



New Build Program



REVISION NOTES:

- Rev 1 - 01/07/21 AM - Add ATM Drive Signs to Package & Survey Images
- Rev 2 - 01/14/21 AM - Update Exterior Site Plan with New Provided
- Rev 3 - 06/02/21 AM - Revise Monument locations on pages 3 & 5
- Rev 4 - 02/09/22 T1 - Removed west elevation sign, directionals now D2-RE

Loc#: 368999- (Hwy 291 and SE Langsford Rd) OVP#38200P368999

890 E Langsford Rd.
Lee's Summit, MO 64063



SCOPE OF WORK			
E01	M-32	D/F Illuminated Monument Sign	32.4 Sq.Ft.
E02	LIF-WBO-24	Illuminated Channel Letters	36.9 Sq.Ft.
E03	LIF-WBO-24	Illuminated Channel Letters	36.9 Sq.Ft.
E04	LIF-WBO-24	Illuminated Channel Letters	36.9 Sq.Ft.
E05	HB-U	Headache Bar	2.5 Sq.Ft.
E06	CAN-ATM-SIG-OCT	Signature ATM Canopy	9.8 Sq.Ft.
E07	TC-P-ADA-V	Regulatory Sign	2.1 Sq.Ft.
E08	D2-RE	Directional Sign	2.3 Sq.Ft.
E09	D2-RE	Directional Sign	2.3 Sq.Ft.
E10	TC-P	"DO NOT ENTER" Regulatory Sign	6.3 Sq.Ft.
E11	4x8	Coming Soon Sign	

TOTAL AREA (Sq.Ft.)		168.4
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EXTERIOR



Drawing prepared by:

Location:
 890 E Langsford Rd
 Lee's Summit, MO 64063
 File Path:
 K:\ACCOUNTS\C\Chase Signature\Locations\2013-2020\3456_New Builds\Locations\2021\MO\368999_Lee's Summit\3456_368999_Lee's Summit_MO_R4

Proj #:
 3456
 Loc #:
 368999
 Order #:
 1147309
 SITE PLAN

Drawing prepared for:

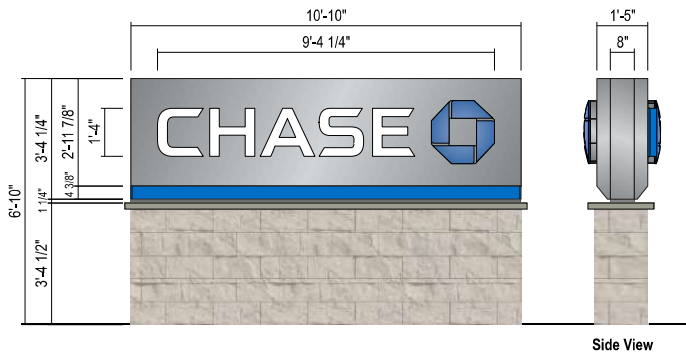
Rev.#	Req. #	Date	Artist
Original	333907	01/05/21	AM
Rev 1	334085	01/07/21	AM
Rev 2	334404	01/14/21	AM
Rev 3	341309	06/02/21	AM

Rev.#	Req. #	Date	Artist
Rev 4	368307	02/09/22	TI
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Rev.#	Req. #	Date	Artist
Rev 8	000000	00/00/00	XXX
Rev 9	000000	00/00/00	XXX
Rev 10	000000	00/00/00	XXX
Rev 11	000000	00/00/00	XXX

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DRC Page 2



Side View

E01 M-32-RE D/F ILLUMINATED MONUMENT SIGN WITH BRICK CLADDING 32.4 Sq. Ft.

QTY: 1

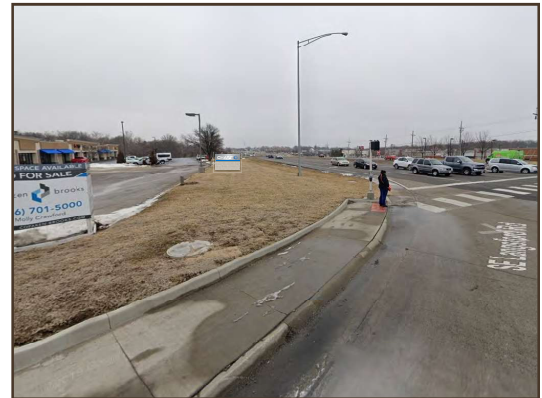
SCALE: 3/8"=1'-0"



STONE VENEER
MANUF. - COLORADO STONE
SERIES - CLASSIC
PRODUCT - CHISELED LIMESTONE
COLOR - CREAM



EXISTING



PROPOSED



Drawing prepared by:

Location:
890 E Langsford Rd
Lee's Summit, MO 64063

Proj #: 3456 **Loc #:** 368999 **Order #:** 1147309

RECOMMENDATIONS

Drawing prepared for:

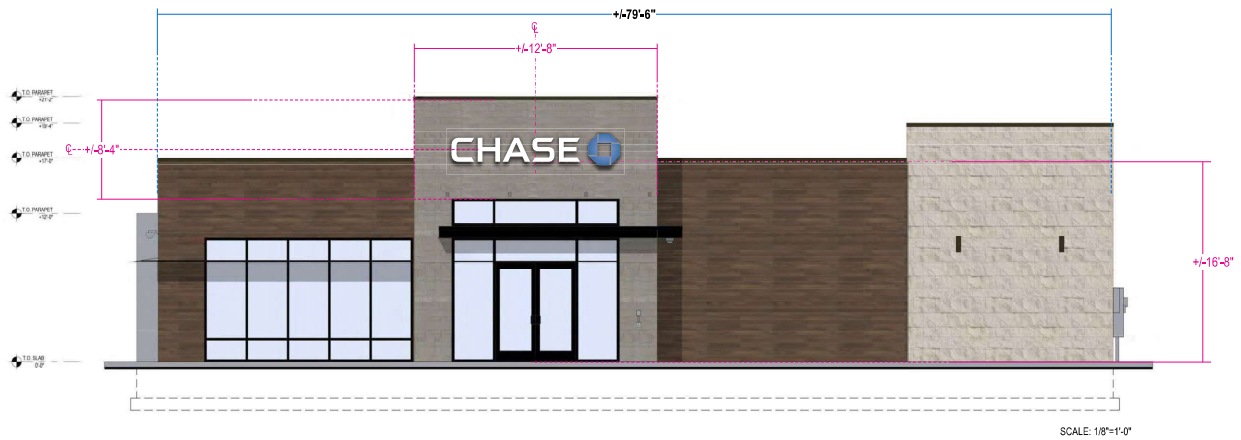


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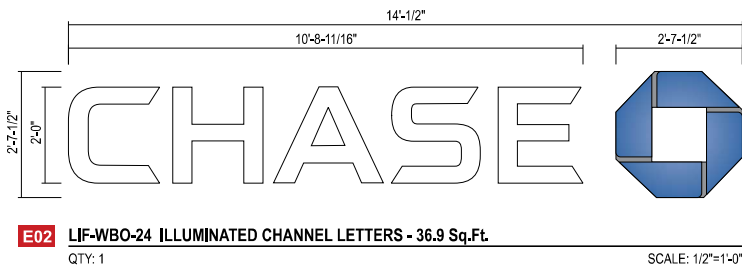
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Original	333907	01/05/21	AM	Rev 4	368307	02/09/22	TI	Rev 8	000000	00/00/00	XXX
Rev 1	334085	01/07/21	AM	Rev 5	000000	00/00/00	XXX	Rev 9	000000	00/00/00	XXX
Rev 2	334404	01/14/21	AM	Rev 6	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX
Rev 3	341309	06/02/21	AM	Rev 7	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX

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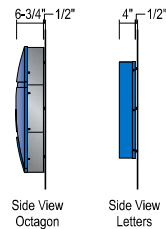
NORTH ELEVATION (PARKING)



E02 LIF-WBO-24 ILLUMINATED CHANNEL LETTERS - 36.9 Sq.Ft.

QTY: 1

SCALE: 1/2"=1'-0"



Drawing prepared by:

Location:

890 E Langford Rd
Lee's Summit, MO 64063

Proj #:

3456

Loc #:

368999

Order #:

1147309

RECOMMENDATIONS

Drawing prepared for:



Rev. #:

Req. #:

Date:

Artist:

Original	333907	01/05/21	AM
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Rev 2	334404	01/14/21	AM
Rev 3	341309	06/02/21	AM

Rev. #:

Req. #:

Date:

Artist:

Rev 4	368307	02/09/22	TI
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Rev. #:

Req. #:

Date:

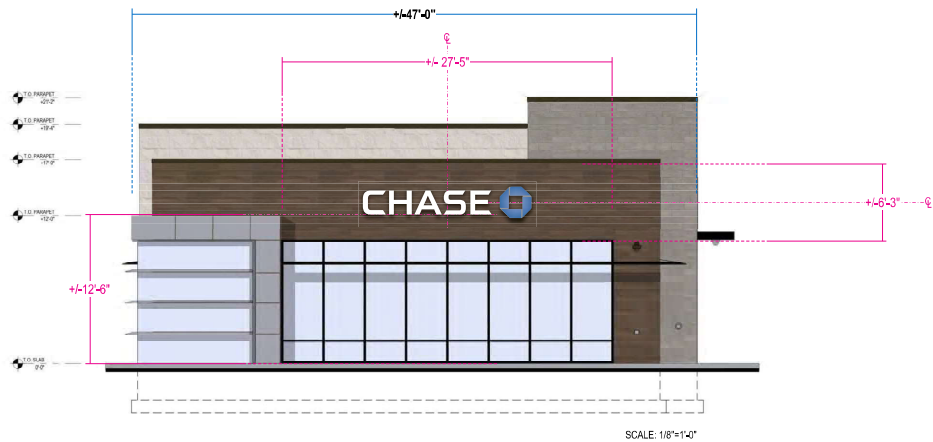
Artist:

Rev 8	000000	00/00/00	XXX
Rev 9	000000	00/00/00	XXX
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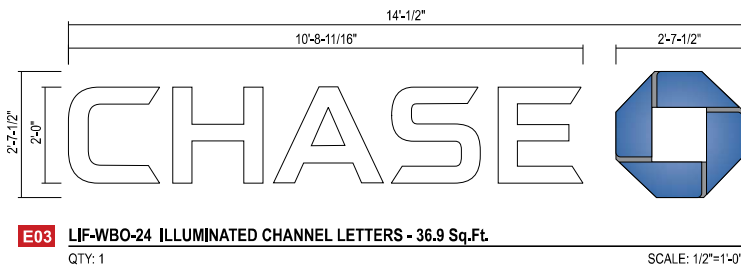
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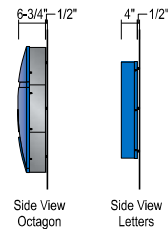
"FIELD VERIFY - DO NOT MANUFACTURE FROM THIS DRAWING UNLESS THIS LABEL HAS BEEN REMOVED"



EAST ELEVATION (NORTHEAST 291 HIGHWAY)



E03 LIF-WBO-24 ILLUMINATED CHANNEL LETTERS - 36.9 Sq.Ft.
QTY: 1



Drawing prepared by:

Location: 890 E Langford Rd
Lee's Summit, MO 64063

Proj #: 3456
Loc #: 368999
Order #: 1147309

RECOMMENDATIONS

Drawing prepared for:



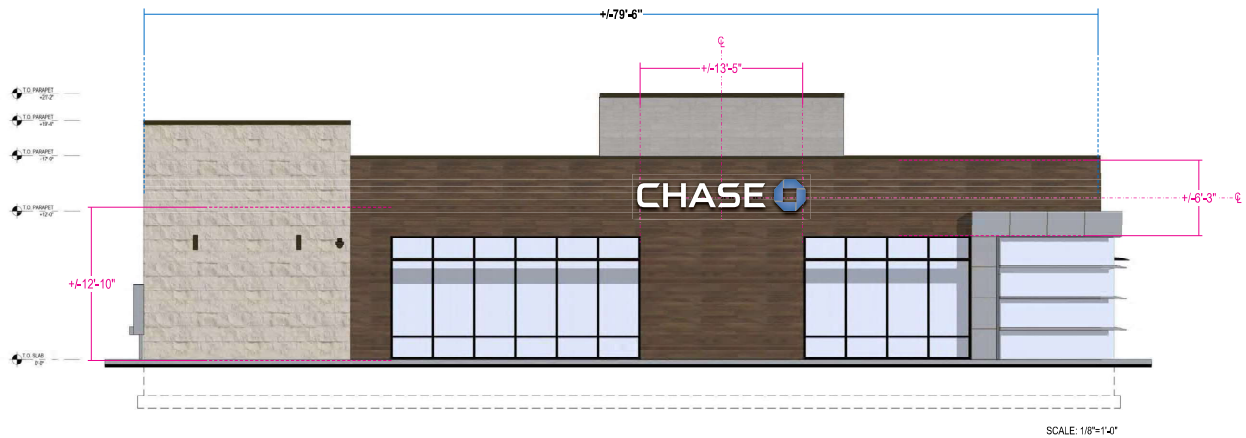
Rev.#	Req. #	Date	Artist
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Rev 2	334404	01/14/21	AM
Rev 3	341309	06/02/21	AM

Rev.#	Req. #	Date	Artist
Rev 4	368307	02/09/22	TI
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

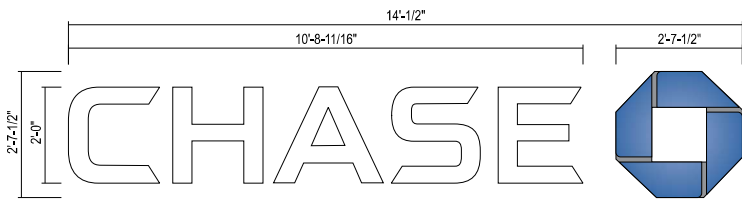
Rev.#	Req. #	Date	Artist
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Rev 10	000000	00/00/00	XXX
Rev 11	000000	00/00/00	XXX

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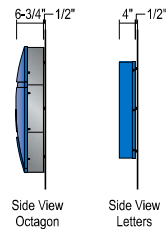
SOUTH ELEVATION (SE LANGSFORD)



E04 LIF-WBO-24 ILLUMINATED CHANNEL LETTERS - 36.9 Sq.Ft.

QTY: 1

SCALE: 1/2"=1'-0"



Drawing prepared by:
Location:
890 E Langsford Rd
Lee's Summit, MO 64063

Proj #:
3456
Loc #:
368999
Order #:
1147309

RECOMMENDATIONS



Drawing prepared for:

Rev.#	Req. #	Date	Artist
Original	333907	01/05/21	AM
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Rev 2	334404	01/14/21	AM
Rev 3	341309	06/02/21	AM

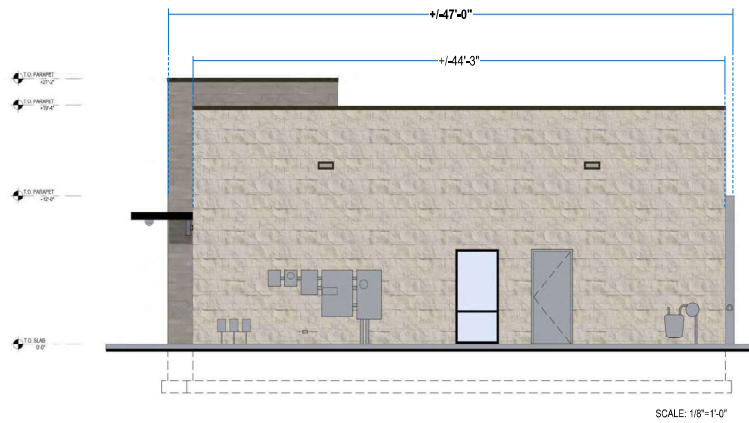
Rev.#	Req. #	Date	Artist
Rev 4	368307	02/09/22	TI
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Rev.#	Req. #	Date	Artist
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Rev 9	000000	00/00/00	XXX
Rev 10	000000	00/00/00	XXX
Rev 11	000000	00/00/00	XXX

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WEST ELEVATION (PARKING)



Drawing prepared by:
Location:
890 E Langsford Rd
Lee's Summit, MO 64063

Proj #: 3456
Loc #: 368999
Order #: 1147309

RECOMMENDATIONS



Drawing prepared for:

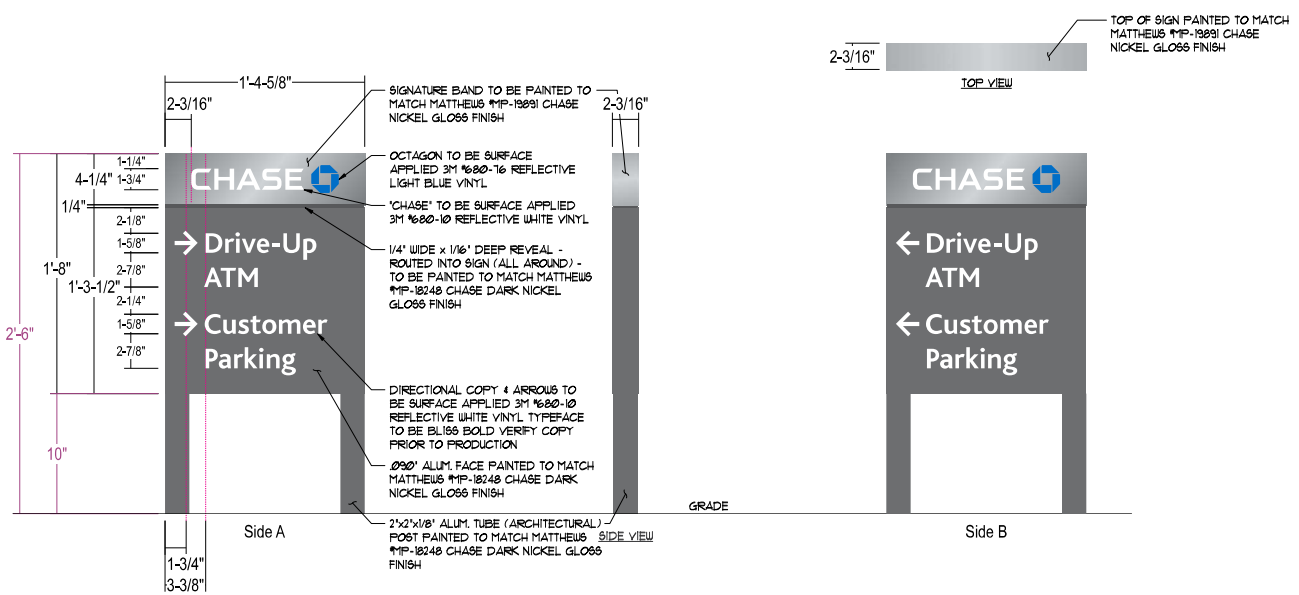
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Rev 1	334085	01/07/21	AM
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Rev.#	Req. #	Date	Artist
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Rev 7	000000	00/00/00	XXX

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Rev 10	000000	00/00/00	XXX
Rev 11	000000	00/00/00	XXX

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E08 D/F DIRECTIONAL SIGN

E09 Scale: 1'-1/2"=1'-0"

refer to
PRODUCTION SHOP DRAWING
8246854
for manufacturing details

QUANTITY: (2) Two required

CUSTOM D2-RE

2.3 square feet

Drawing prepared by:		Location:		Proj #:	Loc #:	Order #:	Drawing prepared for:		Rev.#:	Req. #:	Date:	Artist:	Rev.#:	Req. #:	Date:	Artist:	Rev.#:	Req. #:	Date:	Artist:
Stratus		890 E Langsford Rd		3456	368999	1147309	CHASE		Original	333907	01/05/21	AM	Rev 4	368307	02/09/22	TI	Rev 8	000000	00/00/00	XXX
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									Rev 2	334404	01/14/21	AM	Rev 6	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX
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		RECOMMENDATIONS																		

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DRC PANA 11

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Drive up/Walk up ATMs	
Would a Drive up/Walk up ATM be allowed?	Drive-through facility sign: An outdoor sign which is part of drive-through or drive-in facilities. This type of sign may include, but is not limited to, a changeable point of purchase advertising display that allows the retailer to list products and prices, for example, the full of fare for a fast food restaurant. Incidental sign: An announcement or other display providing information about the occupancy or conduct of business permitted on a premises, such as signs of credit cards accepted on the premises, hours of operation, a "closed" or "open" sign, emergency contact person name and telephone number, street address, "help wanted," "no loitering or solicitations," security system notices, notices required by law, and similar information.
Would there be any restrictions?	Drive-through facility signs: 1. Additional freestanding signs than those permitted in Table 9-1 are permitted for drive-through and drive-up facilities. 2. Size, number and placement of drive-through facility signs shall be subject to review by the Director as part of a Final Development Plan. 3. Drive-through facility signs shall not be counted toward the maximum number of permanent signs in Table 9-1. 4. Drive-through Facility signs may be internally illuminated or externally illuminated, subject to the lighting condition in Subsection 8.1. above. 8.1. Lighting. Any lighting shall be designed to minimize glare in all directions to the greatest extent possible. High intensity signs, such as floodlights, shall not be used to illuminate the sign, except when the light source is shielded or hidden from view at the property or street right-of-way line.
Would Illumination and Branding be allowed?	Drive-through Facility signs may be internally illuminated or externally illuminated, subject to the lighting condition in Subsection 8.1. above. 8.1. Lighting. Any lighting shall be designed to minimize glare in all directions to the greatest extent possible. High intensity lights, such as floodlights, shall not be used to illuminate the sign, except when the light source is shielded or hidden from view at the property or street right-of-way line.
Directional / Regulatory Signs	
Is our standard directional and regulatory sign package allowed?	Directional sign: Sign designed to provide direction to pedestrian and vehicular traffic within a facility. Driveway/parking lot signs: 1. In addition to freestanding signs permitted in Table 9-1, freestanding driveway signs shall be permitted as follows: a. Maximum of two per driveway entrance. b. Maximum area: Six square feet. c. Maximum height: Two and one-half feet or 30 inches. d. Internal lighting is permitted. 2. Additional driveway/parking lot signs within the site do not require sign permits.
If not, what are the variables/restrictions?	See above. Also see freestanding sign restrictions above.
Awnings / ATM Sunscreens	
Are branded awnings allowed?	Awning signs: 1. May either be attached to or incorporated into the material of the awning. 2. When the maximum sign area is a percentage of building facade, the calculation shall be based on the width of the awning times the height of the building. Canopy signs: 1. On attached canopies, if the sign area is a percentage of building facade, the calculation shall be based upon the width of the canopy times the height of the building. 2. On freestanding canopies, the sign area shall be calculated as a percentage of the canopy facade to which the sign is attached. 3. On freestanding canopies, canopy signs shall not extend above or below the top or bottom of the canopy facade. Over canopy signs: 1. Are permitted on canopies attached to a building. 2. Are not allowed on freestanding canopies. 3. Shall not extend above the roofline of the building.
What if any restrictions are there (illumination, color/materials, min & max projection)?	See above. Also see wall sign restrictions above.
Are ATM sunscreens allowed? Do they count against overall SF?	Not stipulated by code, subject to plan review.
Other Governing Agencies	
Identify other governing agencies that could override code (ARB, HRB, PLD, etc) and list the known restrictions	
Permitting / Variance Process	
What is the application process and timing for variance approval? What are the variance application fees?	
What is the likelihood of being granted a variance with this municipality?	
Architectural Lighting	
Is Architectural lighting allowed? Does it count against overall SF?	Prohibited signs: Painted and/or architectural wood sign (except as approved by planning commission) The article does not apply to the following: 1. Architectural features. Architectural features: Decorative materials, embellishments, attachments, or other elements of buildings that do not contain letters, trademarks, moving parts or lights. Examples include columns, cornices, arches, dormers, public and private art, and sculptures attached to the building. Architectural support structure: A structure that serves as the base of a sign, or the structural members supporting sign, containing architectural features or designs to provide a decorative finish or covering over the supporting members.
Additional Comments	

Please list any additional comments	Sign Permit: A sign permit becomes null and void unless: 1. The work on the site authorized by that permit is commenced within 180 days after its issuance, or 2. The work authorized on the site by that permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Prohibited signs: 1. Internally illuminated signs with white background. 2. Painted wall sign. 3. Pole sign. 4. Projection sign. 5. Raceway, except as further provided in this article. 6. Roof sign. 7. Sign sign. 8. Window sign, exterior. Sign face area: a. The area of a sign face is computed as the area within the smallest rectangle enclosing the limits of a sign face, or the combination of the areas of all such rectangles delimiting each sign face, together with any frame or material, texture, or color forming an integral part of the sign face or used to differentiate the sign face from the structure upon which it is placed. b. The sign face area does not include any of the following elements outside of the rectangle that delimits the sign face: (1) The structure, supports or uprights on which the sign face is placed, and (2) Any part of the sign structure that does not contain any message or idea and is purely structural or decorative in nature. This includes any base or frame of a monument sign. c. If the sign includes words, letters, figures, symbols, logos, figures, colors, or other design elements that routinely change from time to time, the sign face area includes the entire area within which: (1) The changeable copy is placed, and (2) Any frame or material, texture, or color forming an integral part of the sign face or used to differentiate the sign face from the structure upon which it is placed. d. Any open space contained within the limits of the rectangle delimiting the sign face is included in computing the area of the sign face, sign face module, or sign structure. e. For multi-faced signs, when the sign face surfaces are parallel (back-to-back), or where the interior angle formed by the faces is 45 degrees or less, the area of the sign is the area of the largest side. For all other multi-faced signs, the area of the sign is the total area on all sides that can be viewed at one time from any angle. f. For purposes of calculating permitted sign area as a percentage of building facade, the following measurements apply: 1. The area of a building facade shall be computed as width times height of the building, not including the roof. 2. If the building facade has one or more offsets of less than five feet, the entire facade, without regard for the offsets, may be counted as a single plane of the building. If the building facade has an offset of five feet or greater, each plane of the building shall be counted as a separate facade. 3. For multi-tenant buildings, the building facade area shall be the width times height of the tenant space occupied by the business. 4. For attached awning and canopy signs, the building facade area shall be the width of the awning or canopy times height of the building.
Code Link	https://library.municode.com/mo/lee_s_summit/codes/unified_development_ordinance/?node=PAR19SI
The signifier of this code check understands and agrees to the following: This code check is not inclusive and should not be used in place of the sign ordinance code for said city. Please use the definitions, prohibitions and exemptions of the ordinance in conjunction with this code check. This code check is good for the day on which it is completed only. Information contained herein is a guideline and should not in any way be taken as a permit approval. Signs should not be produced until the permit has been issued. Signage approval is given subject to interpretation of the local official rules of the ordinance for their city's implementation. This code check is completed with the knowledge of specific project details and Capacities The Ditch does not assume any liability, we simply provide the code information based on the current code. This provider is not responsible for changes in local sign codes after the completion date, or for the review process, interpretation, calculation or fees of local authorities. It is understood that a permit will be obtained prior to manufacture, if required by authority. This code check is provided with the assumption that you will obtain the standard property owner approval. This information herein is intended to assist the city has full and we cannot be responsible if they do not follow as their sign plan to follow. We strongly encourage you to check your local sign rules and to apply the sign plan before manufacturing a sign. Copyright 2022 Expedite The Ditch 614.838.8315	

15

Drawing prepared by:



Location:
890 E Langsford Rd
Lee's Summit, MO 64063
File Path:
K:\ACCOUNTS\C\Chase Signature\Locations\2013-2020\3456_New Builds\Locations\2021\MO\368999_Lee's Summit\3456_368999_Lee's Summit_MO_R4

Proj #: 3456
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CODE CHECK

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