

ASCENT APARTMENTS DEVELOPMENT PLAN / REZONING / PRELIMINARY PLAT / AREA PLAN AMENDMENT

IN KANSAS CITY, CLAY COUNTY, MO

PROJECT TEAM:

OWNER
WESTSIDE HOLDING, INC.
CONTACT: JIM O'LAUGHLIN
EMAIL: KCCATHOLIC@AOL.COM

DEVELOPER
NORTHPOINT DEVELOPMENT
3315 N OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: JACK MILLS
PHONE: 816.888.7380
EMAIL: JMILLS@NORTHPOINTKC.COM

ENGINEER
SITEPOINT, LLC
3315 N OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: NEIL HAAS
PHONE: 913.653.9109
EMAIL: NHAAS@NORTHPOINTKC.COM

SURVEYOR
SITEPOINT, LLC
3315 N OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: TOBIN ROBERTS
PHONE: 816.888.7380
EMAIL: TROBERTS@NORTHPOINTKC.COM

ARCHITECT
ROSEMAN & ASSOCIATES
1526 GRAND BLVD
KANSAS CITY, MO 64108
CONTACT: GABE VOGL
PHONE: 816.728.2438
EMAIL: GVOGL@ROSEMAN.COM



SCALE 1:300

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-0001	COVER SHEET
C-0100	EXISTING CONDITIONS PLAN
C-0200	SITE PLAN
C-0400	GRADING PLAN
C-0500	STORM SEWER GENERAL LAYOUT
C-0900	UTILITY PLAN
L-0100	LANDSCAPE PLAN
A-200	BUILDING ELEVATIONS
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS
A-203	BUILDING ELEVATIONS
A1	BUILDING A FIRST FLOOR PLAN
A2	BUILDING B FIRST FLOOR PLAN
A3	BUILDING C FIRST FLOOR PLAN
AS-100	AMENITIES
E001	SITE PLAN PHOTOMETRIC

DEVELOPMENT PLAN INFORMATION

- THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT.
- EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON THE EXISTING CONDITIONS PLAN.
- FINAL DEVELOPMENT PLAN TO INCLUDE FINAL DETAILS ON SIGNAGE, BUILDING MATERIALS, BUILDING ELEVATIONS, LANDSCAPING AND LIGHTING PLAN.
- PROPOSED CONTOURS, GRADES AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY CITY, PRIVATE UTILITY COMPANIES AND BUILDING PERMIT PLAN APPROVAL.
- INGRESS AND EGRESS TO EACH LOT WILL BE FROM A PUBLIC STREET AND/OR ACCESS EASEMENT.

UTILITY CONTACT LIST:

AT&T
ATTN: MARK MANION
500 EAST 8TH STREET
KANSAS CITY MISSOURI
(816)772-0267

COMCAST
ATTN: ANDY BELL
(816) 795-2255

EVERGY
ATTN: BRENT GERLING
(816)420-4803

KC WATER (WATER)
ATTN: MELANIE JOLLETT
(816) 513-0154

KC WATER (SANITARY)
ATTN: KATRINE PAPIKLAN
(816)513-0300

VERIZON
ATTN: BRYAN BURGER
(816) 204-4494

SPIRE INC.
ATTN: KATELYNN LIBERTY
CONSTRUCTION ENGINEER I
3025 SE CLOVER DR.
LEE'S SUMMIT, MO 64082
816-260-6581

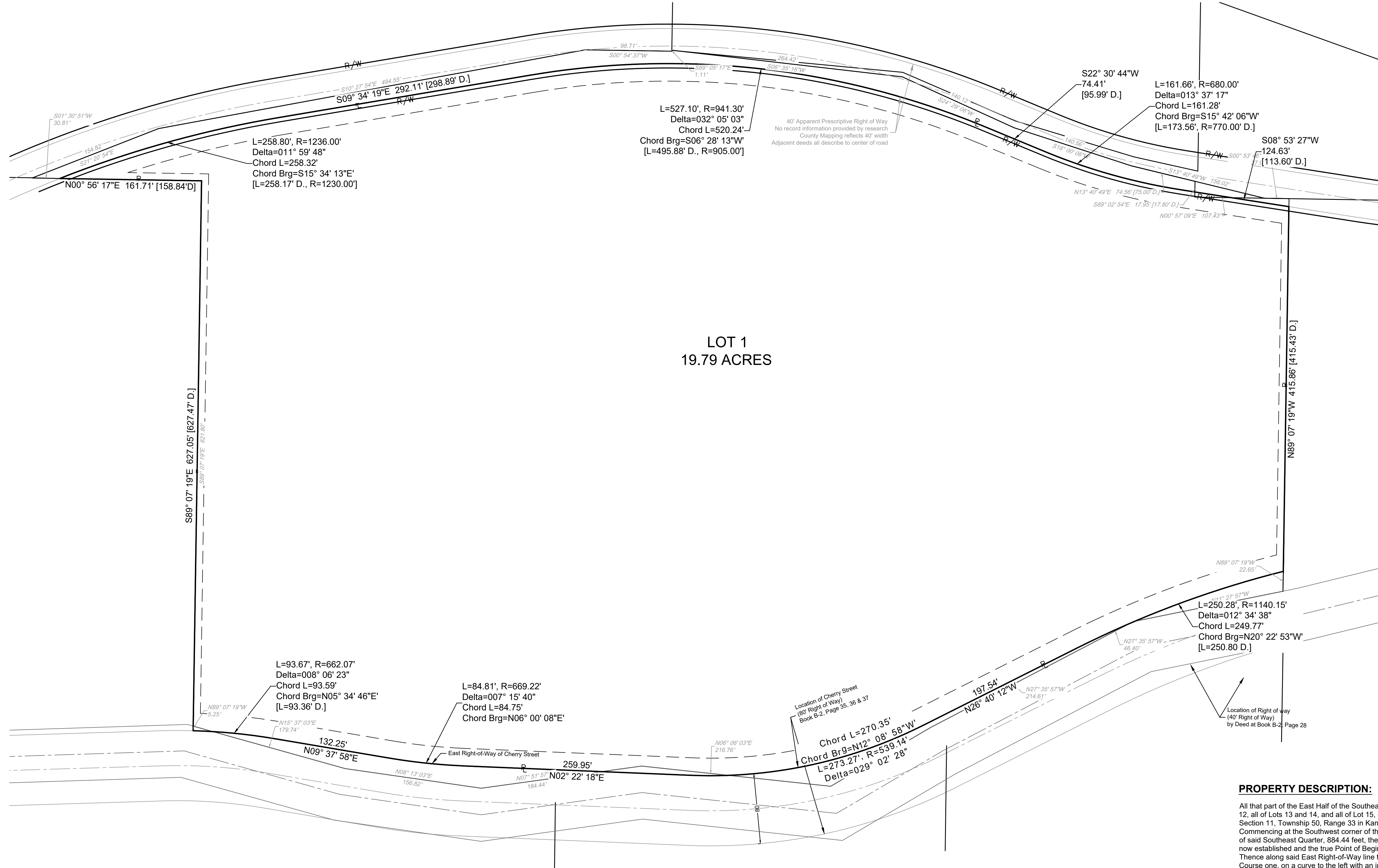
CHARTER-SPECTRUM
(FORMALLY TIME WARNER CABLE)
ATTN: CONSTRUCTION DIVISION
CONSTRUCTION COORDINATOR
WALTER FERGUSON
(816)215-8858



COVER SHEET	REVISIONS/APPROVALS:	NO.:	DATE:	REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:
	REVISED PER CITY COMMENT		2023.01.22	NWH	EPL	DMI	3953
ASCENT APARTMENTS N HOLMES STREET PRELIMINARY DEVELOPMENT PLAN KANSAS CITY, CLAY COUNTY, MO				NEIL W. HAAS, P.E. 2022034072			
Certificate of Authority #MO 2020018354		SHEET #:					
C-0001							



PRELIMINARY PLAT OF ASCENT APARTMENTS A SUBDIVISION IN SECTION 11-T50N-R30W KANSAS CITY, CLAY COUNTY, MISSOURI



**LOT 1
19.79 ACRES**

- GENERAL NOTES:**
- THIS PLAN SHALL SERVE AS THE PRELIMINARY PLAT.
 - EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON THE EXISTING CONDITIONS PLAN.
 - GENERAL CONFIGURATION OF PROPOSED LOTS AND TRACTS ARE AS INDICATED IN PLAN SET.
 - PROJECT PLAN TO INCLUDE FINAL DETAILS ON SIGNAGE, BUILDING MATERIALS, BUILDING ELEVATIONS, LANDSCAPING AND LIGHTING PLAN.
 - PROPOSED CONTOURS, GRADES AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY CITY, PRIVATE UTILITY COMPANIES AND BUILDING PERMIT PLAN APPROVAL.
 - INGRESS AND EGRESS TO EACH LOT WILL BE FROM A PUBLIC STREET.
- WAIVER:**
- FULL STREET IMPROVEMENTS TO N HOLMES STREET IN LIEU OF HALF STREET IMPROVEMENTS TO BOTH N CHERRY STREET AND N HOLMES STREET. FULL STREET IMPROVEMENT WILL INCLUDE 8' SIDEWALK ONLY ON WEST SIDE OF N HOLMES STREET.

PROPERTY DESCRIPTION:

All that part of the East Half of the Southeast Quarter lying West of N. Holmes Road, as now established and the South Quarter of Lot 12, all of Lots 13 and 14, and all of Lot 15, except the South 475 feet thereof, in BRAECKLEIN'S SUBDIVISION, a subdivision, all in Section 11, Township 50, Range 33 in Kansas City, Clay County, Missouri, being more particularly described as follows:
Commencing at the Southwest corner of the Southeast Quarter of said Section 11, thence South 89°03'20" East along the South line of said Southeast Quarter, 884.44 feet, thence North 00°56'40" East, 609.53 feet a point on the East Right-of-Way of Cherry Street, as now established and the True Point of Beginning of the tract herein described;
Thence along said East Right-of-Way line the following seven courses:
Course one, on a curve to the left with an initial tangent bearing North 14°16'52" West, a radius of 1,160.15 feet, a length of 250.80 feet;
Course two, North 26°40'01" West, 197.54 feet;
Course three, on a curve to the right, tangent to the last described course, with a radius of 539.14 feet, a length of 273.27 feet;
Course four, North 02°22'29" East, 259.95 feet;
Course five, on a curve to the right, tangent to the last described course, with a radius of 669.22 feet, a length of 84.81 feet;
Course six, North 09°38'09" East, 132.25 feet;
Course seven, on a curve to the left, tangent to the last described course, with a radius of 662.07 feet, a length of 93.36 feet to the North line of the South Quarter of said Lot 12;
Thence South 89°06'11" East along said North line and the south line of HILL CREST ANNEX, a subdivision in said Kansas City, 627.47 feet to the Southeast corner thereof and the West line of said Southeast Quarter;
Thence North 00°57'07" East along the East line of said HILL CREST ANNEX and the West line of the East Half of said Southeast Quarter, 153.84 feet to the West Right-of-Way line of N. Holmes Road, as now established,
Thence along said West Right-of-Way the following six courses:
Course one, on a curve to the right with an initial tangent bearing South 21°36'00" East, a radius of 1,230.00 feet, a length of 187 feet;
Course two, South 09°34'27" East, 298.89 feet;
Course three, on a curve to the right, tangent to the last described course, with a radius of 905.00 feet, a length of 495.88 feet;
Course four, South 21°49'14" West, 95.99 feet;
Course five, on a curve to the left, tangent to the last described course, with a radius of 770.00 feet, a length of 173.56 feet;
Course six, South 08°54'20" West, 113.60 feet to the North line of the South 475 feet of said Lot 15;
Thence North 89°05'03" West along said North line, 415.43 feet to the Point of Beginning.
Containing 862.203 square feet or 19.79 Acres, more or less.

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00205 On 03/07/2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

SITEPOINT
A Division of NorthPoint Development

816.888.7380
sitepoint@northpointkc.com

3315 N Oak Trafficway
Kansas City, MO 64116

NO.	DATE	REVISIONS/APPROVALS:
	2023.02.01	INITIAL SUBMITTAL
	2023.02.21	RESUBMITTAL

REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:	DATE
NWH	EPL	DM	3953	2023.02.01
				2023.02.21

PRELIMINARY PLAT
ASCENT APARTMENTS
N HOLMES STREET
PRELIMINARY DEVELOPMENT PLAN
KANSAS CITY, CLAY COUNTY, MO

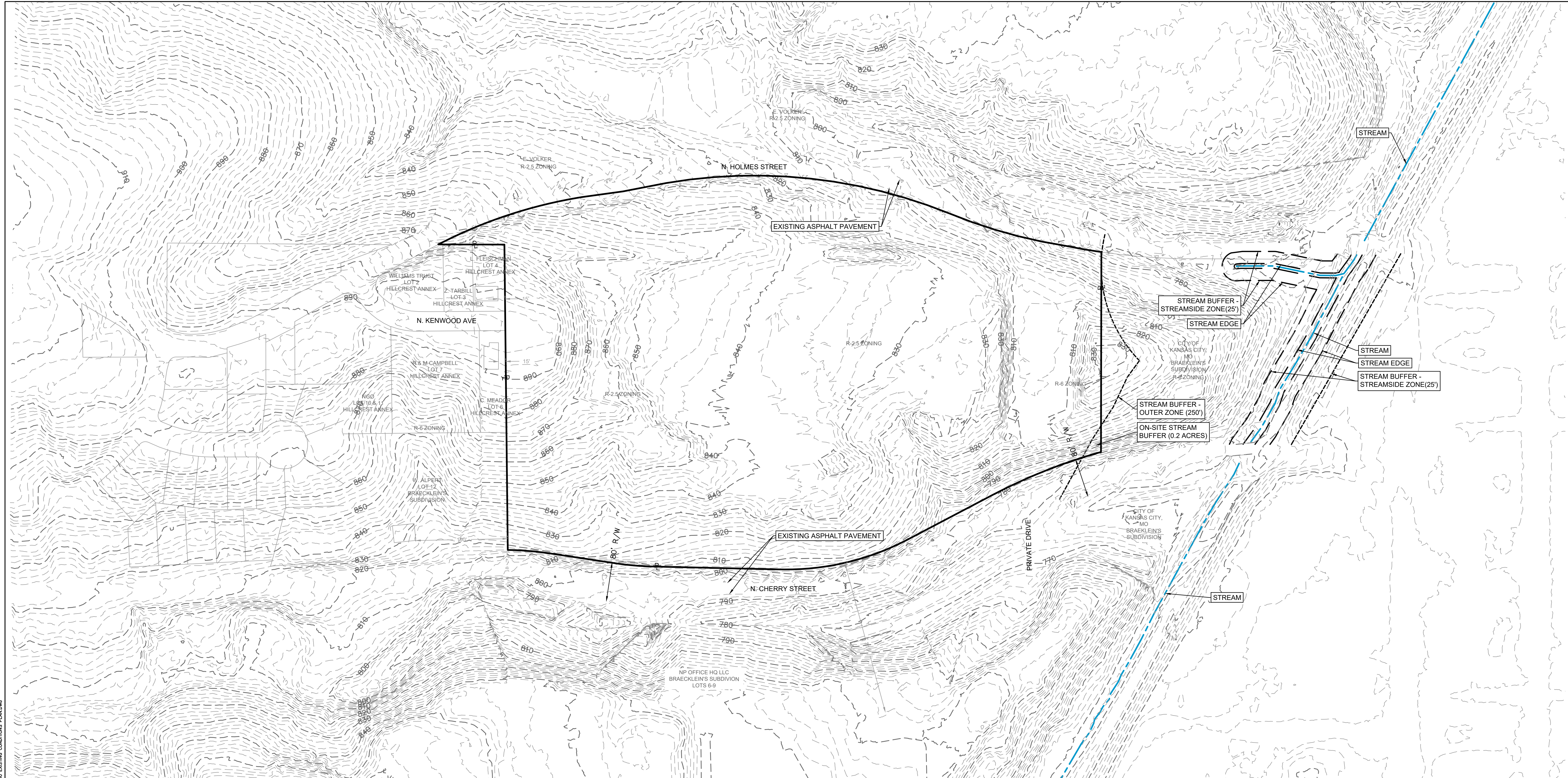
Certificate of Authority #MO 2020018354

SHEET #:

C-0120

S:\01 PROJECTS\MULTI-FAMILY\2023 CHERRY ST APARTMENTS PRELIMINARY PLAT\020 PRELIMINARY PLATING

S:\01 PROJECTS\MULTI-FAMILY\3853 CHERRY ST APARTMENTS KANSAS CITY, MO\01\ITEMS\PLANS\PRELIMINARY DEVELOPMENT PLAN\C-0100 EXISTING CONDITIONS PLAN.DWG



LEGAL DESCRIPTION

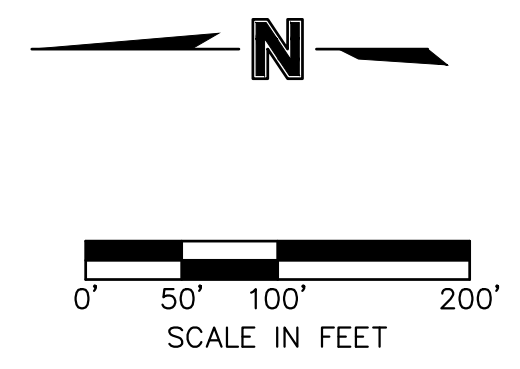
All that part of the East Half of the Southeast Quarter lying West of N. Holmes Road, as now established and the South Quarter of Lot 12, all of Lots 13 and 14, and all of Lot 15, except the South 475 feet thereof, in BRAECKLEIN'S SUBDIVISION, a subdivision, all in Section 11, Township 50, Range 33 in Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 11, thence South 89°03'20" East along the South line of said Southeast Quarter, 844.44 feet, thence North 00°56'40" East, 609.53 feet a point on the East Right-of-Way of Cherry Street, as now established and the true Point of Beginning of the tract herein described; Thence along said East Right-of-Way line the following seven courses; Course one, on a curve to the left with an initial tangent bearing North 14°16'52" West, a radius of 1,160.15 feet, a length of 250.80 feet; Course two, North 26°40'01" West, 197.54 feet; Course three, on a curve to the right, tangent to the last described course, with a radius of 539.14 feet, a length of 273.27 feet; Course four, North 02°22'29" East, 259.95 feet; Course five, on a curve to the right, tangent to the last described course, with a radius of 669.22 feet, a length of 84.81 feet; Course six, North 09°38'09" East, 132.25 feet; Course seven, on a curve to the left, tangent to the last described course, with a radius of 662.07 feet, a length of 93.36 feet to the North line of the South Quarter of said Lot 12; Thence South 89°06'11" East along said North line and the south line of HILL CREST ANNEX, a subdivision in said Kansas City, 627.47 feet to the Southeast corner thereof and the West line of the East Half of said Southeast Quarter; Thence North 00°57'07" East along the East line of said HILL CREST ANNEX and the West line of the East Half of said Southeast Quarter, 158.84 feet to the West Right-of-Way line of N. Holmes Road, as now established; Thence along said West Right-of-Way the following six courses; Course one, on a curve to the right with an initial tangent bearing South 21°36'00" East, a radius of 1,230.00 feet, a length of 258.17 feet; Course two, South 09°34'27" East, 298.89 feet; Course three, on a curve to the right, tangent to the last described course, with a radius of 905.00 feet, a length of 495.88 feet; Course four, South 21°49'14" West, 95.99 feet; Course five, on a curve to the left, tangent to the last described course, with a radius of 770.00 feet, a length of 173.56 feet; Course six, South 08°54'20" West, 113.60 feet to the North line of the South 475 feet of said Lot 15; Thence North 89°05'03" West along said North line, 415.43 feet to the Point of Beginning. Containing 862,203 square feet or 19.79 Acres, more or less. Description prepared by Tobin R. Roberts MO PLS No. 2001015269.

LEGEND	
CONTOURS	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
UTILITIES	
- - -	EXISTING WATER LINE

City Plan Commission
Approved Subject to Conditions

of Case No. **CD-CPC-2022-00205** On **03/07/2023**

Joseph Rexwinkle, AICP
Secretary of the Commission



SITEPOINT
A Division of NorthPoint Development

3315 N Oak Trafficway
Kansas City, MO 64116

816.888.7380
sitepoint@northpointks.com

REVISIONS/APPROVALS:	NO.:	DATE:	REVISED PER CITY COMMENT
REVIEWED BY:		2023.01.22	
DESIGNED BY:			
DRAFTED BY:			
SP PROJECT #:			
NEIL W. HAAS, P.E. 2022034072			

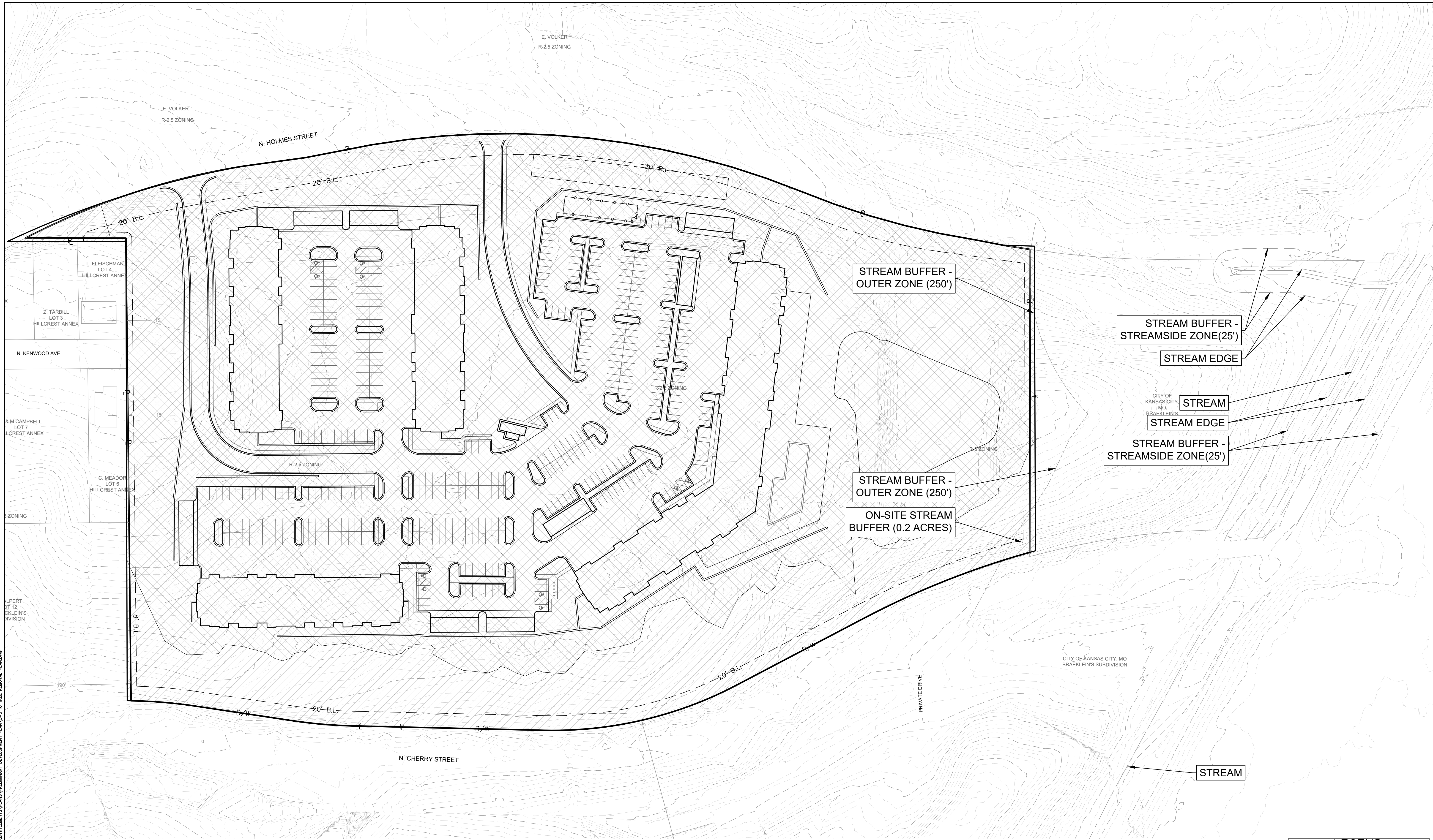
EXISTING CONDITIONS PLAN
ASCENT APARTMENTS
N HOLMES STREET
PRELIMINARY DEVELOPMENT PLAN
KANSAS CITY, CLAY COUNTY, MO

Certificate of Authority #MO 2020018354

SHEET #:

C-0100

S:\01 PROJECTS\MULTI-FAMILY\3653 CHERRY ST APARTMENTS KANSAS CITY, MO\ENTITLEMENTS\PLANS\PRELIMINARY DEVELOPMENT PLAN\C-0110 TREE REMOVAL PLAN.DWG



LEGEND	
GENERAL	
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO BE PRESERVED



City Plan Commission
Approved Subject to Conditions
 of Case No. **CD-CPC-2022-00205** On **03/07/2023**

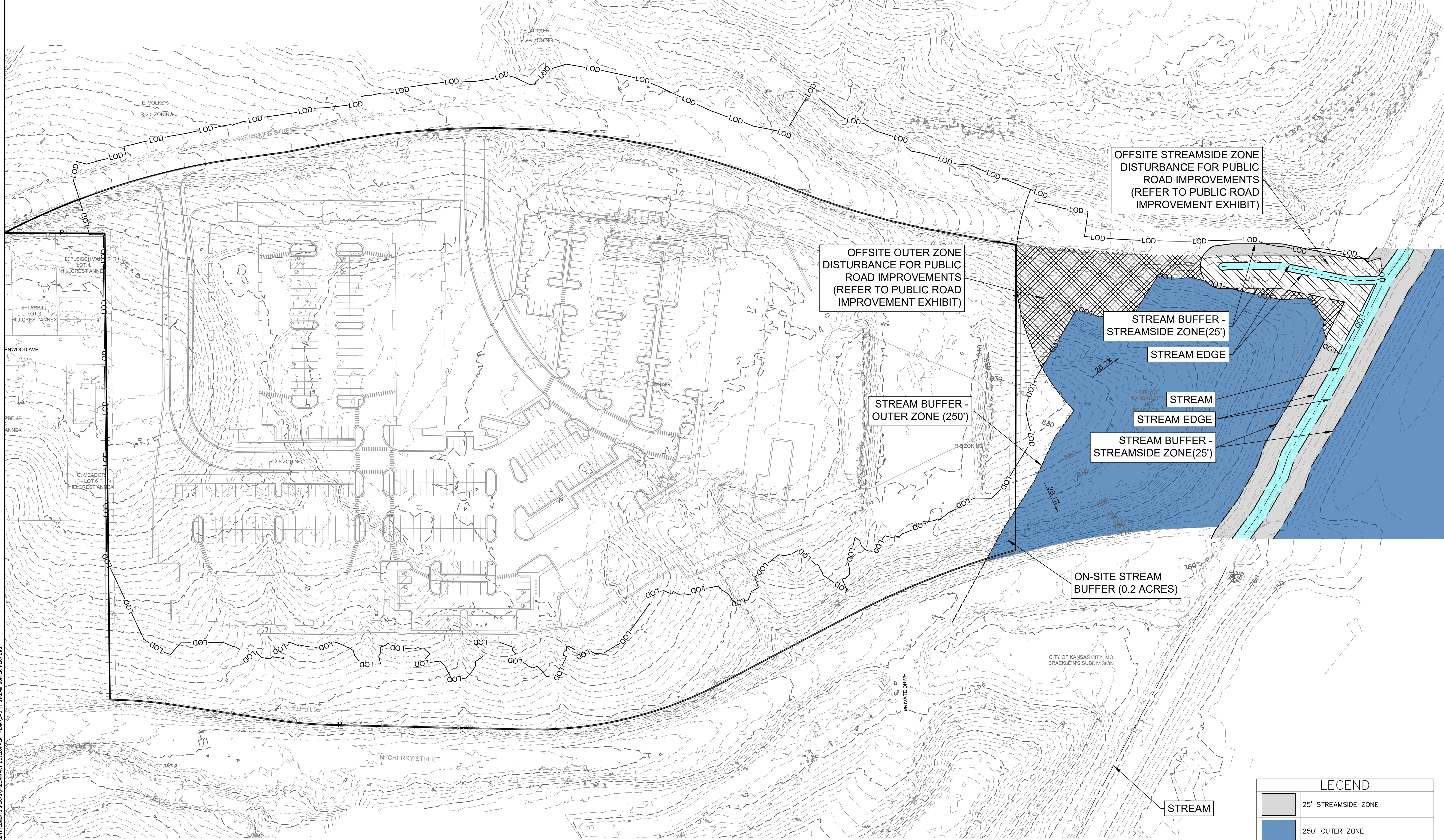
Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

REVISIONS/APPROVALS:	NO.	DATE	REVISOR	REVISION PER CITY COMMENT
REVIEWED BY:		2023.01.22		
DESIGNED BY:				
DRAFTED BY:				
SP PROJECT #:				
NEIL W. HAAS, P.E. 2022034072				

TREE REMOVAL PLAN
ASCENT APARTMENTS
N HOLMES STREET
PRELIMINARY DEVELOPMENT PLAN
KANSAS CITY, CLAY COUNTY, MO

Certificate of Authority #MO 2020018354
SHEET #:

C-0110



REVISIONS/APPROVALS:	NO.	DATE	REVISIONS PER CITY COMMENT
REVIEWED BY:		2023.01.22	
DESIGNED BY:			
DRAFTED BY:			
SP PROJECT #:			
NEIL W. HAAS, P.E. 2022034072			

STREAM BUFFER PLAN
ASCENT APARTMENTS
N HOLMES STREET
PRELIMINARY DEVELOPMENT PLAN
KANSAS CITY, CLAY COUNTY, MO

City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2022-00205** On **03/07/2023**

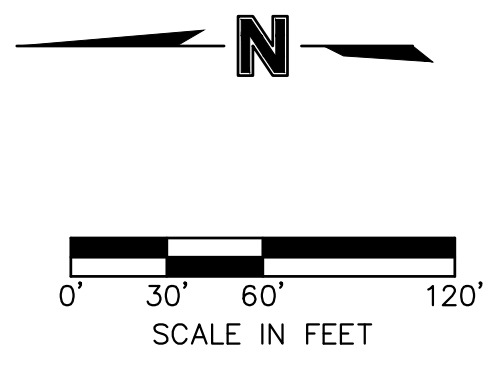


Joseph Rexwinkle, AICP
Secretary of the Commission

- NOTES:**
1. ALL OFFSITE STREAM BUFFER DISTURBANCE IS DUE TO IMPROVEMENT OF N HOLMES ROAD AND EXISTING STREAM CHANNEL. INTENT IS TO IMPROVE STORMWATER CONVEYANCE AND RESTORE NATURAL STREAM BUFFER TO EXISTING CONDITIONS. ALL PUBLIC IMPROVEMENTS AND STREAM BUFFER DISTURBANCE TO BE COORDINATED WITH CITY STAFF.
 2. ENTIRETY OF STREAM BUFFER AREA HAS RIPARIAN COVER.
 3. ENTIRETY OF STREAM BUFFER AREA SLOPES EXCEED 15%.
 4. THERE IS NO IMPACT TO ON-SITE STREAM BUFFER.

ON-SITE STREAM BUFFER ZONE DATA	
STREAM SIDE ZONE	
TOTAL AREA	0.00 AC.
DISTURBANCE AREA	0.00 AC.
PERCENTAGE DISTURBED	0.00%
MIDDLE ZONE	
TOTAL AREA	0.00 AC.
DISTURBANCE AREA	0.00 AC.
PERCENTAGE DISTURBED	0.00%
OUTER ZONE	
TOTAL AREA	0.02 AC.
DISTURBANCE AREA	0.00 AC.
PERCENTAGE DISTURBED	0.00%
TOTAL STREAM BUFFER DISTURBANCE	0.00 AC.

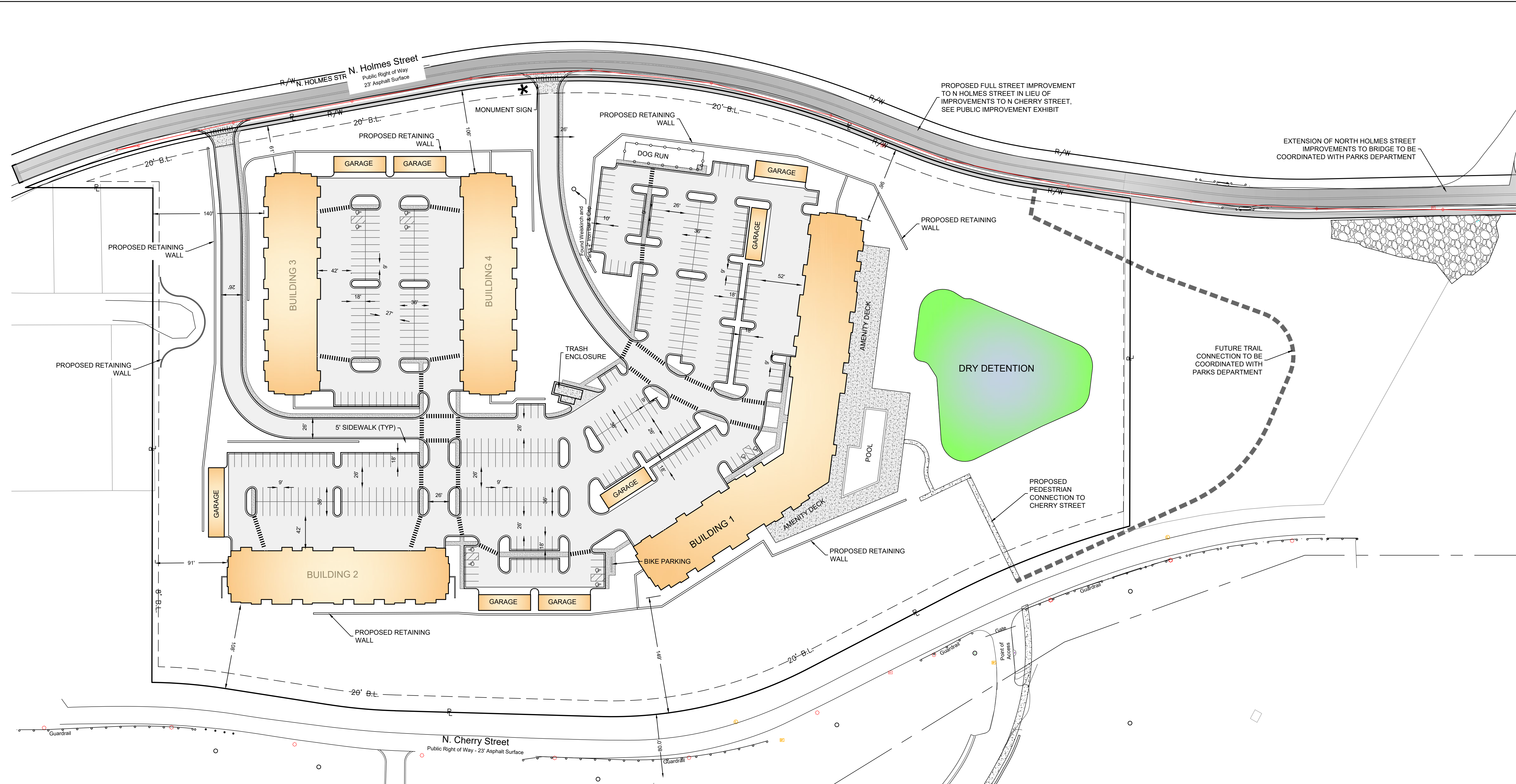
OFF-SITE STREAM BUFFER ZONE DATA	
STREAM SIDE ZONE	
TOTAL AREA	0.49 AC.
DISTURBANCE AREA	0.26 AC.
PERCENTAGE DISTURBED	52.60%
MIDDLE ZONE	
TOTAL AREA	0.00 AC.
DISTURBANCE AREA	0.00 AC.
PERCENTAGE DISTURBED	0.00%
OUTER ZONE	
TOTAL AREA	2.86 AC.
DISTURBANCE AREA	0.51 AC.
PERCENTAGE DISTURBED	17.80%
TOTAL STREAM BUFFER DISTURBANCE	0.77 AC.



LEGEND	
	25' STREAMSIDE ZONE
	250' OUTER ZONE
	STREAM CENTERLINE
	STREAMSIDE ZONE DISTURBANCE
	OUTER ZONE DISTURBANCE
	EDGE OF OUTER ZONE
	LIMITS OF DISTURBANCE
	20' WIDE STREAM

S:\01 PROJECTS\MULTI-FAMILY\2023 CHERRY ST APARTMENTS\PLANS\PRELIMINARY DEVELOPMENT PLANS\C-0111 STREAM BUFFER PLAN.DWG

S:\01 PROJECTS\MULTI-FAMILY\3033 CHERRY ST APARTMENTS KANSAS CITY, MO\DEVELOPMENT\PLANS\PRELIMINARY DEVELOPMENT PLAN\C-0200 SITE PLAN.DWG



City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2022-00205** On **03/07/2023**

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

SITE DATA TABLE	
TOTAL SITE AREA	19.78 ACRES
RIGHT OF WAY DEDICATION - N HOLMES ST.	0.30 ACRES
NET SITE AREA	19.48 ACRES
PROPOSED LAND USE	MULTIFAMILY RESIDENTIAL
NUMBER OF FLOORS (ALL BUILDINGS)	4 PLUS BASEMENT
TOTAL BUILDING AREA (ALL FLOORS)	±416,000 S.F.
BUILDING ONE (ALL FLOORS)	±166,500 S.F.
BUILDING TWO (ALL FLOORS)	±83,300 S.F.
BUILDING THREE (ALL FLOORS)	±83,300 S.F.
BUILDING FOUR (ALL FLOORS)	±83,300 S.F.
F.A.R. (NET SITE AREA)	0.49
MAXIMUM BUILDING HEIGHT	65'
TOTAL BUILDING UNITS	342
DENSITY (NET SITE AREA)	17.56 UNITS/ACRE

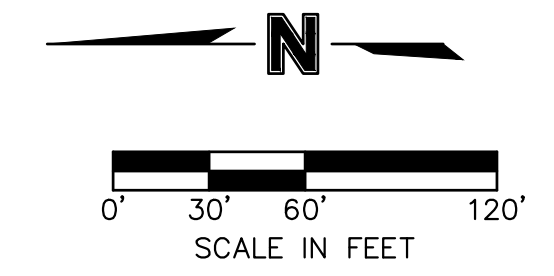
PARKING REQUIREMENTS		
	REQUIRED	PROPOSED
VEHICULAR PARKING		
1 STALL PER DWELLING UNIT	342	558
SHORT TERM BICYCLE PARKING	55	55*
10% OF TOTAL OFF STREET PARKING		
LONG TERM BICYCLE PARKING	114	114*
1 BIKE STALL PER 3 DWELLING UNITS		

*LOCATION OF BIKE RACKS TO BE PROVIDED ON FINAL DEVELOPMENT PLAN

- DEVELOPMENT PLAN INFORMATION**
- A. ZONING
 - A.1. EXISTING ZONING: R-6 AND R-2.5
 - A.2. PROPOSED ZONING: R-0.75
 - B. PROJECT TIMELINE (SUBJECT TO MARKET DEMAND)
 - B.1. COMMENCEMENT: JUNE 2023
 - B.2. COMPLETION: SEPTEMBER 2025
 - C. NOT TO BE COMPLETED IN PHASES
 - D. PARKLAND DEDICATION FEE WILL BE PAID IN LIEU OF PARKLAND DEDICATION AREAS PRIOR TO CERTIFICATE OF OCCUPANCY.

NOTE: ALL DIMENSIONS TAKEN FROM FACE OF CURB OR OUTSIDE FACE OF BUILDING

LEGEND	
	CONCRETE SIDEWALK
	STANDARD DUTY ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT



SITEPOINT
A Division of NorthPoint Development

3315 N Oak Trafficway
Kansas City, MO 64116
816.888.7380
sitepoint@northpointkc.com

REVISIONS/APPROVALS:	NO.:	DATE	REVISOR	REVISIONS
REVIEWED BY:				
DESIGNED BY:				
DRAFTED BY:				
SP PROJECT #:				





SITE PLAN
ASCENT APARTMENTS
N HOLMES STREET
PRELIMINARY DEVELOPMENT PLAN
KANSAS CITY, CLAY COUNTY, MO

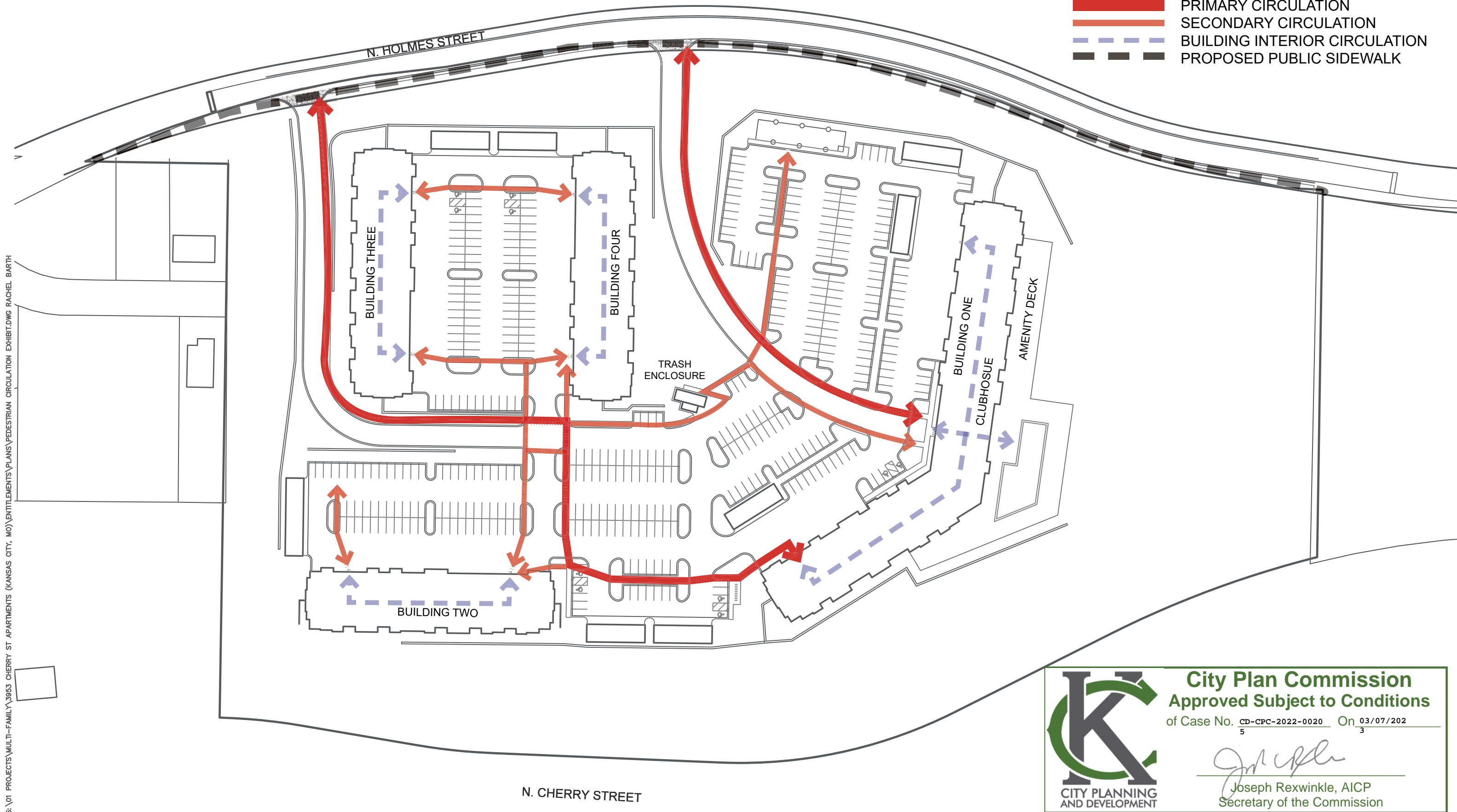
Certificate of Authority #MO 2020018354

SHEET #:

C-0200



-  PRIMARY CIRCULATION
-  SECONDARY CIRCULATION
-  BUILDING INTERIOR CIRCULATION
-  PROPOSED PUBLIC SIDEWALK



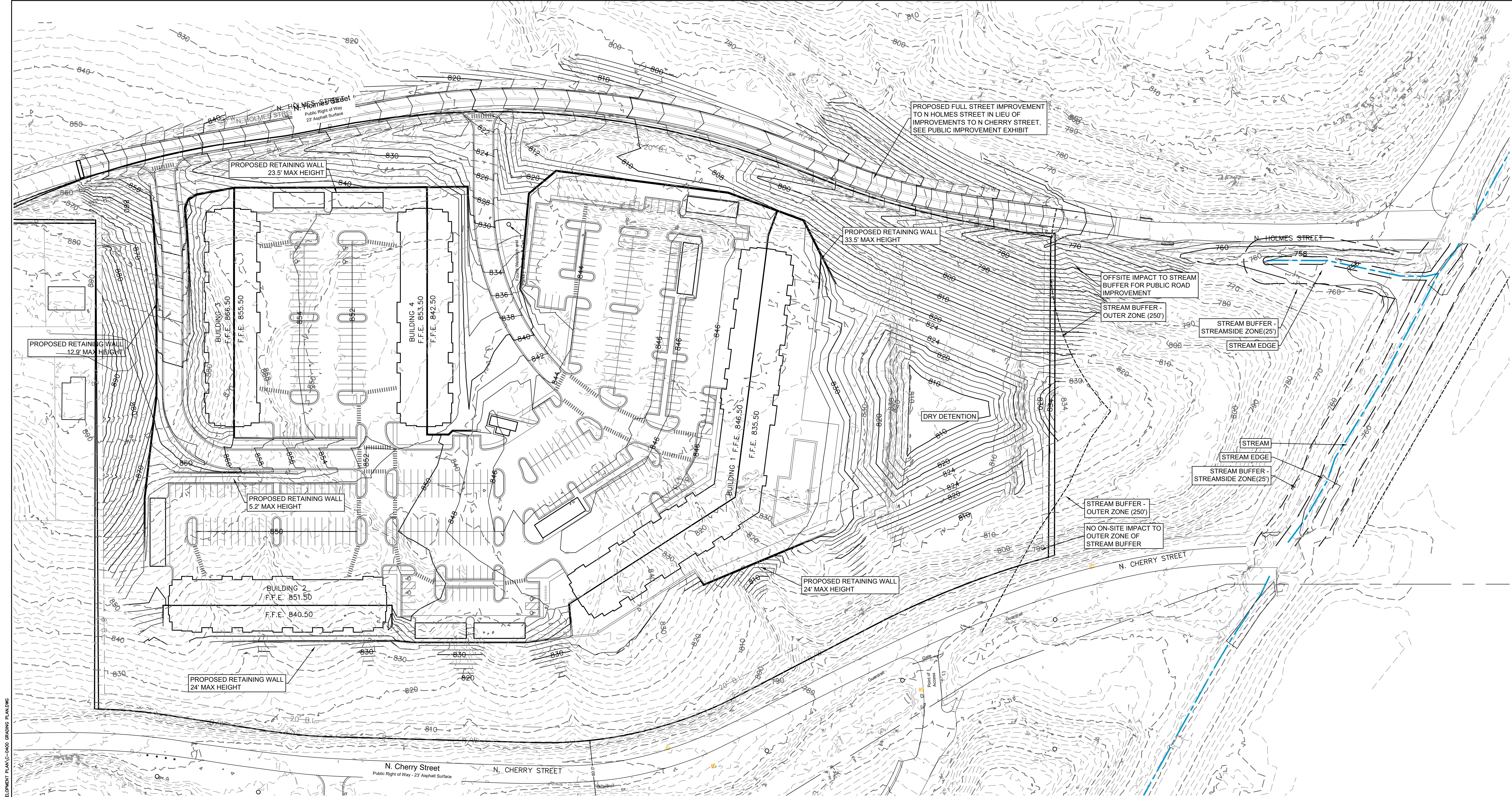
S:\01 PROJECTS\MULTI-FAMILY\3953 CHERRY ST APARTMENTS (KANSAS CITY, MO)\ENTITLEMENTS\PLANS\PEDESTRIAN CIRCULATION EXHIBIT.DWG RACHEL BARTH



City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-0020 On 03/07/202
5 3


Joseph Rexwinkle, AICP
Secretary of the Commission

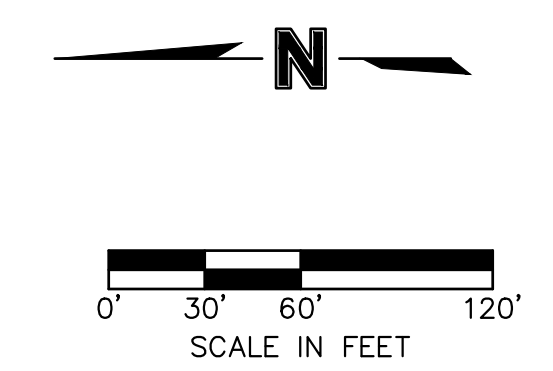
N. CHERRY STREET



S:\01 PROJECTS\MULTI-FAMILY\2023 CHERRY ST APARTMENTS PRELIMINARY DEVELOPMENT PLAN\C-0400 GRADING PLAN.DWG

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00205 On 03/07/2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission



LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS

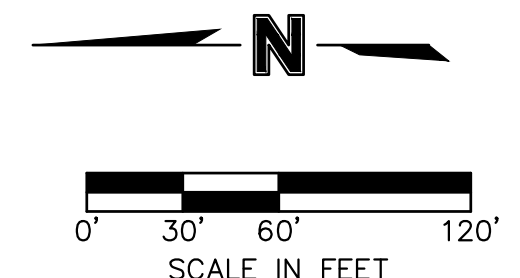
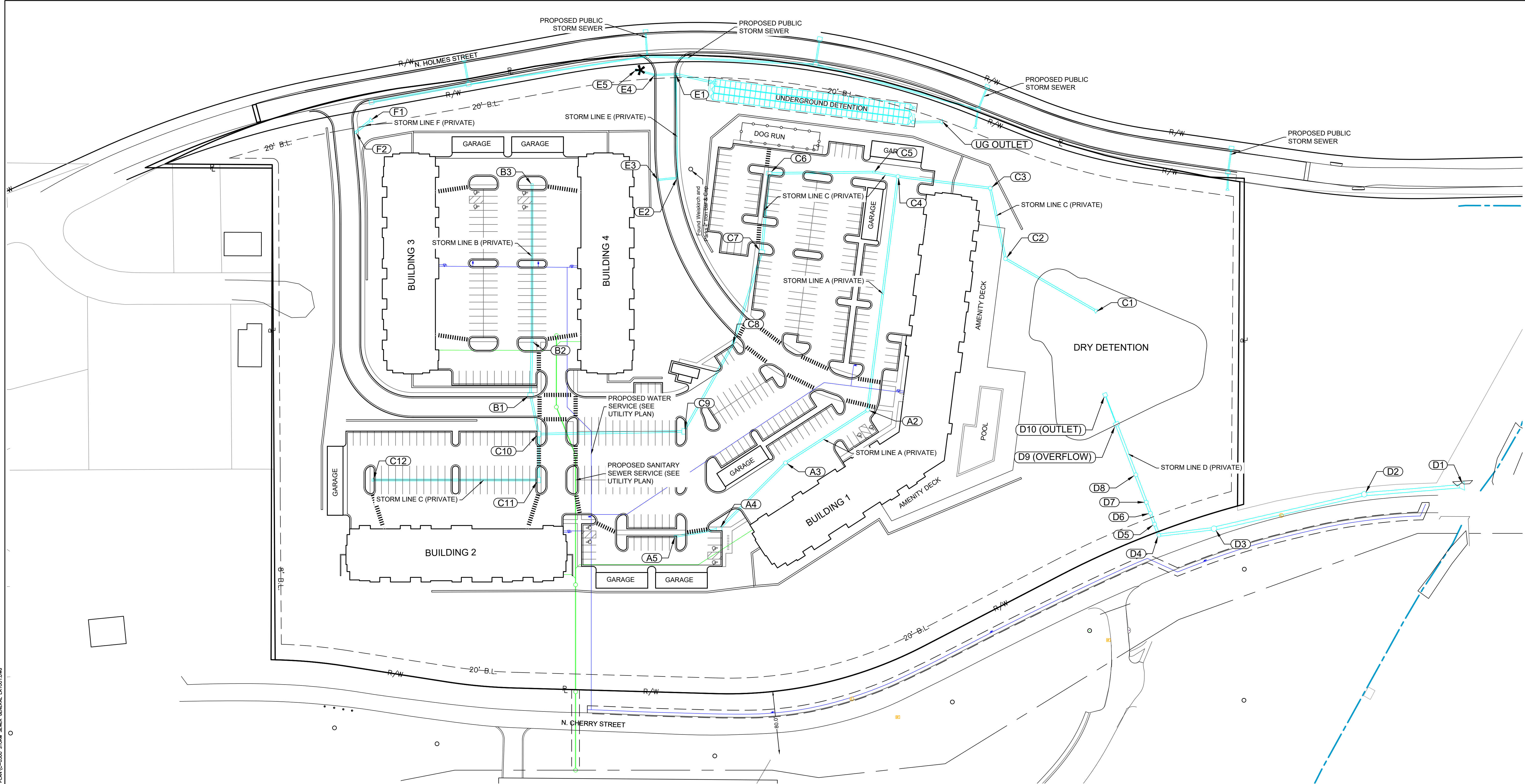
REVISIONS/APPROVALS:	NO.	DATE	REVISIONS PER CITY COMMENT
REVIEWED BY:		2023.01.22	
DESIGNED BY:			
DRAFTED BY:			
SP PROJECT #:			
NEIL W. HAAS, P.E. 2022034072			

GRADING PLAN
ASCENT APARTMENTS
N HOLMES STREET
PRELIMINARY DEVELOPMENT PLAN
KANSAS CITY, CLAY COUNTY, MO

Certificate of Authority #MO 2020018354
SHEET #:

C-0400

S:\01 PROJECTS\MULTI-FAMILY\3653 CHERRY ST APARTMENTS DEVELOPMENT\PLANS\PRELIMINARY DEVELOPMENT PLANS\C-0500 STORM SEWER GENERAL LAYOUT.DWG



City Plan Commission
Approved Subject to Conditions
 of Case No. CD-CPC-2022-00205 On 03/07/2023

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

CITY PLANNING AND DEVELOPMENT

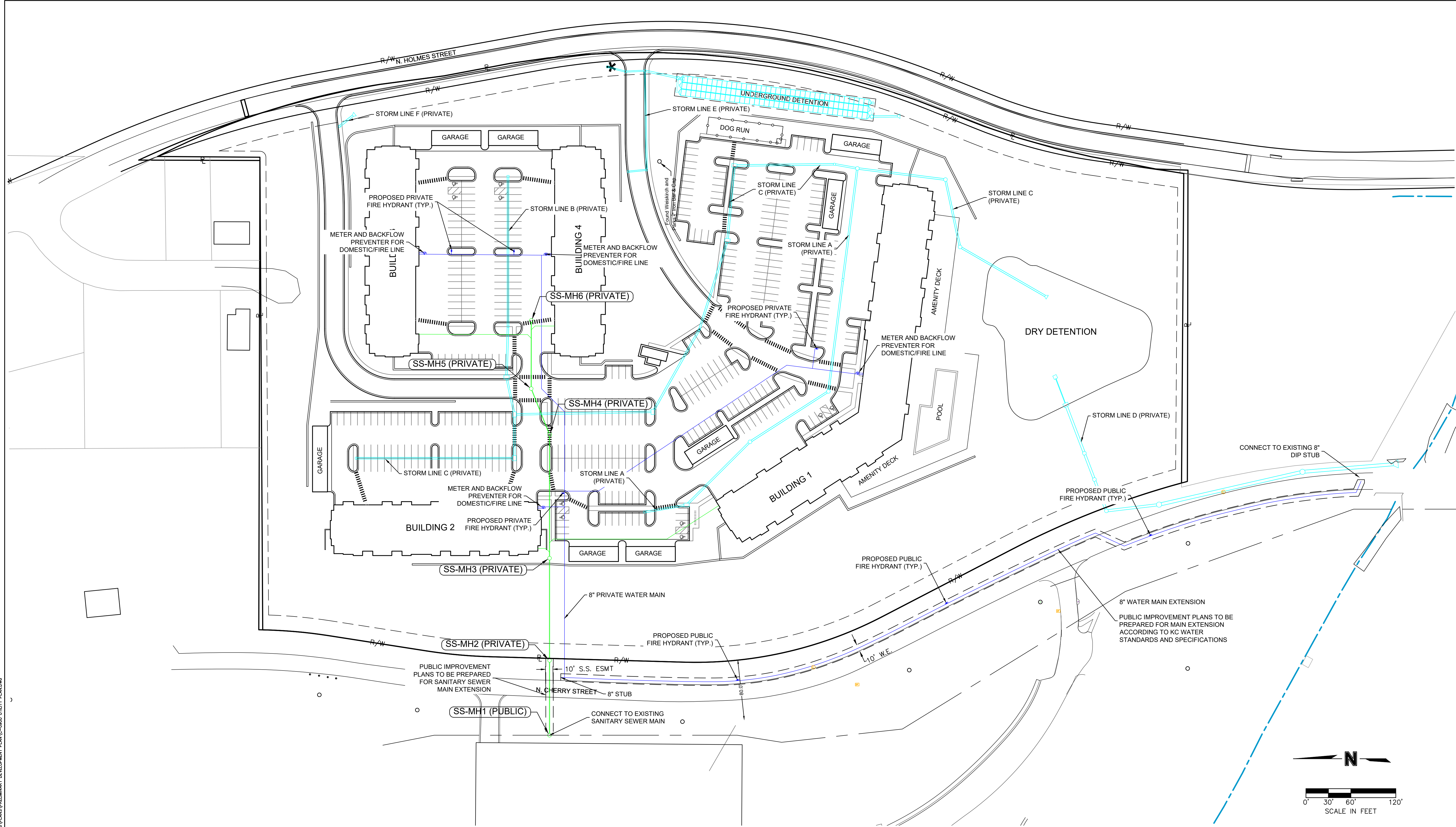
LEGEND

	PROPOSED COMMUNICATIONS LINE
	FUTURE COMMUNICATIONS LINE
	PROPOSED NATURAL GAS LINE
	FUTURE NATURAL GAS LINE
	PROPOSED POWER/ELECTRIC LINE
	FUTURE POWER/ELECTRIC LINE
	PROPOSED SANITARY SEWER
	FUTURE SANITARY SEWER
	PROPOSED STORM SEWER
	FUTURE STORM SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	FUTURE WATER LINE

REVISIONS/APPROVALS:	NO.:	DATE:	REVISOR/REVISION COMMENT:
REVIEWED BY:	NWH	2023.01.22	
DESIGNED BY:	EPL		
DRAFTED BY:	DM		
SP PROJECT #:	3953		
NEIL W. HAAS, P.E.	2022034072		

STORM SEWER GENERAL LAYOUT
ASCENT APARTMENTS
N HOLMES STREET
PRELIMINARY DEVELOPMENT PLAN
KANSAS CITY, CLAY COUNTY, MO

S:\01 PROJECTS\MULTI-FAMILY\3653 CHERRY ST APARTMENTS KANSAS CITY, MO\01\UTILITIES\PLANS\PRELIMINARY DEVELOPMENT PLANS\0900 UTILITY PLAN.DWG



LEGEND	
	PROPOSED COMMUNICATIONS LINE
	FUTURE COMMUNICATIONS LINE
	PROPOSED NATURAL GAS LINE
	FUTURE NATURAL GAS LINE
	PROPOSED POWER/ELECTRIC LINE
	FUTURE POWER/ELECTRIC LINE
	PROPOSED SANITARY SEWER
	FUTURE SANITARY SEWER
	PROPOSED STORM SEWER
	FUTURE STORM SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	FUTURE WATER LINE

City Plan Commission
Approved Subject to Conditions
 of Case No. CD-CPC-2022-00205 On 03/07/2023

Joseph Rexwinkle, AICP
 Secretary of the Commission

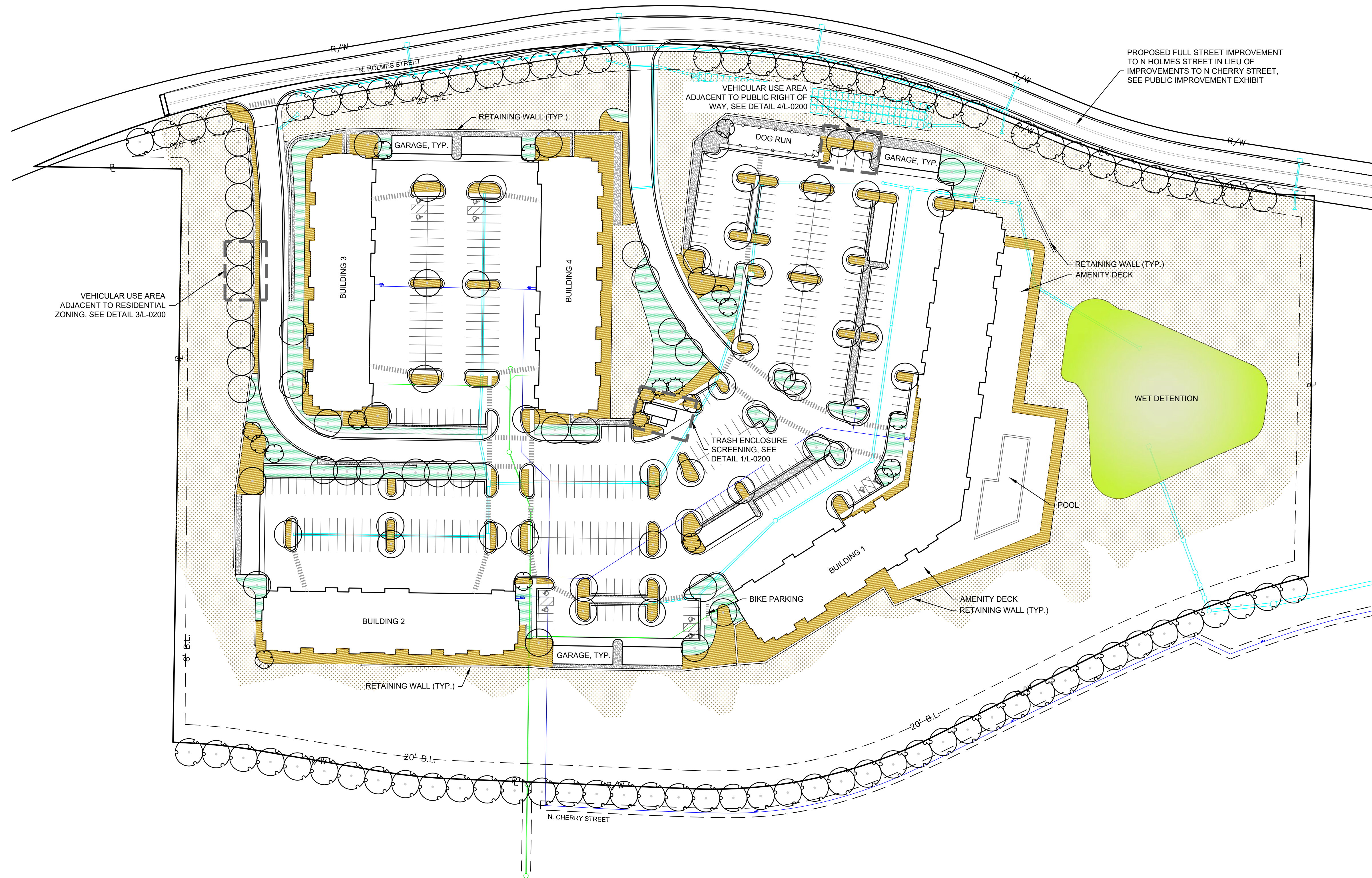
CITY PLANNING AND DEVELOPMENT

SITEPOINT
 A Division of NorthPoint Development
 3315 N Oak Trafficway
 Kansas City, MO 64116
 816.888.7380
 sitepoint@northpointkc.com

REVISIONS/APPROVALS:	NO.:	DATE:	REVISOR/PER CITY COMMENT:
REVIEWED BY:		2023.01.22	
DESIGNED BY:			
DRAFTED BY:			
SP PROJECT #:			
NEIL W. HAAS, P.E. 2022034072			

UTILITY PLAN
ASCEND APARTMENTS
N HOLMES STREET
PRELIMINARY DEVELOPMENT PLAN
KANSAS CITY, CLAY COUNTY, MO

Certificate of Authority #MO 2020018354
SHEET #:
C-0900



PROPOSED FULL STREET IMPROVEMENT TO N HOLMES STREET IN LIEU OF IMPROVEMENTS TO N CHERRY STREET. SEE PUBLIC IMPROVEMENT EXHIBIT

VEHICULAR USE AREA ADJACENT TO RESIDENTIAL ZONING. SEE DETAIL 3/L-0200

VEHICULAR USE AREA ADJACENT TO PUBLIC RIGHT OF WAY. SEE DETAIL 4/L-0200

TRASH ENCLOSURE SCREENING. SEE DETAIL 1/L-0200

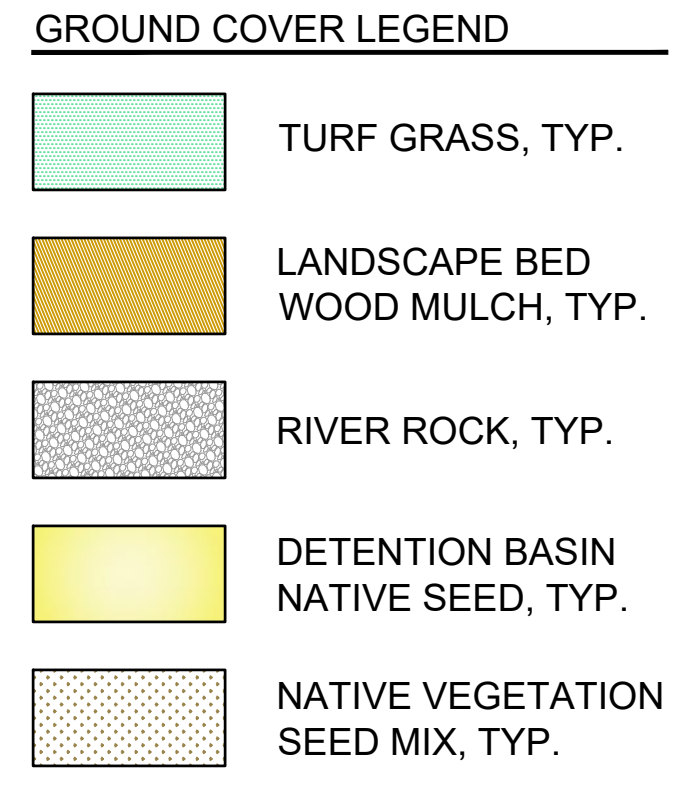
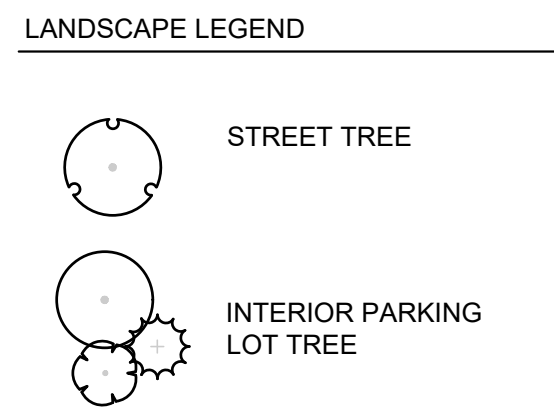
LANDSCAPE DATA TABLE		
LANDSCAPE REQUIREMENT	REQUIRED	PROPOSED
STREET TREES		
N HOLMES STREET FRONTAGE - 1,278 L.F.		
1 TREE PER 30 L.F. OF STREET FRONTAGE	43	37*
N CHERRY STREET FRONTAGE - 1,269 L.F.		
1 TREE PER 30 L.F. OF STREET FRONTAGE	43	43
INTERIOR PARKING LOT		
SURFACE PARKING STALLS - 431		
35 S.F. PER PARKING STALL	15,085 S.F.	15,633 S.F.
1 TREE PER 5 PARKING STALLS	87 TREES	87 TREES
1 SHRUB PER PARKING STALL	431 SHRUBS	431 SHRUBS**
PERIMETER LANDSCAPING OF VEHICULAR USE AREAS		
VEHICULAR USE ADJACENT TO STREET RIGHT OF WAY - 58 L.F.		
1 TREE PER 30 L.F. OF STREET FRONTAGE	2	2
CONTINUOUS EVERGREEN SHRUB 3' HEIGHT	3' HEIGHT ROW	3' HEIGHT ROW
VEHICULAR USE ADJACENT TO RESIDENTIAL ZONING - 400 L.F.		
1 TREE PER 30 L.F. OF STREET FRONTAGE	14	14
CONTINUOUS EVERGREEN SHRUB 3' HEIGHT	3' HEIGHT ROW	3' HEIGHT ROW

*REDUCTION OF STREET TREES ALONG N HOLMES TO ACCOMMODATE DRIVE LOCATIONS AND UTILITY CONFLICTS
**SHRUBS TO BE PROVIDED ON THE FINAL DEVELOPMENT PLAN

- GENERAL NOTES:**
- GENERAL PROPOSED TREE LOCATIONS AND QUANTITIES ARE SHOWN ON THIS PLAN
 - TREE TYPE AND SPECIES SHALL BE SELECTED AND INCLUDED ON PROJECT PLAN
 - REQUIRED SHRUBS SHALL BE INCLUDED ON PROJECT PLAN
 - FINAL LANDSCAPE AND HARDSCAPE DESIGN OF ALL AREAS INCLUDING BUILDING FOUNDATION PLANTINGS, MONUMENT SIGNS PLANTINGS, AND GENERAL LANDSCAPING SHALL BE PER THE PROJECT PLAN
 - ALL PROPOSED PLANT MATERIAL SIZE AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH 88-425 OF THE KANSAS CITY ZONING AND DEVELOPMENT CODE

Detention Basin Seed Mix		
Botanical Name	Common Name	
26%	Panicum clandestinum	Deertongue, Tioga
25%	Panicum Virgatum	"Carthage" Switchgrass, NC Ecotype
20%	Carex vulpinoidea	Fox Sedge, PA Ecotype
20%	Elymus virginicus	Virginia Wildry, Madison NY Ecotype
4%	Agrostis perennans	Autumn Bentgrass, Albany Pine Bush NY Ecotype
3%	Juncus effusus	Soft Rush
1%	Juncus Tenuis	Path Rush, PA Ecotype
1%	Panicum rigidulum	Redtop Panicgrass, PA Ecotype

Seeding Rate: 20 lb per acre, or 1/2 lb per 1,000 sq ft. For a cover crop: grain rye (1 Sep to 30 Apr; 30 lbs/acre), Japanese millet (1 May to 31 Aug; 10 lbs/acre)



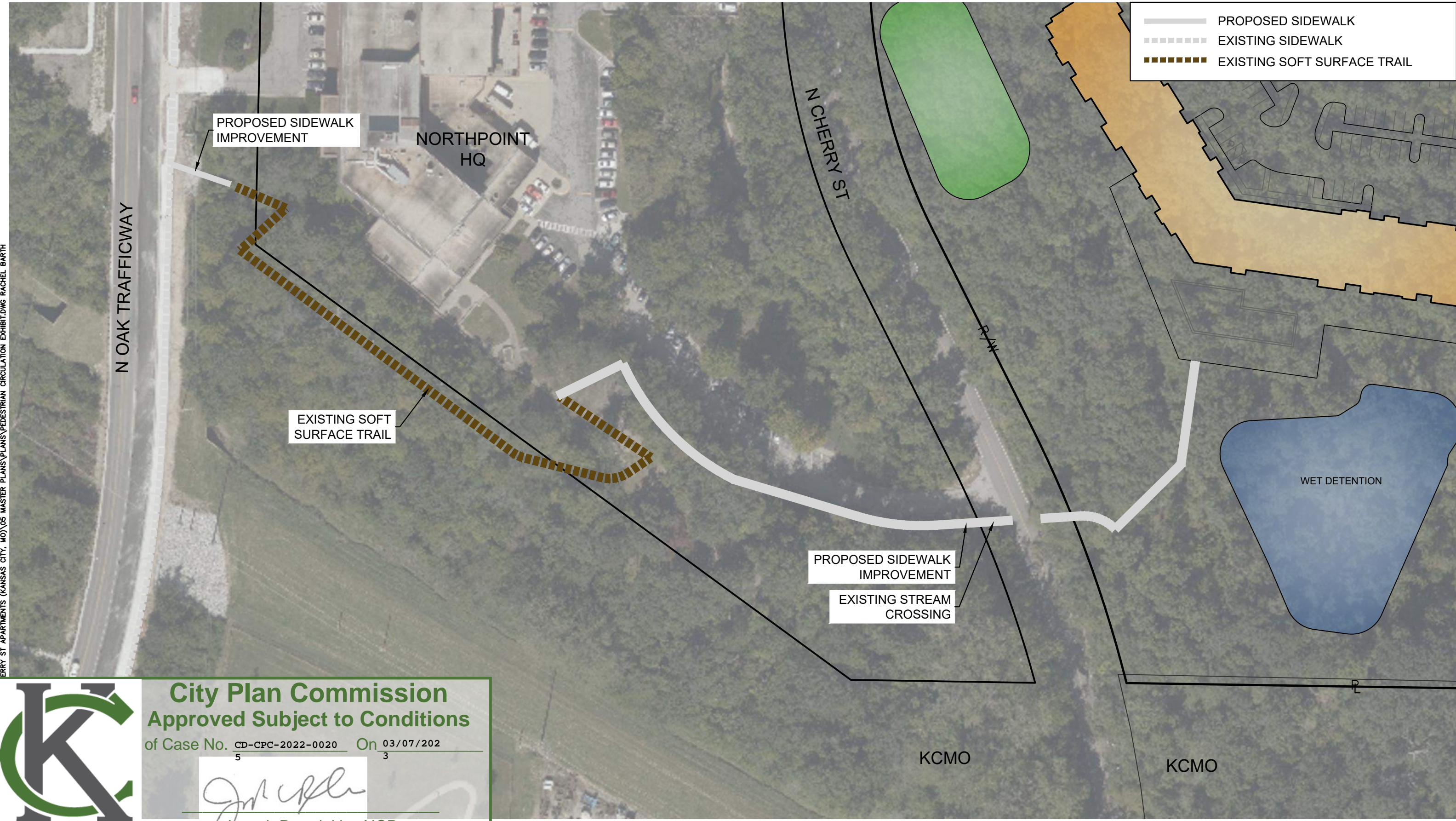
City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00205 On 03/07/2023

Joseph Rexwinkle, AICP
Secretary of the Commission

REVISIONS/APPROVALS:	NO.	DATE	REVISOR	REVISION PER CITY COMMENT
REVIEWED BY:		2023.01.22	NWH	
DESIGNED BY:			EPL	
DRAFTED BY:			DMI	
SP PROJECT #:			3953	
NEIL W. HAAS, P.E.			2022034072	

LANDSCAPE PLAN
ASCENT APARTMENTS
N HOLMES STREET
PRELIMINARY DEVELOPMENT PLAN
KANSAS CITY, CLAY COUNTY, MO

S:\01 PROJECTS\MULTI-FAMILY\303 CHERRY ST APARTMENTS KANSAS CITY, MO\01\LANDSCAPE\LANDSCAPE PLAN\0100 LANDSCAPE PLAN - OVERVIEW.DWG



ERRY ST APARTMENTS (KANSAS CITY, MO)\05 MASTER PLANS\PEDESTRIAN CIRCULATION EXHIBIT.DWG RACHEL BARTH



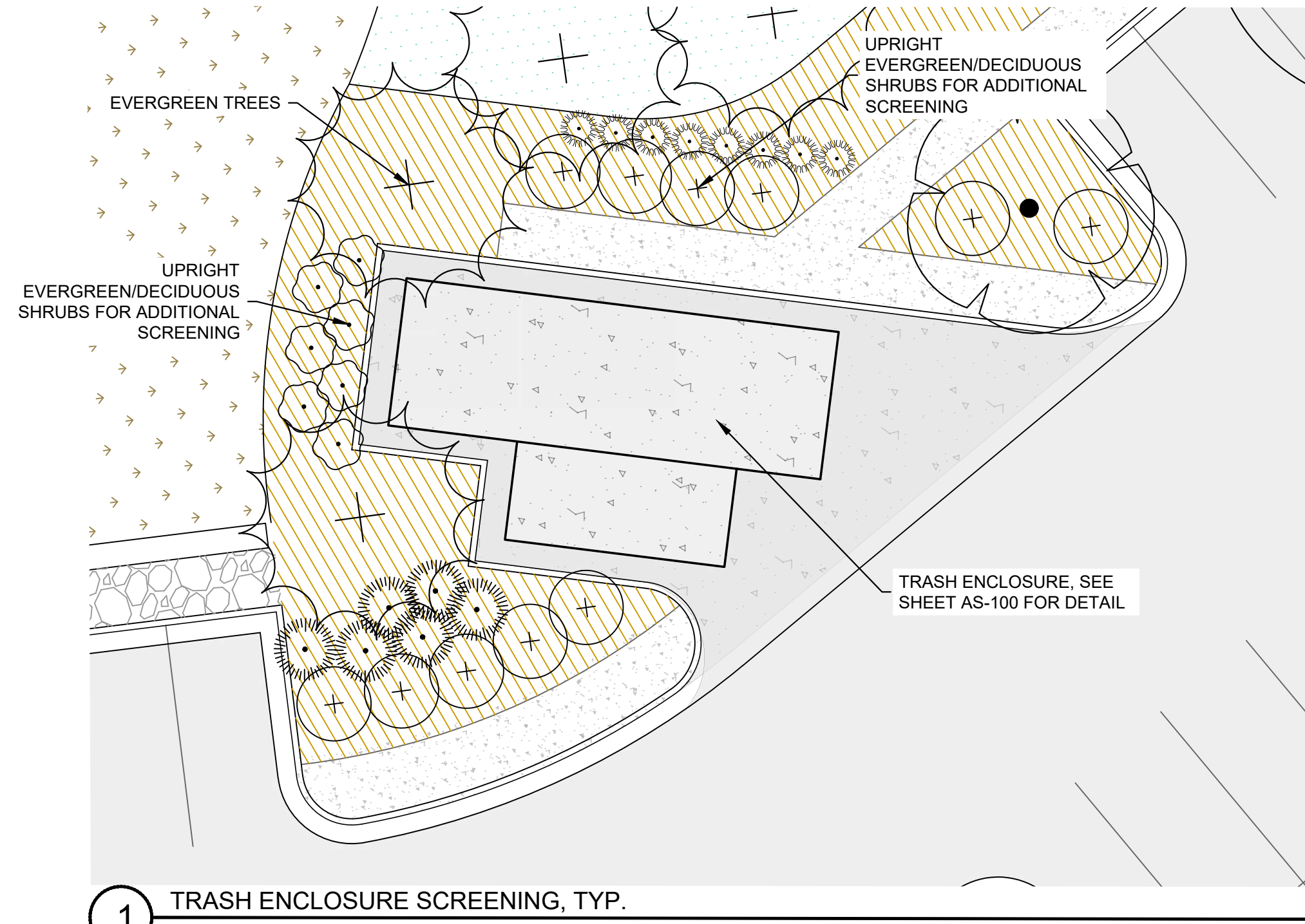
City Plan Commission
Approved Subject to Conditions
 of Case No. CD-CPC-2022-0020 On 03/07/202
 5 3



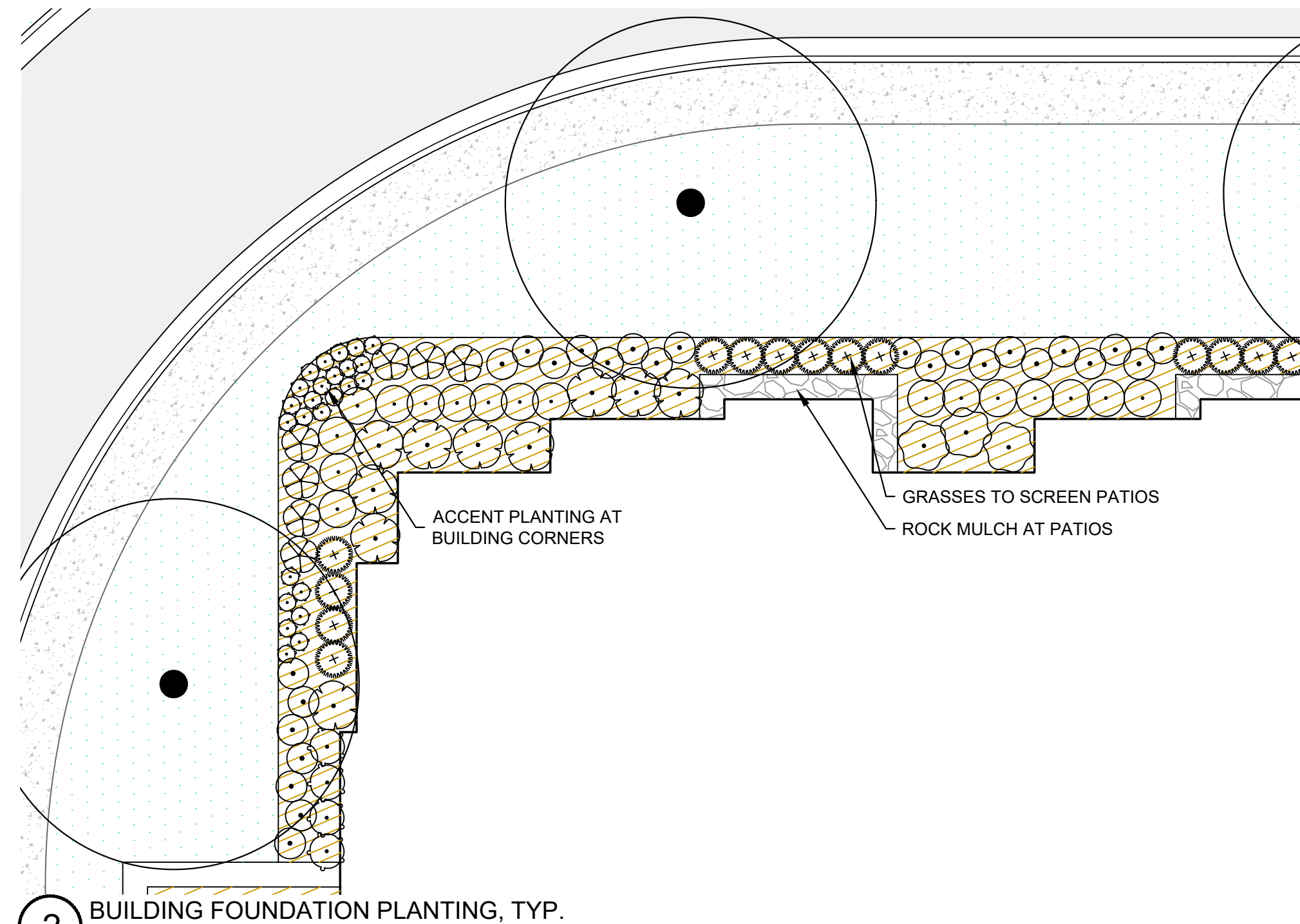
Joseph Rexwinkle, AICP
 Secretary of the Commission



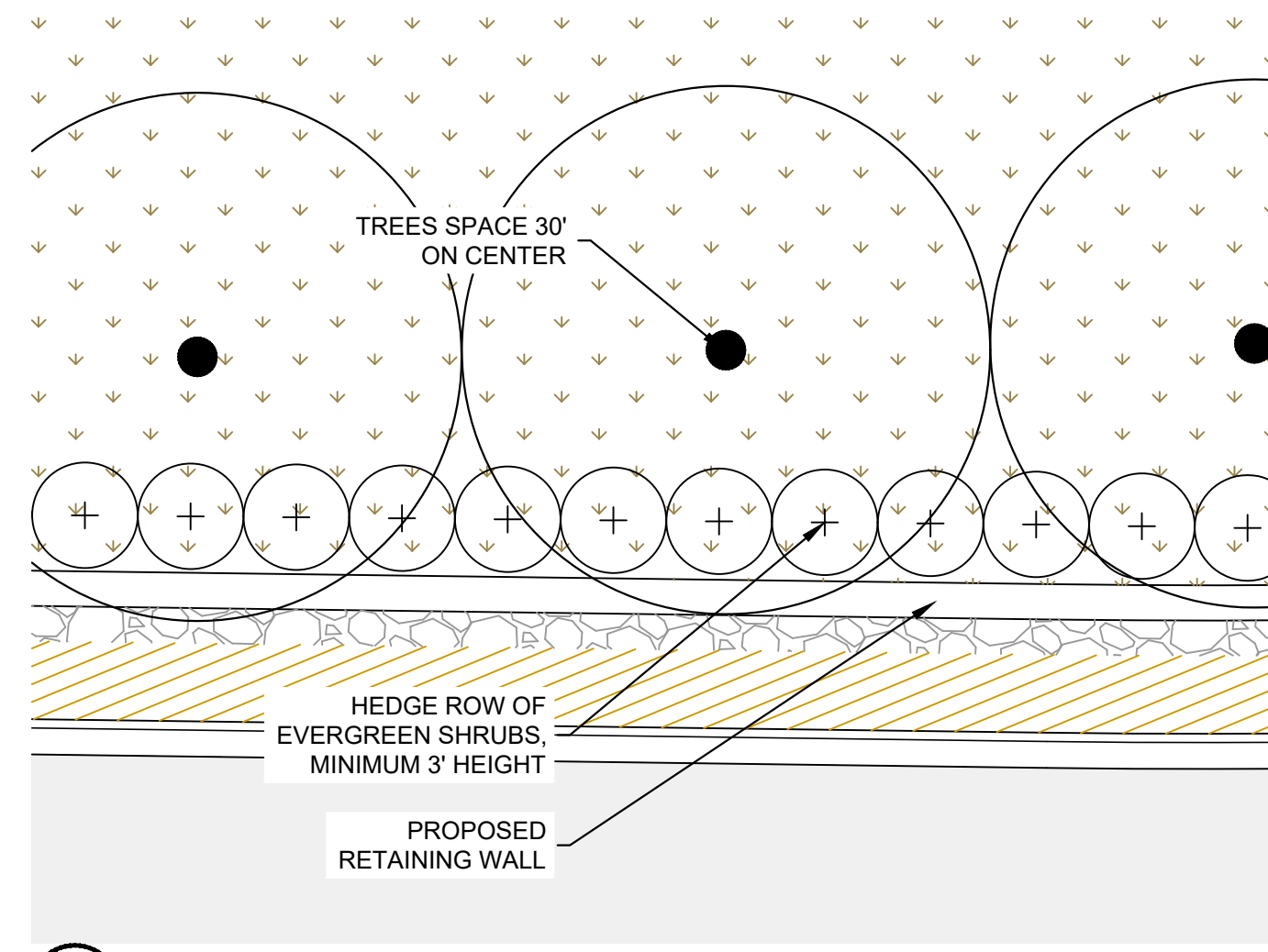
S:\01 PROJECTS\MULTI-FAMILY\3653 CHERRY ST APARTMENTS KANSAS CITY, MO\01\LANDSCAPE\PLANS\PRELIMINARY DEVELOPMENT PLAN\2020 LANDSCAPE PLAN - DETAIL.DWG



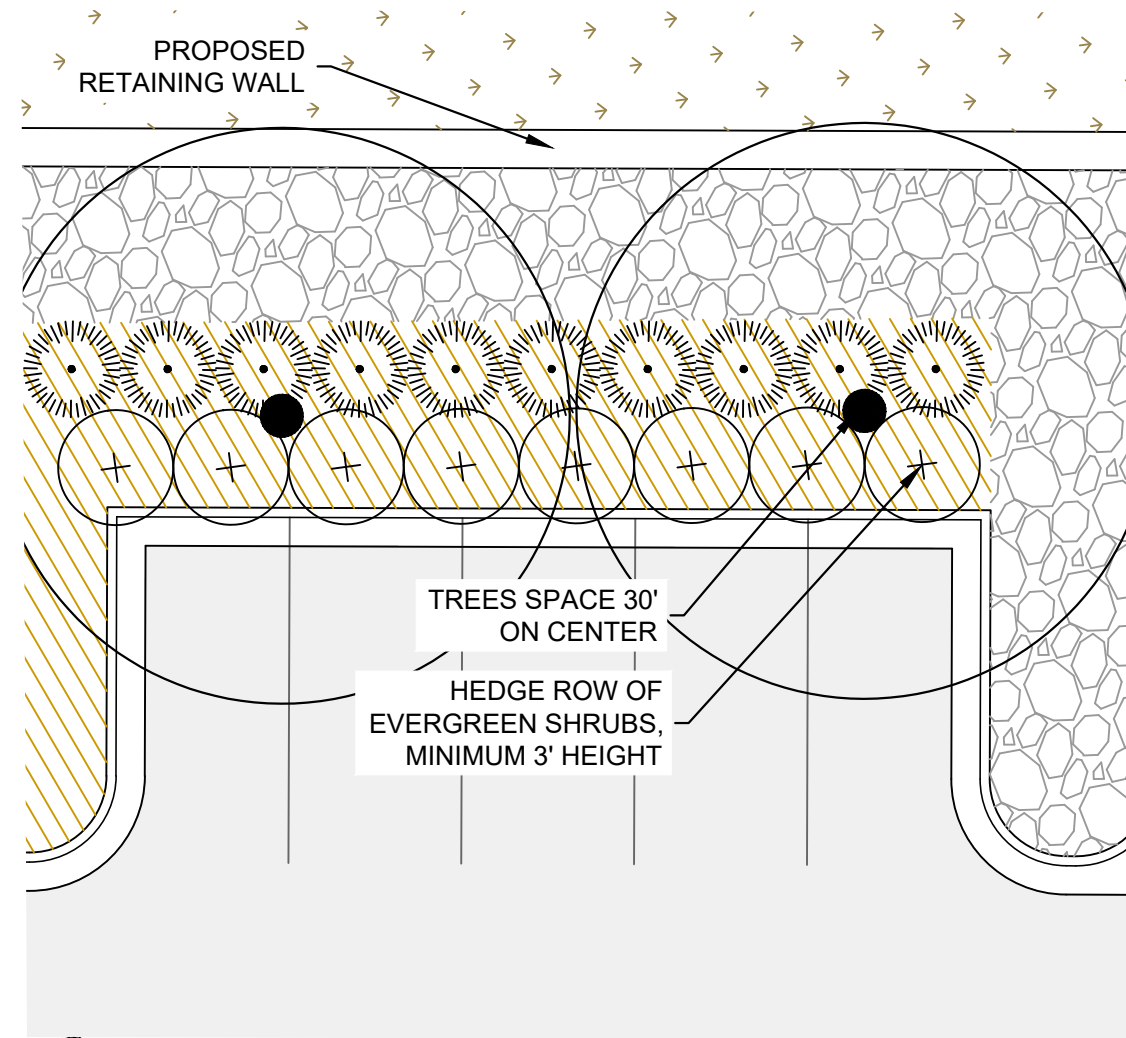
1 TRASH ENCLOSURE SCREENING, TYP.
SCALE: 1" = 10'



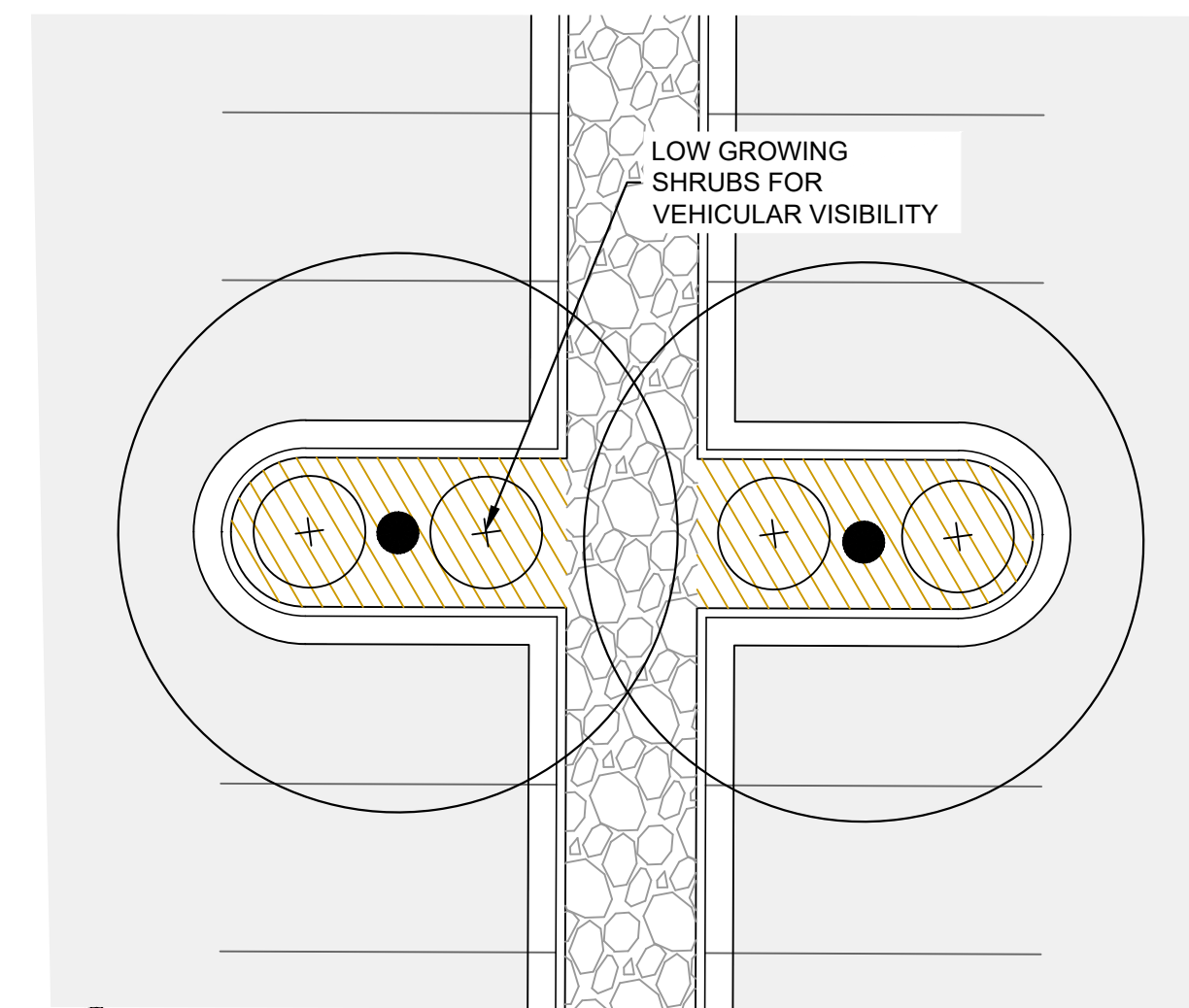
2 BUILDING FOUNDATION PLANTING, TYP.
SCALE: 1" = 10'



3 VEHICULAR USE ADJACENT TO RESIDENTIAL ZONING, TYP.
SCALE: 1" = 10'

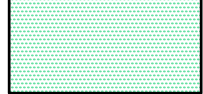

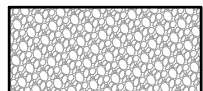




4 VEHICULAR USE SCREENING TO RIGHT OF WAY, TYP.
SCALE: 1" = 10'

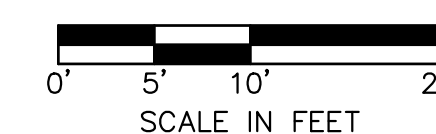



5 PARKING LOT ISLAND LANDSCAPE TYP.
SCALE: 1" = 10'

GROUND COVER LEGEND

-  TURF GRASS, TYP.
-  LANDSCAPE BED WOOD MULCH, TYP.
-  RIVER ROCK, TYP.
-  DETENTION BASIN NATIVE SEED, TYP.
-  NATIVE VEGETATION SEED MIX, TYP.

- GENERAL NOTES:
1. GENERAL PROPOSED TREE LOCATIONS AND QUANTITIES ARE SHOWN ON THIS PLAN
 2. TREE TYPE AND SPECIES SHALL BE SELECTED AND INCLUDED ON PROJECT PLAN
 3. REQUIRED SHRUBS SHALL BE INCLUDED ON PROJECT PLAN
 4. FINAL LANDSCAPE AND HARDSCAPE DESIGN OF ALL AREAS INCLUDING BUILDING FOUNDATION PLANTINGS, MONUMENT SIGNS PLANTINGS, AND GENERAL LANDSCAPING SHALL BE PER THE PROJECT PLAN
 5. ALL PROPOSED PLANT MATERIAL SIZE AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH 88-425 OF THE KANSAS CITY ZONING AND DEVELOPMENT CODE





City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00205 On 03/07/2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

REVISIONS/APPROVALS:	NO.	DATE	REVISOR	REVISION
REVIEWED BY:	NWH	2023.01.22		
DESIGNED BY:	EPL			
DRAFTED BY:	DM			
SP PROJECT #:	3953			
DR: NEIL W. HAAS, P.E.				
PROJECT NO:	2022034072			

LANDSCAPE PLAN DETAILED
ASCENT APARTMENTS
N HOLMES STREET
PRELIMINARY DEVELOPMENT PLAN
KANSAS CITY, CLAY COUNTY, MO



PRINTS ISSUED
12/22/2022
REVISIONS:

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-0020 On 03/07/2022



Joseph Rexwinkle, AICP
Secretary of the Commission



rosemann & associates p.c.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

1526 Grand Boulevard
Kansas City, MO 64108-1404
p: 816.472.1448
w: www.rosemann.com
© 2022 Rosemann & Associates, P.C.

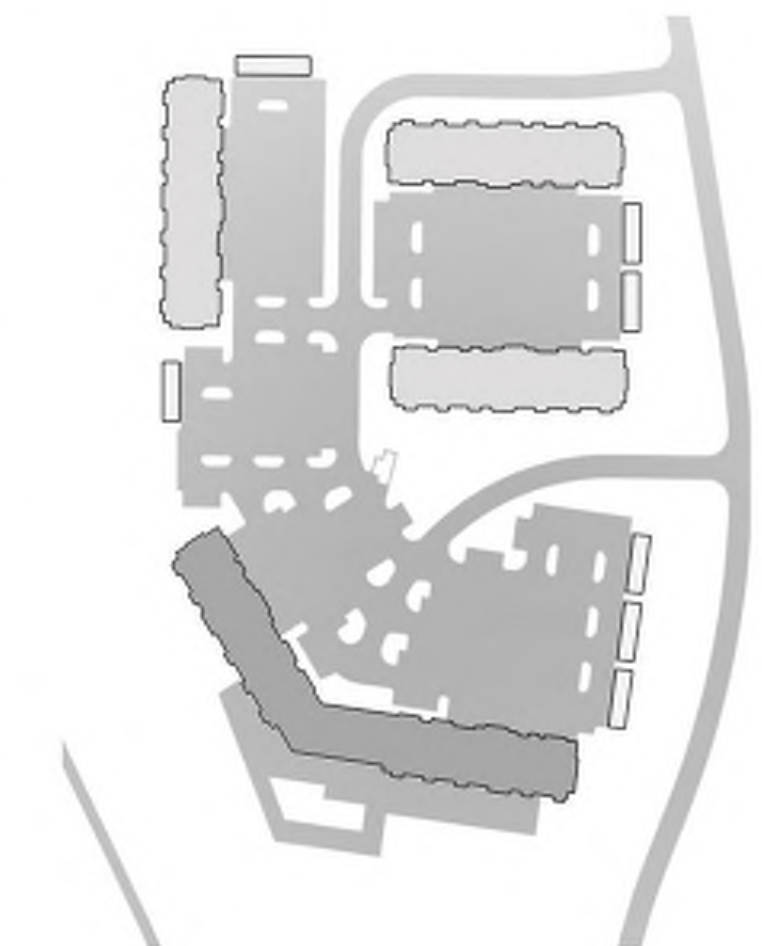
DENVER • KANSAS CITY • ST. LOUIS • ATLANTA



2 BUILDING 1 - FRONT ELEVATION
3/32" = 1'-0"



1 BUILDING 1 - FRONT ELEVATION
3/32" = 1'-0"



ASCENT APARTMENTS
N. HOLMES STREET
KANSAS CITY, MISSOURI

SHEET TITLE
EXTERIOR ELEVATIONS - BUILDING 1

PROJECT NUMBER: 23001

SHEET NUMBER:

A-200

ARCHITECTURAL ASPHALT SHINGLES
LP BOARD AND BATTEN SIDING COLOR 1
LP SIDING COLOR 1
LP LAP SIDING COLOR 1
LP LAP SIDING COLOR 2
PREFINISHED ALUMINUM GUARDRAIL
STONE VENEER



— ROOF BEARING 144'-0"
— FOURTH FLOOR 133'-0"
— THIRD FLOOR 122'-0"
— SECOND FLOOR 111'-0"
— FIRST FLOOR 100'-0"
— BASEMENT 89'-0"

2 BUILDING 1 - REAR ELEVATION
3/32" = 1'-0"

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
1526 Grand Boulevard
Kansas City, MO 64108-1404
P: 816.472.1448
W: www.rosemann.com
© 2022 Rosemann & Associates, P.C.
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

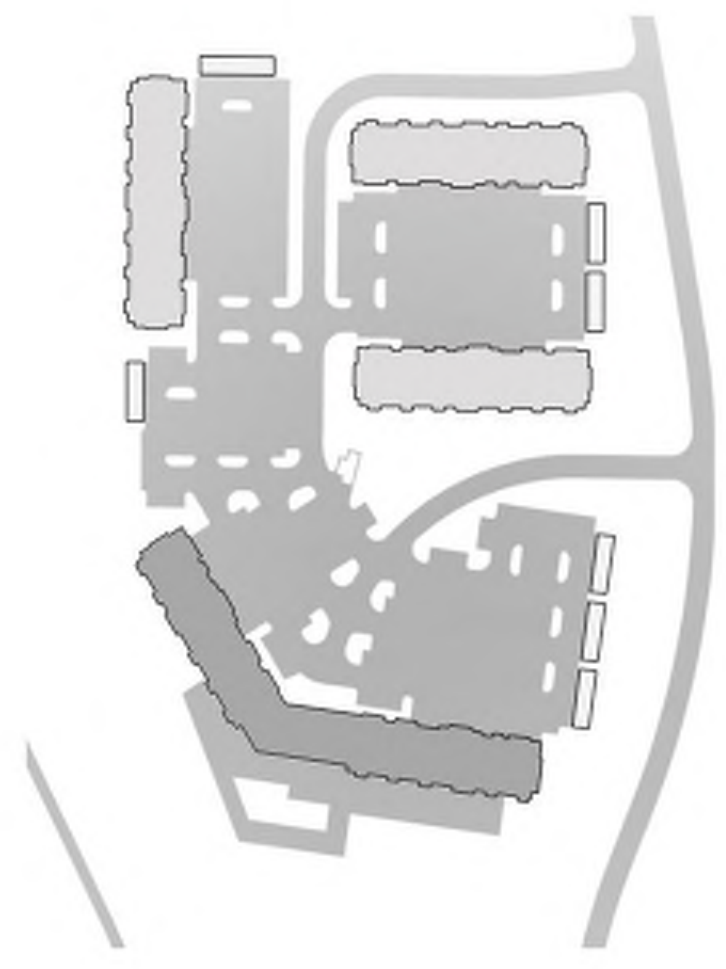


— ROOF BEARING 144'-0"
— FOURTH FLOOR 133'-0"
— THIRD FLOOR 122'-0"
— SECOND FLOOR 111'-0"
— FIRST FLOOR 100'-0"
— BASEMENT 89'-0"

1 BUILDING 1 - REAR ELEVATION
3/32" = 1'-0"

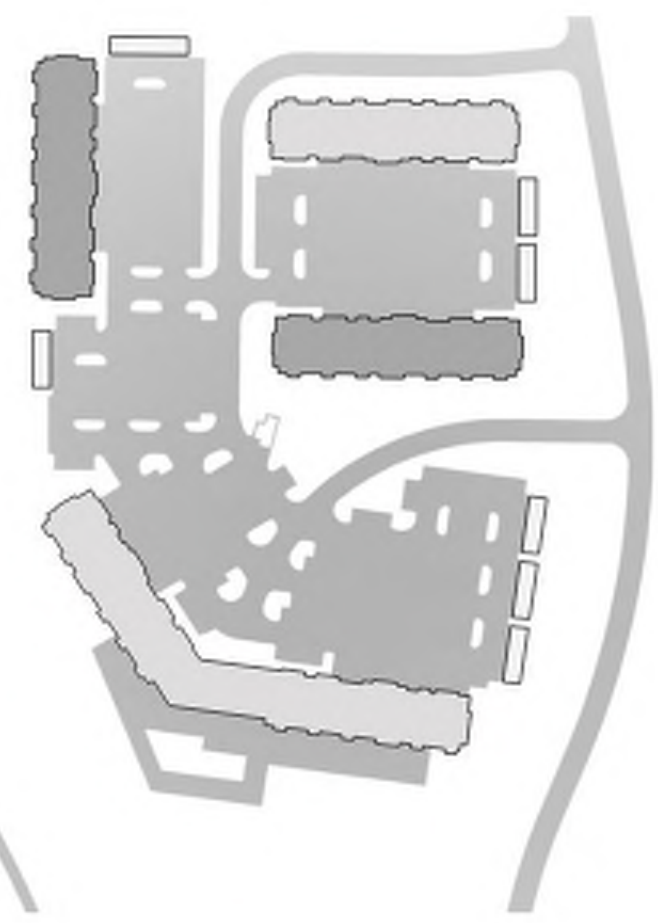
ASCENT APARTMENTS
N. HOLMES STREET
KANSAS CITY, MISSOURI

K City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00205 On 03/07/2023
Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission



SHEET TITLE
EXTERIOR ELEVATIONS - BUILDING 1
PROJECT NUMBER: 23001
SHEET NUMBER:

A-201



4 BUILDINGS 1, 2 & 4 SIDE ELEVATION
 3/32" = 1'-0"



3 BUILDINGS 1, 2 & 4 SIDE ELEVATION
 3/32" = 1'-0"

City Plan Commission
 Approved Subject to Conditions
 of Case No. cp-cpc-2022-0020 On 03/07/2022

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

CITY PLANNING AND DEVELOPMENT



2 BUILDINGS 2 & 4 - FRONT ELEVATION
 3/32" = 1'-0"



1 BUILDINGS 2 & 4 - REAR ELEVATION
 3/32" = 1'-0"

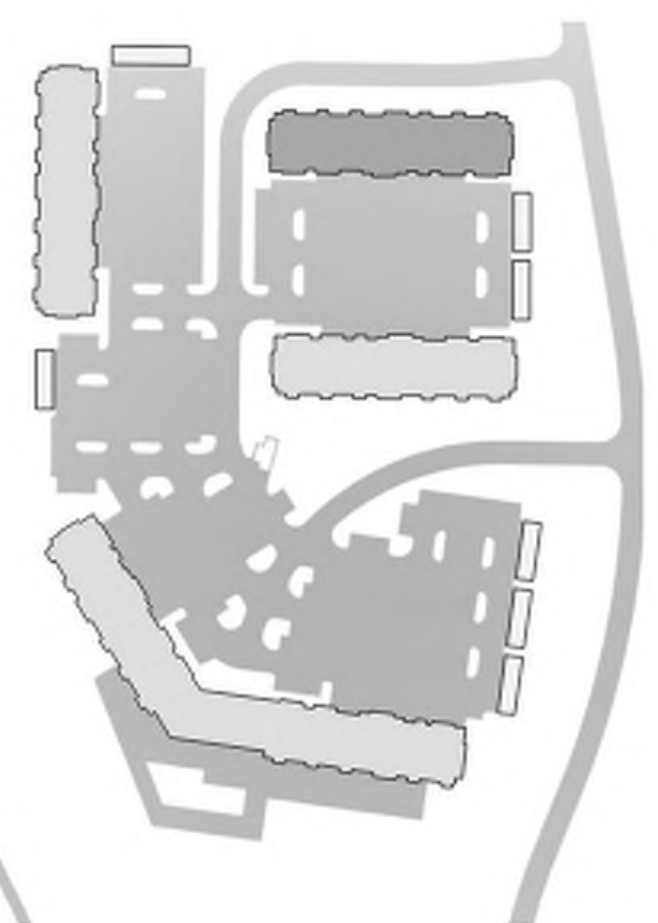
ASCENT APARTMENTS
 N. HOLMES STREET
 KANSAS CITY, MISSOURI

SHEET TITLE
 EXTERIOR ELEVATIONS - BUILDINGS 2 & 4

PROJECT NUMBER: 23001

SHEET NUMBER:

A-202



4 BUILDING 3 - SIDE ELEVATION
3/32" = 1'-0"



3 BUILDING 3 - SIDE ELEVATION
3/32" = 1'-0"

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-0020 On 03/07/2022



Joseph Rexwinkle, AICP
Secretary of the Commission

CITY PLANNING AND DEVELOPMENT



2 BUILDING 3 - FRONT ELEVATION
3/32" = 1'-0"



1 BUILDING 3 - REAR ELEVATION
3/32" = 1'-0"

PRINTS ISSUED
12/22/2022

REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

1526 Grand Boulevard
Kansas City, MO 64108-1404
P: 816.472.1448
W: www.rosemann.com
© 2022 Rosemann & Associates, P.C.

DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

ASCENT APARTMENTS
N. HOLMES STREET
KANSAS CITY, MISSOURI

SHEET TITLE
EXTERIOR ELEVATIONS - BUILDING 3

PROJECT NUMBER: 23001

SHEET NUMBER:

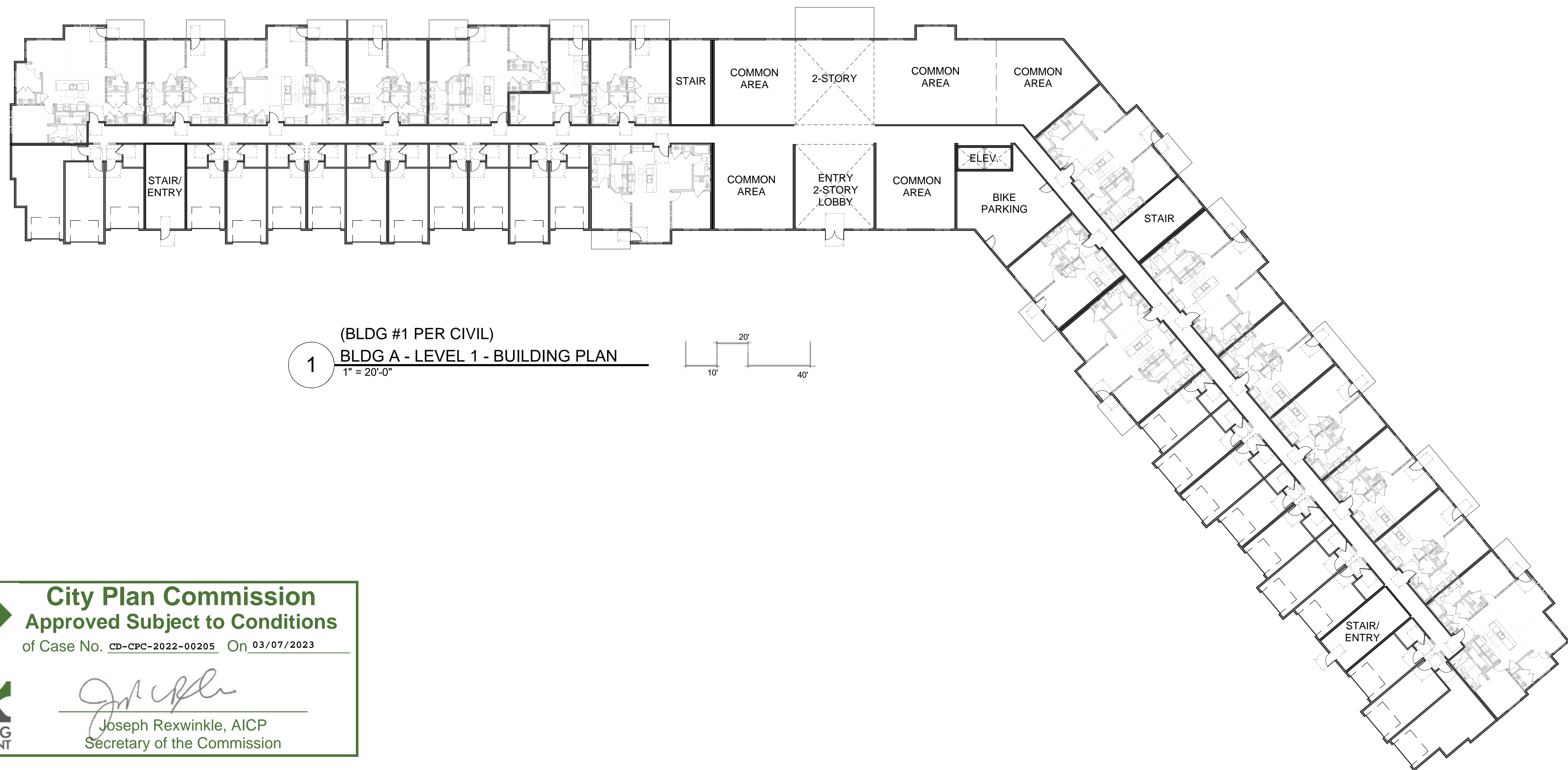
A-203



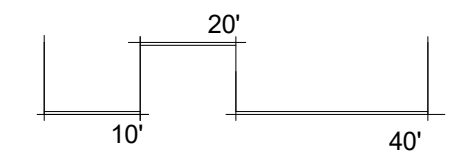
rosemann & ASSOCIATES P.C.
 ARCHITECTURE
 INTERIOR DESIGN
 ENGINEERING
 PLANNING

1526 Grand Boulevard
 Kansas City, MO 64108-1404
 P: 816.472.1448
 W: www.rosemann.com
 © 2022 Rosemann & Associates, P.C.

DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA



(BLDG #1 PER CIVIL)
1 BLDG A - LEVEL 1 - BUILDING PLAN
 1" = 20'-0"



ASCENT APARTMENTS
 N. HOLMES STREET
 KANSAS CITY, MISSOURI

SHEET TITLE
 BUILDING "A" - FIRST FLOOR PLAN

PROJECT NUMBER: 23001

SHEET NUMBER:

A1

K
 CITY PLANNING AND DEVELOPMENT

City Plan Commission
 Approved Subject to Conditions
 of Case No. CD-CPC-2022-00205 On 03/07/2023

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



City Plan Commission
Approved Subject to Conditions

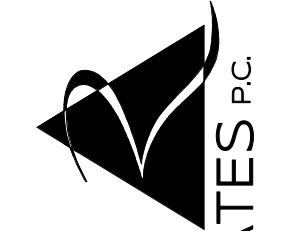
of Case No. CD-CPC-2022-00205 On 03/07/2023

Joseph Rexwinkle, AICP
 Secretary of the Commission

PRINTS ISSUED

12/22/2022

REVISIONS:



1526 Grand Boulevard
 Kansas City, MO 64108-1404
 p: 816.472.1448
 w: www.rosemann.com
 © 2022 Rosemann & Associates, P.C.

ARCHITECTURE
 INTERIOR DESIGN
 ENGINEERING
 PLANNING

DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA



ASCENT APARTMENTS
 N. HOLMES STREET
 KANSAS CITY, MISSOURI

SHEET TITLE
 BUILDING "B" - FIRST FLOOR PLAN

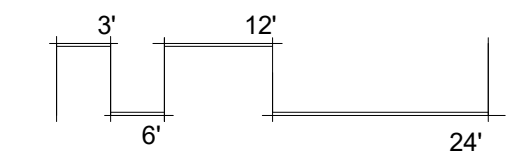
PROJECT NUMBER: 23001

SHEET NUMBER:

A2

(BLDG #2 & #4 PER CIVIL)

1 BLDG B - LEVEL 1 - BUILDING PLAN
 3/32" = 1'-0"



12/22/2022 11:27:59 AM
 I:\Projects\2022\1526 Grand Boulevard\Documents\Sheet\23001 - Ascent Apartments - BLD A2.rvt

City Plan Commission
Approved Subject to Conditions
 of Case No. **CD-CPC-2022-00205** On **03/07/2023**



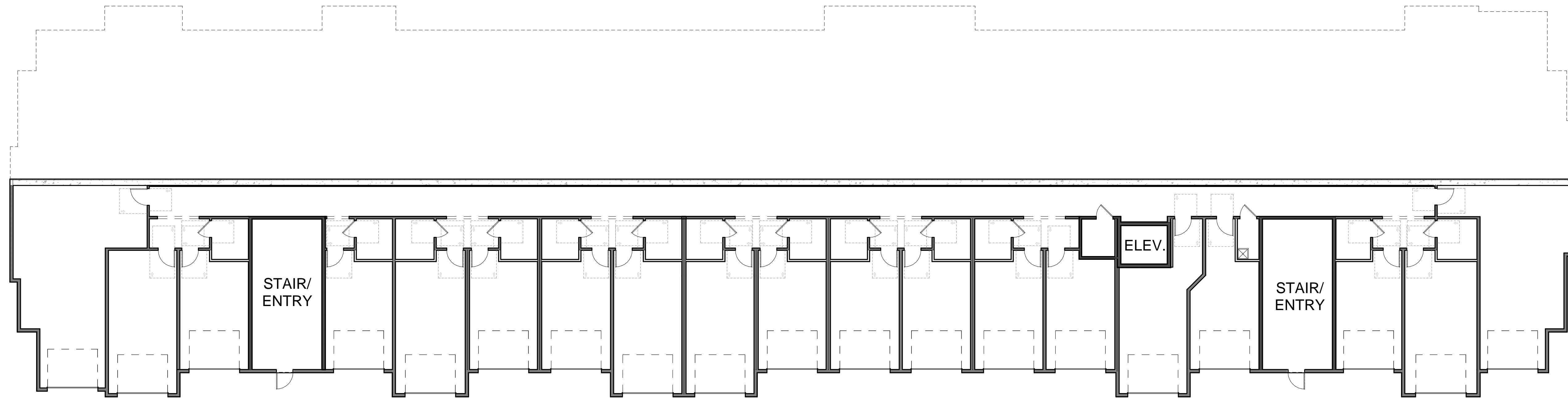
Joseph Rexwinkle, AICP
 Secretary of the Commission



PRINTS ISSUED
 12/22/2022
 REVISIONS:



2 BLDG C - LEVEL 1 - BUILDING PLAN
 3/32" = 1'-0" 



(BLDG #3 PER CIVIL)
1 BLDG C - LEVEL 0 - BUILDING PLAN
 3/32" = 1'-0" 



rosemann & ASSOCIATES P.C.
 ARCHITECTURE
 INTERIOR DESIGN
 ENGINEERING
 PLANNING

1526 Grand Boulevard
 Kansas City, MO 64108-1404
 P: 816.472.1448
 W: www.rosemann.com
 © 2022 Rosemann & Associates, P.C.

DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

ASCENT APARTMENTS
 N. HOLMES STREET
 KANSAS CITY, MISSOURI

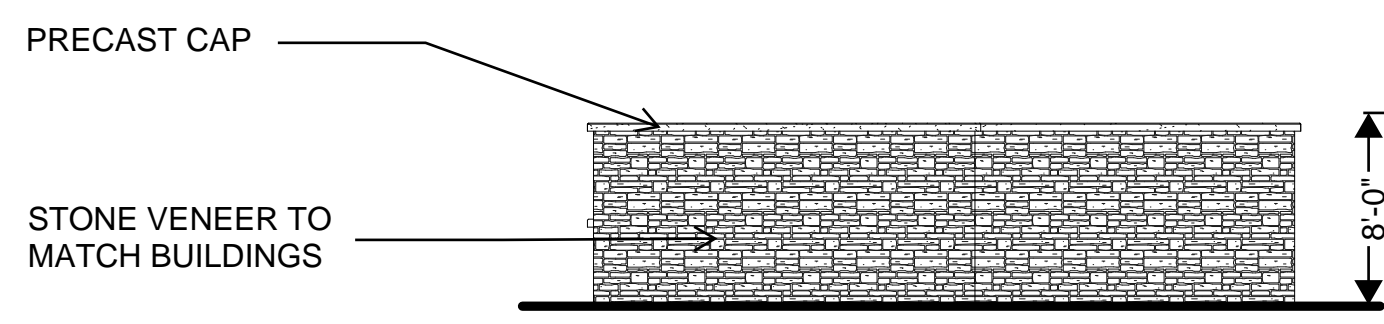
SHEET TITLE
 BUILDING "C" - BASEMENT &
 FIRST FLOOR PLANS

PROJECT NUMBER: 23001

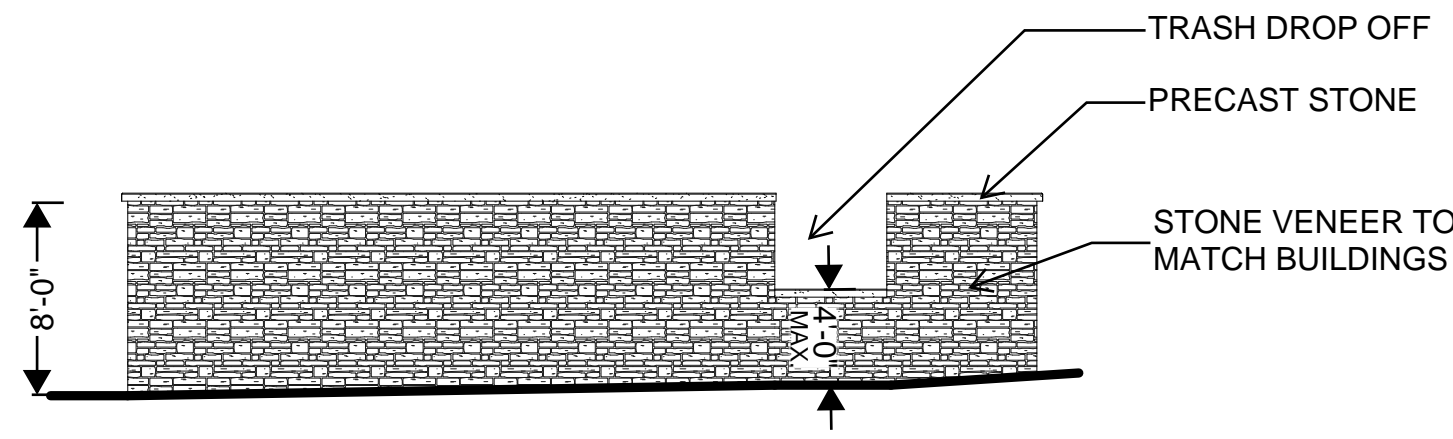
SHEET NUMBER:

A3

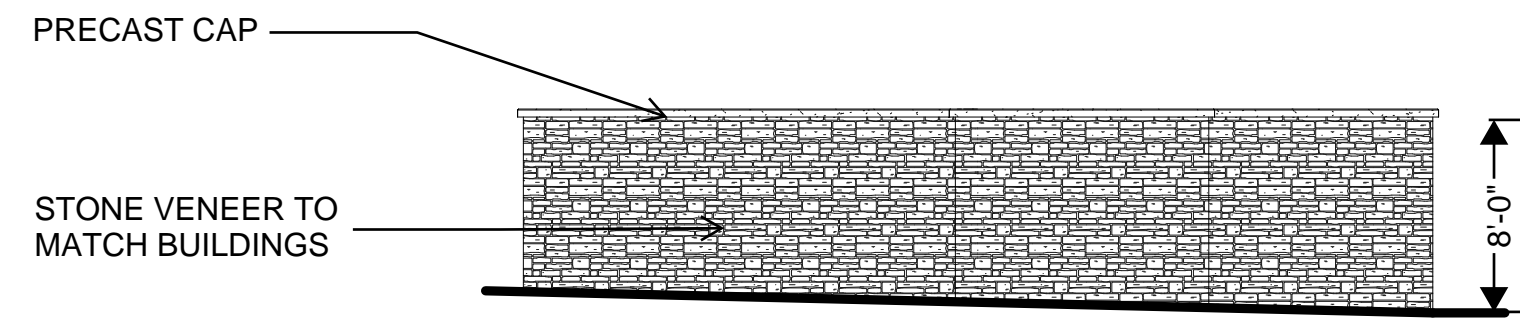
12/22/2022 11:28:05 AM
 I:\Projects\2022\112805\112805.dwg



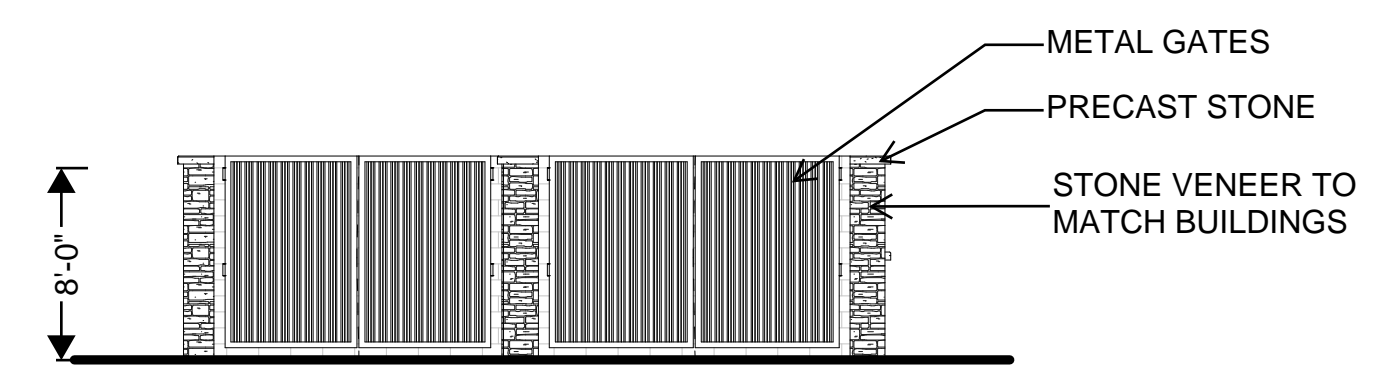
9 TRASH ENCLOSURE - BACK ELEVATION
1/8" = 1'-0"



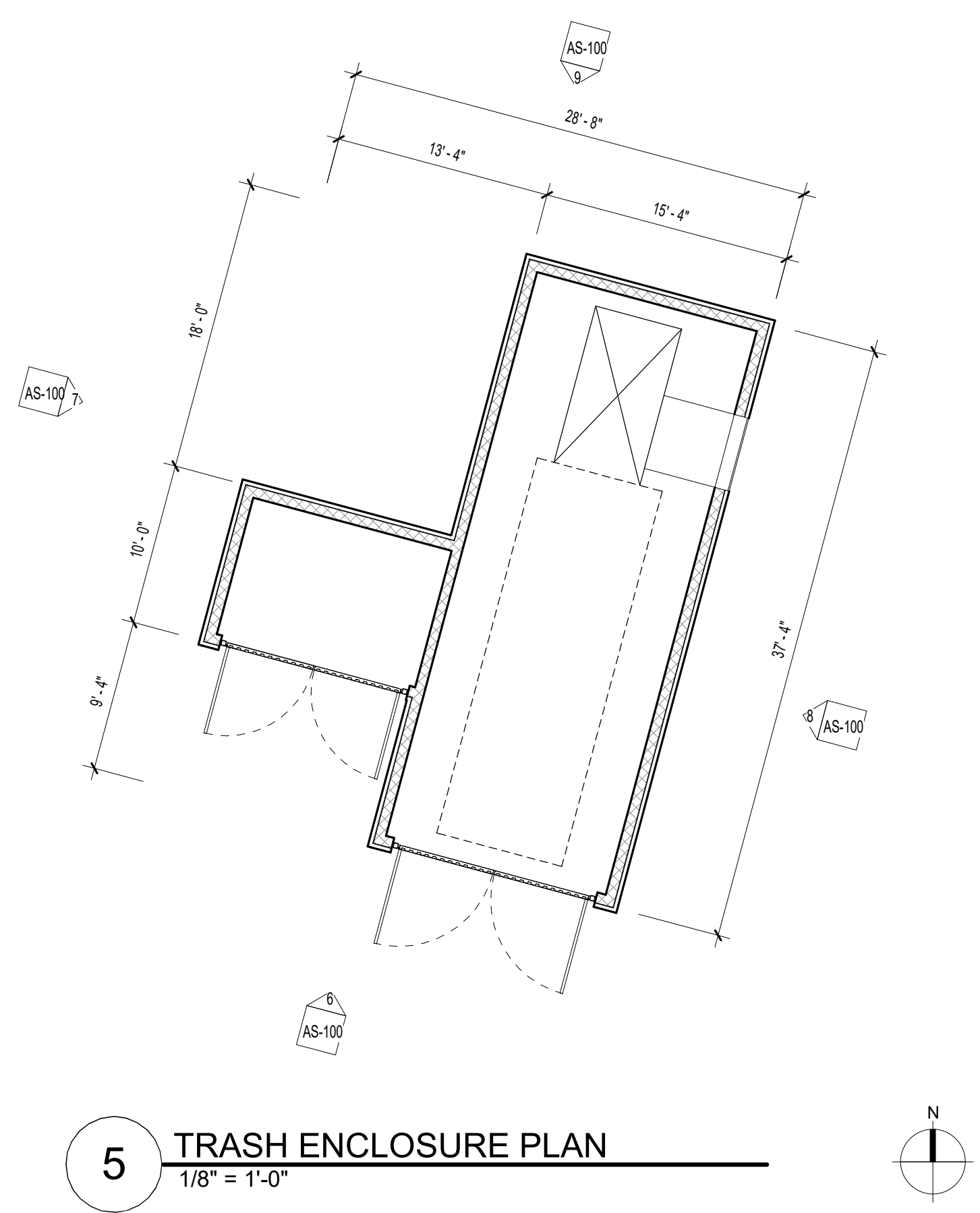
8 TRASH ENCLOSURE - EAST ELEVATION
1/8" = 1'-0"



7 TRASH ENCLOSURE - WEST ELEVATION
1/8" = 1'-0"



6 TRASH ENCLOSURE - FRONT ELEVATION
1/8" = 1'-0"

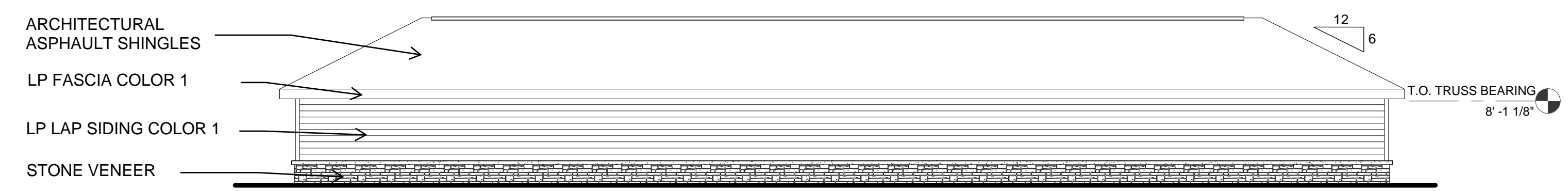


5 TRASH ENCLOSURE PLAN
1/8" = 1'-0"

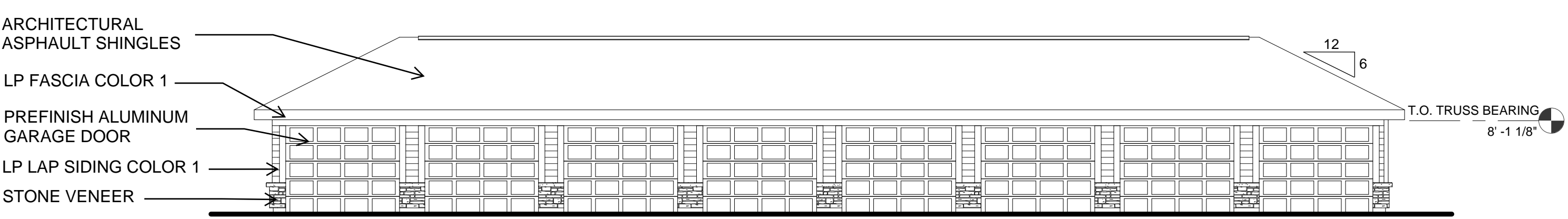
City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2022-00205 On 03/07/2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

CITY PLANNING AND DEVELOPMENT

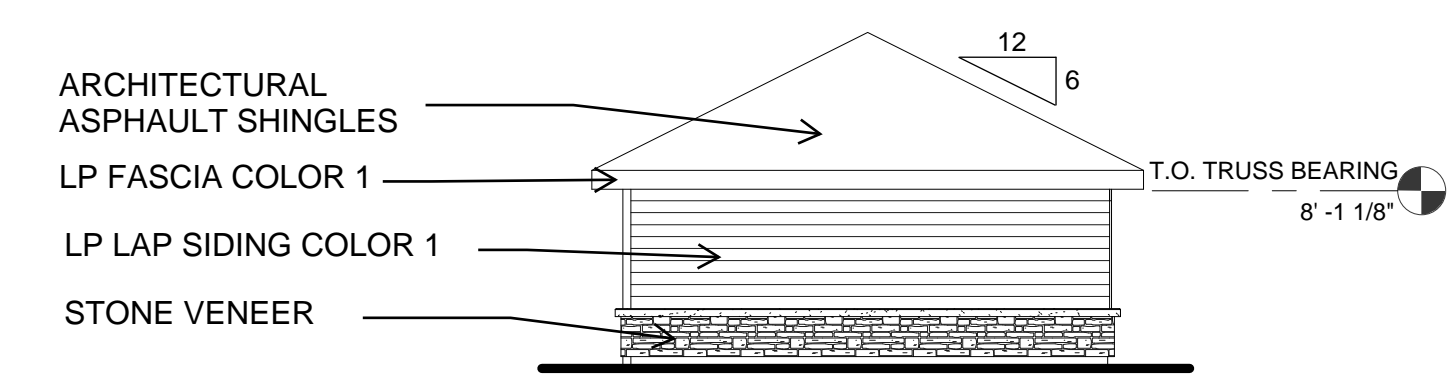


4 TYP. REAR GARAGE ELEVATION
1/8" = 1'-0"

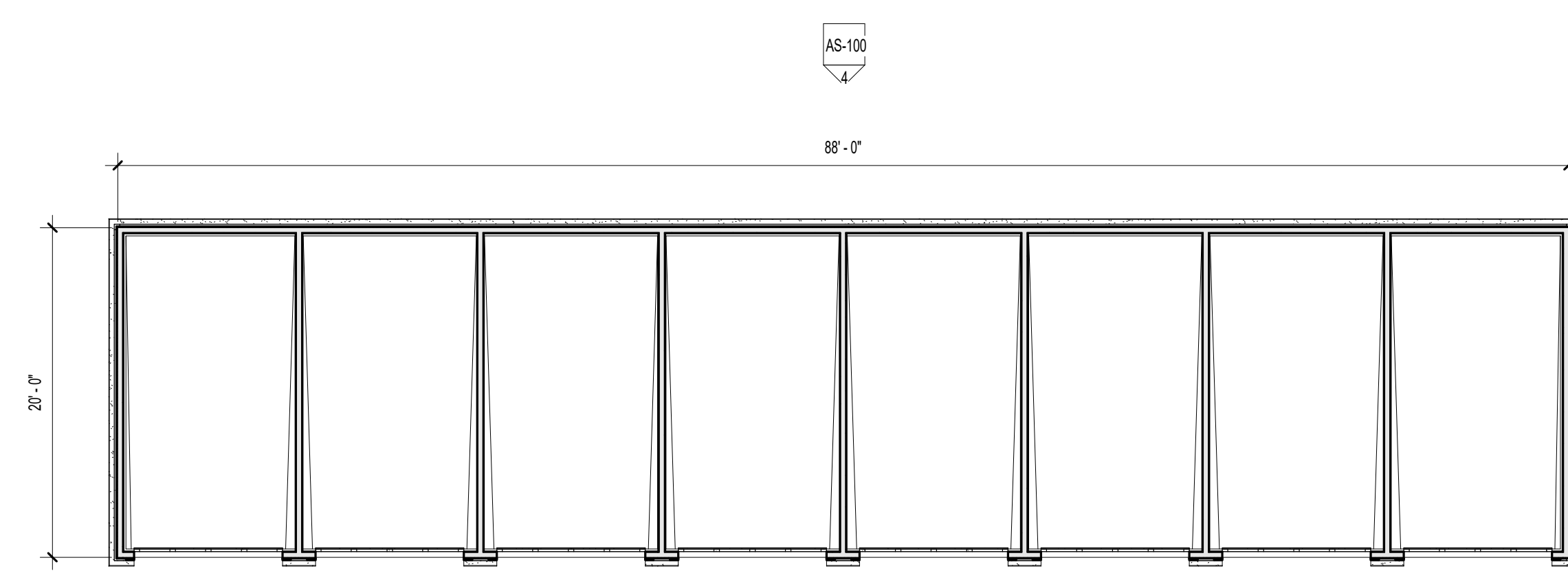


3 TYP. FRONT GARAGE ELEVATION
1/8" = 1'-0"

COLOR LEGEND		
COLOR 1	IRON ORE	SW 7069
COLOR 2	SNOWBOUND	SW 7004



2 TYP. SIDE GARAGE ELEVATION
1/8" = 1'-0"



1 TYP. GARAGE PLAN
1/8" = 1'-0"

ASCENT APARTMENTS
N. HOLMES STREET
KANSAS CITY, MISSOURI

SHEET TITLE
AMENITIES PLAN

PROJECT NUMBER: 23001

SHEET NUMBER:

AS-100

"SL1"

5" Direct Wall Mount Cylinder 1152
One 75W BR30 or PAR30 Lamp 120V

DATE: TYPE: "SL1"
FIRM NAME:
PROJECT:

LifeForms
For conversion to millimeters, multiply inches by 25.4
Not to Scale

APPLICATIONS:
The 1152 is a small-scale wall mount cylinder used to achieve direct illumination patterns on vertical walls or columns. The 1152 is suitable for a wide variety of commercial, retail and institutional applications.

HOUSING:
052" thick seamless extruded aluminum cylinder with diecast aluminum canopy, arm and bracket. Interlocking parts ensure proper cylinder alignment. Durable powder coat paint finish. Specify: brushed aluminum, matte black, bronze, matte white or Prescolite's exclusive Zel, metallic silver.

REFLECTOR:
Specify painted black interior, one-piece millgroove black baffle, black cone, or clear Alzak reflector.

LAMP:
One (1) 75W PAR30 or BR30 lamp. Lamp furnished by others.

SOCKET:
Porcelain socket with nickel plated screw shell.

INSTALLATION:
Easy installation onto standard J-box.

LABELS:
UL, CSA listed for wet locations

CATALOG NUMBER: EXAMPLE: 1152-9628Z

HOUSINGS FINISH OPTIONS

1152 5" Direct wall mount cylinder with painted black interior. One 75W PAR30 or BR30

1152-910 5" Direct wall mount cylinder with black millgroove baffle. One 75W PAR30 or BR30

1152-960 5" Direct wall mount cylinder with black cone. One 75W PAR30 or BR30

1152-962 5" Direct wall mount cylinder with clear Alzak reflector. One 75W PAR30 or BR30

BA Brushed aluminum
BL Matte black
BZ Bronze
WH Matte White
Z "Zel" metallic silver

Special Reflector Finishes:
Refer to specification sheet LFO-INC-037 for reflector capabilities.

prescolite
A Division of Hubbe Lighting, Inc.

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.
Web: www.prescolite.com • Tech Support: (888) 777-4832

LFO-INC-005

"SL2"

DECO LIGHTING

D441-LED
Quarter Sphere Cutoff Wall Pack

Client: Order #: Type: Qty:

Performance Data
CRI 75+
CCT 3000K, 3500K, 4000K, 5000K
Projected Lifetime 100,000+ Hours (L70)

Dimming
0-10V dimming standard, 100% down to 10%

Operating Temperature
-40°C to +55°C Ambient

Warranty
5 year Standard
10 year Optional

Description
The Quarter Sphere cutoff wall luminaire has a traditional style of spherical form with geometrical symmetry and balance that gives a blended form to complement site design.

Features
• Two-piece die-cast aluminum housing.
• Rigid steel mounting attachment fits directly to 4" J-Box or wall for quick installation.
• Die-cast door features 1/8" heat- and impact-resistant clear tempered glass lens.
• Hinged door secured in place via two (2) captive fasteners.
• Durable polyester powder coat finish. Standard color is bronze. Other finish colors available.
• Dark Sky compliant.

DSKY Dark Sky Compliant
ETL Listed
10 Yr Warranty Available

D441-LED

Ordering Information

A FIXTURE SERIES
D441-LED Quarter Sphere Cutoff Wall Pack

B WATTAGE/LUMENS
20 20W/2530¹
30 30W/3800¹
40 40W/4850¹
60 60W/7650¹
80 80W/9750¹

C CCT
30 3000K
35 3500K
40 4000K
50 5000K²

D VOLTAGE
UNV 120-277V
K 347-480V

E OPTICS
T2 Type II
T3 Type III
T4 Type IV

F FINISH
BZ Bronze³
BL Black
WH White
CU Custom⁴

G OPTIONS
PC Photocell
VSF Wred Single Fuse
WDF Wred Double Fuse
EM Emergency Backup
2ED 2 Electronic Drivers⁵

H WARRANTY⁶
- 5 Year Warranty
10 10 Year Warranty
10L 10 Year Warranty including labor

¹ Delivered Lumens (5000K Type C)
² Standard Color Temp.
³ Standard color for this fixture
⁴ Contact factory for custom finishes
⁵ Not Available in 20W model
⁶ 5 Year Warranty is Standard unless specified

© Copyright Deco Lighting, Inc. 2018
2017 Mill Ave.
Commerce Ca 92094
www.decolighting.com
t: (951) 613-DECO
f: (910) 985-6855

Deco Lighting practices a program of continuous product development, and as a result product specifications change frequently. We reserve the right to change product specifications without notice. Contact Deco for the latest product information.

Rev Date: 01/24/22

"SL4, 5, 6"

DECO LIGHTING

D821-LED
Architectural Diamond LED Luminaire

Client: Order #: Type: Qty:

Performance Data
CRI 72+ Standard, 90+ Optional
CCT 3000K, 3500K, 4000K, 5000K
Projected Lifetime 223,000 Hours (L 80); 162,000 Hours (L 90)

Dimming
0-10V dimming standard 100% down to 10%

Operating Temperature
-40°C to +55°C Ambient

ETL Listed
Suitable for dry, damp, wet locations

Description
The D821 series features a heavy-cast aluminum housing designed with modern aesthetics in mind. The architectural luminaire provides brilliant illumination to walkways and other outdoor spaces, improving the visibility, safety, and overall look of any outdoor area. Powered by DECO's energy-saving LED technology, this high-powered outdoor luminaire is Dark Sky compliant when ordered at 3000K and paired with state-of-the-art optics to restrict light trespass, glare and light pollution for neighborhood-friendly outdoor lighting.

Features
• Delivers up to 130 lumens per watt
• DLC Listed (Premium for select models) for utility rebates
• Effective Projected Area (EPA): 1.08 ft²
• Housing is heavy cast aluminum with heavy wall cast aluminum supports & heavy gauge spun aluminum cover.
• Incorporates precision-designed optical lenses to avoid light trespass
• Cast aluminum mounting bracket is designed to fit a 2-3/8" or 3" OD tenon/pole; other tenon sizes available
• Clear impact resistant acrylic lens.

SL4"
SL5"
SL6"

DLC Listed
ETL Listed
10 Yr Warranty Available
USA Buy American and Compliant

D821-L

Ordering Information

A FIXTURE SERIES
D821-L Architectural Diamond LED Luminaire

B WATTAGE/LUMENS¹⁰
40 40W/5450¹⁰
60 60W/7500¹⁰
80 80W/10300¹⁰
120 120W/14500¹⁰

C CCT
30 3000K
35 3500K
40 4000K
50 5000K²

D VOLTAGE
U 120-277V¹
K 347-480V

E DISTRIBUTION
2 Type II
3 Type III
4 Type IV
5 Type V¹¹

F MOUNTING
TB Post Top 2 3/8" Tenon
TD Post Top 3" Tenon¹
TC Custom Tenon¹

G FINISH
Z Bronze¹
B Black
W White
MB Marine Grade Bronze³
C Custom⁴

H OPTIONS
T Photocell¹
H Light Shield / House Side Shield
M Motion Sensor w/ Dimming (FSP-211)⁵
g 90+ CRI

¹ Standard for fixture
² Contact factory for custom finish
³ Delivered Lumens (5000K Type V Distribution)
⁴ Standard Color Temp.
⁵ See more info on Page 3 (FSP-211 motion sensor)
⁶ See more info on Page 3 (FSP-211 motion sensor)
¹⁰ See more info on Page 3 (FSP-211 motion sensor)
¹¹ See Page 2 for size

⁷ Please specify voltage when ordering Photocell option
⁸ DLC Listed Wattage - see table on Page 2 for more
⁹ This is a marine grade epoxy powder coat finish with type 316 stainless steel hardware is type 316 stainless steel
¹⁰ See Page 2 for size

© Copyright Deco Lighting, Inc. 2018
2017 Mill Ave.
Commerce Ca 92094
www.decolighting.com
t: (951) 613-DECO
f: (910) 985-6855

Deco Lighting practices a program of continuous product development, and as a result product specifications change frequently. We reserve the right to change product specifications without notice. Contact Deco for the latest product information.

Rev Date: 09/14/18 #11

PRINTS ISSUED
NOVEMBER 11, 2022

REVISIONS:



12/21/2022

ASCENT APARTMENTS
N HOLMES STREET
KANSAS CITY, MISSOURI

SHEET TITLE
CUTSHEETS

PROJECT NUMBER: ?????

SHEET NUMBER:

E002

City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2022-00205** On **03/07/2023**

Joseph Rexwinkle, AICP
Secretary of the Commission

CITY PLANNING AND DEVELOPMENT