

CVR	COVER
C0.0	EXISTING CONDITIONS PLAN NORTH
C0.1	EXISTING CONDITIONS PLAN SOUTH
C1.0	SITE PLAN
C1.1	PHASING PLAN
C2.0	GRADING PLAN NORTH
C2.1	GRADING PLAN SOUTH
C3.0	UTILITY PLAN NORTH
C3.1	UTILITY PLAN SOUTH
L1.0	OVERALL SITE - LANDSCAPE PLAN
L1.1	VILLA - LANDSCAPE PLAN
A1	EXTERIOR ELEVATIONS
A2	EXTERIOR ELEVATIONS
A3	COLORLED ELEVATIONS/RENDERINGS
E1	SITE LIGHTING

JOHN KNOX VILLAGE HYBRID VILLA

New Villa Building

LEE'S SUMMIT, MO

PRELIMINARY DEVELOPMENT PERMIT SET

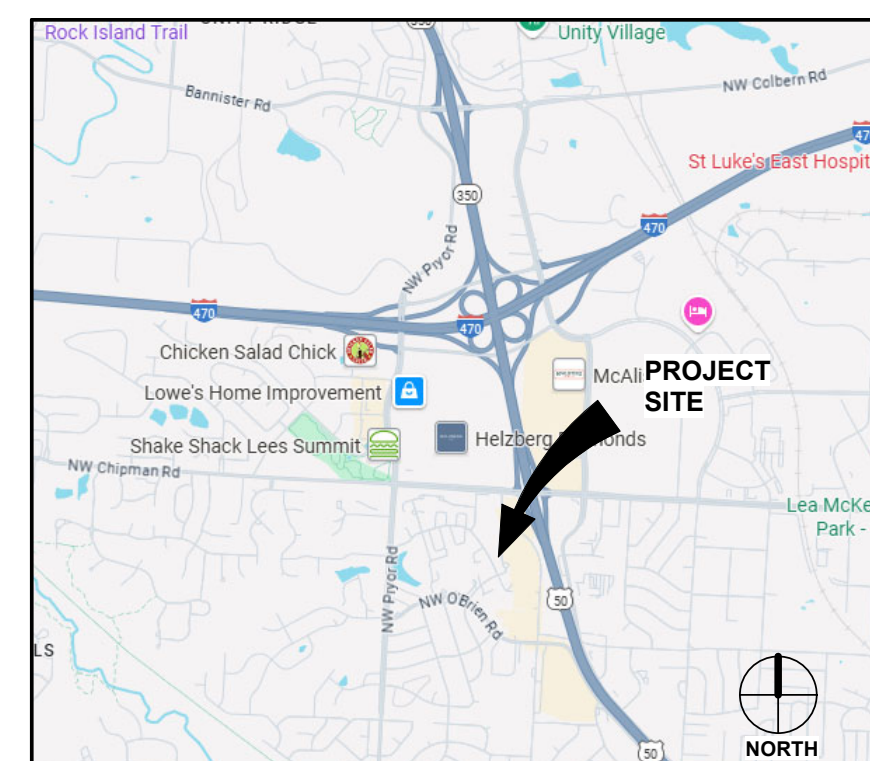
DATE: DECEMBER 23, 2025

REVISED 1/23/26

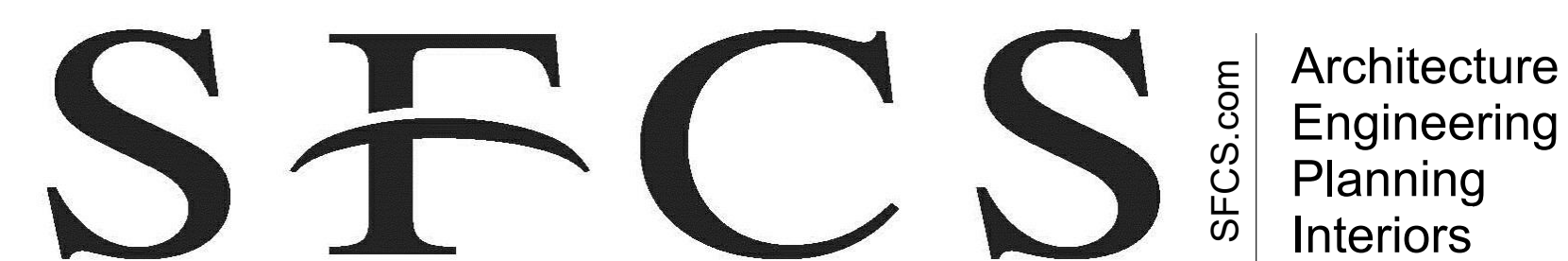
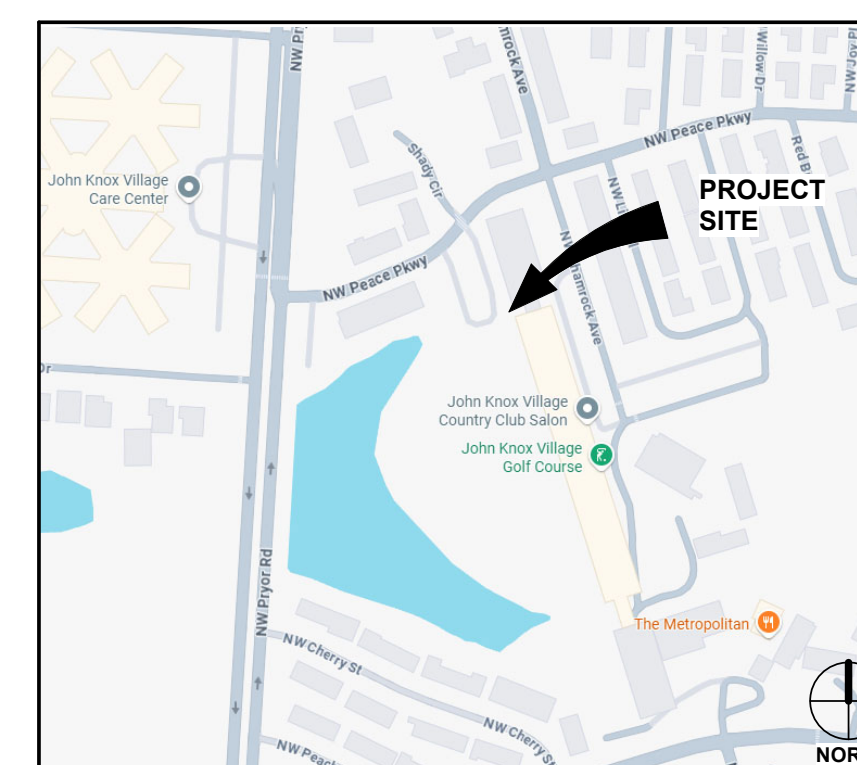
COMM. NO. 25110.00

NOT FOR CONSTRUCTION

VICINITY MAP



LOCATION MAP



ROANOKE OFFICE (CORPORATE)
305 SOUTH JEFFERSON STREET
ROANOKE, VA 24011-2003
800.873.2788

CHARLOTTE OFFICE
1927 SOUTH TRYON STREET, SUITE 207
CHARLOTTE, NC 28203
704.372.7327

PHILADELPHIA OFFICE
1777 SENTRY PARKWAY WEST
VEVA 17, SUITE 220
BLUE BELL, PA 19422
610.825.1288

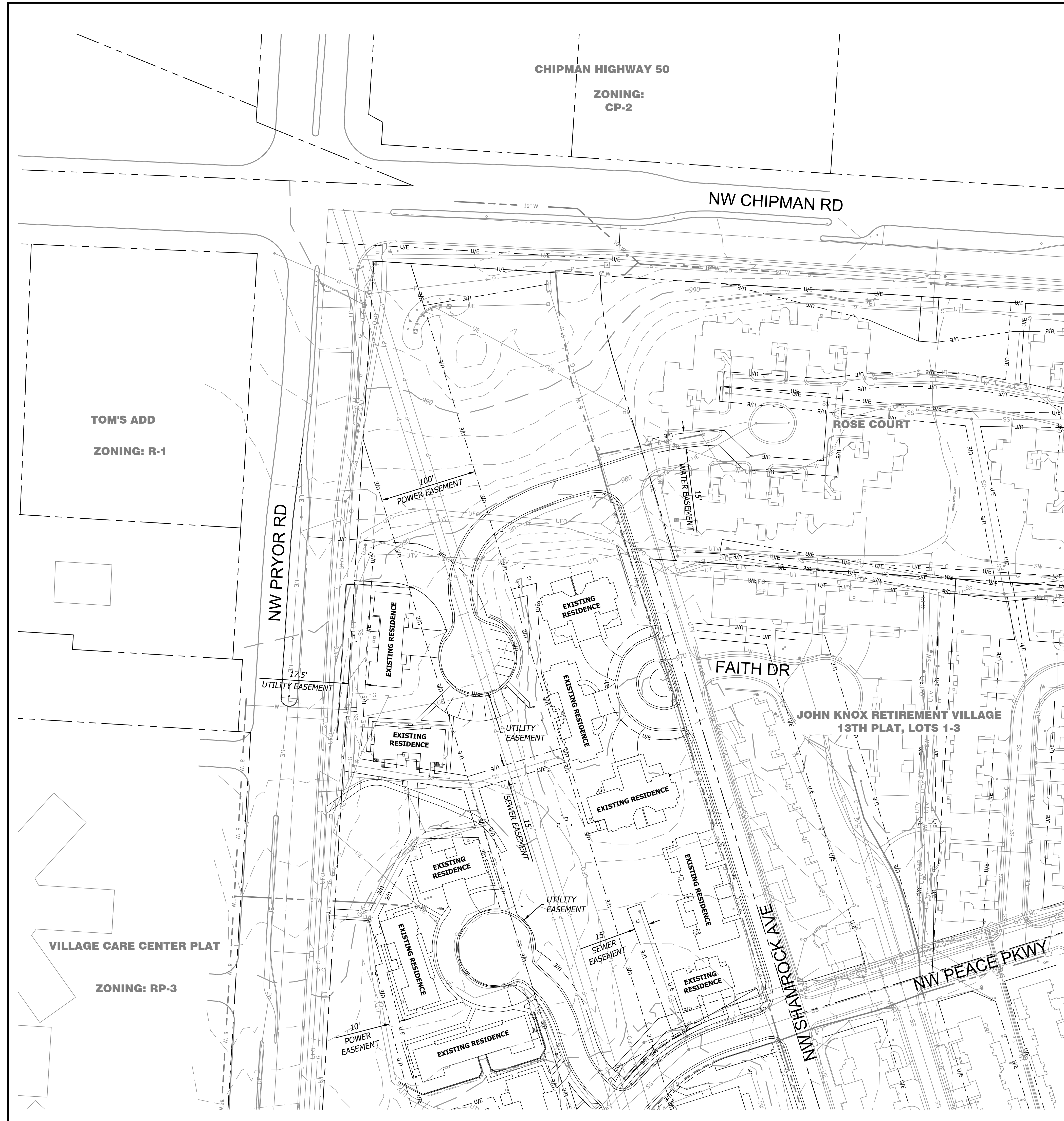
LOUISVILLE OFFICE
2115 LEXINGTON ROAD, SUITE 100
LOUISVILLE, KY 40206
502.414.4545

GREYSTONE COMMUNITIES

DEVELOPER
225 E. John Carpenter Freeway, Suite 700
Irving, TX 75062
Phone 972.403.3700
www.greystonecommunities.com

BHC RHODES

CIVIL ENGINEERING
7101 College Blvd, Suite 400
Overland Park, KS66210
Phone: 913.663.1900
www.ibhc.com



CHIPMAN HIGHWAY 50
ZONING:
CP-2

TOM'S ADD
ZONING: R-1

ROSE COURT

FAITH DR

JOHN KNOX RETIREMENT VILLAGE
13TH PLAT, LOTS 1-3

NW SHAMROCK AVE

NW PEACE PKWY

VILLAGE CARE CENTER PLAT
ZONING: RP-3

FLOOD STATEMENT

The subject property lies within Flood Zone "X" (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain.), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).

Map Number: 29095C0416G
 Panel No: 416 of 625
 Map Revised Date: January 20, 2017

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OIL-GAS WELLS

ACCORDING TO THE DNR OIL AND GAS LOGS FOR THE COUNTY OF JACKSON,
 THERE ARE NOT OIL AND GAS WELLS NEAR THE PROPERTY AS SURVEYED HEREON.



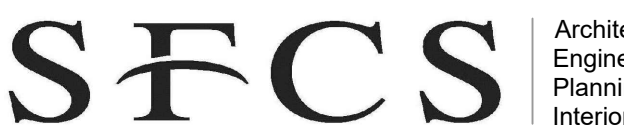
PRELIMINARY DEVELOPMENT PLAN

NOT FOR CONSTRUCTION



John Knox Village

HYBRID VILLA APARTMENTS

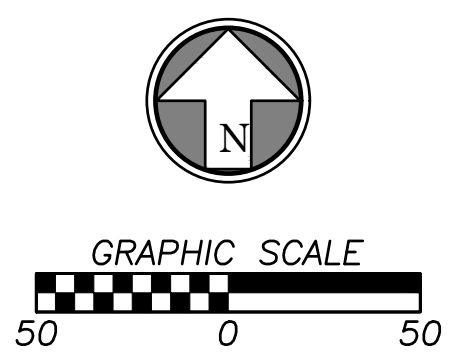


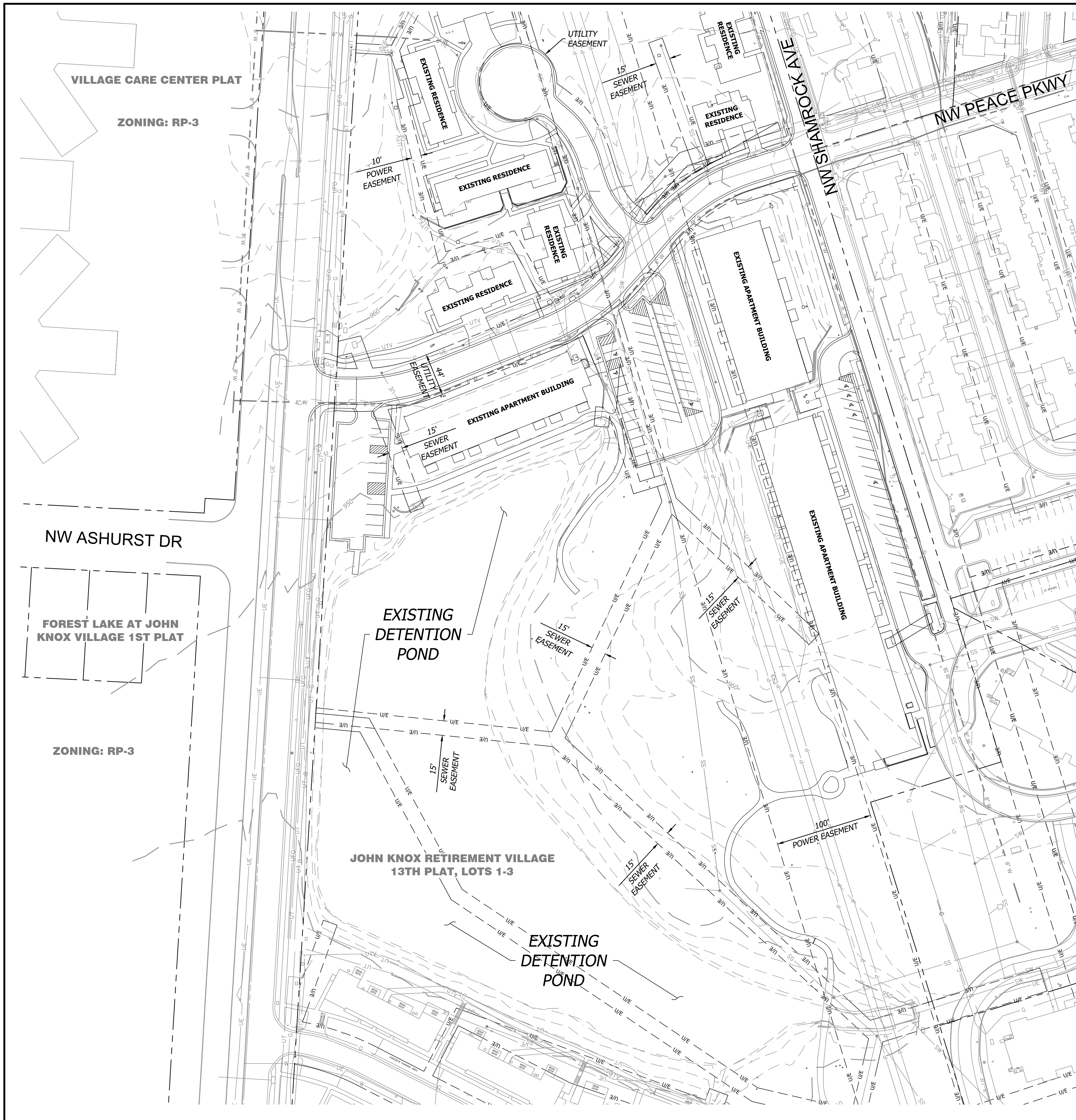
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ARCHITECT : DAS	CHECKED : ERB	
ENGINEER : ERB	APPROVED : ERB	
NO.	REVISION DESCRIPTION	DATE
1	CITY COMMENTS	1/23/2026
2	CITY COMMENTS	3/04/2026

DRAWING TITLE
EXISTING CONDITIONS PLAN NORTH

DATE: December 23, 2025 DRAWING: **C0.0**
 COMM. NO. 25110.00





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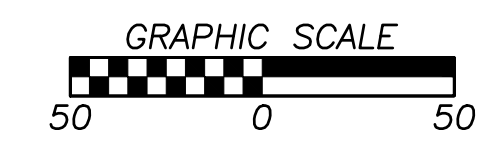
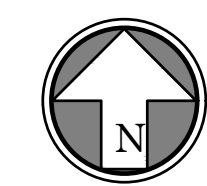
EXISTING CONDITIONS PLAN SOUTH

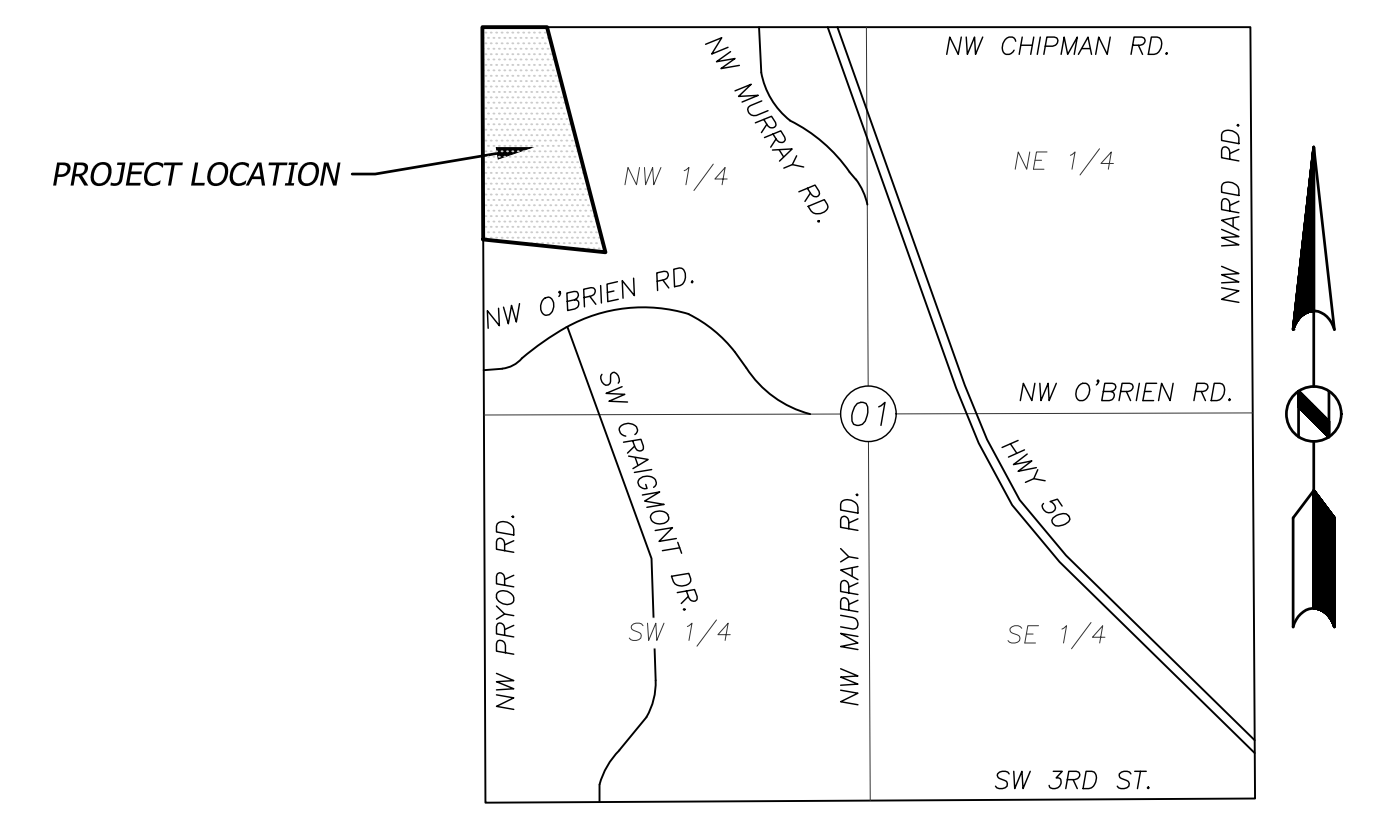
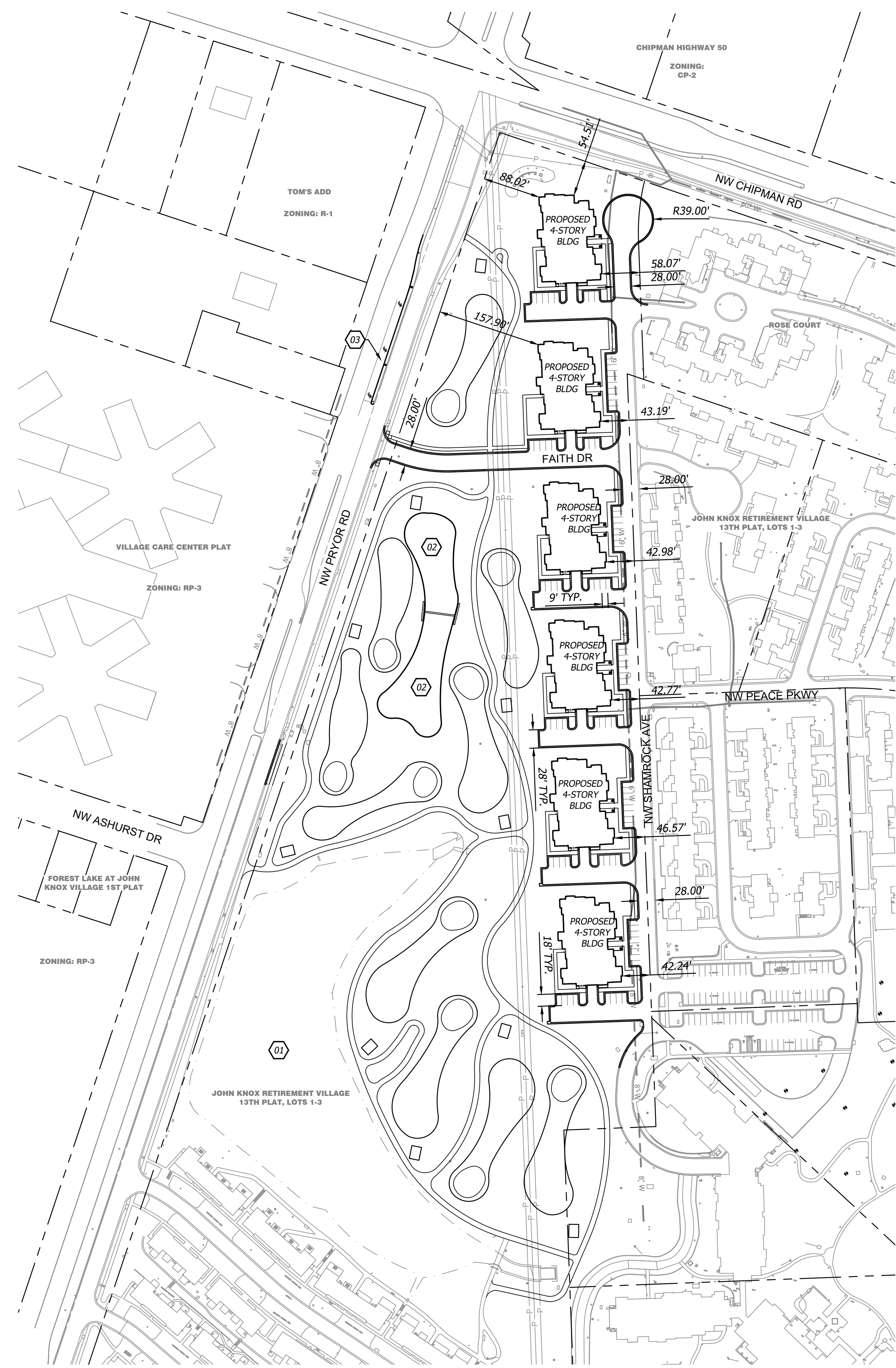
DATE: December 23, 2025

DRAWING

COMM. NO. 25110.00

C0.1





VICINITY MAP

NTS
SECTION 01-T47N-R32W
JACKSON COUNTY, MISSOURI

SITE DATA

SITE	
SITE AREA:	15.00 AC 653,400 SF
IMPERVIOUS AREA:	
EXISTING:	218,580 SF (33.5%)
PROPOSED:	199,745 SF (30.6%)
BUILDING	
TOTAL BUILDING AREA:	249,600 SF (38.2% FAR)
SINGLE BUILDING AREA:	41,600 SF (6.4%)
NUMBER OF DWELLING UNITS:	90
DWELLING UNITS PER ACRES:	6
PARKING	
PARKING PROVIDED:	180 STANDARD 6 HANDICAP (6 VAN)
PARKING REQUIRED:	
HYBRID VILLA (6 BUILDINGS WITH 15 TWO-BED UNITS EACH):	180
(1.5 STALLS/UNIT [RESIDENT] + 0.5 STALLS/UNIT [VISITOR] = 2 STALLS/UNIT)	
ADA STALLS:	6
(BASED ON 180 PROVIDED PARKING)	

OIL-GAS WELLS

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LEGAL DESCRIPTION

JOHN KNOX RETIREMENT VILLAGE 13TH PLAT LOTS 1-3, LOT 3
AND
A TRACT OF LAND BEING PART OF THE NW 1/4 OF SECTION 1, TOWNSHIP 47, RANGE 32, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 3, JOHN KNOX RETIREMENT VILLAGE 13TH PLAT LOTS 1-3, THENCE N 03° 27' 51" E, 286.93 FEET;
THENCE S 86° 19' 31" E, 182.98 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 381.30 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 109.71 FEET, SAID CURVE HAVING A CHORD BEARING S 08° 56' 25" E, AND A CHORD DISTANCE OF 109.33 FEET;
THENCE S 17° 10' 58" E, 193.09 FEET;
THENCE N 86° 17' 02" W, 274.55 FEET TO THE POINT OF BEGINNING.

ZONING

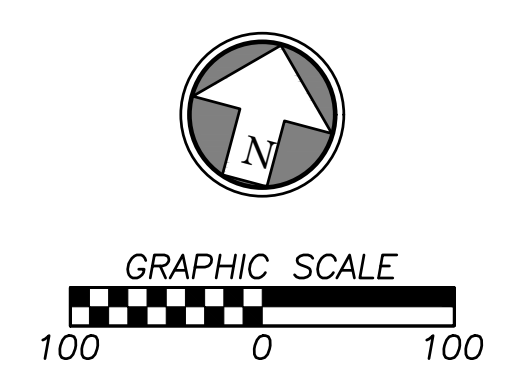
PMIX (PLANNED MIXED USE)

NOTES

- 01 EXISTING POND
- 02 PROPOSED POND
- 03 PROPOSED LEFT TURN LANE

SITE LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK



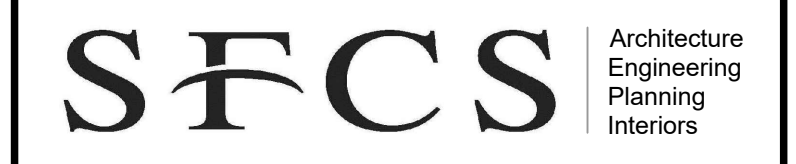
PRELIMINARY DEVELOPMENT PLAN

NOT FOR CONSTRUCTION



John Knox Village

HYBRID VILLA APARTMENTS



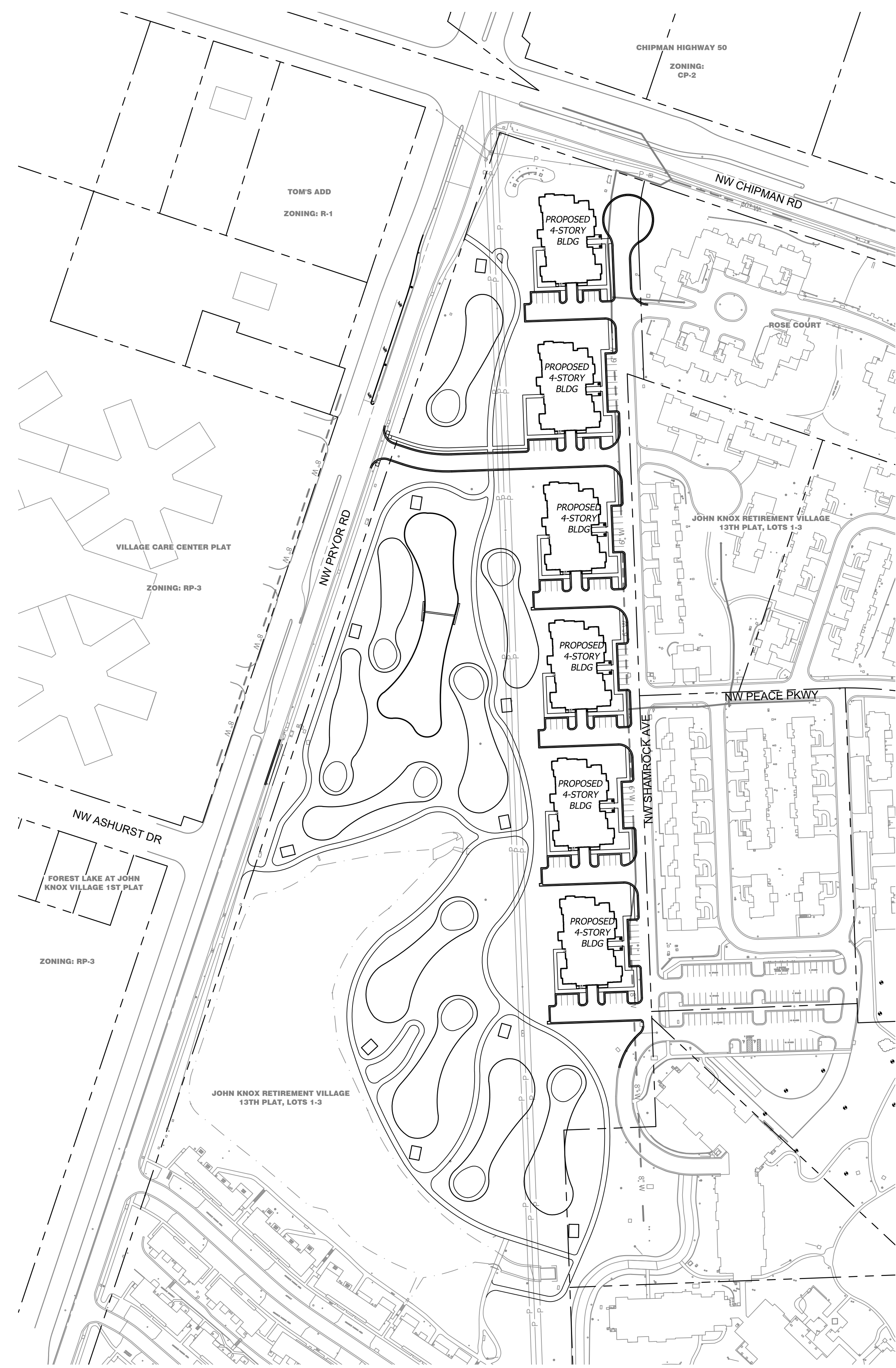
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DRAWING TITLE

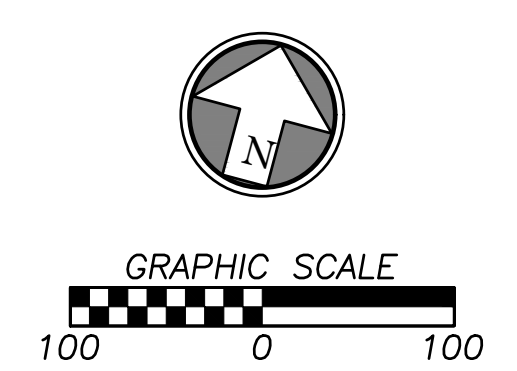
SITE PLAN

DATE: December 23, 2025	DRAWING
COMM. NO. 25110.00	C1.0



PHASING LEGEND

- PHASE 1
- PHASE 2
- PHASE 3



PRELIMINARY DEVELOPMENT PLAN
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DRAWING TITLE
PHASING PLAN

DATE: December 23, 2025	DRAWING
COMM. NO. 25110.00	C1.1



FLOOD STATEMENT

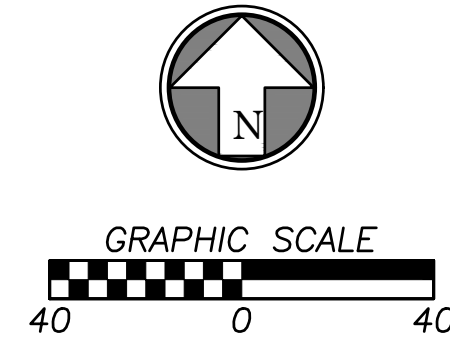
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Map Number: 29095C0416G
 Panel No: 416 of 625
 Map Revised Date: January 20, 2017

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GRADING LEGEND

— 980 —	FINISH GRADE MAJOR CONTOURS
— 982 —	FINISH GRADE MINOR CONTOURS
- - - 980 - - -	EXISTING GRADE MAJOR CONTOURS
- - - 982 - - -	EXISTING GRADE MINOR CONTOURS



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DRAWING TITLE
GRADING PLAN NORTH

DATE: December 23, 2025	DRAWING
COMM. NO. 25110.00	C2.0



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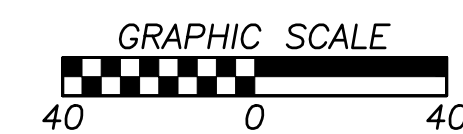
Panel No: 416 of 625

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- 982 — FINISH GRADE MINOR CONTOURS
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- - 982 - - EXISTING GRADE MINOR CONTOURS



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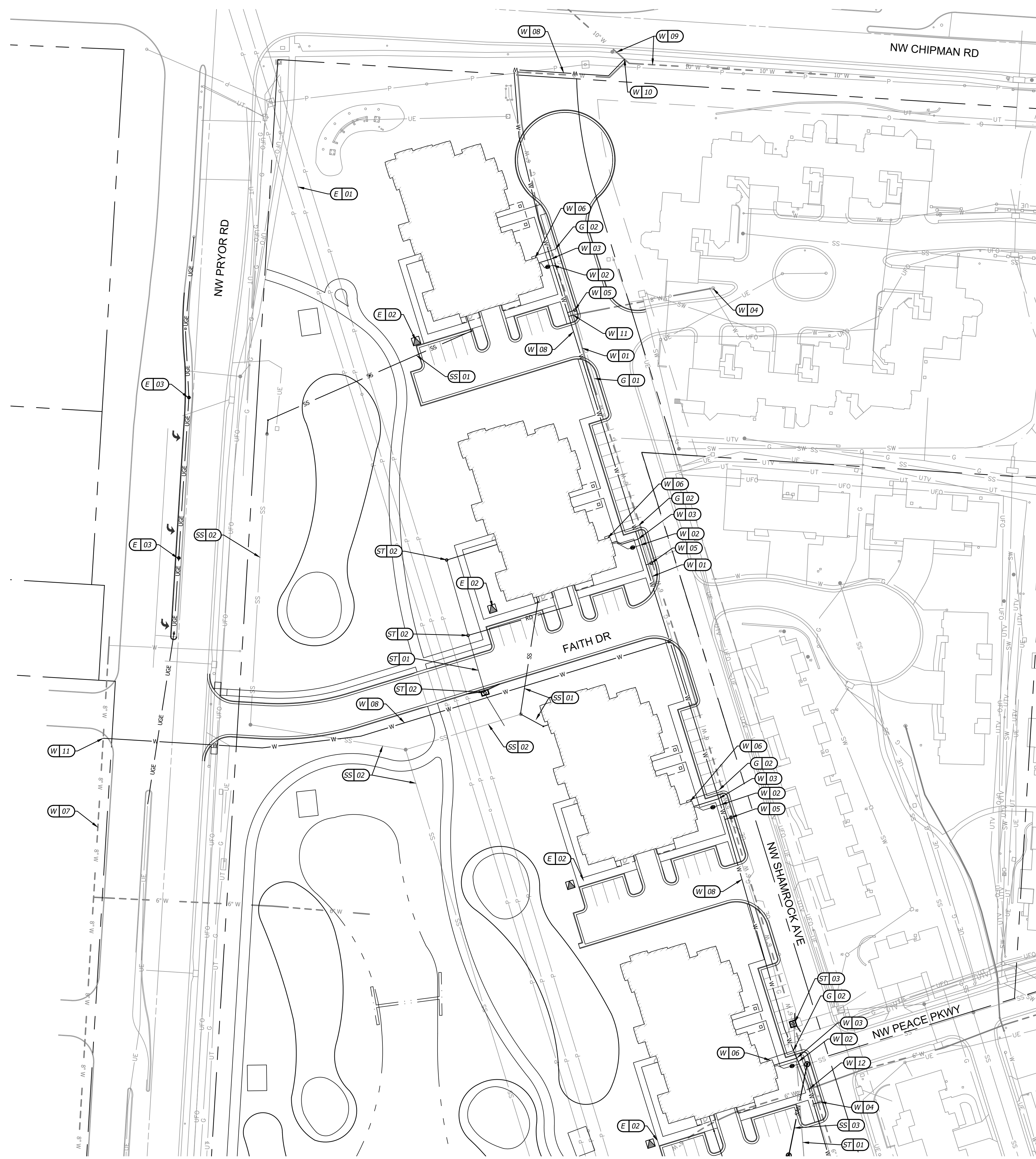
GRADING PLAN SOUTH

DATE: December 23, 2025

DRAWING

COMM. NO. 25110.00

C2.1



(X) 00 UTILITY NOTES

- W - WATER SERVICE INFORMATION - LEE'S SUMMIT WATER UTILITIES**
- 01 EXISTING 6" WATER MAIN TO BE ABANDONED
 - 02 PROPOSED WATER SERVICE LINE WITH METER
 - 03 PROPOSED FIRE SERVICE LINE
 - 04 EXISTING FIRE HYDRANT
 - 05 PROPOSED FIRE HYDRANT
 - 06 PROPOSED FIRE DEPARTMENT CONNECTION
 - 07 EXISTING 8" WATER MAIN
 - 08 PROPOSED 8" WATER MAIN
 - 09 EXISTING 10" WATER MAIN
 - 10 CONNECT 8" MAIN TO 10" MAIN
 - 11 CONNECT 8" MAIN TO 8" MAIN
 - 12 CONNECT 8" MAIN TO 6" MAIN
 - 13 EXISTING 6" MAIN TO BE ABANDONED AT TEE

- E - ELECTRIC SERVICE INFORMATION - EVERGY**
- 01 EXISTING OVERHEAD DISTRIBUTION POWER LINES
 - 02 PROPOSED TRANSFORMER PAD
 - 03 RELOCATED STREET LIGHT POLE

- G - GAS SERVICE INFORMATION - SPIRE**
- 01 EXISTING GAS MAIN
 - 02 PROPOSED GAS SERVICE LINE

- ST - STORM SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS**
- 01 PROPOSED STORM SEWER LINE
 - 02 PROPOSED STORM STRUCTURE
 - 03 RELOCATED STORM INLET

- SS - SANITARY SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS**
- 01 PROPOSED SANITARY SEWER SERVICE LINE
 - 02 EXISTING SANITARY MAIN
 - 03 PROPOSED RELOCATED SANITARY MAIN



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DRAWING TITLE
UTILITY PLAN NORTH

DATE: December 23, 2025 DRAWING
COMM. NO. 25110.00 **C3.0**



(X) 00 UTILITY NOTES

- W - WATER SERVICE INFORMATION - LEE'S SUMMIT WATER UTILITIES**
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- G - GAS SERVICE INFORMATION - SPIRE**
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 - 02 PROPOSED GAS SERVICE LINE

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 - 03 RELOCATED STORM INLET

- SS - SANITARY SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS**
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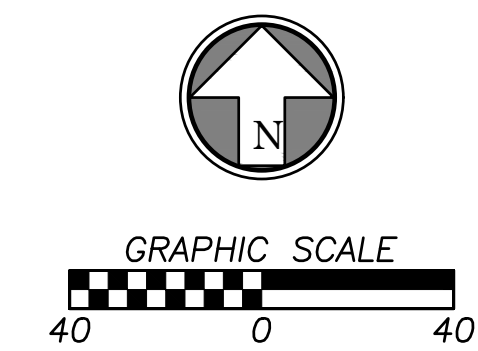
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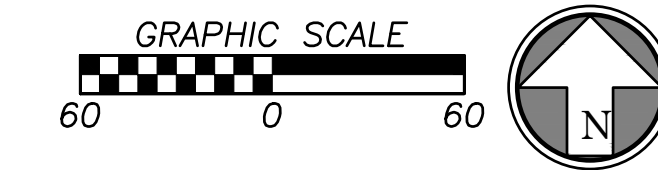
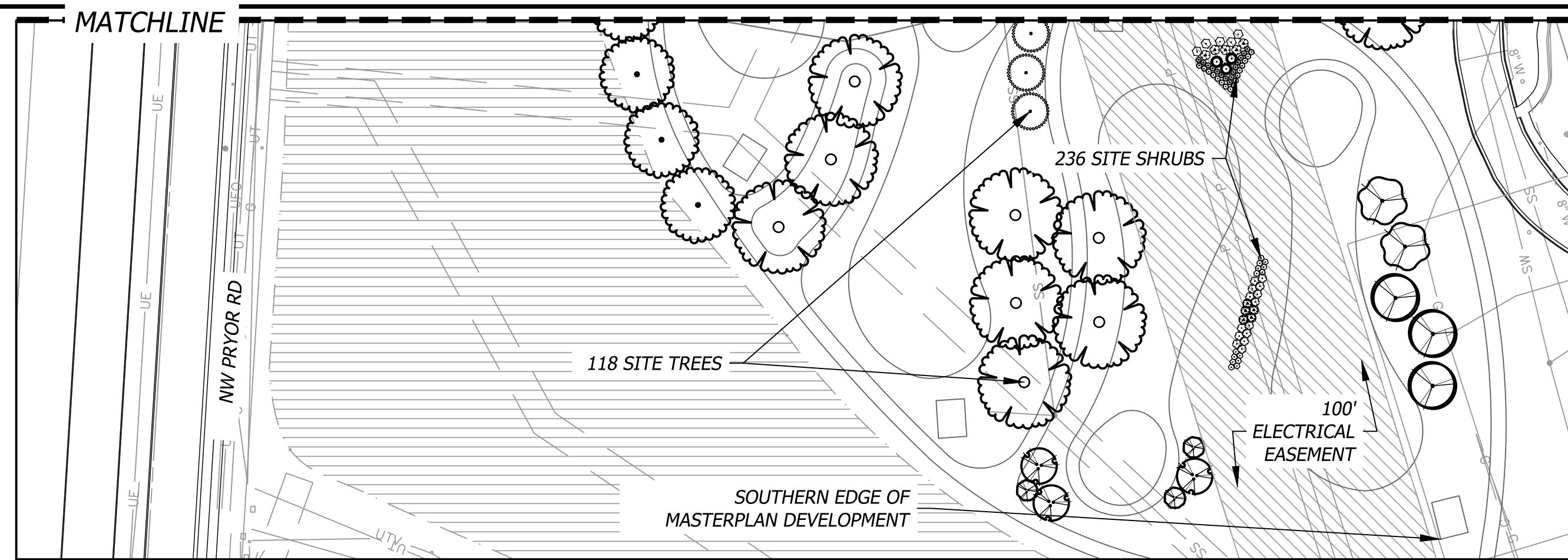
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DRAWING TITLE
UTILITY PLAN SOUTH

DATE: December 23, 2025	DRAWING
COMM. NO. 25110.00	C3.1





SITE DATA

Overall Site	Quantity	Required	Provided
Street Frontage			
NW Chipman Rd (LF) to the North	237.0		
1 tree / 30 LF of street frontage		7.9	8
1 shrub / 20 LF of street frontage		11.9	14
NW Pryor Rd (LF) to the West	1,000.0		
1 tree / 30 LF of street frontage		33.3	34
1 shrub / 20 LF of street frontage		50.0	64
Faith Dr (LF) North Side	259.0		
1 tree / 30 LF of street frontage		8.6	9
1 shrub / 20 LF of street frontage		13.0	18
Faith Dr (LF) South Side	259.0		
1 tree / 30 LF of street frontage		8.6	9
1 shrub / 20 LF of street frontage		13.0	18
NW Shamrock Ave (LF) to the East	888.0		
1 tree / 30 LF of street frontage		29.6	30
1 shrub / 20 LF of street frontage		44.4	48
Site Area	653,400.0		
Building Footprint	65,586.0		
1 tree / 5,000 SF	587,814.0	117.6	118.0
2 shrubs / 5,000 SF	587,814.0	235.1	260.0
20' Landscape Buffer		Yes	Yes



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
TREES					
	11	Acer saccharum 'Caddo' / Caddo Sugar Maple FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"	Cal
	18	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	B & B	2"	cal
	19	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2"	Cal
	21	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"	Cal
	14	Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree	B & B	2"	Cal
	13	Quercus rubra / Red Oak	B & B	3"	Cal
EVERGREEN TREES					
	20	Juniperus virginiana 'Canaerti' / Canaerti Eastern Redcedar FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B		6' - 8' H
	27	Thuja x 'Green Giant' / Green Giant Arborvitae	B & B		6' - 8' H
ORNAMENTAL TREES					
	6	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"	Cal
	16	Magnolia x 'Jane' / Jane Magnolia	B & B	2"	Cal
	11	Magnolia x soulangeana / Saucer Magnolia	B & B	2"	cal
	14	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	2"	Cal
	18	Malus x 'Velvetcole' / Velvet Pillar™ Crabapple	B & B	2"	Cal
SHRUBS					
	32	Hydrangea paniculata 'LVOBO'™ / Bobo Panicle Hydrangea FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		
	26	Hydrangea serrata 'Bluebird' / Bluebird Serrate Hydrangea FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		
	14	Itea virginica 'Merlot' / Merlot Sweetspire FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		
	14	Lindera benzoin / Spicebush	5 gal		
	14	Physocarpus opulifolius 'SMNPOTWG' / Tiny Wine™ Gold Ninebark	5 gal		
	52	Rhamnus frangula 'Ron Williams' / Fine Line™ Alder Buckthorn	5 gal		
	25	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal		
	11	Rhus typhina 'Baltiger' / Tiger Eyes™ Staghorn Sumac	5 gal		
	15	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	5 gal		
	59	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	5 gal		4'-6" H
EVERGREEN SHRUBS					
	66	Buxus x 'Green Gem' / Green Gem Boxwood FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		
	53	Taxus x media 'Densiflora' / Dense Anglo-Japanese Yew FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		
	100	Thuja occidentalis 'Bobozam' / Mr. Bowling Ball™ Arborvitae FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		



PRELIMINARY DEVELOPMENT PLAN
NOT FOR CONSTRUCTION



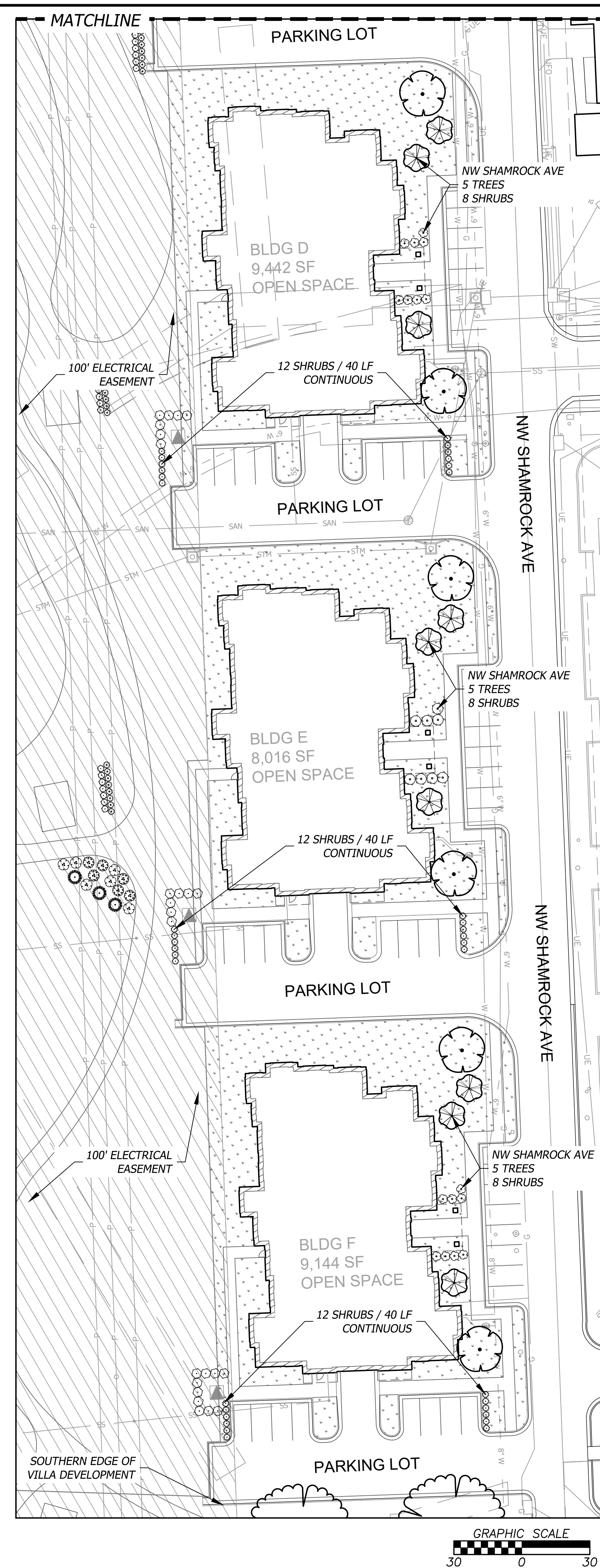
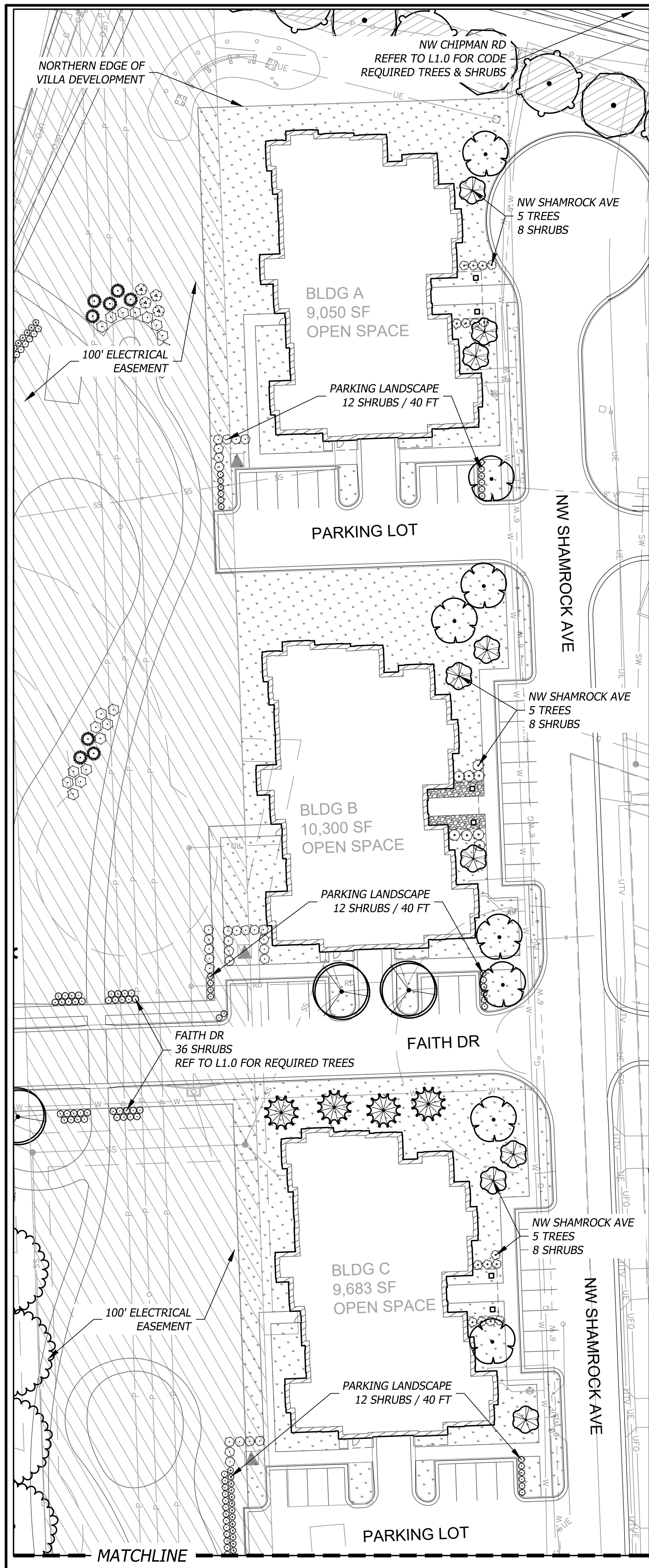
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DESIGNER : DAS	DRAWN : ARK	
ARCHITECT : DAS	CHECKED : ERB	
ENGINEER : ERB	APPROVED : ERB	
NO.	REVISION DESCRIPTION	DATE
1	CITY COMMENTS	1/23/2026
2	CITY COMMENTS	3/04/2026

DRAWING TITLE
GOLF COURSE & VILLA MASTER PLAN - LANDSCAPE

DATE: December 23, 2025	DRAWING
COMM. NO. 25110.00	L1.0



SITE DATA

BLDG A	Quantity	Required	Provided
Street Frontage			
NW Shamrock Ave (LF) to the East	148.0		
1 tree / 30 LF of street frontage		4.9	5
1 shrub / 20 LF of street frontage		7.4	8
Parking Landscape			
total LA are 5% of parking area	1,369.0	68.5	364
islands to be min 9' wide		Yes	Yes
12 shrubs / 40 LF for continuous visual barrier	36.0	10.8	12

BLDG D	Quantity	Required	Provided
Street Frontage			
NW Shamrock Ave (LF) to the East	148.0		
1 tree / 30 LF of street frontage		4.9	5
1 shrub / 20 LF of street frontage		7.4	8
Parking Landscape			
total LA are 5% of parking area	1,369.0	68.5	364
islands to be min 9' wide		Yes	Yes
12 shrubs / 40 LF for continuous visual barrier	36.0	10.8	12

BLDG B	Quantity	Required	Provided
Street Frontage			
NW Shamrock Ave (LF) to the East	148.0		
1 tree / 30 LF of street frontage		4.9	5
1 shrub / 20 LF of street frontage		7.4	8
Faith Dr (LF) to the South	119.0		
1 tree / 30 LF of street frontage		4.0	4
1 shrub / 20 LF of street frontage		6.0	8
Parking Landscape			
total LA are 5% of parking area	1,369.0	68.5	364
islands to be min 9' wide		Yes	Yes
12 shrubs / 40 LF for continuous visual barrier	36.0	10.8	12

BLDG E	Quantity	Required	Provided
Street Frontage			
NW Shamrock Ave (LF) to the East	148.0		
1 tree / 30 LF of street frontage		4.9	5
1 shrub / 20 LF of street frontage		7.4	8
Parking Landscape			
total LA are 5% of parking area	1,369.0	68.5	364
islands to be min 9' wide		Yes	Yes
12 shrubs / 40 LF for continuous visual barrier	36.0	10.8	12

BLDG C	Quantity	Required	Provided
Street Frontage			
Faith Dr (LF) to the North	119.0		
1 tree / 30 LF of street frontage		4.0	4
1 shrub / 20 LF of street frontage		6.0	8
NW Shamrock Ave (LF) to the East	148.0		
1 tree / 30 LF of street frontage		4.9	5
1 shrub / 20 LF of street frontage		7.4	8
Parking Landscape			
total LA are 5% of parking area	1,369.0	68.5	364
islands to be min 9' wide		Yes	Yes
12 shrubs / 40 LF for continuous visual barrier	36.0	10.8	12

BLDG F	Quantity	Required	Provided
Street Frontage			
NW Shamrock Ave (LF) to the East	148.0		
1 tree / 30 LF of street frontage		4.9	5
1 shrub / 20 LF of street frontage		7.4	8
Parking Landscape			
total LA are 5% of parking area	1,369.0	68.5	364
islands to be min 9' wide		Yes	Yes
12 shrubs / 40 LF for continuous visual barrier	36.0	10.8	12

NOTE: SITE AREA OPEN YARD REQUIREMENTS ARE COVERED BY GOLF COURSE & VILLA MASTER PLAN REFER TO L1.0

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
TREES					
	11	Acer saccharum 'Caddo' / Caddo Sugar Maple FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"	Cal
	18	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	B & B	2"	cal
	19	Gymnocladia dioica 'Espresso' / Kentucky Coffeetree	B & B	2"	Cal
	21	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"	Cal
	14	Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree	B & B	2"	Cal
	13	Quercus rubra / Red Oak	B & B	3"	Cal
EVERGREEN TREES					
	20	Juniperus virginiana 'Canaertii' / Canaerti Eastern Redcedar FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B		6' - 8' H
	27	Thuja x 'Green Giant' / Green Giant Arborvitae	B & B		6' - 8' H
ORNAMENTAL TREES					
	6	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"	Cal
	16	Magnolia x 'Jane' / Jane Magnolia	B & B	2"	Cal
	11	Magnolia x soulangeana / Saucer Magnolia	B & B	2"	cal
	14	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	2"	Cal
	18	Malus x 'Velvetcole' / Velvet Pillar™ Crabapple	B & B	2"	Cal
SHRUBS					
	32	Hydrangea paniculata 'ILVOBO'™ / Bobo Panicle Hydrangea FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		
	26	Hydrangea serrata 'Bluebird' / Bluebird Serrate Hydrangea FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		



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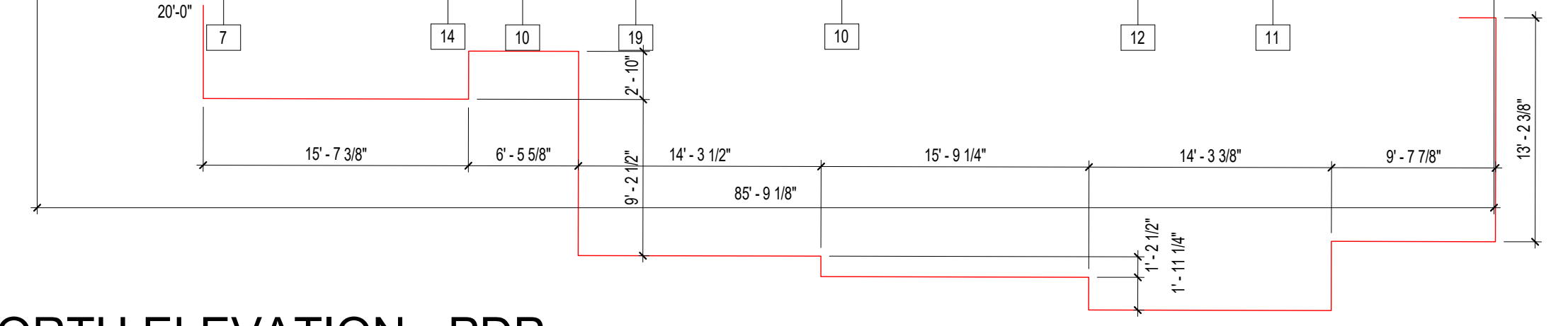
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ARCHITECT : DAS	CHECKED : ERB	
ENGINEER : ERB	APPROVED : ERB	
NO.	REVISION DESCRIPTION	DATE
1	CITY COMMENTS	1/23/2026
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DRAWING TITLE
INDIVIDUAL VILLAS - LANDSCAPE



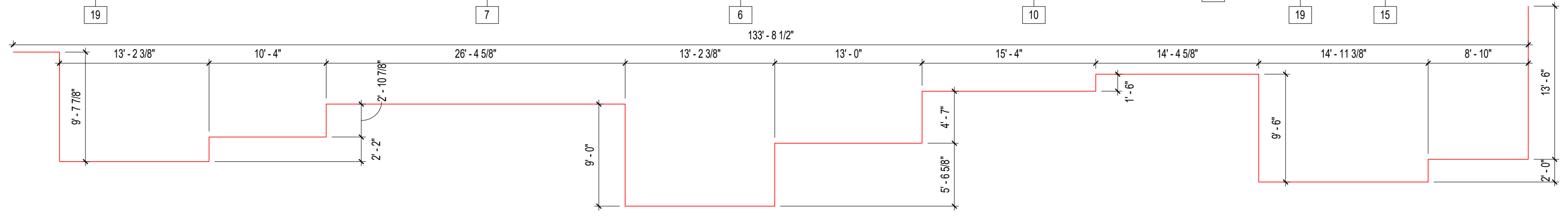
PLAN ARTICULATION



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



PLAN ARTICULATION



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

STONE VENEER, SYNTHETIC - CLASS 2
 CLEAR GLASS - CLASS 1
 EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - CLASS 3
 CEMENT FIBER BOARD (SIDING) - CLASS 2
 CEMENT FIBER BOARD (PANELS) - CLASS 2

TOTAL ELEVATION IS ~ 6674 SF
 EIFS (CLASS 3) REPRESENTS ~ 1728 SF
 METAL LOUVERS REPRESENTS ~ 538 SF

EIFS REPRESENTS 28% OF THE PRIMARY ELEVATION W/O COUNTING LOUVERS
 AND 25% WHEN COUNTING METAL LOUVERS
 ALL OTHER ELEVATIONS HAVE A SIMILAR % BASIS

ASPHALT SHINGLES (LAMINATE) - CLASS 3

ELEVATION KEYNOTE LEGEND

1	ARCH. SHINGLES
2	F.C. LAP SIDING
3	PREFIN. ALUM. GUTTER
4	F.C. PANEL W/ APPLIED F.C. TRIM
5	CUSTOM DECORATIVE BRACKET
6	SCREENED PORCHED SYSTEM, MATCH EXISTING
7	EIFS
8	F.C. WINDOW TRIM
9	EIFS WINDOW TRIM
10	CAST STONE BANDING
11	CAST STONE HEADER
12	CAST STONE SILL
13	STANDING SEAM ROOF
14	STONE VENEER
15	CAST STONE SILL
16	F.C. FASCIA BOARD
17	F.C. EAVE TRIM
18	EIFS TRIM, RE. WALL SECTIONS
19	SCHED METAL LOUVER
20	F.C. TRIM
21	EIFS REVEAL, TYP.

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1	CITY COMMENTS	1/23/26

DRAWING TITLE
EXTERIOR ELEVATIONS

DATE: December 23, 2025	DRAWING
COMM. NO. 25110.00	A1

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



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

STONE VENEER, SYNTHETIC - CLASS 2
 CLEAR GLASS - CLASS 1
 EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - CLASS 3
 CEMENT FIBER BOARD (SIDING) - CLASS 2
 CEMENT FIBER BOARD (PANELS) - CLASS 2

TOTAL ELEVATION IS ~ 6674 SF
 EIFS (CLASS 3) REPRESENTS ~ 1728 SF
 METAL LOUVERS REPRESENTS ~ 538 SF

EIFS REPRESENTS 28% OF THE PRIMARY ELEVATION W/O COUNTING LOUVERS
 AND 25% WHEN COUNTING METAL LOUVERS
 ALL OTHER ELEVATIONS HAVE A SIMILAR % BASIS

ASPHALT SHINGLES (LAMINATE) - CLASS 3

ELEVATION KEYNOTE LEGEND

1	ARCH. SHINGLES
2	F.C. LAP SIDING
3	PREFIN. ALUM. GUTTER
4	F.C. PANEL W/ APPLIED F.C. TRIM
5	CUSTOM DECORATIVE BRACKET
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16	F.C. FASCIA BOARD
17	F.C. EAVE TRIM
18	EIFS TRIM, RE. WALL SECTIONS
19	SCHED METAL LOUVER
20	F.C. TRIM
21	EIFS REVEAL TYP.

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1	CITY COMMENTS	1/23/26

DRAWING TITLE
EXTERIOR ELEVATIONS

DATE:	December 23, 2025	DRAWING
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1 PDP - SOUTHEAST PERSPECTIVE
A2 N.T.S.



2 PDP - NORTHEAST PERSPECTIVE
A2 N.T.S.



3 PDP - EAST ELEVATION
A2 N.T.S.



4 PDP - SOUTH ELEVATION
A2 N.T.S.

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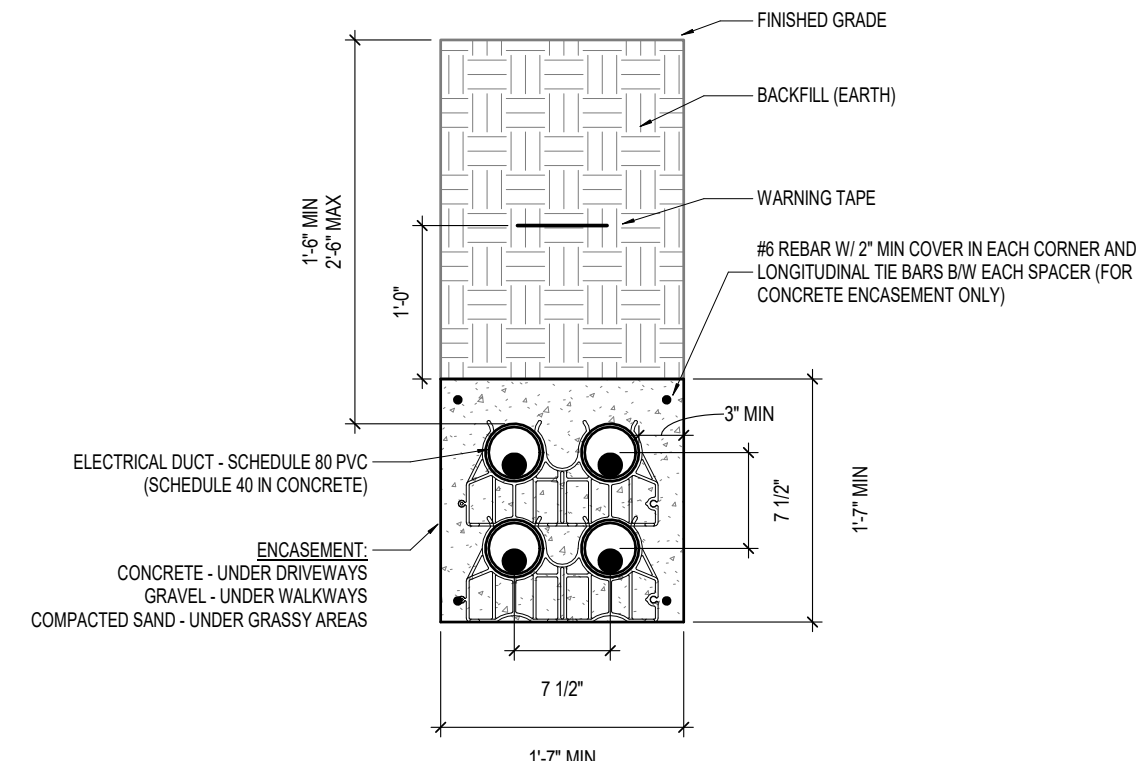
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ARCHITECT : ARC	CHECKED : CHK
ENGINEER : DES	APPROVED : APP
NO.	REVISION DESCRIPTION DATE

DRAWING TITLE
COLORED ELEVATIONS
AND RENDERINGS

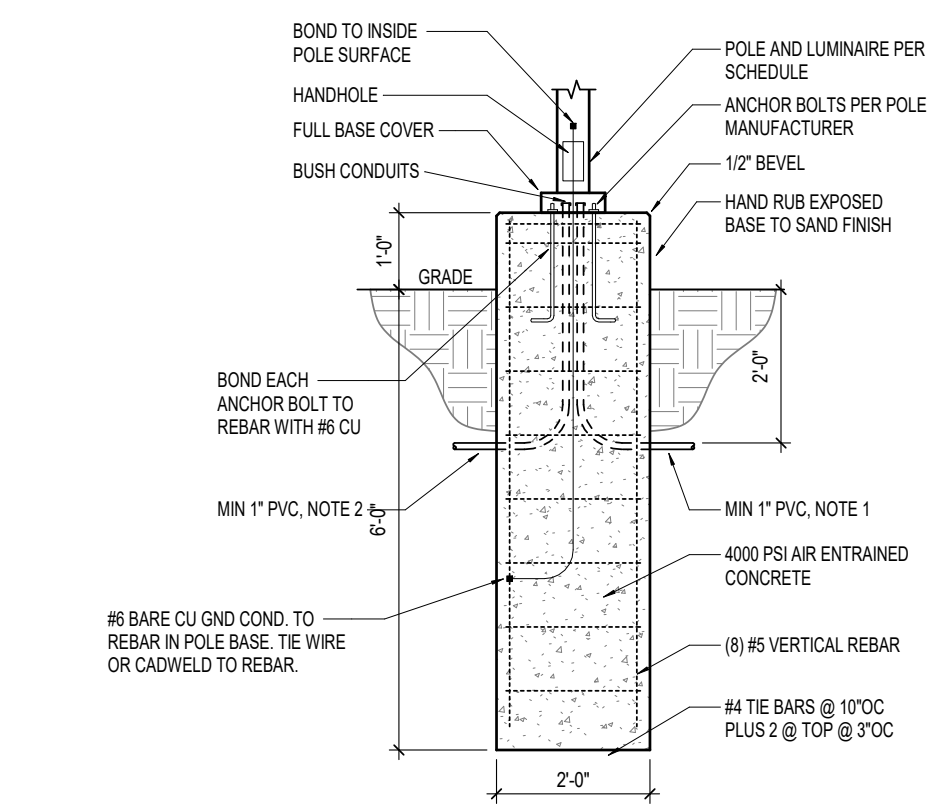
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7	EXTERIOR WALL PACK FOR EGRESS LIGHTING, DUAL POWER FEEDS	CURRENT	QSP2-160L-35-4K7-3-UNV-BLT-2PF
9	POLE MOUNTED DECORATIVE PENDANT STYLE LED LUMINAIRE WITH DECORATIVE ARM AND POLE BASE. 14'-0" POLE ON 2'-0" CONCRETE BASE.	VISIONAIRE LIGHTING (TO MATCH EXISTING) - NO EQUALS	ODN-2-L-T4-80LC-3-4K-UNV-YM-(COLOR TO MATCH)-C6/H1 (FIXTURE), RNTA-5R-18B-16-CB-343-T238R-BK (POLE), DCB-14-5RS-BK (POLE BASE), VA103-L-S1-3-BK (MOUNTING ARM)
11	LED ROUND BOLLARD	HE WILLIAMS	OSA8R L22 840 DT DBZ AB

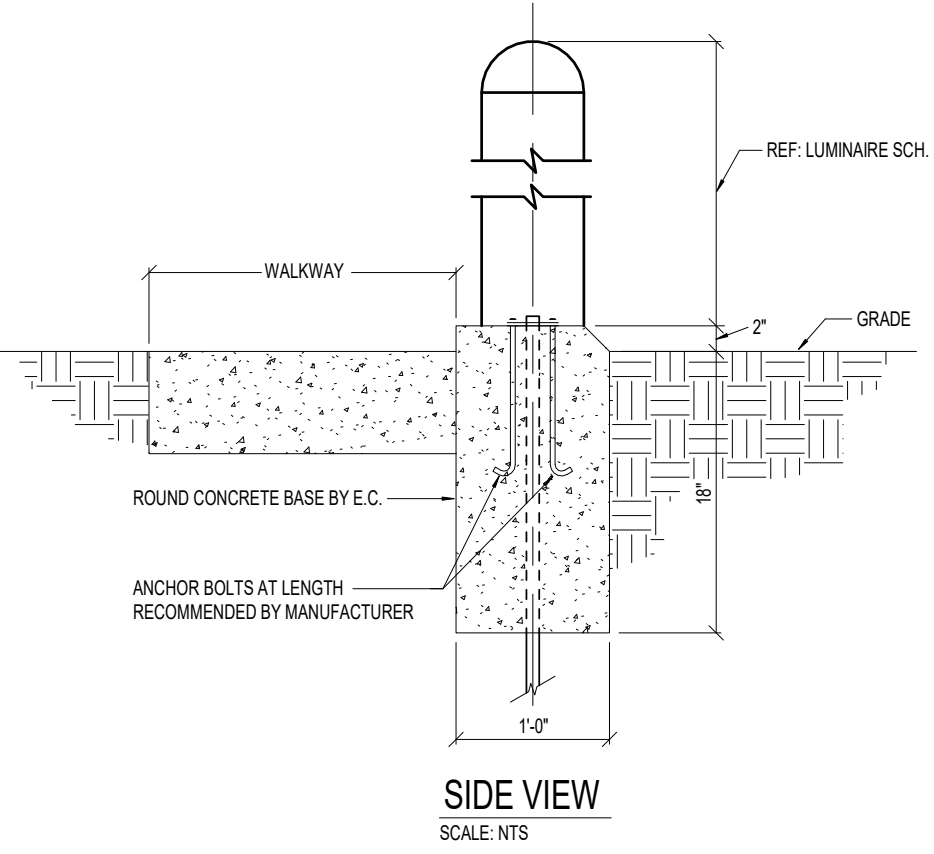
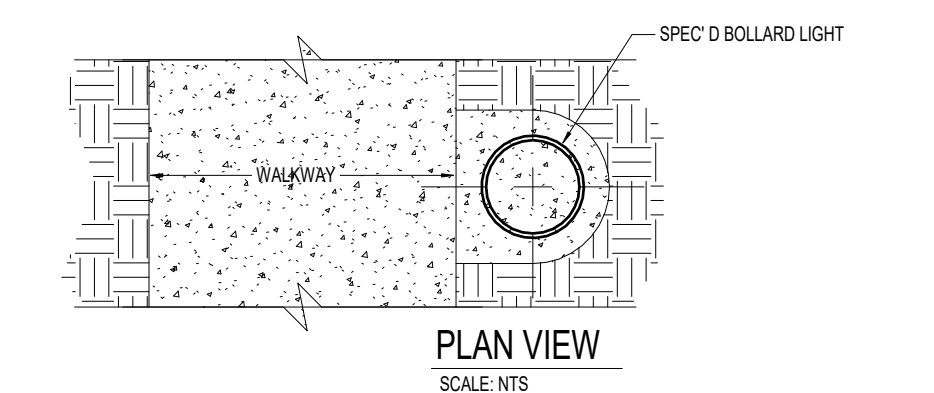


2 DUCT BANK DETAIL 2X2
E1 N.T.S.



- NOTES (BASE DETAILS):
1. STUB OUT CONDUIT 1'-0" BEYOND BASE FOR LAST LIGHTING FIXTURE IN RUN AND CAP FOR FUTURE EXTENSION OF CIRCUIT.
 2. 1" SCH 40 PVC HOMERUN OR TO ADJACENT FIXTURE.
 3. NO RUBBING OR PARKING OF CONCRETE BASE AFTER REMOVAL OF FORM.

3 POLE BASE DETAIL
E1 N.T.S.



4 BOLLARD LIGHT BASE ADJACENT TO WALKWAY DETAIL
E1 N.T.S.



1 SITE PLAN - ELECTRICAL
E1 N.T.S.

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR SPECIFICATIONS AND LOCATIONS OF ALL NEW SITE POLE LUMINAIRES. E.C. SHALL SUPPLY AND INSTALL ALL LUMINAIRES INDICATED ON CIVIL DRAWINGS.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED AND COORDINATED WITH ALL UTILITY COMPANIES AND CIVIL DRAWINGS PRIOR TO ANY CONSTRUCTION ON THIS SITE.
3. EACH CONTRACTOR SHALL PROVIDE ALL ITEMS, ARTICLES AND MATERIALS AS REQUIRED, INCLUDING ALL LABOR AND INCIDENTALS NECESSARY FOR A COMPLETE INSTALLATION IN WORKING AND OPERABLE CONDITION.
4. EACH CONTRACTOR SHALL SEAL ALL EXTERIOR WALL PENETRATIONS IN WATER-TIGHT MANNER. CONTRACTOR SHALL INSTALL PIPE SLEEVES IN ALL EXTERIOR WALL FOUNDATION PENETRATIONS. CUTTING AND SLEEVING FOR INSTALLATION SHALL BE COORDINATED WITH GENERAL CONTRACTOR AND ARCHITECT PRIOR TO COMMENCING WORK.
5. ALL SERVICE DUCT CONDUIT BENDS SHALL BE MADE WITH LONG SWEEPING RADIUS ELBOWS.
6. PROVIDE GALVANIZED RIGID CONDUIT FOR EXTERIOR UNDERGROUND TRANSITIONS TO ABOVE GRADE. EXTEND CONDUIT A MINIMUM OF 3' ABOVE GRADE.
7. CONDUCTORS AND CABLES INSTALLED UNDERGROUND SHALL BE SUITABLE FOR WET LOCATIONS.
8. EACH CONTRACTOR SHALL COORDINATE ROUTING AND DEPTH OF RESPECTIVE TRADE WITH OTHER UTILITIES SO AS TO AVOID CONFLICT.
9. EACH CONTRACTOR SHALL PROVIDE FOR ALL TRENCHING/EXCAVATION, BACKFILL, AND PATCHING OF SURFACES TO ORIGINAL CONDITION FOR THE INSTALLATION OF THEIR RESPECTIVE TRADE.
10. ALL BRANCH CIRCUIT WIRING FOR EXTERIOR LIGHTING SHALL BE ACCOMPLISHED WITH MINIMUM #14 AWG COPPER AND ALL RACEWAY FOR UNDERGROUND BRANCH CIRCUITS SHALL BE 1" SCHEDULE 40 PVC MINIMUM.

1. UNDERGROUND SERVICE LATERAL FROM PADMOUNT SERVICE TRANSFORMER TO MAIN SERVICE PANEL REFER TO ONE-LINE DIAGRAM E-1 FOR ADDITIONAL INFORMATION.
2. PRIMARY UNDERGROUND PAVEMENT AND CONDUCTORS PROVIDED AND INSTALLED BY THE LOCAL ELECTRIC UTILITY.
3. PADMOUNT SERVICE TRANSFORMER PROVIDED AND INSTALLED BY LOCAL ELECTRIC UTILITY. CONSTRUCT CONCRETE TRANSFORMER PAD PER LOCAL ELECTRIC UTILITY REQUIREMENTS.
4. ROUTE BRANCH CIRCUIT THRU DIGITAL F-OM ASTRONOMICAL TIMELOOK WITH PROCELL CONTROL.

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ARCHITECT	ARC.	CHECKED	CIW
ENGINEER	#D	APPROVED	CIW
NO.		REVISION DESCRIPTION	DATE

DRAWING TITLE
ELECTRICAL SITE PLAN

DATE: December 23, 2025 DRAWING
COMM. NO. 25110.00 E1