

**Project Information**

CLIENT: PINEAPPLE BLISS (MEGAN ESCALANTE) JOPLIN, MISSOURI

ZONED: COPD TO BE REZONED C-3

PROPERTY AREA 22,595± S.F.  
SITE / FLOOR AREA RATIO: 1,134 S.F. / 22,535 S.F. = 0.050

OCCUPANCY : B - BUSINESS ( BEAUTY SALON AND WALK UP/ DRIVE THRU FOOD-DRINK)

PROPOSED BUILDING AREA: 1,134 S.F.  
PROPOSED BUILDING MATERIALS: STUCCO, STONE VENEER AND BRICK MASONRY

PARKING SPACES: BUSINESS 1134/300 = 4 AND 5 EMPLOYEES (9 SPACES REQUIRED)

11 PARKING SPACES PROVIDED w/ (1) H.C. ACCESSIBLE AND 7 FUTURE SPACES

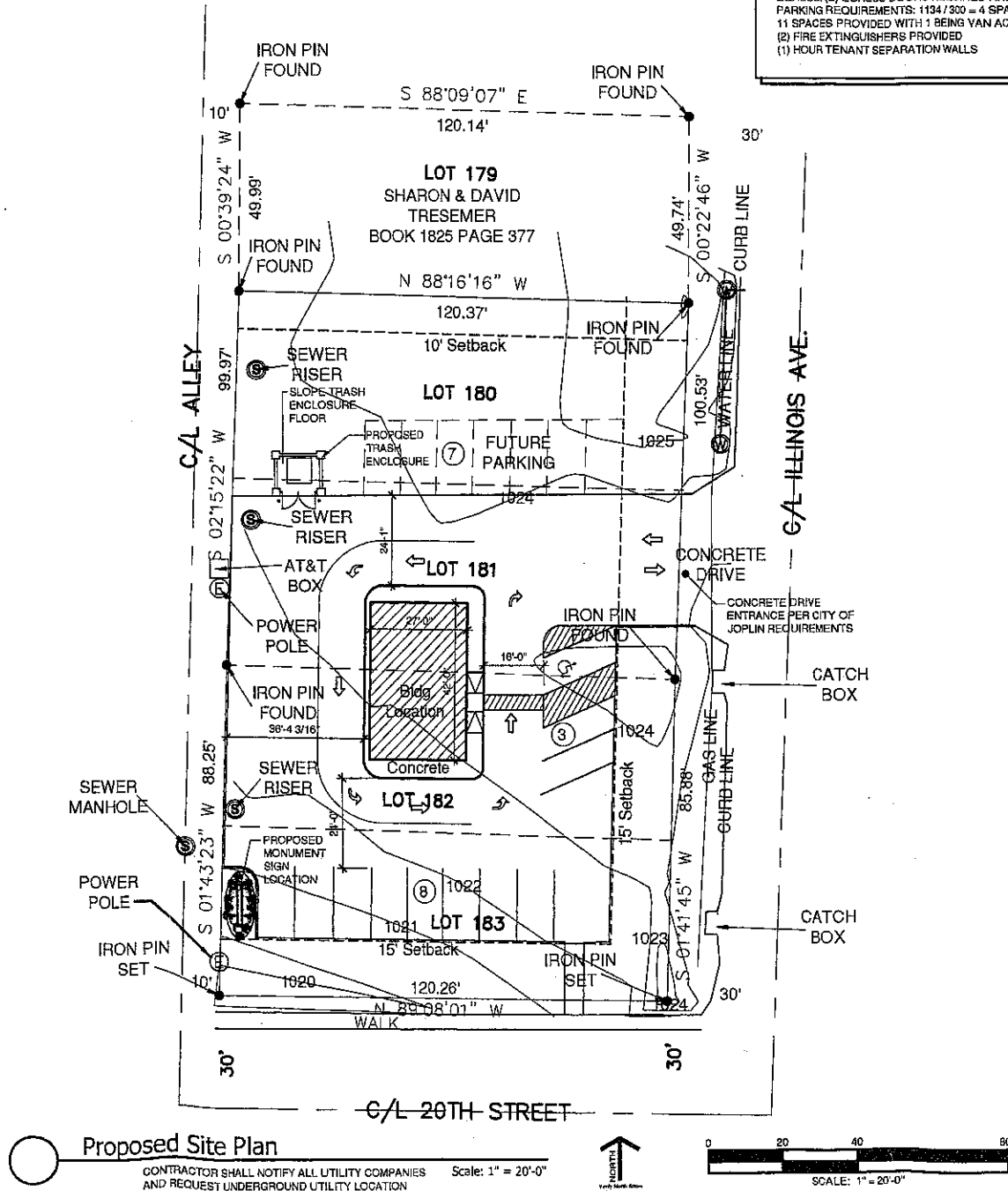
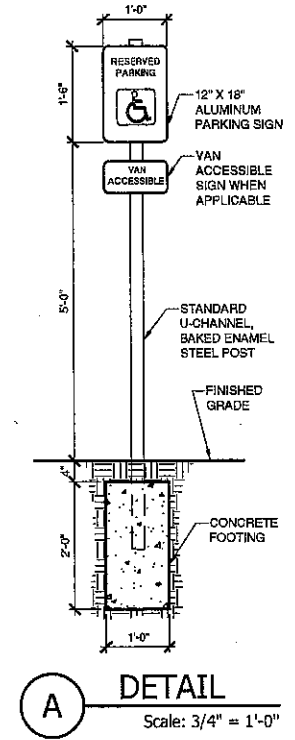
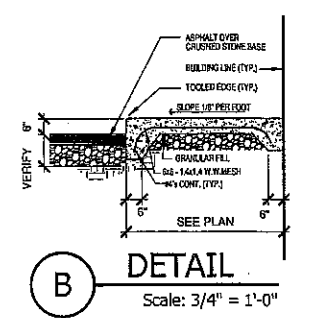
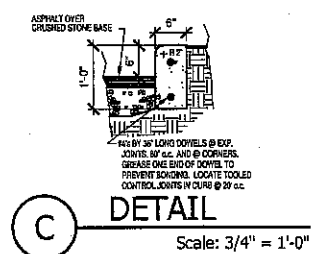
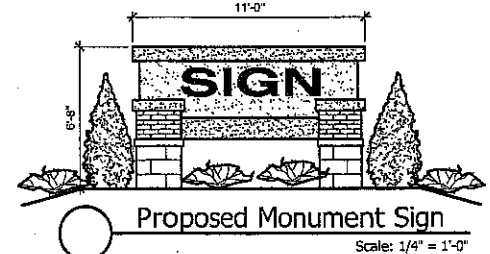
PARKING LOT LIGHTS SHALL BE DESIGNED BY ELECTRICAL ENGINEER

UTILITY SERVICES TO PROPOSED BUILDINGS WILL BE DETERMINED BY MEP ENGINEER AND COORDINATED WITH UTILITY COMPANIES AND CITY OF JOPLIN DURING DESIGN DEVELOPMENT PHASE.

SURVEY BY STEWART & NEECE LAND SURVEYING COMPANY FILE NAME L180-306TH

BASIC CODE REVIEW:

USE GROUP AND OCCUPANCY: BUSINESS (HAIR SALON AND WALK /DRIVE UP DRINKS)  
CONSTRUCTION TYPE: V-B WOOD CONSTRUCTION  
BUILDING AREA: 1134 S.F.  
OCCUPANT LOAD: 1134 / 100 = 12 OCCUPANTS  
EGRESS: (2) EGRESS DOORS REQUIRED AND PROVIDED  
PARKING REQUIREMENTS: 1134 / 300 = 4 SPACES PLUS 5 EMPLOYEES (9 REQUIRED)  
11 SPACES PROVIDED WITH 1 BEING VAN ACCESSIBLE  
(2) FIRE EXTINGUISHERS PROVIDED  
(1) HOUR TENANT SEPARATION WALLS



PRELIMINARY  
FOR PLANNING AND ZONING  
NOT FOR CONSTRUCTION

**TEAM 6**  
ARCHITECTURE / L.L.C.

STATE OF MISSOURI  
STANLEY WEAVER  
ARCHITECT  
1/23/2018  
Team 6 Architecture, LLC  
Missouri  
Certificate of Authority  
A-2011029681

A New Project for  
**Pineapple Bliss**  
20th Street and Illinois Avenue  
1021 East 20th Street  
Joplin, Missouri

DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: December 2018  
SCALE: As Indicated  
JOB NUMBER: 1830  
Proposed Site Plan

Case 008-19

Proposed Plant Schedule				
NO.	CODE	SYM.	COMMON NAME Botanical Name	SIZE/SPACING/ REMARKS
			GRASS AREAS	AS SHOWN
12	PA		DWARF FOUNTAIN GRASS <i>Pennisetum setosum 'Hameln'</i>	1 GAL
0	ND		POCUMOKO CUSCUTA <i>Lepidosiphon s. 'Pocumoke'</i>	5 GAL
0	BS		Korean Boxwood <i>Buxus sinica var. 'Suehikarui' 'Wintergreen'</i>	5 GAL
15	VD		BLUE MUFFIN VIBURNUM <i>Viburnum dentatum 'Blue Muffin'</i>	5 GAL
9	KC		KALLAY PFITZER JUNIPER <i>Juniperus Chinensis 'Kallay Compacta'</i>	5 GAL
3	AG		APPLE SERVICEBERRY <i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	5 & B 1.5" CAL Multi-trunk 4" ht. @ planting min. 2" root ball diameter per ANSI Z60.1-2004 (ASIS standards)
9	JC		CHINESE JUNIPER <i>Juniperus chinensis 'Yatakei'</i>	5 & B 1.5" CAL Multi-trunk 4" ht. @ planting min. 2" root ball diameter per ANSI Z60.1-2004 (ASIS standards)
5			ASH, AUTUMN AFFLUENCE	5 & B 2" CAL

NOTES:  
 1. NO TREE SHALL BE PLANTED CLOSER THAN 3 FEET TO ANY CURB OR SIDEWALK.  
 2. NO TREE SHALL BE PLACED WITHIN 15' OF ANY STREET LIGHT, STORM WATER INLET OR MANHOLE.  
 3. NO TREE OR OTHER LANDSCAPING MATERIAL SHALL BE PLACED WITHIN THE SITE DISTANCE TRIANGLE EXCEEDING OVER 20' IN HEIGHT.  
 4. ALL TREES PLANTED WITHIN 20' FROM A ROADWAY RIGHT-OF-WAY SHALL BE TAKEN FROM THE CITIES APPROVED SPECIES LIST.

### Scope of Work

- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING OF ANY PAYING FOR ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLAN.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK AND PROVIDE ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND UTILITY LINES (TELEPHONE, GAS, WATER, ELECTRICAL, CABLE, TELEVISION, ETC.,) PRIOR TO THE START OF ANY WORK.

### Seeding and Sodding Note:

ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND WITH BERMUDA AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET, OR SODDED IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

ALL DISTURBED AREAS WITH A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND STAKED WITH BERMUDA GRASS (SEE PLAN FOR AREAS). IF ANY OTHER SLOPES ARE CREATED BY THE CONTRACTOR ABOVE 10%, THEY SHALL ALSO BE TREATED IN THIS MANNER.

ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL ALSO BE COVERED WITH EROSION CONTROL FABRIC.

### Sodding:

- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
- LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
- LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
- WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.

### Plant Materials

- PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL, NESELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS.
- PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUNSCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT EGGS, BORERS AND ALL OTHER FORMS OF INFESTATION.
- ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS SHALL BE REMOVED AT TIME OF PLANTING.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
- CRACKED OR MUSHROOMED ROOTBALLS ARE NOT ACCEPTABLE.
- CALIPER MEASUREMENT FOR STANDARD (SINGLE TRUNK) TREES SHALL BE TAKEN AS FOLLOWS: SIX INCHES ABOVE THE NATURAL GRADE LINE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER; AND TWELVE INCHES ABOVE THE NATURAL GRADE LINE FOR TREES EXCEEDING FOUR INCHES IN CALIPER - UNLESS SPECIFIED DIFFERENTLY ON THE LANDSCAPE PLAN.
- MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT.

### Tree Planting:

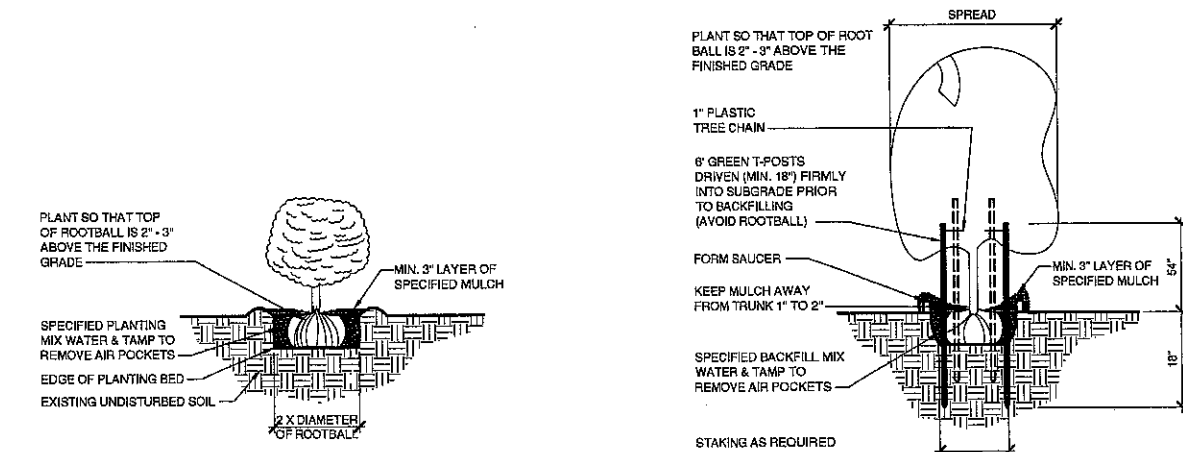
- TREE HOLES SHALL BE EXCAVATED TO A WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL (LESS TWO INCHES).
- SCARIFY THE SIDES AND BOTTOM OF THE TREE HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
- INSTALL THE TREE SO THE TOP OF THE ROOTBALL IS ONE TO TWO INCHES ABOVE THE SURROUNDING GRADE.
- BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. CLAY, ROCKS AND OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE. ADD NO ADDITIONAL COST TO THE OWNER.
- THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, IT WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING WILL CONSIST OF: AT A MINIMUM: 15-30 GAL TREES (2) STAKES PER TREE 45-100 GAL TREES (3) STAKES PER TREE MULTI-TRUNK TREES NO MINIMUM
- UPON COMPLETION OF THE PLANTING, AN EARTH WATERING BASIN WILL BE CONSTRUCTED AROUND THE TREE. THE INTERIOR OF THE TREE RING WILL THEN BE COVERED WITH THE WEED BARRIER CLOTH, AND TOPDRESSED WITH A THREE INCH LAYER OF MULCH (HARDWOOD MULCH IF PLANTED IN LAWN AREAS).

### Landscape Plan Notes:

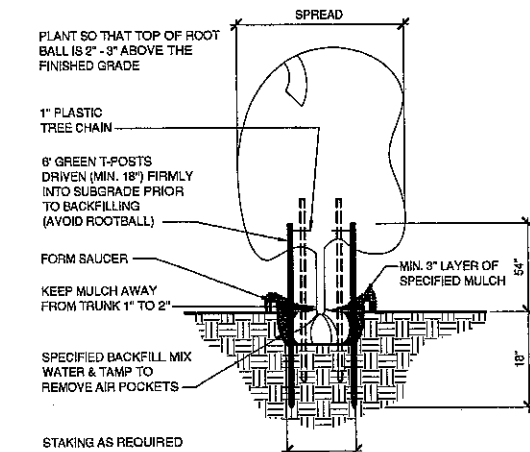
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
- CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING WITH ANY WORK.
- NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF JOPLIN, MO AND THE OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE INSTALLED AND MULCHED PER THE DETAILS.
- HARDWOOD MULCH, A MINIMUM OF 2" DEEP, SHALL BE APPLIED TO ALL PLANTING BEDS SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL PROVIDE A ONE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
- IN ALL PLANTING BEDS, WEEDS AND UNWANTED PLANT MATERIAL SHALL BE REMOVED ENTIRELY AND SOIL SHALL BE AMENDED WITH TWELVE INCHES OF TOPSOIL AND SIX INCHES OF ORGANIC COMPOST TILLED INTO THE BEDS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE.
- IRRIGATION TO BE REPAIRED IN THE FIELD.
- ALL LAWN AREAS ARE TO BE IRRIGATED ON SEPARATE STATIONS AS LANDSCAPE BEDS.

### Irrigation Notes:

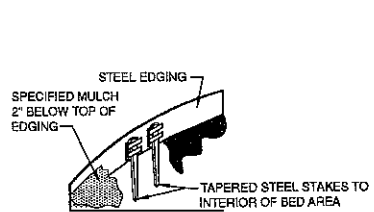
- ALL LANDSCAPED AREAS TO BE FULLY IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM FURNISHED BY THE LANDSCAPE CONTRACTOR.
- OWNER MAY OPTION TO HIRE LANDSCAPE COMPANY FOR (1) YEAR MAINTENANCE CONTRACT FOR ALL LANDSCAPE CARE AND MAINTENANCE AND THEN SELF MAINTAIN AT END OF CONTRACT IN LIEU OF FULL IRRIGATION SYSTEM. DRIP HOSES WOULD BE REQUIRED AROUND BUILDING PERIMETER.



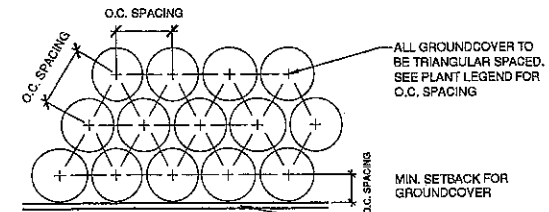
**D** Shrub/Groundcover Planting  
Scale: 3/4" = 1'-0"



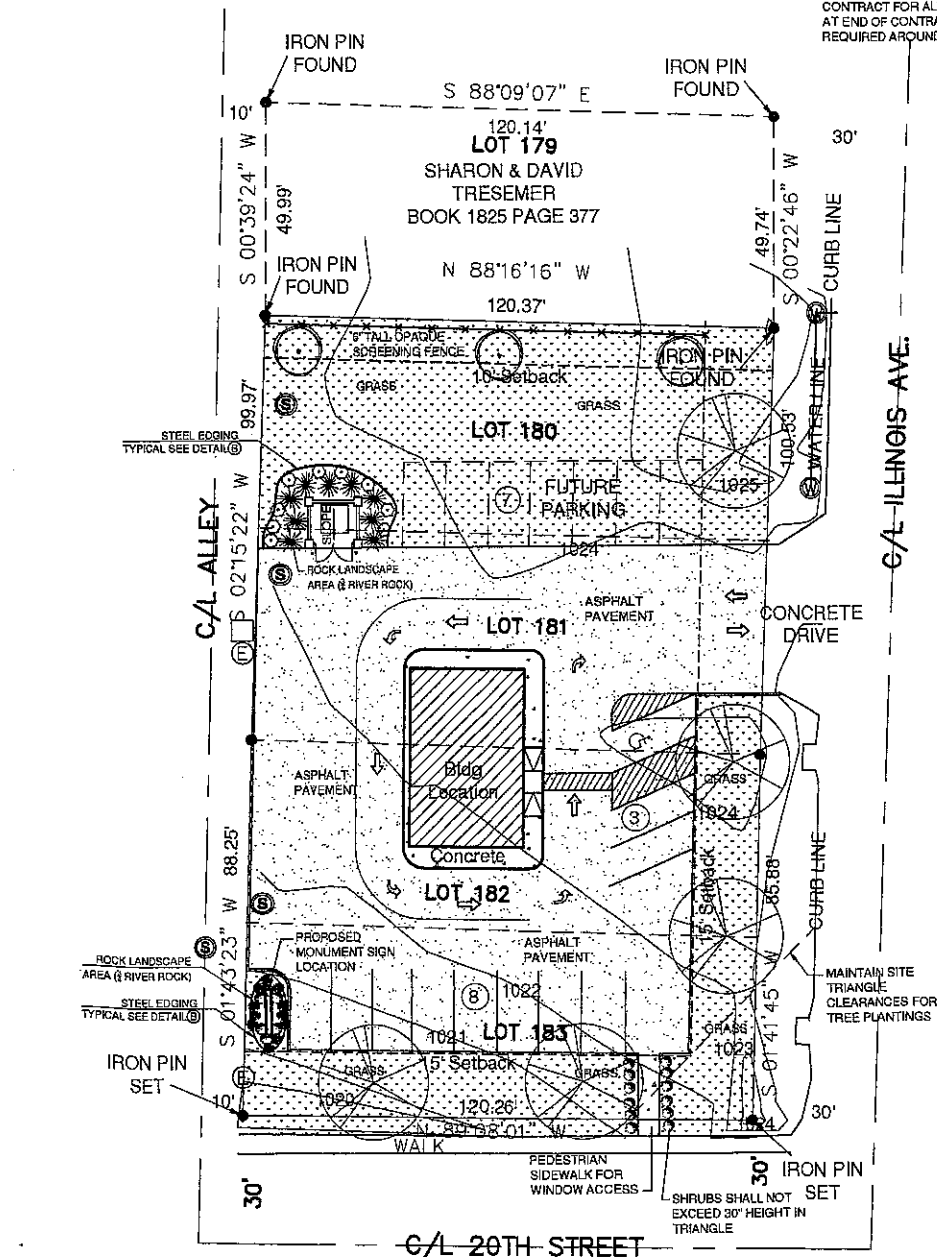
**C** Tree Planting and Staking  
Scale: 3/4" = 1'-0"



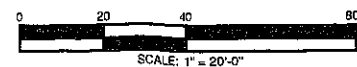
**B** Steel Edging  
Scale: 3/4" = 1'-0"



**A** Groundcover Spacing  
Scale: 3/4" = 1'-0"



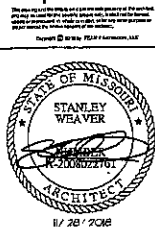
**Proposed Landscape Plan**  
Scale: 1" = 20'-0"  
CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND REQUEST UNDERGROUND UTILITY LOCATION PRIOR TO CONSTRUCTION OR DEMOLITION



Case 008-19

REVISED

5526 West 32nd Street  
Joplin, Missouri 64804  
P: 417.622.4187 F: 417.622.4223  
architecture@team6.us



Team 6 Architecture, L.L.C.  
Missouri  
Certificate of Authority  
A-2011029881

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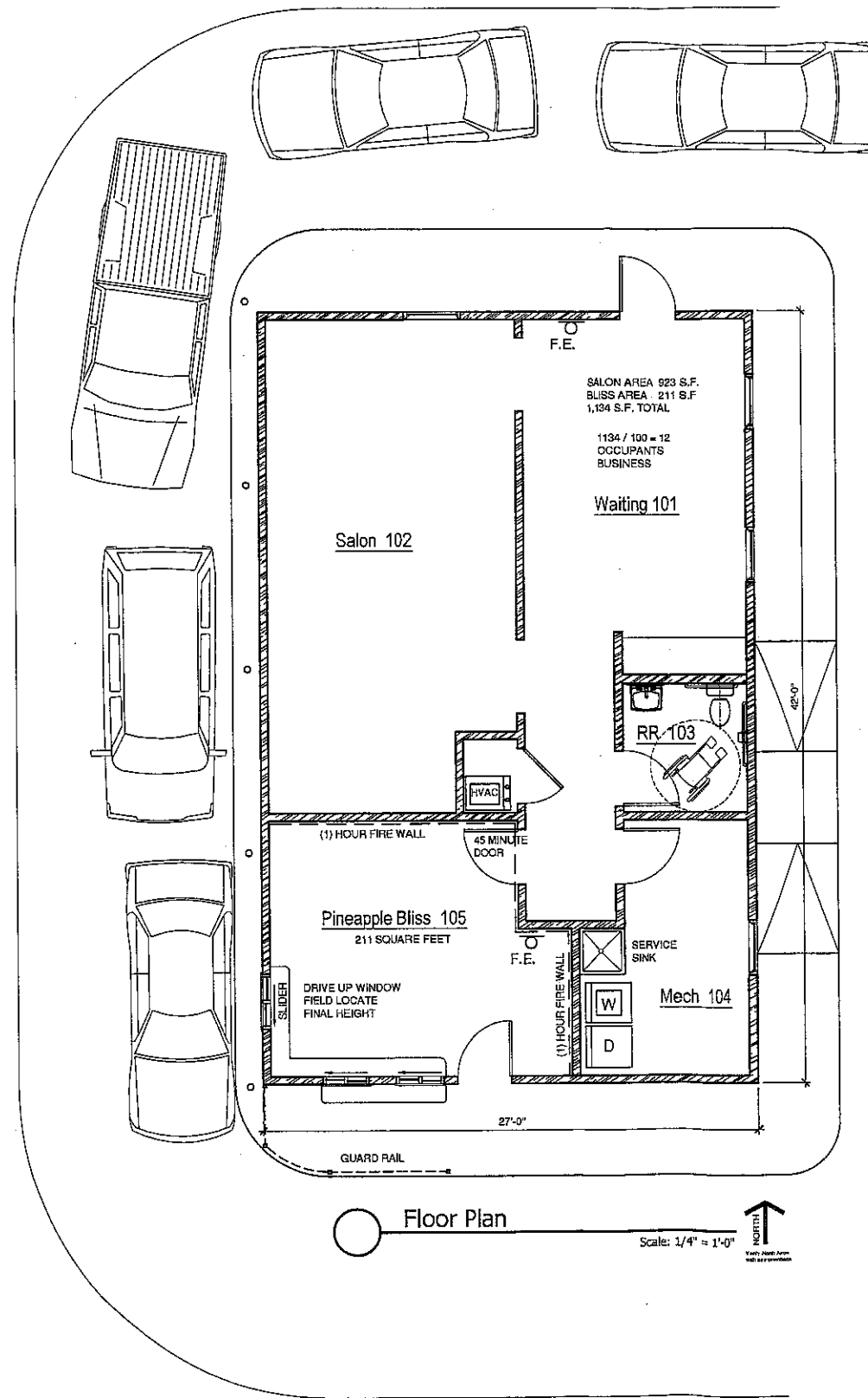
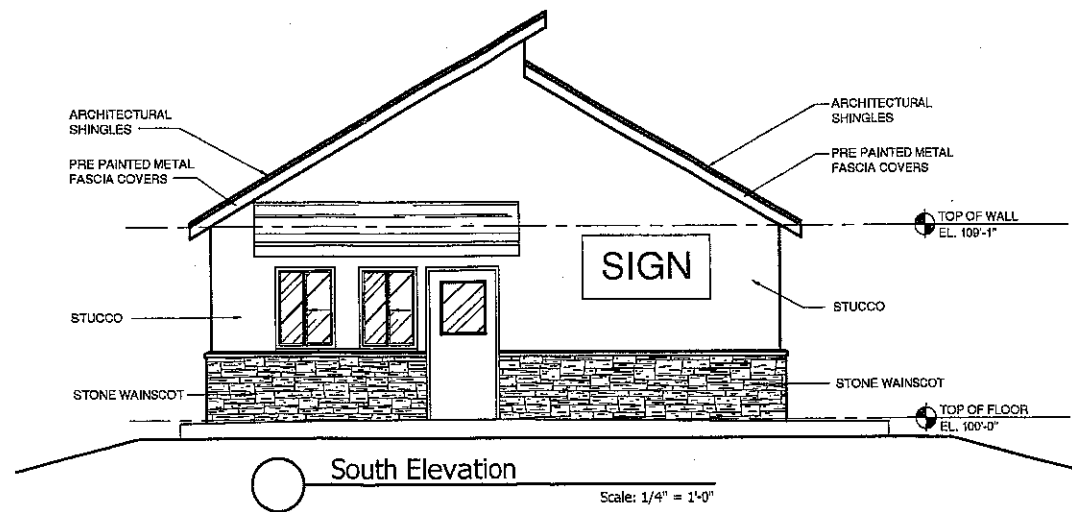
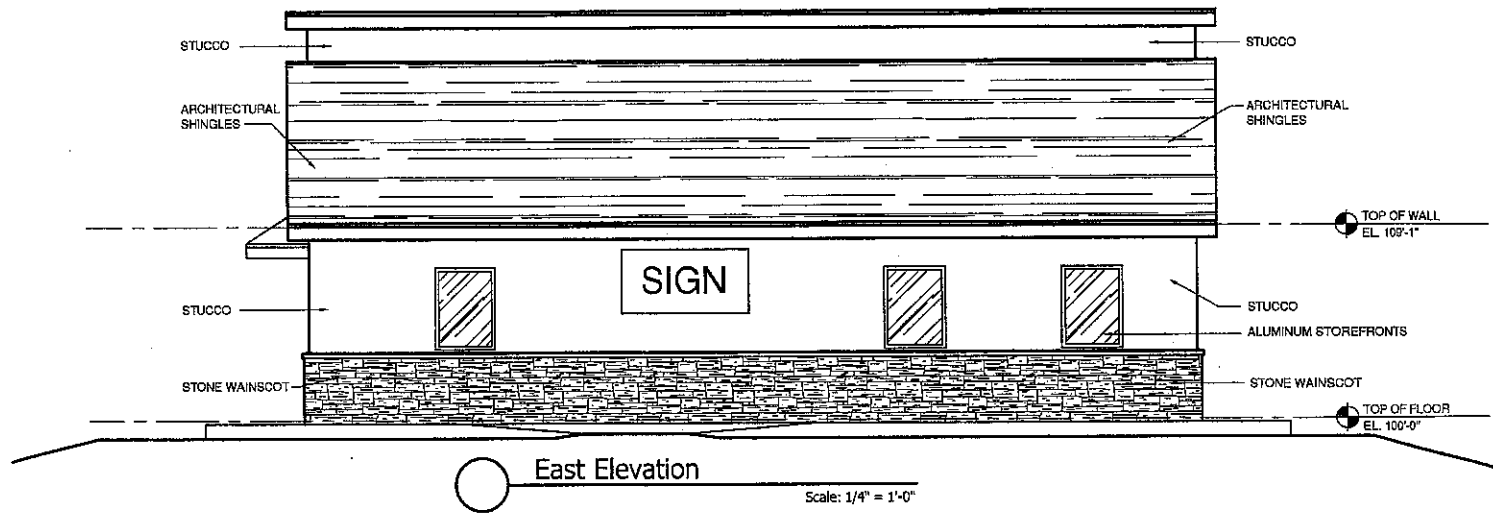
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Joplin, Missouri

DRAWN BY  
CHECKED BY  
DATE  
December 2018  
SCALE  
As Indicated  
JOB NUMBER  
1830  
Proposed  
Landscape Plan

2

**Project Information**

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 USE GROUP AND OCCUPANCY: BUSINESS (HAIR SALON AND WALK/DRIVE UP DRINKS)  
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REVISED

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 architecture@team6.us



PRELIMINARY FOR PLANNING AND ZONING NOT FOR CONSTRUCTION



Team 6 Architecture, LLC  
 Missouri  
 Certificate of Authority  
 A-2011029661

A New Project for  
**Pineapple Bliss**  
 20th Street and Illinois Avenue  
 1021 East 20th Street  
 Joplin, Missouri

DRAWN BY: *eam*  
 CHECKED BY: *slv*  
 DATE: December 2018  
 SCALE: As Indicated  
 JOB NUMBER: 1830  
 Proposed Floor Plan and Elevations

Case 008-19