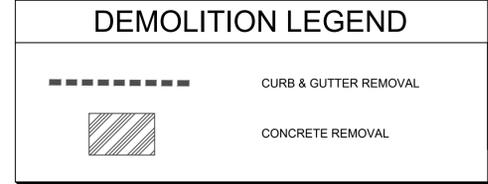
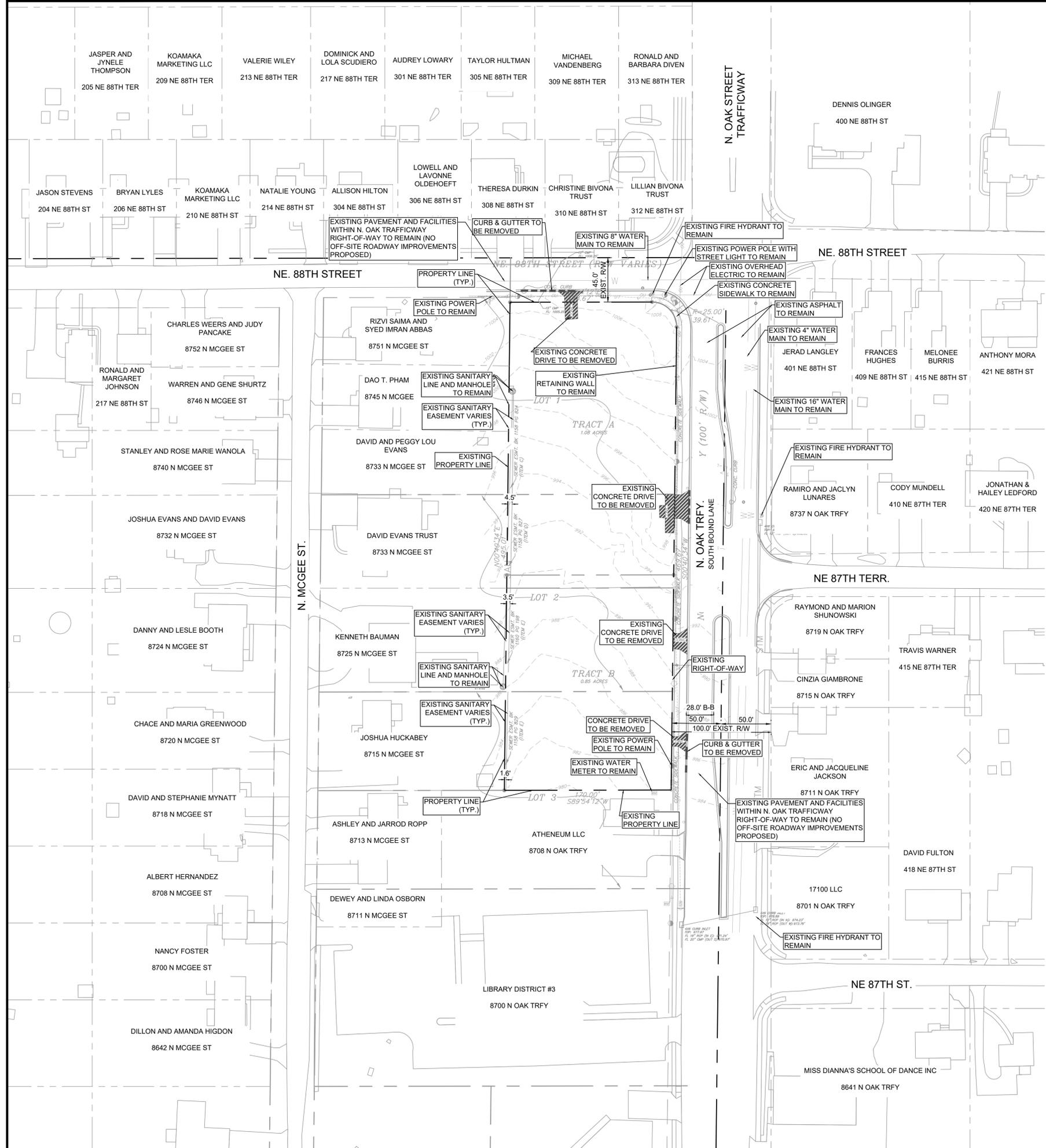
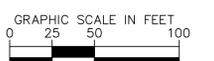
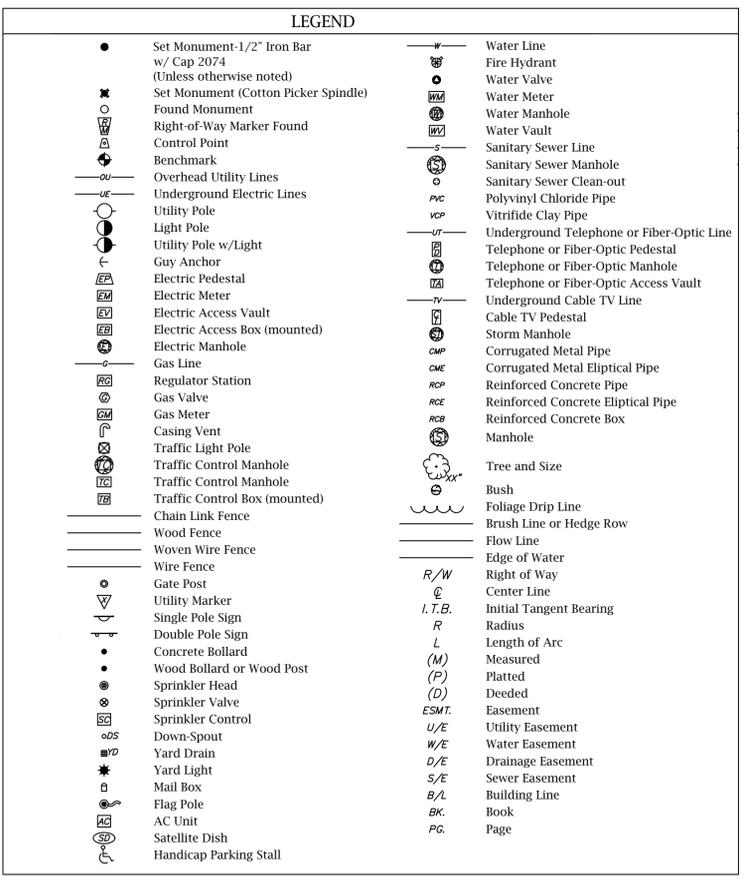


Drawing name: K:\VNC_LDEV\26813000_88th & Oak Apartments\2 Design\CAD\Plan\Sheet\A2 - EXISTING CONDITIONS.dwg Layout1 Mar 16, 2022 12:17pm by PerisDiosdado
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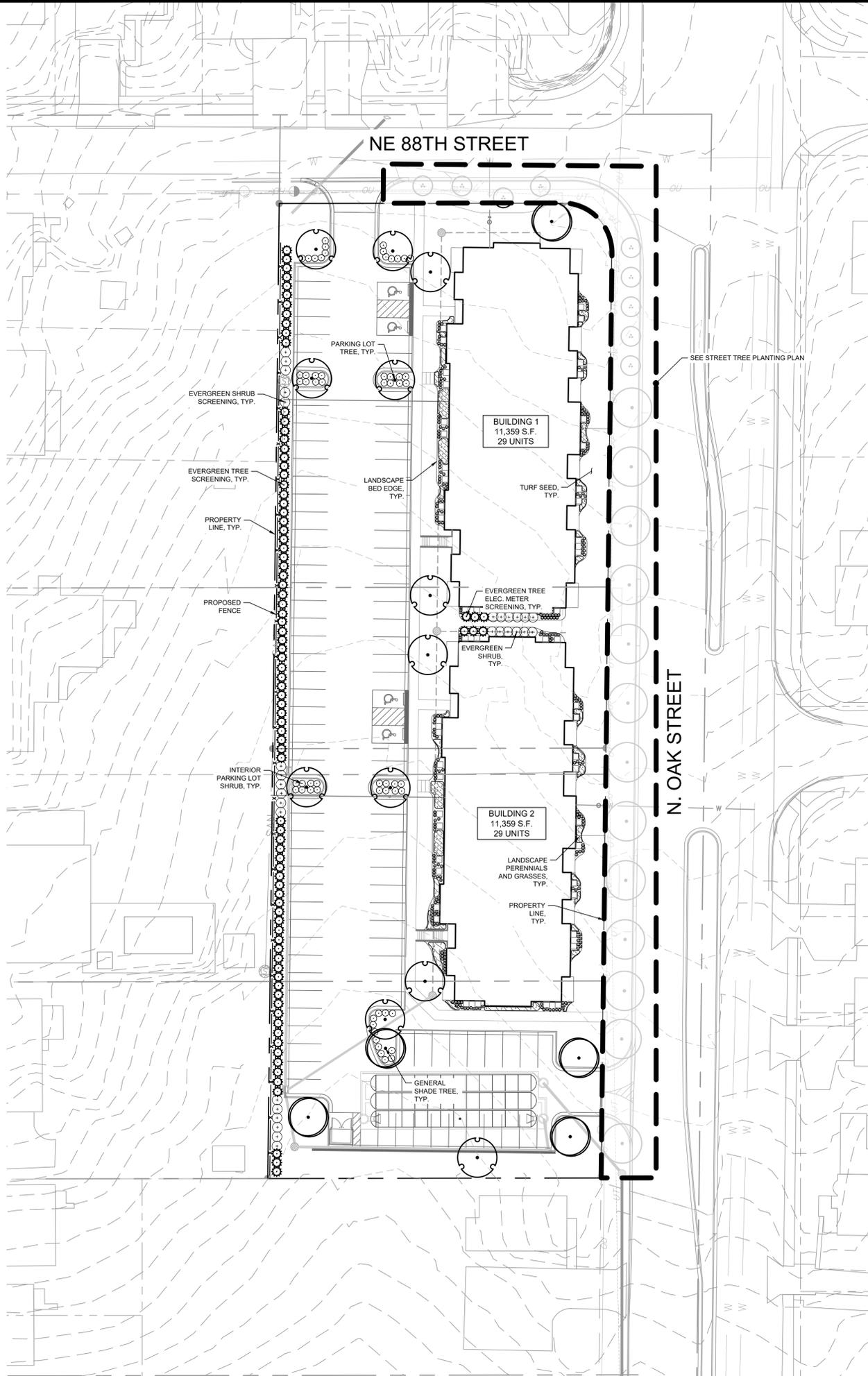


NOTE:
 EXISTING CONDITIONS ARE BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY ANLETT SURVEY & ENGINEERING CO., DATED MAY 24TH, 2018



CITY COMMENTS	NO.	DATE	BY	REVISIONS	
03/18/2022					
© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 WASHINGTON, DC 20004 PHONE: 814-482-0330 FAX: 814-482-0330 WWW.KIMLEY-HORN.COM AUTHORITY #001512 EXPIRES 12/31/22					
SCALE:	DESIGNED BY: PD	DRAWN BY: PD	CHECKED BY: MK		
EXISTING CONDITIONS					
NE 88TH STREET & NORTH OAK TRAFFICWAY APARTMENTS					
KANSAS CITY, CLAY COUNTY, MO					
ORIGINAL ISSUE: 02.14.2022					
KHA PROJECT NO. 268131000					
SHEET NUMBER					
C2					

Drawing name: K:\VNC_DEVA\268131000_88th & Oak Apartments\2 Design\CAD\Plan\Sheet\1 - LANDSCAPE PLAN.dwg LANDSCAPE PLAN Mar 18, 2022 12:17pm by Peru.Diosadas
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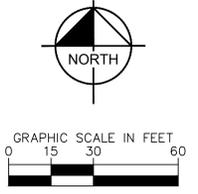
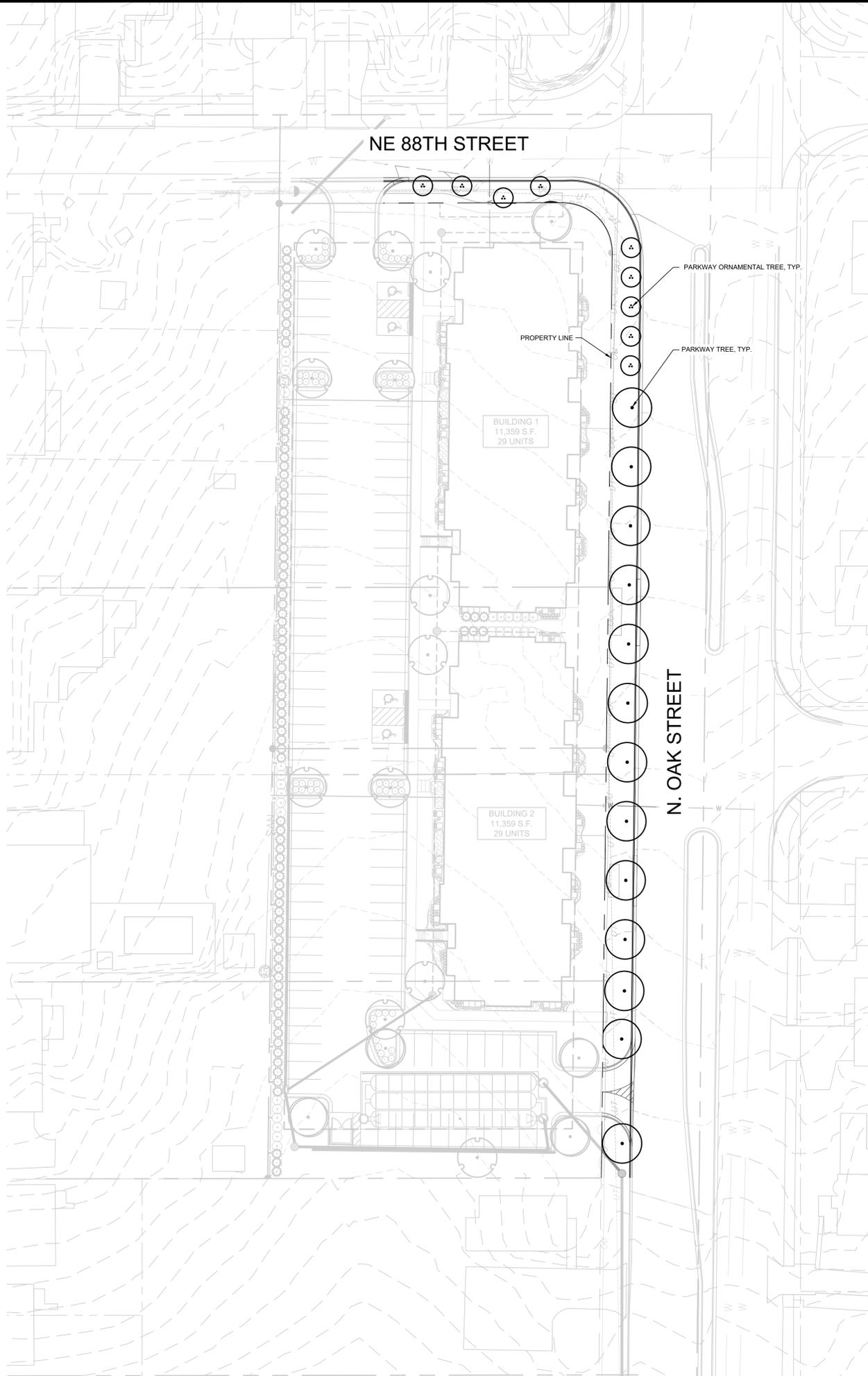
CONCEPT PLANT SCHEDULE

- GENERAL SHADE TREE 5
 ACER RUBRUM
 QUERCUS ROBUR
 GINKGO BILOBA
- PARKING LOT TREE 12
 QUERCUS ROBUR
 GINKGO BILOBA
 GLEDITSIA TRIACANTHOS
 GYMNOCLADUS DIOICUS
 QUERCUS RUBRA
 QUERCUS BICOLOR
- EVERGREEN TREE 75
 JUNIPERUS SCOPULORUM X
 'SKYROCKET'
 JUNIPERUS CHINESIS X 'SPARTAN'
 CHAMAECYPARIS OBTUSA X
 'GRACILIS'
- INTERIOR PARKING LOT SHRUB 58
 SPIRAEA JAPONICA
 ARONIA MELANOCARPA
 CEANOTHUS AMERICANUS
 FORSYTHIA
- EVERGREEN SHRUB 12
 TAXUS X MEDIA
 BUXUS
- SCREENING GRASS 255
- PERENNIALS AND GRASSES 764

KC, MO LANDSCAPE CODE		
ZONING ORDINANCE	REQUIREMENT	PROVIDED
88-425-04-D GENERAL LANDSCAPE REQUIREMENTS		
AT LEAST ONE TREE IS REQUIRED PER 5,000 SQUARE FEET OF PRINCIPAL BUILDING COVERAGE (BUILDING FOOTPRINT), PLANTED IN SETBACKS AND OPEN SPACE AREAS.	BUILDING 1 - 11,359 S.F. BUILDING 2 - 11,359 S.F. TOTAL FOOTPRINT - 22,718 S.F. 22,718/ 5,000 = 4.54 TREES 5 TREES	5 TREES PROVIDED.
88-425-06 - INTERIOR LANDSCAPING OF PARKING LOTS		
AT LEAST 35 S.F. OF INTERIOR LANDSCAPE AREA MUST BE PROVIDED FOR EACH PARKING SPACE. ONE TREE IS REQUIRED PER 5 PARKING SPACES AND ONE SHRUB PER PARKING SPACE. GROUND COVER PLANTS MUST COVER ALL INTERIOR LANDSCAPE AREAS.	58 PARKING SPACES 58/5 = 11.6 12 TREES	12 TREES PROVIDED IN INTERIOR PARKING
	58 PARKING SPACES 58 SHRUBS	58 INTERIOR SHRUBS PROVIDED

CITY COMMENTS	NO.	DATE	BY		
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SCALE:	DESIGNED BY: PD	DRAWN BY: PD	CHECKED BY: MK		LANDSCAPE PLAN
NE 88TH STREET & NORTH OAK TRAFFICWAY APARTMENTS KANSAS CITY, CLAY COUNTY, MO					
ORIGINAL ISSUE: 02.14.2022					
KHA PROJECT NO. 268131000					
SHEET NUMBER					
1					

Drawing name: K:\VNC_DEVA\268131000_88th & Oak Apartments\2 Design\CAO\PlanSheets\L1 - LANDSCAPE PLAN.dwg STREET TREE PLANTING PLAN Mar 18, 2022 12:17pm by: Perla.Diosdado
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CONCEPT PLANT SCHEDULE

- PARKWAY ORNAMENTAL TREE 9
 CERCIS CANADENSIS
 CORNUS KOUSA
 AMELANCHIER CANADENSIS

- PARKWAY TREE 13
 CELTIS OCCIDENTALIS
 ZELCOVA SERRATA
 ACER RUBRUM

ZONING ORDINANCE	KC, MO LANDSCAPE CODE	
88-425-03-C STREET TREES	REQUIREMENT	PROVIDED
AT LEAST ONE STREET TREE IS REQUIRED FOR EACH 30 FEET OF STREET FRONTAGE (MIN. CALIPER 2")	654.4 L.F. STREET FRONTAGE 654.4/30 = 21.8 22 STREET TREES	22 TREES PROVIDED. *9 ORNAMENTALS DUE TO OVERHEAD UTILITY CONFLICTS.

ORIGINAL ISSUE: 02.14.2022	CITY COMMENTS	PWD 03/18/2022		
KHA PROJECT NO. 268131000	REVISIONS	No.	DATE	BY
SHEET NUMBER L2	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 WASHINGTON, DC 20004 PHONE: 814-482-0330 WWW.KIMLEY-HORN.COM AUTHORITY #001512 EXPIRES 12/31/22			
NE 88TH STREET & NORTH OAK TRAFFICWAY APARTMENTS KANSAS CITY, CLAY COUNTY, MO	STREET TREE PLANTING PLAN			
NOT FOR CONSTRUCTION				
SCALE: DESIGNED BY: PD DRAWN BY: PD CHECKED BY: MK				



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

4 SOUTH
1/8" = 1'-0"

MATERIAL KEY



KEY NOTES

- ① WHITE VINYL WINDOWS
- ② PREFINISHED ALUMINUM BALCONY RAILINGS PAINTED BLACK
- ③ ALUMINUM STOREFRONT WINDOWS PAINTED BLACK
- ④ CEMENTITIOUS ROOF AND BALCONY FASCIAS
- ⑤ MECHANICAL EQUIPMENT LOCATED AT GRADE

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



2 EAST (FRONT)
1/8" = 1'-0"



1 WEST (BACK)
1/8" = 1'-0"

A NEW APARTMENT COMPLEX:
88TH AND N. OAK ST.
88TH AND N. OAK ST., KANSAS CITY, MO

DRAWING RELEASE LOG
• 02.14.22 - PDP SUBMITTAL

△ REVISIONS:

DATE:
03/04/2022
JOB NO.
709022
DRAWN BY:
BHALL
SHEET NO.

PDP RE-SUBMITTAL

A1

C:\Users\jhall\Documents\709A_Mech_88thOak_R22_CENTRAL_bball_31711.rvt 3/16/2022 4:59:32 PM NSPJ ARCHITECTS © ARCHD 24" x 36"



FROM 88TH AND N. OAK LOOKING SOUTH



FROM PARKING LOOKING SOUTHEAST

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88TH AND N. OAK ST., KANSAS CITY, MO

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• 02.14.22 - PDP SUBMITTAL

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FROM STREET LOOKING NORTH WEST



BUILDING ENTRY

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A3

SITE LIGHT FIXTURE SCHEDULE													
MARK	MANUFACTURE	MODEL NUMBER	MOUNTING			FINISH	LAMPS				REMARKS		
			RECESS	SURFACE	WALL		LED	FLOUR	HID	CODE		QUANTITY	
SL 1	MCGRAW EDISON	GWC-AF-02-LED-E1-T4FT-1200			X	BLACK	X				13,709LUM/129W	1	1, 2
SL 2	MCGRAW EDISON	GWC-AF-02-LED-E1-SL2-1200			X	BLACK	X				13,350LUM/129W	1	1, 2

REMARKS:
 1 WALL MOUNTED 18" AFF.
 2 4000 K

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	0.0 FC	0.1 FC	0.0 FC	N/A	N/A
PARKING LOT	1.4 FC	5.7 FC	0.1 fc	57.0:1	14.0:1

McGraw-Edison

DESCRIPTION
 The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES
Construction
 Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5g vibration test to ensure mechanical integrity. **UP LIGHTING:** Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.
Optics
 Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.
Electrical
 LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.
Mounting
 Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" J-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.
Finish
 Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, gray, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.
Warranty
 Five-year warranty.

Product Name: "SL1", "SL2"
Type: WALL MOUNT LUMINAIRE
Light Squares: 1-2 Light Squares Solid State LED

Dimensions:
 15-11/16" (400mm) x 6-1/2" (164mm) x 12-1/8" (308mm)

Hook-N-Lock Mounting: (Diagram showing mounting mechanism)

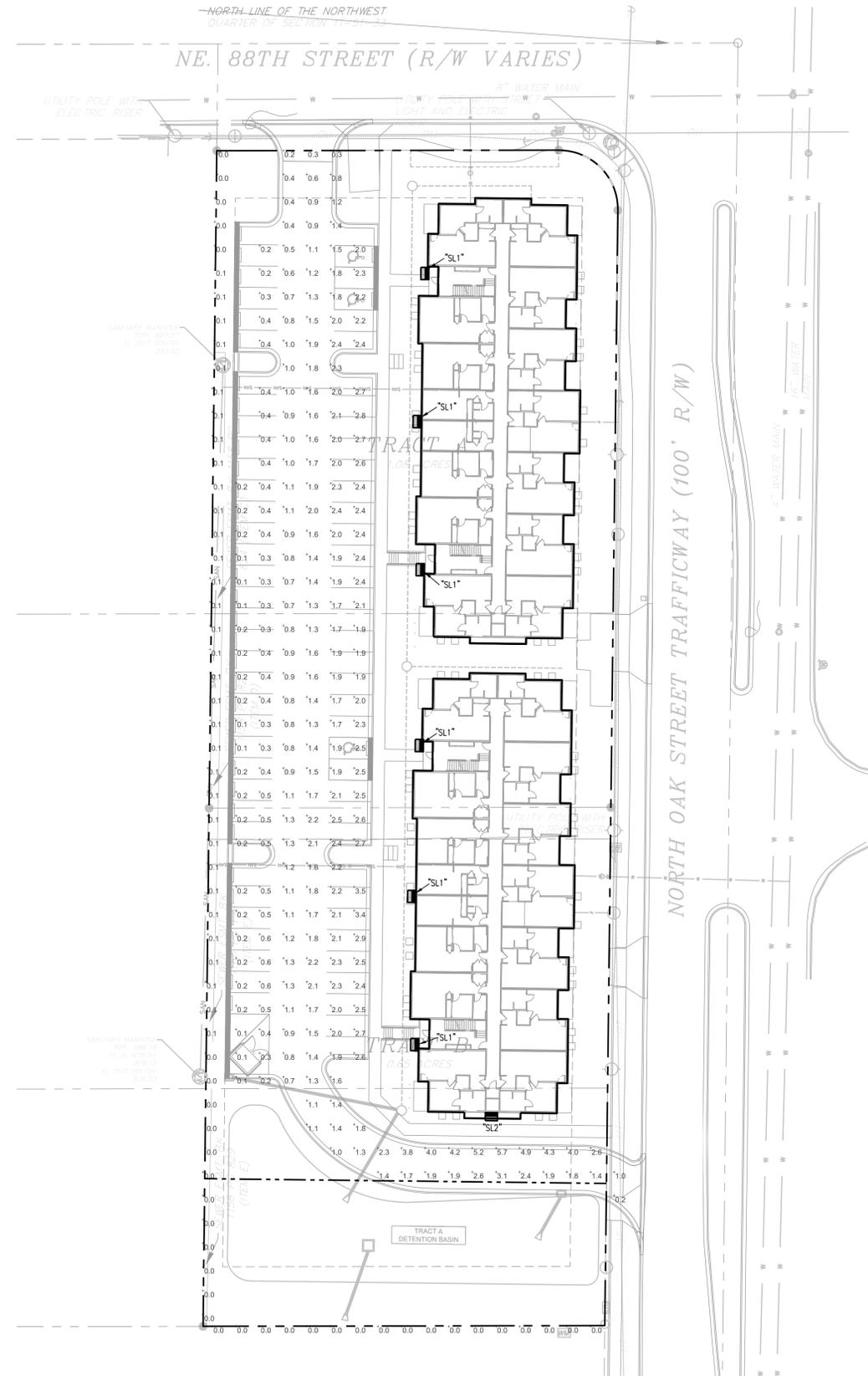
Battery Backup and Thru-Branch Back Box: (Diagram showing back box options)

CERTIFICATION DATA
 UL Listed
 LMT9 / LMB8 Compliant
 IP66 Housing
 IEC 60598-2-20
 DesignLights Consortium® Qualified*

ENERGY DATA
 Electronic LED Driver
 >0.9 Power Factor
 <20% Total Harmonic Distortion
 120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
 -30°C Minimum Temperature
 40°C Ambient Temperature Rating

SHIPPING DATA
 Approximate Net Weight:
 27 lbs. (12.2 kgs.)

FAST! (Fast Mounting System)
 TDS1407/EN
 March 14, 2018 2:59 PM



1 SITE PHOTOMETRIC PLAN
 1"=30'-0"
 HVAC NORTH

A New Apartment Building at:
NE 88th St. & N. Oak Trafficway
 Kansas City, MO 64155

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