



303 BROADWAY | KANSAS CITY, MO

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UNIT MIX

UNIT TYPE	AREA	COUNT	PERCENTAGE
1 BED / 1 BATH			
UNIT A	783 SF	36	41%
UNIT B	650 SF	18	20%
		54	61%
1 BED / 1 BATH / DEN			
UNIT C	993 SF	18	20%
UNIT D	909 SF	15	17%
		33	38%
STUDIO			
UNIT S1	416 SF	1	1%
		1	1%
GRAND TOTAL		88	100%

PROJECT TEAM

OWNER:
KC 303 BROADWAY
303 BROADWAY
KANSAS CITY, MO 64015

CIVIL ENGINEER:
CF3 ENGINEERS
1421 E. 104TH STREET
KANSAS CITY, KS 64131
TEL: 816-333-4477
EMAIL: LSCOTT@CF3E.COM
CONTACT: LANCE W. SCOTT, P.E., VICE PRESIDENT

MEP ENGINEER:
PEC
609 MASSACHUSETTS STREET, SUITE 200
LAWRENCE, KS 66044
TEL: 785-842-6464
EMAIL: KMARTINOVIC@PEC1.COM
CONTACT: DARIN CROWDER

POOL DESIGNER:
LORAX DESIGN GROUP
8021 SANTA FE DRIVE, SUITE 200
OVERLAND PARK, KS 66204
TEL: 913-972-7244
EMAIL: KRKRAISINGER@LORAXDESIGNGROUP.COM
CONTACT: KURT KRAISINGER, FOUNDER, PRESIDENT

CODE CONSULTANT:
FIRE PROTECTION & CODE CONSULTANTS KC, LLC
1330 BURLINGTON ST., SUITE 200
NORTH KANSAS CITY, MO 64116
TEL: 816-931-3377
EMAIL: JBURTON@FPC-CONSULTANTS.COM
CONTACT: JUSTIN BURTON

ARCHITECT:
NSPJ ARCHITECTS, P.A.
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
TEL: (913)-831-1415
FAX: (913)-831-1563
EMAIL: THOMBURG@NSPJARCH.COM
CONTACT: TIM THOMBURG, AIA

STRUCTURAL ENGINEER:
FORTIS STRUCTURAL, LLC
7935 E. PRENTICE AVE., STE. 305
GREENWOOD VILLAGE, CO 80111
TEL: 720-693-3800
EMAIL: AWOOD@FORTISSTRUCTURAL.COM
CONTACT: ADAM J. WOOD, P.E.

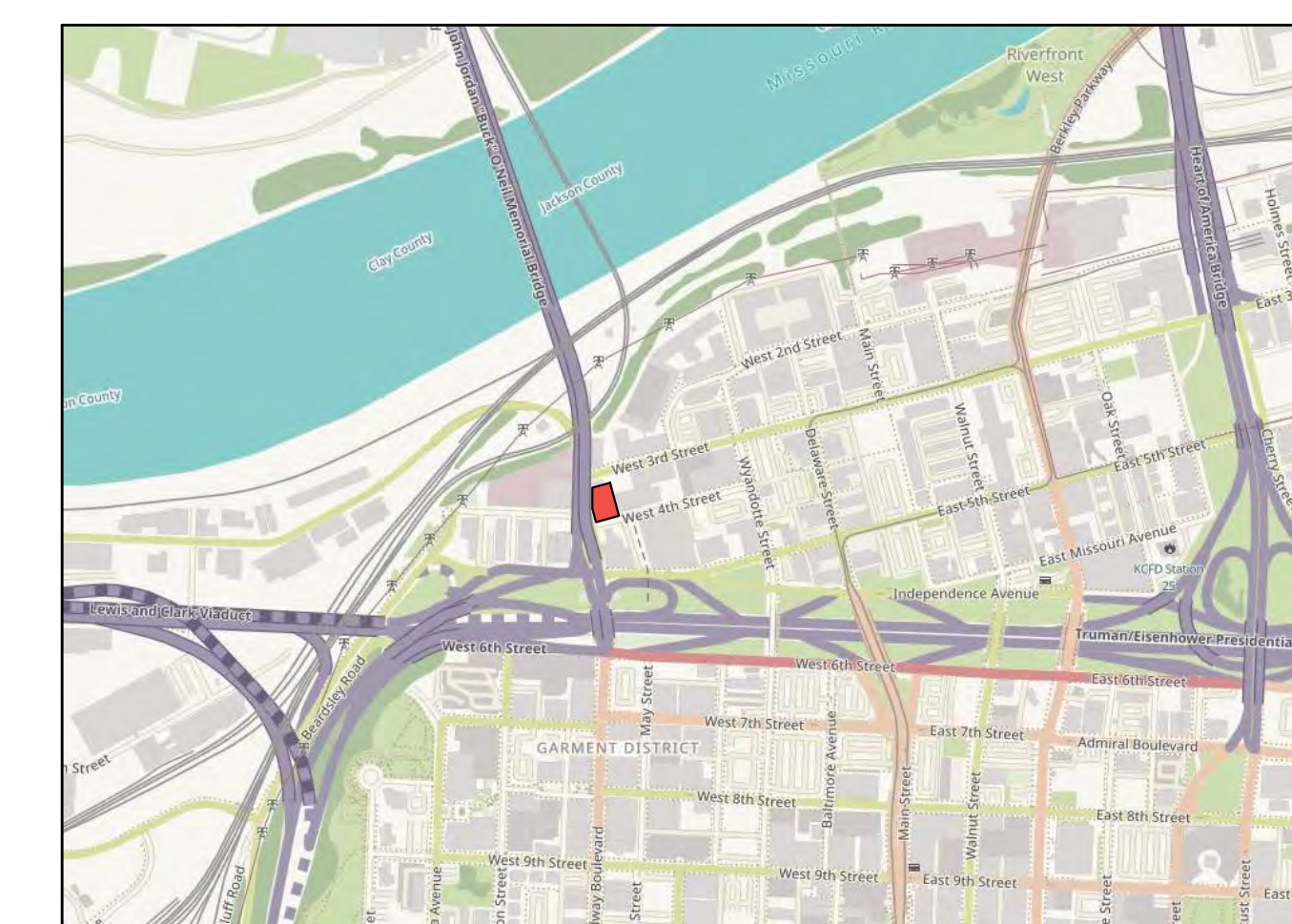
LANDSCAPE ARCHITECT:
NSPJ LANDSCAPE ARCHITECTS
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
TEL: 913-831-1415
EMAIL: KMARTINOVIC@NSPJARCH.COM
CONTACT: KATIE MARTINOVIC, ASLA | PRINCIPAL LANDSCAPE ARCH.

ENVELOPE CONSULTANT:
BRAUN INTERTEC CORP.
11529 W. 79TH ST.
LENEXA, KS 66224
TEL: 913-862-0909
EMAIL: RMCGUIRE@BRAUNINTERTEC.COM
CONTACT: RICHARD R. MCGUIRE, P.E., OPERATIONS MGR., PRINCIPAL ENG.

PROJECT INFORMATION

PROJECT ADDRESS:
303 BROADWAY, 64105
CITY: KANSAS CITY
COUNTY: JACKSON
STATE: MISSOURI

VICINITY MAP



A MULTI-FAMILY DEVELOPMENT FOR:

303 Broadway

303 Broadway, Kansas City, MO 64105

DRAWING RELEASE LOG
02-22-23 - 100% SET
03-17-23 - DEV. PLAN RESUBMITTAL

REVISIONS

JOB NO. 654119 DATE 03/17/2023

DRAWN BY RK/LG

DEVELOPMENT PLAN

SHEET NAME COVER SHEET

SHEET NO. A0.00

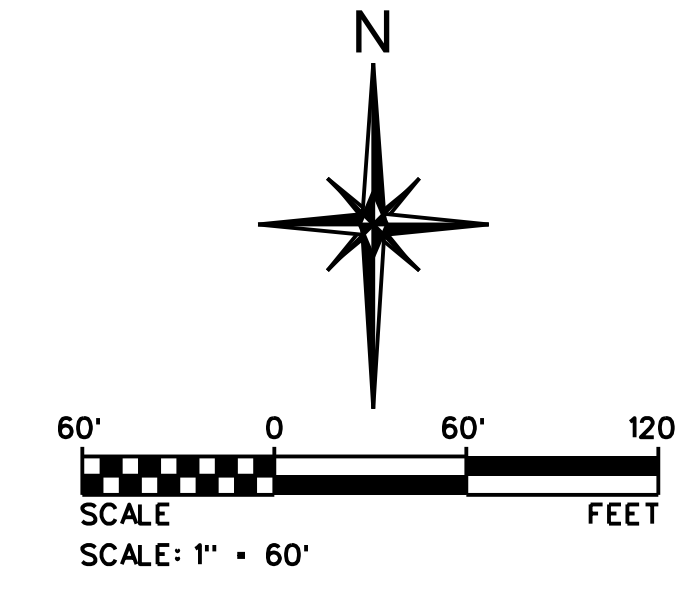


City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00026** on **April 18, 2023**

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

303 BROADWAY APARTMENTS DEVELOPMENT PLAN

303 BROADWAY BOULEVARD
SECTION 32, TOWNSHIP 50 NORTH, RANGE 33 WEST
JACKSON COUNTY, KANSAS CITY, MO



LEGEND:

- 1 PROPERTY NUMBER
- PROPERTY LINE
- PROPOSED PROJECT BOUNDARY

KCMO LAND USE CODES:

- 1125 MULTIFAMILY - 5 UNITS OR GREATER
- 1126 CONDOMINIUM
- 2100 COMMERCIAL (NON-OFFICE)
- 2300 OFFICE
- 3120 LIGHT INDUSTRY / STORAGE / DISTRIBUTION / VEHICLE SALE / SERVICE
- 5212 PAVED PARKING / OTHER PAVED LOTS
- 5400 RAILROAD
- 9400 PERMANENT OPEN SPACE (E.G. FLOOD)
- 9500 VACANT RESIDENTIAL
- 9600 VACANT NON-RESIDENTIAL

PROPERTY SUMMARY TABLE:

1	OWNER: THOMPSON GUY TR-10 PAC RR ADDRESS: 201 WOODSWETHER RD ZONING: M-3.5 LANDUSE: 9600	16	OWNER: KCMO ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	31	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 400 BROADWAY BLVD. ZONING: M-3.5 LANDUSE: 9600
2	OWNER: KANSAS CITY TERMINAL RAILWAY COMPANY ADDRESS: 100 BROADWAY BLVD ZONING: M-3.5 LANDUSE: 9600	17	OWNER: KANSAS CITY TERMINAL RAILWAY COMPANY ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	32	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 400 W 5TH ST ZONING: M-3.5 LANDUSE: 2100
3	OWNER: BURLINGTON NORTHERN INC ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	18	OWNER: UNITED MISSOURI BANK ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	33	OWNER: EP-258 W 3RD LLC ADDRESS: 258 W 3RD ST ZONING: M-3.5 LANDUSE: 3120
4	OWNER: RIVERFRONT HOLDINGS LLC ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	19	OWNER: STATE BOARD K C SUB BELT RR ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	34	OWNER: KILKINNIKIN TUMBLEWEEDS LLC ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 5212
5	OWNER: MID AMERICA APARTMENTS LP ADDRESS: 210 W 2ND STREET ZONING: M-3.5 LANDUSE: 9600	20	OWNER: RR STATE BOARD ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	35	OWNER: CFIRE BOURGOMONT LLC SERIES KC LOFTS ADDRESS: 206 WYANDOTTE ST. ZONING: M-3.5 LANDUSE: 5212
6	OWNER: CFIRE BOURGOMONT LLC SERIES KC LOFTS II ADDRESS: 200 WYANDOTTE STREET ZONING: M-3.5 LANDUSE: 5212	21	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 300 W 4TH ST ZONING: M-3.5 LANDUSE: 3120	36	OWNER: CFIRE BOURGOMONT LLC SERIES KC LOFTS ADDRESS: 216 W 3RD ST ZONING: M-3.5 LANDUSE: 5212
7	OWNER: STATE BOARD ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	22	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 318 BROADWAY BLVD. ZONING: M-3.5 LANDUSE: 3120	37	OWNER: OMR 204 W 3RD LLC ADDRESS: 204 W 3RD ST ZONING: M-3.5 LANDUSE: 3120
8	OWNER: MO PAC R R CO ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	23	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 304 BROADWAY BLVD. ZONING: M-3.5 LANDUSE: 5212	38	OWNER: BETTINGER RICHARDS & SALLEY E WELLS ADDRESS: 210 WYANDOTTE ST. ZONING: M-3.5 LANDUSE: 2100
9	OWNER: RR LOCAL ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	24	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 300 BROADWAY BLVD. ZONING: M-3.5 LANDUSE: 3120	39	OWNER: HRA RM WEST LLC ADDRESS: 228 W 4TH ST ZONING: M-3.5 LANDUSE: 3120
10	OWNER: KANSAS CITY TERMINAL RAILWAY COMPANY ADDRESS: 210 WASHINGTON ST. ZONING: M-3.5 LANDUSE: 9600	25	OWNER: RR STATE BOARD ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	40	OWNER: SOMERA ROAD-300 WYANDOTTE GARAGE LLC ADDRESS: 300 WYANDOTTE ST. ZONING: M-3.5 LANDUSE: 2300
11	OWNER: RR LOCAL ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	26	OWNER: OMR 5TH LOT LLC ADDRESS: 500 W 5TH ST ZONING: M-3.5 LANDUSE: 5212	41	OWNER: COLONIAL PATTERNS INC ADDRESS: 231 W 5TH ST ZONING: M-3.5 LANDUSE: 3120
12	OWNER: RR LOCAL ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	27	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 500 W 5TH ST ZONING: M-3.5 LANDUSE: 2300	42	OWNER: RIVER MARKET WEST II LLC ADDRESS: 231 W 5TH ST ZONING: M-3.5 LANDUSE: 1125
13	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 214 WASHINGTON ST. ZONING: M-3.5 LANDUSE: 9600	28	OWNER: OMR LANDMARK LOFTS, LLC ADDRESS: 425 WASHINGTON ST. ZONING: M-3.5 LANDUSE: 1125	43	OWNER: CONOVER PLACE LLC ADDRESS: 210 W 5TH ST ZONING: M-3.5 LANDUSE: 1126
14	OWNER: BOXES AND MORE LLC ADDRESS: 208 BROADWAY BLVD. ZONING: M-3.5 LANDUSE: 3120	29	OWNER: MISSOURI HIGHWAYS & TRANSPORTATION COMM ADDRESS: 425 W 4TH ST ZONING: M-3.5 LANDUSE: 9600	44	OWNER: KC LOFTS RICH CON OWNER LLC ADDRESS: 200 W 5TH ST ZONING: M-3.5 LANDUSE: 1125
15	OWNER: KANSAS CITY TERMINAL RAILWAY COMPANY ADDRESS: NO ADDRESS ZONING: M-3.5 LANDUSE: 9600	30	OWNER: KRALEY PROPERTIES LLC ADDRESS: 425 W 5TH ST ZONING: M-3.5 LANDUSE: 2100	45	OWNER: EP-391 BROADWAY LLC ADDRESS: 391 BROADWAY BLVD ZONING: M-3.5 LANDUSE: 3120



A MULTI-FAMILY DEVELOPMENT FOR:
303 BROADWAY
303 BROADWAY
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG
02.15.23 DEVELOPMENT PLAN
SUBMITTAL

REVISIONS
1 01.01.22 REVISION TITLE

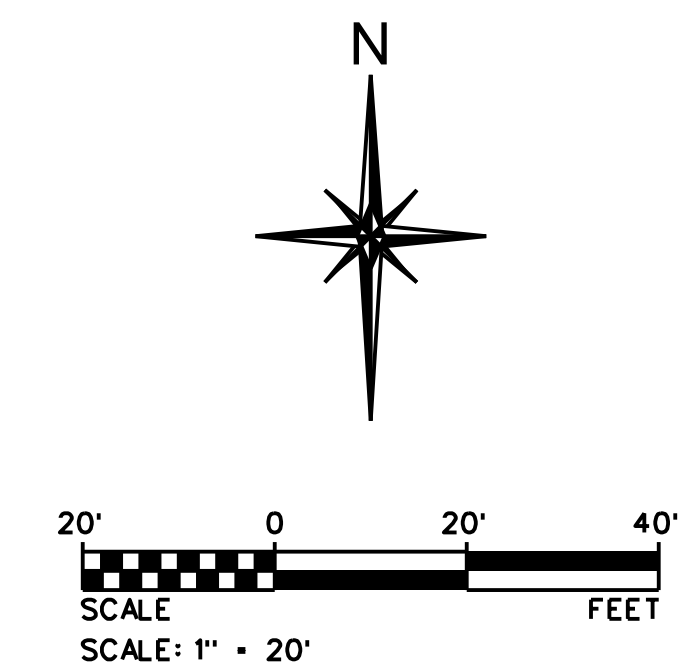
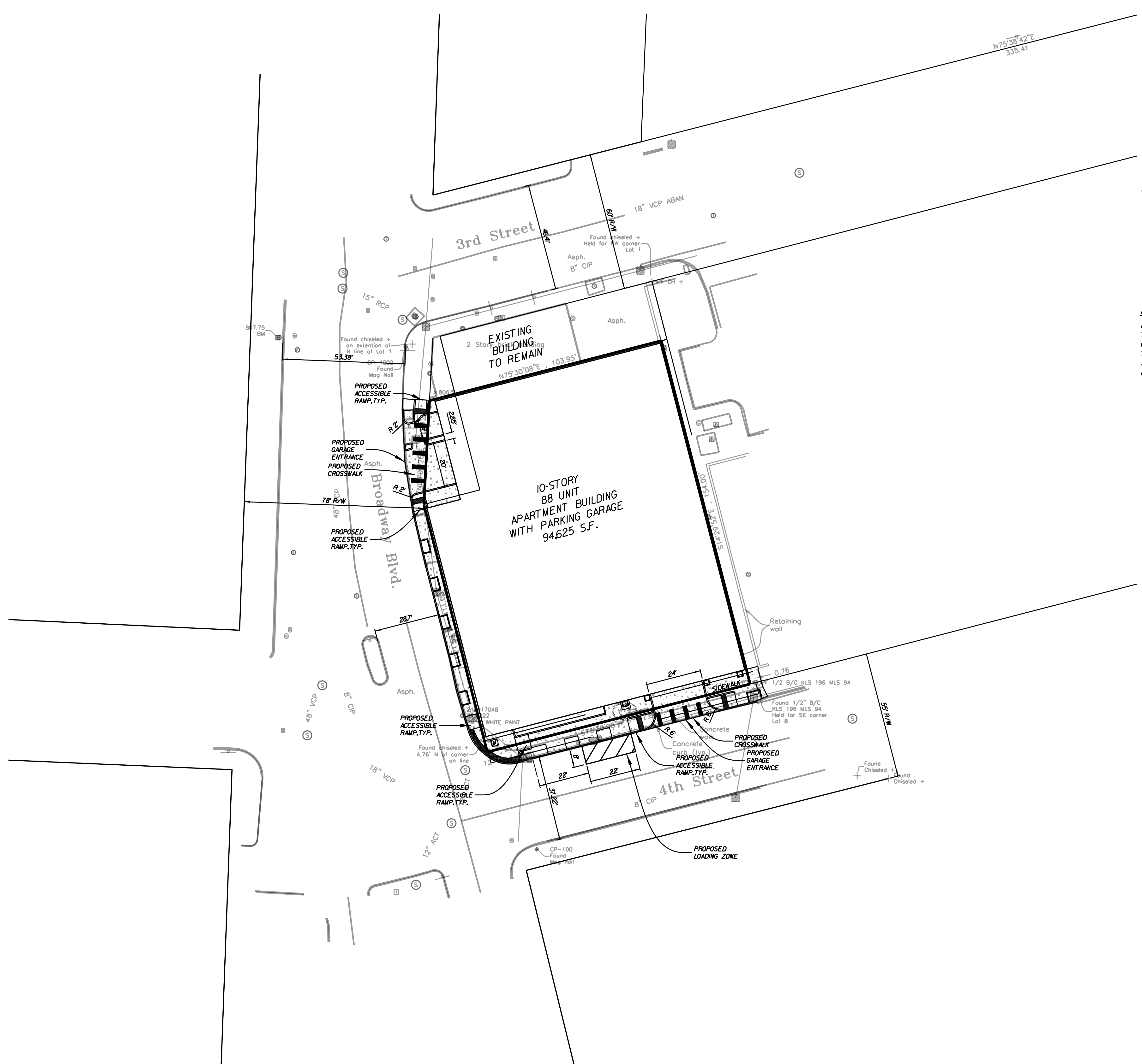
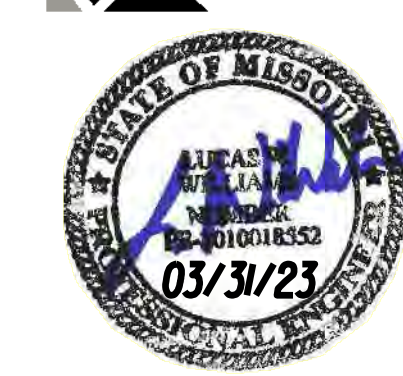
JOB NO. 654119
DATE 02.13.23
DRAWN BY AUTHOR
DEVELOPMENT PLAN

SHEET NAME OVERALL
SITE PLAN
SHEET NO.

C1.00

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2023-00026 on April 18, 2023

Joseph Rexwinkle, AICP
Secretary of the Commission



LEGEND:

 PROPOSED CONCRETE PAVEMENT

LEGAL DESCRIPTION:
 LOTS 2 AND 3, EXCEPT THE EAST 27.5 FEET AND ALL OF LOTS 4, 5, 6, 7 AND 8, EXCEPT THE EAST 25 FEET THEREOF, ALSO EXCEPT FROM ALL OF THE ABOVE LOTS ANY PART THEREOF IN STREETS AND ROADS, IN O. CASE & BAL'S SUBDIVISION OF LAND 28 IN OLD TOWN, KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THAT PART OF VACATED BROADWAY THAT LIES WEST OF THE WEST LINE OF LOTS 2 AND 3 IN THE ABOVE ADDITION AND EAST OF A STRAIGHT LINE DRAWN BETWEEN THE NORTHWEST CORNER OF LOT 4 AND THE NORTHWEST CORNER OF LOT 1 IN THE ABOVE ADDITION.

SITE DATA TABLE				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED	APPROVED
ZONING	M-5	M-5		
GROSS LAND AREA				
IN SQUARE FEET	17,833.77	17,833.77		
IN ACRES	0.41	0.41		
RIGHT OF WAY DEDICATION				
IN SQUARE FEET	0	0		
IN ACRES	0	0		
NET LAND AREA				
IN SQUARE FEET	17,833.77	17,833.77		
IN ACRES	0.41	0.41		
BUILDING AREA (S.D.F.T.)	11,651	94,625		
FLOOR AREA RATIO	0.65	5.31	5.0 TO 5.31	
RESIDENTIAL INFO				
TOTAL DWELLING UNITS	0	88		
MULTI-UNIT BUILDING	0	88		
TOTAL LOTS	1	1		
RESIDENTIAL	1	1		

BUILDING DATA TABLE				
BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
REAR SETBACK	0 FT	0 FT		
FRONT SETBACK	0 FT	0 FT		
SIDE SETBACK	0 FT	0 FT		
SIDE SETBACK (ABUTTING STREET)	0 FT	0 FT		
HEIGHT	NONE	139 FT		

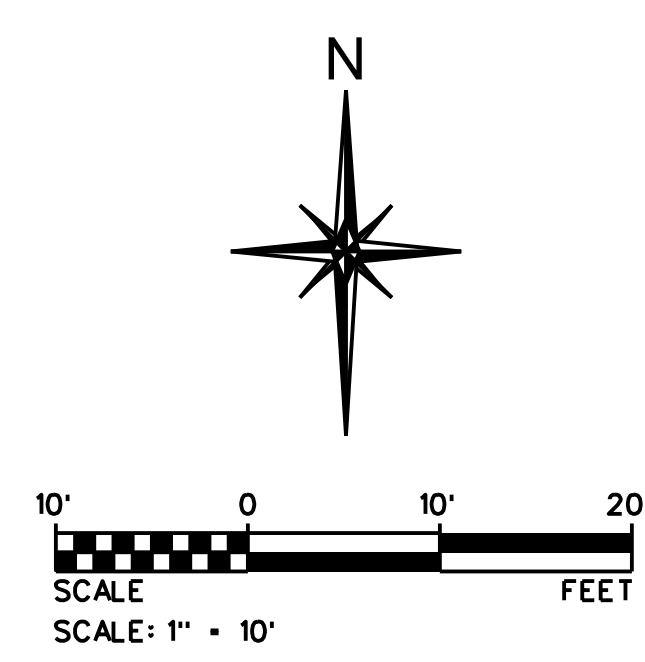
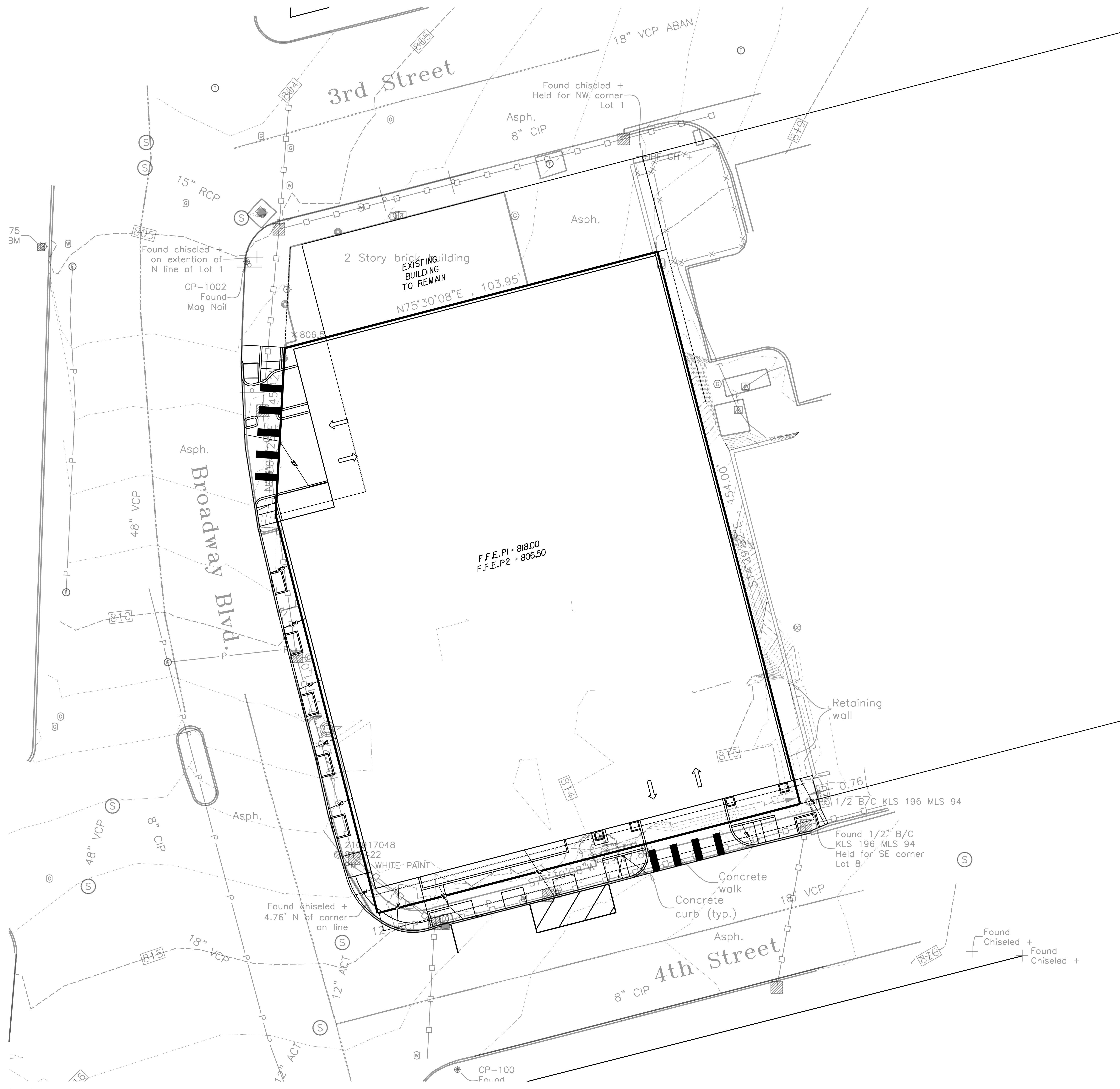
PARKING SUMMARY TABLE					
88-420 - PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
PROPOSED USES					
MULTI-UNIT BUILDING	88 SPACES	65 SPACES	7 SHORT 30 LONG	7 SHORT 30 LONG	
TOTAL	88 SPACES	65 SPACES	37 SPACES	37 SPACES	

PARKLAND DEDICATION REQUIREMENTS				
DWELLING UNIT TYPE	NUMBER OF UNITS	PEOPLE PER UNIT	ACRES OF PARKLAND PER PERSON	ACRES OF PARKLAND REQUIRED
DETACHED HOUSES	0	37	0.006	0
SEMI-ATTACHED HOUSES	0	3	0.006	0
MULTI-UNIT BUILDINGS	88	2	0.006	1.06
TOTAL PARKLAND DEDICATION REQUIRED (ACRES)				1.06

PARKLAND DEDICATION:
 THE DEVELOPER IS RESPONSIBLE FOR DEDICATION OF PARKLAND, PRIVATE OPEN SPACE IN LIEU OF PARKLAND, OR PAYMENT OF CASH-IN-LIEU OF EITHER FORM OF DEDICATION, OR ANY COMBINATION THEREOF IN ACCORDANCE WITH 88-408. SHOULD THE DEVELOPER CHOOSE TO PAY CASH-IN-LIEU OF DEDICATING ALL OR A PORTION OF THE REQUIRED AREA, THE AMOUNT DUE SHALL BE BASED UPON THE 2023 ACQUISITION RATE OF \$64,220.08 PER ACRE.

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- LEGEND:**
- 845 — PROPOSED MAJOR CONTOUR LINE
 - 844 — PROPOSED MINOR CONTOUR LINE
 - - - 845 - - - EXISTING MAJOR CONTOUR LINE
 - - - 844 - - - EXISTING MINOR CONTOUR LINE

City Plan Commission
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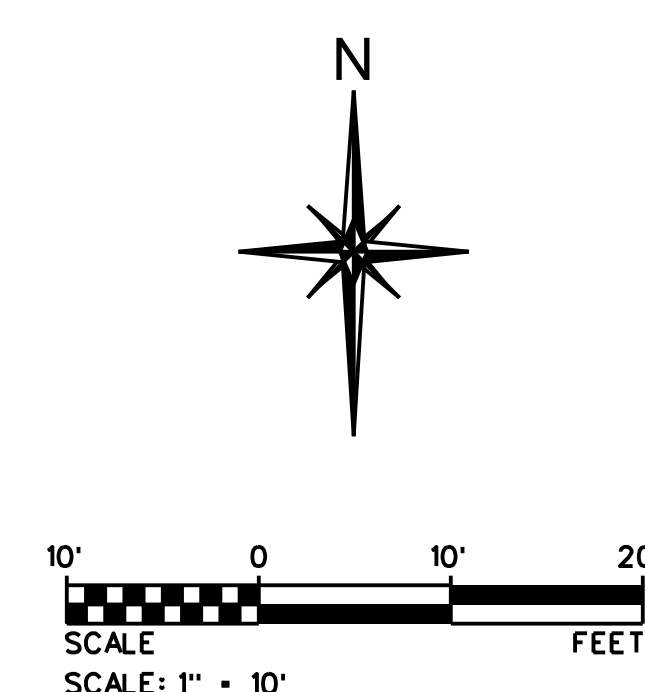
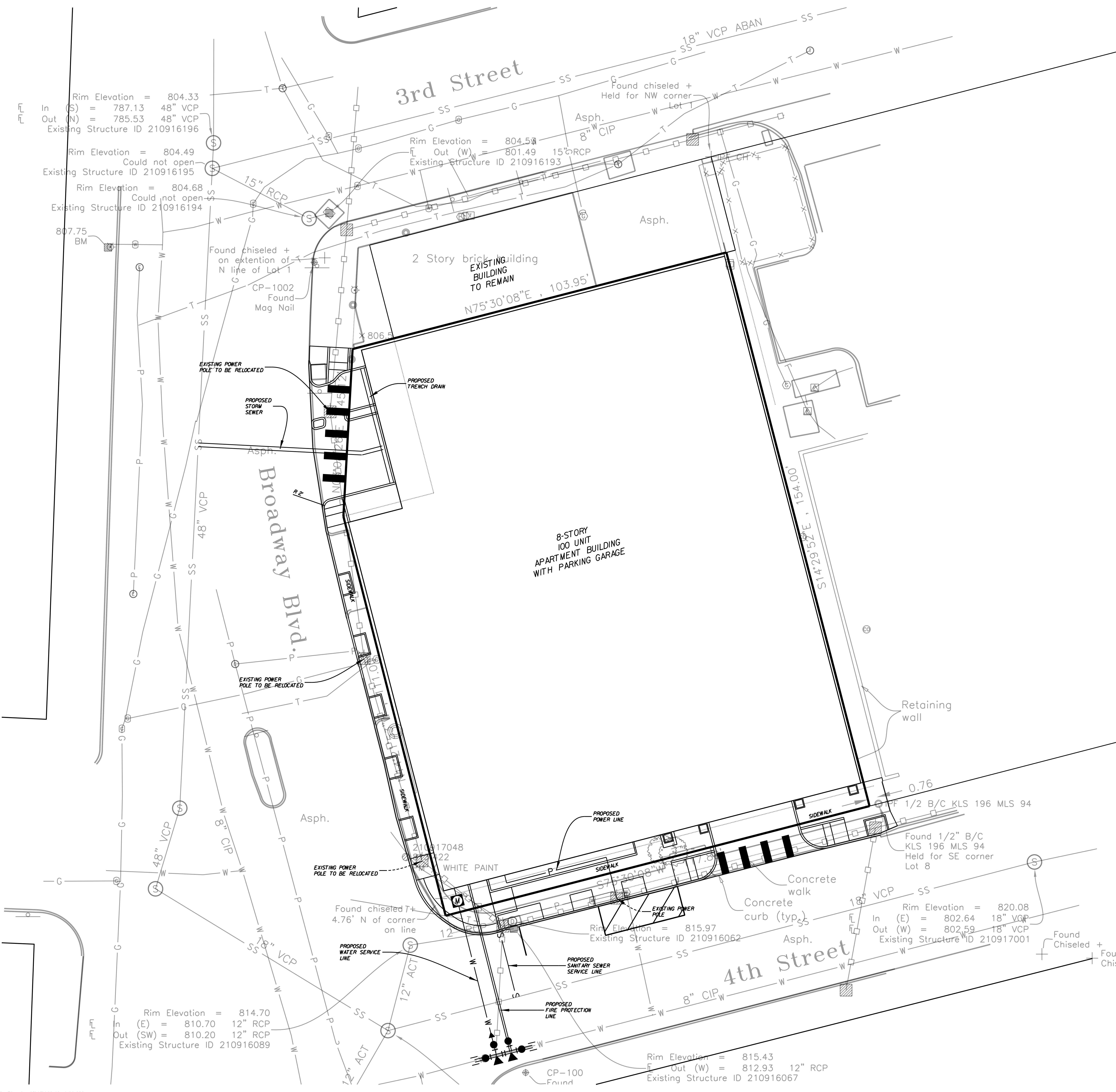
A MULTI-FAMILY DEVELOPMENT FOR:
303 BROADWAY
 303 BROADWAY
 KANSAS CITY, MISSOURI

DRAWING RELEASE LOG
 02.13.23 DEVELOPMENT PLAN
 SUBMITTAL

REVISIONS

NO.	DATE	REVISION TITLE
1	01.01.22	REVISION TITLE

JOB NO. 654119 DATE 02.13.23
 DRAWN BY AUTHOR
 DEVELOPMENT PLAN
 SHEET NAME GRADING PLAN
 SHEET NO. **C3.00**



LEGEND:

- SS** PROPOSED SANITARY SEWER SERVICE LINE
- P** PROPOSED # PVC CONDUIT FOR POWER
- W** PROPOSED WATER SERVICE LINE
- FP** PROPOSED FIRE PROTECTION LINE
- S** PROPOSED STORM SEWER LINE

City Plan Commission
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Joseph Rexwinkle, AICP
Secretary of the Commission

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A MULTI-FAMILY DEVELOPMENT FOR:
303 BROADWAY
303 BROADWAY
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG
02.13.23 DEVELOPMENT PLAN
SUBMITTAL

REVISIONS	DATE	REVISION TITLE
1	01.01.22	REVISION TITLE

JOB NO. 654119 DATE 02.13.23
DRAWN BY AUTHOR
DEVELOPMENT PLAN

SHEET NAME
UTILITY PLAN

SHEET NO.
C4.00



② 1ST FLOOR/LEVEL P1 PLAN
1/8" = 1'-0"



① LEVEL P2 FLOOR PLAN
1/8" = 1'-0"



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DRAWING RELEASE LOG

02-13-23	DEVELOPMENT PLAN
02-22-23	100% SUB SET
03-17-23	DEV. PLAN RESUBMITTAL

REVISIONS

JOB NO. 654119 DATE 03/17/2023
DRAWN BY RK/LG
DEVELOPMENT PLAN
SHEET NAME LEVEL P1 & P2 PLANS
SHEET NO.

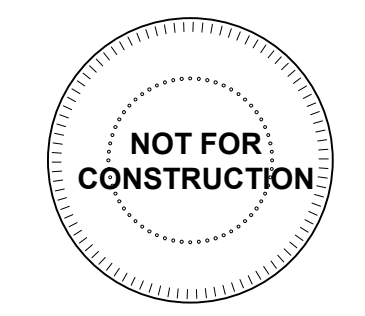
A2.00



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A MULTI-FAMILY DEVELOPMENT FOR:

303 Broadway

303 Broadway, Kansas City, MO 64105

DRAWING RELEASE LOG
 02-13-23 - DEVELOPMENT PLAN
 02-22-23 - 100% SUBMITTAL
 03-17-23 - DEV. PLAN RESUBMITTAL

REVISIONS

JOB NO. 654119 DATE 03/17/2023
 DRAWN BY RK/LG

DEVELOPMENT PLAN

SHEET NAME
 LEVEL 2 & 3 PLANS

SHEET NO.

A2.10

ARCH 1/30' x 42'

3/17/2023 12:38 PM



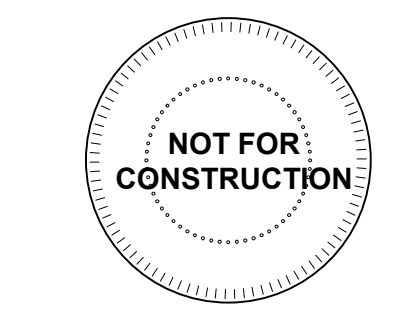
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Secretary of the Commission



1 10TH FLOOR PLAN
1/8" = 1'-0"

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A MULTI-FAMILY DEVELOPMENT FOR:
303 Broadway
303 Broadway, Kansas City, MO 64105

DRAWING RELEASE LOG

10/23/22	DEVELOPMENT PLAN
02/22/23	100% SUB SET
04/17/23	DEV. PLAN RESUBMITTAL

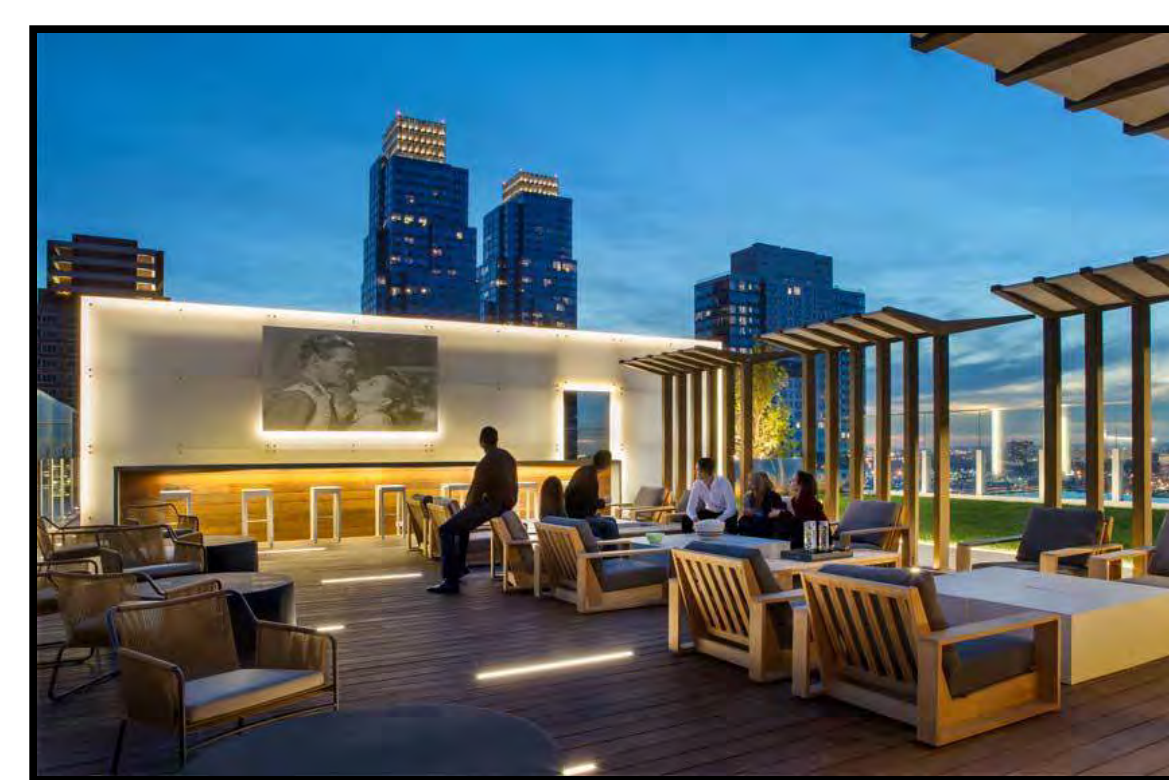
REVISIONS

JOB NO. 654119 DATE 03/17/2023
DRAWN BY RK/LG
DEVELOPMENT PLAN
SHEET NAME LEVEL 10 PLAN
SHEET NO.

A2.20



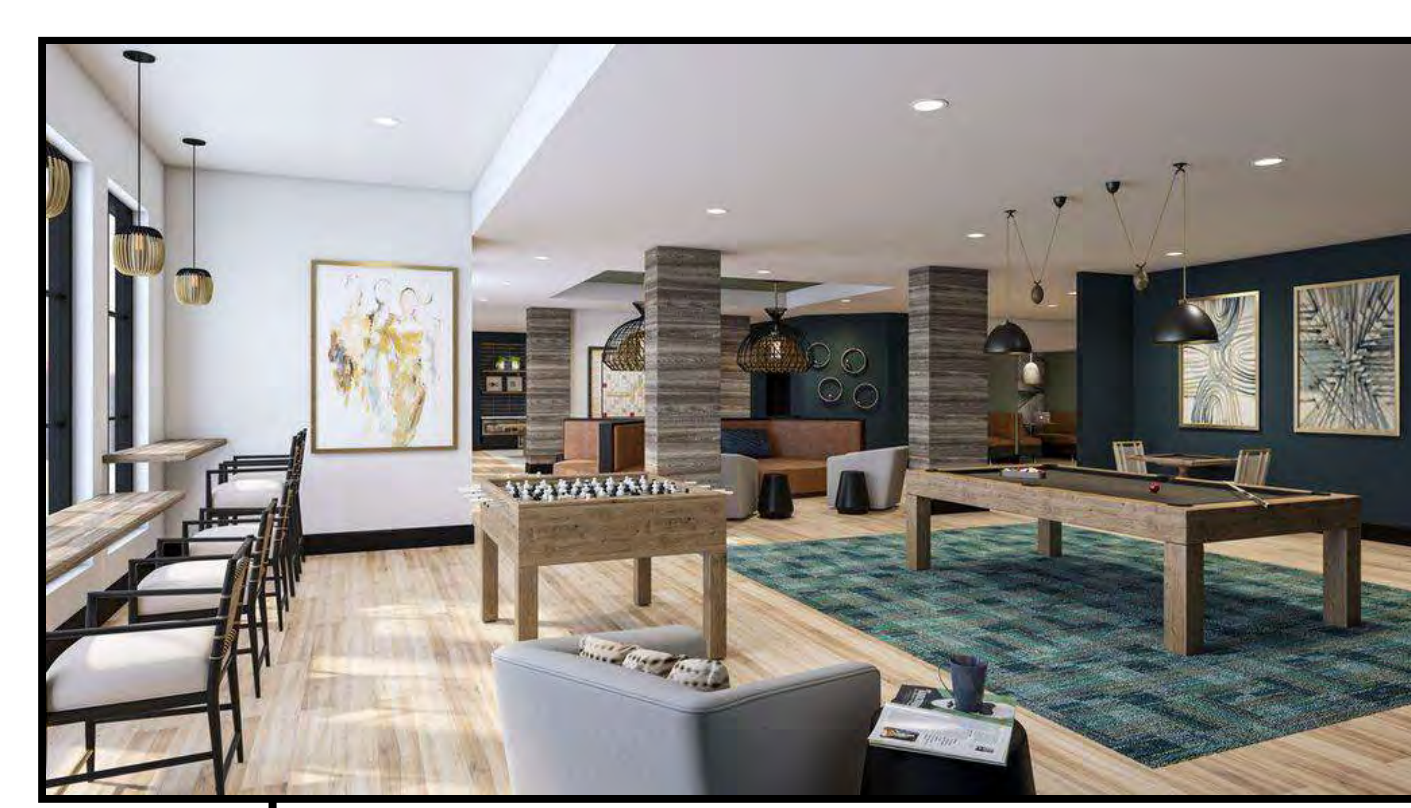
3 LOBBY/MAILROOM
1/4" = 1'-0"



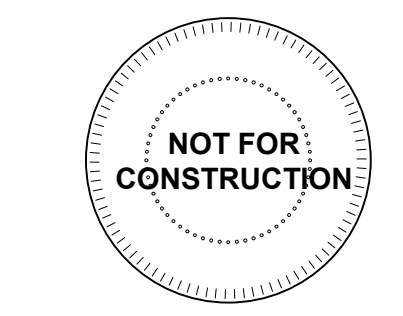
2 ROOFTOP AMENITY SPACE
1/4" = 1'-0"

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 Joseph Rexwinkle, AICP
 Secretary of the Commission



1 USE AMENITY SPACE



A MULTI-FAMILY DEVELOPMENT FOR:
303 Broadway
 303 Broadway, Kansas City, MO 64105

DRAWING RELEASE LOG
 03/17/23 - DEVELOPMENT PLAN
 03/22/23 - 100% S&S SET
 03/17/23 - DEV. PLAN RESUBMITTAL

REVISIONS

JOB NO. 654119 DATE 03/17/2023
 DRAWN BY RK/LG
 DEVELOPMENT PLAN

SHEET NAME
 AMENITY PLANS

SHEET NO.

A2.30

KANSAS CITY MISSOURI

City Plan Commission
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 of Case No. **CD-CPC-2023-00026** on **April 18, 2023**

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 Secretary of the Commission



SOUTHWEST PERSPECTIVE
 1/2" = 1'-0"

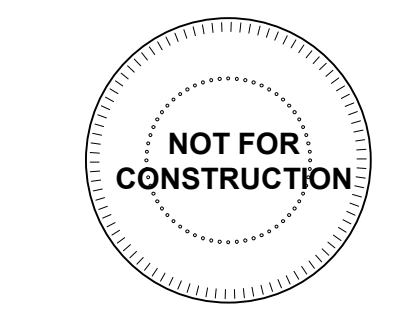


SOUTHEAST PERSPECTIVE
 1/2" = 1'-0"

ARCHITECTURE
 LANDSCAPE
 ARCHITECTURE
 ENERGY SERVICES

NSPJ

ARCHITECTS
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 NSPIARCH.COM
 PRAIRIE VILLAGE, KS 66208



A MULTI-FAMILY DEVELOPMENT FOR:
303 Broadway
 303 Broadway, Kansas City, MO 64105

DRAWING RELEASE LOG

03-13-23	DEVELOPMENT PLAN
03-22-23	100% SD SET
03-17-23	DEV. PLAN RESUBMITTAL

REVISIONS

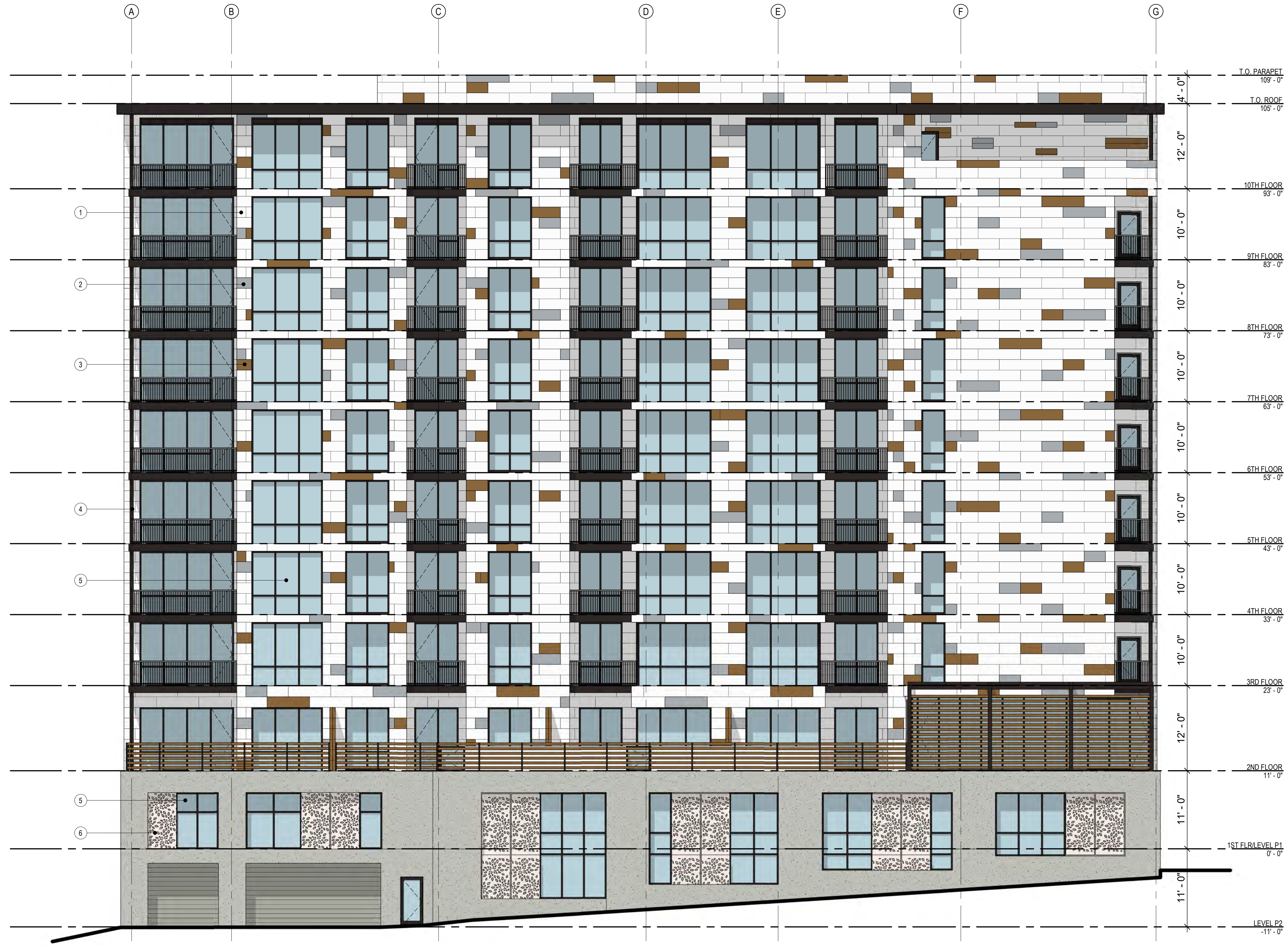
JOB NO. 654119 DATE 03/17/2023
 DRAWN BY RK/LG
 DEVELOPMENT PLAN

SHEET NAME RENDERINGS

SHEET NO. **A2.40**



- EXTERIOR MATERIALS LEGEND**
- 1 NICHHA ARCHITECTURAL PANEL - ILLUMINATION 1818 | EXTRA WHITE
 - 2 NICHHA ARCHITECTURAL PANEL - ILLUMINATION 1818 | MORNING FOG
 - 3 NICHHA ARCHITECTURAL PANEL - RIFTSAWN 1818 | PECAN
 - 4 FIBERGLASS WINDOWS & ALUMINUM STOREFRONT | DARK BRONZE
 - 5 GLASS | LOW-E COATING (TRANSPARENT)
 - 6 PARASOLEIL DECORATIVE PANELS | BUFF STONE



1 WEST ELEVATION
1/8" = 1'-0"



City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2023-00026 on April 18, 2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

A MULTI-FAMILY DEVELOPMENT FOR:
303 Broadway
303 Broadway, Kansas City, MO 64105

DRAWING RELEASE LOG

- 12-22-23 - DEVELOPMENT PLAN
- 02-22-24 - 100% SET
- 03-17-23 - DEV. PLAN RESUBMITTAL

REVISIONS

JOB NO. 654119 DATE 03/17/2023
DRAWN BY RK/LG
DEVELOPMENT PLAN
SHEET NAME EXTERIOR ELEVATION
SHEET NO.

A3.00

- EXTERIOR MATERIALS LEGEND**
- 1 NICHHA ARCHITECTURAL PANEL - ILLUMINATION 1818 | EXTRA WHITE
 - 2 NICHHA ARCHITECTURAL PANEL - ILLUMINATION 1818 | MORNING FOG
 - 3 NICHHA ARCHITECTURAL PANEL - RIFTSAWN 1818 | PECAN
 - 4 FIBERGLASS WINDOWS & ALUMINUM STOREFRONT | DARK BRONZE
 - 5 GLASS | LOW-E COATING (TRANSPARENT)
 - 6 PARASOLEIL DECORATIVE PANELS | BUFF STONE



1 EAST ELEVATION
1/8" = 1'-0"

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2023-00026 on April 18, 2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

A MULTI-FAMILY DEVELOPMENT FOR:
303 Broadway
303 Broadway, Kansas City, MO 64105

DRAWING RELEASE LOG

- 03-13-23 - DEVELOPMENT PLAN
- 03-22-23 - 100% SUB SET
- 04-17-23 - DEV. PLAN RESUBMITTAL

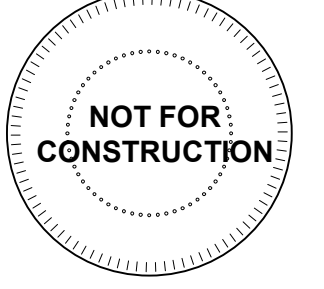
REVISIONS

JOB NO. 654119 DATE 03/17/2023
DRAWN BY RK/LG
DEVELOPMENT PLAN
SHEET NAME EXTERIOR ELEVATION
SHEET NO. **A3.10**

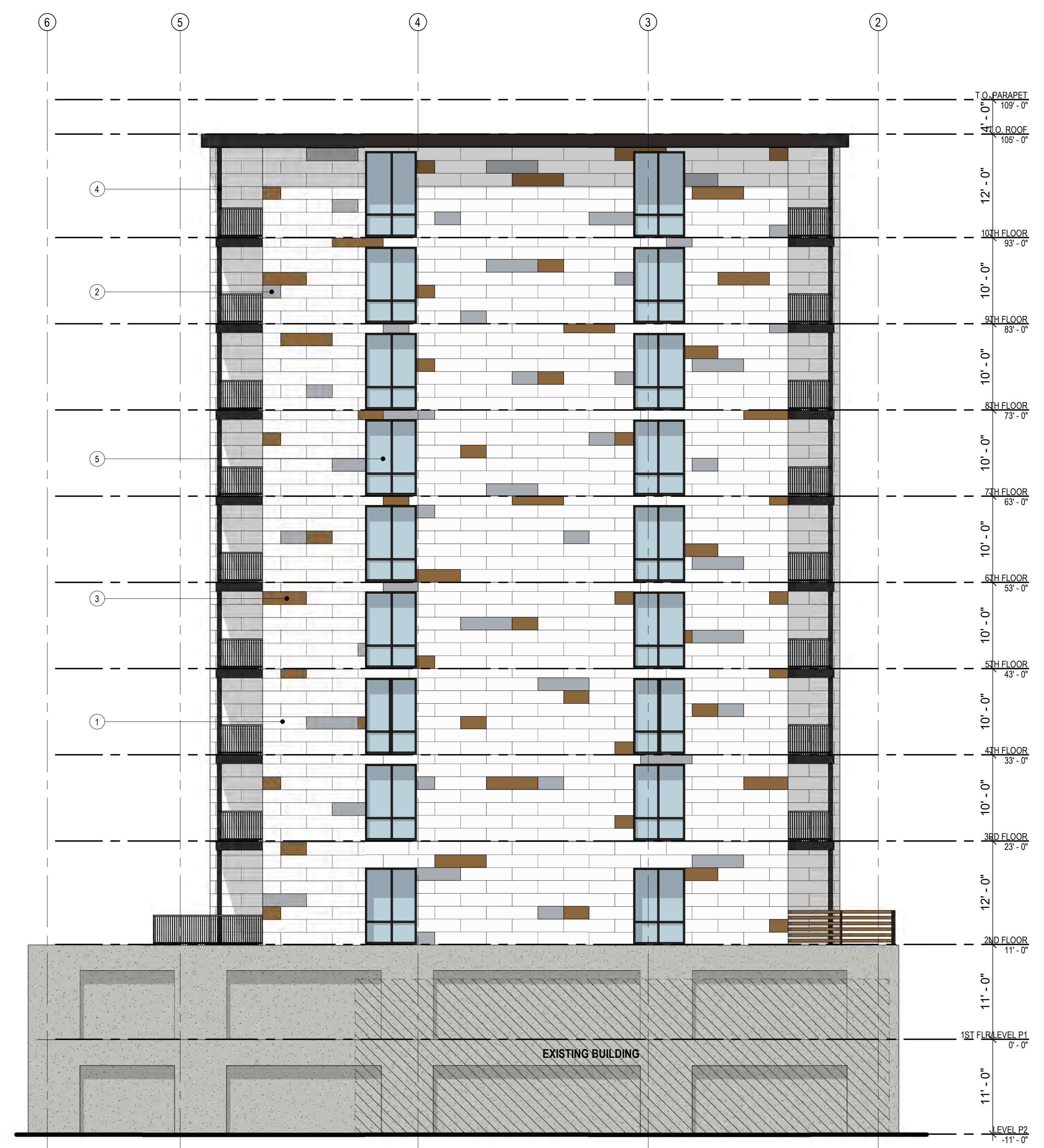


City Plan Commission
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Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



- EXTERIOR MATERIALS LEGEND**
- 1 NICHHA ARCHITECTURAL PANEL - ILLUMINATION 1818 | EXTRA WHITE
 - 2 NICHHA ARCHITECTURAL PANEL - ILLUMINATION 1818 | MORNING FOG
 - 3 NICHHA ARCHITECTURAL PANEL - RIFTSAWN 1818 | PECAN
 - 4 FIBERGLASS WINDOWS & ALUMINUM STOREFRONT | DARK BRONZE
 - 5 GLASS | LOW-E COATING (TRANSPARENT)
 - 6 PARASOLEIL DECORATIVE PANELS | BUFF STONE



1 NORTH ELEVATION
 1/8" = 1'-0"



2 SOUTH ELEVATION
 1/8" = 1'-0"

A MULTI-FAMILY DEVELOPMENT FOR:

303 Broadway

303 Broadway, Kansas City, MO 64105

DRAWING RELEASE LOG
 02/23/23 - DEVELOPMENT PLAN
 03/22/23 - 100% SET
 03/17/23 - DEV. PLAN RESUBMITTAL

REVISIONS

JOB NO. 654119 DATE 03/17/2023
 DRAWN BY RK/LG
 DEVELOPMENT PLAN

SHEET NAME EXTERIOR ELEVATION

SHEET NO. **A3.20**

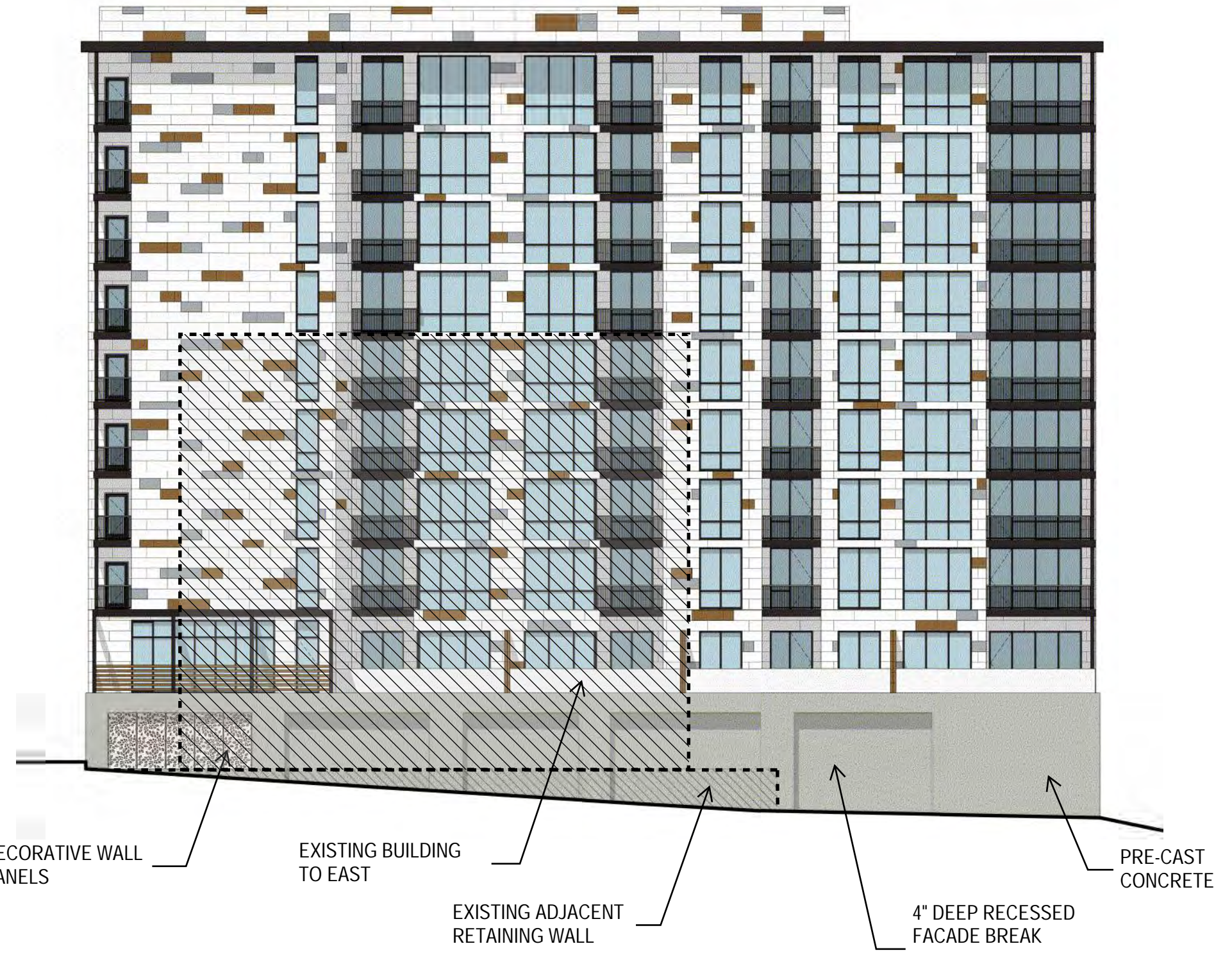




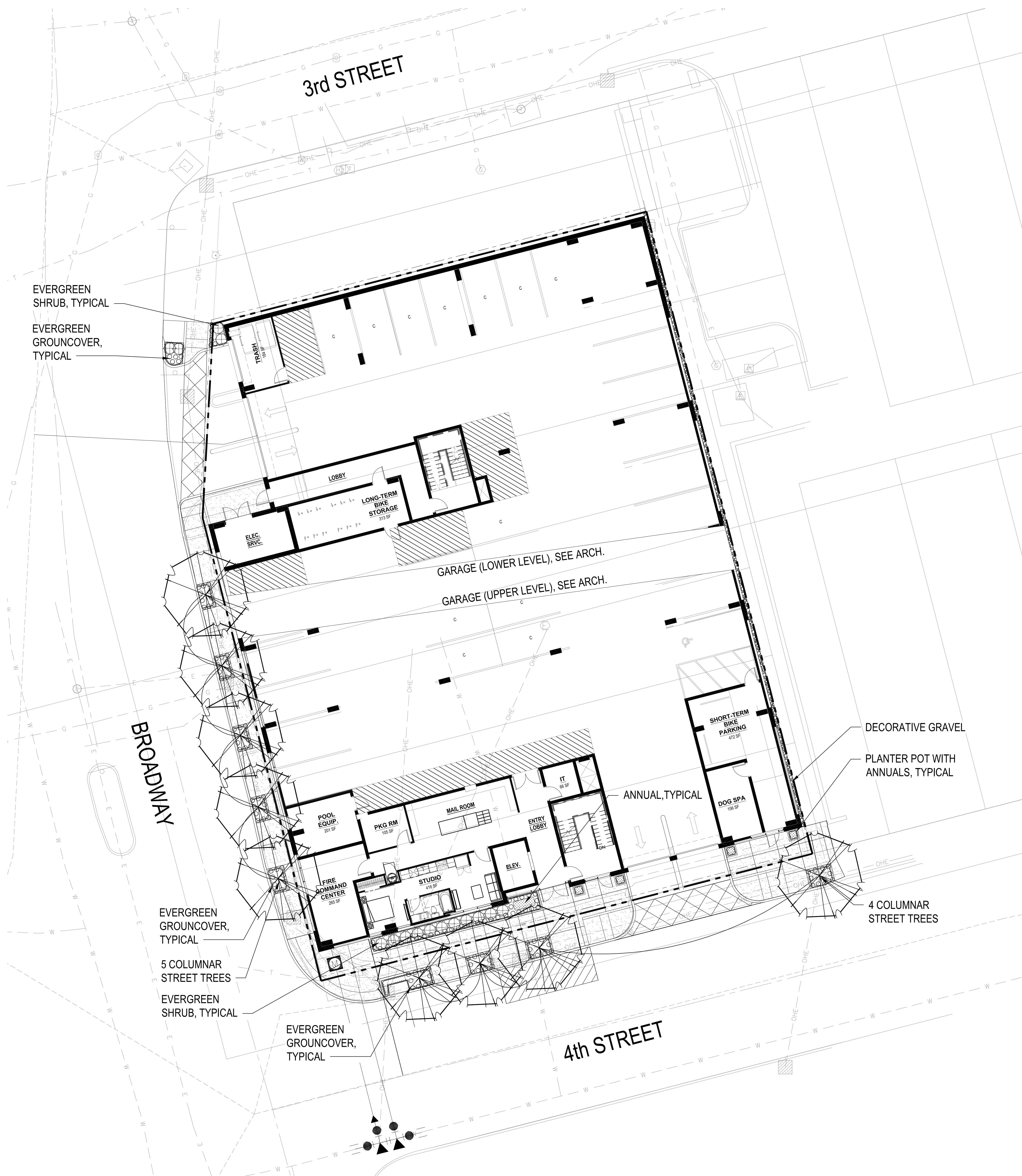
**KANSAS CITY
MISSOURI**

City Plan Commission
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Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission



EAST ELEVATION



PLANT LIST:

Common Name	Botanical Name	Size	Notes
Shade Trees			
ARM	Armstrong Maple	Acer freemantii 'Armstrong'	2" Cal. B&B
CHB	Columnar Hornbeam	Carpinus betulus 'Fastigiata'	2" Cal. B&B
COM	Columnar Sugar Maple	Acer saccharum 'Endowment'	2" Cal. B&B
HOK	Heritage Oak	Quercus maedaniellii 'Clemons'	2" Cal. B&B
RPO	Columnar Regal Prince Oak	Quercus robur x bicolor 'Long'	2" Cal. B&B

GENERAL NOTES:

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED 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 L1.00 SERIES SHEETS FOR TREE, SHRUB AND GROUNDCOVER PLANTINGS.
- REFER TO L2.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
- IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L3.00 FOR PLANTING SOIL MIX.
- STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
- 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.
- ALL LANDSCAPE BEDS WITHIN POOL ENCLOSURE TO INCLUDE RIVER ROCK PER SPECS.

LANDSCAPE REQUIREMENTS (KC, MO)

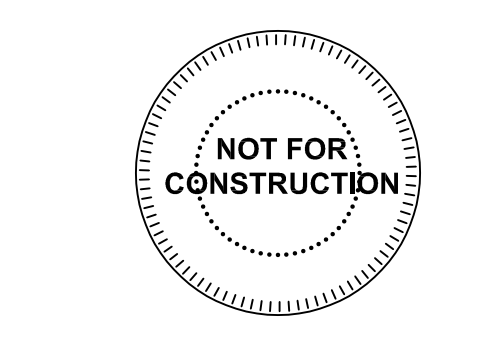
STREET TREES (88-425-03):

	REQUIRED:	PROVIDED:
1. 1 TREE PER 30 LF OF STREET FRONTAGE.		
4TH STREET = +/-117 LF / 30 LF =	4 TREES	4 TREES
BROADWAY BOULEVARD = +/-156 LF / 30 LF =	5 TREES	5 TREES
TOTAL:		9 TREES

SEE ARCHITECTURAL DRAWINGS FOR PARKING GARAGE AND BUILDING INFORMATION.

SEE CIVIL FOR SITE CALCULATION TABLES, TOPOGRAPHY, SETBACKS, DIMENSIONS AND RIGHT OF WAY INFORMATION.

88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED	APPROVED
88-425-03 Street Trees	9	9	NA	
88-425-04 General- 1 Tree per 5,000		0- due to site constraints		
15,815 SF Building Footprint/5000 Square Feet	3			
88-425-05 Perimeter Vehicle Use Areas				
Adjacent to Streets	NA			
Buffer Width				
Tress				
Shrub/Wall/Berm				
Adjacent to Residential Zones	NA			
Buffer Width				
Shrubs/Berm/Fence/Wall				
88-425-06- Interior Vehicular use Area	NA			
Interior Area				
Trees				
Shrubs				
88-425-07 Parking Garage Screening	Solid Walls			
88-425-08 Mechanical/Utility Equipment Screening	Roof Mounted or In Garage			
88-425-09 Outdoor Use Screening	Outdoor uses areas are on upper floors. The pool is on the 2nd floor. The lounge area is on the 10th floor.			



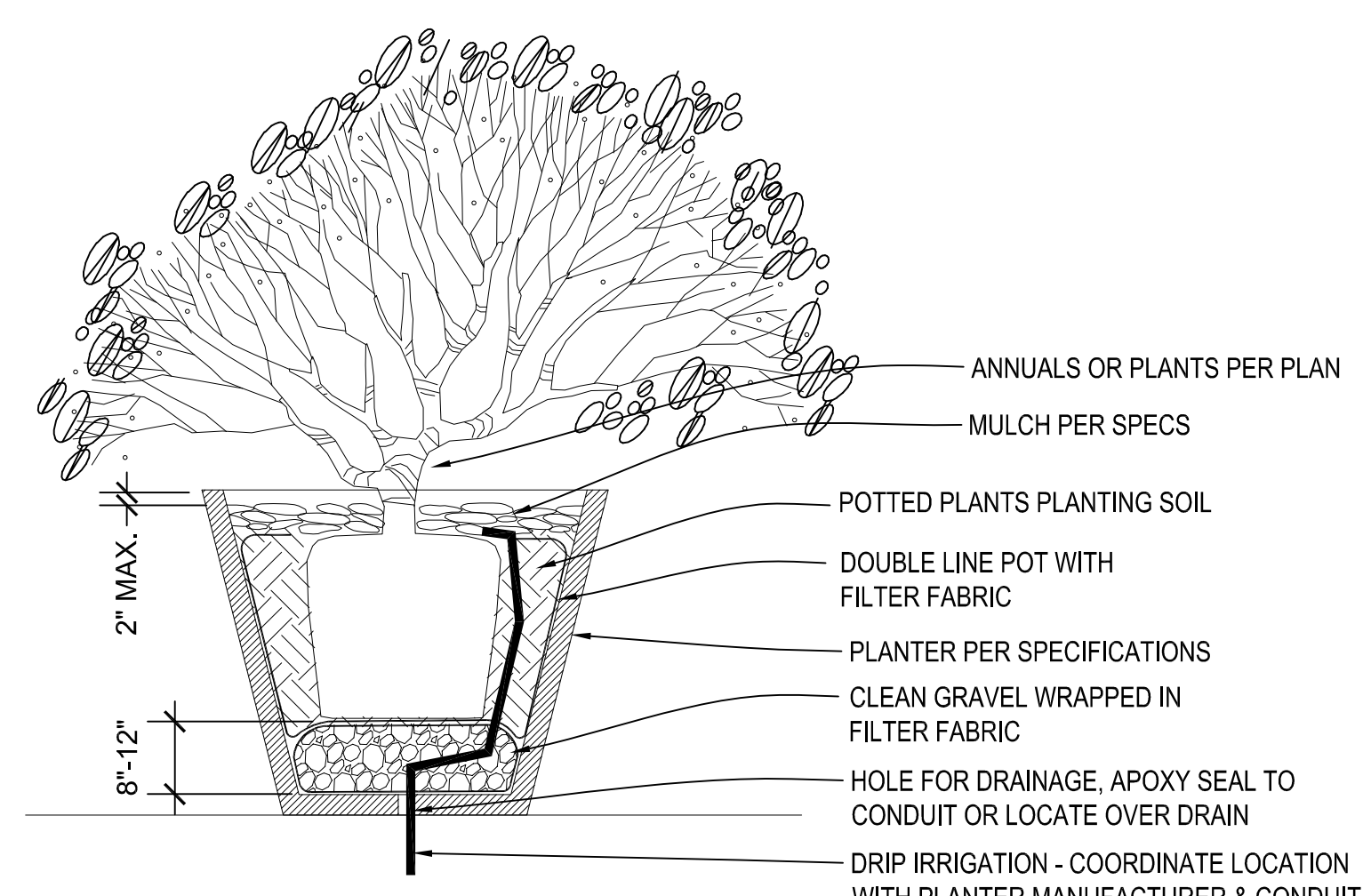
PLANTING PLAN
1" = 10'-0"
0 5 10 20

City Plan Commission
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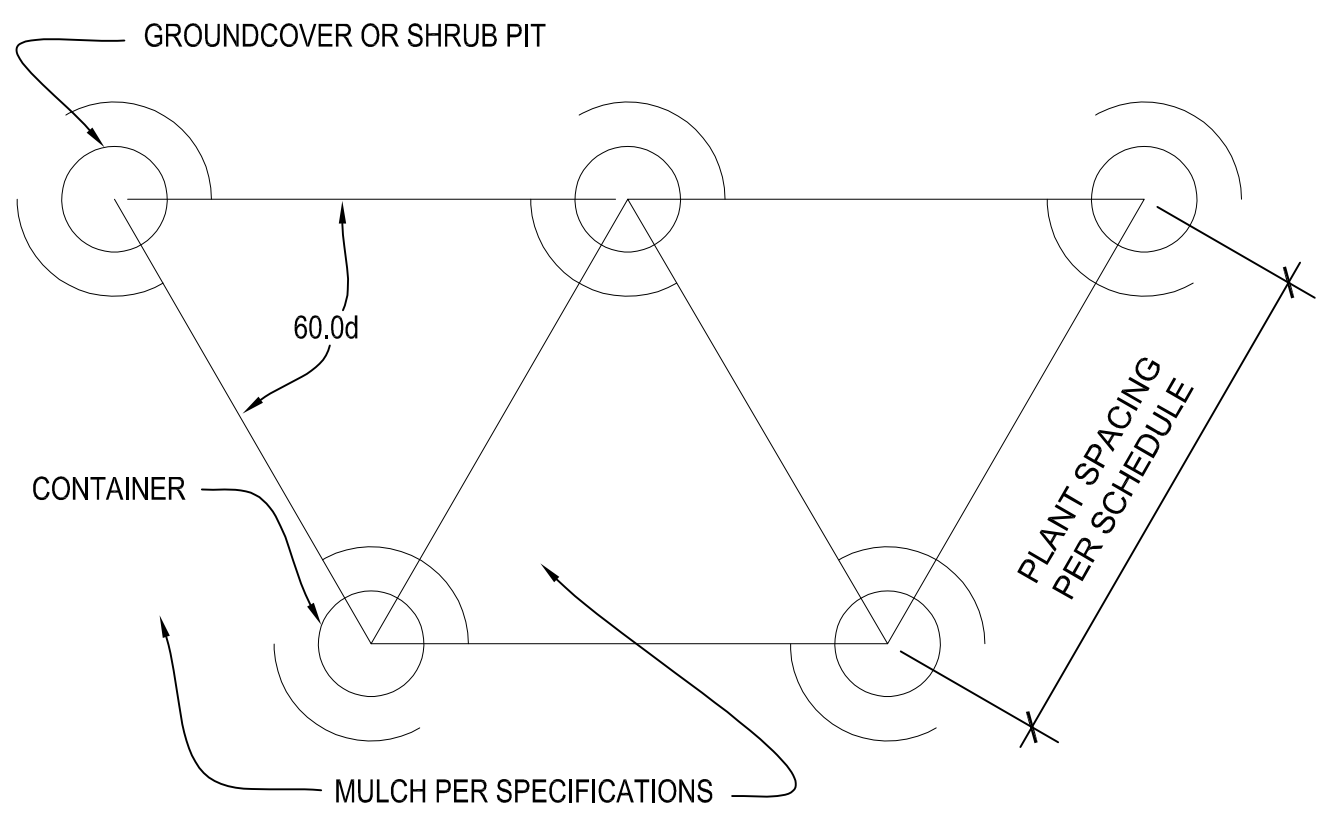
Joseph Rexwinkle
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Secretary of the Commission

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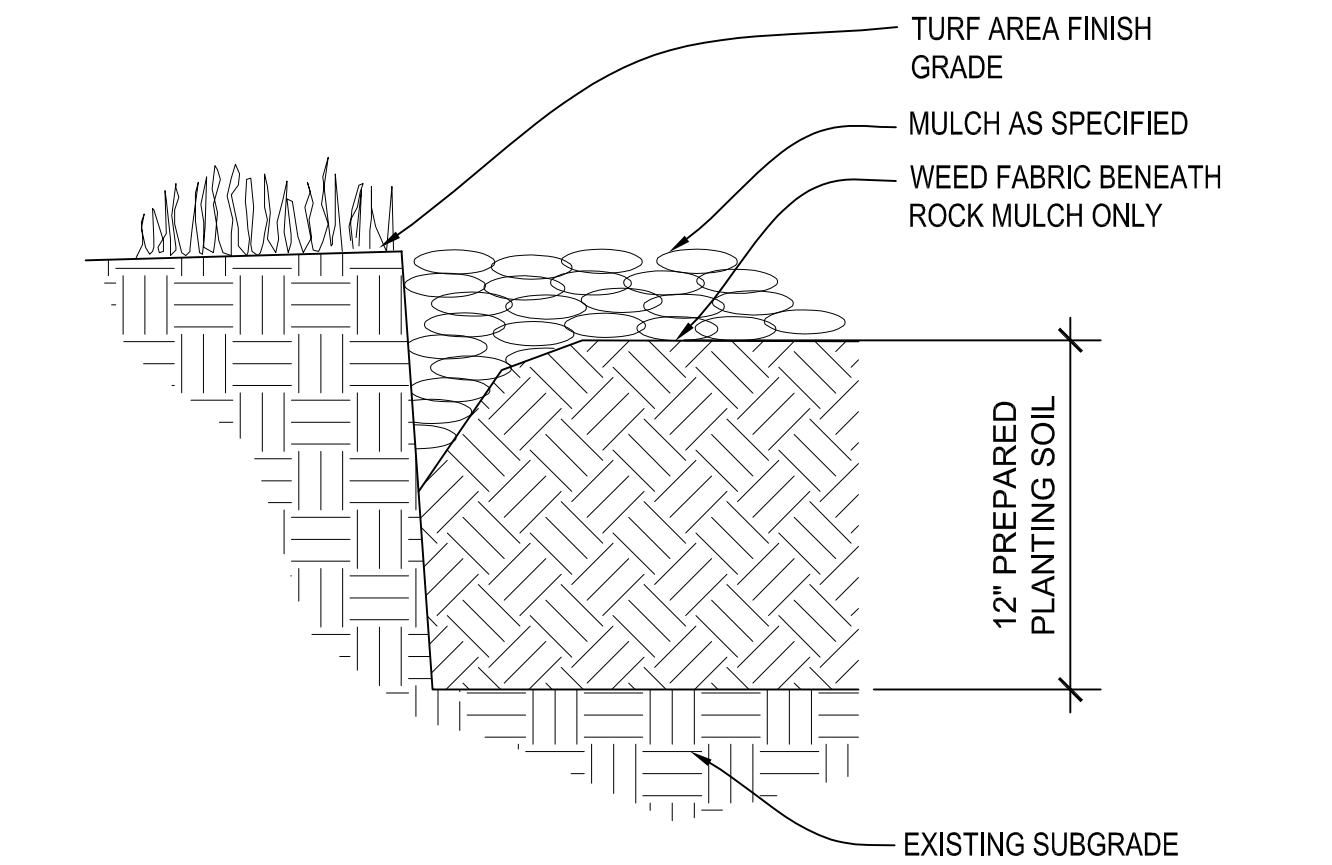


3 TYPICAL FREESTANDING PLANTER
 NOT TO SCALE

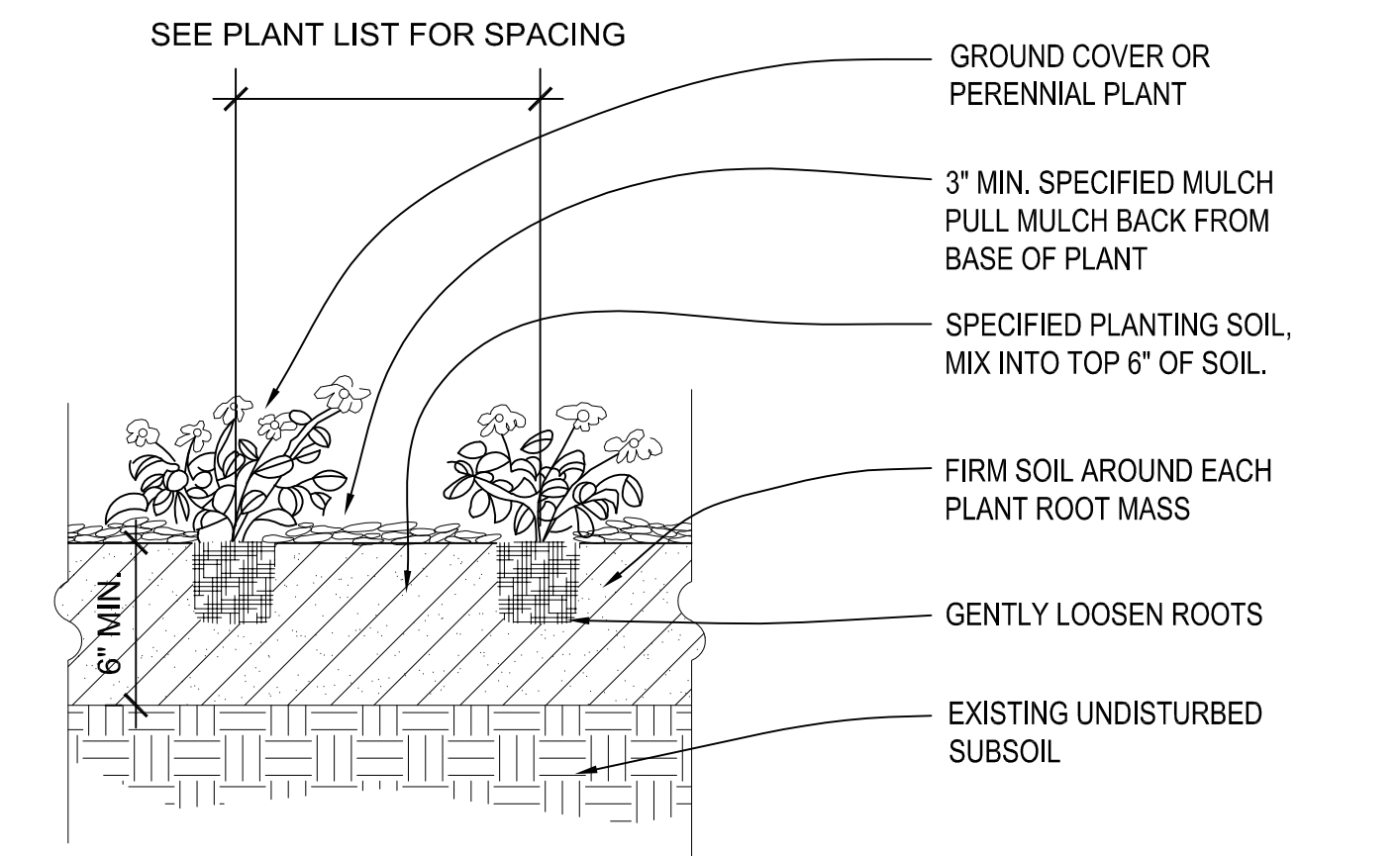


NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
 2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.

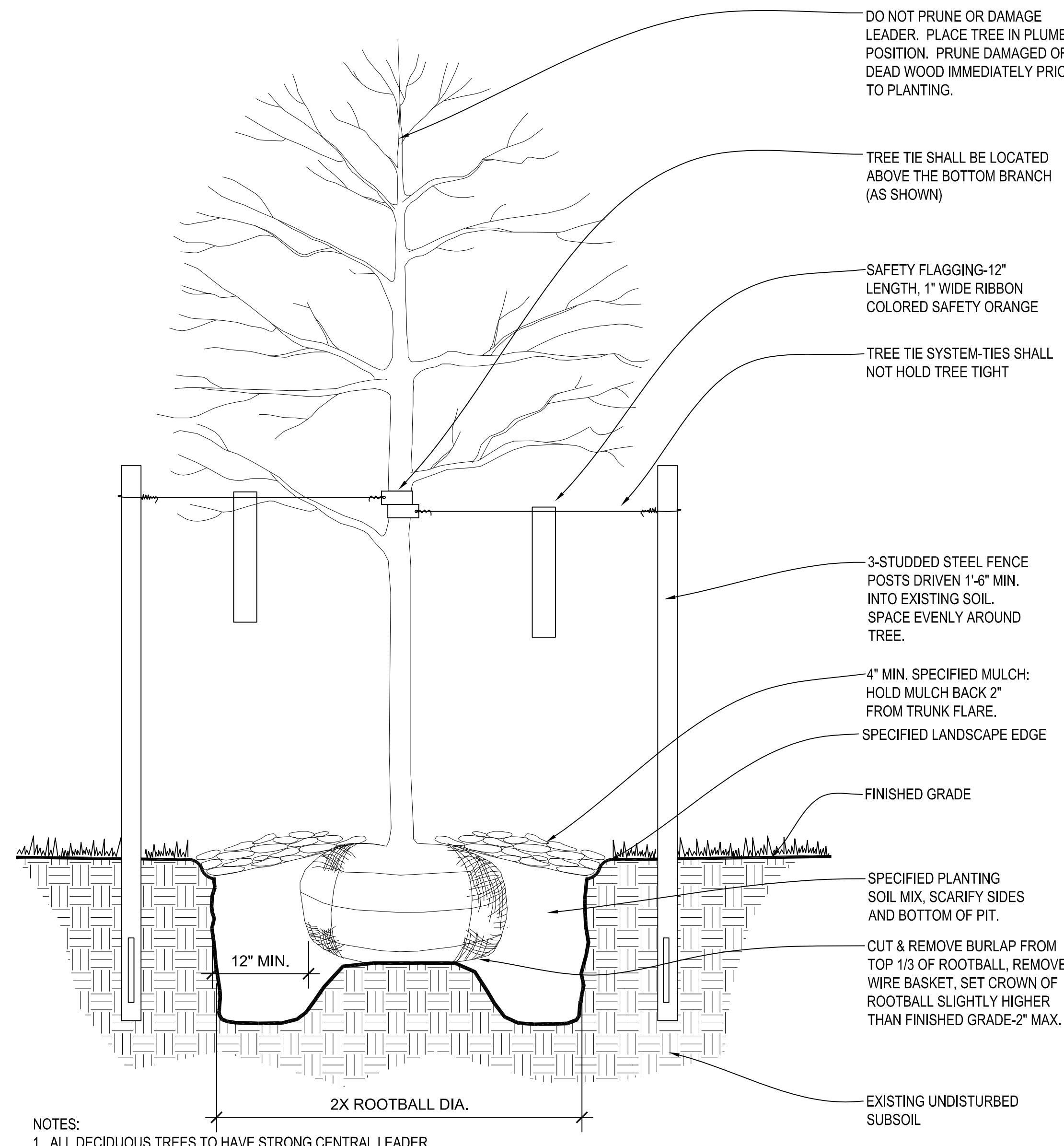
7 PLANT SPACING DETAIL
 NOT TO SCALE



6 V-CUT EDGING DETAIL
 NOT TO SCALE

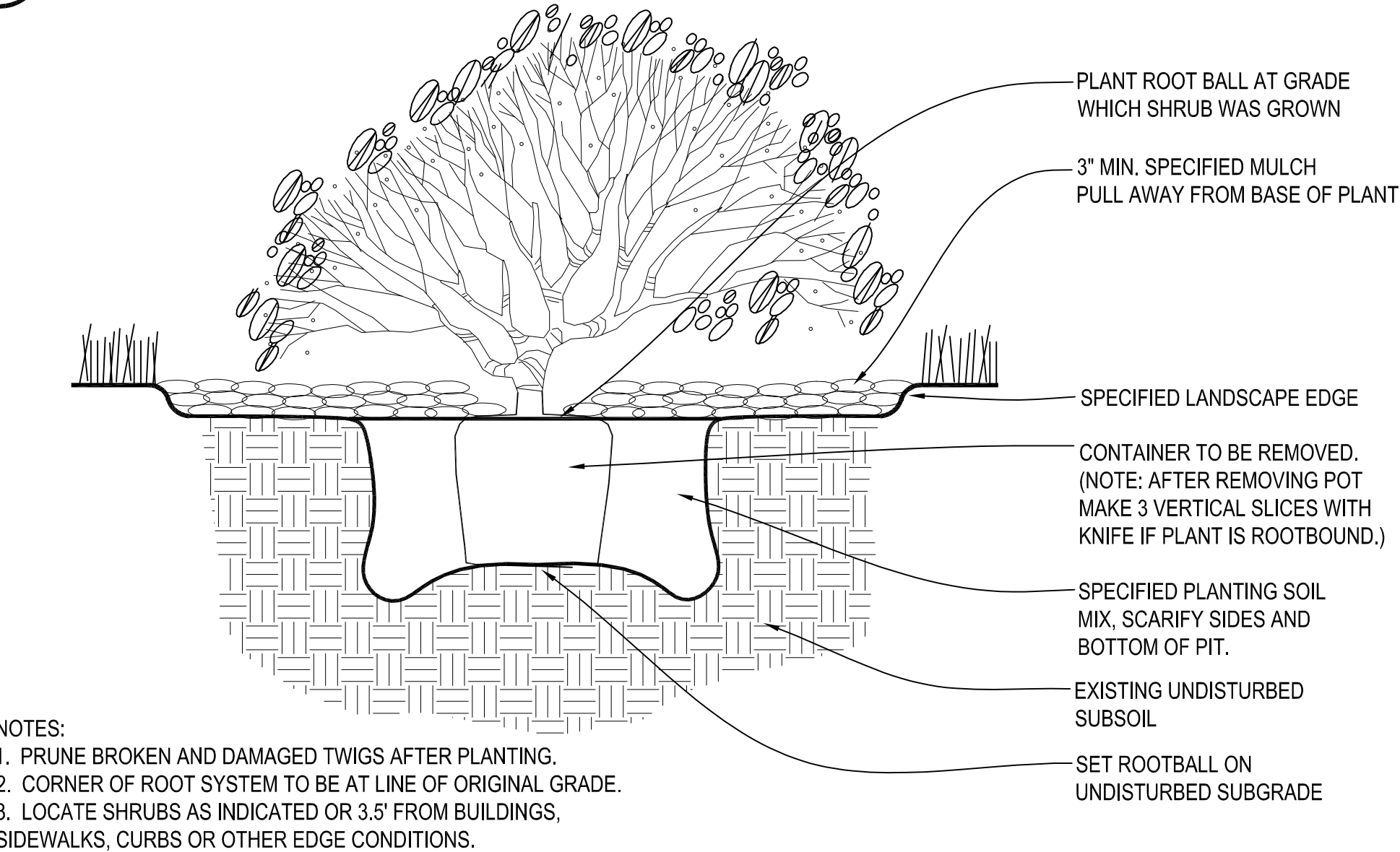


5 PERENNIAL & GC PLANTING
 NOT TO SCALE



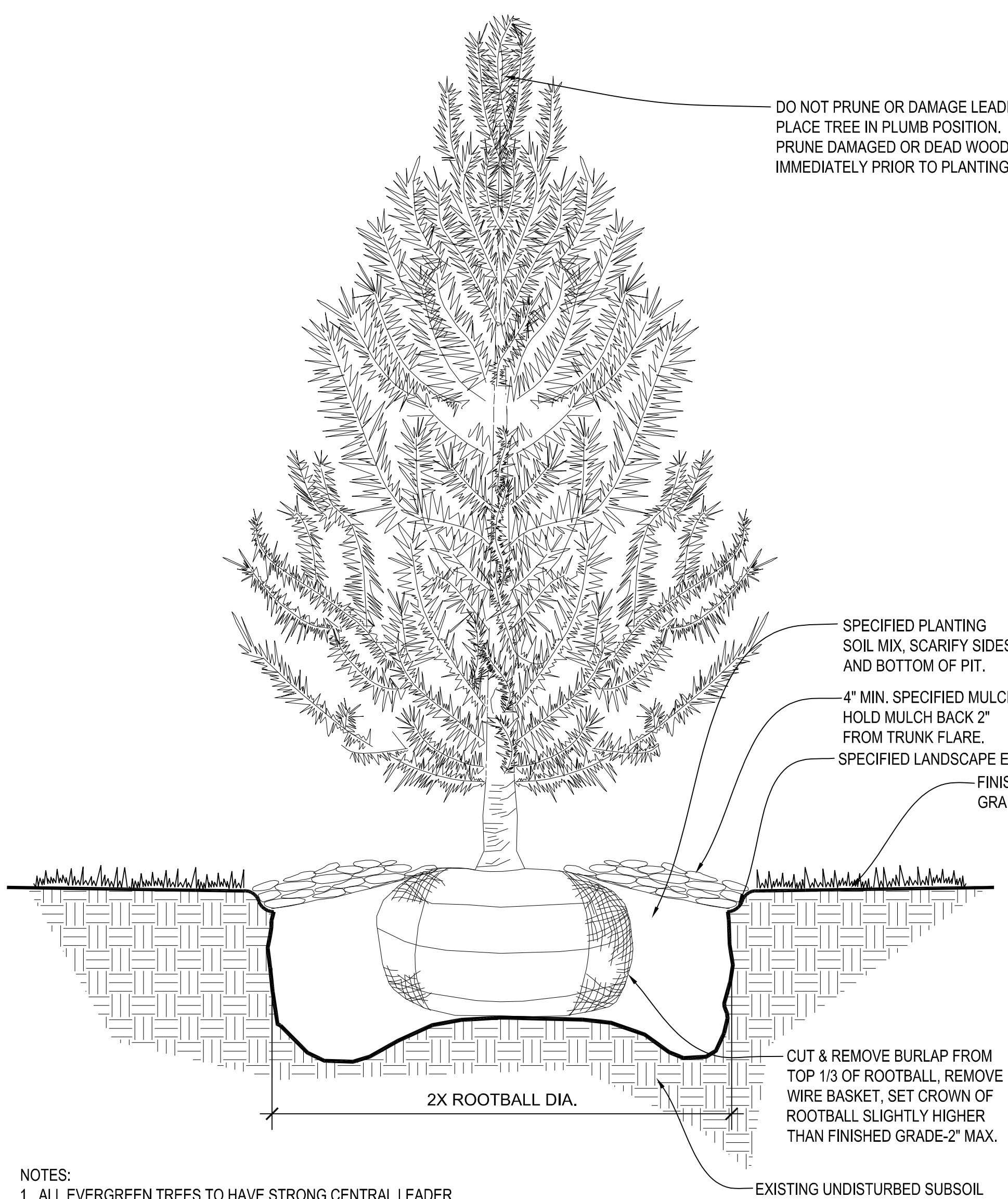
NOTES: 1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
 2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

4 DECIDUOUS TREE PLANTING DETAIL
 NOT TO SCALE



NOTES: 1. PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING.
 2. CORNER OF ROOT SYSTEM TO BE AT LINE OF ORIGINAL GRADE.
 3. LOCATE SHRUBS AS INDICATED OR 3.5' FROM BUILDINGS, SIDEWALKS, CURBS OR OTHER EDGE CONDITIONS.

2 SHRUB PLANTING DETAIL
 NOT TO SCALE



NOTES: 1. ALL EVERGREEN TREES TO HAVE STRONG CENTRAL LEADER.
 2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

1 EVERGREEN TREE PLANTING DETAIL
 NOT TO SCALE

- GENERAL NOTES:**
- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
 - THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREeping GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVED EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVED 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.
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
 - CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING.
 - CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.
 - REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT FULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.
 - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE PRIOR TO ACCEPTANCE. RECOMMENDED DATES FOR PLANT MATERIAL INSTALLATION SHALL BE FEBRUARY 15 - MAY 15 AND SEPTEMBER 15 - DECEMBER 15.
 - THE PROJECT MAY BE AWARDED COMPLETION IN PHASES BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER & LANDSCAPE ARCHITECT WHEN A PHASE IS COMPLETE & A FINAL WALK THROUGH CAN TAKE PLACE. CONTRACTOR SHALL IDENTIFY ON THE PLANS THE LIMITS OF COMPLETED WORK AND/OR PHASES PRIOR TO THE WALK THROUGH.
 - LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.

- MATERIALS:**
- PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
 - PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
 - SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
 - CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR APPROVED EQUAL: "SHOCK TIE" BY 1 LICKERTHAYER, "MIA-A" TYPE BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TIE" A TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.M. LEONARD AND SONS.
 - SOD SHALL BE CERTIFIED TURFGRASS SOD COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHALL BE A BLEND OF NOT LESS THAN 3 IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES, A NATIVE MIXTURE OF HOUBOLDT, REBEL, OR FALCON, FINE LEAVED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (ELOCUM MULTIFLORUM AND PERENE DOMESTICA). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINELEAVED TALL FESCUE, AND 10% RYE. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK, HARVESTED IN ROLLS, FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
 - ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
 - STEPPING STONES SHALL BE JAMES CREEK (RECTILINEAR OR ASHLAR AS IDENTIFIED IN THE PLANS), BY HOUSE OF ROCKS OR APPROVED EQUAL. 1"-3" THICK.
 - ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5", BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

- INSTALLATION:**
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 12" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. A 10-15% FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET.
 - AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
 - PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
 - PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
 - V-CUT EDGE SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDDED HARDWOOD MULCH TO GRADE.
 - MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

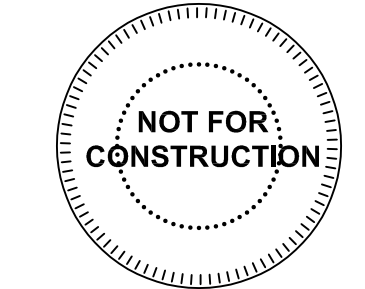
- IRRIGATION PERFORMANCE SPECIFICATIONS:**
- PROVIDE 100% COVERAGE COMPLETE WORKING IRRIGATION SYSTEM FOR ALL NEW TURF AREAS (SEED AND/OR SOD), ALL NEW PLANTING BEDS, AND ALL NEW TREES AND EXISTING TREES TO REMAIN. INCLUDE ELECTRICAL CONNECTION AND IRRIGATION SLEEVES AS NECESSARY. DRIP IRRIGATE ALL PLANTING BEDS. PRIOR TO INSTALLATION, PROVIDE PLAN SHOWING ALL IRRIGATION MATERIALS INCLUDING ALL EQUIPMENT SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS & BACKFLOW PREVENTOR. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT & OWNER AFTER FINAL INSTALLATION AND PRIOR TO FINAL ACCEPTANCE. INCLUDING ALL HEAD & EQUIPMENT LOCATIONS & MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED. CONTRACTOR SHALL PROVIDE AN ON-SITE WALK THROUGH OF THE SYSTEM AND FULLY DESCRIBE ITS OPERATION WITH OWNER. CONTRACTOR SHALL ACHIEVE FINAL ACCEPTANCE WHEN SYSTEM IS FULLY OPERATIONAL, AND APPROVED BY OWNER, AND AS-BUILT DRAWINGS AND PROJECT MANUALS HAVE BEEN ACCEPTED AND APPROVED.
- PIPING SPECIFICATIONS:**
- MINIMUM WORKING PRESSURE RATINGS:
 - PRESSURE PIPING: 150 PSIG (1035 KPA).
 - CIRCUIT AND DRAIN PIPING: 100 PSIG (690 KPA).
 - MAIN LINE TO BE CL-200 POLYVINYL CHLORIDE PIPE OR ASTM D 1785, PVC 1120, SCHEDULE 40, SOCKET-TYPE FITTINGS; AND SOLVENT-CEMENTED JOINTS OR APPROVED EQUAL.
 - PIPE UP TO AND INCLUDING 2-1/2 INCHES IN DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.
 - PIPE GREATER THAN 2-1/2 INCHES IN DIAMETER SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
 - THRUST BLOCKS SHALL BE REQUIRED IN CONJUNCTION WITH RUBBER GASKET JOINT PIPE.
 - LATERAL LINES TO BE CL-200 PVC PIPE OR APPROVED EQUAL.
 - DRIP TUBING: POLY TUBING OR APPROVED EQUAL.
 - SLEEVES: MINIMUM DIAMETER OF 2 TIMES LARGER THAN THE PIPE OR PIPE(S) SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2 INCH DIAMETER AND SHALL BE SCHEDULE 40 PVC PIPE.
- PLASTIC FITTINGS:**
- UTILIZED THROUGHOUT THE SYSTEM (MAINS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES: SCHEDULE 40 PVC PIPE.
 - UTILIZED FOR LATERALS OF FLEXIBLE POLYETHYLENE PIPE, TYPE 1 PVC INSERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 2609.
 - PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
- G. MINIMUM COVER:**
- IN LAWN AND PLANTING AREAS:
 - MAINS - MINIMUM 18 INCHES BELOW FINISH GRADE.
 - LATERALS AND CONTROL VALVES - MINIMUM 12 INCHES BELOW FINISH GRADE.
 - ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.
- H. CLEARANCES:** MINIMUM OF 3-INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.

ARCHITECTURE
 LANDSCAPE
 ARCHITECTURE
 ENERGY SERVICES

NSPJ

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 3515 W. 75TH ST., SUITE 201
 PRAIRIE VILLAGE, KS 66208

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 NSPIARCH.COM
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A MULTI-FAMILY DEVELOPMENT FOR:

303 BROADWAY

303 BROADWAY
 KANSAS CITY, MISSOURI

DRAWING RELEASE LOG
 12.13.22 DEVELOPMENT PLAN SUBMITTAL
 03.17.23 DEVELOPMENT PLAN REVISIONS

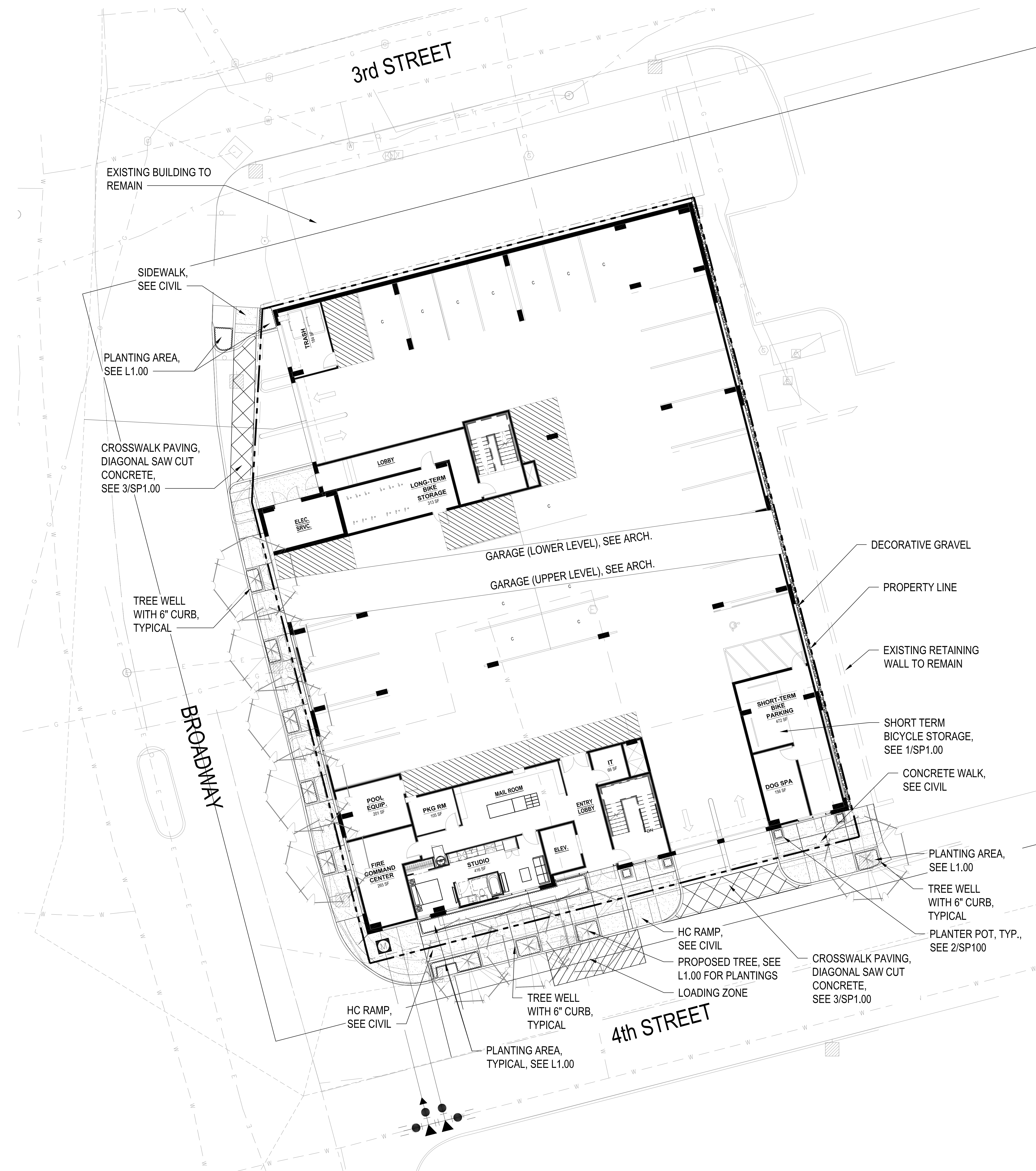
REVISIONS

NO.	DESCRIPTION

JOB NO. 654119 DATE 02.13.23
 DRAWN BY SLW/KRM
 DEVELOPMENT PLAN

SHEET NAME
PLANTING DETAILS

SHEET NO.
L2.00



KANSAS CITY MISSOURI

City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CD-CPC-2023-00026** on **April 18, 2023**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



3 CROSSWALK PAVING
 DECORATIVE, DIAGONAL, SAWCUT PATTERN CONCRETE



2 PLANTER POT
 BISON INNOVATIVE PRODUCTS, CUBE, BLACK



1 BIKE RACK
 ANOVA-METRO- SEVEN BIKE RACK- BLACK

NOTES:
 SEE ARCHITECTURAL DRAWINGS FOR PARKING GARAGE AND BUILDING INFORMATION.
 SEE CIVIL FOR SITE CALCULATION TABLES, TOPOGRAPHY, SETBACKS, DIMENSIONS AND RIGHT OF WAY INFORMATION.

