

OAKS RIVER MARKET

106 E 3rd Street
Kansas City, MO64106



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Bloomington, MN 55425
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CFS Engineers
Civil Engineering
1421 E. 104th Street
Suite 100
Kansas City, MO 64131

Bob D. Campbell & Co.
Structural Engineering
338 Bellevue Ave.
Kansas City, MO 64111

Chalk Site Design
Landscape Architect
303 N 38th Ave.
Omaha NE 68131

Carr Thomas Associates, Inc.
MEP Engineering
3433 Broadway Street NE
Suite 470
Minneapolis, MN 55413

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GROSS AREA - TOTAL	
Level	Area
Level 5	20,647 ft ²
Level 4	20,648 ft ²
Level 3	20,648 ft ²
Level 2	20,648 ft ²
Level 1	20,003 ft ²
Level P1	21,365 ft ²
Level P2	26,031 ft ²
Grand total	149,990 ft ²

UNIT MIX - GROSS AREA					
Name	Unit Type	Count	Unit Gross Area		
			Unit Gross Area	Total Area	%
Unit 0-1	0BR (Alcove)	30	644 ft ²	19,305 ft ²	28.6%
Unit 0-2	0BR (Alcove)	10	557 ft ²	5,574 ft ²	9.5%
Unit 1-1	1BR	25	813 ft ²	20,328 ft ²	23.8%
Unit 1-3	1BR	4	774 ft ²	3,098 ft ²	3.8%
Unit 1-4	1BR	4	716 ft ²	2,864 ft ²	3.8%
Unit 1-5	1BR	4	752 ft ²	3,006 ft ²	3.8%
Unit 1-6	1BR	5	919 ft ²	4,596 ft ²	4.8%
Unit 1D-2	1BR Den	4	953 ft ²	3,814 ft ²	3.8%
Unit 2-1	2BR	4	1,212 ft ²	4,846 ft ²	3.8%
Unit 2-2	2BR	5	1,263 ft ²	6,313 ft ²	4.8%
Unit 2-3	2BR	5	1,121 ft ²	5,605 ft ²	4.8%
Unit 2-4	2BR	5	1,075 ft ²	5,375 ft ²	4.8%
Grand total		105		84,725 ft ²	100.0%

PARKING		
Level	Type	Count
Level P2	Garage	51
Level P2	Garage - Tandem	5
Level P1	Garage	51
		107

BIKE PARKING:
 * SHORT TERM - (1) ON SITE PROVIDED (1) REQUIRED
 * LONG TERM - MINIMUM OF 30 IN GARAGE PROVIDED (34 REQUIRED)

Project:
OAKS RIVER MARKET
106 E. 3rd Street
Kansas City, MO64106

Owner:
Oaks Properties, LLC
3550 East 46th Street, Ste. 120
Minneapolis, MN 55406

Project Number: 23006
Date: 06/02/2023

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

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Legal Description

TRACT 1
 ALL OF THE EASTERLY 60 FEET OF LOT 72, MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY OR ALLEY LINE OF LOT 72, AND ALL OF THE SOUTHEASTERLY 40 FEET OF THE EASTERLY 40 FEET OF LOT 72, MEASURED PARALLEL TO AND AT RIGHT ANGLES TO THE NORTHEASTERLY OR ALLEY LINE OF LOT 73, IN BLOCK 7, ON THE PLAT OF THE TOWN OF KANSAS, COMMONLY CALLED OLD TOWN, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 2
 ALL OF LOT 71, EXCEPT THE WEST 23 FEET, IN BLOCK 7, ON THE PLAT OF THE TOWN OF KANSAS, COMMONLY CALLED OLD TOWN, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

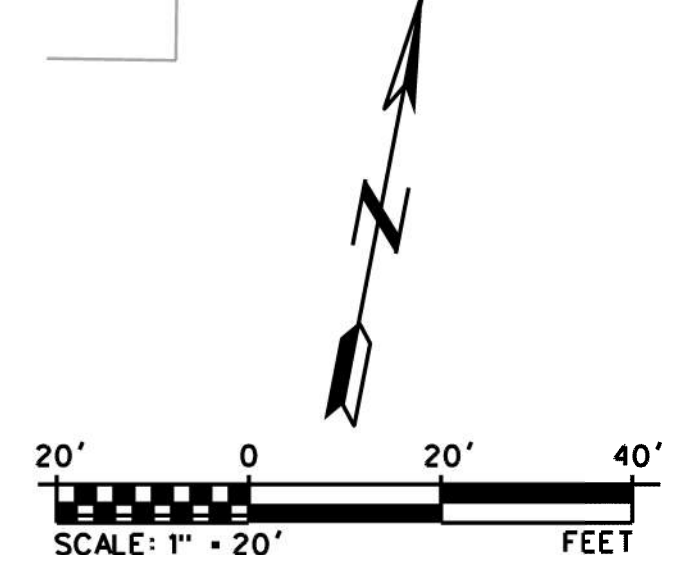
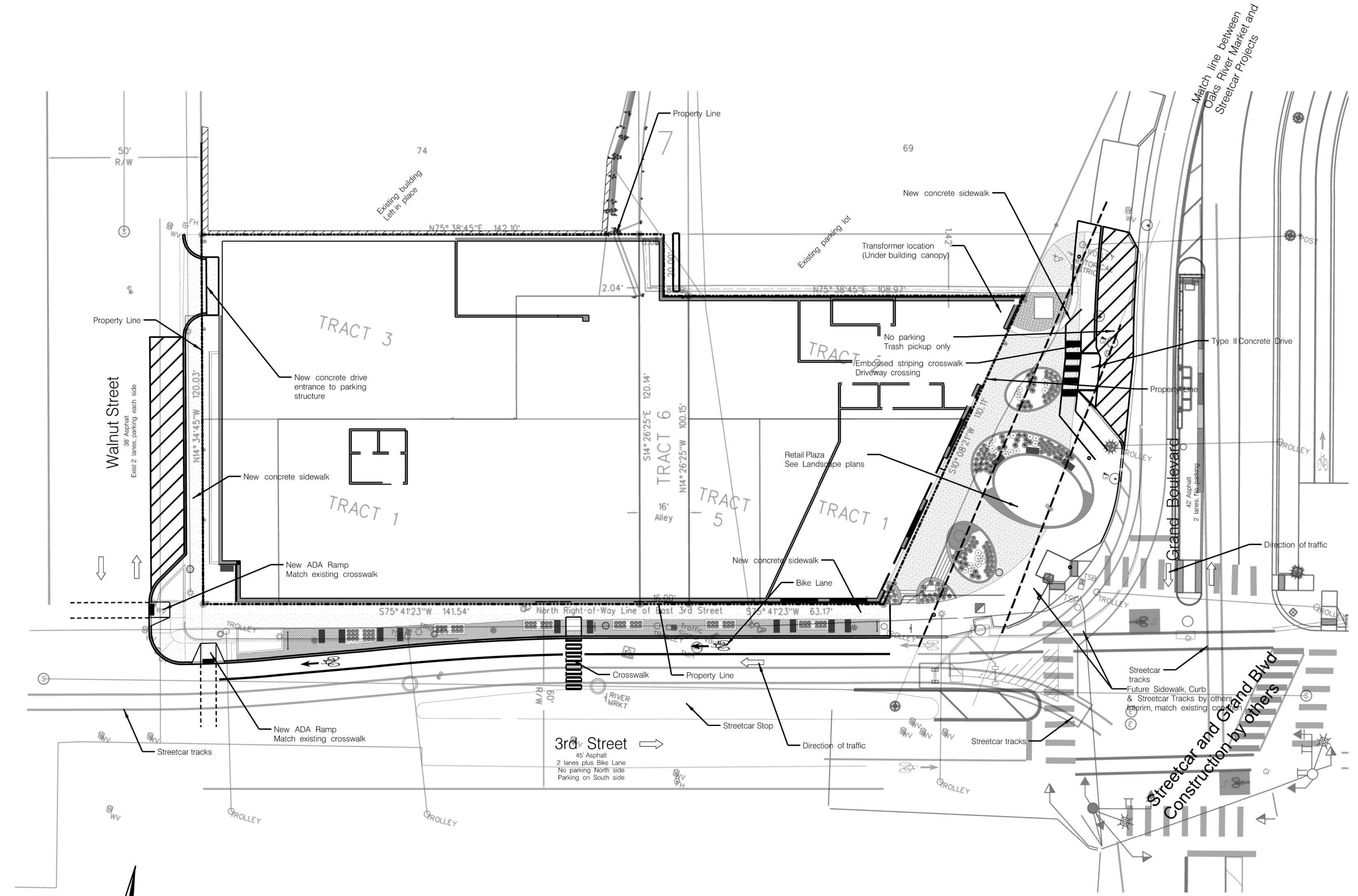
TRACT 3
 ALL OF THE EAST 57 1/2 FEET OF THE WEST 82 FEET OF LOT 72, BLOCK 7, ON THE PLAT OF THE TOWN OF KANSAS, COMMONLY CALLED OLD TOWN, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 4
 THE WEST 24.5 FEET OF LOT 72 AND THE SOUTH 40 FEET OF WEST 102 FEET OF LOT 73 AND THE NORTH 20 FEET OF LOT 73, BLOCK 7, ON THE PLAT OF THE TOWN OF KANSAS, COMMONLY CALLED OLD TOWN, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 5
 THE RIGHT-OF-WAY OWNED BY THE KANSAS CITY SOUTHERN RAILWAY COMPANY IN THE SOUTH 40 FEET OF LOT 70, AND IN LOTS 71, 72, AND 73, BLOCK 7, ON THE PLAT OF THE TOWN OF KANSAS, COMMONLY CALLED OLD TOWN, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 6
 ALL OF THE PLATTED ALLEY BETWEEN LOTS 70 TO 73, BLOCK 7, AS SHOWN ON THE PLAT OF THE TOWN OF KANSAS, COMMONLY CALLED OLD TOWN, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
 BEGINNING ON THE WEST LINE OF LOT 70, BLOCK 7, 20 FEET SOUTH OF THE NORTHWEST CORNER; THENCE SOUTH, ALONG THE WEST LINE OF LOTS 70 AND 71, TO THE SOUTHWEST CORNER OF LOT 71 AND A POINT ON THE NORTH RIGHT OF WAY OF WEST 3RD STREET; THENCE WEST, ALONG THE NORTH RIGHT OF WAY OF WEST 3RD STREET, TO THE SOUTHWEST CORNER OF LOT 72, BLOCK 7; THENCE NORTH, ALONG THE EAST LINE OF LOTS 72 AND 73, TO THE NORTHEAST CORNER OF LOT 73; THENCE EAST 8 FEET, PERPENDICULAR TO THE EAST LINE, TO THE CENTERLINE OF THE PLATTED ALLEY; THENCE SOUTH, ALONG THE CENTERLINE, TO A POINT 8 FEET WEST OF A POINT 20 FEET SOUTH OF THE WEST LINE AND THE NORTHWEST CORNER OF LOT 70; THENCE EAST 8 FEET, PERPENDICULAR TO THE WEST LINE, TO THE POINT OF BEGINNING.

PAYMENT IN LIEU OF PARKLAND:
 The developer elects to pay the City of Kansas City, Missouri, a sum of \$40,844.03 in lieu of required parkland dedicating for 105 multi-family units pursuant to Section 88-408-C of the Zoning and Development Code.



BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	0	0		
Front Setback	0	0		
Side Setback	0	0		
Side Setback (abutting street)	0	0		
Height		78' (7 Stories)		

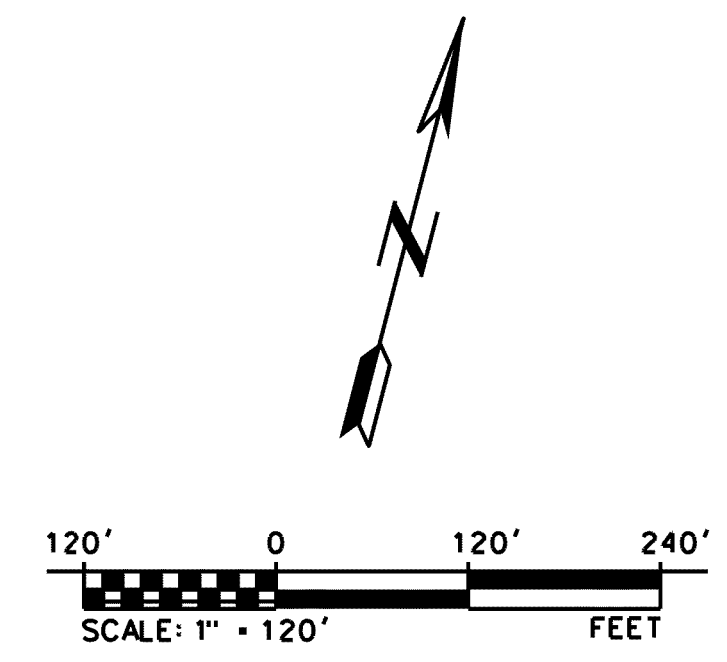
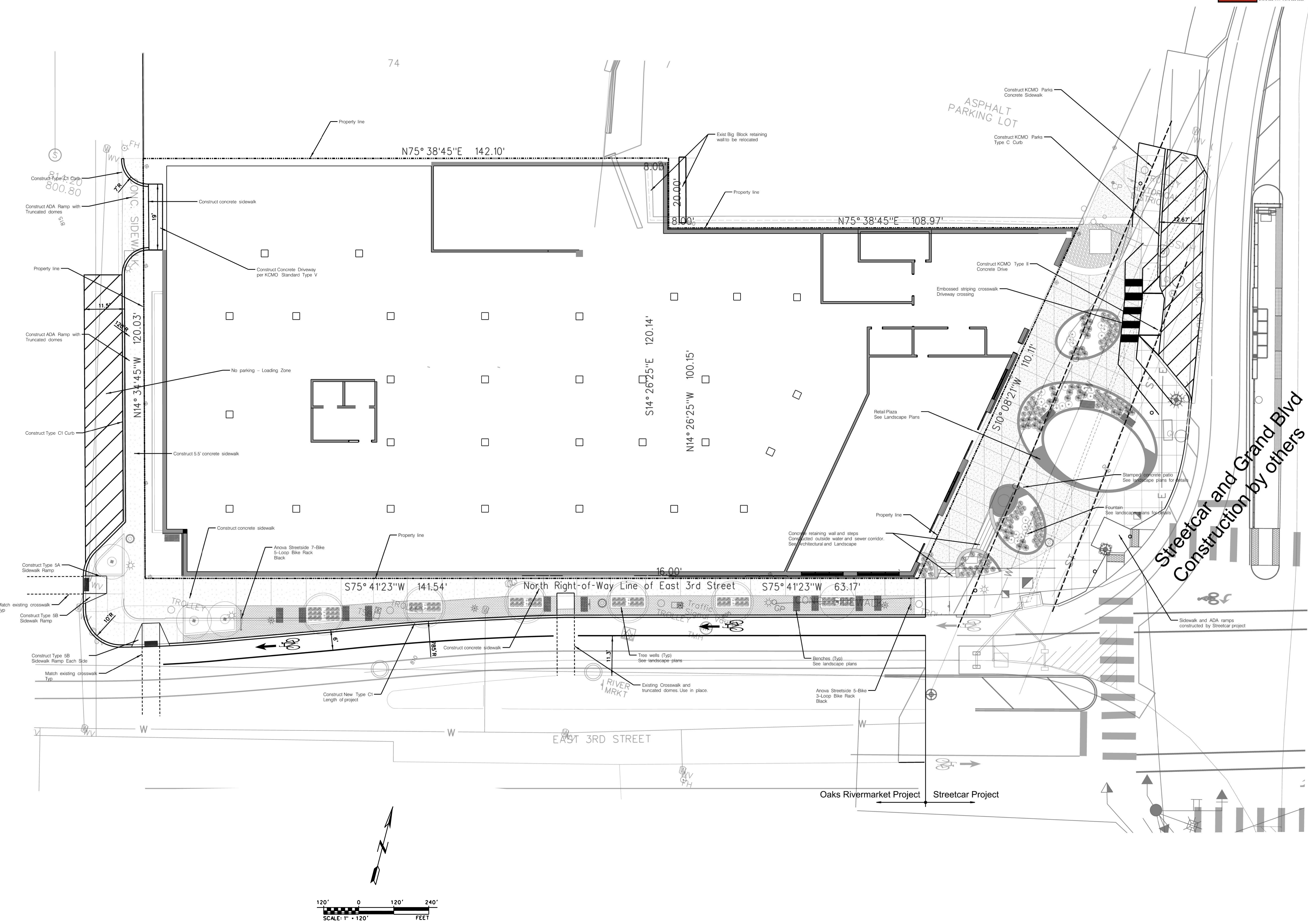
B8-420 - PARKING	Vehicle Spaces		Bike Spaces		Alternatives Proposed? (See B8-420-14)
	Required	Proposed	Required	Proposed	
Proposed Use(s)					
Mixed use			11 Short Term	12 Short Term	
Multi-family and Commercial/Retail	0	107	34 Long Term	34 Long Term	
TOTAL	0	107	11 Short Term	12 Short Term	
			34 Long Term	34 Long Term	

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning		DC-15,MI-5,UR		
Gross Land Area				
in square feet	27,698	27,698		
in acres	0.636 Acres	0.636 Acres		
Right-of-way Dedication				
in square feet	0	0		
in acres	0	0		
Net Land Area				
in square feet	27,698	27,698		
in acres	0.636 Acres	0.636 Acres		
Building Area (sq. ft.)	0	26,216		
Floor Area Ratio	0%	95%		
Residential Use Info				
Total Dwelling Units				
Detached House				
Zero lot line House				
Cottage House				
Semi-attached House				
Townhouse				
Two-unit House				
Multi-unit House				
Colonnade				
Multiplex				
Multi-unit Building	0	105		
Total Lots				
Residential				
Public/Civic				
Commercial/Parking				
Industrial				
Other				

DEVIATION NOTE:
 Seeking a deviation to Section 88-425-03, regarding the required street trees along Walnut Street.

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Street Lighting Note:
 STREET LIGHTING INFORMATION ON THIS DRAWING SET IS NOT PERMITTED ALONG WITH THE BUILDING DRAWINGS AND IS TO BE PERMITTED THROUGH A SEPARATE STREET LIGHTING CITY SUBMITTAL.

Streetcar and Grand Blvd Construction by others

Project:
OAKS RIVER MARKET
 106 E 3rd Street
 Kansas City, MO 64106

Owner:
Oaks Properties, LLC
 3550 East 46 th Street, Ste. 120
 Minneapolis, MN 55406

Project Number: 23006
 Date: April 28, 2023



Date: 6-15-23

Revision: Per Comments

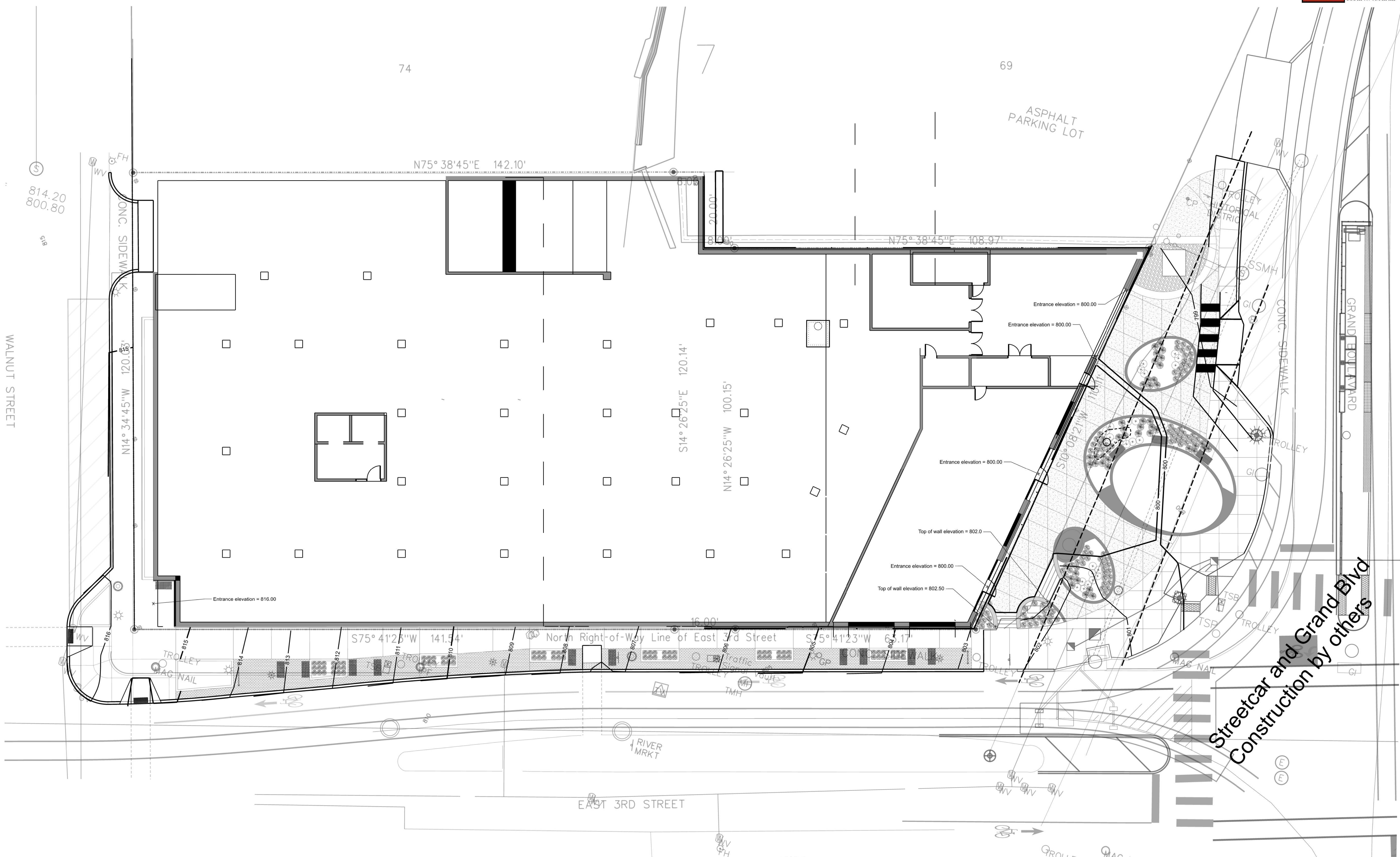
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SITE PLAN

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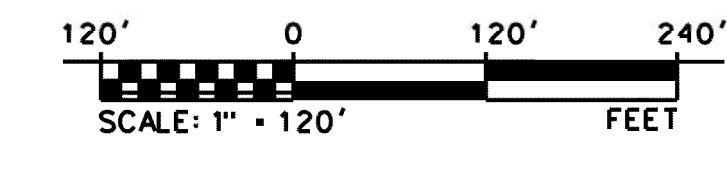


GRADING NOTES:

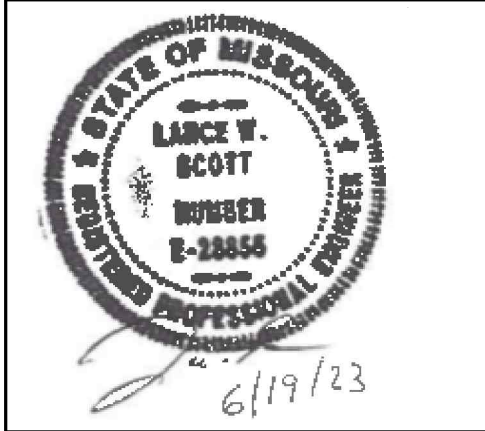
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO: DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. AND TO INCLUDE ANY WORK IN STATE RIGHT OF WAY AND/OR CITY RIGHT OF WAY. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
- EXISTING AND PROPOSED CONTOURS ARE SHOWN AT ONE FOOT (1') INTERVALS AND ARE REFERENCED TO ICMD DATUM. THE FINISH CONTOUR LINES SHOWN ARE TO FINISH GRADE FOR TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLAB, UNLESS OTHERWISE SHOWN REFER TO TYPICAL SECTIONS FOR PAVING SLAB, AND AGGREGATE BASE THICKNESS TO ADJUST FOR GRADING LINE ELEVATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE NECESSARY PERMITS FOR THE COMPLETION OF EARTHWORK AS SHOWN AND FOR HAULING BORROW MATERIAL IN AND WASTE MATERIAL OFF OF THE SITE.
- AREAS OF PROPOSED CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION AND TOPSOIL TO A DEPTH OF SIX INCHES (6") OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE TOPSOIL SHALL BE STOCKPILED AND REDISTRIBUTED PER THE SPECIFICATIONS. TOPSOIL SHALL NOT BE USED FOR STRUCTURAL FILL IN BUILDING AND PAVEMENT AREAS.
- TESTING AND INSPECTION OF EARTHWORK SHALL BE PROVIDED BY A TESTING LABORATORY SELECTED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF TESTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD ADJUST THE TOPS OF ALL MANHOLES AND VALVE/METER BOXES AS NECESSARY TO MATCH THE FINISH GRADE OF ADJACENT AREAS. SEPARATE OR ADDITIONAL COMPENSATION SHALL BE MADE TO THE OWNER FOR MAKING FINAL ADJUSTMENTS TO MANHOLES AND BOXES.
- SOIL FOR FILLING SHOULD BE GRADED AS IT ARRIVES.
- GRADING SHALL NOT EXCEED A 3' HORIZONTAL TO A 1' VERTICAL SLOPE.
- THE CONTRACTOR SHALL NOT GRADE OUTSIDE THE PROPERTY LINE UNTIL APPROVED FROM APPROPRIATE REGULATORY AGENCIES.
- REMOVE FROM THE SITE MATERIAL ENCOUNTERED IN GRADING OPERATIONS THAT, IN THE OPINION OF THE OWNER OR OWNER'S REPRESENTATIVE IS UNSUITABLE OR UNDESIRABLE FOR BACKFILLING SUBGRADE OR FOUNDATION PURPOSES. SHALL BE DISPOSED OF IN A MANNER SATISFACTORY TO THE OWNER. BACKFILL AREAS WITH LAYERS OF SUITABLE MATERIAL SHALL BE COMPACTED AS SPECIFIED.
- UNLESS OTHERWISE INDICATED ON THE DRAWINGS, REMOVE TREES, SHRUBS, GRASS, OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION. REMOVAL INCLUDES DIGGING OUT STUMPS AND ROOTS. DO NOT REMOVE ITEMS ELSEWHERE IN SITE OR PREMISES UNLESS SPECIFICALLY INDICATED.
- STRIP TOPSOIL TO WHATEVER DEPTHS ENCOUNTERED TO PREVENT INTERMIXING WITH UNDERLYING SUBSOIL OR OTHER OBJECTIONABLE MATERIAL. CUT HEAVY GROWTHS OF GRASS FROM AREAS BEFORE STRIPPING TOPSOIL SHALL CONSIST OF SANDY CLAY SURFICIAL SOILS FOUND IN DEPTH OF NOT LESS THAN 6" SATISFACTORY TOPSOIL IS REASONABLY FREE OF SUBSOIL, CLAY LUMPS, STONES, AND OTHER OBJECTS OVER 2" IN DIAMETER, WEEDS, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
- STOCKPILE TOPSOIL IN STORAGE PILES IN AREAS SHOWN OR WHERE DIRECTED. CONSTRUCT STORAGE PILES TO FREELY DRAIN SURFACE WATER. COVER STORAGE PILES IF REQUIRED TO PREVENT WINDBLOWN DUST. DISPOSE OF UNSUITABLE WASTE MATERIAL. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE BY THE OWNER UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. STOCKPILE SLOPES SHALL NOT EXCEED 3:1. PROTECT LOW-SIDE PERIMETER WITH SEGMENT FENCE PER ESC-10.
- COMPLETELY REMOVE STUMPS, ROOTS, AND OTHER DEBRIS BELOW PROPOSED SUBGRADE ELEVATION. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL, UNLESS FURTHER EXCAVATION OR EARTHWORK IS REQUIRED.
- REMOVE EXISTING SOIL ABOVE AND BELOW GRADE IMPROVEMENTS AND ABANDON UNDERGROUND PIPING OR CONDUIT NECESSARY TO PERMIT CONSTRUCTION AND OTHER WORK.
- UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE DRAWINGS OR IN THE SOIL INVESTIGATION REPORT, AREAS EXPOSED BY EXCAVATION OR STRIPPING AND ON WHICH SUBGRADE PREPARATIONS ARE TO BE PERFORMED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM OF 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, IN ACCORDANCE WITH ASTM D 698. AT A MOISTURE CONTENT OF NOT LESS THAN 2% BELOW AND NOT MORE THAN 2% ABOVE THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE STANDARD PROCTOR. THESE AREAS SHALL THEN BE PROOFROLLED TO DETECT ANY AREAS OF INSUFFICIENT COMPACTON. PROOFROLLING SHALL BE ACCOMPLISHED BY MAKING TWO (2) COMPLETE PASSES WITH A FULLY-LOADED TANDEM-AXLE DUMP TRUCK OR APPROVED EQUIVALENT IN EACH OF THE TWO PERPENDICULAR DIRECTIONS UNDER THE SUPERVISION AND DIRECTION OF A FIELD GEOTECHNICAL ENGINEER. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS STATED ABOVE.
- UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE DRAWINGS, FILL MATERIALS USED IN PREPARATION OF SUBGRADE SHALL BE PLACED IN LIFTS OR LAYERS NOT TO EXCEED 8" LOOSE MEASURE AND COMPACTED TO A MINIMUM DENSITY OF 98% OF THE STANDARD PROCTOR DRY DENSITY, IN ACCORDANCE WITH ASTM D 698, AT A MOISTURE CONTENT OF NOT LESS THAN 2% BELOW AND NOT MORE THAN 2% ABOVE THE OPTIMUM MOISTURE CONTENT. THE COMPACTON SHOULD BE INCREASED TO 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY IN THE UPPER 24 INCHES OF FILL SUPPORTED PAVEMENT AREAS.
- ALL GRADING SHALL COMPLY WITH THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL IN ACCORDANCE WITH THE APPROVED LAND DISTURBANCE PERMIT ISSUED BY THE CITY OF KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT DEPARTMENT, DEVELOPMENT SERVICES, LAND DEVELOPMENT DIVISION.

LEGEND:

- (R) RAMP
- TC TOP OF CURB
- P PAVEMENT
- TW TOP OF WALL
- SW SIDEWALK
- TPIntr TOP OF PLANTER
- TI TOP OF INLET
- TCP TOP OF CURB AND PAVING FLUSH
- GF GARAGE FLOOR
- (ex) EXISTING

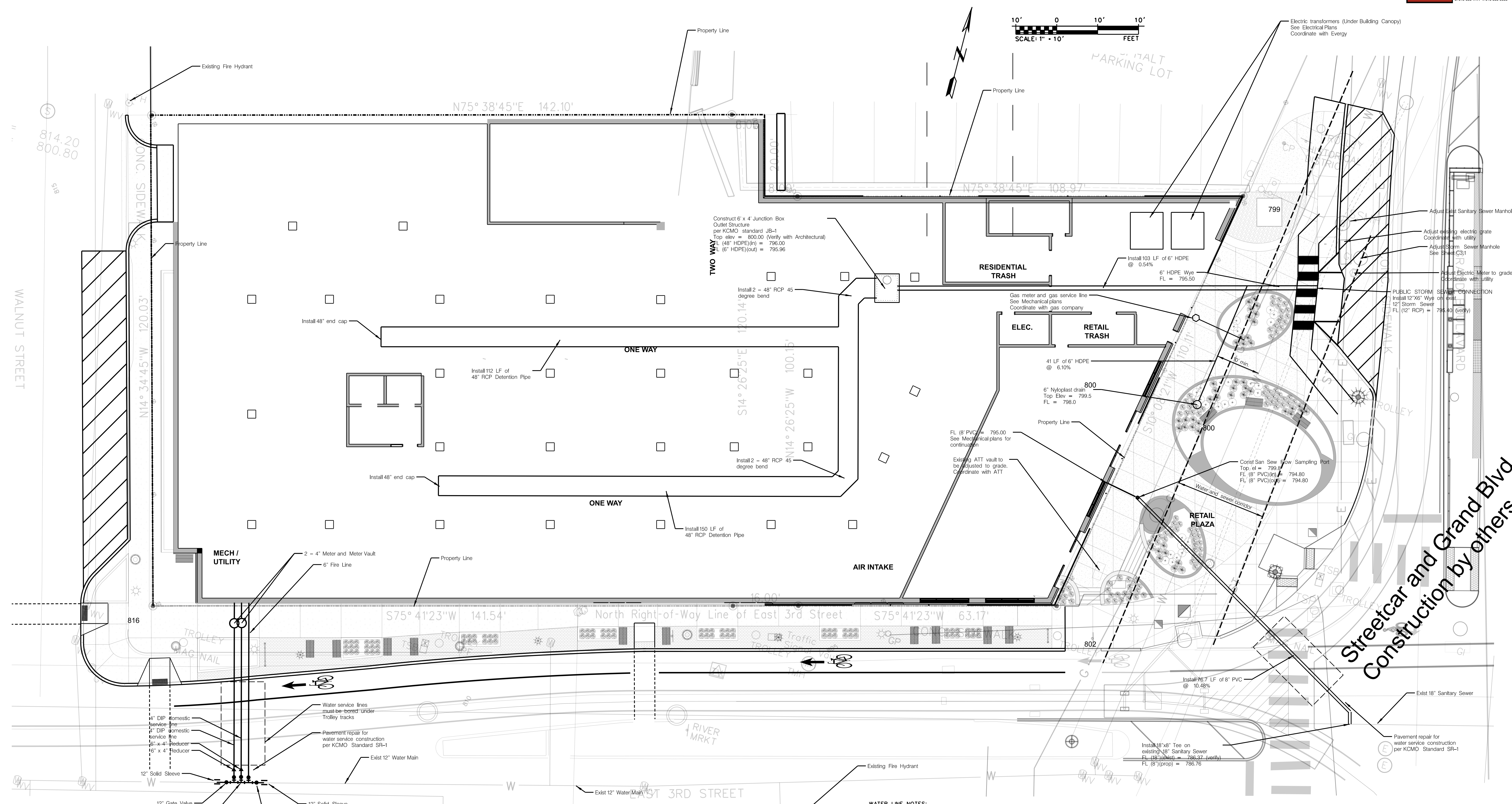


Streetcar and Grand Blvd Construction by others



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- UTILITY NOTES:**
- CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION ADJUSTMENT OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON PLANS. ANY DEVIATION FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION, WATER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE.
 - CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH CITY UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
 - THE CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS AND RELOCATIONS AS REQUIRED WITH THE RESPECTIVE UTILITY COMPANY/OWNER.
 - THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED FOR UTILITY SERVICE CONNECTIONS.
 - ALL WORK SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND DESIGN CRITERIA OF THE CITY OF KANSAS CITY, MISSOURI, IN CURRENT USAGE EXCEPT AS NOTED.
 - THE CONTRACTOR SHALL COORDINATE LOCATIONS AND SIZES OF UTILITY SERVICE CONNECTIONS AT THE BUILDING WITH THE ARCHITECTS, MECHANICAL, PLUMBING PLANS AND DETAILS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - ALL STORM SEWER STRUCTURES SHALL CONFORM TO THE KANSAS CITY METROPOLITAN CHAPTER OF APWA STORM SEWER STANDARDS AND SPECIFICATIONS. ALL INLETS GREATER THAN 7' DEPTH SHALL BE SPECIALLY DESIGNED BY THE PRE-CAST MANUFACTURER. SHOP DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MISSOURI. ALL DIMENSIONS ARE INSIDE OF WALL UNLESS OTHERWISE NOTED.
 - ALL STORM SEWER PIPE SHALL BE HDPE, UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ELECTRICAL SERVICE AND TRANSFORMER PAD WITH THE POWER COMPANY.
 - CONTRACTOR SHALL COORDINATE LOCATION AND CONSTRUCTION OF GAS SERVICE LINE AND GAS METER WITH THE GAS COMPANY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL SANITARY SEWER SERVICE LINES FROM THE BUILDINGS TO THE PUBLIC LINE. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND PLUMBING PLANS FOR SPECIFIC MANHOLE AND ELEVATIONS OF THE SERVICE LINES AT THE BUILDING CONNECTION. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF KANSAS CITY, MISSOURI.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS AND EQUIPMENT AND INSTALLATION OF ELECTRICAL, POWER, TELEPHONE AND GAS SERVICE FROM A POINT OF CONNECTION FROM THE PUBLIC UTILITY LINES TO THE BUILDING STRUCTURES. THIS WILL INCLUDE ALL CONDUITS, SERVICE LINES, METERS, CONCRETE PADS AND ALL OTHER ITEMS AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM AS REQUIRED BY THE OWNER AND THE PUBLIC UTILITIES. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SIZE OF UTILITIES, SPECIFIC LOCATION OF SERVICE AND ENTRANCE DETAILS OF THE BUILDINGS.
 - CONTRACTOR SHALL COORDINATE WITH THE PHONE COMPANY FOR LOCATION AND INSTALLATION OF PHONE SERVICE TO BUILDING. ALL PIPES ENTERING THE STORM SEWER STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTIONS AT STRUCTURES ARE AIR TIGHT.
 - PRIOR TO INSTALLING THE PIPE ALL STORM SEWER PIPE SHALL BE INSTALLED IN A TRENCH CONDITION. CONTRACTOR SHALL FILL EIGHTEEN (18) INCHES MINIMUM ABOVE THE TOP OF THE PIPE.
 - A RIGHT-OF-WAY WORK PERMIT AND/OR STREET EXCAVATION PERMIT SHALL BE OBTAINED BY THE CONTRACTOR TO COMPLETE UTILITY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
 - ALL SANITARY SEWER CLEANOUTS SHALL BE TRAFFIC RATED.

- SANITARY SEWER NOTES:**
- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CURRENT "CITY STANDARD" SPECIFICATIONS LAND DEVELOPMENT DIVISION, KANSAS CITY, MISSOURI EXCEPT AS NOTED.
 - BOUNDARY INFORMATION EXISTING UTILITIES, AND TOPOGRAPHIC FEATURES SHOWN ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. HOWEVER ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY EXISTING TOPOGRAPHIC FEATURES AND EXISTING UTILITY LOCATIONS AND REPORT ANY DISCREPANCIES TO THE OWNER REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
 - THE BASIC DRAWINGS INCLUDING EXISTING FEATURES AND TOPOGRAPHIC INFORMATION WAS PROVIDED TO THE ENGINEER BY THE DEVELOPER. THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR DISCREPANCIES FROM DRAWINGS GENERATED.
 - ALL UTILITIES SHOWN OR NOT SHOWN DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
 - ALL APPLICABLE PERMITS MUST BE OBTAINED FROM THE CITY ENGINEER PRIOR TO COMMENCING CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
 - THE CONTRACTOR SHALL CONTACT THE KCMO PERMITS SECTION NO LESS THAN 24 HOURS PRIOR TO STARTING WORK ON THIS JOB, ANY CURB WORK AND FOR A FINAL INSPECTION BEFORE LEAVING THE JOB SITE.
 - ALL MANHOLES SHALL HAVE BOLT DOWN LIDS.
 - CONTRACTOR TO PROVIDE AS-BUILT MARKUPS AND A LETTER CERTIFYING THE MARKUPS TO BE AS CONSTRUCTED TO THE ENGINEER AFTER CONSTRUCTION.
 - PIPE LENGTHS SHOWN ARE MEASURED CENTER TO CENTER OF MANHOLE IN THE HORIZONTAL DIRECTION.
 - PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. PRECAST SHOP DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MISSOURI. UPON APPROVAL, THESE SHOP DRAWINGS SHALL BE SUBMITTED TO THE SUPERVISOR OF INSPECTORS FOR CITY APPROVAL.
 - DEGRADATION PERMIT, EXCAVATION PERMIT, TRAFFIC CONTROL AND STREET CLOSURE PERMITS WILL BE REQUIRED FROM PUBLIC WORKS PRIOR TO CONSTRUCTION CONTACT 313-2678 FOR PERMIT REQUIREMENTS.
 - PRIOR TO CONNECTION TO THE PUBLIC SANITARY SEWER MAN A SEC2 AUTHORIZATION TO CONNECT PERMIT, AN EXCAVATION PERMIT AND A WATER INSPECTION PERMIT WILL BE REQUIRED.

- WATER LINE NOTES:**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE STANDARDS AND SPECIFICATIONS FOR WATER MAIN EXTENSIONS AND RELOCATIONS OF THE KANSAS CITY, MISSOURI WATER SERVICES DEPARTMENT.
 - THE CONTRACTOR SHALL FURNISH AND INSTALL ALL FITTINGS REQUIRED TO PROVIDE PROPER HORIZONTAL AND VERTICAL ALIGNMENT FOR NEW WATER MAINS CONNECTIONS TO EXISTING WATER MAINS AND INSTALLATION OF FIRE HYDRANTS AT THE PROPER LOCATION AND ELEVATION, WHETHER OR NOT THE FITTINGS ARE CALLED OUT ON THESE DRAWINGS, INCLUDING MODIFICATION OF EXISTING INFRASTRUCTURE REQUIRED TO MAKE ALL OF THE WORK CONFORM TO CURRENT WSD STANDARDS.
 - THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY BLOW-OFF ASSEMBLIES, FITTINGS, THRUST BLOCKING, AND RESTRAINING DEVICES REQUIRED FOR TEMPORARY CONNECTIONS FOR FLUSHING, PRESSURE TESTING, CHLORINATION, AND DE-CHLORINATION OF THE NEW WATER MAINS. PRIOR TO PLACING NEW MAINS IN SERVICE THE CONTRACTOR SHALL REMOVE ANY COPORATION COCKS USED FOR TESTING OR CHLORINATION AND REPLACE THEM WITH TAPERED BRASS PLUGS.
 - THE CONTRACTOR SHALL INSTALL POLYETHYLENE ENCASUREMENT ON ALL WATER MAINS, VALVES, FITTINGS, AND OTHER APPURTENANCES FOR THE FULL LENGTH OF THE PROJECT IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR WATER MAIN EXTENSIONS AND RELOCATIONS OF THE KANSAS CITY, MISSOURI WATER SERVICES DEPARTMENT.
 - SCHEDULING OF WATER MAIN SHUTS AND CONNECTION TO EXISTING MAINS SHALL BE AT THE DISCRETION OF THE WATER SERVICES DEPARTMENT.
 - ALL FIRE HYDRANT BRANCHES SHALL BE RESTRAINED USING APPROVED RESTRAINING DEVICES. HYDRANTS SHALL BE INSTALLED SO THAT THE CENTERLINE OF THE OUTLET NOZZLE IS BETWEEN EIGHTEEN AND TWENTY-ONE INCHES (18" TO 21") ABOVE FINISHED GRADE AND SO THAT THERE IS A MINIMUM CLEAR AREA OF 5' IN EACH DIRECTION TO ALLOW OPERATION OF THE HYDRANT.
 - SECTIONS OF WATER MAIN REQUIRING MULTIPLE BENDS, SUCH AS CUL-DE-SACS, SHALL BE RESTRAINED WITH APPROVED JOINT RESTRAINING DEVICES AND STRADDLE BLOCKS IN LIEU OF BACKING BLOCKS.
 - THE LOCATION OF EXISTING UTILITIES, AS SHOWN, ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES.
 - THE CONTRACTOR SHALL COMPLY WITH STATE LAW REQUIRING ANY PERSON OR FIRM DOING EXCAVATION ON THE PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO AND OBTAINING INFORMATION FROM THE UTILITY COMPANIES.
 - STREETS AND PARKING AREAS ARE TO BE TO GRADE AND CURBS IN PLACE PRIOR TO CONSTRUCTION OF WATER MAINS. WATER MAINS SHALL BE INSTALLED WITH A MINIMUM GROUND COVER OF 42 INCHES BELOW FINISHED GRADE. SIXTEEN (16) INCH AND LARGER WATER MAINS SHALL BE INSTALLED WITH MINIMUM GROUND COVER OF 60 INCHES BELOW FINISHED GRADE.
 - WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY SEWER WHEN LOCAL CONDITIONS PREVENT HORIZONTAL SEPARATION OF 10 FEET. A WATER MAIN MAY BE LAID CLOSER THAN 10 FEET TO A SEWER PROVIDED THAT THE WATER MAIN IS LAID IN A SEPARATE TRENCH, OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER, AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 24 INCHES ABOVE THE TOP OF THE SEWER. WATER MAINS SHALL BE LAID SUCH THAT THERE IS A MINIMUM OF 24 INCHES CLEARANCE BETWEEN THE PIPE WALL AND THE EXTERIOR OF ANY MANHOLE AND/OR INLET ON THE SEWER LINE.
 - WHENEVER A WATER MAIN MUST CROSS ABOVE A SEWER, A VERTICAL SEPARATION OF 24 INCHES BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER SHALL BE MAINTAINED. WHENEVER A WATER MAIN MUST CROSS UNDER A SEWER, A VERTICAL SEPARATION OF 24 INCHES BETWEEN THE BOTTOM OF THE SEWER AND THE TOP OF THE WATER MAIN SHALL BE MAINTAINED. A FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ON THE SEWER. IF A LARGER WATER MAIN SHALL BE INSTALLED OVER THE SEWER AND AS FAR AWAY AS POSSIBLE, THE 24 INCH VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN FEET HORIZONTAL OF ANY SEWER IT CROSSES.
 - WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL SEPARATION AS STIPULATED ABOVE, OR WHEN THE WATER MAIN MUST CROSS UNDER THE SEWER, THE SEWER MUST BE RECONSTRUCTED OF DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF SECTION 02050 OF THE STANDARDS AND SPECIFICATIONS FOR WATER MAIN EXTENSIONS AND RELOCATIONS. PRE-STRESSED CONCRETE CYLINDER PIPE MEETING THE REQUIREMENTS OF SECTION 02019 OR PVC PRESSURE PIPE CONFORMING TO AWWA C-900 OR C-905, SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS BEFORE BACKFILLING. THE REQUIRED LENGTH OF THE SEWER TO BE REPLACED OR CONSTRUCTED OF PRESSURE PIPE WILL BE THE LENGTH NECESSARY TO ACHIEVE 10 FEET HORIZONTAL SEPARATION.
 - WHEN THESE CONDITIONS CANNOT BE MET, THE WATER SERVICE DEPARTMENT SHALL BE CONSULTED AS TO THE PRECAUTIONS TO BE TAKEN TO PROTECT THE PUBLIC WATER SUPPLY.

PLANTING NOTES

1. FIELD STAKE ALL TREE AND SHRUB LOCATIONS BASED UPON THESE PLANS. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF STAKED LOCATIONS PRIOR TO PLANTING.
2. PROVIDE MATCHING SIZES AND FORMS FOR EACH TREE TO BE INSTALLED.
3. PLANT MATERIAL TO BE HEALTHY SPECIMENS, FREE FROM DISEASE OR DAMAGE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMAN.
5. ALL ROOT WRAPPING MADE OF METAL, SYNTHETIC OR PLASTIC MATERIAL SHALL BE REMOVED AT TIME OF PLANTING.
6. ALL PLANT MATERIAL SHALL BE SELECTED AT THE NURSERIES BY THE PROJECT LANDSCAPE ARCHITECT. PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
7. ALL PLANT AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
9. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BY REVIEWING PLANTING PLAN SYMBOLS AND PLANT SPACING.
10. ALL DECIDUOUS TREES SHALL BE WRAPPED. REFER TO SPECIFICATIONS FOR WRAP TYPE AND TIMING.
11. PLANT AND EDGING LAYOUT SHALL TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. INSTALLED VALVE BOXES WHICH CONFLICT WITH ACCEPTED PLANT AND EDGING LAYOUT SHALL BE MOVED TO A LOCATION BETWEEN PLANTS AS DIRECTED BY ARCHITECT AT NO ADDITIONAL COST TO OWNER.
12. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANT MATERIALS INCLUDING SOD/SEED AREAS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLIGENCE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. REFER TO SPECIFICATIONS.
13. PROJECT INCLUDES IRRIGATION AND UTILITY SYSTEMS, MANY OF WHICH ARE CLOSE TO THE FINISHED SURFACE. VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PLANTING. ANY CONFLICTS SHALL BE RESOLVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
14. ALL SHRUB AREAS ARE TO BE PREPARED AS CONTINUOUS BEDS.
15. ALL SHRUBS TO BE MAINTAINED/PRUNED TO A MAXIMUM HEIGHT OF 36"

KEY NOTES

- PAVING**
- 1.1 CONCRETE PAVEMENT.
 - 1.2 CONCRETE PAVEMENT WITH INTEGRAL COLOR TO MATCH PAVERS
 - 1.3 BRICK PAVES ON CONCRETE BASE; 4"X8" BRICK, ENDICOTT, ROSE BLEND COLOR
 - 1.4 6" DEEP DECORATIVE GRAVEL
 - 1.5 EMBOSSED/DETECTABLE WARNING PAVEMENT SURFACE
- JOINTING**
- 2.1 CONCRETE JOINTING RE:CIVIL
- CURBS, EDGES, STEPS**
- 3.1 PLANTER CURB RE: 03/L1.01
 - 3.2 10 INCH CURB RE:04/L1.01
 - 3.3 CAST IN PLACE CONCRETE STEPS W/ HANDRAIL
- WALLS**
- 4.1 CAST-IN-PLACE CONCRETE WALL WITH PRECAST CAP RE: ARCH
 - 4.2 24" TALL CAST CAST-IN-PLACE PLANTER WITH PRECAST CAP RE:ARCH
- SITE FURNISHINGS & SITE ELEMENTS**
- 5.1 BENCH - VICTOR STANLEY; 4' CR-10 WITH MID-RAIL (BLACK)
 - 5.2 BIKE RACK - ANOVA 'STREETSIDE' 7-BIKE/5-LOOP RACK, POWDER COATED, SURFACE MOUNT
 - 5.3 BIKE RACK - ANOVA 'STREETSIDE' 5-BIKE/3-LOOP RACK, POWDER COATED, SURFACE MOUNT
 - 5.4 TRASH RECEPTACLE - KEYSTONE RIDGE: 32-GAL. MT3-32 (BLACK; WITH ELEVATED LID)
 - 5.5 WATER FEATURE TBD
 - 5.6 ARTIFICIAL TURF RE:07/L1.01
- SITE LIGHTING**
- 6.1 PEDESTRIAN LIGHTS: HOOD - STERNBERG LIGHTING: OLD TOWN (BLACK)
POLE - AAL: PR4 14 POLE (BLACK)
BASE - AAL: BC5 24"HT 2-PIECE BASE COVER (BLACK)

STREET TREES (88-425-03)
- 1 TREE PER 30 LF OF STREET FRONTAGE

STREET	LENGTH	REQUIRED	PROVIDED
WALNUT ST.	140 LF	5 TREES	0 TREES*

*SITE CONDITIONS PREVENT THE SAFE AND EQUITABLE USE OF STREET TREES IN THE QUANTITIES REQUIRED

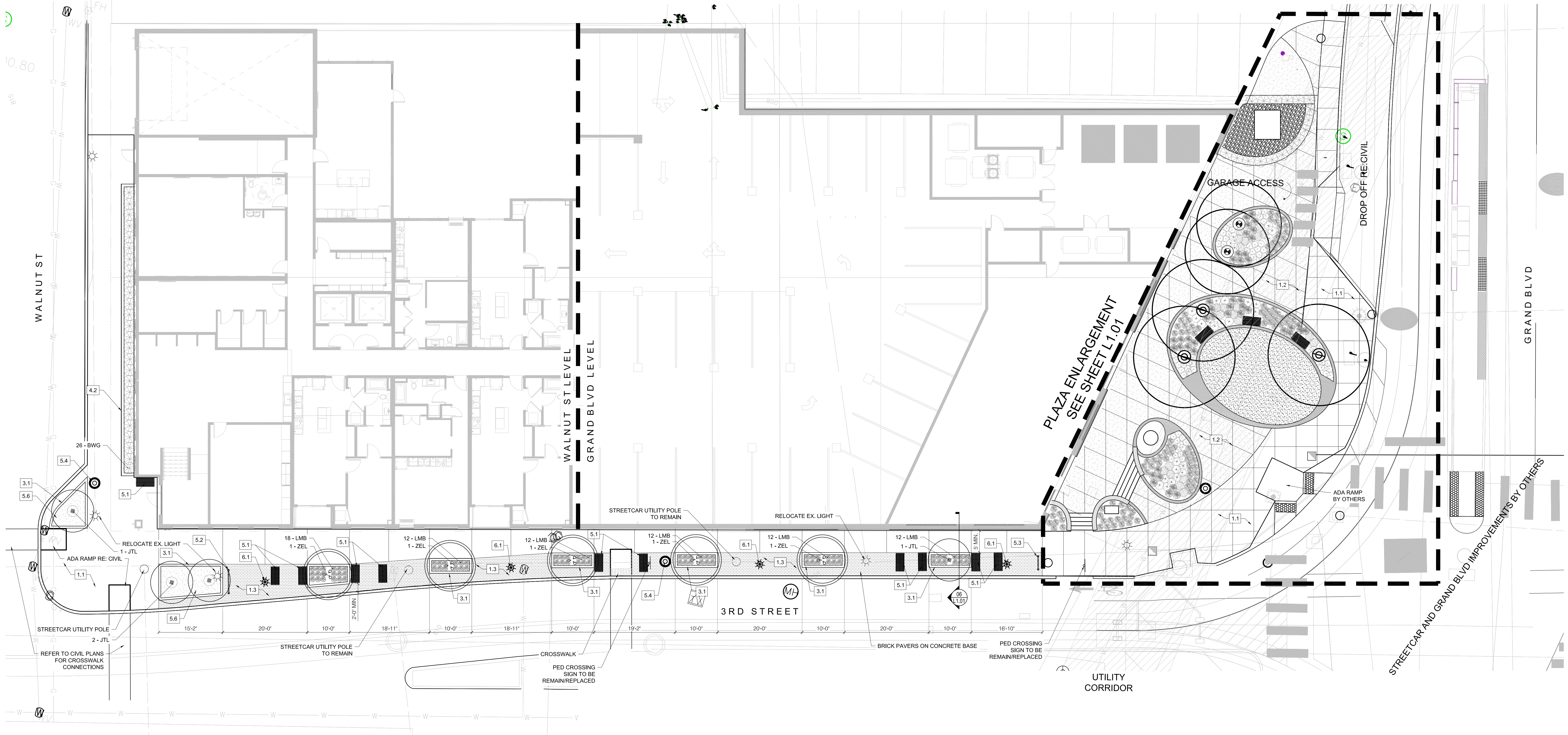
STREET TREES (RIVER MARKET STREETScape + AMENITIES PLAN)
- MARKET DISTRICT: TREES 30' O.C. WITH BEDS ON ENDS STARTING 5FT FROM ENDS OF BUILDINGS

STREET	LENGTH	REQUIRED	PROVIDED
E. 3RD ST	213 LF	7 TREES	8 TREES
GRAND BLVD	110 LF	4 TREES	5 TREES

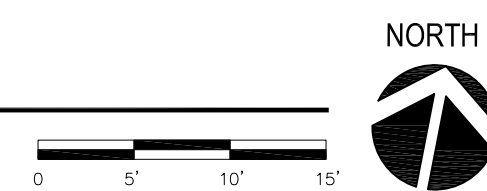
3 LANDSCAPE REQUIREMENTS

TREES					
SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	NOTES
GIN	3	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" CAL	B&B
JTL	4	Amelanchier grandiflora 'Robin Hill'	Robin Hill Serviceberry	2" CAL	B&B
SUG	2	Acer saccharum 'Fall Fiesta'	Maple, Sugar Fall Fiesta	2" CAL	B&B
ZEL	5	Zelkova serrata 'Musashino'	Musashino columnar Zelkova	2" CAL	B&B
SHRUBS					
SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	NOTES
BWG	43	Buxus 'Green Mountain'	Boxwood, Green Mountain	5 GAL	CONT
SAR	28	Perovskia atriplicifolia 'Blue Spires'	Blue Spire Russian Sage	5 GAL	CONT
PERENNIALS					
SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	NOTES
LMB	78	Liriope muscari 'Big Blue	Big Blue Liriope	#1 CONT	CONT
LBS	44	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	#1 CONT	CONT
MNS	64	Salvia sylvestris 'May Night'	May Night Salvia	#1 CONT	CONT
PGF	21	Liatris spicata 'Floristan Violet'	Purple Gayfeather	#1 CONT	CONT
PRD	97	Sporobolus heterolepis	Prairie Dropseed	#1 CONT	CONT

2 PLANT SCHEDULE



1 OVERALL LANDSCAPE PLAN



Note: refer to civil plans for development information



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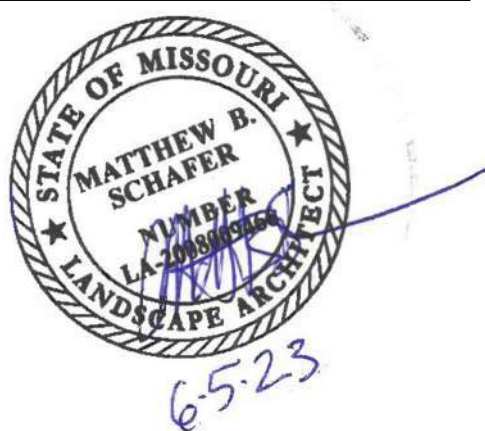
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Cain Thomas Associates, Inc.
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Project:
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Owner:
Oaks Properties, LLC
3550 East 46th Street, Ste. 120
Minneapolis, MN 55406

Project Number: 23006
Date: 6/5/2023



Date: _____
Revision: _____

Rev. No. _____

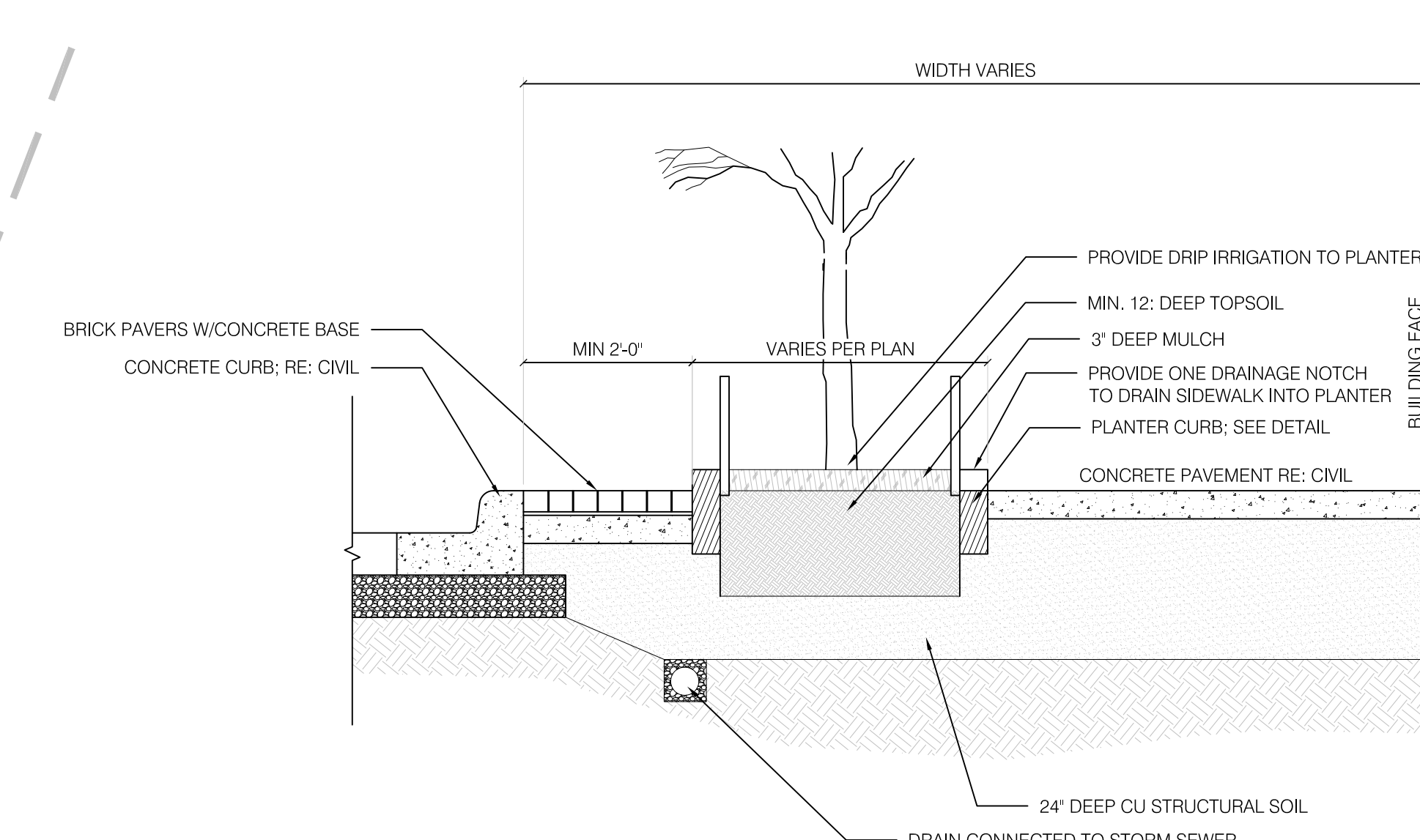
Overall Landscape Plan

L1.00

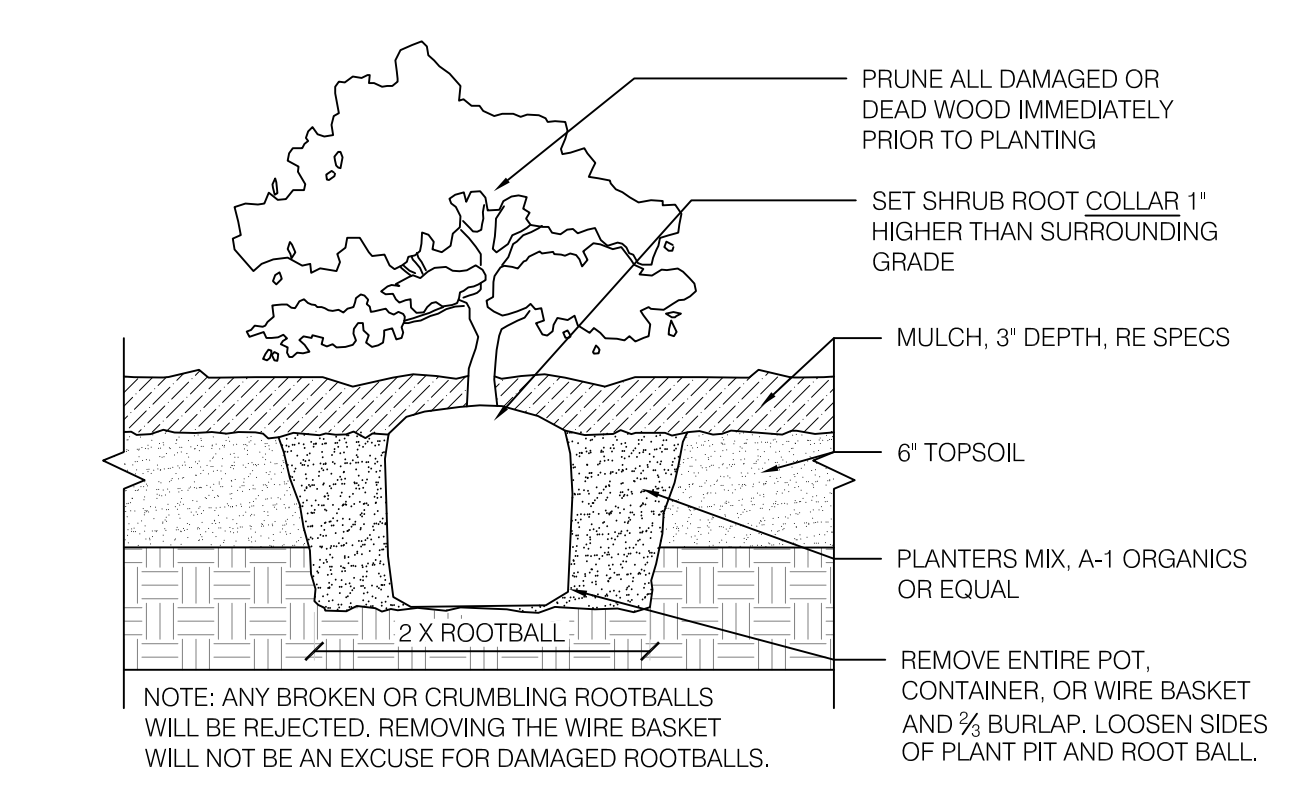
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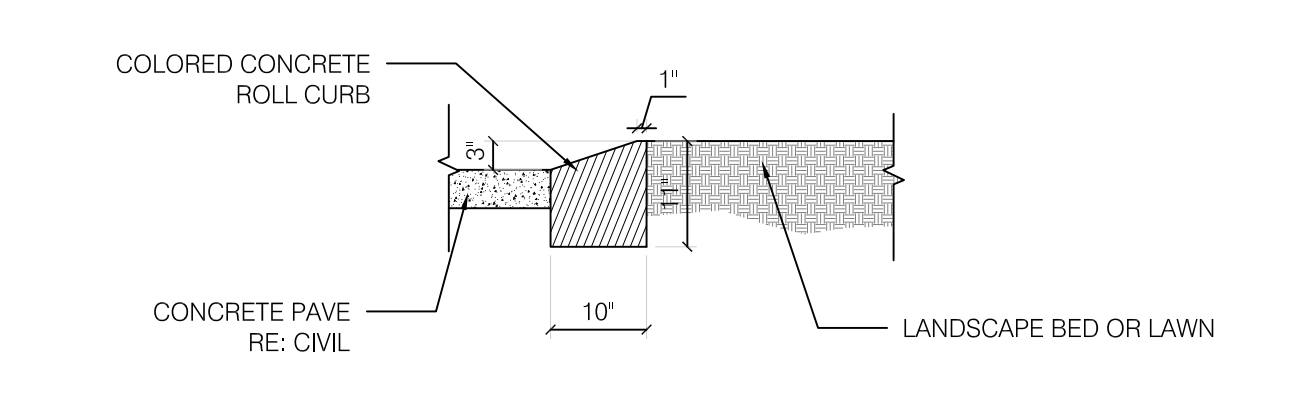
1 PLAZA ENLARGEMENT
1"=6'



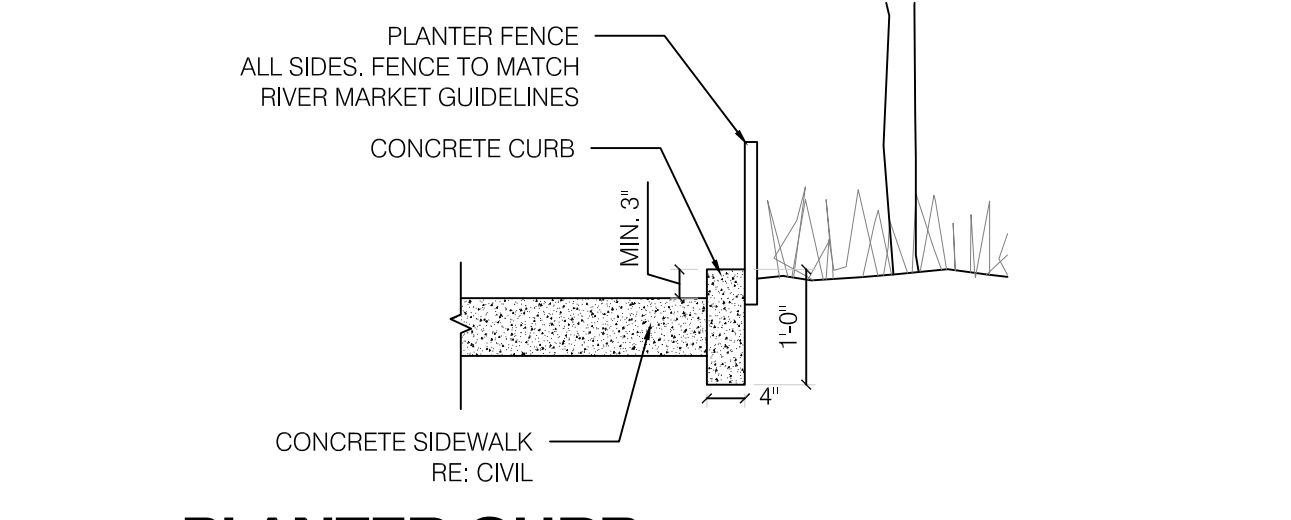
06 STREETScape SECTION
N.T.S.



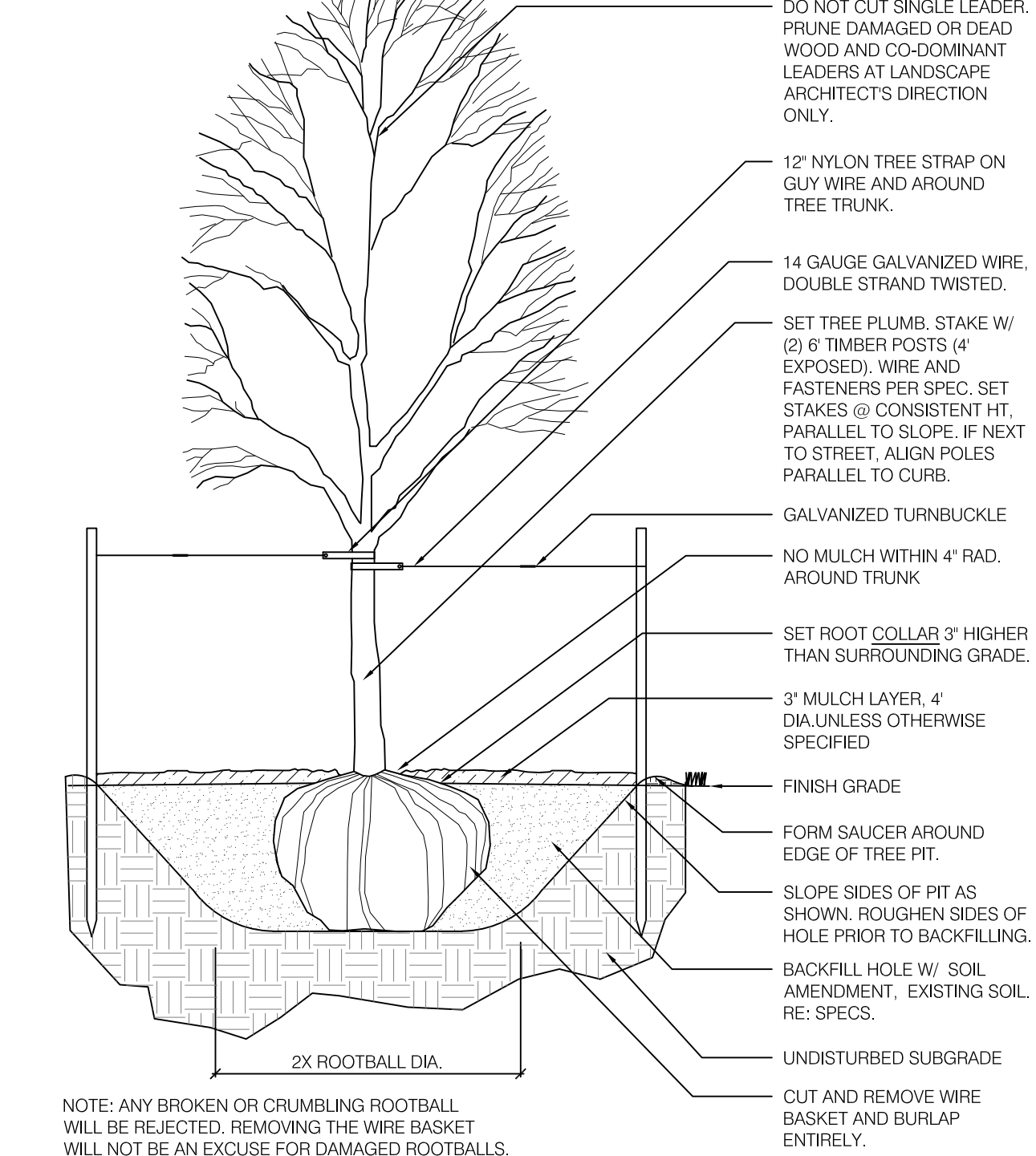
05 SHRUB DETAIL
N.T.S.



04 10 INCH CURB
N.T.S.



03 PLANTER CURB
N.T.S.



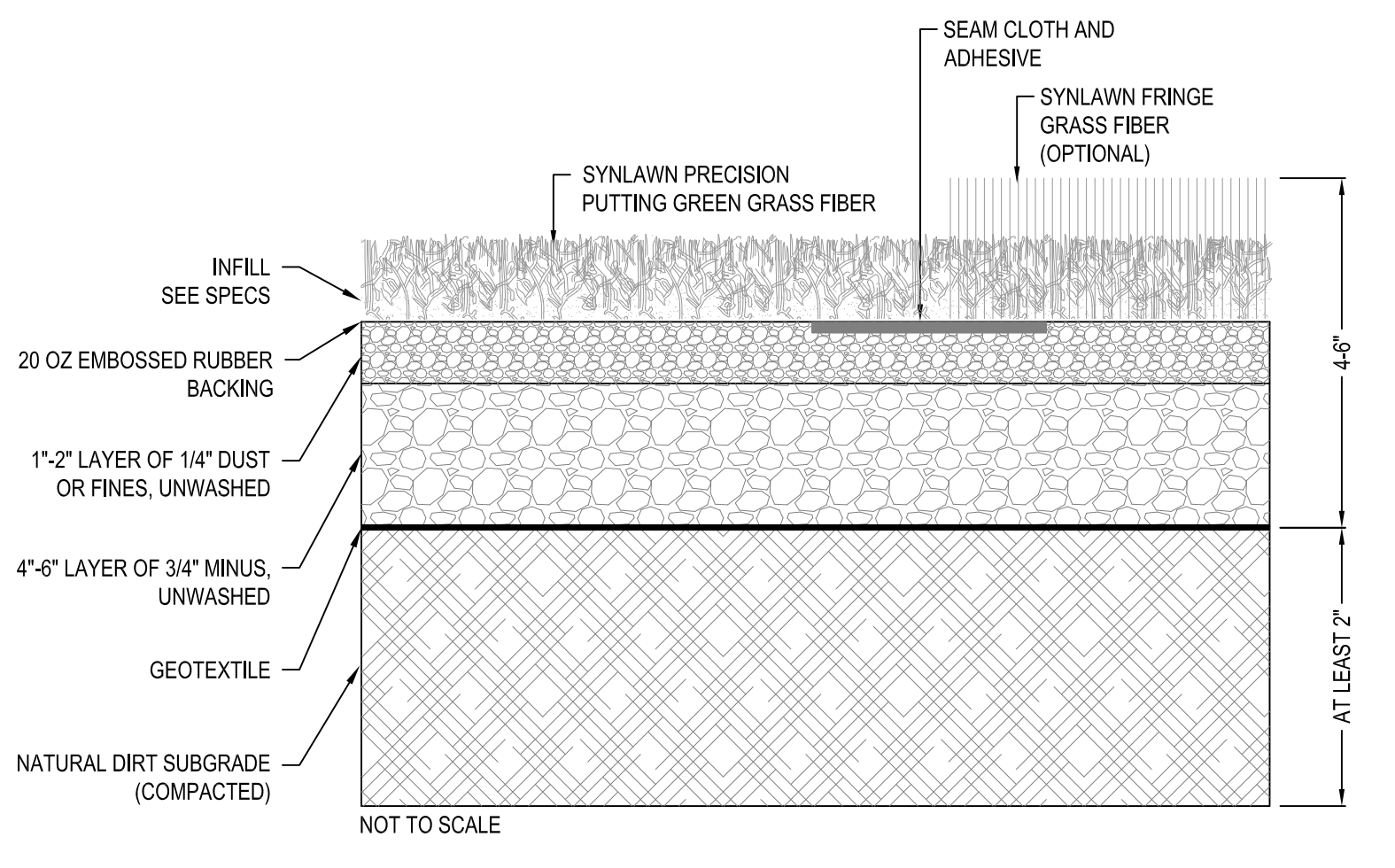
02 DECIDUOUS TREE
N.T.S.

KEY NOTES

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 - 5.6 ARTIFICIAL TURF RE: 07/L1.01

SITE LIGHTING

- 6.1 PEDESTRIAN LIGHTS:
HOOD - STERNBERG LIGHTING: OLD TOWN (BLACK)
POLE - AAL: PR4 14' POLE (BLACK)
BASE - AAL: BC5 24"HT 2-PIECE BASE COVER (BLACK)



07 ARTIFICIAL TURF
N.T.S.

- MANUFACTURER NOTES:**
1. THE GRASS MUST BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION; SEAMS SHOULD BE GLUED WITH SUITABLE SEAMING GLUE AND SEAMING CLOTH, NOT ADHESIVE TAPE.
 2. DO NOT SCALE DRAWINGS.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER L1.01 Plaz



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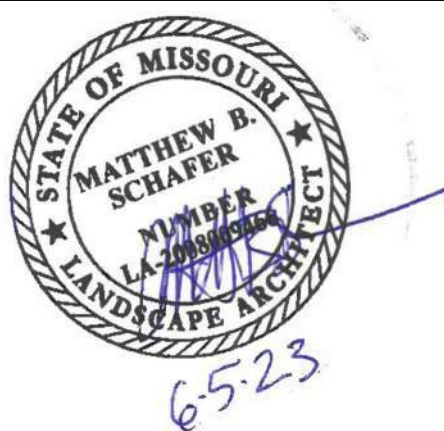
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Plaza Enlargement

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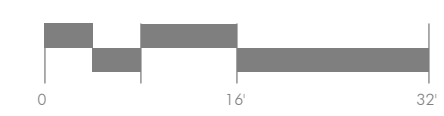
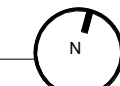


- SITE PLAN KEY**
- 1 APARTMENT ENTRANCE
 - 2 METAL ENTRANCE
 - 3 GARAGE ENTRY
 - 4 RESIDENT TERRACE
 - 5 LOADING ZONE
 - 6 ENTRY CANOPY
 - 7 TRASHWAY ACCESS
 - 8 TRANSFORMER

TRANSFORMER WITH LANDSCAPE SCREENING

- An equipment setback from roof edge shall from the public right-of-way that is at least 2 feet in depth for each one foot of equipment height.
- Above-ground utility cabinets that are 20 or more inches in height or width shall be set back from the right-of-way that is at least 2 feet in depth from the cabinet door face away from the street right-of-way to the maximum practical extent. This requirement is intended to provide screening on the side of the cabinet road way to be visible from the right-of-way.

1 SD Site Plan
1/16" = 1'-0"



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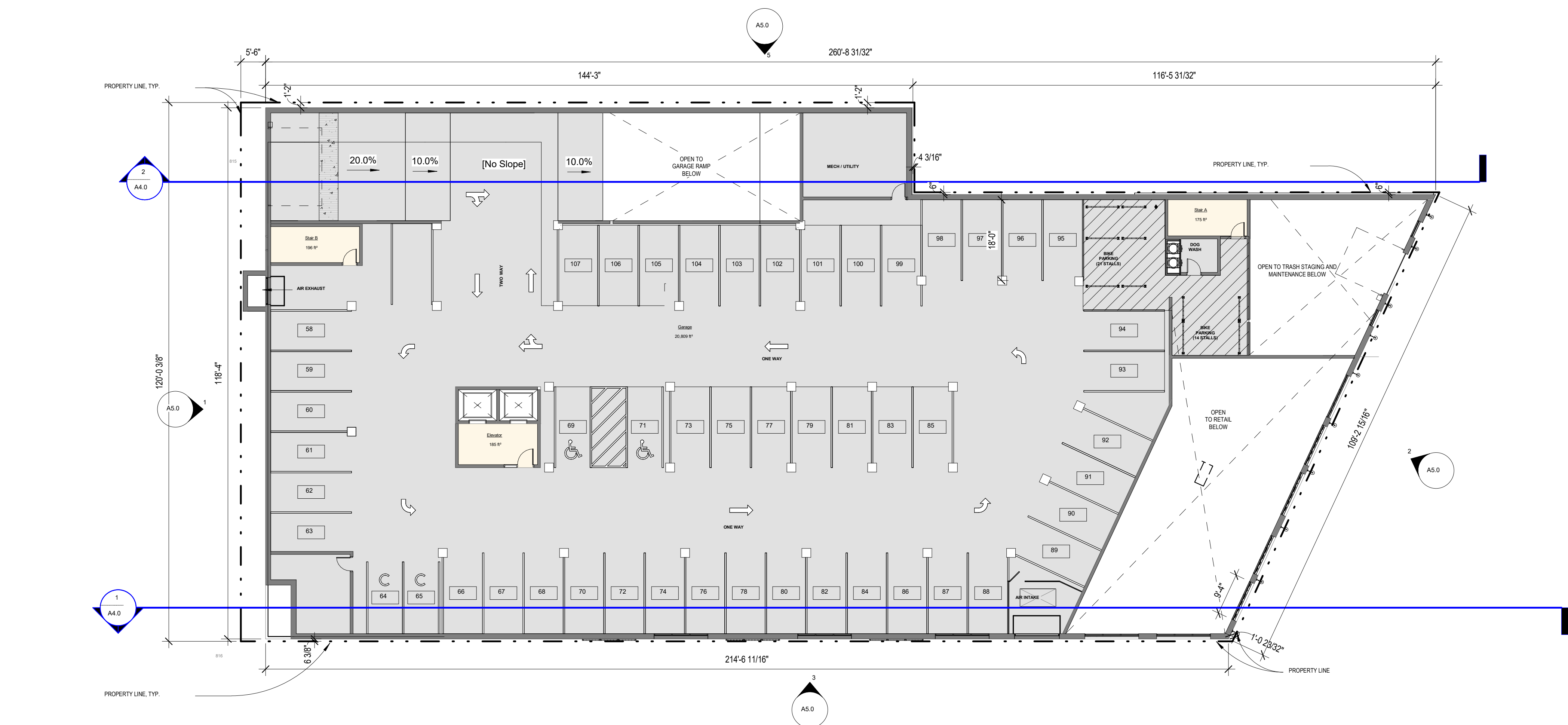
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Revision

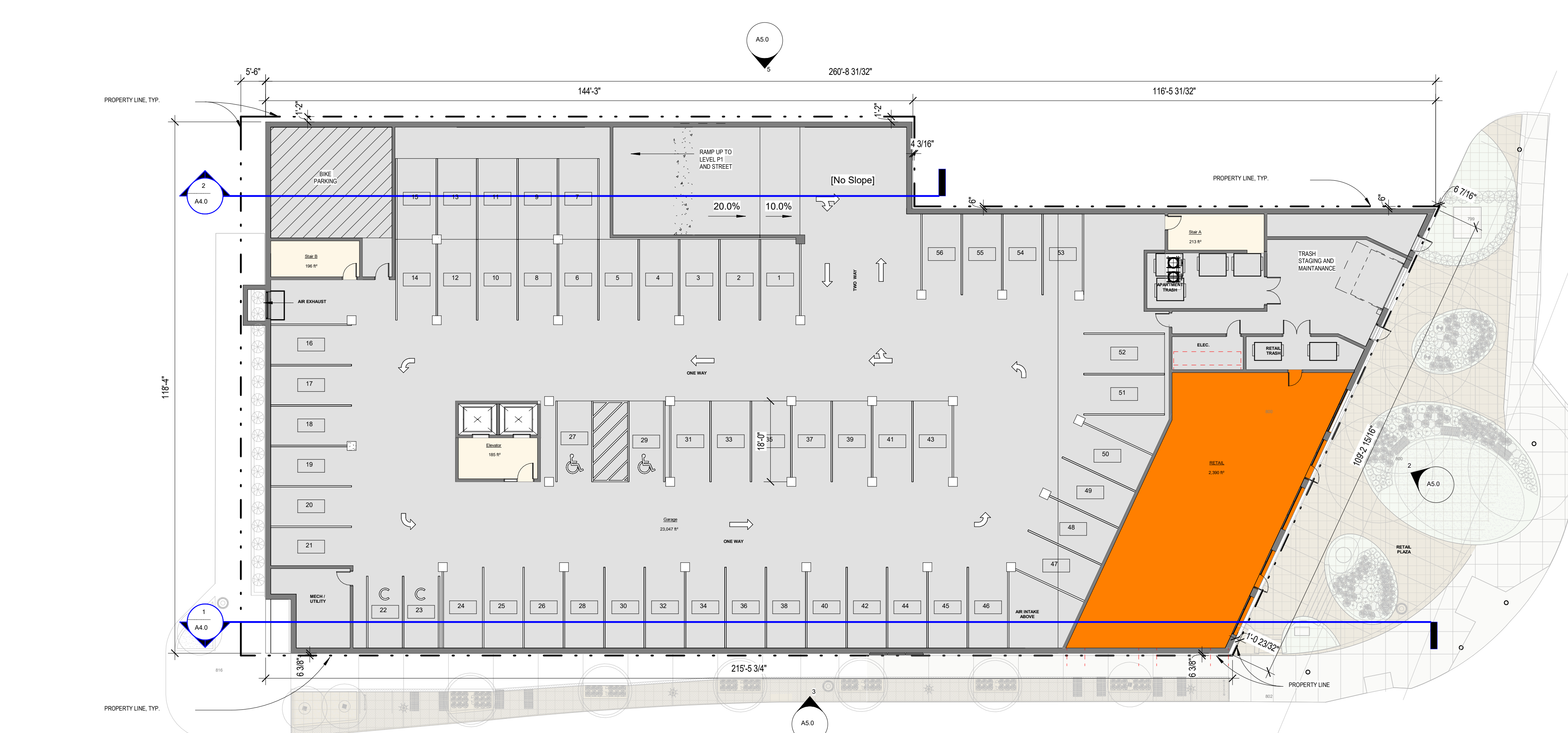
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ARCHITECTURAL SITE PLAN

As indicated
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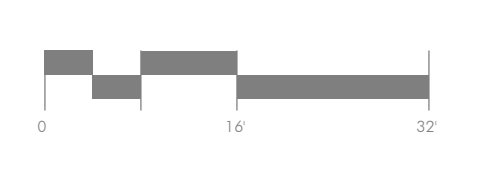


2 Level P1
1/16" = 1'-0"



1 Level P2
1/16" = 1'-0"

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FLOOR PLANS - PARKING & RETAIL

1/16" = 1'-0"
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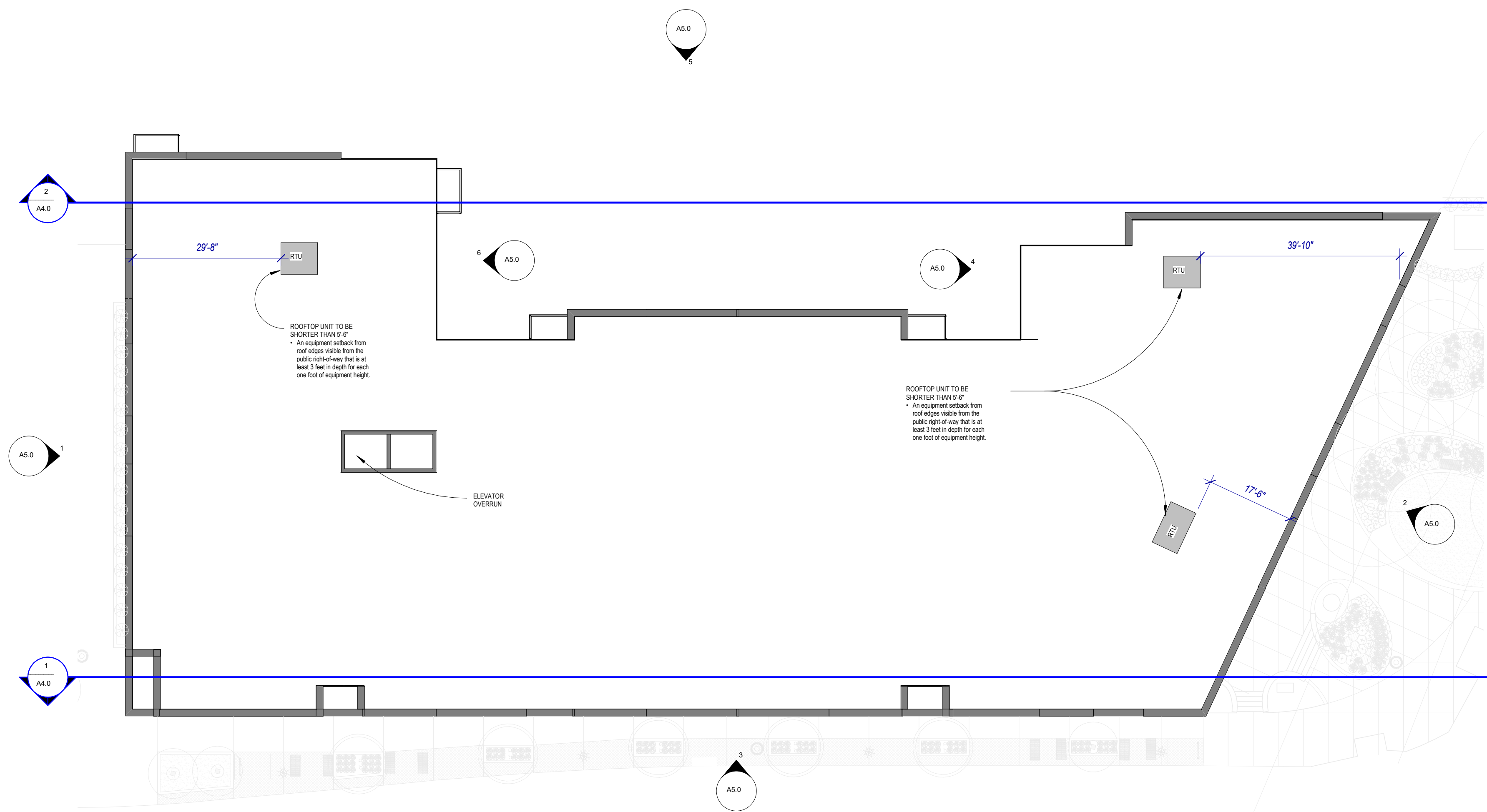
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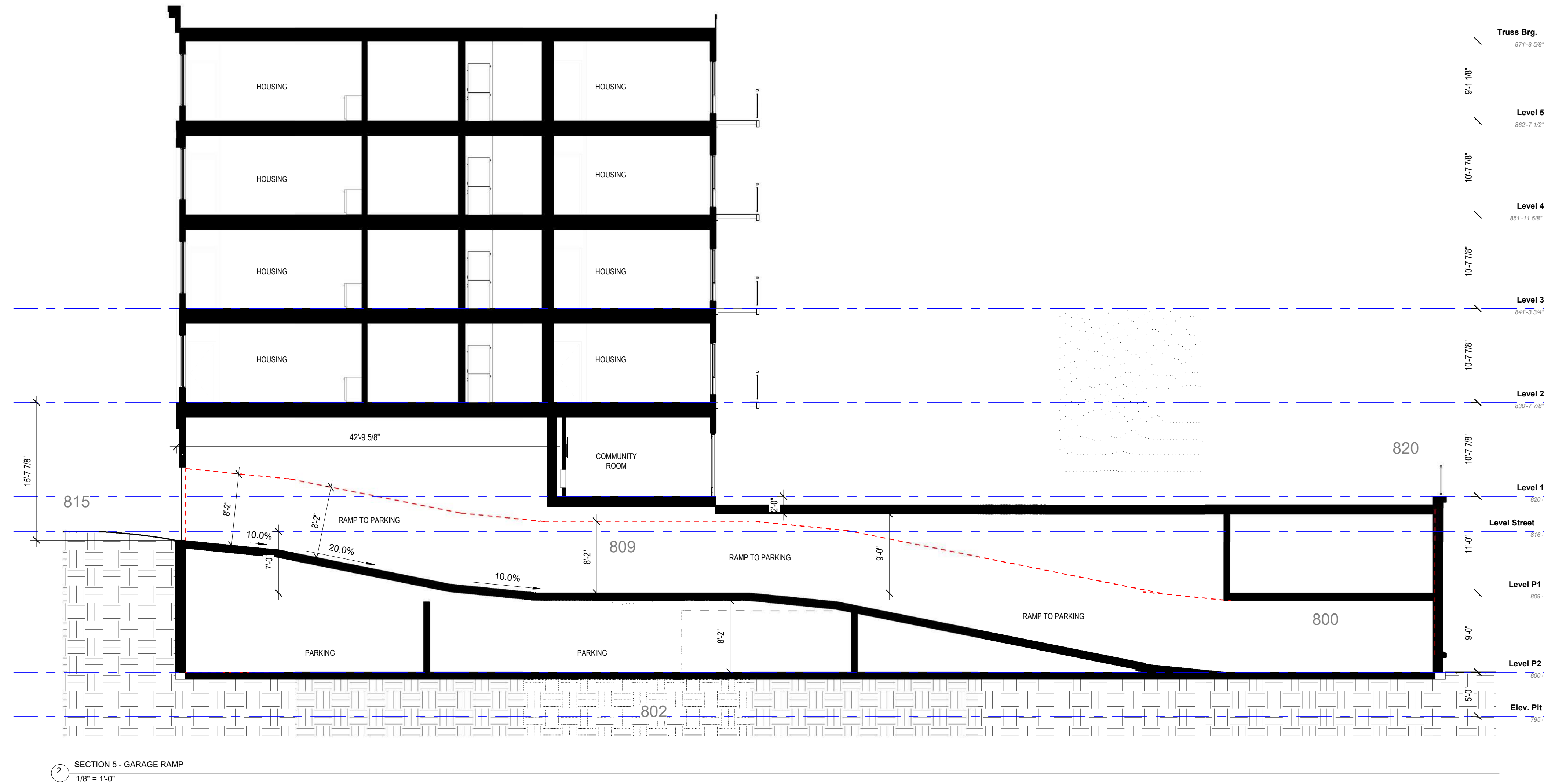
ROOF PLAN

1/16" = 1'-0"
A3.2

1 Truss Brg.
1/16" = 1'-0"



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SECTION 5 - GARAGE RAMP
1/8" = 1'-0"



BUILDING SECTION - EAST/WEST
1/8" = 1'-0"

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BUILDING SECTIONS

1/8" = 1'-0"
A4.0

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EXTERIOR MATERIALS			
Material Mark	Description	Percentage	Image
4.1	Brick - Size: Utility - Color: Napa Valley Smooth	9%	
4.2	Cast Stone - Color: Indiana Limestone	10%	
4.3	Cast Stone - Color: Onyx	1%	
5.1	Metal Panel - Color: Musket Gray	27%	
5.2	Metal Panel - Color: Slate Gray	9%	
5.3	Prefinished Aluminum Decks & Railings - Color: Midnight Bronze	20%	
8.1	Glazing	24%	

PROPOSED SIGNAGE	
APARTMENT BUILDING ALLOWABLE	PROPOSED
12 SF	16.5 SF
RETAIL SPACE SIGNAGE ALLOWABLE	PROPOSED
10% OF FACADE WALL AREA	83 SF (83/7,555 SF = 1%)

Signage
3/16" = 1'-0"



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EXTERIOR ELEVATIONS

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PERSPECTIVE FROM NW - WALNUT ST



PERSPECTIVE FROM SW - WALNUT ST AND E 3RD ST



PERSPECTIVE FROM NE - GRAND BLVD



PERSPECTIVE FROM SE - GRAND BLVD AND E 3RD ST

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**EXTERIOR
RENDERINGS**

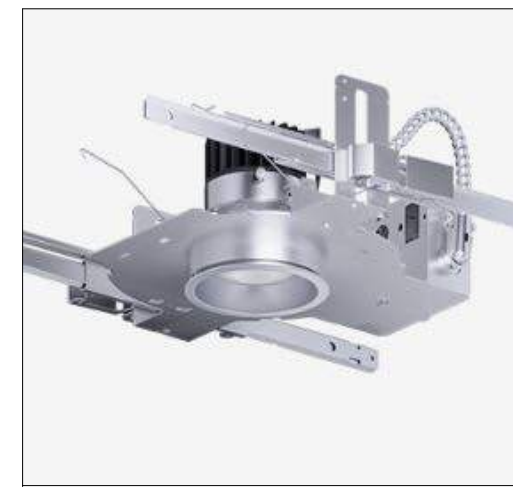
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Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	9	AA2	Single	0.900	NLS TBA-T2-36IN-16L-35-30K7 BOLLARD	18	2138
	4	AA4	Single	0.900	NLS TBA-36IN-T4-16L-35-30K7 BOLLARD	18	2100
	6	BB	Single	0.900	ELITE HH4-LED-1500L-DIM10-MVOLT-WD-40K-90-HH4-4501-CL-WH RECESSED IN CANOPY AT APPROX 13FT	18.191	1567
	3	WP	Single	0.900	NLS LIGHTING FLW-1-T4-16L-35-30K WALL MOUNT AT 8FT	18	1512
	9	WS1	Single	0.900	MODERN FORMS WS-W9101 A061916 DWON WALL MOUNT AT APPROX 8FT	17.27	891
	17	WS2	Single	0.900	MODERN FORMS WS-W9102 UP-DOWN WALL MOUNT AT APPROX 8FT	34.516	1782

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	1.31	56.7	0.0	N.A.	N.A.
COMMUNITY OUTDOOR PATIO	Illuminance	Fc	3.97	20.7	0.5	7.94	41.40
DOG PARK	Illuminance	Fc	7.87	56.7	0.3	26.23	189.00
EAST FACADE	Illuminance	Fc	2.88	13.6	0.4	7.20	34.00
NORTH SIDEWALK	Illuminance	Fc	10.97	23.6	0.5	21.94	47.20
RAMP ENTRY	Illuminance	Fc	4.04	5.5	2.1	1.92	2.62
SOUTH SIDEWALK	Illuminance	Fc	3.69	23.5	0.2	18.45	117.50
WEST SIDEWALK	Illuminance	Fc	2.09	5.9	0.6	3.48	9.83



TYPE AA



TYPE BB



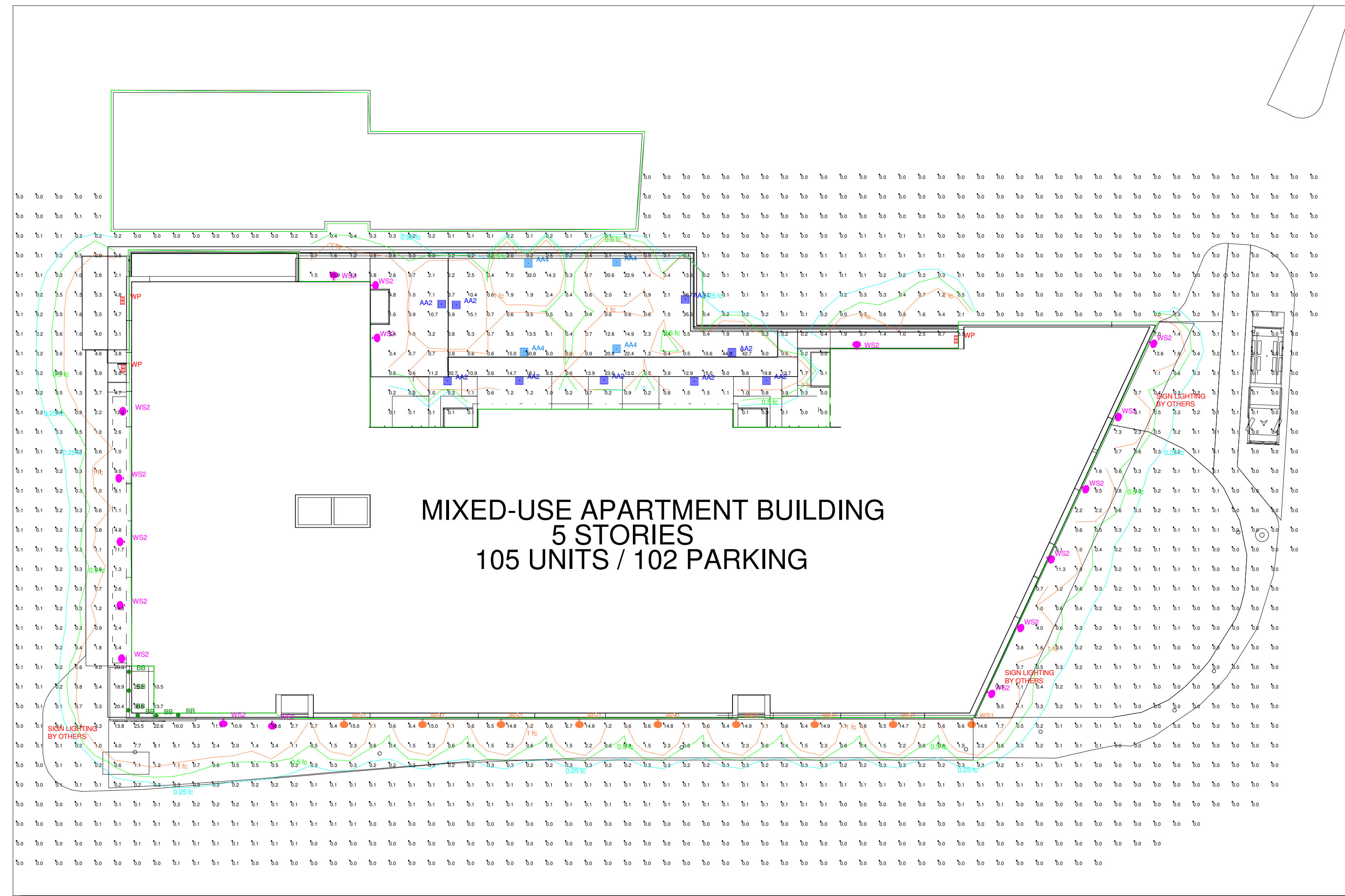
TYPE WP



TYPE WS1



TYPE WS2



Plan View
Scale: 1 inch= 20 Ft.

GENERAL NOTES:

- A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE TO THE LOCAL, STATE, OR FEDERAL LIGHTING CODES OR ORDINANCES.
- B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.
- C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



#	Date	Comments

Revisions	

Drawn By: SANDY
Checked By: RICK
Date: 4/27/2023
Scale: AS NOTED

OAKS RIVER MARKET
KANSAS CITY, KS