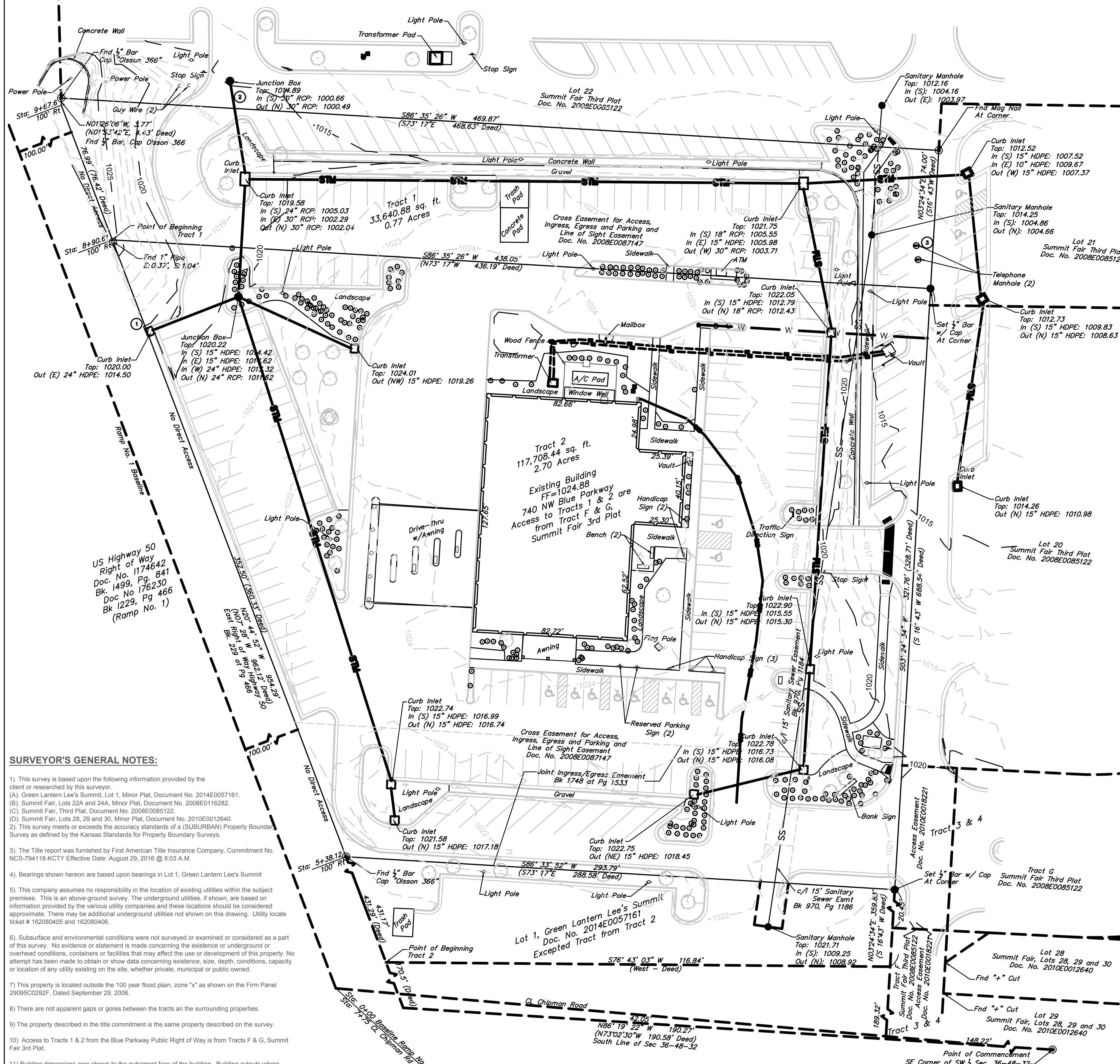


Potential Encroachments

- 1. Curb Inlet extends West onto adjacent highway right of way, 0.90 feet
2. Storm sewer onto adjacent lot, no easement provided
3. Telephone manholes, no easement provided

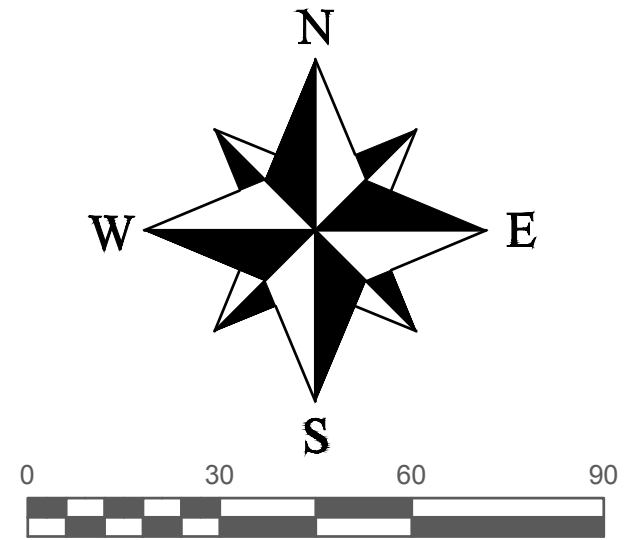


ALTA/NSPS Land Title Survey
740 NW Blue Parkway
Section 36, Township 48 North, Range 32 West
Lee's Summit, Jackson County, Missouri

LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
Found Survey Monument (As Noted)
Exception Document Location
Existing Fence Line - Chain Link
Existing Water Line
Existing Sanitary Sewer Main
Existing Storm Sewer
Existing Gas Line
Existing Underground Telephone
Existing Underground Electric



PROPERTY DESCRIPTION (First American Title Insurance Company, Commitment No. NCS-794118-KCTY) (August 29, 2016 at 8:03 AM)

Description taken verbatim from Commitment
Bearings shown herein are based on the Final Plat of Summit Plaza - 3rd Plat.
The property described shown herein is the same as described in the Title Policy
Tract 1
A tract of land located in the Southwest 1/4 of Section 36, Township 48, Range 32, in Lee's Summit, Jackson County, Missouri, described as follows: Commencing at the Southeast Corner of the Southwest 1/4 of said Section 36; thence North 73°02'30" West along the South line of said Southwest 1/4, 190.58 feet to the Easterly Right of Way line of new Highway 50; thence North 7°28' West along said Right of Way line, 962.12 feet for a True Point of Beginning; thence continuing North 7°28' West along said Right of Way line, 76.42 feet; thence North 01°53'42" East continuing along said Right of Way line, 4.43 feet; thence South 73°17' East, 468.63 feet to a point on the Westerly Right of Way line of Old Highway 50; thence South 16°43' West along said Right of Way line, 74 feet; thence North 73°17' West, 436.19 feet to the True Point of Beginning.

A tract of land located in the Southwest 1/4 of Section 36, Township 48, Range 32, in Lee's Summit, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 36; thence North 73°02'30" West along the South line of said Southwest Quarter, 190.58 feet; thence North 7°28' West 170.5 feet for a True Point of Beginning; thence continuing North 7°28' West along the Easterly Right of Way line of new Highway 50, a distance of 791.62 feet; thence South 73°17' East 436.19 feet to a point on the Westerly Right of Way line of Old Highway 50, a distance of 431.29 feet; thence South 73°17' East, 288.58 feet to a point of the Westerly Right of Way line of Old Highway 50; thence South 16°43' West along said Westerly Right of Way line, 359.83 feet; thence West 116.84 feet to the Point of Beginning.

Tract 3
Non-exclusive easement as further described in the cross easement for access, ingress, egress, parking and line of sight easement recorded August 13, 2008 as Document No. 2008E0087147.
Tract 4
Non-exclusive easement as further described in the access easement recorded February 25, 2010 as Document No. 2010E0018221.

The Survey Parcel is subject to the following items listed in Schedule B - Section II
2. Terms and Provisions as set forth in Indenture, by and between The Jones Store Co., a Delaware corporation (the surviving corporation of merger with Jones Lee's Summit Company, Inc., a Missouri corporation) and State of Missouri, acting by and through the State Highway Commission of Missouri, recorded January 8, 1971 as Document No. 176230 in Book I229, Page 466. (Shown on Survey, Affects Surveyed Parcels)
3. Sanitary Sewer Lines Easement from Midland Bank to City of Lee's Summit, Missouri in the document recorded November 8, 1979 as Document No. I403257 in Book I970, Page 1181 of Official Records. (Affects Surveyed Parcel, Shown on Survey)
6. Matters as shown on ALTA/ACSM Land Title Survey prepared by Matthew J. Schlicht, PLS, Missouri Registration No. MO-PLS 2012000102, dated August 18, 2016, Job No. 740 Blue Pkwy as follows:
A. Concrete wall, curbing, utility line, and parking spaces encroach over the Northern boundary line, without the benefit of an easement;
B. Access drive located on the Northeastern corner of the subject property to the North without the benefit of an easement;
C. Curb inlet extends West onto adjacent highway right of way, 0.90 feet;
D. Storm sewer on adjacent property to the North, without the benefit of an easement;
E. Parking for adjacent lot encroaches over the Northern boundary line, without the benefit of an easement; and
F. Telephone manholes located on the subject property, without the benefit of an easement.
(Shown on Survey, Affects Surveyed Parcels)
7. Joint and Mutual Ingress-Egress Easement Agreement to Dave L. Cross and Marjorie E. Cross, husband and wife in the document recorded November 30, 1987 as Document No. 1814593 in Book I1748, Page 1528 of Official Records.
Amendment to Joint and Mutual Ingress-Egress Easement Agreement dated November 20, 1987, recorded November 30, 1987 as Document No. 11814594 in Book I1748, Page 1533. (Shown on Survey, Affects Surveyed Parcels)
8. Terms, provisions and restrictions in the easement to Bank of the West in the document recorded August 13, 2008 as Document No. 2008E0087147 of Official Records. (Shown on Survey, Blanket Easement Affects Surveyed Parcels)
9. An easement to Cross Properties, LLC in the document recorded February 25, 2010 as Document No. 2010E0018221 of Official Records. (Affects Easement parcels only)

ALTA/ACSM - Table A requested items

- 1. Monuments were placed at all major corners of the boundary, unless already marked or referenced by existing monuments
4. Gross land area
-Lot Area 151,349.32 sq. ft. (3.47 Ac.)
5. Vertical relief from ground survey, 1 foot contour interval, North American Datum 1983.
6b. Current Zoning Classification
-Zoned CP-2
-Height and area standards. All buildings, structures and other uses of land shall conform to the following minimum standards:
(1) Height shall be not more than three stories (40 Feet).
(2) Setback from property lines shall be as follows:
-Front yard: Not less than 15 feet from any public street.
-Side yard, interior: None
-Side yard, exterior: None
-Rear yard: Not less than 20 feet
(3) Lot area shall be not less than 20,000 sq. ft.
(4) Minimum floor area: 0.55 Max
(5) Minimum Lot Width 100 feet
7a. Exterior dimensions of all buildings at ground level
8. Substantial features observed in the process of conducting the survey
9. Striping, number and type of parking spaces in parking areas, lots and structures
-193 Regular Parking Spaces and 10 Handicap Spaces
-Required parking is based on use, but general office is 4 spaces / 1,000 square feet
11. Location of utilities existing on or serving the surveyed property as determined by observed evidence
-Located Ticket #181173327, 161173328, 161173329, 161173330, 161173331 and 161173331.
16. There is no observed evidence of current earth moving work, building construction or building additions.
17. There have been no apparent changes to the street right of way.
18. Location of wetland areas as delineated by appropriate authorities
-None identified onsite
19. Locate improvements within any offsite easements or servitude benefiting the surveyed property that are disclosed in the Record Documents provided to the surveyor and that are observed in the process of conducting the survey.

To: First American Title Insurance Company, 740 Parkway Investors, LLC.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 5, 6, b, 7, a, 8, 9, 11, 16, 17, 18 and 19 of Table A thereof. The field work was completed on April 3, 2017.

Date of Plat or Map: April 14, 2017
Matthew J. Schlicht, MO-PLS 2012000102
Engineering Solutions, LLC., Corp Authority CLS-2005008319-D

SURVEYOR'S GENERAL NOTES:

- 1) This survey is based upon the following information provided by the client or researched by this surveyor.
(A) Green Lantern Lee's Summit, Lot 1, Minor Plat, Document No. 2014E0057161.
(B) Summit Fair, Lots 22A and 24A, Minor Plat, Document No. 2008E0116282.
(C) Summit Fair, Third Plat, Document No. 2008E0085122.
(D) Summit Fair, Lots 28, 29 and 30, Minor Plat, Document No. 2010E0012640.
2) This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Kansas Standards for Property Boundary Surveys.
3) The Title report was furnished by First American Title Insurance Company, Commitment No. NCS-794118-KCTY Effective Date: August 29, 2016 @ 8:03 A.M.
4) Bearings shown herein are based upon bearings in Lot 1, Green Lantern Lee's Summit
5) This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing. Utility locate ticket # 162080405 and 162080406.
6) Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.
7) This property is located outside the 100 year flood plain, zone "x" as shown on the Firm Panel 29095C0292F, Dated September 29, 2006.
8) There are not apparent gaps or gaps between the tracts on the surrounding properties.
9) The property described in the title commitment is the same property described on the survey.
10) Access to Tracts 1 & 2 from the Blue Parkway Public Right of Way is from Tracts F & G, Summit Fair 3rd Plat.
11) Building dimensions are shown to the outermost face of the building. Building cutouts where excluded from the dimensions.

Table with columns for REVISIONS, DATE, and description of changes.

740 NW Blue Parkway
Section 36, Township 48 North, Range 32 West
Lee's Summit, Jackson County, Missouri

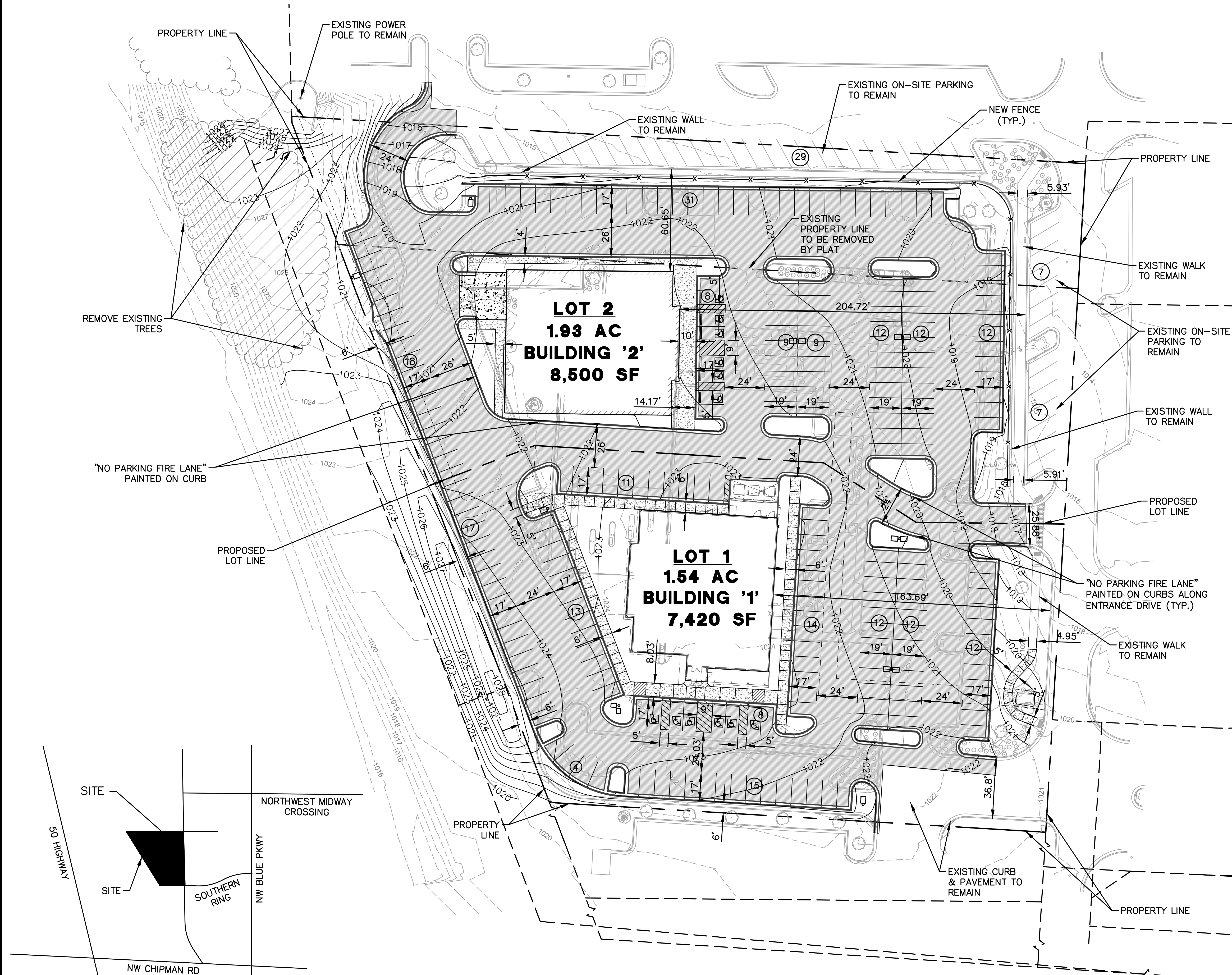
Table with columns for SHEET, SECTION, TOWNSHIP, RANGE, COUNTY, JOB NO., DRAWN BY, DATE OF PREPARATION, SCALE.



Engineering Solutions logo and contact information: 50 SE 10TH STREET, LEE'S SUMMIT, MO 64082, P: (816) 623-9888 F: (816) 623-9849



L:\160437-020\CAD\CIVIL\PP\160437-020 GENERAL LAYOUT.DWG  
 LAYOUT: C001 DATE: 9/5/2017  
 XREF DWG1: NONE  
 XREF DWG2: NONE  
 XREF DWG3: NONE  
 XREF DWG4: NONE



**PARKING SUMMARY**

REQUIRED PARKING:  
 LOT 1 = 101 STALLS (14/1,000 BLDG SF)  
 LOT 2 = 119 STALLS (14/1,000 BLDG SF)  
 TOTAL = 220 STALLS (7 ADA)

PROVIDED PARKING:  
 LOT 1 = 118 STALLS (112 + 6 ADA)  
 LOT 2 = 154 STALLS (105 + 6 ADA + 43 EXIST.)  
 TOTAL = 274 STALLS (12 ADA)

**AREA SUMMARY**

LOT 1 = 1.54 AC  
 LOT 2 = 1.93 AC  
 TOTAL = 3.47 AC

BUILDING 1 = 7,420 SF  
 BUILDING 2 = 8,500 SF  
 TOTAL = 15,940 SF

LOT 1 FLOOR AREA RATIO = 0.11 : 1  
 LOT 2 FLOOR AREA RATIO = 0.10 : 1

LOT 1 = 0.65 DWELLING UNITS/ACRE  
 LOT 2 = 0.52 DWELLING UNITS/ACRE

LOT 1 PROPOSED BLDG USE: RESTAURANT  
 LOT 2 PROPOSED BLDG USE: RESTAURANT, RETAIL, OR OFFICE

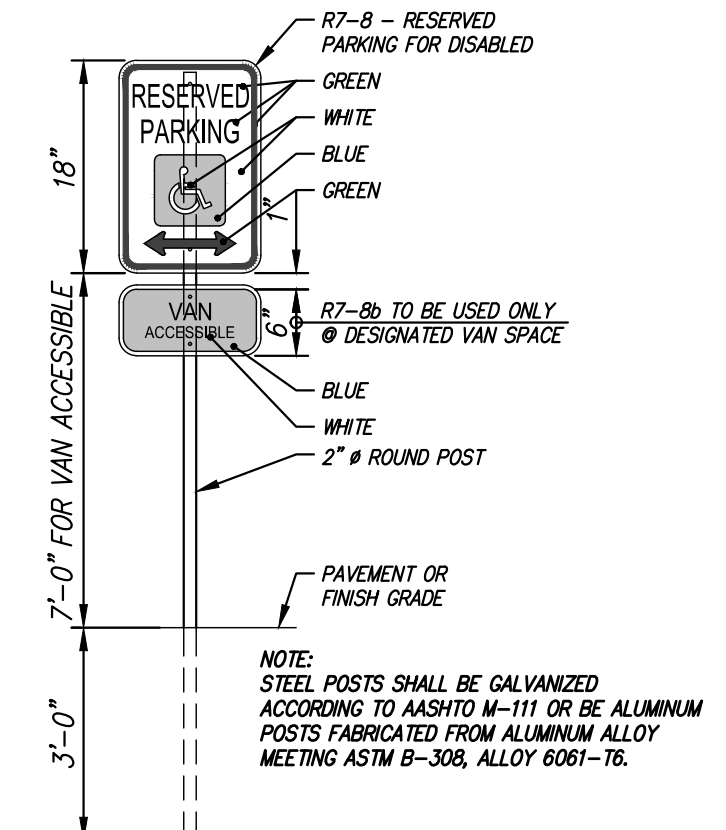
EXISTING IMPERVIOUS = 76.8%  
 LOT 1 PROPOSED IMPERVIOUS = 83.1%  
 LOT 2 PROPOSED IMPERVIOUS = 82.2%

**SITE NOTES**

1. THIS PROPERTY IS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FIRM PANEL 29095C0417G DATED 01/20/2017.
2. SITE HAS NO SIGNS OR RECORDS OF ANY OIL OR GAS WELLS, WHETHER ACTIVE, INACTIVE, OR CAPPED.
3. ALL PARKING STALLS ARE 9' WIDE
4. ALL ADA PARKING STALLS ARE 8' WIDE

**GRADING NOTES**

1. ALL ADA PARKING STALLS AND ACCESS AISLES SHALL HAVE LESS THAN 2% SLOPE IN ANY DIRECTION.
2. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5% (2% MAX) AND LESS THAN 5% RUN SLOPE.



**ACCESSIBLE PARKING SIGN DETAIL**

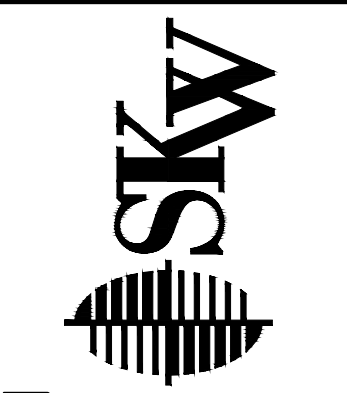


SCALE: 1"=30'  
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4	DRAWN BY: RBF	
3	CHECKED BY: MDK	
2	REVISED BY: MDK	
1	REVISED BY: MDK	
0	ISSUE DATE: 9/5/17	

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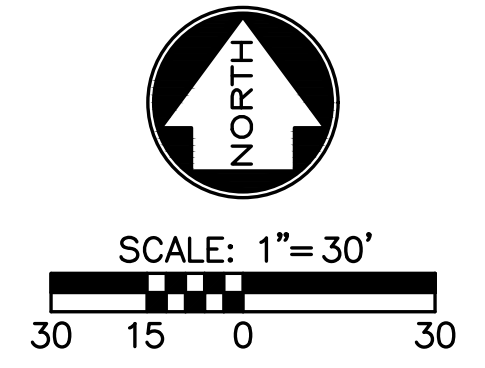
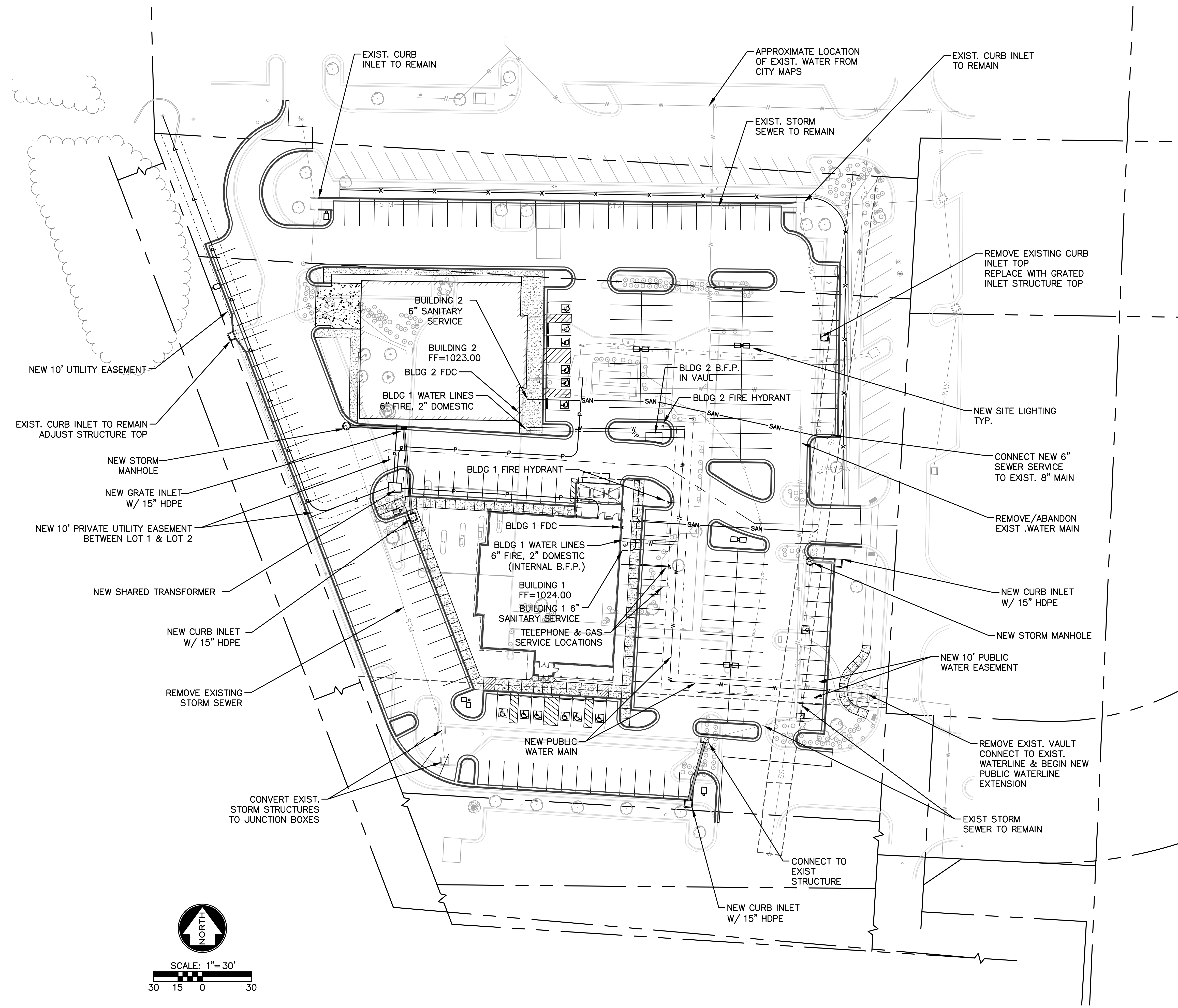
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 SURVEYING | ENGINEERING | CONSTRUCTION

740 NW BLUE PKWY RESTAURANT SITES  
 LEE'S SUMMIT, MO  
 GENERAL LAYOUT  
 (PRELIMINARY DEVELOPMENT PLAN)

160437-020  
 SHEET NO.  
**C001**



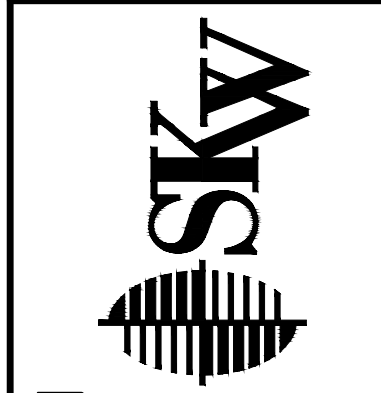
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 XREF DWG2: NONE  
 XREF DWG3: NONE  
 XREF DWG4: NONE  
 DATE: 9/5/2017  
 BY: ANTHONY BROWN



5	REV. DATE	BY	APPD
4			
3			
2			
1			

Designed By: RBF  
 Drawn By: RBF  
 Checked By: MDK  
 Issue Date: 9/5/17

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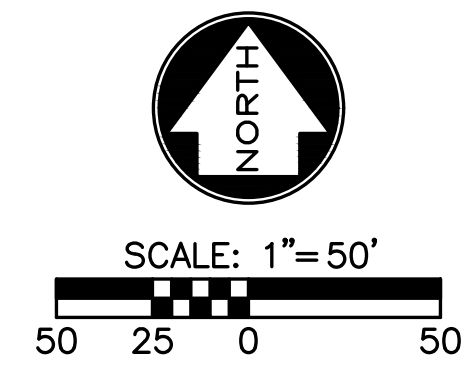
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**740 NW BLUE PKWY RESTAURANT SITES  
 LEE'S SUMMIT, MO**

**UTILITY PLAN  
 (PRELIMINARY DEVELOPMENT PLAN)**

160437-020  
 SHEET NO.  
**C002**

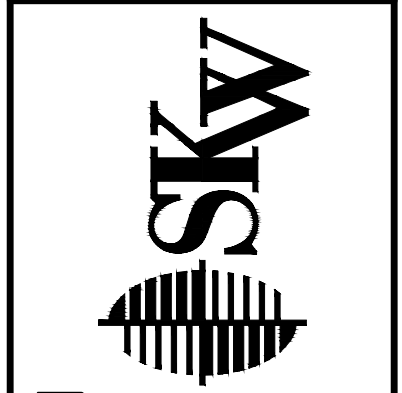
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 LAYOUT: C003  
 XREF DWG1: NONE  
 XREF DWG2: NONE  
 XREF DWG3: NONE  
 XREF DWG4: NONE  
 BY: ANTHONY BROWN  
 DATE: 9/5/2017



REV.	DATE	REVISIONS	BY	APPD
5				
4				
3				
2				
1				

Designed By: RAF  
 Drawn By: RAF  
 Checked By: MDK  
 Issue Date: 9/5/17

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**740 NW BLUE PKWY RESTAURANT SITES**  
**LEE'S SUMMIT, MO**  
**ABUTTING SUBDIVISIONS**  
**(PRELIMINARY DEVELOPMENT PLAN)**

160437-020  
 SHEET NO.  
**C003**

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**LANDSCAPE PLAN NOTES:**

- EXISTING UNDERGROUND (U/G), OVERHEAD (O.H.) UTILITIES AND DRAINAGE STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO VERIFY EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL GIVE 72 HOURS ADVANCED NOTICE TO ALL THOSE COMPANIES/UTILITIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION SITE.
- NO SUBSTITUTIONS (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN APPROVAL PER SPECIFICATIONS. PROPOSED PLANT SUBSTITUTIONS REQUIRE APPROVAL OF THE LANDSCAPE ARCHITECT, CITY OF LEE'S SUMMIT, MO & THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION—TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSA STANDARDS.
- ALL PROPOSED TREES AND SHRUBS SHALL BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN, FOLLOWING THE LANDSCAPE PLAN ACCURATELY. INSTALL ALL PLANTS PER PLANTING DETAILS.
- GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
- TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER/OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED, BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG MATERIAL.
- EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
- EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATION LABELED ON THE PHOTO.
- ANY PHOTO SHOWING A GROUP OF PLANT CLOSE TOGETHER SHALL NOT BE ACCEPTED.

- NO PARTIAL OR INCOMPLETE SUBMITTALS WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
- SAMPLES OF RIVER ROCK COBBLESTONE ARE TO BE PROVIDED TO OWNER/TENANT FOR REVIEW AND APPROVAL TWO (2) WEEKS PRIOR TO CONSTRUCTION. NO COBBLESTONE IS TO BE INSTALLED WITHOUT PRIOR APPROVAL FROM TEXAS ROADHOUSE.
- CONTRACTOR TO PROVIDE SITE IRRIGATION FOR LANDSCAPE AREAS. IRRIGATION FOR THIS AREA IS TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. LAWN AREAS TO BE KEPT ON SEPERATE ZONES FROM SHRUB BEDS, DO NOT SPRAY ONTO BUILDING. IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.
- IN AREAS OF THE SITE WHERE THERE IS NO IRRIGATION SYSTEM, THE CONTRACTOR WILL BE REQUIRED TO HAND WATER ALL PLANT MATERIAL FOR THE DURATION OF AN ENTIRE GROWING SEASON UNTIL PLANT MATERIAL IS ESTABLISHED.

**LANDSCAPE REQUIREMENTS**

PER THE LEE'S SUMMIT UDO -ARTICLE 14:

STREET FRONTAGE	LENGTH	REQUIRED	PROVIDED
US-50	432 LF	ONE TREE PER 30 LF FRONTAGE (14 TREES) ONE SHRUB PER 20 LF FRONTAGE (22 SHRUBS)	14 NEW TREES 22 NEW SHRUBS
OPEN SPACE AREA:		1 TREE PER 5,000 SF OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES 26,353 SF OPEN SPACE AREA = 6 TREES REQUIRED/6 TREES PROVIDED	
		2 SHRUBS PER 5,000 SF OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES 26,353 SF OPEN SPACE AREA = 12 SHRUBS REQUIRED/94 SHRUBS PROVIDED	
PARKING LOT ISLANDS:		5% OF TOTAL PARKING AREA TO BE LANDSCAPE ISLANDS (78,017 TOTAL SF PARKING AREA) 3,901 REQUIRED SF LANDSCAPE ISLANDS/4,080 PROVIDED SF LANDSCAPE ISLANDS	

**PLANT SCHEDULE**

	ORNAMENTAL TREE 3" Caliper/8' Height Min. CONCEPT PLANTS: Acer griseum / Paperbark Maple Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	8
	SHADE TREE 3" Caliper Min. CONCEPT PLANTS: Ginkgo biloba / Maidenhair Tree Quercus rubra / Red Oak Tilia cordata 'Chancellor' / Chancellor Linden Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	12
	EVERGREEN SHRUB (36" HEIGHT MIN.) B&B	35
	EVERGREEN SHRUB (7' HEIGHT MIN.) B&B	59
	PLANTING BEDS (1 GALLON MATERIALS) Perennial Materials spaced 24" O.C. (typ.) CONCEPT PLANTS: Buxus microphylla 'Sprinter' / Sprinter Boxwood Hemerocallis x 'Happy Returns' / Happy Returns Daylily Juniperus procumbens 'Green Mound' / Green Mound Juniper Liriope muscari 'Big Blue' / Big Blue Lilyturf	4,080 sf 265 265
	FESCUE SOD Drought-tolerant Fescue blend	35,686 sf
	RIVER ROCK 5-7" Missouri River Rock over Weed Control Fabric	3,480 sf

**3 PLANT SCHEDULE**

NTS

-DO NOT ALLOW AIR POCKETS TO FORM @ BACKFILLING -IMMEDIATELY SOAK TREE WITH ADEQUATE WATER -NO BROKEN ROOTBALL IS ALLOWED. TREE TIE SYSTEM ALLOW SLIGHT SLACK IN TENSION OF TIES. DEWITT 20" STRAPS & 10 GAUGE WIRE. SET TREE ON TOP OF HARPAPANO AIR POCKETS BELOW BACKFILL WITH AMENDED SOIL PER SPECIFICATIONS.

SET TREE SO THAT TOP OF ROOT BALL IS 1" ABOVE GRADE OR GREATER SO THAT TRUNK FLARE IS ABOVE GRADE.

TWO 6' LONG STEEL T-POST SET NORTH & SOUTH OF TREE OR PARALLEL TO ROAD INTO UNDISTURBED SOIL. APPLY SPECIFIED MULCH TO A DEPTH OF 3". BUILD A 4" SAUCER AS SHOWN. CUT TWINE/BURLAP BACK & REMOVE VINYL ROPE FROM AROUND TRUNK. DIG PLANTING PIT 18" LARGER THAN ROOT BALL ON EACH SIDE. SCARIFY SIDES & BOTTOM OF PIT.

NOTE: PRUNE DAMAGED OR DEAD WOOD PRIOR TO PLANTING. IF NO STAKES, CONTRACTOR MUST STRAIGHTEN TREES FOR 1 YEAR, AS REQUIRED. REMOVE STAKES AFTER 2 GROWING SEASONS.

**4 DECIDUOUS TREE PLANTING DETAIL**

NTS

TREE TIE SYSTEM ABOVE BRANCH. RE: NOTE #11

THREE 6' LONG STEEL T-POST SET EQUALLY AROUND TREE, DRIVEN INTO UNDISTURBED SOIL

APPLY SPECIFIED MULCH TO A DEPTH OF 3"

DIG PLANTING PIT 18" LARGER THAN ROOT BALL. SCARIFY SIDES & BOTTOM OF PIT

TREE TIE SYSTEM ALLOW SLIGHT SLACK IN TENSION OF TIES.

CUT TWINE & BURLAP FROM AROUND TRUNK, FOLD BACK FROM TRUNK.

SET TREE SO THAT TOP OF ROOT BALL IS 1" ABOVE GRADE.

BACKFILL WITH AMENDED SOIL PER SPECIFICATIONS.

NOTE: PRUNE DAMAGED OR DEAD WOOD PRIOR TO PLANTING

**5 EVERGREEN TREE PLANT DETAIL**

NTS

APPLY SPECIFIED MULCH TO A DEPTH OF 3".

BACKFILL WITH AMENDED TOPSOIL AS PER SPECIFICATIONS.

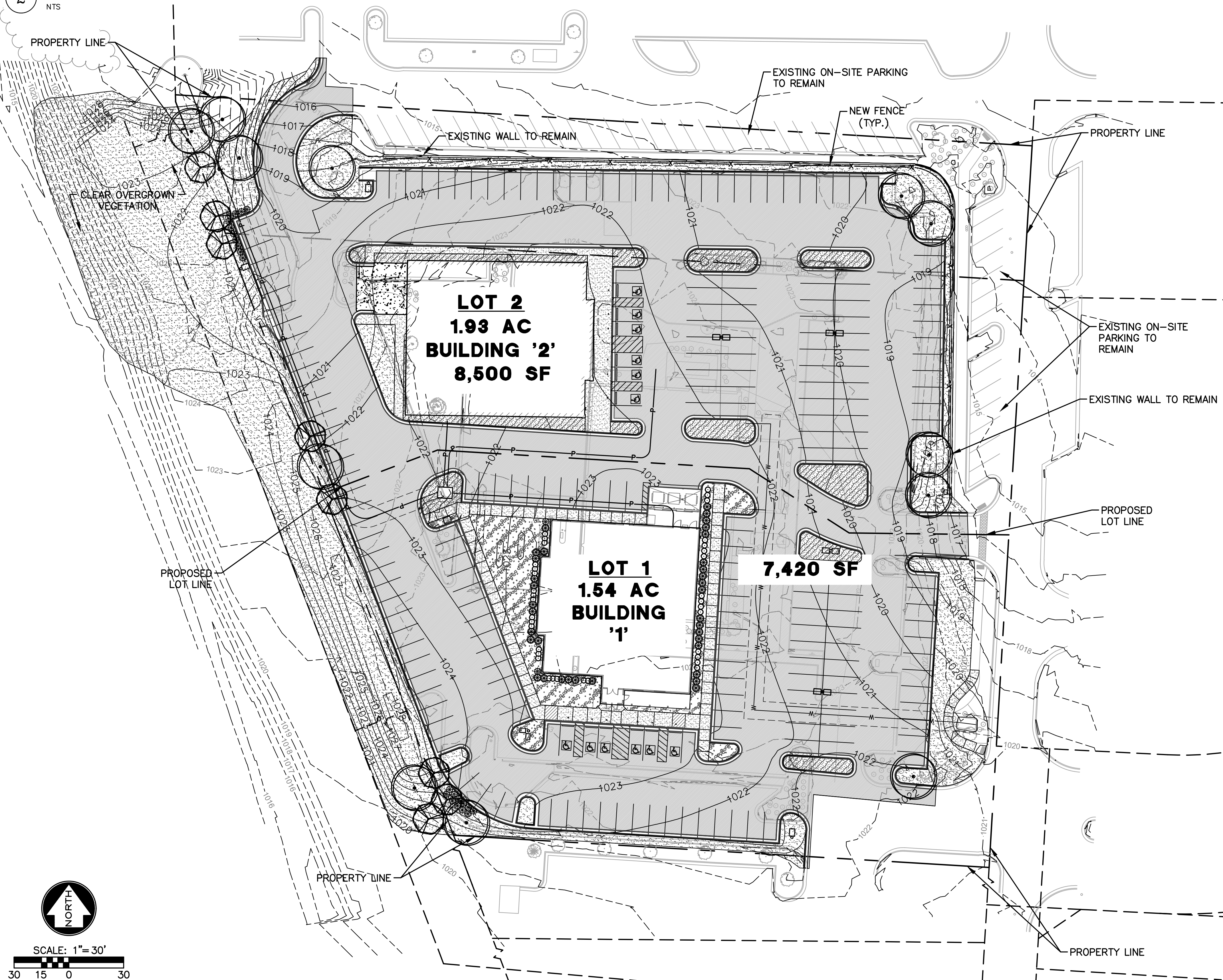
NOTE:  
1. SET SHRUBS AT SAME GRADE AS GROWN IN NURSERY.  
2. PRUNE ALL DAMAGED OR DEAD WOOD PRIOR TO PLANTING.

DIG PLANTING PIT 12" LARGER THAN ROOT BALL ON EA. SIDE SCARIFY SIDES & BOTTOM OF PIT.

**6 SHRUB & PERENNIAL PLANTING DETAIL**

NTS

**2 LANDSCAPE NOTES & CALCULATIONS**



**1 LANDSCAPE PLAN**

1" = 30'-0"

SCALE: 1" = 30'

30 15 0 30

L:\160437-020\_CAD\LANDSCAPE\160437-020\_PDP\_LS.DWG  
 LAYOUT: L001  
 XREF DWG1: NONE  
 XREF DWG2: NONE  
 XREF DWG3: NONE  
 BY: GREG PFAU  
 DATE: 9/5/2017

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740 NW BLUE PKWY RESTAURANT SITES  
 LEE'S SUMMIT, MO  
 LANDSCAPE PLAN  
 (PRELIMINARY DEVELOPMENT PLAN)

160437-020  
 SHEET NO.  
**L001**

Designed By: GMP  
 Drawn By: GMP  
 Checked By: MKK  
 Issue Date: 9/5/17

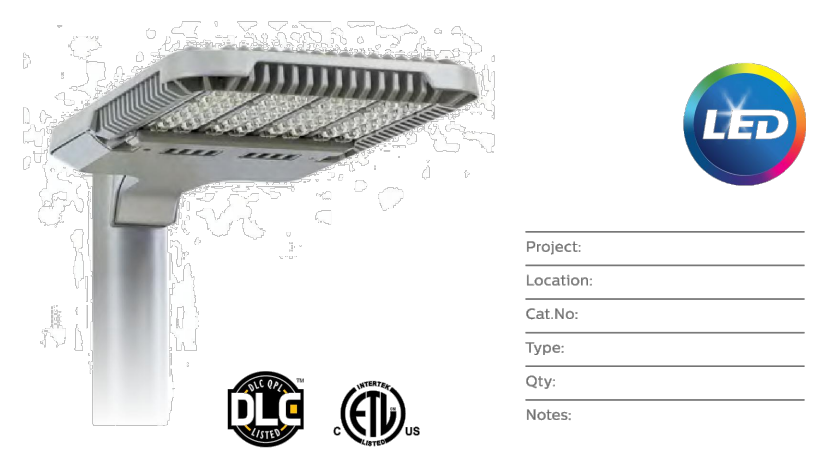
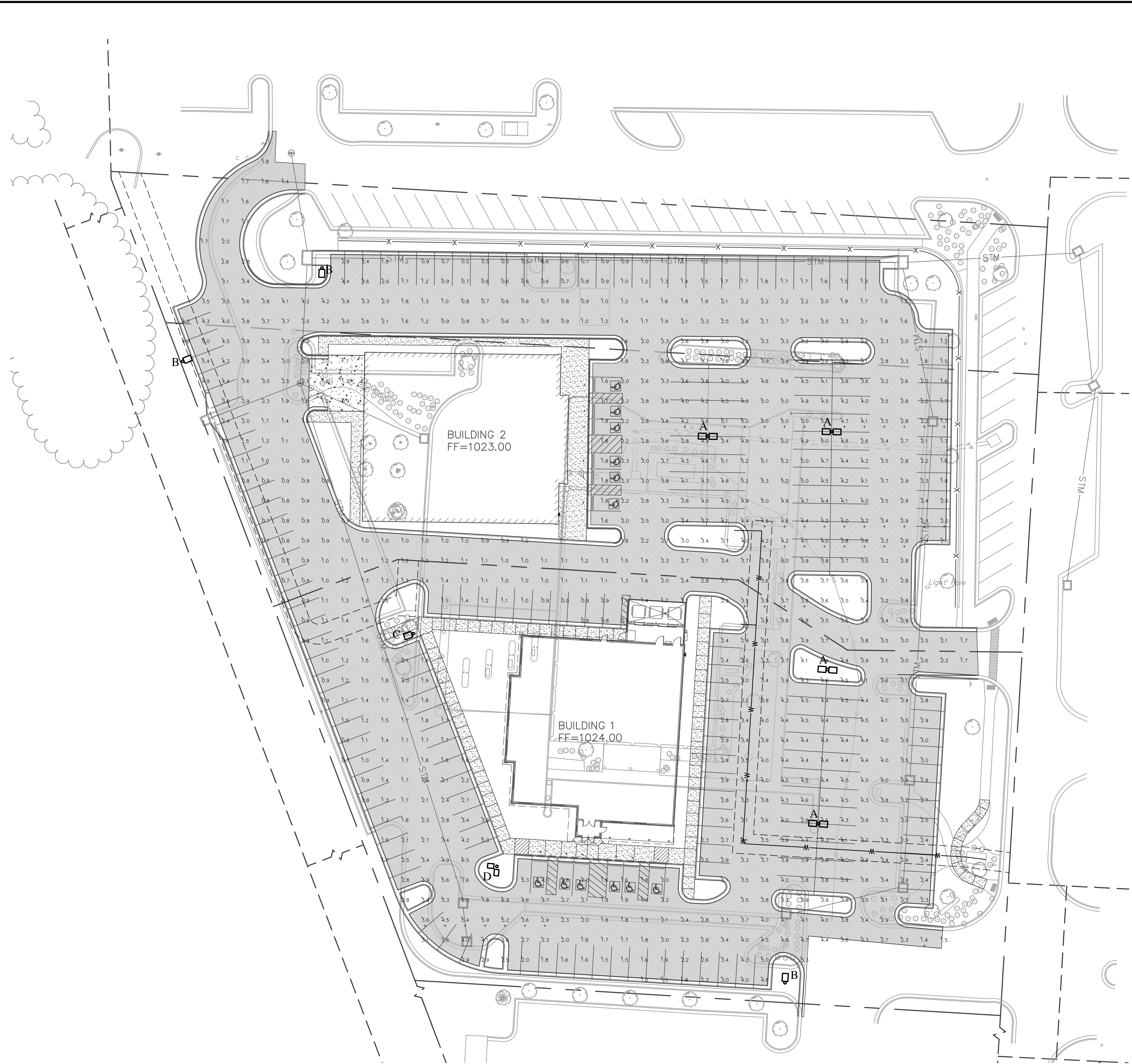
REVISIONS  
 BY: APPD

**SKW**

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LAYOUT: E100  
 XREF DWG1: NONE  
 XREF DWG2: NONE  
 XREF DWG3: NONE  
 DATE: 8/31/2017  
 BY: DOLLAR



Philips Gardco EcoForm LED luminaire combines economy with performance. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing. EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

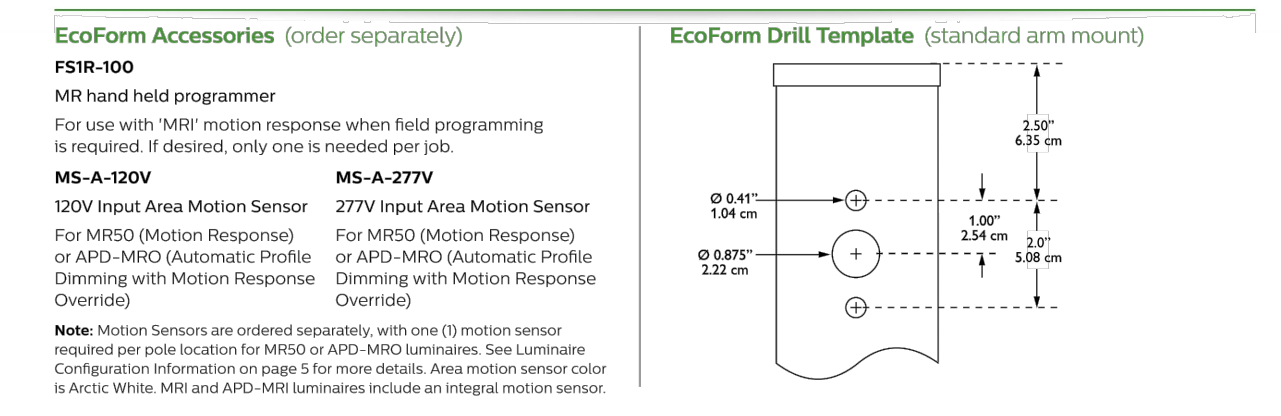
example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optical System	Wattage	Color Temp	Voltage	Finish	Options
ECF	Standard Luminaire (leave blank)	1 Standard	2 S5LA-3253 75LA-4653 100LA-6453	3 530 mA 5,700K 7000lm	CW 7000K 7000K	120 120V 208 208V 240 240V	BRP Black Paint BLP Black Paint WP White Paint NP Neutral Paint	TL Tool-Less entry and other removal hardware TB Terminal Block IS Internal Shroud LFT Line-Fitting LF Line-Fitting for Canada LFC Line-Fitting for Canada (includes PCRS) PC PhotoCell PCB PhotoCell Backplate with Photocell (includes PCRS) PCB1-15 PhotoCell Backplate only with 15 dimming connectors PCB2-15 PhotoCell Backplate only with 2 dimming and 2 auxiliary connectors (includes 2.5" cable) PCB3-15 PhotoCell Backplate only with 3 dimming and 2 auxiliary connectors (includes 2.5" cable) PCB4-15 PhotoCell Backplate only with 4 dimming and 2 auxiliary connectors (includes 2.5" cable) PCB5-15 PhotoCell Backplate only with 5 dimming and 2 auxiliary connectors (includes 2.5" cable) PCB6-15 PhotoCell Backplate only with 6 dimming and 2 auxiliary connectors (includes 2.5" cable) PCB7-15 PhotoCell Backplate only with 7 dimming and 2 auxiliary connectors (includes 2.5" cable) PCB8-15 PhotoCell Backplate only with 8 dimming and 2 auxiliary connectors (includes 2.5" cable) PCB9-15 PhotoCell Backplate only with 9 dimming and 2 auxiliary connectors (includes 2.5" cable) PCB10-15 PhotoCell Backplate only with 10 dimming and 2 auxiliary connectors (includes 2.5" cable) PCB11-15 PhotoCell Backplate only with 11 dimming and 2 auxiliary connectors (includes 2.5" cable) PCB12-15 PhotoCell Backplate only with 12 dimming and 2 auxiliary connectors (includes 2.5" cable) PCB13-15 PhotoCell Backplate only with 13 dimming and 2 auxiliary connectors (includes 2.5" cable) PCB14-15 PhotoCell Backplate only with 14 dimming and 2 auxiliary connectors (includes 2.5" cable) PCB15-15 PhotoCell Backplate only with 15 dimming and 2 auxiliary connectors (includes 2.5" cable)

1. Available in 120V/277V Voltages only (20W, 30W, 40W, 60W)  
 2. MR50 and APD-MRO luminaires require one motion sensor per pole, unless separate feet are used.  
 3. Accessories Available in 120V or 277V only.  
 4. ECF-MR requires outdoor sensor when used with Terminal Block (TB) Option.  
 5. Contact factory for lead times on warm white.  
 6. Not configurable with Type 2 (D) Only.  
 7. Not configurable with 120-277V (RV) Voltage. Voltage must be specified.  
 8. Not configurable with 480V (480) Voltage.  
 9. Works with 5 pin NEMA photo eye (photo eye dimming device).  
 10. Order with SMA, APD, MR, MR50, APD-MR, APD-MRO, dimming will not be connected to NEMA receptacle.  
 11. Works with 3 pin or 5 pin NEMA photo eye/dimming device and auxiliary connectors are not connected for future use only.  
 12. Not configurable with 3/16" (24/100) Mounting.  
 13. No adapter required for 4" round poles.  
 14. #15 provided with Black Paint standard.

EcoForm\_ECF\_LED 03/16 page 1 of 8

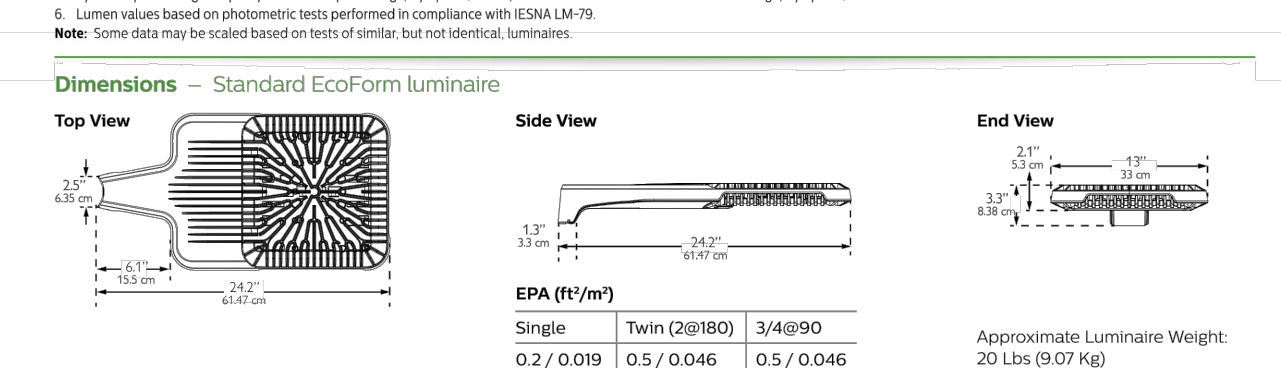
### ECF EcoForm LED luminaire



**EcoForm Wireless Controls Accessories (for wall or pole mount)**  
 LCCR2-(F) Standalone wall or pole wireless controller with #2 Lens  
 LCCR3-(F) Standalone wall or pole wireless controller with #3 Lens  
 LCCR4-(F) Standalone wall or pole wireless controller with #4 Lens

LED Wattage and Lumen Values (standard EcoForm luminaire)

Ordering Code	No. of LED Modules (incl. all LEDs)	LED Current (mA)	System Watts	Ambient Temp. (°F)	Type 2			Type 3			Type 4			Type 5			
					Delivered Lumens <sup>1</sup> (LPW)	ERfacy (LPW)	BUS Rating	Delivered Lumens <sup>1</sup> (LPW)	ERfacy (LPW)	BUS Rating	Delivered Lumens <sup>1</sup> (LPW)	ERfacy (LPW)	BUS Rating	Delivered Lumens <sup>1</sup> (LPW)	ERfacy (LPW)	BUS Rating	
55LA-3253	2	32	530	52	4000K	6,294	122	81-U-02	6,390	120	82-U-02	6,506	118	81-U-02	6,867	114	83-U-02
70LA-3270	2	32	700	69	4000K	7,754	121	82-U-02	7,955	115	82-U-02	7,659	111	82-U-02	7,421	107	83-U-02
75LA-4653	3	48	530	77	4000K	9,344	121	82-U-02	9,581	119	82-U-02	9,085	117	82-U-02	8,712	113	83-U-02
105LA-321A	2	32	1050	107	4000K	10,709	100	82-U-02	10,981	103	83-U-02	10,576	99	82-U-02	10,255	95	84-U-02
105LA-4970	3	48	700	104	4000K	11,511	111	82-U-02	11,821	114	82-U-02	11,373	110	82-U-02	11,019	106	84-U-02
100LA-6453	4	64	530	103	4000K	12,491	121	81-U-02	12,295	119	83-U-02	12,129	118	82-U-02	11,645	113	84-U-02
105LA-4970	4	64	700	109	4000K	13,390	111	83-U-02	13,791	114	83-U-02	13,162	111	83-U-02	14,279	108	84-U-02
105LA-4654	3	48	1050	104	4000K	15,591	103	83-U-02	16,243	103	83-U-02	15,666	99	83-U-02	15,168	95	84-U-02
215LA-6454	4	64	1050	201	4000K	21,255	103	83-U-02	21,263	100	84-U-02	20,584	99	83-U-02	20,074	99	85-U-02

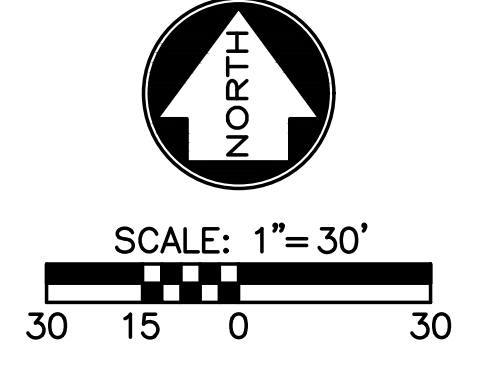


Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	2.74	7.8	0.5 fc	15:1	5.4:1

**GENERAL NOTES**

- DRAWING FOR PHOTOMETRIC PURPOSES ONLY.
- POLES LOCATIONS ARE SHOWN FOR PHOTOMETRIC PURPOSES ONLY.
- THE LIGHTING LAYOUT WAS BASED ON THE PHILIPS GARDCO SERIES LED FIXTURE. EACH LUMINAIRE SHALL BE ADJUSTED AND LEVELED TO THE PAVEMENT. FIXTURE SHALL BE MOUNTED ON 2 1/2" ROUND POLE AND 2.5' EXTENDED BASE.
- VERIFY THE COLOR AND POLE TYPE REQUIRED WITH ARCHITECTS.

Symbol	Label	Qty	Catalog Number	LLF	Watts
A	A	4	ECF-S-64L-1A-NW-G2-5W_1	0.95	411.9
B	B	3	ECF-S-64L-1A-NW-G2-3	0.95	205.9
C	C	1	ECF-S-64L-1A-NW-G2-5W	0.95	205.9
D	D	1	ECF-S-64L-1A-NW-G2-3	0.95	411.9



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740 NW BLUE PKWY RESTAURANT SITES  
 LEE'S SUMMIT, MO

PHOTOMETRIC LAYOUT  
 PRELIMINARY DEVELOPMENT PLANS

160437-020  
 SHEET NO.  
**E001**





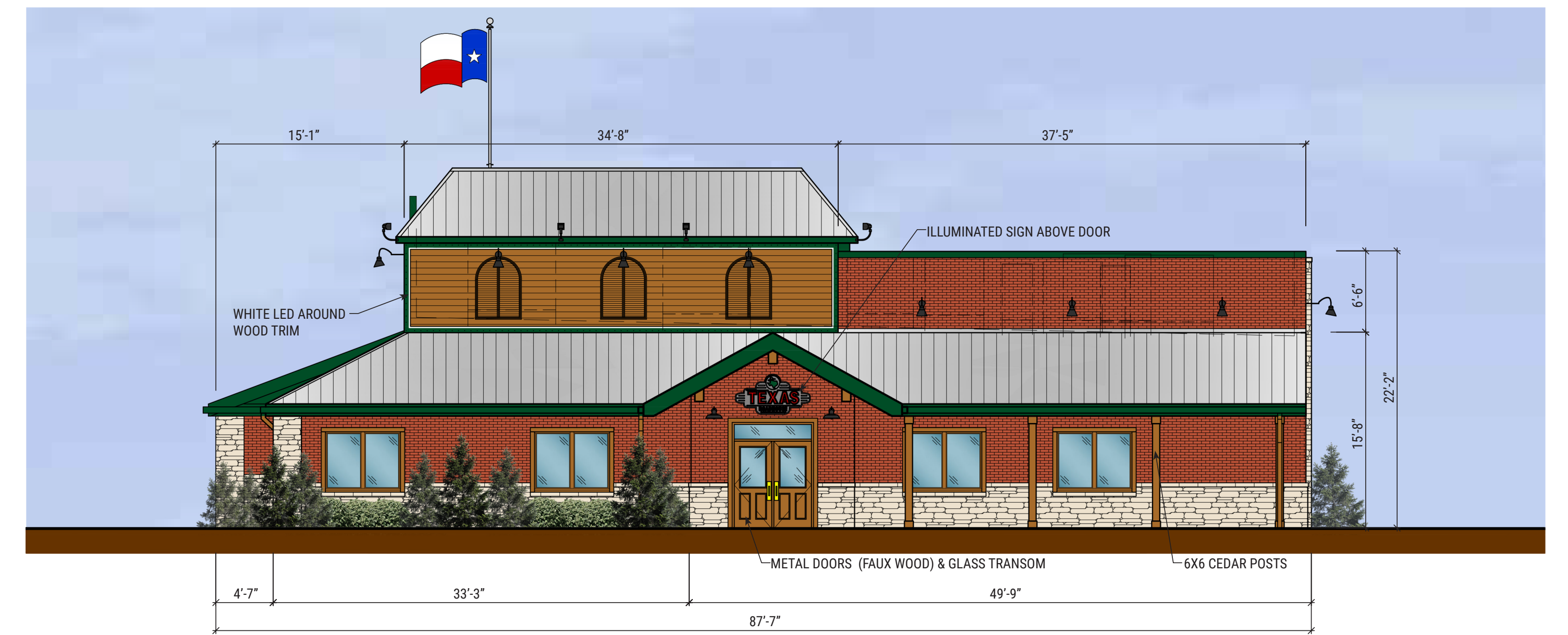
**FRONT ELEVATION (WEST)**



**LEFT ELEVATION (NORTH)**



**REAR ELEVATION (EAST)**



**RIGHT ELEVATION (SOUTH)**

**EXTERIOR FINISH SCHEDULE**

<b>WOOD SIDING, TRIM, &amp; WOOD SHUTTERS</b>	PRE-STAINED CEDAR, HENRY POOR LUMBER CEDARTONE TWP #1501 STAIN FORMULA
<b>FRONT ENTRANCE DOORS</b>	METAL DOORS (FAUX WOOD) STEELCRAFT "GRAIN-TECH" (MAPLE FINISH)
<b>TRIM, METAL FLASHING &amp; GUTTERS</b>	PAINT #1: SHERWIN WILLIAMS PAINTS, GREEN
<b>DOWNSPOUTS</b>	PAINT #2: SHERWIN WILLIAMS PAINTS, #2195 "ROADSIDE"
<b>THIN STONE VENEER</b>	HERITAGE STONE "OTTAWA DRYSTACK"
<b>METAL DOORS &amp; FRAMES</b>	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
<b>BRICK VENEER</b>	CLAYMEX OLD DENVER
<b>BRICK VENEER (ALTERNATE)</b>	GENERAL SHALE PHOENIX 0652
<b>METAL ROOF</b>	METAL SALES 5V-CRIMP, GALVALUME
<b>DUMPSTER GATES &amp; BOLLARDS</b>	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
<b>DECORATIVE MASONRY UNITS</b>	ARRISCRAFT: RENAISSANCE MASONRY UNITS, LIMESTONE, SMOOTH FINISH

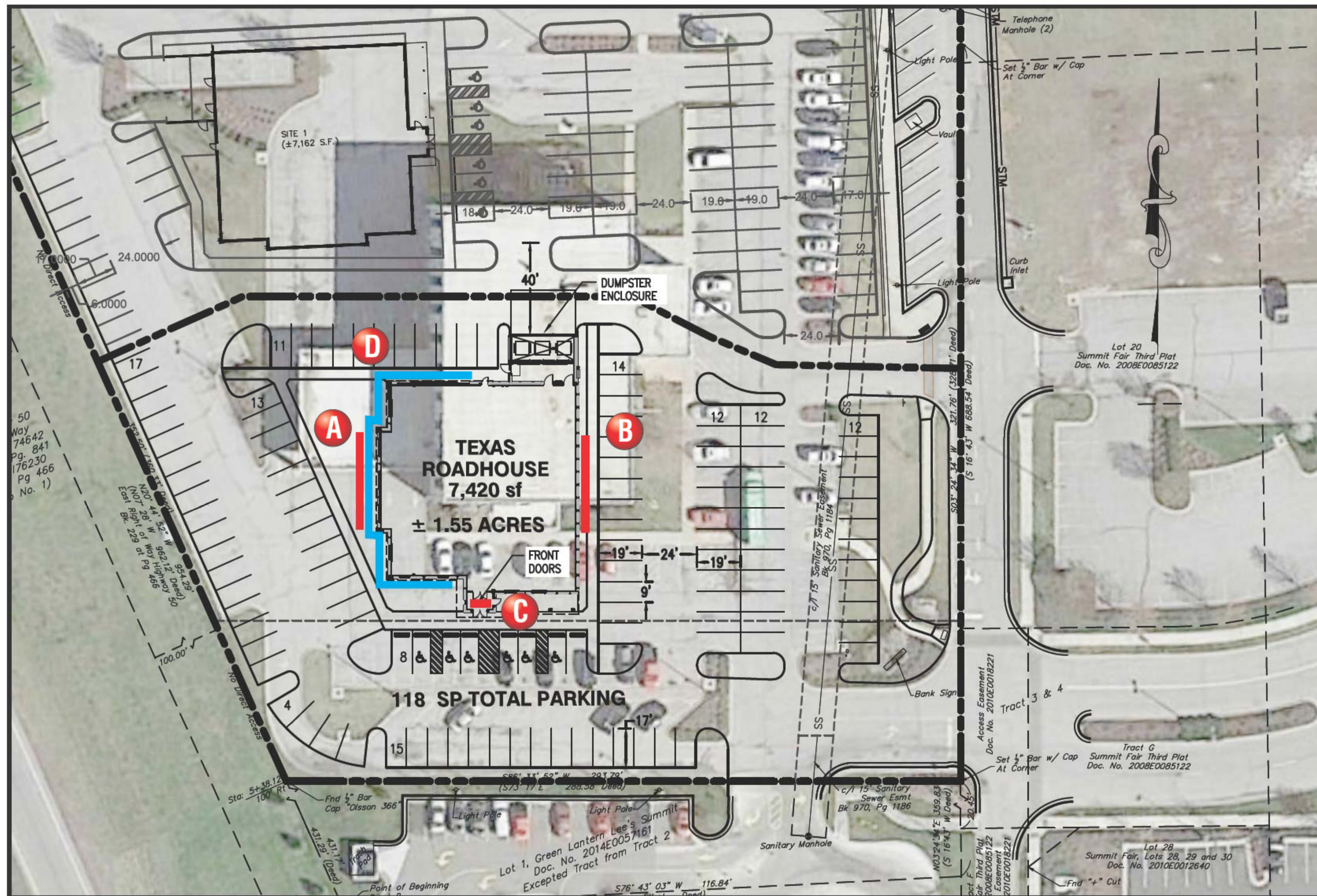
DISCLAIMER NOTE:  
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES



**A** **B** 3' Neon Channel Letterset w/ 7' Logo.

**D** White LED Border Lighting.

**C** 3'-3" x 5'-7" S/F Neon Wall Sign.



### SIGN PLACEMENTS



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Revisions: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match  
 Client Approval/Date: \_\_\_\_\_  
 Landlord Approval/Date: \_\_\_\_\_

Account Rep: **Randy Cearlock**  
 Project Manager: **S. Maeser**  
 Drawn By: **S. Maeser**  
 Underwriters Laboratories Inc. ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

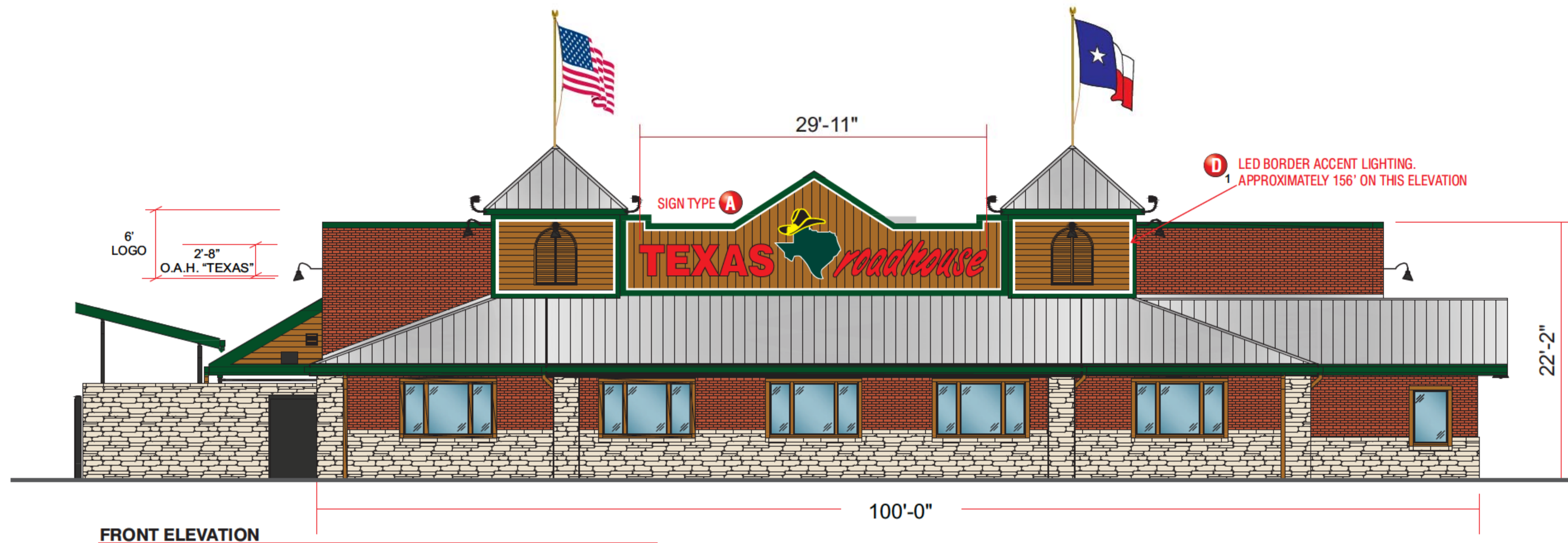


Project / Location:

Job Number: **23-44069-10**  
 Date: **JULY 7, 2017**  
 Sheet Number: **1** of **7**  
 Design Number: **23-44069-10**

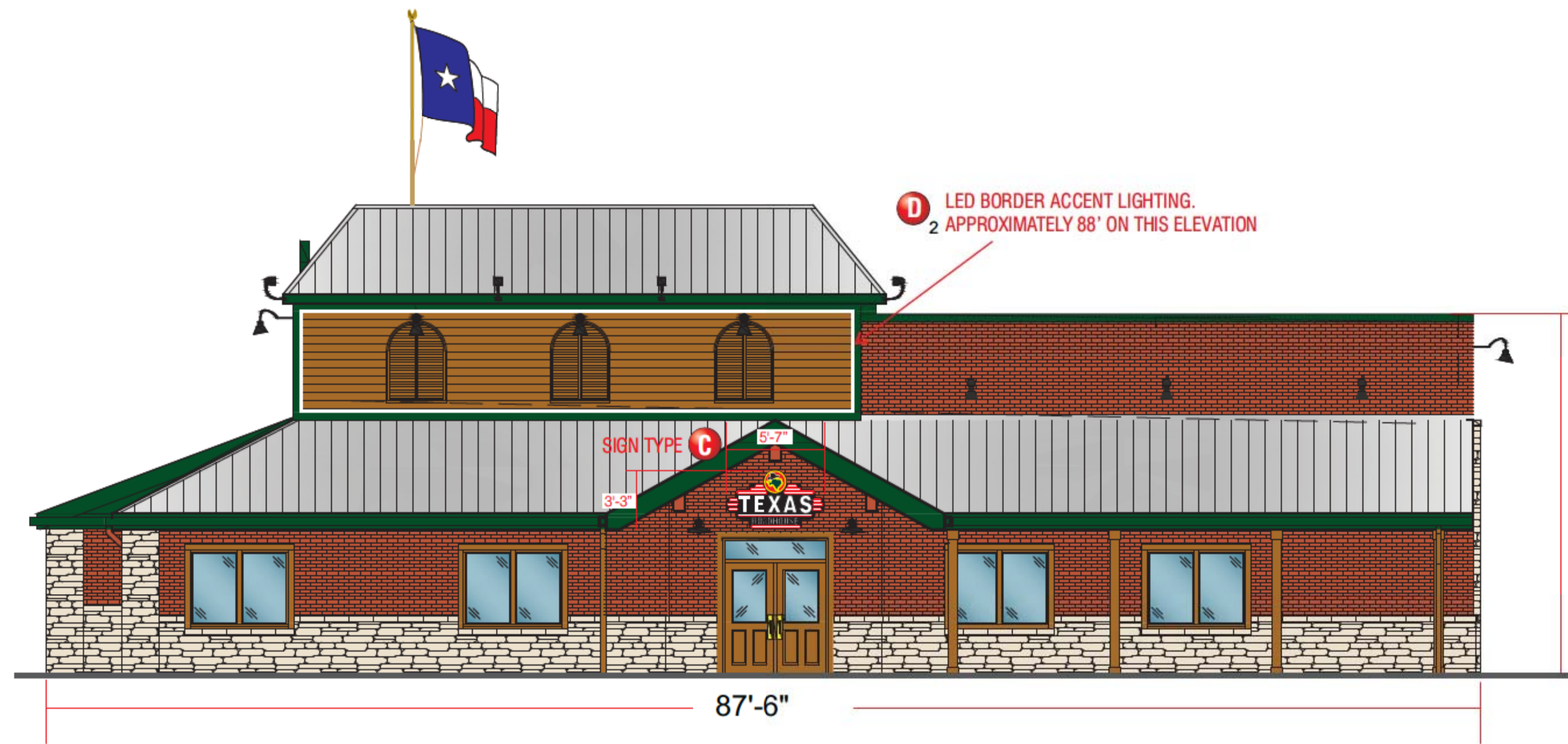
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**FRONT ELEVATION**

SCALE : 3/32" = 1'-0"



**RIGHT ELEVATION**

SCALE : 3/32" = 1'-0"



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Landlord Approval/Date: \_\_\_\_\_

Account Rep: **Randy Cearlock**

Project Manager: **S. Maeser**

Drawn By: **S. Maeser**



Project / Location:



Job Number: **23-44069-10**

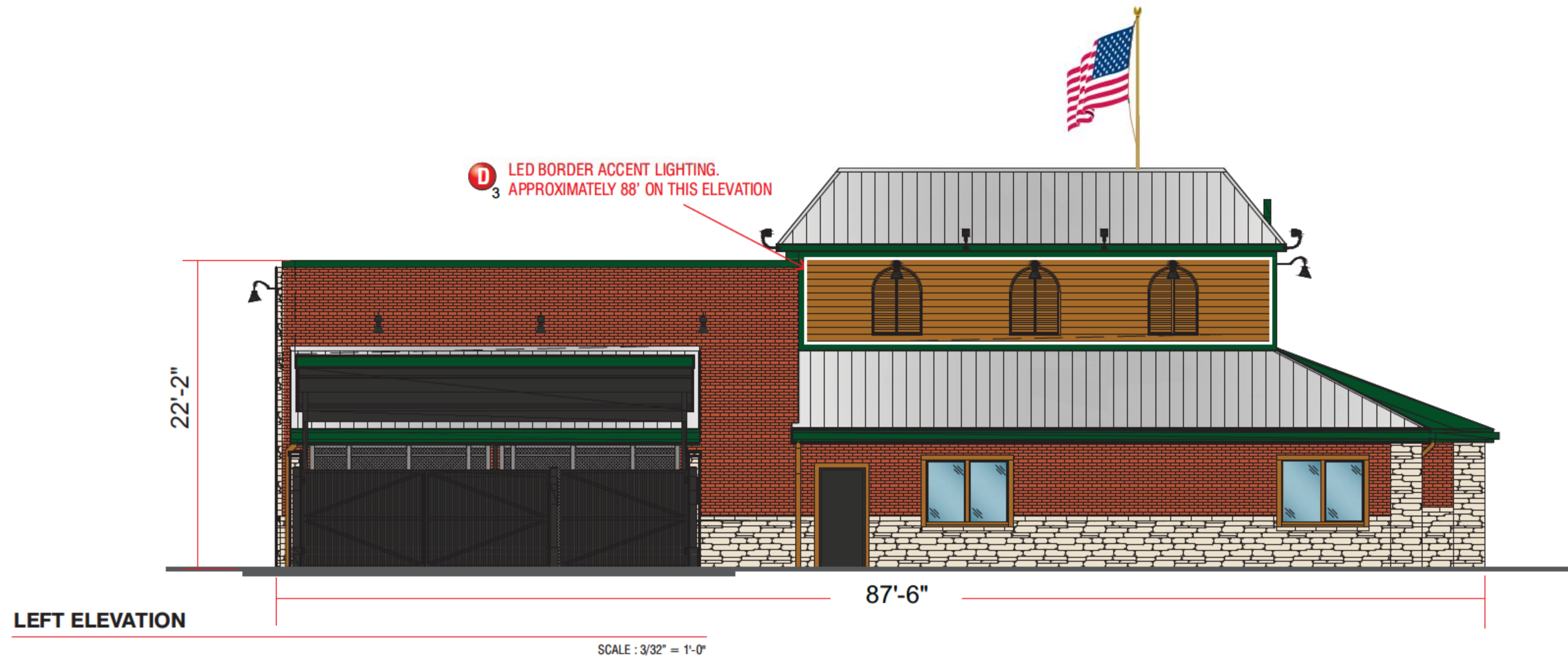
Date: **JULY 7, 2017**

Sheet Number: **2** Of **7**

Design Number: **23-44069-10**

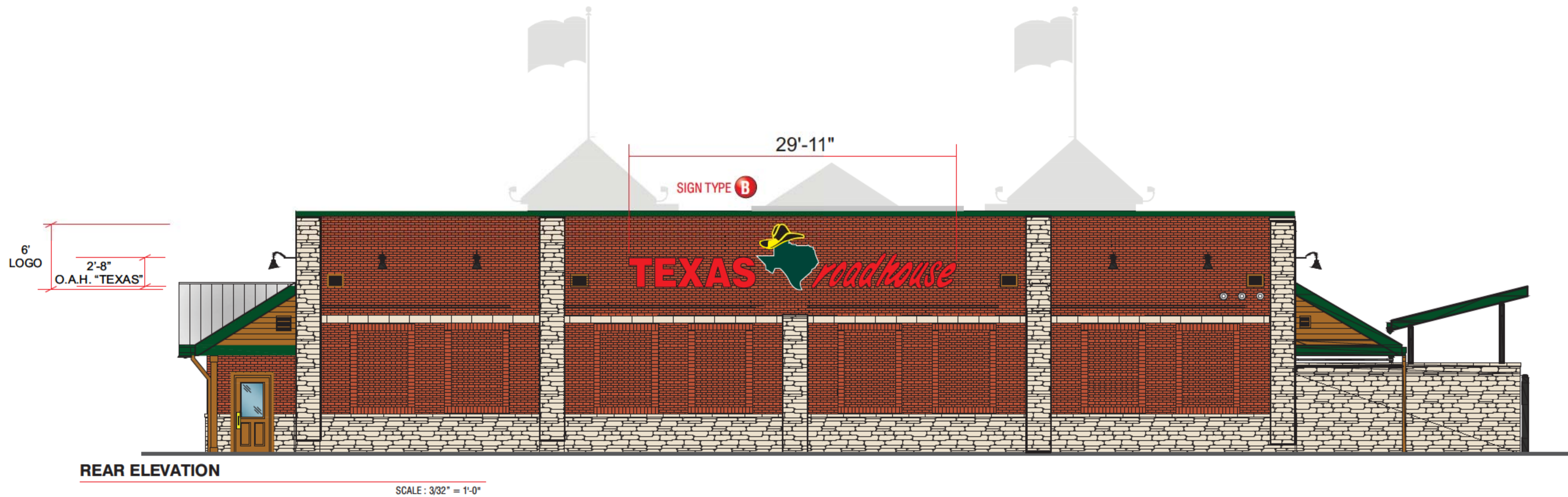
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LEFT ELEVATION

SCALE : 3/32" = 1'-0"



REAR ELEVATION

SCALE : 3/32" = 1'-0"



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Project Manager: **S. Maeser**

Drawn By: **S. Maeser**



Project / Location:



Job Number: **23-44069-10**

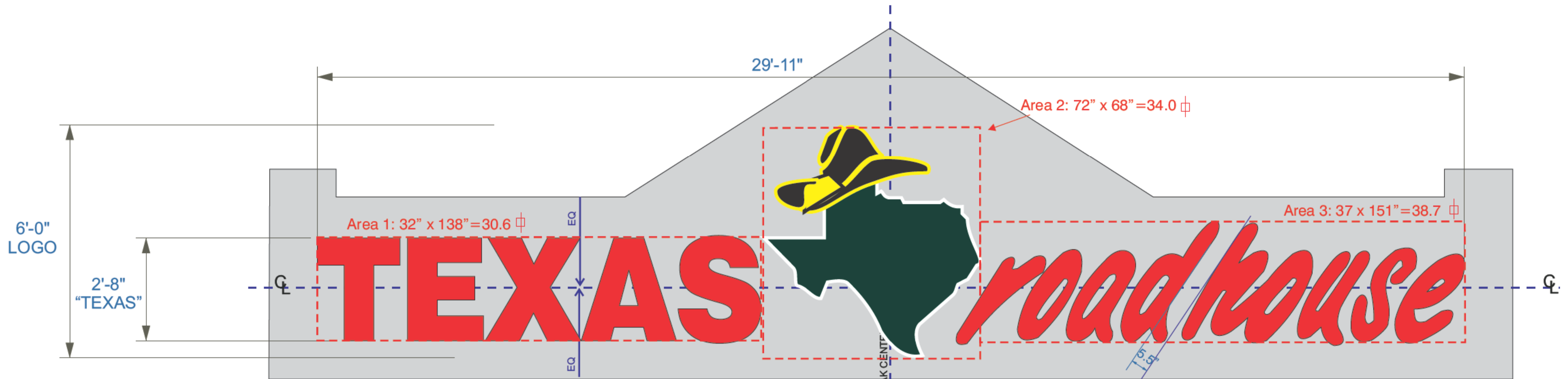
Date: **JULY 7, 2017**

Sheet Number: **3** Of **7**

Design Number: **23-44069-10**

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103.3 SQ.FT. TOTAL

SIGN TYPE **A** and **B** Individual Lighted Channel Letters- Two (2) Sets Req'd.

SCOPE OF WORK:

Manufacture and install channel letters having remote transformers located in accessible area behind wall. SCALE: 3/8" = 1'-0"

INSTALLER IS RESPONSIBLE FOR:

PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING (CONNECTORS, GTO CONDUIT, ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS. PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

ELECTRICAL REQUIREMENTS PER SIGN

Total: 16.8 Amps

(2) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

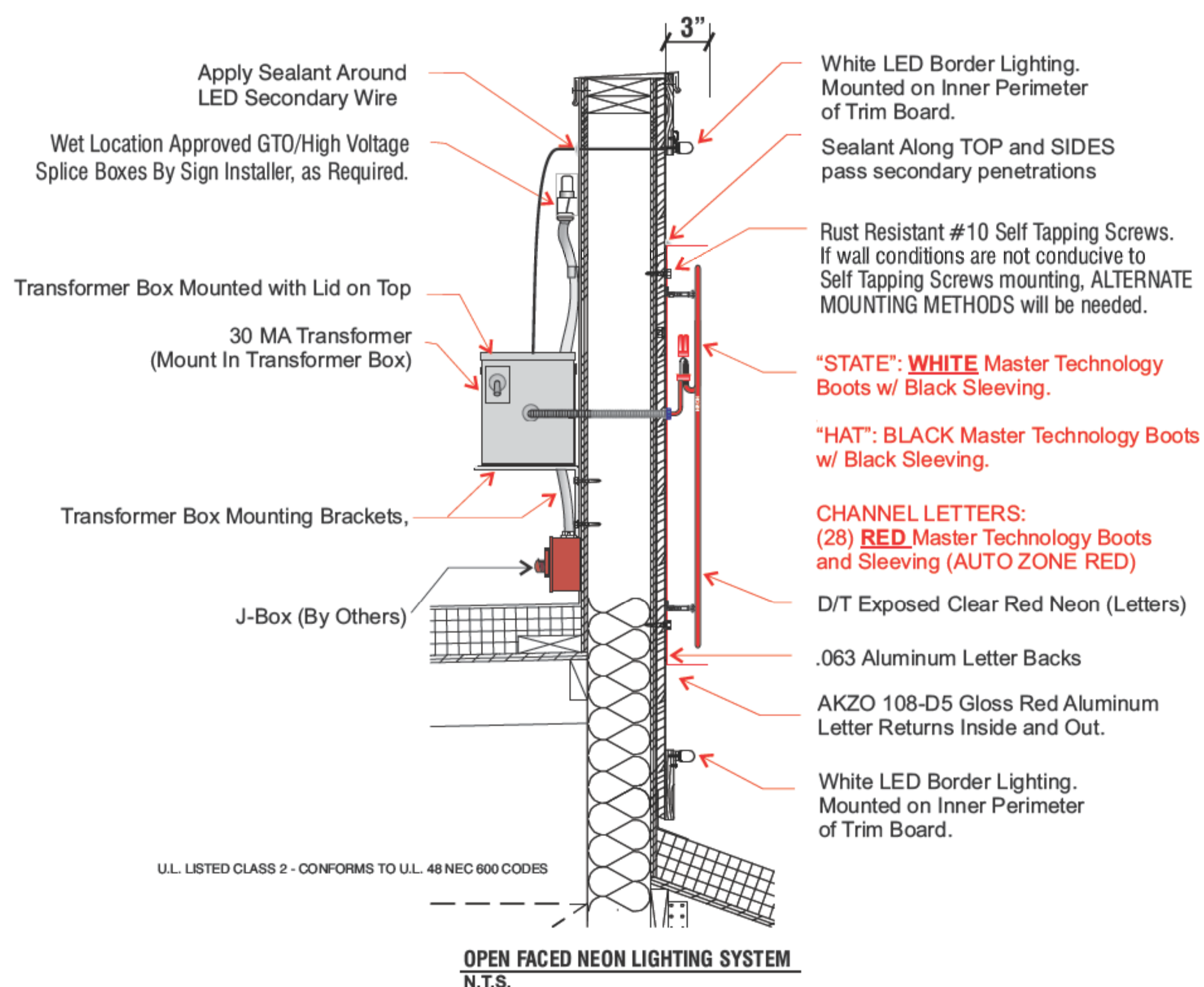
MATERIAL FINISH COLORS

AKZO 108-D5 Gloss Red	Double Tube Clear Red Neon	AKZO Gloss White	2100-24 Dk. Green Vinyl Applied to White Face Leaving White Outline.	Outlined W/ 6500Brite White Argon Tubing.	Match PMS-122	2100-03 Black Vinyl elements Applied to Yellow Bkgd. Leaving Yellow Outline.	Overlay "Hat" w/ Single tube Clear Brite Yellow Argon Tubing.
Letters: Returns and Face	Letters	Logo: "State" Returns and Face	Logo: "State"	Logo: "State"	Logo: "Hat" Returns & Face.	Logo: "Hat"	Logo: "Hat"

CUSTOMER TO PROVIDE:

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:  
 A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).  
 B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.  
 C. Properly sized ground wire that can be traced back to the breaker panel must be provided.  
 D. Number and size of circuits for each sign to meet Federal Heath Sign's requirement.  
 Any deviation from the above recommendations may result in:  
 1. Damage to or improper operation of the sign(s).  
 2. Delays and additional costs.

Notes: ○ Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.  
 ○ Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.



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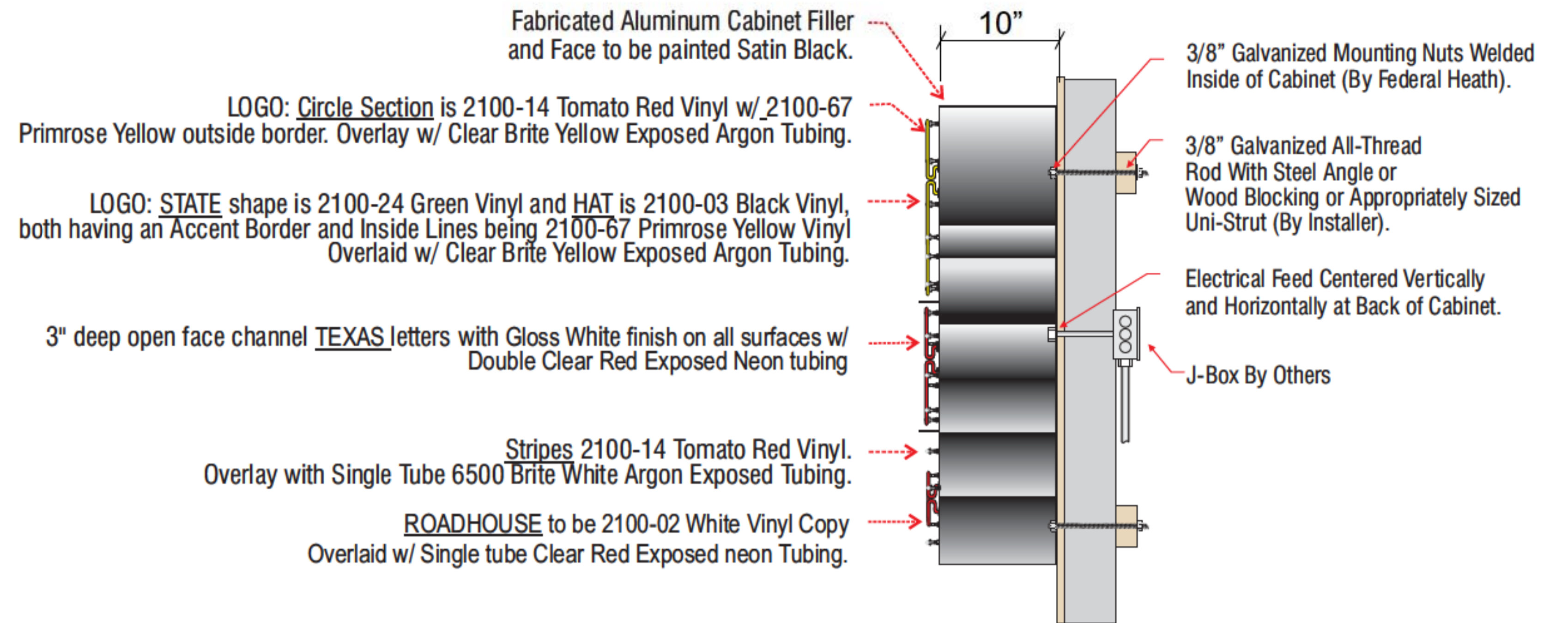
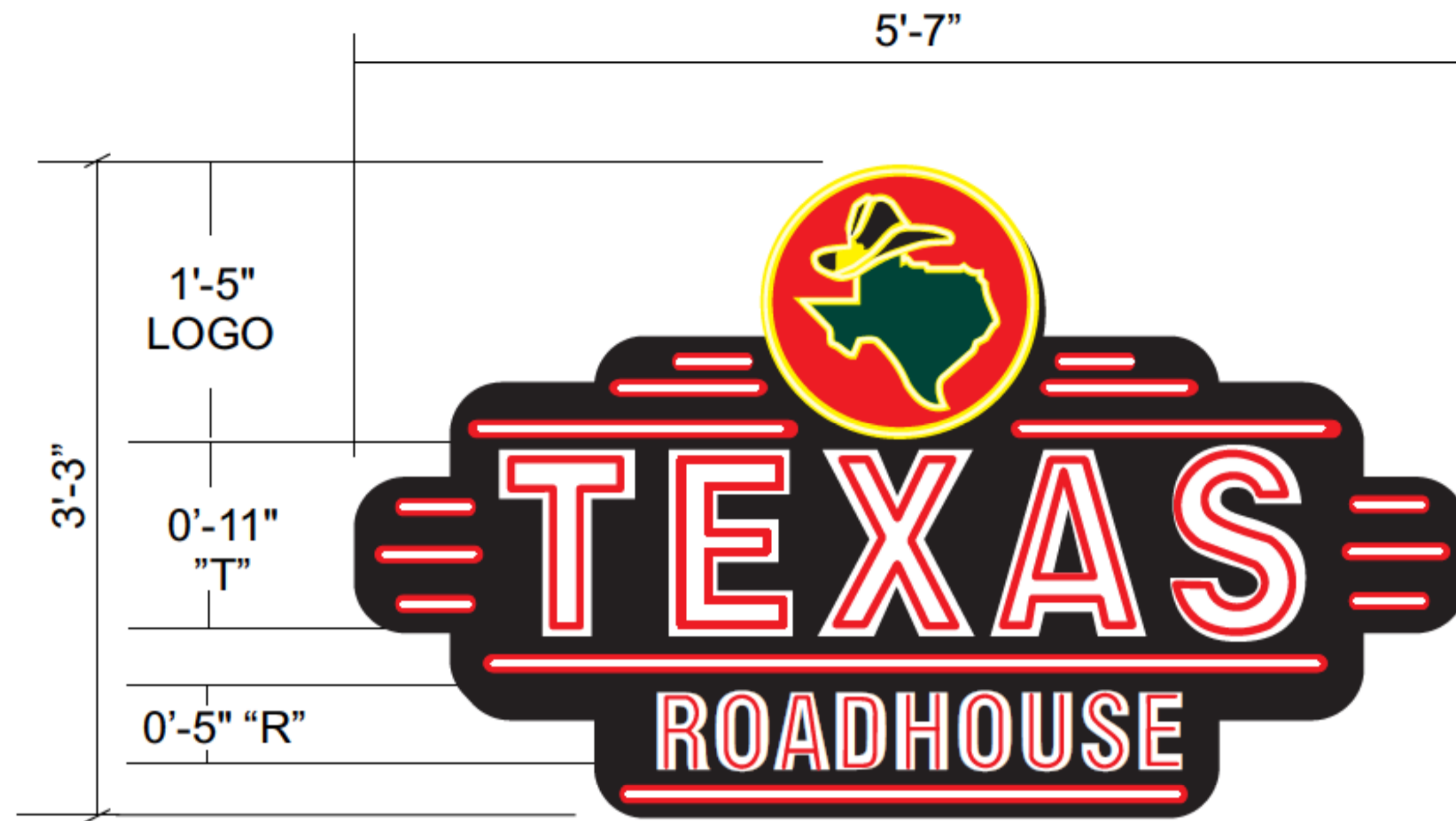
Account Rep: **Randy Cearlock**  
 Project Manager: **S. Maeser**  
 Drawn By: **S. Maeser**  
 Underwriters Laboratories Inc. ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS



Job Number: **23-44069-10**  
 Date: **JULY 7, 2017**  
 Sheet Number: **4** Of **7**  
 Design Number: **23-44069-10**

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## Single Face Illuminated Wall Sign One (1) Req'd

SIGN TYPE **C**

Scale: 3/4" = 1'-0"

### SCOPE OF WORK:

Manufacture and install S/F illuminated wall sign.

PART # TR18WSN

**18.1 SQ. FT TOTAL**

## Typical Cabinet End View

### CUSTOMER TO PROVIDE:

(For New / Remodel Construction) ADEQUATE BEHIND THE WALL BACKING AND ACCESS AS REQUIRED TO INSTALL SIGNAGE. CUSTOMER TO FORWARD COPY OF FINAL APPROVED SIGNAGE DRAWINGS TO BUILDING SITE CONTACT SO THAT THESE PROVISIONS CAN BE MADE DURING CONSTRUCTION AND PRIOR TO SIGN INSTALLATION.

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:

- All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
- Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
- Properly sized ground wire that can be traced back to the breaker panel must be provided.
- Number and size of circuits for each sign to meet Federal Heath Sign's requirement.

Any deviation from the above recommendations may result in:

- Damage to or improper operation of the sign(s).
- Delays and additional costs.

**Notes:** Ⓞ Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.

Ⓞ Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.

### INSTALLER IS RESPONSIBLE FOR:

PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING (CONNECTORS, GTO CONDUIT, ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

SEALING BUILDING PENETRATIONS WITH SILICONE TO PREVENT MOISTURE PENETRATION @ EXTERIOR LOCATIONS..

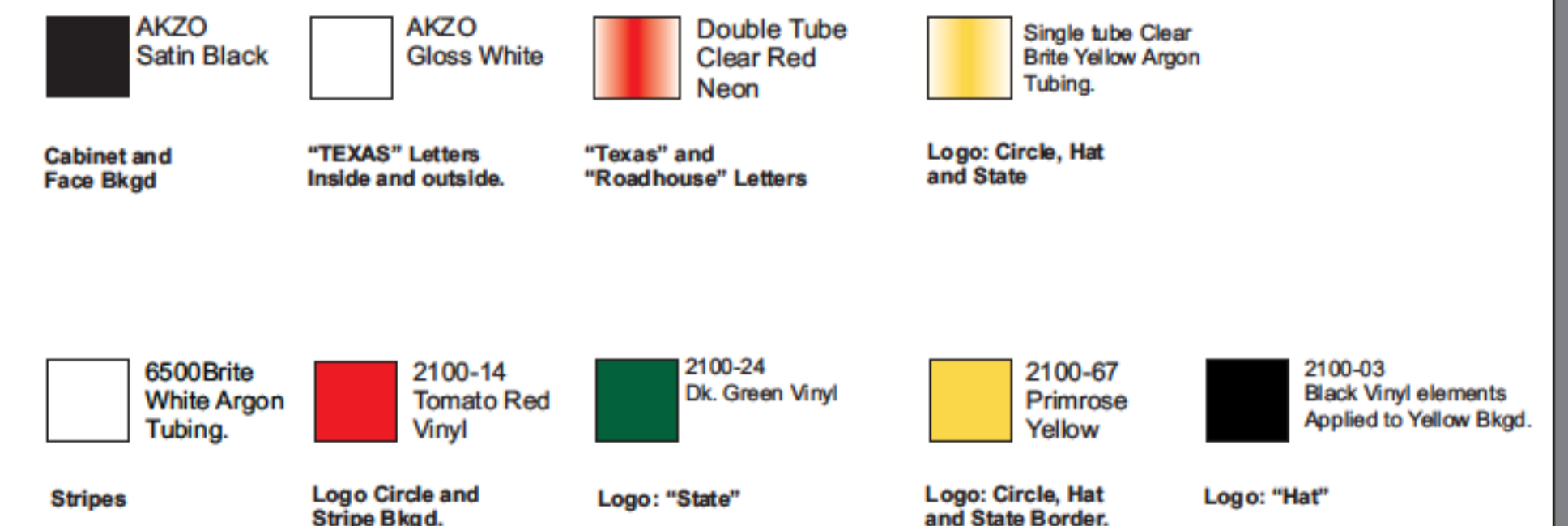
### ELECTRICAL REQUIREMENTS

Total: 7.72 Amps

**(1) 120V 20A Circuit Required.**

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL

### MATERIAL FINISH COLORS

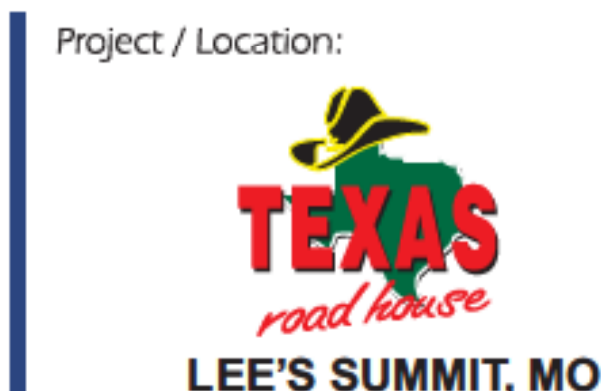


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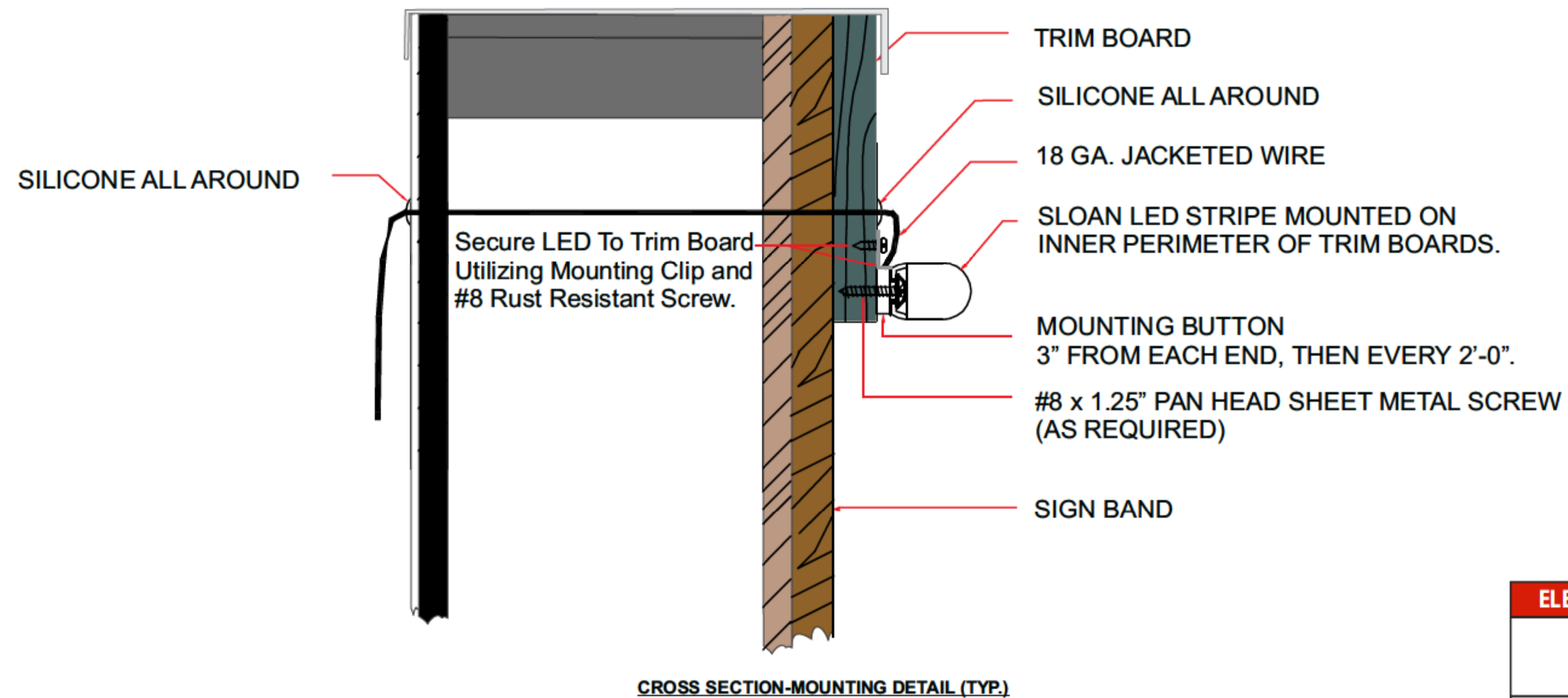
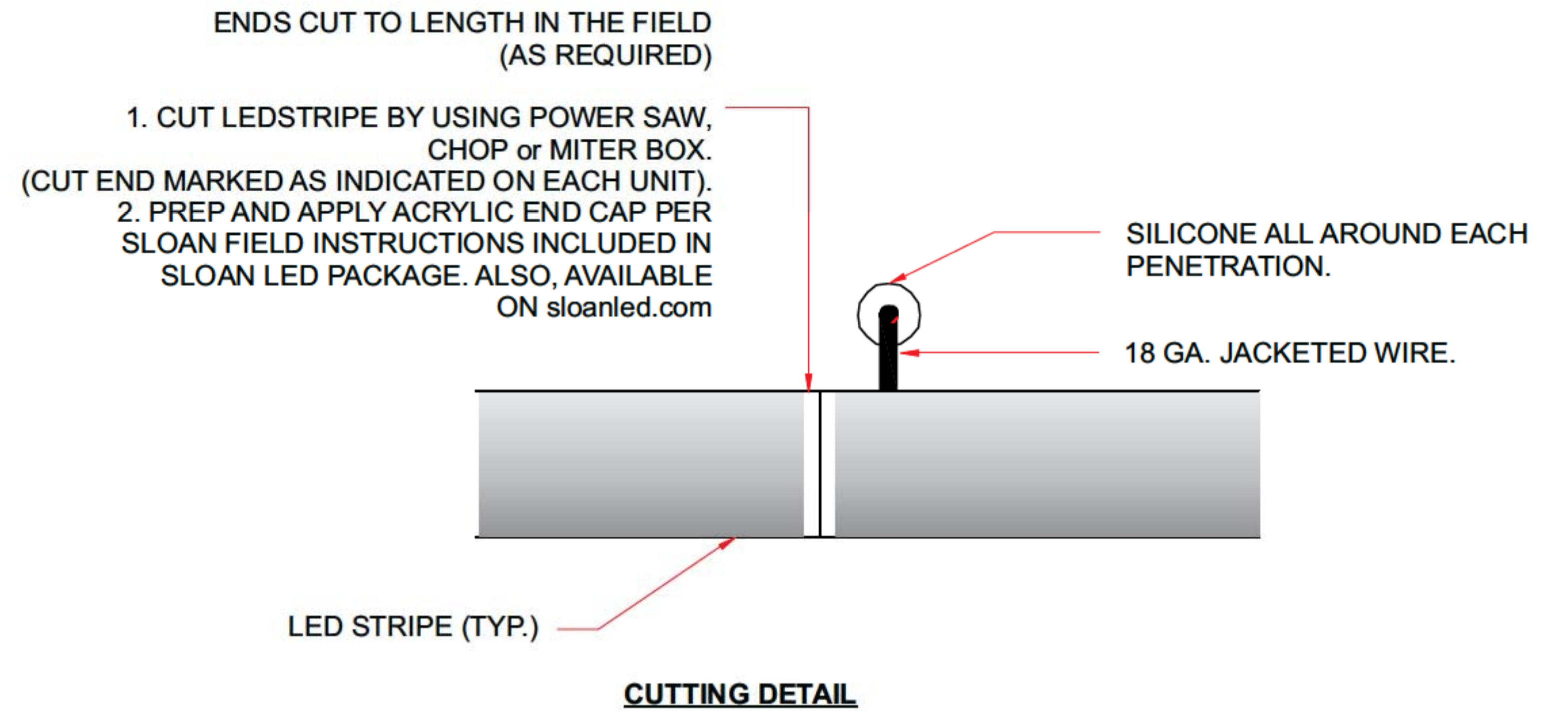
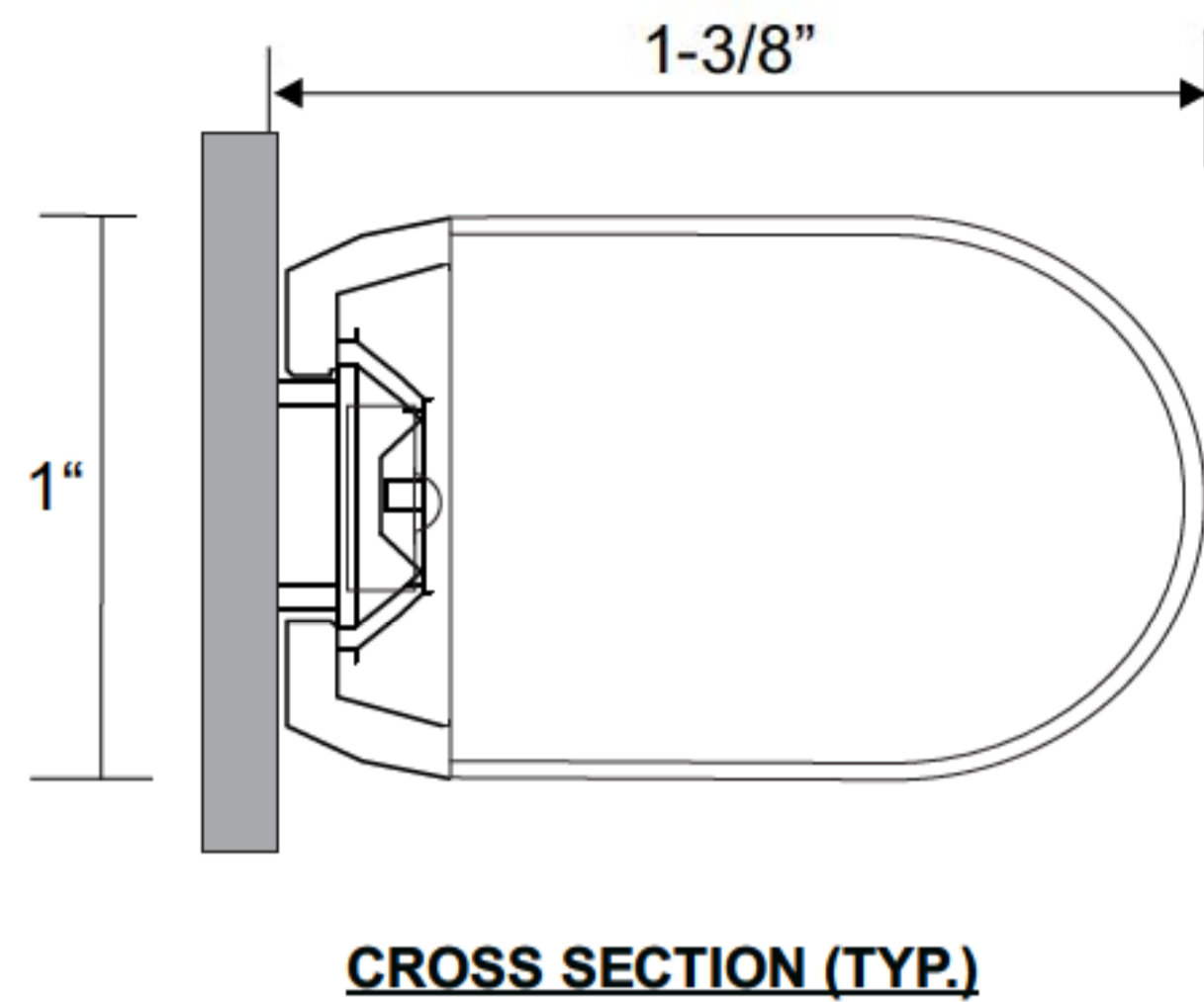
Account Rep: **Randy Cearlock**  
Project Manager: **S. Maeser**  
Drawn By: **S. Maeser**  
UL Underwriters Laboratories Inc. nfc ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS



Project / Location:  
Job Number: **23-44069-10**  
Date: **JULY 7, 2017**  
Sheet Number: **6** Of **7**  
Design Number: **23-44069-10**

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ELECTRICAL REQUIREMENTS	
Total: <u>8.0</u> Amps	ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.
( <u>1</u> ) 120V 20A Circuit Required.	

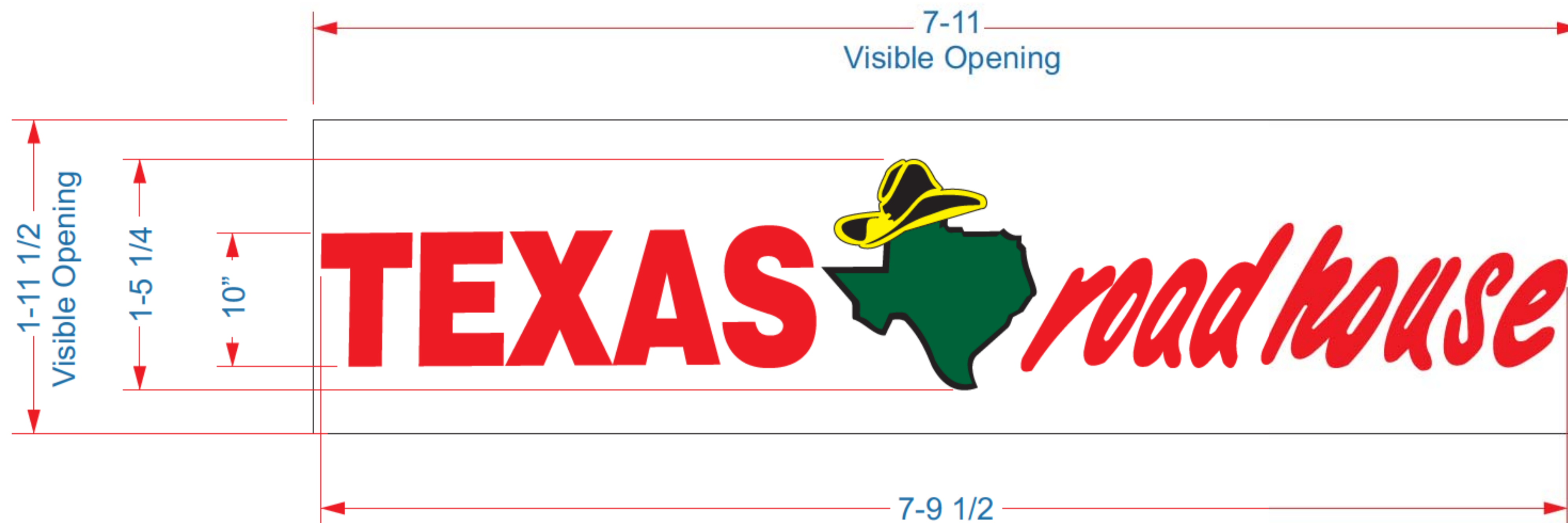
LED ACCENT LIGHTING **D** **LEDSTRIP DETAIL**

**SCOPE OF WORK:**

Manufacture and install LED accent lighting on three elevation having remote transformers located in accessible area behind wall. (Transformers shall be mounted in Transformer Box if mounted outside of shelter.

SCALE : NTS





**MATERIAL FINISH COLORS**

2500-43 Light Tomato Red Vinyl Copy Bkgd.	2500-76 Holly Green Vinyl Logo: "State"	2500-15 Yellow Vinyl Logo: Hat	2500-22 Black Vinyl elements Applied to Yellow Bkgd. "State" Border. Logo: "Hat" & "State" and Vinyl Divider Stripe
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SIGN TYPE **E**

**TRH Graphics (2) Req'd. For Existing Multi-Tenant Sign panels.**

**SCOPE OF WORK:**

Fabricate (2) Texas Roadhouse Graphics and apply on existing white panel, both sides.

Scale: 1"= 1'-0"

**"TEXAS ROADHOUSE" - ARLON 2500-43 RED TRANSLUCENT VINYL COPY  
LOGO- ARLON 2500-76 GREEN STATE OUTLINED WITH ARLON BLACK VINYL.  
HAT- ARLON 2500-15 YELLOW OUTLINED ON 2500-22 BLACK HAT.**