

CVR	COVER
C0.0	EXISTING CONDITIONS PLAN NORTH
C0.1	EXISTING CONDITIONS PLAN SOUTH
C1.0	SITE PLAN
C1.1	PHASING PLAN
C2.0	GRADING PLAN NORTH
C2.1	GRADING PLAN SOUTH
C3.0	UTILITY PLAN NORTH
C3.1	UTILITY PLAN SOUTH
L1.0	OVERALL SITE - LANDSCAPE PLAN
L1.1	VILLA - LANDSCAPE PLAN
A1	EXTERIOR ELEVATIONS
A2	EXTERIOR ELEVATIONS
A3	COLORLED ELEVATIONS/RENDERINGS
E1	SITE LIGHTING

JOHN KNOX VILLAGE HYBRID VILLA

New Villa Building

LEE'S SUMMIT, MO

PRELIMINARY DEVELOPMENT PERMIT SET

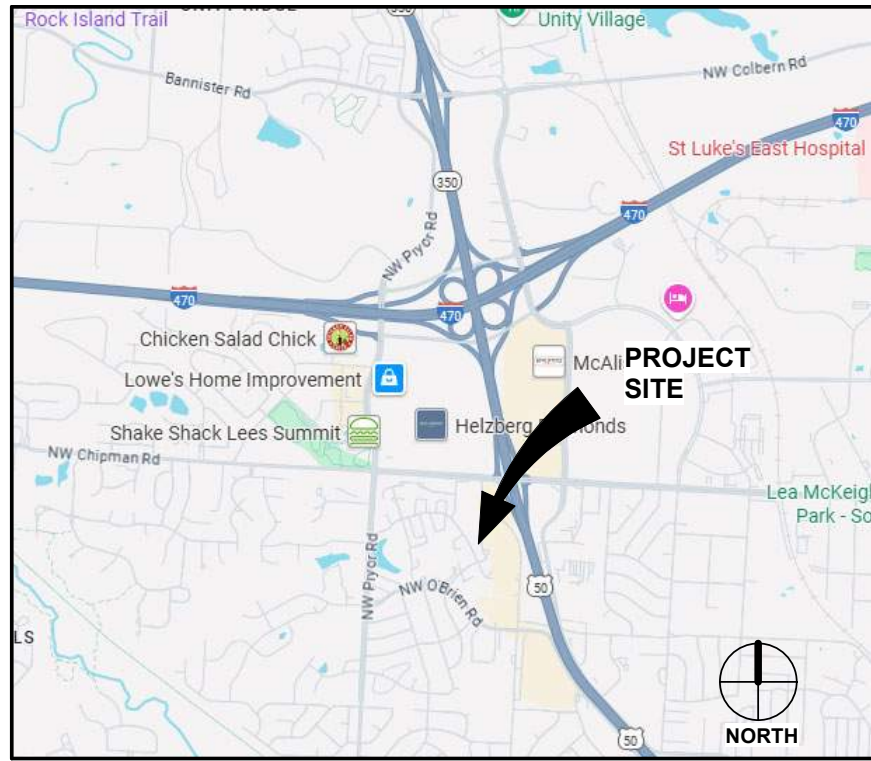
DATE: DECEMBER 23, 2025

REVISED 1/23/26

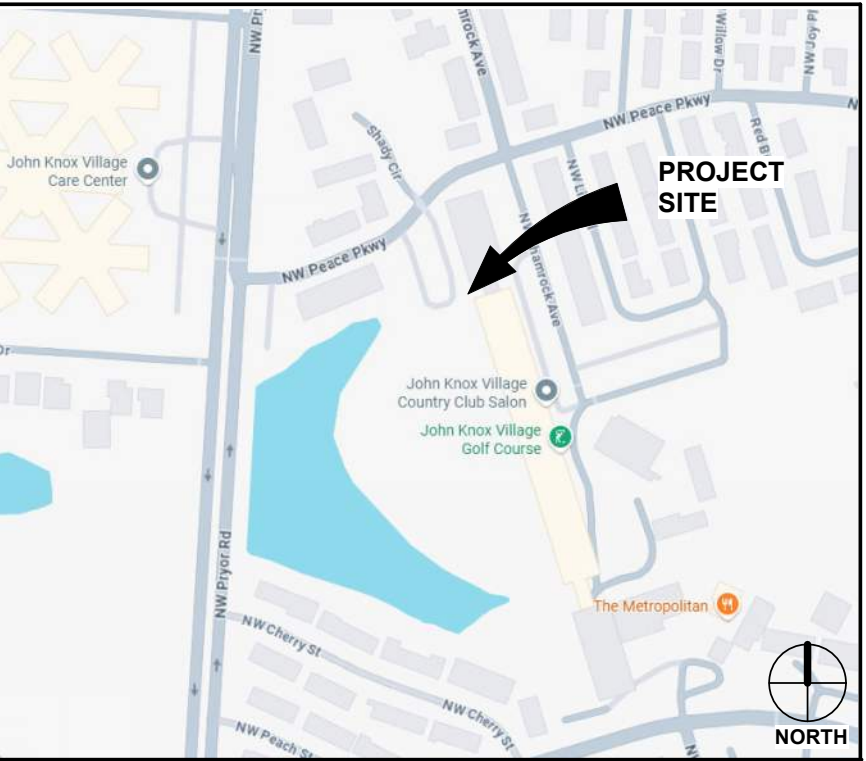
COMM. NO. 25110.00

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VICINITY MAP



LOCATION MAP



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ROANOKE, VA 24011-2003
800.873.2788

CHARLOTTE OFFICE
1927 SOUTH TRYON STREET, SUITE 207
CHARLOTTE, NC 28203
704.372.7327

PHILADELPHIA OFFICE
1777 SENTRY PARKWAY WEST
VEVA 17, SUITE 220
BLUE BELL, PA 19422
610.825.1288

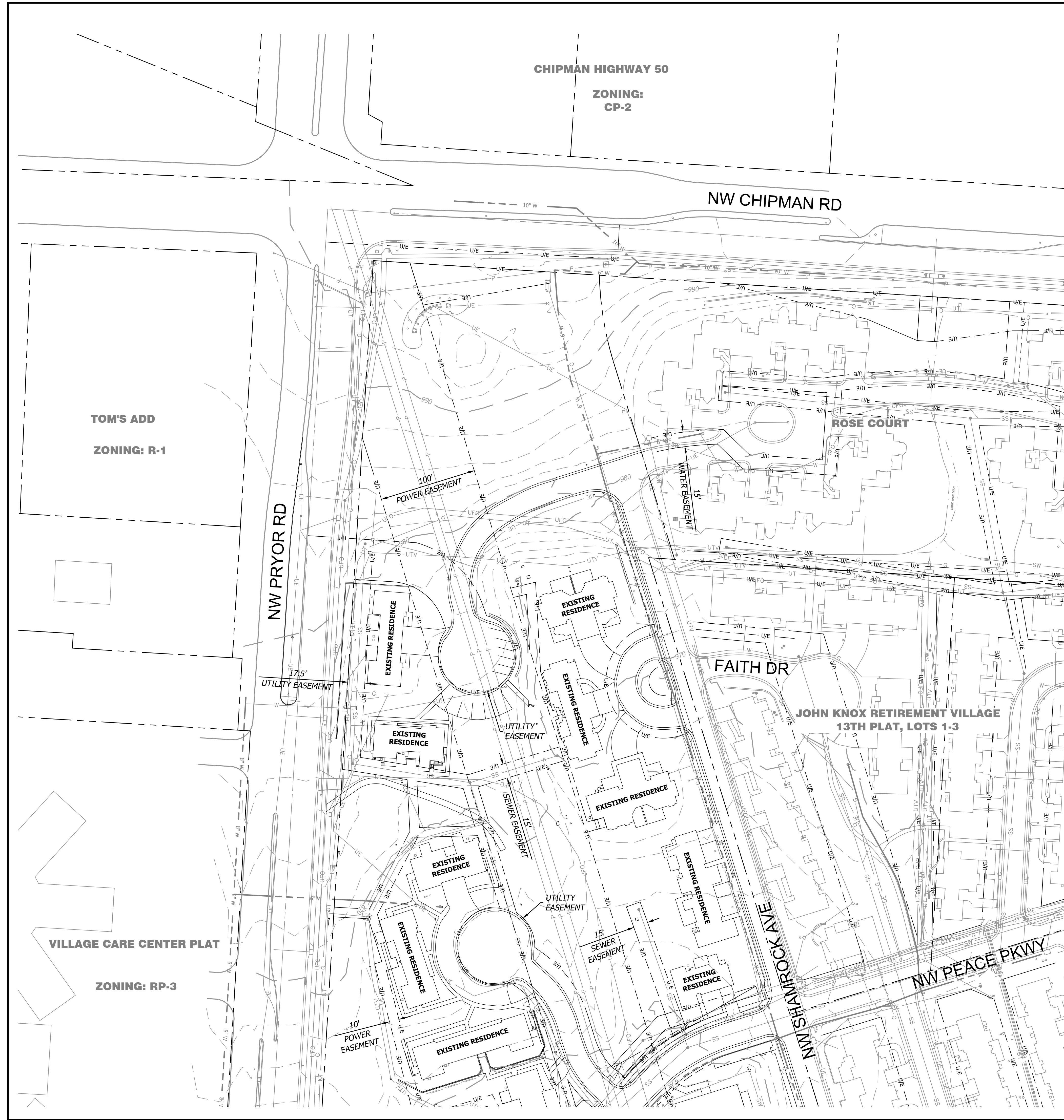
LOUISVILLE OFFICE
2115 LEXINGTON ROAD, SUITE 100
LOUISVILLE, KY 40206
502.414.4545

GREYSTONE COMMUNITIES

DEVELOPER
225 E. John Carpenter Freeway, Suite 700
Irving, TX 75062
Phone 972.403.3700
www.greystonecommunities.com

BHC RHODES

CIVIL ENGINEERING
7101 College Blvd, Suite 400
Overland Park, KS66210
Phone: 913.663.1900
www.ibhc.com



FLOOD STATEMENT

The subject property lies within Flood Zone " X " (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain.), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).
Map Number: 29095C0416G
Panel No: 416 of 625
Map Revised Date: January 20, 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 THE DNR OIL AND GAS LOGS FOR THE COUNTY OF JACKSON, THERE ARE NOT OIL AND GAS WELLS NEAR THE PROPERTY AS SURVEYED HEREON.



PRELIMINARY DEVELOPMENT PLAN

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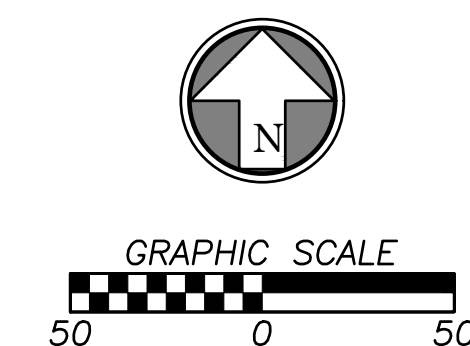
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ARCHITECT : DAS	CHECKED : ERB
ENGINEER : ERB	APPROVED : ERB

NO.	REVISION DESCRIPTION	DATE
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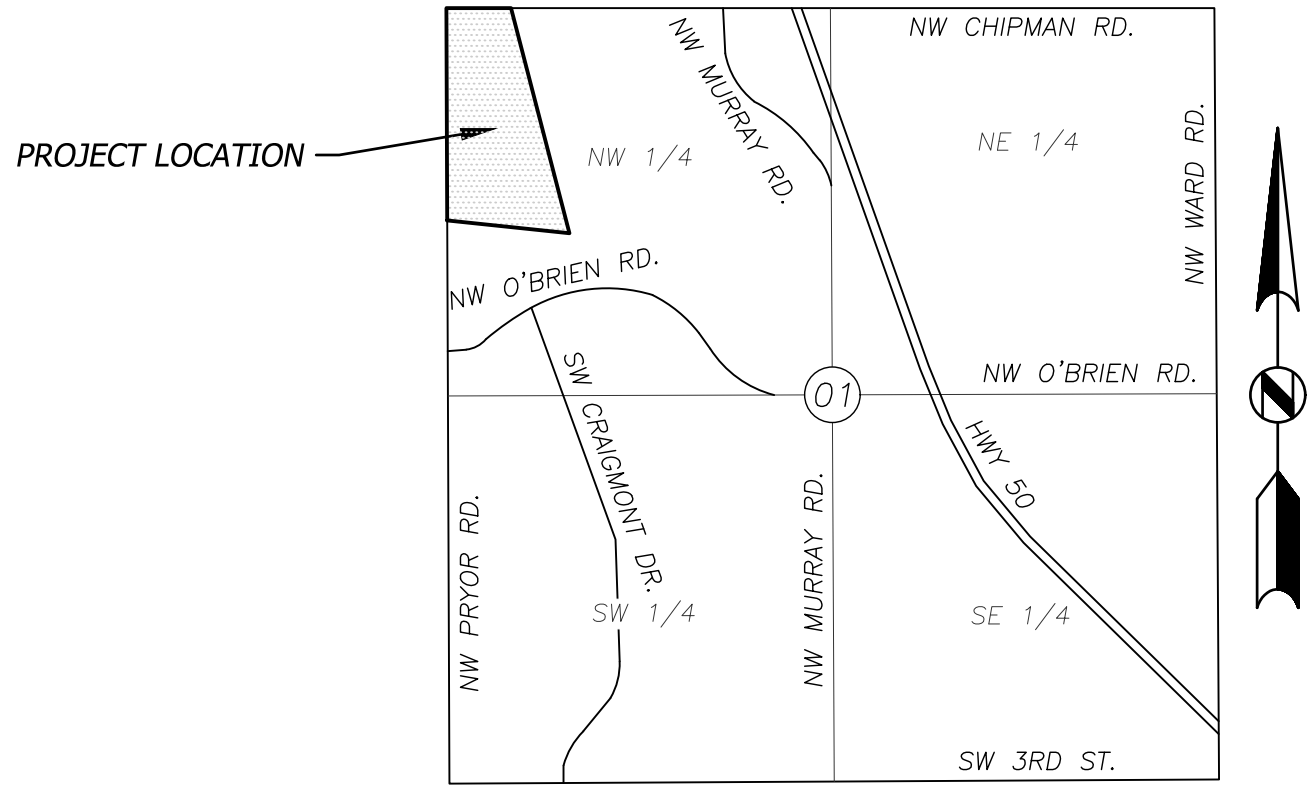
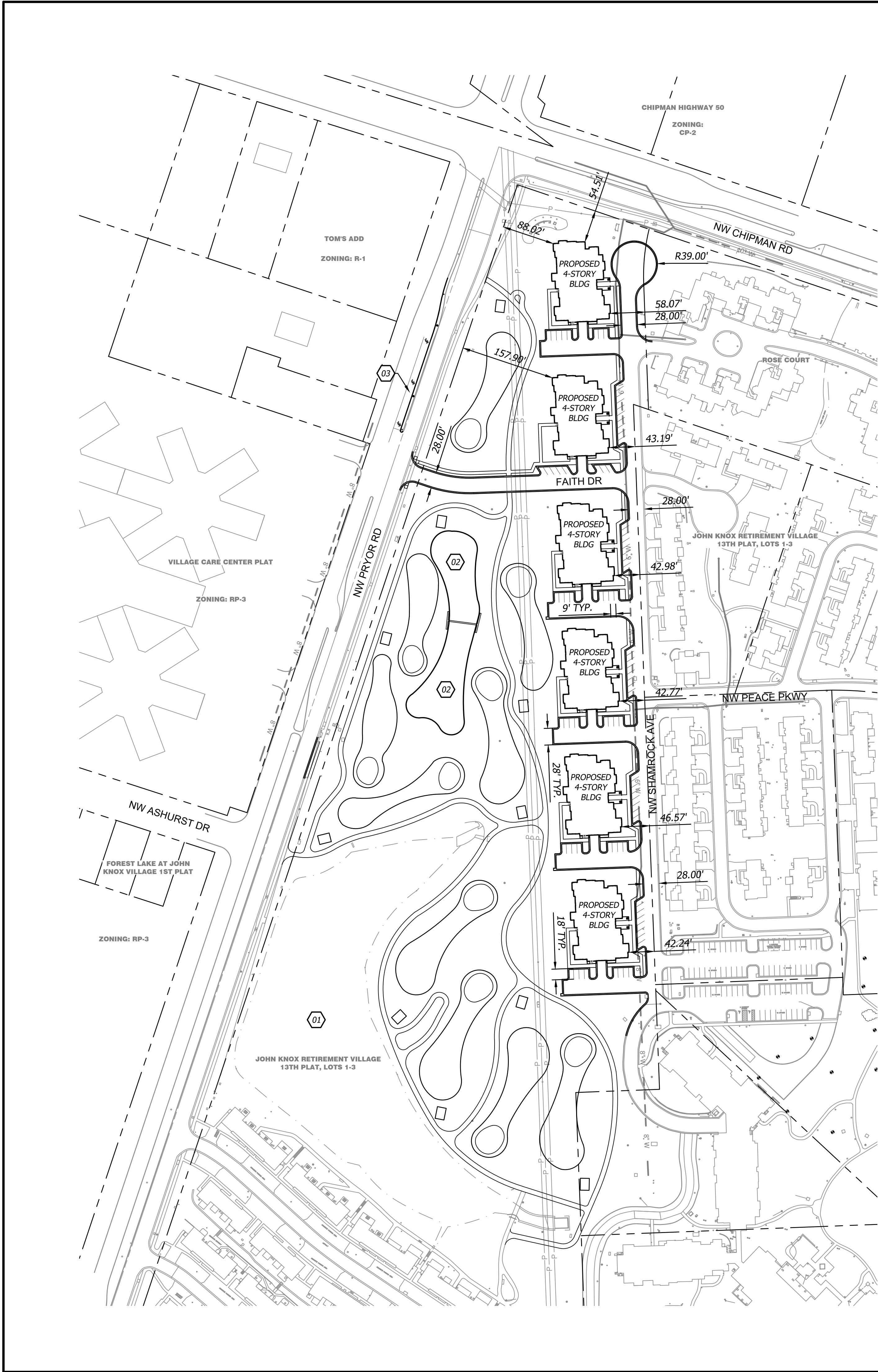
EXISTING CONDITIONS PLAN NORTH

DATE: December 23, 2025
COMM. NO. 25110.00

DRAWING
C0.0



DATE:	December 23, 2025	DRAWING C0.1
COMM. NO.	25110.00	



VICINITY MAP

NTS
SECTION 01-T47N-R32W
JACKSON COUNTY, MISSOURI

SITE DATA

SITE	
SITE AREA:	15.00 AC 653,400 SF
IMPERVIOUS AREA:	
EXISTING:	218,580 SF (33.5%)
PROPOSED:	199,745 SF (30.6%)
BUILDING	
TOTAL BUILDING AREA:	249,600 SF (38.2% FAR)
SINGLE BUILDING AREA:	41,600 SF (6.4%)
NUMBER OF DWELLING UNITS:	90
DWELLING UNITS PER ACRES:	6
PARKING	
PARKING PROVIDED:	180 TOTAL 90 GARAGE 90 SURFACE 6 HANDICAP (6 VAN)
PARKING REQUIRED:	
HYBRID VILLA (6 BUILDINGS WITH 15 TWO-BED UNITS EACH):	180
(1.5 STALLS/UNIT [RESIDENT] + 0.5 STALLS/UNIT [VISITOR] = 2 STALLS/UNIT)	
ADA STALLS:	6
(BASED ON 180 PROVIDED PARKING)	

OIL-GAS WELLS

ACCORDING TO THE DNR OIL AND GAS LOGS FOR THE COUNTY OF JACKSON, THERE ARE NOT OIL AND GAS WELLS NEAR THE PROPERTY AS SURVEYED HEREON.

LEGAL DESCRIPTION

JOHN KNOX RETIREMENT VILLAGE 13TH PLAT LOTS 1-3, LOT 3

AND

A TRACT OF LAND BEING PART OF THE NW 1/4 OF SECTION 1, TOWNSHIP 47, RANGE 32, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, JOHN KNOX RETIREMENT VILLAGE 13TH PLAT LOTS 1-3, THENCE N 03° 27' 51" E, 286.93 FEET;

THENCE S 863° 19' 31" E, 182.98 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 381.30 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 109.71 FEET, SAID CURVE HAVING A CHORD BEARING S 08° 56' 25" E, AND A CHORD DISTRANCE OF 109.33 FEET;

THENCE S 17° 10' 58" E, 193.09 FEET;

THENCE N 86° 17' 02" W, 274.55 FEET TO THE POINT OF BEGINNING.

ZONING

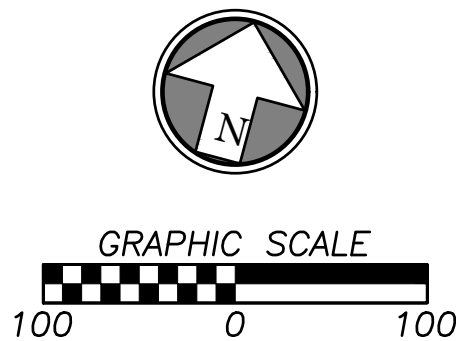
PMIX (PLANNED MIXED USE)

NOTES

- 01 EXISTING POND
- 02 PROPOSED POND
- 03 PROPOSED LEFT TURN LANE

SITE LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK



PRELIMINARY
DEVELOPMENT
PLAN

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John Knox Village

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DRAWING TITLE

SITE PLAN

DATE: December 23, 2025
COMM. NO. 25110.00

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C1.0



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DRAWING TITLE

PHASING PLAN

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DRAWING
C1.1



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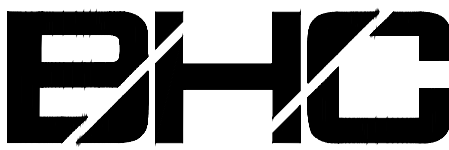
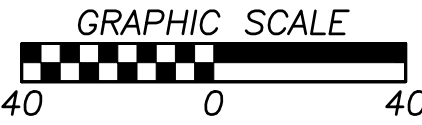
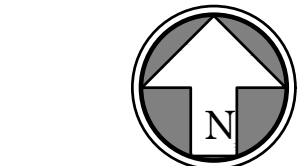
Panel No: 416 of 625

Map Revised Date: January 20, 2017

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GRADING LEGEND

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



7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900

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DRAWING TITLE

GRADING PLAN NORTH

DATE: December 23, 2025

DRAWING

COMM. NO.

25110.00

C2.0



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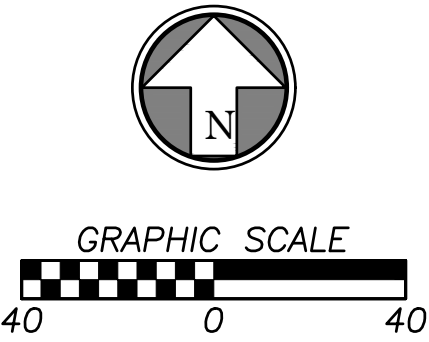
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HYBRID VILLA APARTMENTS



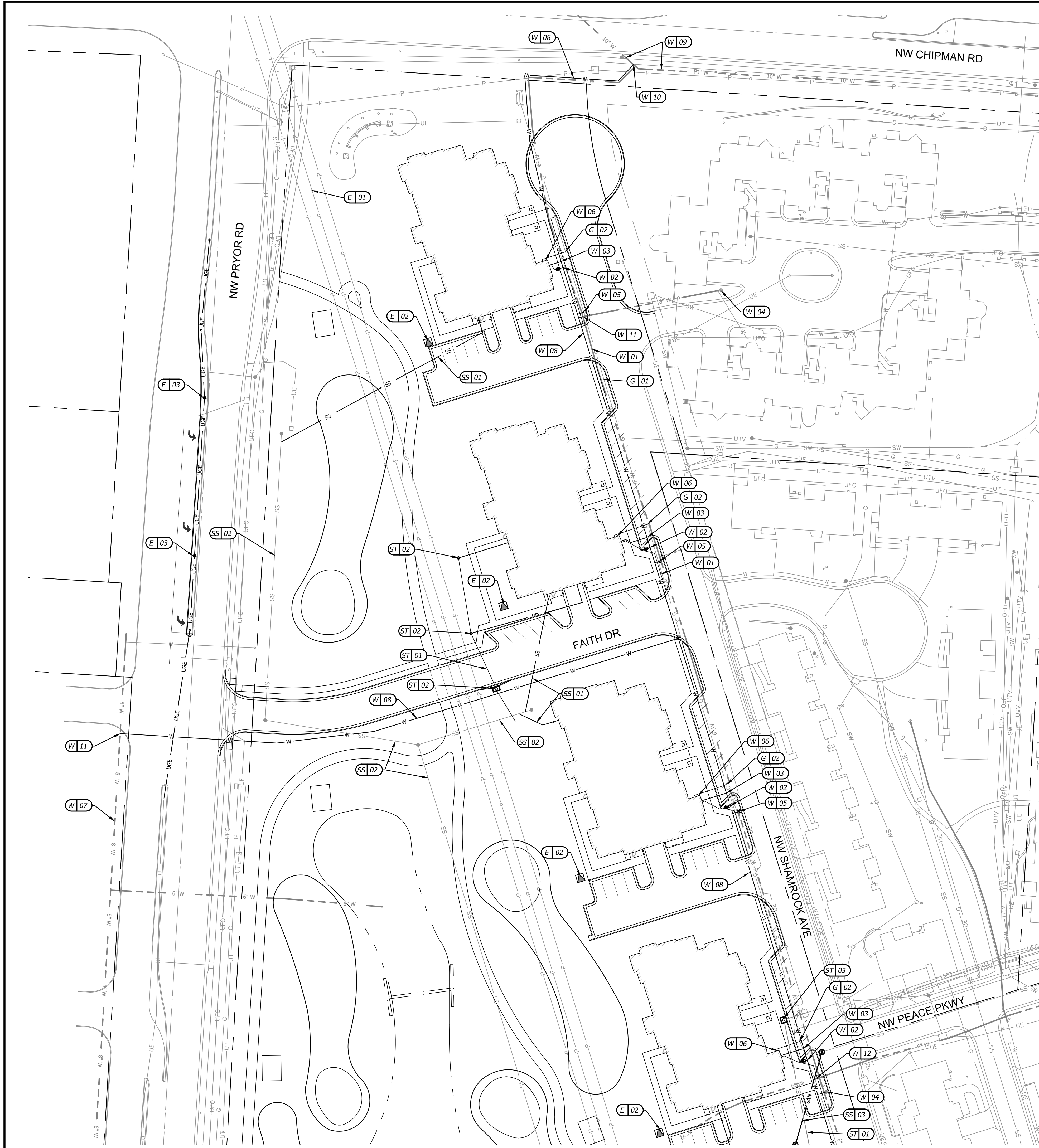
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DRAWING TITLE
GRADING PLAN SOUTH

DATE: December 23, 2025
COMM. NO. 25110.00

DRAWING
C2.1



UTILITY NOTES

- W - WATER SERVICE INFORMATION - LEE'S SUMMIT WATER UTILITIES**
- 01 EXISTING 6" WATER MAIN TO BE ABANDONED
 - 02 PROPOSED WATER SERVICE LINE WITH METER
 - 03 PROPOSED FIRE SERVICE LINE
 - 04 EXISTING FIRE HYDRANT
 - 05 PROPOSED FIRE HYDRANT
 - 06 PROPOSED FIRE DEPARTMENT CONNECTION
 - 07 EXISTING 8" WATER MAIN
 - 08 PROPOSED 8" WATER MAIN
 - 09 EXISTING 10" WATER MAIN
 - 10 CONNECT 8" MAIN TO 10" MAIN
 - 11 CONNECT 8" MAIN TO 8" MAIN
 - 12 CONNECT 8" MAIN TO 6" MAIN
 - 13 EXISTING 6" MAIN TO BE ABANDONED AT TEE

- E - ELECTRIC SERVICE INFORMATION - EVERGY**
- 01 EXISTING OVERHEAD DISTRIBUTION POWER LINES
 - 02 PROPOSED TRANSFORMER PAD
 - 03 RELOCATED STREET LIGHT POLE

- G - GAS SERVICE INFORMATION - SPIRE**
- 01 EXISTING GAS MAIN
 - 02 PROPOSED GAS SERVICE LINE

- ST - STORM SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS**
- 01 PROPOSED STORM SEWER LINE
 - 02 PROPOSED STORM STRUCTURE
 - 03 RELOCATED STORM INLET

- SS - SANITARY SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS**
- 01 PROPOSED SANITARY SEWER SERVICE LINE
 - 02 EXISTING SANITARY MAIN
 - 03 PROPOSED RELOCATED SANITARY MAIN



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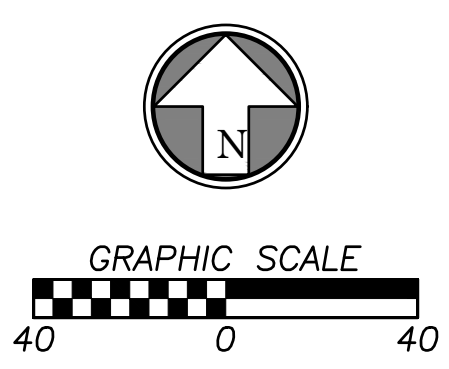
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DRAWING TITLE
UTILITY PLAN NORTH

DATE: December 23, 2025	DRAWING
COMM. NO. 25110.00	C3.0





UTILITY NOTES

- W - WATER SERVICE INFORMATION - LEE'S SUMMIT WATER UTILITIES**
- 01 EXISTING 6" WATER MAIN TO BE ABANDONED
 - 02 PROPOSED WATER SERVICE LINE WITH METER
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- 01 EXISTING OVERHEAD DISTRIBUTION POWER LINES
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 - 03 RELOCATED STREET LIGHT POLE

- G - GAS SERVICE INFORMATION - SPIRE**
- 01 EXISTING GAS MAIN
 - 02 PROPOSED GAS SERVICE LINE

- ST - STORM SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS**
- 01 PROPOSED STORM SEWER LINE
 - 02 PROPOSED STORM STRUCTURE
 - 03 RELOCATED STORM INLET

- SS - SANITARY SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS**
- 01 PROPOSED SANITARY SEWER SERVICE LINE
 - 02 EXISTING SANITARY MAIN
 - 03 PROPOSED RELOCATED SANITARY MAIN



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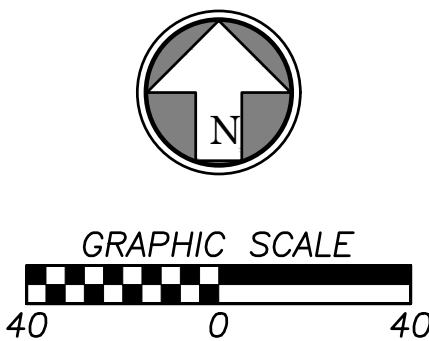
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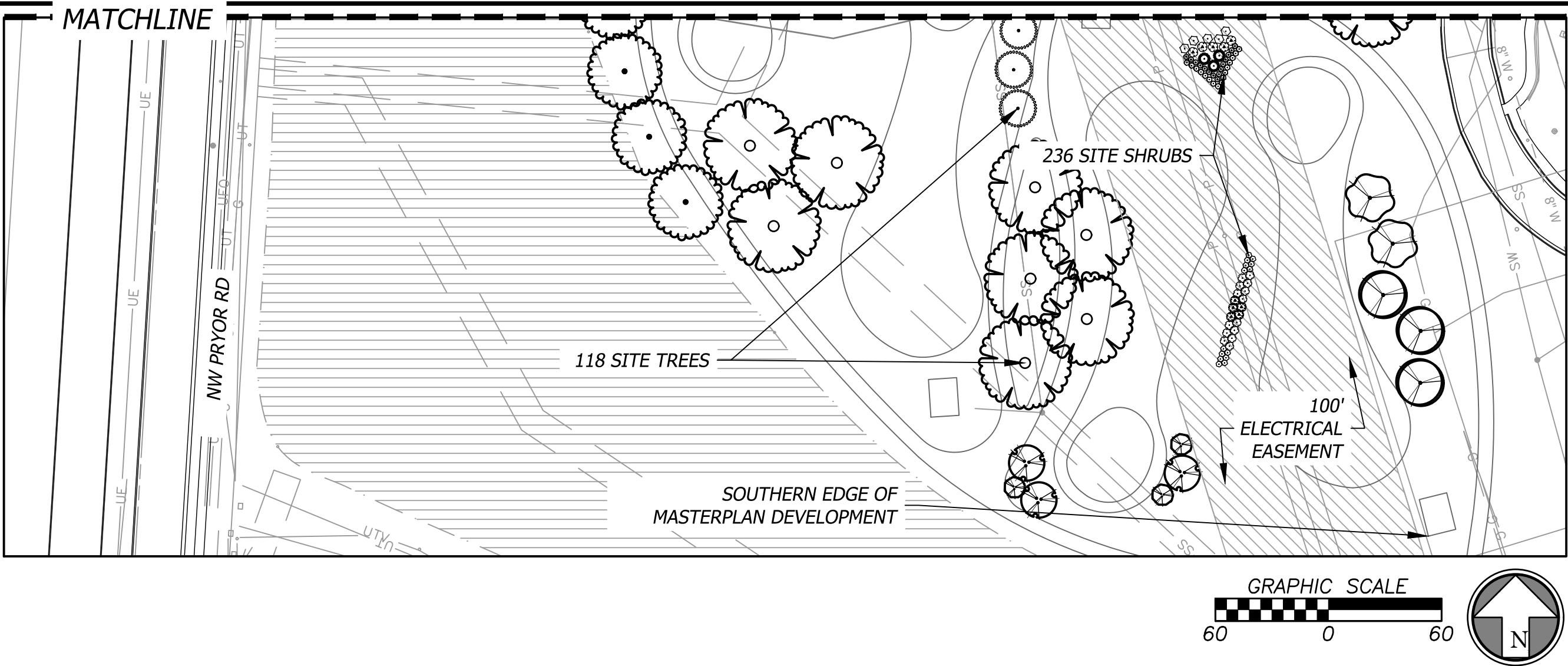
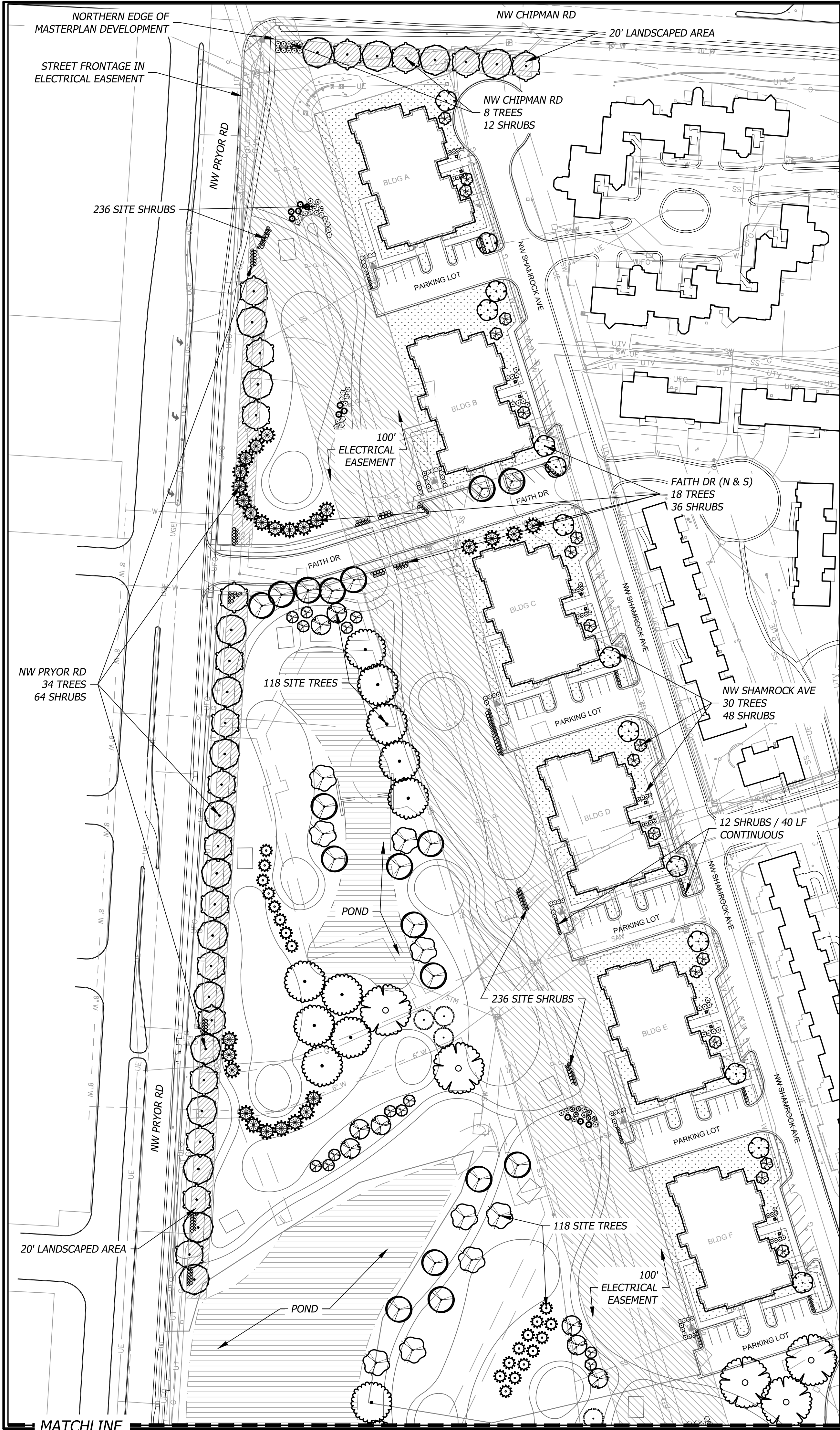
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UTILITY PLAN SOUTH

DATE: December 23, 2025
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C3.1

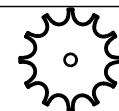
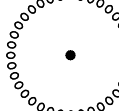
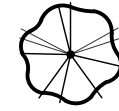
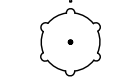




SITE DATA

Overall Site	Quantity	Required	Provided
Street Frontage			
NW Chipman Rd (LF) to the North	237.0		
1 tree / 30 LF of street frontage		7.9	8
1 shrub / 20 LF of street frontage		11.9	14
NW Pryor Rd (LF) to the West	1,000.0		
1 tree / 30 LF of street frontage		33.3	34
1 shrub / 20 LF of street frontage		50.0	64
Faith Dr (LF) North Side	259.0		
1 tree / 30 LF of street frontage		8.6	9
1 shrub / 20 LF of street frontage		13.0	18
Faith Dr (LF) South Side	259.0		
1 tree / 30 LF of street frontage		8.6	9
1 shrub / 20 LF of street frontage		13.0	18
NW Shamrock Ave (LF) to the East	888.0		
1 tree / 30 LF of street frontage		29.6	30
1 shrub / 20 LF of street frontage		44.4	48
Site Area	653,400.0		
Building Footprint	65,586.0		
1 tree / 5,000 SF	587,814.0	117.6	118.0
2 shrubs / 5,000 SF	587,814.0	235.1	260.0
20' Landscape Buffer		Yes	Yes

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	CAL	HEIGHT
TREES					
	11	Acer saccharum 'Caddo' / Caddo Sugar Maple FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"Cal	
	18	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	B & B	2" cal	
	19	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2"Cal	
	21	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"Cal	
	14	Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree	B & B	2"Cal	
	13	Quercus rubra / Red Oak	B & B	3"Cal	
EVERGREEN TREES					
	20	Juniperus virginiana 'Canaerti' / Canaerti Eastern Redcedar FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B		6' - 8' H
	27	Thuja x 'Green Giant' / Green Giant Arborvitae	B & B		6' - 8' H
ORNAMENTAL TREES					
	6	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"Cal	
	16	Magnolia x 'Jane' / Jane Magnolia	B & B	2"Cal	
	11	Magnolia x soulangeana / Saucer Magnolia	B & B	2" cal	
	14	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	2"Cal	
	18	Malus x 'Velvetcole' / Velvet Pillar™ Crabapple	B & B	2"Cal	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT	
SHRUBS					
	32	Hydrangea paniculata 'ILVOBO'™ / Bobo Panicle Hydrangea FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		
	26	Hydrangea serrata 'Bluebird' / Bluebird Serrate Hydrangea FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		
	14	Itea virginica 'Merlot' / Merlot Sweetspire FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		
	14	Lindera benzoin / Spicebush	5 gal		
	14	Physocarpus opulifolius 'SMNPOTWG' / Tiny Wine® Gold Ninebark	5 gal		
	52	Rhamnus frangula 'Ron Williams' / Fine Line® Alder Buckthorn	5 gal		
	25	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal		
	11	Rhus typhina 'Bailtiger' / Tiger Eyes® Staghorn Sumac	5 gal		
	15	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	5 gal		
	59	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	5 gal	4'-6" H	
EVERGREEN SHRUBS					
	66	Buxus x 'Green Gem' / Green Gem Boxwood FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		
	53	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		
	100	Thuja occidentalis 'Bobozam' / Mr. Bowling Ball® Arborvitae FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		



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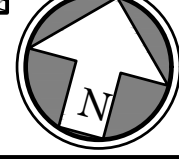
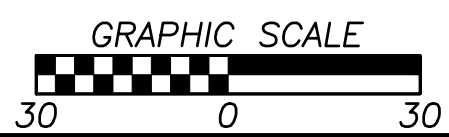
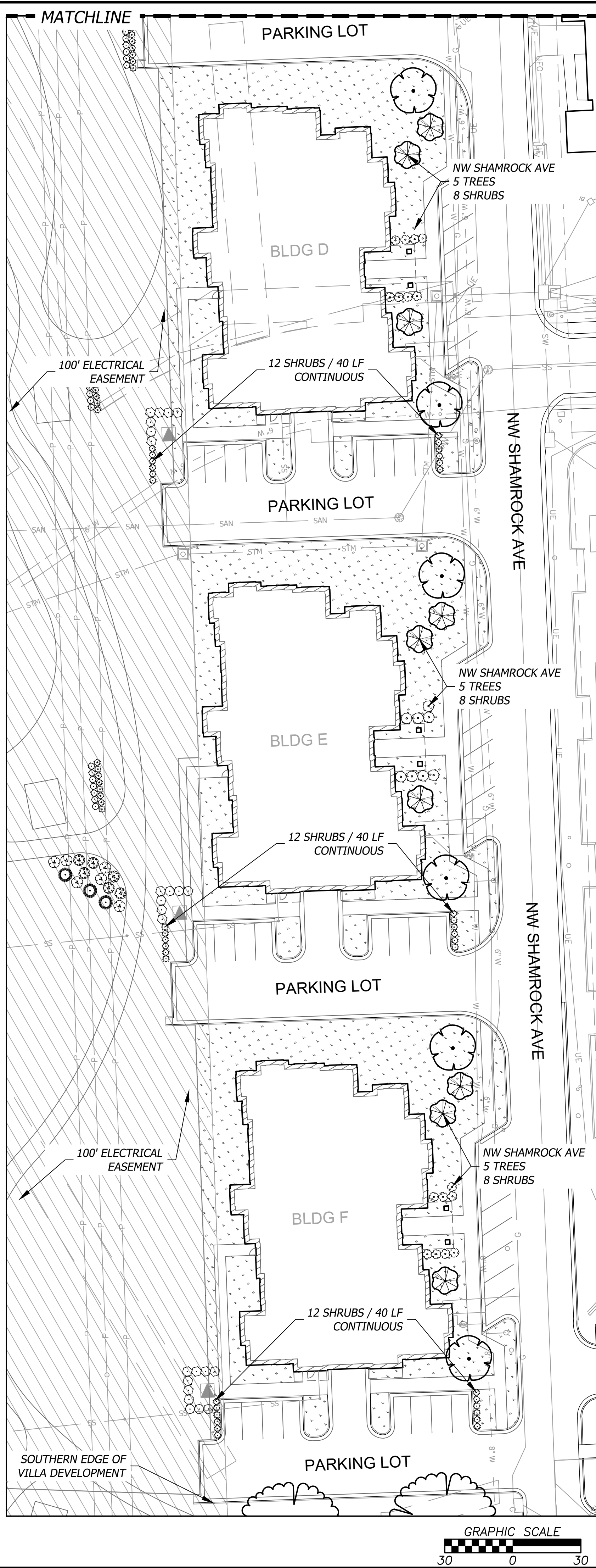
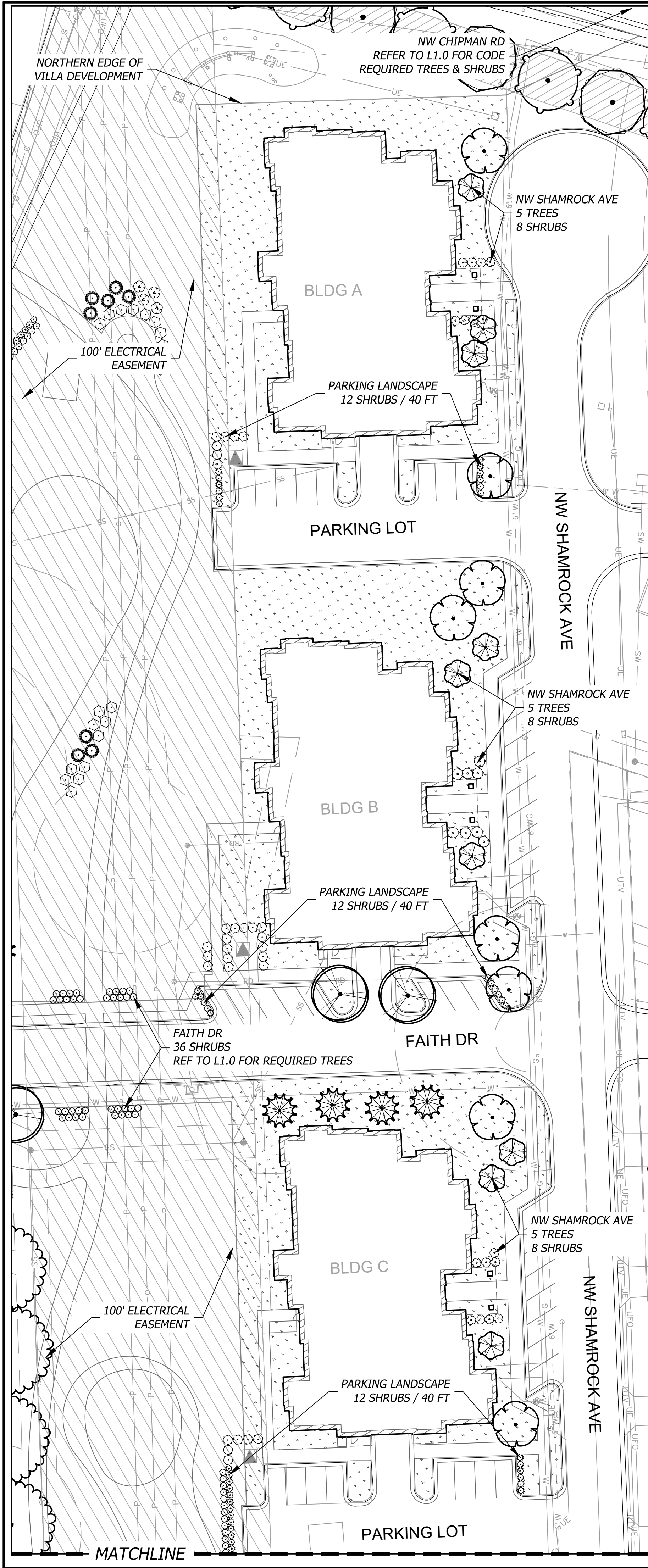
DRAWING TITLE
GOLF COURSE
& VILLA
MASTER PLAN -
LANDSCAPE

DATE: December 23, 2025

DRAWING

COMM. NO. 25110.00

L1.0



SITE DATA

BLDG A	Quantity	Required	Provided
Street Frontage			
NW Shamrock Ave (LF) to the East	148.0		
1 tree / 30 LF of street frontage		4.9	5
1 shrub / 20 LF of street frontage		7.4	8
Parking Landscape			
total LA are 5% of parking area	1,369.0	68.5	364
islands to be min 9' wide		Yes	Yes
12 shrubs / 40 LF for continuous visual barrier	36.0	10.8	12

BLDG B	Quantity	Required	Provided
Street Frontage			
NW Shamrock Ave (LF) to the East	148.0		
1 tree / 30 LF of street frontage		4.9	5
1 shrub / 20 LF of street frontage		7.4	8
Faith Dr (LF) to the South	119.0		
1 tree / 30 LF of street frontage		4.0	4
1 shrub / 20 LF of street frontage		6.0	8
Parking Landscape			
total LA are 5% of parking area	1,369.0	68.5	364
islands to be min 9' wide		Yes	Yes
12 shrubs / 40 LF for continuous visual barrier	36.0	10.8	12

BLDG C	Quantity	Required	Provided
Street Frontage			
Faith Dr (LF) to the North	119.0		
1 tree / 30 LF of street frontage		4.0	4
1 shrub / 20 LF of street frontage		6.0	8
NW Shamrock Ave (LF) to the East	148.0		
1 tree / 30 LF of street frontage		4.9	5
1 shrub / 20 LF of street frontage		7.4	8
Parking Landscape			
total LA are 5% of parking area	1,369.0	68.5	364
islands to be min 9' wide		Yes	Yes
12 shrubs / 40 LF for continuous visual barrier	36.0	10.8	12

BLDG D	Quantity	Required	Provided
Street Frontage			
NW Shamrock Ave (LF) to the East	148.0		
1 tree / 30 LF of street frontage		4.9	5
1 shrub / 20 LF of street frontage		7.4	8
Parking Landscape			
total LA are 5% of parking area	1,369.0	68.5	364
islands to be min 9' wide		Yes	Yes
12 shrubs / 40 LF for continuous visual barrier	36.0	10.8	12

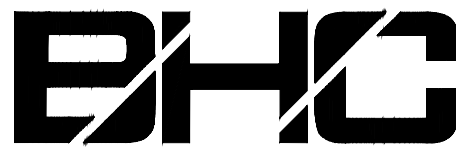
BLDG E	Quantity	Required	Provided
Street Frontage			
NW Shamrock Ave (LF) to the East	148.0		
1 tree / 30 LF of street frontage		4.9	5
1 shrub / 20 LF of street frontage		7.4	8
Parking Landscape			
total LA are 5% of parking area	1,369.0	68.5	364
islands to be min 9' wide		Yes	Yes
12 shrubs / 40 LF for continuous visual barrier	36.0	10.8	12

BLDG F	Quantity	Required	Provided
Street Frontage			
NW Shamrock Ave (LF) to the East	148.0		
1 tree / 30 LF of street frontage		4.9	5
1 shrub / 20 LF of street frontage		7.4	8
Parking Landscape			
total LA are 5% of parking area	1,369.0	68.5	364
islands to be min 9' wide		Yes	Yes
12 shrubs / 40 LF for continuous visual barrier	36.0	10.8	12

NOTE: SITE AREA OPEN YARD REQUIREMENTS ARE COVERED BY GOLF COURSE & VILLA MASTER PLAN REFER TO L1.0

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
TREES					
	11	Acer saccharum 'Caddo' / Caddo Sugar Maple FOR PLANTING SPECIFICATIONS SEE DETAIL L2.0	B & B	2"Cal	
	18	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	B & B	2" cal	
	19	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2"Cal	
	21	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"Cal	
	14	Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree	B & B	2"Cal	
	13	Quercus rubra / Red Oak	B & B	3"Cal	
EVERGREEN TREES					
	20	Juniperus virginiana 'Canaertii' / Canaerti Eastern Redcedar FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B		6' - 8' H
	27	Thuja x 'Green Giant' / Green Giant Arborvitae	B & B		6' - 8' H
ORNAMENTAL TREES					
	6	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"Cal	
	16	Magnolia x 'Jane' / Jane Magnolia	B & B	2"Cal	
	11	Magnolia x soulangeana / Saucer Magnolia	B & B	2" cal	
	14	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	2"Cal	
	18	Malus x 'Velvetcole' / Velvet Pillar™ Crabapple	B & B	2"Cal	
SHRUBS					
	32	Hydrangea paniculata 'ILVOBO'™ / Bobo Panicle Hydrangea FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		
	26	Hydrangea serrata 'Bluebird' / Bluebird Serrate Hydrangea FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		



7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900

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DEVELOPMENT
PLAN

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John Knox Village

HYBRID VILLA APARTMENTS



Architecture
Engineering
Planning
Interiors

SFCS Inc. ■ 1927 South Tryon St. - Suite 207
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DESIGNER : DAS		DRAWN : ARK
ARCHITECT : DAS		CHECKED : ERB
ENGINEER : ERB		APPROVED : ERB
NO.	REVISION DESCRIPTION	DATE
1	CITY COMMENTS	1/23/2026
2	CITY COMMENTS	3/04/2026
3	CITY COMMENTS	3/11/2026
4	CITY COMMENTS	3/20/2026

DRAWING TITLE

INDIVIDUAL
VILLAS -
LANDSCAPE

DATE: December 23, 2025
COMM. NO. 25110.00

DRAWING

L1.1

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3 NORTH ELEVATION - PDP
1/8" = 1'-0"



1 WEST ELEVATION - PDP
1/8" = 1'-0"

STONE VENEER, SYNTHETIC - CLASS 2
CLEAR GLASS - CLASS 1
EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - CLASS 3
CEMENT FIBER BOARD (SIDING) - CLASS 2
CEMENT FIBER BOARD (PANELS) - CLASS 2

TOTAL ELEVATION IS ~ 6674 SF
EIFS (CLASS 3) REPRESENTS ~ 1728 SF
METAL LOUVERS REPRESENTS ~ 538 SF

EIFS REPRESENTS 28% OF THE PRIMARY ELEVATION W/O COUNTING LOUVERS
AND 25% WHEN COUNTING METAL LOUVERS
ALL OTHER ELEVATIONS HAVE A SIMILAR % BASIS

ASPHALT SHINGLES (LAMINATE) - CLASS 3

ELEVATION KEYNOTE LEGEND

- 1 ARCH. SHINGLES
- 2 F.C. LAP SIDING
- 3 PREFIN. ALUM. GUTTER
- 4 F.C. PANEL W/ APPLIED F.C. TRIM
- 5 CUSTOM DECORATIVE BRACKET
- 6 SCREENED PORCHED SYSTEM, MATCH EXISTING
- 7 EIFS
- 8 F.C. WINDOW TRIM
- 9 EIFS WINDOW TRIM
- 10 CAST STONE BANDING
- 11 CAST STONE HEADER
- 12 CAST STONE SILL
- 13 STANDING SEAM ROOF
- 14 STONE VENEER
- 15 CAST STONE SILL
- 16 F.C. FASCIA BOARD
- 17 F.C. EAVE TRIM
- 18 EIFS TRIM, RE. WALL SECTIONS
- 19 SCHED METAL LOUVER
- 20 F.C. TRIM
- 21 EIFS REVEAL, TYP.

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DESIGNER : DES	DRAWN : DRW
ARCHITECT : ARC	CHECKED : CHK
ENGINEER : DES	APPROVED : APP
NO. 1	REVISION DESCRIPTION CITY COMMENTS
	DATE 1/23/26

DRAWING TITLE
EXTERIOR ELEVATIONS

DATE: December 23, 2025
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A1

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STONE VENEER, SYNTHETIC - CLASS 2
CLEAR GLASS - CLASS 1
EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - CLASS 3
CEMENT FIBER BOARD (SIDING) - CLASS 2
CEMENT FIBER BOARD (PANELS) - CLASS 2

TOTAL ELEVATION IS ~ 6674 SF
EIFS (CLASS 3) REPRESENTS ~ 1728 SF
METAL LOUVERS REPRESENTS ~538 SF

EIFS REPRESENTS 28% OF THE PRIMARY ELEVATION W/O COUNTING LOUVERS
AND 25% WHEN COUNTING METAL LOUVERS
ALL OTHER ELEVATIONS HAVE A SIMILAR % BASIS

ASPHALT SHINGLES (LAMINATE) - CLASS 3

PLAN ARTICULATION

4 SOUTH ELEVATION - PDP
1/8" = 1'-0"

MECHANICAL WELL TO HIDE ROOFTOP EQUIPMENT

PLAN ARTICULATION

2 EAST ELEVATION - PDP
1/8" = 1'-0"

ELEVATION KEYNOTE LEGEND

- 1 ARCH. SHINGLES
- 2 F.C. LAP SIDING
- 3 PREFIN. ALUM. GUTTER
- 4 F.C. PANEL W/ APPLIED F.C. TRIM
- 5 CUSTOM DECORATIVE BRACKET
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- 18 EIFS TRIM, RE. WALL SECTIONS
- 19 SCHED METAL LOUVER
- 20 F.C. TRIM
- 21 EIFS REVEAL, TYP.

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ARCHITECT : ARC	CHECKED : CHK	
ENGINEER : DES	APPROVED : APP	
NO.	REVISION DESCRIPTION	DATE
1	CITY COMMENTS	1/23/26

DRAWING TITLE
EXTERIOR ELEVATIONS

DATE: December 23, 2025
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A2



1 PDP - SOUTHEAST PERSPECTIVE
A2 N.T.S.



2 PDP - NORTHEAST PERSPECTIVE
A2 N.T.S.



3 PDP - EAST ELEVATION
A2 N.T.S.



4 PDP - SOUTH ELEVATION
A2 N.T.S.

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DRAWING TITLE
COLORED ELEVATIONS
AND RENDERINGS

DATE: December 23, 2025
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A2

FINISHED GRADE

BACKFILL (EARTH)

WARNING TAPE

8# REBAR W/ 2' MIN COVER IN EACH CORNER AND LONGITUDINAL TIE BAR W/ EACH SPACER (FOR CONCRETE ENCASMENT ONLY)

1'-0"

2'-5" MIN
2'-5" MAX

1'-7" MIN

3" MIN

7 1/2" MIN

7 1/2"

1'-7" MIN

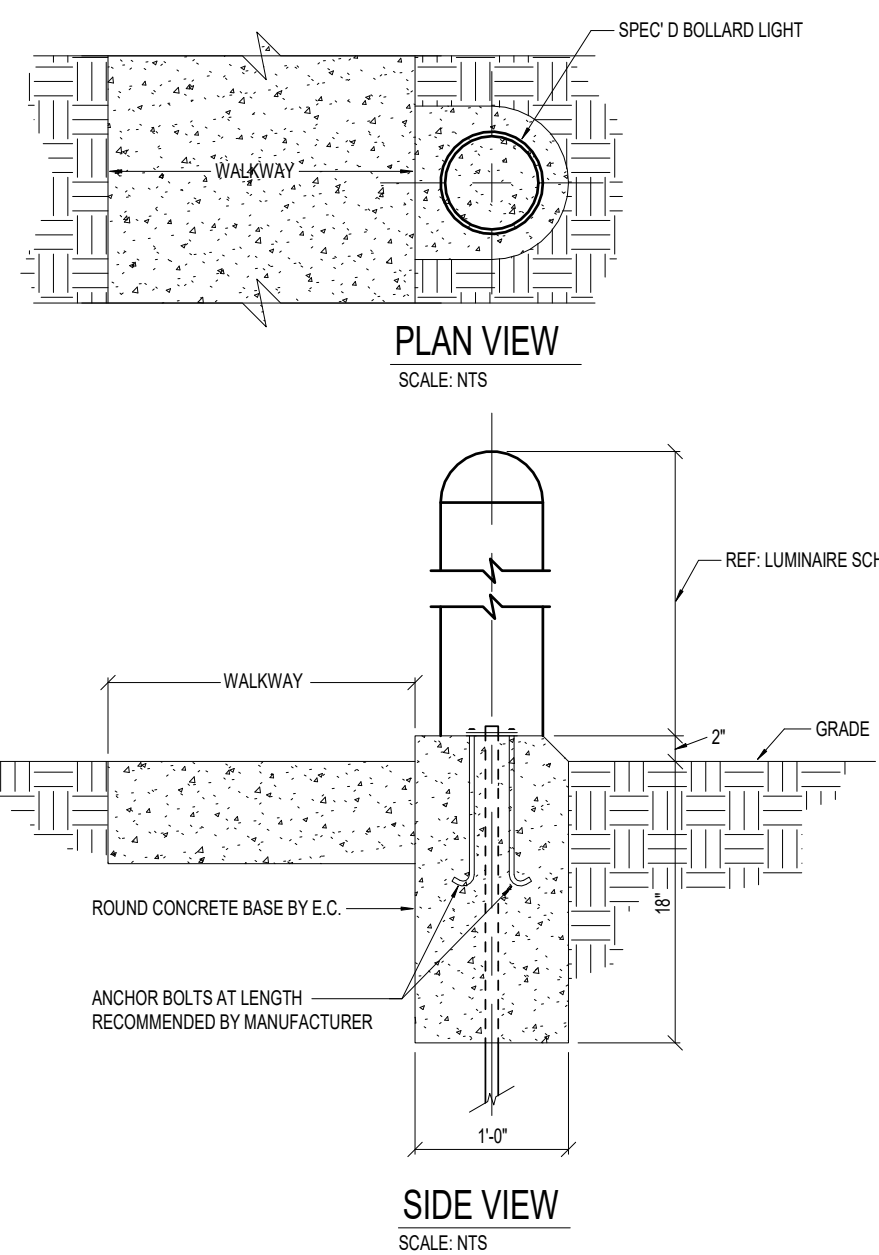
ELECTRICAL DUCT - SCHEDULE 80 PVC (SCHEDULE 40 IN CONCRETE)

ENCASMENT:
CONCRETE - UNDER DRIVEWAYS
GRAVEL - UNDER WALKWAYS
COMPACTED SAND - UNDER GRASSY AREAS

Technical drawing of a pole cross-section showing internal components and dimensions. The drawing includes the following labels and dimensions:

- BOND TO INSIDE POLE SURFACE
- HANDHOLE
- FULL BASE COVER
- BUSH CONDUITS
- POLE AND LUMINAIRE PER SCHEDULE
- ANCHOR BOLTS PER POLE MANUFACTURER
- 1/2" BEVEL
- HAND RUB EXPOSED BASE TO SAND FINISH
- 1/2"
- GRADE
- BOND EACH ANCHOR BOLT TO REBAR WITH #6 CUI
- MIN 1" PVC, NOTE 2
- MIN 1" PVC, NOTE 1
- 4000 PSI AIR ENTRAINED CONCRETE
- (#) 5" VERTICAL REBAR
- #4 TIE BARS @ 10"OC PLUS ± 10" @ 30"OC
- #6 BARE CU GND COND TO REBAR IN POLE BASE TIE WIRE OR CADWELD TO REBAR
- 2'-0"
- 6'-0"
- 2'-0"

- 3 POLE BASE DETAIL
E1 N.T.S.



4 DE
E1 N.T.S



1. UNDERGROUND SERVICE LATERAL FROM PADMOUNT SERVICE TRANSFORMER TO MAIN SERVICE PANEL. REFER TO ONE-LINE DIAGRAM, E4.1, FOR ADDITIONAL INFORMATION.
2. PRIMARY UNDERGROUND RACEWAY AND CONDUCTORS PROVIDED AND INSTALLED BY THE LOCAL ELECTRIC UTILITY.
3. PADMOUNT SERVICE TRANSFORMER, PROVIDED AND INSTALLED BY LOCAL ELECTRIC UTILITY. CONSTRUCT CONCRETE TRANSFORMER PAD PER LOCAL ELECTRIC UTILITY REQUIREMENTS.
4. ROUTE BRANCH CIRCUIT THRU DIGITAL 7-DAY ASTRONOMICAL TIMECLOCK WITH PHOTOCELL CONTROL.

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ARCHITECT : ARC	CHECKED : CMW
ENGINEER : NAD	APPROVED : CMW
NO.	REVISION DESCRIPTION

DATE: December 23, 2025	DRAWING E1
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