

19TH AND LOCUST TOWNHOMES DEVELOPMENT PLAN

LOCATED IN
SECTION 8 TOWNSHIP 49N, RANGE 33W
KANSAS CITY, JACKSON COUNTY, MISSOURI



City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2023-00096 on 08/15/2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission



1700 Swift Ave., Suite 100
North Kansas City, Missouri 64116
P 816-756-0444
F 816-756-1763

Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA
Macon, MO | Columbia, MO
North Kansas City, MO
Lenexa, KS

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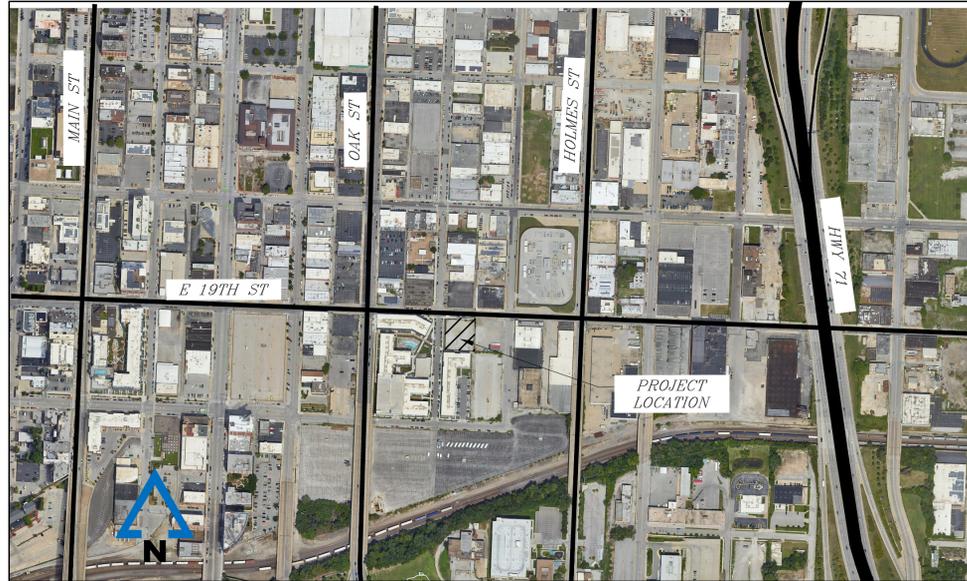
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

| SHEET LIST | |
|--------------|--------------------|
| Sheet Number | Sheet Title |
| C001 | COVER SHEET |
| C200 | SITE PLAN |
| C201 | PRELIMINARY PLAT |
| C300 | UTILITY PLAN |
| C301 | PHOTOMETRIC PLAN 1 |
| C302 | PHOTOMETRIC PLAN 2 |
| C400 | GRADING PLAN |
| L101 | LANDSCAPE PLAN |

REVISIONS

PROJECT INFO
2022001299-010
ENGINEER AVD DRAWN BY ELM CHECKED BY PJO

| Development Summary Table | | |
|---|---------------------|---------|
| Project # | 2022001299-010 | |
| Project Name: | 19TH AND LOCUST | |
| a Zoning | | |
| Existing | M1-5 | |
| Proposed | M1-5 | |
| b Total Land Area | | |
| Existing | 0.47 Acres | |
| c Right-of-Way | | |
| Existing | 0 Acres | |
| Proposed | 0 Acres | |
| d Net Land Area | | |
| Existing | 0.47 Acres | |
| Proposed | 0.47 Acres | |
| e Proposed Uses | | |
| TOWNHOME | | |
| f Structure Height & Number of Floors | | |
| Number of floors | 3 stories | BLDG 1 |
| Height Above Grade | 45 feet | |
| Number of floors | 3 stories | BLDG 2 |
| Height Above Grade | 45 feet | |
| Number of floors | 3 stories | BLDG 3 |
| Height Above Grade | 45 feet | |
| Number of floors | 3 stories | BLDG 4 |
| Height Above Grade | 45 feet | |
| Number of floors | 3 stories | BLDG 5 |
| Height Above Grade | 45 feet | |
| Number of floors | 3 stories | BLDG 6 |
| Height Above Grade | 45 feet | |
| Number of floors | 3 stories | BLDG 7 |
| Height Above Grade | 45 feet | |
| Number of floors | 3 stories | BLDG 8 |
| Height Above Grade | 45 feet | |
| Number of floors | 3 stories | BLDG 9 |
| Height Above Grade | 45 feet | |
| Number of floors | 3 stories | BLDG 10 |
| Height Above Grade | 45 feet | |
| Number of floors | 3 stories | BLDG 11 |
| Height Above Grade | 45 feet | |
| Number of floors | 3 stories | BLDG 12 |
| Height Above Grade | 45 feet | |
| Number of floors | 3 stories | BLDG 13 |
| Height Above Grade | 45 feet | |
| g Gross Floor Area & Number of Units | | |
| Building Footprint | 830 SF | |
| Gross Area Per Building | 2,490 SF | |
| Number of Buildings | 13 EA | |
| Total Gross Area | 32,370 SF | |
| h Building Coverage & Floor Area Ratio | | |
| Coverage (Total Footprint Area) | 32,370 | |
| FAR | 1.58 | |
| i Density | | |
| Gross | 68,732 SF per Acre | |
| Net | 68,732 SF per Acre | |
| j Vehicle Parking | | |
| Garage Provided | | |
| Ratio Required | 1 Dwelling per unit | |
| Stalls Provided | 26 | |
| k Bike Parking | | |
| Interior Spaces Provided | | |
| Short-Term Ratio Required | 0 | |
| Short-Term Stalls Provided | 0 | |
| Long-Term Ratio Required | 0 | |
| Long-Term Stalls Provided | 26 INTERIOR | |
| l Timeline | | |
| Estimated Start Date: | 10/1/2023 | |
| Estimated Completion Date: | 10/1/2025 | |
| m Amendments to Development Plan | | |
| As Shown | | |



VICINITY MAP
NOT TO SCALE
SECTIONS 8, TOWNSHIP 49N, RANGE 33W



LOCATION MAP
NOT TO SCALE
KANSAS CITY, JACKSON COUNTY, MISSOURI

FLOODPLAIN:
PER THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0254G, HAVING AN EFFECTIVE JANUARY 20, 2017 AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

LEGAL DESCRIPTION
LOT 2, 19 AND OAK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

| | |
|-------------------------------------|--|
| DEVELOPER: | |
| UC-B PROPERTIES | |
| CONTACT NAME: | LANCE CARLTON |
| ADDRESS: | 4325 TROOST AVENUE KANSAS CITY, MO 64110 |
| PHONE: | 816.599.8651 |
| EMAIL: | LCARLTON@UC-BPROPERTIES.COM |
| PLANNER & CIVIL ENGINEER | |
| MCCLURE ENGINEERING | |
| CONTACT NAME: | ADAM DEGONIA |
| ADDRESS: | 1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116 |
| PHONE: | 816.502.3915 |
| EMAIL: | ADEGONIA@MCCLUREVISION.COM |
| SURVEYOR | |
| MCCLURE ENGINEERING | |
| CONTACT NAME: | STEVE WHITAKER |
| ADDRESS: | 1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116 |
| PHONE: | 816.756.0444 EXT. 2850 |
| EMAIL: | SWHITAKER@MCCLUREVISION.COM |

19TH AND LOCUST TOWNHOMES
1901 LOCUST STREET
KANSAS CITY, MISSOURI 64154

COVER SHEET

P:\2022001299-010\04-DRAWINGS\CIVIL\DEVELOPMENT PLAN\2022001299-010 COVER.DWG

DRAWING NO.
C001



City Plan Commission
 Recommends Approval with Conditions
 of Case No. CD-CPC-2023-00096 on 08/15/2023

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PARKLAND DEDICATION (88-408)

REQUIRED DEDICATION:
 UNITS (MULTI) = 13
 13 x 2 PEOPLE/UNIT x 0.006 = 0.156 AC.
 TOTAL REQUIRED DEDICATION = 0.156 AC.
 DEVELOPER WILL PAY MONEY IN-LIEU OF DEDICATING LAND

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2024

PROJECT TIMELINE

SITE WORK
 ESTIMATED START DATE: OCTOBER 2023
 ESTIMATED COMPLETION DATE: OCTOBER 2025

REVISIONS

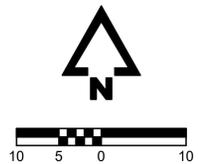
PARKING NOTE:
 ALL UNITS TO HAVE GARAGES.

LEGEND

- SIDEWALK/LIGHT DUTY CONCRETE PAVEMENT
- PROPERTY BOUNDARY
- TOWNHOUSE
- HEAVY DUTY CONCRETE PAVEMENT
- LOT LINE

KEY NOTES

- 1 PROPERTY LINE (TYP.)
- 2 RIGHT-OF-WAY TO BE DEDICATED
- 3 EXISTING RIGHT-OF-WAY
- 4 EXISTING UTILITY EASEMENT
- 5 PROPOSED LOT LINE
- 6 EXISTING SIDEWALK TO REMAIN
- 7 EXISTING CURB TO REMAIN
- 8 PROPOSED CONCRETE DRIVE AISLE
- 9 PROPOSED CONCRETE SIDEWALK
- 10 PROPOSED ACCESS AND UTILITY EASEMENT
- 11 PROPOSED LIGHTED BOLLARD
- 12 PROPOSED CONCRETE PAD FOR CLUSTER MAILBOX
- 13 PROPOSED 6" GATE
- 14 PROPOSED 6" FENCE
- 15 PROPOSED DRIVE ENTRANCE C&G
- 16 PROPOSED DETENTION TRACT



19TH AND LOCUST TOWNHOMES
 1901 LOCUST STREET
 KANSAS CITY, MISSOURI 64154

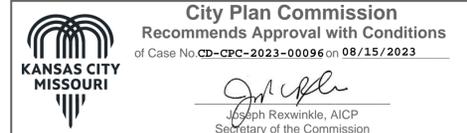
SITE PLAN

DRAWING NO.
C200

P:\2022001299-01\04-DRAWINGS\CIVIL\DEVELOPMENT PLAN\2022001299-010 SITE.DWG

19TH & LOCUST TOWNHOMES PRELIMINARY PLAT

LOCATED IN
SECTION 08 TOWNSHIP 49N, RANGE 33W
KANSAS CITY, JACKSON COUNTY, MISSOURI



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| Short-Term Stalls Provided | 0 | |
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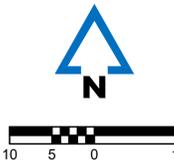
LOT/TRACT INFO

| | |
|------------------|----------------------------|
| LOT 1: | 829.50 SQ.FT. OR 0.02 AC. |
| LOT 2: | 829.50 SQ.FT. OR 0.02 AC. |
| LOT 3: | 829.50 SQ.FT. OR 0.02 AC. |
| LOT 4: | 829.50 SQ.FT. OR 0.02 AC. |
| LOT 5: | 829.50 SQ.FT. OR 0.02 AC. |
| LOT 6: | 829.50 SQ.FT. OR 0.02 AC. |
| LOT 7: | 829.50 SQ.FT. OR 0.02 AC. |
| LOT 8: | 829.50 SQ.FT. OR 0.02 AC. |
| LOT 9: | 829.50 SQ.FT. OR 0.02 AC. |
| LOT 10: | 829.50 SQ.FT. OR 0.02 AC. |
| LOT 11: | 829.50 SQ.FT. OR 0.02 AC. |
| LOT 12: | 829.50 SQ.FT. OR 0.02 AC. |
| LOT 13: | 829.50 SQ.FT. OR 0.02 AC. |
| DETENTION TRACT: | 2438.00 SQ.FT. OR 0.06 AC. |
| COMMON AREA: | 6267.17 SQ.FT. OR 0.14 AC. |



LEGEND

| | |
|--------------|--|
| [Pattern] | SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT |
| [Pattern] | HEAVY DUTY CONCRETE PAVEMENT |
| [Pattern] | PROPOSED BUILDING |
| [Line Style] | PROPERTY BOUNDARY |
| [Line Style] | LOT LINE |



LOCATION MAP
NOT TO SCALE
KANSAS CITY, JACKSON COUNTY, MISSOURI

NOTES
ALL PROPOSED UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

| | |
|-------------------------------------|--|
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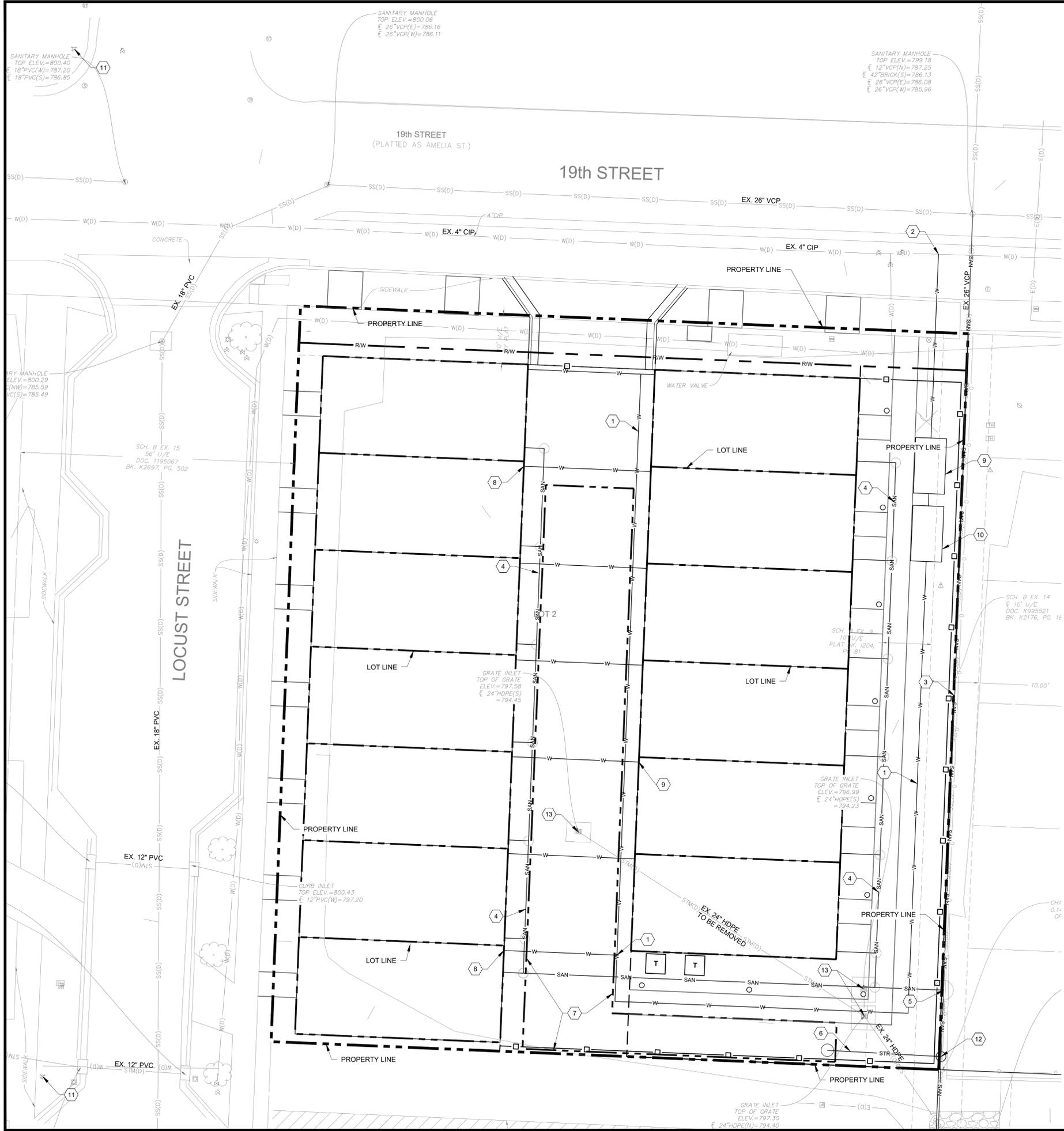
| NO. | DESCRIPTION |
|-----|-------------|
| | |

PROJECT INFO
2022001299-010

ENGINEER AVD **DRAWN BY** ELM **CHECKED BY** PJO

19TH AND LOCUST TOWNHOMES
1901 LOCUST STREET
KANSAS CITY, MISSOURI 64154

PRELIMINARY PLAT



City Plan Commission
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KEY NOTES

- 1 PROPOSED 2" PRIVATE WATER MAIN (CLASS 52 DIP W/ POLYWRAP & ZINC COATING)
- 2 PROPOSED WATER CONNECTION TO EXISTING NETWORK
- 3 PROPOSED 12" PUBLIC SANITARY SEWER (PVC) UPSIZE EXISTING 8" VCP (BETWEEN CITY MHS 366 & 367)
- 4 PROPOSED 8" PRIVATE SANITARY SEWER (PVC)
- 5 PROPOSED SANITARY SEWER MANHOLE
- 6 PROPOSED PRIVATE STORM SEWER (HDPE)
- 7 LIMITS OF UNDERGROUND DETENTION
- 8 PROPOSED 1" WATER SERVICE
- 9 INSTALL 1-2" DOUBLE CHECK BACKFLOW PREVENTER PER WSD STANDARDS
- 10 INSTALL FULL FLOW FIRE METER PIT AND 1-2" METER PER WSD STANDARDS
- 11 EXISTING FIRE HYDRANT
- 12 PROPOSED STORM CONNECTION TO COMBINED SEWER
- 13 EXISTING GRATE INLET TO BE REMOVED

REVISIONS

PROJECT INFO
 2022001299-010

ENGINEER: AVD DRAWN BY: ELM CHECKED BY: PJO

UTILITY LEGEND

| | |
|----------|-----------------------------------|
| — XSAN — | EX. SANITARY SEWER LINE |
| — XUGT — | EX. UNDERGROUND TELEPHONE LINE |
| — XSTM — | EX. STORM SEWER LINE |
| — XUGE — | EX. UNDERGROUND ELECTRIC LINE |
| — XW — | EX. WATER LINE |
| — XOHE — | EX. OVERHEAD ELECTRIC |
| — | EX. SIGN |
| — | EX. FIBER OPTIC HAND HOLE |
| — | EX. WATER METER |
| — | EX. ELECTRIC HAND HOLE |
| — | EX. COMMUNICATIONS HAND HOLE |
| — | EX. COMMUNICATIONS MANHOLE |
| — | EX. TELEPHONE PEDESTAL |
| — | EX. WATER VALVE |
| — | EX. STORM MANHOLE |
| — | EX. LIGHT POLE |
| — | EX. SANITARY MANHOLE |
| — | EX. FIRE HYDRANT |
| — | NEW WATER VALVE |
| — | NEW STORM SEWER INTAKE |
| — STR — | NEW STORM SEWER LINE |
| — FO — | NEW FIBER OPTIC LINE |
| — W — | NEW WATER LINE |
| — FW — | NEW FIRE SERVICE LINE |
| — SAN — | NEW SANITARY SEWER LINE |
| — | PROPERTY LINE OF SUBJECT PROPERTY |
| — G — | NEW GAS LINE |
| — C — | NEW CABLE LINE |
| — E — | NEW ELECTRIC LINE |



19TH AND LOCUST TOWNHOMES
 1901 LOCUST STREET
 KANSAS CITY, MISSOURI 64154

UTILITY PLAN

P:\2022001299-010\4-DRAWINGS\CIVIL\DEVELOPMENT PLAN\2022001299-010 UTIL.DWG

DRAWING NO.
C300



City Plan Commission
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| Label | Quantity | Manufacturer | Catalog Number | Schedule | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage | Mounting Height | Arrangement |
|-----------|----------|-------------------|---------------------------|---|-------------|--------------|-----------------|-------------------|---------|-----------------|-------------|
| DSXB LED | 9 | Lithonia Lighting | DSXB LED 12C 350 30K ASY | D-SERIES BOLLARD WITH 12 3000K LEDS OPERATED AT 350mA AND ASYMMETRIC DISTRIBUTION | | 1 | 1194 | 0.85 | 16 | 3.5' | Bollard |
| WDGE1 LED | 26 | Lithonia Lighting | WDGE1 LED P0 27K 80CRI VF | WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 2700K, 80CRI, VISUAL COMFORT FORWARD OPTIC | | 1 | 693 | 0.85 | 6.8 | 7' | Wall Pack |

| Description | Statistics | | | | |
|---------------|------------|----------|---------|---------|---------|
| | Avg | Max | Min | Max/Min | Avg/Min |
| Drive Aisle | 1.75 fc | 5.79 fc | 0.15 fc | 36.8:1 | 11.7:1 |
| Property Line | 0.07 fc | 1.51 fc | 0.00 fc | N/A | N/A |
| Sidewalk | 4.20 fc | 14.37 fc | 0.08 fc | 179.6:1 | 52.5:1 |

REVISIONS

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ENGINEER: AVD DRAWN BY: ELM CHECKED BY: PJO

19TH AND LOCUST TOWNHOMES
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PHOTOMETRIC PLAN 1

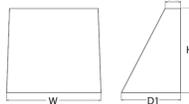
P:\2022001299-01\04-DRAWINGS\CIVIL\DEVELOPMENT PLAN\2022001299-010 PHOTO.DWG



WDGE1 LED Architectural Wall Sconce



Specifications
 Depth (D1): 5.5"
 Depth (D2): 1.5"
 Height: 8"
 Width: 9"
 Weight: 9 lbs (without options)



Catalog Number: _____
 Name: _____
 Title: _____

Use the Tab key or mouse over the page to see all interactive elements.

Introduction
 The WDGE1 LED family is designed to meet specifiers' every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.
 WDGE1 delivers up to 2,000 lumens with a soft, non-polluted light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE1 LED Family Overview

| Luminaire | Standard Efficacy | Color Temp. | Beam | P1 | P2 | P3 | P4 | P5 | P6 |
|-----------|-------------------|-------------|-------------------|--------|--------|--------|--------|--------|--------|
| WDGE1 LED | 4W | — | — | 1,200 | 2,000 | — | — | — | — |
| WDGE2 LED | 15W | 18W | Standard / Height | 3,500 | 2,000 | 3,000 | 4,500 | 6,000 | — |
| WDGE3 LED | 15W | 18W | Standard / Height | 7,500 | 8,500 | 10,000 | 12,000 | — | — |
| WDGE4 LED | — | — | Standard / Height | 12,000 | 16,000 | 18,000 | 20,000 | 22,000 | 25,000 |

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT 5RM PE DBBX

| Series | Package | Color Temperature | CRI | Beam/Option | Voltage | Mounting |
|-----------|---------|---|-------|-------------|---------|--|
| WDGE1 LED | P1 | 27K / 2700K | 80CRI | VF | MVOLT | Shipped included 5RM Surface mounting bracket 18W Select Energy Saving Waiver bracket (dry/damp locations only) Shipped separately AWS 3/8" Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) (use when there is no junction box available.) |
| | P2 | 35K / 3000K 40K / 4000K 50K / 5000K | 90CRI | YW | 347V | |

| System | Finish |
|---|-----------------------|
| EWHB ¹ Emergency battery backup, Certified to CA Title 20 (NADRS, 60V, 0V, etc.) | DBBK Dark bronze |
| PE ¹ Photocell, Auto Type | DBLD Black |
| DS ¹ Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) | DNAD Natural aluminum |
| DMG ¹ 0-10V dimming (wired outside fixture for use with an external console, ordered separately) | DWHD White |
| ICE ¹ Icecast conduit entry for back box (PBBW), top of entry points. | DBBK Dark bronze |
| BAA ¹ Bay Area (AIA) Compliant | DBLD Black |
| | DNAD Natural aluminum |
| | DWHD White |
| | DBBK Dark bronze |

Accessories
 1. Not available in 12C, 40V version.
 2. Not available with 12C, 27K version.
 3. EWHB not available with PE or DS.
 4. PE not available with DS.
 5. Not qualified for DLC, but available with EWHB.

Performance Data

Lumen Output
 Lumen values are from photometric tests performed in accordance with IESNA LM-79-02. Data is considered to be representative of the configurations shown, within the tolerance allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

| Configuration | Wattage | Beam Type | 1000lm | 2000lm | 3000lm | 4000lm | 5000lm | 6000lm | 7000lm | 8000lm | 9000lm | 10000lm | 11000lm | 12000lm | 13000lm | 14000lm | 15000lm | 16000lm | 17000lm | 18000lm | 19000lm | 20000lm |
|---------------|---------|-----------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| P1 | 10W | VF | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 |
| P2 | 15W | VF | 1,806 | 1,206 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 |

Electrical Load

| Configuration | Wattage | 120V | 277V | 347V | 300V |
|---------------|---------|------|-------|-------|-------|
| P1 | 10W | 0.02 | 0.049 | 0.043 | 0.018 |
| P2 | 15W | — | — | — | 0.046 |

Lumen Multiplier for 90CRI

| Wattage | Multiplier |
|---------|------------|
| 27K | 0.85 |
| 35K | 0.87 |
| 40K | 0.85 |
| 50K | 0.88 |

Lumen Output in Emergency Mode (4000K, 80 CRI)

| Series | Beam Type | Lumens |
|--------|-----------|--------|
| EWHB | VF | 646 |
| PBBW | VF | 647 |

Lumen Ambient Temperature (LAT) Multipliers

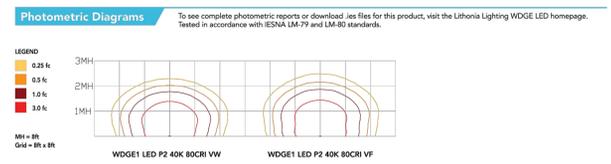
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient | Lumen Multiplier |
|---------|------------------|
| 0°C | 1.03 |
| 10°C | 1.02 |
| 20°C | 1.01 |
| 25°C | 1.00 |
| 30°C | 0.99 |
| 40°C | 0.98 |

Projected LED Lumen Maintenance

Use these factors to determine expected performance projections for the systems noted in a 25°C ambient based on 100,000 hours of LED testing based per IESNA LM-80-08 and projected per IESNA TM-21-10.

| Operating Hours | 0 | 25,000 | 50,000 | 100,000 |
|--------------------------|-----|--------|--------|---------|
| Lumen Maintenance Factor | 1.0 | >=0.96 | >=0.95 | >=0.91 |



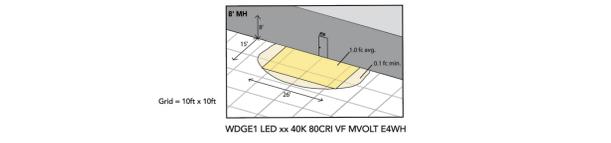
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC — section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with EWHB and VF distribution.



Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC — section 700.16, NFPA 101 Life Safety Code Section 7.9



EAWH - 4W Emergency Battery Backup
 D = 5.5"
 H = 8"
 W = 9"

PBBW - Surface-Mounted Back Box
 Use when there is no junction box available.
 D = 1.25"
 H = 8"
 W = 9"

AWS - 3/8" Architectural Wall Spacer
 D = 0.38"
 H = 4.4"
 W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean, rectangular shape, the WDGE1 LED was designed to blend with any type of construction, whether it be brick, stone or zinc. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mil thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well-collared reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE1 LED has zero glare and qualifies as a HighGlare Friendly™ product, meaning it is compliant with the LEDGB and Green Glare™ criteria for eliminating wall light glare.

ELECTRICAL

Light engine consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to 100,000 hours at 25°C). The electronic driver has a power factor of >0.96, THD <20%. Luminaire comes with built-in 60V surge protection, which meets a minimum Category C, low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10V dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge about for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a finished appearance or to accommodate small imperfections in the wall surface. The IOW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66-rated. PIR options are rated for wet locations. Rated for 40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which regions are qualified. International Dark Sky Association (IDA) Future Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and DSM mounting only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy American! government procurement requirements under FAR, DFARS and DDT regulations. Please refer to www.buyamerican.com/resources/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.lithonia.com/resources/terms_and_conditions.aspx.

NOTES

Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



1700 Swift Ave., Suite 100
 North Kansas City, Missouri 64116
 P 816-756-0444
 F 816-756-1763

Ankeny, IA | Carroll, IA | Clive, IA
 Cedar Rapids, IA | Fort Dodge, IA
 North Liberty, IA | Sioux City, IA

Macon, MO | Columbia, MO
 North Kansas City, MO
 Lenexa, KS

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2024

REVISIONS



D-Series LED Bollard

Specifications
 Diameter: 8" Round (80.3 mm)
 Height: 42" (106.7 cm)
 Weight (max): 27 lbs (12.2 kg)



Catalog Number: _____
 Name: _____
 Title: _____

Use the Tab key or mouse over the page to see all interactive elements.

Introduction
 The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—without a top cap. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DBBX

| Series | LEDs | Driver current | Color Temperature | Beam/Option | Voltage | Control options | Other options | Finish |
|----------|---|---|---|----------------------------|-------------------|--|--|--|
| DSXB LED | Asymmetric 350 350 mA 12C 12 LEDs ¹ | 30K / 3000K 40K / 4000K 50K / 5000K | ASX Asymmetric ¹ SYM Symmetric ¹ | MVOLT ¹ 347V | 120V ¹ | PE Photocell, auto button type ¹ DMG 0-10V dimming (for use with external console, ordered separately) ¹ ELW Emergency battery backup ¹ | SF Single-bolt (120, 277, 347V) ¹ DF Double-bolt (208, 240V) ¹ RN 3/4" overall height, natural finish ¹ RS 3/4" overall height, rounded corner ¹ RS6 3/4" overall height, rounded corner, separate ¹ LWAB Without anchor bolts ¹ LWAB 4-bolt retrofit base without anchor bolts ¹ | DBBK Dark bronze DNAD Natural aluminum DBLD Black DBHD Textured dark bronze DBRD Textured dark bronze DNAD Textured natural aluminum DWHD Textured white DBBK Dark bronze |
| | | | | | | | | |

Accessories
 MWAB Anchor bolts for DSXB¹

NOTES
 1. Only available in the 12C, 40V version.
 2. Only available in the 12C, 27K version.
 3. Only available with 40 AMB/W version.
 4. Not available with 12C.
 5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 277, 208, 240 or 347 voltages when ordering with Energy Efficient (PE) option, or photometric (PE) option.
 6. Not available with 12C. Not available with 12C.
 7. Single-bolt (SF) requires 120, 277, or 347 voltage option. Double-bolt (DF) requires 208 or 240 voltage option.
 8. MWAB is not available with LWAB option.

Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-02. Data is considered to be representative of the configurations shown, within the tolerance allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 5%. EN when operating between 120-480V +/- 10%.

| Light Engine | Beam Type | Wattage | 1000lm | 2000lm | 3000lm | 4000lm | 5000lm | 6000lm | 7000lm | 8000lm | 9000lm | 10000lm | 11000lm | 12000lm | 13000lm | 14000lm | 15000lm | 16000lm | 17000lm | 18000lm | 19000lm | 20000lm |
|---------------------|-----------|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Asymmetric (16 LED) | VF | 350 | 36 | 1,594 | 75 | 1 | 1 | 1,200 | 86 | 1 | 1 | 1,291 | 81 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | | 530 | 22 | 2,178 | 75 | 1 | 1 | 1,840 | 84 | 1 | 1 | 1,889 | 81 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | | 700 | 11 | 2,373 | 70 | 1 | 1 | 2,315 | 75 | 1 | 1 | 2,349 | 76 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Asymmetric 40K | | 16 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Symmetric (16 LED) | VF | 350 | 20 | 1,558 | 78 | 1 | 1 | 1,674 | 84 | 1 | 1 | 1,685 | 84 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | | 530 | 28 | 2,232 | 80 | 2 | 2 | 2,307 | 86 | 2 | 2 | 2,412 | 86 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | | 700 | 19 | 2,882 | 72 | 2 | 2 | 3,009 | 77 | 2 | 2 | 3,028 | 78 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Asymmetric 40K | | 28 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

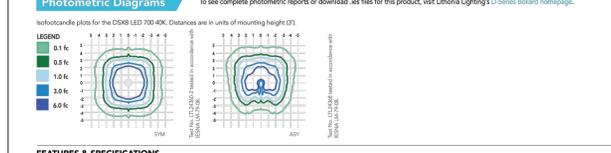
Projected LED Lumen Maintenance

Use these factors to determine expected performance projections for the systems noted in a 25°C ambient based on 100,000 hours of LED testing based per IESNA LM-80-08 and projected per IESNA TM-21-10.

| Operating Hours | 0 | 25,000 | 50,000 | 100,000 |
|--------------------------|------|--------|--------|---------|
| Lumen Maintenance Factor | 1.00 | 0.98 | 0.97 | 0.95 |

Electrical Load

| Configuration | Wattage | 120V | 277V | 347V | 300V |
|---------------|---------|------|-------|-------|-------|
| 12C | 16W | 0.08 | 0.118 | 0.114 | 0.039 |
| | 20W | 0.09 | 0.124 | 0.120 | 0.042 |
| 16C | 16W | 0.08 | 0.118 | 0.114 | 0.039 |
| | 20W | 0.09 | 0.124 | 0.120 | 0.042 |



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entrances, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION

One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling when in uneven areas and full 360-degree rotation for precise alignment during installation. Three 3/4" x 11" anchor bolts with double nuts and washers and 3.5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3 mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two 0% light optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without light spill. Light engines are available in standard 4000 K (270 CRI) or optional 3000 K (180 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to 100,000 hours at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are IP66-rated for maximum protection.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66-rated. This product is assembled in the USA and meets the Buy American! government procurement requirements under FAR, DFARS and DDT regulations. Please refer to www.buyamerican.com/resources/buy-american for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.lithonia.com/resources/terms_and_conditions.aspx.

NOTES

Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

PROJECT INFO
 2022001299-010

ENGINEER: AVD
 DRAWN BY: ELM
 CHECKED BY: PJO

19TH AND LOCUST TOWNHOMES
 1901 LOCUST STREET
 KANSAS CITY, MISSOURI 64154

PHOTOMETRIC PLAN 2

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2024

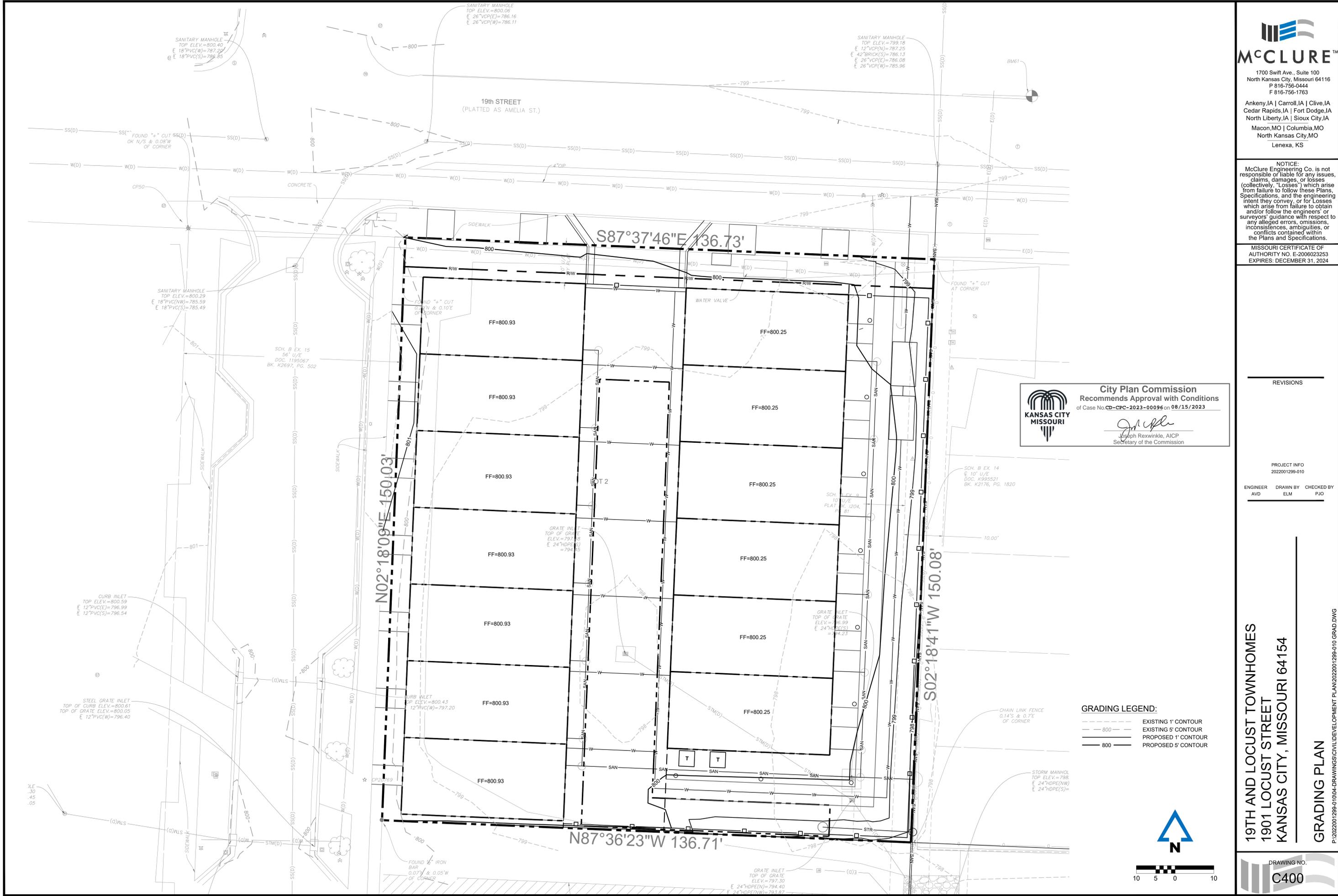
REVISIONS

PROJECT INFO
 2022001299-010

ENGINEER AVD DRAWN BY ELM CHECKED BY PJO

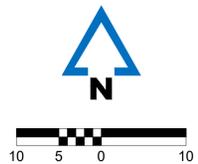
City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CD-CPC-2023-00096** on **08/15/2023**

Joseph Rexwinkle, AICP
 Secretary of the Commission



GRADING LEGEND:

- - - - - EXISTING 1' CONTOUR
- - - - - EXISTING 5' CONTOUR
- - - - - PROPOSED 1' CONTOUR
- - - - - PROPOSED 5' CONTOUR



19TH AND LOCUST TOWNHOMES
1901 LOCUST STREET
KANSAS CITY, MISSOURI 64154

GRADING PLAN

P:2022001299-010-04-DRAWINGS/CIVIL/DEVELOPMENT PLAN/2022001299-010 GRAD.DWG

DRAWING NO.
C400



Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

Ankeny, IA | Carroll, IA | Clive, IA
 Cedar Rapids, IA | Fort Dodge, IA
 North Liberty, IA | Sioux City, IA
 Macon, MO | Columbia, MO
 North Kansas City, MO
 Lenexa, KS

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2024

REVISIONS

PROJECT INFO
 2022001299-010

ENGINEER: AVD
 DRAWN BY: ELM
 CHECKED BY: PJO

19TH AND LOCUST TOWNHOMES
 1901 LOCUST STREET
 KANSAS CITY, MISSOURI 64154

LANDSCAPE DETAILS

P:\2022001299-01\04-DRAWINGS\LANDSCAPE\2022001299-010.LS.DWG

DRAWING NO.

L102

LANDSCAPE NOTES:

- FIELD VERIFY UTILITIES SHOWN ON PLANS PRIOR TO WORK COMMENCEMENT. INFORMATION SHOWN ON PLAN IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES MADE FROM CONSTRUCTION ACTIVITY. IMMEDIATELY NOTIFY PROJECT LANDSCAPE ARCHITECT AND ENGINEER IF DISCREPANCIES ARISE.
- COMPLETE REQUIRED LANDSCAPING FOR THE ENTIRE SITE IN CONFORMANCE TO THE PLANS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO: SEEDED AREAS, SODDED AREAS, SHRUB BEDS, AND SITE CLEAN-UP.
- VERIFY QUANTITIES PRIOR TO COMMENCING WORK. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT. PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (A.S.N.S.), LATEST EDITION PUBLISHED BY (ANLA) ANSI Z60.1. THIS IS A REPRESENTATIVE GUIDELINE SPECIFICATION ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR THE PLANT MATERIAL.
- THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL, TYPE, SIZE AND/OR QUANTITY. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.S.N.S. VEGETATION SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT. SUBSTITUTIONS MADE WITHOUT WRITTEN APPROVAL WILL BE REPLACED WITH APPROVED SELECTIONS AT CONTRACTOR'S COST.
- DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES NOT IDENTIFIED ON THESE PLANS SHALL BE REPAIRED AND RESTORED TO ORIGINAL OR BETTER CONDITIONS AT CONTRACTOR'S COST. SOD WITH A TURF-TYPE TALL FESCUE BLEND SHALL BE PROVIDED FOR AREAS NOT DESIGNATED AS BEDS & PAVEMENT.
- CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING. REFER TO SPECIFICATIONS FOR PLANT MATERIAL, SOILS, AND INSTALLATION METHODS.
- INSTALL PLANT MATERIAL IN ACCORDANCE WITH A.S.N.S. STANDARDS.
- INSTALL FINISHED GRADES OF SOD, LANDSCAPE BEDS, AND MULCH 1" BELOW ABUTTING PAVEMENT SURFACES TO ALLOW UNINHIBITED DRAINAGE TO NON-PAVEMENT SURFACES.
- REMOVE ALL TWINE, WIRE, AND BURLAP FROM TREE AND SHRUB ROOT BALLS. REMOVE ALL PLASTIC WRAP, FABRIC ROPE, ROT PROOF WRAP, AND PLANT IDENTIFICATION TAGS.
- TREES SHALL NOT BE PLANTED CLOSER THAN EIGHT HORIZONTAL FEET OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED OR PER PLANS. MODIFICATIONS TO TREE PLACEMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND CAN BE SUBJECT TO CITY REVIEW AND APPROVAL. CONTRACTOR IS RESPONSIBLE FOR UNAPPROVED RELOCATION(S) OR MODIFICATION(S) TO TREE LOCATIONS.
- PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.
- PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE. PLANT MATERIALS SHALL BE A ONE-TIME-REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
- PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSI STANDARDS.
- WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING ROUTINE UNTIL SUBSTANTIAL PROJECT COMPLETION. CONTRACTOR IS REQUIRED TO COORDINATE WATERING REQUIREMENTS TO THE OWNER THEREAFTER.

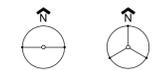
IRRIGATION NOTES:

- DELEGATED DESIGN: CONTRACTOR SHALL ENGAGE A QUALIFIED DESIGN PROFESSIONAL TO PREPARE DESIGN DRAWING(S) FOR REVIEW AND APPROVAL BY THE OWNER AND ENGINEER/LANDSCAPE ARCHITECT.
- ANY EXISTING IRRIGATION SYSTEM ON THE PROJECT SITE SHALL BE REVIEWED BY THE DESIGN PROFESSIONAL, INCLUDING ALL CONNECTIONS TO EXISTING WATER SOURCES AND EXPANDABILITY OF ANY EXISTING CONTROLLERS. CONTRACTOR SHALL MATCH EQUIPMENT TYPE TO ENSURE COMPATIBILITY WITH ANY EXISTING SYSTEM.
- IRRIGATION TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND/OR CURBS.
- INSTALL (2) 4" DIAMETER PVC PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT. PLACE SLEEVES AND MARK CLEARLY ABOVE GROUND FOR EASE OF FINDING.
- IRRIGATE LANDSCAPED AND TURF AREAS SHALL BE WITH PERMANENT, AUTOMATED SYSTEM. PROVIDE A DESIGN TO COVER THE NEW LANDSCAPE AREAS WITH HEAD TO DRIP IS PERMITTED.
- COORDINATE BACKFLOW, TAP & METER WITH THE GENERAL CONTRACTOR (GC) AND THE GC'S LICENSED PLUMBER.

CONTRACTOR STAGING NOTES:

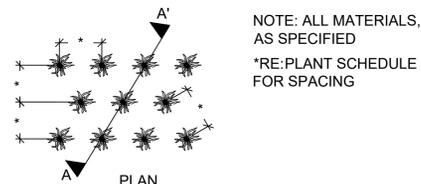
- THE CONTRACTOR SHALL NOT STOCKPILE ANY SOILS OR OTHER STORED/STAGED MATERIALS ATOP OR WITHIN A 10' OFFSET TO EACH SIDE OF AN EXISTING CULVERT THAT TRAVERSES THE PROJECT LIMITS.
- ANY INTERNAL HAUL ROADS OR ACCESS PATHS THAT MAY CROSS AN EXISTING CULVERT WITHIN THE PROJECT LIMITS, SHALL INSTALL STEEL TRAFFIC PLATES OR OTHER ENGINEER APPROVED PROTECTION MEANS TO SPAN OVER THE CULVERT.
- ANY STAGING LIMITS UTILIZED BY THE CONTRACTOR OUTSIDE OF THE ESTABLISHED PROJECT LIMITS SHALL BE MAINTAINED BY THE CONTRACTOR AND RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
- STOCKPILED TOPSOIL SHALL NOT EXCEED FOUR FEET (4') IN HEIGHT.

STAKING ORIENTATION



2 STAKES 3 STAKES

2 STAKES - 3" CAL. OR LESS
 3 STAKES - GREATER THAN 3" CAL.

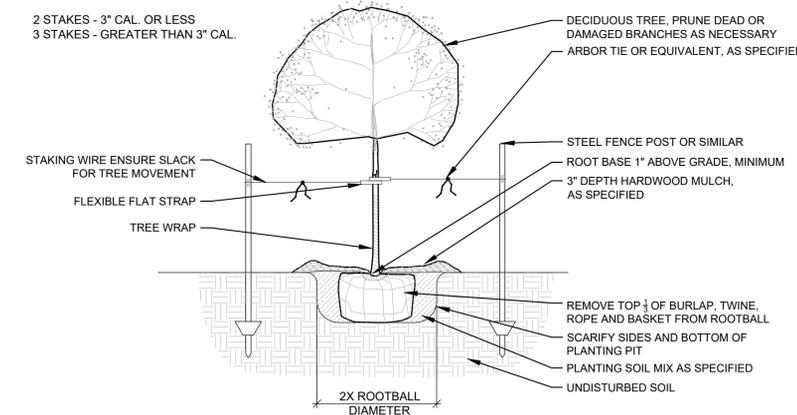


NOTE: ALL MATERIALS, AS SPECIFIED
 *RE: PLANT SCHEDULE FOR SPACING

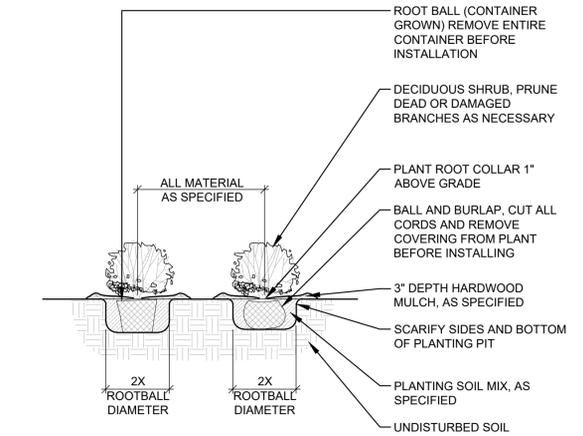
PLANT WITH TOP OF CONTAINER AT GRADE
 3" DEPTH HARDWOOD MULCH, AS SPECIFIED
 PLANTING SOIL MIX, AS SPECIFIED
 UNDISTURBED SOIL

1 GROUNDCOVER PLANTING
 1" = 1'-0" 329333.01-03

2 DECIDUOUS TREE PLANTING
 1/2" = 1'-0" 329343.01-03



DECIDUOUS TREE, PRUNE DEAD OR DAMAGED BRANCHES AS NECESSARY
 ARBOR TIE OR EQUIVALENT, AS SPECIFIED
 STEEL FENCE POST OR SIMILAR
 ROOT BASE 1" ABOVE GRADE, MINIMUM
 3" DEPTH HARDWOOD MULCH, AS SPECIFIED
 REMOVE TOP 1 OF BURLAP, TWINE, ROPE AND BASKET FROM ROOTBALL
 SCARIFY SIDES AND BOTTOM OF PLANTING PIT
 PLANTING SOIL MIX AS SPECIFIED
 UNDISTURBED SOIL
 2X ROOTBALL DIAMETER



3 SHRUB AND PERENNIAL PLANTING
 1/2" = 1'-0" 32 9333.01-04

ROOT BALL (CONTAINER GROWN) REMOVE ENTIRE CONTAINER BEFORE INSTALLATION
 DECIDUOUS SHRUB, PRUNE DEAD OR DAMAGED BRANCHES AS NECESSARY
 PLANT ROOT COLLAR 1" ABOVE GRADE
 BALL AND BURLAP, CUT ALL CORDS AND REMOVE COVERING FROM PLANT BEFORE INSTALLING
 ALL MATERIAL AS SPECIFIED
 3" DEPTH HARDWOOD MULCH, AS SPECIFIED
 SCARIFY SIDES AND BOTTOM OF PLANTING PIT
 PLANTING SOIL MIX, AS SPECIFIED
 UNDISTURBED SOIL
 2X ROOTBALL DIAMETER



City Plan Commission
Recommends Approval with Conditions

of Case No. CD-CPC-2023-00096 on 08/15/2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

100% DD, NOT
FOR CONSTRUCTION,
RECORDING PURPOSES,
OR IMPLEMENTATION



WEST PERSPECTIVE 2

TOWNHOMES
19th AND LOCUST
1901 LOCUST ST.
KANSAS CITY, MO 64108



EAST PERSPECTIVE 1

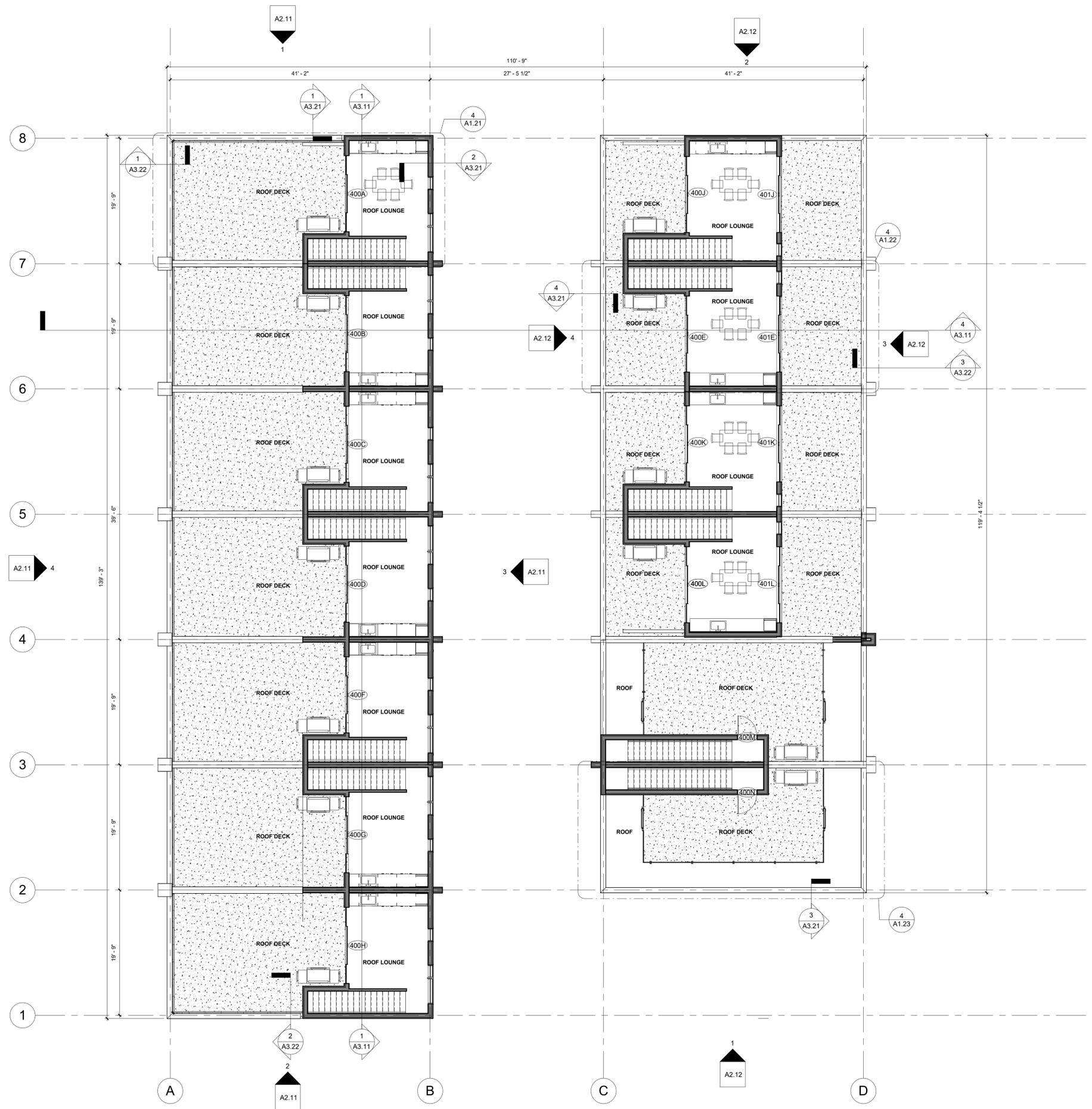
| REVISIONS | NUMBER | DATE | DESCRIPTION |
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100% DD

DATE: Issue Date

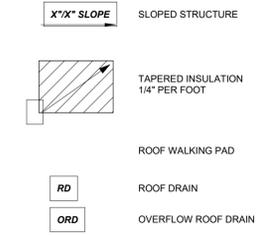
EXTERIOR
RENDERINGS

A0.10



1. REFER TO SHEET CS FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0" = CIVIL ELEVATION
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF GYP. BOARD AND COLUMN GRID LINES, UNLESS NOTED OTHERWISE (U.N.O.)
4. NOTE: WALL THICKNESSES ARE NOMINAL DIMENSIONS, NOT ACTUAL DIMENSIONS. ALL STUD WALL THICKNESSES ARE 5 INCHES, UNLESS DIMENSIONED OTHERWISE.
5. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO FINISH JAMB, ALWAYS ALLOWING MINIMUM OF 18" FROM THE PULL SIDE OF THE DOOR TO THE INTERSECTING WALL.
6. ALL PUBLIC SPACES: THE WALLS WILL BE FINISHED WITH 5/8" GYP. BD. TO A LEVEL 4 FINISH AND PAINTED, UNLESS NOTED OTHERWISE.
7. REFER TO FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.

GENERAL NOTES- ROOF PLAN



ROOF LEGEND

City Plan Commission
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 Secretary of the Commission

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TOWNHOMES
19th AND LOCUST
1901 LOCUST ST.
KANSAS CITY, MO 64108

| REVISIONS | NUMBER | DATE | DESCRIPTION |
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100% DD

DATE: Issue Date

OVERALL ROOF PLAN

A1.04

| TOILET ACCESSORY SCHEDULE | | | | | | |
|---------------------------|--------------|-------------|----------|----------|--------|----------|
| TYPE MARK | Manufacturer | Description | Model | WxDxH | FINISH | Comments |
| <varies> | <varies> | <varies> | <varies> | <varies> | | |

1. RECESSED
2. SEMI-RECESSED
3. SURFACE MOUNTED
4. MOUNT TOP OF UNIT AT 48" A.F.F.
5. CENTER ON SINK
6. INSTALL CENTERED ON INSIDE OF DOOR @ 4'-6" A.F.F.
7. TOILET PAPER DISPENSER SHALL BE 7" MIN. TO 9" MAX. IN FROM EDGE OF W.C.
8. MOUNT TOP OF UNIT AT 55-1/2" A.F.F.

| | |
|--|-----------------------------|
| | EXISTING WALL TO REMAIN |
| | PROPOSED WALL |
| | EXISTING DOOR TO REMAIN |
| | PROPOSED DOOR |
| | KEYNOTE, RE: KEYNOTE LEGEND |
| | EQUIPMENT TAG |
| | WALL TAG |
| | FLOOR DRAIN |

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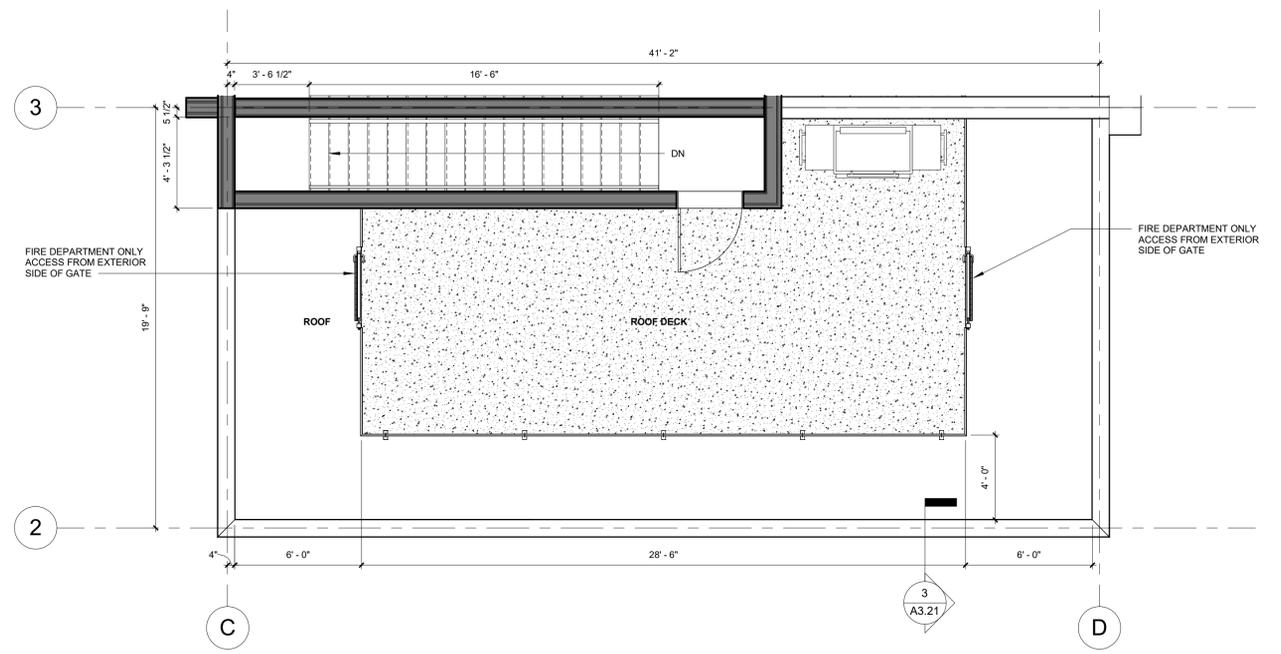
100% DD, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

- A. REFER TO G0.02 AND MANUFACTURER SPECIFICATIONS FOR MOUNTING HEIGHTS.
- B. COORDINATE ALL MOUNTING HEIGHTS W/ PLUMBING FIXTURES TO ALLOW PROPER OPERATION & INFORM ARCHITECT IN WRITING OF ANY CONFLICTS.
- C. REFER TO ELEVATIONS AND GUIDE SHEETS FOR ANY ACCESSORIES THAT MAY NOT SHOW UP ON THE PLANS.
- D. G.C. TO COORDINATE DIRECTLY W/ OWNER TO DETERMINE IF ANY ITEMS WILL BE OWNER PROVIDED, CONTRACTOR INSTALLED, VERIFY ALL ITEMS W/ OWNER PRIOR TO PURCHASING.
- E. ALL TOILET ACCESSORIES LOCATIONS BASED ON PLAN LAYOUT.

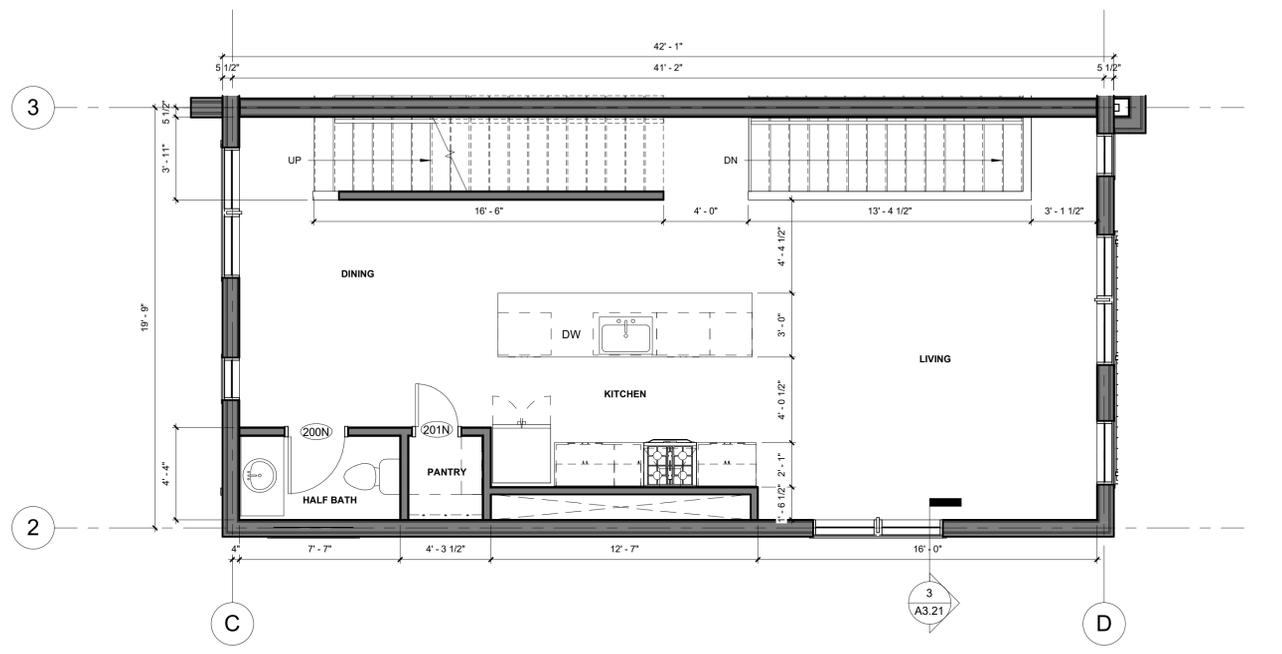
TOILET ACCESSORY REMARKS

FLOOR PLAN LEGEND

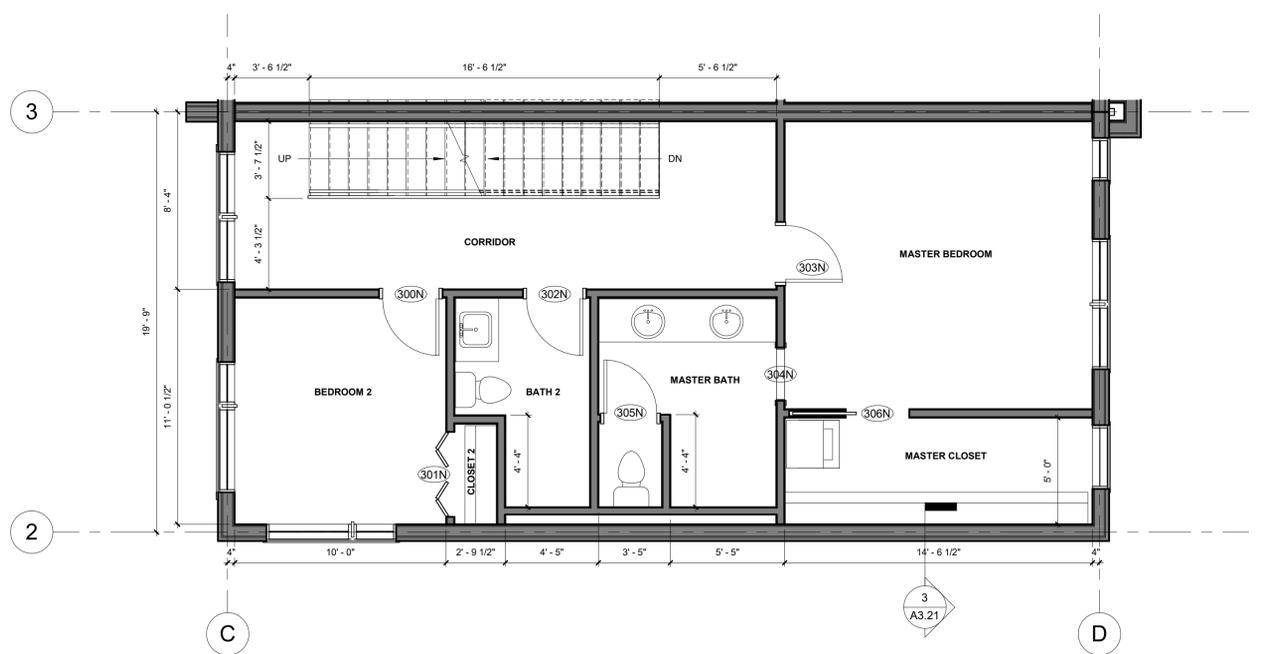
GENERAL NOTES - ENLARGED PLAN



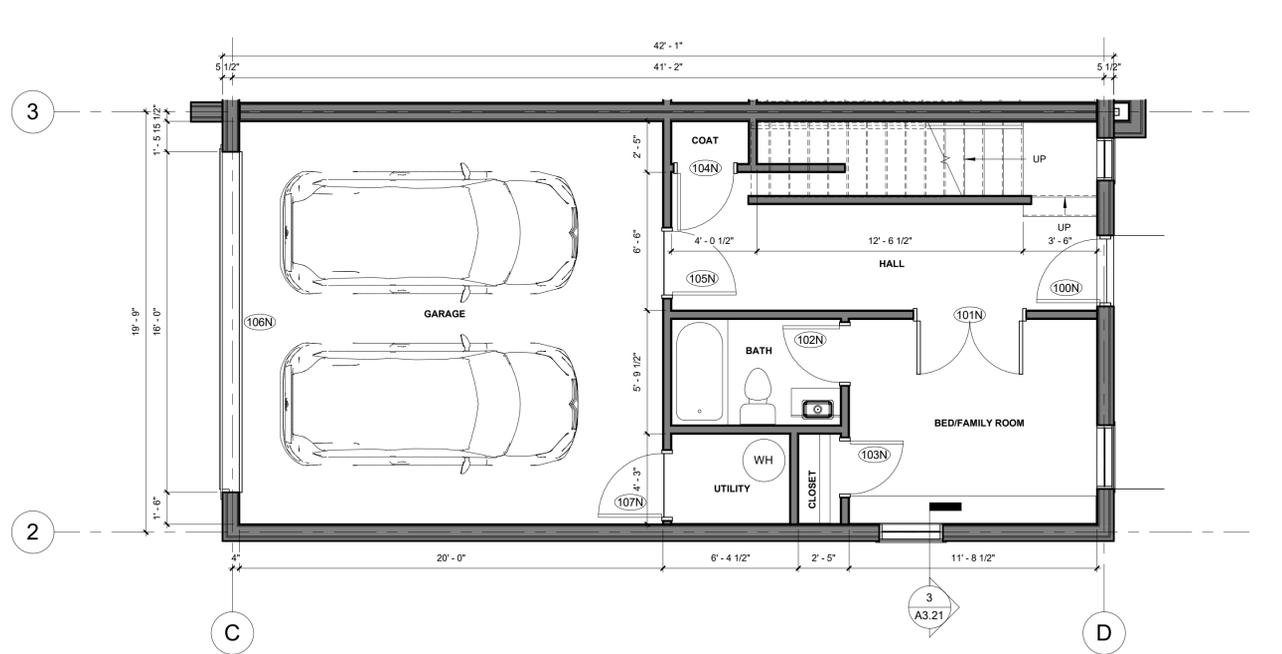
SOUTHEAST BUILDING ENLARGED ROOF PLAN 4
1/4" = 1'-0"



SOUTHEAST BUILDING ENLARGED SECOND FLOOR PLAN 2
1/4" = 1'-0"



SOUTHEAST BUILDING ENLARGED THIRD FLOOR PLAN 3
1/4" = 1'-0"



SOUTHEAST BUILDING ENLARGED FIRST FLOOR PLAN 1
1/4" = 1'-0"

TOWNHOMES
19th AND LOCUST
1901 LOCUST ST.
KANSAS CITY, MO 64108

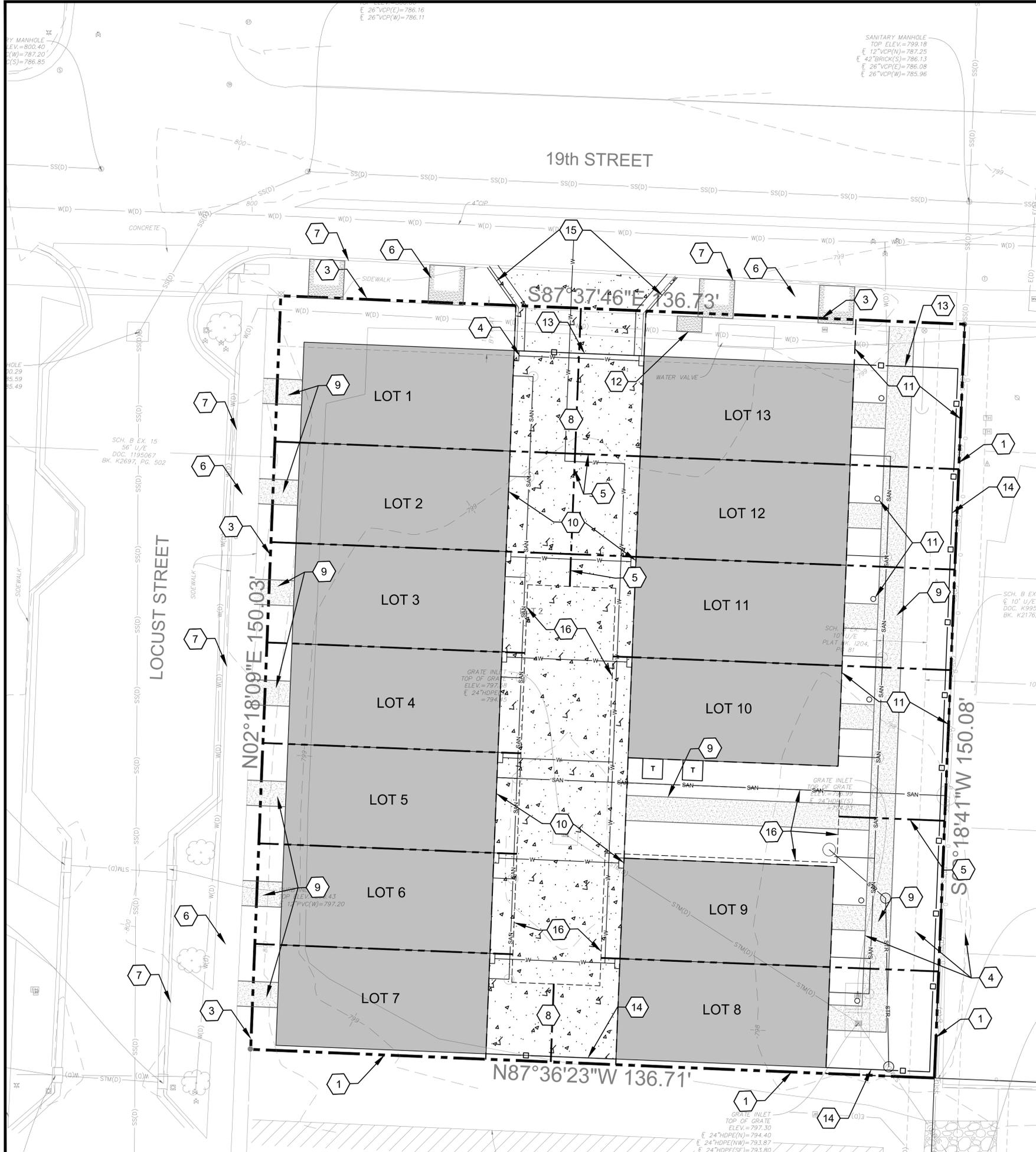
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| | NUMBER | DATE |
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100% DD

DATE: Issue Date

ENLARGED FLOOR PLANS SE BUILDINGS

A1.23



City Plan Commission
 Recommends Approval with Conditions
 of Case No. CD-CPC-2023-00096 on 08/15/2023

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

McCLURETM
 1700 Swift Ave., Suite 100
 North Kansas City, Missouri 64116
 P 816-756-0444
 F 816-756-1763

Ankeny, IA | Carroll, IA | Clive, IA
 Cedar Rapids, IA | Fort Dodge, IA
 North Liberty, IA | Sioux City, IA
 Macon, MO | Columbia, MO
 North Kansas City, MO
 Lenexa, KS

PARKLAND DEDICATION (88-408)

REQUIRED DEDICATION:
 UNITS (MULTI) = 13
 13 x 2 PEOPLE/UNIT x 0.006 = 0.156 AC.
 TOTAL REQUIRED DEDICATION = 0.156 AC.
 DEVELOPER WILL PAY MONEY IN-LIEU OF DEDICATING LAND

NOTICE:
 McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2024

PROJECT TIMELINE

SITE WORK
 ESTIMATED START DATE: OCTOBER 2023
 ESTIMATED COMPLETION DATE: OCTOBER 2025

REVISIONS

PROJECT INFO
 2022001299-010

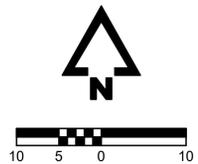
ENGINEER: AVD DRAWN BY: ELM CHECKED BY: PJO

LEGEND

- SIDEWALK/LIGHT DUTY CONCRETE PAVEMENT
- PROPERTY BOUNDARY
- TOWNHOUSE
- HEAVY DUTY CONCRETE PAVEMENT

KEY NOTES

- 1 PROPERTY LINE (TYP.)
- 2 BUILDING SETBACK LINE
- 3 EXISTING RIGHT-OF-WAY
- 4 EXISTING UTILITY EASEMENT
- 5 PROPOSED LOT LINE
- 6 EXISTING SIDEWALK TO REMAIN
- 7 EXISTING CURB TO REMAIN
- 8 PROPOSED CONCRETE DRIVE AISLE
- 9 PROPOSED CONCRETE SIDEWALK
- 10 PROPOSED ACCESS AND UTILITY EASEMENT
- 11 PROPOSED LIGHTED BOLLARD
- 12 PROPOSED CONCRETE PAD FOR CLUSTER MAILBOX
- 13 PROPOSED 6" GATE
- 14 PROPOSED 6" FENCE
- 15 PROPOSED DRIVE ENTRANCE C&G
- 16 PROPOSED DETENTION TRACT



19TH AND LOCUST TOWNHOMES
 1901 LOCUST STREET
 KANSAS CITY, MISSOURI 64154

SITE PLAN

PL:2022001299-010-04-DRAWINGS\CIVIL\DEVELOPMENT PLAN\2022001299-010 SITE.DWG

DRAWING NO.
C200

| TOILET ACCESSORY SCHEDULE | | | | | | |
|---------------------------|--------------|-------------|-------|----------|--------|----------|
| TYPE MARK | Manufacturer | Description | Model | WxDxH | FINISH | Comments |
| | | <varies> | | <varies> | | |

1. RECESSED
2. SEMI-RECESSED
3. SURFACE MOUNTED
4. MOUNT TOP OF UNIT AT 48" A.F.F.
5. CENTER ON SINK
6. INSTALL CENTERED ON INSIDE OF DOOR @ 4'-6" A.F.F.
7. TOILET PAPER DISPENSER SHALL BE 7" MIN. TO 9" MAX. IN FROM EDGE OF W.C.
8. MOUNT TOP OF UNIT AT 59-1/2" A.F.F.

TOILET ACCESSORY REMARKS

| | |
|--|-----------------------------|
| | EXISTING WALL TO REMAIN |
| | PROPOSED WALL |
| | EXISTING DOOR TO REMAIN |
| | PROPOSED DOOR |
| | KEYNOTE, RE: KEYNOTE LEGEND |
| | EQUIPMENT TAG |
| | WALL TAG |
| | FLOOR DRAIN |

FLOOR PLAN LEGEND

City Plan Commission
 Recommends Approval with Conditions
 of Case No. CD-CPC-2023-00096 on 08/15/2023

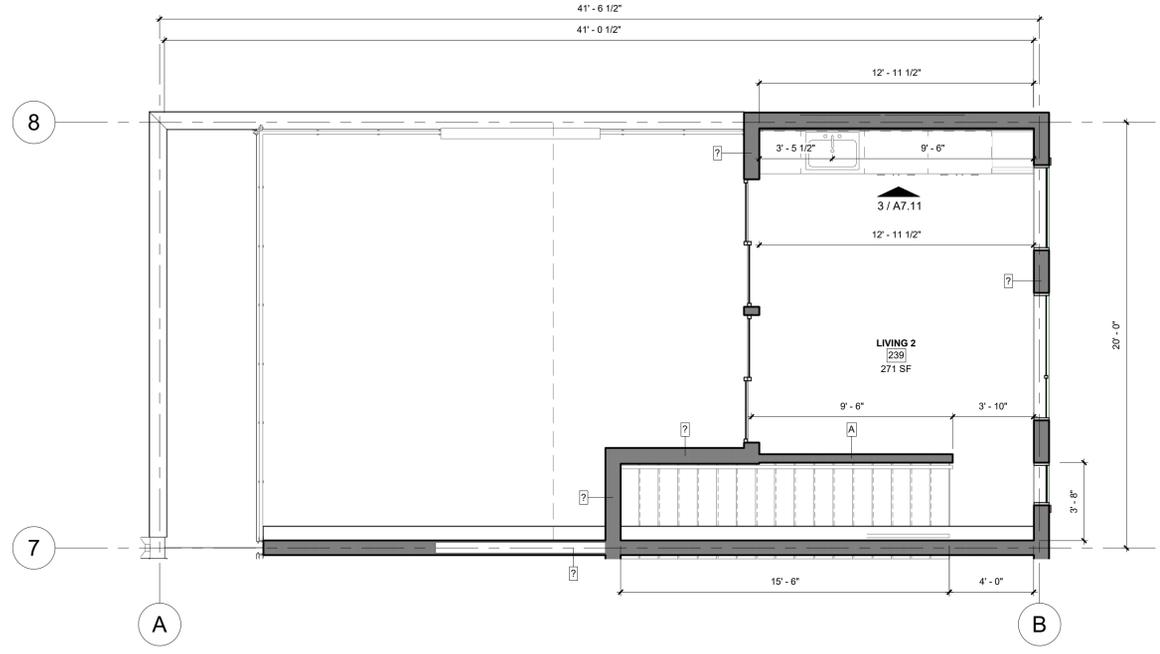
Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

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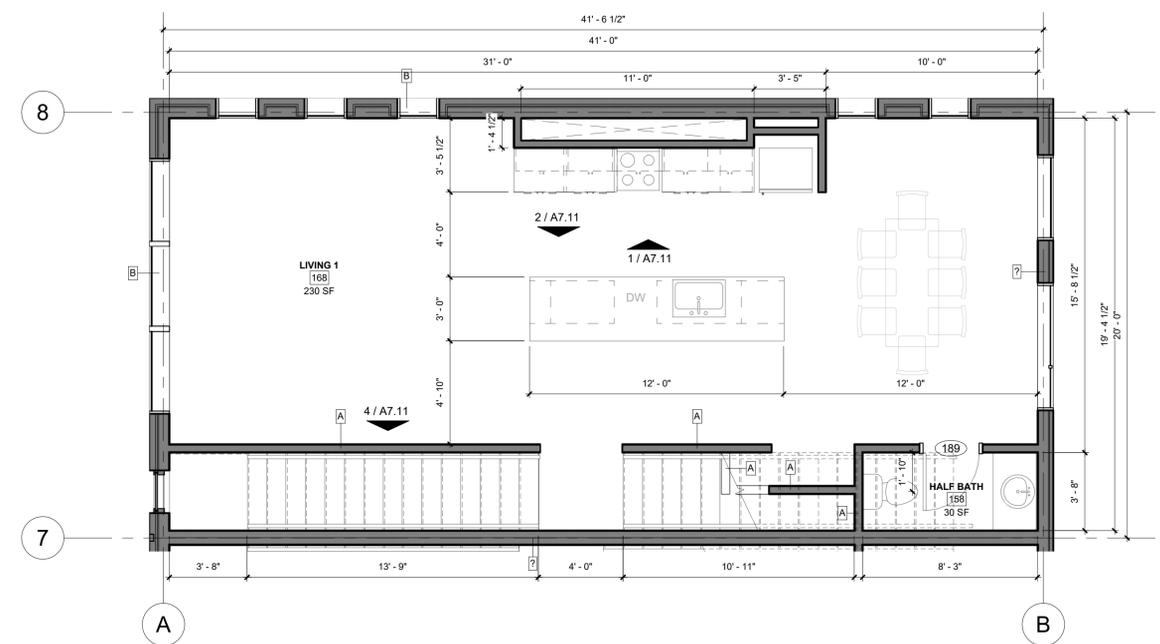
GENERAL NOTES - ENLARGED PLAN

Project Status,
NOT FOR
CONSTRUCTION,
RECORDING PURPOSES,
OR IMPLEMENTATION

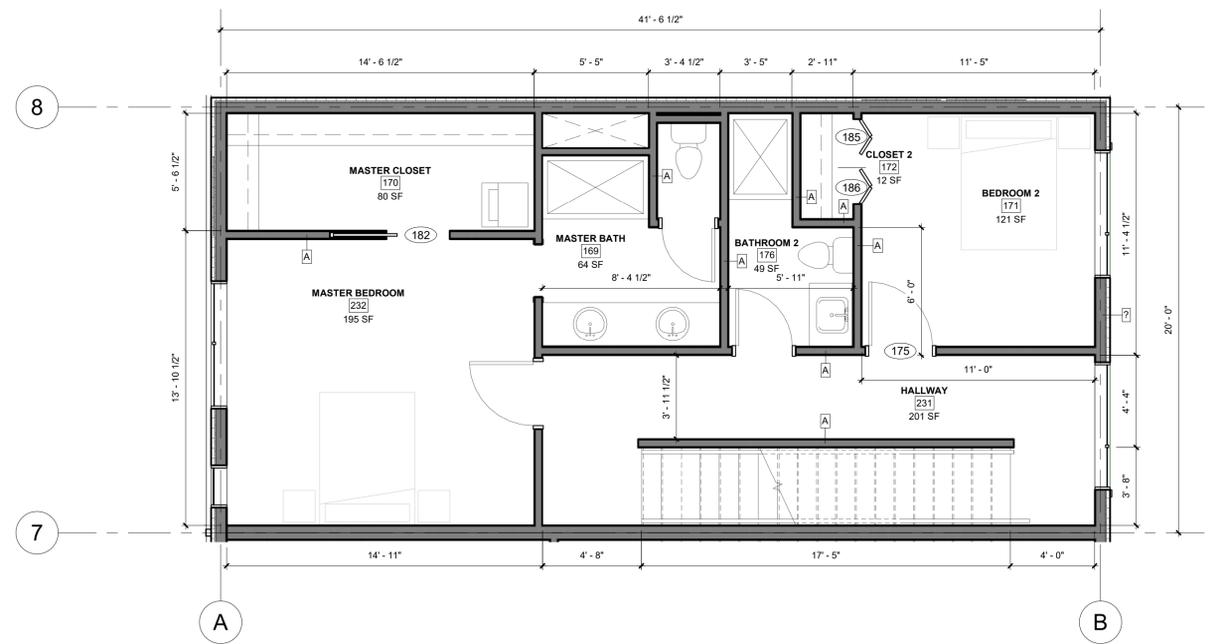
TOWNHOMES
19th AND LOCUST
1901 LOCUST ST.
KANSAS CITY, MO 64108



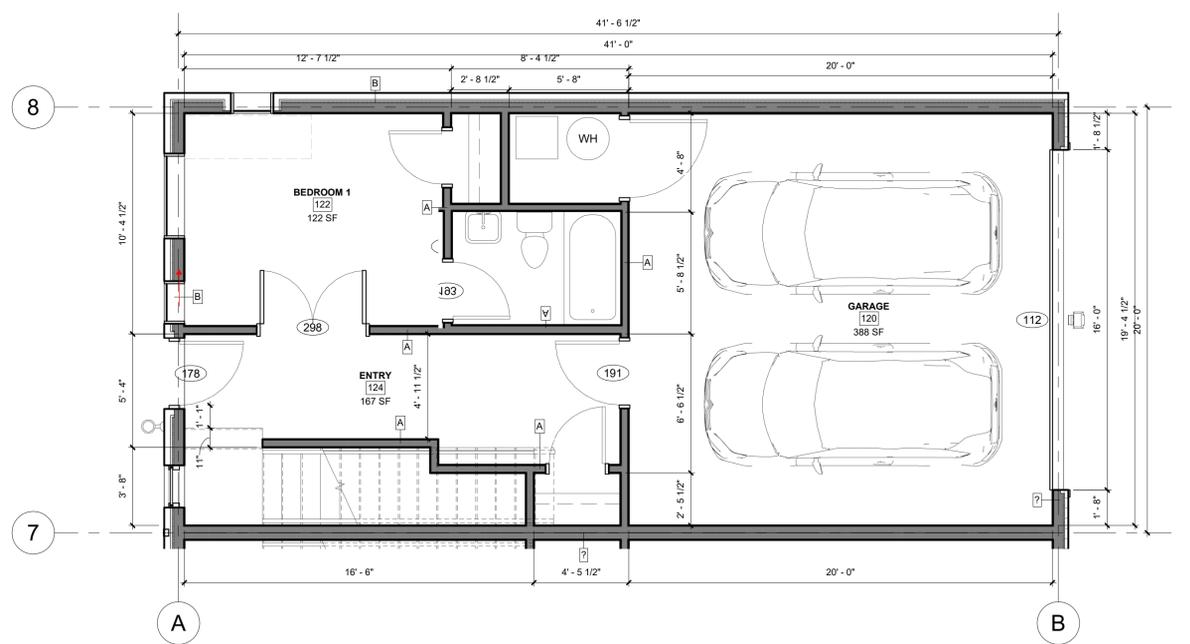
ENLARGED FOURTH FLOOR PLAN 4
1/4" = 1'-0"



ENLARGED SECOND FLOOR PLAN 2
1/4" = 1'-0"



ENLARGED THIRD FLOOR PLAN 3
1/4" = 1'-0"



ENLARGED FIRST FLOOR PLAN 1
1/4" = 1'-0"

| REVISIONS | | DESCRIPTION |
|-----------|------|-------------|
| NUMBER | DATE | |
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| | | |
| | | |

Project Status

DATE: Issue Date

PROJECT NO/Project Number

ENLARGED
FLOOR PLANS
WEST BUILDING

A1.21

| TOILET ACCESSORY SCHEDULE | | | | | | |
|---------------------------|--------------|-------------|-------|----------|--------|----------|
| TYPE MARK | Manufacturer | Description | Model | WxDxH | FINISH | Comments |
| | | <varies> | | <varies> | | |

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| | |
|--|-----------------------------|
| | EXISTING WALL TO REMAIN |
| | PROPOSED WALL |
| | EXISTING DOOR TO REMAIN |
| | PROPOSED DOOR |
| | KEYNOTE, RE: KEYNOTE LEGEND |
| | EQUIPMENT TAG |
| | WALL TAG |
| | FLOOR DRAIN |

KANSAS CITY MISSOURI

City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CD-CPC-2023-00096** on **08/15/2023**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

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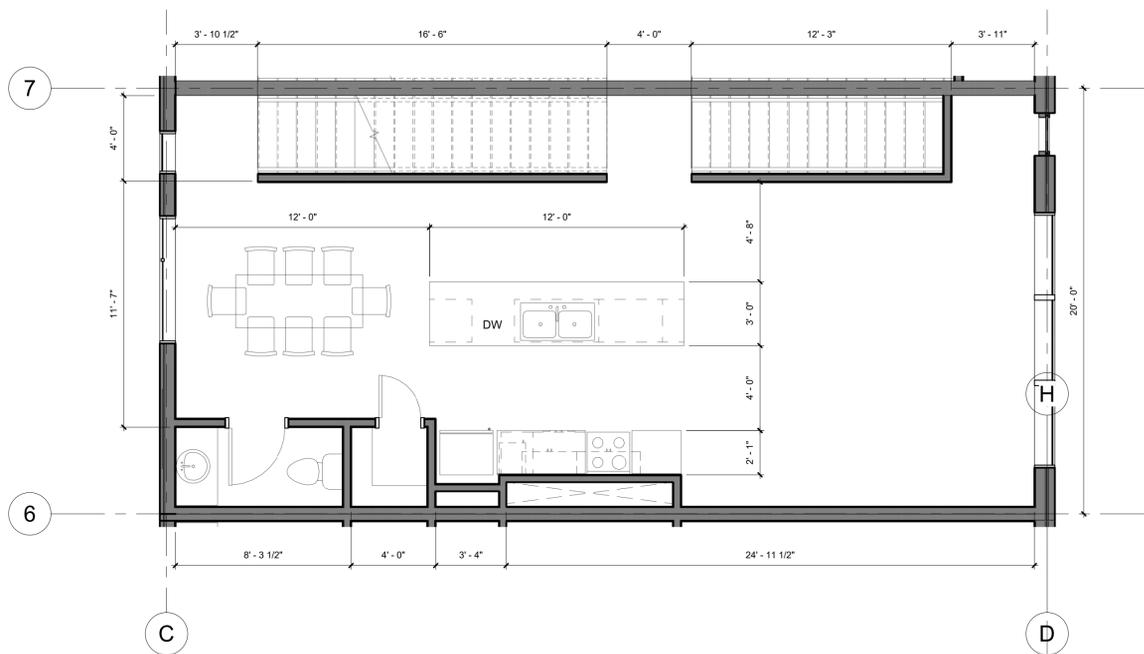
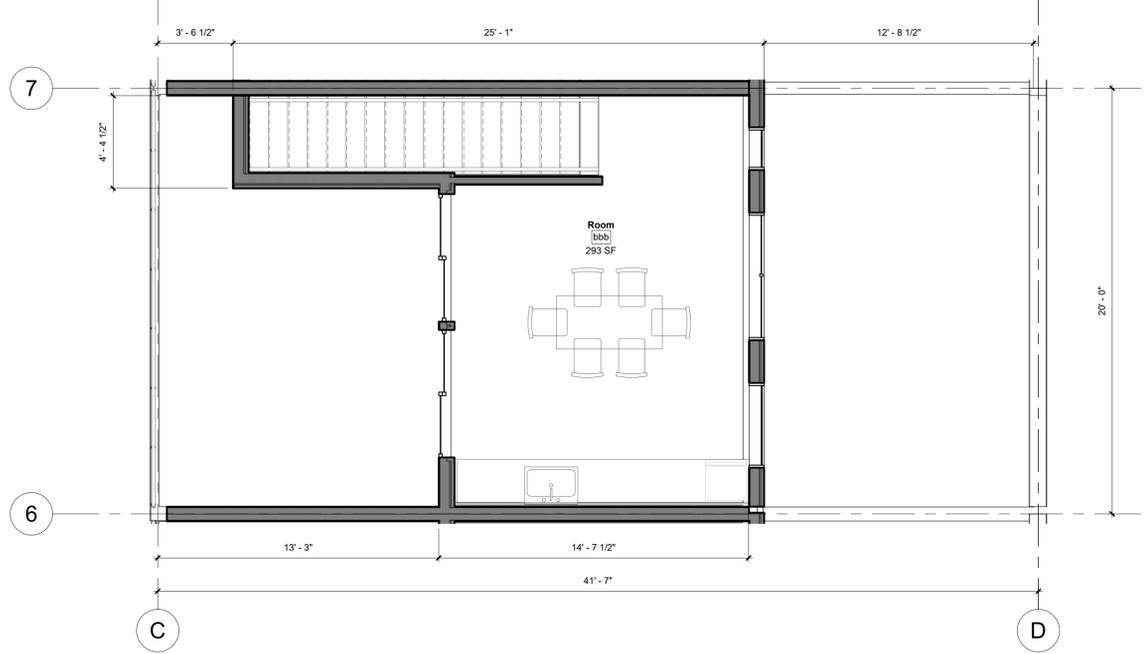
Project Status,
 NOT FOR
 CONSTRUCTION,
 RECORDING PURPOSES,
 OR IMPLEMENTATION

TOWNHOMES
19th AND LOCUST
 1901 LOCUST ST.
 KANSAS CITY, MO 64108

TOILET ACCESSORY REMARKS

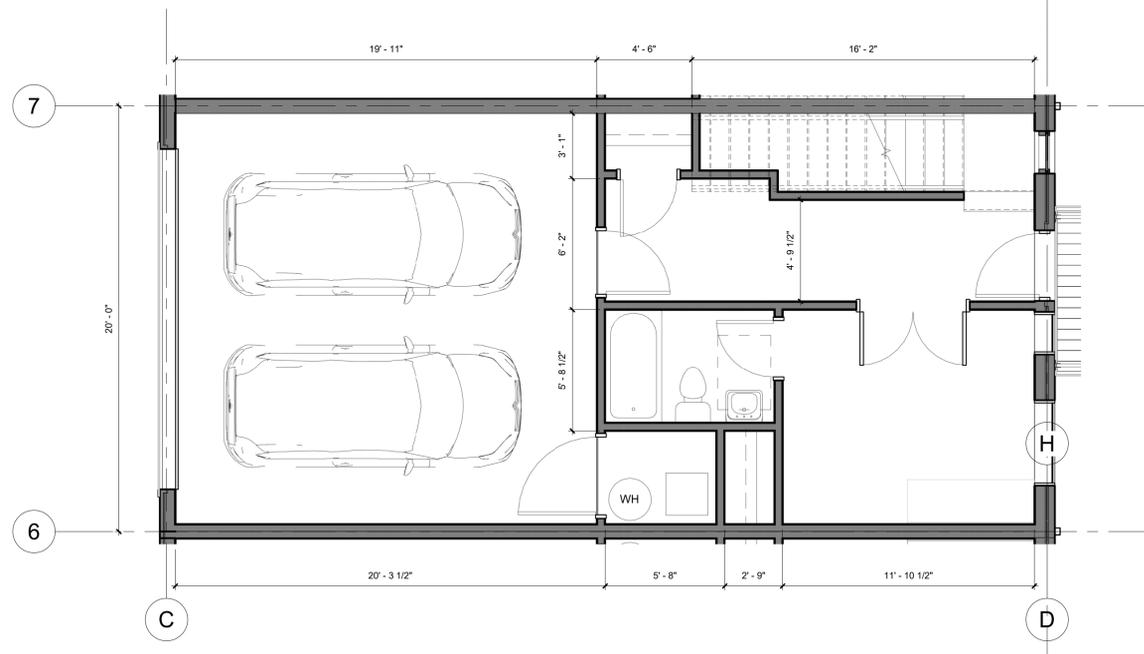
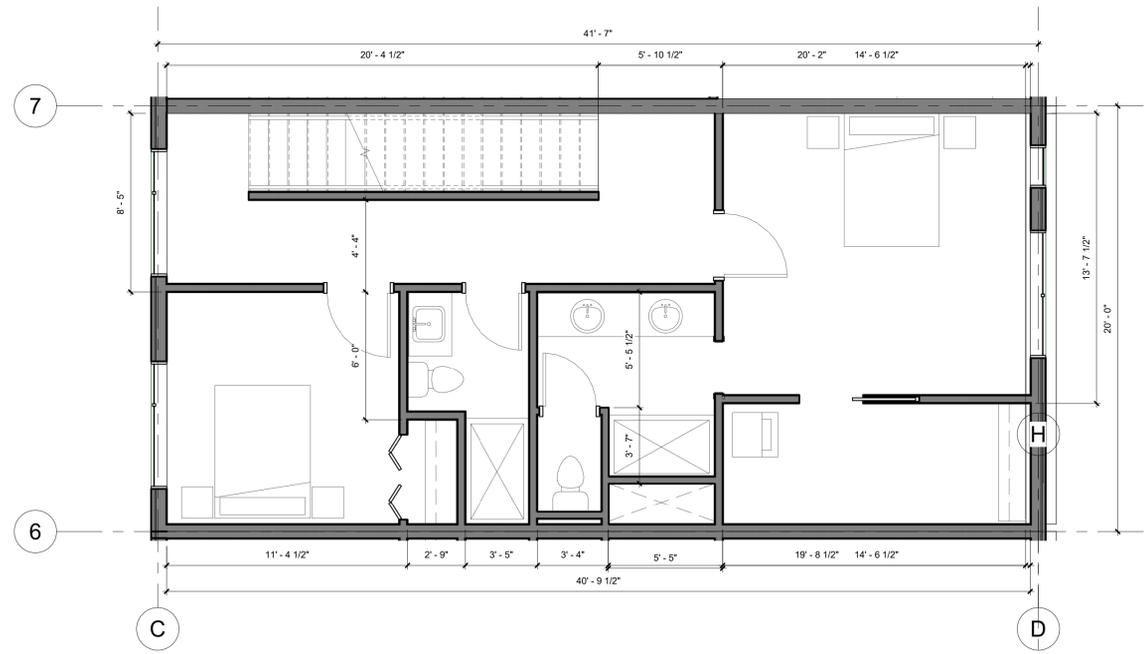
FLOOR PLAN LEGEND

GENERAL NOTES - ENLARGED PLAN



EAST BUILDING OVERALL ROOF PLAN 4
 1/4" = 1'-0"

EAST BUILDING OVERALL SECOND FLOOR PLAN 2
 1/4" = 1'-0"



EAST BUILDING OVERALL THIRD FLOOR PLAN 3
 1/4" = 1'-0"

EAST BUILDING OVERALL FIRST FLOOR PLAN 1
 1/4" = 1'-0"

| REVISIONS | DESCRIPTION | |
|-----------|-------------|------|
| | NUMBER | DATE |
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Project Status

DATE: Issue Date

PROJECT NO/Project Number

ENLARGED FLOOR PLAN EAST BUILDINGS

A1.22



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

100% DD, NOT
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OR IMPLEMENTATION



WEST PERSPECTIVE 2



EAST PERSPECTIVE 1

TOWNHOMES
19th AND LOCUST
1901 LOCUST ST.
KANSAS CITY, MO 64108

| REVISIONS | NUMBER | DATE | DESCRIPTION |
|-----------|--------|------|-------------|
| | | | |
| | | | |
| | | | |

100% DD

DATE: Issue Date

EXTERIOR
RENDERINGS

A010



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

100% DD, NOT
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OR IMPLEMENTATION

- MATERIAL - GLAZING
COLOR -
FINISH -
TYPE -
- MATERIAL - STUCCO
COLOR - GREY
FINISH -
TYPE -
- MATERIAL - BRICK
COLOR - RED
FINISH -
TYPE -
- MATERIAL - BRICK
COLOR - DARK RED
FINISH -
TYPE -
- MATERIAL - METAL
COLOR - DARK BRONZE
FINISH -
TYPE -



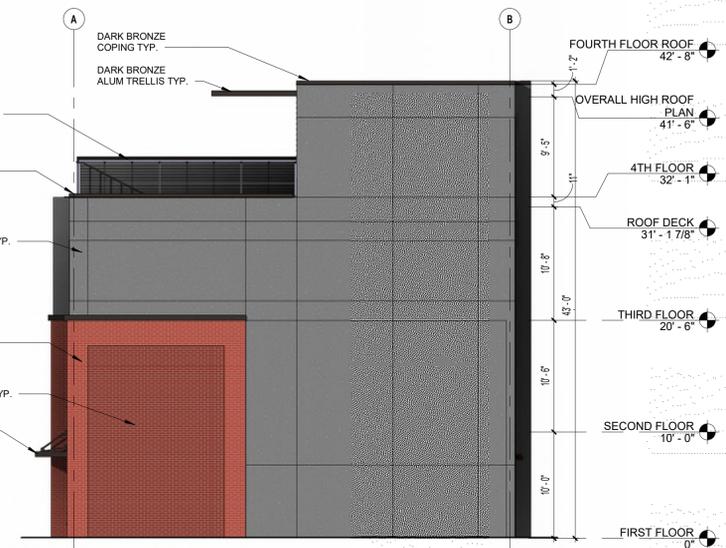
NW Axon

EXTERIOR MATERIAL LEGEND



WEST BUILDNG WEST ELEVATION 4

1/8" = 1'-0"



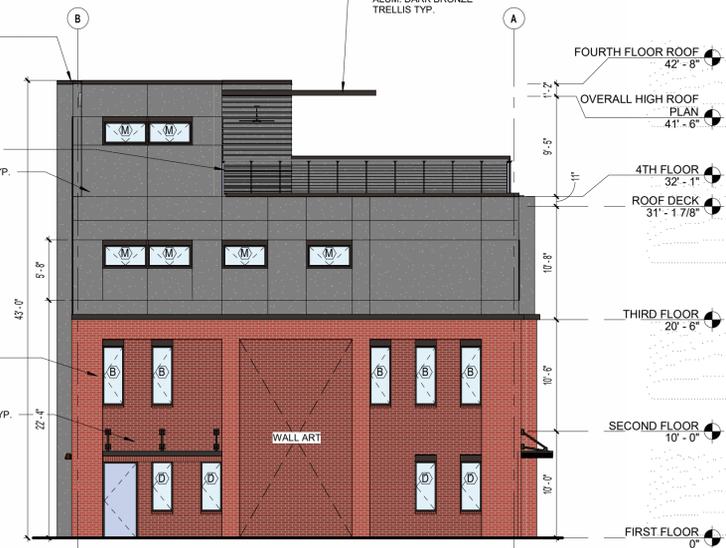
WEST BUILDING SOUTH ELEVATION 2

1/8" = 1'-0"



WEST BUILDNG EAST ELEVATION 3

1/8" = 1'-0"



WEST BUILDING NORTH ELEVATION 1

1/8" = 1'-0"

TOWNHOMES
19th AND LOCUST
1901 LOCUST ST.
KANSAS CITY, MO 64108

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100% DD

DATE: Issue Date

EXTERIOR
ELEVATIONS -
WEST BUILDING

A200



City Plan Commission
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Secretary of the Commission

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- MATERIAL - GLAZING
COLOR -
FINISH -
TYPE -
- MATERIAL - STUCCO
COLOR - GREY
FINISH -
TYPE -
- MATERIAL - BRICK
COLOR - RED
FINISH -
TYPE -
- MATERIAL - BRICK
COLOR - DARK RED
FINISH -
TYPE -
- MATERIAL - METAL
COLOR - DARK BRONZE
FINISH -
TYPE -



EXTERIOR MATERIAL LEGEND

AMERISTAR MONTAGE II FENCE FOR DEVELOPMENT



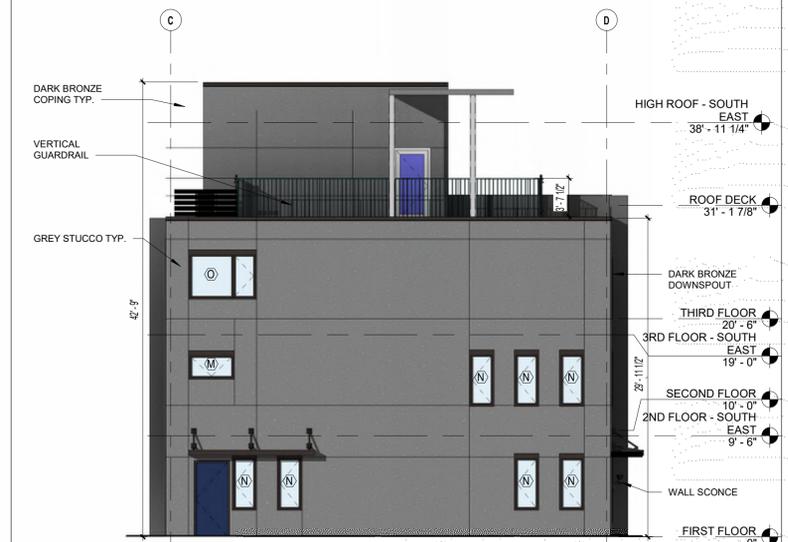
EAST BUILDINGS WEST ELEVATION 4



EAST BUILDING NORTH ELEVATION 2



EAST BUILDINGS EAST ELEVATION 3



EAST BUILDING SOUTH ELEVATION 1

TOWNHOMES
19th AND LOCUST
1901 LOCUST ST.
KANSAS CITY, MO 64108

| REVISIONS | NUMBER | DATE | DESCRIPTION |
|-----------|--------|------|-------------|
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100% DD

DATE: Issue Date

EXTERIOR
ELEVATIONS -
EAST BUILDING

A201