



1 SOUTH SIDE PERSPECTIVE
1/16"=1'-0"



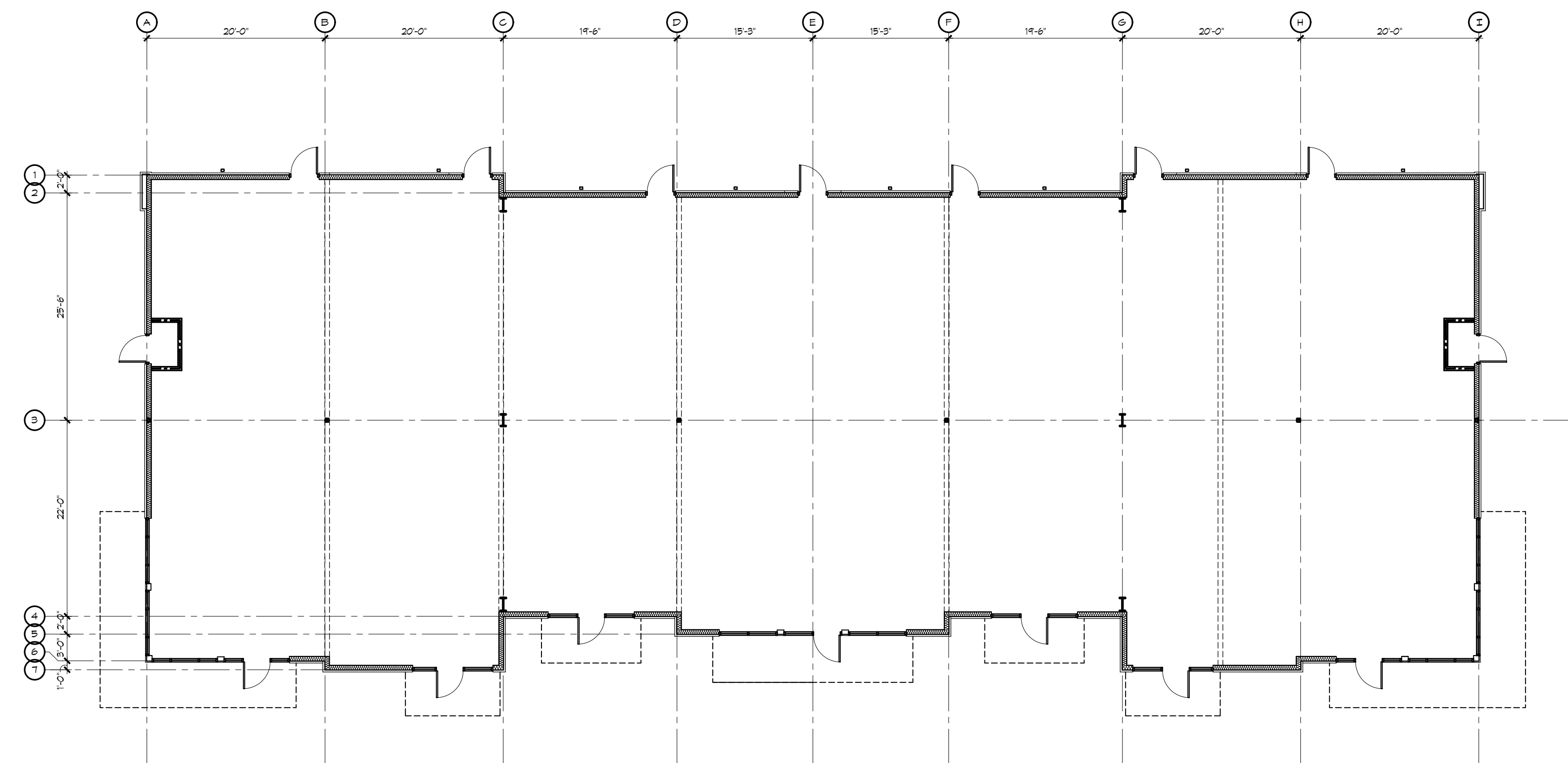
3 EAST SIDE PERSPECTIVE
1/16"=1'-0"



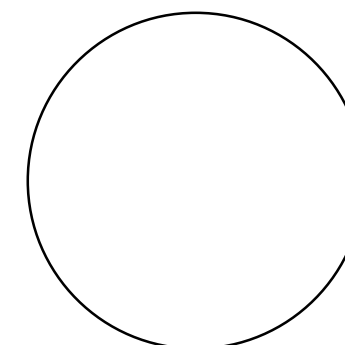
4 NORTHWEST PERSPECTIVE
1/16"=1'-0"



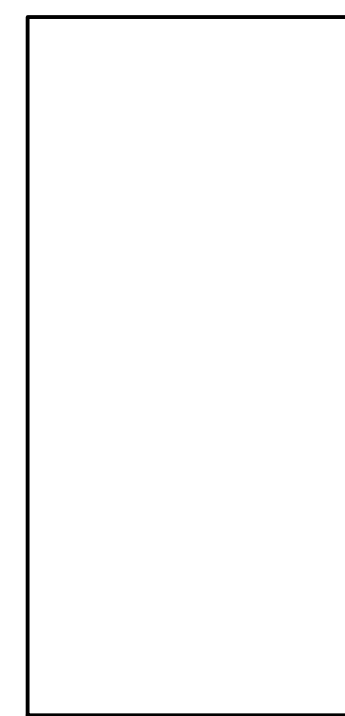
2 WEST SIDE PERSPECTIVE
1/16"=1'-0"



5 FIRST FLOOR PLAN
3/32"=1'-0"



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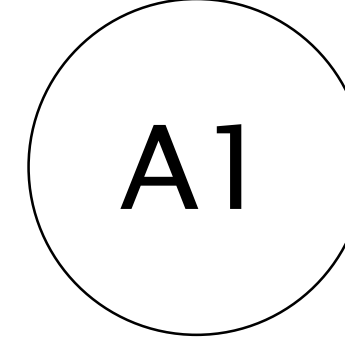


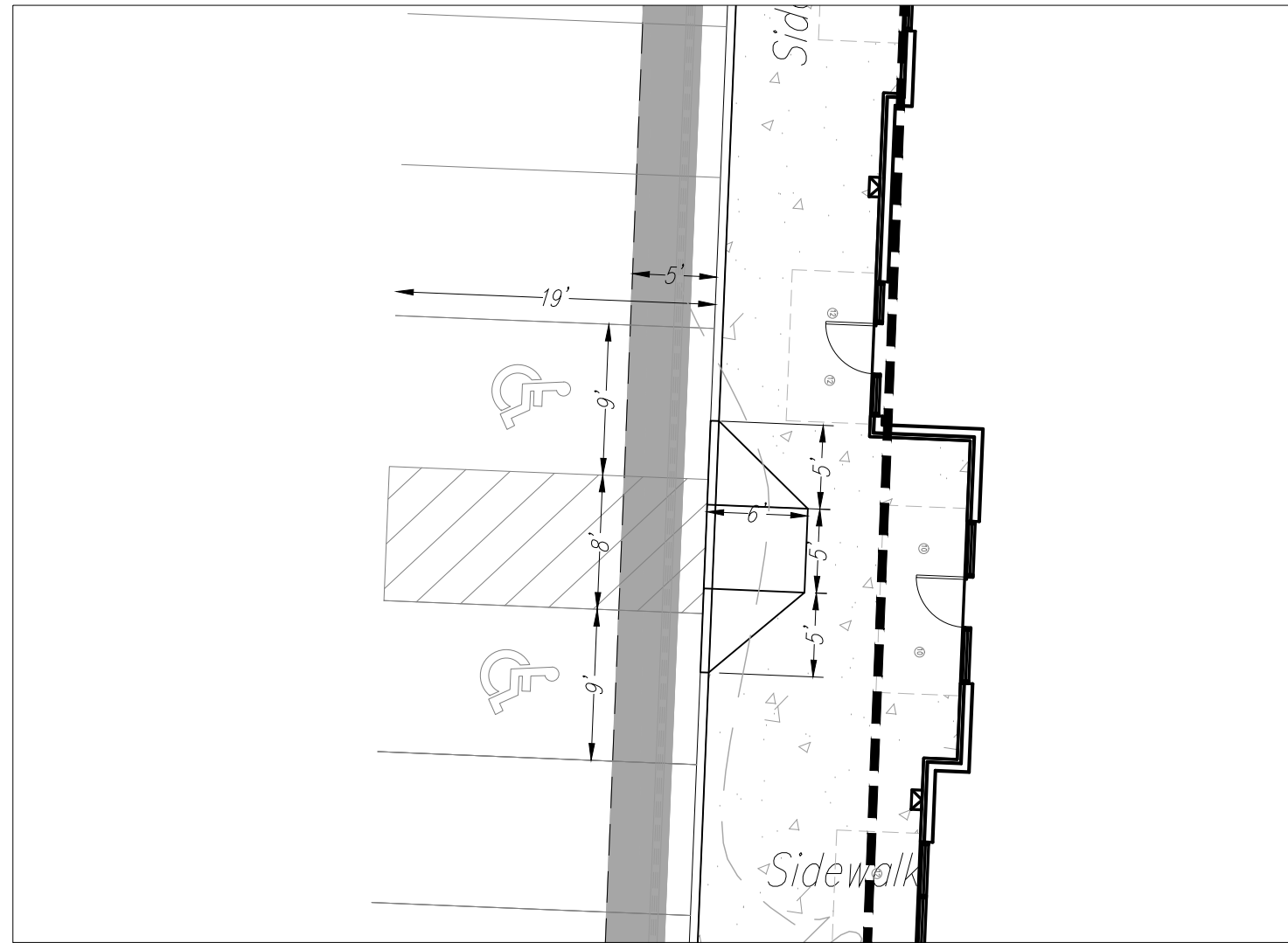
**DOUGLAS
| CORNER |**
LOT 1B, LEES SUMMIT, MISSOURI 64086

This drawing has been provided as an informational tool only. It is not to be used for construction or other purposes without the written consent of Guy Gronberg Architects, P.C. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for the accuracy of the information provided in this drawing.

REV#	DATE	DESCRIPTION	CITY COMMENTS
01	06-12-23		

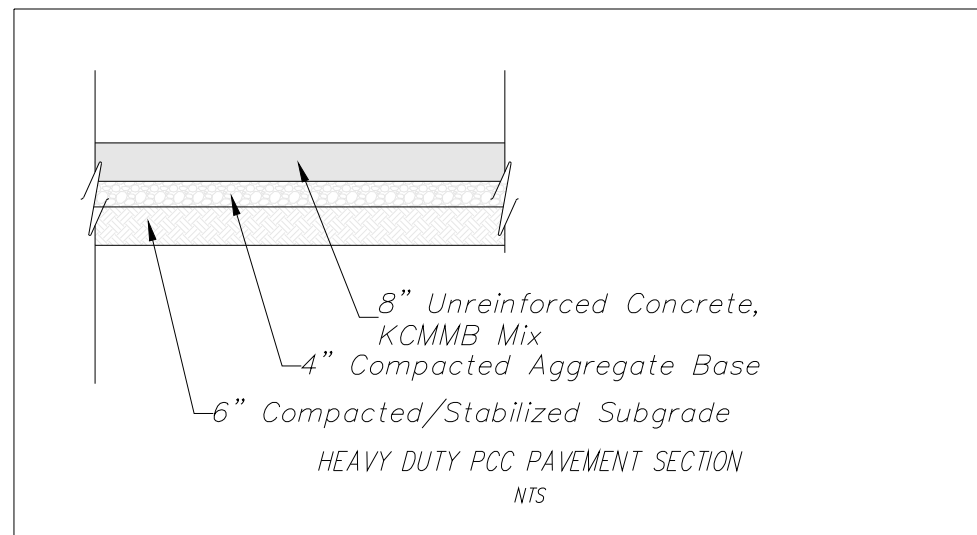
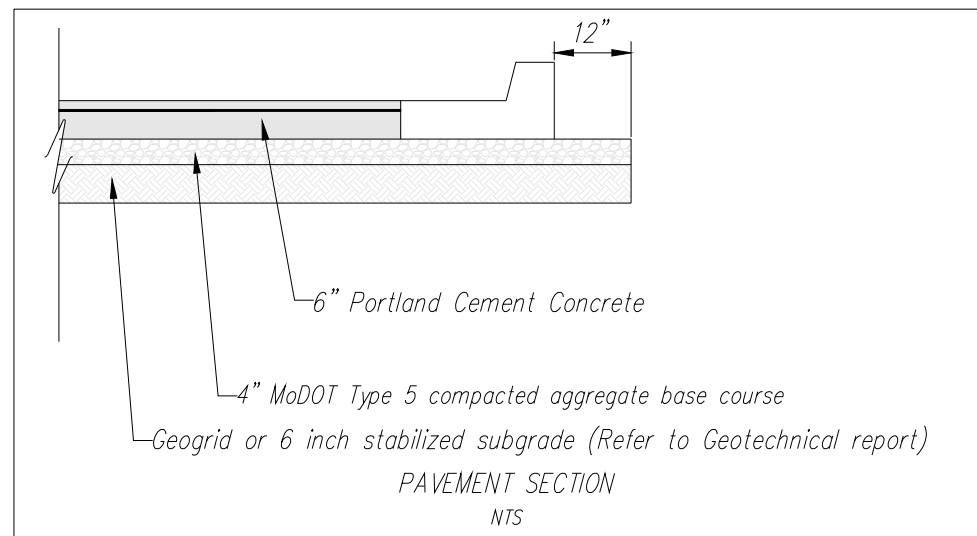
DATE: 05-12-2023
PROJECT: 23012





DETAIL OF ADA PARKING STALLS
1"=10'

- NOTES:
1. All construction and materials to conform to the city and the specifications and details per the Kansas City Metro Chapter APWA. It is advisable that the contractor become familiar with this document in the event that there is a discrepancy between this and the approved plan and the Manual. Advise the design engineer of any discrepancy prior to bidding or working on this project.
2. Silt fence shall be installed at the perimeter of all disturbed areas within the site during construction for erosion control.
3. Contractor shall contact the Development Engineering Inspections 48 hours prior to commencement of work at (816) 969-1800.
4. Contractor to locate and relocate any existing utilities that may conflict with construction as necessary.
5. All curb shall be CG-1 or integral with the sidewalk.
6. A handicap parking sign, 5' above finish grade, shall be placed at the head of the designated parking space.
7. There shall be two way traffic movement.
8. Perimeter parking area dimensions shown are to the back of curb.
9. All mechanical equipment shall be screened to 100% opacity and match building material (See Architectural Submittals). (Height of screen shall equal the height of mechanical equipment that is being screened).
10. See architectural submittal for all building dimensions, monument signs and lighting details.
11. This lot is not in a flood plane per FIRM Panel 417 of 625, Map No. 2909500417c, dated June 20, 2017.
12. ADA surface on public handover ramps only. Detectable surfaces do not need to be installed on the ramps at commercial drives. See KCAFWA web site for details.
13. Building coordinates are pointed to or measured at the outside face of building foundation corners. Contractor shall confirm building dimensions with structural drawings.
14. Other coordinates are pointed to or measured from the back of curb, back of wall or property corner location.
15. Contractor shall coordinate building entrances, egresses, walkways and door locations with architectural and structural drawings.
16. Contractor shall provide structural/mechanical/electrical drawings for miscellaneous site equipment and pads.
17. Curb to be installed at proposed drives by saw cutting a clean straight edge of existing asphalt and forming curb to edge of gutter existing elevation.



TOTAL PARKING FOR DOUGLAS CORNERS:

<i>Square Footage</i>	<i>Use</i>	<i>Parking required</i>
5258 SF	Retail	5 sp/1000 SF=27
4785 SF	Service	5 sp/1000 SF=24
1533 SF		5 sp/1000 SF=8
1256 SF	Retail	5 sp/1000 SF=7
1998 SF	Retail	5 sp/1000 SF=10
1932 SF	Office	4 sp/1000 SF=8
3800 SF	Office	4 sp/1000 SF=19
2027 SF	Office	4 sp/1000 SF=9
3489 SF	Office	4 sp/1000 SF=14

REQUIRED:	126 Parking spaces
PROVIDED:	142 Parking spaces
	<u>+46 Parking spaces</u>
TOTAL PROVIDED:	188 Parking spaces

 Heavy Duty PCC Pavement

 6" Concrete Pavement over 4" MoDOT
Type 5 compacted aggregate base course

 Sidewalk

All level landings to have a minimum of 18" of level pavement beyond the pull/latch side of all ADA doorways designated with "LEVEL LANDING"

SITE DIMENSION PLAN

DOUGLAS CORNER BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI



May 30, 2023

Consult
Inc
engineers
planners

1533 Locust Street, Kansas City, Missouri 64108

DATE	REVISION	NO.	BY	QA/APP
05/30/23	Revised per City comment letter dated 05/24/23	1	MGW	RKS

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R. KEVIN STERRETT, MO E-26440
