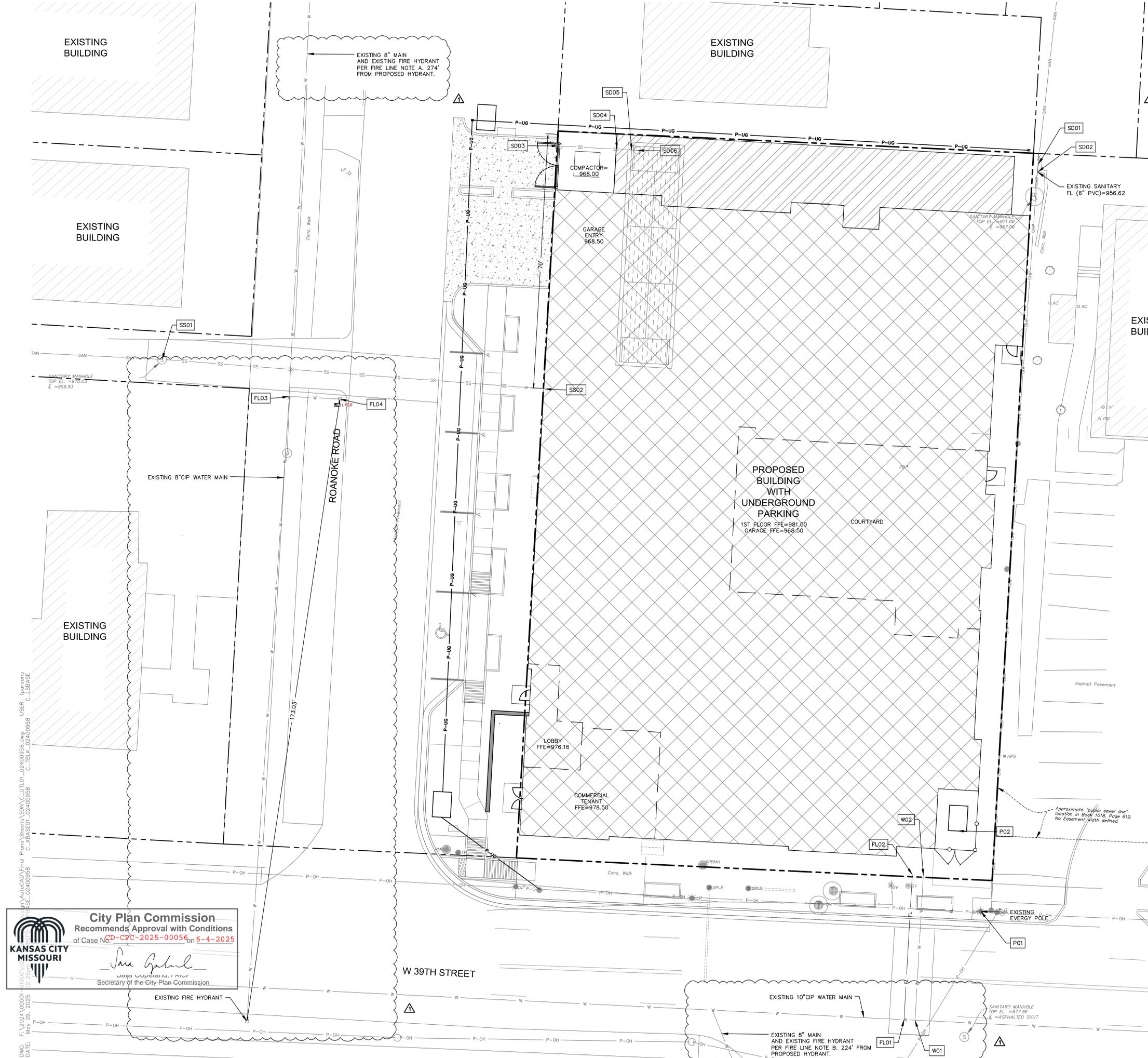
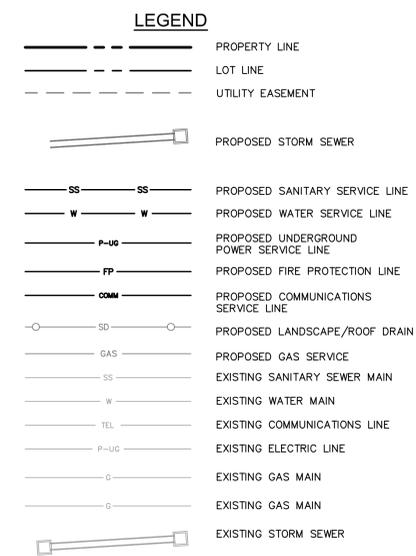


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DATE: May 09, 2025
USER: jparsons
C:\BLK_C02400958
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- UTILITY KEYNOTES:** XX00 →
- DOMESTIC WATER:**
W01 CONNECT TO MAIN. INSTALL 39.93 LF WATER SERVICE. COORDINATE WITH KCMO WATER SERVICES.
W02 CONNECT TO BUILDING. RE: MEP
- FIRE LINE:**
NOTE: EXISTING FIRE HYDRANTS LOCATED IN THE FOLLOWING LOCATIONS:
A. SOUTHEAST CORNER OF 38TH STREET AND ROANOKE ROAD, +/-334' NORTH AND +/-91' WEST OF NORTHWEST CORNER OF SUBJECT PROPERTY.
B. WEST SIDE OF ROANOKE ROAD, +/-236' SOUTH AND +/-28' EAST OF SOUTHEAST CORNER OF SUBJECT PROPERTY.
FL01 CONNECT TO MAIN. INSTALL 39.93 LF OF 8" DIP COORDINATE WITH WATER SERVICES.
FL02 CONNECT TO BUILDING. RE: MEP
FL03 CONNECT TO EXISTING WATER MAIN AND INSTALL 13.87 LF OF 8" DIP.
FL04 INSTALL FIRE HYDRANT AND VALVE ASSEMBLY.
- POWER:**
P01 PRIMARY SERVICE - INSTALL 22.99 LF POWER CONDUIT. CONNECT POWER. COORDINATE WITH EVERGY.
P02 POWER TRANSFORMER. RE: MEP
P03 SECONDARY SERVICE - INSTALL XX LF POWER CONDUIT. CONNECT TO TRANSFORMER AND INSTALL XX LF POWER CONDUIT. CONNECT TO BUILDING. RE: MEP
- GAS:**
G01 INSTALL XX LF OF GAS SERVICE LINE. COORDINATE WITH GAS SERVICE
- ROOF DRAIN SYSTEM:**
RD1 RE: MEP
- STORM SEWER: RE: SHEET C5.0**
- STORM SEWER:**
SD01 CONNECT TO EXISTING STORM
INSTALL 96.49 LF 4" HDPE (S.W.) @ 2.00%
FL=956.62
SD02 CONNECT TO UNDERGROUND VAULT
FL=958.55
SD03 INSTALL 16.00 LF OVERFLOW DRAIN @ 3.25%
FL OUT=967.20
SD04 CONNECT TO TRAFFIC RATED TRENCH DRAIN @ 3.25% AND
INSTALL 4.00 LF OVERFLOW DRAIN @ 3.25%.
FL=967.87
SD05 CONNECT TO UNDERGROUND VAULT
FL=968.00
SD06 INSTALL ACCESS RING AND TRAFFIC RATED GRATED COVER
TS=968.20
- SANITARY SEWER:**
SS01 CONNECT TO EXISTING MH
INSTALL 104.54 LF 10" PVC (SDR-26) @ 1.74%
EXISTING TS=970.03
EXISTING FL=959.93
FL IN (E.) 10" PVC (SDR-26)=960.43
SS02 CONNECT TO BUILDING. RE: MEP
FL=962.25
- COMMUNICATIONS:**
COORDINATE WITH COMMUNICATIONS PROVIDER.



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2025-00056** on **6-4-2025**

Jane Gabriel
Jane Gabriel
Secretary of the City-Plan Commission

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PRAIRIE VILLAGE, KS 66208

STATE OF MISSOURI
TERRY M. PARSONS
NUMBER
PE-2018010605
1/10/2025
PROFESSIONAL ENGINEER

HICKOK HOMES 39TH STREET
WEST 39TH STREET & ROANOKE ROAD
KANSAS CITY, MISSOURI

A NEW MULTI-FAMILY DEVELOPMENT:

DRAWING RELEASE LOG
15.08.25 COMMENT RESPONSES

REVISIONS
1 05.08.25 COMMENT RESPONSES

JOB NO. DATE
721122 04.14.25
DRAWN BY
RLK / TMP
REZONING SUBMITTAL

SHEET NAME
UTILITY PLAN

SHEET No.
C4.0

PEDESTRIAN LIGHT POLE:



LIGHT POLE TO BE 5-GLOBE, APPROX. 9-10FT HEIGHT, COLOR: BLACK.

THREE (3) TOTAL LIGHT POLES, INSTALL PER MANUF. SPECIFICATIONS.

BICYCLE PARKING:

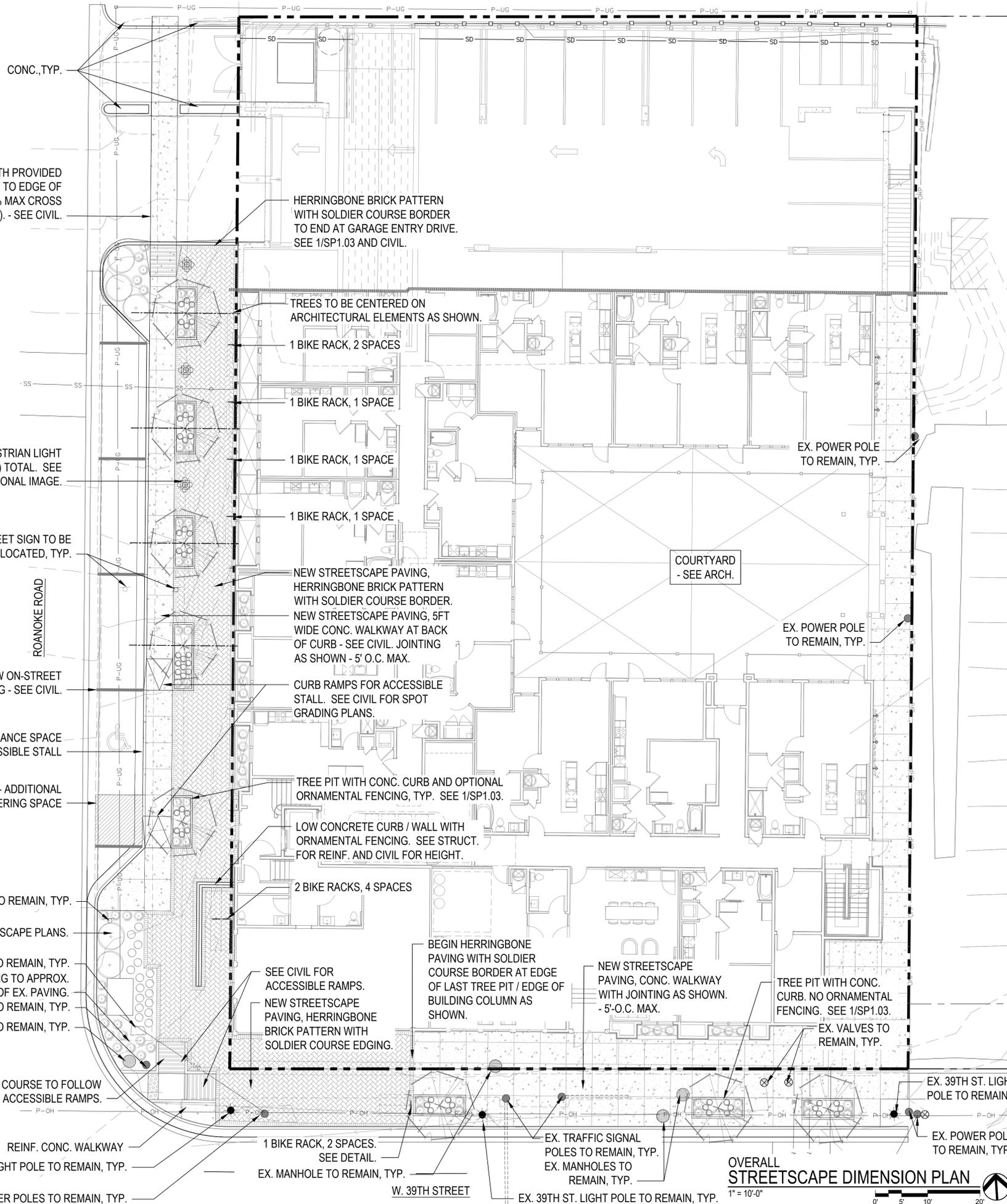
SHORT TERM:
REQUIRED - 10% OF OFF STREET PARKING SPACES PROVIDED.
72 TOTAL GARAGE SPACES * 10% = 7 SHORT TERM SPACES REQUIRED.
PROVIDED: 11 SPACES (7 RACKS)
LONG TERM:
REQUIRED - 1 PER 3 DWELLING UNITS
73 / 3 = 24 SPACES REQUIRED
PROVIDED: 30 SPACES WITHIN GARAGE INTERIOR - SEE ARCH. PLANS

PROPOSED SHORT TERM BIKE RACK:
- VICTOR STANELY: BRBS-103 (BLACK) - OR APPROVED EQUAL



SITE NOTES:

- 1. DECORATIVE PAVING AND LANDSCAPE ITEMS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED THROUGH A COVENANT TO MAINTAIN AGREEMENT.
- 2. THE CAST IN PLACE WALL IN THE PUBLIC RIGHT OF WAY IS INCLUDED IN THE ENCROACHMENT PERMIT REQUEST.



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KANSAS, 66207



A NEW SINGLE PURPOSE MULTI-UNIT RESIDENTIAL BUILDING FOR:
HICKOK HOMES 39TH ST.
W. 39TH ST. & ROANOKE RD.
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG
04.14.25 UR SUBMITTAL

REVISIONS
1 05.09.25 REVISIONS 1

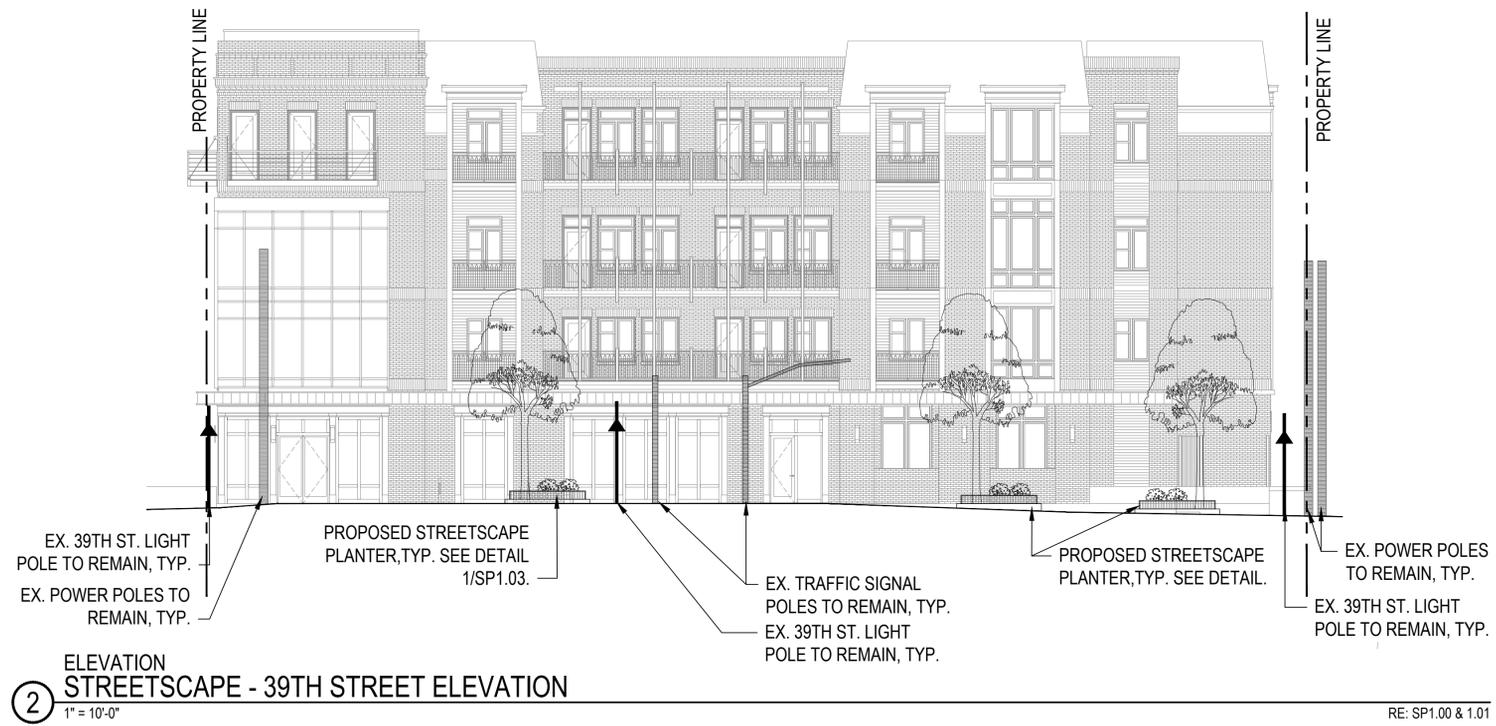
JOB NO. 721122
DATE 04.14.25
DRAWN BY BNH
UR SUBMITTAL

SHEET NAME ARCHITECTURAL SITE PLAN - STREETSCAPE
SHEET NO.

SP1.00

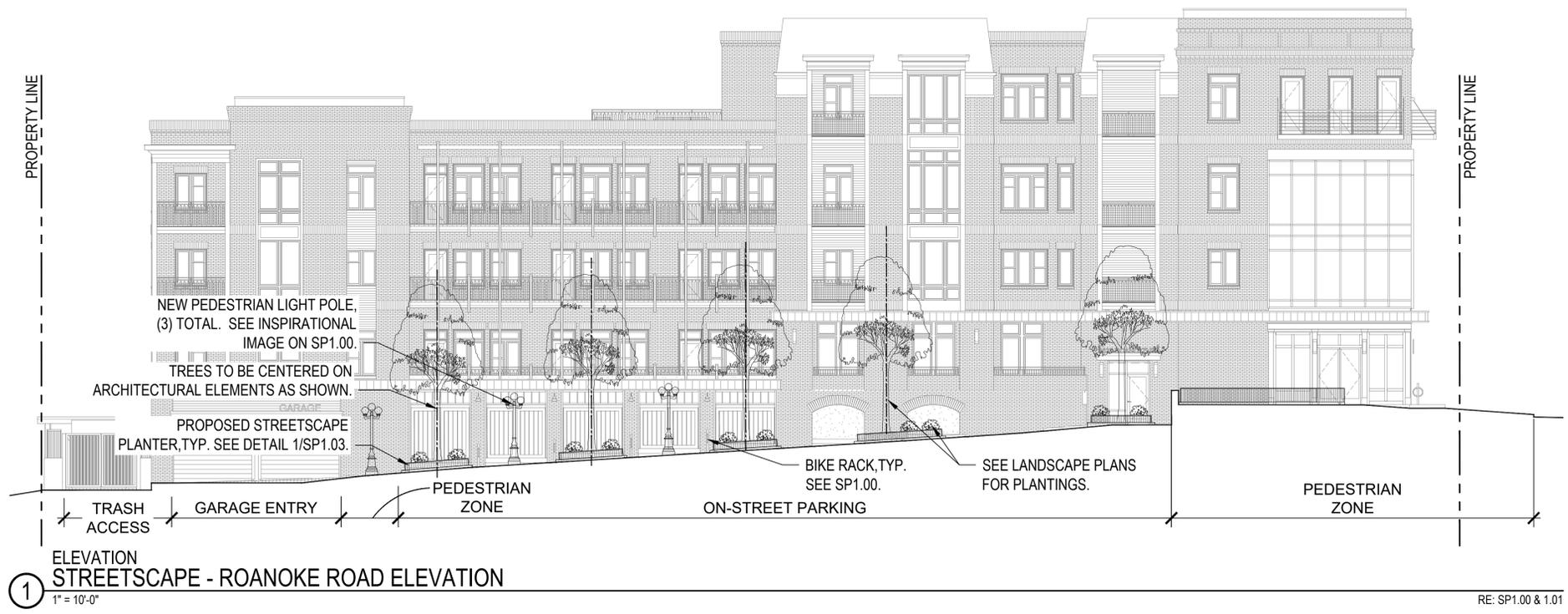
City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2025-00056** on **6-4-2025**
Sara Gabriel
Sara Gabriel, F.A.I.C.E.
Secretary of the City Plan Commission

OVERALL STREETSCAPE DIMENSION PLAN
1" = 10'-0"
0' 5' 10' 20'



2 ELEVATION
STREETSCAPE - 39TH STREET ELEVATION
1" = 10'-0"

RE: SP1.00 & 1.01



1 ELEVATION
STREETSCAPE - ROANOKE ROAD ELEVATION
1" = 10'-0"

RE: SP1.00 & 1.01

A NEW SINGLE PURPOSE MULTI-UNIT RESIDENTIAL BUILDING FOR:

HICKOK HOMES 39TH ST.
W. 39TH ST. & ROANOKE RD.
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG
04.14.25 UR SUBMITTAL

REVISIONS

JOB NO. 721122
DRAWN BY BNH
UR SUBMITTAL

DATE 04.14.25

SHEET NAME
ARCHITECTURAL SITE PLAN - STREETSCAPE
SHEET NO.

SP1.02

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2025-00056** on **6-4-2025**

Sara Gabriel
Sara Copeland, AICP
Secretary of the City Plan Commission

City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CD-CPC-2025-00056** on **6-4-2025**

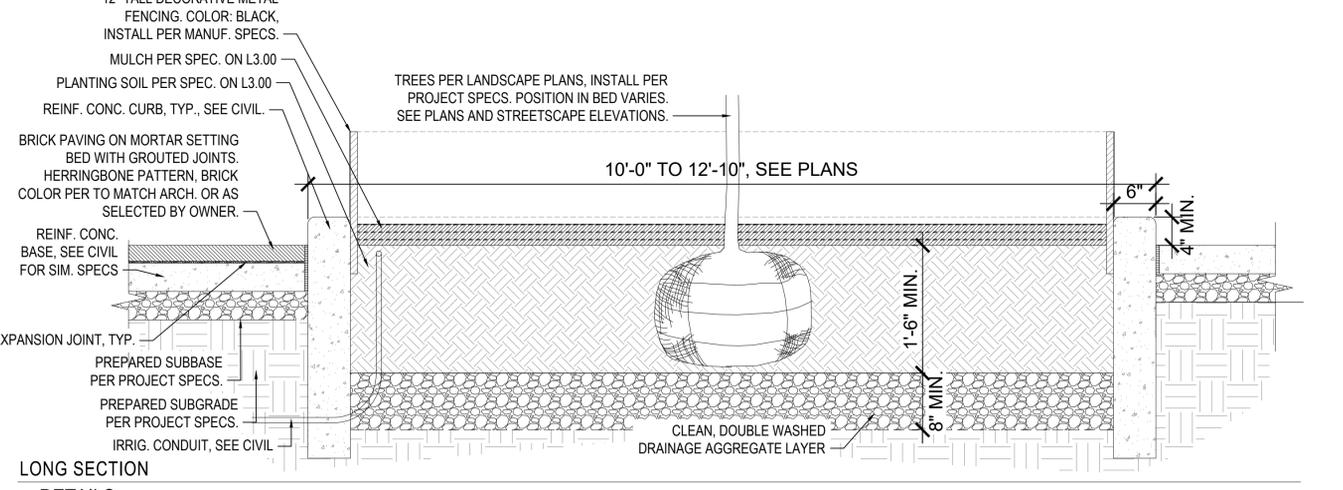
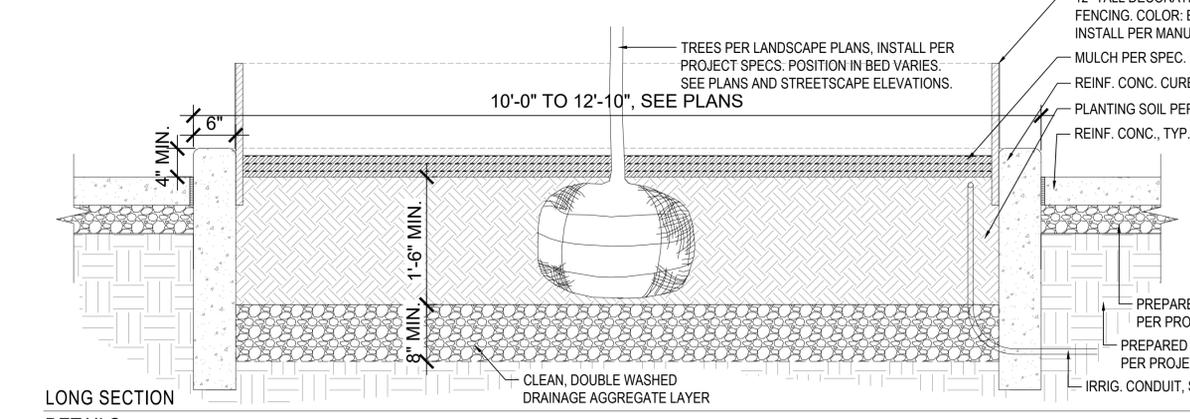
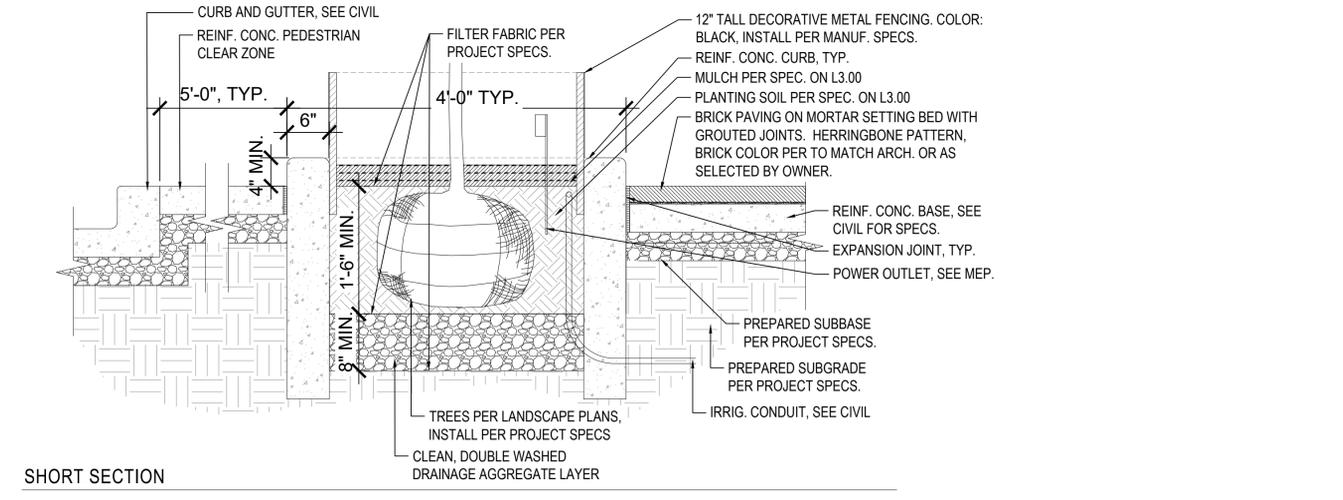
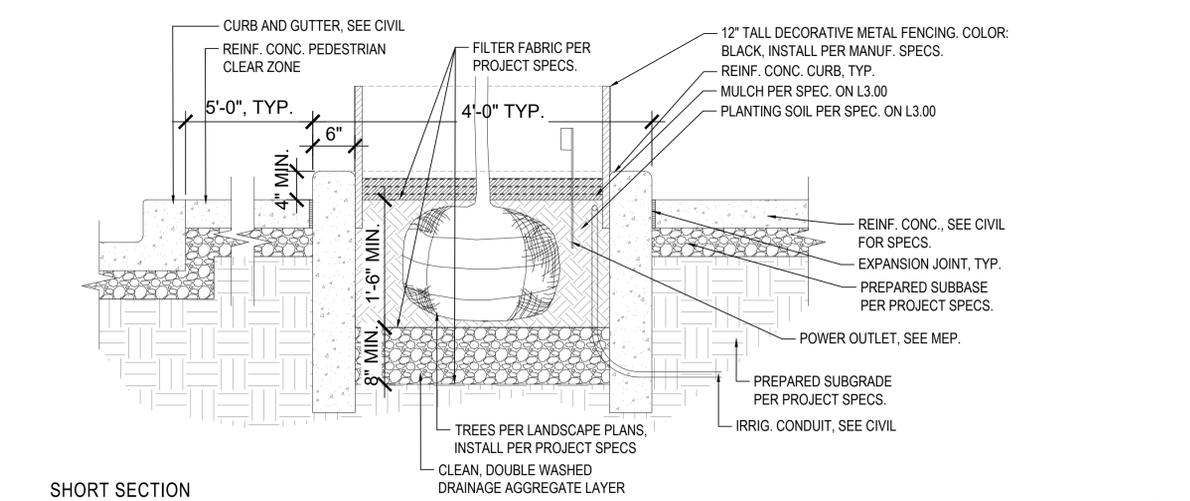
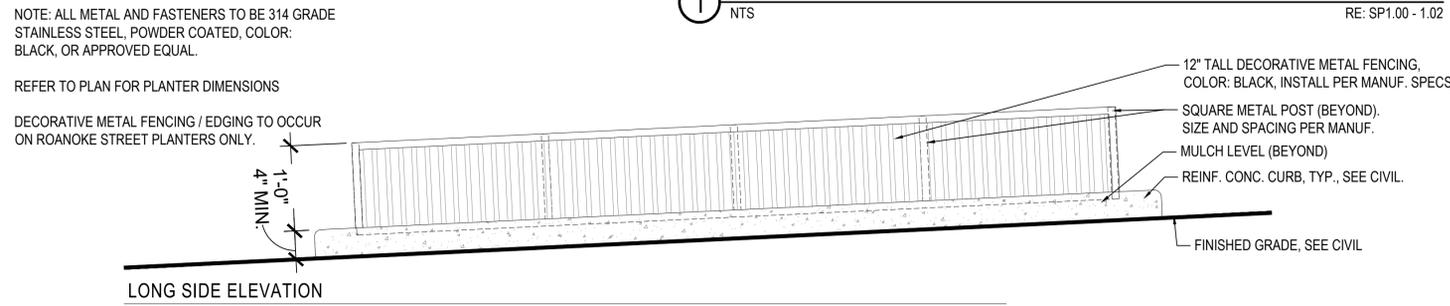
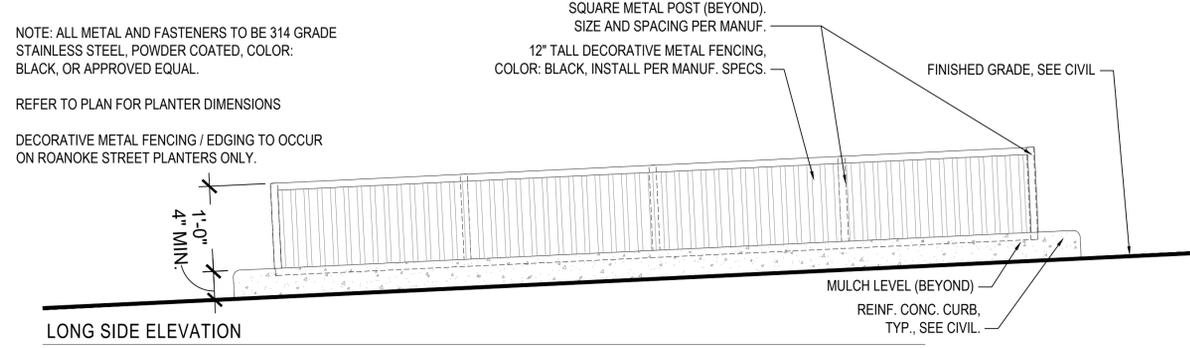
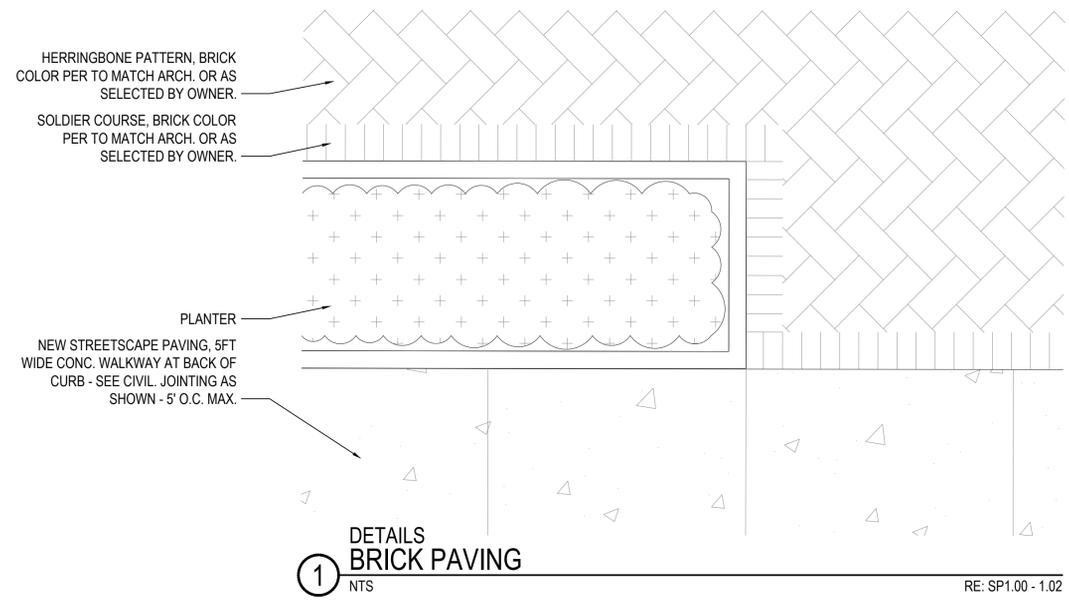
Sara Gabriel
 Sara Gabriel, F.A.S.C.
 Secretary of the City Plan Commission

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2
 DETAILS
 STREETSCAPE - PLANTERS (39TH STREET)
 1" = 1'-0"

1
 DETAILS
 STREETSCAPE - PLANTERS (ROANOKE)
 1" = 1'-0"

A NEW SINGLE PURPOSE MULTI-UNIT RESIDENTIAL BUILDING FOR:
HICKOK HOMES 39TH ST.
 W. 39TH ST. & ROANOKE RD.
 KANSAS CITY, MISSOURI

DRAWING RELEASE LOG
 04.14.25 UR SUBMITTAL

REVISIONS

JOB NO. 721122
 DATE 04.14.25
 DRAWN BY BNH
 UR SUBMITTAL

SHEET NAME ARCHITECTURAL SITE PLAN - STREETSCAPE
 SHEET NO.

SP1.03

GENERAL NOTES

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREeping GROUNDcover SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
- ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
- ROOF TOP PLANTING SOIL MIX TO BE 1 PART CONCRETE SAND, 1 PART TOPSOIL, & 1 PART COMPOST. WEIGHT WHEN FULLY SATURATED SHALL BE LESS THAN 120 LB. PER CUBIC FOOT PER STRUCTURAL.
- OWNER TO BE FEE IN-LIEU-OF DEDICATION FOR PARKLAND REQUIREMENTS.



City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CD-CPC-2025-00056**, on **6-4-2025**
Sara Gabriel
 Sara Gabriel, Mayor
 Secretary of the City Plan Commission

LANDSCAPE REQUIREMENTS

STREET TREES (88-425-03):

1 TREE PER 30 LF OF STREET FRONTAGE:

	REQUIRED:	PROVIDED:
39TH STREET = +/- 130 LF / 30 LF =	4 TREES	3 TREES**
ROANOKE RD. = +/- 200 LF / 30 LF =	7 TREES	5 TREES**

**REDUCED QUANTITY OF TREES PROVIDED DUE TO PROPOSED CURB CUTS FOR PARKING ACCESS AND EXISTING INFRASTRUCTURE (UTILITIES).

GENERAL LANDSCAPING (88-425-04):

PRINCIPAL BUILDING COVERAGE = +/- 17,880 SF / 5,000 SF = 4 TREES @ 2" CAL. = 8 CAL. INCHES
 PROPOSED: FEE IN LIEU OF = 8 * \$185 = \$1,480.

TABLE 3

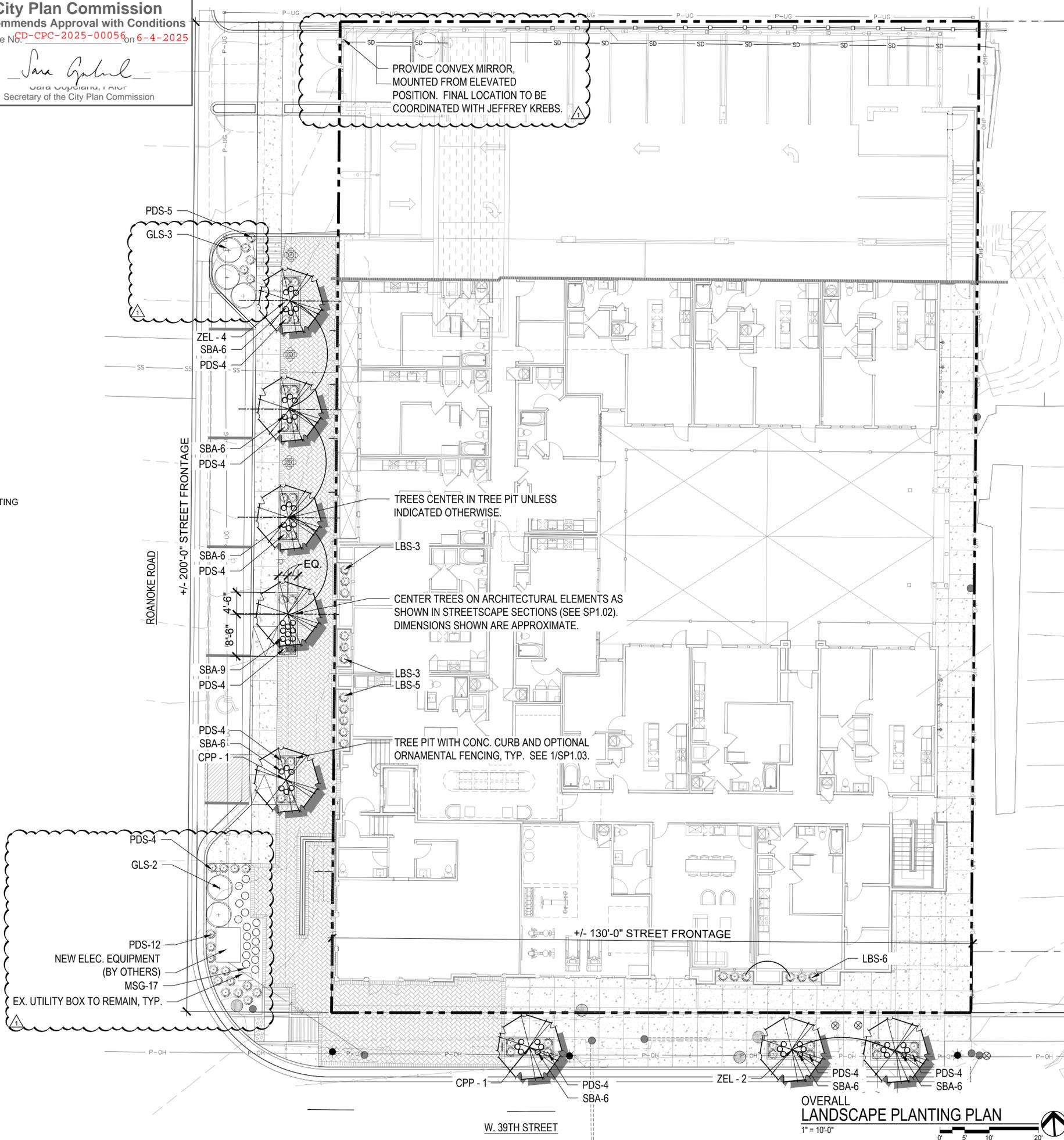
88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	11	8		
88-425-04 General	4	0	YES	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width				
Trees	N/A			
Shrubs/Wall/Berm				
Adjacent to Residential Zones				
Buffer Width				
Shrubs/Berm/Fence/Wall				
88-425-06 Interior Vehicular Use Area				
Interior Area	N/A			
Trees				
Shrubs				
88-425-07 Parking Garage Screening	Describe	ARCHITECTURALLY SCREENED.		
88-425-08 Mechanical/Utility Equipment Screening	Describe	ARCHITECTURALLY SCREENED.		
88-425-09 Outdoor Use Screening	Describe	N/A		

TABLE 3a

88-425 - LANDSCAPE REQUIREMENTS	Proposed Alternative	Approved
88-425-03 Street Trees	N/A	
88-425-04 General	FEE IN LIEU OF	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets		
Buffer Width		
Trees	N/A	
Shrubs/Wall/Berm		
Adjacent to Residential Zones		
Buffer Width		
Shrubs/Berm/Fence/Wall		
88-425-06 Interior Vehicular Use Area		
Interior Area	N/A	
Trees		
Shrubs		
88-425-07 Parking Garage Screening	N/A	
88-425-08 Mechanical/Utility Equipment Screening	N/A	
88-425-09 Outdoor Use Screening	N/A	

PLANT LIST

Common Name	Botanical Name	Size	Notes
Columnar Trees			
CPP	Crimson Pointe Flowering Plum	prunus cerasifera 'Cripozam' PPAF	2" Cal. B&B
GGA	Green Giant Arborvitae	Thuja 'Green Giant'	6' Ht. Min. B&B
ZEL	Columnar Zelkova	Zelkova serrata 'Musashino'	2" Cal. B&B
Deciduous Shrubs			
GLS	Grow Low Sumac	Rhus aromatica 'Gro-Low'	5 Gal.
Grasses			
LBS	Little Bluestem	Schizachyrium scoparium 'The Blues	2 Gal.
PDF	Prairie Dropseed	Sporobolus heterolepis	2 Gal.
Perennials			
MSG	Meadow Sage	Salvia nemorosa	1 Gal.
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.



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A NEW SINGLE PURPOSE MULTI-UNIT RESIDENTIAL BUILDING FOR:
HICKOK HOMES 39TH ST.
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 KANSAS CITY, MISSOURI

DRAWING RELEASE LOG
 04.14.25 UR SUBMITTAL

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 1 05.09.25 REVISIONS 1

JOB NO. 721122 DATE 04.14.25
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SHEET NAME PLANTING PLAN - STREETScape SHEET NO.

L1.00



A NEW MIXED-USE DEVELOPMENT:
HICKOK HOMES - 39TH STREET APARTMENTS
WEST 39TH STREET & ROANOKE ROAD - KANSAS CITY, MISSOURI

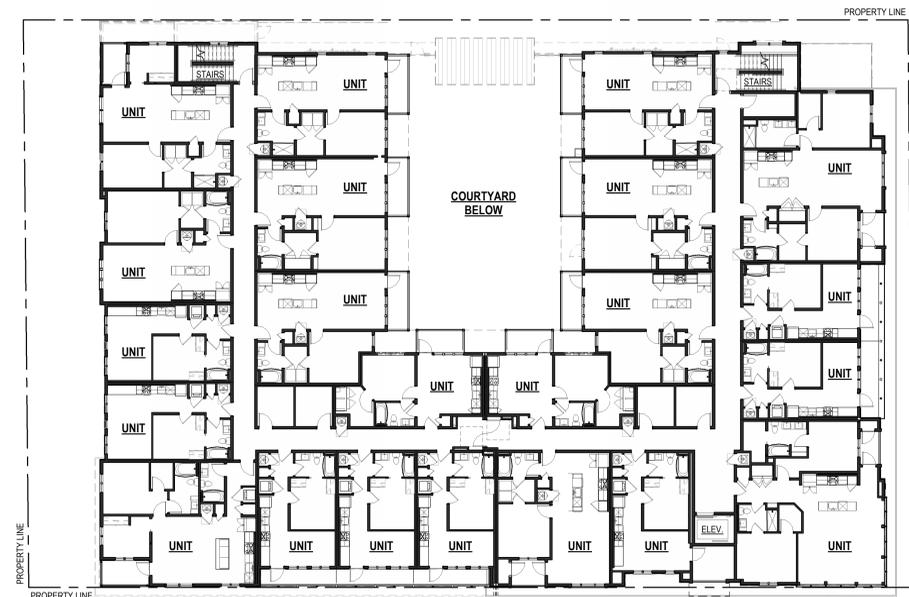
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04.14.25 REZONING SUBMITTAL

REVISIONS
1 06.09.25 REZONING SUBMITTAL REVISIONS 1

JOB NO. 721122 DATE 04.14.25
DRAWN BY Author
REZONING SUBMITTAL

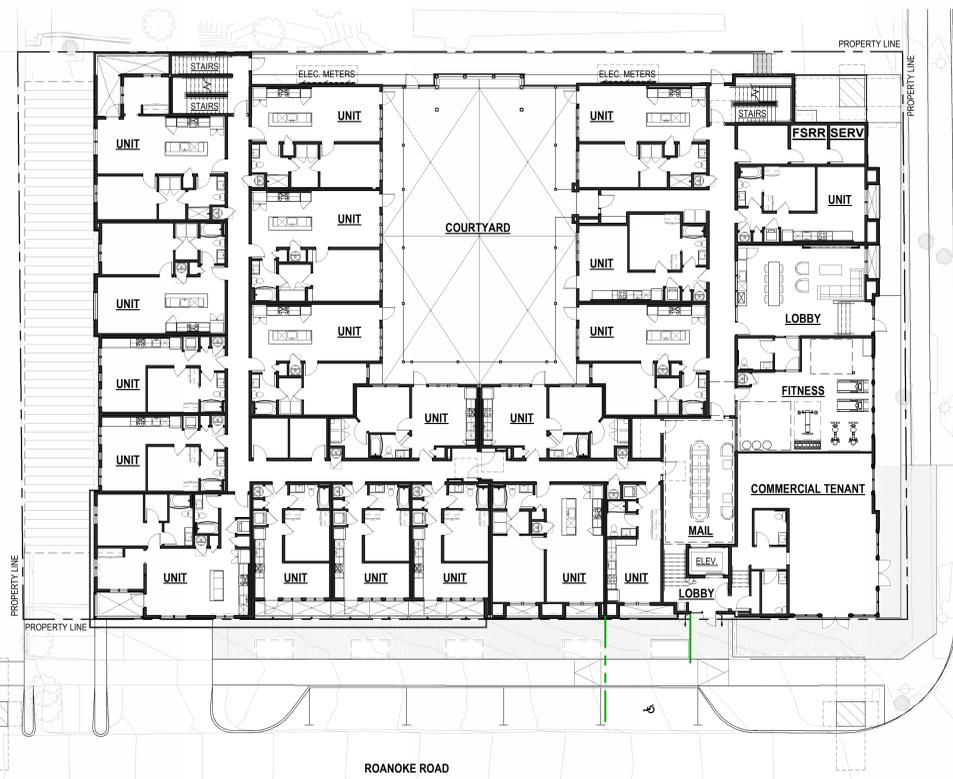
SHEET NAME FLOOR PLANS

SHEET NO. **A1.00a**



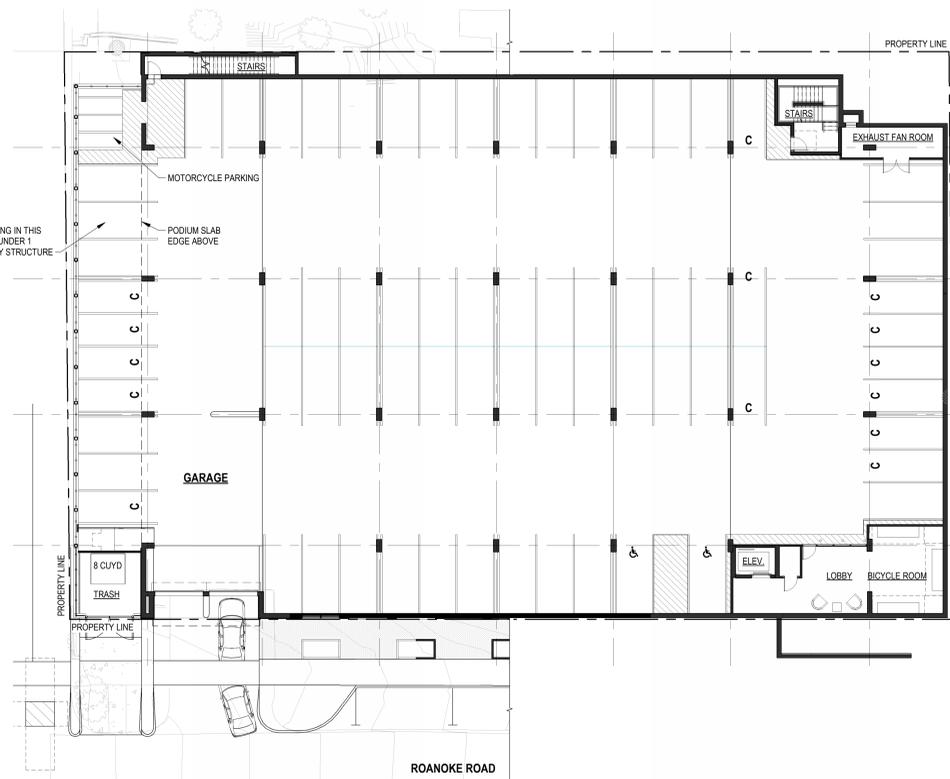
2ND FLOOR BUILDING PLAN

1/16" = 1'-0"



1ST FLOOR BUILDING PLAN

1/16" = 1'-0"



GARAGE PLAN

1/16" = 1'-0"

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2025-00056** on **6-4-2025**

Sara Gabriel
Sara Gabriel, Mayor
Secretary of the City Plan Commission



A NEW MIXED-USE DEVELOPMENT:
HICKOK HOMES - 39TH STREET APARTMENTS
WEST 39TH STREET & ROANOKE ROAD - KANSAS CITY, MISSOURI

DRAWING RELEASE LOG
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REVISIONS
1 05.09.25 REZONING SUBMITTAL REVISIONS 1

JOB NO. 721122 DATE 04.14.25
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SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO.
A2.50



WEST ELEVATION (ROANOKE RD)
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:

- | | | | |
|--|--------------------------------|--|---|
| | 1 LIGHT COLOR THIN BRICK | | 8 DARK COLOR TRIM / BREAKMETAL |
| | 2 DARK COLOR THIN BRICK | | 9 METAL ROOFING |
| | 3 WOOD-LOOK PLANK | | 10 FULL LIGHT COLOR BRICK CORNICE / THIN BRICK SOLDIER COURSE |
| | 4 PAINTED WOOD-LOOK TRIM PANEL | | 11 DARK COLOR THIN BRICK SOLDIER COURSE |
| | 5 STUCCO | | 12 NOT USED |
| | 6 METAL PARAPET | | 13 LIGHT COLOR TRIM |
| | 7 CONCRETE | | 14 GLASS |



SOUTH ELEVATION (39TH ST)
1/8" = 1'-0"

City Plan Commission
Recommends Approval with Conditions
of Case **ND-CPC-2025-00056** on **6-4-2025**

Sara Gabriel
Sara Gabriel, CLU
Secretary of the City Plan Commission



EAST ELEVATION

1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:

- | | |
|--|---|
|  1 LIGHT COLOR THIN BRICK |  8 DARK COLOR TRIM / BREAKMETAL |
|  2 DARK COLOR THIN BRICK |  9 METAL ROOFING |
|  3 WOOD-LOOK PLANK |  10 FULL LIGHT COLOR BRICK CORNICE / THIN BRICK SOLDIER COURSE |
|  4 PAINTED WOOD-LOOK TRIM PANEL |  11 DARK COLOR THIN BRICK SOLDIER COURSE |
|  5 STUCCO |  12 NOT USED |
|  6 METAL PARAPET |  13 LIGHT COLOR TRIM |
|  7 CONCRETE |  14 GLASS |



NORTH ELEVATION

1/8" = 1'-0"

City Plan Commission
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of Case No. **2025-CPC-00056** on **6-4-2025**

Sam Gabriel
Secretary of the City Plan Commission

A NEW MIXED-USE DEVELOPMENT:
HICKOK HOMES - 39TH STREET APARTMENTS
WEST 39TH STREET & ROANOKE ROAD - KANSAS CITY, MISSOURI

DRAWING RELEASE LOG
04.14.25 REZONING SUBMITTAL

REVISIONS
1 08.09.25 REZONING SUBMITTAL REVISIONS 1

JOB NO. 721122 DATE 04.14.25
DRAWN BY

REZONING SUBMITTAL
SHEET NAME EXTERIOR ELEVATIONS

SHEET NO. **A2.51**

GENERAL NOTES:
REFER TO SHEET E6.0 FOR GENERAL NOTES.

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A NEW MULTI-FAMILY DEVELOPMENT FOR:
HICKOK HOMES 39TH ST.
W. 39TH ST. & ROANOKE RD.
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG
04.14.25 Rezoning SUBMITTAL

REVISIONS

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Author
Rezoning SUBMITTAL

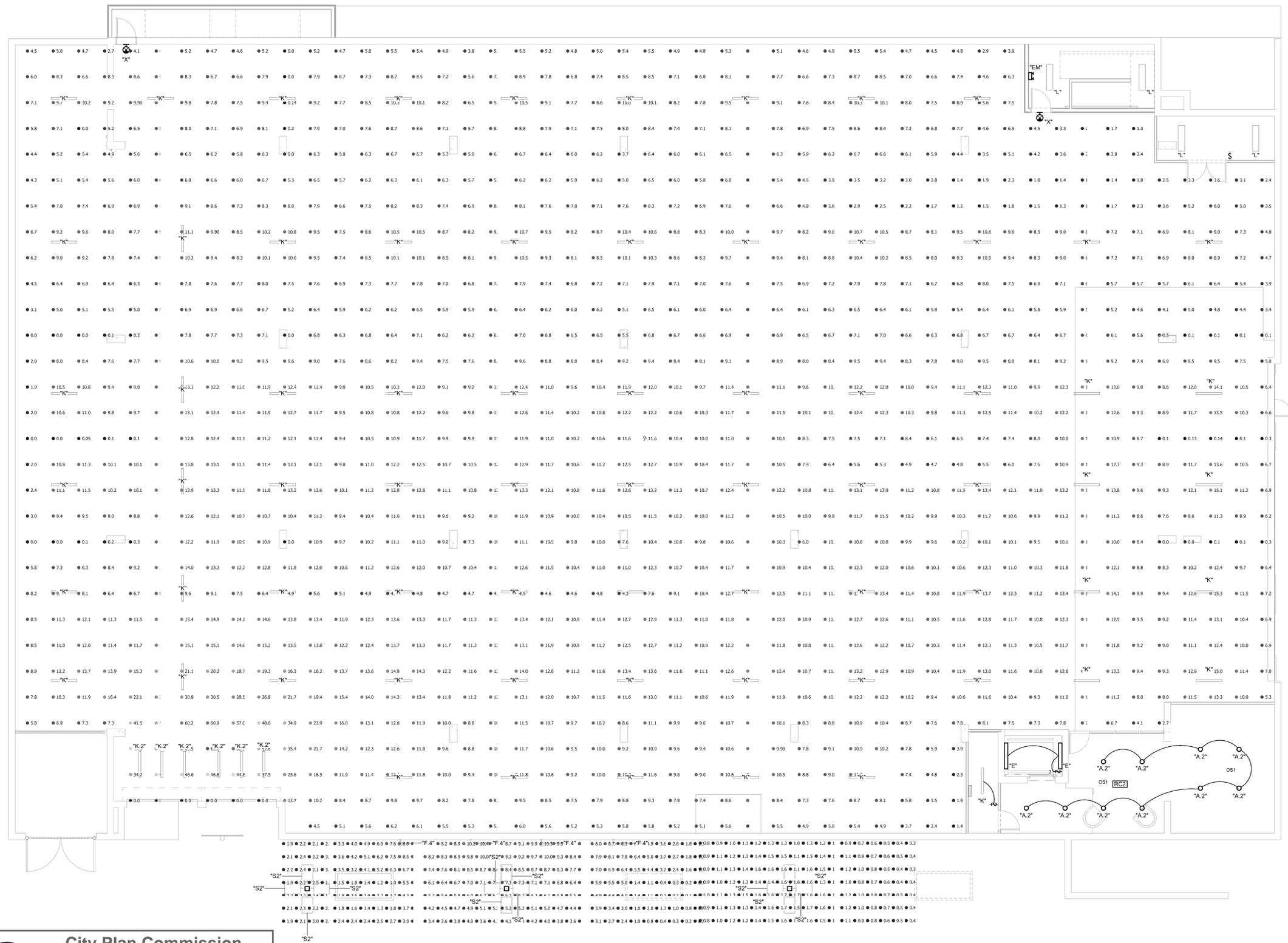
SHEET NAME
BASEMENT PARKING
LIGHTING PLAN
SHEET NO.

E1.0



8225 Indian Creek Pkwy., Suite 1075 | Overland Park, KS 66213
T: 913.322.1400 | www.rtmconsultants.com

24x36 SHEET (Arch D)



1 BASEMENT PARKING LIGHTING PLAN
SCALE: 1/8" = 1'-0" NORTH

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2025-00056** on **6-4-2025**
Sara Gabriel
Sara Gabriel, Mayor
Secretary of the City Plan Commission



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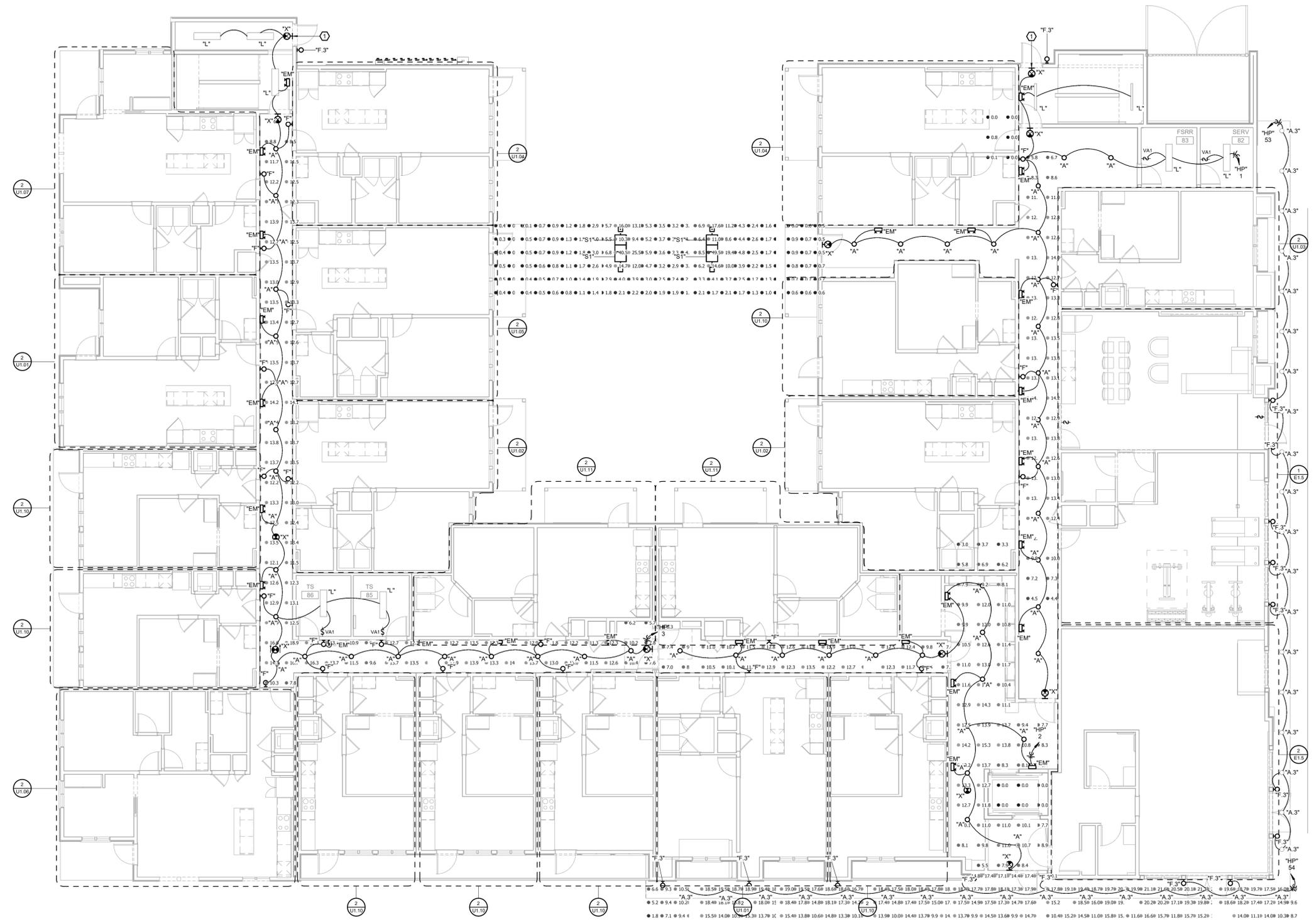
A NEW MULTI-FAMILY DEVELOPMENT FOR: **HICKOK HOMES 39TH ST.** W. 39TH ST. & ROANOKE RD. KANSAS CITY, MISSOURI

DRAWING RELEASE LOG 04.14.25 Rezoning SUBMITTAL

REVISIONS

JOB NO. 721122 DATE 04.14.25 DRAWN BY RTM REZONING SUBMITTAL SHEET NAME FIRST FLOOR LIGHTING PLAN SHEET NO. E1.1

GENERAL NOTES: REFER TO SHEET E6.0 FOR GENERAL NOTES. PLAN HEX NOTES: 1 PROVIDE WITH REMOTE EGRESS HEAD ON LUMINAIRE SCHEDULE ABOVE EXTERIOR OF DOOR.



1 FIRST FLOOR LIGHTING PLAN SCALE: 1/8" = 1'-0" NORTH

City Plan Commission Recommends Approval with Conditions of Case No. CD-CPC-2025-00056 on 6-4-2025. Includes signature of Sara Gabriel, Secretary of the City Plan Commission.





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A NEW MULTI-FAMILY DEVELOPMENT FOR: HICKOK HOMES 39TH ST. W. 39TH ST. & ROANOKE RD. KANSAS CITY, MISSOURI

DRAWING RELEASE LOG 04.14.25 Reasoning SUBMITTAL

REVISIONS

JOB No. 721122 DATE 04.14.25

DRAWN BY: Author

Reasoning SUBMITTAL

SHEET NAME: ELECTRICAL SCHEDULES

SHEET No. E6.0

Table with 2 columns: GENERAL NOTES and ELECTRICAL. Contains detailed notes for contractors regarding electrical specifications, materials, and coordination.

LUMINAIRE SCHEDULE table with columns: PLAN MARK, MANUFACTURER, MODEL, EQUIVALENT MANUF. SERIES, MOUNTING TYPE, FINISH, LUMINAIRE SOURCE (LUMENS, COLOR TEMP, CRI), ELECTRICAL (VOLTAGE, LOAD), and DESCRIPTION.

LIGHTING DEVICE SCHEDULE table with columns: PLAN MARK, MOUNTING TYPE, MANUFACTURER, MODEL, FINISH, and NOTES.

DISCONNECT SCHEDULE table with columns: PLAN MARK, EQUIPMENT SERVED, LOAD, VOLTAGE, DUTY, SWITCH (AMP, POLES), FUSE (AMP, TYPE), ENCLOSURE (NEMA TYPE), and NOTES.

City Plan Commission logo and text: Recommends Approval with Conditions of Case No. CD-CPC-2025-00056 on 6-4-2025. Signed by Sara Campbell, Secretary of the City Plan Commission.