

# CITY HARVEST UR AMENDMENT CD-CPC-2022-00174

400 MAIN ST  
KANSAS CITY, MO 64102



VIEW FROM SE ON MAIN STREET

RENDERING (FOR REFERENCE ONLY)

**13L**

<b>OWNER:</b> FLAHERTY AND COLLINS PROPERTIES ONE INDIANA SQUARE, SUITE 3000 INDIANAPOLIS, IN 46204 PHONE: 317.816.8300 CONTACT: BRANDON BOGAN	<b>CIVIL ENGINEER:</b> TALIAFERRO & BROWNE, INC. 1020 EAST 8TH ST KANSAS CITY, MO 64106 PHONE: 816.283.3456 CONTACT: KURT MITSCHER
<b>ARCHITECT:</b> KEM STUDIO 1515 GENESSEE STREET, SUITE 11 KANSAS CITY, MO 64102 PHONE: 816.806.3158 CONTACT: GRACE BROEDER	<b>STRUCTURAL ENGINEER:</b> FORTIS STRUCTURAL, LLC 7935 E PRENTICE AVE STE. 305 GREENWOOD VILLAGE, CO 80111 PHONE: 720.583.3800 CONTACT: ADAM WOOD
	<b>M/E/P/F/P ENGINEER:</b> FSC CONSULTING ENGINEERS 8875 W 86TH STREET OVERLAND PARK, KS 66212 PHONE: 913.723.3473 CONTACT: LOGAN UNREIN
	<b>LANDSCAPE ARCHITECT:</b> MCLV 524 WALNUT ST #330 KANSAS CITY, MO 64106 PHONE: 816.945.4119 CONTACT: DEREK HOETMER

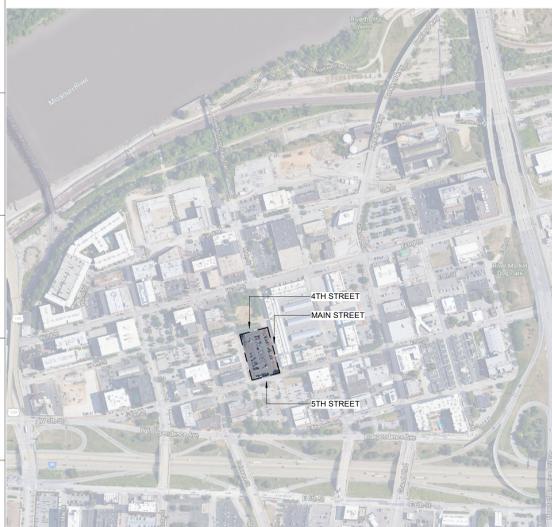
CONTACT INFORMATION

**13H**

	REVISION REFERENCE & DELTA		EXISTING DOOR		GLAZING TYPE
	ENLARGED DETAIL REFERENCE		NEW DOOR		SPOT ELEVATION
	BUILDING SECTION		KEY NOTE TAG		WALL TYPE
	WALL SECTION		ROOM NAME		ELEVATION
	ROOM NAME/NUMBER		GRID REFERENCE		DOOR TAG
	CENTERLINE				

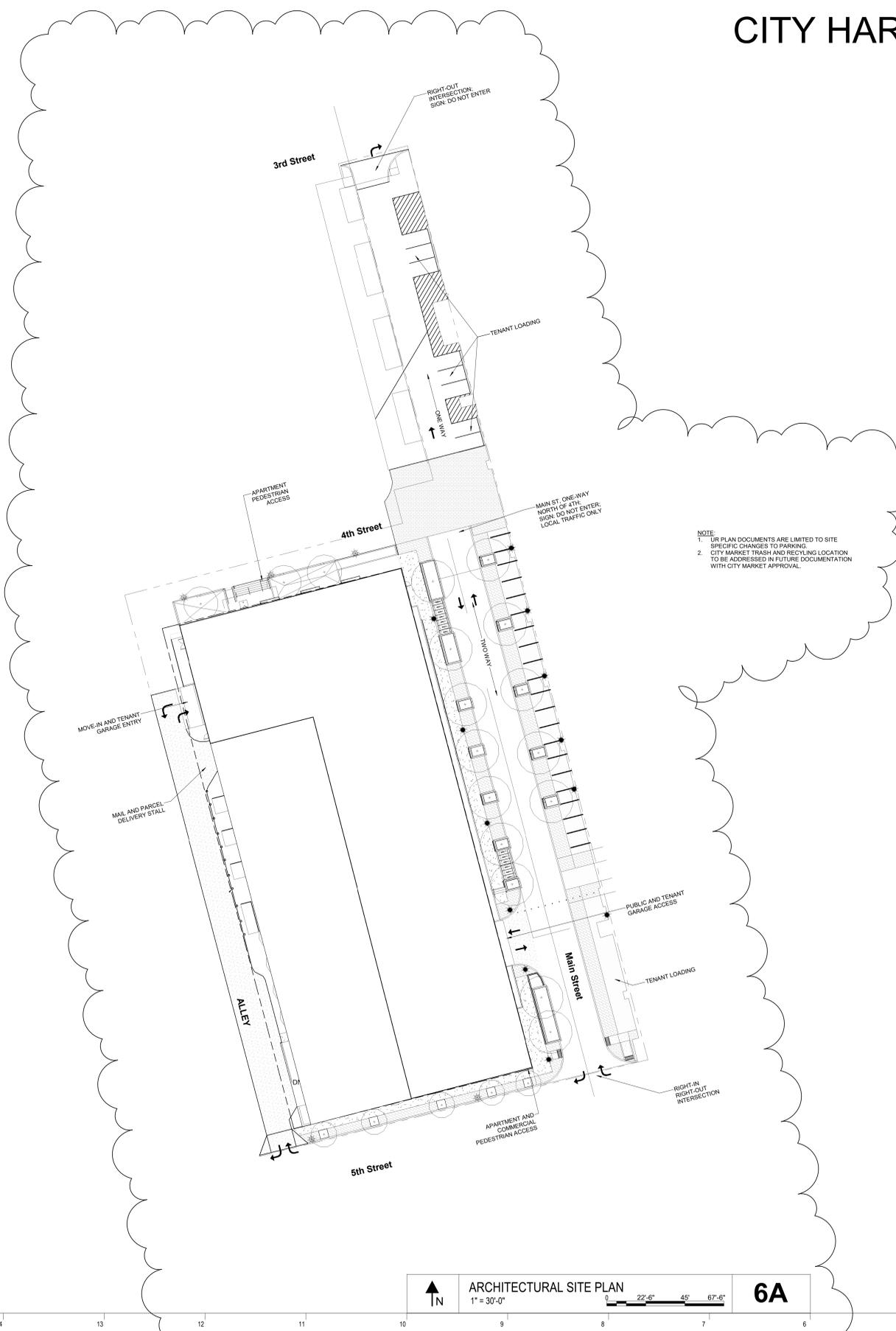
STANDARD SYMBOLS

**13F**



LOCATION MAP  
NOT TO SCALE

**7L**



**NOTE:**  
1. UR PLAN DOCUMENTS ARE LIMITED TO SITE SPECIFIC CHANGES TO PARKING.  
2. CITY MARKET TRASH AND RECYCLING LOCATION TO BE ADDRESSED IN FUTURE DOCUMENTATION WITH CITY MARKET APPROVAL.

**ARCHITECTURAL SITE PLAN**  
1" = 30'-0"  
0 22'-0" 45' 67'-0"  
**6A**

**City Plan Commission  
Recommends Denial**  
of Case No. CD-CPC-2022-00174 on 02/07/2023  
*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission

G001-UR	PLANNING COVER SHEET
C101-UR	UR LAYOUT PLAN & PRELIMINARY PLAT
C102-UR	UR GRADING PLAN
C103-UR	UR UTILITY PLAN
L100-UR	SITE CONTEXT PLAN
L200-A-UR	STREETSCAPE PLAN - SOUTH
L200-B-UR	STREETSCAPE PLAN - NORTH
L200-C-UR	STREETSCAPE PLAN - PARK
L300-A-UR	LANDSCAPE PLAN - SOUTH
L300-B-UR	LANDSCAPE PLAN - NORTH
L300-C-UR	LANDSCAPE PLAN - PARK
A101	FLOOR PLANS - LEVEL B & LEVEL 0
A102	FLOOR PLANS - LEVEL 1 & COMMERCIAL 1.5
A103	FLOOR PLANS - LEVEL 2 & LEVEL 3
A201-UR	EXTERIOR ELEVATIONS
A202-UR	EXTERIOR ELEVATIONS
A600	3D VIEWS
EL101-UR	PHOTOMETRIC PLAN

1/31/2023 9:26:55 AM

**KEM STUDIO**  
1515 GENESSEE ST SUITE 11  
KANSAS CITY MO 64102  
t 816 756 1808  
kemstudio.com

RELATED DOCUMENTS: This Drawing may be part of an integrated set of Construction Documents, including the executed Agreement, the General and Supplemental Conditions of the Contract, Division 01 "General Requirements", and applicable "Technical Specification Sections. The Contract Documents are complementary, and each is required for proper operation and use, in accordance with product manufacturer's requirements, and comply with applicable laws, codes and ordinances of Authorities Having Jurisdiction (AHJ).

THE INTENT OF THE CONTRACT DOCUMENTS is to include all items necessary for completion of the construction Work indicated. Except as otherwise indicated, provide, furnish and install all products, materials, equipment, options, items or accessories necessary for proper operation and use, in accordance with product manufacturer's requirements, and comply with applicable laws, codes and ordinances of Authorities Having Jurisdiction (AHJ).

VERIFY EXISTING CONDITIONS AND DIMENSIONS prior to construction. Calculate and measure dimensions - DO NOT SCALE THE DRAWINGS unless so directed by the Architect. Dimensions indicated are to the face of a material unless otherwise indicated. Application of a material or equipment item to use, in accordance with product manufacturer's requirements, and assumption of responsibility for that Work, and assumption of responsibility of the Architect. Possession of this Drawing confers no right or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized use, reproduction or distribution - in whole or in part - is strictly prohibited. Copyright © 2022 by KEM STUDIO.

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**CITY HARVEST**  
400 MAIN ST.  
KANSAS CITY, MO  
PROJECT NUMBER: A2015

**NOT FOR CONSTRUCTION**

KEY PLAN: XXXXXXXX

ISSUED FOR: \_\_\_\_\_ DATE: REV. \_\_\_\_\_  
UR AMENDMENT: 09.26.2022  
UR REVISIONS: 2023.01.23.1

**PLANNING COVER SHEET**  
**G001-UR**

# CITY HARVEST UR PLAN AND PRELIMINARY PLAT

SECTION 33 TOWNSHIP 50N RANGE 3NW

## UR REZONING INFORMATION

- A. ZONING INFORMATION**
- EXISTING ZONING: THE PROPERTY IS CURRENTLY ZONED UR. (FROM KCMO WEB SITE - 09/21/2022)
  - PROPOSED ZONING: URBAN REDEVELOPMENT DISTRICT
  - ALL ADJACENT ZONING IS CURRENTLY ZONED URBAN REDEVELOPMENT DISTRICT
- B. TOTAL LAND AREA**  
42,785 SQ. FT. (0.98 ACRES) INCLUDING ALL CURRENT PROPERTY WITHIN THE BOUNDARY SHOWN
- C. LAND AREA FOR STREET RIGHT-OF-WAY**
- EXISTING STREET RIGHT-OF-WAY: 0 SQ. FT. (0 ACRES)
  - PROPOSED ADDITIONAL STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) LAND TO BE DEDICATED TO R/W
  - PROPOSED REMOVED STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) RIGHT-OF-WAY TO BE VACATED
  - PROPOSED TOTAL STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) AFTER VACATION & DEDICATION
- D. NET LAND AREA**  
42,785 SQ. FT. (0.98 ACRES) AFTER R/W DEDICATION AND VACATION - TOTAL, ALL PHASES

## E., F., & G. BUILDING USE AND HEIGHT INFORMATION

Name	Above Grade	Elevation	No. Floors	No. Units	Use	Area (sf)	Units / Floor	Total Units	Pkg/Floor	Total Pkg	Fl. Area (sf)	Total Area (sf)
Building 1	147'-6"	926'-6"	14	0	Parking/Business	23,201	-	81	81	23,201	23,201	23,201
				1	Parking/Office	37,393	-	76	76	37,393	37,393	37,393
				2	Parking/Office	37,393	-	76	76	37,393	37,393	37,393
				3	Residential	39,658	26	26	40	40	39,658	39,658
				4-12	Residential	25,928	28	292	-	-	25,928	233,362
				13	Residential	25,837	25	26	-	-	25,837	25,837
<b>Totals:</b>								300	279	279		398,835

- Height above grade is measured from 1st floor elevation to top of roof.
  - Total Area (sf) per zoning requirements.
  - FAR = 10.75
  - Total parking proposed - Residential: 0.79 spaces per unit, Mixed Use: 2 spaces per 1,000 net sf. (Project will use shared parking model)
  - Total parking provided - 279 spaces
  - Total short term bicycle parking proposed: 28 Spaces - Proposed Ratio to be: Residential: 10% of off-street parking, Mixed Use (if greater than 5,000 sf): 1 per 10,000sf
  - Total long term bicycle parking proposed: 100 Spaces - Proposed Ratio to be: Residential: 1 per 3 units, Mixed Use (if greater than 5,000 sf): 1 per 10,000sf
  - Other uses within Office to be approved by the Developer/Owner.
- H. BUILDING COVERAGE AND FLOOR AREA RATIO**
- BUILDING COVERAGE: 37,654 SF
  - FLOOR AREA RATIO - ALL PHASES: 10.75
- I. DENSITY**
- GROSS DENSITY: 306 UNITS / ACRE (BASED ON TOTAL LAND AREA)
  - NET DENSITY: 306 UNITS / ACRE (NET LAND AREA)
- J. PROPOSED PARKING SPACES**
- VEHICLE PARKING**
- PROPOSED NO. OF SPACES: 238
- RESIDENTIAL (0.79 PER UNIT): 238
- COMMERCIAL PARKING: 41
- TOTAL PARKING PROVIDED IN GARAGE: 279
- ADDITIONAL PARKING CREATED IN RIGHT-OF-WAY \* : 28
- TOTAL PARKING PROVIDED RIGHT-OF-WAY + GARAGE: 307
- \* NOT INCLUDED IN PARKING RATIO CALCULATION
- BICYCLE PARKING**
- REQUIRED NO. OF SPACES: 100
- SHORT TERM BICYCLE PARKING PROPOSED: 28
- SHORT TERM BICYCLE PARKING REQUIRED: 28
- LONG TERM BICYCLE PARKING PROPOSED: 100
- LONG TERM BICYCLE PARKING REQUIRED: 100

## K. PROJECT TIMELINE:

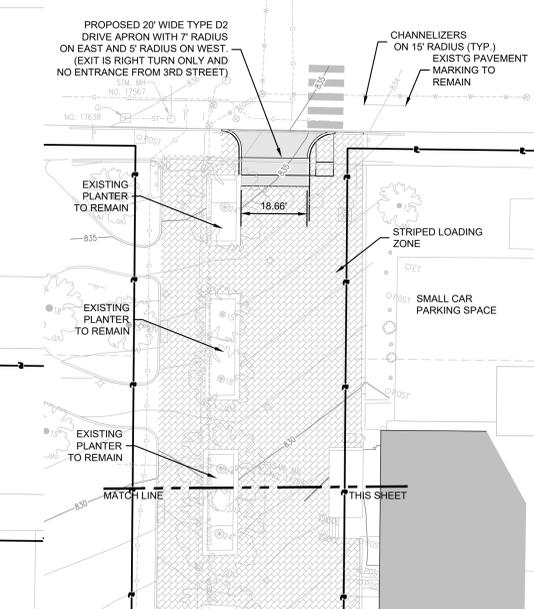
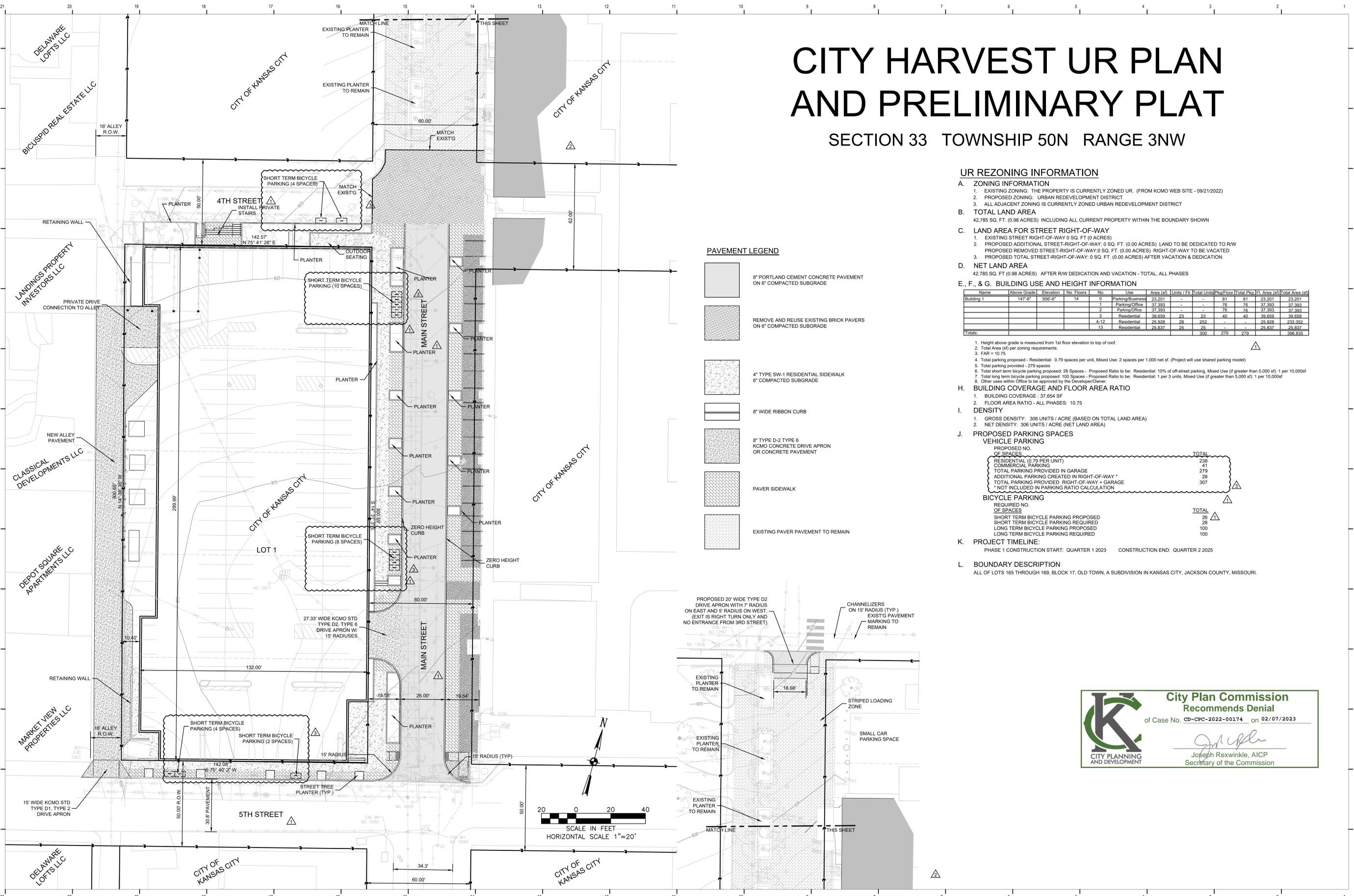
PHASE 1 CONSTRUCTION START: QUARTER 1 2023 CONSTRUCTION END: QUARTER 2 2025

## L. BOUNDARY DESCRIPTION

ALL OF LOTS 165 THROUGH 169, BLOCK 17, OLD TOWN, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

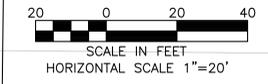
## PAVEMENT LEGEND

- 8" PORTLAND CEMENT CONCRETE PAVEMENT ON 6" COMPACTED SUBGRADE
- REMOVE AND REUSE EXISTING BRICK PAVERS ON 6" COMPACTED SUBGRADE
- 4" TYPE SW-1 RESIDENTIAL SIDEWALK ON 6" COMPACTED SUBGRADE
- 8" WIDE RIBBON CURB
- 8" TYPE D-2 TYPE 6 KCMO CONCRETE DRIVE APRON OR CONCRETE PAVEMENT
- PAVER SIDEWALK
- EXISTING PAVER PAVEMENT TO REMAIN



**City Plan Commission**  
**Recommends Denial**  
of Case No. CD-CPC-2022-00174 on 02/07/2023

Joseph Rexwinkel, AICP  
Secretary of the Commission



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**THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR COMPLETION OF THE CONSTRUCTION WORK INDICATED.** Except as otherwise indicated, provide (furnish and install) all products, materials, equipment, options, items or accessories necessary for proper operation and use, in accordance with product manufacturer's requirements, and comply with applicable laws, codes and ordinances or Authorities Having Jurisdiction (AHJ).

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**CITY HARVEST**

400 MAIN ST.  
KANSAS CITY, MO

PROJECT NUMBER: A215

**NOT FOR CONSTRUCTION**

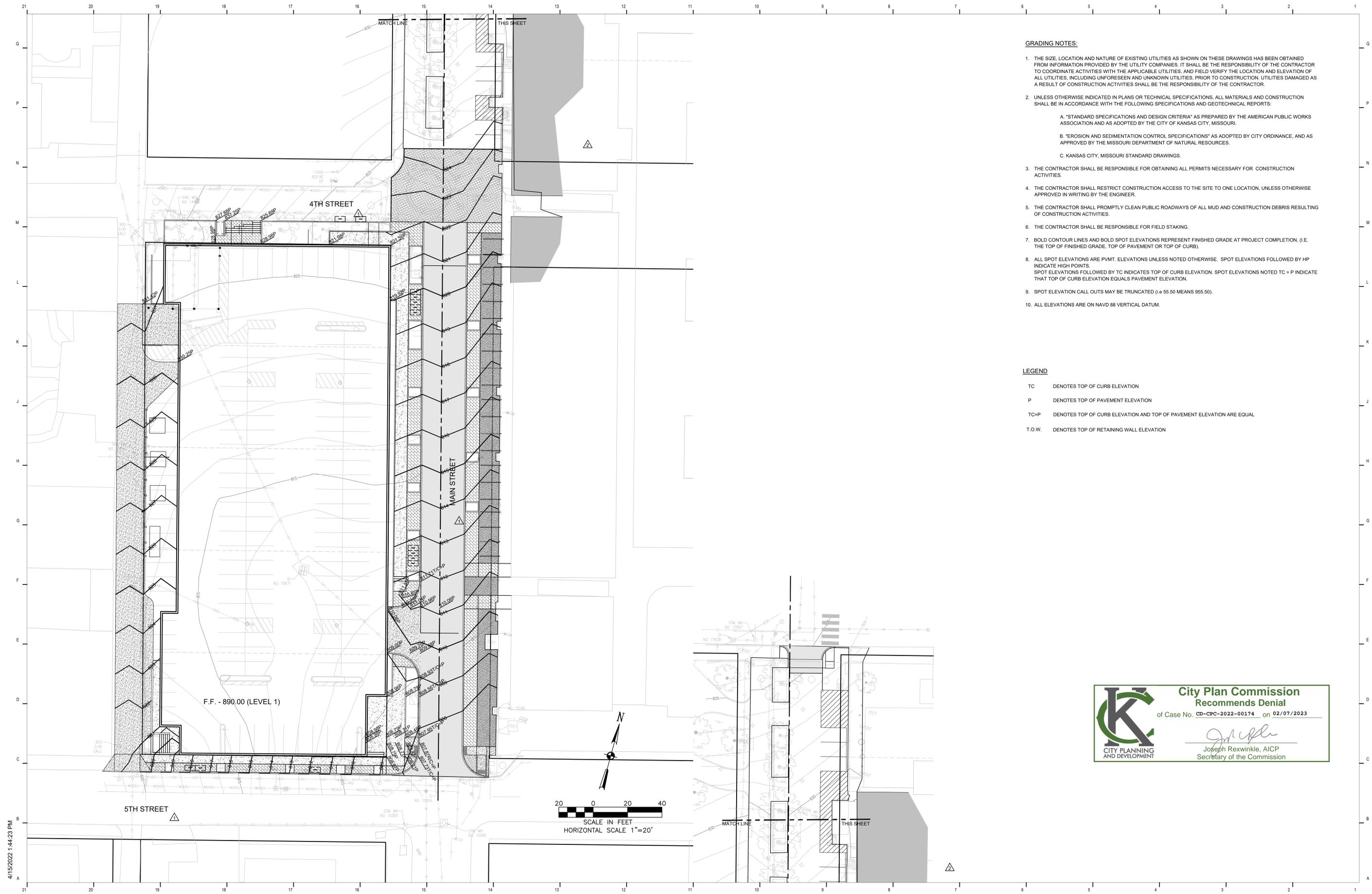
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ISSUED FOR: DATE: REV:

100% SCHEMATIC DESIGN	02/07/2022	1:44:23 PM
CITY PLANNING COMMENTS	1/12/2022	1
CITY PLANNING COMMENTS	12/19/2022	2
CITY PLANNING COMMENTS	01/18/2023	3

**UR LAYOUT PLAN AND PRELIMINARY PLAT**

**C101**



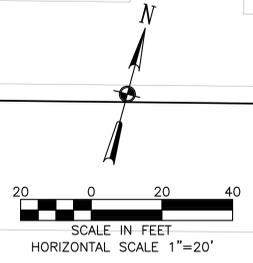
- GRADING NOTES:**
- THE SIZE, LOCATION AND NATURE OF EXISTING UTILITIES AS SHOWN ON THESE DRAWINGS HAS BEEN OBTAINED FROM INFORMATION PROVIDED BY THE UTILITY COMPANIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ACTIVITIES WITH THE APPLICABLE UTILITIES, AND FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING UNFORESEEN AND UNKNOWN UTILITIES, PRIOR TO CONSTRUCTION. UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - UNLESS OTHERWISE INDICATED IN PLANS OR TECHNICAL SPECIFICATIONS, ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND GEOTECHNICAL REPORTS:
    - A. "STANDARD SPECIFICATIONS AND DESIGN CRITERIA" AS PREPARED BY THE AMERICAN PUBLIC WORKS ASSOCIATION AND AS ADOPTED BY THE CITY OF KANSAS CITY, MISSOURI.
    - B. "EROSION AND SEDIMENTATION CONTROL SPECIFICATIONS" AS ADOPTED BY CITY ORDINANCE, AND AS APPROVED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
    - C. KANSAS CITY, MISSOURI STANDARD DRAWINGS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR CONSTRUCTION ACTIVITIES.
  - THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACCESS TO THE SITE TO ONE LOCATION, UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER.
  - THE CONTRACTOR SHALL PROMPTLY CLEAN PUBLIC ROADWAYS OF ALL MUD AND CONSTRUCTION DEBRIS RESULTING OF CONSTRUCTION ACTIVITIES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD STAKING.
  - BOLD CONTOUR LINES AND BOLD SPOT ELEVATIONS REPRESENT FINISHED GRADE AT PROJECT COMPLETION, (I.E. THE TOP OF FINISHED GRADE, TOP OF PAVEMENT OR TOP OF CURB).
  - ALL SPOT ELEVATIONS ARE PVMT. ELEVATIONS UNLESS NOTED OTHERWISE. SPOT ELEVATIONS FOLLOWED BY HP INDICATE HIGH POINTS. SPOT ELEVATIONS FOLLOWED BY TC INDICATES TOP OF CURB ELEVATION. SPOT ELEVATIONS NOTED TC = P INDICATE THAT TOP OF CURB ELEVATION EQUALS PAVEMENT ELEVATION.
  - SPOT ELEVATION CALL OUTS MAY BE TRUNCATED (I.E. 55.50 MEANS 955.50).
  - ALL ELEVATIONS ARE ON NAVD 88 VERTICAL DATUM.

- LEGEND**
- TC DENOTES TOP OF CURB ELEVATION
  - P DENOTES TOP OF PAVEMENT ELEVATION
  - TC=P DENOTES TOP OF CURB ELEVATION AND TOP OF PAVEMENT ELEVATION ARE EQUAL
  - T.O.W. DENOTES TOP OF RETAINING WALL ELEVATION

**City Plan Commission**  
**Recommends Denial**

of Case No. **CD-CPC-2022-00174** on **02/07/2023**

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission



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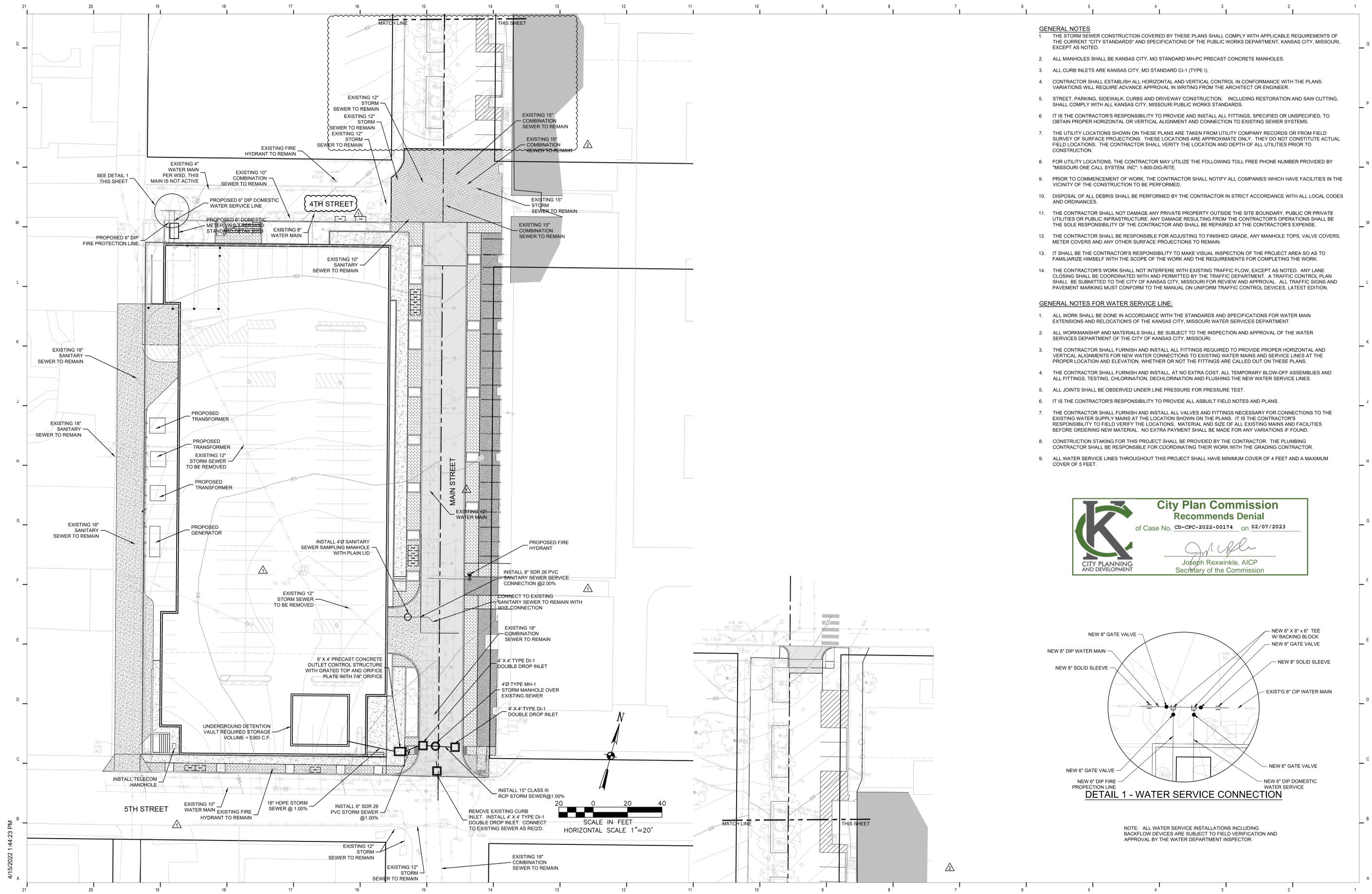
**NOT FOR CONSTRUCTION**

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ISSUED FOR:	DATE:	REV.
100% SCHEMATIC DESIGN	02/07/2023	1:44:23 PM
CITY PLANNING COMMENTS	11/21/2022	1
CITY PLANNING COMMENTS	12/19/2022	2
CITY PLANNING COMMENTS	01/18/2023	3

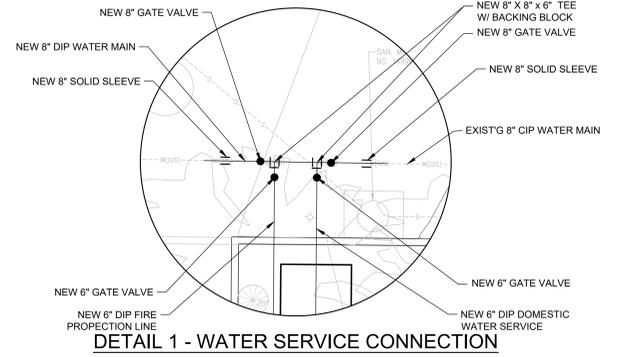
**UR GRADING PLAN**

**C102**



- GENERAL NOTES**
1. THE STORM SEWER CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE CURRENT CITY STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT, KANSAS CITY, MISSOURI, EXCEPT AS NOTED.
  2. ALL MANHOLES SHALL BE KANSAS CITY, MO STANDARD MH-PC PRECAST CONCRETE MANHOLES.
  3. ALL CURB INLETS ARE KANSAS CITY, MO STANDARD CI-1 (TYPE I).
  4. CONTRACTOR SHALL ESTABLISH ALL HORIZONTAL AND VERTICAL CONTROL IN CONFORMANCE WITH THE PLANS. VARIATIONS WILL REQUIRE ADVANCE APPROVAL IN WRITING FROM THE ARCHITECT OR ENGINEER.
  5. STREET, PARKING, SIDEWALK, CURBS AND DRIVEWAY CONSTRUCTION, INCLUDING RESTORATION AND SAW CUTTING, SHALL COMPLY WITH ALL KANSAS CITY, MISSOURI PUBLIC WORKS STANDARDS.
  6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND INSTALL ALL FITTINGS, SPECIFIED OR UNSPECIFIED, TO OBTAIN PROPER HORIZONTAL OR VERTICAL ALIGNMENT AND CONNECTION TO EXISTING SEWER SYSTEMS.
  7. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS OR FROM FIELD SURVEY OF SURFACE PROJECTIONS. THESE LOCATIONS ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  8. FOR UTILITY LOCATIONS, THE CONTRACTOR MAY UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC": 1-800-DIG-RITE.
  9. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL COMPANIES WHICH HAVE FACILITIES IN THE VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
  10. DISPOSAL OF ALL DEBRIS SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
  11. THE CONTRACTOR SHALL NOT DAMAGE ANY PRIVATE PROPERTY OUTSIDE THE SITE BOUNDARY. PUBLIC OR PRIVATE UTILITIES OR PUBLIC INFRASTRUCTURE. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
  12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING TO FINISHED GRADE, ANY MANHOLE TOPS, VALVE COVERS, METER COVERS AND ANY OTHER SURFACE PROJECTIONS TO REMAIN.
  13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE VISUAL INSPECTION OF THE PROJECT AREA SO AS TO FAMILIARIZE HIMSELF WITH THE SCOPE OF THE WORK AND THE REQUIREMENTS FOR COMPLETING THE WORK.
  14. THE CONTRACTOR'S WORK SHALL NOT INTERFERE WITH EXISTING TRAFFIC FLOW, EXCEPT AS NOTED. ANY LANE CLOSING SHALL BE COORDINATED WITH AND PERMITTED BY THE TRAFFIC DEPARTMENT. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF KANSAS CITY, MISSOURI FOR REVIEW AND APPROVAL. ALL TRAFFIC SIGNS AND PAVEMENT MARKING MUST CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

- GENERAL NOTES FOR WATER SERVICE LINE:**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR WATER MAIN EXTENSIONS AND RELOCATIONS OF THE KANSAS CITY, MISSOURI WATER SERVICES DEPARTMENT.
  2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE WATER SERVICES DEPARTMENT OF THE CITY OF KANSAS CITY, MISSOURI.
  3. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL FITTINGS REQUIRED TO PROVIDE PROPER HORIZONTAL AND VERTICAL ALIGNMENTS FOR NEW WATER CONNECTIONS TO EXISTING WATER MAINS AND SERVICE LINES AT THE PROPER LOCATION AND ELEVATION, WHETHER OR NOT THE FITTINGS ARE CALLED OUT ON THESE PLANS.
  4. THE CONTRACTOR SHALL FURNISH AND INSTALL, AT NO EXTRA COST, ALL TEMPORARY BLOW-OFF ASSEMBLIES AND ALL FITTINGS, TESTING, CHLORINATION, DECHLORINATION AND FLUSHING THE NEW WATER SERVICE LINES.
  5. ALL JOINTS SHALL BE OBSERVED UNDER LINE PRESSURE FOR PRESSURE TEST.
  6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL ASBUILT FIELD NOTES AND PLANS.
  7. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL VALVES AND FITTINGS NECESSARY FOR CONNECTIONS TO THE EXISTING WATER SUPPLY MAINS AT THE LOCATION SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATIONS, MATERIAL AND SIZE OF ALL EXISTING MAINS AND FACILITIES BEFORE ORDERING NEW MATERIAL. NO EXTRA PAYMENT SHALL BE MADE FOR ANY VARIATIONS IF FOUND.
  8. CONSTRUCTION STAKING FOR THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE GRADING CONTRACTOR.
  9. ALL WATER SERVICE LINES THROUGHOUT THIS PROJECT SHALL HAVE MINIMUM COVER OF 4 FEET AND A MAXIMUM COVER OF 5 FEET.



NOTE: ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.

**KEM STUDIO**

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THE INTENT OF THE CONTRACT DOCUMENTS is to include all items necessary for completion of the construction Work indicated. Except as otherwise indicated, provide (furnish and install) all products, materials, equipment, options, items or accessories necessary for proper operation and use, in accordance with product manufacturer's requirements, and comply with applicable laws, codes and ordinances of Authorities Having Jurisdiction (AHJ).

VERIFY EXISTING CONDITIONS AND DIMENSIONS prior to construction. Calculate and measure dimensions - DO NOT SCALE THE DRAWINGS unless so directed by the Architect. Dimensions indicated are to the face of a material unless otherwise indicated. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work, and assumption of responsibility for subsequent satisfactory installation.

THIS DRAWING WAS PREPARED under the Architect's supervision and is an "Instrument of Service" intended solely for use on this Project. The Architect's Services are performed solely in the interest of the Architect's Client - no obligation is assumed by the Architect for the benefit of any other entity involved in the Construction Work. The information, ideas and designs indicated, including the overall form, arrangement and composition of spaces or building elements, constitutes the original, confidential, and unpublished Work and property of the Architect. Possession of this Drawing confers no right or license to disclose or otherwise the subject matter contained herein for any but authorized purposes. Unauthorised use, reproduction or distribution - in whole or in part - is strictly prohibited. Copyright © 2022 by KEM STUDIO.

**CITY HARVEST**

400 MAIN ST.  
KANSAS CITY, MO

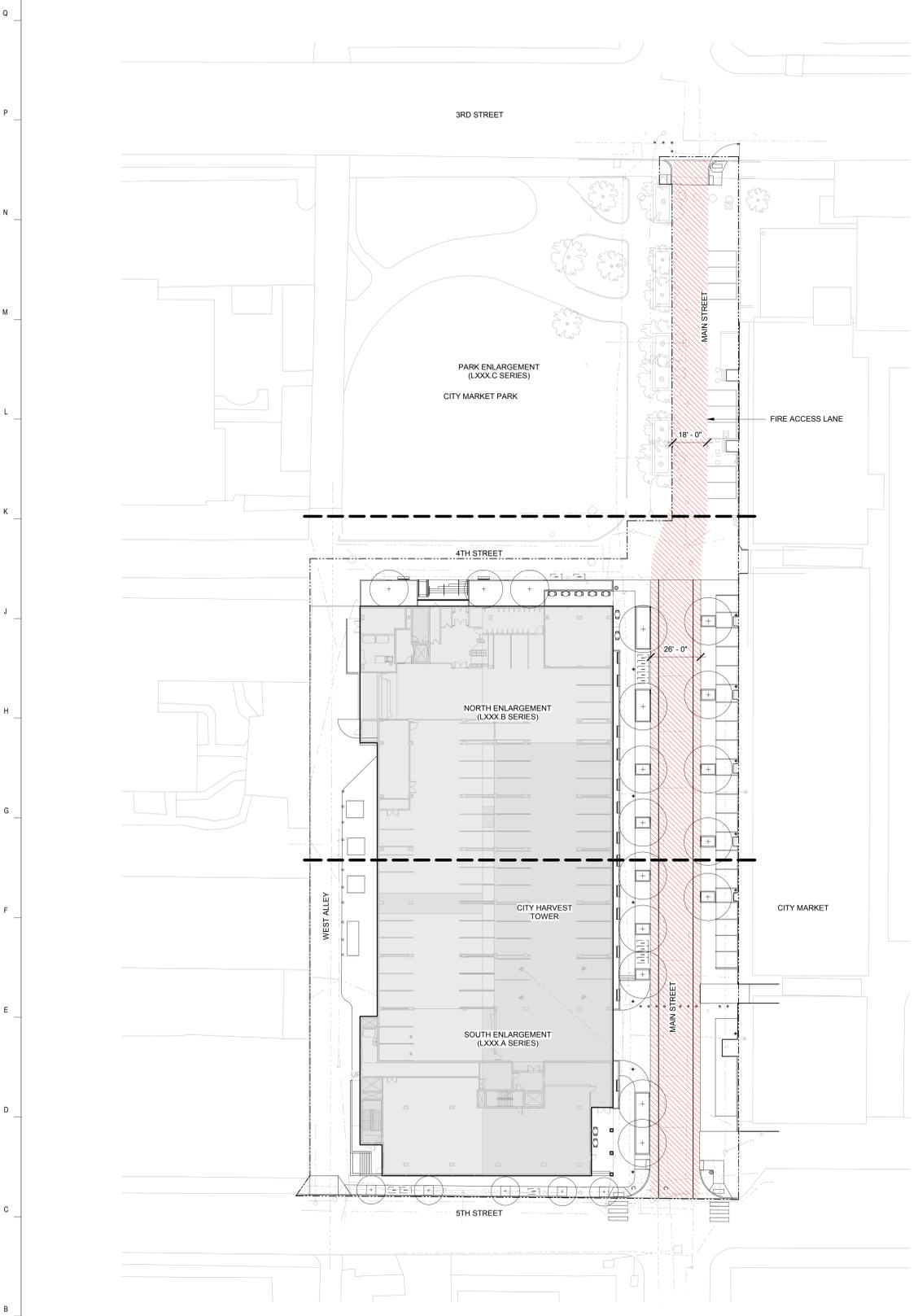
PROJECT NUMBER: A215

**NOT FOR CONSTRUCTION**

ISSUED FOR:	DATE:	REV.
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CITY PLANNING COMMENTS	11/21/2022	1
CITY PLANNING COMMENTS	12/19/2022	2
CITY PLANNING COMMENTS	01/18/2023	3

**UR UTILITY PLAN**

**C103**



**LANDSCAPE GENERAL NOTES**

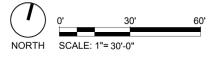
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK.
2. DO NOT SCALE OFF DRAWINGS, USE DRAWING DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWINGS PRIOR TO THE BEGINNING OF WORK. FIELD CONDITION DISCREPANCIES SHALL NOT BE USED AS THE BASIS FOR CHANGE ORDER CLAIMS ONCE WORK HAS BEGUN.
3. EXISTING CONDITION SHOWN ON PLANS IS BASED ON SURVEY PERFORMED ON FEBRUARY 2022 BY TALUAFERRO & BROWNE. CONTRACTOR SHALL REVIEW PLANS, SPECIFICATIONS, AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT PROJECT SITE.
4. ALL WORK PERFORMED IN A PUBLIC RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF LOCAL ZONING. THE CONTRACTOR SHALL MAINTAIN ALL NEW AND EXISTING UTILITIES IN GOOD WORKING ORDER AND PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.
5. PRESERVE AND PROTECT ALL EXISTING STRUCTURES, FURNISHINGS, SURFACE MATERIALS, ABOVE AND BELOW-GRADE UTILITIES, FOOTINGS AND VEGETATION INDICATED TO REMAIN WITHIN AND ADJACENT TO LIMIT OF WORK DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
6. THE EXISTENCE AND LOCATIONS OF EACH AND EVERY UNDERGROUND UTILITY IS NOT GUARANTEED AND UNDOCUMENTED CONDITIONS MAY EXIST. COORDINATE WITH LANDSCAPE ARCHITECT AND CIVIL ENGINEER FOR LOCATIONS OF UTILITIES NOT SHOWN ON THE BASE DRAWING INCLUDING, BUT NOT LIMITED TO, HIGH VOLTAGE ELECTRIC LINES, ABANDONED STEAM LINES, ABANDONED WATER LINES, TELEPHONE, CABLES, ETC. STAKE OUT LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. ANY UTILITY THAT IS DAMAGED DURING SITE WORK OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. REFER TO CIVIL DRAWINGS FOR UTILITY LOCATIONS.
7. MAINTAIN VEHICULAR TRAFFIC AND PEDESTRIAN CIRCULATION TO AND AROUND THE SITE. MAINTAIN CLEARLY MARKED PEDESTRIAN ACCESS TO AREAS ON-SITE NOT AFFECTED BY CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY STRUCTURES AS REQUIRED TO MEET PROPOSED GRADES, INCLUDING DRAIN INLETS, MANHOLES AND LIGHT POLE BASES. CONTRACTORS SHALL MEET EXISTING GRADES AT ALL EDGES OF LIMIT OF WORK.
9. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY MEASURES TO PREVENT SOIL EROSION. APPROVED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE INSTALLED BEFORE SITE CLEANING AND SITE GRADING OPERATIONS BEGIN.

1 SITE PLAN - PLANNING  
L100-UR1" = 30'-0"

2 SITE ILLUSTRATIVE PLAN - PLANNING  
L100-UR1" = 30'-0"

**City Plan Commission**  
**Recommends Denial**  
of Case No. **CD-CPC-2022-00174** on **02/07/2023**

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission



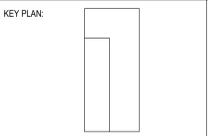
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**KEMSTUDIO**  
1515 GENESEE ST SUITE 11  
KANSAS CITY MO 64102  
t 816 756 1808  
kemstudio.com

**MCLV**  
524 Walnut St. #330  
Kansas City, MO 64105  
Tel: 816 945 4119

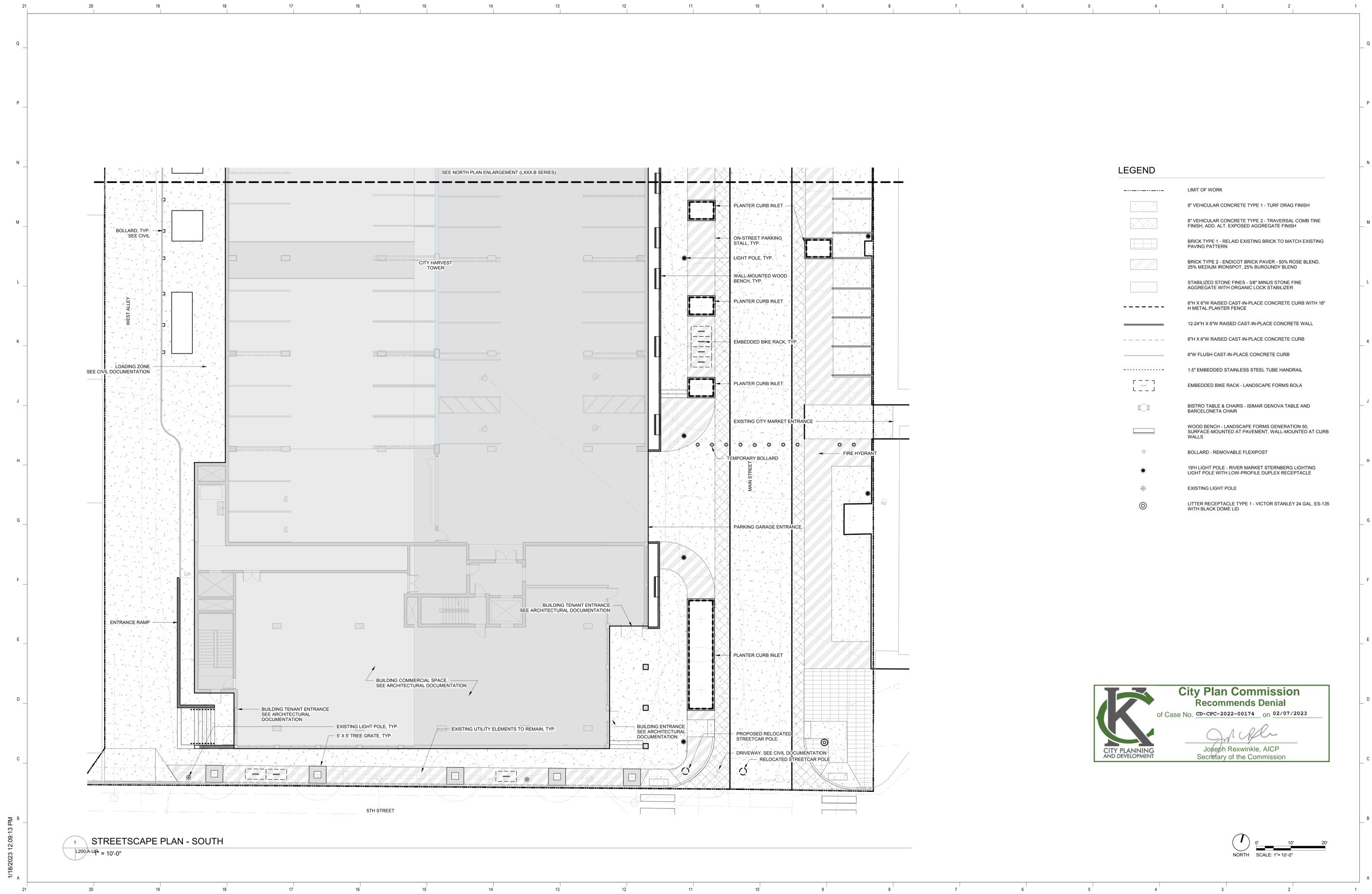
**CITY HARVEST**  
400 MAIN ST.  
KANSAS CITY, MO  
PROJECT NUMBER: A2015

**NOT FOR CONSTRUCTION**  
0123223



ISSUED FOR:	DATE:	REV.
UR AMENDMENT	09.26.2022	

**SITE CONTEXT PLAN**  
**L100-UR**



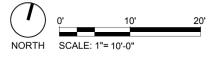
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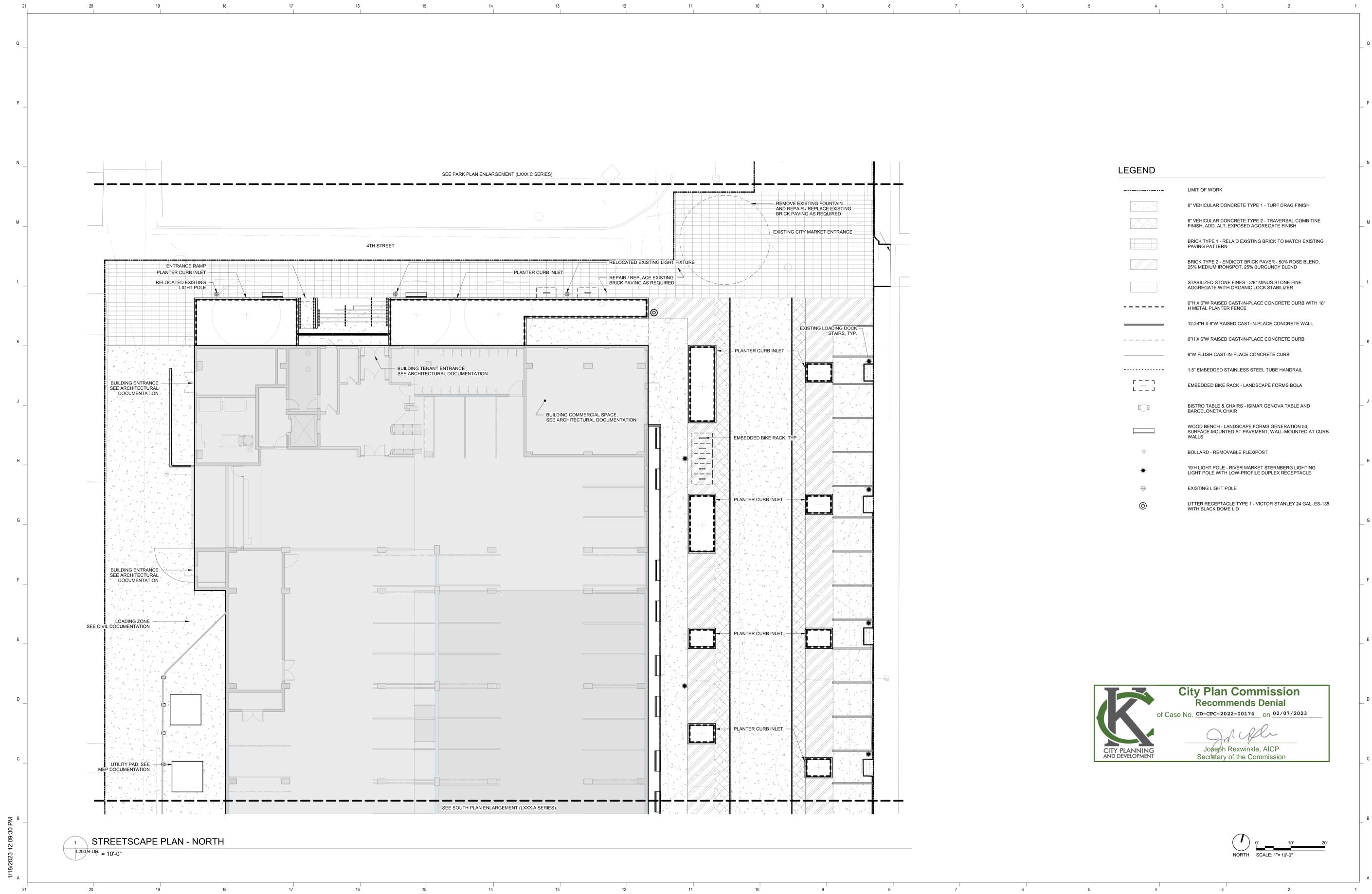
	LIMIT OF WORK
	8" VEHICULAR CONCRETE TYPE 1 - TURF DRAG FINISH
	8" VEHICULAR CONCRETE TYPE 2 - TRAVERSAL, COMB TINE FINISH, ADD. ALT. EXPOSED AGGREGATE FINISH
	BRICK TYPE 1 - RELAID EXISTING BRICK TO MATCH EXISTING PAVING PATTERN
	BRICK TYPE 2 - ENDICOT BRICK PAVER - 50% ROSE BLEND, 25% MEDIUM IRONSPOT, 25% BURGUNDY BLEND
	STABILIZED STONE FINES - 3/8" MINUS STONE FINE AGGREGATE WITH ORGANIC LOCK STABILIZER
	6" H X 6" W RAISED CAST-IN-PLACE CONCRETE CURB WITH 18" H METAL PLANTER FENCE
	12-24" H X 6" W RAISED CAST-IN-PLACE CONCRETE WALL
	6" H X 6" W RAISED CAST-IN-PLACE CONCRETE CURB
	6" W FLUSH CAST-IN-PLACE CONCRETE CURB
	1.5" EMBEDDED STAINLESS STEEL TUBE HANDRAIL
	EMBEDDED BIKE RACK - LANDSCAPE FORMS BOLA
	BISTRO TABLE & CHAIRS - ISIMAR GENOVA TABLE AND BARCELONETA CHAIR
	WOOD BENCH - LANDSCAPE FORMS GENERATION 50, SURFACE-MOUNTED AT PAVEMENT, WALL-MOUNTED AT CURB WALLS
	BOLLARD - REMOVABLE FLEXIPOST
	15" H LIGHT POLE - RIVER MARKET STERNBERG LIGHTING LIGHT POLE WITH LOW-PROFILE DUPLEX RECEPTACLE
	EXISTING LIGHT POLE
	LITTER RECEPTACLE TYPE 1 - VICTOR STANLEY 24 GAL. ES-135 WITH BLACK DOME LID

**City Plan Commission**  
**Recommends Denial**  
of Case No. **CD-CPC-2022-00174** on **02/07/2023**

*Joseph Rexwinkle*  
**Joseph Rexwinkle, AICP**  
Secretary of the Commission

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**STREETSCAPE PLAN - SOUTH**  
1/200 A-UR = 10'-0"





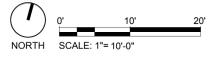
**LEGEND**

	LIMIT OF WORK
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	6" H X 6" W RAISED CAST-IN-PLACE CONCRETE CURB
	6" W FLUSH CAST-IN-PLACE CONCRETE CURB
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	BISTRO TABLE & CHAIRS - ISIMAR GENOVA TABLE AND BARCELONETA CHAIR
	WOOD BENCH - LANDSCAPE FORMS GENERATION 50, SURFACE-MOUNTED AT PAVEMENT, WALL-MOUNTED AT CURB WALLS
	BOLLARD - REMOVABLE FLEXIPOST
	15" LIGHT POLE - RIVER MARKET STERNBERG LIGHTING LIGHT POLE WITH LOW-PROFILE DUPLEX RECEPTACLE
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**City Plan Commission**  
**Recommends Denial**  
of Case No. **CD-CPC-2022-00174** on **02/07/2023**

*Joseph Rexwinkle*  
**Joseph Rexwinkle, AICP**  
Secretary of the Commission

1  
**STREETSCAPE PLAN - NORTH**  
L200.B-UR = 10'-0"



1/18/2023 12:09:30 PM

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KANSAS CITY MO 64102  
t 816 756 1808  
kemstudio.com

**MCLV**  
524 Walnut St. #330  
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**CITY HARVEST**  
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KANSAS CITY, MO  
PROJECT NUMBER: A2015

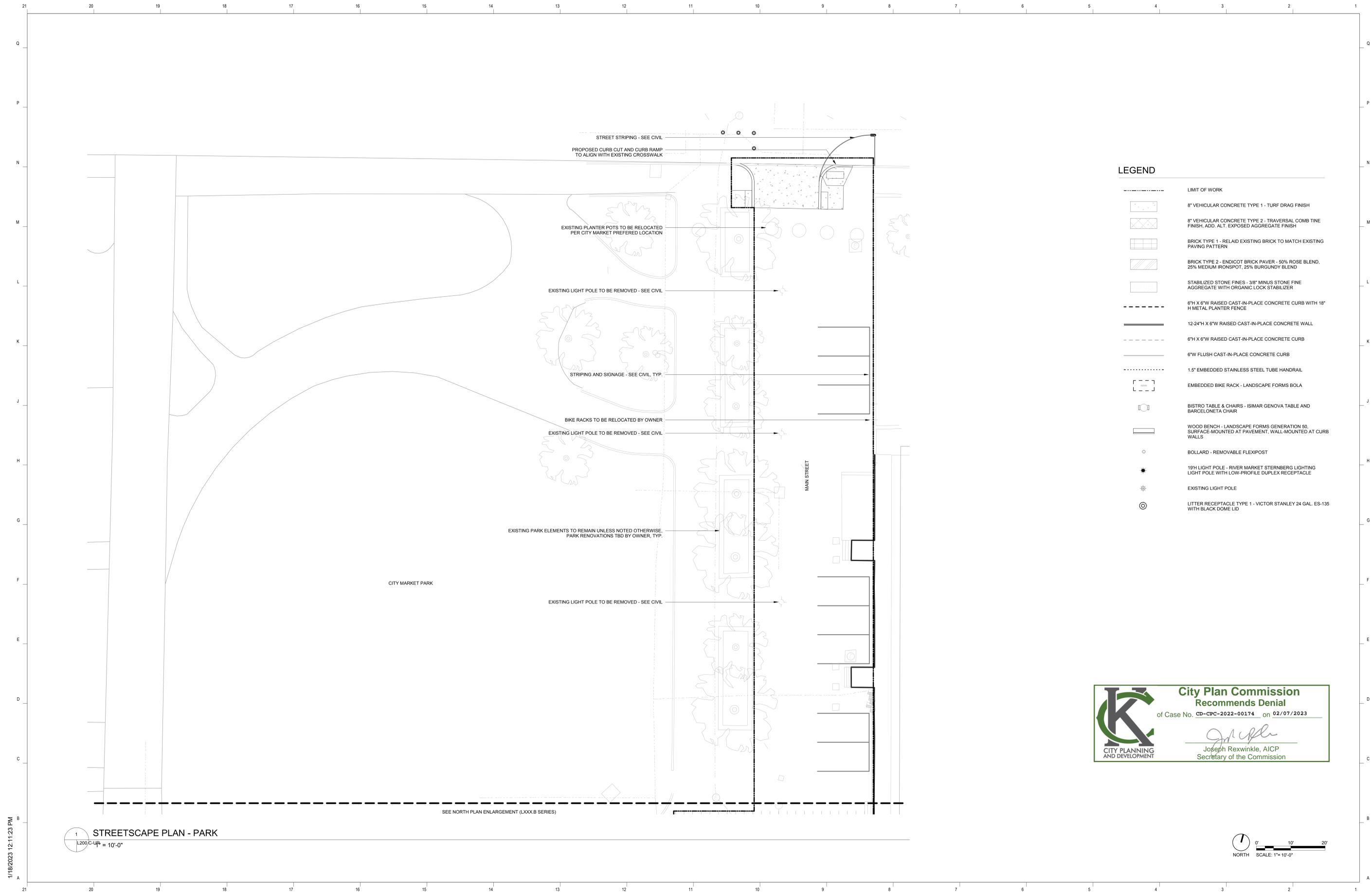
**NOT FOR CONSTRUCTION**

KEY PLAN:

012323

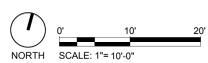
ISSUED FOR:	DATE:	REV.
UR AMENDMENT	09.26.2022	

**STREETSCAPE PLAN - NORTH**  
**L200.B-UR**



**City Plan Commission**  
**Recommends Denial**  
of Case No. **CD-CPC-2022-00174** on **02/07/2023**

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission

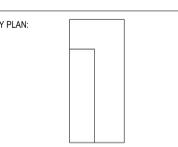


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KANSAS CITY MO 64102  
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**CITY HARVEST**  
400 MAIN ST.  
KANSAS CITY, MO  
PROJECT NUMBER: A2015

**NOT FOR CONSTRUCTION**  
01/23/23



ISSUED FOR:	DATE:	REV.
UR AMENDMENT	09.26.2022	

**STREETSCAPE PLAN - PARK**  
**L200.C-UR**

88-425 LANDSCAPE REQUIREMENTS				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATE REQUESTED	NOTES
88-425-03 Street Trees	19	22	No	564 LF of total street frontage (3rd, 5th, Main St). 1 tree for every 30' of street frontage.
88-425-04 General	8	21 (Road)	No	37,854 SF total building coverage.
88-425-05 Perimeter Vehicular Use Area	N/A	N/A	No	
88-425-06 Interior Vehicular Use Area	N/A	N/A	No	
88-425-07 Parking Garage Screening	10'	3' (East)	Yes	West alley serves as service road.
88-425-08 Mechanical/Utility Screening	Yes	No	Yes	West alley is dimensionally prohibitive and requires access around mechanical systems.
88-425-09 Outdoor Use Screening	N/A	N/A	No	

SCHEDULE - STREET TREE PLANTING						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
ACSA	3	Acer saccharum 'Autumn Splendor'	Caddo Maple 'Autumn Splendor'	3" Cal.	NA	B+B
LITU	2	Liriodendron tulipifera 'Fastigata'	Tulip Tree 'Fastigata'	3" Cal.	NA	B+B
QUBI	5	Quercus bicolor	Swamp White Oak	3" Cal.	NA	B+B
QURO	3	Quercus robur X Q. alba	Crimson Spire Oak	3" Cal.	NA	B+B
QUSH	6	Quercus shumardii	Shumard Oak	3" Cal.	NA	B+B
ULDA	3	Ulmus davidiana var. japonica 'Emerald Sunshine'	Emerald Sunshine Elm	3" Cal.	NA	B+B

**PLANTING PLAN NOTES**

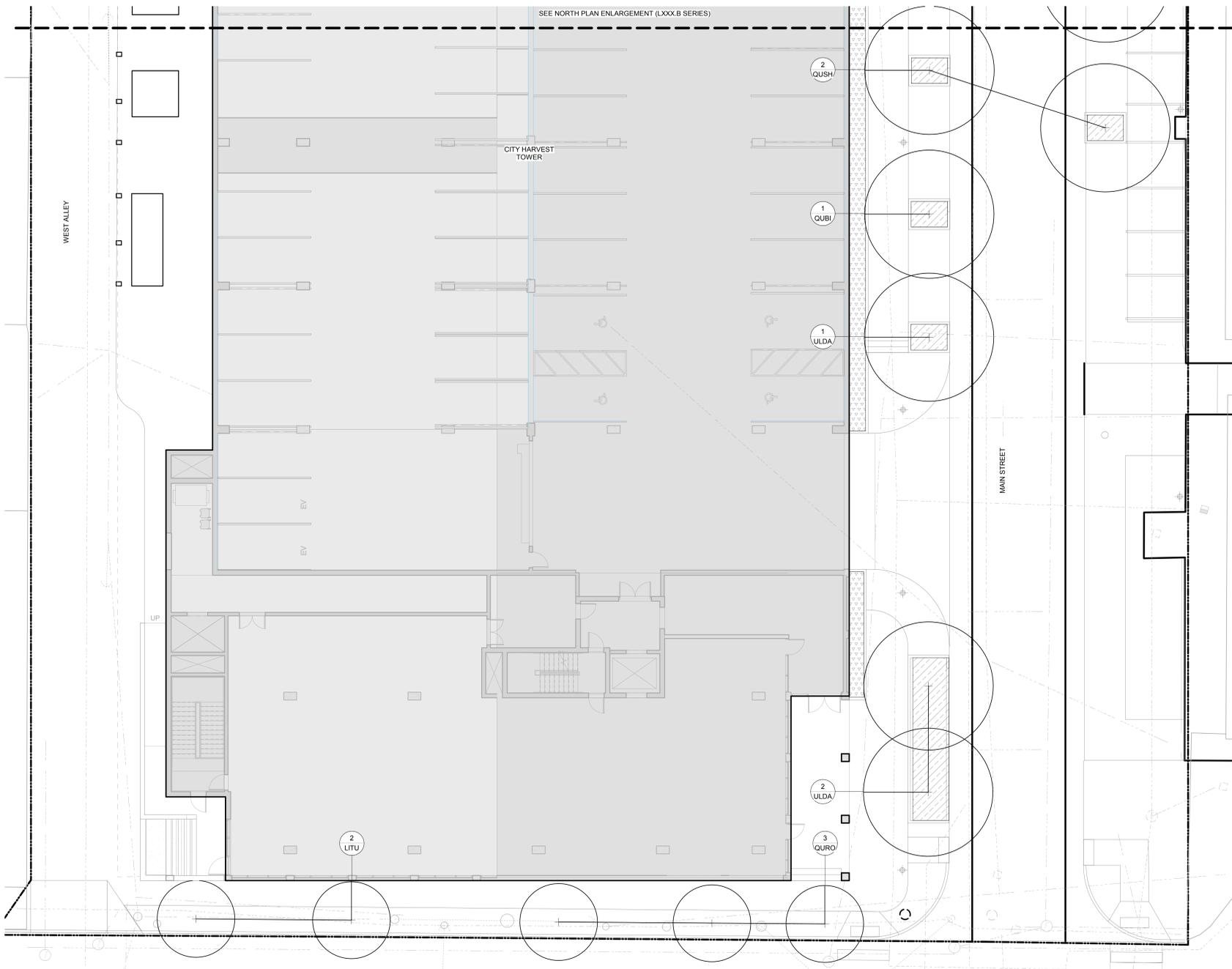
- THE CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" DIA. AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS, AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
- PLANT QUANTITIES SHOWN ON PLANS TAKE PRECEDENCE OVER PLANT QUANTITIES PROVIDED IN PLANT SCHEDULE. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN IN THE DRAWINGS.
  - ALL PLANT MATERIAL MUST BE REVIEWED AND APPROVED PRIOR TO ARRIVAL ON SITE IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
  - ALL PLANTS SHALL BE LAID OUT IN THE FIELD PER THE PLANS. LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
  - ALL PLANTING AREA FINISH GRADES (TOP OF MULCH) SHALL BE 1" BELOW ADJACENT PAVED SURFACES UNLESS NOTED OR DIRECTED OTHERWISE.
  - ALL LAWN AND PLANTING AREAS SHALL RECEIVE TOPSOIL. REFER TO SPECIFICATIONS FOR SOIL DEPTH, TYPE AND PREPARATION REQUIREMENTS.
  - ALL NEWLY PLANTED AND LAWN AREAS SHALL BE IRRIGATED. REFER TO IRRIGATION SPECIFICATIONS.
  - ALL PLANTS SHALL BE BALLED IN BUFLAP OR CONTAINER GROWN UNLESS OTHERWISE NOTED IN THE PLANTING SCHEDULE.
  - MULCH ALL PLANTING AREAS TO A DEPTH OF 3" MIN. MULCH SHALL BE KEPT 1" MIN. AWAY FROM TRUNK OF ALL PLANT MATERIAL. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - ALL AREAS NOT COVERED BY BUILDINGS, STRUCTURES OR PAVEMENT AND WHICH HAVE BEEN GRADED OR OTHERWISE DISTURBED SHALL BE TOPSOILED AND SEEDED, UNLESS SHOWN OTHERWISE.
- ALL EXISTING TREES OUTSIDE THE BUILDING AND PAVED AREAS SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED. PRIOR TO REMOVAL, THE CONTRACTOR SHALL ARRANGE AN ON-SITE MEETING WITH THE LANDSCAPE ARCHITECT TO REVIEW THE CLEARING LIMIT LINES.
  - VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OF PLANT PITS.
  - EXISTING TREE PROTECTION MEASURES SHALL TAKE PRECEDENCE OVER SOIL PREPARATION AND PLANTING REQUIREMENTS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY. WHERE A DISCREPANCY EXISTS, SOIL PREPARATION AND PLANTING WITHIN TREE PROTECTION MEASURES SHALL BE ONLY AS APPROVED OR DIRECTED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS IN THE FIELD PRIOR TO PLANTING.
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  - ALL TREES SHALL CONFORM TO GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD OF NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).
- PLANT SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE AND CHARACTER OF SPECIFIED PLANT.

**LEGEND**

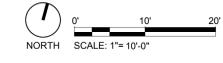
	LIMIT OF WORK
	EXISTING TREE
	PROPOSED TREE PROVIDE 4'x4' PLANTING SOIL AT EACH TREE
	SHRUB AND PERENNIAL MIX - #1 GAL. CONTAINERS AT 12" O.C., 24"D PLANTING SOIL
	RAIN GARDEN MIX - #1 GAL. CONTAINERS AT 12" O.C., 24"D PLANTING SOIL
	NATIVE GRASS MIX - #1 GAL. CONTAINERS AT 18" O.C., 24"D PLANTING SOIL
	ROOF PLANTER MIX - #1 GAL. CONTAINERS AT 12" O.C., 24"D PLANTING SOIL

**City Plan Commission**  
**Recommends Denial**  
 of Case No. **CD-CPC-2022-00174** on **02/07/2023**

Joseph Rexwinkle, AICP  
 Secretary of the Commission



1 LANDSCAPE PLAN - SOUTH  
 L900.A-UR = 10'-0"



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88-425 LANDSCAPE REQUIREMENTS				
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QUBI	6	Quercus bicolor	Swamp White Oak	3" Cal.	NA	B+B
QURO	3	Quercus robur X Q. alba	Crimson Spire Oak	3" Cal.	NA	B+B
QUSH	6	Quercus shumardii	Shumard Oak	3" Cal.	NA	B+B
ULDA	3	Ulmus davidiana var. japonica 'Emerald Sunshine'	Emerald Sunshine Elm	3" Cal.	NA	B+B

**PLANTING PLAN NOTES**

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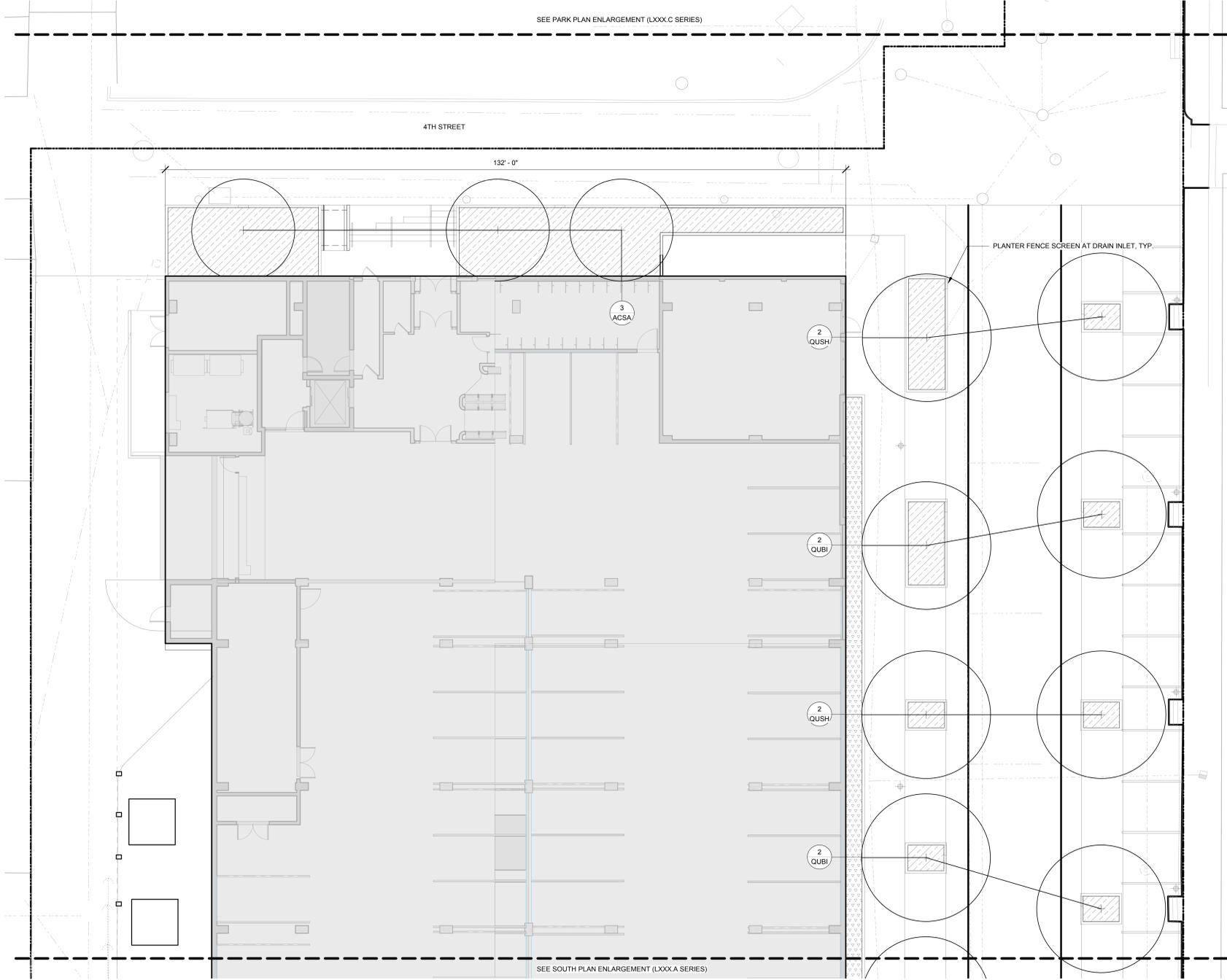
**LEGEND**

- LIMIT OF WORK
- EXISTING TREE
- PROPOSED TREE  
PROVIDE 4'x4' PLANTING SOIL AT EACH TREE
- SHRUB AND PERENNIAL MIX - #1 GAL. CONTAINERS AT 12" O.C., 24"D PLANTING SOIL
- RAIN GARDEN MIX - #1 GAL. CONTAINERS AT 12" O.C., 24"D PLANTING SOIL
- NATIVE GRASS MIX - #1 GAL. CONTAINERS AT 18" O.C., 24"D PLANTING SOIL
- ROOF PLANTER MIX - #1 GAL. CONTAINERS AT 12" O.C., 24"D PLANTING SOIL

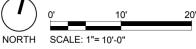
**City Plan Commission**  
**Recommends Denial**

of Case No. **CD-CPC-2022-00174** on **02/07/2023**

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission



1 LANDSCAPE PLAN - NORTH  
L900.B-UR = 10'-0"



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88-425 LANDSCAPE REQUIREMENTS				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATE REQUESTED	NOTES
88-425-03 Street Trees	19	22	No	564 LF of total street frontage (3rd, 5th, Main St). 1 tree for every 30' of street frontage.
88-425-04 General	9	21 (Road)	No	37,854 SF total building coverage.
88-425-05 Perimeter Vehicular Use Area	N/A	N/A	No	
88-425-06 Interior Vehicular Use Area	N/A	N/A	No	
88-425-07 Parking Garage Screening	10'	3' (East)	Yes	West alley serves as service road.
88-425-08 Mechanical/Utility Screening	Yes	No	Yes	West alley is dimensionally prohibitive and requires access around mechanical systems.
88-425-09 Outdoor Use Screening	N/A	N/A	No	

SCHEDULE - STREET TREE PLANTING						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
ACSA	3	Acer saccharum 'Autumn Splendor'	Caddo Maple 'Autumn Splendor'	3" Cal.	NA	B+B
LITU	2	Liriodendron tulipifera 'Fastigata'	Tulip Tree 'Fastigata'	3" Cal.	NA	B+B
QUBI	5	Quercus bicolor	Swarth White Oak	3" Cal.	NA	B+B
QURO	3	Quercus robur X Q. alba	Crimson Spire Oak	3" Cal.	NA	B+B
QUSH	6	Quercus shumardii	Shumard Oak	3" Cal.	NA	B+B
ULDA	3	Ulmus davidiana var. japonica 'Emerald Sunshine'	Emerald Sunshine Elm	3" Cal.	NA	B+B

- ### PLANTING PLAN NOTES
- THE CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
  - CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" DIA. AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS, AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
  - PLANT QUANTITIES SHOWN ON PLANS TAKE PRECEDENCE OVER PLANT QUANTITIES PROVIDED IN PLANT SCHEDULE. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN IN THE DRAWINGS.
    - ALL PLANT MATERIAL MUST BE REVIEWED AND APPROVED PRIOR TO ARRIVAL ON SITE IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
    - ALL PLANTS SHALL BE LAID OUT IN THE FIELD PER THE PLANS. LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
    - ALL PLANTING AREA FINISH GRADES (TOP OF MULCH) SHALL BE 1" BELOW ADJACENT PAVED SURFACES UNLESS NOTED OR DIRECTED OTHERWISE.
    - ALL LAWN AND PLANTING AREAS SHALL RECEIVE TOPSOIL. REFER TO SPECIFICATIONS FOR SOIL DEPTH, TYPE AND PREPARATION REQUIREMENTS.
    - ALL NEWLY PLANTED AND LAWN AREAS SHALL BE IRRIGATED. REFER TO IRRIGATION SPECIFICATIONS.
    - ALL PLANTS SHALL BE BALLED IN BUFLAP OR CONTAINER GROWN UNLESS OTHERWISE NOTED IN THE PLANTING SCHEDULE.
    - MULCH ALL PLANTING AREAS TO A DEPTH OF 3" MIN. MULCH SHALL BE KEPT 1" MIN. AWAY FROM TRUNK OF ALL PLANT MATERIAL. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
    - ALL AREAS NOT COVERED BY BUILDINGS, STRUCTURES OR PAVEMENT AND WHICH HAVE BEEN GRADED OR OTHERWISE DISTURBED SHALL BE TOPSOILED AND SEEDED, UNLESS SHOWN OTHERWISE.
  - ALL EXISTING TREES OUTSIDE THE BUILDING AND PAVED AREAS SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED. PRIOR TO REMOVAL, THE CONTRACTOR SHALL ARRANGE AN ON-SITE MEETING WITH THE LANDSCAPE ARCHITECT TO REVIEW THE CLEARING LIMIT LINES.
    - VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OF PLANT PITS.
    - EXISTING TREE PROTECTION MEASURES SHALL TAKE PRECEDENCE OVER SOIL PREPARATION AND PLANTING REQUIREMENTS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY. WHERE A DISCREPANCY EXISTS, SOIL PREPARATION AND PLANTING WITHIN TREE PROTECTION MEASURES SHALL BE ONLY AS APPROVED OR DIRECTED BY THE LANDSCAPE ARCHITECT.
  - THE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS IN THE FIELD PRIOR TO PLANTING.
    - NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREES SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL GRADE PRIOR TO DIGGING.
    - ALL TREE LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. TREE LOCATIONS ARE SUBJECT TO MODIFICATION BY LANDSCAPE ARCHITECT.
    - ALL TREES SHALL CONFORM TO GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD OF NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).
  - PLANT SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE AND CHARACTER OF SPECIFIED PLANT.

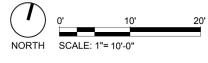
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**City Plan Commission**  
**Recommends Denial**

of Case No. **CD-CPC-2022-00174** on **02/07/2023**

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission

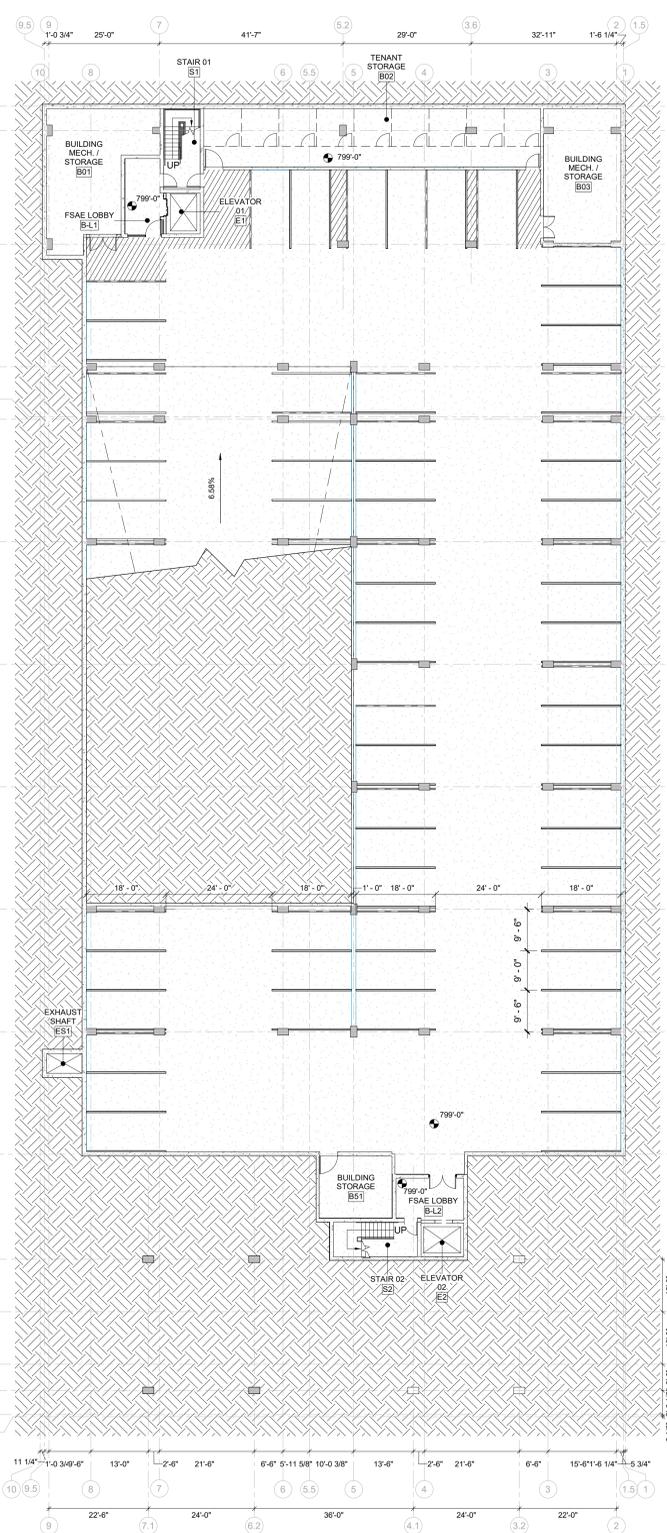
1/18/2023 12:12:06 PM  
LANDSCAPE PLAN - PARK  
1/800.C-UR = 10'-0"



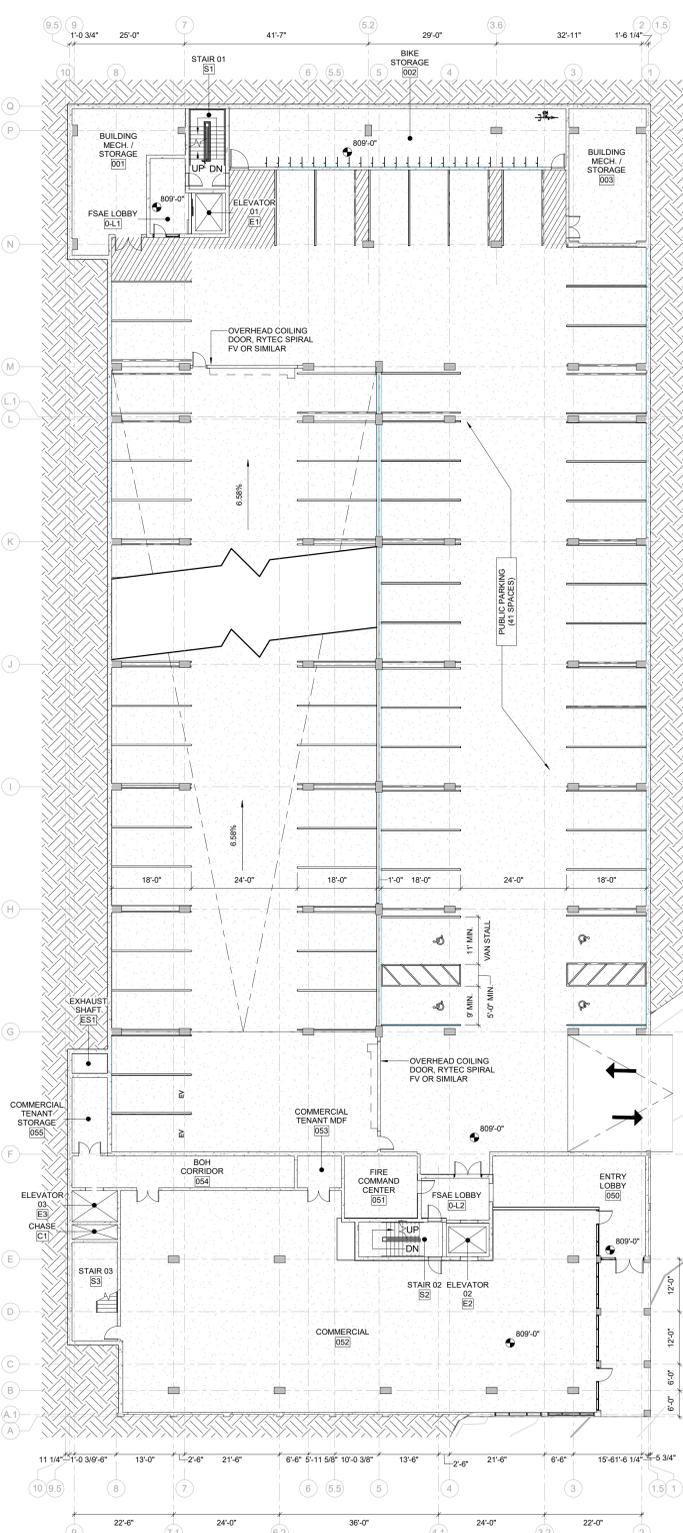
SEE NORTH PLAN ENLARGEMENT (LXXX.B SERIES)

EXISTING TREES TO REMAIN, TYP.

<b>KEMSTUDIO</b> 1515 GENESSEE ST SUITE 11 KANSAS CITY MO 64102 t 816 756 1808 kemstudio.com	<b>MCLV</b> 524 Walnut St. #330 Kansas City, MO 64105 Tel: 816 945 4119	<b>CITY HARVEST</b> 400 MAIN ST. KANSAS CITY, MO PROJECT NUMBER: A2015	<b>NOT FOR CONSTRUCTION</b> 01/23/23	ISSUED FOR: _____ DATE: REV. _____ UR AMENDMENT: 09.26.2022	<b>LANDSCAPE PLAN - PARK</b> <span style="font-size: 2em; font-weight: bold;">L900.C-UR</span>
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**OVERALL PLAN - LEVEL B**  
1/16" = 1'-0"  
**15A**



**OVERALL PLAN - LEVEL 0**  
1/16" = 1'-0"  
**8A**

- FLOOR PLAN GENERAL NOTES**
- A. DURING BIDDING / PRICING PHASE, GC SHALL DETERMINE AVAILABILITY OF ALL MATERIALS. ANY DELIVERY SCHED THAT MAY CAUSE COORD PROBLEMS SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
  - B. COORD SECURITY, IT & AV REITS W/ OWNER. PROVIDE CONDUIT AND PULL STRING AS NEEDED.
  - C. COORD UTILITY ENTRANCES W/ CIVIL & MEPPF DWGS. PAINT UTILITY CABINETS, METERS & ASSOCIATED PIPING PER ARCHITECT'S DIRECTION.
  - D. ALL INT WALLS ARE TYPE "M-S" UNO.
  - E. ALL MECH SHAFTS SHALL BE LINED AS WALL TYPE "S-2".
  - F. ALL DMS ARE TO BE LOCATED 04" FROM ADJACENT WALL FACE. UNO. INT GLASS DRS PER ELS.
  - G. INFORM ARCHITECT OF ALL FIRE MARSHAL'S LOCATION DIRECTIVES PRIOR TO INSTALL OF DEVICES.
  - H. ADD VERT CJTS @ 3/8" OC IN NEW GYP RD WALLS. VERIFY FINAL LOCATIONS W/ ARCHITECT PRIOR TO INSTALL. WHERE CJTS OCCUR AT FIRE-RATED ASSEMBLIES, PROVIDE FIRE-RATED CJTS.
  - I. ALL FLR PENETRATION LOCATIONS SHALL BE COORD AND VERIFIED FOR STRUCT AND MEPPF FOR ELEMENTS INCLUDING ITEMS LOCATED ON FLRS ABOVE & BELOW CONCEALED WORK (EMBEDS, REBAR, ETC.) NOTIFY ARCHITECT OF ANY ISSUES PRIOR TO DRILLING. PROVIDE X-RAY OR SONAR SCANS AS REQD.
  - J. DASHED LINES INDICATE OVERHEAD ITEMS ABOVE, RE RCP AND ROOF PLANS.
  - K. COORD SLAB EDGES W/ STRUCT DWGS.
  - L. COORD ALL BRACING LOCATIONS W/ STRUCT DWGS. NOTIFY ARCHITECT OF ANY ISSUES.
  - M. ON WALLS WHERE GRAPHICS / SIGNAGE OCCUR PROVIDE LEVEL 5 FIN AT THESE LOCATIONS NO EXIT SIGNS OR ANY ELECT / FIRE ALARM / MECH / ETC. DEVICES SHALL BE INSTALLED. IF CONFLICT EXISTS, NOTIFY ARCHITECT FOR RESOLUTION.
  - N. RE R009 SERIES FOR ACCESSIBILITY REQS.
  - O. RE R009 SERIES FOR FLR, WALL CLG AND ROOF TYPES.
  - P. RE R130 SERIES FOR DIM PLANS.
  - Q. RE R009 SERIES FOR DR, FRAME & HARDWARE SCHED.
  - R. RE R009 SERIES FOR FIN & APPLIANCE SCHED.
  - S. RE R009 SERIES FOR WDW & STOREFRONT TYPES.
  - T. COORD ELEVATOR REQS, INCLUDING PIT DMS AND SLAB OPENING W/ MANUF. NOTIFY ARCHITECT OF ANY ISSUES.
  - U. DMS ARE TO FIN FACE OF WALLS, COL GRIDS AND OUTSIDE FACE OF STOREFRONT FRAMING.
  - V. VERIFY ALL DMS INDICATED AS "FIELD VERIFY" OR "TV" ON THE DWGS PRIOR TO CONST. REPORT ANY ISSUES TO ARCHITECT.
  - W. AT ALL STOREFRONT LOCATIONS PROVIDE BLOCKING AND SHIMS AS REQD. PROVIDE SEALANT AND BACKER ROD, BOTH SIDES, ALL AROUND. SEALANT COLOR PER ARCHITECT.
  - X. IF REQD BY AHJ, PROVIDE CODE AND ADA COMPLIANT SIGNAGE AT ALL PUBLIC RESTROOMS AND SERVICE RMS THROUGHOUT (JANITOR CLOSET, DATA, ELECT). SIGNAGE SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
  - Y. ALL FURNITURE INDICATED IS FOR REFERENCE ONLY. UNO.
  - Z. RE R009 SERIES FOR APPLIANCE LEGS AND ALL APPLIANCE LOCATIONS IN ALL UNITS.
  - AA. ALL APPLIANCES ARE PROVIDED AND INSTALLED BY GC. UNO. CONSULT MEP DWGS FOR REQS. PROVIDE CONCEALED, MOISTURE-RESISTANT OR FIRE-TREATED BLOCKING AS REQD.
  - BB. ALL COLORS AND LOCATIONS OF WALL MOUNTED ELECT DEVICES, COVER PLATES, SPRINKLER HEAD COVERS, ETC. SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
  - CC. COORD ALL PRIMARY & OVERHEAD STORM DRAIN DROPS W/ PLUMB AND ARCH DWGS.
  - DD. PROVIDE FIRE EXTINGUISHERS AND CABINETS AS INDICATED ON DWGS. FINAL LOCATIONS SHALL BE COORD W/ AHJ. INFORM ARCHITECT OF ALL FIRE MARSHAL'S LOCATION DIRECTIVES PRIOR TO INSTALL OF DEVICES.
  - EE. PROVIDE FULL HT PERIMETER AND ROOF INSUL TO MEET REQD IECC R-VALUE THROUGHOUT.
  - FF. ALL BLOCKING WITH RATED WALLS SHALL BE FIRE RESISTANT PER UL ASSEMBLIES.
  - GG. COORD ELECT DEVICE LOCATIONS W/ FURNITURE LAYOUT AS DIRECTED BY ARCHITECT PRIOR TO INSTALL OF ELECT DEVICES.
  - HH. ALL LOCATIONS AND ALIGNMENTS OF CLG MOUNTED DEVICES / ELEMENTS NEEDS TO BE REVIEWED BY ARCHITECT PRIOR TO INSTALL.
  - II. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT.
  - JJ. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLenums (WALLS AND SOFFIT).
  - KK. ALL FRAMING SHALL MITL STUDS. UNO. RE STRUCT DWGS.
  - LL. ALL FIN (TILE, CLG, CARPET, ETC) STARTING & STOPPING POINTS TO BE DETERMINED BY ARCHITECT IN FIELD.
  - MM. ALL UNITS ARE TYPE "B" ACCESSIBLE UNO.
  - NN. ADA APPLIANCES TO BE INSTALLED IN TYPE "A" DWELLING UNITS ONLY.
  - OO. PROVIDE FIRE EXTINGUISHER INSIDE SINK CABINET AT KITCHENS IN ALL DWELLING UNITS AS WELL AS PROVIDE FIRE EXTINGUISHERS AND CABINETS AS INDICATED BY DWGS. FINAL LOCATIONS SHALL BE COORD W/ AHJ. INFORM ARCHITECT OF ALL FIRE MARSHAL'S LOCATION DIRECTIVES PRIOR TO INSTALL OF DEVICES.
  - PP. "C" = CLOSET. CLOSET SHELING PER SPECS.
  - QQ. "WH F" = WATER HEATER & FURNACE. COORD W/ MEP DWGS.
  - RR. "WD" = WASHER / DRYER. COORD W/ MEP DWGS.
  - SS. PROVIDE TEMP FIRE EXTINGUISHERS PER AHJ AT FUTURE SPACE. FINAL LOCATIONS PER ARCHITECT & AHJ.

**FLOOR PLAN GENERAL NOTES**  
**1E**

**City Plan Commission**  
**Recommends Denial**  
of Case No. **CD-CPC-2022-001174** on **02/07/2023**

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission

NUMBER	DESCRIPTION
<b>FLOOR PLAN KEYNOTES</b>	

**FLOOR PLANS - LEVEL B & LEVEL 0**  
**A101**

1/20/2023 4:50:20 PM

**KEM STUDIO**  
1515 GENESSEE ST SUITE 11  
KANSAS CITY MO 64102  
t 816 756 1808  
kemstudio.com

RELATED DOCUMENTS: This Drawing may be part of an integrated set of Construction Documents, including the executed Agreement, the General and Supplemental Conditions of the Contract, Division 01 "General Requirements", and applicable "technical Specification Sections. The Contract Documents are complementary, what is required by one is as binding as if required by all. Other documents affecting the Work may include Geotechnical recommendations, Manufacturer's Product Data and installation requirements, Shop Drawings and Coordination Drawings. Failure to review applicable documents does not reduce the obligation to provide complete and operational building components.

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**CITY HARVEST**  
400 MAIN ST.  
KANSAS CITY, MO  
PROJECT NUMBER: A2015

KEY PLAN:

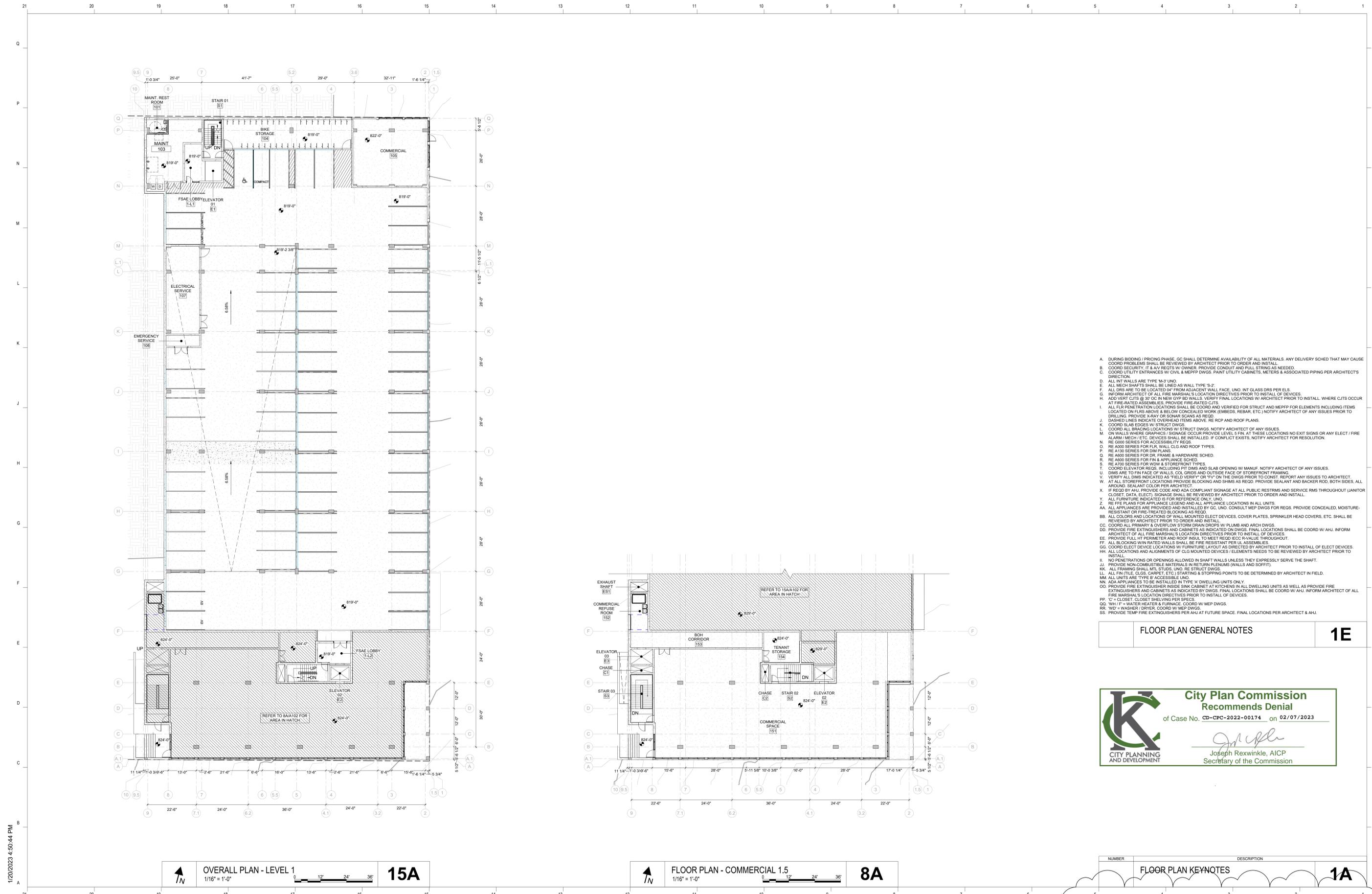
ISSUED FOR: 50% CONSTRUCTION DESIGN  
DATE: 2022.10.07  
REV: 1  
DATE: 2023.01.23.1

NOT FOR CONSTRUCTION

XX.XX.XXXX

NUMBER	DESCRIPTION
<b>FLOOR PLAN KEYNOTES</b>	

**FLOOR PLANS - LEVEL B & LEVEL 0**  
**A101**



- FLOOR PLAN GENERAL NOTES**
- A. DURING BIDDING / PRICING PHASE, GC SHALL DETERMINE AVAILABILITY OF ALL MATERIALS, ANY DELIVERY SCHED THAT MAY CAUSE COORD PROBLEMS SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
  - B. COORD SECURITY, IT & AV ROOMS W/ OWNER, PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.
  - C. COORD UTILITY ENTRANCES W/ CIVIL & MEPFP DWGS, PAINT UTILITY CABINETS, METERS & ASSOCIATED PIPING PER ARCHITECT'S DIRECTION.
  - D. ALL INT WALLS ARE TYPE "A-3 UNO
  - E. ALL MECH SHAFTS SHALL BE LINED AS WALL TYPE "S-2"
  - F. ALL DRS ARE TO BE LOCATED 6" FROM ADJACENT WALL FACE, UNO, INT GLASS DRS PER ELS.
  - G. INFORM ARCHITECT OF ALL FIRE MARSHAL'S LOCATION DIRECTIVES PRIOR TO INSTALL OF DEVICES.
  - H. ADD VERT CUTS @ 30" OC IN NEW GYP BD WALLS, VERIFY FINAL LOCATIONS W/ ARCHITECT PRIOR TO INSTALL, WHERE CUTS OCCUR AT FIRE-RATED ASSEMBLIES, PROVIDE FIRE-RATED CUTS.
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  - O. RE 6000 SERIES FOR FIN & APPLIANCE SCHED.
  - P. RE A130 SERIES FOR DIM PLANS.
  - Q. RE 6000 SERIES FOR DR, FRAME & HARDWARE SCHED.
  - R. RE 6000 SERIES FOR FIN & APPLIANCE SCHED.
  - S. RE A700 SERIES FOR WDW & STOREFRONT TYPES.
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  - U. DIMS ARE TO FIN FACE OF WALLS, COL GRIDS AND OUTSIDE FACE OF STOREFRONT FRAMING.
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  - OO. PROVIDE FIRE EXTINGUISHER INSIDE SINK CABINET AT KITCHENS IN ALL DWELLING UNITS AS WELL AS PROVIDE FIRE EXTINGUISHERS AND CABINETS AS INDICATED BY DWGS, FINAL LOCATIONS SHALL BE COORD W/ AHJ, INFORM ARCHITECT OF ALL FIRE MARSHAL'S LOCATION DIRECTIVES PRIOR TO INSTALL OF DEVICES.
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  - QQ. "WH / F" = WATER HEATER & FURNACE, COORD W/ MEP DWGS.
  - RR. "W" = WASHER / DRYER, COORD W/ MEP DWGS.
  - SS. PROVIDE TEMP FIRE EXTINGUISHERS PER AHJ AT FUTURE SPACE, FINAL LOCATIONS PER ARCHITECT & AHJ.

**FLOOR PLAN GENERAL NOTES 1E**

**City Plan Commission Recommends Denial**  
 of Case No. **CD-CPC-2022-00174** on **02/07/2023**  
  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission

**OVERALL PLAN - LEVEL 1**  
 1/16" = 1'-0"  
**15A**

**FLOOR PLAN - COMMERCIAL 1.5**  
 1/16" = 1'-0"  
**8A**

**FLOOR PLAN KEYNOTES 1A**

1/20/2023 4:50:44 PM

**KEM STUDIO**  
 1515 GENESSEE ST SUITE 11  
 KANSAS CITY MO 64102  
 T 816 756 1808  
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KEY PLAN:

**CITY HARVEST**  
 400 MAIN ST.  
 KANSAS CITY, MO  
 PROJECT NUMBER: A2015

**NOT FOR CONSTRUCTION**  
 XXXX.XXXX

ISSUED FOR:	DATE:	REV:
50% CONSTRUCTION DESIGN	2022.10.07	
100% CONSTRUCTION DESIGN	2023.01.23	1

**FLOOR PLANS - LEVEL 1 & COMMERCIAL 1.5**  
**A102**

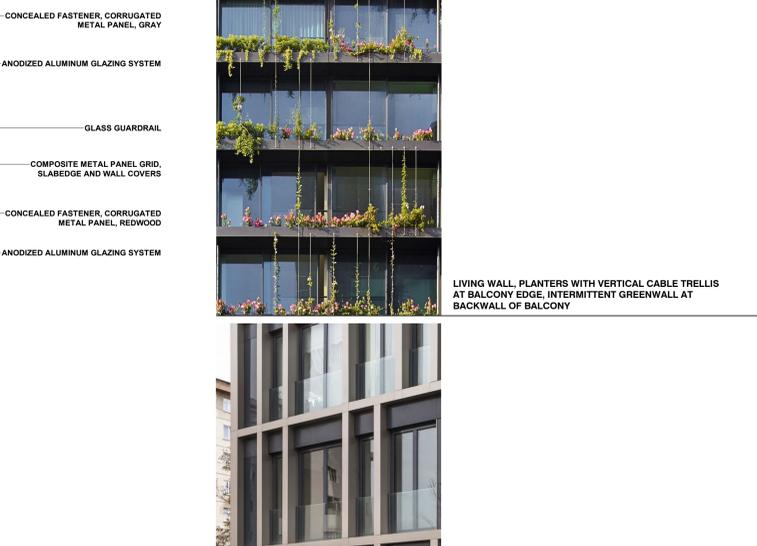
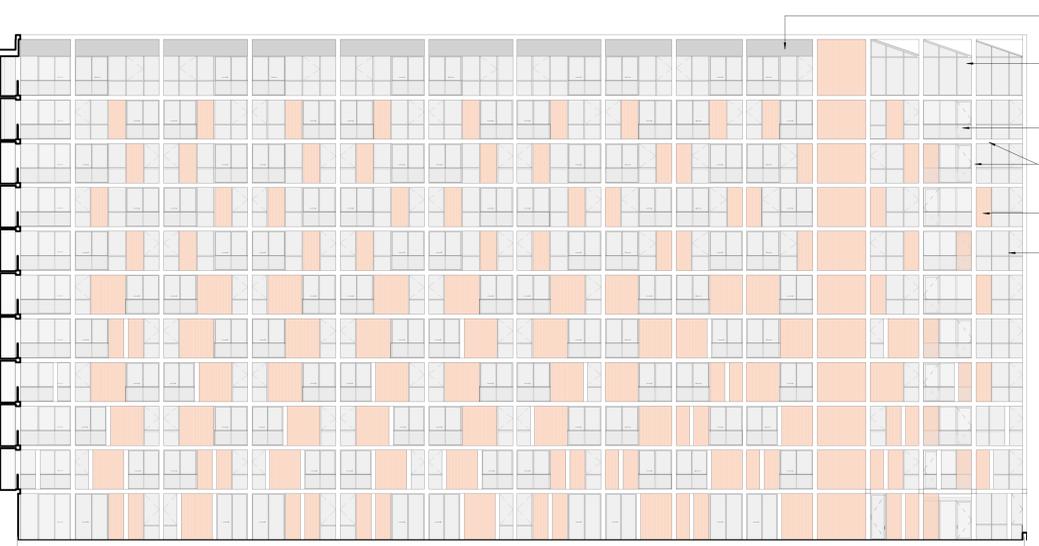
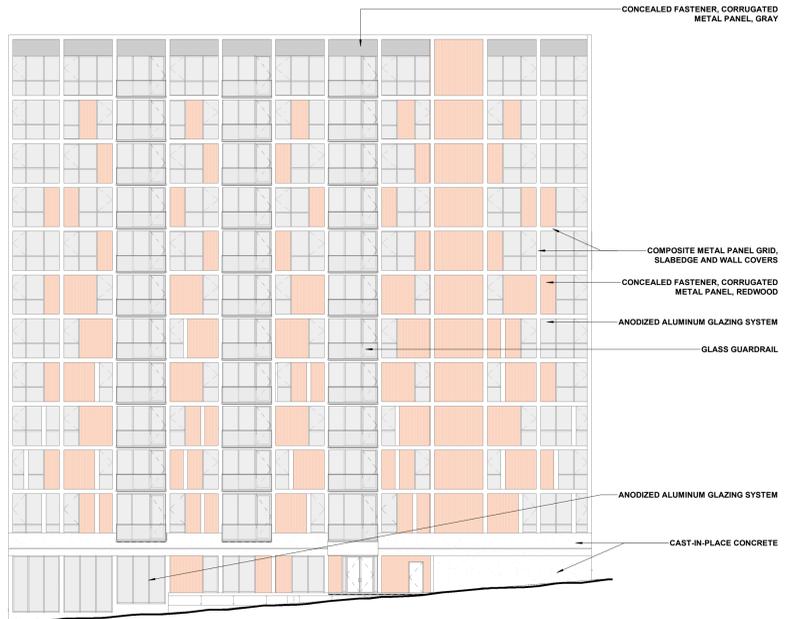




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EXTERIOR ELEVATION - NORTH  
1/16" = 1'-0" 0 12' 24' 36' **16J**

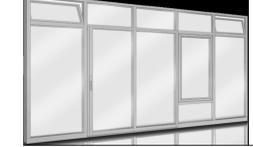
EXTERIOR ELEVATION - WEST RECESSED  
1/16" = 1'-0" 0 12' 24' 36' **6J**



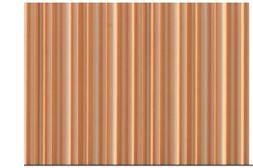
LIVING WALL, PLANTERS WITH VERTICAL CABLE TRELLIS AT BALCONY EDGE, INTERMITTENT GREENWALL AT BACKWALL OF BALCONY



COMPOSITE METAL PANEL GRID



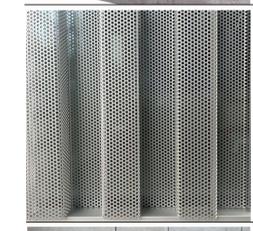
ANODIZED ALUMINUM GLAZING SYSTEM



CONCEALED FASTENER CORRUGATED METAL PANEL, REDWOOD OR GRAY



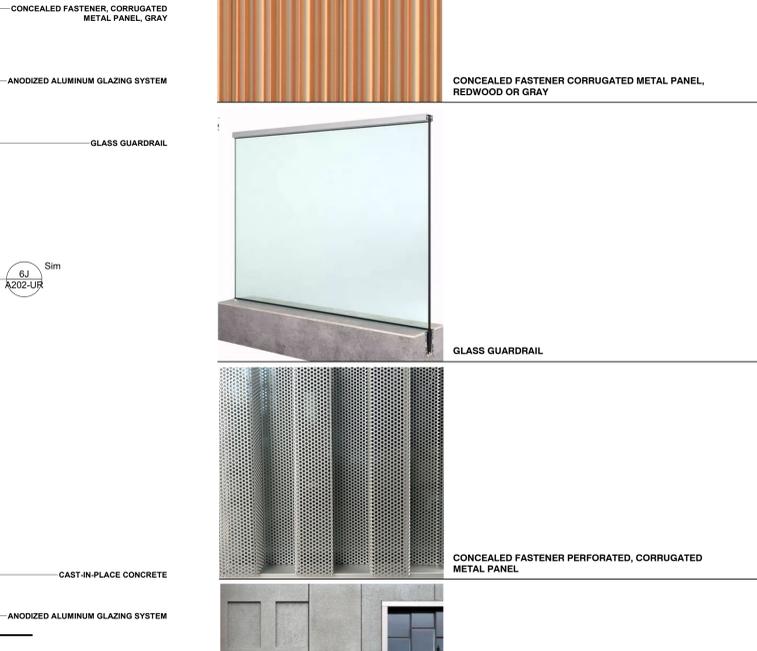
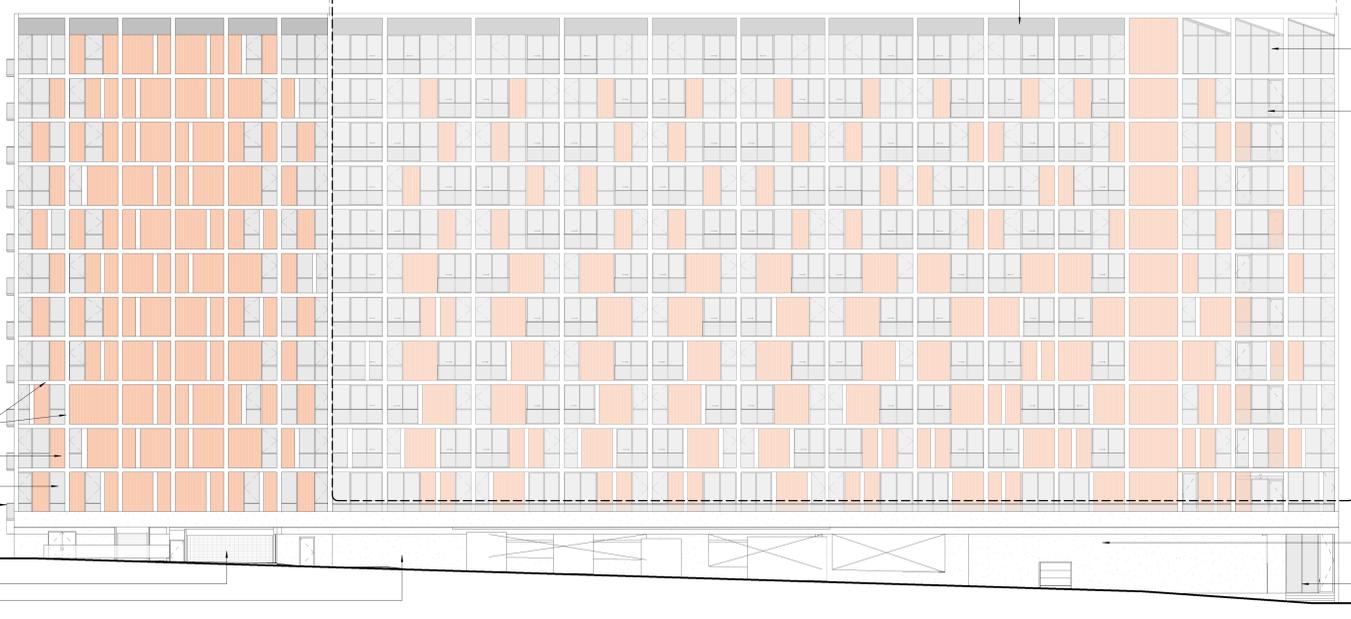
GLASS GUARDRAIL



CONCEALED FASTENER PERFORATED, CORRUGATED METAL PANEL



CAST-IN-PLACE CONCRETE



EXTERIOR ELEVATION - WEST  
1/16" = 1'-0" 0 12' 24' 36' **6A**

**City Plan Commission**  
**Recommends Denial**  
of Case No. **CD-CPC-2022-00174** on **02/07/2023**  
*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission

1/20/2023 4:52:55 PM

**KEM STUDIO**  
1515 GENESSEE ST SUITE 11  
KANSAS CITY MO 64102  
t 816 756 1808  
kemstudio.com

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KEY PLAN:  
PROJECT NUMBER: A2015  
XXXXXX

ISSUED FOR: \_\_\_\_\_ DATE: REV. \_\_\_\_\_  
UR AMENDMENT 09.26.2022

**EXTERIOR ELEVATIONS**  
**A202-UR**

**NOT FOR CONSTRUCTION**



**City Plan Commission  
Recommends Denial**  
of Case No. **CD-CPC-2022-00174** on **02/07/2023**

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission

CITY PLANNING AND DEVELOPMENT



1/20/2023 4:54:21 PM

**KEM STUDIO**  
1515 GENESSEE ST SUITE 11  
KANSAS CITY MO 64102  
t 816 756 1808

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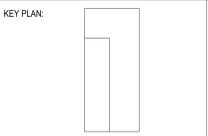
**CITY HARVEST**

400 MAIN ST.  
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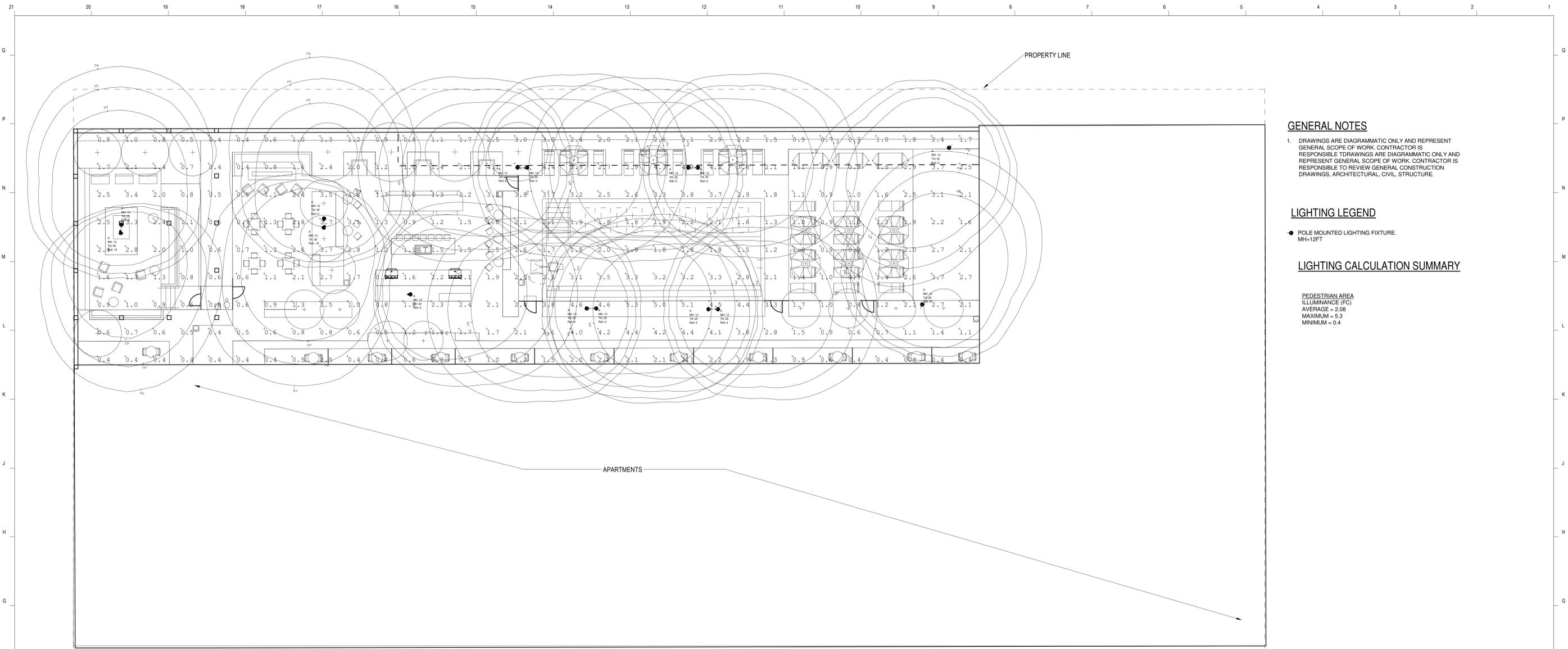
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ISSUED FOR:	DATE:	REV.
UR AMENDMENT	09.26.2022	

3D VIEWS

**A900**



**GENERAL NOTES**

1. DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT GENERAL SCOPE OF WORK. CONTRACTOR IS RESPONSIBLE TO REVIEW GENERAL CONSTRUCTION DRAWINGS, ARCHITECTURAL, CIVIL, STRUCTURE.

**LIGHTING LEGEND**

● POLE MOUNTED LIGHTING FIXTURE. MH=12FT

**LIGHTING CALCULATION SUMMARY**

PEDESTRIAN AREA  
ILLUMINANCE (FC)  
AVERAGE = 2.08  
MAXIMUM = 5.3  
MINIMUM = 0.4

**POOL DECK LIGHT CALCULATION 1**

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[LUMCAT]
	15	A	Single	Arne 36 LED, 350mA, 3000K, TIV Distribution, Frosted Lens // ARC23 5.0m Aluminum Pole	0.850	2961	40	600	ARxP36A1TIVO

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Pedestrian Area	ILLUMINANCE	Fc	2.08	5.3	0.4	5.20	13.25	

**City Plan Commission**  
**Recommends Denial**  
of Case No. **CD-CPC-2022-00174** on **02/07/2023**

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission

9/23/2022 1:25:09 PM



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PROJECT NUMBER: A2015

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XX.XX.XXXX

KEY PLAN:	ISSUED FOR:	DATE:	REV:

**POOL DECK LIGHTING CALCULATION**

**EL100**