

CLIENT
BEACON HILL HOTEL PARTNERS LLC.
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10 MAIN CENTER, SUITE 270
KANSAS CITY, MO 64105

ARCHITECT
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1701 MCGEE, SUITE 600
KANSAS CITY, MO 64108
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GENERATORSTUDIO.COM

STRUCTURAL ENGINEER
APEX ENGINEERS, INC
1600 BALTIMORE AVE #1002
KANSAS CITY, MO 64108
816.421.3222
APEX-ENGINEERS.COM

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5720 REEDER ROAD
SHAWNEE, KS 66203
913.262.1772
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CIVIL
TALIAFERRO & BROWNE, INC.
1020 EAST 8TH ST.
KANSAS CITY, MO 64106
816.283.3456
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ARCHITECT: THOMAS J. PROERSTLE
LICENSE NO. A-2002107812

SEAL

**BEACON HILL
REDEVELOPMENT
TRACT H, BEACON HILL
NORTHWEST QUADRANT**

**TROOST AVE AND E 24TH ST
KANSAS CITY, MO 64108**

**NEIGHBORHOOD UR
REDEVELOPMENT SUBMITTAL**

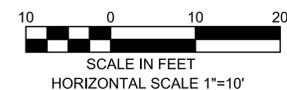
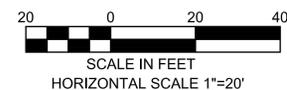
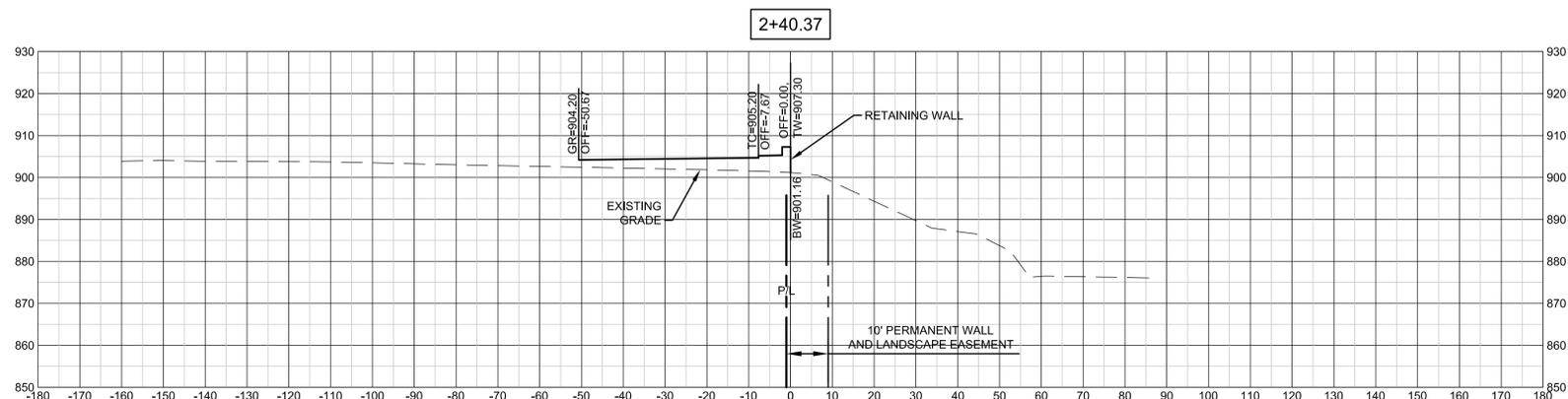
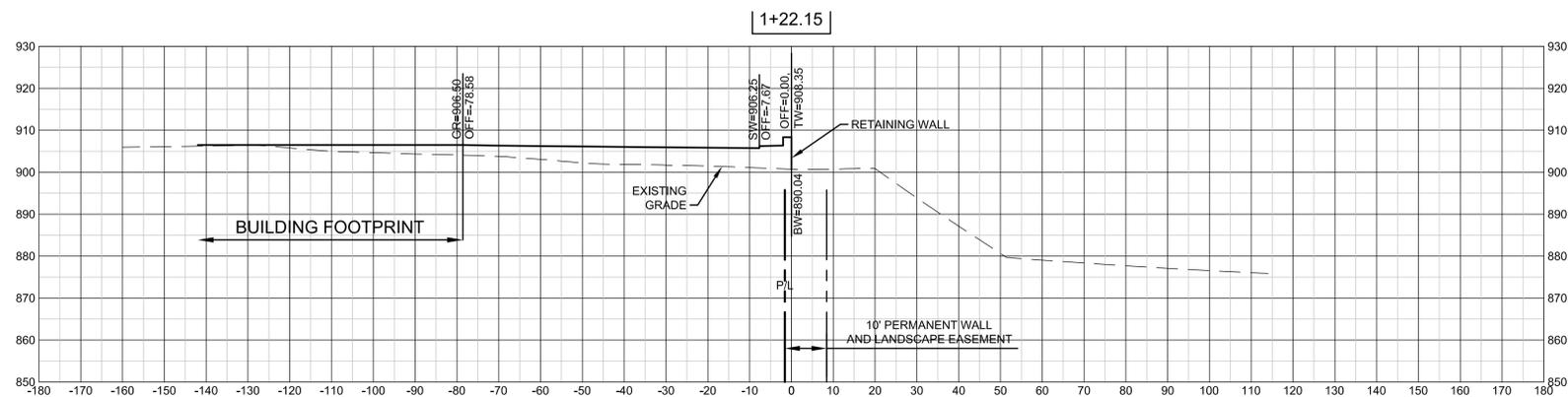
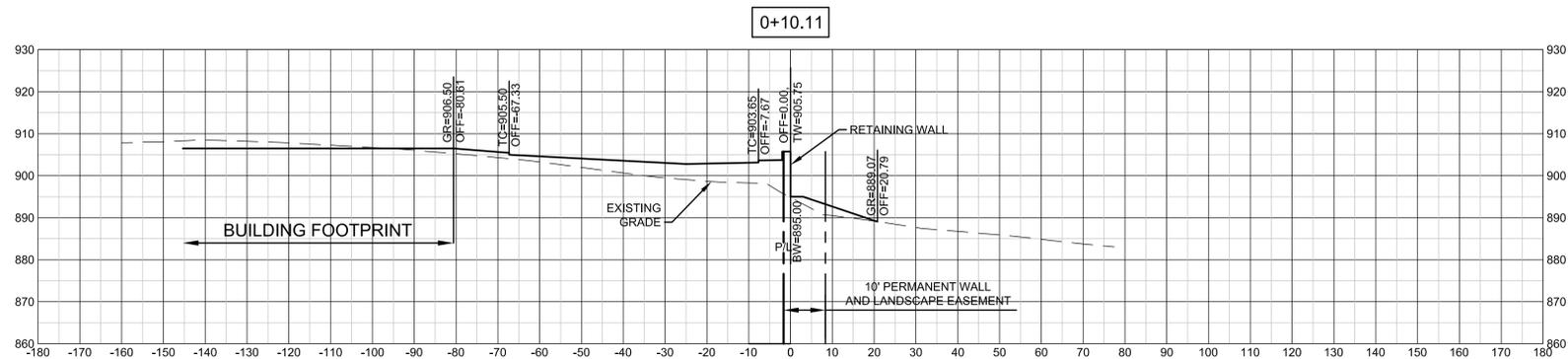
ISSUE DATE: 12 NOVEMBER 2015

REV	DESCRIPTION	DATE

PROJECT NO: GS-15-06
DRAWN BY: KJM
CHECKED BY: KJM
SHEET TITLE

**RETAINING WALL
SECTIONS**

C002



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TRACT H, BEACON HILL
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KANSAS CITY, MO 64108**

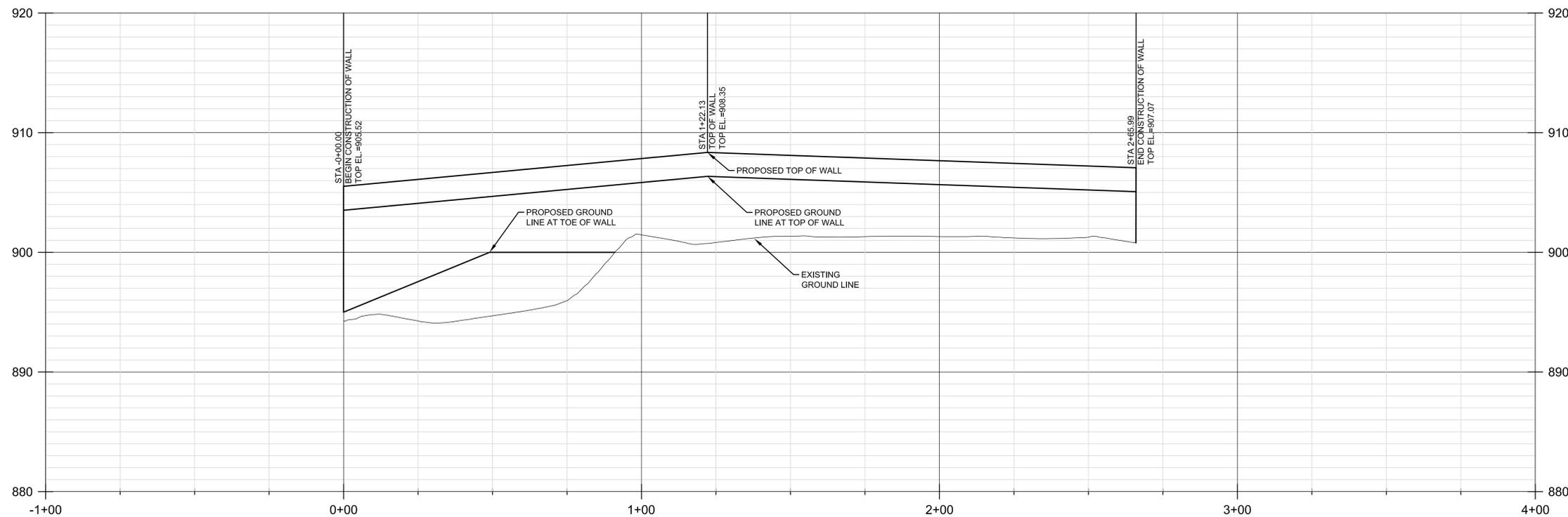
NEIGHBORHOOD UR
REDEVELOPMENT SUBMITTAL

ISSUE DATE: 12 NOVEMBER 2015
REV. DESCRIPTION DATE

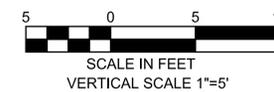
PROJECT NO. GS-15-06
DRAWN BY: KJM
CHECKED BY: KJM
SHEET TITLE

**RETAINING WALL
ELEVATION**

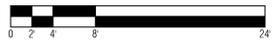
C003



1 WALL PROFILE
AS SHOWN



REV	DESCRIPTION	DATE



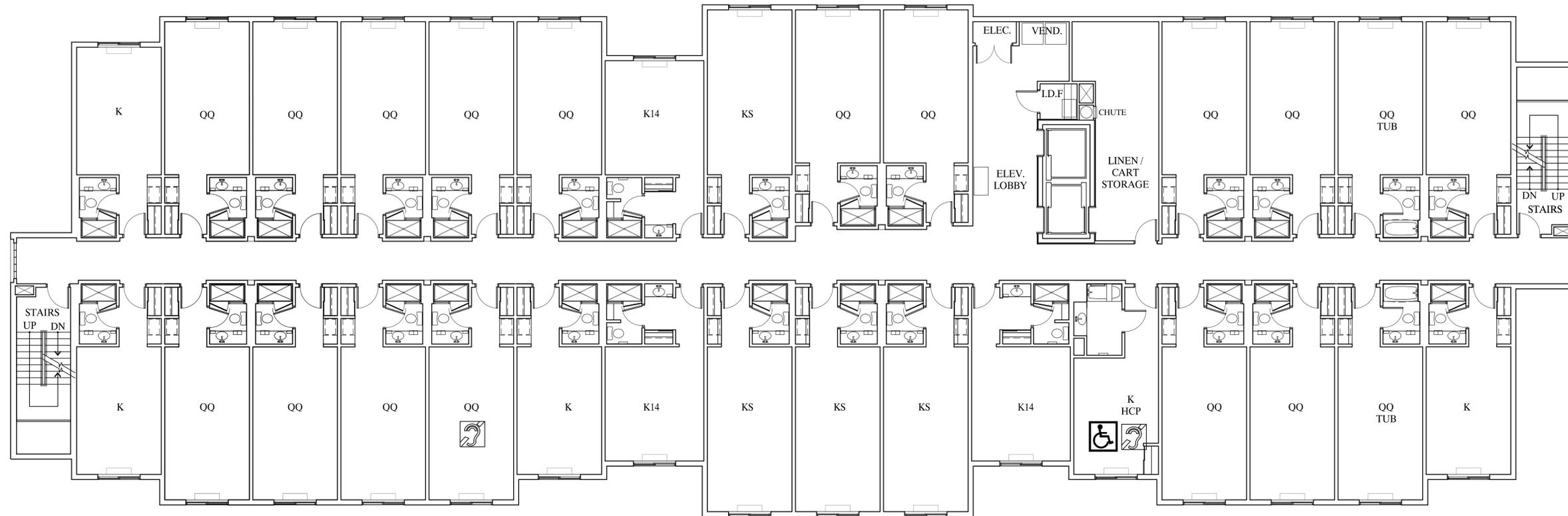
SECOND FLOOR PLAN 02
RE: SCALE: 1/8" = 1'-0"

ROOM DATA

	KING	KING 14	KING SUITE	KING ADA	KING 14 ADA	TOTAL KING	QUEEN QUEEN	QUEEN QUEEN ADA	TOTAL QUEEN QUEEN
LEVEL 1	2	0	0	0	0	2	0	1	1
LEVEL 2	4	3	1	1	0	9	18	0	18
LEVEL 3	4	3	4	1	0	12	18	0	18
LEVEL 4	4	3	4	1	0	12	18	0	18
						35			55

	KING	KING 14	KING SUITE	KING ADA	KING 14 ADA	TOTAL KING	QUEEN QUEEN	QUEEN QUEEN ADA	TOTAL QUEEN QUEEN
TOTAL	14	9	9	3	0	35	54	1	55
PERCENTAGE	16%	10%	10%	3%	0	39%	60%	1%	61%

KEYS 01
RE: SCALE: NTS



THIRD FLOOR PLAN 02
RE. SCALE: 1/8" = 1'-0"

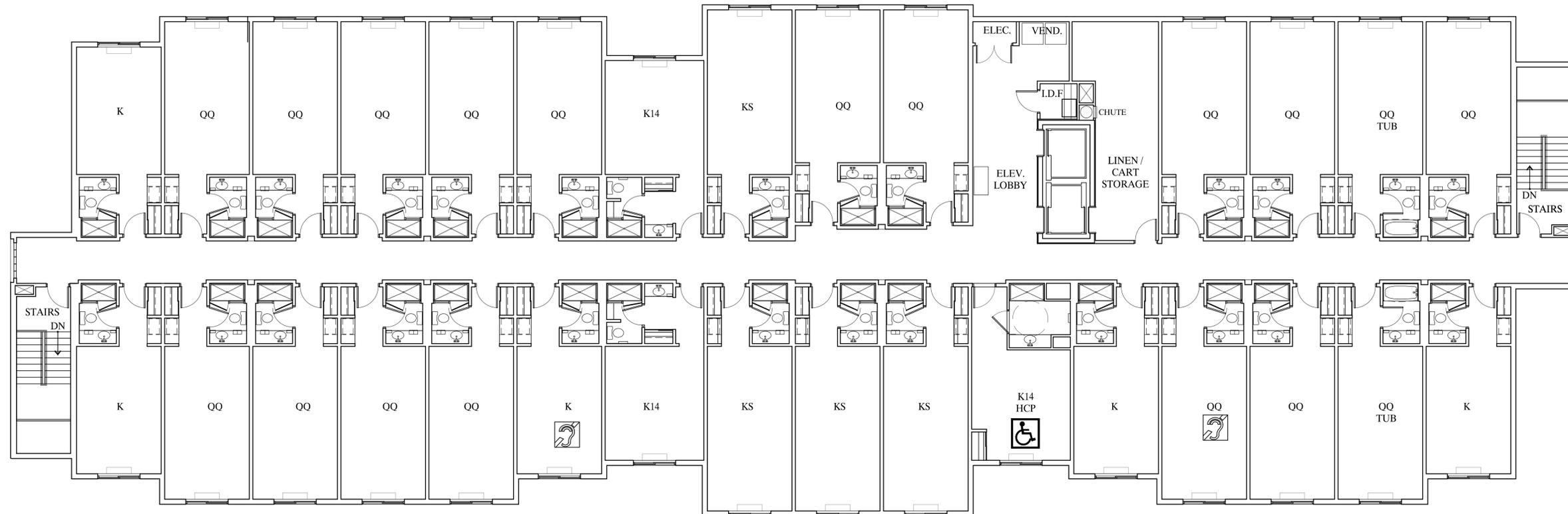
ROOM DATA

	KING	KING 14	KING SUITE	KING ADA	KING 14 ADA	TOTAL KING	QUEEN QUEEN	QUEEN QUEEN ADA	TOTAL QUEEN QUEEN
LEVEL 1	2	0	0	0	0	2	0	1	1
LEVEL 2	4	3	1	1	0	9	18	0	18
LEVEL 3	4	3	4	1	0	12	18	0	18
LEVEL 4	4	3	4	1	0	12	18	0	18
						35			55

	KING	KING 14	KING SUITE	KING ADA	KING 14 ADA	TOTAL KING	QUEEN QUEEN	QUEEN QUEEN ADA	TOTAL QUEEN QUEEN
TOTAL	14	9	9	3	0	35	54	1	55
PERCENTAGE	16%	10%	10%	3%	0	39%	60%	1%	61%

KEYS 01
RE. SCALE: NTS

REV	DESCRIPTION	DATE



FOURTH FLOOR PLAN 02
RE: SCALE: 1/8" = 1'-0"

ROOM DATA

	KING	KING 14	KING SUITE	KING ADA	KING 14 ADA	TOTAL KING	QUEEN QUEEN	QUEEN QUEEN ADA	TOTAL QUEEN QUEEN
LEVEL 1	2	0	0	0	0	2	0	1	1
LEVEL 2	4	3	1	1	0	9	18	0	18
LEVEL 3	4	3	4	1	0	12	18	0	18
LEVEL 4	4	3	4	1	0	12	18	0	18
						35			55

	KING	KING 14	KING SUITE	KING ADA	KING 14 ADA	TOTAL KING	QUEEN QUEEN	QUEEN QUEEN ADA	TOTAL QUEEN QUEEN
TOTAL	14	9	9	3	0	35	54	1	55
PERCENTAGE	16%	10%	10%	3%	0	39%	60%	1%	61%

KEYS 01
RE: SCALE: NTS



SEAL

BEACON HILL REDEVELOPMENT TRACT H, BEACON HILL NORTHWEST QUADRANT TROOST AVE AND E 24TH ST KANSAS CITY, MO 64108

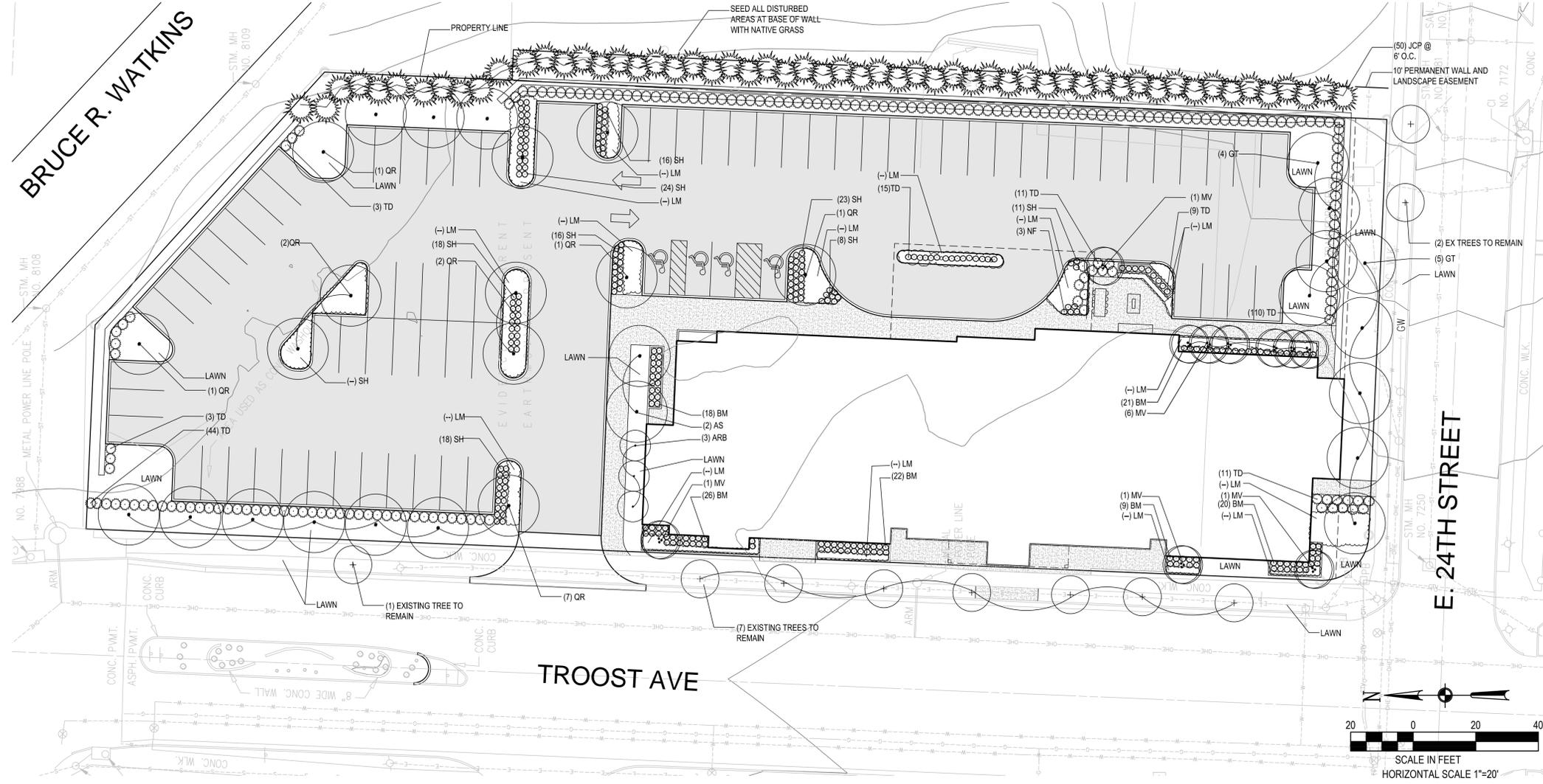
NEIGHBORHOOD UR REDEVELOPMENT SUBMITTAL

REV	DESCRIPTION	DATE
	WALL REVISIONS	MAY 16, 2016
	WALL REVISIONS	JUNE 3, 2016

PROJECT NO:	GS-15-06
DRAWN BY:	CJL
CHECKED BY:	CJL
SHEET TITLE:	CJL

LANDSCAPE PLAN

L100



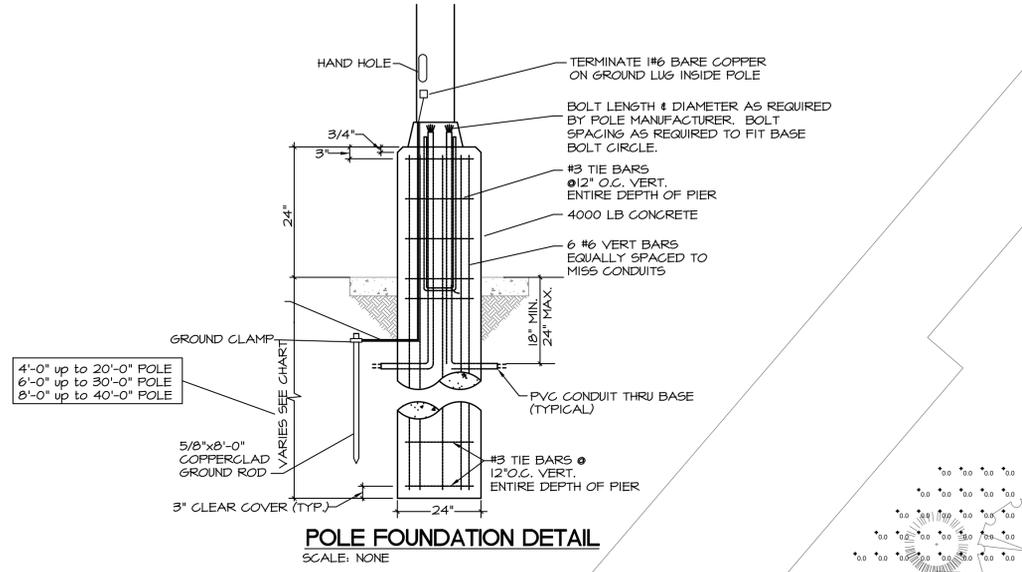
PLANT SCHEDULE

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE & COND.	REMARKS
TREES					
MV	--	SWEETBAY MAGNOLIA	Magnolia virginiana	8' HT. / B & B	MULTI-STEM
QR	--	SHUMARD OAK	Quercus shumardii	2" CAL. / B&B	MATCHED
GT	--	HONEY LOCUST	Gleditsia triacanthos in. 'Shademaster'	2" CAL. /B&B	MATCHED
AS	--	MAPLE	Acer saccharum 'John Pair'	2" CAL. /B&B	MATCHED
JCP	--	PERFECTA JUNIPER	Juniperus chinensis 'Perfecta'	5' HT /B&B	MATCHED
ARB	--	COLUMNAR MAPLE	Acer rubrum 'Bowhall'	5' HT /B&B	MATCHED
SHRUBS					
BM	--	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	3 GALLON / CONT.	3'-0" ON CENTER
TD	--	DENSI YEW	Taxus densiformis	5 GALLON / CONT.	3'-0" ON CENTER
PERENNIALS/GRASSES					
SH	--	PRAIRIE DROPSEED	Sporobolus heterolepis	1 GALLON / CONT.	1'-6" ON CENTER
LM	--	BIG BLUE LILYTURF	Liriope muscari 'Big Blue'	1 GALLON / CONT.	1'-0" ON CENTER
.	--	NATIVE GRASS SEED	To be determined	SEED	--
.	.	LAWN	Festuca arundinacea	SOD	MATCH EXISTING

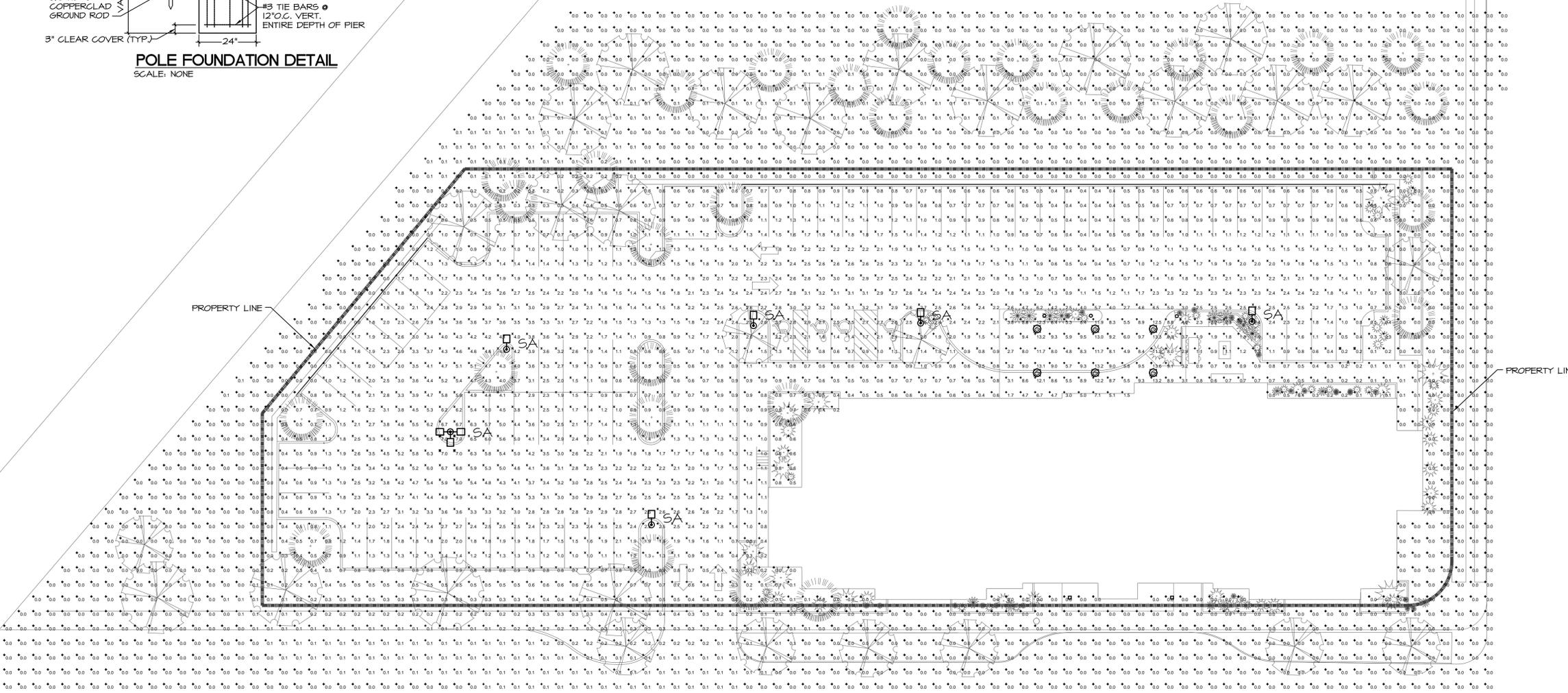
GENERAL NOTES:

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS. CALL DIG-RITE FOR UTILITY LOCATES.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. A ONE (1) FOOT CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT. A TWO FOOT (2) CLEARANCE FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI A 60.1, THE AMERICAN STANDARD FOR NURSERY STOCK.
- PREPARE PLANTING BEDS AND INCORPORATED AMENDMENT ACCORDING TO SPECIFICATIONS. ALL AMENDMENTS SHALL BE BIOLOGICALLY BASED PRODUCTS. SYNTHETIC/PETROLEUM BASED FERTILIZERS SHALL NOT BE INSTALLED. RE: SPECIFICATIONS. REFER TO DETAILS RELATED TO ALL PLANTING MATERIALS.
- ALL PLANTING BEDS SHALL BE EDGED WITH BLACK STEEL EDGING AND OR SHOVEL CUT EDGING PER THE PLANS.
- DOUBLE GROUND HARDWOOD MULCH PER SPECIFICATION S SHALL BE USED AS A THREE (3") TOPDRESSING IN ALL PLANTING BEDS (PLANT MASSINGS) AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED AND GUYED PER DETAIL AND SPECIFICATIONS
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATION. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVED FINE GRADING AND CONDITION OF SITE PRIOR TO PLANT INSTALLATION, SODDING AND/OR SEEDING OPERATIONS.
- A PERCOLATION TEST SHALL BE COMPLETED IN ALL PARKING ISLANDS PRIOR TO BACKFILL OF IMPORTED SOIL.

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LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Matts
⊕	5A	8	ASTILED-42G-100-40K-5R4-MVOLT	LED POLE MOUNTED AREA LIGHT	LED ARRAY	8476	0.9	97
○	6	6	RYLED-40/50-R08-AR-120	8" LED DOWNLIGHT	LED ARRAY	3000	0.9	42



SITE ELECTRICAL PLAN
SCALE: 1"=20'
NORTH

PROJECT FOR:
**BEACON HILL NEIGHBORHOOD UR
REDEVELOPMENT SUBMITAL**

ISSUE DATE:
9/16/15

REVISION:

SHEET TITLE
PHOTOMETRIC PLAN

PH1



FEATURES & SPECIFICATIONS

INTENDED USE — LED downlight for retrofit of installed 8" nominal commercial "pan-style" housings with incandescent, compact fluorescent (CFL), or high intensity discharge (HID) sources. Compatible aperture range is 7-3/4" to 8-7/8". All installation can be performed from the room side without removing the existing fixture. Multiple lumen packages to replace the installed base of CFL or HID sources with energy savings up to 50%. See Lumen Equivalency Chart.

CONSTRUCTION — Innovative housing design that simultaneously retains and centers the fixture in the existing mounting pan.

OPTICS — LED light source with diffuse lens recessed in a reflector with a 55-degree cutoff. Aluminum full reflectors are optically designed to maximize lumen output and to provide superior glare control. Anodized trim colors for open reflectors are clear diffuse, pewter or wheat. White polyester powder coat also available.

ELECTRICAL — Proprietary electrical design allows for excellent line voltage dimming down to 10% light output on 120V product. The zero inrush design enables maximum loading of incandescent dimmers. This enables customers to add dimming at a low cost without pulling additional wires. For compatible dimmers and dimming range, refer to Dimmer Compatibility Chart.

The system maintains 70% lumen output at more than 60,000 hours.

LISTINGS — CSA certified to US and Canadian safety standards. Wet location listed. ENERGY STAR® certified.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomersResources/Terms_and_conditions.aspx

Note: 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.

LUMEN EQUIVALENCY CHART	Delivered lumen values		
	2000	2500	3000
Approximate LED wattage	26W	34W	42W
Comparable fluorescent	1/42W CFL 2/26W CFL	2/32W CFL	> 2/32W CFL
Comparable HID	N/A	50W ED17	70W ED17
Comparable incandescent	200W A21	N/A	300W BR40
Comparable halogen PAR	100W	N/A	N/A

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative. **Example:** RV8 35/30 RO8AR 120

RV8 Series	Color temperature	Lumens	Reflector	Trim color	Finish	Voltage	Options
RV8	27/ 2700 K	20 2000 lumens ¹	RO8 Downlight	AR Clear	(blank) Semi-specular	120	TRW White painted flange
	30/ 3000 K	25 2500 lumens ¹	RW8 Wallwash	PR Pewter	LD Matte-diffuse	277	TRBL Black painted flange
	35/ 3500 K	30 3000 lumens ¹		WTR Wheat	LS Specular		
	40/ 4000 K			WR White ²			

Accessories: Order as separate catalog number.	
EAC ISSM 375	Compact interruptible emergency AC power system
EAC ISSM 125	Compact interruptible emergency AC power system
RK2 SDT 34727120 395VA AD JZ	347V step down transformer mounted in box installed by others
GRA810 JZ	Oversized trim ring with 10" outside diameter. Refer to TECH-GOOF RINGS for more options.
RVBRGIN	8" rough-in frame. Refer to RV ROUGH-IN FRAMES .
RVBRGIN IFB	8" install from below, rough-in frame. Refer to RV ROUGH-IN FRAMES .

- Notes**
- 1 Approximate lumen output.
 - 2 Not available with finishes.

DOWNLIGHTING

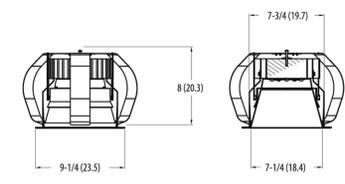
RV8 LED

Catalog Number	
Notes	
Type	TYPE G



RV8 LED

8" OPEN LED Non-IC Retrofit Downlight



Specifications

Aperture: 7-1/4 (18.4) Max. frame aperture: 8-7/8 (22.5)
 Overlap trim: 9-1/4 (23.5) Min. frame aperture: 7-3/4 (19.7)
 Height: 8 (20.3) Max. ceiling thickness: 2 (5.1)
 Length: 9 (22.9)

All dimensions are inches (centimeters) unless otherwise indicated.



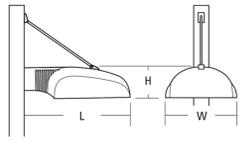
AST1 LED LED Area Luminaire



AERIS

Specifications

EPA: 0.7 ft² (0.07 m²)
 Length: 22-1/4" (56.4 cm)
 Width: 13" (33.0 cm)
 Height: 6-3/8" (15.9 cm)
 Weight (max): 33 lbs (14.8 kg)



Catalog Number	
Notes	
Type	TYPE SA

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

Introduction

The Aeris™ family combines sleek, fluid forms and crisp edges into a striking architectural aesthetic that can be echoed throughout entire sites.

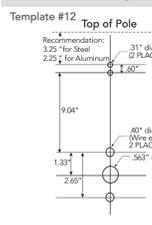
The AST1 LED integrates the latest LED technology with the designer aesthetic of the Aeris™ family for stylish, high-performance illumination that lasts. The AST1 LED is ideal for replacing 100-400W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: AST1 LED 42C 700 40K SR5 MVOLT SPA DDBXD

AST1 LED Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish
AST1 LED	42C 42 LEDs (one engine)	350 350mA 530 530mA 700 700mA	30K 3000K 40K 4000K 50K 5000K	SR2 Type II SR3 Type III SR4 Type IV SR5 Type V	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 480	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket	DMG 0-10V dimming driver (no controls) ² BL30 Bi-level switched dimming, 30% ³ BL50 Bi-level switched dimming, 50% ³ PNMTD03 Part night, dim till dawn ⁴ PNM5D3 Part night, dim 5 hrs ⁴ PNM6D3 Part night, dim 6 hrs ⁴ PNM7D3 Part night, dim 7 hrs ⁴	Shipped installed SF Single fuse (100, 277, 347V) ⁵ DF Double fuse (208, 240, 480V) ⁵ DFL Diffusing lens	DDBXD Dark bronze DDBXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DDBLXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling



Accessories

AST1G U¹ Vandal guard accessory

The AST1 has a unique drilling pattern. Specify this drilling pattern when specifying poles, per the table below.

DM1BAST1	1 at 80°	DM2BAST1	2 at 180°
DM2BAST1	2 at 80°	DM3BAST1	3 at 90°
DM4BAST1	4 at 90°	DM3BAST1	3 at 120°*

Example: SSA 20 4C DM1BAST1 DDBXD

*For round pole mounting (RPA) only.
 Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

- NOTES**
- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120 or 277 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
 - 2 Not available with 347 or 480V.
 - 3 Requires an additional switched line.
 - 4 Dimming driver standard. Not available with 347V, 480V, PERS or PER7.
 - 5 Also available as a separate accessory, see Accessories information at left.

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LIGHT FIXTURE POLE SCHEDULE

LITHONIA LIGHTING 595-20-46-DM1BAST-DBL	20"x4" SQUARE STRAIGHT STEEL POLE ON 2' HIGH CONCRETE BASE.
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PROJECT FOR:
 BEACON HILL NEIGHBORHOOD UR
 REDEVELOPMENT SUBMITTAL

ISSUE DATE:
 9/16/15

REVISION:

SHEET TITLE
 LIGHTING SPECIFICATIONS

PH2