

Zhou B Art Center

Adaptive Reuse Of The Former Crispus Attucks School

City Planning & Development
January 29, 2021



BNIM Architects
2100 East Pershing Road, Suite 100 Kansas City MO 64108
p.816.783.1500 f.816.783.1501 **Architect**

Resin Preservation
1712 Holmes Street, Kansas City, MO 64108
p.816.472.4950 **Historic Preservation**

Taliaferro & Browne
1020 E 8th St, Kansas City, MO 64108
p.816.263.3456 **Structural + Civil**

Integral Group
11520 Nuckolls Rd, Suite 110, Glen Allen, VA 23059
p.804.474.7000 **MEP**

FP&C Consultants Inc
3710 Broadway Street, Kansas City, MO 64111
p.816.931.3377 **Code Consultant**

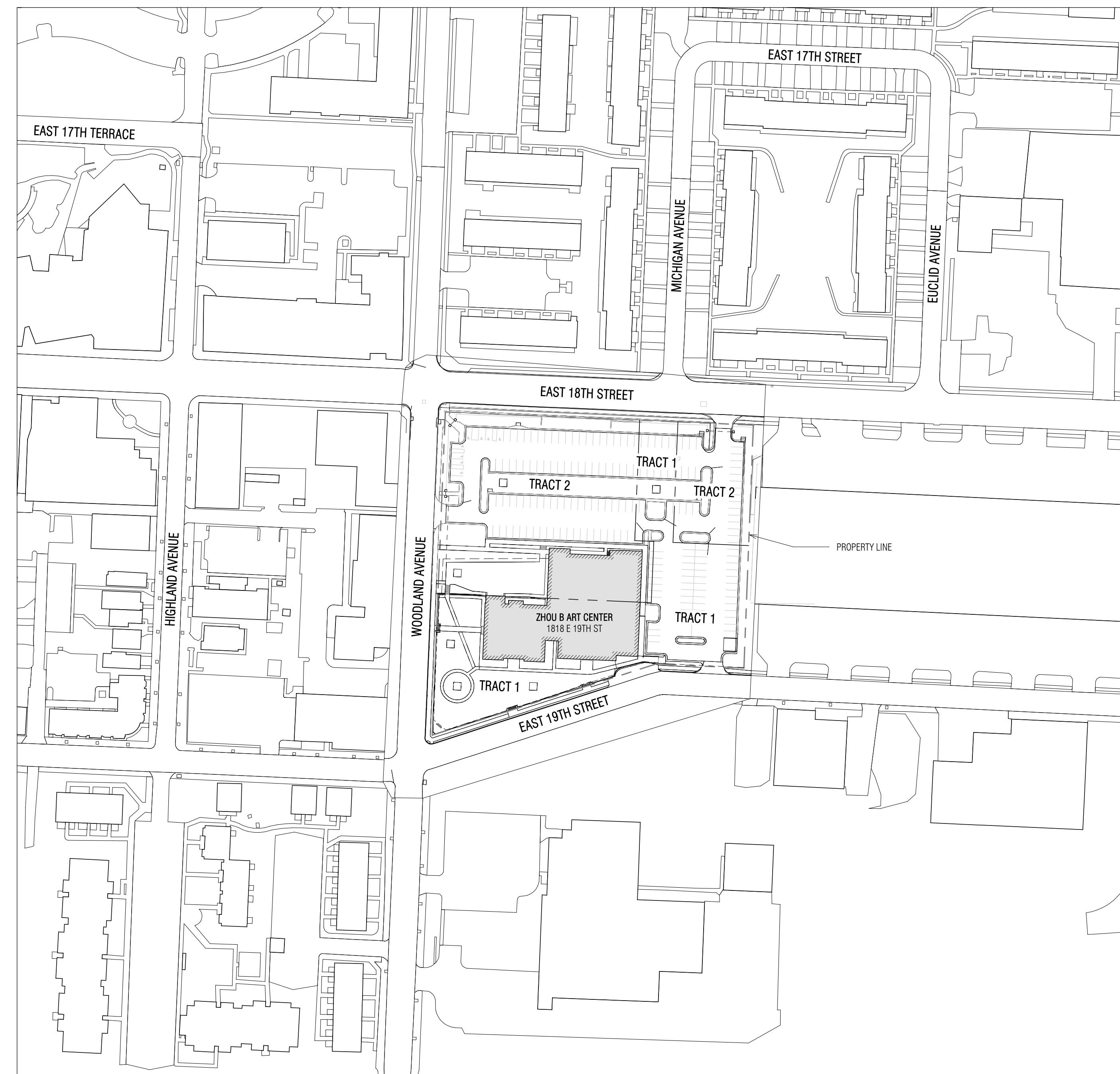


TABLE 1. SITE DATA

Site Data	Existing	Proposed	Deviation Requested	Approved
Zoning	UR	UR	No	
Gross Land Area			No	
in square feet	143,046	143,046		
in acres	2.3839	2.3839		
Right-of-way Dedication			No	
in square feet	0	0		
in acres	0	0		
Net Land Area (88-410-04-A)			No	
in square feet	143,046	143,046		
in acres	2.3839	2.3839		
Building Coverage (sq. ft.)	19,639.6	22,357.3	No	
Floor Area Ratio (88-820-07-A)	0.41	0.47	No	

TABLE 2. BUILDING DATA

Building Data	Existing	Proposed	Deviation Requested	Approved
Proposed Use (88-805-01)	School (Vacant)	Cultural Exhibit / Artist Work or Sales Space	No	
Setbacks				
North (Front)	Actual: 170'-9"	No Change	No	
South (Front)	Actual: 16'-7"	No Change	No	
East (Side)	Actual: 138'-4"	No Change	No	
West (Front)	Actual: 61'-11"	No Change	No	
Height (88-820-13-A)	54'-0"	54'-0"	No	
Number of Stories	4	5	No	
Gross Floor Area (88-810-618)				
Basement	10,865.5	7,930.2	No	
Level 1	16,704.3	22,357.3	No	
Level 2	19,118.3	21,873.2	No	
Level 3	15,213.2	16,069.9	No	
Level 4	5,795.9	6,817.1	No	
Total	67,697.2	75,047.7	No	

TABLE 4. PARKING

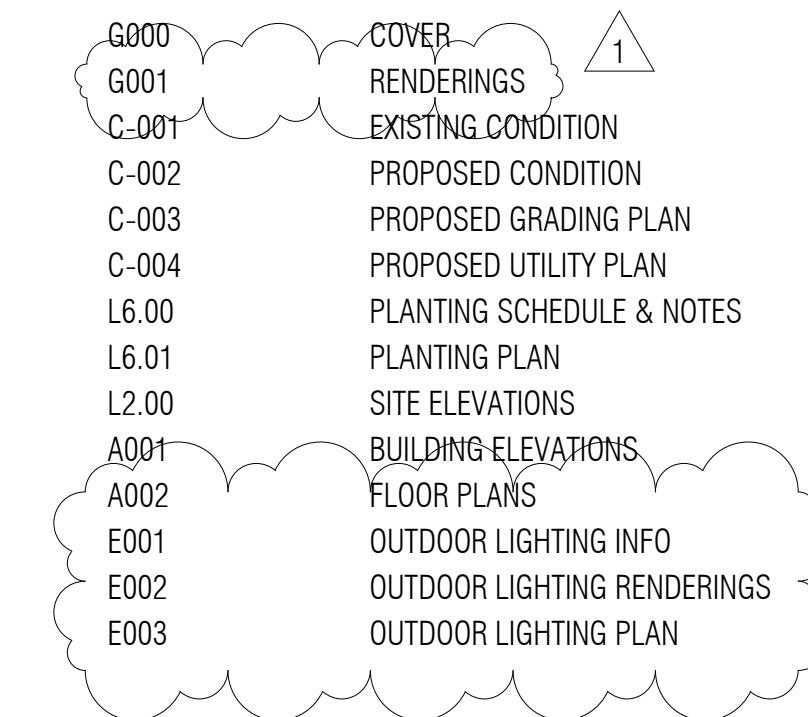
88-420 Parking	Use Group	Ratio	Required	Proposed
Vehicle Spaces (88-420-04-H)	National Historic Landmark	0	0	189
Bike Spaces (88-420-09-B)				
Short Term Spaces	-	10% provided offstreet parking spaces	19	19
Long Term Spaces	Cultural Exhibit	1 + 1 per 10,000 sq. ft.	8	8 (Interior Storage)

TABLE 5. OTHER DEVELOPMENT STANDARDS

88-425 Other Development Standards	Method of Compliance
88-408 Parkland Dedication	Not Applicable
88-415 Stream Buffers	Not Applicable
88-430 Outdoor Lighting	See Outdoor Lighting Plan
88-435 Outdoor Display, Storage and Work Areas	Not Applicable
88-445 Signs	Signage to comply with 88-445
88-450 Pedestrian Standards	On site meets 88-450 criteria

Phases of Construction	
Anticipated Construction Timeline	2021 - 2022 (One phase)

SHEET INDEX



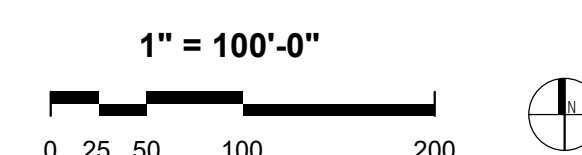
PROPERTY DESCRIPTION

TRACT 1:
LOTS 13 AND 14, BLOCK 8, TOGETHER WITH THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH OF SAID LOTS, AND THE WEST 8 FEET OF LOT 9 AND ALL OF LOTS 9 TO 12, BOTH INCLUSIVE, BLOCK C, TOGETHER WITH THE SOUTH 1/2 OF VACATED ALLEY LYING NORTH OF SAID LOTS, AND THE EAST 1/2 OF VACATED ALLEY LYING WEST OF LOT 12, BARNES ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 48, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 288 FEET SOUTH OF THE SOUTHEAST CORNER OF 18TH STREET AND WOODLAND AVENUE; THENCE SOUTH 184.3 FEET TO A POINT ON THE NORTH LINE OF 18TH STREET; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF 19TH STREET 389.25 FEET; THENCE NORTH 78 FEET TO THE SOUTH LINE OF BARNES ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI; THENCE WEST ALONG THE SOUTH LINE OF SAID BARNES ADDITION 270 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE WEST 1/2 OF VACATED ALLEY LYING EAST OF SAID PREMISES.

TRACT 2:
LOTS 1 TO 10, BOTH INCLUSIVE, TOGETHER WITH ALL OF THE VACATED ALLEY LYING SOUTH OF LOTS 1 TO 6, BOTH INCLUSIVE, ALL OF THE VACATED ALLEY LYING EAST OF LOTS 7 TO 10 BOTH INCLUSIVE, AND ALL OF THE VACATED ALLEY LYING SOUTH OF LOT 10 AND VACATED ALLEY EAST OF AND ADJOINING SAID LOT 10, HAY'S SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND ALL OF LOTS 6 TO 10, BOTH INCLUSIVE, BLOCK A, EXCEPT THE WEST 140 FEET OF LOTS 6, 7, 8 AND 10, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF THE SOUTHERLY PORTION OF LOT 9, THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF THE SOUTHERLY PORTION OF LOT 9, AND ALL OF THE VACATED ALLEY LYING SOUTH OF THAT PART OF LOTS 8 AND 10, ALL OF LOT 9 AND VACATED ALLEY EAST OF SAID LOT 9, ALL OF LOTS 15 AND 16, BLOCK B, AND ALL OF LOTS 9 TO 12, BOTH INCLUSIVE, BLOCK B, TOGETHER WITH THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH OF LOTS 9 TO 12, BOTH INCLUSIVE, BARNES ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

Location Map



Zhou B Art Center

1818 E 19th St
Kansas City, MO 64127 Project No: 19028.00

City Planning & Development

Issued: 01/29/21

Rev. #	Description	Date Issued
1	Development Review	2/26/2021





Exterior view of proposed addition

Note: Proposed fencing style is accurately shown on sheet L2.00



Interior view of proposed addition

BNIM Architects
 2401 East Pershing Road, Suite 100, Jackson County, Kansas City, MO 64108
 p.816.783.1500 f.816.783.1501
 MO State Certificate of Authority #00230006
Historic Preservation
Rosin Preservation
 1712 Holmes Street, Kansas City, MO 4198
 p.816.472.4950
Talafiero & Browne
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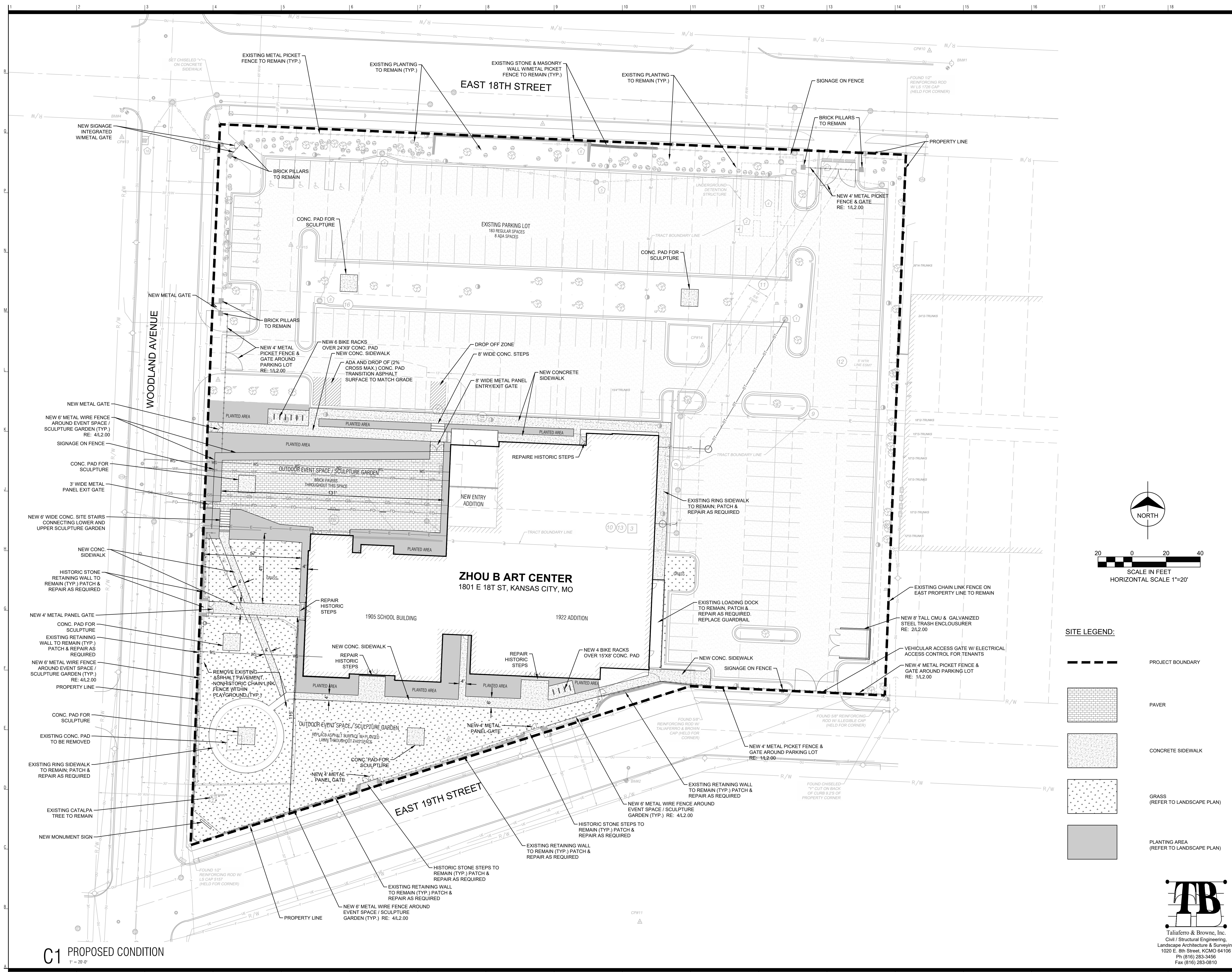
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1	Development Review	2/26/2021

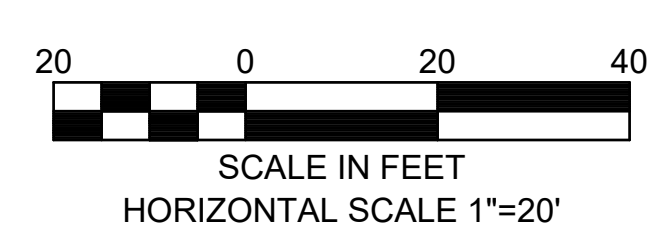
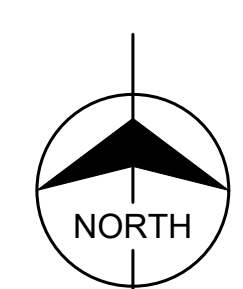
Key Plan

Seal
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 CONSTRUCTION**


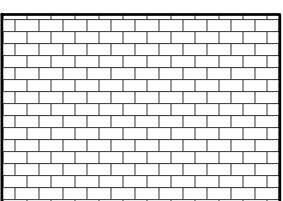
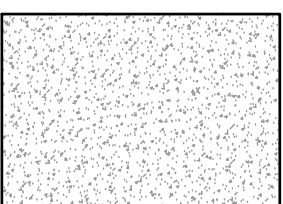
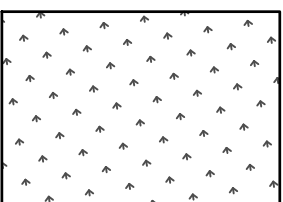

RENDERINGS
G001



C1 PROPOSED CONDITION
1" = 20'-0"



SITE LEGEND:

-  PROJECT BOUNDARY
-  PAVER
-  CONCRETE SIDEWALK
-  GRASS (REFER TO LANDSCAPE PLAN)
-  PLANTING AREA (REFER TO LANDSCAPE PLAN)

Zhou B Art Center

1818 E 19th St
Kansas City, MO 64127 Project No: 19028.00

CITY PLANNING & DEVELOPMENT

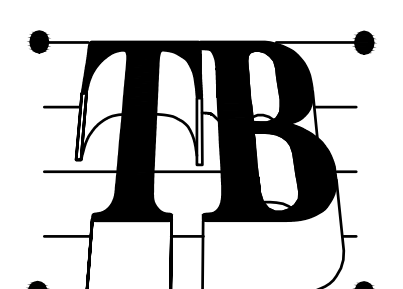
Issued: 02/26/2021

Rev. #	Description	Date Issued

Key Plan

Sat

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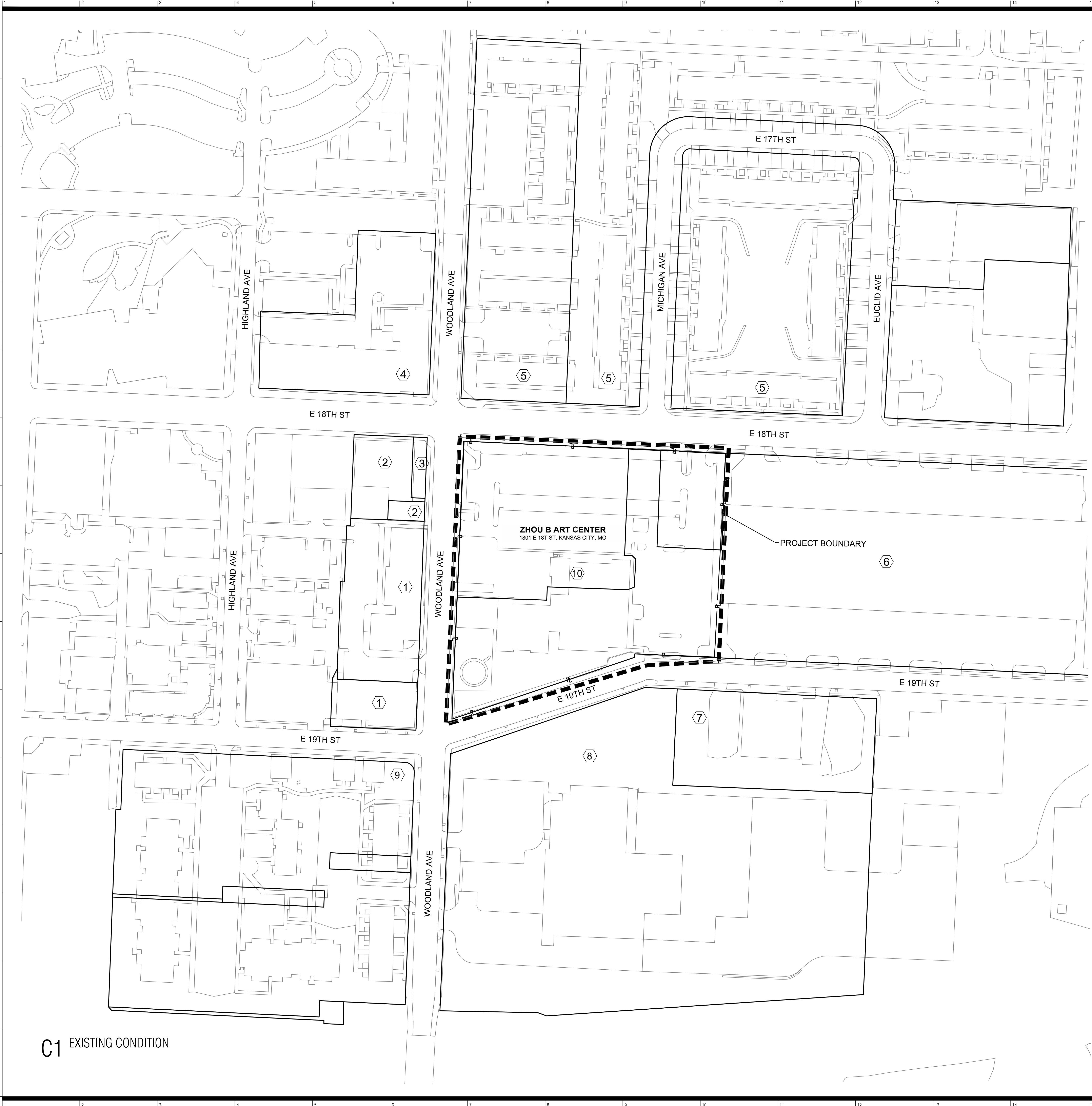
Taliaferro & Brown, Inc.
Civil / Structural Engineering
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 263-3456
Fax (816) 263-0810

PROPOSED CONDITION

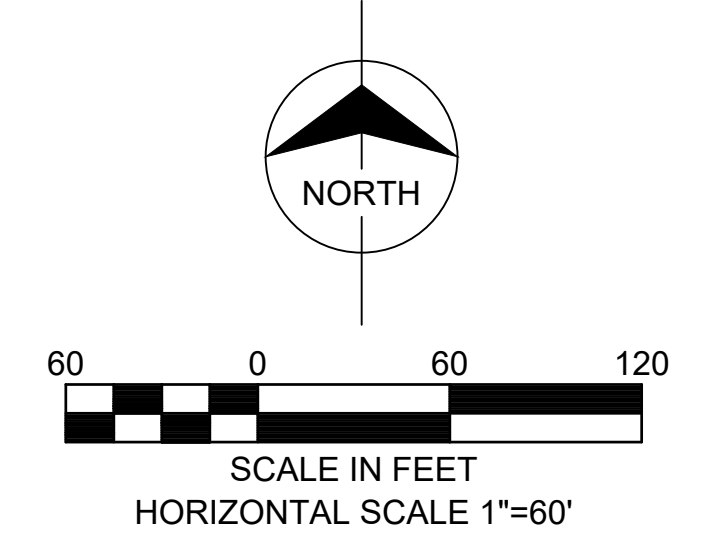
C-002

OWNERSHIP INFORMATION		
PARCEL NO.	OWNER	ADDRESS
1	CENTENNIAL UNITED METHODIST CHURCH	1834 WOODLAND AVE KANSAS CITY, MO 64108
2	KANSAS CITY CALL COMPANY	1715 E 18TH ST KANSAS CITY, MO 64108
3	CITY OF KANSAS CITY	1516 E 18TH ST KANSAS CITY, MO 64108
4	JAZZ DISTRICT ASSOCIATES LP	720 OLIVE ST STE 2500 ST. LOUIS, MO 63101
5	PARADE PARK HOMES INC	1505 NE PARVIN RD OFC KANSAS CITY, MO 64116
6	HILL INVESTMENTS LLC	6750 W 93RD ST STE 250 OVERLAND PARK, KS 66212
7	SOMMERHAUSER DANIEL & LINDA	12211 NE 144TH ST KEARNEY, MO 64060
8	UNITED BEVERAGE REAL ESTATE HOLDINGS LLC	1903 WOODLAND AVE KANSAS CITY, MO 64108, KS 66212
9	BASIE COURT REDEVELOPMENT INVESTORS LP	12220 STATE LINE RD LEAWOOD, KS 66209
10	ZHOU B ART CENTER OF KANSAS CITY LLC	1029 W 35TH ST CHICAGO, IL 60609

LEGEND
 PROJECT BOUNDARY



C1 EXISTING CONDITION



TB
 Taliaferro & Browne, Inc.
 Civil / Structural Engineering
 Landscape Architecture & Surveying
 1020 E. 8th Street, KCMO 64106
 Ph (816) 283-3456
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Zhou B Art Center

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 Kansas City, MO 64127 Project No: 19028.0

CITY PLANNING & DEVELOPMENT

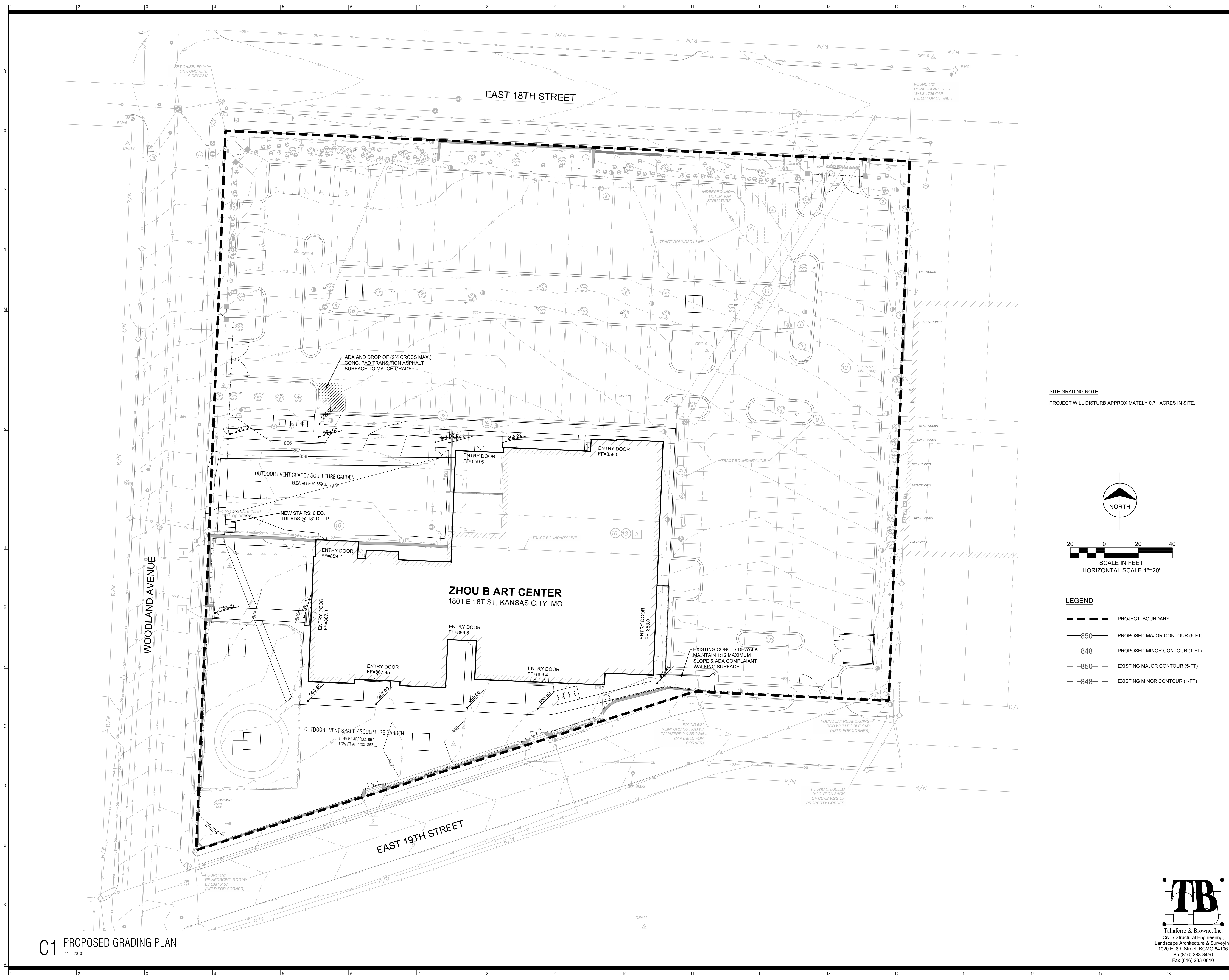
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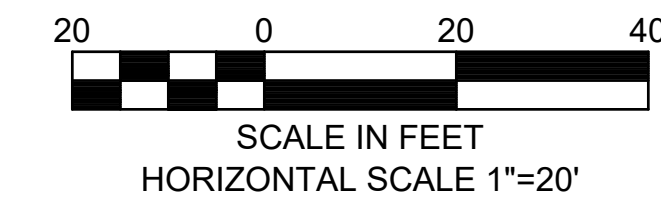
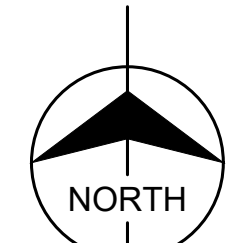
Key Plan

Seal
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EXISTING CONDITION
C-001



SITE GRADING NOTE
PROJECT WILL DISTURB APPROXIMATELY 0.71 ACRES IN SITE.



LEGEND

- PROJECT BOUNDARY
- PROPOSED MAJOR CONTOUR (5-FT)
- PROPOSED MINOR CONTOUR (1-FT)
- EXISTING MAJOR CONTOUR (5-FT)
- EXISTING MINOR CONTOUR (1-FT)

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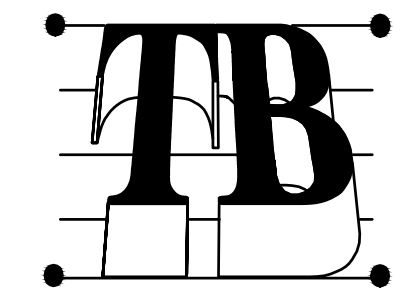
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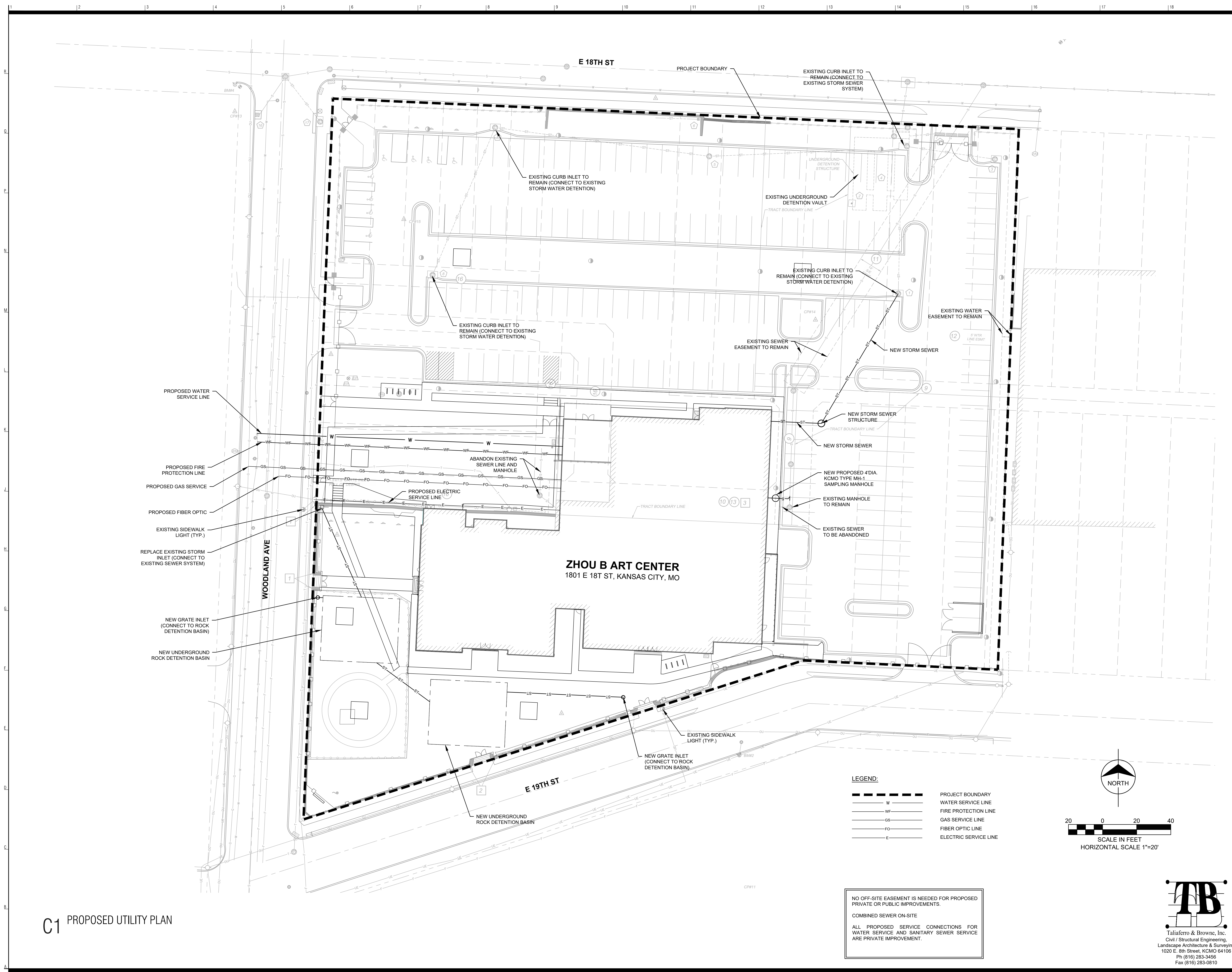


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Landscape Architecture & Surveying
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Fax (816) 263-0810

PROPOSED GRADING PLAN

C-003

C1 PROPOSED GRADING PLAN
1" = 20'-0"

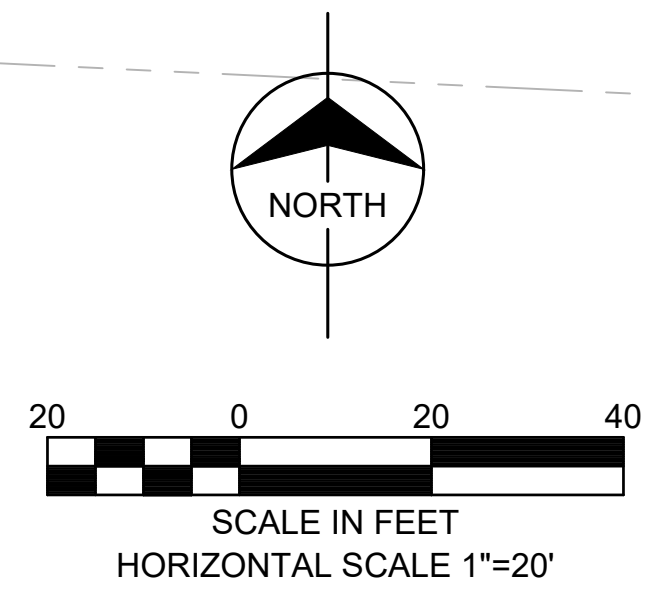


PROPOSED WATER SERVICE LINE
PROPOSED FIRE PROTECTION LINE
PROPOSED GAS SERVICE
PROPOSED FIBER OPTIC
EXISTING SIDEWALK LIGHT (TYP.)
REPLACE EXISTING STORM INLET (CONNECT TO EXISTING SEWER SYSTEM)
NEW GRATE INLET (CONNECT TO ROCK DETENTION BASIN)
NEW UNDERGROUND ROCK DETENTION BASIN

ABANDON EXISTING SEWER LINE AND MANHOLE
PROPOSED ELECTRIC SERVICE LINE

EXISTING CURB INLET TO REMAIN (CONNECT TO EXISTING STORM SEWER SYSTEM)
EXISTING CURB INLET TO REMAIN (CONNECT TO EXISTING STORM WATER DETENTION)
EXISTING CURB INLET TO REMAIN (CONNECT TO EXISTING STORM WATER DETENTION)
EXISTING CURB INLET TO REMAIN (CONNECT TO EXISTING STORM WATER DETENTION)
EXISTING UNDERGROUND DETENTION VAULT
EXISTING WATER EASEMENT TO REMAIN
EXISTING SEWER EASEMENT TO REMAIN
NEW STORM SEWER
NEW STORM SEWER STRUCTURE
NEW STORM SEWER
NEW PROPOSED 4" DIA. KCMO TYPE MH-1 SAMPLING MANHOLE
EXISTING MANHOLE TO REMAIN
EXISTING SEWER TO BE ABANDONED

LEGEND:
 - - - - - PROJECT BOUNDARY
 W - - - - - WATER SERVICE LINE
 WF - - - - - FIRE PROTECTION LINE
 GS - - - - - GAS SERVICE LINE
 FO - - - - - FIBER OPTIC LINE
 E - - - - - ELECTRIC SERVICE LINE



NO OFF-SITE EASEMENT IS NEEDED FOR PROPOSED PRIVATE OR PUBLIC IMPROVEMENTS.
 COMBINED SEWER ON-SITE
 ALL PROPOSED SERVICE CONNECTIONS FOR WATER SERVICE AND SANITARY SEWER SERVICE ARE PRIVATE IMPROVEMENT.

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CITY PLANNING & DEVELOPMENT

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Key Plan

Stamp
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C1 PROPOSED UTILITY PLAN

T&B
Taliaferro & Browne, Inc.
Civil / Structural Engineering
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810

PROPOSED UTILITY PLAN
C-004

88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED	APPROVED
88-425-03 STREET TREES	NA	EXISTING	EXISTING STREET TREES TO REMAIN (NEW ADDITION IS > 10% GROSS FLOOR AREA OF EXISTING STRUCTURE)	
88-425-04 GENERAL	NA	EXISTING	EXISTING LANDSCAPE PLANTINGS WITHIN SETBACKS AND OPEN SPACE TO REMAIN. (EXISTING PARKING FACILITY TO REMAIN)	
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS	NA	EXISTING	EXISTING LANDSCAPE PLANTINGS AT PERIMETER AND OPEN SPACE TO REMAIN. (EXISTING PARKING FACILITY TO REMAIN)	
<p>BUFFER WIDTH TREES</p> <p>SHRUB/WALL/BERM</p> <p>ADJACENT TO RESIDENTIAL ZONES</p> <p>BUFFER WIDTH SHRUB/BERM/FENCE/WALL</p>				
88-425-06 INTERIOR VEHICULAR USE AREA	NA	EXISTING	EXISTING LANDSCAPE PLANTINGS IN THE PARKING LOT TO REMAIN. (EXISTING PARKING TO REMAIN).	
88-425-07 PARKING GARAGE SCREENING USE AREA	NA		NO GARAGE IS PROPOSED.	
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING			ROOF MOUNTED MECHANICAL UNITS WILL BE SCREENED.	
88-425-09 OUTDOOR USE SCREENING			OUTDOOR EVENT SPACE WILL BE SCREENED BY 6' TALL FENCE.	

88-425-10 EXISTING TREES AND VEGETATION
 Preserved trees will be credited toward satisfying the tree planting requirements of this zoning and development code if they meet the minimum size requirements of 88-425-0910-B.2. Trees up to 6 inches in diameter at breast height will be credited on a 1:1 basis. Trees larger than 6 inches, up to 12 inches in diameter at 42 inches will be credited at a ratio of 2:1. Trees that are more than 12 inches in diameter at breast height will be credited at a ratio of 3:1 to encourage the preservation of existing mature trees.

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	SPACING	QTY
	HQ	Hydrangea quercifolia 'Sike's Dwarf' / Dwarf Oakleaf Hydrangea	5 GAL			48" o.c.	60 
	Is	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	5 gal	3 - 4 FT	3-4' FT.	48" o.c.	22
	TX	Taxus x media 'Everlow' / Yew	3 GAL	12" MIN. HT.	48" O.C.	48" o.c.	21
ANNUALS/PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	SPACING	QTY
	Np	Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint	1 GAL	18" HT.	1.5 - 2 FT	24" o.c.	35
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	SPACING	QTY
	Bb3	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 GAL	1-2.5' FT	1-1.5' FT	21" o.c.	71
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	SPACING	QTY
	PO	Polygonatum odoratum 'Variegatum' / Solomon's-Seal	1 GAL			16" o.c.	130
LOW GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	SPACING	QTY
	Rg3	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 GAL			60" o.c.	219
SOD/SEED	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	SPACING	QTY
	T1	Turf Type Tall Fescue / Turf Type Tall Fescue Variety	seed				13,823 sf

GENERAL LANDSCAPE NOTES:

- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LOCATIONS PRIOR TO PLANTING, AND SHALL REPORT ANY UTILITY CONFLICTS TO THE CONSTRUCTION MANAGER. ANY DAMAGE TO UTILITIES OR OTHER SITE IMPROVEMENTS CAUSED BY THE CONTRACTOR WILL BE REPAIRED AT NO COST TO THE OWNER. REFER TO CIVIL AND MEP DRAWINGS FOR PROPOSED UTILITY LOCATIONS AND EXTERIOR LIGHTING LOCATIONS.
- THE TRUNK FLARE (AT THE BASE OF THE TREE OR SHRUB) SHALL BE PROPERLY EXPOSED FOR ALL PLANTINGS.
- THE CONTRACTOR SHALL KEEP ROOT BALLS INTACT PRIOR TO AND DURING PLANTING OPERATIONS. PLANTS WITH BROKEN OR DAMAGED ROOT BALLS SHALL BE REJECTED AND IMMEDIATELY REMOVED FROM THE SITE. KEEP ROOT BALLS DAMP AND PROTECTED FROM DAMAGE DO TO WIND AND SUN. DO NOT SHAVE ROOT BALL. ALL ROOTBALL CONTAINMENT DEVICES INCLUDING BUT NOT LIMITED TO: WIRE BASKETS AND BURLAP FABRIC, SHALL BE REMOVED FROM THE ENTIRE TOP AND 2/3 OF SIDES OF ROOT BALL PRIOR TO INSTALLATION.
- THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL TYPE, SIZE, AND / OR QUANTITY.
- THE OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS.
- ALL PLANT MATERIAL MUST CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK (A.S.N.S.), LATEST EDITION PUBLISHED BY THE (ANLA) ANSI Z60.1. THIS IS A REPRESENTATIVE GUIDELINE SPECIFICATION ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR THE PLANT MATERIAL.
- LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO THE A.S.N.S. ALL SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ANY MATERIAL WHICH DIES, OR DEFLOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED FREE OF CHARGE
- ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN LIVE AND HEALTHY CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED FREE OF CHARGE WITH SAME GRADE AND SPECIES. THE TERMS AND CONDITIONS OF A WARRANTY PERIOD GUARANTEEING THE SURVIVAL OF THE PLANTS OF THIS PLAN SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR AND AGREED TO BY THE OWNER. THE OWNER SHALL PROVIDE FOR THE MAINTENANCE OF PLANTINGS PER THIS PLAN COMMENCING WITH THE END OF THE WARRANTY PERIOD.
- THE LOCATION OF PLANT MATERIAL IS CRITICAL AND SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS. STAKE OR MARK LOCATION OF ALL PLANT MATERIAL AND BED LINE LOCATIONS. THE CONTRACTOR WILL OBTAIN APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF ALL MATERIAL.
- SAVE AND PROVIDE TREE PROTECTION FOR ALL EXISTING TREES WITHIN THE LIMITS OF CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE SITE ALL ROCK AND DEBRIS IN THE AREAS OF PROPOSED NEW PLANTINGS.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS DETRIMENTAL TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- NOT LESS THAN 3 INCHES OR MORE THAN 4 INCHES OF SHREDDED HARDWOOD MULCH SHALL BE APPLIED TO THE SOIL SURFACE OF THE TREE AND SHRUB PLANTING AREAS AS A TOP DRESSING AND FINAL STEP IN PLANT MATERIAL INSTALLATION (SEE SPECIFICATION). APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING.
- REMOVE AND DISPOSE OF ALL PLANT MATERIAL ON PROJECT AREA INCLUDING BUT NOT LIMITED TO: TURF, SHRUBS, AND GROUND COVER, EXCEPT THOSE DESIGNATED FOR RELOCATION.
- DAMAGED TURF AREAS ADJACENT TO PLANTING AREAS SHALL BE RESTORED AND SODDED TO MATCH EXISTING ADJACENT TOPOGRAPHY AND TURF TYPE. SEED AS SPECIFIED ALL LANDSCAPE AREAS DISTURBED BY CONSTRUCTION.
- ALL SOIL SURFACES NOT DESIGNATED FOR PLANTING OF TREES, SHRUBS, AND/OR GROUNDCOVERS PER THIS PLAN ARE TO BE SODDED WITH TURFGRASS ADEQUATE TO PROVIDE TOTAL COVERAGE WITHIN THE FIRST GROWING SEASON. SOD SHALL BE USED FOR TURF AREAS IN EXCESS OF 1:6 SLOPE TO PROVIDE IMMEDIATE COVERAGE FOR SOIL STABILIZATION. TURF TYPE SHALL BE TO MATCH EXISTING TURF AREAS ADJACENT TO THE PROJECT LIMITS.
- THE LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL THE PERMANENT (OR TEMPORARY) IRRIGATION SYSTEM IS FULLY FUNCTIONAL. THE CONTRACTOR SHALL VERIFY THAT THE PLANT MATERIAL IS PROPERLY WATERED BY THE IRRIGATION SYSTEM DURING THE ENTIRE WARRANTY PERIOD. IF THE SITE DEVELOPMENT DOES NOT INCLUDE AN IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE WARRANTY PERIOD ENDS.
- FINAL GRADE OF PLANTER SOIL SURFACES ARE TO BE 2 INCHES BELOW ADJACENT CURBING, WALKS, PAVEMENTS AND TURF AREAS TO ACCOMMODATE A TOP DRESSING OF MULCH. PROVIDE POSITIVE DRAINAGE TO STORM INLETS. SEE CIVIL PLANS.
- THE CONTRACTOR SHALL DETERMINE THE LOCATION OF SPRINKLER HEADS, VALVES AND CONTROLS OF ANY EXISTING IRRIGATION SYSTEM. COMPONENTS SHALL BE DESIGNATED TO REMAIN, TO BE RELOCATED, OR TO BE REMOVED.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS OF GROWTH THAT HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT PLANTING SEASON.
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE THE OWNER WITH HORTICULTURAL INFORMATION AS A GUIDE TO THE MAINTENANCE OF ALL PLANTS IN THIS PLAN FOR OPTIMUM GROWTH AND VIGOR.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THEIR SCOPE OF WORK UNTIL FINAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT AND OWNER. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, WATERING, MULCHING, SPRAYING, WEEDING, AND FERTILIZING PLANTING AND TURF AREAS.
- THE LANDSCAPE CONTRACTOR SHALL TEST PROPOSED PLANTING AREAS FOR SOIL NUTRIENT DEFICIENCIES AND UNDESIRABLE SOIL TEXTURE AND STRUCTURE. BASED ON THE RESULTS OF THIS TESTING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INCORPORATE SOIL CONDITIONING MATERIALS (IE: FERTILIZER, SAND, PEAT, COMPOST, ETC.) AS NECESSARY TO DEVELOP A PLANT GROWTH MEDIUM OF ADEQUATE FERTILITY, STRUCTURE, AND TEXTURE FOR THE ESTABLISHMENT OF LANDSCAPE MATERIALS.

Zhou B Art Center

1818 E 19th St
 Kansas City, MO 64127 Project No: 19028.00

City Planning & Development

Issued: January 29, 2021

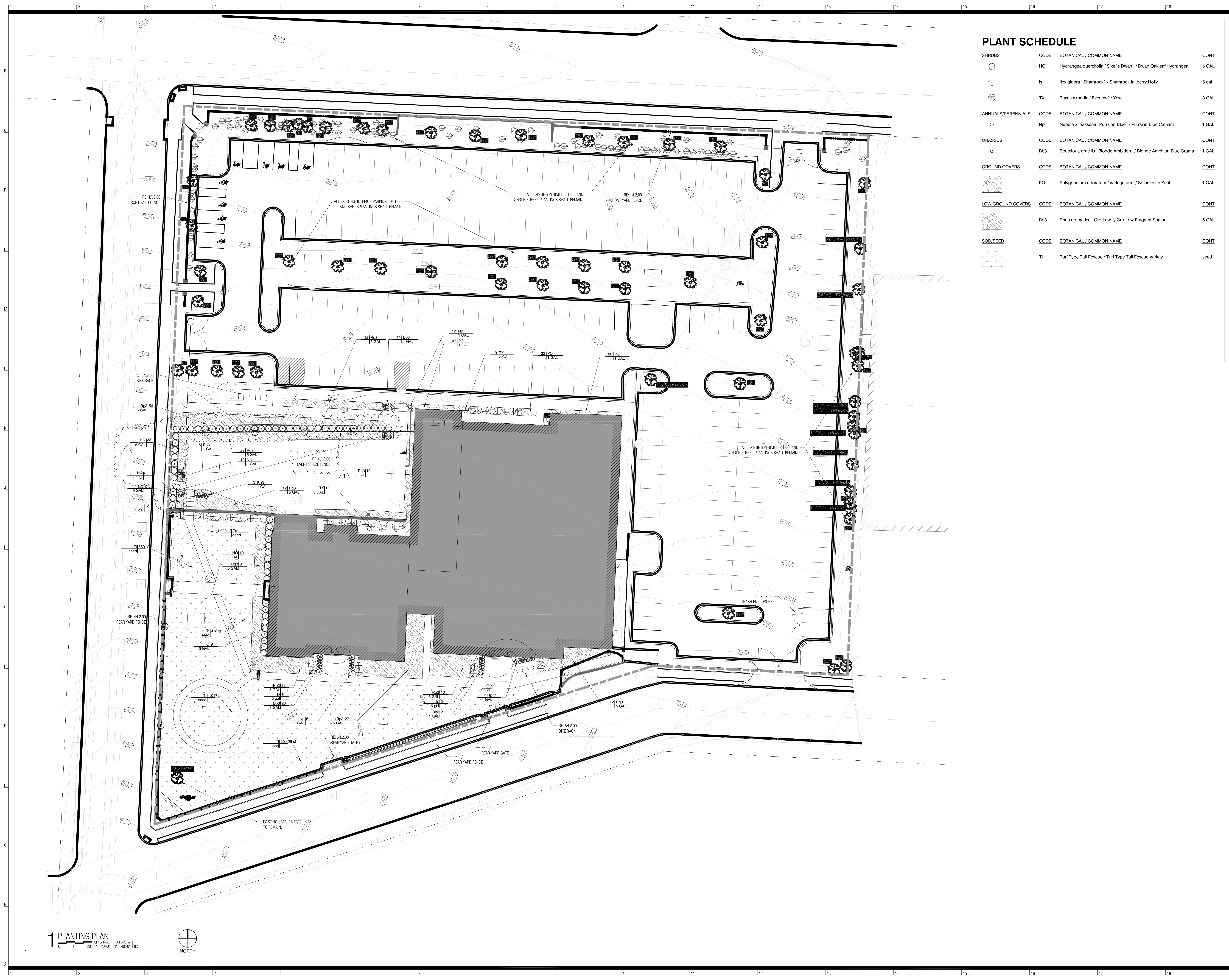
Rev. #	Description	Date Issued
1	Development Review	2/26/2021

Key Plan

Seal
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 CONSTRUCTION**

PLANTING SCHEDULE AND NOTES

L6.00



PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT
⊙	HQ	Hydrangea quercifolia 'Sike's Dwarf' / Dwarf Oakleaf Hydrangea	5 GAL
⊕	Is	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	5 gal
⊕	TX	Taxus x media 'Everlow' / Yew	3 GAL
ANNUALS/PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT
○	Np	Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint	1 GAL
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT
○	Bb3	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 GAL
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT
▨	PO	Polygonatum odoratum 'Variegatum' / Solomon's Seal	1 GAL
LOW GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT
▨	Rg3	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 GAL
SOD/SEED	CODE	BOTANICAL / COMMON NAME	CONT
▨	T1	Turf Type Tall Fescue / Turf Type Tall Fescue Variety	seed



bnim Architects
2400 East Pershing Road, Suite 100, Jackson County, Kansas City, MO 64108
p.816.783.1500 f.816.783.1501
MO State Certificate of Authority #00235006

Historic Preservation
Resin Preservation
1712 Holmes Street, Kansas City, MO 64108
p.816.472.4950

Talafiero & Browne Structural + Civil
1020 E 8th St, Kansas City, MO 64108
p.816.283.3456

Integral Group MEP
11520 Nuckels Rd, Suite 110, Glen Allen, VA 23059
p.804.474.7800

FP&C Consultants Inc Code Consultant
3770 Broadway Street, Kansas City, MO 64111
p.816.931.3377

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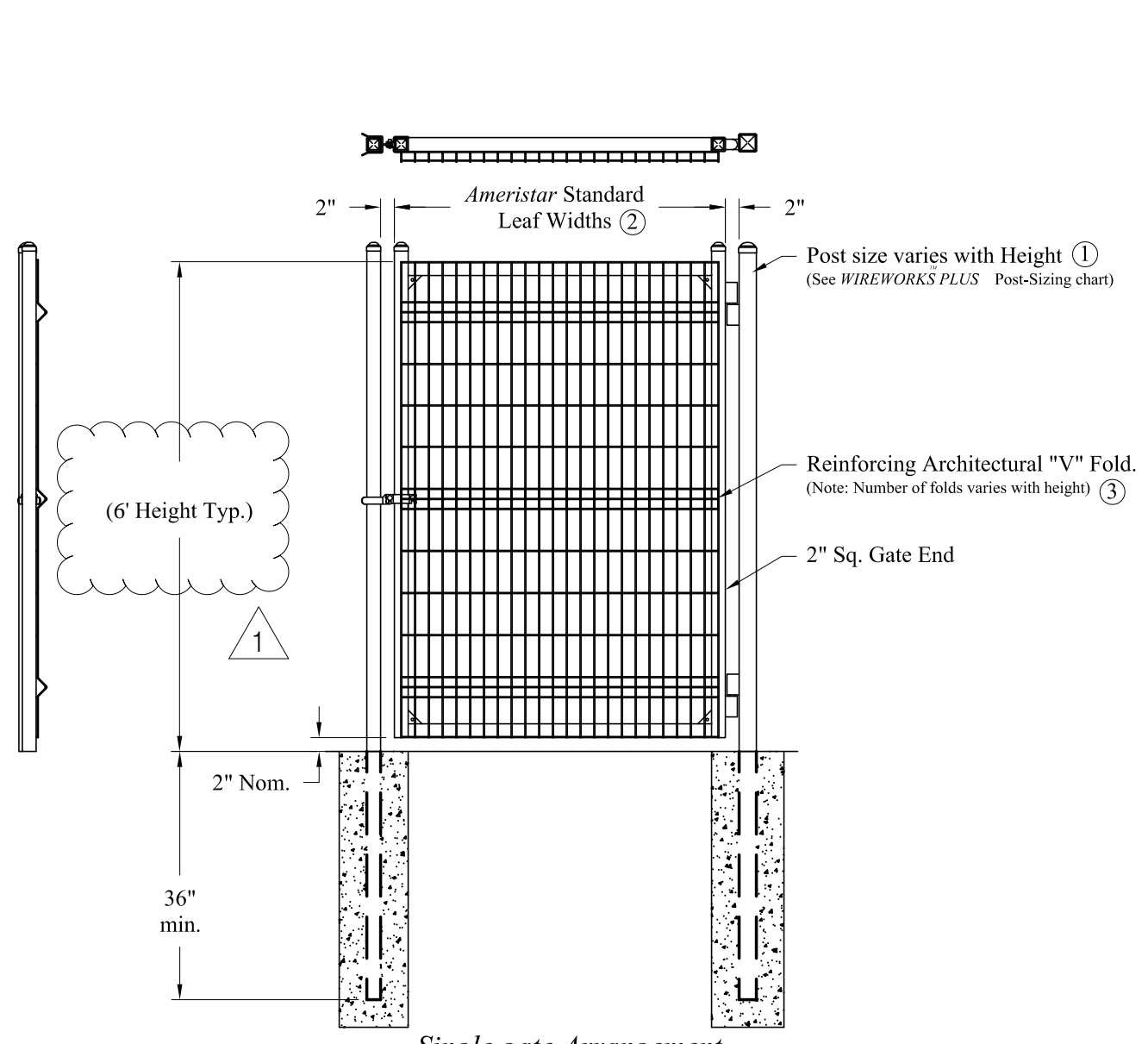
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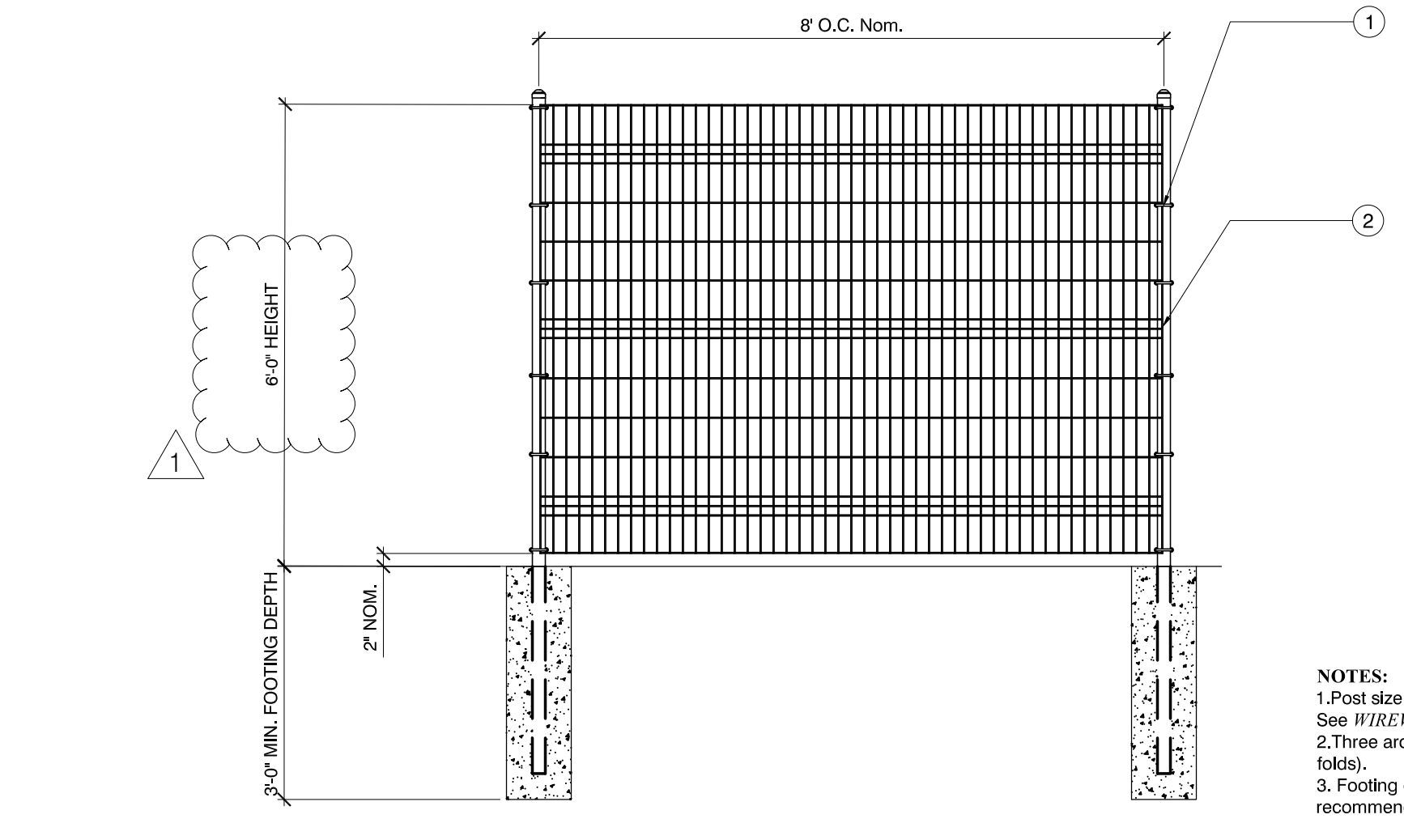
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PLANTING PLAN L6.01

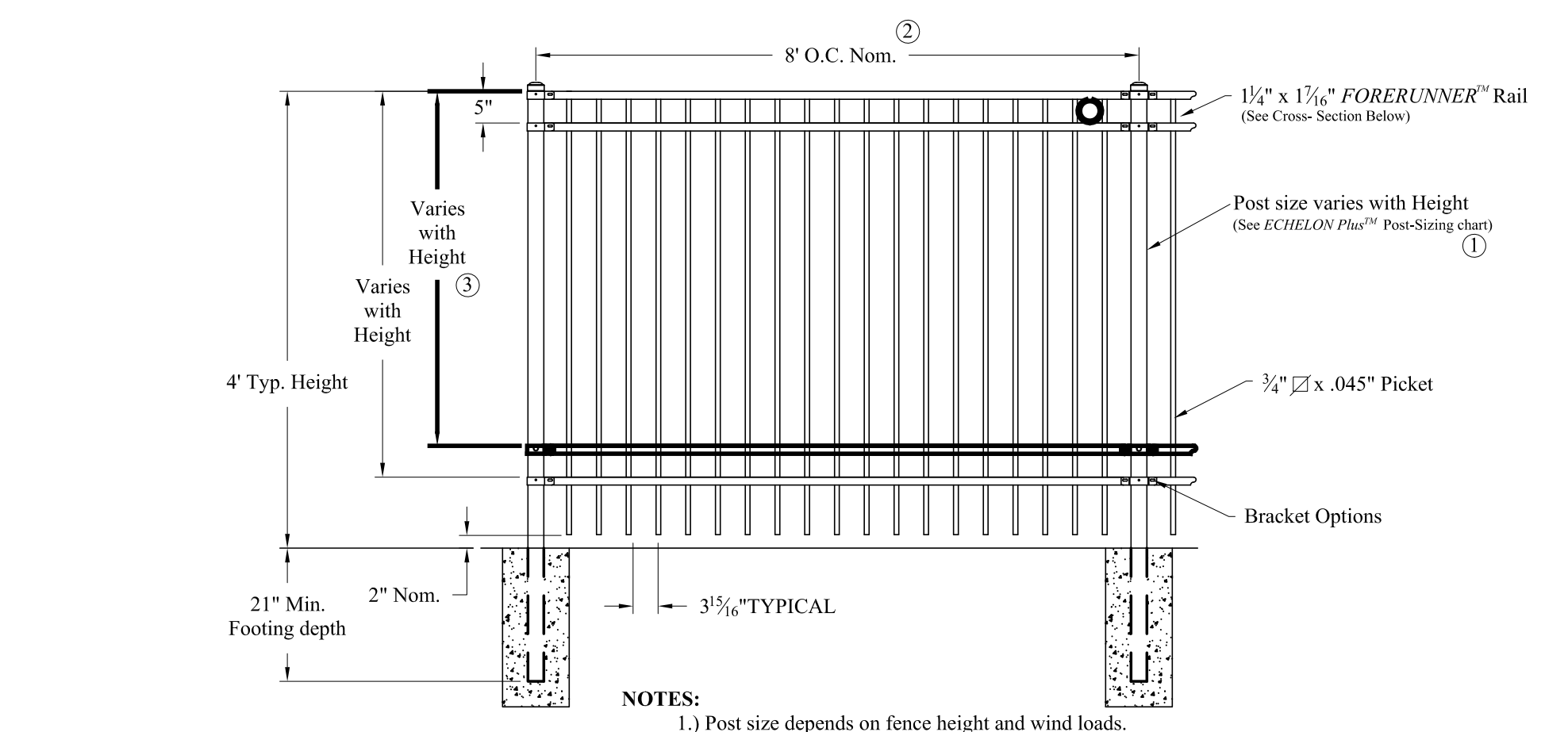


Single gate Arrangement

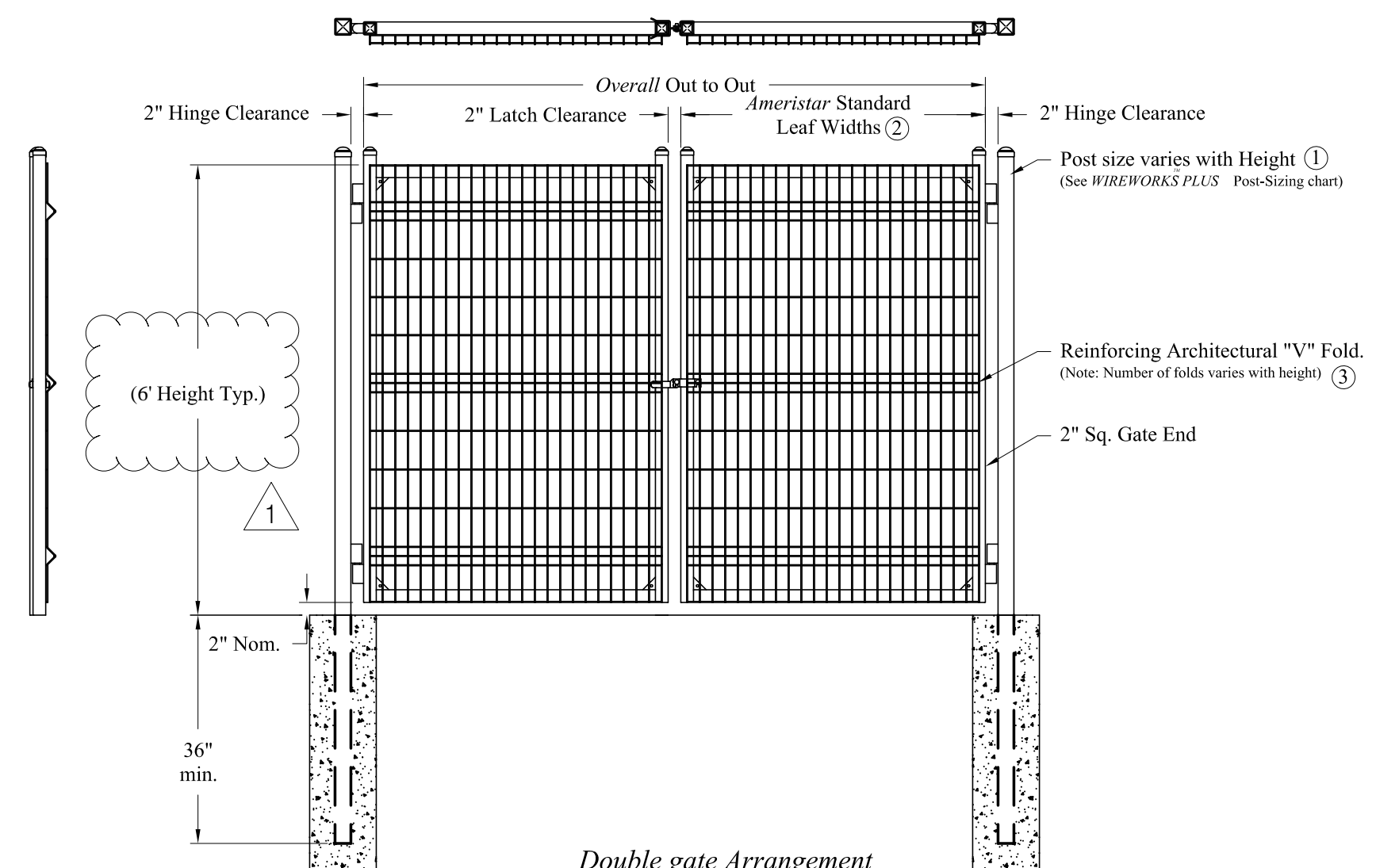
NOTES:
 1.) Post size depends on fence height, weight and wind loads. See *WIREWORKS PLUS* specifications for post sizing chart.
 2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out leaf widths.
 3.) Number of Architectural 'V' folds varies with height.
 4' height (2 folds), 5' height (2 folds), 6' height (3 folds), 8' height (4 folds)



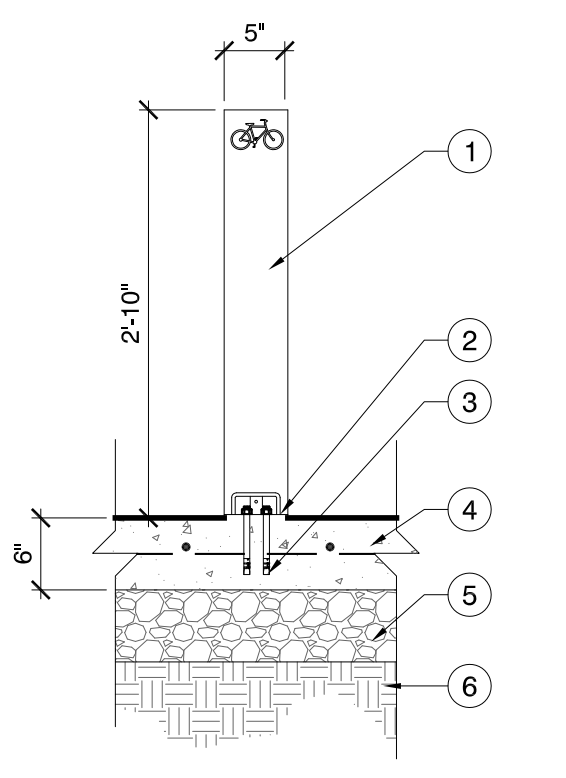
4 EVENT SPACE FENCE ELEVATION SCALE: N.T.S.



1 FRONT YARD TYP. FENCE ELEVATIONS @ EXISTING BRICK COLUMNS SCALE: N.T.S.

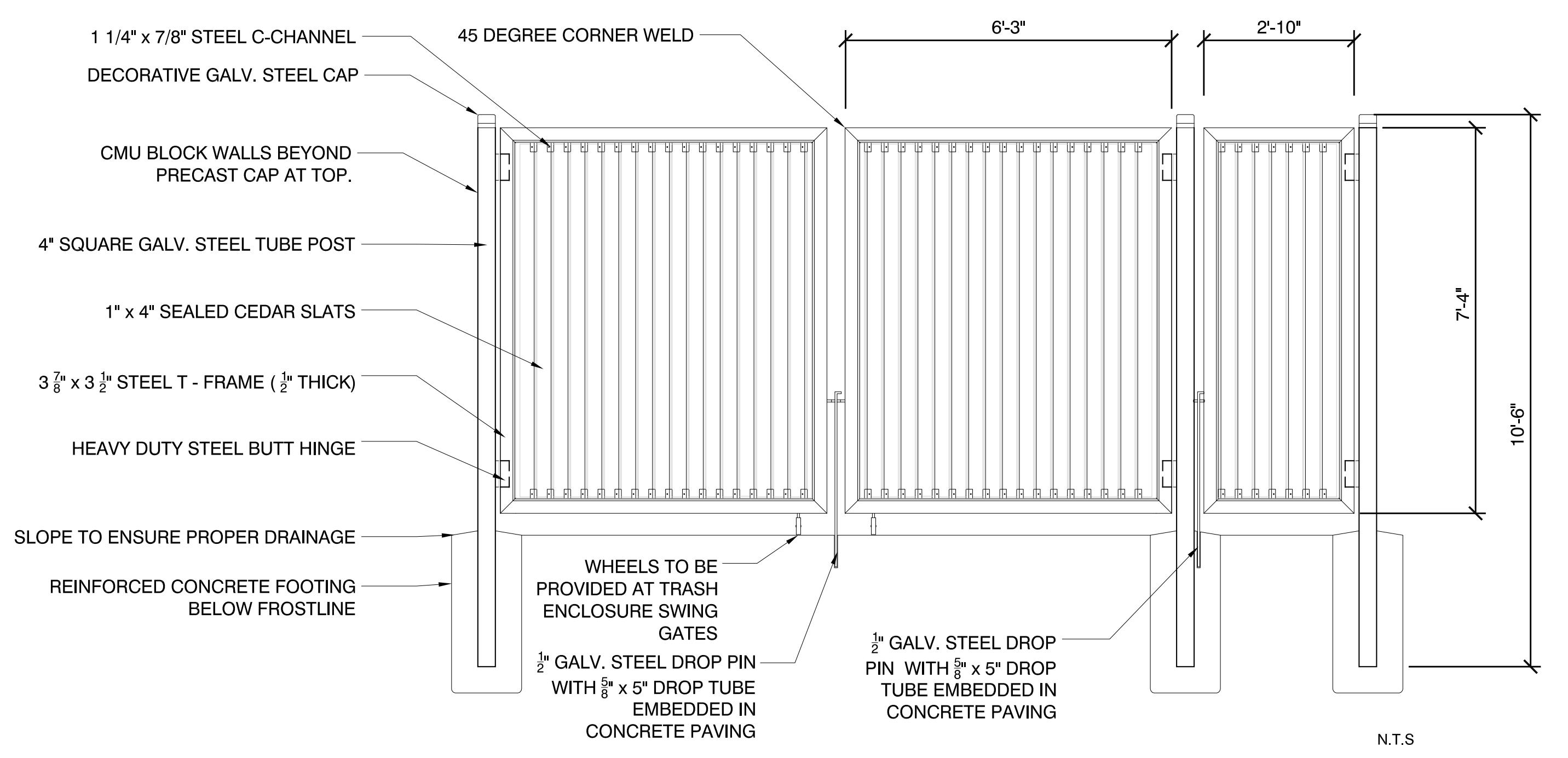


6 EVENT SPACE TYP. GATE ELEVATIONS SCALE: N.T.S.

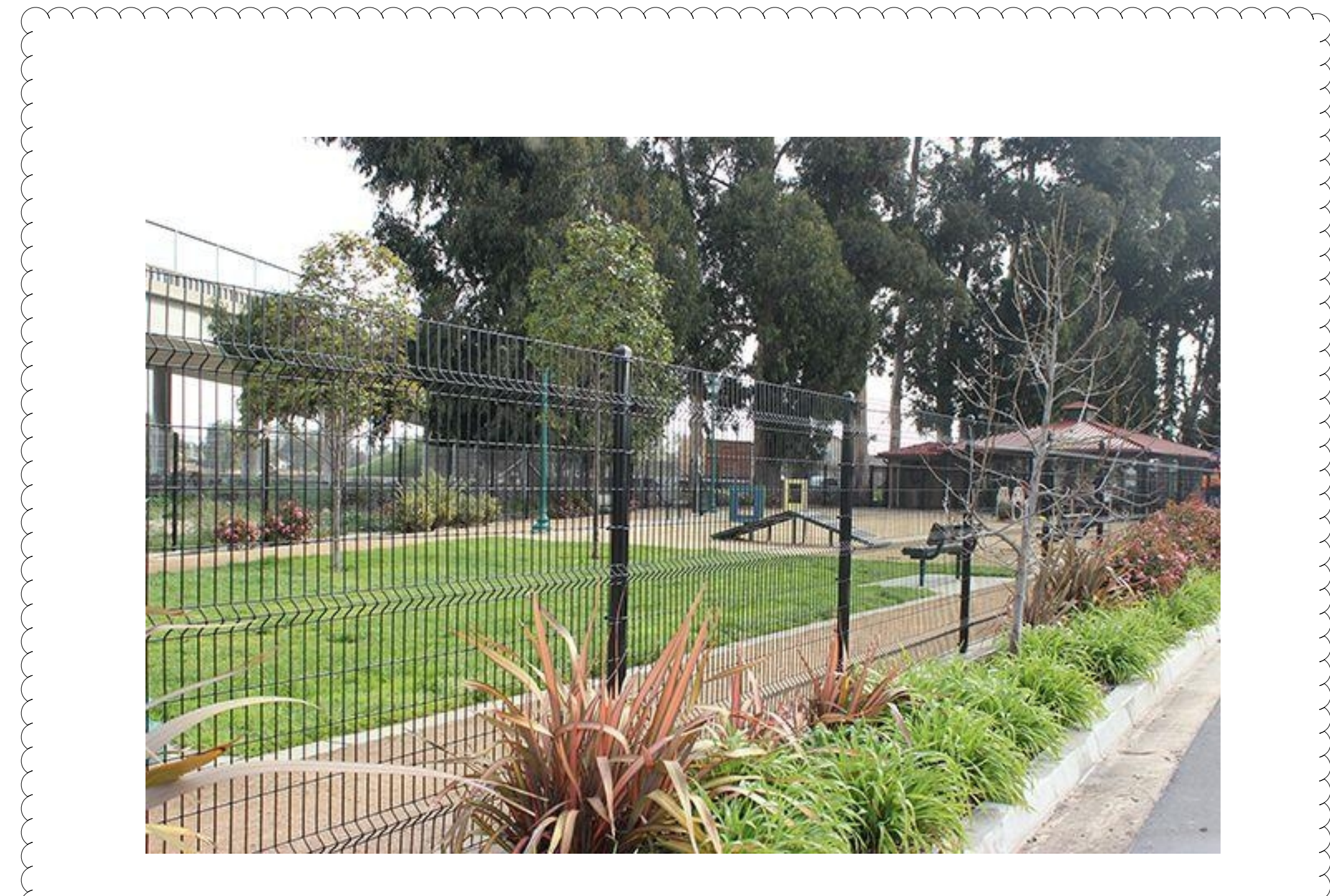


5 BIKE RACK ELEVATION SCALE: 3/4" = 1'-0"

- 1 BICYCLE RACK, INSTALL PER MANUFACTURER INSTRUCTIONS
 - 2 BASE CONNECTION PLATE
 - 3 2 - 1/2" x 13x5" EPOXY ANCHORS
 - 4 CAST IN PLACE CONCRETE PAVING
 - 5 COMPACTED AGGREGATE SUB BASE (321313)
 - 6 COMPACTED SUB GRADE TO 95% SPM (321313)
- NOTE:**
 CONTRACTOR TO PROVIDE BIKE RACKS PER SPECIFICATION (129300).



2 TRASH ENCLOSURE FRONT ELEVATION SCALE: N.T.S.



3 EVENT SPACE FENCE PRECEDENT PHOTO SCALE: N.T.S.

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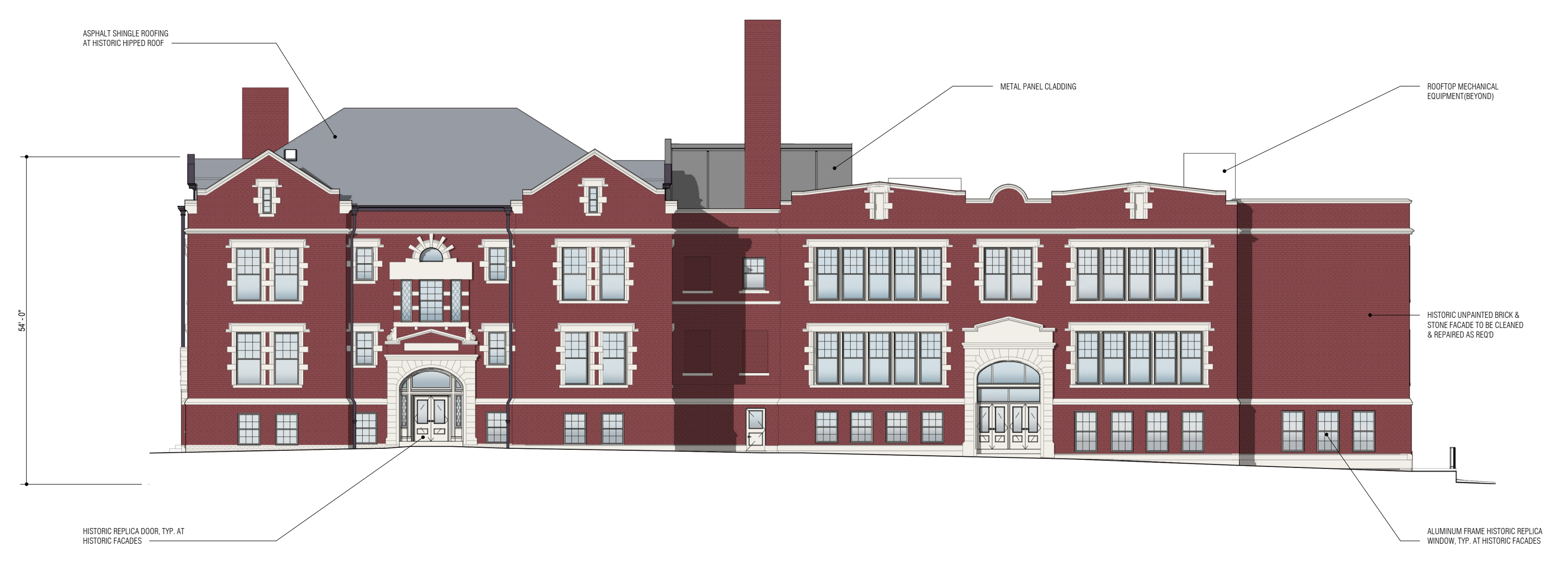
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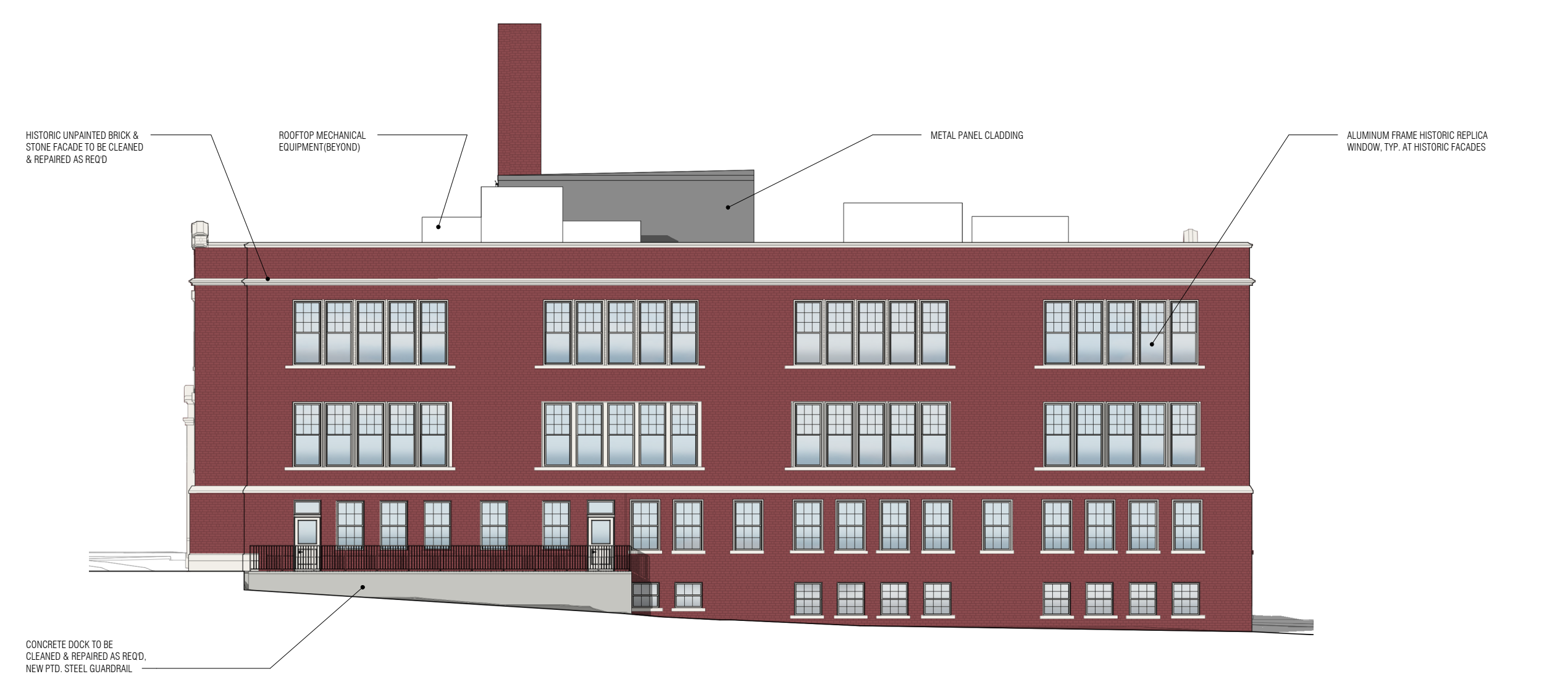
Key Plan

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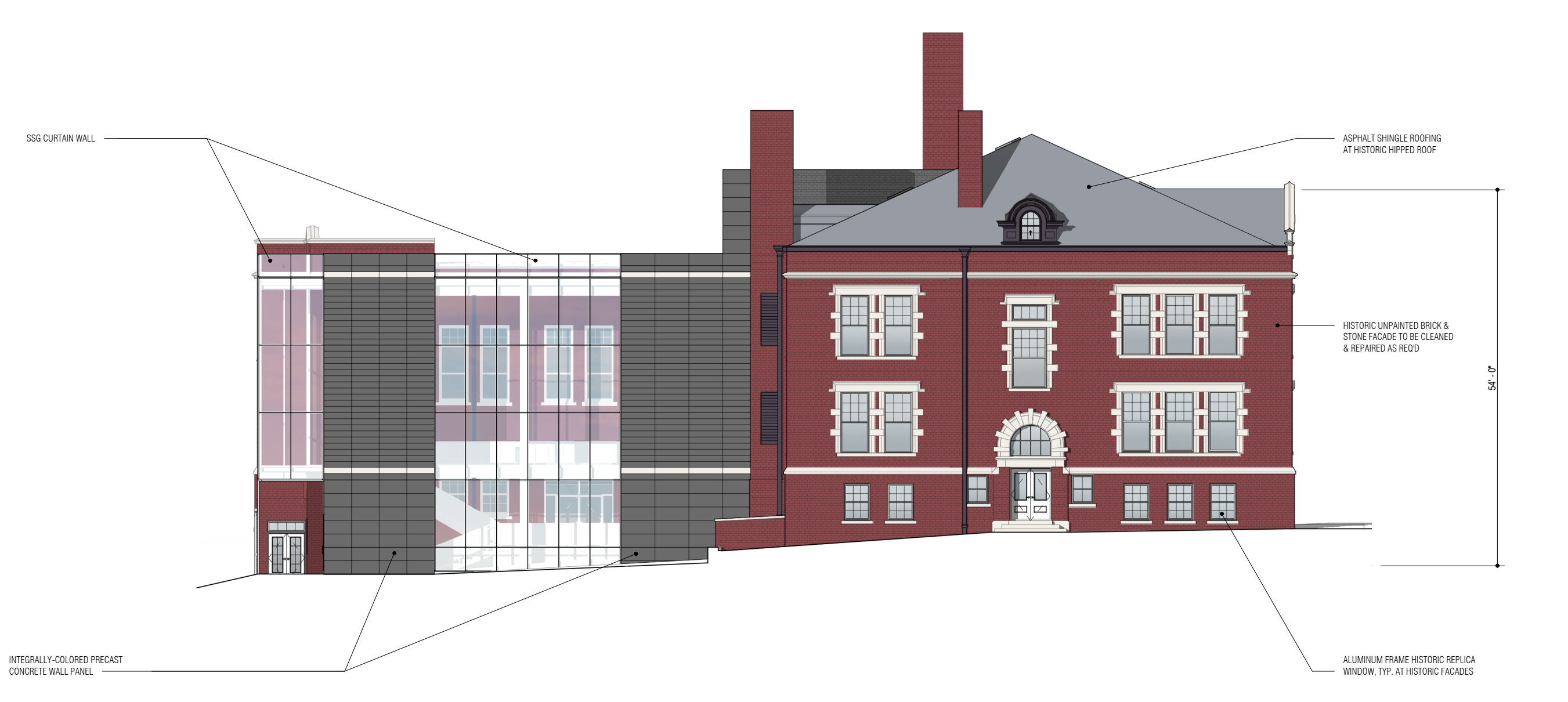
SITE ELEVATIONS
L2.00



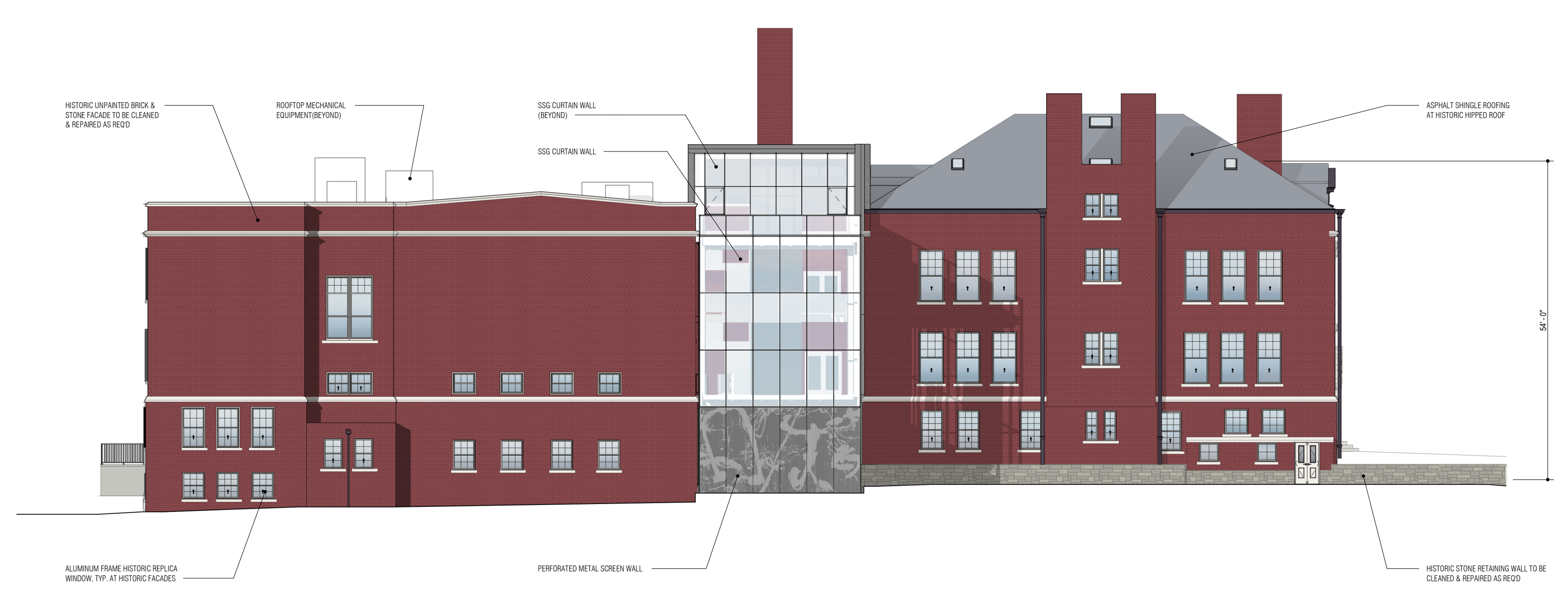
1 South Elevation
 1/16" = 1'-0"



2 East Elevation
 1/16" = 1'-0"



3 West Elevation
 1/16" = 1'-0"



4 North Elevation
 1/16" = 1'-0"

Zhou B Art Center

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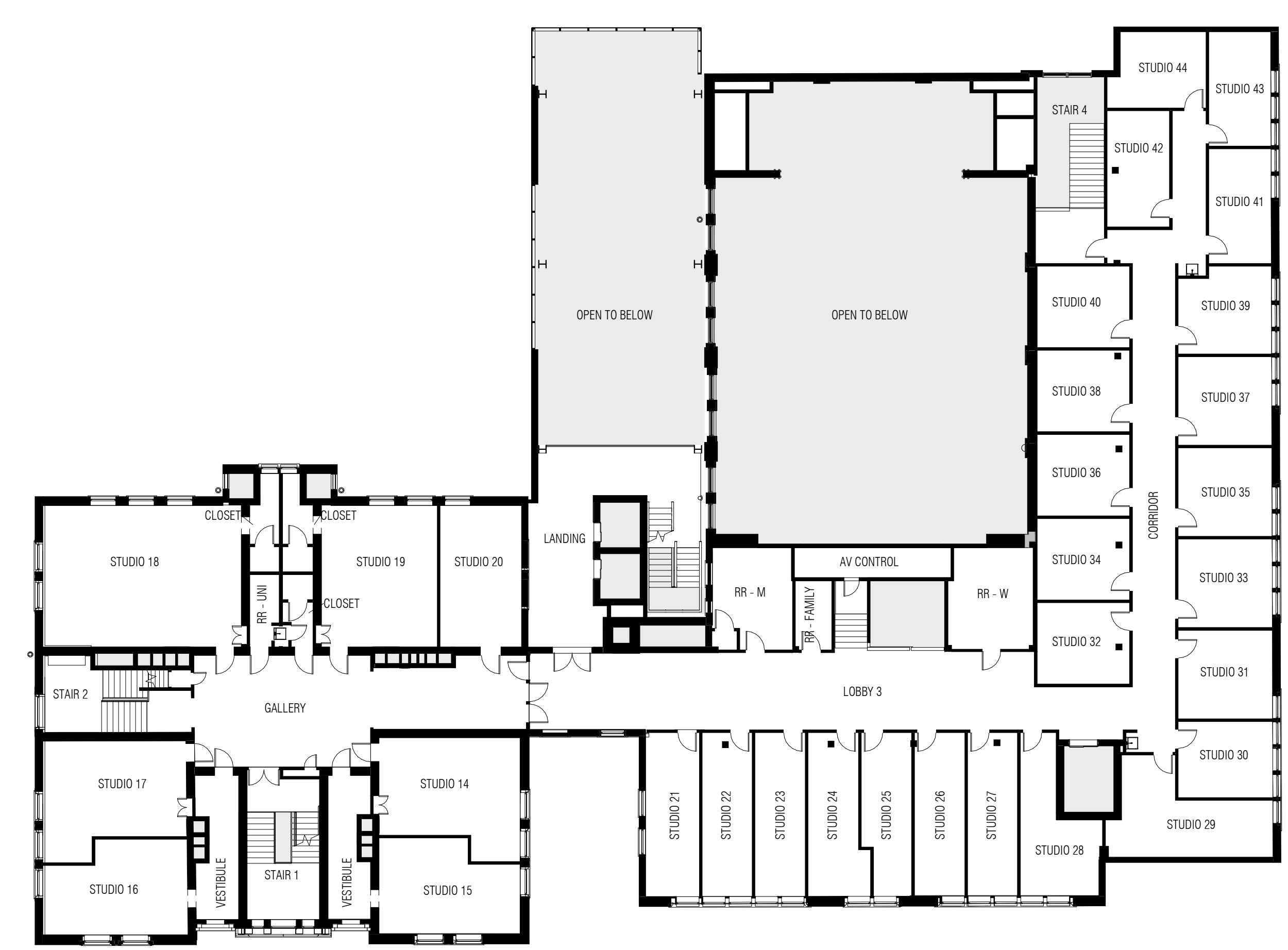
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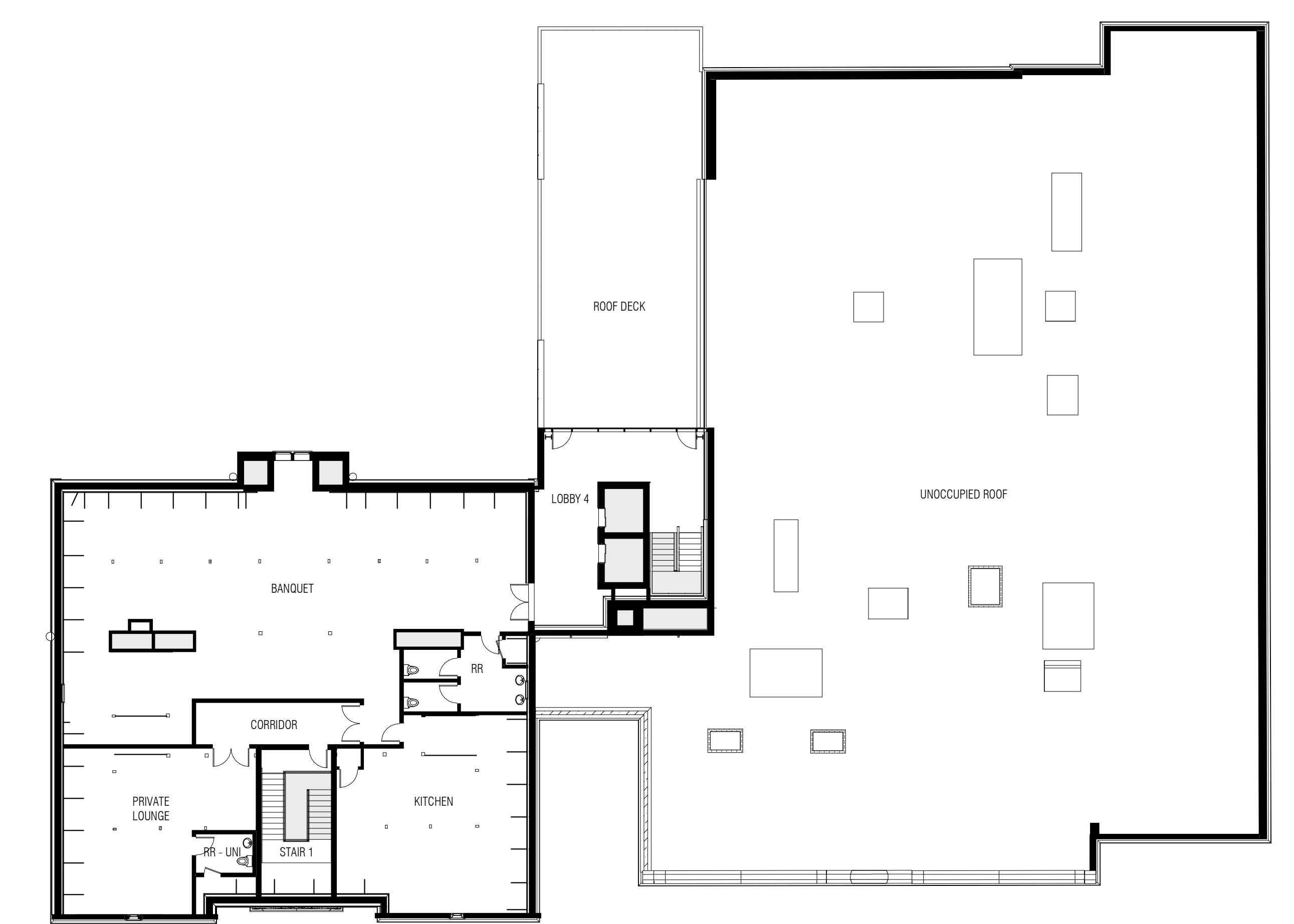
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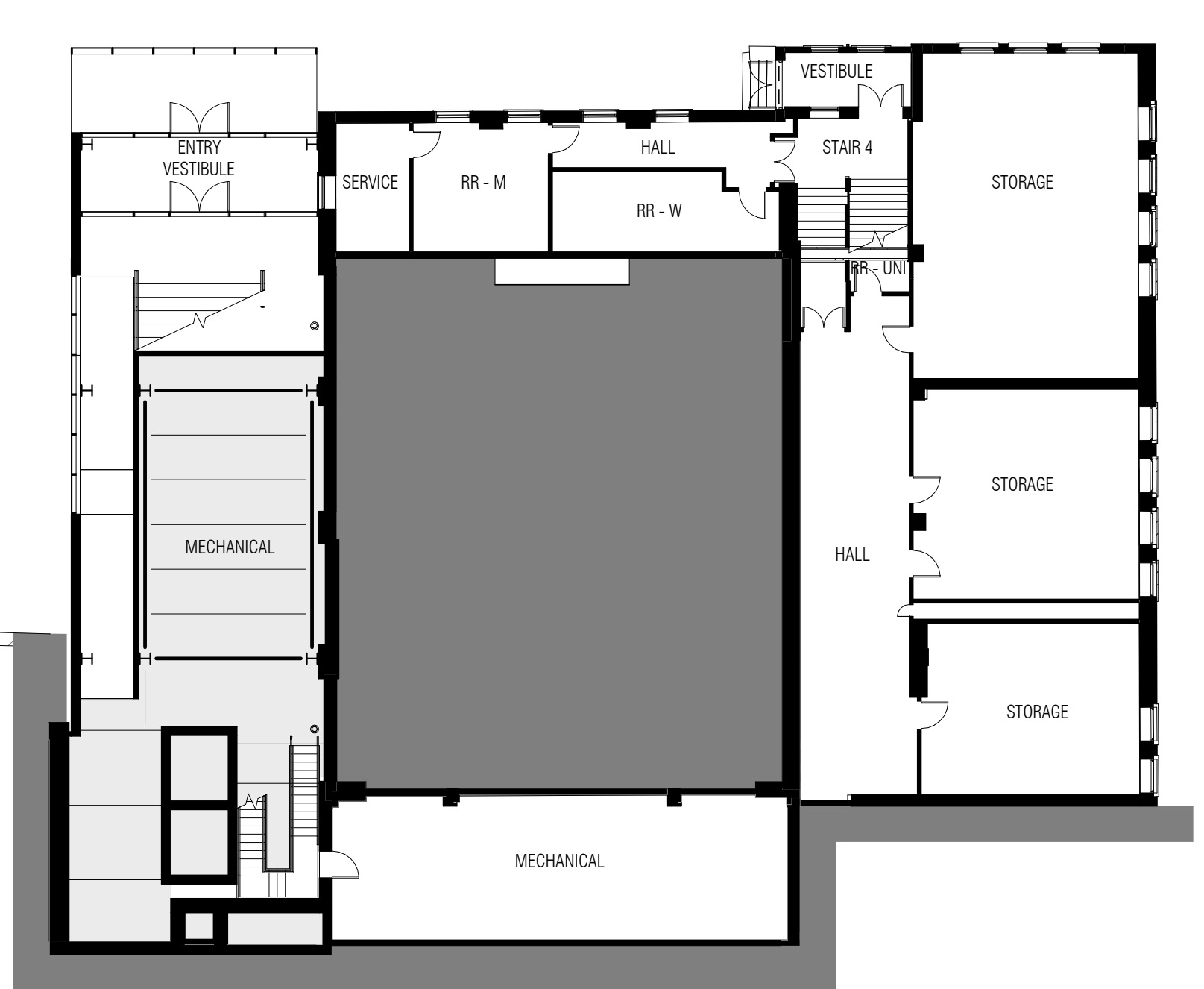
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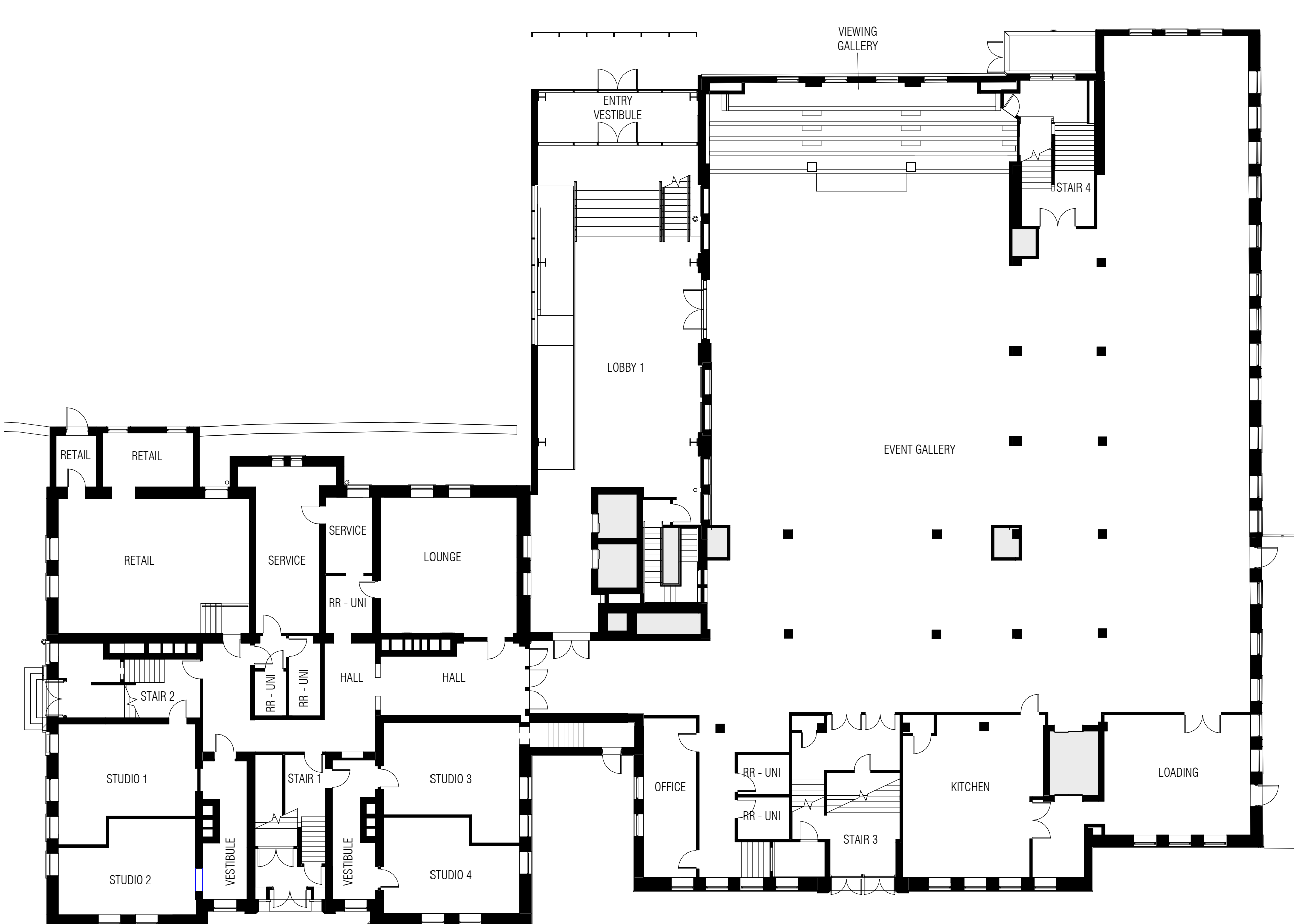
3 Level 3
 1/16" = 1'-0"



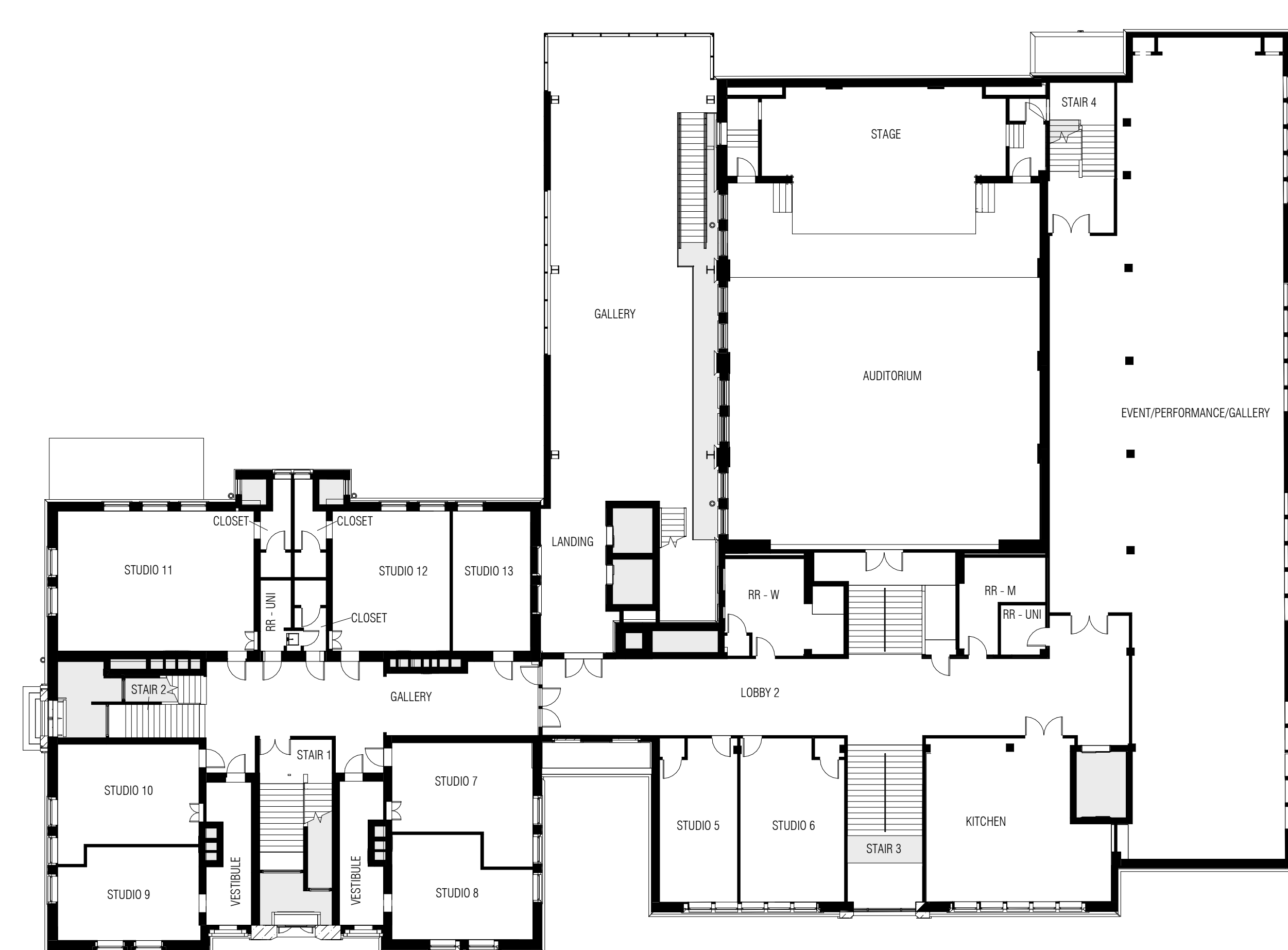
4 Level 4
 1/16" = 1'-0"



0 Basement
 1/16" = 1'-0"



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



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

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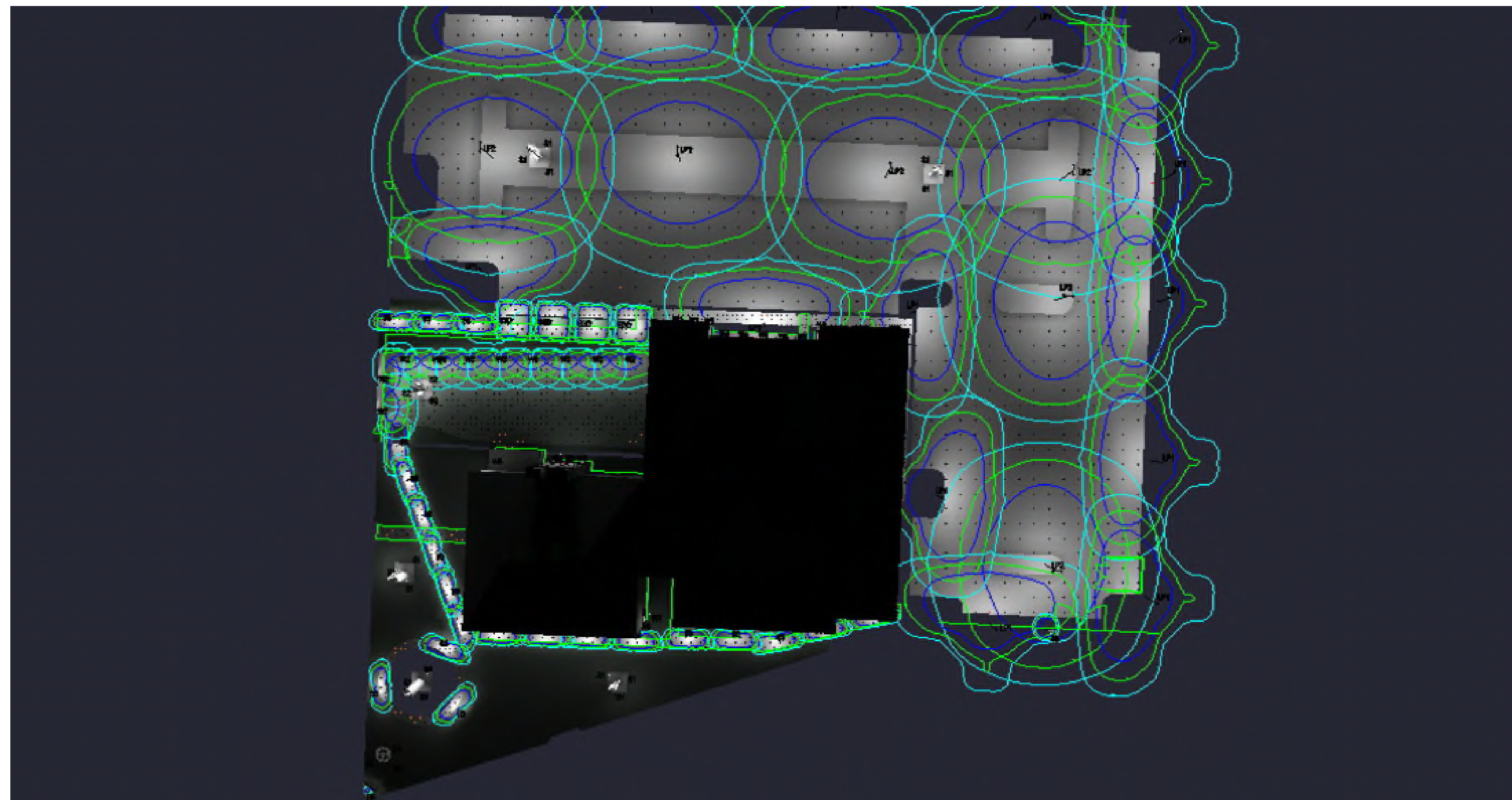
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FLOOR PLANS
A002



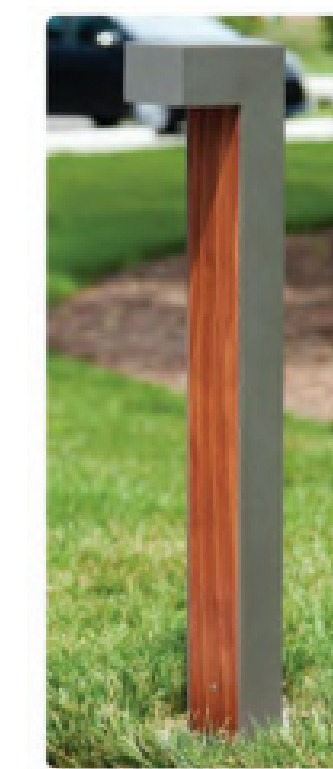
Render Image - View Name : Render

AREA INFORMATION:
 Area label : SITE LIGHTING

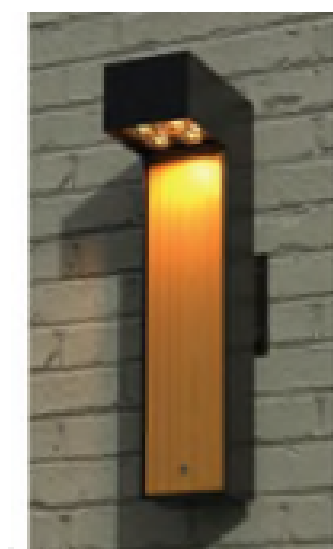
Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
BUILDING BASE_W_Side_11	Fc	0.96	4.6	0.1	9.60	46.00
BUILDING BASE_W_Side_15	Fc	0.82	5.2	0.1	8.20	52.00
BUILDING UPPER EAST_Side_11	Fc	1.37	6.2	0.3	4.57	20.67
BUILDING UPPER WEST_CHIM_Side_3	Fc	1.38	3.5	0.4	3.45	8.75
BUILDING UPPER WEST_Side_1	Fc	0.66	3.0	0.2	3.30	15.00
BUILDING UPPER WEST_Side_5	Fc	0.60	3.3	0.1	6.00	33.00
EVENT GARDEN_Planar	Fc	0.72	3.9	0.0	N.A.	N.A.
NEW ADDITION_FRONT_Side_4	Fc	3.59	55.3	0.6	5.98	92.17
PARKING LOTS_Planar	Fc	1.83	7.5	0.3	6.10	25.00
SIDEWALK (NEW) NORTH_Planar	Fc	2.07	8.6	0.0	N.A.	N.A.
SIDEWALK NORTH_CENTER_Planar	Fc	1.77	3.5	0.6	2.95	5.83
SIDEWALK NORTH_Planar	Fc	3.56	20.2	0.1	35.60	202.00
SIDEWALK SOUTH_CIRCLE_Planar	Fc	2.25	18.4	0.1	22.50	184.00
SIDEWALK SOUTH_Planar	Fc	2.72	23.2	0.0	N.A.	N.A.
SIDEWALK WEST_Planar	Fc	3.45	20.0	0.1	34.50	200.00

Luminaire Schedule						
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens	Tag
⊕	14	LP1	LE350-T3-HO-CLR	73	7814	LF-LEO-type III POLE 15'
⊕	6	LP2	LE350-T4-HO-CLR	73	7726	LF-LEO type IV (Double) Pole 20'
⊕	15	S1	LD-50031-M-W30	38.5	2975	GROUND-YOLK MOUNT FLOOD
⊕	3	S2	611-4026	27	2188	ADJUSTABLE IN-GRADE WW
⊕	21	S3	LBL-S-36-L30-SO-2-C(X)-P2(X)-UNV-STD	11	721	BOLLARD - SINGLE - TYPE II
⊕	4	S3D	LBL-S-36-L30SO-4-C(X)-P(X)-UNV-STD	11	725	BOLLARD - DOUBLE - TYPE IV
⊕	3	S4	SSP_15_30K_100_SMS_UNV_DIM_(TBR)-SN	20.6	592	GROUND MOUNT TREE UPLIGHT
⊕	2	S5	LD-50011-W-W30	11.4	773	SIGN LIGHT
⊕	3	W1	ME_MO_30k_2060_48_0-10	30.6	2902	LINEAR WALL WASH
⊕	11	W2	LSC-S-L30SO-4-C(X)-P1_S(X)-UNV-STD	8.4	547	WALL SCNCE
⊕	21	W3	SSP_15_30K_30_SMS_UNV_DIM_(TBR)-SN	18.3	897	COLUMN UPLIGHT
⊕	6	W4	F080-1S-HO-30-8-E3-X-X-X	11.5	612	ARM MOUNT WALL WASH

DISCLAIMER: These calculations have been performed according to IES standards and good practice. There may be differences between measured values and the results presented herein, based on the extent in which field conditions deviate from the input data. These conditions include room dimensions, luminaire position, surface reflectances, architectural elements and furniture, temperature, voltage, measurement techniques and equipment tolerances. All attached drawings and images are for photometric reference only they are not made for construction.



LINEAL BOLLARD



LINEAL WALL



LF - LEO



LF - LEO (DOUBLE)



SP5 - UP-LIGHT



MEDLEY EXTERIOR



ECOSENSE - F080



LADOR - FLOOD



#	Date	Comments

Revisions

Calculated By: Scott M
 Requested By:
 Date: 1/28/2021
 Scale: N/A

ZHOU B ART CENTER AND EVENT SPACE
 Site Lighting v.1

Zhou B Art Center

1818 E 19th St
 Kansas City, MO 64127 Project No: 19028.00

City Planning & Development

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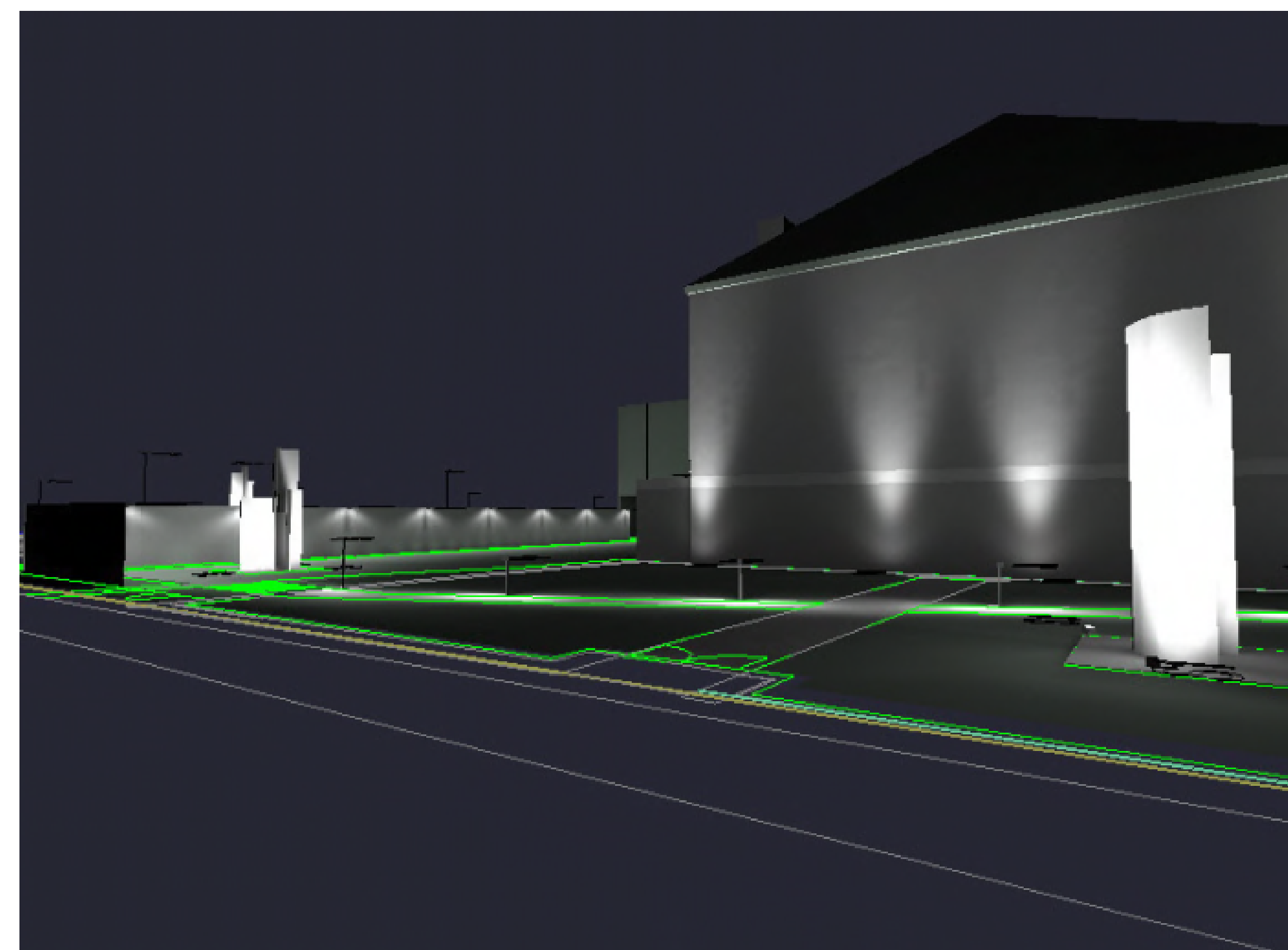
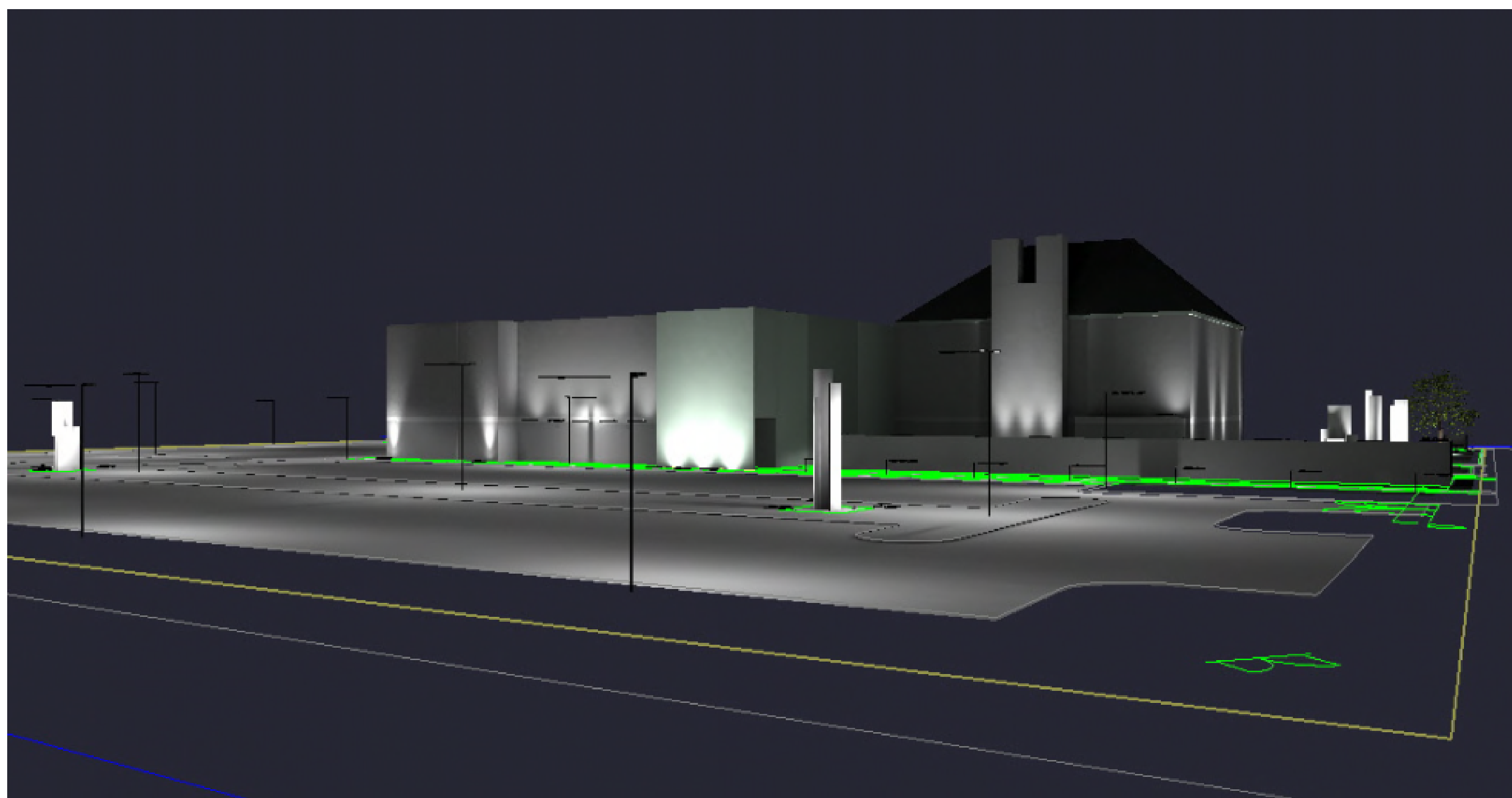
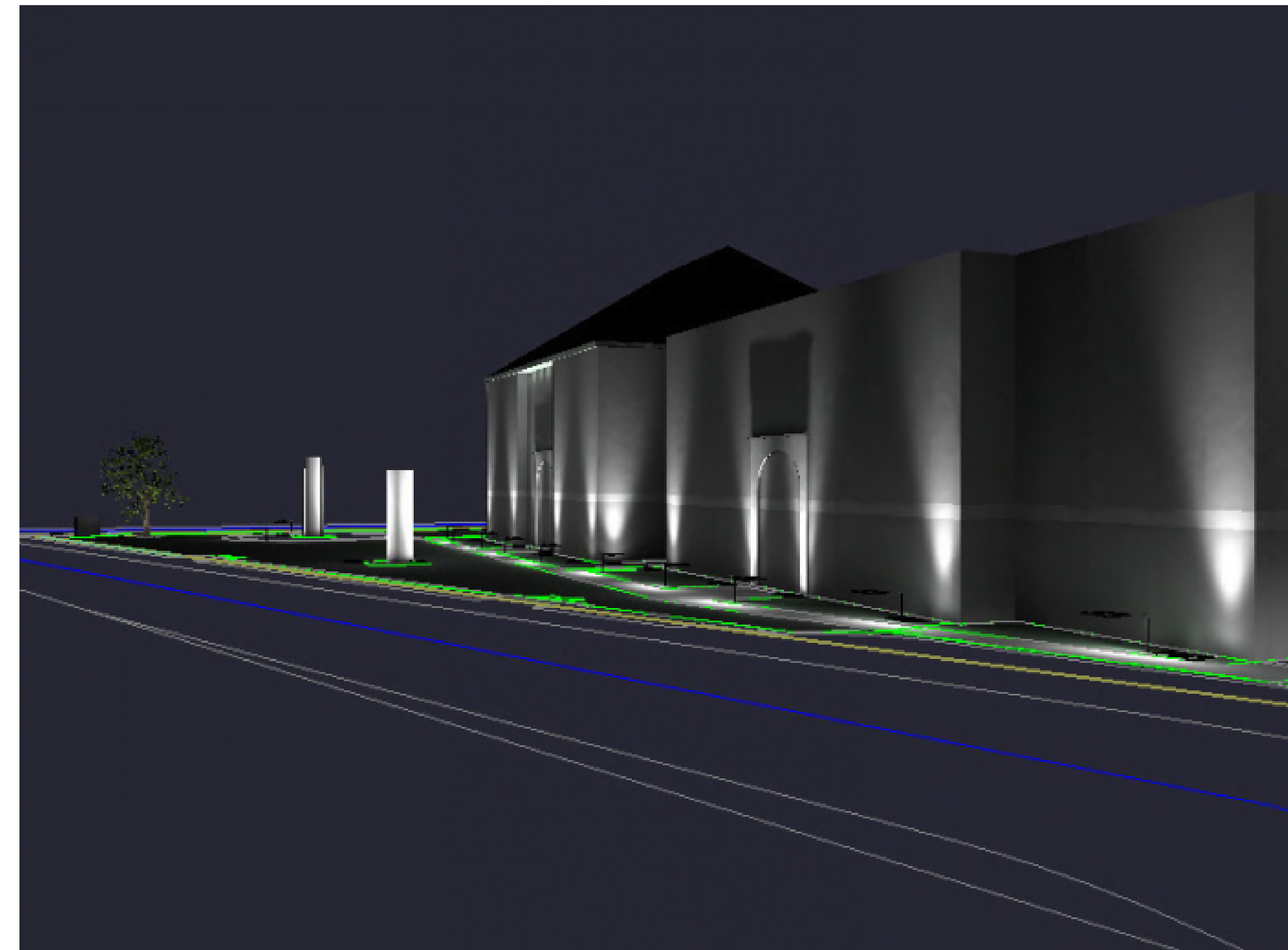
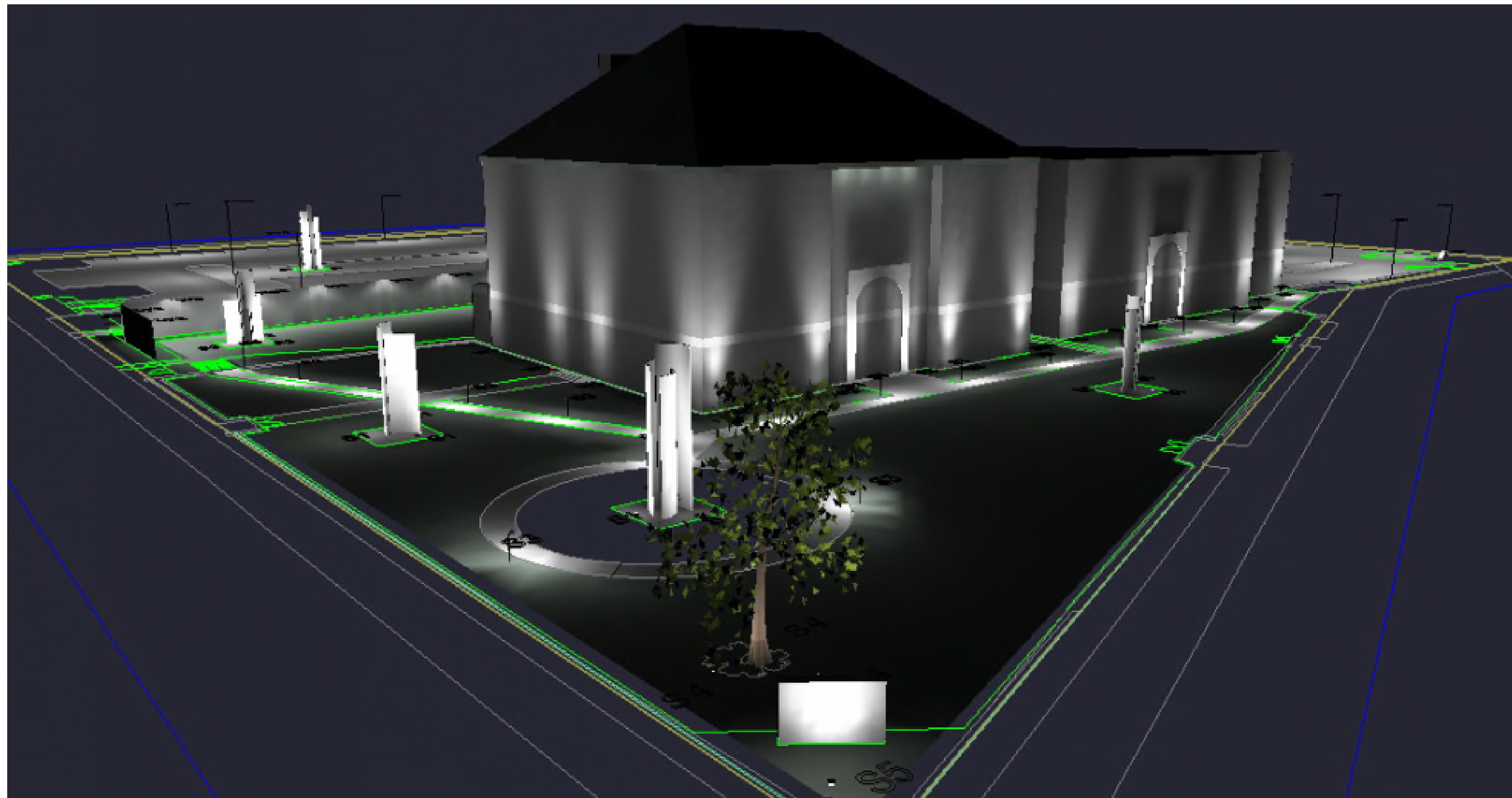
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OUTDOOR LIGHTING INFO

E001



#	Date	Comments

Revisions

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Requested By:
Date: 1/28/2021
Scale: N/A

ZHOU B ART CENTER AND EVENT SPACE
 Site Lighting v.1

Zhou B Art Center

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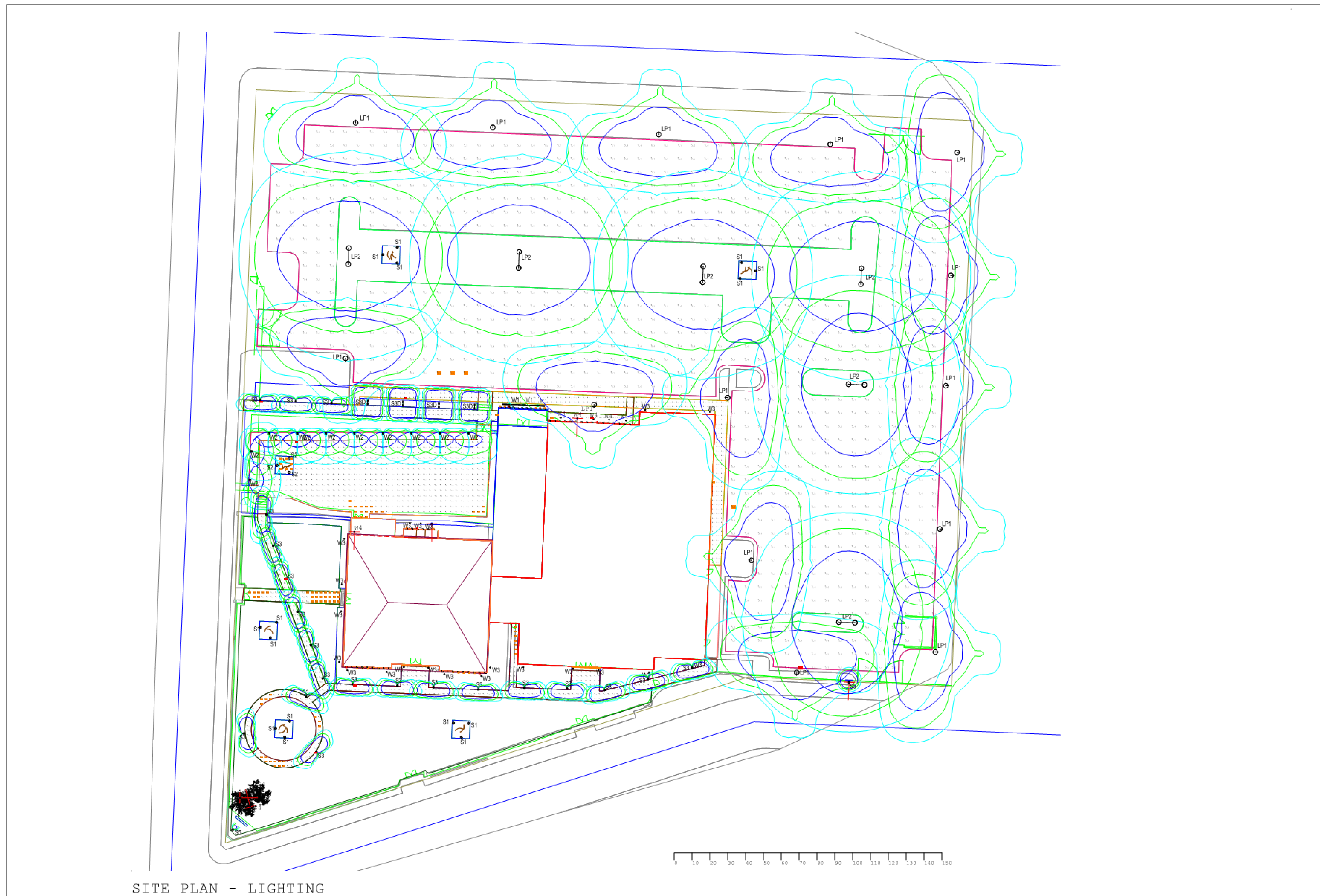
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Light Loss Factor	0.92
Calculation plane	0'-00"
Reflectances	NA
Mounting height	17'

Calc. Info

Calculated By:	Scott M
Requested By:	
Date:	1/28/2021
Scale:	N/A

**ZHOU B ART CENTER
AND EVENT SPACE**
Site Lighting v.1

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