



VIEW OF FRONT OF APARTMENT BUILDING N.T.S.

DETACHED GARAGE AREA SUMMARY	
GARAGE	GROSS AREA
1A	2484 SF
1B	2304 SF
1C	2304 SF
2A	2304 SF
2B	2304 SF
2C	2304 SF
3A	2304 SF
3B	2304 SF
3C	2304 SF
4A	2304 SF
4B	2304 SF
4C	2304 SF
GRAND TOTAL	27,828 SF

BUILDING AREA SUMMARY	
LEVEL	GROSS AREA - BUILDING 1
BASEMENT	11,772 SF
1ST FLOOR	18,452 SF
2ND FLOOR	17,896 SF
3RD FLOOR	17,802 SF
4TH FLOOR	12,340 SF
GRAND TOTAL	78,261 SF

BUILDINGS 2,3,4 SAME AREA SUMMARY

LEVEL	GROSS AREA - BUILDINGS 1-4
GRAND TOTAL	313,044 SF

CLUBHOUSE AREA SUMMARY	
LEVEL	GROSS AREA
BASEMENT T/S	4,936 SF
1ST FLOOR	4,665 SF
GRAND TOTAL	9,601 SF

BUILDING 4 UNIT MATRIX			
NAME	COMMENTS	AREA	COUNT
BASEMENT			
UNIT A1-ALT-1	1 BED / 1 BATH	777 SF	4
UNIT B2-ALT-1	2 BED / 2 BATH	1,230 SF	2
UNIT B4	2 BED / 2 BATH	1,122 SF	1
UNIT C1	3 BED / 2 BATH	1,232 SF	1

1ST FLOOR			
STUDIO ALT	1 BED / 1 BATH	507 SF	1
UNIT A1 TYPE A	1 BED / 1 BATH	742 SF	1
UNIT A1-ALT-2	1 BED / 1 BATH	739 SF	2
UNIT A2	1 BED / 1 BATH	739 SF	1
UNIT B2-ALT-2	2 BED / 2 BATH	1,191 SF	2
UNIT B4	2 BED / 2 BATH	1,122 SF	2
UNIT C1	3 BED / 2 BATH	1,237 SF	1

2ND FLOOR			
STUDIO	1 BED / 1 BATH	485 SF	2
STUDIO ALT	1 BED / 1 BATH	507 SF	1
UNIT A1	1 BED / 1 BATH	752 SF	7
UNIT B2	2 BED / 2 BATH	1,119 SF	3
UNIT B3	2 BED / 2 BATH	1,063 SF	1
UNIT B4	2 BED / 2 BATH	1,122 SF	2
UNIT C1	3 BED / 2 BATH	1,237 SF	2

3RD FLOOR			
STUDIO	1 BED / 1 BATH	485 SF	2
STUDIO ALT	1 BED / 1 BATH	507 SF	1
UNIT A1	1 BED / 1 BATH	752 SF	7
UNIT B2	2 BED / 2 BATH	1,119 SF	3
UNIT B2 TYPE A	2 BED / 2 BATH	1,119 SF	1
UNIT B3	2 BED / 2 BATH	1,063 SF	1
UNIT B4	2 BED / 2 BATH	1,122 SF	2
UNIT C1	3 BED / 2 BATH	1,237 SF	2

4TH FLOOR			
STUDIO	1 BED / 1 BATH	485 SF	2
UNIT A1	1 BED / 1 BATH	752 SF	7
UNIT A1-ALT-3	1 BED / 1 BATH	797 SF	1
UNIT B2	2 BED / 2 BATH	1,119 SF	2
UNIT B3	2 BED / 2 BATH	1,063 SF	1

GRAND TOTAL: 67
SEE CIVIL DRAWINGS FOR BUILDING LOCATIONS

BUILDING 3 UNIT MATRIX			
NAME	COMMENTS	AREA	COUNT
BASEMENT			
UNIT A1-ALT-1	1 BED / 1 BATH	777 SF	4
UNIT B2-ALT-1	2 BED / 2 BATH	1,230 SF	2
UNIT B4	2 BED / 2 BATH	1,122 SF	1
UNIT C1	3 BED / 2 BATH	1,232 SF	1

1ST FLOOR			
STUDIO ALT	1 BED / 1 BATH	507 SF	1
UNIT A1 TYPE A	1 BED / 1 BATH	742 SF	1
UNIT A1-ALT-2	1 BED / 1 BATH	739 SF	2
UNIT A2	1 BED / 1 BATH	739 SF	1
UNIT B2-ALT-2	2 BED / 2 BATH	1,191 SF	2
UNIT B4	2 BED / 2 BATH	1,122 SF	2
UNIT C1	3 BED / 2 BATH	1,237 SF	1

2ND FLOOR			
STUDIO	1 BED / 1 BATH	485 SF	2
STUDIO ALT	1 BED / 1 BATH	507 SF	1
UNIT A1	1 BED / 1 BATH	752 SF	7
UNIT B2	2 BED / 2 BATH	1,119 SF	3
UNIT B3	2 BED / 2 BATH	1,063 SF	1
UNIT B4	2 BED / 2 BATH	1,122 SF	2
UNIT C1	3 BED / 2 BATH	1,237 SF	2

3RD FLOOR			
STUDIO	1 BED / 1 BATH	485 SF	2
STUDIO ALT	1 BED / 1 BATH	507 SF	1
UNIT A1	1 BED / 1 BATH	752 SF	7
UNIT B2	2 BED / 2 BATH	1,119 SF	3
UNIT B3	2 BED / 2 BATH	1,063 SF	1
UNIT B4	2 BED / 2 BATH	1,122 SF	2
UNIT C1	3 BED / 2 BATH	1,237 SF	2

4TH FLOOR			
STUDIO	1 BED / 1 BATH	485 SF	2
UNIT A1	1 BED / 1 BATH	752 SF	7
UNIT A1-ALT-3	1 BED / 1 BATH	797 SF	1
UNIT B2	2 BED / 2 BATH	1,119 SF	2
UNIT B3	2 BED / 2 BATH	1,063 SF	1

GRAND TOTAL: 67
SEE CIVIL DRAWINGS FOR BUILDING LOCATIONS

BUILDING 2 UNIT MATRIX			
NAME	COMMENTS	AREA	COUNT
BASEMENT			
UNIT A1-ALT-1	1 BED / 1 BATH	777 SF	4
UNIT B2-ALT-1	2 BED / 2 BATH	1,230 SF	2
UNIT B4	2 BED / 2 BATH	1,122 SF	1
UNIT C1 TYPE A	3 BED / 2 BATH	1,232 SF	1

1ST FLOOR			
STUDIO ALT	1 BED / 1 BATH	507 SF	1
UNIT A1 TYPE A	1 BED / 1 BATH	742 SF	1
UNIT A1-ALT-2	1 BED / 1 BATH	739 SF	2
UNIT A2	1 BED / 1 BATH	739 SF	1
UNIT B2-ALT-2	2 BED / 2 BATH	1,191 SF	2
UNIT B4	2 BED / 2 BATH	1,122 SF	2
UNIT C1	3 BED / 2 BATH	1,237 SF	1

2ND FLOOR			
STUDIO	1 BED / 1 BATH	485 SF	2
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STUDIO ALT	1 BED / 1 BATH	507 SF	1
UNIT A1	1 BED / 1 BATH	752 SF	7
UNIT B2	2 BED / 2 BATH	1,119 SF	3
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UNIT B4	2 BED / 2 BATH	1,122 SF	2
UNIT C1	3 BED / 2 BATH	1,237 SF	2

4TH FLOOR			
STUDIO	1 BED / 1 BATH	485 SF	2
UNIT A1	1 BED / 1 BATH	752 SF	7
UNIT A1-ALT-3	1 BED / 1 BATH	797 SF	1
UNIT B2	2 BED / 2 BATH	1,119 SF	2
UNIT B3	2 BED / 2 BATH	1,063 SF	1

GRAND TOTAL: 67
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BUILDING 1 UNIT MATRIX			
NAME	COMMENTS	AREA	COUNT
BASEMENT			
UNIT A1-ALT-1	1 BED / 1 BATH	777 SF	4
UNIT B2-ALT-1	2 BED / 2 BATH	1,230 SF	2
UNIT B4	2 BED / 2 BATH	1,122 SF	1
UNIT C1	3 BED / 2 BATH	1,232 SF	1

1ST FLOOR			
STUDIO ALT	1 BED / 1 BATH	507 SF	1
UNIT A1 TYPE A	1 BED / 1 BATH	742 SF	1
UNIT A1-ALT-2	1 BED / 1 BATH	739 SF	2
UNIT A2	1 BED / 1 BATH	739 SF	1
UNIT B2-ALT-2	2 BED / 2 BATH	1,191 SF	2
UNIT B4	2 BED / 2 BATH	1,122 SF	2
UNIT C1	3 BED / 2 BATH	1,237 SF	1

2ND FLOOR			
STUDIO	1 BED / 1 BATH	485 SF	2
STUDIO ALT	1 BED / 1 BATH	507 SF	1
UNIT A1	1 BED / 1 BATH	752 SF	7
UNIT B2	2 BED / 2 BATH	1,119 SF	3
UNIT B3	2 BED / 2 BATH	1,063 SF	1
UNIT B4	2 BED / 2 BATH	1,122 SF	2
UNIT C1	3 BED / 2 BATH	1,237 SF	2

3RD FLOOR			
STUDIO	1 BED / 1 BATH	485 SF	2
STUDIO ALT	1 BED / 1 BATH	507 SF	1
UNIT A1	1 BED / 1 BATH	752 SF	7
UNIT B2	2 BED / 2 BATH	1,119 SF	3
UNIT B3	2 BED / 2 BATH	1,063 SF	1
UNIT B4	2 BED / 2 BATH	1,122 SF	2
UNIT C1	3 BED / 2 BATH	1,237 SF	2

4TH FLOOR			
STUDIO	1 BED / 1 BATH	485 SF	2
UNIT A1	1 BED / 1 BATH	752 SF	7
UNIT A1-ALT-3	1 BED / 1 BATH	797 SF	1
UNIT B2	2 BED / 2 BATH	1,119 SF	2
UNIT B3	2 BED / 2 BATH	1,063 SF	1

GRAND TOTAL: 67
SEE CIVIL DRAWINGS FOR BUILDING LOCATIONS

PROJECT TEAM

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CONTACT: DAN FOSTER

SITE DATA

TOTAL LAND AREA	736,164 SF (16.9 AC)
TOTAL BUILDING FOOTPRINT	111,119 SF
TOTAL BUILDING AREA	336,720 SF
TOTAL RESIDENTIAL UNIT COUNT	268 UNITS
DENSITY (UNITS/ACRE)	+ 1 SHORT GUEST SUITE IN CLUBHOUSE 15.9/ACRE
PARKING	REF. CIVIL

PROJECT INFORMATION

PROJECT ADDRESS:
2840 SE BLUE PKWY
CITY: LEE'S SUMMIT, 64083
COUNTY: JACKSON
STATE: MO

LEGAL DESCRIPTION:

14-12-24 BG PT SIL NW1/4 NW1/4 32' E SW CR N 429.76' TO PT 233.50' S N/L S 1/2 1/4 1/4 E 754.55' N 233.50' TO PT N/L S 1/2 1/4 1/4 E ALG N/L TO NW CR S 1/2 NE1/4 NW1/4 S 313.50' E 474.64' TO PT 844.54' W E/L S 1/2 NE1/4 NW1/4 S 348.36' W 474.81' TO SE CR NW1/4 NW1/4 W ALG SIL 1/4 1/4 1287.38' TO POB EX 1.656 AC EX 6.92 AC EX 3.83 AC & EX 1.10 AC & EX 3.66 AC 2.173 ACS M/L SHC 500

ZONING:

ZONING DESIGNATION: PUDMR

VICINITY MAP



GENERAL NOTES

- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, CODES AND AMENDMENTS. NOTHING IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CONSTRUED AS REQUIRING OR PERMITTING WORK CONTRARY TO THESE RULES, REGULATIONS, AND CODES.
- THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.
- DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS. IF DIMENSIONS APPEAR TO BE INSUFFICIENT OR CONTRADICTORY, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BY TAKING FIELD MEASUREMENTS. PROPER FIT AND ATTACHMENTS OF ALL SPECIFIED ITEMS AND WORK IS REQUIRED.
- THE CONTRACTOR SHALL THOROUGHLY REVIEW THE DRAWINGS AND SPECIFICATIONS AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT. HOWEVER, WHERE A CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS OCCURS, WHICHEVER IS OF GREATER VALUE AND/OR QUANTITY WILL TAKE PRECEDENT. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR AND EACH SUBCONTRACTOR SHALL INSTALL ALL THEIR MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS TO MEET PRODUCT WARRANTY REQUIREMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- THE CONTRACTOR AND EACH SUBCONTRACTOR AFFIRMATIVELY REPRESENTS THAT THEY ARE SKILLED AND EXPERIENCED IN THE PERFORMANCE OF WORK AS REQUIRED BY THIS PROJECT AND IN THE USE AND INTERPRETATION OF DRAWINGS AND SPECIFICATIONS SUCH AS THOSE INCLUDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR AGREES THAT IT SHALL BE CONCLUSIVELY PRESUMED THAT THE CONTRACTOR HAS EXERCISED HIS AFOREMENTIONED SKILL AND EXPERIENCE AND HAS FOUND THE DRAWINGS AND SPECIFICATIONS SUFFICIENT AND FREE FROM AMBIGUITIES, ERRORS, DISCREPANCIES, AND OMISSIONS FOR THE PURPOSE OF DETERMINING ITS CONTRACT FOR THE PERFORMANCE OF THE WORK IN CONFORMITY WITH THE DRAWINGS, SPECIFICATIONS, AND ALL OTHER CONTRACT DOCUMENTS.
- THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY AND ARE RESPONSIBLE FOR ALL WORK PERTAINING TO THEIR TRADE REGARDLESS OF DRAWING OR SECTION OF SPECIFICATIONS IT IS WRITTEN OR DEPICTED IN. ALL COSTS SUBMITTED AND WORK PERFORMED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED FOR A COMPLETE AND FUNCTIONING SYSTEM TO FULFILL THE INTENT OF THE CONTRACT DOCUMENTS WHETHER FULLY DEFINED BY THE DRAWINGS AND SPECIFICATIONS OR NOT. ANY DISCREPANCY AND/OR UNCERTAINTY SHOULD BE VERIFIED WITH THE ARCHITECT.
- IN NO CASE SHALL ANY CONTRACTOR PROCEED WITH WORK IN UNCERTAINTY.
- IF THE CONTRACTOR OR THE OWNER SELECTS OR SUBSTITUTES ANY ASSEMBLY, SYSTEM, PRODUCT, MATERIAL, OR DESIGN FOR THE PROJECT WITHOUT OR AGAINST THE ARCHITECT'S APPROVAL, THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THAT DECISION BY THE CONTRACTOR OR OWNER OR FOR THE PERFORMANCE OF SUCH ITEMS, AND THE ARCHITECT SHALL NOT BE REQUIRED TO ISSUE ANY OPINION OR CERTIFICATE WITH RESPECT TO SUCH ITEMS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF WORK BETWEEN ALL TRADES AND WILL IDENTIFY ALL BLOCKING, SURFACE PREPARATION AND SIMILAR ITEMS THAT ARE NECESSARILY PROVIDED BY ONE TRADE TO FACILITATE THE WORK OF ANY OTHER. ALL TRADES WILL BE REQUIRED TO REPORT ANY DEFICIENCIES ON THE PROJECT WHICH WOULD LEAD TO AN INCOMPLETE OR POOR-QUALITY FINISHED PRODUCT.
- EACH TRADE SHALL EXAMINE ALL SUBSURFACES AND WORK OF OTHERS THAT AFFECT THEIR INDIVIDUAL SCOPE OF WORK. REPORT IN WRITING, TO THE GENERAL CONTRACTOR, WITH A COPY TO THE ARCHITECT, ANY CONDITIONS, EXCEPT FOR UNFORESEEN EXISTING CONDITIONS, WHICH MAY PROVE DETRIMENTAL TO THE WORK. FAILURE TO OBSERVE THIS INJUNCTION WILL CONSTITUTE A WAIVER TO ANY SUBSEQUENT CLAIMS TO THE CONTRARY AND MAKE THIS CONTRACTOR RESPONSIBLE FOR ANY CORRECTION ARCHITECT MAY REQUIRE. COMMENCEMENT OF WORK WILL BE CONSTRUED AS ACCEPTANCE OF ALL SUBSURFACES.
- CONTRACT DOCUMENTS DO NOT ILLUSTRATE EVERY CONDITION; WORK NOT EXPRESSLY DETAILED SHALL BE CONSTRUCTED SIMILAR TO PARTS THAT ARE DETAILED. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH WORK. WHENEVER THE CONTRACT DOCUMENTS REASONABLY IMPLY MATERIALS OR INSTALLATION AS NECESSARY TO PRODUCE THE INTENDED RESULTS, BUT DO NOT FULLY DETAIL OR SPECIFY SUCH MATERIALS, THE CONTRACTOR SHALL PROVIDE THE MATERIALS AND LABOR REQUIRED FOR INSTALLATION NONETHELESS.
- CONTRACT DOCUMENTS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. PROVIDE PRODUCTS COMPLETE WITH ACCESSORIES, TRIM, FINISH FASTENERS, AND OTHER ITEMS NEEDED FOR A COMPLETE INSTALLATION AND INDICATED USE AND EFFECT.
- DESIGN INTENT INCLUDES CONCEALING ALL PIPES, CONDUITS, DUCT LINES, ETC. ABOVE FINISHED SOFFIT/CEILING OR WITHIN WALLS AND CHASES, U.N.O.
- THESE NOTES ARE NOT INTENDED TO LIMIT THE RESPONSIBILITIES OF THE CONTRACTOR AS DEFINED ELSEWHERE IN THE CONTRACT DOCUMENTS.
- DIMENSIONS NOTED AS "FIELD VERIFY" SHALL BE CHECKED AT THE SITE BY THE CONTRACTOR AND REVIEWED WITH THE ARCHITECT BEFORE INCORPORATING INTO THE WORK.
- PROVIDE ALL WORK INDICATED UNLESS SPECIFICALLY NOTED AS "NOT IN CONTRACT" (NIC), "FURNISHED BY OTHERS" (FBO) OR EXISTING.

PERMIT SET



A NEW DEVELOPMENT: RESIDENCES AT BLACKWELL 50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
• 3.24.2023 - PERMIT SUBMITTAL
• 4.5.2023 - ADD. #1

REVISIONS:

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.

A0.00

