

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	COLOR ELEVATIONS/RENDERINGS
E1	SITE LIGHTING

JOHN KNOX VILLAGE HYBRID VILLA

New Villa Building

LEE'S SUMMIT, MO

PRELIMINARY DEVELOPMENT PERMIT SET

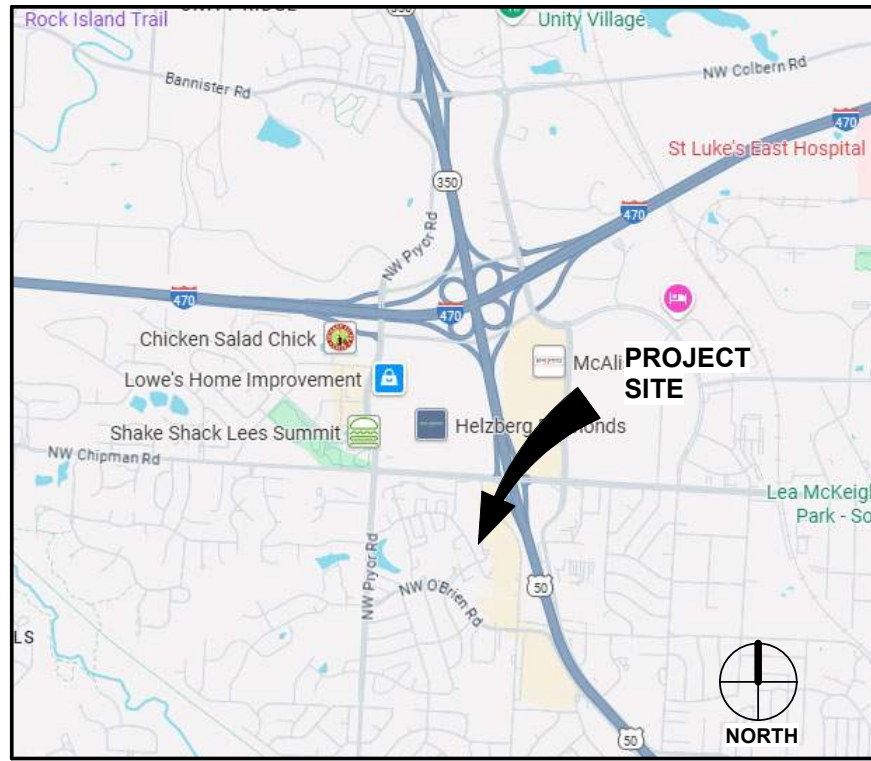
DATE: DECEMBER 23, 2025

REVISED 1/23/26

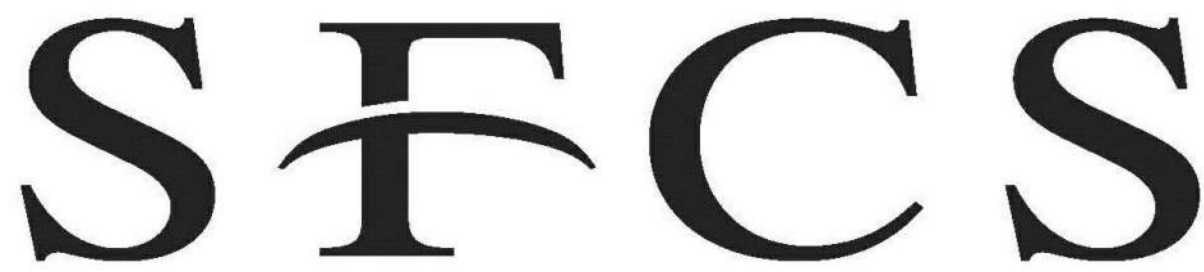
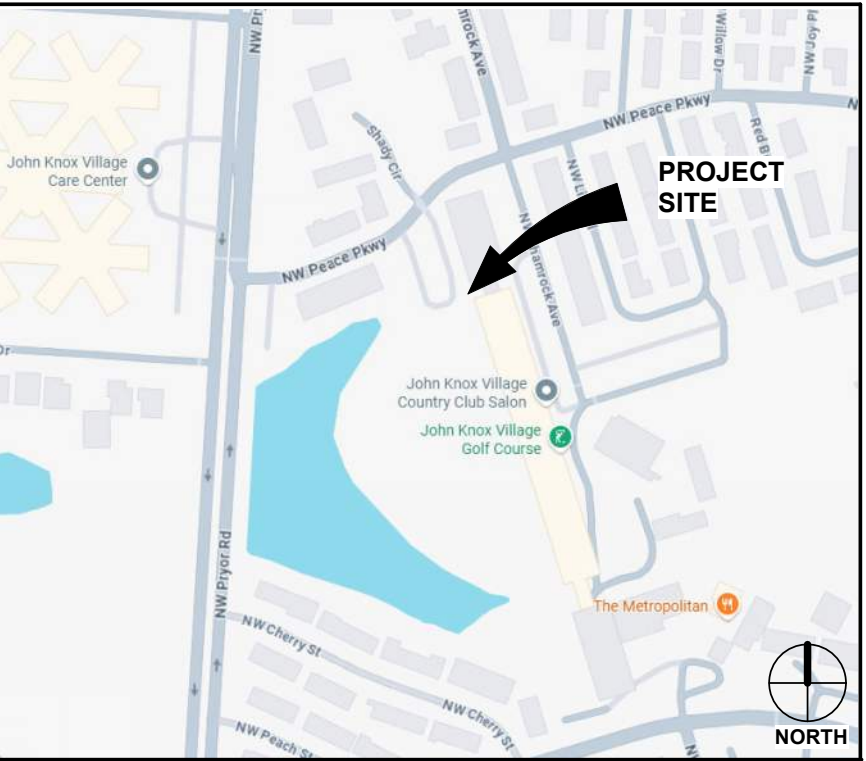
COMM. NO. 25110.00

NOT FOR CONSTRUCTION

VICINITY MAP



LOCATION MAP



Architecture
Engineering
Planning
Interiors

ROANOKE OFFICE (CORPORATE)
305 SOUTH JEFFERSON STREET
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

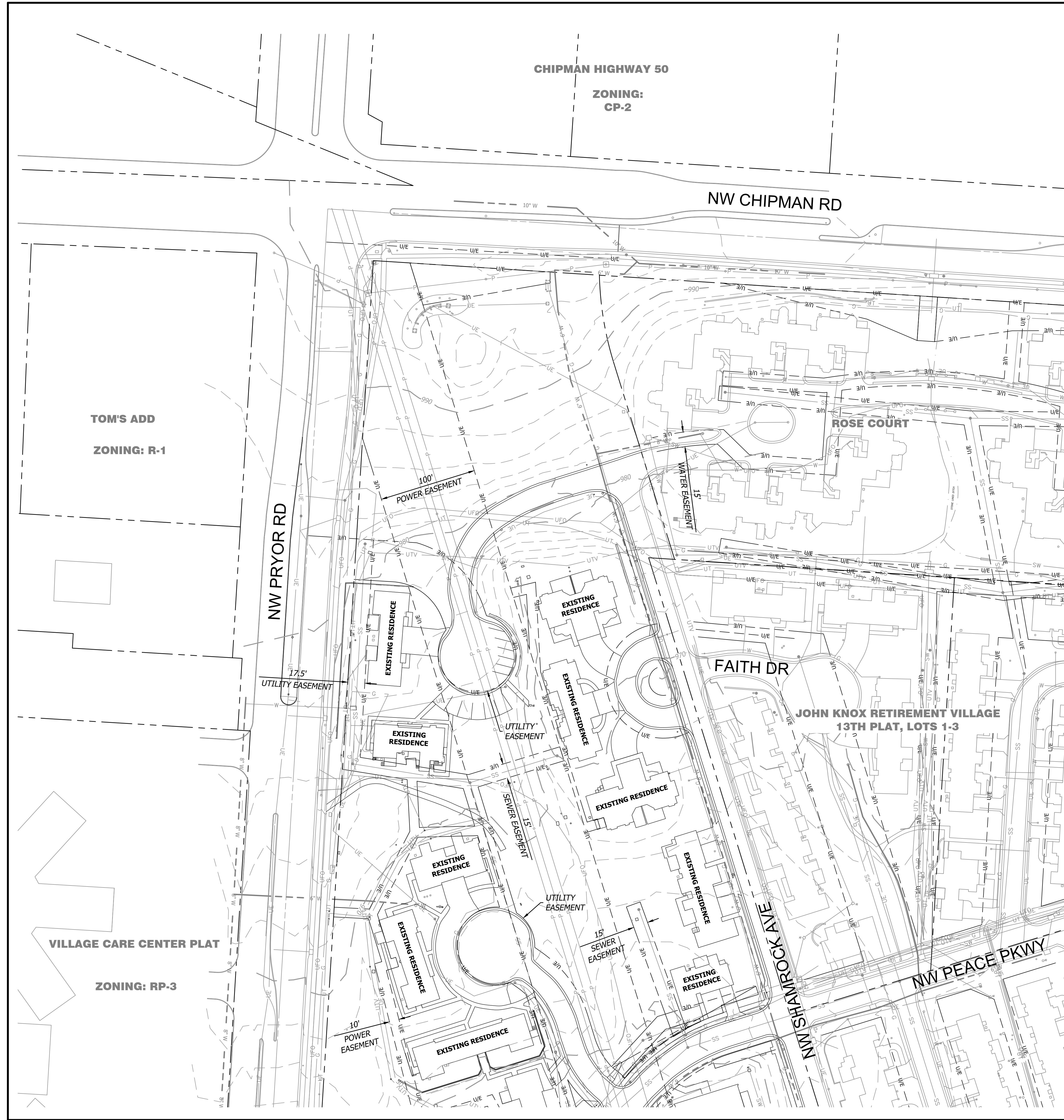
LOUISVILLE OFFICE
2115 LEXINGTON ROAD, SUITE 100
LOUISVILLE, KY 40206
502.414.4545

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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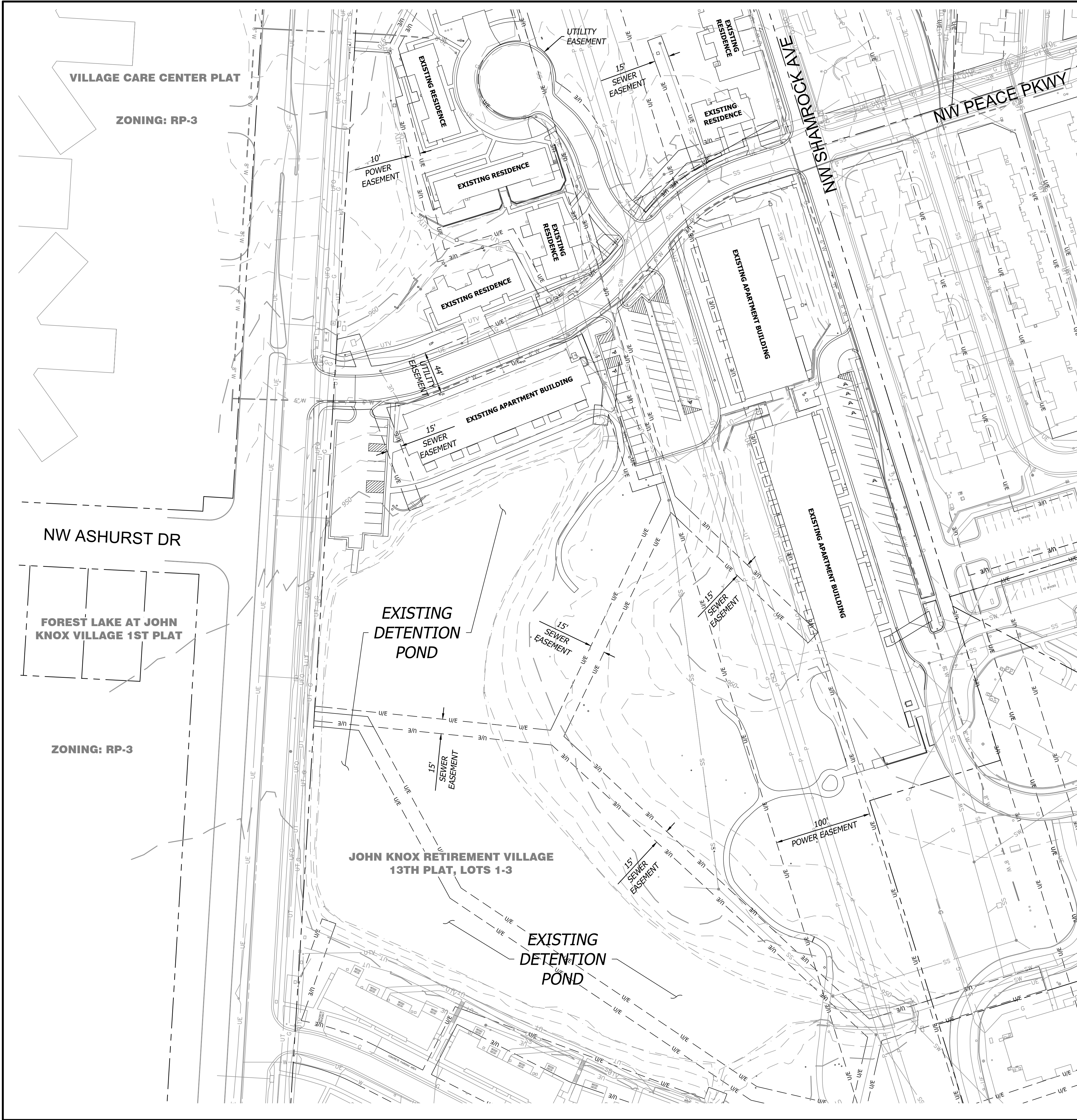
HYBRID VILLA APARTMENTS

SFC S Architecture
Engineering
Planning
Interiors
SFC S Inc. ■ 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
704.372.7327 ■ Fax 704.372.7369
www.sfcs.com

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		
EXISTING CONDITIONS PLAN NORTH		
DATE:	December 23, 2025	DRAWING
COMM. NO.	25110.00	C0.0



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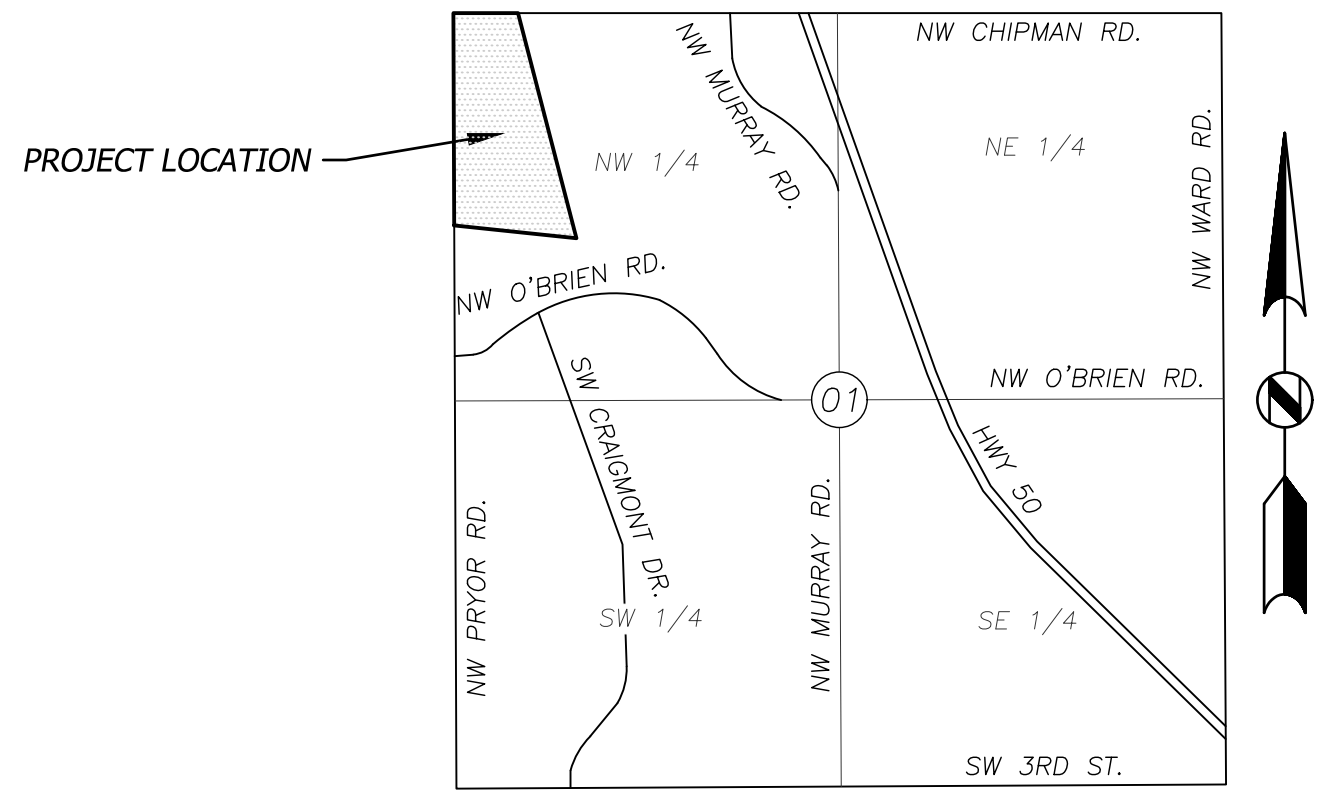
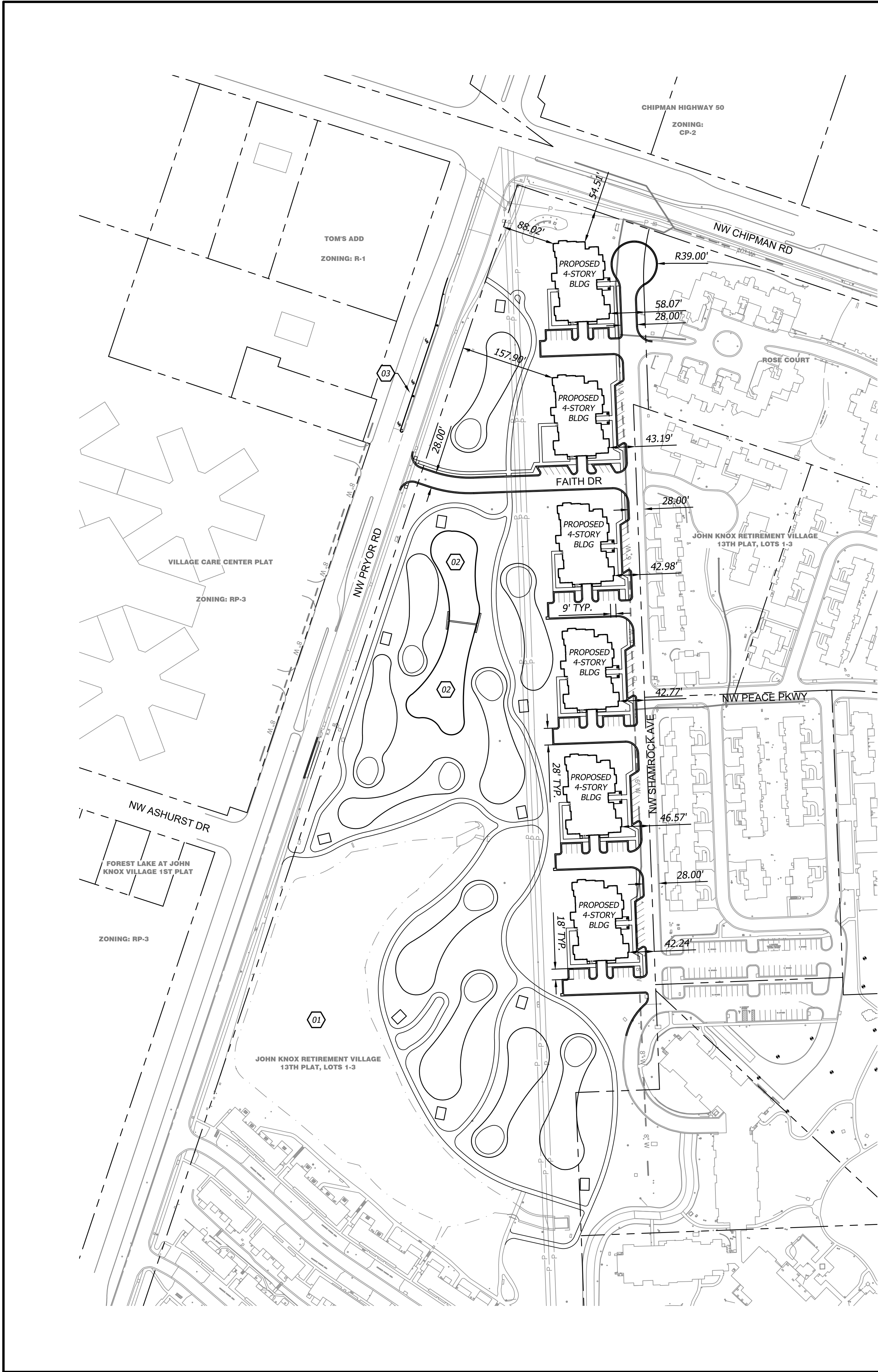
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DRAWING TITLE	
EXISTING CONDITIONS PLAN SOUTH	
DATE: December 23, 2025	DRAWING
COMM. NO. 25110.00	C0.1



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

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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

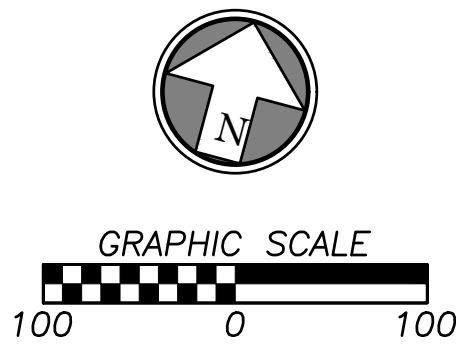
PMIX (PLANNED MIXED USE)

NOTES

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

SITE LEGEND

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



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John Knox Village

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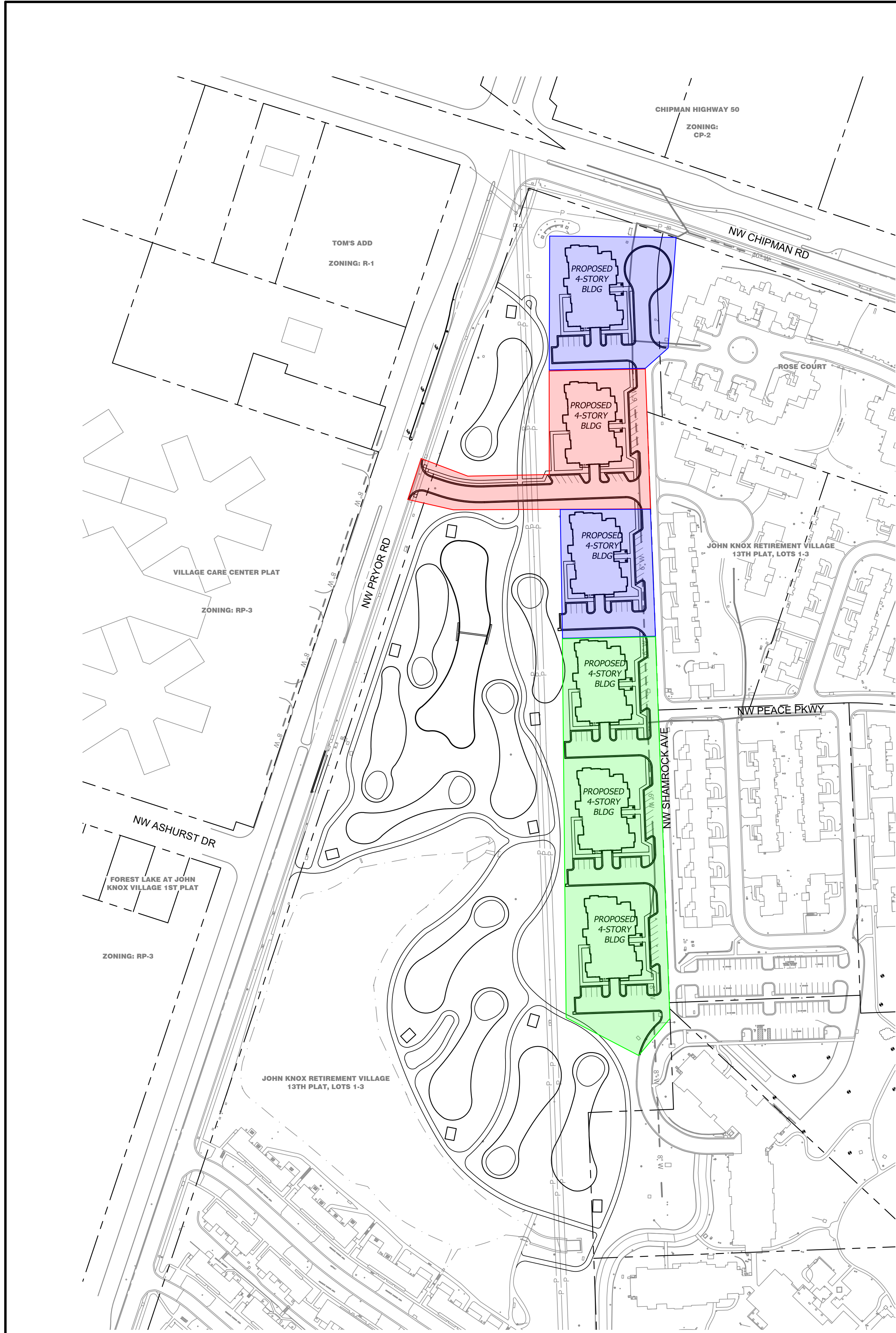
DRAWING TITLE

SITE PLAN

DATE: December 23, 2025
COMM. NO. 25110.00

DRAWING

C1.0



PHASING LEGEND

PHASE 1

PHASE 2

PHASE 3

GRAPHIC SCALE
100 0 100

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

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John Knox Village

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DRAWING TITLE

PHASING PLAN

DATE: December 23, 2025	DRAWING
COMM. NO. 25110.00	C1.1



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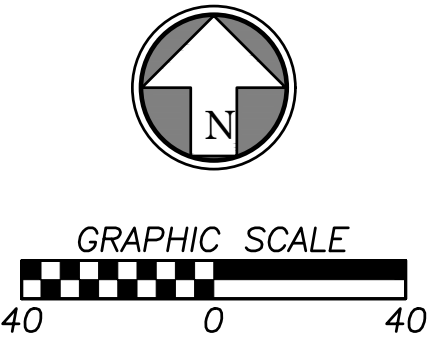
Panel No: 416 of 625

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



**PRELIMINARY
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DRAWING TITLE
GRADING PLAN NORTH

DATE: December 23, 2025
COMM. NO. 25110.00

DRAWING
C2.0



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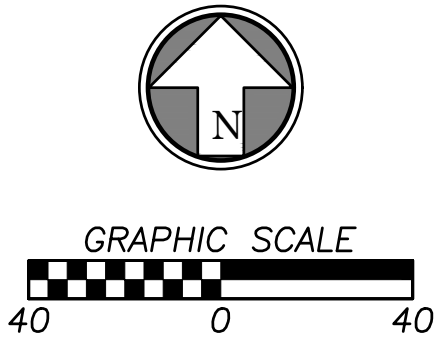
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PRELIMINARY
DEVELOPMENT
PLAN

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HYBRID VILLA APARTMENTS



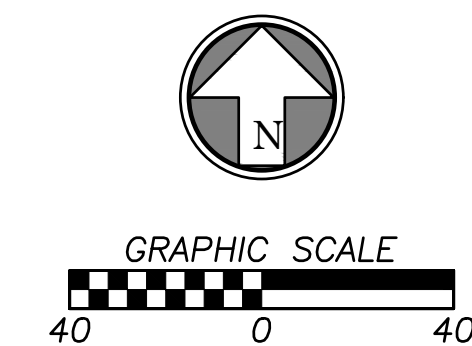
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DRAWING TITLE
GRADING PLAN SOUTH

DATE: December 23, 2025
COMM. NO. 25110.00

DRAWING
C2.1



SS - SANITARY SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS

01	PROPOSED SANITARY SEWER SERVICE LINE
02	EXISTING SANITARY MAIN
03	PROPOSED RELOCATED SANITARY MAIN

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



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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HYBRID VILLA APARTMENTS



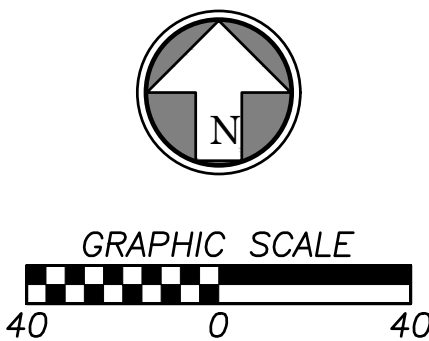
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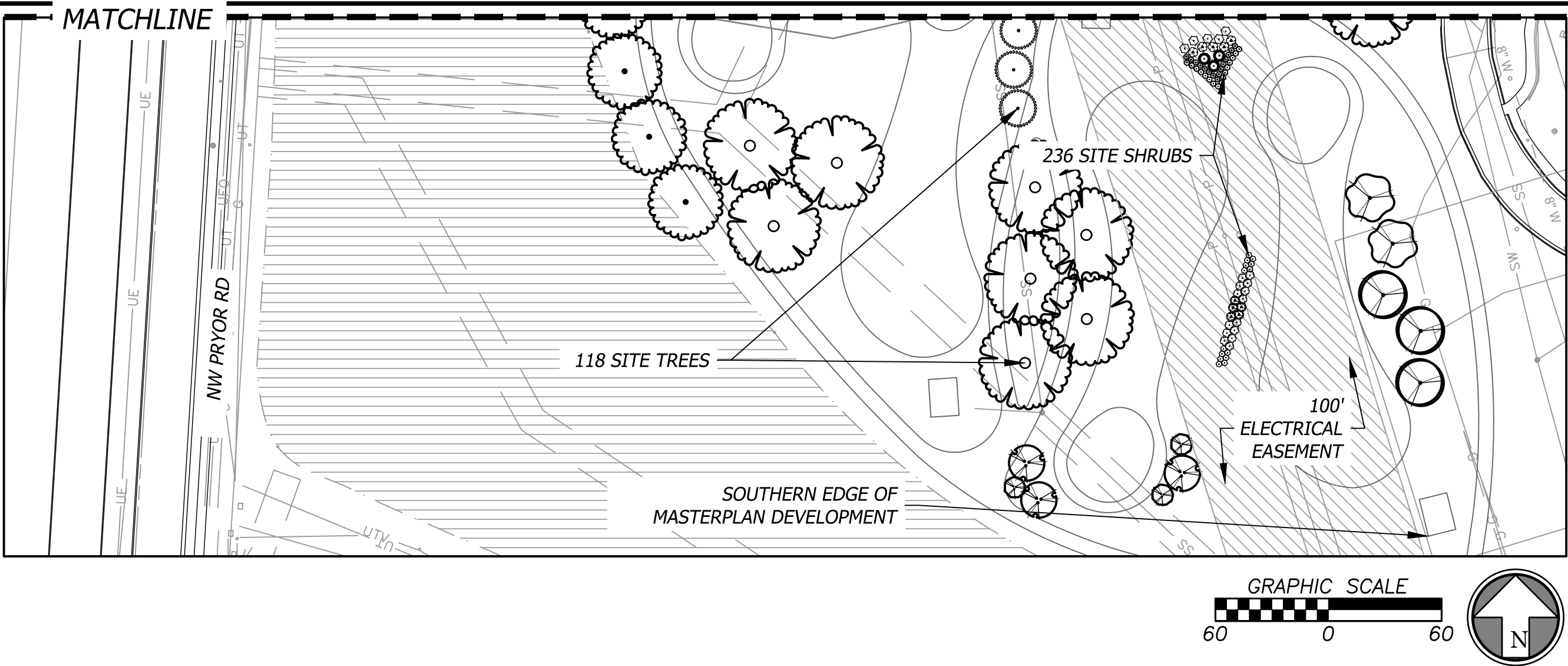
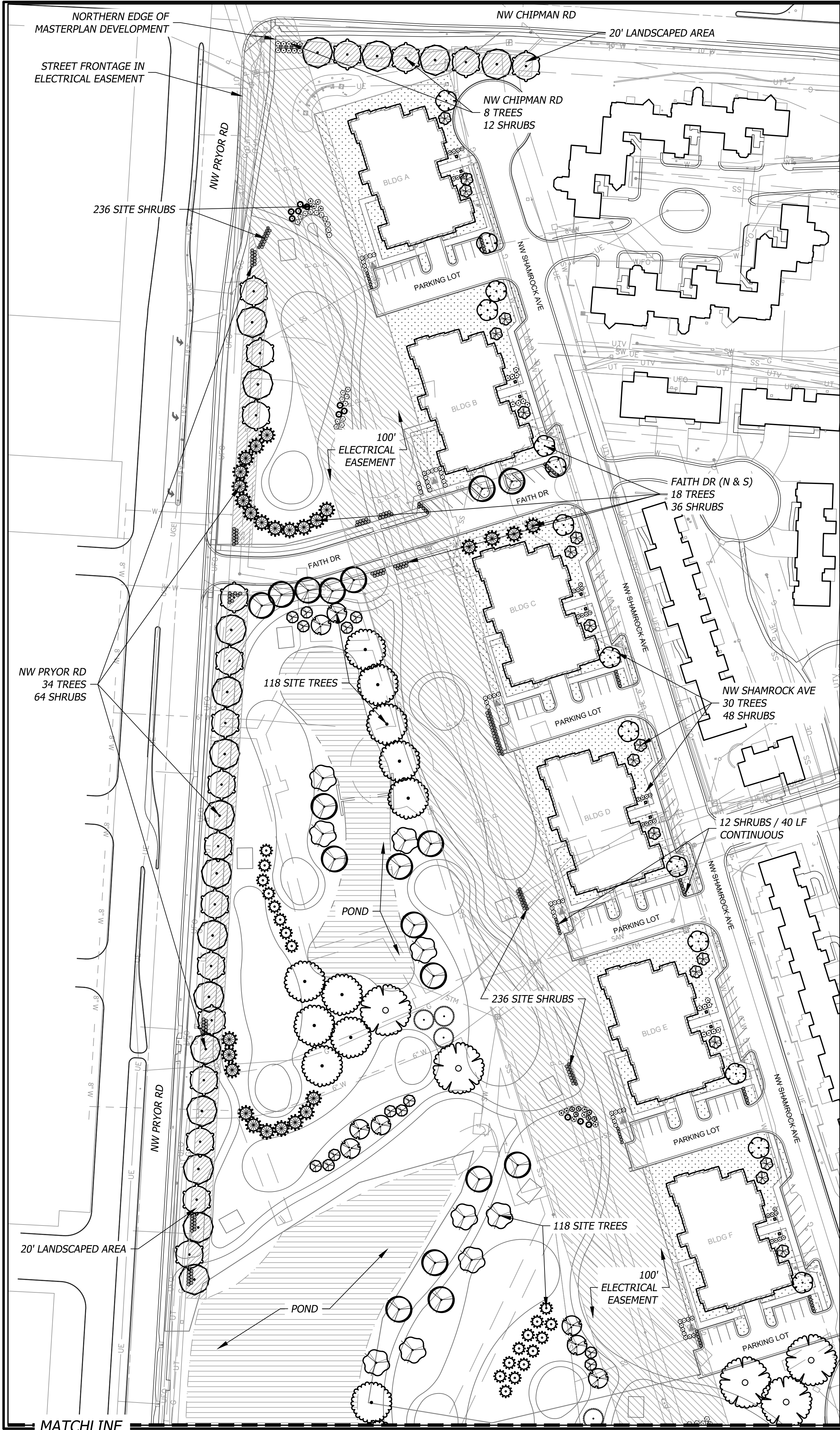
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UTILITY PLAN SOUTH

DATE: December 23, 2025
COMM. NO. 25110.00

DRAWING
C3.1

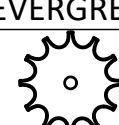
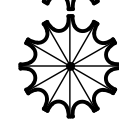
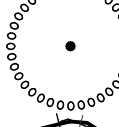
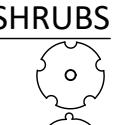
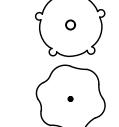
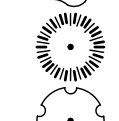
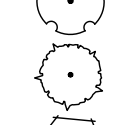
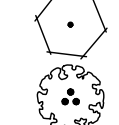
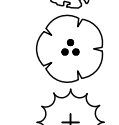
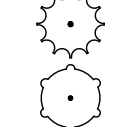
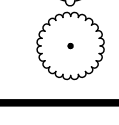




SITE DATA

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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John Knox Village

HYBRID VILLA APARTMENTS



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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

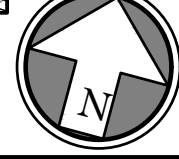
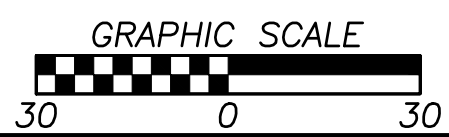
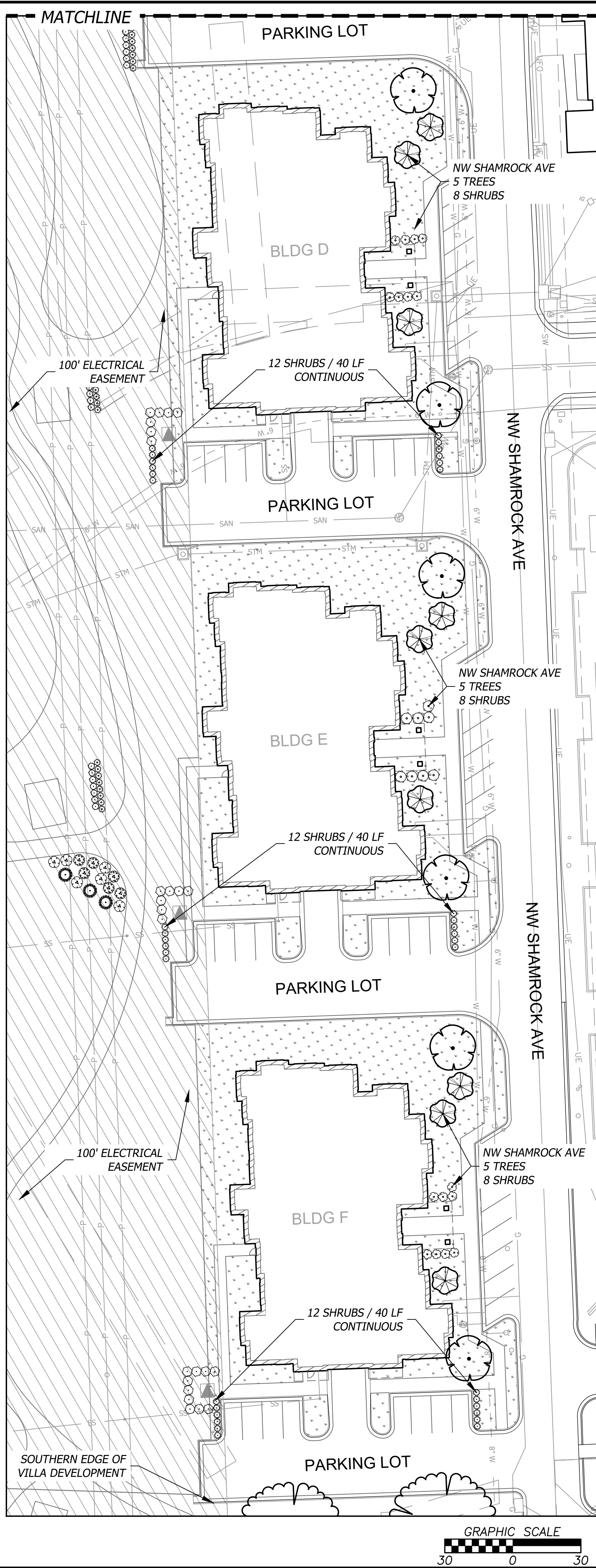
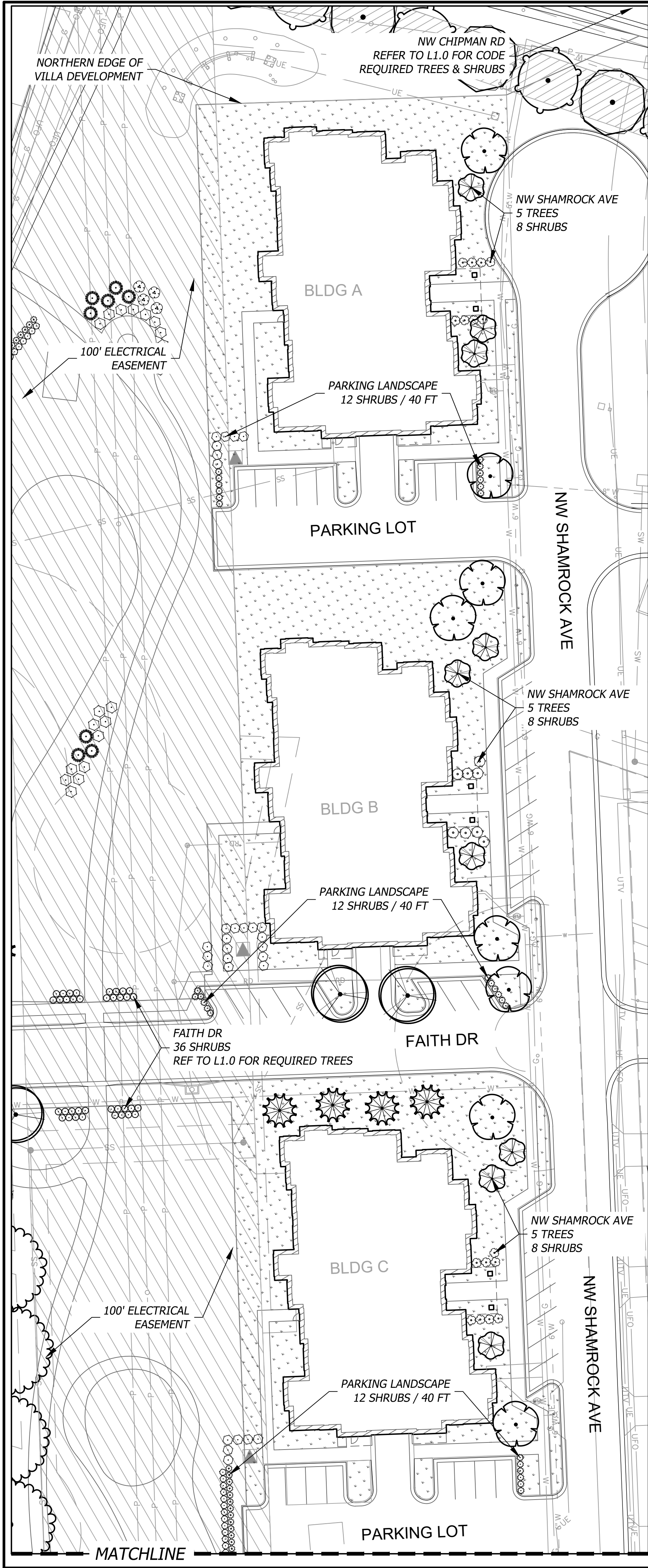
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GOLF COURSE
& VILLA
MASTER PLAN -
LANDSCAPE

DATE: December 23, 2025

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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

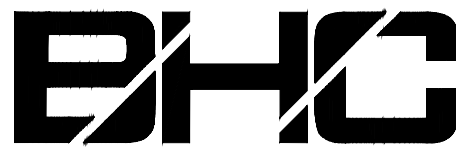
BLDG E	Quantity	Required	Provided
Street Frontage			
NW Shamrock Ave (LF) to the East	148.0		
1 tree / 30 LF of street frontage		4.9	5
1 shrub / 20 LF of street frontage		7.4	8
Parking Landscape			
total LA are 5% of parking area	1,369.0	68.5	364
islands to be min 9' wide		Yes	Yes
12 shrubs / 40 LF for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



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DRAWING TITLE

INDIVIDUAL
VILLAS -
LANDSCAPE

DATE: December 23, 2025

COMM. NO. 25110.00

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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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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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- 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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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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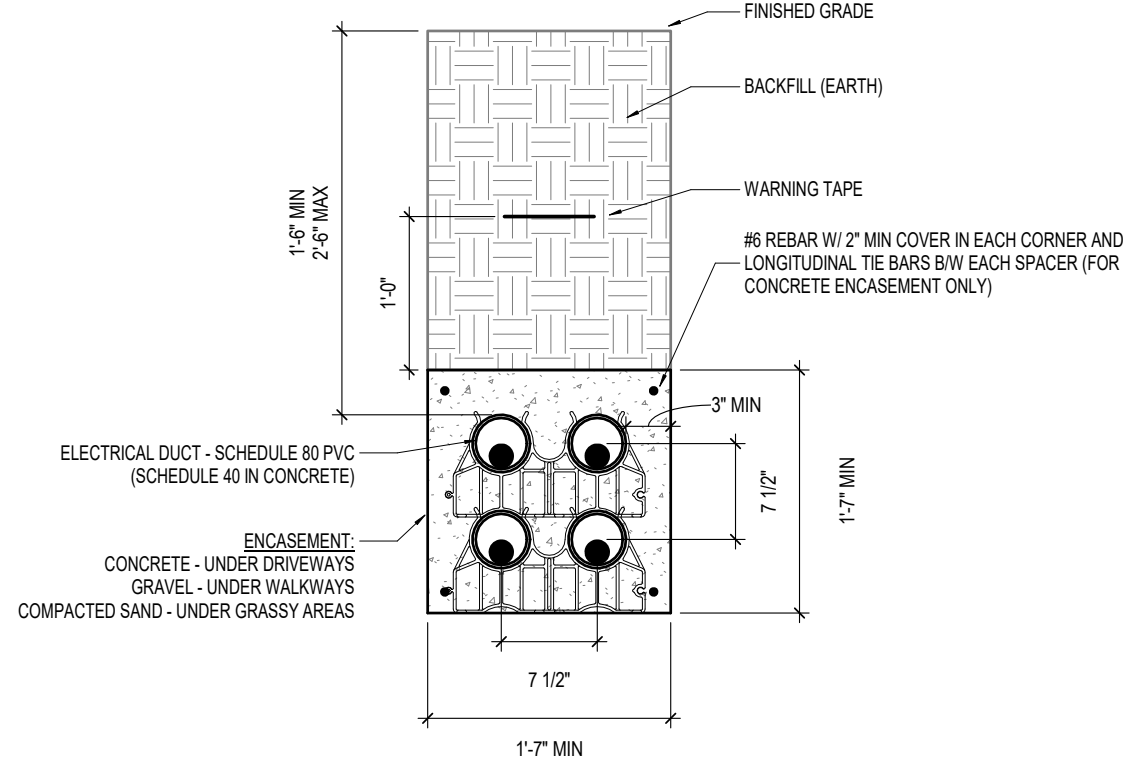
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COLORED ELEVATIONS
AND RENDERINGS

DATE: December 23, 2025
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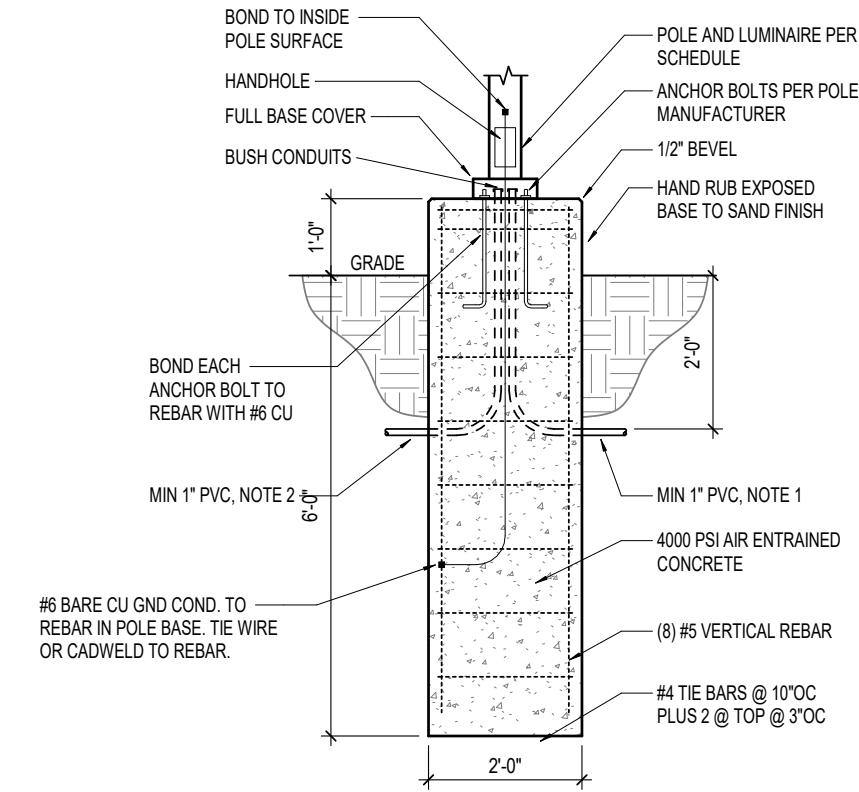
DRAWING

A2

7	EXTERIOR WALL PACK FOR EGRESS LIGHTING, DUAL POWER FEEDS	CURRENT	QSP2-160L-35-4K7-3-UNV-BLT-2PF
9	POLE MOUNTED DECORATIVE PENDANT STYLE LED LUMINAURE WITH DECORATIVE ARM AND POLE BASE. 14'-0" POLE ON 2'-0" CONCRETE BASE.	VISIONAIRE LIGHTING (TO MATCH EXISTING) - NO EQUALS	ODN-2-L-T4-80LC-3-4K-UNV-YM-(COLOR TO MATCH)-C6/H1 (FIXTURE), RNTA-5R-188-16-CB-343-T238R-BK (POLE), DCB-14-5RS-BK (POLE BASE), VA103-L-S1-3-BK (MOUNTING ARM)
11	LED ROUND BOLLARD	HE WILLIAMS	OSA8R L22 840 DT DBZ AB



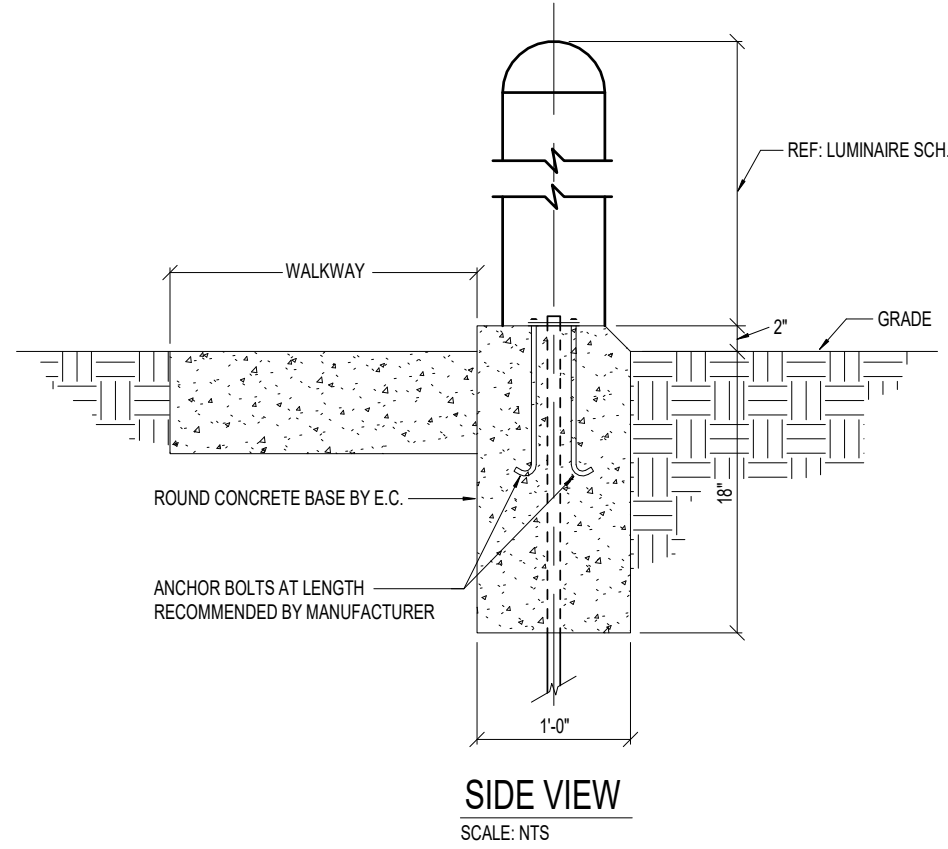
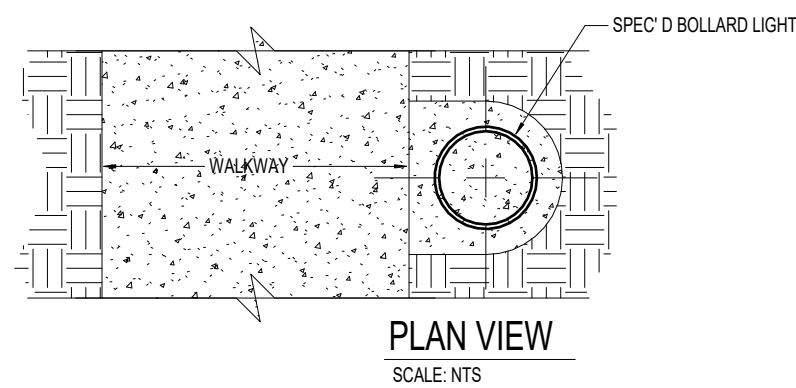
2 DUCT BANK DETAIL 2X2
E1 N.T.S.



NOTES (BASE DETAILS)

1. STUB OUT CONDUIT 1'-0" BEYOND BASE FOR LAST LIGHTING FIXTURE IN RUN AND CAP FOR FUTURE EXTENSION OF CIRCUIT.
2. 1" SCH 40 PVC HOMERUN OR TO ADJACENT FIXTURE.
3. NO RUBBING OR PARING OF CONCRETE BASE AFTER REMOVAL OF FORM.

3 POLE BASE DETAIL
E1 N.T.S.



BOLLARD LIGHT BASE
ADJACENT TO WALKWAY
DETAIL
4 E1 N.T.S.

1 SITE PLAN - ELECTRICAL
E1 N.T.S.

GENERAL NOTES

- REFER TO CIVIL DRAWINGS FOR SPECIFICATIONS AND LOCATIONS OF ALL NEW SITE POLE LUMINAIRES. E.C. SHALL SUPPLY AND INSTALL ALL LUMINAIRES INDICATED ON CIVIL DRAWINGS.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED AND COORDINATED WITH ALL UTILITY COMPANIES AND CIVIL DRAWINGS PRIOR TO ANY CONSTRUCTION ON THIS SITE.
- EACH CONTRACTOR SHALL PROVIDE ALL ITEMS, ARTICLES AND MATERIALS AS REQUIRED, INCLUDING ALL LABOR AND INCIDENTALS NECESSARY FOR A COMPLETE INSTALLATION IN WORKING AND OPERABLE CONDITION.
- EACH CONTRACTOR SHALL SEAL ALL EXTERIOR WALL PENETRATIONS IN WATER-TIGHT MANNER. CONTRACTOR SHALL INSTALL PIPE SLEEVES IN ALL EXTERIOR WALL FOUNDATION PENETRATIONS. CUTTING AND SLEEVING FOR INSTALLATION SHALL BE COORDINATED WITH GENERAL CONTRACTOR AND ARCHITECT PRIOR TO COMMENCING WORK.
- ALL SERVICE DUCT CONDUIT BENDS SHALL BE MADE WITH LONG SWEEPING RADIUS ELBOWS.
- PROVIDE GALVANIZED RIGID CONDUIT FOR EXTERIOR UNDERGROUND TRANSITIONS TO ABOVE GRADE. EXTEND CONDUIT A MINIMUM OF 3' ABOVE GRADE.
- CONDUCTORS AND CABLES INSTALLED UNDERGROUND SHALL BE SUITABLE FOR WET LOCATIONS.
- EACH CONTRACTOR SHALL COORDINATE ROUTING AND DEPTH OF RESPECTIVE TRADE WITH OTHER UTILITIES SO AS TO AVOID CONFLICT.
- EACH CONTRACTOR SHALL PROVIDE FOR ALL TRENCHING/ EXCAVATION, BACKFILL, AND PATCHING OF SURFACES TO ORIGINAL CONDITION FOR THE INSTALLATION OF THEIR RESPECTIVE TRADE.
- ALL BRANCH CIRCUIT WIRING FOR EXTERIOR LIGHTING SHALL BE ACCOMPLISHED WITH MINIMUM #10 AWG COPPER AND ALL RACEWAY FOR UNDERGROUND BRANCH CIRCUITS SHALL BE 1" SCHEDULE 40 PVC MINIMUM.

1. UNDERGROUND SERVICE LATERAL FROM PADMOUNT SERVICE TRANSFORMER TO MAIN SERVICE PANEL. REFER TO ONE-LINE DIAGRAM, E-1.1, 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 TIMESLOCK WITH PHOTOCELL CONTROL.

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ELECTRICAL SITE PLAN

DATE: December 23, 2025

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