

	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
			Proposed Black Vinyl Coated Chainlink Fence
	Utility Easement		Proposed Decorative Fence
	Sanitary Sewer Easement		Access Easement
	Drainage Easement		Temporary Easement

CP#1: Set $\frac{1}{2}$ " Iron Bar w/ Control Cap
N. 981121.34
E. 2770490.44
Elev.= 1052.30

CP #100: Set $\frac{1}{2}$ " Iron Bar w/ Control Cap
N. 980754.13
E. 2770556.54
Elev. = 1049.72

CP #102: Set $\frac{1}{2}$ " Iron Bar w/ Control Cap
N. 981596.05
E. 2770524.05
Elev. = 1050.17

All that part of the Southwest Quarter of Section 27, Township 47, Range 33, in Kansas City, Jackson County, Missouri, described as follows:

Legal Description

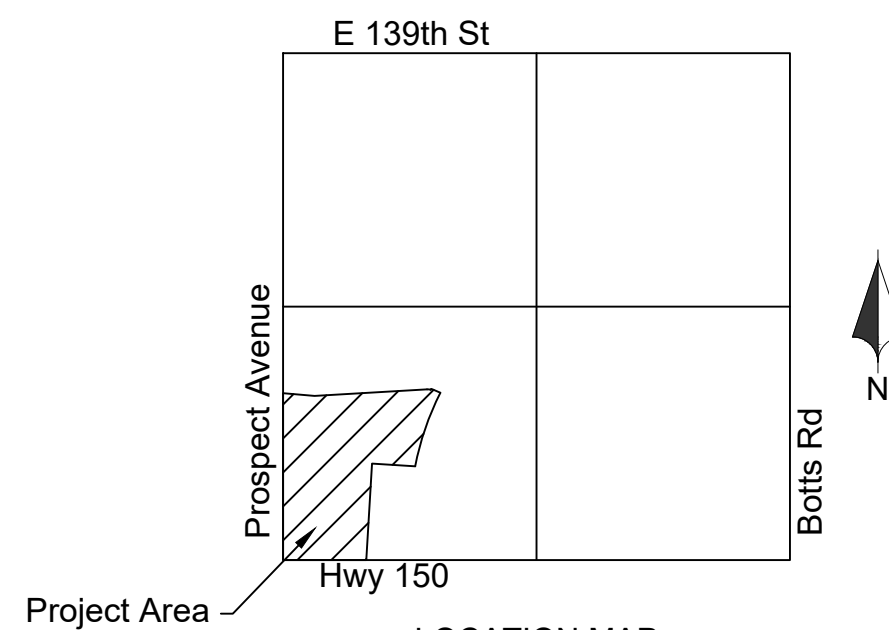
ALL OF THE ABOVE BEING ALSO SHOWN AS LOT 1 ON THE LOT SPLIT SURVEY RECORDED FEBRUARY 20, 2020 IN BOOK 16, PAGE 5 AS DOCUMENT NO. 2020E0014849.

All that part of the Southwest Quarter of Section 27, Township 47, Range 33, in Kansas City, Jackson County, Missouri, described as follows:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE N 3° 31' 19" E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1000.00; THENCE S 86° 29' 53" E 40.00' TO THE EAST RIGHT-OF-WAY LINE OF PROSPECT AVE. AND THE POINT OF BEGINNING OF THIS TRACT; THENCE N 3° 31' 13" E ALONG SAID RIGHT-OF-WAY LINE 667.82' TO THE SOUTHWEST CORNER OF TRACT 1 "THOMPSON INDUSTRIAL COMPLEX"; A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE S 86° 28' 47" E ALONG THE SOUTH LINE OF SAID TRACT 1, 160.15' TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE N 86° 40' 13" E, THIS AND THE NEXT FOUR LEGS WILL BE ALONG SAID SOUTH LINE, A DISTANCE OF 1179.77'; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 115.00' A DISTANCE OF 39.19'; THENCE N 61° 11' 53" E 10.00'; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00' AND AN INITIAL TANGENT BEARING OF S 73° 48' 07" E, A DISTANCE OF 15.57'; THENCE 88° 39' 47" E 90.29' TO THE WESTERLY RIGHT-OF-WAY LINE OF THE KANSAS CITY SOUTHERN RAILWAY COMPANY; THEN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2914.93' AND AN INITIAL TANGENT BEARING OF S 26° 53' 40" W, A DISTANCE OF 811.88'; THENCE LEAVING SAID RIGHT-OF-WAY LINE N 86° 29' 53" W 1251.74' TO THE POINT OF BEGINNING;

ALL OF THE ABOVE BEING ALSO SHOWN AS LOT 1 ON THE LOT SPLIT SURVEY RECORDED FEBRUARY 20, 2020 IN BOOK 16, PAGE 5 AS DOCUMENT NO. 2020E0014849.

Kansas City, Jackson County, Missouri
Section 27, Township 47N, Range 33W



According to the FEMA Flood Insurance Rate Map Number 29095C0502G & 29095C0510G, revised January 20, 2017, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.



811
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Joseph Rexwinkle, AIC
Secretary of the Commission



150 HIGHWAY AND PROSPECT
KANSAS CITY, MO

Project No.: 0000.00
Date: 6/12/2023
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CONSTRUCTION

PROJECT TEAM	
ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	Renaissance Infrastructure Consulting
LANDSCAPE	Renaissance Infrastructure Consulting
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	



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Title Sheet

C01



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CIVIL	Renaissance Infrastructure Consulting
LANDSCAPE	Renaissance Infrastructure Consulting
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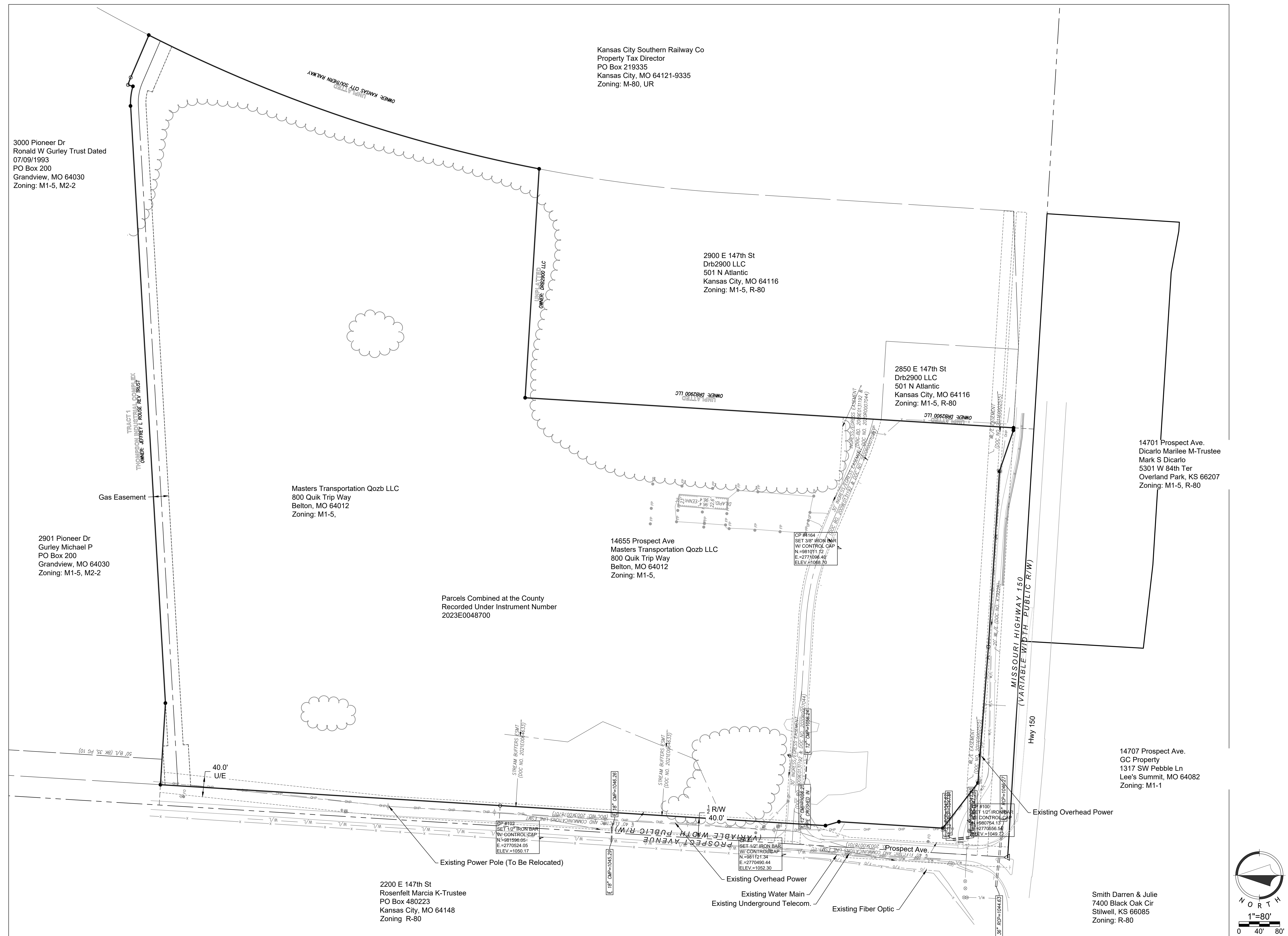
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SHEET TITLE

Existing Conditions

SHEET NUMBER

C02



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00097** on **8/1/2023**


Joseph Rexwinkle, AICP
Secretary of the Commission



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CIVIL	Renaissance Infrastructure Consulting
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PLUMBING	
MECHANICAL	
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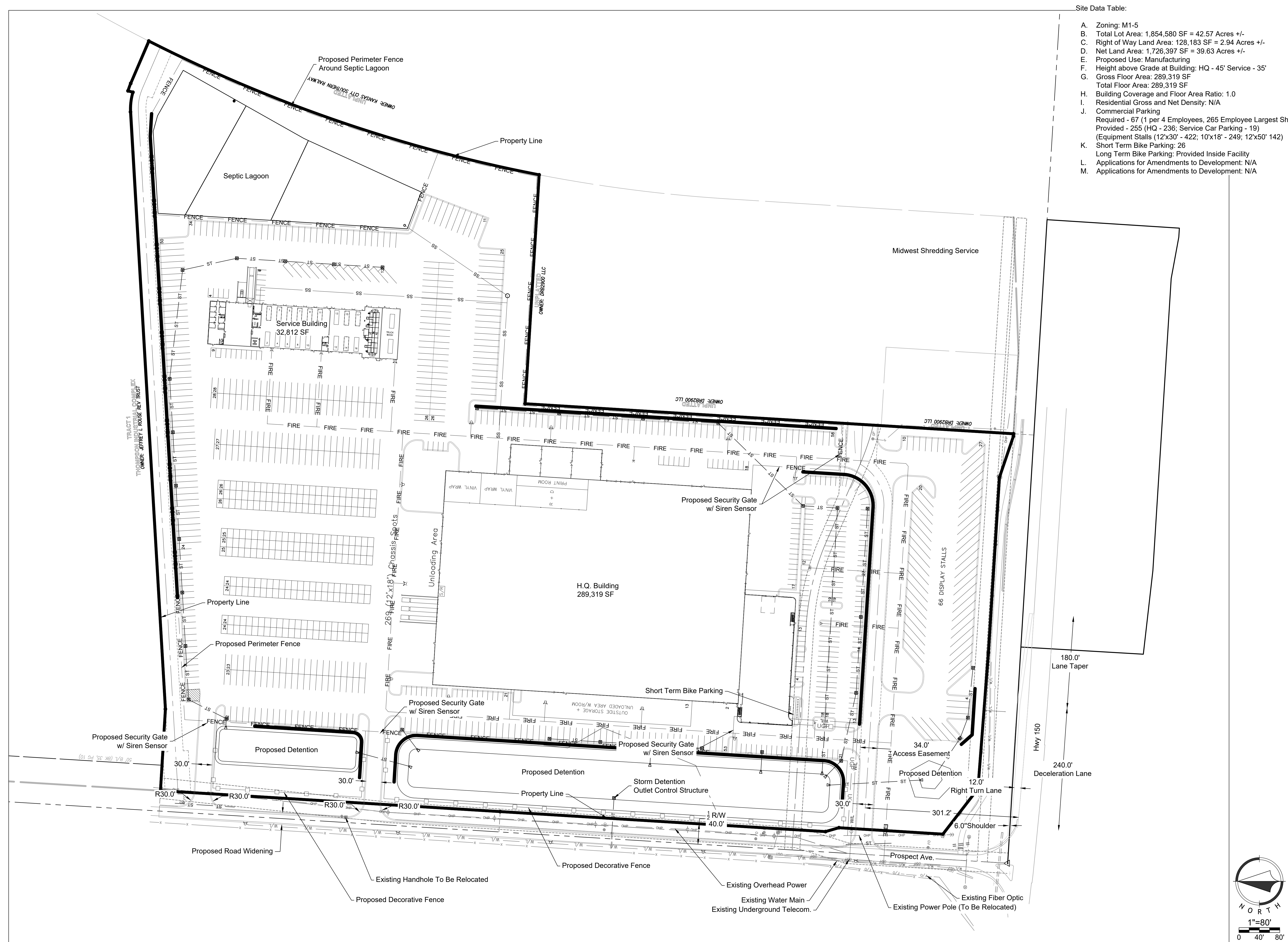


HEET TITLE

General Layout

SHEET NUMBER

C03



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00097** on **8/1/2023**


Joseph Rexwinkle, AICP
Secretary of the Commission



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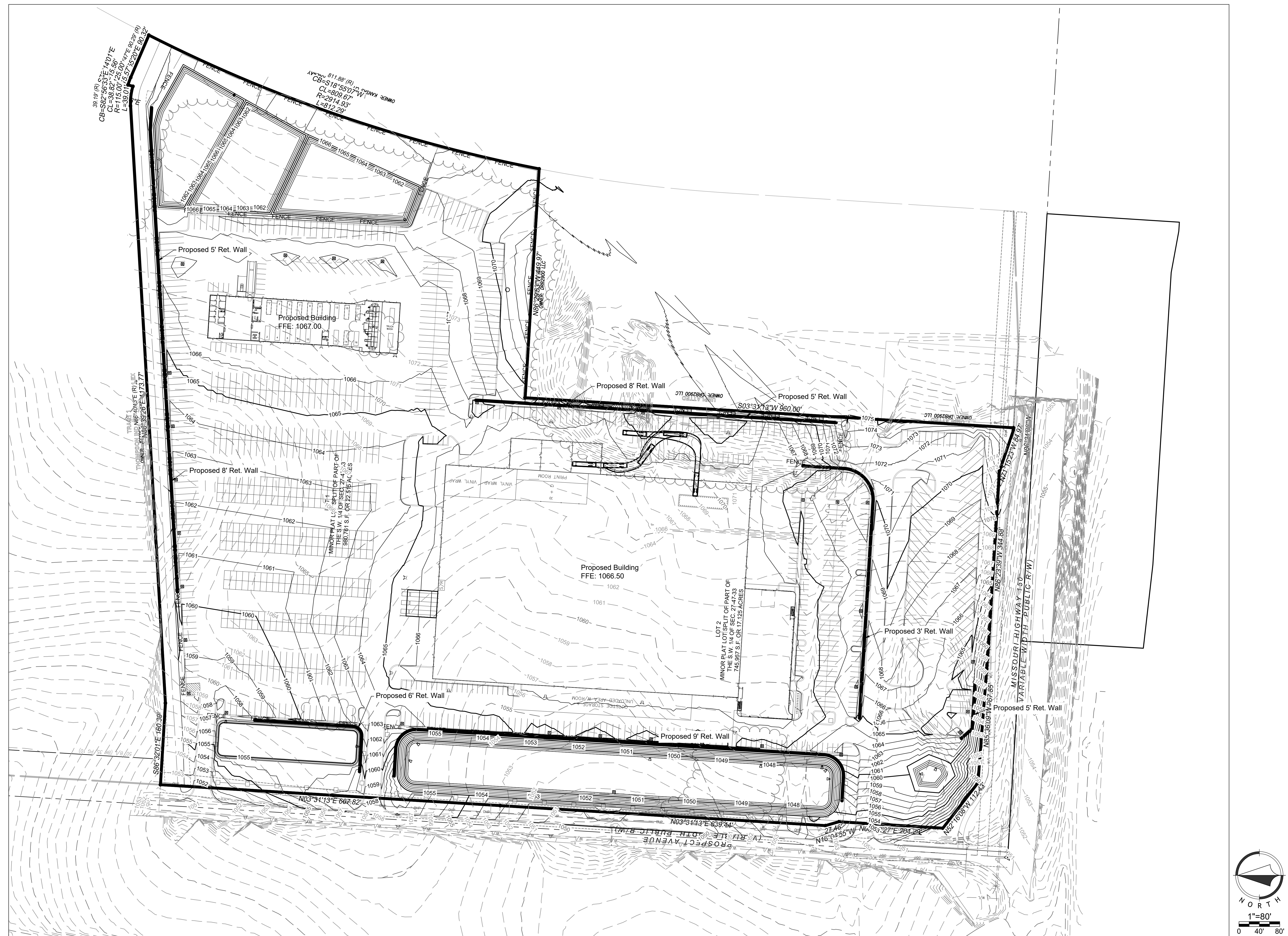


SHEET TITLE

Grading Plan

SHEET NUMBER

C04



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00097** on **8/1/2023**


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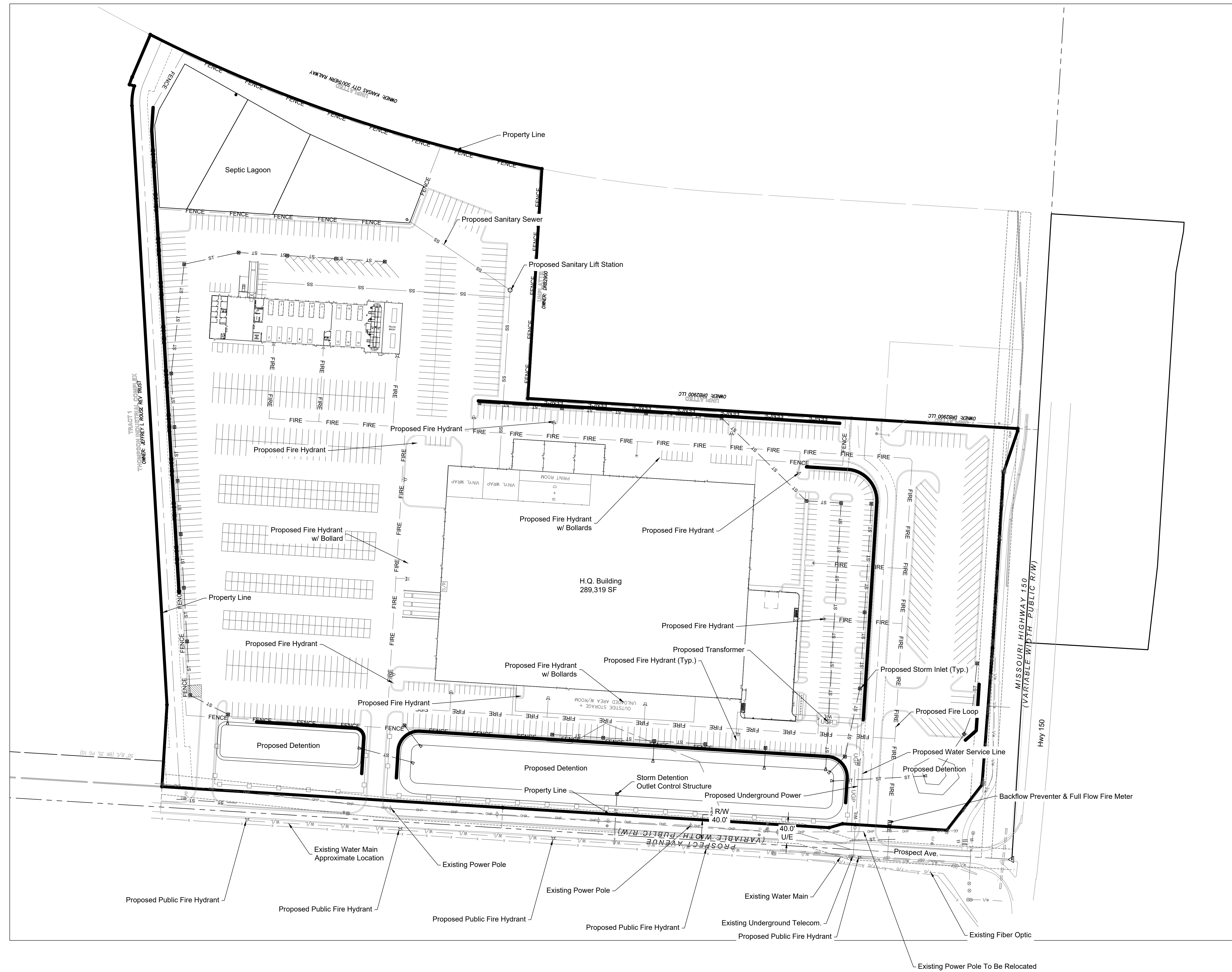
MO Certificate of Authority: E-2100323630

SHEET TITLE

Utility Plan

SHEET NUMBER

C05



City Plan Commission
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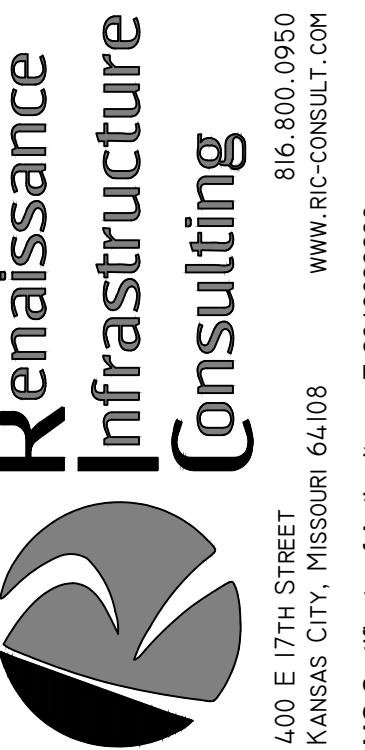
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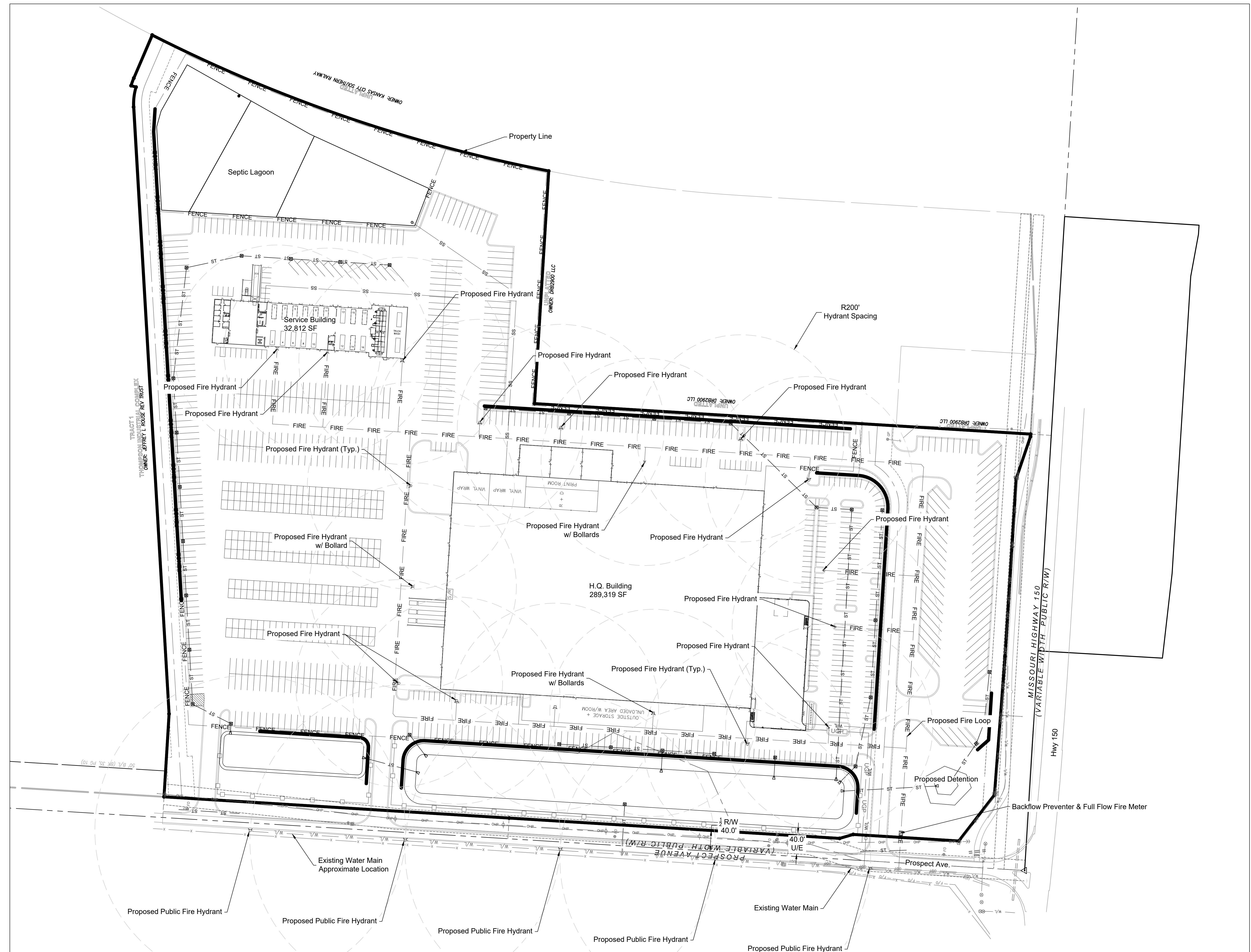


HEET TITLE

Fire Protection Plan

SHEET NUMBER

C06



IFC 2018 Requirements:
Based on a Type IIB construction with a Building Square Footage of 289,319 SF
Fire Flow Requirement (per IFC 2018, Appendix B, Section B105, Table B105.1(2)): 8,000 gpm for a duration of 4 Hrs

The Proposed Building will be sponsored per table CD-CPC-2023-00097. **Recommend Approval with Conditions**
 (25% of the value in Table CD-CPC-2023-00097) of Case No. **CD-CPC-2023-00097** on **8/1/2023**

Hydrants Required (per IFC 2018, Appendix C table C102.1: 8+ Hydrants)
KANSAS CITY
MISSOURI
 Contractor shall follow construction safety per IFC 2018.

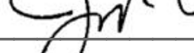


City Plan Commission
Recommends Approval with Conditions

of Case No. **CD-CPC-2023-00097** on **8/1/2023**

File C102.1: 8+ Hy

FC 2018.



Joseph Rexwinkle, AICP
Secretary of the Commission



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KANSAS CITY, MO

Project No.: 0000.00
Date: 6/12/2023
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CIVIL	Renaissance Infrastructure Consulting
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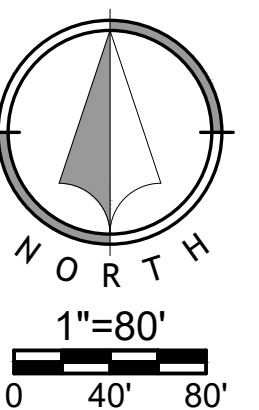
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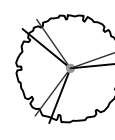
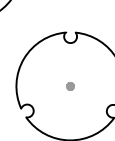
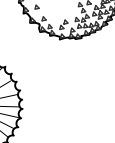
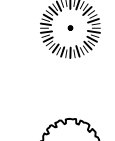
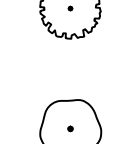
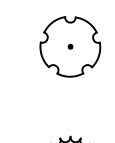
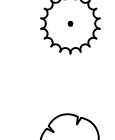
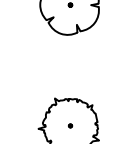
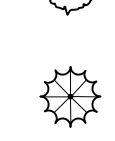
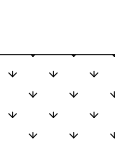
ET TITLE

Landscape Plan

SHEET NUMBER

_01



REES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AG	Acer griseum / Paperbark Maple	B&B, 2" Cal.		10
	CP	Celtis occidentalis 'Prairie Sentinel' / Prairie Sentinel Hackberry	B&B, 2" Cal.		11
	GBP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B&B, 2" Cal.		24
	GS	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	B&B, 2" Cal.		21
	NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B, 2" Cal.		10
	QB	Quercus bicolor / Swamp White Oak	B&B, 2" Cal.		23
	TL	Tilia americana 'Lincoln' / Lincoln American Linden	B&B, 2" Cal.		15
	ZM	Zelkova serrata 'Musashino' / Musashino Sawleaf Zelkova	B&B, 2" Cal.		11
EVERGREEN	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	PD	Picea glauca 'Densata' / Black Hills Spruce	B&B	5'-6' Ht.	9
	PP	Picea pungens 'Fat Albert' / Colorado Spruce	B&B	5'-6' Ht.	9
	PF	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	B&B	5'-6' Ht.	11
	TI	Thuja x 'Green Giant' / Green Giant Arborvitae	B&B	5'-6' Ht.	10
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT		QTY
	HB	Hydrangea paniculata 'ILVOBO' TM / Bobo Panicle Hydrangea	3 Gal.		11
	IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetpire	3 Gal.		20
	PD2	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 Gal.		45
EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT		QTY
	BS	Buxus microphylla 'Bulthouse' TM / Sprinter Littleleaf Boxwood	5 Gal.	18"-24" Ht. Min.	7
	JC	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.	18"-24" Ht. Min.	58
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	18"-24" Ht. Min.	115
	PG2	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	5 Gal.	18"-24" Ht. Min.	58
	TMD2	Taxus x media 'Densiformis' / Dense Yew	5 Gal.	18"-24" Ht. Min.	76
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT		
	NS2	Detention Basin Native Seed Mix / Seed Schizachyrium scoparium / Little Bluestem-30% Sporobolus heterolepis / Prairie Dropseed-20% Bouteloua curtipendula / Side-oats Grama-30% Sporobolus compositus / Tail Dropseed-20% Seeding Rate: 15 lbs/PLS per Acre	SEED		
	TF3	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SEED		
	TF	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD		

LANDSCAPE CALCULATIONS

Street Trees

Required: 1 tree / 30'
Provided: Prospect Ave (1,420') = 47 trees

General Landscape

Required: 1 tree / 5,000 sf building coverage
Provided: 268,206 sf building = 54 trees

Perimeter Landscaping of Vehicular Use Areas adj. to Street

Required: 10' landscape buffer, 1 tree / 30", cont. evg. shrub hedge min. 3' ht.
Provided: cont. evg. shrub hedge
**Trees planted to satisfy the street tree planting requirements of 88-425-03 may be counted toward satisfying the tree planting requirements of 88-425-05-B.*

Interior Landscaping of Parking Lots

Required: 35 sf landscape area / space, 1 tree / 5 spaces, 1 shrub / space
 Provided: 338 parking spaces = 11,830 sf landscape area (9,750 sf actual), 68 trees, 338 shrubs

Screening of Containers and Mechanical/Utility Equipment

Required: Screened from public view
Provided: As required

LANDSCAPE NOTES

- | | |
|--|---|
| 1. 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. | 8. ALL TREES SHALL BE STAKED PER DETAIL. |
| 2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE. | 9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT. |
| 3. 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. | 10. 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. |
| 4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'. | 11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS. |
| 5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN. | 12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE. |
| 6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS. | 13. 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. |
| 7. 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. | |



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00097** on **8/1/2023**


Joseph Rexwinkle, AICP
Secretary of the Commission



150 HIGHWAY AND PROSPECT
KANSAS CITY, MO

Project No.:	0000.00
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REVISIONS

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REGISTRATION

NOT FOR
CONSTRUCTION

PROJECT TEAM

ARCHITECT FINKLE+WILLIAMS
ARCHITECTURE

CIVIL Renaissance
Infrastructure
Consulting

LANDSCAPE Renaissance
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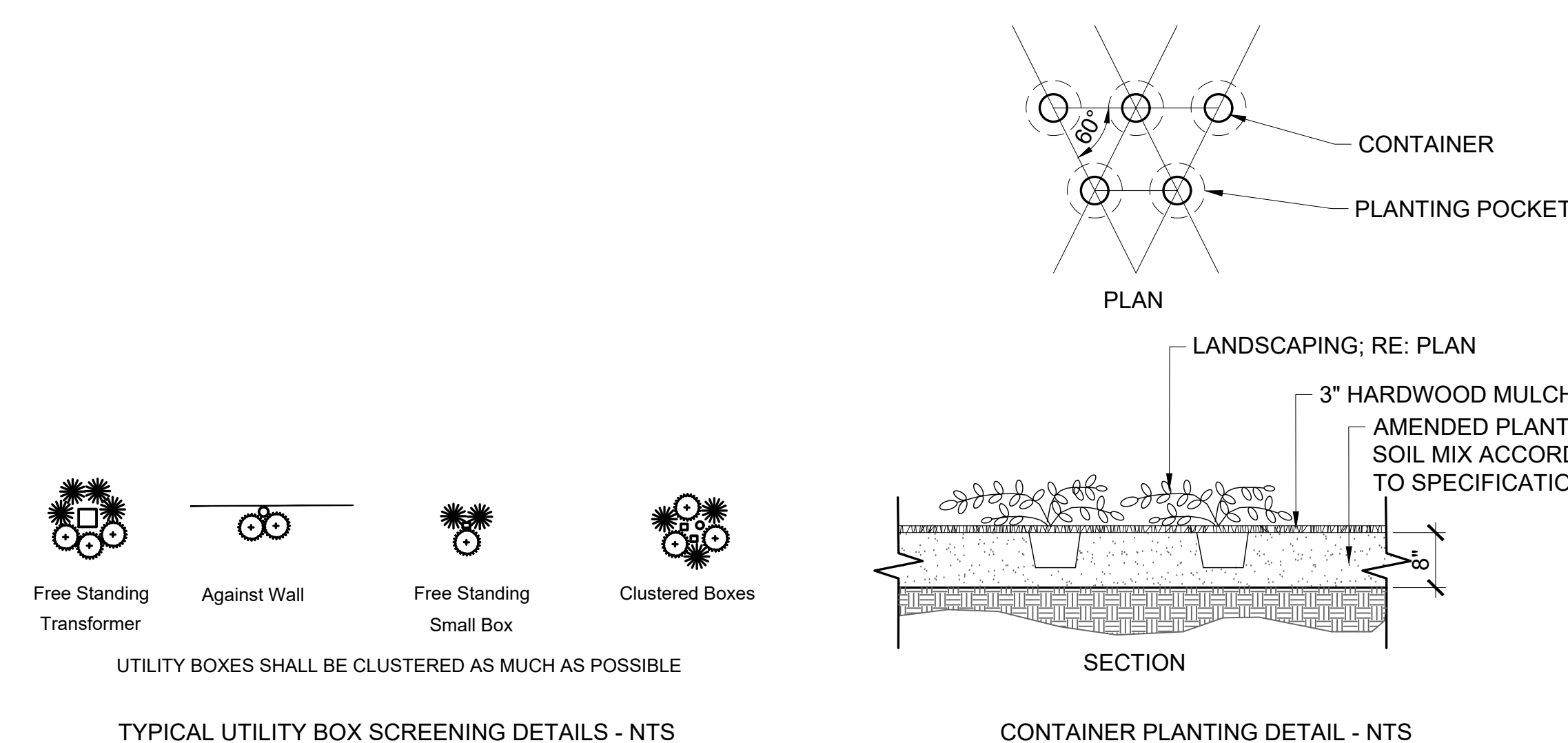
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SHEET TITLE

Landscape Details

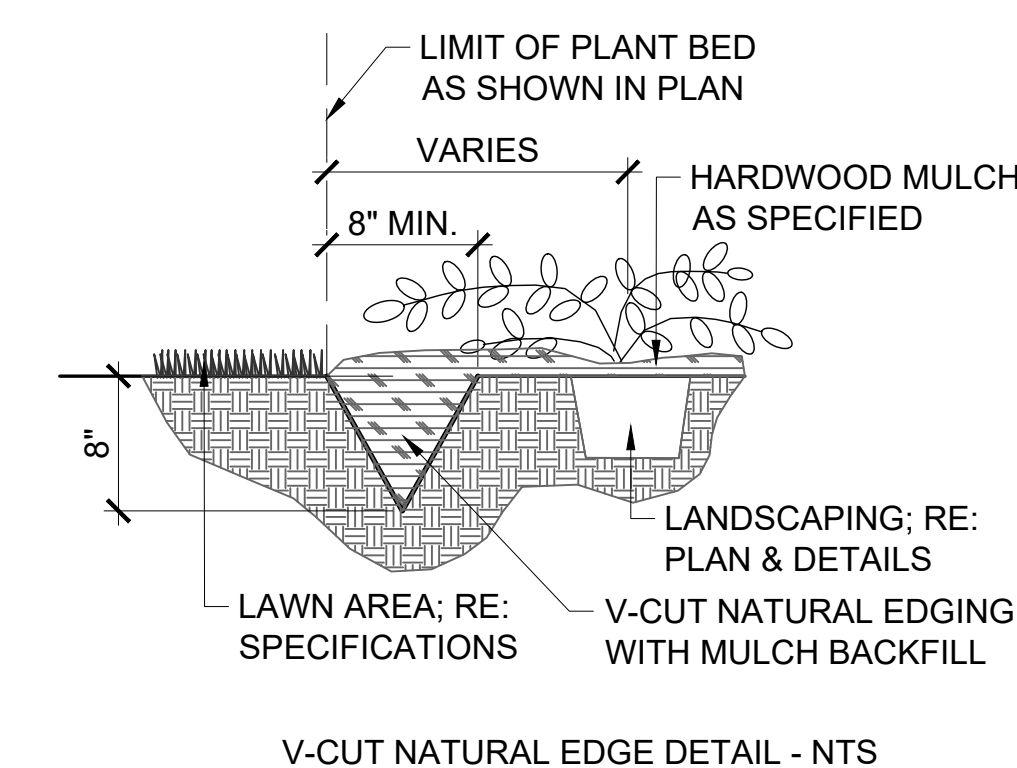
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L02



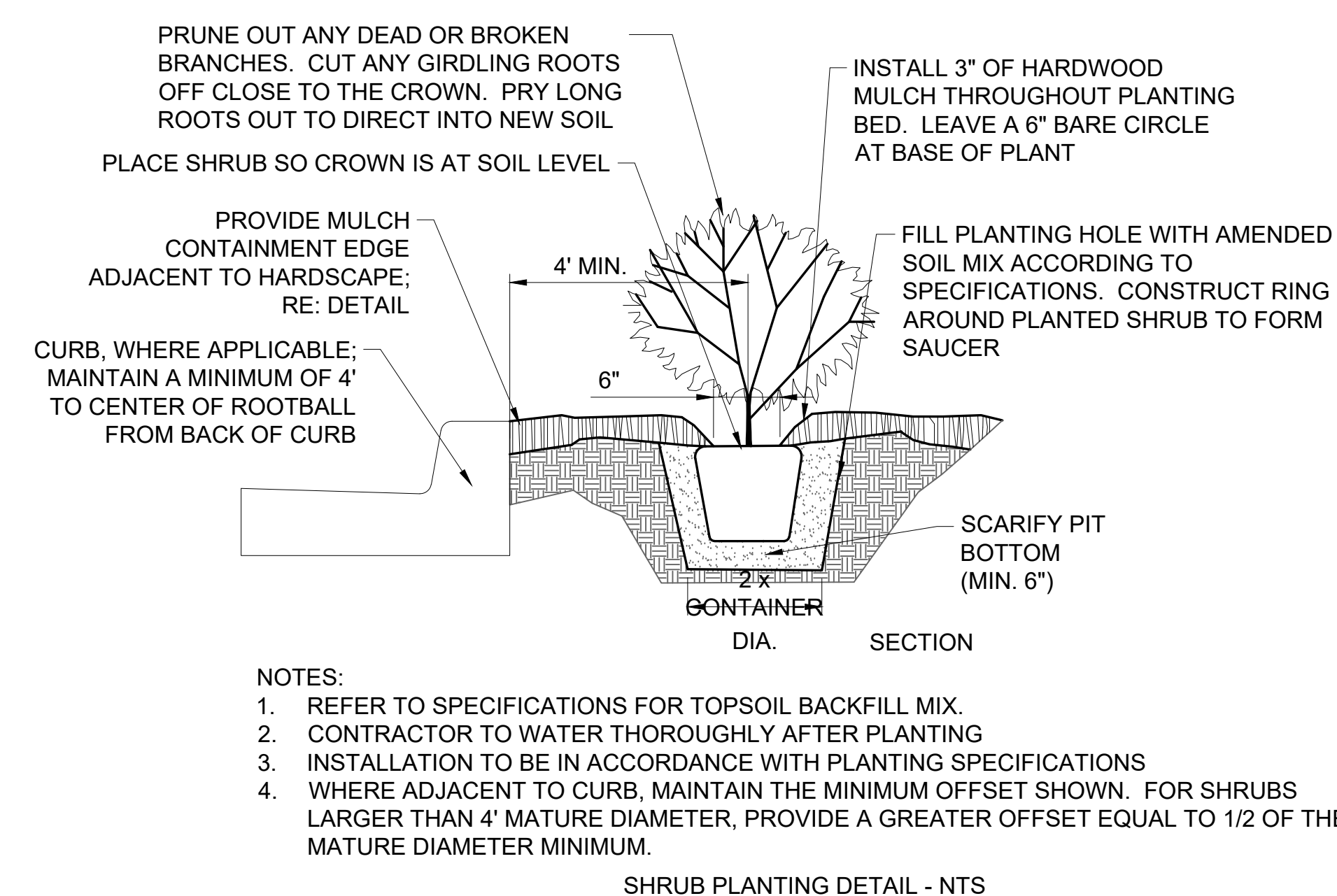
NOTES:

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



NOTES:

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



PRUNE OUT ANY DEAD OR BROKEN BRANCHES AND REMOVE DEBRIS FROM SITE.

SECURE TREE TO STAKES WITH STRAPS (RE: SPECS). STRAPS SHALL BE LOOSE ENOUGH TO ALLOW SOME MOVEMENT OF THE TRUNK WITH THE WIND

SET TREE WITH TOP OF ROOT BALL FLUSH WITH GRADE. TRUNK FLARE MUST BE VISIBLE AT THE TOP OF ROOT BALL. REMOVE EXCESS SOIL TO TOP OF LATERAL ROOTS

MIN. 6' LONG STEEL STAKES SECURED INTO UNDISTURBED SOIL. PLACE NORTH AND SOUTH OF TREE.

3" MULCH PER SPECIFICATIONS. DO NOT PLACE ON TRUNK OR TRUNK FLARE. BERM AT OUTER EDGES OF RING TO CREATE A SAUCER FORM.

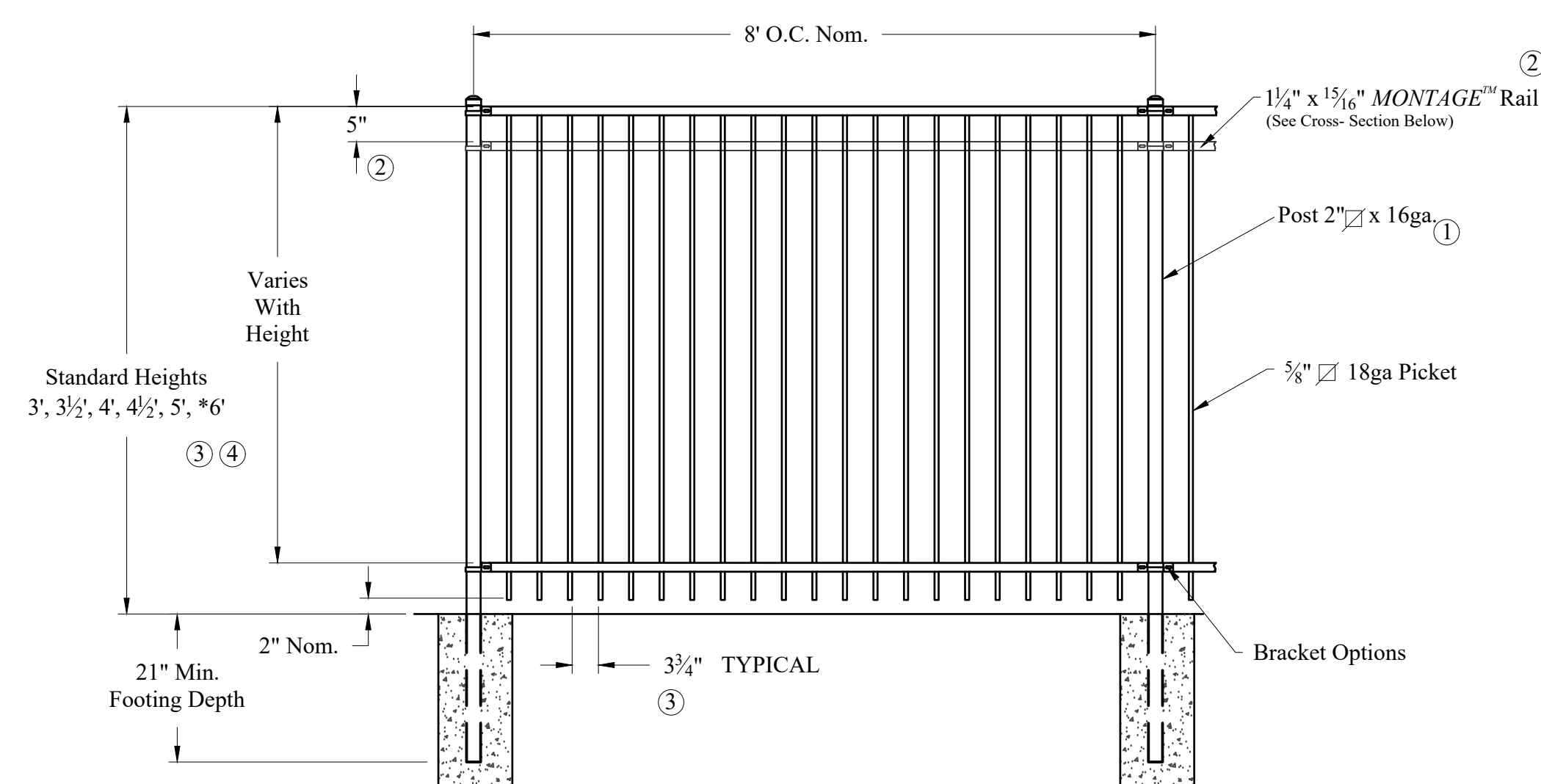
REMOVE TWINE AND CAGE FROM ROOT BALL AND TRUNK. PEEL AND REMOVE BURLAP FROM TOP 1/3 OF THE ROOT BALL.

PLANTING HOLE SHALL BE AT LEAST 3 TIMES WIDER THAN THE SPREAD OF ITS ROOTS, BUT NO DEEPER. PLACE ROOT BALL ON UNDISTURBED SOIL WITH ROOT FLARE EVEN WITH OR 1" ABOVE GRADE. SCARIFY SIDES AND BOTTOM OF PIT.

AMEND SOIL ACCORDING TO SPECIFICATIONS.

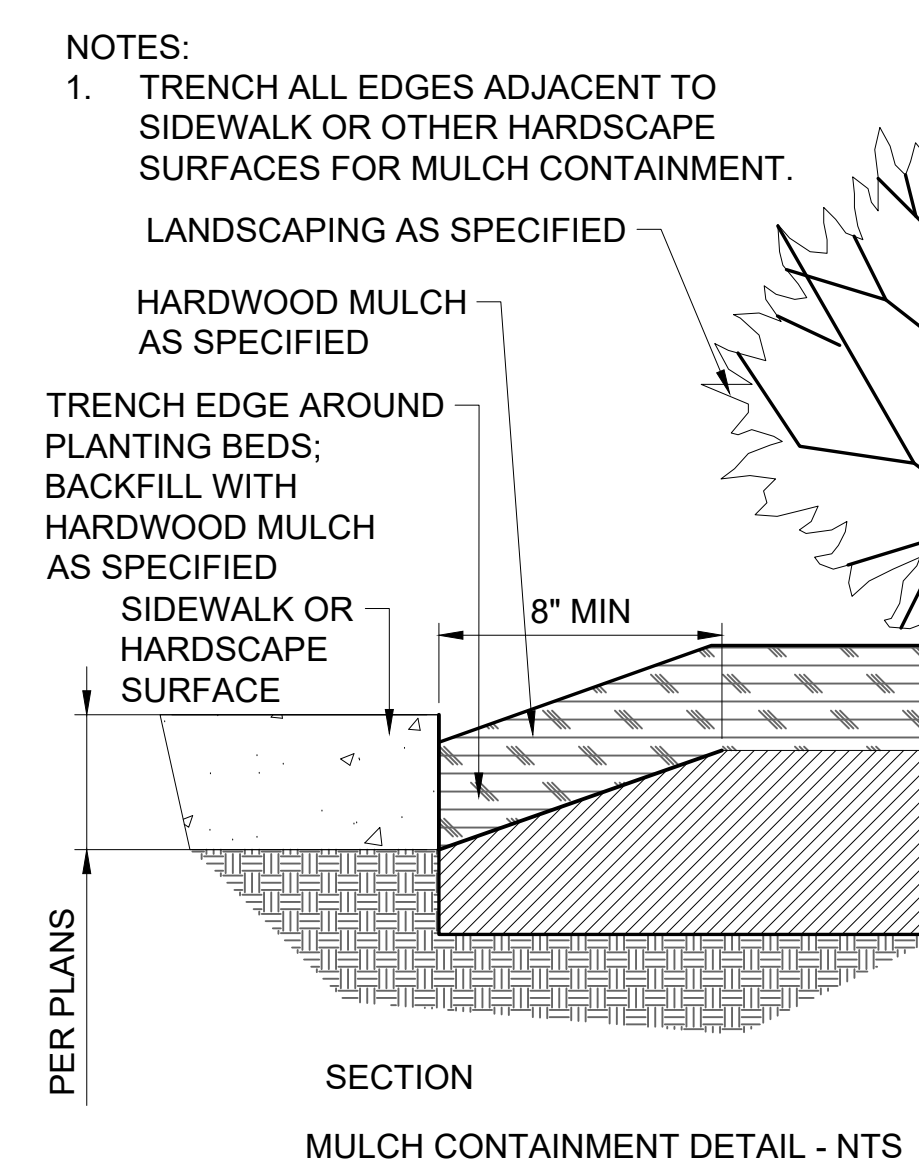
SECTION

DECIDUOUS TREE PLANTING DETAIL - NTS

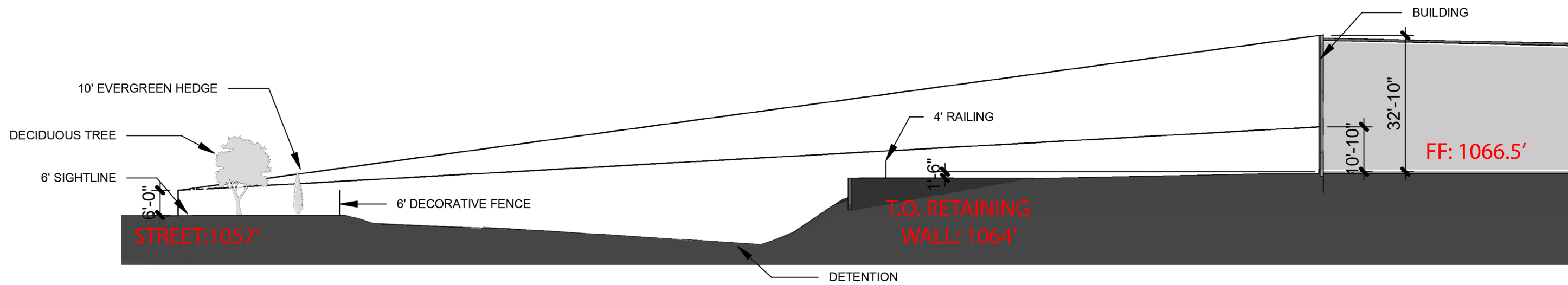
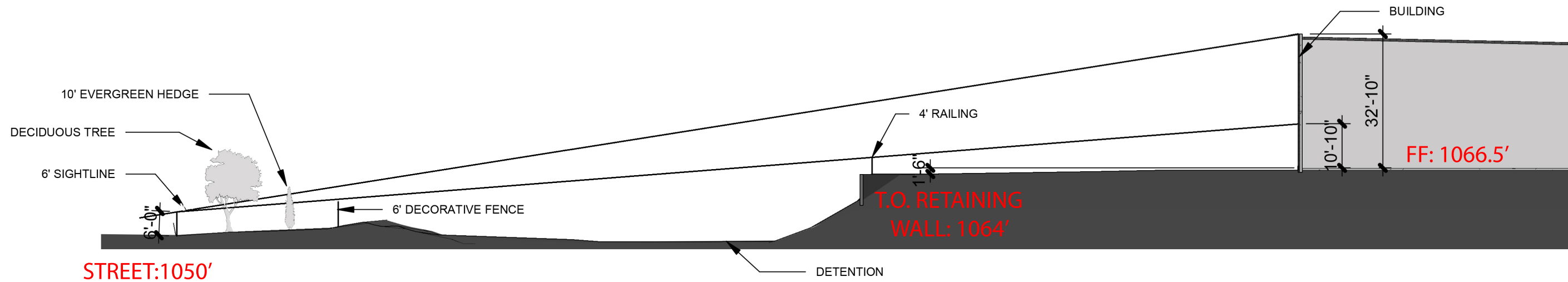


NOTES:

- 1.) Post size depends on fence height and wind loads. See *MONTAGE™* specifications for post sizing chart.
- 2.) Third rail required for *Double Rings*.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.
- 4.) Three rails required for 6' tall.
- 5.) Security pickets will be provided.



Jul 25, 2023-10:04am | MASTER'S TRANSPORTATION





150 HIGHWAY AND PROSPECT
KANSAS CITY, MO

Project No.: 0000.00
Date: 7/14/2023
Issued For: DEVELOPMENT PLAN

[illegible]

REGISTRATION

NOT FOR
CONSTRUCTION

PROJECT TEAM	
ARCHITECT	FINKE+WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	LANDSCAPE
STRUCTURAL	BSE STRUCTURAL ENGINEERS
PLUMBING	LATIMER SOMMER & ASSOCIATES
MECHANICAL	LATIMER SOMMER & ASSOCIATES
ELECTRICAL	LATIMER SOMMER & ASSOCIATES
FIRE PROTECTION	FIRE PROTECTION
CONTRACTOR	GC

FINKLE + WILLIAMS
ARCHITECTURE

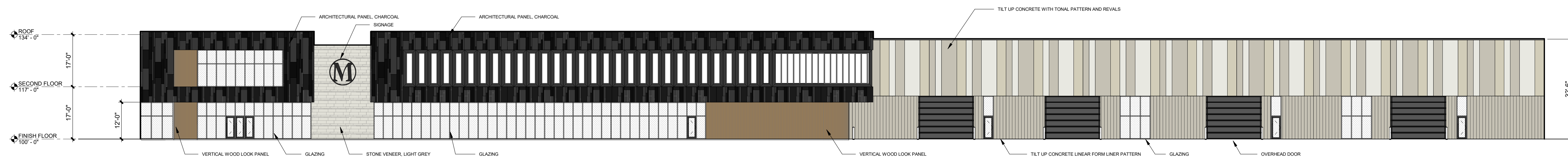
8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219
913.498.1550
www.finklewilliams.com

SHEET TITLE

EXTERIOR ELEVATIONS

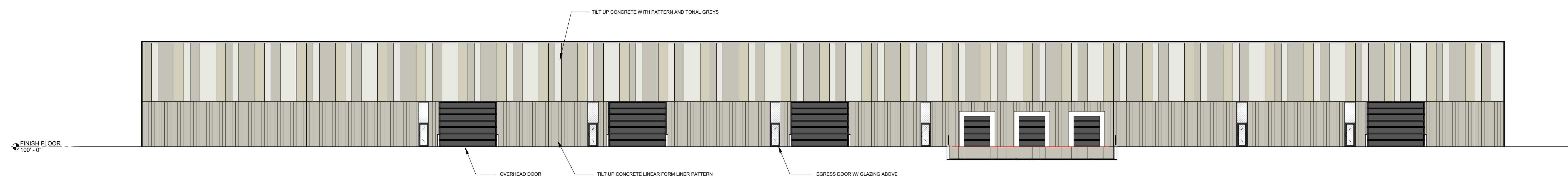
SHEET NUMBER

A4.01



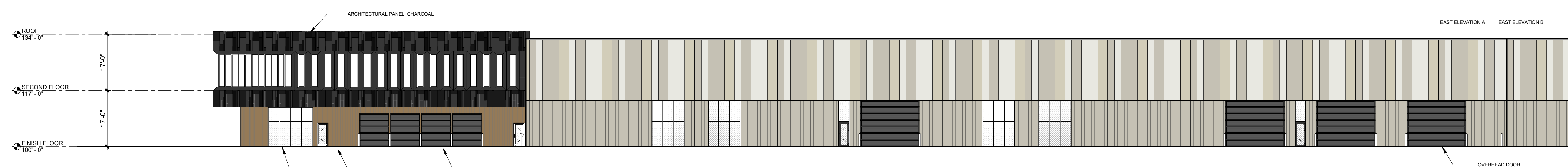
1	SOUTH ELEVATION
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A4.01	SCALE : 1/16" = 1'-0"
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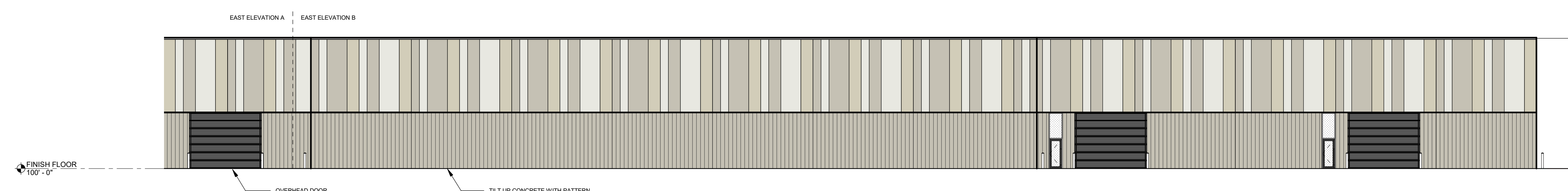
4	NORTH ELEVATION
---	-----------------

A4.01	SCALE : 1/16" = 1'-0"
--------------	-----------------------



3	EAST ELEVATION - A
---	--------------------

A4.01	SCALE : 1/16" = 1'-0"
--------------	-----------------------



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00097** on **8/1/2023**

Q. M. Khan

Joseph Rexwinkle, AICP
Secretary of the Commission



50 HIGHWAY AND PROSPECT
KANSAS CITY, MO

Project No.: 0000.00
Date: 7/14/2023
Issued For: DEVELOPMENT PLAN

[illegible]

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM	
ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	LANDSCAPE
STRUCTURAL	BSE STRUCTURAL ENGINEERS
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SHEET TITLE

EXTERIOR ELEVATIONS

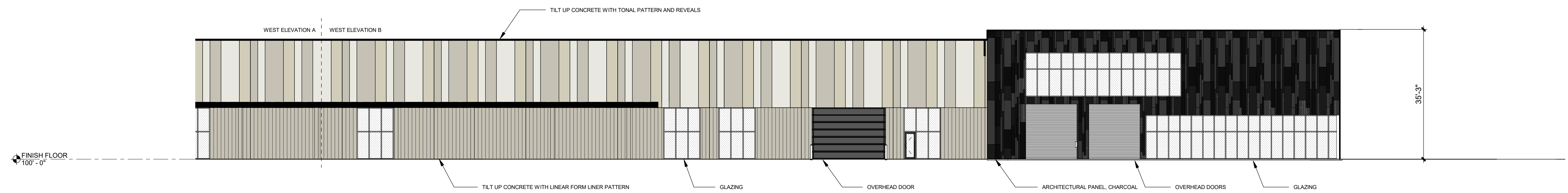
EET NUMBER

A4.02



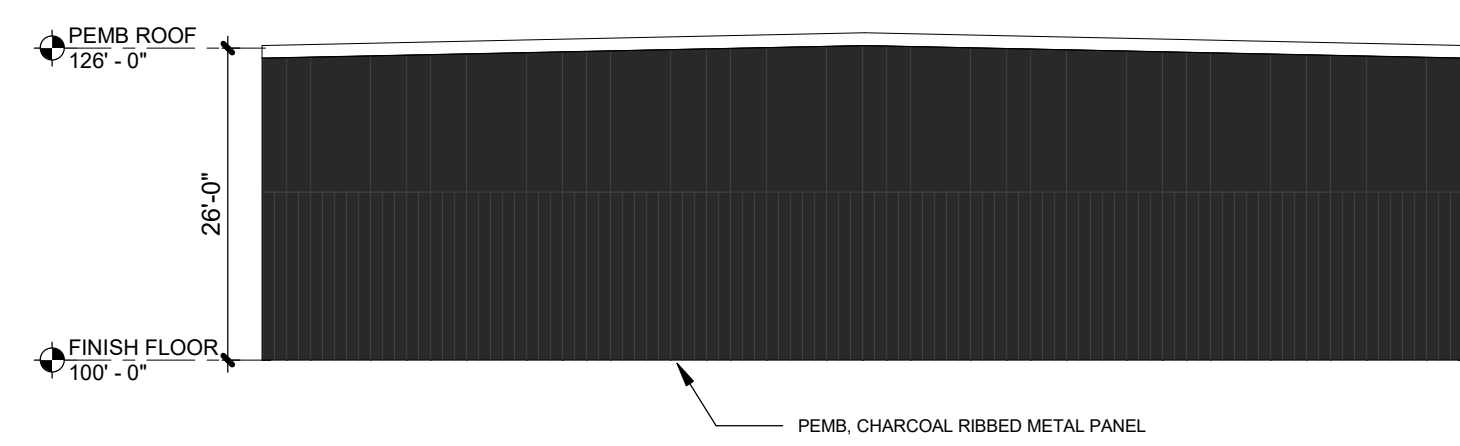
1	WEST ELEVATION - A
---	--------------------

A4.02 SCALE : 1/16" = 1'-0"



2 | WEST ELEVATION - B

A4.02	SCALE : 1/16" = 1'-0"
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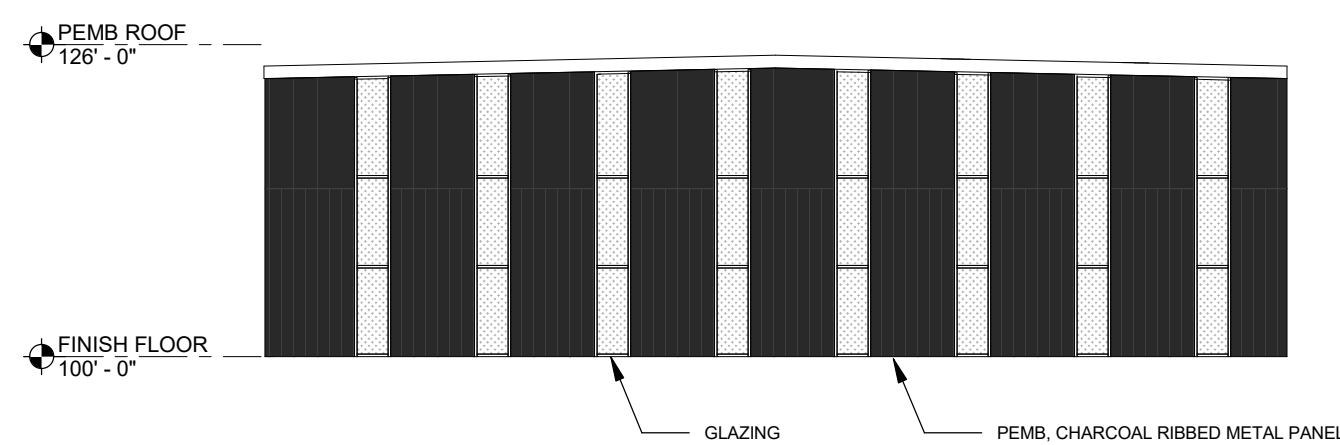
3	PEMB SOUTH ELEVATION
---	----------------------

A4.02	SCALE : 1/16" = 1'-0"
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5	PEMB EAST ELEVATION
---	---------------------

A4.02	SCALE : 1/16" = 1'-0"
--------------	-----------------------



4	PEMB NORTH ELEVATION
---	----------------------

A4.02	SCALE : 1/16" = 1'-0"
--------------	-----------------------



6	PEMB WEST ELEVATION
---	---------------------

A4.02	SCALE : 1/16" = 1'-0"
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City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00097** on **8/1/2023**


Joseph Rexwinkle, AICP
Secretary of the Commission

