DEVELOPMENT PLANS
FOR
STONE VIEW

7800 N OAK TRAFFICWAY
APN NO. CL1360500070340001
CL1360500070300001
CL1360500070330001

FILE NO.
PROJECT NO.

MISSOURI RIVER IS THE WATERSHED FOR THE PROJECT.
TOTAL SITE 6.06 AC
TOTAL DISTURBED AREA 4.17 AC

UTILITIES INVOLVED

Kansas City Power & Light	471-0060
Southwestern Bell Telephone	871-9900
KPL Gas Service Company	221-2200
Kansas City Public Works	274-2281
American Cablevision	231-1444
Water Pollution Control Dept.	274-2800
Missouri One-Call System	1-800-DIG-RITE

LEGEND

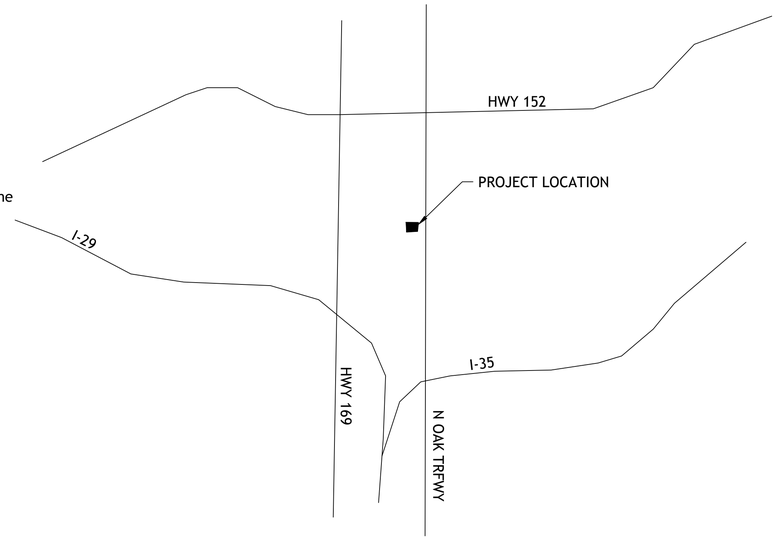
Existing		Proposed	
Control Point		Centerline	
Clean Out		Curb Inlet	
Electric Meter		Field Inlet	
Fence		Grading Limits	
Gas		Junction Box	
Fire Hydrant		Property Line	
Down Guy		Remove	(R)
Iron Pin		Remove & Replace	(R & R)
Light Pole		Right of Way	
Mail Box		Silt Fence	
Post		Storm Sewer	
Power Pole		Spot Elevation	
Sign		Sediment Logs/Waddles	
Man Hole		Waddle	
Telephone Riser		Water Main	
Tree			
Vegetation Line			
Underground Telephone			
Water Meter			
Water Valve			

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY/DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENEDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

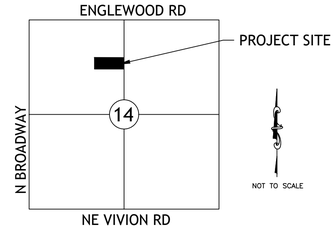
CAUTION- NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.



LOCATION MAP

DESCRIPTION

The Land referred to herein below is situated in the County of Clay, State of Missouri, and is described as follows:
All of BONALY SUBDIVISION, an addition in and to Kansas City, Clay County, Missouri, EXCEPT the West 360 feet of Tract "D" of said BONALY SUBDIVISION deeded to Peel K. Gentry and Irl Lowrey in June of 1959, and EXCEPT all of that part of Tract "C" BONALY SUBDIVISION, an addition in Kansas City, Clay County, Missouri, described as follows: Beginning at a point on the South line of said Bonaly Subdivision, with the intersection of the center line of existing McGee Street (platted Ridge Road on the recorded plat of Lawn Acres, Clay County, Missouri); thence Northwesterly along the Northwesterly prolongation of the center line of said Street, a distance of 27 feet; thence continuing Northwesterly along a curve to the right having a radius of 242.09 feet and being tangent to the last described course, a distance of 69.57 feet; thence continuing Northwesterly on a straight line, tangent to
the last described course 40 feet, more or less, to the point which is 130 feet North of the South line of said Bonaly Subdivision; thence Easterly and parallel to said South line 145 feet; thence Southerly in a straight line to a point on the South line of said Bonaly Subdivision, which point is 120 feet East of the point of beginning; thence West 120 feet to a point of beginning, AND EXCEPT a tract of land in the Northwest Quarter of Section 14, Township 51, Range 33, in Kansas City, Clay County, Missouri, which is part of Tract "C", Bonaly Subdivision, according to the recorded plat thereof in Book 398, page 28, and more particularly described as follows: Beginning at a point on the South line of said Bonaly Subdivision where the center line of existing McGee
street (platted Ridge Road on the recorded plat of Lawn Acres in Book 6, page 33) intersects said South line, thence Northerly on a prolongation of said center line, a distance of 27.0 feet; thence on a curve to the right tangent to the last described course at the last described point radius 242.09 feet a distance of 69.57 feet; thence on tangent to said curve Northerly 40.0 feet more or less to a point which is 130.0 feet North of the South line of said Bonaly Subdivision; thence Westerly and parallel to the South line 120.0 feet more or less to a point which is 145.0 feet West of the point of beginning; thence Southerly at right angles 130.0 feet; thence Easterly at right angles 145.0 feet to the point of beginning, EXCEPT those parts conveyed to City of Kansas City in the
instruments recorded as Document No. G-58483 Book 1957 at page 760, and as Document No. G-58481 in Book 954 at page 755.



SECTION MAP
SECTIONS14, TOWNSHIP 51, RANGE 33

INDEX OF SHEETS

C-1	COVER SHEET
C-2	PRELIMINARY PLAT
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING PLAN
C-6	TREE PRESERVATION / MITIGATION PLAN
C-7	LANDSCAPE PLAN

OWNER/DEVELOPER

KANSAS CITY REAL ESTATE
INVESTMENT SERVICES, LLC
8320 N OAK TRAFFICWAY, SUITE 223
KANSAS CITY, MO 64118

SURVEYOR

BEYOND SURVEYING
9739 FOSTER STREET
OVERLAND PARK, KS 66212
913-717-8538

ENGINEER

SM ENGINEERING
SAM MALINOWSKY
5507 HIGH MEADOW CIRCLE
MANHATTAN KANSAS, 66503
785-641-9747

SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEEER

1"=30'
0 15' 30'

NOT FOR CONSTRUCTION ☐
FOR CONSTRUCTION ☒

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Manhattan Kansas, 66503
smcivilengr@gmail.com
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Revisions
3-25-25 CITY COMMENTS

STONE VIEW
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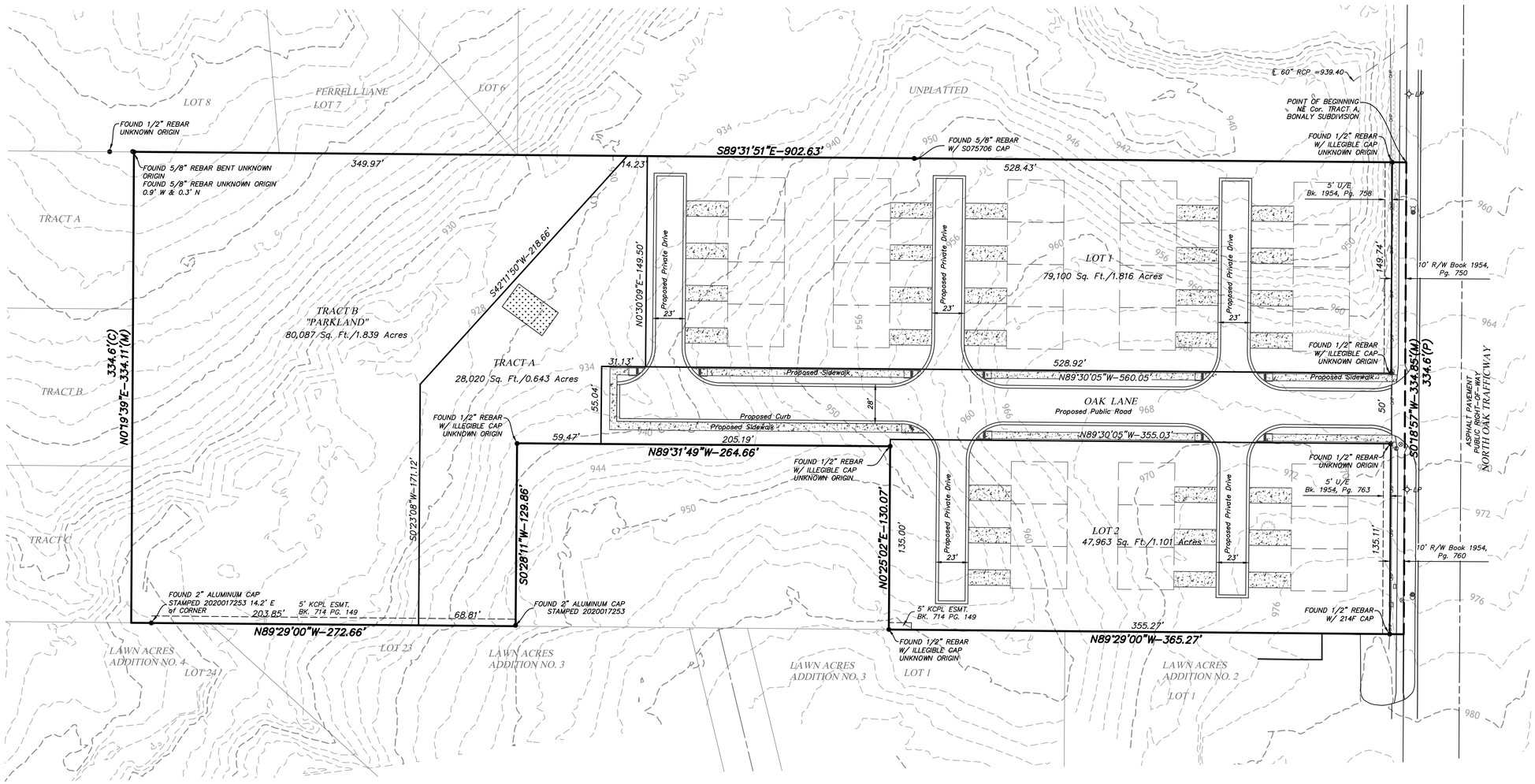
KANSAS CITY, MO

sheet
C1.0
Civil
COVER SHEET
permit
10 FEBRUARY 2025

PRELIMINARY PLAT OF
STONE VIEW
ALL OF TRACTS A&B AND PART OF TRACTS C&D, BONALY SUBDIVISION, IN THE THE CITY OF KANSAS CITY,CLAY COUNTY, MISSOURI



Area = 267,545± Sq. Ft. or 6.142± Acres

DESCRIPTION:

All that part of Tracts A, B, C, & D, BONALY SUBDIVISION, a subdivision in the NW 1/4, Section 14, Township 51, Range 33, in Kansas City, Clay County, Missouri, more particularly described as follows:

Beginning at the NE Corner of Tract A, said BONALY SUBDIVISON, thence S 0° 18' 57" W, along the east lien of said BONALY SUBDIVISION, a distance of 334.85 feet; thence N 89° 29' 00" W, along the south line of said BONALY SUBDIVISION, a distance of 365.27 feet, to the SE corner of a tract of land described in Book 9404 at Page 150 in the Recorder of Deeds Office, Clay County, Missouri; thence N 0° 25' 02" E, along the east line of said tract, a distance of 130.07 feet, to the NE corner of said tract; thence N 89° 31' 49" W, along the north line of said tract and its westerly extension, a distance of 264.66 feet, to the NW corner of a tract of land described in Book 5809 at Page 8, in said recorder of deeds office; thence S 0° 28' 11" W, along the west line of said tract, a distance of 129.86 feet, to the SW corner of said tract, said point being on the south line of TRACT C of said BONALY SUBDIVISION; thence N 89° 29' 00" W, along the south line of said Tract C, a distance of 272.66 feet, to the SE corner of Certificate of Survey of TRACT D as recorded in Book 1699 at Page 629, at said recorder of deeds office; thence N 0° 19' 39" E, along the east line of said certificate of survey, a distance of 334.11 feet, to a point on the North line of said BONALY SUBDIVISION; thence S 89° 31' 51" E, along the north line of said subdivision, a distance of 902.63 feet, to the point of beginning.

The above–described tract contains 267,545 sq. ft. or 6.142 acres more or less.

Oak Lane to be dedicated as public Right–of–way.

Tract A to be dedicated for conservation area.

TITLE NOTE:
Title Information shown hereon was taken from Meridian Title Company Commitment for Title Insurance, No. NKC–2024–1400965 Effective Date: March 18, 2024 at 8:00 A.M.

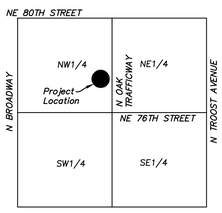
Schedule B – Exceptions

5. Subject to Easements, Restrictions and Building Set Back Lines that may be filed for record according to the Plat filed in Plat Book 398 Page 28, Clay County Recorder's Office.
6. Subject to Easements, Restrictions and Building Set Back Lines that may be filed for record according to the Survey filed in Book 1699 Page 629, Clay County Recorder's Office.
7. Subject to an Easement to Kansas City Power and Light Company, recorded in Document No. E43471, Clay County Recorder's Office.
8. Subject to Easements to the City of Kansas City, recorded as Document No. G–58484 in Book 1954 Page 763 and Document No. G58482 in Book 1954 Page 768, Clay County Recorder's Office.
9. Subject to the Public Water Supply District #1, as set forth in Suit No. 20539, and may be subject to assessments by reason thereof, recorded as Document No. A32237 in Book 470 Page 470, Clay County Recorder's Office.

GENERAL NOTES:

The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone NAD 83

The accuracy standard for this survey is Urban.



VICINITY MAP
SEC. 14–51–33

SCALE: 1"=2000'

SCALE : 1"=40'
40 20 0 40

LEGEND

●	= EXIST IRON BAR
FH	= FIRE HYDRANT
LP	= LIGHT POLE
PP	= POWER POLE
△	= SECTION CORNER
WV	= WATER VALVE

Note:

1. Visual indications of utilities are as shown. Underground locations shown, as furnished by the respective utility companies, are approximate and shall be verified in the field at the time of construction. For actual field locations of underground utilities, call 1–800–344–7233.

2. The contractor shall be responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for the coordination and scheduling with utility owners of all work required to resolve conflicts with installations, constructions, excavations, removals, placements, relocation and other miscellaneous work.

Job No. 2024–0085
NW 1/4, Sec. 14–51–33
Clay County, MO
2024–0085 PREPLAT.DWG

CLIENT
Jowler Creek Architecture
15105 Jowler Creek Road
Camden Point, MO 64018
Phone: 816–471–7371

29390 W 119th Street
Overland Park, KS 66061
Office: 913–717–8538

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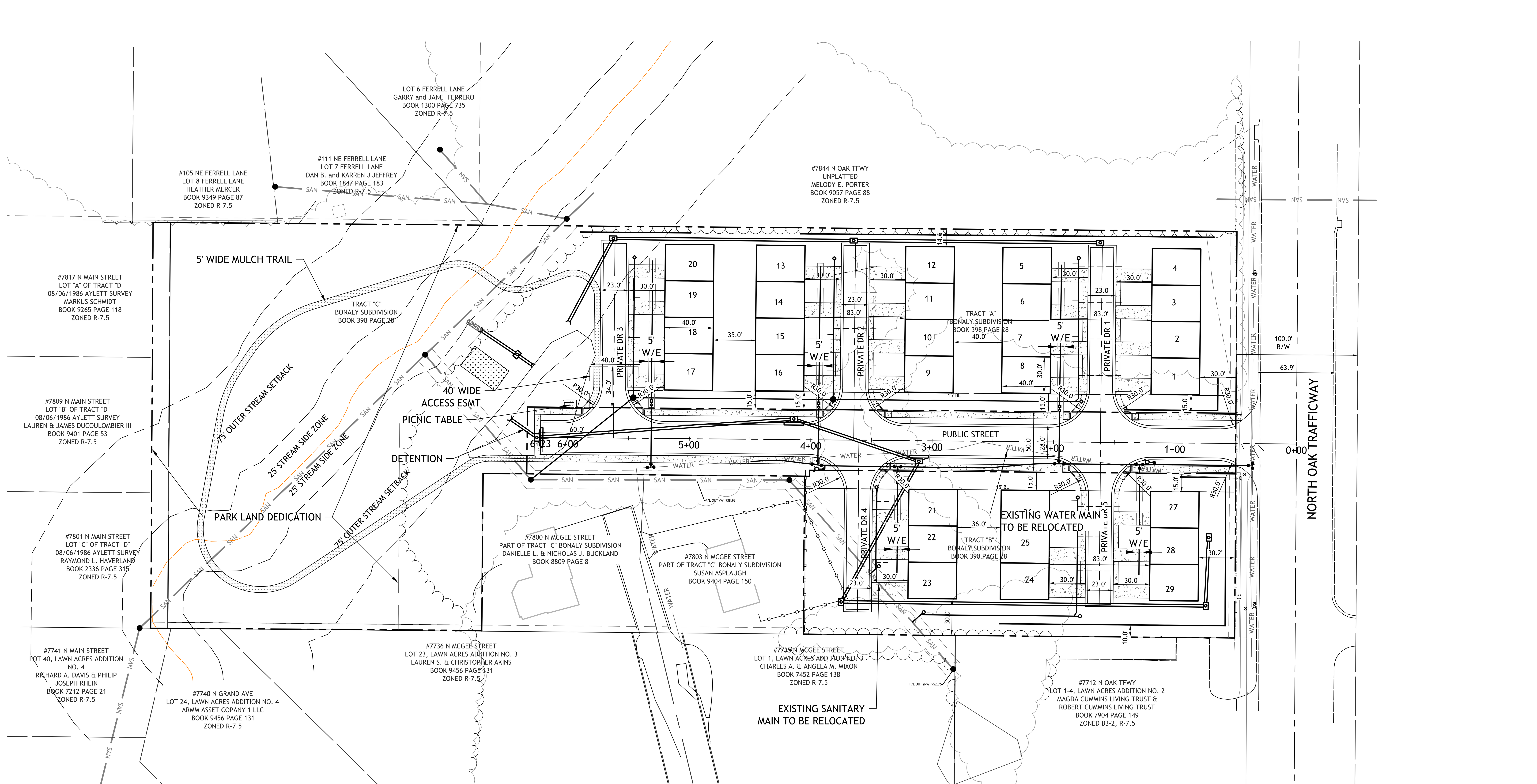

CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.

2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE ALDI STANDARD SPECIFICATIONS.

3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR TI-1E CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.

5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.

7. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES, AND PAVEMENT MARKINGS INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

8. WHERE THERE IS EXISTING ASPHALT CONTRACTOR TO MILL AND OVERLAY TO A MINIMUM DEPTH OF 1.5" AND REPLACE WITH HMA PER GEOTECH REPORT TO A MAXIMUM DEPTH OF 2". ANY AREA REQUIRING IN EXCESS OF 2" TO BE LAID IN MULTIPLE LIFTS.

9. AREAS AROUND THE NEW ENTRY WILL REQUIRE ASPHALT DEPTHS IN EXCESS OF 2" IN ORDER TO PROVIDE A SMOOTH TRANSITION FROM THE NEW SIDEWALK TO THE EXISTING CURB AND GUTTER. CONTRACTOR TO VERIFY POSITIVE DRAINAGE.

10. REMOVE EXISTING PAVEMENT AND REPLACE WITH 2" MoDOT BM-1A SURFACE, 2" MoDOT BM-2A AC BASE ON 6" MoDOT AB-3 AGGREGATE BASE. SUBBASE SHOULD BE COMPACTED TO 95% DENSITY.

11. PROVIDE 4' CLEARANCE BETWEEN BOLLARD AND CART CORAL WALL.

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	RP-1	R1.5*		
Gross Land Area				
in square feet	264,112			
in acres	6.06			
Right-of-way Dedication				
in square feet	29,055			
in acres	0.67			
Net Land Area				
in square feet	235,057			
in acres	5.39			
Building Area (sq. ft.)		34,800		
Floor Area Ratio		0.13		
Residential Use Info				
Total Dwelling Units		29		
Detached House		0		
Zero lot line House				
Cottage House				
Semi-attached House				
Townhouse		Yes		
Two-unit House				
Multi-unit House				
Colonnade				
Multiplex				
Multi-unit Building		Yes		
Total Lots				
Residential		2		
Public/Civic				
Commercial				
Industrial				
Other				

* PROPOSED OPEN SPACE DEVELOPMENT
TOTAL OPEN SPACE = 51%

PROPOSED PARK LAND DEDICATED
REQUIRED 29 UNITS X 2 = 58 X 0.006 = 0.34ac

PROPOSED 1.84ac

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3-25-25

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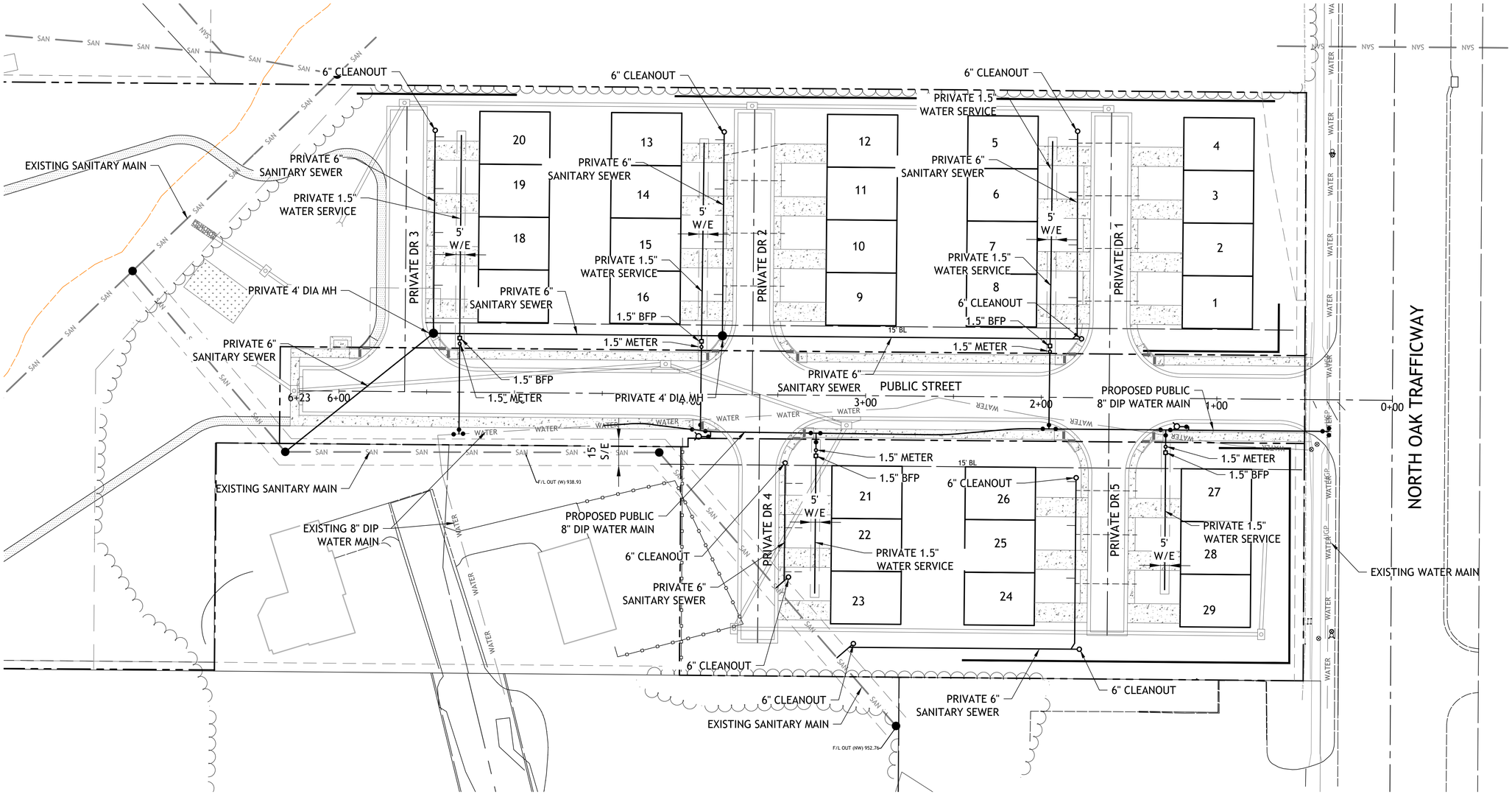
3-25-25 CITY COMMENTS

STONE VIEW

7800 N. OAK TRAFFICWAY
KANSAS CITY, MO

sheet
C3.0
Civil
SITE PLAN

permit
10 FEBRUARY 2025



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1"=30'
0 15' 30'

sheet
C4.0
Civil
UTILITY PLAN
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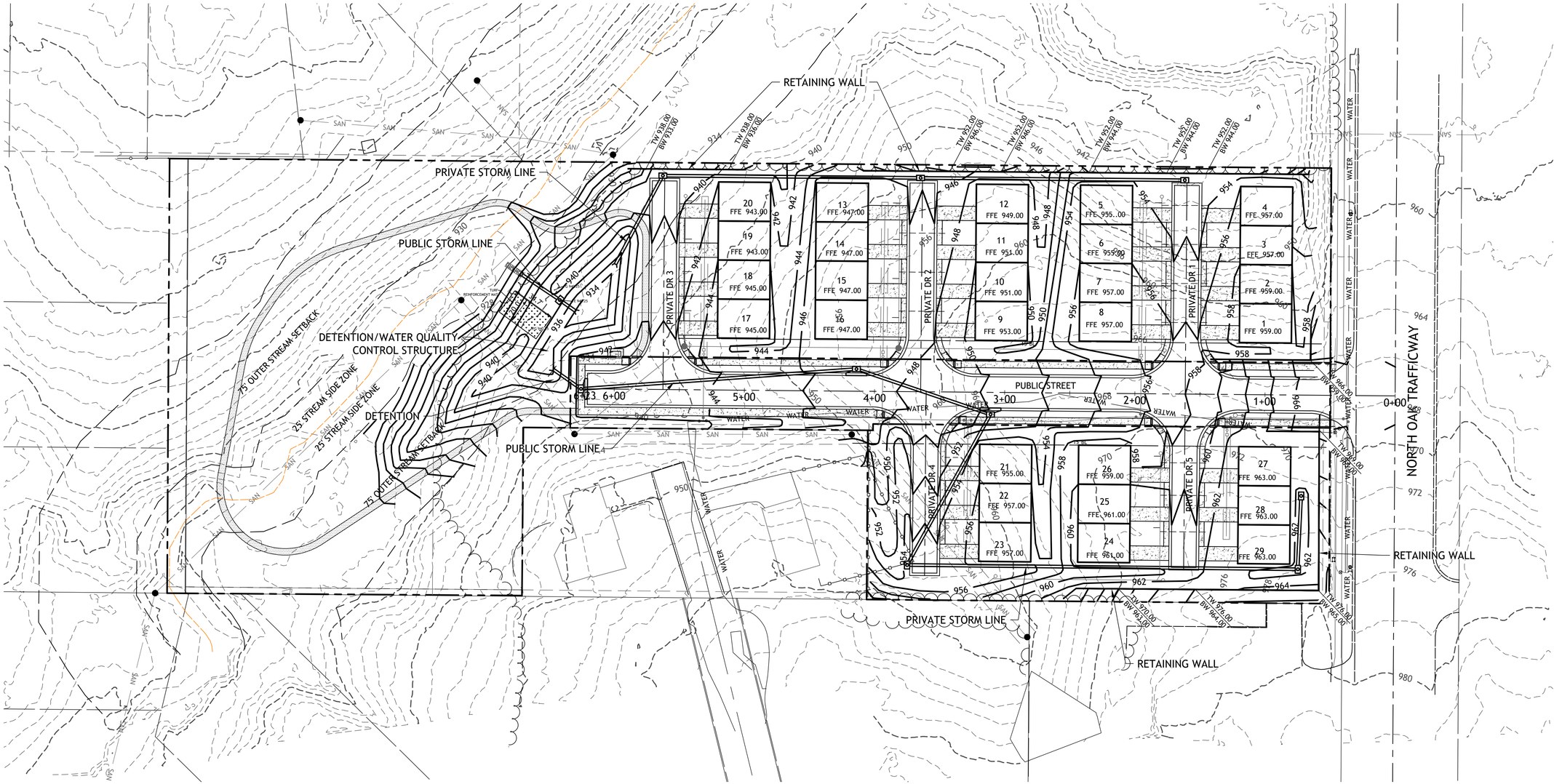
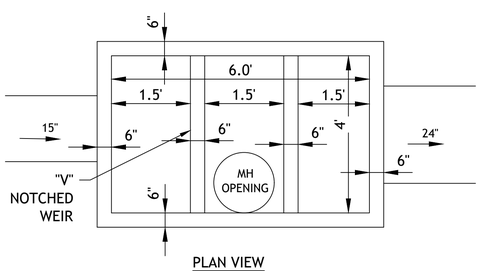
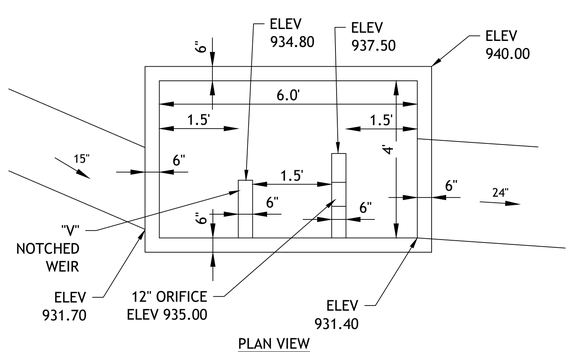




PLAN VIEW



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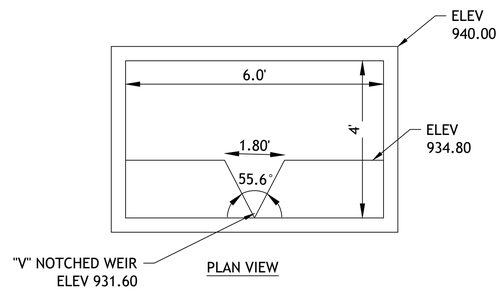
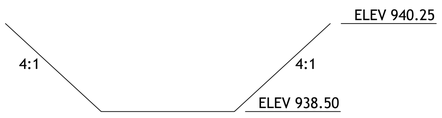


PLAN VIEW



DETENTION POND OVERFLOW

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0 20' 40'

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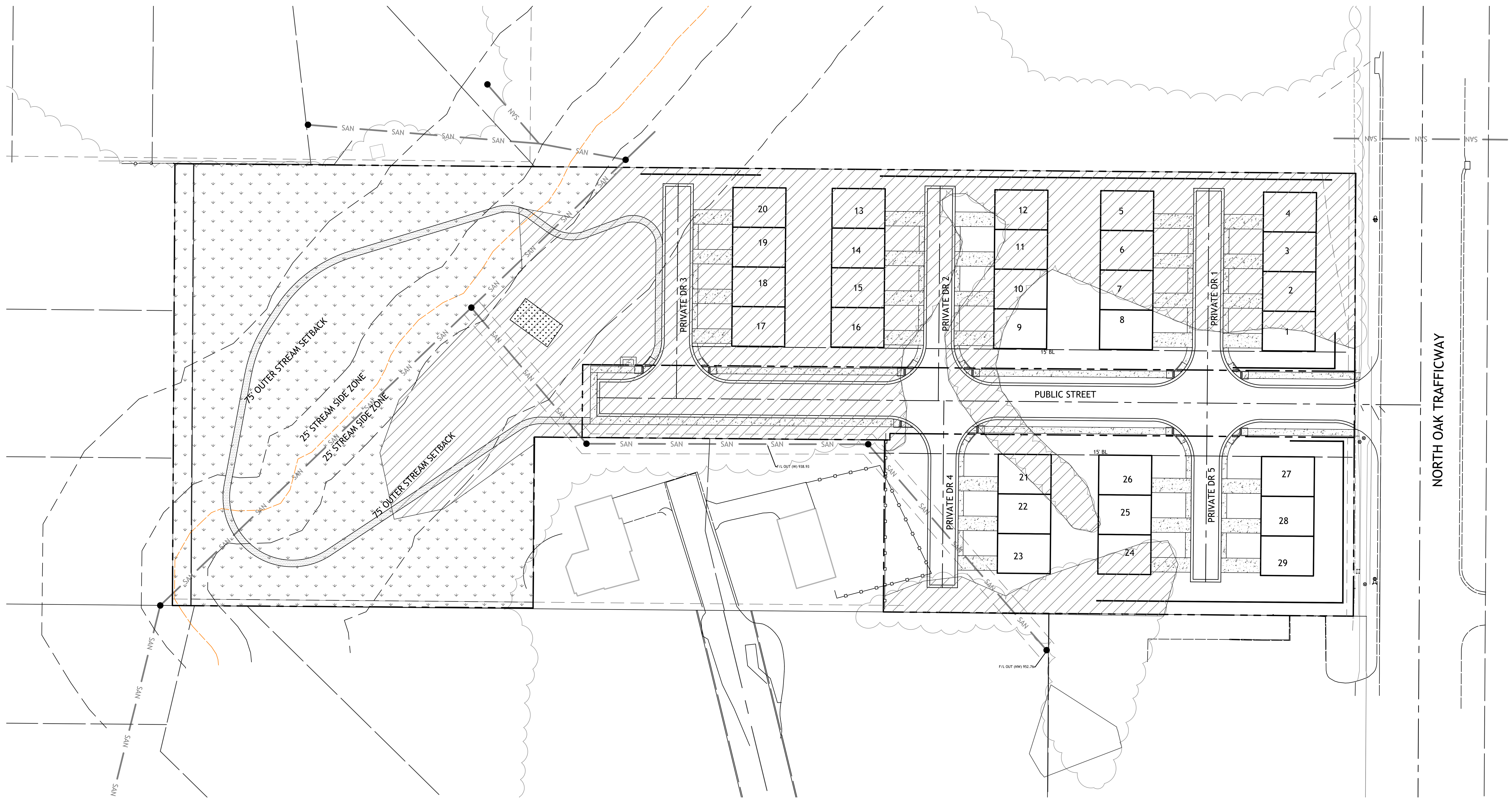

EXISTING VEGETATION PRESERVED 1.91ac

EXISTING VEGETATION REMOVED 2.57ac

MITIGATION DATA

EXISTING VEGETATION REMOVED	2.57ac
EXISTING VEGETATION PRESERVED	
OUTSIDE STREAM BUFFER	0.33ac
STREAM BUFFER DISTURBED	0.42ac
STREAM BUFFER UNDISTURBED	1.48ac
CALIBER OF TREES REQUIRED FOR MITIGATION	32"
PROPOSED CALIBER WITH LANDSCAPE PLAN	
49 SHADE TREES AT 2" CALIBER	98
23 ORNAMENTAL AT 1.5" CALIBER	35
	133"

NOTE: NO MITIGATION IS REQUIRED ON CALCULATIONS

1"=40'
0 20' 40'

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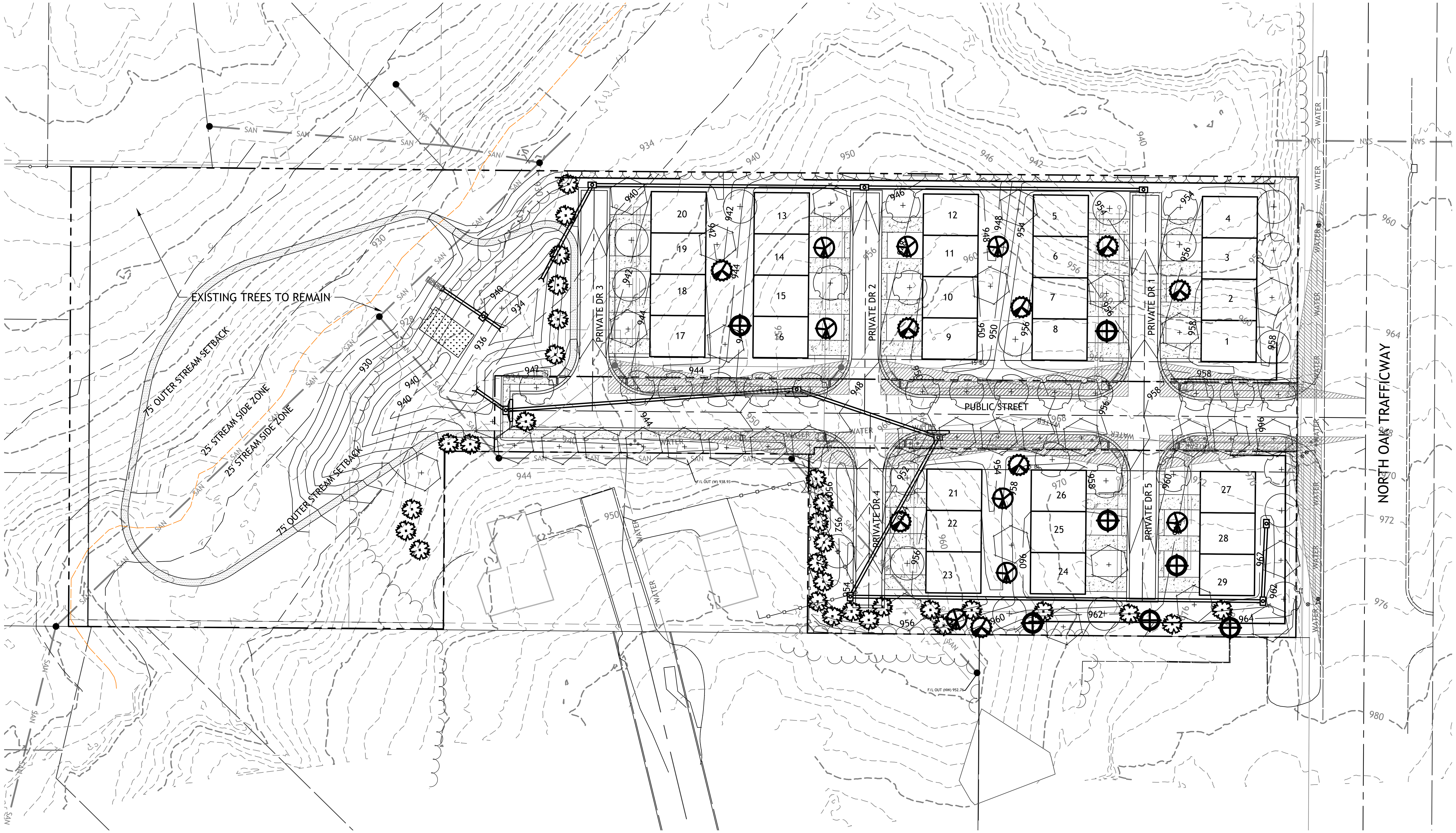
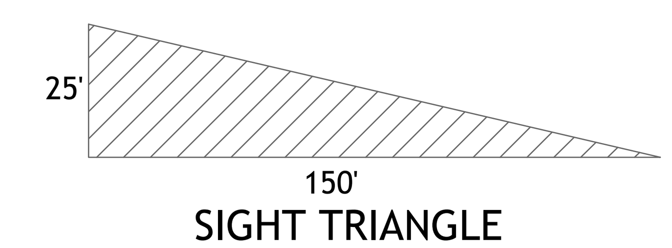
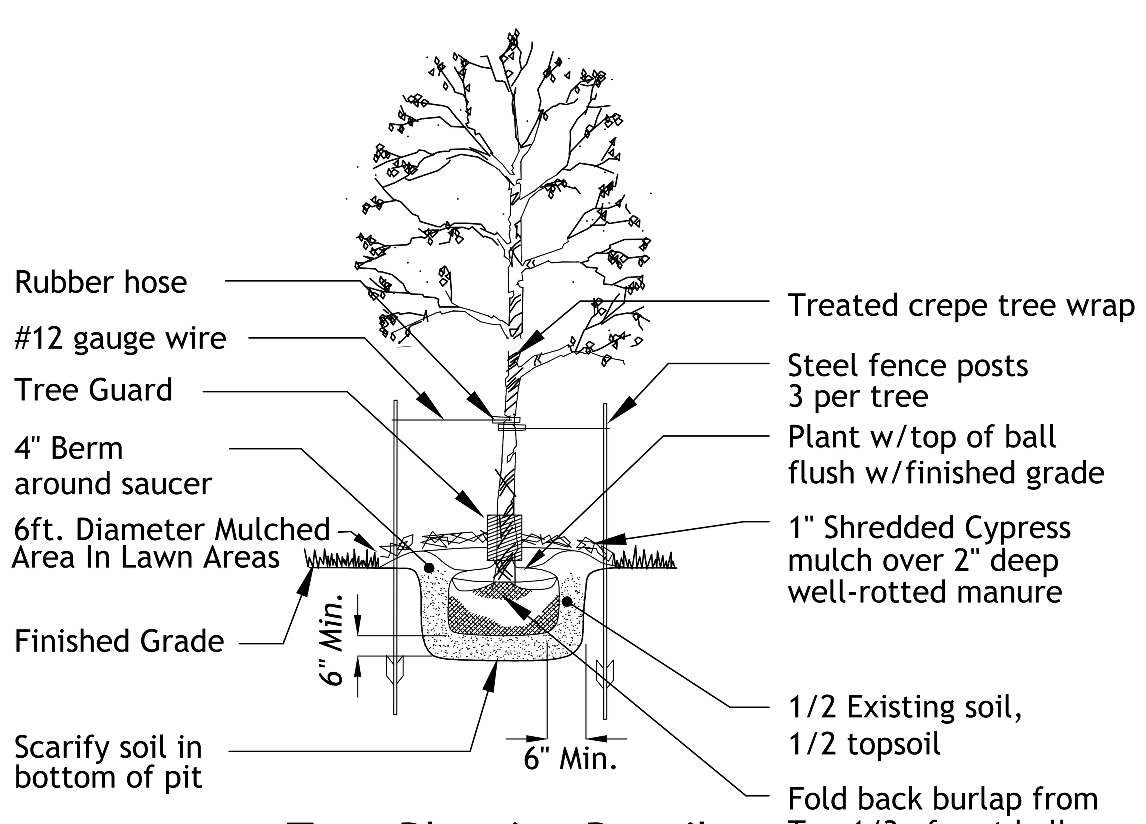




NOTE:
CITY REQUIRED STREET TREES IN SITE TRIANGLE ON INTERNAL PUBLIC STREET

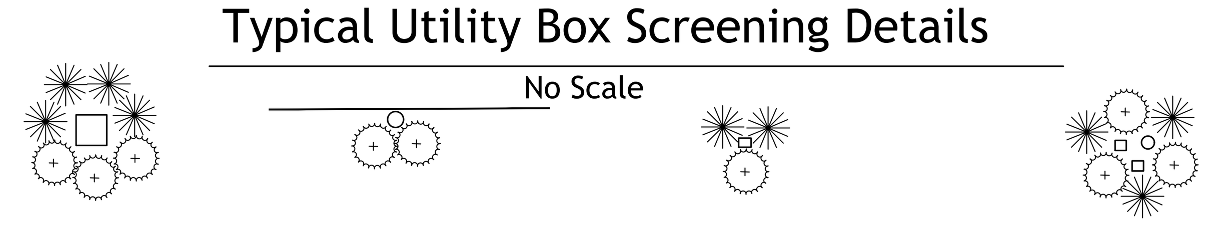


Tree Planting Detail
No Scale

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	25	Zelkova	Zelkova serrata, 'Musahino'	2" cal	BB	As Shown
	13	Red Oak	Quercus Rubra	2" cal	BB	As Shown
	36	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
	8	Golden Raintree	Koelreuteria Paniculata	1 1/2"cal	BB	As Shown
	7	Forest Pansy Redbud	Cercis Canadensis 'Forest Pansy'	1 1/2"cal	BB	As Shown
	8	Prairiefire Crabapple	Malus Sp. 'Priariefire'	1 1/2"cal	BB	As Shown
	30	Canaert Juniper	Juniperus Virginiana 'Canaertii'	6' hgt	BB	As Shown

Typical Utility Box Screening Details
No Scale



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

LANDSCAPE NOTES
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

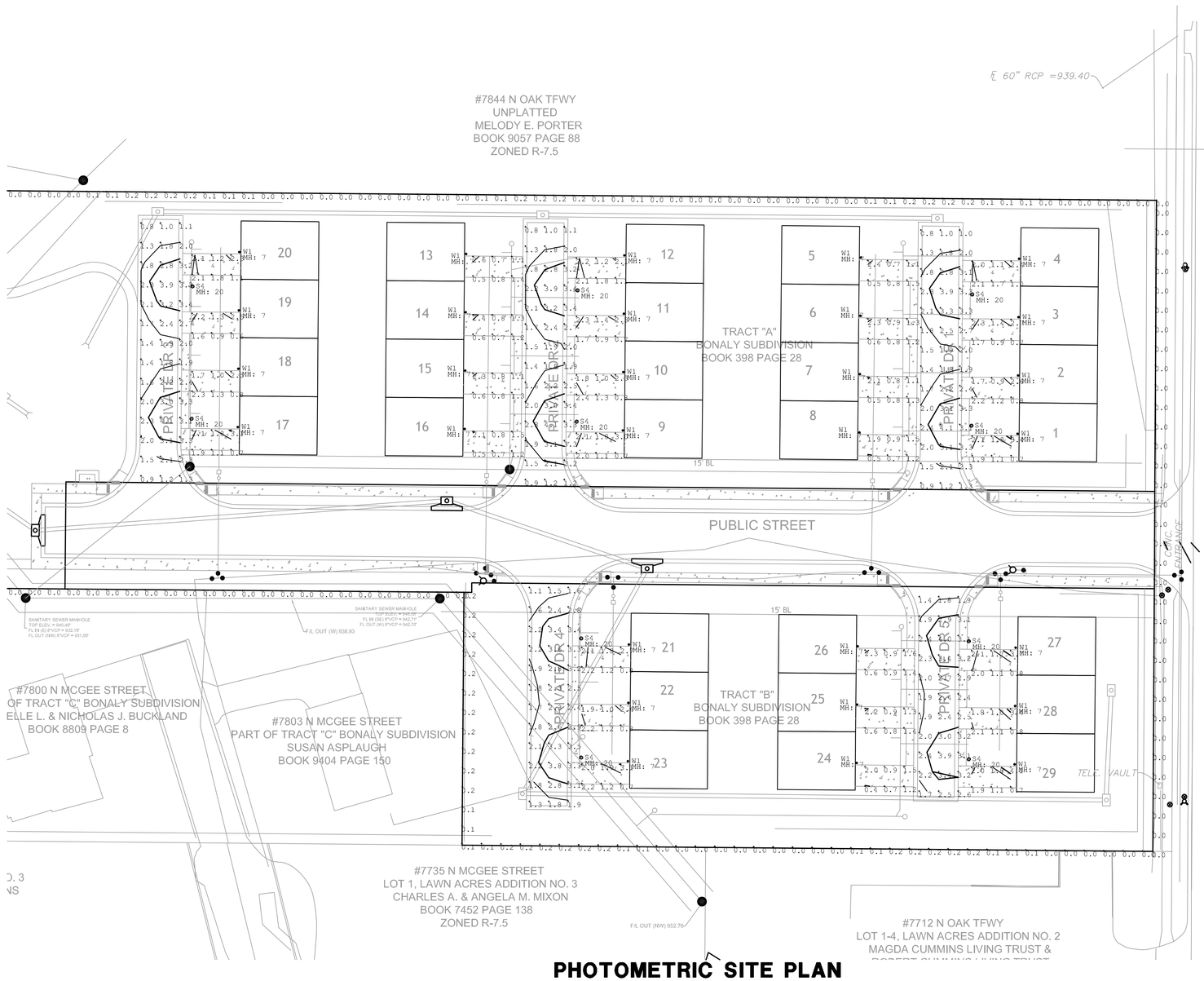
All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

1"=40'
0 20' 40'

sheet
C7.0
Civil
LANDSCAPE PLAN
permit
10 FEBRUARY 2025



PHOTOMETRIC SITE PLAN

1" = 30'-0"

Calculation Summary							
Scenario: Linear							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drives - Units 1-4	Illuminance	Fc	1.68	3.4	0.7	2.40	4.86
Drives - Units 13-16	Illuminance	Fc	1.16	2.6	0.5	2.32	5.20
Drives - Units 17-20	Illuminance	Fc	1.67	3.1	0.6	2.78	5.17
Drives - Units 21-23	Illuminance	Fc	1.74	3.1	0.7	2.49	4.43
Drives - Units 24-26	Illuminance	Fc	1.20	2.3	0.4	3.00	5.75
Drives - Units 27-29	Illuminance	Fc	1.84	4.1	0.7	2.63	5.86
Drives - Units 5-8	Illuminance	Fc	1.14	2.4	0.5	2.28	4.80
Drives - Units 9-12	Illuminance	Fc	1.67	3.0	0.7	2.39	4.29
Private Drive 1	Illuminance	Fc	2.22	4.1	0.8	2.78	5.13
Private Drive 2	Illuminance	Fc	2.22	4.1	0.8	2.78	5.13
Private Drive 3	Illuminance	Fc	2.21	4.1	0.8	2.76	5.13
Private Drive 4	Illuminance	Fc	2.45	3.8	1.1	2.23	3.45
Private Drive 5	Illuminance	Fc	2.60	4.0	1.4	1.86	2.86
Property Line - East	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Property Line - North	Illuminance	Fc	0.04	0.2	0.0	N.A.	N.A.
Property Line - South	Illuminance	Fc	0.09	0.2	0.0	N.A.	N.A.
Property Line - South Central	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Property Line - South West	Illuminance	Fc	0.18	0.2	0.1	1.80	2.00

Luminaire Schedule

Scenario: Linear

Tag	Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens
S4	⊙	10	GC7030-TG_G2LED115-T4-30K	0.850	GC7030 SERIES	115	10116
W1	⊙	29	3-764-24 rico sconce	0.850	Wall mounted, steel back_mounting plate, aluminum housing, two sealed aluminum d	14.075	869

RICO Wall Sconce
3-764-xx

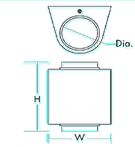
oxygen

FIXTURE TYPE _____ LOCATION _____
PROJECT _____ DATE _____

-24 Satin Nickel

-15 Black

LIGHT SOURCE	(2x) 7W LED Array, 3000K, CRI 90
LUMINAIRE POWER	14.8W
RATED LIFE	30000 hr RL
OPTIONAL COLOR TEMPERATURES	3000K Only
LUMEN OUTPUT	Delivered: 865.1 (LM-79)
INPUT VOLTAGE	120V AC, 50/60Hz
DRIVER OUTPUT	TBD max power
DIMMING	TRIAC Dimming
CONSTRUCTION	Aluminum Housing
DIFFUSER	- Clear Glass
FINISHES	Black (-15), Satin Nickel (-15)
MOUNTING	4" Octagonal J-Box
STANDARDS	cETL WET listed, Conforms to UL STD 1598, Certified CAN/CSA STD C22.2 No 250.0.



DIMENSIONS

W:	4.37"
H:	5.50"
Ext:	3.75"
M.C:	2.75" from top of fixture

201 Railhead Road, Fort Worth, TX 76106 - Tel. (877) 607-0202 - www.oxygenlighting.com

TYPE W1

GC7030 Series Luminaire - LED

GC7032

Finish
The fixture will be finished with an electrostatically applied polyester powder coat suitable for exterior use. The fixtures are pretreated using industry standard environmentally responsible processes for a long lasting and durable finish.

Standard Finishes	Premium Finishes
BK - Black (Gloss)	**WH** - White (Gloss)
BT - Black (Textured)	**CV** - Copper Vein
SB - Statuary Bronze	**GV** - Green Vein
GN - Green	**CF** - Custom Finishes

LED Light Source Options

Light Source	Nominal Power	Distribution	CCT
G2LED40	41.2 W	Type II (T2)	2700K (27K)
G2LED65	67.9 W	Type III (T3)	3000K (30K)
G2LED80	82.1 W	Type IV (T4)	4000K (40K)
G2LED115	117.9 W	Type V (T5)	

LED Drivers are auto voltage sensing, standard 120V through 277V (347, 480V Version Available-Consult Factory)

LED Light Source Performance Data
In GC7030-TG Series Using GC7034-TG Fixture

GC7030-TG SERIES			2700K (27K)		3000K (30K)		4000K (40K)	
MODULE NAME	NOM WATT	LIGHT DISTRIBUTION	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)
G2LED40	41.2	T2	3758	91.2	4032	97.9	4203	102.0
		T3	3763	91.3	4036	98.0	4207	102.1
		T4	3696	89.7	3965	96.2	4133	100.3
		T5	3851	93.5	4131	100.3	4306	104.5
G2LED65	67.9	T2	5398	79.5	5793	85.3	6036	88.9
		T3	5405	79.6	5798	85.4	6044	89.0
		T4	5309	78.2	5695	83.9	5937	87.4
		T5	5532	81.5	5934	87.4	6186	91.1
G2LED80	82.1	T2	7471	91.0	8035	97.6	8354	101.8
		T3	7479	91.1	8023	97.7	8363	101.9
		T4	7347	89.5	7882	96.0	8216	100.1
		T5	7656	93.3	8213	100.0	8561	104.3
G2LED115	117.9	T2	5589	81.3	10286	87.2	10722	90.9
		T3	5599	81.4	10298	87.3	10734	91.0
		T4	5430	80.0	10216	85.8	10544	89.4
		T5	5826	83.3	10540	89.4	10987	93.2

Ordering Guide

	Luminaire		Lens Material		LED Light		Distribution		CCT	Optional	Optional House	Finish
EXAMPLE	GC7033	–	NL	/	G2LED80	–	T3	–	40K	/ PCLL	/ 26HSS	/ BT
	GC7032		NL		G2LED40		T2		27K	PCLL	26HSS	BK
	GC7033		TG		G2LED65		T3		30K			BT
	GC7034				G2LED80		T4		40K			SB
					G2LED115		T5					GN
												Premium Finishes
												WH, CV, GV, CF
	Required									Optional		Choose Finish

1605 N. Main St. Bldg B | Pearland, TX 77581 Phone 281-412-2944 | www.glplic.co

TYPE S4

STATE OF MISSOURI
CHRISTOPHER B. WILLIAMS
NUMBER PE-2009029713
PROFESSIONAL ENGINEER
03/28/25

STONEVIEW TOWNHOMES
7800 N OAK TRAFFICWAY
KANSAS CITY, MO 64118

AEC
ARCHITECTURAL ENGINEERING CONSULTANTS, INC
MECHANICAL • ELECTRICAL • PLUMBING
STRUCTURAL • FIRE PROTECTION
WWW.AECONSORT.COM
15001 E 45th PLACE SOUTH
INDEPENDENCE, MO 64055
P: 816-833-6550

ELECTRICAL DESIGN
STEVE BLACKBURN
816-833-6550

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ARCHITECTURAL ENGINEERING CONSORTIUM, INC.

JOB NO.:	25019B
DATE:	03/28/2025
REVISIONS:	
DESIGNED BY:	SWB
DRAWN BY:	SWB
CHECKED BY:	MBW
SHEET NO.	E100

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ELEVATION 1 J1
3/16" = 1'-0"

Elevation 2 A5
3/16" = 1'-0"

1. ALL INTERIOR DIMENSIONS TAKEN FROM FACE OF STRUCTURE TO FACE OF STRUCTURE U.N.O.
2. PROVIDE 2X FRTW BLOCKING IN WALL AND CEILING FRAMING FOR ATTACHMENT OF ALL TOILET ACCESSORIES, CABINETS, AND COUNTERTOP SUPPORTS; ELECTRICAL, TELEPHONE, SECURITY PANELS, AND WALL MOUNTED FIRE EXTINGUISHERS; SHELVING AND ALL OTHER EQUIPMENT REQUIRING SECURE ATTACHMENT TO THE WALL. IN ADDITION, PROVIDE BLOCKING FOR ALL OWNER FURNISHED ITEMS.
3. VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
4. SEAL ALL PENETRATIONS THROUGH FIRE-RATED SEPARATION WALLS AND CEILINGS WITH FIRE-RATED SEALANT.
5. CONTRACTOR MUST EXAMINE THE CONDITIONS UNDER WHICH THE WORK WILL BE INSTALLED AND REPORT TO THE ARCHITECT IN WRITING ANY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY EXECUTION OF THAT WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED. COMMENCING WITH WORK SHALL CONSTITUTE ACCEPTANCE OF THE SUBSTRATE AND/OR CONDITIONS.
6. PATCH, LEVEL, AND PREPARE ALL EXISTING SURFACES TO RECEIVE NEW FINISHES AND/OR CONSTRUCTION.
7. CONTRACTOR TO PROVIDE DUST PROOF BARRIERS, AS APPROPRIATE, TO ISOLATE CONSTRUCTION AREAS FROM AREAS WITH NO WORK. TEMPORARY PARTITIONS/BARRIERS TO BE CONSTRUCTED TO CEILING/STRUCTURE ABOVE TO MAINTAIN EXITING, SECURITY, MECHANICAL, FIRE- AND LIFE-SAFETY REQUIREMENTS FOR BUILDING OCCUPANTS.
8. EXTEND ALL DEMISING WALLS TO STRUCTURE ABOVE.

GENERAL PLAN NOTES N1
NTS

ROOM

#	RM	SF	FL	BASE	WALL	CEILING	NOTES
100	LIVINGROOM	303 SF					
101	KITCHEN/DINING ROOM	284 SF					
102	GARAGE	225 SF					
103	BATHROOM	53 SF					
104	BEDROOM	101 SF					
105	CLOSET	7 SF					
TOTAL		974 SF					

SCHEDULES H1
NTS

SHEET NOTES A1
NTS

JOWLER CREEK ARCHITECTURE
15105 JOWLER CREEK ROAD
CAMDEN POINT, MO 64018
816.876.6794

ARCOR DESIGNS
JESSICA ROMAN
PLATTE CITY, MO 64079
816.621.5222

JQ DESIGN
JENNIFER QUACH
KANSAS CITY, MO 64106
816.726.1868

STRUCTURAL ENGINEER
S1 STRUCTURAL
7700 SMP #104
OVERLAND PARK, KS 66202
PH: 913.735.7006

SURVEYOR
PRUITT & DOOLEY
7912 ELM AVE.
RAYTOWN, MO 64138
PH: 816.699.4239

SURVEYOR (PLOT PLAN)
RL BUFORD & ASSOC.
201 MAIN ST., SUITE 6
PARKVILLE, MO 64152
PH: 816.741.6152

NOT FOR CONSTRUCTION

STONEVIEW TOWNHOMES
3 & 4 PLEXES
7800 N Oak Trafficway
Kansas City, MO 64118

NO.	ISSUE/REVISION	DATE
1	PERMIT SET	

EXT ELEVATIONS

A200

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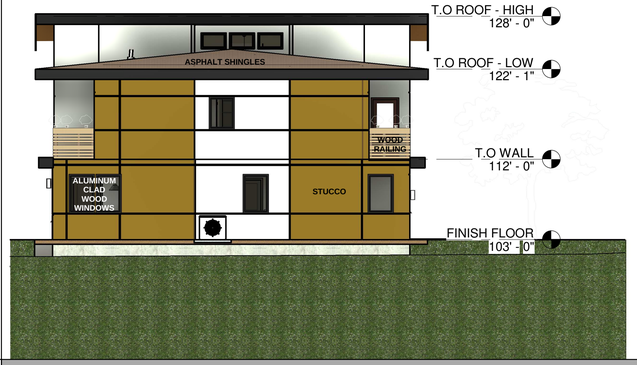
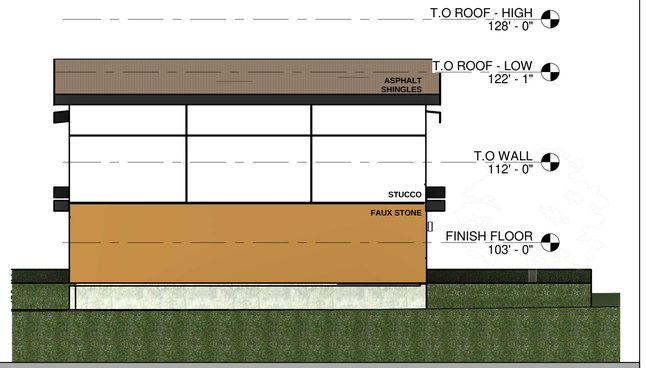


SOUTH - OVERALL 1
1/8" = 1'-0"



NORTH - OVERALL 2
1/8" = 1'-0"

WEST - OVERALL 4
1/8" = 1'-0"

EAST - OVERALL 3
1/8" = 1'-0"

SHEET NOTES
NTS
A1

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