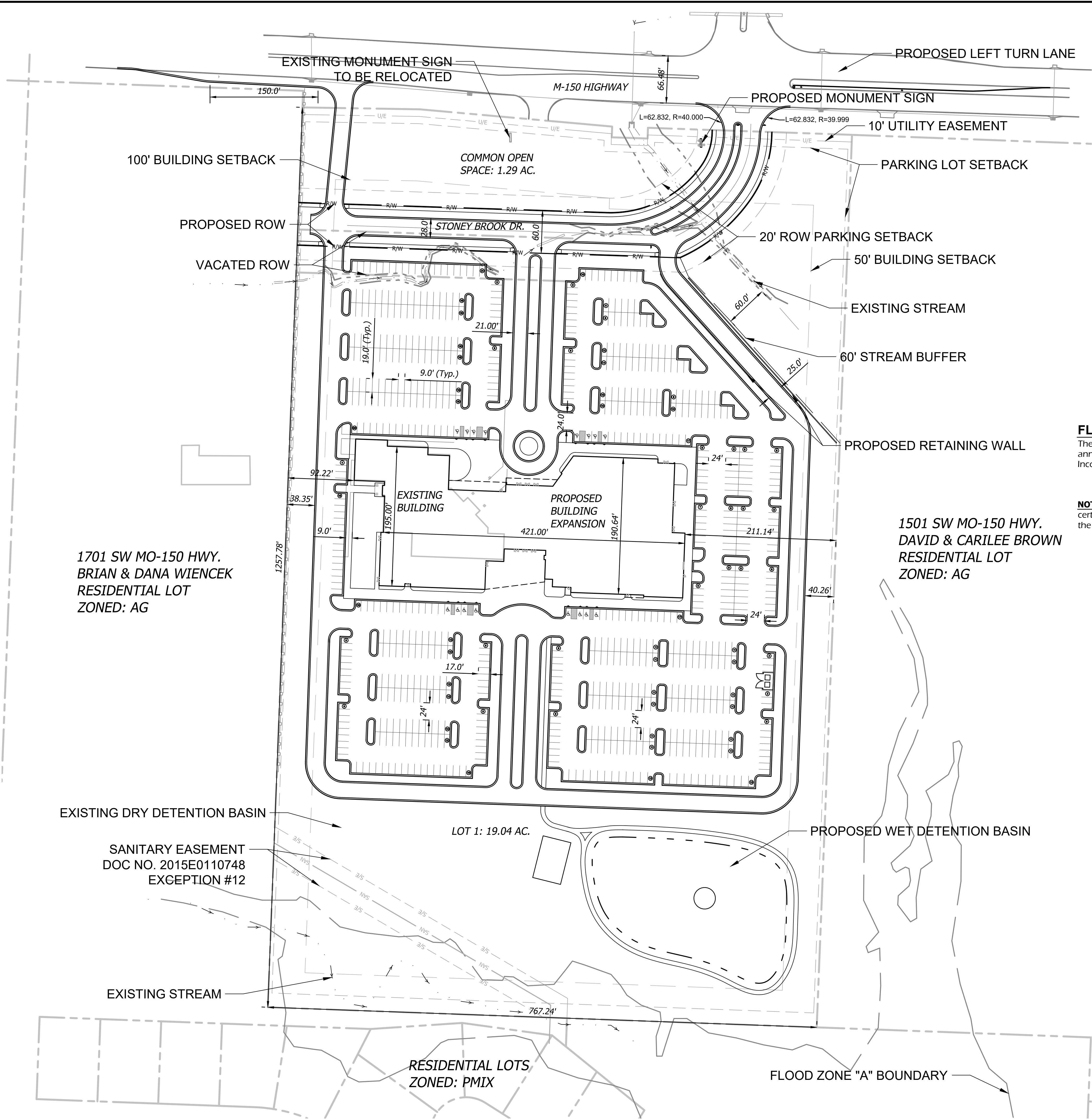


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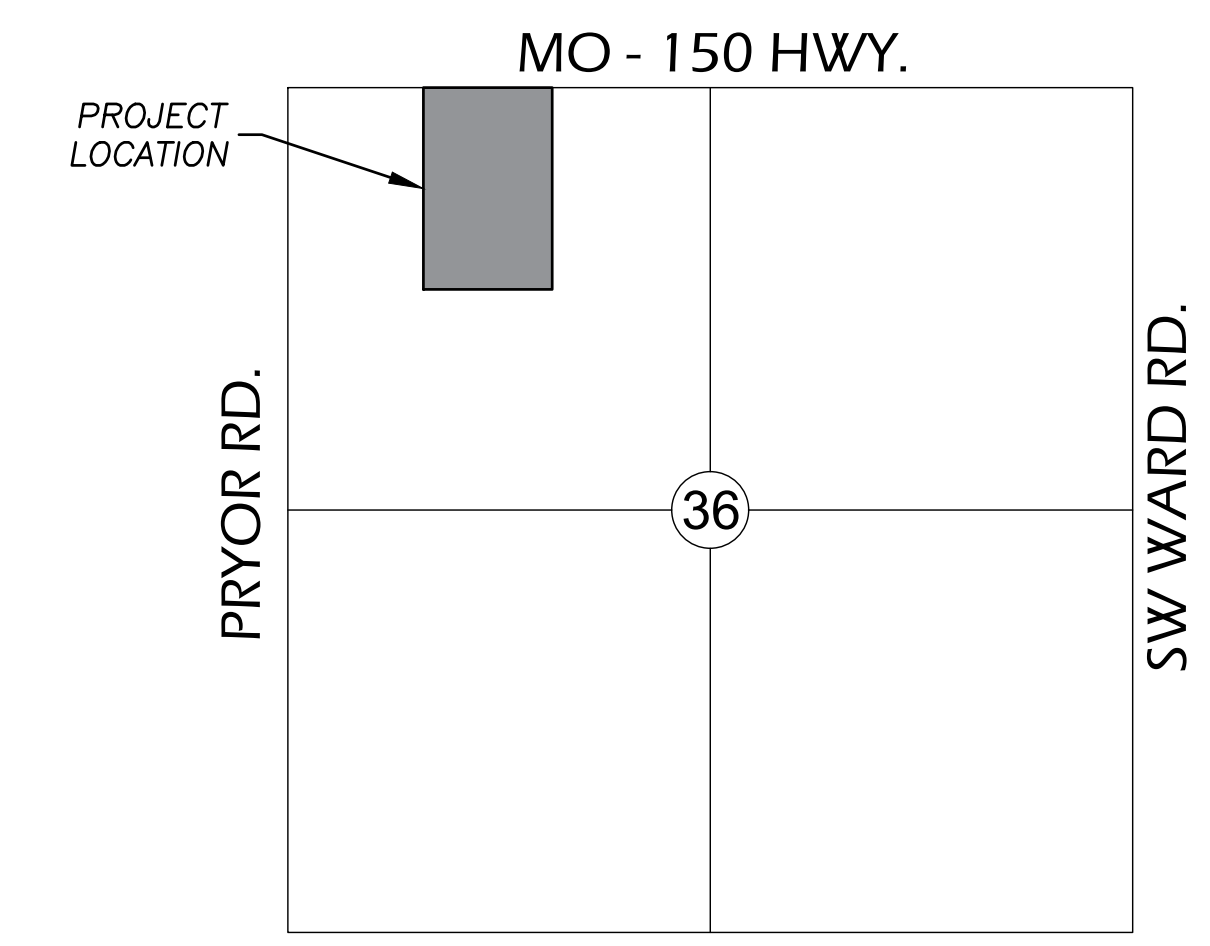
SITE DATA	
<b>EXISTING</b>	
BUILDING AREA:	19,686 SF
IMPERVIOUS AREA:	4.44 AC
<b>PROPOSED</b>	
IMPERVIOUS AREA:	11.76 AC (53.3%)
<b>COMMON OPEN SPACE</b>	
SITE AREA:	1.29 AC
	56,221 SF
<b>RIGHT OF WAY</b>	
SITE AREA:	1.72 AC
	75,036 SF
<b>LOT 1</b>	
SITE AREA:	19.04 AC
	829,581 SF
<b>BUILDING</b>	
BUILDING AREA:	68,946 SF (8.3%)
	1,200 SEAT AUDITORIUM
<b>PARKING</b>	
PARKING REQUIRED:	400 STANDARD
	1 STALL PER 3 SEATS
PARKING PROVIDED:	739 STANDARD
ADA STALLS REQUIRED:	16 HANDICAP (2 VAN)
	2% OF TOTAL PARKING STALLS
ADA STALLS PROVIDED:	16 HANDICAP (8 VAN)

**ZONING**  
 AG (AGRICULTURE)  
 M-150 CORRIDOR DEVELOPMENT OVERLAY DISTRICT

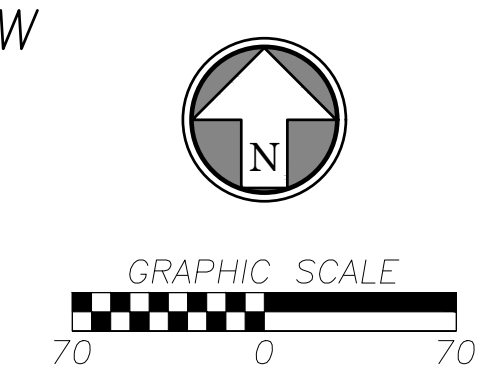
**FLOOD STATEMENT**  
 The majority of the subject property lies within Flood Zone "X" (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain), one acre lies within Flood Zone "A" as shown on the Jackson County, Kansas and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).  
 Map Number: 29095C0531G  
 Panel No: 531 of 625  
 Map Revised Date: January 20th, 2017  
**NOTE:** This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

**OIL - GAS WELLS**  
 ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

**LEGAL DESCRIPTION**  
 Part of the North 1/2 of the Northwest 1/4 of Section 36, Township 47, Range 32 in Lee's Summit, Jackson County, Missouri being herein described as Beginning at a point 384.34 feet West of the Northeast corner of the North 1/2 of the Northwest 1/4; said point being on the North line of said Northwest 1/4; thence South 2 degrees 16 minutes 04 seconds West, a distance of 1317.55 feet to the South line of said North 1/2 to a point that is 383.62 feet West of the Southeast corner of said North 1/2 of Northwest 1/4; thence North 87 degrees 53 minutes 29 seconds West a distance of 767.24 feet; thence North 2 degrees 12 minutes 18 seconds East for a distance of 1317.61 feet to the North line of said Northwest 1/4; thence South 87 degrees 53 minutes 13 seconds East for a distance of 766.68 feet to the point of beginning, except that part in highway; less and EXCEPT that part as conveyed to the State of Missouri by General Warranty Deed recorded June 26, 2009 as Document No. 2009E0063386 and General Warranty Deed recorded March 24, 2009 as Document No. 2009E0027357.

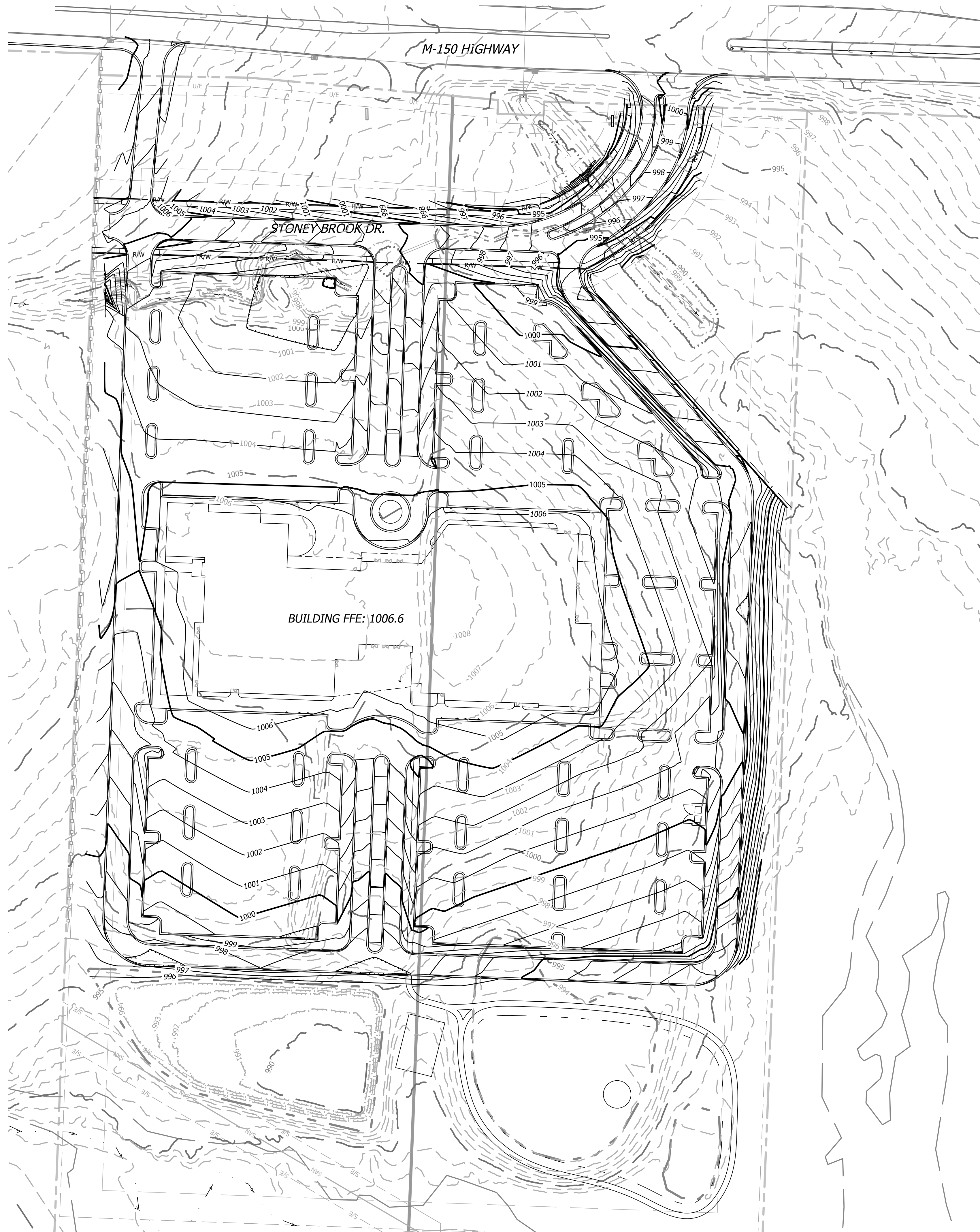


VICINITY MAP  
 SEC 36 - TWP 47N - RNG 32W  
 NOT TO SCALE



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<p><b>PRELIMINARY DEVELOPMENT PLAN</b>          Site Plan</p>	<p><b>JOURNEY CHURCH INTERNATIONAL</b>          1601 SW MO-150          LEE'S SUMMIT, MO 64082</p>
<p>Design: TMS   Drawn: TMS          Checked: ERB          Issue Date: 11/08/2019          Project Number: 027740</p>	<p>By: _____          Date: _____          Description: _____          Rev: _____</p>
<p>C1.0</p>	

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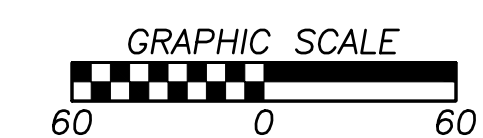
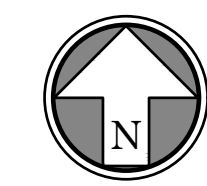


**GRADING NOTES**

1. As discussed in the Geotechnical Report, over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
2. Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
3. Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Missouri. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
4. All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
5. All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
6. All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
7. All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
8. Prior to placing any concrete or asphalt pavement the contractor shall perform a proof roll of the pavement sub-grade with a fully loaded tandem axle dump truck. The proof roll shall be conducted in the presence of the Engineer and the on-site geotechnical representative. Areas that display rutting or pumping that are unsatisfactory to the engineer shall be re-worked and a follow-up proof roll shall be conducted prior to acceptance of the sub-grade for paving. The contractor may, at its own expense, stabilize the sub-grade using Class C fly ash or quicklime.
9. Finished grades shall not be steeper than 3:1.
10. All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
11. A 2.0% maximum cross slope shall be maintained on all pedestrian sidewalks and paths.

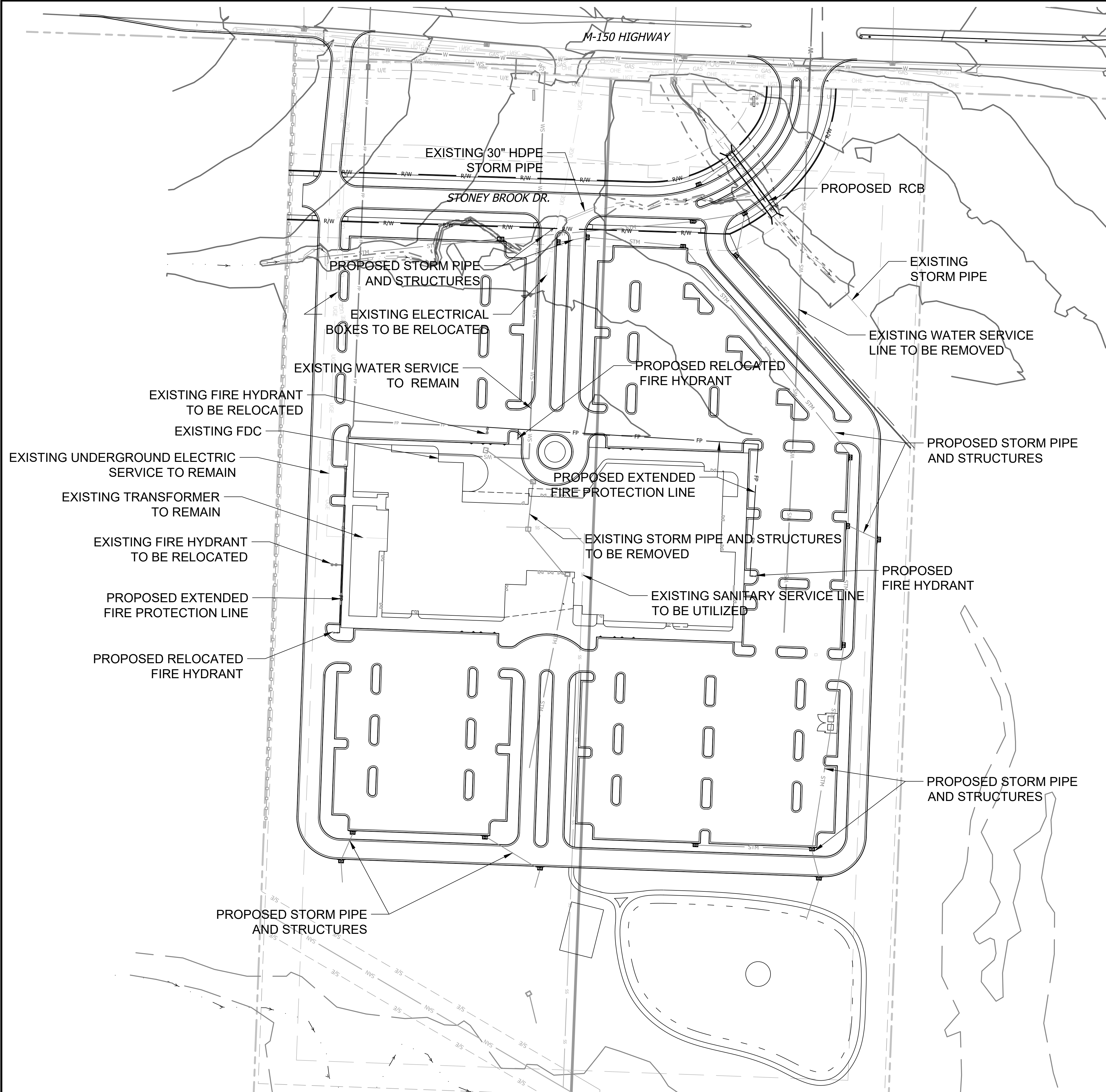
**GRADING LEGEND**

- 980 — FINISH GRADE MAJOR CONTOURS
- 982 — FINISH GRADE MINOR CONTOURS
- - 980 - - EXISTING GRADE MAJOR CONTOURS
- - 982 - - EXISTING GRADE MINOR CONTOURS



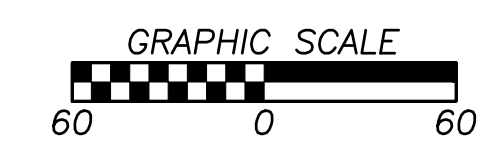
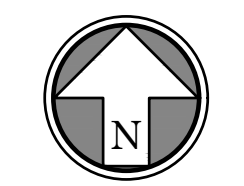
	By
	App.
	Date
	Rev.
	Description
<p><b>BHC RHODES</b>          Civil Engineering - Surveying - Utilities          7101 College Blvd., Suite 400          Overland Park, Kansas 66210          P. (913) 663-1900 F. (913) 663-1633  <small>BHC RHODES is a member of Harcourt International &amp; Company, P.A.</small></p>	
<p>Prepared For:          JOURNEY CHURCH          1601 SW MO-150          LEE'S SUMMIT, MO 64082          CHRISTIAN NEWSOMIE          (816) 600-3055</p>	
<p><b>PRELIMINARY DEVELOPMENT PLAN</b>          Grading Plan</p>	<p><b>JOURNEY CHURCH INTERNATIONAL</b>          1601 SW MO-150          LEE'S SUMMIT, MO 64082</p>
<p>Design: TMS   Drawn: TMS          Checked: ERB          Issue Date: 11/08/2019          Project Number: 027740</p>	
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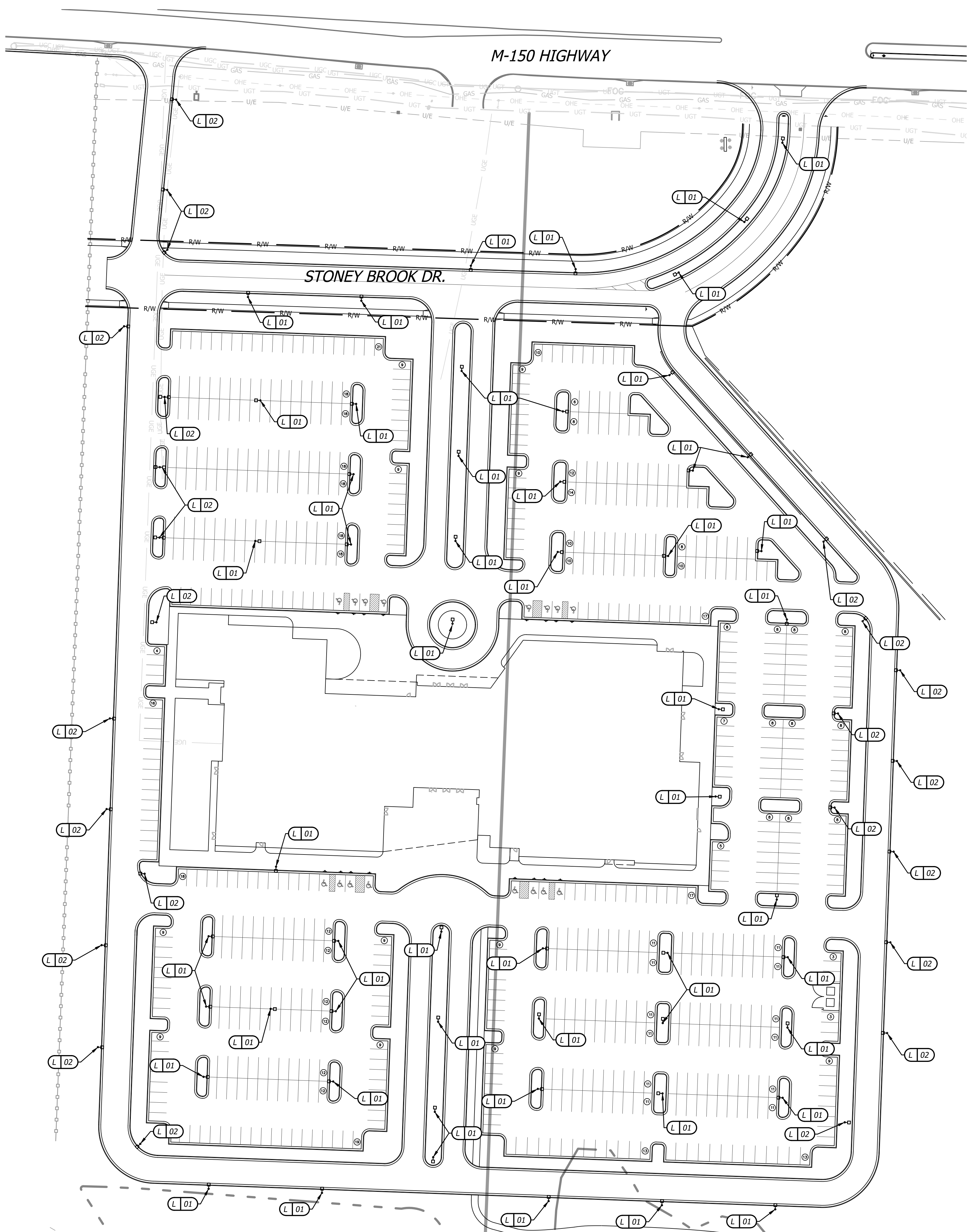
**LEGEND**

- UGE — UNDERGROUND ELECTRIC
- GS — GAS SERVICE
- WS — DOMESTIC WATER SERVICE
- FP — FIRE PROTECTION
- SS — SANITARY SERVICE
- STM — STORM SEWER



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<p>Prepared For:          JOURNEY CHURCH          1601 SW MO-150          LEE'S SUMMIT, MO 64082          CHRISTIAN NEWSOMIE          (816)600-3055</p>	<p>Design: TMS   Drawn: TMS          Checked: ERB          Issue Date: 11/08/2019          Project Number: 027740</p>
<p><b>PRELIMINARY DEVELOPMENT PLAN</b>          Utility Plan</p>	<p><b>JOURNEY CHURCH INTERNATIONAL</b>          1601 SW MO-150          LEE'S SUMMIT, MO 64082</p>
<p><b>C3.0</b></p>	<p>By: _____          Date: _____          Description: _____          Rev. _____</p>

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### VA2 LED Voltaira Architectural Area Light



#### FEATURES

- Complement architecture with low-profile, contoured design
- Illuminate walkways and parking lots
- Shorter installation time with hinged two-piece enclosure
- Made Right Here® in the USA

#### SPECIFICATIONS

- HOUSING - Heavy-duty, two-piece die-cast aluminum clamshell enclosure, rated IP65. Removable lower enclosure and electrical compartment, secured with locking hinge mechanism.
- THERMAL MANAGEMENT - Integral die-cast aluminum heat sink, concealed venting, and LED module assembly provide passive thermal management. Rated -30°C to 35°C ambient operating temperature.
- OPTICAL SYSTEM - Precision, injection-molded, reflective acrylic lenses produce standardIES distributions. Factory-set orientations in 90° increments. Tempered glass standard.
- LED MODULE - Circuit board design incorporates TVS diodes to protect against ESD events. ANSI 3000K, 4000K, and 5000K CCT, minimum 70 CRI LEDs.
- LED DRIVER - 0-10V dimming driver standard.
- ELECTRICAL - 120-277, 347, and 480 VAC, input range: 50-60Hz, power factor > .90, THD < 20% at full load, FCC Class A compliant, 10kA/10kV surge protection standard. Quick-disconnect wiring provided. L70 lumen > 60,000 hours per IES TM-21.
- FINISH - Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability.
- MOUNTING - Direct mounts to minimum 4" square pole. Optional round pole adapter, wall mount or post top tenon mount accessories available.
- LISTINGS -
  - EDA Dark Sky approved
  - IP65 rated
  - Balc compliant
  - Title 24 compliant with OCCWS FSP-211-L option.
- WARRANTY - 5-year limited warranty, see [www.hew.com/warranty](http://www.hew.com/warranty).

ORDERING EXAMPLE: VA2 - L280/740 - T5 - F - S - DB2 - OPTIONS - DIM - UNV

ORDERING INFO		SERIES	LUMENS <sup>1</sup>	CRI	CCT	DISTRIBUTION	ORIENTATION
VA2	L280/28,000lm	7	70	30	3000K	T2 Type II	F Forward
	L330/33,000lm			40	4000K	T3 Type III	L Left
				50	5000K	T4 Type IV	R Right
						T5 Type V	

MOUNTING CONFIGURATION	FINISH OPTIONS
S Single	BLK Black (RAL #9004)
D90 Double @ 90°	DB2 Dark bronze
D180 Double @ 180°	DB3 Medium bronze
T90 Triple @ 90°	GRY Standard gray
T180 Triple @ 120° <sup>1</sup>	GRN Green (RAL #6005)
Q90 Quad @ 90°	SLV Satin aluminum (RAL #9006)
	WHT White (RAL #9003)

OPTIONS <sup>1</sup>	DRIVER	VOLTAGE
SF Single fuse <sup>1</sup>	DIM Dimming driver prewired for 0-10V low voltage applications	120 120V
DF Double fuse <sup>1</sup>	DAL1 DALI dimming driver	208 208V
PCR NEMA locking photo control receptacle <sup>1</sup>	DAL1 DALI dimming driver	240 240V
PCRS 5 Position (3 power, 2 dimming/signaling) locking photo control receptacle per NEMA C156-41 <sup>1</sup>	Programable driver with nighttime dimming profiles, specify dimming hours, lumen decrease, and installation location ip code using table on page 3.	277 277V
PCRT 7 Position (3 power, 4 dimming/signaling) locking photo control receptacle per NEMA C156-41 <sup>1</sup>		UNV 120-277V
RSU Round straight pole mount adapter <sup>1</sup>		347 347V
Example: 3.5" pole top diameter = RSU350		480 480V
(L) Additional lower lumen package available. <sup>1</sup>		
Example: 30,000 nominal lumens = VA2-L330/740-T5-F-S-DB2		

OCCWS FSP-211-L Factory-installed occupancy sensor, must specify lens<sup>1</sup>

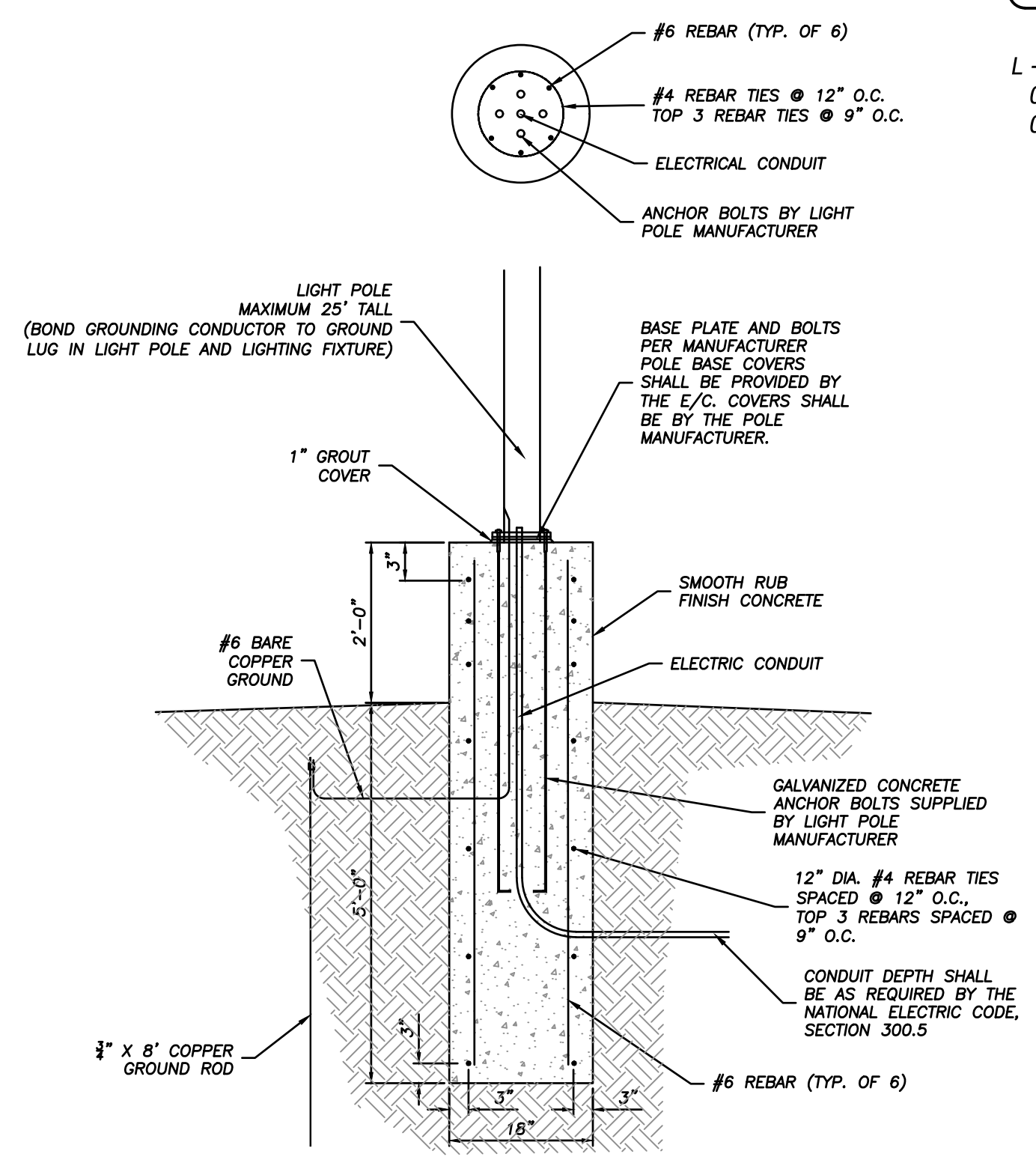
#### NOTES

- Lumen output based on 5000 CCT and T5 distribution. Actual lumens may vary +/-5%, see page 2 for FIXTURE PERFORMANCE DATA. Additional lumen package available, see options.
- Round pole only.
- See page 4 for OPTION DETAILS. See page 2 for FINISH OPTIONS.
- 120V, 277V, or 347V only. Must specify voltage.
- 208V, 240V, or 480V only. Must specify voltage.
- Photocell by others.
- Photocell by others.
- Specify pole top diameter, minimum 3.5" O.D.
- Specify in increments of 1,000 nominal lumens. Option must be specified with next higher lumen package.
- See page 3 for OCCUPANCY SENSOR DETAILS, 120V or 277V only. Optional FSR-100 remote controller available, ordered separately.

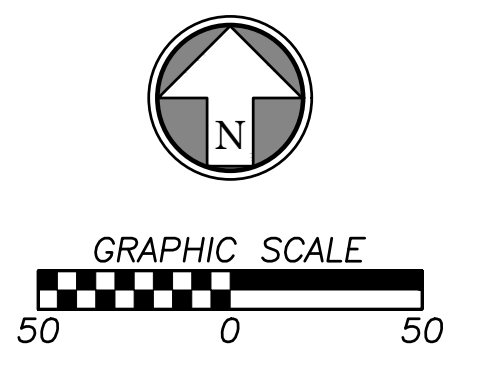
H.E. Williams, Inc. • Carthage, Missouri • [www.hew.com](http://www.hew.com) • 417-358-4065 • Designed and Manufactured in the USA  
 Information contained herein is subject to change without notice. HEW70407HP REV09/079 Area Lights Page 1 of 5

### UTILITY CONSTRUCTION NOTES

- L - LIGHTING INFORMATION
- 01 PROPOSED VA2 LED LIGHT FIXTURE. SET AT 20' ABOVE FG. SEE CUT SHEET
  - 02 PROPOSED VA2 LED LIGHT FIXTURE. SET AT 15' ABOVE FG. SEE CUT SHEET



Light Pole Base Detail



PRELIMINARY DEVELOPMENT PLAN  
Lighting Plan

JOURNEY CHURCH INTERNATIONAL  
1601 SW MO-150  
LEE'S SUMMIT, MO 64082

Design: TMS | Drawn: TMS  
 Checked: ERB  
 Issue Date: 11/08/2019  
 Project Number: 027740

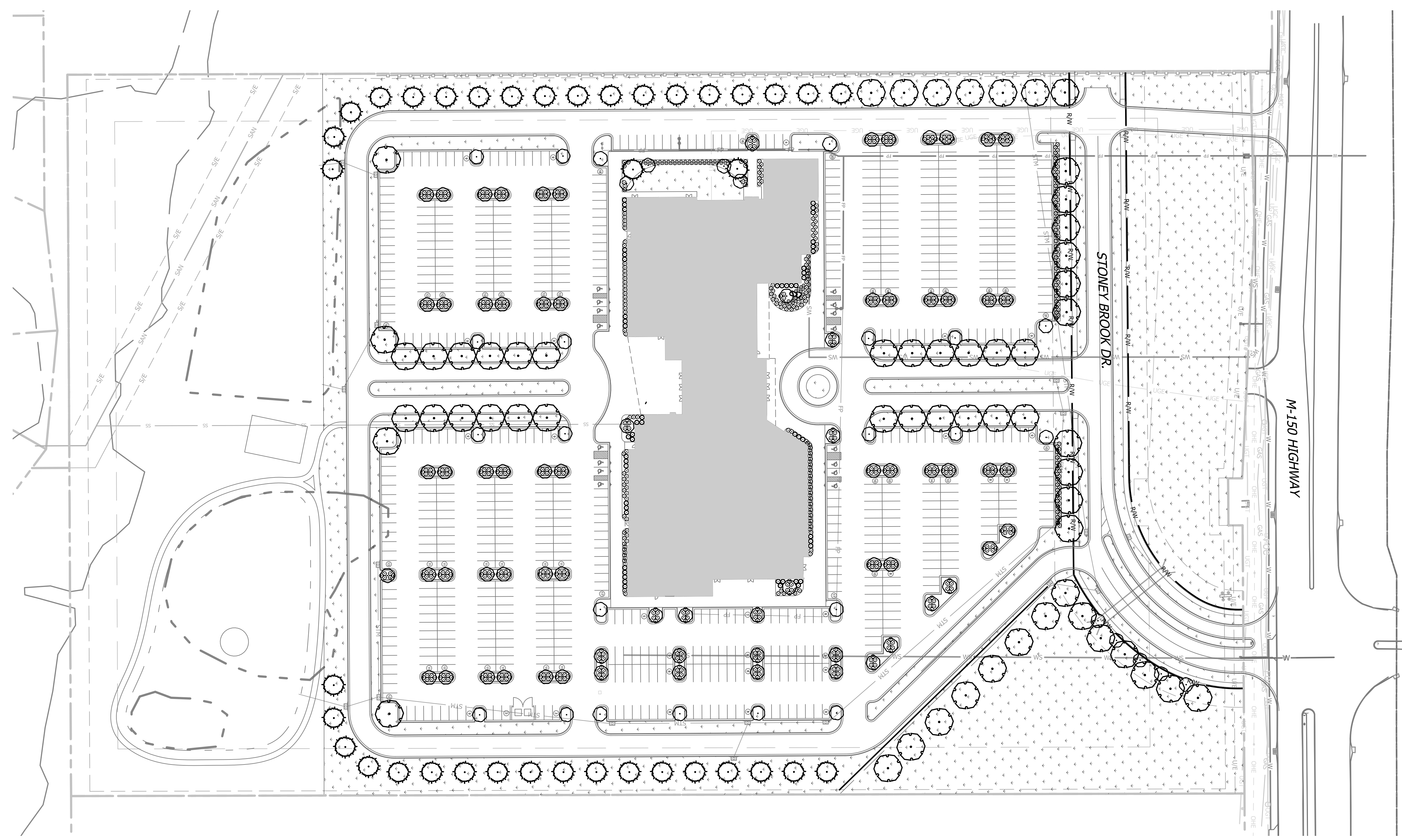
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 Date: \_\_\_\_\_  
 Description: \_\_\_\_\_

# C4.0

Prepared For:  
 JOURNEY CHURCH  
 1601 SW MO-150  
 LEE'S SUMMIT, MO 64082  
 CHRISTIAN NEWSOMIE  
 (816)600-3055

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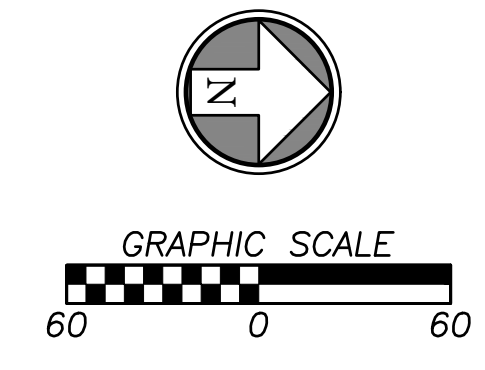


**CONCEPT PLANT SCHEDULE**

	EVERGREEN TREES B&B Container, 8' height at planting	38
	SHADE TREES B&B container, 3" caliper at 6" above ground, 30' or more at maturity	59
	ORNAMENTAL TREE B&B Container, 3" caliper at 6" above the ground, 6' - 8' height at planting	105
	MED. DECIDUIOUS/EVERGREEN SHRUBS 5 gal container, 18"-24" at planting	706
	UPRIGHT EVERGREEN Columnar evergreen, Min 5 gallon container, 5' W x 15'-20' Ht.	52
	PERENNIAL GRASSES Native Grasses 2 gal container, 18" - 24" mature height.	58
	TURF Watersaver Fescue Mix Sod/Seed	258,869 sf

**SITE DATA**

	Quantity	Required	Provided
<b>Site Area</b>	960,843		
<b>Open Space</b>			
Total lot area minus Building	891,906.51		
1 tree/ 5,000 SF of ttl lot area		178.38	179
2 shrubs/ 5,000 SF of ttl lot area		356.76	663
<b>Street Trees</b>			
M-150 HWY	661.57		
20' Insc buffer		Y	Y
1 tree/30 LF of frontage		22.05	23
1 shrub/20 lf of frontage		33.08	95
<b>Perimeter Parking</b>			
M-150 HWY	LF		
Screening @ 2.5' ht parallel to the street		Y	Y
<b>Interior Parking</b>			
M-150 HWY	368,934.61		
5% of parking lot area	SF	18,446.73	50,825.96
1 island/ every 4 rows of pkg		Y	Y
1 island at end of row		Y	Y
islands to be planted w/trees, shrubs, grass, groundcover			
<b>Site Utilities</b>			
site features to be effectively screened from the road & adj sites		Y	Y



**GENERAL LANDSCAPE NOTES**

- The Contractor shall verify and coordinate all final grade with the Landscape Architect and or design team prior to completion.
- Location and placement of all plant material shall be coordinate with the Landscape Architect prior to installation.
- Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
- Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
- The Contractor shall arrange and conduct a pre-construction meeting onsite with Landscape Architect prior to work.
- Plant quantities are for information only drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly.
- The Contractor is to notify Landscape Architect after staking is complete and before plant pits are excavated.
- Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
- The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
- The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the City of Lees Summit, Missouri and the Landscape Architect.
- Aluminum landscape edging to be used on all landscape beds abutting turf areas as noted on landscape plans.
- Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
- The Contractor shall show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
- Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
- Landscape Contractor shall provide rock mulch sample to owner for approval.

**GENERAL IRRIGATION NOTES**

- Irrigation plan to be provided during permitting phase of development
- Irrigation plan to not interfere with any proposed improvements show within plans.
  - Irrigation system design to be based on available psi - min operating pressure for spray heads shall be 30 psi and min operating for drip zones shall be 40 psi.
  - The mechanical contractor shall be responsible for electrical power service to the controller and shall make all hook-ups from the electrical service to the automatic controller. All exposed low voltage wire shall be enclosed in a conduit.
  - Place valve boxes 12' minimum from and parallel to curbs and walks, grouped valves to be equally spaced.
  - Install all mainlines to slope at 1% minimum to drain valves located at low points of main system.
  - General contractor shall provide 110v, non-interrupted electrical service for the irrigation controller.
  - Irrigation controller and rain sensor shall be located in owner approved locations.

**LEGEND**

	980	PROPOSED FINISH GRADE MAJOR CONTOUR
	982	PROPOSED FINISH GRADE MINOR CONTOUR
	980	EXISTING GRADE MAJOR CONTOUR
	982	EXISTING GRADE MINOR CONTOUR
	STW	PROPOSED STORM SEWER LINE
	RD	PROPOSED ROOF LINE DRAIN
	R	PROPERTY LINE
	R/W	RIGHT-OF-WAY LINE

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<p><b>PRELIMINARY DEVELOPMENT PLAN</b> Landscape Plan</p>	<p><b>JOURNEY CHURCH INTERNATIONAL</b> 1601 SW MO-150 LEE'S SUMMIT, MO 64082</p>										
<p>Design: NAB Drawn: NAB Checked: ERB Issue Date: 11/08/2019 Project Number: 027740</p>	<p><b>L1.0</b></p>										
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Rev.	Date	Description	By	App.							



1601 SW MO-150  
LEE'S SUMMIT, MO 64082

Project No: NO. 19035  
Date: 11.08.19  
Issued For: PDP SUBMITTAL

REVISIONS

No.	Date	Description

REGISTRATION

PROJECT TEAM

- ARCHITECT: FINKLE + WILLIAMS ARCHITECTURE
- CIVIL
- LANDSCAPE
- FOUNDATIONS
- STRUCTURAL
- PLUMBING
- MECHANICAL
- ELECTRICAL
- FIRE PROTECTION
- CONTRACTOR



FINKLE + WILLIAMS ARCHITECTURE

7007 College Blvd, Suite 415  
Overland Park, Kansas 66211  
913 + 498 - 1550

SHEET NUMBER

A1



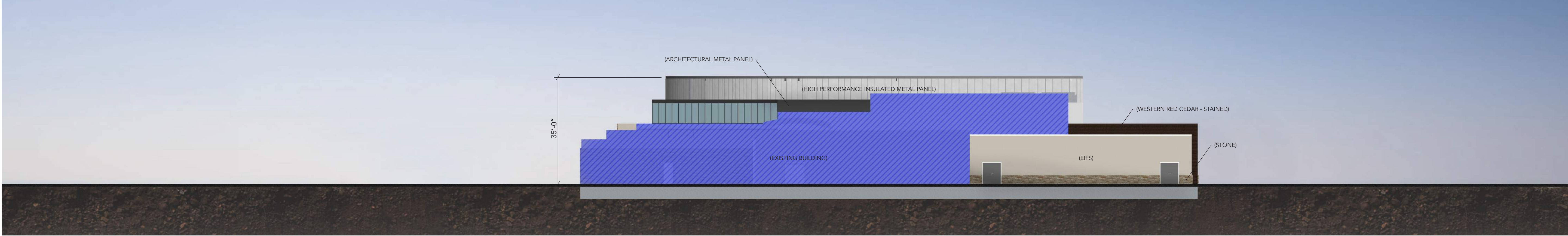
NORTH ELEVATION  
(NOT TO SCALE)



SOUTH ELEVATION  
(NOT TO SCALE)



EAST ELEVATION  
(NOT TO SCALE)



WEST ELEVATION  
(NOT TO SCALE)

\*ALL MATERIALS AND FINISHES TO MATCH AND/OR COORDINATE WITH EXISTING BUILDING FINISHES (REF. A2)



1601 SW MO-150  
LEE'S SUMMIT, MO 64082

Project No: NO. 19035  
Date: 11.08.19  
Issued For: PDP SUBMITTAL

REVISIONS

No.	Date	Description

REGISTRATION



NORTH EAST ELEVATION (EXISTING)



WEST ELEVATION (EXISTING)



SOUTH ELEVATION (EXISTING)



TRASH ENCLOSURE (EXISTING)

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	
LANDSCAPE	
FOUNDATIONS	
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	



FINKLE + WILLIAMS ARCHITECTURE  
7007 College Blvd, Suite 415  
Overland Park, Kansas 66211  
913 + 498 - 1550



1601 SW MO-150  
LEE'S SUMMIT, MO 64082

Project No: NO. 19035  
Date: 11.08.19  
Issued For: PDP SUBMITTAL

REVISIONS

No.	Date	Description

REGISTRATION



AERIAL RENDERING VIEW

AERIAL RENDERING VIEW (W/ EXISTING)

PROJECT TEAM

- ARCHITECT FINKLE+WILLIAMS ARCHITECTURE
- CIVIL
- LANDSCAPE
- FOUNDATIONS
- STRUCTURAL
- PLUMBING
- MECHANICAL
- ELECTRICAL
- FIRE PROTECTION
- CONTRACTOR



AERIAL BACK RENDERING VIEW

AERIAL CUT VIEW RENDERING



FINKLE + WILLIAMS  
ARCHITECTURE

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SHEET NUMBER

A3