

Courtyard At KCI

Kansas City, Jackson County, Missouri
Section 23, Township 52N, Range 34W

Development Plans

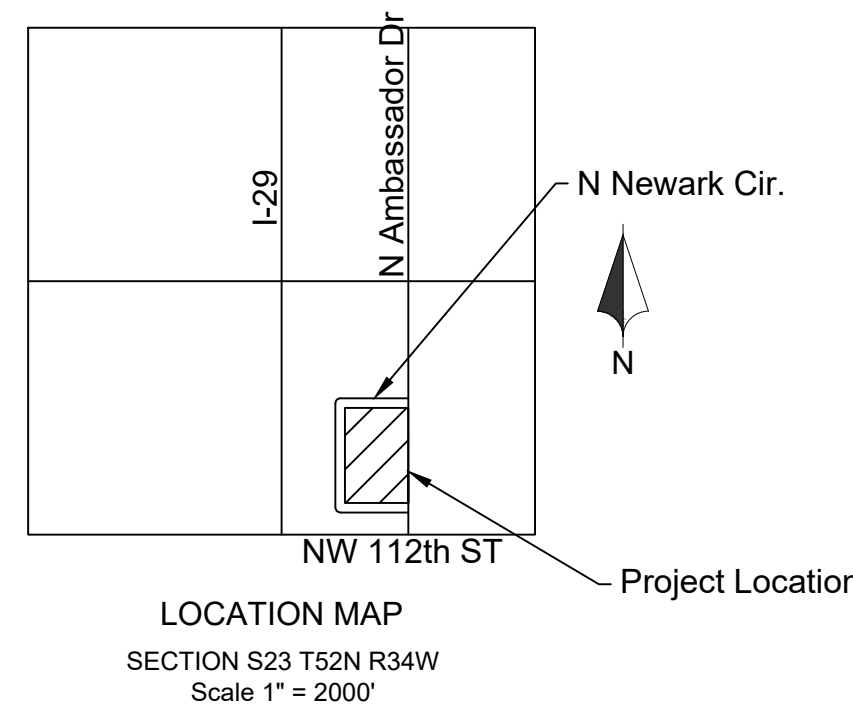
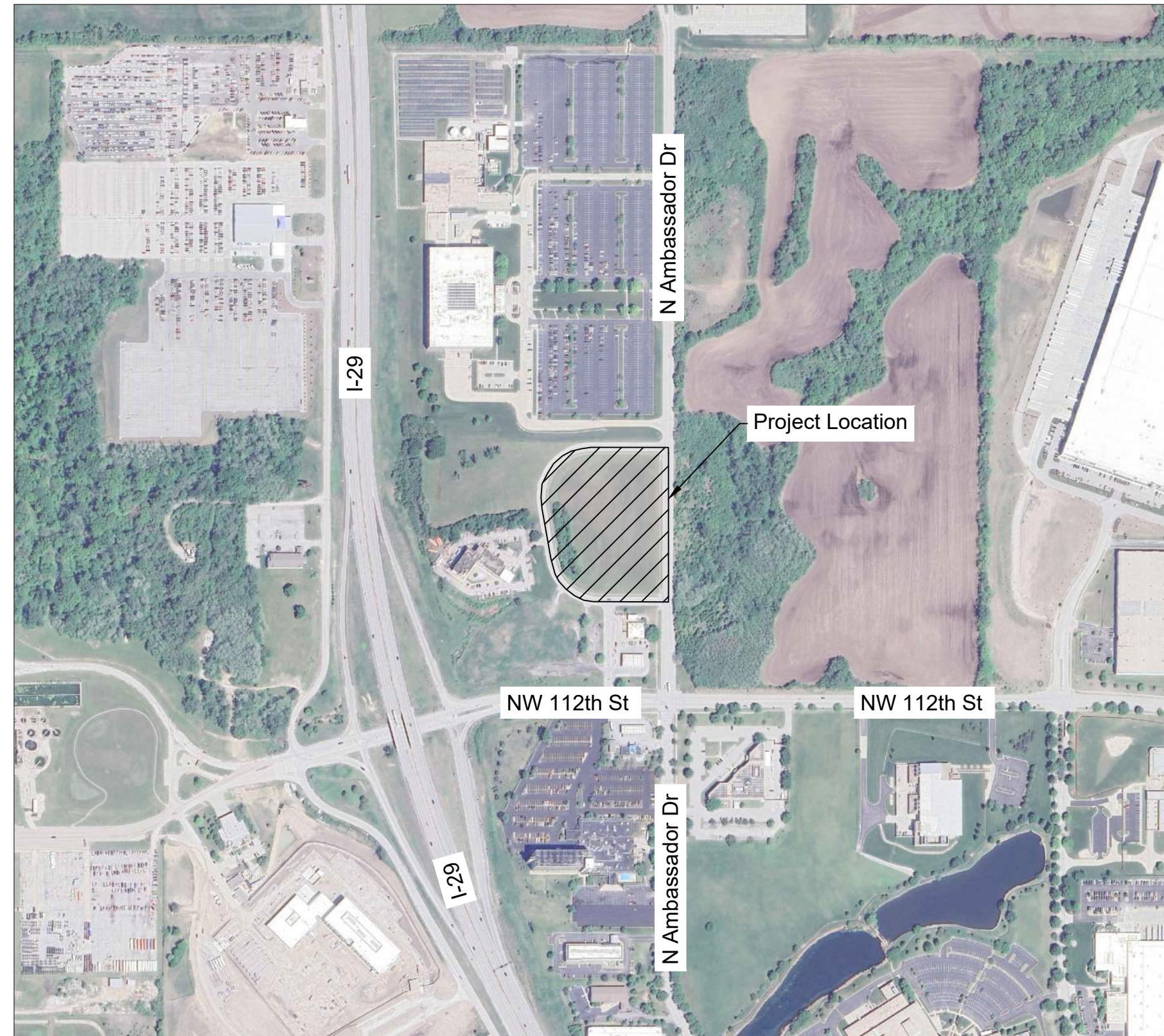
City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2023-00152 On 11-07-2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

LEGEND	
— Existing Section Line	— Proposed Right-of-Way
- - - Existing Right-of-Way Line	— Proposed Property Line
— Existing Lot Line	— Proposed Lot Line
- - - Existing Easement Line	- - - Proposed Easement
— Existing Curb & Gutter	— Proposed Curb & Gutter
— Existing Sidewalk	— Proposed Sidewalk
— Existing Storm Sewer	— Proposed Storm Sewer
□ Existing Storm Structure	□ Proposed Storm Structure
- - - Existing Waterline	▲ Proposed Fire Hydrant
- - - Existing Gas Main	- - - Proposed Waterline
— Existing Sanitary Sewer	— Proposed Sanitary Sewer
⊙ Existing Sanitary Manhole	● Proposed Sanitary Manhole
- - - Existing Contour Major	— Proposed Contour Major
- - - Existing Contour Minor	— Proposed Contour Minor
----- Future Curb and Gutter	
U/E Utility Easement	A/E Access Easement
SS/E Sanitary Sewer Easement	T/E Temporary Easement
D/E Drainage Easement	

1. Floodplain Note:
According to the F.E.M.A. Flood Insurance Rate Map Number 29095C0041G, revised 01/20/2017, this tract graphically lies in: Zone X Areas outside the annual 0.2% Flood Plain

Legal Description:
LOT F, PLAZA INTERNATIONAL, THIRD PLAT, A SUBDIVISION IN KASAS CITY, PLATTE COUNTY, MISSOURI.



FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0041G, revised August 3, 2009, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology, and ZONE AE, Special Flood Hazard areas subject to inundation by the 1% annual chance flood, Base Flood Elevations determined.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.

Civil:
Renaissance Infrastructure Consulting
Mick Slutter, PE
400 E 17th Street
Kansas City, MO 64108
(816) 800-0950

Architect:
Shaw Hofstra + Associates Inc.
Scott Tillema, AIA
1800 Central Street, Suite 203
Kansas City, Missouri 64108
(816) 421-0505

Owner:
Tiffany Hotels LLC
Sanjay Koshiya
(917) 328-2330

Sheet Number	Sheet Title
C01	Title Sheet
C02	Preliminary Plat
C03	Existing Conditions
C04	General Layout
C05	Pedestrian Circulation Path
C06	Sight Distance Plan
C07	Grading Plan
C08	Utility Plan
C09	Fire Protection Plan
L01	Landscape Details
L02	Landscape Plan

GENERAL NOTES

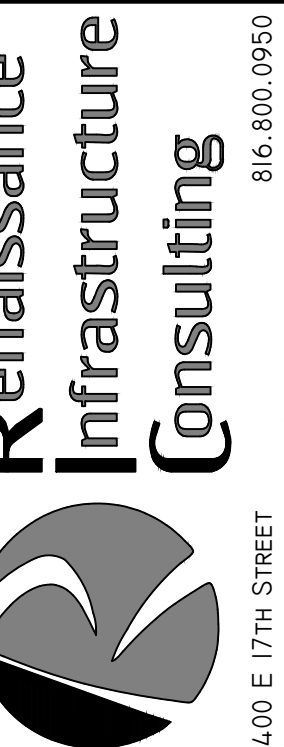
- All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of Kansas City, Jackson County, Missouri. If any general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of Kansas City, the City of Kansas City's standards shall override.
- The contractor shall provide evidence that his insurance meets the requirements of the City of Kansas City.
- All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Missouri, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
- The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
- The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements.
- The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
- All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Kansas City, Missouri sidewalk details.
- Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
- All work shall be confined within easements and/or construction limits as shown on the plans.
- Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
- Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
- All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
- By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
- The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
- Geogrid, footings, or other elements of retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property.
- All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by Kansas City, Missouri.
- Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
- Contractor shall restore all disturbed right-of-way upon project completion.
- Prior to construction, contractor shall install pre-construction erosion control measures.
- The Architect shall be responsible for specifying retaining wall block type and color to compliment building. The contractor shall be responsible for structural design of retaining walls. All retaining wall design shall be completed by a registered engineer in the State of Missouri. Black Aluminum Fencing shall be placed on all walls with a height over 30".
- Ground mounted and rooftop mechanical equipment shall be screened in accordance with City of Kansas City, Missouri Unified Development Ordinance Section 88-425.

Development Plans

23-0150

Courtyard At KCI
Kansas City, Jackson County, Missouri

Title Sheet



400 E 17th Street
Kansas City, Missouri 64108
www.ri-c.com
MO Certificate of Authority: E-2010033630

Sheet
C01



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Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

Lot No.	Sq. Ft.	AC.
Lot 1	126,711	2.91
Lot 2	97,752	2.24
Total	224,463	5.15

Development Plans
 23-0150
 Courtyard At KCI
 Kansas City, Jackson County, Missouri

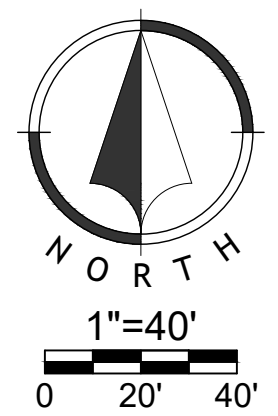
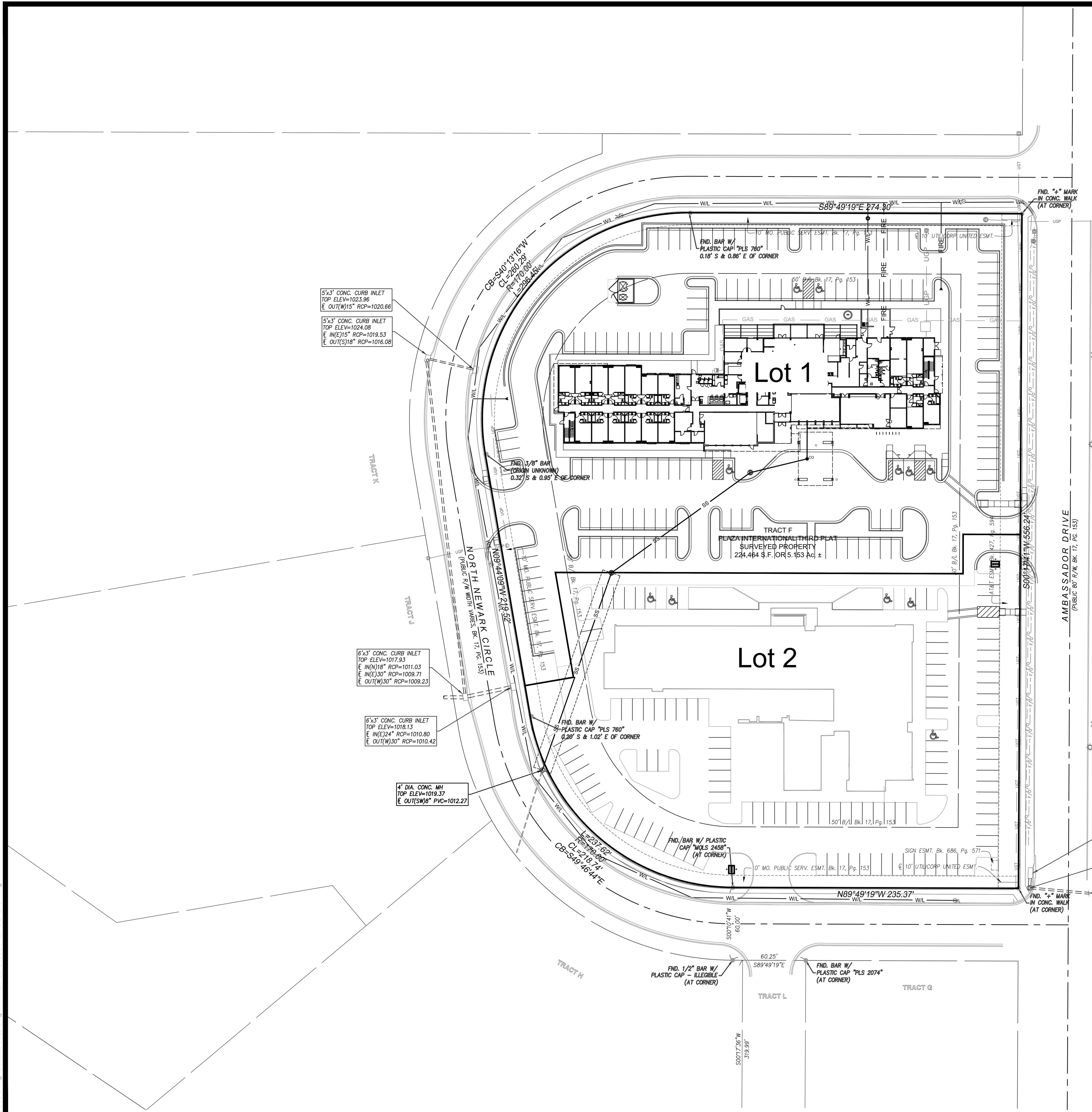
Preliminary Plat

NO.	DATE	REVISION
1	09/18/23	Original Submittal

DRAWN BY: _____ CHECKED BY: _____
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Renaissance Infrastructure Consulting
 400 E 17th Street
 Kansas City, Missouri 64108
 816-800-0950
 www.ri-c.com
 E-2010033890
 MO Certificate of Authority

Sheet
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City Plan Commission
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Freeman Real Estate Holdings Group LLC
 16221 Foster St
 Overland Park, KS 66085
 Zoning: B3-3

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 16221 Foster St
 Overland Park, KS 66085
 Zoning: B3-3

Texas Hospitality Fund II LLC
 27 Waterford Pointe Cir
 Sugar Land, TX 77479
 Zoning: B3-3

WB Seventeen LLC
 9601 N Platte Purchase Dr
 Kansas City, MO 64155
 Zoning: B3-3

Bank of Weston
 PO Box 1577
 Platte City, MO 64079
 Zoning: B3-3

Ambassador Drive LLC
 4621 SW Gull Point Dr
 Lee's Summit, MO 64082
 Zoning: B3-3

Airport Tech Partners LLP
 2000 Shawnee Mission Pkwy, Ste 400
 Mission Woods, KS 66205
 Zoning: M2-3

300' Buffer

Property Line

Development Plans

23-0150
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 Kansas City, Jackson County, Missouri

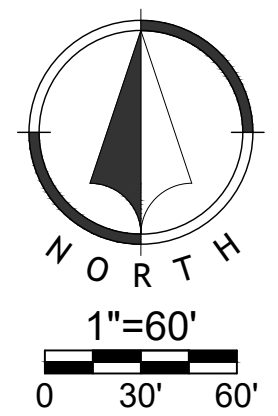
Existing Conditions

NO.	DATE	REVISION
1	09/18/23	Original Submittal

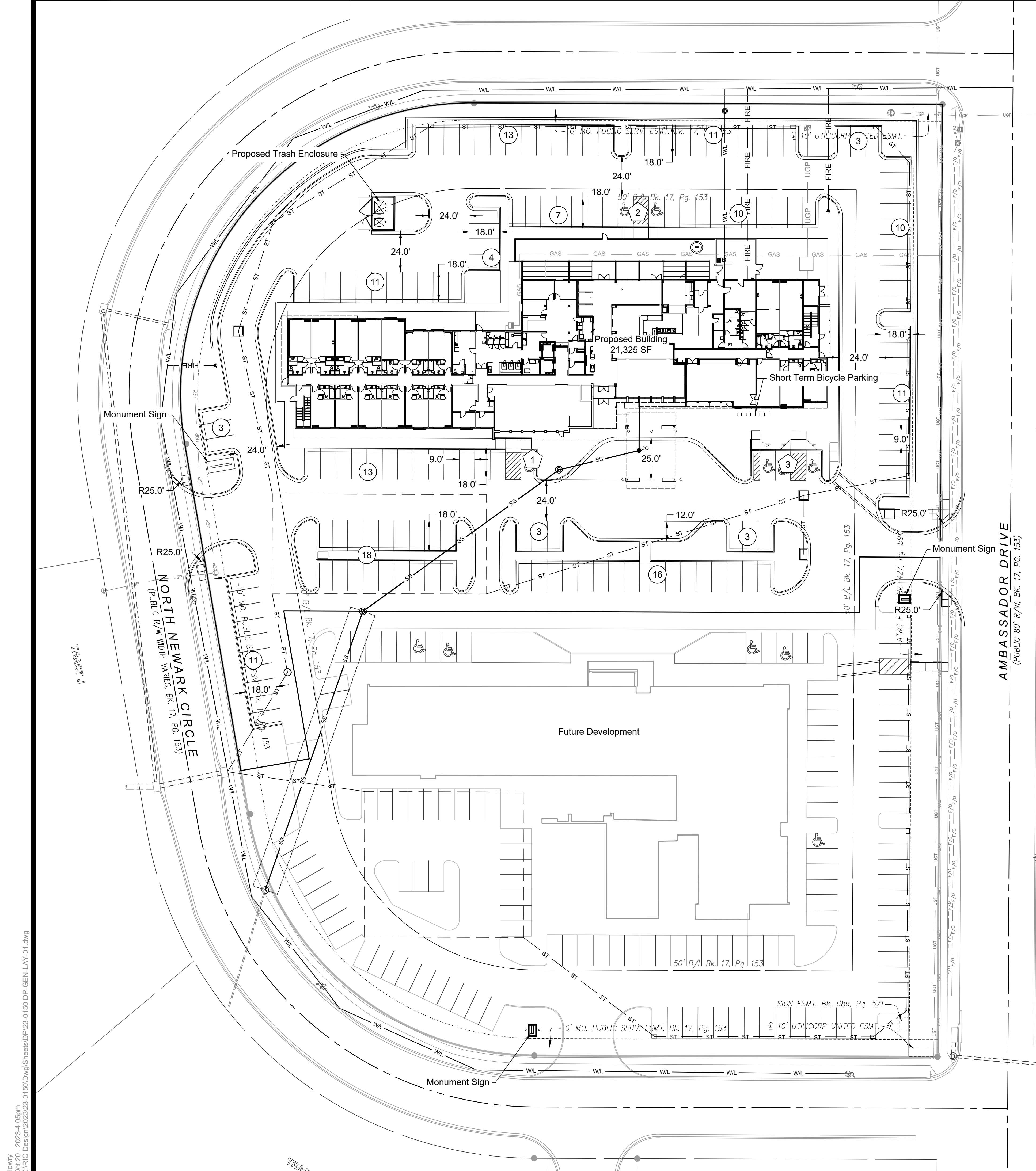
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SITE DATA	Table 1. Site Data				Deviation Requested?	Approved
	Existing		Proposed			
	Courtyard - N Lot	Element - S Lot	Courtyard - N Lot	Element - S Lot		
Zoning:	B3-3	B3-3	B3-3	B3-3		N
Gross Land Area:						N
in square feet	224,464		224,464			N
in acres	5.15		5.15			N
Right-of-way Dedication:						N
in square feet	64,665		64,665			N
in acres	1.48		1.48			N
Net Land Area:						N
in square feet	224,464		224,464			N
in acres	5.15		5.15			N
Building Area (sq ft):	0	0	21,325+/-	20,202+/-		N
Floor Area Ratio:	0.00	0.00	1.00	1.00		N
Total Lots:						N
Residential	0		0			N
Public/Civil	0		0			N
Commercial	1		1			N
Industrial	0		0			N
Other:						N

BUILDING DATA	Table 2. Building Data			
	Required		Proposed	
	Courtyard - N Lot	Element - S Lot	Courtyard - N Lot	Element - S Lot
Rear Setback:	10'	10'	50'	50'
Front Setback:	50'	50'	50'	50'
Side Setback:	10'	10'	50'	50'
Height:	55'	55'	33'-3"	50'




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Table 4. Parking									Alternatives Proposed? (See 88-420-16)		
88-420 - Parking	Proposed Use(s) - List All Proposed Uses:	1 per room:	Vehicle Spaces				Bike Spaces				
			Required	Proposed	Required	Proposed	Required	Proposed			
			Courtyard - N Lot	Element - S Lot	Courtyard - N Lot	Element - S Lot	Courtyard - N Lot	Element - S Lot	Courtyard - N Lot	Element - S Lot	
			140 (5 ADA)	107 (5 ADA)	152 (6 ADA)	122 (5 ADA)	Short Term: 16 Long Term: 1 + 1 per 30 rooms: 6	Short Term: 11 Long Term: 1 + 1 per 30 rooms: 4	Short Term: 16 Long Term: 6 Inside Proposed Building	Short Term:	N/A
Total:			140 (5 ADA)	107 (5 ADA)	151 (6 ADA)	122 (5 ADA)	22	15	22		

Table 5. Other Development Standards	
88-425 OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-408 Parkland Dedication:	N/A
88-415 Stream Buffers:	N/A
88-430 Outdoor Lighting:	See Attached Photometric Plan
88-435 Outdoor Display, Storage and Work Areas:	N/A
88-445 Signs:	See Building Elevations
88-450 Pedestrian Standards:	See Pedestrian Circulation Path

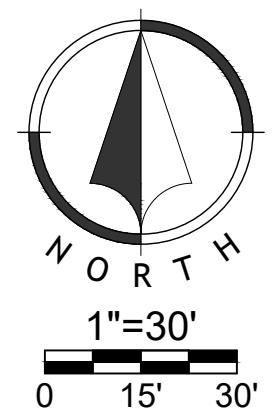
Development Plans
 23-0150
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 Kansas City, Jackson County, Missouri

General Layout

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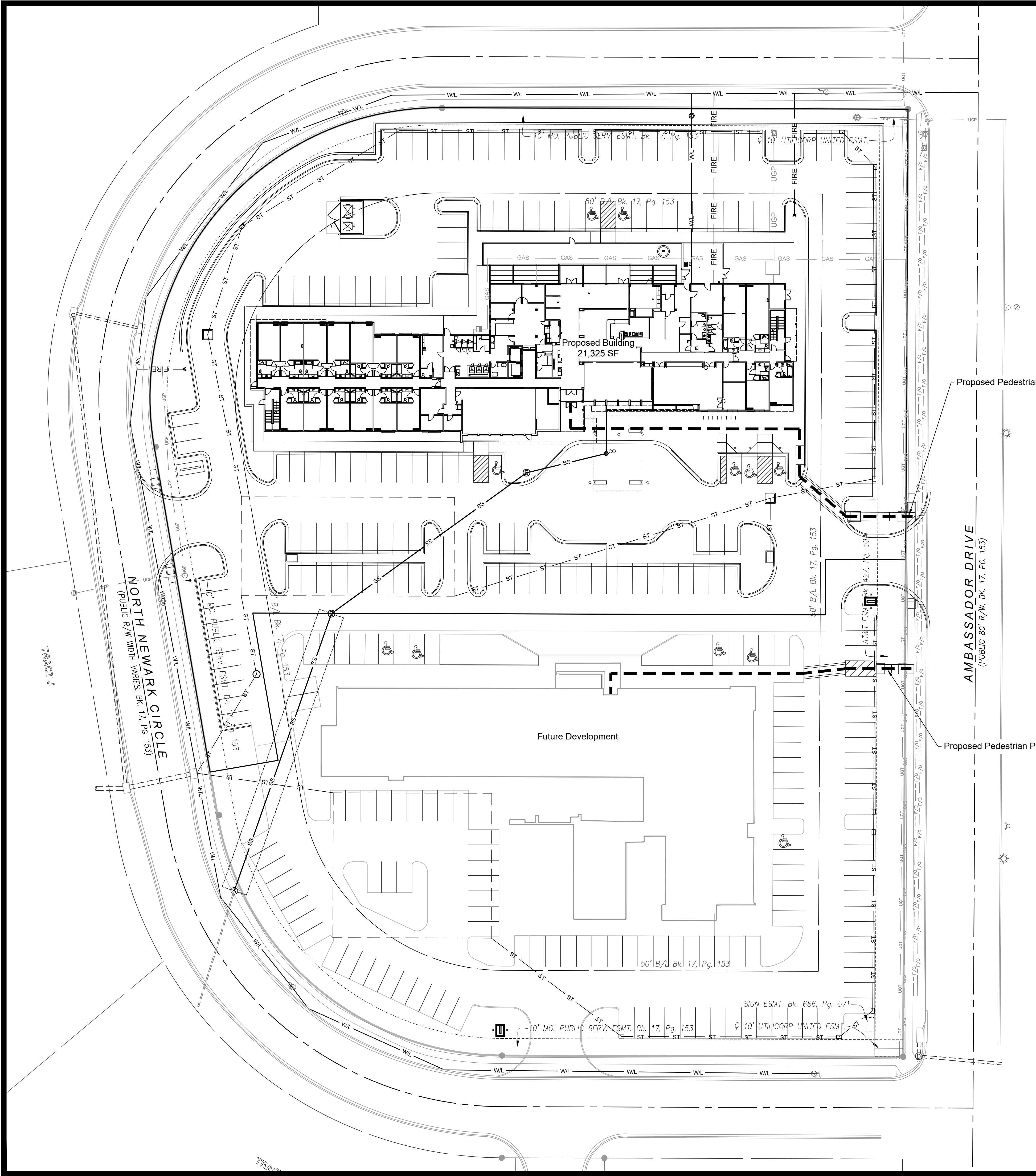
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 Renaissance
 Infrastructure
 Consulting
 400 E 17th Street
 Kansas City, Missouri 64108
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Development Plans

23-0150

Courtyard At KCI

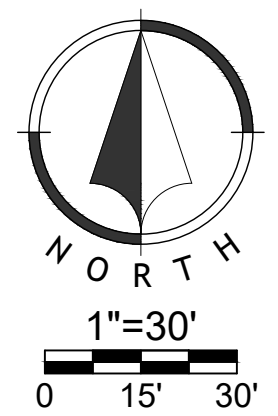
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Pedestrian Circulation Path

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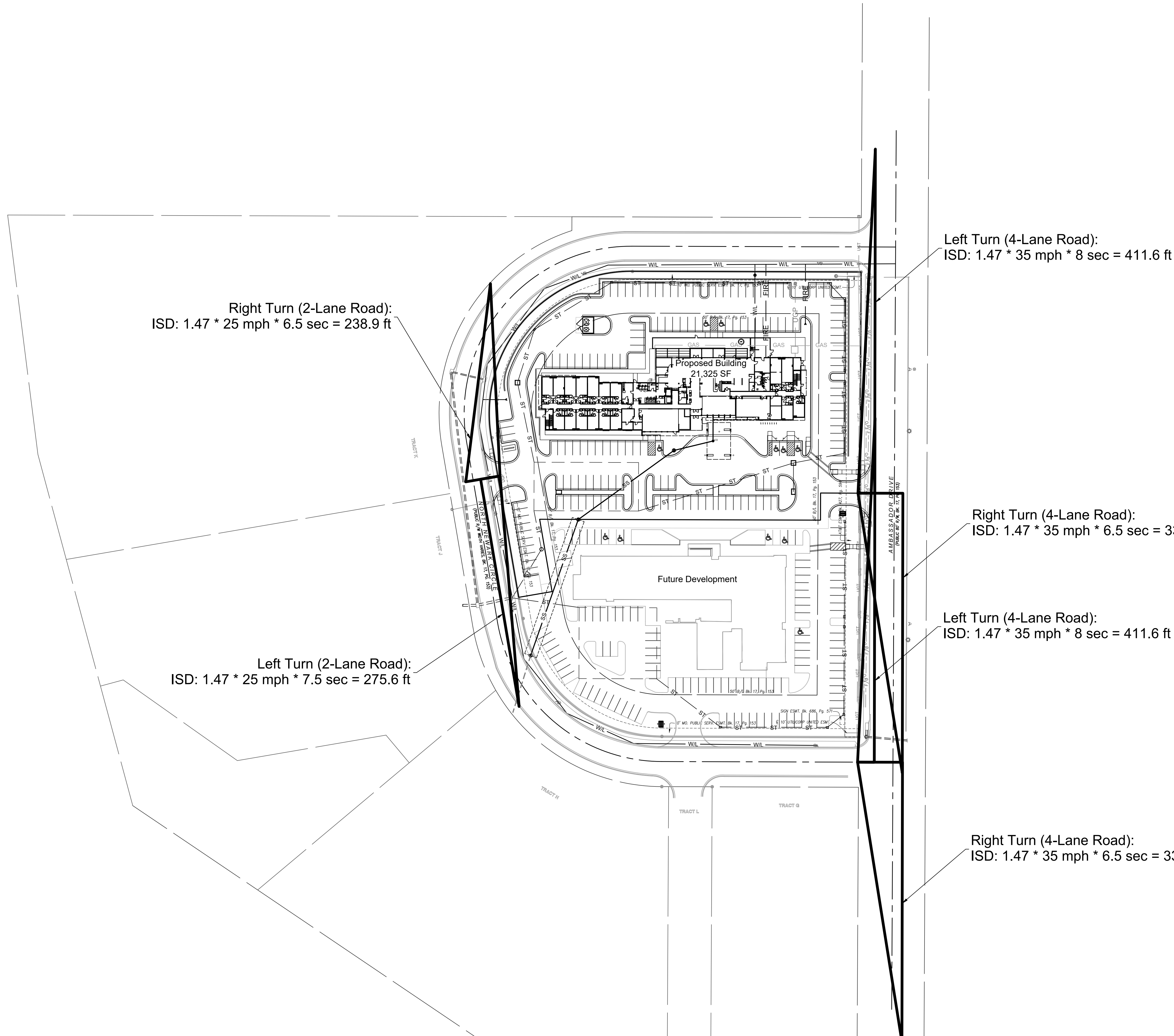


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Development Plans
 23-0150
 Courtyard At KCI
 Kansas City, Jackson County, Missouri

Sight Distance Plan



Right Turn (2-Lane Road):
 ISD: $1.47 * 25 \text{ mph} * 6.5 \text{ sec} = 238.9 \text{ ft}$

Left Turn (2-Lane Road):
 ISD: $1.47 * 25 \text{ mph} * 7.5 \text{ sec} = 275.6 \text{ ft}$

Left Turn (4-Lane Road):
 ISD: $1.47 * 35 \text{ mph} * 8 \text{ sec} = 411.6 \text{ ft}$

Right Turn (4-Lane Road):
 ISD: $1.47 * 35 \text{ mph} * 6.5 \text{ sec} = 334.4 \text{ ft}$

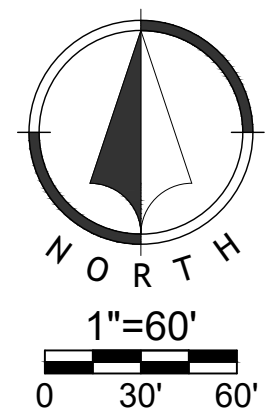
Left Turn (4-Lane Road):
 ISD: $1.47 * 35 \text{ mph} * 8 \text{ sec} = 411.6 \text{ ft}$

Right Turn (4-Lane Road):
 ISD: $1.47 * 35 \text{ mph} * 6.5 \text{ sec} = 334.4 \text{ ft}$

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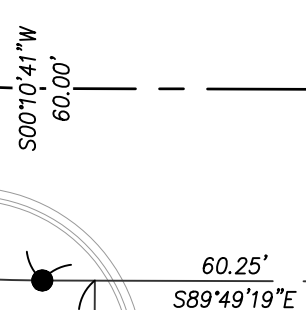
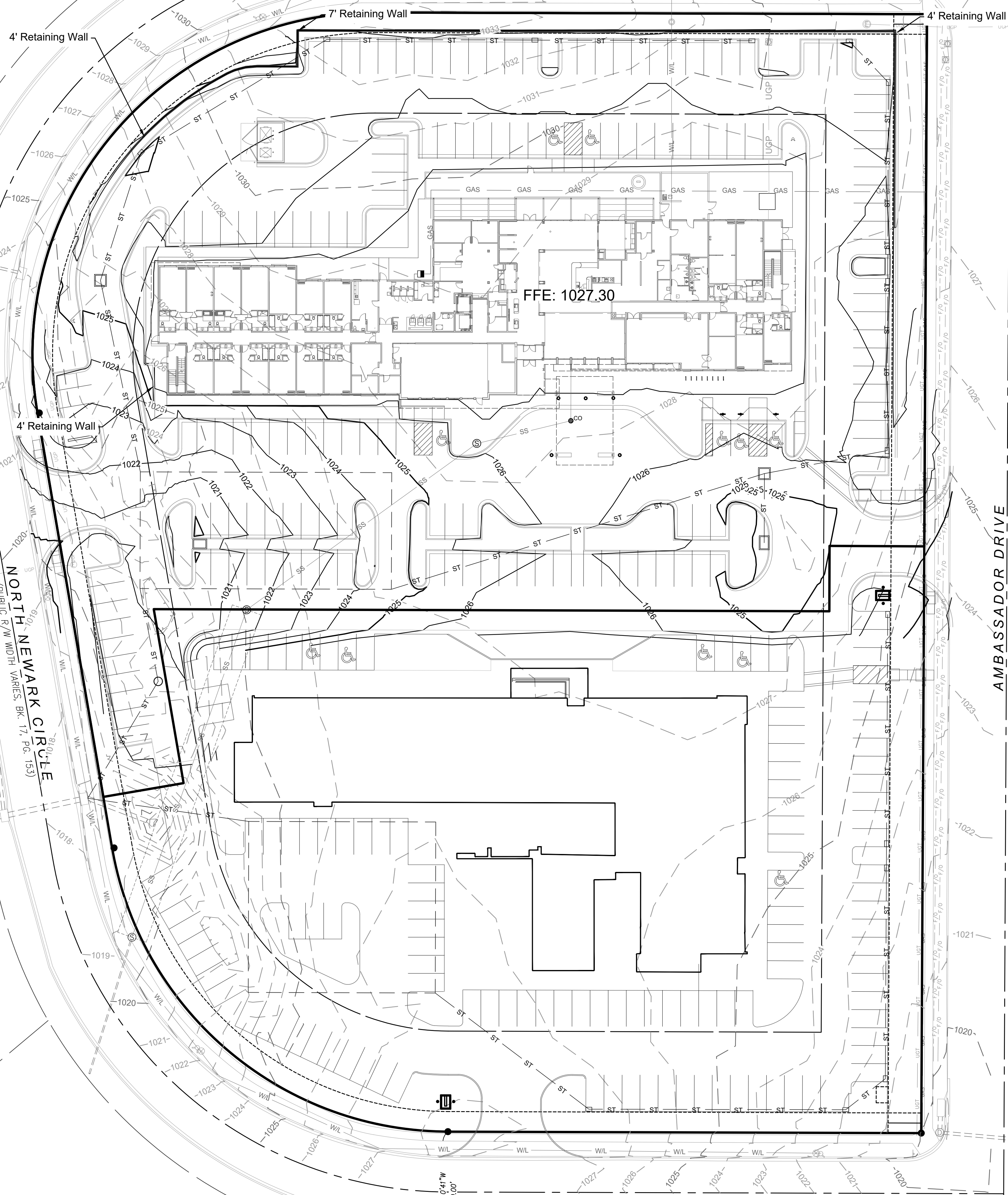
TRACT K

TRACT J

NORTH NEWARK CIRCLE
 (PUBLIC R/W WIDTH VARIES, BK. 17, PG. 153)

AMBASSADOR DRIVE
 (PUBLIC R/W, BK. 17, PG. 153)

FFE: 1027.30



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Development Plans

23-0150

Courtyard At KCI

Kansas City, Jackson County, Missouri

Grading Plan

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Sheet
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Contour Legend
 - - - Existing Major Contour
 - - - Existing Minor Contour
 - - - Proposed Major Contour
 - - - Proposed Minor Contour



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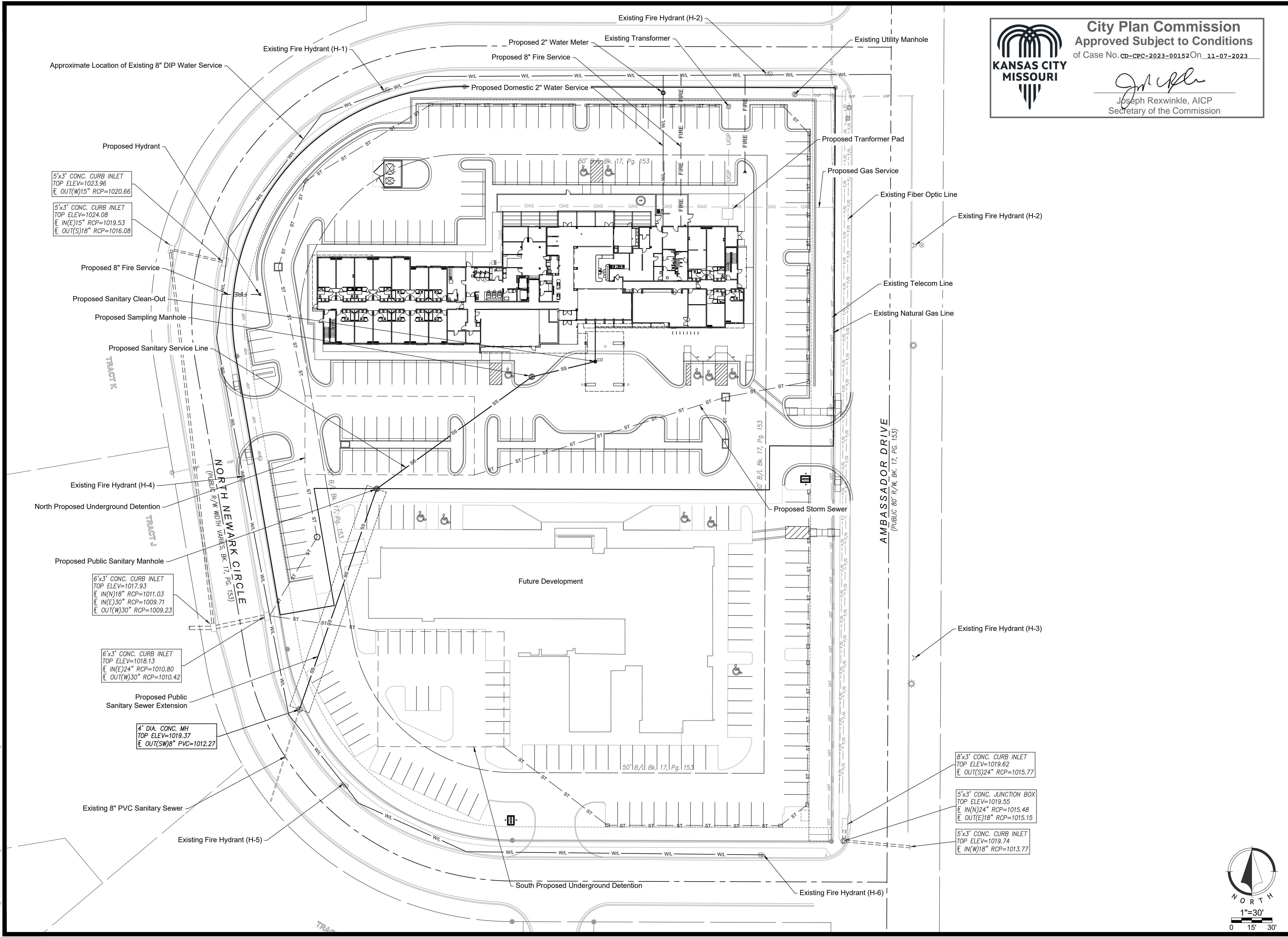
Utility Plan

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1%	1%

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Sheet
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5'x3' CONC. CURB INLET
 TOP ELEV=1023.96
 E OUT(W)15" RCP=1020.66

5'x3' CONC. CURB INLET
 TOP ELEV=1024.08
 E IN(E)15" RCP=1019.53
 E OUT(S)18" RCP=1016.08

6'x3' CONC. CURB INLET
 TOP ELEV=1017.93
 E IN(N)18" RCP=1011.03
 E IN(E)30" RCP=1009.71
 E OUT(W)30" RCP=1009.23

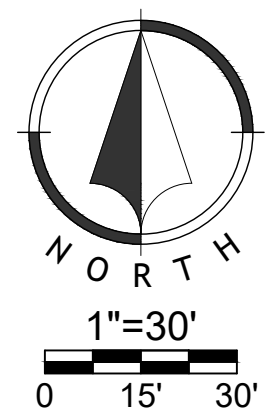
6'x3' CONC. CURB INLET
 TOP ELEV=1018.13
 E IN(E)24" RCP=1010.80
 E OUT(W)30" RCP=1010.42

4' DIA. CONC. MH
 TOP ELEV=1019.37
 E OUT(SW)8" FVC=1012.27

8'x3' CONC. CURB INLET
 TOP ELEV=1019.62
 E OUT(S)24" RCP=1015.77

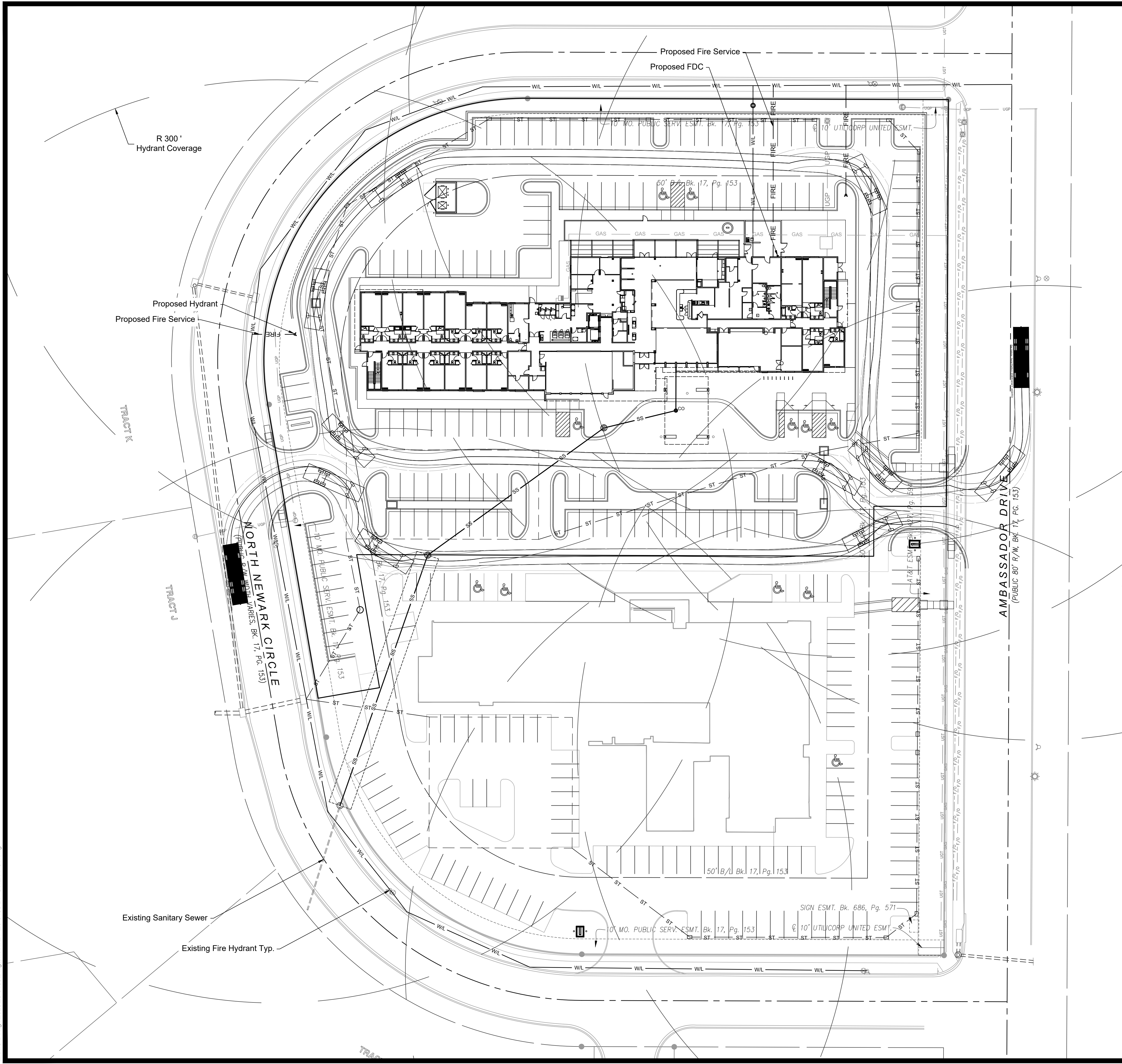
5'x3' CONC. JUNCTION BOX
 TOP ELEV=1019.55
 E IN(N)24" RCP=1015.48
 E OUT(E)18" RCP=1015.15

5'x3' CONC. CURB INLET
 TOP ELEV=1019.74
 E IN(W)18" RCP=1013.77



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KANSAS CITY MISSOURI

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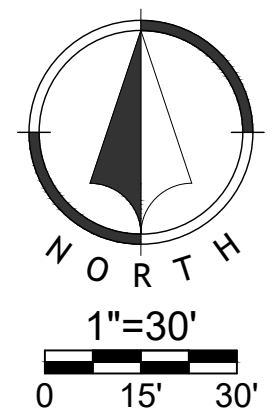
Fire Protection Plan

NO.	DATE	REVISION
1	09/18/23	Original Submittal

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1%	1%

Renaissance Infrastructure Consulting

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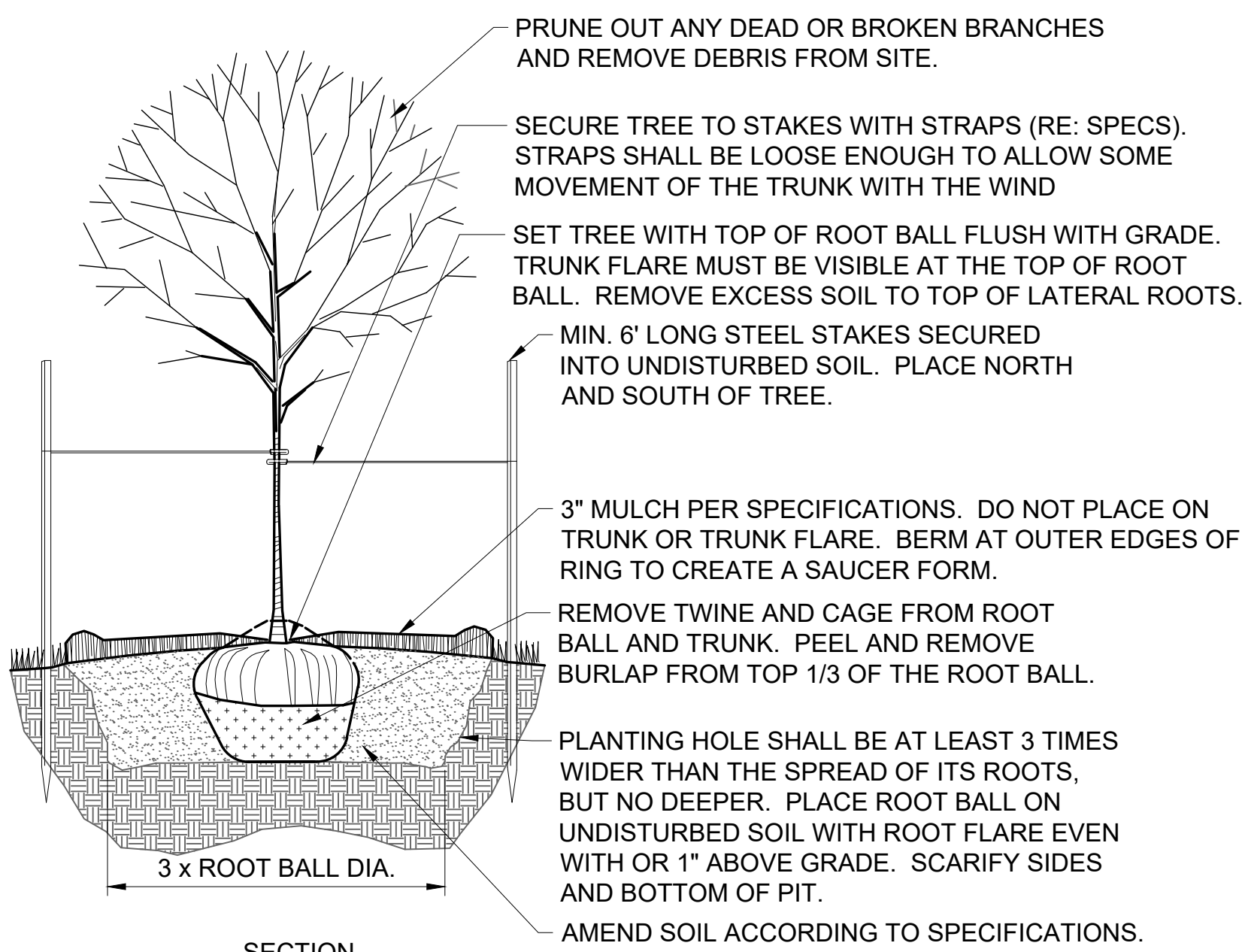




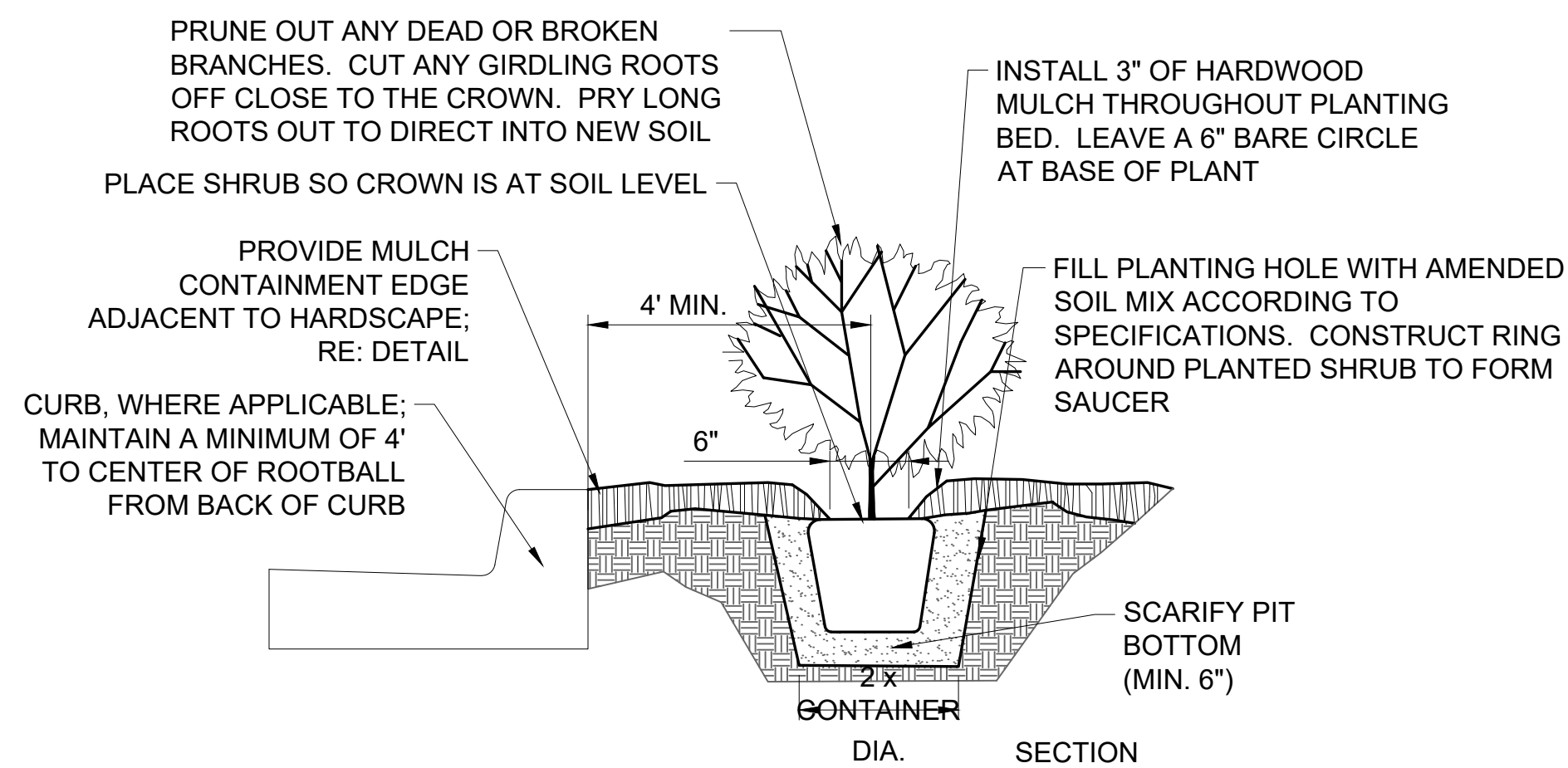
Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

Landscape Requirements	Required		Proposed		Alternative Requested?	Approved
	Courtyard - N Lot	Element - S Lot	Courtyard - N Lot	Element - S Lot		
88-425-03 Street Trees	32 trees	-	32 trees	-	N/A	
88-425-04 General	N/A	-	-	-	N/A	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets	-	-	-	-	N/A	
Buffer Width	10'	-	10'	-	N/A	
Trees	Street trees	-	Street trees	-	N/A	
Shrubs/Wall/Berm	Retaining wall & evergreen hedge	-	Retaining wall & evergreen hedge	-	N/A	
Adjacent to Residential Zones	N/A	-	N/A	-	N/A	
Buffer Width	-	-	-	-	N/A	
Shrubs/Wall/Berm	-	-	-	-	N/A	
88-425-06 Interior Vehicular Use Area	-	-	-	-	N/A	
Interior Area	5,320 sf	-	5,601 sf	-	N/A	
Trees	31 trees	-	31 trees	-	N/A	
Shrubs	152 shrubs	-	152 shrubs	-	N/A	
88-425-07 Parking Garage Screening	N/A	-	N/A	-	N/A	
88-425-08 Mechanical/Utility Equipment Screening	30"+ ht. screened	-	As required	-	N/A	
88-425-09 Outdoor Use Screening	N/A	-	N/A	-	N/A	

- NOTES:
- TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
 - TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

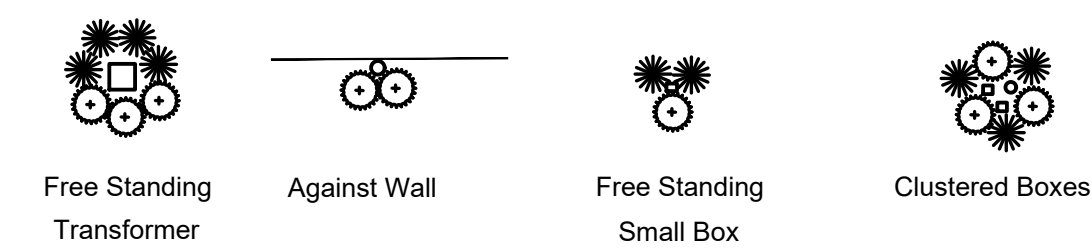


DECIDUOUS TREE PLANTING DETAIL - NTS



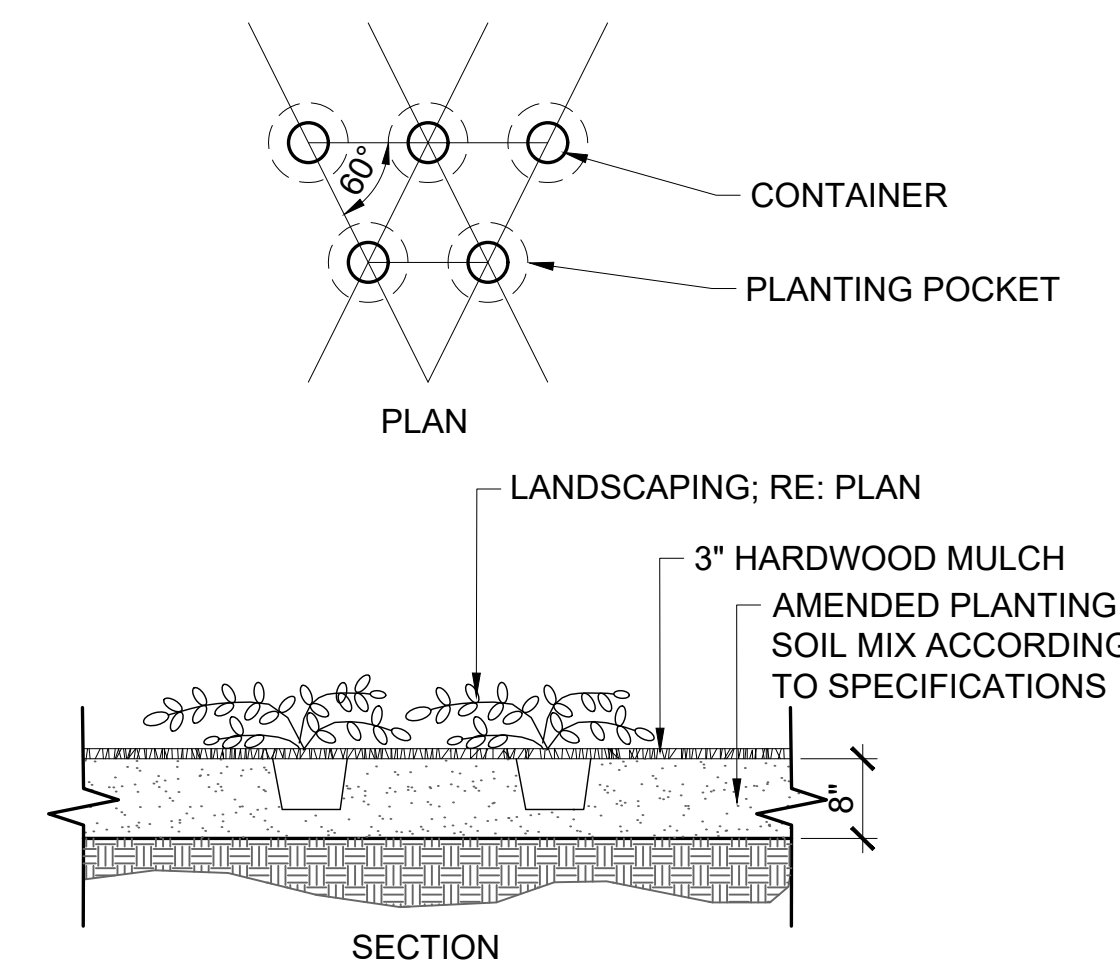
- NOTES:
- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 - CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
 - INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
 - WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4' MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS



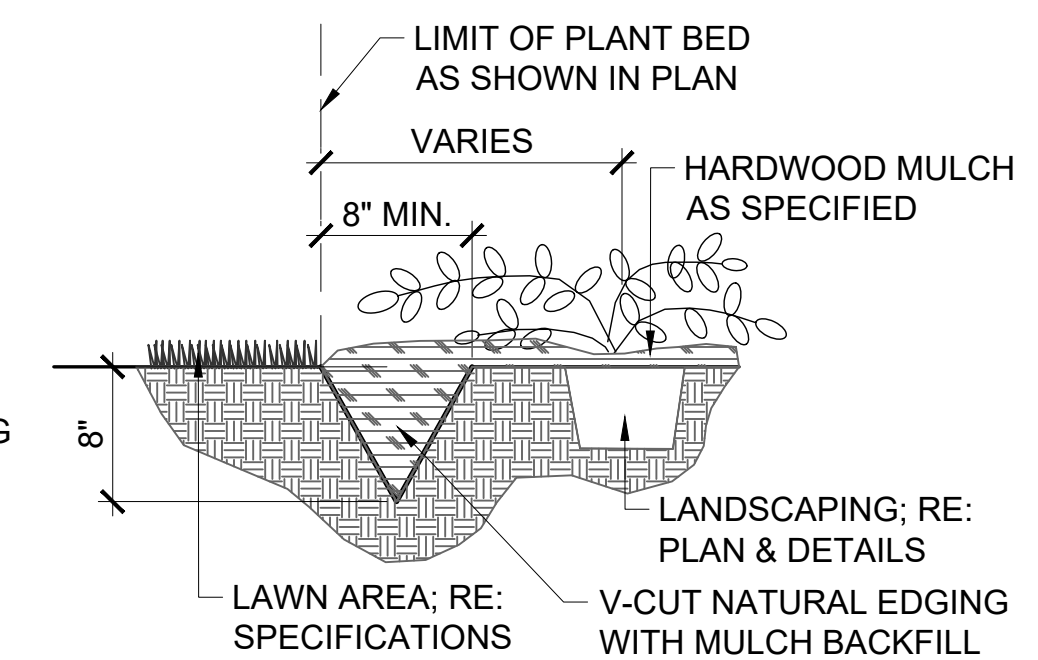
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

TYPICAL UTILITY BOX SCREENING DETAILS - NTS



CONTAINER PLANTING DETAIL - NTS

- NOTES:
- CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
 - TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
 - CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



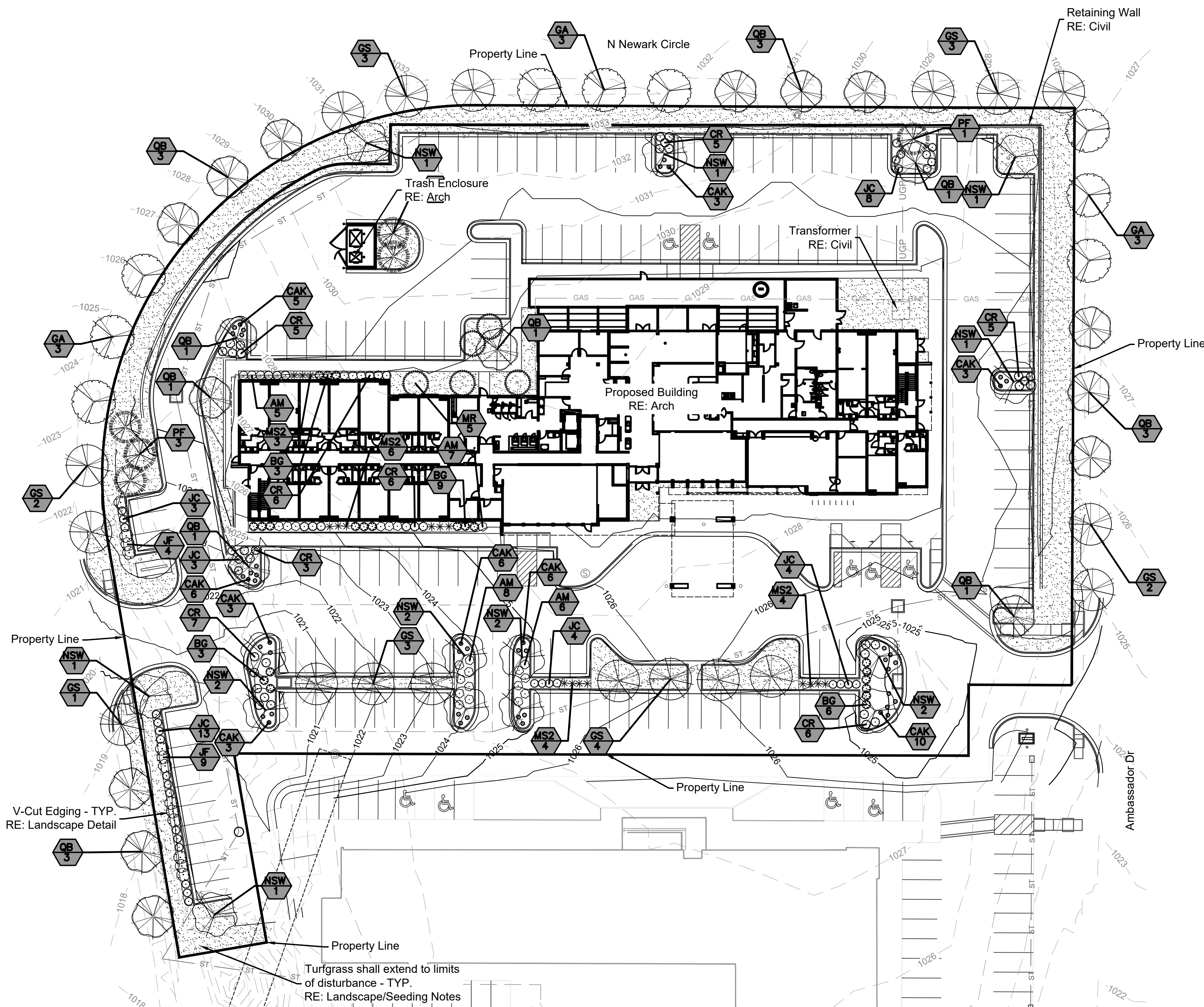
V-CUT NATURAL EDGE DETAIL - NTS

1	09/18/23	Original Submittal
NO.	DATE	REVISION

DRAWN BY: AF
 CHECKED BY: AL

Renaissance Infrastructure Consulting
 400 E 17th Street
 Kansas City, Missouri 64108
 816-800-0950
 www.RIC-CONSULT.COM
 E-2010033830
 MO Certificate of Authority

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LANDSCAPE CALCULATIONS

Zoning: B3-3

General Standards

If more than 8 trees are required, no more than 40% may be of a single species; If more than 25 trees are required, no more than 25% may be of a single species; Broadleaf shrubs min. cont. size 2 gal.; Evergreen shrubs min. cont. size 5 gal.; Broadleaf trees min. 2" cal.; Evergreen trees min. 5' ht.

Street Trees

Required: 1 street tree / 30' street frontage (2" cal. min.)

Provided:

N Newark Circle (723') = 24 trees
 Ambassador Drive (239') = 8 trees

Interior Parking Lot Landscaping

Required: 35 SF interior landscape area / parking space; 1 tree / 5 parking spaces + 1 shrub / parking space + groundcover in all islands

Provided: 152 parking stalls * 35 SF = 5,320 SF interior landscape area (actual 5,601 SF) + 31 trees + 152 shrubs

* If compliance with this standard would result in the loss of existing required parking spaces, the amount of parking required in automatically reduced by the amount needed to accommodate the required interior landscaping; Perimeter landscaping shall not satisfy the requirements of interior landscaping stated here

Perimeter Landscaping of Vehicular Use Areas

Required: Street adjacent perimeter landscape buffer strip; 10' width, 1 tree / 30' + continuous evergreen hedge 3' ht. min; A masonry wall may be substituted for shrubs

Provided: Cont. evergreen hedge 3' ht. + retaining wall

*Street tree requirements shall satisfy the tree requirements of this section

Screening

Required: Outdoor use screened from public street view by cont. evg. hedge 3' ht. min.

Provided: As required

Screening of Mechanical/Utility Equipment

Required: Utility equipment 30"+ ht. visible from the ROW must be screened by landscaping



Provided: As required

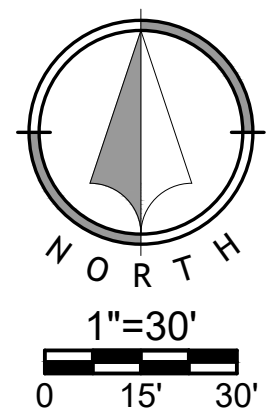
PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	GA	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	B&B, 2" Cal.	9
	GS	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	B&B, 2" Cal.	18
	MR	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	B&B, 2" Cal.	5
	NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B, 2" Cal.	14
	QB	Quercus bicolor / Swamp White Oak	B&B, 2" Cal.	18
EVERGREEN	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	PF	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B, 5' Ht. Min.	6
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AM	Aronia melanocarpa / Black Chokeberry	3 gal.	26
	BG	Buxus x 'Green Velvet' / Boxwood	5 Gal.	21
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 Gal.	45
	CR	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	3 gal.	43
	JC	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.	35
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	13
	MS2	Miscanthus sinensis 'Morning Light' / Eulalia Grass	3 Gal.	17
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	TF3	Turfgrass Sod Fescue Mix / Sod	SOD	20,750 sf

LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.


City Plan Commission
 Approved Subject to Conditions
 of Case No. CD-CPC-2023-00152 On 11-07-2023

 Joseph Rexwinkle, AICP
 Secretary of the Commission



Development Plans
 23-0150
 Courtyard At KCI
 Kansas City, Jackson County, Missouri

Landscape Plan

1	09/18/23	Original Submittal
NO.	DATE	REVISION

DRAWN BY: AF CHECKED BY: AL


Renaissance Infrastructure Consulting
 400 E 17TH STREET
 KANSAS CITY, MISSOURI 64108
 816-800-0950
 WWW.RIC-CONSULT.COM
 MO Certificate of Authority: E-2010033850

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COURTYARD
BY MARRIOTT

COURTYARD® @ KCI AIRPORT
BY MARRIOTT
N. AMBASSADOR DR & N NEWARK CIRCLE
KANSAS CITY, MO #57834



ASSOCIATES
SHAW HOFSTRA + ASSOCIATES
1800 CENTRAL STREET, SUITE 203
KANSAS CITY, MISSOURI 64108
P: 816.421.0505 www.shawhofstra.com
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#57834
9/15/2023

1 FRONT PERSPECTIVE - DAY
SCALE: NTS



City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2023-00152 On 11-07-2023

Joseph Rexwinkle, AICP
Secretary of the Commission



COURTYARD
BY MARRIOTT
@ KCI AIRPORT
N. AMBASSADOR DR & N NEWARK CIRCLE
KANSAS CITY, MO #57834



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9/15/2023



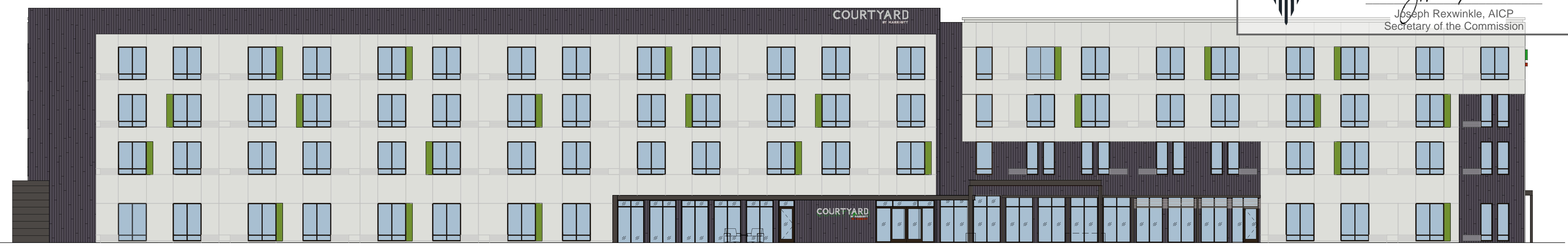
City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2023-00152 On 11-07-2023

Joseph Rexwinkle, AICP
Secretary of the Commission

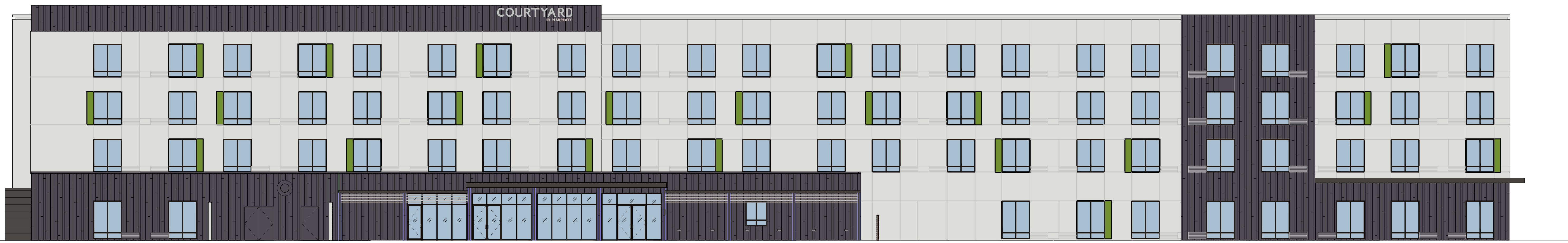
1 FRONT PERSPECTIVE - NIGHT
SCALE: NTS



Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission



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



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



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



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

EXTERIOR FINISH KEY

- EEF-001 EIFS 1
SHERWIN
WILLIAMS SW7666
FLEUR de SEL
- EEF-002 EIFS 2
SHERWIN
WILLIAMS SW6719
GECKO
- EEF-003 EIFS 3- TO MATCH
EEF-001
- EWP-001 FIBER-CEMENT SIDING
PANELS- NICHIIHA VINTAGE
WOOD SERIES
- EWP-003 METAL COLOR 3
BIRRADGE- DARK
BRONZE
- EWP-004 EXTERIOR WALL PANEL
METAL BERRIDGE OR PAC-CLAD,
DURANAR BONE WHITE
- ECT-001 INTUMESCENT PAINT
MATCH PAC-CLAD, DARK
BRONZE
- CP-001 NATURAL WALNUT S38
- CP-002 PAINT- METAL COLOR 4
METAL BERRIDGE OR PAC-CLOUD,
DURANAR BONE WHITE
- EFM-002 WOOD STAINED TO
MATCH CP-001
- CP-001 WINDOW FRAME- RE: ALUMINUM
WINDOW MANUFACTURE, DARK BRONZE

NOTE:
1. EXTERIOR METAL DOORS- PAINT TO MATCH EXISTING
WALL FINISH COLOR
2. PTAC GRILLS- PAINT TO MATCH ADJACENT WALL COLOR

COURTYARD
BY MARRIOTT
© KCI AIRPORT CY-USA-MO #57834
N. AMBASSADOR DR & NEWMARK CIRCLE
KANSAS CITY, MO

SH
ASSOCIATES
SHAW HOFSTRA + ASSOCIATES
1800 CENTRAL STREET, SUITE 203
KANSAS CITY, MISSOURI 64108
P. 816.421.0905 www.shawhofstra.com
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EXTERIOR ELEVATIONS
COLORED
A212
CY-USA-MO #57834
9/15/2023

GENERAL NOTES

- BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED UPON STRUCTURAL SYSTEM.
- REFER TO BUILDING PRODUCT MANUAL FOR MATERIALS AND COLORS.
- REVEALS VARY IN DEPTH AND WIDTH ACROSS BUILDING ELEVATION.
- PROVIDE INTERNAL DOWNSPOUTS, GUTTERS, ROOF DRAINS, AND OVERFLOWS AS REQUIRED FOR LOCAL RAINFALL. PROVIDE SECONDARY OVERFLOWS TO DAYLIGHT IN AREAS THAT WILL NOT DRAIN ACROSS WALKING SURFACES.
- IF EQUIPMENT IS LOCATED ON THE ROOF, SCREEN EQUIPMENT SO THAT IT IS NOT VISIBLE TO THE GUEST AT GRADE LEVEL.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

A0 ARCHITECTURAL

A5 WINDOW CONFIGURATION VARIES BY PROJECT & LOCATION OF HVAC SYSTEM

A11 HOTEL SIGNAGE PER SIGNAGE PACKAGE. PROVIDE REQUIRED BACKING. LOCATE POWER CUTOFF FOR EASY ACCESS

A59 PAINT LOUVERS SIMILAR TO ADJACENT WALL SURFACE

A65 (6) EXTERIOR ACCENT LINEAR LIGHT FIXTURES, ARRANGED IN RANDOM PATTERN. DESIGNER TO COORDINATE EXACT LOCATIONS WITH EXTERIOR CLADDING SYSTEM

A67 PREFINISHED BREAK METAL SHADOW BOX TYPICAL AT ALL LOCATIONS WHERE EIFS ACCENT COLOR IS ADJACENT TO GUESTROOM WINDOWS

A70 MARRIOTT SIGN TO BE SURFACE MOUNTED, INTERNALLY ILLUMINATED CHANNEL LETTERS. SEE SIGNAGE PACKAGE FOR SPECIFICATION. PROVIDE REQUIRED BLOCKING BEHIND WALL FOR SIGNAGE. PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND MAKING FINAL ELECTRICAL CONNECTIONS

A80 OPTIONAL HOTEL SIGNAGE PER SIGNAGE PACKAGE. PROVIDE REQUIRED BLOCKING. LOCATE POWER CUTOFF FOR EASY ACCESS. PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND MAKING FINAL CONNECTIONS

A81 OPTIONAL MARRIOTT SIGN TO BE SURFACE MOUNTED INTERNALLY ILLUMINATED CHANNEL LETTERS. SEE SIGNAGE PACKAGE FOR SPECIFICATION

E0 ENGINEERING

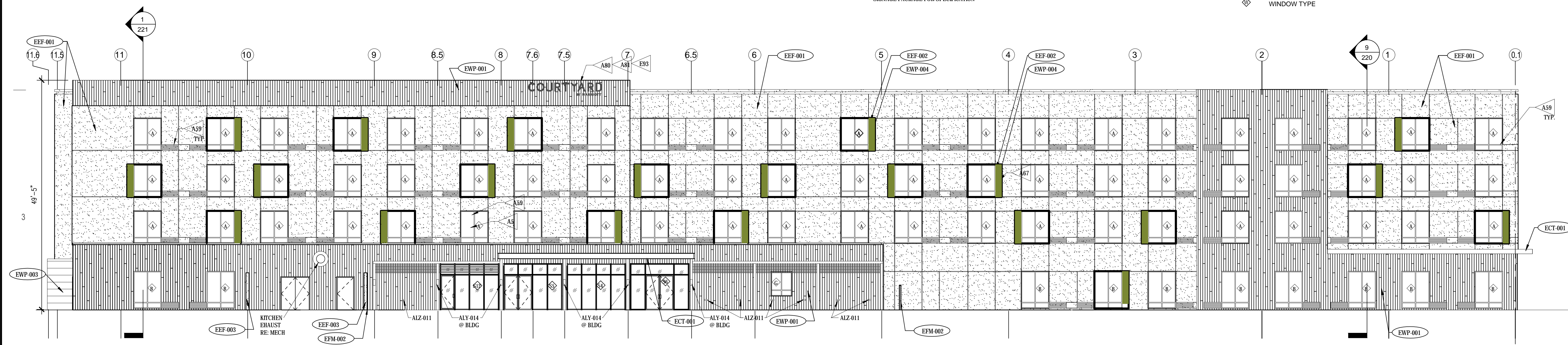
E93 PROVIDE DEDICATED CIRCUITRY BROUGHT TO SIGN FROM ELECTRICAL PANEL

EXTERIOR FINISH KEY

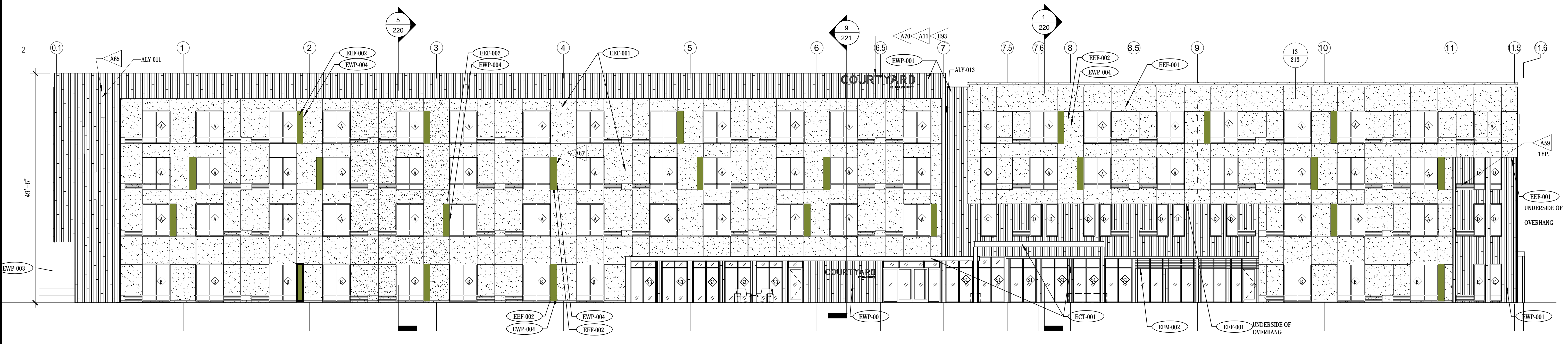
EEF-001 EIFS 1 SW7666 FLEUR DE SEL	EWP-004 METAL COLOR 2 PAC-CLAD BONE WHITE
EEF-002 EIFS 2 GW GECKO	ECT-001 INTUMESCENT PAINT DARK BRONZE
EEF-003 EIFS 3-SOFFITS & CEILING	CP-001 WOOD-NATURAL WALNUT S38
EWP-001 FIBER-CEMENT SIDING PANELS NICHHA WOOD SERIES-VINTAGE WOOD	CP-002 METAL COLOR 4 BONE WHITE
EWP-003 METAL COLOR 3 PAC-CLAD DARK BRONZE	EFM-002 WOOD FENCE STAINED TO MATCH LOGGIA CEILING CP-001

SYMBOLS LEGEND

◇ WINDOW TYPE



3 REAR ELEVATION
 SCALE: 3/32" = 1'-0" referenced from: 200



1 FRONT ELEVATION
 SCALE: 3/32" = 1'-0" referenced from: 200



COURTYARD
 BY MARRIOTT
 @ KCI AIRPORT CY-USA-MO #57834
 N. AMBASSADOR DR &
 NEWMARK CIRCLE KANSAS CITY, MO

SHAW HOFSTRA + ASSOCIATES
 1800 CENTRAL STREET, SUITE 203
 KANSAS CITY, MISSOURI 64108
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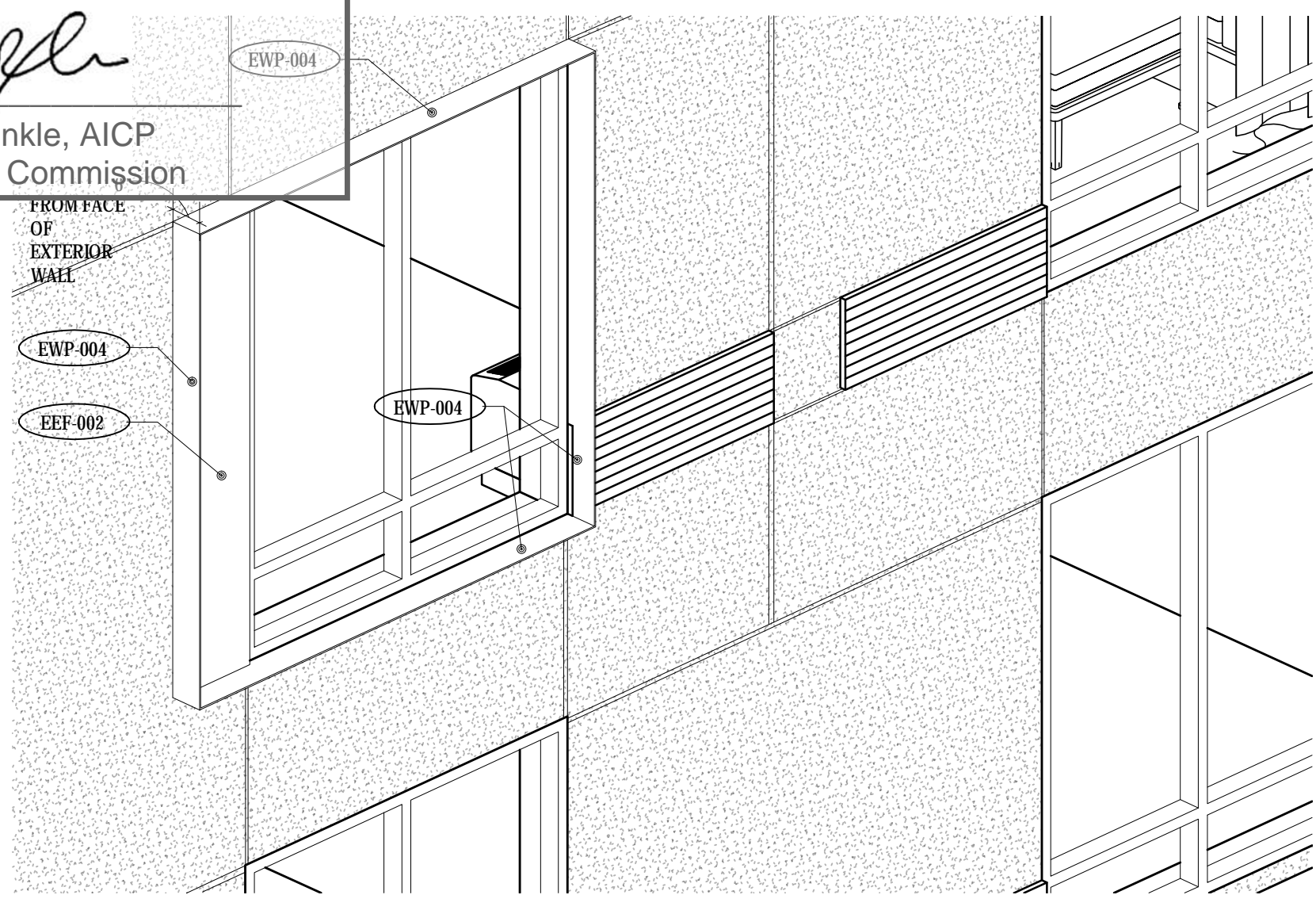
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EXTERIOR ELEVATIONS

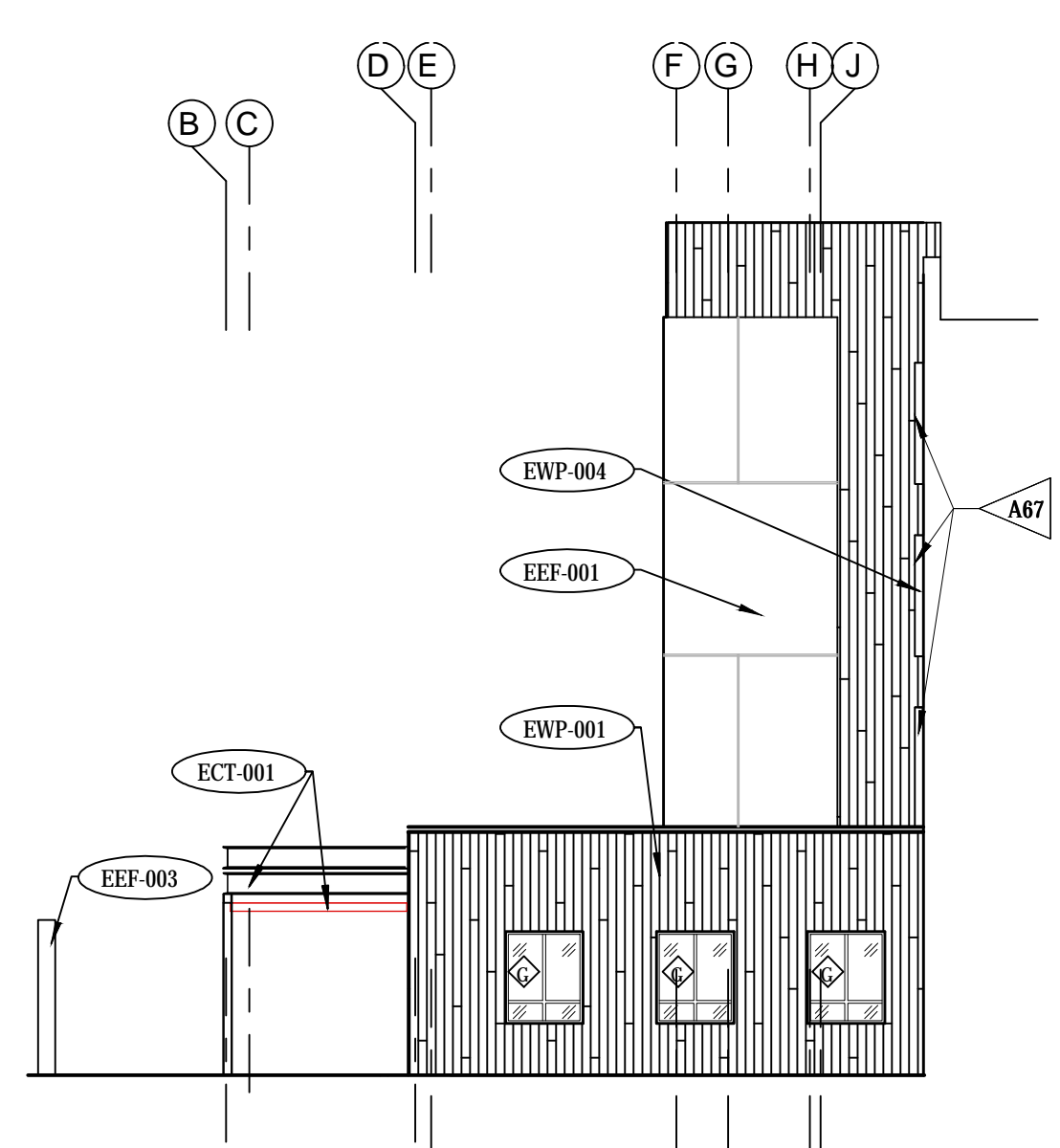
A210

CY-USA-MO #57834

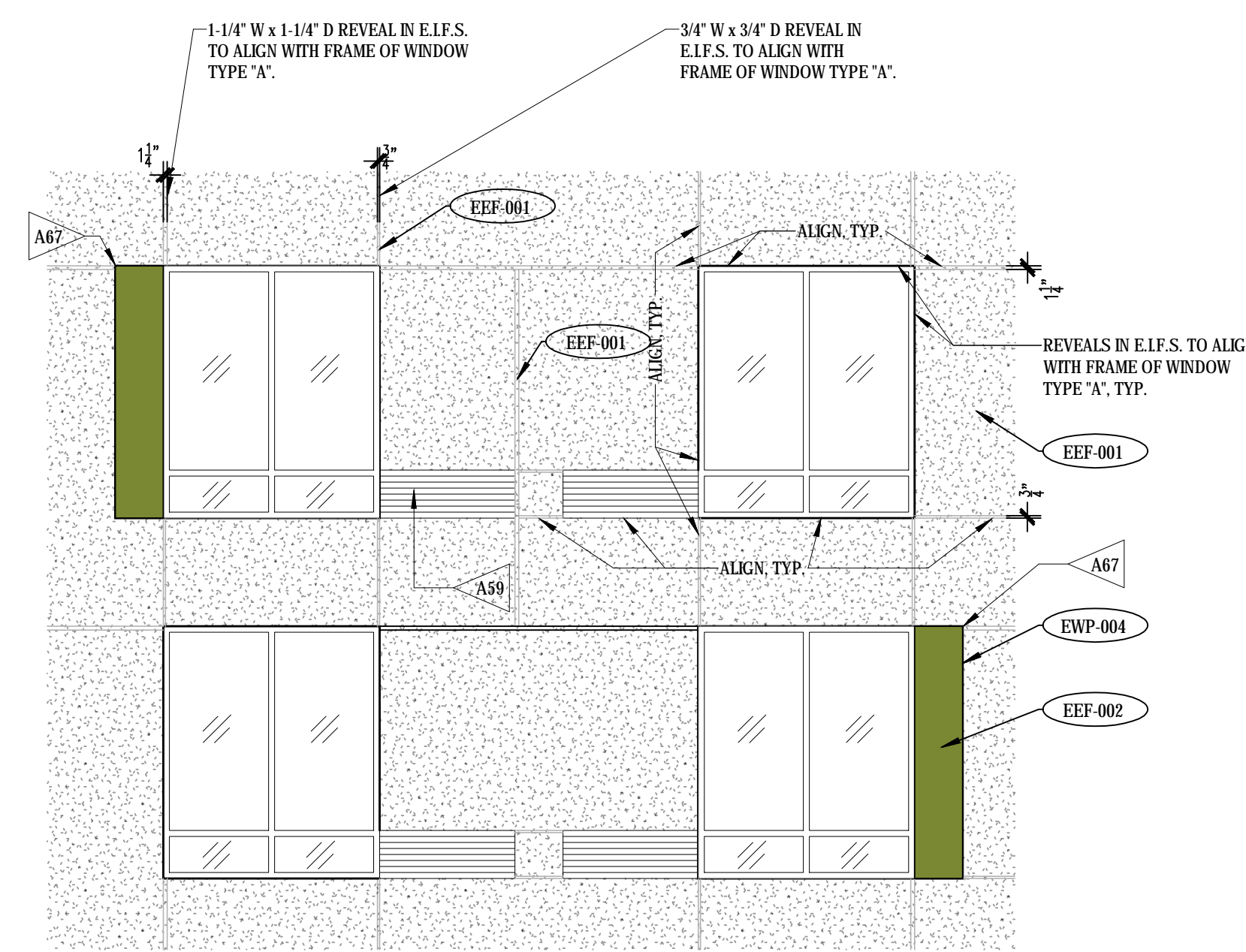
9/15/2023



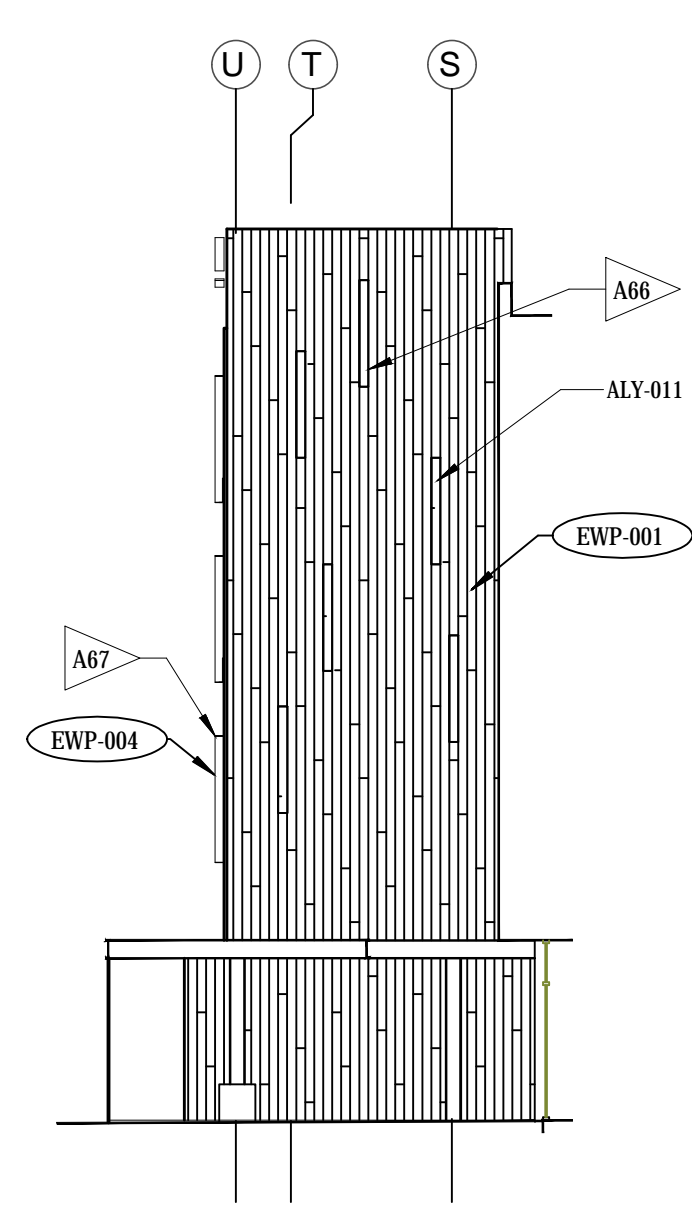
14 DETAIL PERSPECTIVE AT WINDOW SHADOW BOX
 SCALE: 1/2" = 1'-0"



3 WEST SIDE ELEVATION @ ADMIN OFFICES
 SCALE: 3/32" = 1'-0" referenced from: 200



13 DETAIL AT WALL REVEALS
 SCALE: 1/4" = 1'-0" referenced from: 212



5 EASY SIDE ELEVATION @ ENTRY
 SCALE: 3/32" = 1'-0" referenced from: 200

GENERAL NOTES

- BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED UPON STRUCTURAL SYSTEM.
- REFER TO BUILDING PRODUCT MANUAL FOR MATERIALS AND COLORS.
- REVEALS VARY IN DEPTH AND WIDTH ACROSS BUILDING ELEVATION.
- PROVIDE INTERNAL DOWNSPOUTS, GUTTERS, ROOF DRAINS, AND OVERFLOWS AS REQUIRED FOR LOCAL RAINFALL. PROVIDE SECONDARY OVERFLOWS TO DAYLIGHT IN AREAS THAT WILL NOT DRAIN ACROSS WALKING SURFACES.
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CRITERIA NOTES

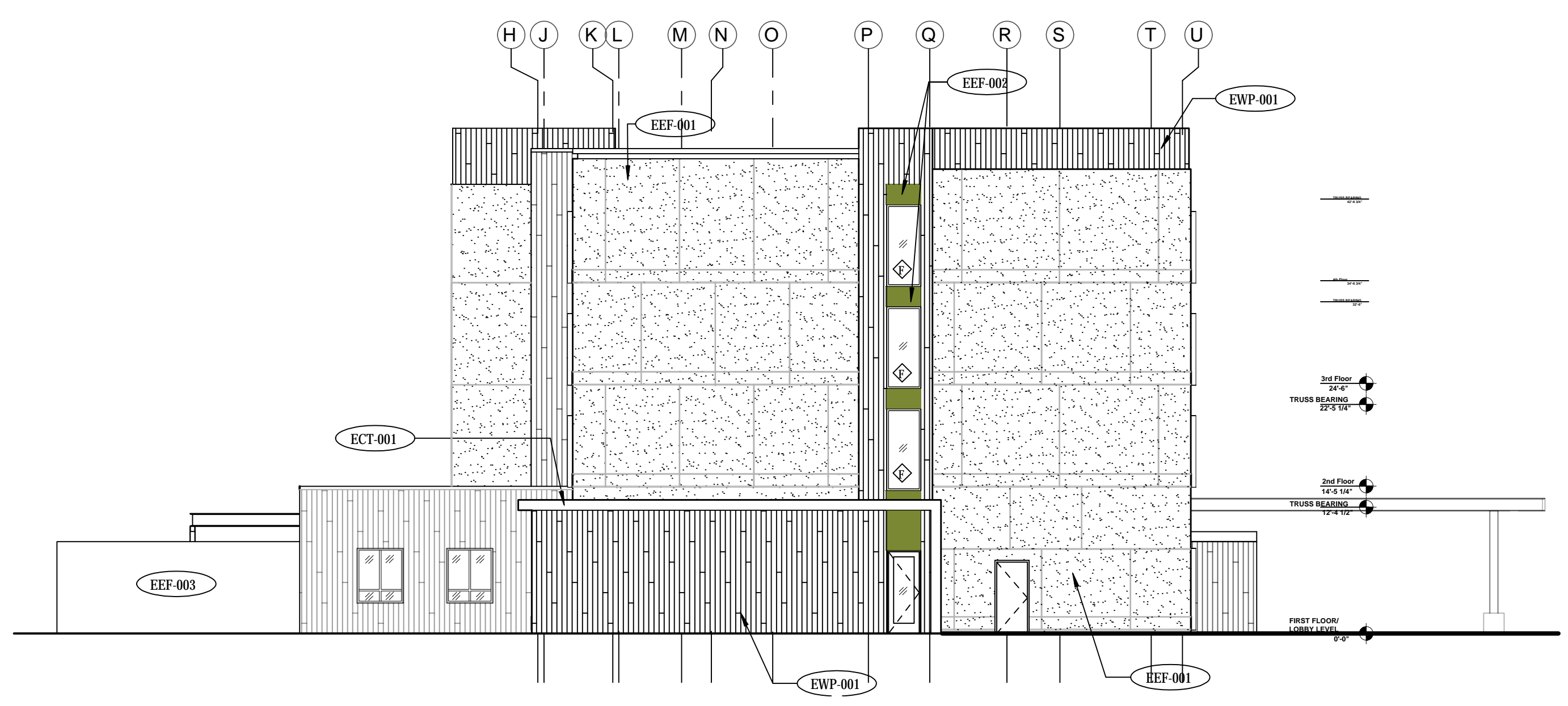
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 - A80 OPTIONAL HOTEL SIGNAGE PER SIGNAGE PACKAGE. PROVIDE REQUIRED BLOCKING. LOCATE POWER CUTOFF FOR EASY ACCESS. PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND MAKING FINAL CONNECTIONS
 - A81 OPTIONAL MARRIOTT SIGN TO BE SURFACE MOUNTED INTERNALLY ILLUMINATED CHANNEL LETTERS. SEE SIGNAGE PACKAGE FOR SPECIFICATION
- E0 ENGINEERING**
- E93 PROVIDE DEDICATED CIRCUITRY BROUGHT TO SIGN FROM ELECTRICAL PANEL

EXTERIOR FINISH KEY

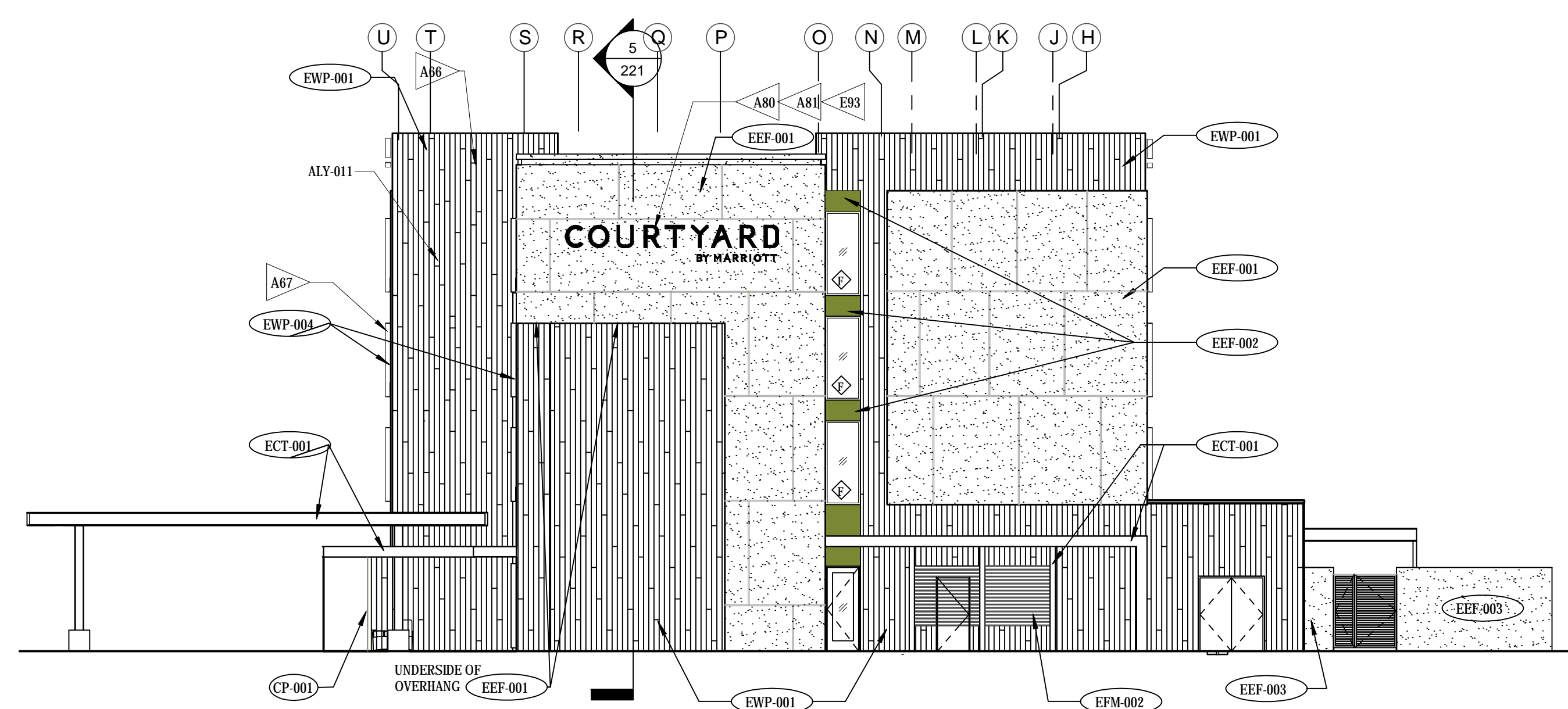
EEF-001	EIFS 1 SW7666 FLEUR DE SEL	EWP-004	METAL COLOR 2 PAC-CLAD BONE WHITE
EEF-002	EIFS 2 GW GECKO	ECT-001	INTUMESCENT PAINT DARK BRONZE
EEF-003	EIFS 3- SOFFITS & CEILINGS	CP-001	WOOD- NATURAL WALNUT S38
EWP-001	FIBER-CEMENT SIDING PANELS NICHHA WOOD SERIES- VINTAGE WOOD	CP-002	METAL COLOR 4 BONE WHITE
EWP-003	METAL COLOR 3 PAC-CLAD DARK BRONZE	EFM-002	WOOD FENCE STAINED TO MATCH LOGGIA CEILING CP-001

SYMBOLS LEGEND

◇ WINDOW TYPE



2 SIDE ELEVATION
 SCALE: 3/32" = 1'-0" referenced from: 200



1 SIDE ELEVATION - OPT BUILDING SIGNAGE
 SCALE: 3/32" = 1'-0" referenced from: 200



COURTYARD
 BY MARRIOTT
 @ KCI AIRPORT CY-USA-MO #57834
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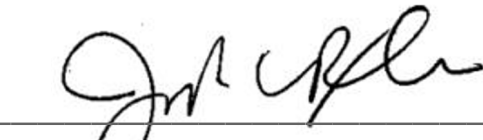
JOB NO. KMG COURTYARD KCI	
DRAWN BY:	
ISSUE	DATE

EXTERIOR ELEVATIONS

A211
 CY-USA-MO #57834
 9/15/2023

ROOM COUNT	1st	2nd	3rd	4th	Total
QUEEN/ QUEEN	1	6	10	10	27
QUEEN/QUEEN ACCESSIBLE	3	-	-	1	4
INLINE Q/Q SUITE	1	-	-	-	1
INLINE Q/Q SUITE ACCESSIBLE	1	-	-	-	1
KING	9	33	29	29	100
KING ADA	2	2	2	1	7
TOTAL	17	41	41	41	140

City Plan Commission
Approved Subject to Conditions
of Case No. **CP-CPC-2023-00152** On **11-07-2023**



Joseph Rexwinkle, AICP
Secretary of the Commission

COURTYARD HOTEL 1st FLOOR 21,325 sq.ft.
PATIO 2,812 sq.ft.
MECHANICAL YARD & ELECTRICAL 644 sq.ft.



COURTYARD
BY MARRIOTT
@ KCI AIRPORT
N. AMBASSADOR DR & N NEWARK CIRCLE
KANSAS CITY, MO
#57834

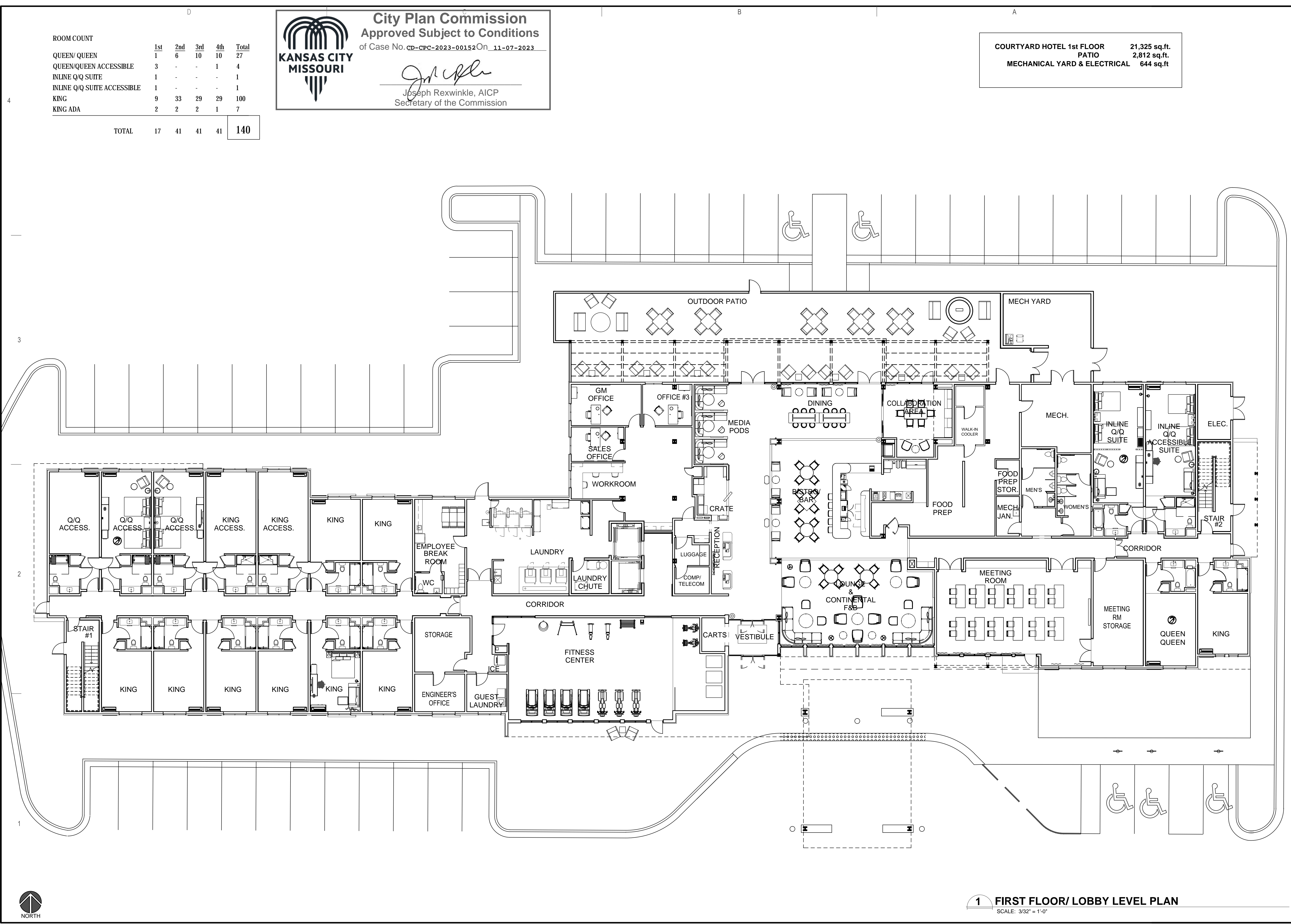
SHAW HOFSTRA + ASSOCIATES
1800 CENTRAL STREET, SUITE 203
KANSAS CITY, MISSOURI 64108
P: 816.421.0505 www.shawhofstra.com
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JOB NO. KMG COURTYARD KCI	
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FIRST FLOOR/ LOBBY LEVEL PLAN
A200
#57834
9/13/2023



1 FIRST FLOOR/ LOBBY LEVEL PLAN
SCALE: 3/32" = 1'-0"

ROOM COUNT	1st	2nd	3rd	4th	Total
QUEEN/QUEEN	1	6	10	10	27
QUEEN/QUEEN ACCESSIBLE	3	-	-	1	4
INLINE Q/Q SUITE	1	-	-	-	1
INLINE Q/Q SUITE ACCESSIBLE	1	-	-	-	1
KING	9	33	29	29	100
KING ADA	2	2	2	1	7
TOTAL	17	41	41	41	140

UPPER GUESTROOM FLOOR- 18,060 sq.ft each level

GENERAL NOTES

- A. THE LOCATIONS OF ACCESSIBLE UNITS SHOWN ARE SUGGESTED AND MEET THE REQUIREMENTS FOR THE NUMBER OF ACCESSIBLE UNITS IN THE IBC. ACTUAL NUMBERS REQUIRED AND LOCATIONS FOR A SPECIFIC PROJECT ARE TO BE DETERMINED BY THE ARCHITECT OF RECORD.
- B. DESIGN CONSULTANT MUST SUBMIT A COMPREHENSIVE INTERIOR GRAPHIC/SIGNAGE LAYOUT (INCLUDING ELEVATIONS), FULLY COORDINATED WITH ANY ELECTRICAL ARTWORK OR OTHER WALL MOUNTED ITEMS, FOR REVIEW AND ACCEPTANCE.
- C. GRID DIMENSIONS BASED ON MAINTAINING 13'-1" MIN. CLEAR WIDTH INSIDE GUESTROOMS USING 6" PARTITIONS FOR NON-LOAD BEARING WALLS AND 8" PARTITIONS FOR LOAD BEARING WALLS. ADJUST GRID DIMENSION AS REQ'D TO MAINTAIN 13'-1" CLEAR WIDTH IN GUESTROOMS.

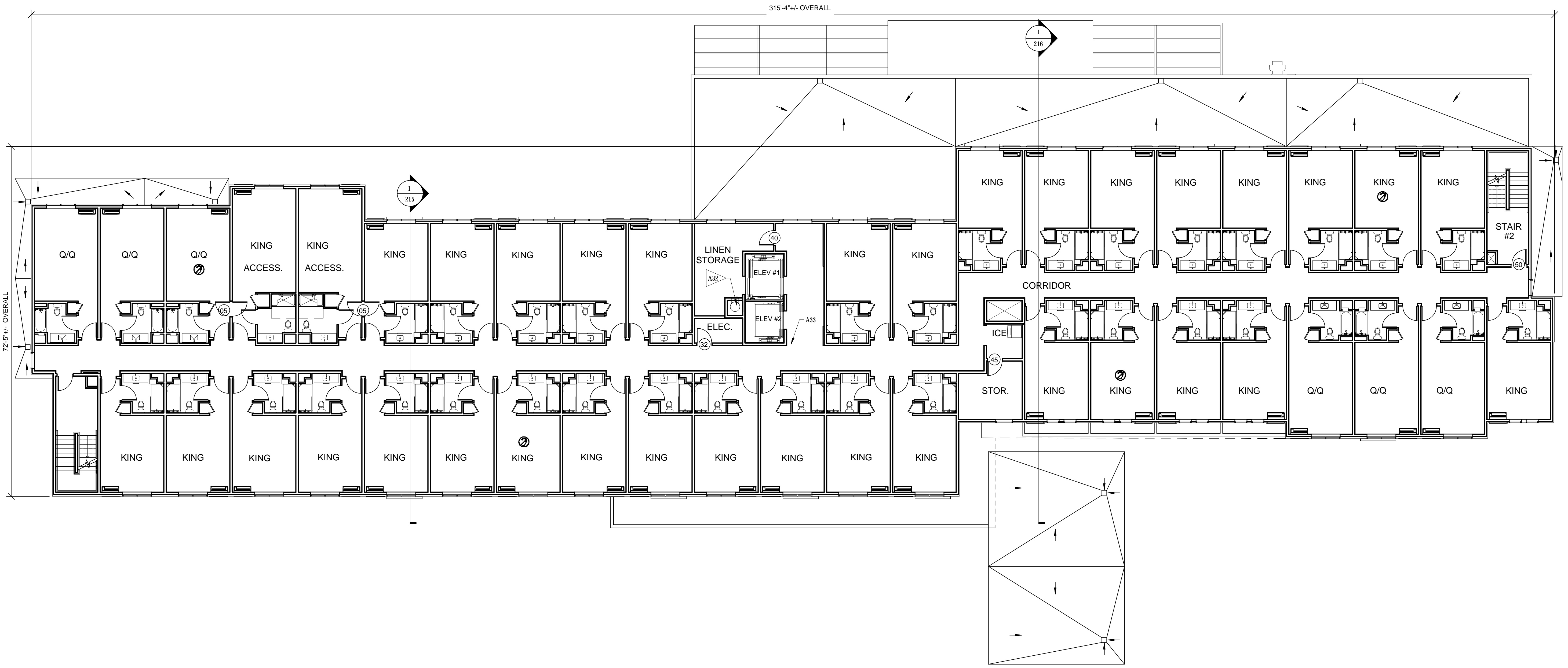
CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2023-00152** On **11-07-2023**

KANSAS CITY MISSOURI

Joseph Rexwinkle, AICP
Secretary of the Commission



1 TYPICAL 2nd THRU 4th FLOOR PLAN
SCALE: 3/32" = 1'-0"



COURTYARD® @ KCI AIRPORT
 BY MARRIOTT
N. AMBASSADOR DR & N NEWARK CIRCLE
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#57834

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ASSOCIATES
 SHAW HOFSTRA + ASSOCIATES
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SECOND FLOOR PLAN
A201
 #57834
 9/13/2023