PL2023334
PRCOM20240118

JOHN KNOX VILLAGE COURTYARDS-BUILDING E

New Atrium & Independent Living

LEE'S SUMMIT, MO

FINAL DEVELOPMENT PLAN SUBMISSION

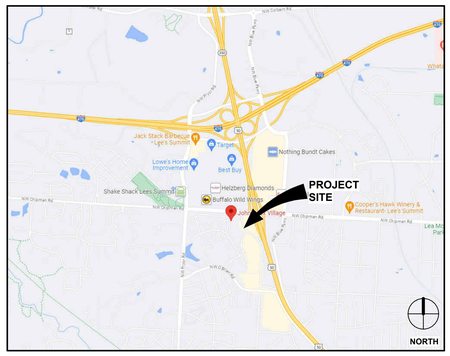
DATE: DECEMBER 1, 2023

COMM. NO. 23104.00

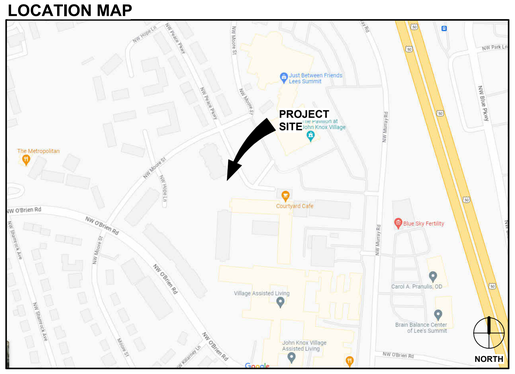
DRAWING INDEX

DRAWING LIST UPDATED

VICINITY MAP



LOCATION MAP



STATE OF MISSOURI
CURTIS R. JENNINGS III
NUMBER A-2023034555
ARCHITECT
12-1-2023

SFCS
SFCS.com
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RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

Digitally signed by Mike Weisenborn
Date: 2024.03.14 [illegible]

T1

00 DEMOLITION NOTES

01 REMOVE & DISPOSE OF EXISTING CORRIDOR.

02 REMOVE & DISPOSE OF EXISTING CURB.

03 REMOVE & DISPOSE OF EXISTING CONCRETE SIDEWALK.

04 REMOVE & DISPOSE OF EXISTING RETAINING WALL.

05 REMOVE & DISPOSE OF EXISTING HANDRAIL.

06 REMOVE & DISPOSE OF EXISTING STORM PIPE.

07 REMOVE & DISPOSE OF EXISTING SANITARY PIPE.

08 REMOVE & RELOCATE EXISTING UNDERGROUND CABLE TV SERVICE LINE.

09 REMOVE & DISPOSE OF EXISTING UNDERGROUND ELECTRIC SERVICE LINE.

10 REMOVE & DISPOSE OF EXISTING ELECTRIC BOX.

11 SALVAGE AND REUSE EXISTING LIGHT POLE AND FIXTURE.

12 REMOVE EXISTING ELECTRIC BOXES, AC UNITS & CONCRETE PAD.

13 REMOVE AND DISPOSE OF EXISTING TREES; SEE TREE REMOVAL PLAN L0.1-L0.2

14 REMOVE EXISTING WATER SERVICE LINE.

15 REMOVE & DISPOSE OF EXISTING TRENCH DRAIN.

16 SAWCUT EXISTING CURB TO CLEAN EDGE.

17 SAWCUT EXISTING SIDEWALK TO CLEAN EDGE.

18 SAWCUT EXISTING PAVEMENT TO CLEAN EDGE.

19 REMOVE & DISPOSE OF EXISTING STORM STRUCTURE.

20 REMOVE & DISPOSE OF EXISTING SANITARY MANHOLE.

21 REMOVE & DISPOSE OF EXISTING ASPHALT PAVEMENT.

22 MILL TOP 2" OF ASPHALT PAVEMENT.

23 REMOVE EXISTING PARKING STALL MARKINGS FROM ENTIRE PARKING BAY NOTED.

24 EXISTING TREE; PROTECT IN PLACE. SEE TREE PROTECTION PLAN L0.1 - L0.2

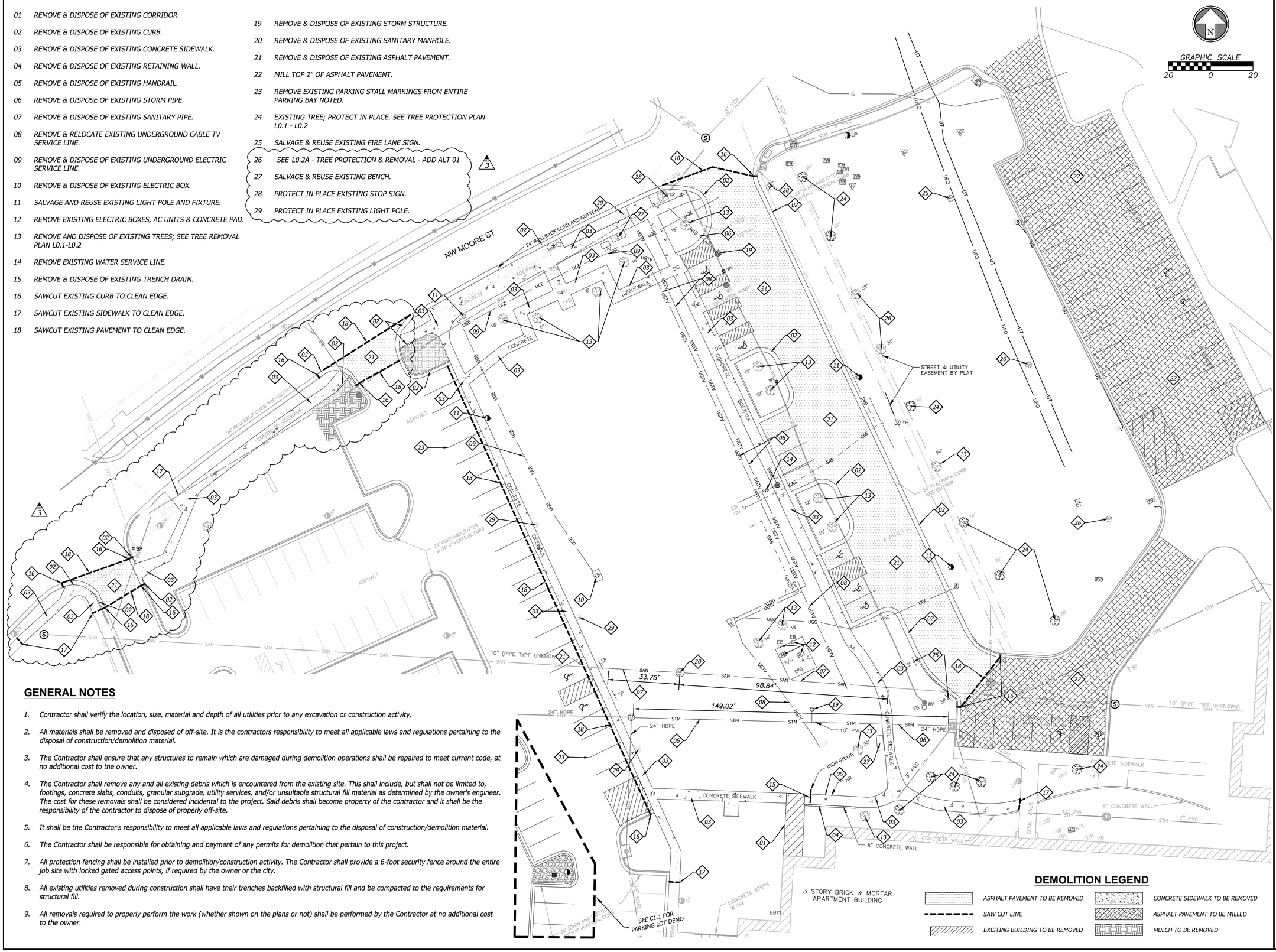
25 SALVAGE & REUSE EXISTING FIRE LANE SIGN.

26 SEE L0.2A - TREE PROTECTION & REMOVAL - ADD ALT 01

27 SALVAGE & REUSE EXISTING BENCH.

28 PROTECT IN PLACE EXISTING STOP SIGN.

29 PROTECT IN PLACE EXISTING LIGHT POLE.



GENERAL NOTES

1. *Contractor shall verify the location, size, material and depth of all utilities prior to any excavation or construction activity.*
2. *All materials shall be removed and disposed of off-site. It is the contractors responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.*
3. *The Contractor shall ensure that any structures to remain which are damaged during demolition operations shall be repaired to meet current code, at no additional cost to the owner.*
4. *The Contractor shall remove any and all existing debris which is encountered from the existing site. This shall include, but shall not be limited to, footings, concrete slabs, conduits, granular subgrade, utility services, and/or unsuitable structural fill material as determined by the owner's engineer. The cost for these removals shall be considered incidental to the project. Said debris shall become property of the contractor and it shall be the responsibility of the contractor to dispose of properly off-site.*
5. *It shall be the Contractor's responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.*
6. *The Contractor shall be responsible for obtaining and payment of any permits for demolition that pertain to this project.*
7. *All protection fencing shall be installed prior to demolition/construction activity. The Contractor shall provide a 6-foot security fence around the entire job site with locked gated access points, if required by the owner or the city.*
8. *All existing utilities removed during construction shall have their trenches backfilled with structural fill and be compacted to the requirements for structural fill.*
9. *All removals required to properly perform the work (whether shown on the plans or not) shall be performed by the Contractor at no additional cost to the owner.*

DEMOLITION LEGEND

- ASPHALT PAVEMENT TO BE REMOVED
- SAW CUT LINE
- EXISTING BUILDING TO BE REMOVED
- CONCRETE SIDEWALK TO BE REMOVED
- ASPHALT PAVEMENT TO BE MILLED
- MULCH TO BE REMOVED

STATE OF MISSOURI
ERIC BYRD
03/07/2024
NUMBER PE-2010013633
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
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FINAL DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

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ARCHITECT : DAS		CHECKED : ERB	
ENGINEER : ERB		APPROVED : ERB	

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/23/2024
3	Addendum 1	3/7/2024

DRAWING TITLE

DEMOLITION PLAN

RELEASED FOR CONSTRUCTION
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03/14/2024

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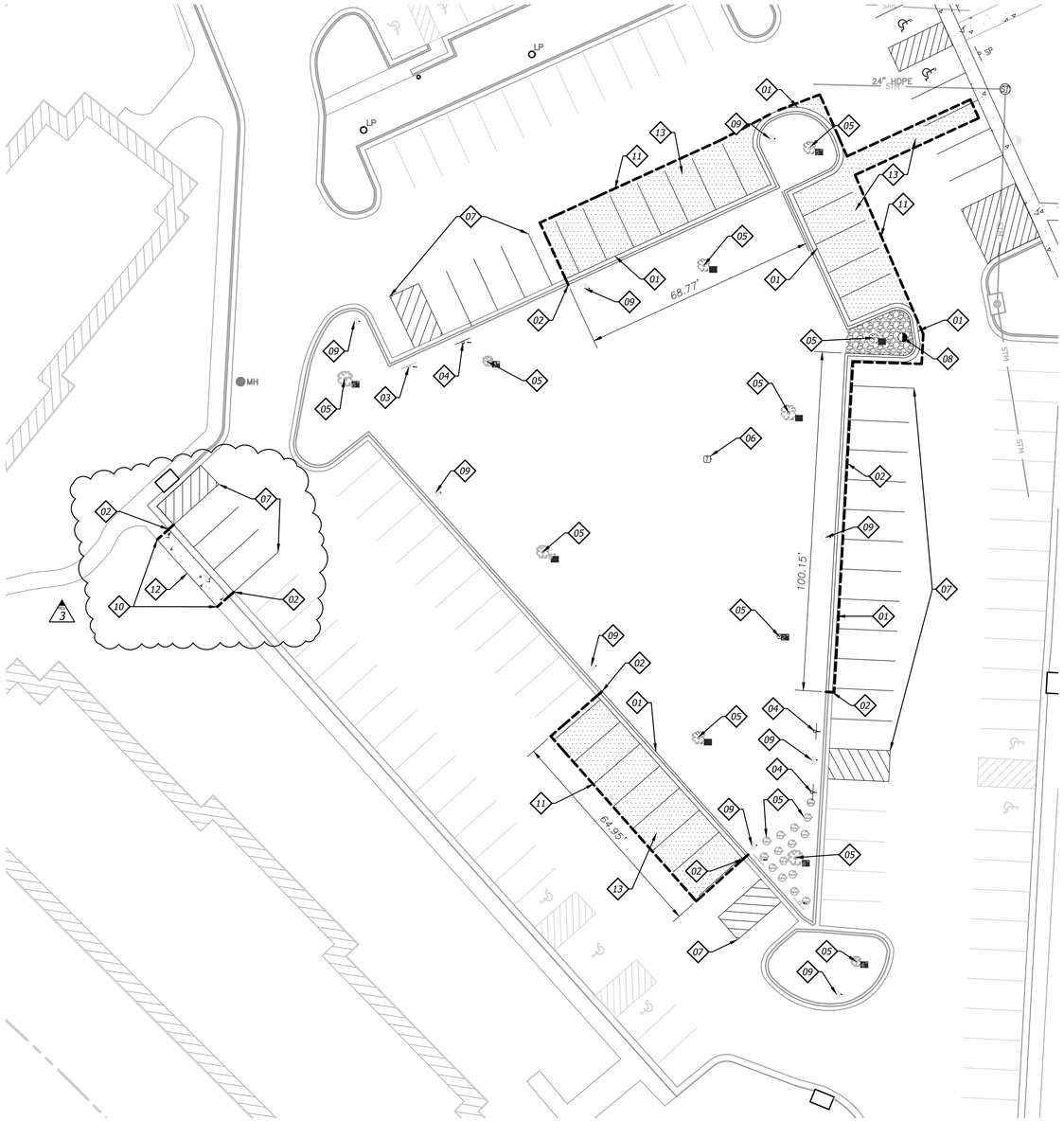
DRAWING C1.0



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00 DEMOLITION NOTES

01 REMOVE & DISPOSE OF EXISTING CURB.

02 SAWCUT EXISTING CURB TO CLEAN EDGE.

03 PROTECT IN PLACE EXISTING SIGN.

04 SALVAGE & REUSE EXISTING SIGN.

05 SEE L0.2B - TREE PROTECTION & REMOVAL - ADD ALT 02.

06 SALVAGE AND REUSE EXISTING TELEPHONE BOX. NEW LOCATION TO BE COORDINATED WITH OWNER.

07 REMOVE EXISTING PARKING STALL MARKINGS.

08 SALVAGE AND REUSE EXISTING LIGHT POLE AND FIXTURE.

09 EXISTING LIGHT POLE AND FIXTURE; PROTECT IN PLACE.

3

10 SAWCUT EXISTING SIDEWALK TO CLEAN EDGE.

11 SAWCUT EXISTING PAVEMENT TO CLEAN EDGE.

12 REMOVE & DISPOSE OF EXISTING CONCRETE SIDEWALK.

13 REMOVE & DISPOSE OF EXISTING ASPHALT PAVEMENT.

N

GRAPHIC SCALE
20 0 20

DEMOLITION LEGEND

- *SAW CUT LINE*
- *EXISTING BUILDING*
- *GRAVEL PATCH TO BE DISPOSED OF*
- *ASPHALT PAVEMENT TO BE REMOVED*
- *CONCRETE SIDEWALK TO BE REMOVED*

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BID ALTERNATE 2

STATE OF MISSOURI
ERIC BYRD
03/07/2024
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FINAL
DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

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ARCHITECT : DAS		CHECKED : ERB	
ENGINEER : ERB		APPROVED : ERB	
NO.	REVISION DESCRIPTION		DATE
1	FDP RESUBMITTAL		2/23/2024
3	Addendum 1		3/7/2024

DRAWING TITLE
PARKING LOT
DEMOLITION PLAN

DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING C1.1

SITE		
SITE AREA:	*1.72*	*AC*
	75,000	*SF*
IMPERVIOUS AREA:		
EXISTING:	*34,880*	*SF (46.5%)*
PROPOSED:	*43,200*	*SF (57.6%)*
BUILDING		
BUILDING FOOTPRINT AREA :	*19,000*	*SF (25.3%)*
GROSS BUILDING AREA:	*72,120*	*SF*
52 UNITS		
PARKING		
PARKING REQUIRED:	*52*	
1 PER UNIT		
**PARKING PROVIDED:*	*52*	*TOTAL*
	10	*HANDICAP*
		(4 VAN)
**REFER TO PARKING NARRATIVE*		

SECTION MAP

SECTION 01-T47N-R32W

LEGAL DESCRIPTION

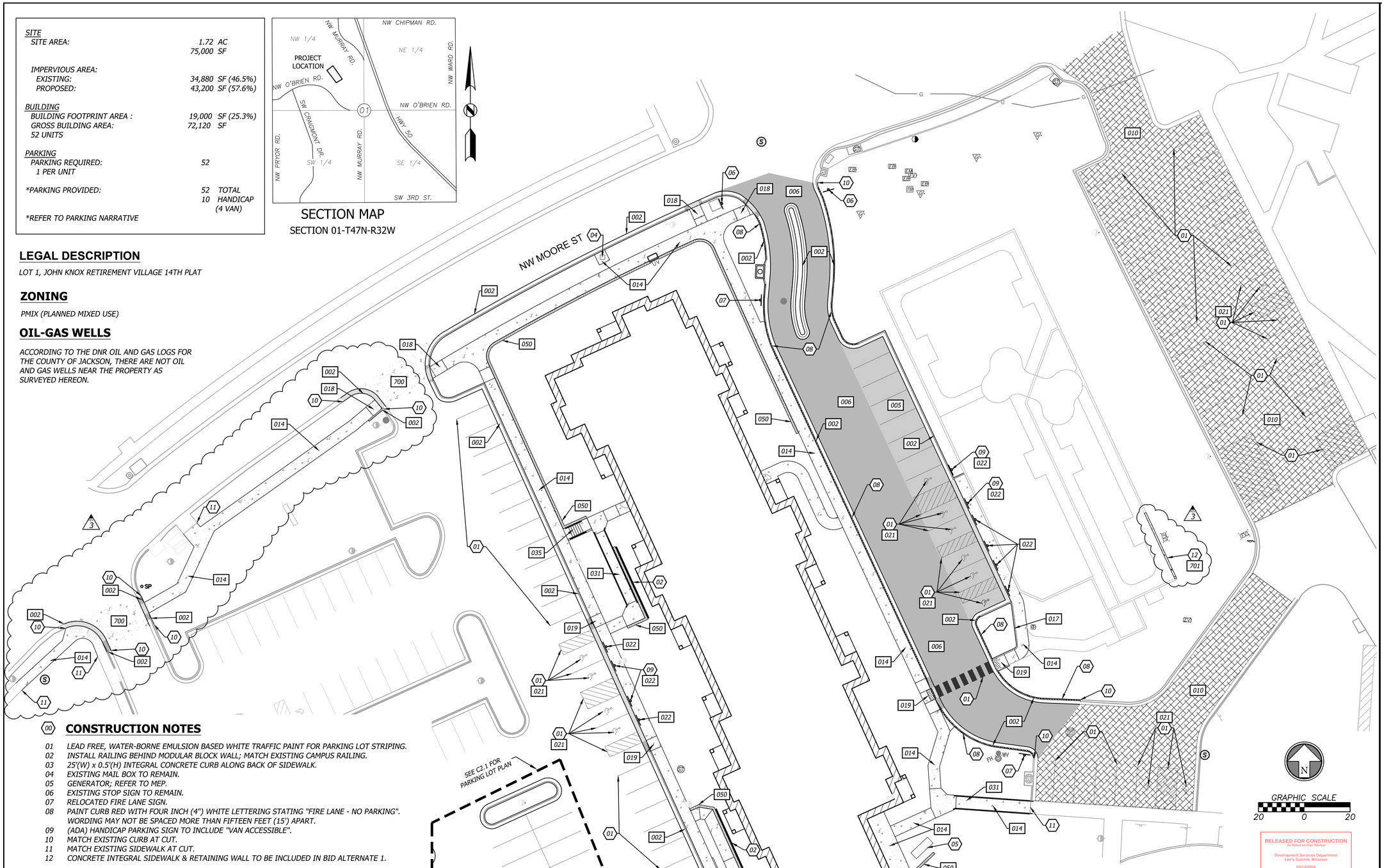
LOT 1, JOHN KNOX RETIREMENT VILLAGE 14TH PLAT

ZONING

PMIX (PLANNED MIXED USE)

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.



00 CONSTRUCTION NOTES

01	*LEAD FREE, WATER-BORNE EMULSION BASED WHITE TRAFFIC PAINT FOR PARKING LOT STRIPING.*
02	*INSTALL RAILING BEHIND MODULAR BLOCK WALL; MATCH EXISTING CAMPUS RAILING.*
03	*25'(W) x 0.5'(H) INTEGRAL CONCRETE CURB ALONG BACK OF SIDEWALK.*
04	*EXISTING MAIL BOX TO REMAIN.*
05	*GENERATOR; REFER TO MEP.*
06	*EXISTING STOP SIGN TO REMAIN.*
07	*RELOCATED FIRE LANE SIGN.*
08	*PAINT CURB RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE - NO PARKING". WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET (15') APART.*
09	*(ADA) HANDICAP PARKING SIGN TO INCLUDE "VAN ACCESSIBLE".*
10	*MATCH EXISTING CURB AT CUT.*
11	*MATCH EXISTING SIDEWALK AT CUT.*
12	*CONCRETE INTEGRAL SIDEWALK & RETAINING WALL TO BE INCLUDED IN BID ALTERNATE 1.*

000 DETAILS

SEE CONSTRUCTION DETAILS - SHEETS C7.0-C7.3

002	*CONCRETE CURB & GUTTER; RE. LEGEND FOR TYPE*
005	*NORMAL DUTY ASPHALT PAVEMENT*
006	*HEAVY DUTY ASPHALT PAVEMENT*
010	*ASPHALT PAVEMENT OVERLAY*
014	*CONCRETE SIDEWALK*
017	*SIDEWALK CURB*
018	*SIDEWALK RAMP (PUBLIC)*
019	*SIDEWALK RAMP (PRIVATE)*
021	*(ADA) HANDICAP PARKING STRIPING*
022	*(ADA) HANDICAP PARKING SIGNAGE*
031	*CONCRETE RAMP WITH HANDRAIL*
035	*CONCRETE STAIR & HANDRAIL*
050	*MODULAR BLOCK RETAINING WALL*
700	*CONCRETE DRIVEWAY ENTRANCE WITH BUFFER*
701	*INTEGRAL SIDEWALK & RETAINING WALL*

SITE LEGEND

PROPOSED BUILDING	*ROLLOVER CURB & GUTTER*
EXISTING BUILDING	*STANDARD CURB & GUTTER*
ASPHALT PAVEMENT OVERLAY	*DRY CURB & GUTTER*
NORMAL DUTY ASPHALT PAVEMENT	*STANDARD ZERO HEIGHT CURB*
HEAVY DUTY ASPHALT PAVEMENT	*TRANSITION CURB*
KCMMB 4K CONCRETE PAVEMENT	*RETAINING WALL*
HAND RAIL	*CONCRETE SIDEWALK*
PAINTED "FIRE LANE" CURB	*EXISTING MULCH*
RETAINING WALL RAILING	

GRAPHIC SCALE

20 0 20

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FINAL DEVELOPMENT PLAN

PROJECT TITLE

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COURTYARDS - BUILDING E

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NO.	REVISION DESCRIPTION	DATE
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3	Addendum 1	3/7/2024

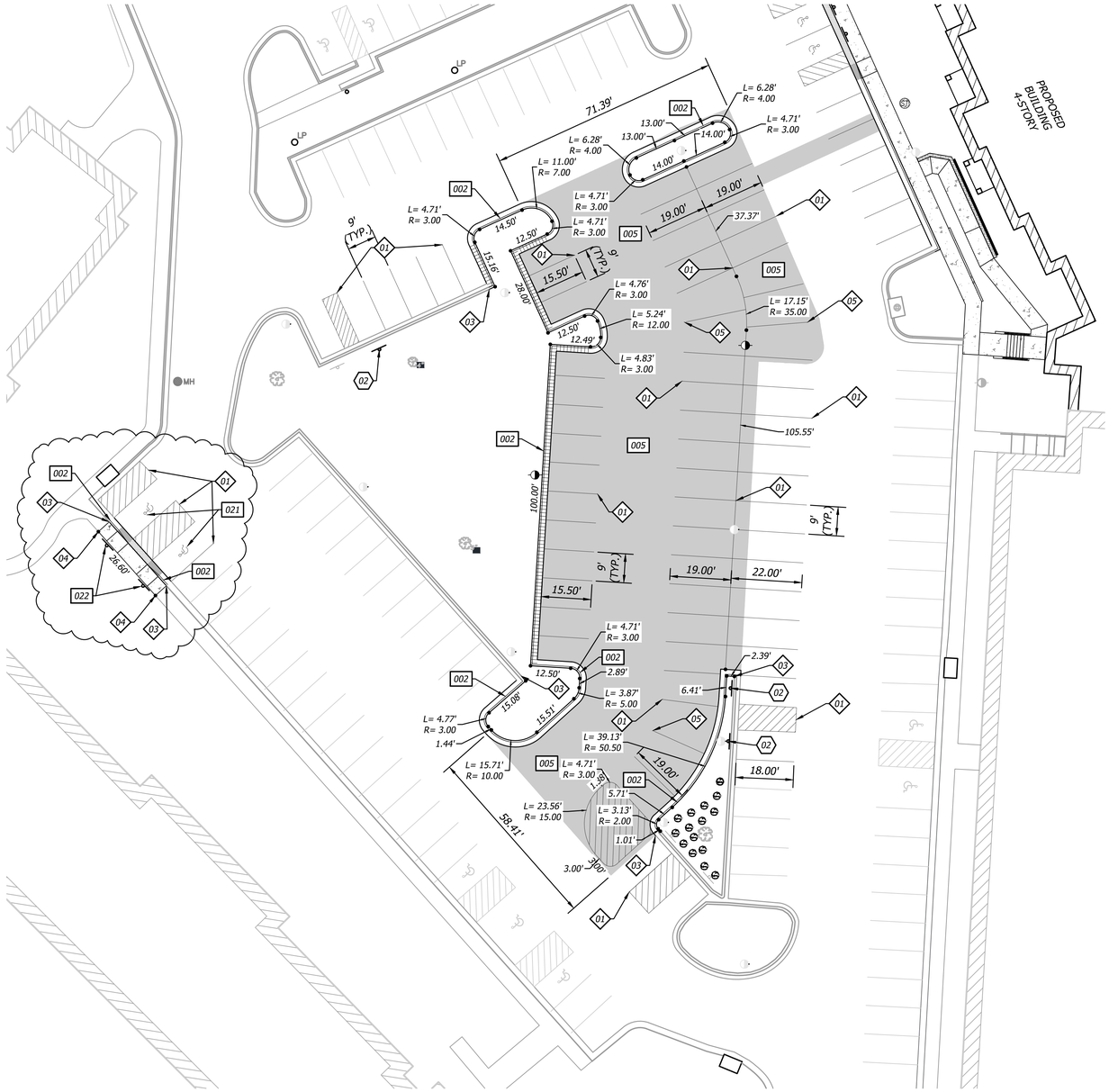
DRAWING TITLE

SITE PLAN

DATE: December 1, 2023

COMM. NO. 23104.00

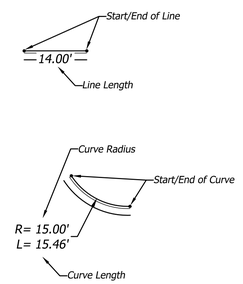
DRAWING C2.0



DIMENSION NOTES

1. *ALL DIMENSIONS ARE TO/ALONG BACK OF CURB UNLESS OTHERWISE NOTED*
2. *ALL DIMENSIONS ARE TO BOTTOM OF WALL UNLESS OTHERWISE NOTED*

DIMENSION LEGEND



00 CONSTRUCTION NOTES

01	*LEAD FREE, WATER-BORNE EMULSION BASED WHITE TRAFFIC PAINT FOR PARKING LOT STRIPING*
02	*RELOCATED MOBILITY PARKING SIGN*
03	*MATCH EXISTING CURB AT CUT*
04	*MATCH EXISTING SIDEWALK AT CUT*
05	*ALL CURVED PARKING SPOTS TO BE A MINIMUM WIDTH OF 9' AND MINIMUM LENGTH OF 19'*

000 DETAILS

SEE CONSTRUCTION DETAILS - SHEETS C7.0-C7.3

002	*CONCRETE CURB & GUTTER; RE. LEGEND FOR TYPE*
005	*NORMAL DUTY ASPHALT PAVEMENT*
021	*(ADA) HANDICAP PARKING STRIPING*
022	*(ADA) HANDICAP PARKING SIGNAGE*

SITE LEGEND

- *PROPOSED BUILDING*
- *EXISTING BUILDING*
- *NORMAL DUTY ASPHALT PAVEMENT*
- *DRY CURB & GUTTER*
- *STANDARD CURB & GUTTER*
- *TRANSITION CURB*
- *STANDARD ZERO HEIGHT CURB*
- *CONCRETE SIDEWALK*

N

GRAPHIC SCALE
20 0 20

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BID ALTERNATE 2

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ARCHITECT	DAS	CHECKED	ERB
ENGINEER	ERB	APPROVED	ERB

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3	Addendum 1	3/7/2024

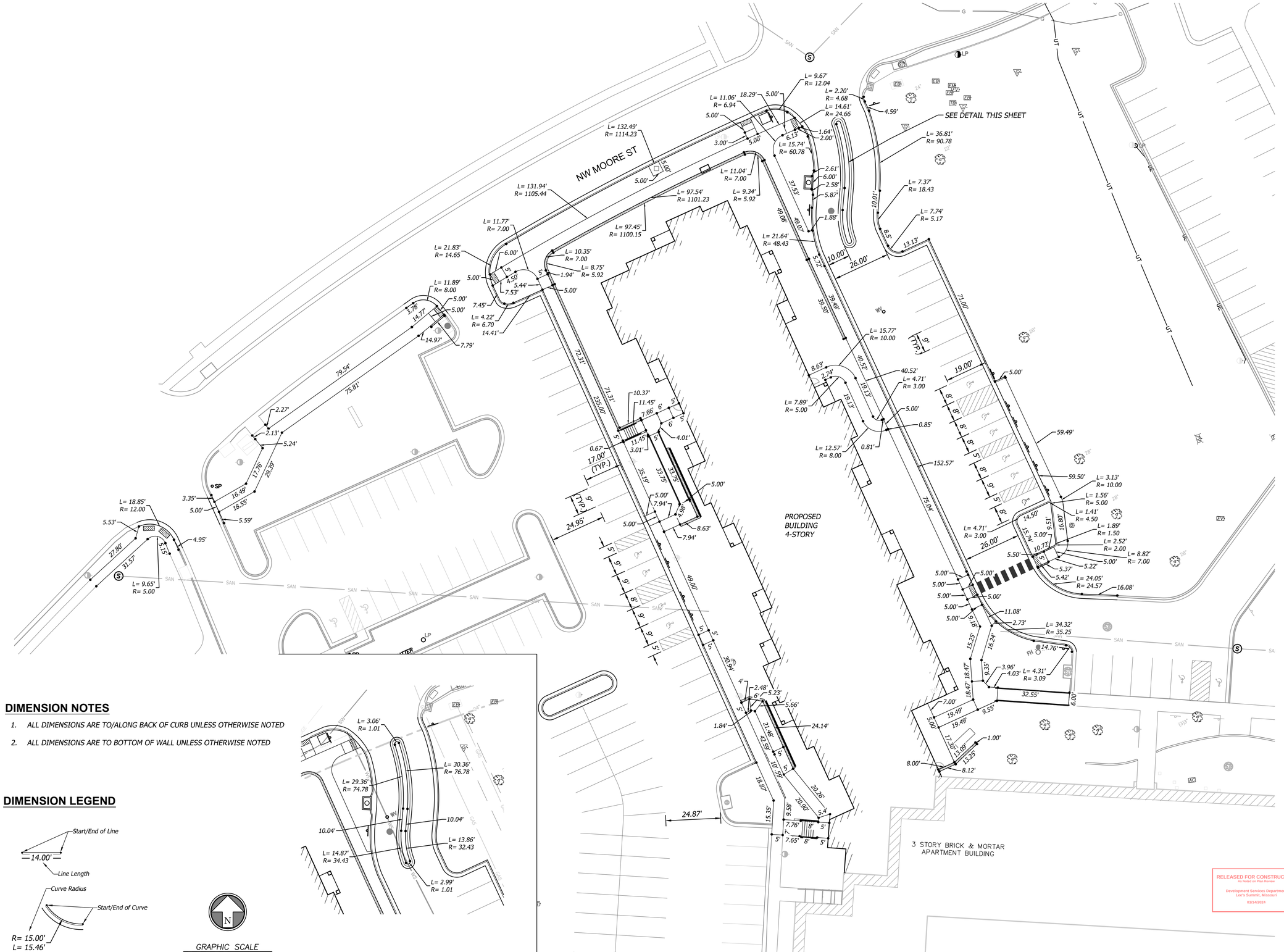
DRAWING TITLE

PARKING LOT SITE PLAN

DATE: December 1, 2023

COMM. NO. 23104.00

DRAWING C2.1



DIMENSION NOTES

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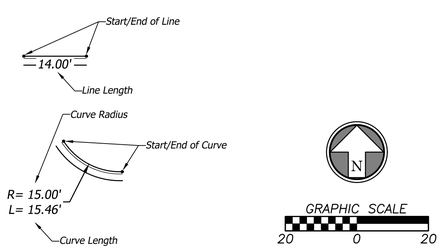
DIMENSION LEGEND



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DRAWING TITLE

DIMENSION PLAN

DATE: December 1, 2023

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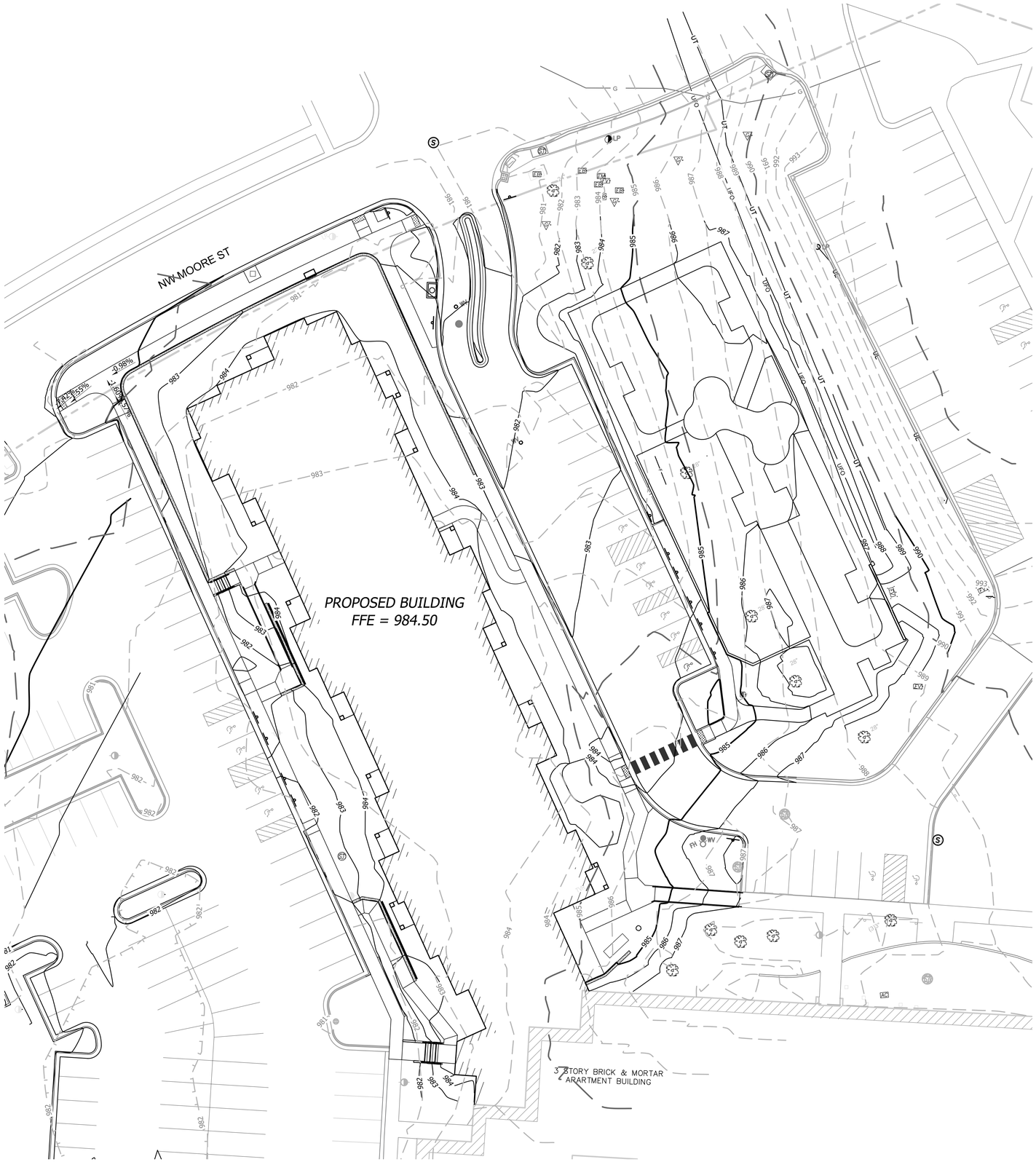
DRAWING C3.0



GRADING NOTES

1. Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
2. Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
3. Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
4. Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Kansas. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
5. All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
6. All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
7. All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
8. All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
9. Prior to placing any concrete or asphalt pavement the contractor shall perform a proof roll of the pavement sub-grade with a fully loaded tandem axle dump truck. The proof roll shall be conducted in the presence of the on-site geotechnical representative. Areas that display rutting or pumping that are unsatisfactory to the geotechnical representative shall be re-worked and a follow-up proof roll shall be conducted prior to acceptance of the sub-grade for paving. The contractor may, at its own expense, stabilize the sub-grade using Class C fly ash or quicklime, as approved by the geotechnical engineer.
10. Finished grades shall not be steeper than 3:1.
11. All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
12. A 2.0% maximum cross slope shall be maintained on all pedestrian sidewalks and paths.

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 and 29095C0417G
Panel No.: 416 and 417 of 625
Map Revised Date: January 20, 2017

NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

GRADING LEGEND

- STANDARD CURB & GUTTER
- ROLLOVER CURB & GUTTER
- DRY CURB & GUTTER
- ZERO HEIGHT CURB
- TRANSITION CURB
- RETAINING WALL
- 980 — FINISH GRADE MAJOR CONTOURS
- 982 — FINISH GRADE MINOR CONTOURS
- 980 — EXISTING GRADE MAJOR CONTOURS
- 982 — EXISTING GRADE MINOR CONTOURS

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PROFESSIONAL ENGINEER

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7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
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FINAL DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
704.372.7327 ▪ Fax 704.372.7369
www.sfcs.com

DESIGNER : DAS		DRAWN : ARK	
ARCHITECT : DAS		CHECKED : ERB	
ENGINEER : ERB		APPROVED : ERB	

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/23/2024

DRAWING TITLE

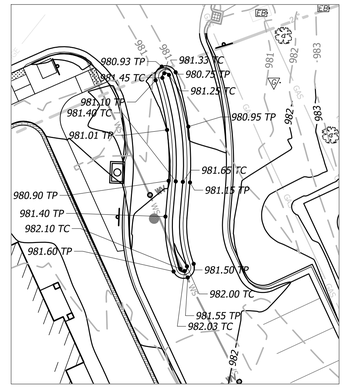
GRADING PLAN

DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING C4.0

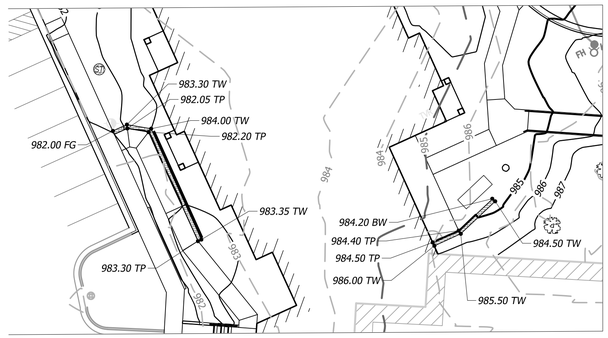
DETAILED GRADING LEGEND

0000.00 FG	FINISHED GRADE ELEVATION
0000.00 TC	TOP OF CURB ELEVATION
0000.00 TP	TOP OF PAVEMENT ELEVATION
0000.00 TW	FG @ TOP OF RETAINING WALL
0000.00 BW	FG @ BOTTOM OF RETAINING WALL
0000.00 ME	MATCH EXISTING GRADE
0000.00 TE	TOP ELEVATION OF STRUCTURE

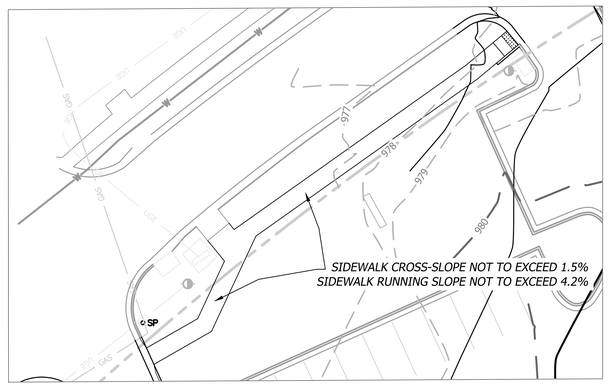
ISLAND



RETAINING WALLS



WEST SIDEWALK



RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

STATE OF MISSOURI
ERIC BYRD
03/07/2024
NUMBER PE-2010013633
PROFESSIONAL ENGINEER

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3	Addendum 1		3/7/2024

DRAWING TITLE

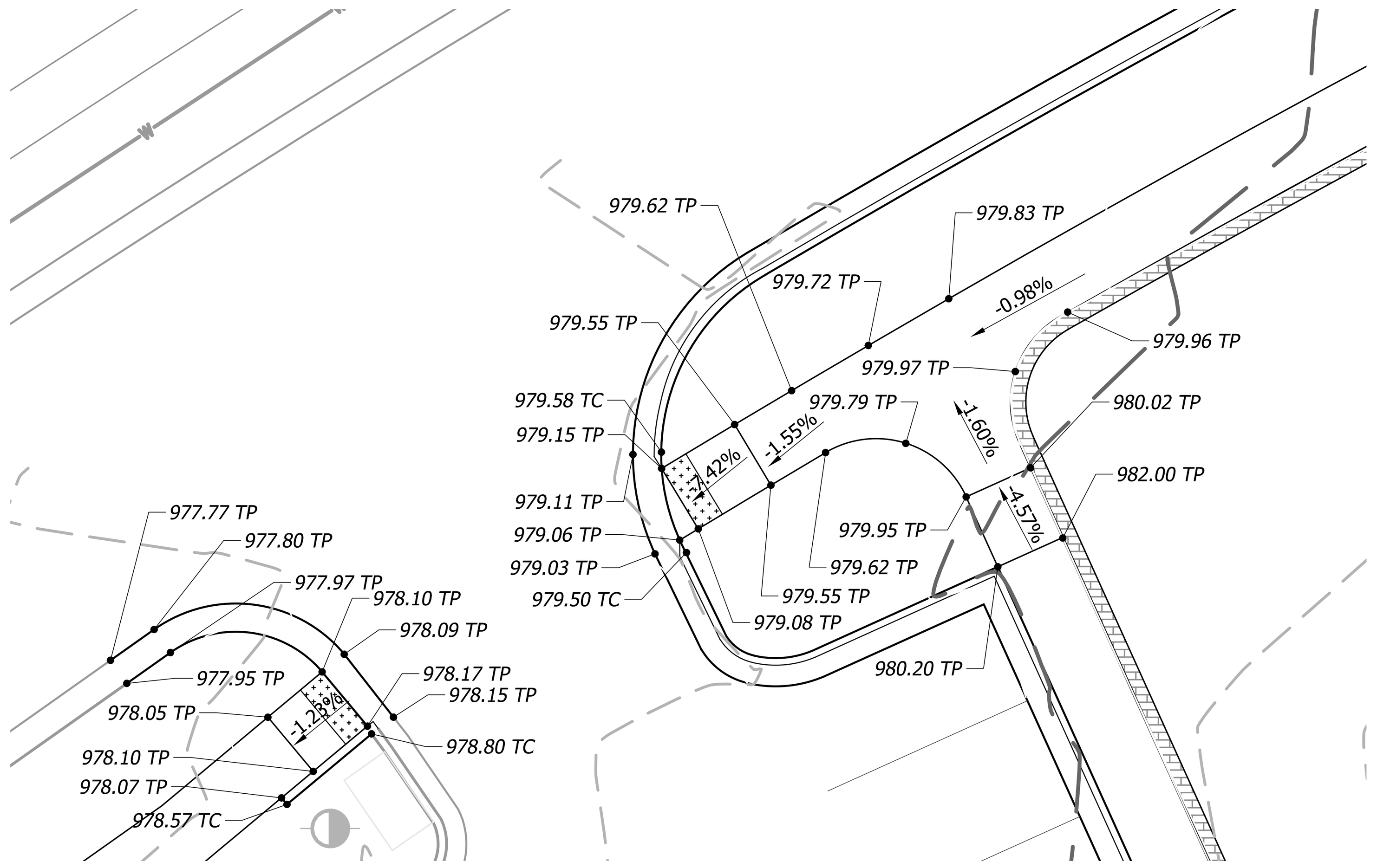
DETAILED GRADING PLAN

DATE: December 1, 2023

COMM. NO. 23104.00

DRAWING C4.1

NORTHWEST SECTION



DETAILED GRADING LEGEND

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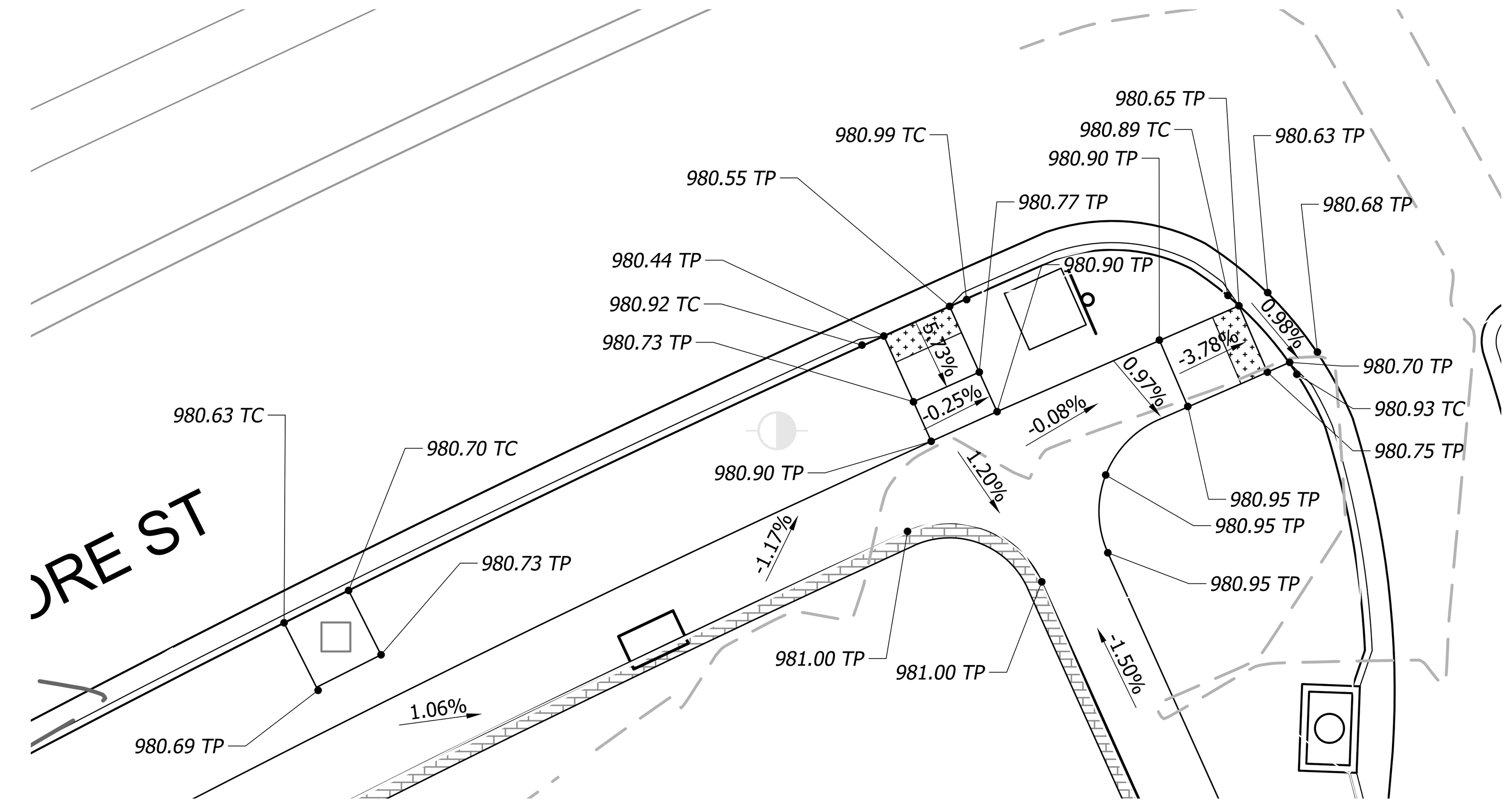
0000.00 TW	FG @ TOP OF RETAINING WALL
0000.00 BW	FG @ BOTTOM OF RETAINING WALL
0000.00 ME	MATCH EXISTING GRADE
0000.00 TE	TOP ELEVATION OF STRUCTURE
1.00%	SLOPE INDICATOR

NORTHEAST SECTION



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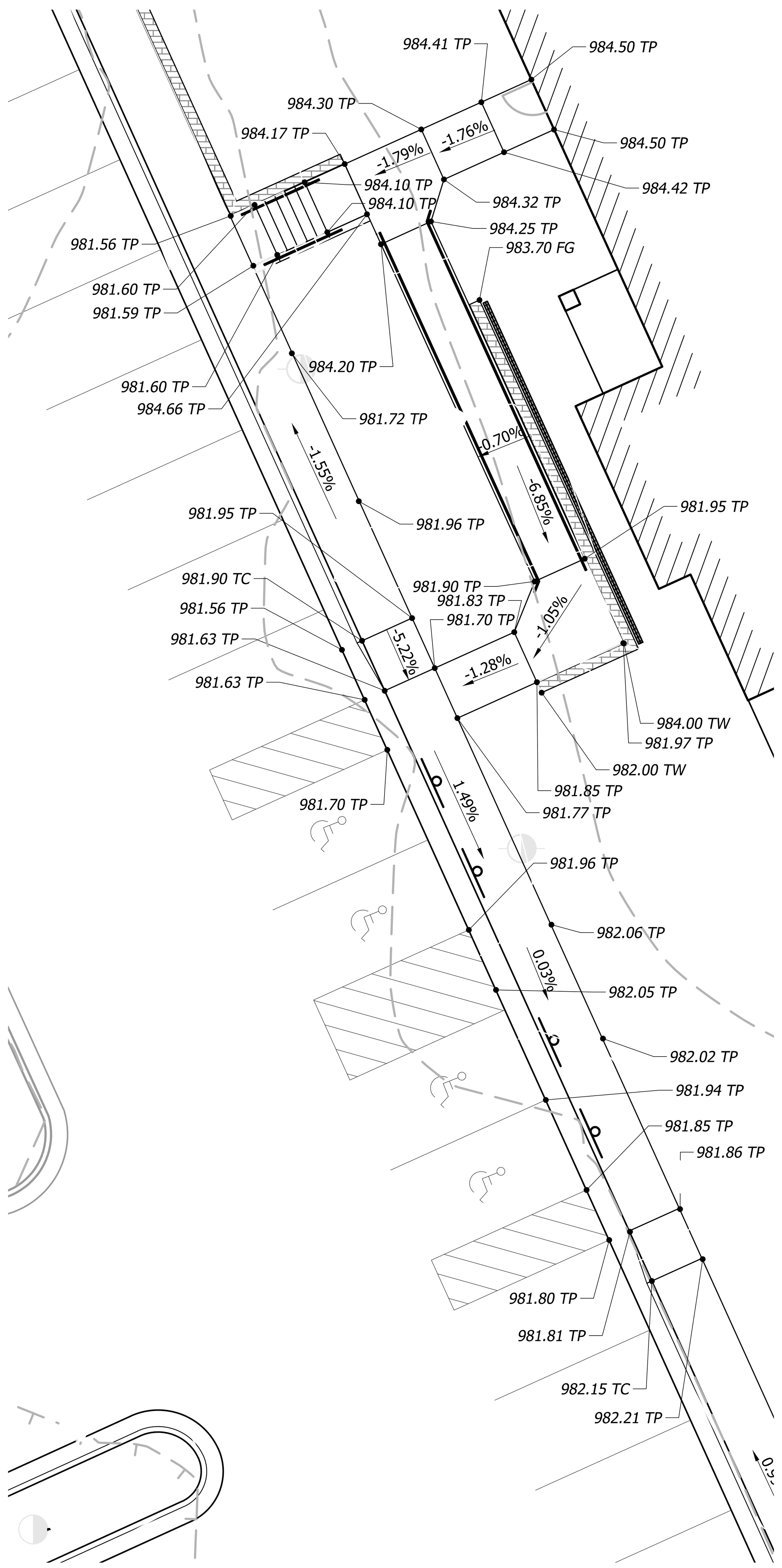
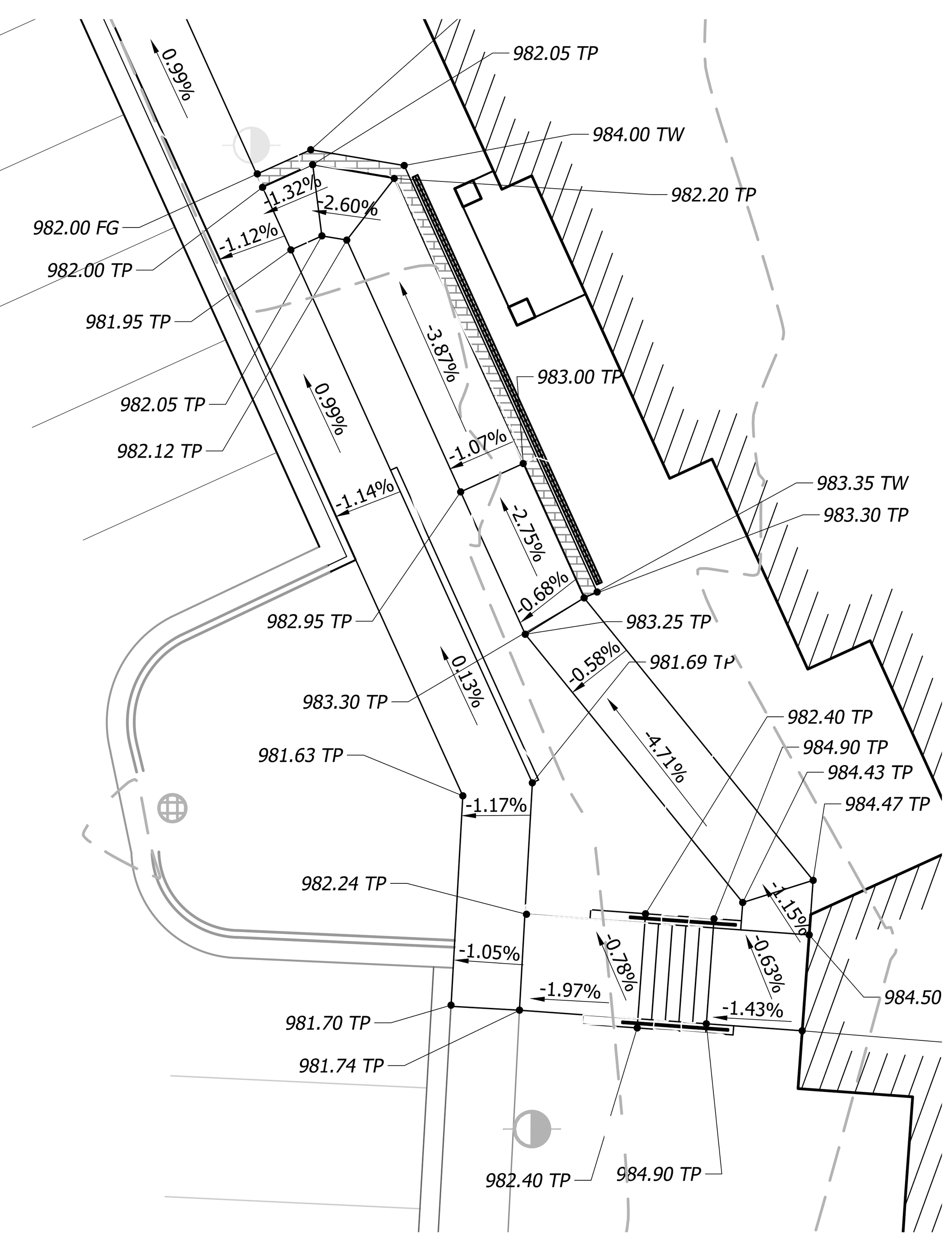
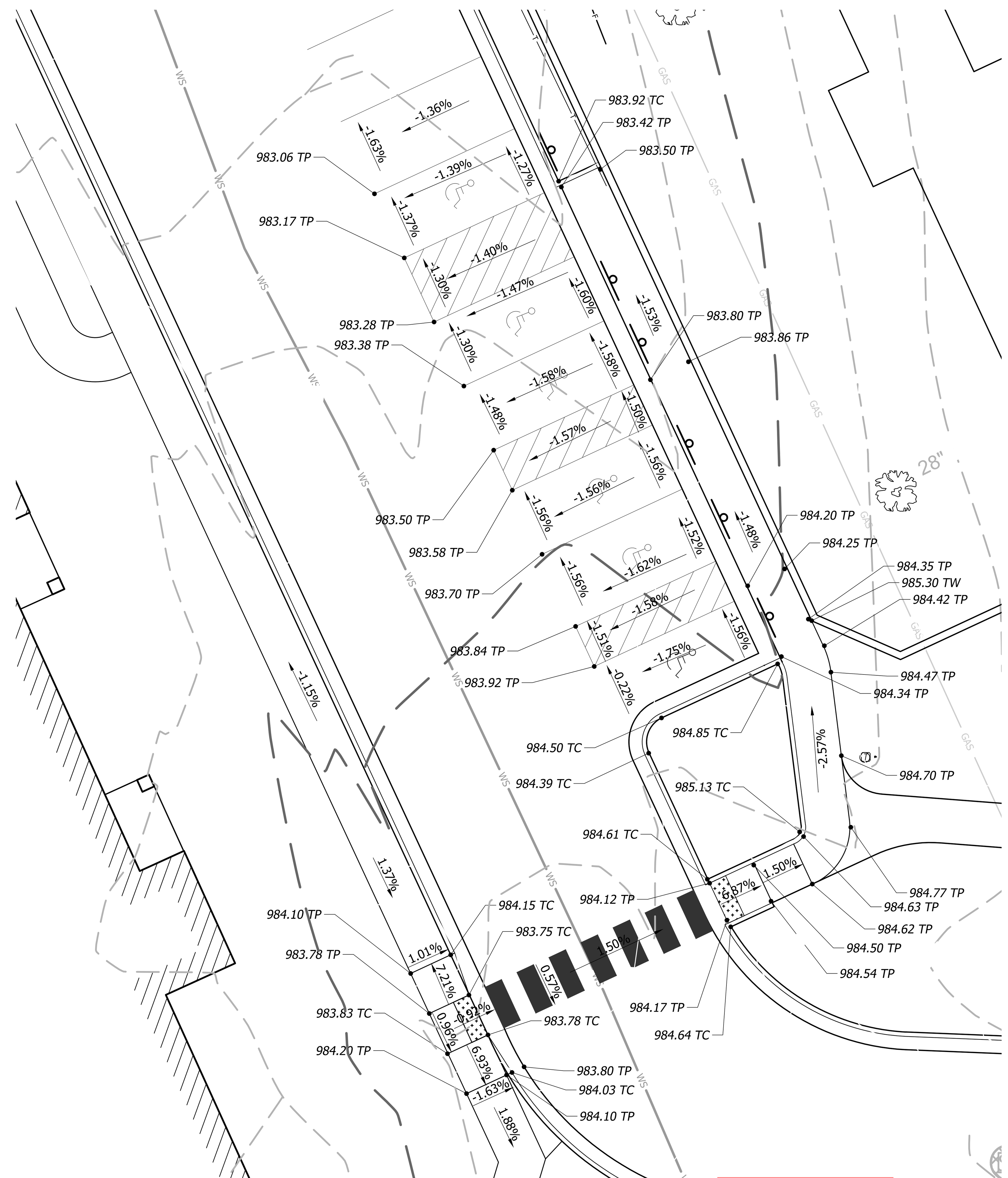


SOUTHWEST SECTION



EAST SECTION



GRAPHIC SCALE
10 0 10

STATE OF MISSOURI
ERIC BYRD
03/07/2024
NUMBER PE-2018013633
PROFESSIONAL ENGINEER

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John Knox Village

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DRAWING TITLE

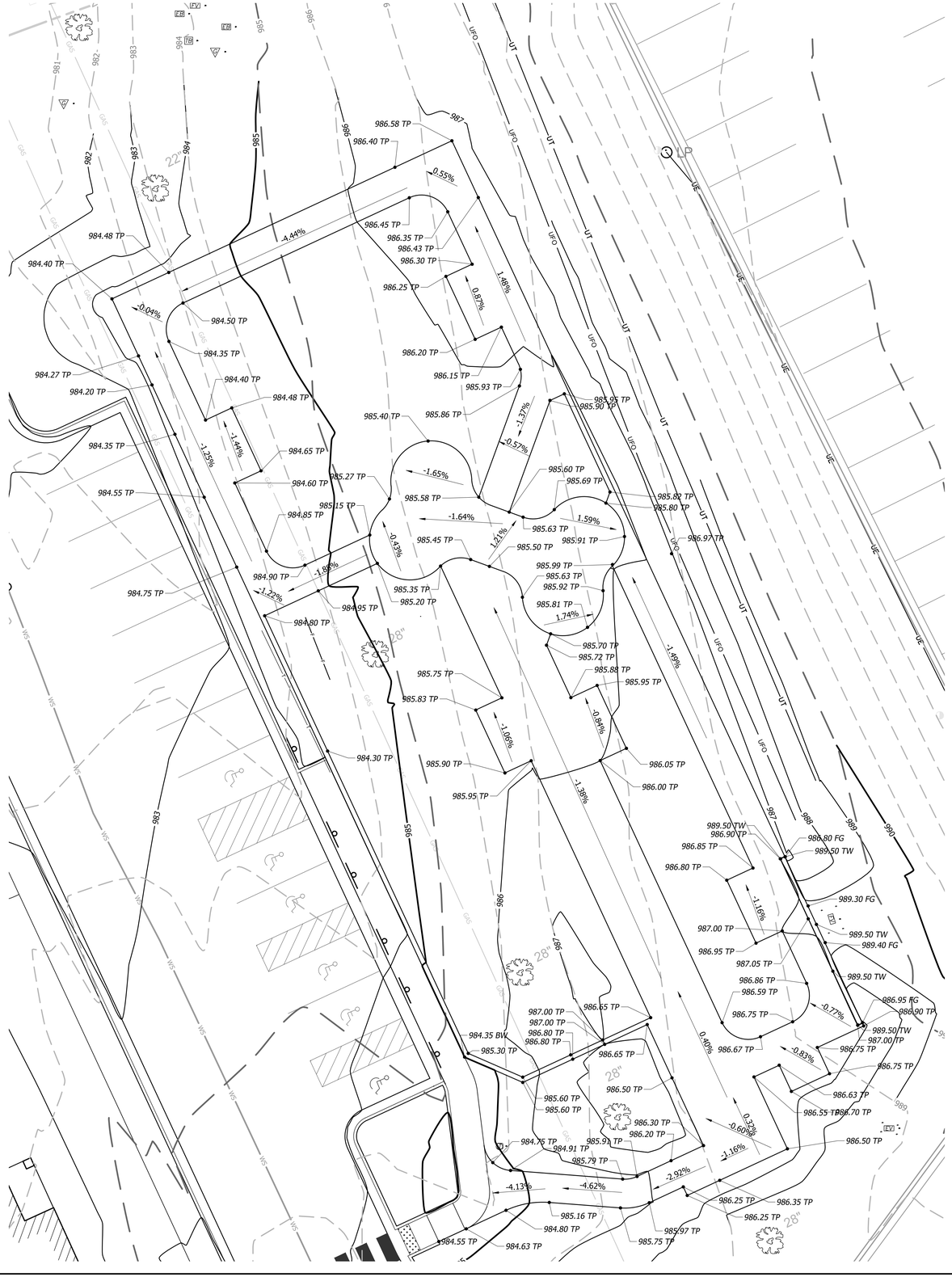
ADA GRADING PLAN

DATE: December 1, 2023

COMM. NO. 23104.00

DRAWING C4.2

DOGPARK SECTION



DETAILED GRADING LEGEND

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0000.00 TW	FG @ TOP OF RETAINING WALL
0000.00 BW	FG @ BOTTOM OF RETAINING WALL
0000.00 ME	MATCH EXISTING GRADE
0000.00 TE	TOP ELEVATION OF STRUCTURE
1.00%	SLOPE INDICATOR

GRAPHIC SCALE
10 0 10

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Lee's Summit, Missouri
03/14/2024

BID ALTERNATE 1

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COURTYARDS - BUILDING E

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ARCHITECT	DAS	CHECKED	ERB
ENGINEER	ERB	APPROVED	ERB

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/23/2024
3	Addendum 1	3/7/2024

DRAWING TITLE

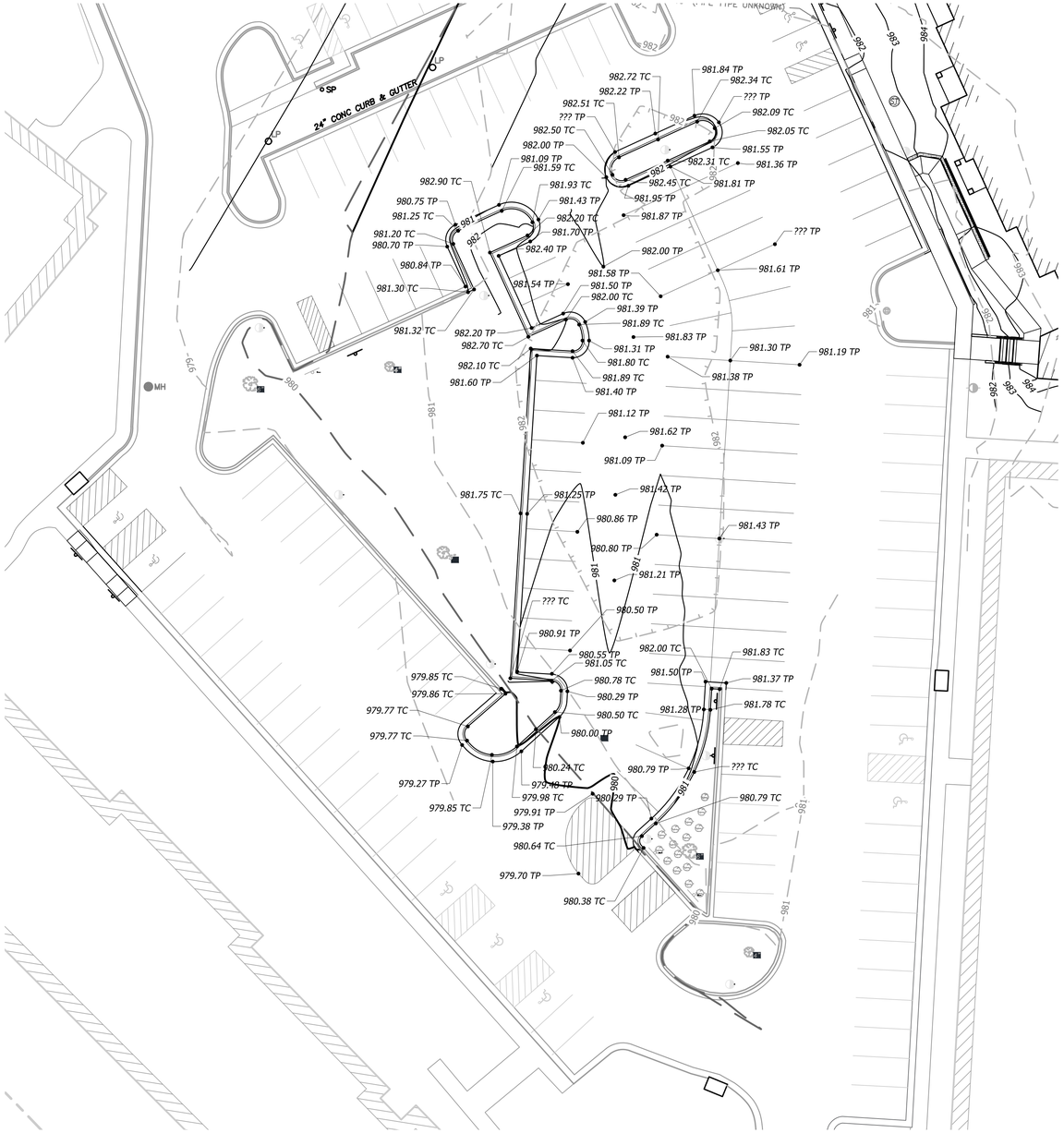
DOG PARK DETAILED GRADING PLAN

DATE: December 1, 2023

COMM. NO. 23104.00

DRAWING C4.3

SOUTHWEST PARKING LOT



DETAILED GRADING LEGEND

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0000.00 BW	FG @ BOTTOM OF RETAINING WALL
0000.00 ME	MATCH EXISTING GRADE
0000.00 TE	TOP ELEVATION OF STRUCTURE
1.00%	SLOPE INDICATOR

GRAPHIC SCALE
20 0 20

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BID ALTERNATE 2

STATE OF MISSOURI
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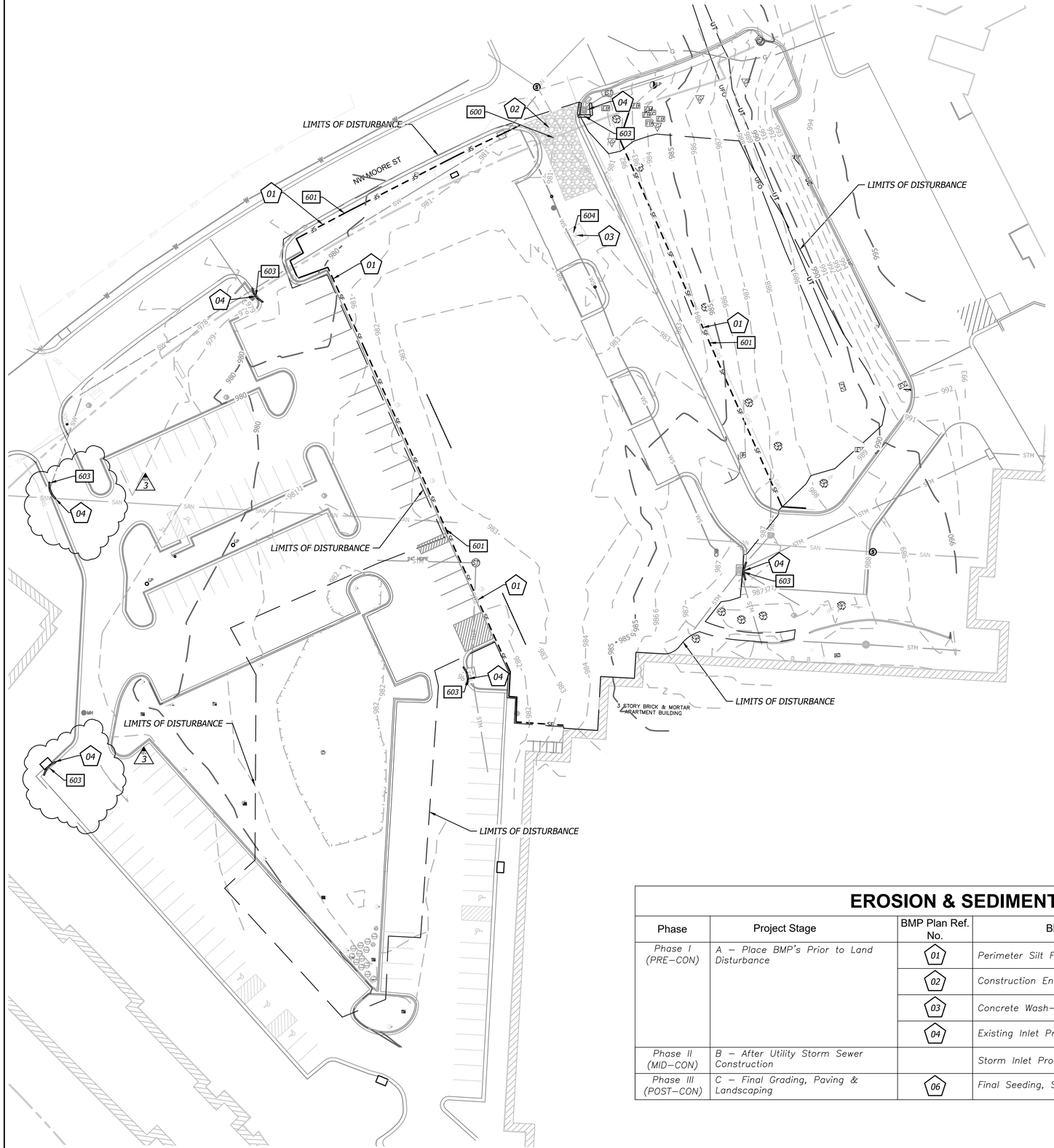
3	Addendum 1	3/7/2024

DRAWING TITLE

PARKING LOT DETAILED GRADING PLAN

DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING C4.4



EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. Prior to Land Disturbance activities, the contractor shall:
   - Delineate the outer limits of any natural stream corridor designated with construction fencing.
   - Install perimeter controls and request the inspection of the pre-construction erosion and sediment control measures designated on the approved erosion and sediment control plan. Land disturbance work shall not proceed until there is a satisfactory inspection.
   - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and sediment control plan.

2. The contractor shall comply with all requirements of the Storm Water Pollution Prevention Plan, including but not limited to:
   - The contractor shall seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for more than 14 days.
   - The contractor shall perform inspections of erosion and sediment control measures at the following minimum intervals:
     - o During active construction phases - at least once per week
     - o During periods of inactivity - at least once per 14 days
     - o After each rainfall event of ½ inch or more - within 24 hours of the rain event
   - The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the deficiencies were corrected, and the signature of the person performing the inspection. The inspection log shall be available for review by the regulatory authority.
   - The contractor shall have the erosion and sediment control plan routinely updated to show all changes and amendments to the plan. A copy of the erosion and sediment control plan shall be kept on site and made available for review by the regulatory authority.

3. Unless otherwise noted in the plans, all seeding must conform to Division II-Construction and Materials Specification-Section 2150 published by the Kansas City Metropolitan Chapter of the American Public Works Association dated May 21, 2008. Permanent seeding shall be installed after completion of final grading except when seeding will occur outside of the acceptable seeding season as specified in Section 2150. When temporary seeding is installed, permanent seeding shall be installed at the next seeding season. Temporary seeding shall not be used as a stabilization measure for a period exceeding 12 months. The Permit will not be closed until permanent seeding has been established to a minimum of 70% density over the entire disturbed area.

4. The contractor shall maintain installed erosion and sediment control devices in a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, areas of the site intended to be left undisturbed, a storm sewer, or an on-site drainage channel.

5. The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMPs in place do not provide adequate erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.

6. Concrete wash or rinse water from concrete mixing equipment, tools and/or ready-mix trucks, tools, etc. may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place.

7. Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials stored outside must be in closed and sealed water-proof containers and located outside of drainage ways or areas subject to flooding. Locks and other means to prevent or reduce vandalism shall be used. Spills will be reported as required by law and immediate actions taken to contain them.

8. Silt fences and erosion control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction; however, anticipated disturbance by utility construction shall not delay installation.

9. Interior Silt Fence as necessary during construction. Portions may be limited as vegetation is established and hardscape is installed. Entire length may be installed at the contractor's option to aid in stabilizing slopes.

10. Private Erosion & Sediment Control inspections are required in accordance with NPDES schedule and requirements. After inspections, provide the City of Lee's Summit with reports and documentation.

EROSION CONTROL LEGEND

- DISTURBED AREA (1.73 AC)
- SILT/SEDIMENT FENCE
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- CONCRETE CLEANOUT

GRAPHIC SCALE
30 0 30

000 DETAILS

- *SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING*

600	TEMPORARY CONSTRUCTION ENTRANCE
601	FILTER FABRIC SILT FENCE
603	STORM INLET PROTECTION
604	CONCRETE WASH-OUT

EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A – Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	C	Place as shown on plan
		02	Construction Entrance & Staging Area	C	Place as shown on plan
		03	Concrete Wash-Out	C	Place as shown on plan
		04	Existing Inlet Protection	C	Place as shown on plan
Phase II (MID-CON)	B – After Utility Storm Sewer Construction		Storm Inlet Protection	C	Place as shown on plan
Phase III (POST-CON)	C – Final Grading, Paving & Landscaping	06	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site.

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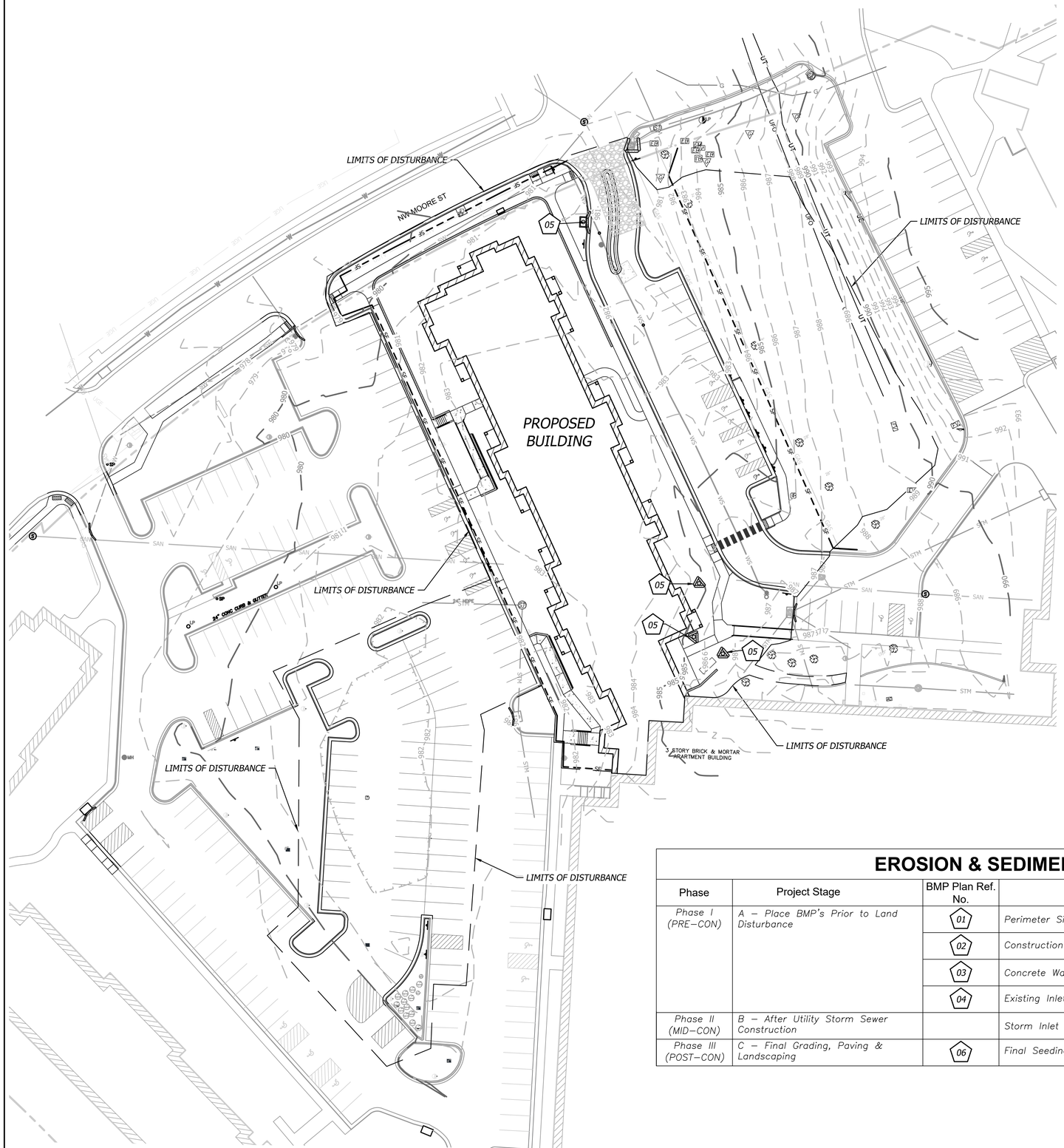
DRAWING TITLE

PRE-CONSTRUCTION
EROSION CONTROL PLAN

DATE: December 1, 2023

COMM. NO. 23104.00

DRAWING C5.0



EROSION CONTROL LEGEND

- DISTURBED AREA (1.73 AC)
- SILT/SEDIMENT FENCE
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- CONCRETE CLEANOUT

000 DETAILS

- SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING

600 TEMPORARY CONSTRUCTION ENTRANCE
601 FILTER FABRIC SILT FENCE
603 STORM INLET PROTECTION
604 CONCRETE WASH-OUT

EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
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		03	Concrete Wash-Out	C	Place as shown on plan
		04	Existing Inlet Protection	C	Place as shown on plan
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ENGINEER	ERB	APPROVED	ERB

NO.	REVISION DESCRIPTION	DATE
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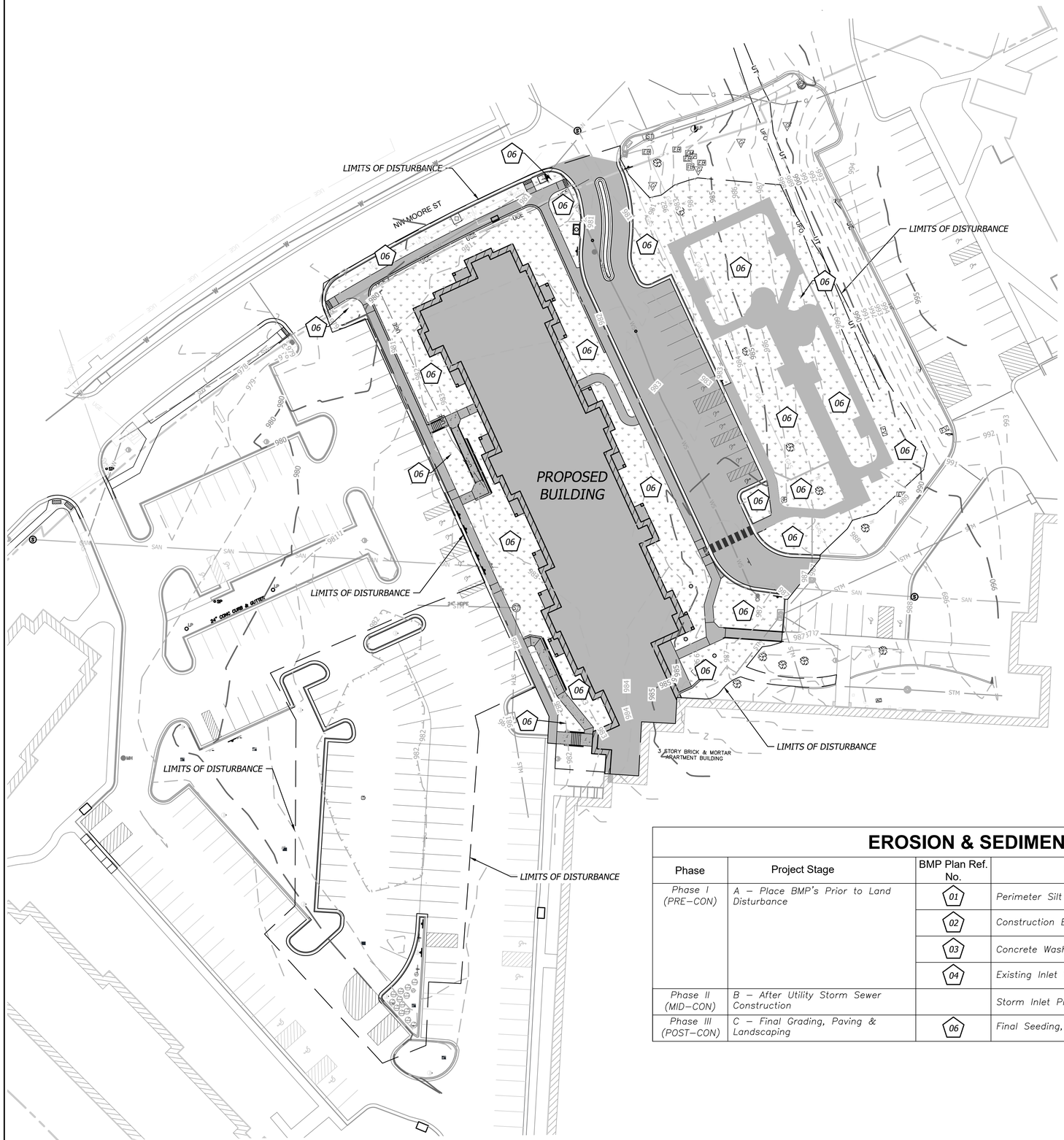
DRAWING TITLE

MID-CONSTRUCTION EROSION CONTROL PLAN

DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING C5.1



EROSION CONTROL LEGEND

- DISTURBED AREA (1.73 AC)
- FINAL SEEDING (SOD &/OR LANDSCAPING)
- IMPERVIOUS AREA (0.87 AC)

N

GRAPHIC SCALE
30 0 30

EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A – Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	C	Place as shown on plan
		02	Construction Entrance & Staging Area	C	Place as shown on plan
		03	Concrete Wash-Out	C	Place as shown on plan
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DRAWING TITLE

POST-CONSTRUCTION EROSION CONTROL PLAN

DATE: December 1, 2023
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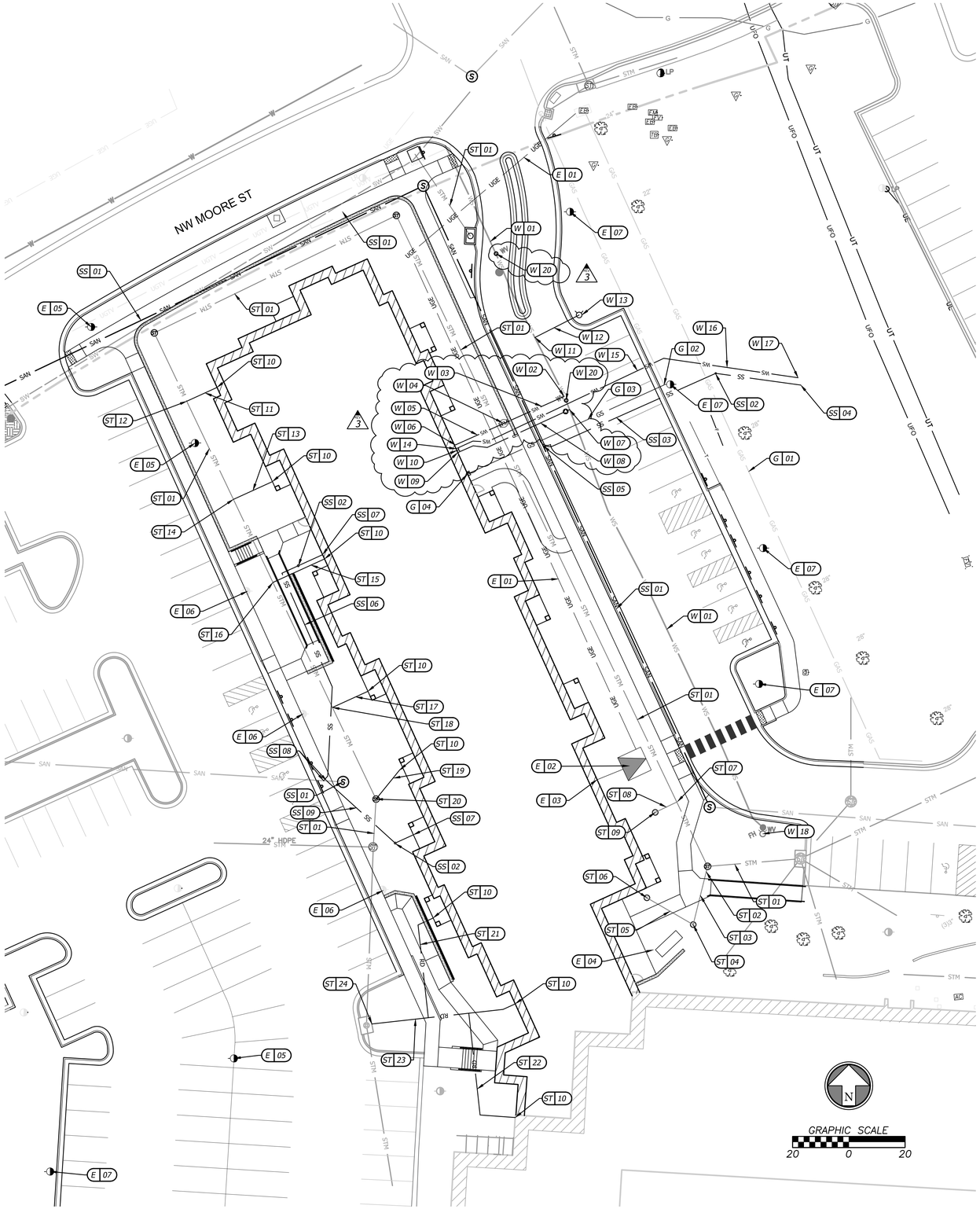
DRAWING C5.2



X 00 UTILITY CONSTRUCTION NOTES

W - WATER SERVICE INFORMATION - LEE'S SUMMIT WATER UTILITIES

01 EXISTING 6" WATER MAIN LINE.
02 CONNECT TO WATER MAIN WITH 2" CORPORATION STOP; REFER TO CONNECTION DETAIL.
03 INSTALL 22 LF OF 2" TYPE K COPPER SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 42".
04 INSTALL 2" METER IN PIT AND 2"X3" REDUCER AFTER METER.
05 INSTALL 21 LF OF 3" SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 42". THE FIRST 10' OF PIPE BEYOND THE METER SHALL BE COPPER AND THE REMAINING PIPE CAN BE C-900.
06 CONNECT WATER SERVICE TO BUILDING; SEE PLUMBING PLANS.
07 CONNECT TO WATER MAIN WITH 6"X6" TEE AND 6" GATE VALVE.
08 INSTALL 43 LF OF 6" C-900 FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER OF 42".
09 CONNECT FIRE PROTECTION LINE TO BUILDING PLUMBING ; SEE MEP PLANS.
10 FIRE DEPARTMENT CONNECTION.
11 CONNECT TO WATER MAIN WITH 6"X6" TEE AND 6" GATE VALVE.
12 INSTALL 18 LF OF 6" C-900 FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER OF 42"
13 INSTALL FIRE HYDRANT ASSEMBLY.
14 PICK UP 3/4" WATER SERVICE STUB FROM BUILDING; SEE PLUMBING PLANS (BID ALTERNATE 1)
15 INSTALL 79 LF OF 3/4" COPPER WATER SERVICE WITH MINIMUM DEPTH OF COVER OF 42" (BID ALTERNATE 1)
16 INSTALL 51 LF OF 3/4" COPPER WATER SERVICE WITH MINIMUM DEPTH OF COVER OF 42" (BID ALTERNATE 1)
17 CONNECT WATER SERVICE TO DOG WATER FOUNTAIN; SEE INSTALLATION GUIDE (BID ALTERNATE 1)
18 EXISTING FIRE HYDRANT ASSEMBLY.
3 20 ADJUST VALVE FROM EXISTING TO PROPOSED ELEVATION PER GRADING PLAN

E - ELECTRIC SERVICE INFORMATION - EVERGY

01 CONTRACTOR TO INSTALL PRIMARY UNDERGROUND ELECTRIC SERVICE FROM EXISTING ELECTRIC STRUCTURE TO TRANSFORMER PAD.
02 PROPOSED TRANSFORMER PAD.
03 CONTRACTOR TO INSTALL SECONDARY UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING; REF. ELECTRICAL PLAN.
04 PROPOSED GENERATOR; REFER TO MEP
05 PROPOSED RELOCATED LIGHT POLE; REFER TO MEP
06 EXISTING LIGHT POLE TO REMAIN; REFER TO MEP
07 PROPOSED LIGHT POLE; REFER TO MEP

G - GAS SERVICE INFORMATION - SPIRE

01 EXISTING 4" GAS MAIN.
02 TAP EXISTING GAS MAIN FOR SERVICE LINE; COORDINATE W/ SPIRE.
03 INSTALL 72 LF GAS SERVICE LINE.
04 GAS CONNECTION TO BLDG.; RE: PLUMBING PLAN.

ST - STORM SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS

01 STORM SEWER LINE; RE: SHEET C6.2
02 CONNECT TO STORM STRUCTURE; FL = 981.00
03 INSTALL 21 LF 6" HDPE @ 2% SLOPE
04 INSTALL 12" NYLOPLAST DRAIN BASIN WITH DOME GRATE; RIM = 984.00; FL = 981.42
05 INSTALL 19 LF 6" HDPE @ 2% SLOPE
06 INSTALL 8" NYLOPLAST DRAIN BASIN WITH DOME GRATE; RIM = 984.20; FL = 981.80
07 CONNECT TO STORM PIPE WITH INSERT A TEE; FL = 980.00
08 INSTALL 8 LF 6" HDPE @ 2% SLOPE
09 INSTALL 12" NYLOPLAST DRAIN BASIN WITH DOME GRATE; RIM = 983.50; FL = 980.16
10 CONNECT ROOF DRAIN LINE TO BUILDING PLUMBING; REFER TO MEP
11 INSTALL 12 LF 4" HDPE @ MIN. 2% SLOPE
12 CONNECT TO STORM PIPE WITH INSERT A TEE; FL = 977.47
13 INSTALL 15 LF 4" HDPE @ MIN. 2% SLOPE
14 CONNECT TO STORM PIPE WITH INSERT A TEE; FL = 977.18
15 INSTALL 20 LF 4" HDPE @ MIN. 2% SLOPE
16 CONNECT TO STORM PIPE WITH INSERT A TEE; FL = 976.94
17 INSTALL 14 LF 4" HDPE @ MIN. 2% SLOPE
18 CONNECT TO STORM PIPE WITH INSERT A TEE; FL = 976.57
19 INSTALL 14 LF 6" HDPE @ MIN. 2% SLOPE
20 CONNECT TO STORM STRUCTURE; FL = 977.63
21 INSTALL 40 LF 6" HDPE @ MIN. 2% SLOPE
22 INSTALL 50 LF 6" HDPE @ MIN. 2% SLOPE
23 INSTALL 50 LF 4" HDPE @ MIN. 2% SLOPE
24 CONNECT TO STORM STRUCTURE; FL = 977.50

SS - SANITARY SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS

01 RELOCATED SANITARY SEWER MAIN; RE: SHEET C6.1
02 INSTALL SANITARY SEWER CLEANOUT
03 INSTALL 98 LF OF 4" PVC-SDR26 SANITARY SERVICE LINE @ 2% MIN. SLOPE (BID ALTERNATE 1)
04 CONNECT SANITARY LINE TO DOG WATER FOUNTAIN; REFER TO INSTALLATION GUIDE (BID ALTERNATE 1)
05 CONNECT TO SANITARY MAIN WITH 8"X4" WYE; FL = 971.52 (BID ALTERNATE 1)
06 INSTALL 95 LF OF 6" PVC-SDR26 SANITARY SERVICE LINE @ 1% MIN. SLOPE
07 CONNECT TO BUILDING PLUMBING; REFER TO MEP
08 CONNECT TO SANITARY MAIN WITH 8"X6" WYE; FL = 970.00
09 INSTALL 40 LF OF 6" PVC-SDR26 SANITARY SERVICE LINE @ 1% MIN. SLOPE

UTILITY CONTACTS

CITY OF LEE'S SUMMIT, MO

PLANNING AND DEVELOPMENT
CITY HALL
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1600
FAX: (816) 969-1619

PUBLIC WORKS
CITY HALL
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1800
FAX: (816) 969-1809

CODES ADMINISTRATION
CITY HALL
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1200
FAX: (816) 969-1201

WATER UTILITIES
CITY HALL
1200 SE HAMBLEN RD
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1900
FAX: (816) 969-1935

ELECTRIC COMPANY
EVERGY
TEL: (888) 471-5275

GAS COMPANY
SPIRE
TEL: (816) 756-5252

PLANNING AND DEVELOPMENT
CITY HALL
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1600
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PUBLIC WORKS
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LEE'S SUMMIT, MO 64063
TEL: (816) 969-1800
FAX: (816) 969-1809

UTILITY NOTES

1. *CONTRACTOR SHALL REFER TO ALL SPECIFICATIONS, GUIDELINES, AND INSTALLATION DRAWINGS FROM THE CITY OF LEE'S SUMMIT, EVERGY, AND SPIRE FOR THE INSTALLATION OF ALL SERVICE LINES.*
2. *THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.*
3. *CONTRACTOR TO ENSURE 6" MINIMUM SEPARATION BETWEEN UTILITIES AT CROSSINGS. CONTRACTOR TO CALL CIVIL IF ANY CONFLICTS BETWEEN UTILITIES ARE FOUND.*
4. *FIRE LINE NOTES:*
   - 4.1. *ALL PRIVATE FIRE LINES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, AND OTHER APPLICABLE CODES AND STANDARDS.*
   - 4.2. *CONTACT THE FIRE DEPARTMENT TO SCHEDULE INSPECTIONS PRIOR TO PRIVATE FIRE LINES BEING BACKFILLED.*
   - 4.3. *CONTACT THE FIRE DEPARTMENT TO WITNESS SCHEDULED HYDROSTATIC TESTS AND FLUSHES OF PRIVATE FIRE LINES.*
5. *STUB ALL CONNECTIONS TO WITHIN 5' OF THE BUILDING TO PROVIDE CONNECTION INTO THE BUILDING BY MECHANICAL/PLUMBING CONTRACTOR.*
6. *CONTRACTOR TO ENSURE MIN. 18" VERTICAL SEPARATION BETWEEN UTILITIES AT CROSSING. CONTRACTOR TO CALL ENGINEER IF ANY CONFLICTS BETWEEN UTILITIES ARE FOUND.*

STATE OF MISSOURI
ERIC BYRD
03/07/2024
NUMBER PE-2010013633
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
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Overland Park, Kansas 66210
p. (913) 663-1900
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FINAL
DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
704.372.7327 ▪ Fax 704.372.7369
www.sfcs.com

DESIGNER : DAS		DRAWN : ARK	
ARCHITECT : DAS		CHECKED : ERB	
ENGINEER : ERB		APPROVED : ERB	

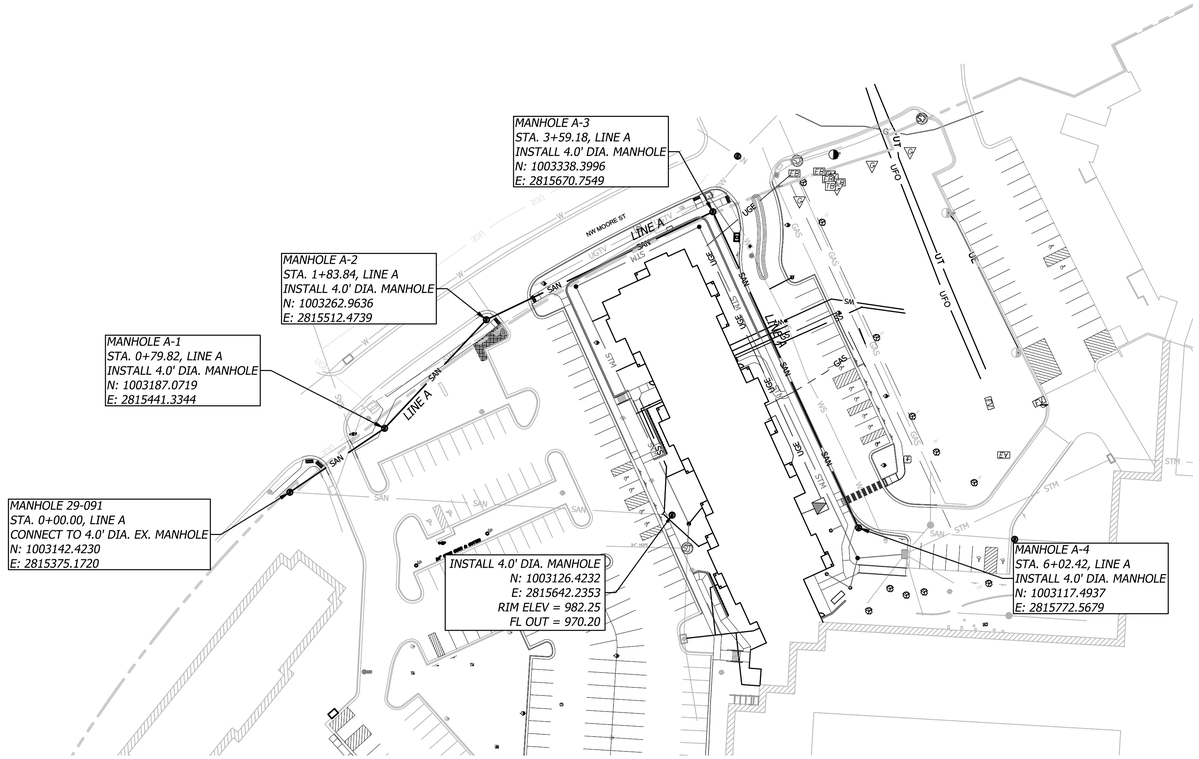
NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/23/2024
3	Addendum 1	3/7/2024

DRAWING TITLE

UTILITY PLAN

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING C6.0



SANITARY NOTE

ALL NORTHINGS, EASTINGS, AND ALIGNMENT STATIONING FOR SANITARY STRUCTURES ARE TO CENTER OF STRUCTURE UNLESS STATED OTHERWISE.

GRAPHIC SCALE
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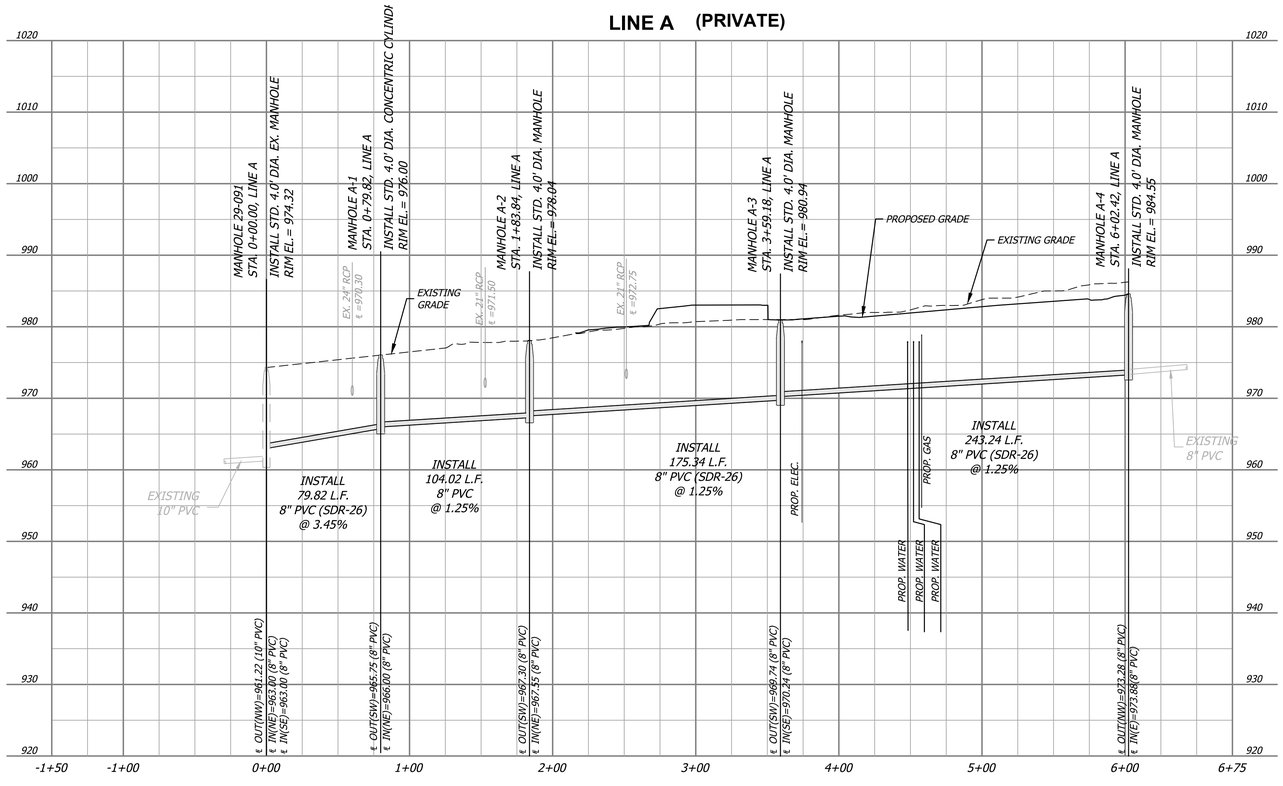

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PROFILE GRAPHIC SCALE

RELEASED FOR CONSTRUCTION
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Development Services Department
Lee's Summit, Missouri
03/14/2024

STATE OF MISSOURI
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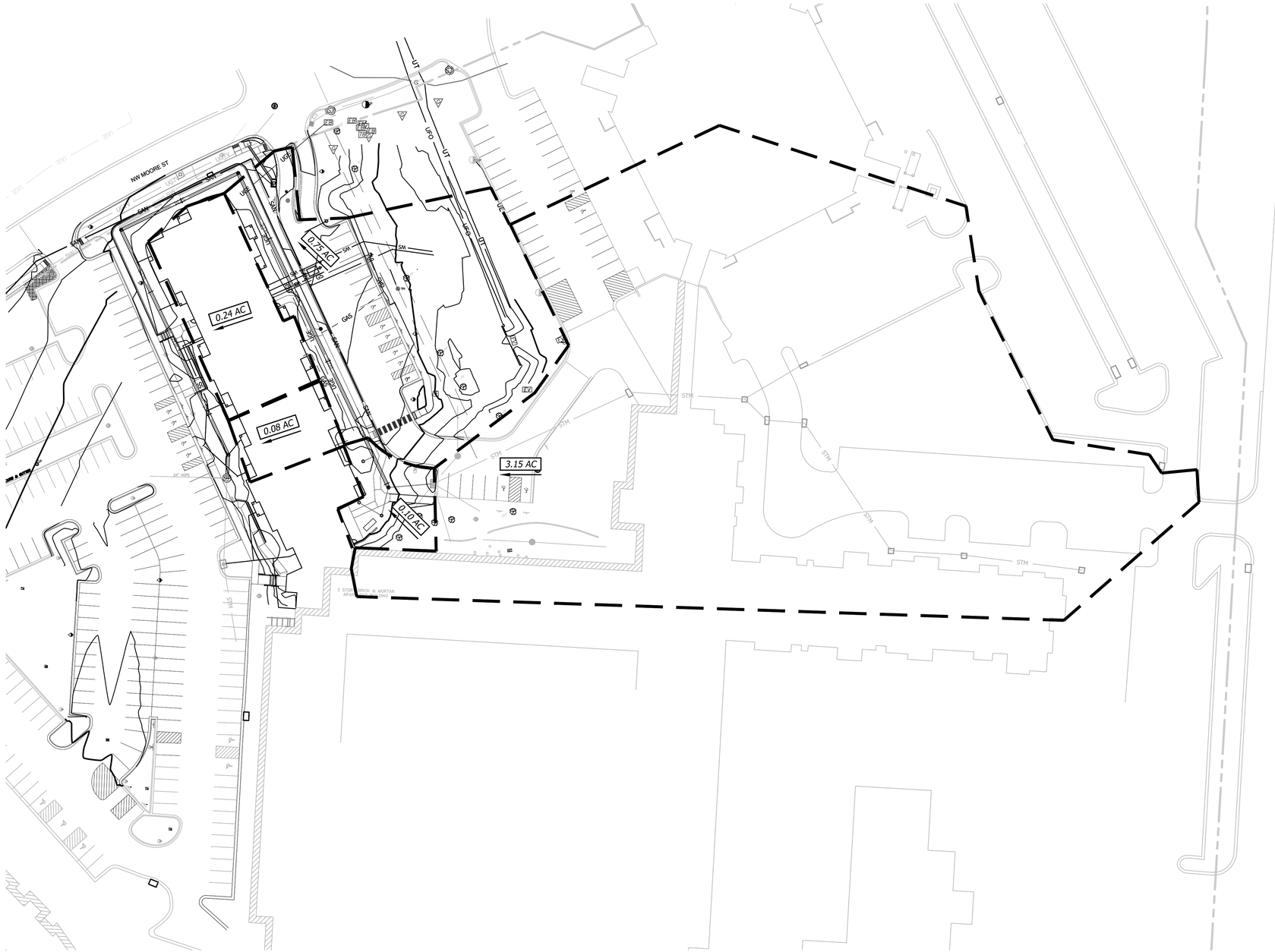
DRAWING TITLE

SANITARY PLAN & PROFILE

DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING C6.1

Runoff Calculations	100-YR														Pipe Properties												
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. C x A	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlets	Up Piped Inlets	Up Area (acres)	Up C x A	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.
LINE 100																									DS TAILWATER @ STR #EX CB 1410	FREE
101	0.08	0.90	3.57	2.40	11.4	8.20	0.74	24.58	22.65	6.71			0.00	0.00	101	EX CB 1410	HDPE	0.012	24	17.08	0.74	0.00	976.31	976.18	983.15	978.58
102	0.24	0.90	3.49	2.33	11.0	8.32	2.25	24.19	22.65	6.71			0.00	0.00	102	101	HDPE	0.012	24	183.59	0.74	0.00	977.66	976.31	982.29	980.75
103	N/A	N/A	3.25	2.11	10.7	8.39	N/A	22.12	22.65	6.71			0.00	0.00	103	102	HDPE	0.012	24	95.70	0.74	0.00	978.37	977.66	983.19	981.84
104	0.10	0.30	3.25	2.11	10.1	8.57	0.32	22.59	22.65	6.71			0.00	0.00	104	103	HDPE	0.012	24	256.59	0.74	0.00	980.27	978.37	984.55	984.34
EX CB 1188	3.15	0.66	3.15	2.08	10.0	8.59	22.32	22.32	23.70	7.02			0.00	0.00	EX CB 1188	104	HDPE	0.012	24	33.17	0.81	N/A	980.54	980.27	987.08	985.09
LINE 200																									DS TAILWATER @ STR #EX JB	FREE
201	0.75	0.60	0.75	0.45	5.0	10.32	5.81	5.81	9.72	7.92			0.00	0.00	201	EX JB	HDPE	0.012	15	35.09	1.93	N/A	977.50	976.82	981.00	978.72



DRAINAGE LEGEND

- 980 — PROPOSED FINISH GRADE MAJOR CONTOUR
- 982 — PROPOSED FINISH GRADE MINOR CONTOUR
- 980 — EXISTING GRADE MAJOR CONTOUR
- 982 — EXISTING GRADE MINOR CONTOUR
- STM — PROPOSED STORM SEWER LINE
- DRAINAGE AREA BOUNDARY
- Field — AREA/DIRECTION OF DRAINAGE BOUNDARY

RELEASED FOR CONSTRUCTION
As noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

GRAPHIC SCALE
40 0 40

STATE OF MISSOURI
ERIC BYRD
02/23/2024
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PROJECT TITLE

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ENGINEER : ERB	APPROVED : ERB

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/23/2024

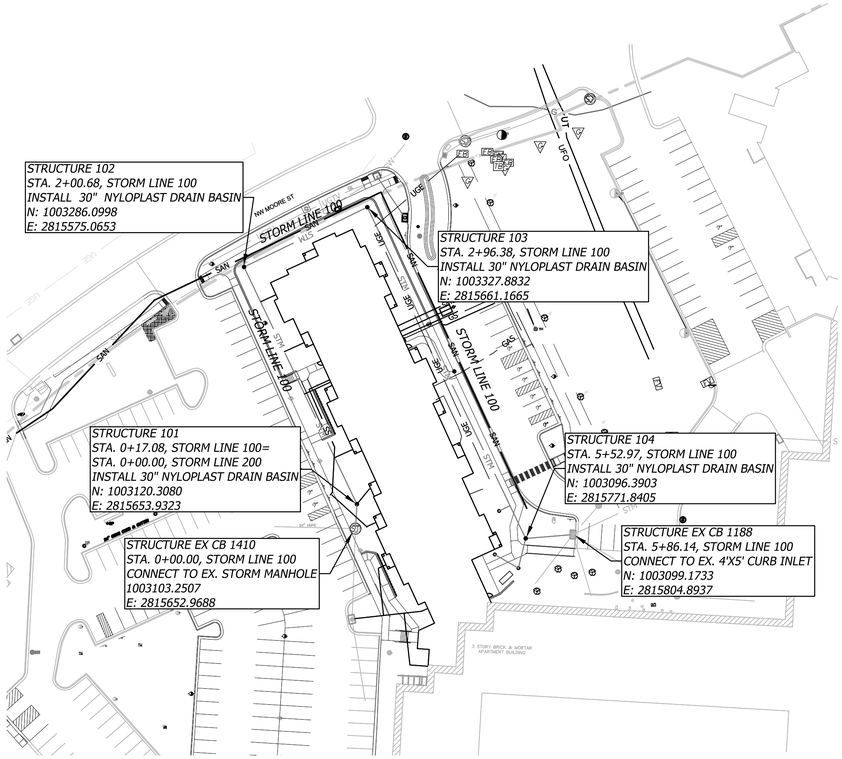
DRAWING TITLE

DRAINAGE MAP & CALCULATIONS

DATE: December 1, 2023

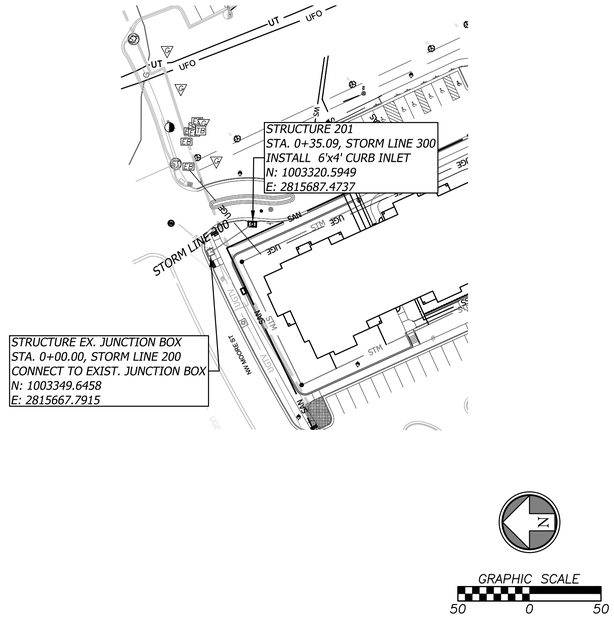
COMM. NO. 23104.00

DRAWING C6.3



STORM NOTE

ALL NORTHINGS, EASTINGS, AND ALIGNMENT STATIONING FOR STORM STRUCTURES ARE TO CENTER OF STRUCTURE UNLESS STATED OTHERWISE.



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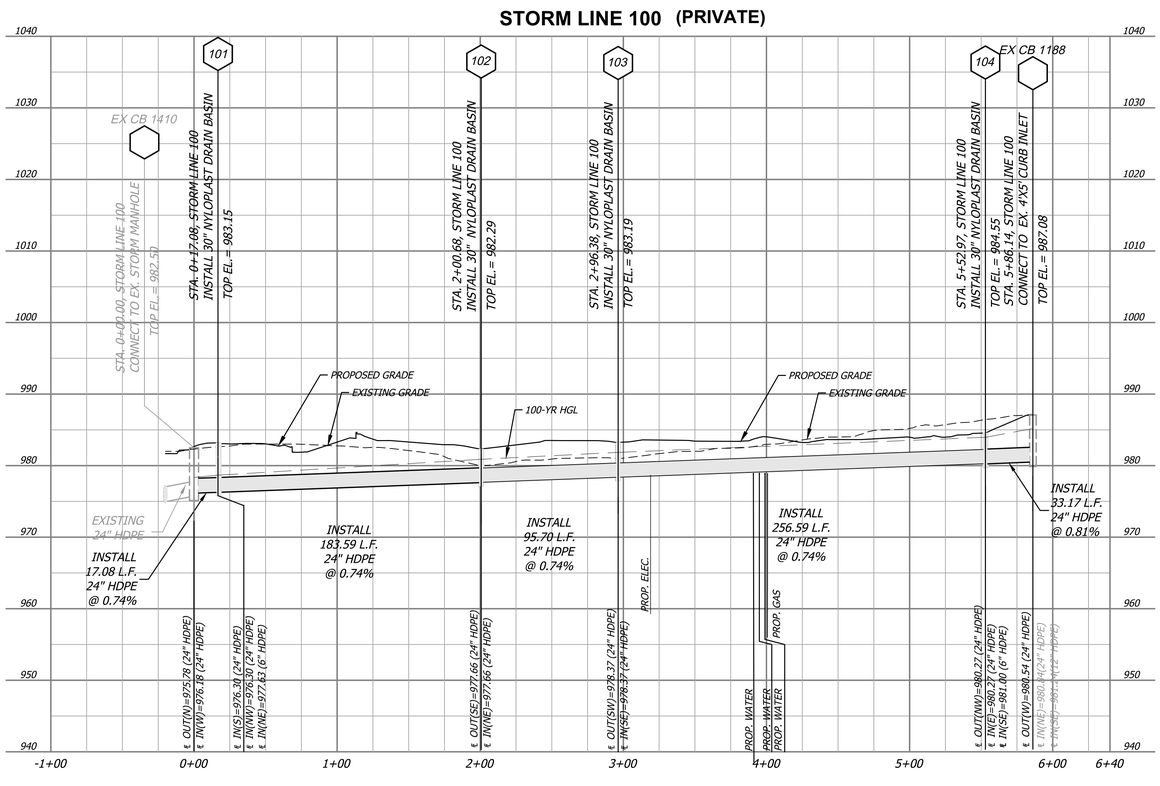

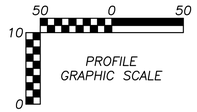

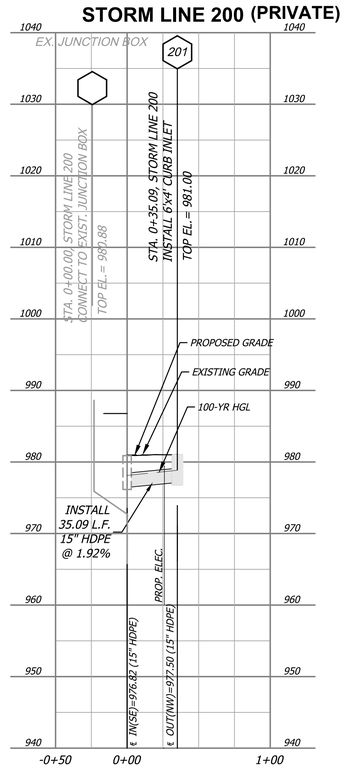

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As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

FINAL DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

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ENGINEER : ERB		APPROVED : ERB	

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/23/2024

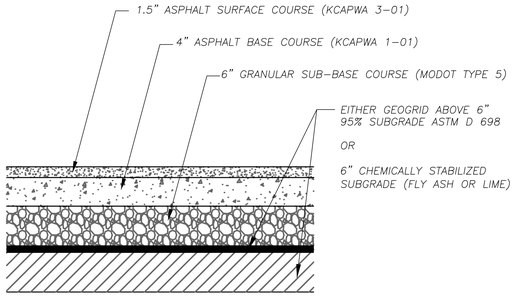
DRAWING TITLE

STORM PLAN & PROFILE

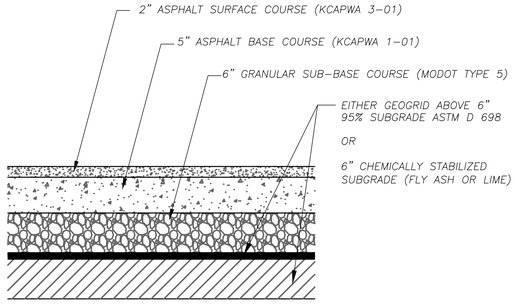
DATE: December 1, 2023

COMM. NO. 23104.00

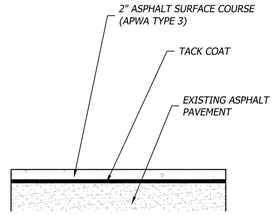
DRAWING C6.2



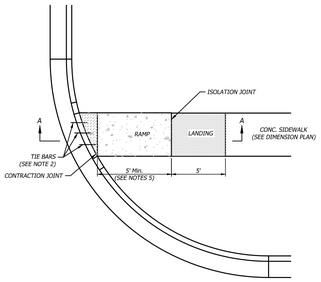
005 Normal Duty Asphalt Section
Not to Scale

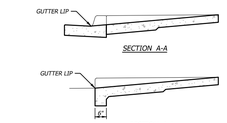


006 Heavy Duty Asphalt Section
Not to Scale



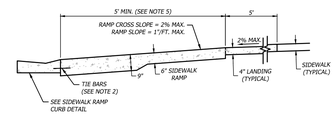
010 Asphalt Pavement Overlay
Not to Scale

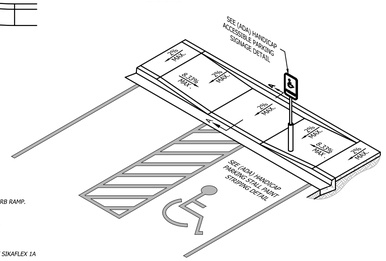




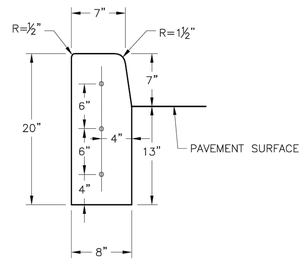
GENERAL NOTES:
1. PLACE TRUNCATED DOME DETECTABLE WARNING PANELS @ BASE OF CURB RAMP. INSTALL ACROSS FULL WIDTH OF RAMP 24"MIN. DEPTH.
2. TOOLED JOINTS ARE REQUIRED AT ALL SIDEWALK RAMP SLOPE BREAKS.
3. THICKEN CONCRETE UNDER DETECTABLE WARNING PANEL.
4. IN FREEZE THAW ZONES, LEAVE ¼" GAP IN BETWEEN PANELS & SEAL W/ SIKAFLEX 1A SEALANT OR APPROVED EQUAL

NOTES:
1. SIDEWALK RAMP LOCATION DETERMINED FROM THE INTERSECTION OF THE EXTENSION OF BACK OF SIDEWALK AND BACK OF CURB & GUTTER.
2. TIE BARS #4 EPOXY COATED @ 12"OC.
3. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
4. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 250' CENTERS MAX.
5. SIDEWALK RAMP SHALL BE LENGTHENED TO PROVIDE ADA COMPLIANCE SLOPE BUT NEED NOT EXCEED 15'.
6. ADA RAMP SLOPE MAX. = 1"/FT. ADA CROSS SLOPE MAX. = 2%.
7. SEE DETECTABLE WARNING DETAIL FOR THE INSTALLATION REQUIREMENTS.

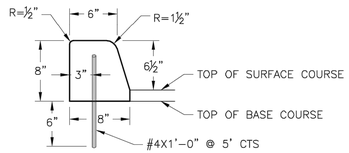




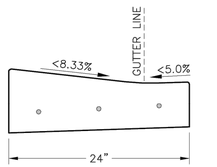
019 Sidewalk Ramp (Private)
Not to Scale



STRAIGHT CURB
(TYPE C-1)

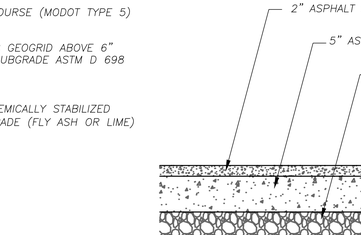


DOWELLED CURB
(TYPE DC)



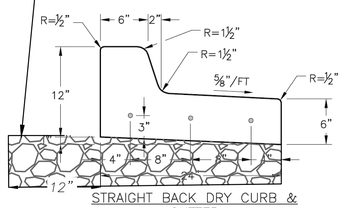
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)

STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)

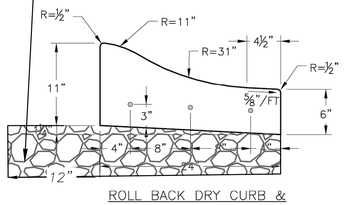


ROLL BACK CURB & GUTTER
(TYPE CG-2)

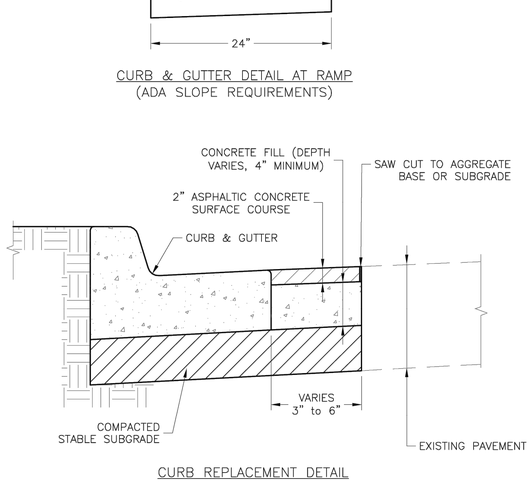
EITHER GEOGRID ABOVE 6" 95% SUBGRADE ASTM D 698
OR
6" CHEMICALLY STABILIZED SUBGRADE (FLY ASH OR LIME)



STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)



ROLL BACK DRY CURB & GUTTER
(TYPE CG-2 DRY)



CURB REPLACEMENT DETAIL

GENERAL NOTES

1. ¾" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

002 Concrete Curb and Gutter
Not to Scale

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Project: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: CURB & GUTTER DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

GEN-4

NOTE: OTHER STYLES OF ACCESSIBLE SIGNAGE MAY BE ACCEPTABLE. SUBMIT ALTERNATIVE SIGNAGE AS A SHOP DRAWING FOR REVIEW.

LOCAL OR STATE REGULATIONS MAY REQUIRE POSTING OF FINES OR OTHER VERBIAGE. INCLUDE VERBIAGE ON SIGNS AS REQUIRED.

SIGNS SHALL BE BAKED ENAMEL ON 0.063 ALUMINUM SHEETING W/ROUNDED CORNERS, TWO MOUNTING HOLES, WHITE BORDER, SYMBOL & LETTERING ON BLUE BACKGROUND

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

022 (ADA) Handicap Parking Signage
Not to Scale

STATE OF MISSOURI
ERIC R. BYRD
02/23/2024
NUMBER PE-2010013633
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Brungardt Honomichl & Company, P.A.

FINAL
DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
704.372.7327 ▪ Fax 704.372.7369
www.sfcs.com

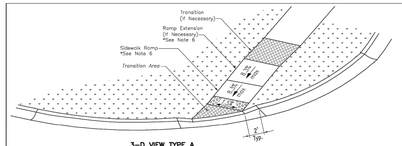
DESIGNER : DAS	DRAWN : ARK
ARCHITECT : DAS	CHECKED : ERB
ENGINEER : ERB	APPROVED : ERB

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/23/2024

DRAWING TITLE

CONSTRUCTION DETAILS

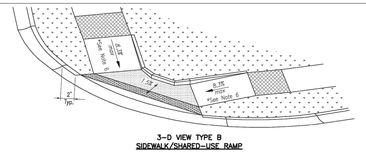
DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING C7.0



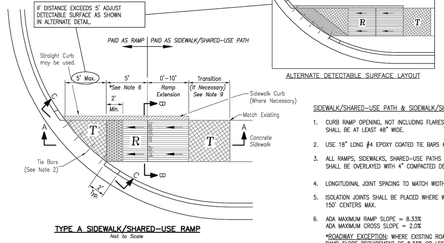
3-D VIEW TYPE A
SIDEWALK/SHARED-USE RAMP

LEGEND

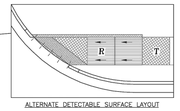
R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION



3-D VIEW TYPE B
SIDEWALK/SHARED-USE RAMP



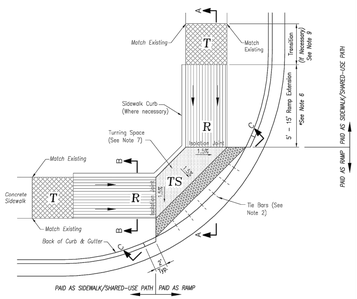
TYPE A SIDEWALK/SHARED-USE RAMP
Not to Scale



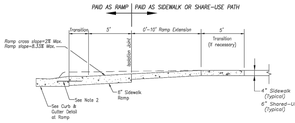
ALTERNATE DETECTABLE SURFACE LAYOUT

SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

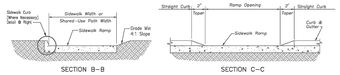
1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
   ADA MAXIMUM CROSS SLOPE = 2.0%
   *SIDEWALK EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5% SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



TYPE B SIDEWALK/SHARED-USE RAMP
Not to Scale



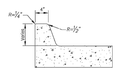
SECTION A-A



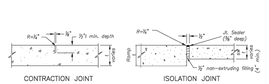
SECTION B-B

SECTION C-C

TYPE A & B SIDEWALK RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

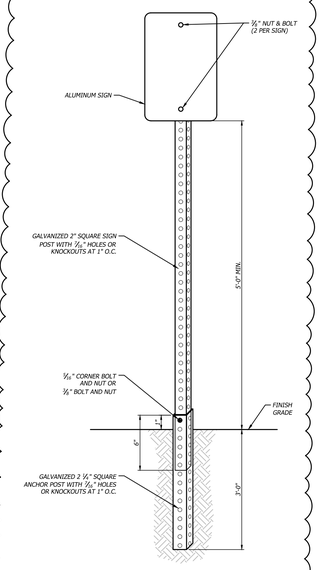


CONTRACTION JOINT ISOLATION JOINT

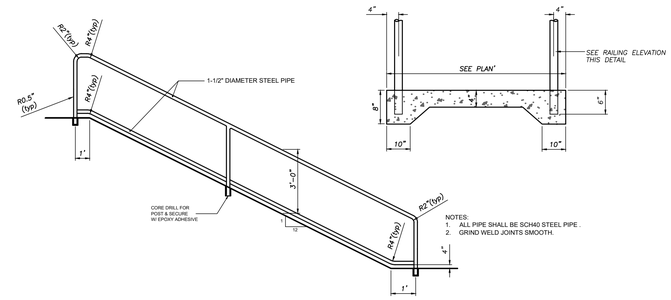
JOINT DETAILS
Not to Scale

CURB & GUTTER DETAIL AT RAMP
Not to Scale

018 Sidewalk Ramp (Public)
Not to Scale

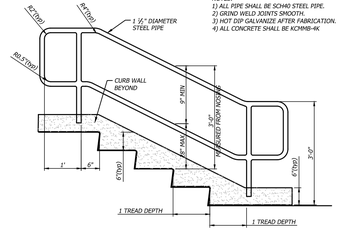


022 Sign Post Installation
Not to Scale



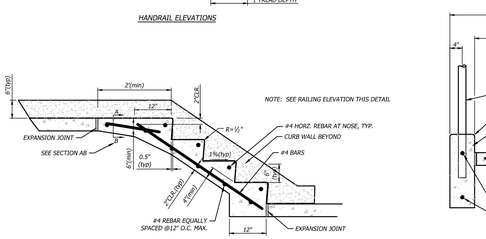
NOTES:
1. ALL PIPE SHALL BE SCH40 STEEL PIPE .
2. GRIND WELD JOINTS SMOOTH.

031 Concrete Ramp with Handrail
Not to Scale



NOTES:
1) ALL PIPE SHALL BE SCH40 STEEL PIPE.
2) GRIND WELD JOINTS SMOOTH.
3) HOT DIP GALVANIZE AFTER FABRICATION.
4) ALL CONCRETE SHALL BE KCMMB-4K

HANDRAIL ELEVATIONS



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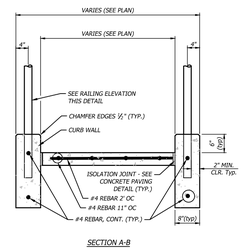
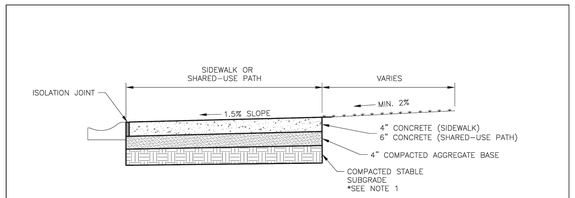
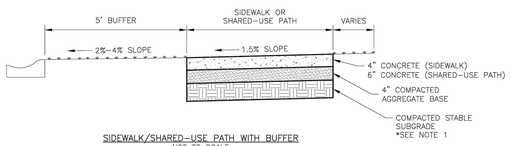


SECTION A-B

035 Concrete Stair & Handrail
Not to Scale



SIDEWALK/SHARED-USE PATH WITHOUT BUFFER
NOT TO SCALE



SIDEWALK/SHARED-USE PATH WITH BUFFER
NOT TO SCALE

GENERAL NOTES:

1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS OR AS APPROVED BY THE CITY INSPECTOR.
4. ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 150 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
6. AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
7. SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
8. SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
9. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

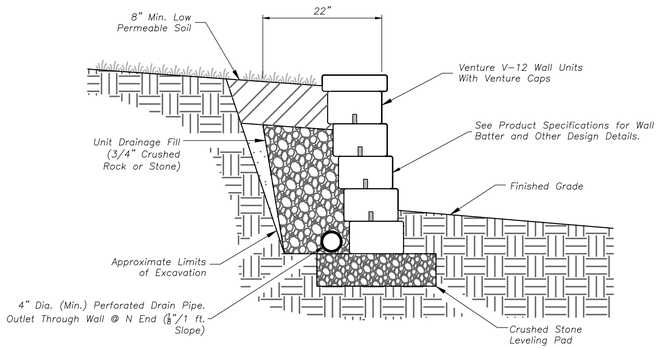
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

SIDEWALK/SHARED-USE PATH DETAIL

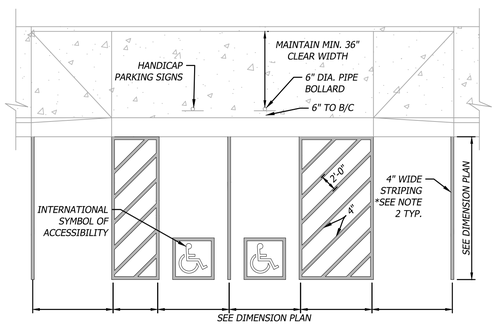
Date: 04/17
Drawn By: MJF
Checked By: DL

GEN-2

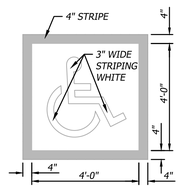
014 Concrete Sidewalk
Not to Scale



050 Modular Block Retaining Wall
Not to Scale



021 (ADA) Handicap Parking Striping
Not to Scale



INTERNATIONAL SYMBOL OF ACCESSIBILITY

NOTE:
1. SEE SITE GRADING AND DRAINAGE PLAN FOR PAVEMENT AND CURB ELEVATIONS, AND ASSOCIATED ALLOWABLE SLOPES FOR ACCESSIBLE PARKING
2. PARKING STRIPING COLOR TO BE YELLOW ON CONCRETE AND WHITE ON ASPHALT.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Project: STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: ADA RAMP RETROFIT DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #

GEN-3A

3

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

STATE OF MISSOURI
ERIC BYRD
03/07/2024
NUMBER PE-2010013633
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Brungardt Honomichl & Company, P.A.

FINAL DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

SFCS
Architecture
Engineering
Planning
Interiors

SFCS Inc. ▪ 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
704.372.7327 ▪ Fax 704.372.7369
www.sfcs.com

DESIGNER : DAS	DRAWN : ARK
ARCHITECT : DAS	CHECKED : ERB
ENGINEER : ERB	APPROVED : ERB

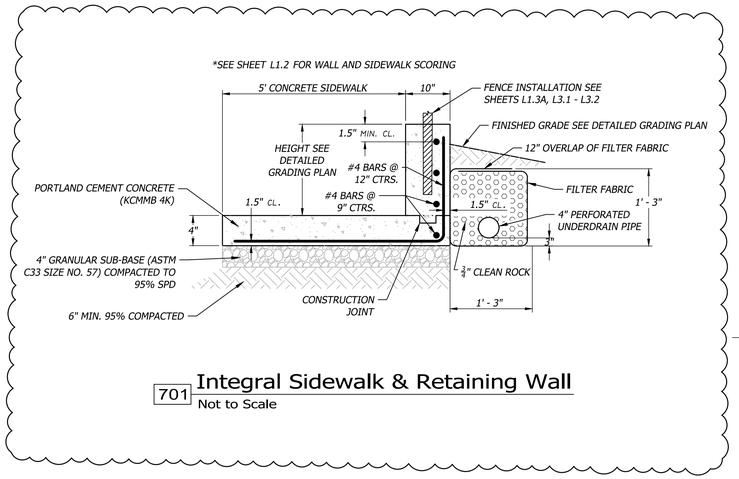
NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/23/2024
3	Addendum 1	3/7/2024

DRAWING TITLE

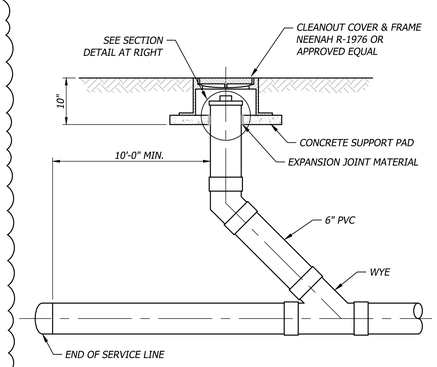
CONSTRUCTION DETAILS 2

DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING C7.1

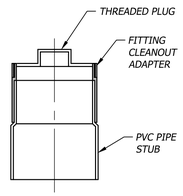
3

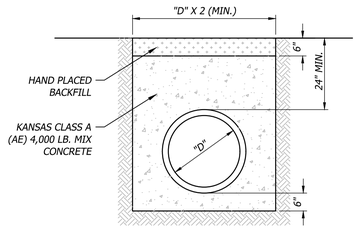


701 Integral Sidewalk & Retaining Wall
Not to Scale

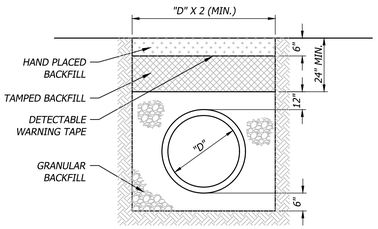


201 Cleanout
Not to Scale

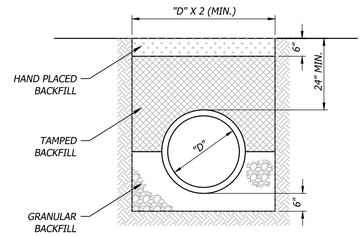




CONCRETE ENCASEMENT
CLASS "A"



HDPE/PVC PIPE BEDDING
CLASS "C"

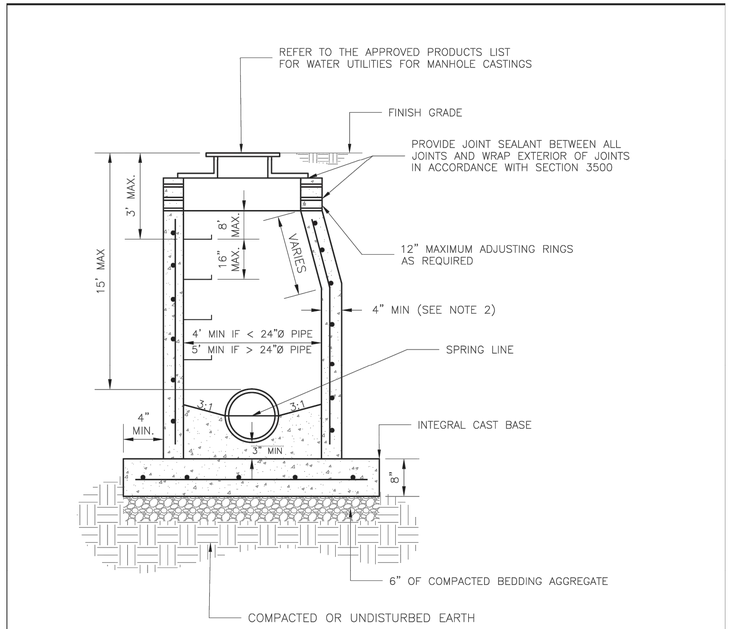


RIGID PIPE (RCP) BEDDING
CLASS "B"

NOTES:

1. GRANULAR FILL SHALL BE 1/2" CLEAN ROCK OR SAND/GRAVEL BEDDING MEETING KDOT TYPE LD-1, PLACED IN 6" LIFTS AND COMPACTED BY SLICING WITH A SHOVEL.
2. TAMPED FILL SHALL BE FINELY DIVIDED, JOB EXCAVATED MATERIAL FREE OF DEBRIS, ORGANIC MATERIAL, AND STONES, COMPACTED TO TYPE AA MR-5 COMPACTION.
3. HAND PLACED FILL SHALL BE FINELY DIVIDED MATERIAL, FREE OF DEBRIS AND STONES, COMPACTED TO TYPE AA MR-5 COMPACTION. ALL PIPE SHALL BE INSPECTED PRIOR TO BACKFILL.
4. ALL PIPE COVERED PRIOR TO INSPECTION SHALL BE UNCOVERED AT THE CONTRACTORS EXPENSE.

306 Pipe Bedding
Not to Scale

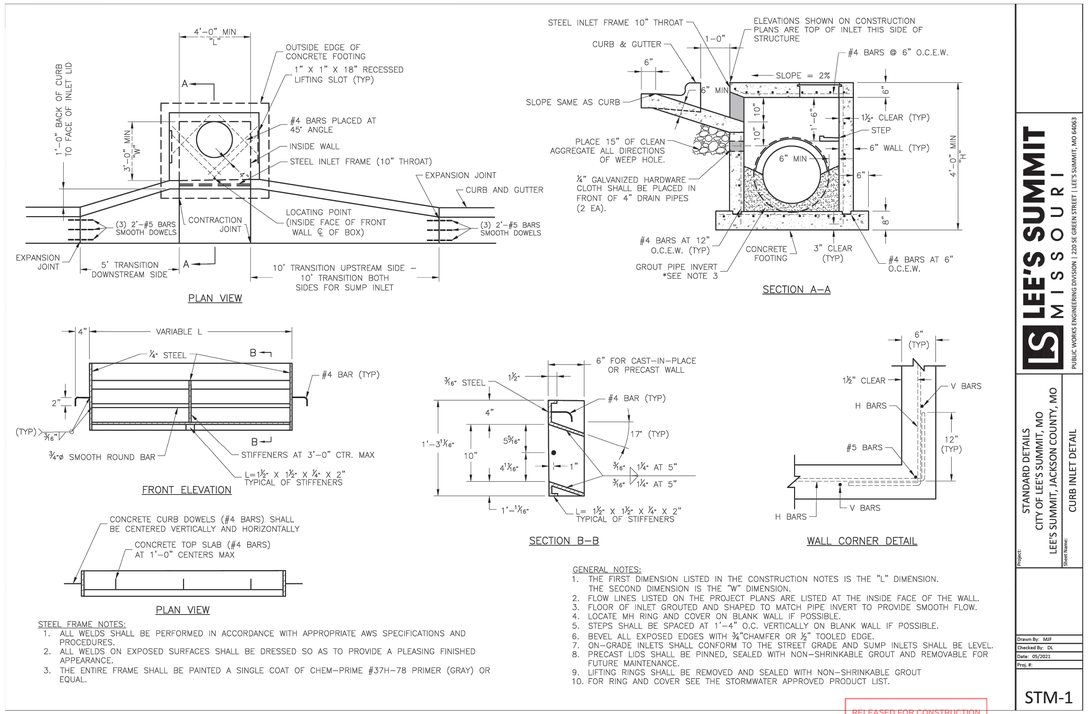


NOTES:

1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE–TWELFTH ($\frac{1}{12}$) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THEN 15'.
3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Date: 12/2015 Drawn By: SC Checked By: DL
STANDARD SANITARY PRECAST MANHOLE	SAN-2

200 Sanitary Manhole
Not to Scale



STEEL FRAME NOTES:
1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM–PRIME #37H–78 PRIMER (GRAY) OR EQUAL.

GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
5. STEPS SHALL BE SPACED AT 1'–4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH ¾"CHAMFER OR ½" TOOLED EDGE.
7. ON–GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON–SHRINKABLE GROUT
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

305 Curb Inlet
Not to Scale

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB INLET DETAIL

Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:

STM-1

STATE OF MISSOURI
ERIC BYRD
03/07/2024
NUMBER PE-2010013633
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
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FINAL
DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

SFCS Architecture Engineering Planning Interiors
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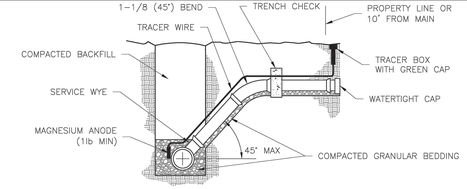
DESIGNER : DAS	DRAWN : ARK
ARCHITECT : DAS	CHECKED : ERB
ENGINEER : ERB	APPROVED : ERB

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/23/2024
3	Addendum 1	3/7/2024

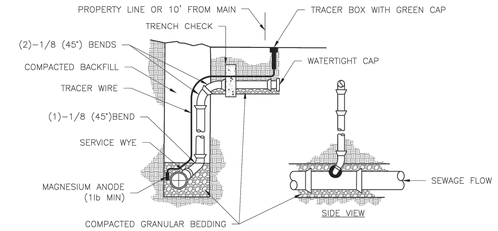
DRAWING TITLE

CONSTRUCTION DETAILS 3

DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING C7.2



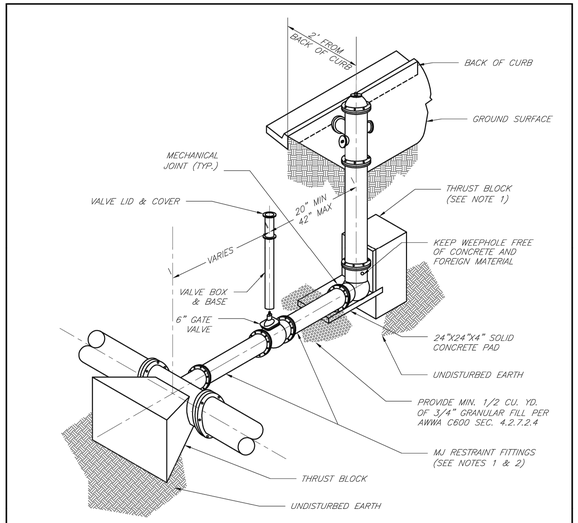
STANDARD INSTALLATION
NOT TO SCALE



VERTICAL RISER
NOT TO SCALE

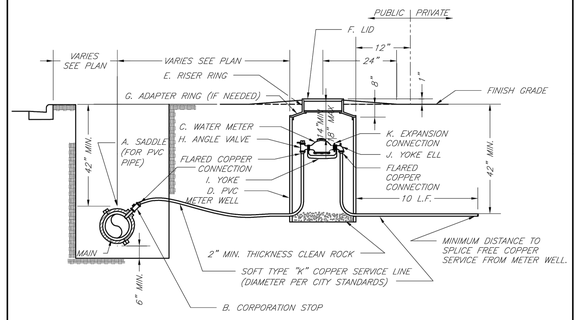
NOTES:
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
3. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
5. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER–PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

LEE'S SUMMIT MISSOURI	Date: 12/2015
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Drawn By: MJF
SANITARY SEWER STUB DETAIL	Checked By: DL
	SAN-1



NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

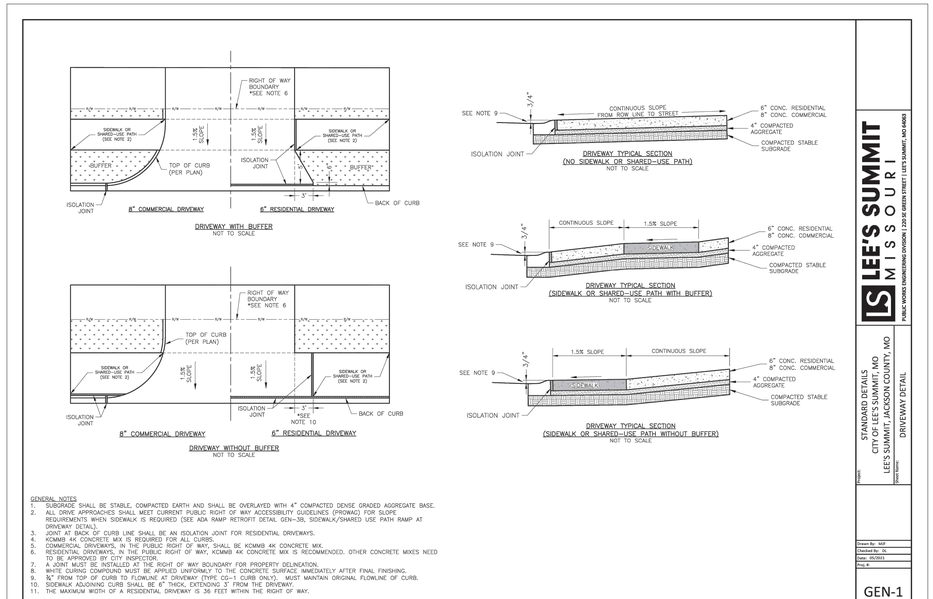
LEE'S SUMMIT MISSOURI	Date: 02/13
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Drawn By: JN
HYDRANT INSTALLATION – STRAIGHT SET	Checked By: DL
	FILE: WAT–7
	Rev: 1/14
	Rev:



TYPICAL METER INSTALLATION – 2" AND SMALLER
NOT TO SCALE

NOTES:
1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A–K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816–969–1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

LEE'S SUMMIT MISSOURI	Date: 02/13
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Drawn By: JN
SERVICE CONNECTION/METER WELL	Checked By: DL
	FILE: WAT–11
	Rev: 1/14
	Rev:



GENERAL NOTES
1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS. WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN–36), SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAILS.
3. A JOINT AT THE BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
4. KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
5. COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
6. RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMMB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEED TO BE APPROVED BY CITY INSPECTOR.
7. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
9. ¾" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG–1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
10. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
11. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Street Name
DRIVEWAY DETAIL

GEN-1

3

700 Concrete Driveway Entrance with Buffer
Not to Scale

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

STATE OF MISSOURI
ERIC BYRD
03/07/2024
NUMBER PE-2010013633
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Brungardt Honomichl & Company, P.A.

FINAL
DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

SFCS
Architecture
Engineering
Planning
Interiors
SFCS Inc. ▪ 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
704.372.7327 ▪ Fax 704.372.7369
www.sfcs.com

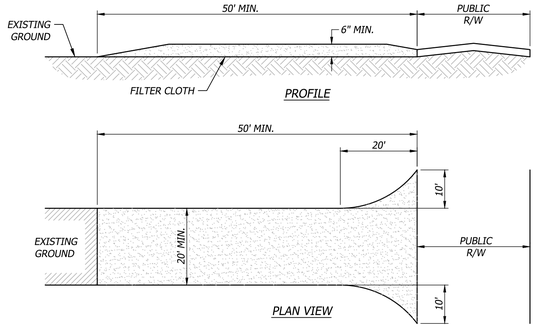
DESIGNER : DAS	DRAWN : ARK
ARCHITECT : DAS	CHECKED : ERB
ENGINEER : ERB	APPROVED : ERB

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/23/2024
3	Addendum 1	3/7/2024

DRAWING TITLE

CONSTRUCTION DETAILS 4

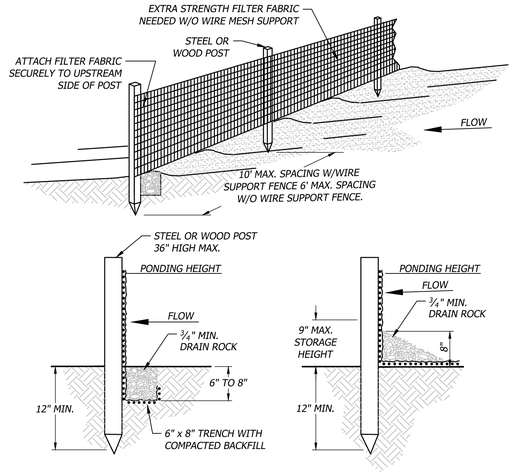
DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING C7.3



CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE (2) INCH STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN (50) FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

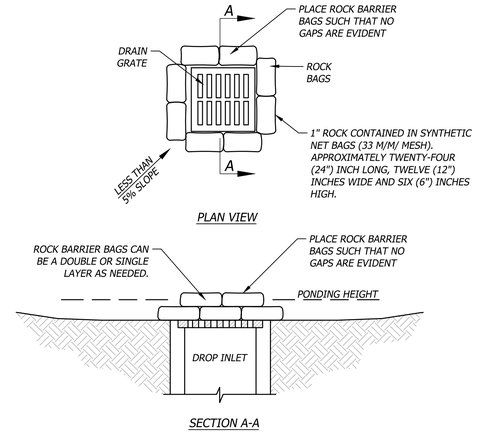
600 Temporary Construction Entrance
Not to Scale



NOTES:

1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.
3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

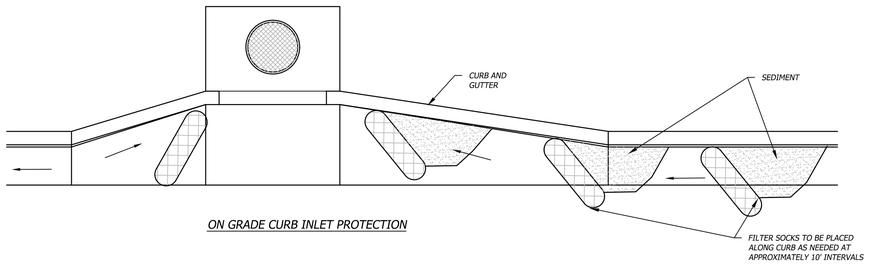
601 Filter Fabric Silt Fence
Not to Scale

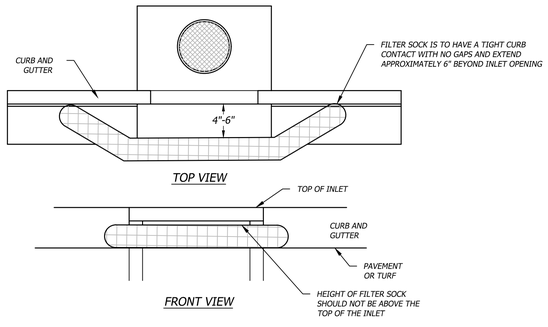


NOTES:

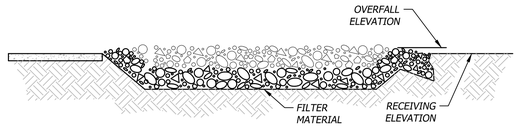
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%.)
2. A "REASONABLE" DESIGN SIZE PARTICLE TO CAPTURE MUST BE SELECTED.
3. SIZE DISTRIBUTION OF UPSTREAM SOIL PARTICLES MUST BE EVALUATED.
4. INFLOW AND OUTFLOW FROM THE SYSTEM FOR A SPECIFIC FREQUENCY STORM MUST BE KNOWN.
5. POND VOLUME IS DIRECTLY PROPORTIONAL TO THE DISCHARGE RATE OF WATER FROM THE SYSTEM.
6. POND VOLUME IS INVERSELY PROPORTIONAL TO THE MASS OF THE DESIGN SIZE SUSPENDED PARTICLE.
7. A SYSTEM MUST PROVIDE SUFFICIENT FLOW TO ALLOW FOR DEPOSITION OF DESIGN SIZE PARTICLES.
8. THE PONDING HEIGHT MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

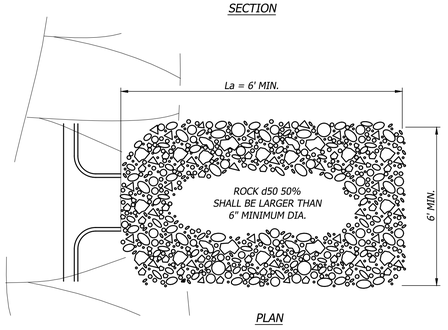
603 Rock Bag Drop Inlet Barrier
Not to Scale





617 Inlet Filter Bags
Not to Scale





NOTES:

1. "La" = LENGTH OF APRON. DISTANCE 'La' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.
2. APRON SHALL BE AT A ZERO GRADE AND ALIGNED STRAIGHT.
3. FILTER MATERIAL SHALL BE FILTER FABRIC OR 6" THICK MINIMUM GRADED GRAVEL LAYER.
4. SIDE SLOPES SHALL BE 4:1 UNLESS NOTED OTHERWISE.
5. ROCK SHALL CONFORM TO MODOT SECTION 1114.2(b) STONE FOR AGGREGATE DITCH LINING.

605 Concrete Washout
Not to Scale

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

STATE OF MISSOURI
ERIC R. BYRD
02/23/2024
NUMBER PE-2010013633
PROFESSIONAL ENGINEER

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
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FINAL DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
704.372.7327 ▪ Fax 704.372.7369
www.sfcs.com

DESIGNER : DAS		DRAWN : ARK	
ARCHITECT : DAS		CHECKED : ERB	
ENGINEER : ERB		APPROVED : ERB	
NO.	REVISION DESCRIPTION		DATE
1	FDP RESUBMITTAL		2/23/2024

DRAWING TITLE

EROSION CONTROL DETAILS

DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING C8.0

TREE PROTECTION & REMOVAL NOTES

GUIDELINES:

1. Tree Caliper (TrCa) shall be documented at the outset of construction activities. TrCa measurement shall follow standards found in "Timber Cruising Handbook," chapter 10 produced by the U.S. Forest Service.
2. Tree Protection Zone (TPZ) is to be calculated and clearly marked around each Existing Trees to Remain (ExTR) prior to construction. The TPZ is 1.5 feet away in radial distance from the tree trunk for every inch in Tree Caliper. (example: 28" TrCa x 1.5 = 42' TPZ)
3. Within the TPZ, critical areas such as flood plains and steep slopes should be left in their pre-construction condition.
4. Tree protection & preservation provides proactive management of ExTR throughout construction and other activities that may adversely affect ExTR and to manage and minimize damage from construction practices. Tree maintenance shall be performed only be an ISA Certified arborist who is familiar with the practices and hazards of aboriculture and equipment used in such operations.
5. Out the outset of construction, all trees indicated for removal shall have their trunks marked with bright orange paint on all visible sides.

TREE PROTECTION MEASURES:

1. Temporary Fencing: Install temporary fencing around tree protection zones (TPZ) to protect Existing Trees to Remain (ExTR) from construction damage. Maintain temporary fence and remove when construction is complete. Fencing should be the last item removed after completion of project. This fencing will be erected at the TPZ for each ExTR. Fencing shall comply with 02/L0.3. Fencing will be rigidly supported and maintained during all construction periods at the detailed minimum height above grade.
2. Laminated signs stating "No Entry, Tree Protection Area" in both English and Spanish are to be posted at thirty foot (30') intervals or on all four (4) cardinal sides--whichever is greater.
3. Protect tree root systems from damage caused by runoff or spillage of noxious materials while mixing, placing, or storing construction materials.
4. Protect root systems from ponding, eroding, or excessive wetting caused by watering operations.
6. Do not store construction materials, debris, or excavated material inside tree protection zones.
7. Do not permit vehicles or foot traffic within TPZs; prevent soil compaction over root systems.
8. Maintain TPZs free of weeds and trash.

TREE PRUNING:

1. Trees to remain that are affected by temporary and permanent construction shall be pruned according to current ANSI A300 pruning standards.
2. Trees to remain shall be pruned by an ISA Certified arborist to remove dead limbs, to achieve a more uniform appearance, and to keep them in a healthy state throughout construction proceedings.

EXCAVATION:

1. Do not excavate within tree protection zones, unless otherwise indicated and approved. Before excavation, pad preparation, or grading for foundations, footings, walls, or trenching, relevant trees shall be root pruned 1 foot outside the tree protection zone as described below.
2. Where excavation for new construction is required within tree protection zones and approved, hand prune or utilize root pruning techniques described below prior to excavation.
3. Do not allow exposed roots to dry out before placing permanent backfill. Provide temporary earth cover or pack with organic material and wrap with burlap. Water and maintain in a moist condition. Temporarily support and protect roots from damage until they are permanently relocated and covered with soil.
4. Where utility trenches are required near tree protection zones, tunnel under or around roots by drilling, auger boring, pipe jacking, or digging by hand around individual roots to mitigate damage to the root system and tree. A Supersonic Air tool (air spade) can also be used safely to open trenches without severing roots. See 03/L0.3.
5. Root Pruning: where required and approved, shall be done mechanically with a root pruning machine, vibratory plow, or with a narrow trencher with sharp blades. Once a trench is opened up, all exposed roots will be hand pruned to provide clean-cut ends. Do not cut main lateral roots or buttress roots; cut only smaller roots that interfere with installation of utilities. Cut roots with sharp pruning instruments; do not break or pull with backhoe or similar equipment.

DAMAGE MITIGATION AND REPLACEMENT:

1. Promptly repair trees damaged by construction operations within 24 hours. Treat damaged trunks, limbs, and roots according to arborist's written instructions.
2. Remove and replace trees indicated to remain that die or are damaged during construction operations that the arborist determines are incapable of restoring to normal growth pattern.
3. Provide new trees of caliper size and species selected by owner when damaged trees are required to be replaced. Plant and maintain new trees as specified.
4. Aerate surface soil, compacted during construction, 10 feet beyond the drip line and no closer than 36 inches to the tree trunk using vertical mulching techniques or radial aeration techniques as instructed by Landscape Architect.

DISPOSAL OF WASTE MATERIALS:

1. Remove excess excavated material and displaced tree's from owner's property and dispose according to City guidelines.

TREE REPLACEMENT:

1. In the event that a tree or trees designated for preservation are severely damaged, destroyed or removed, they shall be replaced upon notice by the Landscape Architect at the rates agreed upon.

EXTERIOR IRRIGATION SYSTEM SPECIFICATION

A. System Design and Performance Requirements
   1. Provide an automatic, electrically-and centrally-controlled irrigation system for all new planting areas, unless otherwise directed by Owner's Representative.
   2. The irrigation system should be designed to provide complete coverage and prevent overspray on paving and adjacent structures.
   3. Irrigation Contractor must provide an irrigation design for the irrigation lines, sprinkler heads, and drip emitters. The irrigation designer must determine and document the existing water pressure and flow available at each hookup location.
   4. Drip systems are encouraged in planting beds.
   5. Pop-up type sprinkler heads are required.
   6. Base sprinkler selection and spacing on a wind velocity of 10 mph.
   7. Provide a soil moisture sensor for all systems.
   8. Before starting construction, submit a design drawing to Landscape Architect for review and approval.

B. Submittals: Submit the following design and construction documents to Landscape Architect.
   1. Design Documents
      a. Provide record drawings showing the location and type of all lines, heads, and valves. Use the site landscape drawing background as a base drawing to complete the record drawings. In addition, provide a reduced plan set to be left at the irrigation controller.
      b. Before starting construction, Irrigation Contractor must submit a list of irrigation systems designed by their irrigation designer over the last five years.
   2. Construction Documents
      a. Before starting construction, submit:
         - A list of materials
         - Manufacturer specifications and installation procedures
         - Flow and test reports
      b. Provide the following operation and maintenance documentation:
         - A watering log (left at the irrigation controller)
         - A list of the closed suppliers for all heads, valves, and the irrigation system controller
         - Two copies of an operational manual (submit upon project completion)

C. Product Standards
   1. Provide Owner's Representative with a product guarantee for the valves, heads, and drip lines used on the project.

D. Materials
   1. All exterior irrigation pipe and fittings must be Class 200-DR 21 polyvinyl chloride (PVC) water pipe, extruded from virgin parent material, that conform to ASTM 2241 standards.
   2. All sprinkler heads must be:
      - Industrial-grade
      - Full or adjustable, part-circle rotary pop-up, with a single or double nozzle
      - Driven by a hydraulic turbine-type motor or oscillating impact-type drive
      - Hydraulic valve-in-head model, normally closed
   3. Automatic remote control valves must be electric solenoid-type, with globe screwed patterns, using 24 VAC, 60 Hz power with a running current of 2 W. The valve solenoids must be completely epoxy-encapsulated for positive waterproofing and must include a stainless steel shunt band. The valves must open and close slowly (in not less than 5 seconds) by means of a potential fluid resistor to avoid damage or surge pressures. All wiring in PVC conduits.
   4. The automatic controller must be capable of 14-day programmability, with infinite timing from 0 to 60 seconds on each station, and no time lag between stations. The controller must be UL-listed, with a plug-in transformer using 115 VAC to 24 V circuit breaker protection. The cabinet must be lockable and waterproof.

E. Special Requirements
   1. Booster pumps may be required when the existing water pressure and flow will not operate the irrigation system properly.
   2. All irrigation systems must have a water meter from the Lee's Summit, Missouri, installed on the water service line inside the building. The purchase of the meter must be part of the Irrigation Contractor's bid.
   3. Provide an air connection (for blowing out the system) and a backflow preventer on all irrigation systems.

F. Preparation
   1. If existing water to a building will be shut down to provide water for the irrigation system, the Irrigation Contractor, in conjunction with the Owner's Representative, must prepare a shutdown procedure document before starting construction that outlines scheduling and notification requirements.

G. Installation Guidelines
   1. Where possible, provide a uniform pipe bedding of suitable on-site material. If suitable material is not available, backfill the trench with sand. Using a material similar to the bedding, backfill the entire trench width evenly in 6" lifts to 6" above the top of the pipe. Compact the lifts to at least a 95% Standard Proctor density, meeting ASTM D1556 standards at optimum moisture (or as recommended by the soils engineer). Backfill the remaining trench in lifts not to exceed 12" up to the sub-grade height for the surface condition encountered. Compact the lifts to a 95% Standard Proctor density, meeting ASTM D1556 standards at optimum moisture (or as recommended by the soils engineer). Backfilling and compacting above the subgrade must be determined by the soils engineer or by the recommended paving design for the project.
   2. Bury pressure irrigation lines at a minimum depth of 18". Bury non-pressure lines at a minimum depth of 12".

H. Quality Control
   1. Work on exterior irrigation systems must conform to the following quality control standards.
      a. Testing Laboratory: Owner's Representative and/or General Contractor will retain the services of a qualified, independent testing laboratory to perform soil compaction tests, as directed, during construction.
      b. Testing Methodology and Extent: Conduct a coverage test when the sprinkler system is completed.

I. Cleaning and Adjusting
   1. With the participation of Owner's Representative personnel, the system must be operated before acceptance by Owner's Representative.

J. Startup and Training
   1. Irrigation Contractor must operate the irrigation system with Owner's Representative maintenance staff present to observe its operation.
   2. Irrigation Contractor must adjust the system over a preventative maintenance period of 90 days and guarantee the system for one year upon acceptance of the system by Owner's Representative.

LANDSCAPE LINETYPES & SYMBOLS LEGEND

- L.O.D. — LIMIT OF DISTURBANCE
- MATCHLINE: SEE VIEW/SHEET — MATCHLINE
- VIEW ENLARGEMENT
- STREETSCAPE PLANTING SETBACK
- CONCRETE CONTROL JOINT
- CONCRETE EXPANSION JOINT
- Tp — Tp — TREE PROTECTION FENCING
- 980 — PROPOSED MAJOR CONTOUR
- 982 — PROPOSED MINOR CONTOUR
- 980 — EXISTING MAJOR CONTOUR
- 982 — EXISTING MINOR CONTOUR

- 26" — EXISTING PLANT TO BE REMOVED WITH APPROXIMATE CALIPER SIZE
- 26" — EXISTING PLANT TO REMAIN WITH APPROXIMATE CALIPER SIZE

LANDSCAPE SET ABBREVIATIONS

L.O.D.	Limits of Disturbance	VAC	Volts Alternating Current
P.O.B.	Point of Beginning	V	Volts
		Hz	Hertz (standard unit of frequency)
TPZ	Tree Protection Zone	W	Watts
TrCa	Tree Caliper / Stem Diameter	PVC	Polyvinyl Chloride
ExTR	Existing Tree(s) to Remain		
		"	Inches
O.C.	On Center	'	Feet
Clr.	Clear (Face to Face)	Ø	Diameter
TYP.	Typical	°	Degrees
SIM.	Similar	℄	Centerline
EQ.	Equal	@	At
APPROX.	Approximate		
QTY.	Quantity		
w/	With		
SPD	Standard Proctor Density		

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PROJECT TITLE

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ARCHITECT : DAS	CHECKED : ADM
ENGINEER : ERB	APPROVED : CDW

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1	FDP RESUBMITTAL	2/16/2024

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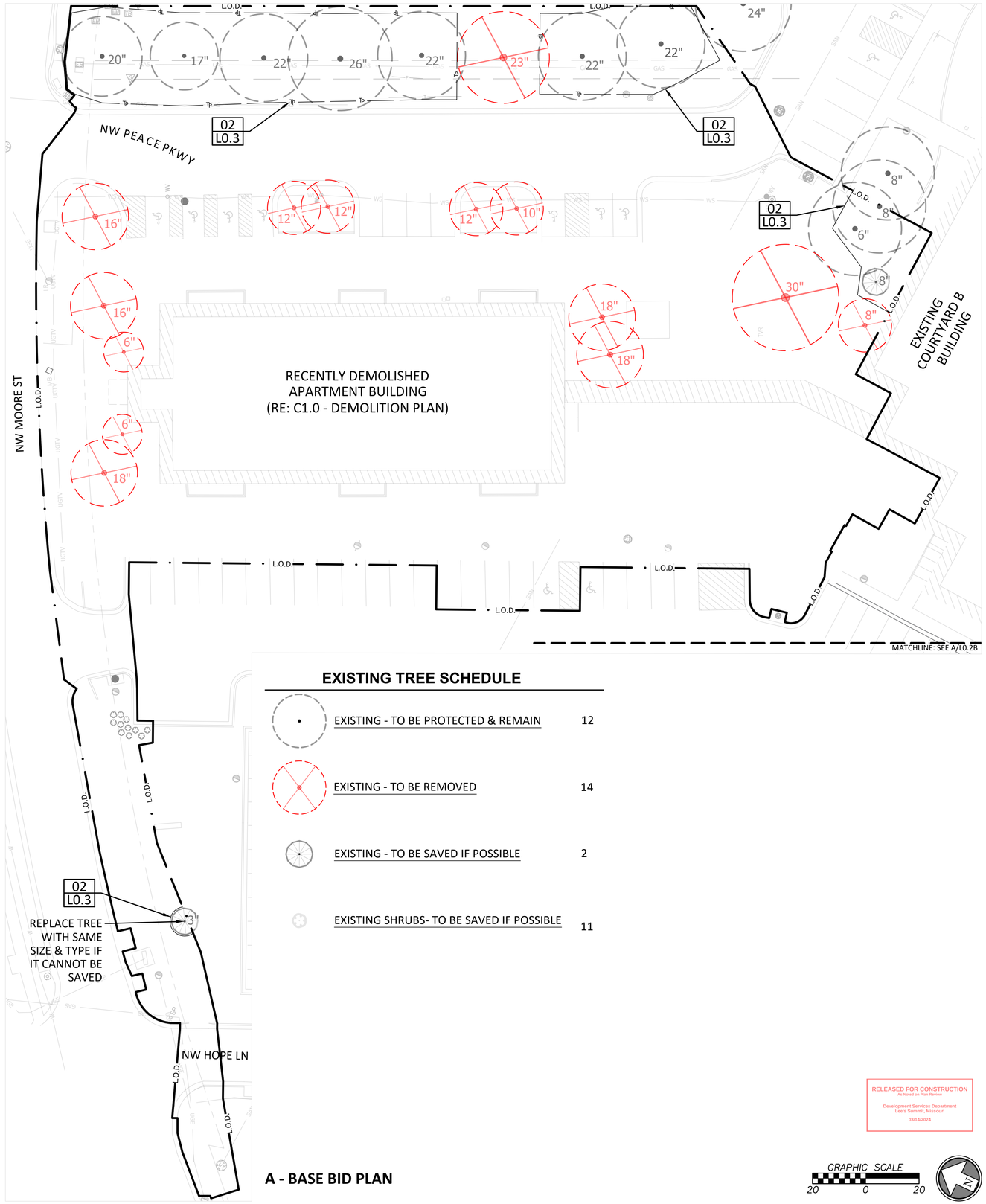
LANDSCAPE PLAN NOTES

DATE: December 1, 2023

COMM. NO. 23104.00

DRAWING L0.1



EXISTING TREE SCHEDULE

	EXISTING - TO BE PROTECTED & REMAIN	12
	EXISTING - TO BE REMOVED	14
	EXISTING - TO BE SAVED IF POSSIBLE	2
	EXISTING SHRUBS- TO BE SAVED IF POSSIBLE	11

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A - BASE BID PLAN

GRAPHIC SCALE
20 0 20

N

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CHAD D. FERNAND
NUMBER
LA-2013000705
2.16.24
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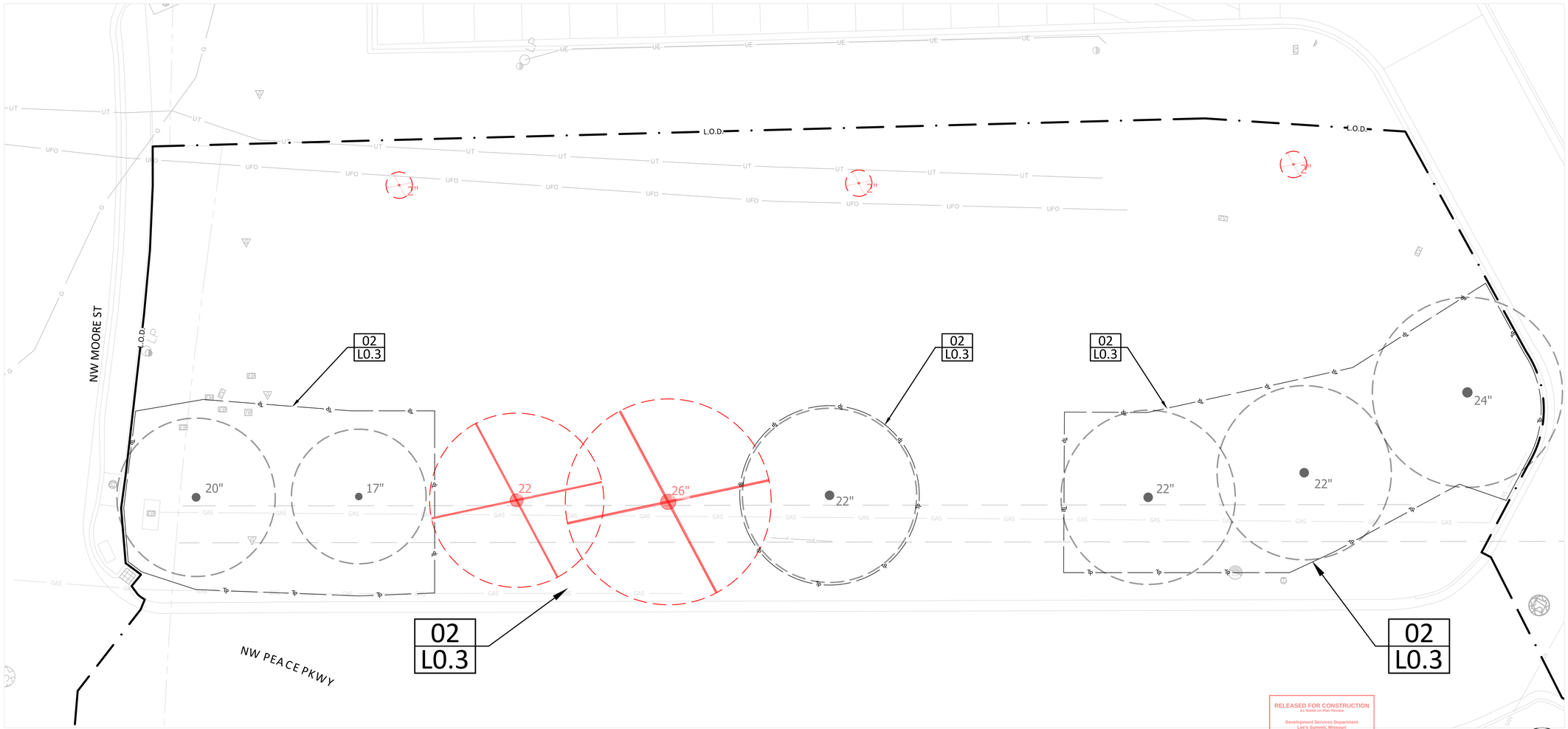
TREE PROTECTION & REMOVAL

DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING L0.2

EXISTING TREE SCHEDULE
ADDITIVE ALTERNATIVE 01

	EXISTING - TO BE PROTECTED & REMAIN	6
	EXISTING - TO BE REMOVED	6



A - ADDITIVE ALTERNATE 01 PLAN

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GRAPHIC SCALE
10 0 10

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TREE PROTECTION & REMOVAL - ADD ALT 01

DATE: December 1, 2023

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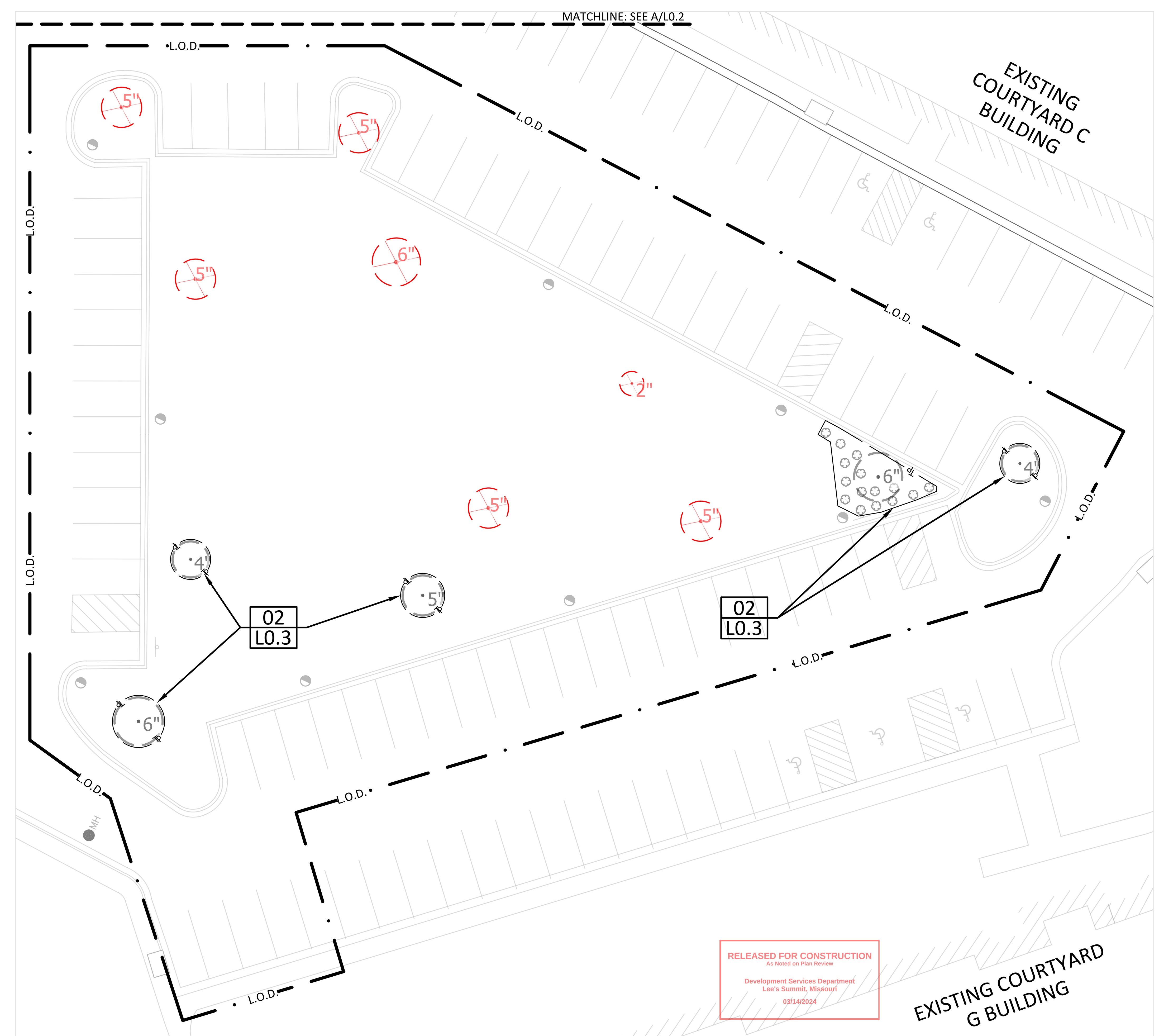

A - ADDITIVE ALTERNATE 02 PLAN

GRAPHIC SCALE
20 0 20

EXISTING TREE SCHEDULE ADDITIVE ALTERNATIVE 02

	EXISTING - TO BE PROTECTED & REMAIN	5
	EXISTING - TO BE REMOVED	7
	EXISTING SHRUBS- TO BE SAVED IF POSSIBLE	15

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DRAWING TITLE

TREE PROTECTION & REMOVAL - ADD ALT 02

DATE: December 1, 2023

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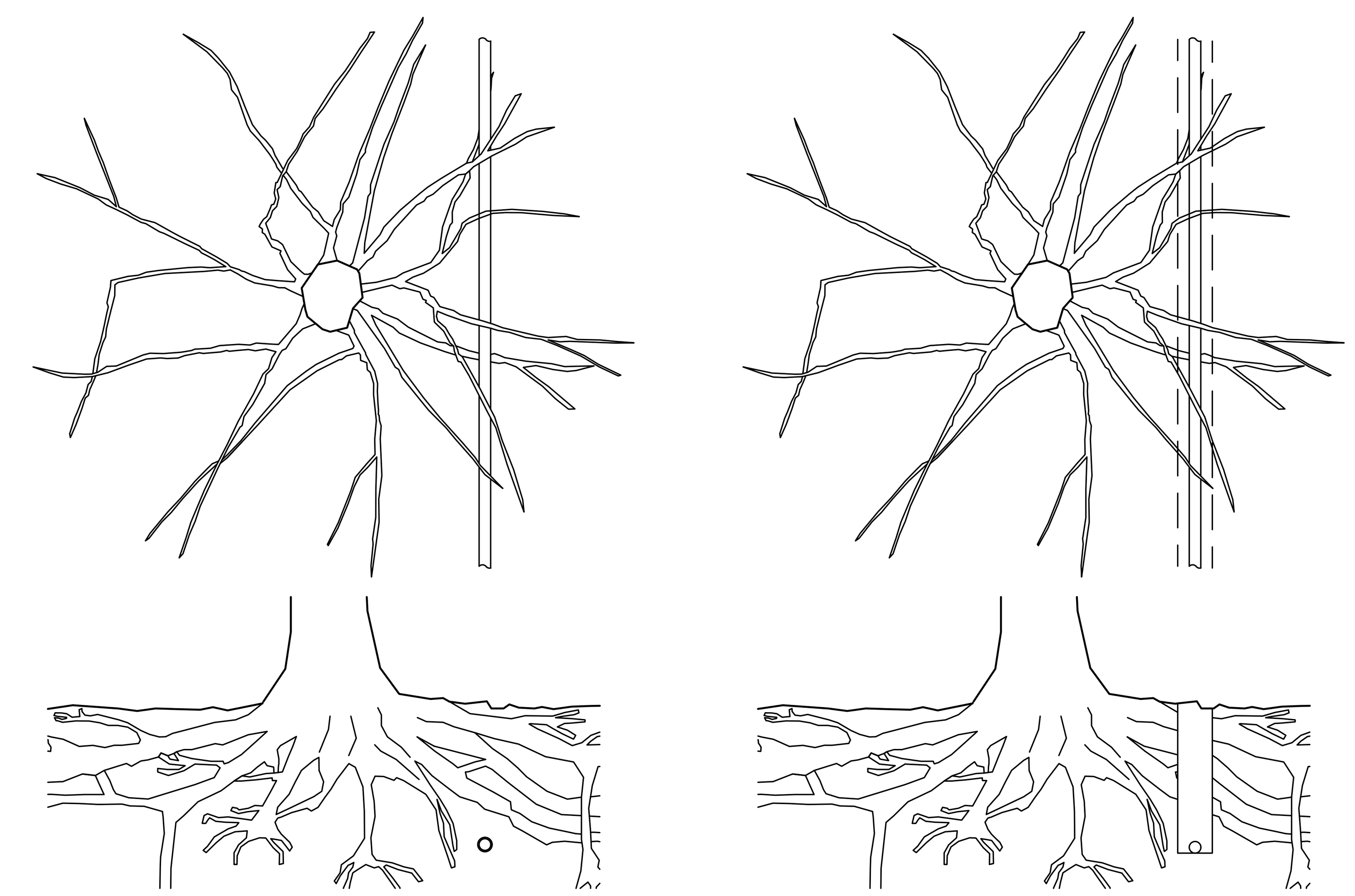
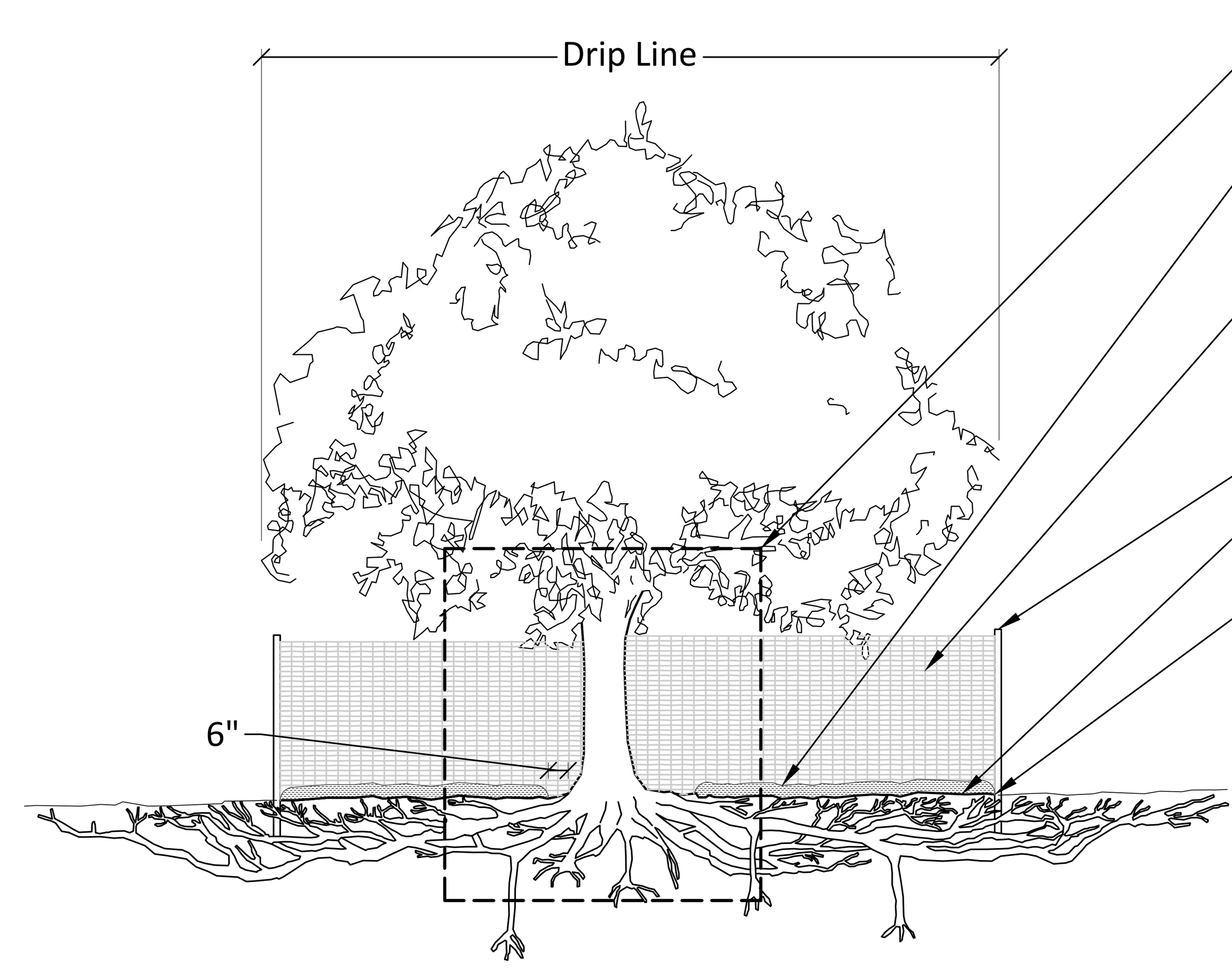
DRAWING

L0.2B



Less damage is done to tree roots if utilities are tunneled under roots (left--top and bottom) rather than trenched across roots (right--top and bottom).

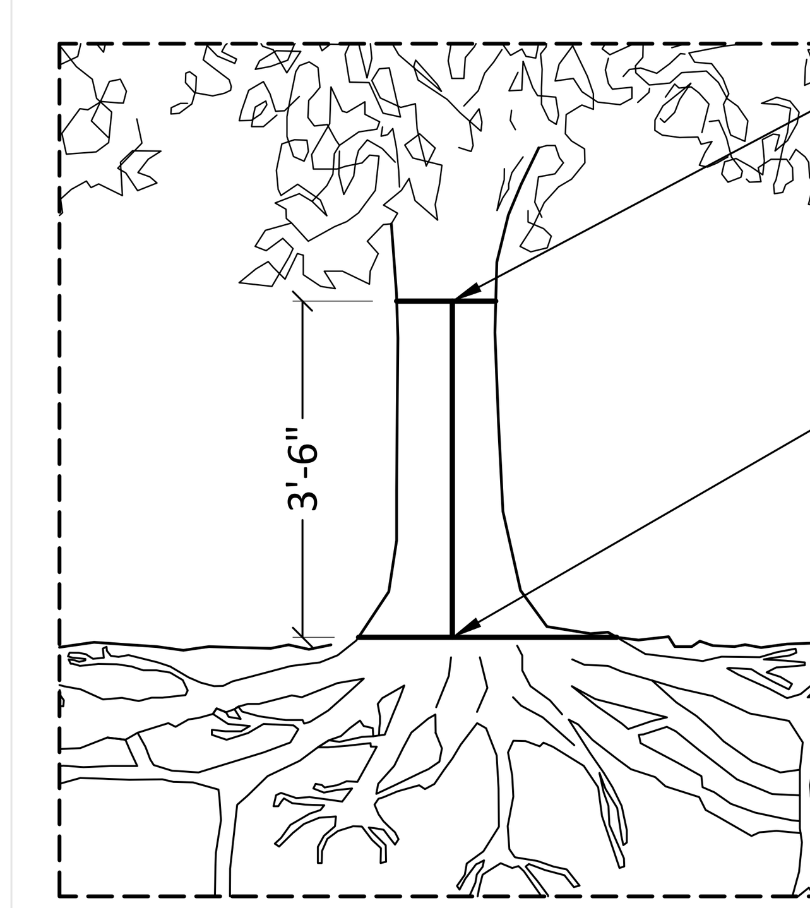
03 **Underground Utility Installation**
Not to Scale



- Tree Protection Zone (TPZ) detail enlargement (Re: 01/L0.3)
- Apply four inch (4") thickness of organic mulch. Do not place mulch within six inches (6") of the tree trunk to allow the trunk to breathe.
- Tree Protection fence: to be installed at perimeter of TPZ (see Note 3 below). Orange-colored high-density polyethylene fencing with 3.5" x 1.5" openings. Steel posts installed at six feet (6') o.c.
- 2"Ø steel posts or approved equal
- Maintain existing grade within the tree protection fence unless otherwise indicated on the plans.
- Edge of Tree Protection Zone

Notes:
1. See L0.1 for additional information.
2. No equipment shall operate inside the protective fencing including during fence installation and removal.
3. Fencing to be joined together at the edge of CRZs to form larger areas where groupings of plant material exists (Re: L0.2, L0.2A, & L0.2B for approximate layout)

02 **Tree Protection Barrier**
Not to Scale



- Diameter at breast height (DBH) - measured in inches at 42" above existing grade
- Tree trunk at existing grade

TPZ Formula:
DBH x 1.5 = X feet Ø

Example: DBH = 20"
20 x 1.5 = 30' Ø TPZ

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01 **Tree Protection Zone**
Not to Scale

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TREE PROTECTION DETAILS

DATE: December 1, 2023
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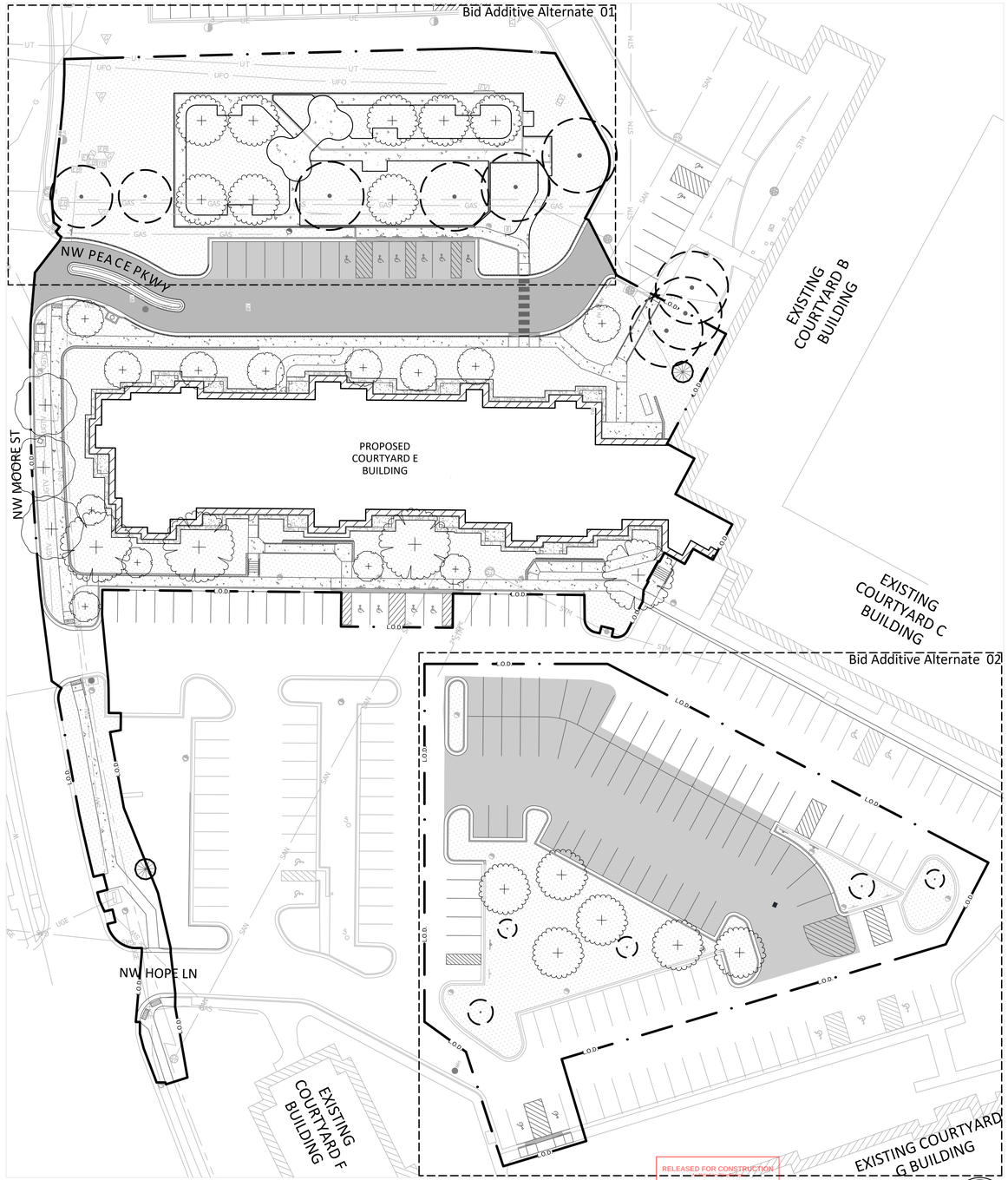
DRAWING L0.3



SITE REFERENCE LEGEND

SYMBOL	DESCRIPTION
	BID ADDITIVE ALTERNATE 01 - DOG PARK
	BID ADDITIVE ALTERNATE 02 - ADDITIONAL PARKING
	PLANTING AREA
	MAINTENANCE STRIP
	10" WIDE CONCRETE MOW STRIP UNDER FENCE
	CONCRETE PAVING
	CONCRETE PAVING (RE: CIVIL)
	PARKING (RE: CIVIL)
	ROADWAY(RE: CIVIL)
	PROPOSED BUILDING OUTLINE (RE: ARCH)
	GROUND LEVEL PATIOS (RE: ARCH)

A - PROJECT EXTENTS

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GRAPHIC SCALE
30 0 30

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SITE REFERENCE PLAN

DATE: December 1, 2023

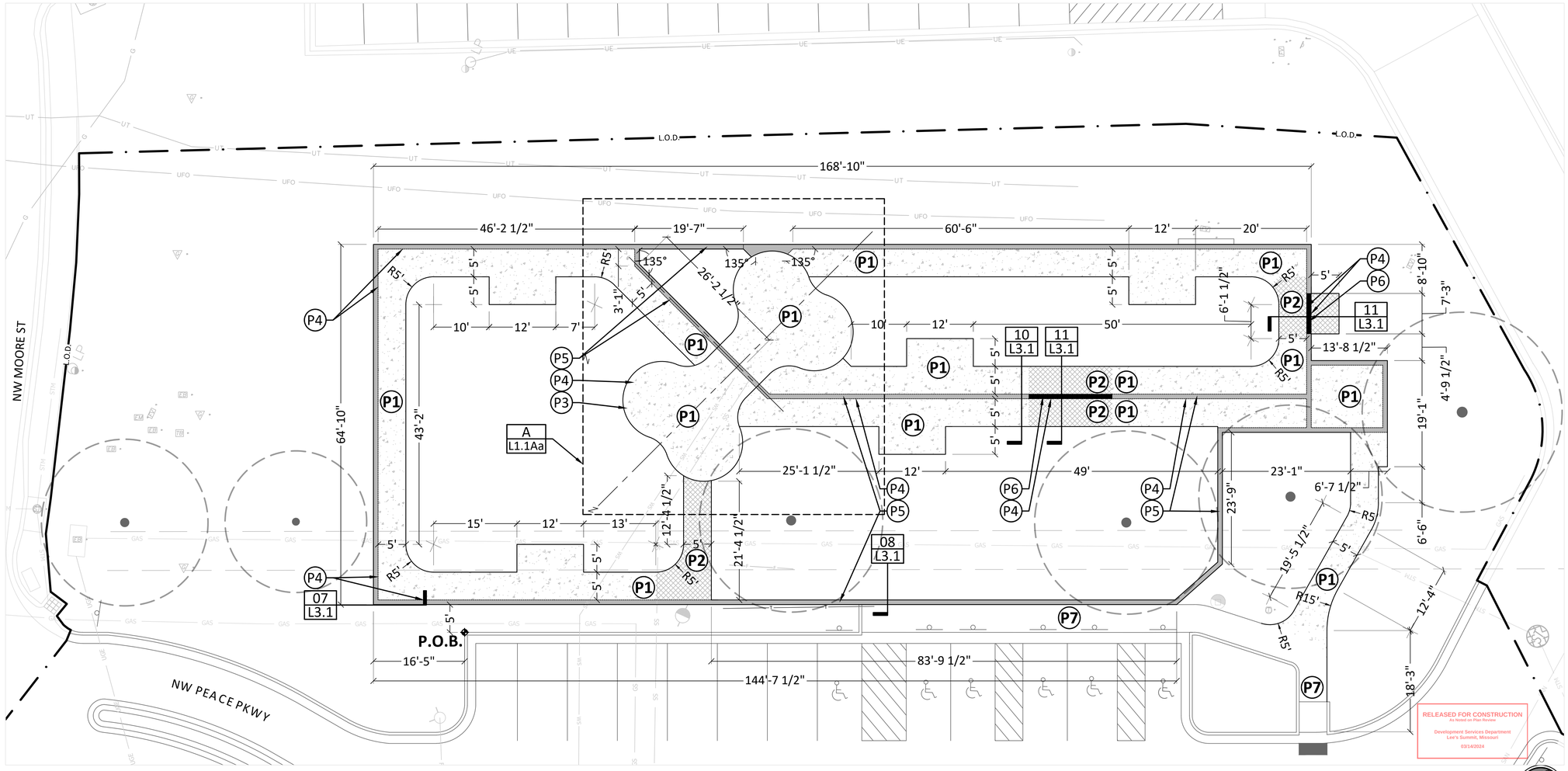
COMM. NO. 23104.00

DRAWING L1.0

PAVING SCHEDULE - BID ADDITIVE ALTERNATE 01

Px	Type	Color / Product	Finish / Size	Joints / Additional Notes	Approx. Qty.
P1	LIGHT-DUTY CONCRETE	KCMMB 4K; STANDARD GRAY	MEDIUM BROOM FINISH	TOOLED CONTROL JOINTS SPACED AS SHOWN RE: 04/L3.1	3241 SF
P2	HEAVY DUTY CONCRETE	KCMMB 4K; STANDARD GRAY	MEDIUM BROOM FINISH	TOOLED CONTROL JOINTS SPACED AS SHOWN RE: 04/L3.1	323 SF
P3	DONOR PAVERS			RE: OWNER'S REPRESENTATIVE	
P4	ISOLATION JOINT	CLOSED-CELL POLYETHYLENE FLAT BACKER ROD		WHERE INDICATED ON PLAN AND PER DETAILS; ADD AT ALL VERTICAL SURFACES RE: 05 & 06/L3.1	
P5	10" CONCRETE MOW STRIP UNDER FENCE	KCMMB 4K; STANDARD GRAY	MEDIUM BROOM FINISH	ISOLATION JOINTS WHERE INDICATED PER DETAIL 10/L3.1	537 SF
P6	HEAVY DUTY 10" CONCRETE MOW STRIP	KCMMB 4K; STANDARD GRAY	MEDIUM BROOM FINISH	ISOLATION JOINTS WHERE INDICATED PER DETAIL 11/L3.1	537 SF
P7	CONCRETE SIDEWALK	RE: CIVIL	MEDIUM BROOM FINISH	TOOLED CONTROL JOINTS SPACED AS SHOWN RE: 04/L3.1	RE: CIVIL

NOTES:
1. Clay soils should be pre-wet before compaction and laying cementitious mixture.
2. Concrete pours should end at joint locations. All construction joint locations to become expansion joints.
3. Place expansion joints whever the sidewalk abuts another rigid structure.
4. Concrete mix shall use type and kind for current weather conditions and shall be protected while curing as required. (RE: Civil)



A - ADDITIVE ALTERNATE 01 PLAN

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ARCHITECT	: DAS	CHECKED	: ADM
ENGINEER	: ERB	APPROVED	: CDW

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PAVING LAYOUT - ADD ALT 01

DATE: December 1, 2023

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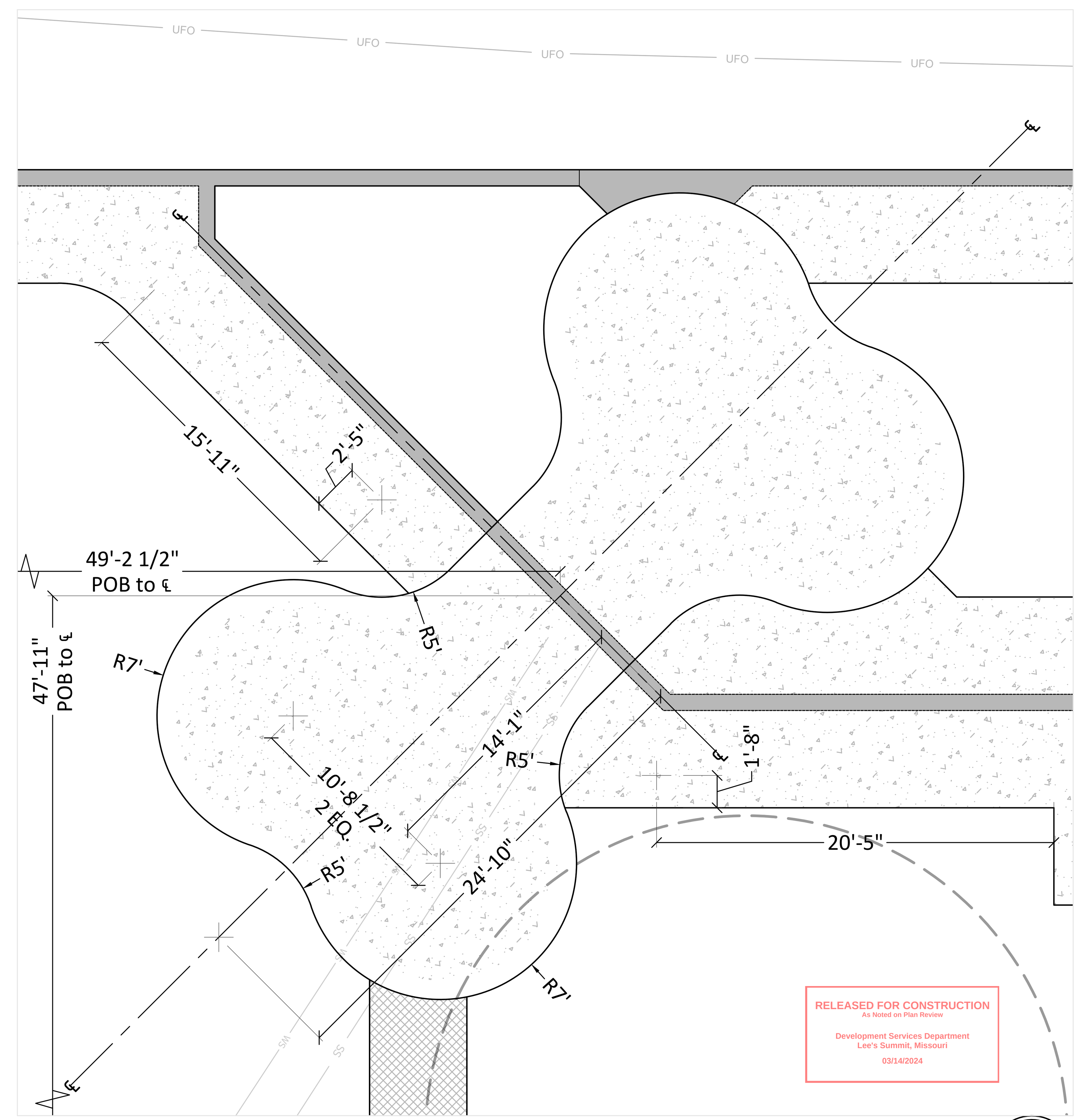
DRAWING L1.1A



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A - ADDITIVE ALTERNATE 01 ENLARGEMENT PLAN

GRAPHIC SCALE
5 0 5

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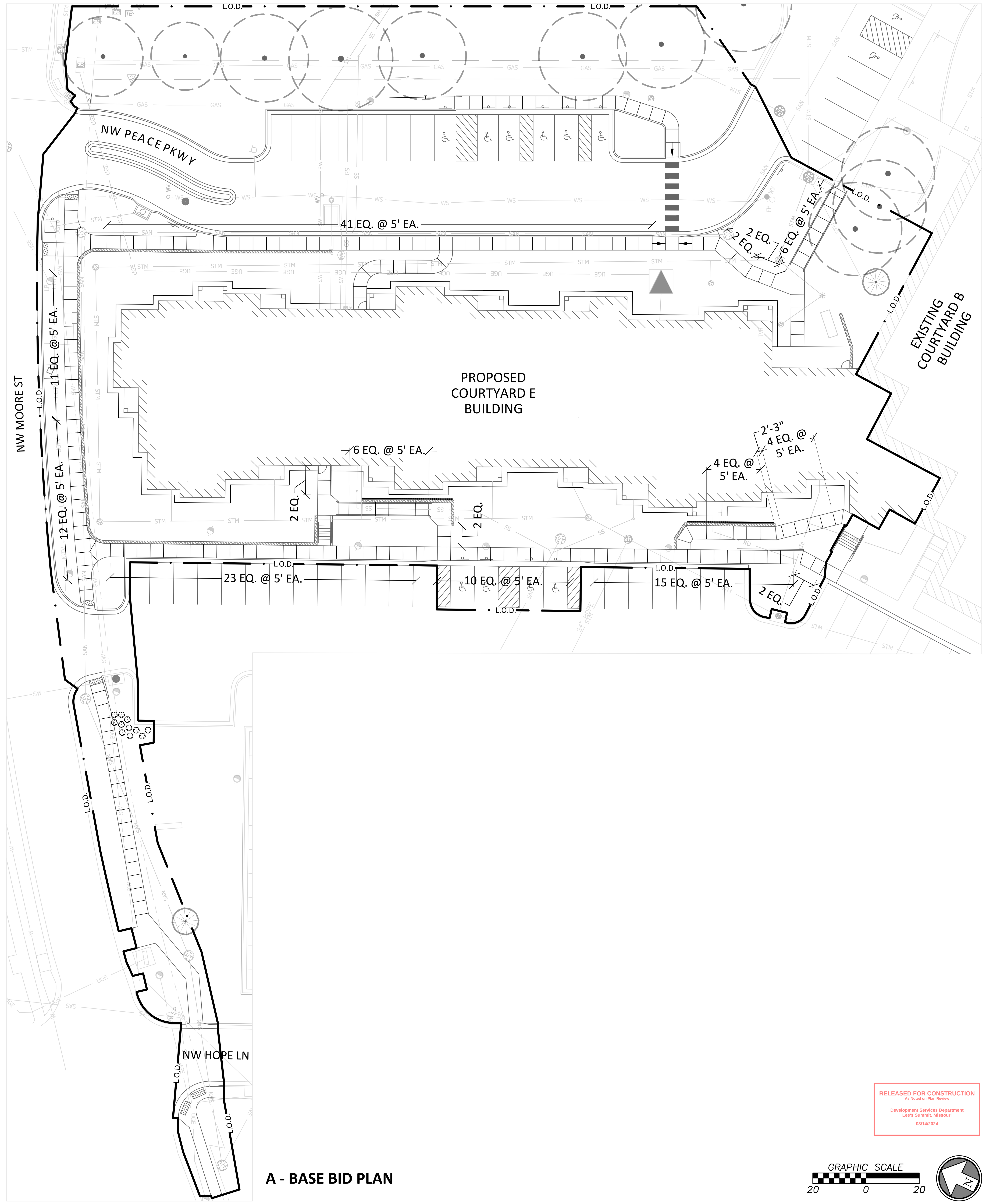
DRAWING TITLE
PAVING LAYOUT ENLARGEMENT - ADD ALT 01

DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING
L1.1Aa



A - BASE BID PLAN

GRAPHIC SCALE
20 0 20

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CONCRETE SCORING LAYOUT

DATE: December 1, 2023

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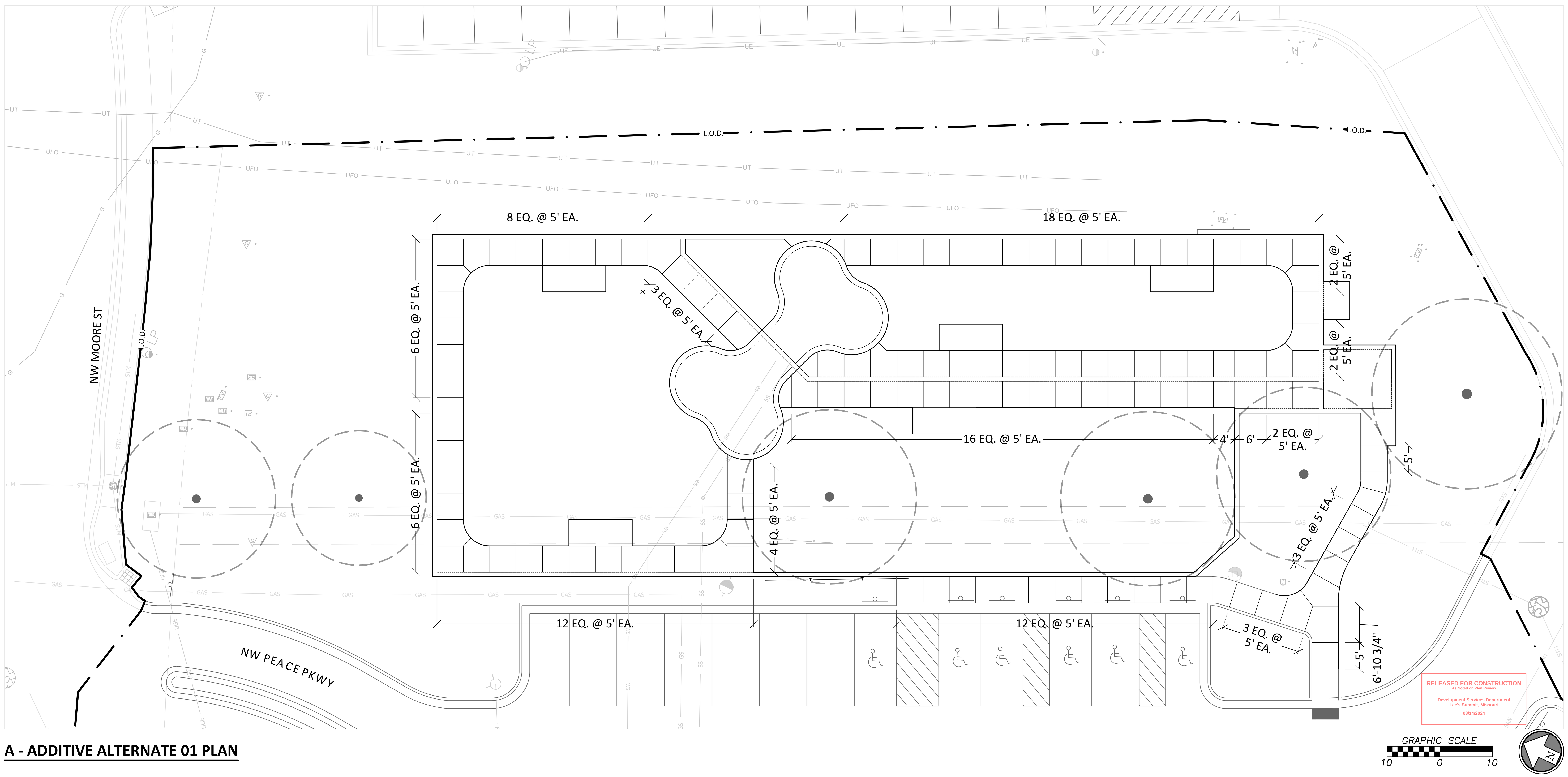

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CONCRETE SCORING LAYOUT - ADD ALT 01

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DRAWING: L1.2A

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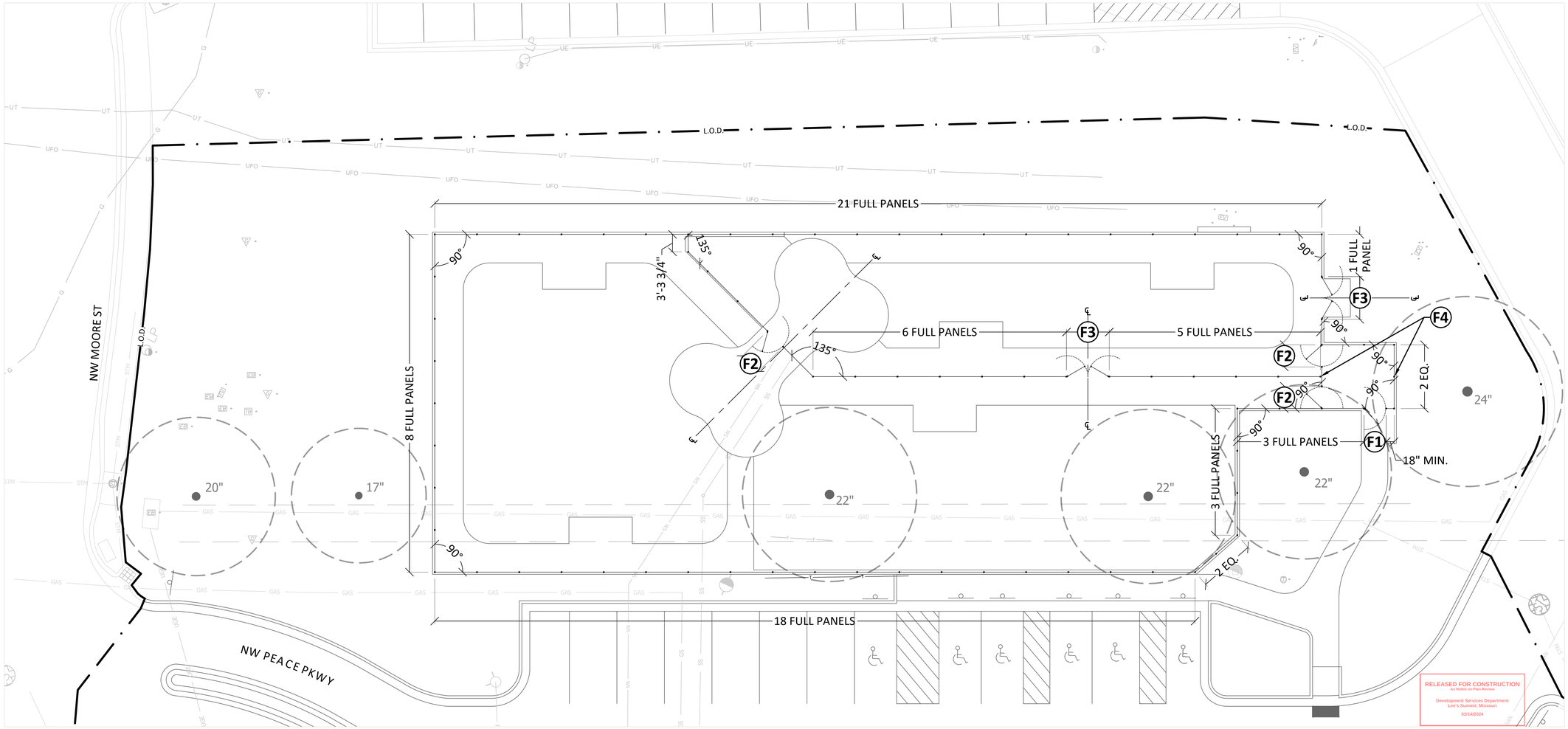
DOG PARK FENCING NOTES

Fx	Description
F1	VERIFY PRIMARY ENTRY GATE POST SPACING W/ FENCE MANUFACTURER
F2	VERIFY SECONDARY ENTRY GATE POST SPACING W/ FENCE MANUFACTURER
F3	VERIFY SERVICE GATE POST SPACING W/ FENCE MANUFACTURER; CENTER FENCE ON REINFORCED PAVING AREA
F4	ALIGN POSTS



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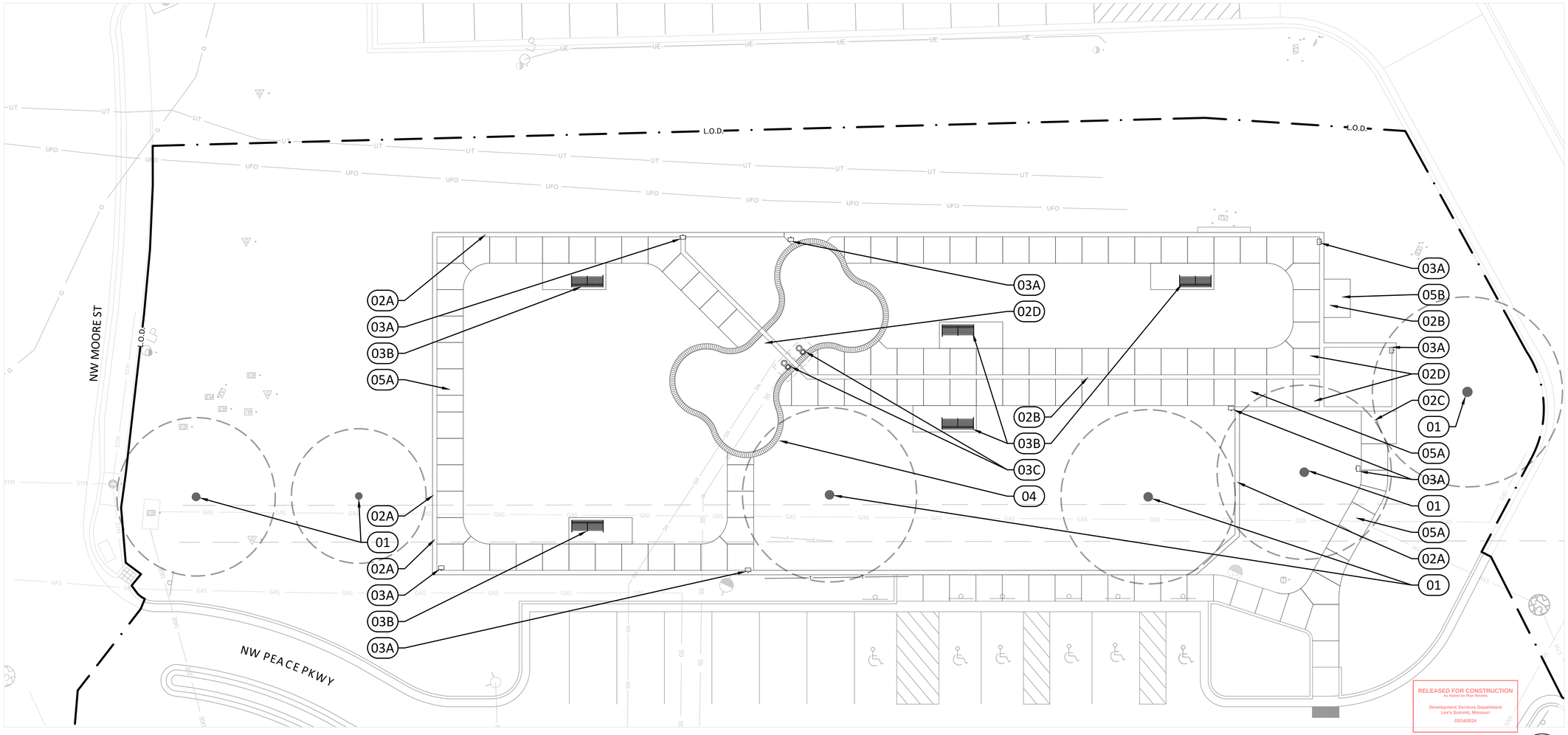
DOG PARK AMENITITIES SCHEDULE

XXX	Description	Approx. Qty.
01	EXISTING TREE TO REMAIN (RE: L0.2A)	
02A	DOG PARK FENCING ON 10" CONCRETE MOW STRIP (RE: L1.3A & 07 , 08, 10, 11/L3.1)	±79 PANELS ±84 POSTS ≈631 LF
02B	DOG PARK SERVICE GATES (RE: 03/L3.2)	2 SETS
02C	DOG PARK PRIMARY ENTRY GATE (RE: 04/L3.2)	1 UNITS
02D	DOG PARK SECONDARY ENTRY GATE (RE: 05/L3.2)	3 UNITS
03A	DOG WASTE STATION (RE: 01/L3.3)	7 UNITS
03B	6' PARK BENCH (RE: 02/L3.3)	5 UNITS
03C	WATER FOUNTAIN (RE: 03/L3.3)	2 UNITS
04	DONOR PAVERS (RE: OWNER'S REP)	≈386 PCS
05A	CONCRETE PAVING (RE: 01/L3.1)	≈ 3726 SF
05B	REINFORCED CONCRETE PAVING (RE: 01/L3.1)	≈ 375 SF



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PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
704.372.7327 ▪ Fax 704.372.7369
www.sfcs.com

DESIGNER	ERDM	DRAWN	ERDM
ARCHITECT	DAS	CHECKED	ADM
ENGINEER	ERB	APPROVED	CDW

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/16/2024

DRAWING TITLE

AMENITIES LAYOUT - ADD ALT 01

DATE: December 1, 2023

COMM. NO. 23104.00

DRAWING L1.4A

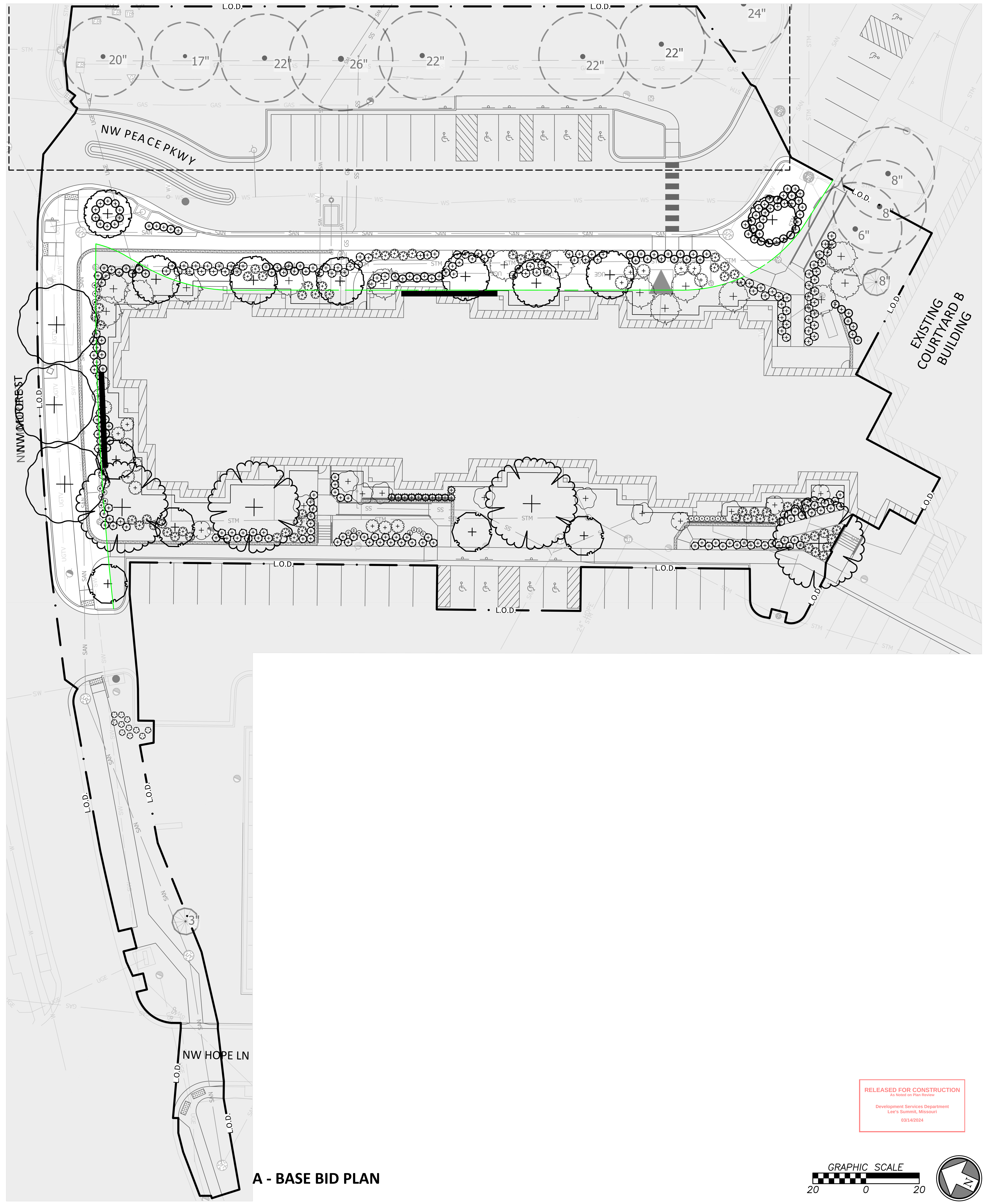
CODE REQUIRED LANDSCAPING

Project Total	Required	Description of Requirement
440 LF		STREET FRONTAGE WITH 20' WIDE LANDSCAPE STRIP
	14.67	1 TREE PER 30'
	22	1 SHRUB PER 20'
76533 SF		OPEN YARD AREA
	15.31	2 SHRUBS PER 5000 SF OF TOTAL LOT

SCHEDULE OF CODE REQUIRED 20' LANDSCAPE STRIP BASE BID

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES				
	2	Acer ginnala `Flame` Flame Amur Maple	B & B	1.5"Cal
	14	Nyssa sylvatica `David Odom` Afterburner® Tupelo	B & B	3"Cal
	6	Quercus phellos Willow Oak	B & B	3"Cal

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	PLANT HT.
SHRUBS				
	5	Aronia melanocarpa 'Autumn Magic' Autumn Magic Black Chokeberry	5 gal	
	37	Buxus x 'Green Gem' Green Gem Boxwood	2 gal	
	21	Callicarpa x 'NCCX2' Pearl Glam® Beautyberry	5 gal	
	5	Hamamelis x intermedia `Diane` Diane Witch Hazel	5 gal	
	25	Ilex glabra 'Compacta' Compact Inkberry	5 gal	
	76	Itea virginica 'Sprich' Little Henry Sweetspire	2 gal	
GRASSES				
	6	Chasmanthium latifolium `River Mist` River Mist Variegated Northern Sea Oats	6" pot	



A - BASE BID PLAN

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FINAL DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

SFCS Architecture Engineering Planning Interiors

SFCS Inc. ▪ 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
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ARCHITECT : DAS		CHECKED : ADM	
ENGINEER : ERB		APPROVED : CDW	
NO.	REVISION DESCRIPTION		DATE
1	FDP RESUBMITTAL		2/16/2024

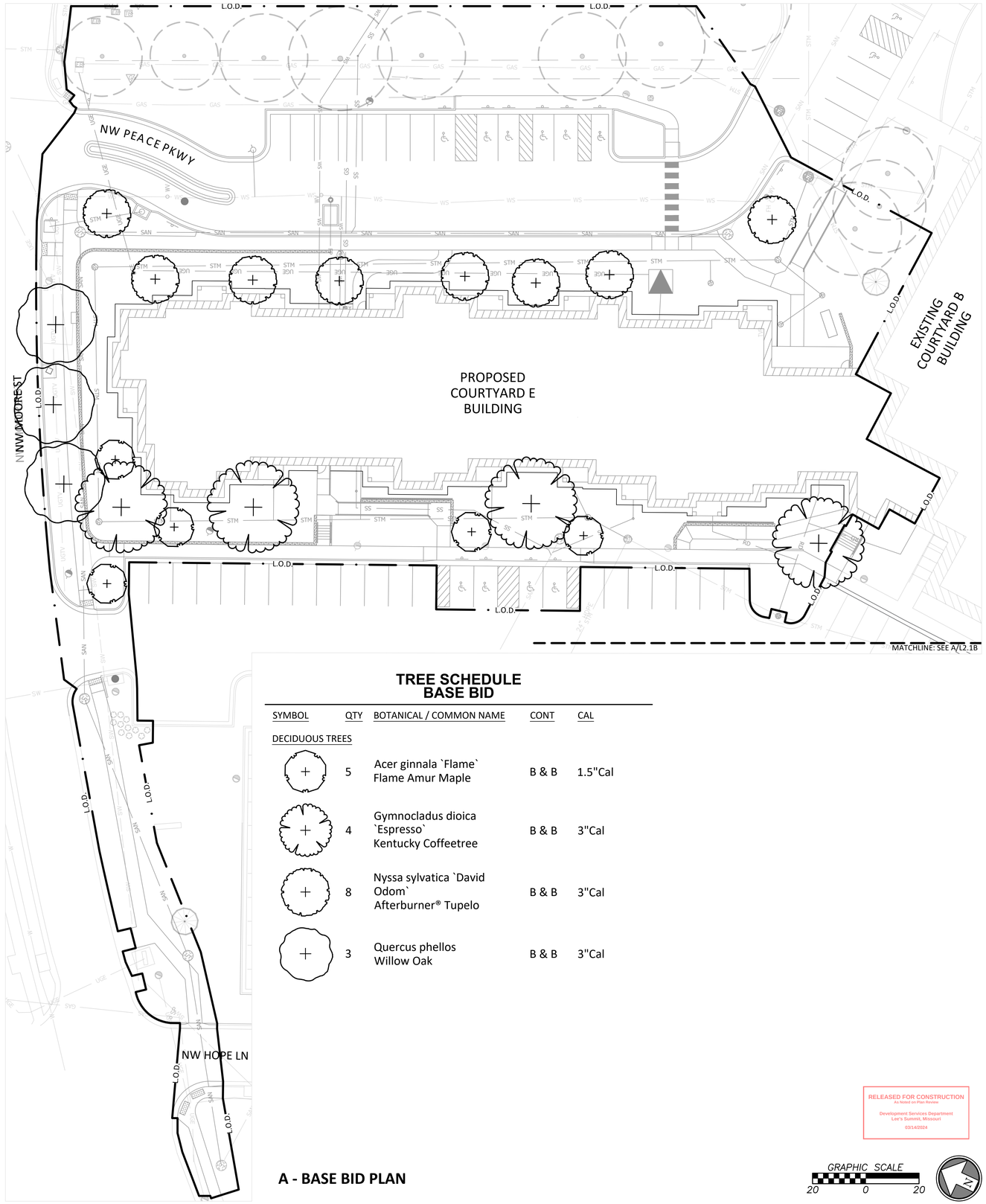
DRAWING TITLE

CODE REQUIRED LANDSCAPING

DATE: December 1, 2023

COMM. NO. 23104.00

DRAWING L2.0



TREE SCHEDULE
BASE BID

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES				
	5	Acer ginnala `Flame` Flame Amur Maple	B & B	1.5"Cal
	4	Gymnocladus dioica `Espresso` Kentucky Coffeetree	B & B	3"Cal
	8	Nyssa sylvatica `David Odom` Afterburner® Tupelo	B & B	3"Cal
	3	Quercus phellos Willow Oak	B & B	3"Cal

A - BASE BID PLAN

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

GRAPHIC SCALE
20 0 20

STATE OF MISSOURI
BRAD D. ERNAND
NUMBER LA-2013000705
2.16.24
PROFESSIONAL LANDSCAPE ARCHITECT

GLMV Architecture
1529 E. Douglas Wichita, KS 67211 | 316.265.9367 | glmv.com

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FINAL
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PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

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ARCHITECT : DAS	CHECKED : ADM
ENGINEER : ERB	APPROVED : CDW

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/16/2024

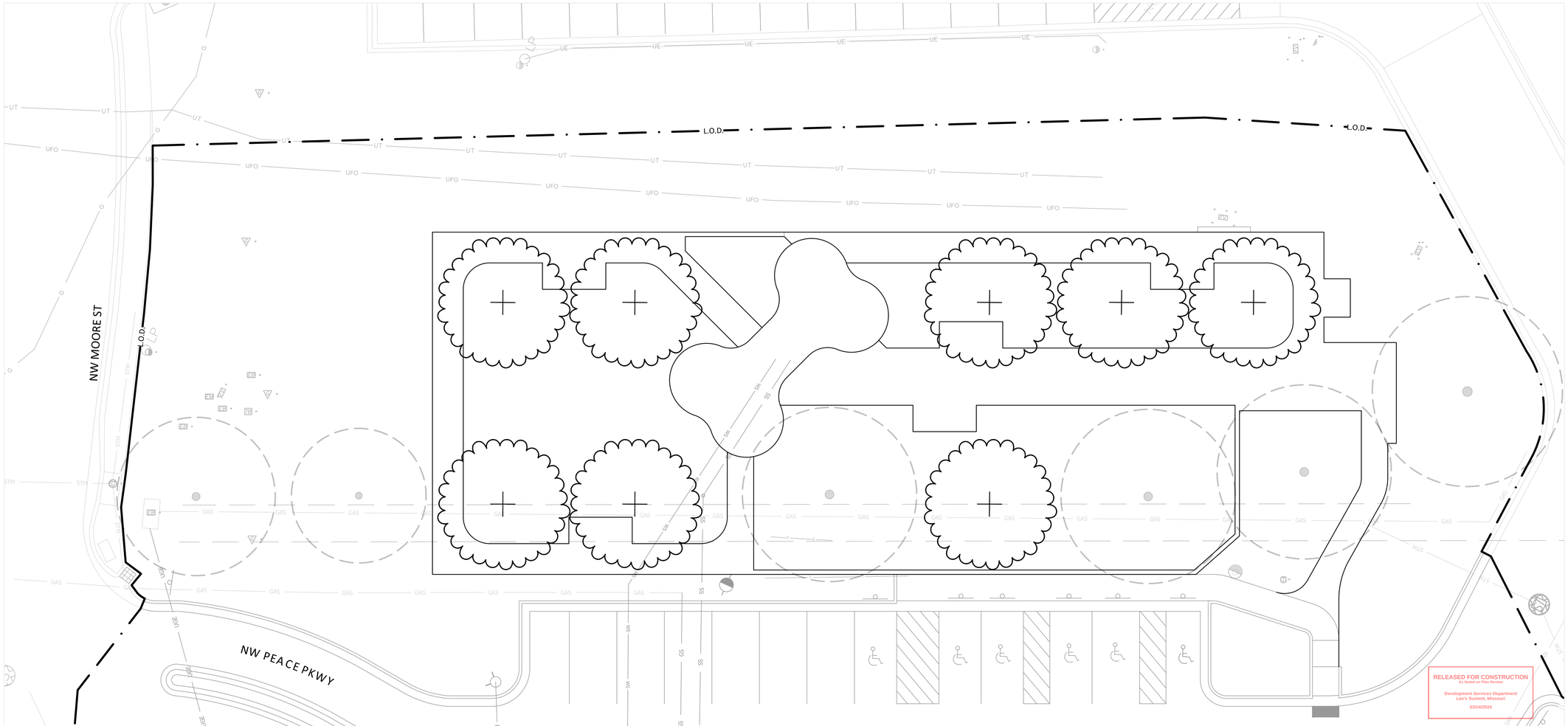
DRAWING TITLE

TREE PLANTING

DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING L2.1

TREE SCHEDULE
ADDITIVE ALTERNATE 01

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES				
+	8	Gleditsia triacanthos inermis `Impcole` Imperial® Honey Locust	B & B	3"Cal



A - ADDITIVE ALTERNATE 01 PLAN

GRAPHIC SCALE
10 0 10

CHAD D. ERDMAND
STATE OF MISSOURI
NUMBER LA-2013000705
2.16.24
PROFESSIONAL LANDSCAPE ARCHITECT

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FINAL
DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

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ENGINEER : ERB	APPROVED : CDW

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/16/2024

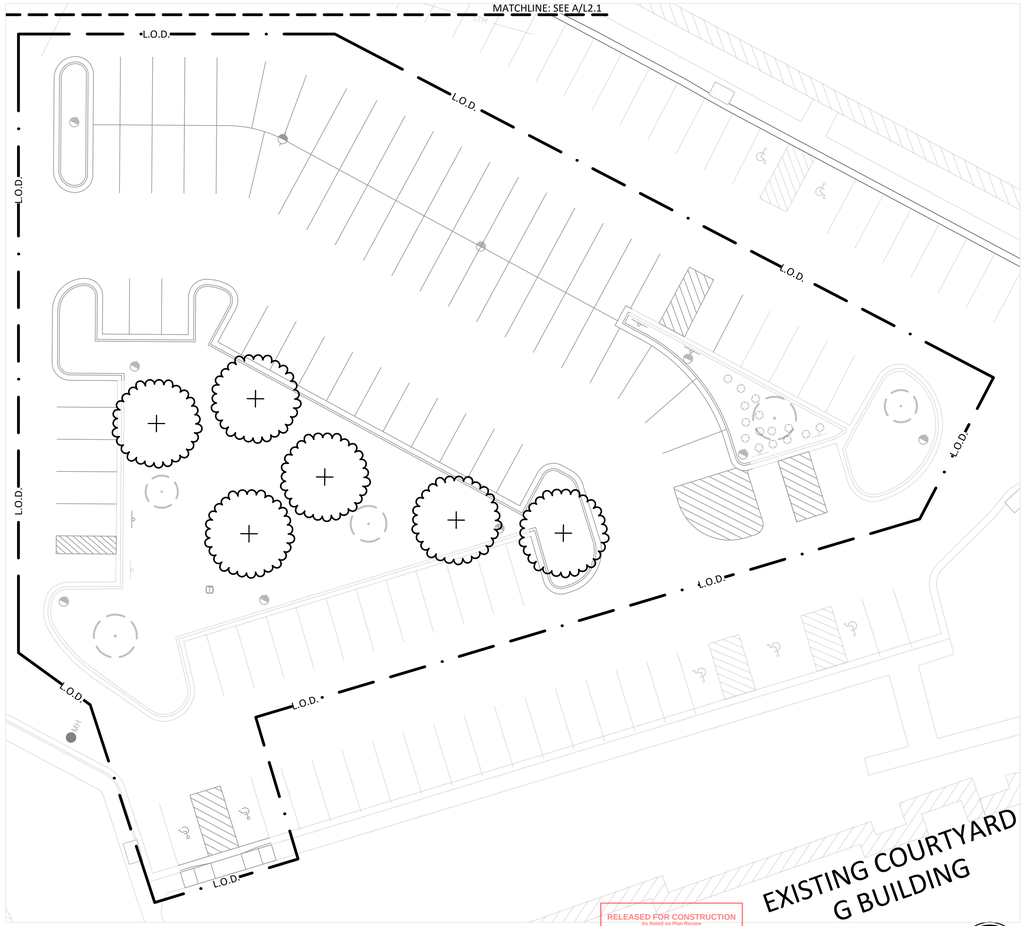
DRAWING TITLE

TREE PLANTING - ADD ALT 01

DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING L2.1A

TREE SCHEDULE
ADDITIVE ALTERNATE 02

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES				
+	6	Gleditsia triacanthos inermis `Impcole` Imperial® Honey Locust	B & B	3"Cal



A - ADDITIVE ALTERNATE 02 PLAN

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

GRAPHIC SCALE
20 0 20

STATE OF MISSOURI
CHAD D. FERNAND
NUMBER LA-2013000705
2.16.24
PROFESSIONAL LANDSCAPE ARCHITECT

GLMVArchitecture
15215 E. Douglas Wichita, KS 67211 | 316.265.9367 | glmv.com

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FINAL
DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

SFCS Architecture Engineering Planning Interiors

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DESIGNER	ERDM	DRAWN	ERDM
ARCHITECT	DAS	CHECKED	ADM
ENGINEER	ERB	APPROVED	CDW

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/16/2024

DRAWING TITLE

TREE PLANTING - ADD ALT 02

DATE: December 1, 2023

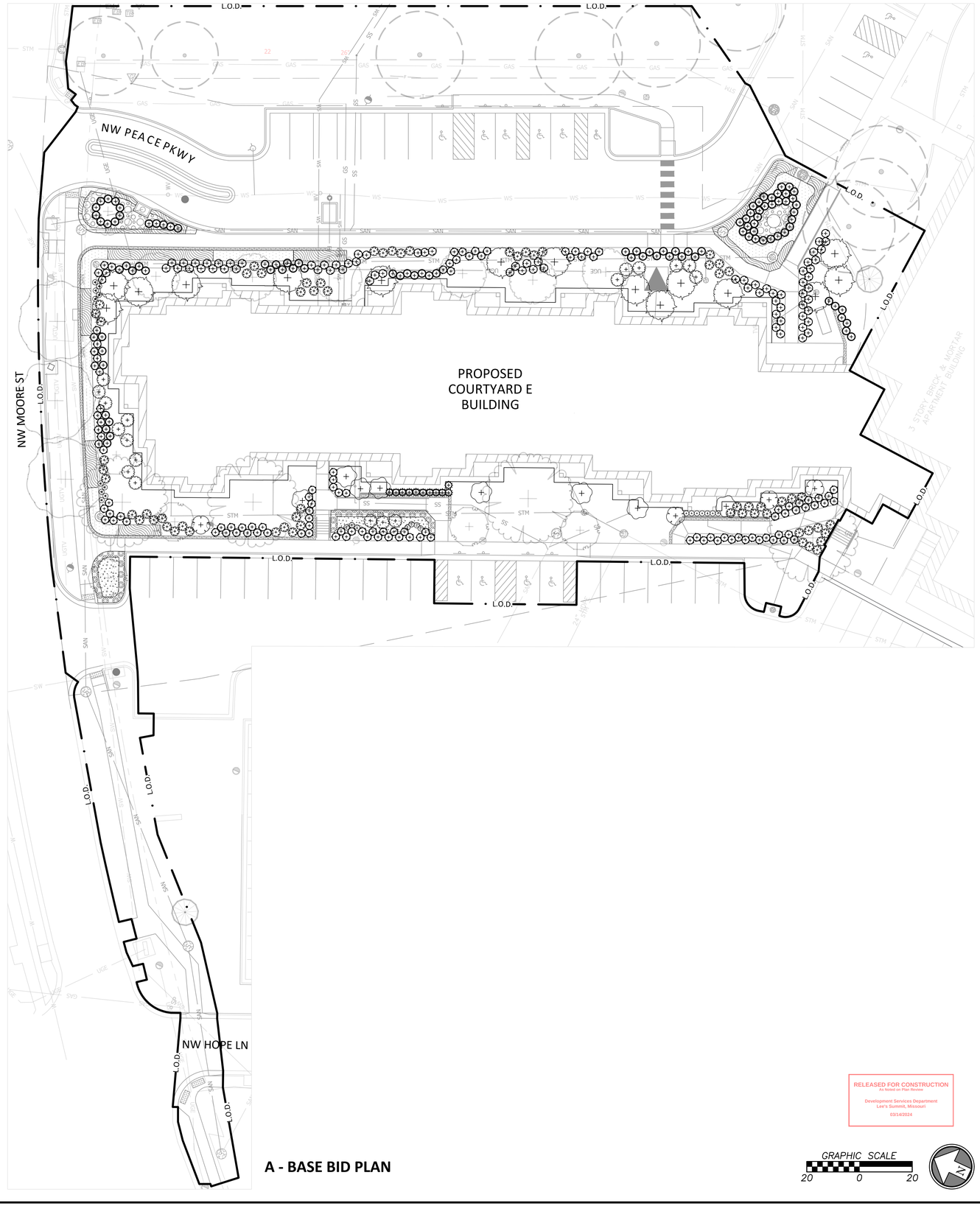
COMM. NO. 23104.00

DRAWING L2.1B

SHRUB & PERENNIAL SCHEDULE
BASE BID

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
SHRUBS				
	18	Aronia melanocarpa 'Autumn Magic' Autumn Magic Black Chokeberry	5 gal	
	72	Buxus x 'Green Gem' Green Gem Boxwood	2 gal	
	63	Callicarpa x 'NCCX2' Pearl Glam® Beautyberry	5 gal	
	8	Calycanthus floridus 'Burgundy Spice' Burgundy Spice Sweetshrub	5 gal	
	4	Calycanthus floridus 'Michael Lindsey' Michael Lindsey Sweetshrub	5 gal	
	15	Hamamelis x intermedia `Diane` Diane Witch Hazel	5 gal	
	115	Ilex glabra 'Compacta' Compact Inkberry	5 gal	Ilex glabra Gem Box® is acceptable substitute
	11	Ilex verticillata 'Little Goblin Red' Little Goblin Red Female Winterberry	5 gal	Plant dwarf male pollinator within 20' of females; Ilex verticillata Red Sprite is acceptable substitute
	96	Itea virginica 'Sprich' Little Henry Sweetspire	2 gal	Itea virginica Fizzy Mizzy® is acceptable substitute
GRASSES				
	10	Chasmanthium latifolium `River Mist` River Mist Variegated Northern Sea Oats	6" pot	
	12	Muhlenbergia capillaris Pink Muhly Grass	1 gal	
	7	Schizachyrium scoparium 'Standing Ovation' Standing Ovation Little Bluestem	1 gal	Availabe at Loma Vista Nursery

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
SHRUB AREAS					
	108	Iberis sempervirens 'Alexander's White' White Evergreen Candytuft	1 gal	18" o.c.	
	359	Liriope spicata `Silver Dragon` Silver Dragon Creeping Lilyturf	1 gal	18" o.c.	
	844	Pulmonaria x `Dark Vader` Dark Vader Lungwort	1 gal	12" o.c.	
	274 sf	SHADE PERENNIAL BLEND			
	63	Astilbe x arendsii 'Rheinland' Rhienland Astilbe	1 gal	50% @ 18" o.c.	
	63	Hosta x 'June' June Hosta	1 gal	50% @ 18" o.c.	
	257 sf	SUN PERENNIAL BLEND			
	59	Asclepias tuberosa Butterfly Milkweed	1 gal	50% @ 18" o.c.	
	59	Echinacea purpurea Coneflower	1 gal	50% @ 18" o.c.	



A - BASE BID PLAN

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

GRAPHIC SCALE
20 0 20

STATE OF MISSOURI
CHAD D. FERNAND
NUMBER LA-2013000705
2.16.24
PROFESSIONAL LANDSCAPE ARCHITECT

GLMVArchitecture
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FINAL
DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

SFCS
Architecture
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Planning
Interiors

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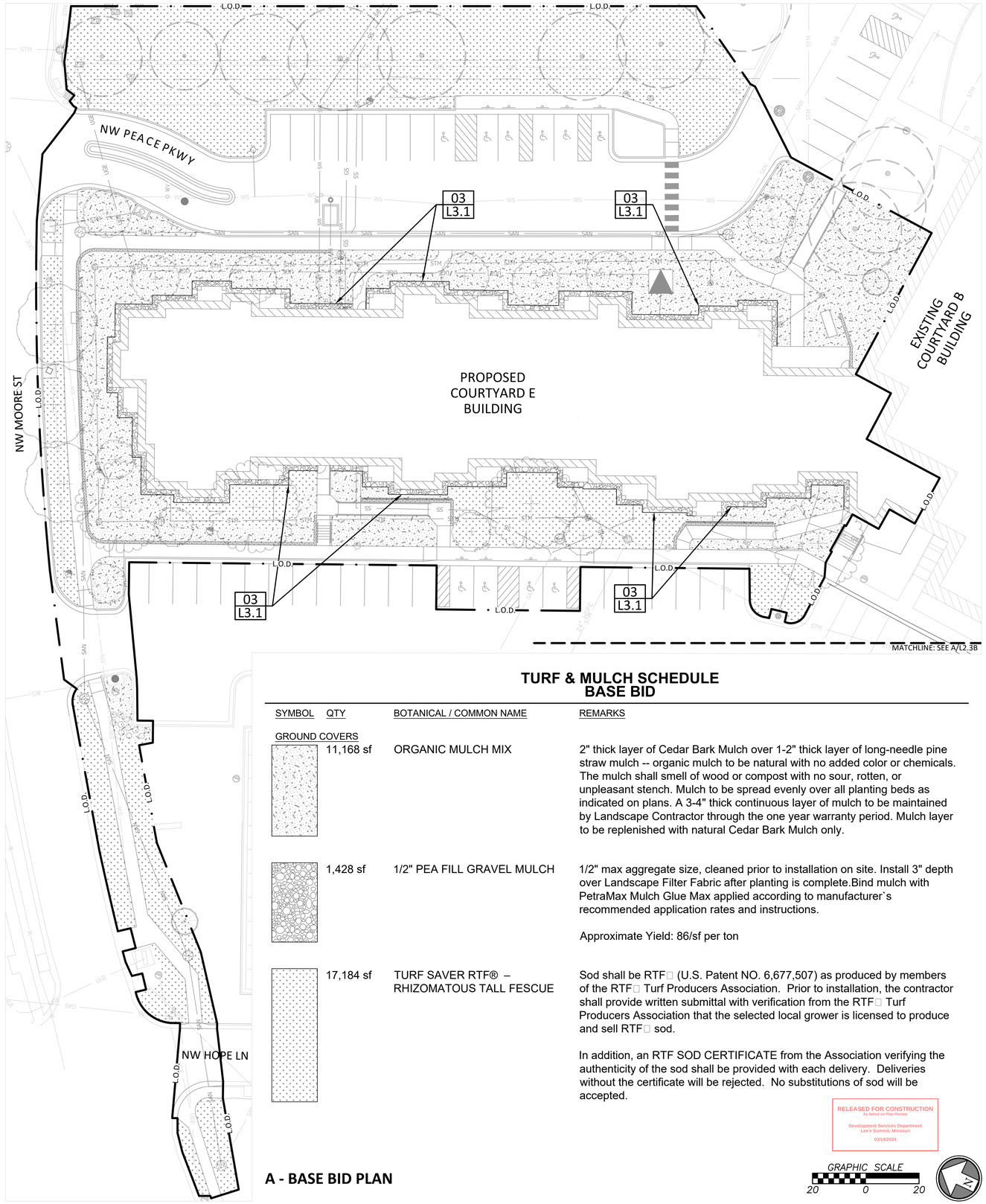
ARCHITECT : DAS	CHECKED : ADM
ENGINEER : ERB	APPROVED : CDW

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/16/2024

DRAWING TITLE

SHRUB & PERENNIAL PLANTING

DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING L2.2



TURF & MULCH SCHEDULE
BASE BID

SYMBOL	QTY	BOTANICAL / COMMON NAME	REMARKS
GROUND COVERS			
	11,168 sf	ORGANIC MULCH MIX	2" thick layer of Cedar Bark Mulch over 1-2" thick layer of long-needle pine straw mulch -- organic mulch to be natural with no added color or chemicals. The mulch shall smell of wood or compost with no sour, rotten, or unpleasant stench. Mulch to be spread evenly over all planting beds as indicated on plans. A 3-4" thick continuous layer of mulch to be maintained by Landscape Contractor through the one year warranty period. Mulch layer to be replenished with natural Cedar Bark Mulch only.
	1,428 sf	1/2" PEA FILL GRAVEL MULCH	1/2" max aggregate size, cleaned prior to installation on site. Install 3" depth over Landscape Filter Fabric after planting is complete.Bind mulch with PetraMax Mulch Glue Max applied according to manufacturer`s recommended application rates and instructions. Approximate Yield: 86/sf per ton
	17,184 sf	TURF SAVER RTF® – RHIZOMATOUS TALL FESCUE	Sod shall be RTF□ (U.S. Patent NO. 6,677,507) as produced by members of the RTF□ Turf Producers Association. Prior to installation, the contractor shall provide written submittal with verification from the RTF□ Turf Producers Association that the selected local grower is licensed to produce and sell RTF□ sod. In addition, an RTF SOD CERTIFICATE from the Association verifying the authenticity of the sod shall be provided with each delivery. Deliveries without the certificate will be rejected. No substitutions of sod will be accepted.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

GRAPHIC SCALE
20 0 20

A - BASE BID PLAN

STATE OF MISSOURI
ERIAD D. ERDMAN
NUMBER LA-2013000705
2.16.24
PROFESSIONAL LANDSCAPE ARCHITECT

GLMVArchitecture
1525 E. Douglas Wichita, KS 67211 | 316.265.9367 | glmv.com

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FINAL
DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

SFCS Architecture Engineering Planning Interiors
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ARCHITECT	DAS	CHECKED	ADM
ENGINEER	ERB	APPROVED	CDW

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/16/2024

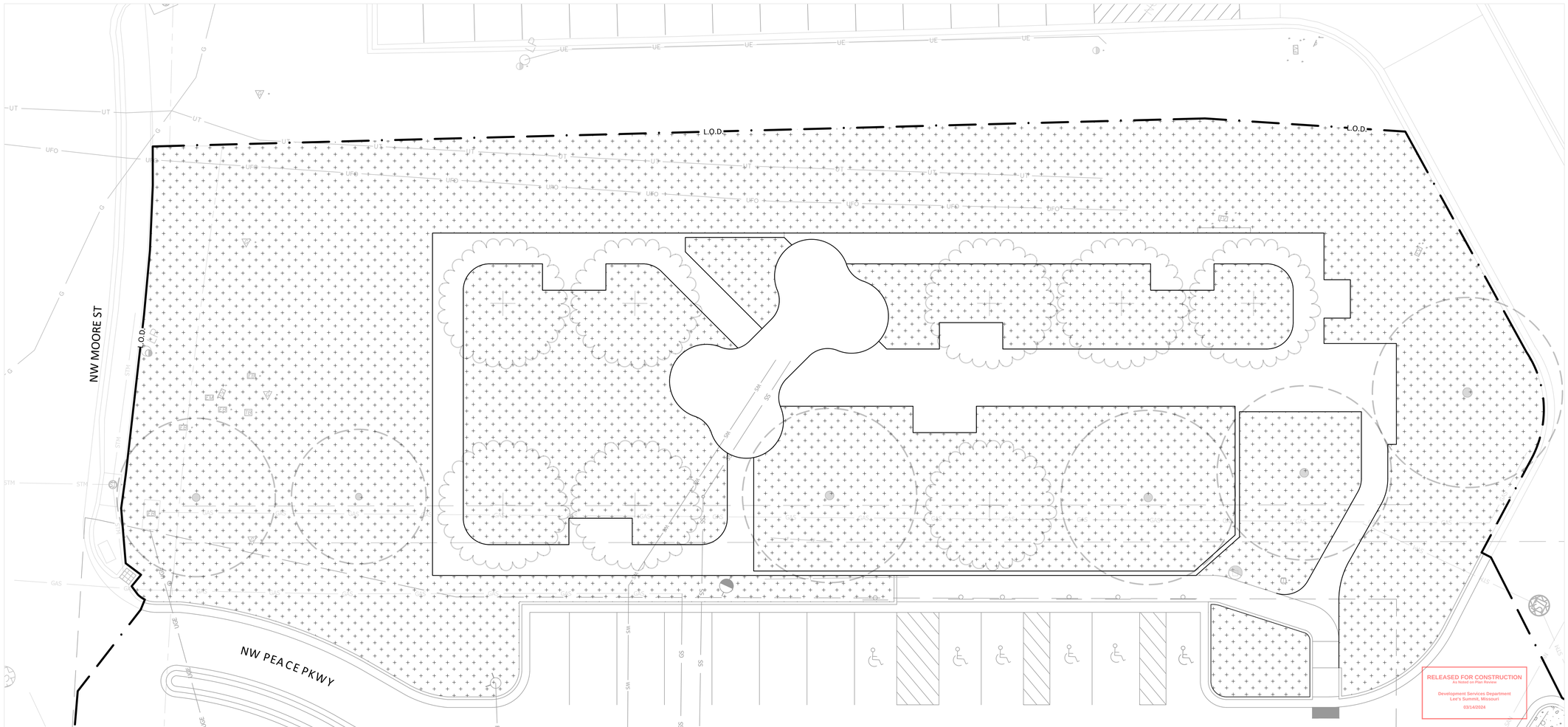
DRAWING TITLE

TURF & MULCH PLANTING

DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING L2.3

TURF & MULCH SCHEDULE
ADDITIVE ALTERNATE 01

SYMBOL	QTY	BOTANICAL / COMMON NAME	REMARKS
GROUND COVERS			
	19,122 sf	TURF SAVER RTF® – RHIZOMATOUS TALL FESCUE	Sod shall be RTF□ (U.S. Patent NO. 6,677,507) as produced by members of the RTF□ Turf Producers Association. Prior to installation, the contractor shall provide written submittal with verification from the RTF□ Turf Producers Association that the selected local grower is licensed to produce and sell RTF□ sod. In addition, an RTF SOD CERTIFICATE from the Association verifying the authenticity of the sod shall be provided with each delivery. Deliveries without the certificate will be rejected. No substitutions of sod will be accepted.



A - ADDITIVE ALTERNATE 01 PLAN

GRAPHIC SCALE
10 0 10

STATE OF MISSOURI
CHAD D. ERDMAND
NUMBER LA-2013000705
2.16.24
PROFESSIONAL LANDSCAPE ARCHITECT

GLMV Architecture
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FINAL
DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

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ARCHITECT : DAS	CHECKED : ADM
ENGINEER : ERB	APPROVED : CDW

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/16/2024

DRAWING TITLE

TURF & MULCH PLANTING - ADD ALT 01

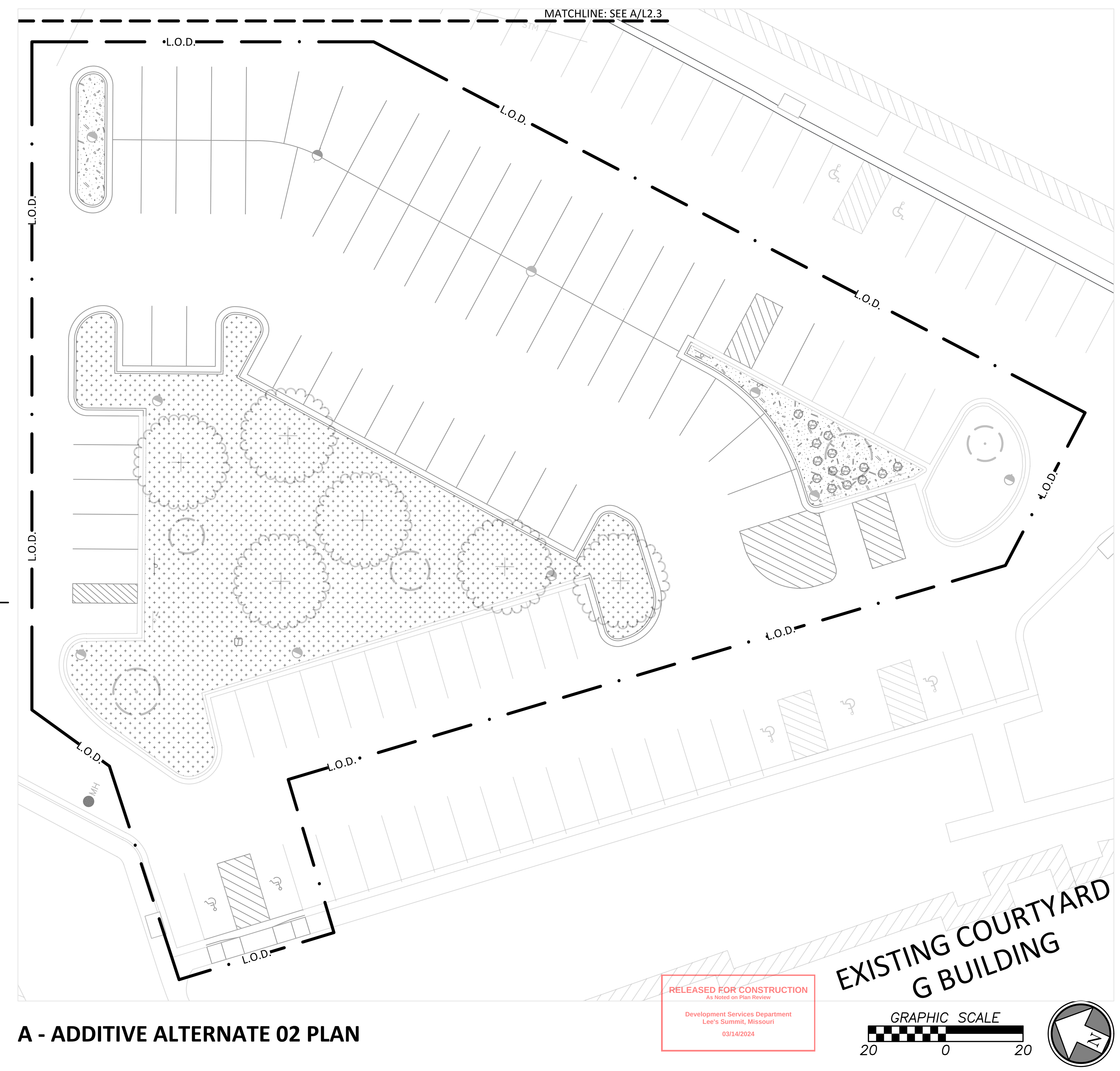
DATE: December 1, 2023

COMM. NO. 23104.00

DRAWING L2.3A

TURF & MULCH SCHEDULE
ADDITIVE ALTERNATE 02

SYMBOL	QTY	BOTANICAL / COMMON NAME	REMARKS
GROUND COVERS			
	845 sf	ORGANIC MULCH MIX	2" thick layer of Cedar Bark Mulch over 1-2" thick layer of long-needle pine straw mulch -- organic mulch to be natural with no added color or chemicals. The mulch shall smell of wood or compost with no sour, rotten, or unpleasant stench. Mulch to be spread evenly over all planting beds as indicated on plans. A 3-4" thick continuous layer of mulch to be maintained by Landscape Contractor through the one year warranty period. Mulch layer to be replenished with natural Cedar Bark Mulch only.
	7,163 sf	TURF SAVER RTF® – RHIZOMATOUS TALL FESCUE	Sod shall be RTF (U.S. Patent NO. 6,677,507) as produced by members of the RTF Turf Producers Association. Prior to installation, the contractor shall provide written submittal with verification from the RTF Turf Producers Association that the selected local grower is licensed to produce and sell RTF sod. In addition, an RTF SOD CERTIFICATE from the Association verifying the authenticity of the sod shall be provided with each delivery. Deliveries without the certificate will be rejected. No substitutions of sod will be accepted.



A - ADDITIVE ALTERNATE 02 PLAN

STATE OF MISSOURI
CHAD D. WEINAND
NUMBER LA-2013000705
2.16.24
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FINAL DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

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ARCHITECT :	DAS	CHECKED :	ADM
ENGINEER :	ERB	APPROVED :	CDW

NO.	REVISION DESCRIPTION	DATE
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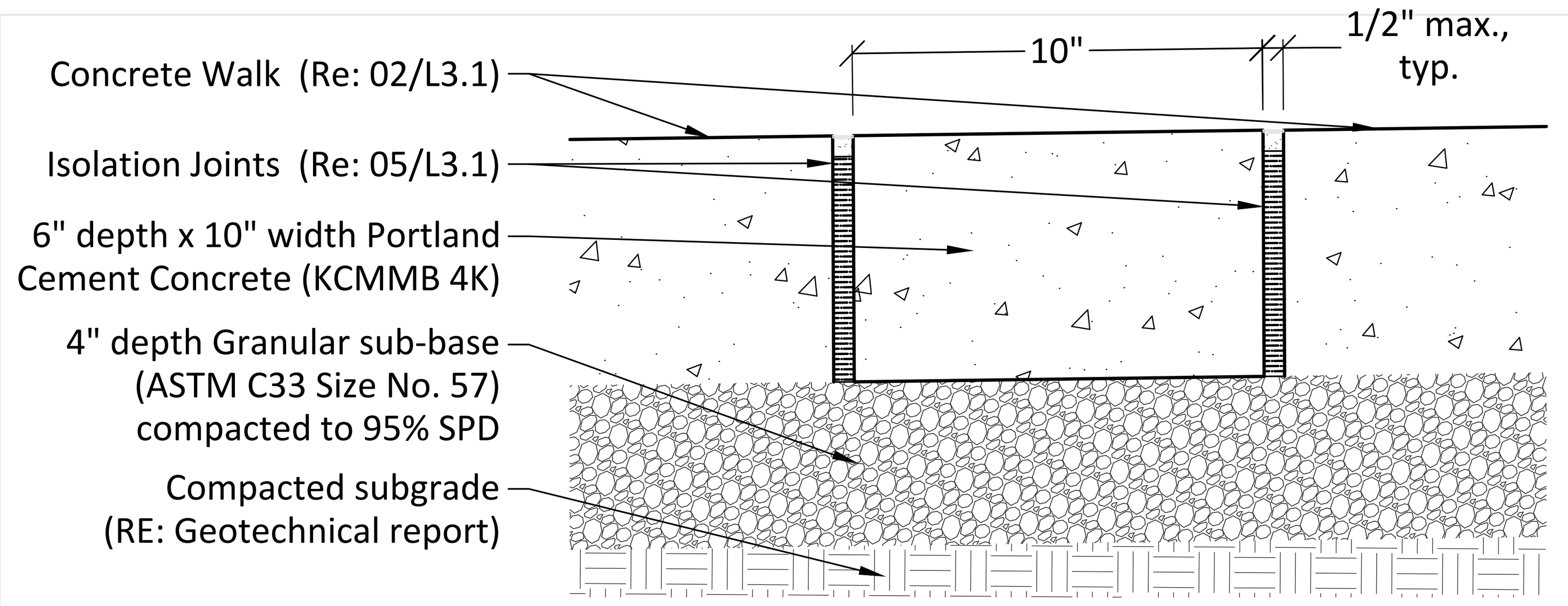
DRAWING TITLE

TURF & MULCH PLANTING - ADD ALT 02

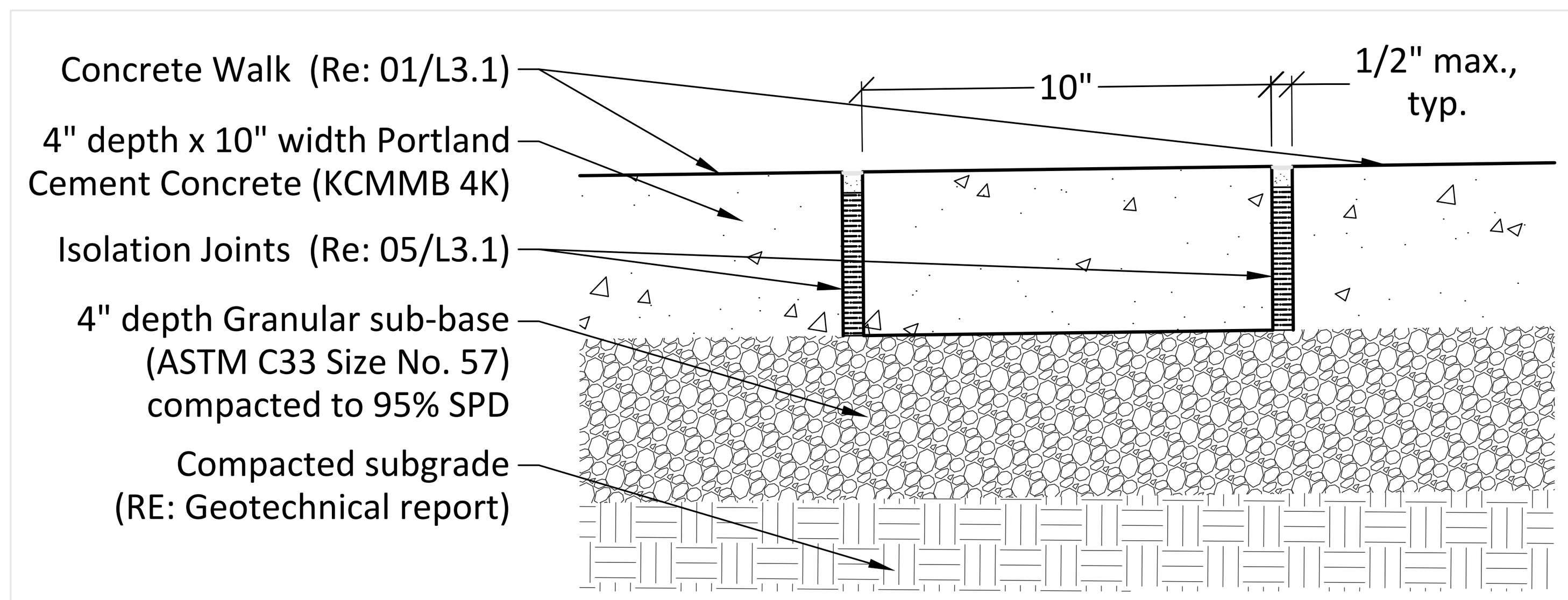
DATE: December 1, 2023

COMM. NO. 23104.00

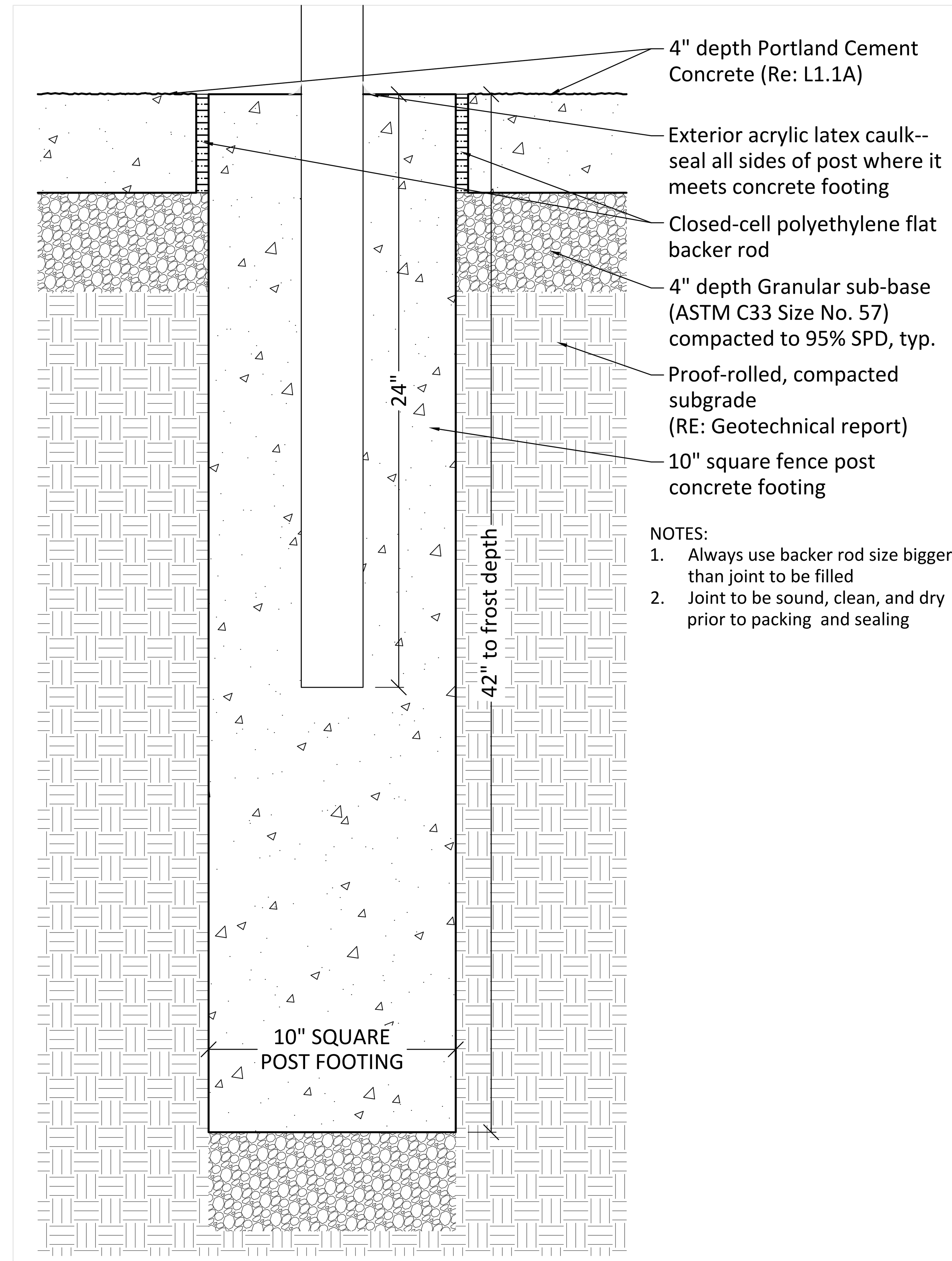
DRAWING L2.3B



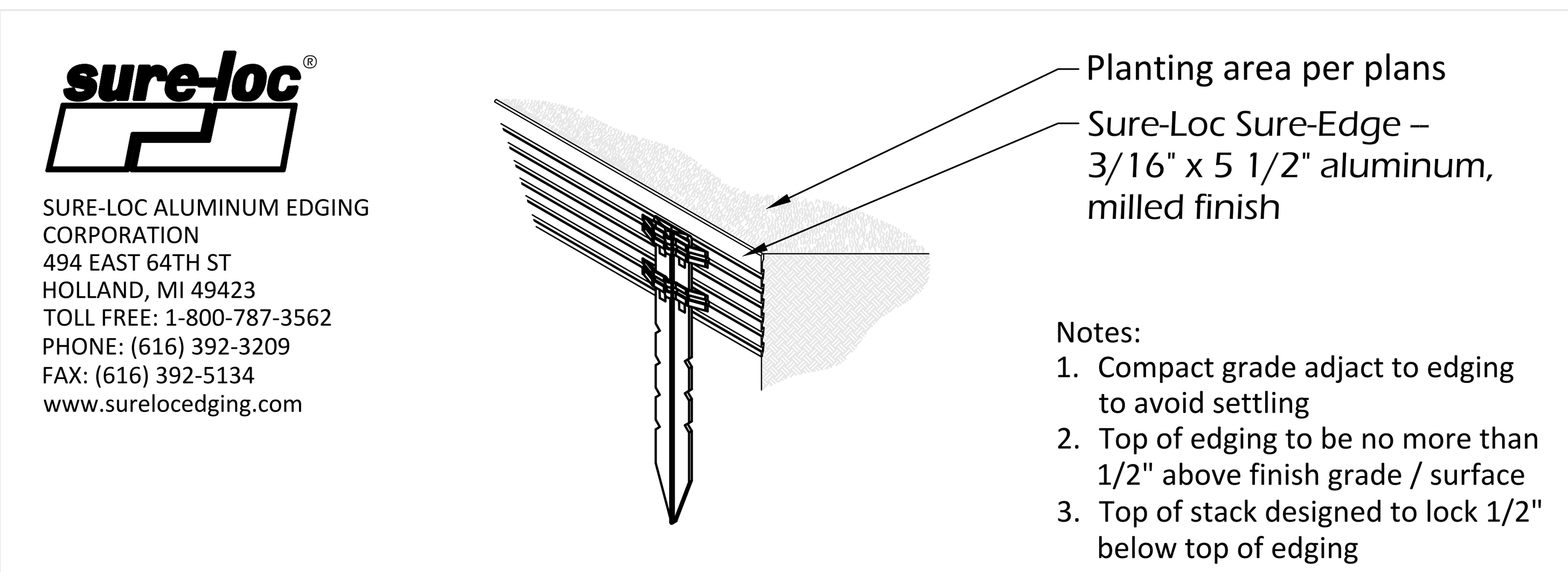
11 **10" Concrete Mow Strip in Heavy Duty Sidewalk**



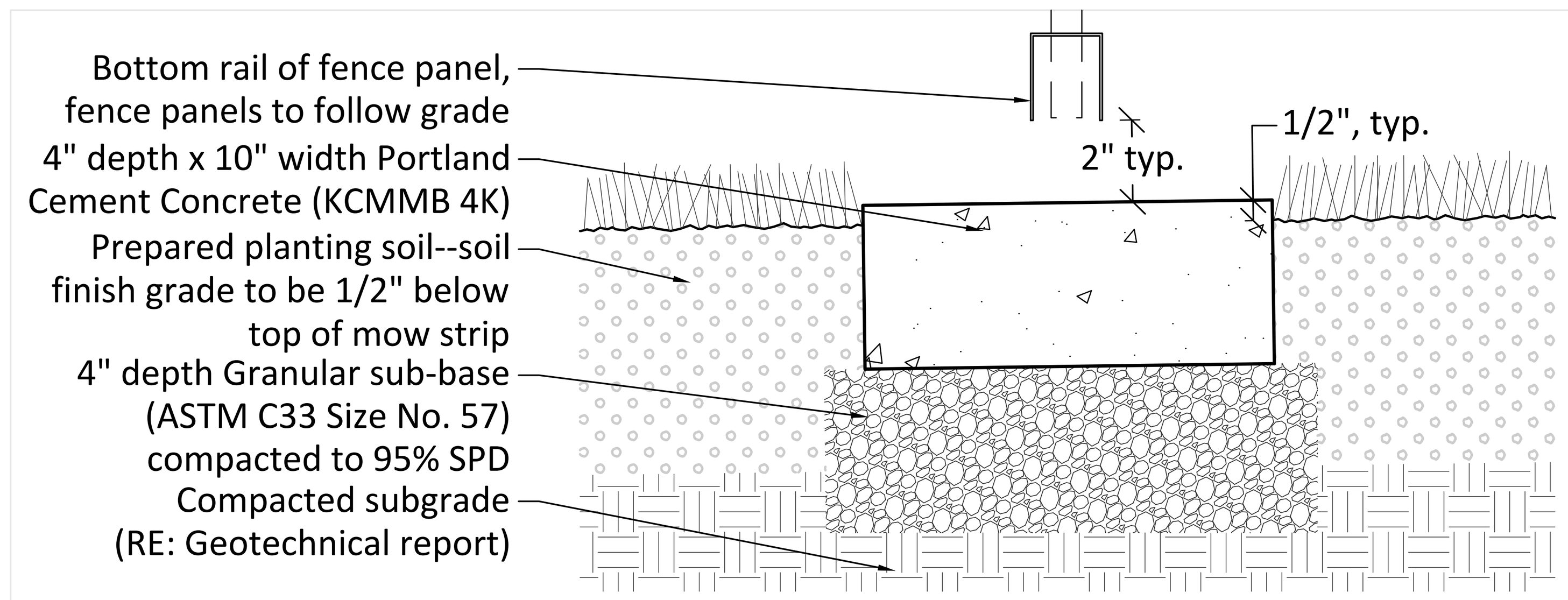
10 **10" Concrete Mow Strip in Sidewalk**



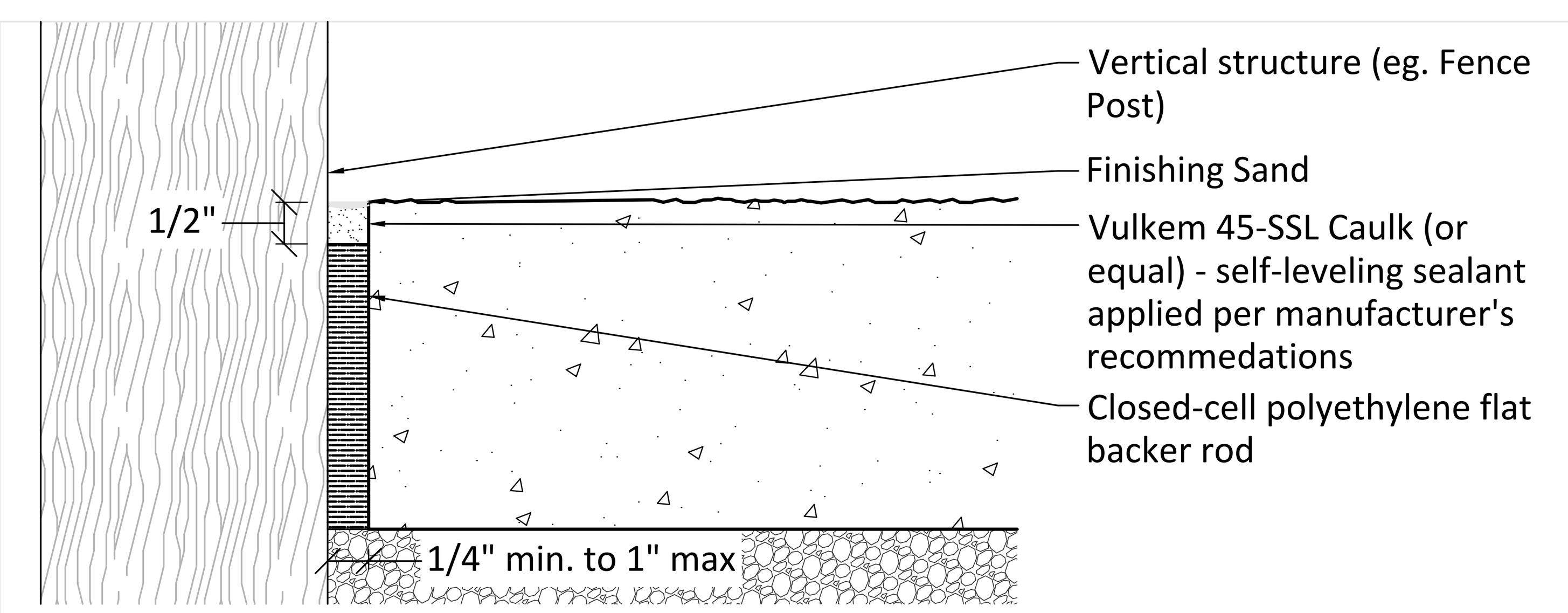
07 **10" Concrete Mow Strip at Fence Posts**



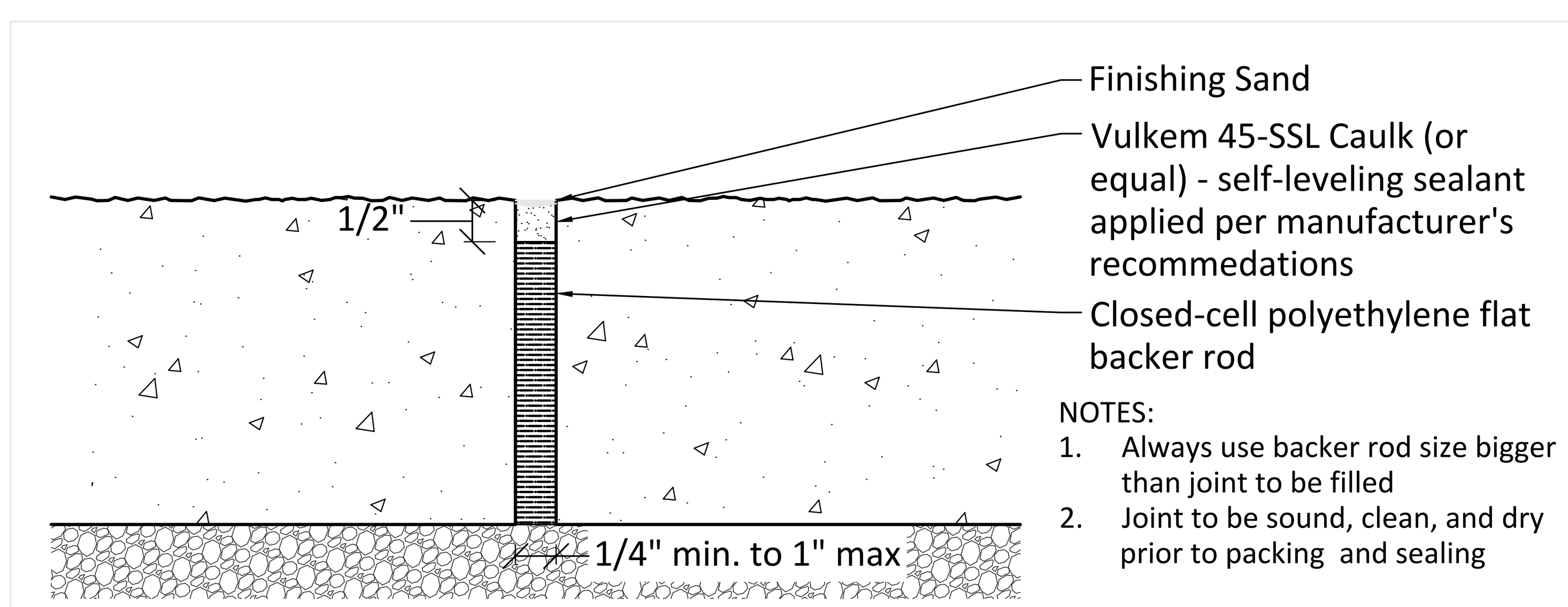
09 **Sure-Loc Sure-Edge Aluminum Landscape Edging**



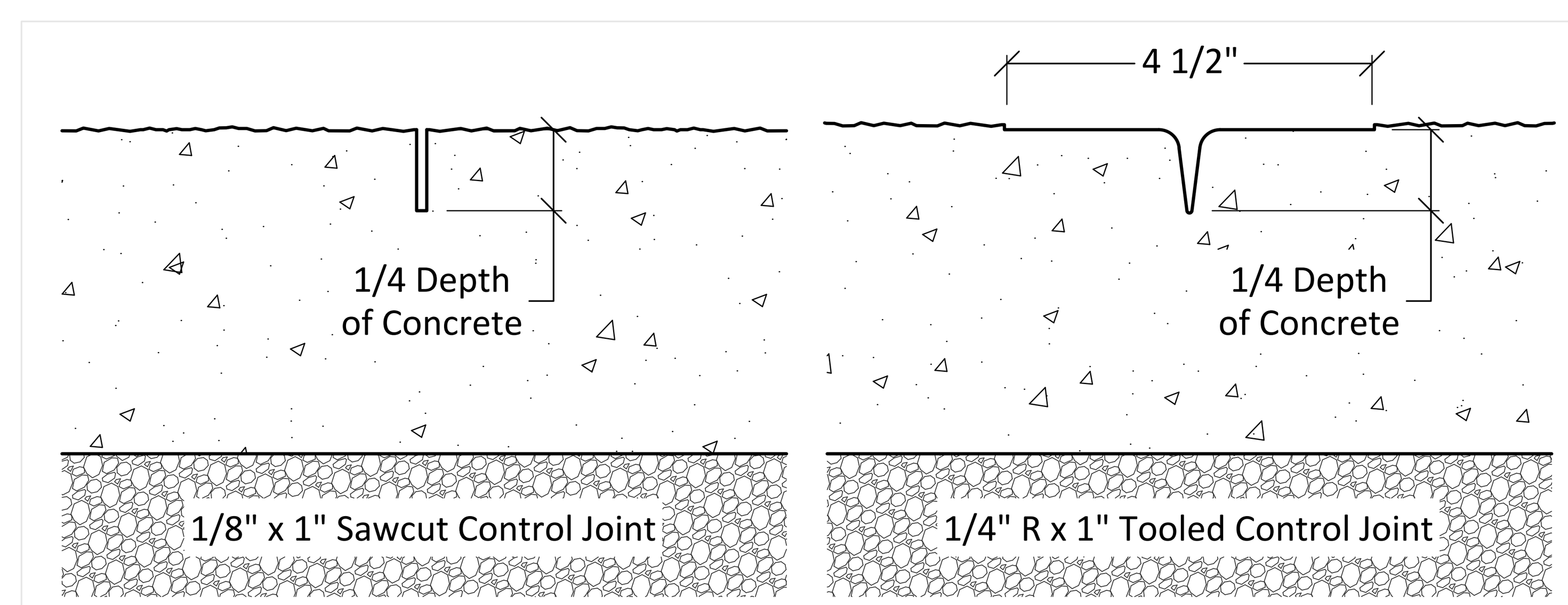
08 **10" Concrete Mow Strip**



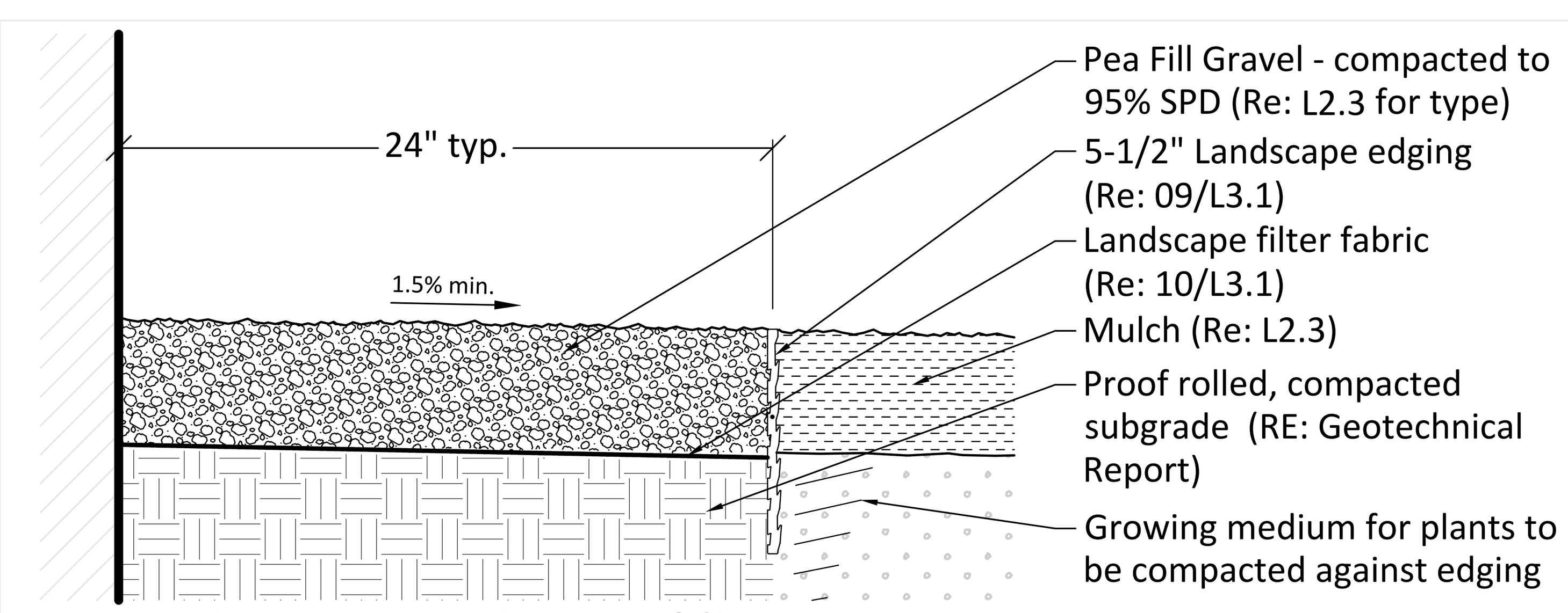
06 **Concrete Isolation Joint at Vertical Break**



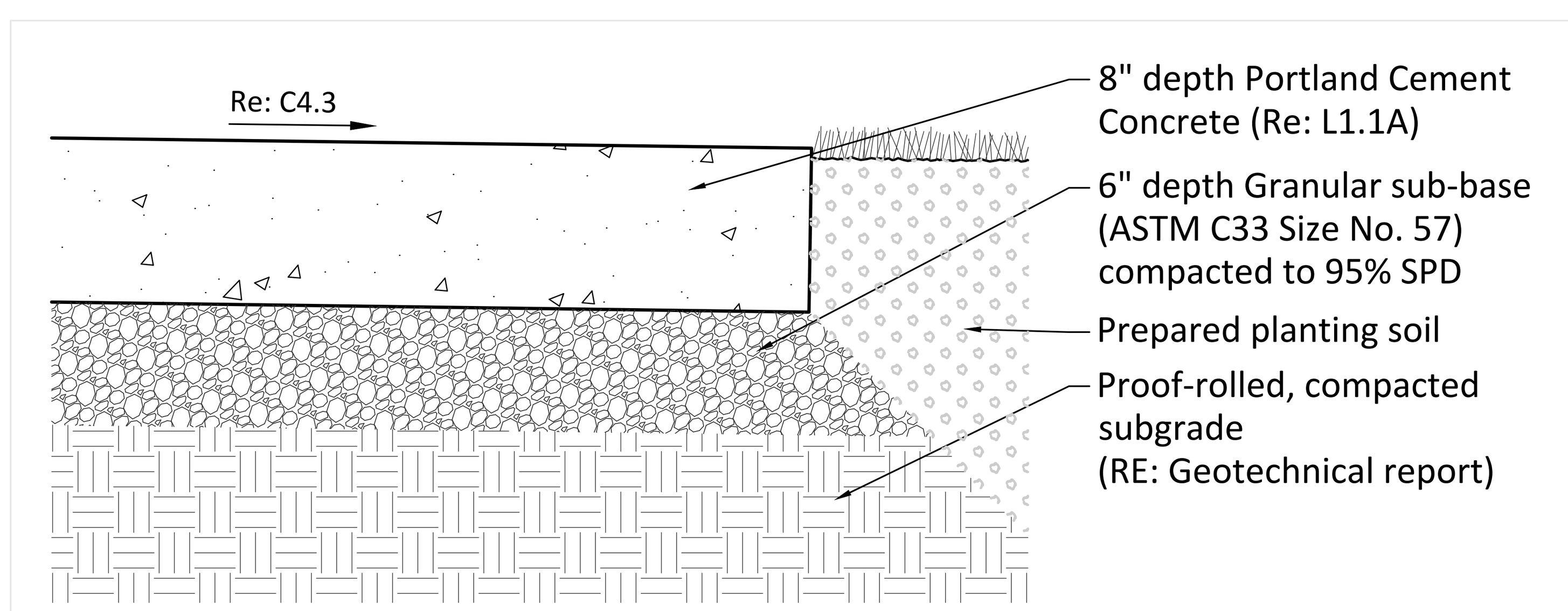
05 **Concrete Isolation Joint at Horizontal Break**



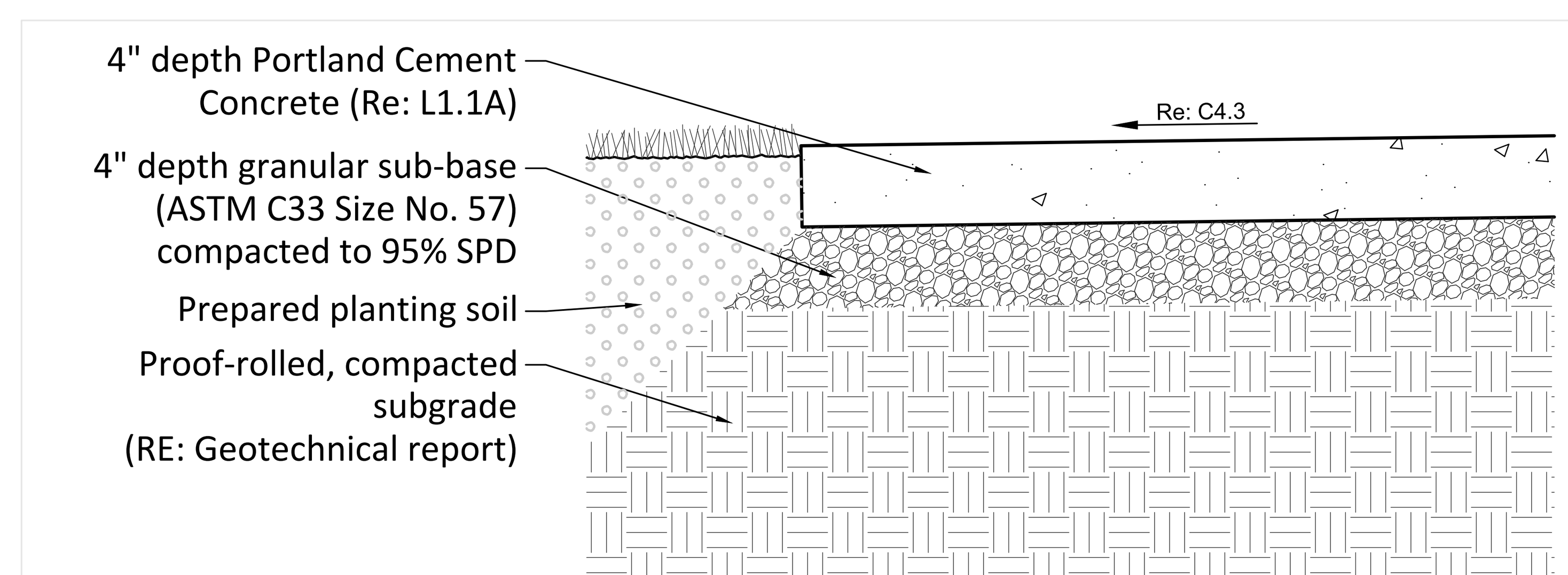
04 **Concrete Control Joints**



03 **Maintenance Strip at Building**



02 **Heavy Duty Concrete Paving**



01 **Concrete Paving**

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

STATE OF MISSOURI
CHAD D. WEINAND
NUMBER LA-2013000705
PROFESSIONAL LANDSCAPE ARCHITECT
2.16.24

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FINAL
DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

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Charlotte, North Carolina 28203.4633
704.372.7327 ▪ Fax 704.372.7369
www.sfcs.com

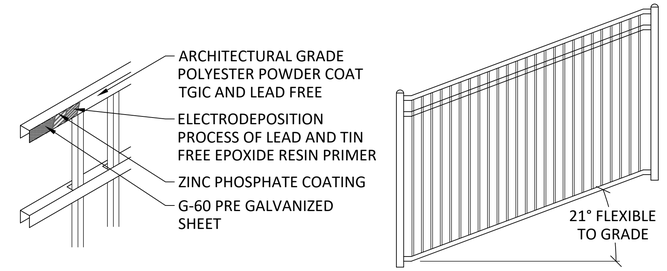
DESIGNER : ERDM		DRAWN : ERDM	
ARCHITECT : DAS		CHECKED : ADM	
ENGINEER : ERB		APPROVED : CDW	

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/16/2024

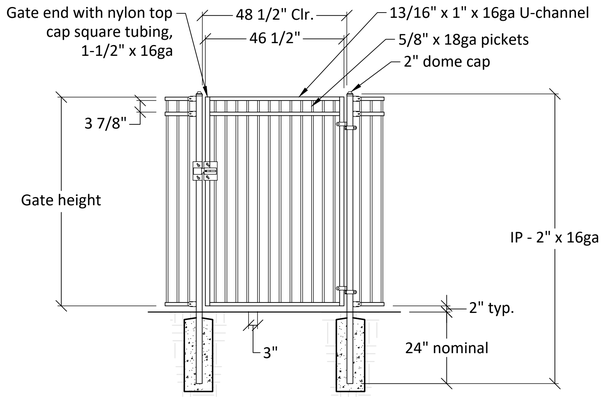
DRAWING TITLE

CONSTRUCTION
DETAILS

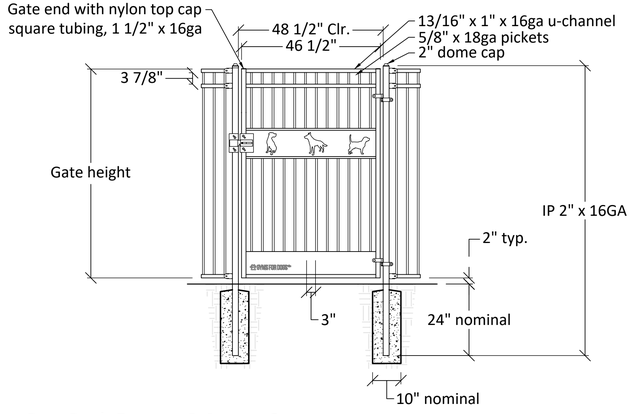
DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING L3.1



07 Dog Park Fence - Railing Detail

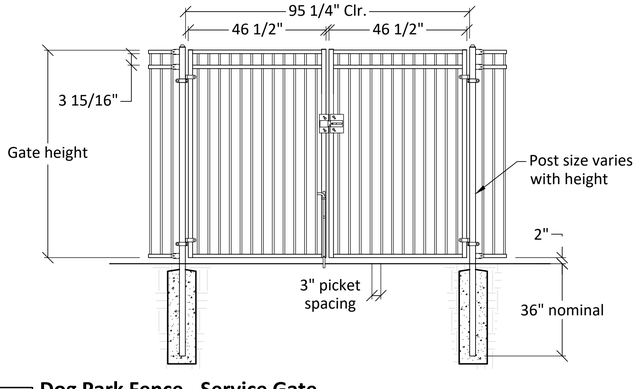


05 Dog Park Fence - Secondary Gate

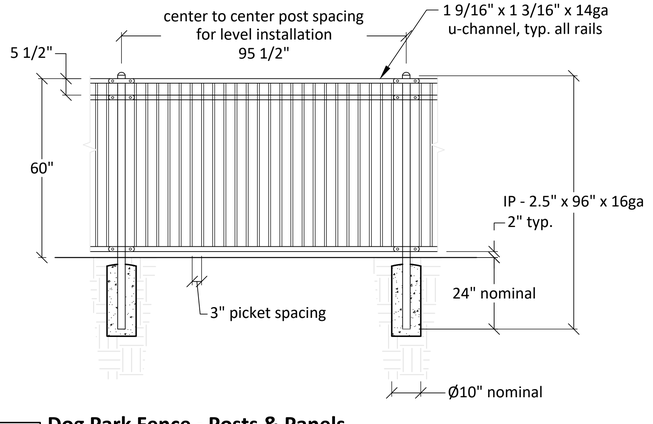


04 Dog Park Fence - Primary Gate

06 Dog Park Fence - Entry Gate Self-Close Hinge & Latch



03 Dog Park Fence - Service Gate



02 Dog Park Fence - Posts & Panels

GYMS FOR DOGS™
Natural Dog Park Products

GYMS FOR DOGS®
3815 RIVER CROSSING PKWY SUITE 100
INDIANAPOLIS, IN 46240
PHONE: (800) 931-1562
EMAIL: sales@GymsForDogs.com
www.GymsForDogs.com

DESIRED MOUNT:
☑IN-GROUND
☐SURFACE

DESIRED HEIGHT:
☐48"
☑60"
☐72"

DESIRED PICKET SPACING:
☑3" (SHOWN)
☐3.9"

DESIRED FENCE:
☐ALUMINUM
☑STEEL

Doggie DVR Fence Series

Item	Approx. Dimensions	Item Number
Panels – 90.5” wide	Fence Panel – 5’ Tall	DL-FN5FP-DVR
Gates – 4’ Wide	Entrance Gate – 5’ Tall	DL-FN5EG-DVR
Gates – 4’ Wide	(2) 4’ Wide panels for a total opening of 8'	DL-FN5SG-DVR
Post – 2.5” x 2.5”	In-Ground Post (IG)	DL-FNIG5-DVR
Post – 2.5” x 2.5”	Post Top Cap – 1 per post	DL-FNPOST-DVR
Mounting Brackets	In-Line Brackets (2) Kit per post	DL-LBRACKT-DVR
Mounting Brackets	End, Corner, T Brackets (2) Kit per post	DL-TBRACKT-DVR
Gate Hinges and Latch	Hinge Kit – 2 Hinges per Kit	DL-HINGE-DVR
Gate Hinges and Latch	Latch for Entrance Gate	DL-LATCH-DVR
Gate Hinges and Latch	Drop Rod Kit for Service Gate	DL-DROPPN-DVR
Gate Hinges and Latch	Fork Latch for Service Gate	DL-FORKLTH-DVR

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Lee's Summit, Missouri
03/14/2024

01 Dog Park Fence - Fence Selection

STATE OF MISSOURI
RICHARD D. FERNAND
NUMBER LA-2013000705
2.16.24
REGISTERED LANDSCAPE ARCHITECT

GLMVArchitecture
520 S. Douglas Wichita, KS 67211 | 316.265.8367 | glmvarch

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PROJECT TITLE

John Knox Village

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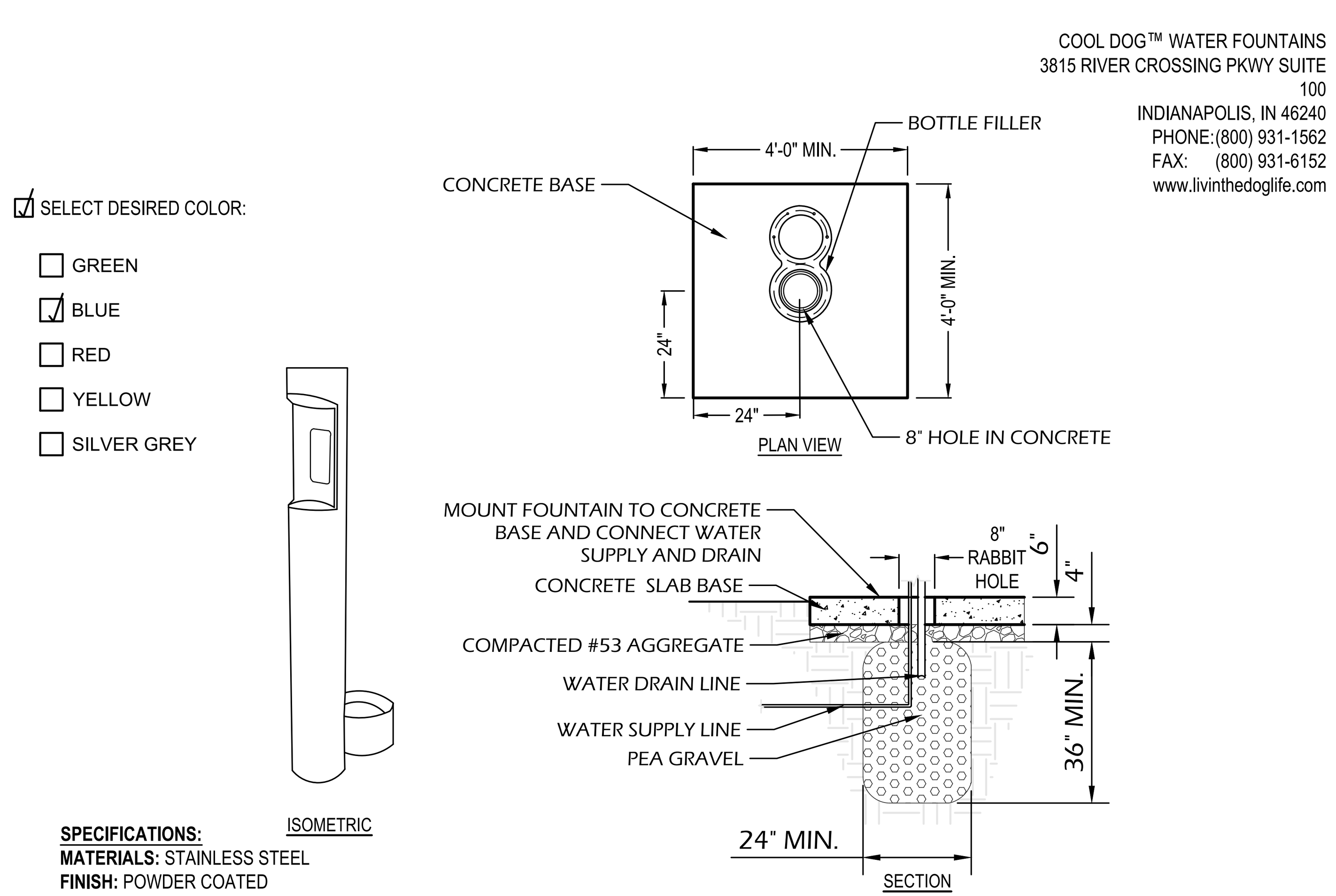
DESIGNER	ERDM	DRAWN	ERDM
ARCHITECT	DAS	CHECKED	ADM
ENGINEER	ERB	APPROVED	CDW

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/16/2024

DRAWING TITLE

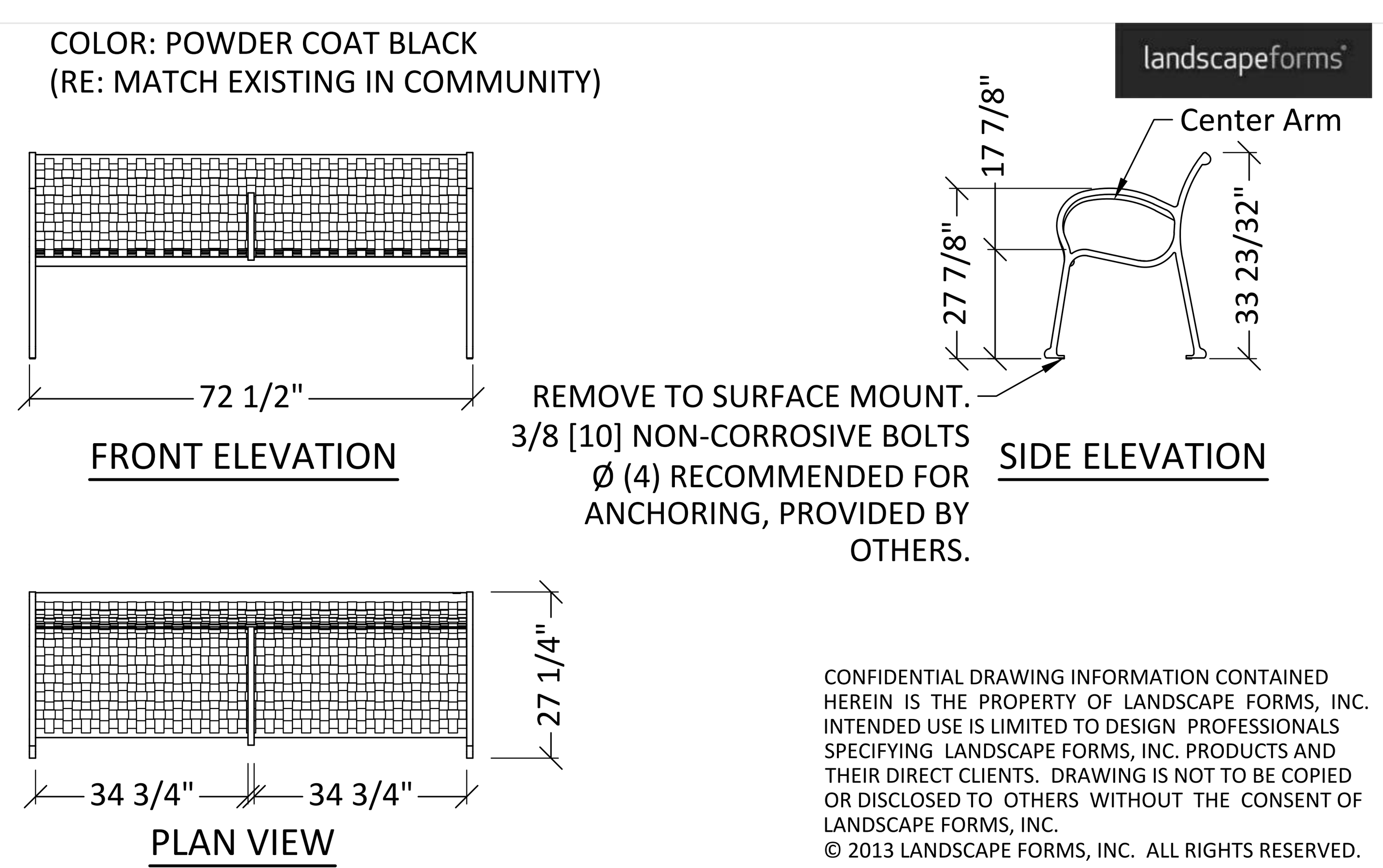
CONSTRUCTION
DETAILS

DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING L3.2



03 **DL-1000-BF: Cool Dog Water Fountain**

COLOR: POWDER COAT BLACK
(RE: MATCH EXISTING IN COMMUNITY)



02 **Landscape Forms Scarborough 72" Woven Bench with Central Arm**

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

01 **ZEROWASTEUSA.COM The Gladiator Dog Waste Station**

STATE OF MISSOURI
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NUMBER LA-2013000705
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ARCHITECT :	DAS	CHECKED :	ADM
ENGINEER :	ERB	APPROVED :	CDW

NO.	REVISION DESCRIPTION	DATE
1	FDP RESUBMITTAL	2/16/2024

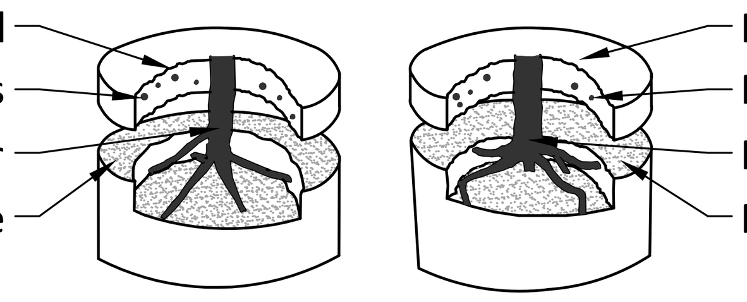
DRAWING TITLE

AMENITIES DETAILS

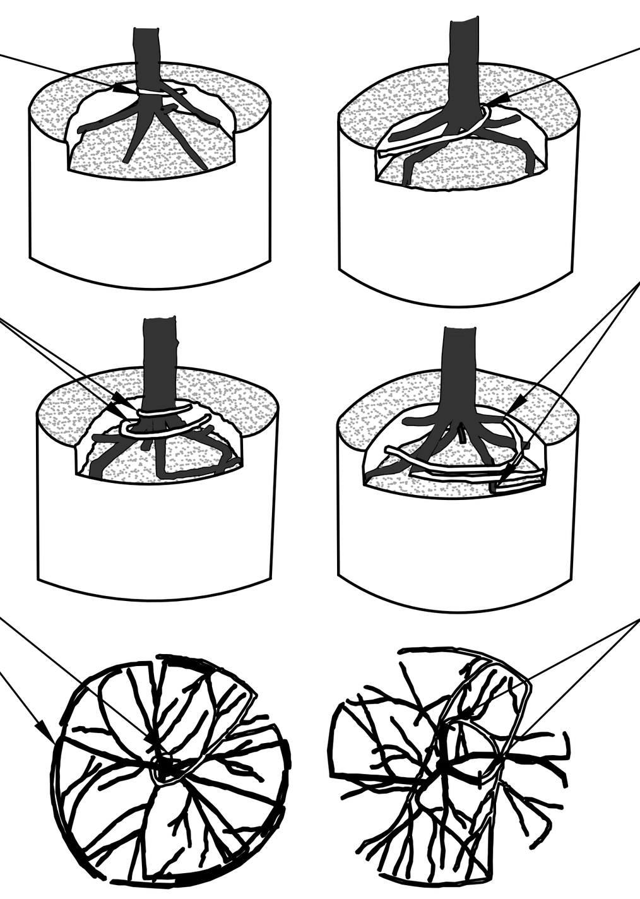
DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING L3.3

Step 1 - Remove substrate over root collar

Plants planted too deeply in root ball. Remove excess substrate and roots to meet root inspection detail.



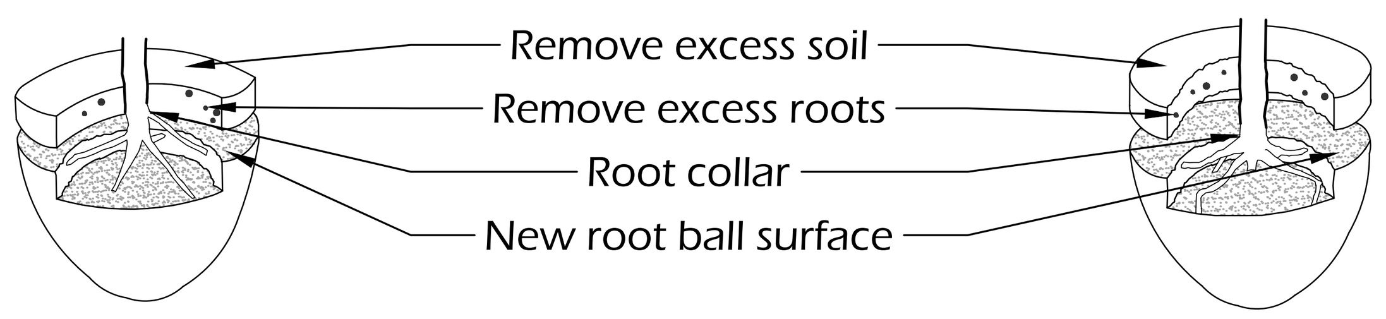
Step 2 - Remove defects.



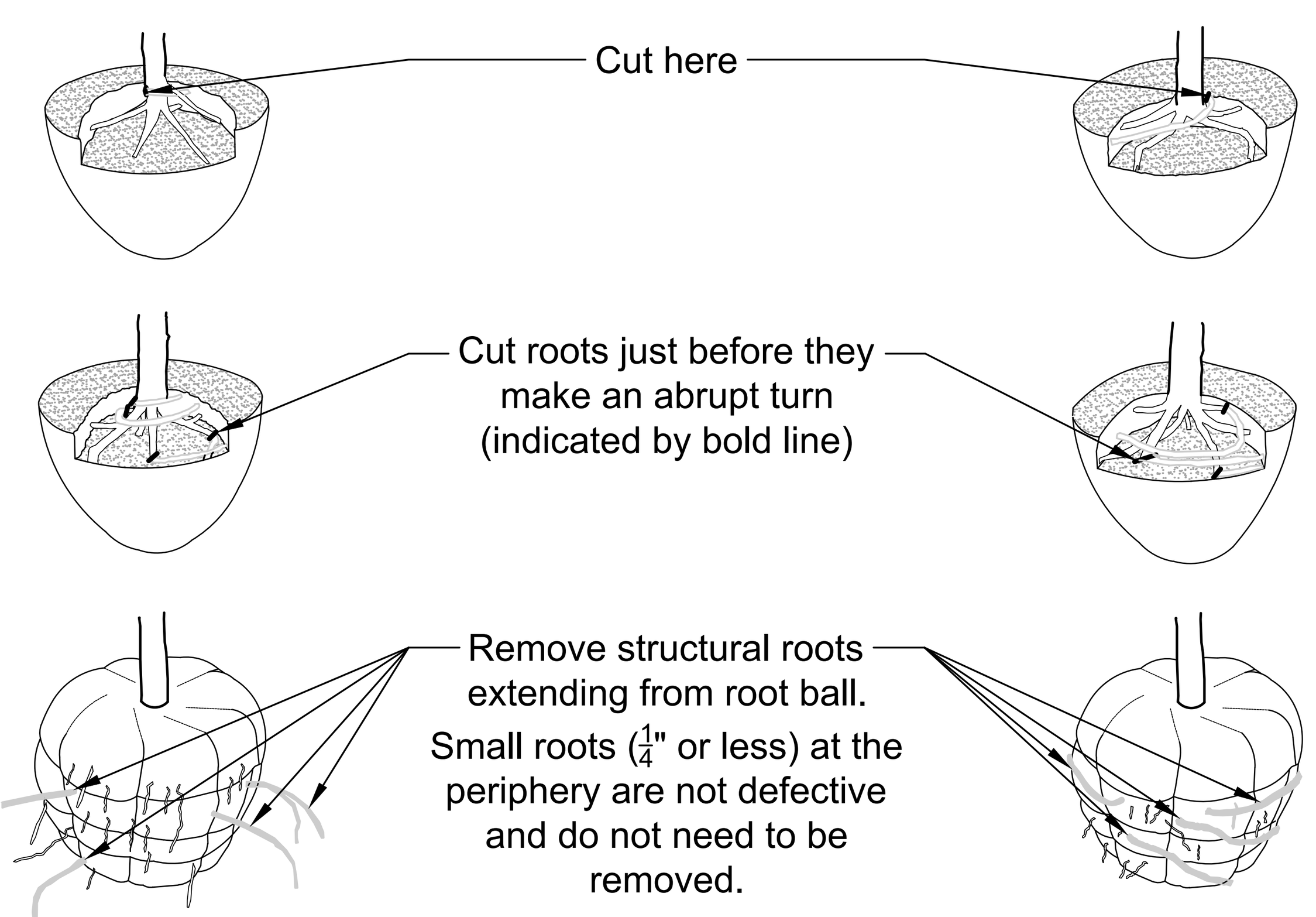
Notes:
1- All plants shown are rejectable unless they undergo recommended correction.
2- First Step 1, then Step 2. Roots and soil may be removed during the correction process; substrate/soil shall be replaced after correction has been completed.
3- Plants shall meet root observations detail following correction.
4- Small roots (1/4" or less) on the periphery of the root ball are common with container plant production. These small roots are not defined as "defects" and can be addressed at the time of installation.

05 **Root Correction - Container Plants**

Step 1 - When tree is planted too deeply in root ball, remove excess soil & roots to meet root inspection detail 212.

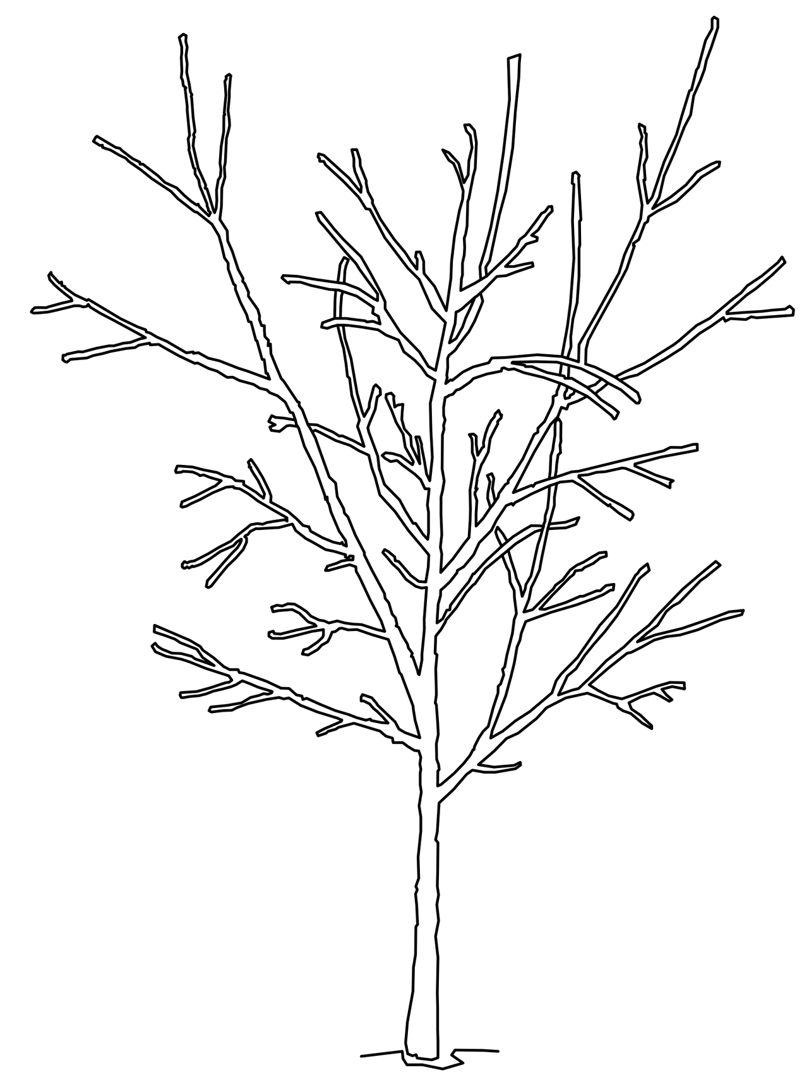


Step 2 - Remove defective roots.



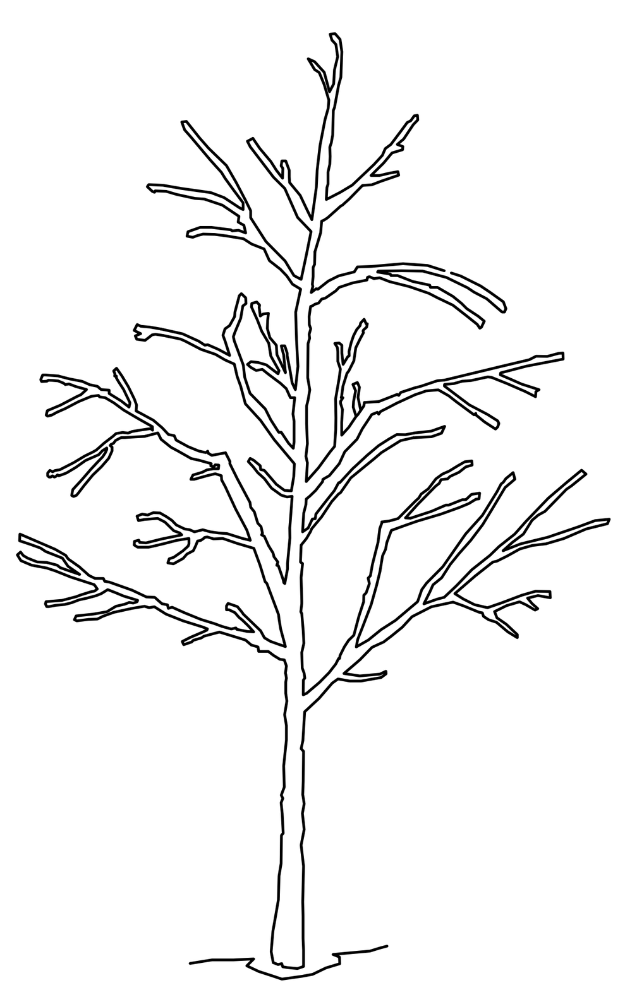
DETAIL NOTES:
1. Protect and maintain structural (large) roots while removing defective roots. Examples of defective roots as follows:
   1.1. Roots wrapping around root collar
   1.2. Roots growing over structural roots
   1.3. Roots growing around or over root collar
2. All trees shown are rejectable unless they undergo recommended correction.
3. First step 1, then step 2. Adjust hole depth to allow for the removal of excess soil and roots over the root collar.
4. Roots and soil may be removed during the correction process; substrate/ soil shall be replaced after the correction has been completed.
5. Trees shall pass root observations detail following correction.

03 **Root Correction - Balled & Burlapped Plants**



1. Before planting, tree has three codominant stems. The two that compete with the one in the center should be pruned to supress their growth.

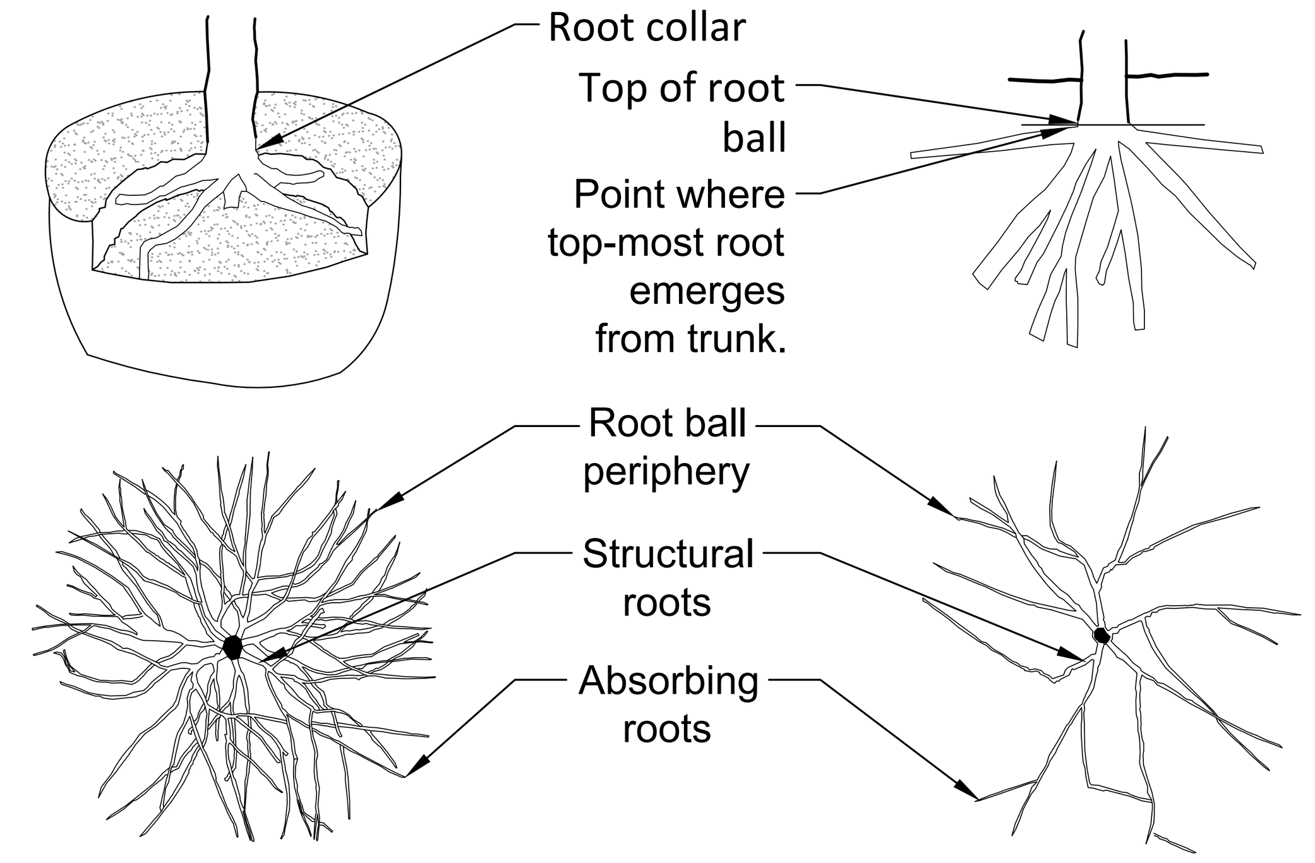
2. Two competing stems were reduced substantially, in this case remvoing about 70% of their foilage using reduction cuts.



3. After pruning, plant has only one dominant stem.

NOTES:
1. All trees shown are rejectable unless they undergo recommended treatment.
2. Tree shall meet crown observation detail following correction.

02 **Crown Correction Example**

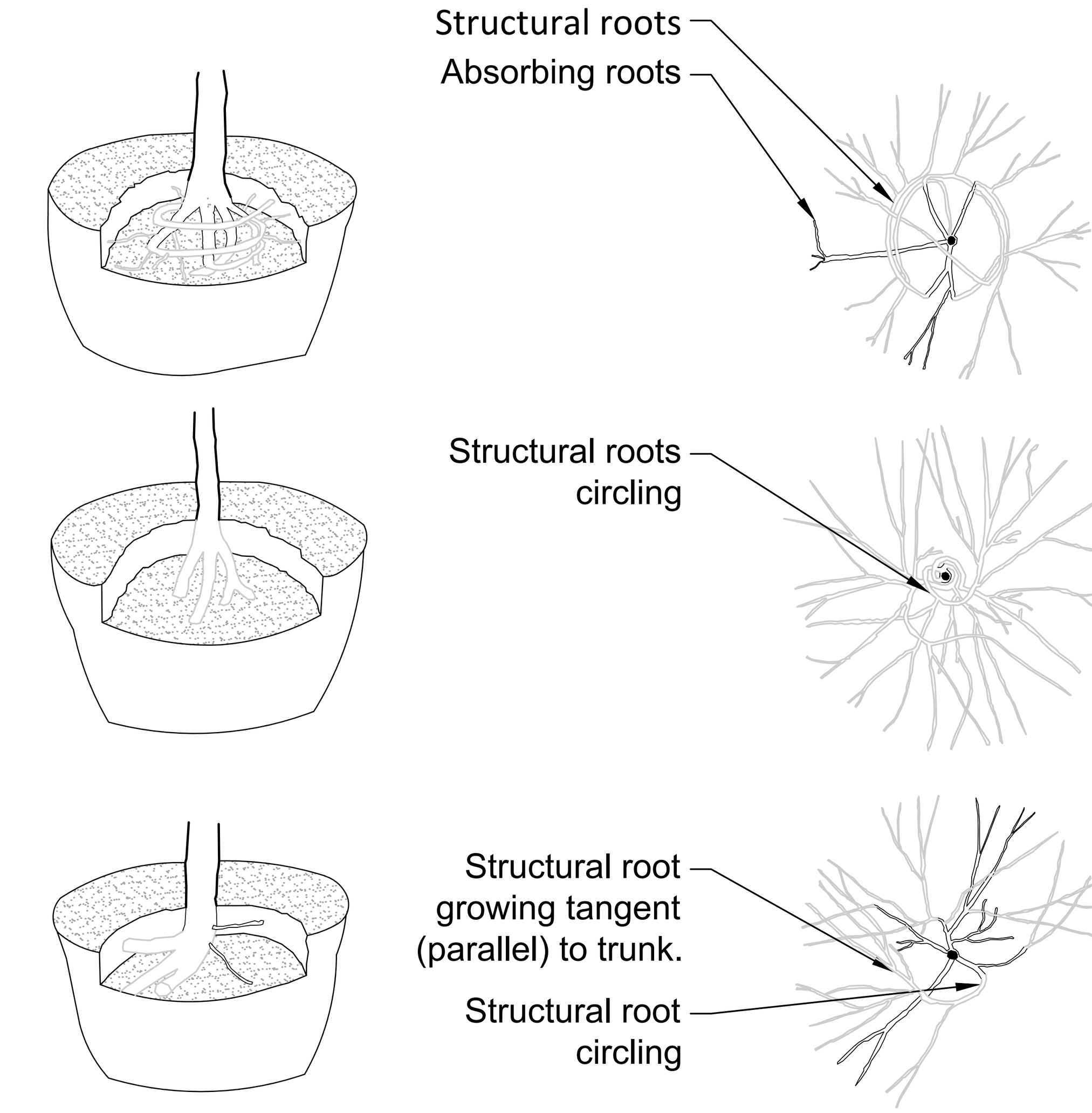


ACCEPTABLE

1. The point where top-most root(s) emerges from the trunk (root collar) should be within the top 2" of substrate. At least two (2) structural roots must be located within the top one to three inches (1-3") of soil.
2. The root collar and the root ball interior should be free of defects including circling, kinked, ascending, and stem girdling roots.
3. Structural roots shall reach the periphery near the top of the root ball.
4. Roots radiate from trunk and reach side of root ball without defecting down or around.

REJECTABLE

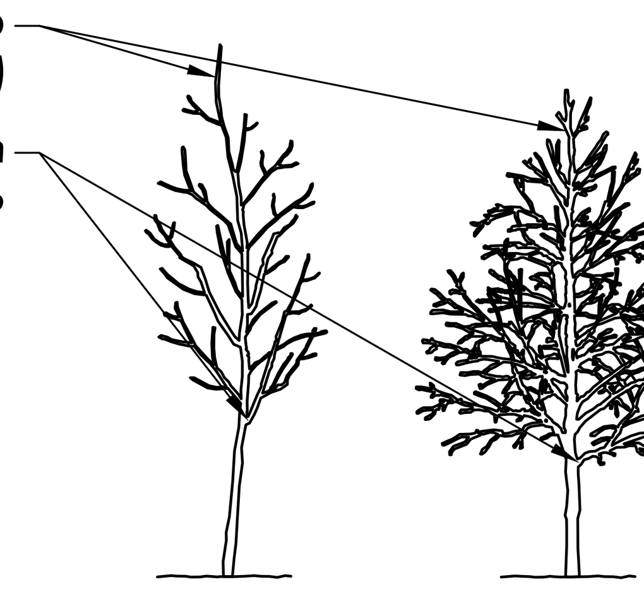
1. Structural roots circle interior of root ball.
2. No structural roots are horizontal and reach the root ball periphery near the top of the root ball.
3. Only absorbing roots reach the periphery near the top of the root ball. Structural roots mostly wrap or are deflected on the root ball interior.
4. Structural roots descend into root ball interior.
5. Structural roots circle and do not radiate from the trunk.
6. Structural roots primarily grow to one side.
7. Structural roots missing from one side, and/or grow tangent to trunk.



Notes:
A. Observations of roots shall occur prior to acceptance. Roots and soil may be removed during the observation process; substrate/soil shall be replaced after the observations have been completed.

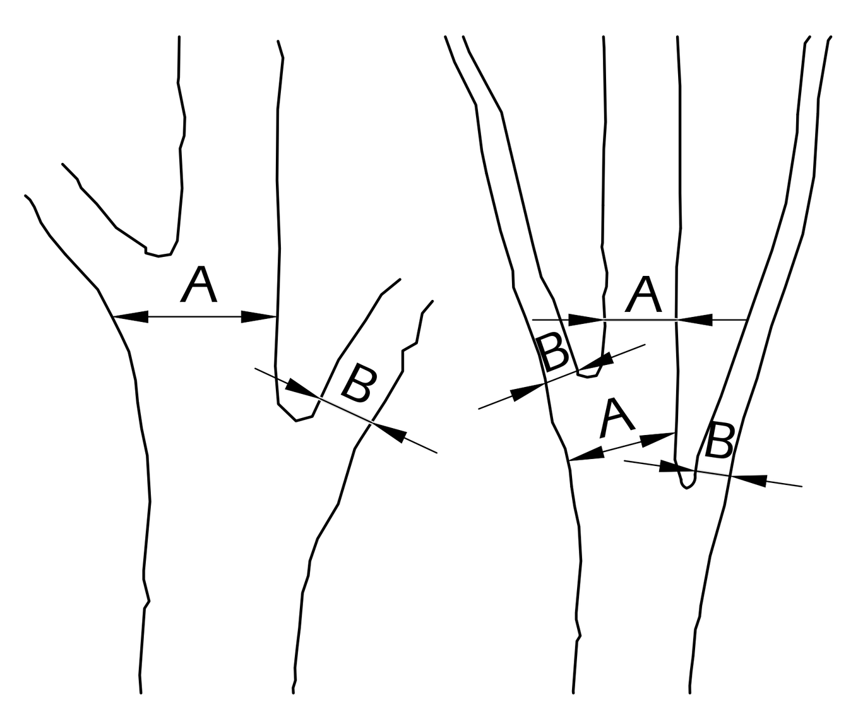
04 **Root Inspection - Balled & Burlapped Plants**

ACCEPTABLE

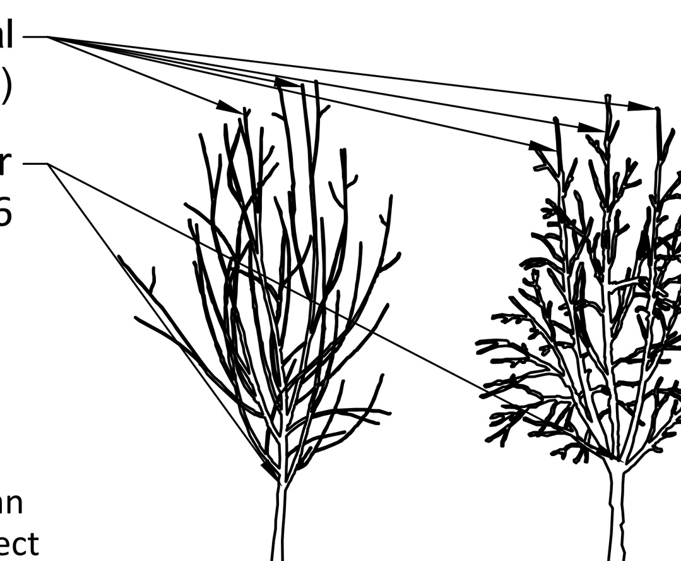


Example		
A	B	Aspect Ratio
1.50"	0.50"	0.33
2.50"	0.90"	0.36
2.0"	1.00"	0.50
2.50"	1.60"	0.64

Aspect ratio of B:A less than 0.66 as measured 1" above the top of the branch union.

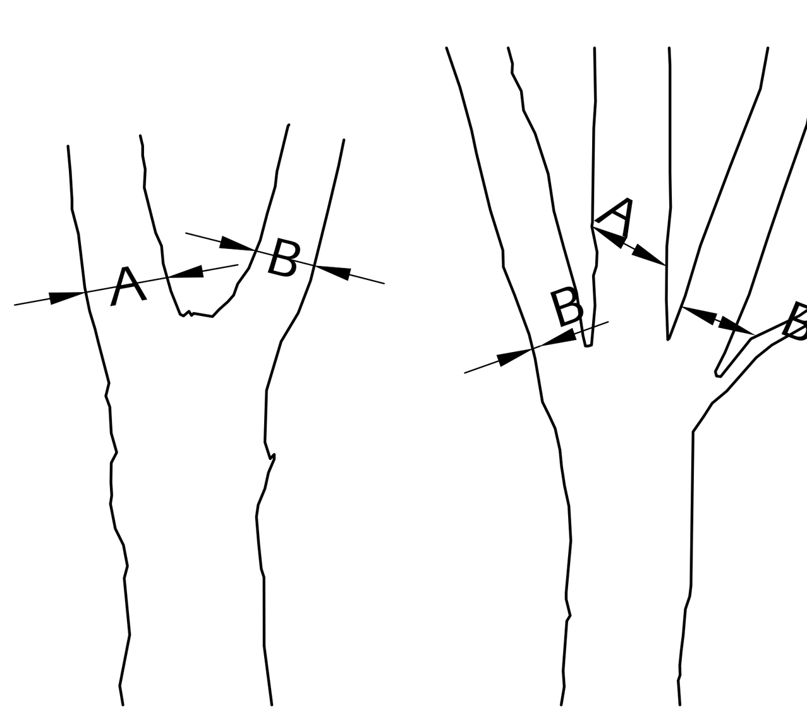


REJECTABLE



Example		
A	B	Aspect Ratio
2.50"	1.80"	0.72
2.0"	2.0"	1.0
2.50"	2.0"	0.80
4.0"	3.0"	0.75

Aspect ratio of B:A greater than 0.66 as measured 1" above the top of the branch union.



Notes:
1- Aspect ratio shall be less than 0.66 on all branch unions. Aspect ratio is the diameter of branch (B) divided by the diameter of the trunk (A) as measured 1" above the top of the branch union.

2- Any plant not meeting this detail may be rejected.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

01 **Crown Inspections - High Branched**

STATE OF MISSOURI
CHAD D. WEINAND
NUMBER LA-2013000705
2.16.24
PROFESSIONAL LANDSCAPE ARCHITECT

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FINAL DEVELOPMENT PLAN

PROJECT TITLE

John Knox Village

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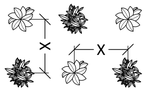
DESIGNER : ERDM		DRAWN : ERDM	
ARCHITECT : DAS		CHECKED : ADM	
ENGINEER : ERB		APPROVED : CDW	
NO.	REVISION DESCRIPTION		DATE
1	FDP RESUBMITTAL		2/16/2024

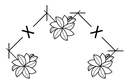
DRAWING TITLE

PLANT SELECTION DETAILS

DATE: December 1, 2023
COMM. NO. 23104.00
DRAWING L3.4



Mixed Type

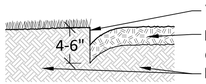


Single Type

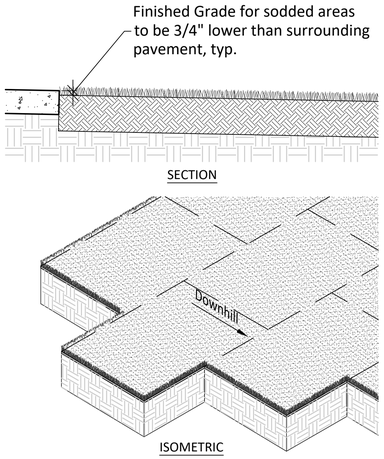
Notes:
1. See planting legend for species, size, and on center (O.C.) spacing.
2. Small roots (¼" or less) growing around, up, or down root ball periphery are normal in container production and acceptable; however, they should be eliminated at the time of planting.
3. Spread mulch layer in surrounding bed prior to planting groundcover plants to minimize damage after installation.

(X = O.C. spacing from plans)

06 Groundcover Spacing Plan

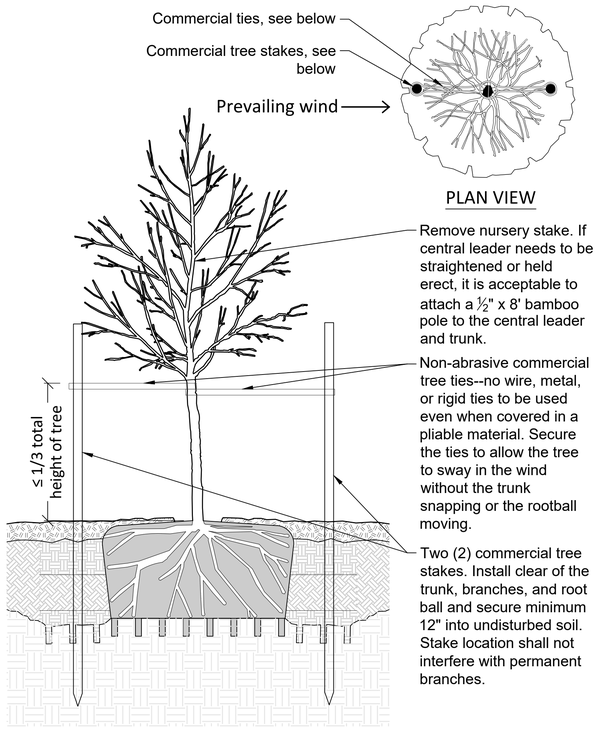


05 Spade Cut Edge - Turf to Tree Bed

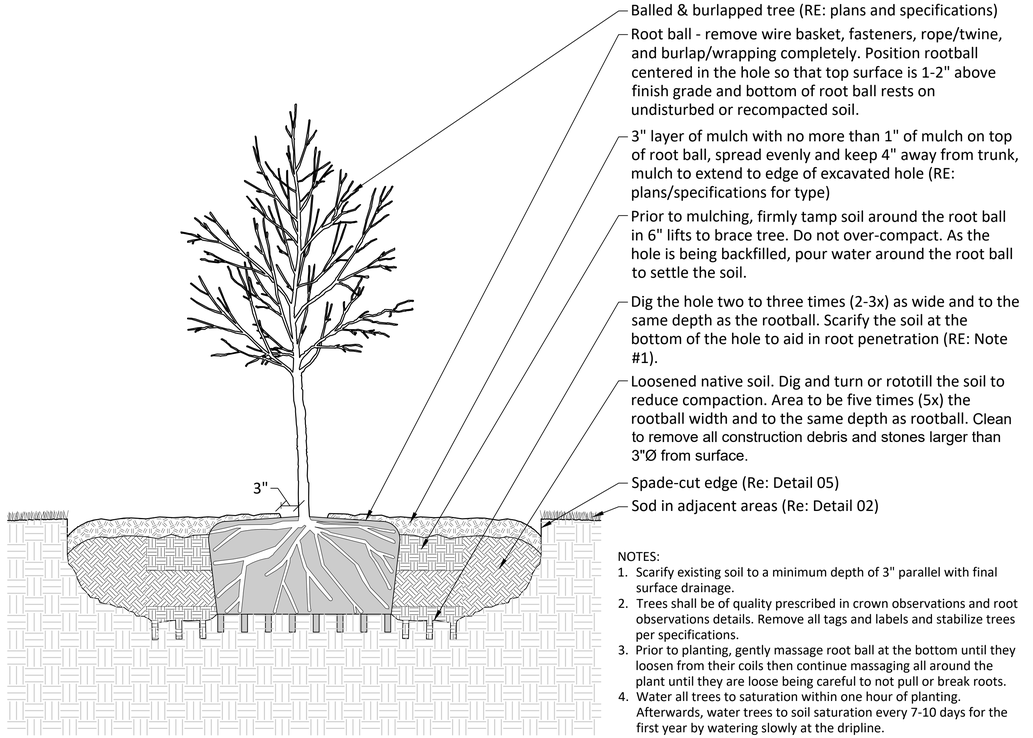


INSTALLATION REQUIREMENTS:
1. After construction is complete, remove stones, roots, large soil clods, and other material from the areas to be sodded. Evenly spread the specified topsoil to the depth shown in the Soils Plan or six inches minimum. Ensure topsoil is sloping at a minimum of two percent (one foot of drop for every fifty feet of run).
2. Evenly apply 10-10-10 fertilizer using 10 pounds per 1,000 square feet and rake into the loosened topsoil.
3. Prior to laying sod, lightly moisten the soil.
4. Start laying sod along a long edge. Butt all edges without overlapping; don't leave gaps at seams. Lay all sod in a brick-like pattern. Unroll each piece of sod in the same direction.
3. Seam all the edges by firmly rolling them together.
5. Avoid walking or kneeling on the sod as you lay it to minimize air pockets and indentations beneath sod.
6. Lay sod horizontally across slopes as shown.
7. If necessary to prevent erosion, place brightly painted / clearly marked fabric staples where necessary to prevent erosion / movement of the sod.
8. Minimize use of cut / partial pieces.
9. Water newly laid sod within 30 minutes. Ensure good root contact by rolling the lawn.
10. Water sod thoroughly for the first two weeks. Do not allow sod to dry out at any point during this critical period. Do not overwater. As roots are established, water less frequently for longer periods to encourage deep, healthy root growth.
11. Once the sod is at least three inches tall, gently pull up on several areas to confirm sod roots are firmly attached to the soil. Once confirmed, mow lawn down to no shorter than two thirds of its height and never below two inches. Mow in different directional pattern each time to ensure even growth over the first growing season.
12. Four to six weeks after good root growth has been confirmed, fertilize the lawn with 10-10-10 fertilizer at the rate of 10 pounds per 1,000 square feet.

02 Sod Installation

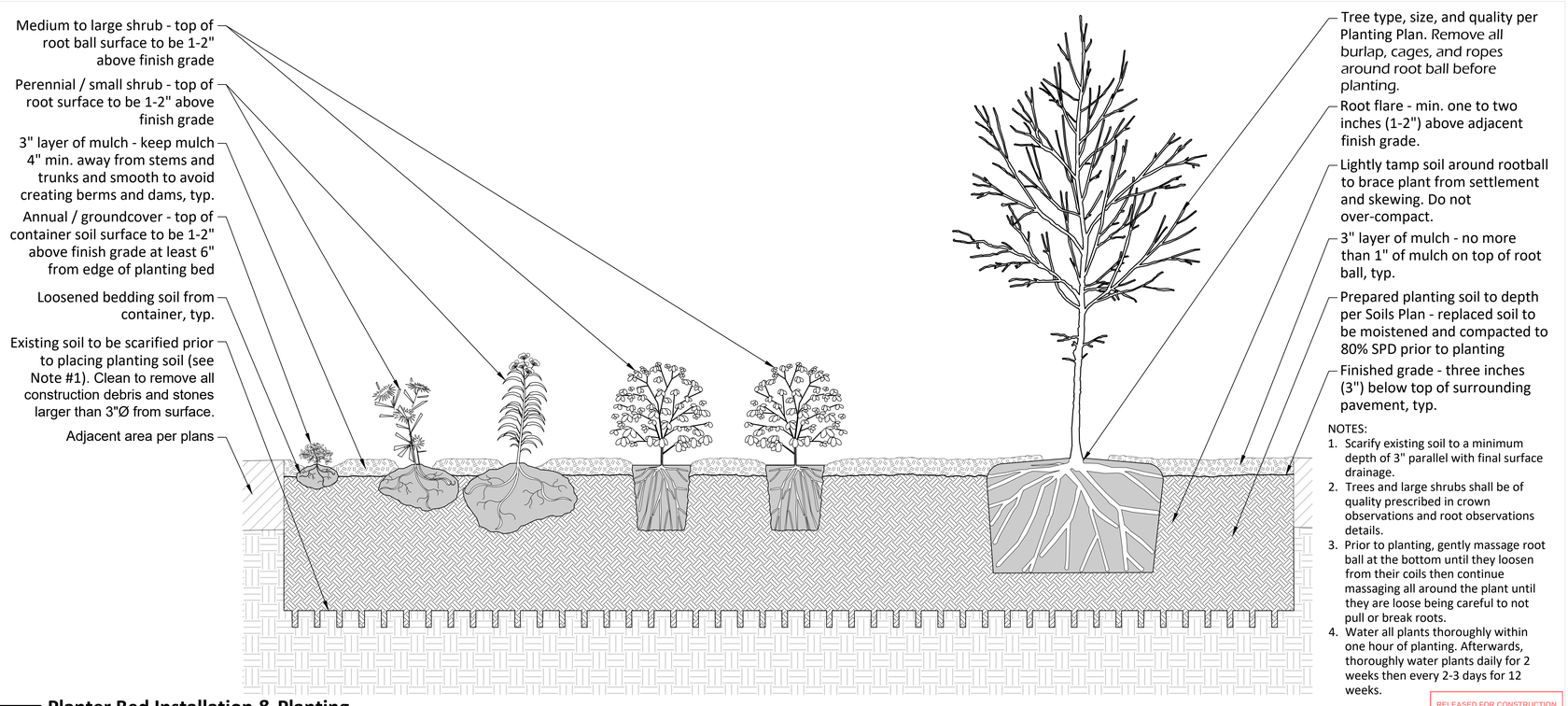


04 Dual Pole Tree Staking



NOTES:
1. Scarify existing soil to a minimum depth of 3" parallel with final surface drainage.
2. Trees shall be of quality prescribed in crown observations and root observations details. Remove all tags and labels and stabilize trees per specifications.
3. Prior to planting, gently massage root ball at the bottom until they loosen from their coils then continue massaging all around the plant until they are loose being careful to not pull or break roots.
4. Water all trees to saturation within one hour of planting. Afterwards, water trees to soil saturation every 7-10 days for the first year by watering slowly at the dripline.

03 Balled & Burlapped Tree Planting in Native Soil



NOTES:
1. Scarify existing soil to a minimum depth of 3" parallel with final surface drainage.
2. Trees and large shrubs shall be of quality prescribed in crown observations and root observations details.
3. Prior to planting, gently massage root ball at the bottom until they loosen from their coils then continue massaging all around the plant until they are loose being careful to not pull or break roots.
4. Water all plants thoroughly within one hour of planting. Afterwards, thoroughly water plants daily for 2 weeks then every 2-3 days for 12 weeks.

01 Planter Bed Installation & Planting

RELEASED FOR CONSTRUCTION
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Development Services Department
Lee's Summit, Missouri
03/14/2024

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ARCHITECT	DAS	CHECKED	ADM
ENGINEER	ERB	APPROVED	CDW

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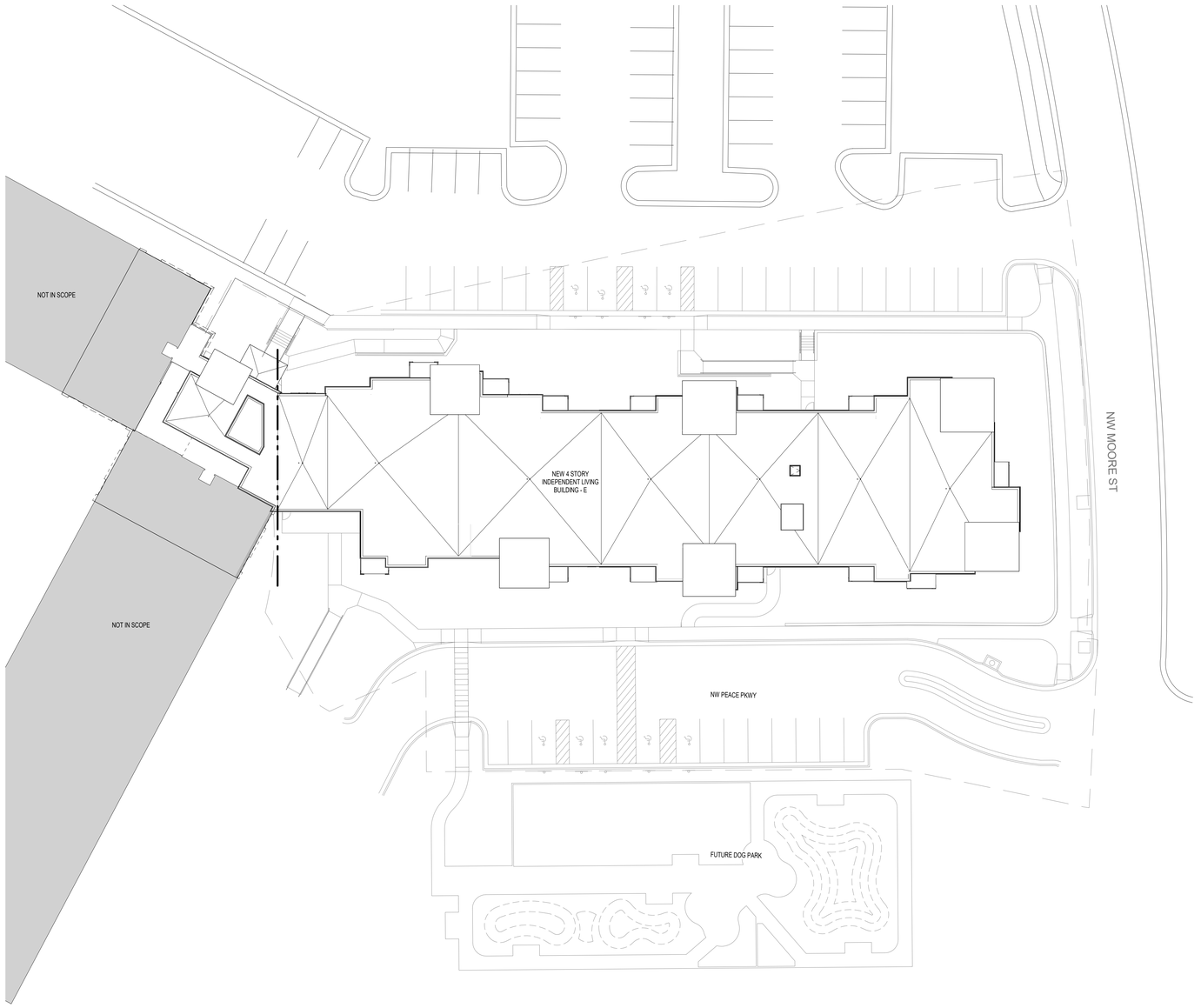
DRAWING TITLE

PLANTING DETAILS

DATE: December 1, 2023

COMM. NO. 23104.00

DRAWING L3.5

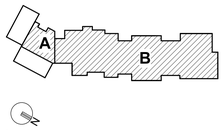


RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
09/14/2024

1 SITE PLAN
1" = 20'-0"

PLAN NORTH

KEYPLAN



PLAN NORTH

GENERAL NOTES

FDP SUBMITTAL

STATE OF MISSOURI
CURTIS R. JENNINGS III
NUMBER A-2021034555
ARCHITECT
12-1-2023

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
704.372.7327 ▪ Fax 704.372.7369
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DESIGNER	DAS	DRAWN	DAS
ARCHITECT	DAS	CHECKED	Checker
ENGINEER	Designer	APPROVED	Approver

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

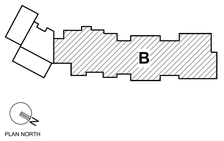
ARCHITECTURAL SITE PLAN

DATE: December 1, 2023

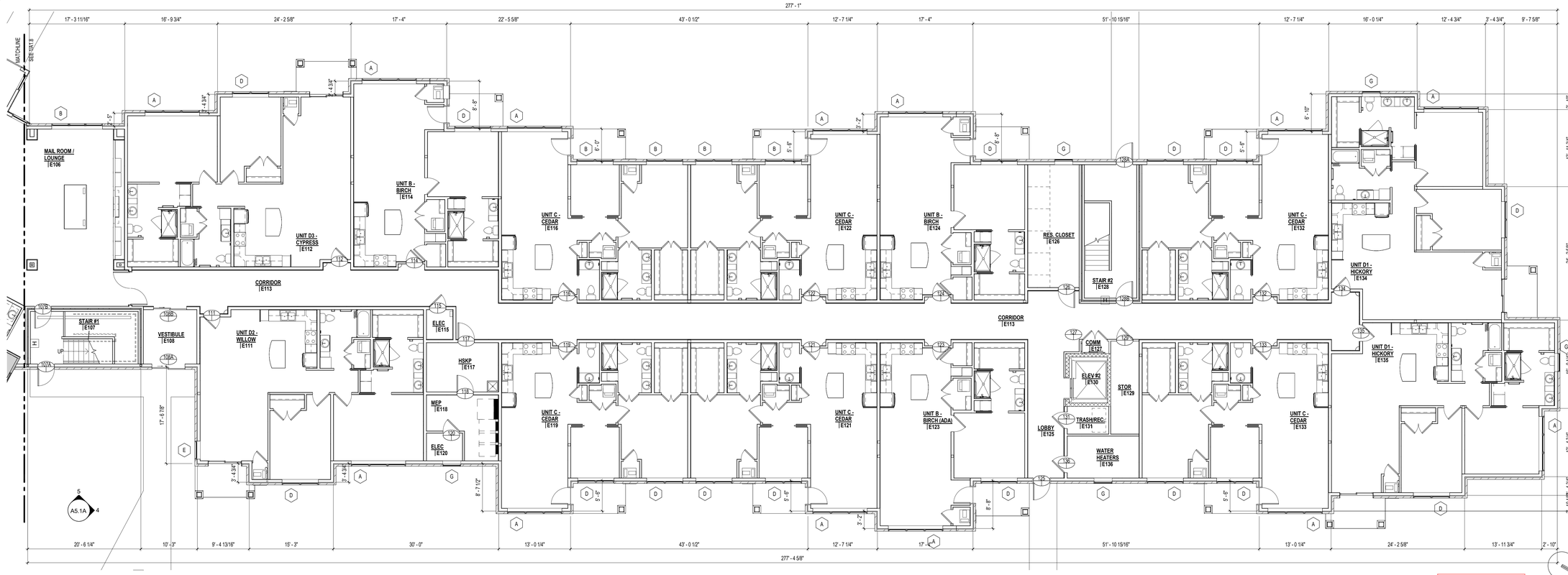
COMM. NO. 23104.00

DRAWING A1.1

KEYPLAN



GENERAL NOTES



1 FIRST FLOOR PLAN - IL UNITS
1/8" = 1'-0"

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Lee's Summit, Missouri

FDP SUBMITTAL

STATE OF MISSOURI
CURTIS R. JENNINGS III
NUMBER A-2012036055
ARCHITECT
12-1-2023

PROJECT TITLE

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ARCHITECT	DAS	CHECKED	CHK
ENGINEER	ENG	APPROVED	APP

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

FIRST FLOOR PLAN - IL UNITS

DATE: December 1, 2023

COMM. NO. 23104.00

DRAWING A1.3

12/1/2023
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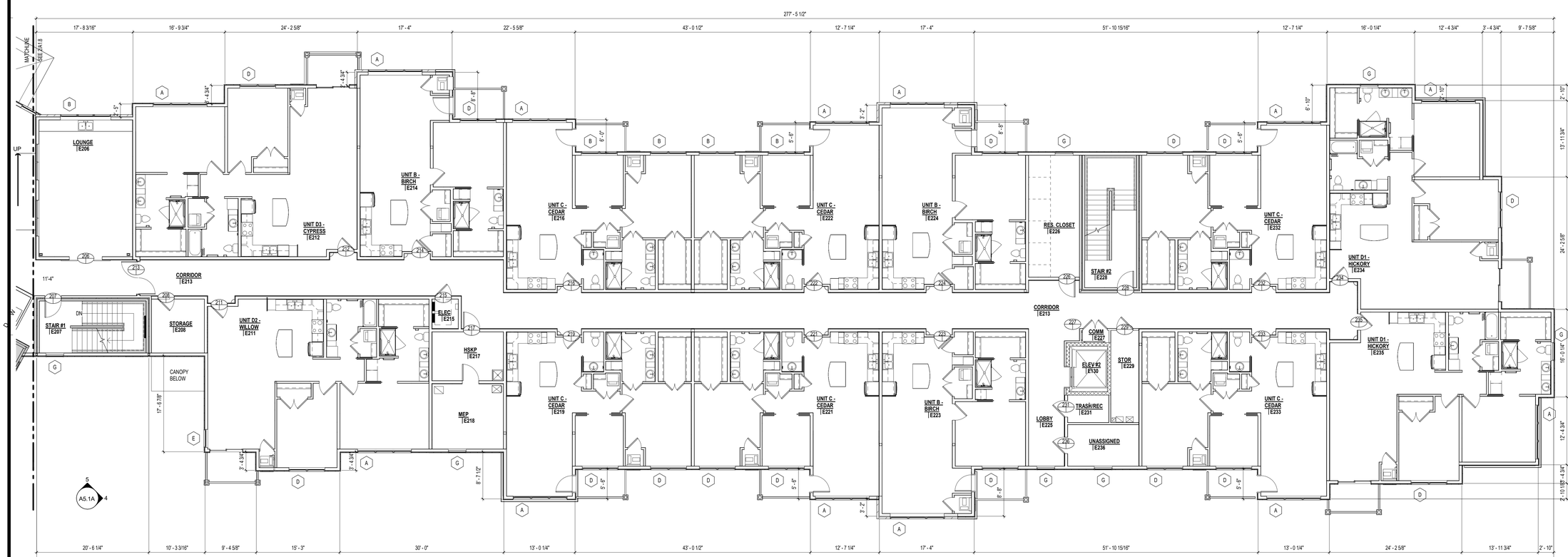

1 SECOND FLOOR PLAN - IL UNITS

1/8" = 1'-0"

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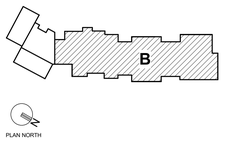
Lee's Summit, Missouri
03/14/2024

KEYPLAN



GENERAL NOTES

FDP SUBMITTAL

STATE OF MISSOURI
CURTIS R. JENNINGS III
NUMBER A-2023034555
12-1-2023

PROJECT TITLE

John Knox Village

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ARCHITECT	DAS	CHECKED	CHK
ENGINEER	DES	APPROVED	APP

NO.	REVISION DESCRIPTION	DATE

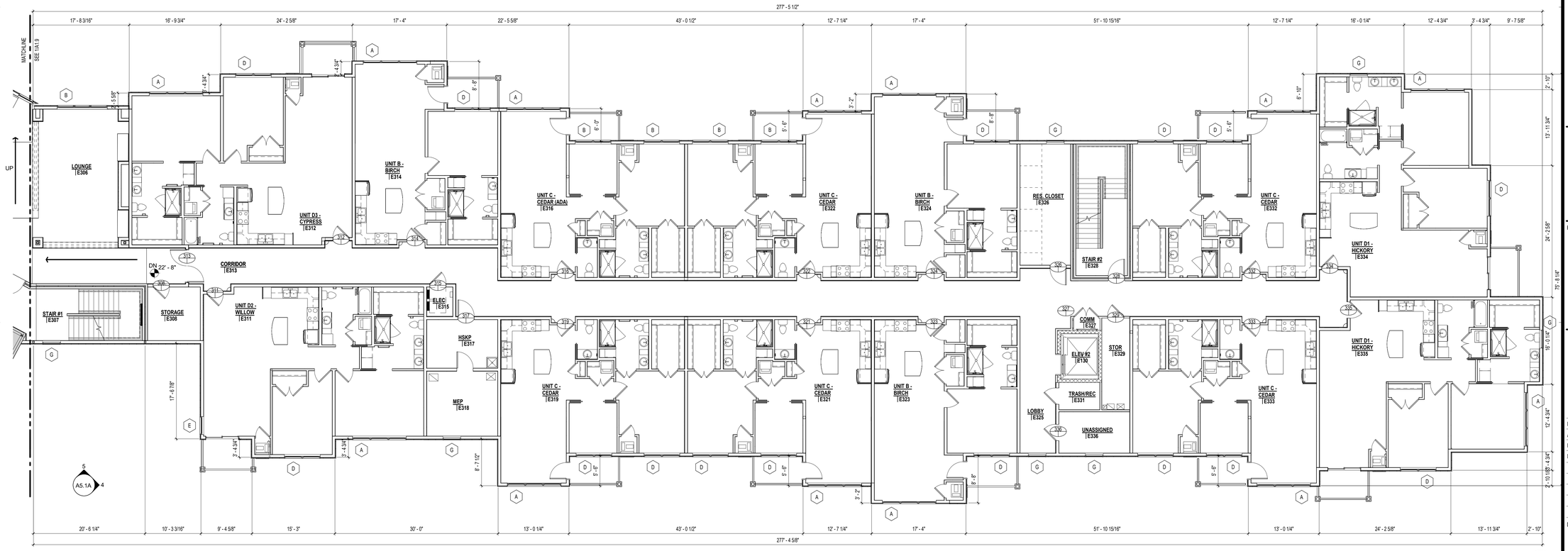
DRAWING TITLE

SECOND FLOOR PLAN - IL UNITS

DATE: December 1, 2023

COMM. NO. 23104.00

DRAWING A1.4



1 THIRD FLOOR PLAN - IL UNITS

1/8" = 1'-0"

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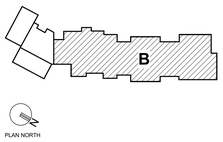
Lee's Summit, Missouri
03/14/2024

KEYPLAN



GENERAL NOTES

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STATE OF MISSOURI
CURTIS R. JENNINGS III
NUMBER A-2012034555
REGISTERED ARCHITECT
12-1-2023

PROJECT TITLE

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ARCHITECT : DAS	CHECKED : CHK
ENGINEER : DES	APPROVED : APP

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

THIRD FLOOR PLAN - IL UNITS

DATE: December 1, 2023

COMM. NO. 23104.00

DRAWING A1.5

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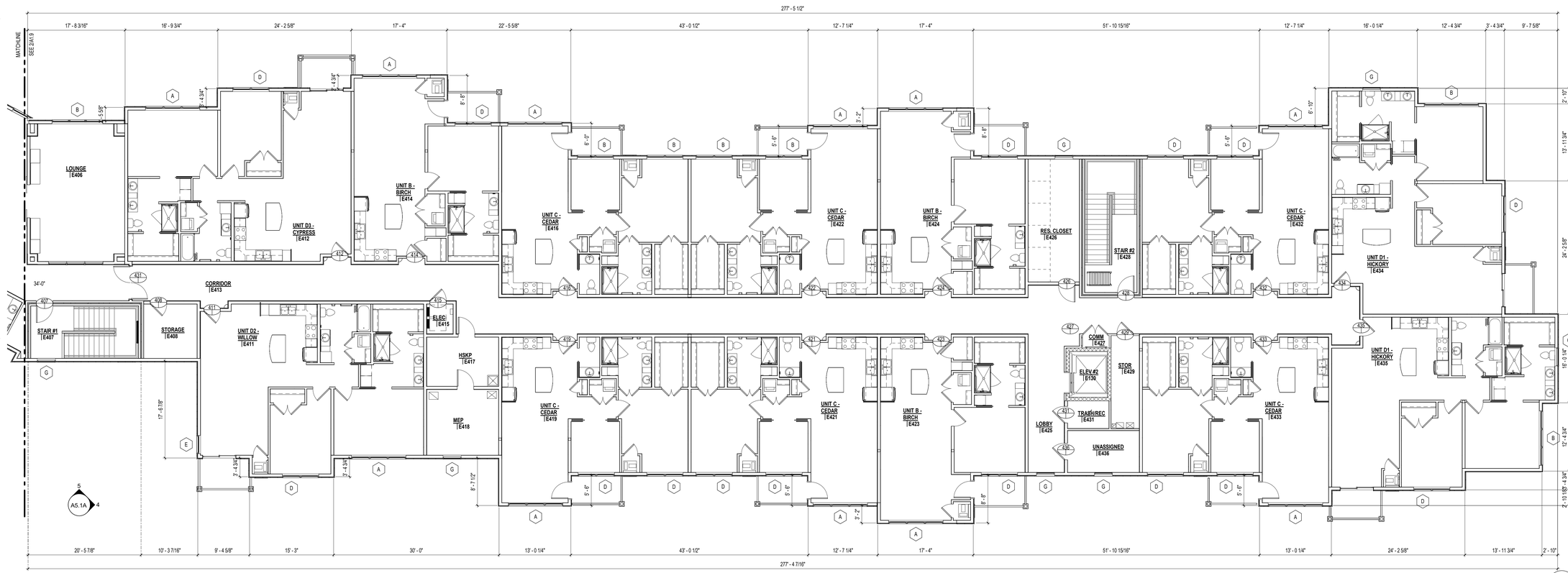
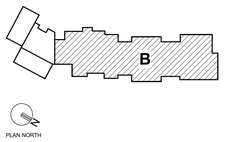


1 FOURTH FLOOR PLAN - IL UNITS

1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

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STATE OF MISSOURI
CURTIS E. JENNINGS III
NUMBER A-2003034555
ARCHITECT
12-1-2023

PROJECT TITLE

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

DRAWING TITLE

FOURTH FLOOR PLAN - IL UNITS

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Lee's Summit, Missouri
03/14/2024

DATE: December 1, 2023

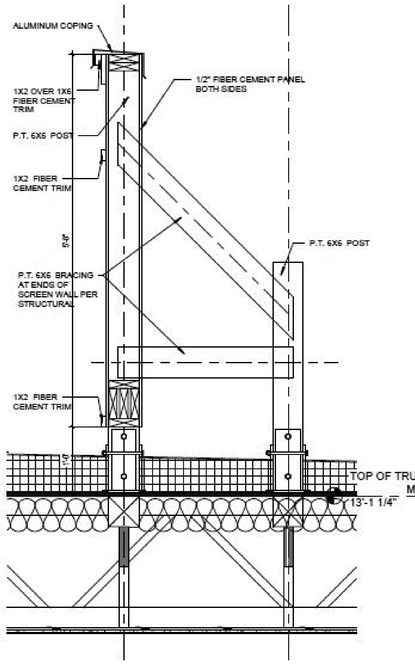
COMM. NO. 23104.00

DRAWING A1.6

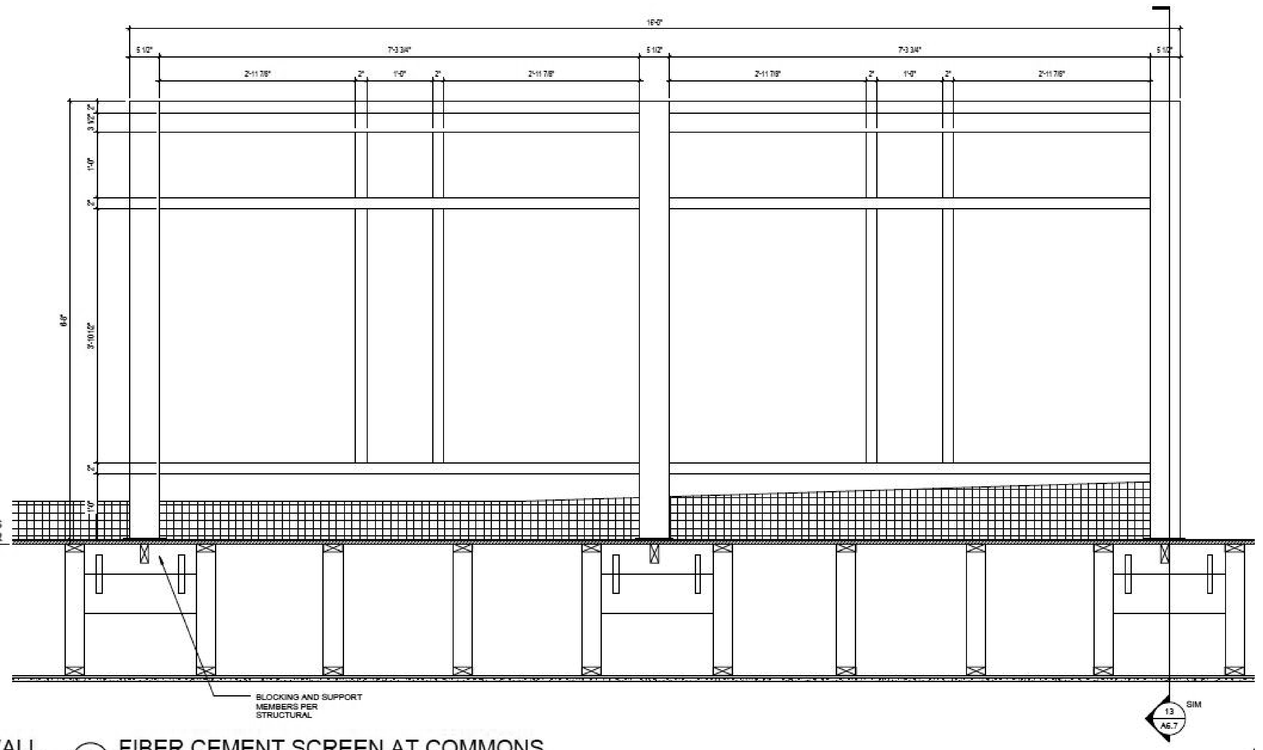
ROOF TOP SCREENING:

STANDARD ROOFTOP UNITS FOR THE ATRIUM AND SMALL ROOFTOP UNITS WILL BE USED FOR THE MAIN CORRIDOR.

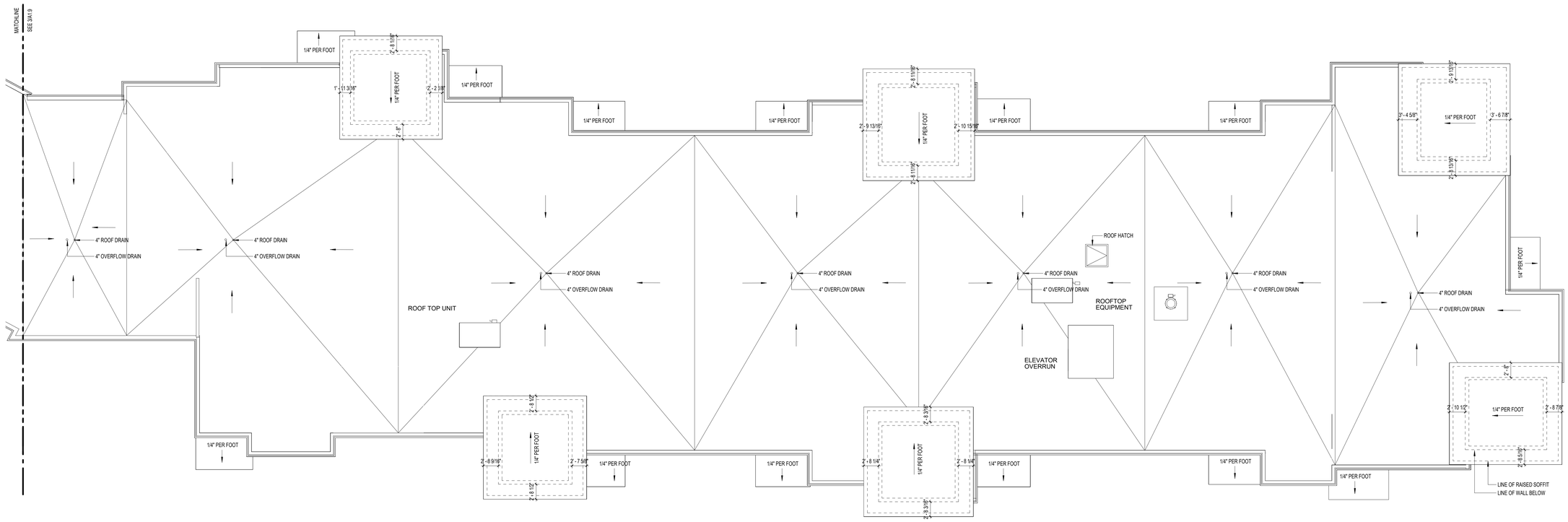
IF IT IS DEEMED THAT THE EQUIPMENT IS VISIBLE FROM BELOW, WE WILL USE A SCREEN SIMILAR TO DETAILS 2 AND 3 THAT WERE USED ON THE COURTYARDS COMMONS PROJECT



3 SECTION AT COMMONS SCREEN WALL
1" = 1'-0"



2 FIBER CEMENT SCREEN AT COMMONS
1" = 1'-0"



1 ROOF PLAN - IL UNITS
1/8" = 1'-0"

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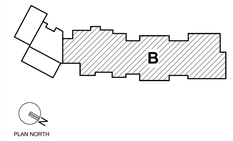
Lee's Summit, Missouri
03/14/2024

PLAN NORTH

KEYPLAN



GENERAL NOTES

1. SLOPE TO BE 1/4" PER FOOT UNLESS OTHERWISE NOTED
2. ROOFING MATERIAL IS TO BE SINGLE PLY MEMBRANE ROOF OVER INSULATION UNLESS OTHERWISE NOTED

FDP SUBMITTAL

STATE OF MISSOURI
CURTIS R. JENNINGS III
NUMBER A-2023034555
ARCHITECT
12-1-2023

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

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ARCHITECT	DAS	CHECKED	CHK
ENGINEER	DES	APPROVED	APP

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

ROOF PLAN - IL UNITS

DATE: December 1, 2023

COMM. NO. 23104.00

DRAWING A1.7

12/1/2023 12:32:09 PM

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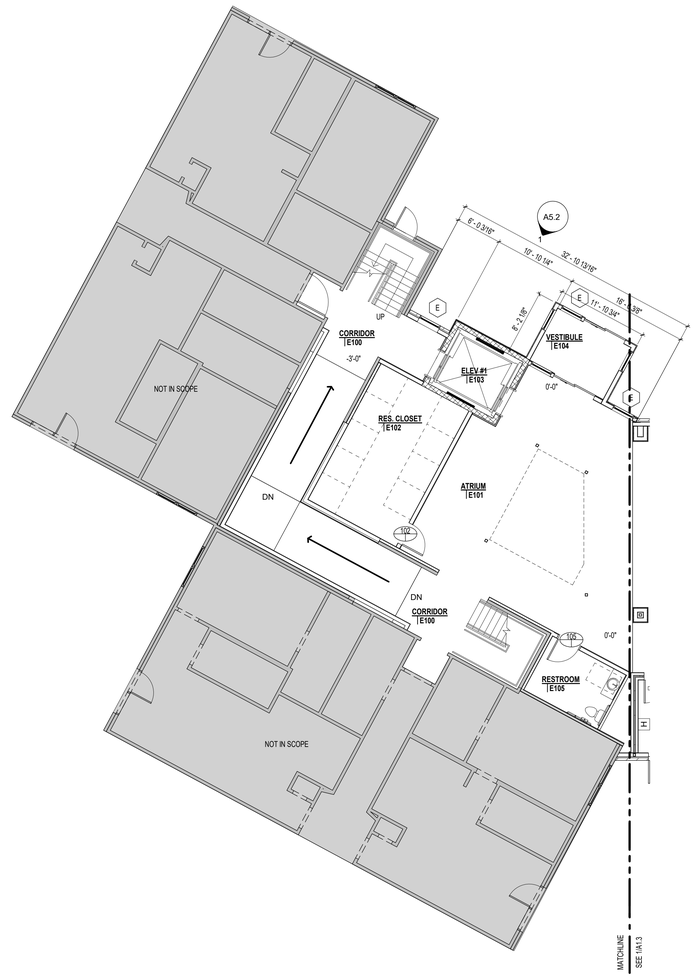
2 ATRIUM - SECOND FLOOR PLAN

1/8" = 1'-0"



1 ATRIUM - FIRST FLOOR PLAN

1/8" = 1'-0"

PLAN NORTH

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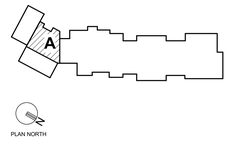
Lee's Summit, Missouri
03/14/2024

KEYPLAN



PLAN NORTH

GENERAL NOTES

FDP SUBMITTAL

STATE OF MISSOURI
CURTIS R. JENNINGS III
NUMBER A-2023034555
REGISTERED ARCHITECT
12-1-2023

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

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www.sfcs.com

DESIGNER : DAS	DRAWN : DAS
ARCHITECT : DAS	CHECKED : Checker
ENGINEER : Designer	APPROVED : Approver

NO.	REVISION DESCRIPTION	DATE

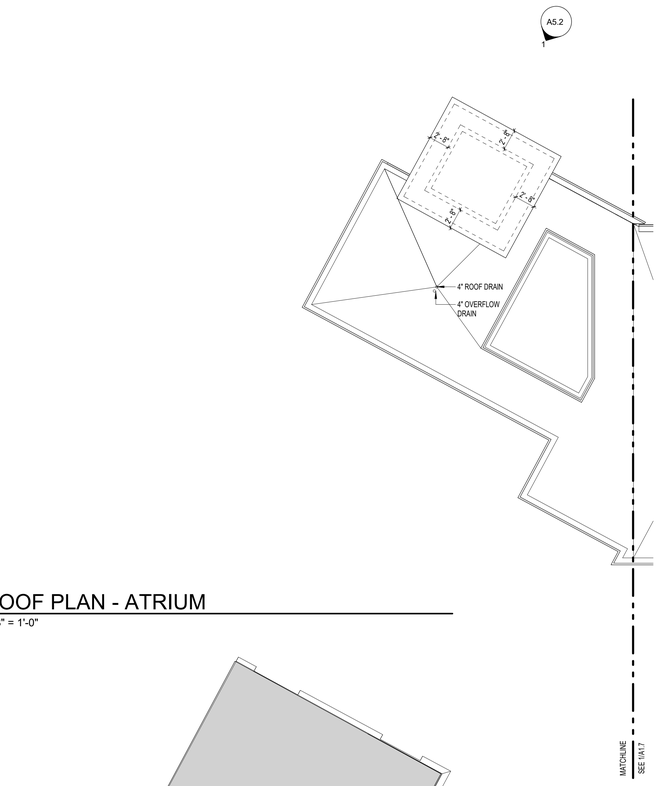
DRAWING TITLE

FIRST AND SECOND FLOOR PLANS - ATRIUM

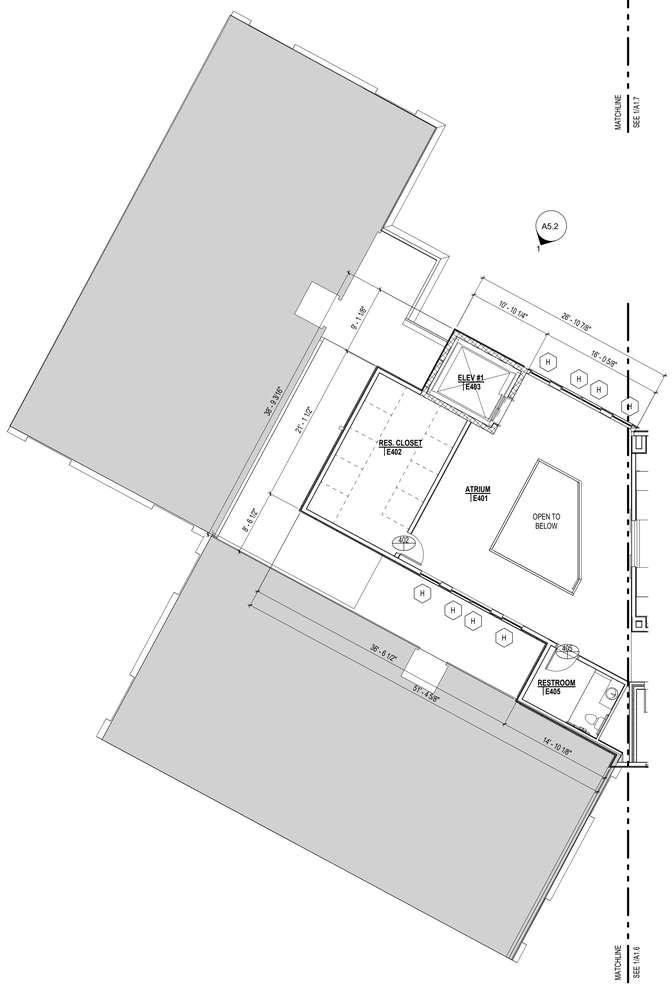
DATE: December 1, 2023

COMM. NO. 23104.00

DRAWING A1.8



3 ROOF PLAN - ATRIUM
1/8" = 1'-0"



2 ATRIUM - FOURTH FLOOR PLAN
1/8" = 1'-0"

1 ATRIUM - THIRD FLOOR PLAN
1/8" = 1'-0"

PLAN NORTH

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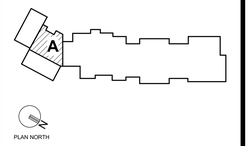
Development Services Department
Lee's Summit, Missouri
03/14/2024

KEYPLAN



GENERAL NOTES

1. SLOPE TO BE 1/4" PER FOOT UNLESS OTHERWISE NOTED
2. ROOFING MATERIAL IS TO BE SINGLE PLY MEMBRANE ROOF OVER INSULATION UNLESS OTHERWISE NOTED

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PROJECT TITLE

John Knox Village

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ARCHITECT	: DAS	CHECKED	: CHK
ENGINEER	: DES	APPROVED	: APP

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

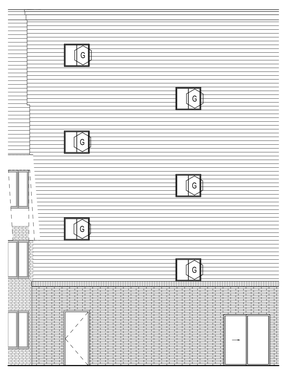
THIRD AND FOURTH FLOOR PLANS - ATRIUM

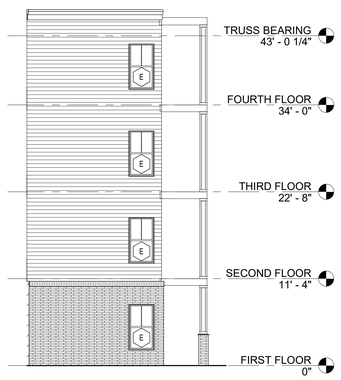
DATE: December 1, 2023

COMM. NO. 23104.00

DRAWING A1.9

3 EAST ELEVATION A
1/8" = 1'-0"





5 EAST ELEVATION B
1/8" = 1'-0"

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

2 NORTH ELEVATION
1/8" = 1'-0"

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

PLAN NORTH

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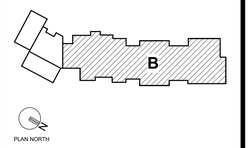
Development Services Department
Lee's Summit, Missouri
03/14/2024

KEYPLAN



GENERAL NOTES

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12-1-2023

PROJECT TITLE

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ARCHITECT	DAS	CHECKED	CHK
ENGINEER	DES	APPROVED	APP

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

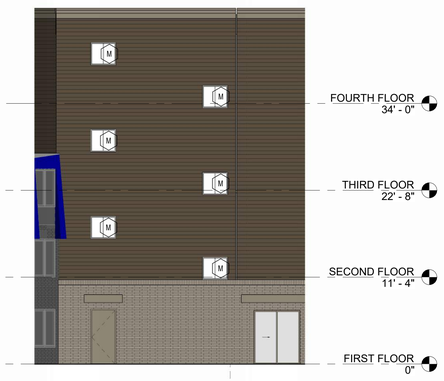
EXTERIOR ELEVATIONS

DATE: December 1, 2023

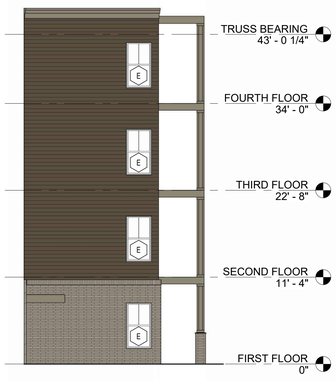
COMM. NO. 23104.00

DRAWING A5.1

3 EAST ELEVATION A - MATERIALS
1/8" = 1'-0"



5 EAST ELEVATION B - MATERIALS
1/8" = 1'-0"



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

2 NORTH ELEVATION - MATERIALS
1/8" = 1'-0"

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

PLAN NORTH

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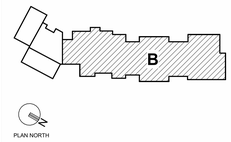
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

KEYPLAN



GENERAL NOTES

MATERIAL COLOR SELECTIONS:
(SAME AS PREVIOUS COURTYARDS BUILDING)

- BRICK	ACME BRICK FRENCH VANILLA MED 776231
- PLANK SIDING	HARDIE TIMBERBARK
- SIDING PANELS	HARDIE COUNTRYLANE RED
- TRIM	HARDIE NAVEJO BEIGE
- WINDOWS AND DOORS	QUAKER CLAY

1

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STATE OF MISSOURI
CURTIS D. JENNINGS III
NUMBER A-2023034555
ARCHITECT
12-1-2023

PROJECT TITLE

John Knox Village

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DESIGNER	: DAS	DRAWN	: LW/DAS
ARCHITECT	: DAS	CHECKED	: CHK
ENGINEER	: DES	APPROVED	: APP

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EXTERIOR ELEVATIONS - MATERIALS

DATE: December 1, 2023

COMM. NO. 23104.00

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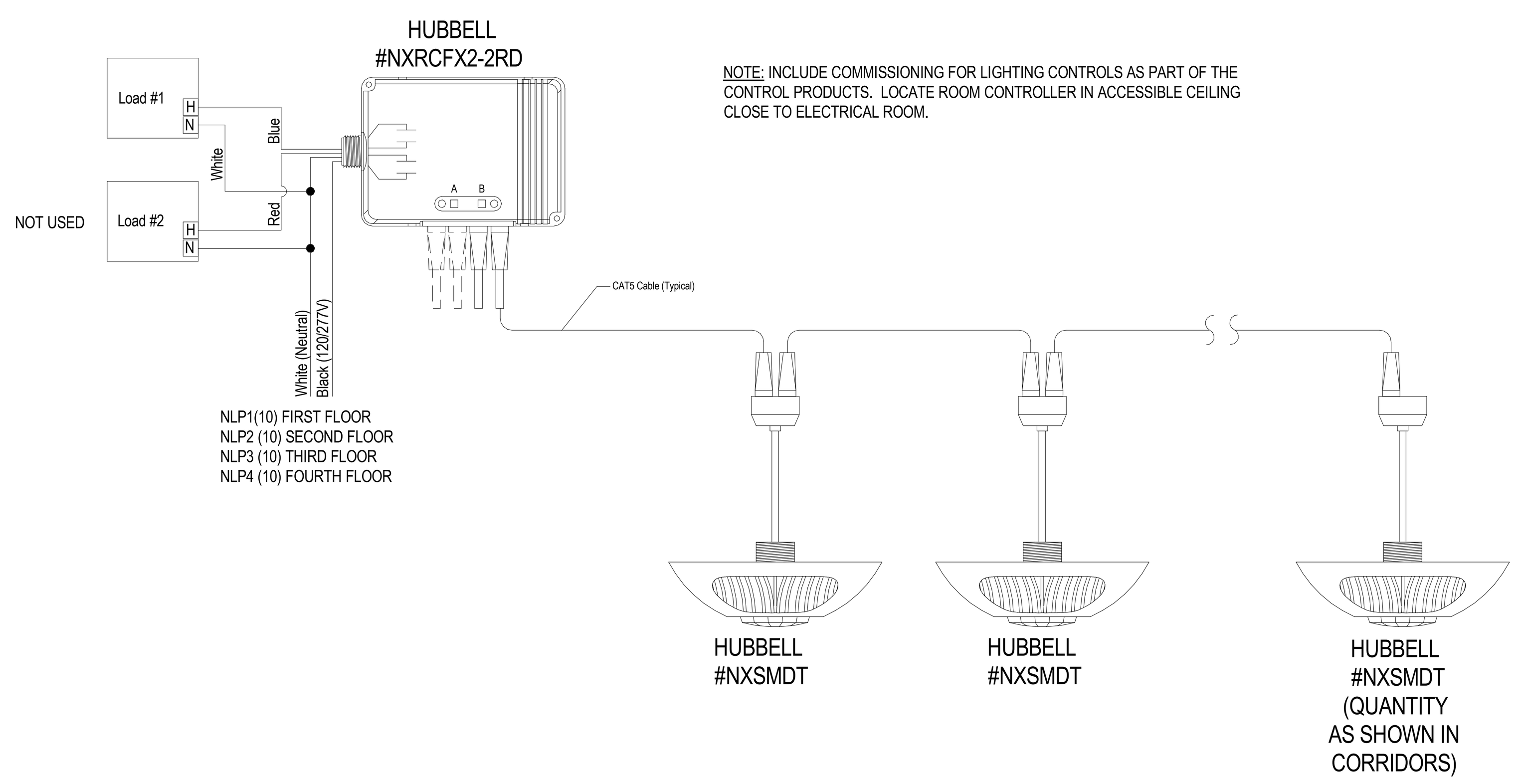
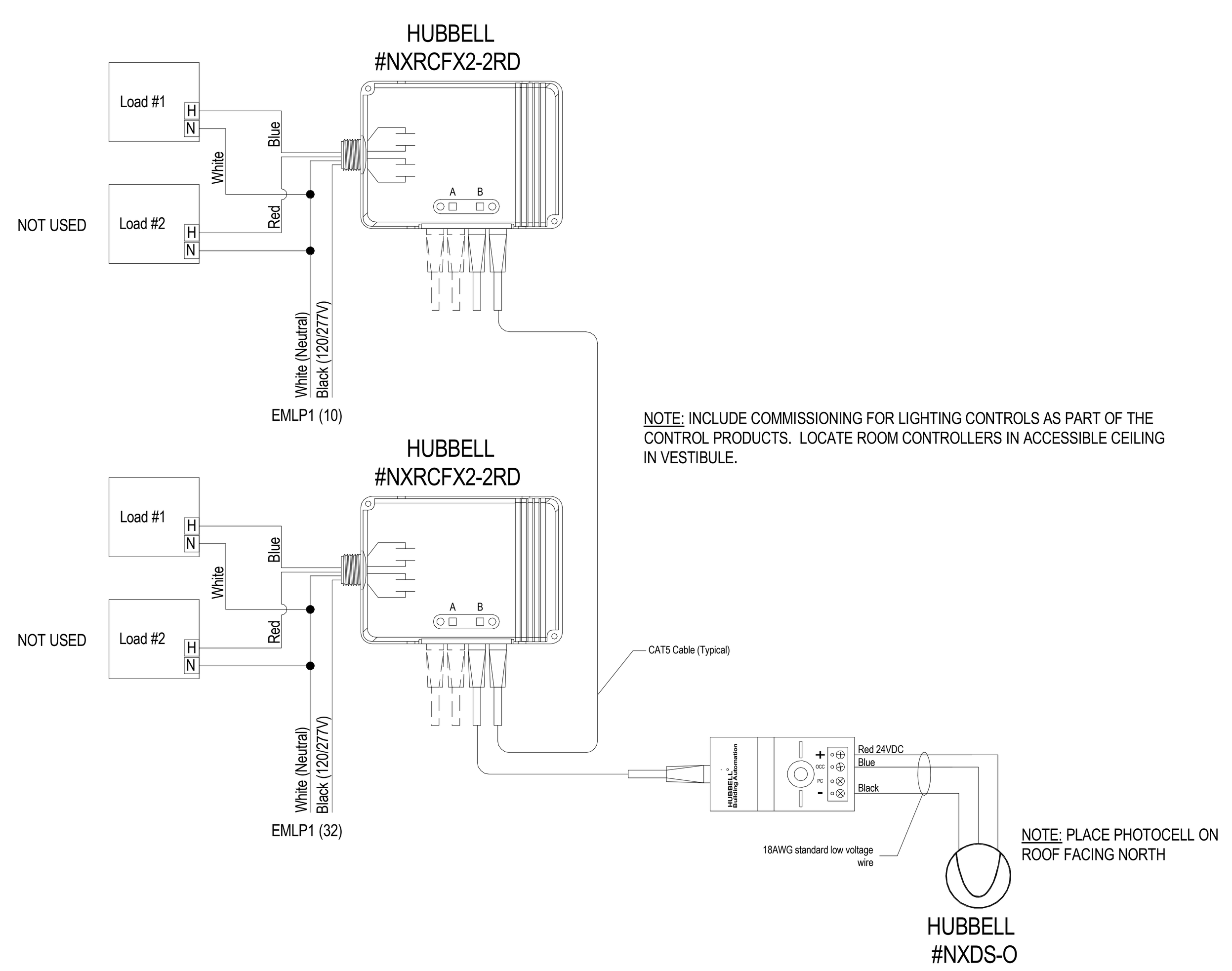


CORRIDOR LIGHTING CONTROL DIAGRAM

(TYPICAL FOR EACH FLOOR)



EMERGENCY EXTERIOR LIGHTING CONTROL DIAGRAM

(CONTROLLING ALL "TYPE 7" FIXTURES AT ENTRY AND EXIT DOORS)

LUMINAIRE SCHEDULE

LUMINAIRE TYPE	DESCRIPTION			LAMPS					VOLTS	TOTAL CONNECTED WATTS	MOUNTING	FINISH	REMARKS
	LUMINAIRE DESCRIPTION	MANUFACTURER	LUM CATALOG NUMBER	QTY	TYPE	NOM. WATTS	INITIAL LUMENS	TEMP. COLOR (KELVINS)					
1	2X2 DIRECT/INDIRECT RECESSED. FIELD ADJUSTABLE LUMEN AND CCT SELECTORS. 0-10V DIMMABLE.	ORACLE LIGHTING	22 OEVHP LED 3000 DIM10 MVOLT 35K 85	1	LED	21	3178	3500	MVOLT	21	RECESSED		
2	6" LED DOWNLIGHT, CLEAR SPECULAR, 0-10V DIMMING	PRESCOLITE	HOUSING #LTR-6RD-H- ML- 25L DM1 NXE TRIM# LTR-6RD-T ML 30K9 WD S WT	1	LED	28	2500	3000	MVOLT	28	RECESSED	CLEAR SPECULAR WITH WHITE FLANGE	
3	4'-0"L LED STRIPLIGHT W/ FROSTED LENS	COLUMBIA	MPS 4 30 ML F W U	1	LED	40	4800	3000	MVOLT	40	SURFACE OR CHAIN	FROSTED LENS	
4	SURFACE MOUNT LED WALL BRACKET (STAIR) WITH INTEGRAL OCCUPANCY SENSOR OPTION	LITHONIA	WL4 30L EZ1 LP30 XADNS7 DIM10	1	LED	28	3952	3000	120/277	28	SURFACE	SURFACE WALL AT 7'-6" TO CL OF JBOX	LIGHT OUTPUT DIMS TO 10% IN UNOCCUPIED MODE. FIXTURES SHALL BE CAPABLE OF COMMUNICATION WITH NEIGHBORING FIXTURES TO ALLOW FOR ILLUMINATION OF ALL FIXTURES IN STAIRWELL UPON DETECTION OF MOVEMENT.
5	2'-0 LONG LED WALL MOUNT VAPORPROOF LED ELEVATOR PIT LIGHT ACRYLIC DIFFUSER	LITHONIA	DMW2 L24 4000LM MD AFL MVOLT GZ1 30K 80CRI	1	LED	40	5000	3000	120/277	40	SURFACE WALL	GASKETED VAPORPROOF	MOUNT FIXTURE AT APPROXIMATELY 5'-0" AG
6	7" ROUND LED SLIM SURFACE MOUNT DOWNLIGHT	ELITE LIGHTING	RL791-900L-DIMTR-120-30K-90-WH	1	LED	14	900	3000	120	14	SURFACE	WHITE	
7	EXTERIOR WALL PACK FOR EGRESS LIGHTING, DUAL POWER FEEDS	CURRENT	QSP2-160L-75-4K7-3-UNV-BLT-2PF	2	LED	72	9996	4000	120/277	72	SURFACE WALL AT 10'-0"AFG	BLACK	DUAL DRIVER. DUAL FEED PER CODE
8	LED AREA FIXTURE WITH A 16' STEEL POLE	LLITHONIA	RSX2-P4-40K-R4-MVOLT-SPA-PE-DBLXD, SSS-16'-4G-DM19AS-STLHHC-FBCSTL2PC-DBLXD	1	LED	187	25329	4000	120/277	187	POLE MOUNT	BLACK	
9	POLE MOUNTED DECORATIVE PENDANT STYLE LED LUMINAURE WITH DECORATIVE ARM AND POLE BASE	VISIONAIRE LIGHTING (TO MATCH EXISTING) - NO EQUALS	ODN-2-L-T4-80LC-3-4K-UNV-UAM-(COLOR TO MATCH)-C6/H1 (FIXTURE), RNTA-5R-188-16-CB-343-T238R-BK (POLE), DCB-14-5RS-BK (POLE BASE), VA103-L-S1-3-BK (MOUNTING ARM)	1	LED	54	6653	4000	120/208	54	POLE MOUNT	TO MATCH EXISTING	MATCH EXISTING LIGHT POLES ON SITE
10	(2) LED AREA FIXTURE WITH A 16' STEEL POLE MOUNTED AT 90 DEGREES FROM EACH OTHER	LLITHONIA	(2)RSX2-P4-40K-R4-MVOLT-SPA-PE-DBLXD, (1)SSS-16'-4G-DM29AS-STLHHC-FBCSTL2PC-DBLXD	2	LED	187	25329	4000	120/277	374	POLE MOUNT	BLACK	
X1	EDGE LIT LED EXIT SIGN. 2-CIRCUIT	LITHONIA	EDG-1 (OR 2)-RMR-X2	--	LED	2.5	N/A	N/A	120/277	2.5	UNIVERSAL, CEILING/WALL	MIRRORED FACE RED LETTERS	REFER TO LIGHTING FLOOR PLANS FOR # OF FACES AND DIRECTIONAL CHEVRONS. PROVIDE TWO CIRCUITS, ONE TO NORMAL LTG BRANCH CIRCUIT IN AREA THE OTHER TO THE EMERGENCY BRANCH CIRCUIT INDICATED.
X2	WHITE THERMOPLASTIC LED EXIT SIGN. 2-CIRCUIT	LITHONIA	LQM S W 3 R 120/277 X2	--	LED	2.5	N/A	N/A	120/277	2.5	UNIVERSAL, CEILING/WALL	RED LETTERS	REFER TO LIGHTING FLOOR PLANS FOR # OF FACES AND DIRECTIONAL CHEVRONS. PROVIDE TWO CIRCUITS, ONE TO NORMAL LTG BRANCH CIRCUIT IN AREA, THE OTHER TO THE EMERGENCY BRANCH CIRCUIT INDICATED.
X3	WET LOCATION LISTED LED EXIT SIGN. 2-CIRCUIT	LITHONIA	WLTE W 1 R	--	LED	5	N/A	N/A	120/277	5	UNIVERSAL, CEILING/WALL	RED LETTERS	REFER TO LIGHTING FLOOR PLANS FOR # OF FACES AND DIRECTIONAL CHEVRONS. PROVIDE EMERGENCY BRANCH CIRCUIT INDICATED.

1

NOTES - APPLY TO ALL LUMINAIRE SCHEDULES:

ALL DECORATIVE LIGHT FIXTURE FINISHES SHALL BE DETERMINED BY AND COORDINATED WITH INTERIOR DESIGNER.

COORDINATE THE FINISHED CEILING HEIGHTS WITH THE ARCHITECT/INTERIOR DESIGNER DRAWINGS FOR APPROPRIATE STEM LENGTHS OF PENDANT MOUNTED FIXTURES. NO FIXTURES SHALL EXTEND BELOW 7'-6" ABOVE FINISHED FLOOR, UNLESS SO DIRECTED BY ARCHITECT.

ALL EMERGENCY LIGHT FIXTURES AND EXIT SIGNS SHALL MEET N.F.P.A. LIFE SAEFTY REQUIREMENTS.

INTERIOR / EXTERIOR FIXTURES FINISHES' SUBJECT TO APPROVAL / CHANGE BY ARCHITECT. VERIFY PRIOR TO RELEASE OF ORDER AND SHOP DRAWING SUBMITTAL.

VERIFY NECESSARY MOUNTING TRIMS WITH ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT CEILING TYPES. PROVIDE FLANGE KITS FOR RECESSED LIGHTING WHERE NEEDED. PROVIDE ARLINGTON T-BOX FOR SUSPENDED CEILING T-GRID WHERE FIXTURES ARE MOUNTED AT T-GRID RAILS.

ELECTRICAL CONTRACTOR SHALL COORDINATE ALL INDUSTRIAL STRIP LIGHT FIXTURE IN ALL MECHANICAL ROOMS WITH MECHANICAL EQUIPMENT, DUCTWORK, PIPING, ETC. PRIOR TO ROUGH-IN AND FINAL INSTALLATION. LIGHT FIXTURES ARE TO BE ARRANGED TO PROVIDE THE SPACE WITH ADEQUATE LIGHTING FOR MECHANICAL EQUIPMENT ACCESS AND GENERAL EQUIPMENT MAINTENANCE.

DECORATIVE LUMINAIRE SCHEDULE

LUMINAIRE TYPE	DESCRIPTION			LAMPS					VOLTS	TOTAL CONNECTED WATTS	MOUNTING	FINISH	REMARKS
	LUMINAIRE DESCRIPTION	MANUFACTURER	LUM CATALOG NUMBER	QTY	TYPE	NOM. WATTS	INITIAL LUMENS	TEMP. COLOR (KELVINS)					
D1	30" DIA. IL CORRIDOR PENDANT.	LITETOPS	SS5-JKVC-DF10	3	GU24 LED	12	-	3000	120	36	PENDANT	STANDARD POWDER COAT BRONZE	ORDER WITH OPAL MATTE ACRYLIC DIFFUSER/ OFF WHITE LINEN/ CHOCOLATE TRIM. PROVIDE FIXTURE WITH DIMMABLE LED LAMPS COMPARABLE TO 60W INCANDESCENT
D2	1ST FLOOR VESTIBULES FLUSH MOUNT	ULTRALIGHT	CUSTOM CABLE HUNG DRUM PENDANT DF4	4	GU24 LED	12	-	3000	120	48	FLUSH MOUNT	STANDARD POWDER COAT FINISH W/ OPAL ACRYLIC DIFFUSER	PROVIDE FIXTURE WITH DIMMABLE LED LAMPS COMPARABLE TO 60W INCANDESCENT
D3	IL CORRIDOR DWELLING UNIT ENTRY WALL SCONCE	HUBBARDTON FORGE	BANDED SCONCE #205812-1074	1	A19 - LED	10	-	3000	120	10	SURFACE WALL	OIL RUBBED BRONZE	PROVIDE A ALLOWANCE OF $300 PER WALL SCONCE
D4	36" DIA. CHANDELIER AT TOP OF ATRIUM.	METROPOLITAN LIGHTNIG FIXTURE CO.	N6967-1-267B	5	E26 - MED LED	12	-	3000	120	60	PENDANT	CIMARRON BRONZE	PROVIDE FIXTURE WITH DIMMABLE LED LAMPS COMPARABLE TO 60W INCANDESCENT
D5	30" DIA LOUNGE PENDANTS. MOUNTED AT VARIOUS HEIGHTS INDICATED ON FLOOR PLANS.	METROPOLITAN LIGHTNIG FIXTURE CO.	N6965-1-267B	4	E26 - MED LED	12	-	3000	120	48	PENDANT	CIMARRON BRONZE	PROVIDE FIXTURE WITH DIMMABLE LED LAMPS COMPARABLE TO 60W INCANDESCENT
D6	24" DIA. 2ND & 4TH FLOOR LOUNGE PENDANT.	ULTRALIGHT	TAMBOUR 13223-24	3	LED	12	-	3000	120	30	PENDANT	CAST BRONZE W/ OPAL SHADE	PROVIDE FIXTURE WITH DIMMABLE LED LAMPS COMPARABLE TO 60W INCANDESCENT
D7	ATRIUM DECORATIVE WALL SCONCE	RENAISSANCE LIGHTING	RL-4-0708-ADA	1	LED	15	-	3000	120	15	SURFACE WALL	MEDIUM BRONZE PC W/ FROSTED WHITE ACRYLIC SHADE	PROVIDE FIXTURE WITH DIMMABLE LED LAMPS COMPARABLE TO 60W INCANDESCENT
D8	30" WIDE WALL FIXTURE DESIGNED AS A PICTURE LIGHT	HINKLEY	ARTI LARGE ADJUSTABLE ACCENT LIGHT ITEM # 47095HB	2	EE6/T14/LED	4.5	350	2700	120V	10	WALL PPICTURE LIGHT	HERITAGE BRASS	PICTURE LIGHT. VERIFY MOUNTING HEIGHT WITH INTERIORS PRIOR TO INSTALLATION.

RESIDENT DWELLING UNIT LUMINAIRE SCHEDULE

LUMINAIRE TYPE	DESCRIPTION			LAMPS					VOLTS	TOTAL CONNECTED WATTS	MOUNTING	FINISH	REMARKS
	LUMINAIRE DESCRIPTION	MANUFACTURER	LUM CATALOG NUMBER	QTY	TYPE	NOM. WATTS	INITIAL LUMENS	TEMP. COLOR (KELVINS)					
U1	6" LED WAFER DOWNLIGHT, DIMMABLE	COOPER LIGHTNIG	SLD606-9-30-WH	1	LED	13	800	3000	120	13	RECESSED CEILING	WHITE	
U2	BAHTROOM VANITY LIGHT WITH ETCHED GLASS SHADES	PROGRESS LIGHTNIG	P300160-009	3	LED - E26	7	-	3000	120	21	SURFACE WALL AT 7'-0" TO CL OF JBOX	BRUSHED NICKEL	PROVIDE DIMMABLE LED LAMPING EQUIVALENT TO 100W INCANDESCENT WITH FIXTURE. LOCATE ABOVE VANITY MIRROR.
U3	BEDROOM / DEN 54" 5 BLADE CEILING FAN W/ LIGHT KIT	HARBOR BREEZE	SAILOR BAY 52" BRUSHED NICKEL LED INDOOR DOWNROD	3	LED A15	7	-	3000	120	21	SURFACE	BRUSHED NICKEL	
U4	MINI-PENDANT ABOVE KITCHEN ISLAND	PROGRESS LIGHTNIG	P500125-009	1	LED-E26	16	-	3000	120	16	PENDANT, 5'-6" TO BOTTOM OF SHADE	BRUSHED NICKEL	PENDANT MOUNT OVER COUNTER - COORDINATE OAH WITH ARCHITECTURAL AND INTERIOR ELEVATIONS. PROVIDE DIMMABLE LED LAMPING EQUIVALENT TO 100W INCANDESCENT WITH FIXTURE. REFR TO ELEVATIONS FOR MTG. HT.
U5	4' LED STRIP WITH LENS	HE WILLIAMS	75S-4-L30-830-DIM-UNV	1	LED	19.6	2830	3000	120/277	19.6	SURFACE	WHITE	MOUNT FIXTURE ON CEILING DIRECTLY ABOVE DOOR IN SMALL CLOSETS, OTHER LOCATIONS AS SHOWN ON PLANS.
U6	FLUSH MOUNT IN DWELLING UNIT CORRIDOR	PROGRESS LIGHTNIG	P3852-09	2	LED-E26	16	-	3000	120	32	FLUSH MOUNT	BRUSHED NICKEL	PROVIDE WITH DIMMABLE LED LAMP
U7	4" LED RECESSED DOWNLIGHT-SHOWERLIGHT WITH FLUSH NON-CONDUCTIVE LENS	HE WILLIAMS	4DR-TL-L10-8-35-DIM1-UNV-S-W-OF-WH-AD-N-F1	1	LED	9	1000	3500	120	9	RECESSED	WHITE	STANDARD WITH AD DIFFUSE ACRYLIC LENS AND IP/WET STANDARD OPTION
U8	EXTERIOR LANTERN ON DWEELING UNIT PATIO/ BALCONY	PROGRESS LIGHTNIG	P6052-20	1	LED	10	-	3000	120	10	SURFACE WALL AT 7'-10" TO CTR OF JBOX ABOVE PATIO DOOR	BLACK	PROVIDE DIMMABLE LED LAMPING EQUIVALENT TO 100W INCANDESCENT WITH FIXTURE. INSTALL AT 6'-8" TO BOTTOM OF FIXTURE.
U9	2' LED STRIP WITH LENS	HE WILLIAMS	75S-2-L20-830-DIM-UNV	1	LED	14.5	1976	3000	120/277	14.5	SURFACE	WHITE	MOUNT FIXTURE ON WALL DIRECTLY ABOVE DOOR IN SMALL CLOSETS, OTHER LOCATIONS AS SHOWN ON PLANS.
U10	FLUSH MOUNT ABOVE DINING TABLE.	PROGRESS LIGHTNIG	P3852-09	2	LED-E26	16	-	3000	120	32	FLUSH MOUNT	BRUSHED NICKEL	PROVIDE WITH DIMMABLE LED LAMP
U11A	18" LED UNDERCABINET FIXTURE	ELITE LIGHTING	EU-LED-18-450L-DIMTR-120-30K-WH	1	LED	7	600	3000	120	7	UNDERCABINET	WHITE	DETERMINE WHICH LENGTH TO USE WITH THE WIDTH OF THE UPPER CABINET
U11B	12" LED UNDERCABINET FIXTURE	ELITE LIGHTING	EU-LED-12-450L-DIMTR-120-30K-WH	1	LED	4.6	450	3000	120	5	UNDERCABINET	WHITE	DETERMINE WHICH LENGTH TO USE WITH THE WIDTH OF THE UPPER CABINET

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

CONSTRUCTION SET

STATE OF MISSOURI
JAMES S. KIDWELL
NUMBER E-25237
REGISTERED PROFESSIONAL ENGINEER
12/1/2023

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

SFCS
Architecture
Engineering
Planning
Interiors

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DESIGNER	DAS	DRAWN	MAW, DKW
ARCHITECT	DAS	CHECKED	MAW
ENGINEER	MAW	APPROVED	JSK

NO.	REVISION DESCRIPTION	DATE
1	FDP 1	02/22-24

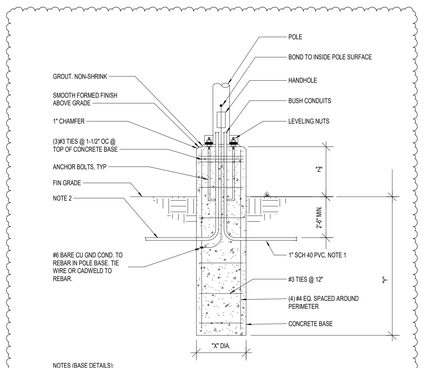
DRAWING TITLE

LUMINAIRE SCHEDULES & LIGHTING CONTROLS DETAILS

DATE: January 5, 2024

COMM. NO. 23104.00

DRAWING E0.2

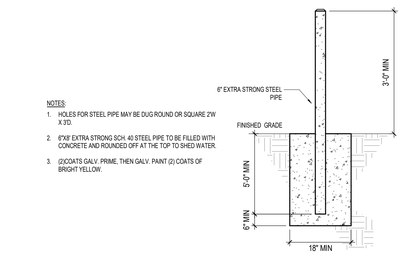


NOTES (BASE DETAILS):

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 PARGING OF CONCRETE BASE AFTER REMOVAL OF FORM.

POLE BASE DIMENSIONS			
TYPE \ DIM	"X"	"Y"	"Z"
S1	2'-0"	4'-0"	2'-0"

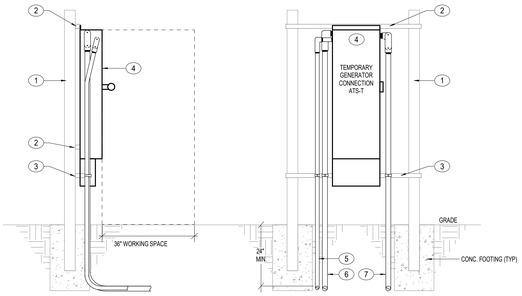
4 POLE BASE DETAIL
1/16" = 1'-0"



NOTES:

1. HOLES FOR STEEL PIPE MAY BE DUG ROUND OR SQUARE 2'W X 3'D.
2. 6"Ø EXTRA STRONG SCH. 40 STEEL PIPE TO BE FILLED WITH CONCRETE AND ROUNDED OFF AT THE TOP TO SHED WATER.
3. (2)COATS GALV. PRIME, THEN GALV. PAINT (2) COATS OF BRIGHT YELLOW.

2 PROTECTIVE BOLLARD INSTALLATION
1/2" = 1'-0"



LEFT SIDE VIEW — FRONT VIEW

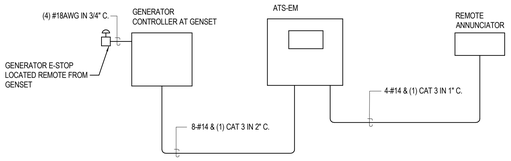
EQUIPMENT ELEVATION DETAILS GENERAL NOTES:

GRSC EXPOSED OUTSIDE AND SCHEDULE 40 PVC BELOW GRADE.

EQUIPMENT ELEVATION DETAILS PLAN NOTES:

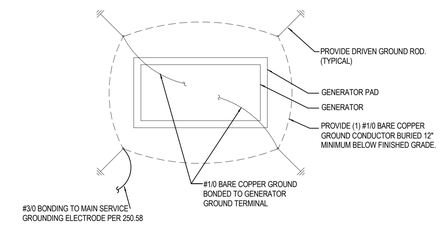
1. MINIMUM 4" GALVANIZED STRUCTURAL STEEL CHANNEL OR 4" RIGID GALVANIZED CONDUIT.
2. 1-5/8", 12 GAUGE, SLOTTED BACK, GALVANIZED-ZINC UNISTRUT.
3. (2) STACKED 1-5/8",12 GAUGE, SLOTTED BACK, GALVANIZED-ZINC UNISTRUT WITH CONDUIT STRAPS.
4. PROVIDE EATON #DT427URKSNLG-FLX, MANUAL TRANSFER SWITCH WITH CAM LOCKS FOR CONNECTION OF TEMPORARY EMERGENCY SYSTEM GENERATOR. 100A, 4P, 240V, NEMA 3R.
5. 1" C. GRSC WITH STEEL THREADED TYPE CONNECTORS AND PVC SCH. 40, FOR COMMUNICATION CABLES.
6. GRSC WITH STEEL THREADED TYPE CONNECTORS AND PVC SCH. 40. FEEDER TO GENERATOR.
7. GRSC WITH STEEL THREADED TYPE CONNECTORS AND PVC SCH. 40. FEEDER TO BUILDING.

1 QUICK-CONNECT ELEVATION
12" = 1'-0"

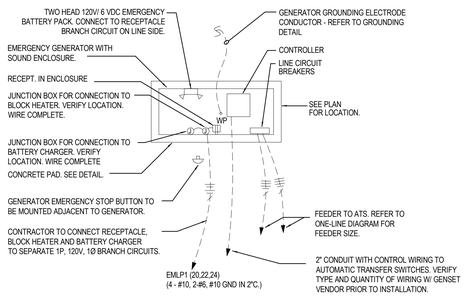


NOTE: CONFIRM NUMBER OF REQUIRED MONITOR/CONTROL WIRES AND CABLES WITH GENERATOR SUPPLIER.

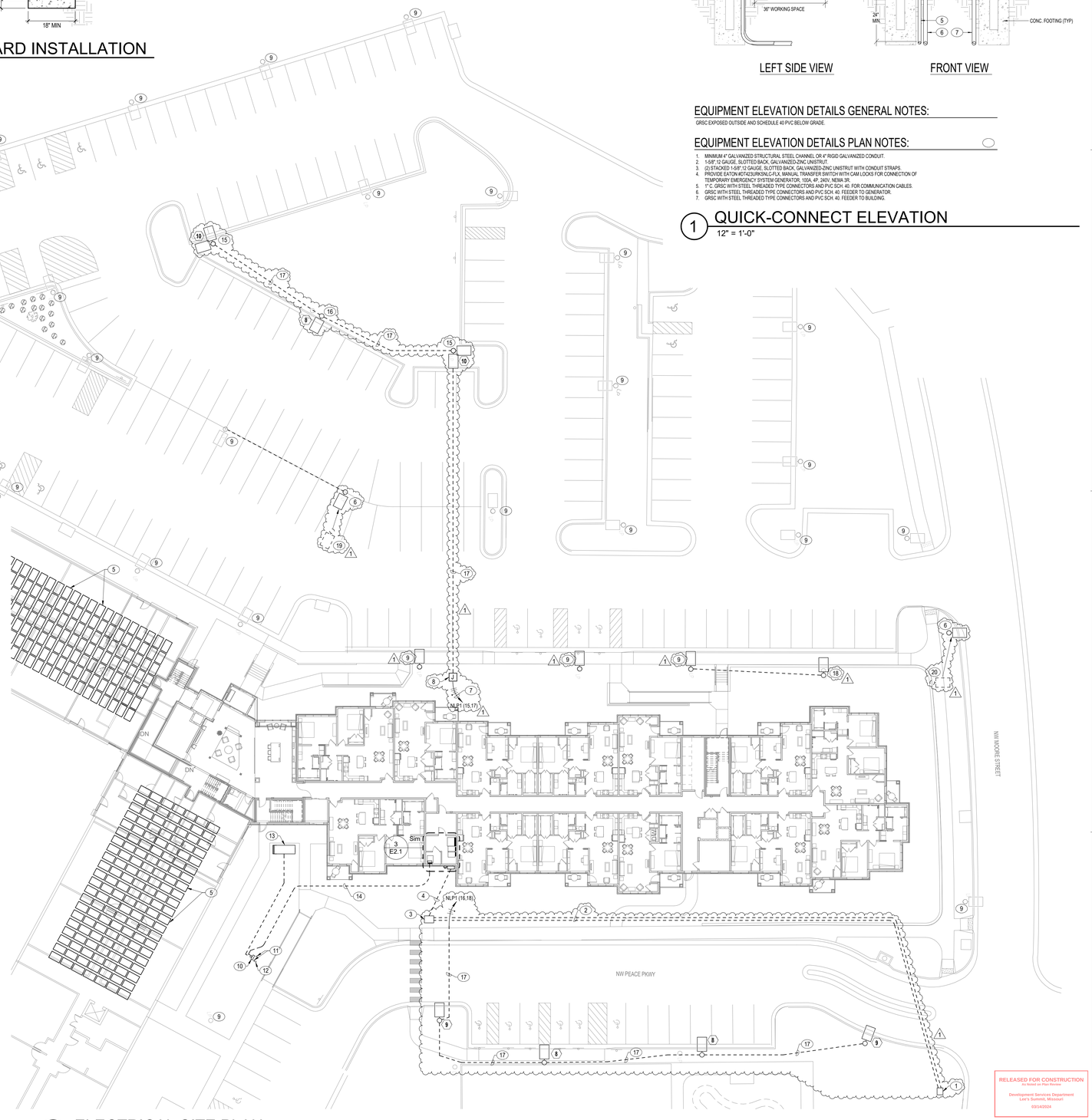
3 GENERATOR MONITOR/ CONTROL WIRING DIAGRAM
SCALE: NONE



4 GENERATOR GROUNDING DETAIL
SCALE: NONE



5 GENERATOR INSTALLATION DETAIL
SCALE: NONE



3 ELECTRICAL SITE PLAN
E0.4 — 1" = 20'-0"

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

GENERAL NOTES

PLAN NOTES (#)

1. EXISTING UTILITY PAD MOUNTED SWITCH
2. TWO (2) 4" SCH. 40 PVC FOR PRIMARY PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR. UTILITY PROVIDER TO PROVIDE AND INSTALL CONDUCTORS.
3. PAD MOUNTED UTILITY SERVICE TRANSFORMER PROVIDED AND INSTALLED BY UTILITY. E.C. TO PROVIDE AND INSTALL CONCRETE TRANSFORMER PAD PER UTILITY REQUIREMENTS.
4. UNDERGROUND SERVICE LATERAL - 4 SETS OF (4 - #500 KCMIL ALUMINUM IN 3 ½"C.)
5. EXISTING SOLAR ARRAY AND DISTRIBUTION ON EXISTING BUILDING ROOF TO BE RELOCATED OR REMOVE.
6. TO BE RELOCATED. PROVIDE NEW UNDERGROUND WIRING AND RECONNECT TO EXISTING CIRCUIT.
7. PROVIDE AND INSTALL TWO (2) 2" SCH 40 PVC WITH PULL STRING FROM PANEL NLP1 TO PULLBOX. (1) CONDUIT IS FOR FUTURE AND (1) CONDUIT TO HAVE 2#10, 1#10G FOR NEW LIGHTING CIRCUIT.
8. PROVIDE AND INSTALL 12"X12" PULLBOX.
9. EXISTING LIGHTING POLES TO REMAIN.
10. ROLL-UP TEMPORARY GENERATOR CONNECTION CABINET ON STRUT FRAME. REF: ONE-LINE DIAGRAM, E4.1, AND DETAIL ON THIS SHEET
11. PROTECTIVE BOLLARD. REF: ONE-LINE DIAGRAM AND DETAIL ON THIS SHEET
12. GENERATOR EMERGENCY STOP BUTTON. TAMPER RESISTANT. MOUNTED AT 48"AFF ADJACENT TO OPENING OF GENERATOR DOOR. INTERFACE WITH GENERATOR CONTROLS TO SHUT GENERATOR DOWN WHEN OPERATED.
13. 36 KW EMERGENCY GAS GENERATOR SET WITH CONCRETE PAD. REFER TO DETAILS ON THIS SHEET FOR ADDITIONAL GENERATOR RELATED CONNECTIONS, DETAILS AND INFORMATION. REFER TO ONE-LINE DIAGRAM SHEET E4.1
14. UNDERGROUND FEEDER FROM EMERGENCY GAS GENERATOR TO ATS-EM IN ELEC. ROOM #E120. INSTALL 36" BELOW GRADE. REFER TO ONE-LINE DIAGRAM SHEET E4.1.
15. REMOVE EXISTING POLE AND LIGHT FIXTURE. POLE BASE TO REMAIN. INSTALL NEW POLE AND (2) LIGHT FIXTURES ON EXISTING POLE BASE. INTERCEPT EXISTING UNDERGROUND CIRCUIT, DISCONNECT AND INSTALL NEW UNDERGROUND CIRCUIT AS SHOWN. ENSURE NEW POLE MATCHES UP TO EXISTING ANCHORE BOLT SPACING PATTERN.
16. NEW POLE BASE, POLE AND LIGHT FIXTURE. SEE POLE BASE DETAIL.
17. (2#10, 1#10G) 1" SCH. 40 PVC.
18. REMOVE POLE AND LIGHT FIXTURE FROM EXISTING POLE BASE. DEMO EXISTING POLE BASE. INSTALL NEW POLE BASE AND COORDINATE WITH LOCATION OF NEW RETAINING WALL. ENSURE ANCHOR BOLTS IN NEW POLE BASE MATCHES WITH EXISTING POLE. INSTALL EXISTING POLE AND LIGHT FIXTURE ON NEW POLE BASE. INTERCEPT EXISTING UNDERGROUND CIRCUITING AND CONNECT TO NEW POLE BASE.
19. REMOVE POLE AND LIGHT FIXTURE FROM EXISTING POLE BASE. DEMO EXISTING POLE BASE. INSTALL NEW POLE BASE AND COORDINATE LOCATION WITH NEW PAINT STRIPING IN PARKING LOT. ENSURE ANCHOR BOLTS IN NEW POLE BASE MATCHES WITH EXISTING POLE. INSTALL EXISTING POLE AND LIGHT FIXTURE ON NEW POLE BASE. INTERCEPT EXISTING UNDERGROUND CIRCUITING AND CONNECT TO NEW POLE BASE.
20. REMOVE POLE AND LIGHT FIXTURE FROM EXISTING POLE BASE. DEMO EXISTING POLE BASE. INSTALL NEW POLE BASE AND COORDINATE LOCATION WITH CIVIL ENGINEER. ENSURE ANCHOR BOLTS IN NEW POLE BASE MATCHES WITH EXISTING POLE. INSTALL EXISTING POLE AND LIGHT FIXTURE ON NEW POLE BASE. INTERCEPT EXISTING UNDERGROUND CIRCUITING AND CONNECT TO NEW POLE BASE.

CONSTRUCTION SET

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
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DESIGNER	DAS	DRAWN	MAW, DKW
ARCHITECT	DAS	CHECKED	MAW
ENGINEER	MAW	APPROVED	JSK

NO.	REVISION DESCRIPTION	DATE
1	FDP 1	02/22-24

DRAWING TITLE

ELECTRICAL SITE PLAN

DATE: January 5, 2024

COMM. NO. 23104.00

DRAWING E0.4

GENERAL NOTES

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Parking Lot	+	2.9 fc	15.9 fc	0.0 fc	N/A	N/A
West Parking Lot	+	2.7 fc	28.6 fc	0.0 fc	N/A	N/A

1 / E0.5 PHOTOMETRICS SITE PLAN
1" = 20'-0"

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

CONSTRUCTION SET

2/22/2024

PROJECT TITLE

John Knox Village

COURTYARDS - BUILDING E

SFCS Architecture Engineering Planning Interiors
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www.sfcs.com

DESIGNER : DAS		DRAWN : MAW, DKW	
ARCHITECT : DAS		CHECKED : MAW	
ENGINEER : MAW		APPROVED : JSK	

NO.	REVISION DESCRIPTION	DATE
1	FDP 1	02/22-24

DRAWING TITLE

PHOTOMETRICS SITE PLAN

DATE: January 5, 2024

COMM. NO. 23104.00

DRAWING E0.5

GENERAL NOTES

Branch Panel: NLP4

Location: ELEC E415 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000 AIC
Supply From: NLDPA | **Phases:** 3 | **Mains Type:** MLO
Mounting: SURFACE | **Wires:** 4 | **Mains Rating:** 100 A
Enclosure: NEMA 1 | **MCB Rating:**

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	RCPT'S - ATRIUM #E401	20 A	1	1260 VA	900 VA					1	20 A	RCPT'S - CORRIDOR #E413	2
3	RCPT'S - LOUNGE #E406	20 A	1			1260 VA	1080 VA			1	20 A	RCPT'S - RM. #E417, E418, E426, E429, E431,...	4
5	RCPT'S - CORRIDOR #E413 & ELEC #E415	20 A	1					1080 VA	0 VA	1	20 A	SPARE	6
7	GFI / WP RCPT - ROOFTOP	20 A	1	900 VA	180 VA					1	20 A	GFI RCPT'S - RESTROOM #E405	8
9	EWH-1 (STAIRWELL #1 , 4TH FLOOR)	20 A	2			1500 VA	770 VA			1	20 A	LTG. - 4TH FLOOR CORRIDOR & ATRIUM	10
11	--	--	--					1500 VA	588 VA	1	20 A	LTG. - RM. #E417, E418, E426, E429, E431, E436	12
13	EWH-1 (STAIRWELL #2 , 4TH FLOOR)	20 A	2	1500 VA	593 VA					1	20 A	LTG. - LOUNGE #E406 & RES. CLOSET #E402	14
15	--	--	--			1500 VA							16
17	ELEVATOR #2 (15 HP)	35 A	3					3360 VA					18
19	--	--	--	3360 VA									20
21	--	--	--			3360 VA							22
23													24
25													26
27													28
29													30
31													32
33													34
35													36
37													38
39													40
41													42
			Total Load:	8693 VA		9470 VA		6528 VA					
			Total Amps:	75 A		82 A		54 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Heating	6000 VA	100.00%	6000 VA		
Motor	10080 VA	100.00%	10080 VA	**Total Conn. Load:**	24691 VA
Other	21 VA	100.00%	21 VA	**Total Est. Demand:**	25173 VA
Receptacle	6660 VA	100.00%	6660 VA	**Total Conn.:**	69 A
Lighting	1930 VA	125.00%	2412 VA	**Total Est. Demand:**	70 A

Notes:

Branch Panel: NLP1

Location: MEP E118 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000 AIC
Supply From: NLDPA | **Phases:** 3 | **Mains Type:** MLO
Mounting: SURFACE | **Wires:** 4 | **Mains Rating:** 100 A
Enclosure: NEMA 1 | **MCB Rating:**

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	RCPT'S - ATRIUM #E101	20 A	1	720 VA	900 VA					1	20 A	RCPT'S - CORRIDOR #E113	2
3	RCPT'S - MAIL RM. / LOUNGE #E106	20 A	1			1260 VA	540 VA			1	20 A	RCPT'S - RM. #E126, E129, E131, E136	4
5	RCPT'S - CORRIDOR #113 & ELEC #E115	20 A	1					1440 VA	0 VA	1	20 A	SPARE	6
7	RCPT'S - RM. #E105, E117, E118	20 A	1	360 VA	180 VA					1	20 A	GFI RCPT'S - RESTROOM #E105	8
9	Space	--	1			--	1066 VA			1	20 A	LTG. - 1ST FLOOR CORRIDOR & ATRIUM	10
11	POWER AUTODOORS #108A, 108B	20 A	1					400 VA	428 VA	1	20 A	LTG. - RM. #E117, E118, E126, E129, E131, E136	12
13	RCPT'S - CORRIDOR #E100	20 A	1	900 VA	611 VA					1	20 A	LTG. - LOUNGE #E106 & RES. CLOSET #E102	14
15	SITE LTG. - WEST PARKING LOT	20 A	2			468 VA	241 VA			2	20 A	SITE LTG. - EAST PARKING LOT	16
17	--	--	--					468 VA	241 VA	--	--	--	18
19	Spare	20 A	1	0 VA	0 VA					1	20 A	Spare	20
21	Spare	20 A	1			0 VA	0 VA			1	20 A	Spare	22
23	Spare	20 A	1					0 VA	0 VA	1	20 A	Spare	24
25	Space	--	1	--	--					1	--	Space	26
27	Space	--	1			--	--			1	--	Space	28
29	Space	--	1					--	--	1	--	Space	30
31	Space	--	1	--	--					1	--	Space	32
33	Space	--	1			--	--			1	--	Space	34
35	Space	--	1					--	--	1	--	Space	36
37	Space	--	1	--	--					1	--	Space	38
39	Space	--	1			--	--			1	--	Space	40
41	Space	--	1					--	--	1	--	Space	42
			Total Load:	3671 VA		3574 VA		2977 VA					
			Total Amps:	31 A		31 A		25 A					

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Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Other	21 VA	100.00%	21 VA		
Receptacle	6700 VA	100.00%	6700 VA	**Total Conn. Load:**	10222 VA
Lighting	3501 VA	125.00%	4376 VA	**Total Est. Demand:**	11097 VA
				Total Conn.:	28 A
				Total Est. Demand:	31 A

Notes:

Branch Panel: NLP2

Location: ELEC E215 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000 AIC
Supply From: | **Phases:** 3 | **Mains Type:** MCB
Mounting: SURFACE | **Wires:** 4 | **Mains Rating:** 225 A
Enclosure: NEMA 1 | **MCB Rating:**

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	RCPT'S - ATRIUM #E201	20 A	1	1080 VA	900 VA					1	20 A	RCPT'S - CORRIDOR #E213	2
3	RCPT'S - LOUNGE #E206	20 A	1			1080 VA	1080 VA			1	20 A	RCPT'S - RM. #E217, E218, E226, E229, E231,...	4
5	RCPT'S - CORRIDOR #E213 & ELEC #E215	20 A	1					1080 VA	0 VA	1	20 A	SPARE	6
7	GFI RCPT'S - LOUNGE #E206	20 A	1	360 VA	850 VA					1	20 A	CLOTHES WASHER - HSKP #E205	8
9	UC MICROWAVE - LOUNGE #E206	20 A	1			1200 VA	927 VA			1	20 A	LTG. - 2ND FLOOR CORRIDOR & ATRIUM	10
11	UC REFRIGERATOR - LOUNGE #E206	20 A	1					600 VA	588 VA	1	20 A	LTG. - RM. #E217, E218, E226, E229, E231, E236	12
13	RCPT'S - CORRIDOR #E200	20 A	1	900 VA	624 VA					1	20 A	LTG. - LOUNGE #E206 & RES. CLOSET #E202	14
15	GFI RCPT'S - LOUNGE #E206	20 A	1			360 VA	2500 VA			2	20 A	CLOTHES DRYER - HSKP #E205	16
17									2500 VA	--	--	--	18
19													20
21													22
23													24
25													26
27													28
29													30
31													32
33													34
35													36
37					3004 VA					3	100 A	PANEL NLP3	38
39							3629 VA			--	--	--	40
41									1488 VA	--	--	--	42
			Total Load:	7718 VA		10775 VA		6256 VA					
			Total Amps:	66 A		92 A		52 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Other	0 VA	0.00%	0 VA		
Receptacle	20610 VA	74.26%	15305 VA	**Total Conn. Load:**	24749 VA
Lighting	4139 VA	125.00%	5174 VA	**Total Est. Demand:**	20479 VA
				Total Conn.:	69 A
				Total Est. Demand:	57 A

Notes:

Branch Panel: NLP3

Location: ELEC E315 | **Volts:** 120/208 Wye | **A.I.C. Rating:** 10,000 AIC
Supply From: NLP2 | **Phases:** 3 | **Mains Type:** MCB
Mounting: SURFACE | **Wires:** 4 | **Mains Rating:** 225 A
Enclosure: NEMA 1 | **MCB Rating:**

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	RCPT'S - ATRIUM #E301	20 A	1	1440 VA	900 VA					1	20 A	RCPT'S - CORRIDOR #E313	2
3	RCPT'S - LOUNGE #E306	20 A	1			1800 VA	1080 VA			1	20 A	RCPT'S - RM. #E317, E318, E326, E329, E331,...	4
5	RCPT'S - CORRIDOR #E313 & ELEC #E315	20 A	1					900 VA	0 VA	1	20 A	SPARE	6
7					0 VA					1	20 A	SPARE	8
9							749 VA			1	20 A	LTG. - 3RD FLOOR CORRIDOR & ATRIUM	10
11									588 VA	1	20 A	LTG. - RM. #E317, E318, E326, E329, E331, E336	12
13					664 VA					1	20 A	LTG. - LOUNGE #E306 & RES. CLOSET #E302	14
15													16
17													18
19													20
21													22
23													24
25													26
27													28
29													30
31													32
33													34
35													36
37													38
39													40
41													42
			Total Load:	3004 VA		3629 VA		1488 VA					
			Total Amps:	27 A		32 A		12 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Other	0 VA	0.00%	0 VA		
Receptacle	6120 VA	100.00%	6120 VA	**Total Conn. Load:**	8121 VA
Lighting	2001 VA	125.00%	2501 VA	**Total Est. Demand:**	8621 VA
				Total Conn.:	23 A
				Total Est. Demand:	24 A

Notes:

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/14/2024

CONSTRUCTION SET

STATE OF MISSOURI
JAMES S. KIDWELL
NUMBER E-25237
REGISTERED PROFESSIONAL ENGINEER
12/1/2023

PROJECT TITLE

John Knox Village

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DESIGNER : DAS		DRAWN : MAW, DKW	
ARCHITECT : DAS		CHECKED : MAW	
ENGINEER : MAW		APPROVED : JSK	

NO.	REVISION DESCRIPTION	DATE
1	FDP 1	02/22-24

DRAWING TITLE

PANELBOARD SCHEDULES

DATE: January 5, 2024

COMM. NO. 23104.00

DRAWING E5.2