



# C100



How 'Embrace Your Shine' aligns with the KC spirit playbook... Guides the physical development of the city over the next 20 years. Goal Supporting Criteria - GSC Each criteria relates to one of the 10 citywide GOALS of the playbook.

1. Enhance or create new mobility options and foster a more connected economic opportunity?

- 'Our services' aims to provide housing at little to no charge to underrepresented individuals seeking to turn their passion into a profession while 'preventing hidden homelessness'. To support future Business Owners, Entrepreneurs and Career-Driven individuals in the Historic Northeast Lykins area, to begin with.

- Development of an outdoor pavilion patio space for local food trucks and vendors to set up/ host pop ups: serving the soccer community across the street on 9th & Van Brunt and the neighborhood. Memberships will be revenue generated income support for young adults terms of completion funding within Embrace Your Shine and operation funding.

2. Increase equity by embracing diversity and creating economic opportunities?

Fostering and Empowering Economic Mobility within the northeast area, with transitional small homes in a cottage setting combined with comprehensive resources, preventing hidden homelessness, and a phenomenal layout of an outdoor pavilion space, Bringing together the black and brown community and developing a incubator / HQ of stability & resources to build traction for a solid foundation of not just a livable wage but to have the chance to reinvest into themselves and flourish into a thriving wage. Not just for them but also for the ones connected to them and their community .

3. Lead to equitable and sustainable growth or revitalization?

Embrace Your Shine will add new value within the community, inspiring economic development. Clearing up infill and vacant lots that are currently used as an old parking lot, bulk trash dump sites.

4. Promote High quality design?

Will begin with 6 small homes in a cottage setting surrounded by native plants and trees, community flower bed garden and a future basketball court.

5. Protect or Expand the system of the parks, boulevards, and open spaces?

- a phenomenal layout of an outdoor pavilion space, Bringing together the community and developing an incubator of stability & resources to build traction for a solid foundation of not just a livable wage but to have the chance to reinvest into themselves and flourish into a thriving wage. Not just for them but also for the ones connected to them and their community .

Global Design Guidelines (GDG)

Each should be used in the review of development proposals during the design phase of project. Also paired with the Development Form Guidelines

1. Effectively use infill sites or existing infrastructure contiguous to existing development?
2. Embrace & Integrate with the surrounding areas and not be inwardly focused?
3. Fit within or Add Value to the character of the surrounding area?
4. Preserve or Create open space?
5. Provide well designed & activated public spaces?

Site Arrangement Guidelines-

Building Placement-

1. open space areas and parking lots are encouraged to be behind or along side development.
2. use landscaping and lighting to define & enhance arrival on at site entries and frame built.
3. Have bike storage located for each unit.

Natural Resource Preservations:

- Rain garden  
-Some Native plants :  
1. Butterfly Mildeweed  
2. Purple coneflower ( to attract butterflies and Humming birds)  
3. Gray dogwood  
4. Missouri Evening Primrose

- \* Native plants are well adapted to the climate, soil and moisture patterns.  
\* Require little to no maintenance, need little supplemental water, no fertilizer and no chemical pesticides. Great for our gardeners!  
\* Provides food & Habitat for birds, butterflies and other desirable wild-life.  
\* Decreases the amount of water for landscape maintenance. Transit is 2 blocks away in each direction / located on 12th , 9th street.



@EMBRACEYOURSHINE

Message us or just Follow us to stay updated on all Development plans.

THE MAJOR KEY TO A  
BETTER FUTURE IS YOU



- Development prototype in a Cottage Setting
- 30 x 20 sq ft units
- On 10th street in-between Van Brunt and Elmwood
- Here in the Lykins area.
- Goal to expand and develop 900 sq ft units
- Also 26 ft (length) tiny homes, Converted out of box trucks / bed only.

WE believe 'EMBRACING YOUR SHINE' is worth fighting for!

VISION

- Create a phenomenal layout.
- Affordable housing alternatives full of character for coming of age Leadership.
- Between ages 18-28
- Prevent unstable housing by creating stepping stones to grow into the best version of yourself.

GOAL

- Give peace of mind to high cost of living.
- Provide additional TIME to focus on applied skillsets.
- Connect young adults to local resources that could help mold skillsets & ideas into solid foundations.
- Communal spaces & community garden.

APPLIED KNOWLEDGE IS POWERFUL

Offering a door way to success for  
all of our clients by creating  
opportunities of growth!



@EMBRACEYOURSHINE

Envíanos un mensaje o simplemente Síguenos para mantenerte actualizado sobre todos los planes de Desarrollo.

Embrace Your Shine

LA CLAVE PRINCIPAL PARA  
UN FUTURO MEJOR ERES TÚ



- Prototipo de desarrollo en un entorno de cabaña
- unidades de 30 x 20 pies cuadrados
- En la calle 10 entre Van Brunt y Elmwood
- Aquí en el área de Lykins.
- Meta para expandir y desarrollar unidades de 900 pies cuadrados
- También casas diminutas de 26 pies (de largo), convertidas únicamente en camionetas / caja.

¡Creemos que vale la pena luchar por "APROVECHAR TU BRILLO"!

VISION

- Crea un diseño fenomenal.
- Alternativas de vivienda accesible llenas de carácter para la mayoría de edad Liderazgo.
- Entre las edades 18-28
- Prevenga la falta de vivienda creando peldaños para convertirse en la mejor versión de usted mismo.

META

- Da tranquilidad al alto costo de vida.
- Proporcione TIEMPO adicional para concentrarse en los conjuntos de habilidades aplicadas.
- Conecte a los adultos jóvenes con recursos locales que podrían ayudar a moldear conjuntos de habilidades e ideas en bases sólidas.
- Espacios comunes y jardín comunitario.

EL CONOCIMIENTO APLICADO ES PODEROSO

¡Ofreciendo una puerta al éxito para  
todos nuestros clientes creando  
oportunidades de crecimiento!



City Plan Commission

Recommends Approval with Conditions

of Case No. CD-CPC-2024-00165 on 01/15/2024

  
Sara Gubiani, F.A.S.T.  
Secretary of the City Plan Commission

EMBRACE SMALL HOMES

4611 East 10th Street

Kansas City, MO 64127

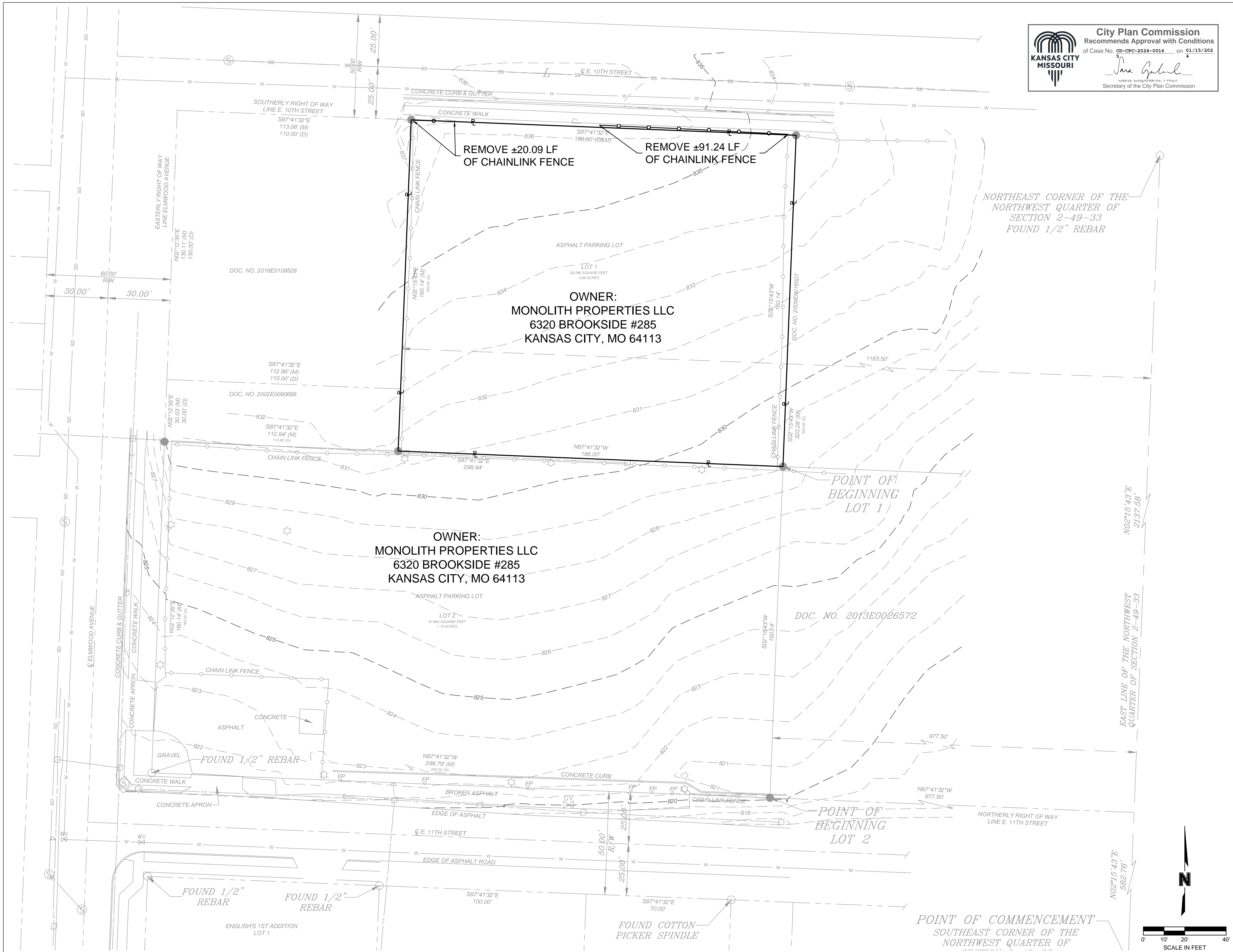
PRELIMINARY  
DEVELOPMENT PLAN

VISION STATEMENT

John ho, architect - future stories consulting  
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C101





**EMBRACE SMALL HOMES**  
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# future stories

**olsson®**

## Consultants

|                 |                  |
|-----------------|------------------|
| Revision Number |                  |
| Project Number  | 024-05629        |
| Date            | 30 December 2021 |
| Drawn By        | DP               |
| Checked By      | JH               |
| Scale           | As indicated     |

## EXISTING CONDITIONS

C102





# PRELIMINARY DEVELOPMENT PLAN

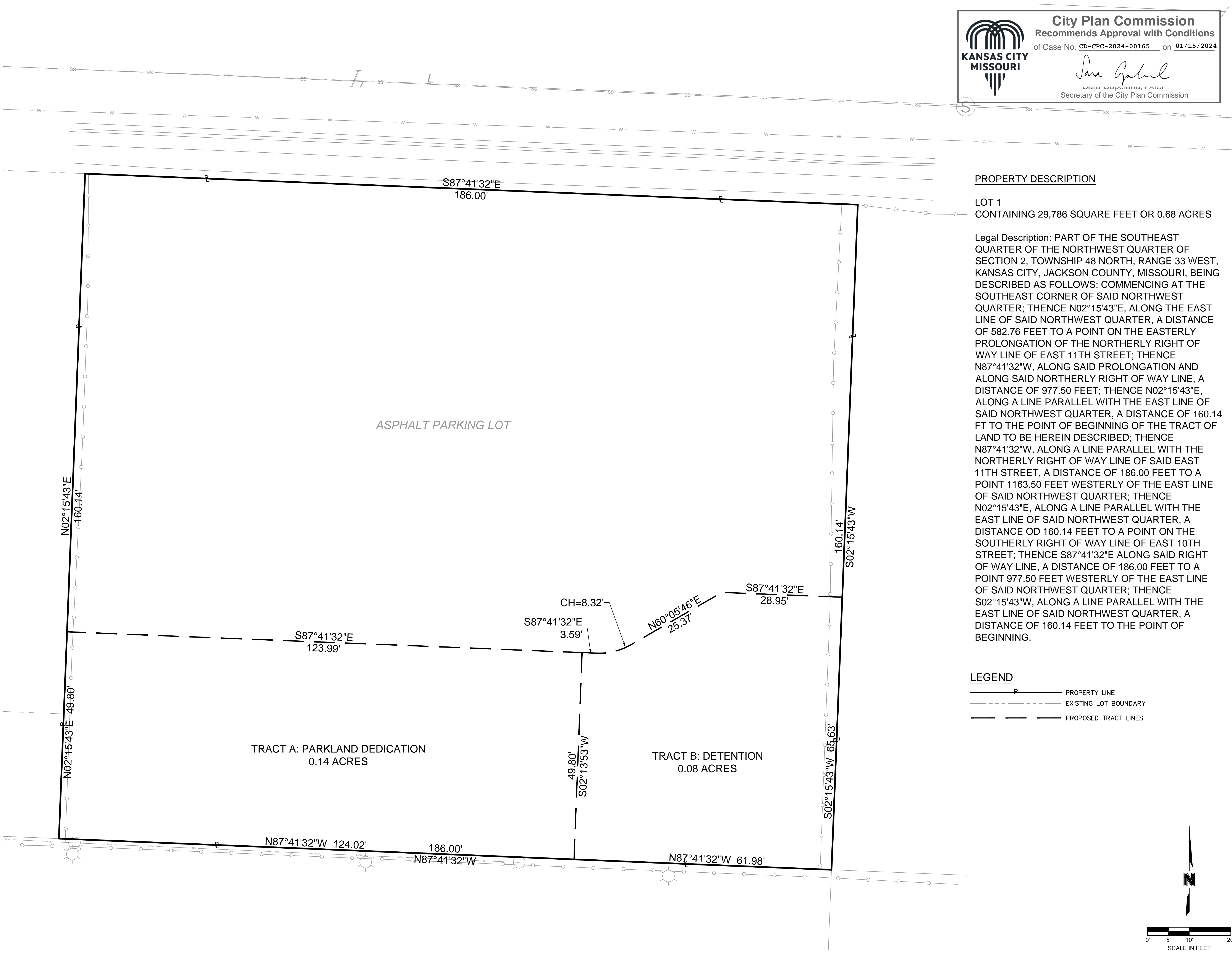
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PROPERTIES)



**KANSAS CITY  
MISSOURI**








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Sara Capelario, F.A.S.C.E.  
Secretary of the City Plan Commission



PROPERTY DESCRIPTION

LOT 1  
CONTAINING 29,786 SQUARE FEET OR 0.68 ACRES

Legal Description: PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 NORTH, RANGE 33 WEST, KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N02°15'43"E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 582.76 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY LINE OF EAST 11TH STREET; THENCE N87°41'32"W, ALONG SAID PROLONGATION AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 977.50 FEET; THENCE N02°15'43"E, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 160.14 FT TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N87°41'32"W, ALONG A LINE PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID EAST 11TH STREET, A DISTANCE OF 186.00 FEET TO A POINT 1163.50 FEET WESTERLY OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE N02°15'43"E, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OD 160.14 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EAST 10TH STREET; THENCE S87°41'32"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 186.00 FEET TO A POINT 977.50 FEET WESTERLY OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S02°15'43"W, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 160.14 FEET TO THE POINT OF BEGINNING.

LEGEND

- PROPERTY LINE
- EXISTING LOT BOUNDARY
- PROPOSED TRACT LINES



SCALE IN FEET

**EMBRACE SMALL HOMES**  
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**PRELIMINARY  
DEVELOPMENT PLAN**

**olsson®**

**Site Engineer:**  
Olsson Engineers  
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(816) 361-1177  
Attn: Jacob Hodson

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PRELIMINARY PLAT

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C200





City Plan Commission  
Recommends Approval with Conditions  
of Case No. CD-CPC-2024-00165 on 01/15/2024  
*Jana Cupeland, F.A.S.C.*  
Secretary of the City Plan Commission

EMBRACE SMALL HOMES  
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PRELIMINARY  
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C201

#### GENERAL NOTES:

1. EXISTING ZONING: R-1.5;
2. PROPOSED ZONING: R-1.5
3. TOTAL LAND AREA: 29,786 SF, 0.68 AC.
4. EXISTING R/W: 0.00 AC.
5. PROPOSED R/W: 0.00 AC.
6. PROPOSED PARKLAND DEDICATION: 0.14 AC.
7. NET LAND AREA: 21,242 SF, 0.54 AC.
8. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
9. HEIGHT ABOVE GRADE OF BUILDINGS & STRUCTURES: MAX HEIGHT PER SECTION 88-110-06, TABLE 110-2
10. GROSS FLOOR AREA PER FLOOR AND TOTAL FOR EACH BUILDING: 2,496
11. BUILDING COVERAGE AND FLOOR AREA RATIO: 0.07
12. NET DENSITY: 14.63 DU/AC.
13. GROSS DENSITY: 8.82 DU/AC.
14. PARKING REQUIREMENTS: 1 STALL PER UNIT. 6 STALLS PROVIDED  
BICYCLE PARKING REQUIREMENTS: 1 PER 3 DWELLING UNIT. 6 PROVIDED
15. BICYCLES STORAGE (LONG & SHORT) SHALL BE PROVIDED ON FRONT PORCH OF EACH UNIT).
16. COMMENCEMENT & COMPLETION DATES: SPRING 2025 - FALL 2025
17. PROPOSED MONUMENT SIGNS SHALL MEET KCMO DEVELOPMENT CODE, CHAPTER 88 REQUIREMENTS.
18. NO FENCING IS PROPOSED ALONG 10TH STREET RIGHT-OF-WAY. ALL FENCING ALONG THE BACK AND SIDES OF PROPERTY IS EXISTING.
19. FINAL BUILDING DESIGN, MATERIALS, AND CONFIGURATION SHALL BE APPROVED BY THE PROJECT PLAN.

PARKLAND CALCULATION (SEC. 88-408):  
REQUIRED - 6 D.U. x 3.7 x 0.006 = 0.13 AC  
PROVIDED - 0.14 AC

#### LEGEND

- PROPERTY LINE
- EXISTING LOT BOUNDARY
- INSTALL STRAIGHT BACK "WET" CURB & GUTTER
- INSTALL STRAIGHT BACK "DRY" CURB & GUTTER
- INSTALL 4" THICK PCC SIDEWALK
- INSTALL STANDARD DUTY ASPHALT
- INSTALL HEAVY DUTY PCC CONCRETE
- PROPOSED STALL COUNT
- PROPOSED ADA PATH
- PROPOSED TRACT LINES
- PROPOSED OPEN SPACE AREA (150 SF FOR EACH HOME)

0' 5' 10' 20'  
SCALE IN FEET

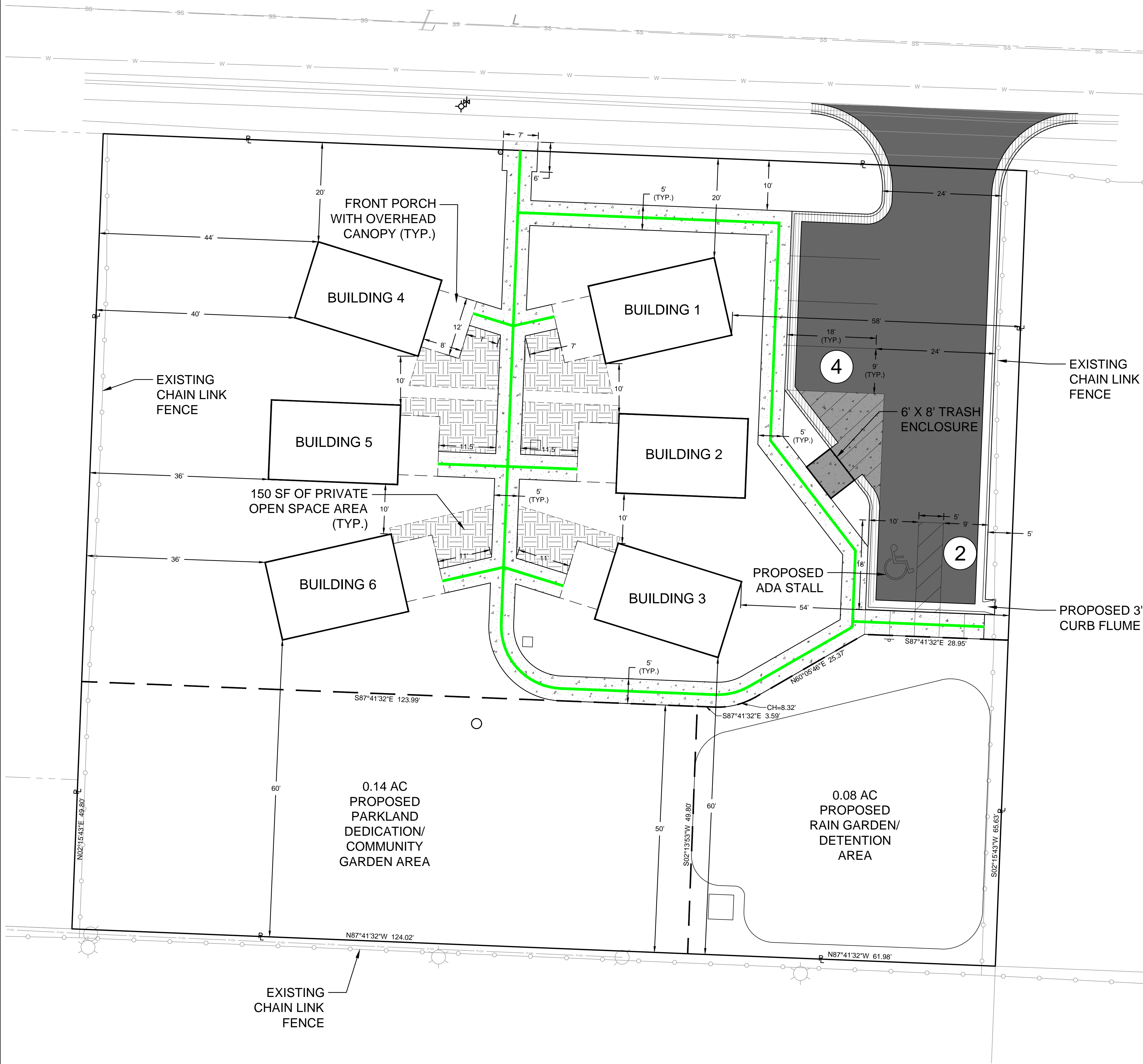
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Site Engineer:  
Olsson Engineers  
1301 Burlington Street, Suite 100  
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Attn: Jacob Hodson

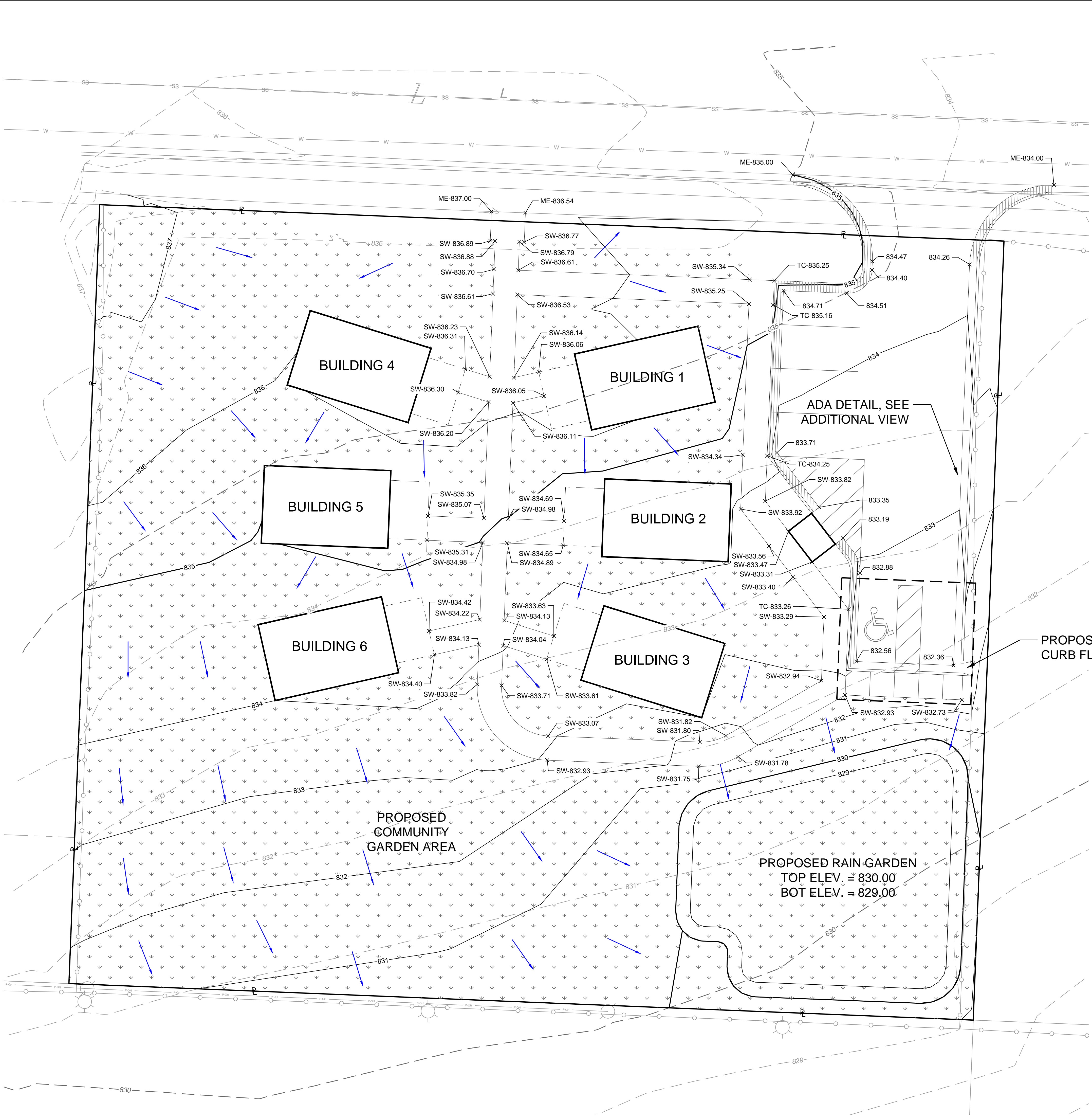
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Scale As indicated

OVERALL SITE PLAN










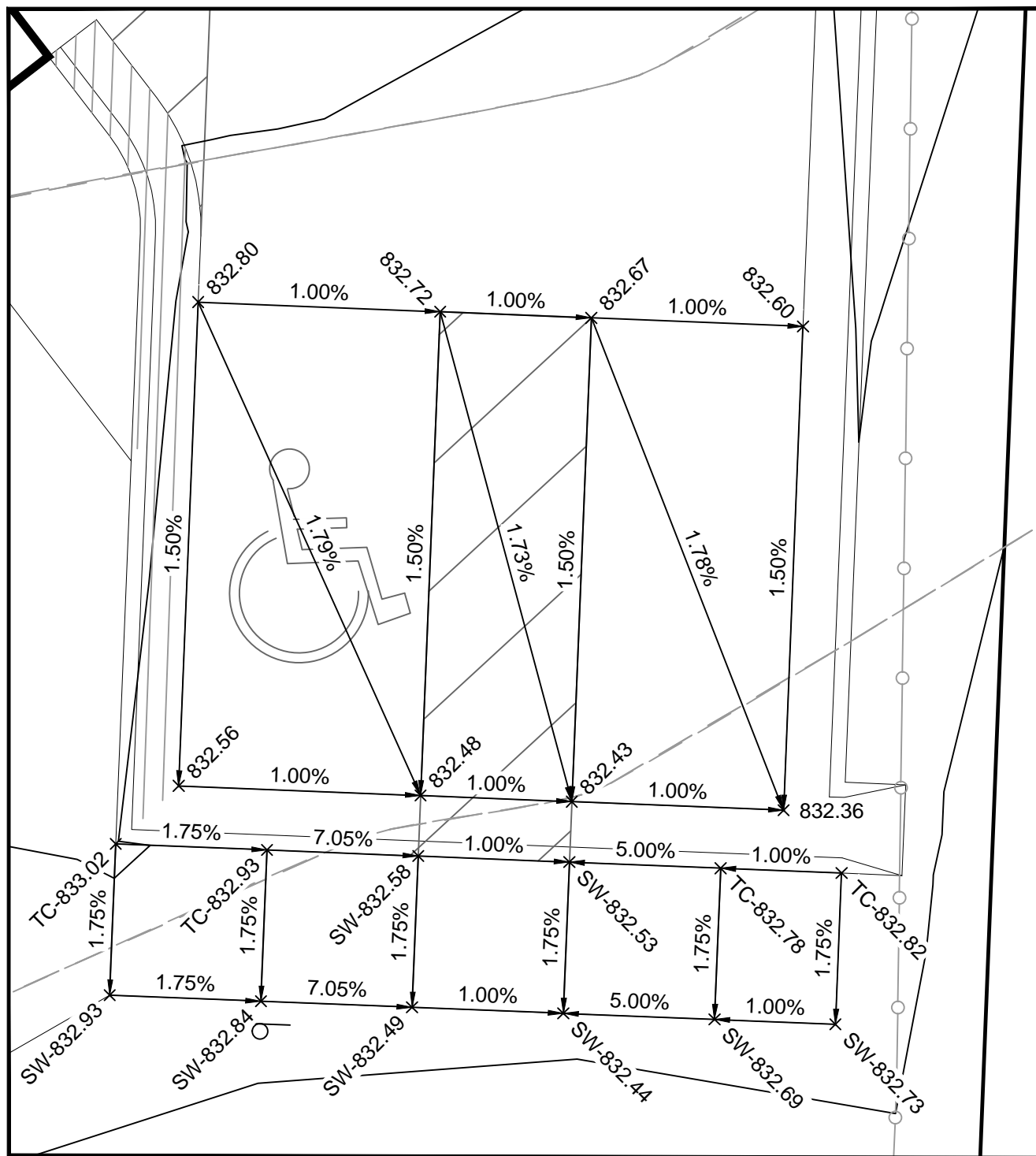
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Sara Cupeland, Mayor  
Secretary of the City Plan Commission



ADA DETAIL

0' 2.5' 5'  
SCALE IN FEET

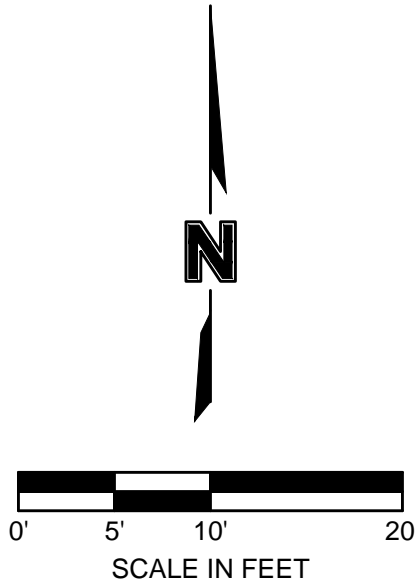
GRADING LEGEND

- PROPERTY LINE
- EXISTING LOT BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED VEGETATED AREA, SEE LANDSCAPE PLAN FOR DETAILS
- STORMWATER FLOW DIRECTION

STORM WATER CALCULATIONS:

10-YR STORM  
EXISTING - Q = 4.50 CFS  
PROPOSED - Q = 2.35 CFS

100-YR STORM  
EXISTING - Q = 7.90 CFS  
PROPOSED - Q = 4.12 CFS



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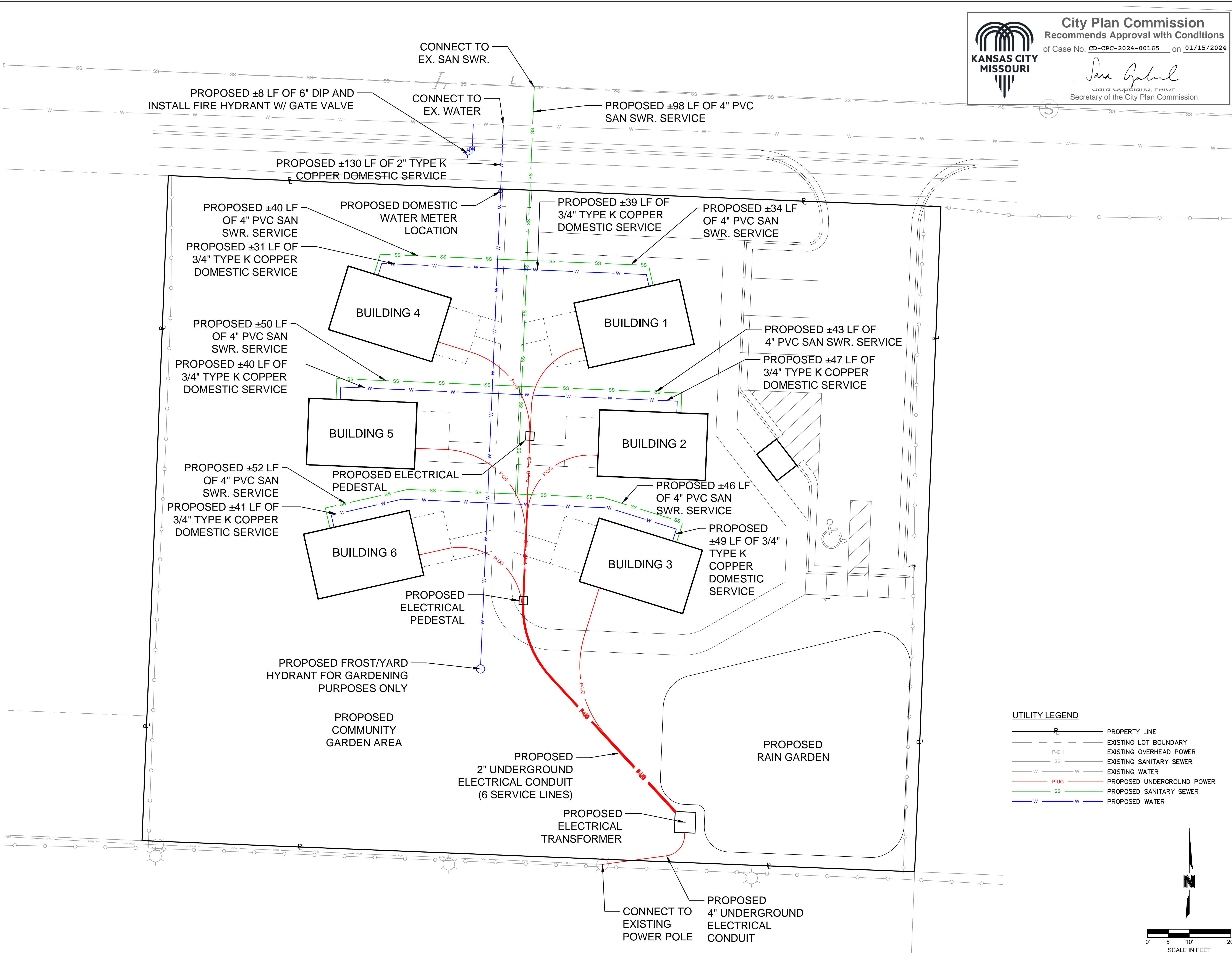
OVERALL GRADING  
PLAN


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C202








City Plan Commission

Recommends Approval with Conditions

of Case No. CD-CPC-2024-00165 on 01/15/2024

  
Sara Gubel  
Secretary of the City Plan Commission

EMBRACE SMALL HOMES

4611 East 10th Street

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PRELIMINARY DEVELOPMENT PLAN



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OVERALL UTILITY PLAN

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C203





PLANT SCHEDULE

| SYMBOL               | CODE                  | QTY      | BOTANICAL NAME                      | COMMON NAME                   | SIZE        | CONTAINER |
|----------------------|-----------------------|----------|-------------------------------------|-------------------------------|-------------|-----------|
| TREES                |                       |          |                                     |                               |             |           |
|                      | AW                    | 6        | ACER PALMATUM 'WOLFF'               | EMPEROR 10 JAPANESE MAPLE     | B & B       | 2"        |
|                      | CE                    | 6        | CERCIS CANADENSIS                   | EASTERN REDBUD MULTI-TRUNK    | B & B       | 2"        |
|                      | TD                    | 6        | TAXODIUM DISTICHUM                  | BALD CYPRESS                  | B & B       | 2"        |
| EVERGREEN TREES      |                       |          |                                     |                               |             |           |
|                      | JW                    | 14       | JUNIPERUS SCOPULORUM 'WICHITA BLUE' | WICHITA BLUE JUNIPER          | B&B, 6' HT. |           |
| SHRUBS               |                       |          |                                     |                               |             |           |
|                      | CF                    | 12       | CORNUS SERICEA 'FARROW'             | ARCTIC FIRE® RED TWIG DOGWOOD | 3 GAL       |           |
|                      | IG                    | 32       | ILEX GLABRA                         | INKBERRY HOLLY                | 3 GAL       |           |
|                      | IR                    | 24       | ITEA VIRGINICA 'LITTLE HENRY'       | LITTLE HENRY SWEETSPIRE       | 3 GAL       |           |
|                      | TD2                   | 6        | TAXUS X MEDIA 'DENSIFORMIS'         | DENSE ANGLO-JAPANESE YEW      | 3 GAL       |           |
|                      | TH                    | 5        | TAXUS X MEDIA 'HICKSI'              | HICKS ANGLO-JAPANESE YEW      | 3 GAL       |           |
| PERENNIALS / GRASSES |                       |          |                                     |                               |             |           |
|                      | AT                    | 12       | ASCLEPIAS TUBEROSA                  | BUTTERFLY MILKWEED            | 1 GAL       |           |
|                      | CA                    | 13       | CALAMAGROSTIS X ACUTIFLORA          | FEATHER REED GRASS            | 1 GAL       |           |
|                      | EP                    | 18       | ECHINACEA PURPUREA                  | CONEFLOWER                    | 1 GAL       |           |
| RAIN GARDEN          |                       |          |                                     |                               |             |           |
|                      | AS                    | 44       | ANDROPOGON SCOPARIUS                | LITTLE BLUESTEM               | 1 GAL       |           |
|                      | AC                    | 37       | ASCLEPIAS INCARNATA 'CINDERELLA'    | CINDERELLA SWAMP MILKWEED     | 1 GAL       |           |
|                      | BR                    | 24       | BAPTISIA AUSTRALIS                  | FALSE BLUE INDIGO             | 1 GAL       |           |
|                      | CM                    | 24       | CAREX MUSKINGUMENSIS                | PALM SEDGE                    | 1 GAL       |           |
|                      | CG                    | 12       | CHELONE GLABRA                      | WHITE TURTLEHEAD              | 1 GAL       |           |
|                      | CH                    | 12       | CORNUS ALBA 'BAILHALO'              | IVORY HALO® TATARIAN DOGWOOD  | 3 GAL       |           |
|                      | ES                    | 50       | ECHINACEA X 'APECSSIOR'             | SUNSEEKERS™ ORANGE CONEFLOWER | 1 GAL       |           |
|                      | IC                    | 60       | IRIS FULVA                          | COPPER IRIS                   | 1 GAL       |           |
|                      | LC                    | 14       | LOBELIA CARDINALIS                  | CARDINAL FLOWER               | 1 GAL       |           |
|                      | MB                    | 23       | MONARDA FISTULOSA                   | BERGAMOT                      | 1 GAL       |           |
| GROUND COVERS        |                       |          |                                     |                               |             |           |
|                      | GM                    | 4,188 SF | DOUBLE GROUND HARDWOOD MULCH        |                               | N/A         |           |
|                      | NR                    | 2,733 SF | NATIVE GRASS SEED MIX 1             |                               | SEED        |           |
|                      | TS                    | 8,673 SF | TURF SOD                            | DROUGHT TOLERANT FESCUE BLEND | N/A         |           |
|                      | COMMUNITY GARDEN AREA | 6,141 SF |                                     |                               |             |           |

| SITE LANDSCAPING |       |                       |           |              |
|------------------|-------|-----------------------|-----------|--------------|
|                  | TREES | SHRUBS/<br>PERENNIALS | TURF/SOD  | NATIVE GRASS |
| EXISTING         | 0     | 0                     | 0         | 0            |
| PROPOSED         | 18    | 122                   | 8,673 SF. | 2,733 SF.    |

| TABLE 4 - LANDSCAPE REQUIREMENTS                  |          |                |                        |          |
|---|----------|----------------|------------------------|----------|
| 88-425 LANDSCAPE REQUIREMENTS                     | REQUIRED | PROPOSED       | ALTERNATIVE REQUESTED? | APPROVED |
| 88-425-03 STREET TREES                            | 5        | 4 (1 EXISTING) | NO                     | N/A      |
| 88-425-04 GENERAL                                 | 0        | 10 +           | NO                     |          |
| 88-425-05 PERIMETER VEHICULAR USE AREA            | N/A      |                |                        |          |
| - ADJACENT TO STREETS                             |          |                |                        |          |
| BUFFER WIDTH                                      | 10'+     | 10'+           | NO                     | N/A      |
| TREES   | 4        | 4              | NO                     | N/A      |
| SHRUBS/WALL/BERM                                  | 0        | 18 SHRUBS      | NO                     | N/A      |
| -ADJACENT TO RES. ZONES                           |          |                |                        |          |
| BUFFER WIDTH                                      | N/A      | N/A            | NO                     | N/A      |
| SHRUBS/BERM/FENCE/WALL                            | N/A      | N/A            | NO                     | N/A      |
| 88-425-06 INTERIOR VEHICULAR USE AREA             |          |                |                        |          |
| INTERIOR AREA                                     | 140 SF   | 571 SF         | NO                     | N/A      |
| TREES   | 1        | 2              | NO                     | N/A      |
| SHRUBS  | 4        | 9              | NO                     | N/A      |
| 88-425-07 PARKING GARAGE SCREENING                | N/A      | N/A            | NO                     | N/A      |
| 88-425-08 MECHANICAL/ UTILITY EQUIPMENT SCREENING | YES      | YES            | NO                     | N/A      |
| 88-425-09 OUTDOOR USE SCREENING                   | N/A      | N/A            | NO                     | N/A      |

**City Plan Commission**  
Recommends Approval with Conditions  
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*Jana Cooperland*  
Jana Cooperland, F.A.S.C.  
Secretary of the City Plan Commission

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**OVERALL  
LANDSCAPE PLAN**

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**L100**





NOTES:

1. CALCULATION VALUES ARE IN FOOTCANDLES.
2. CALCULATIONS INCLUDE PAD AREA LIGHTING LUMINAIRES ONLY. EXTERIOR BUILDING LIGHTING NOT INCLUDED.
3. CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE.
4. FIXTURE & POLE SHALL BE MOUNTED MIN. 9'-0" BEHIND BACK OF CURB TO AVOID SIDEWALK AND UTILITIES. COORDINATE EXACT LOCATION WITH EXISTING UTILITIES AND SIDEWALK.

GENERAL NOTES:

- A. INSTALL UNDERGROUND CONDUITS 24" DEEP (MINIMUM) UNLESS NOTED OTHERWISE.
- B. USE #10 AWG CU FROM POLE SHALL TO LUMINAIRE. CONDUCTORS BETWEEN POLES SHALL BE AS SHOWN.
- C. ALL WORK SHALL IN ACCORDANCE WITH THE NEC. CONTRACTOR IS RESPONSIBLE FOR ALL FEES, LICENSES AND PERMITS.
- D. ALL BURIED CONDUITS SHALL BE SCHEDULE 40 PVC. PROVIDE LONG SWEEP ELBOWS FOR TURNS. NO CONDUITS SHALL BE EXPOSED. CONDUIT PENETRATIONS INTO SITE STRUCTURES, BUILDINGS SHALL BE GR5 CONDUITS.
- E. JUNCTION BOXES SHALL BE WP. LOCATED FLUSH WITH THE CONCRETE PAVEMENT AND TRAFFIC RATED. SEE DETAIL SHEET XXX. COORDINATE LOCATIONS WITH SURROUNDING UTILITIES.
- F. CONDUIT ROUTING ARE INDICATED DIAGRAMMATICALLY. MINOR ADJUSTMENTS SHALL BE MADE IN THE FIELD. COORDINATE JUNCTION BOX LOCATIONS WITH ARCH/ENGINEER AS REQUIRED WHEN RELOCATED.
- G. INSTALL A DEDICATED EQUIPMENT GROUNDING CONDUCTOR WITH ALL BRANCH CIRCUITS. SIZE IN ACCORDANCE WITH THE NEC.

ELECTRICAL SPECIFICATIONS:

- a. ALL WORK, MATERIALS, AND MANNER OF PLACING MATERIAL OF THIS CONTRACT SHALL BE IN STRICT ACCORDANCE WITH ALL CITY AND COUNTY REQUIREMENTS, ORDINANCES, AND SPECIFICATIONS OF THE PROTECTION ASSOCIATION (SEE PARTICULARLY PAMPHLETS 101, 70, AND 30A) AND WITH THE MUNICIPAL AND STATE LAWS AND ORDINANCES RELATING TO THIS WORK.
- b. ELECTRICAL MATERIALS USED IN THIS WORK SHALL BE APPROVED BY THE UNDERWRITER'S LABORATORIES AND SHALL BEAR THEIR LABEL OF APPROVAL. IN EVENT OF CONFLICT BETWEEN THE PLANS AND/OR SPECIFICATIONS AND GOVERNING LAWS OR ORDINANCES, THE LATER SHALL SUPERSEDE.
- B. PERMITS, LICENSES, AND FEES
- a. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL REQUIREMENTS AS TO PERMITS, LICENSES, FEES, CODES, AND ORDINANCES AND ARRANGE TO COMPLY WITH THEM. ALL CITY AND COUNTY LICENSING AND INSPECTIONS REQUIRED FOR THE WORK UNDER THIS CONTRACT SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- C. METHOD OF WIRING
- a. ALL WIRING SHALL BE INSTALLED IN CONDUIT RACEWAYS UNLESS OTHERWISE INDICATED HEREIN. ALL CONDUIT RUNS SHALL BE IN DIAGRAMMATIC. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD. ALL RACEWAYS SHALL BE SIZED PER THE N.E.C. NO CONDUIT SMALLER THAN 3/4" SHALL BE PERMITTED FOR POWER DISTRIBUTION WIRING. ALL WIRING INSTALLED BELOW CONCRETE SLABS ON GRADE, ALL ABOVE GRADE EXTERIOR WIRING AND ALL WIRING EXPOSED TO MOISTURE OR PHYSICAL DAMAGE SHALL BE INSTALLED IN RIGID STEEL CONDUIT. ALL EXTERIOR UNDERGROUND WIRING SHALL BE INSTALLED IN RIGID P.V.C. CONDUIT UNLESS OTHERWISE NOTED. ALL OTHER WIRING MAY BE INSTALLED IN THINWALL CONDUIT (E.M.T.), UNLESS OTHERWISE SHOWN. ALL CIRCUITS ARE #12 TH.W.
- D. GUARANTEE
- a. THE CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM RECEIPT OF WRITTEN FINAL ACCEPTANCE. HE SHALL REPAIR OR REPLACE, FREE OF CHARGE, ANY APPARATUS WHICH SHALL BE DEFECTIVE DURING THAT PERIOD OF TIME, WHICH IS NOT EFFECTIVE DUE TO FAULTY MATERIAL OR WORKMANSHIP.
- E. GROUNDING
- a. ALL ELECTRICAL CONDUCTORS, CONDUIT SYSTEMS, CABINETS, EQUIPMENT, MOTOR FRAMES, AND OTHER ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE N.E.C. AND MUNICIPAL CODES AND ORDINANCES.
- F. CONDUCTORS
- a. ALL WIRE AND CABLE SHALL BE SOFT DRAWN, COPPER WIRE WITH 600 VOLT INSULATION. WIRE AND CABLE SHALL BE TYPE THWN UNLESS OTHERWISE NOTED.
- G. PARKING LOT LUMINAIRES
- a. FURNISH AND INSTALL A COMPLETE PAVING LOT LIGHTING SYSTEM WHICH INCLUDES ALL MATERIALS AND SUPPLIES TO ANCHOR BASE FOUNDATIONS, POLES, LUMINAIRES, MOUNTING HARDWARE, CONDUIT, WIRING SYSTEM, AND ELECTRICAL CONNECTIONS.
- b. POLES SHALL BE ANCHOR BASE TYPE FABRICATED OF HIGH STRENGTH STEEL OR ALUMINUM WITH 4" x 6" GASKETED HAND HOLE AT BASE OF POLE. FACTORY FINISH SHALL BE ELECTROLYTICALLY APPLIED POWDER COAT FINISH, DARK BRONZE COLOR.
- c. POLE SHALL BE NON-BREAKAWAY TYPE, ROUND DESIGNED TO WITHSTAND 90 MPH WINDS WITH A GUST FACTOR OF 1.3 MPH. MINIMUM. POLE MANUFACTURER SHALL BE AS RECOMMENDED BY LUMINAIRE MANUFACTURER.
- d. LUMINAIRES SHALL BE AS SPECIFIED IN LIGHTING FIXTURE SCHEDULE.
- e. NO SUBSTITUTIONS PERMITTED WITHOUT PRIOR APPROVAL.
- f. SUITABLE FOR EXTERIOR USE, VOLTAGE AS SPECIFIED IN LIGHTING FIXTURE SCHEDULE, SINGLE PHASE.
- H. SHOP DRAWINGS
- a. THE CONTRACTOR SHALL SUBMIT SIX (6) COPIES OF SHOP DRAWINGS TO THE ARCHITECT-ENGINEER FOR APPROVAL. TITLE EACH SUBMITTAL WITH PROJECT NAME AND NUMBER.
- b. CONTRACTOR AND SUPPLIER SHALL REVIEW, STAMP, AND SIGN SUBMITTALS PRIOR TO TRANSMITTAL.
- c. SUBMITTALS SHALL INCLUDE THE FOLLOWING ITEMS.
- a. LUMINAIRES/POLES

**EMBRACE SMALL HOMES**  
4611 East 10th Street  
Kansas City, MO 64127

# PRELIMINARY DEVELOPMENT PLAN

# future stories

**olsson®**

**Site Engineer:**  
Olsson Engineers  
1301 Burlington Street, Suite 100  
North Kansas City, MO 64116  
(816) 361-1177  
Attn: Jacob Hodson

## Consultants

Revision Number

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Project Number

024-05629

Date 6 December 2024

Drawn By DP

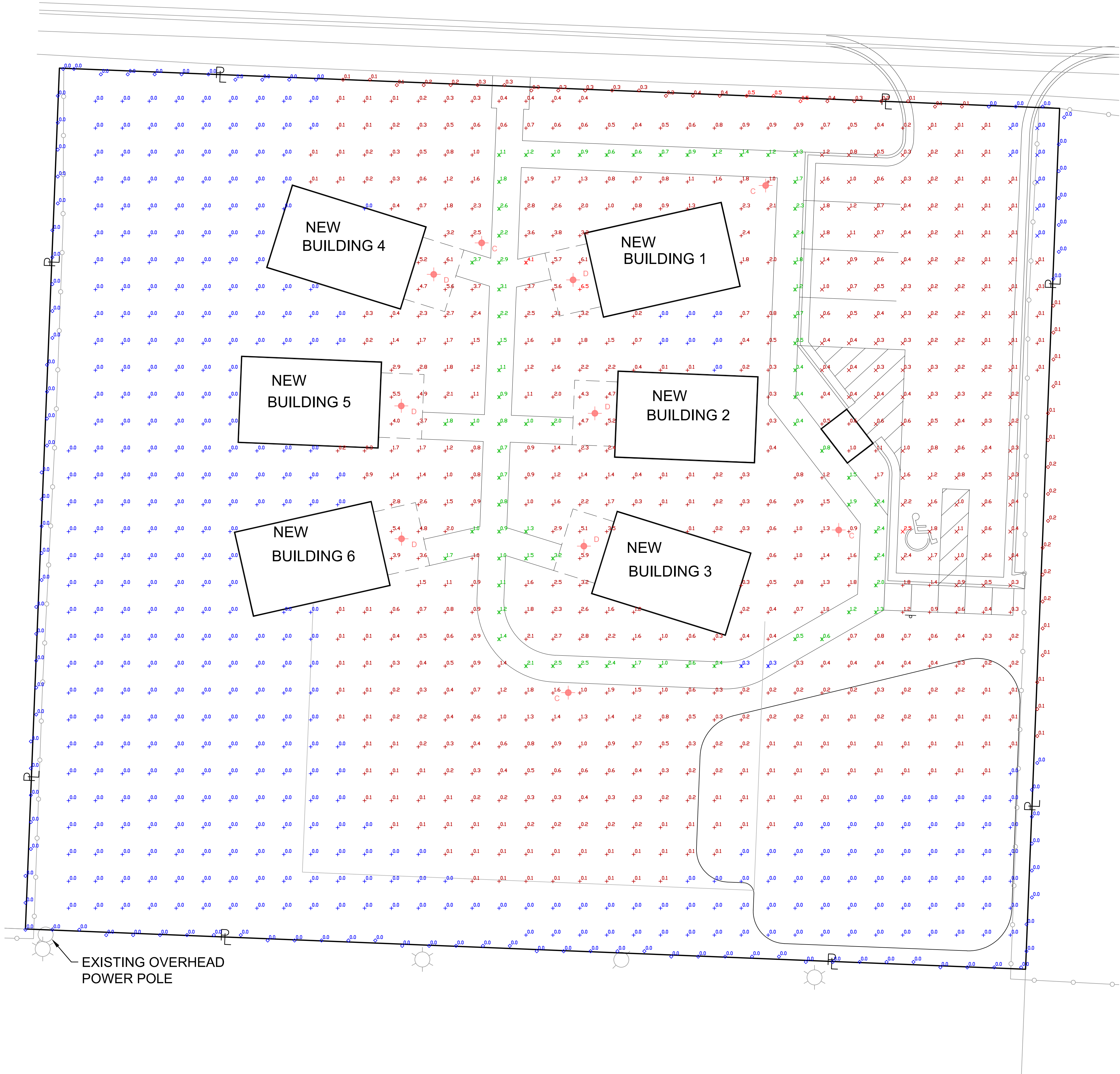
Checked By JH

Scale As Indicated

# PHOTOMETRICS PLAN

john ho, architect - future stories consulting  
6800 noland road, kansas city, missouri 64133  
1-816-519-5981; futurestoriesconsulting@gmail.com

E100

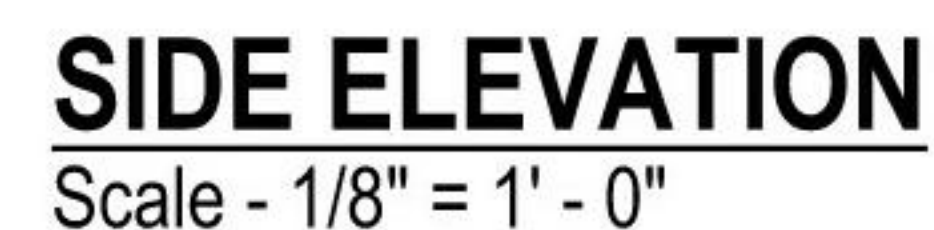
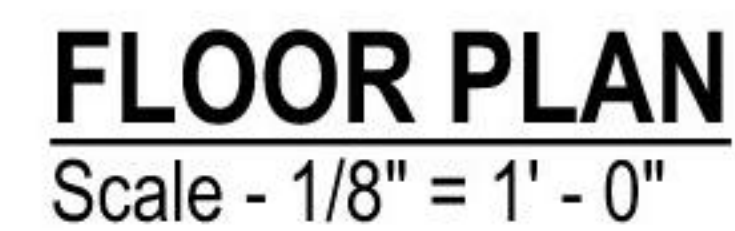






# PRELIMINARY DEVELOPMENT PLAN

# future stories



These design guidelines aim to provide a cohesive and aesthetically pleasing appearance for residential houses while respecting the character of the surrounding neighborhood. The following criteria outline the acceptable materials, color schemes, and architectural elements for the exterior of houses.

Potential:

- Aesthetically pleasing painted wood
- Fiber cement siding
- Color-infused siding
- Polymer

Prohibited:

- Stone
- Brick
- Vinyl

**Potential:**

- Asphalt shingles
- Standing seam metal

**Prohibited:**

- Tile
- Slate

Potential:

- Each building will have a matching color scheme that fits within the character of the surrounding neighborhood.
- Contrasting accent colors may only be allowed on front doors and shutters.

Prohibited:

- Exceptionally bright colors

Windows and doors will complement the architectural style of the building, taking into consideration the shape, size, and placement to create symmetry.



**Site Engineer:**  
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Attn: Jacob Hodson

## Consultants

|                 |                  |
|-----------------|------------------|
| Revision Number |                  |
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| Date            | 30 December 2024 |
| Drawn By        | DP               |
| Checked By      | JH               |
| Scale           | As indicated     |

## BUILDING ELEVATIONS

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A101

## CONCEPT FLOOR PLAN & ELEVATIONS





City Plan Commission  
Recommends Approval with Conditions  
of Case No. CD-CPC-2024-00165 on 01/15/2024  
*Sara Cooperman, Mayor*  
Secretary of the City Plan Commission

EMBRACE SMALL HOMES  
4611 East 10th Street  
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PRELIMINARY  
DEVELOPMENT PLAN

future stories

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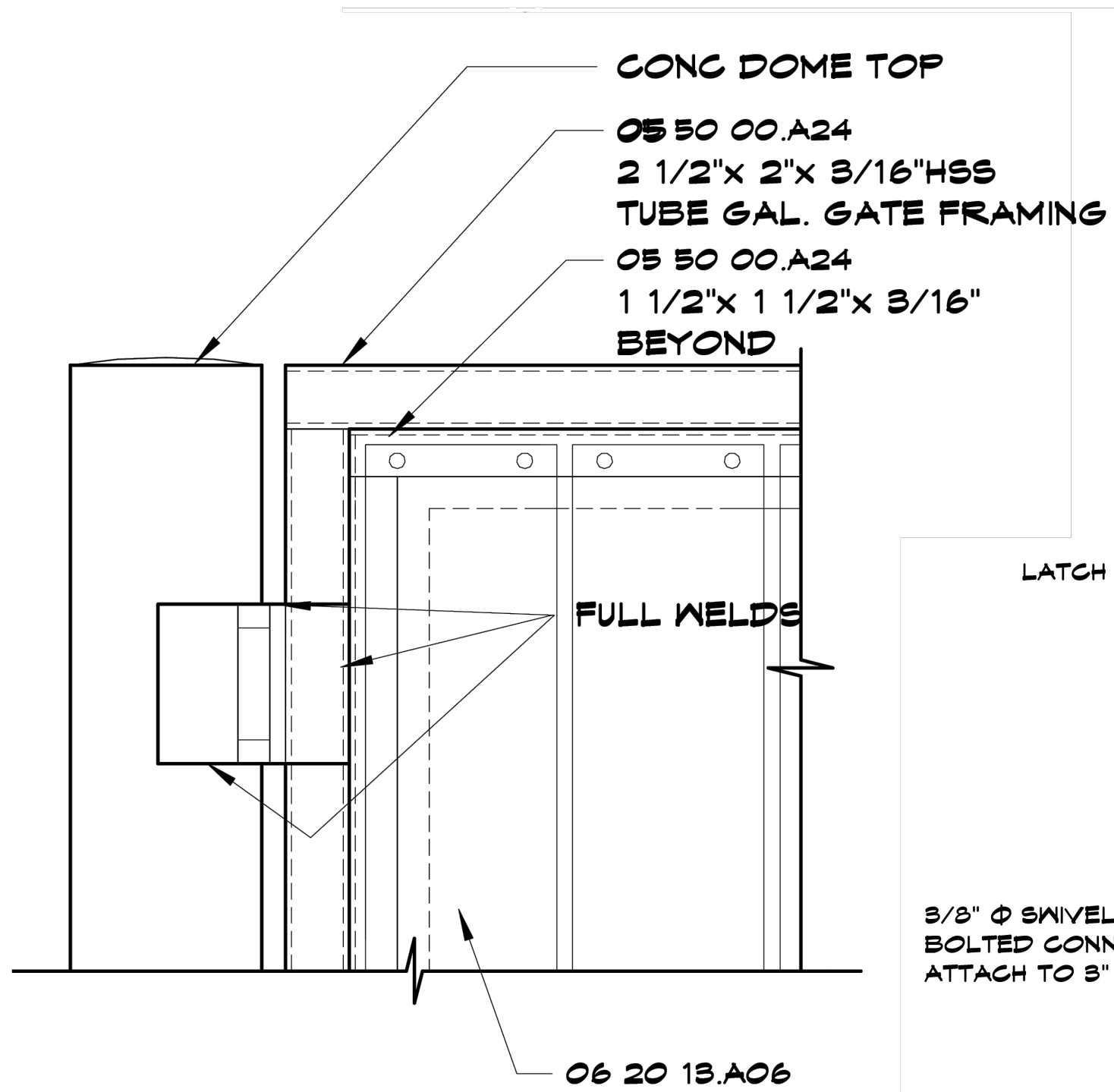
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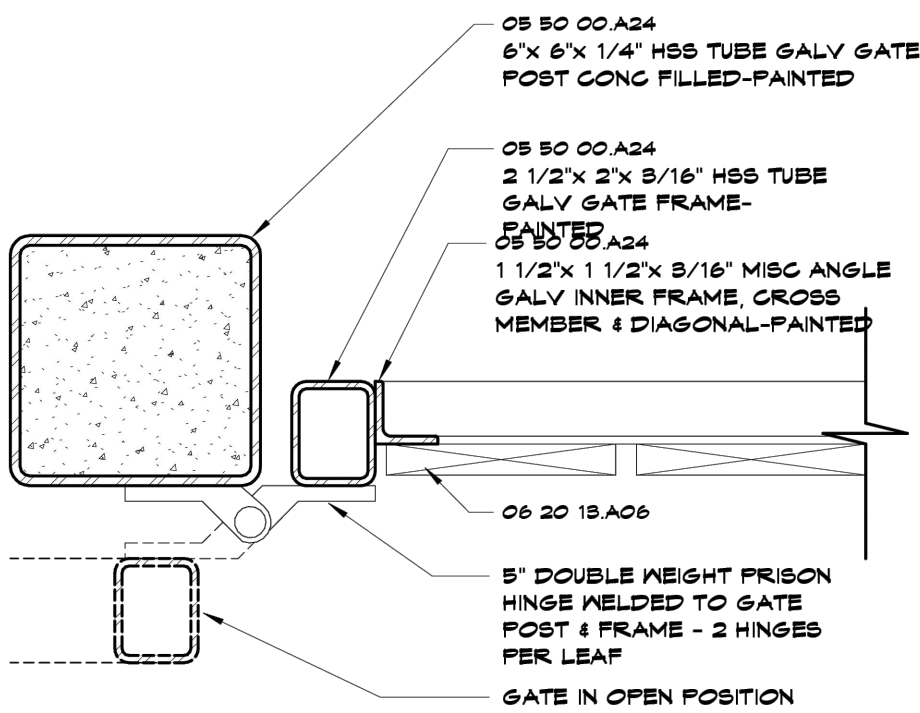
TRASH ENCLOSURE  
DETAIL

A102

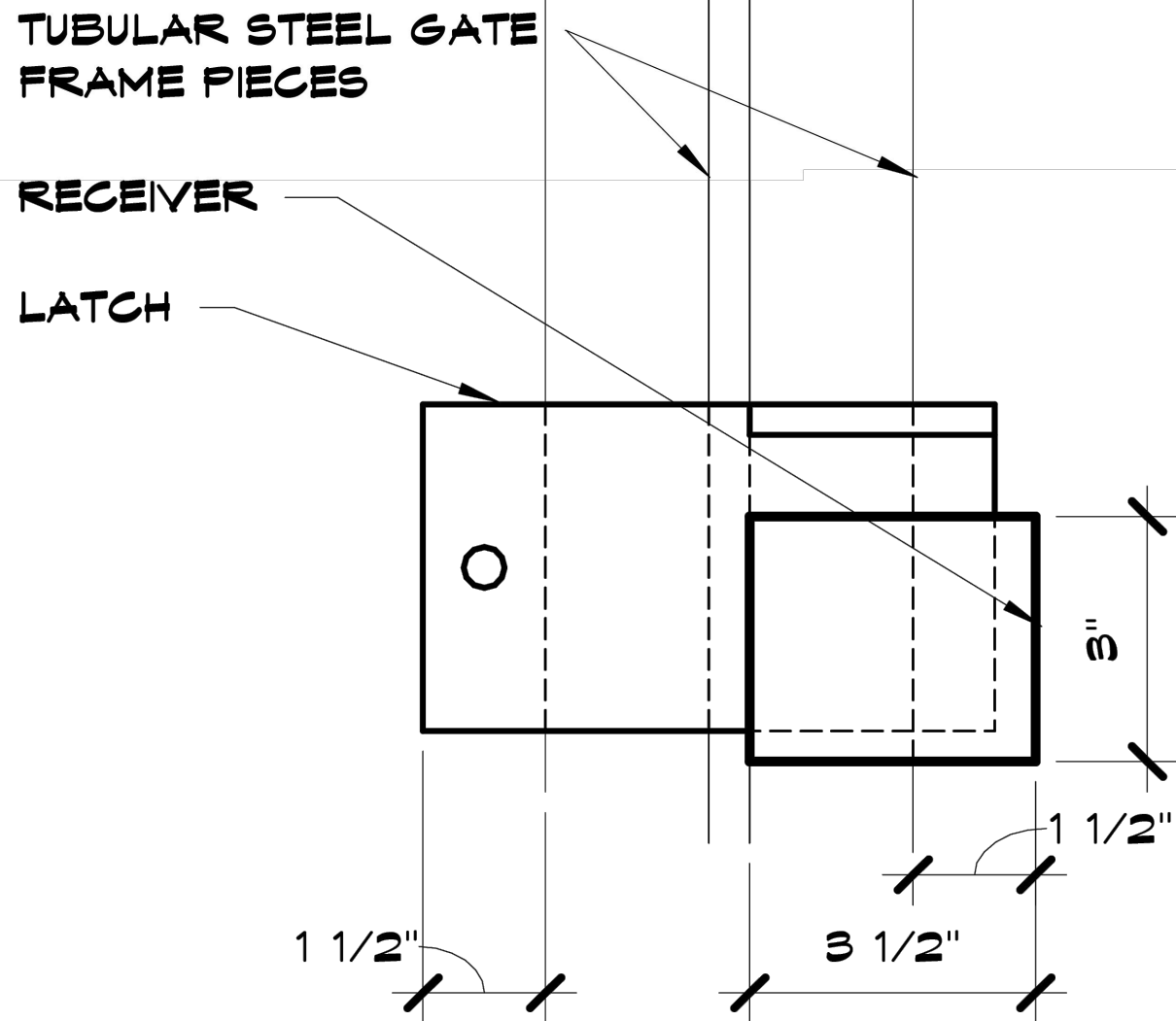
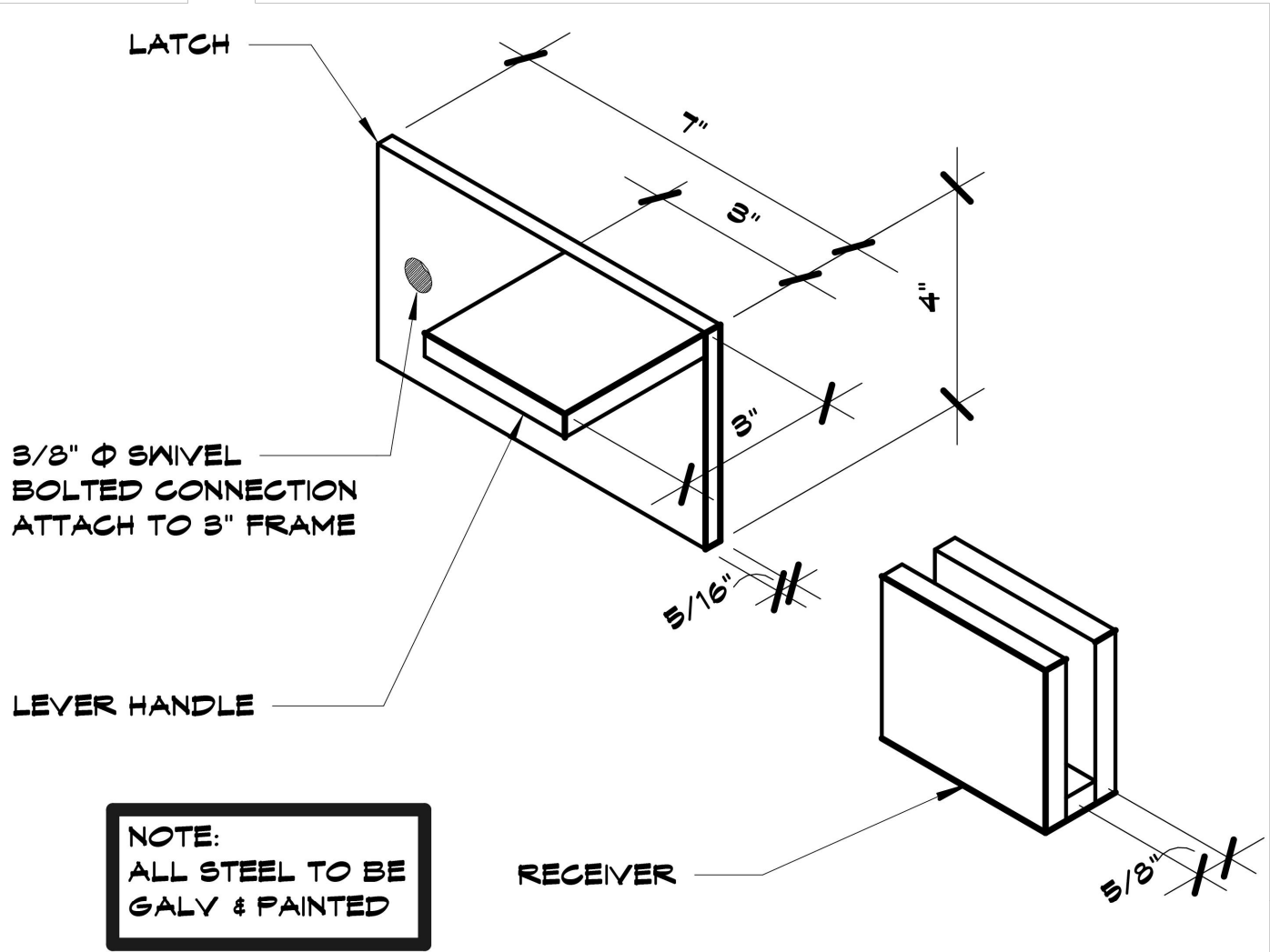


NOTE: ALL STEEL TO BE GALVANIZED

4 HINGE DETAIL  
Scale - 1-1/2" = 1' - 0"

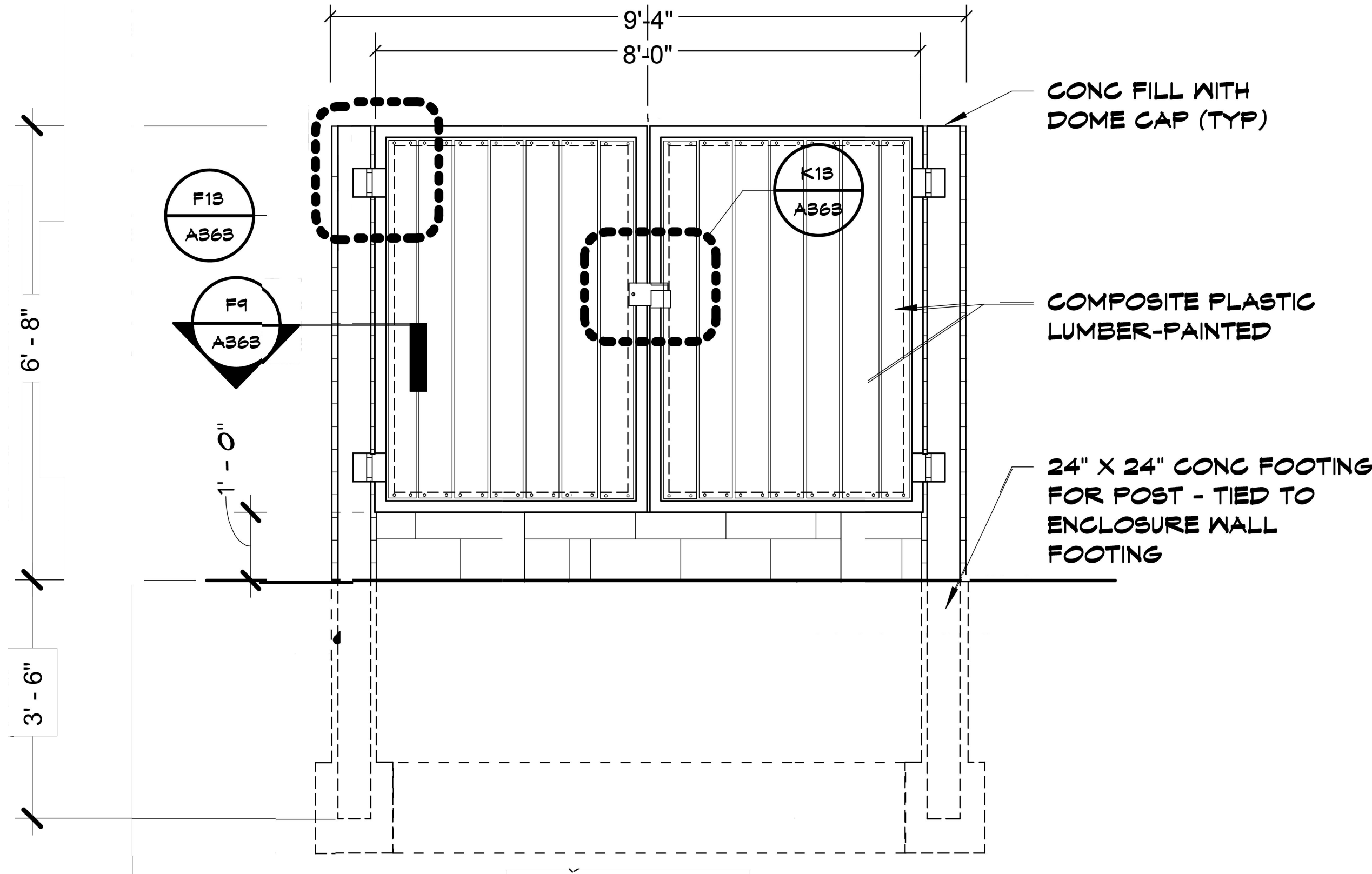


2 POST & GATE DETAIL  
Scale - 1-1/2" = 1' - 0"

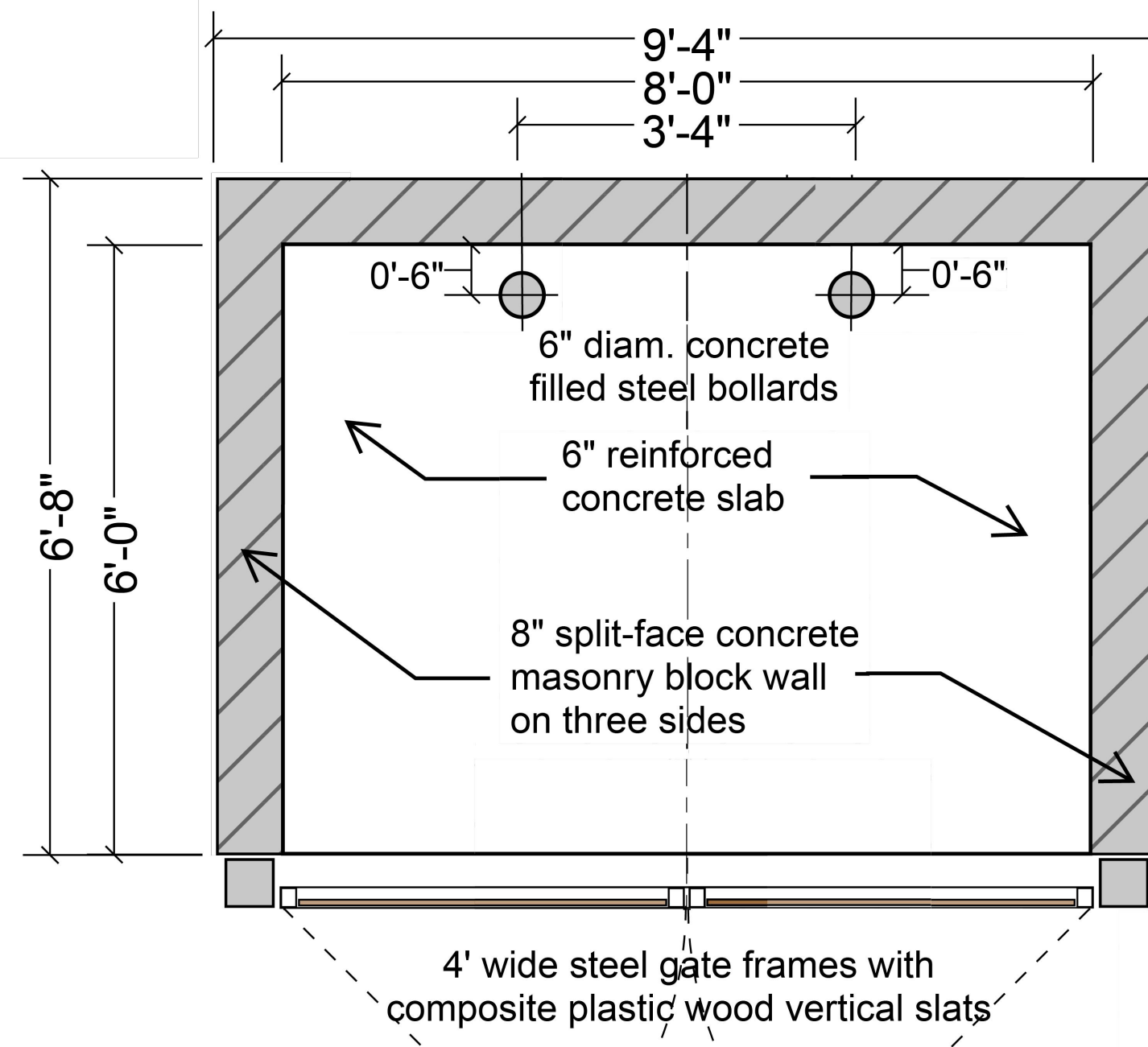


NOTE:  
ALL STEEL TO BE GALV

1 GATE LATCH DETAIL  
Not to scale



6 FRONT ELEVATION - TRASH ENCLOSURE  
Scale - 3/8" = 1' - 0"



5 PLAN - TRASH ENCLOSURE  
Scale - 3/8" = 1' - 0"