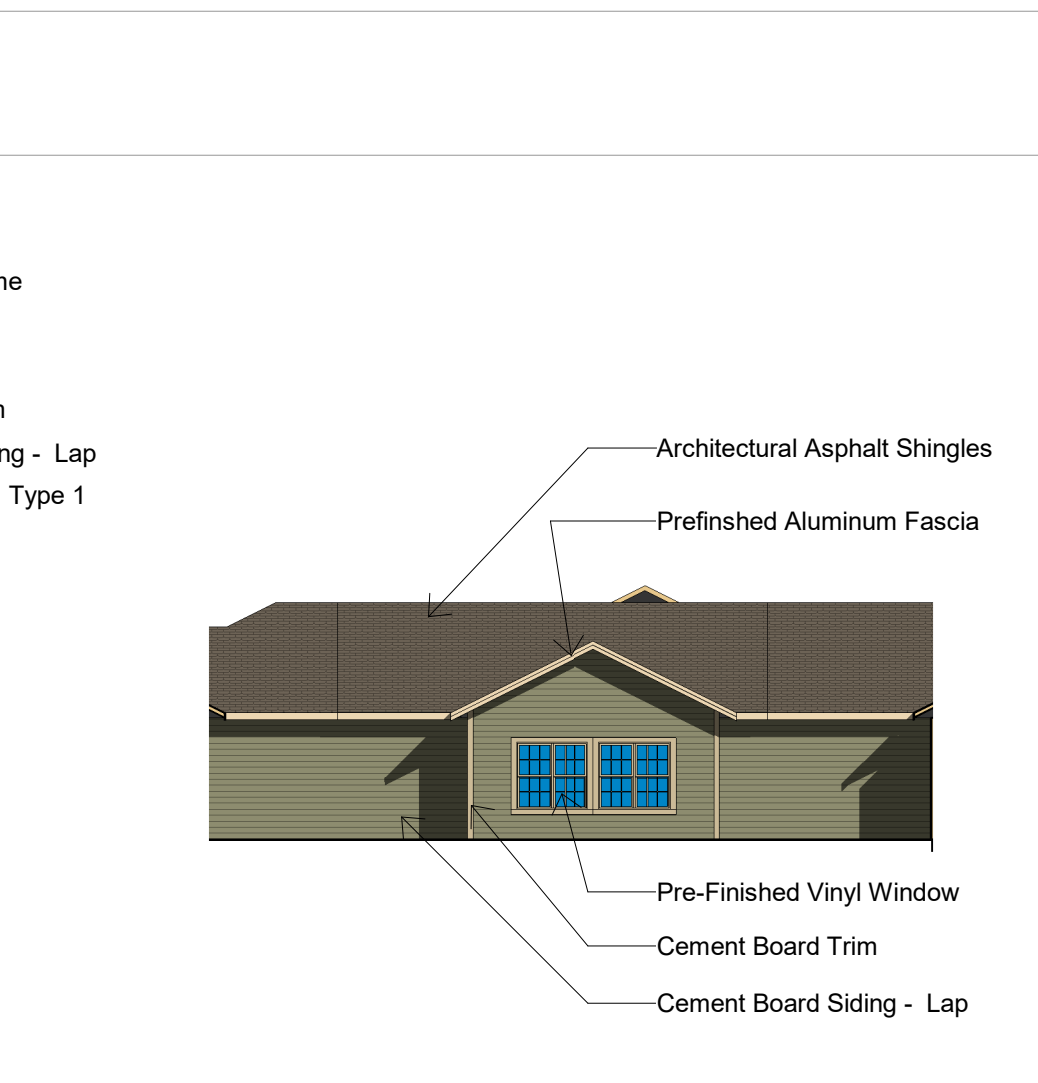
C6 AL COURTYARD 1 - SOUTH ELEVATION
1/16" = 1'-0"



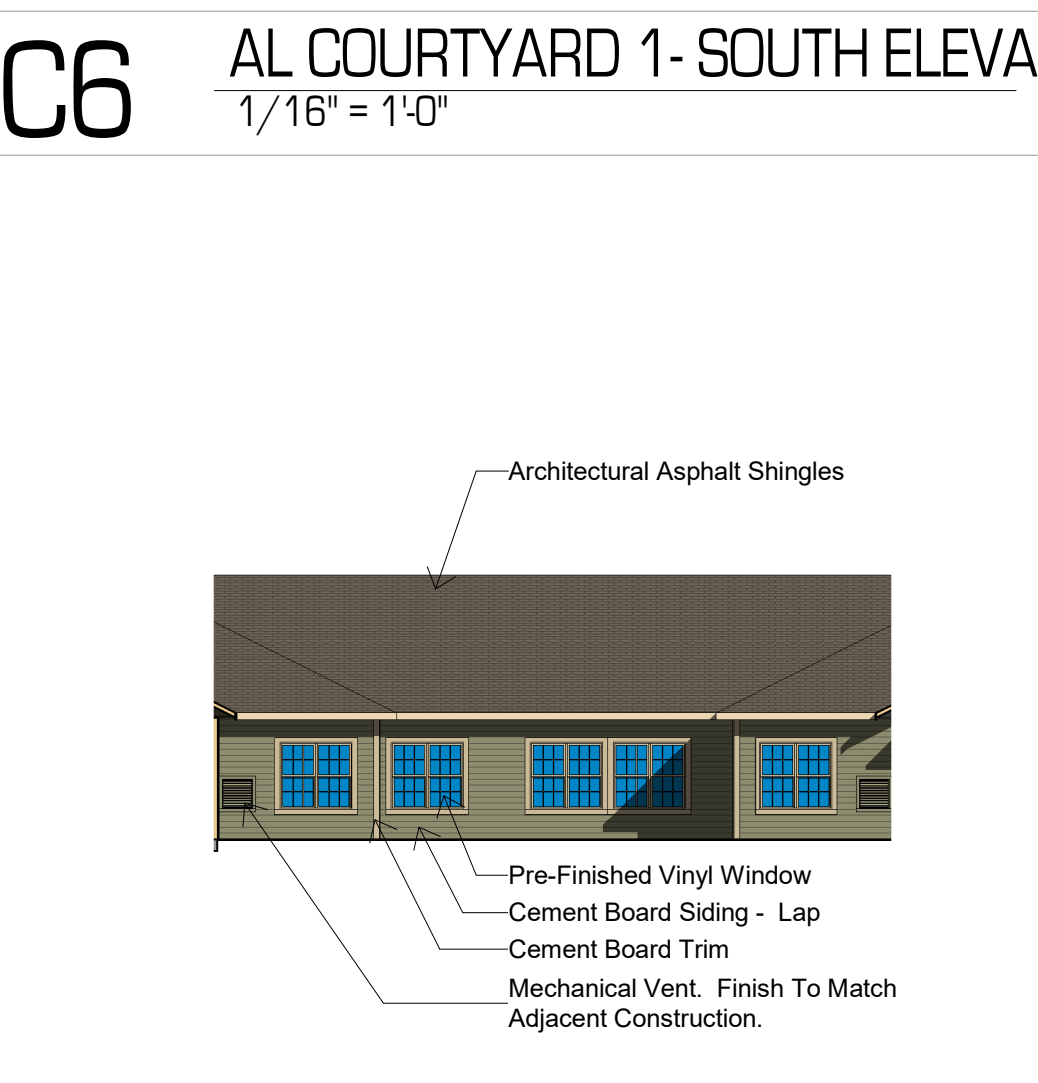
C3 AL COURTYARD 2 - SOUTH ELEVATION
1/16" = 1'-0"



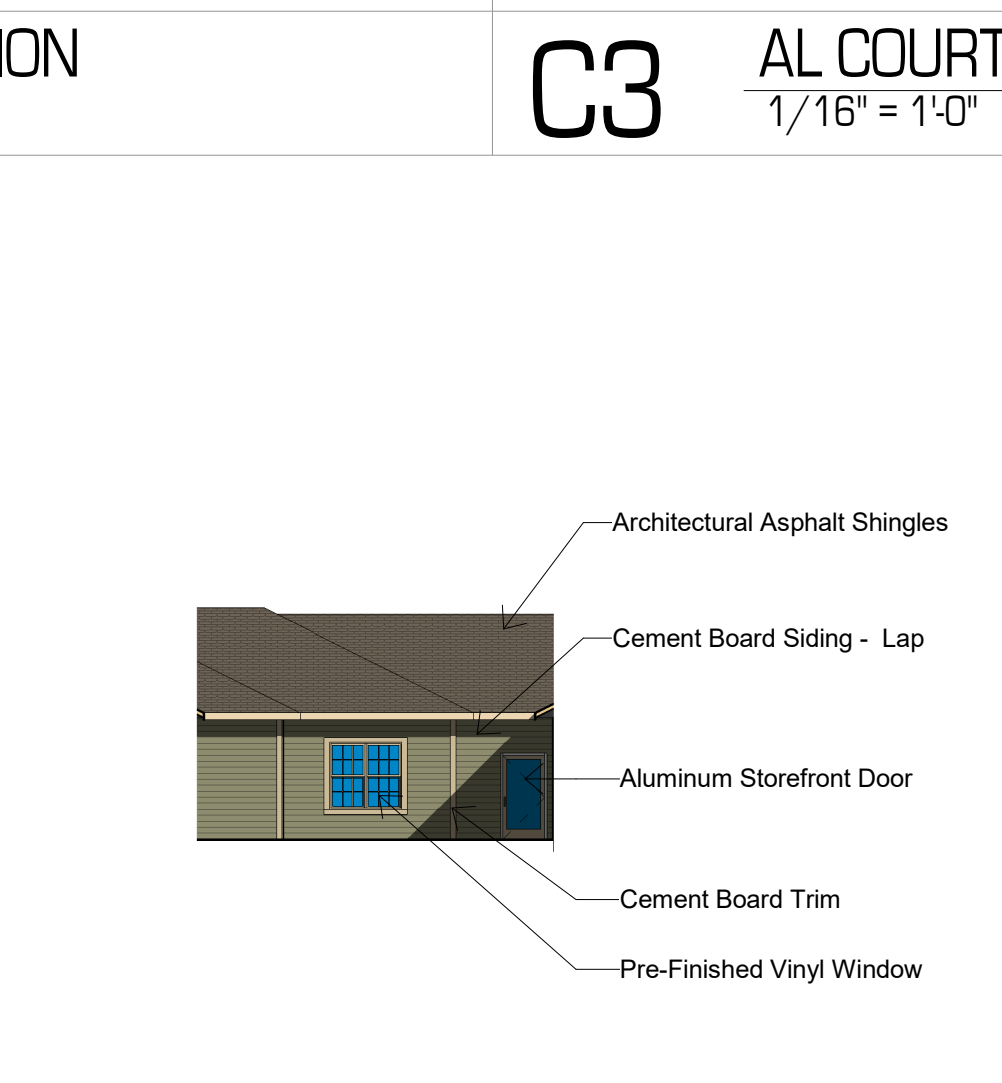
A10 TRASH ENCLOSURE - SIDE
1/4" = 1'-0"



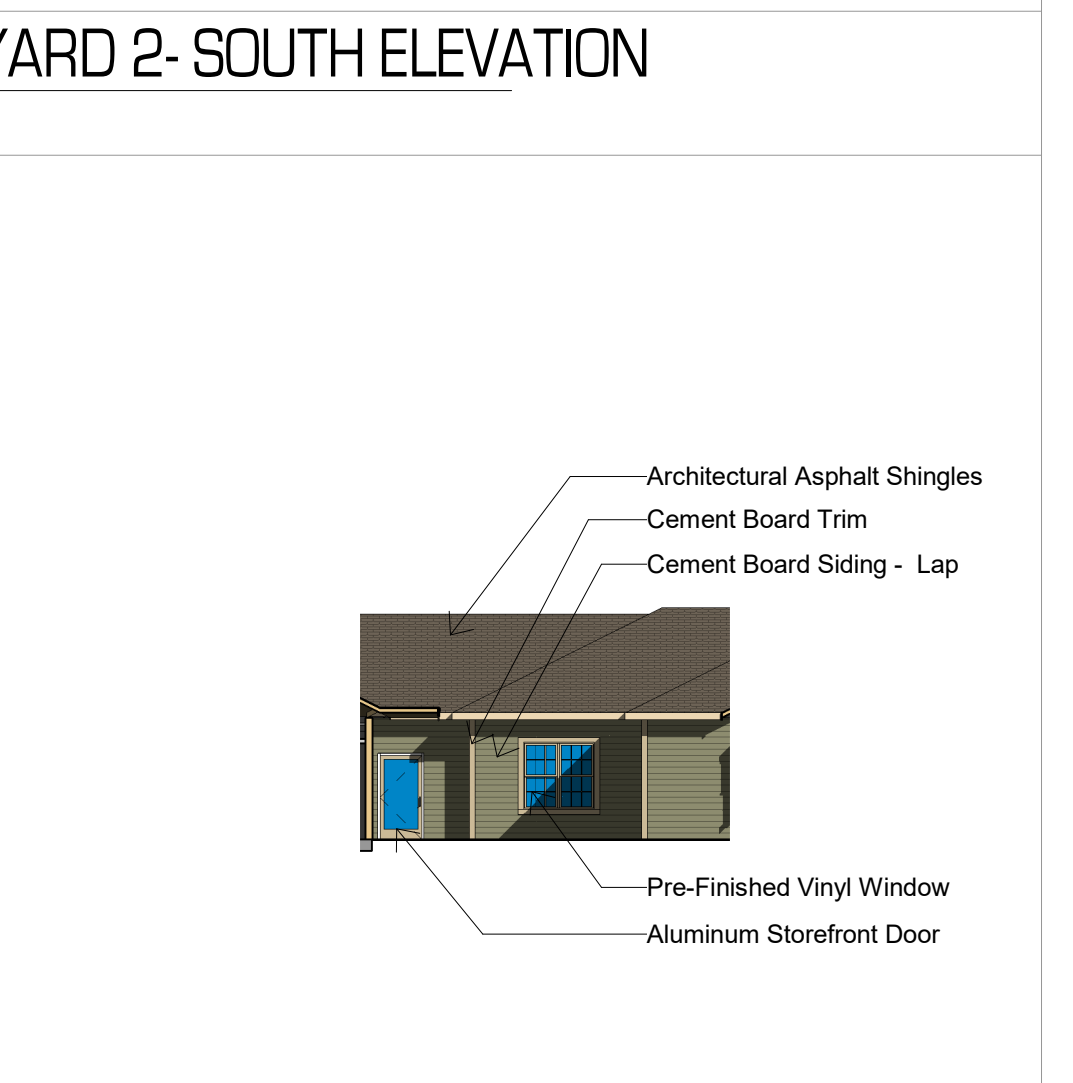
A8 NORTH ELEV. - MC COURT
1/16" = 1'-0"



A6 SOUTH ELEV - MC COURT
1/16" = 1'-0"



A4 WEST ELEV - MC COURT
1/16" = 1'-0"



A2 EAST ELEV - MC COURT
1/16" = 1'-0"

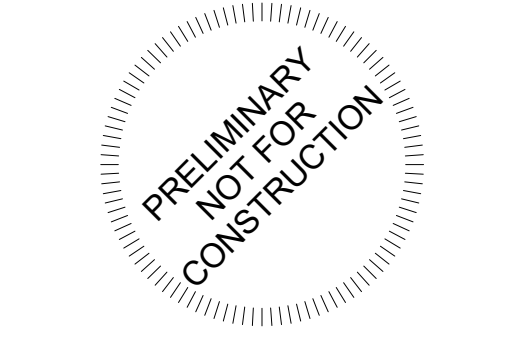


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MISSOURI CERTIFICATE
OF AUTHORITY NO. 000073

LEES SUMMIT SENIOR COMMUNITY
S.E. OLDHAM PARKWAY & S.E. PRINCETON DRIVE
LEES SUMMIT, JACKSON COUNTY, MISSOURI

STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.532.1978

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COURTYARD
ELEVATIONS

ISSUE DATE:
2/19/19

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.: 1811
A2.3
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INC

C:\Users\saouman\Documents\1811 LS SENIOR_souman.rvt
2/18/2019 11:41:28 AM

C:\Users\sauman\Documents\1811 LS SENIOR_sourmon.rvt
2/18/2019 11:41:31 AM

EXTERIOR FINISH LEGEND

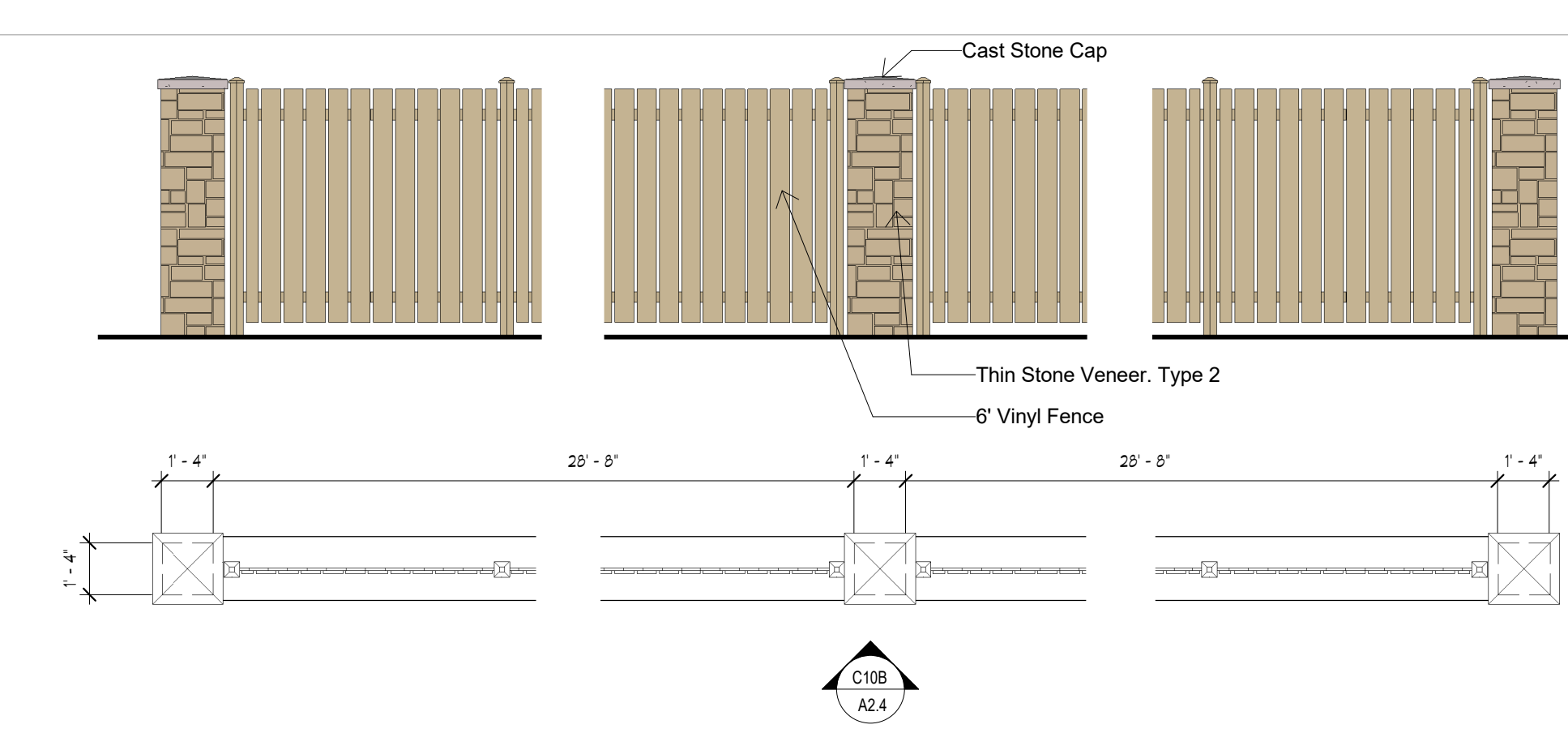
	BRICK VENEER		CEMENT BOARD SIDING LAP SIDING JAMES HARDIE OR EQUAL WOODSTOCK BROWN
	THIN STONE VENEER 1		CEMENT BOARD SIDING BOARD AND BATTEN SIDING AUTUMN TAN
	THIN STONE VENEER 2		CEMENT BOARD SIDING SHINGLE CHESTNUT BROWN



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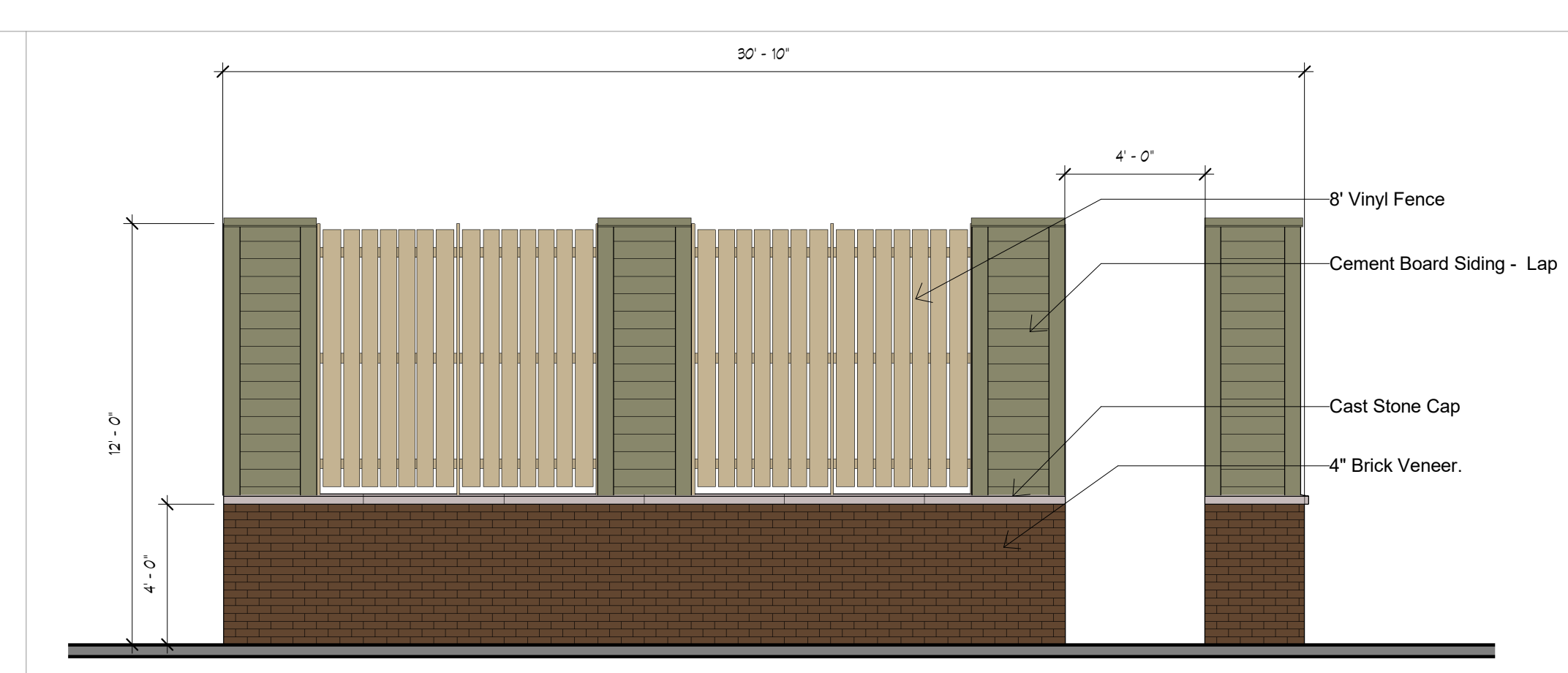
LEES SUMMIT SENIOR COMMUNITY
S.E. OLDHAM PARKWAY & S.E. PRINCETON DRIVE
LEES SUMMIT, JACKSON COUNTY, MISSOURI

STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.532.1978



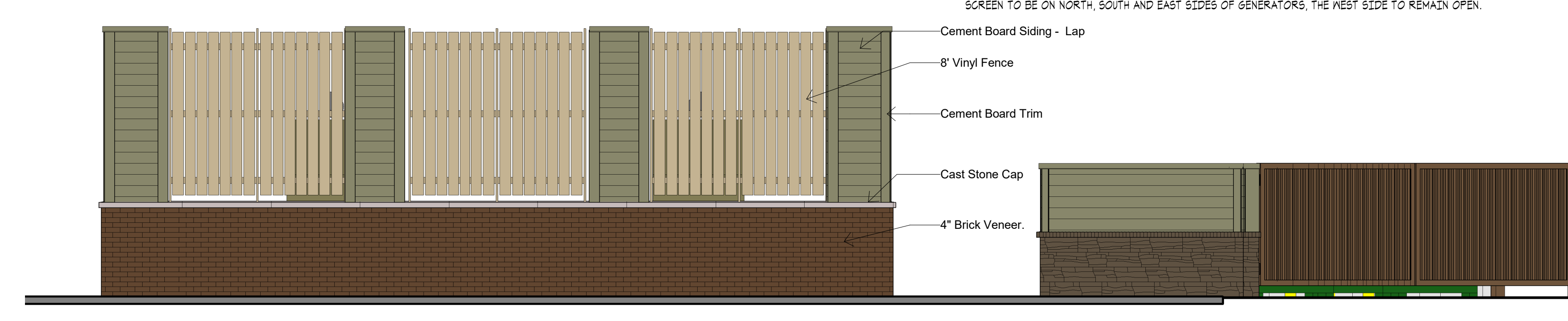
GENERAL NOTES:
1. MASONRY PILASTERS TO BE 16" CMU SQ. BACKUP W/
THIN STONE VENEER FACE. STONE MATERIAL TO BE
CONSISTENT WITH STONE SELECTED FOR THE
BUILDINGS.
2. FENCE TO BE 6' VINYL COLOR TO BE TAN OR
ALMOND.

C10 PLAN DETAIL AT FENCE
1/4" = 1'-0"



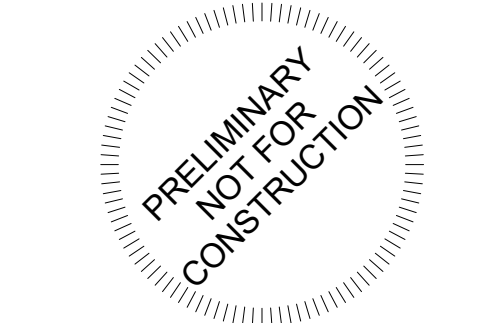
C4 MECH SCREEN - SOUTH ELEVATION
1/4" = 1'-0"

MECHANICAL SCREEN AT GENERATORS:
GENERATORS APPROXIMATELY 9'-8" ON CONCRETE PAD.
MECHANICAL SCREEN TO BE CONSTRUCTED WITH CMU BACKUP.
VINYL FENCE COLOR TO BE TAN OR ALMOND
SIDING AND BRICK MASONRY TO MATCH BUILDING.
SCREEN TO BE ON NORTH, SOUTH AND EAST SIDES OF GENERATORS, THE WEST SIDE TO REMAIN OPEN.



A6 MECH SCREEN - EAST ELEVATION
1/4" = 1'-0"

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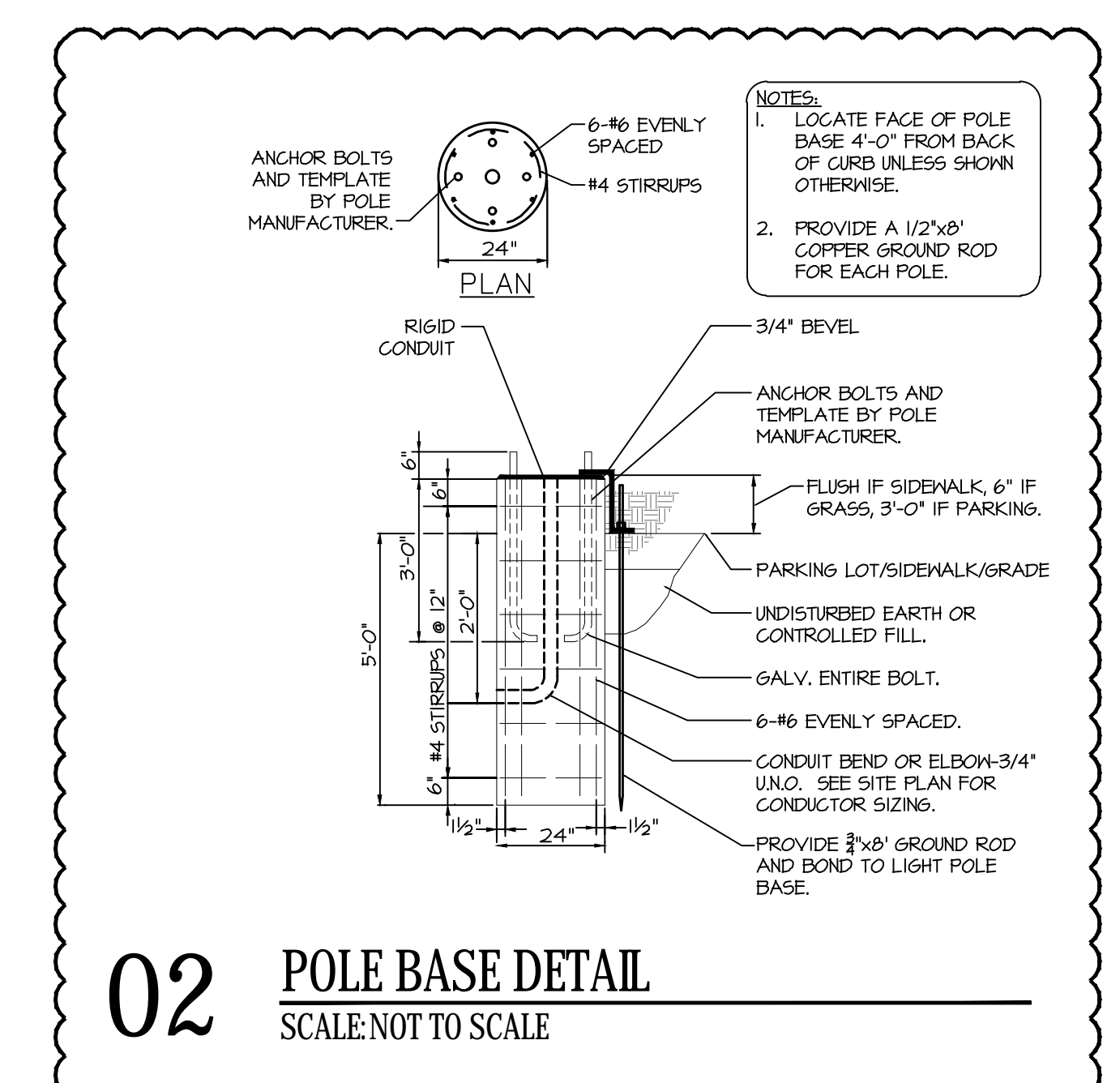
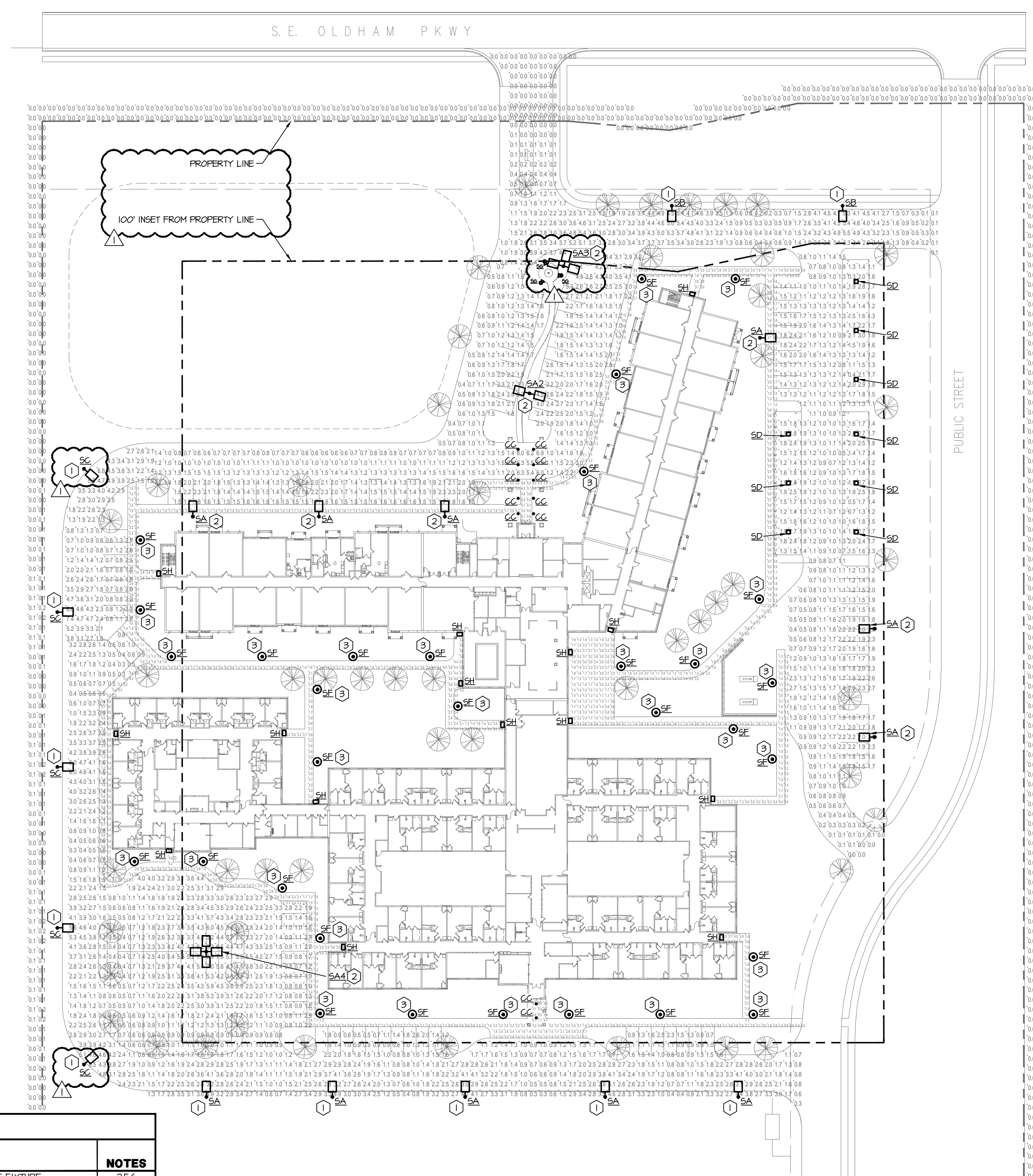
SITE DETAILS

ISSUE DATE:
2/19/19

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.: 1811
A2.4

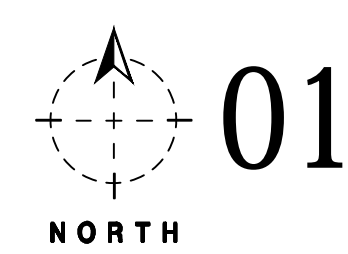


LIGHT FIXTURE SCHEDULE - SITE LIGHTING

MARK	MANUFACTURER	MODEL	TYPE	LAMP DATA	BALLAST TYPE	VOLTS	MOUNTING	TOTAL WATTS	DESCRIPTION	NOTES
SA	MCGRAW-EDISON	GLEON-AE-02-LED-EI-T4N	4000K	10426 LUMEN LED	DRIVER	UNV	POLE TOP	107	LED LOW PROFILE PARKING LOT FIXTURE	25b
SA2	MCGRAW-EDISON	GLEON-AE-02-LED-EI-T4N	4000K	10426 LUMEN LED	DRIVER	UNV	POLE TOP	214	LED LOW PROFILE PARKING LOT FIXTURE	25b1
SA3	MCGRAW-EDISON	GLEON-AE-02-LED-EI-T4N	4000K	10426 LUMEN LED	DRIVER	UNV	POLE TOP	321	LED LOW PROFILE PARKING LOT FIXTURE	25b2
SA4	MCGRAW-EDISON	GLEON-AE-02-LED-EI-T4N	4000K	10426 LUMEN LED	DRIVER	UNV	POLE TOP	428	LED LOW PROFILE PARKING LOT FIXTURE	25b3
SB	MCGRAW-EDISON	GLEON-AE-02-LED-EI-T3	4000K	10501 LUMEN LED	DRIVER	UNV	POLE TOP	107	LED LOW PROFILE PARKING LOT FIXTURE	25b
SC	MCGRAW-EDISON	GLEON-AE-02-LED-EI-SL3	4000K	10501 LUMEN LED	DRIVER	UNV	POLE TOP	107	LED LOW PROFILE PARKING LOT FIXTURE	25b
SD	MCGRAW-EDISON	CNC-E01-LED-EI-M3	4000K	3042 LUMEN LED	DRIVER	UNV	SURFACE	25	LED LOW PROFILE PARKING LOT FIXTURE	5
SF	STERNBERG	ABS06RLED-2ARC45T2-MDL03	4500K	3050 LUMEN LED	DRIVER	UNV	POLE TOP	33	LED POLE TOP ACORN STYLE FIXTURE	15b
S6	LSI	XFLM-NF-LED-44-HO-NH-UE-P5	4000K	6298 LUMEN LED	DRIVER	UNV	KNUCKLE	64	EXTERIOR FLOODLIGHT FIXTURE (FLAGPOLE)	4.0
SH	MCGRAW-EDISON	15T-B02-LED-EI-6ZN-AP	4000K	4244 LUMEN LED	-	UNV	WALL	42	LED EXTERIOR WALL MOUNT	
CC	NORA	NFBIC-6L12AT-1 / NRM-6H-L12-30	3000K	1250 LUMEN LED	-	120	RECESSED	16	DAMP LOCATION DOWNLIGHT/2-HOUR FIRE RATED	

- NOTES:**
1. PROVIDE 10FT 4" ROUND EXTRUDED STRAIGHT FLUTED POLE FINISH TO BE SELECTED BY ARCHITECT, STONEBRIDGE P25 SERIES.
 2. PROVIDE SQUARE STRAIGHT STEEL POLE FINISH TO BE SELECTED BY ARCHITECT, STREETWORKS 955 SERIES.
 3. MOUNT AT BOTTOM OF SIGN 3FT FROM FACADE.
 4. PROVIDE WITH VANDAL GUARD ACCESSORY.
 5. FINISH TO BE SELECTED BY ARCHITECT
 6. PROVIDE HANDHOLE AND COVERPLATE IN POLE. FINISH TO MATCH POLE.
 7. DOUBLE-HEAD FIXTURE ON A SINGLE POLE.
 8. THREE-HEAD FIXTURE ON A SINGLE POLE.
 9. FOUR-HEAD FIXTURE ON A SINGLE POLE.
 10. PROVIDE A 12" DIAMETER, 6" TALL CONCRETE BASE WITH 45 DEGREE CHAMFERED EDGE.

- GENERAL NOTES:**
- A. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE INSTALLATION.
 - B. CONTRACTOR SHALL VERIFY FINISH WITH ARCHITECT PRIOR TO ORDERING ALL FIXTURES.
 - C. NOT ALL FIXTURES MAY APPEAR ON THE PLAN.



01 PHOTOMETRICS SITE PLAN
SCALE: 1" = 50'-0"

- PLAN NOTES:**
1. PROVIDE 14'-6" TALL POLE AND 6" TALL CONCRETE BASE WITH TOP OF FIXTURE A MAXIMUM OF 15'-0" ABOVE FINISHED GRADE.
 2. PROVIDE 17'-0" TALL POLE AND 3'-0" TALL CONCRETE BASE WITH TOP OF FIXTURE A MAXIMUM OF 20'-0" ABOVE FINISHED GRADE.
 3. PROVIDE 10'-0" TALL POLE AND 6" TALL CONCRETE BASE WITH TOP OF FIXTURE AT 10'-6" ABOVE FINISHED GRADE.

SEAL
PE - CASEY JOHN STEINER
LICENSE NO. 2009035182



2/15/19
PHOTOMETRICS SITE PLAN

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	02/15/19

ISSUE DATE:
1/18/19

PROJECT NO.: 1811

PH1.1

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