

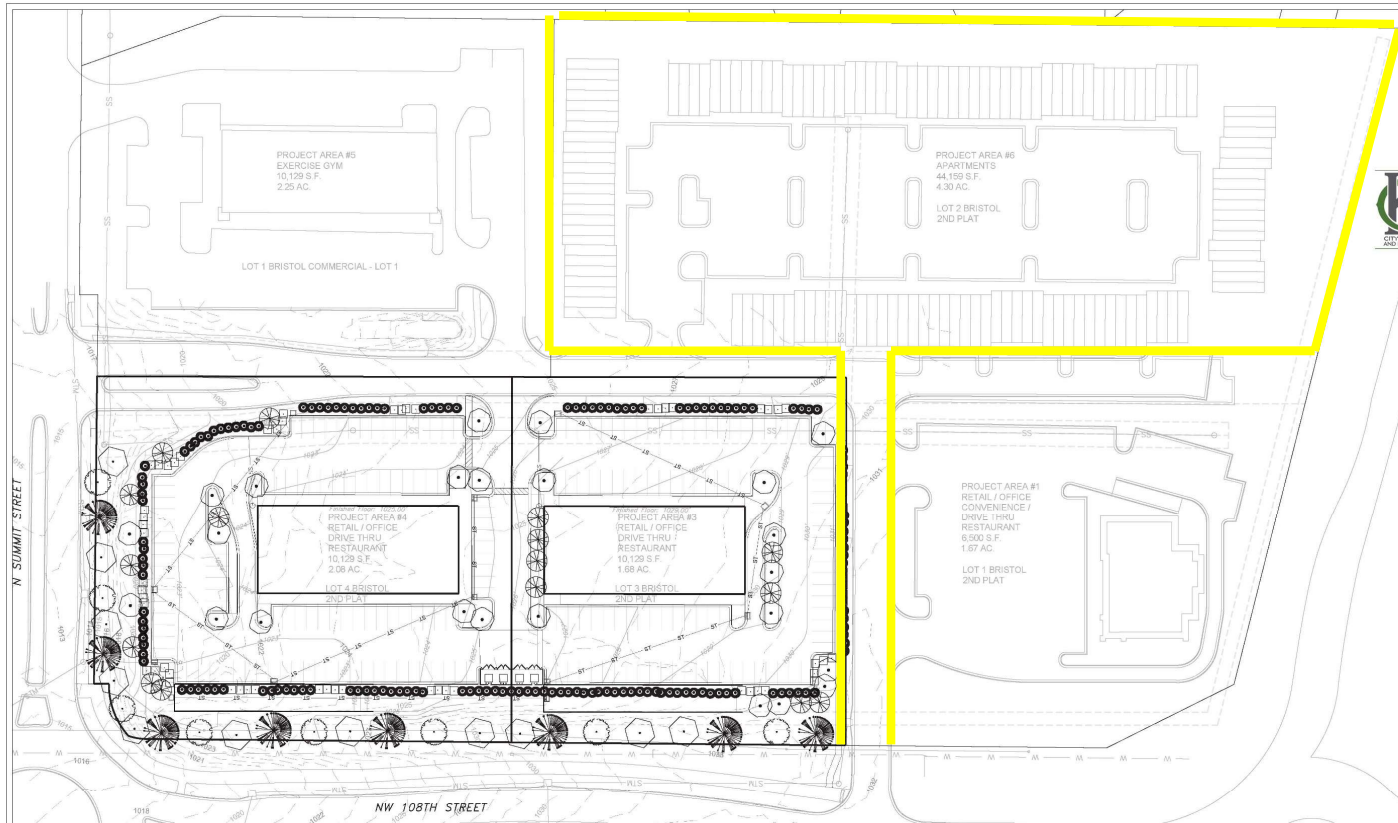
# Bristol South Investments, LLC | Bristol South Apartments Major Amendment to Approved Development Plan



Neighborhood Planning and Development Committee  
Ordinance No. 220915  
October 19, 2022







**Administratively Approved**  
 City Planning and Development:  
 Development Management Division  
 Staff: Genevieve Kahn  
 Date of Approval: 6/28/2022

**ENGINEERING SOLUTIONS**  
 ENGINEERING & SURVEYING  
 MISSOURI PROFESSIONAL REGISTRATION NO. 0000002196-D  
 SURVEYING PROFESSIONAL REGISTRATION NO. 00000001919-0  
 MISSOURI PROFESSIONAL REGISTRATION NO. 00000001919-0  
 MISSOURI PROFESSIONAL REGISTRATION NO. 00000001919-0  
 MISSOURI PROFESSIONAL REGISTRATION NO. 00000001919-0

**South Bristol Center District B2-2**  
 Landscape Plan  
 Minor Amendment to Approved Development  
 SOUTH BRISTOL CENTER DISTRICT B2-2  
 Kansas City, Clay County, Missouri

Project No. 6074  
 KCMO  
 Issue Date: April 29, 2022

Professional Registration  
 Missouri  
 Engineering 0000002196-D  
 Surveying 00000001919-0  
 Professional Registration  
 Missouri  
 Engineering 0-1099  
 Surveying 0-0114  
 Oklahoma  
 Engineering 004  
 Missouri  
 Engineering 00000001919-0

**PLANTING GUIDE**

**LANDSCAPE REQUIREMENTS**  
**PER 86-428 OF THE CITY OF KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE:**  
**STREET TREES (86-428-2)**  
 A. At least one street tree is required for each 30 feet of street frontage.  
 LOCATION REQUIREMENT PROVIDED  
 N 108th St 200 Feet 8 Trees Required 8 Trees  
 NW 108th St 553 Feet 18 Trees Required 18 Trees  
**86-428-45 Parkways Landscaping of Vehicular Use Areas**  
 B. 1 Tree per 30 feet of parking and a continuous 2' high screening.  
 Street trees are used to meet the tree requirement and a solid line of evergreen shrubs will provide the 2' high screening (Requirement NM)  
**86-428-46 Interior Landscaping of Parking Lots**  
 A. At least 20 square feet of exterior landscape area is required per parking space.  
 20' parking spaces 6,000 sq. ft. required (Requirement NM)  
**86-428-48 Plant Materials**  
 1. One Tree per 8 parking spaces 201 parking spaces 40 Trees Required 40 Trees Provided  
 2. One Shrub is required per parking space 201 parking spaces 201 Shrubs Required 201 Shrubs Provided

SYMBOL	QUANT.	KEY	NAME	SIZE
	11	T4	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3" CAL
	16	NS	NORWAY SPRUCE PICEA OMBRES	6" HT.
	24	RR	OKLAHOMA REDBUD CERISER BENTONENSIS "OKLAHOMA"	3" CAL
	161	JCH	HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS "HOLBERT"	#3 POT
	63	BW	DWARF ENGLISH BOXWOOD BUXUS SEMPERVIRENS "SUFFRUTICOSA"	#3 POT
	8	SM	CADDO SUGAR MAPLE ACER SACCHARINUM "AUTUMN SPLendor"	3" CAL
	8	RO	RED OAK QUERCUS BOBBA	3" CAL

# Elevations



ABBREVIATIONS  
 AN ANCHOR BOLT  
 AFD ABOVE FINISH FLOOR  
 BT BOTTOM  
 BOF BOTTOM OF  
 BOS BOTTOM OF STEEL  
 C CONCRETE  
 CC CENTER TO CENTER  
 CH CHIMNEY/CHIMNEY  
 CLS CEILING  
 CLR CLEAR  
 CMU CONCRETE MASONRY UNIT  
 CO CLEAN OUT  
 COL COLUMN  
 CONC CONCRETE  
 CONT CONTINUOUS  
 DN DOWN  
 DS DOWNSPROUT  
 DTL DETAIL  
 EA EACH  
 EL ELEVATION  
 EQP EQUIPMENT  
 ES EACH SIDE  
 EJ EXPANSION JOINT  
 FF FINISH FLOOR  
 FFA FROM FLOOR ABOVE  
 FFB FROM FLOOR BELOW  
 FI FIRE FIREWALL  
 FF FINISH FLOOR  
 GA GALVANIZED  
 GC GENERAL CONTRACTOR  
 GDR GRID  
 GM Gypsum BOARD  
 HM HOLLOW METAL  
 HSB HOLLOW STRUCTURAL SECTION  
 HT HEIGHT  
 JT JOINT  
 L ANGLE  
 LAM LAMINATE  
 LP LIGHT POLE  
 MCK MASONRY  
 MECH MECHANICAL  
 MFR MANUFACTURER  
 MH MANHOLE  
 MBL MBRM  
 MTL METAL  
 NTS NOT IN CONTACT  
 NTS NOT TO SCALE  
 OC OUTSIDE CHAMFER  
 OVD OVERHEAD DOOR  
 OSB ORIENTED STRAND BOARD  
 PAF POWDER ACTUATED FASTENER  
 PMS PAVEMENT  
 PED PEDESTAL  
 PERF PERFORATED  
 PL PLATE  
 PNB POINT OF BEGINNING  
 PP POWER POLE  
 PRS END  
 RCR REINFORCED CONCRETE PIPE  
 REF REFERENCE  
 REVD REVISION  
 SAN SANITARY  
 SECT SECTION  
 SHT SHEET  
 SBL SBLANK  
 SQ SQUARE  
 ST STANDARDS BEAM  
 STD STANDARD  
 SYN SYNTHETIC  
 TO TOP OF  
 TOS TOP OF STEEL  
 TYP TYPICAL  
 UNL UNLESS NOTED OTHERWISE  
 VOLT  
 VFB VENT BELOW FLOOR  
 VC VENTY COMPOSITE  
 VERT VERTICAL  
 VTR VENT THRU ROOF  
 W WATT  
 WWF WELDED WIRE FABRIC



## NEW BUILDING BRISTOL SOUTH INVESTMENTS LLC 169 & Shoal Creek Kansas City, Missouri

### CODE REQUIREMENTS

2012 IBC, IMC, IECC, IFGC  
 2012 UPC  
 2011 National Electric Code  
 2012 International Fire Code

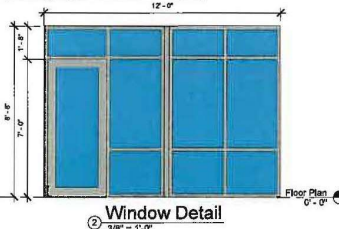
PLANS COMPLY WITH A117.1 2003 ACCESSIBILITY CODE IN COMPLIANCE WITH MUNICIPAL CODE ADDITION ARTICLE II SECTION 18-40 BY REFERENCE THRU 80.2012

Use Group - B  
 Construction Type - VB  
 Allowable Building Area - 9,000 Sq Ft  
 Area W/ Frontage Increase = 12,600 Sq Ft  
 Actual Building Area = 10,000 Sq Ft  
 Building Height - 20' / 1 Story  
 Building Occupant Load - 0

Occupant Classes  
 Per Future Tenant Finish  
 Current Occupancy - 0 persons

ALL BLDG TO COMPLY WITH 2012 IBC 2009 AND 2009.3 IN HAZARDOUS LOCATIONS

REGULATION VALUES	
FENESTRATION U-FACTOR	.35
GLAZING	R-2
ABOVE DECK	R-2 GIRT.
WALL 1/2" MIN	R-5
GLAZING WALLS (UNHEATED)	R-15 TO 24"
ROLL UP DOORS	R-4.75



William Lee Rhoad AIA  
 A-0 - 3D / Code Data  
 A-1 - Floor Plan & Details  
 A-2 - Elevations  
 A-3 - Building Sections  
 A-4 - Wall Sections  
 E-1 - Electrical / Site Plan  
 E-2 - Photometric Plan  
 LS-1 - Landscape Plan

### DRAWING INDEX

- LORAC Design - Joseph Towns, P.E. -  
 315-538-0719 - Lee's Summit, MO  
 816-753-6132  
 S-1 - Foundation & Framing Plan
- Renaissance Infrastructure Consulting  
 Steve Warner, P.E.  
 816-753-6132  
 C1 - Title Sheet  
 C2 - Minor Site Plan  
 C3 - Fire Protection & Service Plan  
 C4 - BMP Plan  
 C5 - Curb & Paving Plan  
 C6 - Grading & Erosion Control Plan  
 C7 - Sidewalk Ramp & Civil Details
- Design Energy Group - Joseph Keane, P.E.  
 913-224-5250  
 M-1 - Mechanical Plan  
 E-1 - Electrical / Site Plan  
 E-2 - Photometric Plan

PLANS FOR  
 SHELL  
 BUILDING ONLY  
 ALL INT. FINISH  
 PER TENANT  
 PLANS TBD

**Administratively Approved**  
 City Planning and Development:  
 Development Management Division

Staff: Genevieve Kohn  
 Date of Approval: 5/25/2012

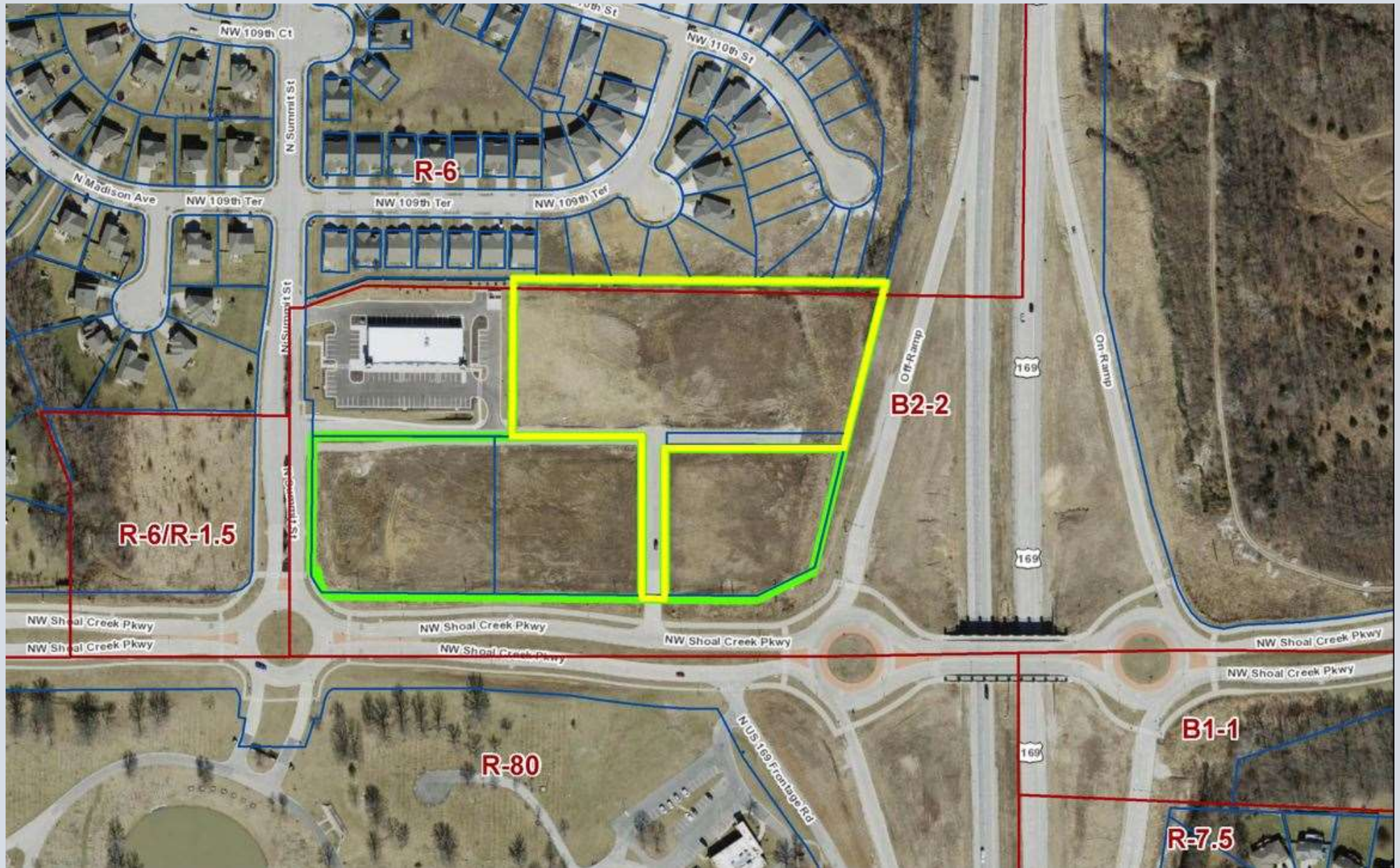
W. LEE RHOAD AIA ARCHITECT  
 15225 WOODRIDGE ST PLATE CITY, MO 64679  
 LLETRP@WLRB.COM 816-244-6386 LLETRP@WLRB.COM

NEW RETAIL CENTER  
 BRISTOL SOUTH  
 169 & SHOAL CREEK, KANSAS CITY, MISSOURI

Cover  
 Project Name: 169 & SHOAL CREEK  
 Date: 5/25/2012  
 A-0  
 Scale As Indicated



# KCMO City Parcel Viewer Map and Zoning

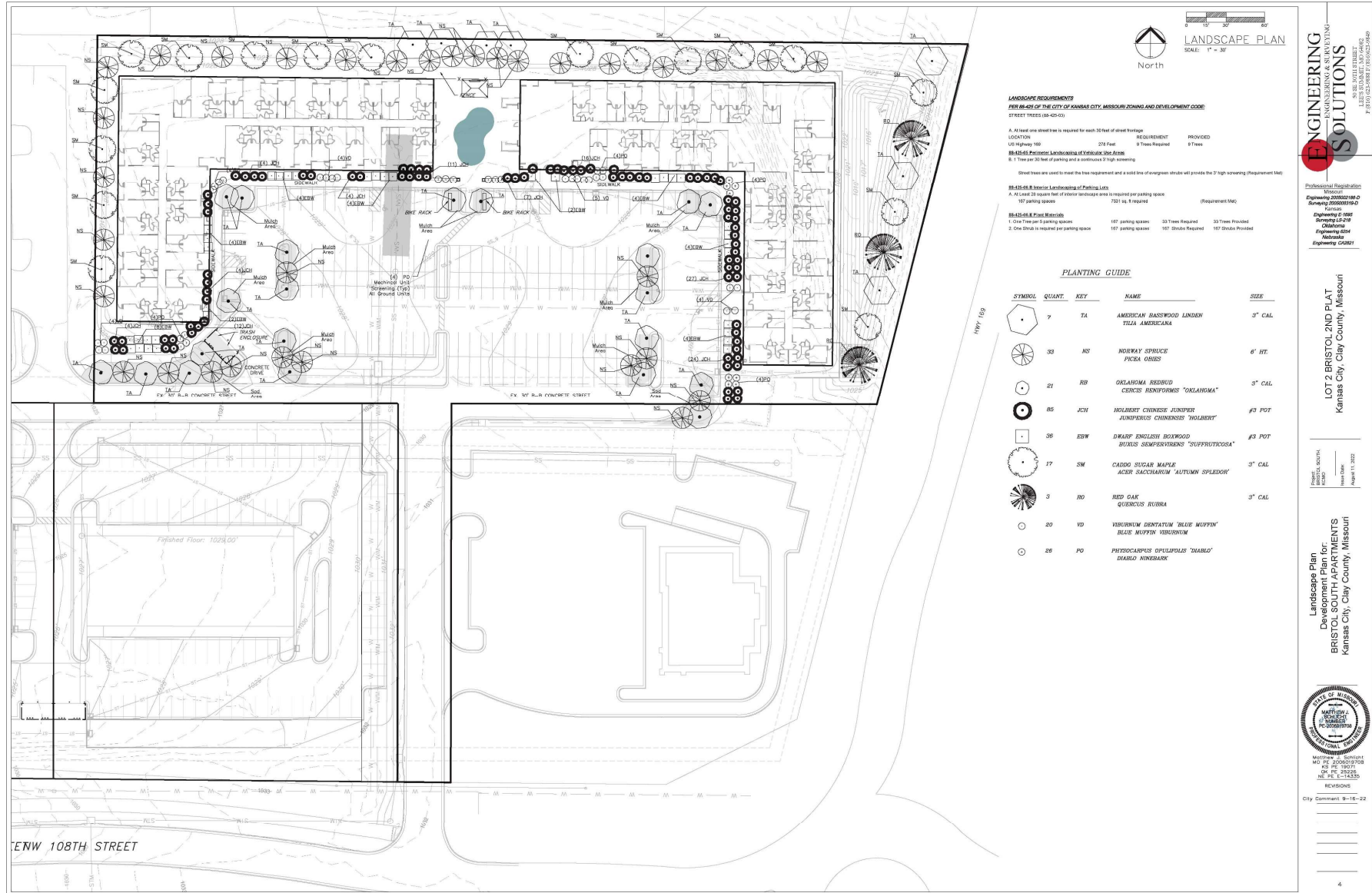








# Bristol South Apartments - Landscape Plan



# Bristol South Apartments - Elevations

R021024-K307



1 SEGMENT EXTERIOR ELEVATION  
BLDG. 2 - SEGMENT "C" SOUTH  
1/8" = 1'-0"

### MATERIAL KEY



ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES

**NSPJ**  
ARCHITECTS<sup>LLC</sup>

P. 913.831.1415  
613.831.1563  
NSPJ.COM  
P. 04/20/2022

3515 W. 75TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208

NOT FOR CONSTRUCTION

R1102213-K307



2 SEGMENT EXTERIOR ELEVATION  
BLDG. 2 - SEGMENT "C" NORTH  
1/8" = 1'-0"

A NEW APARTMENT COMPLEX:  
**THE BRISTOL**  
NW 108th St and Hwy 169

DRAWING RELEASE LOG

DATE: 09/18/2022  
JOB NO: 718822  
DRAWN BY: SHALL  
SHEET NO.

**A3.14**



# Bristol South Apartments - Elevations



1 SEGMENT EXTERIOR ELEVATION  
BLDG. 1 - SEGMENT "A" WEST  
1/8" = 1'-0"



2 SEGMENT EXTERIOR ELEVATION  
BLDG. 1 - SEGMENT "A" EAST  
1/8" = 1'-0"



3 SEGMENT EXTERIOR ELEVATION  
BLDG. 1 - SEGMENT "A" SOUTH END  
1/8" = 1'-0"

## MATERIAL KEY



ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES

**NSPJ**  
ARCHITECTS-  
P. 913.831.1415  
F. 913.831.1563  
NSPARCH.COM  
© 2019 NSPJ 1415

3515 W. 75TH ST., SUITE 200  
PRAIRIE VILLAGE, KS 66208

**NOT FOR CONSTRUCTION**

A NEW APARTMENT COMPLEX:  
**THE BRISTOL**  
NW 108th St and Hwy 169

DRAWING RELEASE LOG

REVISIONS:

DATE: 05/16/2022  
JOB NO: 718922  
DRAWN BY: SHALL  
SHEET NO: **A3.11**

NSPJ ARCHITECTS © 2022  
 3515 W. 75TH ST., SUITE 200, PRAIRIE VILLAGE, KS 66208  
 P. 913.831.1415, F. 913.831.1563, NSPARCH.COM

# Bristol South Apartments - Elevations

## MATERIAL KEY

MANUFACTURED STONE VENEER	LAP SIDING PAINTED SW 7048
BOARD AND BATTEN PAINTED SW 7021	CEDAR
DARK BROWN SHINGLES	SW 939 - DARK OLIVE
SW 7048 - LIGHT BRONZE	SW 705 - PLAY STATION SHUTTER
SW 702 - RUSTIC RED	SW 704 - RUSTIC RED

ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES

**NSPJ**  
ARCHITECTS<sup>PC</sup>  
3515 W. 25TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208



A NEW APARTMENT COMPLEX:  
**THE BRISTOL**  
NW 108th St and Hwy 169

DRAWING RELEASE LOG

REVISIONS:

DATE:  
09/16/2022  
JOB NO.  
718222  
DRAWN BY:  
BHALL  
SHEET NO.

**A3.12**



SEGMENT EXTERIOR ELEVATION  
BLDG. 1 - SEGMENT "B" SOUTH  
④ 1/8" = 1'-0"



SEGMENT EXTERIOR ELEVATION  
BLDG. 1 - SEGMENT "B" NORTH  
② 1/8" = 1'-0"

NSPJ-2022-09-16

NSPJ-2022-09-16

NSPJ-2022-09-16



# Public Engagement Meeting

- Public Engagement Meeting held on September 15, 2022.

# Request

Bristol South Investments requests approval of Ordinance No. 220915, the Major Amendment to Approved Development Plan for construction of Bristol South Apartments, consisting of 112 units, subject to all conditions in the ordinance.