

INDEX

- C1 DEMOLITION PLAN
- C2 SITE PLAN
- C2.1 PRELIMINARY PLAT
- C3 GRADING PLAN
- C3.1-C3.2 ENLARGED GRADING PLANS
- C4 UTILITY PLAN
- C5 DRAINAGE MAP
- C6 STANDARD DETAILS

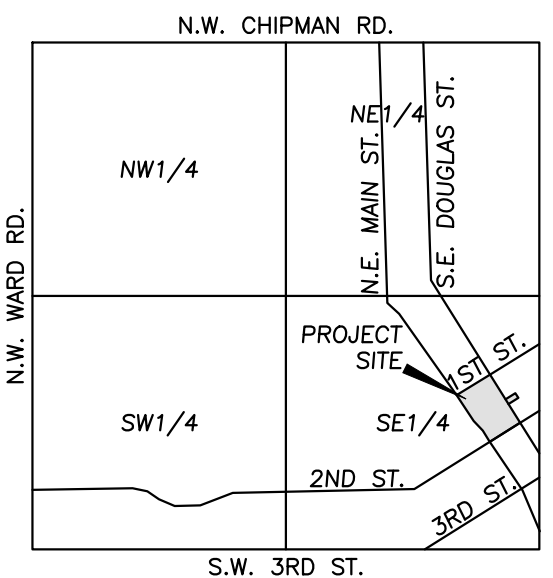


Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.



DEMOLITION KEY NOTES:

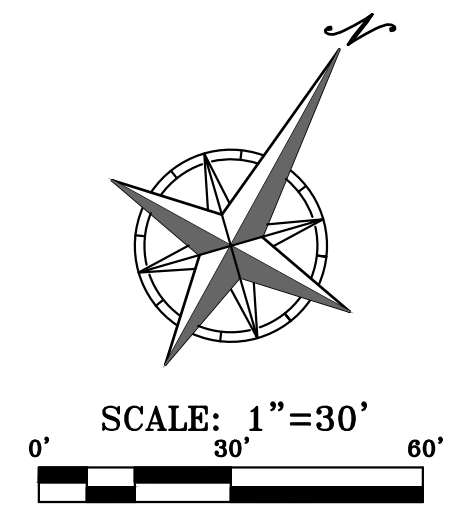
- (A)** ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.
- (B)** THE CONTRACTOR SHALL REMOVE ALL UNDERGROUND GAS LINES, WATER LINES, SANITARY AND STORM SEWER SERVICE LINES AND THEIR APPURTENANCES. APPURTENANCES INCLUDE, BUT NOT LIMITED TO, ALL PIPES, MANHOLES, JUNCTION BOXES, CATCH BASINS, YARD INLETS, FLUMES AND METER PITS. THE UTILITY SERVICES SHALL BE DISCONNECTED ALONG THE PROJECT BOUNDARY LINE TO THE EXISTING BUILDING TO BE DEMOLISHED.
- (C)** THE CONTRACTOR SHALL REMOVE ALL UNDERGROUND/OVERHEAD ELECTRICAL SERVICES, TELEPHONE AND CABLE SERVICE LINES AND THEIR APPURTENANCES WITHIN THE PROJECT BOUNDARY. THE UTILITY SERVICES SHALL BE DISCONNECTED ALONG THE PROJECT BOUNDARY. TYPICAL LOCATION.
- (D)** THE CONTRACTOR SHALL REMOVE EXISTING DRIVE ENTRANCE, EXISTING CONCRETE PARKING LOT, & EXISTING ASPHALT PARKING LOT. REMOVE EXISTING ASPHALT, CONCRETE, AND THE SUB-BASE GRAVEL TO THE NATURAL SOIL ELEVATION.

SHADED AREAS INDICATE MAIN STRUCTURES AND OUTBUILDINGS TO BE DEMOLISHED. IN ADDITION TO SHADED DEMOLITION AREAS, ALL MISCELLANEOUS CONCRETE, STONE STRUCTURES, OUTBUILDINGS, PRIVATE SIDEWALKS, RETAINING WALLS, SIGNS, PATIOS, FOUNDATION WALLS AND FOOTINGS ASSOCIATED WITH THE STRUCTURES SHALL BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS. TYPICAL LOCATION.

THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL ALL EXCAVATIONS/DEPRESSIONS CREATED BY THE REMOVAL OF STRUCTURES, FOUNDATIONS, FOOTINGS, PAVING, SEPTIC TANKS, WELLS, PIPES, TREE ROOTS, DEBRIS AND UTILITY STRUCTURES, ETC. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GROUND ELEVATIONS ON ALL SIDES OF THE EXCAVATION.

LEGEND

— PL —	PROPERTY LINE
— R/W —	LOT LINE
— R/W —	RIGHT-OF-WAY
— X —	REMOVE EXISTING CURB & GUTTER
— [Hatched] —	EXISTING BUILDING TO BE REMOVED
— [Cross-hatched] —	EXISTING ASPHALT PAVEMENT TO BE REMOVED
— [Diagonal lines] —	EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED
— [Circle with dot] —	EXISTING TREE TO REMAIN
— [X in circle] —	REMOVE TREE
— LP —	EXISTING LIGHT POLE
— W —	EXISTING WATER LINE
— G —	EXISTING GAS LINE
— BK —	EXISTING BURIED ELECTRIC
— BT —	EXISTING BURIED TELEPHONE
— SS —	EXISTING SANITARY SEWER
— [Dashed] —	EXISTING STORM SEWER
— [Circle with cross] —	EXISTING FIRE HYDRANT



OIL-GAS WELLS:
ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL & GAS COUNCIL WELLS AS OF DECEMBER 2017 REPORT, LOCATED AT www.dnr.mo.gov/geology/geosrv/otandgas.htm, THERE ARE NO OIL OR GAS WELLS ON THE PROPERTY SHOWN HEREON.

PREPARED & SUBMITTED BY:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KANSAS 66061

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 993-1155
Fax: (913) 993-1165
www.phelpsengineering.com

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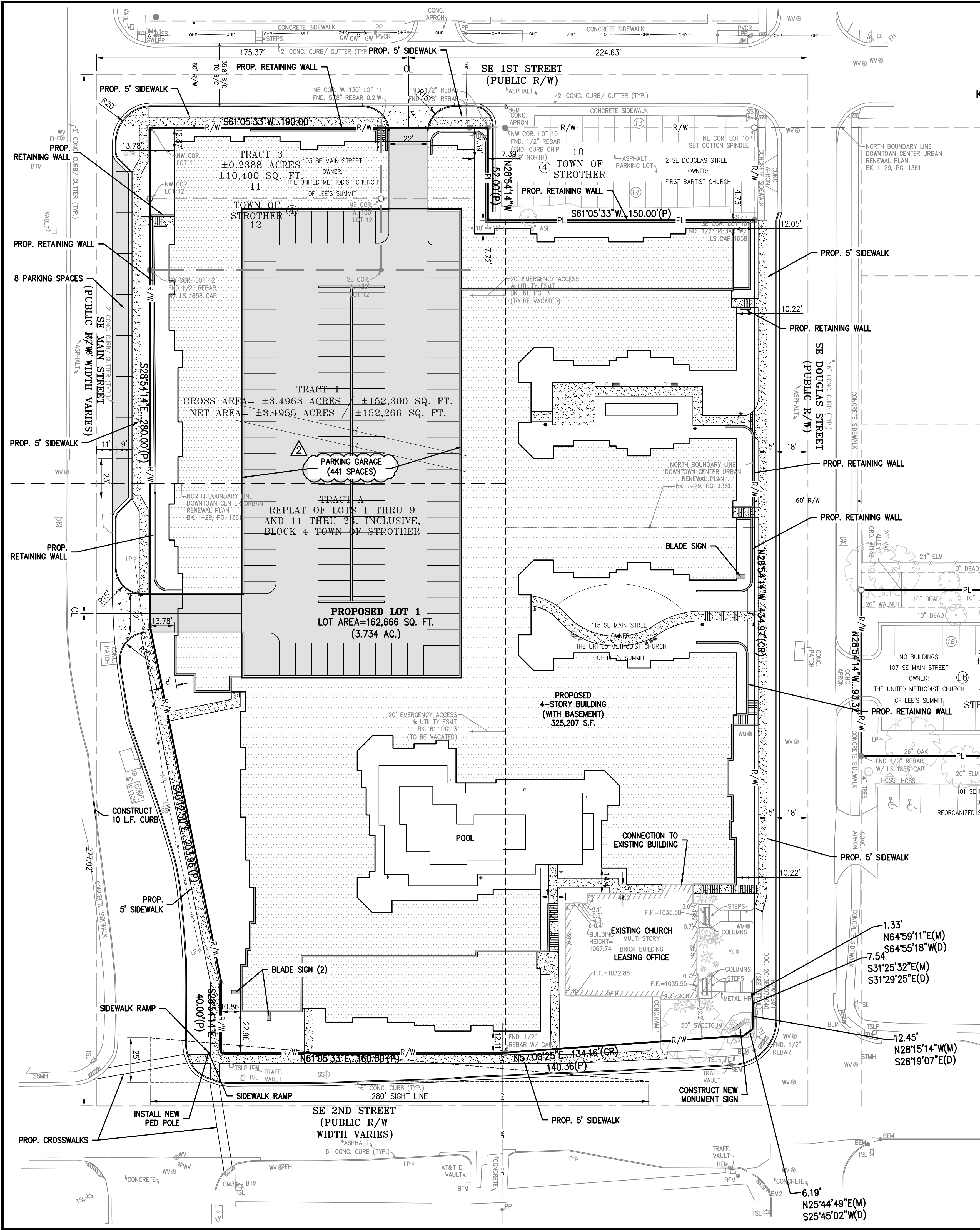
DEMOLITION PLAN
DOWNTOWN LEE'S SUMMIT APARTMENTS
114 S.E. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

By	App.	SMH	DAF

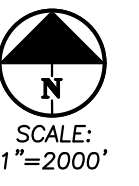
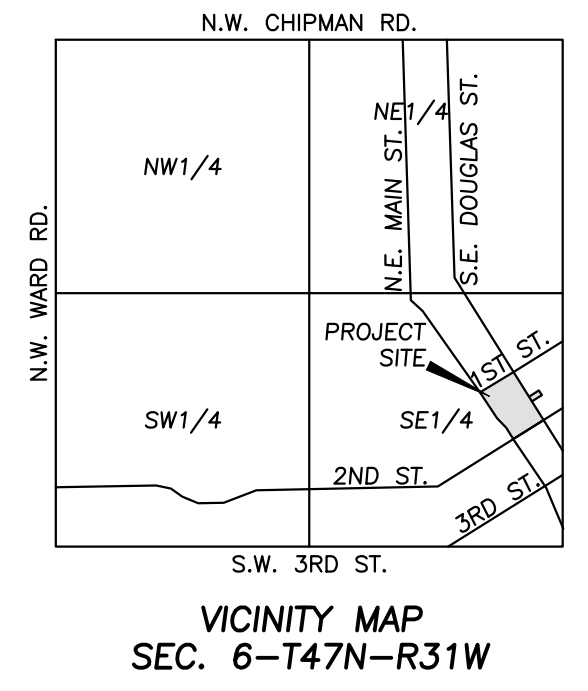
Revisions:	Date	No.	Description

PROJECT NO. 171125
DATE: 12-21-18
DRAWN: SMH
CHECKER: DAF
APPROVED: JDC
CITY OF OLATHE
LAND SURVEYING - LS-82
ENGINEERING - E-361
STATE OF MISSOURI
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING: 200700128
LAND ENGINEERING: 200300338

SHEET
C1



UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



DEED LEGAL DESCRIPTION:

TRACT 1:
 TRACT A, REPLAT OF LOTS 1 THRU 9 AND 11 THRU 23, INCLUSIVE, BLOCK 4, TOWN OF STROTHER, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

TRACT 2:
 LOT 10, BLOCK 16, WM. B. HOWARD'S FIRST ADDITION TO THE TOWN OF STROTHER, NOW THE CITY OF LEE'S SUMMIT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE SOUTHEASTERLY HALF OF THE VACATED ALLEY LYING NORTHWESTERLY AND ADJOINING AND ALSO TOGETHER WITH THE SOUTHWESTERLY HALF OF THE VACATED ALLEY LYING NORTHEASTERLY AND ADJOINING.

TRACT 3:
 THE WEST 130 FEET OF LOTS 11 AND 12, BLOCK 4, CITY OF LEE'S SUMMIT, FORMERLY THE TOWN OF STROTHER, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

SITE PLAN NOTES:

- All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
 A) City Ordinances & O.S.H.A. Regulations.
 B) The City of Lee's Summit Technical Specifications and Municipal Code.
 C) All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail.
- The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
- The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Lee's Summit, Missouri, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
- The demolition and removal (or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed of off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
- Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
- All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
- The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
- SAFETY NOTICE TO CONTRACTOR:** In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.
- All site concrete (curbs, pavements, sidewalks, etc.) shall meet Kansas city materials metro board (kcmmb) mix design specifications for 4,000 p.s.i. air entrained concrete. APWA detail references are provided for all geometrical and other design information.

SITE DIMENSION NOTES:

- BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
- ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

- PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
- HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
- TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.
- TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES 8-2992 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70° AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60° AND RISING. TWO COATS SHALL BE APPLIED.

SITE DATA

Site Area - Lot 1	162,666 S.F./3.734 Ac.
Site Area - Tract 2	17,752 S.F./0.408 Ac.
Zoning - Existing	Planned Central Business
Zoning - Proposed	Planned Central Business
Existing Land Use:	Church
Proposed Land Use:	Apartments
Impervious (Existing)	114,837 S.F. (70.6%)
Impervious (Proposed)	124,154 S.F. (76.3%)

BUILDING DATA

Existing Church/Leasing Office	4,328 S.F.
Proposed Multi-Family	325,207 S.F.
(4 Story w/ Basements)	
Total Building S.F.	329,535 S.F.
Studio Units	16
One Bedroom Units	162
Two Bedroom Units	98
Total Units	276
Lot 1 - Floor Area Ratio (FAR)	2.03
Lot 1 - Total Units / Acre	74.5

PARKING SUMMARY

City Parking Required:	
1 Space per Studio Unit	16 Spaces
1.5 Spaces per One Bedroom Unit	243 Spaces
1.5 Spaces per Two Bedroom Unit	147 Spaces
Total Parking without Visitors	406 Spaces
0.5 Spaces per Unit for Visitors	138 Spaces
Total Parking Required	544 Spaces
Parking Provided:	
Garage Parking *	441 Spaces
Street Parking	8 Spaces
Tract 2 Off-Site	36 Spaces
Total Parking Provided	485 Spaces
* 77 Compact Spaces (8'x18')	
364 Standard Spaces (8.5'x18')	

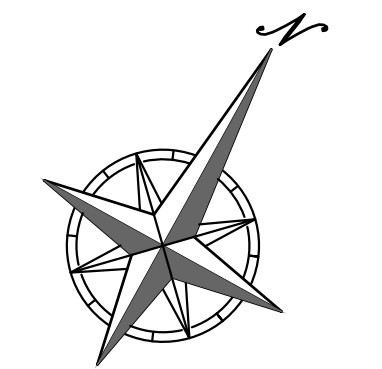
NOTE: ALL LIGHTING SHALL COMPLY WITH CITY OF LEE'S SUMMIT U.D.O. REQUIREMENTS.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0417G, AND DATED JANUARY 20, 2017.

LEGEND

- PL — PROPERTY LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- RETAINING WALL
- FENCE
- LIGHT POLE



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 Olathe, Kansas 66061
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PLANNING ENGINEERING IMPLEMENTATION

SITE PLAN
 DOWNTOWN LEE'S SUMMIT APARTMENTS
 114 S.E. DOUGLAS STREET
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO.	DATE	BY	APP.	REVISIONS
171125	1-22-19	SNH	SNH	REVISED CITY COMMENTS
171125	2-05-19	SNH	SNH	REVISED PARKING SUMMARY

SHEET
C2



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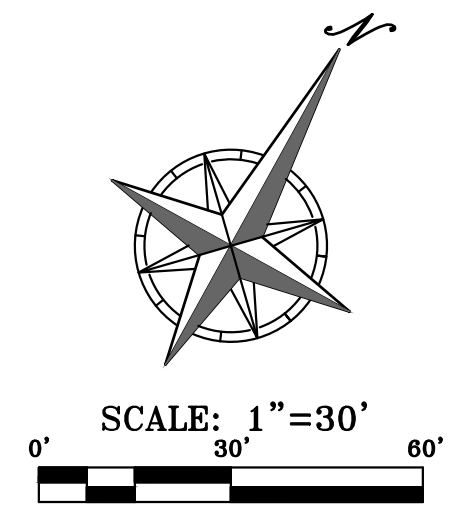
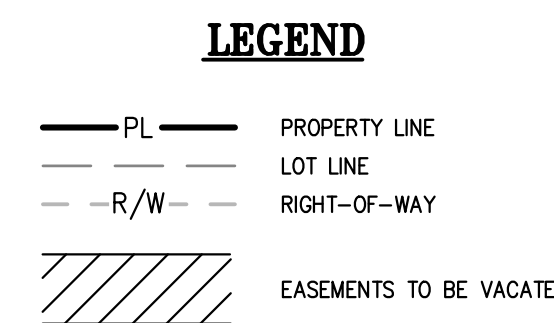
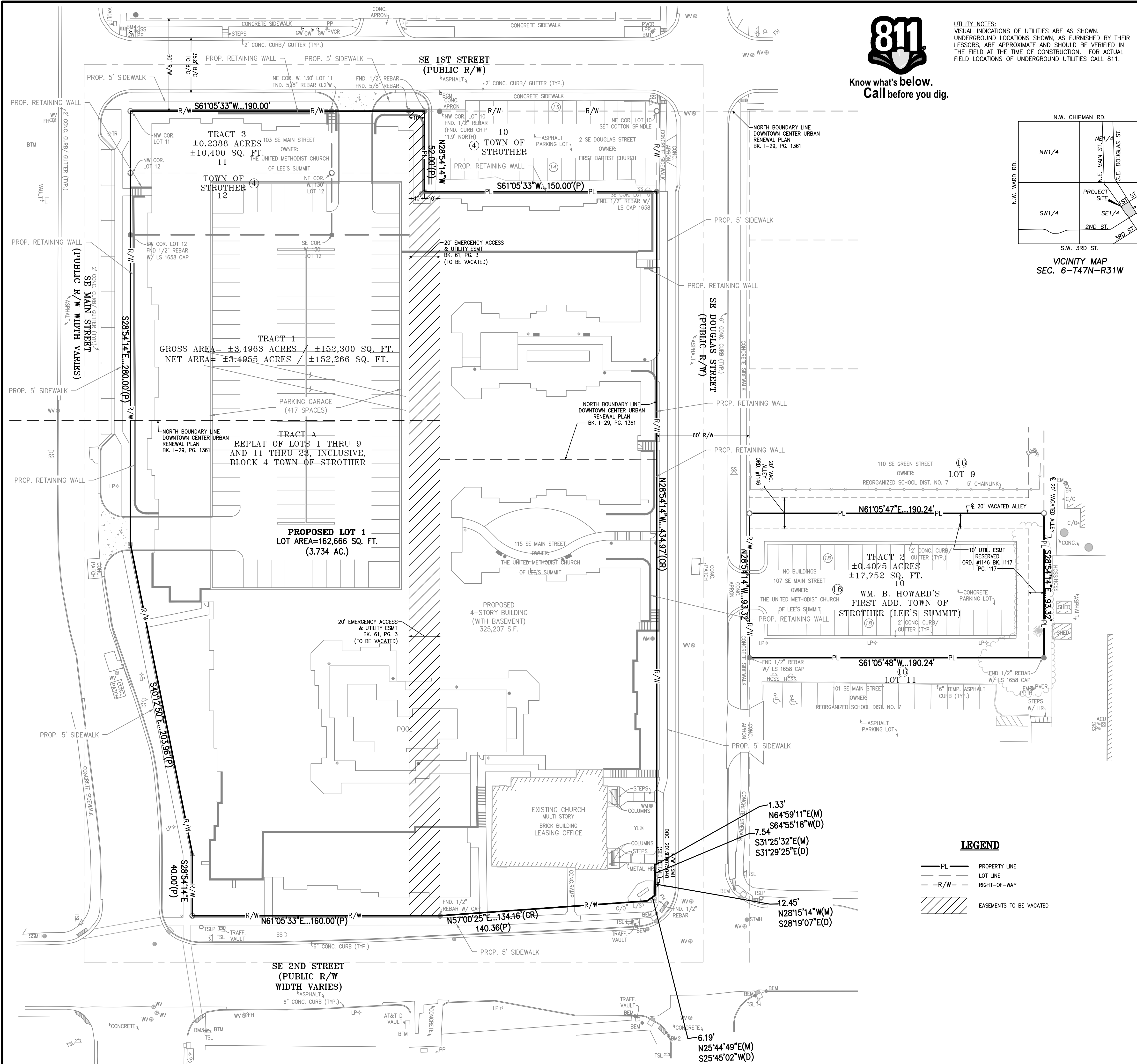
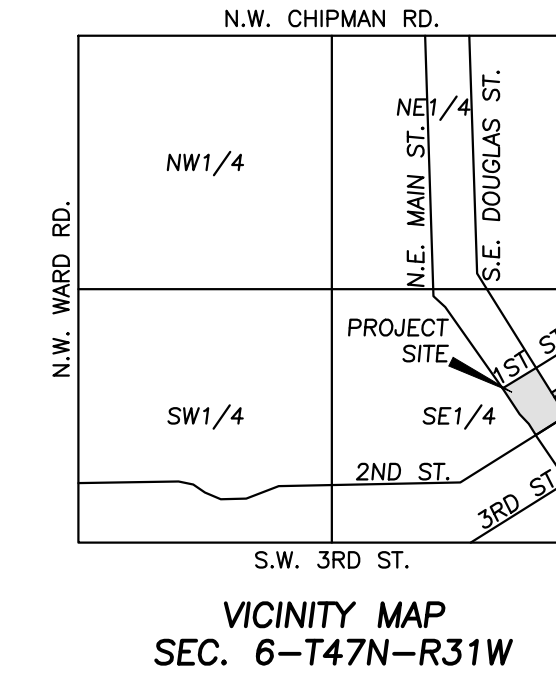
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DEED LEGAL DESCRIPTION:

TRACT 1:
TRACT A, REPLAT OF LOTS 1 THRU 9 AND 11 THRU 23, INCLUSIVE, BLOCK 4, TOWN OF STROTHER, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.
TRACT 2:
LOT 10, BLOCK 16, WM. B. HOWARD'S FIRST ADDITION TO THE TOWN OF STROTHER, NOW THE CITY OF LEE'S SUMMIT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE SOUTHEASTERLY HALF OF THE VACATED ALLEY LYING NORTHWESTERLY AND ADJOINING AND ALSO TOGETHER WITH THE SOUTHWESTERLY HALF OF THE VACATED ALLEY LYING NORTHEASTERLY AND ADJOINING.
TRACT 3:
THE WEST 130 FEET OF LOTS 11 AND 12, BLOCK 4, CITY OF LEE'S SUMMIT, FORMERLY THE TOWN OF STROTHER, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

PROPOSED LOT 1 LEGAL DESCRIPTION:

A reasurvey and replat of Tract A, REPLAT OF LOTS 1 THRU 9 AND 11 THRU 23, INCLUSIVE, BLOCK 4, TOWN OF STROTHER and the West 130 feet of Lots 11 and 12, Block 4, TOWN OF STROTHER, all being platted subdivisions of land in the City of Lee's Summit, Jackson County, Missouri, containing 3.734 acres, more or less of replatted land.



PHILIPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66060
(913) 993-1955
Fax: (913) 993-1945
www.philipsengineering.com

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PRELIMINARY PLAT
DOWNTOWN LEE'S SUMMIT APARTMENTS
114 S.E. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project No.	171125	Date	1-22-19
By App.	SMH	SMH	DAF
Revisions:	REVISED PER CITY COMMENTS		

SHEET
C2.1

\\P01-SERVER\Projects\171125\171125.dwg (Preliminary) [REL] P.L.J.dwg Layout:1 Jan 22, 2019 - 9:30am Small Hatcher

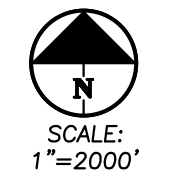
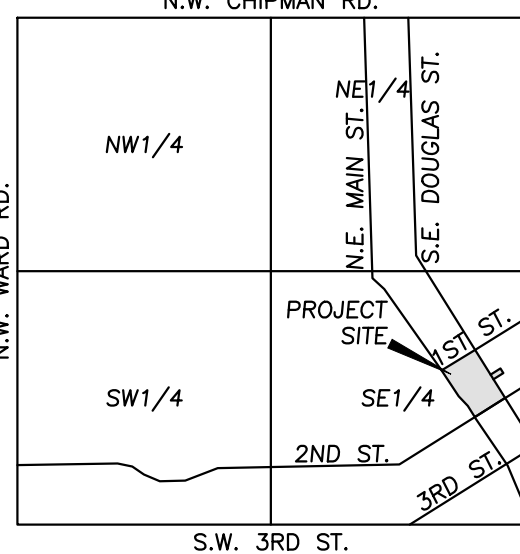


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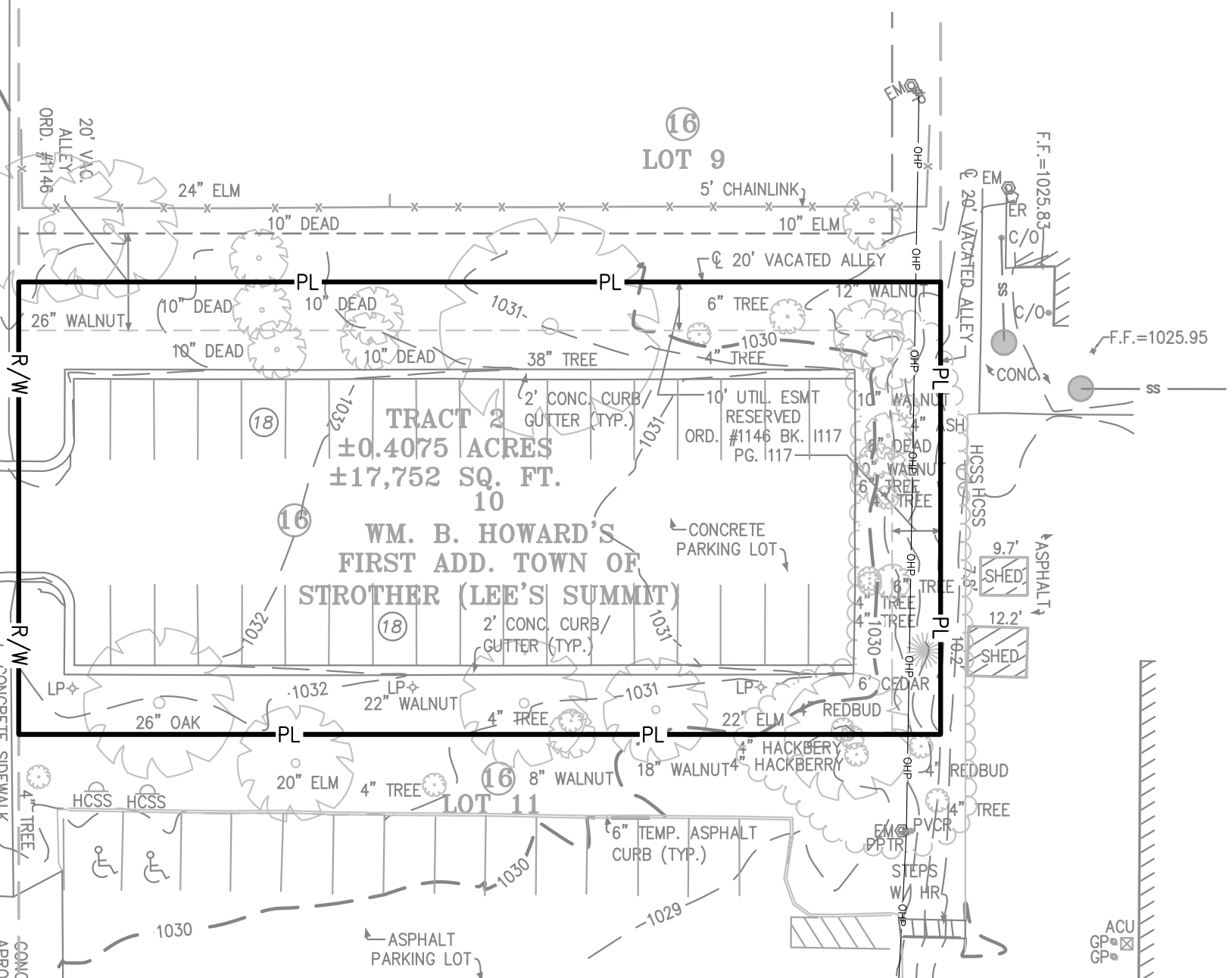
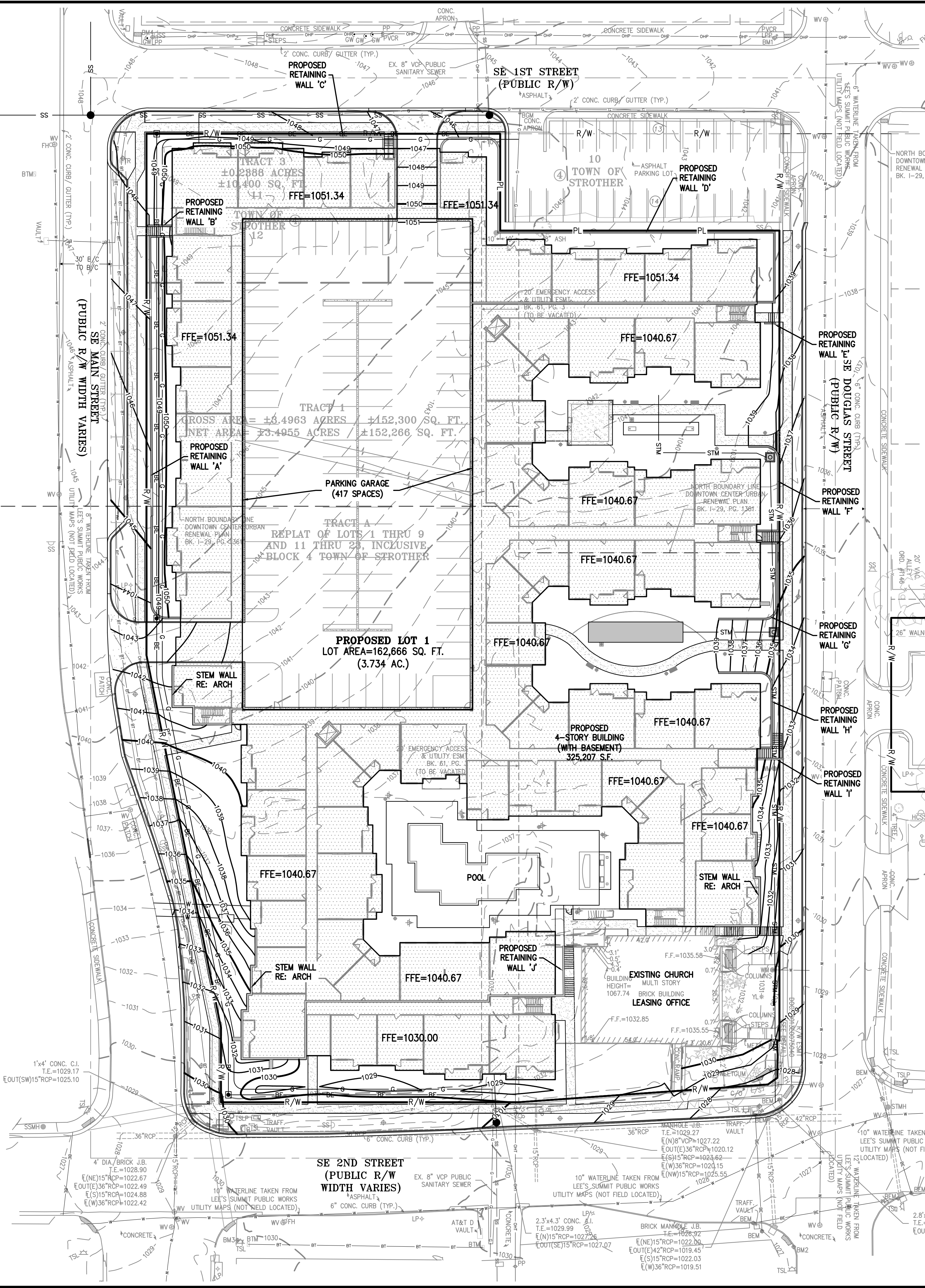
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SITE GRADING NOTES:

- 1. CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted... 2. If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review... 3. CLEARING AND GRUBBING: Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material... 4. TOPSOIL STRIPPING: Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and stockpiled at a location on or adjacent to the site as directed by the owner... 5. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE... 6. SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be profiled and approved under the direction of the Geotechnical Engineer or his representative... 7. PROOFROLLING: Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill shall be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle... 8. EARTHWORK: A) GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report... B) SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill... C) FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris... D) BUILDING SUBGRADE: As specified in the Geotechnical Engineering Report, the upper section of building subgrade shall consist of Low Volume Change (LVC) material... E) EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12")... F) COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction)...



VICINITY MAP SEC. 6-T47N-R31W



FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0417C, AND DATED JANUARY 20, 2017.

WATERSHED NOTE:

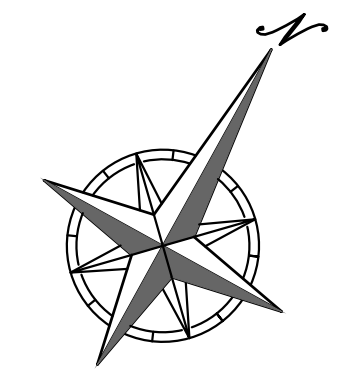
THIS PROPERTY IS PART OF THE LITTLE BLUE RIVER WATERSHED.

BENCHMARK:

- VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING MOOT VRS. BM 1. RAILROAD SPIKE IN POWER POLE AT NORTHWEST QUADRANT OF 1ST STREET AND DOUGLAS STREET. ELEVATION =1043.06 BM 2. SQUARE CUT ON BACK OF CURB AT THE SOUTHWEST QUADRANT OF 2ND STREET AND DOUGLAS STREET. ELEVATION =1026.56 BM 3. SQUARE CUT ON THE NORTHWEST CORNER OF SIGNAL POLE BASE AT SOUTHEAST QUADRANT OF 2ND STREET AND MAIN STREET. ELEVATION =1029.82 BM 4. RAILROAD SPIKE IN POWER POLE AT NORTHEAST QUADRANT OF 1ST STREET AND MAIN STREET. ELEVATION =1049.87

LEGEND

- PL PROPERTY LINE
LOT LINE
R/W RIGHT-OF-WAY
2' CURB & GUTTER
EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED SPOT ELEVATION
UP OF GUTTER
TOP OF CURB
SIDEWALK
MATCH EXISTING
HIGH POINT
LOW POINT
TOP OF PAVEMENT
TOP OF STRUCTURE
GROUND ELEVATION
BOTTOM OF STEPS
TOP OF STEPS
BOTTOM OF WALL
TOP OF WALL
FINISHED GRADE



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1370 N. Winchester
Olathe, Kansas 66066
(913) 993-1955
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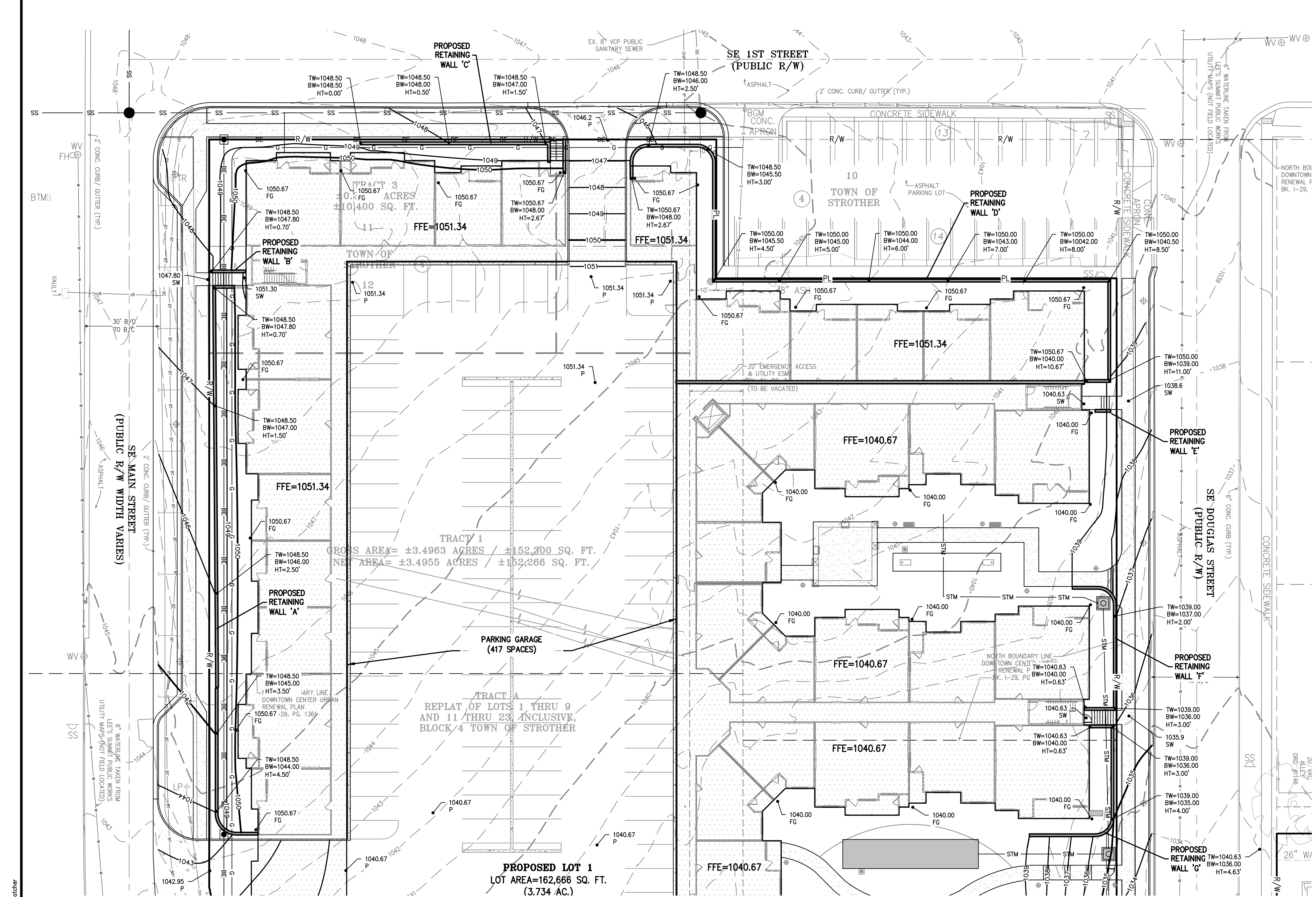
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GRADING PLAN
DOWNTOWN LEE'S SUMMIT APARTMENTS
114 S.E. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Table with columns: PROJECT NO., DATE, DRAWN BY, CHECKED BY, APPROVED BY, REVISIONS, and COMMENTS. Includes project details and revision history.

SHEET C3



TRACT 1
 GROSS AREA = ±3.4963 ACRES / ±152,300 SQ. FT.
 NET AREA = ±3.4955 ACRES / ±152,266 SQ. FT.

TRACT A
 REPLAT OF LOTS 1 THRU 9
 AND 11 THRU 23 INCLUSIVE,
 BLOCK 4 TOWN OF STROTHER

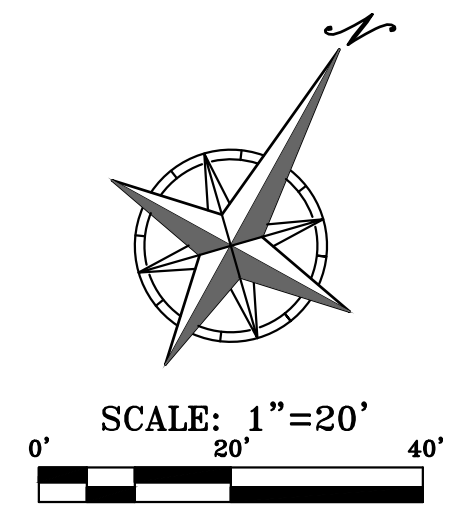
PROPOSED LOT 1
 LOT AREA = 162,666 SQ. FT.
 (3.734 AC.)

- LEGEND**
- PL — PROPERTY LINE
 - LOT LINE
 - - - R/W - - - RIGHT-OF-WAY
 - 2" CURB & GUTTER
 - 920 — EXISTING CONTOURS
 - 918 — PROPOSED CONTOURS
 - XXXXXX TW — PROPOSED SPOT ELEVATION
 - LG — UP OF GUTTER
 - TC — TOP OF CURB
 - SW — SIDEWALK
 - ME — MATCH EXISTING
 - HP — HIGH POINT
 - LP — LOW POINT
 - P — TOP OF PAVEMENT
 - TE — TOP OF STRUCTURE
 - GR — GROUND ELEVATION
 - BS — BOTTOM OF STEPS
 - TS — TOP OF STEPS
 - BW — BOTTOM OF WALL
 - TW — TOP OF WALL
 - FG — FINISHED GRADE

UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
 UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
 LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
 THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
 FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



Know what's below.
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ENLARGED GRADING PLAN
DOWNTOWN LEE'S SUMMIT APARTMENTS
 114 S.E. DOUGLAS STREET
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project No.	Date	By	App.
171125	1-22-19	SMH	DAF

No.	Date	Revisions
1.	1-22-19	REVISED PER CITY COMMENTS

SHEET
C3.1

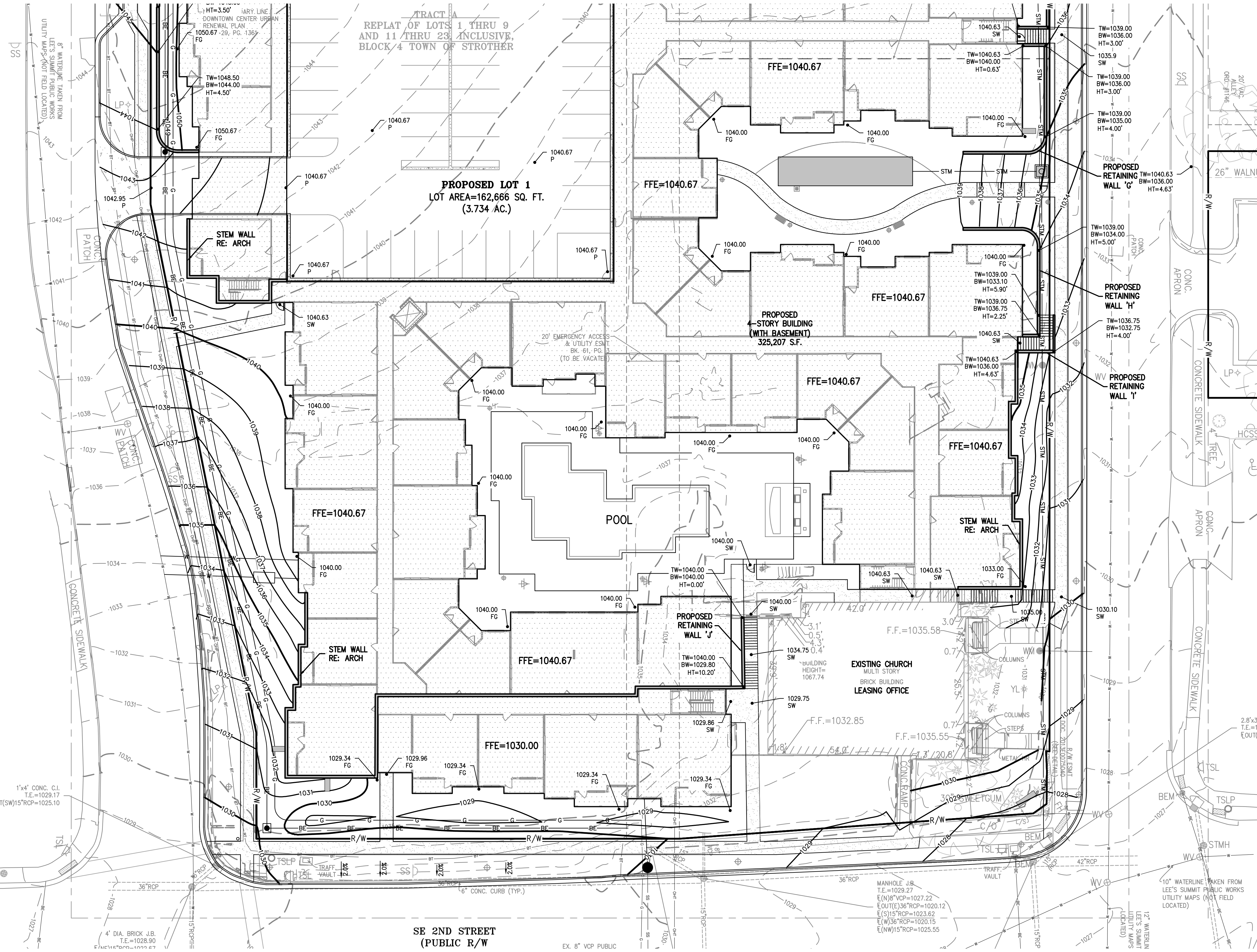
V:\P\SERVER\Projects\171125\171125.dwg (Preliminary)\S040101.dwg Layout:2 Jan 22, 2019 9:35am Shell Hatchers



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ENLARGED GRADING PLAN
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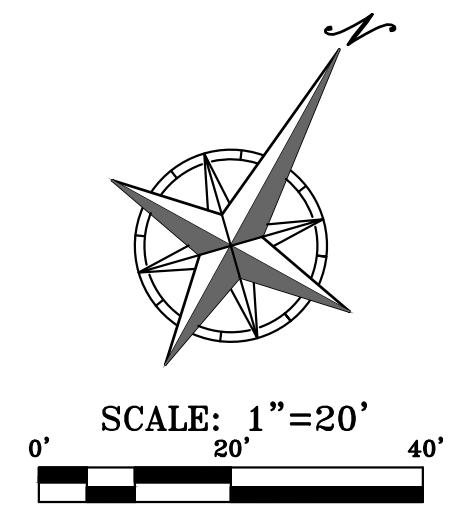


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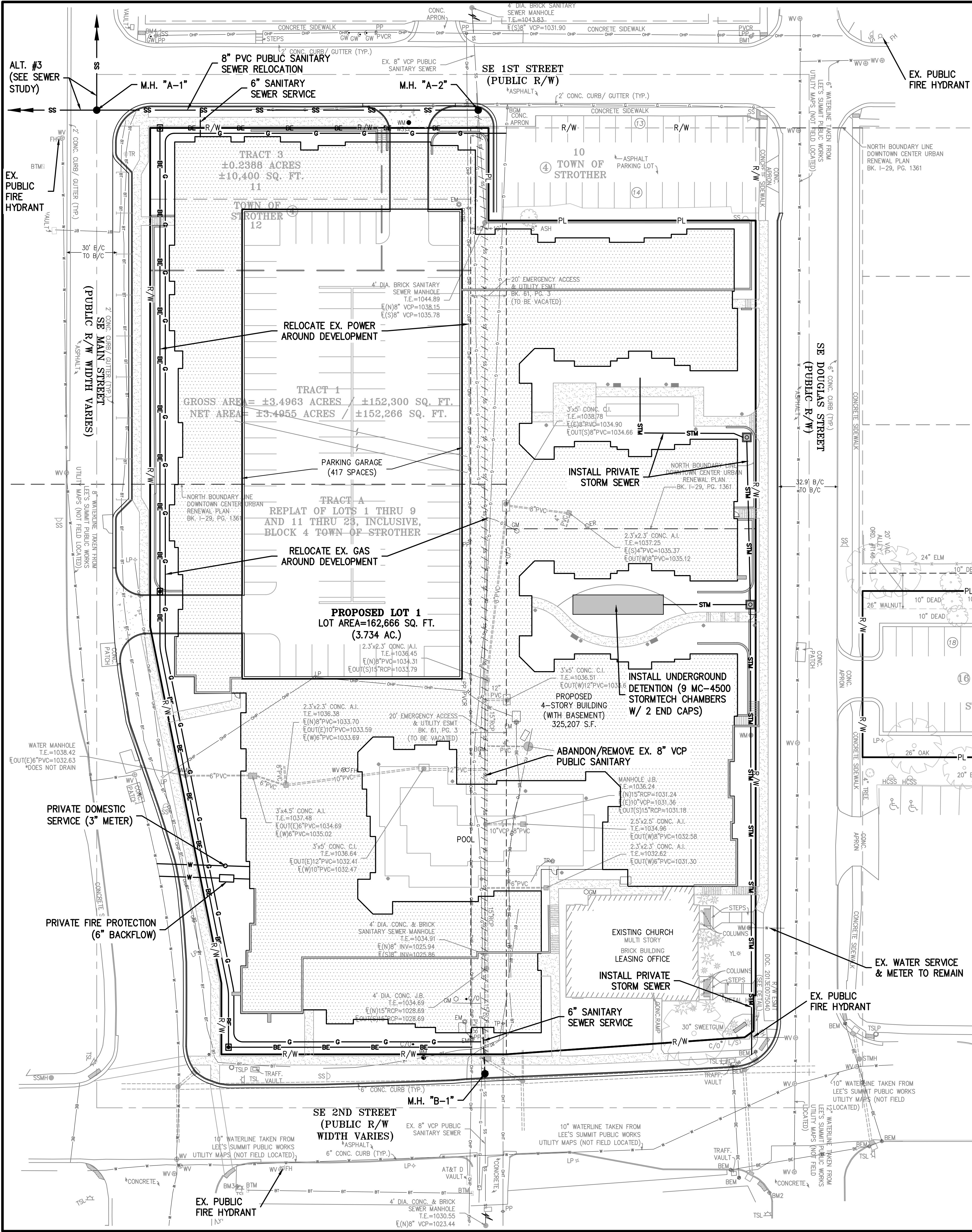
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LEGEND

- PL — PROPERTY LINE
- LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 920 — EXISTING CONTOURS
- 918 — PROPOSED CONTOURS
- 918 — PROPOSED SPOT ELEVATION
- XXXX — UP OF GUTTER
- TW — TOP OF CURB
- LC — SIDEWALK
- TC — MATCH EXISTING
- SW — HIGH POINT
- ME — LOW POINT
- HP — TOP OF PAVEMENT
- LP — TOP OF STRUCTURE
- P — GROUND ELEVATION
- TE — BOTTOM OF STEPS
- TS — TOP OF STEPS
- GR — BOTTOM OF WALL
- BS — TOP OF WALL
- SW — FINISHED GRADE
- TW — FINISHED GRADE
- FG — FINISHED GRADE



PROJECT NO.	Date	By	App.
171125	1-22-19	SMH	DAF
DATE: 12-21-18	DRAWN: SMH	CHECKED: DAF	APPROVED: JDC
CORPORATE SEAL OF AUTHORIZATION	LAND SURVEYING - LS-82	ENGINEERING - E-361	
CERTIFICATE OF AUTHORIZATION	LAND SURVEYING - 200700128	ENGINEERING - 200700338	



- UTILITY COMPANIES:**
- MISSOURI GAS ENERGY (816) 969-2218
 - LUCAS WALLS (LUCAS.WALLS@SUG.COM) (816) 347-4339
 - 3025 SOUTHEAST CLOVER DRIVE
 - LEE'S SUMMIT, MO 64082
 - KANSAS CITY POWER & LIGHT CO. (816) 347-4316
 - PHILLIP INGRAM (PHILLIP.INGRAM@KCPCL.COM)
 - RON DEJARNETTE (RON.DEJARNETTE@KCPCL.COM)
 - 1300 HAMBLEN ROAD
 - LEE'S SUMMIT, MO 64081
 - SEWER & WATER (CITY OF LEE'S SUMMIT) (816) 969-1800
 - GENE WILLIAMS (PUBLICWORKS@CITYOFLS.NET)
 - 220 SE GREEN STREET
 - LEE'S SUMMIT, MO 64063
 - WATER (CITY OF LEE'S SUMMIT) (816) 969-1240
 - MIKE WEISENBORN (PUBLICWORKS@CITYOFLS.NET)
 - 220 SE GREEN STREET
 - LEE'S SUMMIT, MO 64063
 - AT&T (913) 383-4929
 - MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) (913) 383-4849-FAX
 - 9444 NALL AVENUE
 - OVERLAND PARK, KANSAS 66207
 - GOOGLE FIBER
 - BLUEBIRD
 - TIMEWARNER



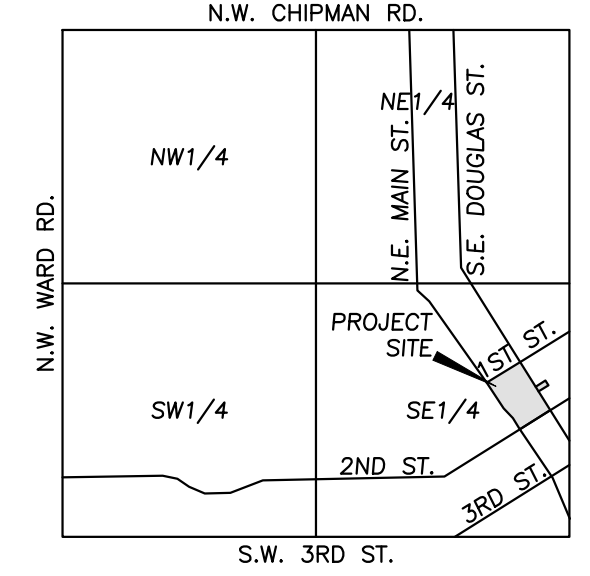
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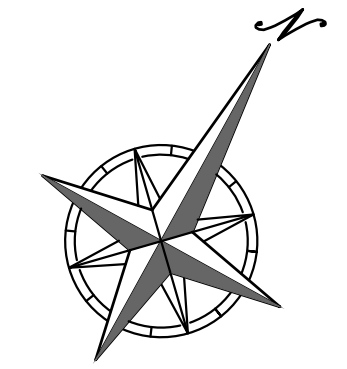
- UTILITY NOTES:**
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate &/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
 - The construction of storm sewers on this project shall conform to the requirements of the City of Lee's Summit, Missouri Technical Specifications and Design Criteria.
 - The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation of locations of utilities. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
 - It will be the contractor's responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
 - Plot locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.
 - The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other incidentals required for a complete fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of City of Lee's Summit, Missouri.
 - The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. The contractor shall refer to the architectural plans for specific locations and elevations of the service lines of the building connection. All work shall conform to the requirements of the City of Lee's Summit, Missouri and the Jackson County Unified Wastewater District.
 - The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Lee's Summit, Missouri, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these contract documents. The cost for all permits bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
 - By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
 - The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
 - All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
 - Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
 - Water lines shall be as follows (unless otherwise shown on plans):
 - Pipe sizes less than 3-inches that are installed below grade and outside building shall comply with the following:
 - Smooth Copper Tubing: Type "K" soft copper, ASTM B88.
 - Fittings: Wrought copper, (95.5 Tin Antimony solder joint), ASME B 16.22.
 - Gray Cast Iron Water Pipe or Ductile Iron Water Pipe may be used for Pipe sizes 3-inches Through 48-inches that are installed below grade and outside building shall comply with the following:
 - Cast Iron Water Pipe: ANSI A21.6, thickness class 52.
 - Fittings: Either mechanical joint or push-on joint, AWWA C110 or AWWA C111.
 - Elastomeric gaskets and lubricants: ASTM F477.
 - Cement Mortar Lining, AWWA C104.
 - Ductile Iron Water Pipe: AWWA C151, thickness class 50.
 - Fittings: Either mechanical joint or push-on joint, AWWA C110 or AWWA C111.
 - Elastomeric gaskets and lubricants: ASTM F477.
 - Cement Mortar Lining, AWWA C104.
 - Polymethyl Chloride (PVC) Water Pipe may be used for Pipe sizes 4-inches Through 12-inches that are installed below grade and outside building shall comply with the following:
 - Polymethyl Chloride (PVC) Water Pipe: Pipe, AWWA C900, rated DR 18 (Class 150), continually marked as required.
 - Elastomeric gaskets and lubricants: ASTM F477 for smaller pipes.
 - Pipe joints: Integrally molded bell ends, ASTM D3139.
 - Trace wire: Magnetic detectable conductor, (#12 Copper) brightly colored plastic covering imprinted with "Water Service" in large letters.
 - Minimum trench width shall be 2 feet.
 - Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to waterline's specifications for commercial services.
 - All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, on a 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
 - In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing (or exceed in concrete this same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 24" clearance. Meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).
 - All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
 - All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
 - Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.
 - When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.

LEGEND

- PL — PROPERTY LINE
- R/W — LOT LINE
- R/W — RIGHT-OF-WAY
- C — EXISTING GAS LINE
- BE — EXISTING BURIED ELECTRIC LINE
- OHP — EXISTING OVERHEAD POWER LINE
- SS — EXISTING SANITARY SEWER LINE
- SSS — EXISTING STORM SEWER LINE
- BT — EXISTING BURIED TELEPHONE LINE
- W — EXISTING WATER LINE
- G — PROPOSED GAS LINE
- BE — PROPOSED BURIED ELECTRIC LINE
- SS — PROPOSED SANITARY SEWER LINE
- SSS — PROPOSED STORM SEWER LINE
- BT — PROPOSED BURIED TELEPHONE LINE
- W — PROPOSED WATER LINE



VICINITY MAP
SEC. 6-T47N-R31W



SCALE: 1"=30'



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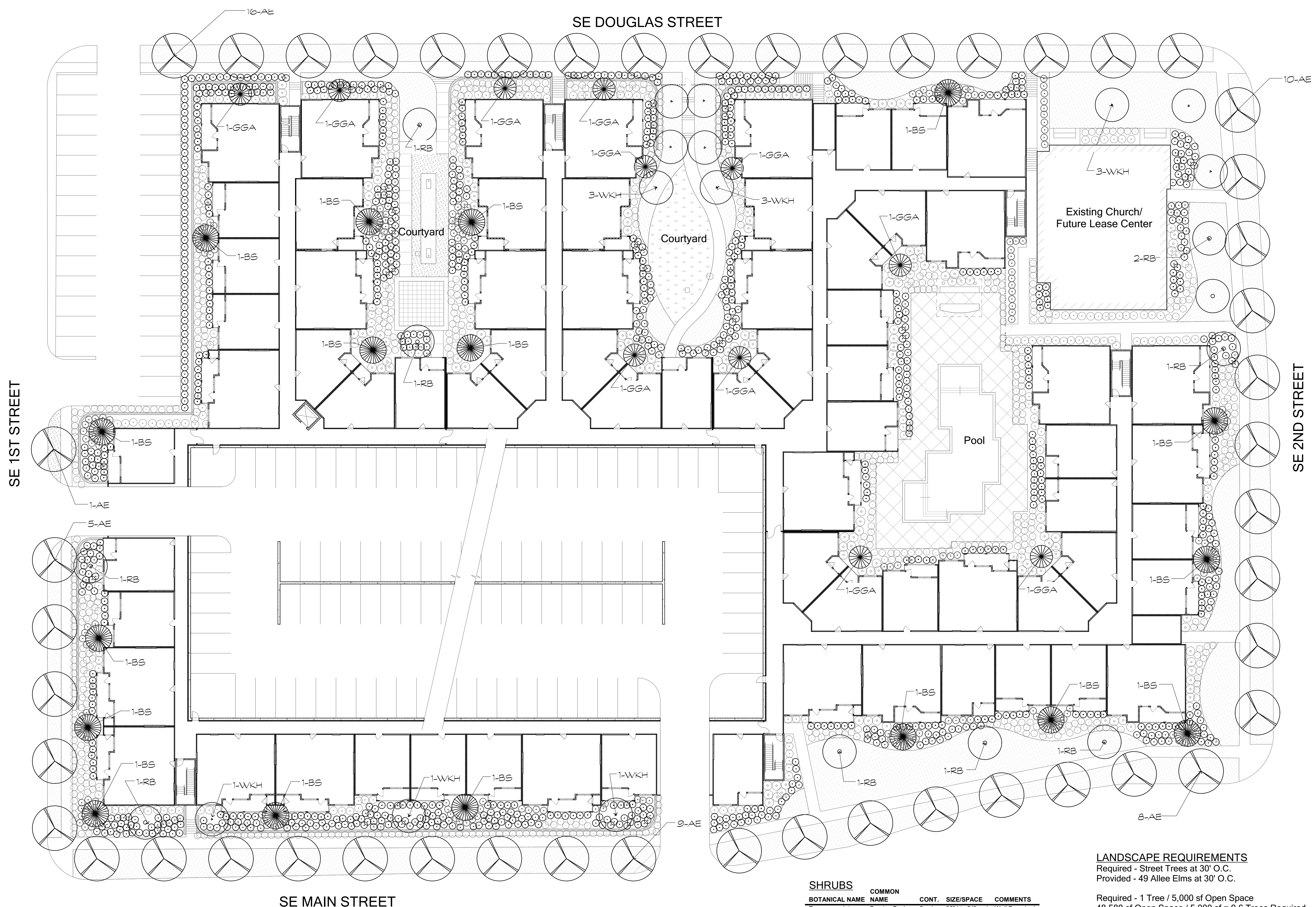
PLANNING
ENGINEERING
IMPLEMENTATION



UTILITY PLAN
DOWNTOWN LEE'S SUMMIT APARTMENTS
114 S.E. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO.	DATE	BY	APP.	REVISIONS
171125	1-22-19	SMH	DAF	REVISED PER CITY COMMENTS
171125	1-22-19	SMH	DAF	

SHEET
C4



Revisions:

Date:	Description:

Landscape Documents

Downtown Lee's Summit

A Residential Development by



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Sheet Title:
Code Compliance
Landscape Plan

Date:
January 22, 2019

Sheet Number:

L1

SE MAIN STREET

TREES

QNTY	PLAN NAME	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	COMMENTS
17	BS	<i>Picea pungens</i>	Blue Spruce	B & B	8' ht., 4" spd., 2" cal.	Well Branched
12	WKH	<i>Crataegus viridis</i>	Winter King Hawthorn	B & B	10' ht., 6" spd., 2" cal.	Full, well branched
11	TM	<i>Thuja x plicata</i>	Green Giant Arborvitae	B&B	8' ht., 4" spd., 2" cal.	Multi-Stem
10	RB	<i>Cercis canadensis</i>	Redbud	B & B	10' ht., 6" spd., 2" cal.	Multi-Stem
49	AE	<i>Ulmus parvifolia</i>	Allee Elm	B & B	14' ht., 6" spd., 3" cal.	Full, well branched

Note: All trees in lawn areas to receive a 3' dia circle of shredded cedar mulch to a depth of 3"

SHRUBS

BOTANICAL NAME	COMMON NAME	CONT.	SIZE/SPACE	COMMENTS
<i>Euonymus alatus</i>	Burning Bush	5 gal.	36" ht., 24" spd.	Well Branched 'Fireball'
<i>Ilex vomitoria</i>	'Nana' Dwarf Yaupon Holly	3 gal.	24" ht., 24" spd.	Well Branched
<i>Buxus microphylla</i>	Wintergreen Boxwood	5 gal.	36" ht., 24" spd.	Full
<i>Miscanthus sinensis</i>	Zebra Grass	5 gal.	30" ht., 24" spd.	Full
<i>Pennisetum alopecuroides</i>	Dwarf Fountain Grass	1 gal.	12" ht., 8" spd.	Full pot
<i>Yucca filamentosa</i>	Variegated 'Bright Edge'	1 gal.	12" ht., 12" spd.	Full pot
<i>Miscanthus sinensis</i>	Zebra Grass	5 gal.	30" ht., 24" spd.	Full pot
Seasonal Color	Seasonal Color	4" pot	varies	LA to approve
<i>Cynodon dactylon</i>	Bermuda Grass			weed free

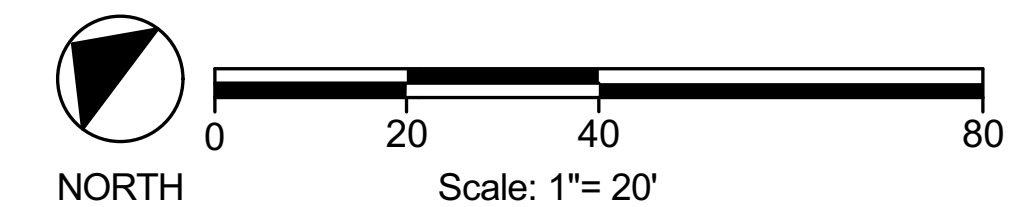
LANDSCAPE REQUIREMENTS

Required - Street Trees at 30' O.C.
Provided - 49 Allee Elms at 30' O.C.

Required - 1 Tree / 5,000 sf Open Space
48,580 sf Open Space / 5,000 sf = 9.6 Trees Required
50 Trees Provided

Required - 2 Shrubs / 5,000 sf Open Space
48,580 sf Open Space / 5,000 sf = 19.2 Shrubs Required
2,187 Shrubs Provided*

*Shrubs to be selected from list



Revisions:

Date:	Description:

Preliminary Design
 Concepts

**Downtown
 Lee's Summit**

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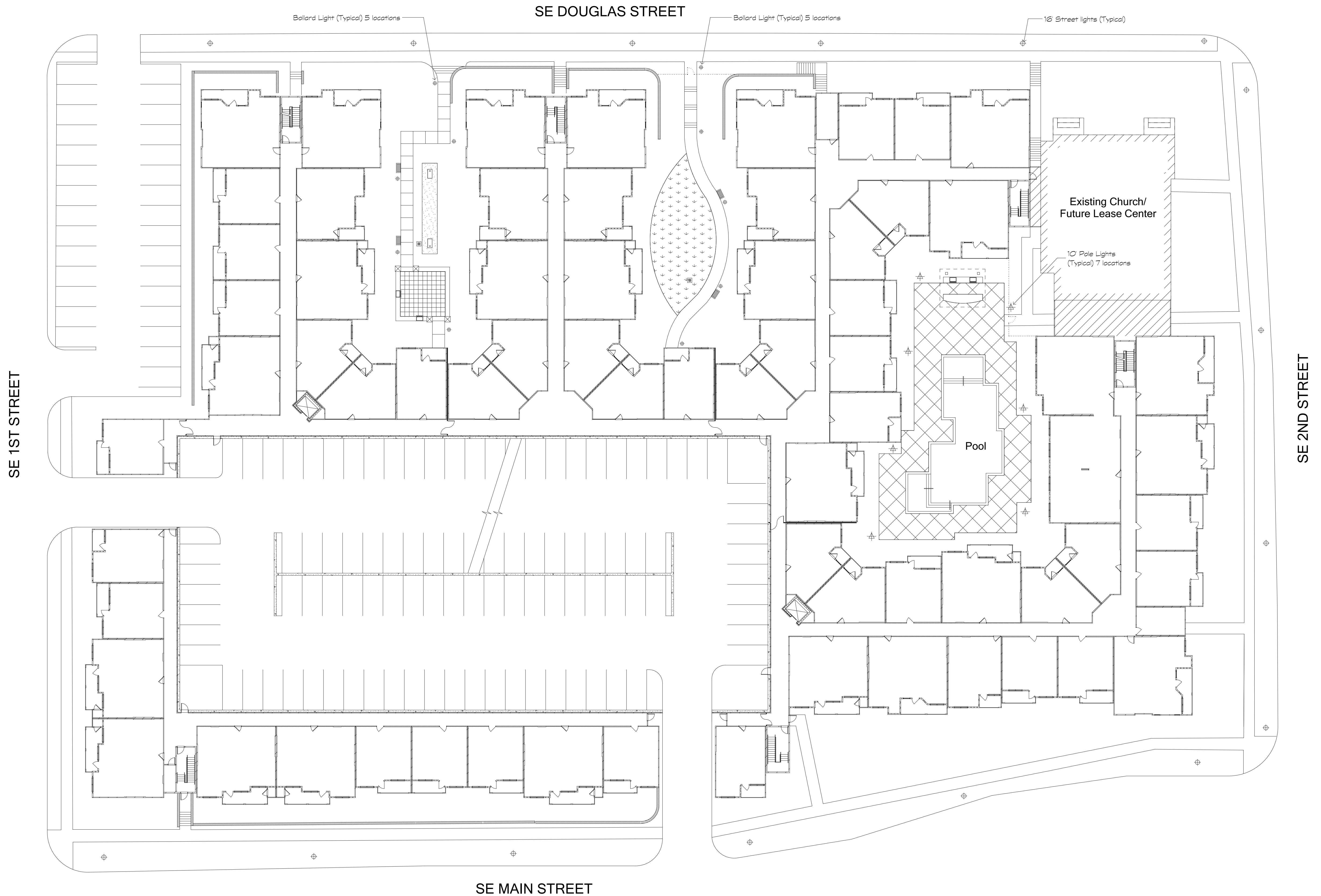
Sheet Title:
 Architectural Site Plan

Date:
 January 22, 2019

Sheet Number:

A1

Not Released for Construction



Revisions:

Date: Description:

Date	Description

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Sheet Title:
Building Plan

Date:
January 22, 2019

Sheet Number:

A2

Not Released for Construction



1 Typical Building Floor Plate
Scale: 1/8" = 1'-0"

Revisions:

Date:	Description:

Preliminary Design
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Sheet Title:
 Building Elevations

Date:
 January 22, 2019

Sheet Number:

A3

Not Released for Construction



1 SE Douglas Street Elevation
 Scale: 1/16" = 1'-0"



2 SE 2nd Street Elevation
 Scale: 1/16" = 1'-0"

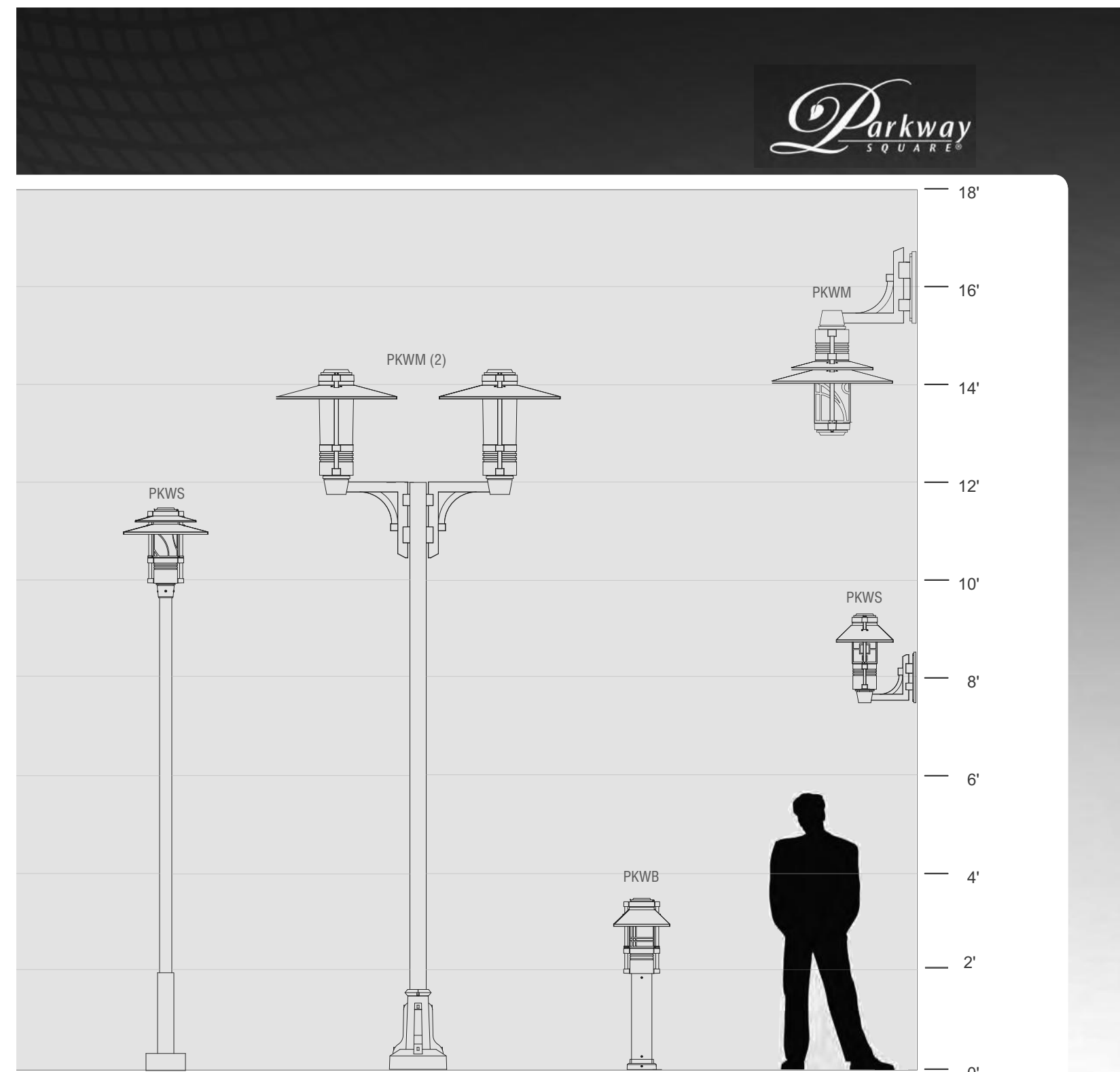


3 SE Main Street Elevation
 Scale: 1/16" = 1'-0"



4 SE 1st Street Elevation
 Scale: 1/16" = 1'-0"

- Smooth fiber cement panels
- Prefabricated decorative bracket
- Single hung window with insulating glass
- Horizontal fiber cement lap siding
- Sloped rowlock brick course over brick soldier course
- Brick veneer



LUMINAIRE	PKWS (Accent)	PKWM(2) (Pedestrian)	PKWB (Bollard)	PKWM/PKWS (Pedestrian/Small)
HOOD	DRL	STR	—	DRL/ANG
OPTICS	GLA 18LED-BW	YSVC-5K	GLA 12LED-BW	YSVC-32LED-5K/GLA 18LED-BW
OPTIONS	DSIN	—	DSOF	DSWH
ARM	—	PSA-TU(2)	—	PSWM-BD/PSWM-TD
POLE	PS3-3S10	PS4-4S12/ACBDS	—	—

PARKWAY SQUARE 19

Parway Square® – PKWS Small Scale TYPE

ELECTRICAL
The LED driver shall be integral to the fixture mounted on a prewired module with a quick disconnect plug. The driver module has two keyhole slots and is removable by loosening four screws. The driver shall accept 120 thru 277 volts input, with output drive current of 350ma. Standard color temperatures for LEDs shall be 3000K, 4000K, and 5000K. Rated luminous efficacy of luminaire shall be >40 lm/w, with rated light output of >1600 lumens for 5000K LED, standard mount.

INSTALLATION & MOUNTING
The PKWS shall be factory supplied as a complete, prewired assembly. The fixture shall slip over a 3/75mm open top round pole or 4/1100mm pole mounted arm and secured and leveled with 4 stainless steel set screws

FINISH
Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

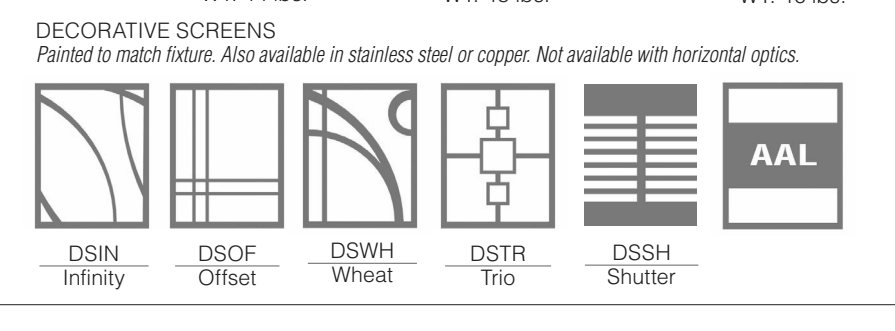
CERTIFICATION
The fixture is listed with ETL for outdoor, wet location use. Conforms to UL1598 and Canadian CSA Std. C22.2 no.9. IP68 rated for horizontal configurations and IP66 rated for vertical configurations.

WARRANTY / TERMS AND CONDITIONS OF SALE
Download:
<http://www.hubbelling.com/resources/warranty/>

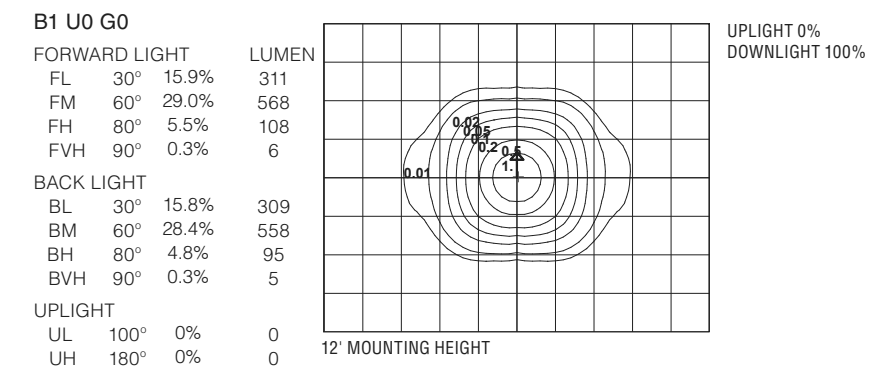
AAL reserves the right to change product specifications without notice.



Horizontal Optics	Vertical Optics	Vertical Optics	Vertical Optics
HT: 23/584 mm DIA: 14/356 mm EPA: 1.68 WT: 34 lbs.	HT: 21.75/553 mm DIA: 14/356 mm EPA: 1.48 WT: 41 lbs.	HT: 21.75/553 mm DIA: 21.75/533 mm EPA: 1.52 WT: 45 lbs.	HT: 21.75/553 mm DIA: 21.75/533 mm EPA: 1.56 WT: 46 lbs.



PKWS T5 36LED BW WATTAGE: 38.9 LUMEN OUTPUT: 1961EFFICACY: 50.4 Lm/W



IES files can be found at www.aal.net

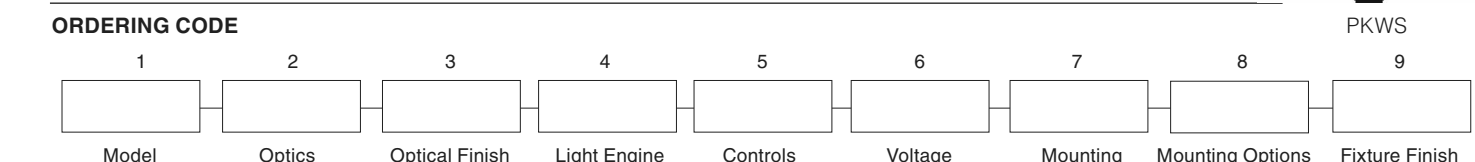
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JOB: _____
TYPE: _____
NOTES: _____

Parway Square® – PKWS Small Scale TYPE

FEATURES

- Three hood styles
- Six decorative screen options
- Post-top, wall mount, or pole mount arm
- Cast aluminum struts
- Full cutoff options
- Powder coat finish in 13 standard colors with a polymer primer sealer



1. LUMINAIRE	6. FIXTURE FINISH	SPECIFICATIONS
PKWS Parkway Square Accent (small scale)	Standard Color WH Arctic White BL Black BLT Matte Black DB Dark Bronze DGN Dark Green TT Titanium WDB Weathered Bronze MDB Bronze Metallic VBU Verde Blue CRT Copper MAL Matte Aluminum MG Medium Gray AGN Antique Green LG Light Gray	HOUSING Housing shall be cast aluminum, A356 alloy, free of any porosity, foreign materials, or cosmetic fillers. The driver assembly is mounted internally and accessed by loosening four captive bolts and lifting away the lamp compartment. The lamp compartment is sealed with a molded silicone gasket. The reflector cone is matte finished aluminum. All lenses are molded, seamless high impact lighting grade acrylic. The lens shall be sealed to the housing with a molded silicone gasket on the top and bottom. The vertical struts are cast aluminum and painted to match the fixture. All internal and external hardware is stainless steel. The fixture shall slip over a 3/75mm round post top and secured with four stainless steel set screws. The hood is formed from 5052 H32 aluminum, 304 stainless steel or 110 copper. For indirect models, the underside of the painted, copper, and stainless steel hoods are finished in a high reflectance white powder coating. Copper hoods are unfinished to develop a patina.
2. HOOD ANGLED STRAIGHT DOUBLE ANGLED STR DBL	Premium Color SHK Shamrock SPP Salt and Pepper SFM Saffron WCP Weathered Copper RAL RAL 4 digit Color CUSTOM Custom Color	The GLA element shall be frosted borosilicate glass with a twist on connection to the lower cone assembly. The cone is matte finished anodized aluminum.
3. OPTICS HORIZONTAL (ANG hood and LEDs only. Flat glass lens) T1 (Type 1) T3 (Type 3 DLC Listed) T5 (Type 5. DLC Listed) VERTICAL GLA (Frosted glass diffuser)	7. OPTIONS GENERAL ULS (Lipart lens shield) LDL (Lightly diffused lens) HOOD COP (Copper) STS (Stainless steel) DECORATIVE SCREEN CPR (Copper) SSP (Stainless steel)	
4. LAMP/BALLAST LED (Warm white 3000K, Neutral white 4000K, Bright white 5000K, Class 2, 120 thru 277 volt.) 36LED-WW 36LED-NW 36LED-BW GLA only: 9LED-WW 1 9LED-NW 1 9LED-BW 1 18LED-WW 18LED-NW 18LED-BW Note: 1 9LED configurations not dimmable	8. MOUNTING – Standard fixture shall slip over a 3" / 76mm pole or tenon or may choose one ARM POLE MOUNT (Mounts to the side of a 4" / 102mm diameter pole or post) PSA-TU (Fixture above with up-swept arm) PSA-TD (Fixture below with down-swept arm) PSA-BU (Fixture below with up-swept arm) PSA-BD (Fixture below with down-swept arm) WALL MOUNT PSWM-TU (Fixture above with up-swept arm) PSWM-TD (Fixture below with down-swept arm) PSWM-BU (Fixture below with up-swept arm) PSWM-BD (Fixture below with down-swept arm)	
5. DECORATIVE SCREEN (Painted to match fixture. Also available in stainless steel or copper. Not available with horizontal optics) INFINITY OFFSET WHEAT DSIN DSOF DSWH TRIO SHUTTER CUSTOM DSTR DSSH DSCS		

ARCHITECTURAL AREA LIGHTING
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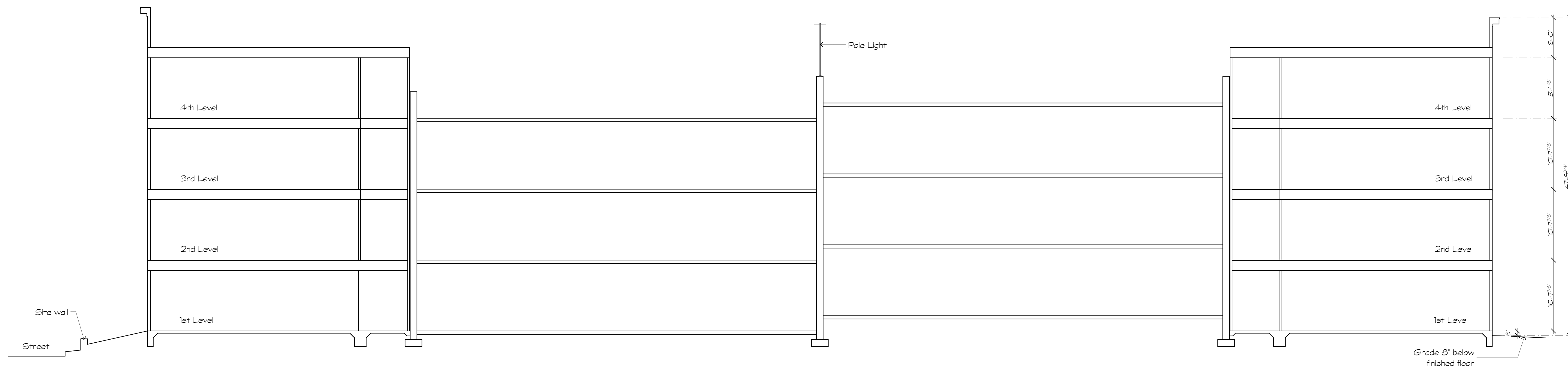
JOB: _____
TYPE: _____
NOTES: _____

Revisions:

Date:	Description:

Preliminary Design Concepts

Downtown Lee's Summit



1 Building Section
Scale: 1/8" = 1'-0"

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Sheet Title:
Lighting Cut Sheets & Building Section

Date:
January 22, 2019

Sheet Number:

A4

Revisions:

Date:	Description:

Preliminary Design
Concepts

Downtown
Lee's Summit

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1 Material Imagery