



FINAL DEVELOPMENT PLAN

LEE'S SUMMIT SENIOR COMMUNITY

1701 S.E. OLDHAM PARKWAY

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



STARK WILSON DUNCAN ARCHITECTS INC

315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.532.1978

SHEET LIST - DEVELOPMENT PLAN

SP1.0	SITE PLAN - FINAL DEVELOPMENT PLAN
A1.0	OVERALL FIRST FLOOR PLAN
A2.1	BUILDING ELEVATIONS INDEPENDENT LIVING
A2.2	BUILDING ELEVATIONS MGAL
A2.3	COURTYARD ELEVATIONS
A2.4	SITE DETAILS
PH1.1	SITE PLAN PHOTOMETRICS

SHEET LIST - CIVIL PRIVATE

C100	TITLE SHEET
C101	GENERAL NOTES
C200	GENERAL LAYOUT PLAN
C300	OVERALL DIMENSION PLAN
C301	DIMENSION PLAN
C302	DIMENSION PLAN
C303	DIMENSION PLAN
C304	DIMENSION PLAN
C305	ENLARGED DIMENSION PLAN
C400	OVERALL GRADING PLAN
C401	GRADING PLAN
C402	GRADING PLAN
C403	GRADING PLAN
C404	ENLARGED GRADING DETAILS
C500	OVERALL UTILITY PLAN
C501	STORM MANAGEMENT PLAN
C502	STORM MANAGEMENT DETAILS
C503	ENLARGED STORMWATER DETAILS
C504	ENLARGED STORMWATER DETAILS
C505	STORM WATER DETAILS
C506	STORM WATER DETAILS
C507	SANITARY SEWER PLAN
C508	SANITARY SEWER DETAILS
C509	WATER SYSTEM PLAN
C510	WATER SYSTEM DETAILS
C511	WATER SYSTEM DETAILS
C600	EROSION CONTROL PLAN PRE-CONSTRUCTION
C601	EROSION CONTROL PLANCONSTRUCTION
C602	EROSION CONTROL PLAN POST CONSTRUCTION
C603	EROSION CONTROL DETAILS
C604	EROSION CONTROL DETAILS
C700	SITE DETAILS
C701	SITE DETAILS
C702	SITE DETAILS
L100	LANDSCAPE PLAN
L101	ENLARGED LANDSCAPE PLAN
L102	ENLARGED LANDSCAPE PLAN
L103	LANDSCAPE DETAILS & NOTES
L104	LANDSCAPE DETAILS & NOTES

SEPARATE ATTACHMENT

SHEET LIST - CIVIL PUBLIC

T1	TITLE SHEET
T2	GENERAL LAYOUT
T3	ALIGNMENT DATA & SURVEY CONTROL
T4	GENERAL NOTES
T5	DEMOLITION & REMOVALS
T6	TYPICAL SECTIONS
T7	PLAN & PROFILES
T8	PLAN & PROFILES
T9	PLAN & PROFILES
T10	PLAN & PROFILES
T11	PLAN & PROFILES
T12	INTERSECTION LAYOUTS
T13	DRIVE LAYOUTS
T14	DRIVE LAYOUTS
T15	SIDEWALK RAMP LAYOUTS
T16	STANDARD DETAILS
T17	STANDARD DETAILS
T18	STANDARD DETAILS
T19	STANDARD DETAILS
T20	STANDARD DETAILS
T21	STANDARD DETAILS
T22	STANDARD DETAILS
T23	EROSION CONTROL PLANS
T24	EROSION CONTROL PLANS
T25	PAVEMENT MARKING & SIGNING PLANS & DETAILS
T26	PAVEMENT MARKING & SIGNING PLANS & DETAILS
T27	PAVEMENT MARKING & SIGNING PLANS & DETAILS
T28	PAVEMENT MARKING & SIGNING PLANS & DETAILS
T29	PAVEMENT MARKING & SIGNING PLANS & DETAILS
T30	TRAFFIC CONTROL PLANS & DETAILS
T31	TRAFFIC CONTROL PLANS & DETAILS
T32	TRAFFIC CONTROL PLANS & DETAILS
T33	TRAFFIC CONTROL PLANS & DETAILS
T34	TRAFFIC CONTROL PLANS & DETAILS
T35	CROSS SECTIONS
T36	CROSS SECTIONS
T37	CROSS SECTIONS
T38	CROSS SECTIONS
T39	CROSS SECTIONS
T40	CROSS SECTIONS
T41	CROSS SECTIONS
T42	CROSS SECTIONS
T43	CROSS SECTIONS
T44	CROSS SECTIONS
T45	CROSS SECTIONS
T46	CROSS SECTIONS
T47	CROSS SECTIONS
T48	CROSS SECTIONS
T49	CROSS SECTIONS
T50	CROSS SECTIONS
T51	CROSS SECTIONS

SHEET LIST - CIVIL PUBLIC - STORM

ST1.0	STORM PROFILES
ST1.1	STORM PROFILES
ST1.2	STORM PROFILES
ST1.3	STORM PROFILES
ST2.0	DRAINAGE MAP & STORM SEWER CALCULATIONS
ST3.0	DRAINAGE MAP & STORM SEWER CALCULATIONS
ST4.0	STORM WATER DETAILS
ST4.1	STORM WATER DETAILS

SHEET LIST - CIVIL PUBLIC - WATER

W1.0	WATER LINE INDEX SHEET
W2.1	WATER LINE PLAN & PROFILE
W2.2	WATER LINE PLAN & PROFILE
W2.3	WATER LINE PLAN & PROFILE
W2.4	WATER LINE PLAN & PROFILE
W2.5	WATER LINE PLAN & PROFILE
W2.6	WATER LINE PLAN & PROFILE
W2.7	WATER LINE PLAN & PROFILE
W2.8	WATER LINE PLAN & PROFILE
W3.0	WATER SYSTEM DETAILS
W3.1	WATER SYSTEM DETAILS

PROJECT TEAM

ARCHITECT

STARK WILSON DUNCAN ARCHITECTS INC

315 NICHOLS RD, SUITE 288

KANSAS CITY, MISSOURI 64112

816.531.1698

CIVIL

OLSSON

550 E. ST LOUIS ST.

SPRINGFIELD, MO 65806

417.890.8802

STRCTURAL

BOB D. CAMPBELL & CO.

4338 BELLEVUE

KANSAS CITY, MO 64111

816.531.4144

MECHANICAL/ELECTRICAL/ PLUMBING

HOSS & BROWN ENGINEERS

11205 W. 79TH ST

LENEXA, KS 62214

913.362.9090

OWNER

O'REILLY DEVELOPMENT CO.

5051 S. NATIONAL AVENUE 4-100

SPRINGFIELD, MO 65810

417.893.6006

MANAGEMENT COMPANY

ARROW SENIOR LIVING

3333-9 RUE ROYALE

ST. CHARLES, MO 63301

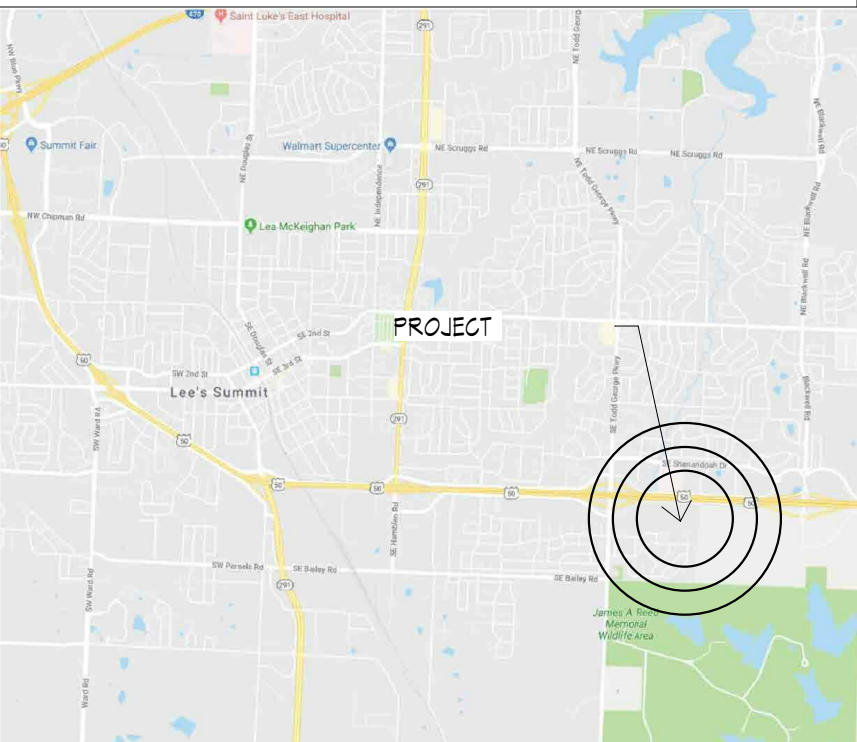
636.724.1766

GENERAL PROJECT NOTES

- A. ALL WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, ADA / ACCESSIBILITY & LIFE SAFETY CODES & REQUIREMENTS.
- B. THE GENERAL CONTRACTOR & ALL SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES TO ALL BUILDING SPECIFIC REQUIREMENTS & EXTENTS OF THE WORK PRIOR TO BIDDING. NO CHANGES IN THE CONTRACT WILL BE CONSIDERED FOR INFORMATION DISCERNIBLE FROM THE EX. CONDITIONS OR THE DRAWINGS.
- C. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL EX. CONDITIONS, DIMENSIONS & ELEVATIONS PRIOR TO ORDERING, FABRICATION, ETC.
- D. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PROJECT DOCUMENTS PRIOR TO BID. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PROJECT DOCUMENTS & EX. CONDITIONS.
- E. ALL WORK TO BE PERFORMED IN A FIRST CLASS, PROFESSIONAL, CODE COMPLIANT MANNER.
- F. REFERENCE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

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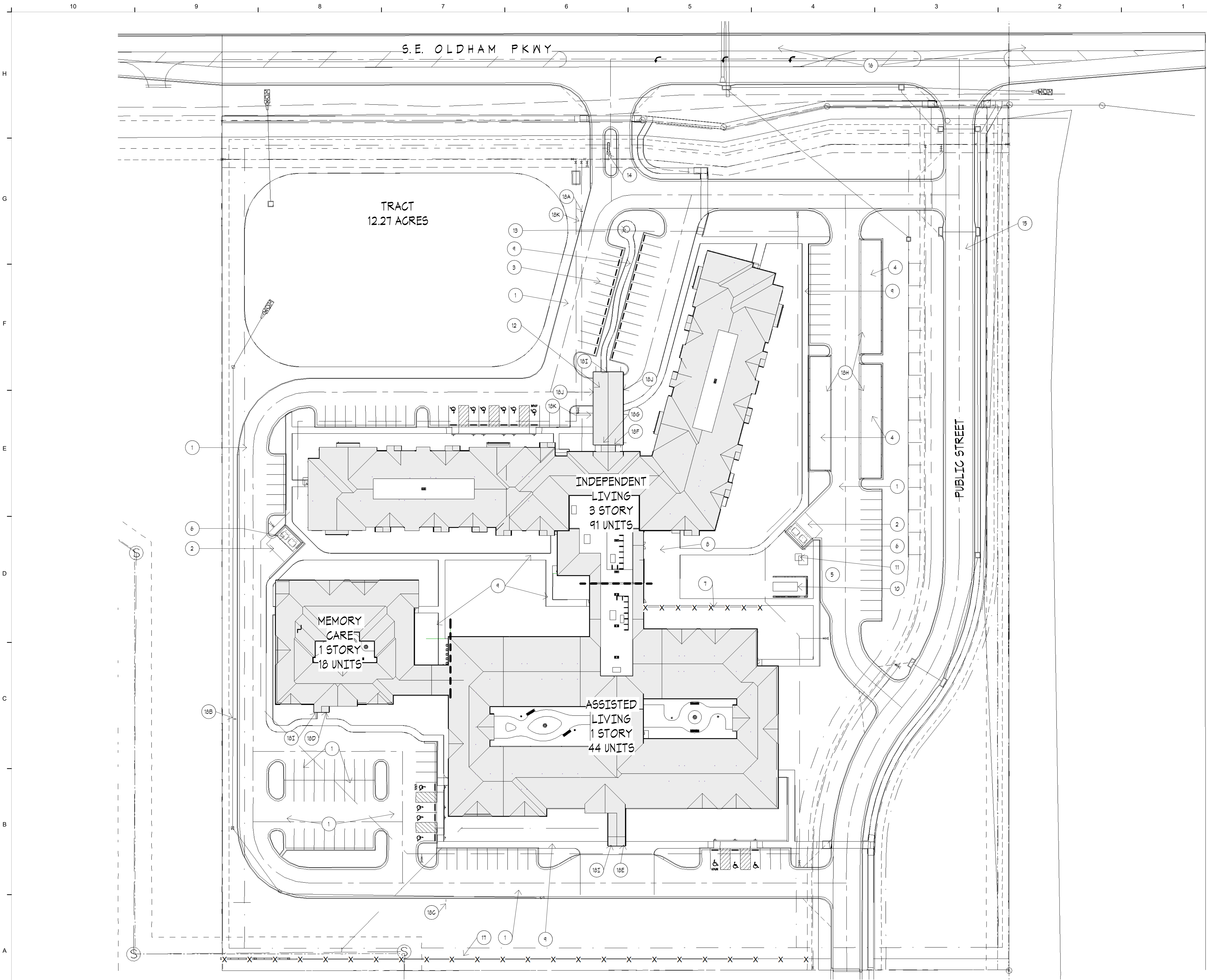
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LOCATION MAP



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A10 SITE PLAN
1" = 40'-0"

SITE PLAN NOTES

THESE NOTES ONLY APPLY TO THIS SHEET

1. ASPHALT PAVING. RE: CIVIL.
2. CONCRETE PAVING. RE: CIVIL.
3. 4" STRIPING, WHITE. TYP.
4. CARPORT. RE: DETAIL
5. LOADING AREA
6. MASONRY TRASH ENCLOSURE W/ GATES. RE: DETAIL
7. 6" VINYL FENCE.
8. 4" CONCRETE PATIO. RE: CIVIL.
9. 4" CONCRETE SIDEWALK. RE: CIVIL.
10. GENERATOR.
11. ELEC. TRANSFORMER.
12. PORTE-COCHERE
13. 30' FLAGPOLE. RE: ELEC. FOR LIGHTING.
14. MONUMENT SIGN.
15. PUBLIC STREET EXTENSION. RE: CIVIL.
16. IMPROVEMENTS TO EX. PUBLIC STREET. RE: CIVIL.
17. 6" VINYL FENCE W/ MASONRY PILASTERS AT 30' O.C. MAX.
18. SIGNAGE:
 - A. POST AND PANEL TYPE A
 - B. POST AND PANEL TYPE B
 - C. POST AND PANEL TYPE C
 - D. BUILDING SIGN TYPE D
 - E. BUILDING SIGN TYPE E
 - F. BUILDING SIGN TYPE F
 - G. BUILDING SIGN TYPE G
 - H. CARPORT NUMBERS (EA SPACE) TYPE H
 - I. ADDRESS SIGNAGE
 - J. CLEARANCE SIGN TYPE J
 - K. SMOKE FREE CAMPUS SIGN TYPE K

SITE PLAN GENERAL NOTES

- A. COORDINATE ALL SITE WORK WITH CIVIL ENGINEERING PLANS.
- B. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES.
- C. NEW CONCRETE WALKS TO HAVE MEDIUM BROOM FINISH, EDGES & JOINTS TO BE TOOLED, BROOM OUT ALL TOOL MARKS.
- D. PROVIDE CONC. WHEEL STOPS AT ALL AREAS ADJACENT TO SIDEWALKS

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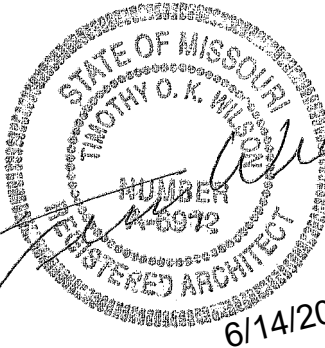
EST 1935

ARCHITECTURAL CORPORATION
MISSOURI CERTIFICATE
OF AUTHORITY NO. 000073

LEES SUMMIT SENIOR COMMUNITY
1701 S.E. OLDHAM PARKWAY
LEES SUMMIT, JACKSON COUNTY, MISSOURI

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315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.532.1978

SEAL
ARCHITECT - Timothy O. K.
Wilson
A-6972



SITE PLAN - FINAL
DEVELOPMENT
PLAN

ISSUE DATE:
6/14/2019

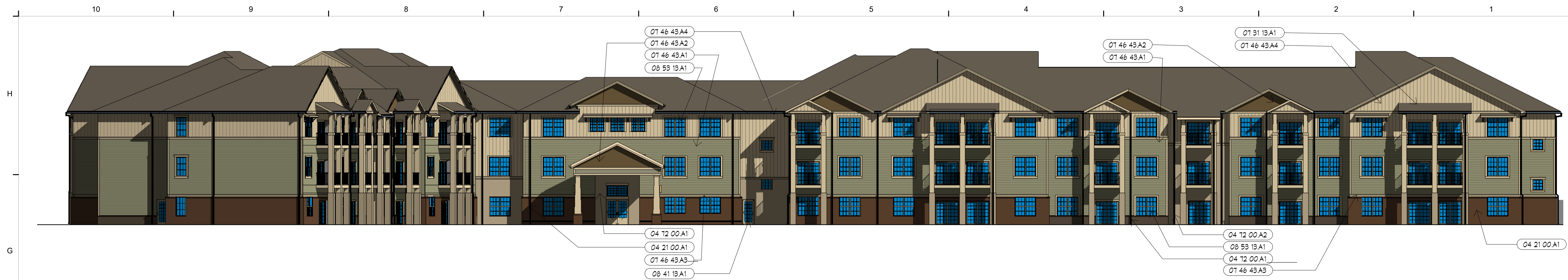
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	DESCRIPTION	

PROJECT NO.:1811

SP1.0

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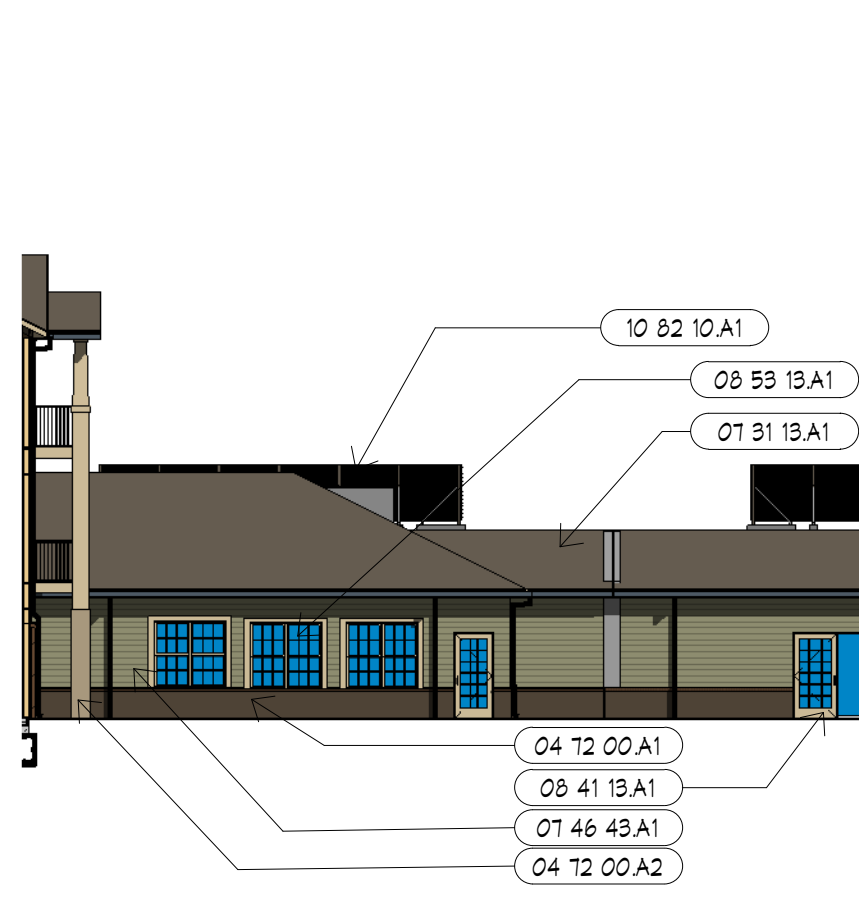
G10 NORTH ELEVATION IL
1/16" = 1'-0"



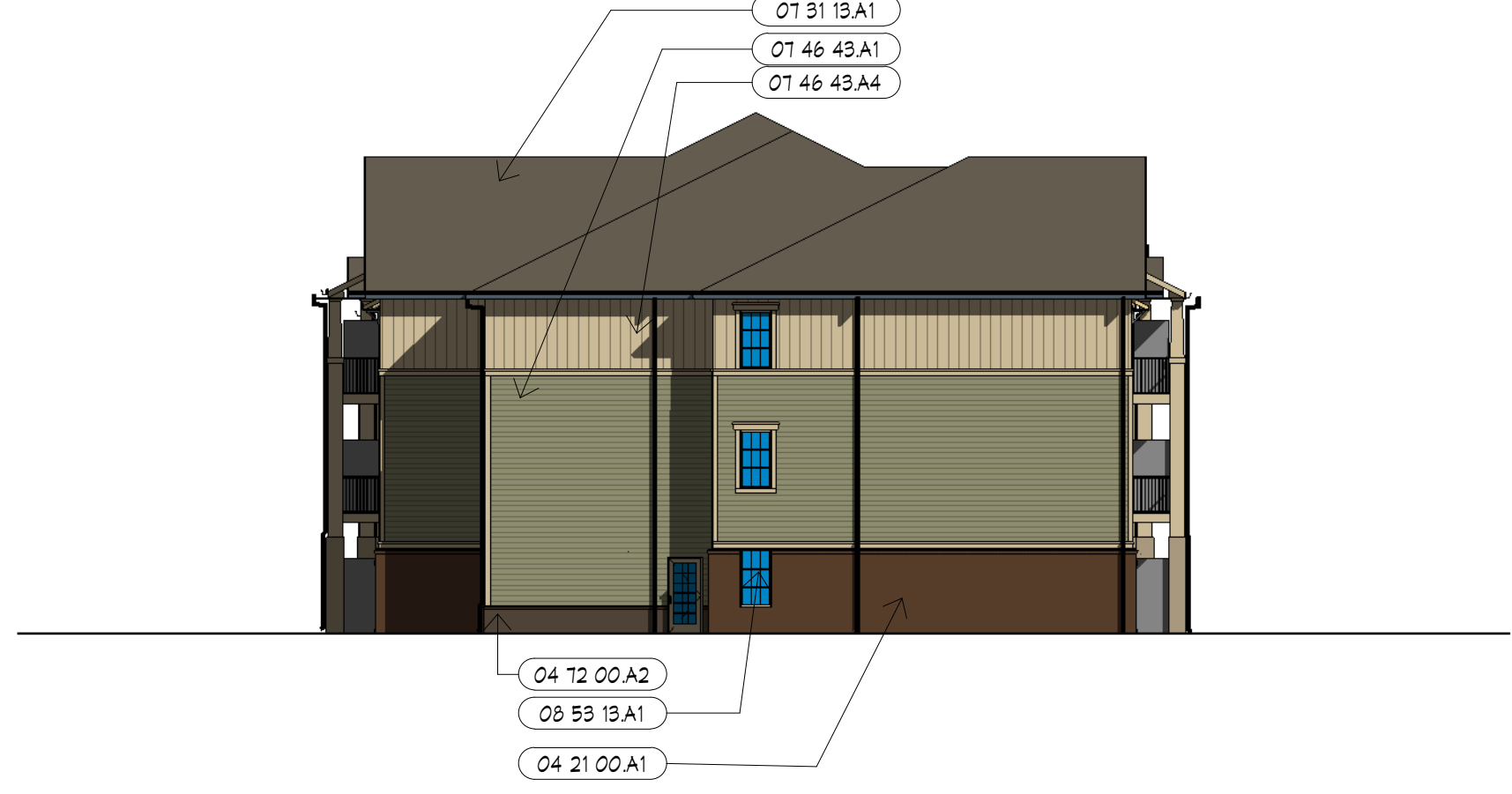
E10 SOUTH ELEVATION IL
1/16" = 1'-0"



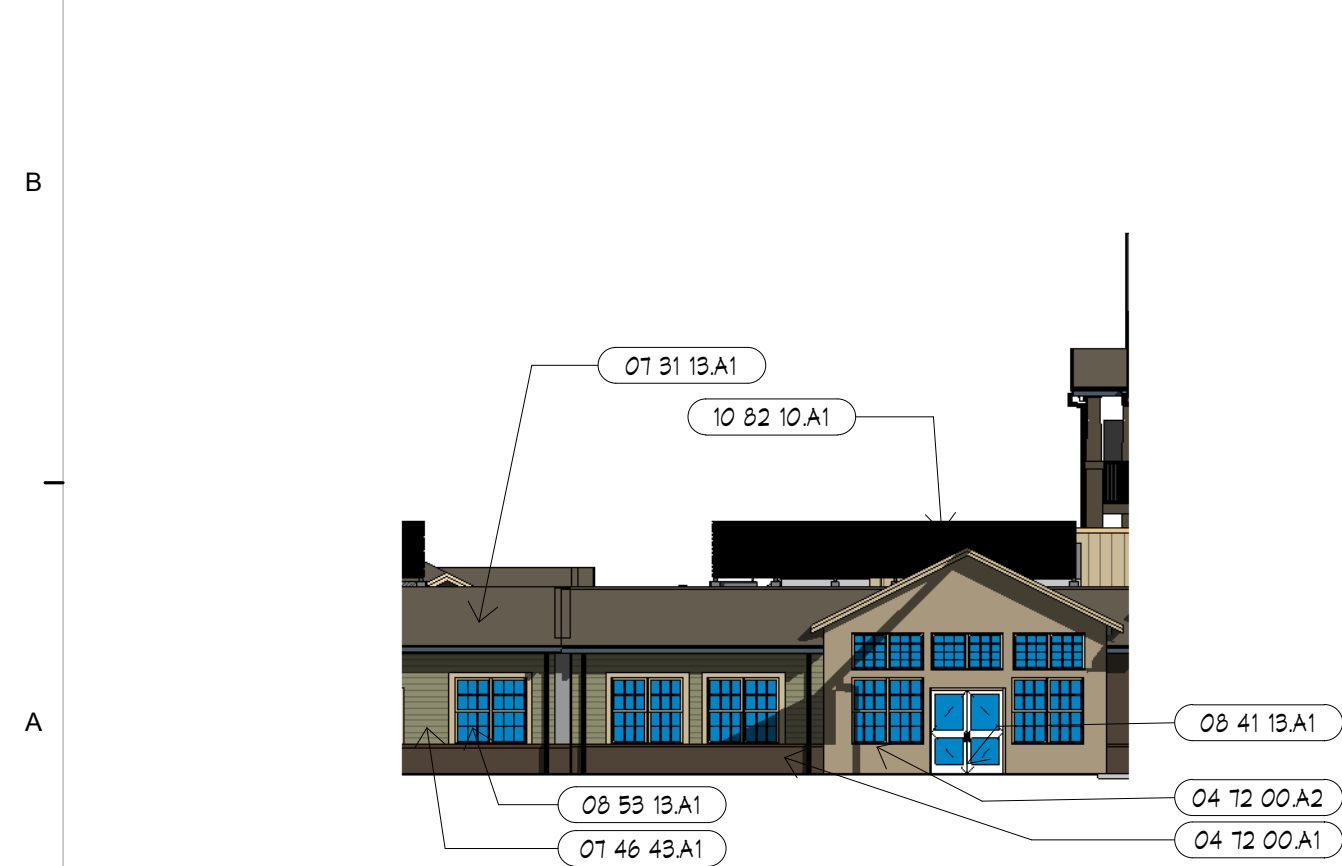
C10 PARTIAL WEST ELEVATION - IL NORTH
1/16" = 1'-0"



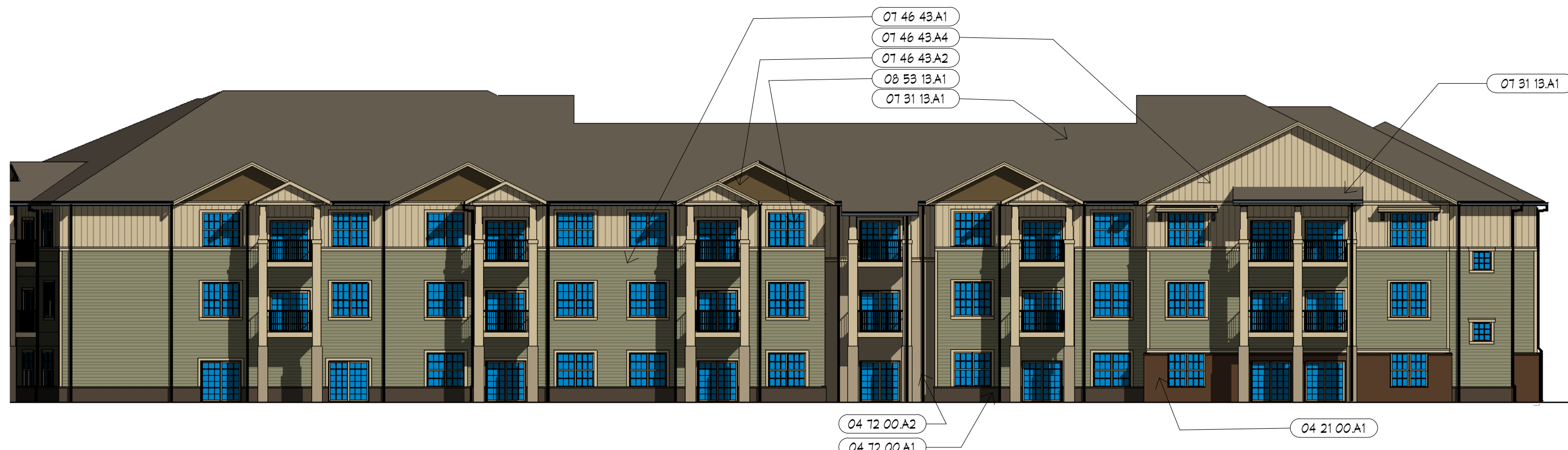
C5 PARTIAL WEST ELEVATION - IL SOUTH
1/16" = 1'-0"



C2 PARTIAL NORTH ELEVATION - IL
1/16" = 1'-0"



A10 PARTIAL EAST ELEVATION - IL SOUTH
1/16" = 1'-0"



A8 PARTIAL EAST ELEVATION - IL NORTH
1/16" = 1'-0"

KEYNOTES

NUMBER	DESCRIPTION
04 21 00 A1	4" BRICK VENEER, 04 21 13
04 12 00 A1	ARCHITECTURAL THIN STONE VENEER, TYPE 1, 04 12 00
04 12 00 A2	ARCHITECTURAL THIN STONE VENEER, TYPE 2, 04 12 00
01 31 13 A1	ARCHITECTURAL ASPHALT SHINGLE, 01 31 13
01 46 43 A1	FIBER CEMENT BOARD SIDING - HORIZONTAL LAP, 01 46 43
01 46 43 A2	FIBER CEMENT BOARD SIDING - SHINGLE STYLE, 01 46 43
01 46 43 A3	FIBER CEMENT BOARD TRIM, 01 46 43
01 46 43 A4	FIBER CEMENT BOARD SIDING - VERTICAL BOARD & BAT, 01 46 43
08 41 13 A1	ALUMINUM STOREFRONT DOOR & FRAME, RE: SCHED., 08 41 13
08 53 13 A1	PRE-FINISHED VINYL WINDOW, 08 53 13
10 82 10 A1	2" LOUVERED EQUIPMENT SCREEN

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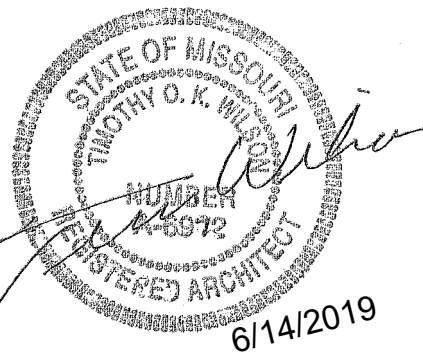
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BUILDING
ELEVATIONS
INDEPENDENT
LIVING

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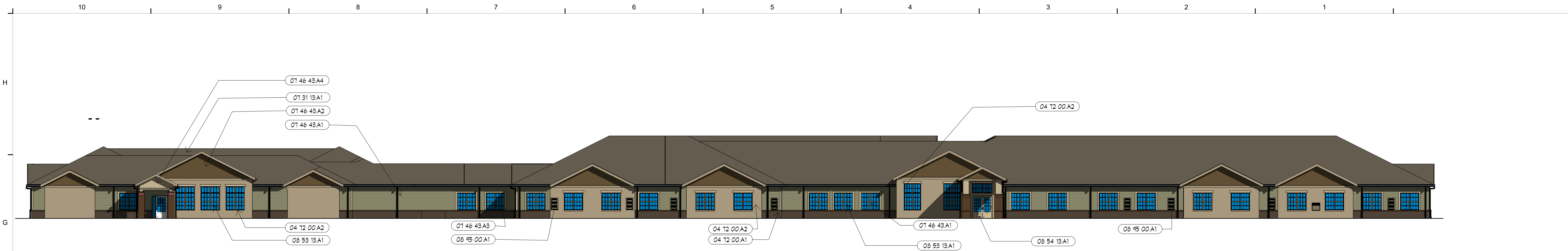
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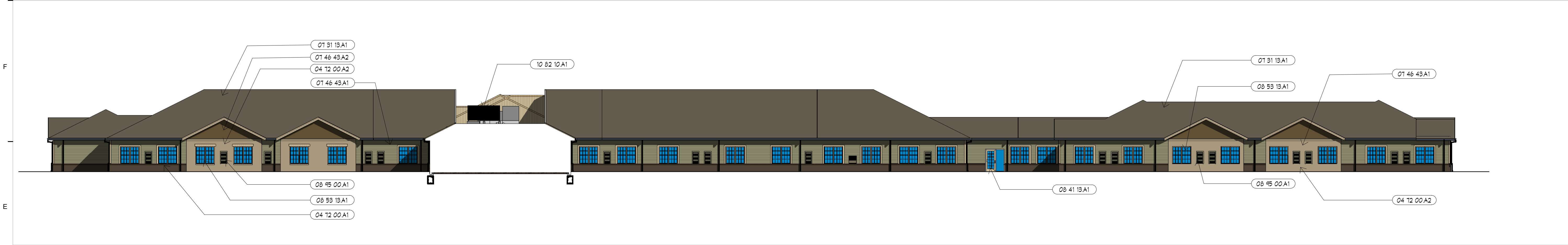
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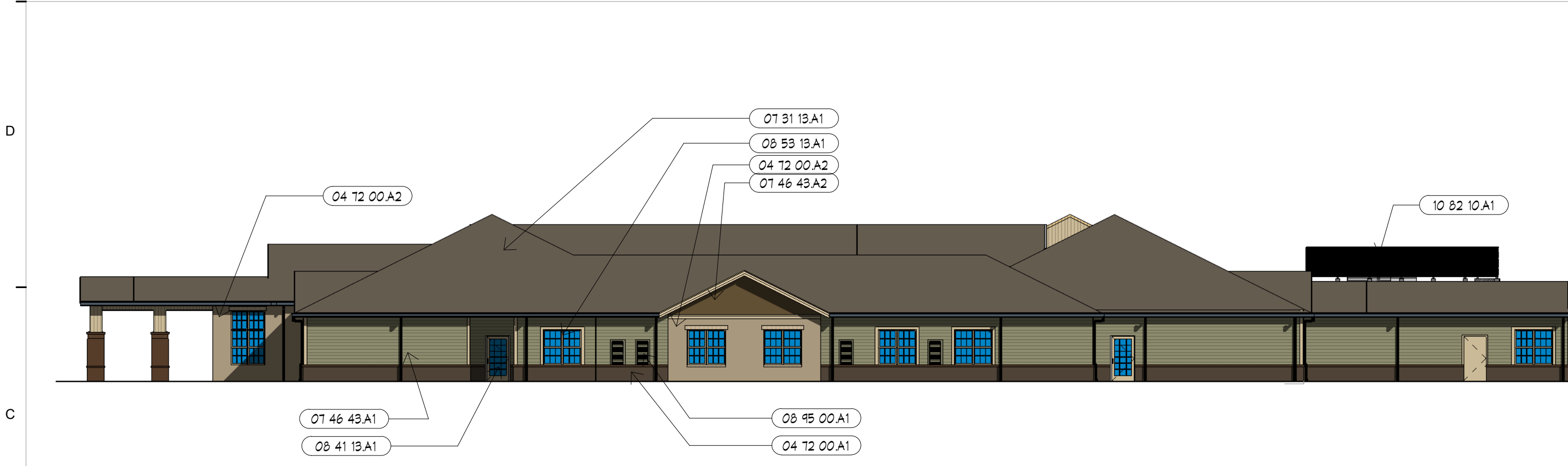
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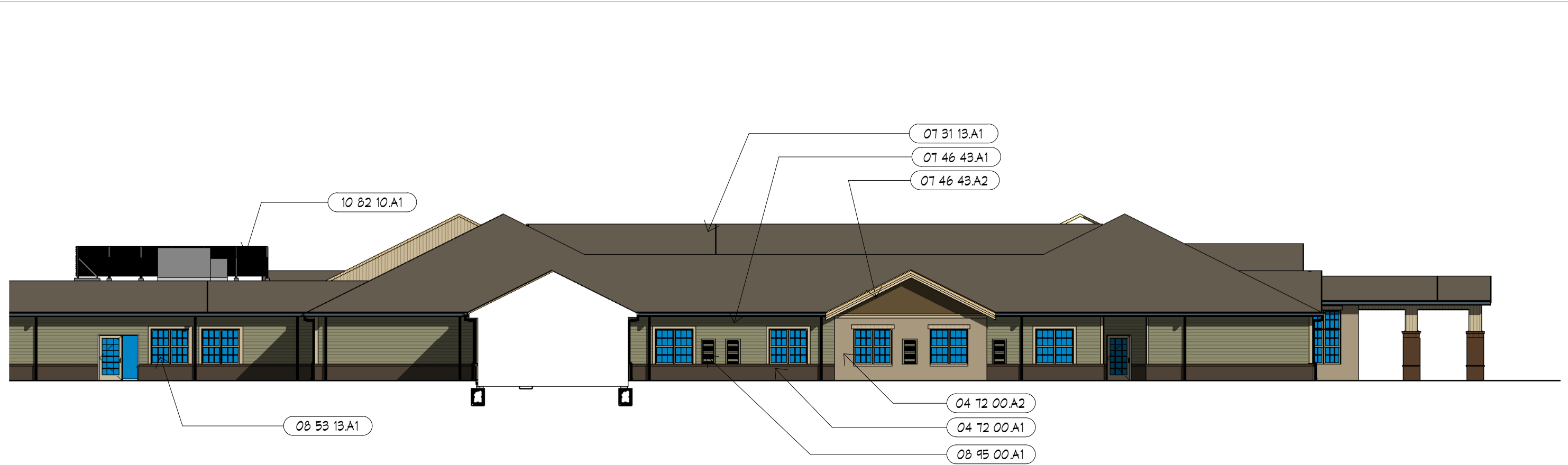
G10 MCAL SOUTH ELEVATION
1/16" = 1'-0"



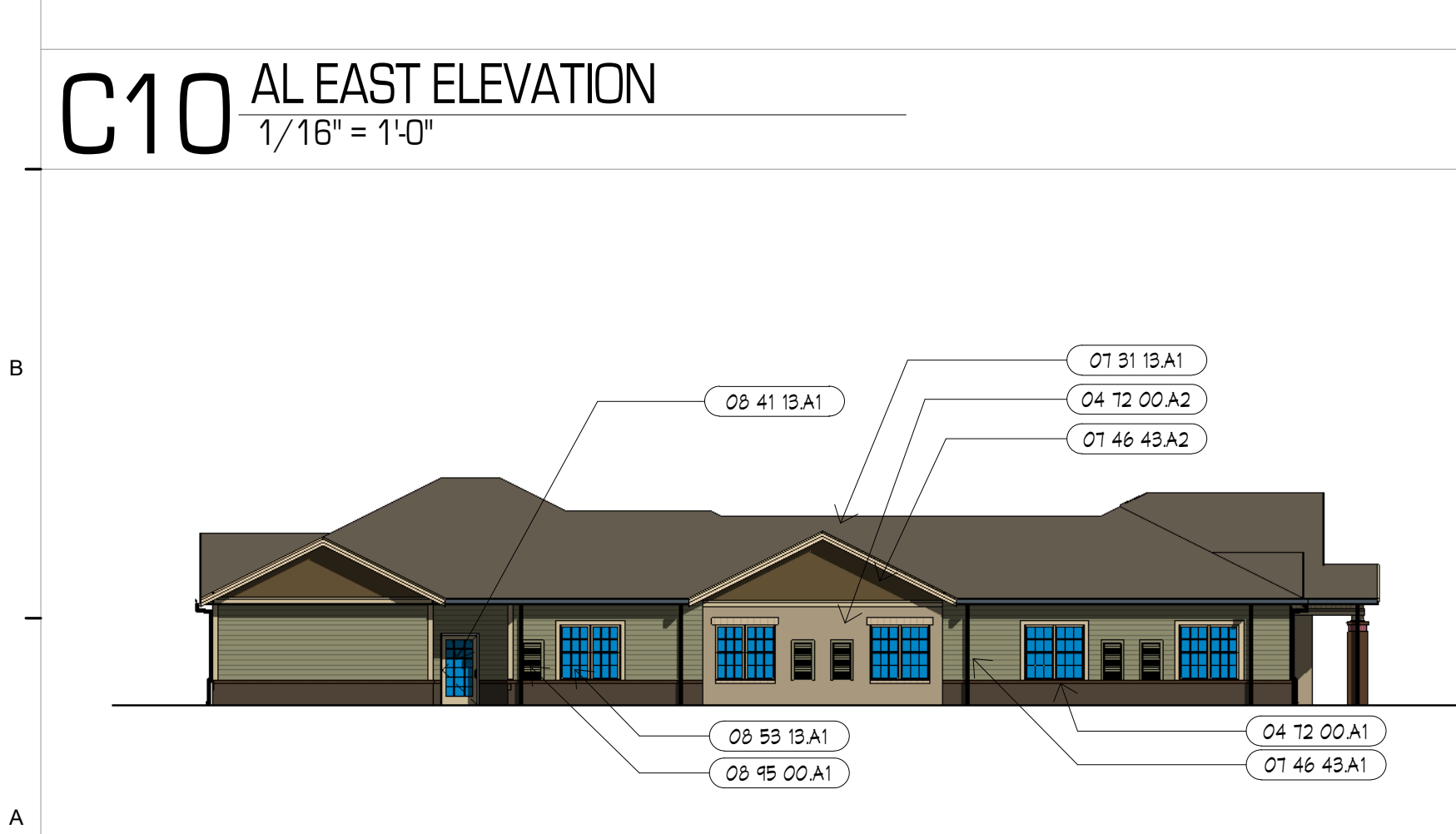
E10 MCAL NORTH ELEVATION
1/16" = 1'-0"



C10 AL EAST ELEVATION
1/16" = 1'-0"



C5 AL WEST ELEVATION
1/16" = 1'-0"



A10 MC WEST ELEVATION
1/16" = 1'-0"

KEYNOTES	
NUMBER	DESCRIPTION
04 12 00A1	ARCHITECTURAL THIN STONE VENEER. TYPE 1 04 12 00
04 12 00A2	ARCHITECTURAL THIN STONE VENEER. TYPE 2 04 12 00
01 31 13A1	ARCHITECTURAL ASPHALT SHINGLE. 01 31 13
01 46 43A1	FIBER CEMENT BOARD SIDING - HORIZONTAL LAP. 01 46 43
01 46 43A2	FIBER CEMENT BOARD SIDING - SHINGLE STYLE. 01 46 43
01 46 43A3	FIBER CEMENT BOARD TRIM. 01 46 43
01 46 43A4	FIBER CEMENT BOARD SIDING - VERTICAL BOARD & BAT. 01 46 43
08 41 13A1	ALUMINUM STOREFRONT DOOR & FRAME. RE: SCHED. 08 41 13
08 53 13A1	PRE-FINISHED VINYL WINDOW. 08 53 13
08 54 13A1	FIBERGLASS DOOR.
08 95 00A1	MECHANICAL VENT. COLOR TO MATCH ADJACENT MATERIAL. RE: MEP
10 82 10A1	2" LOUVERED EQUIPMENT SCREEN.

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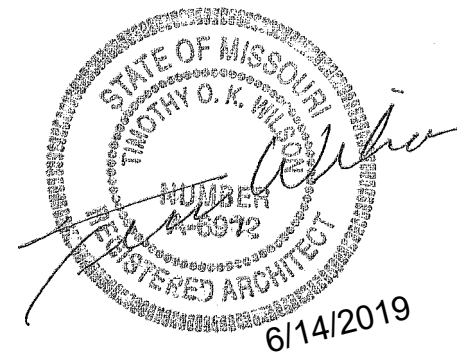
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ARCHITECT - Timothy O. K.
Wilson
A-6972



BUILDING
ELEVATIONS MCAL

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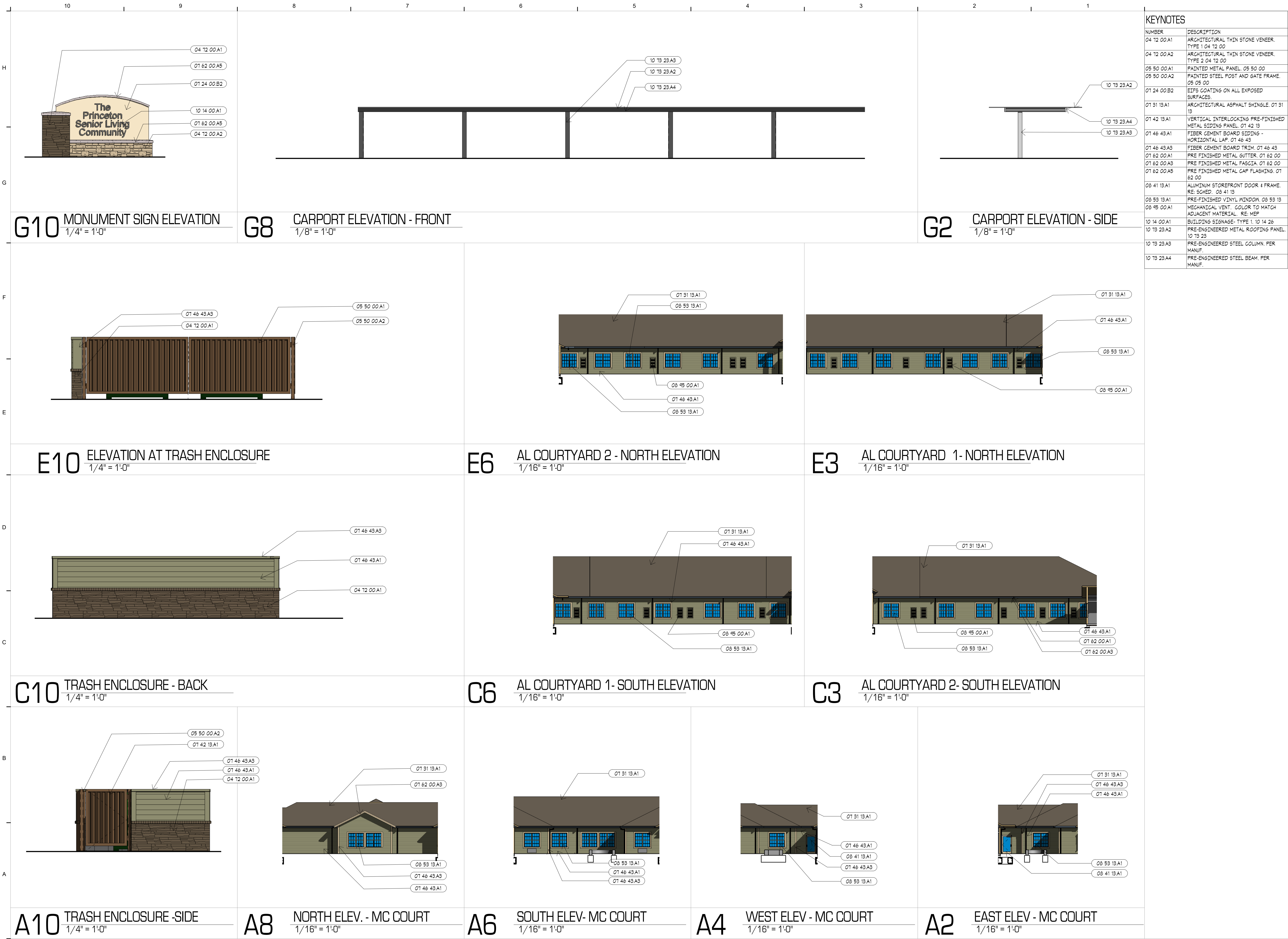
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KEYNOTES	
NUMBER	DESCRIPTION
04 T2 00A1	ARCHITECTURAL THIN STONE VENEER, TYPE 1 04 T2 00
04 T2 00A2	ARCHITECTURAL THIN STONE VENEER, TYPE 2 04 T2 00
05 50 00A1	PAINTED METAL PANEL, 05 50 00
05 50 00A2	PAINTED STEEL POST AND GATE FRAME, 05 05 00
01 24 00B2	EIFS COATING ON ALL EXPOSED SURFACES.
01 31 13A1	ARCHITECTURAL ASPHALT SHINGLE, 01 31 13
01 42 13A1	VERTICAL INTERLOCKING PRE-FINISHED METAL SIDING PANEL, 01 42 13
01 46 43A1	FIBER CEMENT BOARD SIDING - HORIZONTAL LAP, 01 46 43
01 46 43A3	FIBER CEMENT BOARD TRIM, 01 46 43
01 62 00A1	PRE FINISHED METAL GUTTER, 01 62 00
01 62 00A3	PRE FINISHED METAL FASCIA, 01 62 00
01 62 00A5	PRE FINISHED METAL CAP FLASHING, 01 62 00
08 41 13A1	ALUMINUM STOREFRONT DOOR & FRAME, RE: SCHED. 08 41 13
08 53 13A1	PRE-FINISHED VINYL WINDOW, 08 53 13
08 45 00A1	MECHANICAL VENT. COLOR TO MATCH ADJACENT MATERIAL. RE: MEP
10 14 00A1	BUILDING SIGNAGE- TYPE 1, 10 14 26
10 T3 23A2	PRE-ENGINEERED METAL ROOFING PANEL, 10 T3 23
10 T3 23A3	PRE-ENGINEERED STEEL COLUMN, PER MANUF.
10 T3 23A4	PRE-ENGINEERED STEEL BEAM, PER MANUF.



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COURTYARD
ELEVATIONS

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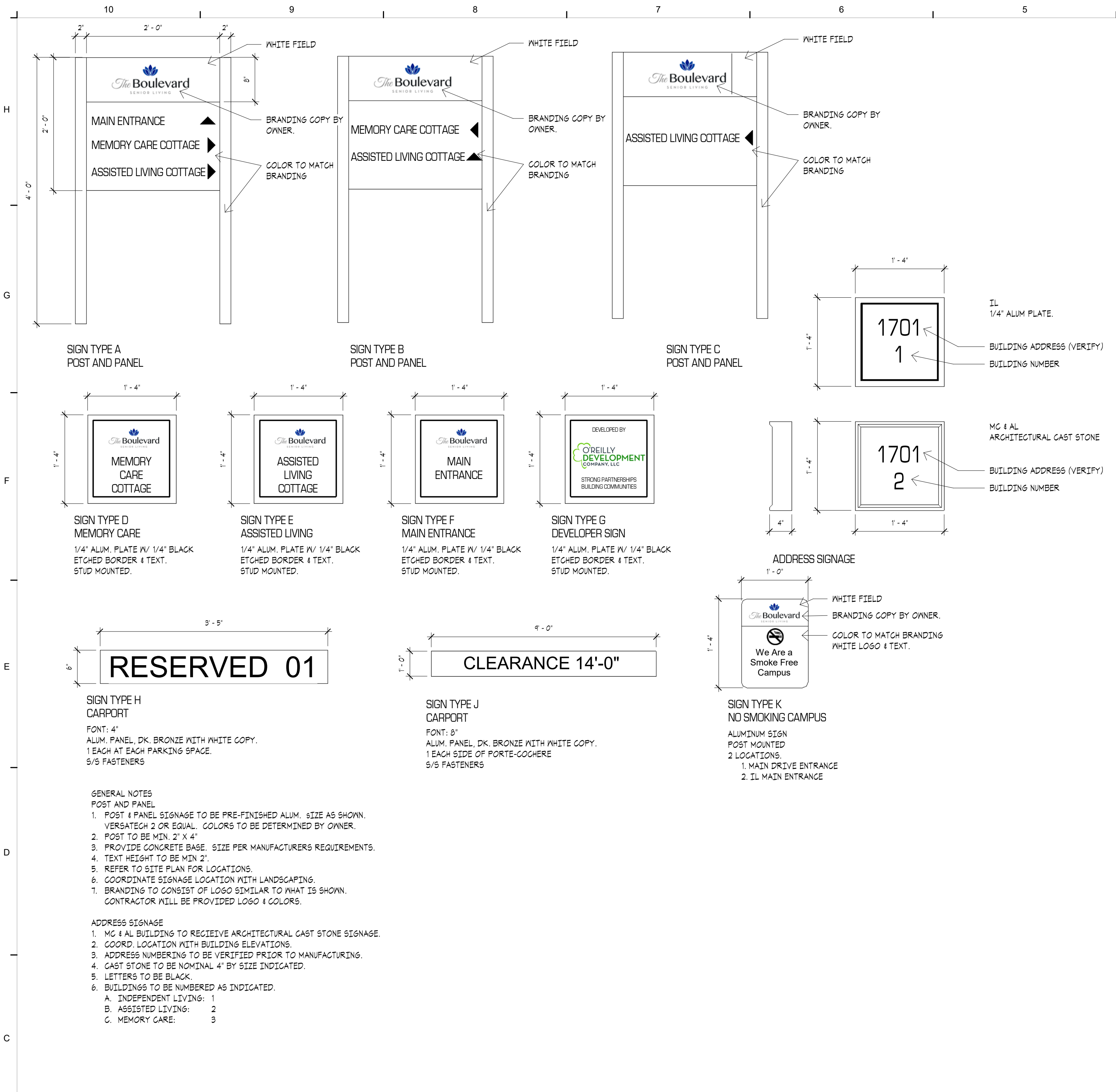
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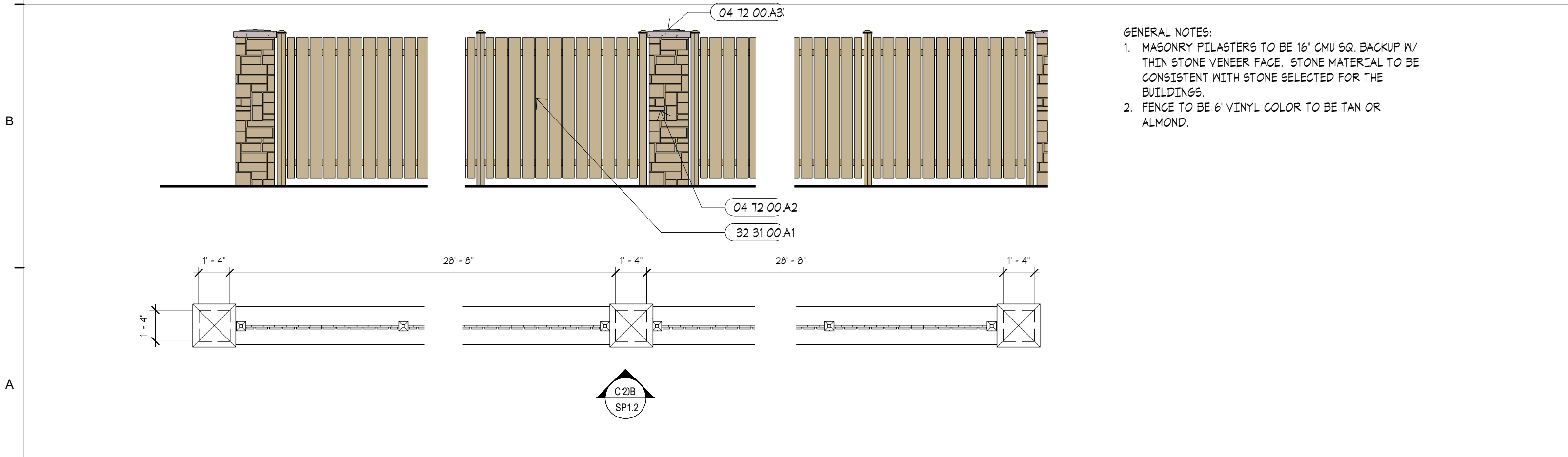
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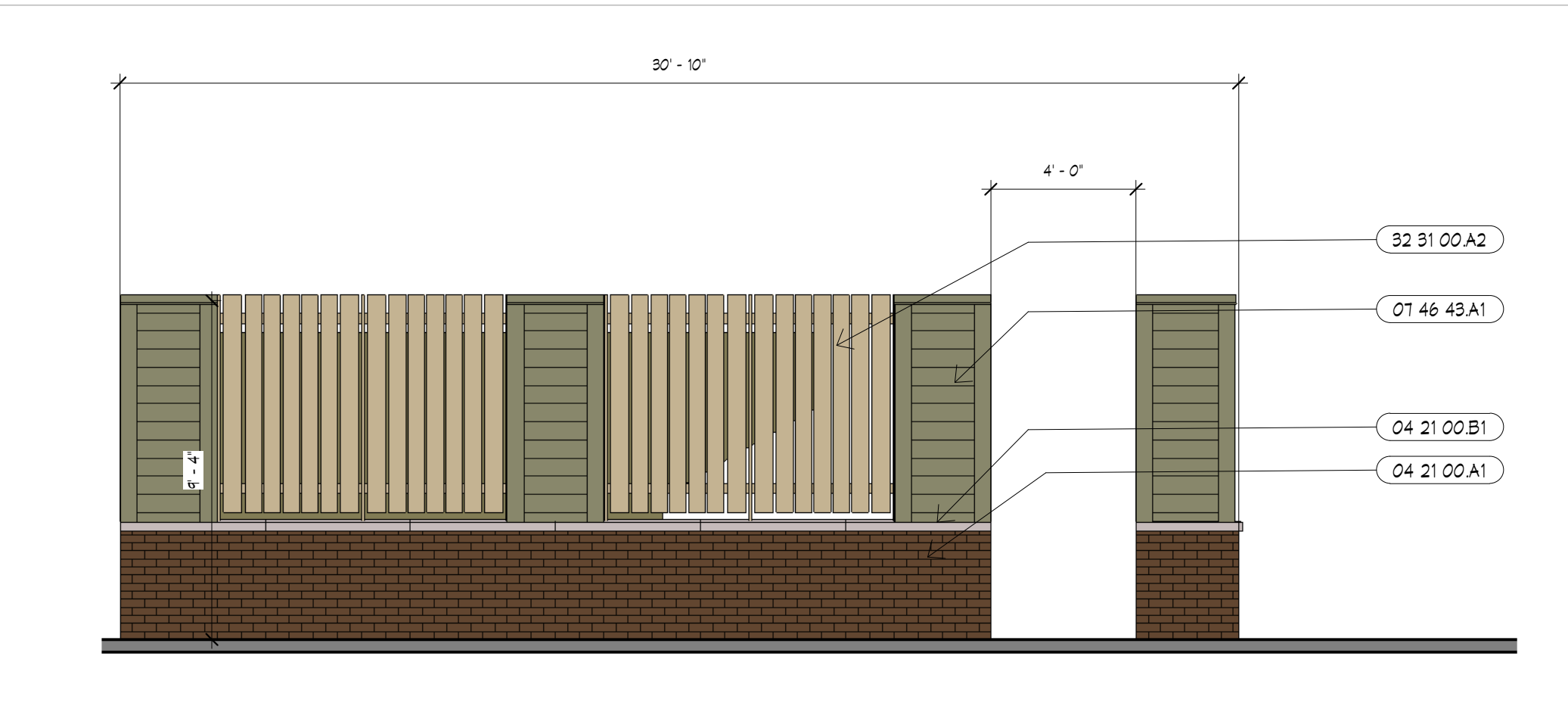
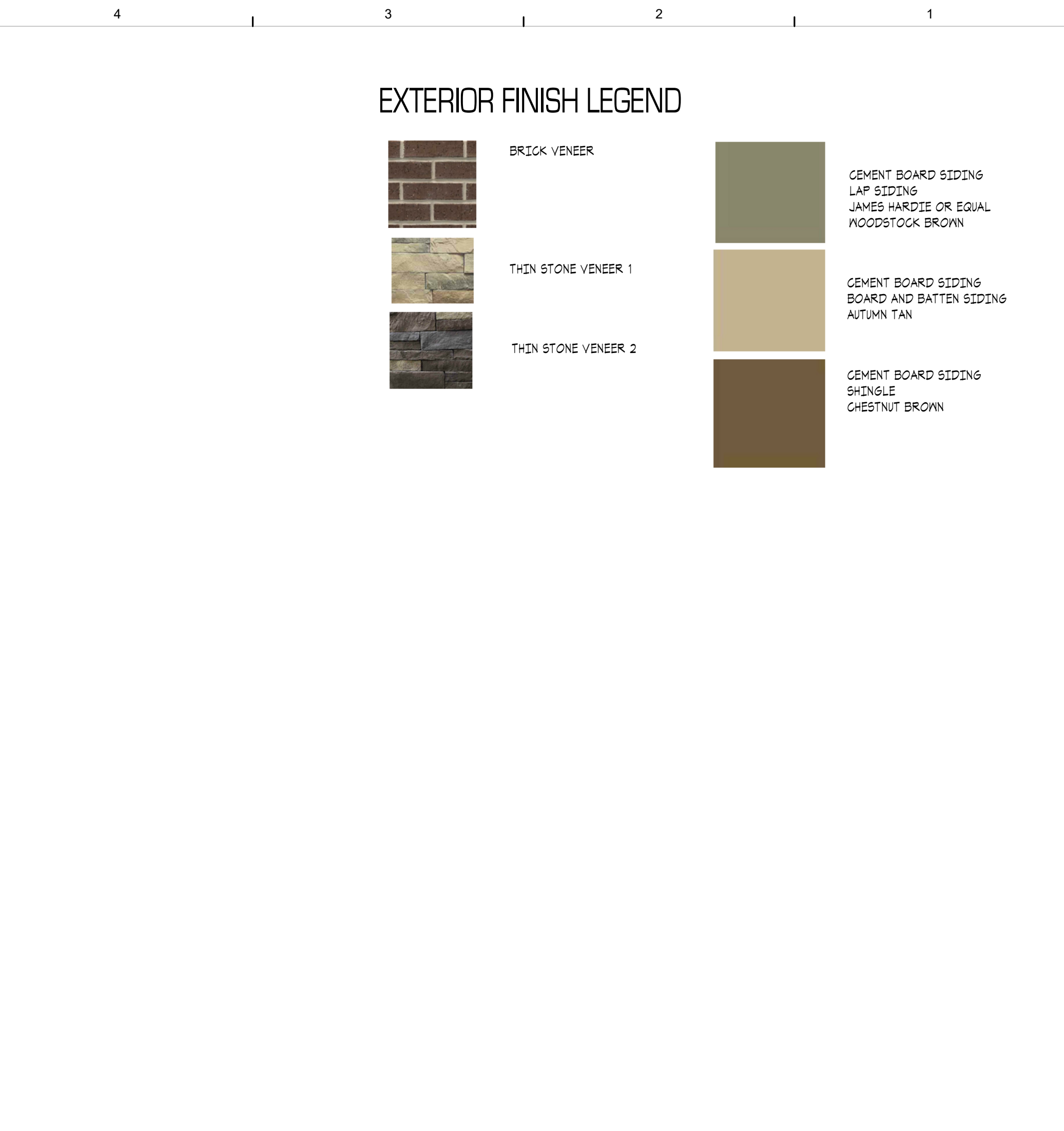
SIGNAGE DETAILS

12" = 1'-0"



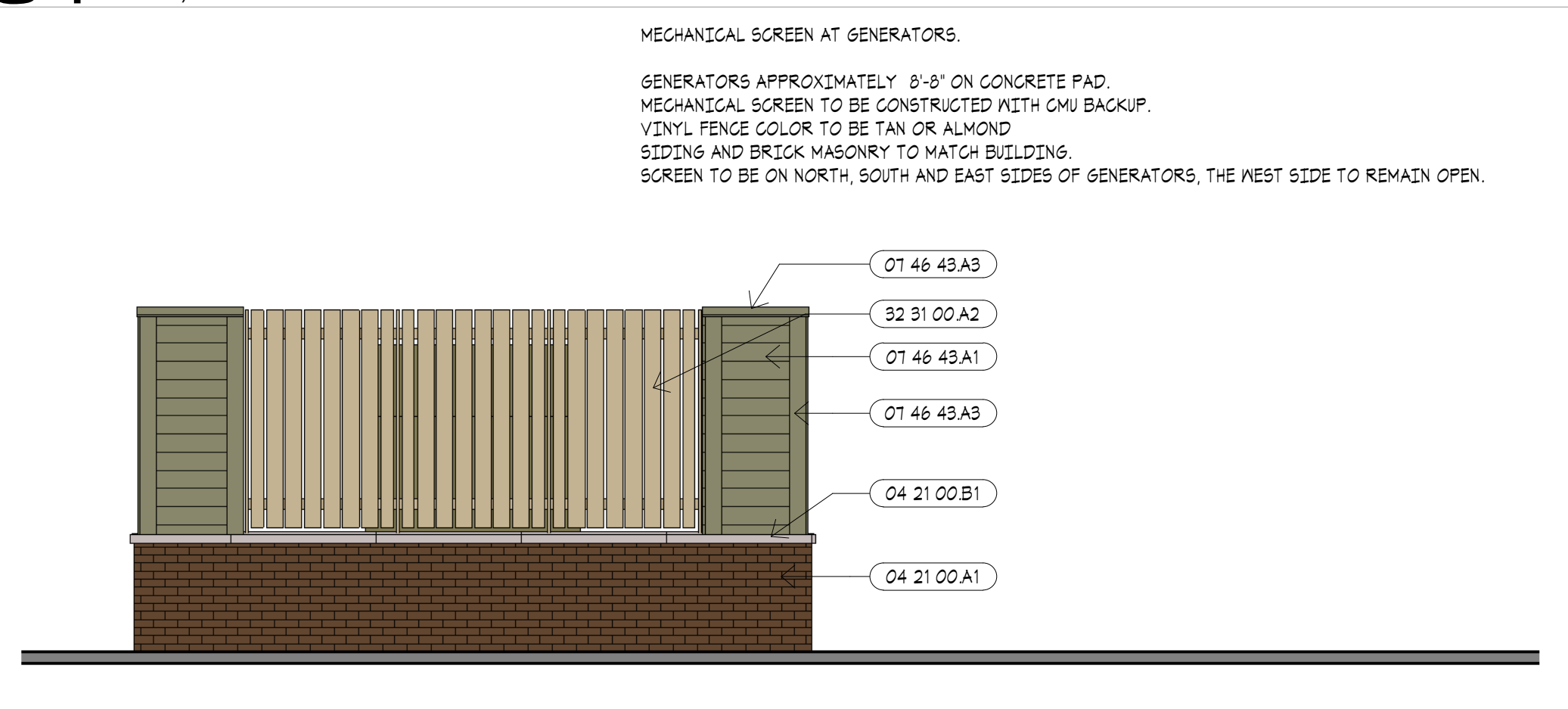
A10 PLAN DETAIL AT FENCE

1/4" = 1'-0"



C4 MECH SCREEN - SOUTH ELEVATION

1/4" = 1'-0"



A4 MECH SCREEN - EAST ELEVATION

1/4" = 1'-0"

KEYNOTES

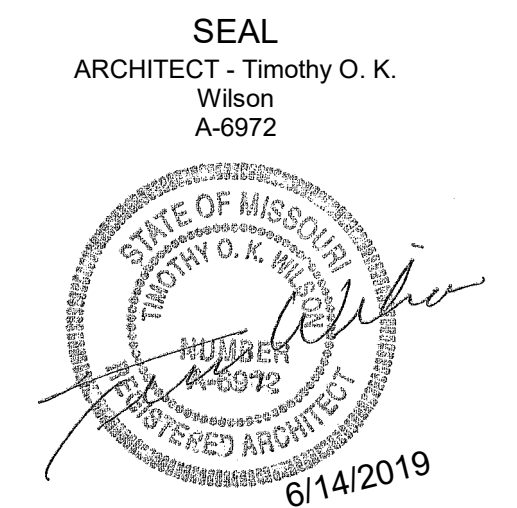
NUMBER	DESCRIPTION
04 21 00 A1	4" BRICK VENEER. 04 21 13
04 21 00 B1	CAST STONE SILL
04 12 00 A2	ARCHITECTURAL THIN STONE VENEER. TYPE 2 04 12 00
04 12 00 A3	ARCHITECTURAL THIN STONE CAP. 04 12 00
01 46 43 A1	FIBER CEMENT BOARD SIDING - HORIZONTAL LAP. 01 46 43
01 46 43 A3	FIBER CEMENT BOARD TRIM. 01 46 43
32 31 00 A1	PRE-FINISHED 6" VINYL FENCE. 32 31 00
32 31 00 A2	PRE-FINISHED 6" VINYL FENCE. 32 31 00



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SITE DETAILS

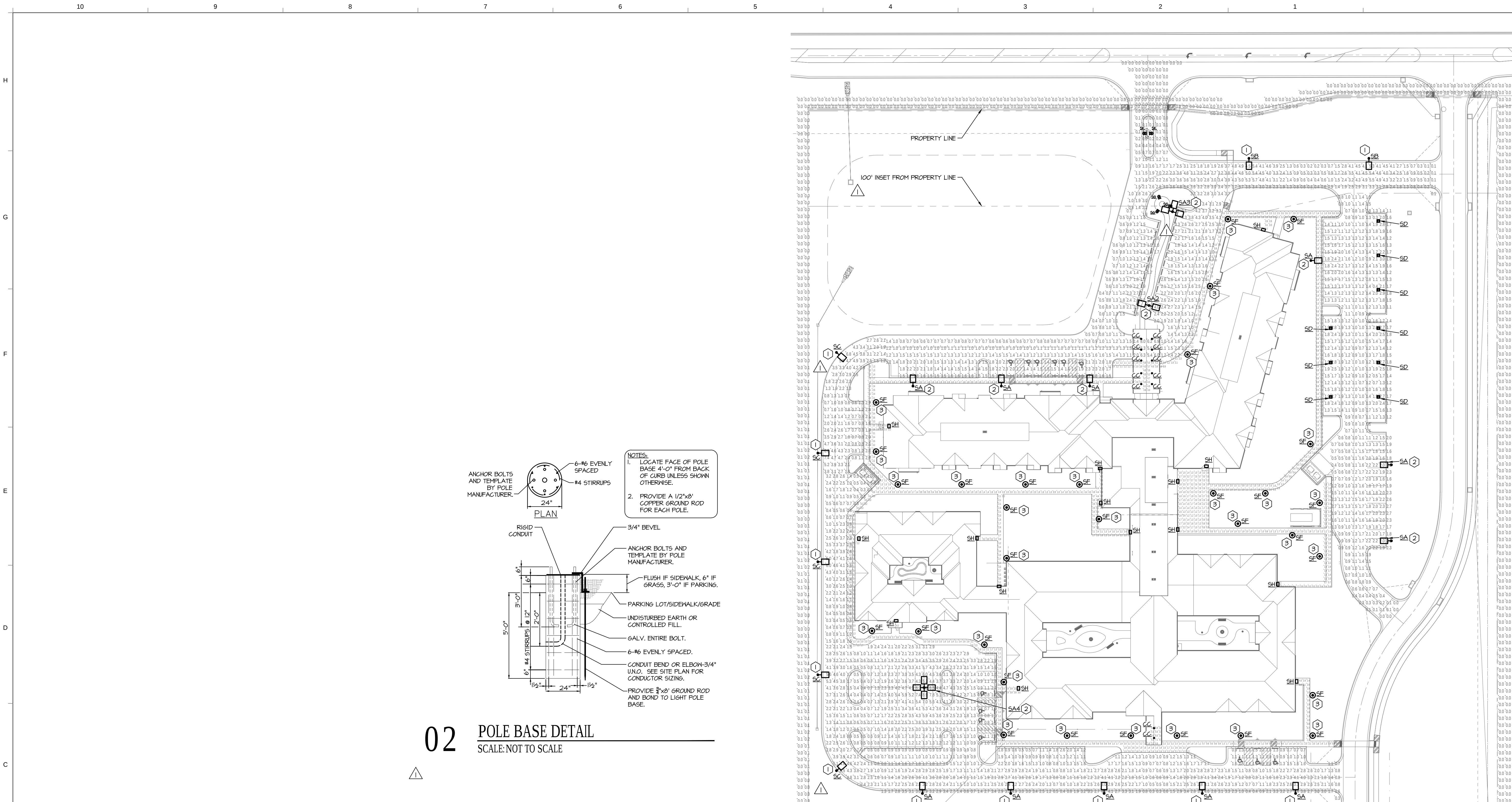
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A2.4

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LIGHT FIXTURE SCHEDULE - SITE LIGHTING

MARK	MANUFACTURER	MODEL	LAMP DATA	BALLAST TYPE	VOLTS	MOUNTING	TOTAL WATTS	DESCRIPTION	NOTES
SA	MCGRAW-EDISON	GLEON-AE-02-LED-EI-T4N	4000K	10426 LUMEN LED	DRIVER	POLE TOP	107	LED LOW PROFILE PARKING LOT FIXTURE	256
SA2	MCGRAW-EDISON	GLEON-AE-02-LED-EI-T4N	4000K	10426 LUMEN LED	DRIVER	POLE TOP	321	LED LOW PROFILE PARKING LOT FIXTURE	256
SA3	MCGRAW-EDISON	GLEON-AE-02-LED-EI-T4N	4000K	10426 LUMEN LED	DRIVER	POLE TOP	426	LED LOW PROFILE PARKING LOT FIXTURE	256
SA4	MCGRAW-EDISON	GLEON-AE-02-LED-EI-T4N	4000K	10426 LUMEN LED	DRIVER	POLE TOP	107	LED LOW PROFILE PARKING LOT FIXTURE	256
SB	MCGRAW-EDISON	GLEON-AE-02-LED-EI-T3	4000K	10501 LUMEN LED	DRIVER	POLE TOP	107	LED LOW PROFILE PARKING LOT FIXTURE	256
SC	MCGRAW-EDISON	GLEON-AE-02-LED-EI-GL3	4000K	10501 LUMEN LED	DRIVER	POLE TOP	25	LED LOW PROFILE PARKING LOT FIXTURE	5
SD	MCGRAW-EDISON	CNC-E01-LED-EI-NQ	4000K	3092 LUMEN LED	DRIVER	SURFACE	33	LED POLE TOP ACORN STYLE FIXTURE	156
SF	STERNBERG	AB50SRLED-2ARC45T2-MDLO3	4500K	3050 LUMEN LED	DRIVER	POLE TOP	33	LED POLE TOP ACORN STYLE FIXTURE	56,II
SF2	STERNBERG	AB50SRLED-2ARC45T2-MDLO3	4500K	3050 LUMEN LED	DRIVER	POLE TOP	64	EXTERIOR FLOODLIGHT FIXTURE (FLAGPOLE)	4,IO
SG	LSI	XFLM-NF-LED-44-HO-NH-UE-PS	4000K	6298 LUMEN LED	DRIVER	POLE TOP	24	EXTERIOR FLOODLIGHT FIXTURE	3,4,IO
SK	LITHONIA	DFILED-PI-40K-MVOLT-THK-DOBX-OFLV6	4000K	2070 LUMEN LED	DRIVER	POLE TOP			

- NOTES:
1. PROVIDE 10FT 4" ROUND EXTRUDED STRAIGHT FLUTED POLE FINISH TO SELECTED BY ARCHITECT. STONEBRIDGE P25 SERIES.
 2. PROVIDE SQUARE STRAIGHT STEEL POLE FINISH TO BE SELECTED BY ARCHITECT. STREETWORKS 555 SERIES.
 3. MOUNT AT BOTTOM OF SIGN 3FT FROM FACADE.
 4. FINISH WITH VANDAL GUARD ACCESSORY.
 5. FINISH TO BE SELECTED BY ARCHITECT
 6. PROVIDE HANDHOLE AND COVERPLATE IN POLE. FINISH TO MATCH POLE.
 7. DOUBLE-HEAD FIXTURE ON A SINGLE POLE.
 8. THREE-HEAD FIXTURE ON A SINGLE POLE.
 9. FOUR-HEAD FIXTURE ON A SINGLE POLE.
 10. PROVIDE A 12" DIAMETER, 6" TALL CONCRETE BASE WITH 45 DEGREE CHAMFERED EDGE.
 11. PROVIDE 8FT 4" ROUND EXTRUDED STRAIGHT FLUTED POLE FINISH TO SELECTED BY ARCHITECT. STONEBRIDGE P25 SERIES.

- GENERAL NOTES:
- A. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE INSTALLATION.
 - B. CONTRACTOR SHALL VERIFY FINISH WITH ARCHITECT PRIOR TO ORDERING ALL FIXTURES.
 - C. NOT ALL FIXTURES MAY APPEAR ON THE PLAN.

LEE'S SUMMIT SENIOR COMMUNITY
1701 S.E. OLDHAM PARKWAY
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.532.1978

SEAL
PE - CASEY JOHN STEINER
LICENSE NO. 2009035182



6/14/19

PHOTOMETRICS
SITE PLAN

ISSUE DATE:

1/18/19

REVISIONS:

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	02/15/19

PROJECT NO.: 1811

PH1.1