

# SANFORD B. LADD SCHOOL REDEVELOPMENT

## UR SUBMITTAL

3600 Benton Blvd  
 ZURN ADD LOTS 1-15 & TR DAF: BEG NE COR LOT 7 OF SD SUB TH W 263 FT TH S  
 375 FT TH E 263 FT TH N 375 FT TO POB  
 IN KANSAS CITY, JACKSON COUNTY, MISSOURI

DEVELOPMENT TEAM CONTACT INFORMATION	
OWNER/DEVELOPER	
AJIA MORRIS LOCALCODEKC	3230 BENTON BOULEVARD KANSAS CITY, MO, 64128 PH: 816.438.2335 ajia@localcode.co
CIVIL ENGINEER	
HAGOS ANDEBRHAN TALIAFERRO & BROWNE, INC	1018 E 8TH STREET KANSAS CITY, MO 64106 PH: 816.283.3456 hagos@tb-engr.com
SURVEY	
RICK GARD TALIAFERRO & BROWNE, INC	1018 E 8TH STREET KANSAS CITY, MO, 64106 PH: 816.283.3456 rgard@tb-engr.com
ARCHITECT	
SAMUEL DE JONG BNIM	2460 PERSHING ROAD, SUITE 100 KANSAS CITY, MO, 64108 PH: 816.783.1565 sdejong@bnim.com
LANDSCAPE	
ADAM WIECHMAN BNIM	2460 PERSHING ROAD, SUITE 100 KANSAS CITY, MO, 64108 PH: 816.783.1518 awiechman@bnim.com
LIGHTING	
KATHI S. VANDEL LIGHTWORKS, INC.	3618 Main WESTON, MO, 64098 PH: 816.640.9948 kathi@lightworkskc.com

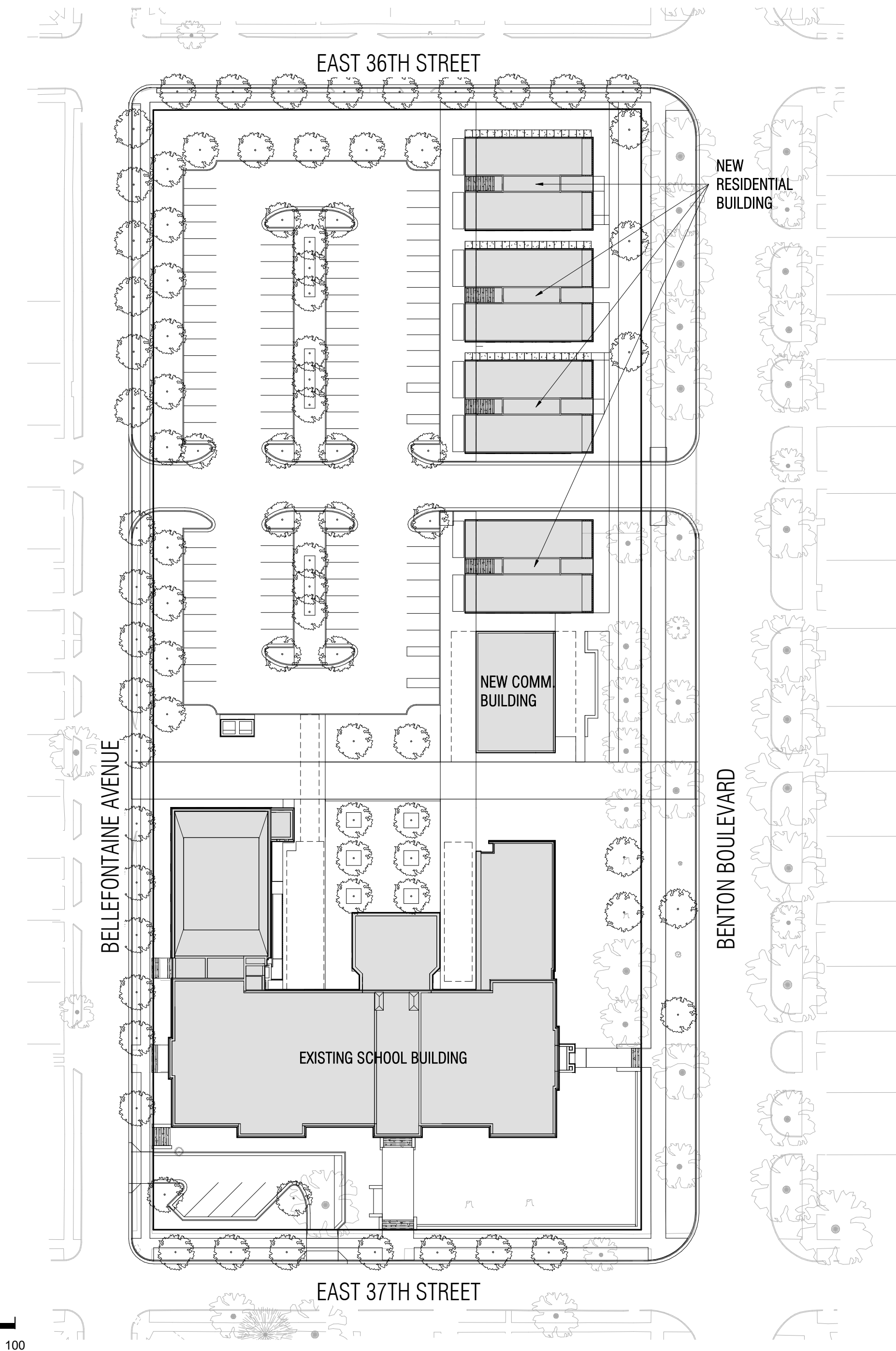
### SHEET INDEX

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	C200	GRADING AND DRAINAGE PLAN
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	A208	MASSING DIAGRAM
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### ALLOWED USES

KCMO DEVELOPMENT CODE 88-260-03

- OFFICES
- FOOD & BEVERAGE
- ENTERTAINMENT
- DAYCARE CENTER
- MEDICAL OFFICE
- URBAN AGRICULTURE
- ARTISAN INDUSTRIAL
- PERSONAL IMPROVEMENT SERVICE
- MULTIFAMILY RESIDENTIAL
- ACCESSORY PARKING
- LIBRARY/MUSEUM/CULTURAL EXHIBIT
- GYMNASIUMS
- BARBER AND BEAUTY SHOPS
- PROFESSIONAL SERVICES
- PERFORMANCE



SITE DEVELOPMENT DATA				
EXISTING/PROPOSED ZONING	R-2.5/UR		EXISTING USE	EXISTING ELEMENTARY SCHOOL
GROSS AREA (ACRES)	3.603			
BUILDING SIGNAGE	PER ZONING AND DEVELOPMENT CODE 88-445			
	<b>EXISTING BUILDING</b>	<b>NEW CONS. COMM.</b>	<b>NEW CONS. RES.</b>	<b>TOTAL</b>
BUILDING USE	OFFICE, RESIDENTIAL, AUDITORIUM LIVE/WORK, RESTAURANT, GYM, RETAIL	MIXED-USE (COMMERCIAL, RESIDENTIAL)	RESIDENTIAL	
BUILDING STORIES	3	1-2	4	
BUILDING HEIGHT	59'	20'	40'	
BUILDING COVERAGE AREA (SF)	26,690.75	5,550.00	11,576.00	43,816.75
BUILDING GROSS AREA (SF)	65,306.35	7,342.00	39,416.00	112,064.35
BUILDING RESIDENTIAL UNITS	25	2	56	83
REQUIRED PARKING CALCULATIONS	HISTORIC BUILDING NOT REQUIRED BY ZONING	2.5 STALLS/1,000 SF + 1 STALL/DWELLING UNIT	1 STALL/DWELLING UNIT	
	0	14 + 2 (INC. 1 ADA STALLS)	48 (INC. 2 ADA STALLS)	64 (INC. 3 ADA STALLS)
PROVIDED PARKING LOT	0		92	92
PROVIDED PARKING STREET	0		72	72
PROVIDED PARKING TOTAL	0		164 (INC. 6 ADA STALLS)	164 (INC. 6 ADA STALLS)
SHORT TERM BICYCLE PARKING	10% OF OFF-STREET PARKING	10% OF OFF-STREET PARKING	10% OF OFF-STREET PARKING	
REQUIRED	3		9.2	12
PROVIDED	3		10	13
LONG TERM BICYCLE PARKING	1 + 1 PER 10,000 SF	1 + 1 PER 10,000 SF	1 PER 3 DWELLING UNITS	
REQUIRED	8	3	19	30
PROVIDED	LONG TERM BICYCLE PARKING WILL BE DESIGNATED INSIDE THE BUILDINGS AS NEEDED.			
REQUIRED DEDICATED PARKLAND	0.012 ACRES PER DWELLING UNITS	0.012 ACRES PER DWELLING UNITS	0.012 ACRES PER DWELLING UNITS	
		0.996 ACRES		0.996 ACRES
PAYMENT OF MONEY IN LIEU OF DEDICATION		\$63,963.30		\$63,963.30
START DATE	2024	2024	2024	
FINISH DATE	2025	2025	2025	

### SANFORD B. LADD SCHOOL REDEVELOPMENT

3600 Benton Boulevard  
 Kansas City, MO 64128  
 Project No: 21028.00

#### UR Submittal

Issued: 08/28/2023

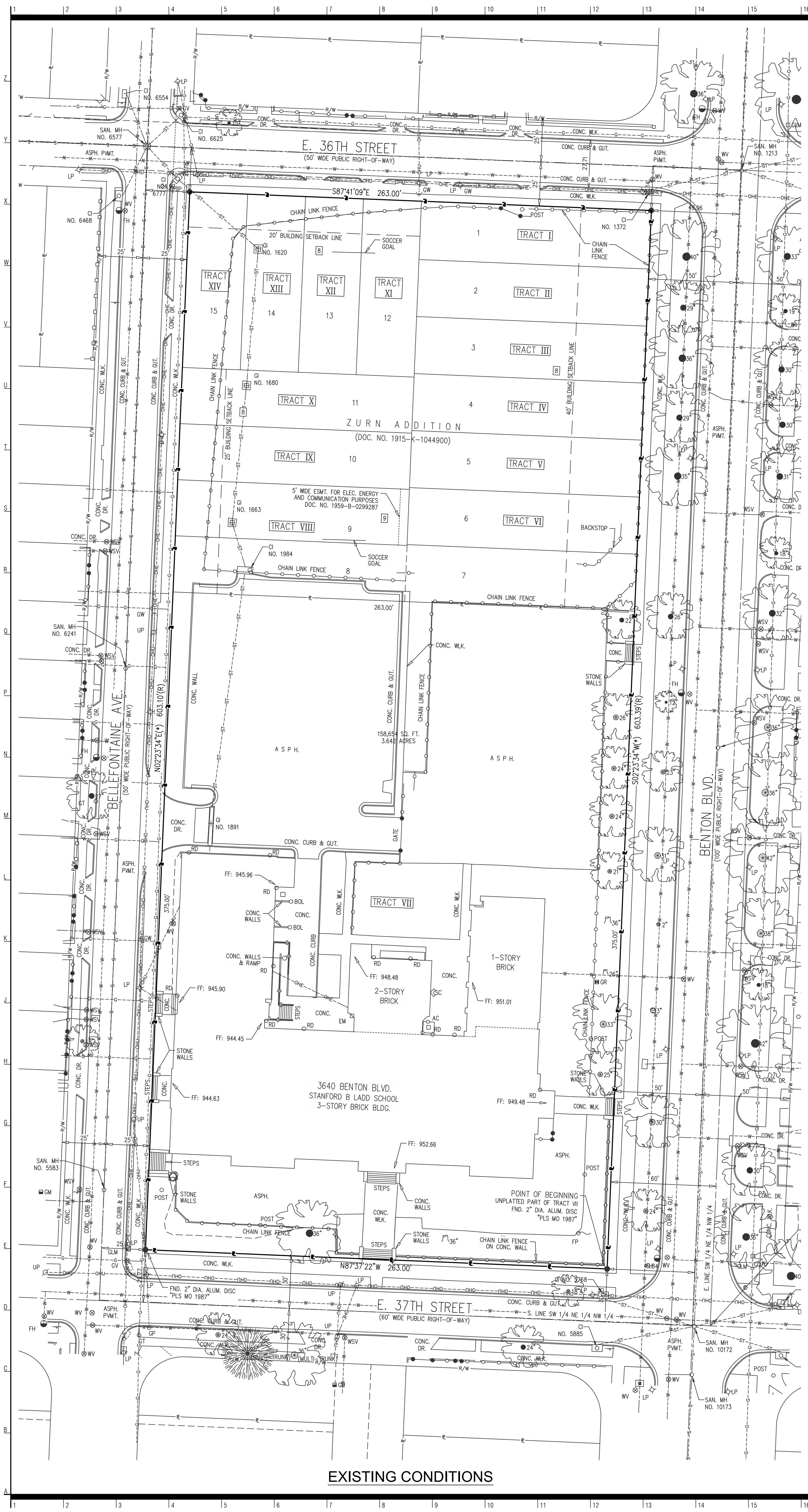
Rev. #	Description	Date Issued

**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. **CD-CPC-2023-00144** on **02/06/24**

*Diane Binkkley, AICP*  
 Diane Binkkley, AICP  
 Secretary of the City Plan Commission

#### COVER SHEET

# G000



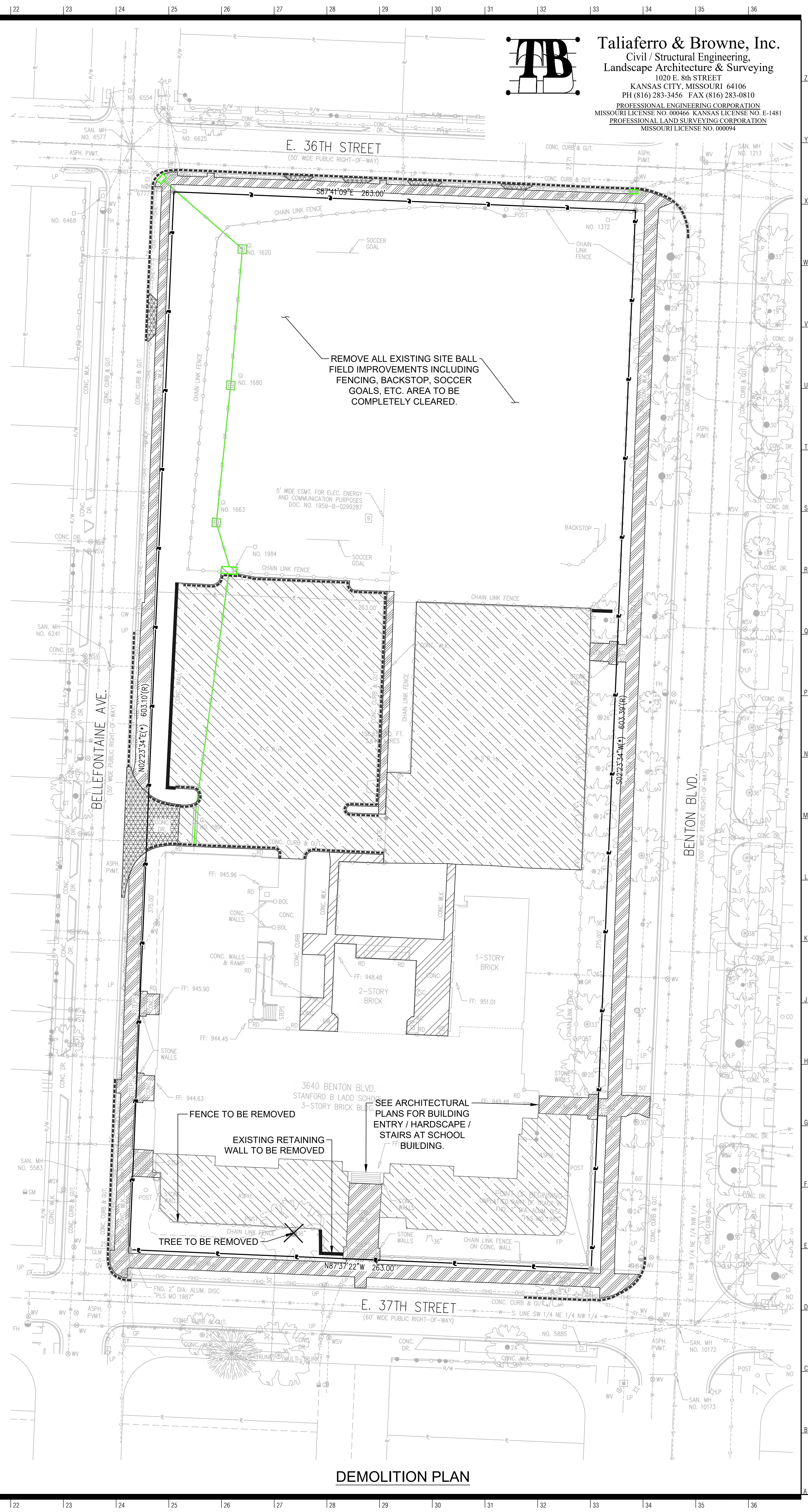
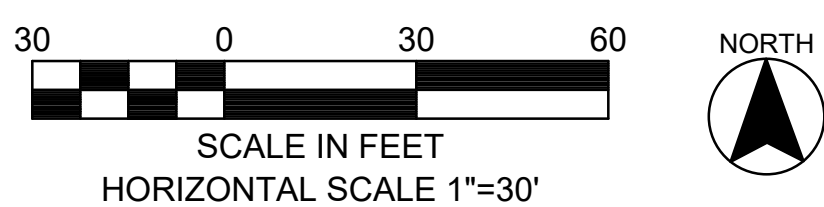
EXISTING CONDITIONS

LEGEND

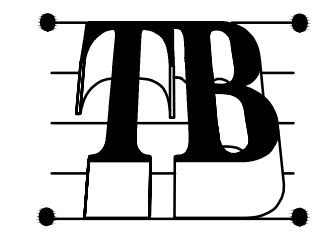
- ASPHALT PAVEMENT REMOVAL
- CONCRETE DRIVEWAY REMOVAL
- SIDEWALK AND STAIRS REMOVAL
- CURB AND GUTTER REMOVAL
- STORM REMOVAL
- RETAINING WALL REMOVAL

GENERAL NOTES:

1. GENERAL SCOPE INCLUDES DEMOLITION OF PAVEMENT, SIDEWALK, AND CURB & GUTTER.
2. REMOVE EXISTING TRAFFIC, PARKING, AND PEDESTRIAN SIGNAGE.
3. REFER TO LANDSCAPE PLANS FOR TREES (INCLUDING STREET TREES) TO BE REMOVED.
4. ADJUST ANY EXISTING UTILITIES THAT ARE TO REMAIN TO PROPOSED GRADE.
5. WHERE EXISTING ASPHALT OR CONCRETE SURFACE IS TO BE REMOVED AND ADJACENT ASPHALT OR CONCRETE SURFACE IS TO REMAIN, THE EXISTING SURFACE SHALL BE CUT ALONG NEAT LINES (FULL-DEPTH SAWCUT).
6. PLANS ATTEMPT TO IDENTIFY IMPROVEMENTS AND UTILITIES REQUIRING REMOVAL. ALL CONFLICTING IMPROVEMENTS AND UTILITIES MUST BE REMOVED AND/OR RELOCATED AS REQUIRED TO FACILITATE CONSTRUCTION.



DEMOLITION PLAN



**Taliadro & Browne, Inc.**  
 Civil / Structural Engineering,  
 Landscape Architecture & Surveying  
 620 E. 8th STREET  
 KANSAS CITY, MISSOURI 64106  
 PH (816) 283-3456 FAX (816) 283-0810  
 PROFESSIONAL ENGINEERING CORPORATION  
 MISSOURI LICENSE NO. 000446 KANSAS LICENSE NO. E-1481  
 PROFESSIONAL LAND SURVEYING CORPORATION  
 MISSOURI LICENSE NO. 000094

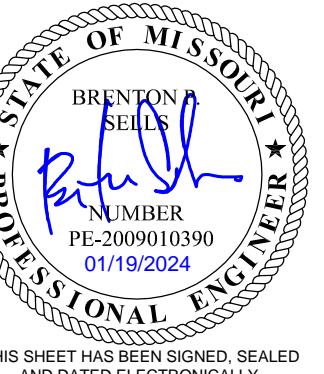


BNIM Architects Architect  
 2450 Pershing Road, Suite 100, Jackson County, Kansas City MO 64108  
 p.816.783.1500 f.816.783.1501  
 MO State Certificate of Authority #0003377  
 Taliadro & Browne, Inc. Civil Engineer  
 1020 E. 8th St., Kansas City, MO 64106  
 p.816.283.3456 f.816.283.0810  
 BNIM Architects Landscape Architect  
 2450 Pershing Road, Suite 100, Jackson County, Kansas City MO  
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3600 Benton Boulevard  
 Kansas City, MO 64128 Project No. 21028.00

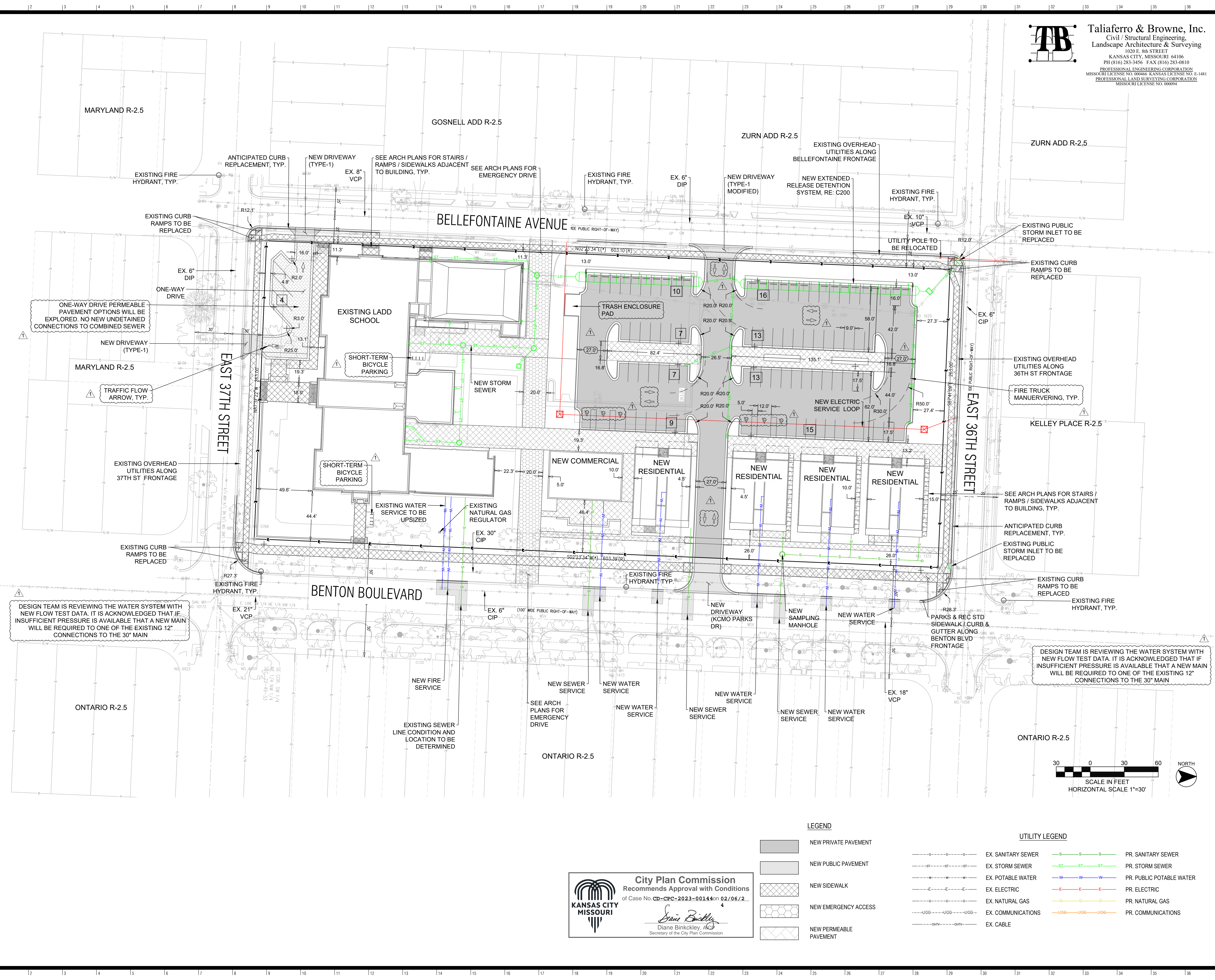
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 Profession Name: Architectural Corp.  
 License Number: 000377

EXISTING CONDITIONS &  
 DEMOLITION PLAN  
**C100**



ONE-WAY DRIVE PERMEABLE PAVEMENT OPTIONS WILL BE EXPLORED. NO NEW UNDETAINED CONNECTIONS TO COMBINED SEWER

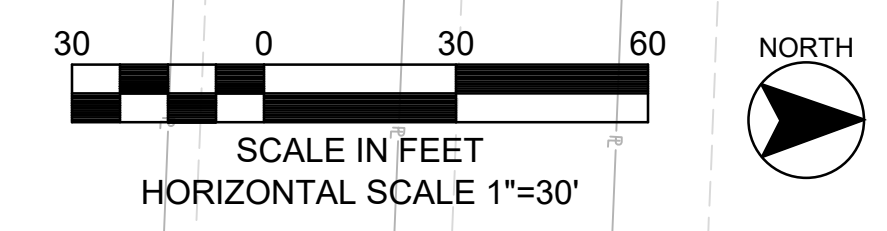
DESIGN TEAM IS REVIEWING THE WATER SYSTEM WITH NEW FLOW TEST DATA. IT IS ACKNOWLEDGED THAT IF INSUFFICIENT PRESSURE IS AVAILABLE THAT A NEW MAIN WILL BE REQUIRED TO ONE OF THE EXISTING 12" CONNECTIONS TO THE 30" MAIN

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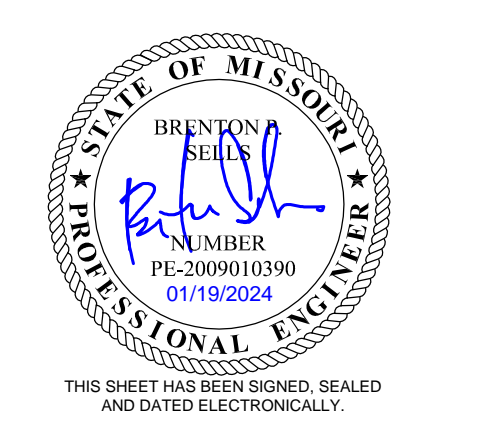


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 Diane Binkckley, Secretary of the City Plan Commission

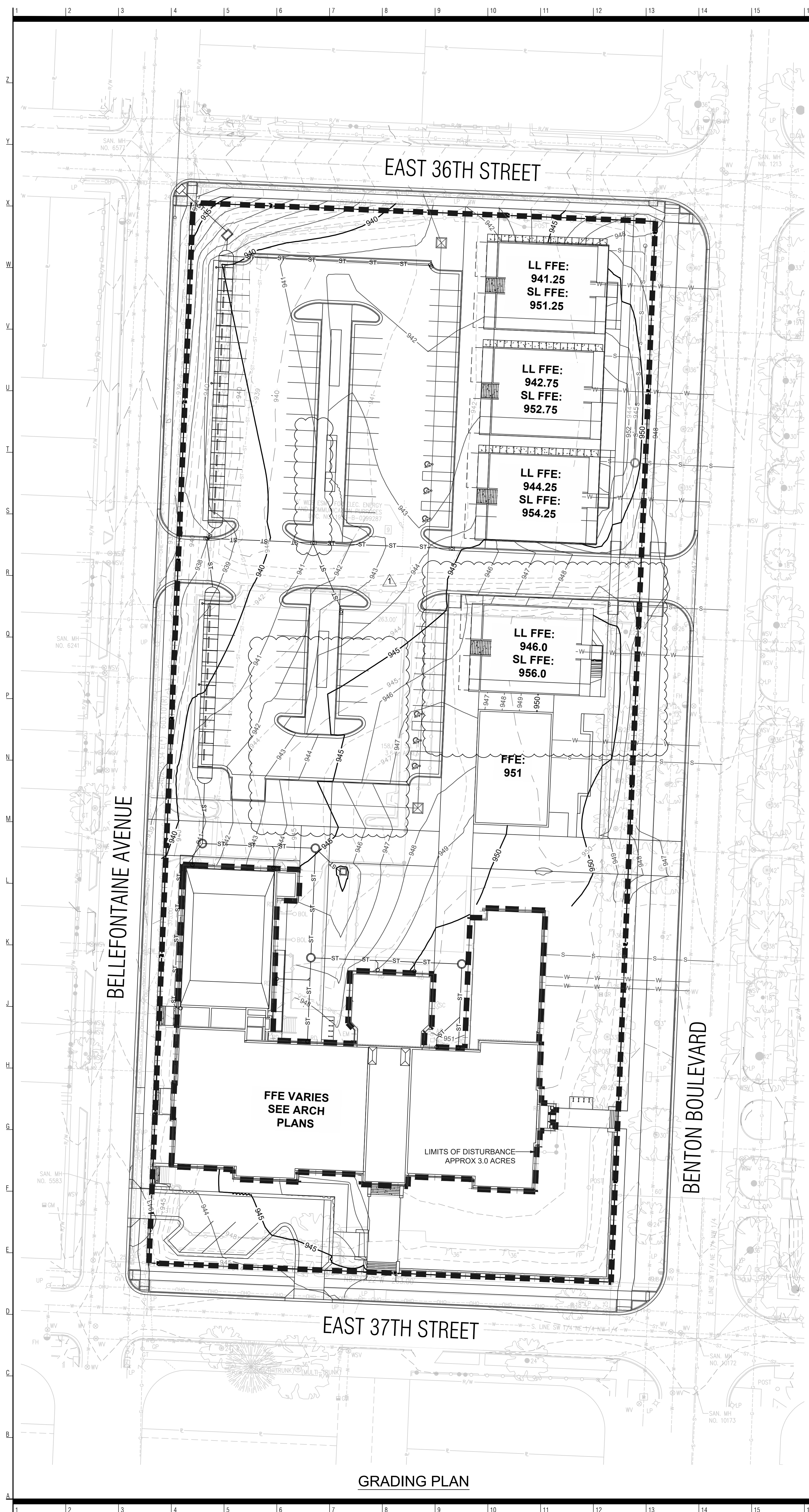
- LEGEND**
- NEW PRIVATE PAVEMENT
  - NEW PUBLIC PAVEMENT
  - NEW SIDEWALK
  - NEW EMERGENCY ACCESS
  - NEW PERMEABLE PAVEMENT

- UTILITY LEGEND**
- EX. SANITARY SEWER
  - EX. STORM SEWER
  - EX. POTABLE WATER
  - EX. ELECTRIC
  - EX. NATURAL GAS
  - EX. COMMUNICATIONS
  - EX. CABLE
  - PR. SANITARY SEWER
  - PR. STORM SEWER
  - PR. PUBLIC POTABLE WATER
  - PR. ELECTRIC
  - PR. NATURAL GAS
  - PR. COMMUNICATIONS



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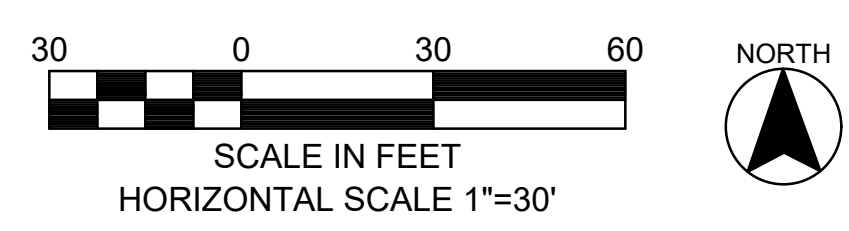
CIVIL SITE PLAN  
**C101**



GRADING PLAN

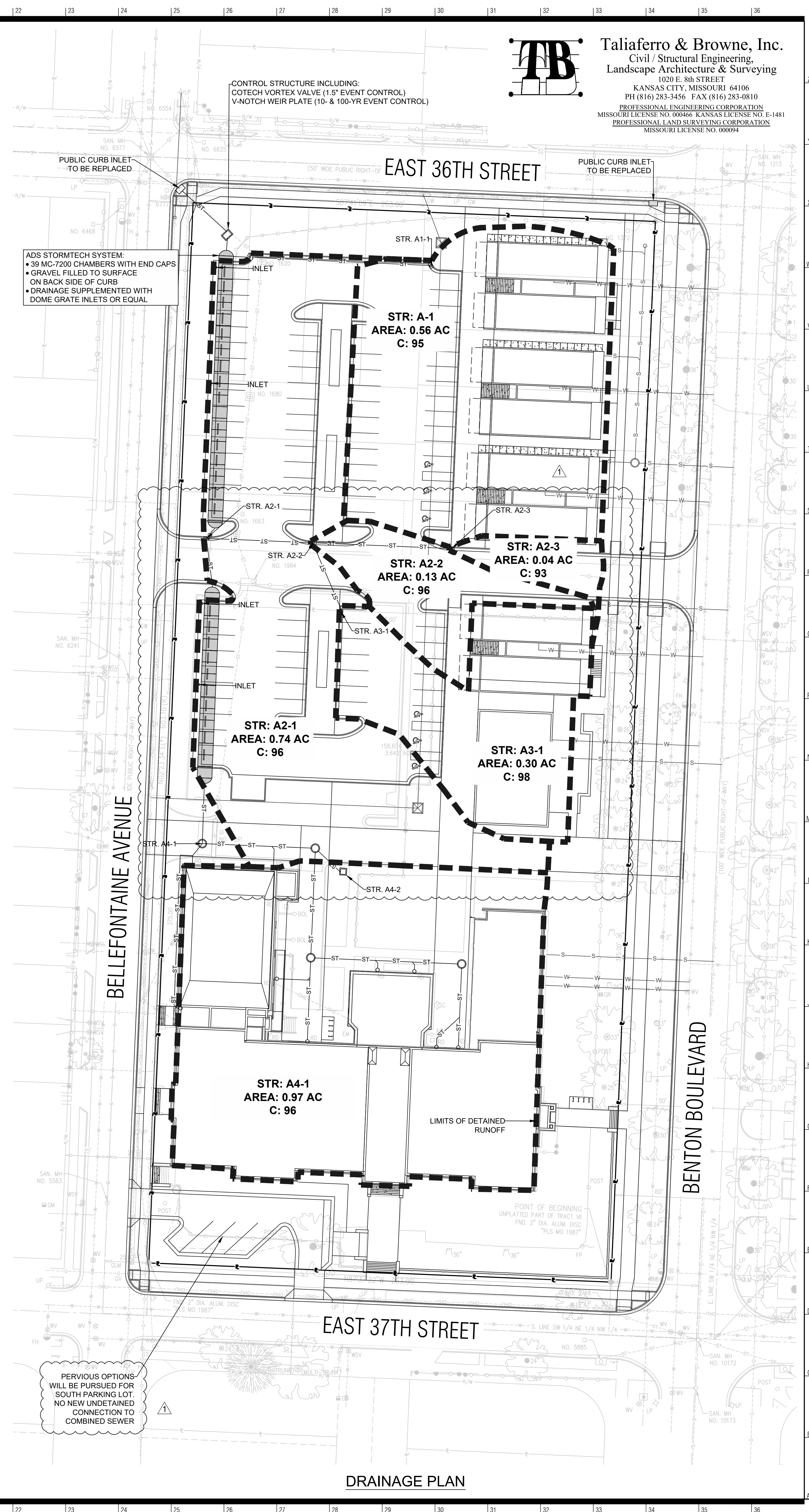
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 Diane Binkley, ACS  
 Secretary of the City Plan Commission



LEGEND

- EXISTING MINOR
- EXISTING MAJOR
- PROPOSED MINOR
- PROPOSED MAJOR
- LIMITS OF DISTURBANCE
- DRAINAGE BOUNDARY
- LL LOWER LEVEL FINISH FLOOR ELEVATION (PARKING AREA)
- SL STREET LEVEL FINISH FLOOR ELEVATION



DRAINAGE PLAN

**TB** Taliaferro & Browne, Inc.  
 Civil / Structural Engineering,  
 Landscape Architecture & Surveying  
 620 E. 8th STREET  
 KANSAS CITY, MISSOURI 64106  
 PH (816) 283-3456 FAX (816) 283-0810  
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**bnim**

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 2450 Pershing Road, Suite 100, Jackson County, Kansas City MO 64108  
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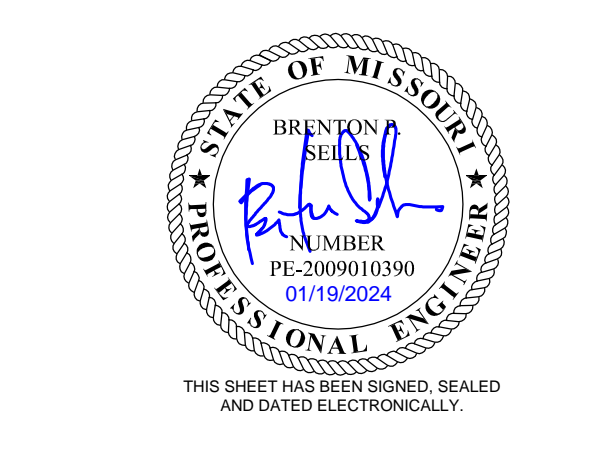
TALIAFERRO & BROWNE, INC. Civil Engineer  
 1020 E. 8th St, Kansas City, MO 64106  
 p.816.283.3456 f.816.283.0810

BNIM Architects Landscape Architect  
 2450 Pershing Road, Suite 100, Jackson County, Kansas City MO  
 64108  
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GRADING & DRAINAGE PLAN  
**C200**

All Materials to follow Heart of the City Area Plan Appendix A: Development Form Guidelines and Boulevard and Parkway Standards, excerpt below:

**MATERIALS**

- Architectural materials should complement the character of the existing built environment through use of high quality, durable materials. Suggested materials include brick, wood, metal, glass, concrete, stone, stucco, cast stone, terracotta, tile and masonry. High quality sustainable architectural materials are also encouraged.
- Sustainable design techniques and materials such as green roofs are encouraged to reduce the amount of storm water runoff, enhance the local environment and reduce energy costs.
- Structures shall provide a minimum of 60% transparency on the ground level façade facing the boulevard.

**ALIGNMENT**

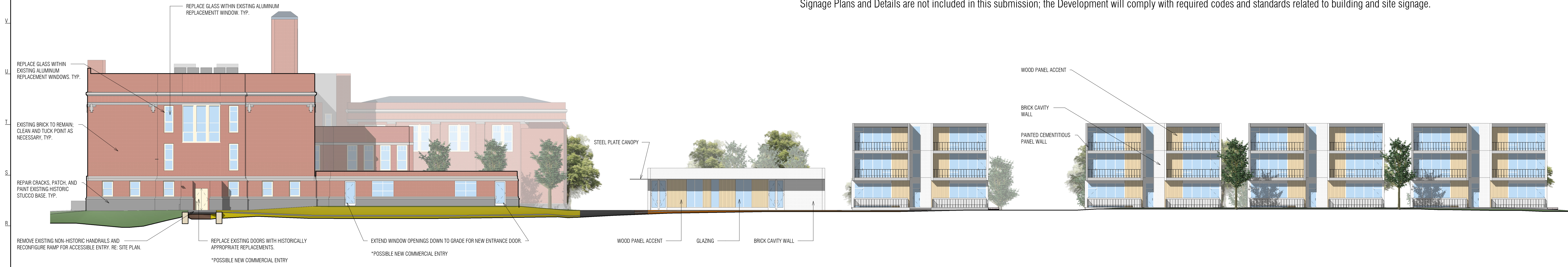
- Alignment is the arrangement of objects in a straight line. The directional emphasis of those objects is also important. Alignment also may refer to how a building is sited on a lot and how the setbacks relate to other buildings along the street.

**PROPORTION/SCALE**

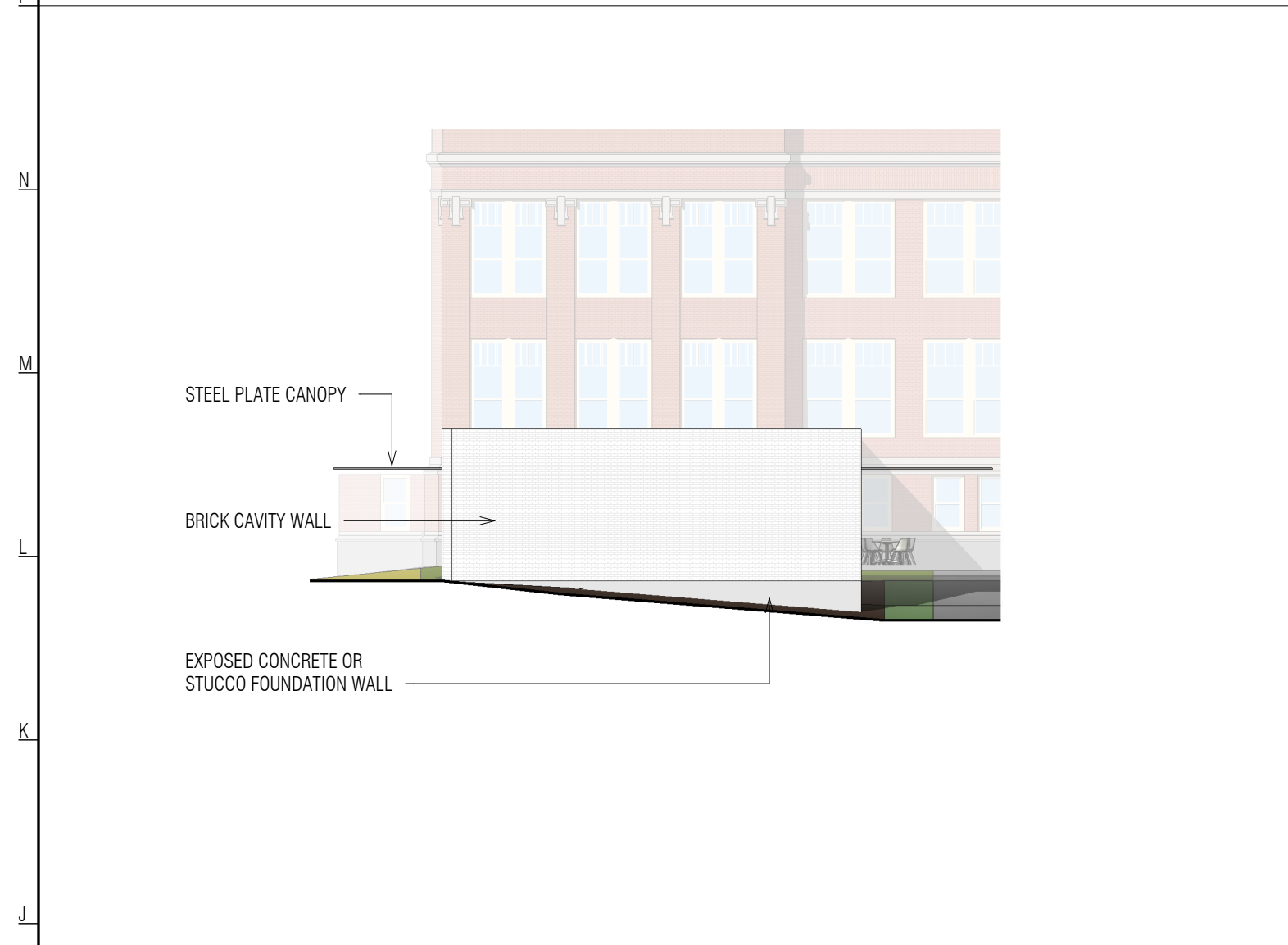
- Proportion is a ratio which compares the dimensions of one object to another. Proportion can be used to relate elements of a building (i.e. windows, porches, trim) to the building as a whole, or it can relate one building to another. When the dimensions of an element or a building are too small or too large, it is described as being "out of scale".

**Signage:**

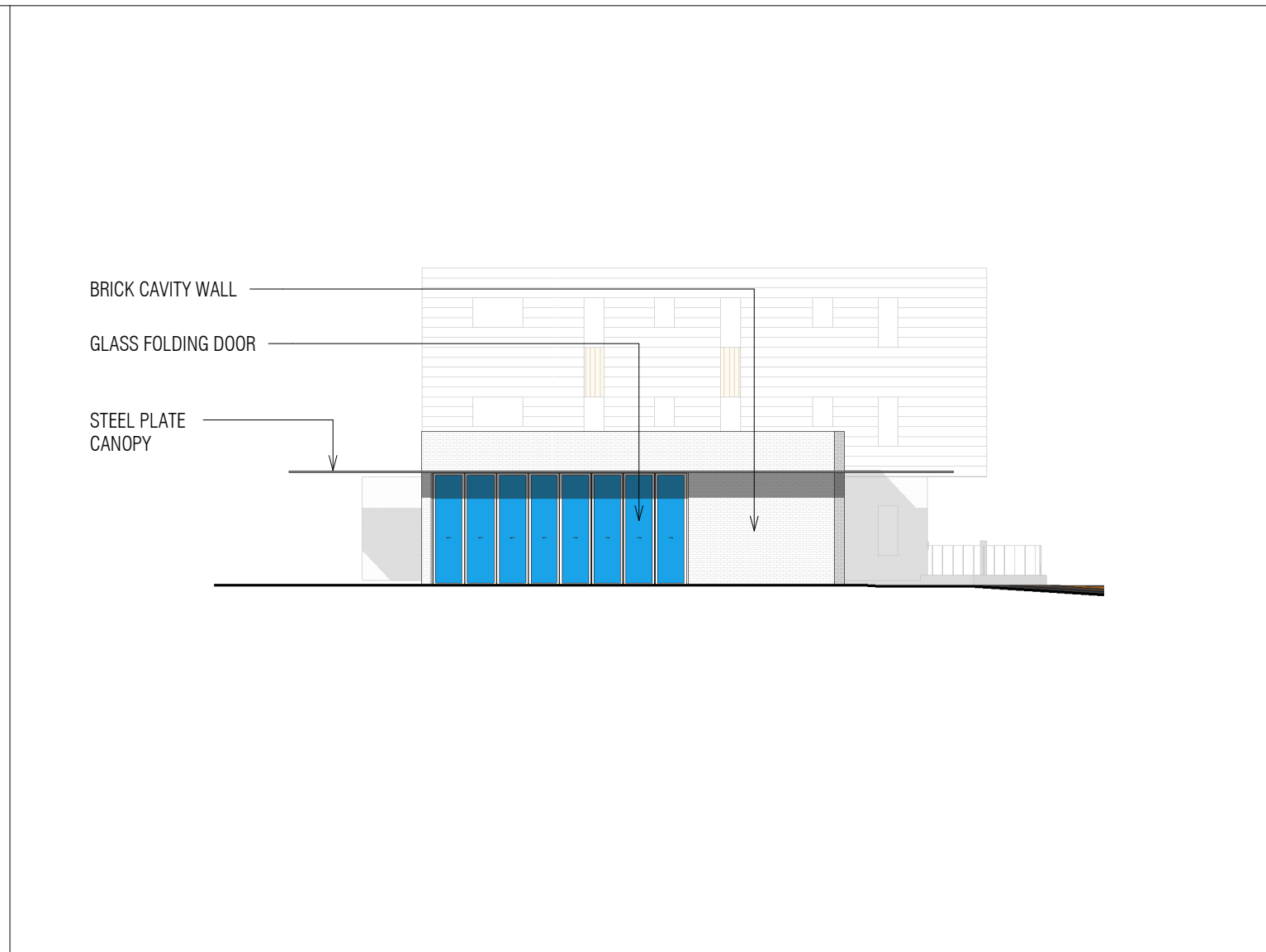
Signage Plans and Details are not included in this submission; the Development will comply with required codes and standards related to building and site signage.



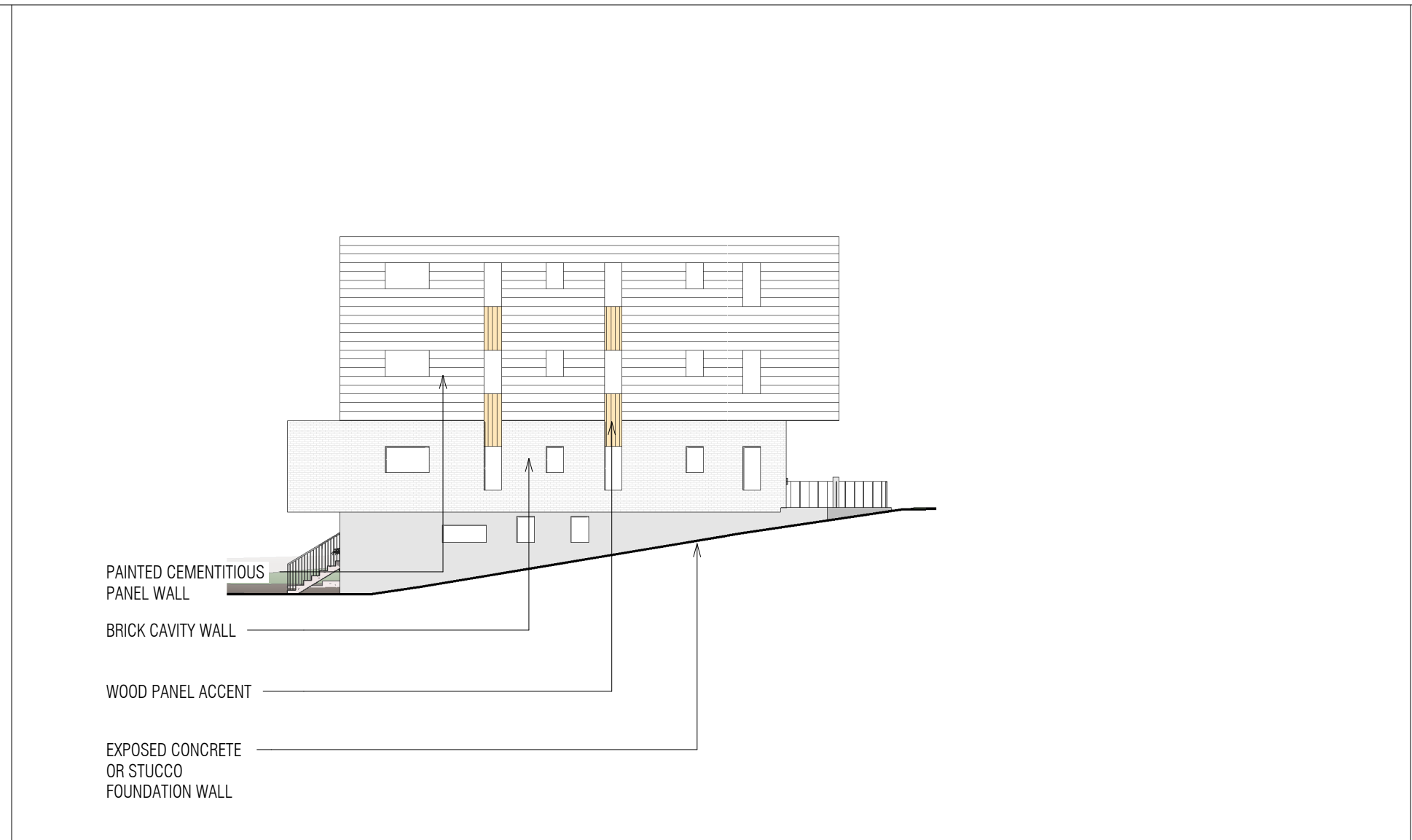
**P1 EAST ELEVATION**  
 1/16" = 1'-0" RE: 1/Ed08.2a



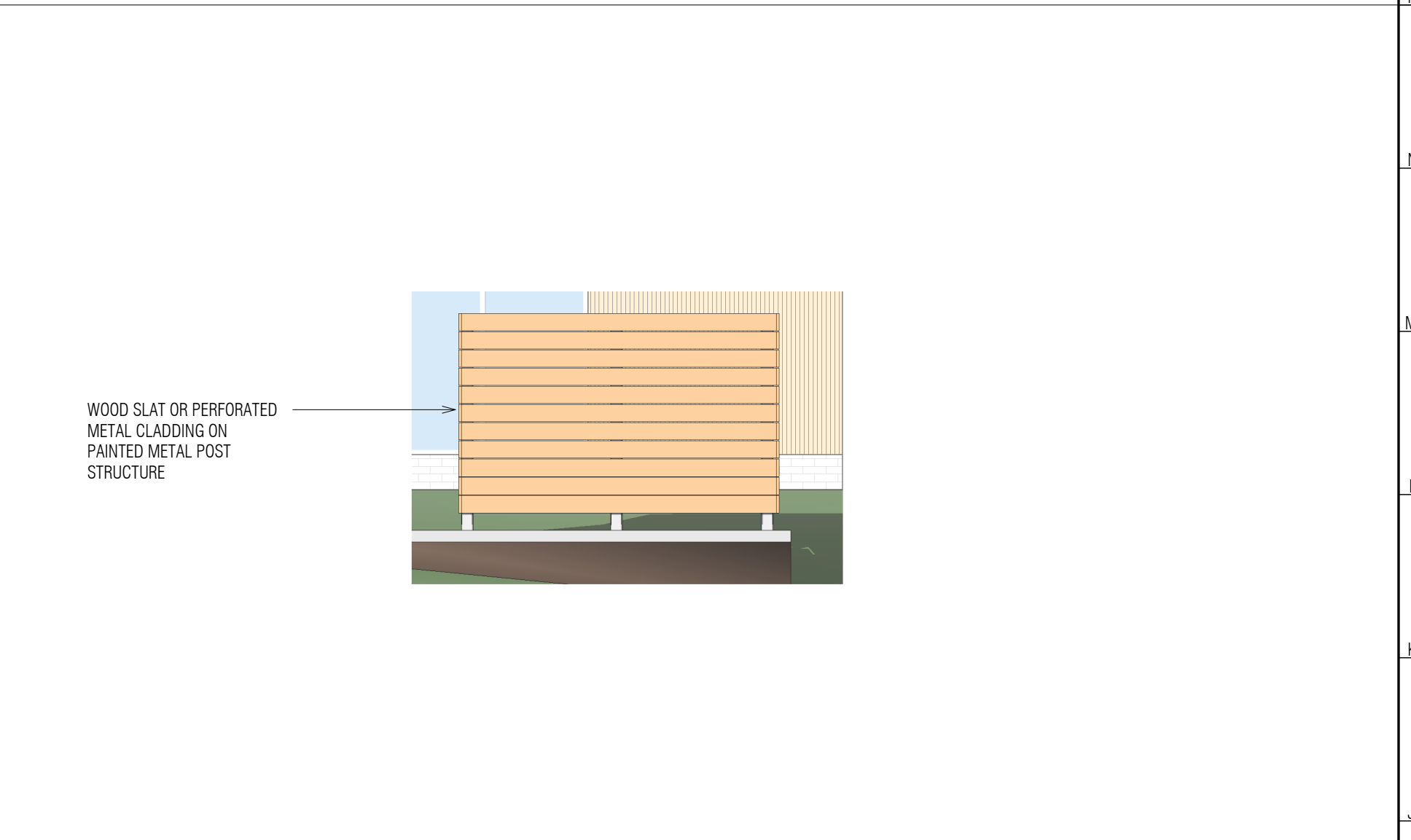
**H1 N.C. COMMERCIAL NORTH ELEVATION**  
 1/16" = 1'-0" RE: A1/A2.106



**H9 N.C. COMMERCIAL SOUTH ELEVATION**  
 1/16" = 1'-0" RE: A1/A2.106



**H17 N.C. COLONNADE SOUTH ELEVATION, TYP.**  
 1/16" = 1'-0" RE: A19/A3.105



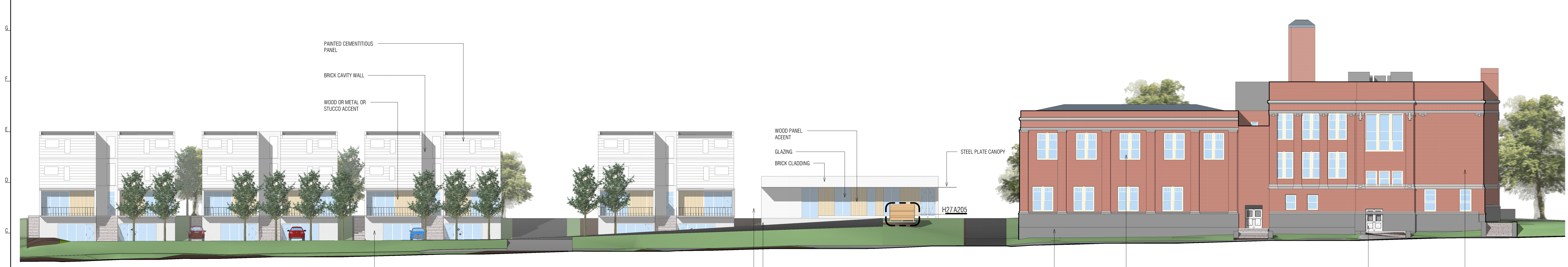
**H27 TRASH ENCLOSURE ELEVATION, TYP.**  
 1/4" = 1'-0" RE: A1/A205

**SANFORD B. LADD SCHOOL REDEVELOPMENT**

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**A1 WEST ELEVATION**  
 1/16" = 1'-0" RE: 1/Ed08.2a

Printed Name - Discipline  
 MO# A-License Number

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 Profession Name: Architectural Corp.  
 License Number: 000377

**EXTERIOR ELEVATION E/W**  
**A205**

All Materials to follow Heart of the City Area Plan Appendix A: Development Form Guidelines and Boulevard and Parkway Standards, excerpt on Sheet A205

**BNIM Architects** Architect  
 2450 Pershing Road, Suite 100, Jackson County, Kansas City MO 64108  
 p.816.783.1500 f.816.783.1501  
 MO State Certificate of Authority #000377

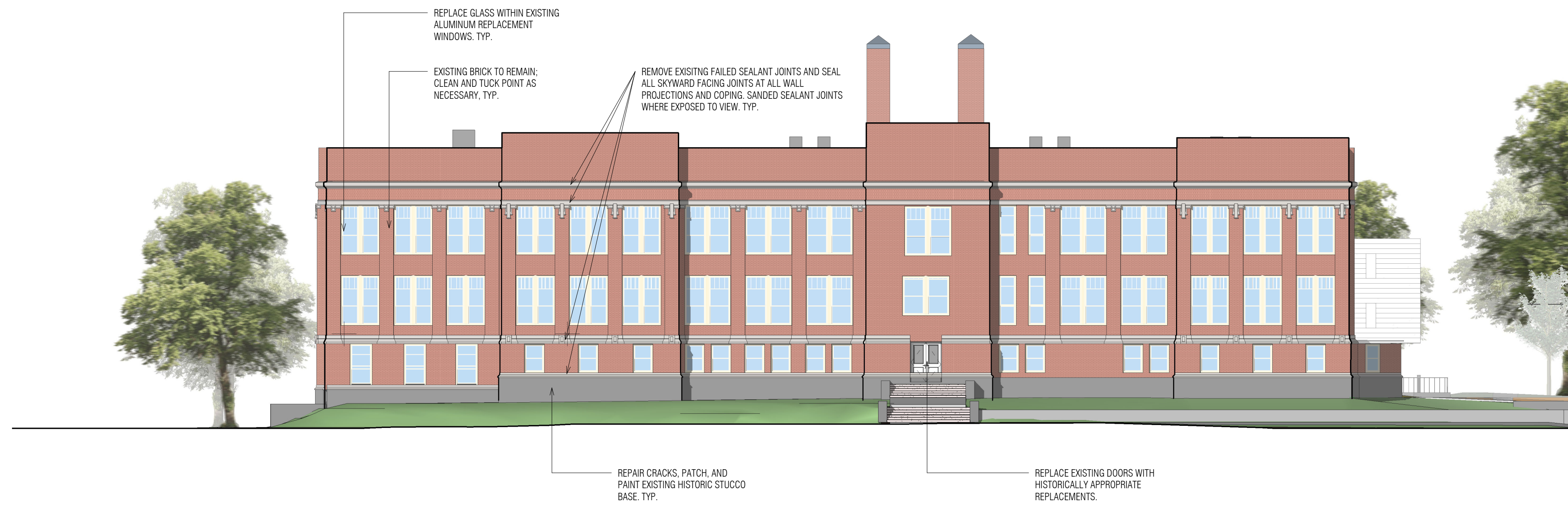
**TALIAFERRO & BROWNE, INC.** Civil Engineer  
 1020 E 8th St, Kansas City, MO 64106  
 p.816.283.3456 f.816.283.0810

**BNIM Architects** Landscape Architect  
 2450 Pershing Road, Suite 100, Jackson County, Kansas City MO 64108  
 p.816.783.1500 f.816.783.1501  
 MO State Certificate of Authority #000377

**LIGHTWORKS, INC.** Lighting Engineer  
 3618 Main, Weston, MO, 64086  
 p.816.640.2948

### S1 LADD SOUTH ELEVATION

1/16" = 1'-0" RE: 1/Ed08.2a



### J1 LADD NORTH ELEVATION

1/16" = 1'-0" RE: A1/A.1.102



### A1 N.C. COLONNADE NORTH ELEVATION

1/16" = 1'-0" RE: A1/A.3.105



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**KANSAS CITY MISSOURI**

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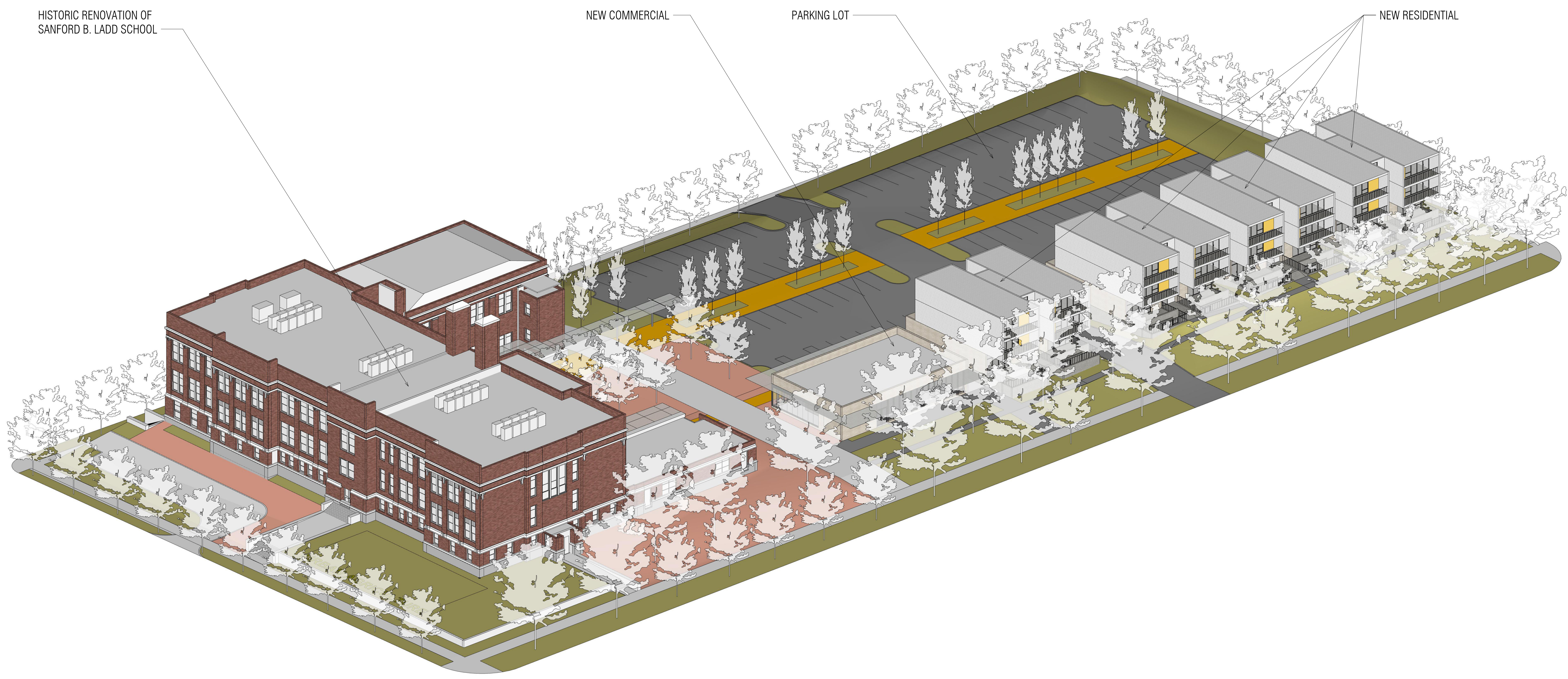
*Susan Binkley*  
 Diane Binkckley, AICP  
 Secretary of the City Plan Commission

Printed Name - Discipline  
 MO# A-License Number

License Name: Berkebile Nelson Immerschuh McDowell Incorporated  
 Profession Name: Architectural Corp.  
 License Number: 000377

# EXTERIOR ELEVATION N/S

## A207



HISTORIC RENOVATION OF  
SANFORD B. LADD SCHOOL

NEW COMMERCIAL

PARKING LOT

NEW RESIDENTIAL

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 License Number: 000377

**MASSING DIAGRAM**  
**A208**

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*Diane Binkckley*  
**Diane Binkckley, AICP**  
 Secretary of the City Plan Commission

- STREET TREES**
- (PER CITY OF KANSAS CITY, MO ZONING & DEVELOPMENT CODE 88-425-03)
- REQUIRED TREES (1 PER 30 LF):
- BENTON BOULEVARD (604'): 20 TREES REQUIRED (15 EXISTING)  
21 TREES PROVIDED
  - BELLEFONTAINE AVENUE (604'): 20 TREES REQUIRED  
28 TREES PROVIDED
  - EAST 36TH STREET (263'): 9 TREES REQUIRED  
9 TREES PROVIDED
  - EAST 37TH STREET (263'): 9 TREES REQUIRED (1 EXISTING)  
9 TREES PROVIDED

- STREET TREE QUANTITIES**
- TREES (1 PER 5,000 SF OF BUILDING FOOTPRINT)  
 SANFORD LADD SCHOOL BUILDING (26691 SF)  
 TREES REQUIRED: 5  
 PROVIDED: 6
- COMMERCIAL BUILDING (5550 SF)  
 TREES REQUIRED: 1  
 PROVIDED: 2
- RESIDENTIAL BUILDINGS (11576 SF)  
 TREES REQUIRED: 2  
 PROVIDED: 4

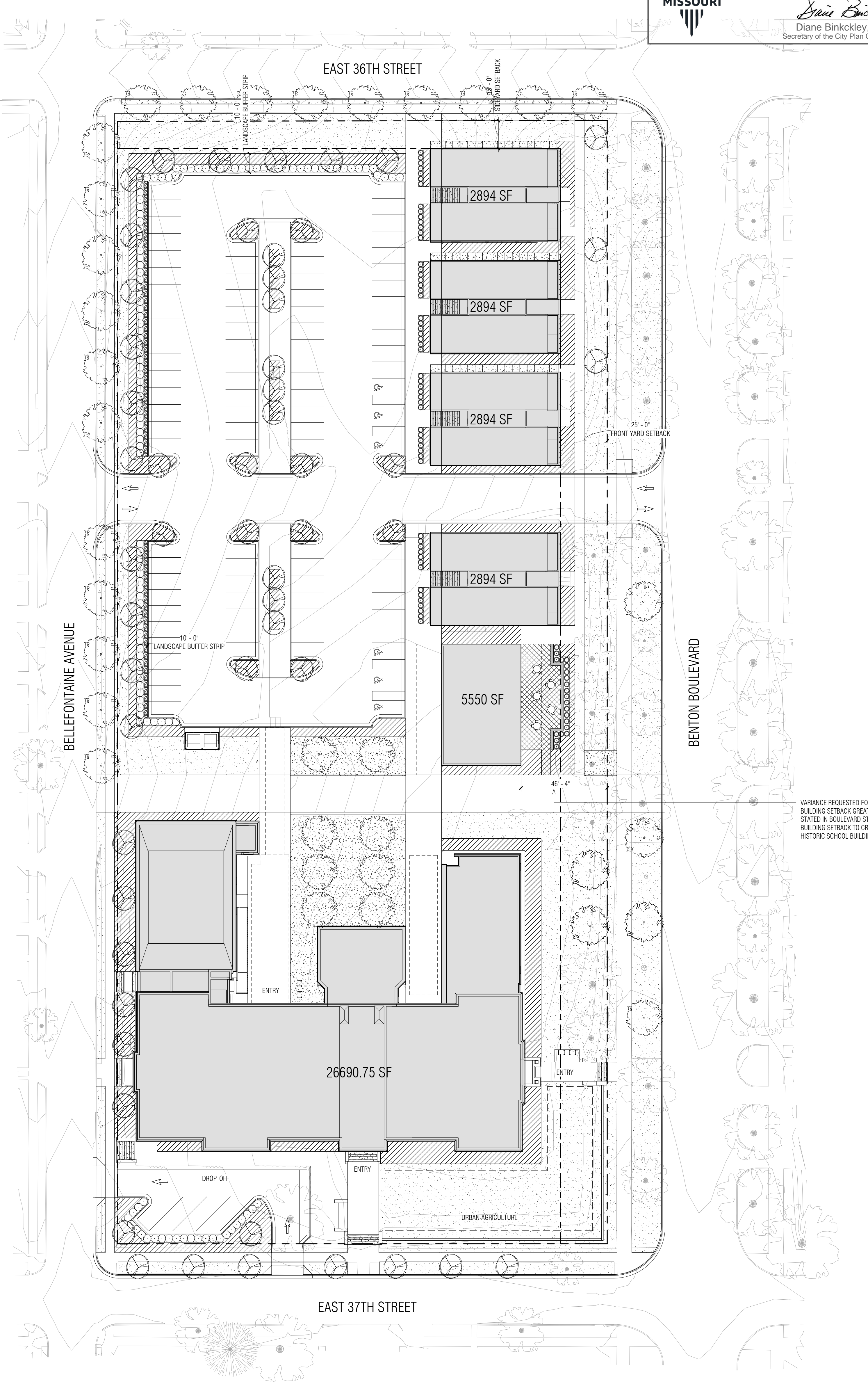
- INTERIOR LANDSCAPE AREA (35 SF PER PARKING SPACE):
- 100 PARKING SPACES 3500 SF REQUIRED  
 4335 SF PROVIDED

- INTERIOR PLANT MATERIALS (ONE TREE PER 5 PARKING SPACES AND ONE SHRUB PER PARKING SPACES)
- 100 PARKING SPACES 20 TREES & 100 SHRUBS REQUIRED  
 25 TREES & 100 SHRUBS PROVIDED

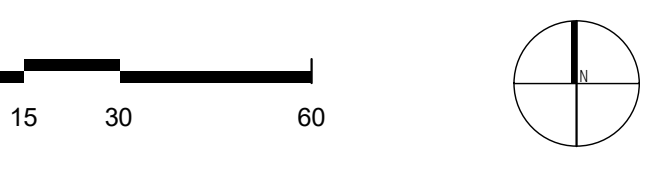
- LANDSCAPE SIZES
- OVERSTORY TREES - 2" CAL.
  - ORNAMENTAL TREES - 8'-0" HT.
  - EVERGREEN TREES - 8'-0" HT.
  - PERENNIALS - 1 GAL.
- LANDSCAPE BEDS TO HAVE 12" DEPTH OF TOPSOIL.  
 TURF AREAS TO HAVE MINIMUM OF 6" DEPTH OF TOPSOIL.

- LEGEND**
- BUILDING
  - CONCRETE PAD
  - DECOMPOSED GRANITE
  - SHRUB
  - TURF
  - BRICK PAVERS
  - CONCRETE WALL
  - EXISTING TREES
  - LARGE DECIDUOUS TREES
  - SMALL DECIDUOUS TREES
  - EVERGREEN SHRUB - MEDIUM
  - EVERGREEN SHRUB - SMALL

MASTER PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
<b>OVERSTORY TREES</b>						
GB		Ginkgo biloba	GINKGO PRINCETON SENTRY	2" CAL.	B&B	SPECIMEN QUANTITY
GT		Gymnocladus dioica	KENTUCKY COFFEETREE	2" CAL.	B&B	8" MIN. HT.
TD		Quercus bicolor	SWAMP WHITE OAK	2" CAL.	B&B	8" MIN. HT.
<b>UNDERSTORY TREES</b>						
ZW		Zelkova serrata "wireless"	WIRELESS ZELKOVA	2" CAL.	B&B	8" MIN. HT.
AG		Cercis canadensis	OKLAHOMA REDBUD	2" CAL.	B&B	8" MIN. HT.
BN		Malus-royal raindrops	CRABAPPLE - ROYAL RAINDROPS	2" CAL.	B&B	8" MIN. HT.
MV		Magnolia virginiana	SWEET BAY MAGNOLIA	2" CAL.	B&B	MULTI-STEMMED
<b>SHRUB</b>						
AH2		Amsonia hubrichtii	ARKANSAS BLUE-STAR	18" HT MIN.	1 GAL.	30" O.C.
RG		Rhus aromatica 'gro-low'	GRO-LOW FRAGRANT SUMAC	18" HT MIN.	5 GAL.	60" O.C.
SGJ		Juniperus chinensis 'sea green'	SEA GREEN JUNIPER	18" HT MIN.	5 GAL.	60" O.C.
IK		Ilex glabra 'shamrock'	INKBERRY HOLLY	18" HT MIN.	3 GAL.	40" O.C.
<b>PERENNIALS</b>						
EP		Echinacea purpurea	PURPLE CONEFLOWER	12" HT MIN.	1 GAL.	12" O.C.
CV		Coresopsis verticillata 'moonbeam'	THREADLEAF COREOPSIS	12" HT MIN.	1 GAL.	24" O.C.
AC3		Achillea 'coronation gold'	HYBRID YARROW	12" HT MIN.	1 GAL.	30" O.C.
EY		Eryngium yuccifolium	RATTLESNAKE MASTER	18" HT MIN.	1 GAL.	1'-6" TRIANGULAR SPACING
LS		Liatris spicata	BLAZING STAR	18" HT MIN.	1 GAL.	1'-6" TRIANGULAR SPACING
PA		Perovskia atriplicifolia	RUSSIAN SAGE	18" HT MIN.	1 GAL.	1'-6" TRIANGULAR SPACING
<b>GRASSES</b>						
SS		Schizachyrium scoparium 'the blues'	THE BLUES LITTLE BLUESTEM	24" HT MIN.	3 GAL.	24" O.C.
SH		Sporobolus heterolepis	PRAIRIE DROPSEED "TARA"	12" HT MIN.	1 GAL.	1'-6" TRIANGULAR SPACING
CL		Chasmanthium latifolium	NORTHERN SEA OATS	12" HT MIN.	1 GAL.	1'-6" TRIANGULAR SPACING
JE		Juncus effusus	SOFT RUSH	12" HT MIN.	1 GAL.	1'-6" TRIANGULAR SPACING
PV-PT		Panicum virgatum 'Purple Tears'	PURPLE TEARS SWITCH GRASS	18" HT MIN.	1 GAL.	1'-6" TRIANGULAR SPACING
PV-S		Panicum virgatum 'Shenandoah'	SHENANDOAH RED SWITCH GRASS	18" HT MIN.	1 GAL.	1'-6" TRIANGULAR SPACING
<b>GROUNDCOVERS</b>						
PO		Polygonatum odoratum 'variegatum'	SOLOMON 'S-SEAL'	10" MIN. HT.	1 GAL.	12" O.C.
<b>SOD/SEED</b>						
TT		Turf type tall fescue	TURF TYPE TALL FESCUE VARIETY		SOD	



VARIANCE REQUESTED FOR COMMERCIAL BUILDING SETBACK GREATER THAN 20'-0" AS STATED IN BOULEVARD STANDARDS. COMMERCIAL BUILDING SETBACK TO CREATE ALIGNMENT WITH HISTORIC SCHOOL BUILDING SETBACK



**A19 LANDSCAPE PLAN**  
 1" = 30'-0" RE: A1/A1.202

**SANFORD B. LADD SCHOOL REDEVELOPMENT**

3600 Benton Boulevard  
 Kansas City, MO 64128  
 Project No: 21028.00

**UR Submittal**

Issued: 08/28/2023

Rev. #	Description	Date Issued

Printed Name - Discipline  
**MO# A-1 License Number**

License Name: Berkeley Nelson Immersichuk McDowell Incorporated  
 Profession Name: Architectural Corp.  
 License Number: 000377

**LANDSCAPE PLAN**  
**L100**

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**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. CD-CPC-2023-00144 on 02/06/24

*Diane Binkckley*  
 Diane Binkckley, AICP  
 Secretary of the City Plan Commission

- KEY NOTES**
- 1 WALL MOUNTED SCONCE TYPE LW1 ON EACH RESIDENTIAL ENTRY 'PORCH'. LOCATION AND QUANTITIES TBD. THESE HAVE BEEN INCLUDED IN THE PHOTOMETRIC LIGHTING STUDY BUT DO NOT CONTRIBUTE TO THE OVERALL SITE ILLUMINATION.
  - 2 STRING LIGHTS OR OTHER DECORATIVE EVENT LIGHTING SHALL SUPPLEMENT THE BOLLARD LIGHTING TYPE LB2 IN THE GARDEN/GATHERING AREA.
  - 3 INCREASED ILLUMINATION AT DRIVE ENTRIES WHERE PEDESTRIAN/VEHICLE TRAFFIC INTERSECTS.

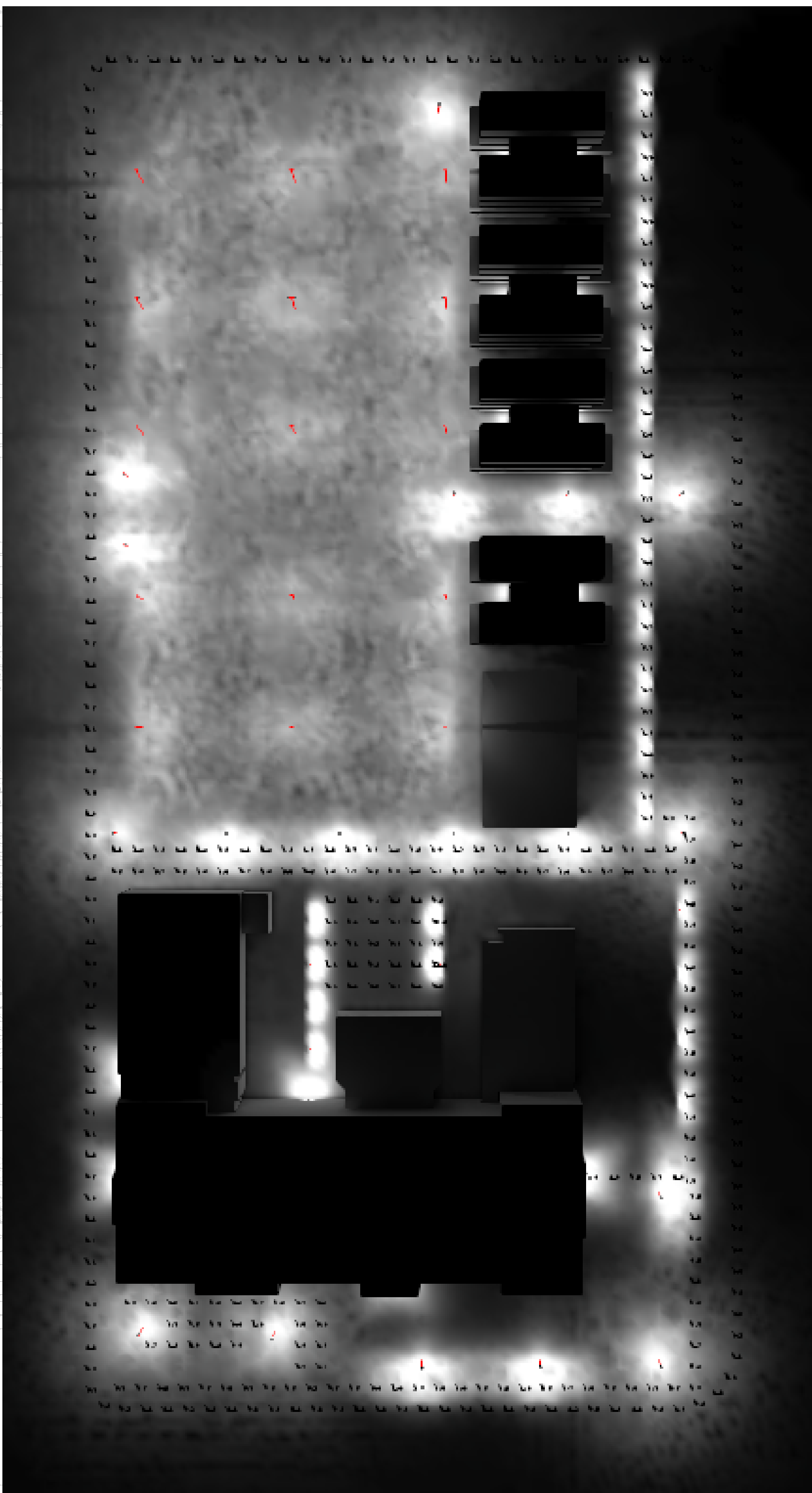
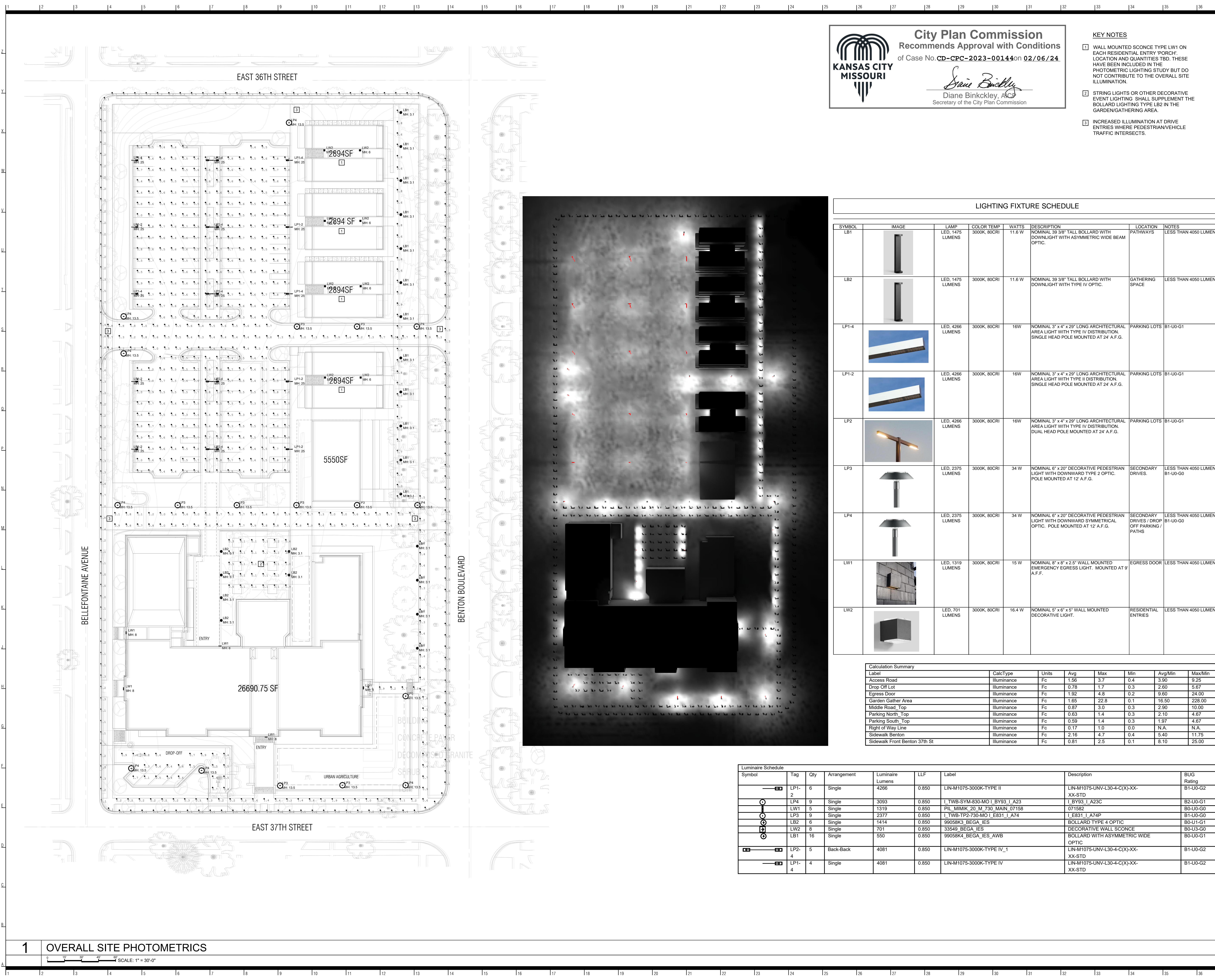
**bnim**

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 2460 Pershing Road, Suite 100, Jackson County, Kansas City MO 64108  
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TALIAFERRO & BROWNE, INC.  
 1020 E 8th St. Kansas City, MO 64106  
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 Civil Engineer

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LIGHTWORKS, INC.  
 3818 Main, Weston MO 64098  
 p.816.640.9248  
 Landscape Architect  
 Light Engineer



LIGHTING FIXTURE SCHEDULE							
SYMBOL	IMAGE	LAMP	COLOR TEMP	WATTS	DESCRIPTION	LOCATION	NOTES
LB1		LED, 1475 LUMENS	3000K, 80CRI	11.6 W	NOMINAL 39 3/8" TALL BOLLARD WITH DOWNLIGHT WITH ASYMMETRIC WIDE BEAM OPTIC.	PATHWAYS	LESS THAN 4050 LUMENS
LB2		LED, 1475 LUMENS	3000K, 80CRI	11.6 W	NOMINAL 39 3/8" TALL BOLLARD WITH DOWNLIGHT WITH TYPE IV OPTIC.	GATHERING SPACE	LESS THAN 4050 LUMENS
LP1-4		LED, 4266 LUMENS	3000K, 80CRI	16W	NOMINAL 3' x 4' x 29" LONG ARCHITECTURAL AREA LIGHT WITH TYPE IV DISTRIBUTION. SINGLE HEAD POLE MOUNTED AT 24' A.F.G.	PARKING LOTS	B1-U0-G1
LP1-2		LED, 4266 LUMENS	3000K, 80CRI	16W	NOMINAL 3' x 4' x 29" LONG ARCHITECTURAL AREA LIGHT WITH TYPE II DISTRIBUTION. SINGLE HEAD POLE MOUNTED AT 24' A.F.G.	PARKING LOTS	B1-U0-G1
LP2		LED, 4266 LUMENS	3000K, 80CRI	16W	NOMINAL 3' x 4' x 29" LONG ARCHITECTURAL AREA LIGHT WITH TYPE IV DISTRIBUTION. DUAL HEAD POLE MOUNTED AT 24' A.F.G.	PARKING LOTS	B1-U0-G1
LP3		LED, 2375 LUMENS	3000K, 80CRI	34 W	NOMINAL 6" x 6" x 25" DECORATIVE PEDESTRIAN LIGHT WITH DOWNWARD SYMMETRICAL OPTIC. POLE MOUNTED AT 12' A.F.G.	SECONDARY DRIVES	LESS THAN 4050 LUMENS B1-U0-G0
LP4		LED, 2375 LUMENS	3000K, 80CRI	34 W	NOMINAL 6" x 6" x 25" DECORATIVE PEDESTRIAN LIGHT WITH DOWNWARD SYMMETRICAL OPTIC. POLE MOUNTED AT 12' A.F.G.	SECONDARY DRIVES / DROP OFF PARKING / PATHS	LESS THAN 4050 LUMENS B1-U0-G0
LW1		LED, 1319 LUMENS	3000K, 80CRI	15 W	NOMINAL 6" x 4" x 2.5" WALL MOUNTED EMERGENCY EGRESS LIGHT. MOUNTED AT 9' A.F.F.	EGRESS DOOR	LESS THAN 4050 LUMENS
LW2		LED, 701 LUMENS	3000K, 80CRI	16.4 W	NOMINAL 5" x 6" x 5" WALL MOUNTED DECORATIVE LIGHT.	RESIDENTIAL ENTRIES	LESS THAN 4050 LUMENS

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Access Road	Illuminance	Fc	1.56	3.7	0.4	3.90	9.25
Drop Off Lot	Illuminance	Fc	0.78	1.7	0.3	2.60	5.67
Egress Door	Illuminance	Fc	1.92	4.8	0.2	9.60	24.00
Garden Gather Area	Illuminance	Fc	1.65	22.8	0.1	16.50	228.00
Middle Road_Top	Illuminance	Fc	0.87	3.0	0.3	2.90	10.00
Parking North_Top	Illuminance	Fc	0.63	1.4	0.3	2.10	4.67
Parking South_Top	Illuminance	Fc	0.59	1.4	0.3	1.97	4.67
Right of Way Line	Illuminance	Fc	0.17	1.0	0.0	N.A.	N.A.
Sidewalk Benton	Illuminance	Fc	2.16	4.7	0.4	5.40	11.75
Sidewalk Front Benton 37th St	Illuminance	Fc	0.81	2.5	0.1	8.10	25.00

Symbol	Tag	Qty	Arrangement	Luminaire Lumens	LLF	Label	Description	BUG Rating
	LP1-2	6	Single	4266	0.850	LIN-M1075-3000K-TYPE II	LIN-M1075-UNV-L30-4-C(X)-XX-XX-STD	B1-U0-G2
	LP4	9	Single	3093	0.850	L_TWBSY-830-MO_I_BY93_I_A23	I_BY93_I_A23C	B2-U0-G1
	LW1	5	Single	1319	0.850	PIL_MIMIK_20_M_730_MAIN_07158	071582	B0-U0-G0
	LP3	9	Single	2377	0.850	L_TWBS-TF2-760-MO_I_E831_I_A74	L_E831_I_A74P	B1-U0-G0
	LB2	6	Single	1414	0.850	9905SK3_BEGA_IES	BOLLARD TYPE 4 OPTIC	B0-U1-G1
	LW2	8	Single	701	0.850	33549_BEGA_IES	DECORATIVE WALL SCONCE	B0-U0-G1
	LB1	16	Single	550	0.850	9905SK4_BEGA_IES_AWB	BOLLARD WITH ASYMMETRIC WIDE OPTIC	B0-U0-G1
	LP2	5	Back-Back	4081	0.850	LIN-M1075-3000K-TYPE IV_1	LIN-M1075-UNV-L30-4-C(X)-XX-XX-STD	B1-U0-G2
	LP1-4	4	Single	4081	0.850	LIN-M1075-3000K-TYPE IV	LIN-M1075-UNV-L30-4-C(X)-XX-XX-STD	B1-U0-G2

**LADD SCHOOL REDEVELOPMENT**

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 MO# A-License Number  
 License Name: Berkebile Nelson Immenschutt McDowell Incorporated  
 Profession Name: Architectural Corp.  
 License Number: 000377

SITE PHOTOMETRICS  
**E100**  
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