1818 / 1822 MAIN STREET

DESIGN UPDATES for KANSAS CITY PLANNING COMMISSION
19 SEPTEMBER 2023

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2023-00120 on 9/19/2023

Joseph Rexwinkle, AICP
Secretary of the Commission

copaken brooks

GENERATOR STUDIO

EXISTING VIEW LOOKING NORTH ON MAIN STREET

PROPOSED VIEW LOOKING NORTH ON MAIN STREET

KANSAS CITY MISSOURI

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Secretary of the Commission

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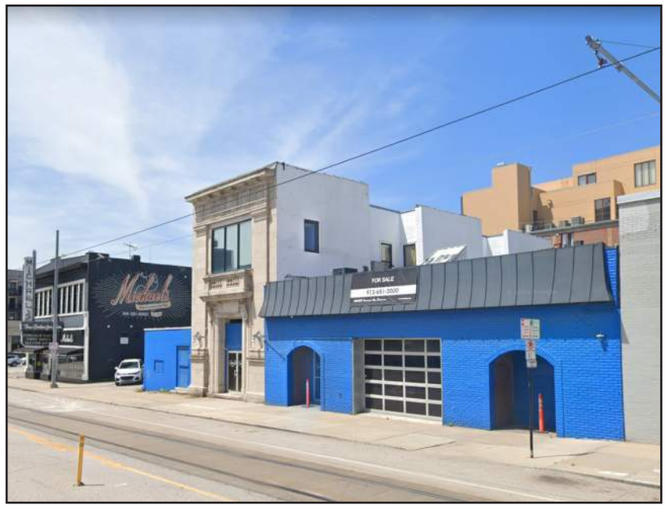
GENERATOR STUDIO

EXISTING STREETSCAPE + CONCEPT MASSING



EXISTING VIEW LOOKING SOUTH ON MAIN STREET

PROPOSED VIEW LOOKING SOUTH ON MAIN STREET

KANSAS CITY MISSOURI

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GENERATOR STUDIO

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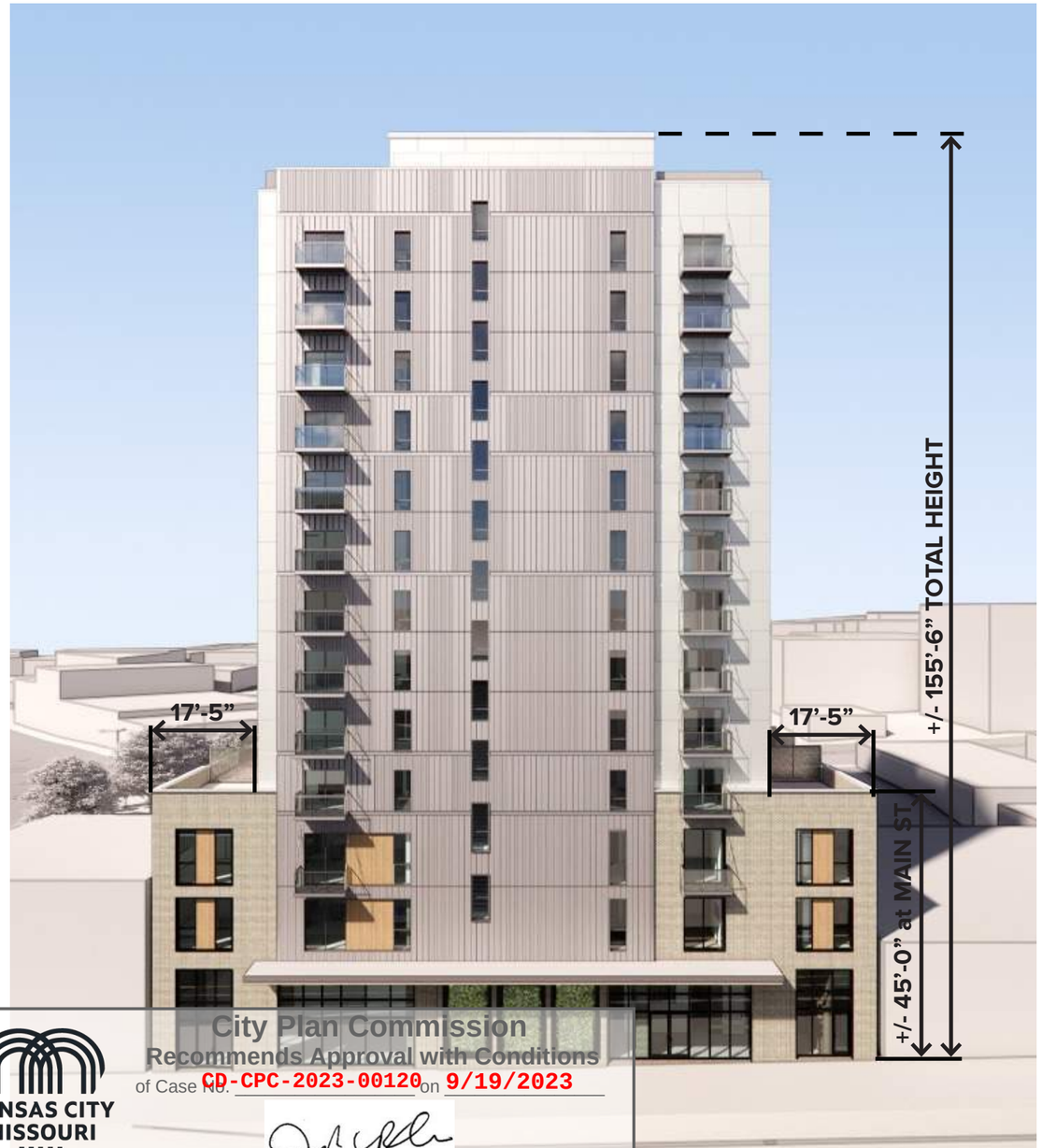

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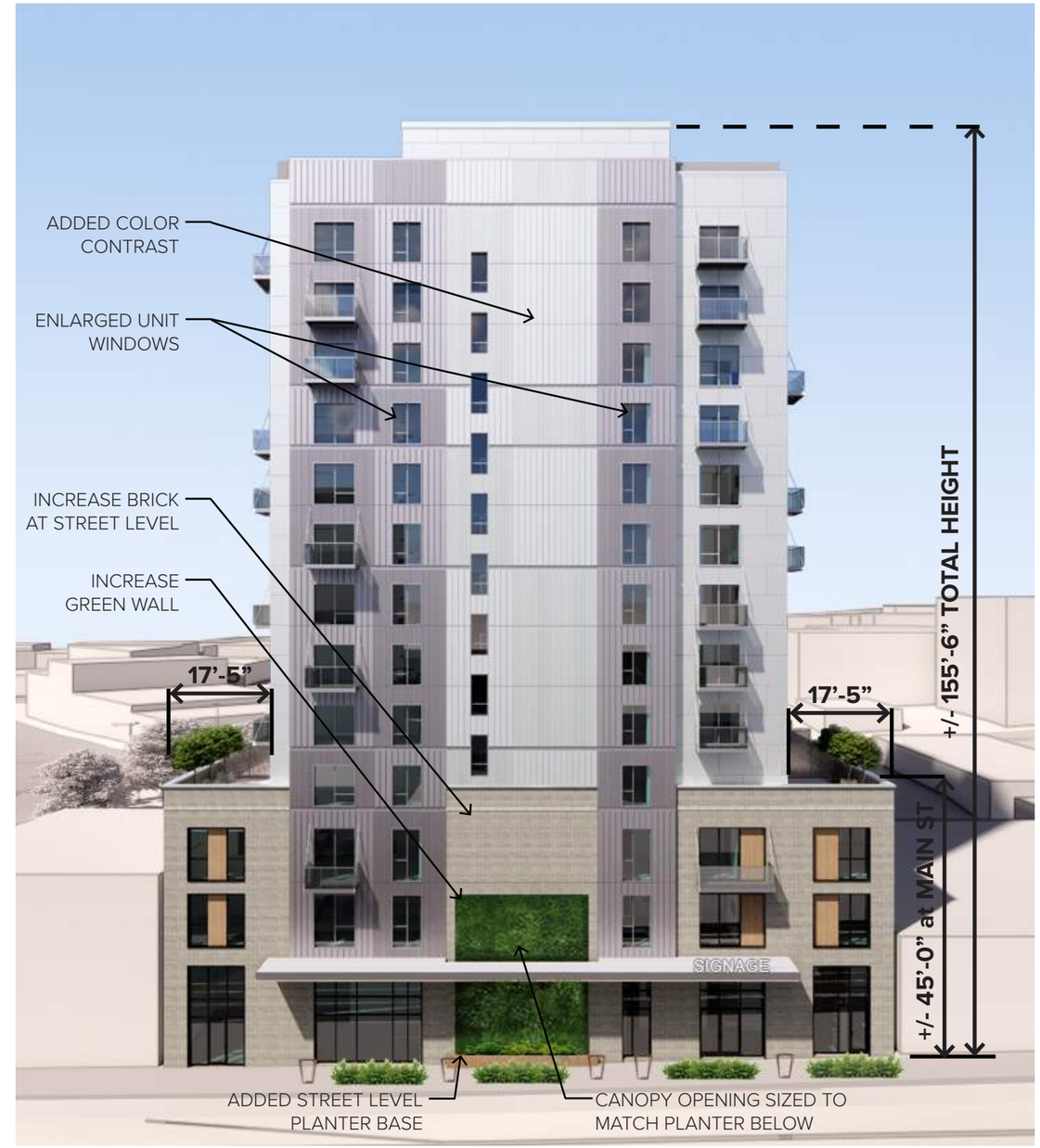
EAST ELEVATION PERSPECTIVE - PLUS CONCEPT



EAST ELEVATION PERSPECTIVE - UPDATED CONCEPT

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EAST ELEVATION UPDATE

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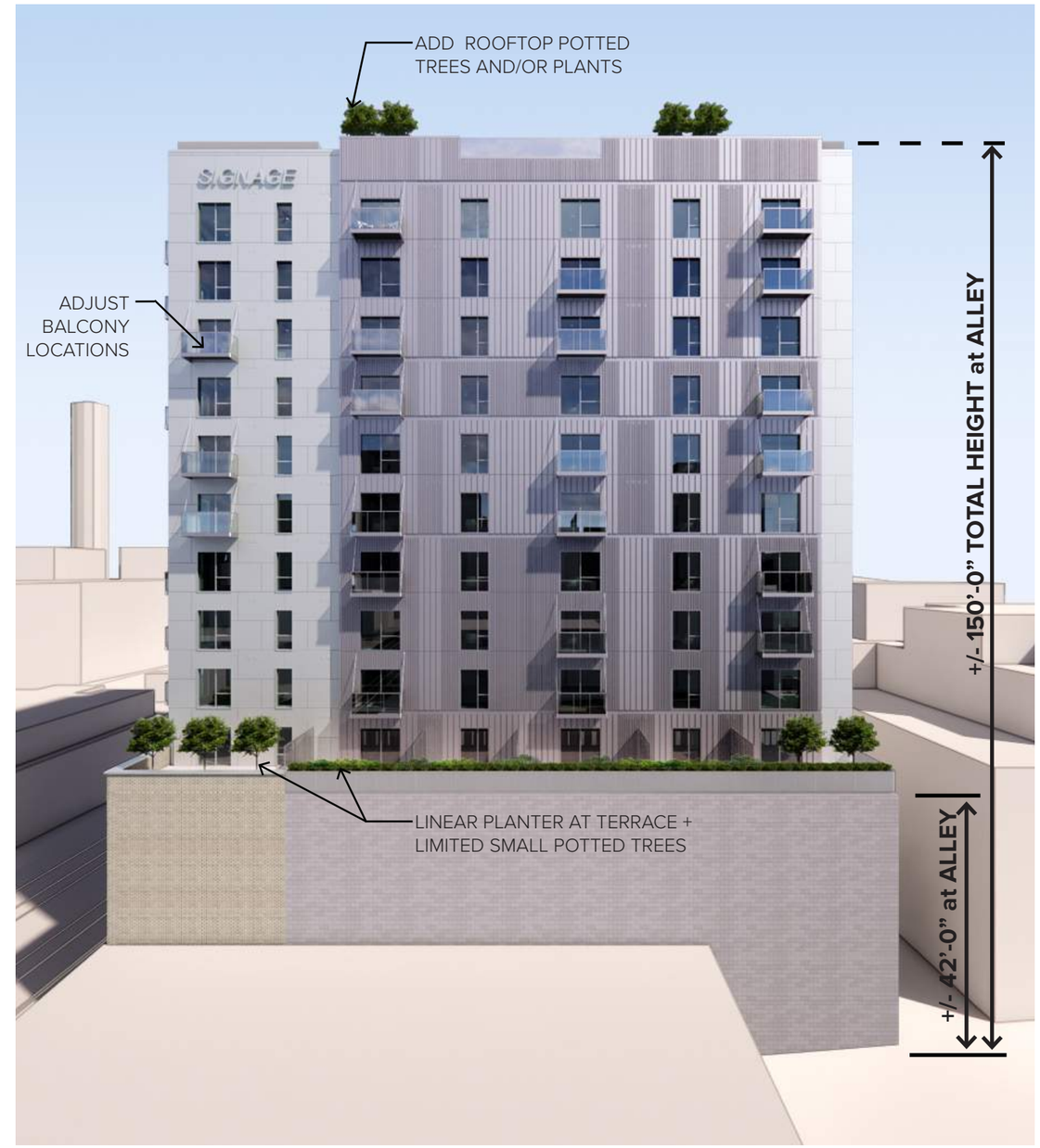
NORTH ELEVATION PERSPECTIVE - PREVIOUS CONCEPT

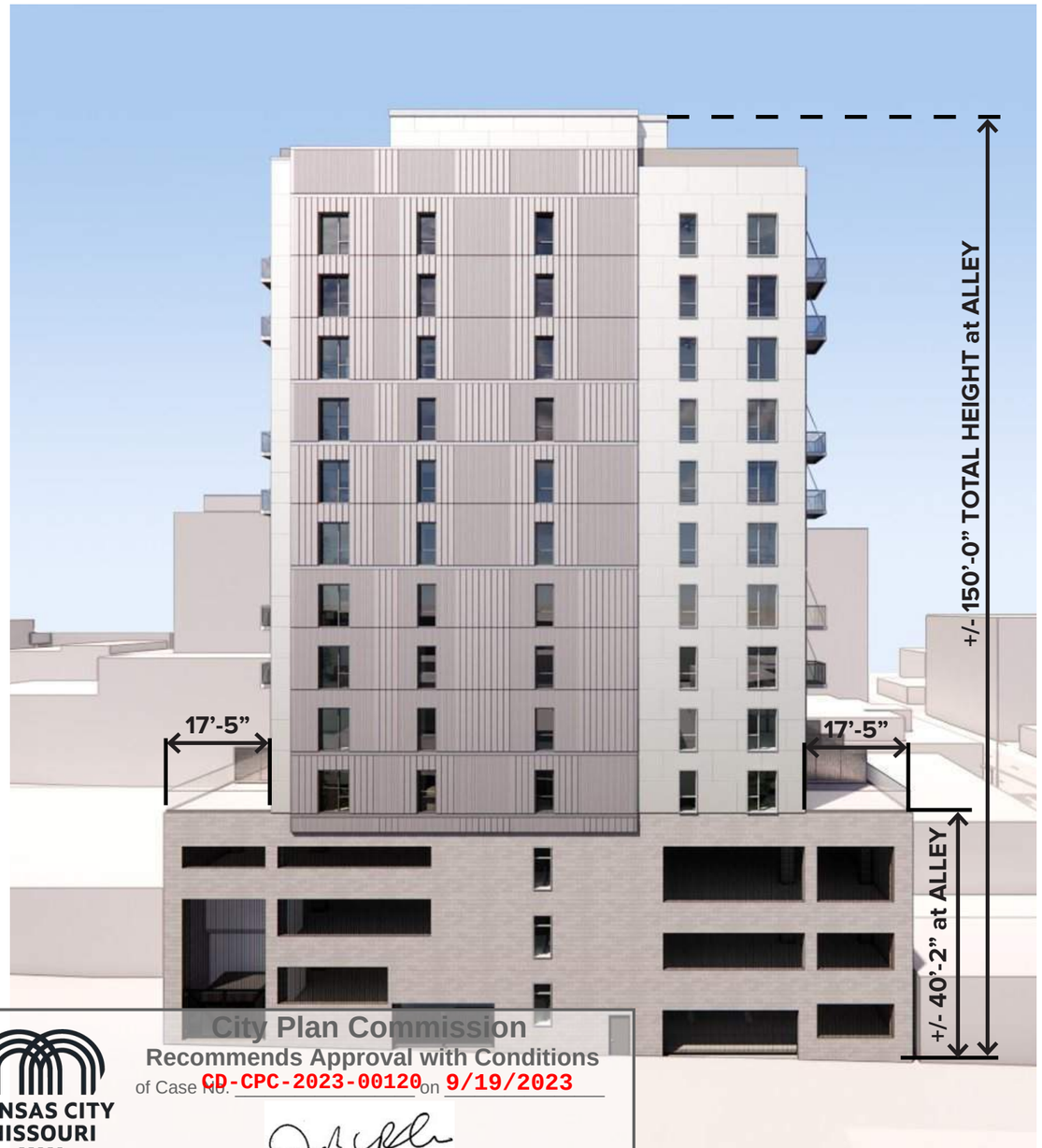


NORTH ELEVATION PERSPECTIVE - UPDATED CONCEPT

copaken brooks

GENERATOR STUDIO

NORTH ELEVATION UPDATE



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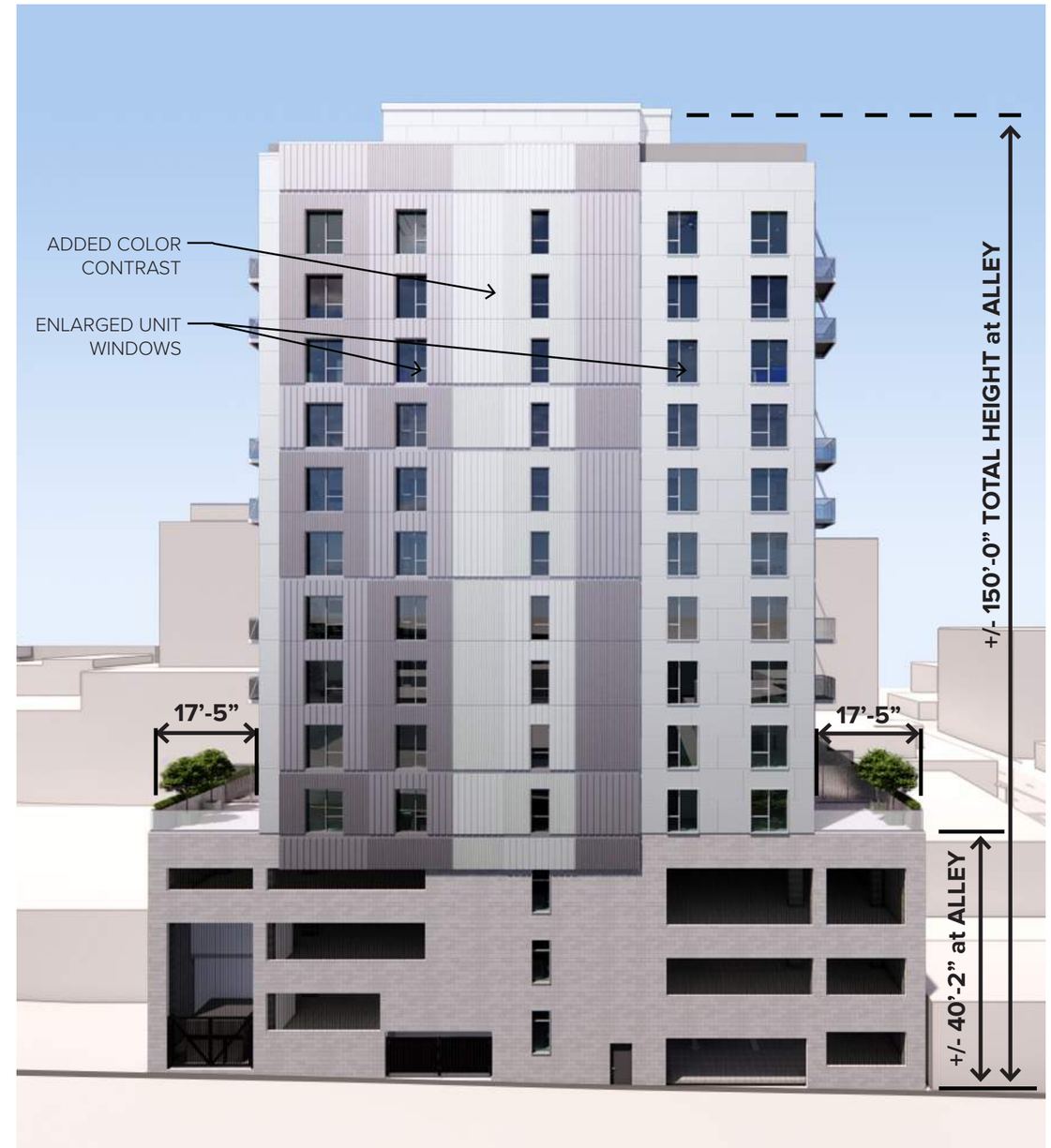
KANSAS CITY MISSOURI

WEST ELEVATION PERSPECTIVE - PREVIOUS CONCEPT



WEST ELEVATION PERSPECTIVE - UPDATED CONCEPT

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GENERATOR STUDIO

WEST ELEVATION UPDATE

SOUTH ELEVATION PREVIOUS CONCEPT

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SOUTH ELEVATION PERSPECTIVE - UPDATED CONCEPT

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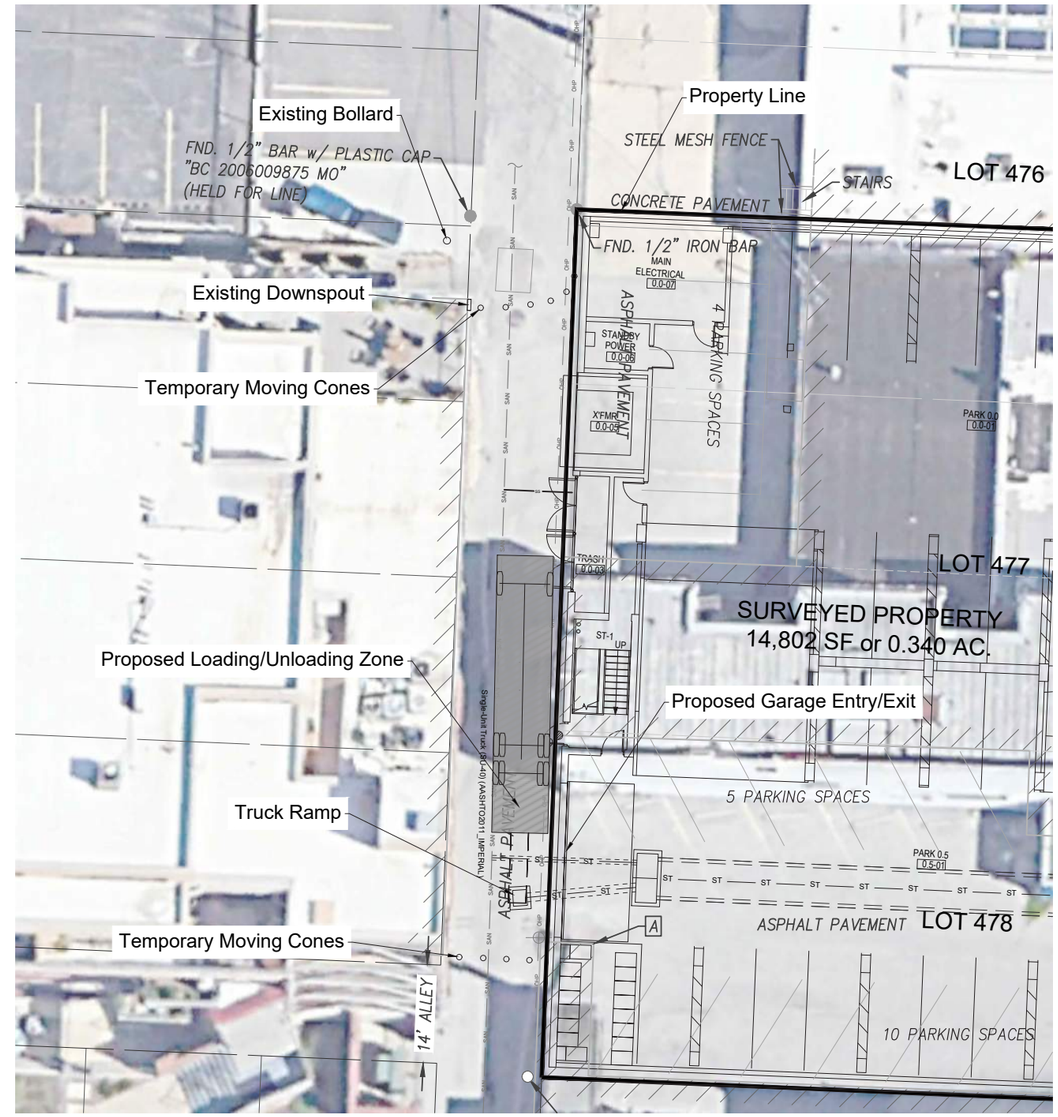
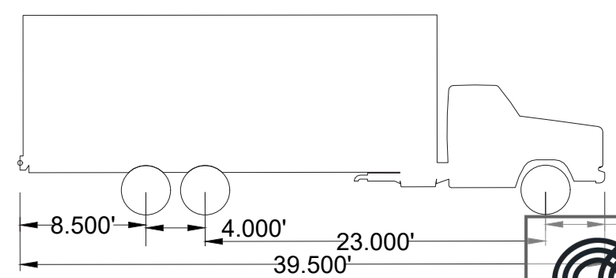
GENERATOR STUDIO

SOUTH ELEVATION UPDATE





Vehicle library: AASHTO2011_IMPERIAL
Name: Single-Unit Truck (SU-40)
Width [ft]: 8.000
Height [ft]: 13.500
Front track [ft]: 8.000
Back track [ft]: 8.000
Total vehicle length [ft]: 39.500
Average steering angle: 31.926°
Turn time (sec.): 6.0
Turning radius (curb to curb) [ft]: 50.714
Turning radius (wall to wall) [ft]: 52.800

Note: Loading/Unloading Truck Time To Be Coordinated By Building Management.

KANSAS CITY MISSOURI

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GENERATOR STUDIO

Exhibits

23-0132
1818 Main Apartments
Kansas City, Jackson County, Missouri

Moving Truck

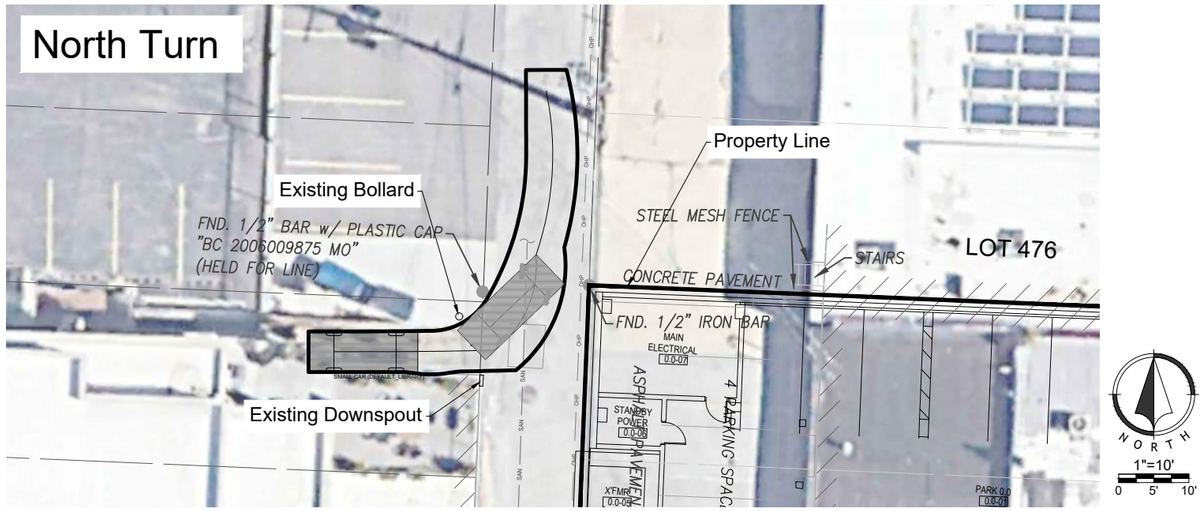
NO.	DATE	REVISION

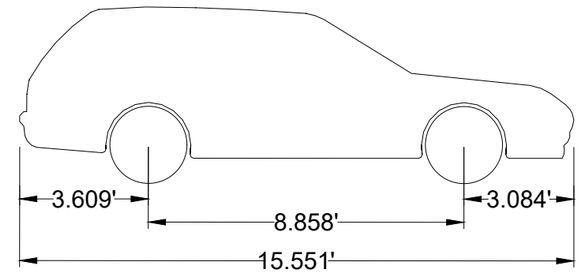
DRAWN BY %% CHECKED BY %%

Renaissance Infrastructure Consulting
816.800.0950
WWW.RIC-CONSULT.COM
400 E 17th STREET
Kansas City, Missouri 64108
MO Certificate of Authority: E-2010033630

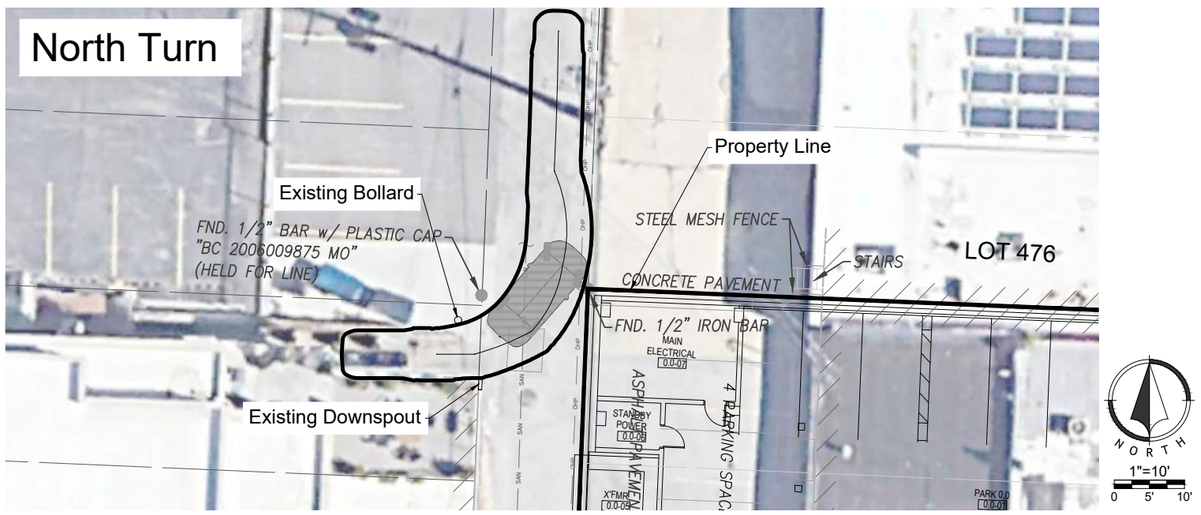
Sheet
Exhibit A

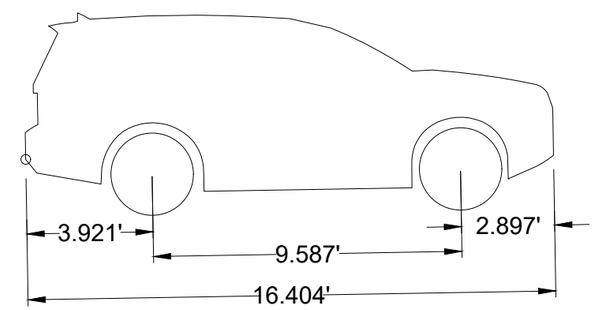
klowry
Sep 07 , 2023-11:19am
Z:\RIC Design\2023\23-0132\Dwg\Exhibits\23-0132-Car Turning Template Exhibit_2023-09-05_Per PC Meeting.dwg



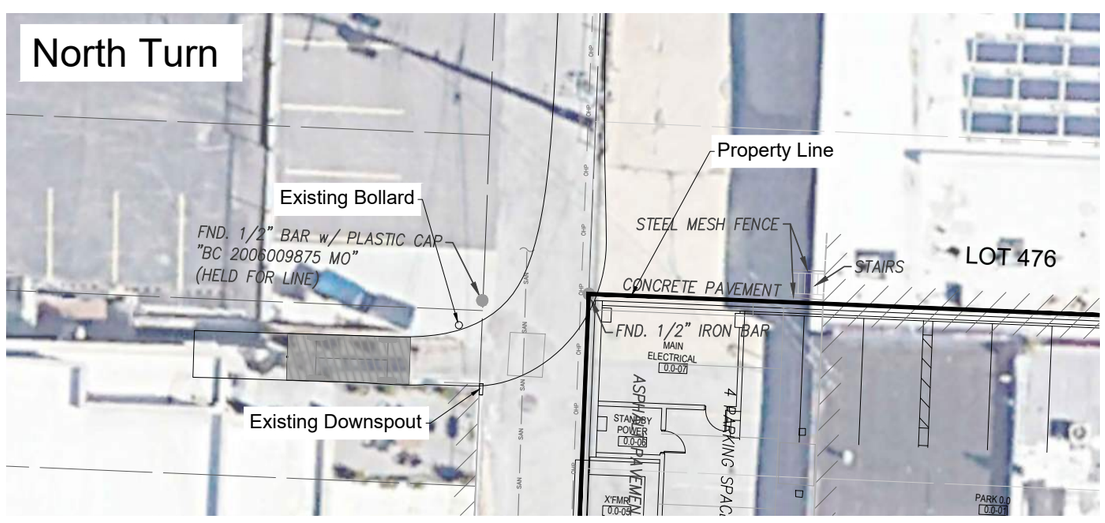


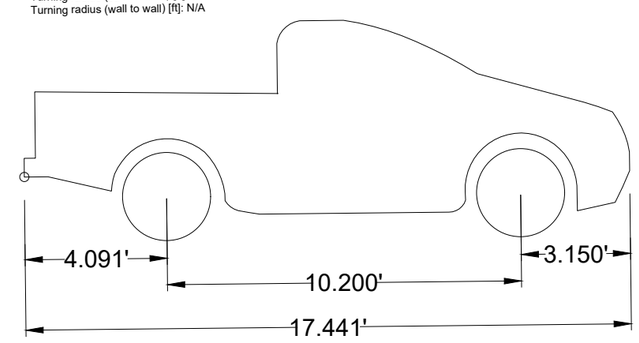
Vehicle library: DEFAULT_LIBRARY
Name: SMALL CAR
Width [ft]: 5.774
Height [ft]: 4.954
Front track [ft]: 5.774
Back track [ft]: 5.774
Total vehicle length [ft]: 15.551
Average steering angle: 36.122°
Turn time (sec.): 4.0
Turning radius (curb to curb) [ft]: 17.442
Turning radius (wall to wall) [ft]: 19.193





Vehicle library: SUV
Name: Land Rover Range Rover, 2019
Width [ft]: 7.467
Height [ft]: 6.329
Front track [ft]: 6.801
Back track [ft]: 6.801
Total vehicle length [ft]: 16.404
Average steering angle: 33.738°
Turn time (sec.): 4.0
Turning radius (curb to curb) [ft]: 20.177
Turning radius (wall to wall) [ft]: N/A





Vehicle library: PICK-UP_TRUCK
Name: Ford F-150 Regular Cab Standard Bed, 2018
Width [ft]: 6.657
Height [ft]: 6.292
Front track [ft]: 6.657
Back track [ft]: 6.657
Total vehicle length [ft]: 17.441
Average steering angle: 35.538°
Turn time (sec.): 4.0
Turning radius (curb to curb) [ft]: 20.349
Turning radius (wall to wall) [ft]: 22.097

KANSAS CITY MISSOURI

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Secretary of the Commission

Exhibits
23-0132
1818 Main Apartments
Kansas City, Jackson County, Missouri

North Turn

NO.	DATE	REVISION

DRAWN BY %% CHECKED BY %%

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400 E 17TH STREET
KANSAS CITY, MISSOURI 64108
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WWW.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033630

Sheet
Exhibit B

klowry
Sep 13 , 2023-5:12pm
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1818 Main Apartments

Kansas City, Jackson County, Missouri
Section 08, Township 49N, Range 33W

Development Plan

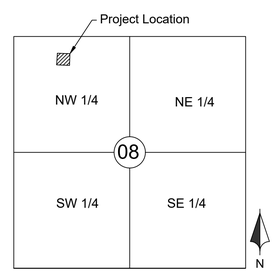
LEGEND

Existing Section Line	Proposed Right-of-Way
Existing Right-of-Way Line	Proposed Property Line
Existing Lot Line	Proposed Lot Line
Existing Easement Line	Proposed Easement
Existing Curb & Gutter	Proposed Curb & Gutter
Existing Sidewalk	Proposed Sidewalk
Existing Storm Sewer	Proposed Storm Sewer
Existing Storm Structure	Proposed Storm Structure
Existing Waterline	Proposed Fire Hydrant
Existing Gas Main	Proposed Waterline
Existing Sanitary Sewer	Proposed Sanitary Sewer
Existing Sanitary Manhole	Proposed Sanitary Manhole
Existing Contour Major	Proposed Contour Major
Existing Contour Minor	Proposed Contour Minor
	Future Curb and Gutter
U/E Utility Easement	
SS/E Sanitary Sewer Easement	A/E Access Easement
D/E Drainage Easement	T/E Temporary Easement

1. Floodplain Note:
According to the F.E.M.A. Flood Insurance Rate Map Number 29095C0254G, revised 01/20/2017, this tract graphically lies in: Zone X Areas outside the annual 0.2% Flood Plain

Legal Description:
ALL OF THE SOUTH 1/2 OF LOT 476 AND ALL OF LOTS 477 AND 478, EXCEPT THAT PART NOW IN MAIN STREET, AND EXCEPT THAT PART IN ALLEY, BLOCK 35, MCGEE'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

NORTH
1"=200'
0 100' 200'



SECTION MAP
SEC. 08 TW. 49N RNG. 33W

Sheet List Table

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Layout
C04	Utility Plan
C05	Grading Plan
C06	Spot Grading Plan
C07	Storm Plan & Profile
C08	Erosion Control Plan
L01	Landscape Plan
L02	Landscape Details

GENERAL NOTES

1. All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of Kansas City, Jackson County, MO. If any general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of Kansas City, the City of Kansas City's standards shall override.
2. The contractor shall provide evidence that his insurance meets the requirements of the City of Kansas City.
3. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
4. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of MO, at the contractor's expense.
5. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
6. The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
7. The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements.
8. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
9. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Kansas City, MO sidewalk details.
11. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
12. All work shall be confined within easements and/or construction limits as shown on the plans.
13. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
14. Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
15. All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
16. The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
17. By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
18. The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
19. Geogrid, footings, or other elements of retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property.
20. All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by Kansas City, MO.
21. Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
22. Contractor shall restore all disturbed right-of-way upon project completion.
23. Prior to construction, contractor shall install pre-construction erosion control measures.
24. The Architect shall be responsible for specifying retaining wall block type and color to compliment building. The contractor shall be responsible for structural design of retaining walls. All retaining wall design shall be completed by a registered engineer in the State of MO. Black Aluminum Fencing shall be placed on all walls with a height over 30".
25. Ground mounted and rooftop mechanical equipment shall be screened in accordance with City of Kansas City, Missouri Unified Development Ordinance Section 88-425.

KANSAS CITY MISSOURI

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The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.

811
Know what's below.
Call before you dig.

Civil:
Renaissance Infrastructure Consulting
Mick Slutter, PE
400 E 17th Street
Kansas City, MO 64108
(816) 800-0950

Architect:
Generator Studio
Gretchen Blain
1615 Baltimore Avenue
Kansas City, Missouri 64108
(816) 333-6527

GENERATOR STUDIO

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FORTISSTRUCTURAL.COM

MEPF ENGINEER
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KANSAS CITY, MO 64108
816.221.3411
LANKFORDFENDLER.COM

CODE ANALYSIS
FSC, INC.
8675 W. 96TH STREET
OVERLAND PARK, KS 66212
816.333.4373
FSC-INC.COM

ARCHITECT: THOMAS J. PROEBSTLE
LICENSE NO. A-2002017812

NOT FOR CONSTRUCTION

SEAL

MAIN STREET MULTIFAMILY

1818 MAIN STREET
KANSAS CITY, MO 64108

DEVELOPMENT PLAN

ISSUE DATE: 08.21.2023

REV	DESCRIPTION	DATE

PROJECT NO.
DRAWN BY:
CHK'D BY:
SHEET TITLE

C01

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KANSAS CITY MISSOURI

NORTH
1"=30'
0 15' 30'

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NOT FOR CONSTRUCTION

SEAL

MAIN STREET MULTIFAMILY

1818 MAIN STREET KANSAS CITY, MO 64108

DEVELOPMENT PLAN
ISSUE DATE: 08.21.2023

REV	DESCRIPTION	DATE

PROJECT NO.
DRAWN BY:
CHK'D BY:
SHEET TITLE

C02

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Table 1. Site Data				
SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning:	DX-15	DX-15	N	
Gross Land Area:			N	
in square feet	15,159 SF	15,159 SF	N	
in acres	0.348 AC	0.348 AC	N	
Right-of-way Dedication:			N	
in square feet	80 FT	80 FT	N	
in acres	0.0018 AC	0.0018 AC	N	
Net Land Area:			N	
in square feet	15,159 SF	15,159 SF	N	
in acres	0.348 AC	0.348 AC	N	
Building Area (sq. ft.):	7,985 SF	170,098 SF (Total Bldg.)	N	
Floor Area Ratio:	0.527	11.22	N	
Residential Use Info:			N	
Total Dwelling Units:			N	
Multi-unit Building	0	118 Units	N	
Building Areas (SF):			N	
Building Lobby	1,129 SF		N	
Building Services	4,306 SF		N	
Common Area	10,300 SF		N	
Rooftop Open Area	8,920 SF		N	
Parking Area	42,390 SF		N	
Rentable Area	94,250 SF		N	
Retail	1,104 SF		N	
Vertical Circulation	7,699 SF		N	
Total:	170,098 SF			
Total Lots:			N	
Residential	0	1	N	
Public/Civil	0	0	N	
Commercial	2	0	N	
Industrial	0	0	N	

Table 2. Building Data		
BUILDING DATA	Required	Proposed
Rear Setback:	None	None
Front Setback:	None	None
Side Setback:	None	None
Side Setback (abutting street):	None	None
Height:	None	159'-0"

Parkland Dedication: The developer shall provide payment in lieu of the required parkland dedication for 118 multi-family units pursuant to Section 88-408 of the Zoning and Development Code. A total of 1.416 acres are required for parkland dedication will be satisfied via payment in lieu.

118 units x 2.0 x 0.006 = 1.416 acres required

1.416 acres x $64,220.18 (2023 rate) = $90,935.77

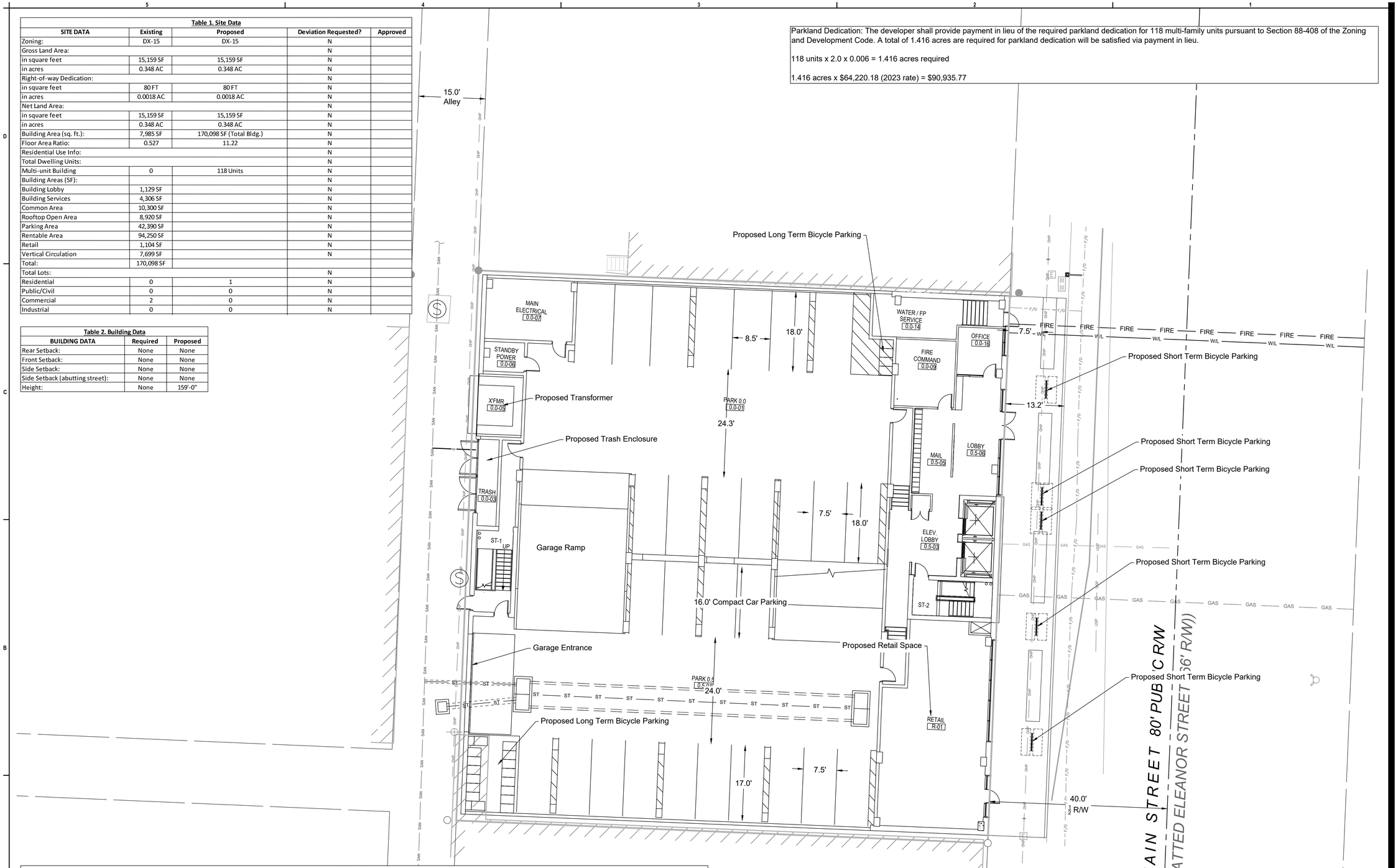

Table 4. Parking					
88.420 - Parking	Vehicle Spaces		Bike Spaces		Alternatives Proposed? (See 88-420-16)
	Required	Proposed	Required	Proposed	
Proposed Use(s) - List All Proposed Uses:	1/Dwelling Unit	93	Short Term: >12 Dwelling Units, at least 3 spaces	Short Term: 9	N/A
			Long Term: 1/3 Dwelling Units	Long Term: 40	
Total:	118	93	43	49	

Table 5. Other Development Standards	
88-425 OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-408 Parkland Dedication:	Developer Shall Pay in Lieu
88-415 Stream Buffers:	N/A
88-430 Outdoor Lighting:	See Attached Photometric Plan
88-435 Outdoor Display, Storage and Work Areas:	N/A
88-445 Signs:	See Building Elevations
88-450 Pedestrian Standards:	N/A

KANSAS CITY MISSOURI

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NORTH
1"=10'
0 5' 10'

GENERATOR STUDIO

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LICENSE NO. A-2002017812

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SEAL

MAIN STREET MULTIFAMILY

1818 MAIN STREET KANSAS CITY, MO 64108

100% DESIGN DEVELOPMENT

ISSUE DATE: 09.01.2023

REV	DESCRIPTION	DATE

PROJECT NO. 23015
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C03

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KANSAS CITY MISSOURI

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Secretary of the Commission

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DEVELOPMENT PLAN

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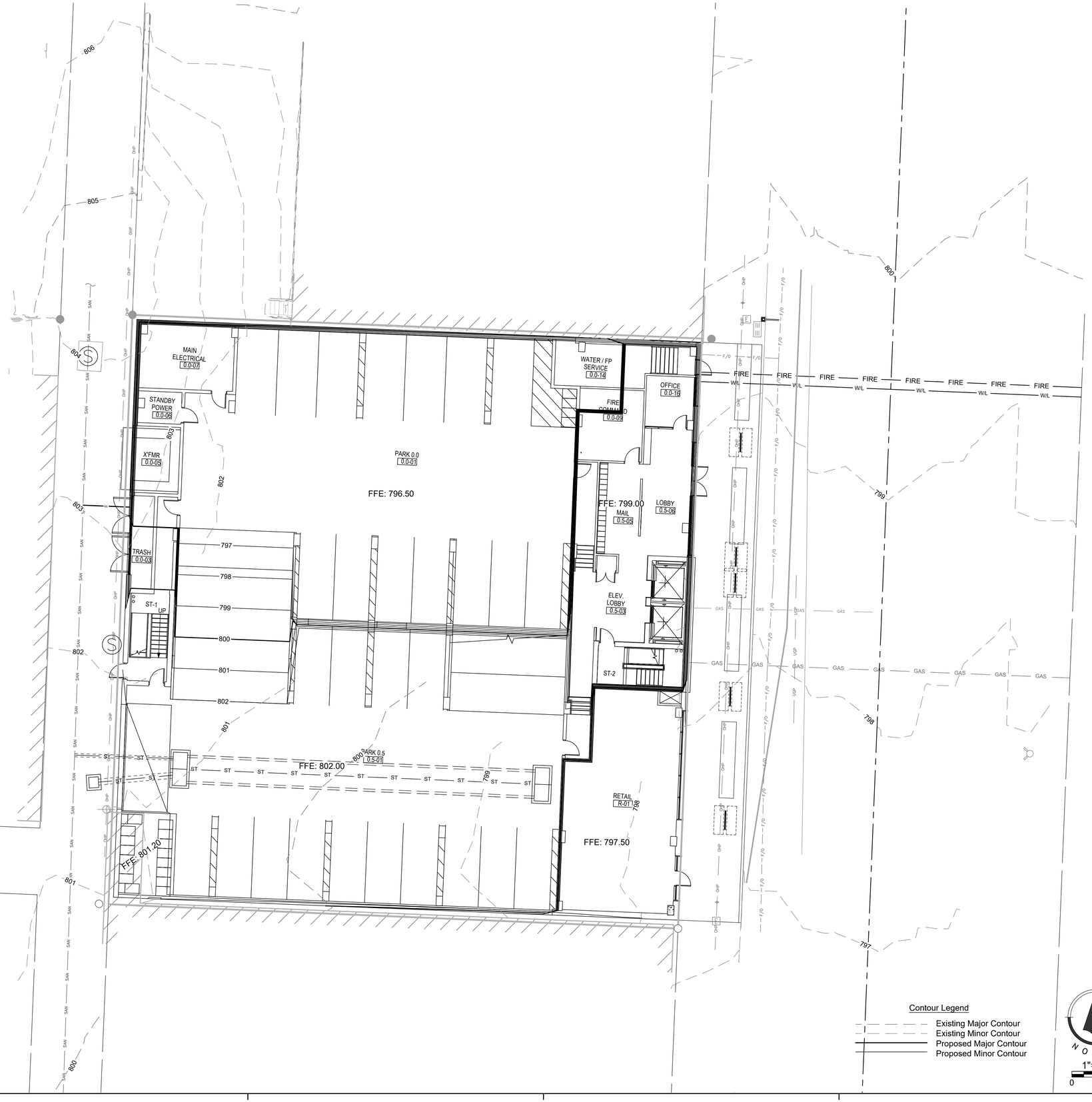

Contour Legend

- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour

NORTH

1"=10'

0 5' 10'

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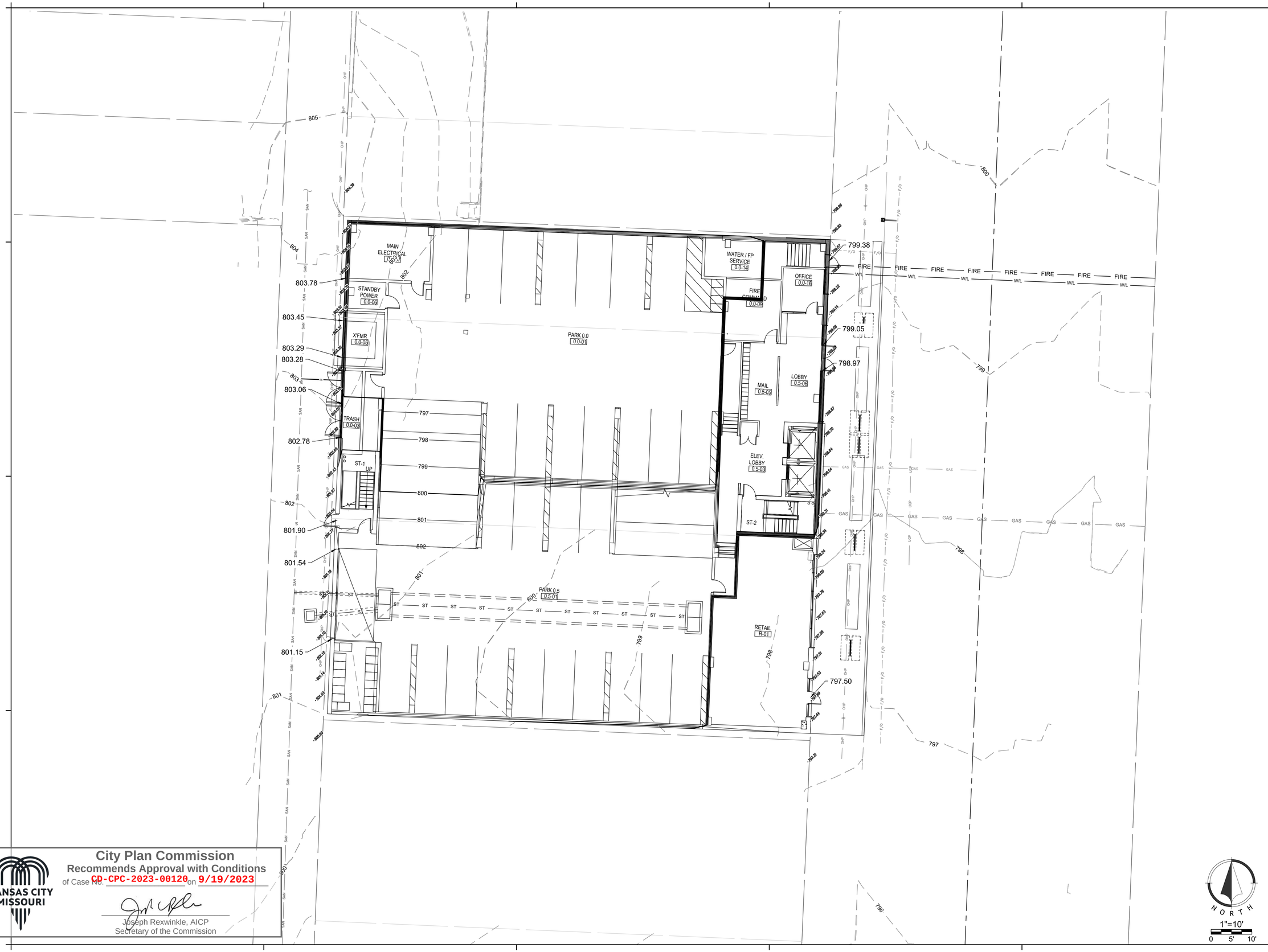

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NORTH
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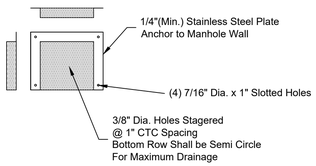

TRASH SCREEN DETAIL
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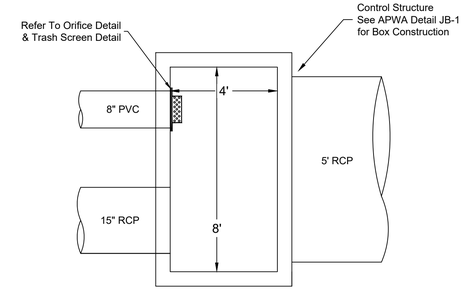

CONTROL STRUCTURE DETAIL
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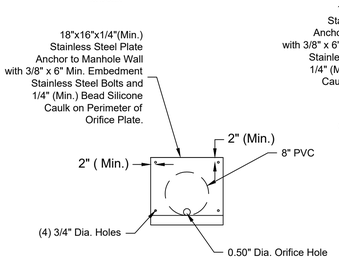
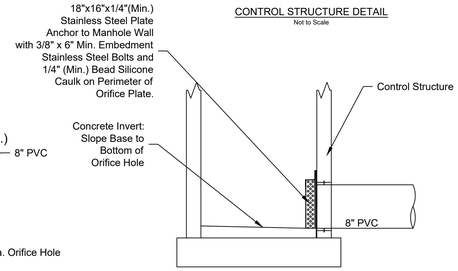
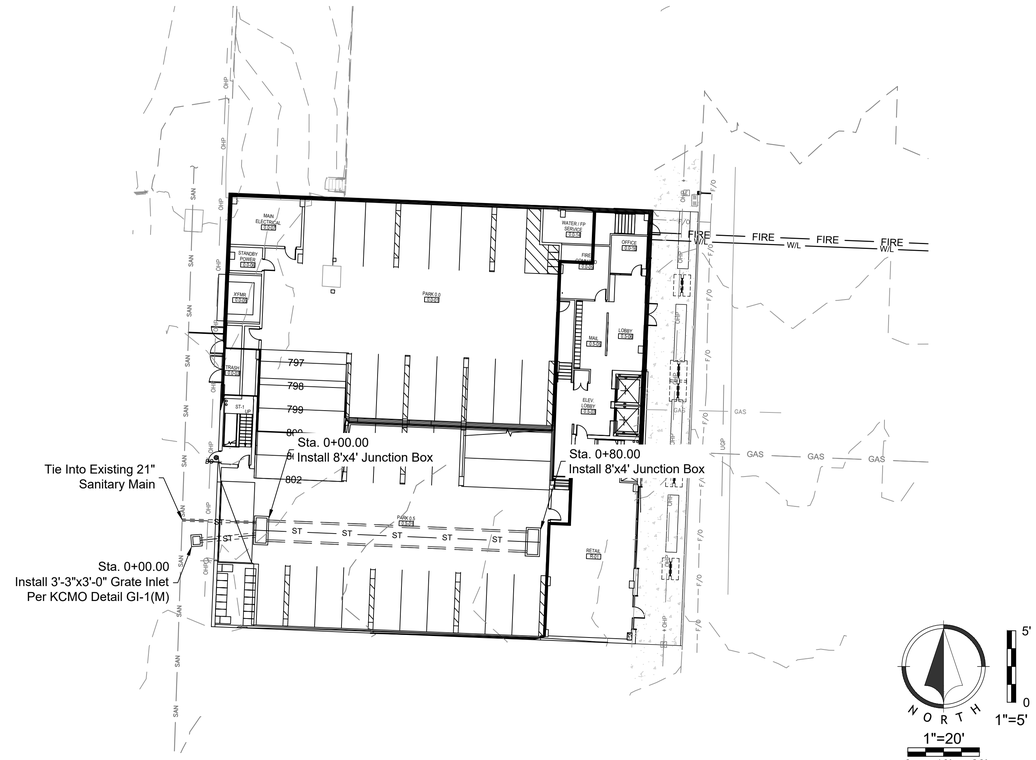
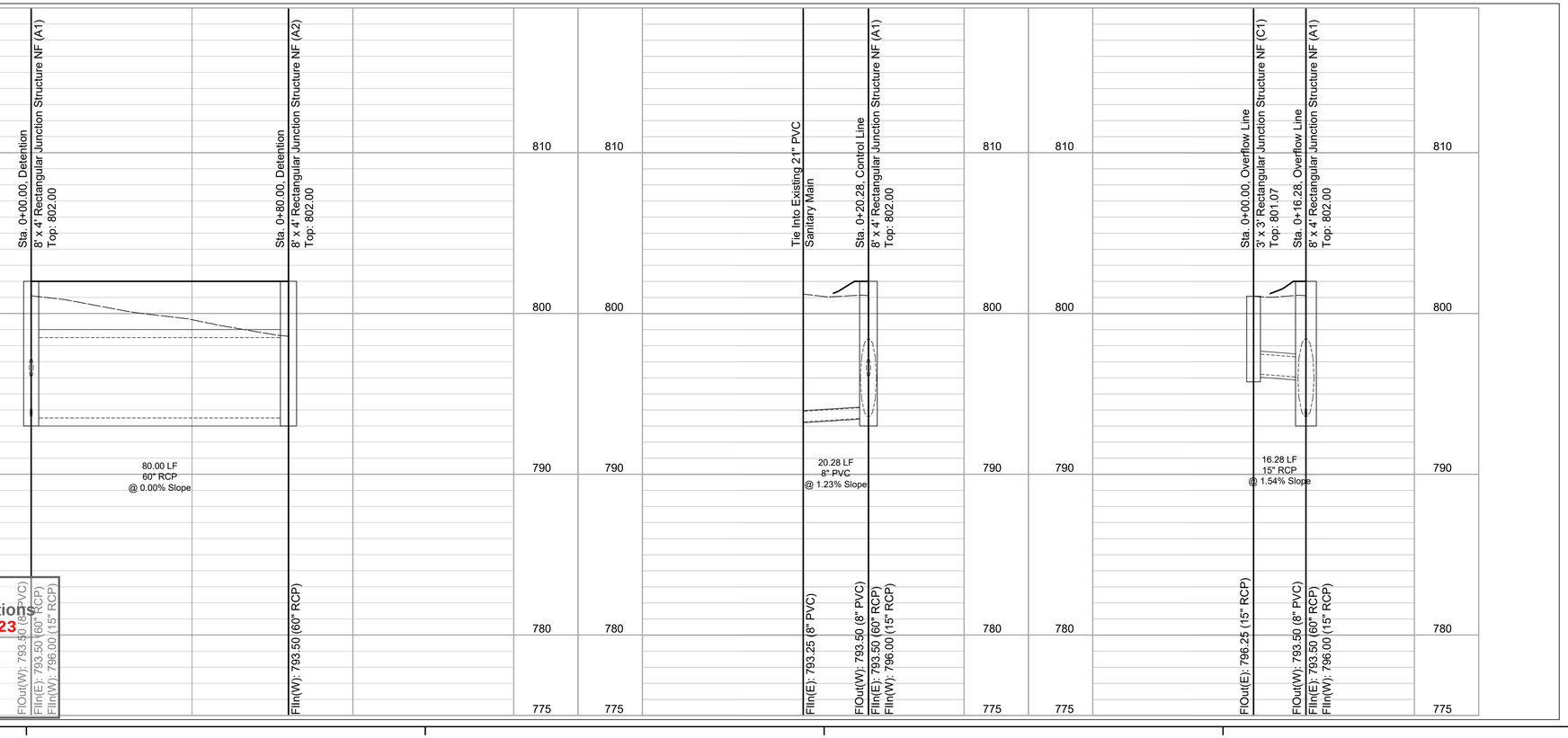




ORIFICE PLATE DETAIL
Not to Scale





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DEVELOPMENT PLAN
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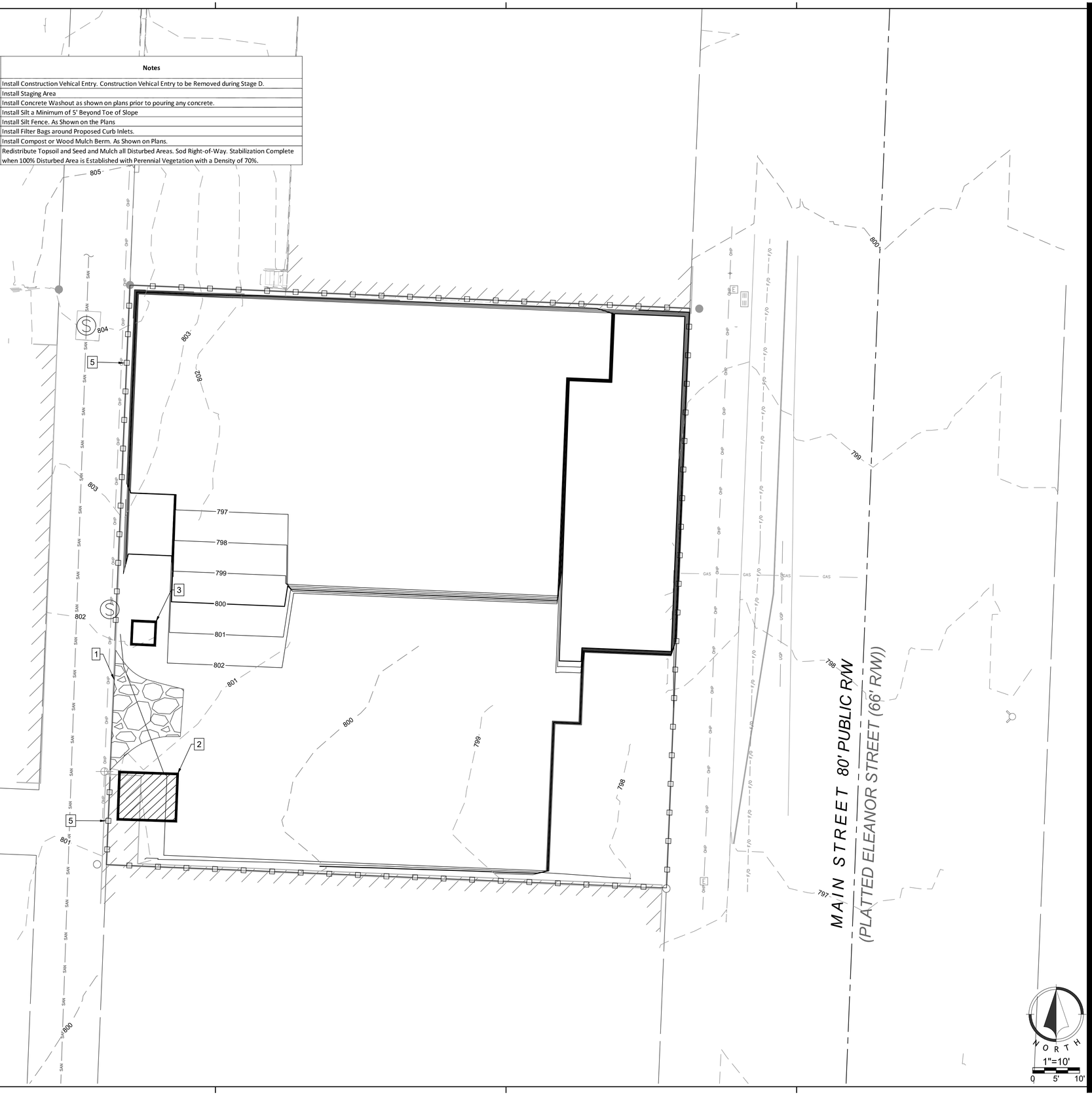
Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage	Notes
A-Prior to Land Disturbance	1	Stablized Construction Enterance	C	Install Construction Vehical Entry. Construction Vehical Entry to be Removed during Stage D.
	2	Staging Area	D	Install Staging Area
	3	Concrete Washout	D	Install Concrete Washout as shown on plans prior to pouring any concrete.
B-Mass Grading	4	Stockpile Topsil	C	Install Silt a Minimum of 5' Beyond Toe of Slope
C -Site Construction	5	Silt Fence	D	Install Silt Fence. As Shown on the Plans
	6	Curb Inlet Protection	D	Install Filter Bags around Proposed Curb Inlets.
	7	Compost or Wood Mulch Berm	D	Install Compost or Wood Mulch Berm. As Shown on Plans.
D-Final Stabilization	8	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Areas. Sod Right-of-Way. Stabilization Complete when 100% Disturbed Area is Established with Perennial Vegetation with a Density of 70%.



EROSION CONTROL LEGEND

	Stabilized Construction Entrance
	Staging Area
	Stockpile Area
	Concrete Washout
	Limits of Disturbance
	Perimeter Silt Fence
	Inlet Protection
	Seed

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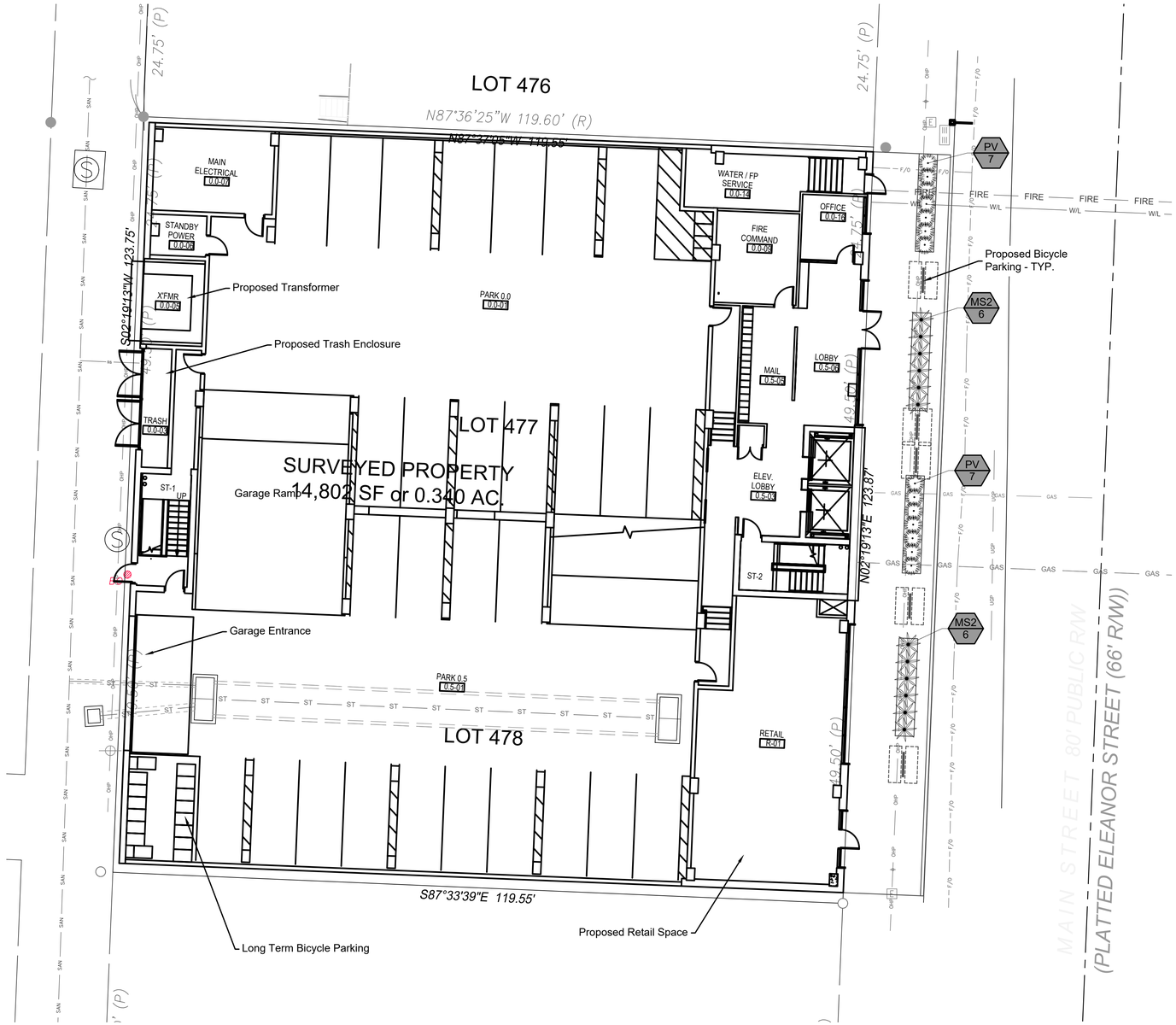

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	MS2	Miscanthus sinensis `Morning Light` / Eulalia Grass	3 Gal.	12
	PV	Panicum virgatum `Haense Herms` / Haense Herms Switch Grass	3 Gal.	14

LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
13. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

Table 3. Landscape Site Data

Landscape Requirements	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	4	0	Yes, payment of $1,480 in lieu of street trees	
88-425-04 General	2	0	Yes, raised planters with 24 shrubs proposed	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width	10'	N/A	N/A	
Trees	1 tree/30'	N/A	N/A	
Shrubs/Wall/Berm	cont. evergreen hedge 3' tall	N/A	N/A	
Adjacent to Residential Zones				
Buffer Width	10'	N/A	N/A	
Shrubs/Berm/Fence/Wall	4' visual screen	N/A	N/A	
88-425-06 Interior Vehicular Use area				
Interior Area	Groundcover plants must cover all interior landscape parking areas	N/A	N/A	
Trees	1 tree/5 parking spaces	N/A	N/A	
Shrubs	1 shrub/1 parking space	N/A	N/A	
88-425-07 Parking Garage Screening	10'/1-4 garage levels, 20'/5+ garage levels	N/A	N/A	
88-425-08 Mechanical/Utility Equipment Screening	Utilities must be screened from public view, if in view of the ROW, cabinet doors must face away from ROW	As required	No	
88-425-09 Outdoor Use Screening	6-8' fence + 3' cont. evergreen hedge	N/A	N/A	

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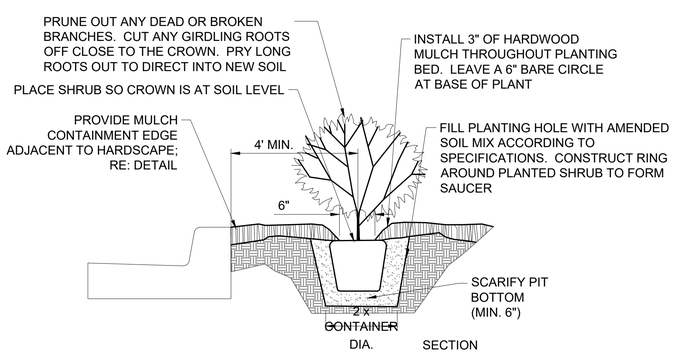
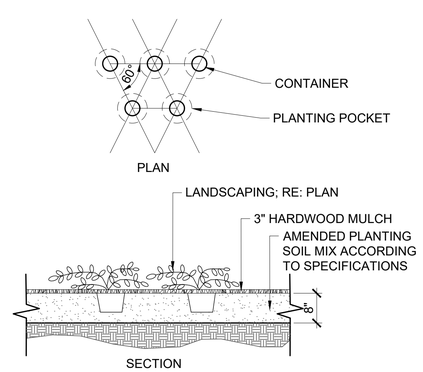


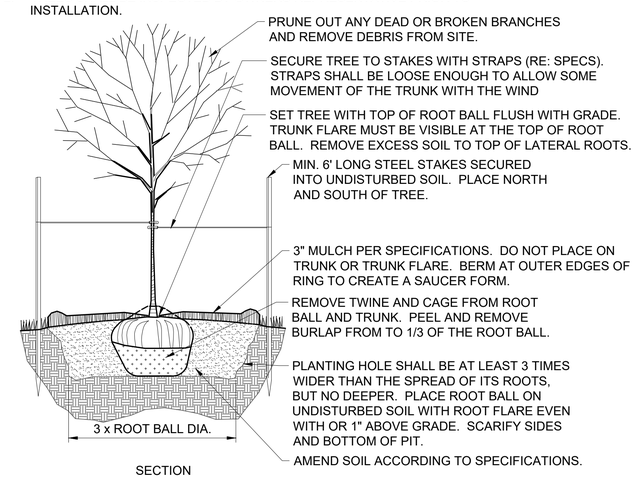
NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
3. PLANTING SHALL BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
4. WHEN PLANTING SHRUBS ON SLOPES, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4' MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS



CONTAINER PLANTING DETAIL - NTS

NOTES:
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



DECIDUOUS TREE PLANTING DETAIL - NTS

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DEVELOPMENT PLAN

ISSUE DATE: 08.21.2023

REV	DESCRIPTION	DATE

PROJECT NO.
DRAWN BY:
CHK'D BY:
SHEET TITLE

L02

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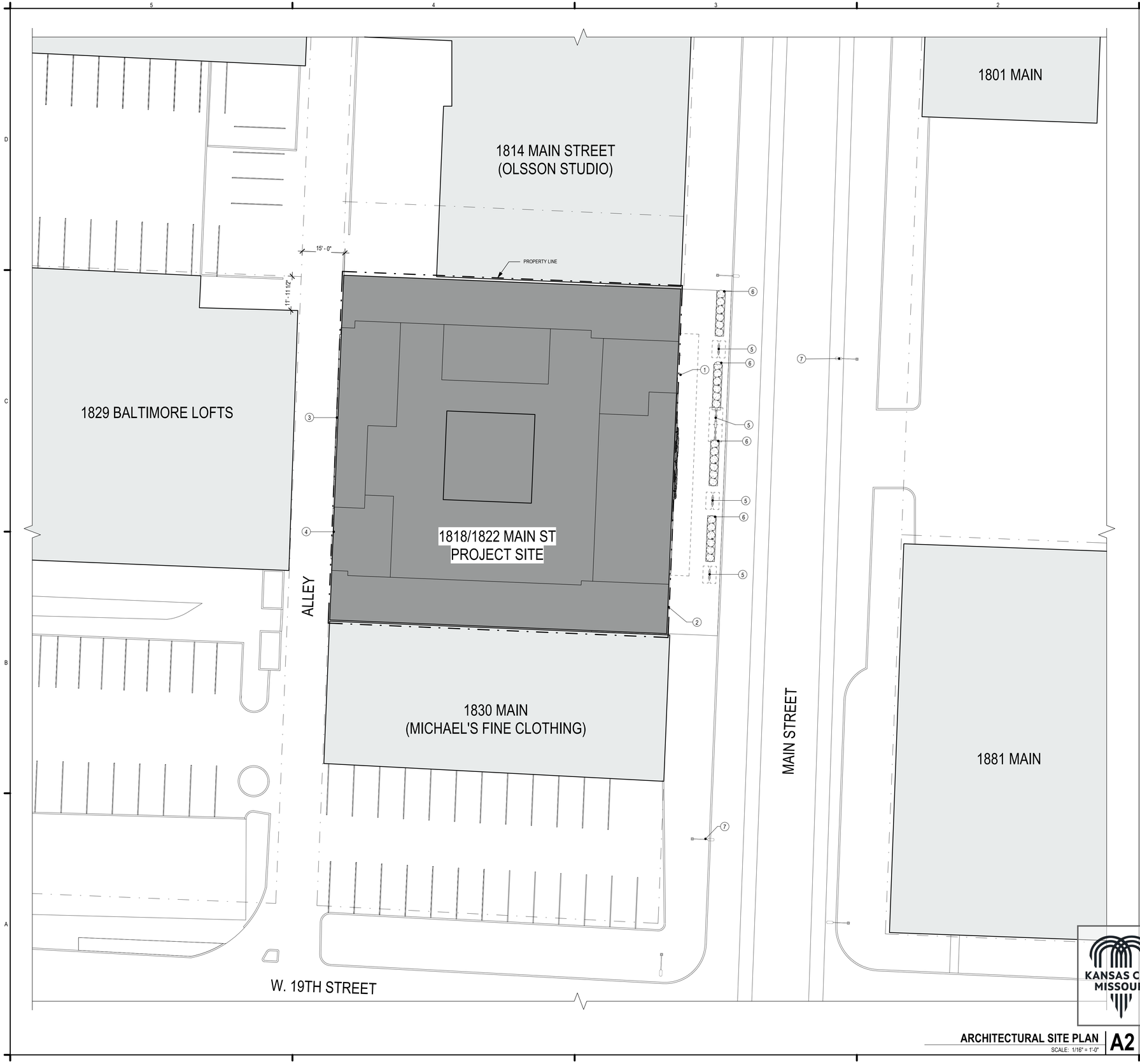

LEGEND - SITE PLAN

- PROPERTY LINE
- NEW CONSTRUCTION
- NEW SIDEWALK
- EXISTING STRUCTURES

GENERAL SITE PLAN NOTES

A. RE: CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION.

KEYED NOTES - SITE PLAN

1. APARTMENT ENTRANCE
2. RETAIL ENTRANCE
3. TRASH ENLCLOSURE
4. GARAGE ENTRANCE
5. BIKE PARKING @ SIDEWALK MOUNTED BIKE RACK
6. PLANTING BED RE: LANDSCAPE
7. EXISTING STREET LIGHT

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2023-00120 on 9/19/2023

KANSAS CITY MISSOURI

Joseph Rexwinkle, AICP
Secretary of the Commission

ARCHITECTURAL SITE PLAN | A2
SCALE: 1/16" = 1'-0"

GENERATOR STUDIO

DEVELOPER
COPAKEN BROOKS
1100 WALNUT STREET, SUITE 2000
KANSAS CITY, MO 64106
816.701.5000
COPAKEN-BROOKS.COM

ARCHITECT
GENERATOR STUDIO LLC
1615 BALTIMORE AVE
KANSAS CITY, MO 64108
816.333.6527
GENERATORSTUDIO.COM

CIVIL ENGINEER
RENAISSANCE INFRASTRUCTURE CONSULTING
400 E. 17TH STREET
KANSAS CITY, MO 64108
816.800.0950
RIC-CONSULT.COM

STRUCTURAL ENGINEER
FORTIS STRUCTURAL, LLC
7935 E. PRENTICE AVENUE., SUITE 305
GREENWOOD VILLAGE, CO 80111
720.593.3800
FORTISSTRUCTURAL.COM

MEP ENGINEER
LANKFORD | FENDLER + ASSOCIATES
1720 WALNUT ST
KANSAS CITY, MO 64108
816.221.3411
LANKFORDFENDLER.COM

CODE ANALYSIS + FIRE PROTECTION
FSC, INC.
8675 W. 96TH STREET
OVERLAND PARK, KS 66212
816.333.4373
FSC-INC.COM

ARCHITECT:	THOMAS J. PROEBSTLE
LICENSE NO.	A-2002017812

NOT FOR CONSTRUCTION

SEAL

MAIN STREET MULTIFAMILY

1818 MAIN STREET
KANSAS CITY, MO 64108

DEVELOPMENT PLAN

ISSUE DATE:	08.21.2023

REV	DESCRIPTION	DATE

PROJECT NO.	23015
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SHEET TITLE

ARCHITECTURAL SITE PLAN

AS101

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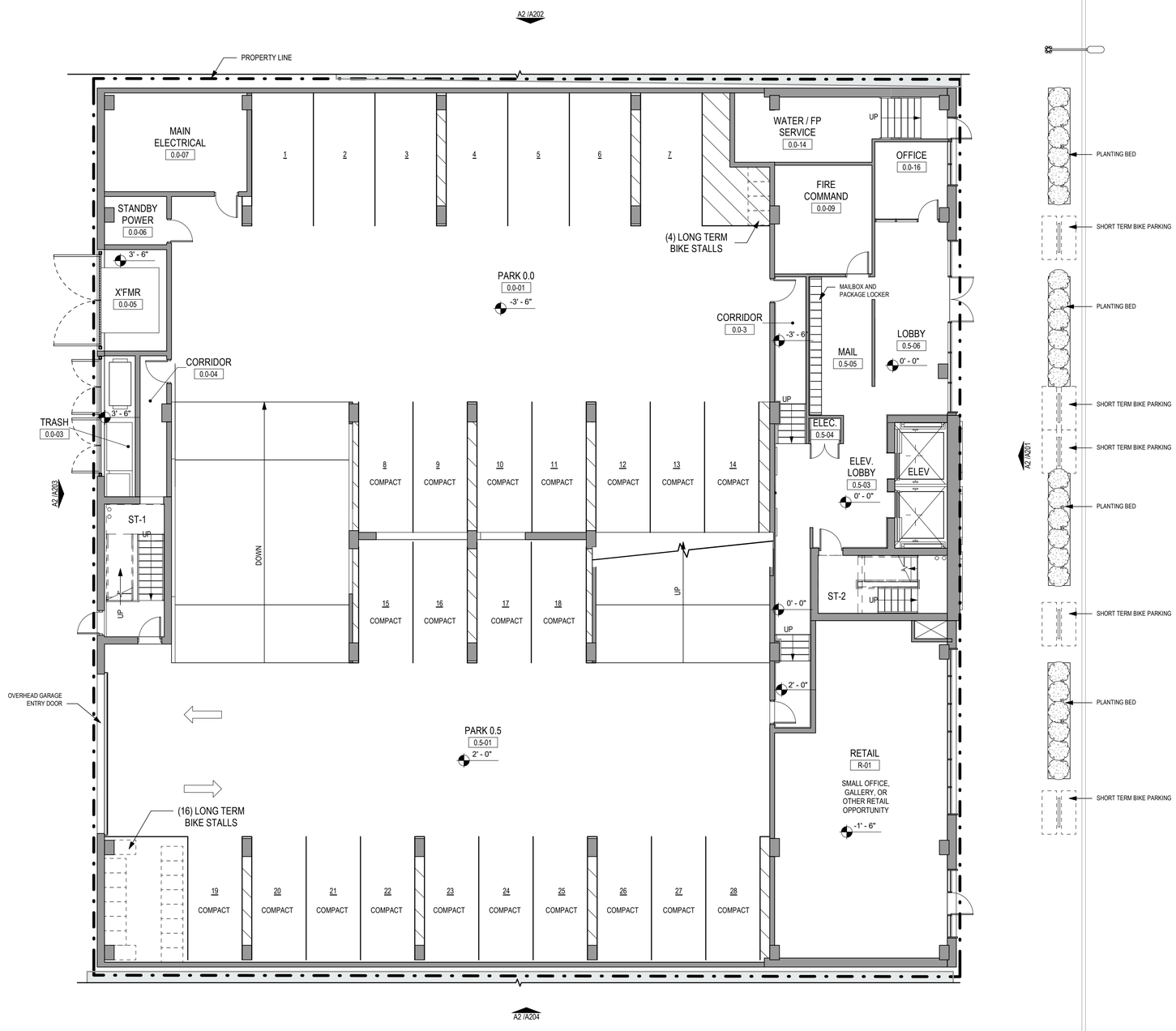

LEGEND - FLOOR PLAN

NEW CONSTRUCTION

EXISTING STRUCTURES

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SEAL

MAIN STREET MULTIFAMILY

1818 MAIN STREET
KANSAS CITY, MO 64108

DEVELOPMENT PLAN

ISSUE DATE: 08.21.2023

REV	DESCRIPTION	DATE

PROJECT NO. **23015**
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SHEET TITLE

LEVEL 0.0/0.5 - PLAN

A101

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2023-00120 on 9/19/2023

Joseph Rexwinkle, AICP
Secretary of the Commission

NORTH

LEVEL 0.0/0.5 - PLAN | **A2**
SCALE: 1/8" = 1'-0"

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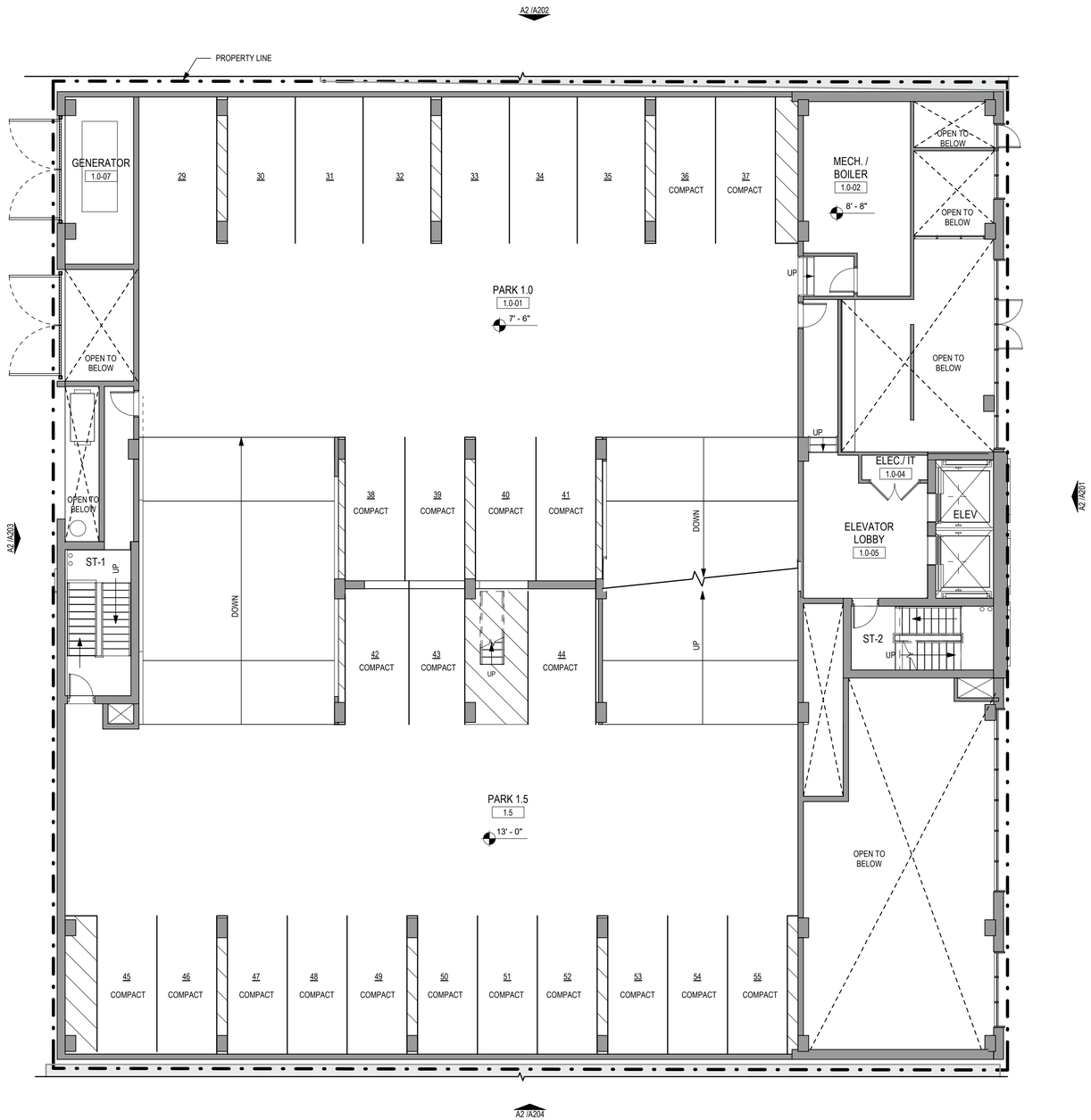

LEGEND - FLOOR PLAN

NEW CONSTRUCTION

EXISTING STRUCTURES

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SEAL

MAIN STREET MULTIFAMILY

1818 MAIN STREET
KANSAS CITY, MO 64108

DEVELOPMENT PLAN

ISSUE DATE:	08.21.2023

REV	DESCRIPTION	DATE

PROJECT NO.	23015
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SHEET TITLE

LEVEL 1.0/1.5 - PLAN

A102

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Recommends Approval with Conditions
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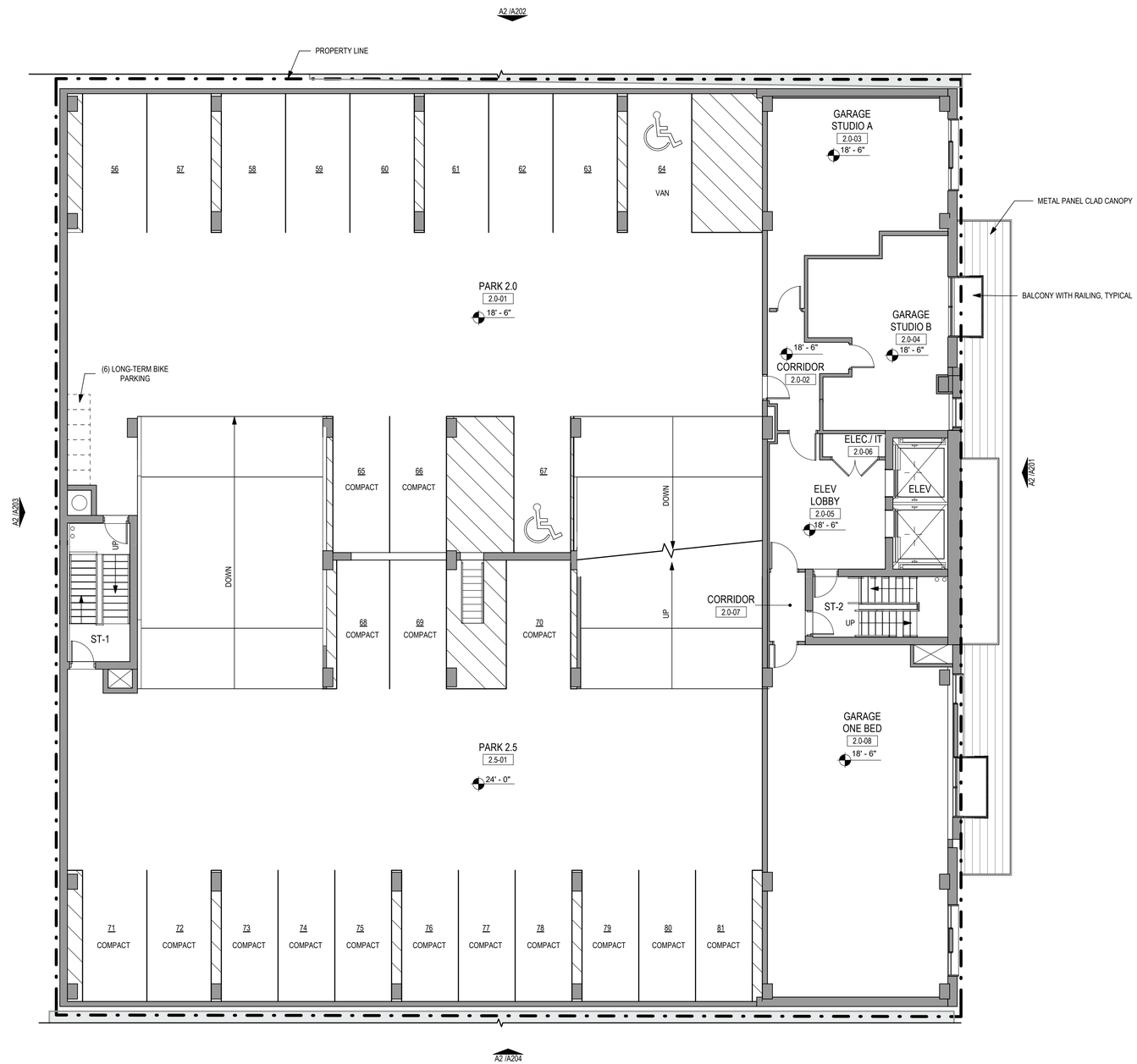
Secretary of the Commission

NORTH

LEVEL 1.0/1.5 - PLAN | **A2**
SCALE: 1/8" = 1'-0"



LEGEND - FLOOR PLAN

NEW CONSTRUCTION

EXISTING STRUCTURES

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SEAL

MAIN STREET MULTIFAMILY

1818 MAIN STREET
KANSAS CITY, MO 64108

DEVELOPMENT PLAN

ISSUE DATE:	**08.21.2023**

REV	DESCRIPTION	DATE

PROJECT NO.	**23015**
DRAWN BY:	**Author**
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SHEET TITLE

LEVEL 2.0/2.5 - PLAN

A103

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2023-00120 on 9/19/2023

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Secretary of the Commission

NORTH

LEVEL 2.0/2.5 - PLAN | **A2**
SCALE: 1/8" = 1'-0"

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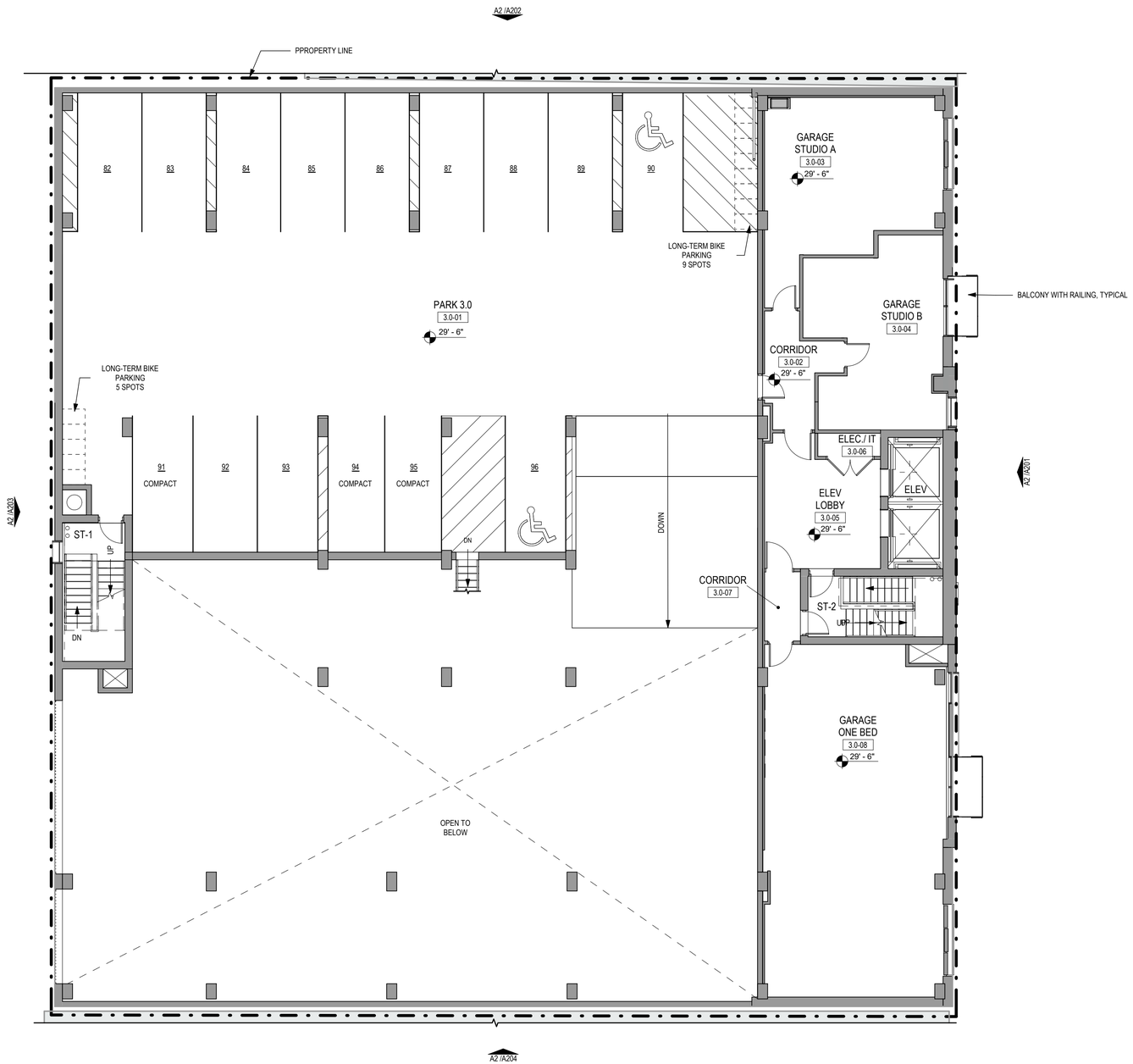

LEGEND - FLOOR PLAN

NEW CONSTRUCTION

EXISTING STRUCTURES

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SEAL

MAIN STREET MULTIFAMILY

1818 MAIN STREET
KANSAS CITY, MO 64108

DEVELOPMENT PLAN

ISSUE DATE: 08.21.2023

REV	DESCRIPTION	DATE

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LEVEL 3 PLAN

A104

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Recommends Approval with Conditions
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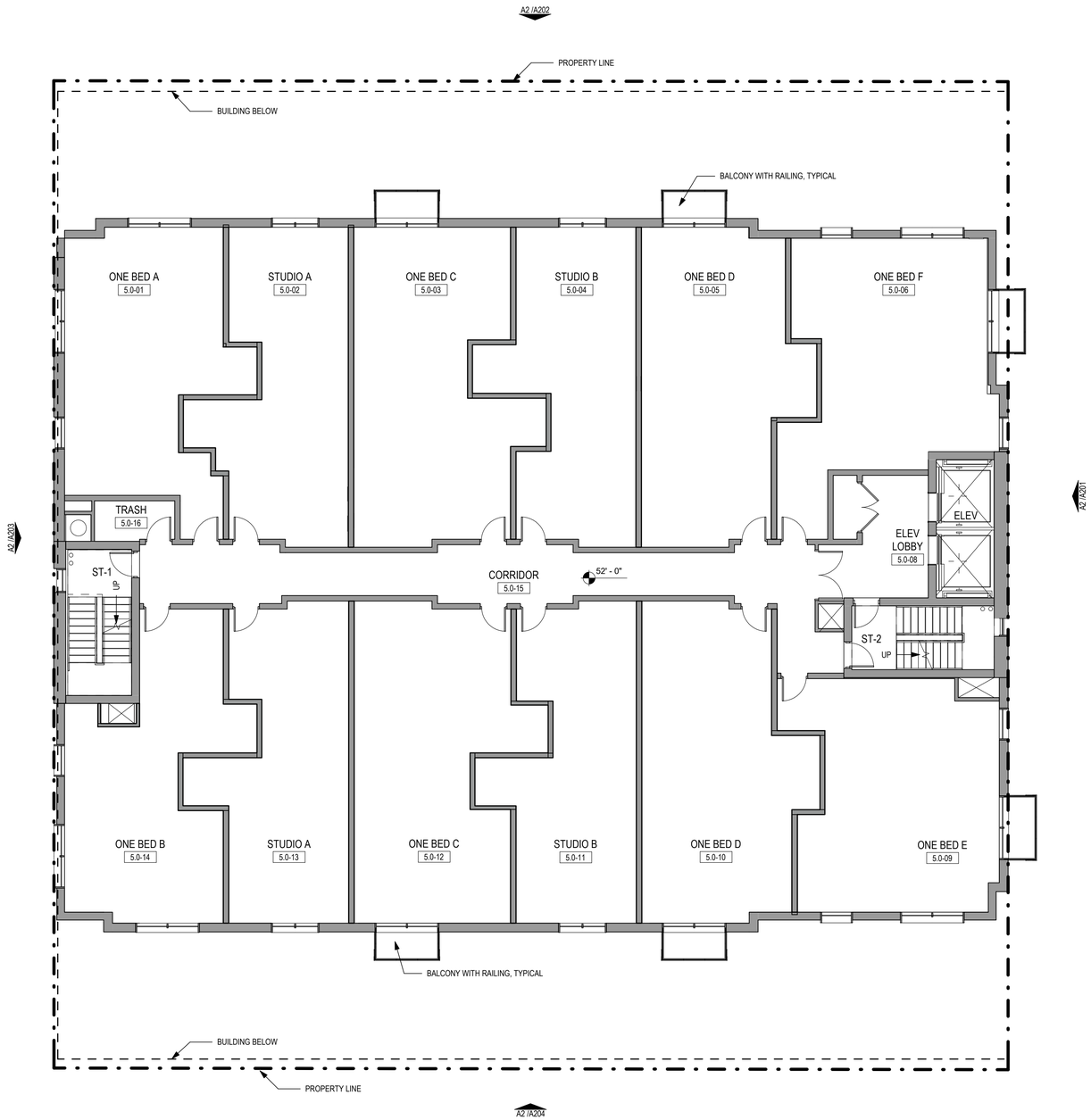
Joseph Rexwinkle, AICP
Secretary of the Commission

NORTH

LEVEL 3 - PLAN | **A2**
SCALE: 1/8" = 1'-0"



LEGEND - FLOOR PLAN

NEW CONSTRUCTION

EXISTING STRUCTURES

NORTH

TYPICAL LOWER UNIT PLAN | A2

SCALE: 1/8" = 1'-0"

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2023-00120 on 9/19/2023

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KANSAS CITY MISSOURI

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ARCHITECT: THOMAS J. PROEBSTLE
LICENSE NO. A-2002017812

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SEAL

MAIN STREET MULTIFAMILY

1818 MAIN STREET
KANSAS CITY, MO 64108

DEVELOPMENT PLAN

ISSUE DATE: 08.21.2023

REV	DESCRIPTION	DATE

PROJECT NO. 23015
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TYPICAL TOWER UNIT PLAN

A105

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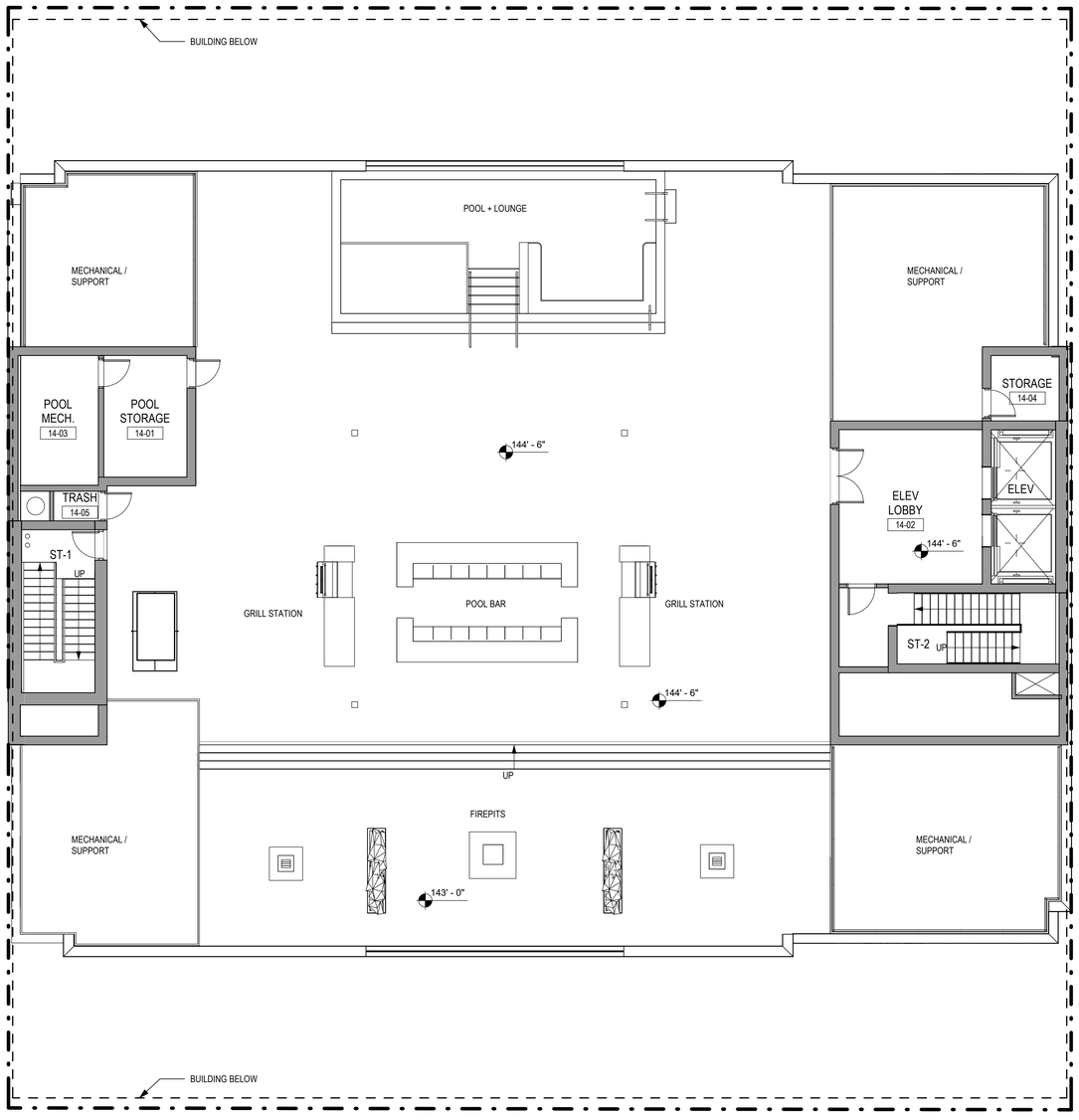

LEGEND - FLOOR PLAN

NEW CONSTRUCTION

EXISTING STRUCTURES

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2023-00120 on 9/19/2023

Joseph Rexwinkle, AICP
Secretary of the Commission

NORTH

LEVEL 14 - PLAN (PATIO & POOL) | A2
SCALE: 1/8" = 1'-0"

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SEAL

MAIN STREET MULTIFAMILY

1818 MAIN STREET
KANSAS CITY, MO 64108

DEVELOPMENT PLAN
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REV	DESCRIPTION	DATE

PROJECT NO. 23015
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SHEET TITLE
LEVEL 14 - PLAN (PATIO & POOL)

A106

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SITE PLAN-PHOTOMETRIC

SCALE: 1" = 20'-0"

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
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SEAL

MAIN STREET MULTIFAMILY

1818 MAIN STREET
KANSAS CITY, MO 64108

DEVELOPMENT PLAN

ISSUE DATE: 08.21.2023

REV	DESCRIPTION	DATE

PROJECT NO.
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SITE PLAN - PHOTOMETRIC

E001

Lankford Fendler + associates
1720 Walnut Street Kansas City, Missouri 64108
1915 Frederick Avenue, St. Joseph, Missouri 64501
Phone: 816.221.1411 | Fax: 816.221.1429
LANKFORD | FENDLER + ASSOCIATES, CONSULTING ENGINEERS, INC.
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COA No. 2006001168

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BRICK-OD OUTDOOR

FOR INDOOR, REFER TO MODEL # 7575

STANDARD SPECIFICATIONS - *SINGLE DIRECTION DISTRIBUTION (7075)*

PROJECT:
MODEL #:
FIXTURE TYPE:

OUTER FRAME & MOUNT PLATE
Formed and welded aluminum. Countersunk fasteners located on top of fixture. No exposed hardware on sides or bottom of fixture. Closed cell foam gasket on rear mount plate.

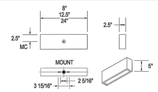
DIFFUSER
UV-stabilized frosted acrylic diffuser. Smooth uniform illumination.

LED PERFORMANCE - 3500K STANDARD
120-277V - 3500K, 82 CRI - L80 rating - 60,000 hrs - L70 rating (projected) - 100,000 hrs
Amperage rated @ 110V input.
Operating ambient temperature: -20°C / -4°F - 60°C / 140°F

Delivered 3500K lumens noted. Consult Brownlee.com for performance of all CCTs.
08 Size: C13 – 13W nominal, .10 A input - 1210 lm. Dimmable (0-10V).
12 Size: H08 – 8W nominal, .07 A input - 735 lm. Dimmable (0-10V).
12 Size: H16 – 16W nominal, .14 A input – 1465 lm. Dimmable (0-10V).
12 Size: H21 – 21W nominal, .18 A input – 1700 lm. Dimmable (0-10V).
24 Size: H16 – 16W nominal, .14 A input – 1710 lm. Dimmable (0-10V).
24 Size: H32 – 32W nominal, .27 A input – 3205 lm. Dimmable (0-10V).
24 Size: H41 – 41W nominal, .35 A input – 3965 lm. Dimmable (0-10V).

12" in Textured Black (TB)

Integral Battery Backup
Refer to options section



MOUNTING
Fixture mounts to a 4x4 junction box (by others).
Wet-listed in the downward orientation only
(light source facing down).

FINISH
Durable corrosion resistant powder coat finish.
Custom colors available, contact factory.

WARRANTY
5 year limited warranty on this LED product.
Consult factory for details.

WET

ADA

ORDERING INFORMATION

7075 - ____ - ____ - ____ - ____ - ____ - ____
Model 2. 3. 4. 5. 6.

2. SIZE

08	L: 08"
12	L: 12"
24	L: 24"

3. FINISH

TB	Textured Black
TG	Textured Grey
TW	Textured White

Note: TB, TG, TW are ultra fine textured matte finishes. Contact your local representative for color swatches.

CUSTOM
Additional finishes available as a modified option. Refer to Brownlee's Finishes webpage for inspiration.

4. WATTAGE

08 SIZE

C13	13W C Series LED

12 SIZE

H08	08W H Series LED
H16	16W H Series LED
H21	21W H Series LED

24 SIZE

H16	16W H Series LED
H32	32W H Series LED
H41	41W H Series LED

5. COLOR TEMPERATURE

35K	3500K color temperature
27K	2700K color temperature (C Series Only)
30K	3000K color temperature
40K	4000K color temperature

6. AVAILABLE OPTIONS

90R[3]	90 CRI (C-Series Wattages: 30K only) (H-Series Wattages: 30K, 35K, 40K)
BAC[1]	Buy American Compliant
BBI[1]	Integral Battery Backup - 10W (32F minimum)
BBC[1]	Integral Battery Backup, Cold Weather - 15W (-4F minimum) (24 Size Only)
	Battery must be connected to continuous power supply within 7 Hrs. of shipping. See Warranty Note 2.
DTR[2]	Triac (Line Voltage) Dimming (120V)
ES[3]	ENERGY STAR® (All except H08, H21, H41)
FCL[1]	French Canadian Label
PO1	Photo Control (120V)
PO2	Photo Control (208, 240, 277V)
T24[4]	Title 24 JA8 Compliant (H16 & H32 only)

Universal Footnotes (only applies if option is listed on spec sheet): (1) 10W - 90 CRI output/one multiplier: 0.85 (estimate). Cannot be combined with ES. **1) BAC** - cannot be combined with FCL. **(2) BBI/BBI/BBC** - cannot be combined with ECW or DXT. **(2) BLD** - includes integral microwave motion sensor (do not combine with OCC option). Cannot be combined with DTR. **(4) DTR** - cannot be combined with BLD. **(5) ECW** - cannot be combined with BBI, BBC, or DTR. **(6) ES** - cannot be combined with 90R or T24. **(7) FCL** - cannot be combined with BAC. **(8) OCC** - integral occupancy sensor. **(9) PO1/PO2** - cannot be combined with BLD or OCC. **(10) PO2** - cannot be combined with BLD or OCC. **Add'l Footnote: *1BBI/BBC**: ⓘ minimum operating temp: 10C/50F unless otherwise stated. BBC minimum operating temp: -20C/-4F. ****BLD** - Integral microwave motion sensor with step-dim curves: 1: Motion is detected, illuminate to 100%. 2: Motion no longer detected, dim to set level. 3: Remain in continuous dimmed state or turn off after set period. Configurable via onboard dip switches.
Specifications and dimensions subject to change without notice.
Consult your Brownlee Lighting representative for availability and ordering information.

BROWNLEE LIGHTING
www.brownlee.com

REVISED
2022.06.01

BRICK-OD OUTDOOR

FOR INDOOR, REFER TO MODEL # 7575

BROWNLEE

7075-12" in Textured Black (TB)

7075-24" in Textured Black (TB)

7075 LED

The BRICK-OD (outdoor) is a minimal, clean and contemporary exterior sconce with exceptional versatility: Three ADA compliant sizes (8", 12" and 24"), single direction LED distribution, and three finishes to choose from. Perfect for exterior facades, entryways, columns, and breezeways. Since this is a wet-listed unit, it can also be used in healthcare applications requiring durable luminaires which can be wiped down. Available with integral battery backup.

FINISHES

TB TG TW

VIA 2 SEAL

PENDANT
DIRECT, DIRECT/INDIRECT
STATIC WHITE, BIOS ST/DY
VIA WEATHER SERIES

LUMENWERX

Project: ____
Type: ____

DESCRIPTION
Sealed with silicone gaskets, Via Seal fixtures are intended for wet locations and can be pendant, surface, wall, or recessed mounted. They can act alone as discrete luminaires, or be arranged in continuous lines or patterns. Via 2 Seal is suitable for wet locations where temperatures are moderate and in which spaces are regularly wiped down and frequently in contact with debris and/or moisture. These luminaires can be used to create continuous, unbroken lines of light. See separate spec sheets for patterns and other available mountings.

SENSORS
For latest information on sensors, click here

IMPORTANT
Fixture must be installed with direct lens facing down.

IK05

Up to 108 lm/W performance

Order Guide

LUMINAIRE ID	DISTRIBUTION	ENVIRONMENT [1]	DIRECT OPTIC	INDIRECT OPTIC (Specify NA for Direct Fixture)	LIGHT SOURCE [2]
V2SEALP		**WET**			
V2SEALP - Via 2 Seal Pendant	**D** - Direct **DI** - Direct/ Indirect	**WET** - Wet Suitable (IP44) *See page 4 for more information. [1]Suitable for outdoor environments only when installed under canopy. Not suitable for extreme weather environments. Consult factory for low temperature applications.	**EPDO** - Environmentally Protected Direct Optic **ASDO** - Asymmetric Soft Direct Optic	**EPIO** - Environmentally Protected Indirect Optic **ASIO** [1] - Asymmetric Soft Indirect Optic **WIO2** [1] - Widespread Indirect Optic **NA** - Not applicable [1]Not available with BIOS.	**SW** - Static white **BIOST** - Static biologically-optimized lighting **BIOSDY** - Dynamic biologically-optimized lighting *Chronoware Sola and Duo also available. Consult other spec sheet.

CRI	DIR. LUM. PACK.	INDIR. LUM. PACK. (Specify NA for Direct Fixture)	COLOR TEMP.	LUMINAIRE LENGTH	VOLTAGE	DRIVER [3]
80 - 80 CRI **90** [1] - 90 CRI [1]Not available with BIOS.	**350** - Low output 350 lm/ft **500** - Medium output 500 lm/ft **750** [1] - High output 750 lm/ft [1]Not available with BIOS.	**350** - Low output 350 lm/ft **500** - Medium output 500 lm/ft **750** [1] - High output 750 lm/ft **NA** - Not applicable [1]Not available with BIOS.	**27** [1] - 2700K **30** - 3000K **35** - 3500K **40** - 4000K **50** [1] - 5000K [1]Not available with BIOS.	**##FT##** [1,2] - Specify nominal length (##) in 7' and/or 1' increments. **Standard nominal lengths:** Single units: 2' - 12' Continuous runs: lengths over 12' [1]Minimum 3 for Direct/Indirect models. [2]With BIOSDY, specify in 2' increments only.	**120** - 120V **277** - 277V **UNV** - 120V-277V **347** [1] - 347V [1]Available with DI only.	**DI** - 1% 0-10V **DA** [1] - DALI **LTLA2W** [2] - Lutron TK - 2 wire FP 120V **LDE1** [3] - Lutron Hi-lume 1% Eco **ELDI** - eldoLED 1% ECOdrive 0-10V **ELDO** - eldoLED 0.1% SOLOdrive 0-10V **ELTDO** [4] - Low-temperature 10% 0-10V [1]PoE (Power-over-Ethernet) compatible. Consult factory for details. [2]Remote driver box required. [3]Available with 120V only. [4]Remote driver box required. Suitable for temperatures down to -40°C/F.

ELECTRICAL	ELECTRICAL SECTIONS (optional) [1,2]	POWER FEED	MOUNTING [4]	FINISH	OPTIONS
		TF			
1C - 1 circuit **2C** [1] - 2 circuits **#MC** [1] - Multi circuit **EC** - Emergency-powered fixture **NL** - Night light fixture **DL** - Daylight fixture **CTD** [2,3,4] - Generator transfer device fixture *Available for Direct/Indirect only. Separate direct and indirect circuits. [1]Specify the number of circuits (#), including any circuits required for electrical section options. Provide drawing or layout specifications. Minimum 4' section per circuit. [2]Minimum 4' fixtures. [3]Not available with 347V. [4]Not available for environments where the ambient temperature falls below 0°C (32°F).	**#ECW#** [1] - Emergency-powered section **#NL#W** [1] - Night light section **#DL#W** [1] - Daylight section **#CTD#W** [2,3,4,5] - Generator transfer device section **#EMB** [6,7,8] - Emergency battery **NA** - None *Specify with multi circuit (#MC) electrical option only. [1]Provide drawing or layout specifications. Consult factory for other configurations. Default section length is 4'. [2]Specify CTD type and section length in inches (##). [3]Minimum 4' section. [4]Not available with 347V. [5]Not available for environments where the ambient temperature falls below 0°C (32°F). [6]Specify quantity (#). All batteries will be on the same circuit. Each battery powers a 4' section. For Direct/Indirect, minimum 8' fixture.	**TF** - Top feed	**STS** - Stem, standard **STC[ ]** - Stem, custom [4]See page 2 for ordering details.	**W** - Matte white **AL** - Aluminum **WA** - White antimicrobial Silverwerx **CFM** - Custom finish, specify RAL#	**NATA** - Natatorium finish **CRF** - Corrosion-resistant finish **NA** - None

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Intertek

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VIA2SEAL-PENDANT-SPEC-REV3 September 2, 2022

bios PoE WELL WELL

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	LAMPS	WATTS / VOLTS	DIMMING / PROTOCOL	DESCRIPTION	NOTES
S1	LUMENWERX VIA 2 SEAL V2SEALP-D-WET-EPDO-SW-80-350-35-UNV-D1	LED 350LM / FT 80CRI, 3500K	3.52 / FT UNV	1% 0-10	RECESSED LINEAR FIXTURE WITH DIRECT ILLUMINATION AND 0-10V DIMMING. COORDINATE FINISH COLOR WITH ARCHITECT.	
S2	BROWNLEE BRICK-OD 7075-08-TB-C13-35K	LED 1210LM 80CRI, 3500K	13 UNV	1% 0-10	8" ALUMINUM WELDED EXTERIOR FIXTURE WITH NO EXPOSED HARDWARE ON SIDES OR BOTTOM. WET RATED WITH CLOSED CELL FOAM GASKET AND DURABLE CORROSION RESISTANT POWDER COATING.	

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2023-00120 on 9/19/2023

Joseph Rexwinkle, AICP
Secretary of the Commission

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LICENSE NO. A-2002017812

NOT FOR CONSTRUCTION

SEAL

MAIN STREET
MULTIFAMILY

1818 MAIN STREET
KANSAS CITY, MO 64108

100% SCHEMATIC DESIGN

ISSUE DATE:		06.30.2023
REV	DESCRIPTION	DATE

PROJECT NO.
DRAWN BY: Author
CHK'D BY: Checker
SHEET TITLE
SITE PLAN - FIXTURES

E002

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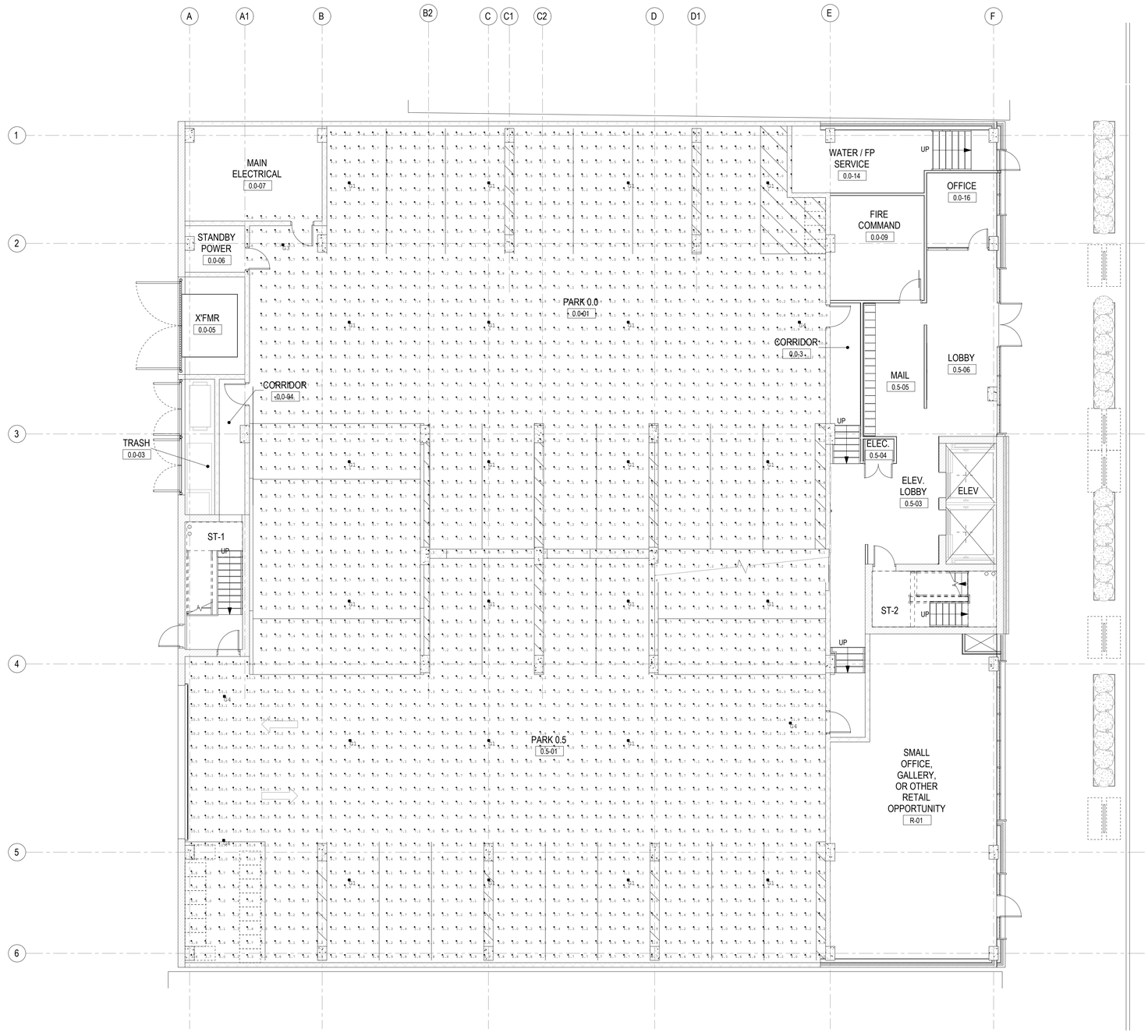

LEVEL 0.0/0.5 - PHOTOMETRICS

SCALE: 1/8"=1'-0"

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Garage_Floor	Fc	6.80	13.1	3.4	2.00	3.85

City Plan Commission
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Joseph Rexwinkle, AICP
Secretary of the Commission

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SEAL

MAIN STREET MULTIFAMILY

1818 MAIN STREET
KANSAS CITY, MO 64108

DEVELOPMENT PLAN
ISSUE DATE: 08.21.2023

REV	DESCRIPTION	DATE

PROJECT NO.
DRAWN BY:
CHK'D BY:
SHEET TITLE
PHOTOMETRICS

E201

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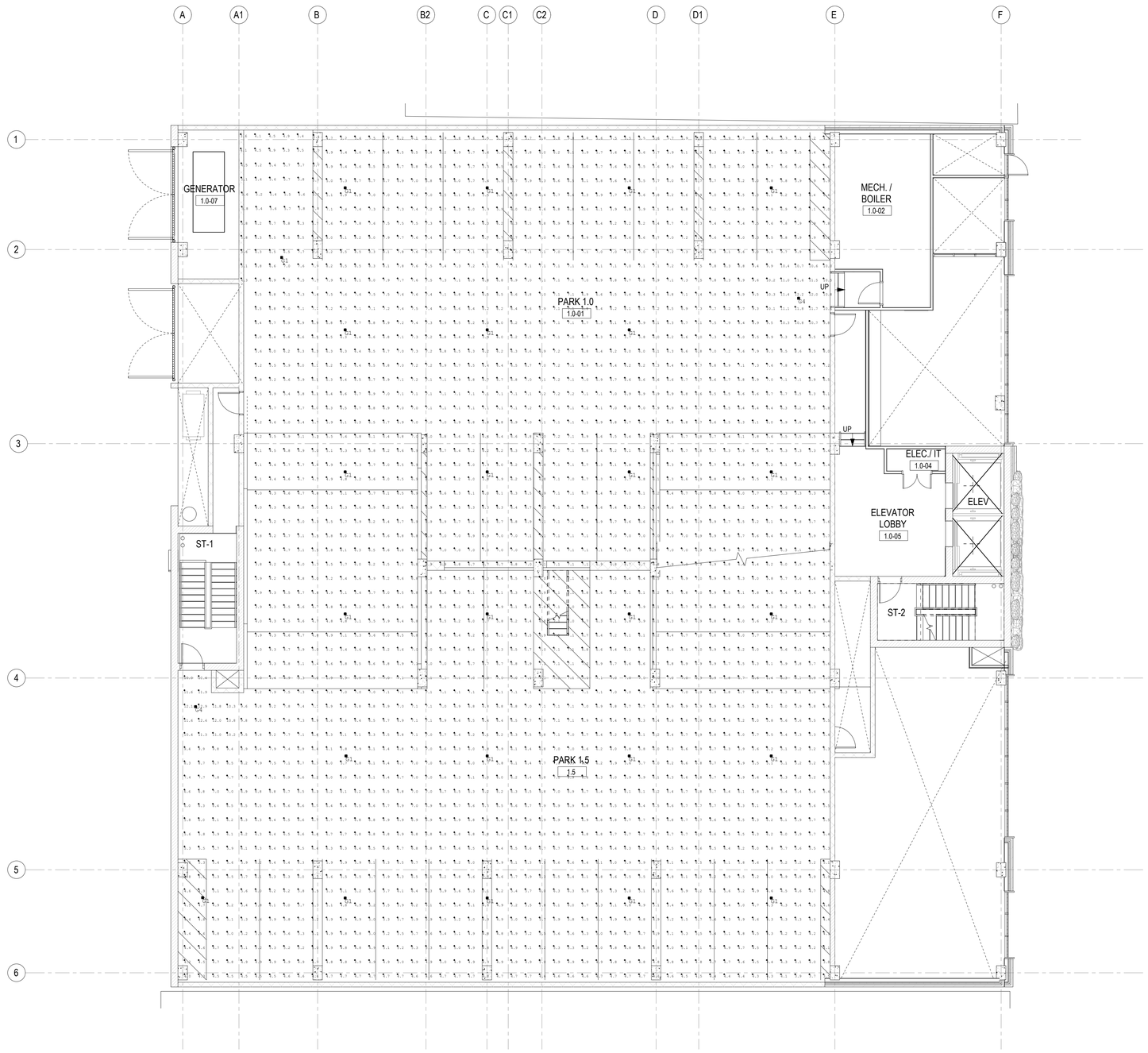

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LEVEL 1.0/1.5 - PHOTOMETRICS

SCALE: 1/8"=1'-0"

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Garage_Floor	Fc	6.34	12.9	3.5	1.81	3.69

City Plan Commission
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MAIN STREET MULTIFAMILY

1818 MAIN STREET
KANSAS CITY, MO 64108

DEVELOPMENT PLAN

ISSUE DATE:	08.21.2023

REV	DESCRIPTION	DATE

PROJECT NO.
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PHOTOMETRICS

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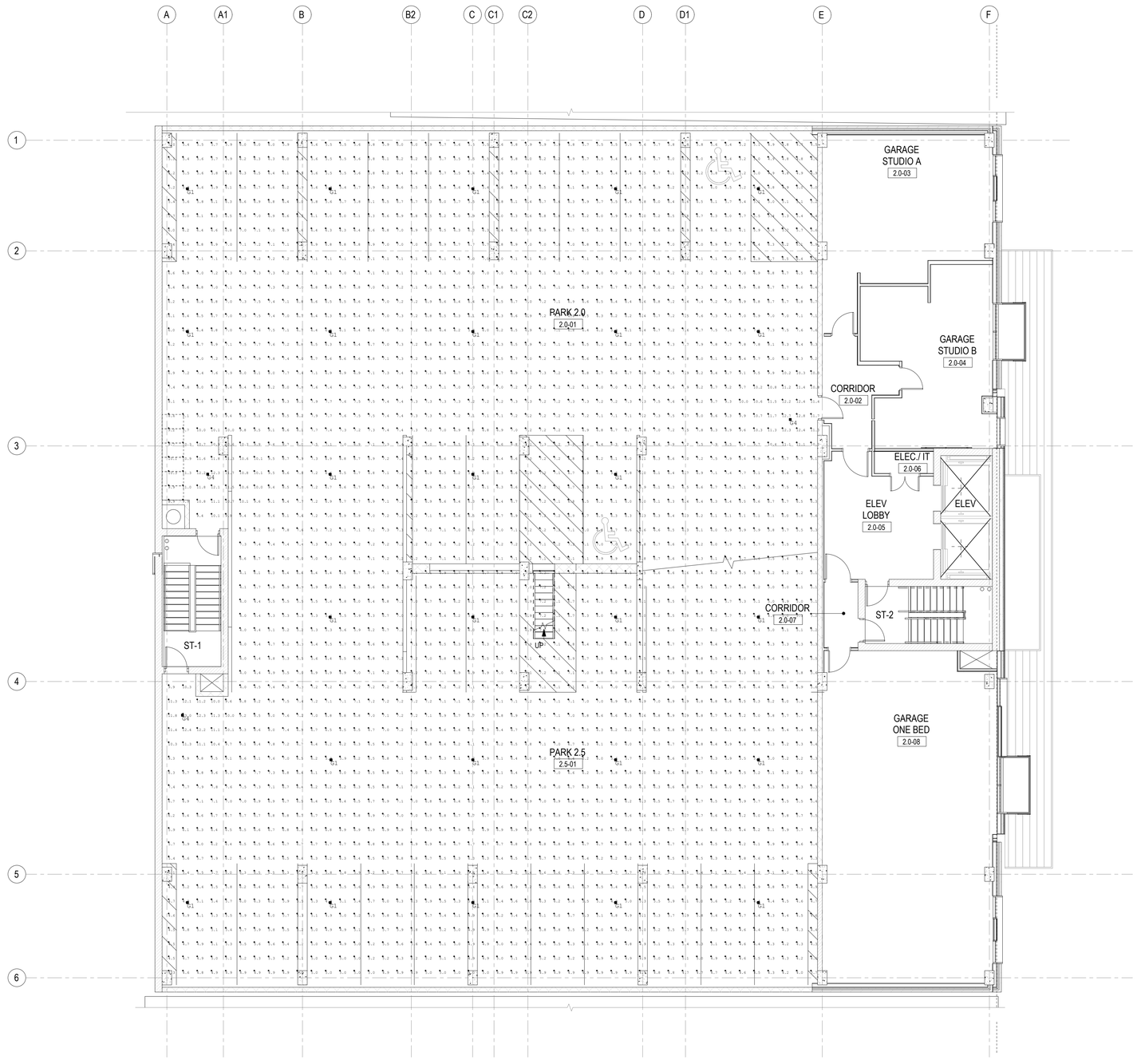

N

LEVEL 2.0/2.5 - PHOTOMETRICS

SCALE: 1/8"=1'-0"

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Garage_Floor	Fc	6.61	13.0	3.7	1.79	3.51

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SEAL

MAIN STREET MULTIFAMILY

1818 MAIN STREET
KANSAS CITY, MO 64108

DEVELOPMENT PLAN

ISSUE DATE: 08.21.2023

REV	DESCRIPTION	DATE

PROJECT NO.
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PHOTOMETRICS

E203

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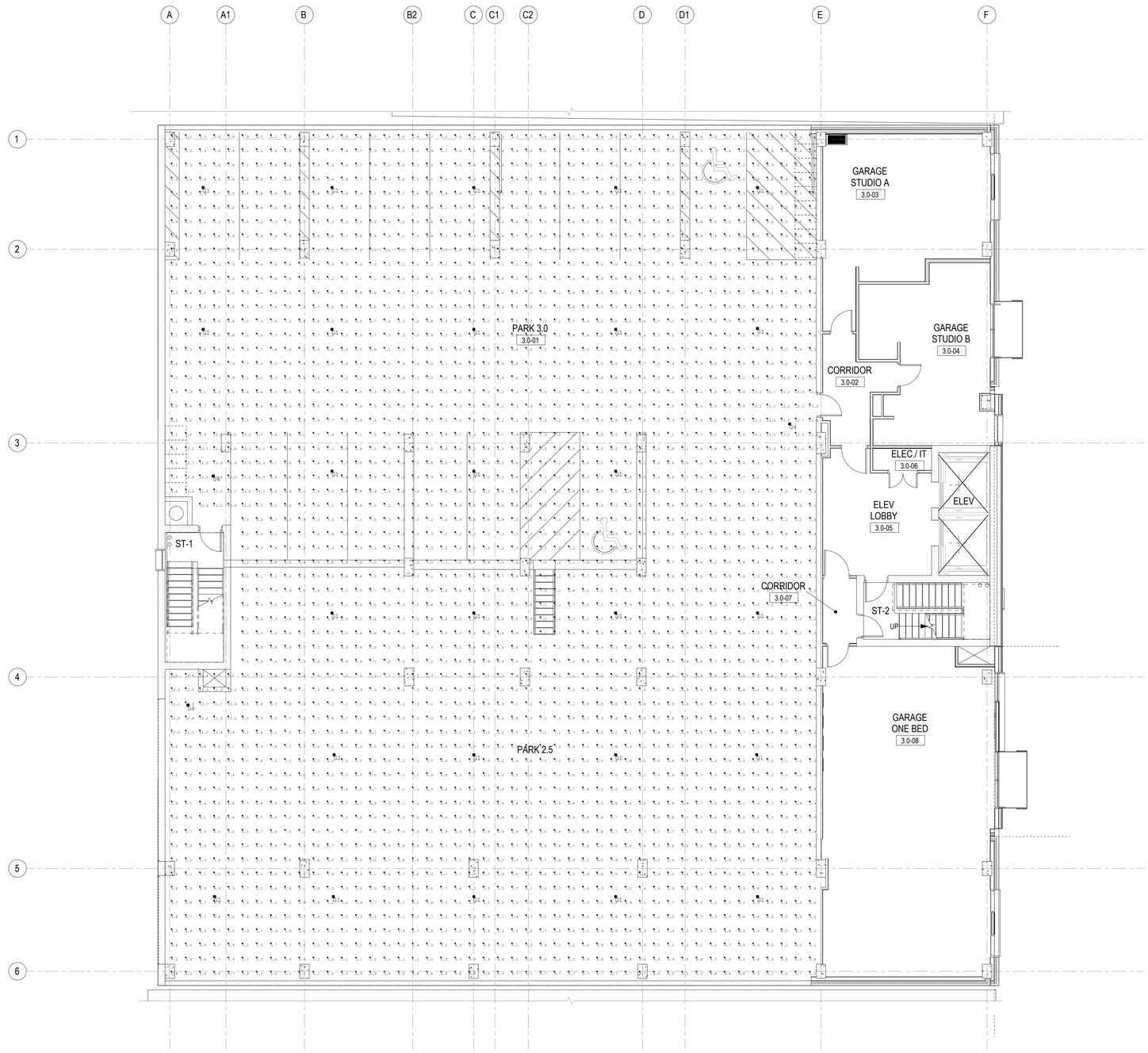

N

LEVEL 3.0 - PHOTOMETRICS

SCALE: 1/8"=1'-0"

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Garage_Floor	Fc	6.63	12.9	3.5	1.89	3.69

KANSAS CITY MISSOURI

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SEAL

MAIN STREET MULTIFAMILY

1818 MAIN STREET
KANSAS CITY, MO 64108

DEVELOPMENT PLAN

ISSUE DATE: 08.21.2023

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PHOTOMETRICS

E204

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