

19TH AND LOCUST TOWNHOMES DEVELOPMENT PLAN

LOCATED IN
SECTION 8 TOWNSHIP 49N, RANGE 33W
KANSAS CITY, JACKSON COUNTY, MISSOURI



City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2023-00096 on 08/15/2023

Joseph Rexwinkle, AICP
Secretary of the Commission



1700 Swift Ave., Suite 100
North Kansas City, Missouri 64116
P 816-756-0444
F 816-756-1763

Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA

Macon, MO | Columbia, MO
North Kansas City, MO
Lenexa, KS

NOTICE:
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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

SHEET LIST

| Sheet Number | Sheet Title |
|--------------|--------------------|
| C001 | COVER SHEET |
| C200 | SITE PLAN |
| C201 | PRELIMINARY PLAT |
| C300 | UTILITY PLAN |
| C301 | PHOTOMETRIC PLAN 1 |
| C302 | PHOTOMETRIC PLAN 2 |
| C400 | GRADING PLAN |
| L101 | LANDSCAPE PLAN |

REVISIONS

PROJECT INFO
2022001299-010

ENGINEER
AVD

DRAWN BY
ELM

CHECKED BY
PJO

19TH AND LOCUST TOWNHOMES
1901 LOCUST STREET
KANSAS CITY, MISSOURI 64154

COVER SHEET

DRAWING NO.

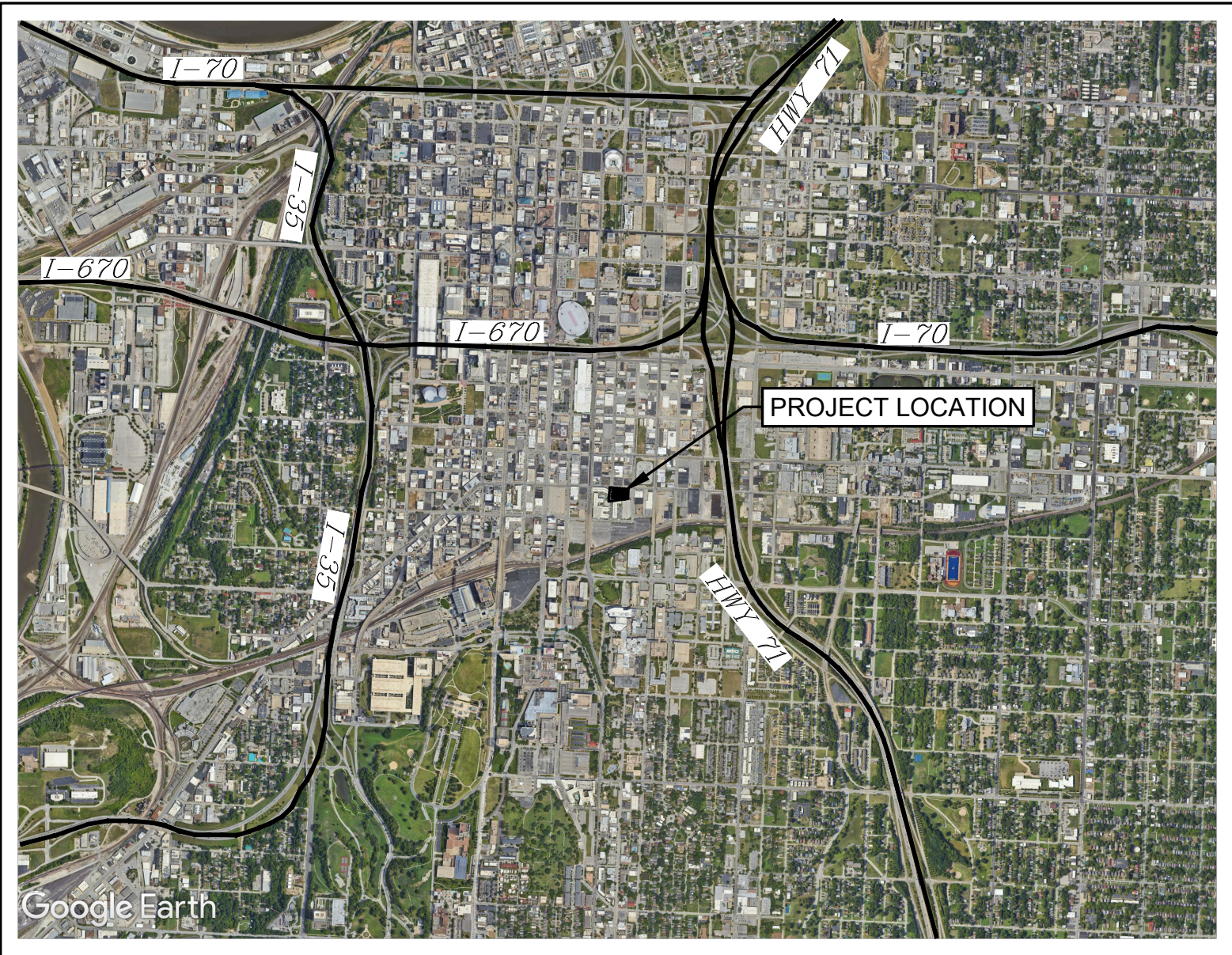
C001

P:\2022001299-010\04-DRAWINGS\CIVIL\DEVELOPMENT PLAN\2022001299-010 COVER.DWG

| Development Summary Table | | | | |
|---------------------------|--------------------------------------|---------------------|--------------------------|--------|
| Project # | | 2022001299-010 | | |
| Project Name: | | 19TH AND LOCUST | | |
| a | Zoning | | | |
| | Existing | M1-5 | | |
| | Proposed | M1-5 | | |
| | b Total Land Area | | | |
| | Existing | 0.47 | Acres | |
| c | Right-of-Way | | | |
| | Existing | | 0 | Acres |
| | Proposed | | 0 | Acres |
| | d Net Land Area | | | |
| | Existing | | 0.47 | Acres |
| | Proposed | | 0.47 | Acres |
| | e Proposed Uses | | | |
| | TOWNHOME | | | |
| f | Structure Height & Number of Floors | | | |
| | Number of floors | 3 | stories | BLDG 1 |
| Height Above Grade | | 45 | feet | |
| Number of floors | 3 | stories | BLDG 2 | |
| Height Above Grade | | 45 | | feet |
| Number of floors | 3 | stories | BLDG 3 | |
| Height Above Grade | | 45 | | feet |
| Number of floors | 3 | stories | BLDG 4 | |
| Height Above Grade | | 45 | | feet |
| Number of floors | 3 | stories | BLDG 5 | |
| Height Above Grade | | 45 | | feet |
| Number of floors | 3 | stories | BLDG 6 | |
| Height Above Grade | | 45 | | feet |
| Number of floors | 3 | stories | BLDG 7 | |
| Height Above Grade | | 45 | | feet |
| Number of floors | 3 | stories | BLDG 8 | |
| Height Above Grade | | 45 | | feet |
| Number of floors | 3 | stories | BLDG 9 | |
| Height Above Grade | | 45 | | feet |
| Number of floors | 3 | stories | BLDG 10 | |
| Height Above Grade | | 45 | | feet |
| Number of floors | 3 | stories | BLDG 11 | |
| Height Above Grade | | 45 | | feet |
| Number of floors | 3 | stories | BLDG 12 | |
| Height Above Grade | | 45 | | feet |
| Number of floors | 3 | stories | BLDG 13 | |
| Height Above Grade | | 45 | | feet |
| g | Gross Floor Area & Number of Units | | | |
| | Building Footprint | 830 | SF | |
| | Gross Area Per Building | 2,490 | SF | |
| | Number of Buildings | 13 | EA | |
| | Total Gross Area | 32,370 | SF | |
| h | Building Coverage & Floor Area Ratio | | | |
| | Coverage (Total Footprint Area) | 32,370 | | |
| | FAR | 1.58 | | |
| i | Density | | | |
| | Gross | 68,732 | SF per Acre | |
| | Net | 68,732 | SF per Acre | |
| j | Vehicle Parking | | Garage Provided | |
| | Ratio Required | 1 Dwelling per unit | | |
| | Stalls Provided | 26 | | |
| k | Bike Parking | | Interior Spaces Provided | |
| | Short-Term Ratio Required | 0 | | |
| | Short-Term Stalls Provided | 0 | | |
| | Long-Term Ratio Required | 0 | | |
| | Long-Term Stalls Provided | 26 INTERIOR | | |
| l | Timeline | | | |
| | Estimated Start Date: | 10/1/2023 | | |
| | Estimated Completion Date: | 10/1/2025 | | |
| m | Amendments to Development Plan | | | |
| | As Shown | | | |



VICINITY MAP
NOT TO SCALE
SECTIONS 8, TOWNSHIP 49N, RANGE 33W



LOCATION MAP
NOT TO SCALE
KANSAS CITY, JACKSON COUNTY, MISSOURI

FLOODPLAIN:

PER THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0254G, HAVING AN EFFECTIVE JANUARY 20, 2017 AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

LEGAL DESCRIPTION

LOT 2, 19 AND OAK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

DEVELOPER:
UC-B PROPERTIES
CONTACT NAME: LANCE CARLTON
ADDRESS: 4325 TROOST AVENUE
KANSAS CITY, MO 64110
PHONE: 816.599.8651
EMAIL: LCARLTON@UC-BPROPERTIES.COM

PLANNER & CIVIL ENGINEER
MCCLURE ENGINEERING
CONTACT NAME: ADAM DEGONIA
ADDRESS: 1700 SWIFT ST STE 100
NORTH KANSAS CITY, MO 64116
PHONE: 816.502.3915
EMAIL: ADEGONIA@MCCLUREVISION.COM

SURVEYOR
MCCLURE ENGINEERING
CONTACT NAME: STEVE WHITAKER
ADDRESS: 1700 SWIFT ST STE 100
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PHONE: 816.756.0444 EXT. 2850
EMAIL: SWHITAKER@MCCLUREVISION.COM





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Lenexa, KS

PARKLAND DEDICATION (88-408)

REQUIRED DEDICATION:
UNITS (MULTI) = 13
13 x 2 PEOPLE/UNIT x 0.006 = 0.156 AC.

TOTAL REQUIRED DEDICATION = 0.156 AC.

DEVELOPER WILL PAY MONEY IN-LIEU OF
DEDICATING LAND

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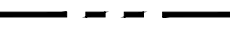

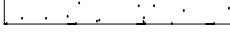

MISSOURI CERTIFICATE OF
AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

PROJECT TIMELINE

SITE WORK
ESTIMATED START DATE: OCTOBER 2023
ESTIMATED COMPLETION DATE: OCTOBER 2025

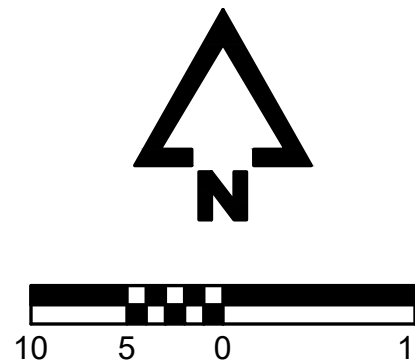
PARKING NOTE:
ALL UNITS TO HAVE GARAGES.

LEGEND

-  SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT
-  PROPERTY BOUNDARY
-  TOWNHOUSE
-  HEAVY DUTY CONCRETE PAVEMENT
-  LOT LINE

KEY NOTES

- 1 PROPERTY LINE (TYP.)
- 2 RIGHT-OF-WAY TO BE DEDICATED
- 3 EXISTING RIGHT-OF-WAY
- 4 EXISTING UTILITY EASEMENT
- 5 PROPOSED LOT LINE
- 6 EXISTING SIDEWALK TO REMAIN
- 7 EXISTING CURB TO REMAIN
- 8 PROPOSED CONCRETE DRIVE AISLE
- 9 PROPOSED CONCRETE SIDEWALK
- 10 PROPOSED ACCESS AND UTILITY EASEMENT
- 11 PROPOSED LIGHTED BOLLARD
- 12 PROPOSED CONCRETE PAD FOR CLUSTER MAILBOX
- 13 PROPOSED 6" GATE
- 14 PROPOSED 6" FENCE
- 15 PROPOSED DRIVE ENTRANCE C&G
- 16 PROPOSED DETENTION TRACT



19TH AND LOCUST TOWNHOMES
1901 LOCUST STREET
KANSAS CITY, MISSOURI 64154

SITE PLAN

P:\2022001299-01\004-DRAWINGS\CIVIL\DEVELOPMENT PLAN\2022001299-010 SITE.DWG

DRAWING NO.
C200

19TH & LOCUST TOWNHOMES PRELIMINARY PLAT

LOCATED IN
SECTION 08 TOWNSHIP 49N, RANGE 33W
KANSAS CITY, JACKSON COUNTY, MISSOURI

LEGAL DESCRIPTION

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| | M1-5 | | | |
| Total Land Area | | | | |
| Existing | | 0.47 Acres | | |
| c | Right-of-Way | | | |
| | Existing | 0 Acres | | |
| d | Proposed | | | |
| | 0 Acres | | | |
| Net Land Area | | | | |
| Existing | | 0.47 Acres | | |
| e | Proposed | | | |
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| Proposed Uses | | | | |
| TOWNHOME | | | | |
| f | Structure Height & Number of Floors | | | |
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| Number of floors | | 3 stories | | BLDG 1 |
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| Number of floors | | 3 stories | | BLDG 11 |
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| g | Gross Floor Area & Number of Units | | | |
| | | | | |
| Building Footprint | | 830 SF | | |
| Gross Area Per Building | | 2,490 SF | | |
| Number of Buildings | | 13 EA | | |
| Total Gross Area | | 32,370 SF | | |
| h | Building Coverage & Floor Area Ratio | | | |
| | | | | |
| Coverage (Total Footprint Area) | | 32,370 | | |
| FAR | | 1.58 | | |
| i | Density | | | |
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| Gross | | 68,732 SF per Acre | | |
| Net | | 68,732 SF per Acre | | |
| j | Vehicle Parking | | | |
| | Garage Provided | | | |
| Ratio Required | | 1 Dwelling per unit | | |
| Stalls Provided | | 26 | | |
| k | Bike Parking | | | |
| | Interior Spaces Provided | | | |
| Short-Term Ratio Required | | 0 | | |
| Short-Term Stalls Provided | | 0 | | |
| Long-Term Ratio Required | | 0 | | |
| Long-Term Stalls Provided | | 26 INTERIOR | | |
| l | Timeline | | | |
| | | | | |
| Estimated Start Date: | | 10/1/2023 | | |
| Estimated Completion Date: | | 10/1/2025 | | |
| m | Amendments to Development Plan | | | |
| | As Shown | | | |

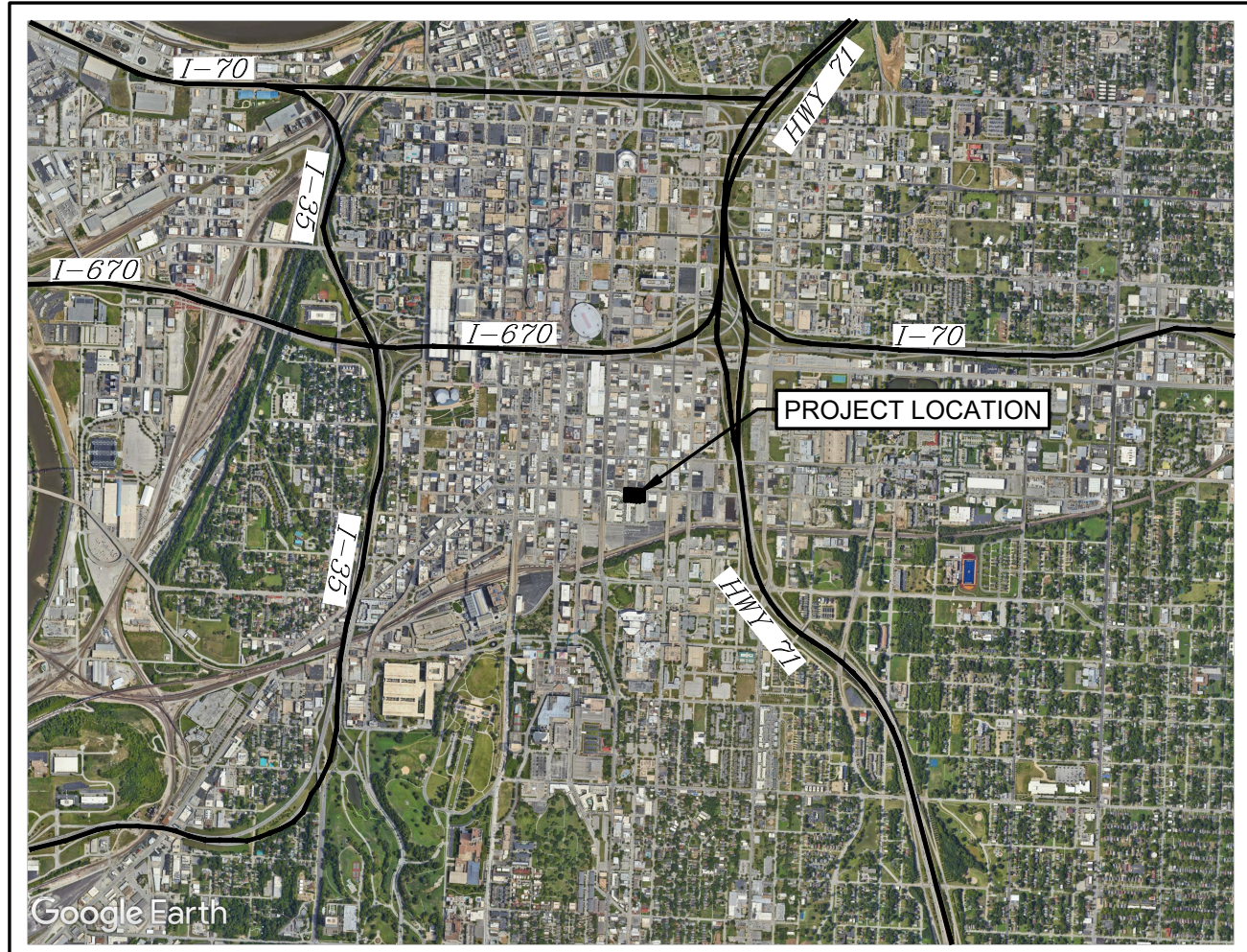
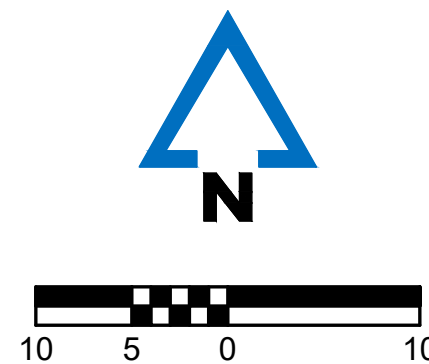
LOT/TRACT INFO

LOT 1: 829.50 SQ.FT. OR 0.02 AC.
LOT 2: 829.50 SQ.FT. OR 0.02 AC.
LOT 3: 829.50 SQ.FT. OR 0.02 AC.
LOT 4: 829.50 SQ.FT. OR 0.02 AC.
LOT 5: 829.50 SQ.FT. OR 0.02 AC.
LOT 6: 829.50 SQ.FT. OR 0.02 AC.
LOT 7: 829.50 SQ.FT. OR 0.02 AC.
LOT 8: 829.50 SQ.FT. OR 0.02 AC.
LOT 9: 829.50 SQ.FT. OR 0.02 AC.
LOT 10: 829.50 SQ.FT. OR 0.02 AC.
LOT 11: 829.50 SQ.FT. OR 0.02 AC.
LOT 12: 829.50 SQ.FT. OR 0.02 AC.
LOT 13: 829.50 SQ.FT. OR 0.02 AC.
DETENTION TRACT: 2438.00 SQ.FT. OR 0.06 AC.
COMMON AREA: 6267.17 SQ.FT. OR 0.14 AC.



LEGEND

- SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED BUILDING
- PROPERTY BOUNDARY
- LOT LINE



LOCATION MAP
NOT TO SCALE
KANSAS CITY, JACKSON COUNTY, MISSOURI

NOTES

ALL PROPOSED UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

| | |
|---|--|
| DEVELOPER: UC-B PROPERTIES | |
| CONTACT NAME: | LANCE CARLTON |
| ADDRESS: | 4325 TROOST AVENUE KANSAS CITY, MO 64110 |
| PHONE: | 816.599.8651 |
| EMAIL: | LCARLTON@UC-BPROPERTIES.COM |
| PLANNER & CIVIL ENGINEER MCCLURE ENGINEERING | |
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| SURVEYOR MCCLURE ENGINEERING | |
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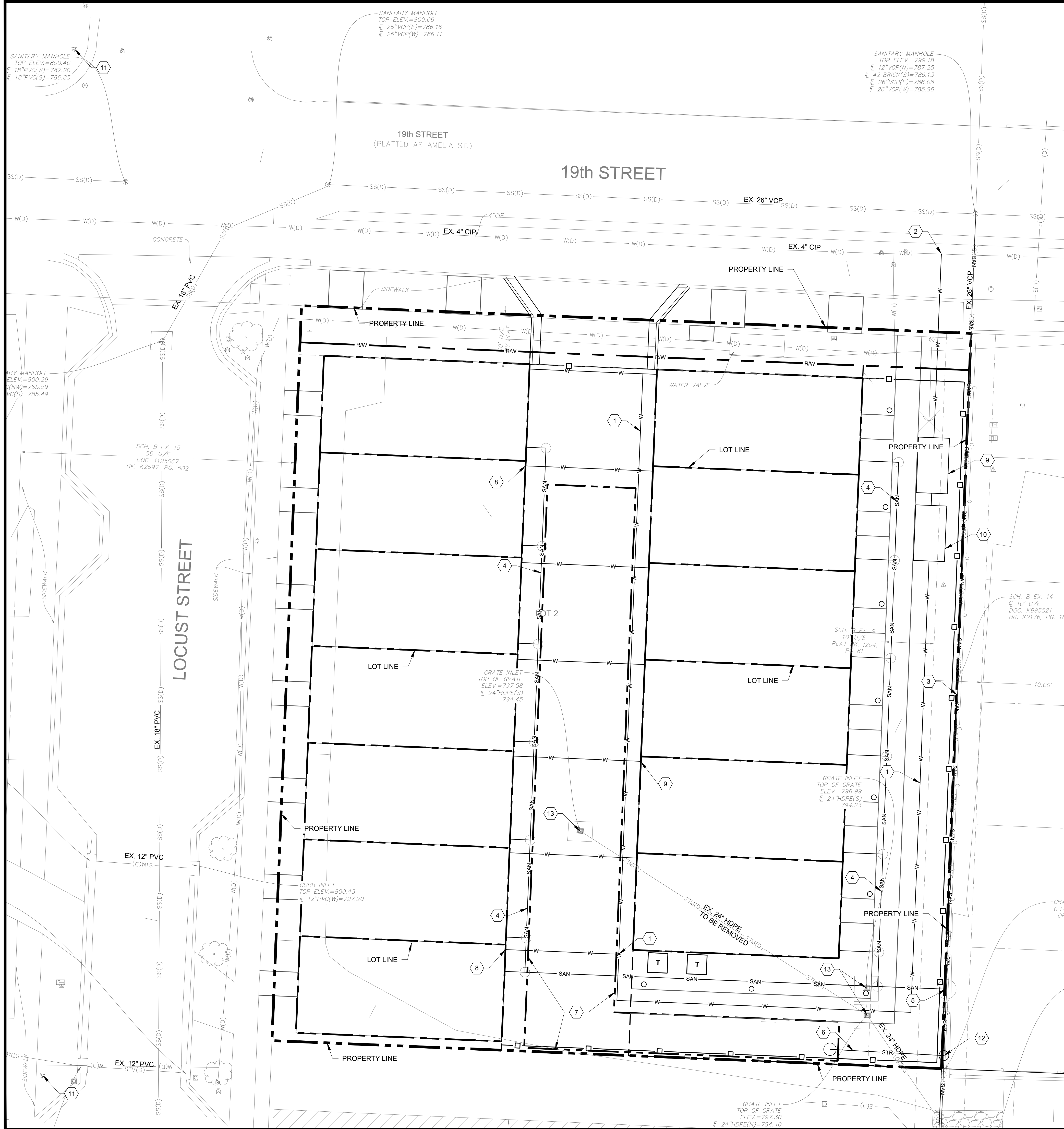
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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

| REVISIONS | | |
|----------------|----------|------------|
| | | |
| PROJECT INFO | | |
| 2022001299-010 | | |
| ENGINEER | DRAWN BY | CHECKED BY |
| AVD | ELM | PJO |

19TH AND LOCUST TOWNHOMES
1901 LOCUST STREET
KANSAS CITY, MISSOURI 64154
PRELIMINARY PLAT

DRAWING NO.
C201





**KANSAS CITY
MISSOURI**

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00096** on **08/15/2023**

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission



McCLURETM

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

KEY NOTES

- 1 PROPOSED 2" PRIVATE WATER MAIN (CLASS 52 DIP W/ POLYWRAP & ZINC COATING)
- 2 PROPOSED WATER CONNECTION TO EXISTING NETWORK
- 3 PROPOSED 12" PUBLIC SANITARY SEWER (PVC) UPSIZE EXISTING 8" VCP (BETWEEN CITY MHS 366 & 367)
- 4 PROPOSED 8" PRIVATE SANITARY SEWER (PVC)
- 5 PROPOSED SANITARY SEWER MANHOLE
- 6 PROPOSED PRIVATE STORM SEWER (HDPE)
- 7 LIMITS OF UNDERGROUND DETENTION
- 8 PROPOSED 1" WATER SERVICE
- 9 INSTALL 1-2" DOUBLE CHECK BACKFLOW PREVENTER PER WSD STANDARDS
- 10 INSTALL FULL FLOW FIRE METER PIT AND 1-2" METER PER WSD STANDARDS
- 11 EXISTING FIRE HYDRANT
- 12 PROPOSED STORM CONNECTION TO COMBINED SEWER
- 13 EXISTING GRATE INLET TO BE REMOVED

REVISIONS

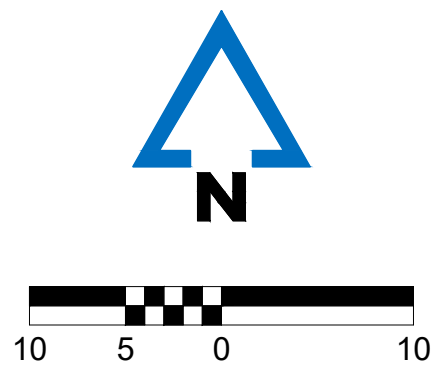
| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

PROJECT INFO
2022001299-010

ENGINEER: AVD DRAWN BY: ELM CHECKED BY: PJO

UTILITY LEGEND


| | |
|----------|-----------------------------------|
| — XSAN — | EX. SANITARY SEWER LINE |
| — XUGT — | EX. UNDERGROUND TELEPHONE LINE |
| — XSTM — | EX. STORM SEWER LINE |
| — XUGE — | EX. UNDERGROUND ELECTRIC LINE |
| — XW — | EX. WATER LINE |
| — XOHE — | EX. OVERHEAD ELECTRIC |
| — | EX. SIGN |
| — | EX. FIBER OPTIC HAND HOLE |
| — | EX. WATER METER |
| — | EX. ELECTRIC HAND HOLE |
| — | EX. COMMUNICATIONS HAND HOLE |
| — | EX. COMMUNICATIONS MANHOLE |
| — | EX. TELEPHONE PEDESTAL |
| — | EX. WATER VALVE |
| — | EX. STORM MANHOLE |
| — | EX. LIGHT POLE |
| — | EX. SANITARY MANHOLE |
| — | EX. FIRE HYDRANT |
| — | NEW WATER VALVE |
| — | NEW STORM SEWER INTAKE |
| — STR — | NEW STORM SEWER LINE |
| — FO — | NEW FIBER OPTIC LINE |
| — W — | NEW WATER LINE |
| — FW — | NEW FIRE SERVICE LINE |
| — SAN — | NEW SANITARY SEWER LINE |
| — | PROPERTY LINE OF SUBJECT PROPERTY |
| — G — | NEW GAS LINE |
| — C — | NEW CABLE LINE |
| — E — | NEW ELECTRIC LINE |



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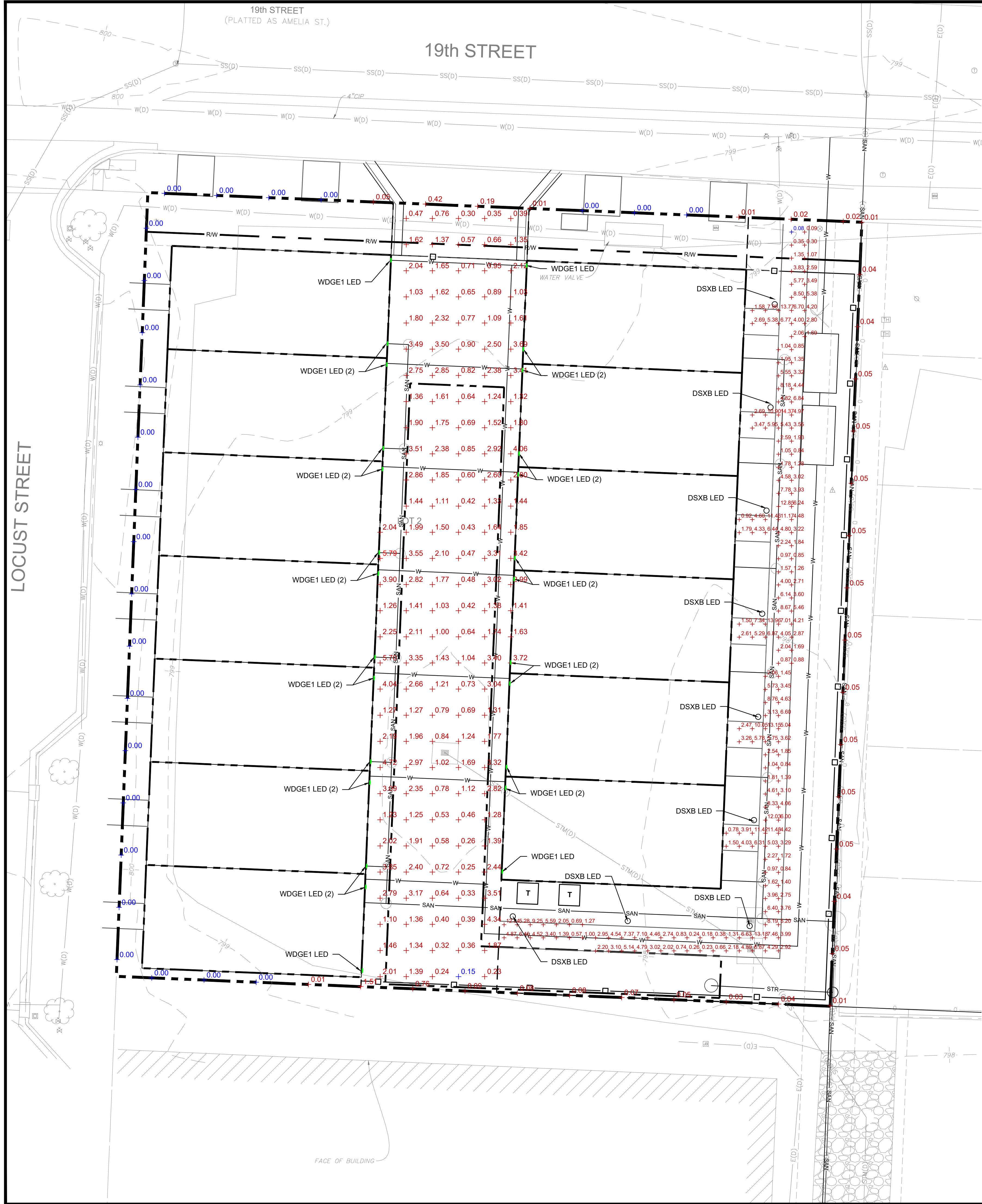
UTILITY PLAN

P:\2022001299-010\04-DRAWINGS\CIVIL\DEVELOPMENT PLAN\2022001299-010 UTIL.DWG



McCLURETM

DRAWING NO.
C300





City Plan Commission
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EXPIRES: DECEMBER 31, 2024

| Label | Quantity | Manufacturer | Catalog Number | Schedule | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage | Mounting Height | Arrangement |
|------------|----------|-------------------|----------------------------|--|--------------|-----------------|-------------------|---------|-----------------|-------------|
| | | | | Description | | | | | | |
| DSXB LED | 9 | Lithonia Lighting | DSXB LED 12C 350 30K ASY | D-SERIES BOLLARD WITH 12 3000K LEDS OPERATED AT 350mA AND ASYMMETRIC DISTRIBUTION | 1 | 1194 | 0.85 | 16 | 3.5' | Bollard |
| WEDGE1 LED | 26 | Lithonia Lighting | WEDGE1 LED P0 27K 80CRI VF | WEDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 2700K, 80CRI, VISUAL COMFORT FORWARD OPTIC | 1 | 693 | 0.85 | 6.8 | 7' | Wall Pack |

| Description | Statistics | | | | |
|---------------|------------|----------|---------|---------|---------|
| | Avg | Max | Min | Max/Min | Avg/Min |
| Drive Aisle | 1.75 fc | 5.79 fc | 0.15 fc | 36.8:1 | 11.7:1 |
| Property Line | 0.07 fc | 1.51 fc | 0.00 fc | N/A | N/A |
| Sidewalk | 4.20 fc | 14.37 fc | 0.08 fc | 179.6:1 | 52.5:1 |

REVISIONS

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ENGINEER
AVD

DRAWN BY
ELM

CHECKED BY
PJO

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1901 LOCUST STREET
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PHOTOMETRIC PLAN 1

P:\2022001299-01\004-DRAWINGS\CIVIL\DEVELOPMENT PLAN\2022001299-010 PHOTO.DWG



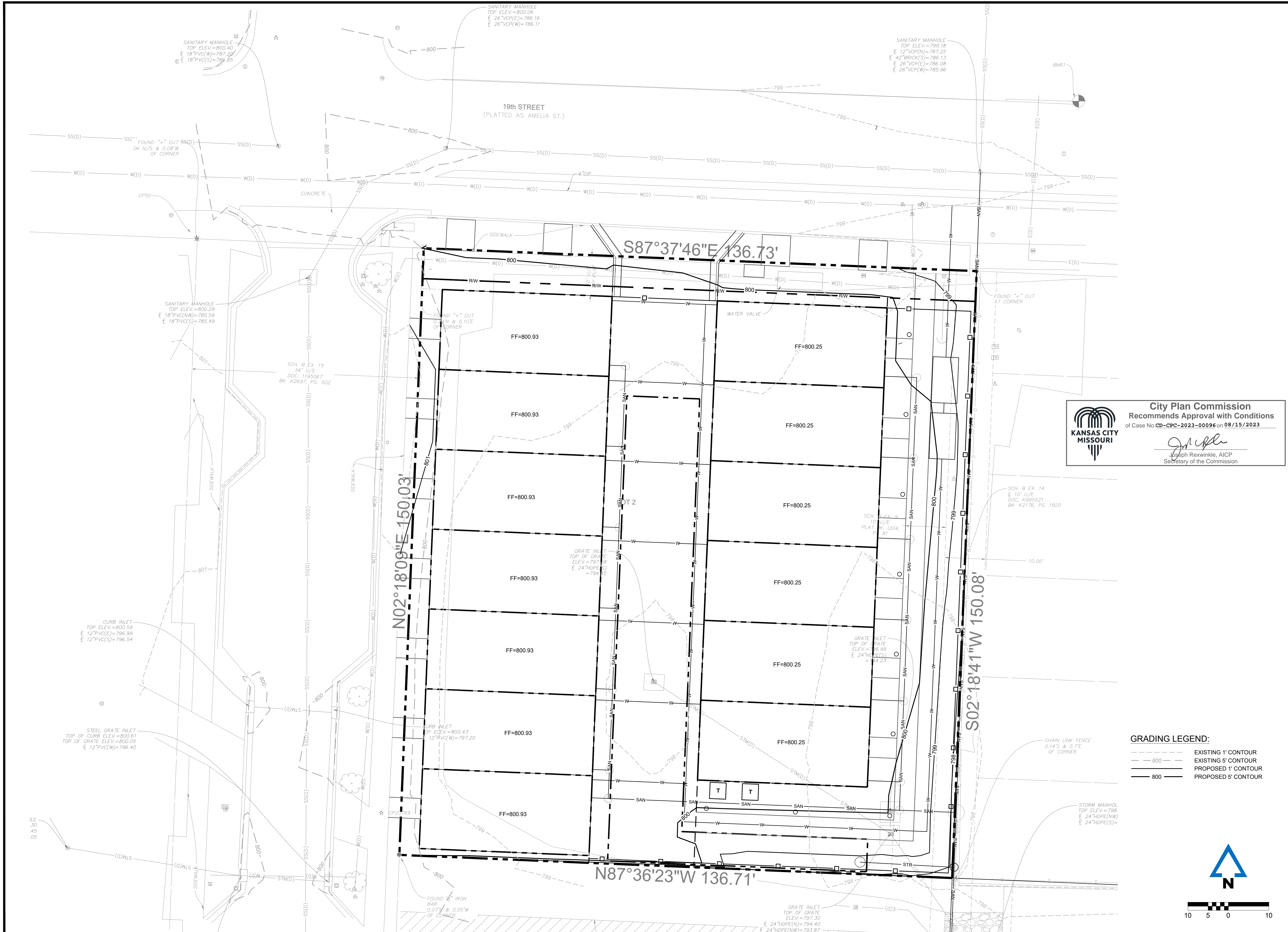
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Cedar Rapids, IA | Fort Dodge, IA
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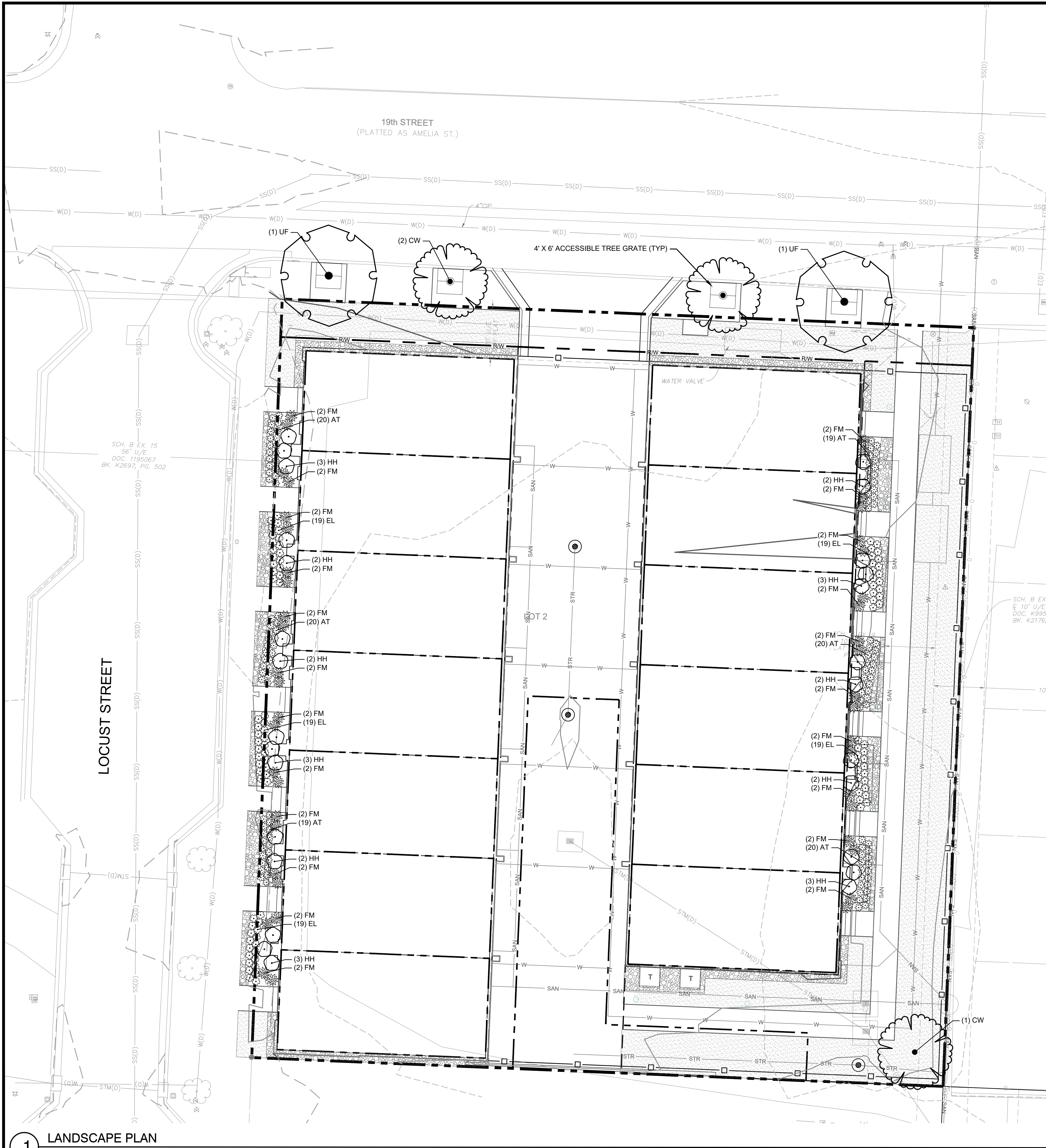
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| | | |
|----------|----------|------------|
| ENGINEER | DRAWN BY | CHECKED BY |
| AVD | ELM | PJO |

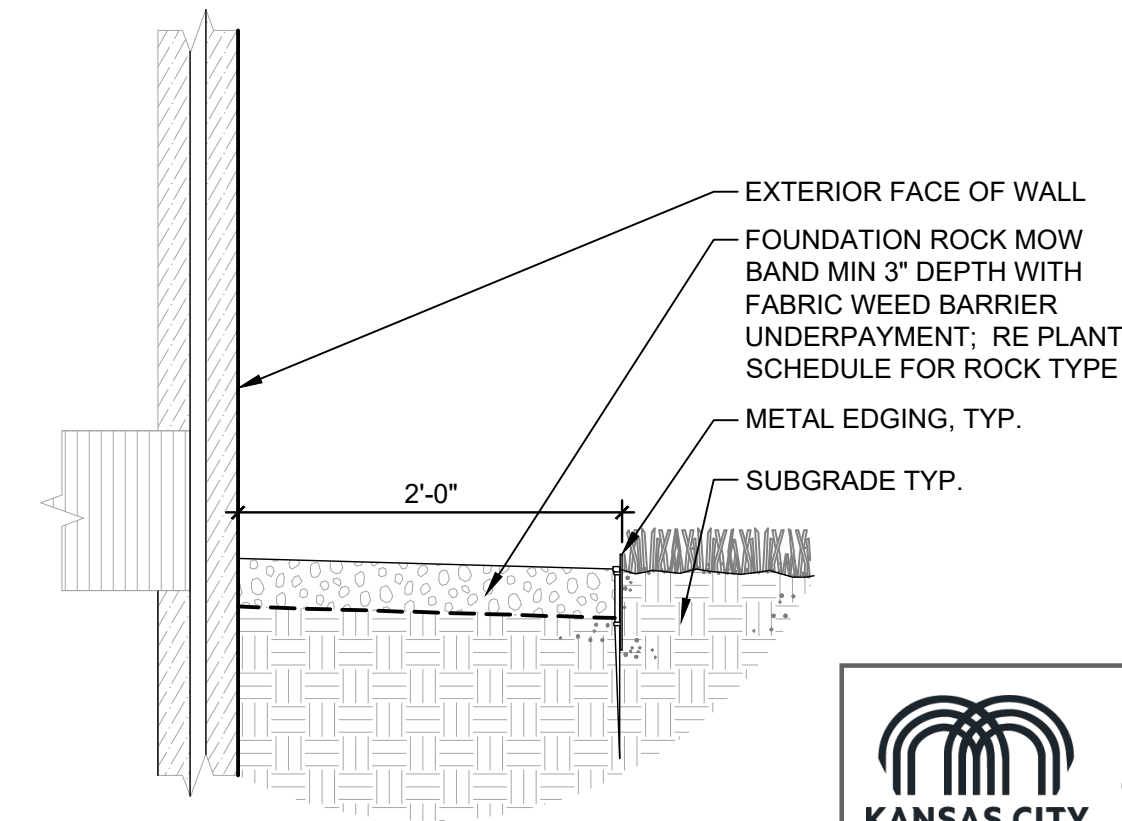
GRADING PLAN

DRAWING NO.
C400

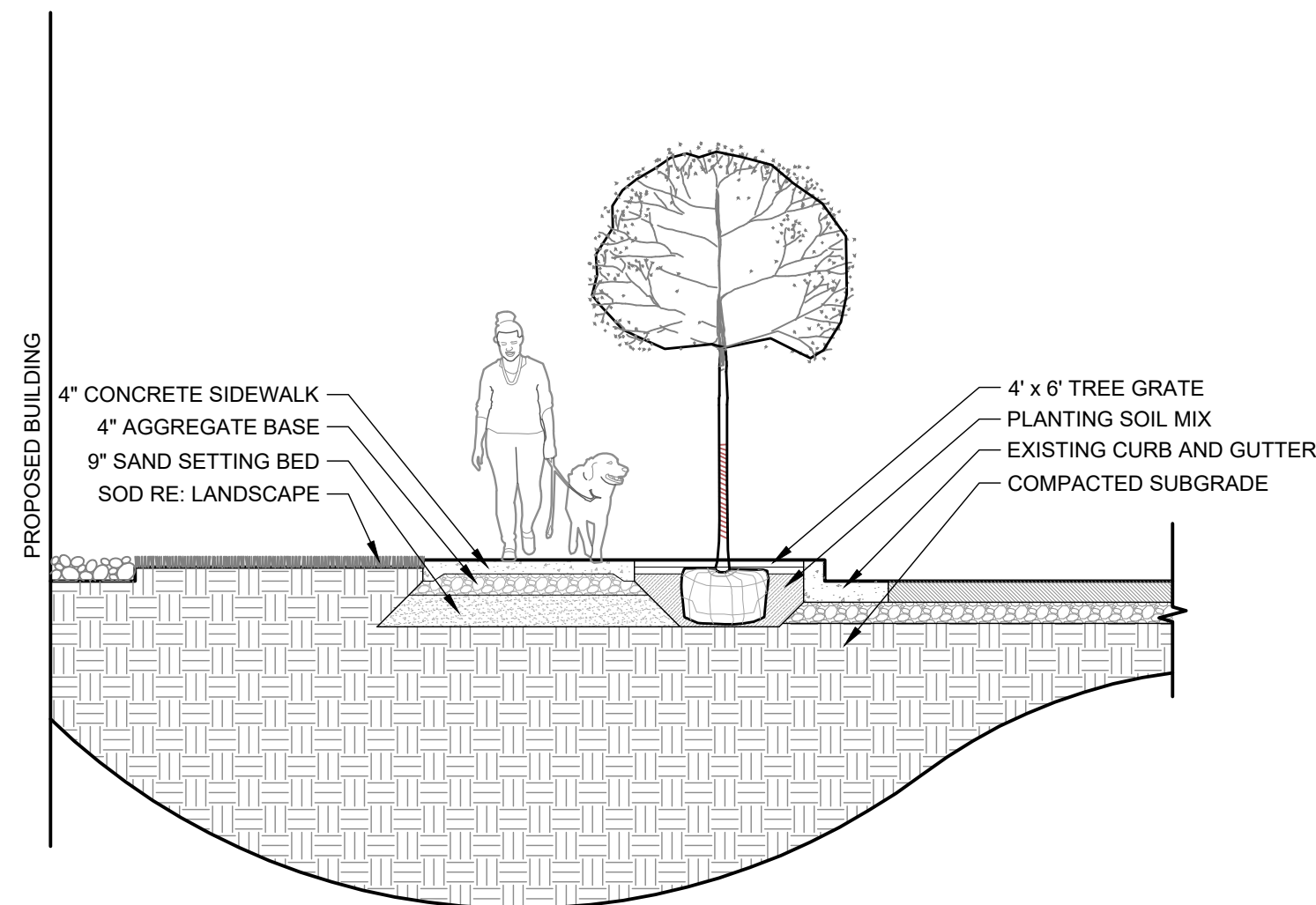




1 LANDSCAPE PLAN
1" = 10'



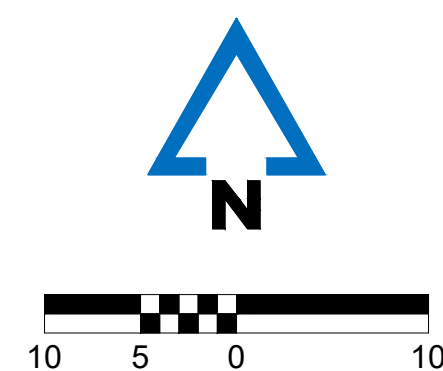
3 FOUNDATION ROCK MOW BAND
1" = 1'-0"



2 TREE WELL DETAIL
NTS

| LANDSCAPE REQUIREMENTS | | |
|------------------------|--|--------------------------|
| | REQUIREMENT | PROPOSED |
| 88-425-03 STREET TREES | ONE TREE REQUIRED PER 30LF OF STREET FRONTAGE | |
| - 19TH STREET | 136 LF OF STREET FRONTAGE 4.5 TREES REQUIRED | 4 TREES PROVIDED |
| - LOCUST STREET | 150 LF OF STREET FRONTAGE 5 TREES REQUIRED | 4 STREET TREES TO REMAIN |

| PLANT SCHEDULE | | | |
|----------------|------|----------|--|
| TREES | CODE | QTY | BOTANICAL / COMMON NAME |
| | CW | 3 | Cornus florida 'White' / White Flowering Dogwood |
| | UF | 2 | Ulmus carpinifolia x parvifolia 'Frontier' / Frontier Elm |
| SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME |
| | FM | 44 | Forsythia x intermedia 'Flojor' / Minigold™ Forsythia |
| | HH | 27 | Hydrangea arborescens 'Hayes Starburst' / Smooth Hydrangea |
| PERENNIALS | CODE | QTY | BOTANICAL / COMMON NAME |
| | AT | 118 | Asclepias tuberosa / Butterfly Milkweed |
| | EL | 95 | Echinacea purpurea 'Lilliput' / Lilliput Coneflower |
| GROUND COVERS | CODE | QTY | BOTANICAL / COMMON NAME |
| | FH | 3,049 sf | Fescue Sod / Heal-Tolerant Fescue Sod |
| | RR | 689 sf | Rock Mulch / Kansas Native Rock |



McCLURE
1700 Swift Ave., Suite 100
North Kansas City, Missouri 64116
P 816-756-0444
F 816-756-1763
Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA
Macon, MO | Columbia, MO
North Kansas City, MO
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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

REVISIONS

PROJECT INFO
2022001299-010

ENGINEER: AVD
DRAWN BY: ELM
CHECKED BY: PJO

19TH AND LOCUST TOWNHOMES
1901 LOCUST STREET
KANSAS CITY, MISSOURI 64154

LANDSCAPE PLAN

DRAWING NO.
L101



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00096** on **08/15/2023**

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

McCLURETM
1700 Swift Ave., Suite 100
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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

PROJECT INFO
2022001299-010

ENGINEER
AVD

DRAWN BY
ELM

CHECKED BY
PJO

19TH AND LOCUST TOWNHOMES
1901 LOCUST STREET
KANSAS CITY, MISSOURI 64154

LANDSCAPE DETAILS

DRAWING NO.
L102

LANDSCAPE NOTES:

1. FIELD VERIFY UTILITIES SHOWN ON PLANS PRIOR TO WORK COMMENCEMENT. INFORMATION SHOWN ON PLAN IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES MADE FROM CONSTRUCTION ACTIVITY. IMMEDIATELY NOTIFY PROJECT LANDSCAPE ARCHITECT AND ENGINEER IF DISCREPANCIES ARISE.
2. COMPLETE REQUIRED LANDSCAPING FOR THE ENTIRE SITE IN CONFORMANCE TO THE PLANS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO: SEEDED AREAS, SODDED AREAS, SHRUB BEDS, AND SITE CLEAN-UP.
3. VERIFY QUANTITIES PRIOR TO COMMENCING WORK. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT. PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (A.S.N.S.) LATEST EDITION PUBLISHED BY (ANLA) ANSI Z60.1. THIS IS A REPRESENTATIVE GUIDELINE SPECIFICATION ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR THE PLANT MATERIAL.
5. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL, TYPE, SIZE AND/OR QUANTITY. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.S.N.S. VEGETATION SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT. SUBSTITUTIONS MADE WITHOUT WRITTEN APPROVAL WILL BE REPLACED WITH APPROVED SELECTIONS AT CONTRACTOR'S COST.
6. DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES NOT IDENTIFIED ON THESE PLANS SHALL BE REPAIRED AND RESTORED TO ORIGINAL OR BETTER CONDITIONS AT CONTRACTOR'S COST. SOD WITH A TURF-TYPE TALL FESCUE BLEND SHALL BE PROVIDED FOR AREAS NOT DESIGNATED AS BEDS & PAVEMENT.
7. CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING. REFER TO SPECIFICATIONS FOR PLANT MATERIAL, SOILS, AND INSTALLATION METHODS.
8. INSTALL PLANT MATERIAL IN ACCORDANCE WITH A.S.N.S. STANDARDS.
9. INSTALL FINISHED GRADES OF SOD, LANDSCAPE BEDS, AND MULCH 1" BELOW ABUTTING PAVEMENT SURFACES TO ALLOW UNINHIBITED DRAINAGE TO NON-PAVEMENT SURFACES.
10. REMOVE ALL TWINE, WIRE, AND BURLAP FROM TREE AND SHRUB ROOT BALLS. REMOVE ALL PLASTIC WRAP, FABRIC ROPE, ROT PROOF WRAP, AND PLANT IDENTIFICATION TAGS.
11. TREES SHALL NOT BE PLANTED CLOSER THAN EIGHT HORIZONTAL FEET OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED OR PER PLANS. MODIFICATIONS TO TREE PLACEMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND CAN BE SUBJECT TO CITY REVIEW AND APPROVAL. CONTRACTOR IS RESPONSIBLE FOR UNAPPROVED RELOCATION(S) OR MODIFICATION(S) TO TREE LOCATIONS.
12. PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER. DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.
13. PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE. PLANT MATERIALS SHALL BE A ONE-TIME-REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
14. PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSI STANDARDS.
15. WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING ROUTINE UNTIL SUBSTANTIAL PROJECT COMPLETION. CONTRACTOR IS REQUIRED TO COORDINATE WATERING REQUIREMENTS TO THE OWNER THEREAFTER.

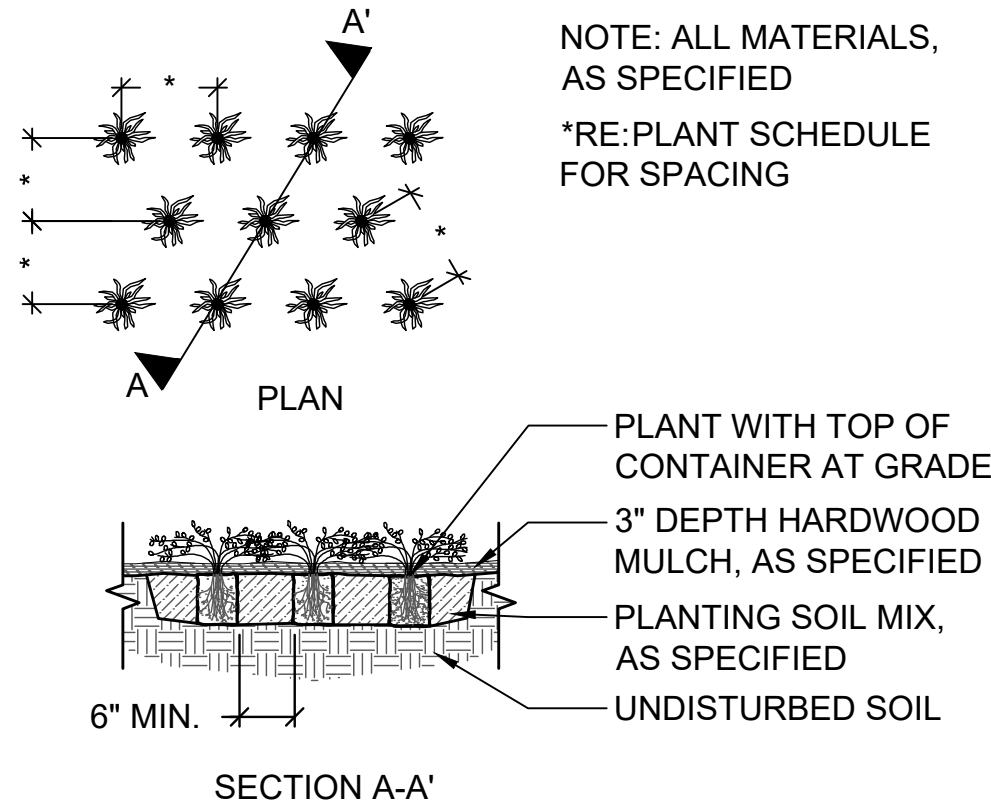
IRRIGATION NOTES:

1. DELEGATED DESIGN: CONTRACTOR SHALL ENGAGE A QUALIFIED DESIGN PROFESSIONAL TO PREPARE DESIGN DRAWING(S) FOR REVIEW AND APPROVAL BY THE OWNER AND ENGINEER/LANDSCAPE ARCHITECT.
2. ANY EXISTING IRRIGATION SYSTEM ON THE PROJECT SITE SHALL BE REVIEWED BY THE DESIGN PROFESSIONAL, INCLUDING ALL CONNECTIONS TO EXISTING WATER SOURCES AND EXPANDABILITY OF ANY EXISTING CONTROLLERS. CONTRACTOR SHALL MATCH EQUIPMENT TYPE TO ENSURE COMPATABILITY WITH ANY EXISTING SYSTEM.
3. IRRIGATION TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND/OR CURBS.
4. INSTALL (2) 4" DIAMETER PVC PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT. PLACE SLEEVES AND MARK CLEARLY ABOVE GROUND FOR EASE OF FINDING.
5. IRRIGATE LANDSCAPED AND TURF AREAS SHALL BE WITH PERMANENT, AUTOMATED SYSTEM. PROVIDE A DESIGN TO COVER THE NEW LANDSCAPE AREAS WITH HEAD TO DRIP IS PERMITTED.
6. COORDINATE BACKFLOW, TAP & METER WITH THE GENERAL CONTRACTOR (GC) AND THE GC'S LICENSED PLUMBER.

CONTRACTOR STAGING NOTES:

1. THE CONTRACTOR SHALL NOT STOCKPILE ANY SOILS OR OTHER STORED/STAGED MATERIALS ATOP OR WITHIN A 10' OFFSET TO EACH SIDE OF AN EXISTING CULVERT THAT TRAVERSES THE PROJECT LIMITS.
2. ANY INTERNAL HAUL ROADS OR ACCESS PATHS THAT MAY CROSS AN EXISTING CULVERT WITHIN THE PROJECT LIMITS, SHALL INSTALL STEEL TRAFFIC PLATES OR OTHER ENGINEER APPROVED PROTECTION MEANS TO SPAN OVER THE CULVERT.
3. ANY STAGING LIMITS UTILIZED BY THE CONTRACTOR OUTSIDE OF THE ESTABLISHED PROJECT LIMITS SHALL BE MAINTAINED BY THE CONTRACTOR AND RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
4. STOCKPILED TOPSOIL SHALL NOT EXCEED FOUR FEET (4') IN HEIGHT.

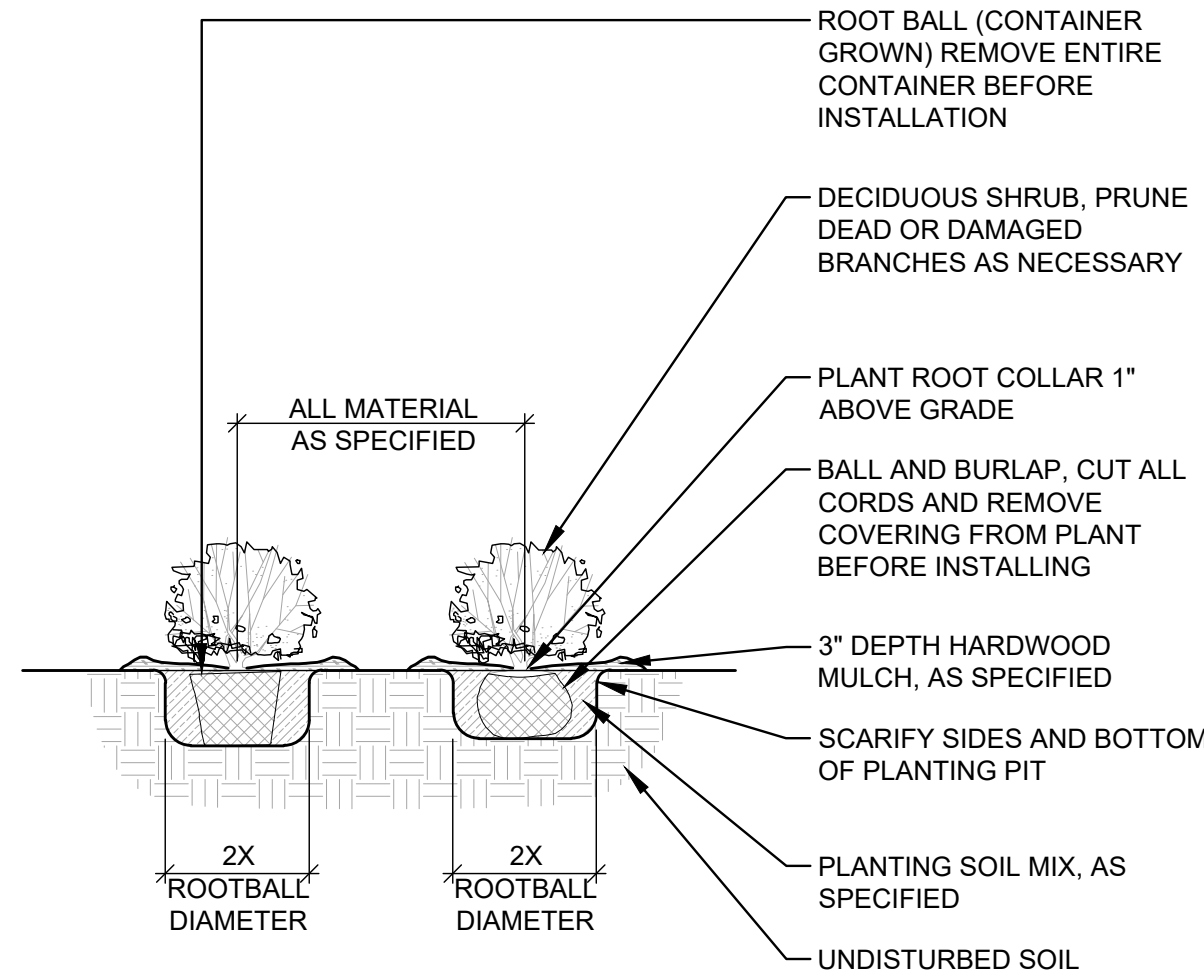
NOTE: ALL MATERIALS,
AS SPECIFIED
*RE: PLANT SCHEDULE
FOR SPACING



1 GROUNDCOVER PLANTING

1" = 1'-0"

329333.01-03

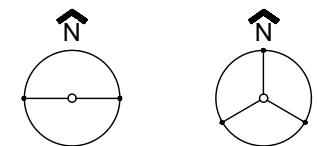


3 SHRUB AND PERENNIAL PLANTING

1/2" = 1'-0"

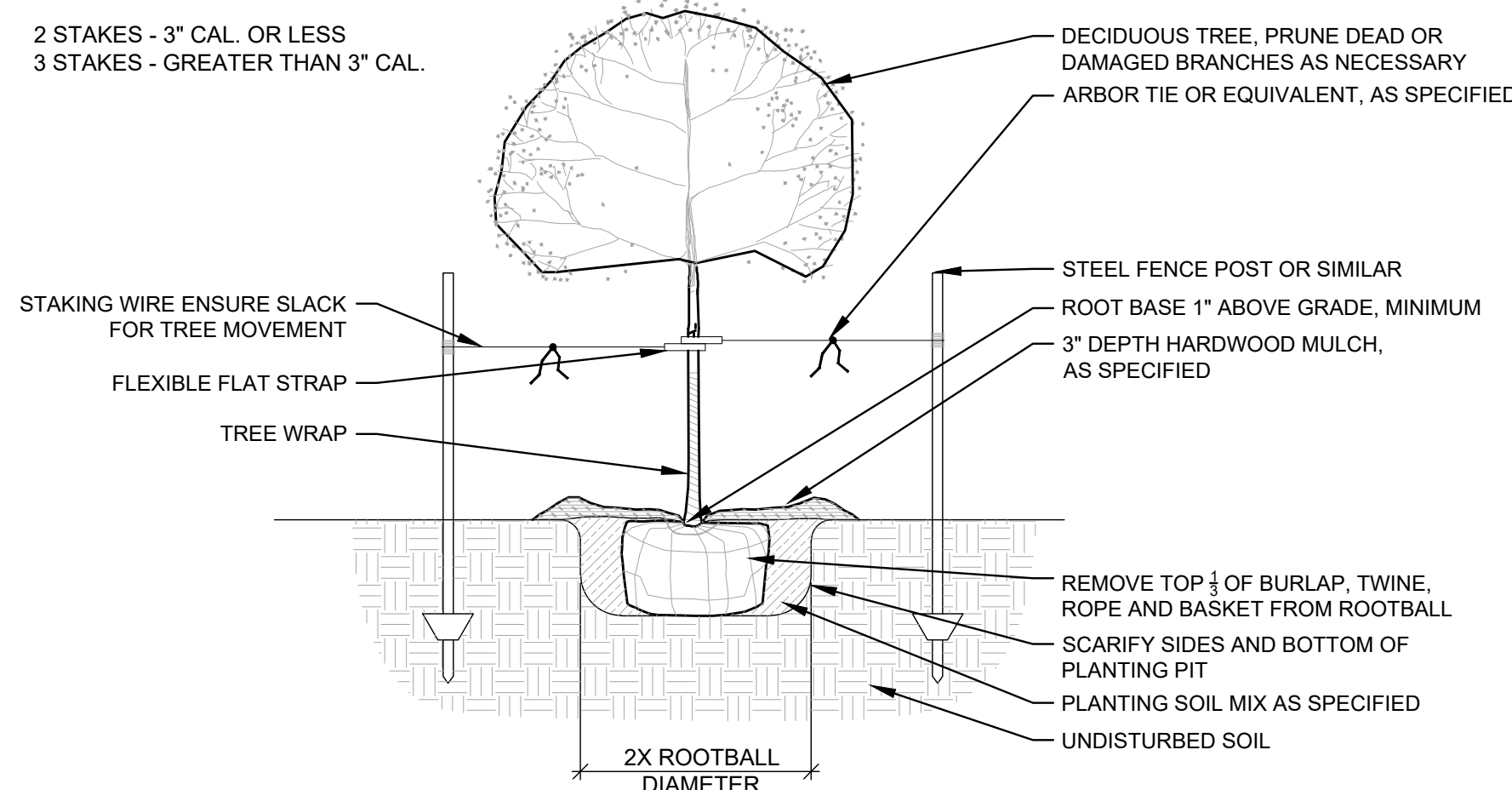
32 9333.01-04

STAKING ORIENTATION



2 STAKES 3 STAKES

2 STAKES - 3" CAL. OR LESS
3 STAKES - GREATER THAN 3" CAL.



2 DECIDUOUS TREE PLANTING

1/2" = 1'-0"

329343.01-03



WEST PERSPECTIVE



EAST PERSPECTIVE



City Plan Commission
Recommends Approval with Conditions
of Case No. ~~CD-CPC-2023-00096~~ on 08/15/2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

100% DD, NOT
FOR CONSTRUCTION,
RECORDING PURPOSES,
OR IMPLEMENTATION

TOWNHOMES
19th AND LOCUST
1901 LOCUST ST.
KANSAS CITY, MO 64108

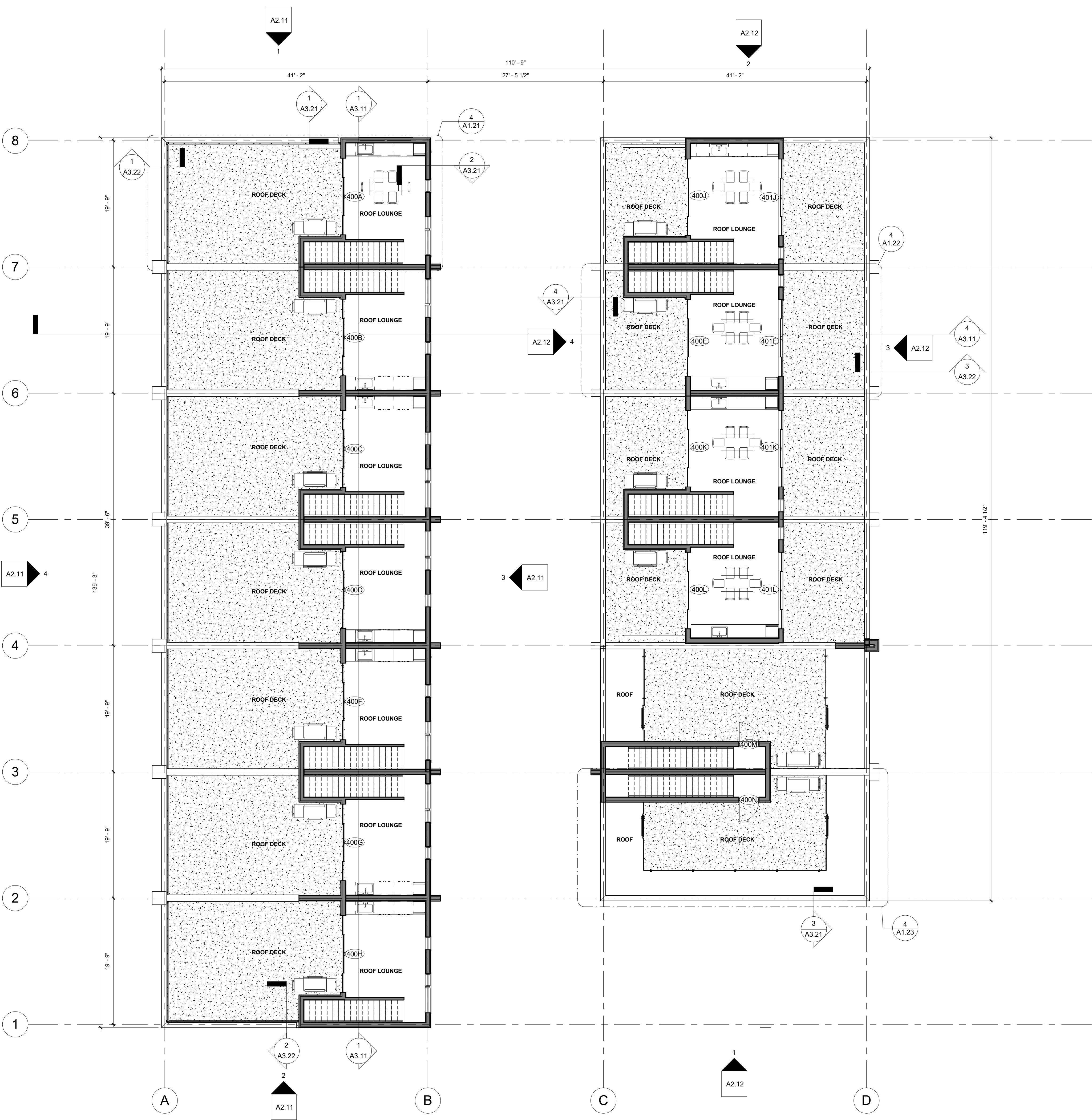
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100% DD

DATE: Issue Date

EXTERIOR
RENDERINGS

A0.10



- 1. REFER TO SHEET CS FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
- 2. ARCHITECTURAL ELEVATION 10'-0" = CIVIL ELEVATION
- 3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF GYP. BOARD AND COLUMN GRID LINES, UNLESS NOTED OTHERWISE (U.N.O.)
- 4. NOTE: WALL THICKNESSES ARE NOMINAL DIMENSIONS, NOT ACTUAL DIMENSIONS. ALL STUD WALL THICKNESSES ARE 5 INCHES, UNLESS DIMENSIONED OTHERWISE.
- 5. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO FINISH JAMB, ALWAYS ALLOWING MINIMUM OF 18" FROM THE PULL SIDE OF THE DOOR TO THE INTERSECTING WALL.
- 6. ALL PUBLIC SPACES: THE WALLS WILL BE FINISHED WITH 5/8" GYP. BD. TO A LEVEL 4 FINISH AND PAINTED, UNLESS NOTED OTHERWISE.
- 7. REFER TO FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.

GENERAL NOTES- ROOF PLAN

- X"/X" SLOPE SLOPED STRUCTURE
- TAPERED INSULATION 1/4" PER FOOT
- RD ROOF WALKING PAD
- RD ROOF DRAIN
- ORD OVERFLOW ROOF DRAIN

ROOF LEGEND

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2023-00096 on 08/15/2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

OVERALL FOURTH FLOOR PLAN
1/8" = 1'-0"

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RECORDING PURPOSES,
OR IMPLEMENTATION

TOWNHOMES
19th AND LOCUST
1901 LOCUST ST.
KANSAS CITY, MO 64108

| REVISIONS | | NUMBER | DATE | DESCRIPTION |
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100% DD

DATE: Issue Date

OVERALL ROOF
PLAN

A1.04

| TOILET ACCESSORY SCHEDULE | | | | | | |
|---------------------------|--------------|-------------|----------|----------|--------|----------|
| TYPE MARK | Manufacturer | Description | Model | WxDxH | FINISH | Comments |
| <varies> | <varies> | <varies> | <varies> | <varies> | | |

1. RECESSED
2. SEMI-RECESSED
3. SURFACE MOUNTED
4. MOUNT TOP OF UNIT AT 48" A.F.F.
5. CENTER ON SINK
6. INSTALL CENTERED ON INSIDE OF DOOR @ 4'-6" A.F.F.
7. TOILET PAPER DISPENSER SHALL BE 7" MIN. TO 9" MAX. IN FROM EDGE OF W.C.
8. MOUNT TOP OF UNIT AT 55-1/2" A.F.F.

TOILET ACCESSORY REMARKS

| | |
|--|-----------------------------|
| | EXISTING WALL TO REMAIN |
| | PROPOSED WALL |
| | EXISTING DOOR TO REMAIN |
| | PROPOSED DOOR |
| | KEYNOTE, RE: KEYNOTE LEGEND |
| | EQUIPMENT TAG |
| | WALL TAG |
| | FLOOR DRAIN |

- A. REFER TO G0.02 AND MANUFACTURER SPECIFICATIONS FOR MOUNTING HEIGHTS.
- B. COORDINATE ALL MOUNTING HEIGHTS W/ PLUMBING FIXTURES TO ALLOW PROPER OPERATION & INFORM ARCHITECT IN WRITING OF ANY CONFLICTS.
- C. REFER TO ELEVATIONS AND GUIDE SHEETS FOR ANY ACCESSORIES THAT MAY NOT SHOW UP ON THE PLANS.
- D. G.C. TO COORDINATE DIRECTLY W/ OWNER TO DETERMINE IF ANY ITEMS WILL BE OWNER PROVIDED, CONTRACTOR INSTALLED, VERIFY ALL ITEMS W/ OWNER PRIOR TO PURCHASING.
- E. ALL TOILET ACCESSORIES LOCATIONS BASED ON PLAN LAYOUT.

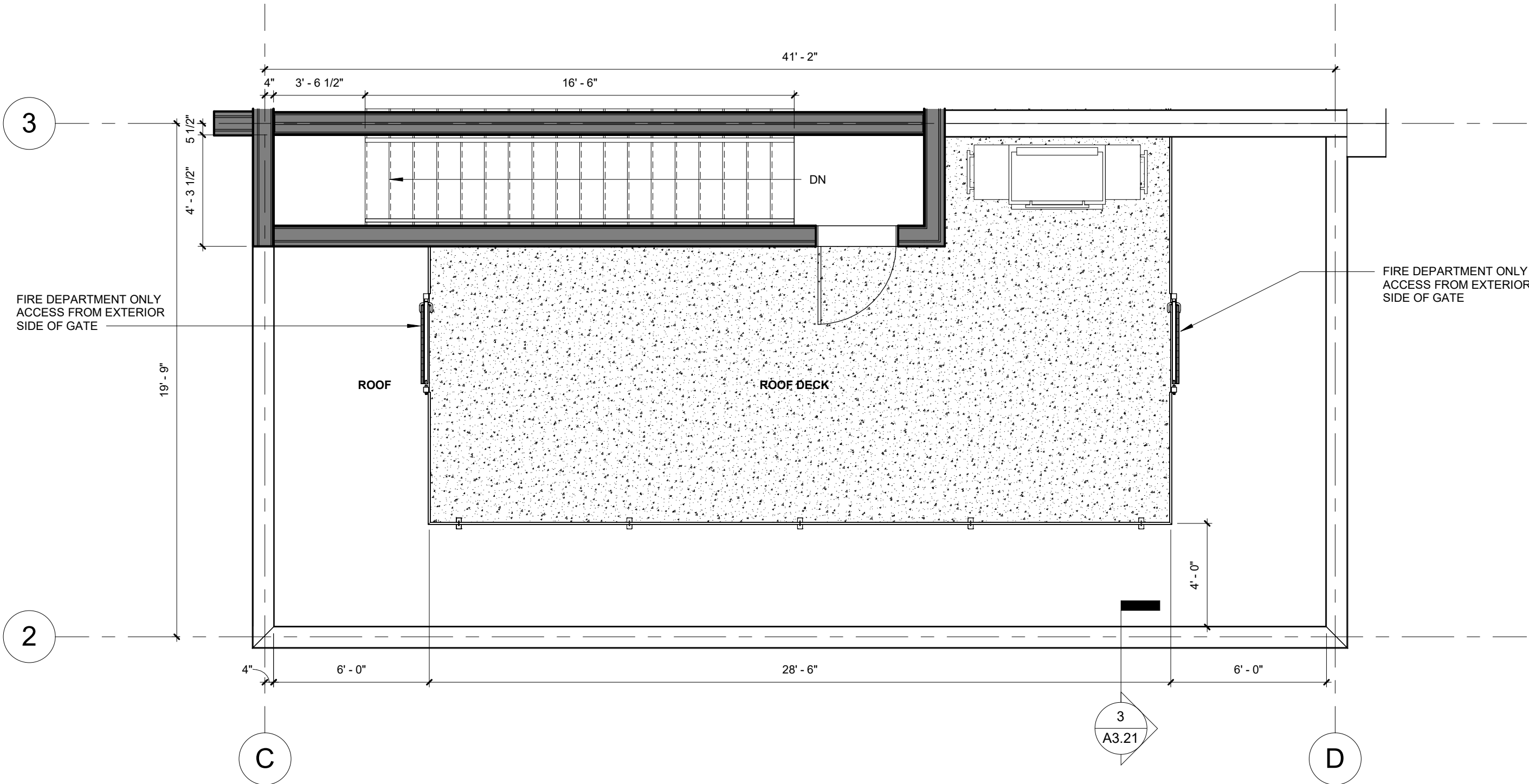


City Plan Commission
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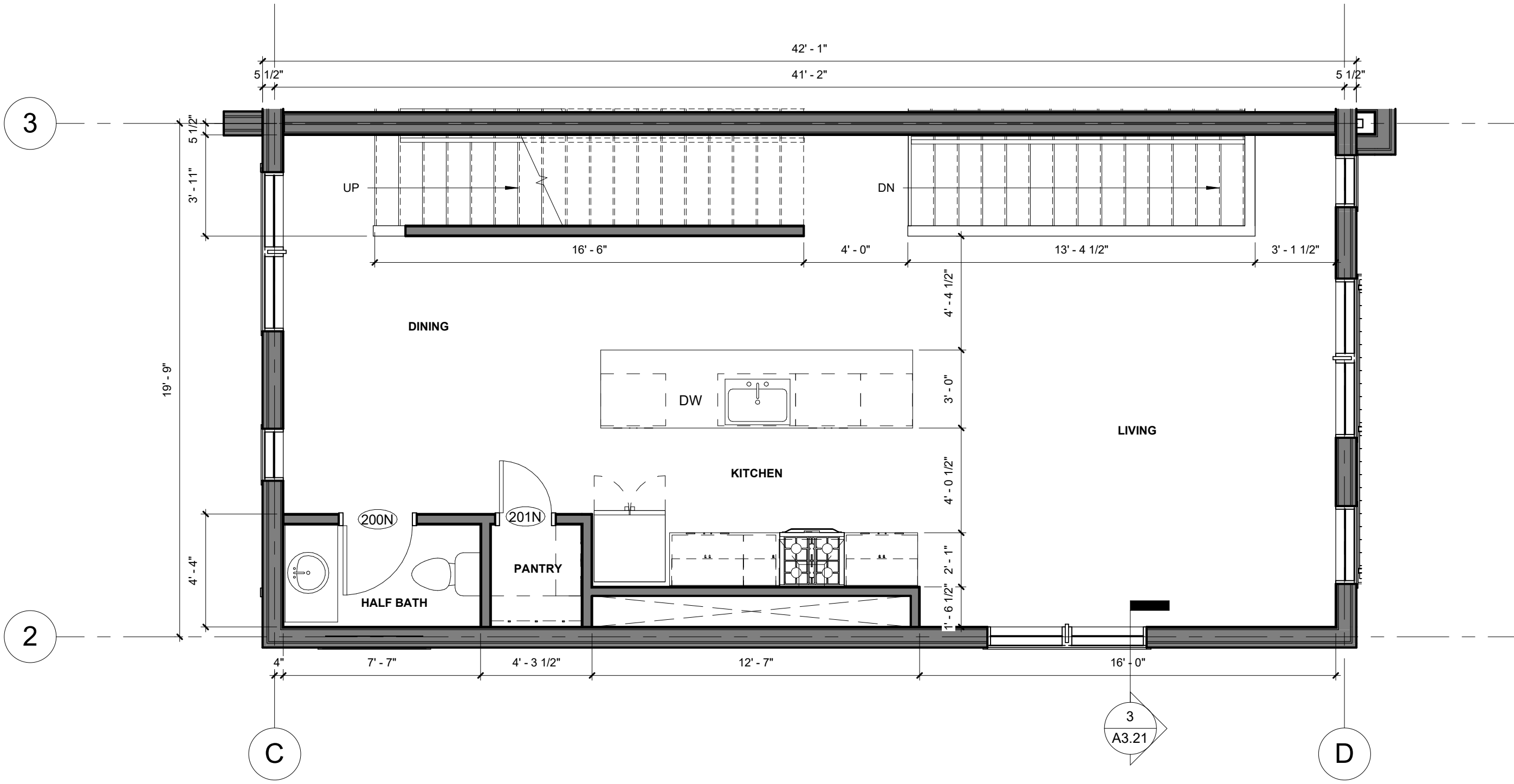
Joseph Rexwinkle, AICP
Secretary of the Commission

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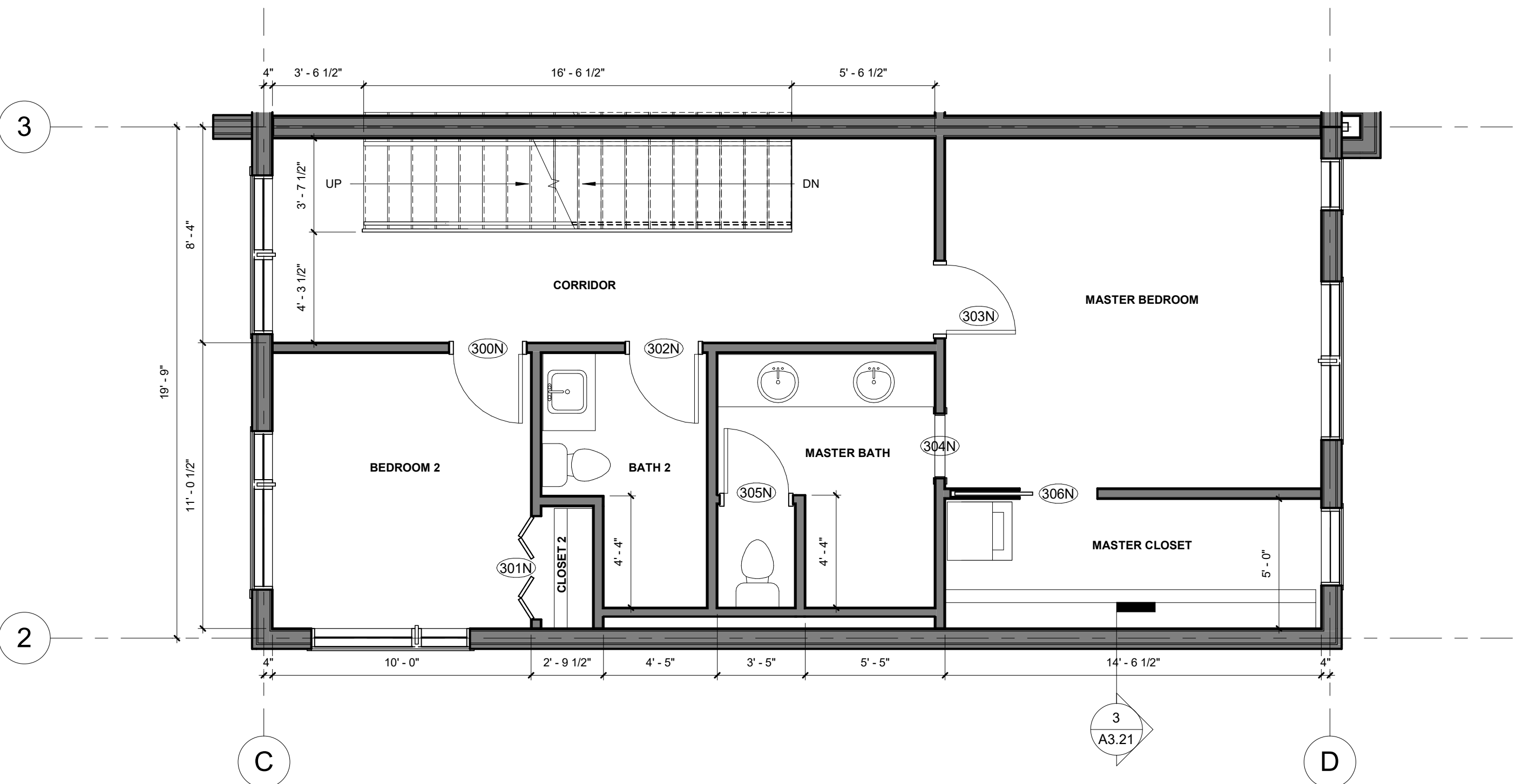
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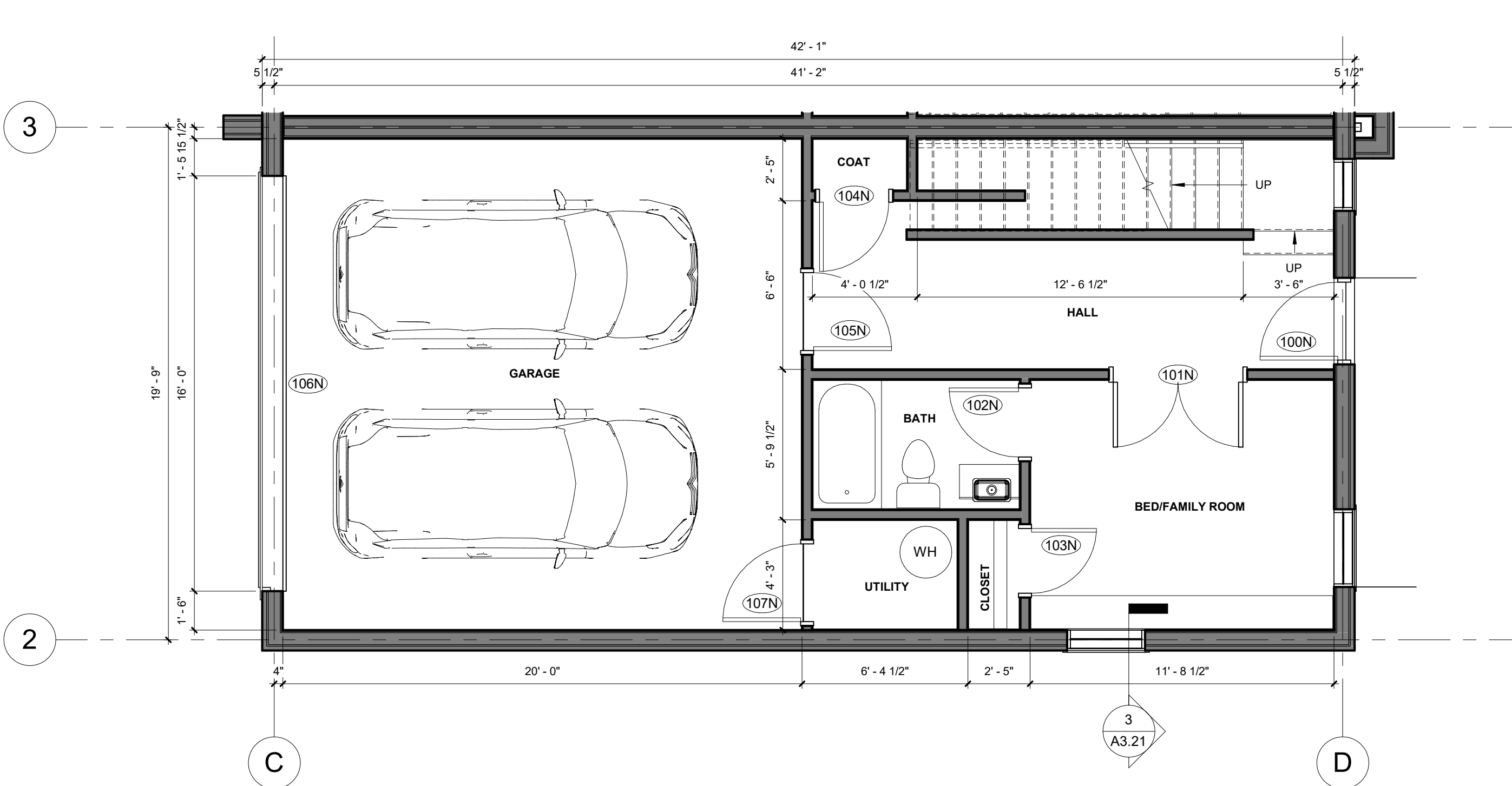
SOUTHEAST BUILDING ENLARGED ROOF PLAN
1/4" = 1'-0" 4



SOUTHEAST BUILDING ENLARGED SECOND FLOOR PLAN
1/4" = 1'-0" 2



SOUTHEAST BUILDING ENLARGED THIRD FLOOR PLAN
1/4" = 1'-0" 3



SOUTHEAST BUILDING ENLARGED FIRST FLOOR PLAN
1/4" = 1'-0" 1

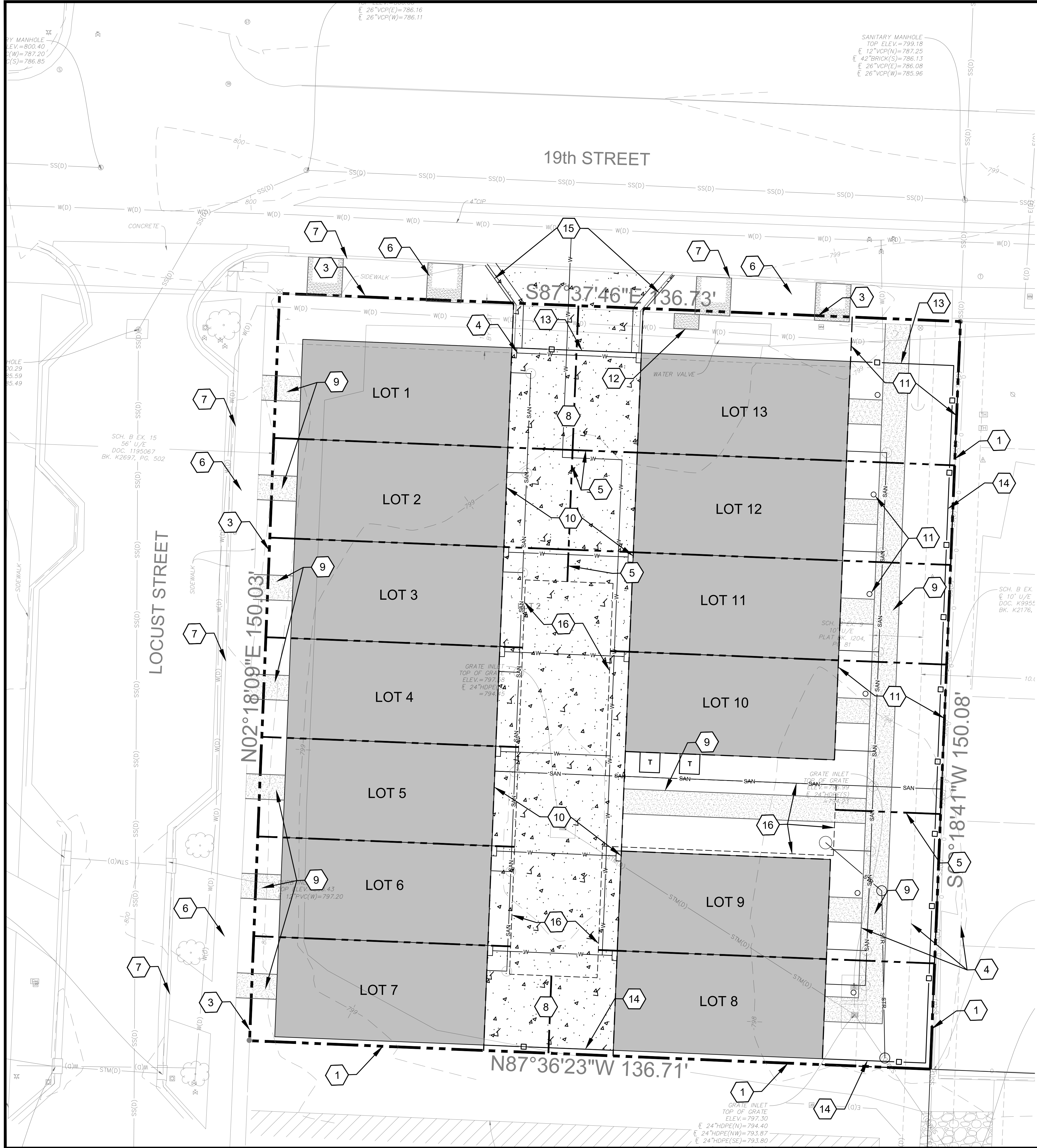
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100% DD

DATE: Issue Date

ENLARGED
FLOOR PLANS SE
BUILDINGS

A1.23





City Plan Commission

Recommends Approval with Conditions

of Case No. **CD-CPC-2023-00096** on **08/15/2023**



Joseph Rexwinkle, AICP
Secretary of the Commission



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North Kansas City, MO
Lenexa, KS

PARKLAND DEDICATION (88-408)

REQUIRED DEDICATION:
UNITS (MULTI) = 13
13 x 2 PEOPLE/UNIT x 0.006 = 0.156 AC.

TOTAL REQUIRED DEDICATION = 0.156 AC.

DEVELOPER WILL PAY MONEY IN-LIEU OF
DEDICATING LAND

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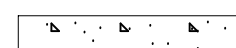
MISSOURI CERTIFICATE OF
AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2024

PROJECT TIMELINE

SITE WORK
ESTIMATED START DATE: OCTOBER 2023
ESTIMATED COMPLETION DATE: OCTOBER 2025

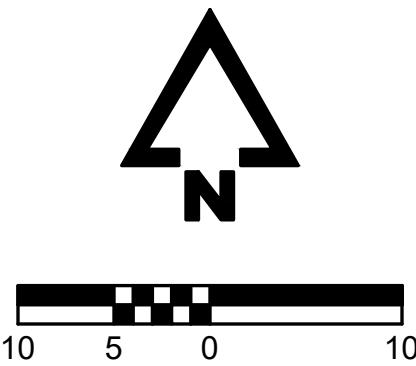
PARKING NOTE:
ALL UNITS TO HAVE GARAGES.

LEGEND

-  SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT
-  PROPERTY BOUNDARY
-  TOWNHOUSE
-  HEAVY DUTY CONCRETE PAVEMENT

KEY NOTES

- 1 PROPERTY LINE (TYP.)
- 2 BUILDING SETBACK LINE
- 3 EXISTING RIGHT-OF-WAY
- 4 EXISTING UTILITY EASEMENT
- 5 PROPOSED LOT LINE
- 6 EXISTING SIDEWALK TO REMAIN
- 7 EXISTING CURB TO REMAIN
- 8 PROPOSED CONCRETE DRIVE AISLE
- 9 PROPOSED CONCRETE SIDEWALK
- 10 PROPOSED ACCESS AND UTILITY EASEMENT
- 11 PROPOSED LIGHTED BOLLARD
- 12 PROPOSED CONCRETE PAD FOR CLUSTER MAILBOX
- 13 PROPOSED 6' GATE
- 14 PROPOSED 6' FENCE
- 15 PROPOSED DRIVE ENTRANCE C&G
- 16 PROPOSED DETENTION TRACT



19TH AND LOCUST TOWNHOMES
1901 LOCUST STREET
KANSAS CITY, MISSOURI 64154

SITE PLAN

P:\2022001299-01\004-DRAWINGS\CIVIL\DEVELOPMENT PLAN\2022001299-010 SITE.DWG

DRAWING NO.
C200

| TOILET ACCESSORY SCHEDULE | | | | | | |
|--|--------------|-------------|-------|----------|--------|----------|
| TYPE MARK | Manufacturer | Description | Model | WxDxH | FINISH | Comments |
| | | <varies> | | <varies> | | |
| 1. RECESSED | | | | | | |
| 2. SEMI-RECESSED | | | | | | |
| 3. SURFACE MOUNTED | | | | | | |
| 4. MOUNT TOP OF UNIT AT 48" A.F.F. | | | | | | |
| 5. CENTER ON SINK | | | | | | |
| 6. INSTALL CENTERED ON INSIDE OF DOOR @ 4'-6" A.F.F. | | | | | | |
| 7. TOILET PAPER DISPENSER SHALL BE 7" MIN. TO 9" MAX. IN FROM EDGE OF W.C. | | | | | | |
| 8. MOUNT TOP OF UNIT AT 55-1/2" A.F.F. | | | | | | |

TOILET ACCESSORY REMARKS

| | |
|--|-----------------------------|
| | EXISTING WALL TO REMAIN |
| | PROPOSED WALL |
| | EXISTING DOOR TO REMAIN |
| | PROPOSED DOOR |
| | KEYNOTE, RE: KEYNOTE LEGEND |
| | EQUIPMENT TAG |
| | WALL TAG |
| | FLOOR DRAIN |

FLOOR PLAN LEGEND

- A. REFER TO G0.02 AND MANUFACTURER SPECIFICATIONS FOR MOUNTING HEIGHTS.
- B. COORDINATE ALL MOUNTING HEIGHTS W/ PLUMBING FIXTURES TO ALLOW PROPER OPERATION & INFORM ARCHITECT IN WRITING OF ANY CONFLICTS.
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- D. G.C. TO COORDINATE DIRECTLY W/ OWNER TO DETERMINE IF ANY ITEMS WILL BE OWNER PROVIDED, CONTRACTOR INSTALLED, VERIFY ALL ITEMS W/ OWNER PRIOR TO PURCHASING.
- E. ALL TOILET ACCESSORIES LOCATIONS BASED ON PLAN LAYOUT.



City Plan Commission

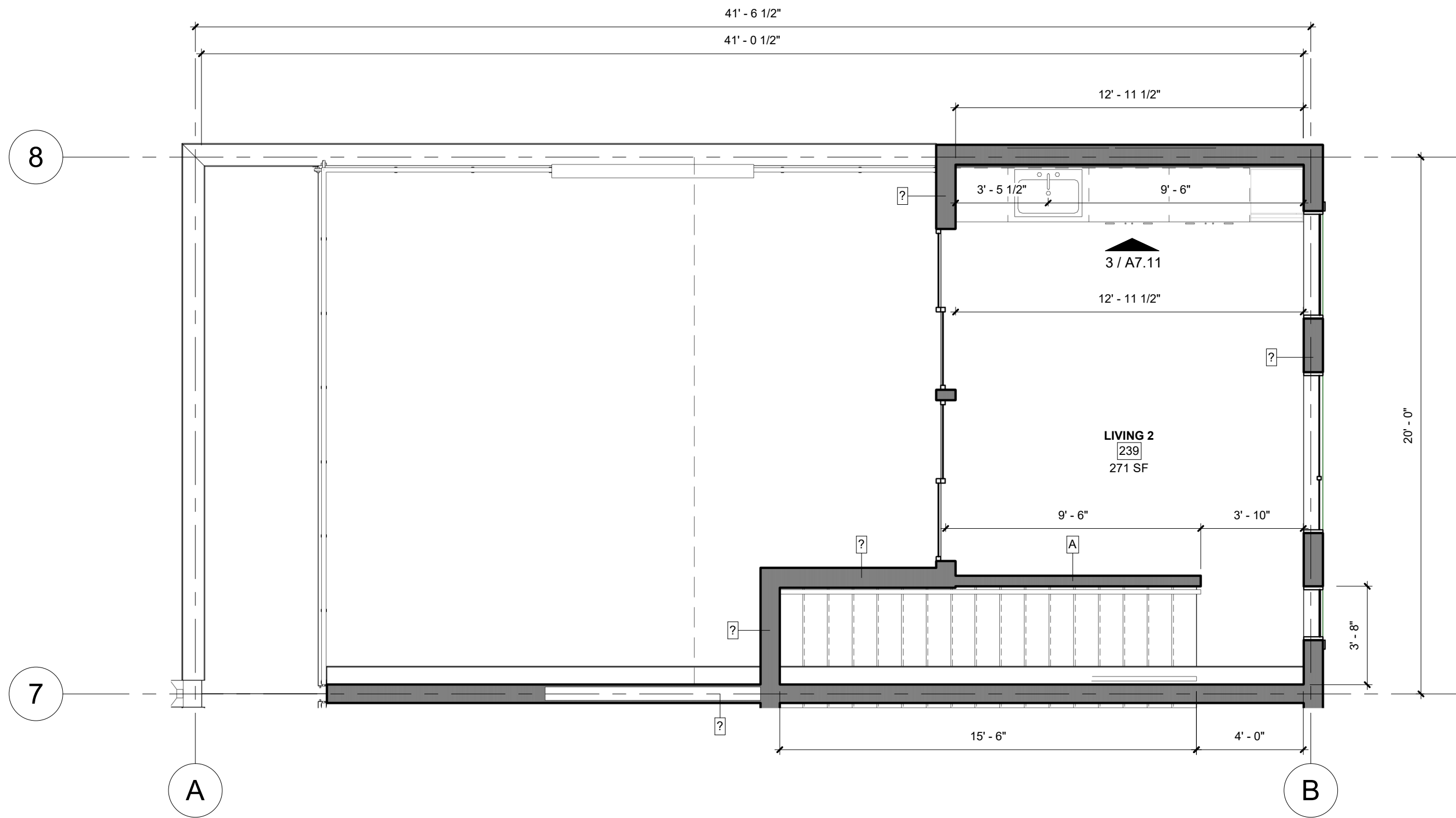
Recommends Approval with Conditions

of Case No. **CD-CPC-2023-00096** on **08/15/2023**

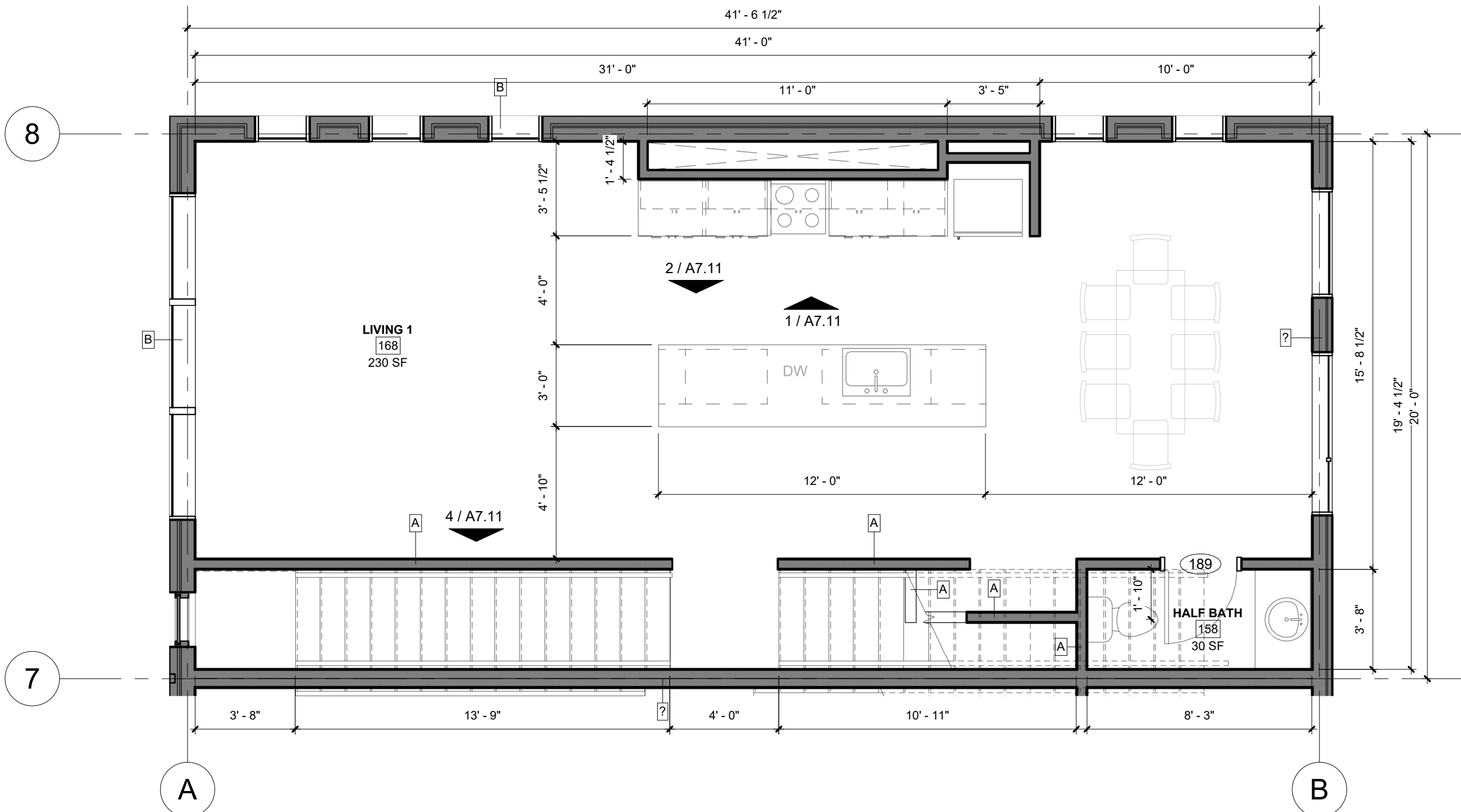

Joseph Rexwinkle, AICP
Secretary of the Commission

Project Status,
NOT FOR
CONSTRUCTION,
RECORDING PURPOSES,
OR IMPLEMENTATION

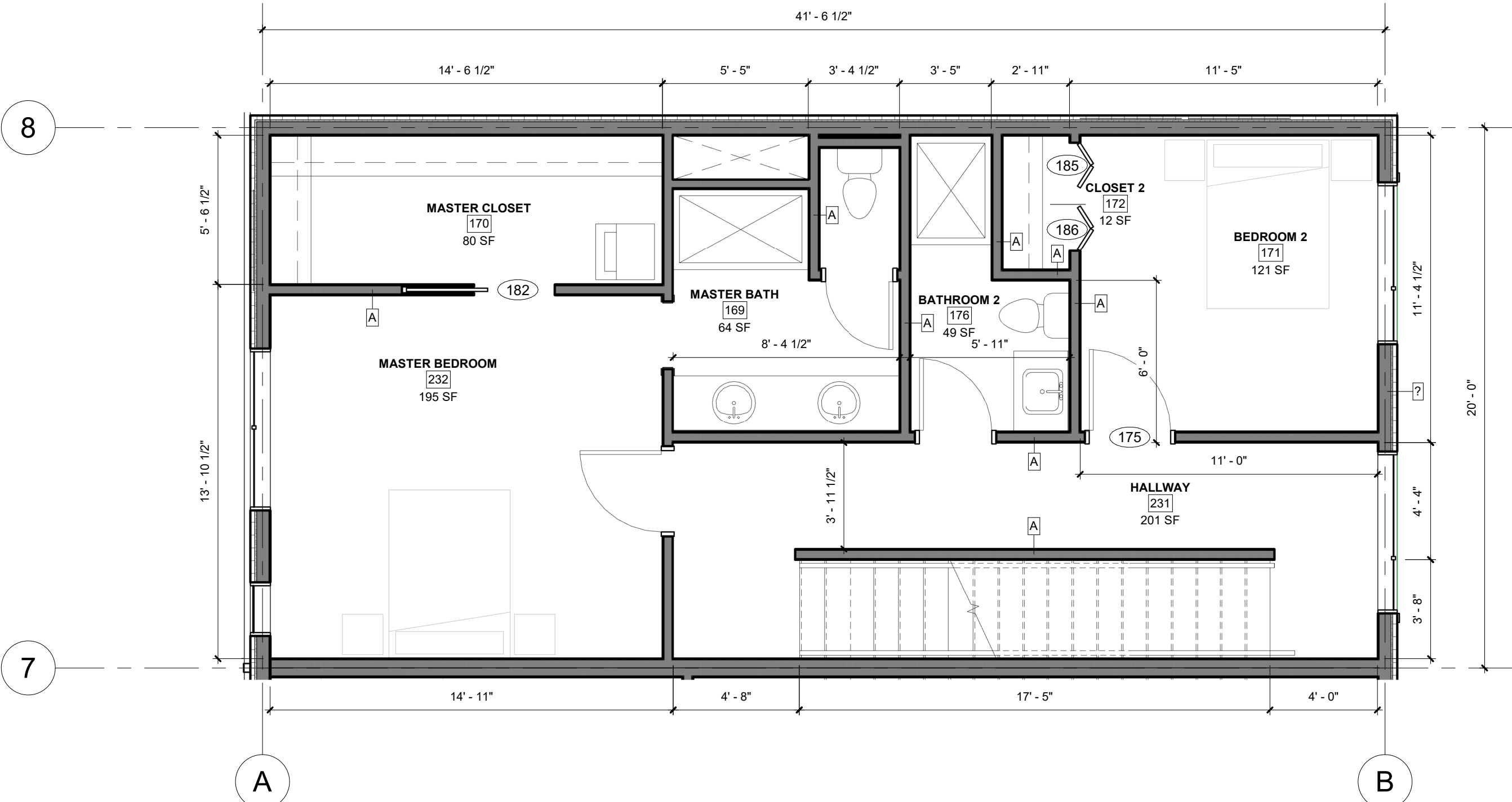
TOWNHOMES
19th AND LOCUST
1901 LOCUST ST.
KANSAS CITY, MO 64108



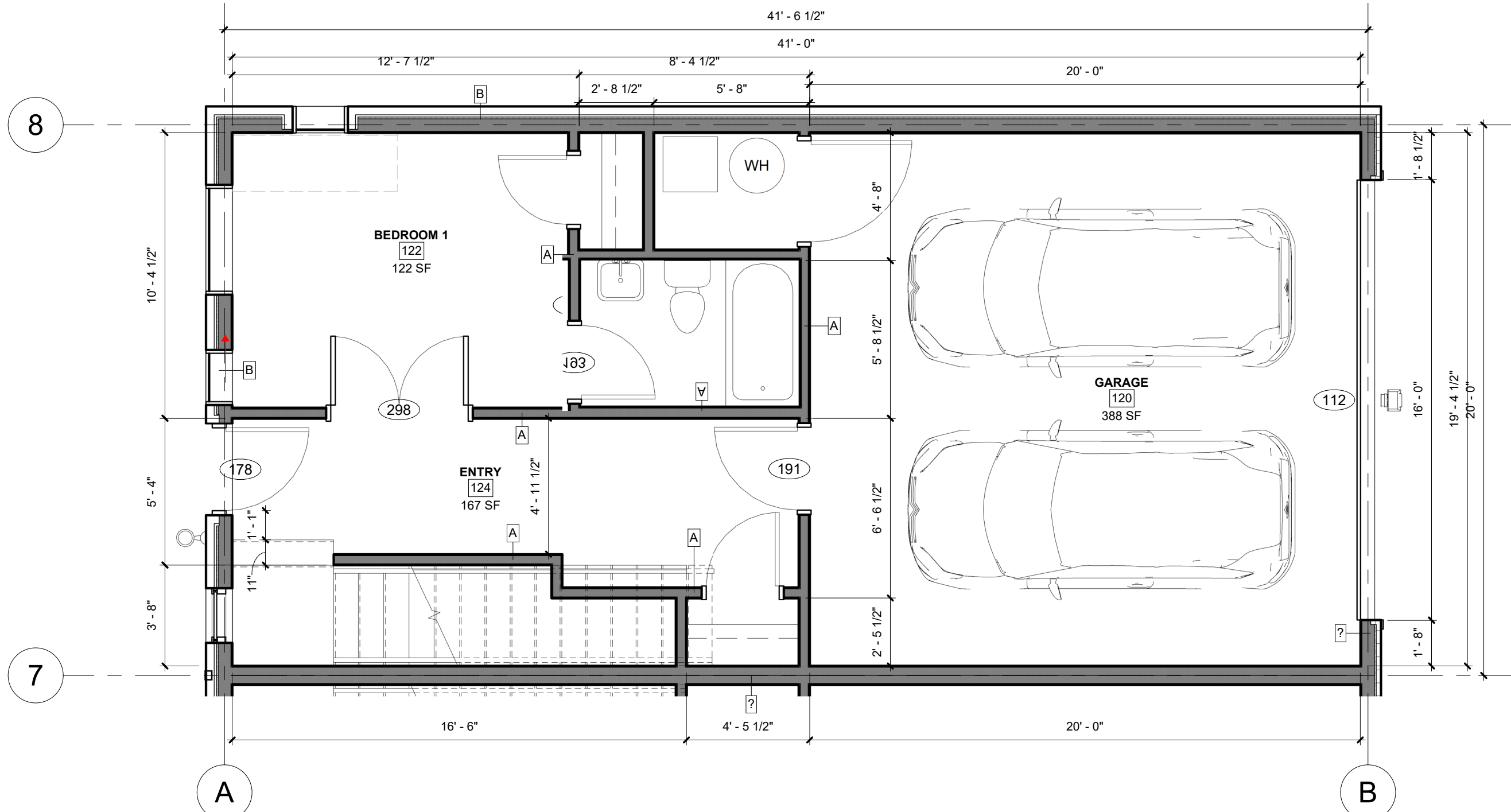
ENLARGED FOURTH FLOOR PLAN 4
1/4" = 1'-0"



ENLARGED SECOND FLOOR PLAN 2
1/4" = 1'-0"



ENLARGED THIRD FLOOR PLAN 3
1/4" = 1'-0"



ENLARGED FIRST FLOOR PLAN 1
1/4" = 1'-0"

| REVISIONS | | DESCRIPTION | |
|-----------|------|-------------|------|
| NUMBER | DATE | NUMBER | DATE |
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Project Status

DATE: Issue Date

PROJECT NO: Project Number

ENLARGED
FLOOR PLANS
WEST BUILDING

A1.21

| TOILET ACCESSORY SCHEDULE | | | | | | |
|---------------------------|--------------|-------------|-------|----------|--------|----------|
| TYPE MARK | Manufacturer | Description | Model | WxDxH | FINISH | Comments |
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TOILET ACCESSORY REMARKS

| | |
|--|-----------------------------|
| | EXISTING WALL TO REMAIN |
| | PROPOSED WALL |
| | EXISTING DOOR TO REMAIN |
| | PROPOSED DOOR |
| | KEYNOTE, RE: KEYNOTE LEGEND |
| | EQUIPMENT TAG |
| | WALL TAG |
| | FLOOR DRAIN |

FLOOR PLAN LEGEND

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00096** on **08/15/2023**

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

A. REFER TO G0.02 AND MANUFACTURER SPECIFICATIONS FOR MOUNTING HEIGHTS.

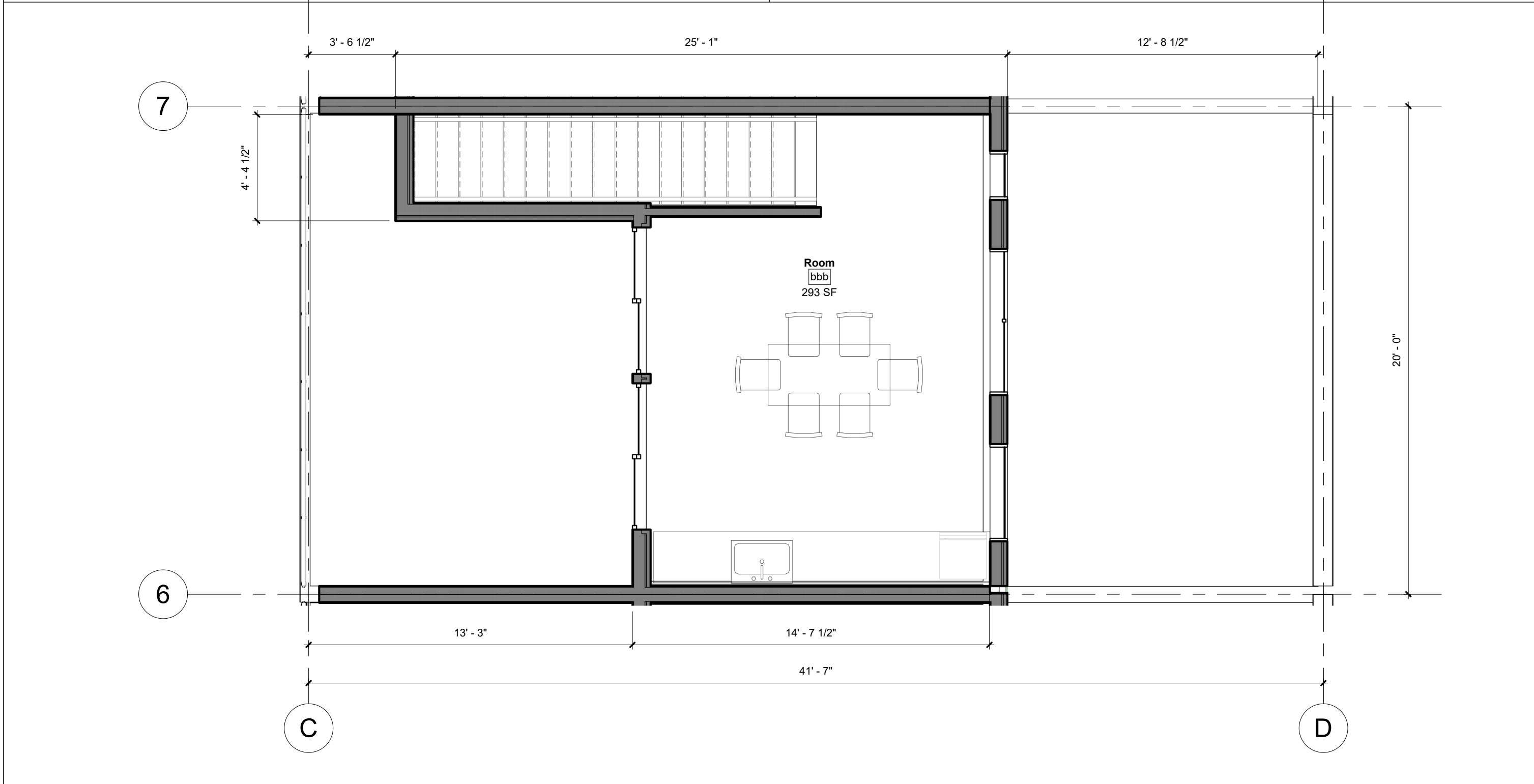
B. COORDINATE ALL MOUNTING HEIGHTS W/ PLUMBING FIXTURES TO ALLOW PROPER OPERATION & INFORM ARCHITECT IN WRITING OF ANY CONFLICTS.

C. REFER TO ELEVATIONS AND GUIDE SHEETS FOR ANY ACCESSORIES THAT MAY NOT SHOW UP ON THE PLANS.

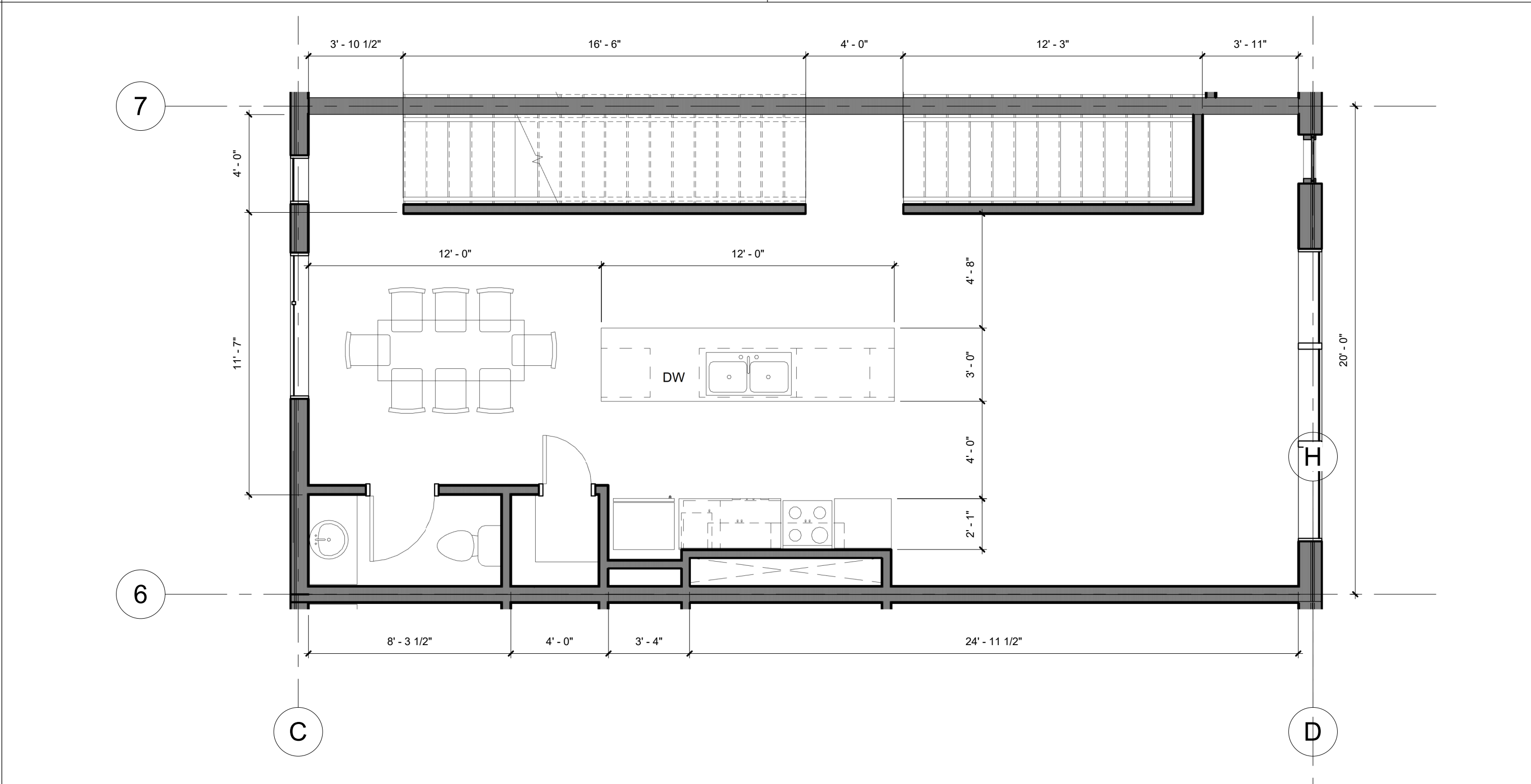
D. G.C. TO COORDINATE DIRECTLY W/ OWNER TO DETERMINE IF ANY ITEMS WILL BE OWNER PROVIDED, CONTRACTOR INSTALLED; VERIFY ALL ITEMS W/ OWNER PRIOR TO PURCHASING.

E. ALL TOILET ACCESSORIES LOCATIONS BASED ON PLAN LAYOUT.

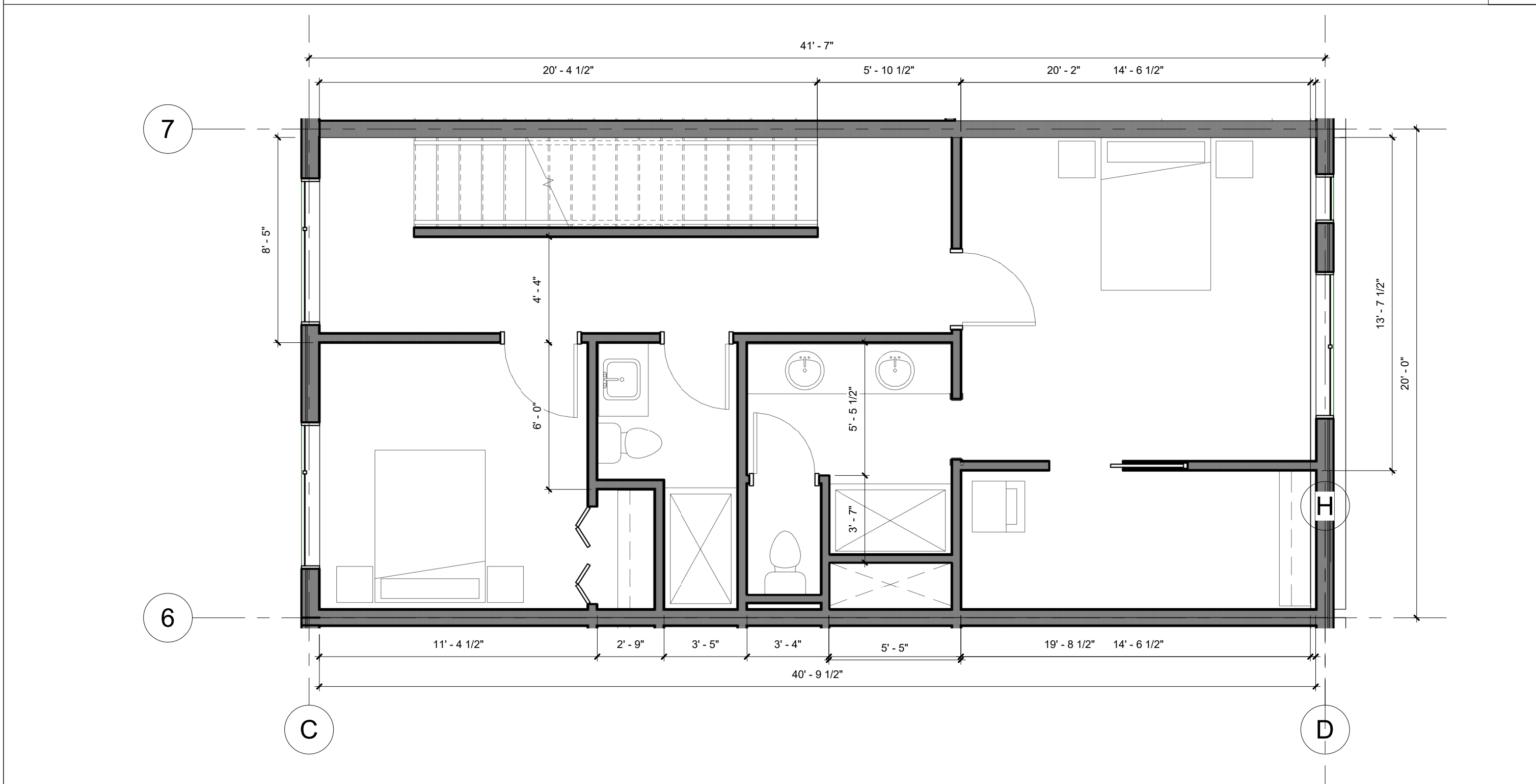
GENERAL NOTES - ENLARGED PLAN



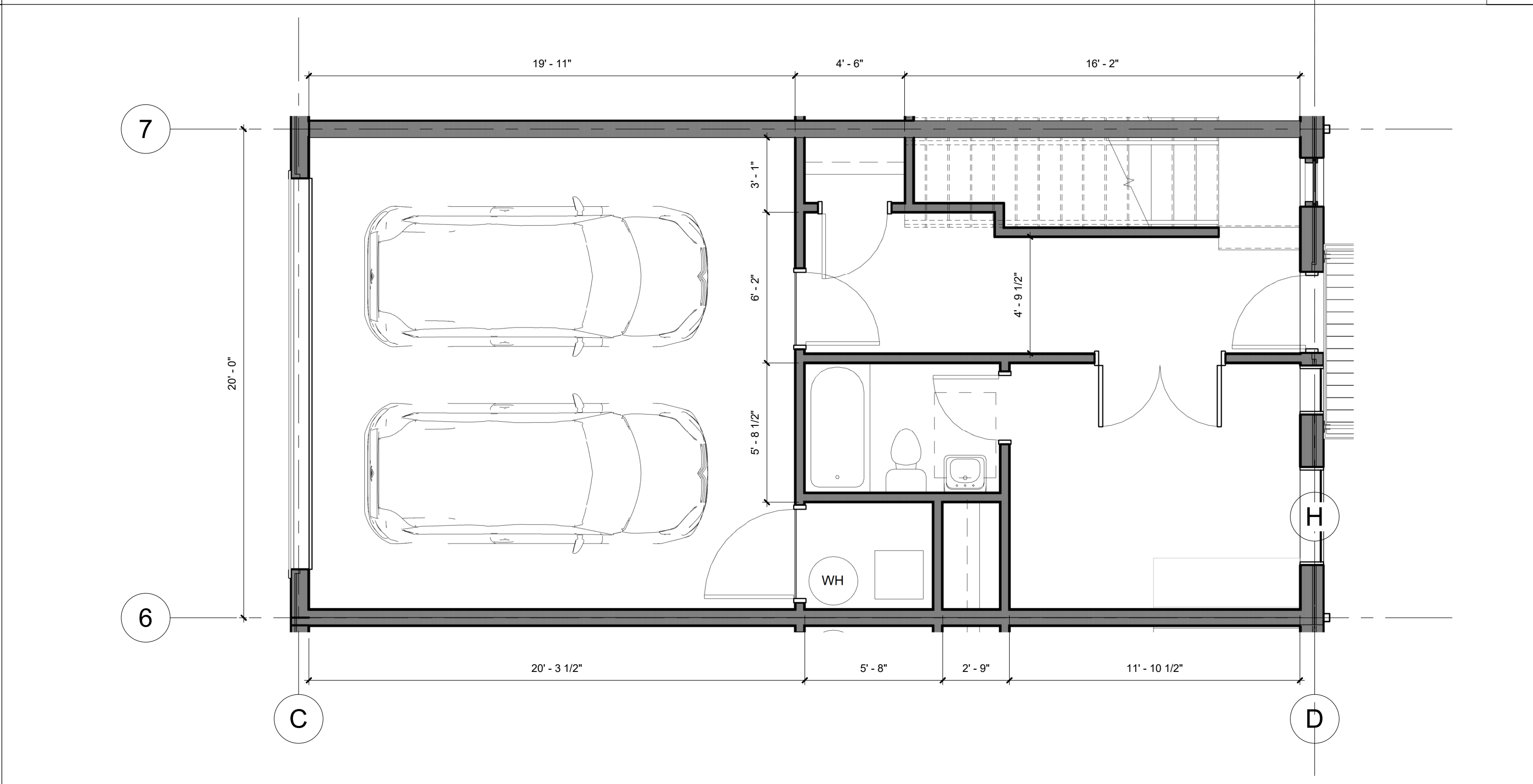
EAST BUILDING OVERALL ROOF PLAN 1/4" = 1'-0"



EAST BUILDING OVERALL SECOND FLOOR PLAN 1/4" = 1'-0"

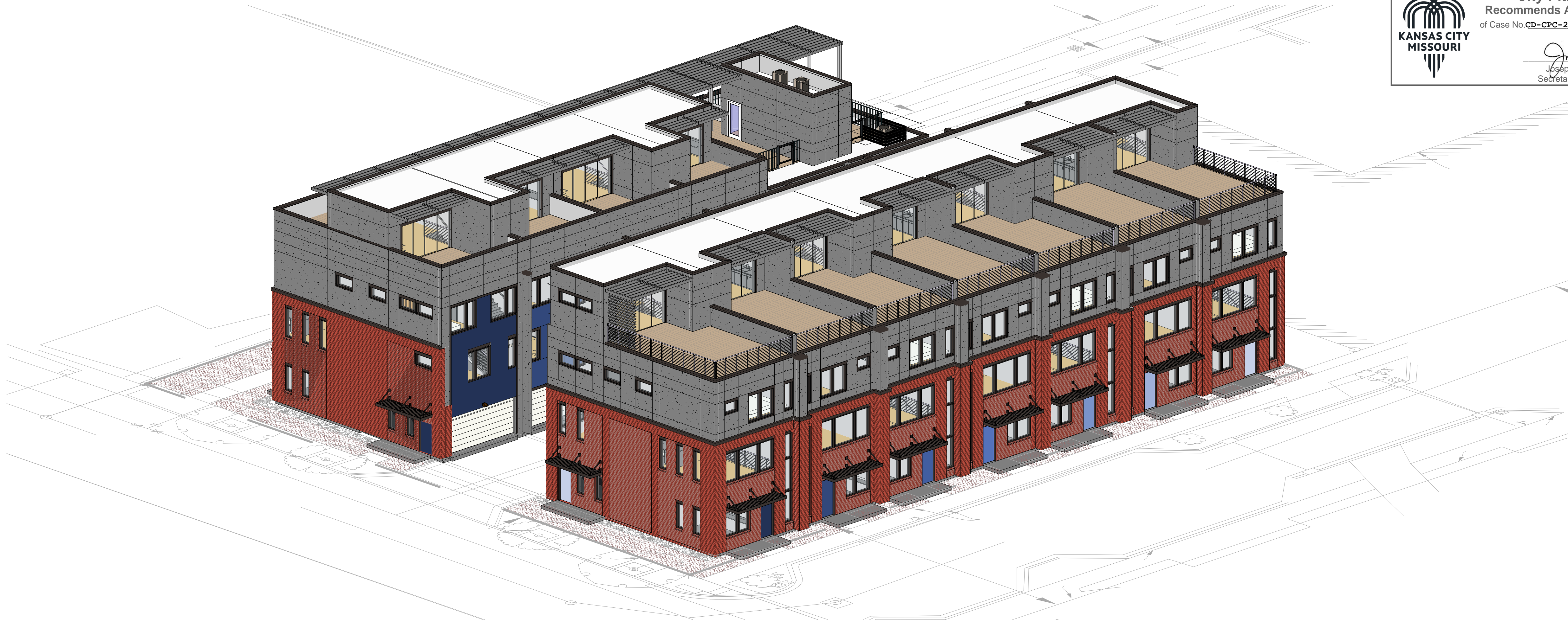


EAST BUILDING OVERALL THIRD FLOOR PLAN 1/4" = 1'-0"



EAST BUILDING OVERALL FIRST FLOOR PLAN 1/4" = 1'-0"

| REVISIONS | | NUMBER | DATE | DESCRIPTION |
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WEST PERSPECTIVE 2



EAST PERSPECTIVE 1



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00096** on **08/15/2023**
Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

100% DD, NOT
FOR CONSTRUCTION,
RECORDING PURPOSES,
OR IMPLEMENTATION

TOWNHOMES
19th AND LOCUST
1901 LOCUST ST.
KANSAS CITY, MO 64108

| REVISIONS | | NUMBER | DATE | DESCRIPTION |
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100% DD

DATE: Issue Date

EXTERIOR
RENDERINGS

A010



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00096** on **08/15/2023**
Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

- MATERIAL - GLAZING
COLOR -
FINISH -
TYPE -
- MATERIAL - STUCCO
COLOR - GREY
FINISH -
TYPE -
- MATERIAL - BRICK
COLOR - RED
FINISH -
TYPE -
- MATERIAL - BRICK
COLOR - DARK RED
FINISH -
TYPE -
- MATERIAL - METAL
COLOR - DARK BRONZE
FINISH -
TYPE -



HJM
ARCHITECTS

7520 WASHINGTON ST.
KANSAS CITY, MO 64114
WWW.HJMARCH.COM

100% DD, NOT
FOR CONSTRUCTION,
RECORDING PURPOSES,
OR IMPLEMENTATION

EXTERIOR MATERIAL LEGEND

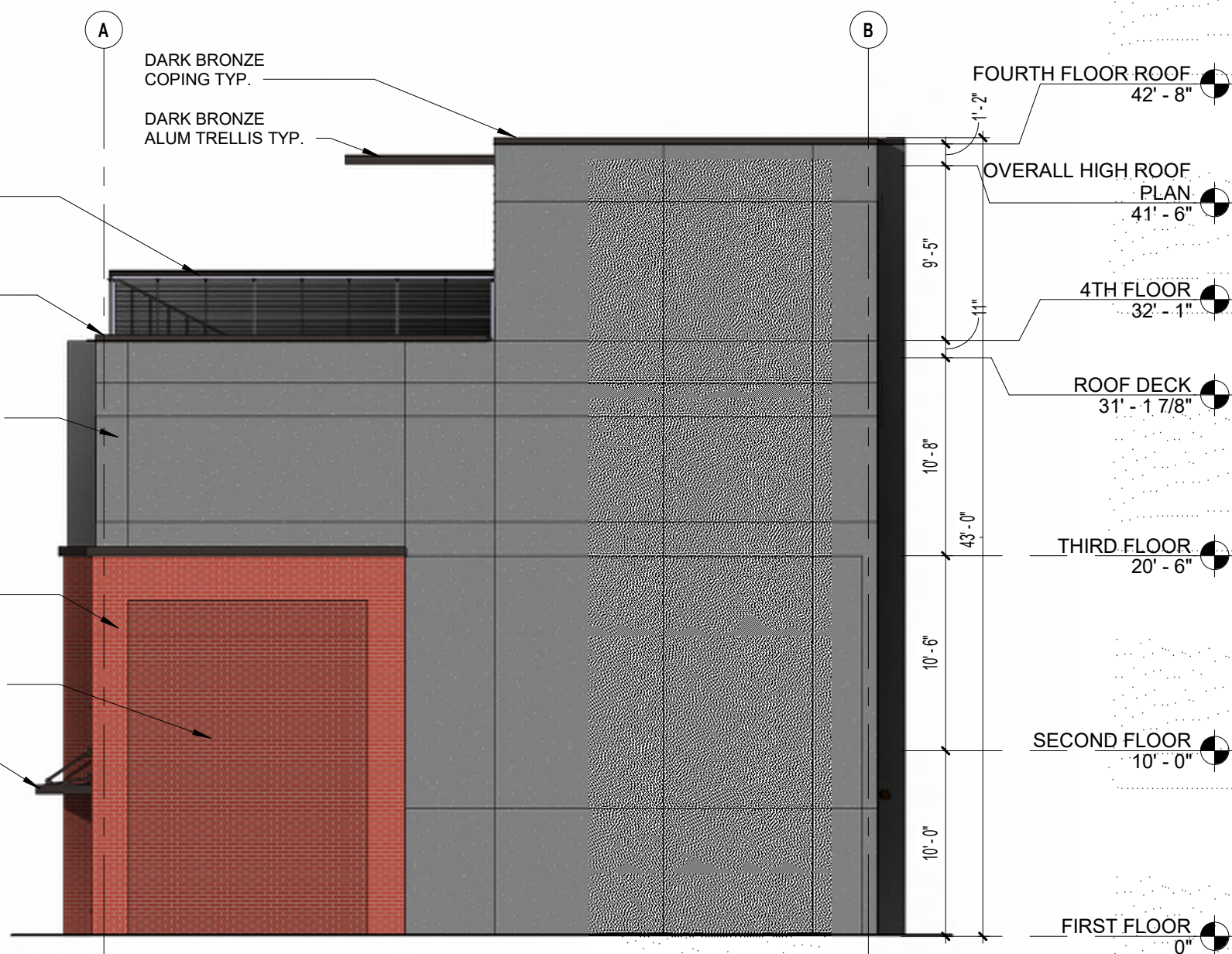
NW Axon



WEST BUILDNG WEST ELEVATION

1/8" = 1'-0"

4



WEST BUILDING SOUTH ELEVATION

1/8" = 1'-0"

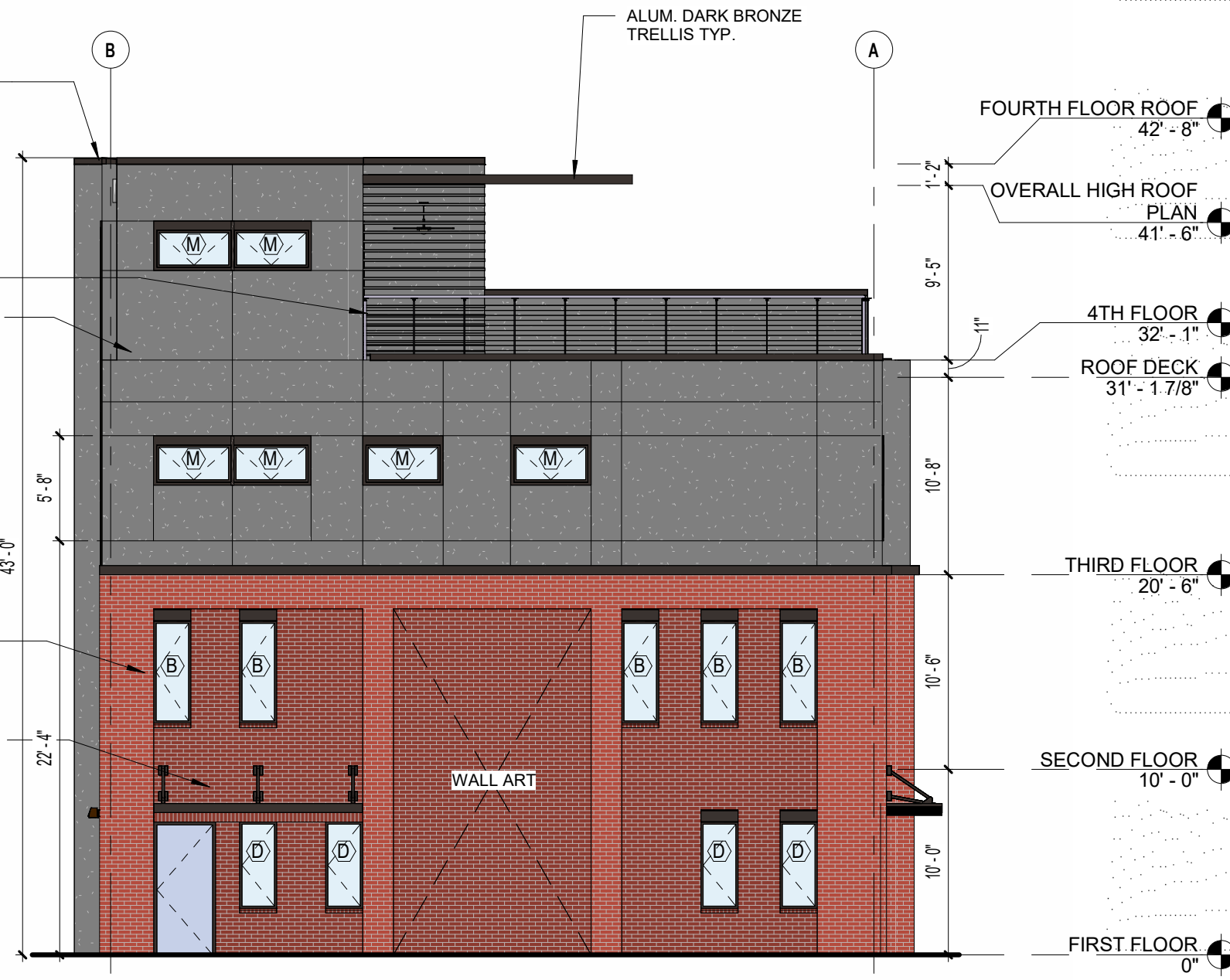
2



WEST BUILDNG EAST ELEVATION

1/8" = 1'-0"

3



WEST BUILDING NORTH ELEVATION

1/8" = 1'-0"

1

TOWNHOMES
19th AND LOCUST
1901 LOCUST ST.
KANSAS CITY, MO 64108

| REVISIONS | | NUMBER | DATE | DESCRIPTION |
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100% DD

DATE: Issue Date

EXTERIOR
ELEVATIONS -
WEST BUILDING

A200



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00096** on **08/15/2023**

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

- MATERIAL - GLAZING
COLOR -
FINISH -
TYPE -
- MATERIAL - STUCCO
COLOR - GREY
FINISH -
TYPE -
- MATERIAL - BRICK
COLOR - RED
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- MATERIAL - BRICK
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TYPE -
- MATERIAL - METAL
COLOR - DARK BRONZE
FINISH -
TYPE -

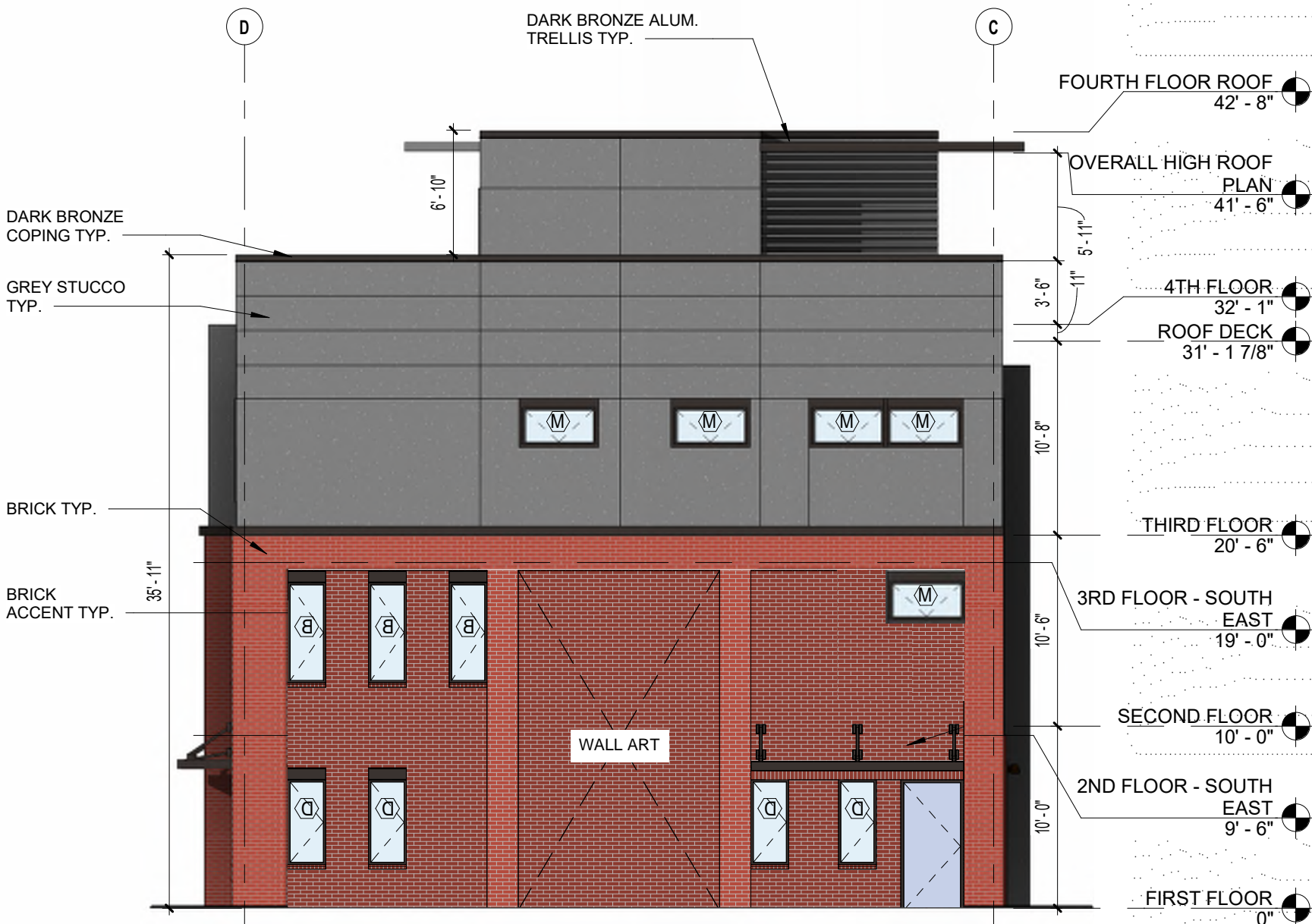


100% DD, NOT
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TOWNHOMES
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KANSAS CITY, MO 64108



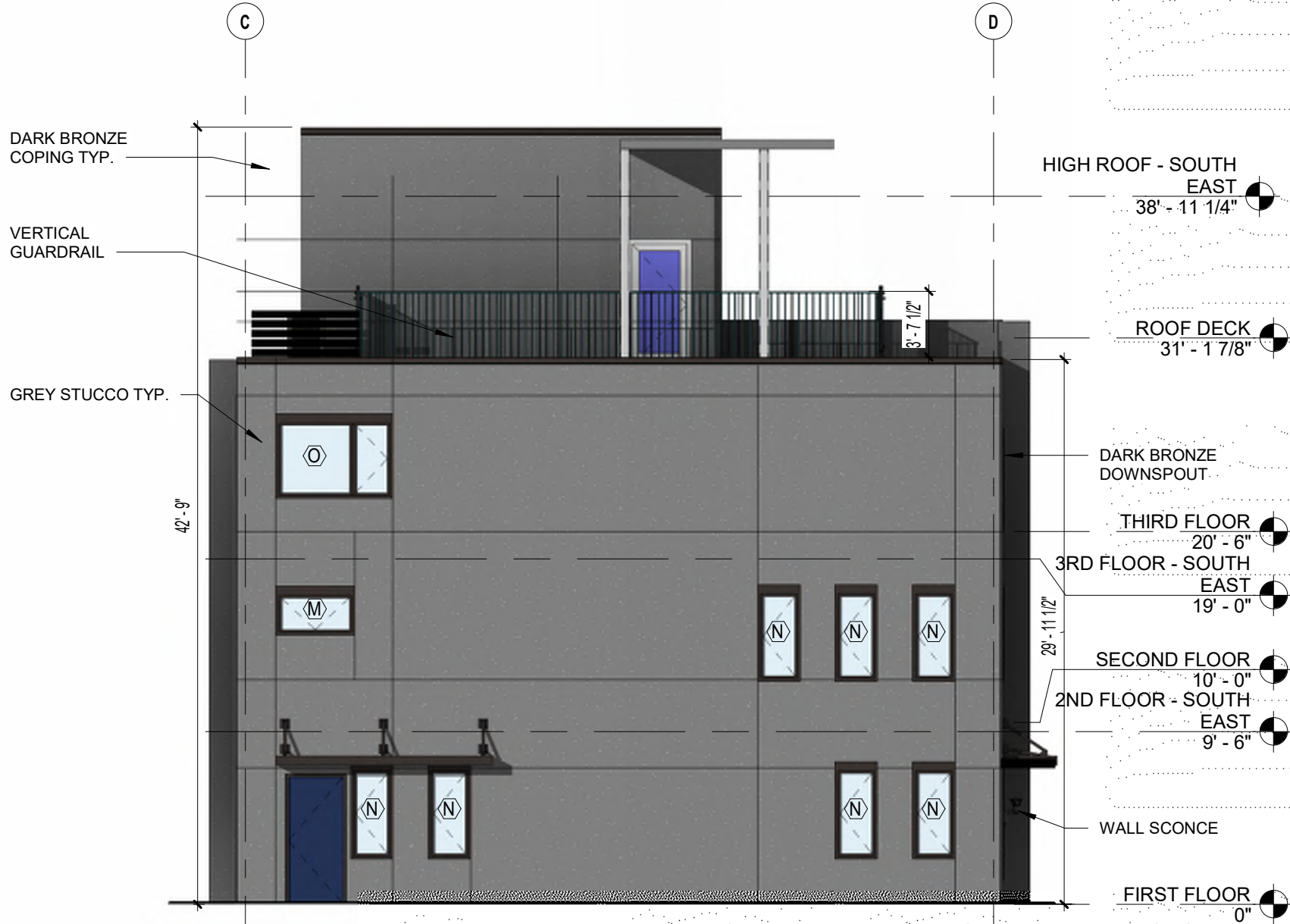
EAST BUILDINGS WEST ELEVATION 4
1/8" = 1'-0"



EAST BUILDING NORTH ELEVATION 2
1/8" = 1'-0"



EAST BUILDINGS EAST ELEVATION 3
1/8" = 1'-0"



EAST BUILDING SOUTH ELEVATION 1
1/8" = 1'-0"

| REVISIONS | DESCRIPTION | |
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100% DD

DATE: Issue Date

EXTERIOR
ELEVATIONS -
EAST BUILDING

A201