

VIEW HIGH SPORTS COMPLEX
Preliminary Development Plan
Section 3, Township 47 North, Range 32 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PLAT BOUNDARY DESCRIPTION

(Note Errors exist in various calls of the Deed Description related to Section and Township, and should read Section 3, Township 47 N)

TRACT 1:

THE NORTH 24.73 ACRES OF THE WEST 1/2 OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 47, RANGE 32, N LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, EXCEPT THE EAST 16.5 FEET THEREOF.

TRACT 2:

THE WEST 1/2 OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47, RANGE 32, N LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, EXCEPT THE NORTH 24.73 ACRES THEREOF AND EXCEPT THE EAST 16.5 FEET THEREOF.

TRACT 1 & NO TRACT 2 ARE ALSO DESCRIBED AS:

ALL THAT PART OF THE WEST ONE HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 47 N, RANGE 32 W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, EXCEPT THE EAST 16.5 FEET, AND EXCEPT THAT PART IN EXISTING STREET RIGHTS OF WAY MORE PARTICULARLY

DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S 86°41'55" E ALONG THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 30.00 FEET; THENCE S 03°18'59" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE EXISTING EAST RIGHT OF WAY OF VIEW HIGH DRIVE AND THE SOUTH LINE OF THE EXISTING RIGHT OF WAY LINE OF CHIPMAN ROAD; THENCE S 86°41'55" E PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 337.94 FEET; THENCE S 86°35'42" E PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 945.57 FEET; THENCE S 03°22'09" W, WEST OF PARALLEL WITH AND 16.5 FEET DISTANT FROM THE EAST LINE OF THE WEST HALF OF SAID LOT 2, A DISTANCE OF 1420.09 FEET TO A POINT ON THE SOUTH LINE OF THE WEST HALF OF SAID LOT 2; THENCE N 87°16'57" W ALONG SAID SOUTH LINE A DISTANCE OF 1282.27 FEET; THENCE N 03°18'59" E ALONG A LINE EAST OF PARALLEL WITH AND 30.00 FEET DISTANT FROM THE WEST OF SAID LOT 2, A DISTANCE OF 1434.84 FEET TO THE POINT OF BEGINNING.

TRACT 3:

A STRIP ONE ROD WIDE OFF THE EAST END OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 32, RANGE 32, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

SURVEY AND PLAT NOTES:

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0412G EFFECTIVE DATE: JANUARY 20, 2017.

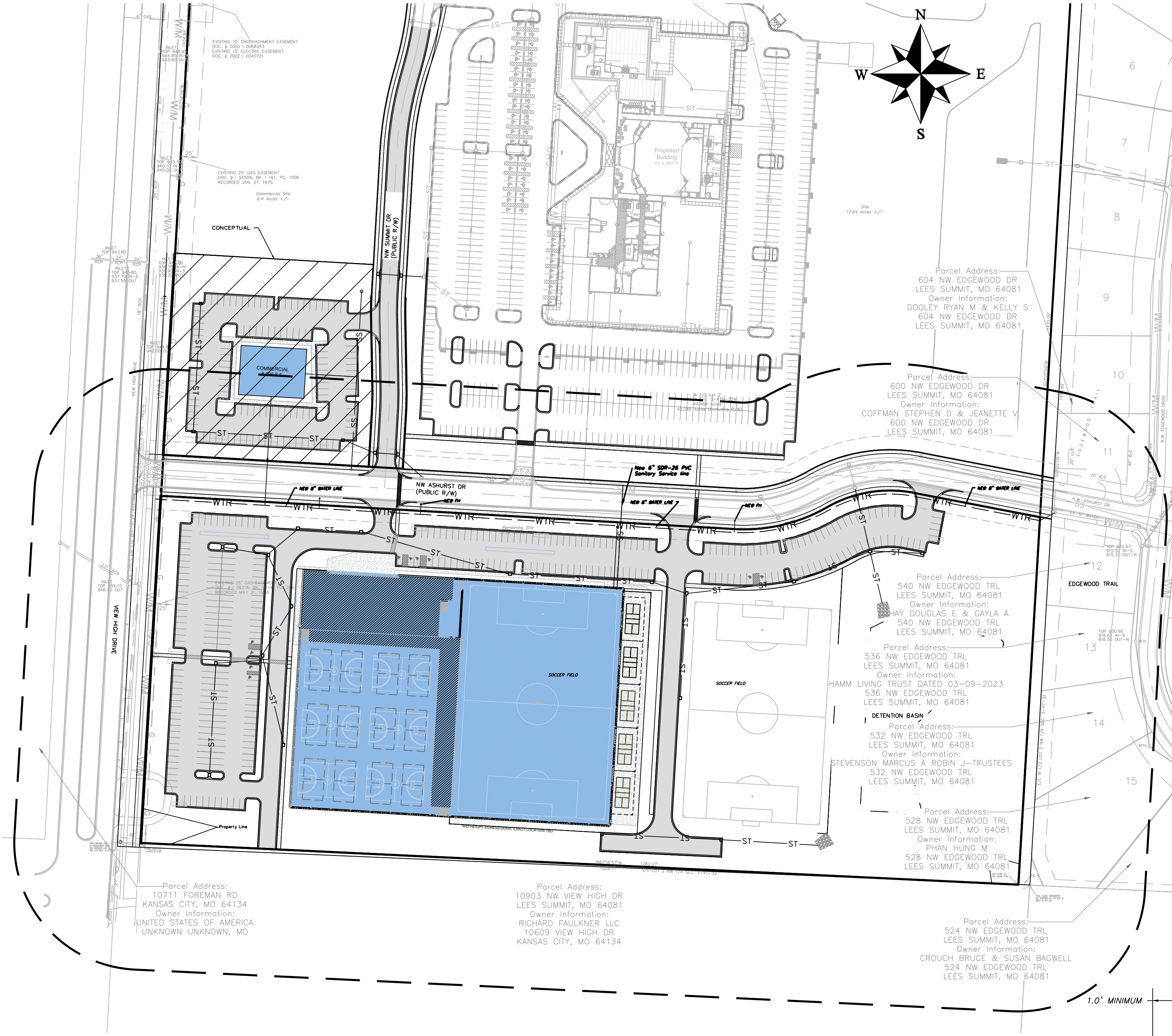
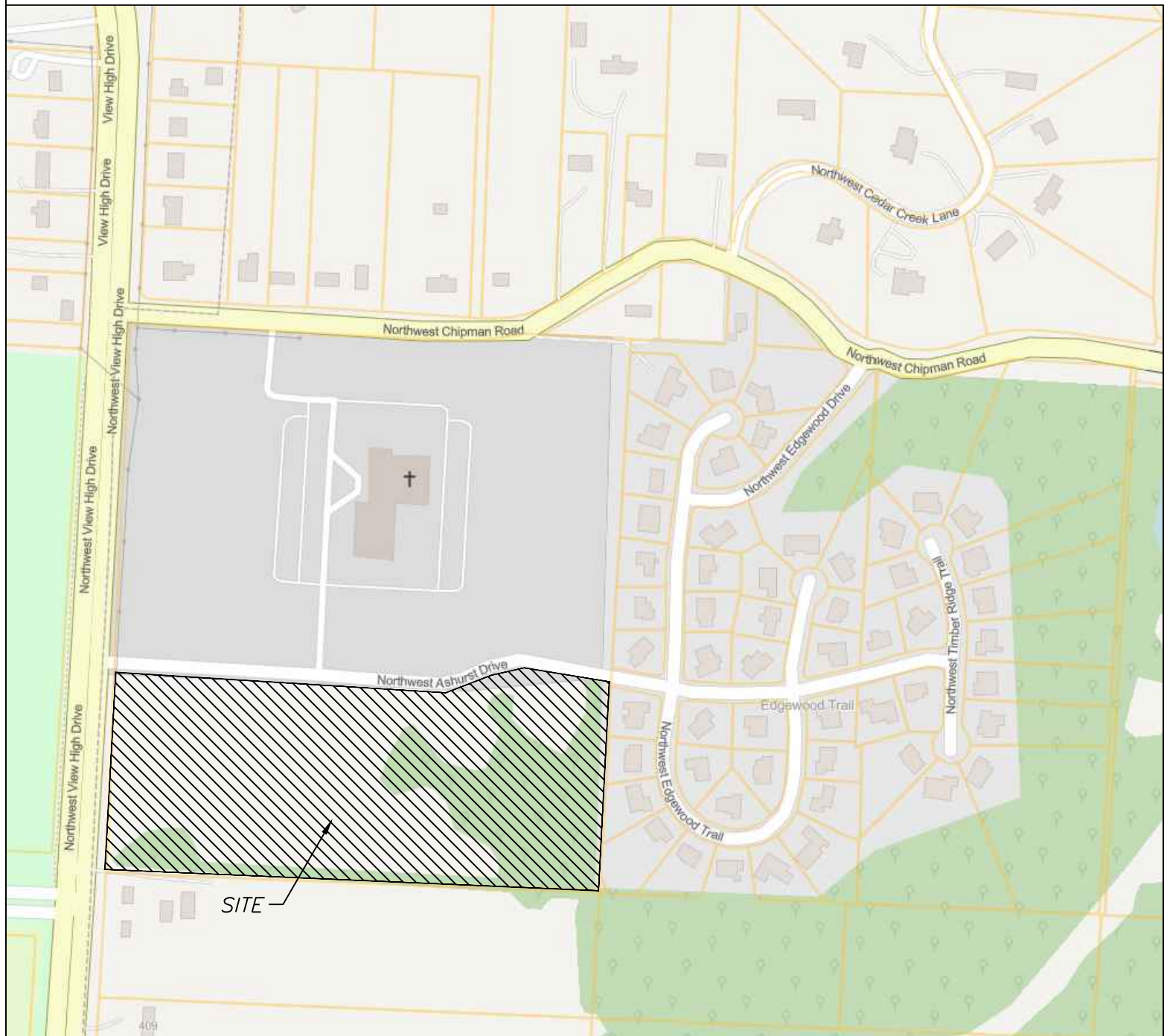
UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY - 298-1198
MISSOURI GAS ENERGY - 756-5261
SOUTHWESTERN BELL TELEPHONE - 761-5011
COMCAST CABLE - 795-1100
WILLIAMS PIPELINE - 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT SERVICES INSPECTIONS - 969-1200
CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.



INDEX OF SHEETS:

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C.101 ~	DEVELOPMENT SITE PLAN
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C.201 ~	POST DEVELOPMENT DRAINAGE AREA
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L.101 ~	LANDSCAPE PLAN DETAILS

Site Impervious Area

Total Area	17.18 acres (748,539.14 sq. ft.)
Commercial Office Site	
Site Area	17.18 Acres
Building	164,081 sq. ft.
Parking	144,652 sq. ft.
Sidewalk	20,078 sq. ft.
Impervious Area	321,911 sq. ft. (43.0% of Site)
Floor-Area-Ratio	21.9%

Parking: Sports Complex

Provided	300 Standard (10 ADA Accessible)
Required	300 Standard (10 ADA Accessible)

Parking: Commercial

Provided	119 Standard (2 ADA Accessible)
Required	119 Standard (2 ADA Accessible)
Total Parking Spaces	431

Parking: Church extra parking

Provided	201 Standard (0 ADA Accessible)
Required	201 Standard (0 ADA Accessible)
Total Parking Spaces	632

LEGEND:

Existing Underground Power	— UGP — UGP
Existing Conc. Curb & Gutter	— X — X
Existing Wood Fence	— X — X
Existing Gas Main	— GAS —
Existing Water Main	— X-W/M — — X-W/M — —
Existing Storm Sewer	— X-STM — — X-STM — —
Existing Sanitary Sewer	— X-SAN — — X-SAN — —
Existing Underground Telephone	— UGT — UGT
Existing Overhead Power	— OHE —
Proposed Storm Sewer	— ST — ST — ST
Proposed Sanitary Sewer	— SS — SS
Proposed Underground Power	— UGT — UGT
Proposed Gas Service	— GAS —
Proposed 8" D.I.P. Water	— W —
Proposed Electrical Service	— UGP — UGP

SITE LOCATION MAP

Current Zoning: AG
Proposed Zoning: CP-2

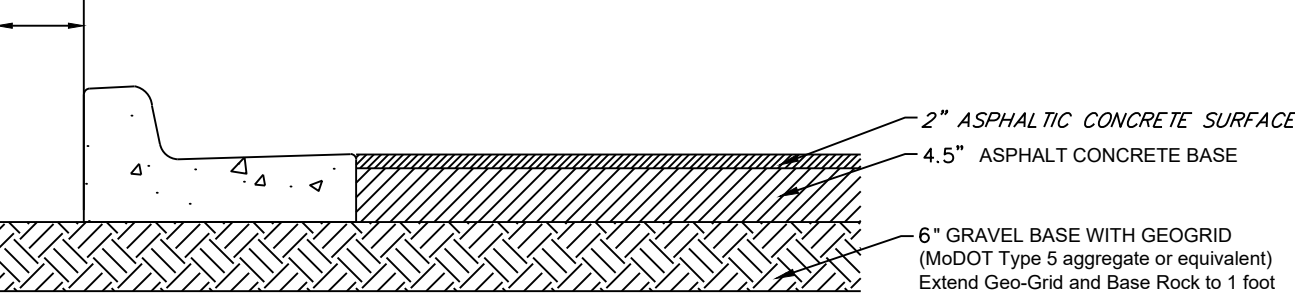
Site Improvement Notes

Sanitary Sewer Improvements
-The site will utilize the existing sanitary sewer on the north side of NW Ashurst Dr.

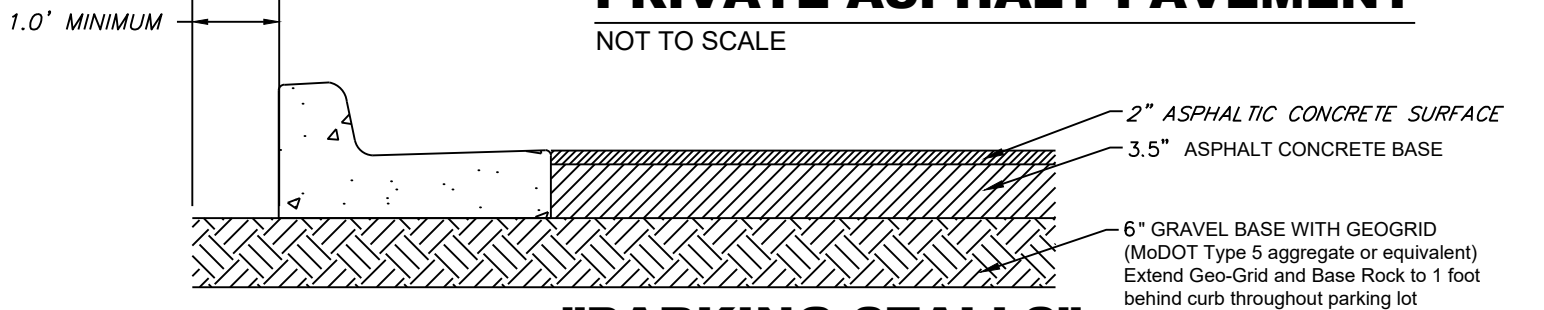
Water Main Improvements
-The site will utilize the existing water on the east side of View High Dr.

Storm Sewer
-Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.

Storm Water Detention
-Onsite storm water detention basin will be developed in the Southeastern portion of the site and the system will be designed to meet APWA Section 5600 and City standards for controlled release rates



"DRIVE LANE"
PRIVATE ASPHALT PAVEMENT
NOT TO SCALE



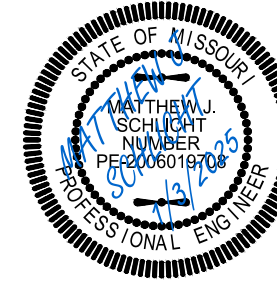
"PARKING STALLS"
PRIVATE ASPHALT PAVEMENT
NOT TO SCALE



Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005005119-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: View High Sports Complex
Complex LS150
Issue Date: November 7, 2024
View High Sports Complex
Lee's Summit, Jackson County, Missouri

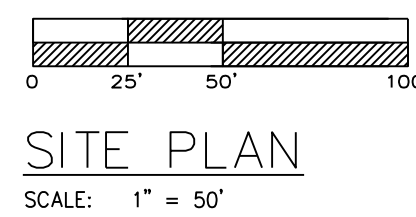
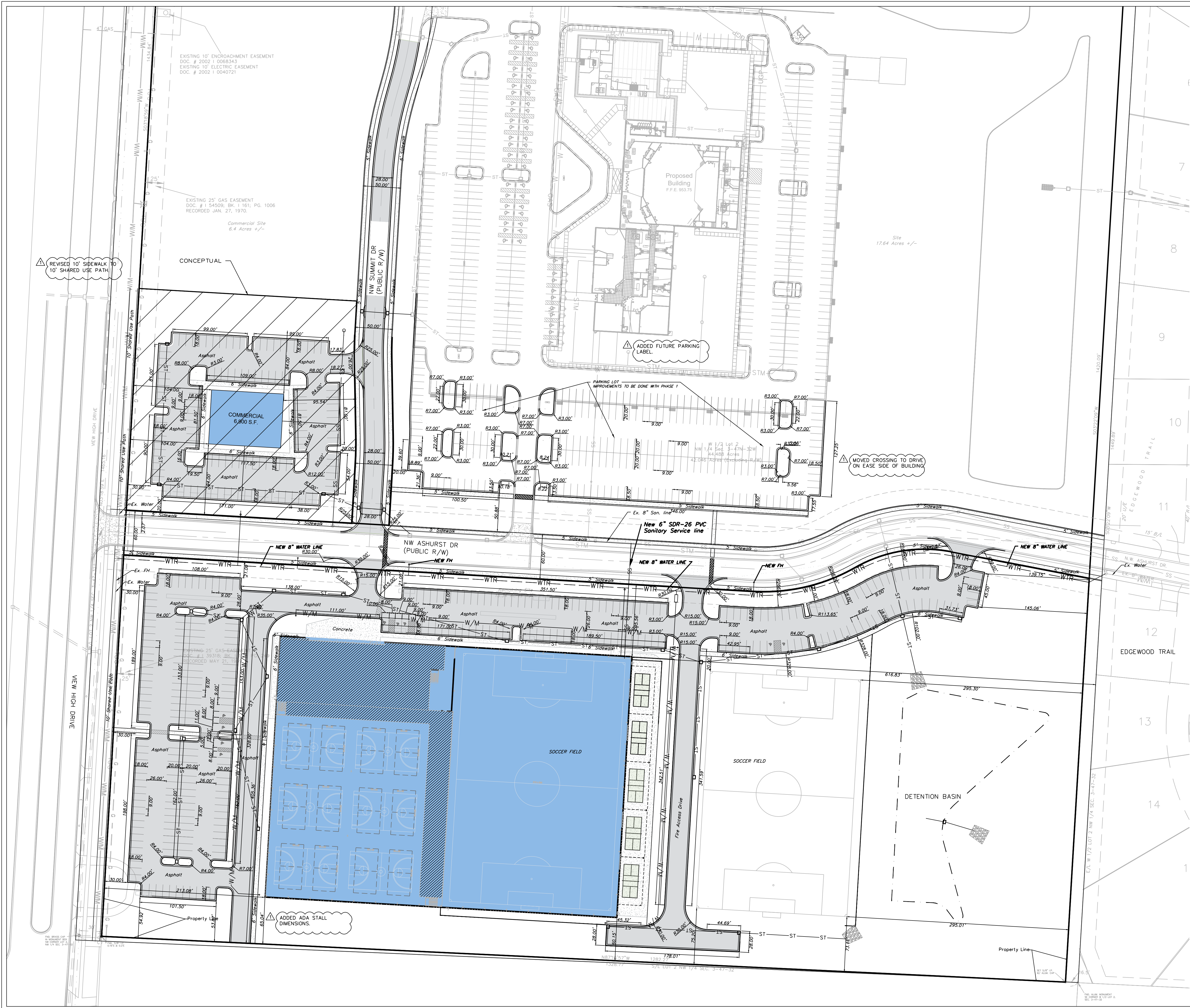
OVERALL SITE PLAN
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

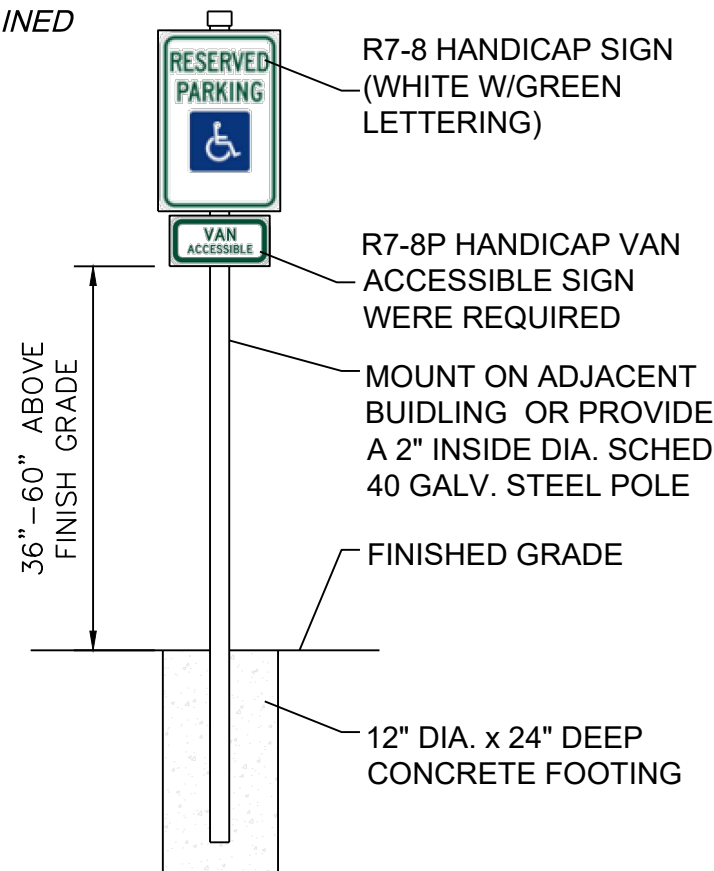
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SITE PLAN
SCALE: 1" = 50'

SIGN MAY BE WALL MOUNTED DIRECTLY TO BUILDING. DIMENSIONS MUST BE MAINTAINED



HANDICAP SIGN DETAIL

NOT TO SCALE

NOTE:
SIGNS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

ADDED SIGN NOTE.

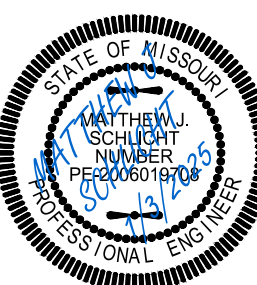


Professional Registration
Missouri
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Surveying LS-218
Oklahoma
Engineering 6254
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View High Sports Complex
Lee's Summit, Jackson County, Missouri

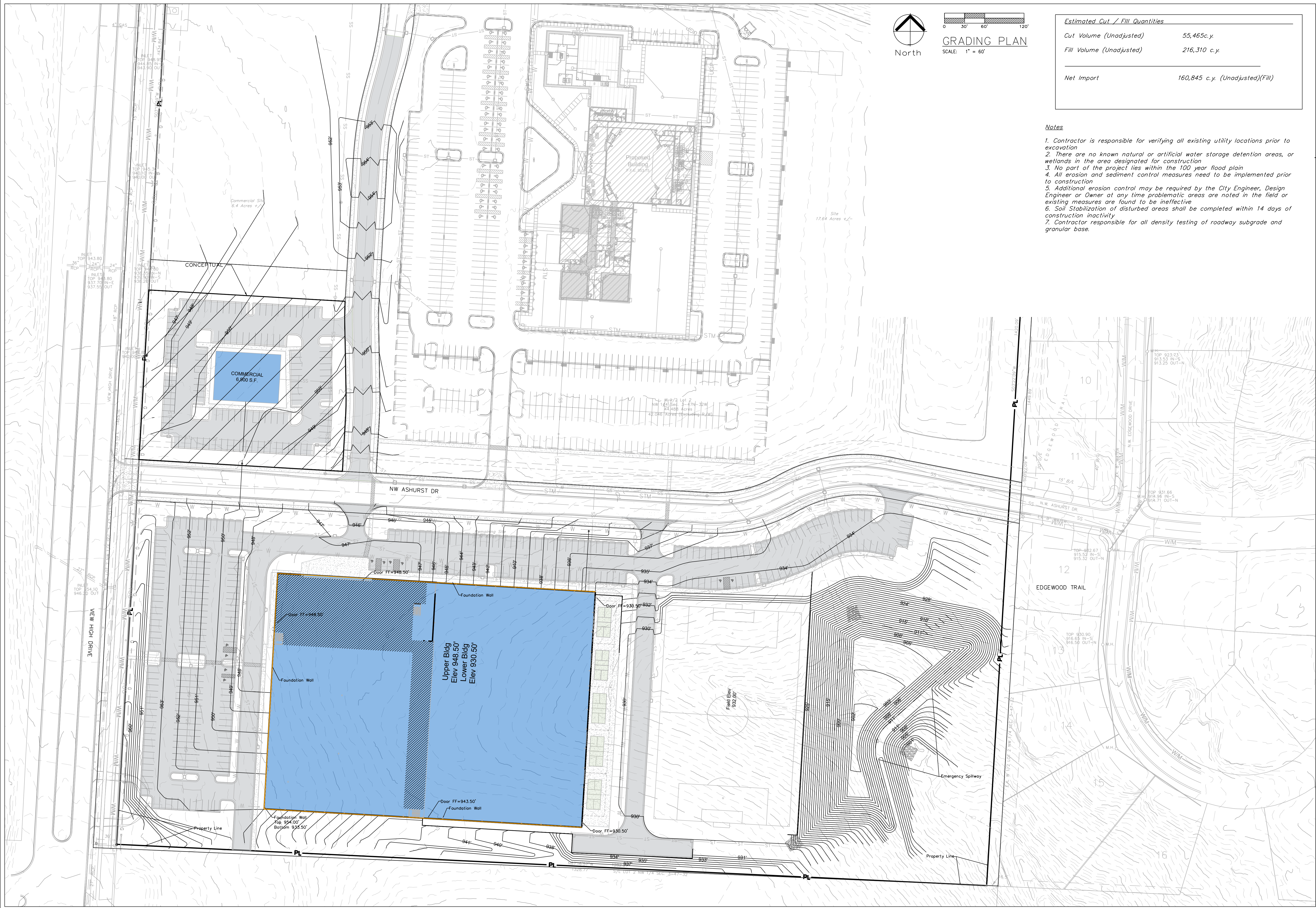
Project: View High Sports Complex
Complex: View High Sports Complex
Issue Date: November 7, 2024

Site Plan
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri



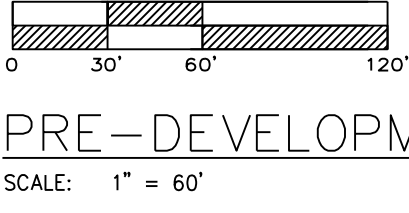
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KS PE 19071
OK PE 25526

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Estimated Cut / Fill Quantities	
Cut Volume (Unadjusted)	55,465 c.y.
Fill Volume (Unadjusted)	216,310 c.y.
Net Import	160,845 c.y. (Unadjusted)(Fill)

- Notes
- Contractor is responsible for verifying all existing utility locations prior to excavation
 - There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
 - No part of the project lies within the 100 year flood plain
 - All erosion and sediment control measures need to be implemented prior to construction
 - Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
 - Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
 - Contractor responsible for all density testing of roadway subgrade and granular base.



PRE-DEVELOPMENT DRAINAGE MAP



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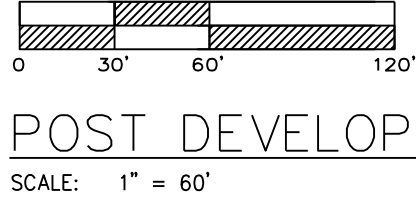
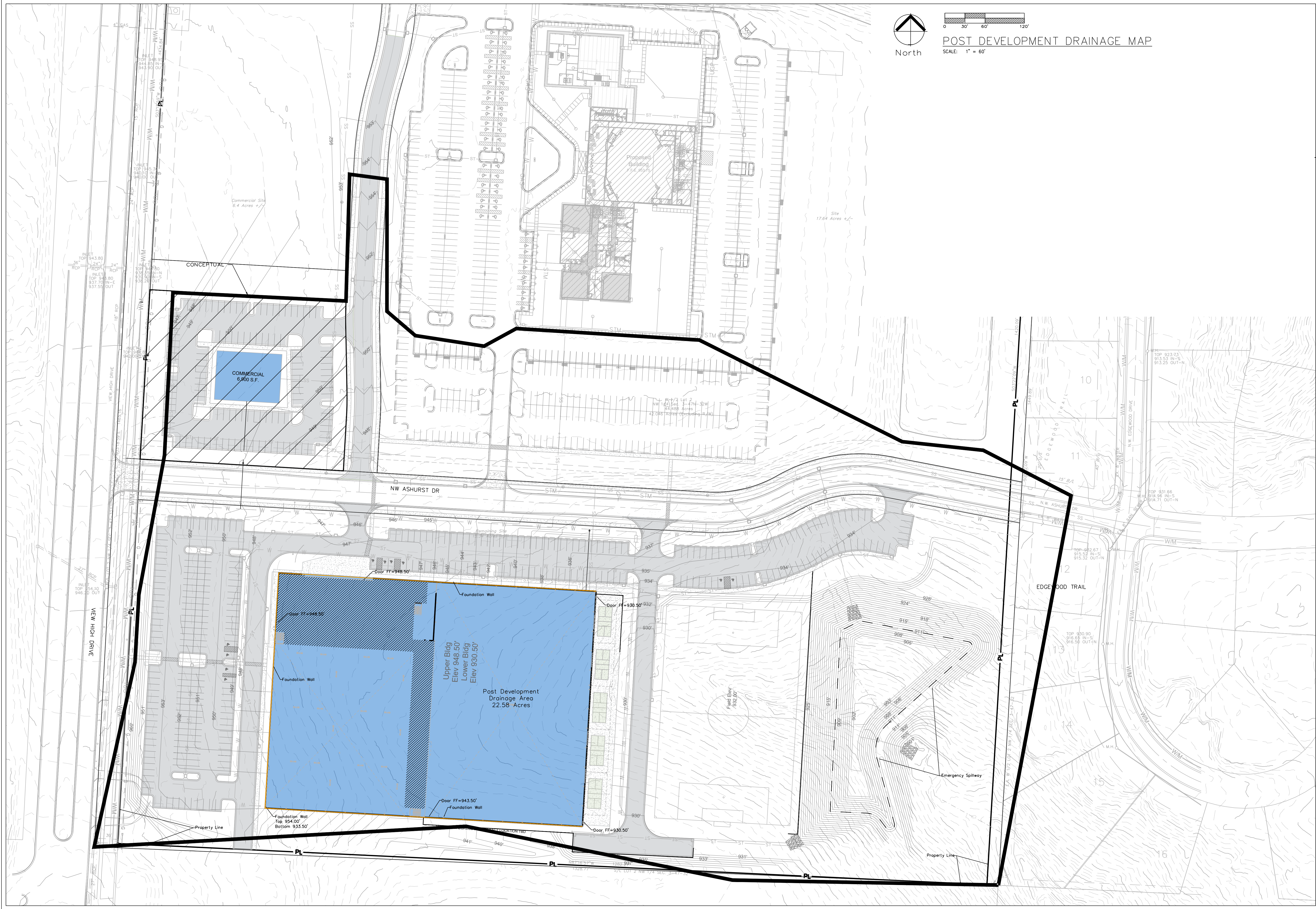
View High Sports Complex
Lee's Summit, Jackson County, Missouri

Project: View High Sports Complex
Drawn By: November 7, 2024

Pre-Development Drainage Map
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

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POST DEVELOPMENT DRAINAGE MAP

SCALE: 1" = 60'



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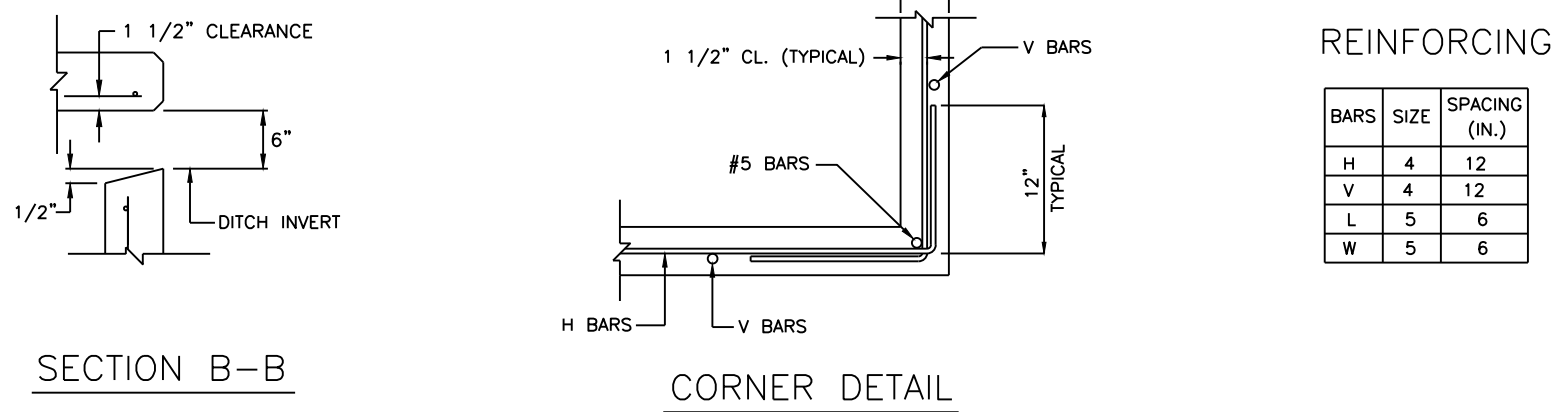
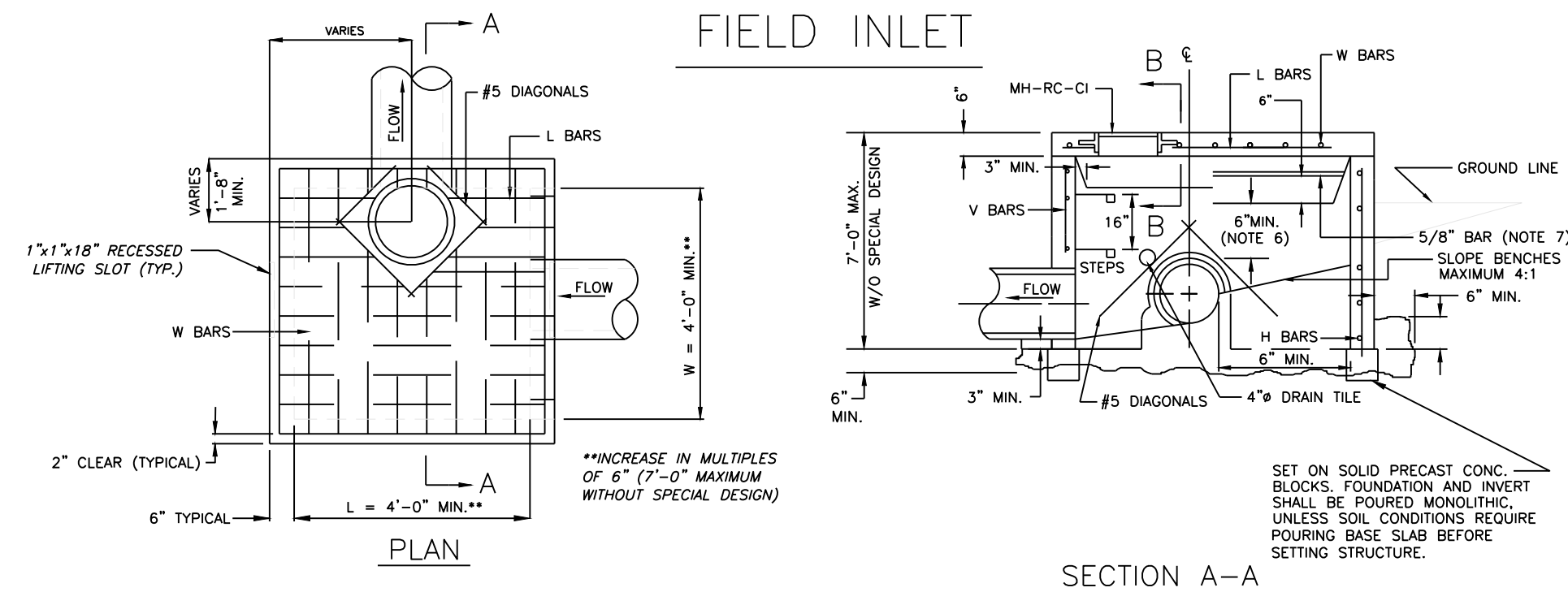
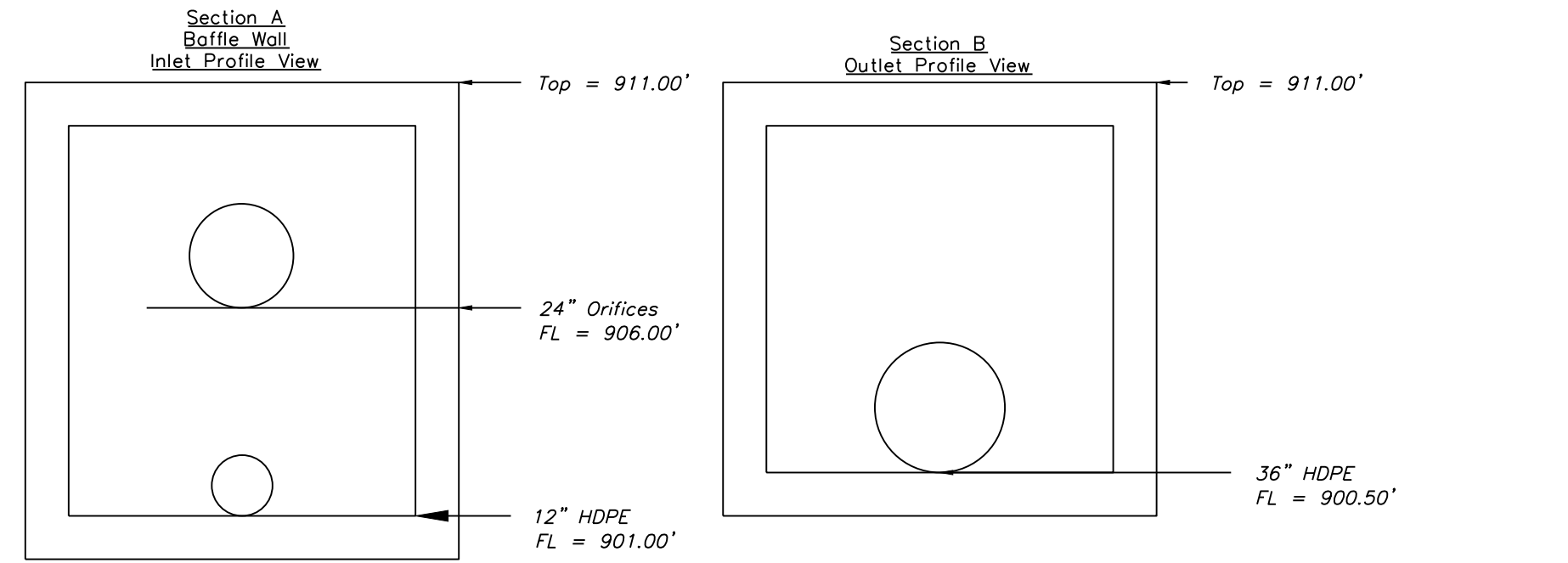
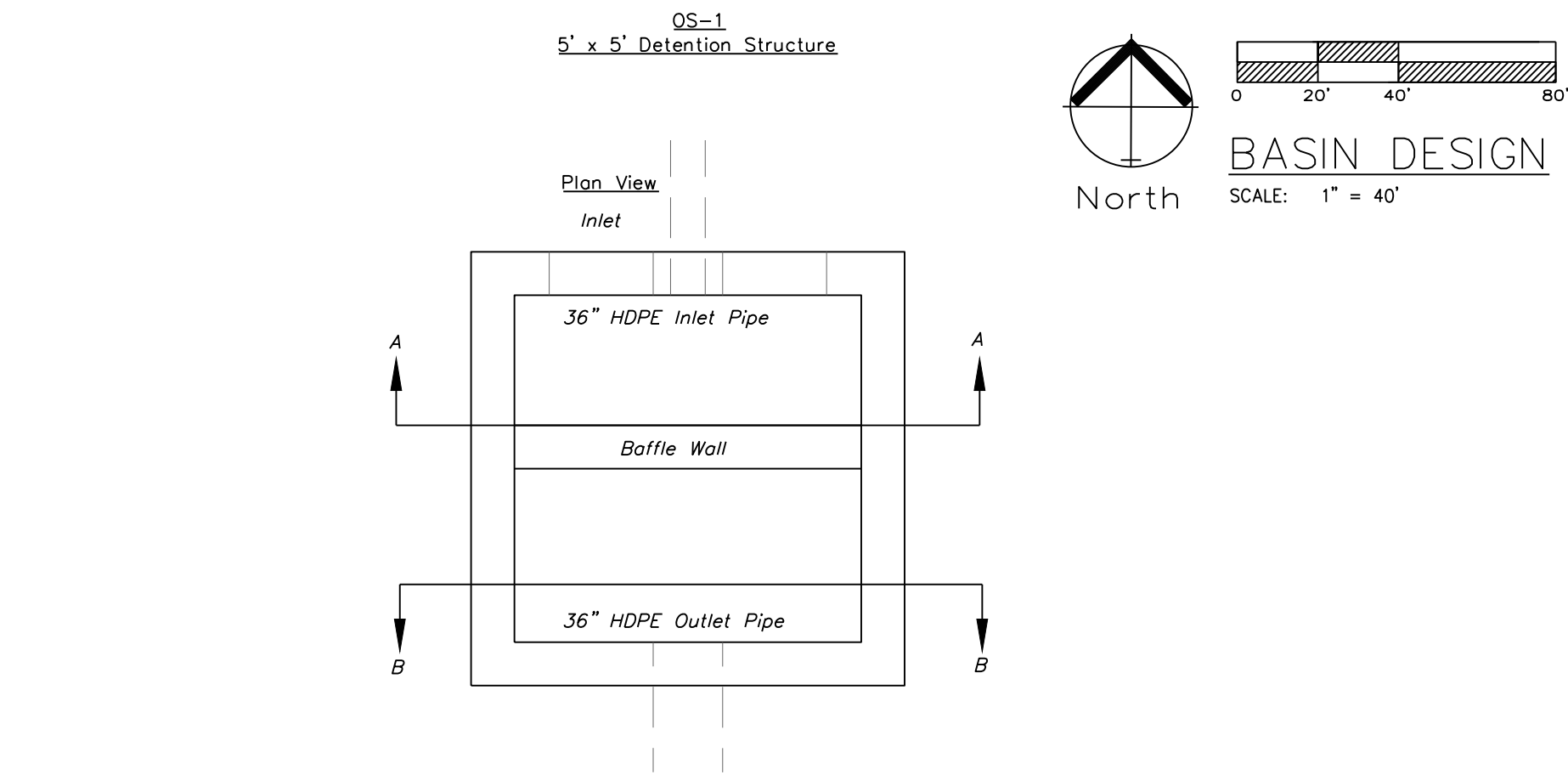
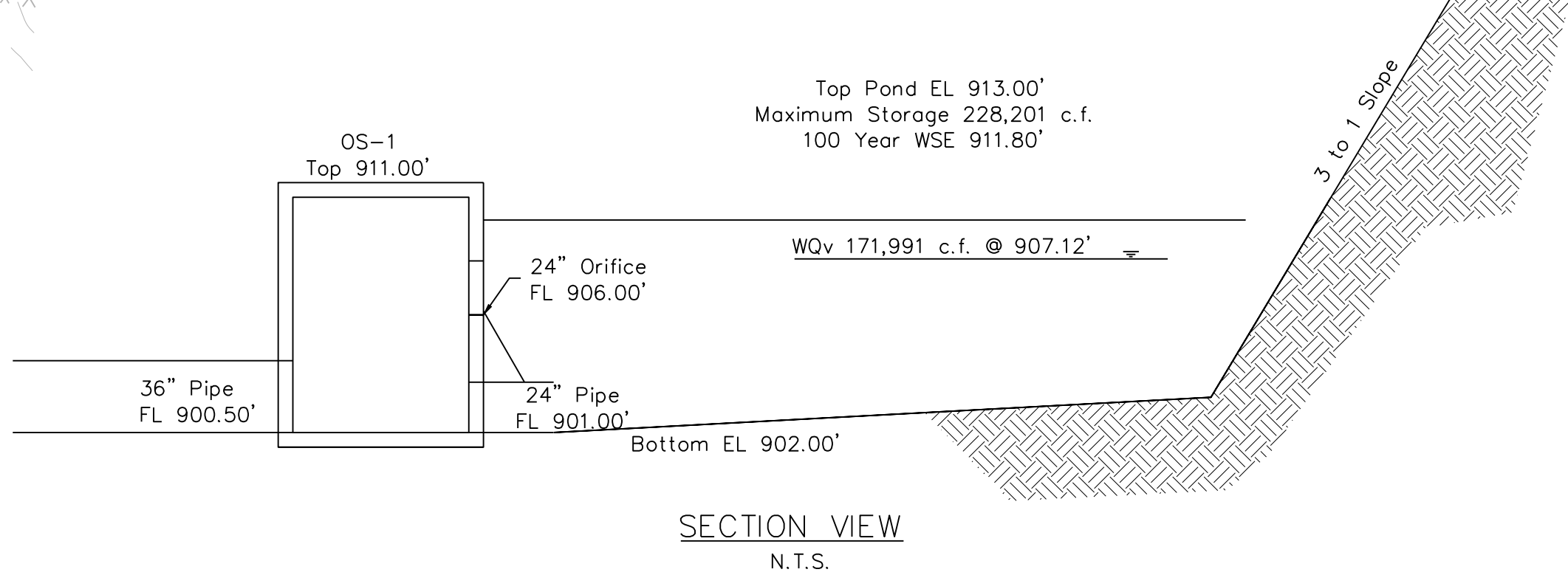
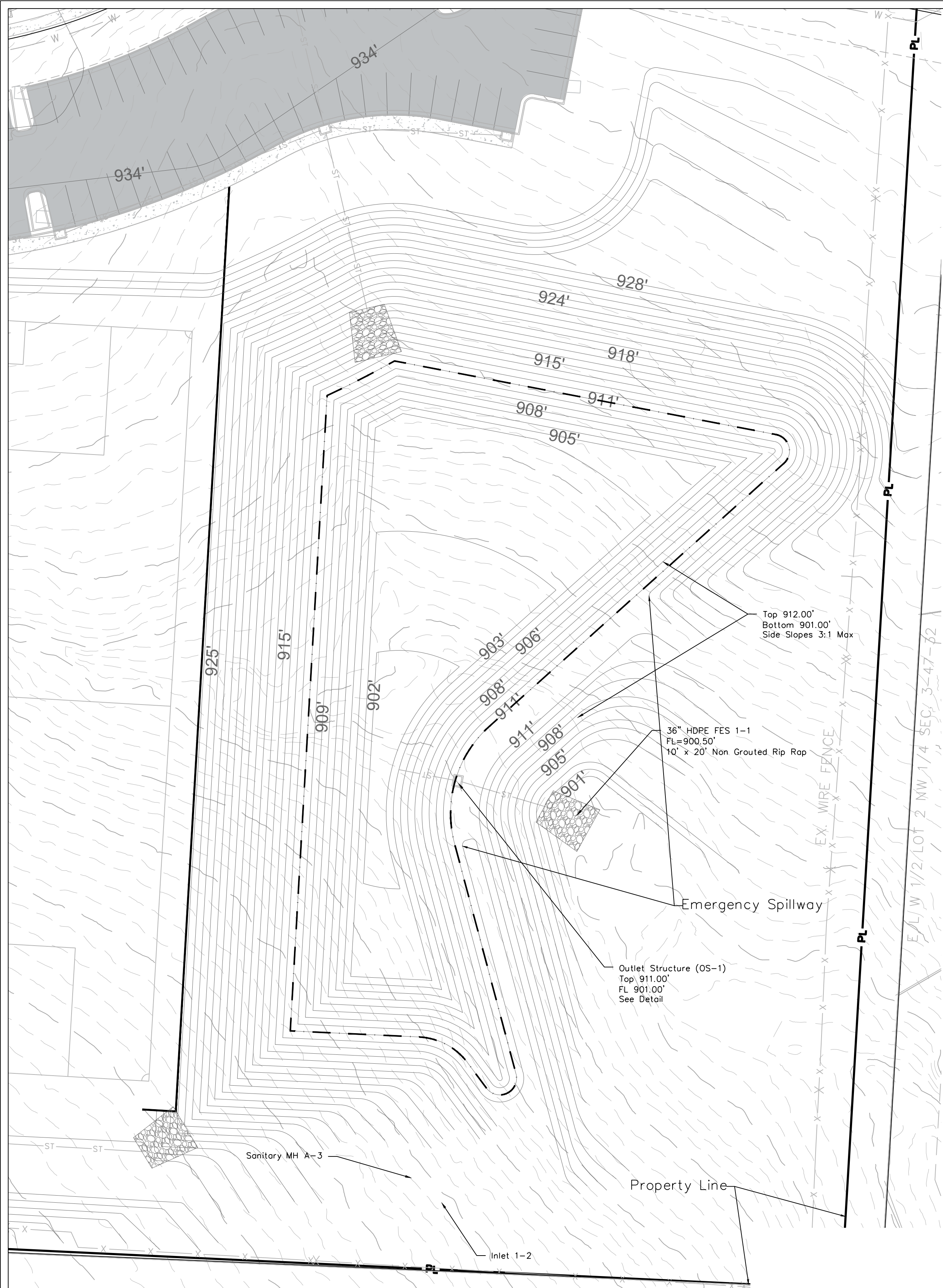
View High Sports Complex
Lee's Summit, Jackson County, Missouri

Project: View High Sports Complex
Complex: LSIMO
Issue Date: November 7, 2024

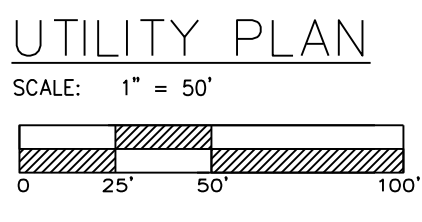
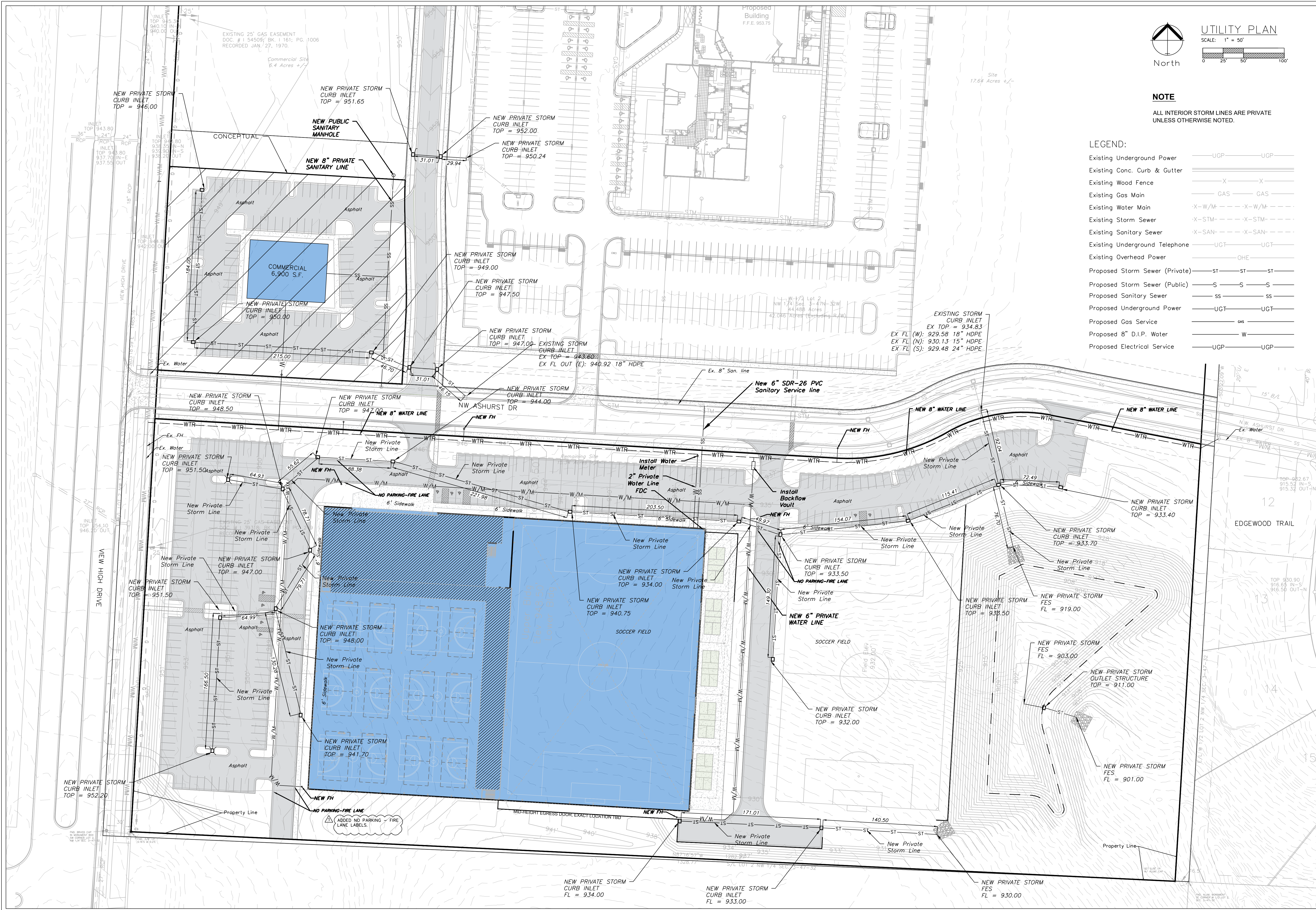
Post Development Drainage Area
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

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- GENERAL NOTES:
1. Locate ring and cover over outlet.
 2. All work and materials shall conform to APWA Sect. 2600.
 3. Use 3/4" chamfer strip on all exposed concrete corners.
 4. Steps required @ 16" O.C. when depth from top of casting to invert exceeds 4 feet.
 5. Boxouts will not be allowed to project through the corners of the structure.
 6. The minimum reinforcing shall be 1 H-bar over a cast-in place pipe and 2 H-bars over a precast boxout.
 7. Limit opening height to 6" with No. 5 galvanized bars extending to corner rebars.
 8. Show field inlet orientation on plans plus number and size of opening.
 9. O.R. = one half outside pipe diameter (O.D.).
 10. 4" # field tile or precast hole shall be located at entering pipe and in the front face sump points. These tiles or openings shall be capped with 1/4" galvanized wire mesh on the outside of the inlet and clear the invert and base concrete.

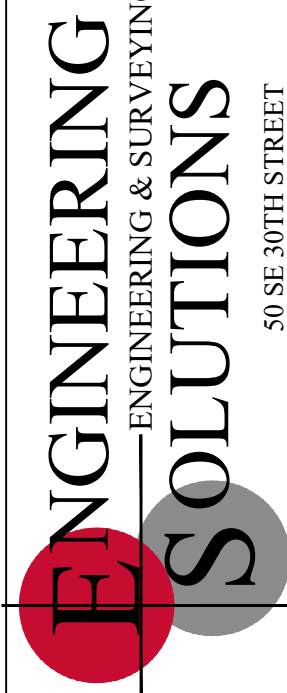


NOTE

ALL INTERIOR STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED.

LEGEND:

Existing Underground Power	UGP	UGP
Existing Conc. Curb & Gutter	X	X
Existing Wood Fence	W	W
Existing Gas Main	GAS	GAS
Existing Water Main	-X-W/M-	-X-W/M-
Existing Storm Sewer	-X-ST-	-X-ST-
Existing Sanitary Sewer	-X-SAN-	-X-SAN-
Existing Underground Telephone	UGT	UGT
Existing Overhead Power	OHE	OHE
Proposed Storm Sewer (Private)	ST	ST
Proposed Storm Sewer (Public)	S	S
Proposed Sanitary Sewer	SS	SS
Proposed Underground Power	UGT	UGT
Proposed Gas Service	GAS	GAS
Proposed 8" D.I.P. Water	W	W
Proposed Electrical Service	UGP	UGP

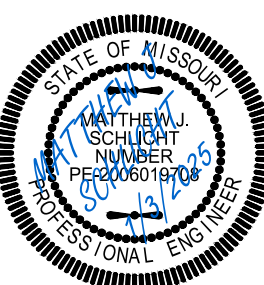


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View High Sports Complex
Lee's Summit, Jackson County, Missouri

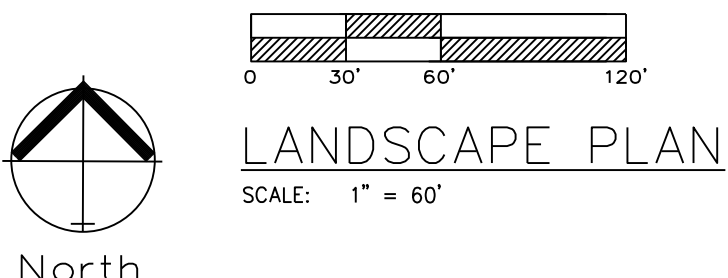
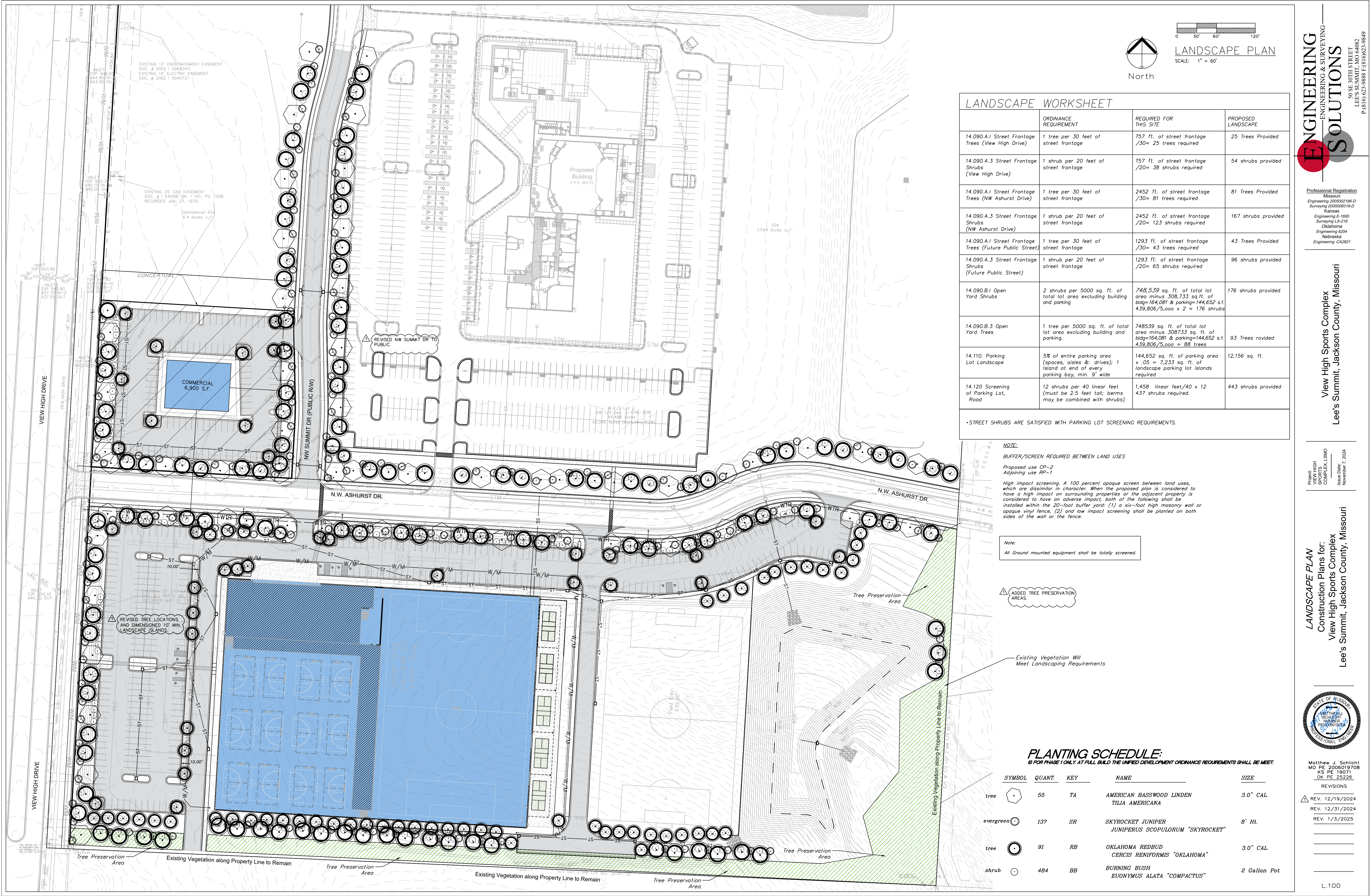
Project:
View High Sports Complex
Date:
November 7, 2024

Utility Plan
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri



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LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (View High Drive)	1 tree per 30 feet of street frontage	757 ft. of street frontage /30= 25 trees required	25 Trees Provided
14.090.A.3 Street Frontage Shrubs (View High Drive)	1 shrub per 20 feet of street frontage	757 ft. of street frontage /20= 38 shrubs required	54 shrubs provided
14.090.A.1 Street Frontage Trees (NW Ashurst Drive)	1 tree per 30 feet of street frontage	2452 ft. of street frontage /30= 81 trees required	81 Trees Provided
14.090.A.3 Street Frontage Shrubs (NW Ashurst Drive)	1 shrub per 20 feet of street frontage	2452 ft. of street frontage /20= 123 shrubs required	167 shrubs provided
14.090.A.1 Street Frontage Trees (Future Public Street)	1 tree per 30 feet of street frontage	1293 ft. of street frontage /30= 43 trees required	43 Trees Provided
14.090.A.3 Street Frontage Shrubs (Future Public Street)	1 shrub per 20 feet of street frontage	1293 ft. of street frontage /20= 65 shrubs required	96 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	748,539 sq. ft. of total lot area minus 308,733 sq. ft. of bldg=164,081 & parking=144,652 s.f. 439,806/5,000 x 2 = 176 shrubs	176 shrubs provided
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking	748539 sq. ft. of total lot area minus 308733 sq. ft. of bldg=164,081 & parking=144,652 s.f. 439,806/5,000 = 88 trees	93 Trees rovided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	144,652 sq. ft. of parking area x .05 = 7,233 sq. ft. of landscape parking lot islands required	12,156 sq. ft.
14.120 Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	1,458 linear feet/40 x 12 437 shrubs required.	443 shrubs provided
*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.			

NOTE:
BUFFER/SCREEN REQUIRED BETWEEN LAND USES
Proposed use OP-2
Adjoining use RP-1
High impact screening. A 100 percent opaque screen between land uses, which are dissimilar in character. When the proposed plan is considered to have a high impact on surrounding properties or the adjacent property is considered to have an adverse impact, both of the following shall be installed within the 20-foot buffer yard: (1) a six-foot high masonry wall or opaque vinyl fence, (2) and low impact screening shall be planted on both sides of the wall or the fence.

Note:
All Ground mounted equipment shall be totally screened.

ADDED TREE PRESERVATION AREAS.

Existing Vegetation Will Meet Landscaping Requirements

PLANTING SCHEDULE:
IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	55	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	137	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	6' HL.
tree	91	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	484	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

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Missouri
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Kansas
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Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

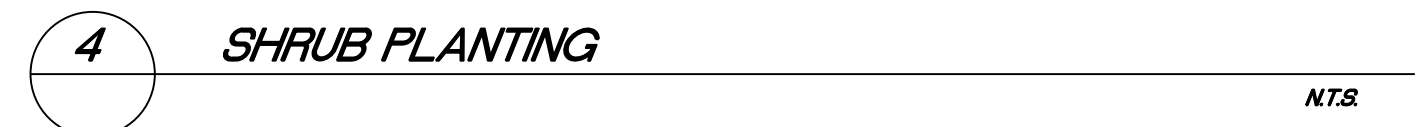
View High Sports Complex
Lee's Summit, Jackson County, Missouri

Project: View High Sports Complex
Drawn By: Matthew J. Schlicht
Check By: Matthew J. Schlicht
Date: November 7, 2024

LANDSCAPE PLAN
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526
REVISIONS
REV. 12/19/2024
REV. 12/31/2024
REV. 1/3/2025

L.100



CONCEPT VIEW FROM NW PARKING



FINKLE + WILLIAMS
ARCHITECTURE

CONCEPT VIEW OF ENTRY



FINKLE + WILLIAMS
ARCHITECTURE

KINGSPAN INSULATED METAL PANELS

MP-01

KINGSPAN 3"TH OPTIMO METAL PANEL, WHITE COLOR TO BE SELECTED FROM STANDARD COLOR OPTIONS, TBD



MP-02

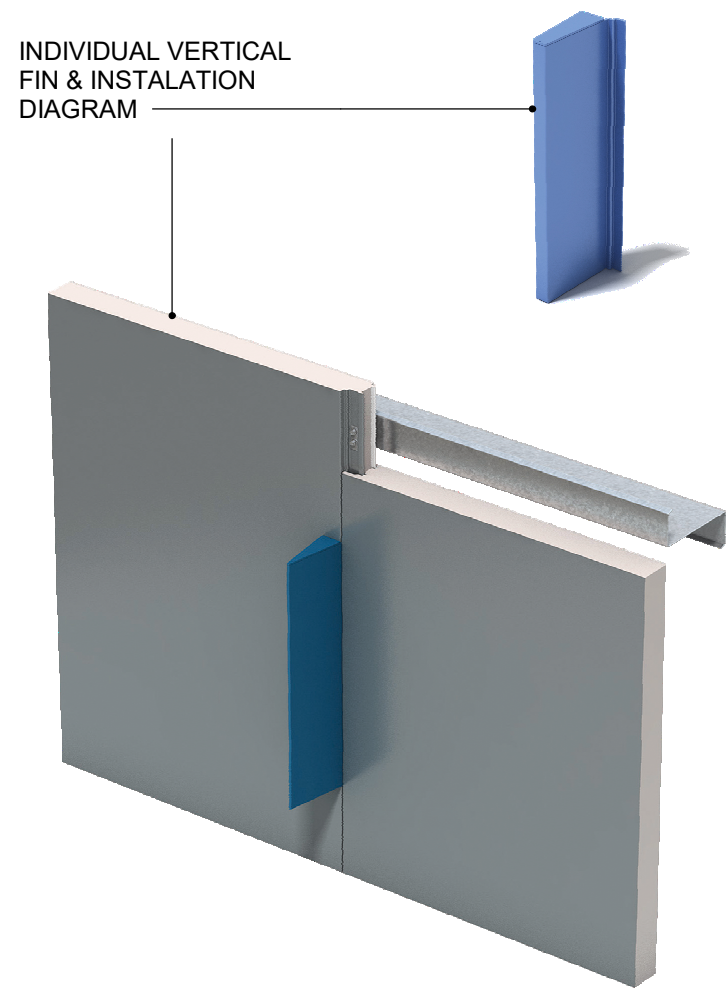
KINGSPAN 3"TH OPTIMO METAL PANEL, PEWTER METALLIC



KINGSPAN ACCENT FINIS

MP-04

KINGSPAN OPTIMO 4" VERTICAL ACCENT FIN; COLOR TO MATCH ADJACENT MTL PANEL



KINGSPAN UNIQUAD TRANSLUCENT PANELS

GL-01

KINGSPAN UNIQUAD TRANSLUCENT PANEL



UNIQUAD PANEL AT NIGHT



WOOD SLAT EXTERIOR PANELING

WD-01

WOOD PLANK; BASIS OF DESIGN= 3/4"TH 5.25" SOLID WOOD ACCOYA, MFR AND FINISH TBD



LOBBY SOFFIT



VIEW HIGH
SPORTS

VIEW HIGH DRIVE
LEE'S SUMMIT, MO

Project No.: 24024
Date: 24-1210
Issued For: PDP RESUBMITTAL

REVISIONS		
No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	CIVIL CONSULTANT
LANDSCAPE	LANDSCAPE
FOUNDATIONS	FOUNDATIONS
STRUCTURAL	STRUCTURAL
PLUMBING	PLUMBING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
CONTRACTOR	GC

FINKLE + WILLIAMS
ARCHITECTURE

8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219
913.498.1550
www.finklewilliams.com

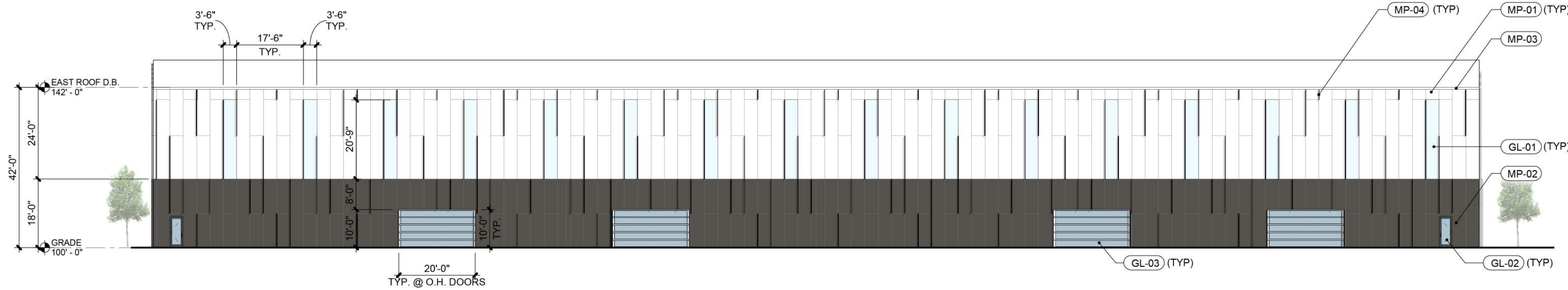
SHEET TITLE

PDP CONCEPT

SHEET NUMBER

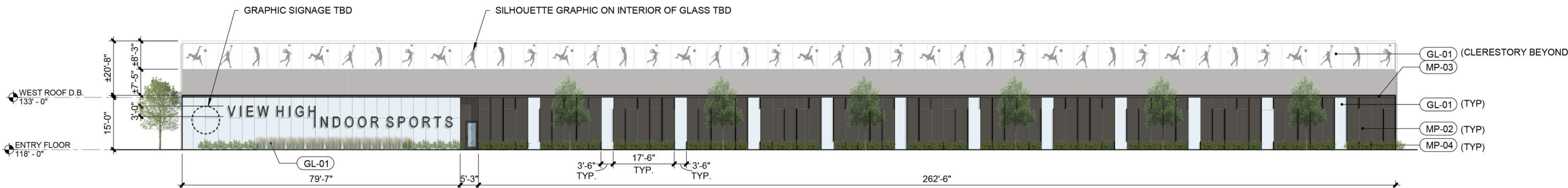
PDP-1

GLASS = 2,060 SF (14%)
ARCH MTL PANEL = 12,504 SF (86%)



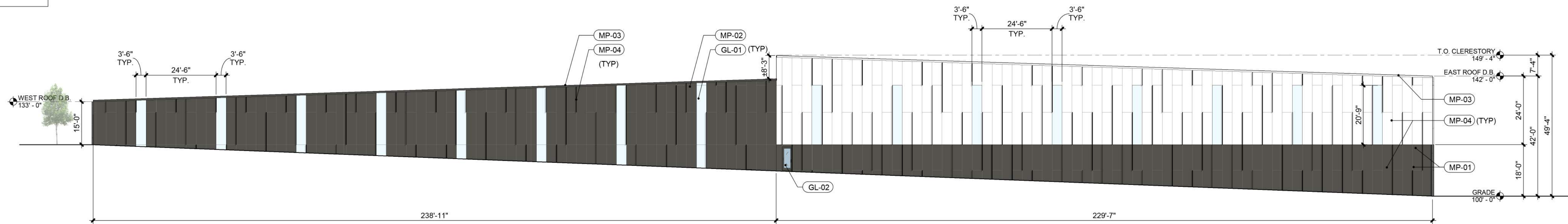
4 EAST ELEVATION - PDP
PDP-2 SCALE : 1" = 20'-0"

GLASS = 1,800 SF (33%)
ARCH MTL PANEL = 3,168 SF (67%)



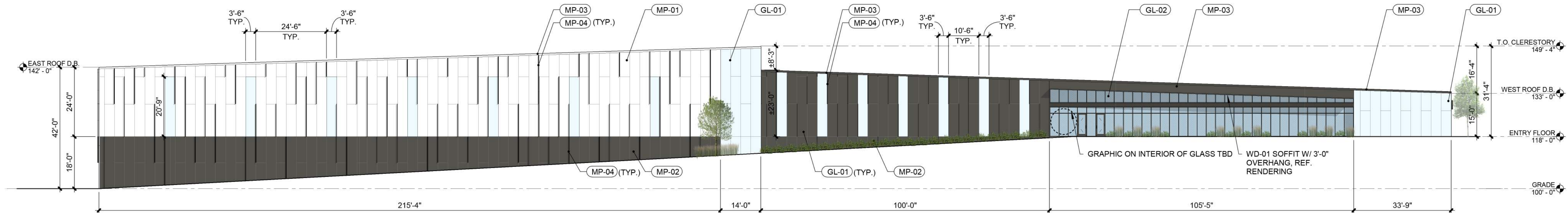
3 WEST ELEVATION - PDP
PDP-2 SCALE : 1" = 20'-0"

GLASS = 1,211 SF (8%)
ARCH MTL PANEL = 13,926 SF (92%)



2 SOUTH ELEVATION - PDP
PDP-2 SCALE : 1" = 20'-0"

GLASS = 3,450 SF (25%)
ARCH MTL PANEL = 10,537 SF (75%)



1 NORTH ELEVATION - PDP
PDP-2 SCALE : 1" = 20'-0"

EXTERIOR MATERIAL LEGEND

ARCH. MTL. PANEL	MP-01	KINGSPAN 3"TH OPTIMO METAL PANEL, WHITE COLOR TO BE SELECTED FROM STANDARD COLOR OPTIONS, TBD
	MP-02	KINGSPAN 3"TH OPTIMO METAL PANEL, PEWTER METALLIC
	MP-03	ALUM FASCIA/FLASHING; CUSTOM COLOR TO MATCH ADJACENT MTL PANEL
	MP-04	KINGSPAN OPTIMO 4" VERTICAL ACCENT FIN; COLOR TO MATCH ADJACENT MTL PANEL
GLAZING SYSTEMS	GL-01	KINGSPAN uniQUAD TRANSLUCENT PANEL
	GL-02	STOREFRONT GLAZING SYSTEM; BASIS OF DESIGN, COLOR: EXTRA DARK BRONZE ANODIZED
	GL-03	ALUM. AND GLASS OVERHEAD DOOR; COLOR TO MATCH GL-02
WOOD CLADDING	WD-01	WOOD PLANK; BASIS OF DESIGN= 3/4"TH 5.25" SOLID WOOD ACCOYA, MFR AND FINISH TBD

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PDP
ELEVATIONS

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PDP-2