

REDWOOD KANSAS CITY GRACEMOR MO PRELIMINARY MASTER PLANNED DEVELOPMENT

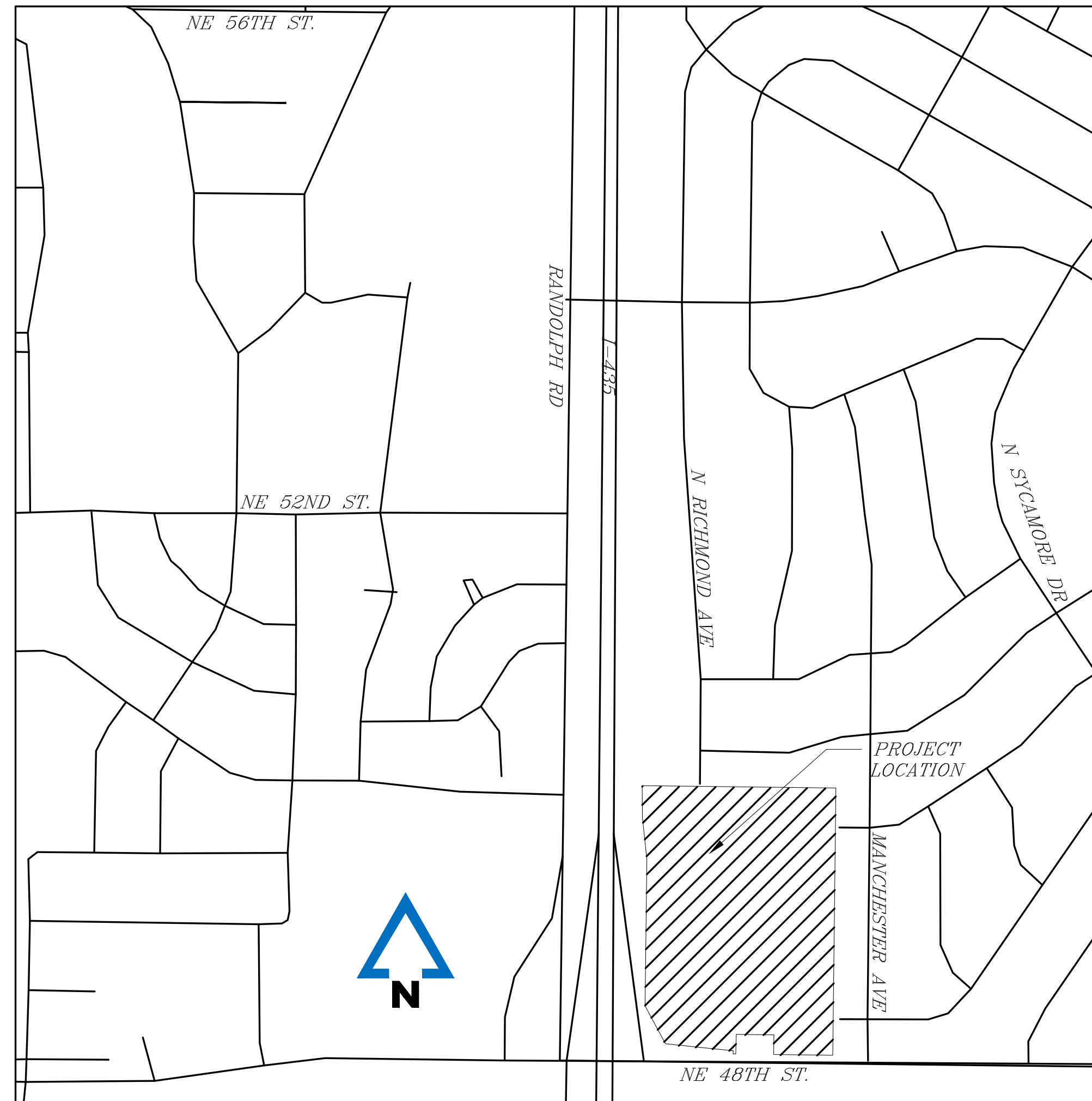
LOCATED IN
SECTION 34 TOWNSHIP 51N, RANGE 32W
KANSAS CITY, CLAY COUNTY, MISSOURI

McCLURE™
1700 Swift Ave., Suite 100
North Kansas City, Missouri 64116
P 816-756-0444
F 816-756-1763
Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA
Macon, MO | Columbia, MO
North Kansas City, MO
Lenexa, KS

NOTICE:
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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2022

Development Summary Table			
a	Zoning		B3-2, B4-5, R-0.5 MPD
	Existing		
b	Total Land Area		25.61 Acres
	Existing		
c	Right-of-Way		0.00 Acres 0.00 Acres
	Existing		
d	Net Land Area		25.61 Acres 25.61 Acres
	Existing		
e	Proposed Uses		Multi-Family Townhomes
	Existing		
f	Structure Height & Number of Floors		Meadowood 6 Extended Garage Meadowood 6 Meadowood 8 Meadow/Forest/Cape 2 Meadow/Forest/Cape 4 Meadow/Forest/Cape 6 Willow 2 Willow 4 Willow 6 Hayden 8
	Number of floors	1 stories	
	Height Above Grade	feet	
	Number of floors	1 stories	
	Height Above Grade	feet	
	Number of floors	1 stories	
	Height Above Grade	feet	
	Number of floors	1 stories	
	Height Above Grade	feet	
	Number of floors	1 stories	
	Height Above Grade	feet	
	Number of floors	1 stories	
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	Number of floors	1 stories	
	Height Above Grade	feet	

Gross Floor Area & Number of Units			
Building Footprint	10,848 SF		
Gross Area Per Building	10,848 SF		
Units per Building	6 EA		Meadowood 6 Extended Garage
Number of Buildings	2 EA		
Total Gross Area	21,696 SF		
Total Number of Units	12 Units		
Building Footprint	10,352 SF		
Gross Area Per Building	10,352 SF		
Units per Building	6 EA		Meadowood 6
Number of Buildings	11 EA		
Total Gross Area	113,872 SF		
Total Number of Units	66 Units		
Building Footprint	13,780 SF		
Gross Area Per Building	13,780 SF		
Units per Building	8 EA		Meadowood 8
Number of Buildings	4 EA		
Total Gross Area	55,120 SF		
Total Number of Units	32 Units		
Building Footprint	3,751 SF		
Gross Area Per Building	3,751 SF		
Units per Building	2 EA		Meadow/Forest/Cape 2
Number of Buildings	1 EA		
Total Gross Area	3,751 SF		
Total Number of Units	2 Units		
Building Footprint	7,216 SF		
Gross Area Per Building	7,216 SF		
Units per Building	4 EA		Meadow/Forest/Cape 4
Number of Buildings	2 EA		
Total Gross Area	14,432 SF		
Total Number of Units	8 Units		
Building Footprint	10,644 SF		
Gross Area Per Building	10,644 SF		
Units per Building	6 EA		Meadow/Forest/Cape 6
Number of Buildings	3 EA		
Total Gross Area	31,932 SF		
Total Number of Units	18 Units		
Building Footprint	3,885 SF		
Gross Area Per Building	3,885 SF		
Units per Building	2 EA		Willow 2
Number of Buildings	6 EA		
Total Gross Area	23,310 SF		
Total Number of Units	12 Units		
Building Footprint	7,770 SF		
Gross Area Per Building	7,770 SF		
Units per Building	4 EA		Willow 4
Number of Buildings	3 EA		
Total Gross Area	23,310 SF		
Total Number of Units	12 Units		
Building Footprint	11,655 SF		
Gross Area Per Building	11,655 SF		
Units per Building	6 EA		Willow 6
Number of Buildings	1 EA		
Total Gross Area	11,655 SF		
Total Number of Units	6 Units		
Building Footprint	13,953 SF		
Gross Area Per Building	13,953 SF		
Units per Building	8 EA		Hayden 8
Number of Buildings	1 EA		
Total Gross Area	13,953 SF		
Total Number of Units	8 Units		
Building Footprint	9,312 SF		
Gross Area Per Building	9,312 SF		
Units per Building	3 EA		Leasing Office 3
Number of Buildings	1 EA		
Total Gross Area	9,312 SF		
Total Number of Units	3 Units		
Project Total	308,390 SF		
Project Total	179 Units		
Density			
Net Density (Units/Proposed Net Land Area)	7.0	Units per Acre	
Vehicle Parking			
Ratio Required	1.5 stall per Unit		
Stalls Required	191		Phase 1
Stalls Provided	271		
Stalls Required	78		Phase 2
Stalls Provided	111		
Total Required	269 Stalls		
Total Provided	382 Stalls		
Deviation Requests			
1. Building Setbacks, As Shown			
2. Parking stalls 1.5 per dwelling			
Floor Area Ratio (Gross Building Area/Proposed Net Land Area)	12041.8	SF per Acre	
Vehicle Parking			
Ratio Required	No Off-Street Parking Required		
Stalls Required	0		Lot/Phase 1
Stalls Provided	21		
Stalls Required	0		Lot/Phase 2
Stalls Provided	3		
Total Required	0 Stalls		
Total Provided	24 Stalls		
Bicycle Parking			
Stalls Required	0		
Stalls Provided	0		



VICINITY MAP
NOT TO SCALE
SECTION 34, TOWNSHIP 51N, RANGE 32W



LOCATION MAP
NOT TO SCALE
KANSAS CITY, CLAY COUNTY, MISSOURI

SHEET LIST	
Sheet Number	Sheet Title
C100	COVER SHEET
C101	SITE PLAN
C201	PRELIMINARY PLAT
C202	GRADING PLAN
C301	UTILITY PLAN
L101	LANDSCAPE PLAN

LEGAL DESCRIPTION

TRACT I: All of the South half of the Southwest Quarter of the Southwest Quarter of Section Thirty-four (34) in Township Fifty-one (51) of Range Thirty-two (32), EXCEPT one half acre, more or less, for cemetery purposes as described in that deed dated July 3, 1905, and filed for record [sic] on August 22, 1905, in Book 139 at Page 377, and EXCEPT that part now platted as Lots 1-22, RANDOLPH RIDGE, filed for record April 28, 1958, in Book 9 at Page 39 AND EXCEPT all that part of the South half of the Southwest Quarter of the Southwest Quarter of Section Thirty-four (34), Township Fifty-one (51) of Range Thirty-two (32) conveyed to the State of Missouri under Document No. C-6727, dated October 7, 1966, filed for record December 5, 1966, in Book 915 at Page 589, for I-435 AND EXCEPT the South 40 feet thereof, Kansas City, Clay County, Missouri, AND FURTHER EXCEPTING the following described tract, to-wit: A tract of land in the South Half of the Southwest Quarter of the Southwest Quarter of Section 34, Township 51, Range 32 in Kansas City, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the aforesaid Quarter Quarter Section; thence North 89 degrees 24 minutes 13 seconds East along the South line of said Quarter Quarter Section, 858 feet; thence North 0 degrees 00 minutes East, 40.0 feet for a true point of beginning; thence continuing North 0 degrees 00 minutes East, 92.0 feet, thence South 89 degrees 24 minutes 13 seconds West, 15.0 feet; thence South 0 degrees 00 minutes West, 92.0 feet; thence North 89 degrees 24 minutes 13 seconds East, 15.0 feet to the point of beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

TRACT II: The North Half of the Southwest Quarter of the Southwest Quarter, Section 34, Township 51, Range 32, Kansas City, Clay County, Missouri, EXCEPT that part thereof in I-435.

TRACT III: Lots 10, 13, 14, 17, 18, 21 and 22, EXCEPT that part taken for Interstate Route 435 as set forth in instrument recorded as Document No. C-6727 filed December 5, 1966, RANDOLPH RIDGE, a subdivision in Kansas City, Clay County, Missouri, together with vacated 48th Street Terrace and vacated 49th Street.

TRACT IV: Lot 9, EXCEPT that part taken for Interstate Route 435, as set forth in instrument recorded as Document No. C-6727 filed December 5, 1966, RANDOLPH RIDGE, a subdivision in Kansas City, Clay County, Missouri, together with vacated 48th Street Terrace and vacated 49th Street.

FLOODPLAIN NOTE

WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0161G, EFFECTIVE JANUARY 20, 2017, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND IS PART OF KANSAS CITY AREA AND IS NOT INCLUDED IN THE FEMA FLOODPLAIN PROGRAM."

DEVELOPER: REDWOOD APARTMENT NEIGHBORHOODS	
CONTACT NAME:	ALI KAROLCZAK
ADDRESS:	7007 EAST PLEASANT VALLEY RD. INDEPENDENCE, OH 44131
PHONE:	216.536.3647
EMAIL:	AKAROLCZAK@BYREDWOOD.COM
PLANNER & CIVIL ENGINEER MCCLURE ENGINEERING	
CONTACT NAME:	PAUL OSBORNE
ADDRESS:	1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116
PHONE:	816.756.0444 EXT. 2850
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SURVEYOR MCCLURE ENGINEERING	
CONTACT NAME:	STEVE WHITAKER
ADDRESS:	1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116
PHONE:	816.756.0444 EXT. 2828
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MPD STATEMENT OF INTENT
Redwood Kansas City Gracemor MO
Between Interstate 435 and Manchester Ave
north of NE 48th Street
This MPD Plan provides for the preparation and approval of a unified development of approximately 25.6 acres between Interstate 435 and Manchester Ave, north of NE 48th Street. The proposed MPD Plan provides for the development of 25.6 acres for residential use, consisting of 179 multi-family and duplex units. A leasing office will be included in the development.
By using MPD zoning, this allows the development of the 25.6 acres with one plan and one zoning district resulting in a more cohesive development. This MPD Plan provides greater community benefits by providing assurances of the uses, buildings, sizes, heights and pedestrian features that will be permitted and constructed within this planned area.

REVISIONS

PROJECT INFO
210638-040

ENGINEER DRAWN BY CHECKED BY
AVDIEM BK

REDWOOD KANSAS CITY
GRACEMOR
MASTER PLANNED DEVELOPMENT
7510 NE 48TH STREET
COVER SHEET
P:210638-040/06-DRAWINGS/CIVIL/MPD SHEETS/210638-040 COVER.DWG

DRAWING NO.
C100

REDWOOD KANSAS CITY GRACEMOR MO

MASTER PLANNED DEVELOPMENT

LOCATED IN
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KANSAS CITY, CLAY COUNTY, MISSOURI

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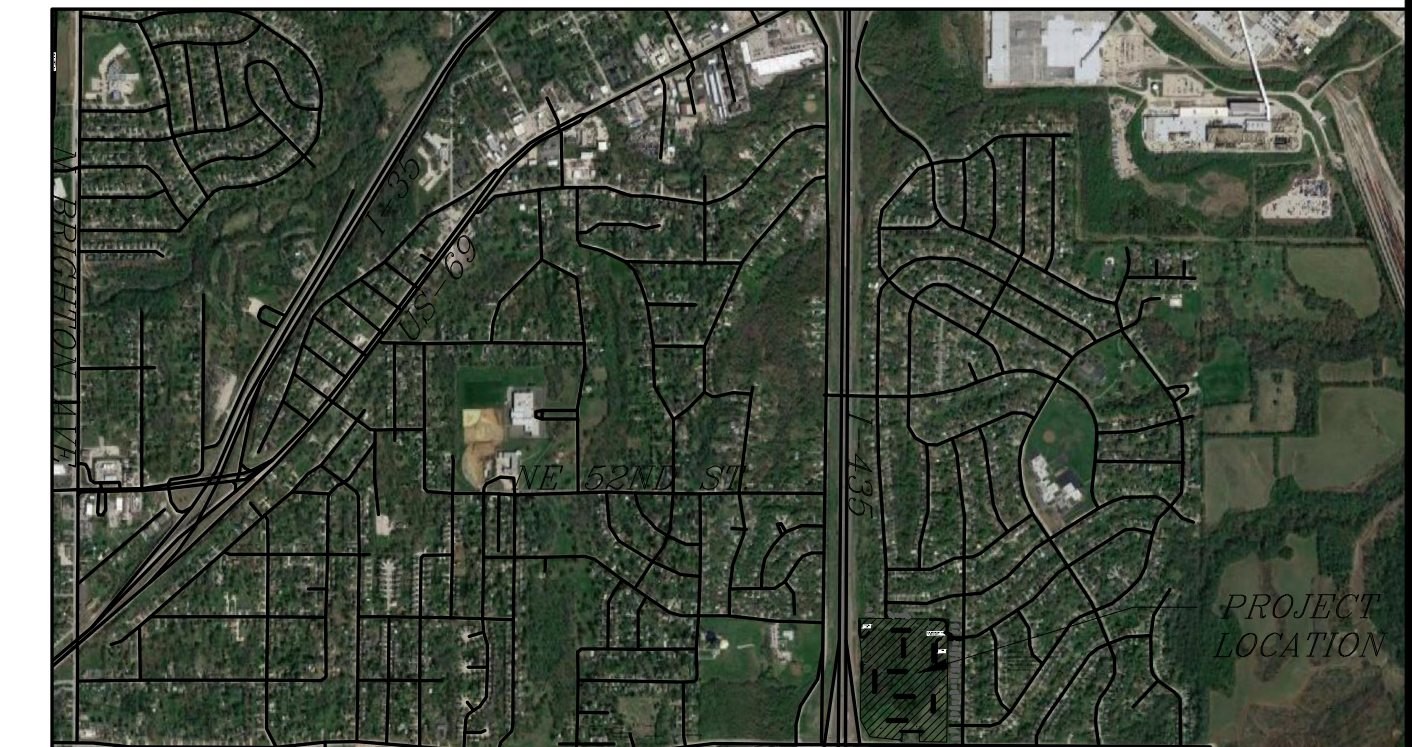
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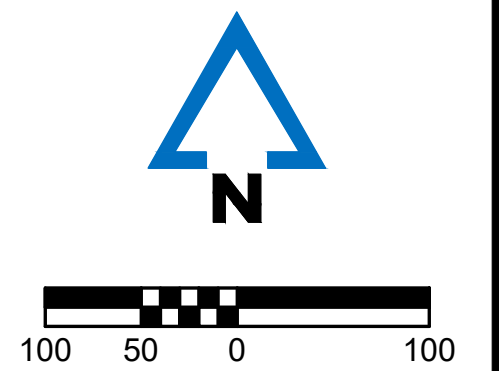
PROJECT INFO

210638-040

ENGINEER AVD DRAWN BY AVDIEM CHECKED BY BK



LOCATION MAP
NOT TO SCALE
KANSAS CITY, CLAY COUNTY, MISSOURI



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REDWOOD KANSAS CITY
GRACEMOR
MASTER PLANNED DEVELOPMENT
7510 NE 48TH STREET
PRELIMINARY PLAT

DRAWING NO.

C201

LEGEND

- SIDEWALK / LIGHT DUTY CONCRETE PAVEMENT
- PROPERTY BOUNDARY
- WILLOWOOD
- HAYDENWOOD
- MEADOWOOD
- FORESTWOOD
- CAPEWOOD

LOT/TRACT INFO

LOT/PHASE 1: 18.15 AC.
LOT/PHASE 2: 7.47 AC.

DETECTION TRACT A: 0.65 AC.
DETECTION TRACT B: 0.66 AC.

NOTES

ALL PROPOSED UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

WAIVERS

SECTION 88-405-10-B.2 - CONNECTIONS TO ABUTTING PROPERTIES (NE SAN RAFAEL DR.)

Gross Floor Area & Number of Units	
Building Footprint	10,848 SF
Gross Area Per Building	10,848 SF
Units per Building	6 EA
Number of Buildings	2 EA
Total Gross Area	21,696 SF
Total Number of Units	12 Units
Building Footprint	10,352 SF
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Gross Area Per Building	9,312 SF
Units per Building	3 EA
Number of Buildings	1 EA
Total Gross Area	9,312 SF
Total Number of Units	3 Units
Project Total	308,390 SF
Project Total	179 Units

Density	
Net Density (Units/Proposed Net Land Area)	7.0 Units per Acre

Vehicle Parking	
Ratio Required	1.5 stall per Unit
Stalls Required	191
Stalls Provided	271
Stalls Required	78
Stalls Provided	111
Total Required	269 Stalls
Total Provided	382 Stalls

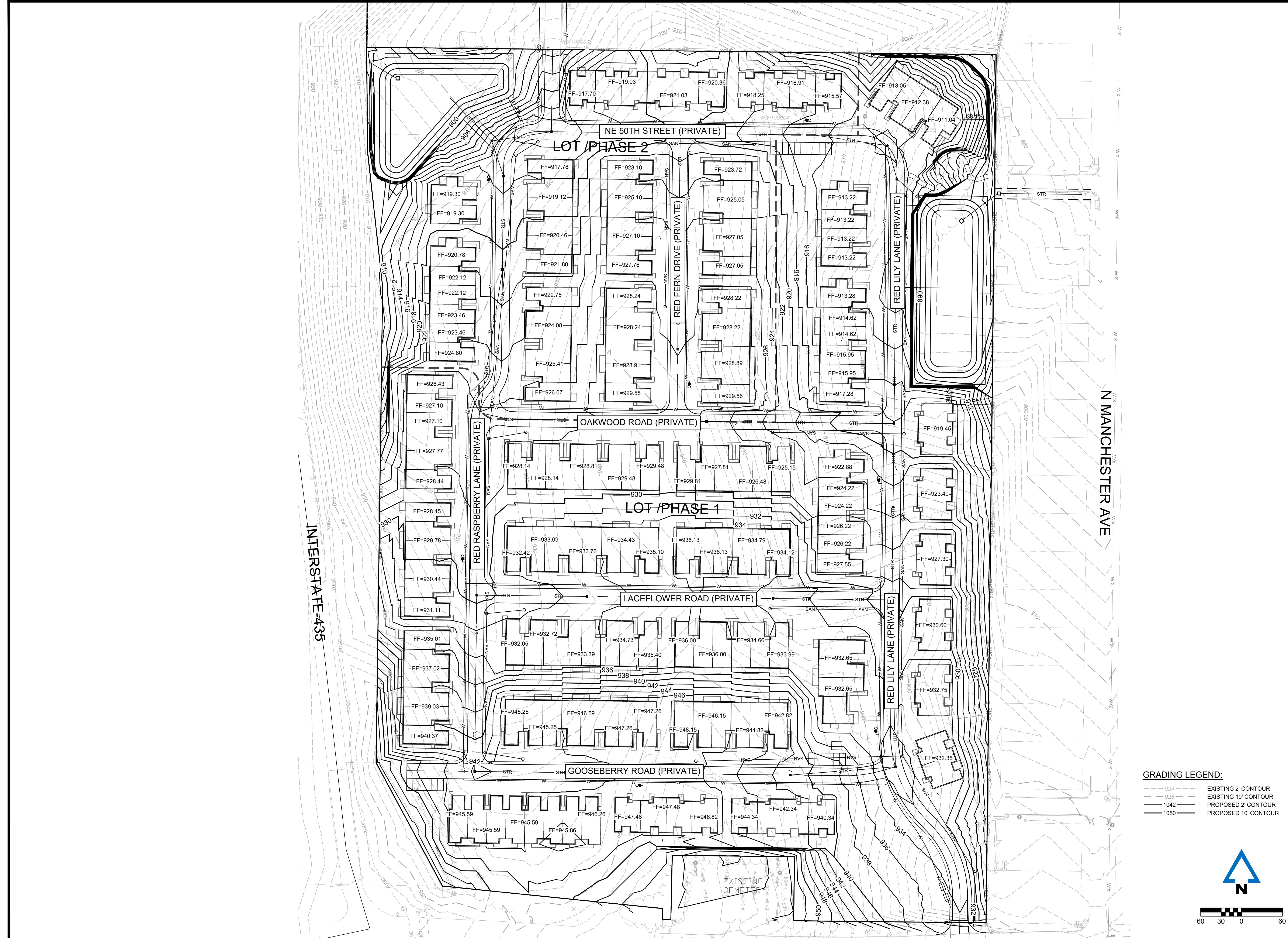
Deviation Requests	
1. Building Setbacks, As Shown	
2. Parking stalls 1.5 per dwelling	
Floor Area Ratio (Gross Building Area/Proposed Net Land Area)	12041.8 SF per Acre

Vehicle Parking	
Ratio Required	0 Off-Street Parking Required
Stalls Required	0
Stalls Provided	21 Lot/Phase 1
Stalls Required	0
Stalls Provided	3 Lot/Phase 2
Total Required	0 Stalls
Total Provided	24 Stalls

Bicycle Parking	
Stalls Required	0
Stalls Provided	0

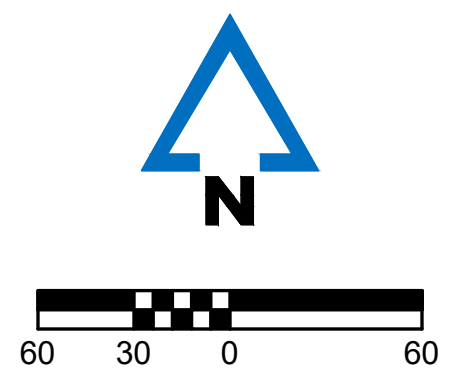


P:210638-040/06-DRAWINGS/CIVIL/MPD SHEETS/210638-040 PLAT.DWG



GRADING LEGEND:

--- 924 ---	EXISTING 2' CONTOUR
--- 925 ---	EXISTING 10' CONTOUR
--- 1042 ---	PROPOSED 2' CONTOUR
--- 1050 ---	PROPOSED 10' CONTOUR



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 EXPIRES: DECEMBER 31, 2022

REVISIONS

NO.	DESCRIPTION

PROJECT INFO
 210638-040

ENGINEER DRAWN BY CHECKED BY
 AVDIEM BK

REDWOOD KANSAS CITY
 GRACEMOR
 MASTER PLANNED DEVELOPMENT
 7510 NE 48TH STREET
 GRADING PLAN

P:210638-040/06-DRAWINGS\CIVIL\MPD SHEETS\210638-040 GRAD.DWG

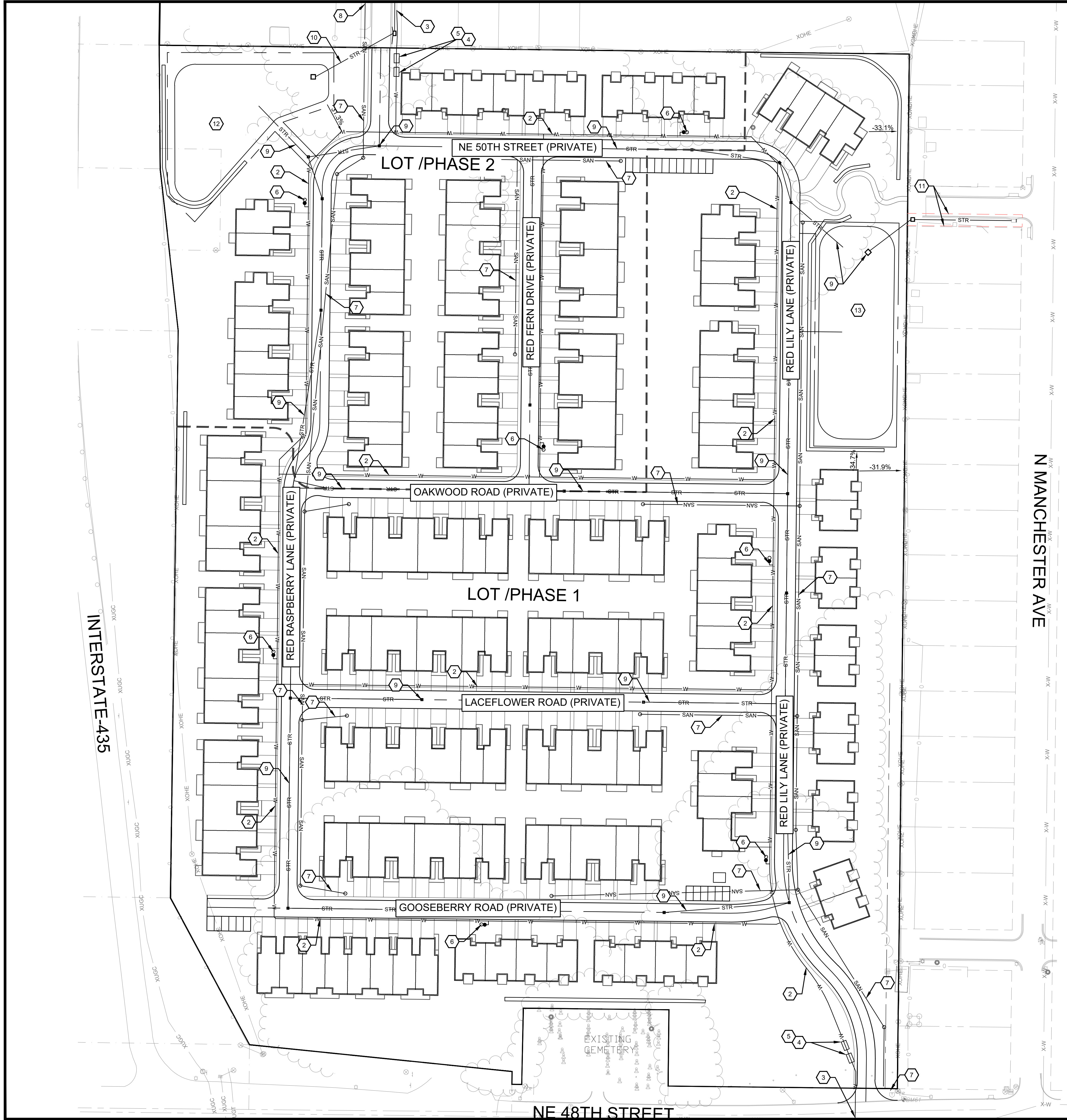
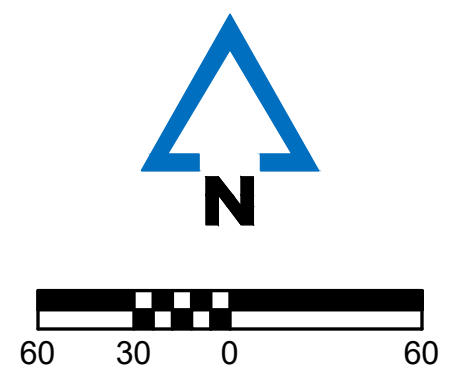
DRAWING NO.
C202

KEY NOTES

- 1 10' UTILITY EASEMENT
- 2 PROPOSED 8" PRIVATE WATER MAIN (CLASS 52 DIP W/ POLYWRAP & ZINC COATING)
- 3 PROPOSED WATER CONNECTION TO EXISTING PUBLIC NETWORK
- 4 INSTALL 1-8" DOUBLE CHECK BACKFLOW PREVENTER PIT PER WSD STANDARDS
- 5 INSTALL FULL FLOW FIRE METER PIT AND 1-8" METER PER WSD STANDARDS
- 6 PROPOSED PRIVATE FIRE HYDRANT
- 7 PROPOSED 8" PRIVATE SANITARY SEWER (PVC)
- 8 PROPOSED SANITARY SEWER CONNECTION TO EXISTING NETWORK
- 9 PROPOSED PRIVATE STORM SEWER (HDPE)
- 10 PROPOSED PUBLIC STORM SEWER (HDPE)
- 11 PROPOSED 15' STORM DRAINAGE EASEMENT
- 12 DETENTION BASIN A
- 13 DETENTION BASIN B

UTILITY LEGEND

- XSAN — EX. SANITARY SEWER LINE
- XUQT — EX. UNDERGROUND TELEPHONE LINE
- XSTM — EX. STORM SEWER LINE
- XUGE — EX. UNDERGROUND ELECTRIC LINE
- XW — EX. WATER LINE
- XOHE — EX. OVERHEAD ELECTRIC
- EX. SIGN
- EX. FIBER OPTIC HAND HOLE
- EX. WATER METER
- EX. COMMUNICATIONS HAND HOLE
- EX. COMMUNICATIONS MANHOLE
- EX. TELEPHONE PEDESTAL
- EX. WATER VALVE
- EX. STORM MANHOLE
- EX. LIGHT POLE
- EX. SANITARY MANHOLE
- EX. FIRE HYDRANT
- NEW WATER VALVE
- NEW STORM SEWER INTAKE
- STR — NEW STORM SEWER LINE
- FO — NEW FIBER OPTIC LINE
- W — NEW WATER LINE
- FW — NEW FIRE SERVICE LINE
- SAN — NEW SANITARY SEWER LINE
- — PROPERTY LINE OF SUBJECT PROPERTY
- G — NEW GAS LINE
- C — NEW CABLE LINE
- E — NEW ELECTRIC LINE



INTERSTATE-435

N MANCHESTER AVE

LOT /PHASE 2

LOT /PHASE 1

NE 50TH STREET (PRIVATE)

OAKWOOD ROAD (PRIVATE)

LACEFLOWER ROAD (PRIVATE)

GOOSEBERRY ROAD (PRIVATE)

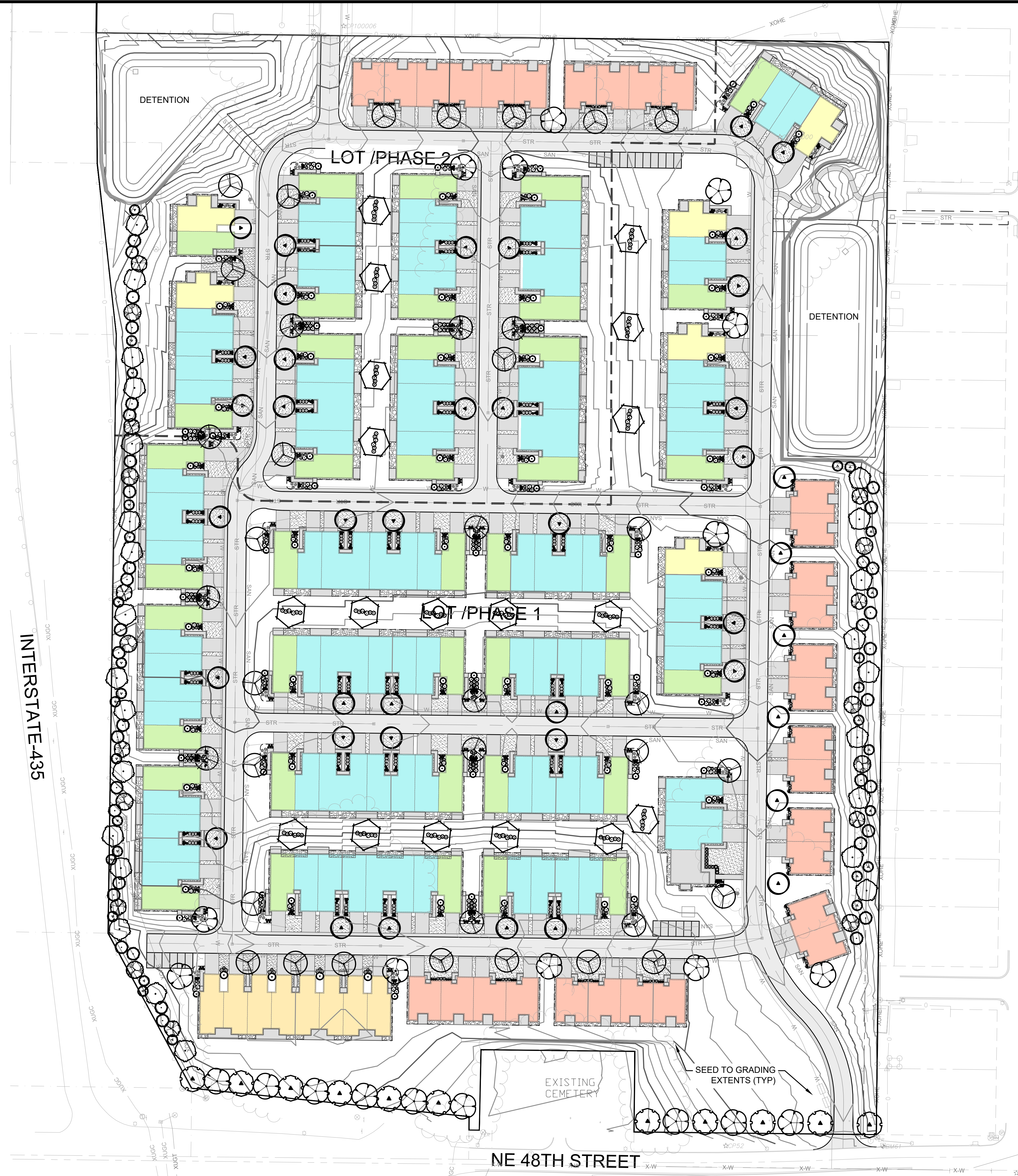
RED RASPBERRY LANE (PRIVATE)

RED FERN DRIVE (PRIVATE)

RED LILY LANE (PRIVATE)

NE 48TH STREET

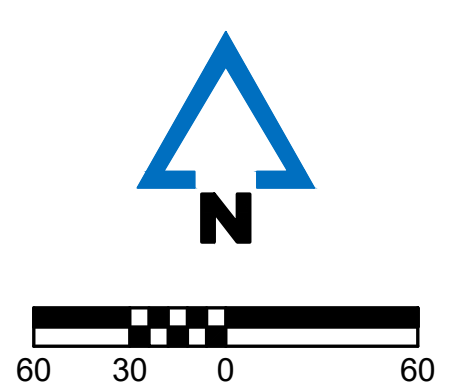
EXISTING METER



LANDSCAPE REQUIREMENTS		
PER SECTION 88-415 OF THE CITY OF KANSAS CITY, MISSOURI UNIFIED DEVELOPMENT ORDINANCE:		
MINIMUM PLANT UNIT REQUIREMENTS		
STREET TREE (88-425-03)	REQUIREMENT	PROVIDED
48TH STREET	1 TREE PER 30 LF (669 LF)	20.3 TREES REQUIRED - 20 TREES PROVIDED
INTERIOR PARKING AREAS (88-425-06)	REQUIREMENT	PROVIDED
INTERIOR LANDSCAPING	1 TREE PER 5 STALLS (24 STALLS) 1 SHRUB PER STALL	4.8 TREES REQUIRED - 19 TREES PROVIDED 24 SHRUBS REQUIRED - 42 SHRUBS PROVIDED

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
	37	Acer rubrum 'Red Sunset' / Red Sunset Red Maple
	41	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam
	21	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust
	25	Nyssa sylvatica / Black Gum KANSAS NATIVE - STREET TREE
	18	Quercus alba / White Oak
	11	Ulmus americana 'Princeton' / Princeton American Elm
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	29	Ilex opaca 'Delia Bradley' / Delia Bradley American Holly
	36	Juniperus virginiana 'Canaerti' / Canaerti Eastern Redcedar KS/MO Native
	4	Juniperus virginiana 'Hillspire' / Hillspire Eastern Redcedar
	85	Thuja occidentalis 'Nigra' / Black Arborvitae
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	9	Malus x 'Prairifire' / Prairifire Crabapple
	9	Malus x 'Snowdrift' / Snowdrift Crabapple
SHRUBS	QTY	BOTANICAL / COMMON NAME
	122	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood
	144	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea
	93	Itea virginica 'Sprich' TM / Little Henry Sweetspire
	3	Rosa x 'Radral' TM / Coral Knock Out Rose
	46	Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea
	161	Syringa meyeri 'Palibin' / Dwarf Korean Lilac
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	273	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood
	45	Juniperus chinensis 'Sawbrock Gold' / Golden Juniper
PERENNIALS/GRASSES	QTY	BOTANICAL / COMMON NAME
	207	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
	125	Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass
	704	Hemerocallis x 'Happy Returns' / Happy Returns Daylily
	262	Hemerocallis x 'Pardon Me' / Pardon Me Daylily
	162	Hosta x 'Patriot' / Patriot Hosta
GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	51,830 sf	Fescue Sod / Heal-Tolerant Fescue Sod
	49,525 sf	Low Mow Seed
	29,822 sf	Rock Mulch / Kansas Native Rock



McCLURETM
 1700 Swift Ave., Suite 100
 North Kansas City, Missouri 64116
 P 816-756-0444
 F 816-756-1763

Ankeny, IA | Carroll, IA | Clive, IA
 Cedar Rapids, IA | Fort Dodge, IA
 North Liberty, IA | Sioux City, IA

Macon, MO | Columbia, MO
 North Kansas City, MO
 Lenexa, KS

NOTICE:
 McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2022

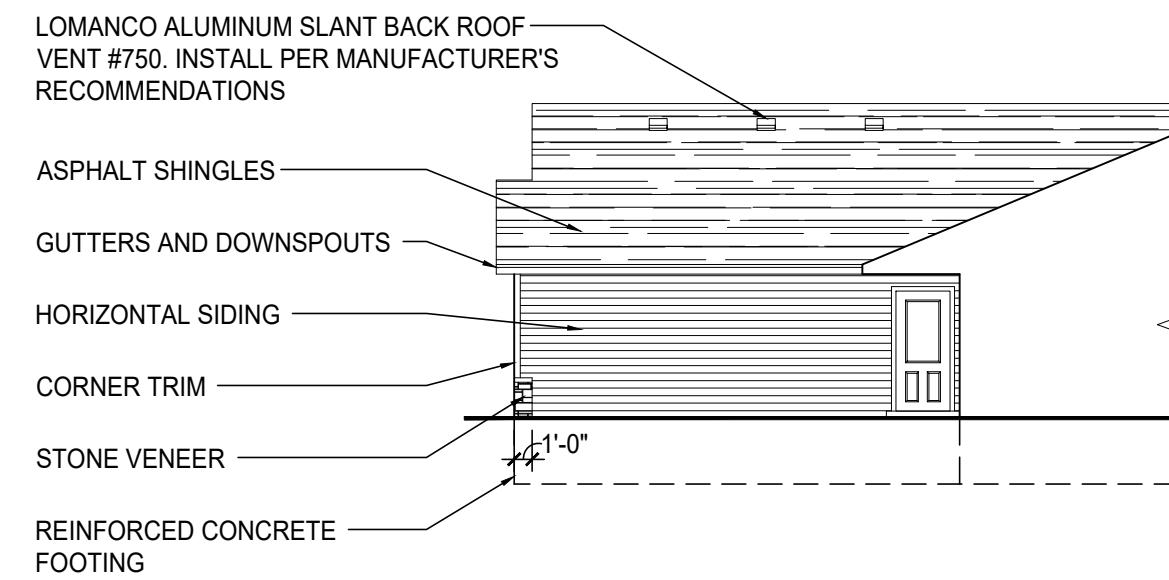
REVISIONS		

PROJECT INFO
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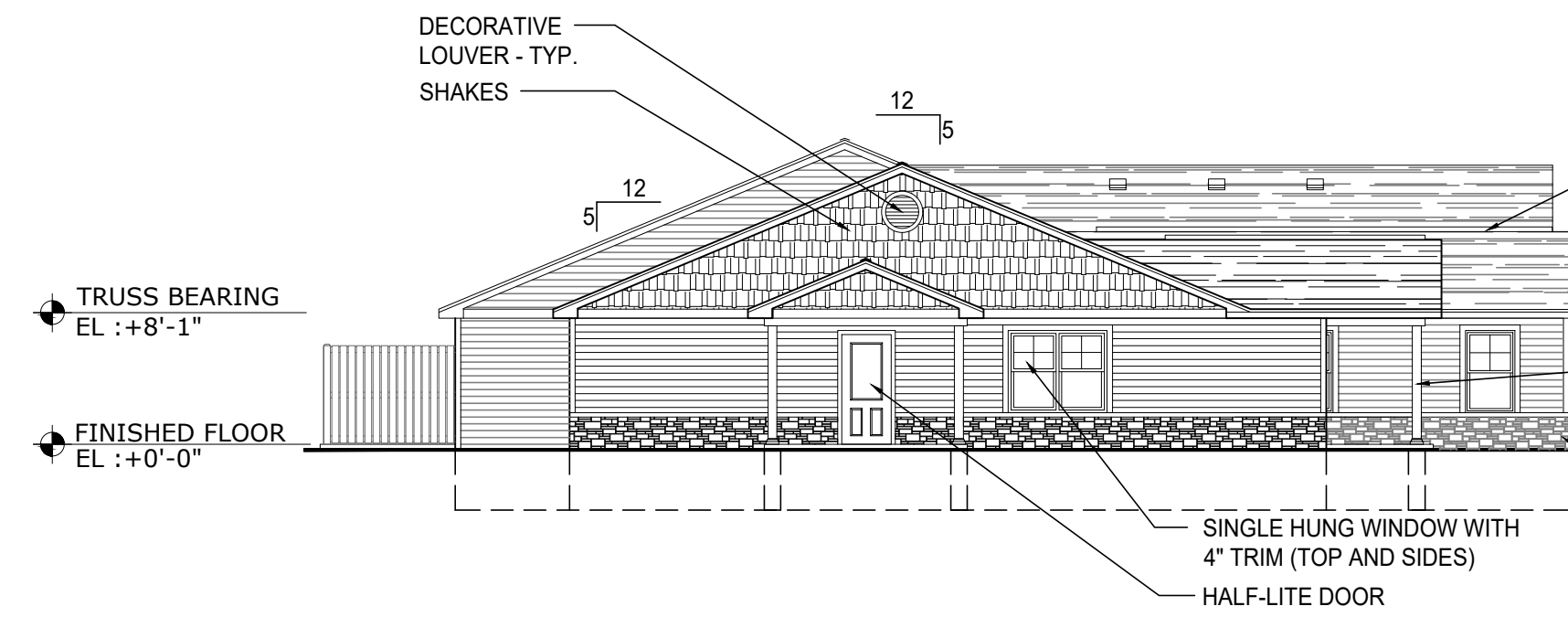
ENGINEER DRAWN BY CHECKED BY
 AVDIEM BK

REDWOOD KANSAS CITY
 GRACEMOR
 MASTER PLANNED DEVELOPMENT
 7510 NE 48TH STREET
 LANDSCAPE PLAN

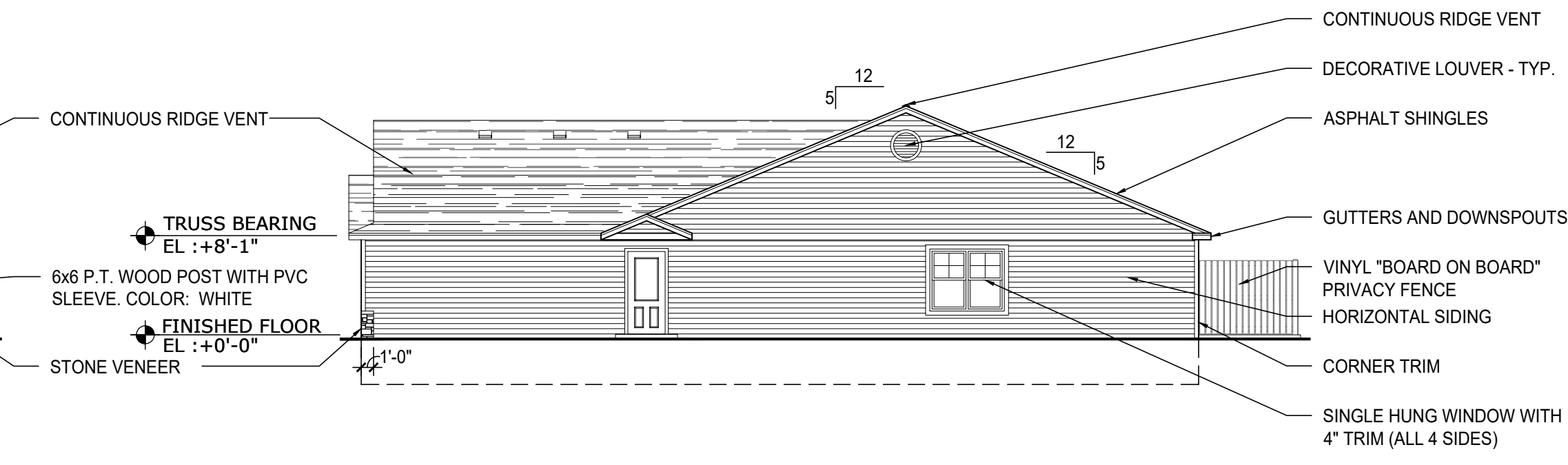
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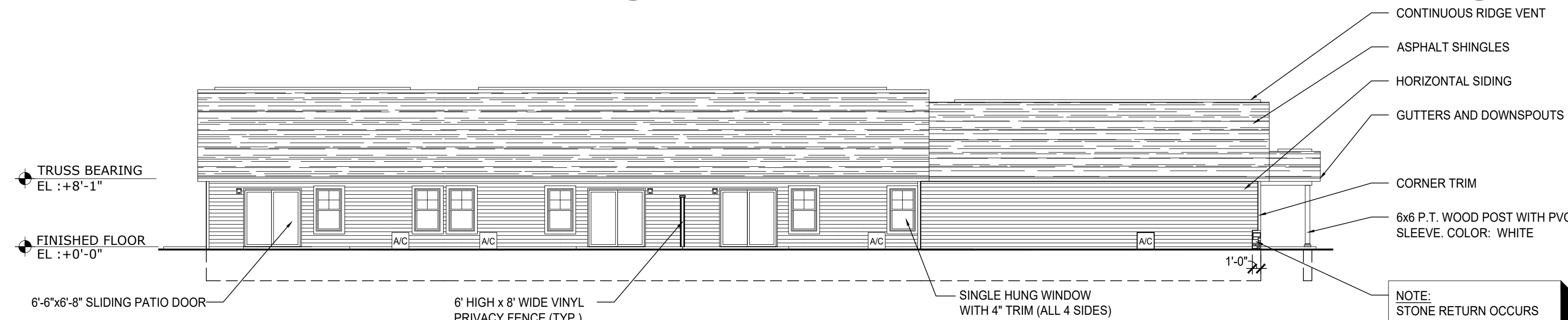
5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 3/32" = 1'-0"



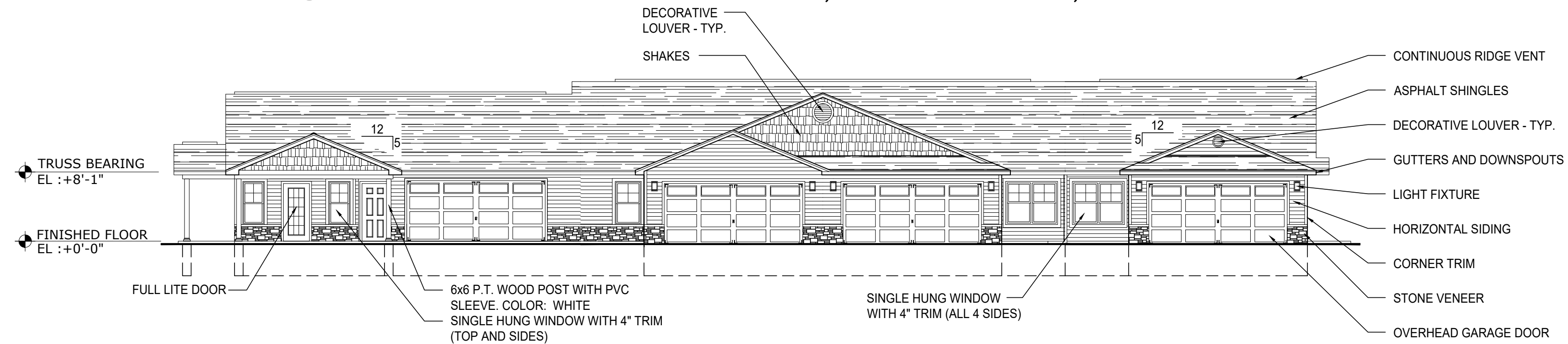
4 HIGH PROFILE SIDE ELEVATION LEASING OFFICE
SCALE: 3/32" = 1'-0"



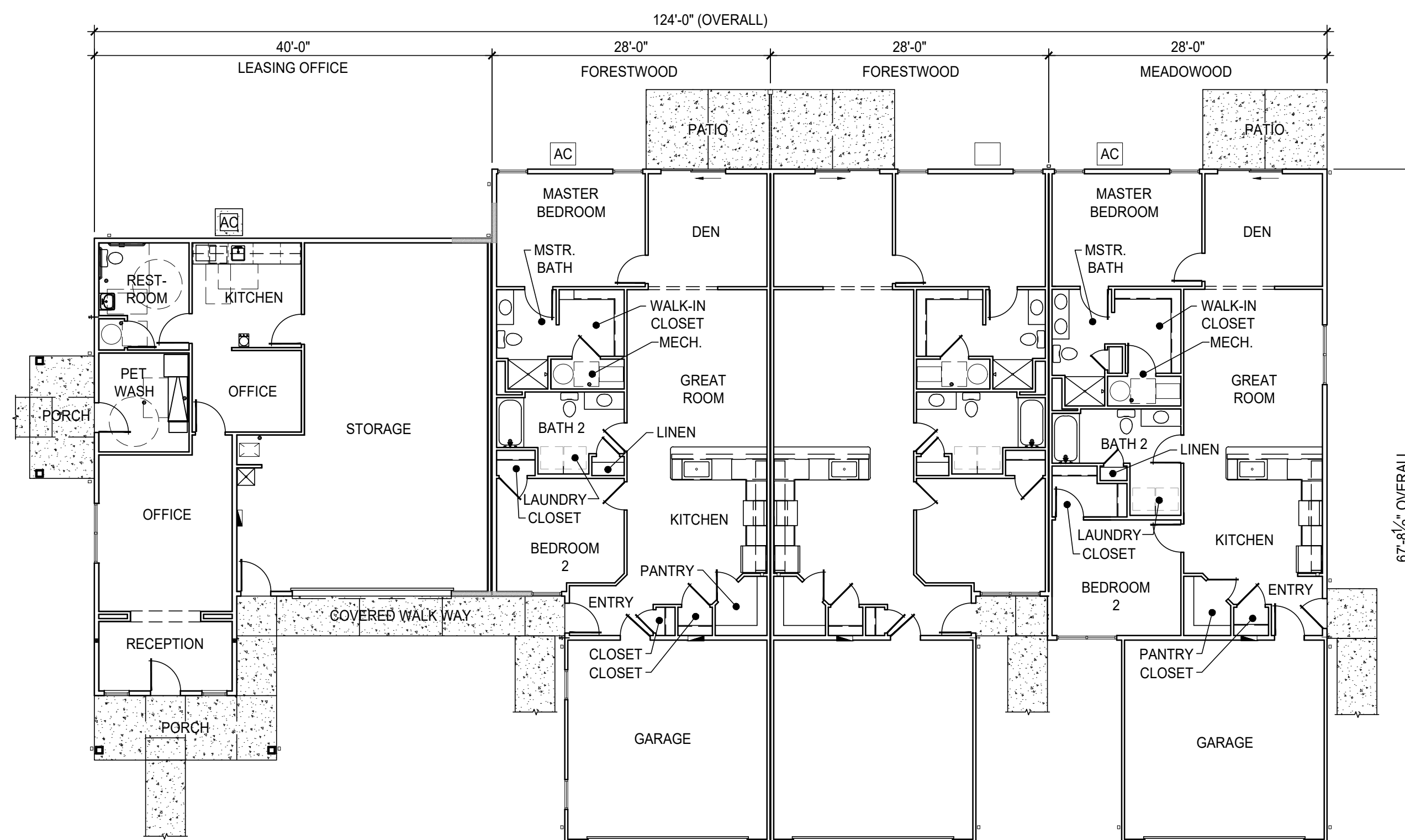
3 STANDARD SIDE ELEVATION MEADOWOOD
SCALE: 3/32" = 1'-0"



2 REAR ELEVATION LEASING OFFICE, FORESTWOOD, MEADOWOOD
SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION LEASING OFFICE, FORESTWOOD, MEADOWOOD
SCALE: 3/32" = 1'-0"



OVERALL FLOOR PLAN LEASING OFFICE, FORESTWOOD, MEADOWOOD
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO SOUTHERN LIMESTONE
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE: ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

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fax 330.666.8812
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Fairlawn, OH 44333
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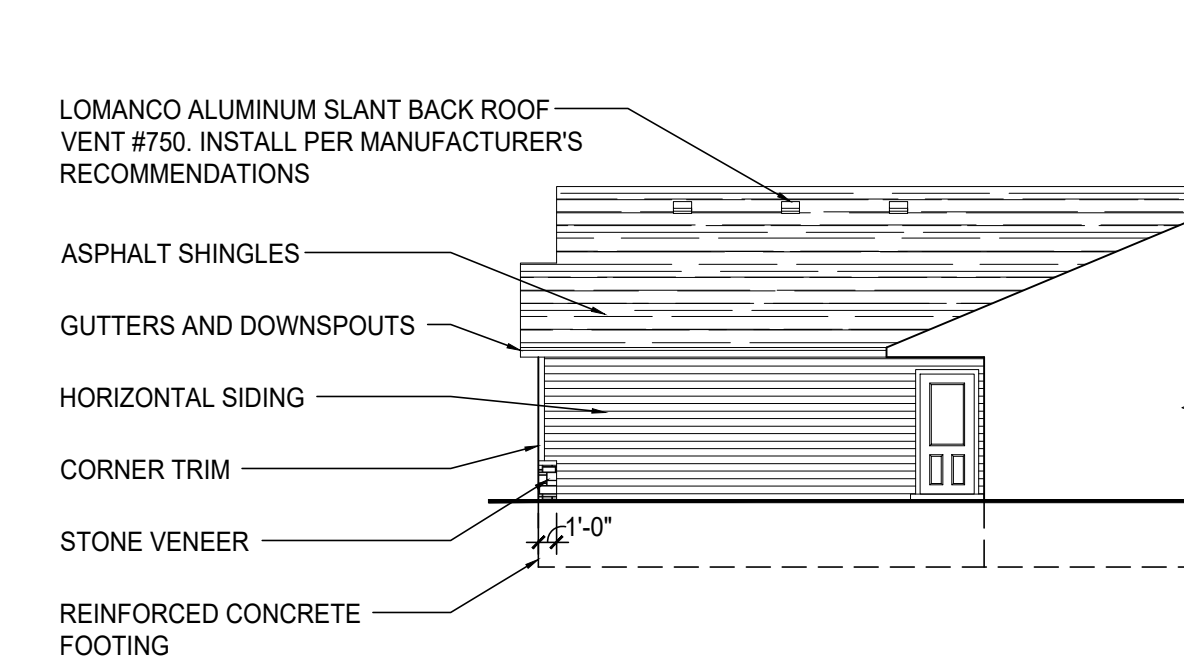
MPG

BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 49521
DATE: DECEMBER 13, 2021
REDWOOD KANSAS CITY N. AMBASSADOR DRIVE
NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI

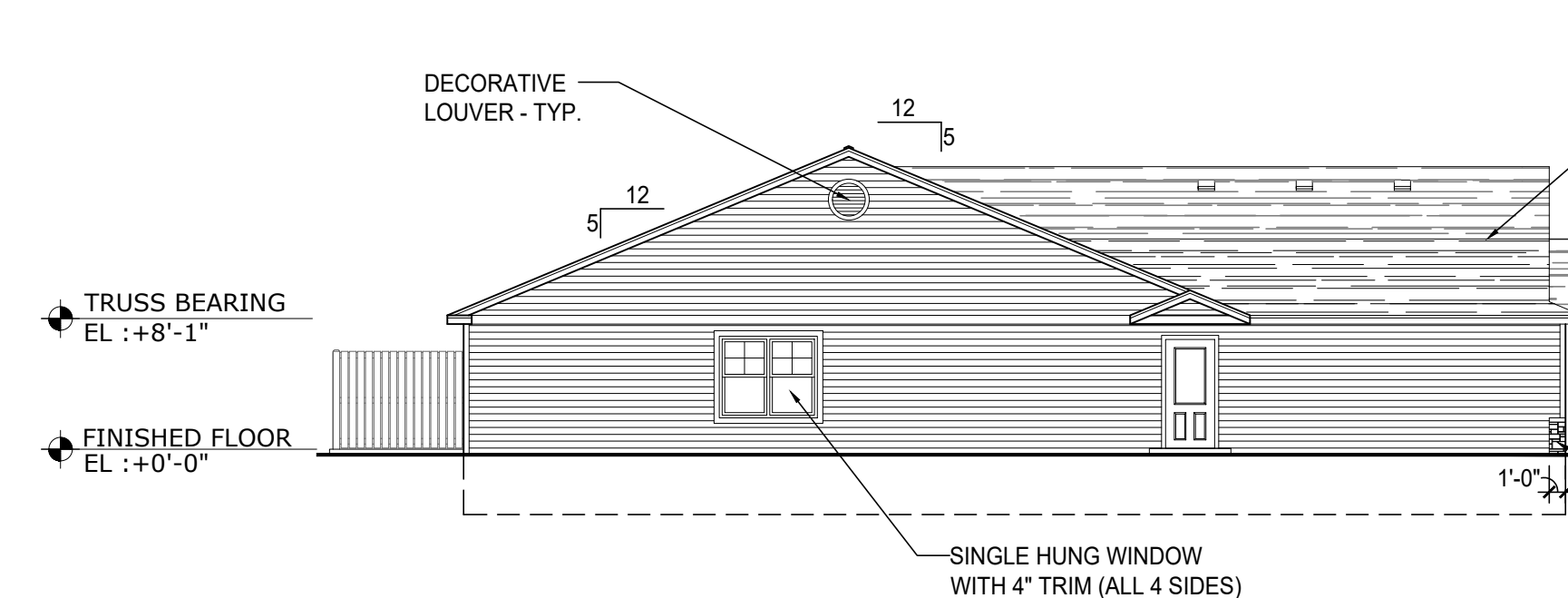
Redwood
APARTMENT NEIGHBORHOODS

A1.1

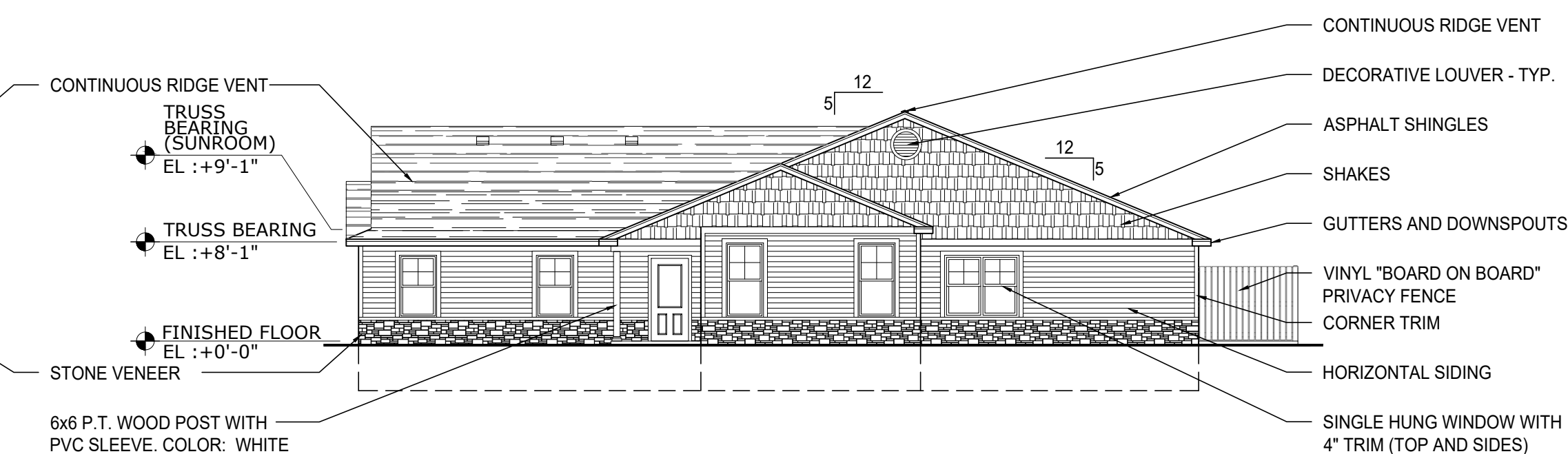
REVISIONS



5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 3/32" = 1'-0"

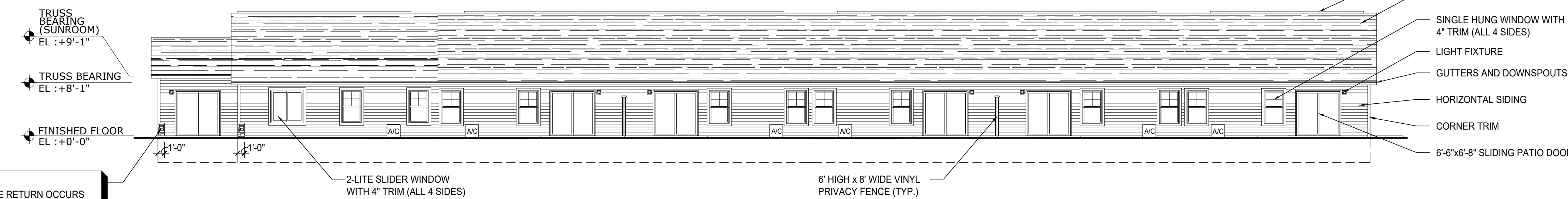


4 STANDARD SIDE ELEVATION MEADOWOOD
SCALE: 3/32" = 1'-0"

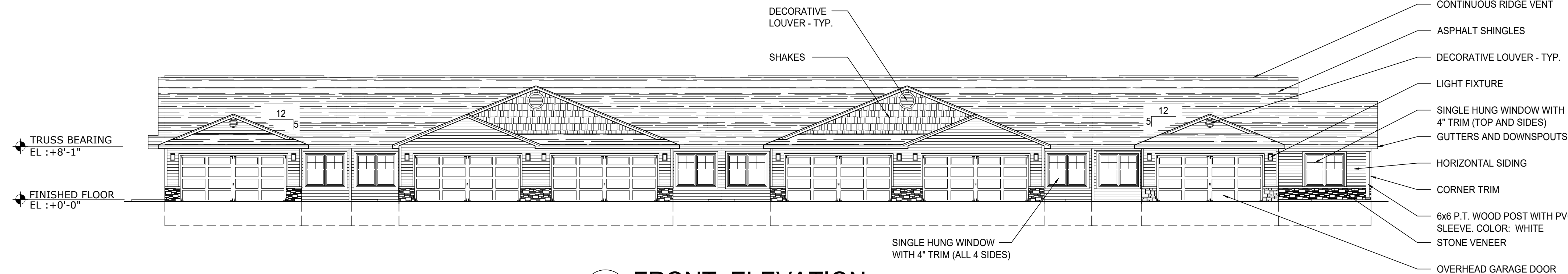


3 HIGH PROFILE SIDE ELEVATION CAPEWOOD
SCALE: 3/32" = 1'-0"

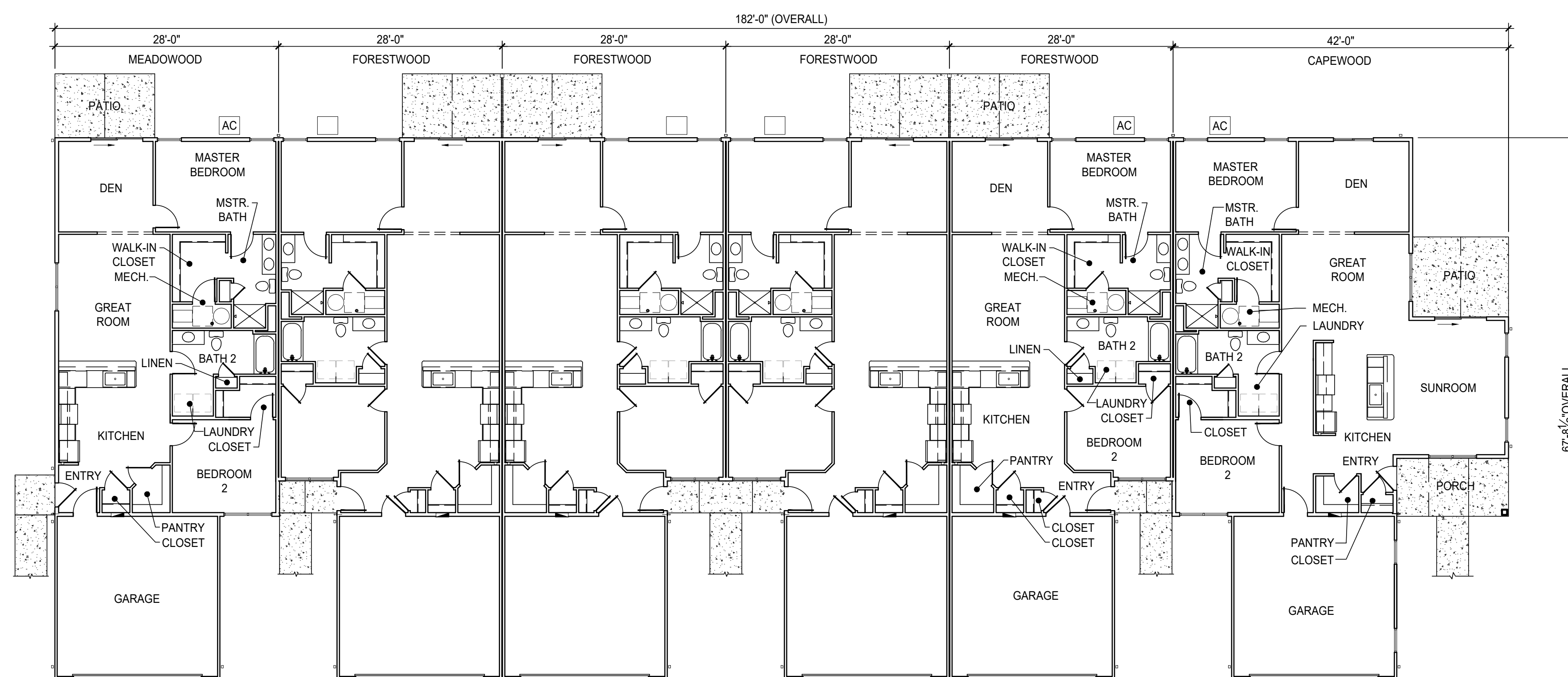
NOTE: STONE RETURN OCCURS ADJACENT TO HIGH PROFILE SIDE ELEVATION ONLY



2 REAR ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE: 3/32" = 1'-0"



OVERALL FLOOR PLAN MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS

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6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE: ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

BUILDING FLOOR PLAN AND ELEVATIONS

DATE: DECEMBER 13, 2021

PROJECT #: 49521

REDWOOD KANSAS CITY N. AMBASSADOR DRIVE

NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI

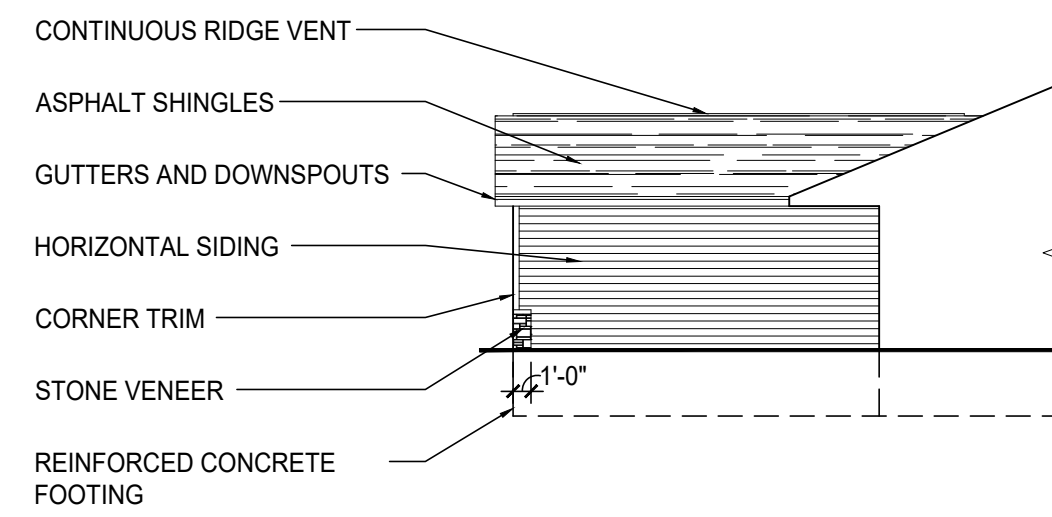


phone 330.666.5770
fax 330.666.8812

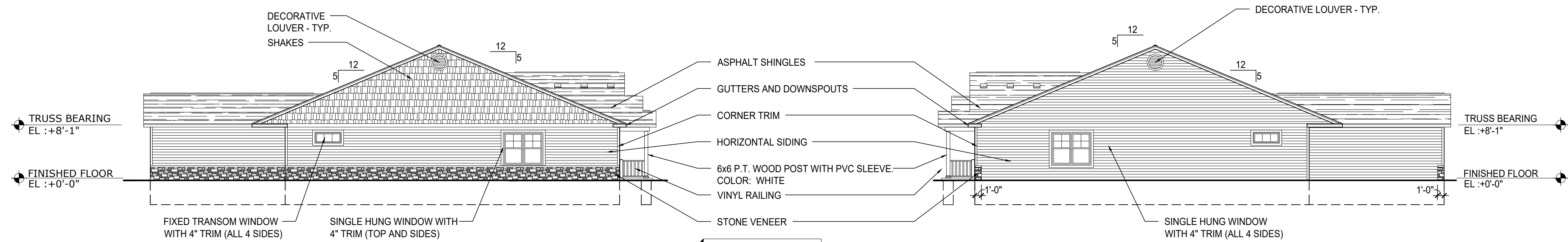
3660 Embassy Parkway
Fairlawn, OH 44333

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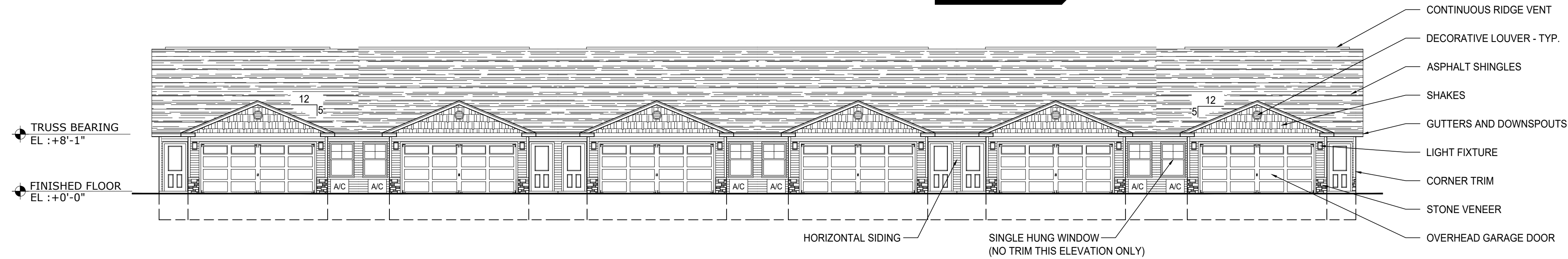
5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



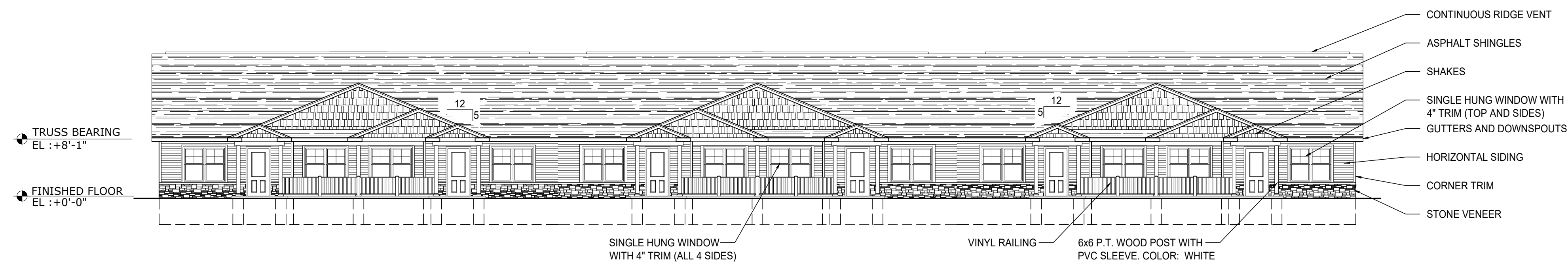
4 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD

NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY

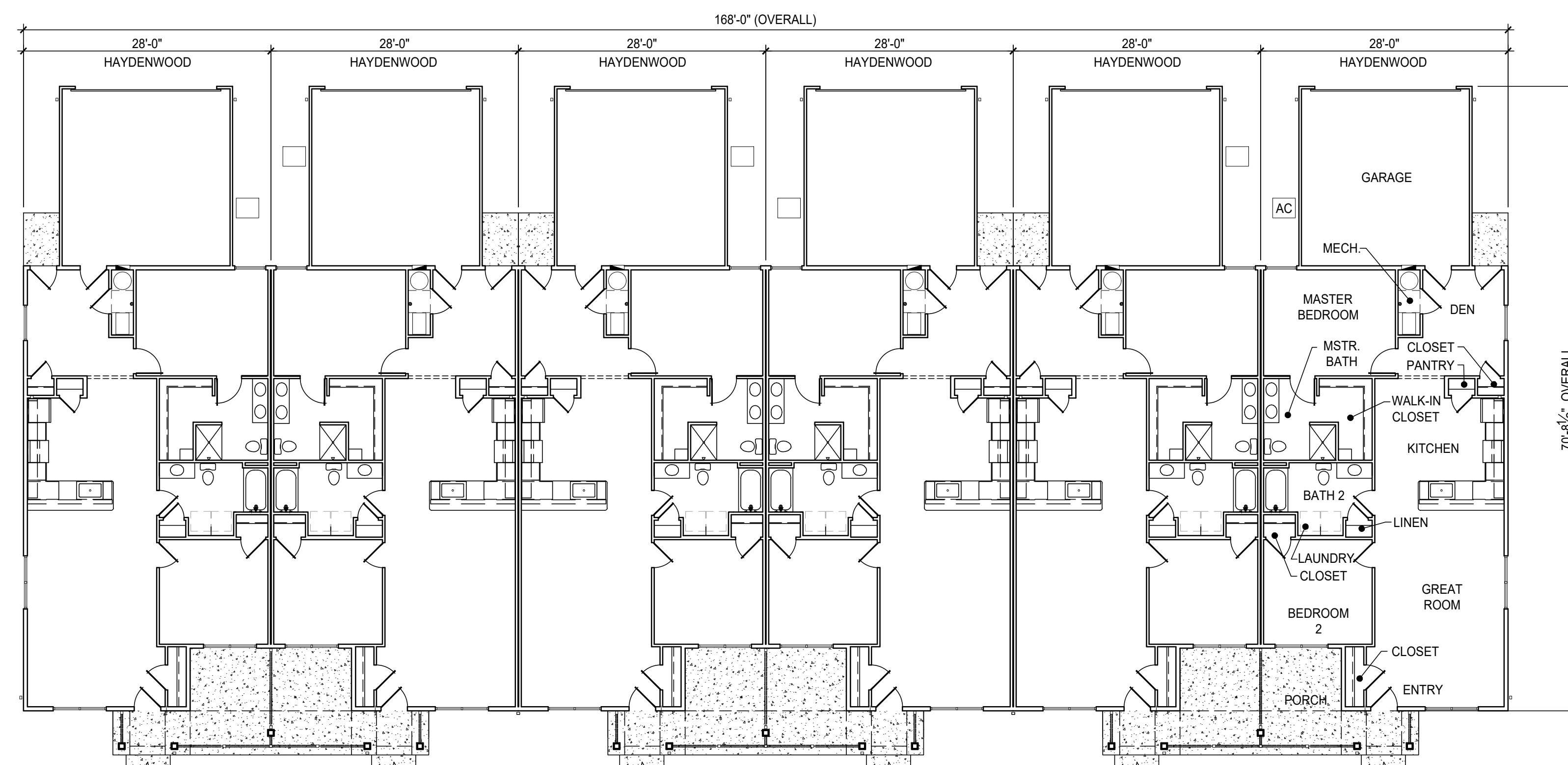
3 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



2 REAR ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



OVERALL FLOOR PLAN
SCALE : 3/32" = 1'-0"
HAYDENWOOD

EXTERIOR FINISH MATERIAL SELECTIONS

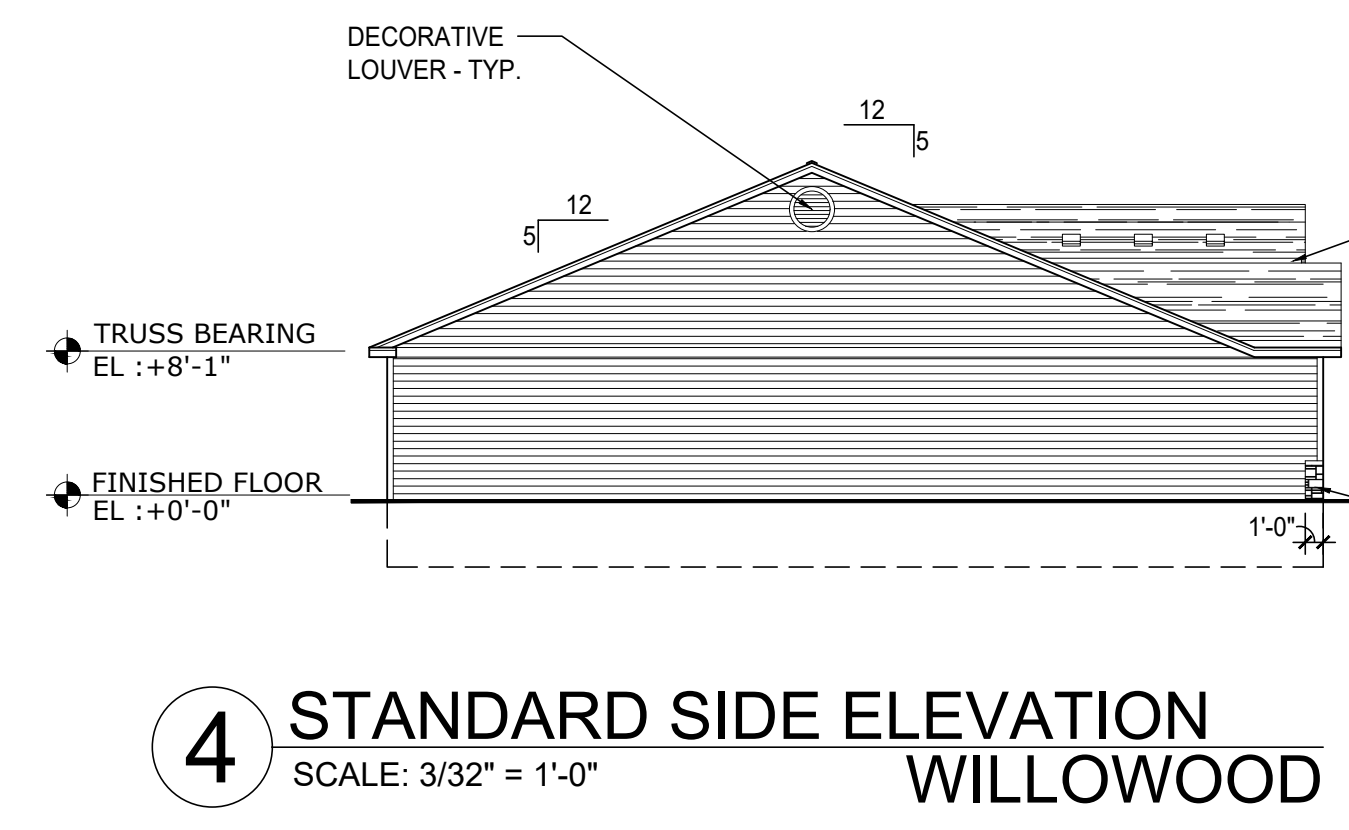
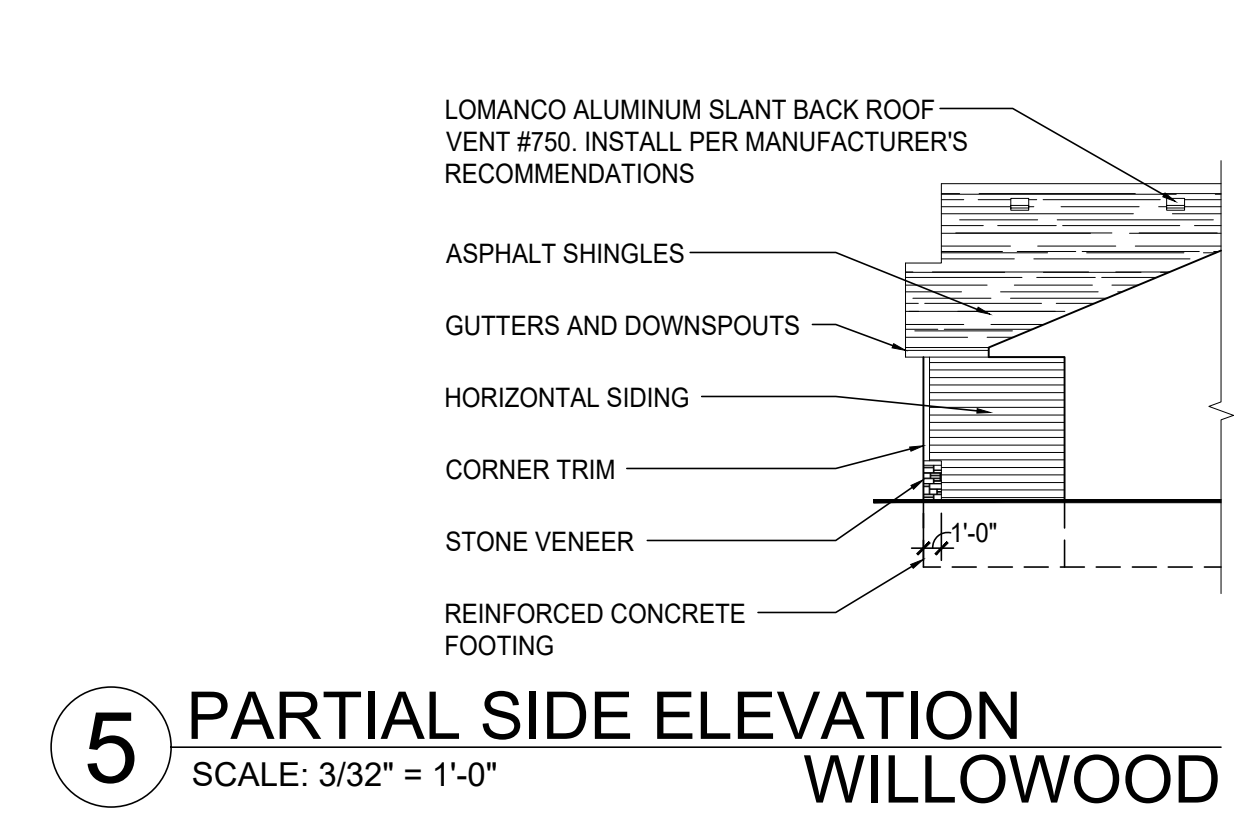
ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
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NOTE:
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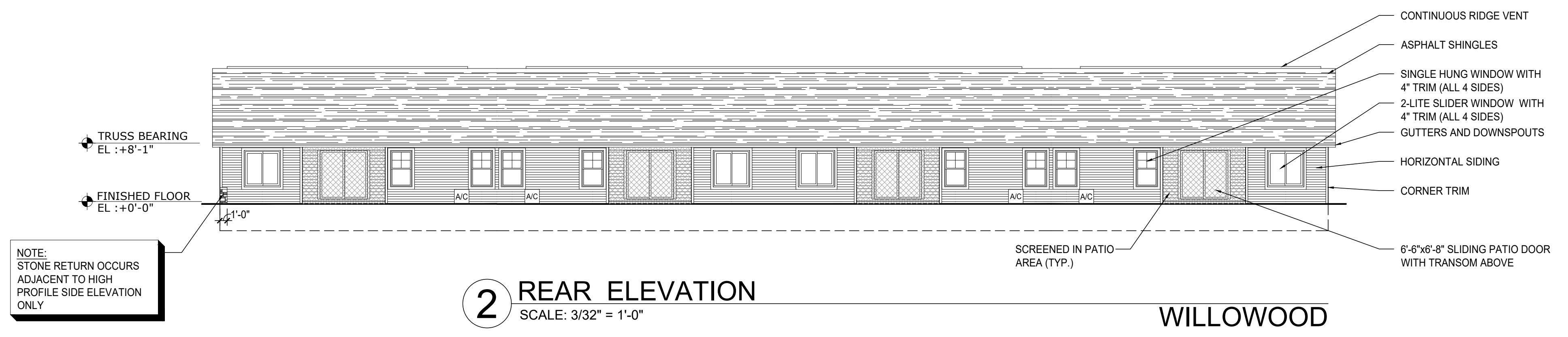
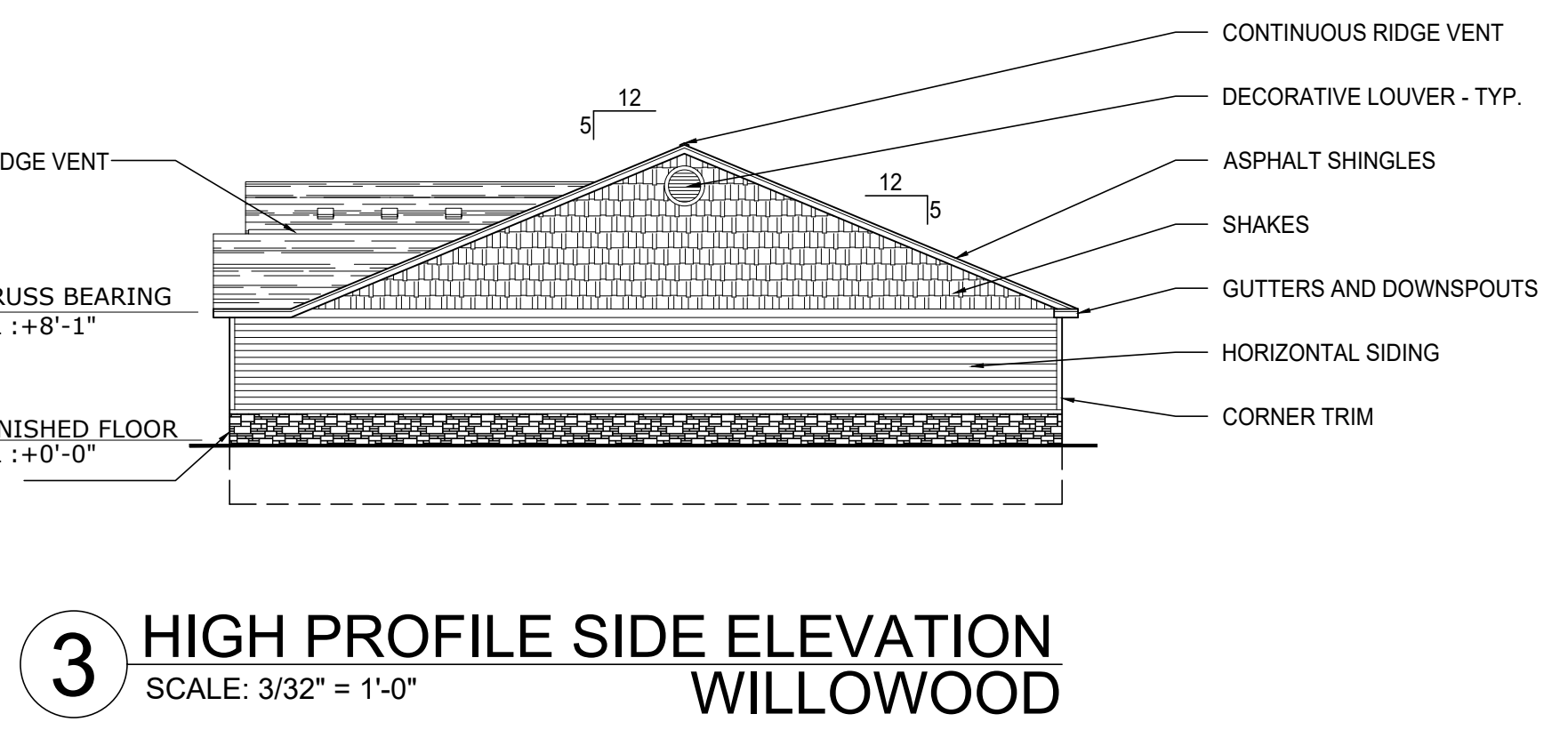
BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 49521
DATE: DECEMBER 13, 2021
REDWOOD KANSAS CITY N. AMBASSADOR DRIVE
NORTH AMBASSADOR DRIVE
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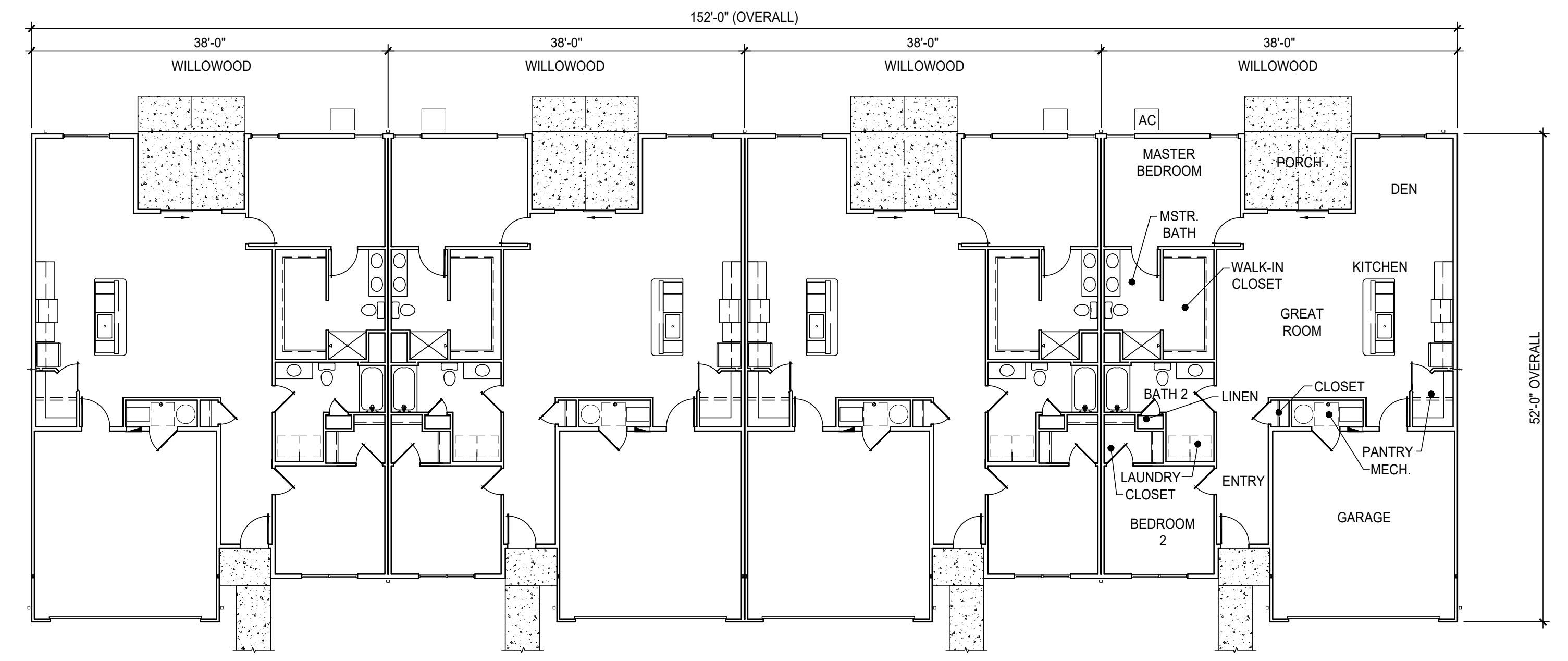
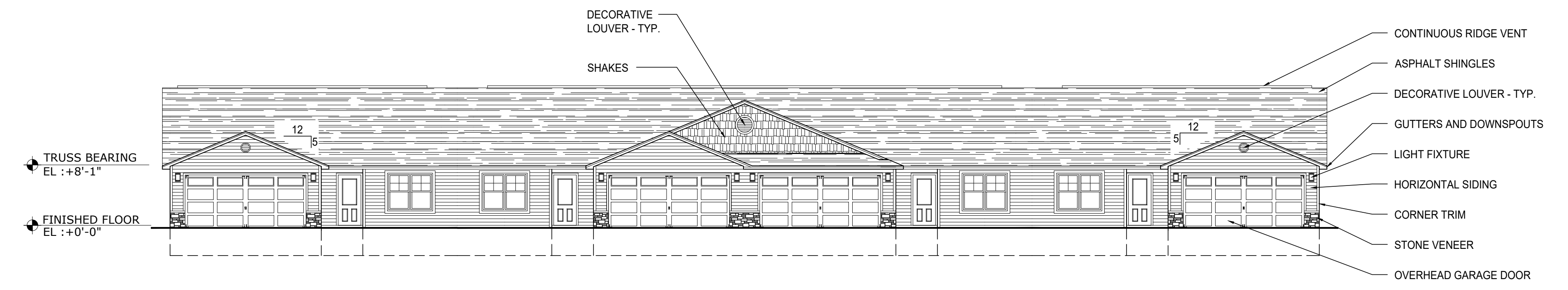
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NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY



NOTE:
STONE RETURN OCCURS
ADJACENT TO HIGH
PROFILE SIDE ELEVATION
ONLY



EXTERIOR FINISH MATERIAL SELECTIONS

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BUILDING FLOOR PLAN AND ELEVATIONS

DATE: DECEMBER 13, 2021

PROJECT #: 49521

REDWOOD KANSAS CITY N. AMBASSADOR DRIVE

NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI



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MPG ARCHITECTS
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FRONT PERSPECTIVE

CAPEWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE
MEADOWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE
HAYDENWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE

WILLOWOOD



DATE: SEPTEMBER, 2021