

R-1
SINGLE FAMILY RESIDENTIAL

PMIX
MULTIFAMILY
RESIDENTIAL

SUMMIT LOT 10B
FAIR, LOT 10A-10C

PMIX
COMMERCIAL

LOT 4C-1
SUMMIT ORCHARD,
LOT 4C-1, 4C-2 AND 4C-3

PMIX
COMMERCIAL

LAMP RYNERARSON
9001 STATE LINE ROAD, SUITE 200
KANSAS CITY, MO 64114
CONTACT: DAN MCGHEE
(816) 361-0440
Dan.McGhee@lamprynearson.com

SUMMIT FAIR, LOTS 10D-10F, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

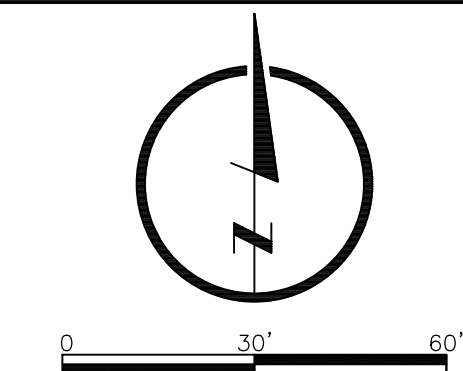
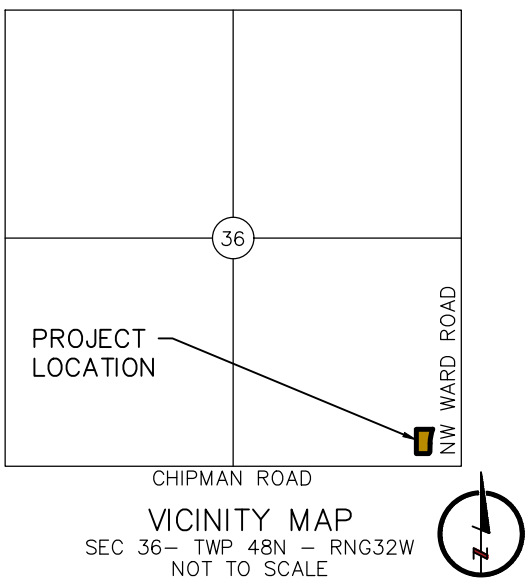
LOT DATA TABLE	
ZONING	PMIX
LOT 10D	55,798 S.F., 1.28 AC
LOT 10E	33,475 S.F., 0.77 AC
LOT 10F	32,309 SF, 0.74 AC
TOTAL	121,582 SF, 2.79 AC

BUILDING SUMMARY TABLE	
LOT 10D	
AUTOMOTIVE TIRE STORE	8,600 S.F.
FAR	0.1541
LOT 10E	
RESTAURANT W/ DRIVE THRU	2,000 S.F.
FAR	0.0597
LOT 10F	
AUTOMOBILE SERVICE	1,500 S.F.
FAR	0.0464
APPROVED NOT SHOWN	200 S.F.
TOTAL APPROVED BUILDING S.F.	12,300 S.F.

PARKING SUMMARY		
LOT 10D		
BUILDING SF – 8,600 S.F.		
USE – AUTOMOTIVE TIRE STORE		
REQUIRED PARKING – 3 SPACES PER SERVICE BAY		18
PARKING PROVIDED		50
LOT 10E		
BUILDING SF – 2,000 SF		
USE – CARRY OUT, DRIVE UP, OR DRIVE THRU ONLY		
# OF EMPLOYEES (MAX SHIFT) – 8		
REQUIRED PARKING – 2 + 1 PER EMPLOYEE (MAX SHIFT)		10 SPACES
PARKING PROVIDED		21 SPACES
LOT 10F		
BUILDING S.F. – 1,500 S.F.		
USE – AUTOMOBILE SERVICE		
REQUIRED PARKING		
2 PER 1,000 S.F. INDOOR SALES AREA		3 SPACES
1 PER 2,500 S.F. OUTDOOR DISPLAY		0 SPACES
3 PER SERVICE BAY		6 SPACES
TOTAL REQUIRED PARKING		9 SPACES
PARKING PROVIDED		13 SPACES

IMPERVIOUS AREA SUMMARY	
LOT 10D	
IMPERVIOUS AREA	41,316 S.F. (74%)
OPEN SPACE	14,482 S.F. (26%)
LOT 10E	
IMPERVIOUS AREA	22,228 S.F. (66%)
OPEN SPACE	11,247 S.F. (34%)
LOT 10F	
IMPERVIOUS AREA	18,840 S.F. (58%)
OPEN SPACE	13,469 S.F. (42%)

PERMITTED USES SUMMARY
RETAIL
RESTAURANT (DINE IN, WALK UP, AND DRIVE THRU)
COMMERCIAL (INCLUDING AUTOMOTIVE ORIENTED USES)



NOT RELEASED FOR CONSTRUCTION

MARK DANIEL McGHEE JR.

MO PE - 2008019568

OVERALL SITE PLAN

REVISED PRELIMINARY DEVELOPMENT PLAN

SUMMIT FAIR LOTS 10D-10F
LEE'S SUMMIT, JACKSON COUNTY, MO



Know what's **below**.
Call before you dig.

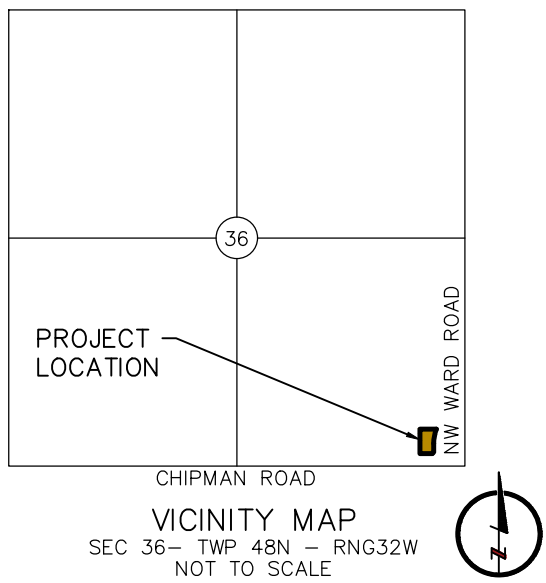
REVISIONS

DESIGNER / DRAFTER

DATE	OCTOBER 2025
PROJECT NUMBER	0325114
BOOK AND PAGE	

MISSOURI AUTHORIZATION NUMBER
E-2013011903 | LS-2019043127

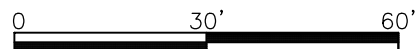
SHEET



- LEGEND
- | | |
|-----------------|------------------------|
| —— PL —— | PROPERTY LINE |
| —— LL —— | LOT LINE |
| —— ——— | SECTION LINE |
| —— ——— | RIGHT-OF-WAY |
| - - - 999 - - - | EXISTING CONTOURS |
| —— 999 —— | PROPOSED MINOR CONTOUR |
| —— 1000 —— | PROPOSED MAJOR CONTOUR |

SITE GRADING NOTES:

1. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 1-FT INTERVALS.



NOT RELEASED FOR CONSTRUCTION

MARK DANIEL MCGHEE JR

MO PE - 2008019568

REVISED PRELIMINARY DEVELOPMENT PLAN

SUMMIT FAIR LOTS 10D-10F
LEE'S SUMMIT, JACKSON COUNTY, MO



REVISIONS

DESIGNER / DRAFTER

DATE _____

OCTOBER 2025PROJECT NUMBER
08-0697-C-1

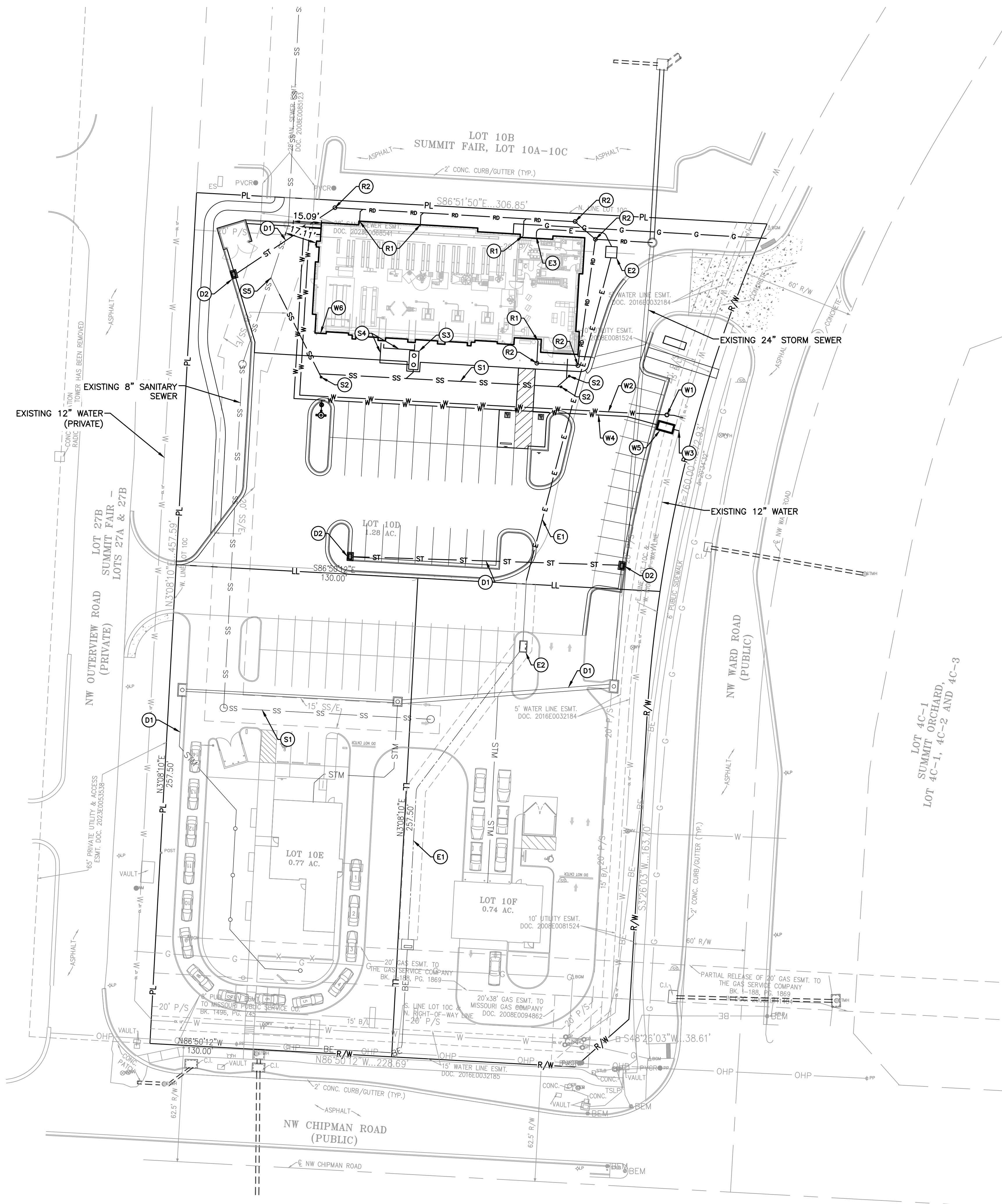
BOOK AND PAGE

MISSOURI AUTHORIZATION NUMBER

E-2013011903 | LS-2019043127

SHEET

3



LEGEND

- | | |
|-----------|----------------|
| — PL — | PROPERTY LINE |
| — LL — | LOT LINE |
| — — — | SECTION LINE |
| - - - - - | EASEMENT |
| — — — — — | RIGHT-OF-WAY |
| — SS — | SANITARY SEWER |
| — ST — | STORM SEWER |
| — RD — | ROOF DRAIN |
| — E — E | ELECTRIC LINE |
| — G — G | GAS LINE |
| — W — W | WATER LINE |

SITE UTILITY NOTES:

1. ALL UTILITIES SHALL MEET THE DESIGN AND CONSTRUCTION STANDARDS FOR THE CITY OF LEE'S SUMMIT.
2. PROPOSED BUILDINGS SHALL BE AT LEAST 15'-FT FROM SANITARY SEWER MAINS.
3. WATER AND SEWER LINES SHALL MAINTAIN AT LEAST 10'-FT OF CLEAR HORIZONTAL SEPARATION AND 18" OF CLEAR VERTICAL SEPARATION AT CROSSINGS.

UTILITY KEY NOTES:

- (S1) SANITARY SEWER SERVICE
- (S2) SANITARY SEWER CLEANOUT
- (S3) OIL/GREASE SEPARATOR
- (S4) OIL/GREASE SEPARATOR VENT(S)
- (S5) CONNECT SANITARY SEWER SERVICE TO EXISTING MAIN W/CUT IN WYE OR TEE
- (W1) 1-1/2" WATER METER
- (W2) 2" WATER SERVICE
- (W3) CONNECT TO EXISTING WATER
- (W4) 8" PVC C900 FIRE LINE
- (W5) FIRE LINE VAULT W/ DOUBLE CHECK BACKFLOW PREVENTER
- (W6) FDC CONNECTION
- (E1) UNDERGROUND ELECTRIC SERVICE
- (E2) CONCRETE TRANSFORMER PAD
- (E3) ELECTRIC ENTRY INTO BUILDING
- (G1) GAS ENTRY INTO BUILDING WITH METER
- (R1) ROOF DRAIN
- (R2) ROOF DRAIN CLEANOUT
- (D1) STORM SEWER
- (D2) STORM SEWER CURB INLET

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	PLANT SIZE	CONT	HEIGHT	WIDTH
DECIDUOUS TREES						
AC BA	ACER X FREEMANII 'BALLSTON'	MATADOR™ FREEMAN MAPLE	2" CAL	B & B	40-50'	30-40'
GL SK	QUEDRIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	2" CAL	B & B	30-40'	30-40'
GY DE	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE	2" CAL	B & B	40-60'	30-50'
QU AL	QUERCUS ALBA	WHITE OAK	2" CAL	B & B	40-50'	50-75'
QU RU	QUERCUS RUBRA	NORTHERN RED OAK	2" CAL	B & B	40-60'	45-65'
CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	NOTES
DECIDUOUS SHRUBS						
FO BS	FOTHERGILLA MAJOR 'BLUE SHADOW'	BLUE SHADOW FOTHERGILLA	3 GAL	3-5' HT	3-5' W	
VI CA	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	5 GAL	3-5' HT	3-5' W	
EVERGREEN SHRUBS						
BU GV	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL	3-5' HT	3-5' W	
JU SG	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	6' + HT	6' + W	
TA TA	TAXUS X MEDIA 'TAUNTONII'	TAUNTON'S ANGLO-JAPANESE YEW	5 GAL	3-5' HT	3-5' W	
ORNAMENTAL GRASSES						
SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	3-5' HT	3-5' W	

LANDSCAPE SCHEDULE

SYMBOL	CODE	DETAIL	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	COLOR/FINISH	SIZE	NOTES
	L-1		RIVER ROCK	RIVER ROCK	THE ROCK PLACE LLC.	WWW.THEROCKPLACE.LLC.COM	RIVER ROCK	(85%) 2"-3", (15%) 4"-6"	INSTALL TO A MINIMUM DEPTH OF 4". INSTALL GEOTEXTILE UNDERLAYMENT. SUBMIT STONE SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO ORDERING. INSTALL PER SUPPLIER'S SPECIFICATIONS. PRIOR TO INSTALLATION.
	L-2		TURF SOD	TALL FESCUE TURF TYPE FESCUE	AUSTIN FARMS	WWW.AUSTINFARM.COM	N/A	N/A	

CONCEPT PLANT SCHEDULE

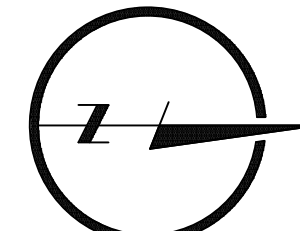
	LARGE SHADE TREES REDPOINTE MAPLE, SUMMERSHADE MAPLE, OCTOBER GLORY MAPLE, HERITAGE RIVER BIRCH, SWAMP WHITE OAK, SHUMARD RED OAK, VILLAGE GREEN ZELKOVA, BALD CYPRESS	11
	MEDIUM SHADE TREES SKYLINE HONELOCUST, HEDGE MAPLE, CADDO SUGAR MAPLE, WILLOW OAK, PRAIRIE GOLD ASPEN	9
	ORNAMENTAL TREE AUTUMN BRILLIANCE SERVICEBERRY, OKLAHOMA REDBUD, WHITE FRINGETREE, PRAIRIE FIRE CRABAPPLE, SPRINGSNOW CRABAPPLE	6
	EVERGREEN TREES HILLSPRE JUNIPER, WHITE PINE	8
	SPREADER EVERGREEN SHRUB SEAGREEN JUNIPER, GREYOWL JUNIPER, DENSE YEW, BOXWOOD	20

LANDSCAPE CODE REVIEW - P-MIX DEVELOPMENT ZONING			
	REQUIRED	PROVIDED	NOTES & CALCULATIONS
A. STREET FRONTAGE (SEC. 8.790.A)			
MINIMUM DEPTH	NW WARD ROAD: 20' NW OUTERVIEW ROAD: 20'	NW WARD ROAD: 35.59' NW OUTERVIEW ROAD: 20.62'	
- REQUIRED TREES	NW WARD ROAD: 7 TREES NW OUTERVIEW ROAD: 7 TREES	NW WARD ROAD: 7 TREES NW OUTERVIEW ROAD: 7 TREES	1 PER 30' LF OF STREET FRONTAGE NW WARD ROAD 198 LF / 30 = 6.6 TREES NW OUTERVIEW ROAD 205.5/30 = 6.8 TREES
- REQUIRED SHRUBS	NW WARD ROAD: 10 SHRUBS NW OUTERVIEW ROAD: 10 SHRUBS	NW WARD ROAD: 10 SHRUBS NW OUTERVIEW ROAD: 10 SHRUBS	1 PER 20' LF OF STREET FRONTAGE NW WARD ROAD 198 LF/30 = 9.9 SHRUBS NW OUTERVIEW ROAD 205.5 LF/20 = 10 SHRUBS
B. PARKING LOT LANDSCAPING (SEC. 8.810)			
LANDSCAPE ISLANDS	5%	7.4%	1782.12 SF / 23,988 SF OF PAVEMENT = 7.4%
C. SCREENING (SEC. 8.420)			
PERIMETER LANDSCAPE	SOUTH: 2.5' HEIGHT EAST: 2.5' HEIGHT	SOUTH: 2.5' HEIGHT LANDSCAPING EAST: 2.5' HEIGHT LANDSCAPING	

LAMP
RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD. STE. 100 (402) 496-2498
NE AUTHORIZATION NO.: CA0130
FORT COLLINS, COLORADO
4718 INNOVATION DR. STE. 100 (970) 228-0342
KANSAS CITY, MISSOURI
8001 STATE LINE RD. STE. 200 (816) 361-0440
MO AUTH. NO.: E-2013011903 | LS-2019043127



0 20' 40'

NOT RELEASED FOR CONSTRUCTION

MARK DANIEL MCGHEE, JR.

MO PE - 2008019568

PRELIMINARY LANDSCAPE PLAN
REVISED PRELIMINARY DEVELOPMENT PLAN

SUMMIT FAIR LOTS 10D-10F
LEE'S SUMMIT, JACKSON COUNTY, MO



ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE AS TO THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT THE LOCATION OF ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER

DATE

OCTOBER 2025

PROJECT NUMBER

0325114

BOOK AND PAGE

MISSOURI AUTHORIZATION NUMBER

E-2013011903 | LS-2019043127

SHEET



2

BUILDING PERSPECTIVE



1

BUILDING PERSPECTIVE



ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC.
8131 METCALF AVENUE SUITE 300,
OVERLAND PARK, KANSAS 66204

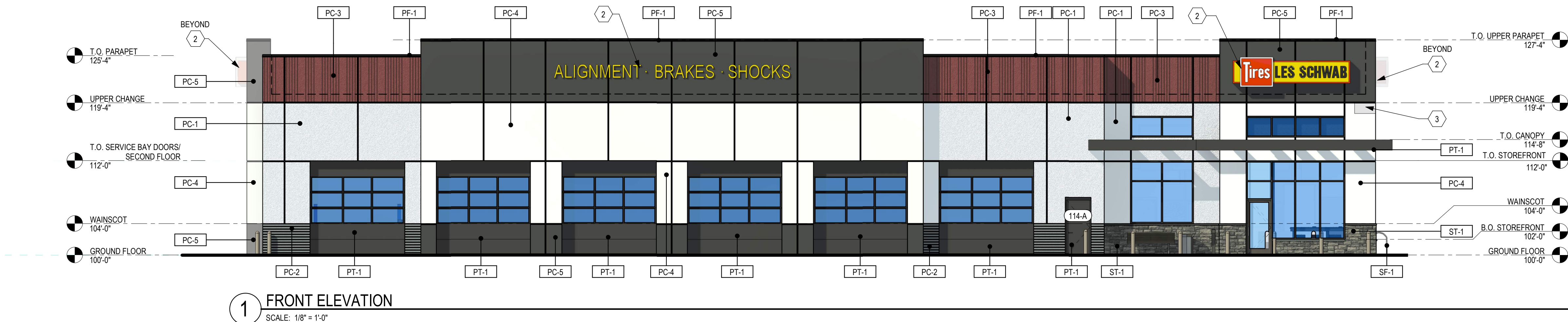
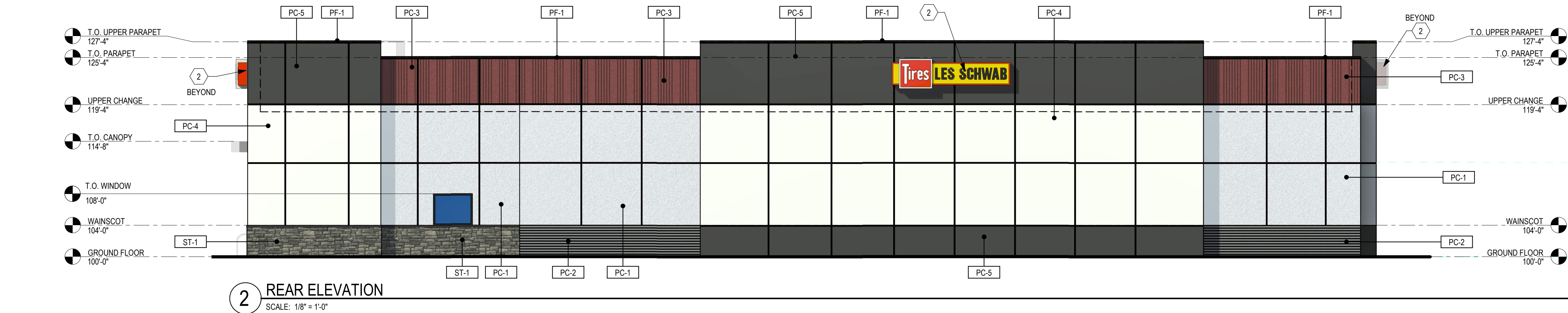
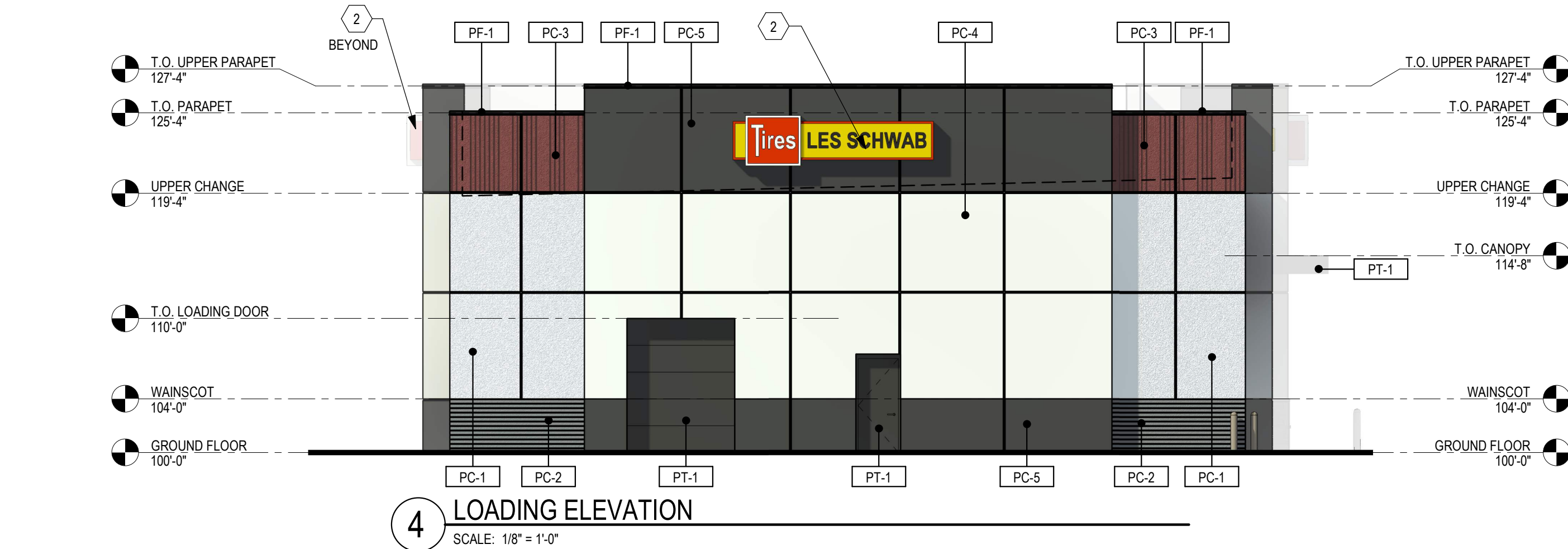
COPYRIGHT NOTICE:
THIS DRAWING WAS PREPARED FOR USE ON A
SPECIFIC SITE CONTEMPORANEOUSLY WITH ITS
ISSUE DATE AND IT IS NOT SUITABLE FOR USE ON
A DIFFERENT PROJECT SITE OR AT A LATER TIME.
USE OF THIS DRAWING FOR REFERENCE OR
EXAMPLE ON ANOTHER PROJECT REQUIRES THE
SERVICES OF PROPERLY LICENSED ARCHITECTS
AND ENGINEERS. REPRODUCTION OF THIS
DRAWING FOR REUSE ON ANOTHER PROJECT, IS NOT
AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

740 NW WARD RD
6 BAY RH MVP LINEAR STORE - PROTO Q3 2025
**LES SCHWAB TIRE CENTER -
LEE'S SUMMIT, MO**

© 2024 | ALL RIGHTS RESERVED

PROTO SET Q3 2025

10.10.2025
PROJECT# | 62700012
DESIGNED BY | LLC
DRAWN BY | LLC
CHECKED BY |
REVISIONS



ELEVATION GENERAL NOTES:

- ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
- ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
- REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
- CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS.
- COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS.
- PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
- EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUNDCOVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING.
- REFER TO SHEET ES01 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS.
- VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.
- WSEC WWR: 820 SF NET TRANSPARENT WINDOW AREA / 8,547 SF NET WALL AREA + 1,014 SF OPAQUE OPENINGS = 6.5%.

ELEVATION KEY NOTES:

- NOT USED
- SIGNAGE BY CARLSON SIGN, REF 5/A906 FOR ATTACHMENT DETAIL.
- ADDRESS NUMBER LOCATION, COORD W/ AHJ.

MATERIAL LEGEND:

PC-1	FABCON PRECAST CONCRETE, AGGREGATE (WHITE, MFR FINISH)
PC-2	FABCON PRECAST CONCRETE, 8" HORIZONTAL STAMP. (STAIN SHERWIN WILLIAMS, COLOR: 7068 - GRIZZLE GRAY)
PC-3	FABCON PRECAST CONCRETE, RAKED VERTICALLY. (STAIN SHERWIN WILLIAMS, COLOR: 8261-7797 - LS COLONIAL RED 2020)
PC-4	FABCON PRECAST CONCRETE, SMOOTH, REVERSE PANELS, (WHITE, MFR FINISH)
PC-5	FABCON PRECAST CONCRETE, SMOOTH, REVERSE PANELS, (STAIN SHERWIN WILLIAMS, COLOR: 8247 - KRYPTON)
SF-1	SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTICLE AND BENCH
PT-1	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
PF-1	PRE-FINISHED METAL COLOR TO MATCH: SW 8261-10059-LS BRONZE 2020
ST-1	HARRISTONE PRECAST STONE VENEER, DRY STONE (COLOR: STIRLING)



brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC.
8131 METCALF AVENUE SUITE 300,
OVERLAND PARK, KANSAS 66204

COPYRIGHT NOTICE:

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE CONTEMPORANEOUSLY WITH ITS ISSUE DATE AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR RELEASE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

740 NW WARD RD
6 BAY RH MWP LINEAR STORE - PROTO Q3 2025
LES SCHWAB TIRE CENTER - LEE'S SUMMIT, MO

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

© 2024 | ALL RIGHTS RESERVED

PROTO SET Q3 2025

10.10.2025
PROJECT# | 62700012
DESIGNED BY | LLC
DRAWN BY | LLC
CHECKED BY |
REVISIONS

EXTERIOR
ELEVATIONS

NOTE: REFER TO A151 & A152 FOR FF&E SCHEDULES
REFER TO OWNER PROVIDED WALLPAPER, SIGNAGE, AND PAINT INSTALLATION INSTRUCTIONS FOR ADDITIONAL OFCI ITEMS IN CONTRACT.



ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC.
8131 METCALF AVENUE SUITE 300,
OVERLAND PARK, KANSAS 66204

COPYRIGHT NOTICE:
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE CONTEMPORANEOUSLY WITH ITS ISSUE DATE AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

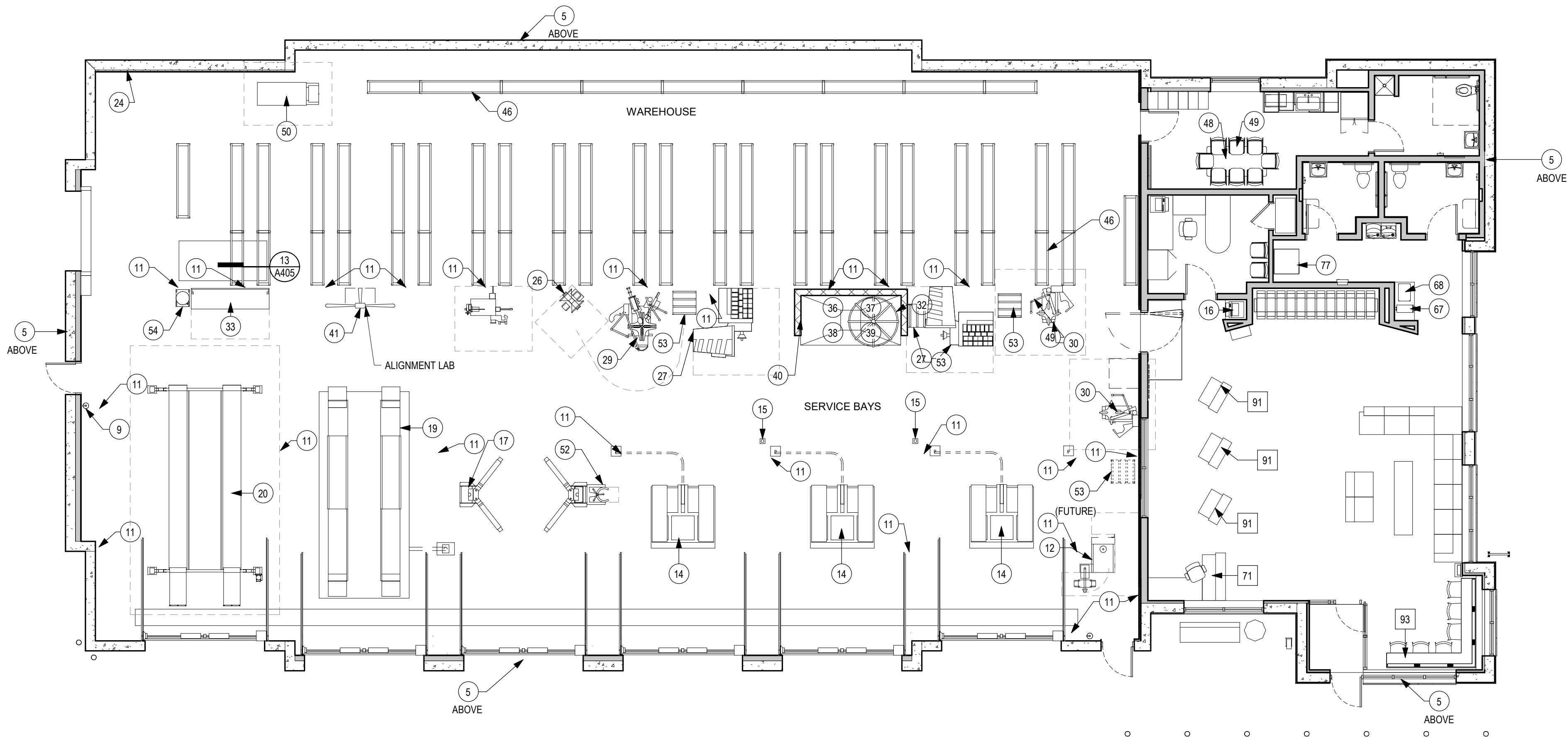
740 NW WARD RD
6 BAY RH MWP LINEAR STORE - PROTO Q3 2025
LES SCHWAB TIRE CENTER -
LEE'S SUMMIT, MO

© 2024 | ALL RIGHTS RESERVED

PROTO SET Q3 2025

10.10.2025
PROJECT# | 62700012
DESIGNED BY | LLC
DRAWN BY | LLC
CHECKED BY |
REVISIONS

FF&E PLANS



1 GROUND FLOOR FF&E PLAN
SCALE: 1/8" = 1'-0"



NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

COPYRIGHT NOTICE:

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE CONTEMPORANEOUSLY WITH ITS ISSUE DATE AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

740 NW WARD RD
6 BAY RH MVP LINEAR STORE - PROTO Q3 2025
LES SCHWAB TIRE CENTER -
LEE'S SUMMIT, MO

© 2024 | ALL RIGHTS RESERVED

PROTO SET Q3 2025

10.10.2025
PROJECT# | 62700012
DESIGNED BY | LLC
DRAWN BY | LLC
CHECKED BY |
REVISIONS

TRASH ENCLOSURE
PLAN & DETAILS

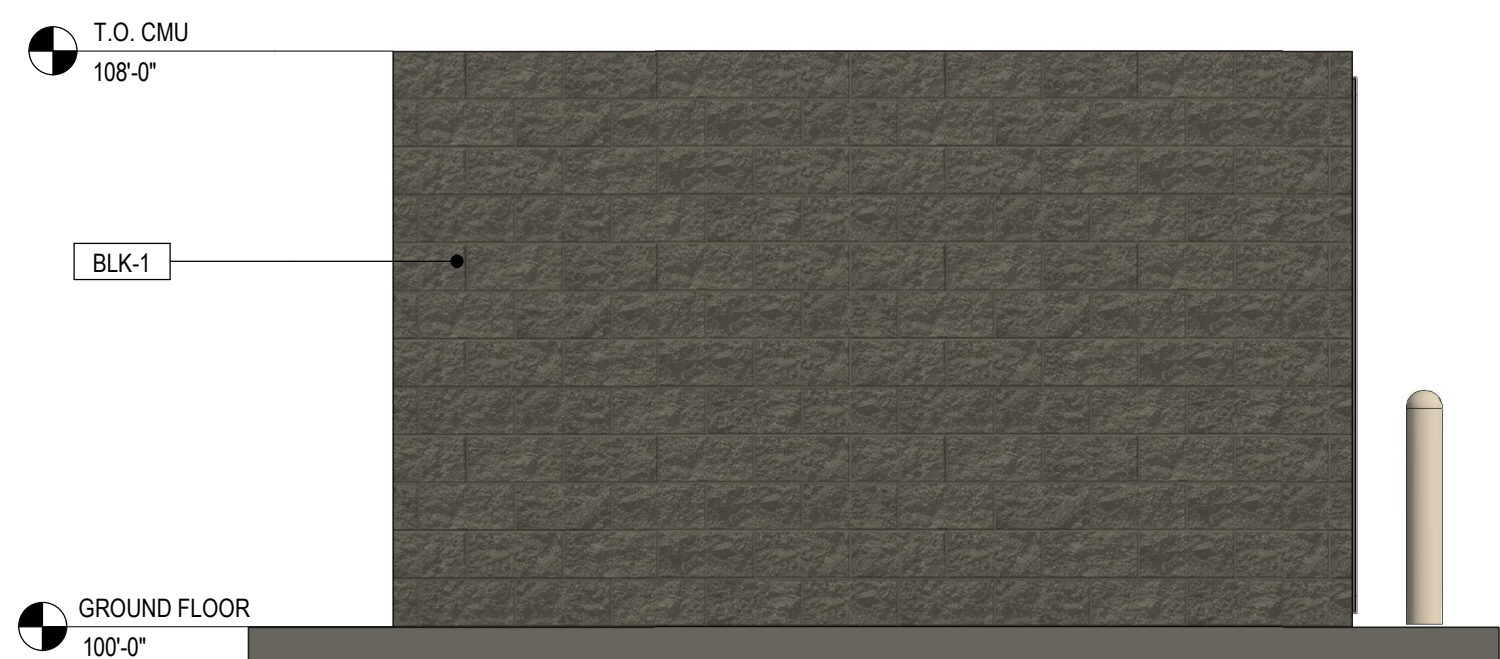
MATERIAL LEGEND:

PT-1 EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020

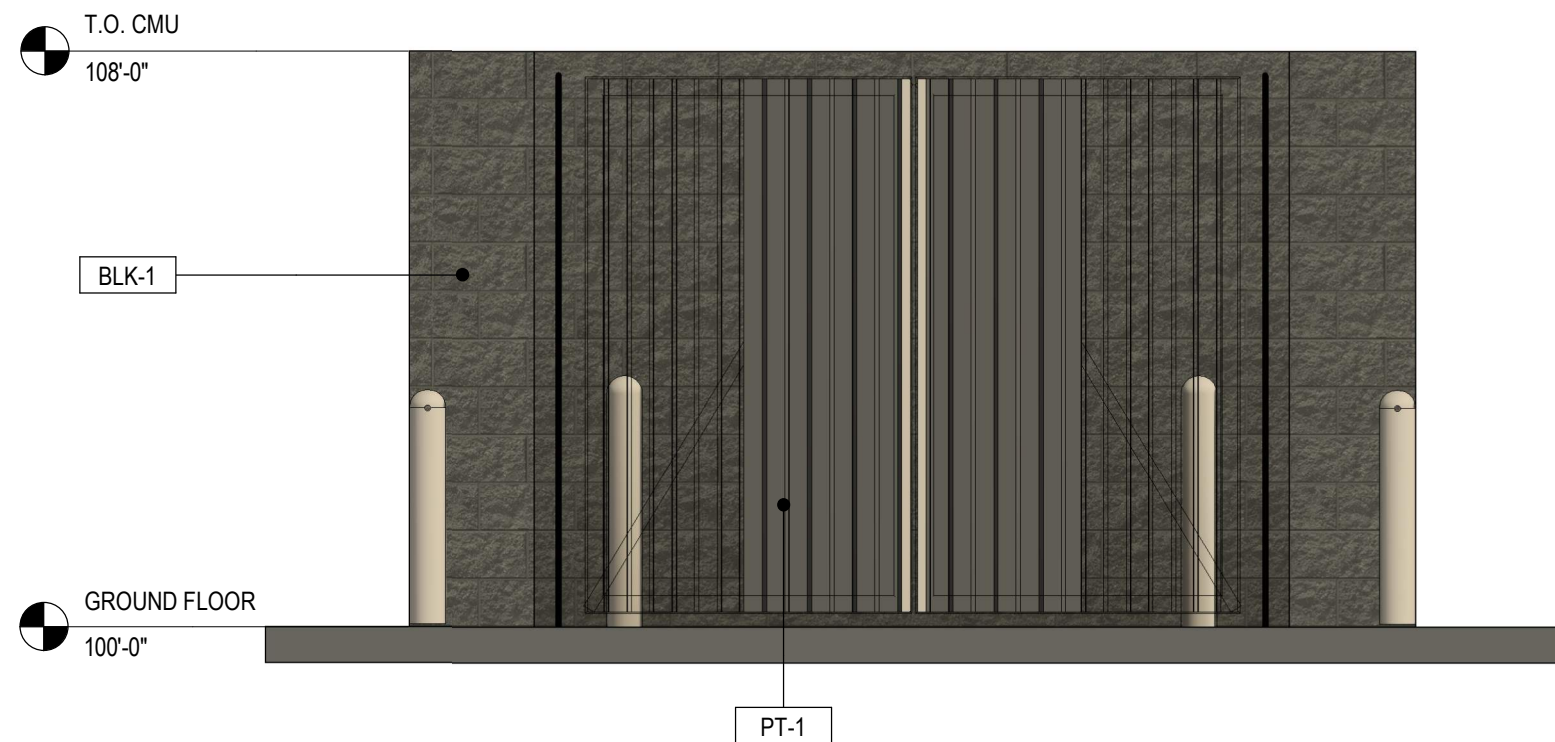
BLK-1 ANGELUS CMU SPLIT FACE, (ONYX)



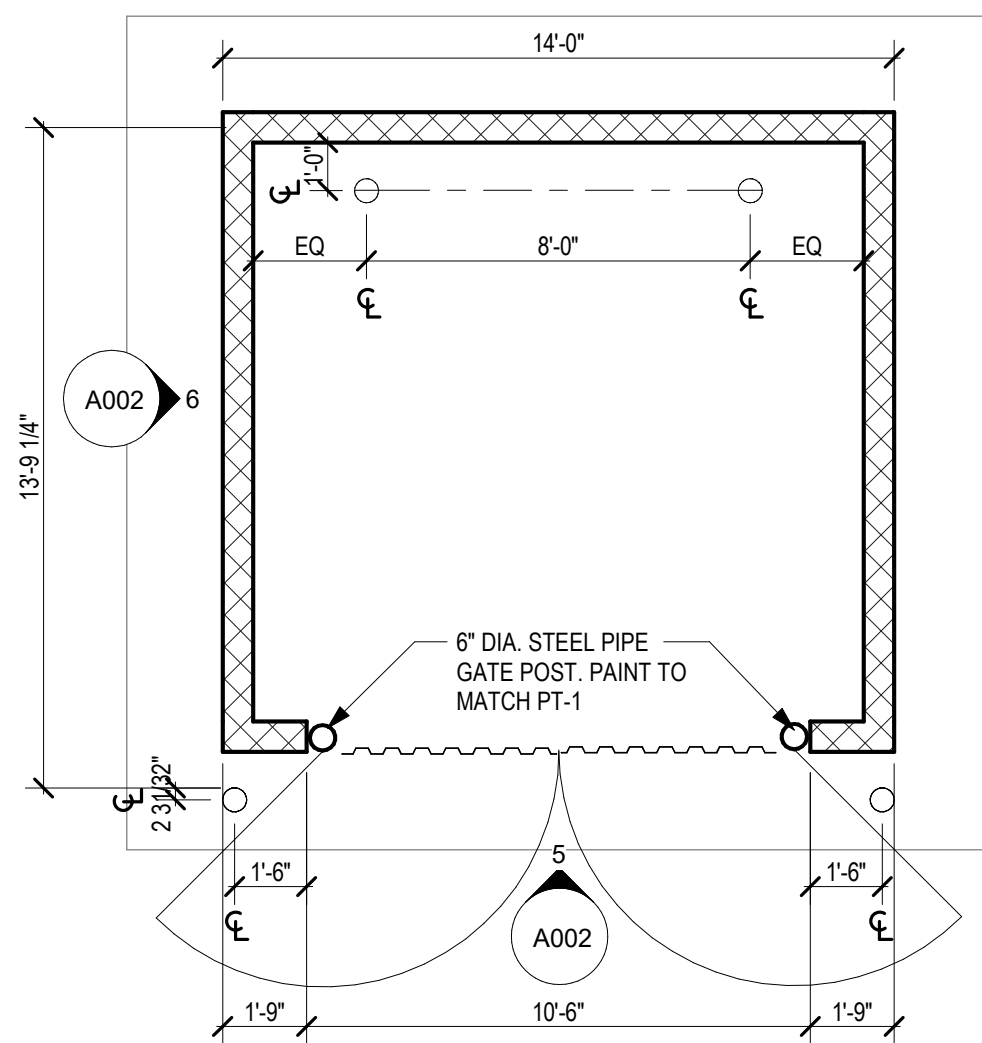
4 TRASH ENCLOSURE PERSPECTIVE



3 TRASH ENCLOSURE SIDE
SCALE: 3/8" = 1'-0"



2 TRASH ENCLOSURE - FRONT
SCALE: 3/8" = 1'-0"



1 ENLARGED TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



CASEWORK SCHEDULE					
MARK	NAME	FURNISHED BY	INSTALLED BY	QTY.	REMARKS
68	CASEWORK - REFRESHMENT	OWNER	GC	2	
90	CASEWORK	OWNER	GC	1	
RESTROOM					
68	CASEWORK - REFRESHMENT	OWNER	GC	1	
90	CASEWORK	OWNER	GC	4	
95	CASEWORK	OWNER	GC	5	
95	CASEWORK - EMPLOYEE LOUNGE	OWNER	GC	1	
SALES					
71	CASEWORK - ADMIN	OWNER	GC	1	
91	CASEWORK - TRANSACTIONS	OWNER	GC	3	
93	INTERNET BAR	OWNER	GC	1	
96	CASEWORK	OWNER	GC	1	
96	CASEWORK - KEY COUNTER	OWNER	GC	1	
TOTAL				21	

6 BAY RETAIL FF&E SCHEDULE																						
TAG #	NAME	FURNISHED BY	INSTALLED BY	QTY	ELECTRICAL					PLUG	CAT 5#	COLD	HOT	DIRECT	WASTE	INDIRECT	MANUFACTURER	MODEL	HEIGHT	WEIGHT	REMARKS	NATIONAL ACCOUNT
					AMPS	VOLTS	PHASE	DIRECT														
	LADDER TO ROOF	GC	GC	1																	FIELD VERIFY LADDER HEIGHT W/ SECOND FLOOR FINISH FLOOR HEIGHT	
	SECURITY ALARM	GC	GC	1																		
	SECURITY CABLE AND RACEWAYS	GC	GC	1																		
	TELEPHONE AND DATA RACEWAYS - 2" CONDUIT	GC	GC	1																		
	TELEPHONE, DATA HARDWARE, AND CABLE	GC	GC	1																		
3	KEY DROP	GC	GC	2													KEYKEEPER	WITHSTAND			COLOR: GRAY, SEE SPECIFICATION 10 5523 "KEY KEEPER"	
5	EXTERIOR BUILDING SIGNAGE	OWNER	OWNER	3	20 A	120V	1	X									CARLSON SIGN					CARLSON SIGN, DARRYL COX - PH: 1.541.382.2182
8	FIRE EXTINGUISHER CABINET	GC	GC	1																	REF SPEC SECTION 10 4400	
9	FIRE EXTINGUISHER	GC	GC	1																		
11	COMPRESSED AIR CONNECTION	GC	GC	2													AIGNEP	INFINITY TUBING			VENDOR - NW PUMP. PROVIDE WITH MULTI SOCKET QUICK CONNECTS (NO SUBSTITUTIONS)	NW PUMP; BOB ULRICH; EMAIL: bob.ulrich@nwpump.com; PHONE (503) 227-7867; ADDRESS: 2800 NW 31ST AVENUE PORTLAND, OR 97210
67	COFFEE MAKER	OWNER	OWNER	1													BUNN	33500.0000				
68	POPCORN MAKER	OWNER	OWNER	1																		
70	WATER DISPENSER, FILTER AND CHILLER, BI LEVEL	GC	GC	1	0 A			1				X										
77	VENDING MACHINE	OWNER	OWNER	1	10 A	120V	1		5-20P												30"W X 30"D	
78	GUEING MONITOR	OWNER	GC	2																		
SALES - 102																						
	TELEPHONE AND DATA RACEWAYS - 2" CONDUIT	GC	GC	1																		
16	PRINTER	OWNER	OWNER	1																		
65	TVDVD PLAYER	OWNER	GC	2		120V																
69	TELEVISION SHELF - DOUBLE	OWNER	GC	2																		
74	TELEVISION AND BRACKETS	OWNER	GC	1																		
78	GUEING MONITOR	OWNER	GC	1																		
98	SHOWROOM TIRE DISPLAY RACK	OWNER	OWNER	1													RACKING MFR				COORDINATE W/ RACKING SHOP DWGS	RICON INDUSTRIAL, INC/ WAREHOUSE SOLUTIONS, INC (ARCH TO CONFIRM)
SHOWROOM - 103																						
1	BIKE RACK	GC	GC	1													MAGLIN	MBR-0500-00003			SURFACE MOUNT, STANDARD POWDER COAT COLOR: GLOSS BRONZE 14. FORMERLY MBR500-S	
2	BENCH	GC	GC	1													GLOBAL INDUSTRIAL	T9F694854BK			SURFACE MOUNT, 6' OUTDOOR PARK BENCH W/ BACK - STEEL SLAT - BLACK	
3	KEY DROP	GC	GC	1													KEYKEEPER	WITHSTAND			COLOR: GRAY, SEE SPECIFICATION 10 5523 "KEY KEEPER"	
5	EXTERIOR BUILDING SIGNAGE	OWNER	OWNER	4	20 A	120V	1	X									CARLSON SIGN					CARLSON SIGN, DARRYL COX - PH: 1.541.382.2182

6 BAY RETAIL FF&E SCHEDULE CONT.																									
TAG #	NAME	FURNISHED BY	INSTALLED BY	QTY	AMPS	VOLTS	PHASE	DIRECT	P.LUG	CAT-#	COLD	HOT	DIRECT	INDIRECT	MANUFACTURER	MODEL	HEIGHT	WEIGHT	REMARKS	NATIONAL ACCOUNT					
81	PANEL AND COMPUTER EQUIPMENT	OWNER	OWNER	1																					
SERVICE BAYS - 114																									
9	FIRE EXTINGUISHER	GC	GC	2																<varies>					
10	GARAGE DOOR CONTROLS	GC	GC	6				X													CLOPAY BUILDING PRODUCT COMPANY - PH. 1.800.526.4301, CSI@CLOPAY.COM				
11	COMPRESSED AIR CONNECTION	GC	GC	35											AIGNEP	INFINITY TUBING			VENDOR - NW PUMP. PROVIDE WITH MULTI SOCKET QUICK CONNECTS (NO SUBSTITUTIONS)		NW PUMP; BOB ULRICH. EMAIL: bob.ulrich@nwpump.com; PHONE (503) 227-7867; ADDRESS: 2800 NW 31ST AVENUE PORTLAND, OR 97210				
12	SIPER	OWNER	OWNER	1	20 A	110/115V	1	5-15P							SAF-TEE SIPING & GROOVING INC.	STEM	3'-8"	78.00 lbf	AIR SUPPLY						
13	TOOL TRAY	OWNER	GC	4											LES SCHWAB EQUIPMENT										
14	PAD LIFT & PAD LIFT CONTROLLER	OWNER	OWNER/GC	3	30 A	110/115V	1	5-15P							INGROUND 579-97				GC TO PROVIDE AND INSTALL EMBEDDED PANS PRIMED RED PRIOR TO EMBED AND STEEL PIPE, REF STRUCTURAL DWGS						
15	COMPUTER STAND	OWNER	GC	2				L5-20P							LES SCHWAB EQUIPMENT	SKU# 775875/775876			GC TO PROVIDE POWER AND DATA, REF ELECTRICAL DWGS						
17	TWO POST LIFT	OWNER	OWNER	1	30 A	208/230V	1	L6-30P							MOHAWK	TP-16	8'-7"	3100.00 lbf	INSTALL MOTOR AND CONTROLS ON PASSENGER SIDE POST. VERIFY QUANTITY TO BE INSTALLED W OWNER'S REP						
18	SCISSOR LIFT CONTROLLER	OWNER	OWNER	1															GC TO PROVIDE AND INSTALL 4" DIA STEEL PIPE FROM SCISSOR LIFT DEPRESSED SLAB TO CONTROLLER LOCATION, REF CUT SHEET						
19	SCISSOR LIFT	OWNER	OWNER/GC	1	26 A	208/230V	1	X							HUNTER	RX16KLF			GC TO PROVIDE AND INSTALL EDGE ANGLES PRIMED RED PRIOR TO EMBED AND CONTROLLER SLEEVE						
20	FOUR POST LIFT	OWNER	OWNER	1		208/230V									ROTARY LIFT	SM18-S			INSTALL MOTOR AND CONTROLS ON DRIVERS SIDE POST.						
26	PASSENGER SPREADER	OWNER	OWNER	1	15 A	110/115V	1	5-20P							BRANICK	5120	3'-4"	150.00 lbf							
27	ROAD FORCE TOUCH	OWNER	OWNER	2	20 A	208/230V	1	L6-20P							HUNTER		5'-10"	722.00 lbf	REQUIRES COMPRESSED AIR						
29	RIM CLAMP CHANGER EURO	OWNER	OWNER	1	30 A	208V	1	5-30P							HUNTER	TCX58	7'-1"	1510.00 lbf	REQUIRES COMPRESSED AIR						
30	RIM CLAMP CHANGER	OWNER	OWNER	2	6 A	208-230V	1	L5-30P							HUNTER	TCX51E	7'-1"	765.00 lbf	REQUIRES COMPRESSED AIR						
32	TUBE TANK	OWNER	OWNER	1							X						1'-11"	1100.00 lbf							
33	METAL WORK BENCH	OWNER	OWNER	1																					
34	BRAKE LATHE	OWNER	OWNER	1	8 A	110/115V	1	5-20P							AMMCO	4000E	3'-8"	400.00 lbf							
36	TIRE WASH CATCH BASIN AND GRATINGS	GC	GC	1								X							REF STRUCTURAL DWGS						
37	TIRE WASH SHELF	GC	GC	1															SHELF TO BE GRIP STRUT SUPPORTED BY THREE BRACKERS, REF STURCTURAL DWGS						
38	TIRE WASH WALL BACKSPASHES	GC	GC	1																					
39	TIRE WASH WALL PROTECTION GUARDRAILS	GC	GC	1																					
40	TIRE WASH SINK	GC	GC	1							X	X													
41	ALIGNMENT EYE	OWNER	OWNER	1	6 A	120/230V	1								HUNTER	811 / DSP600	2'-6"	11.00 lbf	HUNTER 811 COMPUTERIZED WHEEL ALIGNMENT SYSTEM W/ DSP600 ALIGNMENT SENSORS						
47	GRATING, EDGE ANGLES, AND CATCH BASINS	GC	GC	3									X												
49	METAL HAND/GUARDRAILS	OWNER	OWNER	1											RACKING MFR				COORDINATE W/ RACKING SHOP DWGS		RICON INDUSTRIAL, INC/ WAREHOUSE SOLUTIONS, INC (ARCH TO CONFIRM)				
52	COIL SPRING COMPRESSOR	OWNER	OWNER	1											BRANICK	7600	3'-8"	100.00 lbf							
53	TIRE CAGE/AUTO INFLATOR	OWNER	OWNER	2																					
54	OIL LIFT DRAIN	OWNER	OWNER	1																					
WAREHOUSE - 115																									
5	EXTERIOR BUILDING SIGNAGE	OWNER	OWNER	1	20 A	120V	1	X							CARLSON SIGN						CARLSON SIGN, DARRYL COX - PH. 1.541.382.2182				
11	COMPRESSED AIR CONNECTION	GC	GC	1											AIGNEP	INFINITY TUBING			VENDOR - NW PUMP. PROVIDE WITH MULTI SOCKET QUICK CONNECTS (NO SUBSTITUTIONS)		NW PUMP; BOB ULRICH. EMAIL: bob.ulrich@nwpump.com; PHONE (503) 227-7867; ADDRESS: 2800 NW 31ST AVENUE PORTLAND, OR 97210				
24	IRRIGATION CONTROLLER	GC	GC	1	0 A	120V	1	X																	
46	STORAGE RACKS	OWNER	OWNER	55											RACKING MFR				COORDINATE W/ RACKING SHOP DWGS		RICON INDUSTRIAL, INC/ WAREHOUSE SOLUTIONS, INC (ARCH TO CONFIRM)				
50	AIR COMPRESSOR AND TANK	OWNER	GC	2	80 A		3	X							BOGE	C 20 LDR 120									
RACKING PLATFORM - 200																									
48	METAL STAIRS & CATWALKS	OWNER	OWNER	1											RACKING MFR				COORDINATE W/ RACKING SHOP DWGS		RICON INDUSTRIAL, INC/ WAREHOUSE SOLUTIONS, INC (ARCH TO CONFIRM)				
49	METAL HAND/GUARDRAILS	OWNER	OWNER	1											RACKING MFR				COORDINATE W/ RACKING SHOP DWGS		RICON INDUSTRIAL, INC/ WAREHOUSE SOLUTIONS, INC (ARCH TO CONFIRM)				
STORAGE - 201																									
	INTERIOR SIGNAGE	OWNER	GC	3											CARLSON SIGN										
9	FIRE EXTINGUISHER	GC	GC	3																					
MANAGER - 109																									
16	PRINTER	OWNER	OWNER	1																					
63	FURNITURE	OWNER	GC	1											HYPHN						HYPHN, KATIE HARTZ - PH 1.541.213.9330				

**brr**

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC.
8131 METCALF AVENUE SUITE 300,
OVERLAND PARK, KANSAS 66204

COPYRIGHT NOTICE:

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE CONTEMPORANEOUSLY WITH ITS ISSUE DATE AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

740 NW WARD RD
6 BAY RH MVP LINEAR STORE - PROTO Q3 2025
**LES SCHWAB TIRE CENTER -
LEE'S SUMMIT, MO**

740 NW WARD RD

© 2024 | ALL RIGHTS RESERVED

PROTO SET Q3 2025

10.10.2025
PROJECT# | 62700012
DESIGNED BY | LLC
DRAWN BY | LLC
CHECKED BY |
REVISIONS

FF&E SCHEDULES