

 City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2024-00019** on **06/18/2024**

Diane Binkkley, AIC
Secretary of the City Plan Commission



DEVELOPER

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CIVIL ENGINEER, LANDSCAPE ARCHITECT

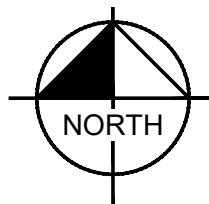
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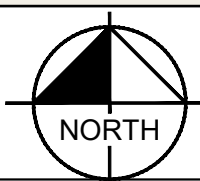
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TRACT A OF THE CERTAIN LOT SPLIT SURVEY OF LOTS 12D, 12E AND 12F EXHIBITS HILLS NORTH, BLOCKS 12 AND 26, KANSAS CITY, PLATTE COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT SPLIT, THENCE NORTH 13 DEGREES 32 MINUTES 44 SECONDS EAST, A DISTANCE OF 100 FEET; THENCE NORTH 22 DEGREES 16 MINUTES 55 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 22 DEGREES 20 MINUTES 26 SECONDS, AN ARC DISTANCE OF 22.92 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 POLO DRIVE; THENCE CONTINUING WITH SAID WESTERLY RIGHT-OF-LINE OF NORTH POLO 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 375.91 FEET; THENCE SOUTH 88 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 103.622 SQUARE FEET OR 2.39 ACRES.

(NOT TO SCALE)



(NOT TO SCALE)



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

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.

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 50' SETBACK FROM THE EXISTING PARKWAY TO THE EXISTING R/W 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

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

PRELIMINARY
NOT FOR
CONSTRUCTION

COVERSHEET

**LIVSMART STUDIOS
KANSAS CITY
DEVELOPMENT PLAN**

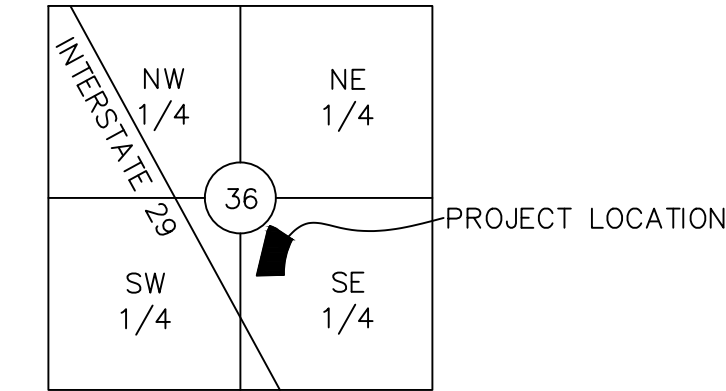
ORIGINAL ISSUE

KHA PROJECT NO.

SHEET NUMBER

CC

Drawing name: K:\KAC_LIE\2018\2000_Marquee Hotel KCMO2 Design\CAD\PlatSheet\01_EXISTING CONDITIONS.dwg C1 EXISTING CONDITIONS May 29, 2024 3:46pm by: Kaitlin Reynor
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.



VICINITY MAP

LEGEND

- BM BENCHMARK
- CFB COMMUNICATION PULL BOX
- CP CONTROL POINT
- FH FIRE HYDRANT
- FND FOUND AS NOTED
- LP LIGHT POLE
- MB MAILBOX
- MS METAL SIGN
- SPB PULL BOX
- SS SANITARY SEWER MANHOLE
- ST STORM MANHOLE
- T TREE (SIZE/TYPE)
- VP VERTICAL PIPE
- WL WATER METER
- YL WATER VALVE
- CL YARD LIGHT
- CL COLUMN
- BURIED WATER LINE
- BURIED FIBER OPTIC LINE
- BURIED TELEPHONE LINE
- BURIED GAS LINE
- BURIED CABLE TELEVISION LINE
- BURIED POWER LINE

THE CITY IS PLANNING TO CONSTRUCT A PUBLIC TRAIL ALONG THE WESTERN PROPERTY FRONTAGE. IT IS ASSUMED THE TRAIL WILL BE "EXISTING" PRIOR TO THE SITE BEING DEVELOPED.

CONTROLLED ACCESS
BK 308 PG 285

I-29 OFF RAMP

EXIST. 24" DIP
WATER MAIN

50' BUILDING SETBACK

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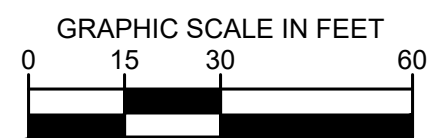
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SITE PLAN NOTES

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 THE 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 SIGNAGE (STOP SIGNS, YIELD SIGNS, ETC.) SHALL CONFORM TO MUTCD STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, BONDS AND INSURANCE AS REQUIRED BY THE CITY AND OWNER.

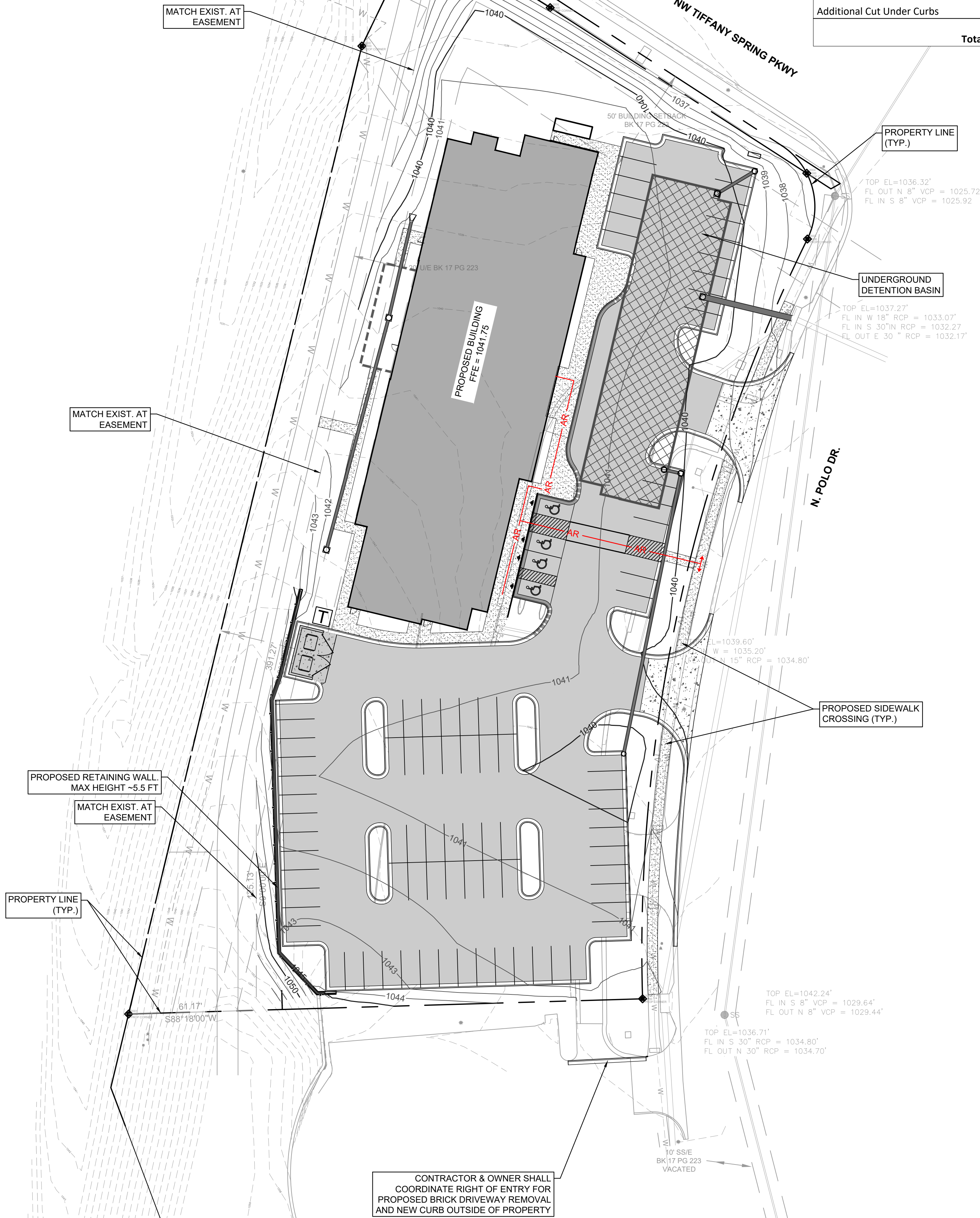
C2



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2024-00019** on **06/18/2024**

Diane Binkckley
Diane Binkckley, ACP
Secretary of the City Plan Commission

Preliminary Earthwork Quantities							Cut/Fill	Notes
Description	Cut SF	Fill SF	Thickness Feet	Cut CY	Fill CY	Net 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

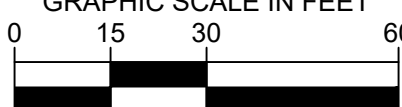
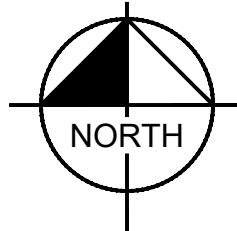


GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SUB-GRADE ELEVATIONS FOR ALL PAVED AND UN-PAVED AREAS.
- 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.
- NO PAVEMENTS SHALL BE PLACED PRIOR TO APPROVAL OF THE SUB-GRADE BY THE GEOTECHNICAL ENGINEER.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1
- ALL FILL MATERIAL AND TRENCH BACKFILL SHALL BE IN COMPLIANCE WITH THE CITY SPECIFICATIONS, OR THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- ALL GRADING OPERATIONS SHALL BE STAKED BY A LICENSED LAND SURVEYOR OR ENGINEER.
- 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.
- ALL CURB RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00%
- ALL SIDEWALKS SHALL HAVE A RUN SLOPE OF 4% WITH CONSTRUCTION TOLERANCE OF 1.0% MINIMUM, AND 5.0% MAXIMUM.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL "DRY" CURB & GUTTER.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.
- ALL EXISTING UTILITY BOXES, HANDHOLES, MANHOLES VALVE BOXES, METERS AND OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISHED GRADE.
- ALL DISTURBED LIMITS SHALL BE RE-SEEDDED OR LANDSCAPED UPON PROJECT COMPLETION. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ALL GRADING AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CITY REQUIRED INSPECTIONS, MATERIAL TESTING, AND SPECIAL INSPECTIONS.
- ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF FROM THE SITE.
- 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 ACCESSIBLE ROUTE



Kimley»Horn

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PRELIMINARY
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GRADING PLAN

LIVSMART STUDIOS
KANSAS CITY
DEVELOPMENT PLAN
10000 N POLO DR.
KANSAS CITY, MO 64153

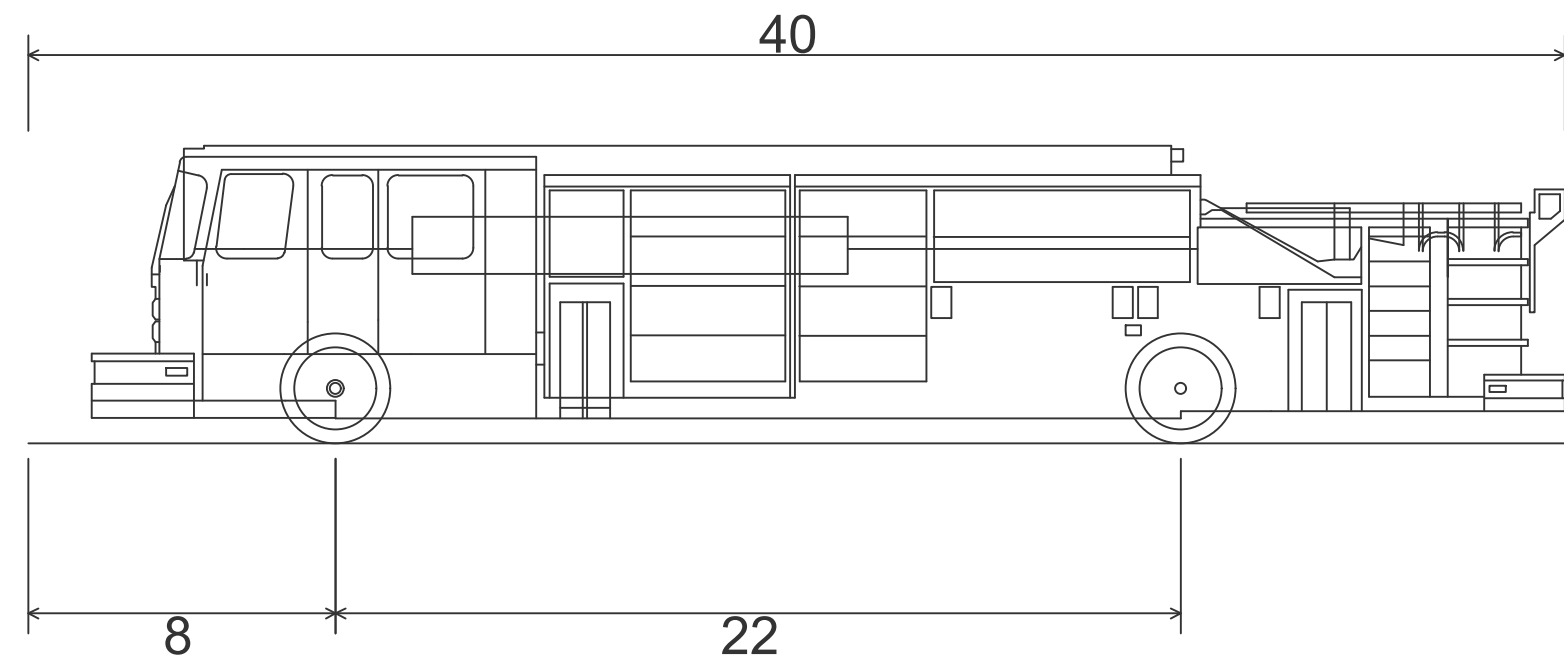
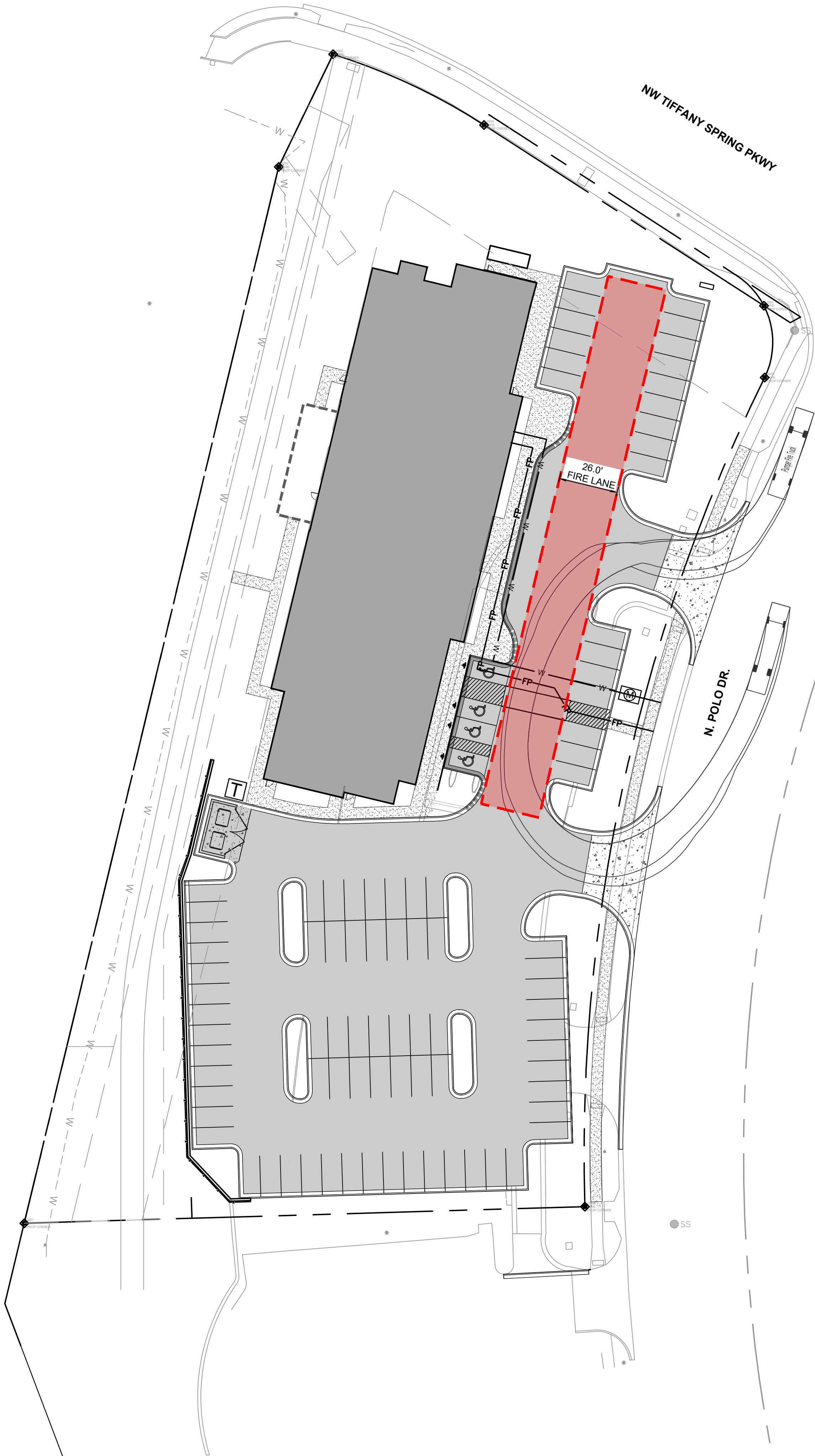
ORIGINAL ISSUE:
02/23/2024

KHA PROJECT NO.
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SHEET NUMBER

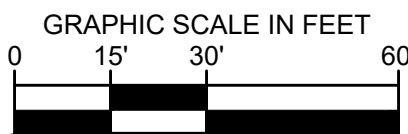
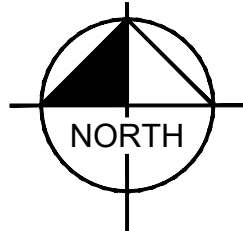
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Drawing name: K:\KAC_LUE\208432000_Marquee Hotel KCMO\2 Design\CAD\ParSheet\G1 SITE PLAN.dwg G1 SITE PLAN (2) May 20, 2024 3:48pm by Keelin Raynor
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Pumper Fire Truck
Overall Length
Overall Width
Overall 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°



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2024-00019** on **06/18/2024**
Diane Binkckley, AICP
Diane Binkckley, AICP
Secretary of the City Plan Commission

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

Kimley»Horn
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SCALE:	AS NOTED
DESIGNED BY:	KMR
DRAWN BY:	KMR
CHECKED BY:	MDK

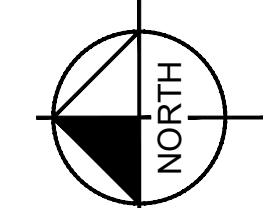
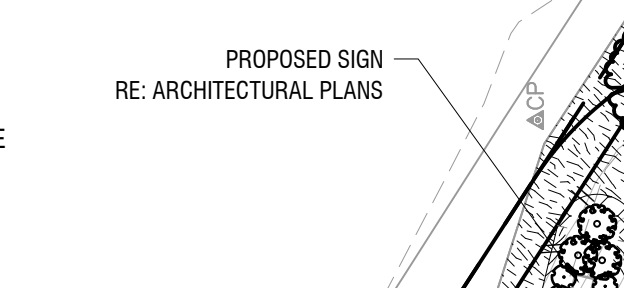
PRELIMINARY
NOT FOR
CONSTRUCTION

FIRE TRUCK
TURNING

LIVSMART STUDIOS
KANSAS CITY
DEVELOPMENT PLAN
1000 N POLO DR.
KANSAS CITY, MO 64153

ORIGINAL ISSUE:
02/23/2024
KHA PROJECT NO.
268432000
SHEET NUMBER
C5

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.



The logo of the City Plan Commission of Kansas City, Missouri, is on the left. It features a stylized bridge or arch design above the text "KANSAS CITY MISSOURI". To the right of the logo, the text "City Plan Commission" is written in a large, bold, serif font. Below this, "Recommends Approval with Conditions" is written in a smaller, bold, serif font. Further down, "of Case No. CD-CPC-2024-00019 on 06/18/2024" is written in a smaller, regular, serif font. At the bottom right, there is a handwritten signature "Diane Binkcley" in blue ink, followed by the printed name "Diane Binkcley, AICP" and the title "Secretary of the City Plan Commission" in a smaller, regular, serif font.

[illegible]

Kimley»»Horn
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SCALE:	AS NOTED
DESIGNED BY:	CMS
DRAWN BY:	CMS
CHECKED BY:	SAR

PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE
ARCHITECTURAL
PLAN

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

ORIGINAL ISSUE:
05/16/2024

KHA PROJECT NO

SHEET NUMBER

L1

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

PLANT SCHEDULE NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE									
SHRUB TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CULTIV.	HEIGHT	REMARKS		
	MG	5	MAGNOLIA GRANDIFLORA BRACKEN'S BROWN BEAUTY™ / BRACKEN'S BROWN BEAUTY MAGNOLIA	8.6 B	2" CAL.	12' - 14' HT	SINGLE, STRAIGHT LEADER FULL AND MATCHING		
	QP	15	QUERCUS PAUCIFLORA / CHERRYBARK OAK	8.6 B	2" CAL.	12' - 14' HT	SINGLE, STRAIGHT LEADER FULL AND MATCHING		
	MA	5	MAGNOLIA ACUMINATA / CUCUMBERTREE	8.6 B	2" CAL.	12' - 14' HT	SINGLE, STRAIGHT LEADER FULL AND MATCHING		
	LT	5	LIRIODENDRON TULIPIFERA / ALLEGRA MARGINAL™ / MALESTIC BEAUTY™ TULIP POPLAR	8.6 B	2" CAL.	12' - 14' HT	SINGLE, STRAIGHT LEADER FULL AND MATCHING		
	CI	8	CARYA LINDENENSIS / PECAN HICKORY	8.6 B	2" CAL.	12' - 14' HT	SINGLE, STRAIGHT LEADER FULL AND MATCHING		
	UA	3	ULMUS AMERICANA LEWIS & CLARK / PHAROS EXPOSITION™ AMERICAN ELM	8.6 B	2" CAL.	12' - 14' HT	SINGLE, STRAIGHT LEADER FULL AND MATCHING		
	PA	17	PLATANUS / ACROPOLIS SPLEND™ / ROYALTY ROAD LONDON PLANETREE	8.6 B	2" CAL.	12' - 14' HT	SINGLE, STRAIGHT LEADER FULL AND MATCHING		
	QS	9	QUERCUS SHAMARDII / SHIMARD OAK	8.6 B	2" CAL.	12' - 14' HT	SINGLE, STRAIGHT LEADER FULL AND MATCHING		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS		
	HB	78	HOSTA / BLUE VIOLET™ / BLUE VIOLET™ HOSTA	CONT.	3" HT	18" OC	FULL AND MATCHING		
	KS	312	KEX GLABRA DENS® / DENS® INHERIT™ HOLLY	CONT.	3" HT	36" OC	FULL AND MATCHING		
	JS	22	JUMPERS SCOPULORUM / GRAY GLEAM™ / GRAY GLEAM JASPER	CONT.	4" HT	48" OC	FULL AND MATCHING		
	HQ	72	HYDRANGEA QUERCIFOLIA / OHALEAF HYDRANGEA	CONT.	5" HT	36" OC	FULL AND MATCHING		
	MR	29	MAGNOLIA ROSE MAIRE / ROSE MAIRE MAGNOLIA	CONT.	5" HT	60" OC	FULL AND MATCHING		
	RS	36	RHOXODENDRON / SNEEZY™ / SNEEZY RHOXODENDRON	CONT.	3" HT	36" OC	FULL AND MATCHING		
	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS		
DECORATIVE ROCK	DR	667 SF	DECORATIVE ROCK	ROCK	N/A	N/A	SPEC. FOR LANDSCAPE DETAILS		
	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS		
GROUNDCOVERS	LS	1,628	LIRIOPE SPICATA / CHEERING LILYTOP	CONT.	12" HT x 10" W	12" OC	FULL AND MATCHING		
	IC	332	RIS CRISTATA / DINWY CRISTED RIS	CONT.	12" HT x 10" W	12" OC	FULL AND MATCHING		
	AG	369	AGAPANTHUS GALAXY WHITE PP 31431 / GALAXY WHITE LILY OF THE VALLEY	CONT.	9" HT x 10" W	12" OC	FULL AND MATCHING		
	HG	34	HEUCHERA / GLITTER / GLITTER CORAL BELLS	CONT.	9" HT x 12" W	14" OC	FULL AND MATCHING		
	PT	487	PARTHENOISSUS TROUSADIANA / JAPANESE CREEPER	CONT.	9" HT x 8" W	12" OC	FULL AND MATCHING		
	LF	722	LEUCOTHEA FONTANAEANA LITTLE FLAMES™ / LEAFSCAPE™ LITTLE FLAMES LEUCOTHEA	CONT.	9" HT x 10" W	14" OC	FULL AND MATCHING		
	PS	17	PAZONA / SMITH OPUS 1 / MSAKA™ FOR PEONY	CONT.	9" HT x 8" W	14" OC	FULL AND MATCHING		
	SK	193	SEDUM KAMTSCHATKUM / ORANGE STONECROP	CONT.	4" HT x 10" W	12" OC	FULL AND MATCHING		
	MP	496	MARCISSUS PETIT FLOUR / PETIT FLOUR MARCISSUS	CONT.	9" HT x 8" W	10" OC	FULL AND MATCHING		
	LI	461	LAVANDULA / INTERMEDIA TERRECRAT™ / SENSATIONAL® LAVENDER	CONT.	12" HT x 10" W	34" OC	FULL AND MATCHING		
	HH	9	HELLEBORUS / HYBRIDS™ MEYIST GEM / WINTER JEWEL® MEYIST GEM HELLEBORUS	CONT.	9" HT x 8" W	12" OC	FULL AND MATCHING		
SOD	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS		
	SOD	13,240 SF	TALL FESCUE / FESTUCA ARUNDINACEA	SOD	N/A	N/A	SOD TO MEET TIGHT SAND-FILLED JOINTS ROLLED.		

Kansas City, Missouri – Landscape Data Table		REQUIRED	PROVIDED
Site Area: 2.37 acres (103,238 sqft) Community Business (B3-3)			
Section 88-425-04 – General Landscaping and Screening			
88-425-03-C. Tree Planting Requirements			
At least one street tree is required for each 30' of street frontage.		Yes	Yes
NW Tiffany Springs Parkway: 285 ft/30' – 10 Trees N Polo Drive: 400 ft/30' – 14 Trees		NW Tiffany Springs Parkway - 10 Trees N Polo Drive - 14 Trees	NW Tiffany Springs Parkway - 10 Trees N Polo Drive - 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
88-425-04 – General Landscaping Requirements			
At least one tree must be provided per 3,000 square feet of principle building coverage (building footprint)		4 Trees	4 Trees
15-145 sqft Building Footprint / 3,000 sqft = 4 Trees			
88-425-05 – Perimeter Landscaping of Vehicular Use Areas			
88-425-03-B. Adjacent to Streets			
A 10' landscape buffer strip with one tree per 30' linear feet of landscape strip and enough evergreen shrubs to form a continuous visual screen at least 5' in height at the time of planting.			
385 ft landscape buffer (N Polo Drive) / 30' ft = 13 Trees 510 ft landscape buffer (E 29th) / 30' = 17 Trees		N Polo Drive - 13 Trees I-29 - 17 Trees	N Polo Drive - 13 Trees I-29 - 17 Trees
* Trees planted 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 35 and 25 shrubs per 100' of berm		Yes	Yes
2. A landscape buffer strip with a minimum width of 30', planted with at least 8 trees and 35 shrubs per 100' of buffer length.			
(230' ft landscape buffer (NW Tiffany Springs Parkway) / 100' ft) x 8 = 14 Trees (230' ft landscape buffer (NW Tiffany Springs Parkway) / 100' ft) x 35 = 81 Shrubs		14 Trees 81 Shrubs	14 Trees 81 Shrubs
88-425-05-B – Minimum Interior Landscape Area			
At least 35 sqft of interior landscape area must be provided for each parking space.			
91 Parking Spaces x 35 sqft = 3,185 sqft Landscape Area		3,185 sqft Landscape Area	3,185 sqft Landscape Area
88-425-05-E – Minimum Interior Landscape Area			
One tree is required per 3 parking spaces			
91 Parking Spaces / 3 = 19 Trees		19 Parking Lot Trees	19 Parking Lot Trees
One shrub is required per parking space			
91 Parking Spaces x 1 = 91 Shrubs		91 Shrubs	91 Shrubs
Ground cover plants must cover all of interior landscape areas.		Yes	Yes
88-425-05-A – Screening			
Trash containers, dumpsters, trash compactors, and recycling bins associated with a 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
88-425-06-B. 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
88-425-06-A – Trees			
If more than 15 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

PLANTING NOTES:

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. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A 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 TALL 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 TALL 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 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 EQUIVALENT). 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 SUBMIT 1 GALLON (MIN.) 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 MUST POSSESS A pH RANGE OF 7.0-7.2 AND BE FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
14. FERTILIZER: FERTILIZE SEEDBED 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.

TREE PROTECTION NOTES:

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. NO SIGNS, BUILDING PERMITS, WIRES, OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY 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.



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

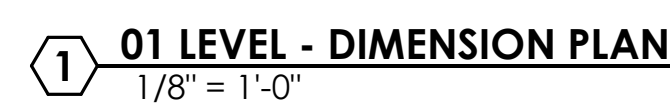
LIVSMART STUDIOS
MARQUEE HOSPITALITY
10000 N POLO DR
KANASAS CITY, MO 64153
PROJECT # 000000

ARCHITECT
D. HAYES HINKLE
ISSUE DATE
29 MAY 2024
ISSUED FOR
REVIEW

#	Revision	Date
1		

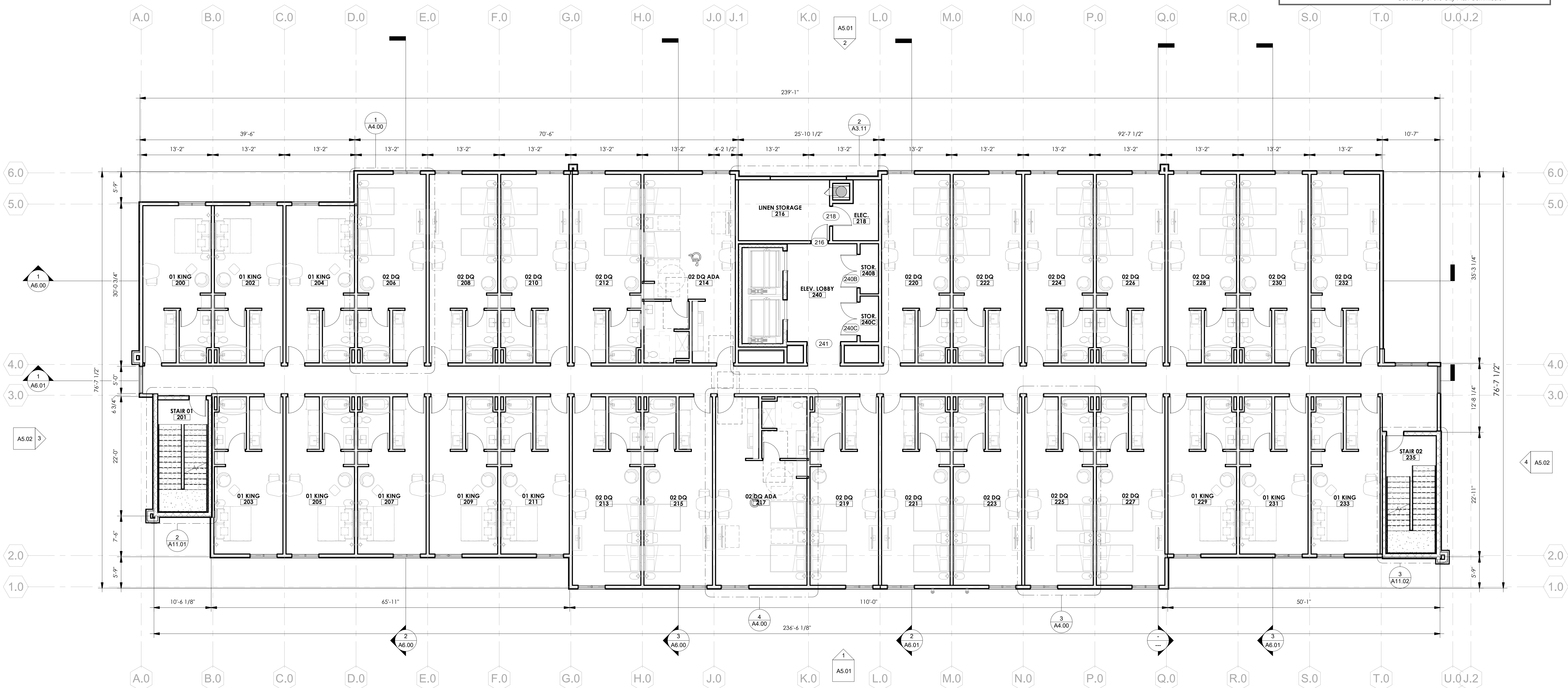
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01 DIMENSION PLAN

SHEET NUMBER
A1.01



1.	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.	10.	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.	18.	PROVIDE TACTILE SIGNAGE OUTSIDE THE TOILET ROOM PER 110.1 AND ICC/ANSI A117.1, MOUNT BOTTOM OF CHARACTERS AT 48" MIN. AND 60" MAX. ABOVE FLOOR.	24.	TYPICAL AT EXPOSED SIDES OF CONCRETE COLUMNS UNLESS OTHERWISE NOTED - PROVIDE 5/8" GYPSUM BOARD OVER 1 1/2" METAL STUDS AT 16" O.C. AND EXTEND ABOVE CEILING.
2.	REFER TO A4.80 FOR PARTITION TYPES	11.	FURNITURE, FIXTURES AND EQUIPMENT (FTE) ARE TO BE COORDINATED WITH OWNER. CONTRACTOR TO PROVIDE RESPONSIBILITY MATRIX TO ENSURE ALL ELEMENTS ARE ACCOUNTED FOR.	19.	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.	25.	GYPSUM BD. FINISH FACES OF DIFFERING SUBSTRATES (i.e. 1 1/2" METAL FURRING ADJACENT TO 5/8" METAL STUDS) SHALL ALIGN.
4.	REFER TO G SERIES SHEETS FOR CODE REFERENCES, CODE COMPLIANCE PLANS, PENETRATION DETAILS AND ACCESSIBILITY INFORMATION.	12.	PROVIDE NECESSARY BLOCKING FOR SURFACE MOUNTED FIXTURES, ACCESSORIES, AND EQUIPMENT.			26.	REFER TO A9 SHEETS FOR ENLARGED GUESTROOM INFORMATION.
5.	PROVIDE ACCESSIBLE GUEST ROOMS PER THE TEXAS ACCESSIBILITY STANDARDS. REFER TO G SERIES SHEETS FOR ADDITIONAL INFORMATION.	13.	FISHES SHALL MEET PROPER FLAME SPREAD AND SMOKE SPREAD, 2015 IFC, SECTION 803.	20.	ALL WALL OUTLETS ON ELEVATIONS ARE DIMENSIONED TO CENTER LINE, UNLESS NOTED OTHERWISE.		FINAL ROOM NAMES AND SIGNAGE SHALL BE CONFIRMED BY OWNER PRIOR TO PURCHASE AND INSTALLATION.
6.	ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, MASONRY OR TO THE GRID LINE, UNLESS NOTED OTHERWISE. REFER TO STRUCTURAL FOR SLAB DIMENSIONS.	14.	CAULK CONTINUOUSLY AT PERIMETER OF DOOR AND WINDOW FRAMES. CAULK AFTER WALL COVERING IS INSTALLED.	21.	ALL DEVICES ADJACENT TO WET AREAS SHALL BE GFCI PER NEC REQUIREMENTS.		
7.	ALL GRID LOCATIONS AND GRID DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.	15.	REFER TO MOUNTING HEIGHT SCHEDULE FOR TOILET AND BATH ACCESSORIES IN ALL BATHROOMS.	22.	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 PROTECT TREATED.		
8.	ALL MISCELLANEOUS SUPPORT STEEL EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED AND COATED WITH A HIGH-PERFORMANCE COATING, UNLESS NOTED OTHERWISE.	16.	SIGNAGE IS OWNER PROVIDED. SIGNAGE SHALL MEET BUILDING CODE REQUIREMENTS AND ANSI A117.1 REQUIREMENTS FOR ACCESSIBILITY.			23.	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.
9.	PROVIDE AUTOMATIC FIRE SUPPRESSION SYSTEM FOR ENTIRE BUILDING PER NFPA 13. SYSTEM SHALL BE UNDER SEPARATE PERMIT. COORDINATE WITH CERTIFIED FIRE SPRINKLER CONTRACTOR.	17.	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.				

HOTEL INFORMATION						GENERAL FLOOR PLAN SYMBOLS	
BUILDING SF UPPER FLOOR SF: 18,814 SF TOTAL SF: 18,814 SF TOTAL SF: 75,264 SF							KEYNOTE TAG - REFERENCE KEYNOTE SCHEDULE
							DOOR TAG - REFERENCE DOOR SCHEDULE A15.00
BUILDING INFORMATION NUMBER OF FLOORS: 4 FLOORS NUMBER OF GUESTROOMS: 109							STOREFRONT TAG - REFERENCE WINDOW SCHEDULE A16.00
							WINDOW TAG - REFERENCE WINDOW SCHEDULE A16.00
AMENITIES INDOOR POOL OUTDOOR LOUNGE FITNESS CORPORATE OFFICE							PARTITION TAG - REFERENCE PARTITION SCHEDULE A8.00
							ROOM ADA SYMBOL
							ROOM HEARING IMPAIRED SYMBOL
							CARD READER
GUESTROOM MIX							FIRE EXTINGUISHER
FLOOR	1	2	3	4	TOTAL		
QQ	6	20	19	20	65		
K	11	11	11	11	44		
TOTAL GUESTROOMS						109	



1 TYPICAL UPPER FLOOR - 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.
- 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 1100.600 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.
- ALL DEVICES ADJACENT TO WET AREAS SHALL BE GFCI PER NEC REQUIREMENTS.
- 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.
- TYPICAL AT EXPOSED SIDES OF CONCRETE COLUMNS UNLESS OTHERWISE NOTED- PROVIDE 5/8" GYPSUM BOARD OVER 1 1/2" METAL STUDS AT 16" O.C. AND EXTEND ABOVE CEILING.
- ALL GYPSUM BD. FINISH FACES OF DIFFERING SUBSTRATES (i.e. 1 1/2" MIL 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				
FIRST FLOOR SF:					101				
UPPER FLOOR SF:					SF-00				
TOTAL SF:					A				
BUILDING INFORMATION					A				
NUMBER OF FLOORS:					A				
NUMBER OF GUESTROOMS:					A				
AMENITIES					A				
INDOOR POOL					A				
OUTDOOR LOUNGE					A				
FITNESS					A				
CORPORATE OFFICE					A				
GUESTROOM MIX					A				
FLOOR	1	2	3	4	TOTAL				
QQ	6	20	19	20	65				
K	11	11	11	11	44				
TOTAL GUESTROOMS					109				

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 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		

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

ARCHITECT
D. HAYES HINKLE
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#	Revision	Date

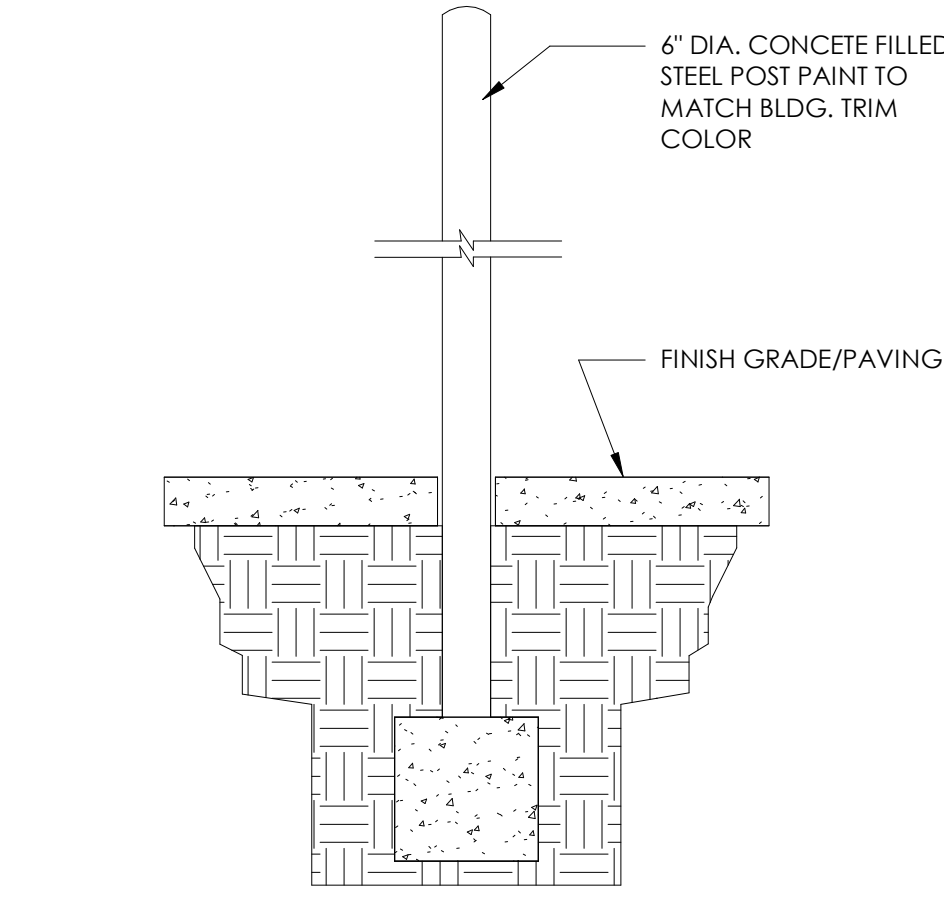
SHEET NAME
BUILDING ELEVATIONS
SHEET NUMBER
A5.01



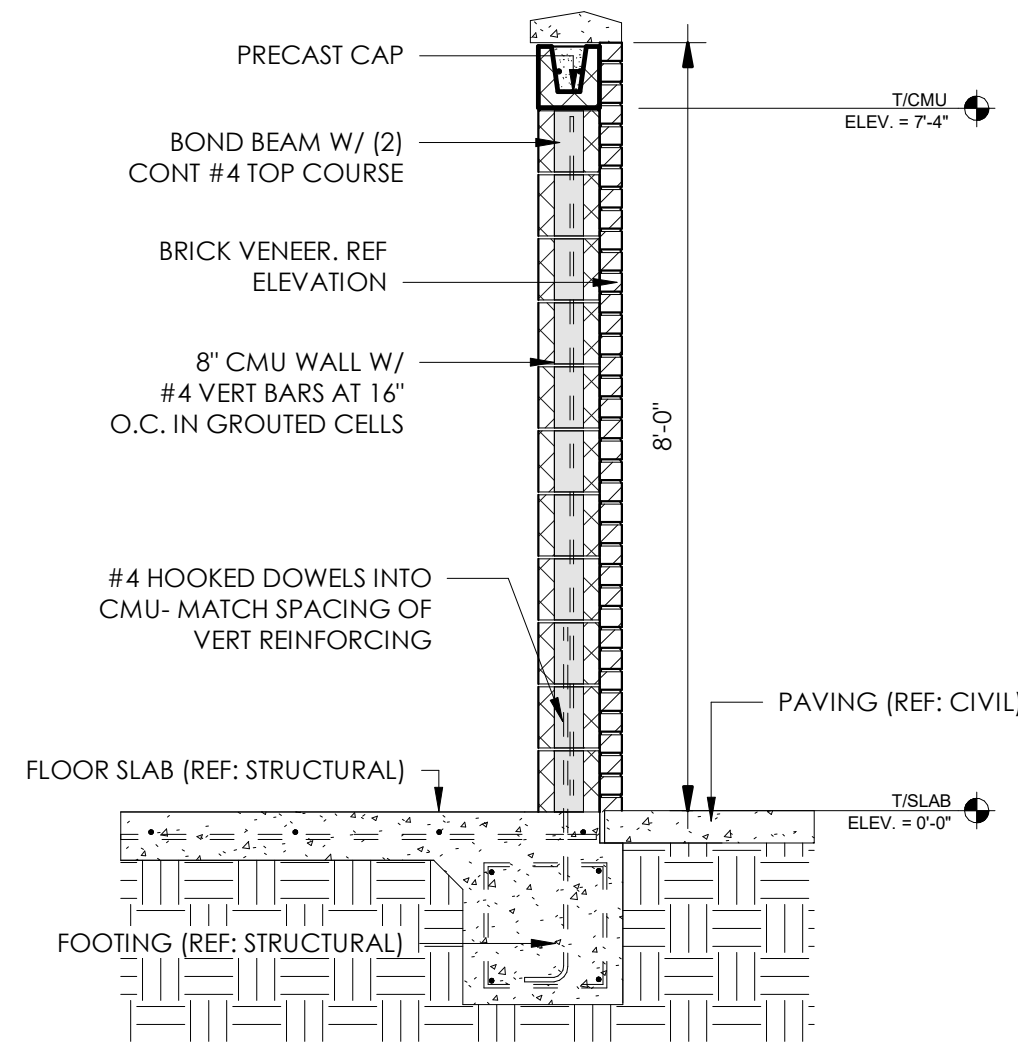
#	Revision	Date



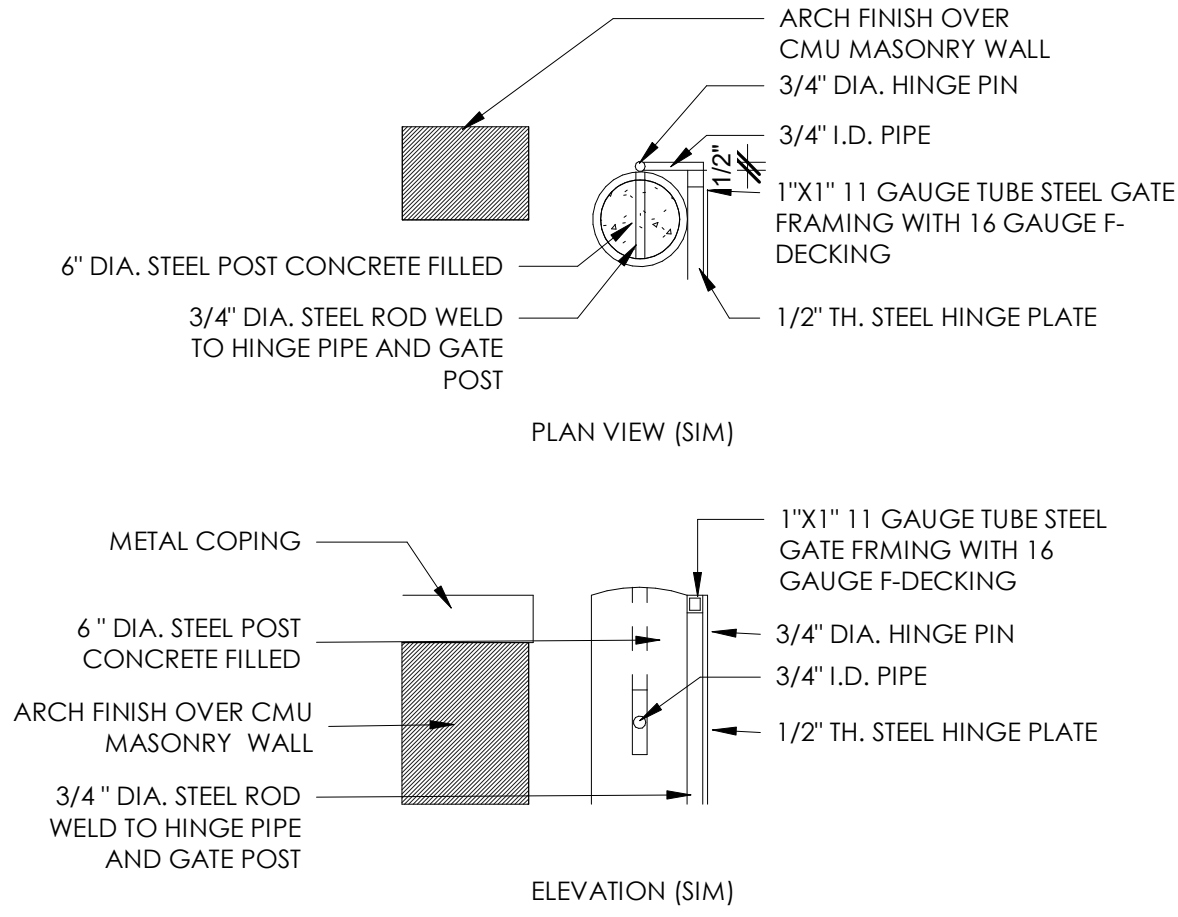
MATERIAL CALLOUTS		ADDITIONAL NOTES:	ELEVATION KEYNOTES
B-1	DARK BRICK - KING SIZE ACME MANGANESE IRONSPOT OR SIMILAR	- ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL. - MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH LOCAL CITY AND ZONING ORDINANCES. - UTILITY BOXES AND CONDUIT 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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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		



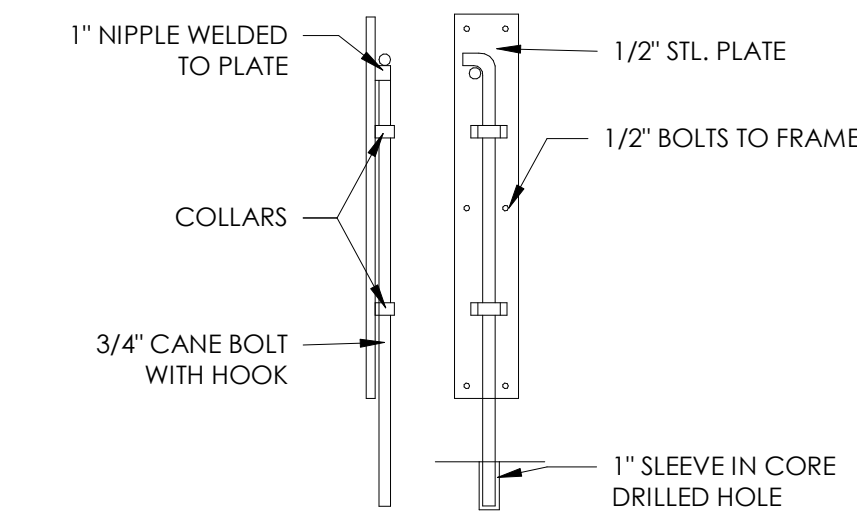
1 BOLLARD DETAIL
1/2" = 1'-0"



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

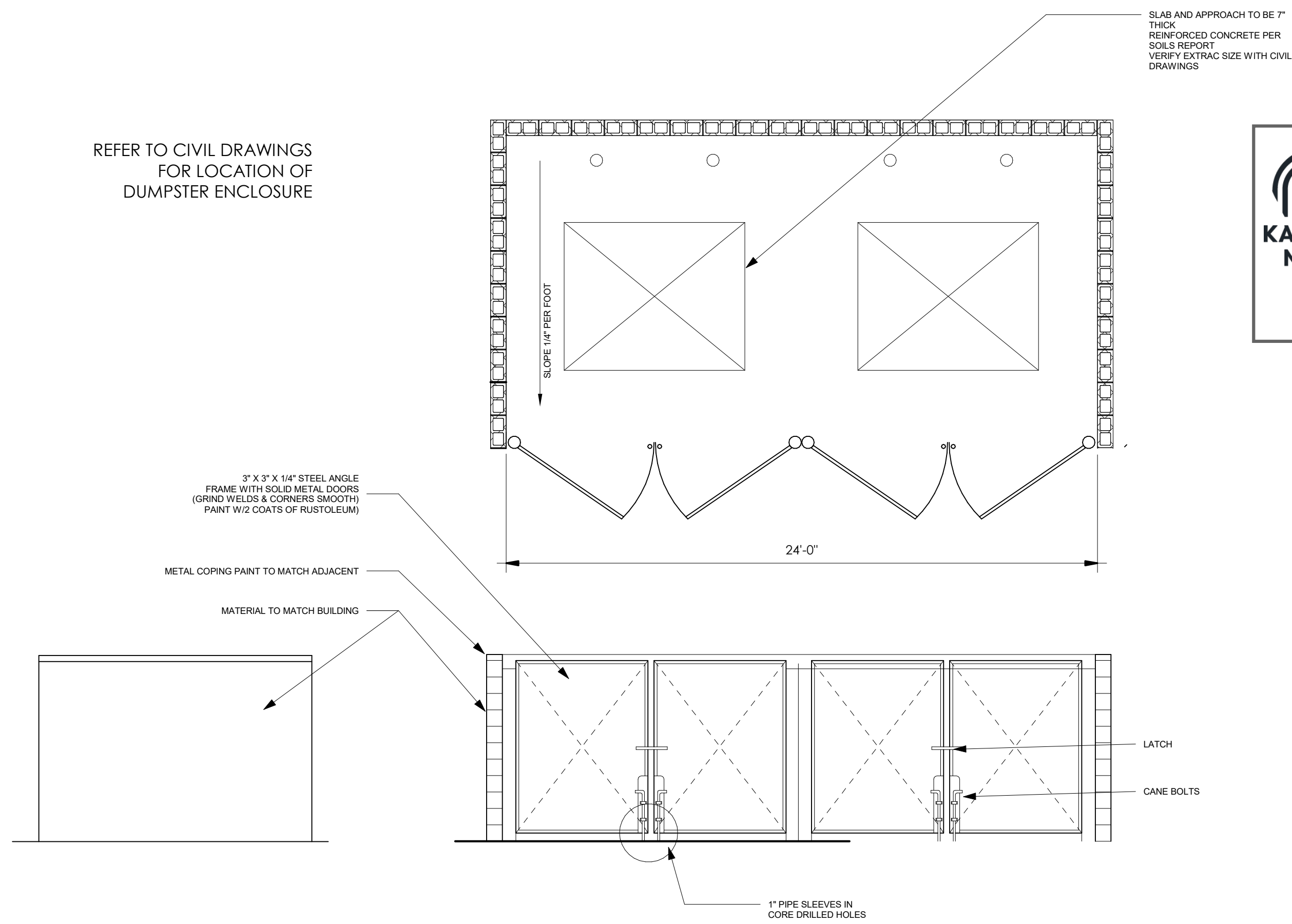


4 DUMPSTER GATE HINGE
1" = 1'-0"



2 CANE BOLT
1" = 1'-0"

REFER TO CIVIL DRAWINGS
FOR LOCATION OF
DUMPSTER ENCLOSURE



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



City Plan Commission

Recommends Approval with Conditions

of Case No. **CD - CPC - 2024 - 00019** on **06/18/2024**


Diane Binkckley, ACP
Secretary of the City Plan Commission

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

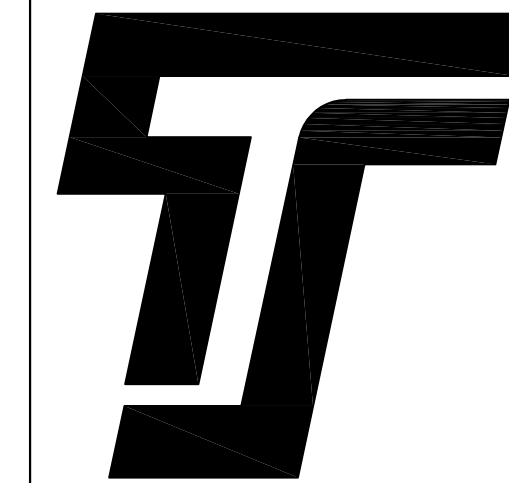
#	Revision	Date
1		

SHEET NAME
SITE ELEMENTS
SHEET NUMBER
A0.03

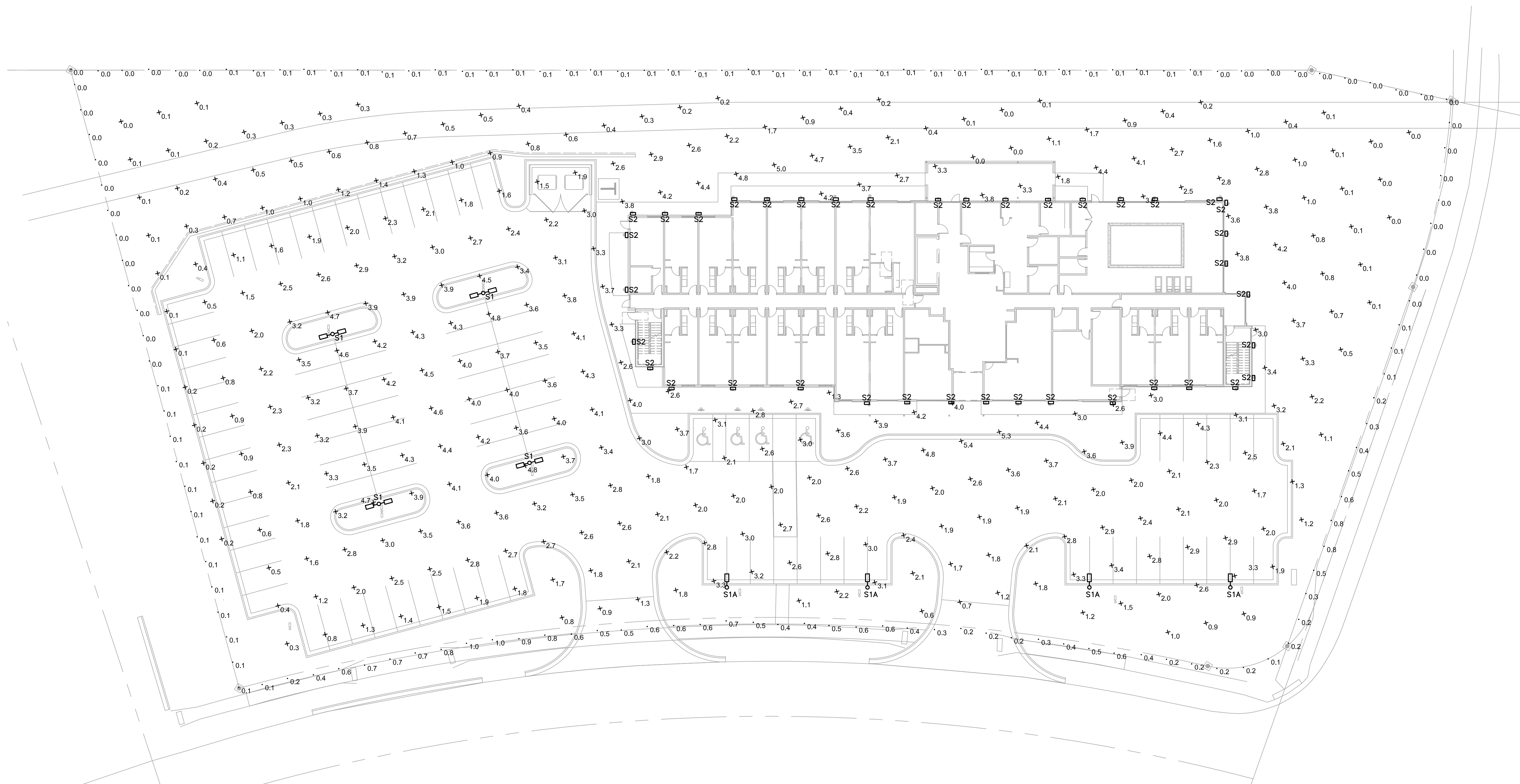




City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2024-00019** on **06/18/2024**
Diane Binkckley
Diane Binkckley, ACP
Secretary of the City Plan Commission



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



1 SITE PLAN - PHOTOMETRICS
SCALE: 1"=20'-0"

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

LIVSMART STUDIOS
MARQUEE HOSPITALITY

10000 N POLO DR
KANSAS CITY, MO 64153

PROJECT # 23028

ARCHITECT

D. HAYES HINKLE

ISSUE DATE

17 MAY 2024

ISSUED FOR

REVIEW

#	Revision	Date

SHEET NAME
SITE PLAN
PHOTOMETRICS

SHEET NUMBER

PH1.01

3CONSULTING
ENGINEERS
VIGILANT - VIABLE - VIRTUOUS
V3 PROJECT #: 24010



