PRINTS ISSUED

DATE PURPOSE

1/16/15 CITY PLANNING COMMISSI

/22/15 PLANNING COMMISSION RESUBMITT

CITY COUNCIL

O 1/2" BAR FOUND PER RENNER AND ASSOCIATES SURVEYING, LLC

1/2" BAR W/CAP #872 SET PER RENNER AND ASSOCIATES SURVEYING, LLC

X CHISELED "X" FOUND PER RENNER AND ASSOCIATES SURVEYING, LLC

(P) PLATTED

→ STREET SIGN

BRACE POLE

UTILITY POLE W/ LIGHT

UTILITY POLE W/TRANSFORMER

□ LIGHT POLE

← DEADMAN ANCHOR

OVERHEAD POWER LINE - # LINES

ELECTRIC PEDESTAL

**E** ELECTRIC METER ELECTRIC MANHOLE

— E — UNDERGROUND ELECTRIC LINE

UTILITY MANHOLE

——— G ——— UNDERGROUND GAS LINE ----- W ----- WATER LINE

♥ FIRE HYDRANT

S SANITARY SEWER MANHOLE

STORM SEWER MANHOLE

□ TELEPHONE MANHOLE

TRAFFIC CONTROL POLE GP GATE POST

· · · · · · · GUARDRAIL

8"त्म ईंग्रें DECIDUOUS TREE W/SIZE

SHRUB

(9) PARKING STALL COUNT

— — 790 — — 1' CONTOUR INTERVAL 90.23 SPOT ELEVATION AT TOP AND

FLOWLINE OF CURB (ADD 700)

TOP OF WALL ELEVATION AND

GRESS.28 GROUND ELEVATION (ADD 700)

X 790.47 SPOT ELEVATION AT GROUND/PAVEMENT

B/B BACK OF CURB TO BACK OF CURB

E/E EDGE OF PAVEMENT TO EDGE OF PAVEMENT

PROPOSED LEGEND

— W — WATER LINE ------- S ------- SANITARY SEWER LINE

G GAS METER — G — GAS LINE

— E — UNDERGROUND ELECTRIC LINE FINISHED 1' CONTOUR INTERVALS, TOP OF PAVEMENT

FLOW DIRECTION

\_90.9 TOP OF CURB (ADD 700) 90.4 FLOWLINE OF CURB (ADD 700)

TW=90.9 TOP OF WALL ELEV (ADD 700) GR=86.8 GROUND ELEV (ADD 700)

8 PARKING STALL COUNT

(4) COORDINATE TABLE IDENTIFIER

MO # 021726 2319 N. JACKSON | P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH. (785) 762-5040 | FAX (785) 762-7744

LEON D. OSBOURN

ENGINEER

BM #1: CHISELED "SQUARE" ON TOP OF THE NORTHEAST CORNER OF THE EAST ABUTMENT WALL ON THE EAST SIDE OF MAIN STREET. LOCATED 15'± SOUTH OF THE NORTHWEST CORNER OF 1.

BM #2: CHISELED "SQUARE" AT THE MIDDLE RADIUS OF THE EAST END OF THE WESTERN MOST CONCRETE MEDIAN IN THE CENTERLINE OF EAST 20TH STREET ON THE WEST SIDE OF MAIN STREET.

**Dennis D. Smith, AIA** Architect 345 Riverview Wichita, KS 672 **T** 316.268.0230 **F** 316.268.02 CONTACT: LARRY KRIER DRAWN: JP

CHECKED: LDO PROJECT NUMBER:

SITE DEVELOPMENT PLAN

SHEET NUMBER:

(1,460 SF HOTEL\20,179 SF GARAGE\896 SF TENANT SPACE) 30-45 UNION STATION ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON

90.5 90.0 N 90°00'00" W 66.45'(P) 51,497 SF 1.18 ACRES [ UTILITY ÉASEMENT COMBINED SEWER MANHOLE FL IN(S) 90" BRICK CHANNEL=768.36 FL OUT(N) 90" BRICK CHANNEL=768.36 STAIRŚ FF = 790.40N 89°38'40" W 22.61'(P) ( N 14**°**26'28" E \_\_19.52**'**(P)

CURB INLET 5'X3' CONCRETE

FL OUT(SE) 12"CLAY=784.29

(LID HAS BEEN SHIFTED DURING

4.0'X1.5' CONCRETE

FL OUT(S) 12"CLAY=788.94

/RIM=791.18

/ FL IN(N) 15"RCP=782.88

/ FL IN(W) 24"RCP=774.78

3' DIA BRICK

′ RIM=791.16

**33**′ R∕W

FL OUT(SE) 24"RCP=774.58

STORM SEWER MANHOLE

FL IN(E) 18"CLAY=780.56

FL OUT(W) 24"PVC=7/9.9

|33' R/W

EXISTING

BUILDING

2'X3' CONCRETE

FL IN(N) 12"PVC=788.52

4.0' DIA CONCRETE RIM=791.21

> 2.0' DIA BRICK RIM = 790.98

POSSIBLE BRICK)

FL OUT(SW) 15"PVC=788.42

STORM SEWER MANHOLE

FL IN(E) 24"PVC=777.61

FL IN(NE) 15"PVC=788.21

FL OUT(W) 24"RCP=774.31

4.0'X1.5' CONCRETE

FL OUT(W) 12"PVC=792.55

FL IN(N) TYPE/SIZE UNKNOWN=770.93

FL OUT(S) TYPE/SIZE UNKNOWN=770.68 (DROPS INTO SEWER MAIN, LINE 2.0'±(MIN),

FLOOD STATEMENT:

SITE PLAN NOTES:

COMBINED SEWER MANHOLE

FL IN(E) 12"PVC=786.88

RIM = 790.92

RIM=791.84

RIM=791.79

ADA ADA ADA

STORM SEWER MANHOLE

NO PARKÍNG 6. DIA CONCRETE

BIM 790.34

FL IN(E) 24 RCP 778.74

A SIDEWALK

FL IN(SE) 10"PVC=784.34

FL IN(NNE) 10"PVC=785.14

FL IN(N) 12"CLAY=787.32\_

= £L 1N(N) 12"CL"AY 786.894 3

(FULL OF DIRT)

OPEN AIR PARKING GARAGE

FL OUT(W) 10"RCP=786.89

FL IN(SE) 18"PVC=778.74 CROSSWALK

FL OUT(S) 12"CLAY=787.22 / C 20TH STREET R/W

(100' R/W — ASPHALT SURFACE)

(SILTED IN)

FL OVT(W) 6"RCP=787.43

STORAGE

FF=790.40

SEE 20TH STREET STREETSCAPE

IMPROVEMENTS, CITY PROJECT

NO. 64010009-003

20TH\STREET IS CURRENTLY

SUBJECT TO CHANGE

UNDER CONSTRUCTION AND IS

/ WATER MAIN.

NO. 80001837

CONCRETE SIDEWALK

VESTIBULE

.5'X2.5' CONCRETE

ELECTRIC SERVICE

TRAVIS CLARK

(816) 276-5540

DONNIE RICHARDS

(816) 472-3464

SEWER SERVICE

8619 PROSPECT AVENUE

MISSOURI GAS ENERGY

223 GILLIS, 2ND FLOOR

KCMO WATER SERVICES

4800 E 63RD STREET

MATHEW THOMAS

(816) 513-0306

KANSAS CITY, MISSOURI 64132

KANSAS CITY, MISSOURI 64120

KANSAS CITY, MISSOURI 64130

KCP&L

GAS SERVICE

RIM = 786.8230.8 FL OUT(NE) 12"RCP=78

N 89°41'59" W

N 89°38'40" W

35.38'(P)

EXISTING 16" WATER MAIN,
PER CITY PROJECT NO. 80001837

(ALTERNATE ALIGNMENT #1)

CONCRETE MEDIAN -

LOCATION PER KCMO WATER MAPS, NOT FIELD VERIFIED

TENANT

SPACE

FF=790.40

PER CITY PROJECT

RIM≤790.46

COMBINED SEWER MANHOLE

STORM SEWER MANHOLE.

CURB INLET (UNDER CONSTRUCTION)

CONCRETE

30' R/W

54.1' B/B

STREETCAR RAIL

STORM SEWER MANHOLE RIM=791.38

RIM=792.13

FL OUT(N) 12"PVC=787.02

STORM SEWER MANHOLE

CURB INLET
(UNDER CONSTRUCTION)

SANITARY SEWER MANHOLE RIM=788.41

(ABANDONED, FULL OF DIRT)

**UTILITY STATEMENT:** 

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY

INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE

AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR

ABANDONED. FURTHERMORE. THE SURVEYOR DOES NOT WARRANT THAT

SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES

SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS

MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN

COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR

THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION

ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE

BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS

INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY

(UNDER CONSTRUCTION)

CURB INLET 5'X3' CONCRETE

RIM = 792.02

STORM SEWER MANHOLE
4' DIA BRICK

FL IN(E) 24"PVC=777.33

FL OUT(W) 24"PVC=777.33

DESIGN BUILD PLANS FOR STREET

2001 MAIN

LOT 2

N 31°31'39" E

\_23.31'(P)

GREASE INTERCEPTOR PARKING GARAGE DRAIN CLEAN-OUT DOUBLE GRATE INLET UNDERGROUND DETENTION GRATE INLET JUNCTION BOX TRANSFORMER PAD GAS METER

NOTES:

STORM SEWER MANHOLE SAND/OIL INTERCEPTOR CONCRETE RETAINING WALL

SAMPLING MANHOLE

CONCRETE MEDIAN

- CONCRETE MEDIAN

W/CURB & GUARDRAIL CONCRETE RETAINING WALL

SHORT TERM BIKE PARKING

2. ALL SIGNAGE SHALL CONFORM TO 88-445. 3. ALL DUMPSTERS AND MECHANICAL EQUIPMENT SHALL BE SCREENED IN

CONFORMANCE TO 88-425-08. 4. VERTICAL AND HORIZONTAL SIGHT DISTANCE FOR THE DRIVE CONNECTION TO WALNUT STREET SHALL MEET OR EXCEED THE MINIMUM AASHTO STANDARDS AND/OR LOCAL JURISDICTION STANDARDS.

GRAPHIC SCALE

( IN FEET )

1 inch = 20 ft.

SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "C" ON THE FLOOD

INSURANCE RATE MAP FOR INDEPENDENCE, MISSOURI. COMMUNITY PANEL NO. 290173 0090 B, MAP REVISED AUGUST 5, 1986. ZONE "C" IS DEFINED

AS "AREAS OF MINIMAL FLOODING". LOCATION DETERMINED BY A SCALED

GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

TOTAL LAND AREA: 51,497 SF/1.18 ACRES

NET LAND AREA: 51,497 SF/1.18 ACRES

E.-G. PROPOSED USE: HOTEL/MOTEL (114 ROOMS)

HEIGHT: 58'-8" ABOVE GRADE

GROSS FLOOR AREA PER FLOOR

1ST FLOOR: 22,535 SF

2ND FLOOR: 22,013 SF

3RD FLOOR: 21,476 SF

4TH FLOOR: 21,476 SF

LAND ARE FOR R/W: NONE

NUMBER OF FLOORS: 4

BUILDING COVERAGE: 43.8% FLOOR AREA RATIO: 1.70

(NOT APPLICABLE)

CIVIL ENGINEER:

2319 N JACKSON

(785) 762-5040

(316) 268-0230

LK ARCHITECTURE, INC.

345 RIVERVIEW, SUITE 200

2001 MAIN LODGING PARTNERS, LLC

LOT 1, 2001 MAIN, PART OF LOTS 6-20 AND LOTS

NATIONWIDE AS WELL AS JACKSON COUNTY, MISSOURI.

COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

1. AFTER REVIEW, A MINIMUM DRIVE AISLE WIDTH OF 24 FEET MEETS THE

REQUIREMENTS OF OTHER MUNICIPALITIES IN THE KC METRO AREA AND

1520 GRAND BOULEVARD, FLOOR 2

KANSAS CITY, MISSOURI 64108

PROPERTY DESCRIPTION:

WICHITA, KANSAS 67203

**ARCHITECT:** 

KAW VALLEY ENGINEERING, INC.

JUNCTION CITY, KANSAS 66441 LEON D. OSBOURN, PE, RLS

A. EXISTING ZONE: DX-15, DOWNTOWN MIXED-USE DISTRICT

REQUIRED PARKING SPACES: NO PARKING REQUIRED

4 OF WHICH ARE HANDICAP ACCESSIBLE

K. REQUIRED BICYCLE PARKING SPACES:

LONG TERM: 5 SPACES

LONG TERM: 5 SPACES

COMMENCEMENT DATE: JULY 2015

COMPLETION DATE: JULY 2016

SHORT TERM: 11 SPACES

SHORT TERM: 11 SPACES

PROVIDED BICYCLE PARKING SPACES:

PROVIDED PARKING SPACES: 99 TOTAL PARKING SPACES,

BOUNDARY SURVEY COMPLETED BY RENNER AND ASSOCIATES SURVEYING, LLC 221 EAST GREGORY BLVD. SUITE C KANSAS CITY, MO 64114 PH (916) 333-8841 JOB NO. 9-09-014M, REVISED 01-16-2015

COORDINATE TABLE PROJ. NO. A15D7194 DSN: LDO CFN: 7194SDP.dwg DWN: JP

jc@kveng.com | www.kveng.com KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/15

POINT # | NORTHING | EASTING 1 | 1064078.48 | 2764980.31 2 | 1064067.25 | 2765222.09 3 | 1063966.53 | 2765218.00 4 | 1063969.27 | 2765151.61

MISSOURI STATE PLANE GRID COORDINATES, WEST ZONE 2403,

CALL BEFORE YOU DIG - DRILL - BLAST 1-800-344-7483 (TOLL FREE)

WATER SERVICE

REZA ZONNOOZ

(816) 513-0309

CABLE TV SERVICE

MIKE SHOVE

(913) 643-1961

KCMO WATER SERVICES

KANSAS CITY, MISSOURI 64130

OVERLAND PARK, KANSAS 66213

4800 E 63RD STREET

TIME WARNER CABLE

8221 W 119TH STRFFT

MISSOURI ONE CALL SYSTEM, INC.

N 89°38'40" W 186.17'(P)

TELEPHONE SERVICE

GLENDA CHARLES

(816) 346-2653

1425 OAK STREET, ROOM 682

KANSAS CITY, MO 64106

500 E 8TH, ROOM 695

CHARLES LAWRENCE

(816) 275-1865

KANSAS CITY, MO 64106

AT&T

NAD 83, US SURVEY FEET

5 | 1063847.31 | 2765070.37 6 | 1063755.09 | 2765014.71 7 | 1063771.91 | 2764973.59 8 | 1063817.91 | 2764976.10 9 | 1063818.46 | 2764966.12

**BENCHMARKS:** 

ELEV=792.53 ELEV=790.70

13566 SHEET TITLE:

STORM INLET REF, CIVIL

PROPERTY LOT LINE

24'-0"

LANDSCAPE BED - STAMPED INTEGRALLY COLORED

REF. LANDSCAPE CONCRETE SIDEWALK - STAMP MFR.:

MATCRETE "GRAND ASHLAR SLATE" (M115), ICC COLOR: HELIX "SHADOWS" (321)

TREE GRATE, REF. 9/SA1.02 - (4) TYP. ————

SITE DATA

STANDARD PARKING

CHARGING STATION

COMPACT PARKING ACCESSIBLE PARKING

SITE AREA 48,326 SQ FT

99 SPACES

TOTAL PARKING

 LANDSCAPE BED - REF. LANDSCAPE PLAN

- EXISTING RETAINING WALL, FENCE AND

— NEW RETAINING WALL REF. 8/SA1.02

EXISTING SIDEWALK

EXISTING STORM

INLET TO REMAIN

EXTENTS OF NEW SIDEWALK - DOWEL INTO

GUARD RAIL TO REMAIN

— STORM INLET

— LINE OF BUILDING

OIL / SAND

INTERCEPTOR

REF. PLUMBING

ABOVE TYP.

— AREA DRAIN - RÉF.

- GREASE INTERCEPTOR ,

REF. PLUMBING

- ACCESSIBLE PARKING SIGN, SYMBOL, & STRIPING TYP. OF 4

/ACCESS 🖪

LONG TERM BIKE

∠LANDSCAPE BED - ∠ASH BIN, TRASH CAN ∠BENCHES & ∠SHORT TERM BIKE

& RECYCLE BIN REF. PLANTERS REF. RACK (11 BIKES)

FF&E SPECS. FF&E SPECS -REF. SPECS.

RACK (5 BIKES) LOBBY

PLUMB. Typ

18'-5 1/8" [

TENANT 1 - 896 SQ. FT.

CHARGING STATION -

18'-0"

REF. ELEC.

— SITE LIGHT POLE - REF.

SHEET SE-1

99 PARKING PLACES SHOWN

TRANSFORMER -

CONCRETE SLAB ON

GRADE - REF. STRUCT.

STORM SEWER

24'-0"

REF. ELEC.

— ASPHALT PAVING- REF. CIVIL——

TRASH ENCLOSURE

SITE ELECTRICAL PLAN

STORM INLET REF. CIVIL

18'-0"

REF. CIVIL

**PRINTS ISSUED** 

03/16/15 30% PROGRESS SET 04/27/15 60% PROGRESS SET 05/18/15 90% PROGRESS SET

06/03/15 PLANNING COMMISSION

06/10/15 100% PROGRESS SE 07/24/15 CITY COUNCIL

07/29/15 PERMIT SET

08/07/15 CITY COUNCIL

RESUBMITTAL

1. SITE LAYOUT IS BASED ON A SURVEY. THE ASSUMED BASIS FOR COORDINATE REFERENCES ARE CALLED OUT ON THE PLANS AS HORIZONTAL CONTROL POINTS. THE GENERAL CONTRACTOR IS EXPECTED TO LOCATE AND FLAG THESE POINTS AND PROTECT THEM THROUGH THE DURATION OF THE PROJECT.

2. GENERAL CONTRACTOR TO CALL MISSOURI ONE-CALL 48 HOURS PRIOR TO BEGINNING EXCAVATION OR DEMOLITION WORK AT 1-800-344-7483.

3. GENERAL CONTRACTOR TO CONTACT ALL LOCAL UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION TO COORDINATE THE LOCATION OF UTILITIES AND THE POSSIBLE RELOCATION OF EXISTING UTILITIES.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DEPTHS OF ALL UTILITIES THAT CROSS THE PROJECT AREA TO IDENTIFY ANY POTENTIAL CONFLICTS. IF CONFLICTS WITH EXISTING LINES ARE IDENTIFIED, THE ARCHITECT MUST BE CONTACTED IMMEDIATELY AND WORK MUST STOP AT THOSE LOCATIONS, PENDING RESOLUTION/DIRECTION FROM ARCHITECT.

5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK ON SITE. ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.

6. CONTRACTOR IS TO PROVIDE ALL SAFETY BARRIERS, FENCING ETC. AROUND CONSTRUCTION SITE AS REQUIRED BY LOCAL REGULATIONS. ALL CONSTRUCTION ACTIVITY MUST BE CONTAINED WITHIN THE LIMITS OF PROJECT EXTENTS SHOWN ON PLANS.

7. TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND CITY REQUIREMENTS. AT ALL TIMES, TRAFFIC CONTROL AND CONSTRUCTION PROCEDURES SHALL BE PERFORMED IN A WAY AS TO PROTECT PERSONS AND PROPERTY. PROJECT SAFETY AND SECURITY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

8. GENERAL CONTRACTOR SHALL INSTRUCT/COORDINATE ALL CONTRACTORS LEAVING MATERIALS ON SITE FOR EXTENDED PERIODS OF TIME TO STORE MATERIALS IN DESIGNATED CONSTRUCTION STAGING

9. THE CONTRACTOR SHALL RESTORE TO THE ORIGINAL CONDITION, DISTURBED AREAS BY HIS OPERATIONS, AND SHALL BE RESPONSIBLE FOR ALL DAMAGES AND ASSOCIATED COSTS AT NO ADDITIONAL EXPENSE TO OWNER.

10. VERIFY ALL DIMENSIONS AND ANGLES IN THE FIELD PRIOR TO CONSTRUCTION OF ANY PAVEMENT. ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD LAYOUT MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

11. HANDICAP ACCESSIBLE PARKING SHALL BE PAINTED WITH A HANDICAP SYMBOL AND STRIPED. THE GENERAL CONTRACTOR SHALL DEMARK THE HANDICAP STALL WITH A HANDICAP ACCESSIBLE PARKING SIGN AS SHOWN.

12. PARKING LOT STALLS SHALL BE A MINIMUM OF 9' X 18' AT THE OUTSIDE EDGE OF THE STALLS. THE 9' WIDTH SHALL BE MEASURED BETWEEN CENTERLINES OF THE 4" PAINTED STRIPE DIVIDING THE STALLS. THE 18' DEPTH SHALL BE MEASURED FROM THE FACE OF CURB

13. CONCRETE JOINTS SHALL BE PLACED AS SHOWN ON THE PLANS. WHERE NOT SPECIFICALLY INDICATED ON PLANS, CONTROL JOINTS SHALL BE A MINIMUM OF 6' APART AND EXPANSION EXPANSION JOINTS SHALL BE PLACED A MAXIMUM OF 50' O.C.. CONSTRUCTION JOINTS SHALL BE PLACED AT LOCATIONS BETWEEN DIFFERENT CONCRETE POURS.

14. GENERAL CONTRACTOR TO INSTALL IRRIGATION SLEEVES UNDER PROPOSED SIDEWALKS/PAVING. COORDINATE THIS PORTION OF THE WORK WITH THE IRRIGATION PLANS AND IRRIGATION CONTRACTOR.

15. REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR LOCATION OF UTILITY STUB-IN AND BUILDING CONNECTIONS.

16. REFER TO CIVIL DRAWINGS FOR LOCATION AND CONSTRUCTION OF SITE UTILITIES.

17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL GRADED AREAS ON SITE HAVE POSITIVE DRAINAGE AND NO PONDING OR PUDDLING OCCURS. ALL DEPRESSIONS MUST BE GRADED TO DRAIN AS SHOWN ON THE GRADING PLANS.

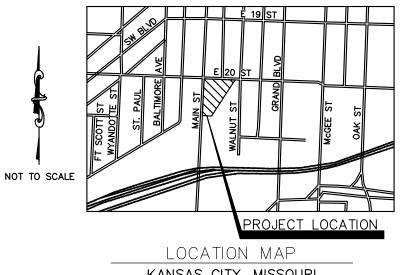
18. ALL HANDICAP ROUTES MUST BE GRADED SO THAT SLOPES DON'T EXCEED THE MAXIMUM OF 1.9% CROSS SLOPE AND 4.9% LONGITUDINAL SLOPE. HANDICAP PARKING STALLS MUST BE GRADED AT NO MORE THAN 1.9% IN ANY DIRECTION DIGITAL LEVELS MUST BE USED TO CONFIRM SLOPES.

19. ALL SITE CONTROL SIGNS TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR. THE OWNER WILL ONLY PROVIDE THE MONUMENT SIGN LOGO, BUILDING SIGN LOGO, AND APARTMENT ADDRESS.

20. REF. SA1.02 FOR SIDEWALK AND CONCRETE PAVING DETAILS.

# LEGAL DESCRIPTION:

LOT 1, 2001 MAIN, KANSAS CITY, JACKSON COUNTY, MISSOURI



**SHEET TITLE:** SITE ARCHITECTURAL PLAN **SHEET NUMBER:** 

**Dennis D. Smith, AIA** Architect © 345 Riverview Wichita, KS 67203

**T** 316.268.0230 **F** 316.268.0205

13566

CONTACT: LARRY KRIER

PROJECT NUMBER:

DRAWN: NRH

CITY PLANNING COMMISSION NOTES: 1. ALL SIGNAGE SHALL CONFORM TO CITY





INSTALLATION. 10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF

9. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT BEFORE, DURING AND AFTER

THE LANDSCAPE CONTRACTOR AT THE TIME OF INSPECTION.

WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF CONSTRUCTION.

ORIGINAL CONTRACT AMOUNT. ANY PLANT SUBSTITUTIONS NOT APPROVED SHALL BE REPLACED BY

## PLANTING PREPARATION

CONSTRUCTION.

DEEMED NECESSARY.

11. ALL LANDSCAPE BEDS ARE TO RECEIVE A MINIMUM OF 12" OF TOPSOIL. TOPSOIL SHALL BE A FRIABLE LOAM WITH GOOD STRUCTURE. SOLUBLE SALTS SHALL NOT EXCEED 500ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 3%. The pH SHALL RANGE BETWEEN 5.5 AND 7.4. REFER TO SPECIFICATION SECTION 02900.

12. THE LANDSCAPE CONTRACTOR SHALL HAVE TOPSOIL TESTED BY A CERTIFIED TESTING LABORATORY AND OBTAIN RECOMMENDATIONS FOR SOIL AMENDMENT TYPE(S) AND QUANTITIES. RECOMMENDATIONS SHALL BE SPECIFIC TO THE TOPSOIL OF THIS REPORT TO THE ARCHITECT FOR THEIR RECORDS. THE LANDSCAPE CONTRACTOR SHALL BE EXPECTED TO AMEND SOILS PER THE RECOMMENDATIONS AND SPECIFICATIONS.

13. TOPSOIL AMENDMENTS ALONG THE PERIMETER OF THE PROJECT AREA TO BE MIXED INTO THE TOP 6IN. AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.

### PLANTING MATERIALS

14. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.

15. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK." THESE STANDARDS SHALL REPRESENT THE GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.

16. ALL TREES SHALL HAVE STRAIGHT TRUNKS (FOR SINGLE STEM SPECIES) AND FULL CROWN AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.

17. PLANT LOCATIONS AND QUANTITIES SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID CONFLICTS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING INDICATED ON THE PLANS.

18. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.

19. PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING PLANTING TO REDUCE TRANSPIRATION.

20. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT SCHEDULE. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.

21. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH

MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. 22. PLANTING BEDS SHALL BE COMPLETELY MULCHED AS SPECIFIED. PLACE 4" OF MULCH IN ALL SHRUB BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS. PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A CEDAR OR CYPRESS MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER.

23. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

# RELATED ITEMS

24. ALL PLANTING BEDS SHALL BE SEPARATED WITH STEEL EDGING. EDGING SHALL BE  $\frac{1}{2}$ " X 4" INTERLOCKING STEEL EDGING WITH METAL STAKES SUFFICIENT TO HOLD EDGING IN PLACE. EDGING SHALL NOT EXTEND ABOVE ANY ADJACENT SIDEWALKS

# INSPECTIONS/MAINTENANCE AND CLEAN-UP

30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN UNTIL FINAL ACCEPTANCE.

31. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE SPECIFICATION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.

32. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.

33. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS

34. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED.

35. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, GUYS, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.

13. MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS AND LOW POINTS OF THE IRRIGATION

14. AUTOMATIC DRAIN VALVES ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL

SPRINKLER HEAD. PLACE VALVES ON TOP OF ONE CUBIC FOOT OF FILL GRAVEL.

LINES. WHERE LOW POINT IS AT END OF LINE LOCATE VALVE A MINIMUM OF 12" FROM END

15. INSTALL IRRIGATION MAINLINE 18" MINIMUM BELOW FINISH GRADE AND 24" UNDER PAVEMENTS.

ALL MAINLINES TO BE CLASS 200 PVC. ALL LATERAL LINES TO BE SIZES AS REQUIRED TO

MAINTAIN ADEQUATE PRESSURE BASED UPON STANDARD FLOW/PIPE SIZING. LATERAL LINES

PROVIDE PVC SCH-40 SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSES UNDER

QUANTITY OF SLEEVING MATERIALS. PVC SLEEVE SHALL BE AT LEAST TWICE THE SIZE OF

17. ELECTRICAL CONTROL AND GROUND WIRE TO BE USED FOR CONNECTING REMOTE CONTROL

-CONTROL WIRE SHALL BE ONE COLOR AND GROUND WIRES SHALL BE ANOTHER COLOR

-WIRE CONNECTORS IN THE FIELD SHALL BE MADE USING APPROVED WIRE CONNECTORS

-UNUSED WIRES BURIED IN THE GROUND FOR FUTURE USE SHALL BE A THIRD COLOR.

18. WHEN INSTALLING IRRIGATION PIPE ALONG CURBS OR IN ISLANDS, PLACE PIPE AS CLOSE TO

CURB AS POSSIBLE TO ALLOW FOR PLANTING TREES, SHRUBS, AND GROUNDCOVERS.

20. ADJUST ALL IRRIGATION EQUIPMENT SO SIDEWALKS, PAVING AND BUILDING REMAIN DRY OF

19. COMBINE MAINLINE, LATERAL LINES, AND CONTROL WIRING INTO SAME TRENCH WHERE

WALKS, STREETS, AND CONCRETE PADS. COMBINE PIPING WHENEVER POSSIBLE TO REDUCE

OVER 1" DIAMETER SHALL BE CLASS 200 PVC. NO LATERAL LINES SHALL BE UNDER 1". LATERALS

CUBIC FOOT OF GRAVEL BELOW VALVE.

SHALL BE INSTALLED A MINIMUM OF 12" BELOW GRADE.

INTERIOR PIPE AND AT LEAST TWO INCHES IN DIAMETER.

DIRECT SPRAY OR EXCESS WATER RUN-OFF.

VALVES TO THE AUTOMATIC CONTROLLER SHALL BE 14AWG MINIMUM.

UTILIZING A SEALING CEMENT TO INSURE A WATERPROOF CONNECTION.

**IRRIGATION PIPING** 

MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOX FOR EASY ACCESS. PLACE ONE

LANT S	<u> </u>	LDULL					
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE		REMARKS
CED FAS	4	Cedrus atlantica `Fastigiata`	Columnar Blue Atlas Cedar	B&B	8` Ht.		
GIN PR2	8	Ginkgo biloba `Princeton Sentry`	Princeton Sentry Ginkgo	B&B	3"Cal		
JUN ADM	16	Juniperus scopulorum `Admiral`	Admiral Juniper	B&B	6` Ht.		
JUN TAY	8	Juniperus virginiana `Taylor`	Taylor Eastern Redcedar	B&B	6` Ht.		
TIL RED	7	Tilia americana `Redmond`	Redmond American Linden	B&B	3"Cal		
ULM CAR	2	Ulmus x `Frontier`	American Elm	B&B	3"Cal		
ZEL MUS	6	Zelkova serrata `Musashino`	Sawleaf Zelkova	B&B	3"Cal		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT		REMARKS
BUX WI5	47	Buxus microphylla `Wintergreen`	Wintergreen Boxwood	5 gal			
BUX GR2	26	Buxus x `Green Velvet`	Boxwood	5 gal	24"		
CAL KAR	60	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	3 gal			
CHA LAT	45	Chasmanthium latifolium	Wood Oats	3 gal			
COR HAL	28	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal			
HIB MIN	4	Hibiscus syriacus `Minerva`	Minerva Rose of Sharon	5 gal	36"		
MIS GRA	32	Miscanthus sinensis `Gracillimus`	Maiden Grass	3 gal			
RHA RON	13	Rhamnus frangula `Ron Williams`	Alder Buckthorn	5 gal			
SPI MAG	37	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea	2 gal			
VIB ALL	12	Viburnum rhytidophyllum `Alleghany`	Leatherleaf Viburnum	5 gal			
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT		SPACING	REMARKS
EUO PUR	427 sf	Euonymus coloratus	Purple Wintercreeper	4"pot		21.1.2	
LIR BI2	398	Liriope spicata `Big Blue`	Creeping Lily Turf	4"pot		12" o.c.	

88-425 Landscaping and Screening Standards Section 88-425-03-C Trees Provided: Main Street Frontage: 16 Trees • Section 88-425-04-C Trees Provided: 5 Trees • Section 88-425-05 NA • Section 88-425-06-B 1 Tree/ 5 Parking Stalls 1 Shrub / Parking Stall Trees Provided: 10 Trees Shrubs Provided: 289 Shrubs

# **GENERAL IRRIGATION NOTES**

# WITH THESE NOTES, DETAILS, SPECIFICATIONS, APPLICABLE CODES AND REGULATIONS.

- HEAD LAYOUT, PIPE DISTRIBUTION, CONNECTION POINT, CONTROLLER LOCATION, SLEEVES, AND ALL PROPOSED IRRIGATION EQUIPMENT. THIS PLAN SHALL BE REVIEWED AND APPROVED BY THE
- LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY WORK. 3. THE IRRIGATION SUPPLY HAS BEEN SHOWN ON THIS PLAN FOR REFERENCE. REFER TO THE PLUMBING PLANS FOR SPECIFIC DETAILS RELATED TO THE POC AND BACKFLOW PREVENTER.
- RELEVANT TO THE SEQUENCING OF WORK.
- 6. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR DAMAGES TO THE BUILDING, WALKS, DRIVES, ELECTRICAL SYSTEMS, & UNDERGROUND UTILITIES CAUSED BY LEAKS IN PIPING SYSTEM INSTALLED OR HAVING BEEN INSTALLED. REPAIR, AT IRRIGATION CONTRACTOR EXPENSE, ALL DAMAGES SO CAUSED. REPAIR WORK SHALL BE DONE AS DIRECTED BY THE OWNERS
- 7. IRRIGATION CONTRACTOR TO USE EXTREME CAUTION WHEN INSTALLING IRRIGATION EQUIPMENT AND LINES WITHIN UTILITY EASEMENTS. UTILITIES MUST BE LOCATED IN THE FIELD PRIOR TO ANY EXCAVATION OCCURRING. UTILITY LOCATION MUST INCLUDE BURY DEPTHS. ADJUST
- 8. CONTRACTOR SHALL LOCATE UTILITIES BEFORE COMMENCING WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING LOCAL UTILITY LOCATION SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM IRRIGATION INSTALLATION OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND
- 9. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.

# IRRIGATION EQUIPMENT

- INSTALL STEEL

PARKING LOT

UNDER BUILDING -

<del>}``</del>

EAST 20TH STREET

SIDEWALK

RRIGATION WATER SUPPLY -

ESSENCE |

PARKING LOT

—INSTALL RIVER ROCK W/ EDGING & FILTER

8-B&B

3-B&B

LANDSCAPE PLANTING PLAN
1/16" = 1'-0"

PARKING LOT ·

—INSTALL STEEL

UNDER BUILDING \

-INSTALL RIVER ROCK

W/ EDGING & FILTER

PARKING LOT \

REFER TO PLUMBING PLANS FOR SIZE AND LOCATION

- 10. ALL IRRIGATION EQUIPMENT SHALL BE FROM ONE MANUFACTURER. NO MIXING OF IRRIGATION
- 11. SUBMIT ALL PRODUCT INFORMATION AND SHOP DRAWINGS PER REQUIREMENTS SPECIFIED IN
- 12. THIS IRRIGATION SYSTEM DESIGN IS TO USE THE FOLLOWING EQUIPMENT;
- HUNTER PGJ, PGP, I-20 / RAINBIRD 5000 SERIES / TORO 300/400 SUPER SERIES POP-UP SPRAY:
- DRIP IRRIGATION:
- HUNTER HQ-33DLRC / RAINBIRD 33DLRC / TORO 0750-SLSC
- SPRINKLER VALVES: HUNTER - ICV / RAINBRID - PEB / TORO - P-200 SERIES DRIP ZONE VALVES:

HUNTER - DRIP CONTROL ZONE KIT / RAINBIRD - XCZ-100-PRF / TORO - DZK-EZ-FLO HUNTER -ICC / RAINBIRD - ESP LX / TORO - TMC-212

LANDSCAPE CALCULATIONS

 1 Tree/30 LF Street Frontage Required East 20th Street Frontage: 242 LF = 8 Trees Required Walnut Street Frontage: 100 LF = 4 Trees Required Main Street Frontage: 306 LF = 11 Trees Required

East 20th Street Frontage: 8 Trees Walnut Street Frontage: 4 Trees

 1 Tree/5000 SF of Building Footprint Building Footprint 22,017 SF = 5 Trees Required

 35 SF Landscaped Area per Parking Stall 46 Stalls (Exterior Lot) = 1,610 SF Landscaped Area Required 46 Stalls (Exterior Lot) = 10 Trees Required

46 Stalls (Exterior Lot)= 46 Shrubs Required

Landscape Area Provdided: 1,752 SF

1. THE CONTRACTOR SHALL PROVIDE A FULL AUTOMATIC IRRIGATION SYSTEM WHICH COMPLIES CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND MATERIALS RELATED TO THE IRRIGATION SYSTEM. ALL INDICATED PLANTING AREAS AND TREE WELLS SHALL BE IRRIGATED.

2. THE CONTRACTOR SHALL PREPARE AND SUBMIT AN IRRIGATION SYSTEM DESIGN INDICATING

4. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS

5. REVIEW THE IRRIGATION SPECIFICATION SECTION LOCATED IN THE PROJECT MANUAL FOR ADDITIONAL PROJECT INSTRUCTIONS AND RESPONSIBILITIES.

IRRIGATION DESIGN AS NECESSARY TO AVOID CONFLICTS WITH ANY UTILITY LINES.

MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.

PRODUCTS IS TO BE ALLOWED. APPROVED MANUFACTURERS: HUNTER INDUSTRIES, RAINBIRD, &

THE SPECIFICATIONS FOR REVIEW AND APPROVAL PRIOR TO COMMENCING IRRIGATION WORK.

HUNTER - PRO-SPRAY / RAINBIRD - 1800 VAN SERIES / TORO - 570ZPR HUNTER - LANDSCAPE DRIPLINE / RAINBIRD - LANDSCAPE DRIPLINE / NETAFIM -

QUICK COUPLERS:

CONTROLLER:

RAIN SENSOR: WIRELESS RAIN SENSOR LANDSCAPE NOTES:

SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.

THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF

UTILITY COMPANY TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE

AND INSTALL MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON THE PLANS.

EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY

BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE

COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT

RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH

3. LANDSCAPE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS

05.20.15 CITY PLAN COMMISSION 06.03.15 PLANNING COMMISSION RESUBMITTA 06.10.15 100% PROGRESS SET 08.07.15

**PURPOSE** 

**PRINTS ISSUED** 

**Dennis D. Smith, AIA** Architect ©

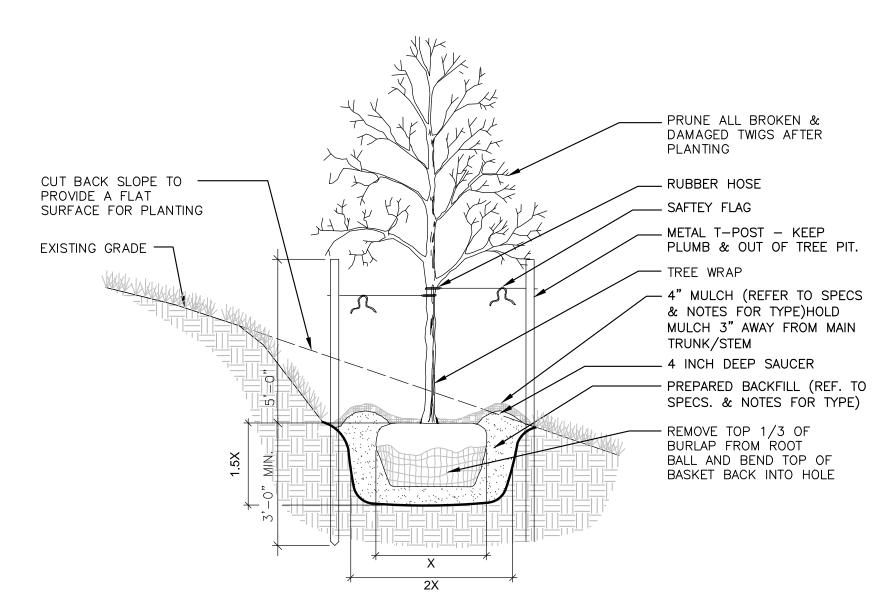
345 Riverview Wichita, KS 67203 **T** 316.268.0230 **F** 316.268.0205 **CONTACT:** LARRY KRIER **DRAWN**: J. Best

CHECKED: J. Best PROJECT NUMBER:

**SHEET TITLE:** LANDSCAPE PLAN

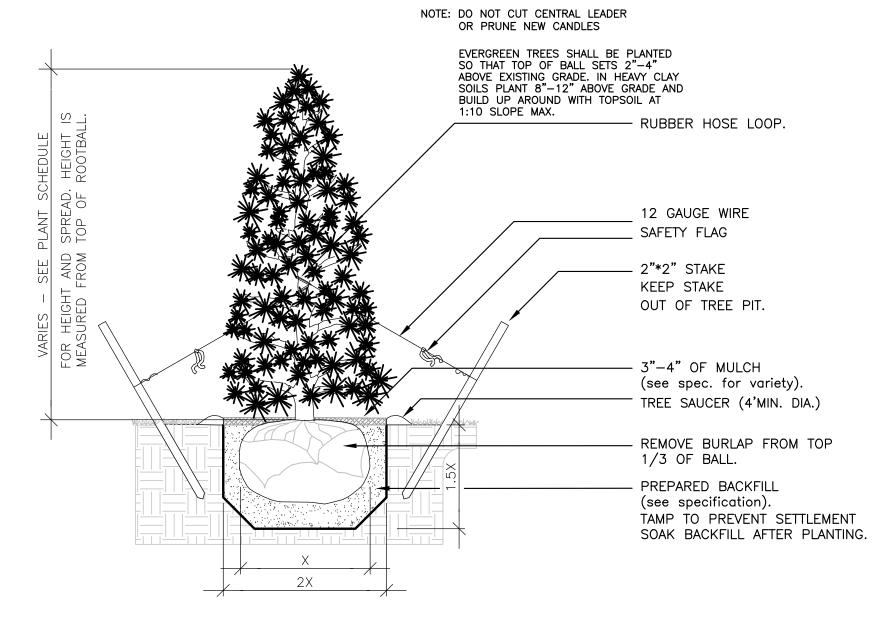
**SHEET NUMBER:** 

# TREE PLANTING & STAKING DETAIL

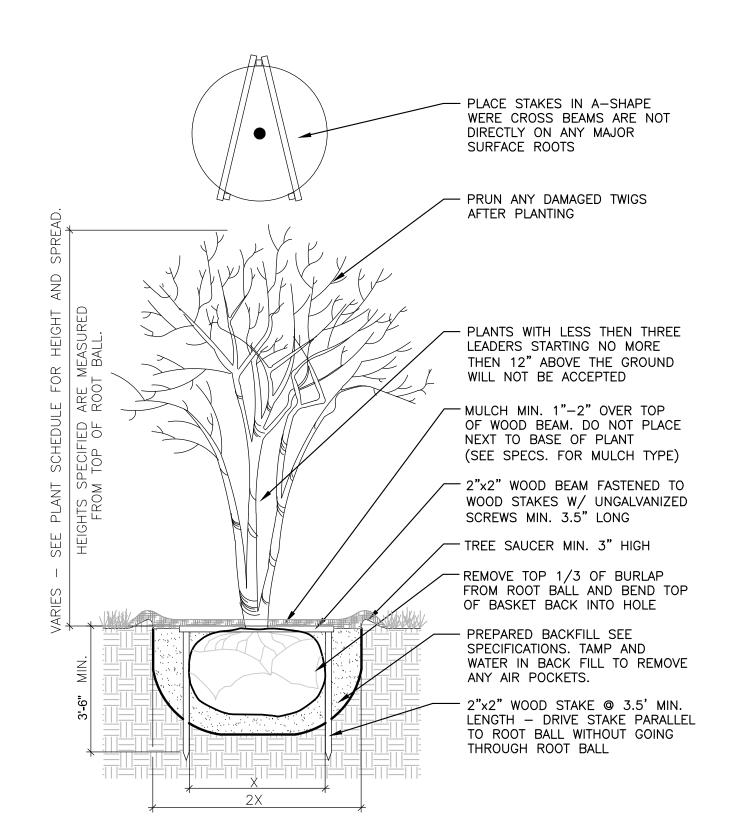


TREE PLANTING / STABILIZATION ON SLOPE

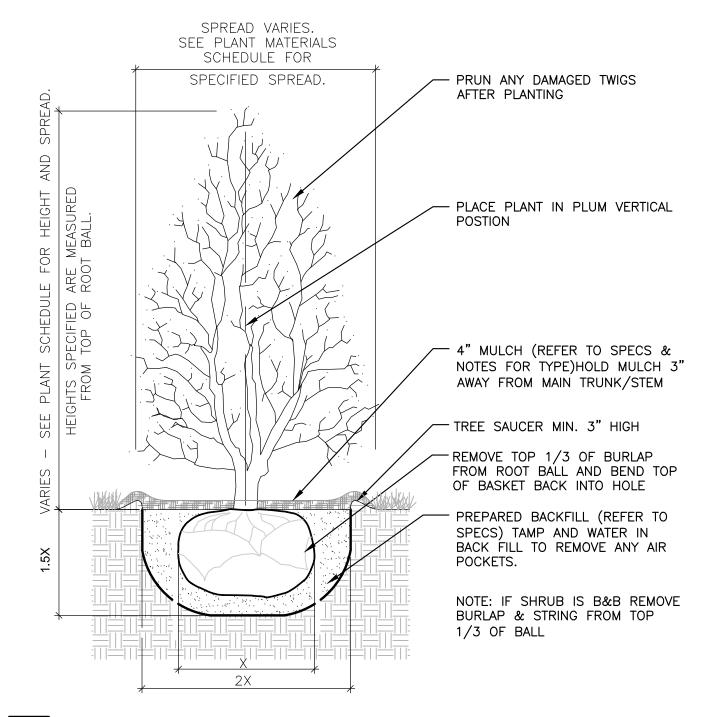
3/8" = 1'-0"



CONIFER PLANTING & STAKING DETAIL

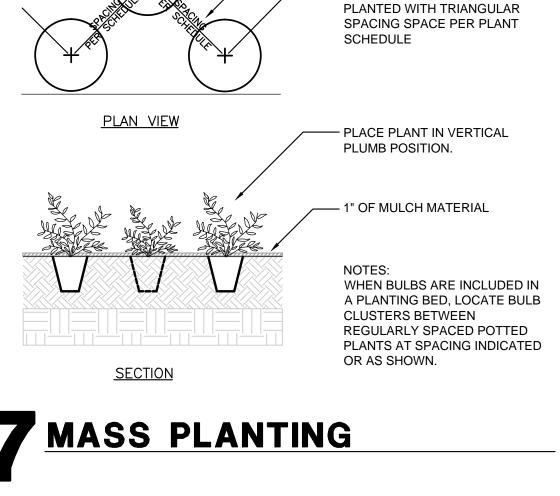


MULTI TRUNK ROOT BALL STAKING 3/8" = 1'-0"



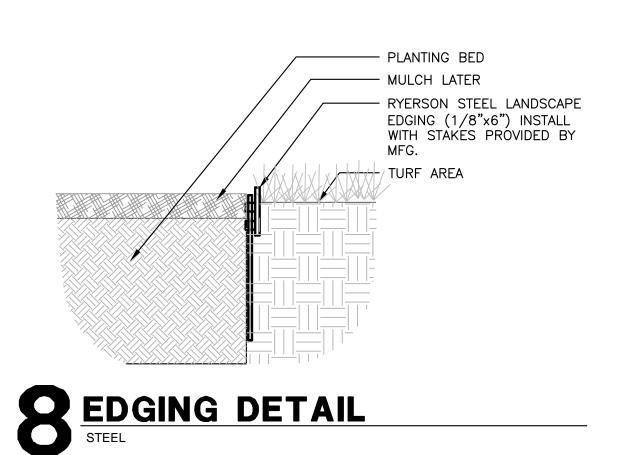
5 UPRIGHT SHRUB PLANTING DETAIL

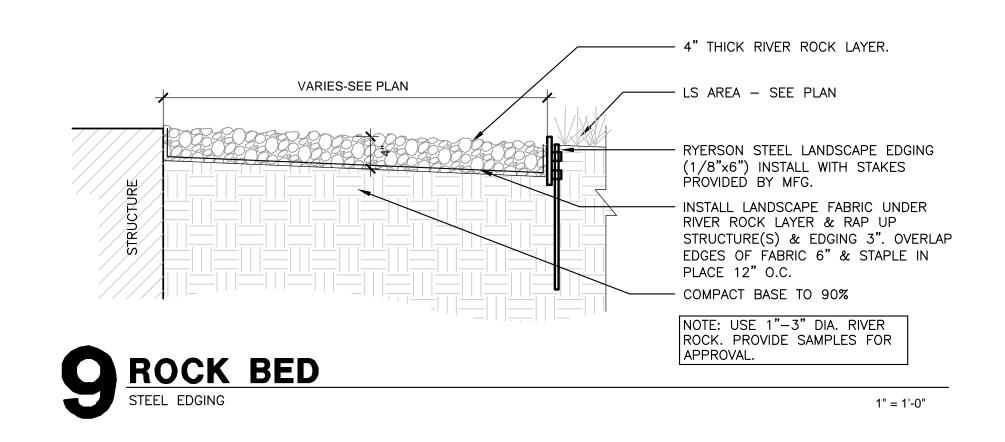
3/8" = 1'-0"

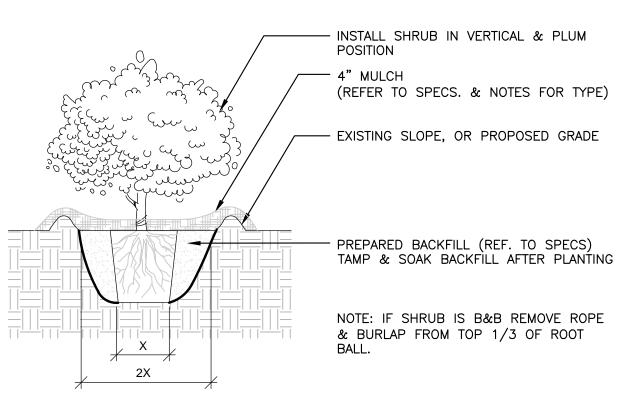


GROUND COVER TO BE

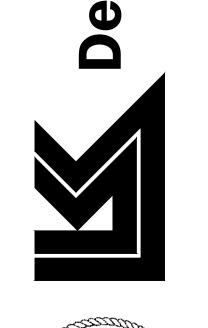
MASS PLANTING







SHRUB PLANTING DETAIL



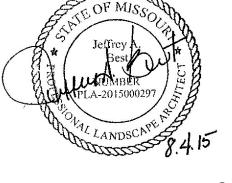
PRINTS ISSUED

08.07.15

PURPOSE

05.20.15 CITY PLAN COMMISSION 06.03.15 PLANNING COMMISSION RESUBMITTAL

06.10.15 100% PROGRESS SET



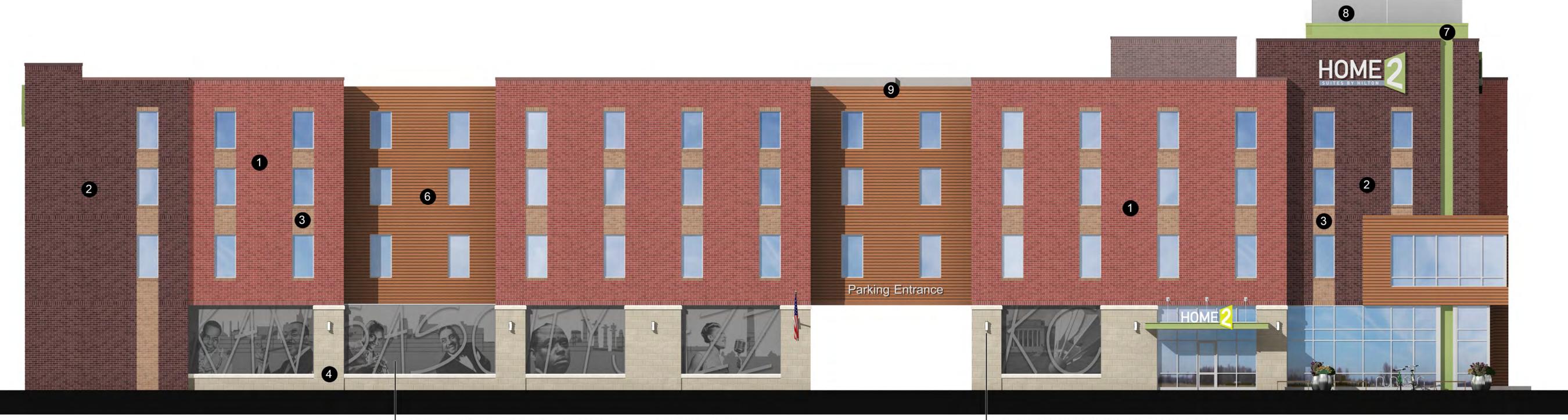
**Dennis D. Smith, AIA** Architect<sup>©</sup> 345 Riverview Wichita, KS 67203 T 316.268.0230 F 316.268.0205 CONTACT: LARRY KRIER

DRAWN: J. Best CHECKED: J. Best PROJECT NUMBER:

13566 SHEET TITLE:

PLANTING DETAILS

SHEET NUMBER: LP2



DRI-DESIGN PERFORATED IMAGING PANELS IMAGES TO BE DETERMINATED BY MAAA

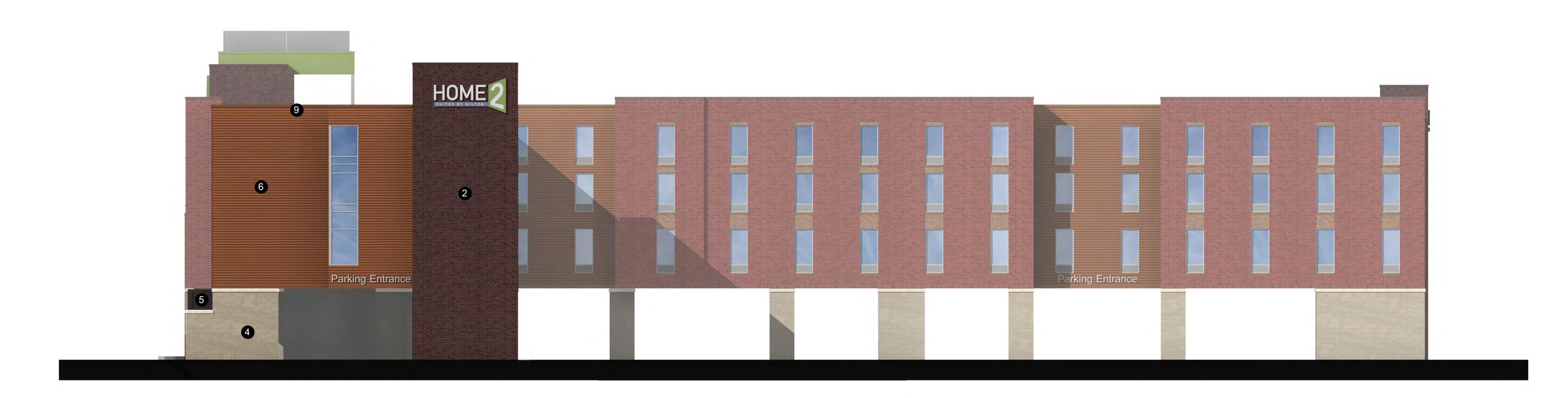
- PEDESTRIAN LIGTH SCONCE TYPICAL OF (6)

- 1 THIN BRICK ROSE BLEND (ENDICOTT)
- 2 THIN BRICK EXECUTIVE IRONSPOT (ENDICOTT)
- 3 THIN BRICK ORLEANS SANDS (ENDICOTT)
- 4 THIN CLAD MASONRY UNIT-COLOR SUEDE (ARRISCRAFT INTERNATIONAL RENAISSANCE)
- 5 PAINT FOR METAL SCREEN AND RAILING COLOR CAVIAR SW 6990 (SHERWIN WILLIAMS)
- 6 ALUMINUM COMPOSITE PANEL COLOR CEDAR BROWN (REYNOBOND)
- 7 EIFS STOLIT 1.0 COLOR 398 FLOWER POWER (BENJAMIN MOORE)
- 8 CLEAR LAMINATED GLASS HS/HS 68% LIGHT TRANSMITTANCE ARTIC SNOW (VARICON)
- 9 METAL COPING KYNAR FINISH TO MATCH METAL PANELS



L TENANT SIGNAGE





- 1 THIN BRICK ROSE BLEND (ENDICOTT)
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## Client Program for Art Commission at 2001 Main Street Development Project

#### Reference the Contractual Agreement for Consulting Services dated April 27, 2015

#### **Rules and Requirements**

#### 20th Street Garage Screen

- (5) Locations as identified on the rendered elevations and perspectives dated 08/06/15.
- From East to West screen size
  - o Panel #1 21'X9'-4"
  - o Panel #2 24' 2 1/2"X 9'-4"
  - o Panel #3 17'-4"X9'-4"
  - o Panel #4 17'-4"X9'-4"
  - o Panel #5 17'-4"X9'-4"
- Perf imaging panels will be by Dri-Design. Coordination of the artist's work will need to occur with Dri-Design.
- Main field color is limited to the Linetec Anodized Color chart (see below)
- Additional colors may be included in the design as chosen by the artist. These colors would need to be manually masked and kynar painted after the perforation process.
- Imagery is to be provided by a local artist.
- The project should promote interest and appreciation in public art.
- The project should develop pride in the community and draws visitors where images are displayed.

#### Dri-Design Panels with Imaging Technology

Architecturally expressive panels. Dri-Design architectural panels with Imaging Technology are the perfect marriage of useful application and art form.

#### How it works

Dri-Design Imaging Technology is an exclusive method of sculpting three-dimensional pixels into Dri-Design panels that reflect light and form images. Using this exclusive computer software technology, we can reproduce any image - from a graphic design or company logo, to a photo or drawing - by calculating the optimal reflective position of each and every 3D pixel, and then sculpting multiple, uniquely oriented 3D pixels of varying lengths, breadths and heights into the Dri-Design panels. This creates a 3D, almost holographic image that presents a slightly different appearance, depending on the lighting and viewing angle.

#### **Applications**

Intended for both interior and exterior applications, the panels are especially effective in settings where designers want to create or expand on a theme, send a specific message or elicit a certain feeling. Dri-Design Imaging panels have all of the durability, ease of installation and environmental friendliness that you've come to expect from Dri-Design, with the added visual interest of a three dimensional image.

#### Dri-Design Specifications

System Depth:

Varies depending on attachment method. Please contact Dri-Design.

Material.

Aluminum, VM ZINC, Copper, Stainless

Material Thickness:

.050, .062, .080

#### Pixels:

3/8", 5/8", 3/4", 1" - The recommended size of the tile is dependent on many factors including image, viewing distance, etc. Please <u>contact Dri-Design</u> to discuss your specific design.

#### Panel Joints:

1/8", 5/8"

#### Finish:

Clear anodized is the most popular, however any color paint or anodizing is available.

#### Weight:

Less than three pounds per square foot



