



SHEET SCHEDULE - DEVELOPMENT PLANS

Discipline	Sheet Number	Sheet Name
00 - COVER 00 - COVER	A0.0	COVERSHEET
01 - CIVIL 01 - CIVIL 01 - CIVIL 01 - CIVIL	C1 C2 C3	EXISTING CONDITIONS SITE PLAN GRADING PLAN
01 - LANDSCAPE 01 - LANDSCAPE	C4	LANDSCAPE PLAN
02 - ARCHITECTURAL SITE 02 - ARCHITECTURAL SITE	SP1.1	ARCHITECTURAL SITE PLAN
03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL 03 - ARCHITECTURAL	IL A1.1 IL A1.2 IL A1.3 IL A1.4 IL A1.5 IL A2.1 IL A2.2 IL A2.3 MCAL A1.1 MCAL A1.2 MCAL A1.3 MCAL A2.1 MCAL A2.2 MCAL IL A3.1	OVERALL 1SR FLOOR PLAN - IL OVERALL 2ND FLOOR PLAN - IL OVERALL 3RD FLOOR PLAN - IL OVERALL 4TH FLOOR PLAN - IL OVERALL ROOF PLAN - IL ELEVATIONS - IL ELEVATIONS - IL ELEVATIONS - IL OVERALL 1ST FLOOR PLAN - MC & AL OVERALL SECOND FLOOR PLAN - AL OVERALL ROOF PLAN - MC & AL ELEVATIONS - MCAL ELEVATIONS - MCAL EXTERIOR - 3D VIEWS
04 - ELECTRICAL (SITE LIGHTING) 04 - ELECTRICAL (SITE LIGHTING)	PH1.1	SITE PHOTOMETRIC PLAN

PROJECT TEAM

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315 NICHOLS RD, SUITE 288
KANSAS CITY, MISSOURI 64112
TEL 816 531 1698
FAX 816 53 1978

CIVIL ENGINEER
KIMLEY-HORN
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MISSOURI 64105
TEL 816 652 0350

STRUCTURAL ENGINEER

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER

HOSS & BROWN ENGINEERS
15902 MIDLAND DRIVE
SHAWNEE, KANSAS 66217
TEL 913 362 9090

DEVELOPER
O'REILLY DEVELOPMENT COMPANY, LLC
5051 SOUTH NATIONAL, SUITE 4-100
SPRINGFIELD, MISSOURI 65810
TEL 417 893 6006

GENERAL CONTRACTOR

SENIOR COMMUNITY NW BARRY ROAD

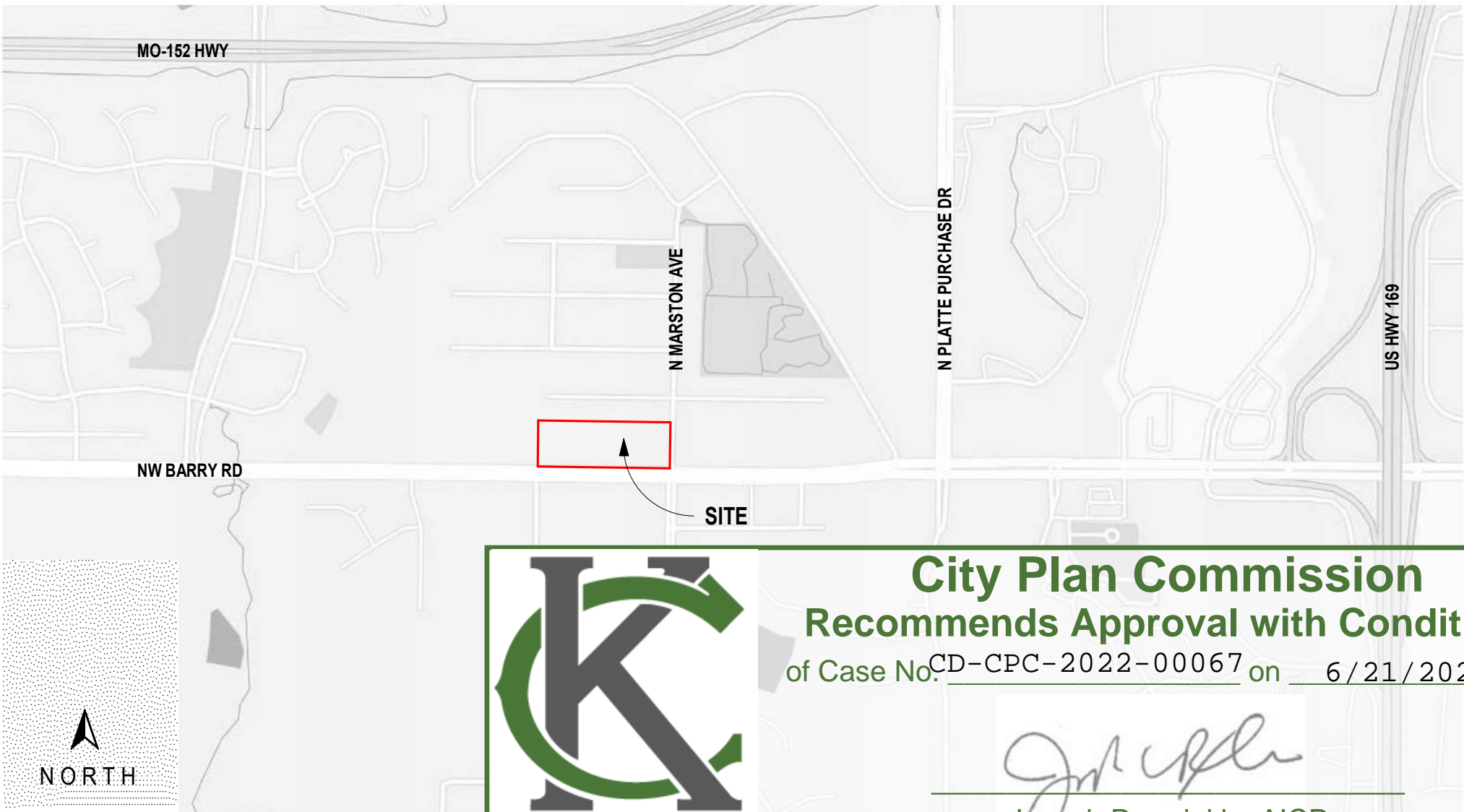
KANSAS CITY, PLATTE COUNTY, MISSOURI 64154



STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.532.1978

GENERAL PROJECT NOTES

- A. ALL WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, ADA / ACCESSIBILITY & LIFE SAFETY CODES & REQUIREMENTS.
- B. THE GENERAL CONTRACTOR & ALL SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES TO ALL EX. BUILDING SPECIFIC REQUIREMENTS & EXTENTS OF THE WORK PRIOR TO BIDDING. NO CHANGES IN THE CONTRACT WILL BE CONSIDERED FOR INFORMATION DISCERNIBLE FROM THE EX. CONDITIONS OR THE DRAWINGS.
- C. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL EX. CONDITIONS, DIMENSIONS & ELEVATIONS PRIOR TO ORDERING, FABRICATION, ETC.
- D. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PROJECT DOCUMENTS PRIOR TO BID. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PROJECT DOCUMENTS & EX. CONDITIONS.
- E. ALL WORK TO BE PERFORMED IN A FIRST CLASS, PROFESSIONAL, CODE COMPLIANT MANNER.
- F. REFERENCE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.



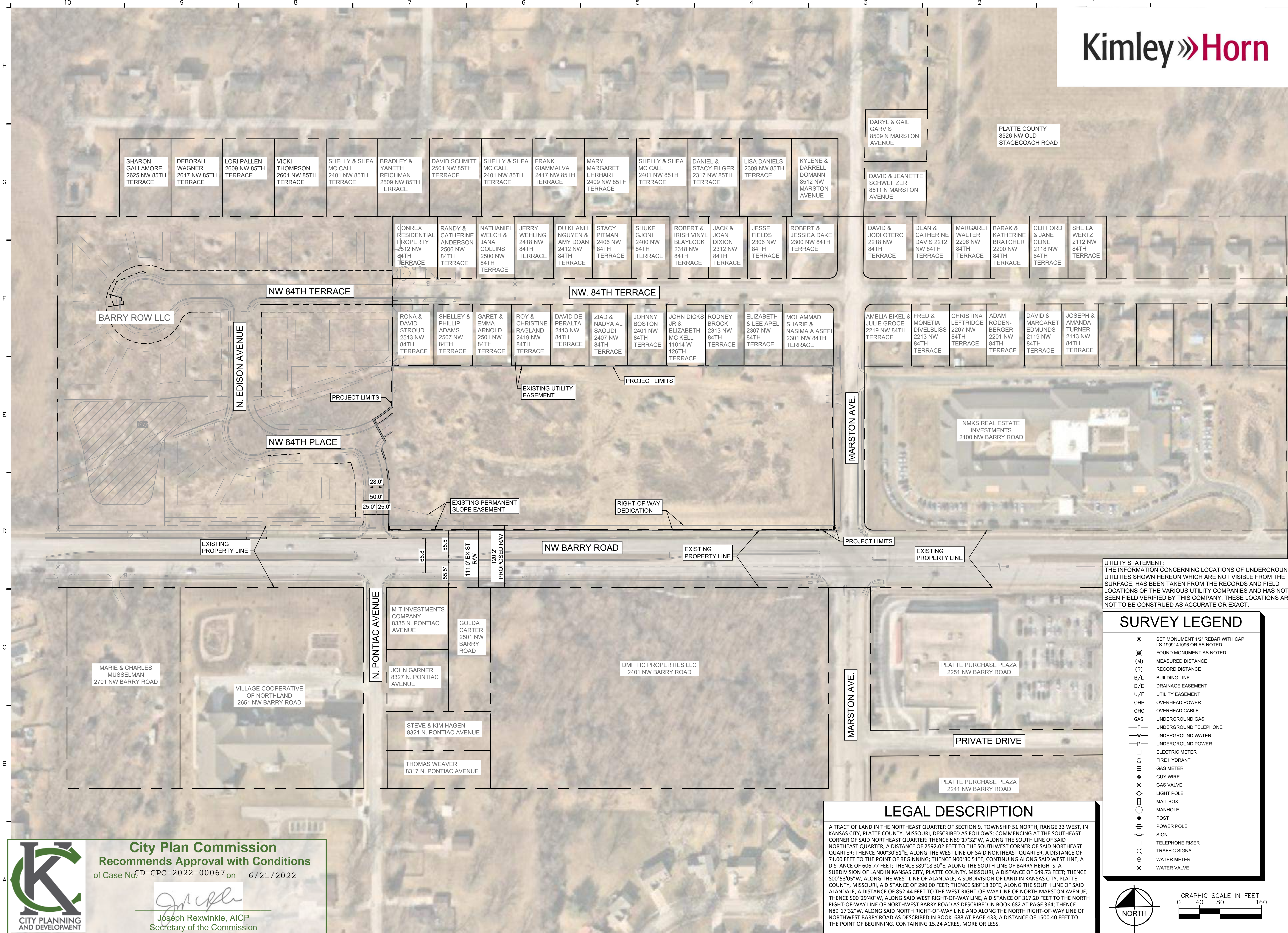
City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2022-00067 on 6/21/2022

Joseph Rexwinkle, AICP
Secretary of the Commission

ISSUE DATE:
06/04/2022

**DEVELOPMENT
PLAN
SUBMITTAL**

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Jun 02,2022 8:43am



UTILITY STATEMENT:
THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.

SURVEY LEGEND

●	SET MONUMENT 1/2" REBAR WITH CAP
⊗	LS 1994/1996 OR AS NOTED
⊗	FOUND MONUMENT AS NOTED
(M)	MEASURED DISTANCE
(R)	RECORD DISTANCE
B/L	BUILDING LINE
D/E	DRAINAGE EASEMENT
U/E	UTILITY EASEMENT
OHP	OVERHEAD POWER
OHC	OVERHEAD CABLE
—GAS—	UNDERGROUND GAS
—T—	UNDERGROUND TELEPHONE
—W—	UNDERGROUND WATER
—P—	UNDERGROUND POWER
□	ELECTRIC METER
⊕	FIRE HYDRANT
⊕	GAS METER
⊕	GLY WIRE
⊕	GAS VALVE
⊕	LIGHT POLE
⊕	MAIL BOX
⊕	MANHOLE
⊕	POST
⊕	POWER POLE
⊕	SIGN
⊕	TELEPHONE RISER
⊕	TRAFFIC SIGNAL
⊕	WATER METER
⊕	WATER VALVE

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN KANSAS CITY, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE N89°17'32"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2592.02 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE N00°30'51"E, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING; THENCE N00°30'51"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 606.77 FEET; THENCE S89°18'30"E, ALONG THE SOUTH LINE OF BARRY HEIGHTS, A SUBDIVISION OF LAND IN KANSAS CITY, PLATTE COUNTY, MISSOURI, A DISTANCE OF 649.73 FEET; THENCE S00°53'05"W, ALONG THE WEST LINE OF ALANDALE, A SUBDIVISION OF LAND IN KANSAS CITY, PLATTE COUNTY, MISSOURI, A DISTANCE OF 290.00 FEET; THENCE S89°18'30"E, ALONG THE SOUTH LINE OF SAID ALANDALE, A DISTANCE OF 852.44 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH MARSTON AVENUE; THENCE S00°29'40"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 317.20 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD AS DESCRIBED IN BOOK 682 AT PAGE 364; THENCE N89°17'32"W, ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD AS DESCRIBED IN BOOK 688 AT PAGE 433, A DISTANCE OF 1500.40 FEET TO THE POINT OF BEGINNING. CONTAINING 15.24 ACRES, MORE OR LESS.



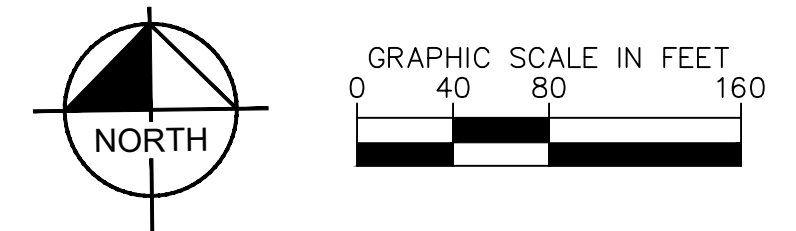
EXISTING CONDITIONS
ISSUE DATE:
JUNE 4, 2022
REVISIONS:

PROJECT NO.: 2112

C1

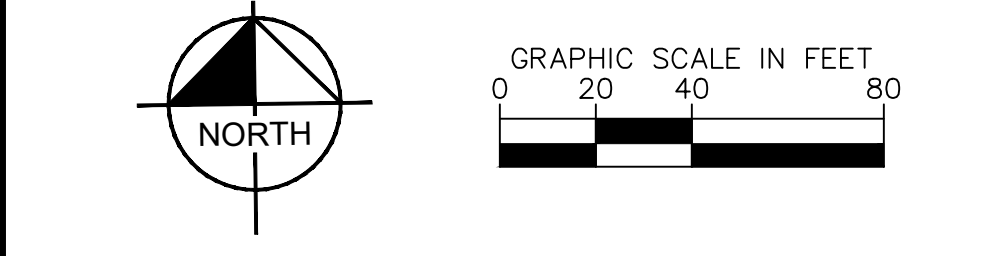
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Joseph Rexwinkle
Joseph Rexwinkle, AICP
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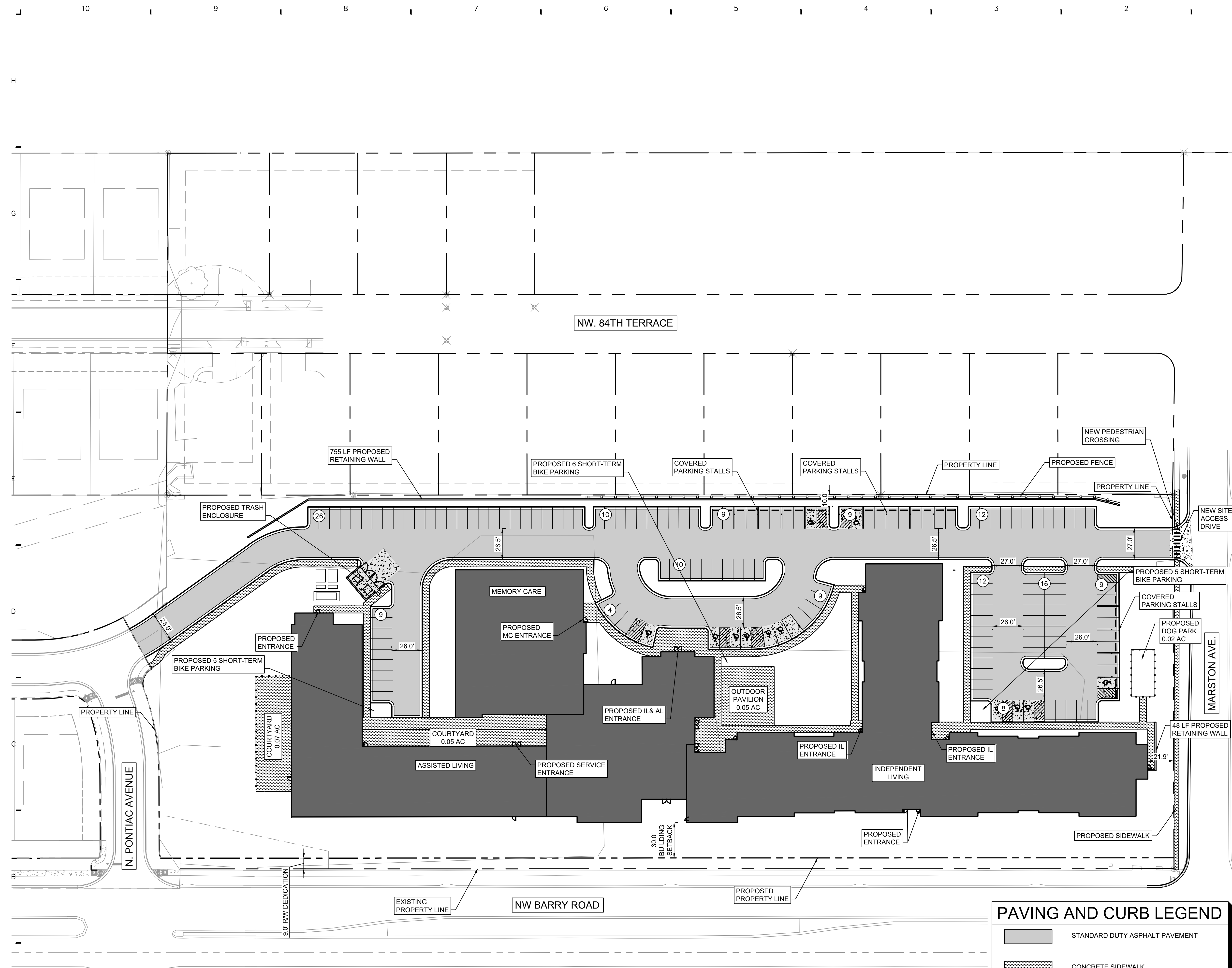


SUMMARY TABLE		
A	Zoning	
	Existing	R-7.5
	Proposed	B3-3
B	Total Land Area	
	Existing	6.18 Acres
C	Right-of-way	
	Existing	0.00 Acres
	Proposed	0.18 Acres
D	Net Land Area	
	Existing	6.18 Acres
	Proposed	6.00 Acres
E	Proposed Uses	
	Senior Continuum of Care	
F	Structure Height & # of floors	
	Number of Floors	4 (MAX)
	Structure Height	51'-0"
G	Gross Floor Area & # of Units	
	Total Building Count	1
	Memory Care Floor Area (SF)	13,451
	Assisted Living Floor Area (SF)	34,062
	Independent Living Floor Area (SF)	35,180
	Total Gross Floor Area (SF)	82,693
	Total Unit Count	158
H	Building Coverage & FAR	
	Coverage	32%
	FAR	0.32
I	Density	
	Gross Density (lots/land area)	25.6
	Net Density (lots/net land area)	26.3
J	Parking	
	Vehicle Stalls Required*	53
	Vehicle Stalls Provided	143
	Short-Term Bike Stalls Required/Provided	16
	Long-Term Bike Stalls Required/Provided	32
L	Timeline	
	Estimated Start Date	6/1/2023
	Estimated Completion Date	6/1/2025
M	Building Setback Requirements	
	Rear Setback (FT)	30
	Front Setback (FT)	30
	Side Setback (FT)	8
	Side Setback (Abutting Street) (FT)	15
	Maximum Height (FT)	55
N	Parkland Dedication	
	Calculated base on 2 people per dwelling unit	
	# of Dwelling Units	158
	Total People	316
	Acres per Person	0.006
	Acres Required	1.896
	Acres Provided	0.1885
	Difference	1.7075
Parkland Fees	\$ 83,328.34	
* Parking Notes: Senior Continuum of Care: 1 vehicle stall/dwelling unit		

CODE COMPLIANCE NOTES	
1.	TRASH RECEPTACLE WILL CONFORM TO KCMO DEVELOPMENT CODE 88-425-08
2.	ANY ROOF MOUNTED MECHANICAL EQUIPMENT WILL COMPLY WITH THE KCMO DEVELOPMENT CODE 88-425-08-B
3.	ANY SITE SIGNAGE WILL COMPLY WITH THE KCMO DEVELOPMENT CODE 88-445



PAVING AND CURB LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD CURB AND GUTTER



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Jun 03, 2022 7:19am

City Plan Commission
Recommends Approval with Conditions
 of Case No. CD-CPC-2022-00067 on 6/21/2022

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

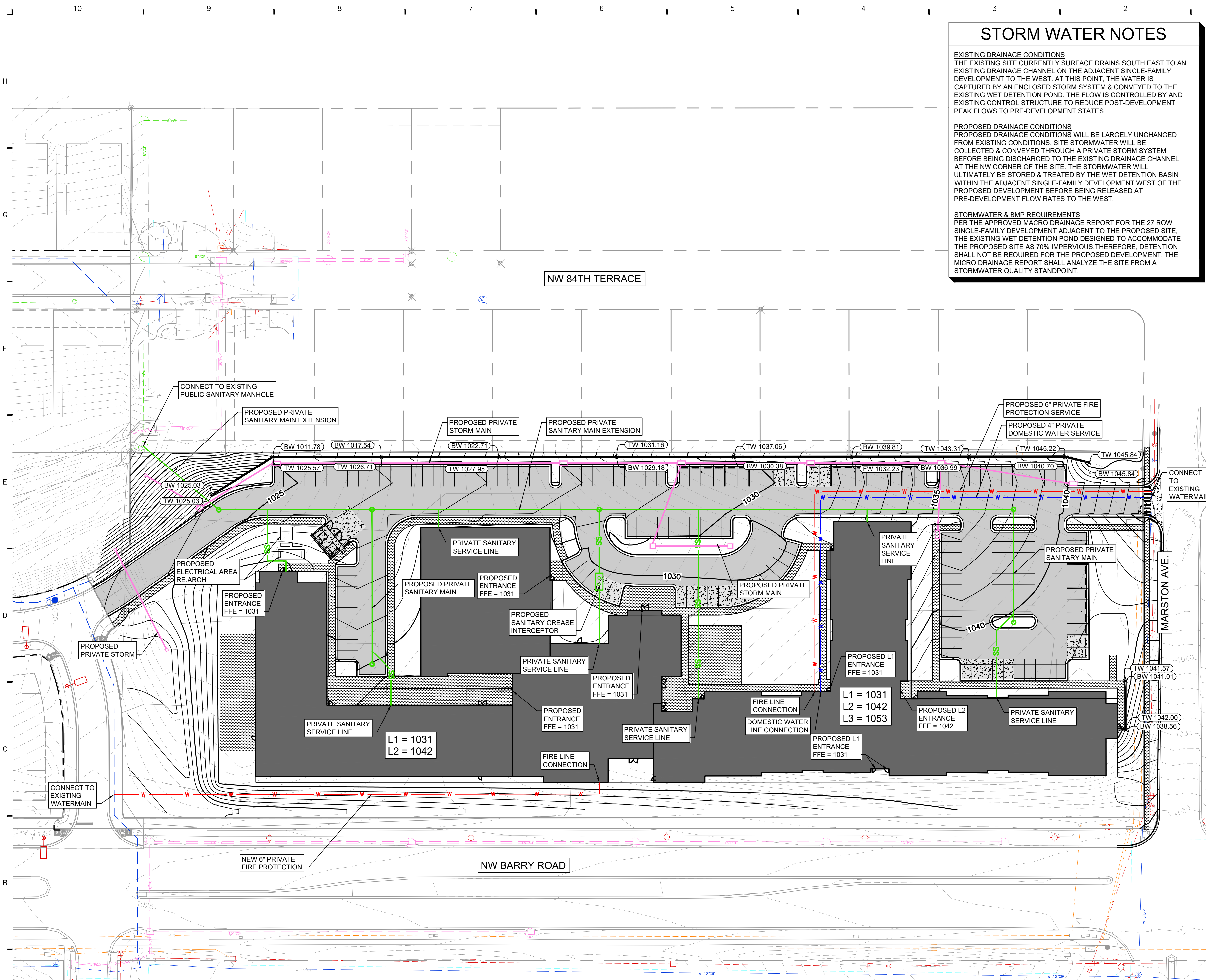


SITE PLAN
 ISSUE DATE:
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PROJECT NO.: 2112

C2

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STORM WATER NOTES

EXISTING DRAINAGE CONDITIONS
THE EXISTING SITE CURRENTLY SURFACE DRAINS SOUTH EAST TO AN EXISTING DRAINAGE CHANNEL ON THE ADJACENT SINGLE-FAMILY DEVELOPMENT TO THE WEST. AT THIS POINT, THE WATER IS CAPTURED BY AN ENCLOSED STORM SYSTEM & CONVEYED TO THE EXISTING WET DETENTION POND. THE FLOW IS CONTROLLED BY AN EXISTING CONTROL STRUCTURE TO REDUCE POST-DEVELOPMENT PEAK FLOWS TO PRE-DEVELOPMENT STATES.

PROPOSED DRAINAGE CONDITIONS
PROPOSED DRAINAGE CONDITIONS WILL BE LARGELY UNCHANGED FROM EXISTING CONDITIONS. SITE STORMWATER WILL BE COLLECTED & CONVEYED THROUGH A PRIVATE STORM SYSTEM BEFORE BEING DISCHARGED TO THE EXISTING DRAINAGE CHANNEL AT THE NW CORNER OF THE SITE. THE STORMWATER WILL ULTIMATELY BE STORED & TREATED BY THE WET DETENTION BASIN WITHIN THE ADJACENT SINGLE-FAMILY DEVELOPMENT WEST OF THE PROPOSED DEVELOPMENT BEFORE BEING RELEASED AT PRE-DEVELOPMENT FLOW RATES TO THE WEST.

STORMWATER & BMP REQUIREMENTS
PER THE APPROVED MACRO DRAINAGE REPORT FOR THE 27 ROW SINGLE-FAMILY DEVELOPMENT ADJACENT TO THE PROPOSED SITE. THE EXISTING WET DETENTION POND DESIGNED TO ACCOMMODATE THE PROPOSED SITE AS 70% IMPERVIOUS. THEREFORE, DETENTION SHALL NOT BE REQUIRED FOR THE PROPOSED DEVELOPMENT. THE MICRO DRAINAGE REPORT SHALL ANALYZE THE SITE FROM A STORMWATER QUALITY STANDPOINT.



GENERAL NOTES

1. THE GRADING SHOWN IS CONCEPTUAL IN NATURE AND SHOULD NOT BE VIEWED AS FINAL CONSTRUCTION DOCUMENT OR PERMIT LEVEL OF DESIGN. FINE GRADING (SPOT ELEVATIONS) WILL BE INCLUDED AS PART OF THE PERMIT SUBMITTAL, FOLLOWING CPC APPROVAL.
2. EROSION CONTROL MEASURES (SILT FENCE, TRIANGULAR SILT DIKE, INLET PROTECTION, ETC.) WILL BE DOCUMENTED AS PART OF THE PERMIT SUBMITTAL, FOLLOWING CPC APPROVAL.
3. ALL UTILITIES SHOWN SHALL BE PRIVATE UTILITIES UNLESS OTHERWISE NOTED.

GRADING NOTES

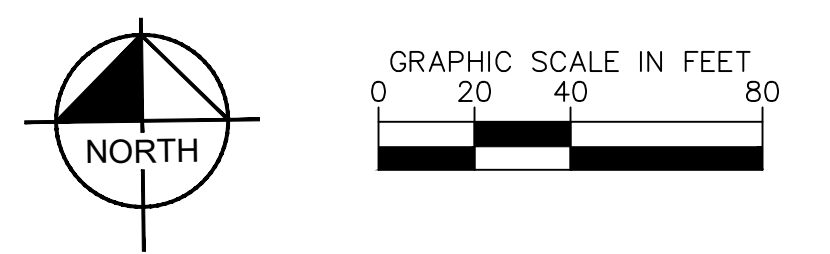
1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
2. ALL GRADING OPERATIONS (EXCAVATION, FILL, COMPACTION, ETC.) SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER WILL BE DESIGNATED AND PAID FOR BY THE OWNER.
3. NO PAVEMENTS SHALL BE PLACED PRIOR TO APPROVAL OF THE SUB-GRADE BY THE GEOTECHNICAL ENGINEER.
4. ALL FILL MATERIAL SHALL BE IN COMPLIANCE WITH THE PROJECT SPECIFICATIONS, OR THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
5. THE CONTRACTOR SHALL LEAVE ALL AREAS NOT TO RECEIVE PAVEMENT, 6 INCHES BELOW FINISHED GRADE, TO ALLOW FOR TOPSOIL. SEE LANDSCAPE PLANS, FOR ADDITIONAL REQUIREMENTS.
6. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
7. ALL ADA PARKING STALLS AND ACCESS AISLES, SHALL HAVE LESS THAN 2% RESULTANT SLOPE, IN ANY DIRECTION.
8. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5%, WITH CONSTRUCTION TOLERANCE FOR 1.0% MINIMUM, AND 2.0% MAXIMUM, AND LESS THAN 5% RUN SLOPE.
9. ALL BUILDING ENTRANCES AND EXITS, SHALL HAVE A MINIMUM 5' LANDING WITH 1.5% TYPICAL SLOPE AWAY FROM THE BUILDING (2.0% MAXIMUM).
10. FINISHED GRADE AROUND THE BUILDING, SHALL BE 6" BELOW FINISHED FLOOR, EXCEPT AS NOTED IN THE ENLARGED GRADING PLANS.

GRADING LEGEND

- XXX — PROPOSED CONTOUR
- XXX - - - EXISTING CONTOUR
- AR — AR — ACCESSIBLE ROUTE

UTILITY LEGEND

- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. STORM LINE
- EX. GAS LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. UNDERGROUND ELECTRIC LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM LINE
- PROPOSED CURB INLET
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED GAS LINE
- PROPOSED SANITARY GREASE INTERCEPTOR



SENIOR COMMUNITY
 NW BARRY ROAD
 KANSAS CITY, PLATE COUNTY, MISSOURI 64154
 STARK WILSON DUNCAN ARCHITECTS INC
 315 NICHOLS RD, STE 228 - KANSAS CITY, MO 64112 - T 816.531.1696 F 816.531.1978

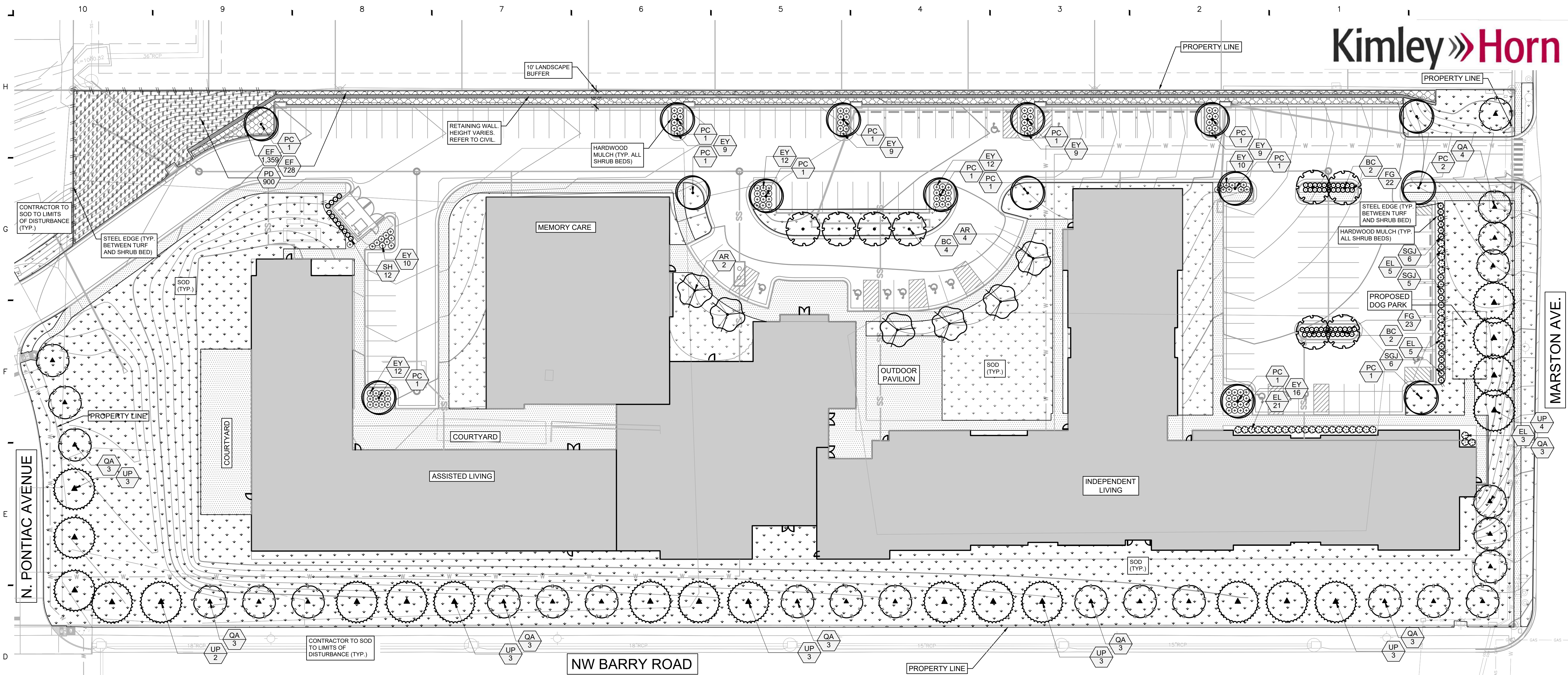


GRADING PLAN
ISSUE DATE:
JUNE 4, 2022
REVISIONS:

PROJECT NO.: 2112
C3
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City Plan Commission
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Joseph Rexwinkle, AICP
 Secretary of the Commission



Kimley»Horn

SWD
ARCHITECTS
EST 1935

O'REILLY
DEVELOPMENT
COMPANY, LLC

SENIOR COMMUNITY
NW BARRY ROAD
KANSAS CITY, PLATE COUNTY, MISSOURI 64154

STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS RD. - STE 228 - KANSAS CITY, MO 64112 - T 816.531.1696 F 816.531.1978

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LANDSCAPE SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CALIPER	SIZE	REMARKS
	AR	6	ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE	B&B/C	2" CAL.	---	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
	PC	15	PISTACIA CHINENSIS CHINESE PISTACHE	B&B/C	2" CAL.	---	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
	QA	25	QUERCUS ACUTISSIMA SAWTOOTH OAK	B&B/C	2" CAL.	---	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
	BC	8	TAXODIUM DISTICHUM 'MICKELSON' TM SHAWNEE BRAVE BALD CYPRESS	B&B/C	2" CAL.	---	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
	UP	21	ULMUS PARVIFOLIA 'ALLEE' ALLEE LACEBARK ELM	B&B/C	2" CAL.	---	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	SH	12	ILEX CRENATA 'STEEDS' STEEDS HOLLY	CONTAINER	5 GAL.	AS SHOWN	FULL & MATCHING.
	SGJ	17	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	CONTAINER	5 GAL.	AS SHOWN	FULL & MATCHING.
	EL	34	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL	CONTAINER	5 GAL.	AS SHOWN	FULL & MATCHING.
	EY	108	TAXUS X MEDIA 'EVERLOW' EVERLOW ANGLO-JAPANESE YEW	CONTAINER	3 GAL.	AS SHOWN	FULL & MATCHING.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	FG	45	PENNISSETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	CONTAINER	1 GAL.	AS SHOWN	FULL & MATCHING.
GRASS AREAS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	PD	900	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	CONTAINER	1 GAL.	30" O.C.	FULL & MATCHING.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	EF	2,087	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	CONTAINER	1 GAL.	18" O.C.	FULL & MATCHING.
SOD	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	SOD	AS SHOWN	TALL FESCUE FESTUCA ARUNDINACEA	SOD	N/A	N/A	SOD TO HAVE TIGHT, SAND-FILLED JOINTS, ROLLED. SOD TO BE FREE OF WEEDS.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

PLANTING NOTES:

- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, REFERENCE LANDSCAPE PLAN.
- LAY TALL FESCUE FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANT PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH FESCUE.
- ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 7.0-7.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGGS/BRANCHES.

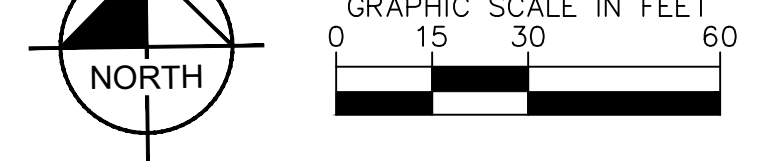
KANSAS CITY, MO

Requirement	Calculation	Required	Provided	Additional Notes
(1) tree per 30 lf of street frontage	Barry Road = 860	29	29	
	N Marston Ave. = 308 lf	11	11	
	N. Pontiac Ave. = 172 lf	6	6	
(1) tree per 5000sf of principal building coverage	Building Footprint: 82,821 sf	n/a	+17	
	VUA Barry Rd	n/a	n/a	
10' wide landscape buffer w/ (1) tree per 30 lf & 36" ht evergreen hedge.	VUA N Marston Ave. = 185 lf	6 trees, continuous hedge	6 trees, continuous hedge	* Trees planted to satisfy the street tree planting requirements of 88-425-03 may be counted toward satisfying the tree planting requirements of 88-425-05-B
	10' wide landscape strip and 4' tall evergreen hedge. A masonry wall or opaque wood fence with a minimum height of 5 feet may be substituted for shrubs, but ground cover is still required within the landscape buffer strip.		masonry wall / groundcover	masonry wall / groundcover see plans
35 sf of interior landscape per (1) parking space		143 spaces	5,005 sf	5,650 sf
(1) tree per 5 parking spaces (1) shrub per parking space		143 spaces	29 trees	29 trees +190 shrubs
Screen required for trash enclosures				See plan

City Plan Commission
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Joseph Rexwinkle, AICP
Secretary of the Commission

CITY PLANNING AND DEVELOPMENT



PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE PLAN
ISSUE DATE:
JUNE 4, 2022
REVISIONS:

PROJECT NO.: 2112

L1

City Plan Commission
Recommends Approval with Conditions
 of Case No. CD-CPC-2022-00067 on 6/21/2022

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

UNIT MATRIX						
MEMORY CARE						
UNIT ID	TYPE	QUANTITY	SIZE	ACCESSIBLE UNIT QUANTITIES		
				ADA ACCESSIBLE	ZONE 1C	ZONE 1B
MC A	STUDIO	4	301 SF	2		
MC B	STUDIO	4	301 SF	4		
MC C	STUDIO	2	405 SF	1		1
MC D	STUDIO	1	476 SF	1		
MC E	STUDIO	1	243 SF			1
MC F	STUDIO	1	400 SF	1		
TOTAL		18		4		1
ASSISTED LIVING						
UNIT ID	TYPE	QUANTITY	SIZE			
AL G	1 BED	17	571 SF		1	15
AL H	2 BED	4	825 SF		1	3
AL I	STUDIO	25	422 SF		1	23
TOTAL		46			3	41
INDEPENDENT LIVING						
UNIT ID	TYPE	QUANTITY	SIZE			
IL A	STUDIO	16	453 SF			14
IL B	STUDIO	1	453 SF		1	
IL C	1 BED	42	713 SF			42
IL D	1 BED	1	713 SF		1	
IL E	1 BED	1	800 SF		1	
IL F	2 BED	24	421 SF			24
IL G	2 BED	1	421 SF		1	
IL H	2 BED	1	1,080 SF			1
IL I	2 BED	2	1,175 SF			2
TOTAL		94			3	88
TOTAL UNITS		158				

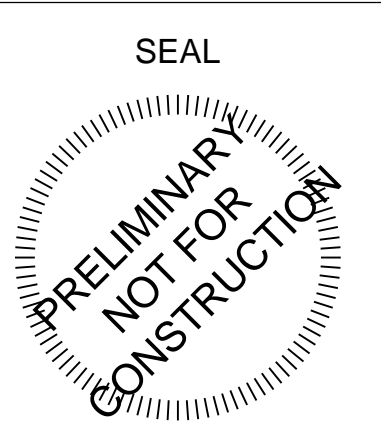
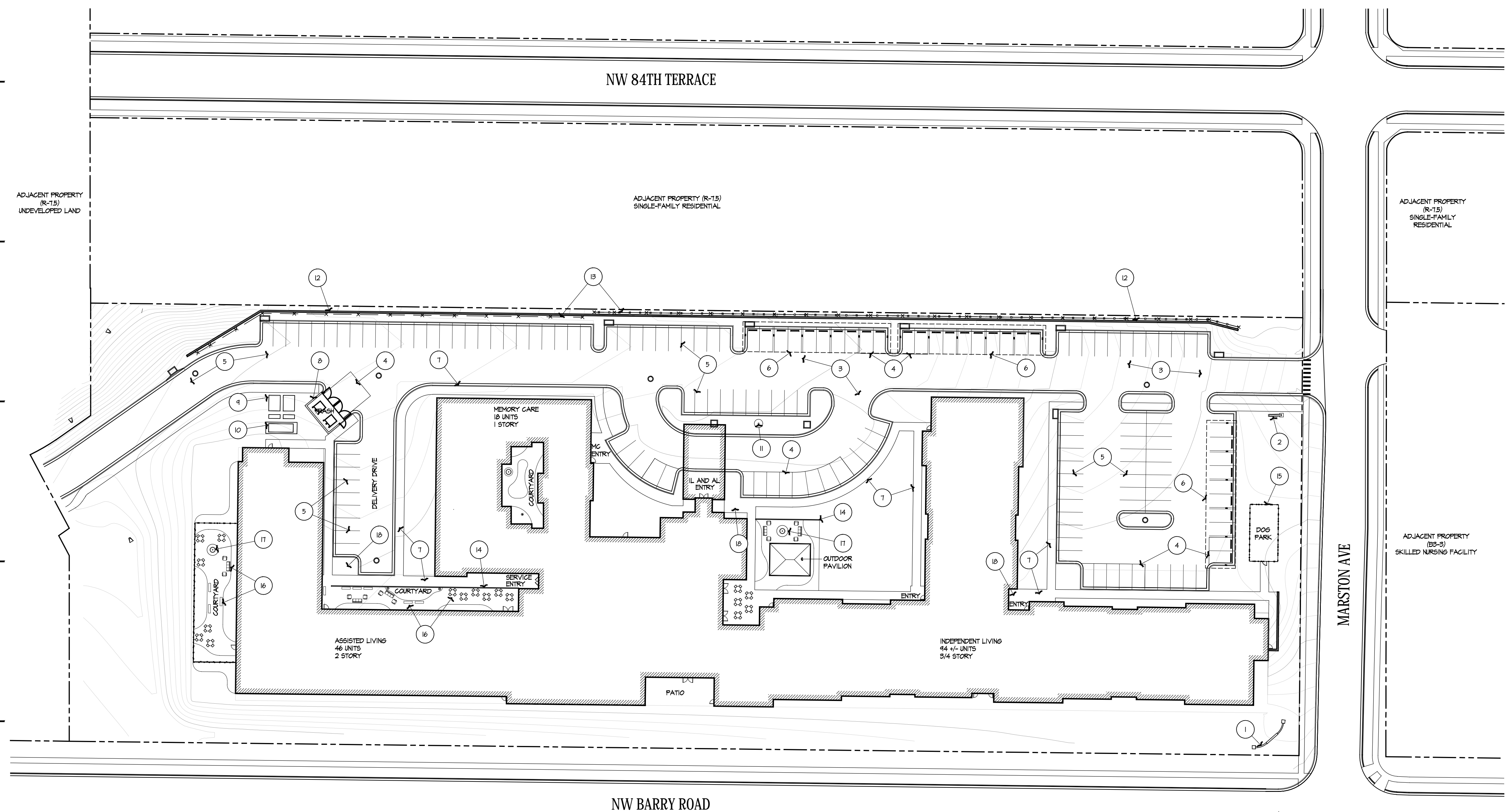
PROJECT DATA	
BUILDING AREA	15,566 SF
MEMORY CARE	45,465 SF
ASSISTED LIVING	116,241 SF
INDEPENDENT LIVING	116,241 SF
TOTAL	178,912 SF

- KEYNOTES**
- MONUMENT SIGN TYPE A.
 - MONUMENT SIGN TYPE B.
 - ASPHALT PAVING; REI. CIVIL
 - CONCRETE PAVING; REI. CIVIL
 - STRIPING; REI. CIVIL
 - PRE-ENGINEERED GARPORT STRUCTURE.
 - CONCRETE WALK; REI. CIVIL
 - TRASH ENCLOSURE
 - ELECTRICAL TRANSFORMER.
 - GENERATOR.
 - 30' FLAGPOLE. GROUND LIT.
 - RETAINING WALL; REI. CIVIL
 - 4' TALL DECORATIVE ALUMINUM FENCING ON HIGH SIDE OF RETAINING WALL.
 - 6' TALL DECORATIVE ALUMINUM FENCING.
 - EXTERIOR DOG RAN. PROVIDE 36" HIGH VINYL COATED CHAIN LINK FENCE WITH GATE. SURFACE TO BE GRASS.
 - OUTDOOR FURNITURE.
 - 3 TIER FOUNTAIN.
 - SHORT-TERM BIKE RACK BICYCLE PARKING - 16 TOTAL SPOTS PROVIDED.
 - NOTE: LONG-TERM BICYCLE PARKING LOCATED ON THE FIRST FLOOR OF THE INDEPENDENT LIVING PORTION - 32 SPACES PROVIDED.



SENIOR COMMUNITY
 NW BARRY ROAD
 KANSAS CITY, PLATTE COUNTY, MISSOURI 64154

STARK WILSON DUNCAN ARCHITECTS INC.
 315 NICHOLS RD., STE 228 - KANSAS CITY, MO 64112 - T 816.531.1688 F 816.531.1978



ARCHITECTURAL SITE PLAN
 ISSUE DATE: 06/04/2022
 REVISIONS:

PROJECT NO.: 2112

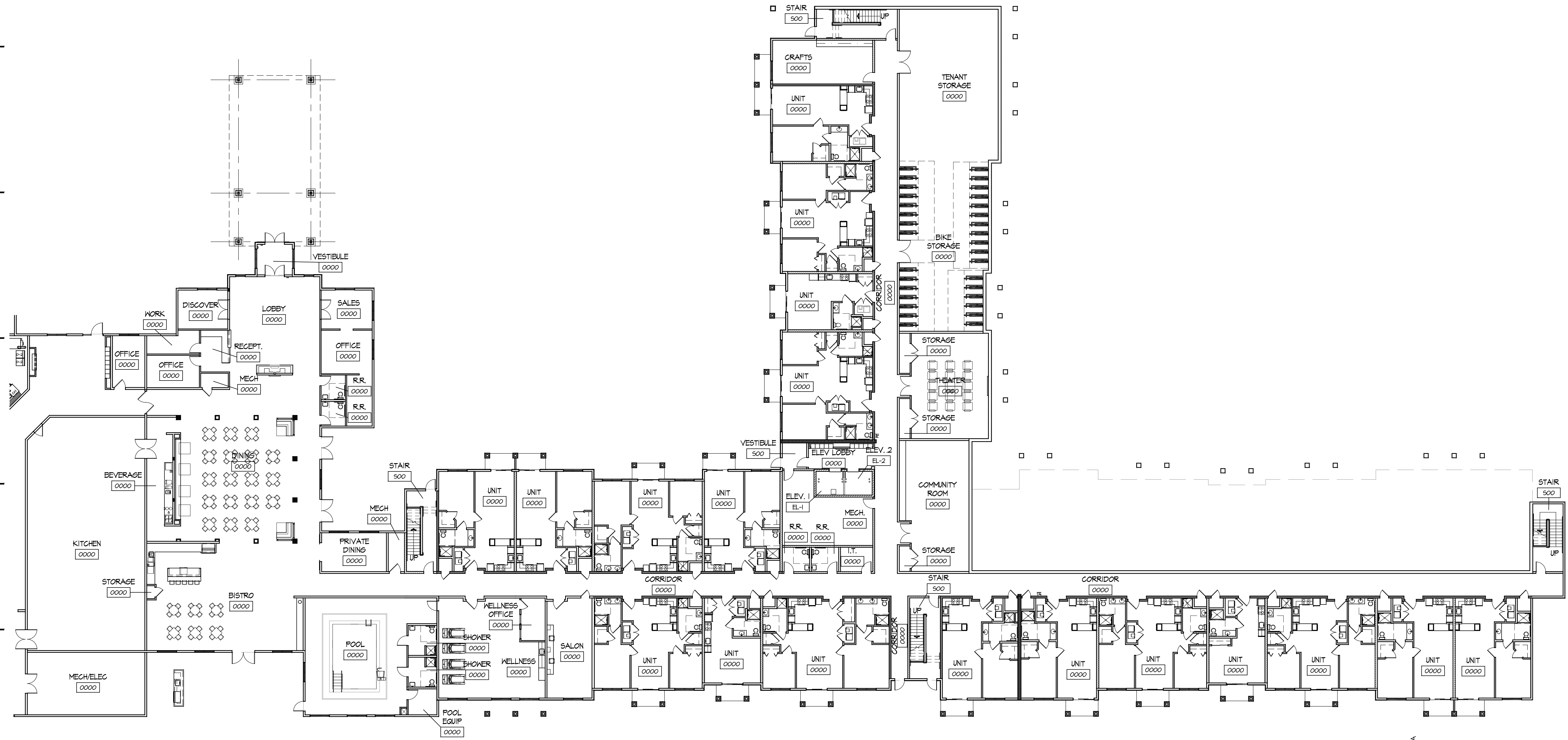
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OVERALL
1ST FLOOR PLAN
INDEPENDENT LIVING

ISSUE DATE:
06/04/2022
REVISIONS:

PROJECT NO.: 2112

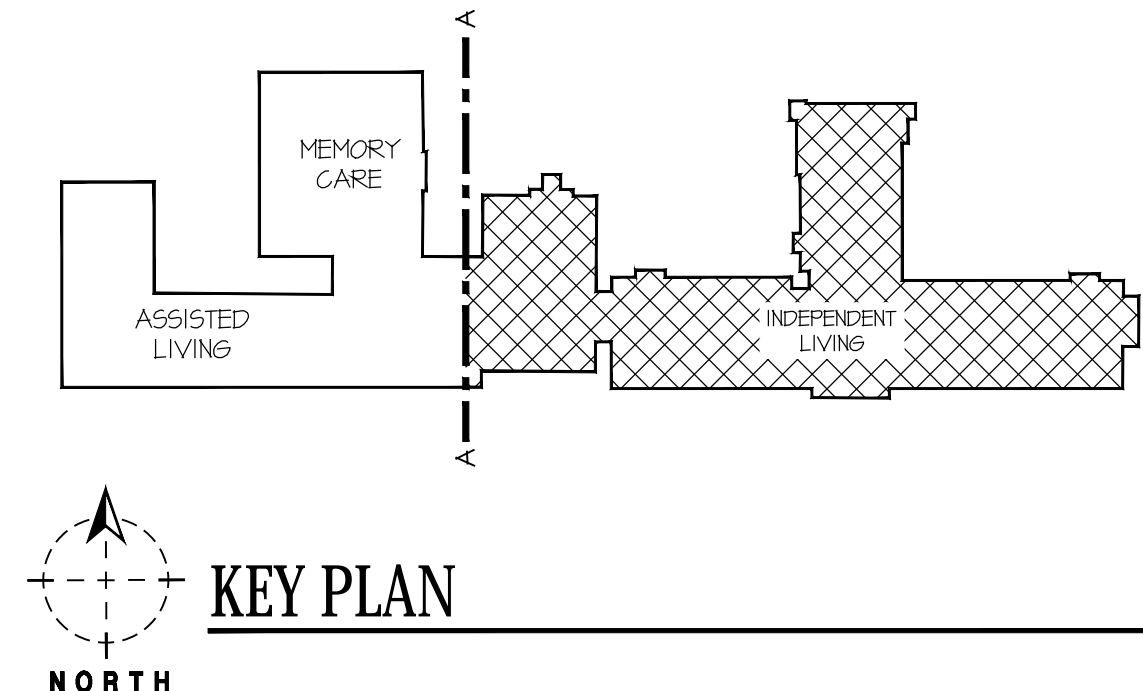
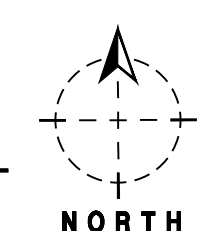
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City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2022-00067 on 6/21/2022

Joseph Rexwinkle, AICP
Secretary of the Commission

A9 OVERALL 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"



KEY PLAN

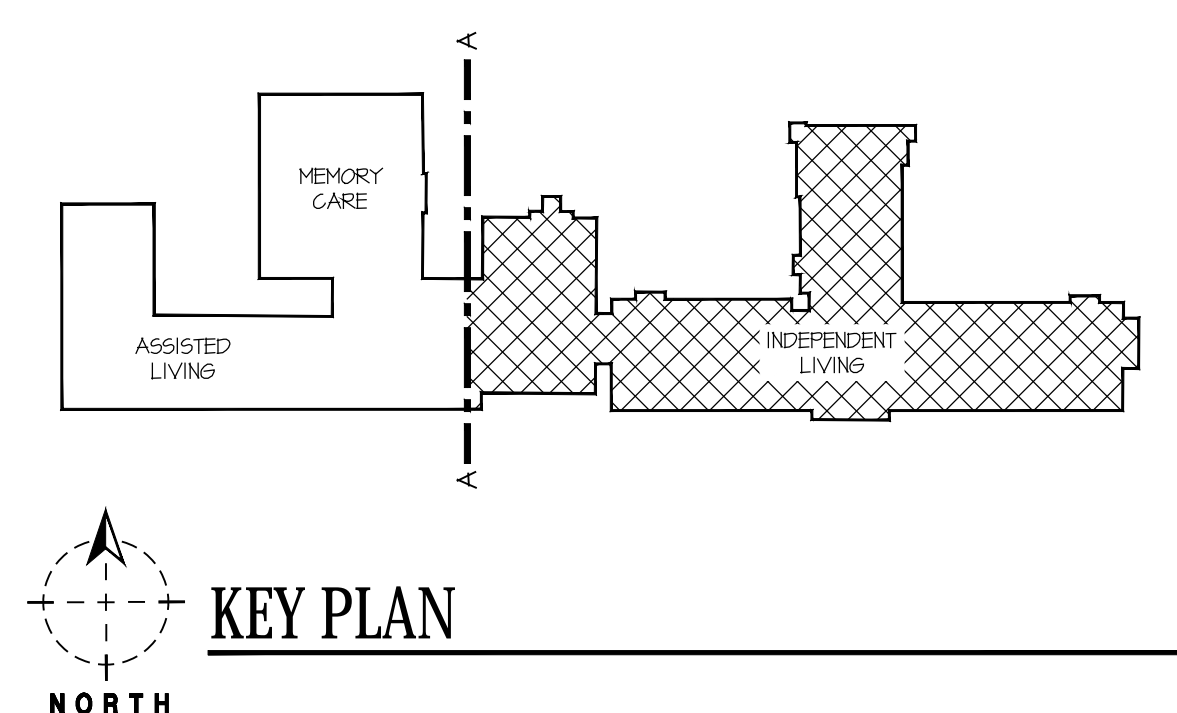
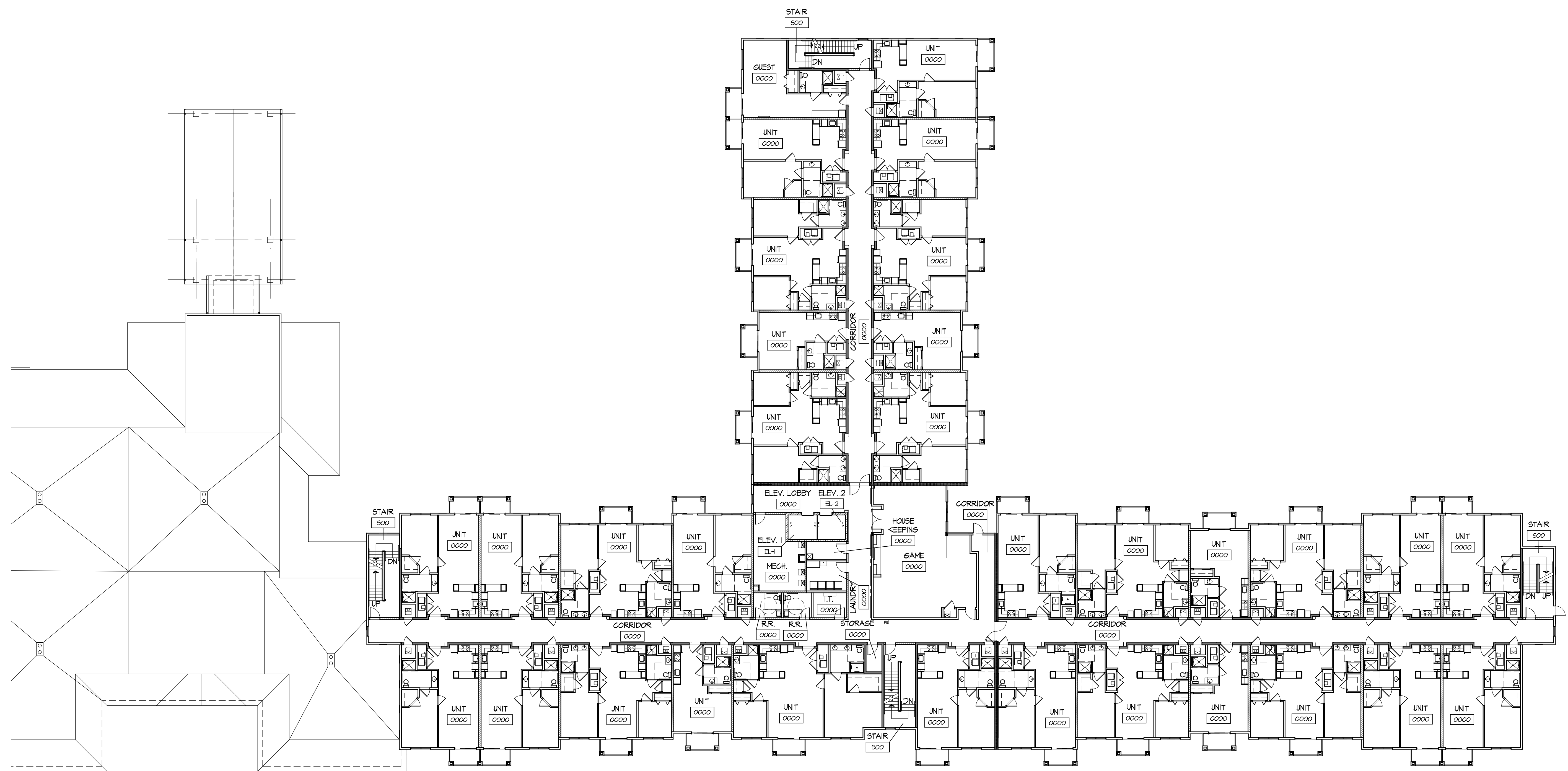
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OVERALL
2ND FLOOR PLAN
INDEPENDENT LIVING

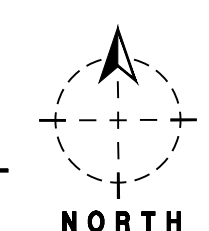
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06/04/2022
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PROJECT NO.: 2112

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A9 OVERALL 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"



KEY PLAN

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2022-00067 on 6/21/2022

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

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SENIOR COMMUNITY
NW BARRY ROAD
KANSAS CITY, PLATTE COUNTY, MISSOURI 64154

STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS RD, STE 228 - KANSAS CITY, MO 64112 - T 816.531.1688 F 816.531.1978

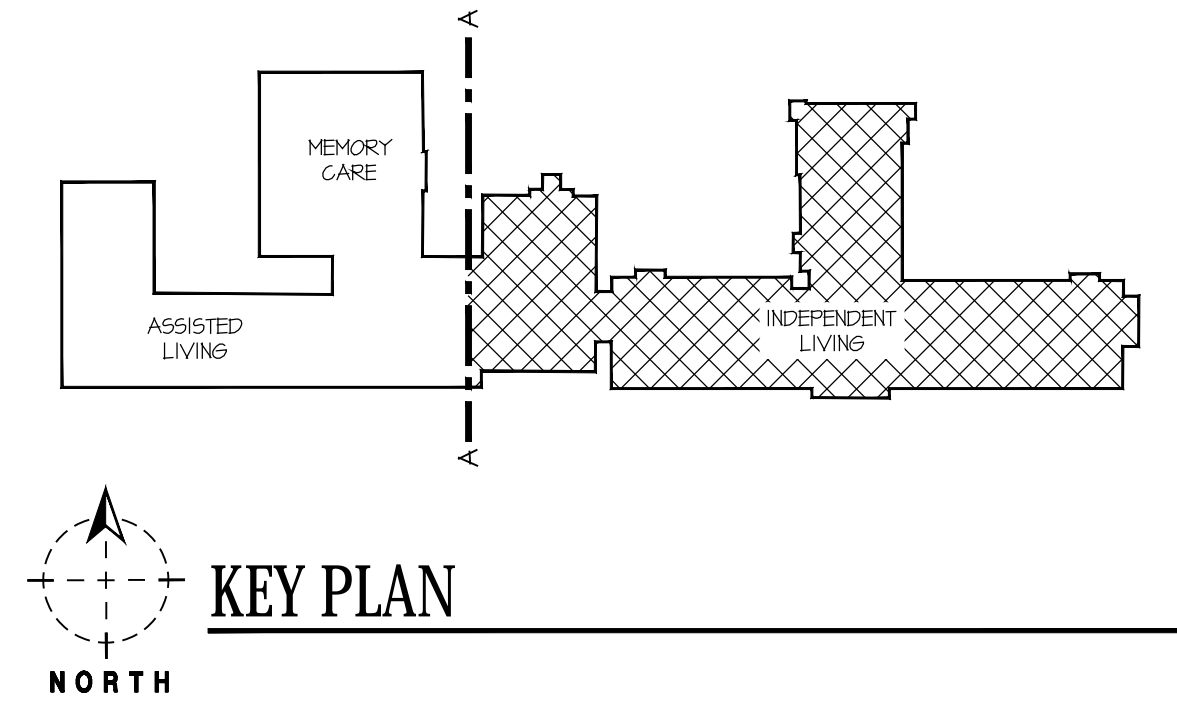
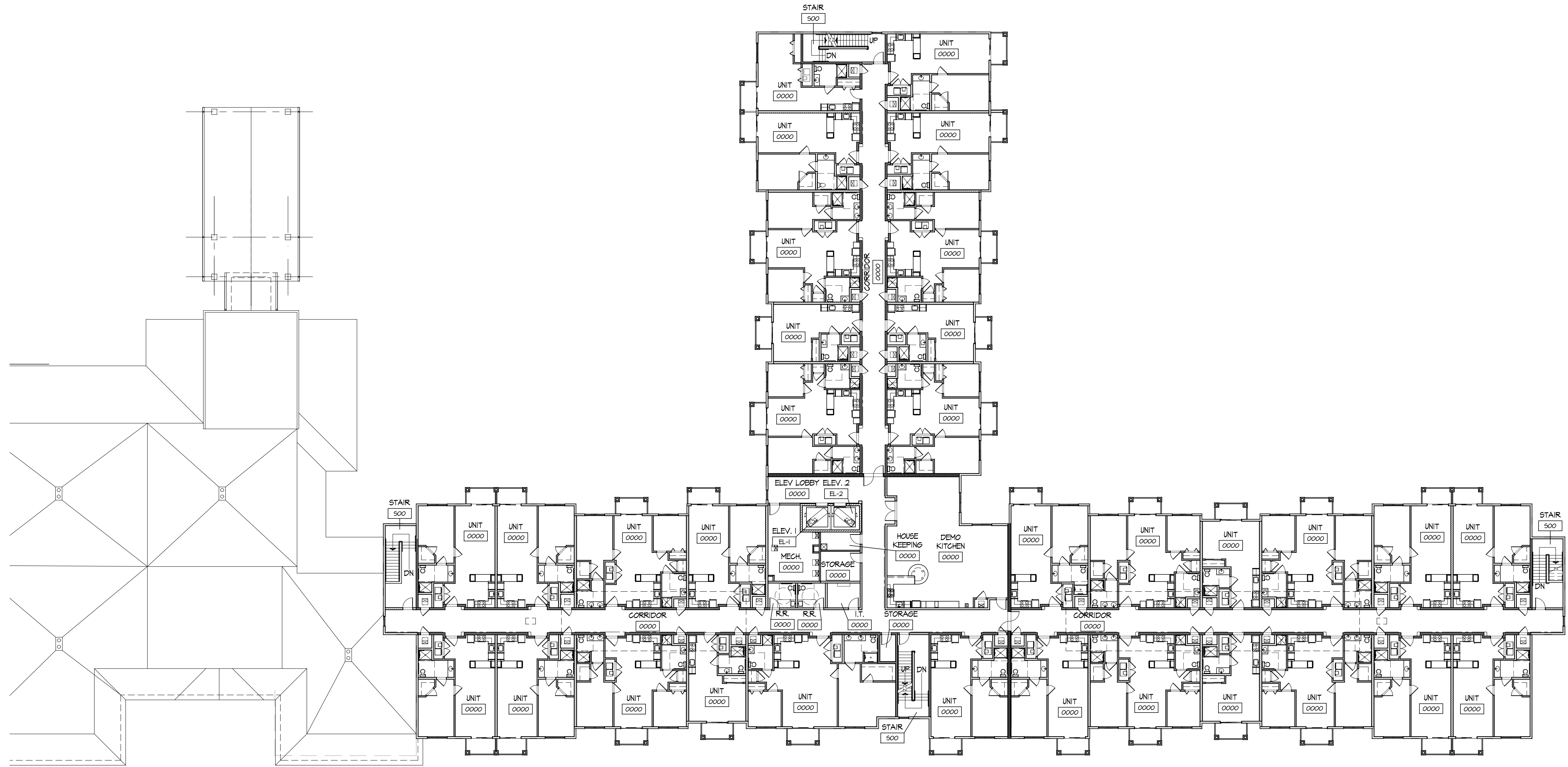
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CONSTRUCTION**
OVERALL
3RD FLOOR PLAN
INDEPENDENT LIVING

ISSUE DATE:
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City Plan Commission
Recommends Approval with Conditions
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Secretary of the Commission

A9 OVERALL 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"



KEY PLAN

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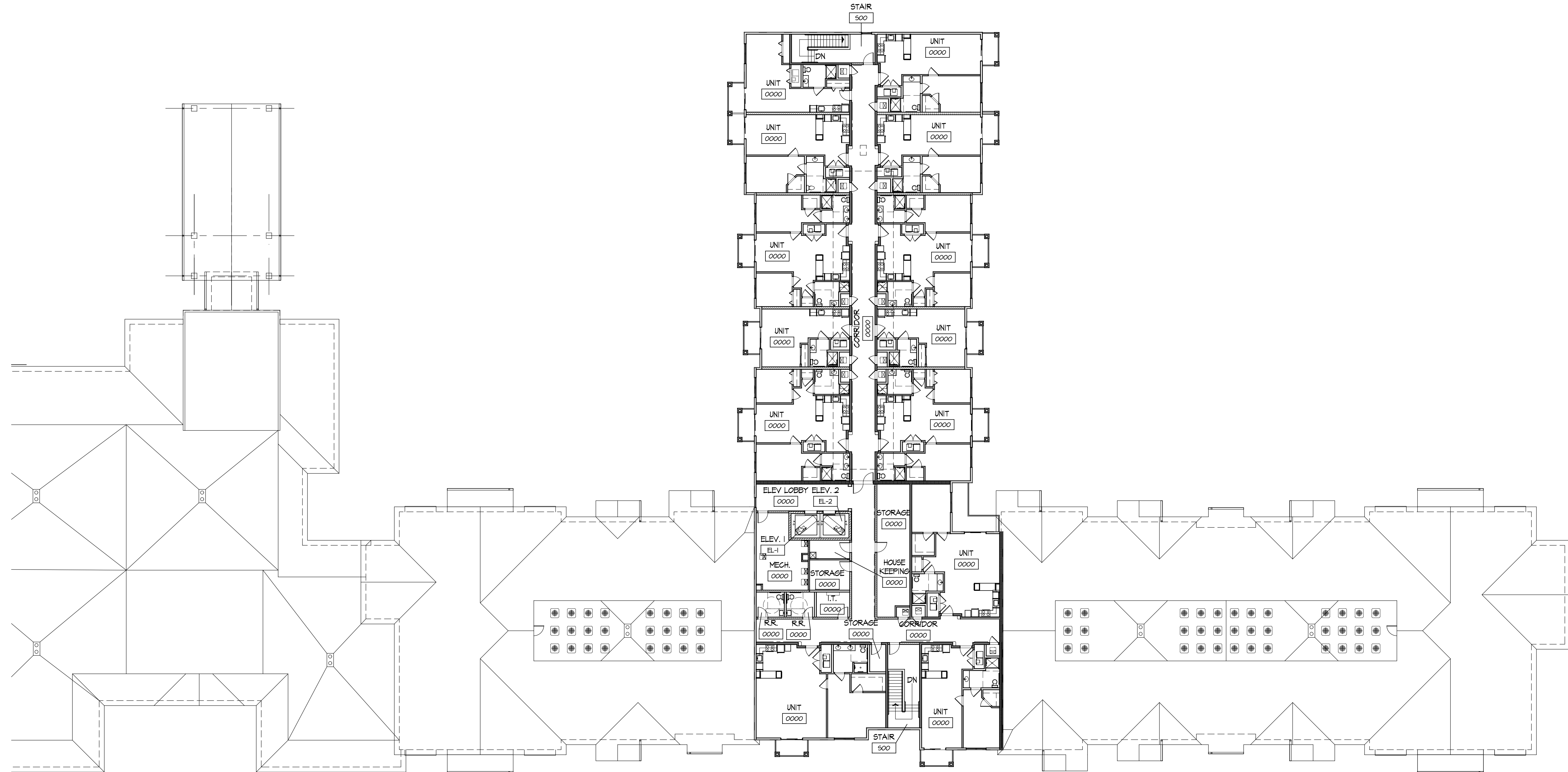
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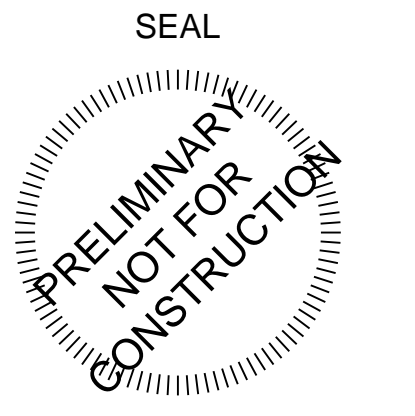
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EST 1935

O'REILLY
DEVELOPMENT
COMPANY, LLC

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NW BARRY ROAD
KANSAS CITY, PLATTE COUNTY, MISSOURI 64154

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315 NICHOLS RD, STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.531.1978



OVERALL
4TH FLOOR PLAN
INDEPENDENT LIVING

ISSUE DATE:
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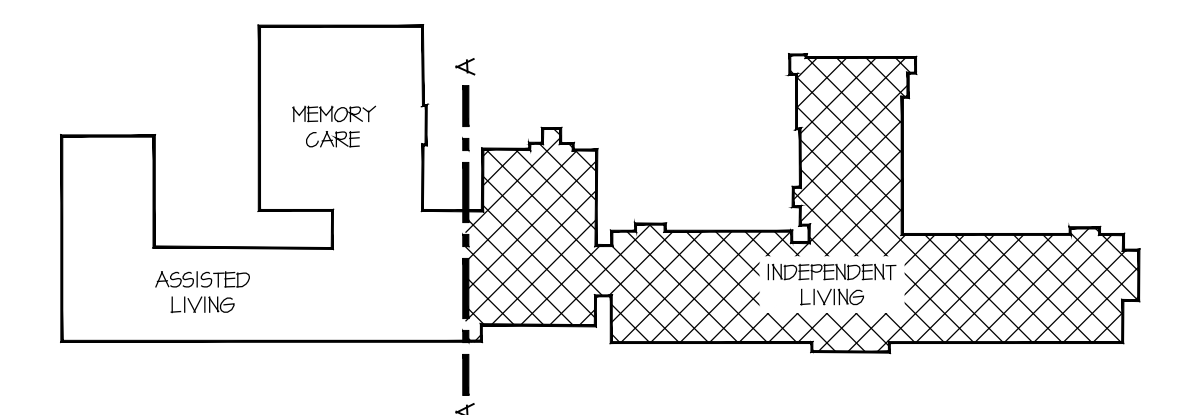
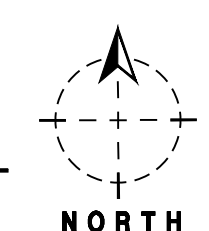
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City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2022-00067 on 6/21/2022



Joseph Rexwinkle, AICP
Secretary of the Commission

A9 OVERALL 4TH FLOOR PLAN
SCALE: 1/16" = 1'-0"



KEY PLAN



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SENIOR COMMUNITY
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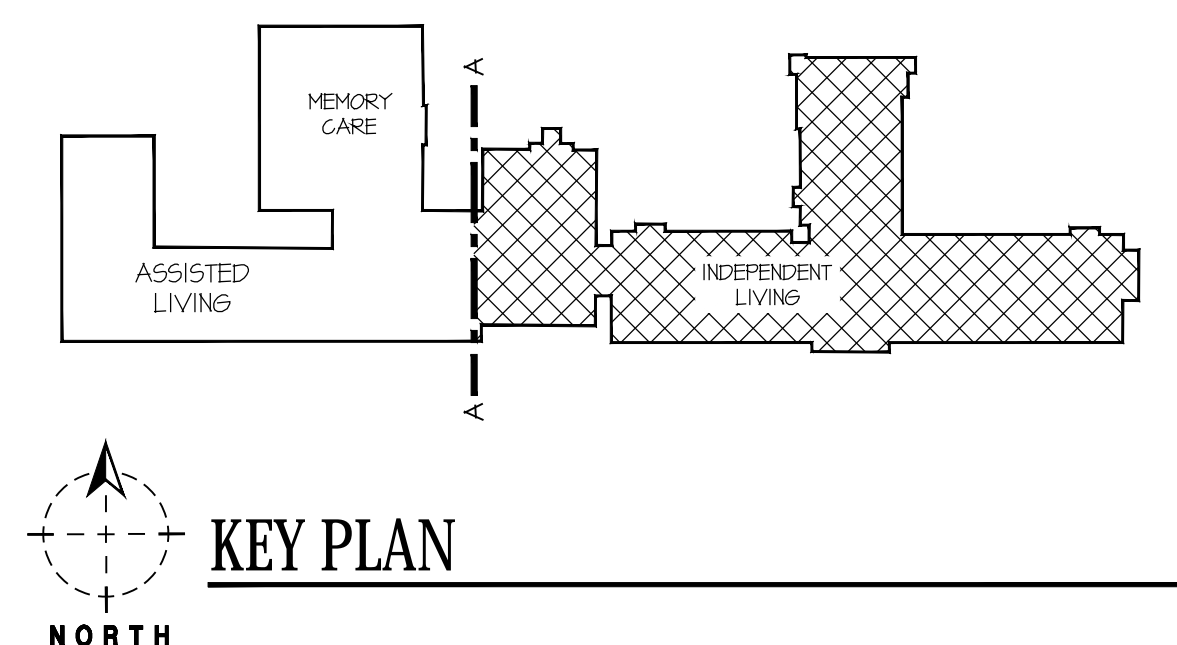
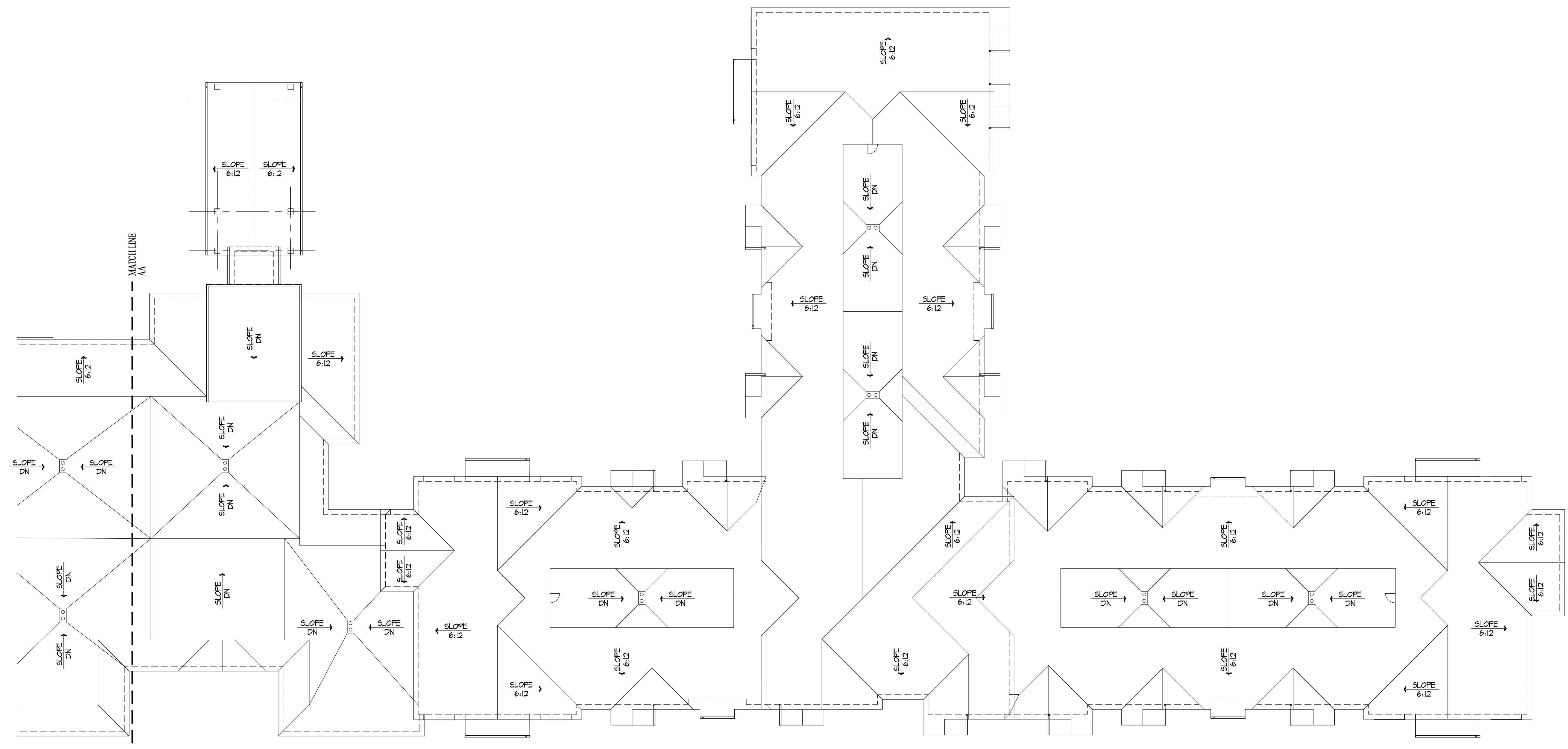
STARK WILSON DUNCAN ARCHITECTS INC
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CONSTRUCTION
OVERALL
ROOF PLAN
INDEPENDENT LIVING

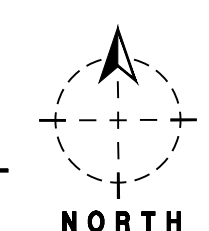
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PROJECT NO.: 2112

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A7 OVERALL ROOF PLAN
SCALE: 1/16" = 1'-0"



City Plan Commission
Recommends Approval with Conditions
of Case No CD-CPC-2022-00067 on 6/21/2022

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

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City Plan Commission
Recommends Approval with Conditions
 of Case No. CD-CPC-2022-00067 on 6/21/2022

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



ARCHITECTURAL CORPORATION
 MISSOURI CERTIFICATE
 OF AUTHORITY NO. 000073
**O'REILLY
 DEVELOPMENT
 COMPANY, LLC**

SENIOR COMMUNITY
 NW BARRY ROAD
 KANSAS CITY, PLATTE COUNTY, MISSOURI 64154

STARK WILSON DUNCAN ARCHITECTS INC
 315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.532.1978



3 SOUTH ELEVATION - IL (EAST)
 1/8" = 1'-0"



2 SOUTH ELEVATION - IL (WEST)
 1/8" = 1'-0"

KEY PLAN

EXTERIOR FINISH LEGEND

- THIN BRICK LIGHT / BLONDE COLOR
- ALUM STOREFRONT WHITE
- WINDOWS WHITE
- CEMENT BOARD SIDING JAMES HARDIE OR EQ. COLOR 1 SW 7046 ANONYMOUS
- CEMENT BOARD SIDING JAMES HARDIE OR EQ. COLOR 2 SW 7004 SNOWBOUND WHITE
- EIFS FINISH COLOR 1 SW 7046 ANONYMOUS
- ASPHALT SHINGLE TAMKO HERITAGE OR EQUAL AGED WOOD
- STANDING SEAM METAL ROOF LIGHT GREY

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 ARCHITECT - Copy and Paste Name Here
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ELEVATIONS - IL

ISSUE DATE:
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PROJECT NO.: 2112

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City Plan Commission
Recommends Approval with Conditions

of Case No. CD-CPC-2022-00067 on 6/21/2022

Joseph Rexwinkle, AICP
Secretary of the Commission



ARCHITECTURAL CORPORATION
MISSOURI CERTIFICATE
OF AUTHORITY NO. 000073
**O'REILLY
DEVELOPMENT
COMPANY, LLC**

SENIOR COMMUNITY
NW BARRY ROAD
KANSAS CITY, PLATTE COUNTY, MISSOURI 64154

STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.532.1978



2 EAST ELEVATION - IL (SOUTH)
1/8" = 1'-0"



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



1 EAST ELEVATION - IL (NORTH)
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- THIN BRICK LIGHT / BLONDE COLOR
- ALUM STOREFRONT WHITE
- WINDOWS WHITE
- CEMENT BOARD SIDING JAMES HARDIE OR EQ. COLOR 1 SW 7046 ANONYMOUS
- CEMENT BOARD SIDING JAMES HARDIE OR EQ. COLOR 2 SW 7004 SNOWBOUND WHITE
- EIFS FINISH COLOR 1 SW 7046 ANONYMOUS
- ASPHALT SHINGLE TAMKO HERITAGE OR EQUAL AGED WOOD
- STANDING SEAM METAL ROOF LIGHT GREY

KEY PLAN

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ELEVATIONS - IL

ISSUE DATE:
06/04/2022
REVISIONS:

PROJECT NO.: 2112

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City Plan Commission
Recommends Approval with Conditions
 of Case No. CD-CPC-2022-00067 on 6/21/2022

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

SWD
 ARCHITECTS

EST 1935

ARCHITECTURAL CORPORATION
 MISSOURI CERTIFICATE
 OF AUTHORITY NO. 000073

O'REILLY
 DEVELOPMENT
 COMPANY, LLC

SENIOR COMMUNITY
 NW BARRY ROAD
 KANSAS CITY, PLATTE COUNTY, MISSOURI 64154

STARK WILSON DUNCAN ARCHITECTS INC
 315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.532.1978



2 NORTH ELEVATION - IL (EAST)
 1/8" = 1'-0"



1 NORTH ELEVATION - IL (WEST)
 1/8" = 1'-0"

KEY PLAN

EXTERIOR FINISH LEGEND

- THIN BRICK LIGHT / BLONDE COLOR
- ALUM STOREFRONT WHITE
- WINDOWS WHITE
- CEMENT BOARD SIDING JAMES HARDIE OR EQ. COLOR 1 SW 7046 ANONYMOUS
- CEMENT BOARD SIDING JAMES HARDIE OR EQ. COLOR 2 SW 7004 SNOWBOUND WHITE
- EIFS FINISH COLOR 1 SW 7046 ANONYMOUS
- ASPHALT SHINGLE TAMKO HERITAGE OR EQUAL AGED WOOD
- STANDING SEAM METAL ROOF LIGHT GREY

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ISSUE DATE:
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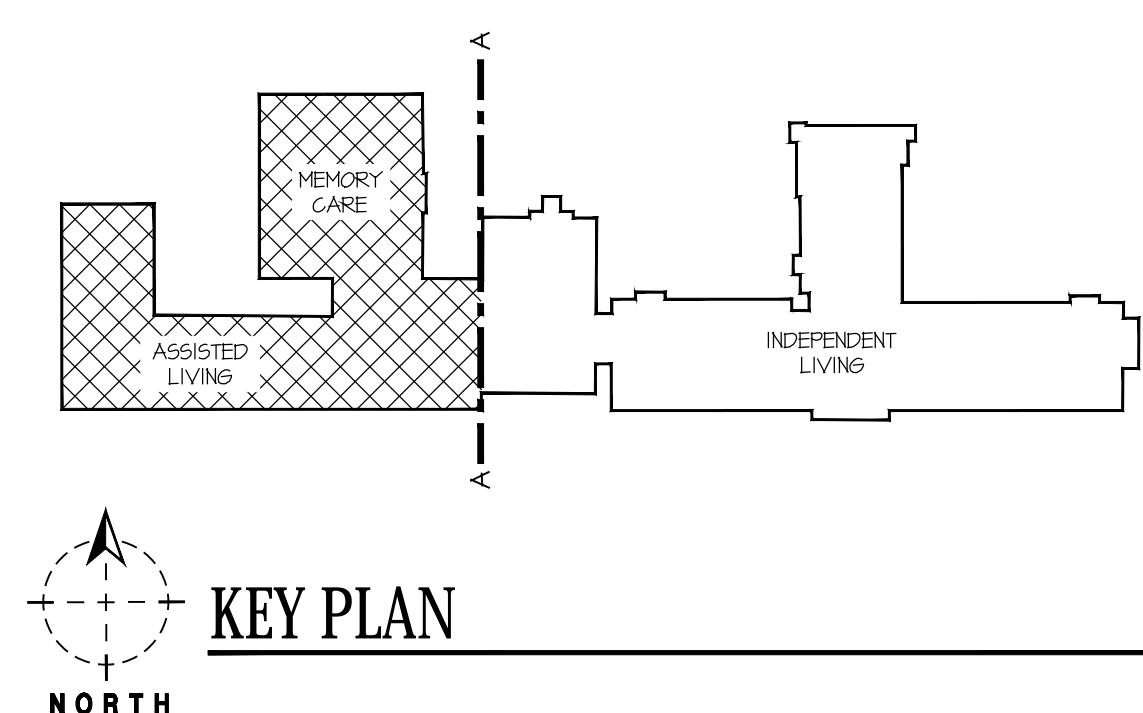


OVERALL
1ST FLOOR PLAN
MC & AL

ISSUE DATE:
06/04/2022
REVISIONS:

PROJECT NO.: 2112

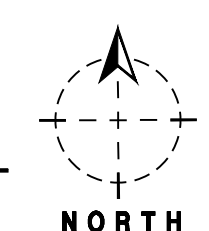
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City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2022-00067 on 6/21/2022

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

A7 OVERALL 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

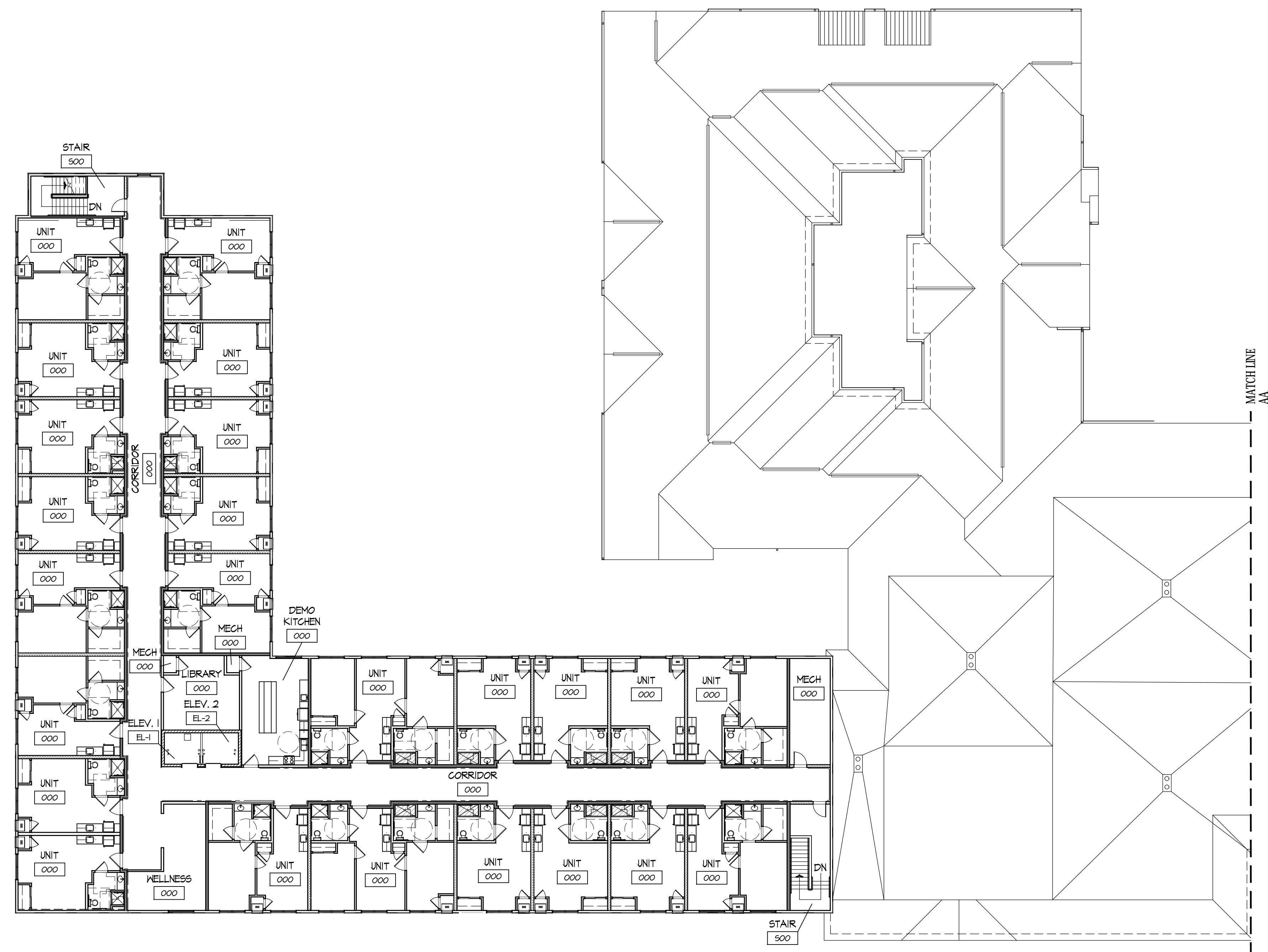


KEY PLAN

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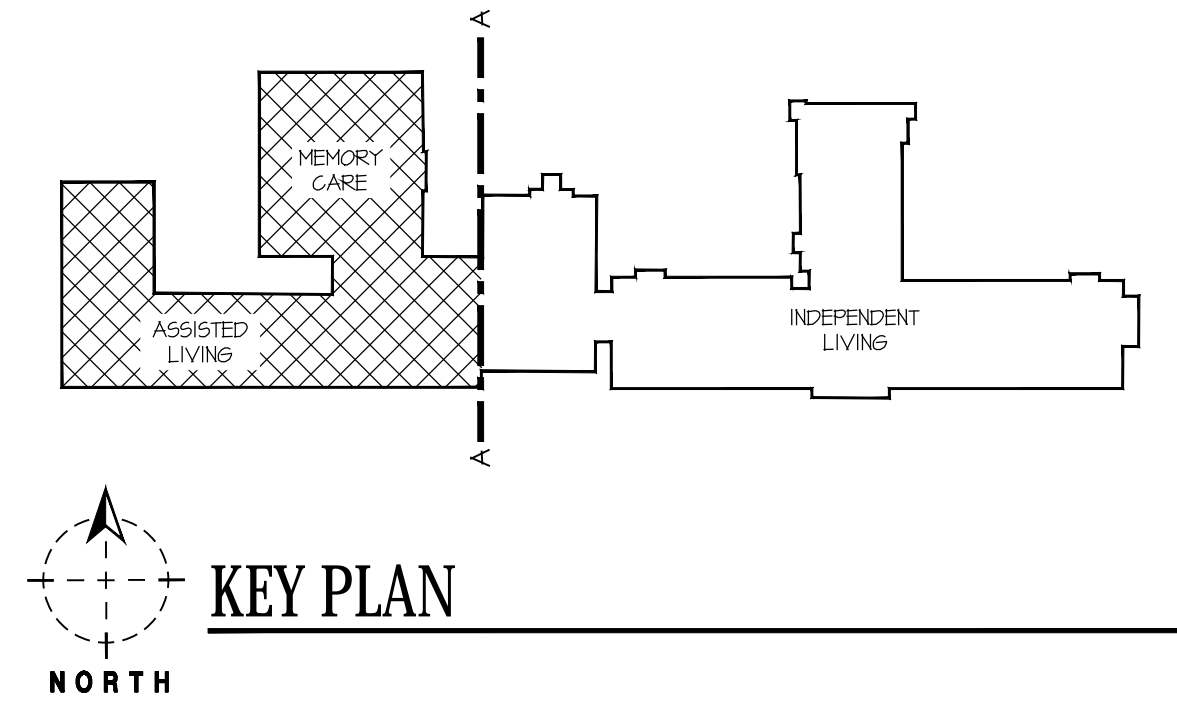
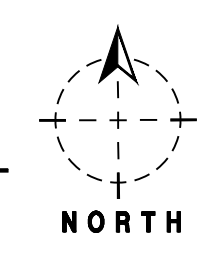
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City Plan Commission
Recommends Approval with Conditions
 of Case No. CD-CPC-2022-00067 on 6/21/2022

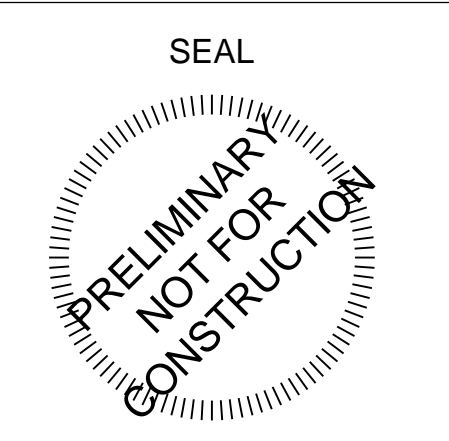
Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

A7 OVERALL 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"



SENIOR COMMUNITY
 NW BARRY ROAD
 KANSAS CITY, PLATTE COUNTY, MISSOURI 64154

STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS RD, STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.531.1978



OVERALL
2ND FLOOR PLAN
MC & AL

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06/04/2022
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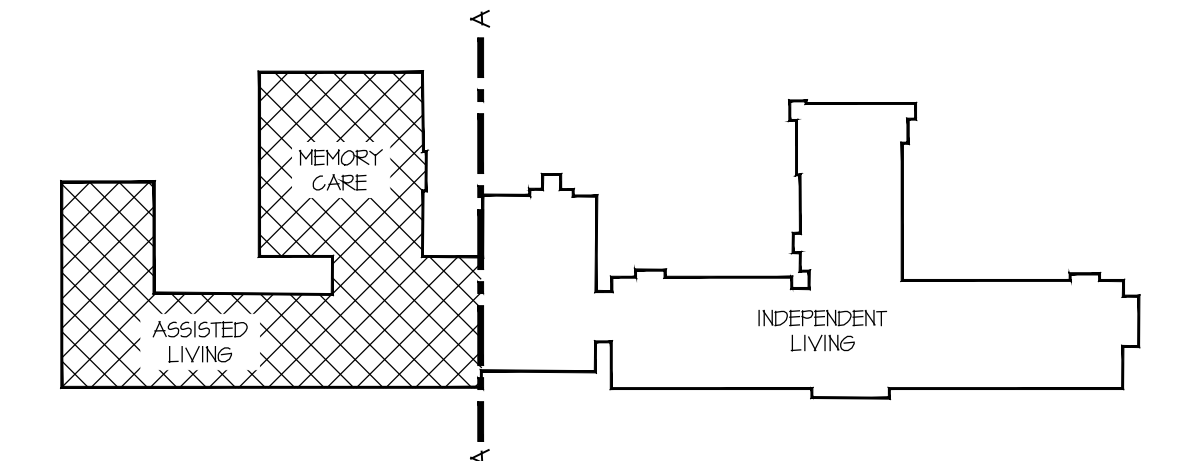
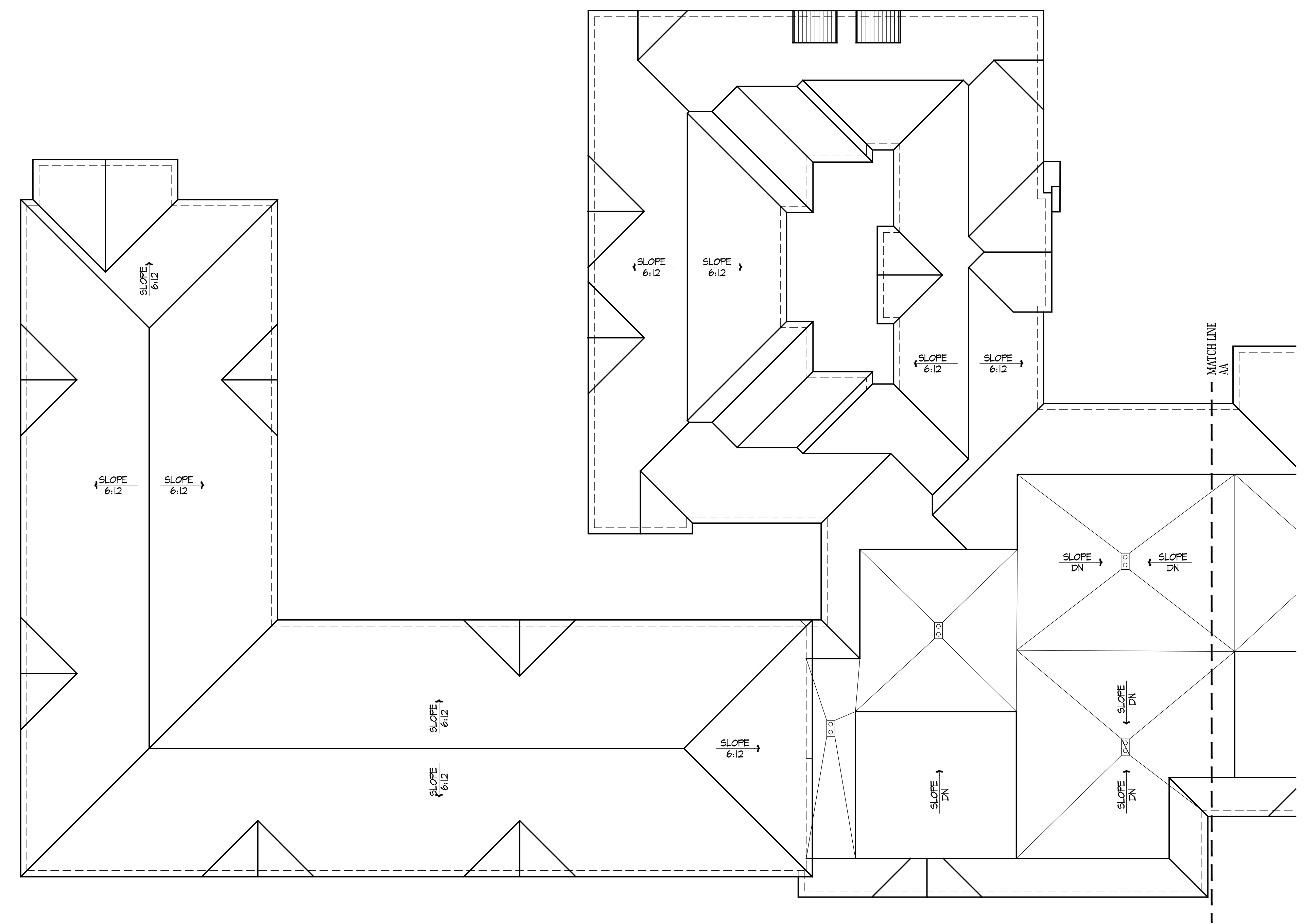
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SENIOR COMMUNITY
NW BARRY ROAD
KANSAS CITY, PLATTE COUNTY, MISSOURI 64154

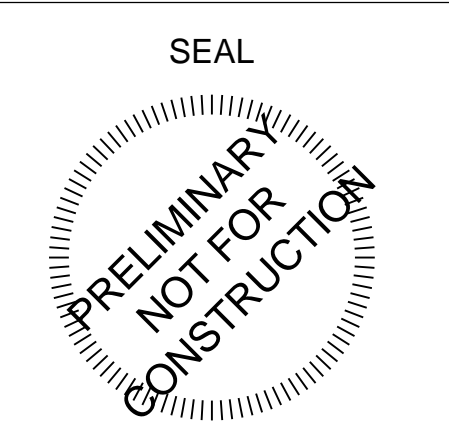
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City Plan Commission
Recommends Approval with Conditions
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Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

A7 OVERALL ROOF PLAN
SCALE: 1/16" = 1'-0"



SEAL
OVERALL ROOF PLAN
MC & AL
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PROJECT NO.: 2112
MCAL
A1.3

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



EST 1935
 ARCHITECTURAL CORPORATION
 MISSOURI CERTIFICATE
 OF AUTHORITY NO. 000073
O'REILLY DEVELOPMENT
 COMPANY, LLC



3 NORTH ELEVATION - MCAL (WEST)
 1/8" = 1'-0"



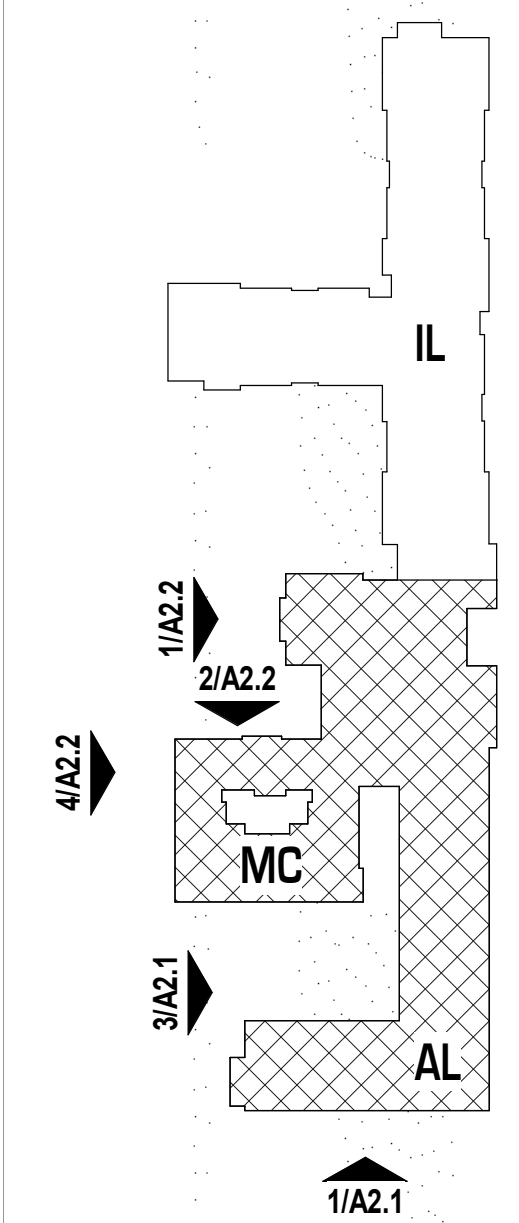
2 SOUTH ELEVATION - MCAL (WEST)
 1/8" = 1'-0"



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

-  THIN BRICK
LIGHT / BLONDE COLOR
-  ALUM STOREFRONT
WHITE
-  WINDOWS
WHITE
-  CEMENT BOARD SIDING
JAMES HARDIE OR EQ.
COLOR 1
SW 7046 ANONYMOUS
-  CEMENT BOARD SIDING
JAMES HARDIE OR EQ.
COLOR 2
SW 7004 SNOWBOUND
WHITE
-  EIFS FINISH
COLOR 1
SW 7046 ANONYMOUS
-  ASPHALT SHINGLE
TAMKO HERITAGE
OR EQUAL
AGED WOOD
-  STANDING SEAM
METAL ROOF
LIGHT GREY

EXTERIOR FINISH LEGEND

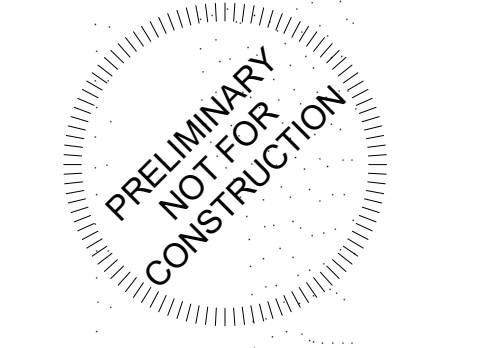


KEY PLAN

SENIOR COMMUNITY
 NW BARRY ROAD
 KANSAS CITY, PLATTE COUNTY, MISSOURI 64154

STARK WILSON DUNCAN ARCHITECTS INC
 315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.532.1978

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ELEVATIONS - MCAL

ISSUE DATE:
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MCAL
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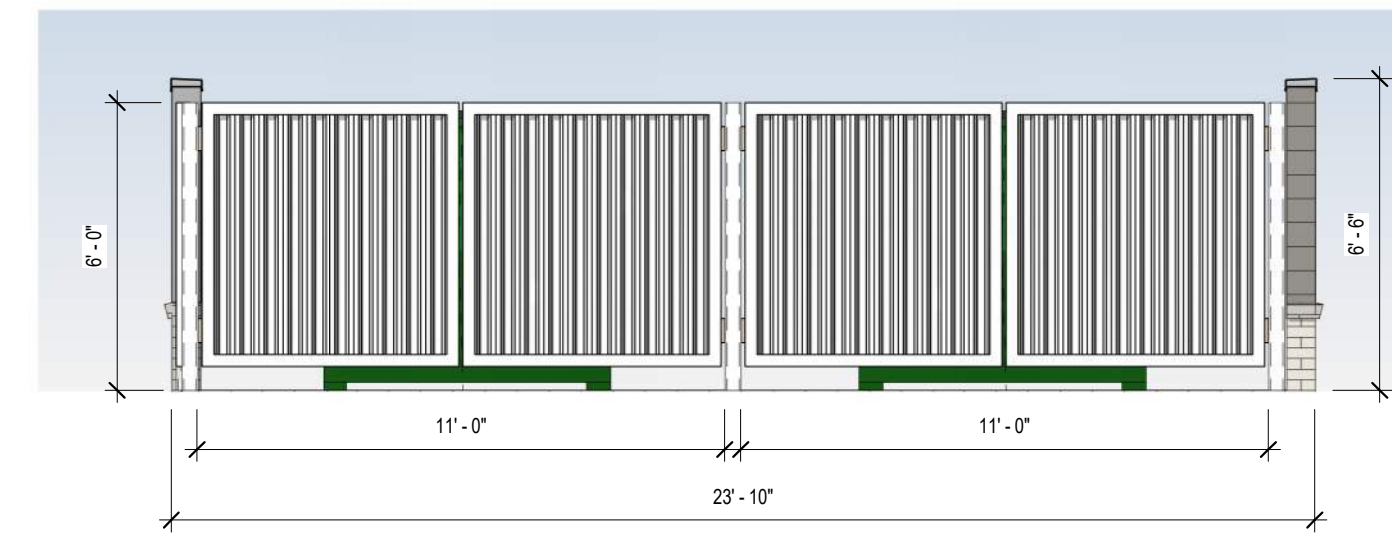


City Plan Commission
Recommends Approval with Conditions
 of Case No. CD-CPC-2022-00067 on 6/21/2022

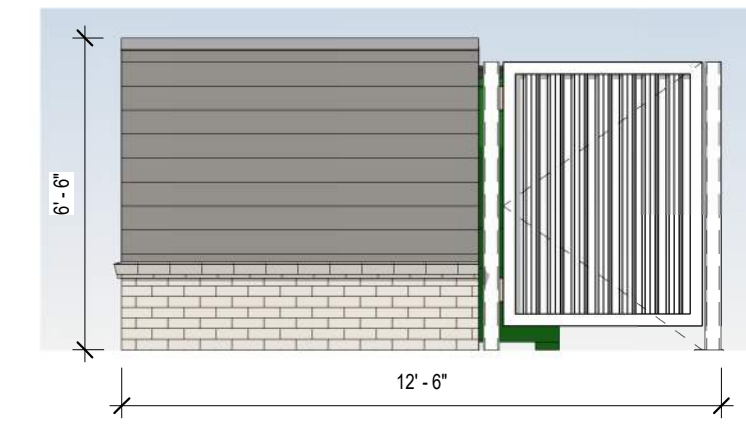
Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



4 NORTH ELEVATION - MCAL (EAST)
 1/8" = 1'-0"



FRONT ELEVATION



SIDE ELEVATION

5 TRASH ENCLOSURE
 1/4" = 1'-0"



3 SOUTH ELEVATION - MCAL (EAST)
 1/8" = 1'-0"

- THIN BRICK LIGHT / BLONDE COLOR
- ALUM STOREFRONT WHITE
- WINDOWS WHITE
- CEMENT BOARD SIDING JAMES HARDIE OR EQ. COLOR 1 SW 7046 ANONYMOUS
- CEMENT BOARD SIDING JAMES HARDIE OR EQ. COLOR 2 SW 7004 SNOWBOUND WHITE
- EFS FINISH COLOR 1 SW 7046 ANONYMOUS
- ASPHALT SHINGLE TAMKO HERITAGE OR EQUAL AGED WOOD
- STANDING SEAM METAL ROOF LIGHT GREY

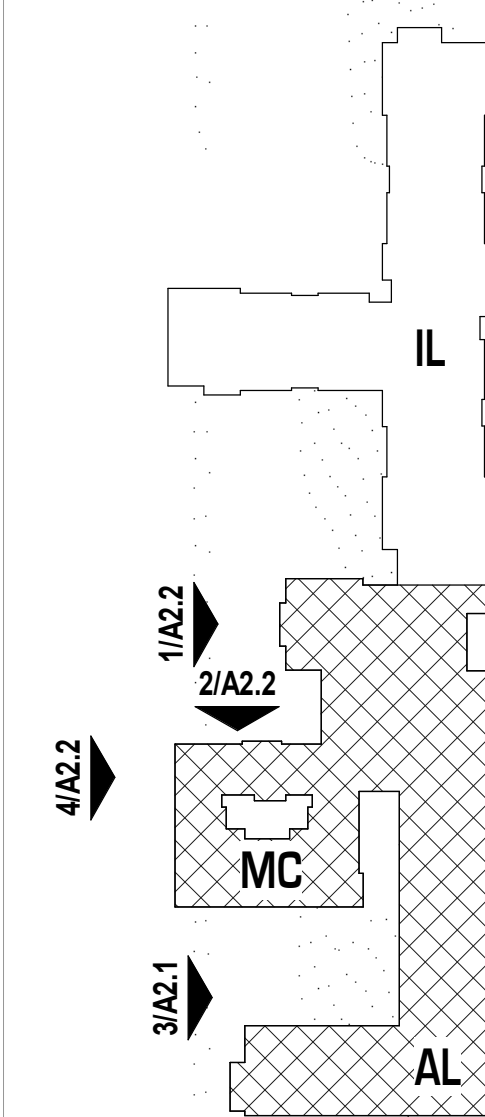
EXTERIOR FINISH LEGEND



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



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



KEY PLAN



ARCHITECTURAL CORPORATION
 MISSOURI CERTIFICATE
 OF AUTHORITY NO. 000073



SENIOR COMMUNITY
 NW BARRY ROAD
 KANSAS CITY, PLATTE COUNTY, MISSOURI 64154

STARK WILSON DUNCAN ARCHITECTS INC
 315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.532.1978

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ELEVATIONS - MCAL

ISSUE DATE:
 06/04/2022
 REVISIONS:

PROJECT NO.: 2112

MCAL
A2.2

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City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2022-00067 on 6/21/2022

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

SWD
ARCHITECTS

EST 1935

ARCHITECTURAL CORPORATION
MISSOURI CERTIFICATE
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SENIOR COMMUNITY
NW BARRY ROAD
KANSAS CITY, PLATTE COUNTY, MISSOURI 64154

STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.532.1978



2 FROM BARRY RD LOOKING NORTHEAST



1 FROM BARRY RD LOOKING NORTHWEST

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**EXTERIOR - 3D
VIEWS**

ISSUE DATE:
06/04/2022
REVISIONS:

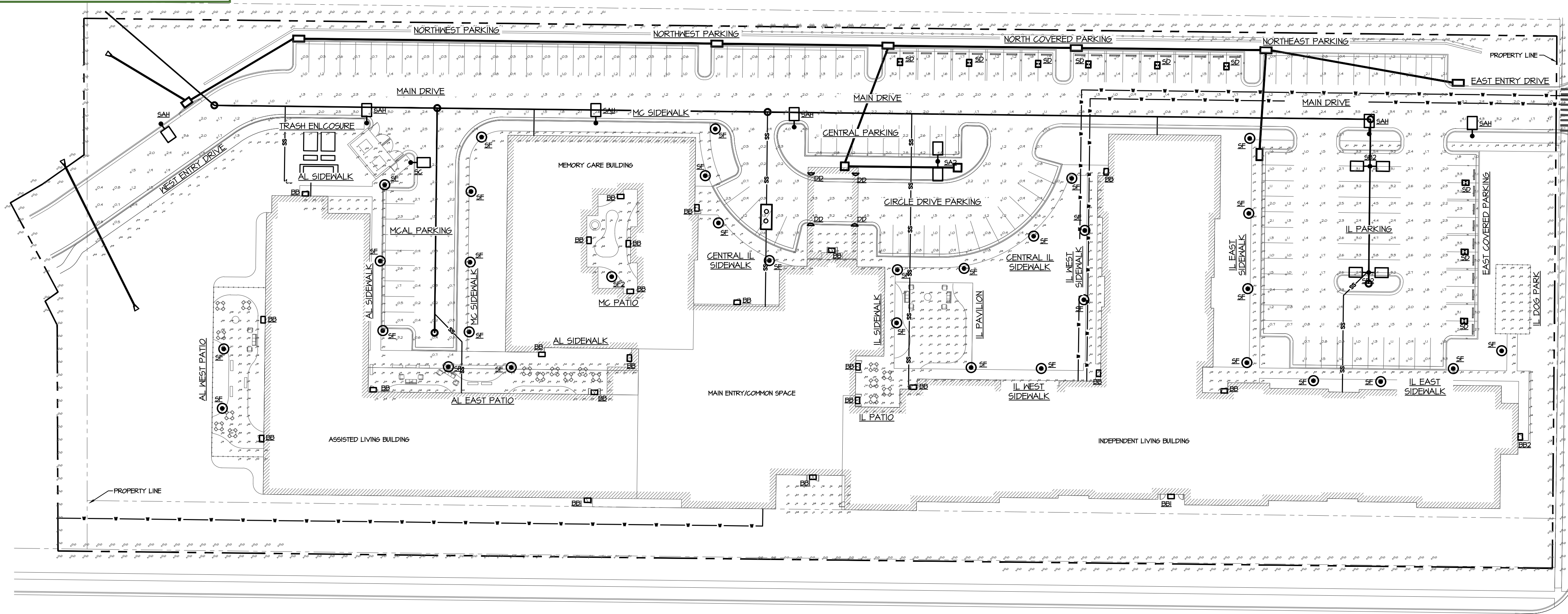
PROJECT NO.: 2112

MCAL IL

A3.1

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INC

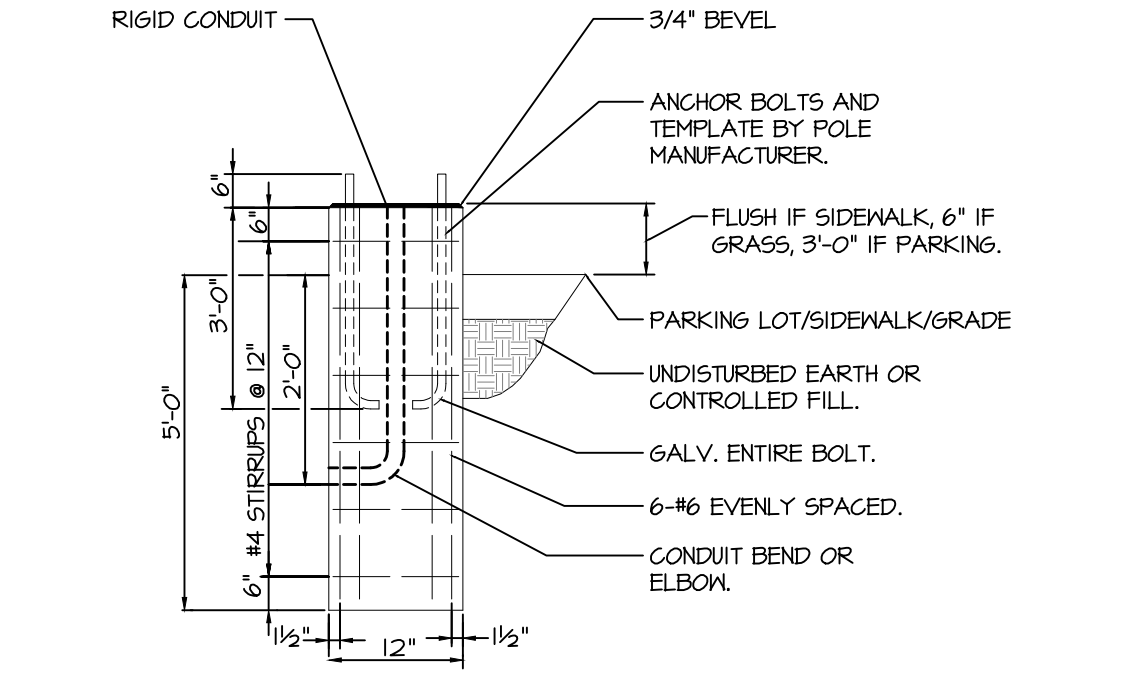
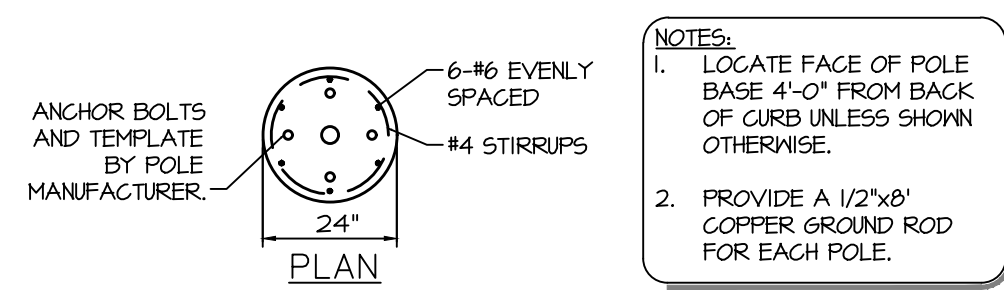
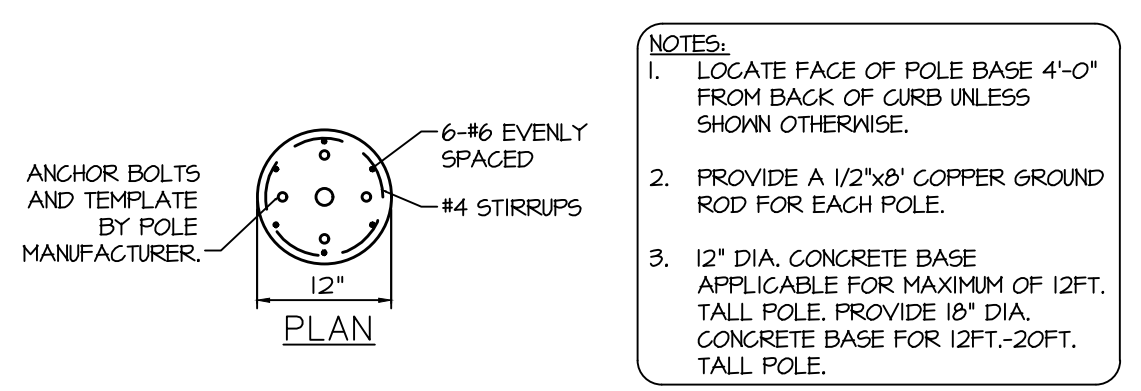
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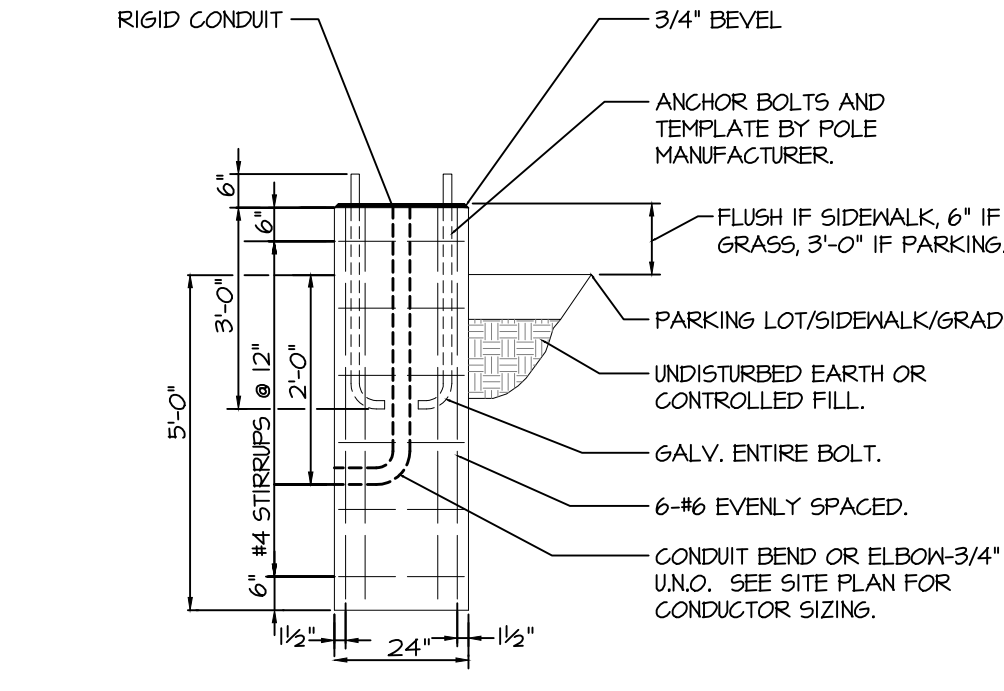
01 PHOTOMETRICS SITE PLAN
 SCALE: 1" = 40'-0"

PHOTOMETRIC STATISTICS

DESCRIPTION	AVERAGE (FC)	MAX (FC)	MIN (FC)	MAX/MIN (FC)	AVG/MIN (FC)	LLF
EAST ENTRY DRIVE	2.5	4.3	1.0	4.3:1	2.5:1	0.81
WEST ENTRY DRIVE	1.4	3.6	0.2	18.0:1	1.0:1	0.81
MAIN DRIVE	1.8	4.8	0.5	9.6:1	3.8:1	0.81
NORTHEAST PARKING	1.3	2.1	0.7	3.0:1	1.9:1	0.81
NORTHWEST PARKING	0.4	1.4	0.5	2.8:1	1.8:1	0.81
CIRCLE DRIVE PARKING	1.4	4.5	0.1	45.0:1	14.0:1	0.81
CENTRAL PARKING	2.1	4.8	0.5	9.6:1	4.2:1	0.81
IL PARKING	2.1	6.5	0.7	9.3:1	3.0:1	0.81
MCAL PARKING	1.3	4.8	0.2	24.0:1	6.5:1	0.81
NORTH COVERED PARKING	2.0	3.3	1.1	3.0:1	1.8:1	0.81
EAST COVERED PARKING	2.4	3.5	1.0	3.5:1	2.4:1	0.81
IL EAST SIDEWALK	2.4	8.4	0.5	16.8:1	4.8:1	0.81
IL WEST SIDEWALK	2.6	8.8	0.2	44.0:1	13.0:1	0.81
CENTRAL IL SIDEWALK	2.5	7.1	0.3	23.7:1	8.3:1	0.81
MC SIDEWALK	2.4	9.0	0.1	90.0:1	24.0:1	0.81
AL SIDEWALK	3.1	11.1	0.5	22.2:1	6.2:1	0.81
IL DOG PARK	0.4	1.2	0.1	12.0:1	4.0:1	0.81
IL PAVILION	0.4	4.2	0.1	42.0:1	4.0:1	0.81
IL PATIO	5.5	8.3	1.5	5.5:1	3.7:1	0.81
MC PATIO	6.6	10.1	3.8	2.7:1	1.7:1	0.81
AL EAST PATIO	3.0	7.4	0.6	12.3:1	5.0:1	0.81
AL WEST PATIO	2.4	6.6	0.5	13.2:1	4.8:1	0.81
TRASH ENCLOSURE	2.1	3.4	0.0	N/A	N/A	0.81



03 PEDESTRIAN LIGHT POLE BASE DETAIL
 SCALE: NOT TO SCALE



02 POLE BASE DETAIL
 SCALE: NOT TO SCALE

LIGHT FIXTURE SCHEDULE - SITE LIGHTING - PHOTOMETRIC

MARK	MANUFACTURER	MODEL	LUMENS	LAMP TYPE	COLOR(K)	LIGHT	DISTRIB.	VOLTS	MOUNTING	TOTAL WATTS	DESCRIPTION	NOTES
SAH	MCGRAW-EDISON	GLEON-SA2-B-140-U-SL3-H85	1644	LED DRIVER	4000K	SL3-H85	120-21T	POLE TOP	85	85	LED SINGLE HEAD SITE LIGHT FIXTURE WHOSE SIDE SHIELD	16.74
SA2	MCGRAW-EDISON	GLEON-SA2-B-140-U-SL3	1644	LED DRIVER	4000K	SL3	120-21T	POLE TOP	110	110	DUAL HEAD SITE LIGHT FIXTURE	16.73
SB2	MCGRAW-EDISON	GLEON-SA2-B-140-U-HFT	1763	LED DRIVER	4000K	14FT	120-21T	POLE TOP	110	110	DUAL HEAD SITE LIGHT FIXTURE	16.73
SC	MCGRAW-EDISON	GLEON-SA2-B-140-U-SM2	12283	LED DRIVER	4000K	15KQ	120-21T	POLE TOP	85	85	SINGLE HEAD SITE LIGHT FIXTURE	16.7
SD	MCGRAW-EDISON	CAC-EO-LED-EL-H2	3042	LED DRIVER	4000K	15K	120-21T	SURFACE	25	25	LED LOW PROFILE PARKING CANOPY FIXTURE	7
SE	EVERGREEN	FLC4340L	4000	LED DRIVER	4000K	15	120-21T	POLE TOP	20	20	LED POLE TOP DECORATIVE FIXTURE	26.1
SF2	EVERGREEN	FLC4340L	4000	LED DRIVER	4000K	15	120-21T	POLE TOP	20	20	LED POLE TOP DECORATIVE FIXTURE	26.1
BB	MCGRAW-EDISON	151-SAB-140-1-SL4-CBP	3342	LED DRIVER	4000K	SL4	120	WALL	26	26	LED EXTERIOR WALL PACK FIXTURE W/GRND	4.6
BB1	MCGRAW-EDISON	151-SAB-140-1-SL3-CBP	3346	LED DRIVER	4000K	SL3	120	WALL	26	26	LED EXTERIOR WALL PACK FIXTURE W/GRND	4.6
BB2	MCGRAW-EDISON	151-SAB-140-1-SL3-CBP	3346	LED DRIVER	4000K	SL3	120	WALL	26	26	LED EXTERIOR WALL PACK FIXTURE W/GRND	4.6
DD	HUBBELL LIGHTING	CY1-25-3K5-2-4-4-UNV-T	2500	LED DRIVER	3000K	14	120-21T	WALL	25	25	DIRECT/INDIRECT LED EXTERIOR WALL MOUNT	5.6

NOTES:

- PROVIDE 22'-0" TALL SQUARE STRAIGHT STEEL POLE UNLESS NOTED OTHERWISE ON PLAN. FINISH TO BE SELECTED BY ARCHITECT. STREETWORKS 555 SERIES.
- PROVIDE 10'-0", 4" ROUND EXTRUDED STRAIGHT FLUTED POLE FINISH TO BE SELECTED BY ARCHITECT. STONEBRIDGE P25 SERIES.
- PROVIDE 8'-0", 4" ROUND EXTRUDED STRAIGHT FLUTED POLE FINISH TO BE SELECTED BY ARCHITECT. STONEBRIDGE P25 SERIES.
- FIXTURE TO BE MOUNTED APPROXIMATELY 8'-6" AFO TO BOTTOM OF FIXTURE.
- FIXTURE TO BE MOUNTED APPROXIMATELY 6'-6" AFO TO CENTER OF FIXTURE.
- FINISH TO BE SELECTED BY ARCHITECT.
- PROVIDE HANDLE AND COVERPLATE IN POLE. FINISH TO MATCH POLE.
- DOUBLE-HEAD FIXTURE ON A SINGLE POLE.
- PROVIDE FIXTURE WITH MOUSE SIDE SHIELD.

GENERAL NOTES:

- PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE INSTALLATION.
- CONTRACTOR SHALL VERIFY FINISH WITH ARCHITECT PRIOR TO ORDERING ALL FIXTURES.
- NOT ALL FIXTURES MAY APPEAR ON THE PLAN.
- AT THE CONTRACTOR'S OPTION EQUIVALENT FIXTURES MAY BE SUBMITTED. IF ALTERNATE FIXTURES ARE SUBMITTED AND ACCEPTED THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING UPDATED LIGHTING CALCULATIONS TO BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER FOR RESUBMISSION TO THE LOCAL JURISDICTIONS TO SHOW COMPLIANCE OF EXTERIOR LIGHTING REQUIREMENTS.

SENIOR COMMUNITY
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 KANSAS CITY, PLATE COUNTY, MISSOURI 64154

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 06/4/2022

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