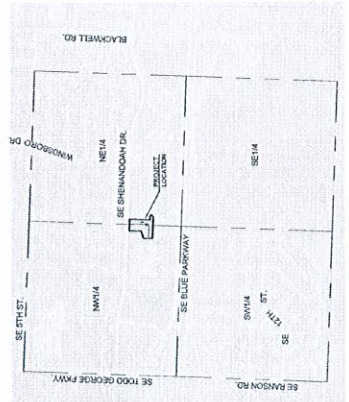


PRELIMINARY DEVELOPMENT PLAN
BLOOM APARTMENTS
 ~2160 SE SHENANDOAH DRIVE,
 LEES SUMMIT, MO

DESIGNER	CSH
CHECKED BY	CSH
DATE PREPARED	4.13.17
DRAWN BY	CSH
REVISION DATE	5.18.17
DESCRIPTION	CONTRACT COMMENTS

1
OF

SHEET



NOTES:

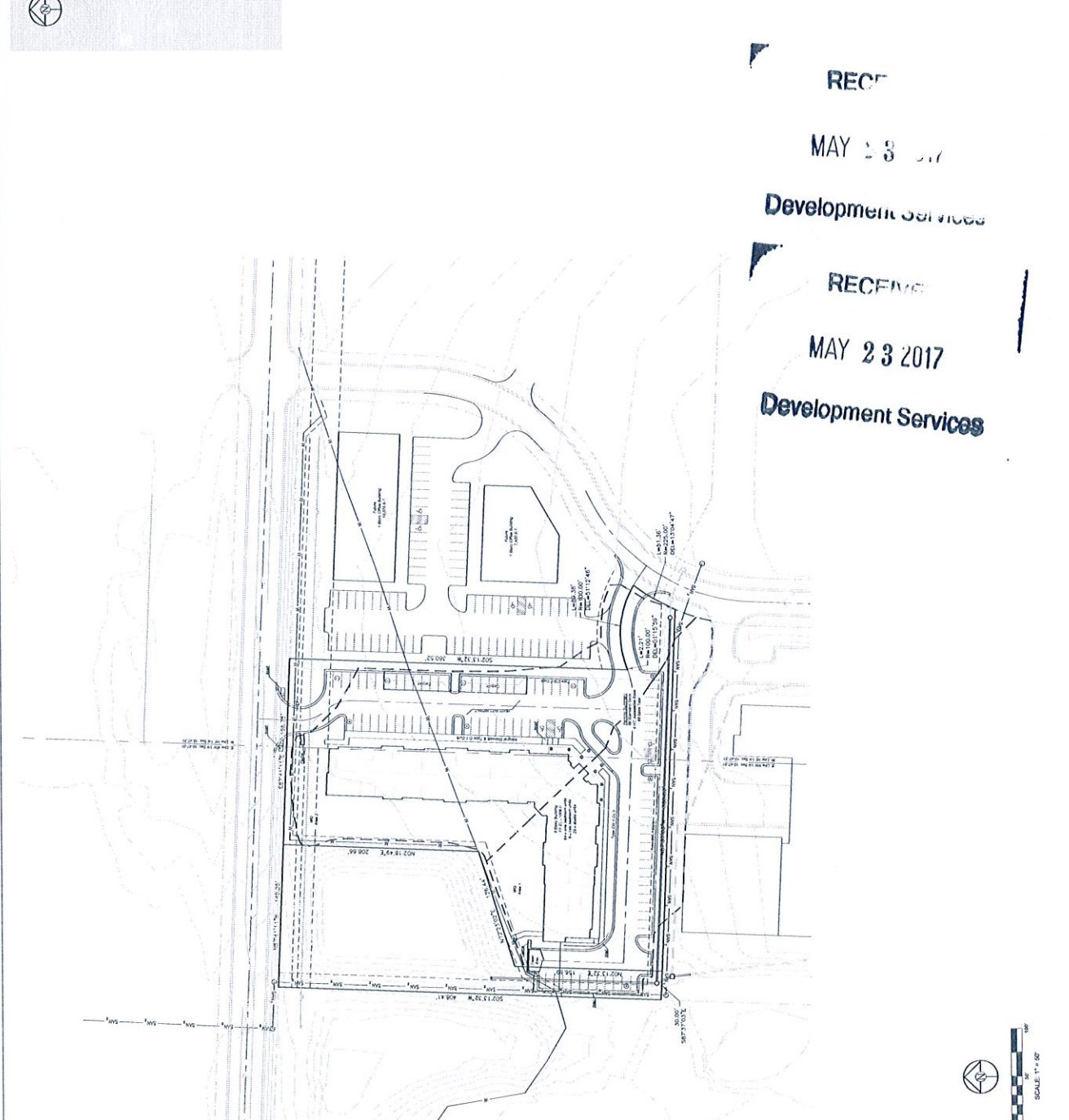
1. Elevations are based on MGD 83 West State Plane Grid.
2. Flood hazard data is based on the Flood Insurance Rate Study (FIRMS) for the 1% annual chance flood plain according to FEMA Map No. 200603049G, effective date January 18, 2006.
3. This site is currently zoned C-2 by the City of Lees Summit, Missouri.
4. There are no known gas wells on the property.
5. The fire department shall be notified to provide fire protection to the property.
6. The fire department shall be notified to provide fire protection to the property.
7. All users pertaining to life safety and property protection from the hazards of fire, flood, wind, and seismicity shall be designed and constructed in accordance with all applicable codes, standards, and specifications. All users shall be designed and constructed in accordance with the 2012 International Fire Code, 2012 International Building Code, 2012 International Mechanical Code, 2012 International Plumbing Code, 2012 International Electrical Code, and 2012 International Energy Conservation Code. All users shall be designed and constructed in accordance with the 2012 International Fire Code, 2012 International Building Code, 2012 International Mechanical Code, 2012 International Plumbing Code, and 2012 International Electrical Code.
8. The owner shall be responsible for providing fire protection to the property.

LOADSCHEDULE (CASH)

- a. Total floor area - 22,305 sq ft (6.51 acres)
- b. No. of dwelling units - 64 one bedroom units / 8 two bedroom units / 20 studio units
- c. LAND area - Unpaved = 2,427 sq ft (0.055 acres) / Paved = 3,323 sq ft (0.076 acres) / Total = 5,750 sq ft (0.131 acres)
- d. Rec. parking spaces - 1 parking unit = 1 automobile = 100 sq ft / Total = 64 automobile = 6,400 sq ft
- e. Impervious coverage - 1,572 sq ft

EXISTING DEVELOPMENT DATA:

- a. Total floor area - 17,465 sq. ft.
- b. Land area - Unpaved = 1.89 acres +/- / Paved = 1,000 sq. ft. of the 70
- c. Rec. parking spaces - 1 space per 1,000 sq. ft. of the 70
- d. Imp. parking spaces - 74 standard + 4 HC accessible = 78



RECEIVED

MAY 23 2017

Development Services

RECEIVED

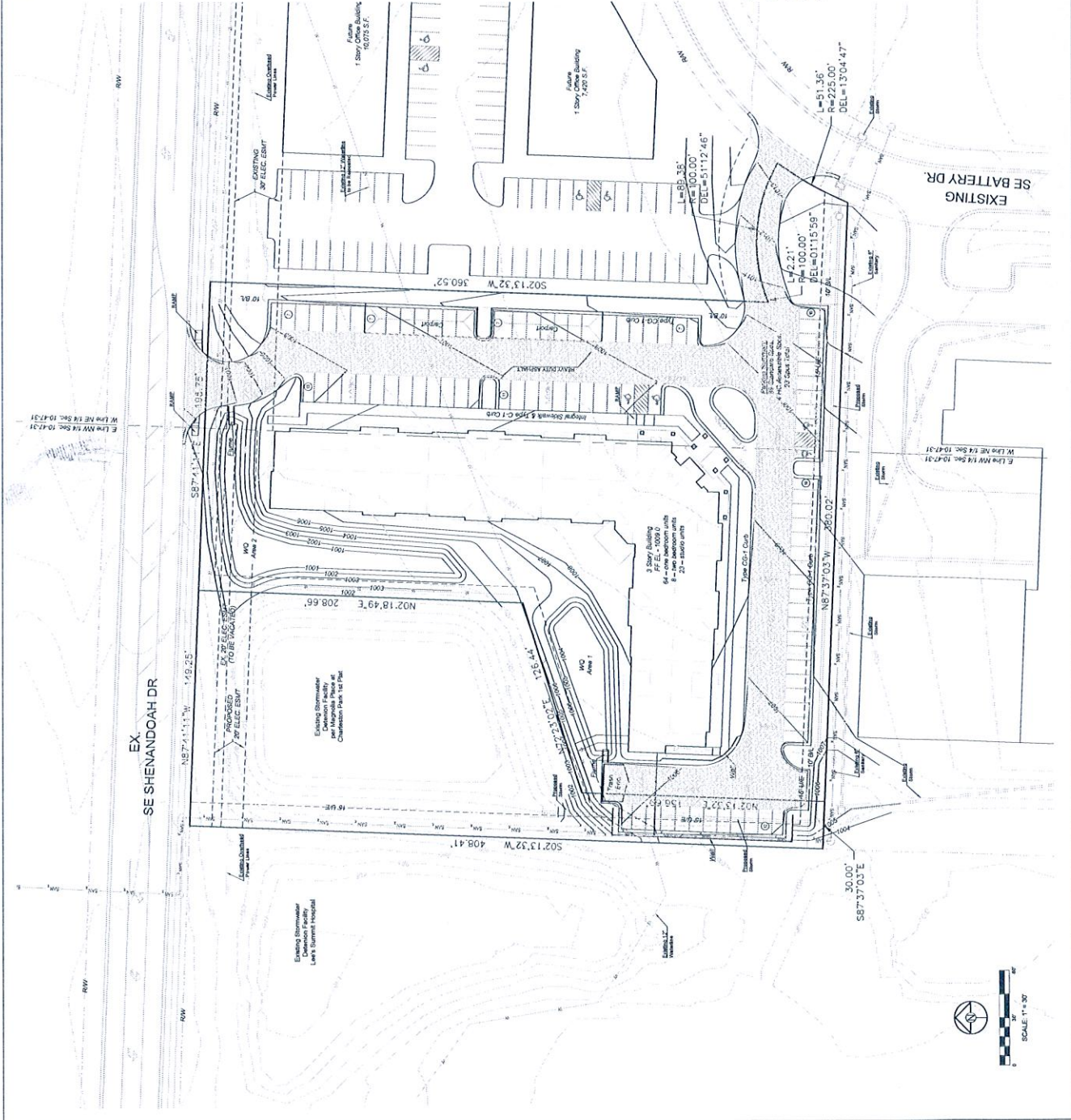
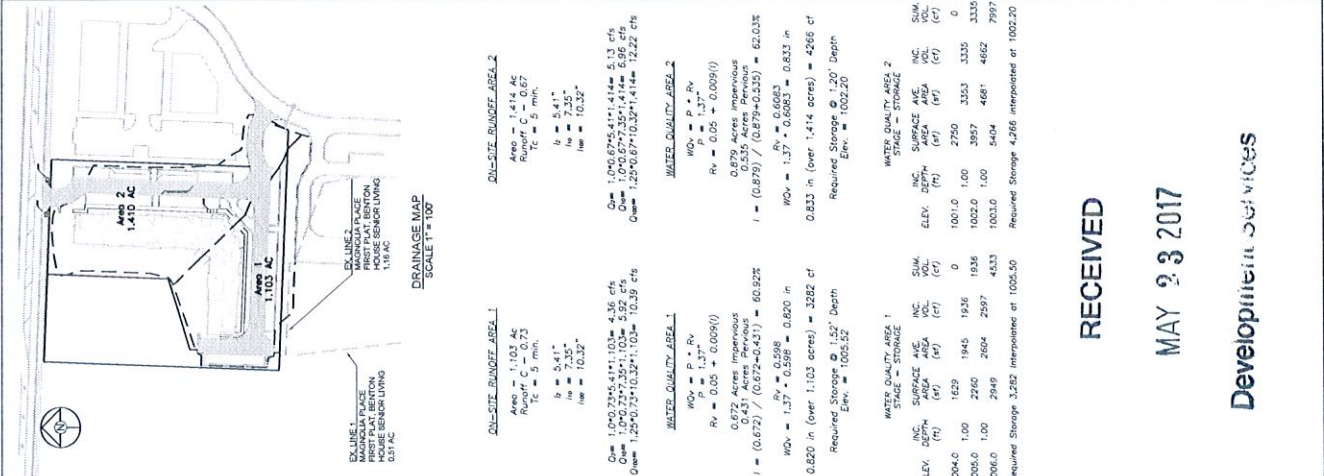
MAY 23 2017

Development Services



PRELIMINARY DEVELOPMENT PLAN
 BLOOM APARTMENTS
 ~2160 SE SHENANDOAH DRIVE,
 LEES SUMMIT, MO

SECTION	
1	1-2-17
2	1-2-17
3	1-2-17
4	1-2-17
5	1-2-17
6	1-2-17
7	1-2-17
8	1-2-17
9	1-2-17
10	1-2-17
11	1-2-17
12	1-2-17
13	1-2-17
14	1-2-17
15	1-2-17
16	1-2-17
17	1-2-17
18	1-2-17
19	1-2-17
20	1-2-17
21	1-2-17
22	1-2-17
23	1-2-17
24	1-2-17
25	1-2-17
26	1-2-17
27	1-2-17
28	1-2-17
29	1-2-17
30	1-2-17
31	1-2-17
32	1-2-17
33	1-2-17
34	1-2-17
35	1-2-17
36	1-2-17
37	1-2-17
38	1-2-17
39	1-2-17
40	1-2-17
41	1-2-17
42	1-2-17
43	1-2-17
44	1-2-17
45	1-2-17
46	1-2-17
47	1-2-17
48	1-2-17
49	1-2-17
50	1-2-17
51	1-2-17
52	1-2-17
53	1-2-17
54	1-2-17
55	1-2-17
56	1-2-17
57	1-2-17
58	1-2-17
59	1-2-17
60	1-2-17
61	1-2-17
62	1-2-17
63	1-2-17
64	1-2-17
65	1-2-17
66	1-2-17
67	1-2-17
68	1-2-17
69	1-2-17
70	1-2-17
71	1-2-17
72	1-2-17
73	1-2-17
74	1-2-17
75	1-2-17
76	1-2-17
77	1-2-17
78	1-2-17
79	1-2-17
80	1-2-17
81	1-2-17
82	1-2-17
83	1-2-17
84	1-2-17
85	1-2-17
86	1-2-17
87	1-2-17
88	1-2-17
89	1-2-17
90	1-2-17
91	1-2-17
92	1-2-17
93	1-2-17
94	1-2-17
95	1-2-17
96	1-2-17
97	1-2-17
98	1-2-17
99	1-2-17
100	1-2-17



DRAINAGE MAP
 SCALE 1" = 100'

AREA 1
 1.103 AC

AREA 2
 1.410 AC

DR. LINE 1
 MANHOLE 1 (1.00)
 PREST. PLAT. BERTON
 HOUSE BENDER LIVING
 1.0 AC

DR. LINE 2
 MANHOLE 2 (1.00)
 PREST. PLAT. BERTON
 HOUSE BENDER LIVING
 1.0 AC

QUALITY AREA 1
 Area = 1.103 AC
 Runoff C = 0.73
 Tc = 9 min.
 b = 5.41"
 m = 10.32"
 WQv = 1.27 * 0.589 = 0.800 in

QUALITY AREA 2
 Area = 1.414 AC
 Runoff C = 0.67
 Tc = 9 min.
 b = 5.41"
 m = 10.32"
 WQv = 1.27 * 0.6683 = 0.863 in

WATER QUALITY AREA 1

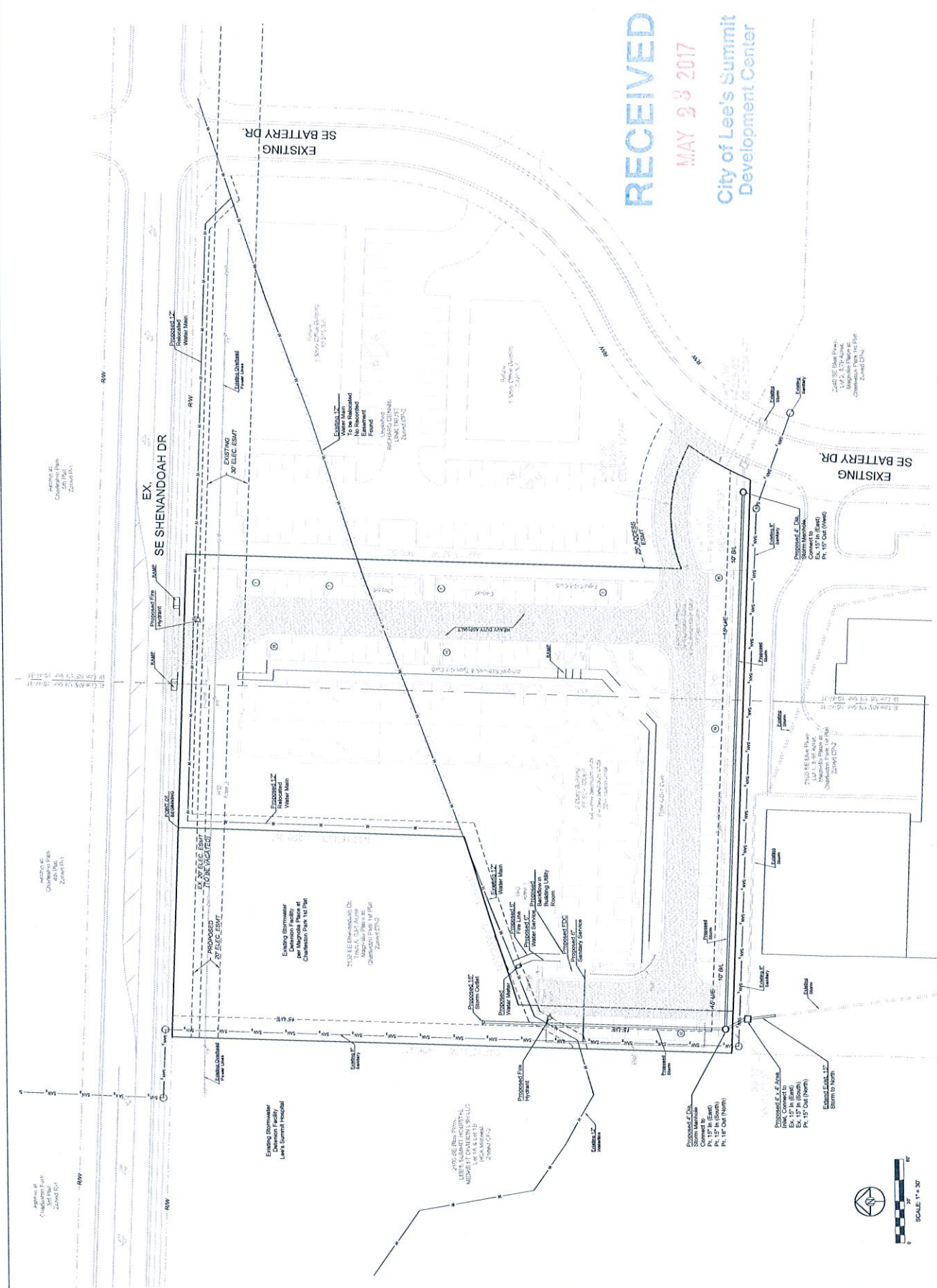
INC. ELEV.	SURFACE AREA (sq ft)	AREA (sq ft)	INC. VOL.	SUM VOL.
1004.0	1629	1945	1936	0
1005.0	1.00	2260	2597	1936
1006.0	1.00	2949	2604	4533
Required Storage @ 1.20' Depth				4266 cf
Elev. = 1005.52				

WATER QUALITY AREA 2

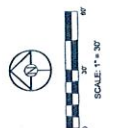
INC. ELEV.	SURFACE AREA (sq ft)	AREA (sq ft)	INC. VOL.	SUM VOL.
1001.0	0	2750	3353	0
1002.0	1.00	3957	5404	3353
1003.0	1.00	5404	4662	7957
Required Storage @ 1.20' Depth				4266 cf
Elev. = 1002.20				

RECEIVED
 MAY 23 2017
 Development Services





RECEIVED
MAY 23 2017
City of Lee's Summit
Development Center



SCHLAGEL & ASSOCIATES, P.A.
 Engineers Planners Surveyors Landscape Architects
 4600 Wind 10th Street, Kansas, Kansas 66215
 (913) 492-5156 • Fax (913) 492-6800
 WWW.SCHLAGELASSOCIATES.COM
 Kansas State License No. 44700
 Professional Engineer
 License No. KA-258,153-14



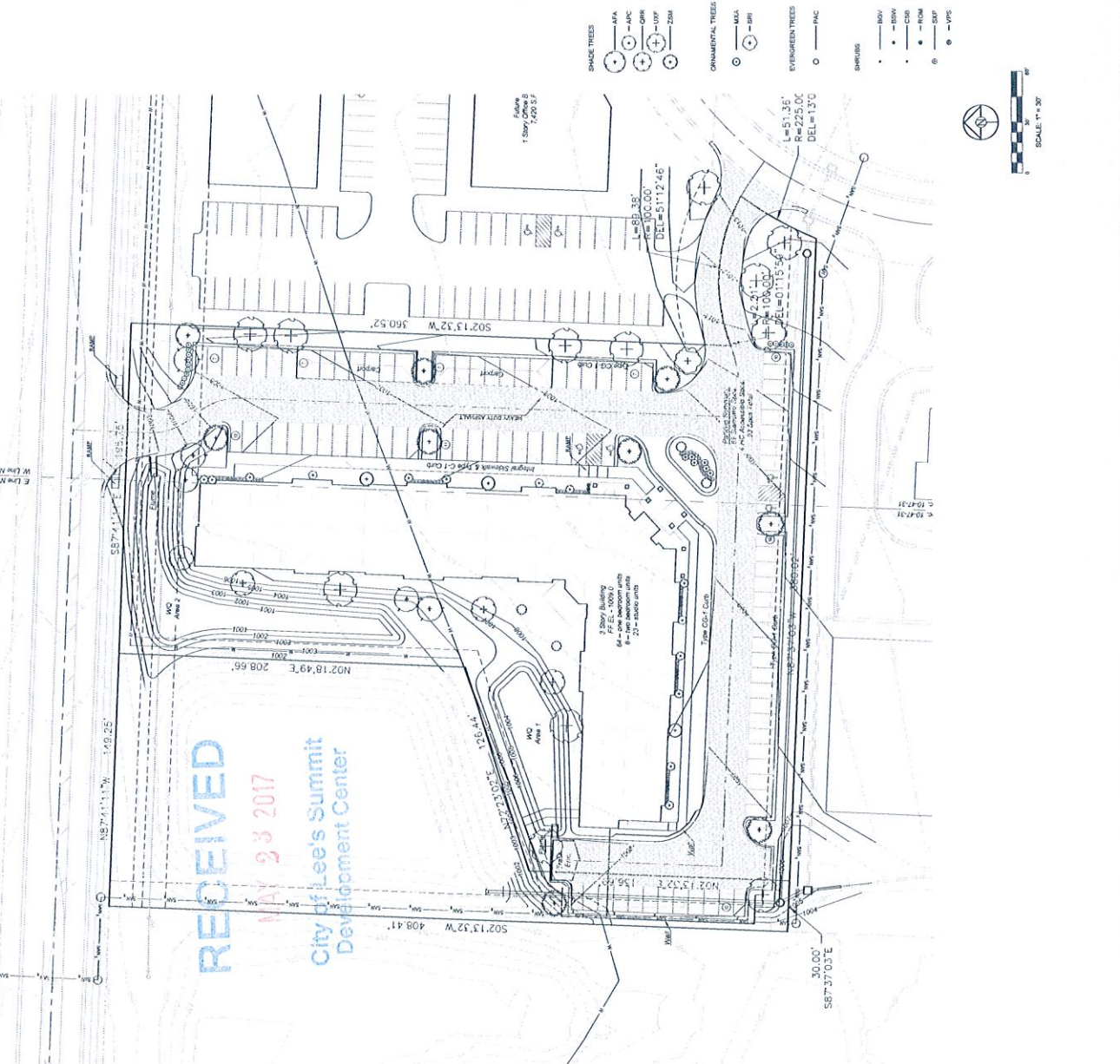
PRELIMINARY DEVELOPMENT PLAN
 BLOOM APARTMENTS
 -2160 SE SHENANDOAH DRIVE,
 LEE'S SUMMIT, MO

- LANDSCAPE DATA, LOT 1 ONLY**
- STREET FRONTAGE LANDSCAPE**
- 7 TREES
 - 7 NEW TREES
 - SHENANDOAH DRIVE TREES PROVIDED PER 30' (1/16, 7/20/2)
 - BATTERY DRIVE TREES PROVIDED PER 30' (1/16, 3/16/20)
 - BATTERY DRIVE TREES PROVIDED
- SHENANDOAH DRIVE**
- 10 SHRUBS
 - 10 SHRUBS/PARKING LOT SCREEN
 - SHENANDOAH DRIVE SHRUBS REQUIRED PER 20' (1/16, 3/16/20)
 - BATTERY DRIVE SHRUBS PROVIDED PER 20' (1/16, 3/16/20)
 - BATTERY DRIVE SHRUBS PROVIDED
- ISLE LANDSCAPE REQUIRED**
- 17 TREES
 - 33 SHRUBS
 - SHRUBS REQUIRED PER 5,000 S.F. OF LOT AREA (1/16, 4/8, 25-22, 30/50/50)
 - SHRUBS PROVIDED PER 5,000 S.F. OF LOT AREA (1/16, 4/8, 25-22, 30/50/50)
 - SHRUBS PROVIDED
- PARKING LOT LANDSCAPE**
- 17 TREES
 - 33 SHRUBS
 - LANDSCAPE AREA REQUIRED PER 5,000 S.F. OF LOT AREA (1/16, 4/8, 25-22, 30/50/50)
 - TREES REQUIRED PER ISLAND
 - TREES PROVIDED PER ISLAND
 - SCREENING 22.5 FT. HT. ALONG ENTIRE FRONTAGE ADJ. TO STREET)

NOTES:

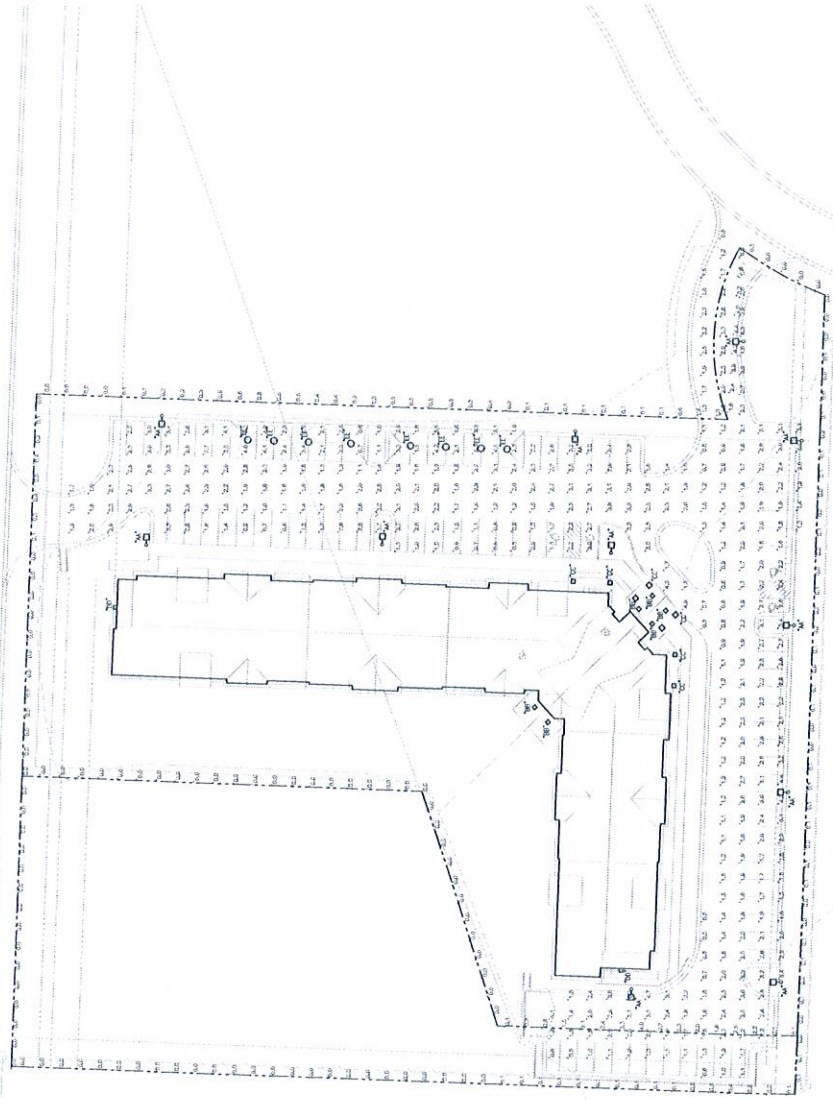
1. ALL TREE LOCATIONS AND SPACING SHALL BE AS SHOWN ON THIS PLAN. ALL TREE LOCATIONS AND SPACING SHALL BE RELOCATED ON LOT 1 IN ALL UTILITIES AND CONDUITS SHALL BE RELOCATED TO AVOID TREE LOCATIONS.
2. ALL TREE LOCATIONS AND SPACING SHALL BE RELOCATED TO AVOID UTILITIES AND CONDUITS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR CONFLICTS BEFORE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR CONFLICTS BEFORE INSTALLATION.
3. ALL TREE LOCATIONS AND SPACING SHALL BE RELOCATED TO AVOID UTILITIES AND CONDUITS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR CONFLICTS BEFORE INSTALLATION.
4. ALL TREE LOCATIONS AND SPACING SHALL BE RELOCATED TO AVOID UTILITIES AND CONDUITS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR CONFLICTS BEFORE INSTALLATION.
5. ALL TREE LOCATIONS AND SPACING SHALL BE RELOCATED TO AVOID UTILITIES AND CONDUITS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR CONFLICTS BEFORE INSTALLATION.
6. ALL TREE LOCATIONS AND SPACING SHALL BE RELOCATED TO AVOID UTILITIES AND CONDUITS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR CONFLICTS BEFORE INSTALLATION.
7. ALL TREE LOCATIONS AND SPACING SHALL BE RELOCATED TO AVOID UTILITIES AND CONDUITS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR CONFLICTS BEFORE INSTALLATION.
8. ALL TREE LOCATIONS AND SPACING SHALL BE RELOCATED TO AVOID UTILITIES AND CONDUITS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR CONFLICTS BEFORE INSTALLATION.
9. ALL TREE LOCATIONS AND SPACING SHALL BE RELOCATED TO AVOID UTILITIES AND CONDUITS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR CONFLICTS BEFORE INSTALLATION.
10. ALL TREE LOCATIONS AND SPACING SHALL BE RELOCATED TO AVOID UTILITIES AND CONDUITS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR CONFLICTS BEFORE INSTALLATION.
11. ALL TREE LOCATIONS AND SPACING SHALL BE RELOCATED TO AVOID UTILITIES AND CONDUITS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR CONFLICTS BEFORE INSTALLATION.
12. ALL TREE LOCATIONS AND SPACING SHALL BE RELOCATED TO AVOID UTILITIES AND CONDUITS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR CONFLICTS BEFORE INSTALLATION.
13. ALL TREE LOCATIONS AND SPACING SHALL BE RELOCATED TO AVOID UTILITIES AND CONDUITS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR CONFLICTS BEFORE INSTALLATION.
14. ALL TREE LOCATIONS AND SPACING SHALL BE RELOCATED TO AVOID UTILITIES AND CONDUITS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR CONFLICTS BEFORE INSTALLATION.
15. ALL TREE LOCATIONS AND SPACING SHALL BE RELOCATED TO AVOID UTILITIES AND CONDUITS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR CONFLICTS BEFORE INSTALLATION.

SHADE TREES	ORNDORF TREES	EVERGREEN TREES	SHRUBS
1. 6A. Acer 'Emerald Green'	3. 3A. Magnolia 'Star'	1. 1A. Picea Abies 'Blue'	1. 1A. Blueberry
2. 6A. Acer 'Emerald Green'	3. 3A. Magnolia 'Star'	1. 1A. Picea Abies 'Blue'	1. 1A. Blueberry
3. 6A. Acer 'Emerald Green'	3. 3A. Magnolia 'Star'	1. 1A. Picea Abies 'Blue'	1. 1A. Blueberry
4. 6A. Acer 'Emerald Green'	3. 3A. Magnolia 'Star'	1. 1A. Picea Abies 'Blue'	1. 1A. Blueberry
5. 6A. Acer 'Emerald Green'	3. 3A. Magnolia 'Star'	1. 1A. Picea Abies 'Blue'	1. 1A. Blueberry
6. 6A. Acer 'Emerald Green'	3. 3A. Magnolia 'Star'	1. 1A. Picea Abies 'Blue'	1. 1A. Blueberry
7. 6A. Acer 'Emerald Green'	3. 3A. Magnolia 'Star'	1. 1A. Picea Abies 'Blue'	1. 1A. Blueberry
8. 6A. Acer 'Emerald Green'	3. 3A. Magnolia 'Star'	1. 1A. Picea Abies 'Blue'	1. 1A. Blueberry
9. 6A. Acer 'Emerald Green'	3. 3A. Magnolia 'Star'	1. 1A. Picea Abies 'Blue'	1. 1A. Blueberry
10. 6A. Acer 'Emerald Green'	3. 3A. Magnolia 'Star'	1. 1A. Picea Abies 'Blue'	1. 1A. Blueberry
11. 6A. Acer 'Emerald Green'	3. 3A. Magnolia 'Star'	1. 1A. Picea Abies 'Blue'	1. 1A. Blueberry
12. 6A. Acer 'Emerald Green'	3. 3A. Magnolia 'Star'	1. 1A. Picea Abies 'Blue'	1. 1A. Blueberry
13. 6A. Acer 'Emerald Green'	3. 3A. Magnolia 'Star'	1. 1A. Picea Abies 'Blue'	1. 1A. Blueberry
14. 6A. Acer 'Emerald Green'	3. 3A. Magnolia 'Star'	1. 1A. Picea Abies 'Blue'	1. 1A. Blueberry
15. 6A. Acer 'Emerald Green'	3. 3A. Magnolia 'Star'	1. 1A. Picea Abies 'Blue'	1. 1A. Blueberry



RECEIVED
 MAY 23 2017
 City of Lee's Summit
 Development Center

RECEIVED
 MAY 23 2017
 City of Lee's Summit
 Development Center



IS&A
 Illumination Systems & Associates
 1400 West 97th Street, Leawood, Kansas 66215
 (913) 492-4400
 www.isandassociates.com
 Kansas State Certified Lighting Designer
 License No. 1459

1 SITE PHOTOMETRIC PLAN - LIGHTING NORTH
 1/8" = 1'-0"

SITE PHOTOMETRIC PLAN - LIGHTING
 SHEET
E001
 OF TOTAL SHEETS

NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMITS	05/23/17
02	REVISED PER COMMENTS	06/01/17
03	REVISED PER COMMENTS	06/08/17
04	REVISED PER COMMENTS	06/15/17
05	REVISED PER COMMENTS	06/22/17
06	REVISED PER COMMENTS	07/06/17
07	REVISED PER COMMENTS	07/13/17
08	REVISED PER COMMENTS	07/20/17
09	REVISED PER COMMENTS	07/27/17
10	REVISED PER COMMENTS	08/03/17
11	REVISED PER COMMENTS	08/10/17
12	REVISED PER COMMENTS	08/17/17
13	REVISED PER COMMENTS	08/24/17
14	REVISED PER COMMENTS	08/31/17
15	REVISED PER COMMENTS	09/07/17
16	REVISED PER COMMENTS	09/14/17
17	REVISED PER COMMENTS	09/21/17
18	REVISED PER COMMENTS	09/28/17
19	REVISED PER COMMENTS	10/05/17
20	REVISED PER COMMENTS	10/12/17
21	REVISED PER COMMENTS	10/19/17
22	REVISED PER COMMENTS	10/26/17
23	REVISED PER COMMENTS	11/02/17
24	REVISED PER COMMENTS	11/09/17
25	REVISED PER COMMENTS	11/16/17
26	REVISED PER COMMENTS	11/23/17
27	REVISED PER COMMENTS	11/30/17
28	REVISED PER COMMENTS	12/07/17
29	REVISED PER COMMENTS	12/14/17
30	REVISED PER COMMENTS	12/21/17
31	REVISED PER COMMENTS	12/28/17
32	REVISED PER COMMENTS	01/04/18
33	REVISED PER COMMENTS	01/11/18
34	REVISED PER COMMENTS	01/18/18
35	REVISED PER COMMENTS	01/25/18
36	REVISED PER COMMENTS	02/01/18
37	REVISED PER COMMENTS	02/08/18
38	REVISED PER COMMENTS	02/15/18
39	REVISED PER COMMENTS	02/22/18
40	REVISED PER COMMENTS	02/29/18
41	REVISED PER COMMENTS	03/06/18
42	REVISED PER COMMENTS	03/13/18
43	REVISED PER COMMENTS	03/20/18
44	REVISED PER COMMENTS	03/27/18
45	REVISED PER COMMENTS	04/03/18
46	REVISED PER COMMENTS	04/10/18
47	REVISED PER COMMENTS	04/17/18
48	REVISED PER COMMENTS	04/24/18
49	REVISED PER COMMENTS	05/01/18
50	REVISED PER COMMENTS	05/08/18
51	REVISED PER COMMENTS	05/15/18
52	REVISED PER COMMENTS	05/22/18
53	REVISED PER COMMENTS	05/29/18
54	REVISED PER COMMENTS	06/05/18
55	REVISED PER COMMENTS	06/12/18
56	REVISED PER COMMENTS	06/19/18
57	REVISED PER COMMENTS	06/26/18
58	REVISED PER COMMENTS	07/03/18
59	REVISED PER COMMENTS	07/10/18
60	REVISED PER COMMENTS	07/17/18
61	REVISED PER COMMENTS	07/24/18
62	REVISED PER COMMENTS	07/31/18
63	REVISED PER COMMENTS	08/07/18
64	REVISED PER COMMENTS	08/14/18
65	REVISED PER COMMENTS	08/21/18
66	REVISED PER COMMENTS	08/28/18
67	REVISED PER COMMENTS	09/04/18
68	REVISED PER COMMENTS	09/11/18
69	REVISED PER COMMENTS	09/18/18
70	REVISED PER COMMENTS	09/25/18
71	REVISED PER COMMENTS	10/02/18
72	REVISED PER COMMENTS	10/09/18
73	REVISED PER COMMENTS	10/16/18
74	REVISED PER COMMENTS	10/23/18
75	REVISED PER COMMENTS	10/30/18
76	REVISED PER COMMENTS	11/06/18
77	REVISED PER COMMENTS	11/13/18
78	REVISED PER COMMENTS	11/20/18
79	REVISED PER COMMENTS	11/27/18
80	REVISED PER COMMENTS	12/04/18
81	REVISED PER COMMENTS	12/11/18
82	REVISED PER COMMENTS	12/18/18
83	REVISED PER COMMENTS	12/25/18
84	REVISED PER COMMENTS	01/01/19
85	REVISED PER COMMENTS	01/08/19
86	REVISED PER COMMENTS	01/15/19
87	REVISED PER COMMENTS	01/22/19
88	REVISED PER COMMENTS	01/29/19
89	REVISED PER COMMENTS	02/05/19
90	REVISED PER COMMENTS	02/12/19
91	REVISED PER COMMENTS	02/19/19
92	REVISED PER COMMENTS	02/26/19
93	REVISED PER COMMENTS	03/05/19
94	REVISED PER COMMENTS	03/12/19
95	REVISED PER COMMENTS	03/19/19
96	REVISED PER COMMENTS	03/26/19
97	REVISED PER COMMENTS	04/02/19
98	REVISED PER COMMENTS	04/09/19
99	REVISED PER COMMENTS	04/16/19
100	REVISED PER COMMENTS	04/23/19

SCHLAGEL & ASSOCIATES, P.A.
 Engineers-Planners-Surveyors-Landscape Architects
 1400 West 97th Street • Leawood, Kansas 66215
 (913) 492-4400 • Fax: (913) 492-4400
 WWW.SCHLAGELANDASSOCIATES.COM
 Kansas State Certified Lighting Designer
 License No. 1459

MARK	MANUFACTURER	CATALOG NUMBER	EXTERNAL LIGHTING FIXTURE SCHEDULE						REMARKS
			RECESSED	WALL	POLE	FLOOR	WALL	POLE	
"A"	OSRAM	OSRAM PRO LINE PAR 30							
"B"	OSRAM	OSRAM PRO LINE PAR 30							
"C"	OSRAM	OSRAM PRO LINE PAR 30							
"D"	OSRAM	OSRAM PRO LINE PAR 30							
"E"	OSRAM	OSRAM PRO LINE PAR 30							
"F"	OSRAM	OSRAM PRO LINE PAR 30							
"G"	OSRAM	OSRAM PRO LINE PAR 30							
"H"	OSRAM	OSRAM PRO LINE PAR 30							
"I"	OSRAM	OSRAM PRO LINE PAR 30							
"J"	OSRAM	OSRAM PRO LINE PAR 30							
"K"	OSRAM	OSRAM PRO LINE PAR 30							
"L"	OSRAM	OSRAM PRO LINE PAR 30							
"M"	OSRAM	OSRAM PRO LINE PAR 30							
"N"	OSRAM	OSRAM PRO LINE PAR 30							
"O"	OSRAM	OSRAM PRO LINE PAR 30							
"P"	OSRAM	OSRAM PRO LINE PAR 30							
"Q"	OSRAM	OSRAM PRO LINE PAR 30							
"R"	OSRAM	OSRAM PRO LINE PAR 30							
"S"	OSRAM	OSRAM PRO LINE PAR 30							
"T"	OSRAM	OSRAM PRO LINE PAR 30							
"U"	OSRAM	OSRAM PRO LINE PAR 30							
"V"	OSRAM	OSRAM PRO LINE PAR 30							
"W"	OSRAM	OSRAM PRO LINE PAR 30							
"X"	OSRAM	OSRAM PRO LINE PAR 30							
"Y"	OSRAM	OSRAM PRO LINE PAR 30							
"Z"	OSRAM	OSRAM PRO LINE PAR 30							

REMARKS:
 1. Provide with 20' tall fixture height over power ISSS.
 2. Type & Orientation will vary greatly.

Description	Avg		Max/Min		Avg/Min
	Area	Count	Area	Count	
Planting Area	2.1	2.4	0.5	10.0	0.2

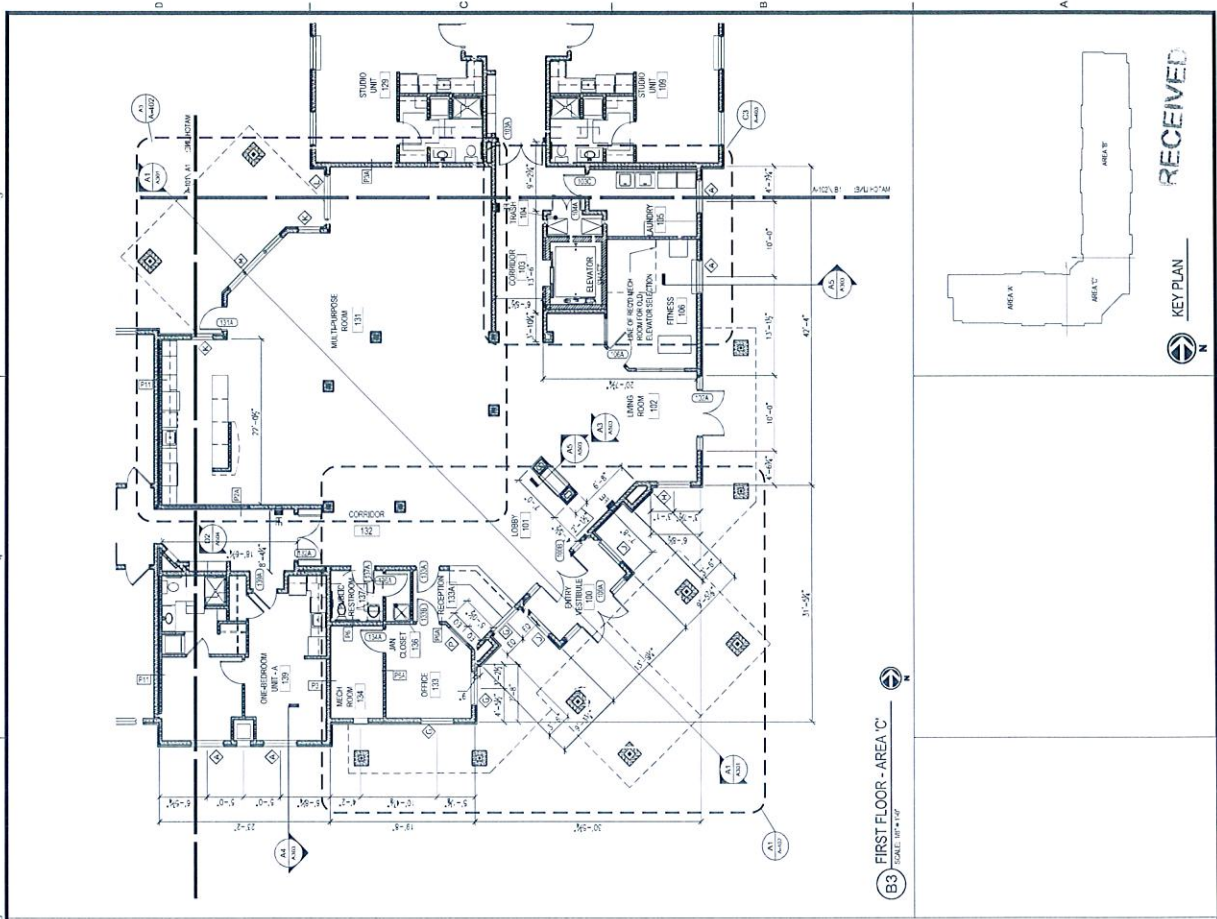


schwartz design group
 10000 Woodloch Forest Dr
 Suite 1000
 Dallas, TX 75243
 Phone: 972.382.1000
 Fax: 972.382.1001
 www.schwartzdesign.com

PROGRESS PRINT
 NOT FOR CONSTRUCTION
 DATE: ---

PRELIMINARY DEVELOPMENTAL SUBMITTAL FOR:
BLOOM LIVING
 LEES SUMMIT, MO

COMMISSION NUMBER	421-17
PROJECT NAME	FIRST FLOOR - AREA 'A' AND AREA 'C'
PROJECT NUMBER	171008
SHEET NUMBER	A-101



B3 FIRST FLOOR - AREA 'C'
 SCALE: 1/8" = 1'-0"

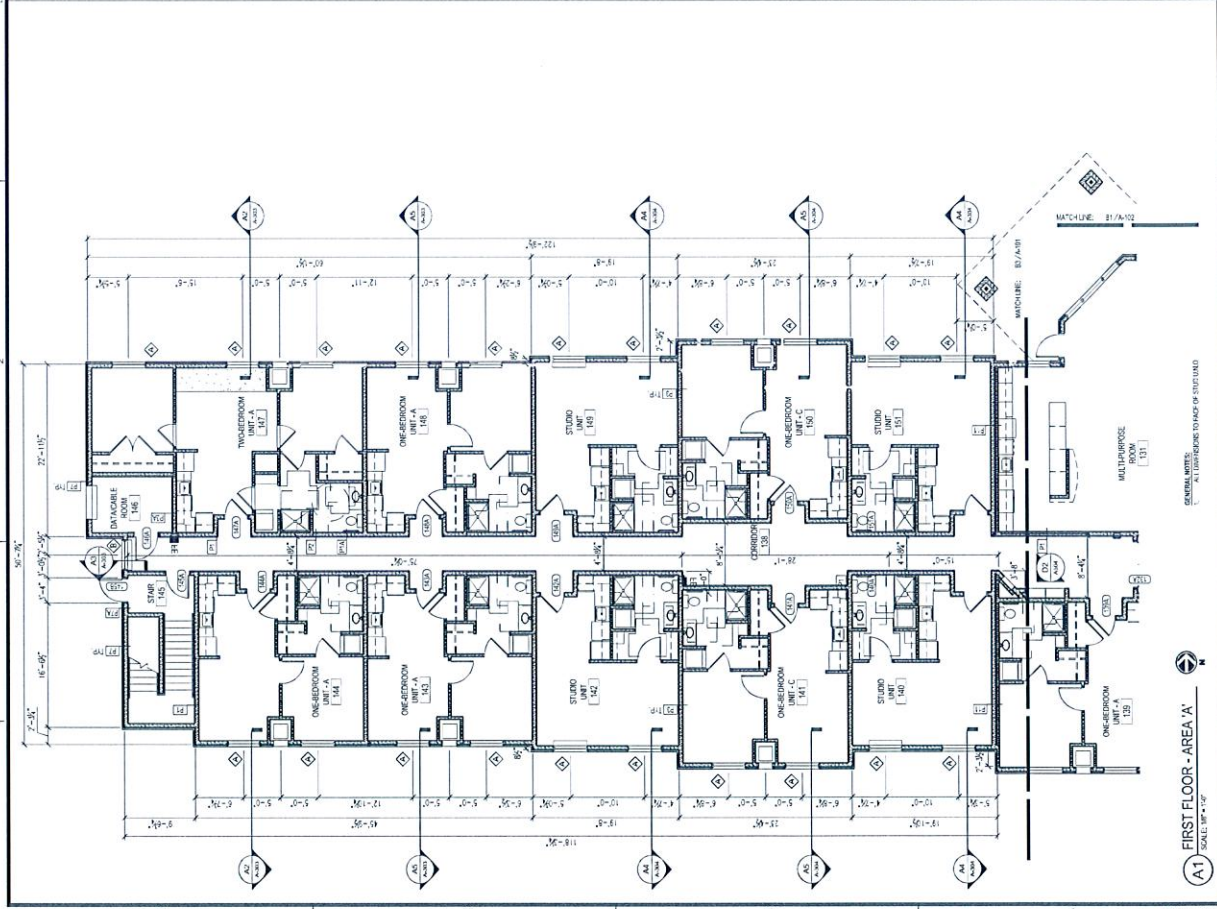
RECEIVED



KEY PLAN

APR 21 2017

-2017-095 -2017-09 Development Services



A1 FIRST FLOOR - AREA 'A'
 SCALE: 1/8" = 1'-0"

GENERAL NOTES:
 A: TERRACE TO MATCH OF STUDIOS

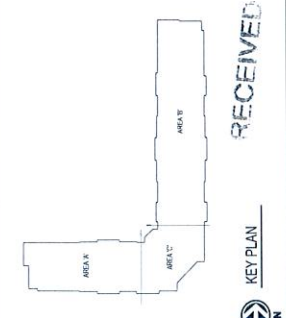
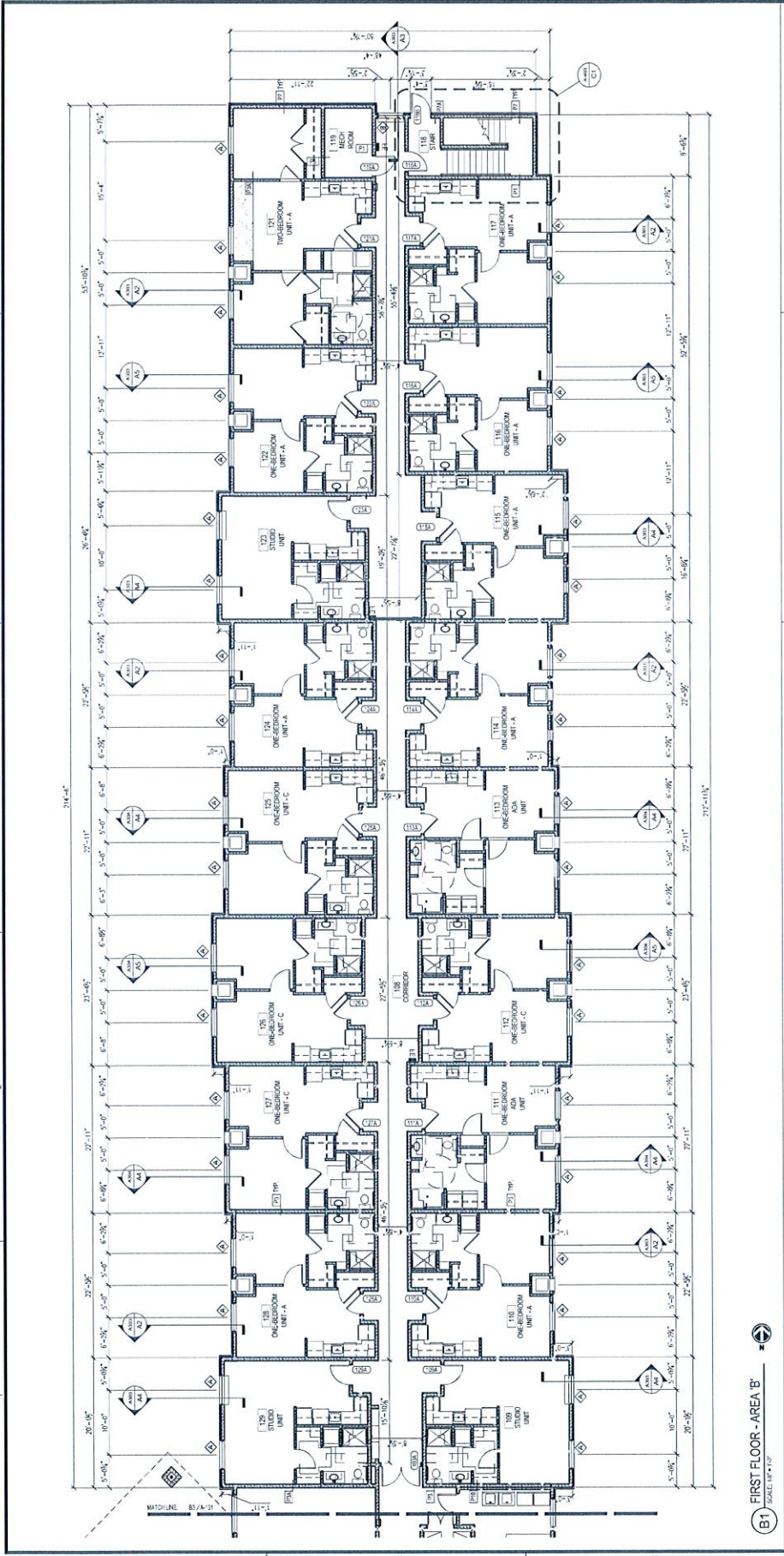


schwartz design group
 2224 W. UNIVERSITY AVENUE, SUITE 100
 INDEPENDENCE, MISSOURI 64607
 PHONE: (314) 351-1000
 FAX: (314) 351-1001
 WWW: WWW.SCHWARTZDESIGN.COM

PROCESS PRINT
 NOT FOR CONSTRUCTION
 DATE: --

PRELIMINARY DEVELOPMENTAL SUBMITTAL FOR:
 BLOOM LIVING
 LEES SUMMIT, MO

COMMISSION DATE:	4/21/17
SHEET TITLE:	FIRST FLOOR - AREA 'B'
PROJECT NUMBER:	171008
SHEET NUMBER:	A-102



RECEIVED
 APR 21 2017
 Development Services
 -2017-095
 -2017-090

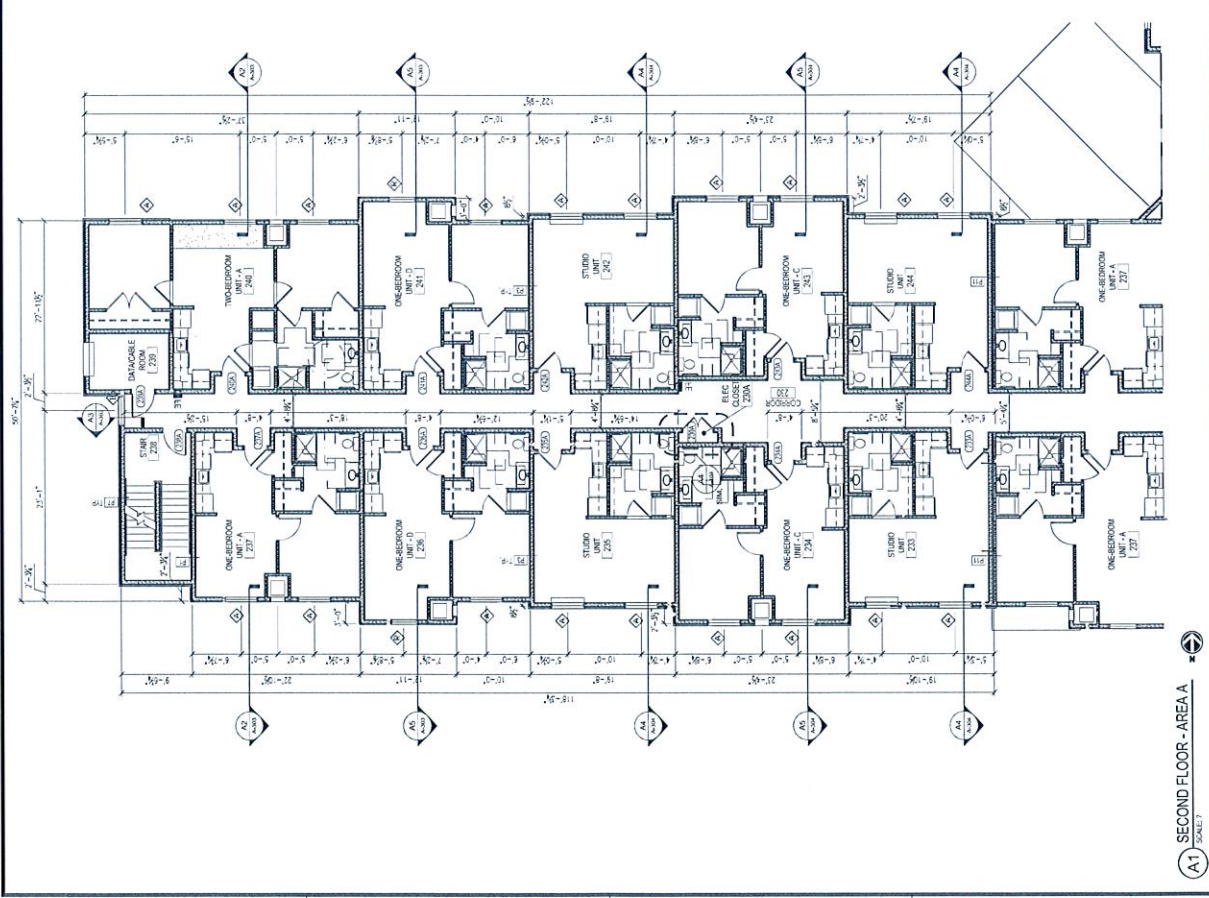
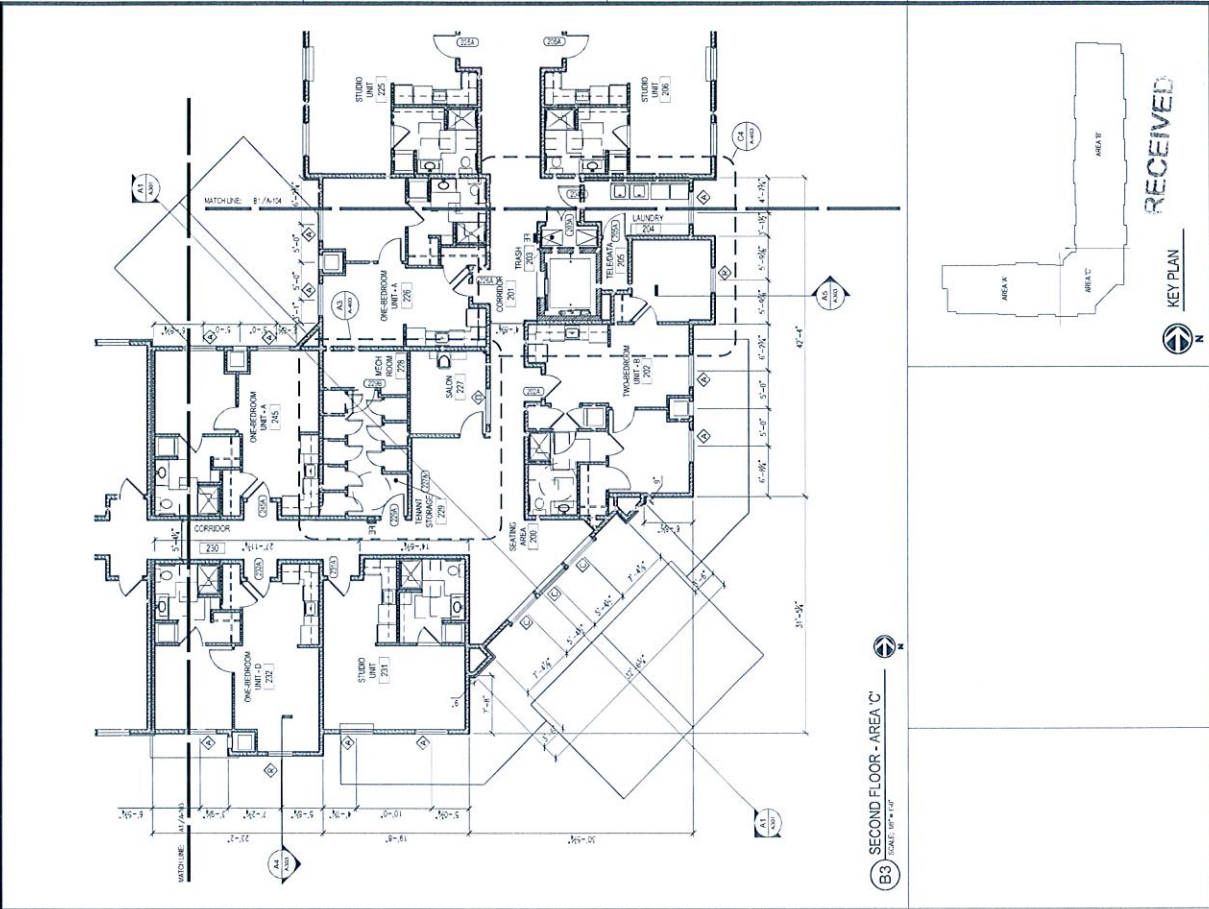


schwartz design group
 architects | interior | planners
 2221 West 10th Street, Suite 100
 Lincoln, NE 68502
 Phone: (402) 441-1100
 Fax: (402) 441-1101
 Website: www.schwartzdesign.com

PROGRESS PRINT
 NOT FOR
 CONSTRUCTION
 DATE: —

PRELIMINARY DEVELOPMENTAL SUBMITTAL FOR:
BLOOM LIVING
 LEES SUMMIT, MO

SUBMITTAL DATE:	12/1/17
SHEET TITLE:	SECOND FLOOR - AREA A AND AREA C
PROJECT NUMBER:	171008
SHEET NUMBER:	A-103



RECEIVED
 APR 21 2017
 Development Services
 -2017-095-2017-09C

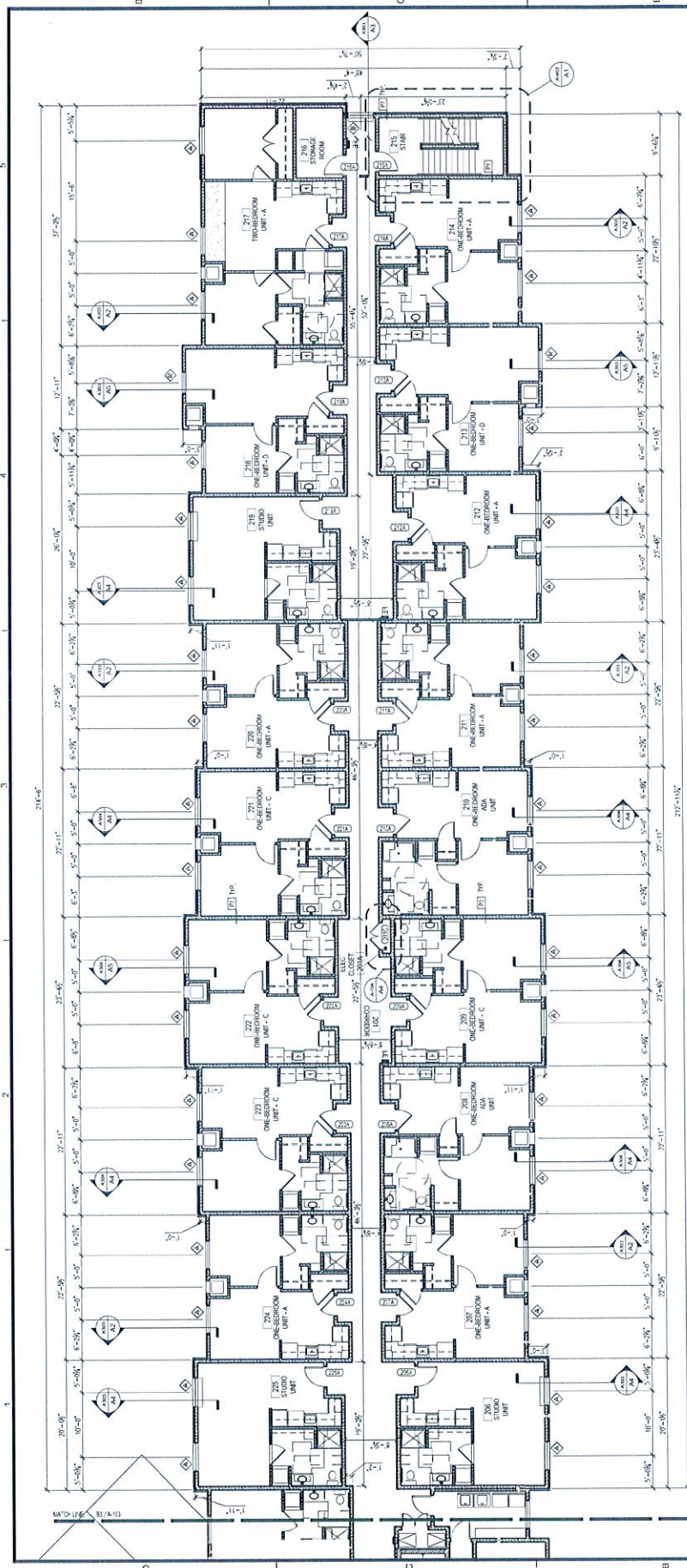


Schwardt design group
 architectural services | planning
 2224 W. UNIVERSITY AVENUE, SUITE 100
 LEES SUMMIT, MO 64081
 TEL: 816.221.2200
 FAX: 816.221.2201
 WWW.SCHWARDTDG.COM

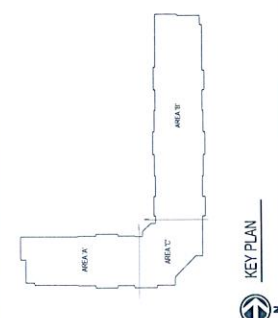
PROGRESS PRINT
 NOT FOR CONSTRUCTION
 DATE: —

PRELIMINARY DEVELOPMENTAL SUBMITTAL FOR:
BLOOM LIVING
 LEES SUMMIT, MO

SUBMITTED DATE	5/21/17
SHEET TITLE	SECOND FLOOR - AREA 'B'
PROJECT NUMBER	171008
SHEET NUMBER	A-104



B1 SECOND FLOOR - AREA 'B'
 SCALE: 1/8" = 1'-0"



APR 21 2017
 Development Services

-2017-095-2017-090

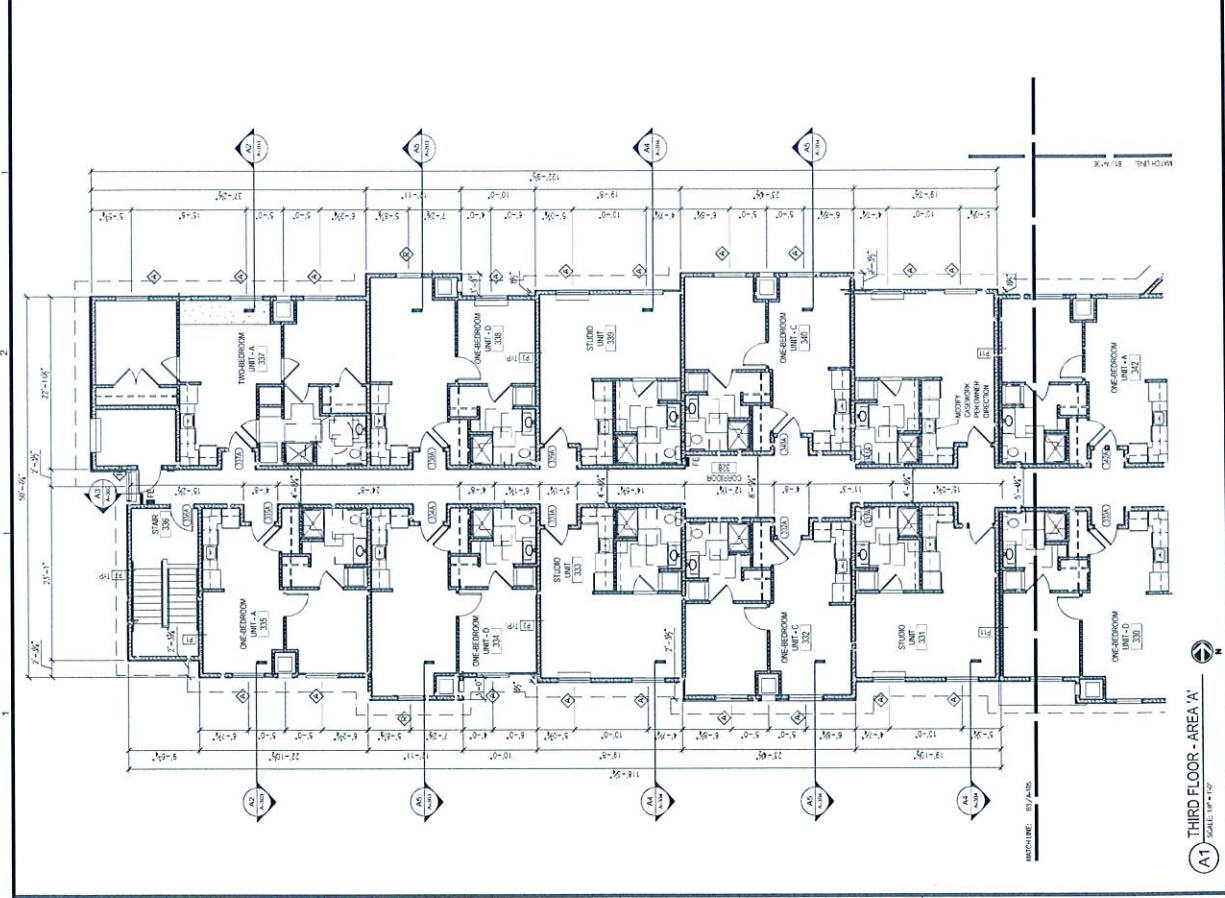
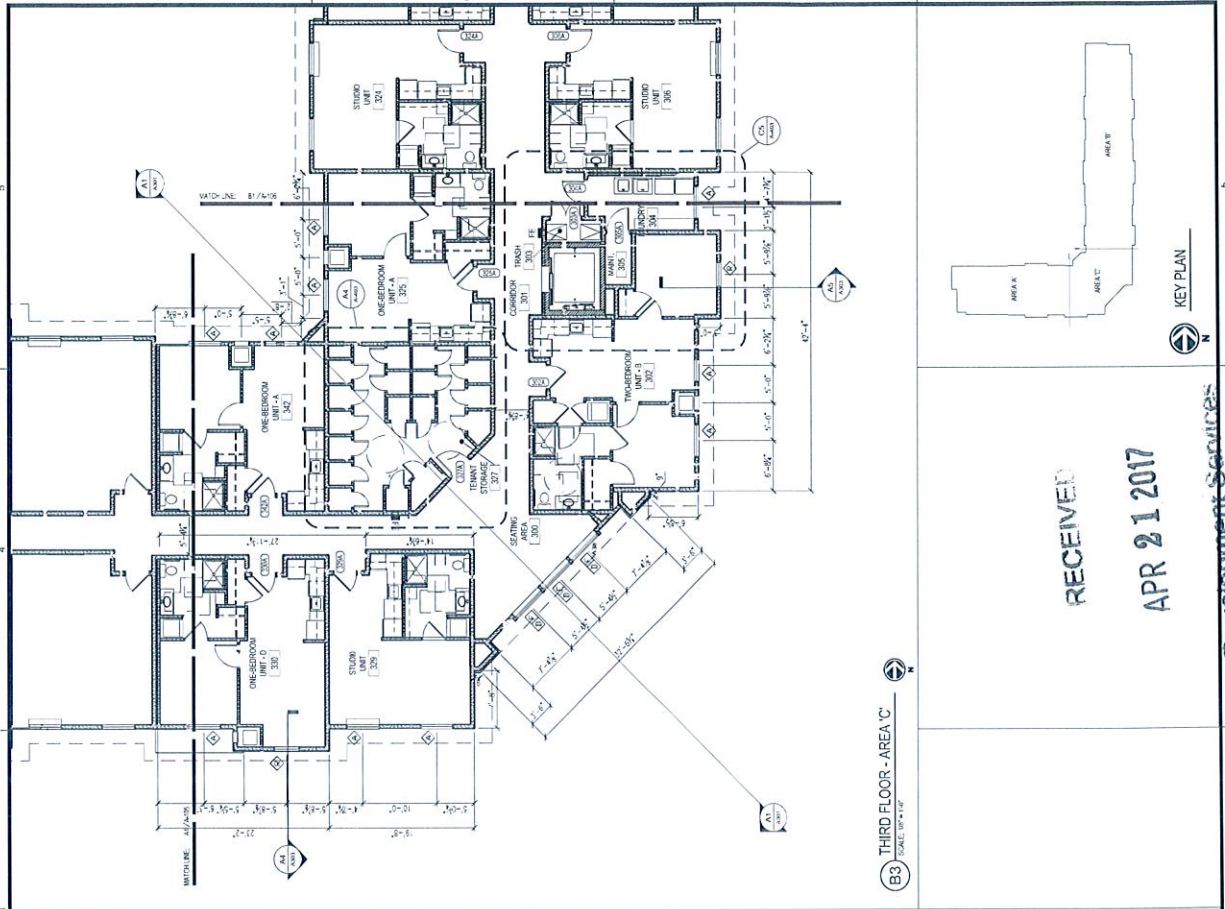


schwartz design group
 ARCHITECTURE | INTERIORS | PLANNING
 1101 W. WASHINGTON AVENUE, SUITE 200
 CHICAGO, ILLINOIS 60606
 PHONE: (312) 467-4000
 FAX: (312) 467-4001
 WWW.SCHWARTZDG.COM

PROGRESS PRINT
 NOT FOR CONSTRUCTION
 DATE: —

PRELIMINARY DEVELOPMENTAL SUBMITTAL FOR:
BLOOM LIVING
 LEES SUMMIT, MO

DATE: 4-21-17
PROJECT NUMBER: 171008
SHEET NUMBER: A-105
THIRD FLOOR - AREA 'A' AND AREA 'C'



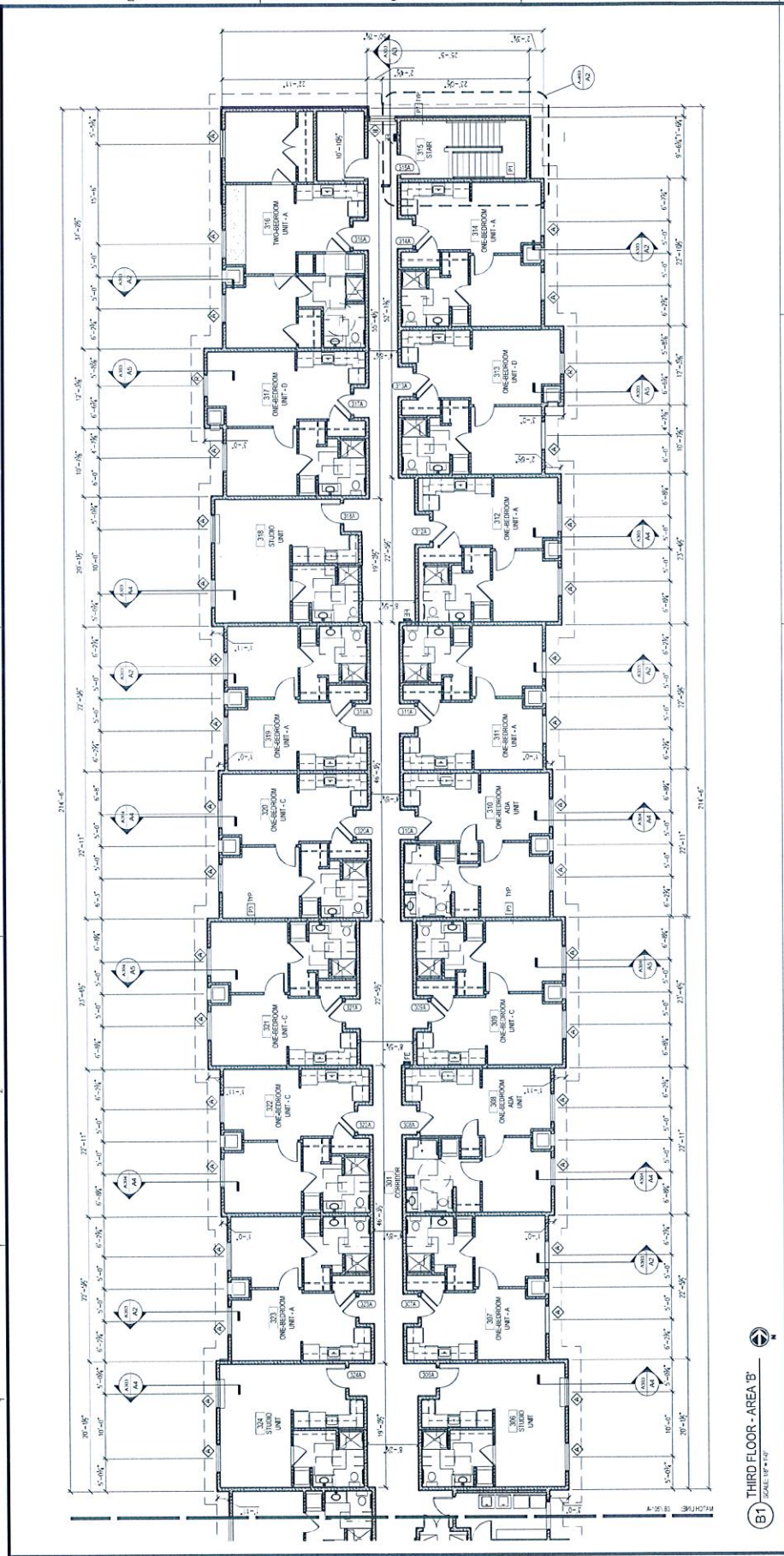
RECEIVED
 APR 21 2017
 Development Solutions
 -2017-095 -2017-09C



PROGRESS PRINT
NOT FOR
CONSTRUCTION
DATE: ---

PRELIMINARY DEVELOPMENTAL SUBMITTAL FOR:
BLOOM LIVING
LEES SUMMIT, MO

COMMITTEE/DATE	4/21/17
SHEETS TOTAL	THIRD FLOOR - AREA 'B'
PROJECT NUMBER	171008
SHEET NUMBER	A-106



RECEIVED
APR 21 2017
Development Services

B1 THIRD FLOOR - AREA 'B'
SCALE: 1/8" = 1'-0"

-2017-095 -2017-09C



schwardt design group
 ARCHITECTS & INTERIORS
 2225 W. CENTER ST., SUITE 200
 OMAHA, NE 68102
 TEL: (402) 491-3300
 FAX: (402) 491-3301
 WWW.SCHWARDTDESIGN.COM

PROCESS PRINT
 NOT FOR CONSTRUCTION
 DATE: ---

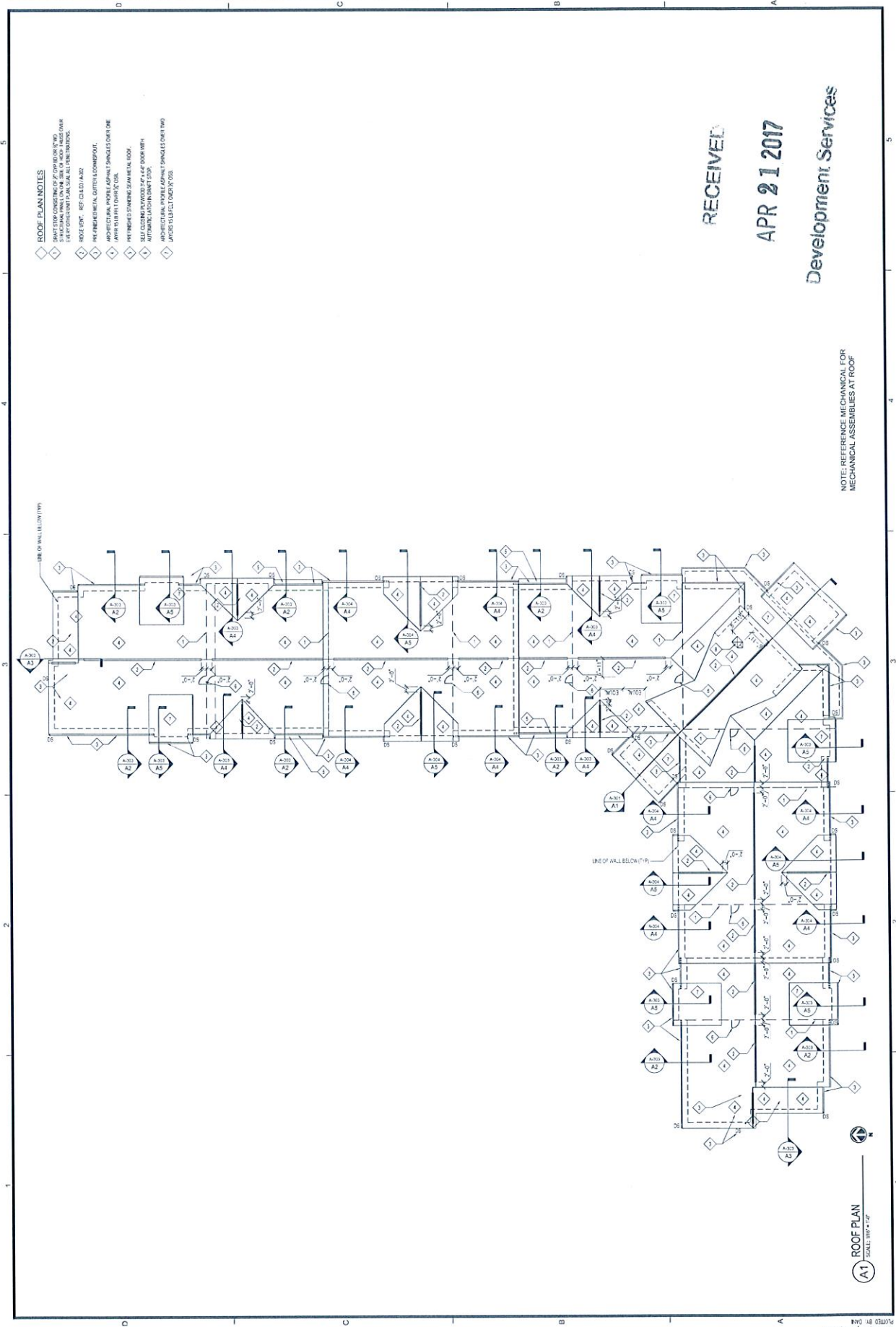
PRELIMINARY DEVELOPMENTAL SUBMITTAL FOR:
BLOOM LIVING
 LEAS SUMMIT, MO

SUBMISSION DATE: 4/20/17

SHEET TITLE:
ROOF PLAN

PROJECT NUMBER:
171008

SHEET NUMBER:
A-107



ROOF PLAN NOTES

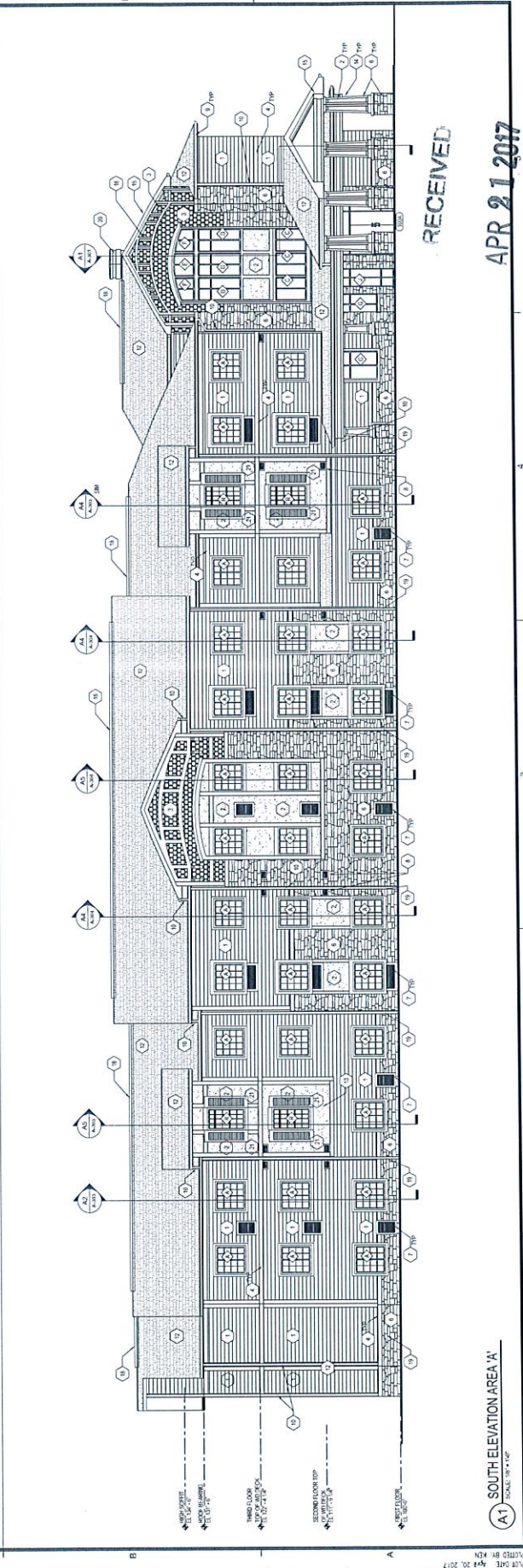
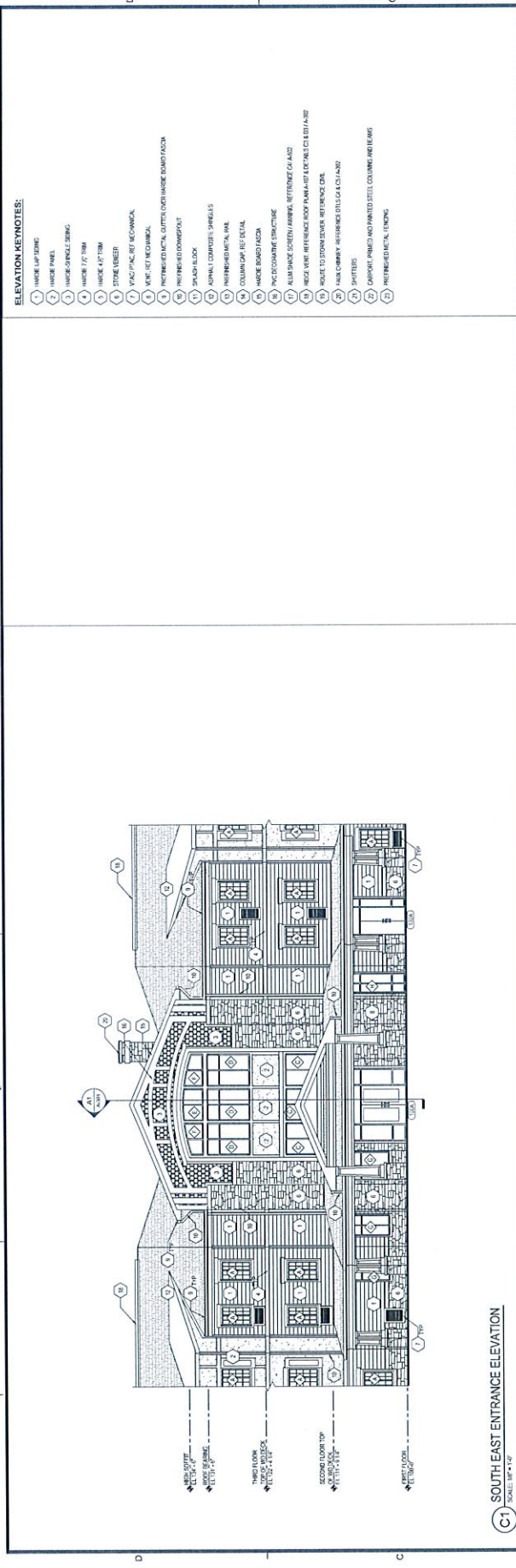
- ◇ MEANS TO BE CONSIDERED "P" COVERING AND STRUCTURAL PANELS ON THE SIDE OF ROOF SHALL OVERLAP UPON OTHER PANELS FOR ALL PENETRATIONS.
- ◇ ROOF TOP OF REF CEILING AS SHOWN.
- ◇ MECHANICAL LIGHTS & DOWNSPUTS.
- ◇ ARCHITECTURAL PROFILE ASHRAE SPANGLES OVER ONE INCH TO THREE INCHES.
- ◇ MECHANICAL SPACING FOR MECHANICAL ROOF.
- ◇ SELF-CLEANING WOOD "P" ROOF WITH AUTOMATIC CLEAN DOWN SPUT.
- ◇ ARCHITECTURAL PROFILE ASHRAE SPANGLES OVER TWO INCHES TO FOUR INCHES.

RECEIVED
APR 21 2017
Development Services

NOTE: REFERENCE MECHANICAL FOR MECHANICAL ASSEMBLIES AT ROOF

A1 ROOF PLAN
 SCALE: 1/8" = 1'-0"

-2017-095 -2017-090



RECEIVED
 APR 21 2017

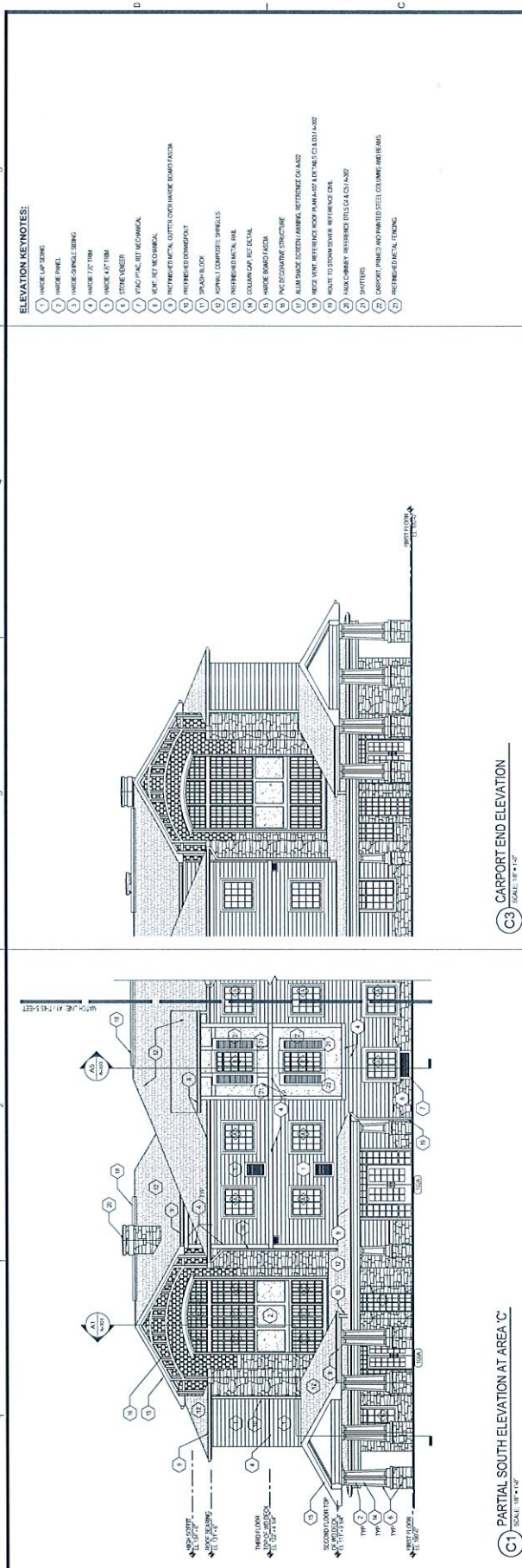
-2017-095
 -2017-09C
 Development Services



PROCESS PRINT
 NOT FOR
 CONSTRUCTION
 DATE: —

PRELIMINARY DEVELOPMENT SUBMITTAL FOR:
BLOOM LIVING
 LEES SUMMIT, MO

SUBMITTED DATE:	02/17/17
PROJECT NUMBER:	171008
SHEET NUMBER:	A-202
SHIELD TITLE EXTERIOR ELEVATIONS	



- ELEVATION KEYNOTES:**
- 1 HIDE LAP SIDING
 - 2 HIDE PANEL
 - 3 HIDE SPINDLE SIDING
 - 4 HIDE 1/2" TRIM
 - 5 HIDE LAP TRIM
 - 6 STONE ROOFER
 - 7 VERTICAL METAL
 - 8 HIDE METAL
 - 9 HIDE METAL
 - 10 HIDE METAL
 - 11 HIDE METAL
 - 12 HIDE METAL
 - 13 HIDE METAL
 - 14 HIDE METAL
 - 15 HIDE METAL
 - 16 HIDE METAL
 - 17 HIDE METAL
 - 18 HIDE METAL
 - 19 HIDE METAL
 - 20 HIDE METAL
 - 21 HIDE METAL
 - 22 HIDE METAL
 - 23 HIDE METAL
 - 24 HIDE METAL
 - 25 HIDE METAL
 - 26 HIDE METAL
 - 27 HIDE METAL
 - 28 HIDE METAL
 - 29 HIDE METAL
 - 30 HIDE METAL
 - 31 HIDE METAL
 - 32 HIDE METAL
 - 33 HIDE METAL
 - 34 HIDE METAL
 - 35 HIDE METAL
 - 36 HIDE METAL
 - 37 HIDE METAL
 - 38 HIDE METAL
 - 39 HIDE METAL
 - 40 HIDE METAL
 - 41 HIDE METAL
 - 42 HIDE METAL
 - 43 HIDE METAL
 - 44 HIDE METAL
 - 45 HIDE METAL
 - 46 HIDE METAL
 - 47 HIDE METAL
 - 48 HIDE METAL
 - 49 HIDE METAL
 - 50 HIDE METAL
 - 51 HIDE METAL
 - 52 HIDE METAL
 - 53 HIDE METAL
 - 54 HIDE METAL
 - 55 HIDE METAL
 - 56 HIDE METAL
 - 57 HIDE METAL
 - 58 HIDE METAL
 - 59 HIDE METAL
 - 60 HIDE METAL
 - 61 HIDE METAL
 - 62 HIDE METAL
 - 63 HIDE METAL
 - 64 HIDE METAL
 - 65 HIDE METAL
 - 66 HIDE METAL
 - 67 HIDE METAL
 - 68 HIDE METAL
 - 69 HIDE METAL
 - 70 HIDE METAL
 - 71 HIDE METAL
 - 72 HIDE METAL
 - 73 HIDE METAL
 - 74 HIDE METAL
 - 75 HIDE METAL
 - 76 HIDE METAL
 - 77 HIDE METAL
 - 78 HIDE METAL
 - 79 HIDE METAL
 - 80 HIDE METAL
 - 81 HIDE METAL
 - 82 HIDE METAL
 - 83 HIDE METAL
 - 84 HIDE METAL
 - 85 HIDE METAL
 - 86 HIDE METAL
 - 87 HIDE METAL
 - 88 HIDE METAL
 - 89 HIDE METAL
 - 90 HIDE METAL
 - 91 HIDE METAL
 - 92 HIDE METAL
 - 93 HIDE METAL
 - 94 HIDE METAL
 - 95 HIDE METAL
 - 96 HIDE METAL
 - 97 HIDE METAL
 - 98 HIDE METAL
 - 99 HIDE METAL
 - 100 HIDE METAL

RECEIVED
 APR 21 2017
 -2017-095
 -2017-090
 Development Services



PROGRESS PRINT
 NOT FOR CONSTRUCTION
 DATE: _____

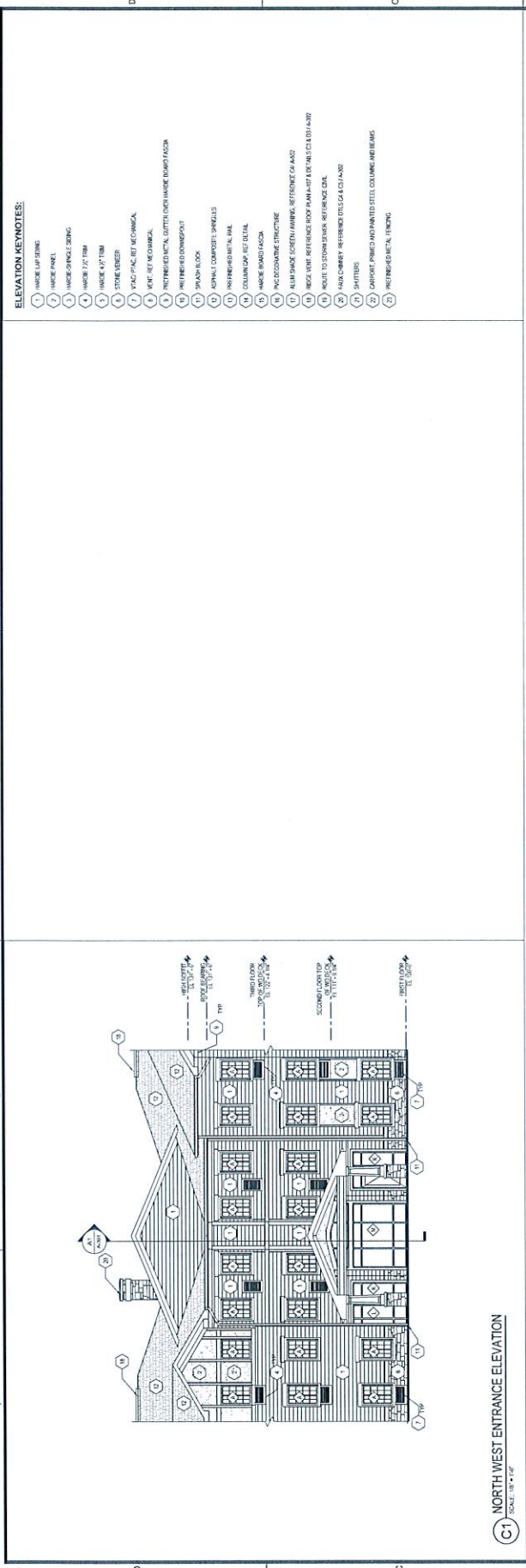
PRELIMINARY DEVELOPMENTAL SUBMITTAL FOR:
BLOOM LIVING
 LEES SUMMIT, MO

SUBMITTAL DATES:
 4/21/17

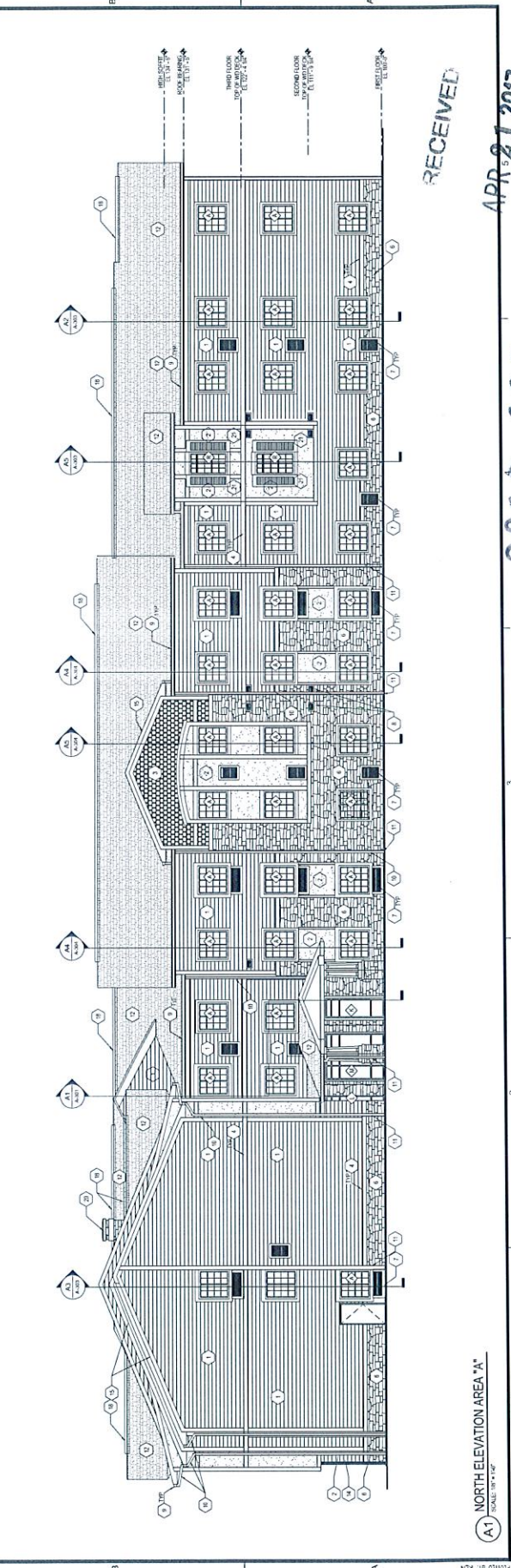
SHEET TITLE:
 EXTERIOR ELEVATIONS

PROJECT NUMBER:
 171008

SHEET NUMBER:
 A-203



C1
 NORTH WEST ENTRANCE ELEVATION
 SCALE: 1/8" = 1'-0"



A1
 NORTH ELEVATION AREA "A"
 SCALE: 1/8" = 1'-0"

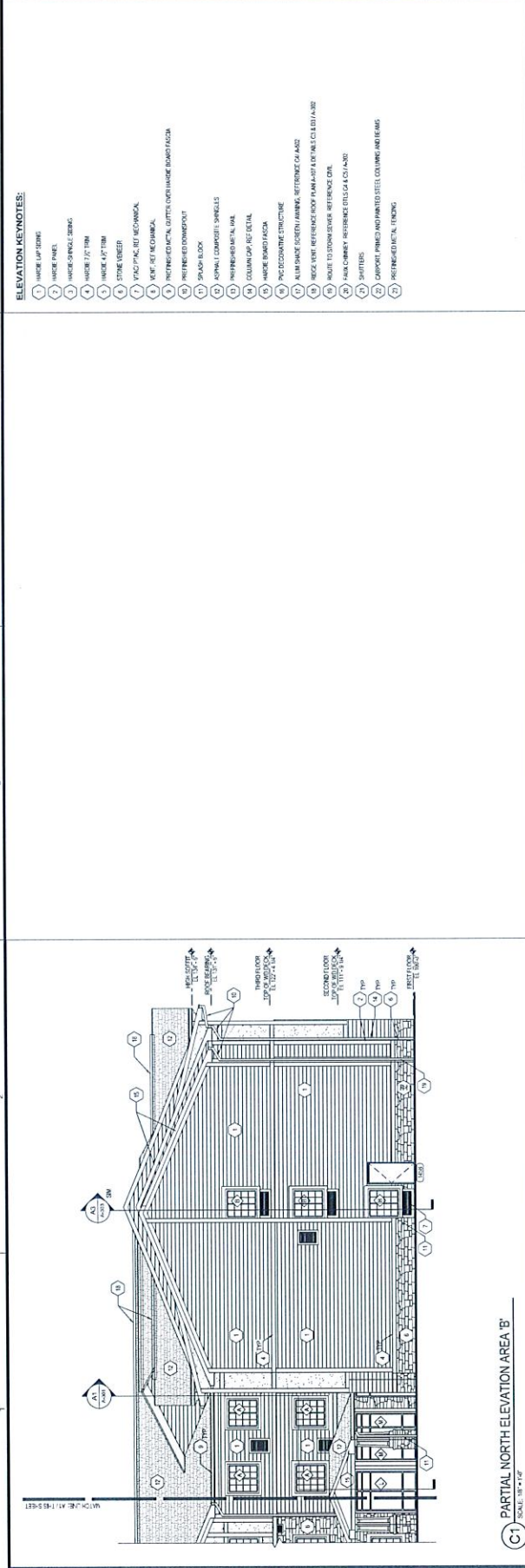
RECEIVED

APR 21 2017

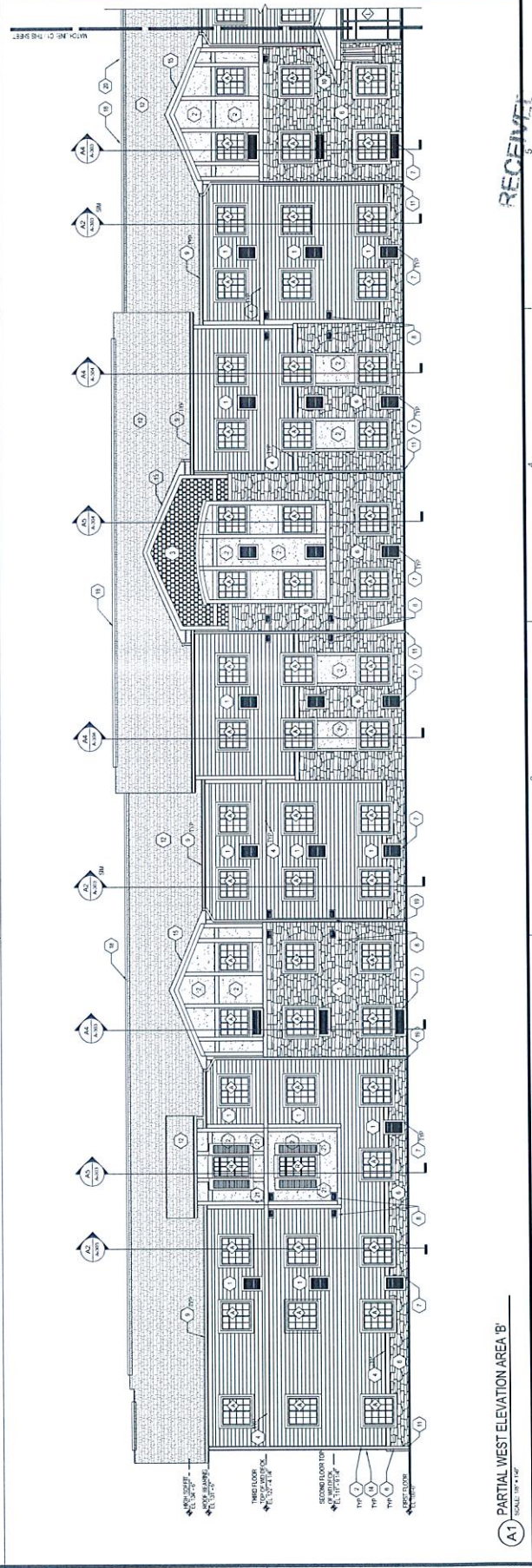
-2017-095
 -2017-09C

Development Services

- ELEVATION KEYNOTES:**
- 1 MAKE UP STAIRS
 - 2 MAKE PANEL
 - 3 MAKE SINGLE BEARING
 - 4 MAKE JOINT
 - 5 MAKE UP TRIM
 - 6 MAKE UP CORNER
 - 7 MAKE UP WINDOW
 - 8 MAKE UP PANEL
 - 9 MAKE UP WINDOW
 - 10 MAKE UP WINDOW
 - 11 MAKE UP WINDOW
 - 12 MAKE UP WINDOW
 - 13 MAKE UP WINDOW
 - 14 MAKE UP WINDOW
 - 15 MAKE UP WINDOW
 - 16 MAKE UP WINDOW
 - 17 MAKE UP WINDOW
 - 18 MAKE UP WINDOW
 - 19 MAKE UP WINDOW
 - 20 MAKE UP WINDOW
 - 21 MAKE UP WINDOW
 - 22 MAKE UP WINDOW
 - 23 MAKE UP WINDOW
 - 24 MAKE UP WINDOW
 - 25 MAKE UP WINDOW
 - 26 MAKE UP WINDOW
 - 27 MAKE UP WINDOW
 - 28 MAKE UP WINDOW
 - 29 MAKE UP WINDOW
 - 30 MAKE UP WINDOW
 - 31 MAKE UP WINDOW
 - 32 MAKE UP WINDOW



C1 PARTIAL NORTH ELEVATION AREA B'
 SCALE: 1/8" = 1'-0"



A1 PARTIAL WEST ELEVATION AREA B'
 SCALE: 1/8" = 1'-0"

RECEIVED
 -2017-095
 APR 21 2017
 -2017-090



RECEIVED

MAY 25 2017

Development Services

RECEIVED

MAY 25 2017

Development Services

