



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

June 18, 2024

Project Name

LivSmart Studios KCI

Docket #1

Request

CD-CPC-2024-00019

Non-Residential Development Plan

Applicant

Kaitlin Raynor

Kimley Horn

Owner

Paroya Petroleum Inc

Location 10000 North Polo Drive

Area About 2.4 Acres

Zoning B3-3

Council District 1st

County Platte

School District Park Hill

Surrounding Land Uses

North: NW Tiffany Springs Parkway, zoned B3-3

South: Commercial, zoned B3-3

East: Commercial, zoned B3-3

West: Interstate 29, zoned B3-3

KC Spirit Playbook Alignment

CD-CPC-2024-00019

LRP determination: NA

Land Use Plan

The KCIA Area Plan recommends

Commercial for this location.

Major Street Plan

NW Tiffany Springs Parkway identified as an Established Parkway on the City's Major Street Plan.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 02/23/2024. Scheduling deviations from 2024 Cycle 4.2 have occurred to provide the applicant with additional time to submit updated plans.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located within a registered neighborhood or homes association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on March 12, 2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject property has an existing surface parking lot.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a development plan to allow for the construction of a hotel (lodging) in district B3-3.

CONTROLLING + RELATED CASES

Ordinance No. 951109 – City Council moved to hold the application on docket for an amendment to the ShoLodge GP-3 plan on October 19, 1995.

PROFESSIONAL STAFF RECOMMENDATION

Docket #1 Approval with Conditions

PLAN REVIEW

The applicant is requesting approval of a four-story hotel with 109 guest rooms and associated amenities. The hotel amenities include an outdoor patio, eating area, indoor pool, gym, and surface parking. The site has an future trail easement along the western property line.

NW Tiffany Springs is identified as an established parkway in the City's Major Street Plan. The applicant has worked with staff to revise the site layout and building materials. The applicant is proposing parking on the eastern side of the building, there are approximately 10 parking spaces in front of the building approximately 11 feet from the parkway. The Zoning and Development Code does not allow for parking to be in front of the building when adjacent to and within 150 feet of a parkway. The applicant has stated they would like to proceed with a variance request to allow for the parking to remain, staff is including a condition requiring approval of a variance to the parkway standard. Staff has also added a condition requiring the applicant to work with the Police Department regarding outstanding corrections regarding addressing and standard operating procedures prior to ordinance request.

There are two existing accesses off North Polo Drive. There is an existing sidewalk on North Polo Drive and NW Tiffany Springs Parkway, the applicant is proposing to connect to the sidewalk on North Polo and is providing a connection to the future trail to the west. The applicant is proving bicycle parking in compliance with the Zoning and Development Code.

The proposed hotel has four-sided architecture, the applicant has revised their elevations to minimize the amount of blank walls on the building. The proposed building materials include dark brick, different colors of EIFS, Nichiha wood cedar, and louver finish.

PLAN ANALYSIS

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)*	Yes	Yes	See Below
Accessory or Use- Specific Standards (88-305 – 385)	No	NA	NA
Boulevard and Parkway Standards (88-323)	Yes	No	See below
Parkland Dedication (88-408)	No	NA	
Tree Preservation and Protection (88-424)	No	NA	NA
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	

Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes, subject to conditions	

Lot and Building Standards (88-120-04): Per Table 120-2 the maximum allowed building height for all buildings that are not mixed use is 55' (feet). The applicant is requesting approval of a deviation to allow for a 60' (foot) tall building.

Surface Parking – Boulevard and Parkway Standards (88-323-02-B): If adjacent to and within 150 feet of a parkway, parking located on the side of the building shall be set back a minimum of 10 feet behind the front building line or 30 feet from the right-of-way, whichever is greater. The site plan shows parking on the east side of the building that is not compliant with this section of code. The applicant will be required to apply for and receive approval of a variance to the parkway standards.

SPECIFIC REVIEW CRITERIA

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The plan does not comply with the parkway standards as previously discussed in this staff report. Staff has included a condition requiring the applicant to apply for and receive approval of a variance to the parkway standards. The applicant worked with staff to improve not only the site layout but also the elevations facing Interstate 29 and NW Tiffany Springs Parkway, approval of the variance will make the plan compliant with the standards in the Zoning and Development Code.

B. The proposed use must be allowed in the district in which it is located;

The proposed use is allowed in a B3-3 district, a development plan is required due to the size of the proposed structure.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

There are two vehicular accesses off North Polo Drive, both provide efficient, convenient, and safe movement of vehicles on and off the site.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

The plan is providing safe, efficient, and convenient non-motorized travel opportunities. There is a future trail easement on the site, the applicant is proposing a connection from the future trail to the back of

the proposed building. The site also provides connectivity around the entirety of the building and to the existing sidewalk on North Polo Drive.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Adequate utilities based on City Standards will be provided for the proposed development.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The location and orientation of the proposed structure is compatible with the adjacent properties. The proposed structure backs onto Interstate 29 and faces a parkway. The applicant worked with staff to provide four-sided architecture to avoid blank walls along the back (Interstate 29). Additionally, the applicant revised the side of the building facing NW Tiffany Spring Parkway to include more transparency along the ground floor to comply with the parkway standards.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The applicant is proposing landscaping in compliance with the Zoning and Development Code, the proposed landscaping provides a sufficient buffer from the parking areas to adjacent properties.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

There is an existing surface parking lot on the site that the applicant is using as a part of their development. The proposed use is increasing the impervious surfaces on the site, the applicant is providing excessive parking spaces for the proposed use. The applicant has stated that the amount of parking provided is less than what the operating requirements are for the hotel brand.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The landscape plan submitted shows the trees to be preserved and removed.

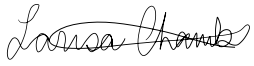
ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval with Conditions** as stated in the conditions report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Larisa Chambi". The signature is fluid and cursive, with the first name "Larisa" being more prominent than the last name "Chambi".

Larisa Chambi, AICP
Lead Planner



Plan Conditions

Report Date: May 30, 2024

Case Number: CD-CPC-2024-00019

Project: LivSmart Studios KCI

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

1. Signage has not been reviewed with this application, all signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
6. The developer shall work with the Police Department to resolve the following remain conditions prior to ordinance request:
 - a. Provide standard operating characteristics including but not limited to: security measure, lighting, hours of operation, noise, access requirements (keycard access/code access).
 - b. Confirm addressing location on proposed structures.
 - c. Dumpster screening needs to be raised 6 inches to 1 foot from the ground on at least one side if solid screening materials are proposed.
7. The developer shall apply for and receive approval of a variance to 88-323-02-B-2, prior to certificate of occupancy. Should a variance be denied by the Board of Zoning Adjustment the developer shall revise the plans to be compliant with the Zoning and Development Code.
8. Approving a deviation to Table 120-2 (Lot and Building Standards for O and B Districts) to allow a 60' (foot) tall building.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

9. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
10. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
11. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

12. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.
13. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
14. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
15. The developer shall grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
16. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
17. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

18. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
19. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
20. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) Shall provide fire lane signage on fire access drives.
21. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

22. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis 816-513-0423
North of River contact - Pedro Colato 816-513-4892
23. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

24. Obtain KC Water approval of the final grading plan within the existing 24" transmission main easement along the west side of the property. The grading plan shall retain 5' min. cover and no more than 15' of cover. Follow the requirements of the existing water easement such as no structures within the easement. Storm drain pipes parallel to the water main shall be located a minimum of 10' away.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

25. The developer must grant a BMP Easement to the City prior to issuance of any building permits.

Map of the project location showing the intersection of Interstate 29 and Highway 36. The map is divided into four quadrants: NW 1/4, NE 1/4, SW 1/4, and SE 1/4. A circle with the number 36 is located at the intersection, and a black arrow points to it from the text "PROJECT LOCATION".

PROJECT TEAM

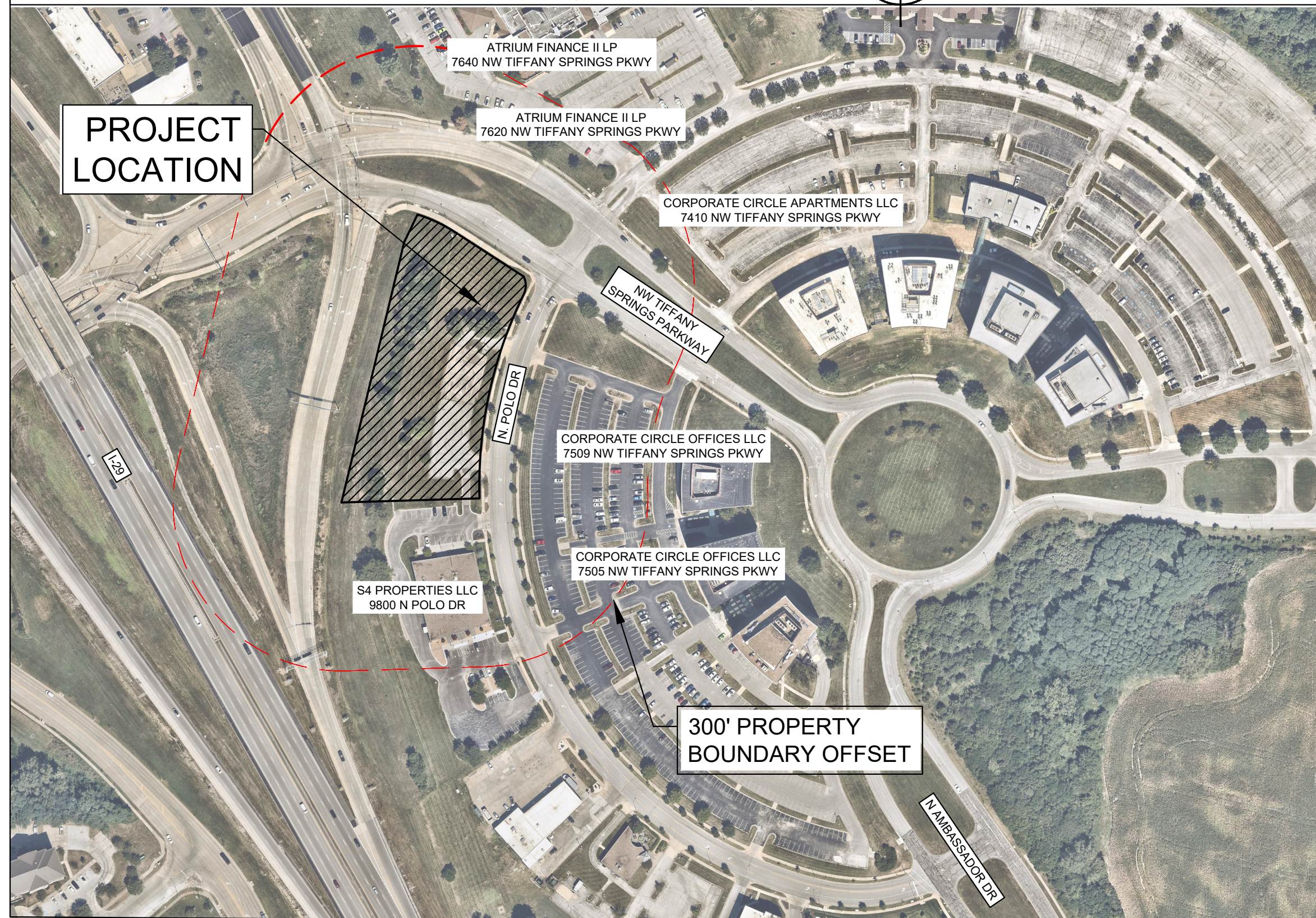
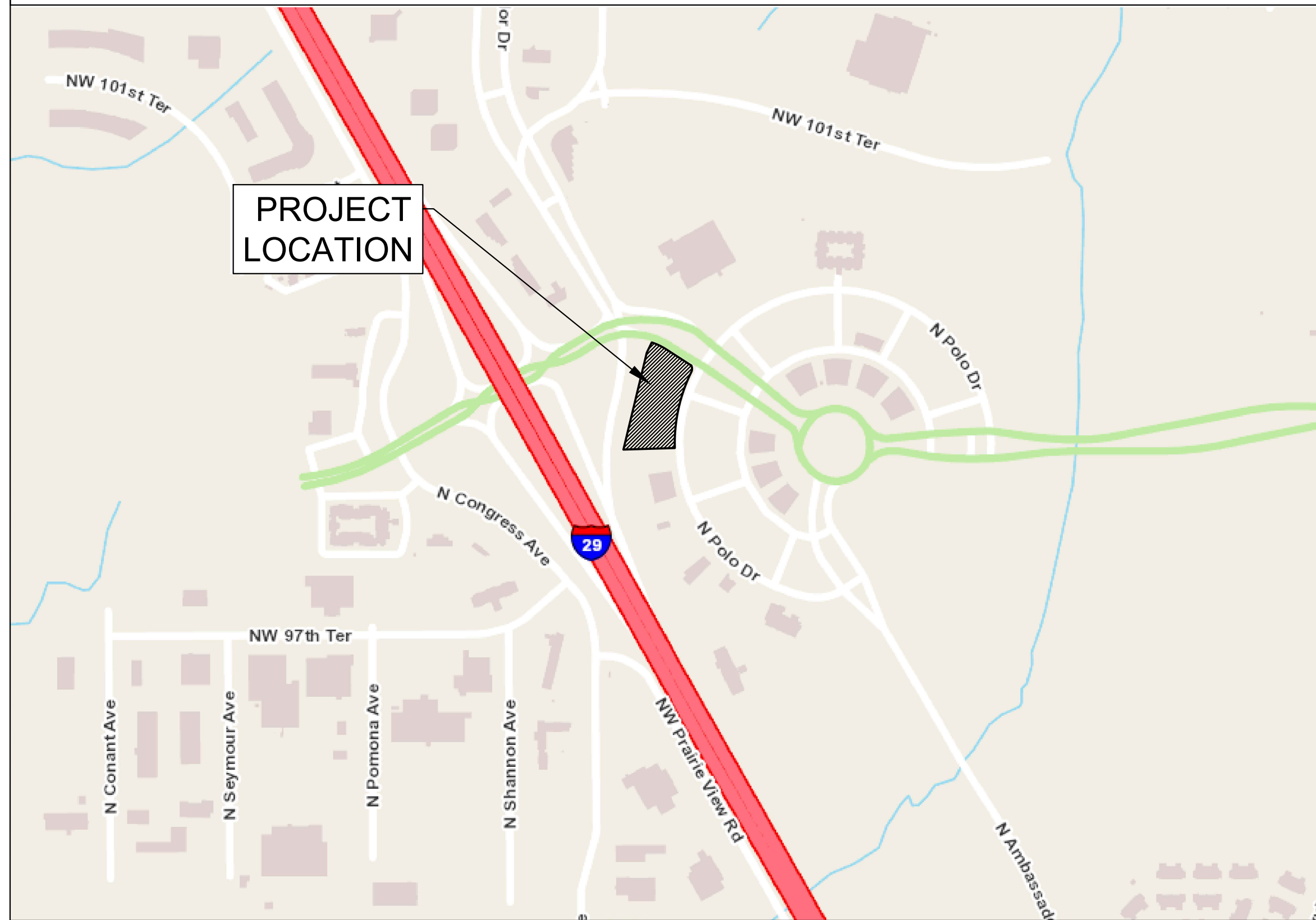
ALTIRA HOTELS KCI, LLC
2323 GRAND BOULEVARD, SUITE 1100
KANSAS CITY, MO 64108
CONTACT: MIKE PATEL
EMAIL: MIKEPATEL@MARQUEEHOSPITALITY.COM

KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
TEL: (816) 652-0350
PRIMARY CONTACT: MATTHEW KIST, P.E.
EMAIL: MATT.KIST@KIMLEY-HORN.COM
SECONDARY CONTACT: KAITLIN RAYNOR
EMAIL: KAITLIN.RAYNOR@KIMLEY-HORN.COM

TYPE SIX
920 S MAIN ST, SUITE 150
GRAPEVINE TX, 76051
TEL: (882) 365-3381
PRIMARY CONTACT: JAMES LUSTY
EMAIL: JAMES.LUSTY@TYPE-SIX.COM
SECONDARY CONTACT: DYLAN SCOTT
EMAIL: DYLAN.SCOTT@TYPE-SIX.COM

LEGAL DESCRIPTION

TRACT A OF THE CERTAIN LOT SPLIT SURVEY OF LOTS 12D, 12E AND 12F EXERCISE HILLS NORTH, BLOCKS 12 AND 26, KANSAS CITY, PLATTE COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT SPLIT, THENCE NORTH 27 DEGREES 32 MINUTES 44 SECONDS EAST, A DISTANCE OF 59.15 FEET; THENCE NORTH 05 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 54.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TIFFANY SPRINGS PARKWAY SAID POINT ALSO BEING A POINT OF CURVATURE; THENCE CONTINUING WITH SAID SOUTHERLY RIGHT-OF-LINE OF TIFFANY SPRINGS PARKWAY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 272.00 FEET, A CENTRAL ANGLE OF 73.38 FEET; THENCE CONTINUING WITH SAID SOUTHERLY RIGHT-OF-LINE OF TIFFANY SPRINGS PARKWAY, SOUTH 57 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 146.18 FEET TO A POINT OF CURVATURE SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-LINE OF NORTH MOLO DRIVE; THENCE CONTINUING WITH SAID WESTERLY RIGHT-OF-LINE OF NORTH MOLO DRIVE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 53 DEGREES 28 MINUTES 54 SECONDS, AN INITIAL TANGENT BEARING OF SOUTH 27 DEGREES 18 MINUTES 29 SECONDS EAST, AN ARC DISTANCE OF 32.67 FEET; THENCE ON A CURVE TO LEFT, HAVING A RADIUS OF 734.67 FEET, A CENTRAL ANGLE OF 29 DEGREES 56 MINUTES 16 SECONDS, AN ARC DISTANCE OF 125.75 FEET; THENCE SOUTH 57 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 249.92 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 103,622 SQUARE FEET OR 2.38 ACRES.



Sheet List Table	
Sheet Number	Sheet Title
C0	COVERSHEET
C1	EXISTING CONDITIONS
C2	SITE PLAN
C3	GRADING PLAN
C4	UTILITY PLAN
C5	FIRE TRUCK TURNING
L1	LANDSCAPE ARCHITECTURAL PLAN
A20.00	3D BUILDING VIEWS
A1.01	01 DIMENSION PLAN
A1.02	02 DIMENSION PLAN
A5.01	BUILDING ELEVATIONS
A5.02	BUILDING ELEVATIONS
A0.03	SITE ELEMENTS
PH1.01	PHOTOMETRICS
PH1.02	LIGHT FIXTURE DETAILS

Property Owner	Property Address	Mailing Address
S4 Properties LLC	9800 N Polo Dr	118 N Conistor Ln Ste B #504 Liberty, MO 64068
Corporate Circle Offices LLC	7505 NW Tiffany Springs Pkwy, 7509 NW Tiffany Springs Pkwy	7505 NW Tiffany Springs Pkwy Ste 100 Kansas City, MO 64153
Corporate Circle Apartments LLC	7410 NW Tiffany Springs Pkwy	7505 NW Tiffany Springs Pkwy Ste 100 Kansas City, MO 64153
Atrium Finance II LP	7620 NW Tiffany Springs Pkwy, 7640 NW Tiffany Springs Pkwy	12735 Morris Rd, Ext, Ste 400 Alpharetta, GA 30004

DEVELOPMENT PLAN DEVIATIONS

1. BUILDING HEIGHT EXCEEDS MAXIMUM HEIGHT OF 55' ALLOWED FOR ZONING
B3-3. REQUESTING DEVIATION TO ALLOW FOR INCREASE OF MAXIMUM
BUILDING HEIGHT BY 5' TO ALLOW FOR 60' MAX.
2. _____
3. _____

DEVELOPMENT PLAN VARIANCES

1. PER SECTION 88-323-02.B, IF ADJACENT TO AND WITHIN 150 FEET OF A PARKWAY, PARKING LOCATED ON THE SIDE OF A BUILDING SHALL BE SET BACK A MINIMUM OF 10 FEET BEHIND THE FRONT BUILDING LINE OR 30 FEET FROM THE RIGHT-OF-WAY, WHICHEVER IS GREATER. WITH THE PLATTED 50' BUILDING SETBACK FROM NW TIFFANY SPRING PARKWAY, THIS REQUIREMENT CREATES A 60' PARKING SETBACK (10' FURTHER THAN THE PLATTED SETBACK). DUE TO SITE CONSTRAINTS, THE PLAN IS SEEKING A VARIANCE FROM THE 10' SETBACK TO 0' SETBACK FOR THE 10' OF THE EXISTING ROW LINE. IF THE VARIANCE IS NOT GRANTED BY THE BZA, THE PLAN WILL BE REVISED TO RECONFIGURE THE 10 PARKING SPACES IDENTIFIED IN THIS PLAN, LOCATED OFF THE NORTHEAST CORNER OF THE BUILDING.

No	REVISIONS	DATE	BY
1	CITY COMMENTS	05/17/24	KMR
2	CITY COMMENTS	05/29/24	KMR

Kimley»»Horn

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	KMR
DRAWN BY:	KMR
CHECKED BY:	MDK

PRELIMINARY
NOT FOR
CONSTRUCTION

COVER SHEET

**LIVSMART STUDIOS
KANSAS CITY
DEVELOPMENT PLAN
10000 N POLO DR.**

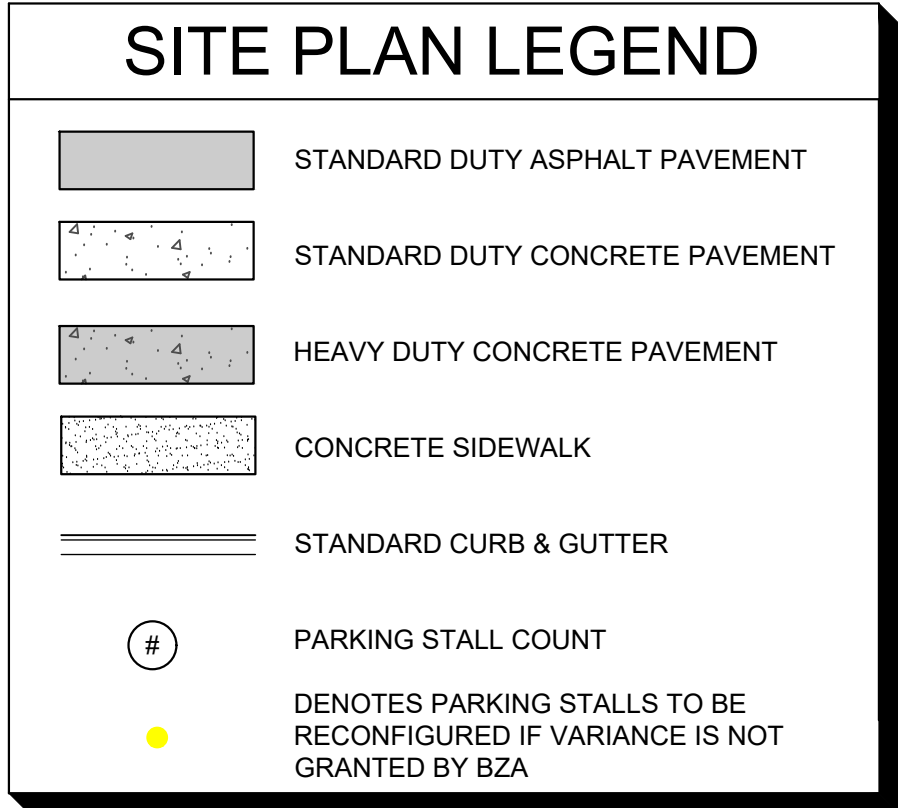
ORIGINAL ISSUE:

KHA PROJECT NO
268432000

SHEET NUMBER

CO

LIVSMART STUDIOS KANSAS CITY DEVELOPMENT PLAN 10000 N POLO DR. KANSAS CITY, MO 64153	EXISTING CONDITIONS	PRELIMINARY NOT FOR CONSTRUCTION	SCALE:	AS NOTED	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM	CITY COMMENTS	05/17/24	KMR
			DESIGNED BY:	KMR		1		
			DRAWN BY:	KMR		2		
			CHECKED BY:	MDK				
ORIGINAL ISSUE: 02/23/2024	KHA PROJECT NO. 268432000	SHEET NUMBER						
C1								

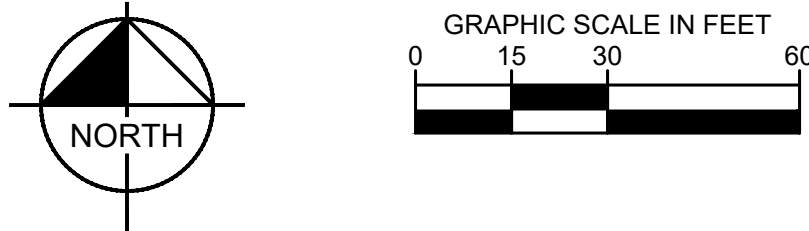


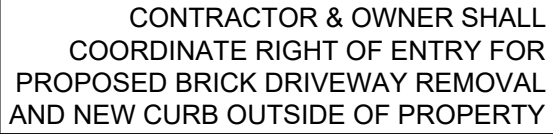
GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE IMPROVEMENTS AS SHOWN AND AS DESCRIBED IN THE FINAL CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, A COPY OF THE CONSTRUCTION DOCUMENTS, INCLUDING PLANS, SPECIFICATIONS, AND ASSOCIATED PERMITS.
3. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER, BEFORE PROCEEDING WITH THE WORK. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT APPROVAL FROM THE OWNER.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE, AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
5. THE CONTRACTOR SHALL PROVIDE FOR A SECURED PROJECT SITE THROUGHOUT THE CONSTRUCTION PERIOD, INCLUDING FENCING, GATES, AND TRAFFIC CONTROL MEASURES.
6. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY, SHALL CONFORM TO THE AHJ (AUTHORITY HAVING JURISDICTION) REQUIREMENTS.
7. THE CONTRACTOR SHALL COORDINATE ALL PHASING AND SEQUENCING LOGISTICS. IF ADJUSTMENTS TO THE DESIGN ARE REQUIRED, TO ALLOW FOR THE CONTRACTOR'S DESIRED PHASING OR SEQUENCING, THESE DESIGN ADJUSTMENTS SHALL BE COORDINATED WITH THE ENGINEER AND OWNER.

SITE PLAN NOTES

1. ALL DIMENSIONS AND COORDINATES ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF CIVIL ENGINEER'S INTERPRETATION OF THE BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS.
6. SEE ELECTRICAL PLANS FOR SITE LIGHTING AND SITE ELECTRICAL.
7. ALL PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID WHITE STRIPING.
8. ALL ADA PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID BLUE STRIPES, AND ADA COMPLIANT ACCESSIBLE PARKING SYMBOLS.
9. ALL DIRECTIONAL PAVEMENT MARKINGS (STOP BARS, TURN ARROWS, ETC.) SHALL BE PAINTED WITH SOLID WHITE PAVEMENT MARKINGS.
10. ALL PROPOSED SIGNING (STOP SIGNS, YIELD SIGNS, ETC.) SHALL CONFORM TO AASHTO STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, BONDS AND INSURANCE AS REQUIRED BY THE CITY AND OWNER.

[illegible]



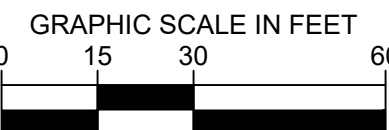
Preliminary Earthwork Quantities								
Description	Cut	Fill	Thickness	Cut	Fill	Net	Cut/Fill	Notes
	SF	SF	Feet	CY	CY	CY		
"Exist. Grade" vs "Finished Grade"	-	-	-	2,763.84	3,954.72	(1,190.88)	FILL	
Building Pad	17,028.00	0.00	2.00	1,261.33	0.00	1,261.33	CUT	Assume 6" Concrete Slab, 18" LVC
Pavement Section	37,500.00	0.00	1.17	1,620.83	0.00	1,620.83	CUT	Assume 8" Asphalt, 6" Base Rock
Sidewalk Section	4,056.00	0.00	0.33	50.07	0.00	50.07	CUT	Assume 4" Sidewalk Section
Additional Cut Under Curbs	1,806.67	0.00	1.00	66.91	0.00	66.91	CUT	Assume 6" Concrete Gutter Thickness, 6" Base Rock
Total =	60,390.67	0.00	-	5,762.99	3,954.72	1,808.27	CUT	HAUL OFF

GRADING NOTES

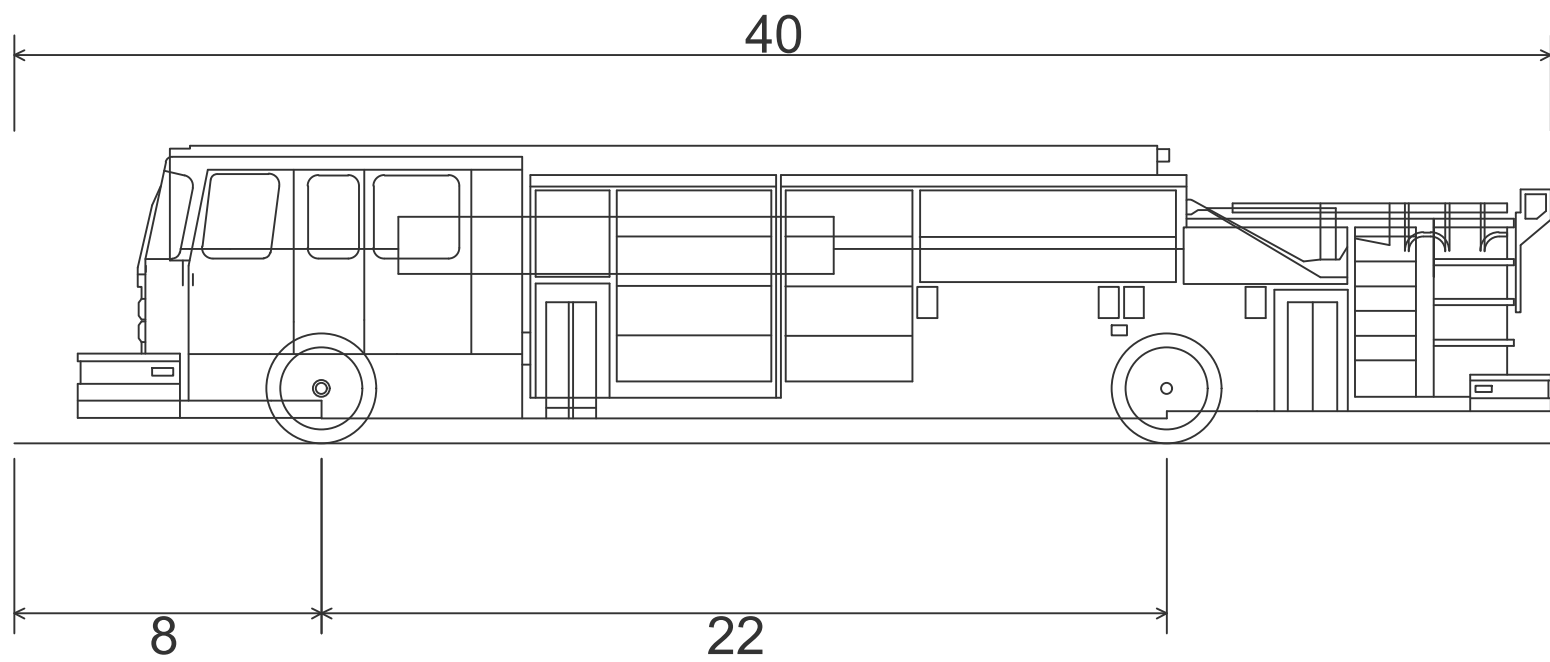
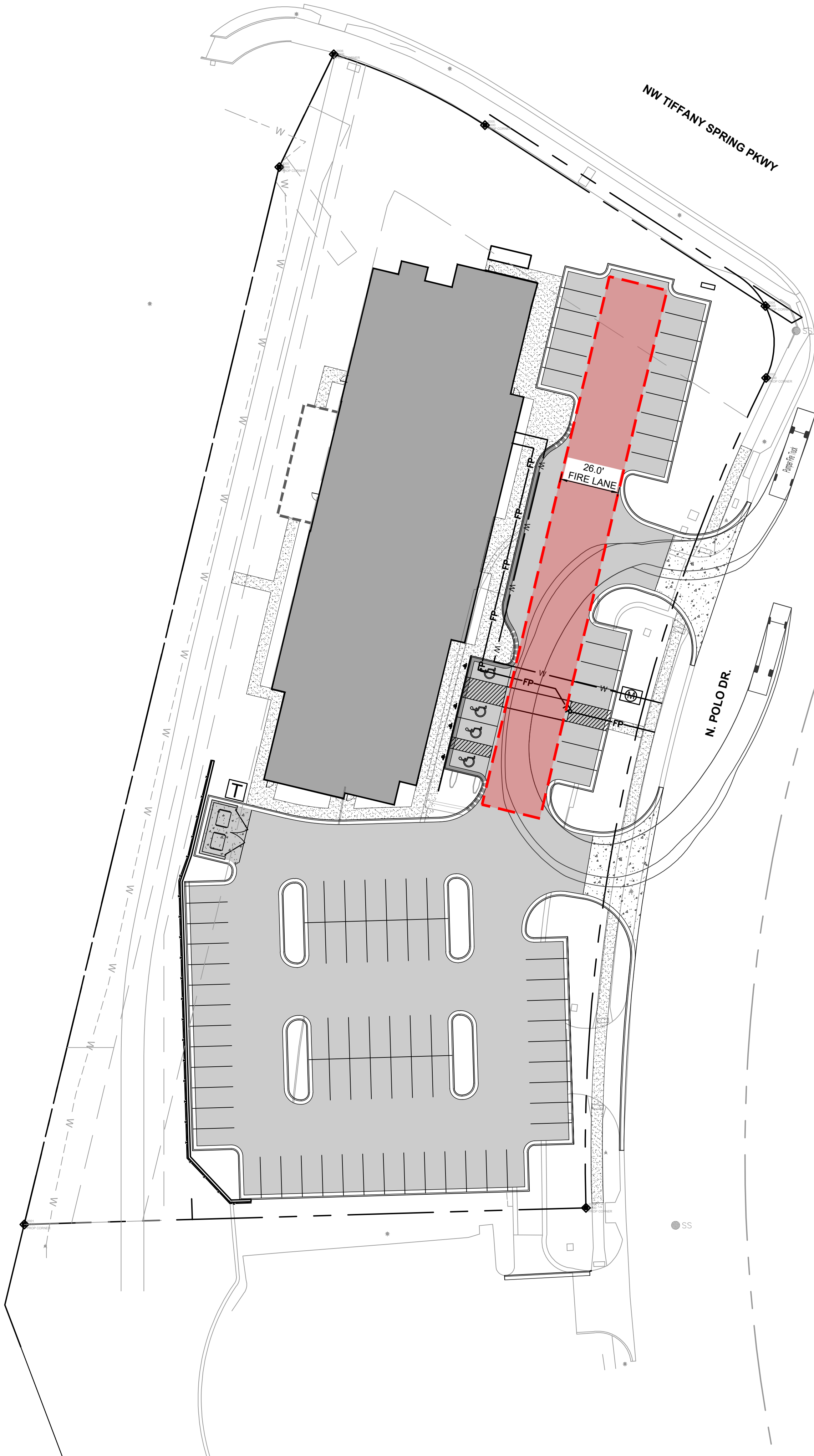
1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SUB-GRADE ELEVATIONS FOR ALL PAVED AND UN-PAVED AREAS.
3. ALL GRADING 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.
4. NO PAVEMENTS SHALL BE PLACED PRIOR TO APPROVAL OF THE SUB-GRADE BY THE GEOTECHNICAL ENGINEER.
5. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1
6. ALL FILL MATERIAL AND TRENCH BACKFILL SHALL BE IN COMPLIANCE WITH THE CITY SPECIFICATIONS, OR THE GEOTECHNICAL ENGINEER'S RECOMMENDATION
7. ALL GRADING OPERATIONS SHALL BE STAKED BY A LICENSED LAND SURVEYOR OR ENGINEER.
8. ALL ACCESSIBLE PARKING STALLS, AISLES, AND SIDEWALK LANDING AREAS SHALL HAVE A CROSS SLOPE OF 1.5%, WITH CONSTRUCTION TOLERANCE FOR 0.5% MINIMUM, AND 2.0% MAXIMUM.
9. ALL CURB RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%
10. ALL SIDEWALKS SHALL HAVE A RUN SLOPE OF 4% WITH CONSTRUCTION TOLERANCE OF 1.0% MINIMUM, AND 5.0% MAXIMUM.
11. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL "DRY" CURB & GUTTER.
12. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.
13. ALL EXISTING UTILITY BOXES, HANDHOLES, MANHOLES VALVE BOXES, METERED AND OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISHED GRADE
14. ALL DISTURBED LIMITS SHALL BE RE-SEEDED OR LANDSCAPED UPON PROJECT COMPLETION. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
15. ALL GRADING AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CITY REQUIRED INSPECTIONS, MATERIAL TESTING, AND SPECIAL INSPECTIONS.
17. IF EXCESS OR UNSUITABLE MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF FROM THE SITE.
18. THE CONTRACTOR SHALL COORDINATE ALL TESTING AND APPROVAL FOR IMPORT AND EXPORT OF MATERIAL TO THE PROJECT SITE.

GRADING LEGEND

— 1015 —	EXISTING CONTOUR
1015	PROPOSED CONTOUR
TC XXX.XX	TOP OF CURB ELEVATION
PV XXX.XX	PAVEMENT ELEVATION
G XXX.XX	GUTTER ELEVATION
SW XXX.XX	SIDEWALK ELEVATION
FG XXX.XX	FINISHED GRADE ELEVATION
ME XXX.XX	MATCH EXISTING ELEVATION
FF XXX.XX	FINISHED FLOOR ELEVATION
AR — AR	ACCESSIBLE ROUTE

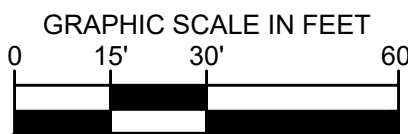
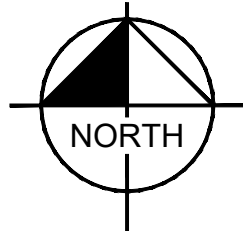


Drawing name: K:\KAC_LUE\208432000_Marquee Hotel KCMO\2 Design\CAD\ParSheet\G1 SITE PLAN.dwg G1 SITE PLAN (2) May 20, 2024 3:48pm by Keelin Raynor
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Pumper Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

40.000ft
8.167ft
7.745ft
0.656ft
8.167ft
5.00s
45.00°



LIVSMART STUDIOS KANSAS CITY DEVELOPMENT PLAN 1000 N POLO DR. KANSAS CITY, MO 64153		FIRE TRUCK TURNING		PRELIMINARY NOT FOR CONSTRUCTION		SCALE: AS NOTED DESIGNED BY: KMR DRAWN BY: KMR CHECKED BY: MDK		Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVE, SUITE 100 KANSAS CITY, MO 64105 PHONE: 816-852-0350 WWW.KIMLEY-HORN.COM		CITY COMMENTS 1 2		05/17/24 05/29/24		KMR KMR		BY	
ORIGINAL ISSUE: 02/23/2024		KHA PROJECT NO. 268432000		SHEET NUMBER C5		REVISIONS		No.		DATE		BY					

1. ALL SOD AREAS TO RECEIVE 100%
HEAD-TO-HEAD IRRIGATION.
2. ALL SHRUB AREAS TO RECEIVE PERMANENT
DRIPLINE IRRIGATION.
3. ALL TREES TO RECEIVE PERMANENT BUBBLER
IRRIGATION.
4. ALL LANDSCAPING ENHANCEMENTS ARE TO BE
IRRIGATED WITH AN AUTOMATIC IRRIGATION
SYSTEM COMPLYING WITH THE CITY OF
KANSAS CITY, MISSOURI CODE OF
ORDINANCES.
5. ALL TREES ARE TO RECEIVE ONE BUBBLER
MINIMUM.
6. ALL DRIP AREAS ARE TO RECEIVE ONE DRIP
INDICATOR EACH.
7. SLEEVING SHALL BE PROVIDED FOR ALL PIPING
BELOW HARDSCAPE.
8. CONTRACTOR TO SUBMIT:
 - a. A COMPLETE 100% DESIGN PACKAGE
INCLUDING PLANS, DETAILS, AND
SPECIFICATIONS
 - b. ALL IRRIGATION BRANDS, PRODUCTS, AND
EQUIPMENT TO THE OWNER AND
LANDSCAPE ARCHITECT FOR APPROVAL
PRIOR TO INSTALLATION.

PROPOSED SIGN
RE: ARCHITECTURAL PLANS

NW TIFANY SPRINGS PARKWAY

BROAD TREES			SHRUBS			DECORATIVE BUSHES			GROUND COVERS				
CODE	QTY	POTENTIAL COMMON NAME	CONT.	SIZE	SPACING	REMARKS	CODE	QTY	POTENTIAL COMMON NAME	CONT.	SIZE	SPACING	REMARKS
MD	5	MACADIA PRADORA 'BRACKENS BROWN BEAUTY' / BRACKENS BROWN BEAUTY MACADIA	8.8 B	2' CAL. MIN.	12" - 14" Ht.	SINGLE, STRAIGHT LEADER FULL AND MATCHING	HO	712	HOSTA + 'BLUE HOPE' / BLUE HOPE HOSTA	CONT.	3' Ht. MIN.	18" O.C.	FULL AND MATCHING
QP	15	QUERCUS GRANDIS 'CHERRYBARK OAK'	8.8 B	2' CAL. MIN.	12" - 14" Ht.	SINGLE, STRAIGHT LEADER FULL AND MATCHING	KS	312	KEX GLABRA DENSIS / DENSE INBERRY HOLLY	CONT.	2' Ht. MIN.	30" O.C.	FULL AND MATCHING
MA	5	MAKNOIA ACUMINATA / COLUMBERTREE	8.8 B	2' CAL. MIN.	12" - 14" Ht.	SINGLE, STRAIGHT LEADER FULL AND MATCHING	JS	22	JANIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JANIPER	CONT.	4' Ht. MIN.	48" O.C.	FULL AND MATCHING
LT	5	LROODENDRON TULIFERA 'AURO-MARGINATUM' / MALEISTIC BEAUTY'S TULIP POPULAR	8.8 B	2' CAL. MIN.	12" - 14" Ht.	SINGLE, STRAIGHT LEADER FULL AND MATCHING	HQ	72	HYDRANGEA QUERCIFOLIA / OAK-LEAF HYDRANGEA	CONT.	2' Ht. MIN.	30" O.C.	FULL AND MATCHING
CI	8	CARYA KILNUNENSIS / PECAN HICKORY	8.8 B	2' CAL. MIN.	12" - 14" Ht.	SINGLE, STRAIGHT LEADER FULL AND MATCHING	MR	29	MAKNOIA ROSE MAIRE / ROSE MAIRE MACADIA	CONT.	5' Ht. MIN.	60" O.C.	FULL AND MATCHING
UA	3	ULMUS AMERICANA 'ELMS & CLARK' / PRARIE EXPEDITION AMERICAN ELM	8.8 B	2' CAL. MIN.	12" - 14" Ht.	SINGLE, STRAIGHT LEADER FULL AND MATCHING	RS	35	RHODODENDRON + 'SNEEZY' / SNEEZY RHODODENDRON	CONT.	3' Ht. MIN.	24" O.C.	FULL AND MATCHING
PA	17	PLATANUS + ACEROLIA GREUTY / ROCKFORD ROAD LONDON PLANETREE	8.8 B	2' CAL. MIN.	12" - 14" Ht.	SINGLE, STRAIGHT LEADER FULL AND MATCHING			DECORATIVE ROCK	ROCK	N/A		REFER TO LANDSCAPE DETAILS
OS	9	QUERCUS SHUMARDI / SHUMARD OAK	8.8 B	2' CAL. MIN.	12" - 14" Ht.	SINGLE, STRAIGHT LEADER FULL AND MATCHING							
CODE	QTY	POTENTIAL COMMON NAME	CONT.	SIZE	SPACING	REMARKS	CODE	QTY	POTENTIAL COMMON NAME	CONT.	SIZE	SPACING	REMARKS
HO	712	HOSTA + 'BLUE HOPE' / BLUE HOPE HOSTA	CONT.	3' Ht. MIN.	18" O.C.	FULL AND MATCHING	DR	687 SF	DECORATIVE ROCK	ROCK	N/A		REFER TO LANDSCAPE DETAILS
KS	312	KEX GLABRA DENSIS / DENSE INBERRY HOLLY	CONT.	2' Ht. MIN.	30" O.C.	FULL AND MATCHING							
JS	22	JANIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JANIPER	CONT.	4' Ht. MIN.	48" O.C.	FULL AND MATCHING							
HQ	72	HYDRANGEA QUERCIFOLIA / OAK-LEAF HYDRANGEA	CONT.	2' Ht. MIN.	30" O.C.	FULL AND MATCHING							
MR	29	MAKNOIA ROSE MAIRE / ROSE MAIRE MACADIA	CONT.	5' Ht. MIN.	60" O.C.	FULL AND MATCHING							
RS	35	RHODODENDRON + 'SNEEZY' / SNEEZY RHODODENDRON	CONT.	3' Ht. MIN.	24" O.C.	FULL AND MATCHING							
CODE	QTY	POTENTIAL COMMON NAME	CONT.	SIZE	SPACING	REMARKS	CODE	QTY	POTENTIAL COMMON NAME	CONT.	SIZE	SPACING	REMARKS
DR	687 SF	DECORATIVE ROCK	ROCK	N/A		REFER TO LANDSCAPE DETAILS	LS	1,028	LIRIOPE SPICATA / CREEPING LILYROOT	CONT.	12" Ht. X 10" W.	12" O.C.	FULL AND MATCHING
							IC	332	RIS CRISTATA / DREAM CRESTED RIS	CONT.	12" Ht. X 10" W.	12" O.C.	FULL AND MATCHING
							AG	369	AGAPANTHUS GALAXY WHITE PF 31-21 / GALAXY WHITE LILY-OF-THE-VALLEY	CONT.	8" Ht. X 9" W.	12" O.C.	FULL AND MATCHING
							HG	24	HEUCHERA + 'GLITTER' / GLITTER CORAL BELLS	CONT.	8" Ht. X 12" W.	14" O.C.	FULL AND MATCHING
							PT	487	PARTHENISSOUS TRICUSPATA / JAPANESE CREEPER	CONT.	8" Ht. X 8" W.	12" O.C.	FULL AND MATCHING
							LF	722	LEUCOTHOE FONTANAEWASIA LITTLE FLAME* / LEAFSCAPE™ LITTLE FLAMES LEUCOTHOE	CONT.	8" Ht. X 9" W.	14" O.C.	FULL AND MATCHING
							PS	17	PAEONIA + 'SMITH OPUS' / MEXAM™ FOX PIEDRY	CONT.	8" Ht. X 8" W.	14" O.C.	FULL AND MATCHING
							SK	153	SEDUM KAMTSCHATKENSIS / ORANGE STONECROP	CONT.	4" Ht. X 10" W.	12" O.C.	FULL AND MATCHING
							NL	498	NARCISSUS PETIT FOUR / PETIT FOUR NARCISSUS	CONT.	8" Ht. X 8" W.	10" O.C.	FULL AND MATCHING
							LI	461	LAVANDULA + 'INTERMEDIA TERREBACT' / SENSATIONAL® LAVENDER	CONT.	12" Ht. X 10" W.	24" O.C.	FULL AND MATCHING
							HH	9	HELLEBORUS + HYBRIDUS AMETHYST GEM / WINTER JEWELSB AMETHYST GEM HELLEBORE	CONT.	8" Ht. Ht. X 10" W.	12" O.C.	FULL AND MATCHING
CODE	QTY	POTENTIAL COMMON NAME	CONT.	SIZE	SPACING	REMARKS	CODE	QTY	POTENTIAL COMMON NAME	CONT.	SIZE	SPACING	REMARKS
SOD	16,269 SF	TALL FESCUE / FESCUE-ARUNDINOSA	SOD	N/A	N/A	SOD TO HAVE TIGHT SAND FILL TOPPED WITH 1/2" FINE GRIT OR WHITE							

Kansas City, Missouri – Landscape Data Table		REQUIRED	PROVIDED
Site Area: 2.37 acres (103,238 sqft) – Community Business (B-3)			
Section 88-425 Landscape and Screening			
88-425-03-D Tree Planting Requirements			
At least one street tree is required for each 30' of street frontage.	Yes	Yes	Yes
NW Tiffany Springs Parkway: 285 Intl / 30 – 10 Trees N Polo Dr: 400 Intl / 30 – 14 Trees	NW Tiffany Springs Pkwy. - 10 Trees N Polo Dr. - 14 Trees	NW Tiffany Springs Pkwy. - 10 Trees N Polo Dr. - 14 Trees	NW Tiffany Springs Pkwy. - 10 Trees N Polo Dr. - 14 Trees
Required street trees must be installed within the ROW or within 10' of the street ROW. (If street trees are located outside the ROW the city is authorized to require the establishment of a 15' landscape maintenance easement)	Yes	Yes	Yes
88-425-04 – General Landscaping Requirements			
At least one tree must be provided per 5,000 sqft area of principle building coverage (building footprint)	4 Trees	4 Trees	4 Trees
16,145 sqft (Building Footprint) / 5,000 sqft – 4 Trees			
88-425-05 – Perimeter Landscaping of Vehicular Use Areas			
88-425-05-B Adjacent To Streets			
A 10 landscape buffer strip with one tree per 30' linear foot of landscape of shrub and evergreen shrubs to form a continuous visual screen at least 3' in height at the point of planting	N Polo Dr. - 13 Trees 1-29 - 17 Trees	N Polo Dr. - 13 Trees 1-29 - 17 Trees	N Polo Dr. - 13 Trees 1-29 - 17 Trees
385 Intl landscape buffer (N Polo Drive) / 30' Intl – 13 Trees 510 Intl landscape buffer (1-29) / 30' Intl – 17 Trees			
These plantings to satisfy the street tree planting requirements of 88-425-03 may be counted towards satisfying the tree planting requirements of 88-425-05-B			
88-425-05-D Adjacent to Parkways			
When a vehicular use area is adjacent to a parkway, perimeter landscaping must be provided for a physical and visual separation between the vehicular use area and the parkway ROW in the form of trees (deciduous and evergreen) and shrubbery to form a continuous visual screen at least 4' in height after the first growing season, consisting of: 1. A berm with a minimum height of 4' and a maximum slope of 3:1, planted with at least 3 trees and 25 shrubs per 100' of berm 2. A landscape buffer strip with a minimum width of 30', planted with at least 6 trees and 35 shrubs per 100' of buffer length.	Yes	Yes	Yes
(230 Intl landscape buffer (NW Tiffany Springs Parkway) / 100' Intl) x 6 – 14 Trees (230 Intl landscape buffer (NW Tiffany Springs Parkway) / 100' Intl) x 35 – 81 Shrubs	14 Trees 81 Shrubs	14 Trees 81 Shrubs	14 Trees 81 Shrubs
88-425-06-B Minimum Interior Landscape Area			
At least 35 sqft of interior landscape area must be provided for each parking space.	3,185 Sqft Landscape Area	3,185 Sqft Landscape Area	3,185 Sqft Landscape Area
91 Parking Spaces x 35 sqft – 3,185 sqft Landscape Area			
88-425-06-E Minimum Interior Landscape Area			
One tree is required per 3 parking spaces	19 Parking Lot Trees	19 Parking Lot Trees	19 Parking Lot Trees
91 Parking Spaces / 3 – 19 Trees			
One shrub is required per parking space	91 Shrubs	91 Shrubs	91 Shrubs
91 Parking Spaces / 1 = 91 Shrubs			
Ground cover plants must cover all interior landscape areas.	Yes	Yes	Yes
88-425-08-A Screening			
Trash containers, dumpsters, trash compactors, and recycling bins associated with multiplex, multi-unit residential and nonresidential uses must be screened from public ROW on all sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry or other similar building material reflecting the overall design of the site.	Yes	Yes	Yes
88-425-08-B Screening of Mechanical Equipment And Utility Cabinets			
Above-ground utility cabinets that are 30 or more inches in height or width and visible from the right-of-way must be screened from public view with landscaping or with an architectural treatment.	Yes	Yes	Yes
88-425-10-B Trees			
If more than 5 trees are required, no more than 40% may be of a single species. If more than 25 trees are required, no more than 25% may be of a single species.	Yes	Yes	Yes

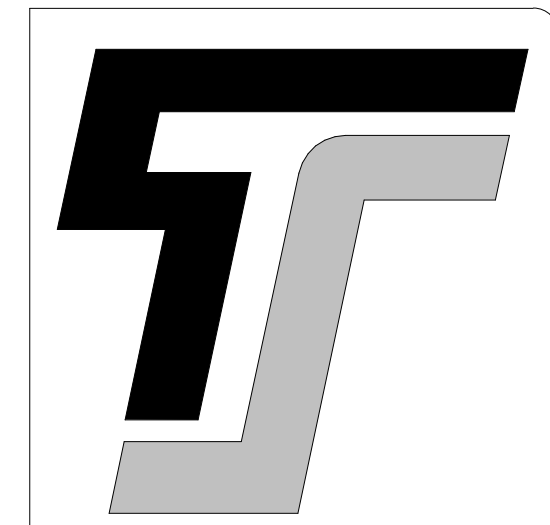
1. CONTRACTOR TO SOD TO LIMITS OF DISTURBANCE.
2. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
4. LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR DIGGING OPERATIONS. HAND DIG TREES AND SHRUBS IN AREAS WITHIN 5' OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
5. TREE STAKING: REFER TO TYPICAL TREE PLANTING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
6. PLANT MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
9. LAY LATT FESCUE SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS WITHIN CITY R.O.W. SHALL RECEIVE LATT FESCUE SOD.
10. 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 PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY 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 OWNER.
12. 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. CONTRACTOR TO OBTAIN A SAMPLE TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
13. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
14. FERTILIZER: FERTILIZE SEEDED AREAS WITH AN APPROVED COMMERCIAL TYPE, SLOW RELEASE, AT A RATE OF 400 LBS/ACRE. FERTILIZE SODDED AREAS WITH THE SAME FERTILIZER TYPE AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE SPECIFICATIONS SECTION G FOR REQUIRED SUBMITTALS. USE PHOSPHOROUS FREE FERTILIZER IF REQUIRED BY LOCAL CODE.
15. REFER TO THE LANDSCAPE SPECIFICATIONS FOR REQUIRED SUBMITTALS.

1. CONTRACTOR SHALL ADHERE TO ALL TREE PRESERVATION REQUIREMENTS LISTED IN THE TREE PRESERVATION SPECIFICATIONS AND/OR THE CITY OR COUNTY ZONING CODE (LATEST EDITION) -WHICHEVER IS MORE STRINGENT SHALL APPLY.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
3. ANY DEMOLITION OR EXCAVATION WITHIN THE DRIP LINE OF AN EXISTING TREE SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING, AIR KNIFE EXCAVATION AND/OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS, OR SOIL. CONTRACTOR SHALL COORDINATE SUCH PROCEDURES WITH THE PROJECT ARBORIST.
4. EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.
5. NUISANCE, BUILDING, OR UTILITY WIRES, OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.
6. CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.
7. DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINE, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE UNLESS OTHERWISE NOTED--REFERENCE TREE PRESERVATION DETAILS.
8. CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
9. IF TREE ROOT ZONE IS TO BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.
10. ROOT PRUNING/TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.
11. CONTRACTOR TO COORDINATE ALL EARTHWORK OPERATIONS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
12. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.
13. CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS SHALL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
14. NO MATERIALS, EQUIPMENT, SPOIL, WASTE, OR WASHOUT WATER MAY BE DISPOSED, STORED, OR PARKED WITHIN 20 FEET OF ANY TREE PROTECTION ZONE.
15. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO REMOVAL OF TREE PROTECTION FENCING.

Kimley»»Horn

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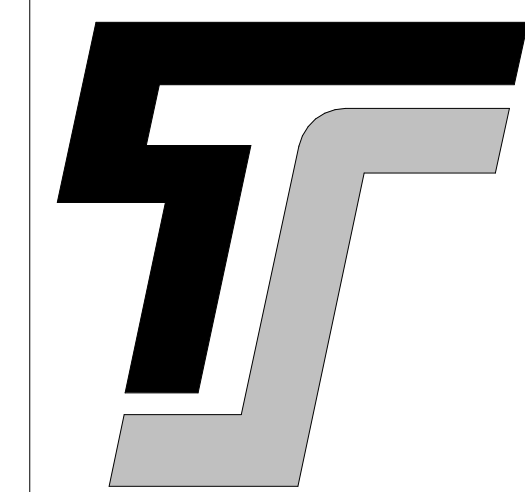
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TYPE-SIX
DEVELOPMENT SERVICES, LLC
910 SOUTH MAIN STREET #150
GRAPEVINE, TEXAS 76054
972.677.9075

LIVSMART STUDIOS
MARQUEE HOSPITALITY
10000 N POLO DR
KANSAS CITY, MO 64153
PROJECT # 00000

ARCHITECT		
D. HAYES HINKLE		
ISSUE DATE		
17 MAY 2024		
ISSUED FOR		
REVIEW		
#	Revision	Date
SHEET NAME		
RENDER CONCEPT		
SHEET NUMBER		
A20.00		





TYPE-SIX

TYPE-SIX
DEVELOPMENT SERVICES, LLC
910 SOUTH MAIN STREET #150
GRAPEVINE, TEXAS 76054
972.677.9075

LIVSMART STUDIOS MARQUEE HOSPITALITY

10000 N POLO DR
KANSAS CITY, MO 64153

PROJECT # 00000

ARCHITECT

D. HAYES HINKLE

ISSUE DATE

29 MAY 2024

ISSUED FOR

REVIEW

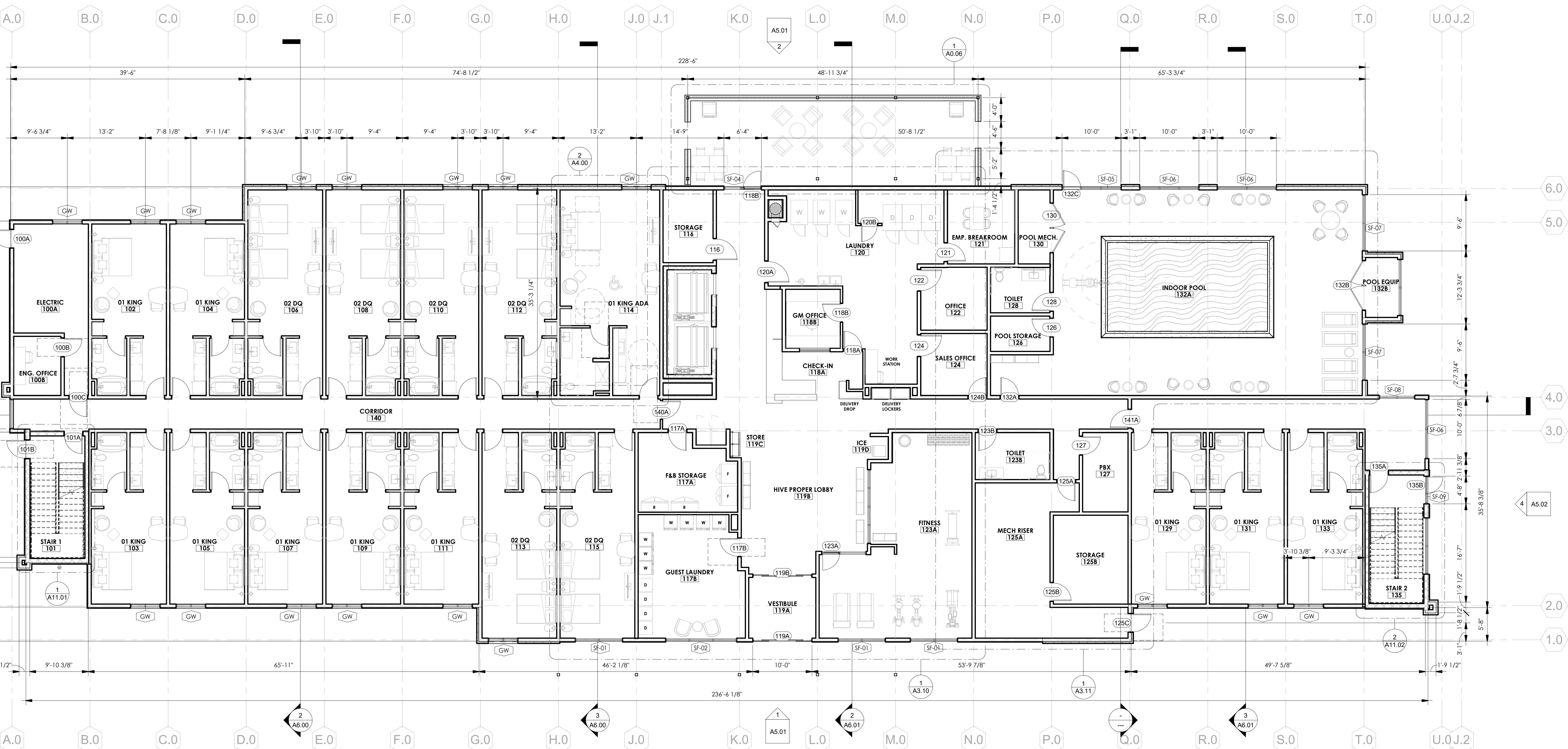
#	Revision	Date
1		

SHEET NAME

01 DIMENSION PLAN

SHEET NUMBER

A1.01

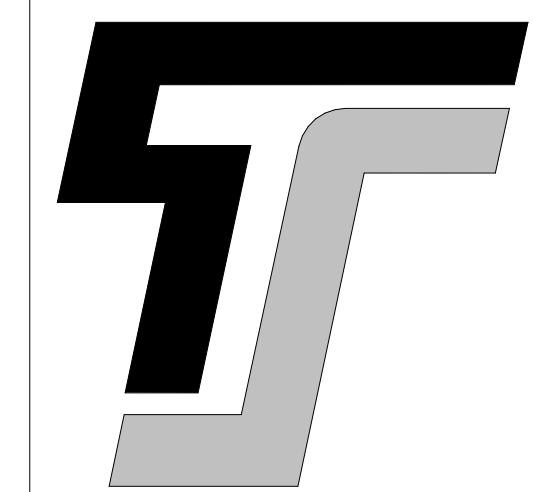


1 01 LEVEL - DIMENSION PLAN
1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

- THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, THESE NOTES AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK AND REQUEST CLARIFICATION.
- REFER TO A8.00 FOR PARTITION TYPES
- REFER TO SHEET A15.00 FOR DOOR SCHEDULES, DOOR FRAMES AND DOOR TYPES
- REFER TO G SERIES SHEETS FOR CODE REFERENCES, CODE COMPLIANCE PLANS, PENETRATION DETAILS AND ACCESSIBILITY INFORMATION.
- PROVIDE ACCESSIBLE GUEST ROOMS PER THE TEXAS ACCESSIBILITY STANDARDS. REFER TO G SERIES SHEETS FOR ADDITIONAL INFORMATION.
- ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, MASONRY OR TO THE GRID LINE, UNLESS NOTED OTHERWISE. REFER TO STRUCTURAL FOR SLAB DIMENSIONS.
- ALL GRID LOCATIONS AND GRID DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
- ALL MISCELLANEOUS SUPPORT STEEL EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED AND COATED WITH A HIGH-PERFORMANCE COATING, UNLESS NOTED OTHERWISE.
- PROVIDE AUTOMATIC FIRE SUPPRESSION SYSTEM FOR ENTIRE BUILDING PER NFPA 13. SYSTEM SHALL BE UNDER SEPARATE PERMIT. COORDINATE WITH CERTIFIED FIRE SPRINKLER CONTRACTOR.
- ALL STRUCTURAL STEEL COLUMNS AND BEAMS REQUIRED TO BE PROTECTED TO MEET A FIRE RATING SHALL BE INDIVIDUALLY PROTECTED PRIOR TO INSTALLATION OF ADJACENT PARTITIONS, WALLS, CEILINGS OR ROOF FRAMING.
- FURNITURE, FIXTURES AND EQUIPMENT (FFE) ARE TO BE COORDINATED WITH OWNER, CONTRACTOR TO PROVIDE RESPONSIBILITY MATRIX TO ENSURE ALL ELEMENTS ARE ACCOUNTED FOR.
- PROVIDE NECESSARY BLOCKING FOR SURFACE MOUNTED FIXTURES, ACCESSORIES, AND EQUIPMENT.
- FINISHES SHALL MEET PROPER FLAME SPREAD AND SMOKE SPREAD, 2015 IFC, SECTION 803.
- CAULK CONTINUOUSLY AT PERIMETER OF DOOR AND WINDOW FRAMES. CAULK AFTER WALL COVERING IS INSTALLED.
- REFER TO MOUNTING HEIGHT SCHEDULE FOR TOILET AND BATH ACCESSORIES IN ALL BATHROOMS.
- SIGNAGE IS OWNER PROVIDED. SIGNAGE SHALL MEET BUILDING CODE REQUIREMENTS AND ANSI A117.1 REQUIREMENTS FOR ACCESSIBILITY.
- PROVIDE TACTILE EXIT SIGNS AT EXIT DOOR LOCATIONS. SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1. AT STOREFRONT LOCATION, PROVIDE TACTILE SIGN THAT FITS WITHIN THE STOREFRONT MULLION FRAME WIDTH. MOUNT BOTTOM OF CHARACTERS AT 48" MIN. AND 60" MAX. ABOVE FINISH FLOOR.
- ALL WOOD BLOCKING AND PLYWOOD IN EXTERIOR WALLS, PARAPETS, AND ROOF CONSTRUCTION SHALL BE EXTERIOR (PRESSURE) AND FIRE RETARDANT-TREATED (FRTW). ALL INTERIOR PLYWOOD SHALL BE FIRE RETARDANT-TREATED (FRTW). ONLY INTERIOR MISCELLANEOUS WOOD BLOCKING SHALL BE ALLOWED TO BE NON FIRE-RETARDANT TREATED AND INTERIOR WOOD BLOCKING ADJACENT TO CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- WHERE MECHANICAL AND ELECTRICAL DEVICES AND PARTS ARE CONCEALED AND REQUIRE ACCESS, PROVIDE ACCESS DOORS AND FRAMES PER SPECIFICATIONS. FIRE RATED ASSEMBLIES SHALL BE MAINTAINED.
- PROVIDE TACTILE SIGNAGE OUTSIDE THE TOILET ROOM PER 1110.1 AND ICC/ANSI A117.1. MOUNT BOTTOM OF CHARACTERS AT 48" MIN. AND 60" MAX ABOVE FLOOR.
- PROVIDE STAINLESS STEEL CORNER GUARDS AT ALL OUTSIDE CORNERS IN KITCHEN, LAUNDRY ROOMS, STORAGE, MAINTENANCE AND BACK-OF-HOUSE CORRIDORS. PROVIDE PLASTIC CORNER GUARDS AT ALL OUTSIDE CORNERS IN BACK-OF-HOUSE WORK ROOMS AND OFFICES. REFERENCE SPECIFICATION SECTION 102600 FOR TYPES AND HEIGHTS OF CORNER GUARD. ALL OUTSIDE CORNERS AT BACK-OF-HOUSE AREAS ARE TO HAVE CORNER GUARDS. REFER TO INTERIOR DESIGN DRAWING FOR CORNER GUARDS AT PUBLIC AREAS TO BE PROVIDED BY GC.
- ALL WALL OUTLETS ON ELEVATIONS ARE DIMENSIONED TO CENTER LINE, UNLESS NOTED OTHERWISE.
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- ALL GYPSUM BD. FINISH FACES OF DIFFERING SUBSTRATES (i.e. 1 1/2" MTL. FURRING ADJACENT TO 3 5/8" METAL STUDS) SHALL ALIGN.
- REFER TO A9 SHEETS FOR ENLARGED GUESTROOM INFORMATION.
- FINAL ROOM NAMES AND SIGNAGE SHALL BE CONFIRMED BY OWNER PRIOR TO PURCHASE AND INSTALLATION.

HOTEL INFORMATION					GENERAL FLOOR PLAN SYMBOLS				
BUILDING SF					6	KEYNOTE TAG - REFERENCE KEYNOTE SCHEDULE			
FIRST FLOOR SF: 18,816 SF					101	DOOR TAG - REFERENCE DOOR SCHEDULE A15.00			
UPPER FLOOR SF: 18,816 SF					SF-03	STOREFRONT TAG - REFERENCE WINDOW SCHEDULE A16.00			
TOTAL SF: 75,264 SF					A	WINDOW TAG - REFERENCE WINDOW SCHEDULE A16.00			
BUILDING INFORMATION					h	PARTITION TAG - REFERENCE PARTITION SCHEDULE A8.00			
NUMBER OF FLOORS: 4 FLOORS					h	ROOM ADA SYMBOL			
NUMBER OF GUESTROOMS: 109					h	ROOM HEARING IMPAIRED SYMBOL			
AMENITIES					CR	CARD READER			
INDOOR POOL					FE	FIRE EXTINGUISHER			
OUTDOOR LOUNGE									
FITNESS									
CORPORATE OFFICE									
GUESTROOM MIX									
FLOOR	1	2	3	4	TOTAL				
QG	6	20	19	20	65				
K	11	11	11	11	44				
TOTAL GUESTROOMS					109				



TYPE-SIX

TYPE-SIX
DEVELOPMENT SERVICES, LLC
910 SOUTH MAIN STREET #150
GRAPEVINE, TEXAS 76054
972.677.9075

LIVSMART STUDIOS MARQUEE HOSPITALITY

10000 N POLO DR
KANSAS CITY, MO 64153

PROJECT # 00000

ARCHITECT

D. HAYES HINKLE

ISSUE DATE

29 MAY 2024

ISSUED FOR

REVIEW

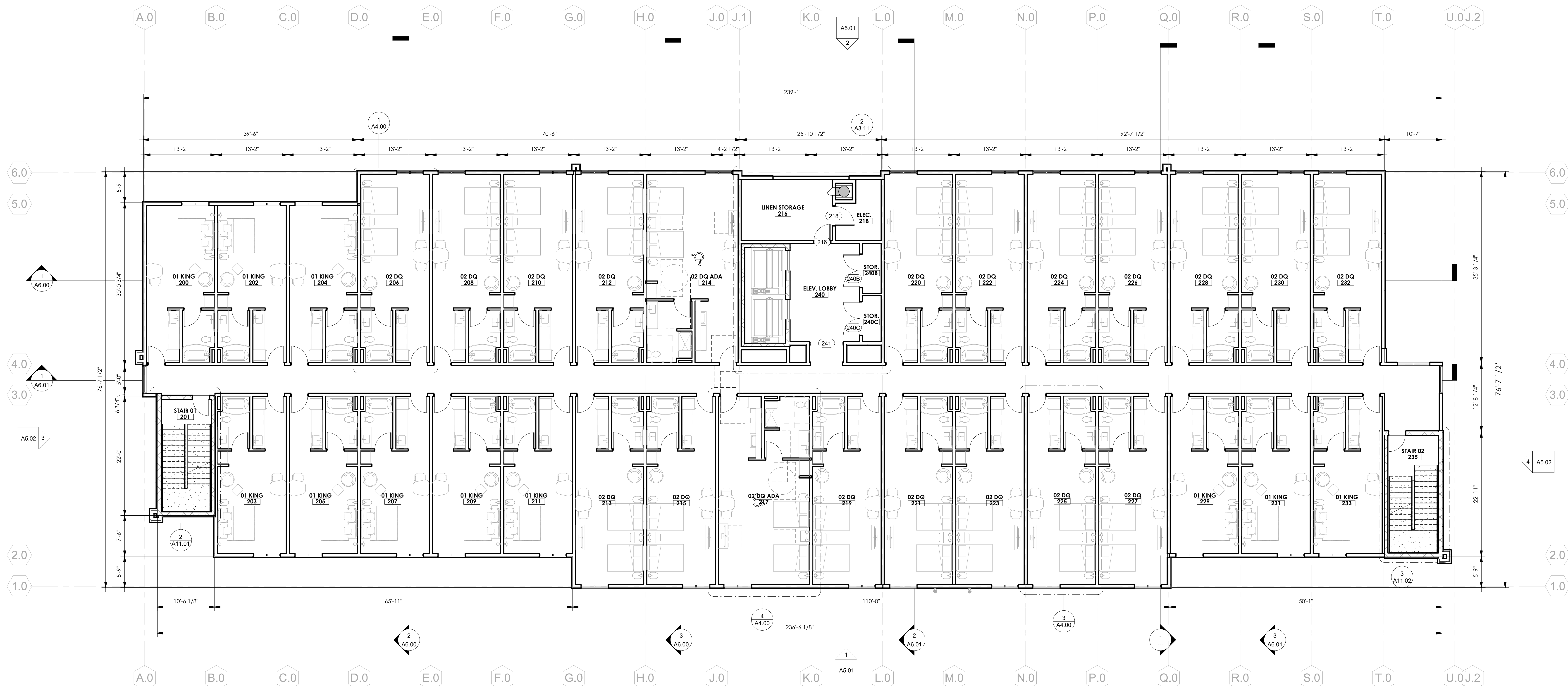
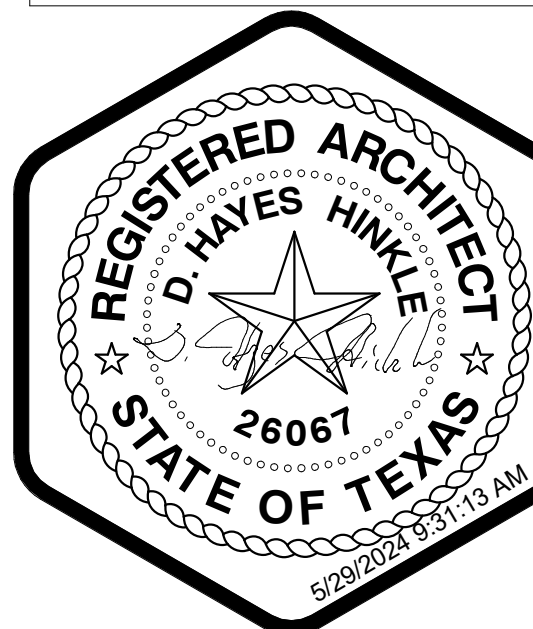
#	Revision	Date
1		

SHEET NAME

02 DIMENSION PLAN

SHEET NUMBER

A1.02

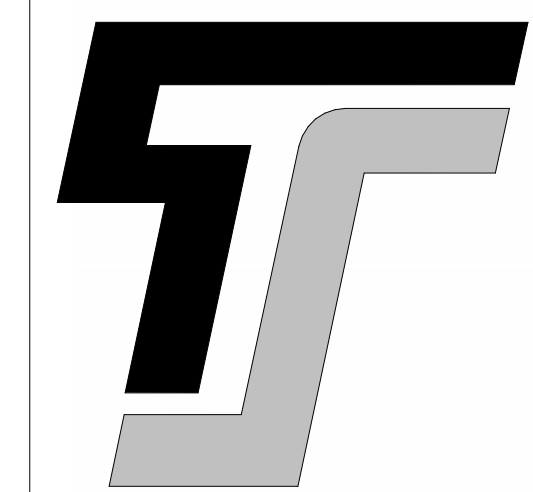


1 TYPICAL UPPER FLOOR - DIMENSION PLAN
1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

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HOTEL INFORMATION					GENERAL FLOOR PLAN SYMBOLS	
BUILDING SF					6	KEYNOTE TAG - REFERENCE KEYNOTE SCHEDULE
FIRST FLOOR SF:					101	DOOR TAG - REFERENCE DOOR SCHEDULE A15.00
UPPER FLOOR SF:					6F-00	STOREFRONT TAG - REFERENCE WINDOW SCHEDULE A16.00
TOTAL SF:					A	WINDOW TAG - REFERENCE WINDOW SCHEDULE A16.00
BUILDING INFORMATION					4	PARTITION TAG - REFERENCE PARTITION SCHEDULE A8.00
NUMBER OF FLOORS:					4	ROOM ADA SYMBOL
NUMBER OF GUESTROOMS:					109	ROOM HEARING IMPAIRED SYMBOL
AMENITIES					CR	CARD READER
INDOOR POOL					FE	FIRE EXTINGUISHER
OUTDOOR LOUNGE						
FITNESS						
CORPORATE OFFICE						
GUESTROOM MIX						
FLOOR	1	2	3	4	TOTAL	
QQ	6	20	19	20	65	
K	11	11	11	11	44	
TOTAL GUESTROOMS					109	



TYPE-SIX

TYPE-SIX
DEVELOPMENT SERVICES, LLC
910 SOUTH MAIN STREET #150
GRAPEVINE, TEXAS 76054
972.677.9075

LIVSMART STUDIOS
MARQUEE HOSPITALITY
10000 N POLO DR
KANSAS CITY, MO 64153
PROJECT # 00000

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
29 MAY 2024

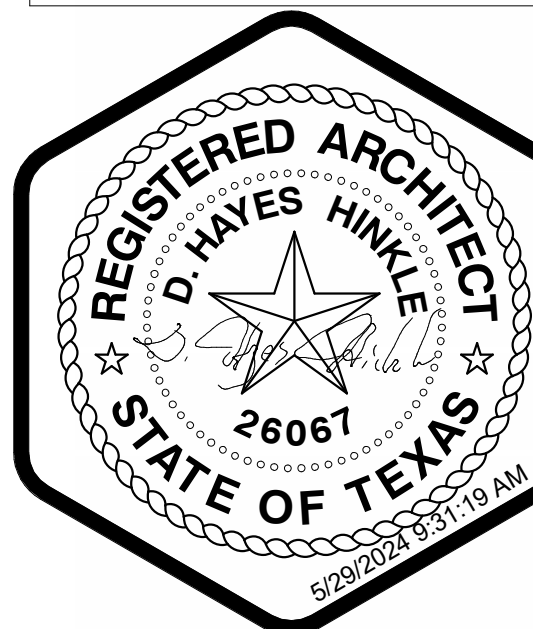
ISSUED FOR

REVIEW

#	Revision	Date

SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER
A5.01



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



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

MATERIAL CALLOUTS		ADDITIONAL NOTES:	ELEVATION KEYNOTES
B-1	DARK BRICK - KING SIZE ACME MANGANESE IRONSPOT OR SIMILAR	- ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL. - MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH LOCAL CITY AND ZONING ORDINANCES. - UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR. - KING SIZE, FACE BRICK, WITH 3/8" CONCAVE GROUT JOINT- MORTAR TO BE MATCHED TO GROUT. - CONTRACTOR TO ENSURE METAL PANELS ARE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION. - SIGN DESIGNED AND FABRICATED BY APPROVED VENDOR TO MEET BRAND STANDARDS. FOR LOCATION ONLY. - ALL UTILITY BOXES AND METERS SHALL BE PAINTED TO MATCH SURROUNDING BUILDING FACADE. - FINAL SIGN DESIGN TO BE DRAFTER BY THIRD PARTY CONTRACTOR TO ENSURE FINAL SIGN PACKAGE IS SUBMITTED APPROVED BY THE BRAND. 38% TRANSPARENCY ON 1ST FLOOR > 33% PARKWAY REQUIREMENTS	
EF-1	DARK COLOR EIFS		
EF-2	GREY COLOR EIFS		
EF-3	WHITE EIFS		
EF-4	TAUPE COLOR EIFS		
NH-1	NICHHA VINTAGE WOOD CEDAR OR SIMILAR		
LF-1	LOUVER FINISH - DARK BRONZE TO MATCH STOREFRONT		
AF-1	ALUMINUM PARAPET FLASHING TO MATCH STOREFRONT		
GL	EXTERIOR WINDOWS: STOREFRONT WINDOW SYSTEM		
SF	STOREFRONT - KAWNEER - "DARK BRONZE # 40"		
SP	SPANDREL		



TYPE-SIX

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DEVELOPMENT SERVICES, LLC
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PROJECT # 00000

ARCHITECT
D. HAYES HINKLE

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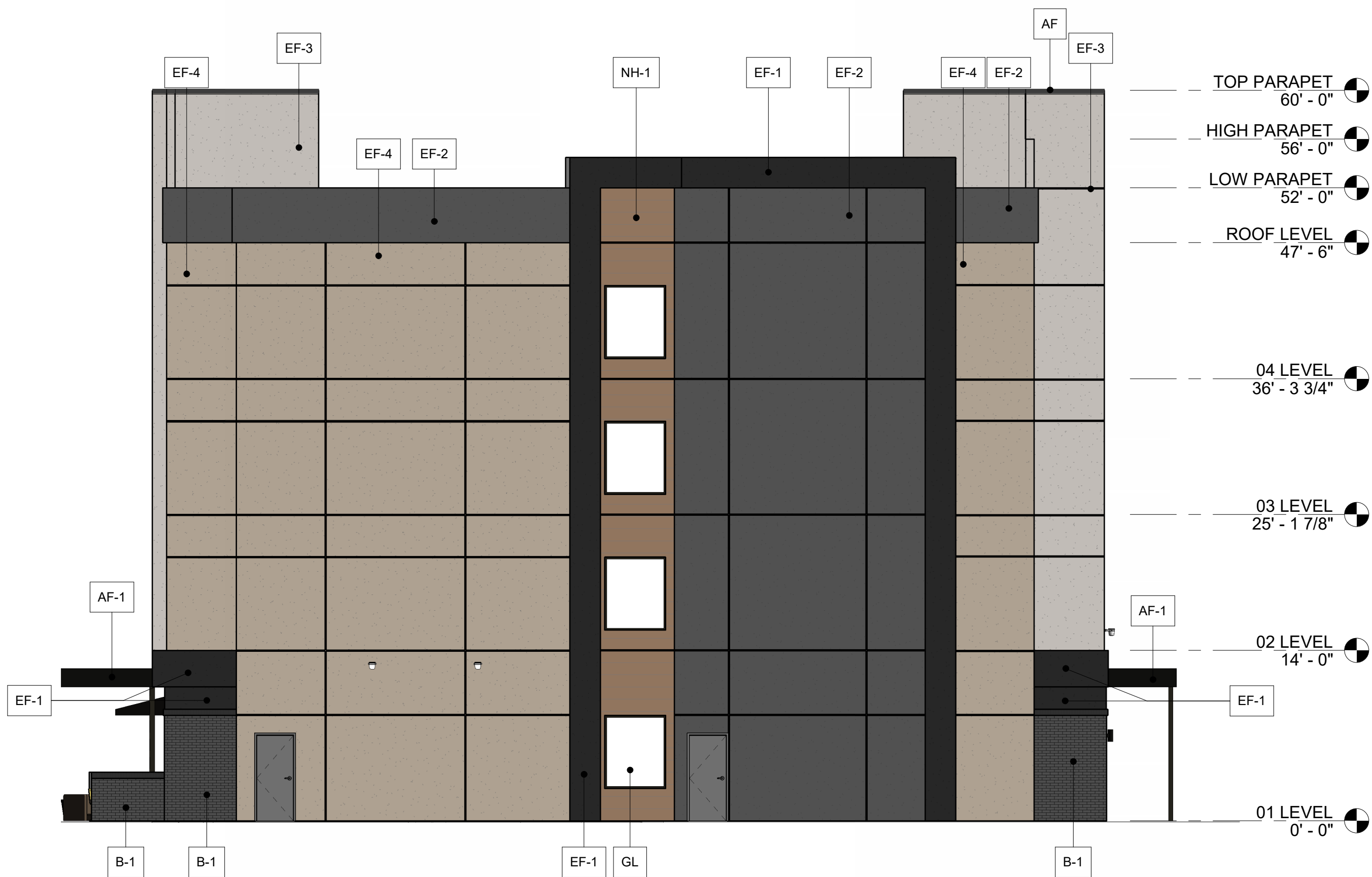
ISSUED FOR
REVIEW

Revision Date

SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER

A5.02

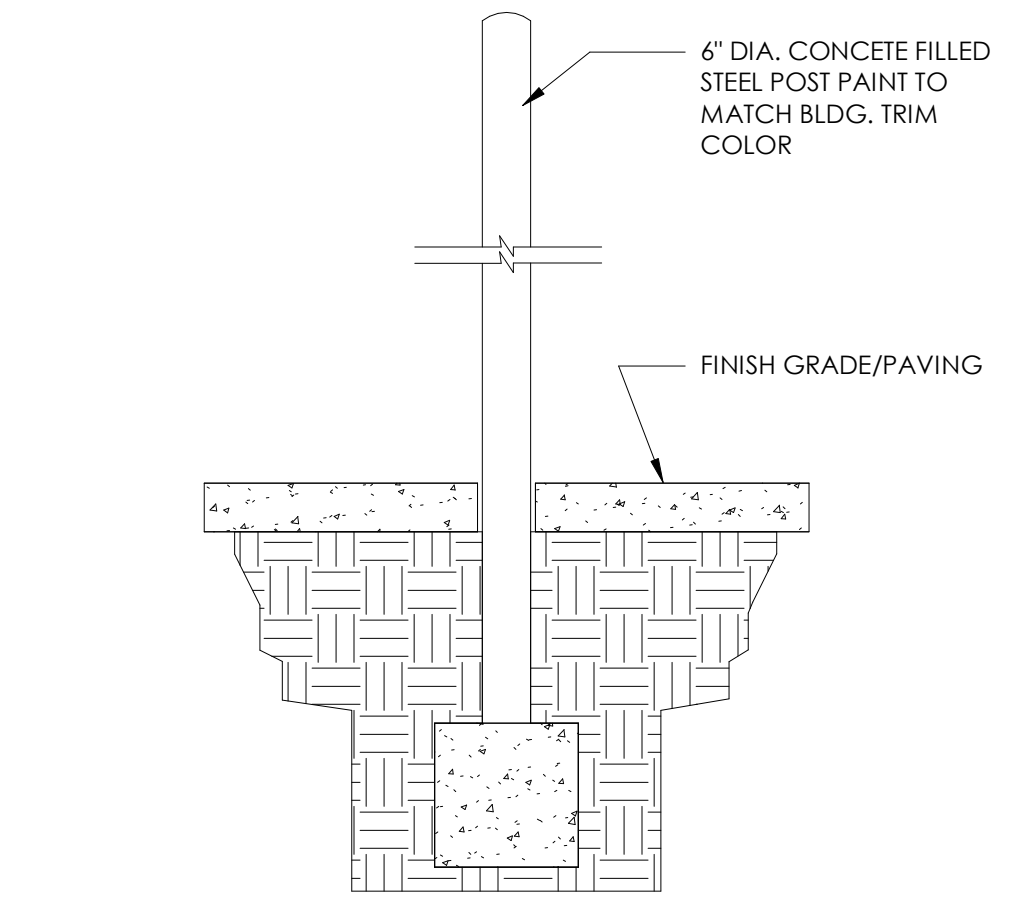


3 SOUTH ELEVATION
1/8" = 1'-0"

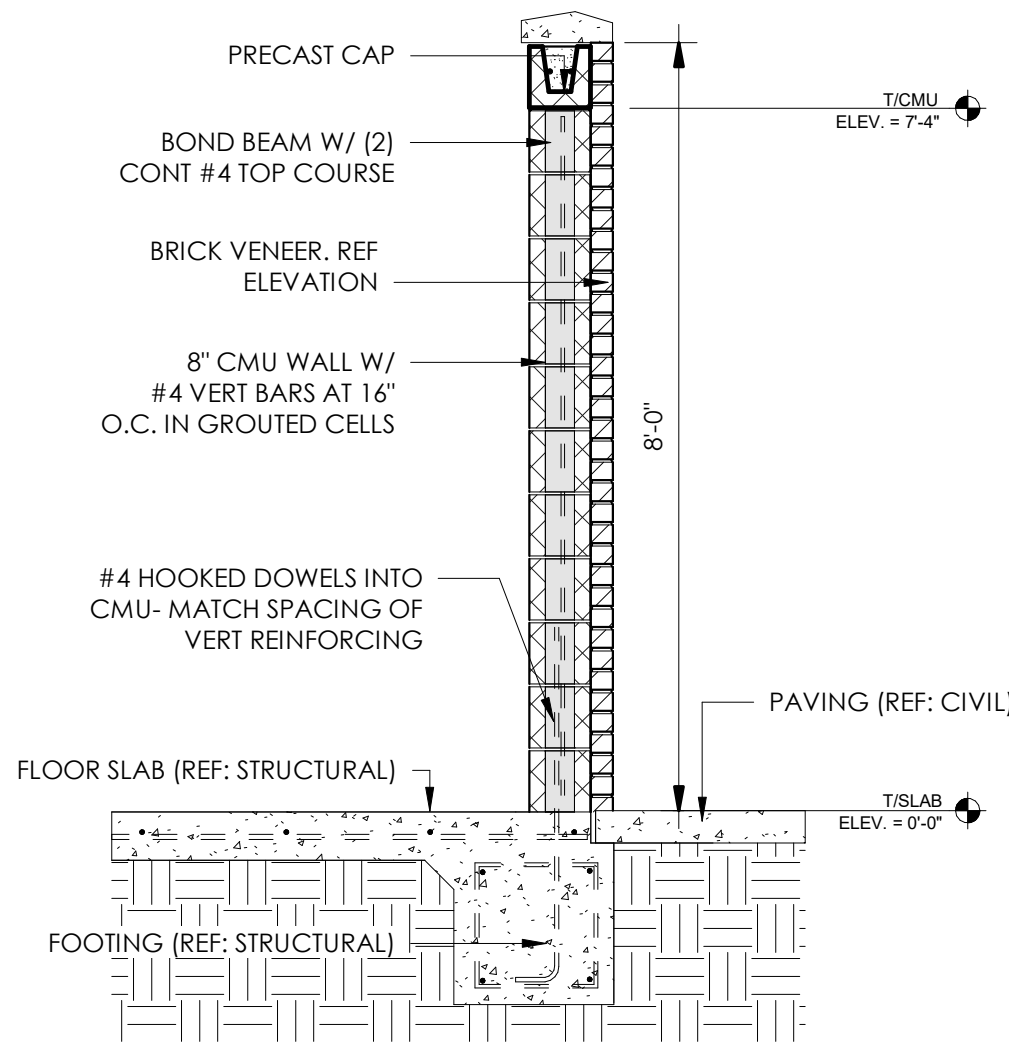


4 NORTH ELEVATION
1/8" = 1'-0"

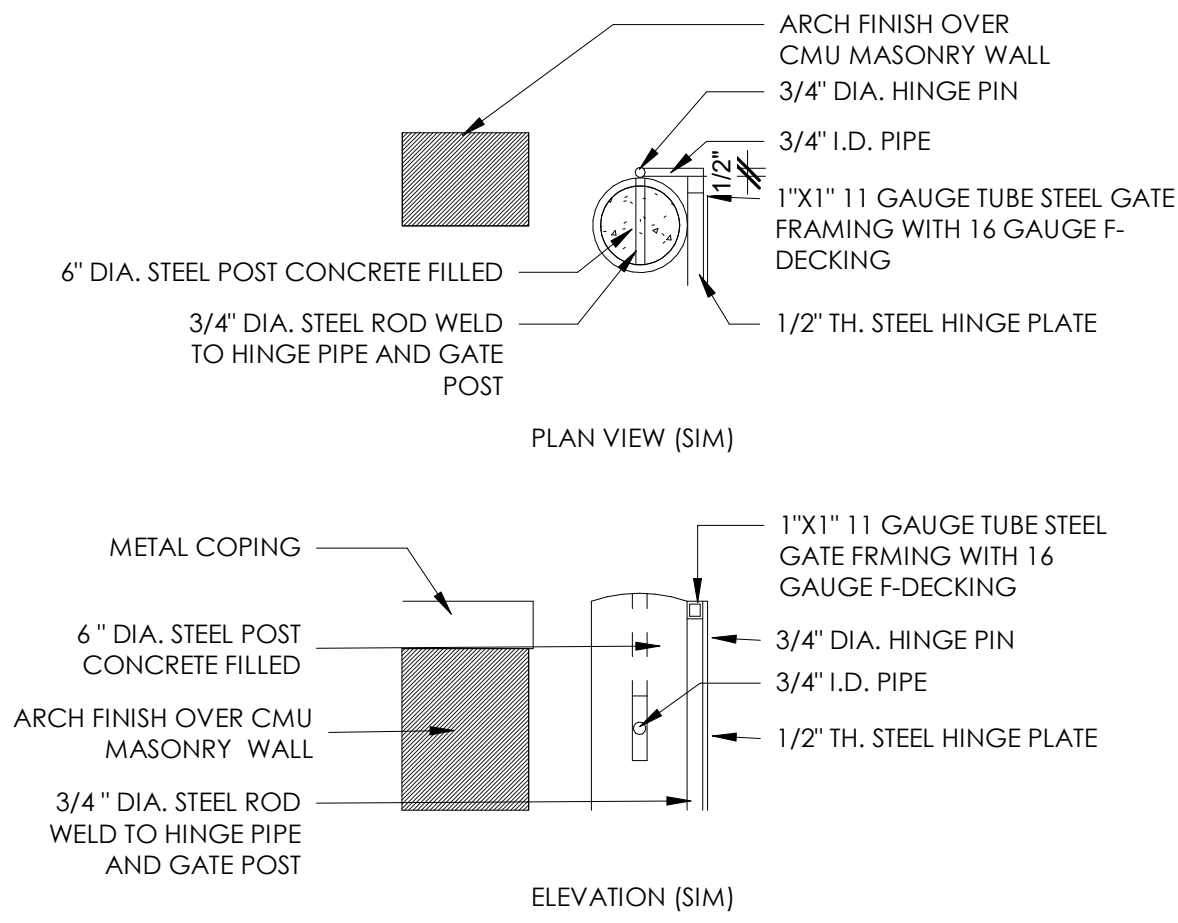
MATERIAL CALLOUTS		ADDITIONAL NOTES:	ELEVATION KEYNOTES
B-1	DARK BRICK - KING SIZE ACME MANGANESE IRONSPOT OR SIMILAR	- ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL. - MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH LOCAL CITY AND ZONING ORDINANCES. - UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR - KING SIZE, FACE BRICK, WITH 3/8" CONCAVE GROUT JOINT- MORTAR TO BE MATCHED TO GROUT - CONTRACTOR TO ENSURE METAL PANELS ARE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION. - SIGN DESIGNED AND FABRICATED BY APPROVED VENDOR TO MEET BRAND STANDARDS, FOR LOCATION ONLY - ALL UTILITY BOXES AND METERS SHALL BE PAINTED TO MATCH SURROUNDING BUILDING FACADE. - FINAL SIGN DESIGN TO BE DRAFTER BY THIRD PARTY CONTRACTOR TO ENSURE FINAL SIGN PACKAGE IS SUBMITTED APPROVED BY THE BRAND 38% TRANSPARENCY ON 1ST FLOOR > 33% PARKWAY REQUIREMENTS	
EF-1	DARK COLOR EIFS		
EF-2	GREY COLOR EIFS		
EF-3	WHITE EIFS		
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AF-1	ALUMINUM PARAPET FLASHING TO MATCH STOREFRONT		
GL	EXTERIOR WINDOWS: STOREFRONT WINDOW SYSTEM		
SF	STOREFRONT - KAWNEER - "DARK BRONZE #40"		
SP	SPANDREL		



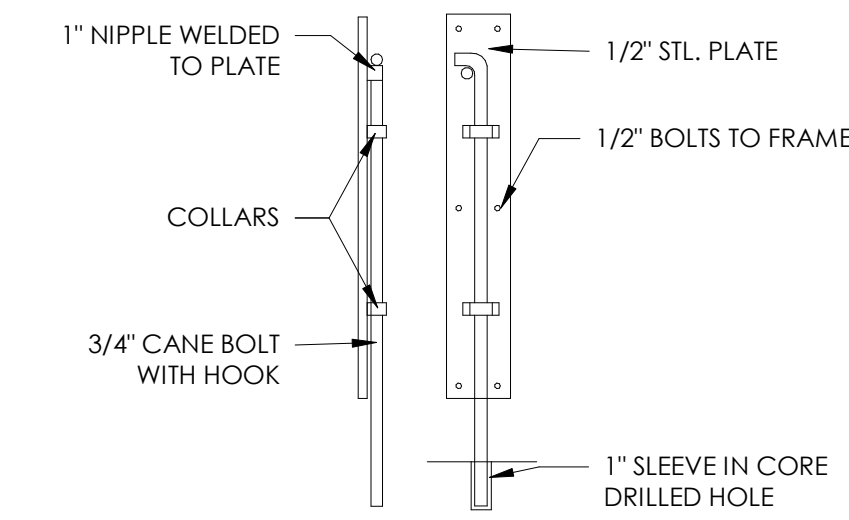
1 BOLLARD DETAIL
1/2" = 1'-0"



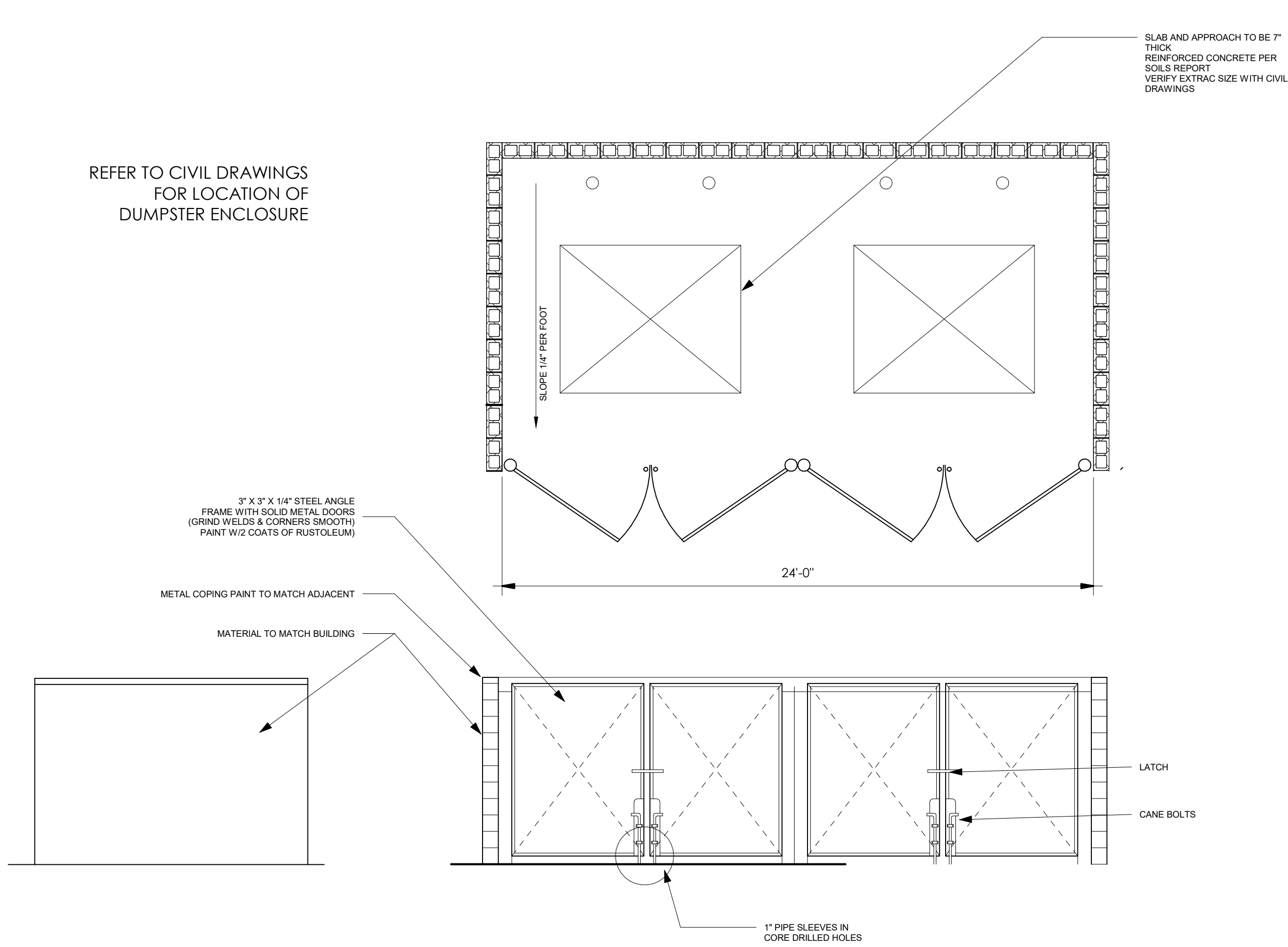
9 DUMPSTER ENCLOSURE SECTION
1/2" = 1'-0"



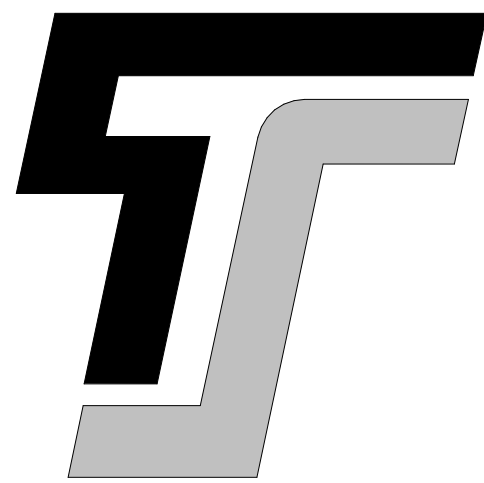
4 DUMPSTER GATE HINGE
1" = 1'-0"



2 CANE BOLT
1" = 1'-0"



3 DUMPSTER ENCLOSURE
1/4" = 1'-0"



TYPE-SIX

**TYPE-SIX
DEVELOPMENT SERVICES, LLC**
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GRAPEVINE, TEXAS 76054
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**LIVSMART STUDIOS
MARQUEE HOSPITALITY**

10000 N POLO DR
KANSAS CITY, MO 64153

PROJECT # 00000

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
29 MAY 2024

ISSUED FOR
REVIEW

#	Revision	Date
1		

SHEET NAME
SITE ELEMENTS

SHEET NUMBER
A0.03



[illegible]

10000 N POLO DR
KANSAS CITY, MO 64153

PROJECT # 23028

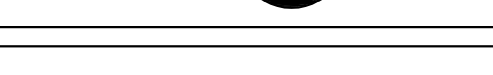
D. HAYES HINKLE

17 MAY 2024

REVIEW

Revisões

SHEET NAME

SITE PLAN
PHOTOMETRICSHEET NUMBER
DL110

LIGHTING SCHEDULE						
TYPE	DESCRIPTION	VOLTAGE	LAMP		FIXTURE	
			NO.	TYPE	MOUNTING	MANUFACTURER/ CAT. #
S1	LED POLE MOUNTED SITE LIGHT	120	1	104W LED	POLE 20'	LITHONIA DSX1-LED-P3-40K-80CRI-T2M-XX-XX-HS-XX
S1A	LED POLE MOUNTED SITE LIGHT	120	1	104W LED	POLE 20'	LITHONIA DSX1-LED-P3-40K-80CRI-T4M-MVOLT-XX-XX-HS-XX
S2	LED BUILDING MOUNTED SITE LIGHT	120	1	104W LED	SURFACE 13'	LITHONIA DSXW1-LED-10C-700-40K-TFMT-MVOLT-XX-HS-XX
GENERAL NOTES						
1.)	ALL REQUESTS FOR SUBSTITUTIONS/ALTERNATES MUST BE SUBMITTED TO ENGINEER 7 DAYS PRIOR TO BID FOR APPROVAL.					
2.)	ALL SUBMISSION SHALL INCLUDE DETAILED CUT SHEETS AND PERFORMANCE DATA FOR CONSIDERATION.					
3.)	CONTRACTOR MUST SUBMIT LAMPS AND BALLAST WITH FIXTURE SUBMITTALS.					
	LIGHTING PACKAGE MUST BE ENERGY STAR LISTED FIXTURES AND/OR LAMPS					



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2024-00019

Meeting Date: 3/12/2024

Meeting Location: ZOOM

Meeting Time (include start and end time): 5-6 pm

Additional Comments (optional):

Architect (Dylan Scott & James Lusty), Owner (Mike Patel),
and Engineer (Matt Kist & Kaitlin Raynor) attended. No attendees from the public.

Meeting Sign-In Sheet

Project Name and Address

LivSmart Studios (10000 N Polo Dr)

LivSmart Studios (10000 N Polo Dr)

[illegible]

[illegible]