



OUR SPOT KC RAPID REHOUSING

LION HOUSE COTTAGES

88-110 - R- 2.5 RESIDENTIAL DISTRICT
 88-110-04-A Cottage House development
 Cottage houses are subject to the lot and building standards of 88-110-06 (table 110-2) except as modified or supplemented by the cottage house development standards of 88-110-06-C. Deviation requested in table 2.

TABLE 6 - BUILDING USE & SF BREAKDOWN

BUILDING USE	COTTAGE 1 RESIDENTIAL	COTTAGE 2 RESIDENTIAL	COTTAGE 3 RESIDENTIAL	COTTAGE 4 RESIDENTIAL	COTTAGE 5 RESIDENTIAL	COTTAGE 6 RESIDENTIAL	COTTAGE 7 RESIDENTIAL	COTTAGE 8 RESIDENTIAL	COTTAGE 9 RESIDENTIAL
Third Floor	-	-	-	-	-	-	-	-	-
Mezzanine/ Second Floor	416 SF	-	-	-	-	-	-	-	416 SF
First Floor	832 SF	767 SF	480 SF	608 SF	608 SF	480 SF	830 SF	767 SF	830 SF
Basement	-	-	-	-	-	-	-	-	-
TOTAL	1248 SF	767 SF	480 SF	608 SF	608 SF	480 SF	1248 SF	767 SF	1248 SF

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A200	BUILDING ELEVATIONS (CONCEPT)

TABLE 1 - SITE DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
Zoning	R- 2.5	R- 2.5	NO	
Gross Land Area	29,969.28	29,969.28	NO	
in square feet	29,969.28	29,969.28	NO	
in acres	0.688	0.688	NO	
Right-of-way Dedication	N/A	N/A	N/A	
in square feet	N/A	N/A	N/A	
in acres	N/A	N/A	N/A	
Net Land Area	29,969.28	29,969.28	NO	
in square feet	29,969.28	29,969.28	NO	
in acres	0.688	0.688	NO	
Building Area (sq. ft.)	0	7,454	NO	
Floor Area Ratio	0.092	0.25	NO	
Residential Use Info				
Total Dwelling Units	0	0		
Detached House	0	0		
Zero Lot Line House	0	0		
Cottage House	0	9		
Semi-attached House	0	0		
Townhouse	0	0		
Two-unit House	0	0		
Multi-unit House	0	0		
Colonnade	0	0		
Multiplex	0	0		
Multi-unit House	0	0		
Total Lots	1	1	NO	
Residential	0	0		
Public/ Civic	0	0		
Commercial	0	0		
Industrial	0	0		
Other	0	0		

TABLE 2 - BUILDING DATA - TYPICAL 9 COTTAGES

BUILDING DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
Rear Setback	10' 0"	10' 0"	No	
Front Setback	15' 0"	15' 0"	No	
Side Setback	10' 0"	10' 0"	No	
Side Setback	10' 0"	10' 0"	No	
Height	25' 0" max (as defined for cottage development)	25' 0" max (as defined for cottage development, except roof slope of 3:12 for roof above 18'0" flat drawing BS, B10, A6 and A10 on sheet A200)	Yes	
Setback between cottages	10' 0"	10' 0"	No	
Porch	80 SF, with smaller side at least 8'0"	70 SF porch with smaller side at least 5'9"	Yes	

TABLE 3 - LANDSCAPE REQUIREMENTS

88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATE REQUESTED?	APPROVED
88-425-03 Street Trees	1	1	No	
88-425-04 General	3	5	No	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets	Not Applicable			
Buffer Width				
Trees				
Shrubs/ Wall/ Berm				
Adjacent to Residential Zones	Not Applicable			
Buffer Width				
Shrubs/ Wall/ Berm				
88-425-06 Interior Vehicular Use Area				
Interior Area	245 SF	3766 SF		
Trees	1	1		
Shrubs	7	1		
88-425-07 Parking Garage Screening	NA			
88-425-08 Mechanical Utility Equipment Screening	NA			
88-425-09 Outdoor Use Screening	NA			

TABLE 3B - LANDSCAPE SCHEDULE

88-425 LANDSCAPE REQUIREMENTS	SYMBOL
88-425-03 Street Trees	See L101 Landscape Plan
88-425-04 General	See L101 Landscape Plan
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets	Not Applicable
Buffer Width	
Trees	
Shrubs/ Wall/ Berm	
Adjacent to Residential Zones	Not Applicable
Buffer Width	
Shrubs/ Wall/ Berm	
88-425-06 Interior Vehicular Use Area	
Interior Area	245 SF 3766 SF
Trees	1 1
Shrubs	7 1
88-425-07 Parking Garage Screening	Not Applicable
88-425-08 Mechanical Utility Equipment Screening	The trash enclosures will be screened from public view on all sides with a solid fence constructed of cedar or other similar building material reflecting the overall design of the site, and be appropriately landscaped.
88-425-09 Outdoor Use Screening	Not Applicable

TABLE 4 - PARKING

88-420- PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATE PROPOSED? (SEE 88-420-16)
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
Proposed Use(s)					
Residential					
New Cottages (1 per cottage)	9	5	NA	NA	See below table 4a
Total	9	5			

TABLE 4a - ALTERNATE COMPLIANCE PARKING

88-420- ALTERNATE COMPLIANCE PARKING	APPROVED
Alternative Proposed (See 88-420-16b)	There is an agreement with 6024 Swope Parkway, Kansas City, MO 64130 that remainder of 4 parking stalls are available on that lot.

TABLE 5 - OTHER DEVELOPMENT STANDARDS

88-425- OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 Parkland Dedication	The owner dedicates 1,320.8 SF of land as private open space. The owner is aware they will need to pay parkland dedication fees.
88-415 Stream Buffers	Not applicable
88-430 Outdoor Lighting	Deferred submittal
88-435 Outdoor Display/Storage and Work Areas	Not applicable
88-445 Signs	Not applicable
88-450 Pedestrian Standards	Public sidewalk access

OWNER:
OUR SPOT KC
 500 W. 7TH ST. TRAFFICWAY
 KANSAS CITY, KANSAS 66101
 T 913-303-8664

ARCHITECT OF RECORD:
DRAW ARCHITECTURE
 + **URBAN DESIGN LLC**
 214 W 21ST ST
 KANSAS CITY, MO 64108
 T 816-531-8303

LANDSCAPE ARCHITECT:
DRAW ARCHITECTURE
 + **URBAN DESIGN LLC**
 214 W 21ST ST
 KANSAS CITY, MO 64108
 T 816-531-8303

STRUCTURAL ENGINEER:
APEX
 1628 LOCUST ST.
 KANSAS CITY, MO 64108
 T 816-421-3222

CIVIL ENGINEER:
TALIAFERRO & BROWNE
 1020 E 8TH ST.
 KANSAS CITY, MO 64106
 T 816-265-3466

LION HOUSE COTTAGES
 3702 E. 61ST, KANSAS CITY, MO 64130

DRAW ARCHITECTURE
 214 W 21ST STREET, SUITE 200, KANSAS CITY, MO 64114
 PHONE: 816.531.8303
 drawarch.com

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 ORIGINAL DRAWINGS SCALE TO 3/4" = 1'-0" SHEET

KEY PLAN

[Symbol]	[Symbol]	[Symbol]	[Symbol]
[Symbol]	[Symbol]	[Symbol]	[Symbol]

UNLESS A PROFESSIONAL SEAL, WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

RELEASE SCHEDULE

NO.	RELEASE	DATE
2	CPC-DEVELOPMENT PLAN RESPONSE	2023.12.01
1	CPC-DEVELOPMENT PLAN	2023.09.27

DOMINIQUE DAVIDSON MO 8209591203
COVER SHEET
G 001
 NOT FOR CONSTRUCTION
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ALTA / NSPS LAND TITLE SURVEY

PART OF LOT 5, SWOPE PARK HIGHLANDS

KANSAS CITY, JACKSON COUNTY, MISSOURI

KCMO NO.	T&B NO.	TOP ELEV.	FLOWLINE - IN		FLOWLINE - OUT		PIPE	NOTES		
			DIR.	DEPTH	ELEV.	DIR.			DEPTH	ELEV.
S105-348	1017	911.38	S	9.53	902.99	W	9.75	902.64	12" VCP	4 DA. BRICK SANITARY SEWER MANHOLE
S105-303	1072	894.82	S	9.00	885.82	W	9.75	885.17	12" VCP	4 DA. BRICK SANITARY SEWER MANHOLE
S105-347	1074	833.12	S	8.80	824.32	W	9.75	823.57	12" VCP	4 DA. BRICK SANITARY SEWER MANHOLE
S105-350	1170	918.50	S	10.80	907.70	W	11.43	907.27	10" VCP	4 DA. BRICK SANITARY SEWER MANHOLE
S105-349	1182	915.18	E	8.70	906.48	N	8.72	906.89	10" VCP	4 DA. BRICK SANITARY SEWER MANHOLE
S105-364	1270	887.34	SE	9.58	877.76	W	9.65	877.14	24" VCP	4 DA. BRICK SANITARY SEWER MANHOLE

SYMBOL	DESCRIPTION
EM	ELECTRIC METER
FM	FIRE HYDRANT
GM	GAS METER
GW	GUY WIRE AND/OR LIGHT POLE
LP	LIGHT POLE
MB	MAIL BOX
MB	MANHOLE
PVC	POLYVINYL CHLORIDE
SAN	SANITARY
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
WV	WATER SERVICE VALVE
WV	WATER VALVE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	OVERHEAD TELEPHONE
---	OVERHEAD UTILITIES
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SANITARY SEWER
---	WATER

SURVEYOR'S NOTES - ALTA/NSPS TABLE A OPTIONAL REQUIREMENTS:

- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. ALL CORNERS ARE FOUND OR SET AS SHOWN HEREON.
- ADDRESSES OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK: **AS SHOWN.**
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC FLOODING ONLY: **THE TRACT SHOWN HEREON LIES IN FLOOD ZONE A (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED BY FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR JACKSON COUNTY, MISSOURI, MAP NUMBER 28095C02686, EFFECTIVE DATE: JANUARY 20, 2017.**
- GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT): **AS SHOWN.**
- VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, WITH ORIGINATING BENCHMARK, WHEN APPROPRIATE: **CONTOURS ARE AT 1 FOOT INTERVALS DERIVED FROM A GROUND-RUN SURVEY BASED ON NAVD83 VERTICAL DATUM ORIGINATING FROM KCMO BM INDEX RECORD 2851.**
- (a) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAN OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER: **ZONING REPORT OR LETTER NOT PROVIDED.**
- (b) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAN OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER: **ZONING REPORT OR LETTER NOT PROVIDED.**
- (c) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL: **AS SHOWN.**
- (d) SQUARE FOOTAGE OF:
 - EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL: **AS SHOWN.**
 - MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT, IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED: **AS SHOWN.**
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE): **SITE IMPROVEMENTS/CONDITIONS AS SHOWN. FIELD WORK COMPLETED SEPTEMBER 6, 2023.**
- NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES, STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS: **NONE.**
- AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES: **NOT DESIGNATED BY CLIENT.**
- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.1.) AS DETERMINED BY:
 - PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION): **NONE PROVIDED BY CLIENT.**
 - MARKINGS CONDUCTED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST: **MISSOURI ONE CALL WAS NOTIFIED AUGUST 29, 2023, TICKET NUMBERS 23241609-23244161. THE FOLLOWING COMPANIES WERE NOTIFIED: ATT DISTRIBUTION, GOOGLE FIBER, SPIRE NW WEST, CITY OF KANSAS CITY WATER-TRAFFIC-STREET.**

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.1. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS), THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE: **NONE SPECIFIED BY CLIENT.**
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS: IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL.", **AS SHOWN.**
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: **NONE OBSERVED.**
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: **AT THE TIME OF THE SURVEY THERE WERE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.**
- PURSUANT TO SECTIONS 5 AND 6, AND (WHICH APPLICABLE) SELECTED ITEMS 1 THROUGH 13, INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR: **APPURTENANT OFFSITE EASEMENTS NOT PROVIDED.**

PROPERTY DESCRIPTION:

TRACT 1:
THE EAST 200 FEET OF THE NORTH 100 FEET OF LOT 5, SWOPE PARK HIGHLANDS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2:
THE WEST 100 FEET OF LOT 5, SWOPE PARK HIGHLANDS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYOR'S NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER MATTERS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY ALPHA TITLE GUARANTY, INC., ISSUING AGENT FOR ALLIANT NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 012314017, COMMITMENT DATE: FEBRUARY 7, 2023 (TRACT 1), AND POLICY NO. 2809293, POLICY DATE: MAY 4, 2023 (TRACT 2).
- TRACT 1 SURVEY RELATED SCHEDULE B-I ITEMS:
 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: **AS SHOWN. MAP SHOWING ORDINANCES PROVIDED BY CITY OF KANSAS CITY, MISSOURI WATER DEPARTMENT. ORDINANCE DOCUMENTATION NOT PROVIDED.**
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND: **SEE LIST OF ENCROACHMENTS.**
 - BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON RECORDED PLAT: **THERE ARE NO SETBACK LINES OR EASEMENTS SHOWN ON THE RECORDED PLAT OF SWOPE PARK HIGHLANDS.**
- TRACT 2 SURVEY RELATED SCHEDULE B-I ITEMS:
 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: **AS SHOWN. MAP SHOWING ORDINANCES PROVIDED BY CITY OF KANSAS CITY, MISSOURI WATER DEPARTMENT. ORDINANCE DOCUMENTATION NOT PROVIDED.**
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND: **SEE LIST OF ENCROACHMENTS.**
 - BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON RECORDED PLAT, IN PLAT BOOK 12 AT PAGE 39: **THERE ARE NO SETBACK LINES OR EASEMENTS SHOWN ON THE RECORDED PLAT OF SWOPE PARK HIGHLANDS.**
 - DEED OF TRUST EXECUTED BY OUR SPOT KC INC., A MISSOURI NON-PROFIT CORPORATION TO NACHMAN REGISTERED, INC. AS TRUSTEE FOR LASHONDA C. FOWLER, A SINGLE PERSON, DATED APRIL 26, 2023, RECORDED MAY 4, 2023, AS DOCUMENT NO. 2023E031238, IN THE AMOUNT OF \$300,000.00: **AFFECT SUBJECT PROPERTY BUT IS NOT A PLOTTABLE SURVEY MATTER.**
- THIS SURVEY IS BASED ON THE DESCRIPTIONS CONTAINED IN THE ABOVE STATED TITLE COMMITMENTS.
- THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2023-E-0017356 (TRACT 1), AND DOCUMENT NO. 2023-E-0012337 (TRACT 2).
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.
- ACCURACY STANDARD: TYPE URBAN

LIST OF ENCROACHMENTS

AS SHOWN ON THE SURVEY, EXCEPT FOR THE FOLLOWING, NO OTHER ENCROACHMENTS AFFECT THE SITE:

- (A) NW COR. CONC. WALK ON WEST SIDE OF WIDE AT
- (B) EOR E. 61ST STREET, 0.51 WEST OF PROP. LINE
- (C) AND FINES
- (D) EASEMENT NOT PROVIDED FOR OVERHEAD UTILITIES
- (E) EASEMENT NOT PROVIDED FOR OVERHEAD ELECTRIC LINES AND OUT WRES.

PREPARED FOR:
DRAW ARCHITECTURE & URBAN DESIGN
214 W. 21ST STREET, SUITE 200
KANSAS CITY, MO 64108

T & B PROJECT NO.
73-0450-001

DRAWING:
73-0450V-AS01.DWG

Sheet 1 of 1

OWNER:
OUR SPOT KC
500 N. 7TH ST. TRAFFICWAY
KANSAS CITY, KANSAS 64101
713-303-8664

ARCHITECT OF RECORD:
DRAW ARCHITECTURE
& URBAN DESIGN LLC
214 W 21ST ST
KANSAS CITY, MO 64108
713-531-8303

LANDSCAPE ARCHITECT:
DRAW ARCHITECTURE
& URBAN DESIGN LLC
214 W 21ST ST
KANSAS CITY, MO 64108
713-531-8303

STRUCTURAL ENGINEER:
APEX
1825 LAKESHORE ST.
KANSAS CITY, MO 64108
713-421-3222

CIVIL ENGINEER:
TALIAFERRO & BROWNE
1020 E 8TH ST.
KANSAS CITY, MO 64106
713-285-2456

LION HOUSE COTTAGES

3702 E. 61ST, KANSAS CITY, MO 64130

DRAW ARCHITECTURE & URBAN DESIGN

214 W 21ST STREET, SUITE 200 - KANSAS CITY, MO 64108
PHONE: 816.531.8303
drawand.com

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USUAL DRAWING SCALE TO BE 3/4" = 1'-0" SHEET

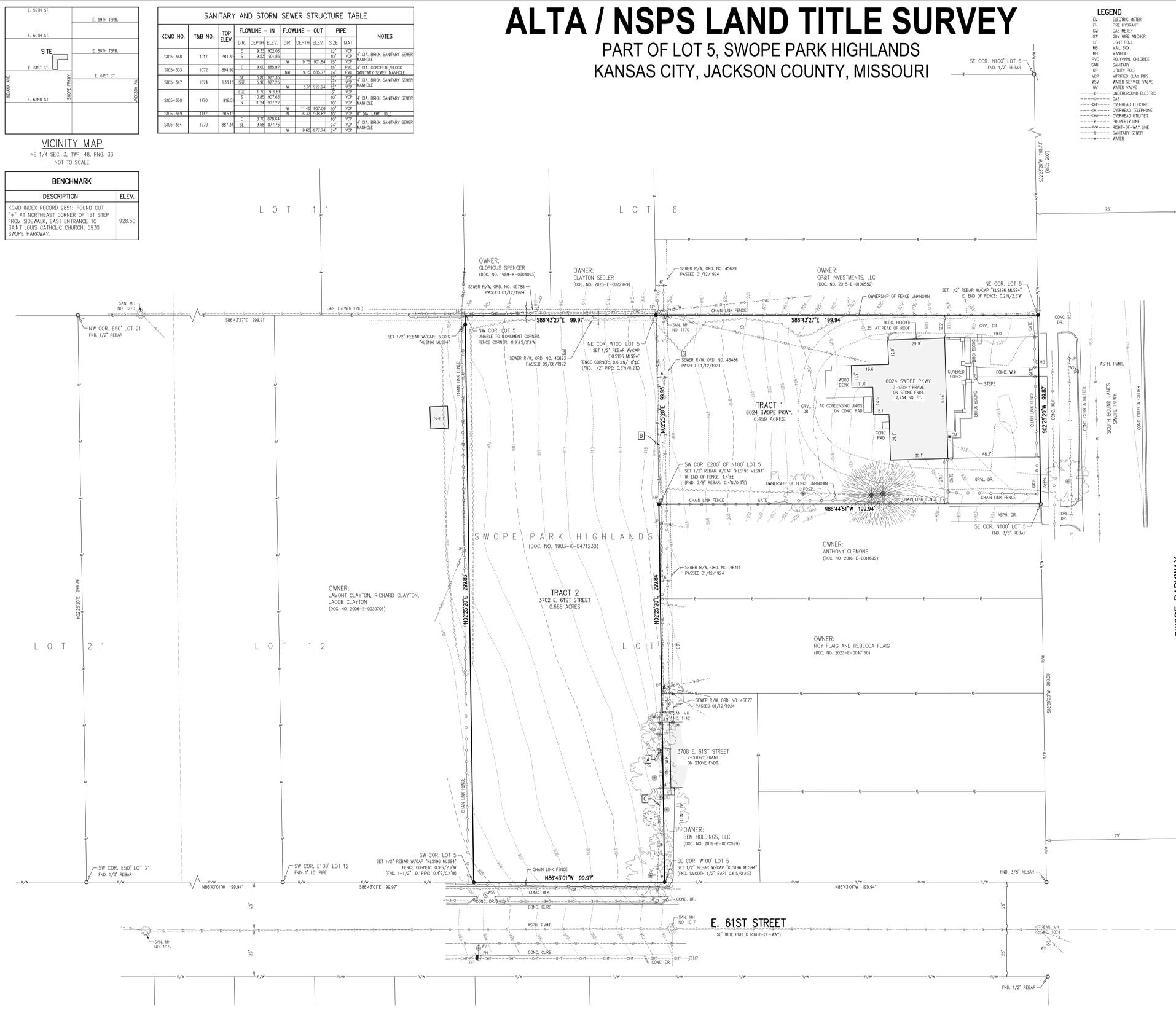
RELEASE SCHEDULE	DATE
1. RELEASE	2023.12.01
2. CPC DEVELOPMENT PLAN RESPONSE	2023.09.27
3. CPC DEVELOPMENT PLAN	

SITE SURVEY

V 001

NOT FOR CONSTRUCTION

Printed 10/26/2023 2:53:39 PM



DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY	CHK	APP.
	DRAWN: WAH	DATE: 9.5.2023	CHECKED: REG	DATE: 9.8.2023	
	APPROVED: REG	DATE: 9.8.2023	P.L.C.: NMP	SCALE: 1" = 20'	

TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 EAST 8TH ST., KANSAS CITY, MO, 64106
PH: (816) 283-3456 FAX: (816) 283-0841

PROFESSIONAL ENGINEERING CORPORATION
MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. E-1481
PROFESSIONAL SURVEYING CORPORATION
MISSOURI LICENSE NO. 000094 KANSAS LICENSE NO. LS-196

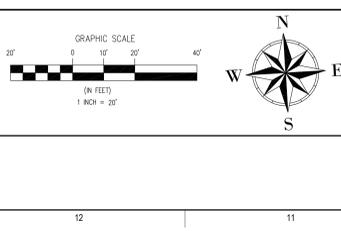
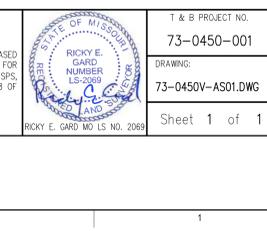
FOR: DRAW ARCHITECTURE & URBAN DESIGN

OUR SPOT KC TRANSITIONAL & RAPID REHOUSING COTTAGES

ALTA/NSPS LAND TITLE SURVEY

CERTIFICATION:
TO DRAW ARCHITECTURE & URBAN DESIGN:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6a, 6b, 7a, 7b, 7c, 8-10, 11a, 11b, 12, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 6, 2023.

DATE: September 8, 2023

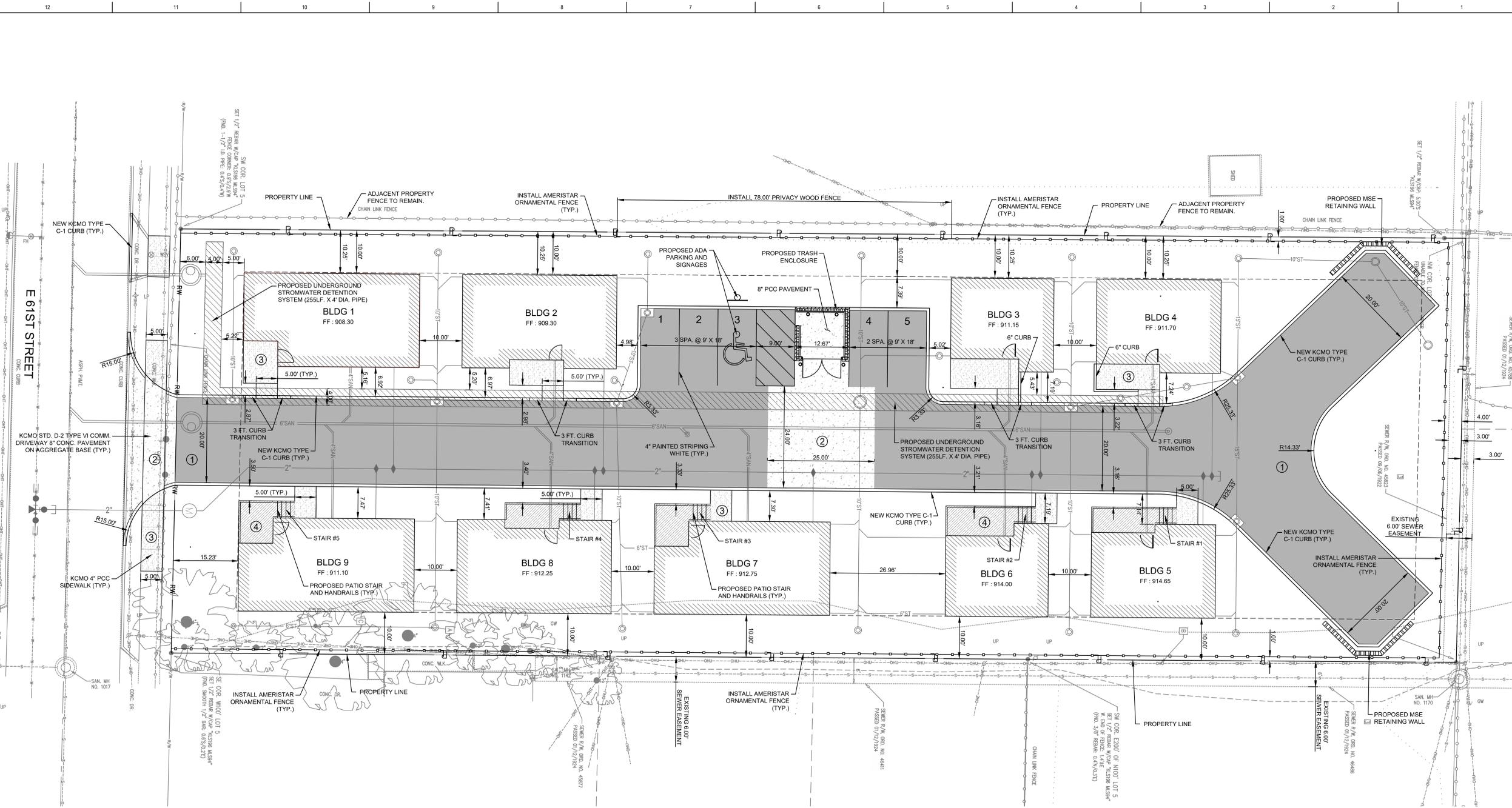


K:\NET\JOB2\73-0450\DESIGN\SITE\OSKC-05-C101.DWG

TB-2014-CIVIL3D-NEW-COLOR-STB

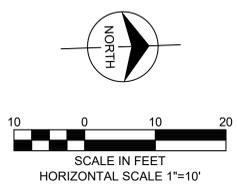
VENGHENG, LEY

21 December 2023



LEGEND:

- ① NEW ASPHALT PAVEMENT
- ② CONCRETE PAVEMENT
- ③ CONCRETE SIDEWALK
- ④ WOOD PATIO DECK AND STAIR
- NEW KCMO TYPE C-1 CURB



LEGAL DESCRIPTION

TRACT 1:
THE EAST 200 FEET OF THE NORTH 100 FEET OF LOT 5, SWOPE PARK HIGHLANDS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2:
THE WEST 100 FEET OF LOT 5, SWOPE PARK HIGHLANDS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

OWNER:
OUR SPOT KC
500 N. 7TH ST. TRAFFICWAY
KANSAS CITY, KANSAS 66101
T 913-303-8664

ARCHITECT OF RECORD:
DRAW ARCHITECTURE + URBAN DESIGN LLC
214 W 21ST ST
KANSAS CITY, MO 64108
T 816-531-8303

LANDSCAPE ARCHITECT:
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KANSAS CITY, MO 64108
T 816-531-8303

STRUCTURAL ENGINEER:
APEX
1625 LOCUST ST.
KANSAS CITY, MO 64108
T 816-421-3222

CIVIL ENGINEER:
TALIAFERRO & BROWNE
1020 E 8TH ST.
KANSAS CITY, MO 64108
T 816-255-2465

LION HOUSE COTTAGES
3702 E. 6TH ST. KANSAS CITY, MO 64130

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NO. 1 RELEASE	2023.12.29
4 CPC-10% CD RESUBMITTAL	2023.12.08
10% CD	2023.12.01
2 CPC-DD RESUBMITTAL	2023.12.01
1 CPC-DD	2023.09.27

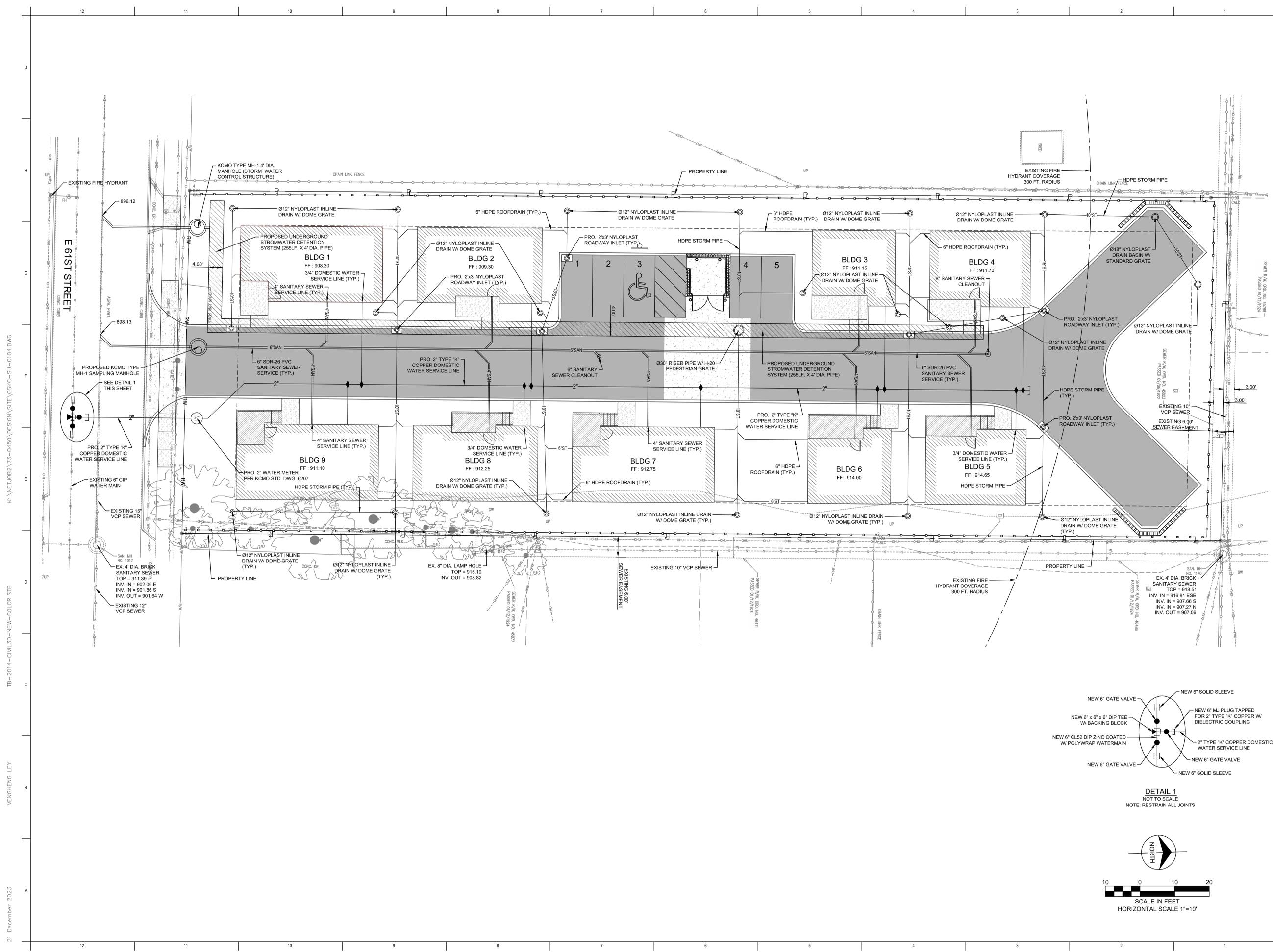
LABIN BUBIN NYANG PE-201304492

PROPOSED SITE PLAN

C001

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LABORER BYLAW
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RELEASE SCHEDULE

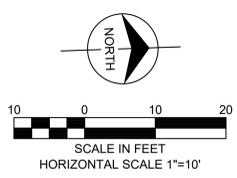
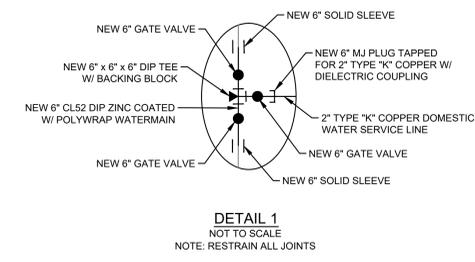
NO.	RELEASE	DATE
4	CPC-10% CD RESUBMITTAL	2023.12.29
3	10% CD	2023.12.08
2	CPC-DD RESUBMITTAL	2023.12.01
1	CPC-DD	2023.09.27

PROPOSED UTILITY PLAN

C003

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VENGHENG, LEY

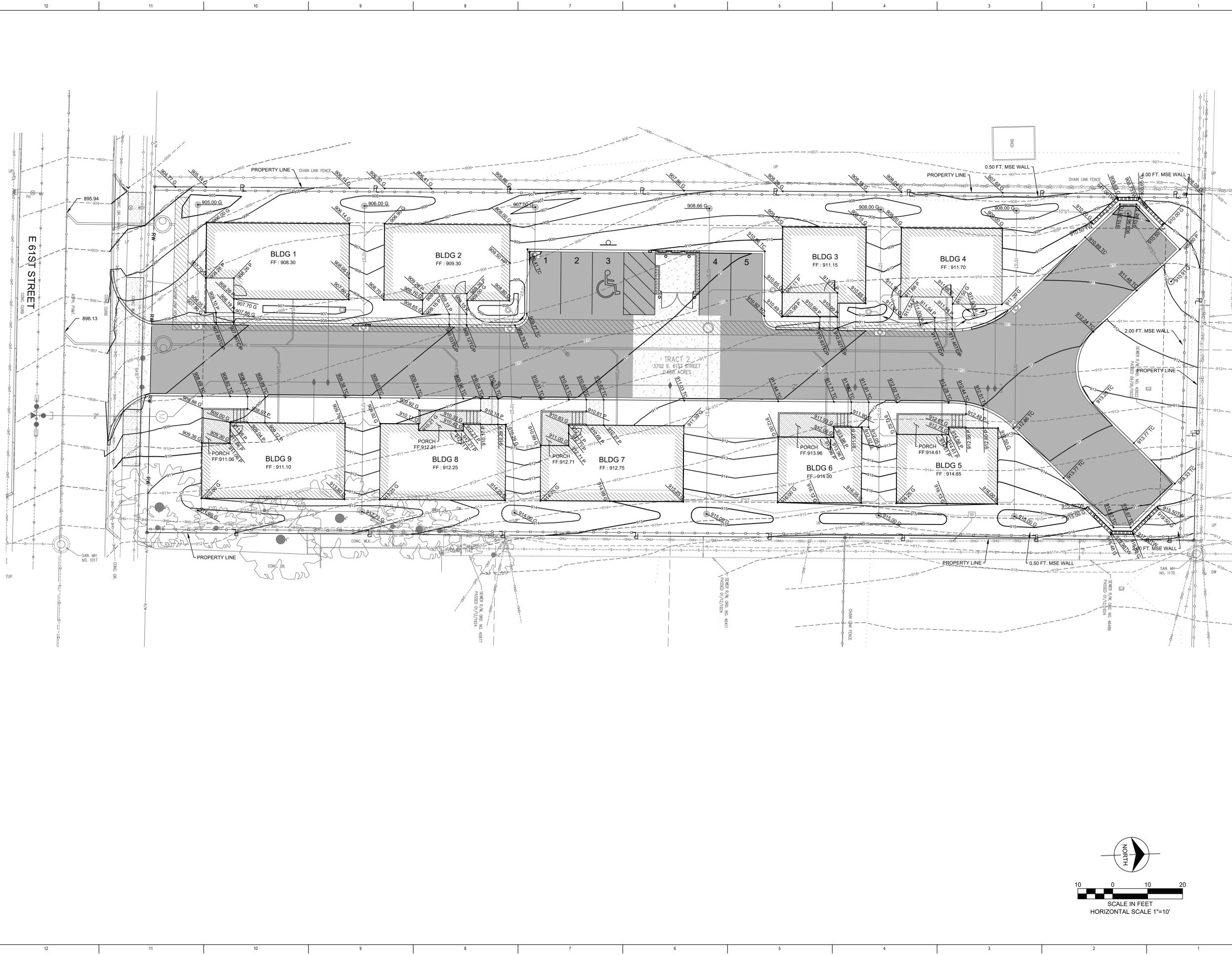
21 December 2023

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TB-2014-CVILD-NEW-COLOR-STB

WENGHENG LEY

21 December 2023



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STRUCTURAL ENGINEER:
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 KANSAS CITY, MO 64108
 T 816-421-3222

CIVIL ENGINEER:
TALIAFERRO & BROWNE
 1020 E 8TH ST.
 KANSAS CITY, MO 64108
 T 816-265-2469

**LION HOUSE
 COTTAGES**

3702 E. 61ST, KANSAS CITY, MO 64130

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LABOR BUREAU NUMBER: PS-201303480

RELEASE SCHEDULE	DATE
1 10% CD	2023.12.08
2 10% CD	2023.12.08
3 10% CD	2023.12.08
4 CPC-10% CD RESUBMITTAL	2023.12.29
1 CPC-DD	2023.09.27
2 CPC-DD RESUBMITTAL	2023.12.01

PROPOSED GRADING PLAN

C002

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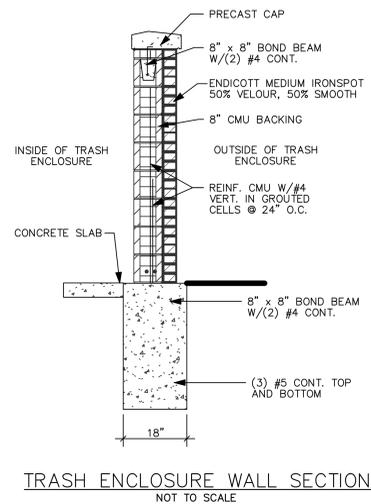
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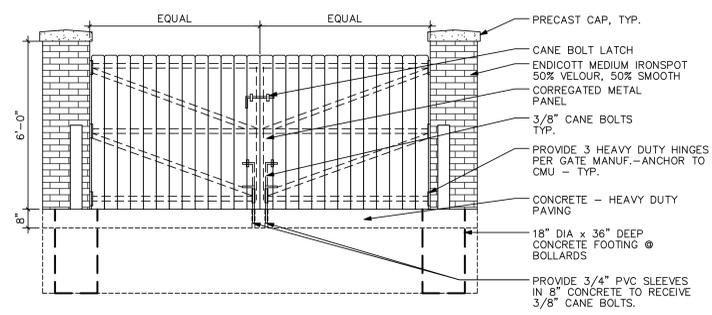
TB-2014-CIVIL3D-NEW-COLOR-STB

VENGHENG LEY

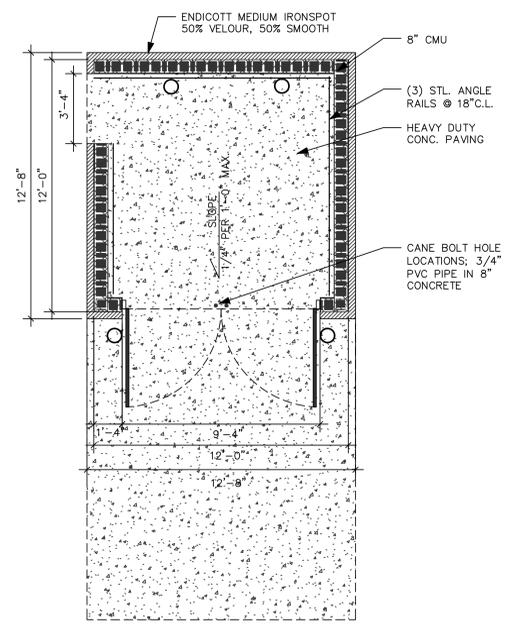
21 December 2023



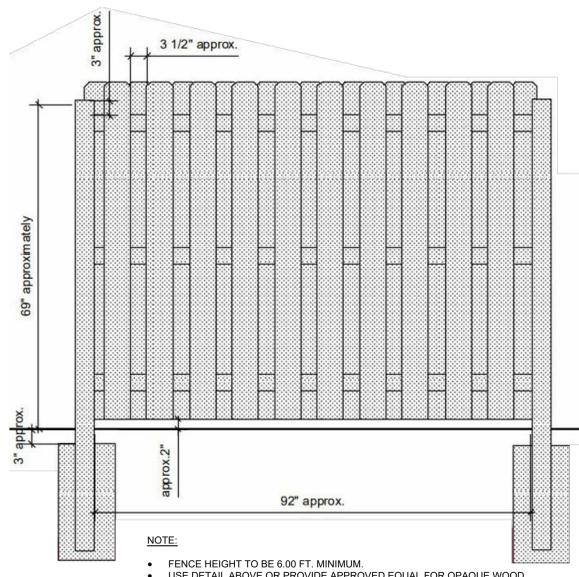
TRASH ENCLOSURE WALL SECTION
NOT TO SCALE



TRASH ENCLOSURE GATE ELEVATION
NOT TO SCALE



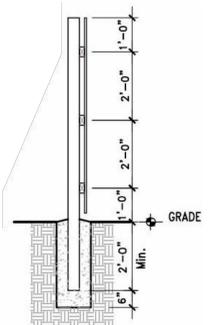
TRASH ENCLOSURE PLAN
NOT TO SCALE



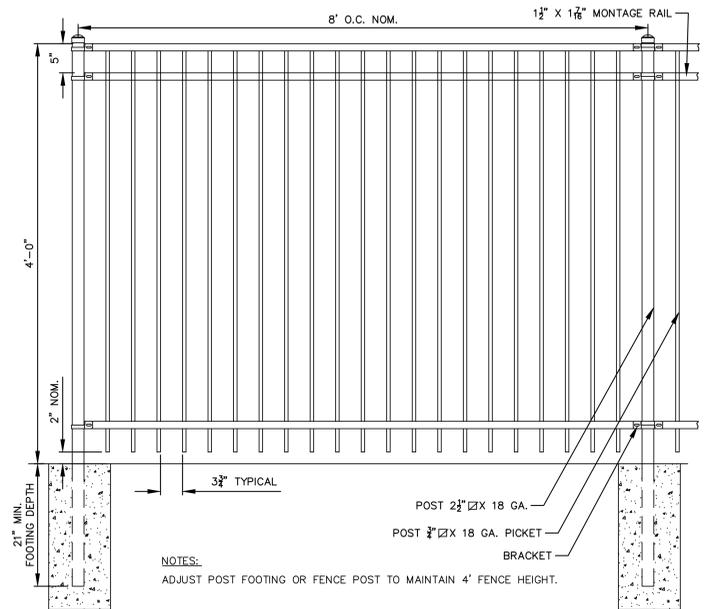
PRIVACY WOOD FENCE DETAILS
NOT TO SCALE

Material:
 2" x 4" x 8' cedar
 1" x 6" x 6' (5 1/2" actual) pickets
 4" x 4" x 96" stained and treated posts
 1 7/8" aluminum coated nails @ pickets
 3" aluminum coated nails @ rails

Gaps:
 2" (±4") approx. @ bottom of fence
 May be gap at pickets when dried.



PRIVACY WOOD FENCE POST DETAILS
NOT TO SCALE



AMERISTAR ORNAMENTAL FENCE DETAIL
NOT TO SCALE

OWNER:
OUR SPOT KC
 500 N. 7TH ST. TRAFFICWAY
 KANSAS CITY, KANSAS 66101
 T 913-303-8664

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 214 W 21ST ST
 KANSAS CITY, MO 64108
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**DRAW ARCHITECTURE
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 214 W 21ST ST
 KANSAS CITY, MO 64108
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STRUCTURAL ENGINEER:
APEX
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 KANSAS CITY, MO 64108
 T 816-421-3222

CIVIL ENGINEER:
TALIAFERRO & BROWNE
 1020 E 8TH ST.
 KANSAS CITY, MO 64106
 T 816-265-2466

**LION HOUSE
 COTTAGES**

3702 E. 6TH ST. KANSAS CITY, MO 64130

DRAW
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4 CPC-10% CD RESUBMITTAL	2023.12.08
3 10% CD	2023.12.01
2 CPC-DD RESUBMITTAL	2023.12.01
1 CPC-DD	2023.09.27

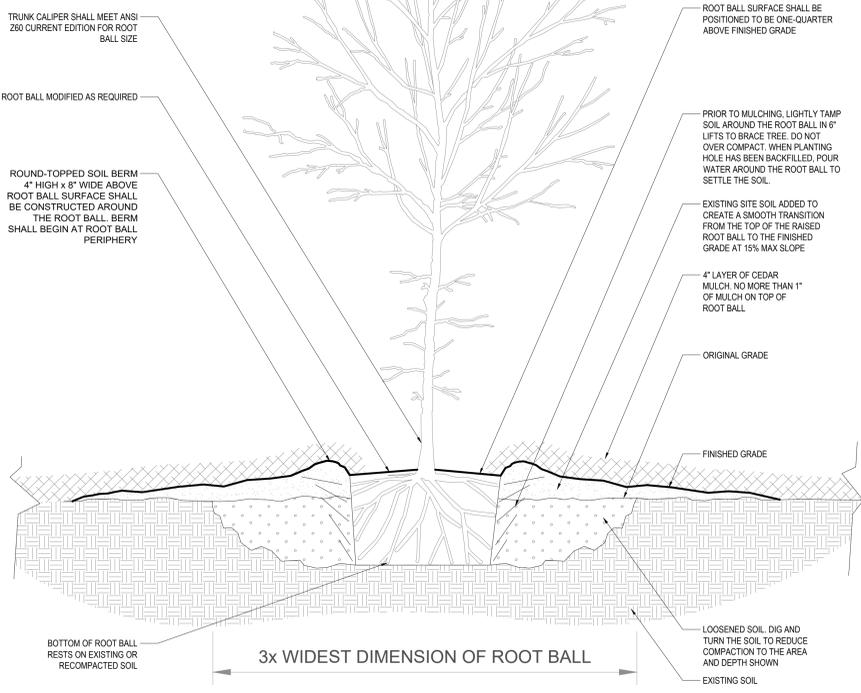
SITE MISCELLANEOUS DETAILS

C005

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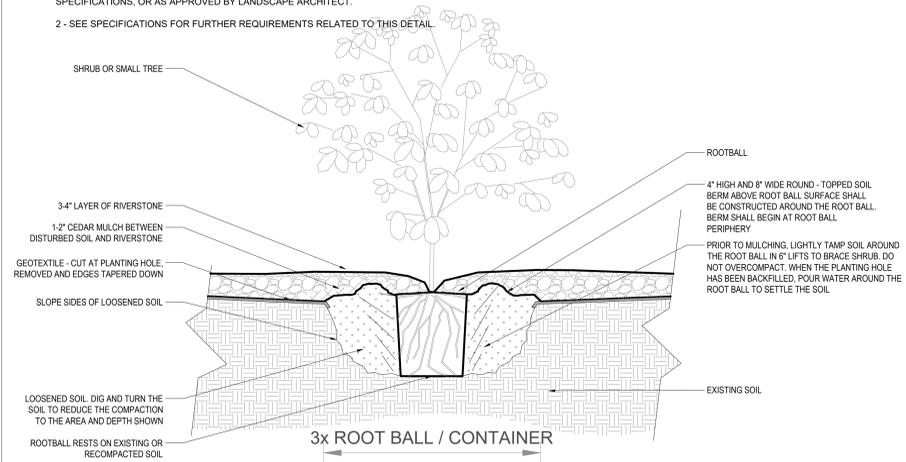
NOTES:
 1 - TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS, OR APPROVED BY LANDSCAPE ARCHITECT.
 2 - SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



L3 TREE PLANTING DETAIL
 1" = 1'-0" RE.

NOTES:

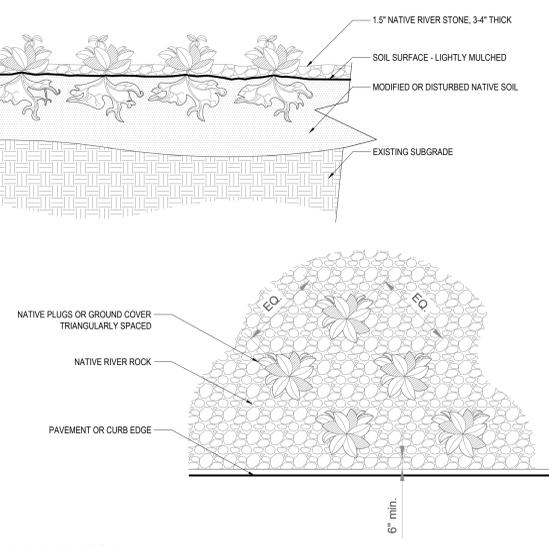
- 1 - SHRUBS SHALL BE OF QUALITY PRESCRIBED IN ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS, OR AS APPROVED BY LANDSCAPE ARCHITECT.
- 2 - SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



L4 SMALL TREE OR SHRUB NATIVE RIVER ROCK PLANTING DETAIL
 1" = 1'-0" RE.

NOTES:

- 1 - SEE PLANTING PLAN FOR GROUND COVER / PLUG SPECIES, SIZE AND SPACING.
- 2 - ROOTS ON PERIPHERY CAN BE REMOVED BY CUTTING VERTICALLY DOWN THE CONTAINER EDGE OR PLUG WITH SOIL KNIFE
- 3 - SETTLE SOIL AROUND NEWLY PLANTED GROUND COVER / PLUG BEFORE APPLYING CEDAR MULCH AND NATIVE RIVER ROCK



L5 GROUND COVER OR PLUGS PLANTED IN NATIVE RIVER ROCK
 1" = 1'-0" RE.

OWNER:
 OUR SPOT KC
 500 N. 7TH ST. TRAFFICWAY
 KANSAS CITY, KS 66101
 T 913-303-8664

ARCHITECT OF RECORD:
DRAW ARCHITECTURE
 + **URBAN DESIGN LLC**
 214 W 21ST ST
 KANSAS CITY, MO 64108
 T 816-531-8303

LANDSCAPE ARCHITECT:
DRAW ARCHITECTURE
 + **URBAN DESIGN LLC**
 214 W 21ST ST, SUITE 200
 KANSAS CITY, MO 64108
 T 816-531-8303

STRUCTURAL ENGINEER:
APEX
 1628 LOCUST ST.
 KANSAS CITY, MO 64108
 T 816-421-3222

CIVIL ENGINEER:
TALIAFERRO & BROWNE
 1020 8TH ST.
 KANSAS CITY, MO 64106
 T 816-283-3456

LION HOUSE
COTTAGES
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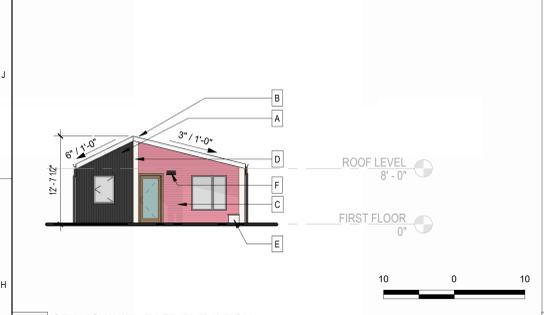
RELEASE SCHEDULE		DATE	
NO.	RELEASE	1	11/03/2023
2	100% Design Development	2	12/04/2023
3	CPC Response		

LANDSCAPE DETAILS

L501

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STUDIO - COTTAGE #3, #8
 * UNIT IS MIRRORED ACROSS FIRE ACCESS LANE, REF. SITE PLAN



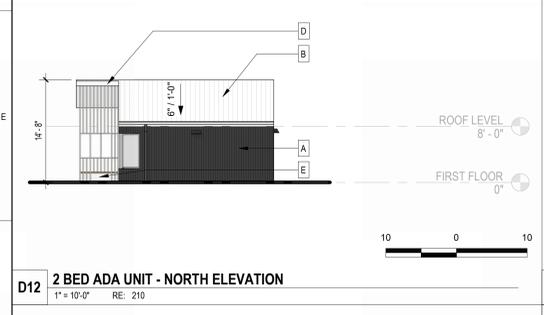
H12 STUDIO UNIT - EAST ELEVATION
 1" = 10'-0"

1 BED - COTTAGE #4, #5
 * UNIT IS MIRRORED ACROSS FIRE ACCESS LANE, REF. SITE PLAN

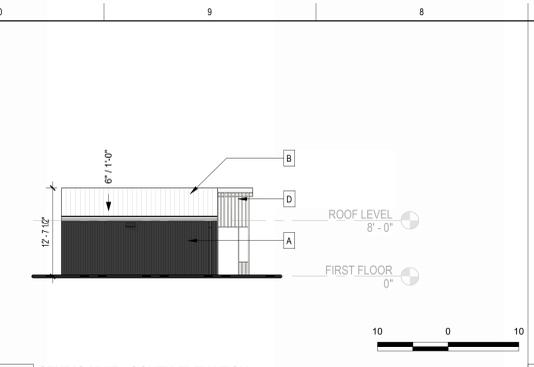


F12 1 BED UNIT - WEST ELEVATION
 1" = 10'-0"

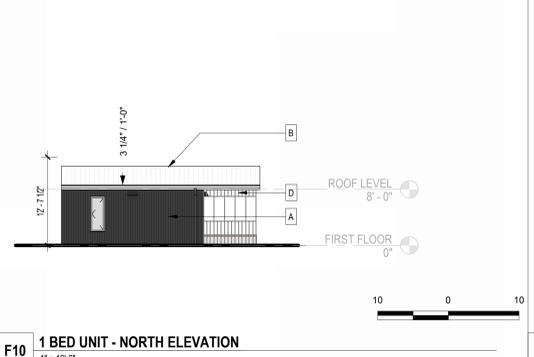
2 BED - COTTAGE #2, #6
 * UNIT IS MIRRORED ACROSS FIRE ACCESS LANE, REF. SITE PLAN



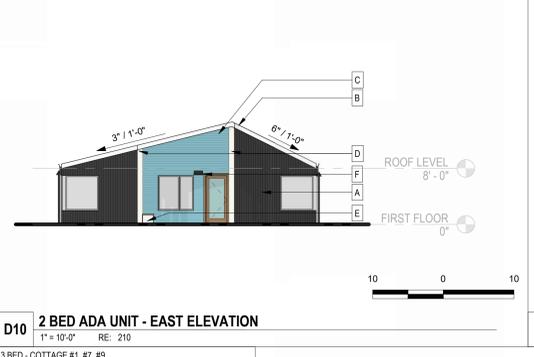
D12 2 BED ADA UNIT - NORTH ELEVATION
 1" = 10'-0" RE: 210



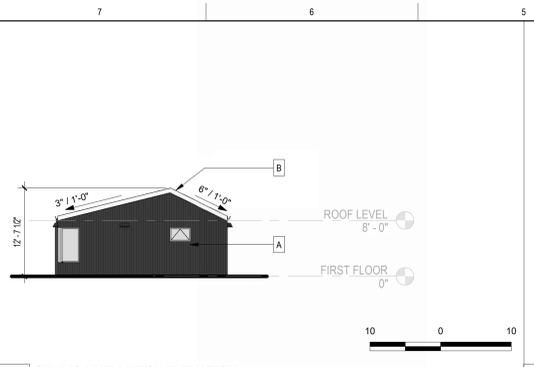
H10 STUDIO UNIT - SOUTH ELEVATION
 1" = 10'-0"



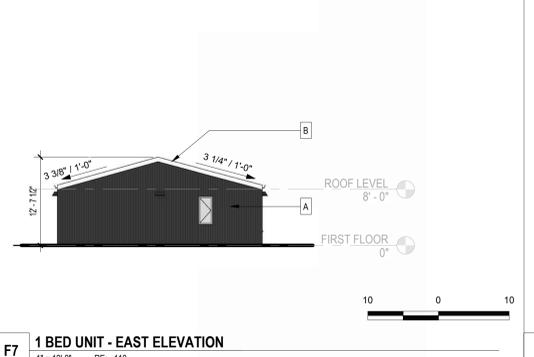
F10 1 BED UNIT - NORTH ELEVATION
 1" = 10'-0"



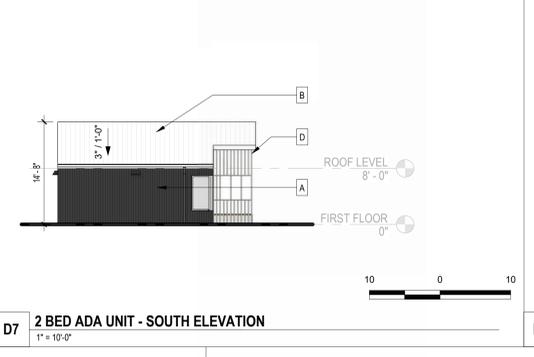
D10 2 BED ADA UNIT - EAST ELEVATION
 1" = 10'-0" RE: 210



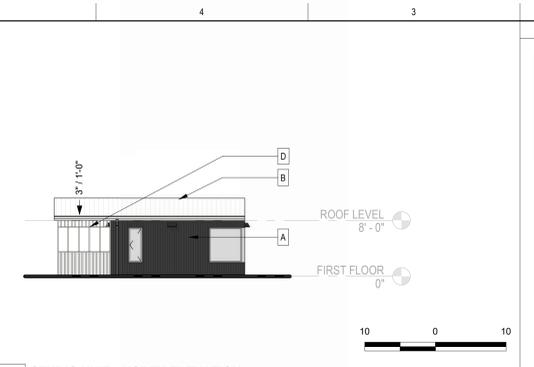
H7 STUDIO UNIT - WEST ELEVATION
 1" = 10'-0"



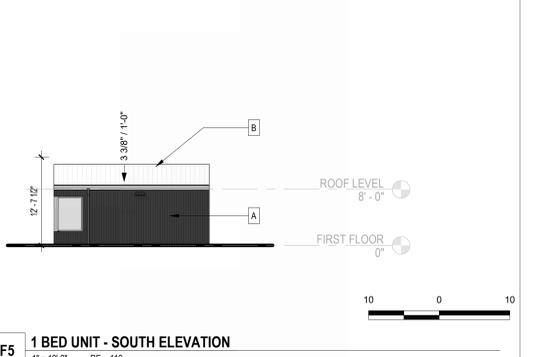
F7 1 BED UNIT - EAST ELEVATION
 1" = 10'-0" RE: 110



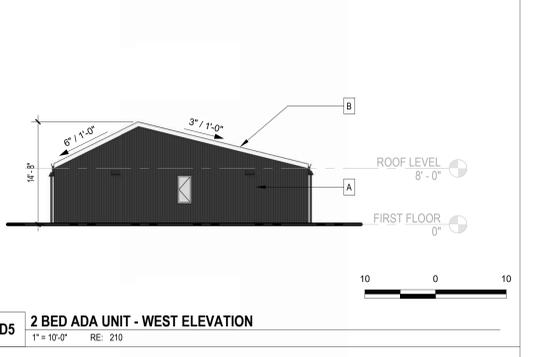
D7 2 BED ADA UNIT - SOUTH ELEVATION
 1" = 10'-0"



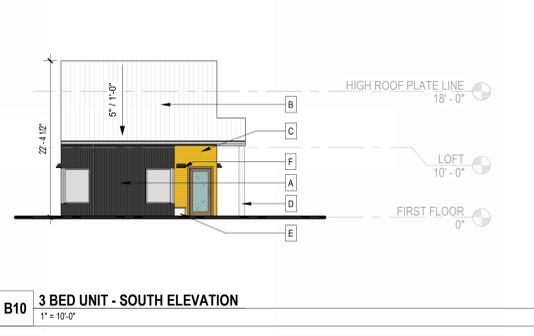
H5 STUDIO UNIT - NORTH ELEVATION
 1" = 10'-0"



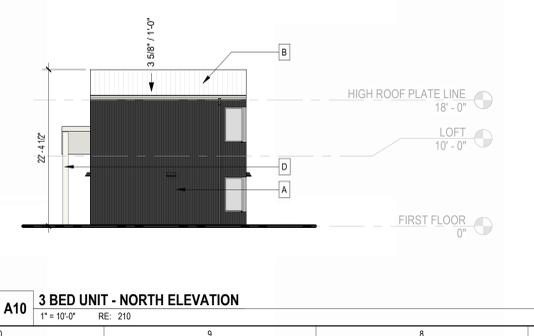
F5 1 BED UNIT - SOUTH ELEVATION
 1" = 10'-0" RE: 110



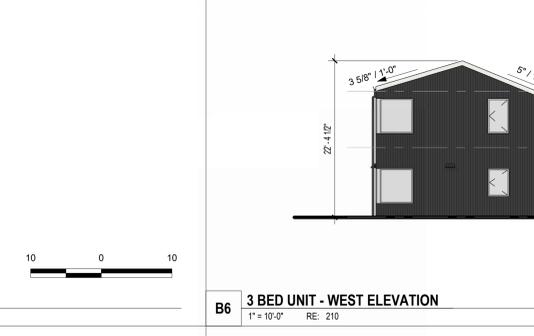
D5 2 BED ADA UNIT - WEST ELEVATION
 1" = 10'-0" RE: 210



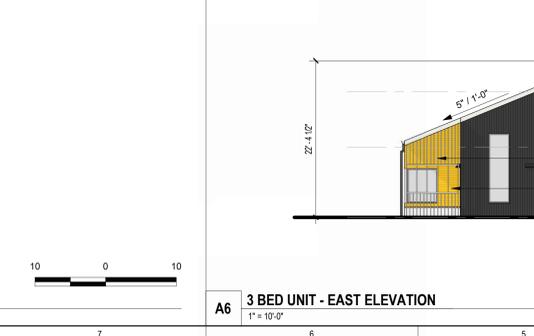
B10 3 BED UNIT - SOUTH ELEVATION
 1" = 10'-0"



A10 3 BED UNIT - NORTH ELEVATION
 1" = 10'-0" RE: 210



B6 3 BED UNIT - WEST ELEVATION
 1" = 10'-0" RE: 210



A6 3 BED UNIT - EAST ELEVATION
 1" = 10'-0"

MATERIAL LEGEND

- A** VERTICAL V-GROOVE SIDING (SW BLACK MAGIC)
- B** STANDING SEAM METAL ROOFING (SW PURE WHITE)
- C** HORIZONTAL SHIPLAP SIDING
 COLOR OPTIONS:
 SW RED TOMATO
 SW CHEERY
 SW OSAGE ORANGE
 SW CHEERFUL
 SW ENVY
 SW AFTER THE RAIN
 SW JAY BLUE
 SW AFRICAN VIOLET
 SW GROUNDED

- D** WOOD SLAT SOLAR SHADING (PAINTED SW PURE WHITE WITH COORD. ACCENT COLOR)
- E** BENCH
- F** EXTERIOR LIGHTING

OWNER:
OUR SPOT KC
 500 W. 7TH ST. TRAFFICWAY
 KANSAS CITY, KANSAS 66101
 T 913-333-8664

ARCHITECT OF RECORD:
DRAW ARCHITECTURE
 + **URBAN DESIGN LLC**
 214 W 21ST ST
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 T 816-531-8303

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LION HOUSE
COTTAGES
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DONNIQUE DAVIDSON		NO 02092023	
RELEASE SCHEDULE	NO. 1	DATE	2023.12.01
1	CPC-DEVELOPMENT PLAN RESPONSE	2	CPC-DEVELOPMENT PLAN RESPONSE
1	CPC-DEVELOPMENT PLAN	2023.09.27	

BUILDING ELEVATION (CONCEPT)

A 200

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