

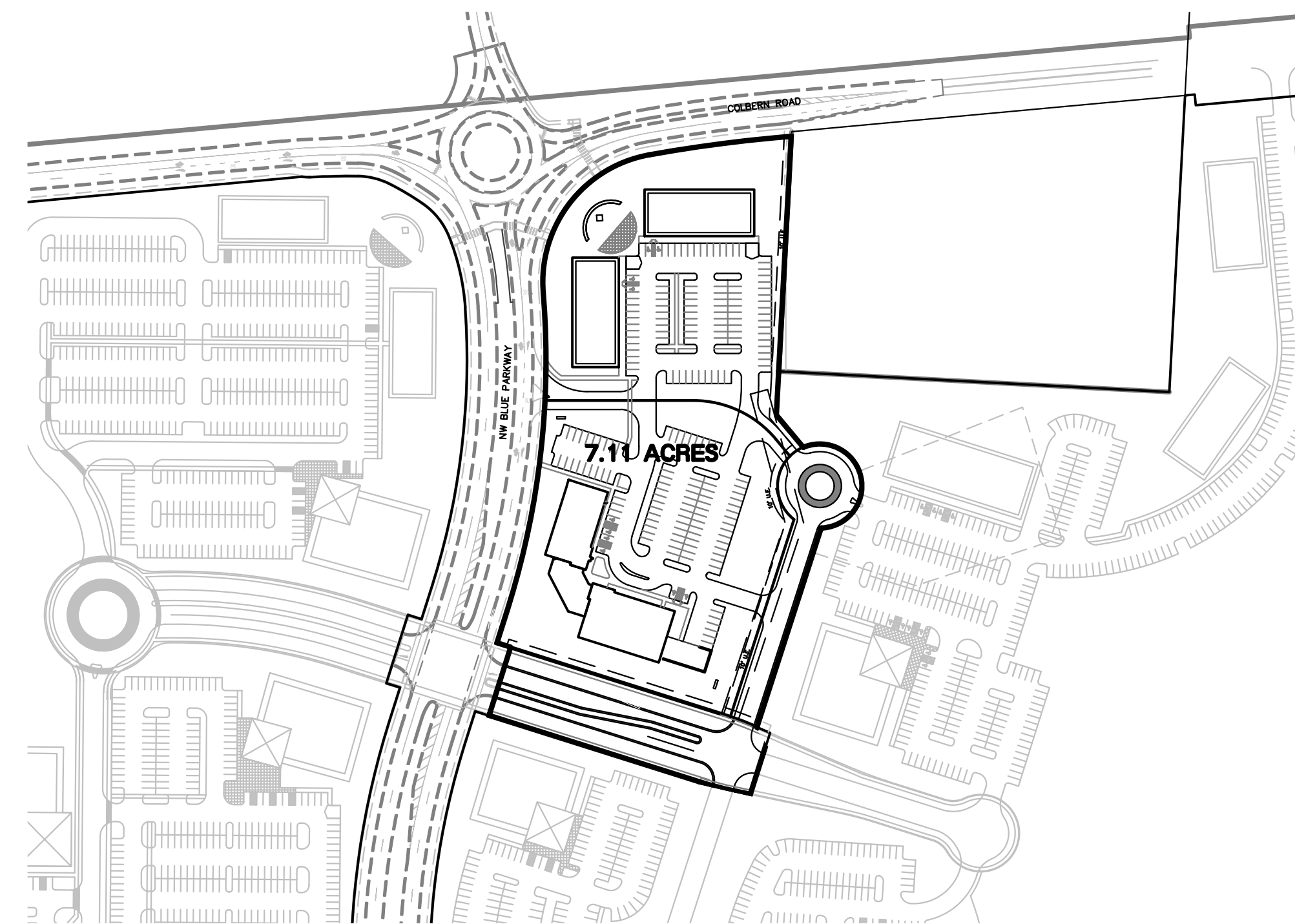
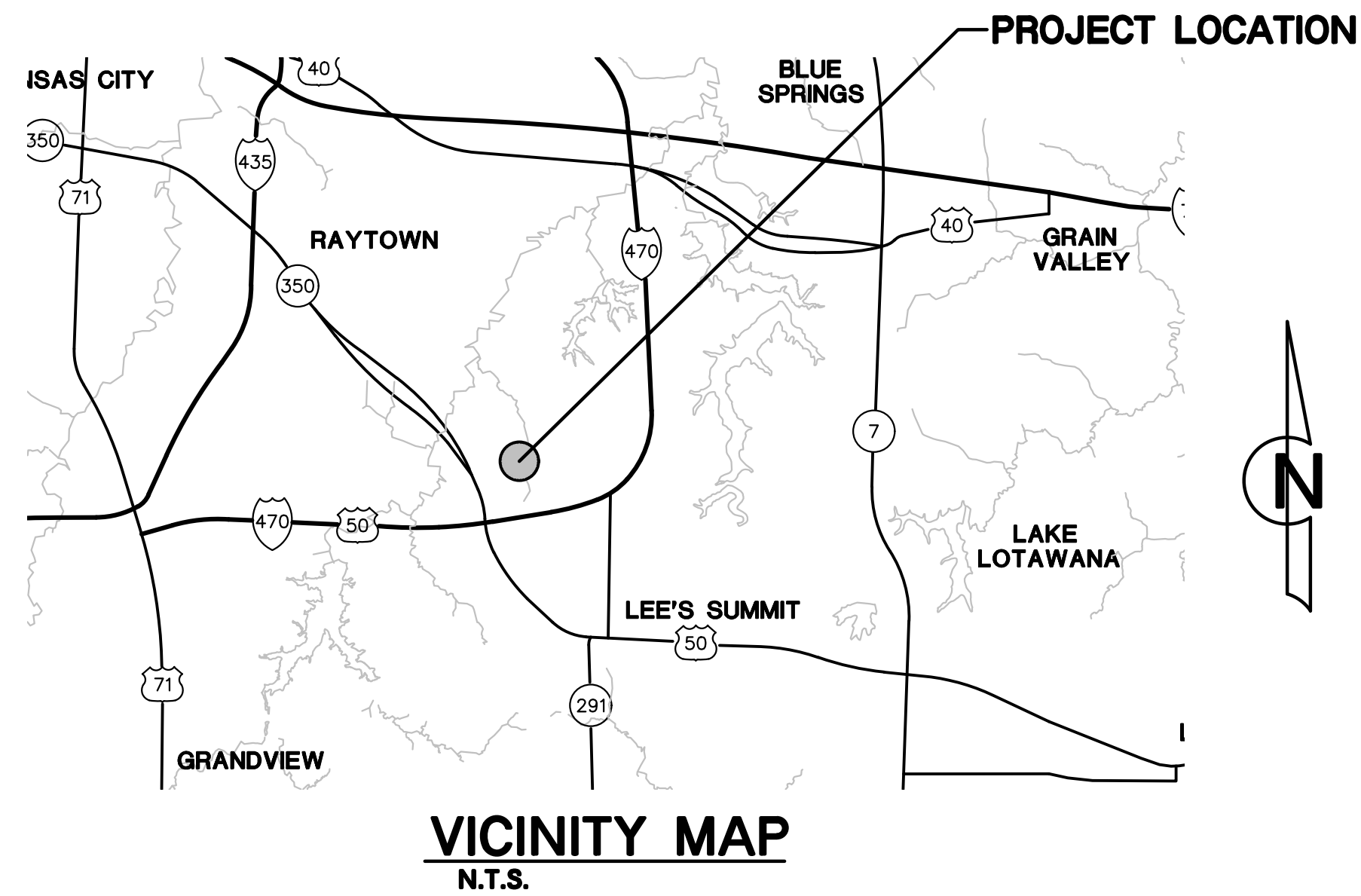
SUMMIT VILLAGE FIRST PLAT

Lee's Summit, Jackson County, MO

PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT

PROPERTY DESCRIPTION:

A tract of land in the Southwest Quarter of Section 25, Township 48 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Commencing at the Northeast corner of said Southwest Quarter; thence South 03°02'10" West, along the East line of said Southwest Quarter, 1,073.34 feet to a point on the South right-of-way line of Colbern Road, as now established; thence South 84°44'05" West, along said South right-of-way line, 551.26 feet; thence South 03°02'10" West, continuing along said South right-of-way line, 6.06 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 03°02'10" West, 329.02 feet; thence South 03°01'16" West, 61.03 feet; thence South 39°49'54" East, 58.31 feet; thence Southerly, along a curve to the right, having an initial tangent bearing of North 67°04'27" East with a radius of 59.00 feet, a central angle of 200°58'59" and an arc distance of 206.96 feet; thence South 17°52'19" West, 291.89 feet; thence South 68°44'31" East, 19.66 feet; thence South 17°57'56" West, 90.31 feet; thence North 78°13'39" West, 23.25 feet; thence Westerly, along a curve to the right, being tangent to the last described course with a radius of 500.00 feet, a central angle of 05°44'34" and an arc distance of 50.11 feet; thence North 72°29'05" West, 308.18 feet to a point on the East right-of-way line of NW Blue Parkway, as now established; thence North 17°50'55" East, along said East right-of-way line, 100.00 feet; thence North 72°29'05" West, continuing along said East right-of-way line, 20.00 feet; thence North 17°50'55" East, continuing along said East right-of-way line, 49.59 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the left, being tangent to the last described course with a radius of 1,155.00 feet, a central angle of 22°10'54" and an arc distance of 447.15 feet; thence Northeasterly, continuing along said East right-of-way line, on a curve to the right, having a common tangent with the last described course with a radius of 181.00 feet, a central angle of 84°19'06" and an arc distance of 266.37 feet to a point on the South right-of-way line of said Colbern Road; thence Easterly, along said South right-of-way line, on a curve to the right, having a common tangent with the last described course with a radius of 1,954.00 feet, a central angle of 05°04'58" and an arc distance of 173.34 feet; thence North 84°44'05" East, continuing along said South right-of-way line, 27.18 feet to the Point of Beginning. Containing 309,501 square feet or 7.11 acres, more or less.



INDEX OF SHEETS

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PHASING PLAN - LOT 1	C004
SITE PLAN - LOT 1 PHASE 1A	C005
GRADING PLAN	C006
UTILITY PLAN	C007
DETAIL SHEET	C008
LANDSCAPE CONCEPT	L001
RENDERED PERSPECTIVES	A005
EXTERIOR ELEVATIONS	A300
RENDERED EXTERIOR ELEVATIONS	A301
TRASH ENCLOSURE DETAILS	A923
ELECTRICAL SITE PHOTOMETRIC PLAN	ES010
ELECTRICAL SITE PHOTOMETRIC PLAN	ES011
ELECTRICAL SITE LIGHT FIXTURE CUT SHEETS	ES020

OWNER:

UNITY REALTY, LLC
1901 NW BLUE PARKWAY
UNITY VILLAGE, MO 64065
Phone #: 816.251.3593
Fax #: 816.607.0802
Contact Person: GUY SWANSON
swansongs@unityonline.org

APPLICANT/DEVELOPER:

NEWMARK GRUBB ZIMMER
1220 WASHINGTON STREET, SUITE 300
KANSAS CITY, MO 64105
Phone #: 816.512.1010
Contact Person: MIKE VANBUSKIRK, PRINCIPAL
mvanbuskirk@ngzimmer.com

NO.: REVISIONS/APPROVALS:

DATE: 06-03-2016
08-09-2016
12-08-2016

Submitted to City.
Revised per staff comments.
Revised per staff comments.

Reviewed By: P. JACK

Designed By: S. J. W.

Drafted By: C. J. H.

Lutjen Project No.: 16103

1301 Burlington, #100
North Kansas City, MO 64116
816.897.3300 fax
www.lutjen.com

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MO State Certificate of Authority #: 2007022824

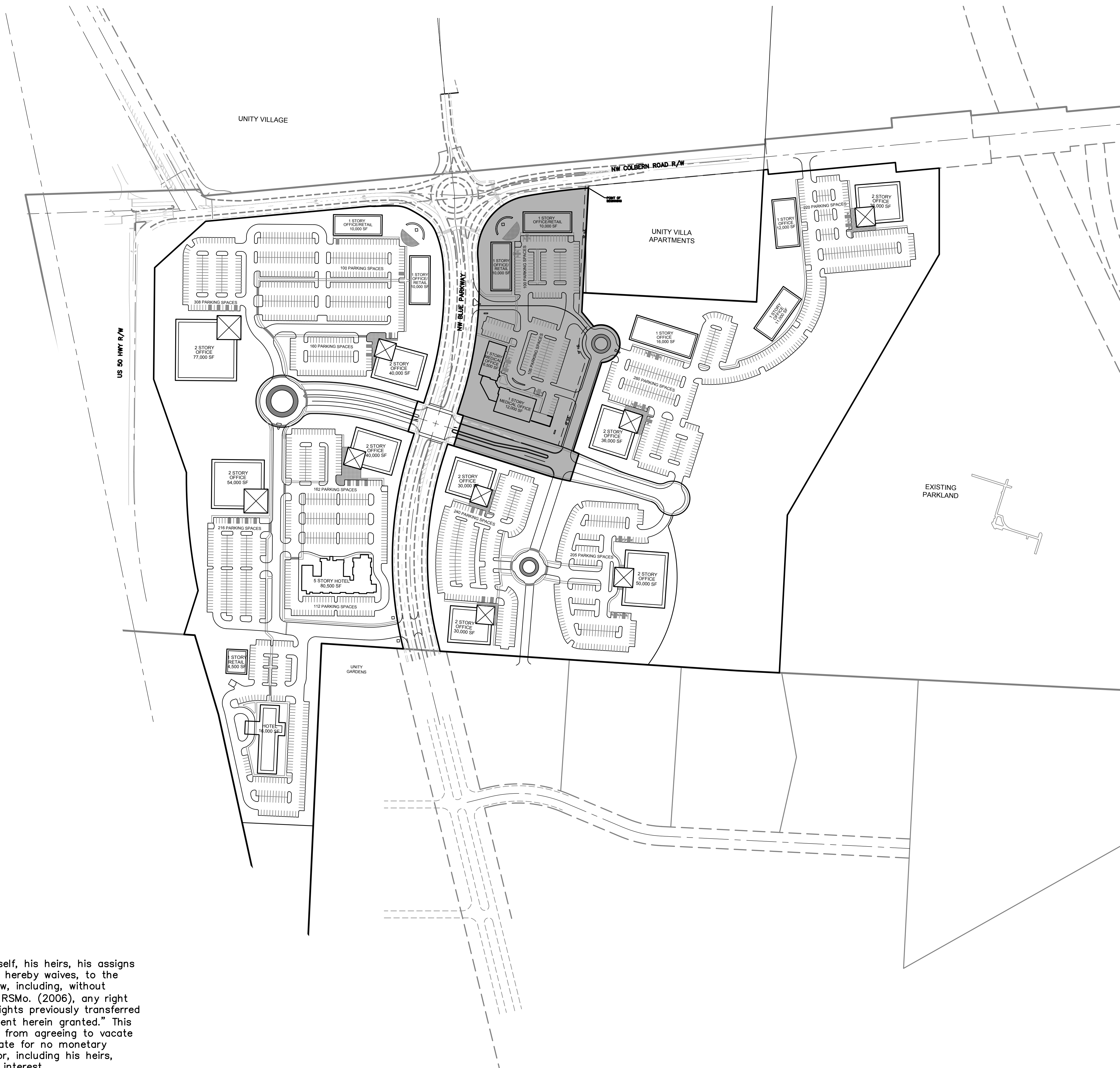
COVER SHEET

SUMMIT VILLAGE
FIRST PLAT

LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet No.:

C000



- General Notes:
1. The limits of a 1% Annual Chance flood do not extend on to this site according to current FEMA maps, Panel 285 of 480, Map Number 29095C0285F.
 2. No oil or gas well currently exist on this site according to the Missouri Department of Natural Resources Oil and Gas Log for County of Jackson Township 48 Range 32W.

"Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, section 527.188 RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted." This would not prohibit the City from agreeing to vacate the easement at a later date for no monetary consideration to the Grantor, including his heirs, assigns, and successors in interest.

NO.	REVISIONS/APPROVALS:
06-03-2016	Submitted to City.
08-09-2016	Revised per staff comments.
12-08-2016	Revised per staff comments.

Reviewed By:	J.J.C.
Designed By:	S.M.W.
Drafted By:	C.J.H.
Lutjen Project No.:	16103

1301 Burlington, #100
North Kansas City, MO 64116
816.337.4333 fax
www.lutjen.com

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CONCEPTUAL MASTER PLAN: PHASE ONE
**SUMMIT VILLAGE
FIRST PLAT**
LEE'S SUMMIT, JACKSON COUNTY, MO

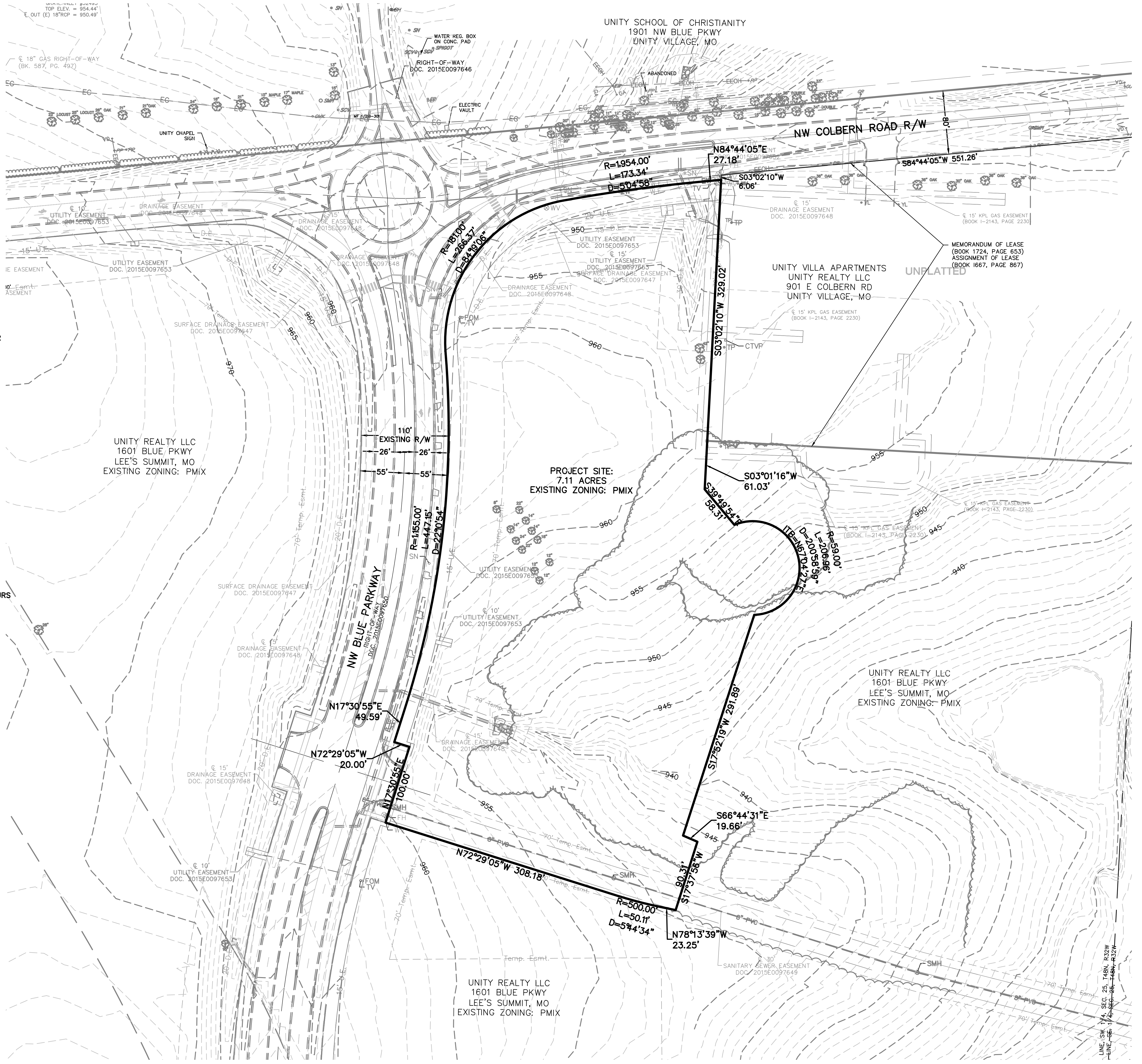
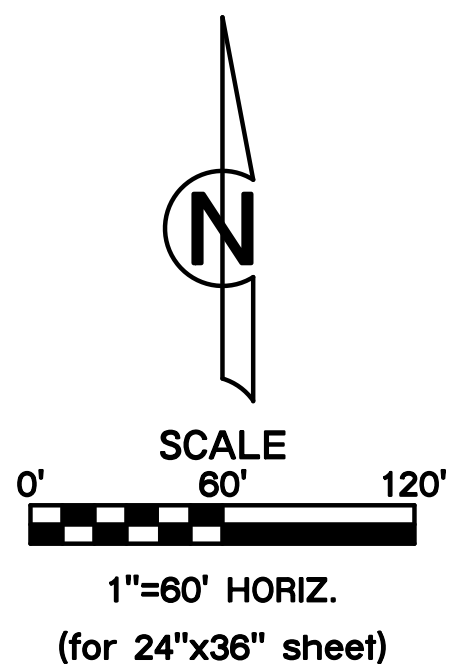
Sheet No.:
C001

Location: L:\Projects\16103-01\Plans\Construction Documents\Site Plans\36x24\SP1 (Overall Phase 1) - 16103.dwg

PLAN LEGEND:

- CABLE TV**
- CTVP CABLE TV PEDESTAL
- SD SATELLITE DISH
- ELECTRIC**
- AC AIR CONDITIONER
- EB ELECTRIC BOX
- EMT ELECTRIC METER
- EMH ELECTRIC MANHOLE
- EP ELECTRIC PEDESTAL
- EV ELECTRIC VAULT
- GA GUY ANCHOR
- GUY GUY POLE
- LP LIGHT POLE
- PP POWER POLE
- YL YARD LIGHT/FLOOD LIGHT
- GAS**
- GK GAS LINE MARKER
- GM GAS METER
- GR GAS REGULATOR
- GV GAS VALVE
- SANITARY**
- CO SANITARY CLEANOUT
- SMH SANITARY MANHOLE
- STORM**
- AI AREA INLET
- CI CURB INLET
- FD FLOOR DRAIN
- FI FIELD INLET
- GI GRATE INLET
- JB JUNCTION BOX
- RD ROOF DRAIN
- STMH STORM MANHOLE
- TELEPHONE**
- FOM FIBER OPTIC MARKER
- TMK TELEPHONE CABLE MARKER
- TP TELEPHONE POLE
- TL TELEPHONE PEDESTAL
- TV TELEPHONE VAULT
- WATER**
- FH FIRE HYDRANT
- HB HOSE BIB
- MW MONITOR WELL
- PIV POST INDICATOR VALVE
- SB SPRINKLER CONTROL BOX
- SV SPRINKLER VALVE
- WM WATER METER
- WH WATER MANHOLE
- WMV WATER METER VAULT
- WV WATER VALVE
- PARKING**
- & HANDICAP STALL
- WLS WHEEL STOP
- DYS DOUBLE YELLOW STRIPE
- WS WHITE STRIPE
- YS YELLOW STRIPE
- TRAFFIC**
- SLCB STREET LIGHT BOX
- TSP TRAFFIC SIGNAL POLE
- TSC TRAFFIC SIGNAL CONTROLS
- TSV TRAFFIC SIGNAL VAULT
- SIGNS**
- HS HANDICAP SIGN
- SL SPEED LIMIT SIGN
- SN SIGN
- SS STOP SIGN
- EASEMENTS**
- A.E. ACCESS EASEMENT
- B.M.P. BEST MANAGEMENT PRACTICE
- D.E. STORM DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- M.E. MONUMENT EASEMENT
- N.B.E. NO BUILD EASEMENT
- P.E. PEDESTRIAN EASEMENT
- S.D.E. SURFACE DRAINAGE EASEMENT
- S.E. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT

- SETBACKS**
- B.S. BUILDING SETBACK
- D.S. DECK SETBACK
- dBa SOUND SETBACK
- F.Y.S. FRONT YARD SETBACK
- L.B. LANDSCAPE BUFFER
- P.S. PARKING SETBACK
- R.Y.S. REAR YARD SETBACK
- S.Y.S. SIDE YARD SETBACK
- SURVEY MARKERS**
- FOUND SECTION CORNER (MONUMENTATION AS NOTED)
- FOUND PROPERTY CORNER (MONUMENTATION AS NOTED)
- △ FOUND RIGHT-OF-WAY MARKER
- SET 5/8" IRON REBAR WITH ALUMINUM CAP
- SET 1/2" IRON BAR WITH PLASTIC CAP
- ◆ BENCHMARK
- BOUNDARIES**
- SECTION LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING LOT LINE
- ER/W/ EXISTING RIGHT-OF-WAY
- UTILITY LINES**
- EOTV CABLE TV, UNDERGROUND
- EEOH ELECTRIC, OVERHEAD
- EE ELECTRIC, UNDERGROUND
- EFO FIBER OPTIC, UNDERGROUND
- EG GAS LINE
- OESAN SANITARY SEWER
- ESTM STORM SEWER
- ETEL TELEPHONE, UNDERGROUND
- EW/W WATER LINE
- CONTOURS**
- 100 EXISTING INDEX CONTOURS
- 100 EXISTING INTERMEDIATE CONTOURS
- MISCELLANEOUS**
- BB BASKETBALL GOAL
- BH BORE HOLE
- FENCE; CHAIN LINK, STEEL OR ALUMINUM
- FENCE; STOCKADE, WOOD, VINYL OR PLASTIC
- FENCE; BARBED WIRE OR WOVEN WIRE TOPPED
- FP FLAG POLE
- GP GUARD POST
- GUARD RAIL
- HDRL HANDRAIL
- HSP HORSESHOE PIT
- LSCP LANDSCAPING
- MB MAILBOX
- MH UTILITY MANHOLE
- PB PARK BENCH
- PT PICNIC TABLE
- RAILROAD TRACKS
- TREE
- TREE, EVERGREEN
- TREELINE
- SIDEWALK
- BUILDINGS
- EDGE OF PAVEMENT
- ROADWAY CENTER LINE
- CURB & GUTTER



NO.	REVISIONS/APPROVALS:
06-03-2016	Submitted to City.
08-09-2016	Revised per staff comments.
12-08-2016	Revised per staff comments.

Reviewed By:	Project:
Design By:	Sheet No.:
Drafted By:	Client:
Lutjen Project No.:	16103

1301 Burlington #100
North Kansas City, MO 64116
816.337.3333 fax
www.lutjen.com

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EXISTING CONDITIONS

SUMMIT VILLAGE

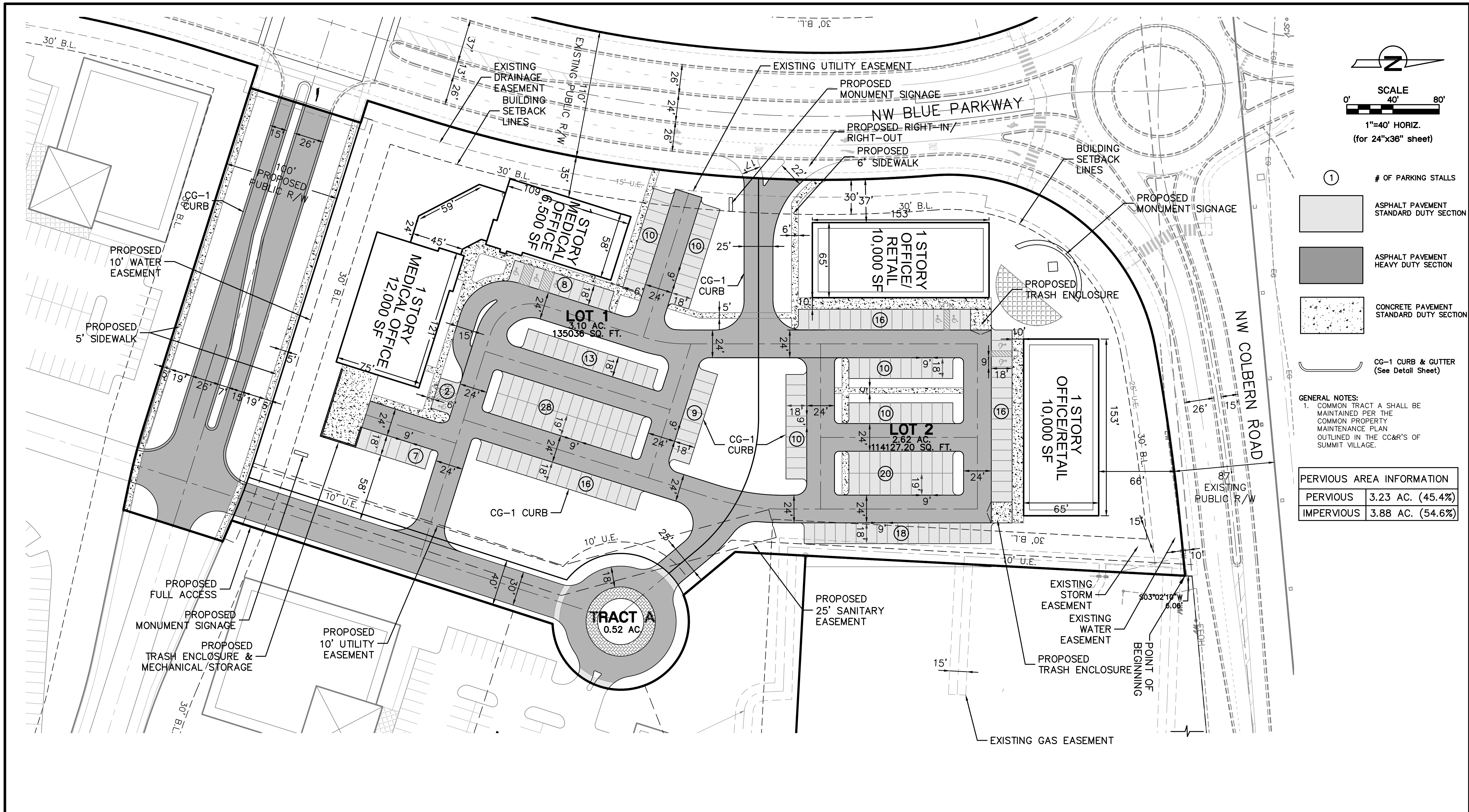
FIRST PLAT

LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet No.:

C002

Location: L:\Projects\16103-01\Plans\Construction Documents\Site Plans 36x24\EXC - 16103.dwg



SCALE
0' 40' 80'
1"=40' HORIZ.
(for 24"x36" sheet)

① # OF PARKING STALLS

ASPHALT PAVEMENT
STANDARD DUTY SECTION

ASPHALT PAVEMENT
HEAVY DUTY SECTION

CONCRETE PAVEMENT
STANDARD DUTY SECTION

CG-1 CURB & GUTTER
(See Detail Sheet)

GENERAL NOTES:
1. COMMON TRACT A SHALL BE MAINTAINED PER THE COMMON PROPERTY MAINTENANCE PLAN OUTLINED IN THE CC&R'S OF SUMMIT VILLAGE.

PERVIOUS AREA INFORMATION	
PERVIOUS	3.23 AC. (45.4%)
IMPERVIOUS	3.88 AC. (54.6%)

SITE DEVELOPMENT DATA												
LOTS	EXISTING ZONING	GROSS AREA (AC.)	PROPOSED STREET R/W (AC.)	NET AREA (AC.)	LAND USE DESCRIPTION	NUMBER OF FLOORS	GROSS BUILDING / FLOOR AREA (SF)	BUILDING COVERAGE (SF)	FAR	PARKING STALLS REQUIRED		
										Existing/Proposed	Ratio	Required
1	PMIX	3.10	0.00	3.10	Undeveloped/ Office (Medical)	One-Story	18,500	18,500	0.16	5 / 1,000 SF	93	103
												Including 5 ADA Spaces
2	PMIX	2.62	0.00	2.62	Undeveloped/ Office/Retail	One-Story	20,000	20,000	0.15	5 / 1,000 SF	100	100
												Including 4 ADA Spaces
Tract A	PMIX	0.52	0.00	0.52	Undeveloped/ Private Drive						0	0
Proposed Public R/W	PMIX	0.87	0.87	0.00	Undeveloped/ Public R/W						0	0
PHASE TOTALS		7.11	0.87	6.24			38,500	38,500	0.16 AVE		193	203

NO.	REVISIONS/APPROVALS:
06-08-2016	Submitted to City.
08-09-2016	Revised per staff comments.
12-08-2016	Revised per staff comments.

Reviewed By:	JACK
Designed By:	SMW
Drafted By:	C.J.H.
Lutjen Project No.:	16103

1301 Burlington #100
North Kansas City, MO 64116
816.897.3383 fax
www.lutjen.com

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PRELIMINARY SITE PLAN

SUMMIT VILLAGE

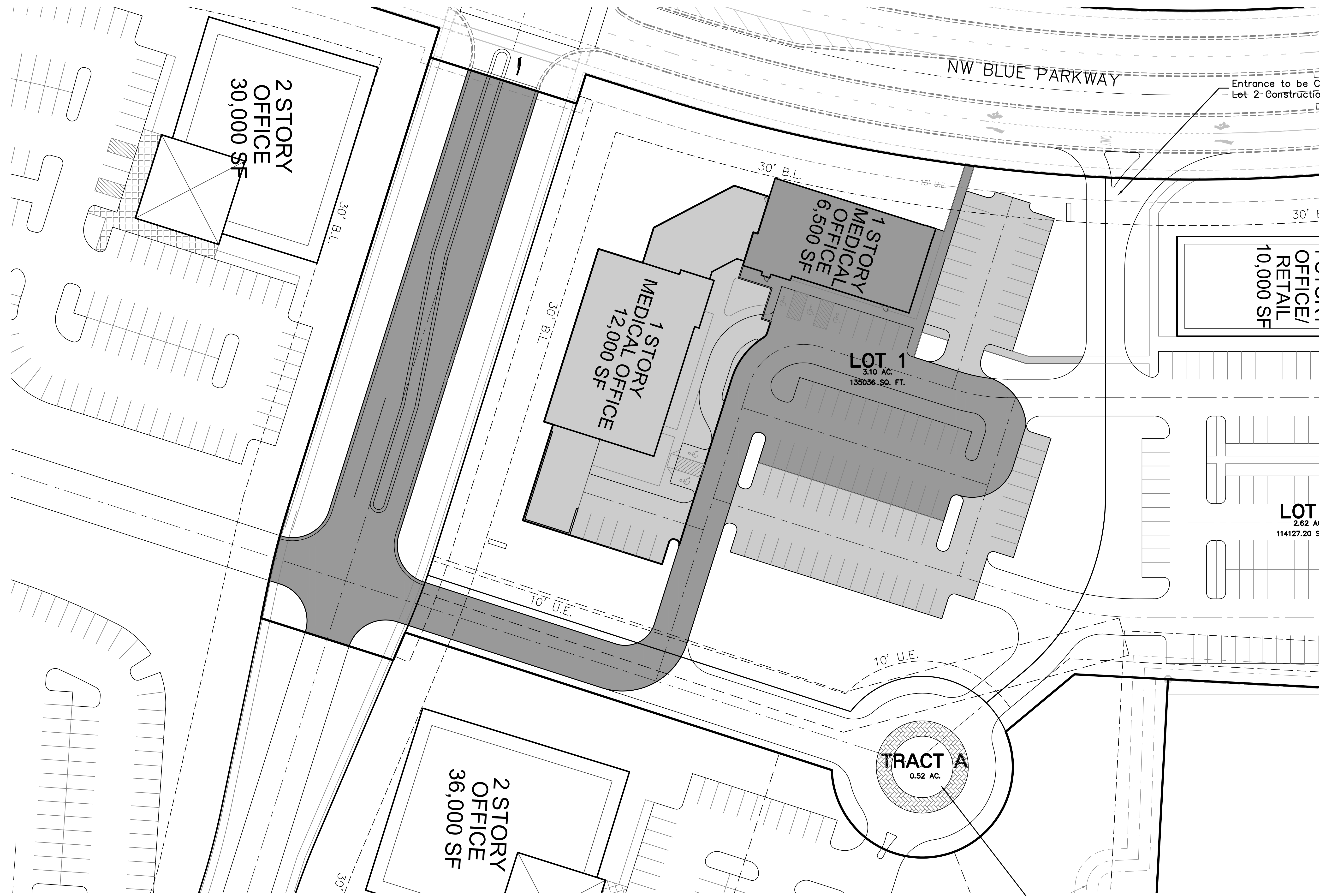
FIRST PLAT

LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet No.:

C003

Location: L:\Projects\16103-01\Plans\Construction Documents\Site Plans 36x24\SP2 - 16103.dwg



2 STORY
OFFICE
30,000 SF

1 STORY
MEDICAL OFFICE
12,000 SF

1 STORY
MEDICAL OFFICE
6,500 SF

OFFICE/
RETAIL
10,000 SF

2 STORY
OFFICE
36,000 SF

LOT 1
3.10 AC.
135036 SQ. FT.

LOT
2.62 AC
114127.20 S

TRACT A
0.52 AC.

NW BLUE PARKWAY

Entrance to be Constructed w/
Lot 2 Construction Activities.

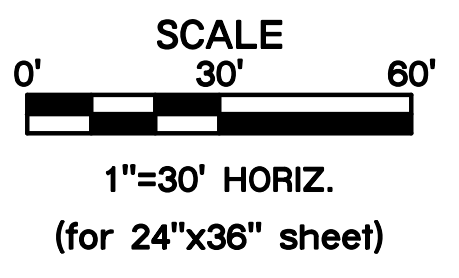
Roundabout to be Constructed w/
Lot 2 Construction Activities.



Phase 1A



Phase 1B



Sheet No.:

C004

LOT 1 PHASING PLAN

SUMMIT VILLAGE
FIRST PLAT
LEE'S SUMMIT, JACKSON COUNTY, MO

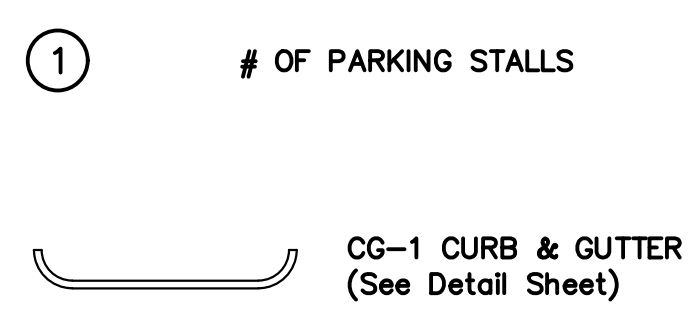
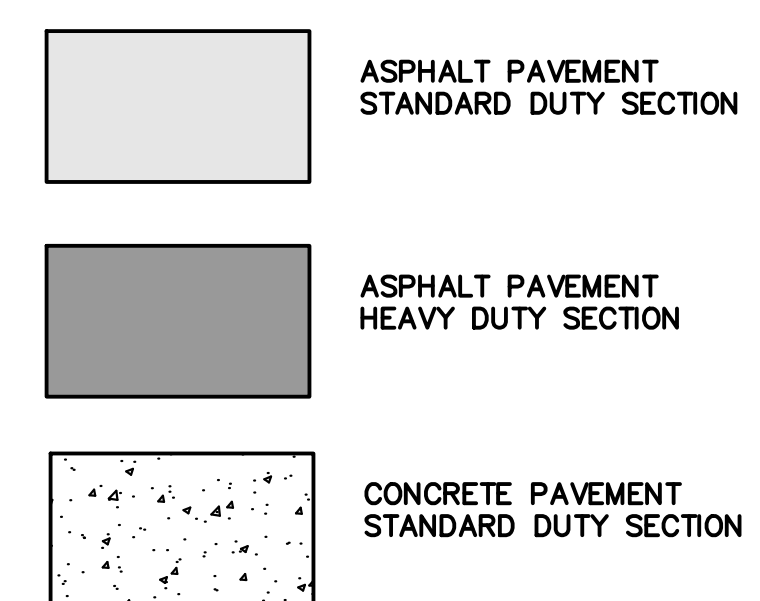
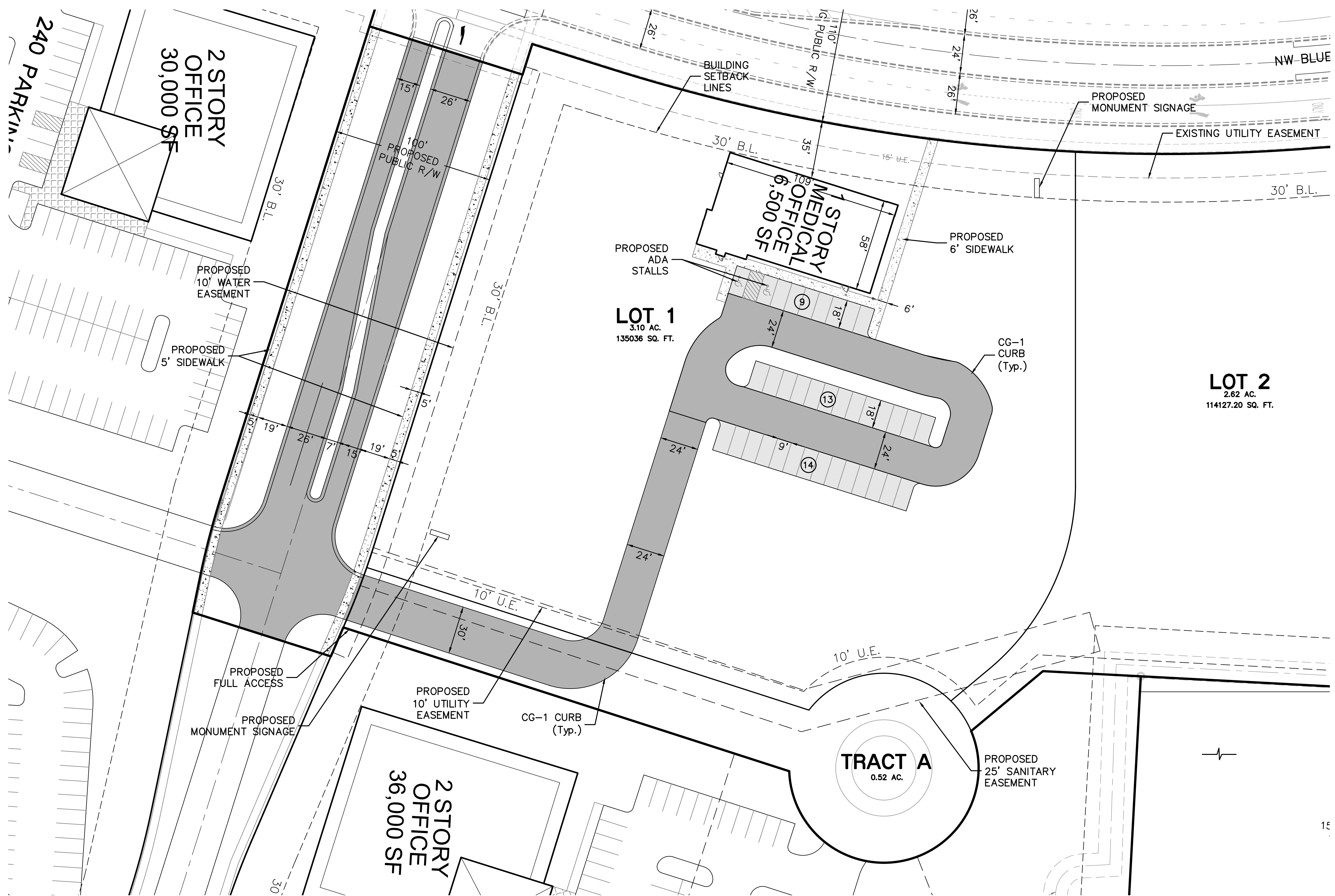
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North Kansas City, MO 64116
816.897.3333 fax
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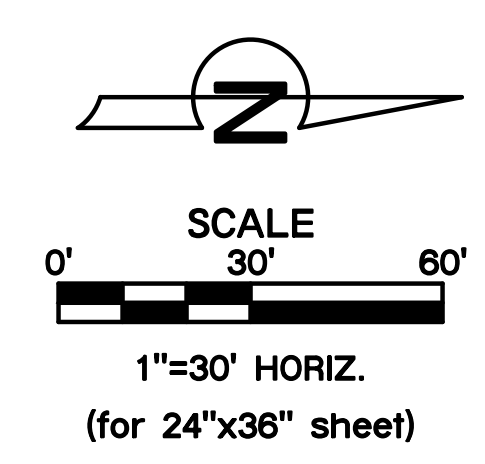
Reviewed By:
Project: S.M.W.
Designed By:
Drafted By:
Lutjen Project No.:

DATE:	NO.:	REVISIONS/APPROVALS:
06-03-2016		Submitted to City.
08-09-2016		Revised per staff comments.
12-08-2016		Revised per staff comments.

Location: L:\Projects\16103-01\Plans\Construction Documents\Site Plans 36x24\PH1 - 16103.dwg



GENERAL NOTES:
 1. COMMON TRACT A SHALL BE MAINTAINED PER THE COMMON PROPERTY MAINTENANCE PLAN OUTLINED IN THE CC&R'S OF SUMMIT VILLAGE.



PARKING INFORMATION:	
Parking Provided (Includes 2 Handicapped Spaces)	36 Cars

NO.:	REVISIONS/APPROVALS:
06-03-2016	Submitted to City.
08-09-2016	Revised per staff comments.
12-08-2016	Revised per staff comments.

Reviewed By:	Project Manager
Designed By:	Site Planner
Drafted By:	C.J.H.
Lutjen Project No.:	16103

1301 Burlington #100
 North Kansas City, MO 64116
 816.897.3333 fax
 www.lutjen.com

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MO State Certificate of Authority # 2007022824

PRELIMINARY SITE PLAN- LOT 1 PHASE 1A
SUMMIT VILLAGE
FIRST PLAT
LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet No.:
C005

Location: L:\Projects\16103-01\Plans\Construction Documents\Site Plans 36x24\SP3 - 16103 - Lot 1 Phase 1A.dwg

GENERAL NOTES:

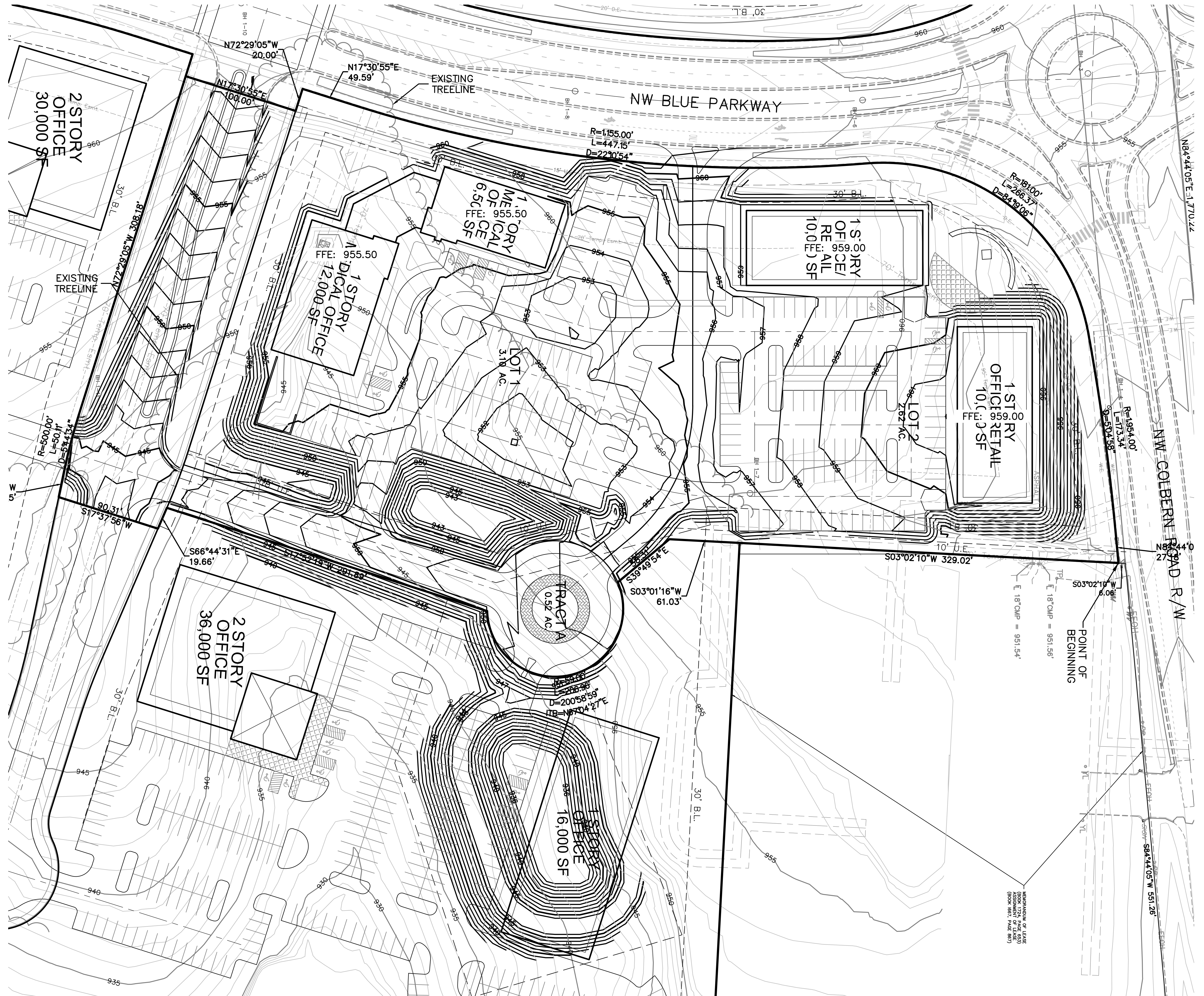
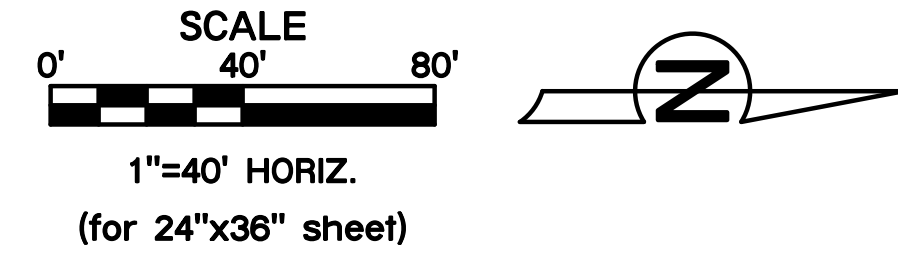
- CONTRACTOR SHALL ADHERE TO THE "STANDARDS SPECIFICATIONS AND DESIGN CRITERIA" SECTION 2100 AS ADOPTED BY THE CITY OF LEE'S SUMMIT (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED RIGHT-OF-WAY.
- AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS AS CALLED OUT IN THE GEOTECHNICAL REPORT AND ENGINEERING EVALUATION AS PROVIDED BY THE GEOTECHNICAL ENGINEER.
- ALL EMBANKMENT OUTSIDE OF RIGHT-OF-WAY SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 9". EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION), MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -1 TO +3 PERCENT OF OPTIMUM MOISTURE CONTENT.
- SPECIAL INSPECTIONS SHALL BE PROVIDED FOR AREAS WITH FILLS GREATER THAN 2' FILLS ON SLOPES GREATER THAN 5H:1V, OR AS REQUIRED BY THE CITY OF LEE'S SUMMIT, MISSOURI.

EARTHWORK QUANTITIES

CUT (C.Y.)	FILL (C.Y.)
21884	22675

EARTHWORK QUANTITIES NOTES:

- EARTHWORK QUANTITIES BASED ON FINISHED GRADE SURFACE AND DO NOT INCLUDE ADJUSTMENTS FOR TOPSOIL AND SHRINKAGE.
- EARTHWORK QUANTITIES DO NOT TAKE INTO CONSIDERATION EXCAVATION, REMOVAL AND DISPOSAL OF MATERIAL DEEMED UNSUITABLE BY A GEOTECHNICAL ENGINEER. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL AND FOR REPLACING IT WITH SUITABLE MATERIAL.



NO. REVISIONS/APPROVALS:

DATE:	NO.	REVISIONS/APPROVALS:
06-03-2016	1	Submitted to City.
08-09-2016	2	Revised per staff comments.
12-08-2016	3	Revised per staff comments.

Reviewed By: [Signature]

Checked By: [Signature]

Designated By: [Signature]

Drafted By: [Signature]

Lutjen Project No.: 16103

301 Burlington #100
North Kansas City, MO 64116
816.337.3333 fax
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GRADING PLAN

SUMMIT VILLAGE

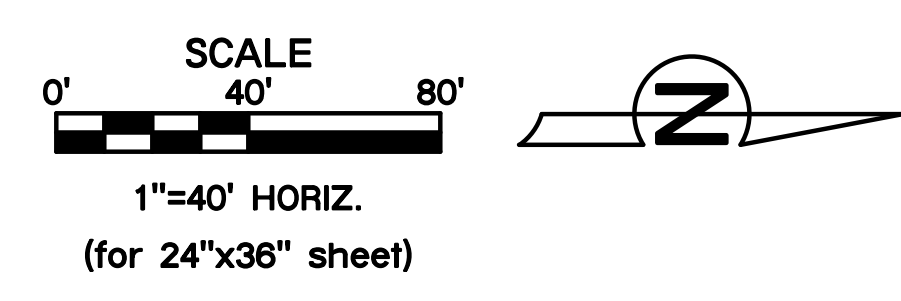
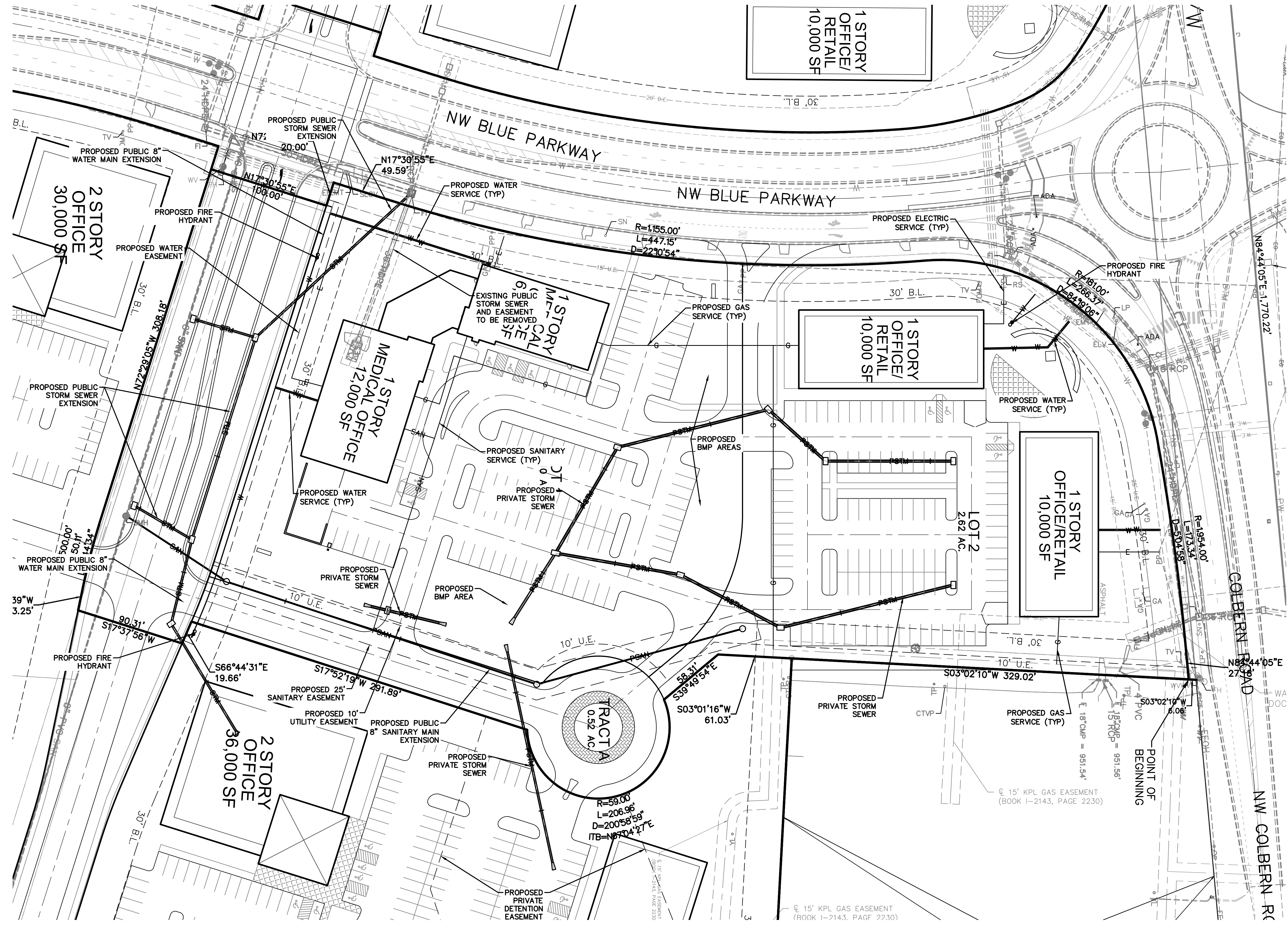
FIRST PLAT

LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet No.:

C006

Location: L:\Projects\16103-02\Plans\Construction Documents\Site Plans\36x24\GR1 - .dwg



Sheet No:
C007

UTILITY PLAN
SUMMIT VILLAGE
FIRST PLAT
LEE'S SUMMIT, JACKSON COUNTY, MO

LUTJEN
MO State Certificate of Authority # 2007022824

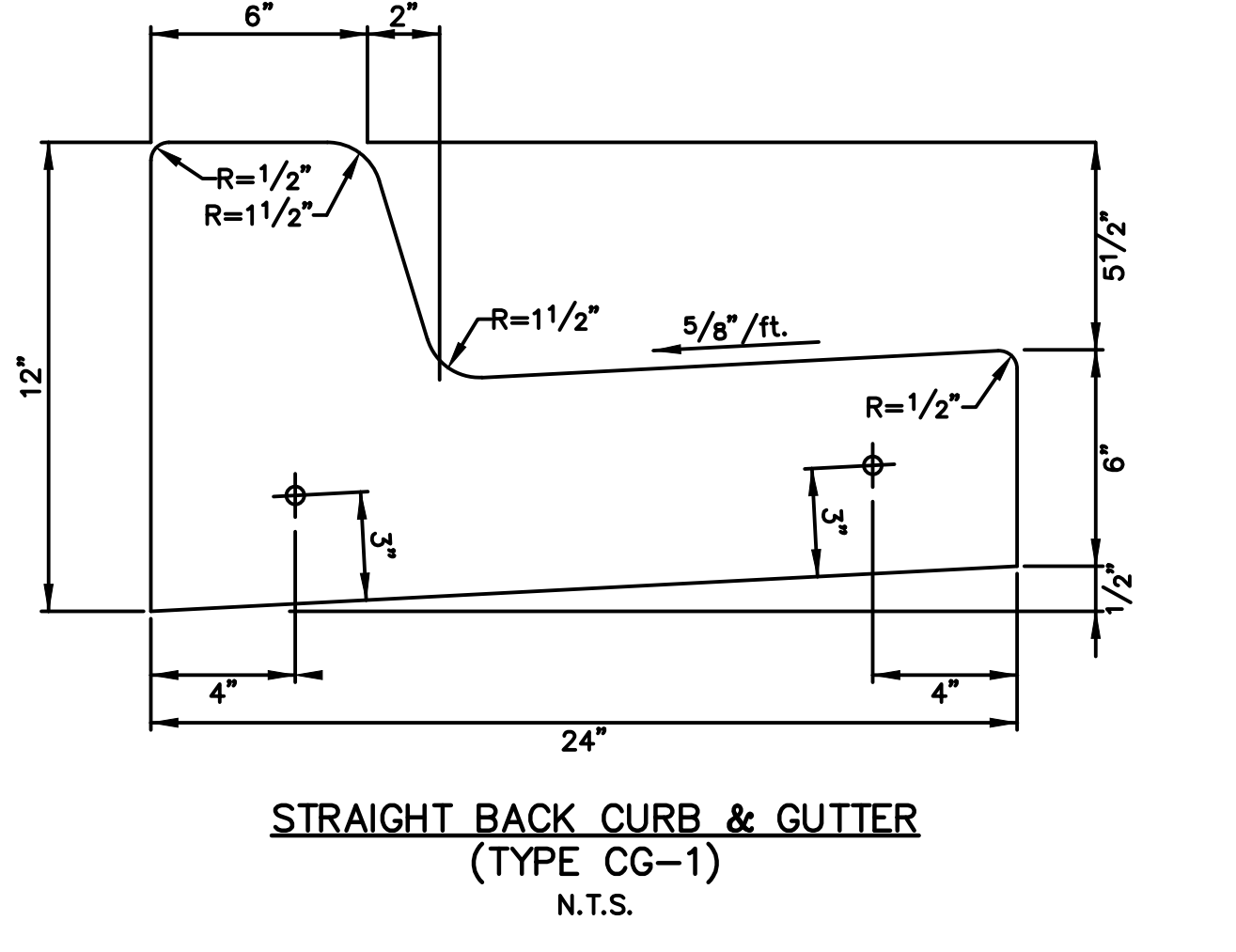
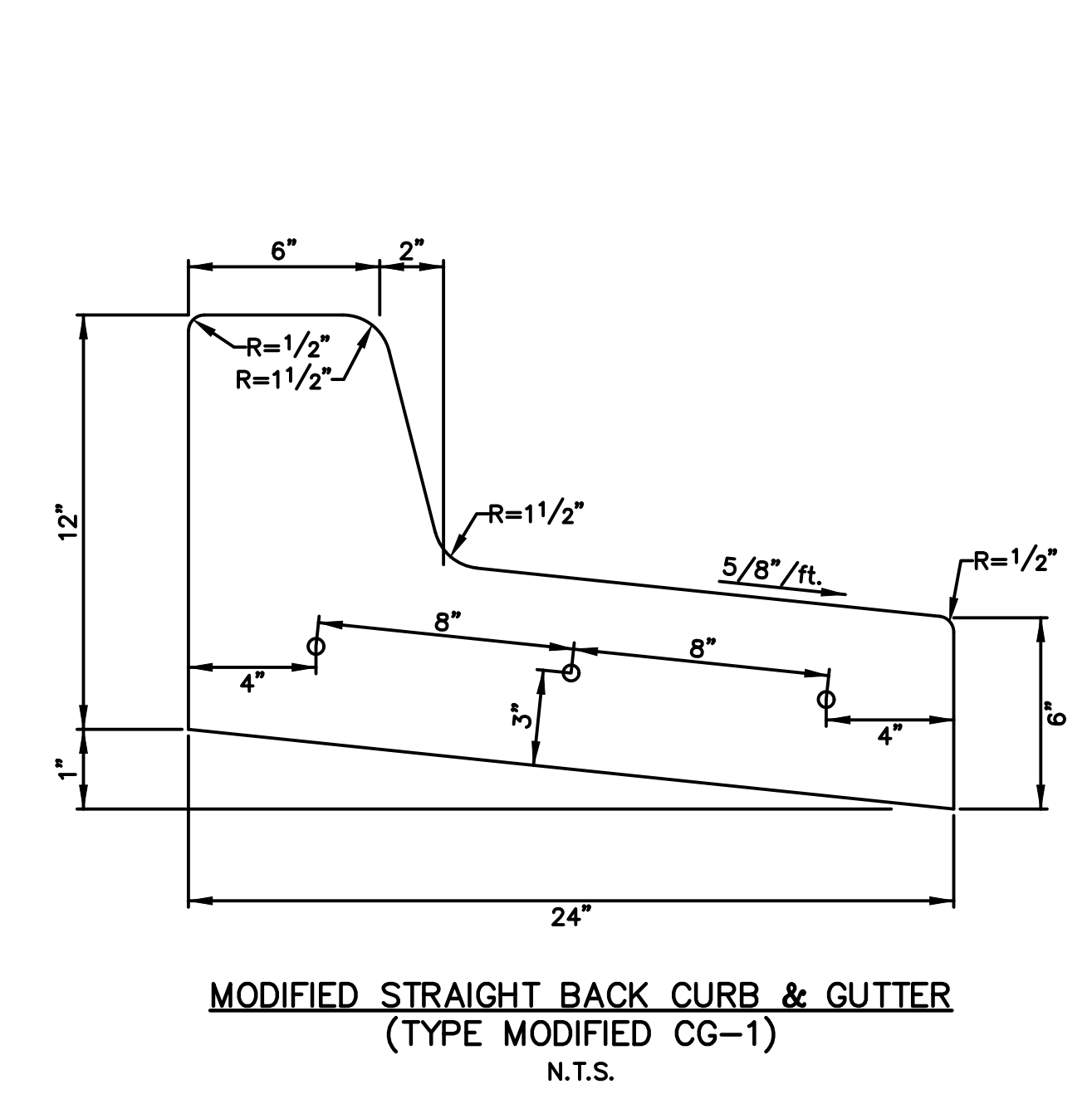
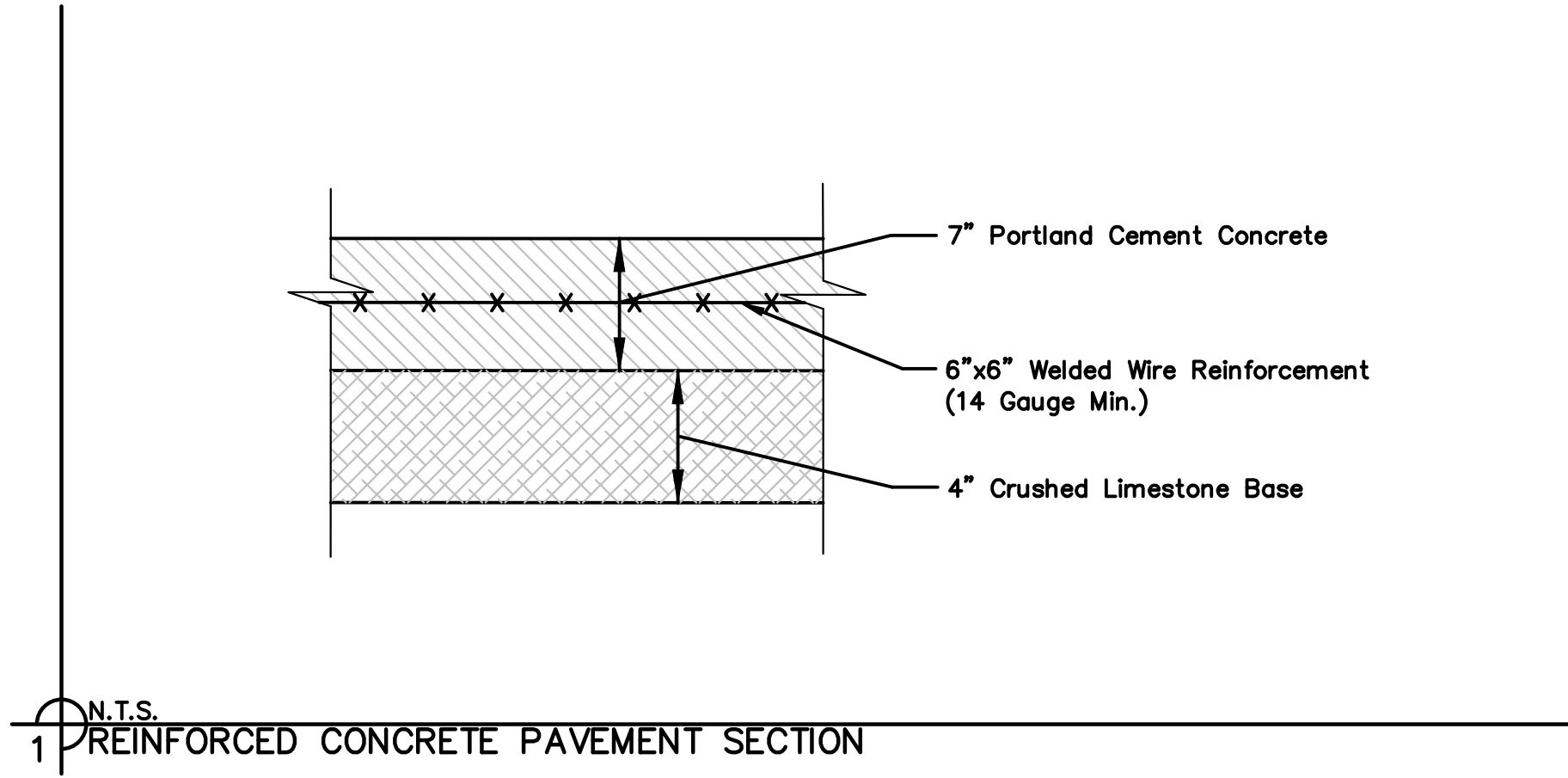
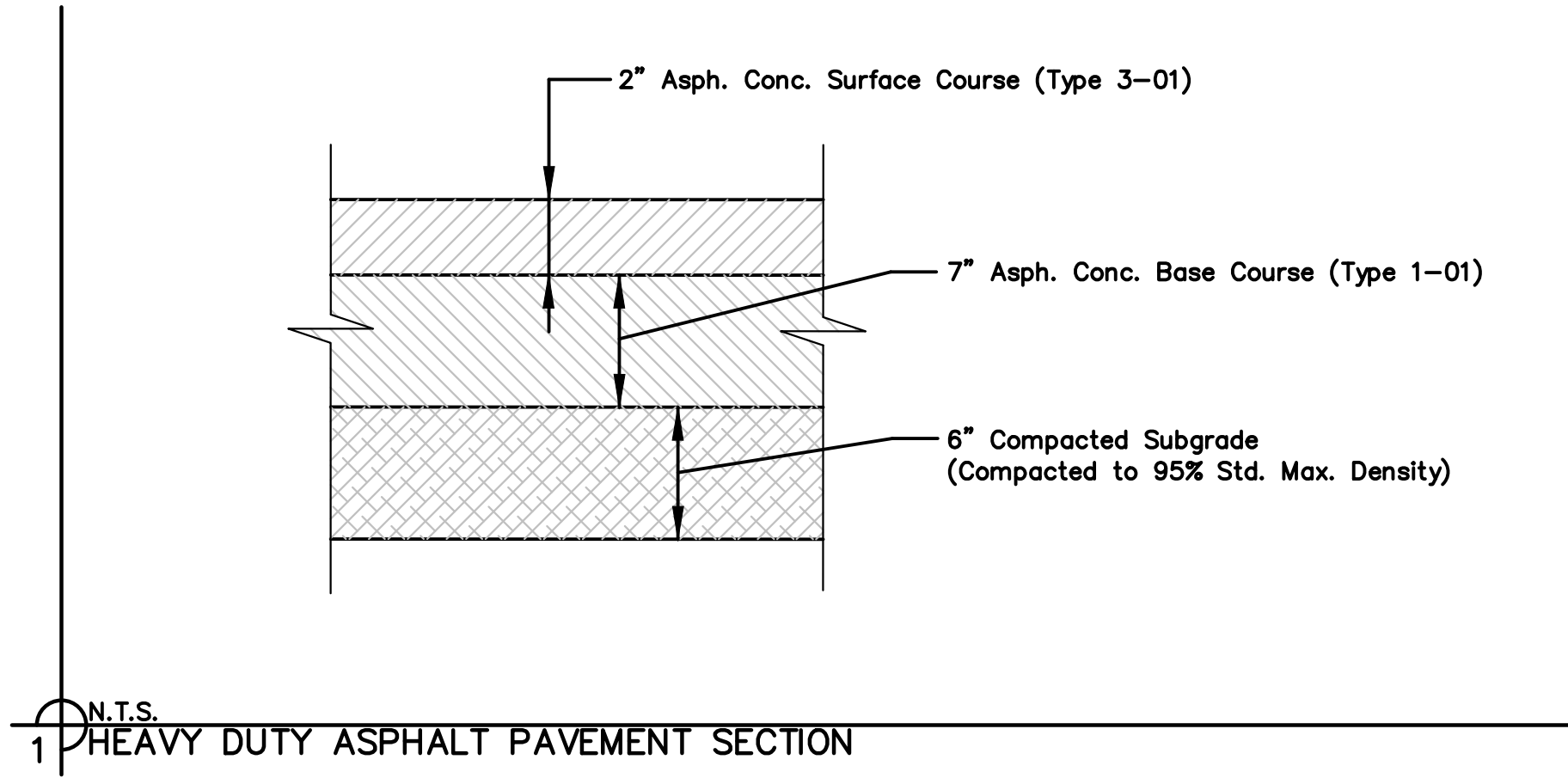
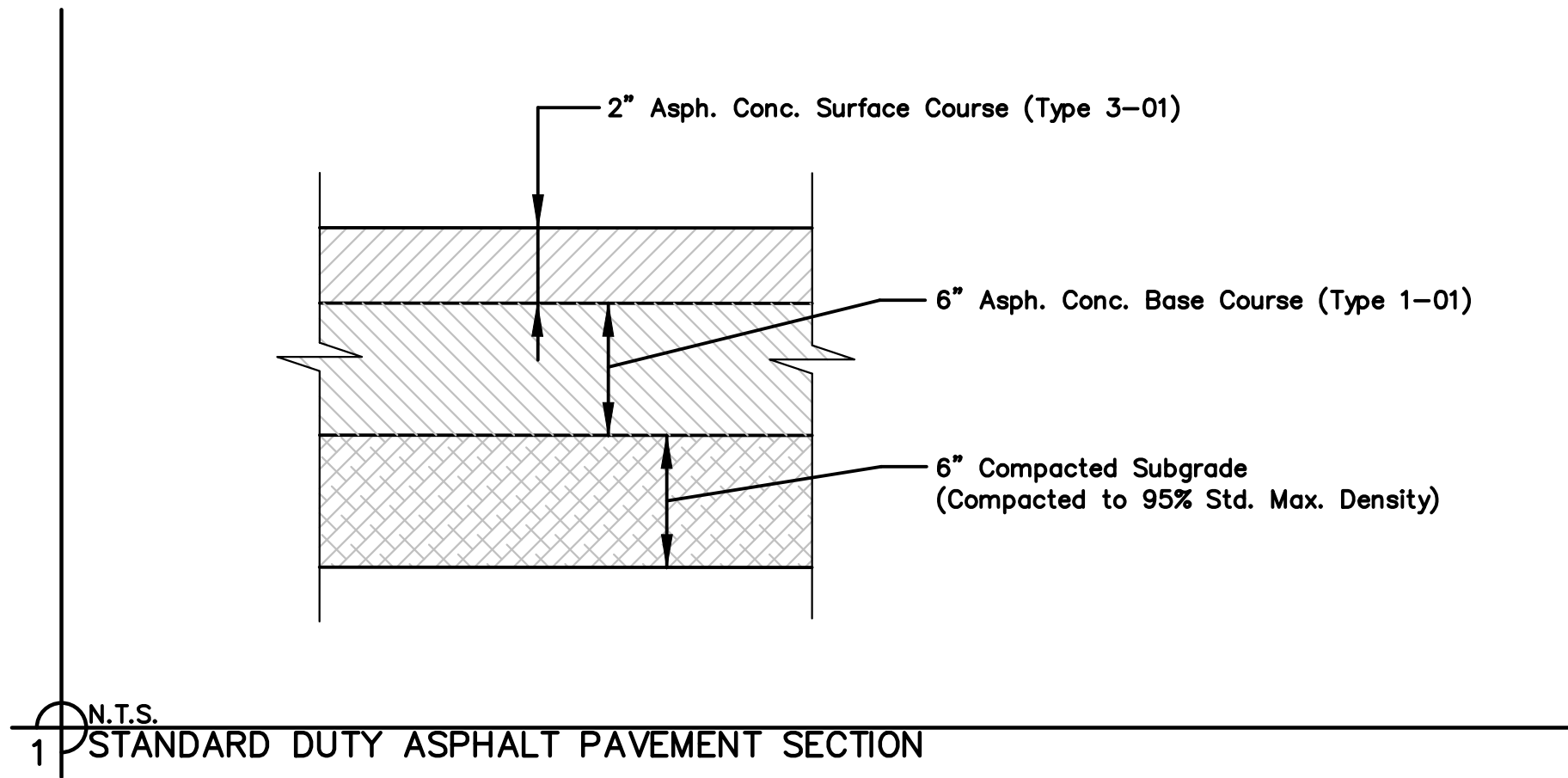
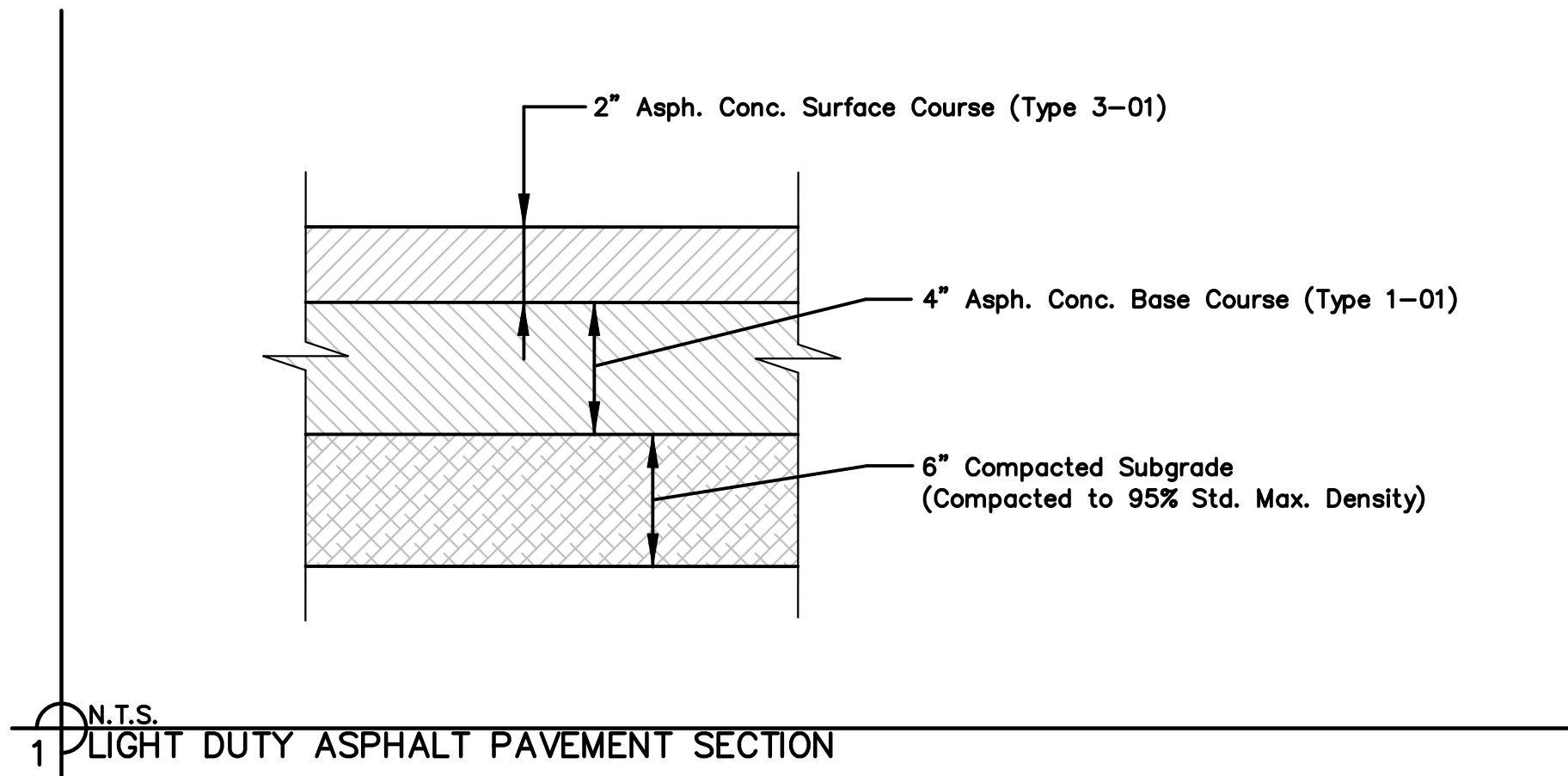
1301 Burlington #100
North Kansas City, MO 64116
816.837.4300 fax
www.lutjen.com

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Reviewed By:	Project ID:
Design ID:	Drafted By:
	M.J.D.
	Lutjen Project No.:
	16103

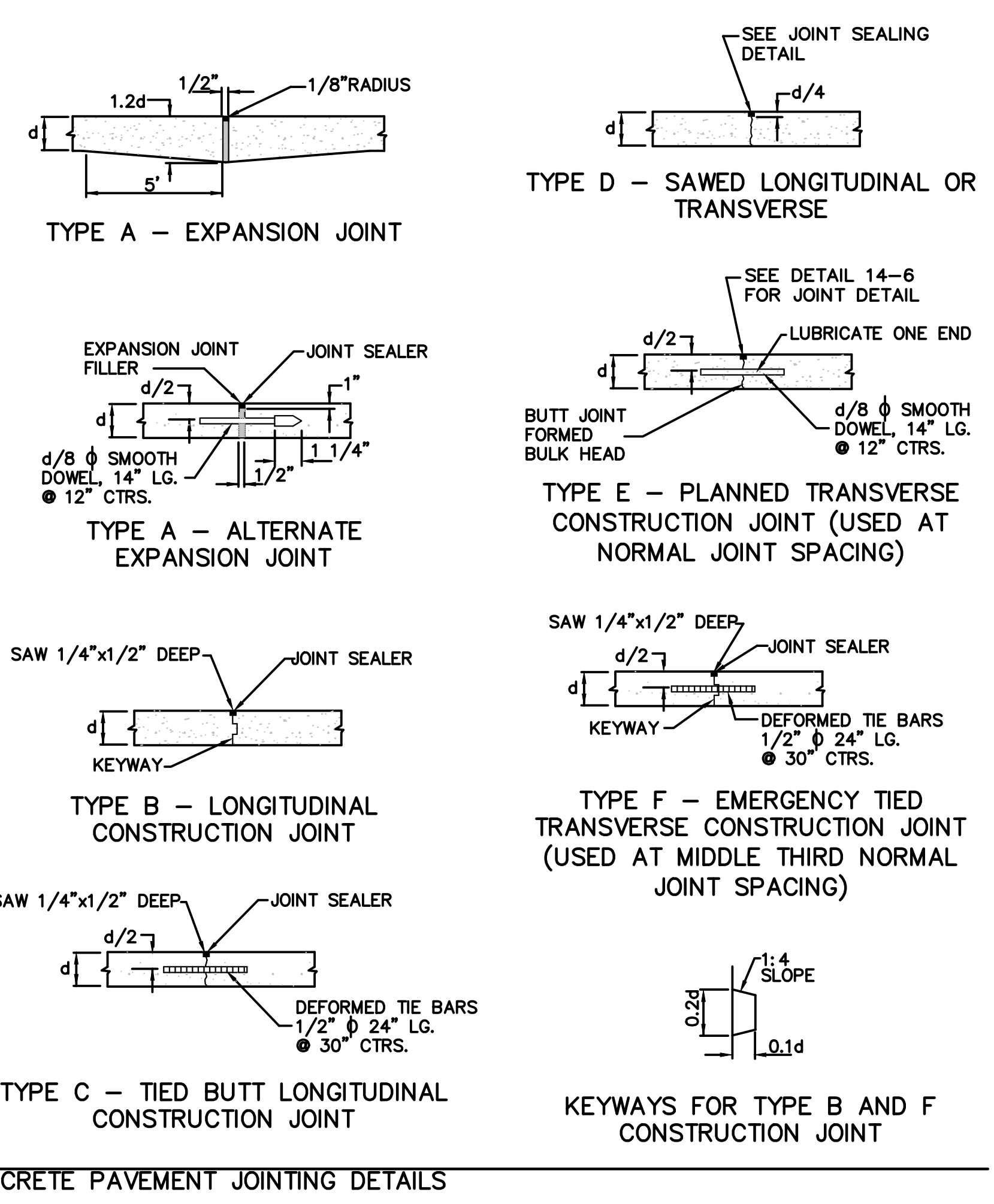
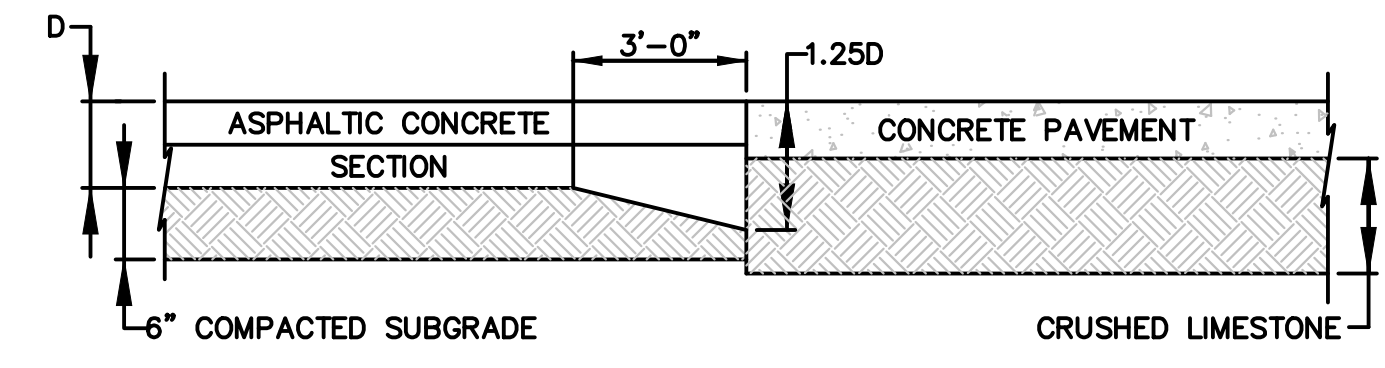
NO.:	REVISIONS/APPROVALS:
DATE:	Submitted to City.
06-03-2016	Revised per staff comments.
08-09-2016	Revised per staff comments.
12-08-2016	Revised per staff comments.

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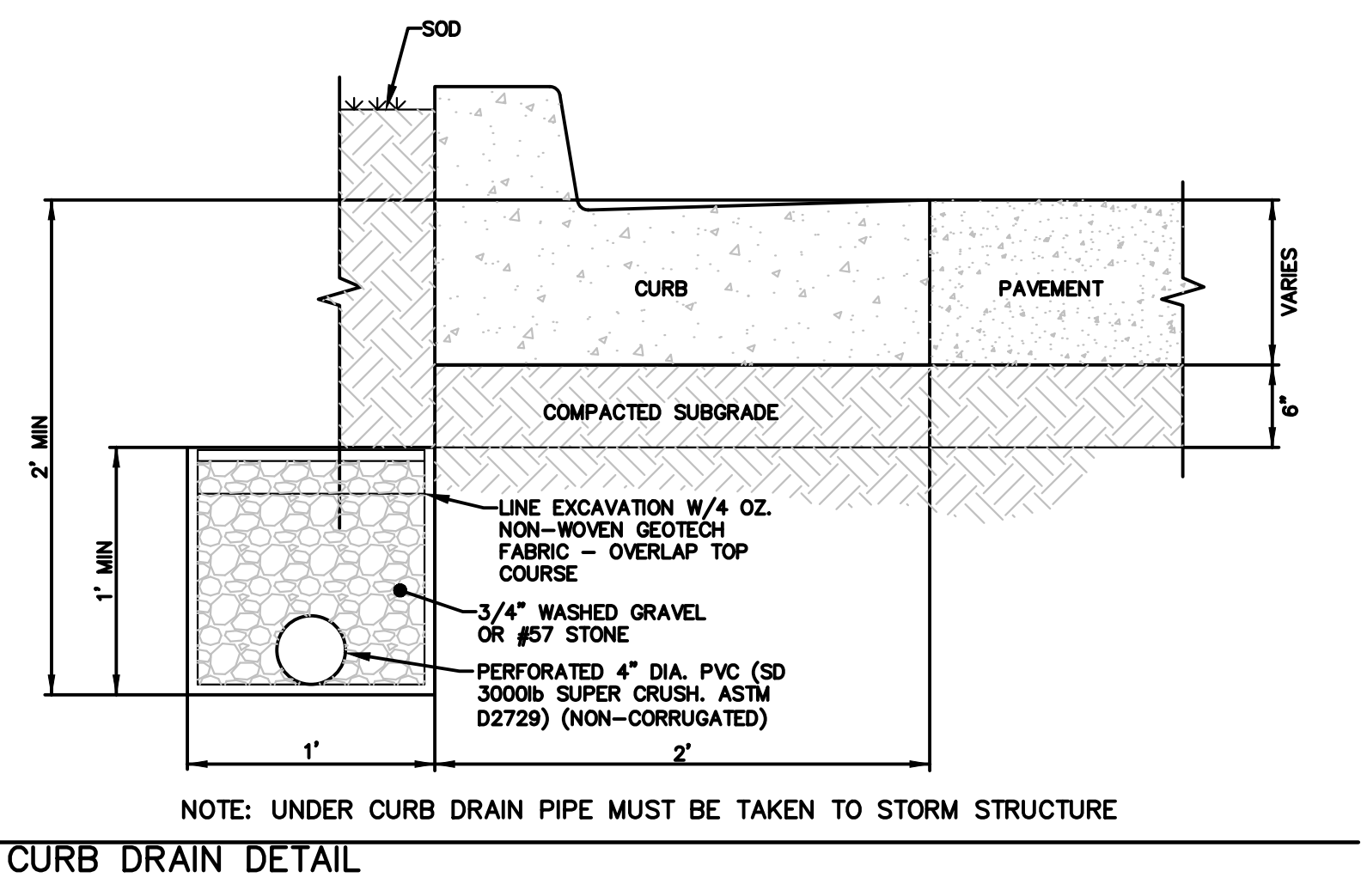


- CURB & GUTTER NOTES:**
- 3/4" EXPANSION JOINTS WITH 2" DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWELS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
 - 2" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
 - FIX DOWELS WITH BAR CHAIRS OR EQUAL.
 - CONCRETE SHALL CONFORM TO MCIB MIX NO. WA 610-1-4 UNLESS OTHERWISE SPECIFIED IN PLANS AND PROJECT MANUAL. FOR CBD OF K.C.M.O. SEE SECTION 2300 OF STANDARD SPECIFICATIONS AND DESIGN CRITERIA.
 - DEPTH OF CURB SHALL BE MINIMUM OF 8" THROUGH THE HANDICAP ACCESS RAMP.

N.T.S.
1 CURB & GUTTER



N.T.S.
1 PAVING DETAIL



NO.:	REVISIONS/APPROVALS:
DATE:	Submitted to City.
06-03-2016	Revised per staff comments.
08-09-2016	Revised per staff comments.
12-08-2016	

Reviewed By:	Checked By:
Designed By:	Drafted By:
Lutjen Project No.:	16103

1301 Burlington #100
North Kansas City, MO 64116
816.897.4383 fax
www.lutjen.com

architecture
planning
landscape architecture

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MO State Certificate of Authority # 2007022824

DETAIL SHEET

SUMMIT VILLAGE

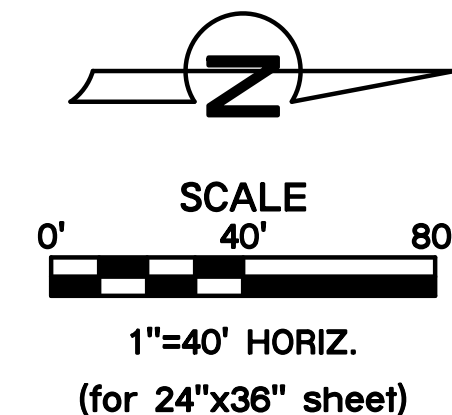
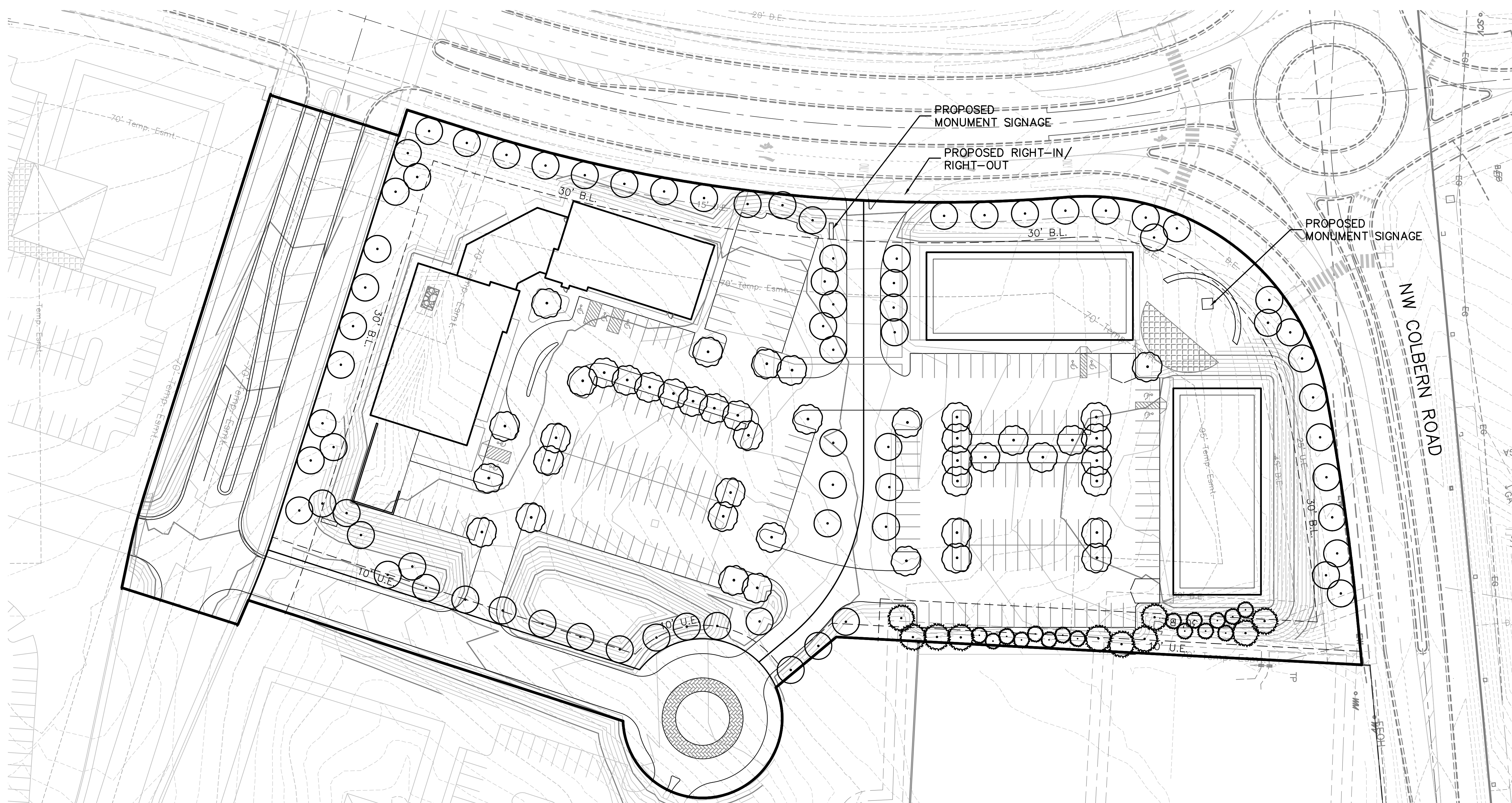
FIRST PLAT

LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet No.:

C008

Location: L:\Projects\16103-01\Plans\Construction Documents\Site Plans 36x24\DT1 - 16103.dwg



BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
DECIDUOUS TREES				
<i>Acer truncatum</i> 'Pacific Sunset'™	Pacific Sunset Maple	B&B	3"	
<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	B&B	3"	
<i>Koeleria paniculata</i>	Golden Raintree			
<i>Quercus bicolor</i>	Swamp White Oak	B&B	3"	
<i>Taxodium distichum</i>	Bald Cypress	B&B	3"	
<i>Tilia americana</i> 'McKsentry'	American Sentry Linden	B&B	3"	
<i>Ulmus x 'Morton'</i>	Acolade Elm	B&B	3"	
<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	B&B	3"	
ORNAMENTAL TREES				
<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	3"	
<i>Cercis canadensis</i>	Eastern Redbud	B&B	3"	
<i>Chionanthus virginicus</i>	White Fringetree	B&B	3"	
<i>Cornus kousa</i>	Kousa Dogwood	B&B	3"	
Evergreen Trees				
<i>Picea abies</i>	Norway Spruce	B&B	8' HT.	
<i>Picea pungens</i>	Colorado Spruce	B&B	8' HT.	
<i>Pinus strobus</i>	Eastern White Pine	B&B	8' HT.	
Shrubs				
<i>Buddleia davidii</i> 'Blue Chip Jr.'	Lo & Behold Blue Chip Jr. Butterfly Bush	Cont.	18" SP.	
<i>Deutzia 'NCDX2'</i>	Yuki Cherry Blossom	Cont.	18" SP.	
<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	Cont.	36" HT.	
<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper	Cont.	36" HT.	
<i>Physocarpus opulifolius</i> 'Little Devil'	Little Devil Ninebark	Cont.	18" HT.	
<i>Rhus typhina</i> 'Laciniata'	Cutleaf Staghorn Sumac	Cont.	4'-5' HT.	
<i>Spiraea japonica</i> 'Yan'	Double Play Gold Spirea	Cont.	18" SP.	
Ornamental Grasses				
<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal		
<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal		
<i>Carex pensylvanica</i>	Pennsylvania Sedge	1 gal		
<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	1 gal		
Perennials				
<i>Allium angulosum</i> 'Summer Beauty'	Summer Beauty Allium	1 gal		
<i>Amsonia</i> 'Blue Ice'	Blue Ice Amsonia	1 gal		
<i>Coreopsis verticillata</i> 'Grandiflora'	Grandiflora Coreopsis	1 gal		
<i>Echinacea purpurea</i>	Pale Purple Coneflower	1 gal		
<i>Parviflora x 'Little Spire'</i>	Little Spire Russian Sage	1 gal		
<i>Salvia nemorosa</i> 'Caradonna'	Caradonna Perennial Salvia	1 gal		

LOT NUMBER	BUILDING SF	TOTAL # OF PARKING SPACES	LANDSCAPE ISLANDS (SF) / PARKING AREA (SF)	LANDSCAPE ISLAND % PARKING AREA (5% MIN.)	R/W LENGTH LF (COLBERN ROAD)	R/W LENGTH LF (BLUE PARKWAY)	R/W LENGTH LF (ACCESS ROAD 'A')	R/W LENGTH LF (ACCESS ROAD 'B')	R/W LENGTH LF (PROPOSED PUBLIC R/W)	(1) LANDSCAPE STRIP BETWEEN PARKING/LOADING AREA AND R/W	(1) STREET FRONTAGE TREES	(2) STREET FRONTAGE SHRUBS	(3) OPEN YARD AREA PROVIDED (SF)	(3A) OPEN YARD AREA TREES	(3B) OPEN YARD AREA SHRUBS	(3C) PARKING LOT SCREENING SHRUBS	(4A) BUFFER TREES: DECIDUOUS/ ORNAMENTAL / EVERGREEN	(4B) BUFFER SHRUBS	
1	18,500	95	2516 / 41,779	6.0%	N/A	333	329	333	342	REQUIRED: 20' WIDE PROVIDED: 20' WIDE	45 45	67 67	126,323	25 25	54 54	401 401	N/A N/A	N/A N/A	
2	20,000	100	2821 / 35,182	8.0%	345	213	314	N/A	N/A	REQUIRED: 20' WIDE PROVIDED: 20' WIDE	29 29	44 44	94,320	19 19	48 48	262 262	10 / 7 / 10 10 / 7 / 10	10 10	
TRACTA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PROPOSED PUBLIC R/W	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	38,500	195			345	546	643	333	342		74	111	220,643	44	102	663	27	10	

LANDSCAPE REQUIREMENTS DESCRIPTIONS

(1) ANY PARKING OR LOADING AREA VISIBLE FROM A STREET SHALL BE SEPARATED FROM THE STREET RIGHT-OF-WAY WITH A LANDSCAPE STRIP AT LEAST 20' WIDE, PLANTED WITH 1 TREE PER 30 LF OF STREET.

(2) ANY PARKING OR LOADING AREA LANDSCAPE STRIP SHALL BE PLANTED WITH ONE (1) SHRUB FOR EVERY 20 LF OF STREET FRONTAGE.

(3A) IN ADDITION TO STREET FRONTAGE TREES, 1 TREE SHALL BE PROVIDED FOR EVERY 5,000 SF OF OPEN YARD AREA.

(3B) OPEN YARD AREAS SHALL BE LANDSCAPED WITH TWO (2) SHRUBS PER 5,000 SF OF TOTAL LOT AREA.

(3C) 12 SHRUBS PER EVERY 40 LF SHALL BE PROVIDED ALONG PARKING AREA ADJACENT STREET R/W.

(4) THIS MUST BE 18" MIN. HEIGHT AT TIME OF PLANTING & SPREAD INTO A CONTINUOUS VISUAL.

(4A) A 20' WIDE BUFFER SCREEN SHALL BE PROVIDED BETWEEN TWO DIFFERENT ADJACENT USES, IN THE FORM OF (4A) 1 SHADE TREE PER 500 SF; 1 ORNAMENTAL TREE PER 750 SF; 1 EVERGREEN PER 500 SF; AND (4B) 1 SHRUB PER 500 SF.

NOTES:

(1) Open areas not covered with other materials shall be covered with sod, per Section 14.090.B.2 Groundcover.

(2) All shrub requirements shall be met, per Article 14 of UDO. Final development plans shall include final landscaping design.

(3) All ground-mounted mechanical units shall be totally screened from view in accordance with Article 7 of UDO.

(4) Any parking lot designed or intended to accommodate five (5) cars or more and any area set aside for loading or unloading of trucks or vans, if such parking lot or loading area is visible from a street right-of-way, a visual screen shall be provided, per Section 14.120 of UDO.

CONCEPT PLANT SCHEDULE

	STREET FRONTAGE TREE	74
	Deciduous: B&B, 3" Cal.	
	OPEN YARD TREE	44
	Deciduous: B&B, 3" Cal.	
	or Ornamental: B&B, 3" Cal.	
	or Evergreen: B&B, 6' HT.	
	BUFFER TREE	27
	Deciduous: B&B, 3" Cal.	
	or Ornamental: B&B, 3" Cal.	
	or Evergreen: B&B, 6' HT.	
	STREET FRONTAGE SHRUB	
	Deciduous: Cont., 18"-36" HT.	
	Evergreen: Cont., 18"-36" HT.	
	Requirement shall be met.	
	OPEN YARD SHRUB	
	Deciduous: Cont., 18"-36" HT.	
	Evergreen: Cont., 18"-36" HT.	
	Requirement shall be met.	
	BUFFER SHRUB	
	Deciduous: Cont., 18"-36" HT.	
	Evergreen: Cont., 18"-36" HT.	
	Requirement shall be met.	

*Refer to Landscape Calculations chart for shrub requirements. All shrub requirements shall be met, per Article 14 of UDO. Final development plans shall include final landscaping design.

NO.	REVISIONS/APPROVALS:
06-03-2016	Submitted to City.
08-09-2016	Revised per staff comments.
12-08-2016	Revised per staff comments.

Reviewed By:	P.J.O.
Designed By:	C.J.H.
Drafted By:	C.J.H.
Lutjen Project No.:	16103

301 Burlington #100
North Kansas City, MO 64116
913.937.4320
www.lutjen.com

LUTJEN
landscape architecture

MO State Certificate of Authority # 200702824

LANDSCAPE CONCEPT

SUMMIT VILLAGE

FIRST PLAT

LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet No.:

L001

Location: L:\Projects\16103-01\Plans\Construction Documents\Site Plans\36x24\LA1 - 16103.dwg





Southwest View

December 6th, 2016

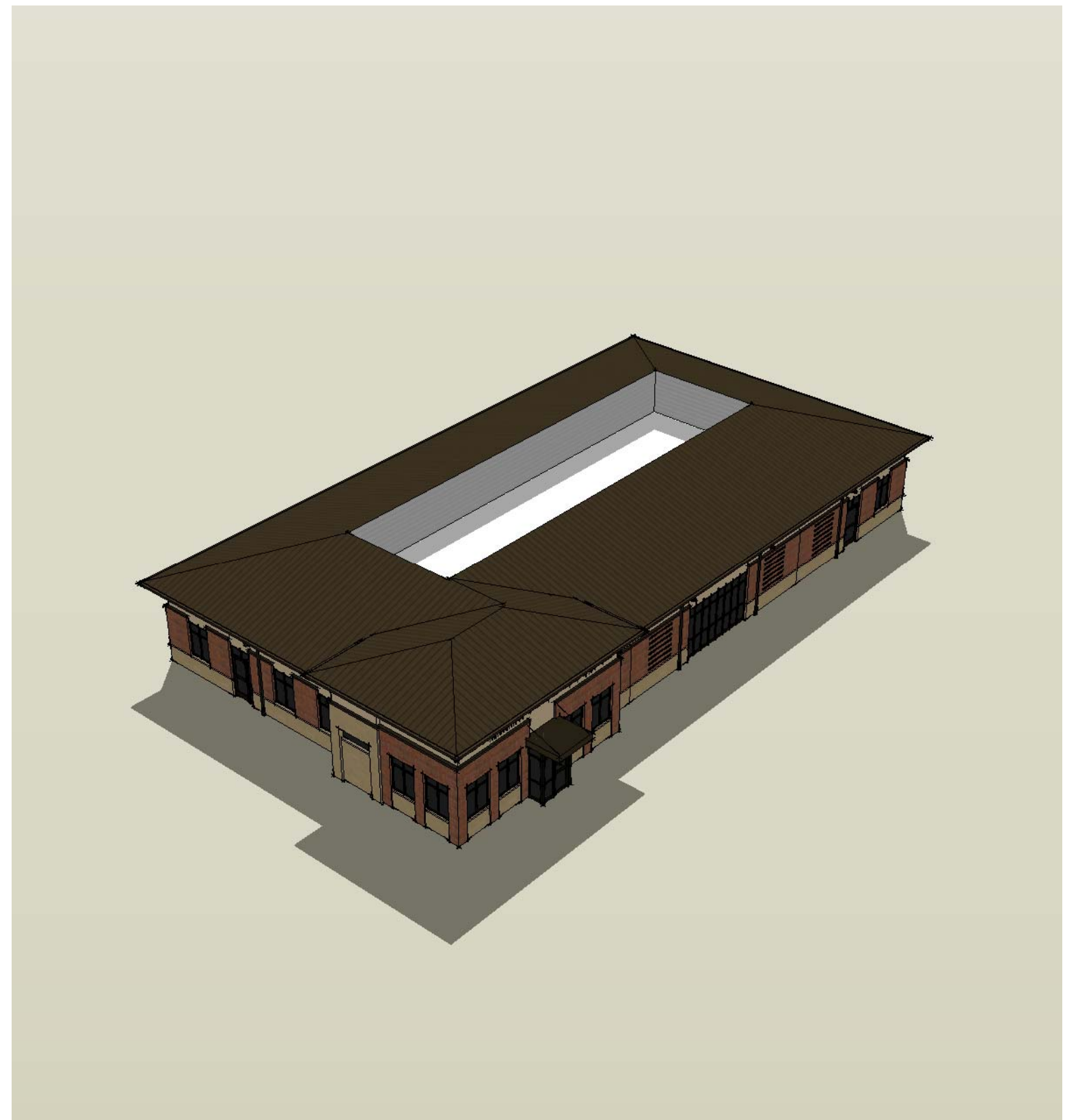
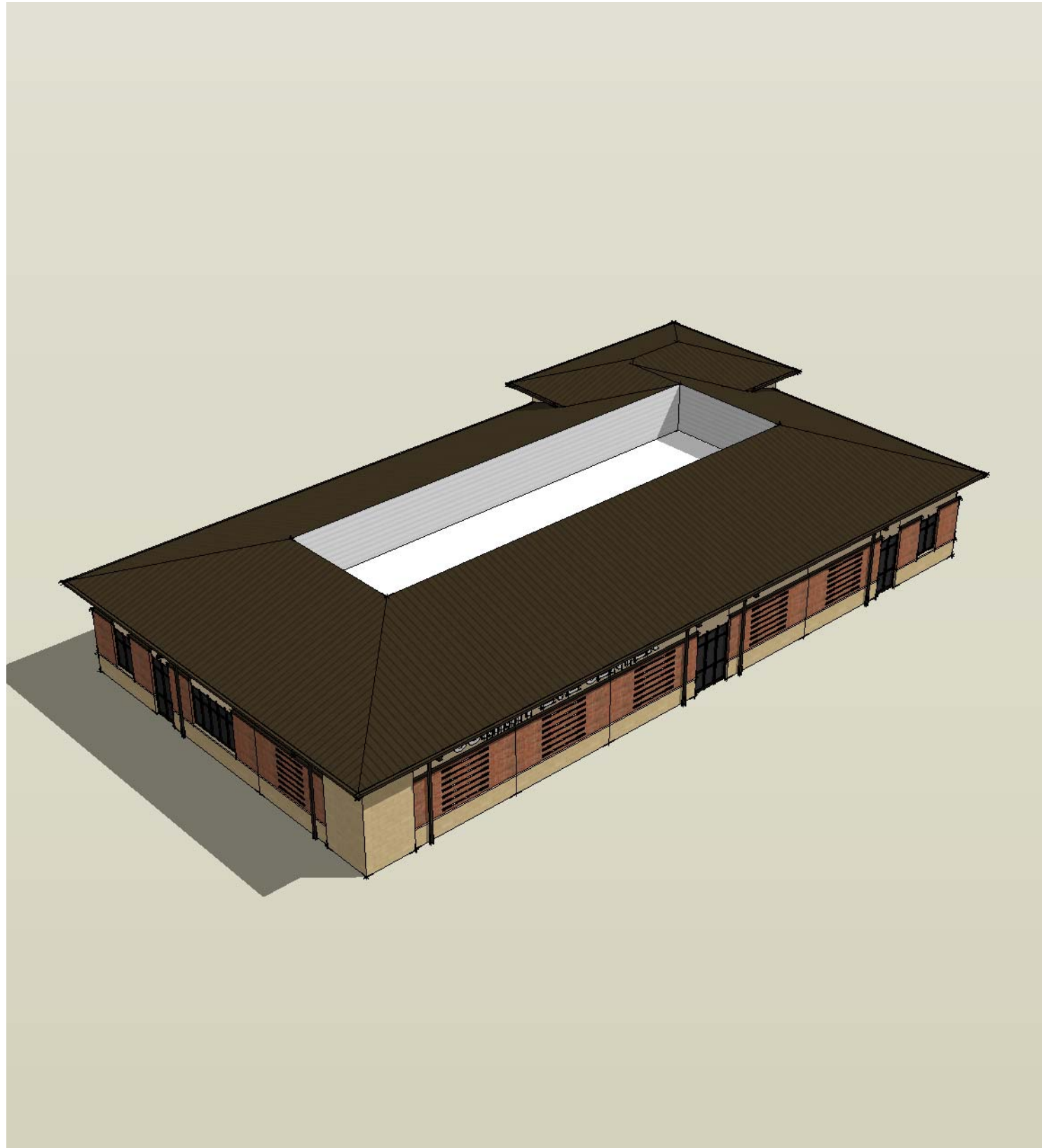


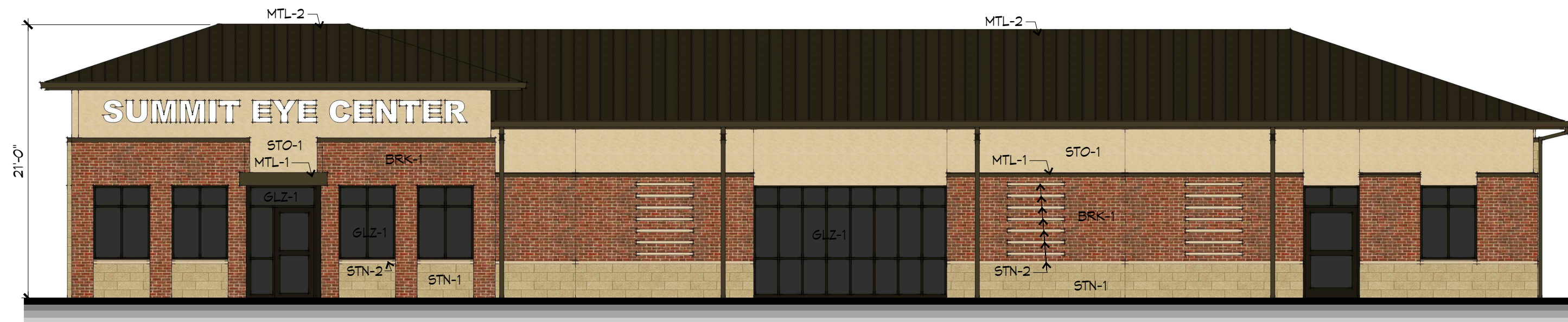
GUY GRONBERG
ARCHITECTS, P.C.
816-524-0878







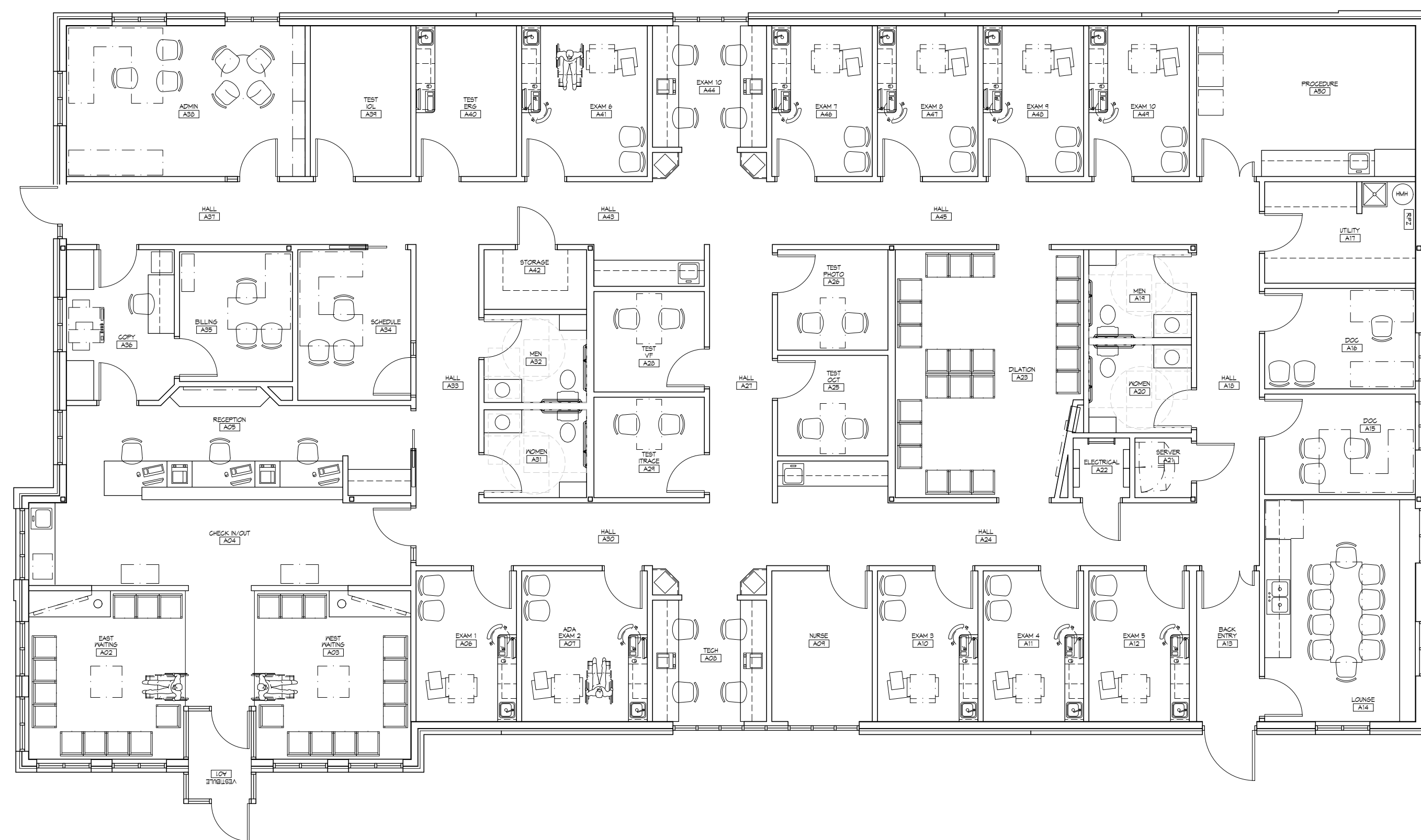




1 EAST ELEVATION
1/8"=1'-0"



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



5 FLOOR PLAN
1/8"=1'-0"



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



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

EXTERIOR MATERIAL LEGEND

- STN-1 BASE STONE: CALCIUM SILICATE MASONRY UNIT - ARRISCRAFT RENAISSANCE RENTSO 1-5/8" X 23-5/8" X 3-5/8", COLOR: CAFE, FLAT SATIN FINISH.
- STN-2 WATERTABLE AND ACCENT BANDS: CAST STONE 2-3/8" X 31-5/8" X 3-5/8" (SILLS SIMILAR WITH TOP SLOPE) COLOR: TO MATCH BASE STONE. STN-1
- BRK-1 FACE BRICK: CLOUD CERAMICS CHEROKEE BLEND (RED/BROWN BLEND) MODULAR VELOUR
- STO-1 CEMENTITIOUS STUCCO, STO "MEDIUM" TEXTURE; COLOR: LIGHT TAN
- MTL-1 BREAK METAL SILL AND CAP FLASHING-FIRSTONE KYNAR 500 FINISH, COLOR: DARK BRONZE
- MTL-2 STANDING SEAM METAL ROOF PANELS WITH MATCHING ROOF EDGE FLASHINGS, SOFFIT PANELS, GUTTERS, AND DOWNSPOUTS, FIRSTONE KYNAR 500 FINISH, COLOR: DARK BRONZE
- GLZ-1 DARK BRONZE ANODIZED ALUMINUM STOREFRONT WITH LIGHT GRAY LOW-E TINTED INSULATED GLAZING
- LT6-1 FULLY RECESSED LED CAN LIGHT UNDER CANOPY
- SGN-1 WALL WITH SIGN INDIVIDUAL CHANNEL LIT LETTERS SEGMENTS



SUMMIT VILLAGE FIRST FLAT
LEES SUMMIT, MO

SUMMIT EYE CENTER
MEDICAL AND SURGICAL EYE CARE

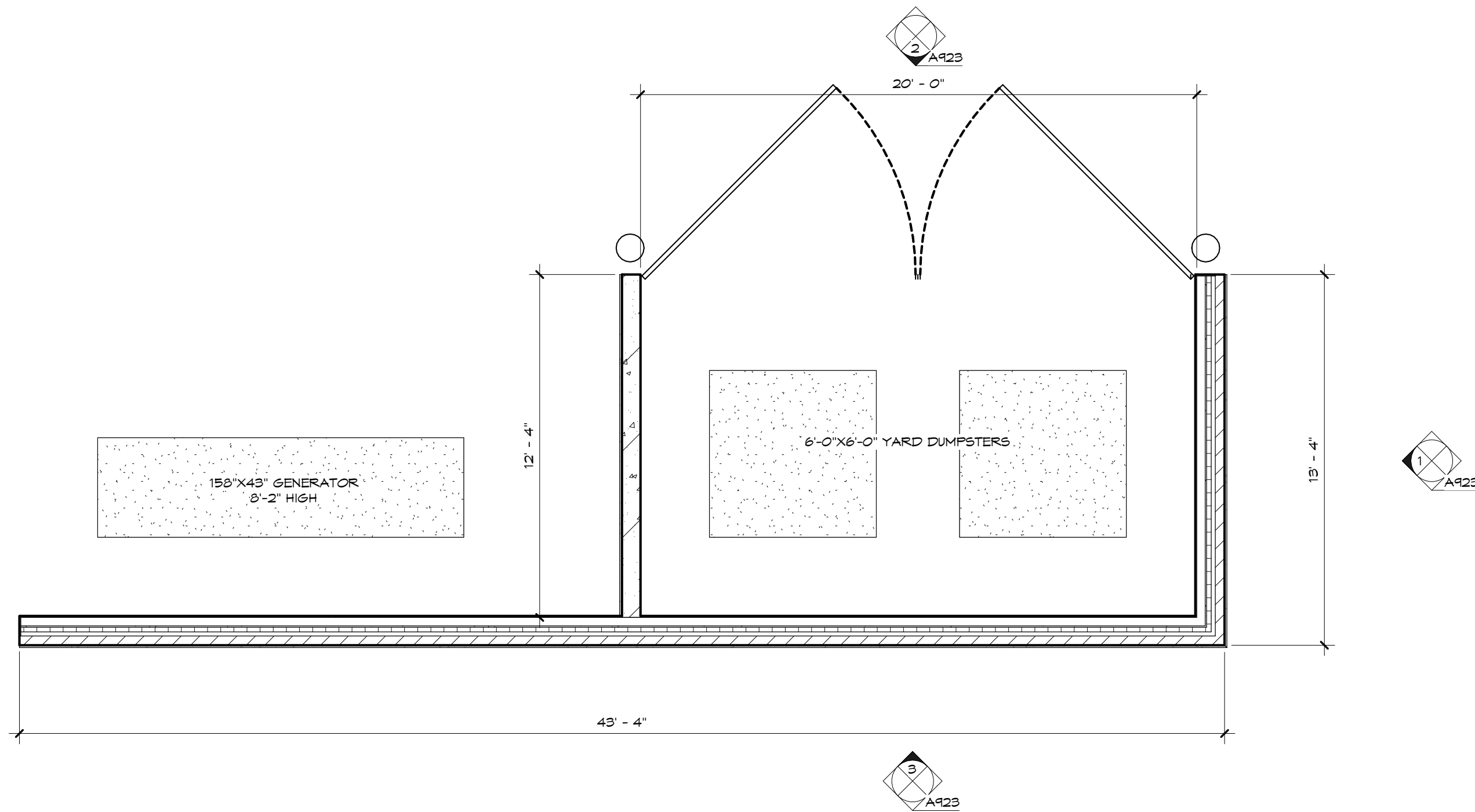
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REV#	DATE	DESCRIPTION

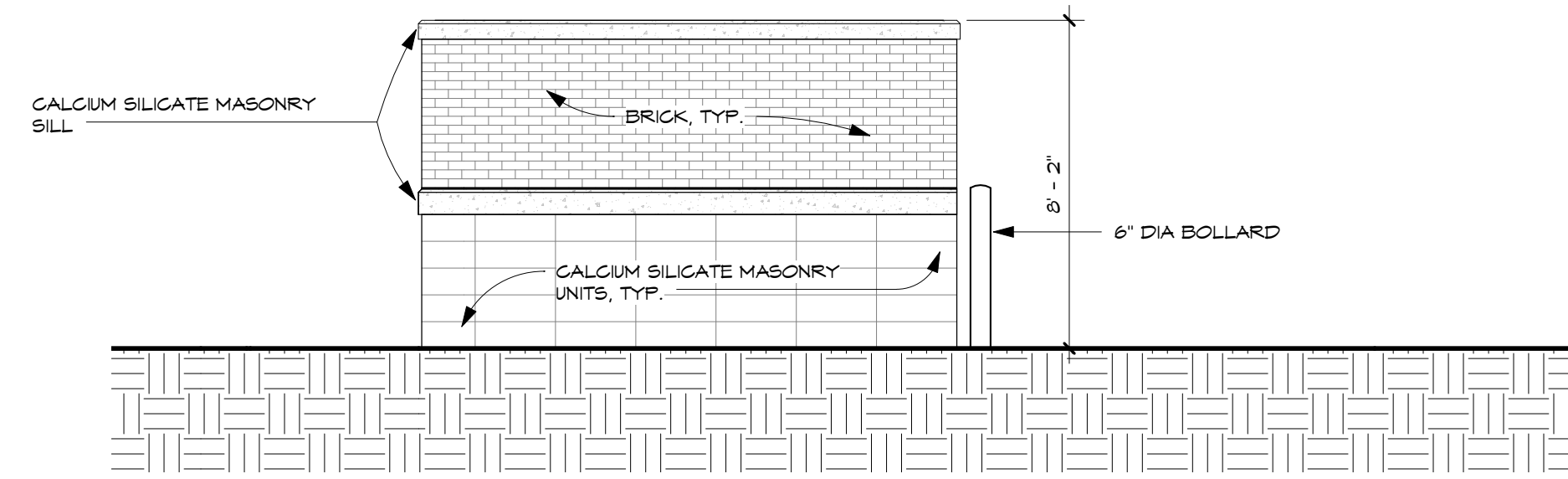
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FP1

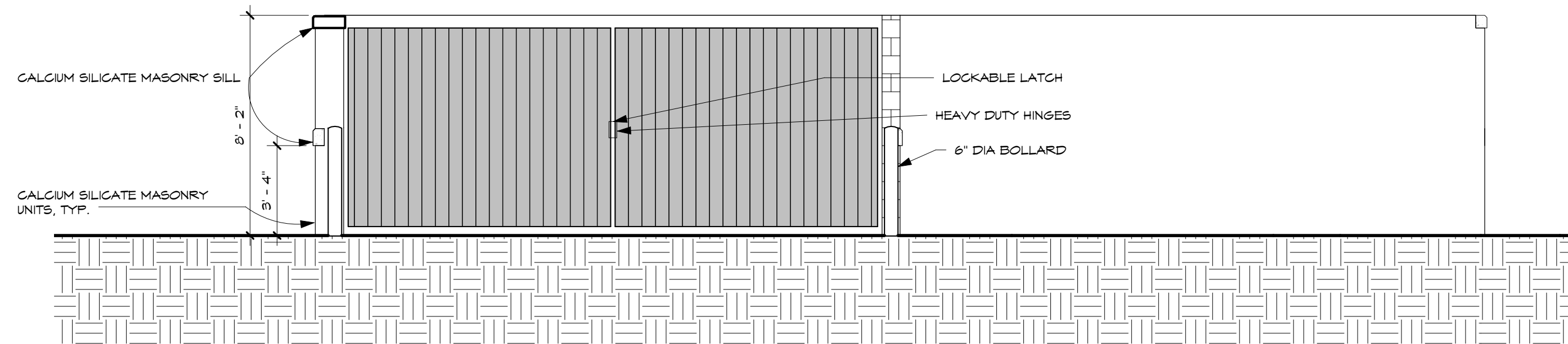




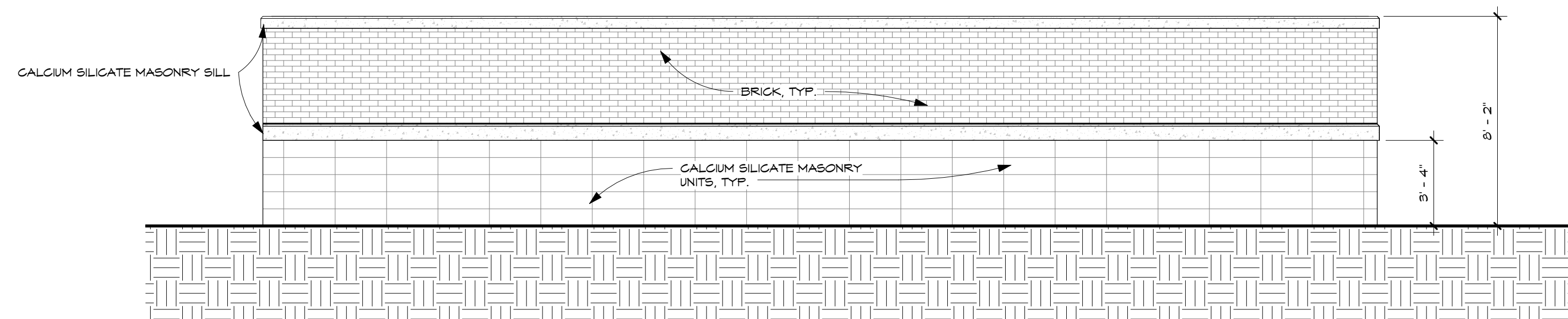
4 TRASH ENCLOSURE - PLAN
1/4" = 1'-0"



1 TRASH ENCLOSURE - EAST ELEVATION
1/4" = 1'-0"



2 TRASH ENCLOSURE - NORTH ELEVATION
1/4" = 1'-0"



3 TRASH ENCLOSURE - SOUTH ELEVATION
1/4" = 1'-0"

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BLOOMINGTON, MINNESOTA 55437
PH: 952-996-9662
FX: 952-996-9663
WWW.SPARCHITECTSINC.COM

Sra
SPERIDES REINERS ARCHITECTS, INC.

06/03/16

ISSUE #	DATE	DESCRIPTION
06/03/16	06/03/16	CITY SUBMITTAL, NOT FOR CONSTRUCTION

SUMMIT EYE CENTER
EYE CLINIC AND AMBULATORY SURGERY CENTER

LEES SUMMIT, MO

TRASH ENCLOSURE
DETAILS

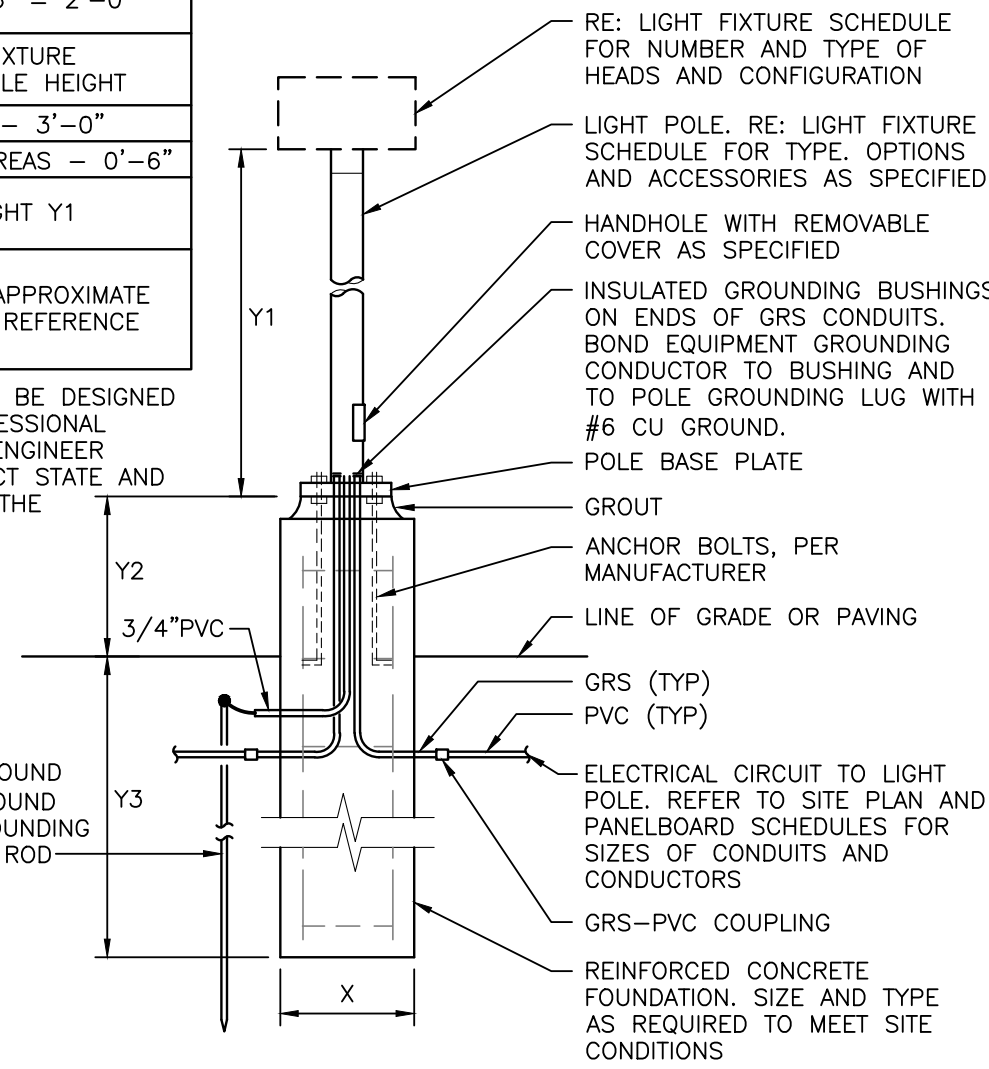
PROJECT NO: 15-059
DRAWN BY: T.L.
CHECKED BY: N.S.

A923

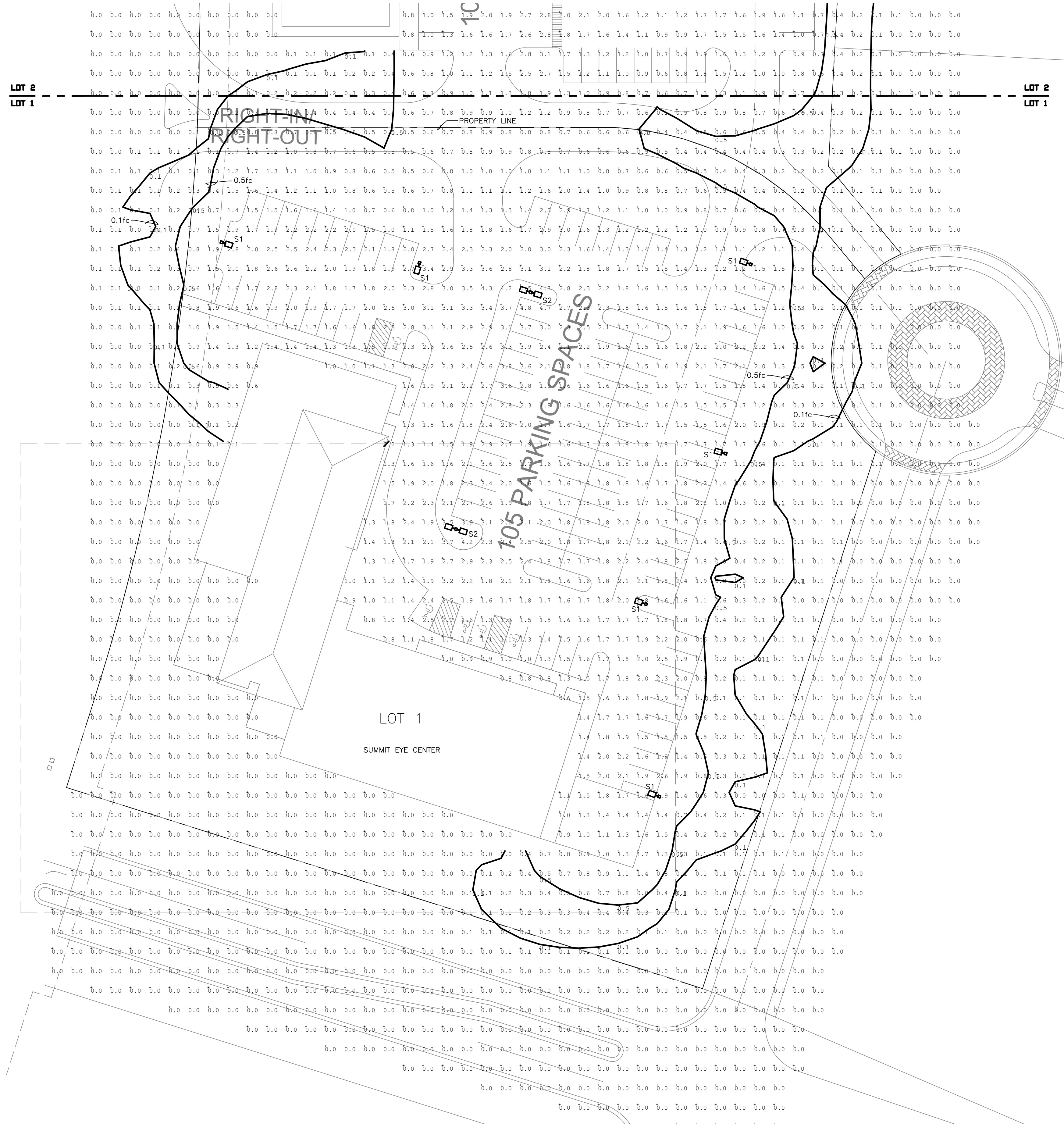
TABLE OF DIMENSIONS*	
X	POLE HEIGHT > 16' = 2'-0"
Y1	REFER TO LIGHT FIXTURE SCHEDULE FOR POLE HEIGHT
Y2	VEHICULAR AREAS = 3'-0" NON-VEHICULAR AREAS = 0'-6"
Y3	1/4 OF POLE HEIGHT Y1

* NOTE:
ALL DIMENSIONS ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY.

POLE FOUNDATION SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL OR CIVIL ENGINEER LICENSED IN THE PROJECT STATE AND SUBMITTED AS PART OF THE SUBMITTAL PROCESS.



2 POLE BASE DETAIL
NO SCALE



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Illuminance	Fc	0.66	5.5	0.0	N.A.	N.A.
Lot 1 Parking Surface	Illuminance	Fc	2.04	5.5	0.7	2.91	7.86
Lot 2 Parking Surface	Illuminance	Fc	1.81	4.6	0.6	3.02	7.67

1 ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1"=30'

LIGHT FIXTURE SCHEDULE								
TYPE	MANUFACTURER	MODEL NUMBER	LAMPS		INPUT WATTS	INPUT VA	DESCRIPTION	
			NO.	TYP				
S1	MCGRAW EDISON	GLEON-AE-04-LED-480-T4W-BK-MS/2-L40	-	LED 4000K	480	213	215	SINGLE HEAD LED POLE FIXTURE WITH DIE-CAST ALUMINUM HOUSING. TYPE IV WIDE DISTRIBUTION. INTEGRAL DRIVER. MOTION SENSOR FOR BI-LEVEL TO REDUCE LIGHT LEVELS BY 50%. 25" TAPERED SQUARE POLE ON 3'-0" BASE (28" TOTAL HEIGHT). BLACK FINISH
S2	MCGRAW EDISON	GLEON-AE-04-LED-480-T4W-BK-MS/2-L40	-	LED 4000K	480	426	430	DUAL HEAD LED POLE FIXTURE WITH DIE-CAST ALUMINUM HOUSING. TYPE IV WIDE DISTRIBUTION. INTEGRAL DRIVER. MOTION SENSOR FOR BI-LEVEL TO REDUCE LIGHT LEVELS BY 50%. 25" TAPERED SQUARE POLE ON 3'-0" BASE (28" TOTAL HEIGHT). BLACK FINISH
SD1	WILLIAMS COOPER	PH75-226T-CS-MWT-AC/CS-EB1-UNV	2	26W CFL TRIPLE GX24q-4, 4 PIN 80 CRI, 4100K 3200 LUMENS 12,000 HRS	UNV	52	53	7" DIAMETER RECESSED COMPACT FLUORESCENT DOWNLIGHT. HORIZONTAL LAMP ORIENTATION. 6-1/2 INCH MAXIMUM FIXTURE RECESSED DEPTH. SELF-FLANGED, ACCENT CONE WITH CLEAR GLASS LENS WITH MATTIE WHITE TRIM. HPF. ELECTRONIC UNIVERSAL VOLTAGE COLD WEATHER (-20%DF) BALLAST. PROVIDE MOUNTING BARS AS REQUIRED. UL LISTED FOR WET LOCATION UNDER COVERED CEILING.
SW1	JUNO GARDCO HUBBELL KIM LIGHTING COOPER	102-MT-226QF-UNIV-BLP	2	26W CFL DTT GX24q-3, 4 PIN 80 CRI, 4100K 1710 LUMENS 12,000 HRS	UNV	52	53	16-1/4" LONG X 7" HIGH X 3" DEEP WALL MOUNTED COMPACT FLUORESCENT SCENCE WITH ONE-PIECE DIE-CAST ALUMINUM HOUSING AND DOOR FRAME. FULLY GASKETED FLAT CLEAR GLASS LENS. FULL CUTOFF. MEDIUM THROW DISTRIBUTION. HIGH POWER FACTOR. ELECTRONIC BALLAST WITH 0%DF STARTING. UL LISTED FOR WET LOCATION.

HENDERSON ENGINEERS
8845 ILENEXA DRIVE, SUITE 300
ILENEXA, KS 66214
TEL 913 742 5000 FAX 913 742 5001
www.hel-eng.com
14500096Z
MO. CORPORATE NUMBER: E556D
EXPIRES 12/31/16

CARSON A. MOSER
LICENSE # PE-2014015037

ISSUE #	DATE	DESCRIPTION

SUMMIT EYE CENTER
EYE CLINIC AND AMBULATORY SURGERY CENTER
LEES SUMMIT, MO

ELECTRICAL SITE
PHOTOMETRIC
PLAN

PROJECT NO: 15-059
DRAWN BY: HEI
CHECKED BY: HEI

ES010

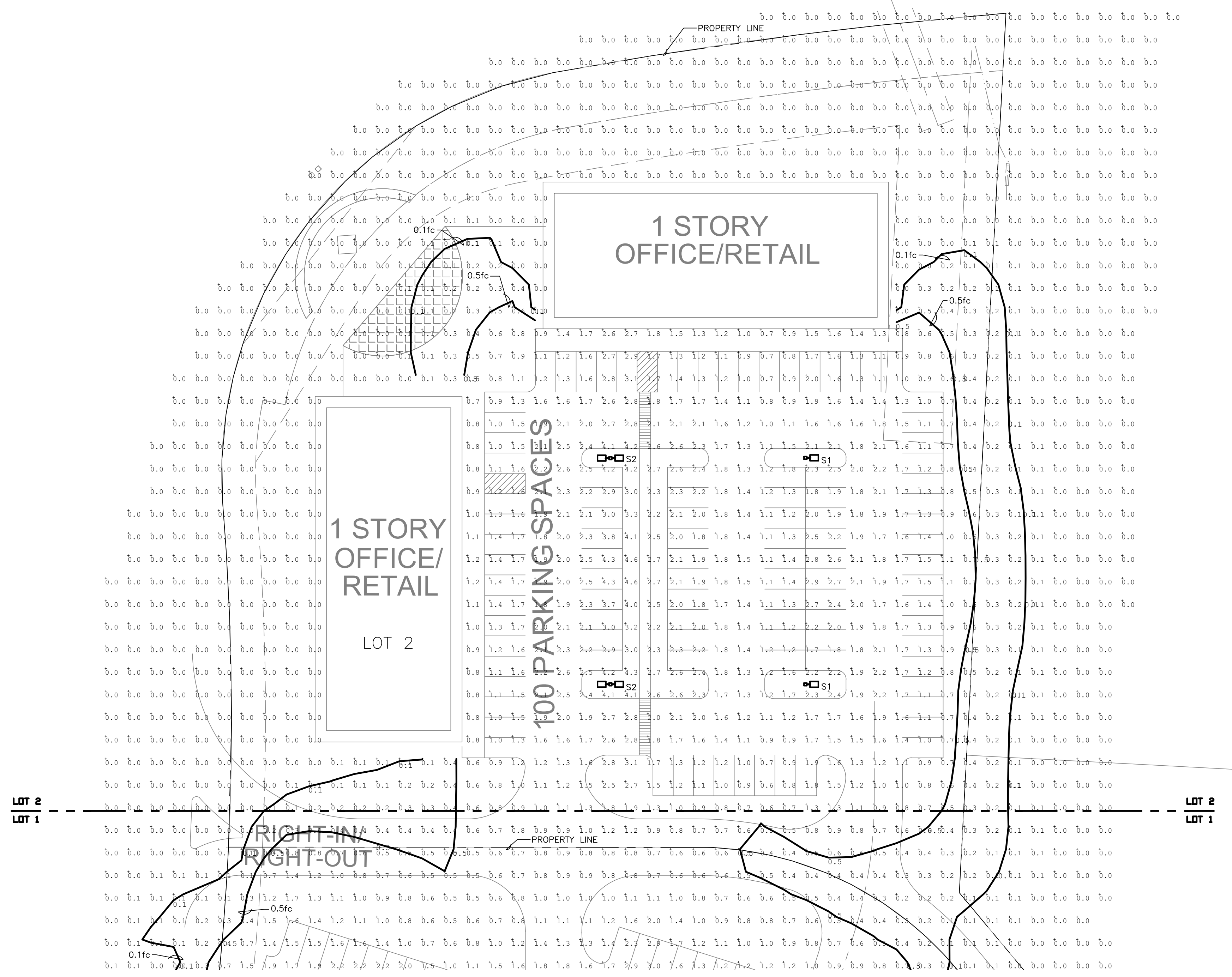
ISSUE #	DATE	DESCRIPTION

SUMMIT EYE CENTER
 EYE CLINIC AND AMBULATORY SURGERY CENTER
 LEE'S SUMMIT, MO

ELECTRICAL SITE
 PHOTOMETRIC
 PLAN

PROJECT NO: 15-059
 DRAWN BY: HEI
 CHECKED BY: HEI

ES011



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Illuminance	Fc	0.66	5.5	0.0	N.A.	N.A.
Lot 1 Parking Surface	Illuminance	Fc	2.04	5.5	0.7	2.91	7.86
Lot 2 Parking Surface	Illuminance	Fc	1.81	4.6	0.6	3.02	7.67

1 ELECTRICAL SITE PHOTOMETRIC PLAN
 SCALE: 1"=30'

TYPE S1, S2

DESCRIPTION
The Gallon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/ULC Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum and end enclosure housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 6000K CCT and 3000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 3A/7 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Gallon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. 480V is compatible for use with temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A, drive current and optional 530mA and 700mA drive currents.

Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. When mounting two or more luminaires at 90° and 120°, the EA extended arm may be required. Refer to the arm mounting requirement table.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

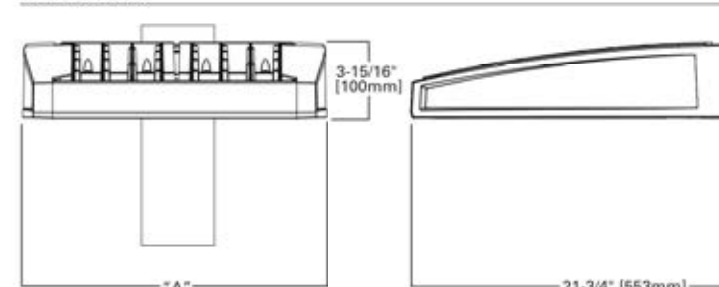
McGraw-Edison

Catalog #	Type
Project	
Comments	
Prepared by	



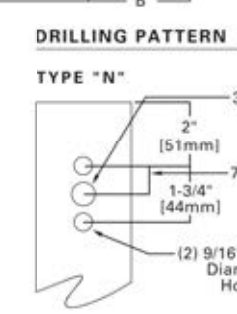
GLEON GALLEON LED
1-10 Light Squares Solid State LED AREA/SITE LUMINAIRE

DIMENSIONS



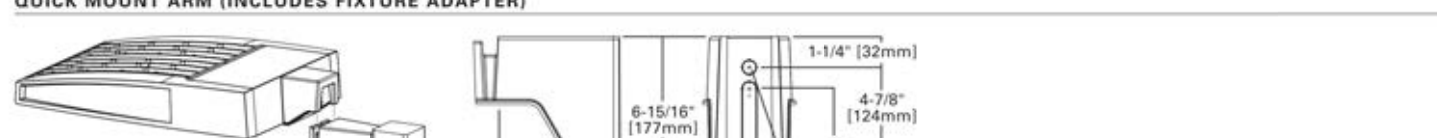
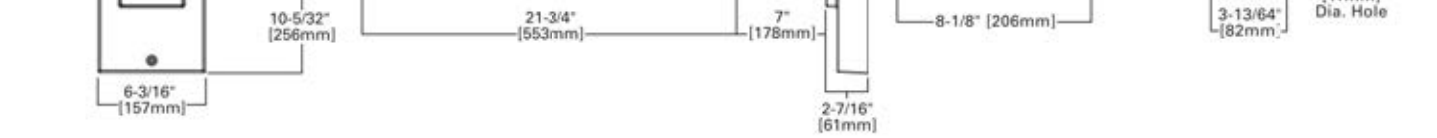
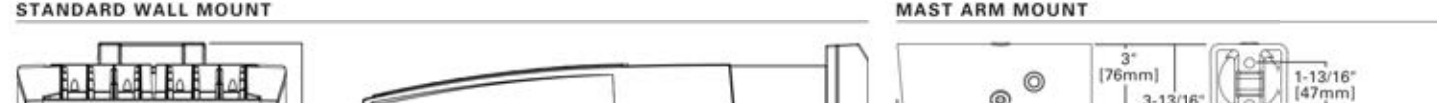
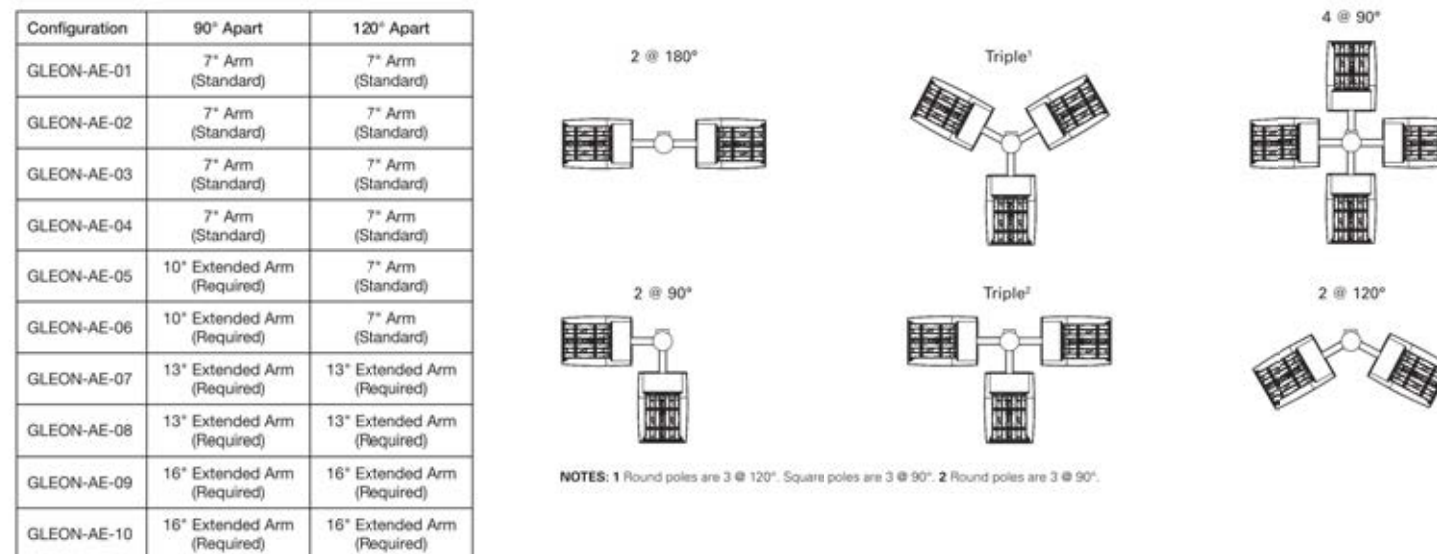
DIMENSION DATA					
Number of Light Squares	W" Width	H" Standard Arm Length	H" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm (Ft.)
1-4	16-1/2" (394mm)	7" (178mm)	10" (254mm)	39 (15.9 kg.)	0.96
5-6	21-5/8" (546mm)	7" (178mm)	10" (254mm)	44 (20.9 kg.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	10" (254mm)	54 (24.5 kg.)	1.07
9-10	33-3/4" (860mm)	7" (178mm)	10" (254mm)	63 (28.6 kg.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.



ENERGY DATA	
Power Factor	>0.9
Total Harmonic Distortion (THD)	<10%
3A/7 @ 60Hz	347V @ 480, 60Hz
40°C Max. Temperature	40°C Max. Temperature
40°C Max. Temperature (HA Option)	40°C Max. Temperature (HA Option)

ARM MOUNTING REQUIREMENTS



QUICK MOUNT ARM DATA				
Number of Light Squares ¹	W" Width	Weight with QM Arm (lbs.)	Weight with OMEA Arm (lbs.)	EPA (Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kg.)	38 (17.27 kg.)	
5-6	21-5/8" (546mm)	46 (20.91 kg.)	49 (22.27 kg.)	1.11
7-8	27-5/8" (702mm)	56 (25.45 kg.)	59 (26.82 kg.)	

NOTES: 1. QM option available with 1-8 light square configurations. 2. OMEA option available with 1-8 light square configurations. 3. OMEA arm to be used when mounting two fixtures at 90° on a single pole.

GLEON GALLEON LED

ORDERING INFORMATION

Sample Number:	GLEON-AE-04-LED-E1-T3-GM-700			
Product Family ¹	Light Engine			
Number of Light Squares ¹	Lamp Type			
Voltage	Distribution			
Color	Mounting			
01-10-10 ¹	LED-Solid State Light Emitting Diodes	T2-Type II Roadway T3-Type II T4-Type II Forward Throw T6-Type IV Wide Area T7-Type IV Square Medium Area T8-Type IV Square Medium Area T9-Type IV Square Medium Area T10-Type IV Square Medium Area T11-Type IV Square Medium Area T12-Type IV Square Medium Area T13-Type IV Square Medium Area T14-Type IV Square Medium Area T15-Type IV Square Medium Area T16-Type IV Square Medium Area T17-Type IV Square Medium Area T18-Type IV Square Medium Area T19-Type IV Square Medium Area T20-Type IV Square Medium Area T21-Type IV Square Medium Area T22-Type IV Square Medium Area T23-Type IV Square Medium Area T24-Type IV Square Medium Area T25-Type IV Square Medium Area T26-Type IV Square Medium Area T27-Type IV Square Medium Area T28-Type IV Square Medium Area T29-Type IV Square Medium Area T30-Type IV Square Medium Area T31-Type IV Square Medium Area T32-Type IV Square Medium Area T33-Type IV Square Medium Area T34-Type IV Square Medium Area T35-Type IV Square Medium Area T36-Type IV Square Medium Area T37-Type IV Square Medium Area T38-Type IV Square Medium Area T39-Type IV Square Medium Area T40-Type IV Square Medium Area T41-Type IV Square Medium Area T42-Type IV Square Medium Area T43-Type IV Square Medium Area T44-Type IV Square Medium Area T45-Type IV Square Medium Area T46-Type IV Square Medium Area T47-Type IV Square Medium Area T48-Type IV Square Medium Area T49-Type IV Square Medium Area T50-Type IV Square Medium Area T51-Type IV Square Medium Area T52-Type IV Square Medium Area T53-Type IV Square Medium Area T54-Type IV Square Medium Area T55-Type IV Square Medium Area T56-Type IV Square Medium Area T57-Type IV Square Medium Area T58-Type IV Square Medium Area T59-Type IV Square Medium Area T60-Type IV Square Medium Area T61-Type IV Square Medium Area T62-Type IV Square Medium Area T63-Type IV Square Medium Area T64-Type IV Square Medium Area T65-Type IV Square Medium Area T66-Type IV Square Medium Area T67-Type IV Square Medium Area T68-Type IV Square Medium Area T69-Type IV Square Medium Area T70-Type IV Square Medium Area T71-Type IV Square Medium Area T72-Type IV Square Medium Area T73-Type IV Square Medium Area T74-Type IV Square Medium Area T75-Type IV Square Medium Area T76-Type IV Square Medium Area T77-Type IV Square Medium Area T78-Type IV Square Medium Area T79-Type IV Square Medium Area T80-Type IV Square Medium Area T81-Type IV Square Medium Area T82-Type IV Square Medium Area T83-Type IV Square Medium Area T84-Type IV Square Medium Area T85-Type IV Square Medium Area T86-Type IV Square Medium Area T87-Type IV Square Medium Area T88-Type IV Square Medium Area T89-Type IV Square Medium Area T90-Type IV Square Medium Area T91-Type IV Square Medium Area T92-Type IV Square Medium Area T93-Type IV Square Medium Area T94-Type IV Square Medium Area T95-Type IV Square Medium Area T96-Type IV Square Medium Area T97-Type IV Square Medium Area T98-Type IV Square Medium Area T99-Type IV Square Medium Area T100-Type IV Square Medium Area	AP-Grey BZ-Black MA-Mat Aluminum CM-Graphite Metallic WH-White	(Black)-Arm for Round or Square Pole EA-Extended Arm* MA-Mat Aluminum Adapter* WM-White Mount Arm (Standard Length)* OMEA-Quick Mount Arm (Extended Length)*

- | Options (Add as Suffix) | Accessories (Order Separately) |
|---|--|
| 2L=Two Circuits ¹
7000=7000mA
8000=8000mA
9000=9000mA
10000=10000mA | 0A/RA1016-NEMA Photocenter Multi-Tap - 105-280V
0A/RA1027-NEMA Photocenter - 480V
0A/RA1029-NEMA Photocenter - 247V
0A/RA1033-Photocenter Shoring Cap
0A/RA1034-120V Photocenter |
| 530-Drive Current Factory Set to 530mA ²
700-Drive Current Factory Set to 700mA ²
PER7-NEMA 7-Pin Photocenter Photocenter Receptacle
R=NEMA 7-Prong Photocenter Receptacle
HA-50°C Ambient ³
MS-DIM-L8-Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ⁴
MS-DIM-L2-Motion Sensor for Dimming Operation, 2' - 40' Mounting Height ⁴
MS-DIM-L4-Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ⁴
MS-DIM-L8-B-Level Motion Sensor, Maximum 8' Mounting Height ⁴
MS-DIM-L2-B-Level Motion Sensor, 2' - 40' Mounting Height ⁴
MS-DIM-L4-B-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ⁴
MS-DIM-L8-Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ⁴
MS-DIM-L2-Motion Sensor for ON/OFF Operation, 2' - 20' Mounting Height ⁴
MS-DIM-L4-Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ⁴
DIMRF-LW-LumiWave Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ⁴
DIMRF-ML-LumiWave Wireless Sensor, Narrow Lens for 8' - 16' Mounting Height ⁴
R90-Optics Rotated 90° Right
MT-Factory Installed Mesh Top
TH-Tool-less Door Hardware
LDF-Light Square Trim Plate Painted to Match Housing ⁵
HSB-Factory Installed House Side Shield ⁶
CE-CEC Marking ⁷ | MA125-10V Surge Module Replacement
MA126-XX-Single Tenon Adapter for 2-3/8" O.D. Tenon
MA127-XX-2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon
MA128-XX-2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
MA129-XX-2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA130-XX-2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
MA131-XX-2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon
MA132-XX-2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
MA133-XX-2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA134-XX-2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon
MA135-XX-2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
MA136-XX-2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA137-XX-2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon
MA138-XX-2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
MA139-XX-2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA140-XX-2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon
MA141-XX-2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
MA142-XX-2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA143-XX-2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon
MA144-XX-2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
MA145-XX-2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
GLEM-M7-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-M-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-L-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-W-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-B-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-R-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-O-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-S-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-T-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-U-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-V-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-X-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-Y-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-Z-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AA-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AB-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AC-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AD-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AE-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AF-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AG-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AH-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AI-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AJ-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AK-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AL-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AM-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AN-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AO-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AP-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AQ-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AR-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AS-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AT-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AU-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AV-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AW-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AX-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AY-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-AZ-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BA-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BB-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BC-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BD-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BE-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BF-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BG-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BH-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BI-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BJ-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BK-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BL-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BM-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BN-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BO-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BP-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BQ-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BR-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BS-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BT-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BU-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BV-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BW-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BX-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BY-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-BZ-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-CA-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-CB-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-CC-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-CD-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-CE-Field Installed Mesh Top for 1-4 Light Squares
GLEM-M7-CE-CEC Marking ⁷ |

TYPE SD1

7.5" ROUND DOWNLIGHT - HORIZONTAL LAMP

SUBMITTAL:	PART NUMBER:
JOB:	
TYPE:	VOLTAGE:
EXAMPLE	PH75 - 2 3ZT - CS - OPTIONS - EB2 - UNV
SD1	
3ZT	
CS	
OPTIONS	
EB2	
UNV	

FEATURES

- Self-flanged aluminum reflector prevents light leaks and is available in assorted colors.
- Study one-piece pan construction.
- Adjustable hanger brackets with bar hangers standard.
- Easy-access, 14-gauge galvanized steel junction box with two snap-on covers.
- This fixture is proudly made in the USA.

ORDERING INFORMATION

SERIES	PH75
7.5" Round Downlight-Horizontal Lamp	

LAMP OPTIONS	WATTAGE/TYPE
# OF LAMPS	
1 or 2	130, 180, 250, 267, 327, or 427

REFLECTOR FINISH	DESCRIPTION
CS	Clear semi-specular (standard)
SPC	Clear specular
CG	Champagne gold
GD	Gold
PW	Pewter
SG	Starlight
STR	Straw
WT	White

OPTIONS	DESCRIPTION
F	Fuse (must specify voltage)
MWT	Matte white trim
MB	Micro-baffle
WW	Wall wash (not available with AC or MB)
YOKE	Yoke mount reflector ¹
CCEA ¹	Chicago pleated ICN ¹
ACC/CS ¹	Accent cone with clear glass lens ¹
ACC/CPG ¹	Accent cone with clear prismatic tempered glass lens
ACC/FF ¹	Accent cone with fresnel glass lens

OPTIONS (Continued)	DESCRIPTION
MB/CGS ²	Micro-baffle with clear glass lens ²
MB/CPG ²	Micro-baffle with clear prismatic tempered glass lens
MB/FF ²	Micro-baffle with fresnel glass lens
LD	Luminous disk open
LDL	Luminous ring
LDL	Perforated shield (must specify with LD, LDO, or LR option)
PFS ¹	Pan size w/SCA: 11" x 22" Pan size w/SCA: a10-5/8"
SCA ¹	Sloped Ceiling Adapter (Specify degree of slope in 5° increments, 10°-90°. SCA increases fixture height, see Downlighting Information for details) ¹
RETRO ¹	Retrofit Mounting Pan Assembly (see Downlighting Information for details) ¹

BALLAST TYPE	DESCRIPTION
EB1	1-lamp electronic ballast
EB2	2-lamp electronic ballast
EBD1 ³	1-lamp electronic dimming ballast (120V or 277V only, must specify) ³
EBD2 ³	2-lamp electronic dimming ballast (120V or 277V only, must specify) ³

VOLTAGE (Must specify)	DESCRIPTION
120	120V
277	277V
UNV	120-277V

¹ EM is not available with RETRO option. EMITS is not available with CCEA or YOKE options.
² Acrylic or polycarbonate lens options also available.
³ Must specify manufacturer. See Downlighting Information section for dimming ballast options.

SPECIFICATIONS

Wattage: 130, 180, 250, 267, 327, 427
Size: 7.5" dia.
Voltage: 120, 277, UNV
Material: Aluminum, Steel
Finish: Clear semi-specular (standard), Clear specular, Champagne gold, Gold, Pewter, Starlight, Straw, White
Dimensions: 6.5" H x 7.5" W
Weight: 1.1 lbs.
Mounting: Standard, SCA, RETRO
Options: CS, SPC, CG, GD, PW, SG, STR, WT, MB/CGS, MB/CPG, MB/FF, LD, LDL, PFS, SCA, RETRO, EB1, EB2, EBD1, EBD2, UNV
UL/ULC Listed for wet locations under covered ceiling when specified with ...CDS, ...CPG, or ...FF option.
¹ EM is not available with RETRO option. EMITS is not available with CCEA or YOKE options.
² Acrylic or polycarbonate lens options also available.
³ Must specify manufacturer. See Downlighting Information section for dimming ballast options.

TYPE SW1

100 Line 102 Performance Sconce

The Philips Gardco 102 Rounded Wedge high performance sconce offers an excellent alternative to unsightly mounted fixtures. These architecturally refined luminaires are designed to integrate naturally to wall surfaces. 102 luminaires are available with three (3) different distribution patterns - a wide throw, a medium throw and a forward throw. Each luminaire is designed to accept HID sources up to 175mm, and Compact Fluorescent sources up to 42 watt. Housing are sealed throughout, completely excluding moisture, dust, insects and contaminants.



PREFIX	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS

PREFIX	DESCRIPTION
102	Trapezoidal Wedge (Standard Luminaire)
102EM	Emergency Sconce
102EMR	Remote Emergency Sconce

DISTRIBUTION	DESCRIPTION
FT	Forward Throw - Not Available with Fluorescent or LPS sources
WT	Wide Throw - Not Available with Fluorescent or LPS sources
MT	Medium Throw

WATTAGE AND VOLTAGE	DESCRIPTION
102	102W, 102T, 102Z, 102R, 102Q, 102E

LAMP / VOLTAGE CHART - 102EM	Voltage				
102W	102T	102Z	102R	102Q	102E

CONFIGURATION CHART - 102EMR	Distribution	Voltage			
102W	102T	102Z	102R	102Q	102E

CONFIGURATION CHART - 102EMR	Distribution	Voltage			
102W	102T	102Z	102R	102Q	102E

EM, CME and HPS types require medium base E17 lamps. All EM 150W and below are pulse start by design, including CME types.
175MM not available for 102EMR.
EM - Metal Halide
CME - Ceramic Metal Halide with Electronic Ballast
HPS - High Pressure Sodium
TR - Triple Tube Fluorescent
QF - Quick Fluorescent
Combinations marked with a dot, or shown with "UNV" are available for ordering.

Page 2 of 3

FINISH

BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
BCP	Beige Paint
OG	Optional Color Paint
SP	Special Paint
SC	Special Paint

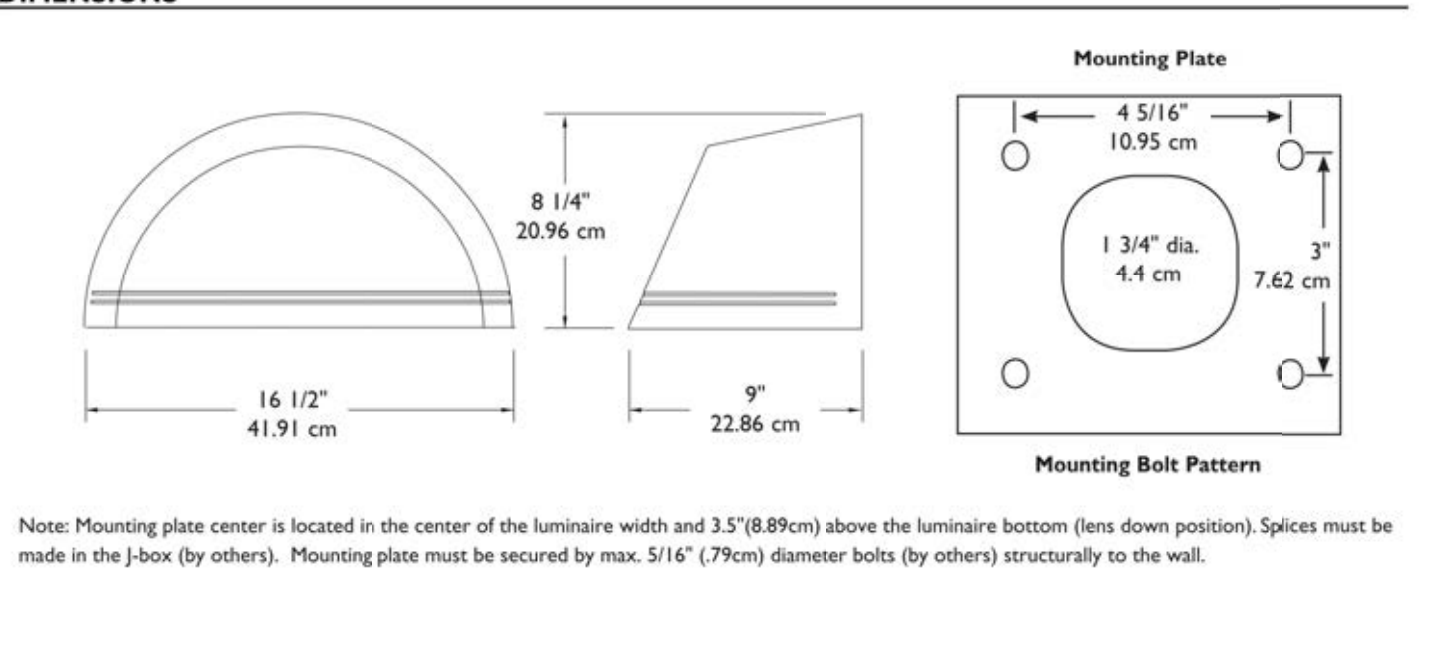
OPTIONS

F ¹	Fusing
PCB ¹	Button Type Photocontrol
QS ¹	Quartz Standby
QST ¹	Quartz Standby - Timed Delay
Q234 ¹	Quartz Emergency
Q1924 ¹	Quartz Emergency - Timed Delay
Q12V ^{1,10}	Quartz 12V Emergency
Q20MR ^{1,11}	(2)MR16 12V Emergency - 20 Watt
Q35MR ^{1,11}	(2)MR16 12V Emergency - 35 Watt
ELED ^{1,12}	(1)LED 12V Emergency Modules - 6.2 Watt
SL ¹	Solar Diffusing Lens
UT	5" Uplift
WLU ¹¹	Wet Location Door for Inverted Mount
WS ¹¹	Wall Mounted Box for Surface Conduit
WS/UT ¹¹	WS Option w/5" Uplift
WG ¹¹	Wire Guard
POLY ^{1,14}	Polycarbonate Sag Lens

EHR LUMINAIRES ONLY

B84CG	Bodine Remote Emergency Pack
ICE420 ⁴	IOTA Remote Emergency Battery Pack 226QF only
1162 ¹¹	IOTA Remote Emergency Battery Pack 226QF only

DIMENSIONS



Note: Mounting plate center is located in the center of the luminaire width and 3.5 (89mm) above the luminaire bottom (lens down position). Spices must be made in the 3/8" (9.5mm) by others). Mounting plate must be secured by max. 5/16" (79mm) diameter bolts (by others) structurally to the wall.

HENDERSON ENGINEERS
8345 LENEXA DRIVE, SUITE 300
LENEXA, KS 66241
TEL 913 742 3000 FAX 913 742 5001
www.hel-eng.com
165000962
NO. EXPIRES NUMBER: 6556D
EXPIRES 12/31/16

CARSON A. MOSER
LICENSE # PE-2014015037

ISSUE RECORD
ISSUE # DATE DESCRIPTION

SUMMIT EYE CENTER
EYE CLINIC AND AMBULATORY SURGERY CENTER
LEES SUMMIT, MO

ELECTRICAL SITE LIGHT FIXTURE CUT SHEETS

PROJECT NO: 15-059
DRAWN BY: HEI
CHECKED BY: HEI

ES020