



CITY PLAN COMMISSION REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

220268

March 1, 2021

Project Name

Tru by Hilton

Docket # Request

14 CD-CPC-2022-00005
Rezoning to UR/MPD

Applicant

Patricia Jensen
Rouse Frets White Goss Gentile Rhodes,
P.C.

Owner

Sanjay Koshiya
KMG Hotels

Location 10900 N.
Ambassador
Area About 1.85 acres
Zoning UR
Council District 2nd
County Platte
School District Park Hill

Surrounding Land Uses

North: Commercial use zoned UR
East: Industrial use zoned M2-3
West: Interstate 29 zoned AG-R
South: Industrial use zoned M2-3

Land Use Plan

The KCI Area Plan recommends commercial/industrial. The request conforms to this recommendation.

Major Street Plan

N. Ambassador is classified as a four-lane activity street with 100 feet of right-of-way.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No registered neighborhood and civic organizations, therefore notice of the project was sent to all property owners within 300' of the project site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement is required for this type of project submittal. The applicant held a virtual meeting on February 15, 2022.

EXISTING CONDITIONS

The subject site is located directly east of Interstate 29 south of KCI Airport. The site is currently being used as parking lot. The site is accessible from an existing drive off N. Ambassador. The adjacent area is largely developed with primarily commercial and industrial uses, and well-served by utilities.

NEARBY DEVELOPMENTS

North: Hilton Garden Inn
East: Industrial, warehousing, logistics
West: Interstate 29
South: Industrial, warehousing, logistics

SUMMARY OF REQUEST

A request to approve a major amendment to the approved UR Plan to allow construction of a 4-story, 98-room hotel.

KEY POINTS

- Major Amendment to the approved development plan
- 4-story, 98-room hotel

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
14 Approval with conditions

CONTROLLING CASE

Case No. 14856-UR – To consider rezoning from District B3-3 (Community Business dash 3) and District M2-3 (Manufacturing 2 dash 3) to District UR (Urban Redevelopment) and approval of a development plan to allow for a hotel and surface parking lot.

HISTORY

In October of 2017, Case No. 14856-UR was approved and rezoned about 5 acres from District B3-3 and District M3-2 to District UR and approval of a development plan. The proposed site for the Tru by Hilton has not been fully utilized but has served as overflow parking for the property located directly to the north.

PLAN REVIEW

This request is to approve a major amendment to the approved UR Plan to allow construction of a 4-story, 98-room hotel in District UR (Urban Redevelopment).

The proposed parking for this project includes 66 spaces—61 standard and 5 accessible, and 8 short-term bicycle parking stalls are indicated on the plans. Long-term bicycle parking will be located inside of the hotel. Ingress and egress for the proposed hotel is located along N. Ambassador.

The proposed project complies with all landscaping requirements pursuant to code (perimeter and interior landscaping of the parking lot and the addition of 14 street trees along N. Ambassador and Interstate 29.

The architectural style of the hotel is somewhat consistent with the existing hotel to the north. The proposed hotel will consist mainly of brick on the first floor and the rest of the building will be EIFS (exterior insulation and finishing system). The lighting plan provided from the applicant complies with 88-430-06 and meets code.

ANALYSIS**Use-Specific (88-300) and Development Standards (88-400)**

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	No	N/A	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Yes	
<i>Outdoor Lighting Standards (88-430)</i>	Yes	Yes	
<i>Sign Standards (88-445)</i>	Yes	Subject to conditions	Signs are expected to comply with 88-445 and be permitted separately.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

PLAN REVIEW CRITERIA

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

The plan, as proposed, complies with the KCI Area Plan and approved final plan – Case No. 14856-UR, subject to conditions.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The controlling plan calls for a future hotel on this proposed site including 70 future parking spaces.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

The proposed project will maintain an ingress and egress directly east of the hotel on N. Ambassador. In addition to the first drive vehicular circulation can also use the drive located to the north (Hilton Garden Inn).

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The applicant is providing eight short-term bicycle stalls on the northeast corner of the building. The applicant is also striping the parking lot that leads directly from the sidewalk along N. Ambassador to the bicycle parking area. The applicant is also responsible for trail improvements located on the west side of the site near Interstate 29.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The proposed plan does provide adequate utilities and a stormwater detention area located on the southwestern edge of the site.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The location and orientation of the proposed building does comply with the controlling plan. The architectural design and features primarily compliment the building specifically located to the north. The amount of brick as the primary building material on the first floor was recommended in order to maintain a relationship with the surrounding industrial buildings.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

Landscaping for the site follows the code and will provide additional shade for customers of the hotel and screening from Interstate 29. The location of the proposed hotel use and lighting plan should not have any negative effect to adjacent properties since the entire area is primarily composed of commercial and industrial uses and no residential uses nearby.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed plan provides more than the required amount of parking.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

Existing trees are labeled and will remain per the submitted landscape plan. There are currently no trees in the way of the site development.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Condition and Correction Report.

Respectfully submitted,



Xue Wood
Lead Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Development Review Committee

Report Date: February 23, 2022

Case Number: CD-CPC-2022-00005

Project: Tru by Hilton #55933

Plan Conditions

Condition(s) by Aviation. Contact Mike Waller at 816-243-3038 / Mike.Waller@kcmo.org with questions.

1. The proposed development is located in an area where the Kansas City International Airport (MCI) height zoning restrictions apply. No structure in this area should be constructed which exceeds these restrictions. The proponent/developer is recommended to review the city's Airport Height Zoning Ordinance No. 040342 and associated maps.

Per FAR Part 77, Objects Affecting Navigable Airspace, the proponent/developer shall file an on-line Form 7460-1, Notice of Proposed Construction or Alteration, for permanent vertical improvements or new structures.

Temporary cranes used for construction activities extending higher than the proposed top elevation of the building will need to be evaluated for compliance with FAR Part 77 standards. Temporary cranes exceeding this height will require the submittal of an on-line Form 7460-1 as well. 7460s must be submitted a minimum of 45 days prior to the start date of the proposed construction or alteration. The FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

The proponent/developer is also recommended to comply with Chapters 3, 4, 5, 12 of FAA Advisory Circular (AC) 70/7460-1L, Obstruction Marking and Lighting, as applicable. (1/27/2022)

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at / Andrew.Clarke@kcmo.org with questions.

2. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. (1/26/2022)
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy. (1/26/2022)
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (1/26/2022)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

5. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase. (1/26/2022)
6. The developer must grant a city approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat. (1/26/2022)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

7. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (1/26/2022)
8. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (1/26/2022)
9. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (1/26/2022)
10. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first. (1/26/2022)
11. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (1/26/2022)

Condition(s) by City Planning and Development Department. Contact Xue Wood at (816) 513-8823 / Xue.Wood@kcmo.org with questions.

12. Reduce the proposed monument sign to 6' or add landscape around the entire base with a minimum 3' height after the first growing season. (2/16/2022)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

13. Fire Water Flow The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (1/26/2022)
14. Fire Department Connection Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) (1/26/2022)
15. Hydrant Fire hydrant distribution shall follow IFC-2018 Table C102.1
Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2) (1/26/2022)
16. Fire Department Access The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) (1/26/2022)
17. Fire Department Access Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). (1/26/2022)
18. Fire Department Access Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. Weight of 85,000 lbs per (IFC-2018 503.2.3) (1/26/2022)

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

19. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(1/25/2022)



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Participant's Name

Sanjay Koshiya

Craig Shaw

Scott Tillema

Patricia Jensen

Kellee Madinger

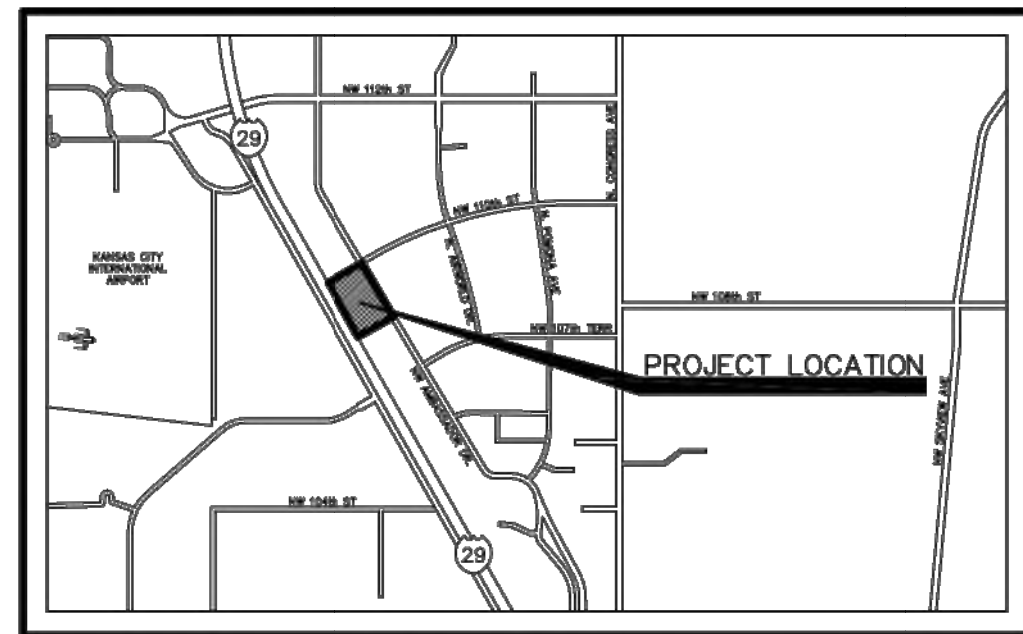
PROPOSED TRU HOTEL
10900 N. AMBASSADOR DR
KANSAS CITY, MO

4 STORY
98 ROOMS
BUILDING FOOTPRINT 10,934 SQ.FT.

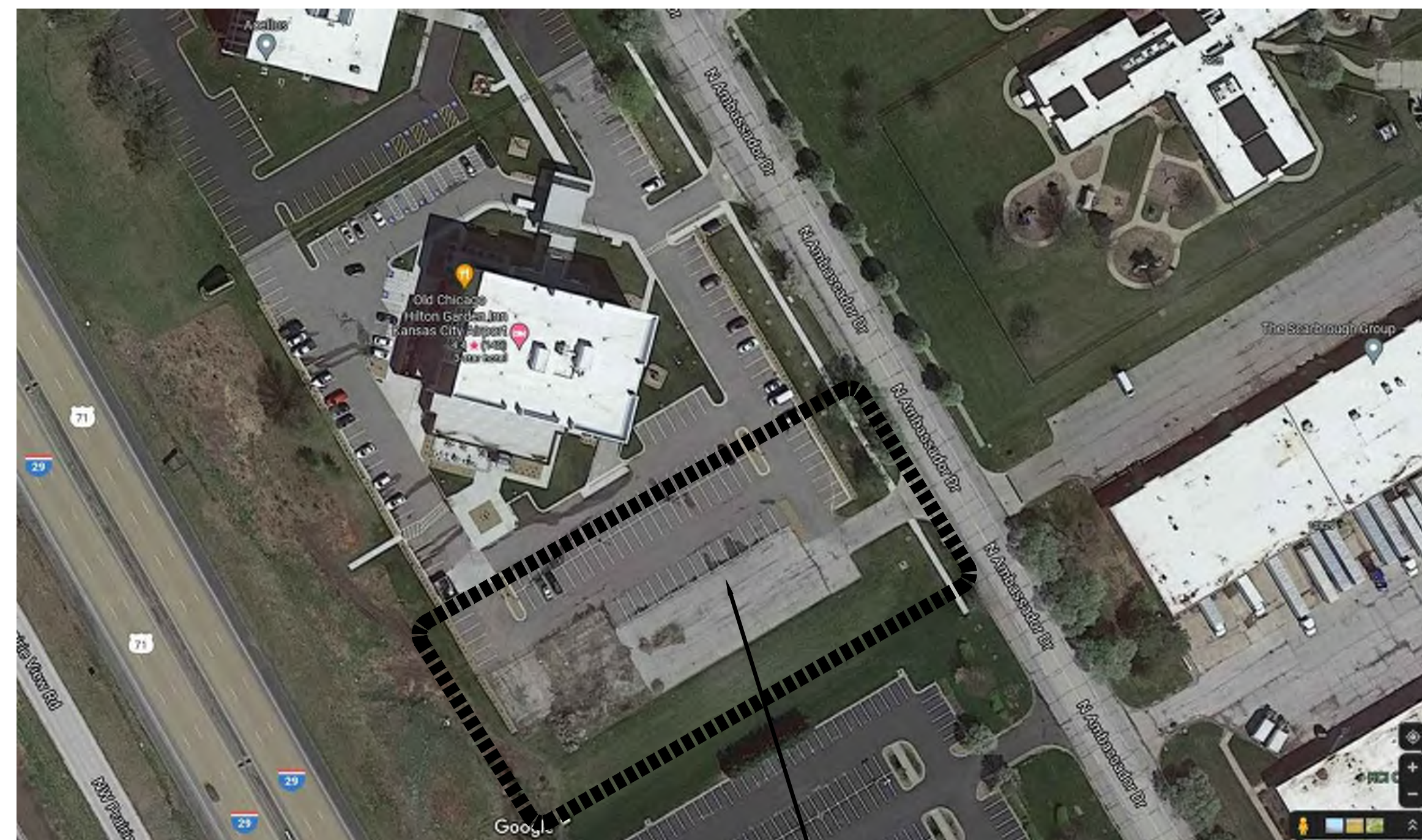
ZONE: UR

OWNER: KCI Hospitality II LLC
1645 Swift Ave
North Kansas City, MO 64116

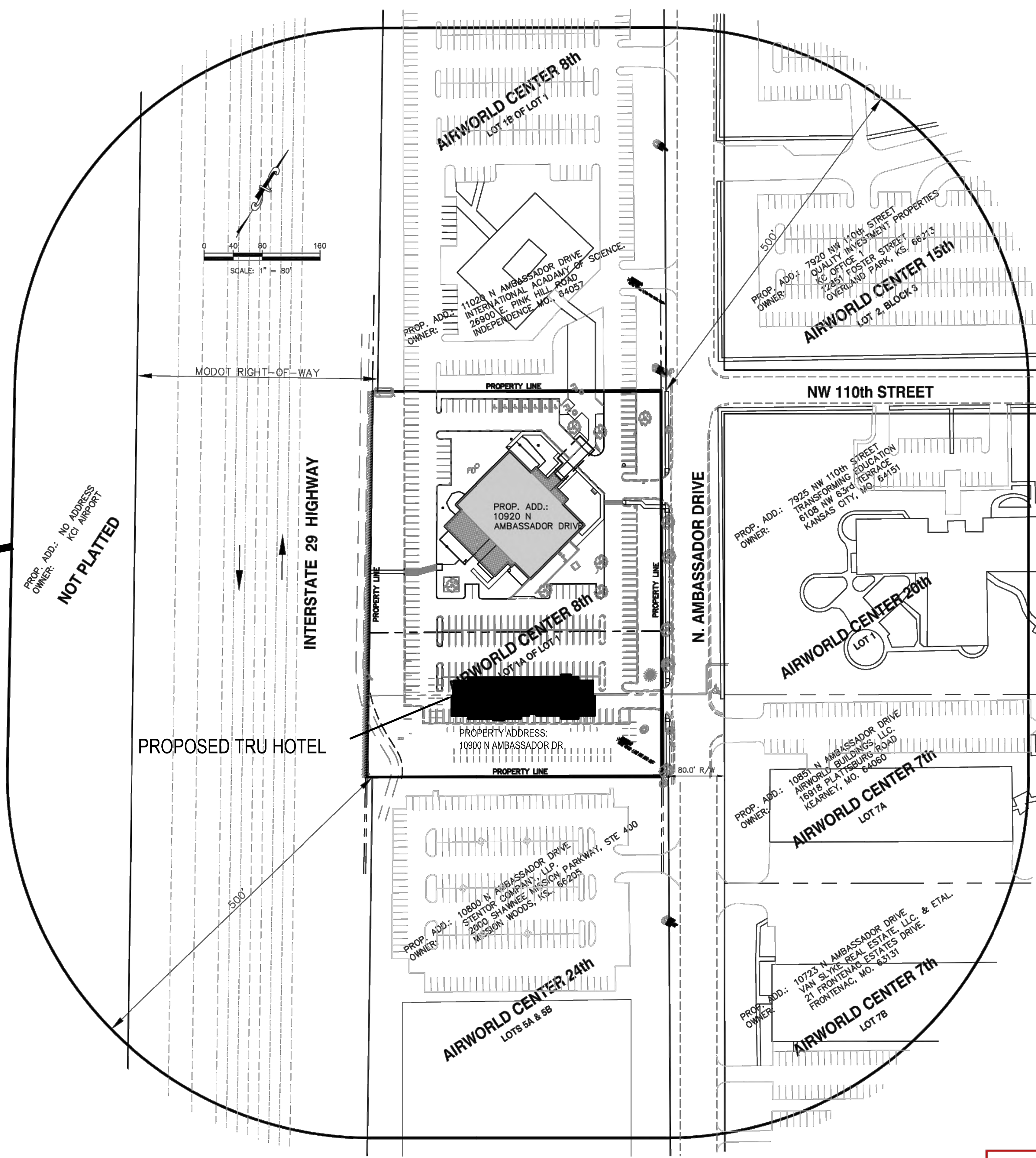
ARCHITECT: SHAW HOFSTRA @ ASSOCIATES
CRAIG SHAW
1800 CENTRAL ST K.C., MO 64108
816-421-0505 craigs@shawhofstra.com



LOCATION MAP
CITY OF KANSAS CITY, MISSOURI



site
10900 AMBASSADOR DR



SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	UR	UR	NO	
Gross Land Area				
in square feet	216,150	216,150		
in acres	4.962	4.962		
Right-of-way Dedication	N/A			
in square feet				
in acres				
Net Land Area				
in square feet	216,150	216,150		
in acres	4.962	4.962		
Building Area (sq. ft.)	18,979	29,913		
Floor Area Ratio	11.38	7.22		
Residential Use Info	N/A			
Total Dwelling Units				
Detached House				
Zero lot line House				
Cottage House				
Semi-attached House				
Townhouse				
Two-unit House				
Multi-unit House				
Colonnade				
Multiplex				
Multi-unit Building				
Total Lots				
Residential				
Public/Civic				
Commercial	2	2		
Industrial				
Other				

EXISTING HILTON HOTEL
10920 N AMBASSADOR DR.
5 STORY W/ 100 GUEST ROOMS
BUILDING FOOTPRINT: 18,979 SQ.FT.
LOT AREA 137,594 SQ.FT.

PROPOSED TRU HOTEL
10900 N AMBASSADOR DR
4 STORY W/ 98 GUEST ROOMS
BUILDING FOOTPRINT: 10,934 SQ.FT.
LOT AREA 82,556 SQ.FT.

DRAWING INDEX	
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5.	C07 GENERAL SITE LAYOUT
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8.	C11B STORM LINE A PLAN
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10.	C13 UNDERGROUND DETENTION
11.	C14 DRAINAGE CALCULATIONS
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19.	A5.01 TRU HOTEL COLORED ELEVATIONS
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21.	A5.03 TRU HOTEL ELEVATION DESCRIPTIVE
21.	A5.04 TRU HOTEL RENDERINGS

tru
by Hilton™

NORTH AMERICAN
PROTOTYPE
VERSION: 2.2

KMG HOTELS

LEVEL
BUILDERS

SH
ASSOCIATES
SHAW HOFSTRA + ASSOCIATES
1800 CENTRAL STREET, SUITE 203
KANSAS CITY, MISSOURI 64108
P: 816.421.0505
ARCHITECTURAL CORPORATION
Certificate of Authority No. 00111130

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ISSUED INFORMATION
MAJOR AMENDMENT 12/23/2021
REVISIONS:
MAJOR AMENDMENT 2-11-2022

STATE OF MISSOURI
BRYSON CRAIG SHAW
REGISTERED ARCHITECT
NUMBER A-3013
2/11/22

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY B. CRAIG SHAW, AIA ON 2/11/22

PROJECT INFORMATION
KCI AIRPORT
#55933
10900 N AMBASSADOR DR
KANSAS CITY, MO 64153

MAJOR AMENDMENT

SHEET INFORMATION
MAJOR AMENDMENT
COVER
42x32 SHEET
2/11/2022

MINOR SUBDIVISION

LOT 1-A, OF LOT SPLIT OF LOT 1,
AIRWORLD CENTER, EIGHTH PLAT
KANSAS CITY, PLATTE COUNTY, MISSOURI

OWNER/DEVELOPER:
KCI HOSPITALITY LLC
1645 SWIFT
N. KANSAS CITY, MO 64116
(917) 912-7296
CONTACT: SANJAY KOSHIYA

SURVEYOR:
KAW VALLEY ENGINEERING, LLC
ATTN: JOHN COPELIN
8040 N. OAK TRAFFICWAY
KANSAS CITY, MO 64052
PHONE: (816) 468-5858
E-MAIL: copeline@kveeng.com



LOCATION MAP
SEC. 26-T52N-R34W

CITY OF KANSAS CITY, MISSOURI
CITY PLANNING AND DEVELOPMENT DEPARTMENT,
PURSUANT TO THE AUTHORITY GRANTED TO ME IN SECTION 88-535-05 OF THE
ZONING AND DEVELOPMENT CODE, I HEREBY APPROVE THIS MINOR SUBDIVISION
PLAT.

DATE: 12/27/19 CASE NO.: CLDMS-2019-00093
JOSEPH REYNOLDS, AICP, MANAGER,
DEVELOPMENT MANAGEMENT DIVISION,
ON BEHALF OF JEFFERY WILLIAMS,
DIRECTOR OF CITY PLANNING AND DEVELOPMENT



MARILYN SANDERS

PROPOSED SUBDIVISION LOT DESCRIPTIONS:

LOT 1-A1 DESCRIPTION:
LOT 1-A1 OF THE MINOR SUBDIVISION OF LOT 1-A OF THE LOT SPLIT OF LOT 1, AIRWORLD CENTER, EIGHTH PLAT, KANSAS CITY, PLATTE COUNTY, MISSOURI.

LOT 1-A2 DESCRIPTION:
LOT 1-A2 OF THE MINOR SUBDIVISION OF LOT 1-A OF LOT SPLIT OF LOT 1, AIRWORLD CENTER, EIGHTH PLAT, KANSAS CITY, PLATTE COUNTY, MISSOURI.

IN TESTIMONY WHEREOF:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THESE PRESENTS TO BE SIGNED

THIS 23rd DAY OF December, 2019

BY: Sanjay Koshiya
SANJAY KOSHIYA - MANAGING PARTNER

STATE OF MO SS:
COUNTY OF Clay

ON THIS 23rd DAY OF December, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SANJAY KOSHIYA, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT SHE IS A MANAGING PARTNER FOR HILTON AMBASSADOR DRIVE, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID HILTON AMBASSADOR DRIVE.

IN WITNESS WHEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THEY DAY AND YEAR LAST ABOVE WRITTEN.

Mary E Long
NOTARY PUBLIC
MARY E LONG
Notary Public, Notary Seal
State of Missouri
Clay County
Commission # 18892878
My Commission Expires 01-18-2022
COMMISSION EXPIRES

GENERAL NOTES:

- THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH LAWS AND FOR THE STATE OF MISSOURI, AND MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN SURVEY.
- THE PROPERTY HAS DIRECT ACCESS TO AMBASSADOR DRIVE, A DEDICATED PUBLIC STREET. THE PROPERTY HAS INDIRECT ACCESS TO INTERSTATE 29, A DEDICATED HIGHWAY, RECORDED IN DOC. NO. 34849 IN BOOK 211 AT PAGE 365.

POSSIBLE ENCROACHMENTS:

THERE WERE NO OBSERVABLE ENCROACHMENTS FOUND WHILE CONDUCTING THIS SURVEY.
AN ENCROACHMENT IS A LEGAL CONDITION AND NOT A MATTER OF SURVEY. THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT LISTED.

CERTIFICATION:

I, PHILIP J. SCHNITZ, BEING A DULY LICENSED SURVEYOR UNDER THE LAWS OF MISSOURI, HEREBY CERTIFY THAT THIS PLAT OR MAP IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, IS IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, MEETS OR EXCEEDS THE PRECISION REQUIREMENTS FOR AN URBAN SURVEY, AND IS CORRECT TO THE BEST OF MY BELIEF AND ABILITY.

DATE OF SURVEY: NOVEMBER 1, 2019
(AN ORIGINAL SEAL WITH SIGNATURE IN BLUE INK SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT)

1	12/18/19	PER CITY COMMENTS	JAD
PROJECT NO. B1603062			DRAWN BY JAD/EMA
8040 N. OAK TRAFFICWAY KANSAS CITY, MO 64118 PH. (816) 468-5858 FAX (816) 468-6651 kc@kveeng.com www.kveeng.com			CHECKED BY JAC
PROJECT: HILTON AMBASSADOR DRIVE 10920 N AMBASSADOR DRIVE KANSAS CITY, MISSOURI			CFN 3062MS
PREPARED FOR: KCI HOSPITALITY, LLC. 1645 SWIFT N. KANSAS CITY, MISSOURI 64116			SHEET 1 OF 1
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/19			

STATION	BEARINGS	DISTANCE	NORTHING	EASTING
CL-05 RESET			1133794.3426	2739447.3393
1	N 28°48'57" W	3564.97	1136917.8701	2737729.0350
2	N 59°27'35" E	408.14	1137125.2621	2738080.5508
3	N 30°35'05" W	531.44	1137582.7708	2737810.1465
4	N 59°26'18" W	397.92	1337380.4413	2737467.5047
1	S 29°28'59" E	531.39	1136917.8701	2737729.0350

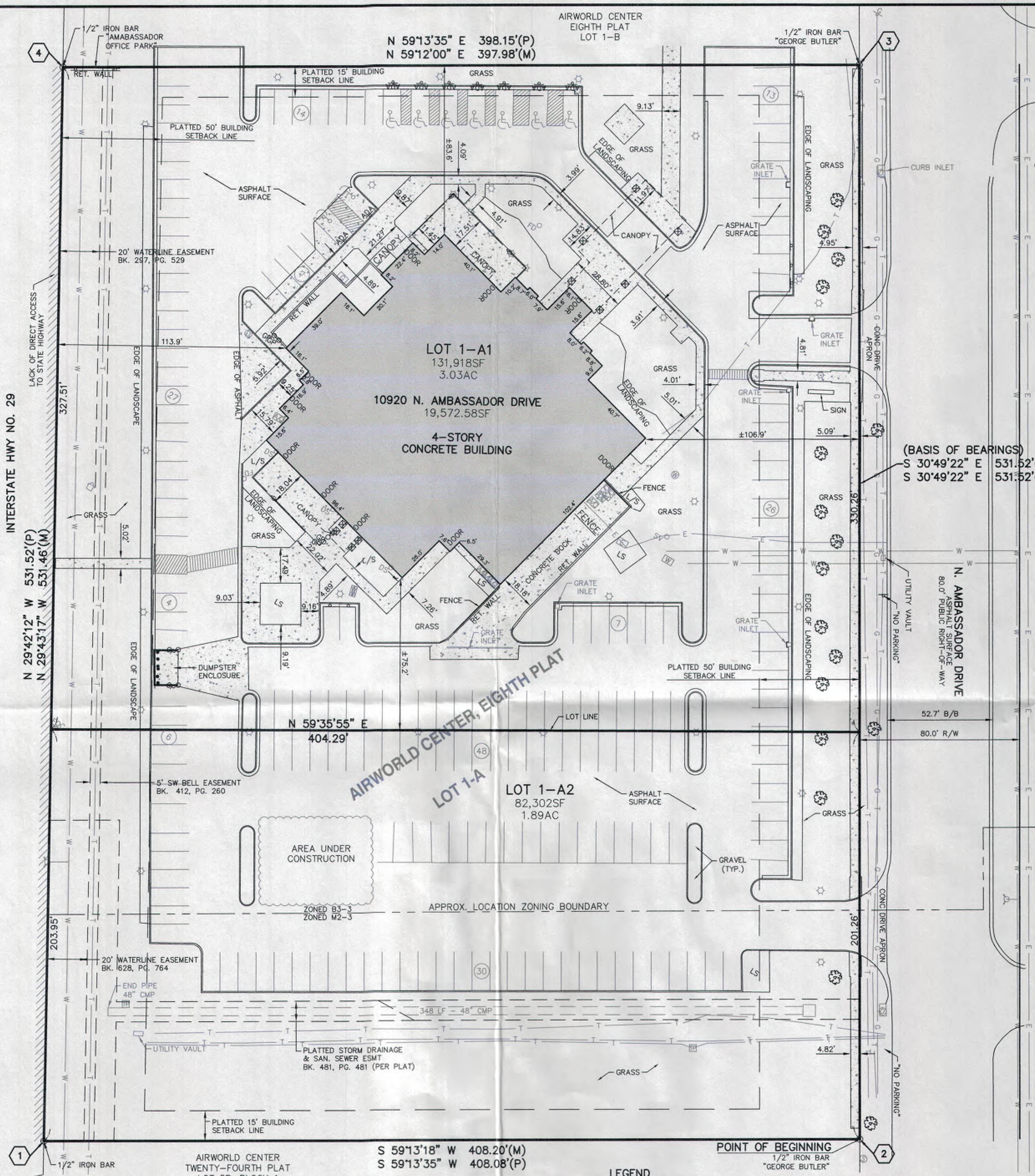
NOTE: ALL BEARINGS AND COORDINATES IN THE ABOVE TABLE ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.99990073. DISTANCES IN THE ABOVE TABLE ARE IN GRID US SURVEY FEET.

PARENT DESCRIPTION: (PER TITLE COMMITMENT)
LOT SPLIT 1-A OF LOT 1, AIRWORLD CENTER, EIGHTH PLAT, BEING A PART OF LOT 1, AIRWORLD CENTER, EIGHTH PLAT, IN KANSAS CITY, PLATTE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 (THE WESTERLY RIGHT-OF-WAY LINE OF AMBASSADOR DRIVE AS NOW ESTABLISHED), THENCE SOUTH 59°13'35" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 408.08 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 29, AS NOW ESTABLISHED, THENCE NORTH 29°42'12" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 29, A DISTANCE OF 531.52 FEET; THENCE NORTH 59°13'35" EAST, A DISTANCE OF 398.15 FEET, TO A POINT ON SAID EASTERLY LINE OF LOT 1 AND SAID WESTERLY RIGHT-OF-WAY LINE OF AMBASSADOR DRIVE; THENCE SOUTH 30°46'25" EAST, ALONG SAID EASTERLY LINE OF LOT 1 AND SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 531.42 FEET TO THE POINT OF BEGINNING.

RIGHT OF ENTRANCE:
THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

FLOOD STATEMENT:
SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONES "X, NON-SHADED" ON THE FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI, COMMUNITY PANEL NO. 29095C0041G, REVISED DATE JANUARY 20, 2017. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.



LEGEND

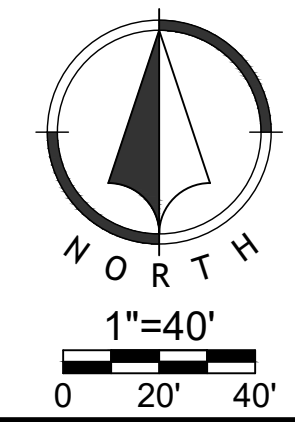
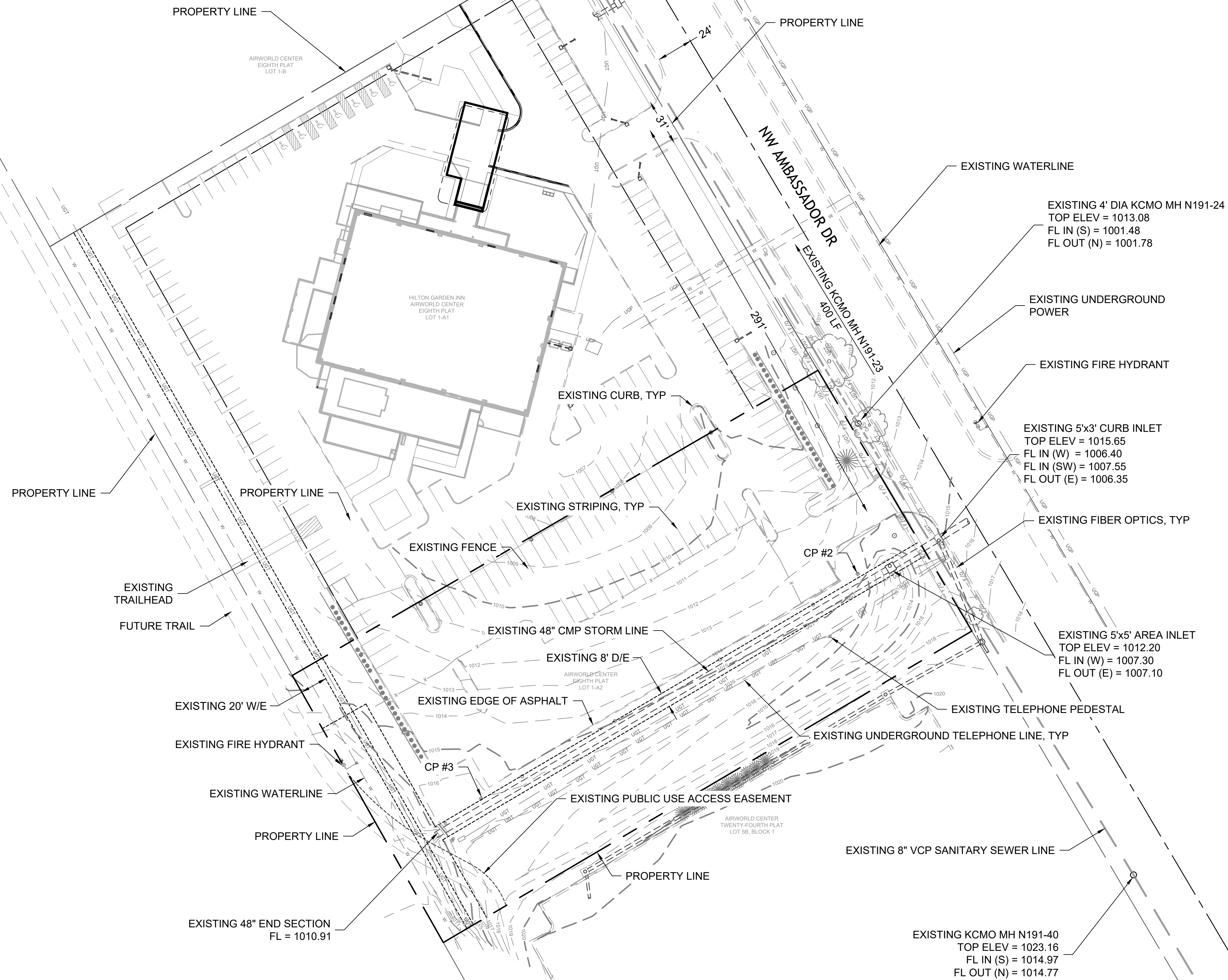
○ MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED	⊕ HANDICAP PAINTED SYMBOL	⊠ ADA HANDICAP SIGN
(P) PLATTED	(M) MEASURED	⊕ DOWNSPOUT
• BOLLARD	⊕ POST INDICATOR VALVE	⊕ YARD LIGHT
⊕ DECIDUOUS TREE	⊕ LIGHT POLE	⊕ GAS LINE
⊕ ELECTRIC METER	⊕ SPLICE BOX	⊕ OVERHEAD POWERLINE
⊕ FLOOR DRAIN	⊕ SPRINKLER CONTROL BOX	⊕ UNDERGROUND TELEPHONE
⊕ FIRE HYDRANT	⊕ STORM MANHOLE	⊕ WATER LINE
⊕ AIR CONDITIONING UNIT	⊕ FIBER OPTIC SIGN	⊕ WROUGHT IRON FENCE
⊕ GAS SIGN	⊕ SIGN	B/B BACK OF CURB TO BACK OF CURB
⊕ WATER MANHOLE	⊕ SAN SEWER MANHOLE	R/W RIGHT OF WAY
⊕ GAS METER	⊕ TELEPHONE PEDESTAL	⊕ PARKING STALL COUNT
⊕ GATE POST	⊕ WATER METER	
	⊕ CANOPY SUPPORT	

RECORDED INFORMATION:
Recorded in Platte County, Missouri
Recording Date/Time: 12/27/2019 at 12:27:27 PM
Instr Number: 2019017079
Book: 22 Page: 82
Type: DE PLAT
Pages: 1
Fee: \$88.00
Grantor: AIRWORLD CENTER 8TH PLAT LOT SPLIT ...
Grantee: KOSHIYA, SANJAY
Gloria Boyer, Recorder of Deeds

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

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1-29



Sheet
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Major Amendment to the
Development Plan
21-0159
NW Ambassador Dr - Tru Hotel

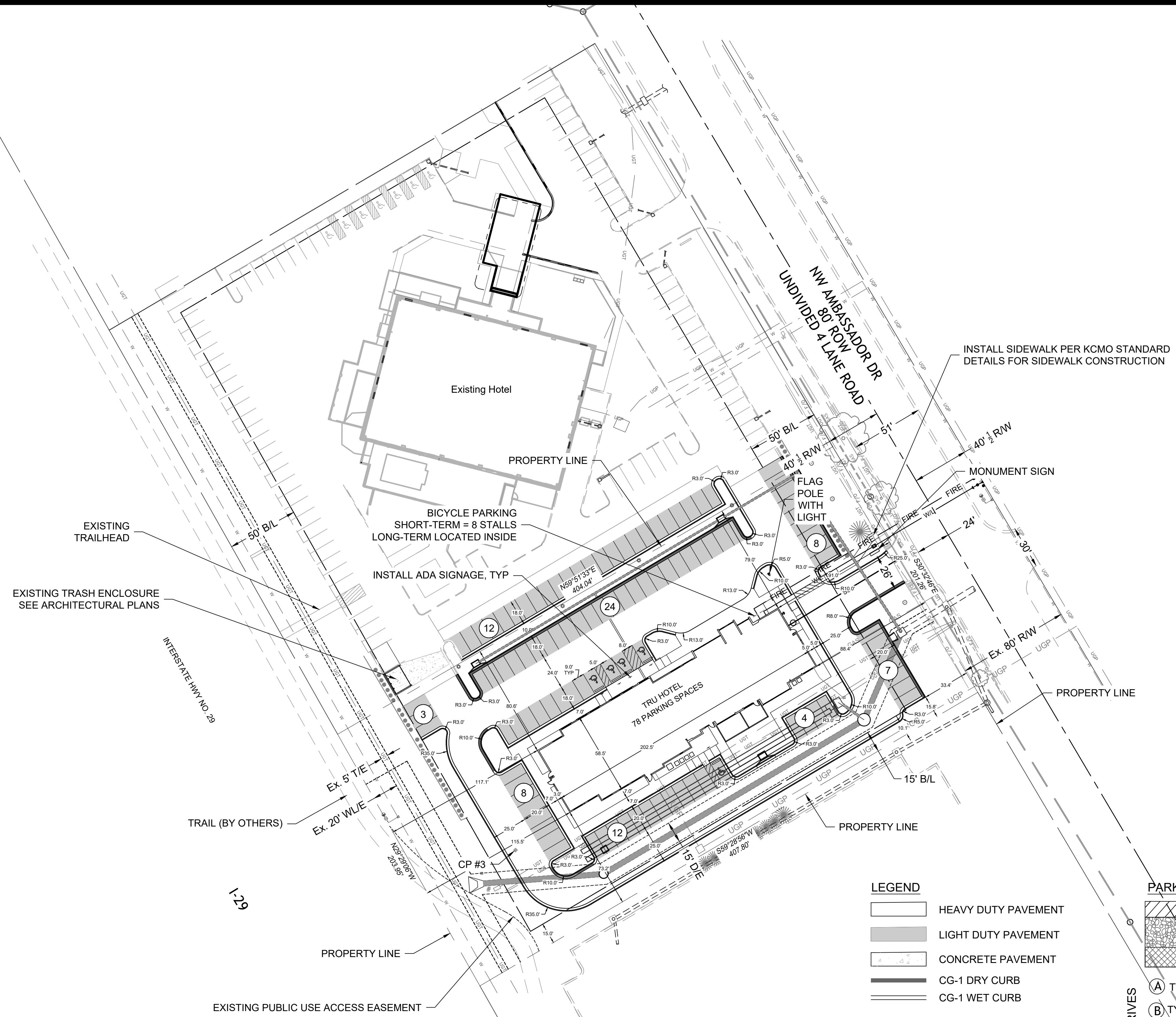
EXISTING CONDITIONS

NO.	BY	OD	DATE	REVISION
	BDO	PNC	02-11-2022	PER CITY COMMENTS
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STATE OF MISSOURI
 PATRICK N. CASSITY
 NUMBER
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 PATRICK N. CASSITY PE-2018008244

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EXISTING TRAILHEAD
EXISTING TRASH ENCLOSURE
SEE ARCHITECTURAL PLANS

BICYCLE PARKING
SHORT-TERM = 8 STALLS
LONG-TERM LOCATED INSIDE

INSTALL ADA SIGNAGE, TYP

Existing Hotel

PROPERTY LINE

TRU HOTEL
78 PARKING SPACES

INSTALL SIDEWALK PER KCMO STANDARD
DETAILS FOR SIDEWALK CONSTRUCTION

NW AMBASSADOR DR
UNDIVIDED 4 LANE ROAD

MONUMENT SIGN

FLAG POLE WITH LIGHT

40' RW

40' RW

40' RW

40' RW

40' RW

40' RW

40' RW

40' RW

40' RW

40' RW

40' RW

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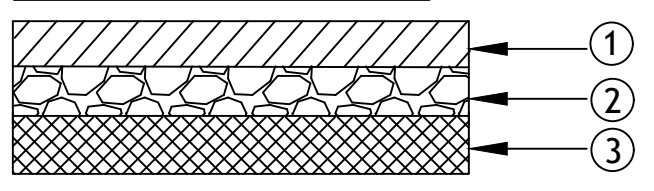
40' RW

40' RW

LEGEND

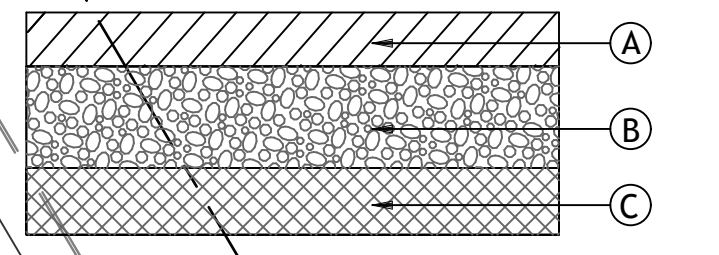
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- CONCRETE PAVEMENT
- CG-1 DRY CURB
- CG-1 WET CURB

CONCRETE SECTION



- ① 6" CEMENT CONCRETE (4,000 PSI)
- ② 4" MoDOT TYPE AB-3
- ③ 9" SUBGRADE COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY

PARKING LOT ASPHALT SECTION



- A TYPE 3-2" ASPHALT CONCRETE SURFACE
- B TYPE 1-6" ASPHALTIC CONCRETE BASE
- C 9" SUBGRADE COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY

- A TYPE 3-2" ASPHALT CONCRETE SURFACE
- B TYPE 1-4" ASPHALTIC CONCRETE BASE
- C 9" SUBGRADE COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY

PARKING CALCULATIONS

REQUIRED:	13 SPACES (1 PER 6 ROOMS)
PROVIDED:	66 SPACES
ADA REQUIRED:	3 SPACES
ADA PROVIDED:	5 SPACES

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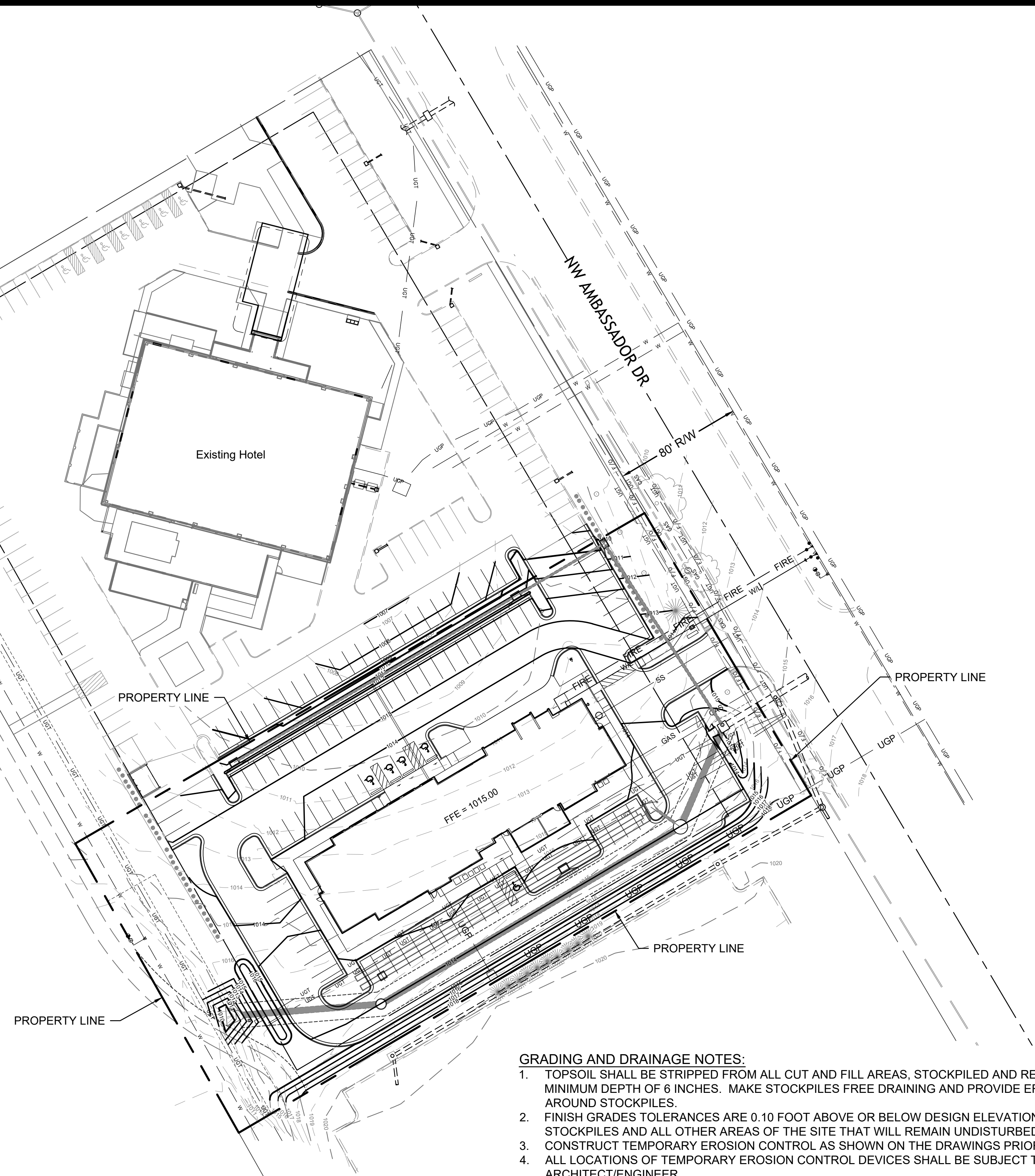
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STATE OF MISSOURI
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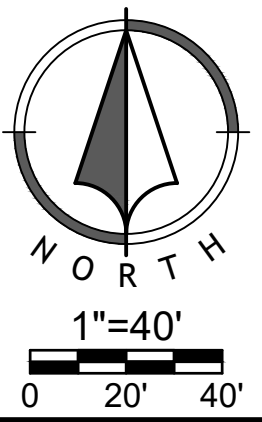
GRADING PLAN



1-29

GRADING AND DRAINAGE NOTES:

1. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. MAKE STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES.
2. FINISH GRADES TOLERANCES ARE 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS. PROVIDE TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 30 DAYS OR MORE.
3. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
4. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ARCHITECT/ENGINEER.
5. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE, THEY SHALL BE REMOVED.
6. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
8. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
9. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED WITH TOPSOIL, AND SEEDED AND MULCHED, UNLESS OTHERWISE NOTED.
10. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 95% OF MAXIMUM PER ASTM D698.
11. MAXIMUM SLOPES IN ALL DIRECTIONS OF HANDICAP PARKING SPACES/AISLES SHALL NOT EXCEED 2%.
12. EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 95% OF STANDARD PROCTOR DENSITY (ASTM D698).



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 PATRICK N. CASSITY
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	BDO	PNC	12-23-2021	REVISION

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STATE OF MISSOURI
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 NUMBER PE-2016008244
 9/8/2021
 PROFESSIONAL ENGINEER

MISSOURI CERTIFICATE OF AUTHORITY NO. 2010033630

NOTE
 PER PUBLIC WORK STANDARDS, NO SDR-35 PIPE SHALL BE INSTALLED OUTSIDE OF THE BUILDING, A MINIMUM OF SDR-26 IS REQUIRED.
 PER 701.1 OF UPC 2012, NO SDR PIPING IS INSTALLED UNDER THE SLAB OR INSIDE THE BUILDING, PVC SCHEDULE 40 IS REQUIRED.

NOTE
 FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED PRIOR TO CONSTRUCTION/DEMOLITION PROJECTS BEGIN.
 FIRE HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO THE ARRIVAL OF ANY COMBUSTIBLE BUILDING MATERIALS ONTO THE SITE.
 A KNOX BOX SHALL BE PROVIDED NEAR THE MAIN ENTRANCE TO THE BUILDING. TO ENSURE PROPER KEYING TO KANSAS CITY, MISSOURI KNOX BOXES MAY BE ORDERED ONLINE AT WWW.KNOXBOX.COM OR ON AN OFFICIAL ORDER FORM OBTAINED THROUGH FIRE MARSHAL'S OFFICE.
 THE PROJECT SHALL MEET THE FIRE FLOW REQUIREMENTS AS SET FORTH IN APPENDIX B OF THE INTERNATIONAL FIRE CODE 2012.

NOTE
 INSTALL WATER SERVICE LINE PER KCMO WATER SERVICES DETAIL DRAWING 6202.

SERVICE LINES SHALL HAVE A COVER OF NOT LESS THAN FOUR (4) FEET NOR MORE THAN FIVE (5) FEET, UNLESS OBSTRUCTIONS REQUIRE DEEPER EXCAVATION FOR CLEARANCE.

BRANCH SERVICE LINES 2" AND SMALLER SHALL CONFORM TO THE LATEST FEDERAL SPECIFICATIONS FOR TYPE K FLEXIBLE COPPER TUBING UP TO THE WATER METER. TWO FEET AFTER THE METER TO THE BUILDING HIGH DENSITY POLYETHYLENE (HDPE) PIPE MAY BE INSTALLED ON SERVICE LINES UP TO TWO INCHES. THE HDPE PIPING SHALL BE SDR 9 AND MEET AWWA C901 AND COPPER TUBING SIZE (CTS) STANDARDS. BUILDING GROUNDING MUST MEET CURRENT BUILDING CODES.

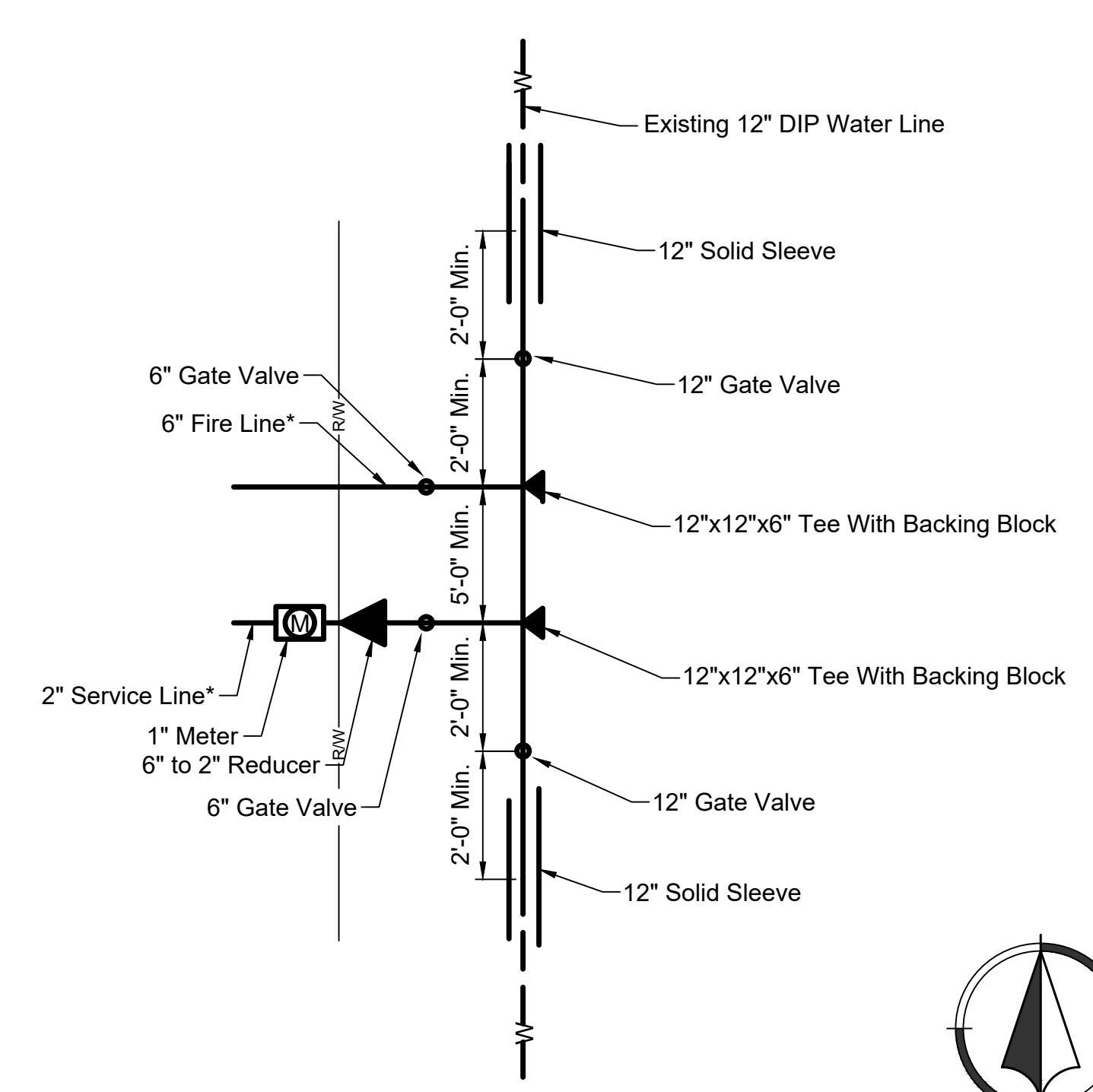
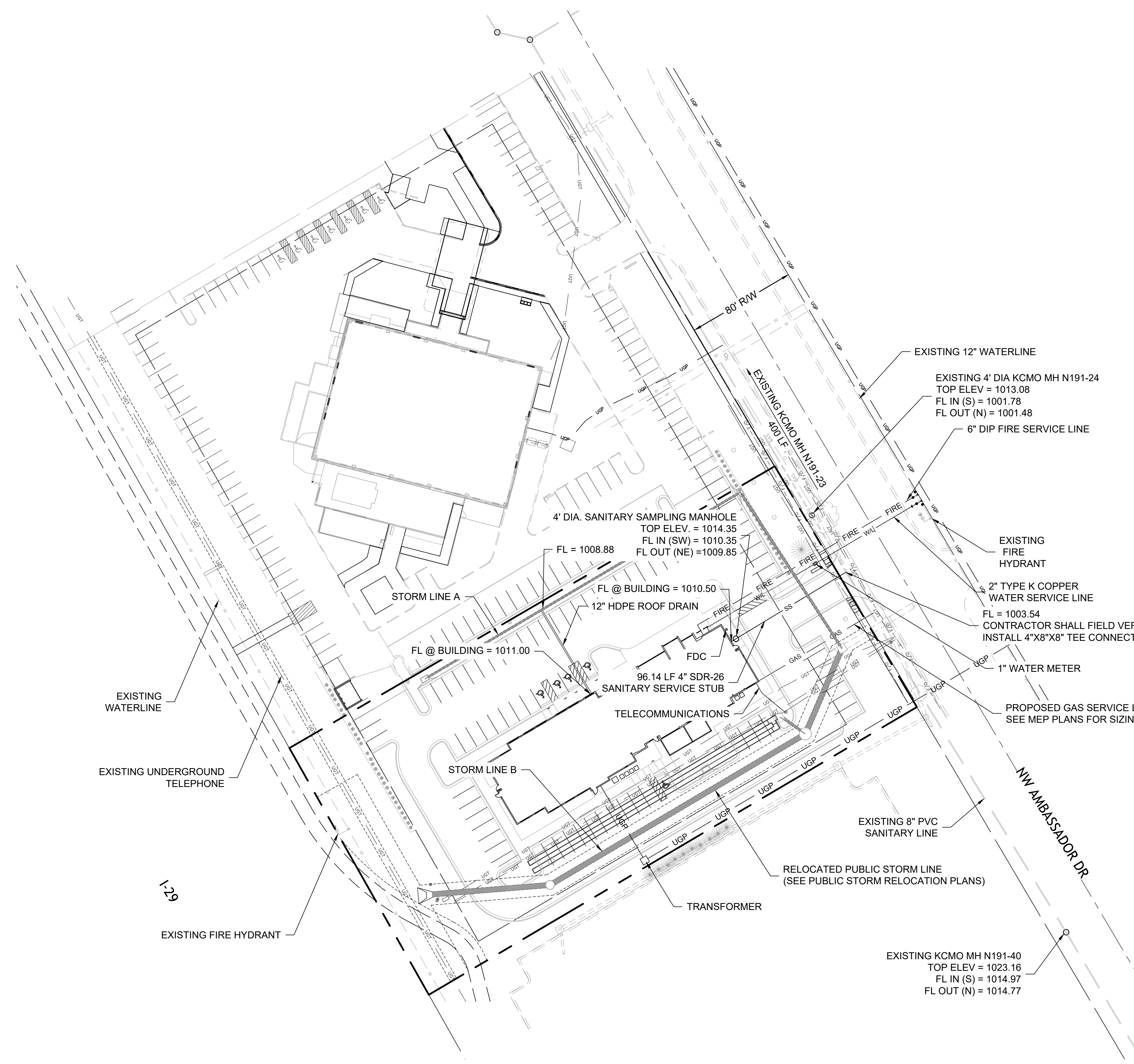
INSTALL A 1" WATER METER AND A 2" SERVICE LINE. THE WATER METER PIT SHALL BE IN ACCORDANCE WITH KANSAS CITY, MISSOURI STANDARD DRAWING 6206 "TILE BOX FOR 5/8", 3/4", AND 1" METER SETTINGS. REFER TO SCHEMATIC WATER SUPPLY DETAIL, THIS SHEET FOR TAP LOCATION. REFER TO MEP DRAWINGS FOR POINT OF CONNECTION AND BACKFLOW PREVENTOR.

AN RPZ BACKFLOW PREVENTER IS REQUIRED ON ANY COMMERCIAL DOMESTIC WATER SERVICE. THE RPZ WILL BE LOCATED JUST INSIDE THE BUILDING, A) AFTER THE STOP VALVE, AND B) BEFORE ANY BRANCH SERVICE LINES, TEES, STRAINERS, PRESSURE GAUGES, ETC. THE INLET VALVE OF THE RPZ CANNOT SERVE FOR A STOP VALVE. A FLOOR DRAIN MUST BE PROVIDED WITHIN 20 FEET FOR POSSIBLE RUN-OFF FROM THE RPZ.

ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.

ALL 3/4" AND 1" METER SETS SHALL INCLUDE AN UNMEASURED FLOW REDUCER ATTACHED TO THE METER YOKE.

INSTALL WATER SERVICE LINE PER KCMO WATER SERVICES DETAIL DRAWING 6202.



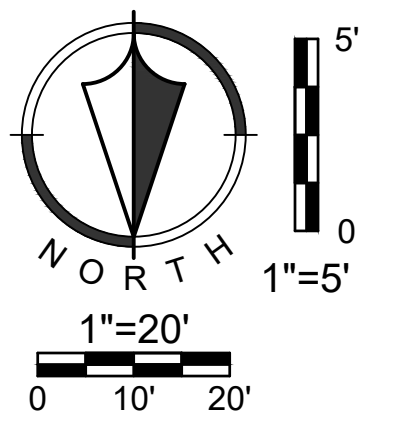
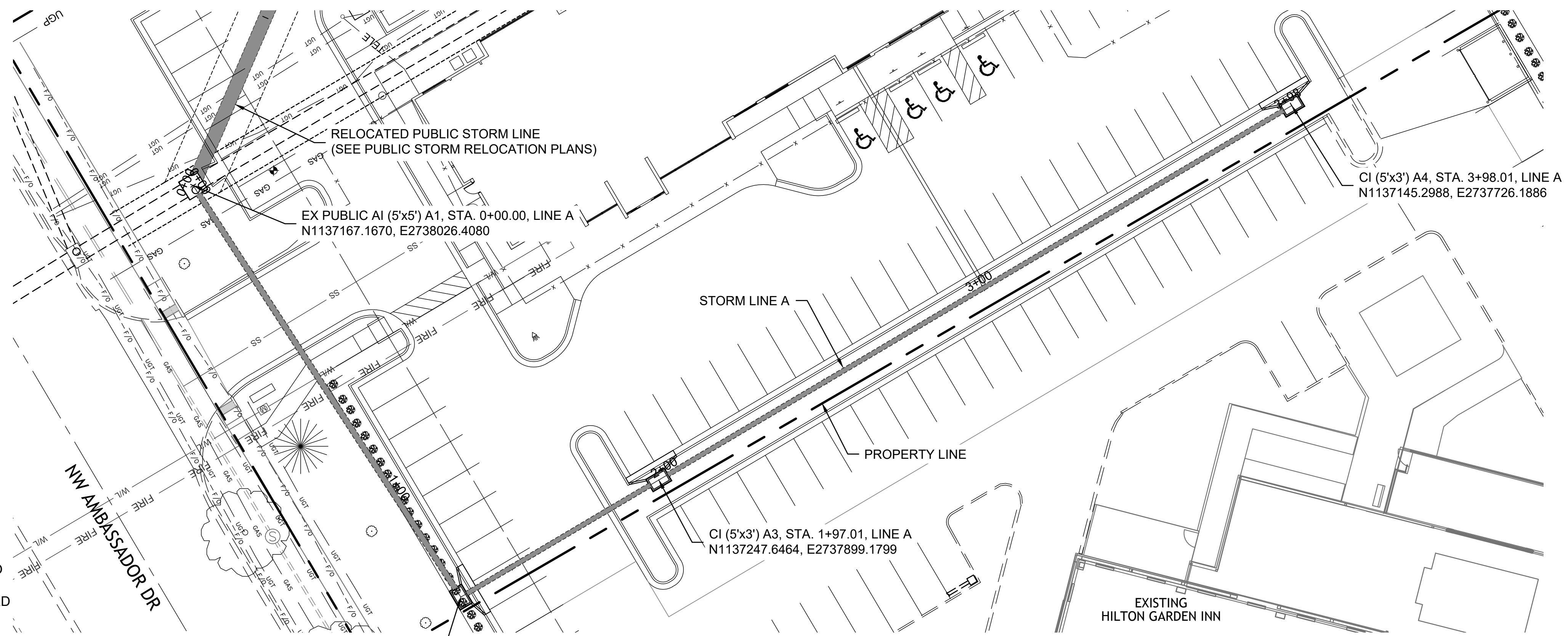
WATER SERVICE DETAIL

* FIRE LINE SHALL BE DUCTILE IRON PIPE WRAPPED IN POLYETHYLENE AND SERVICE LINE SHALL BE TYPE K COPPER



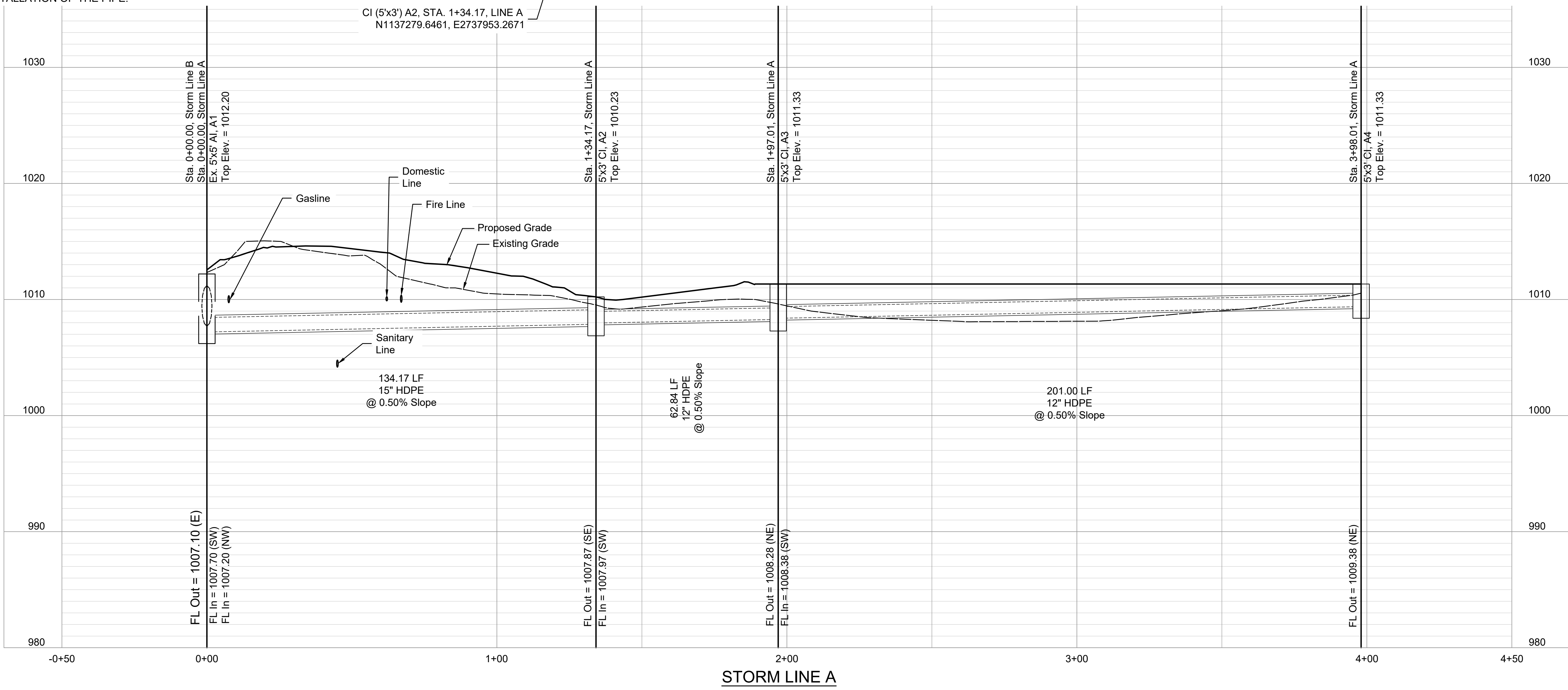
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STORM LINE A
PLAN AND PROFILE



NOTE
CURB INLETS SHALL BE INSTALLED PER KCMO STANDARD CI-1
MANHOLES SHALL BE INSTALLED PER KCMO STANDARD MH-1
GRATE INLETS SHALL BE INSTALLED PER KCMO STANDARD GI-1

NOTE
CONTRACTOR SHALL FILL AND COMPACT TO 95% OF STANDARD DENSITY TO A POINT 18" MINIMUM ABOVE THE TOP OF THE PROPOSED STORM SEWER PIPE PRIOR TO EXCAVATION AND INSTALLATION OF THE PIPE.



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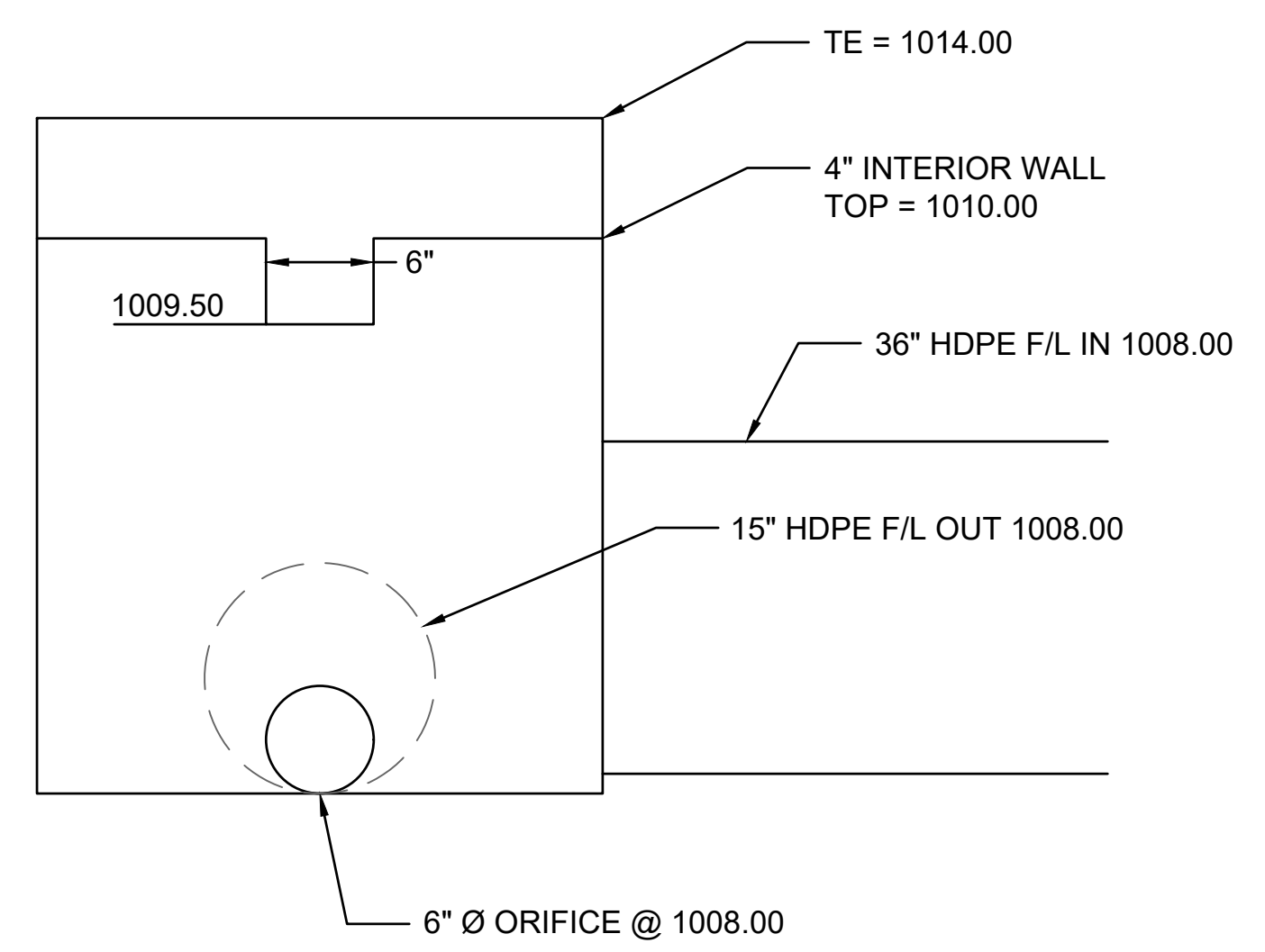
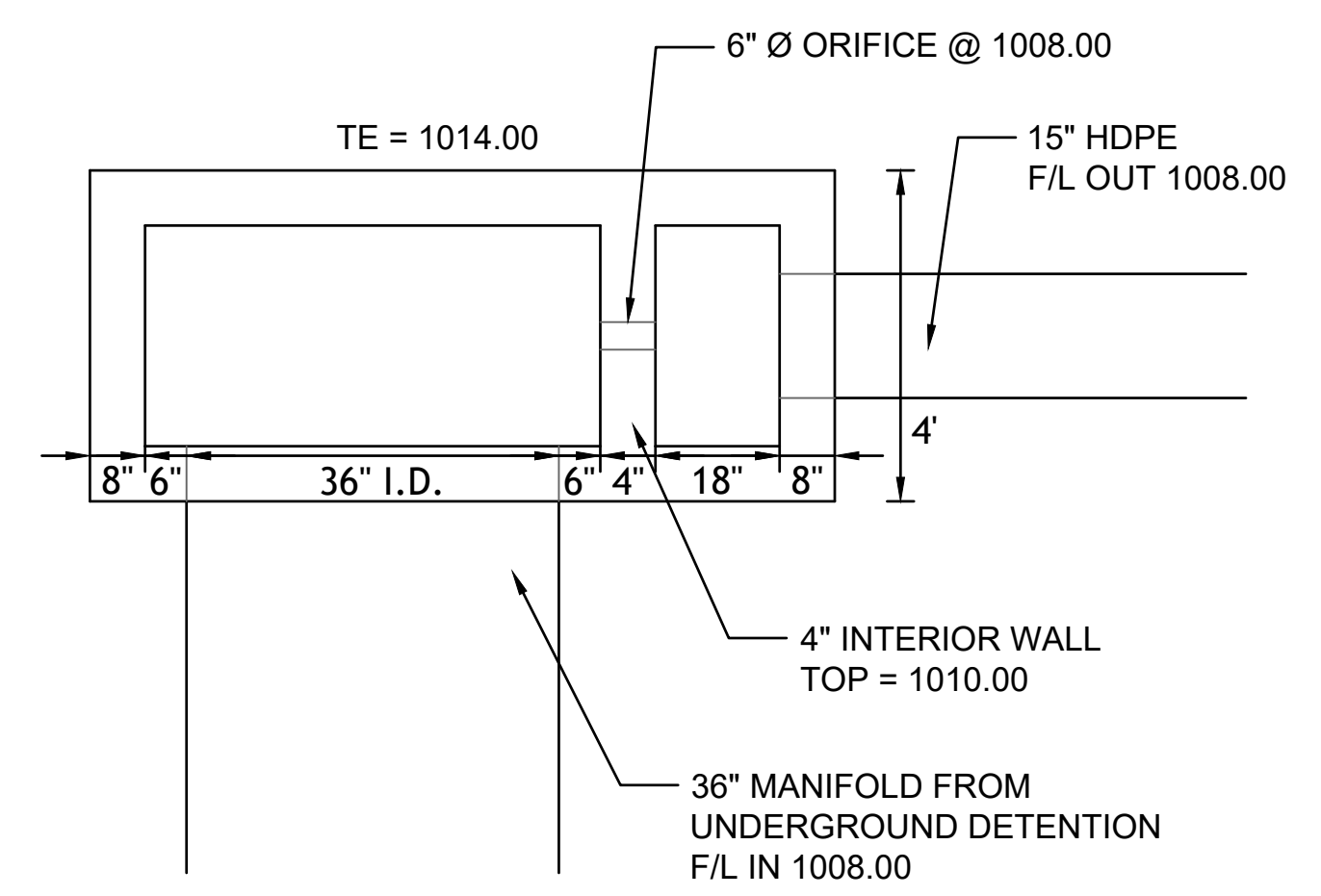
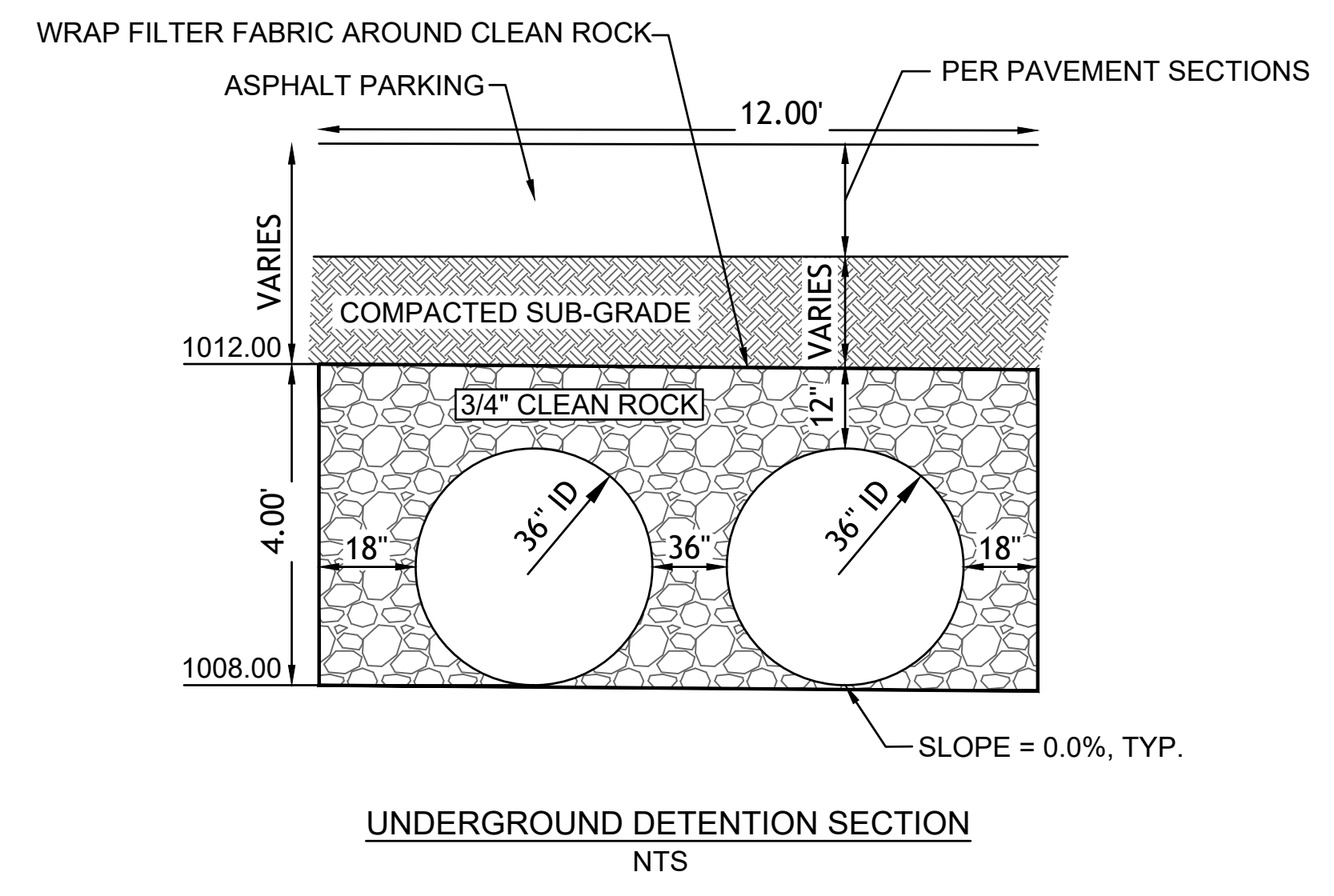
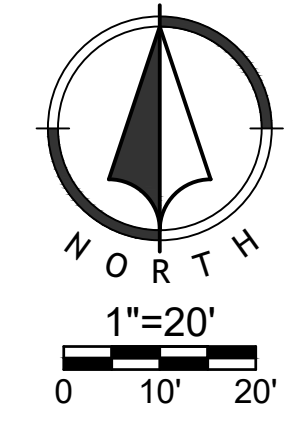
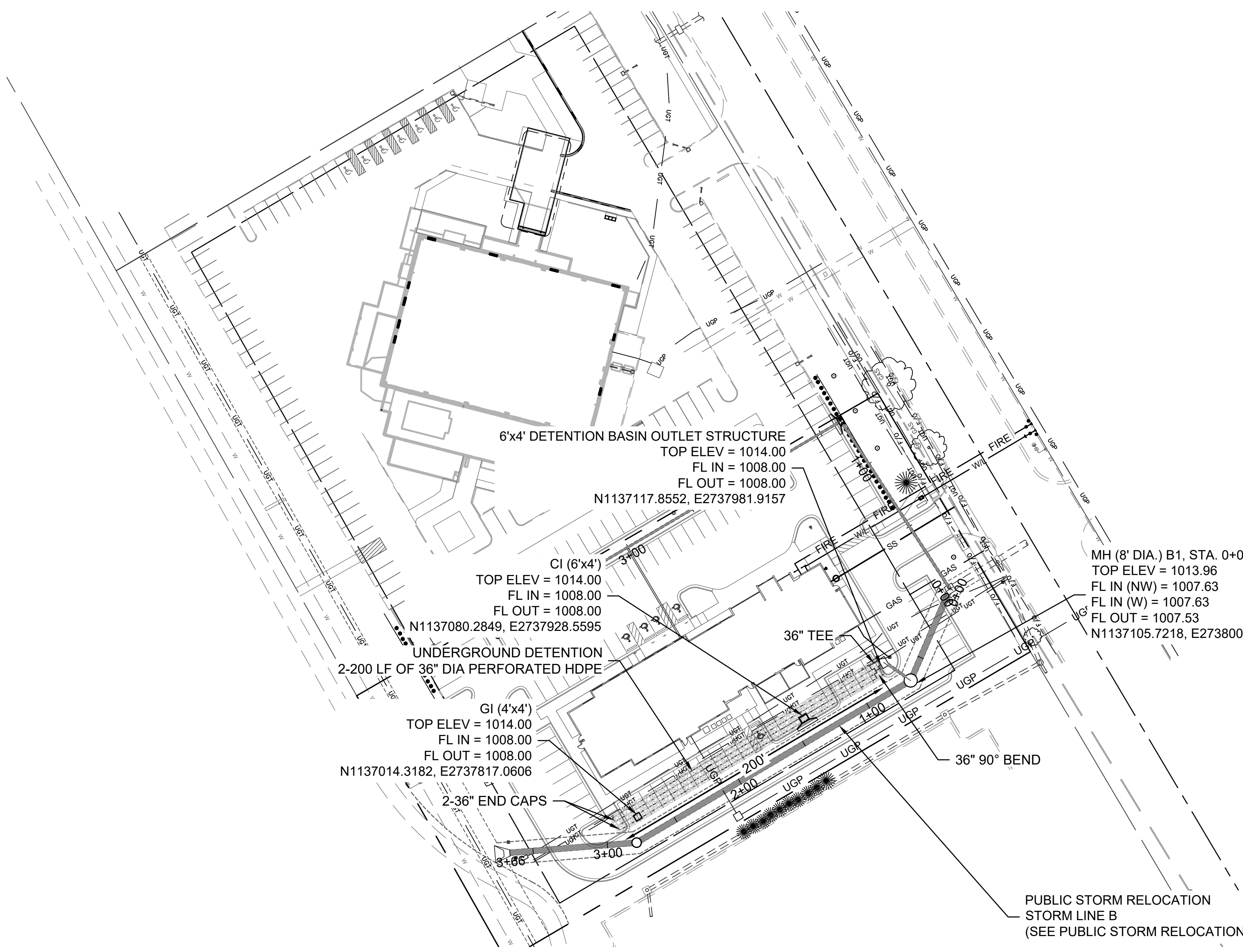
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UNDERGROUND
DETENTION

NOTE
CURB INLETS SHALL BE INSTALLED PER
KCMO STANDARD CI-1
MANHOLES SHALL BE INSTALLED PER
KCMO STANDARD MH-1
GRATE INLETS SHALL BE INSTALLED PER
KCMO STANDARD GI-1

NOTE
CONTRACTOR SHALL FILL AND COMPACT TO
95% OF STANDARD DENSITY TO A POINT 18"
MINIMUM ABOVE THE TOP OF THE PROPOSED
STORM SEWER PIPE PRIOR TO EXCAVATION
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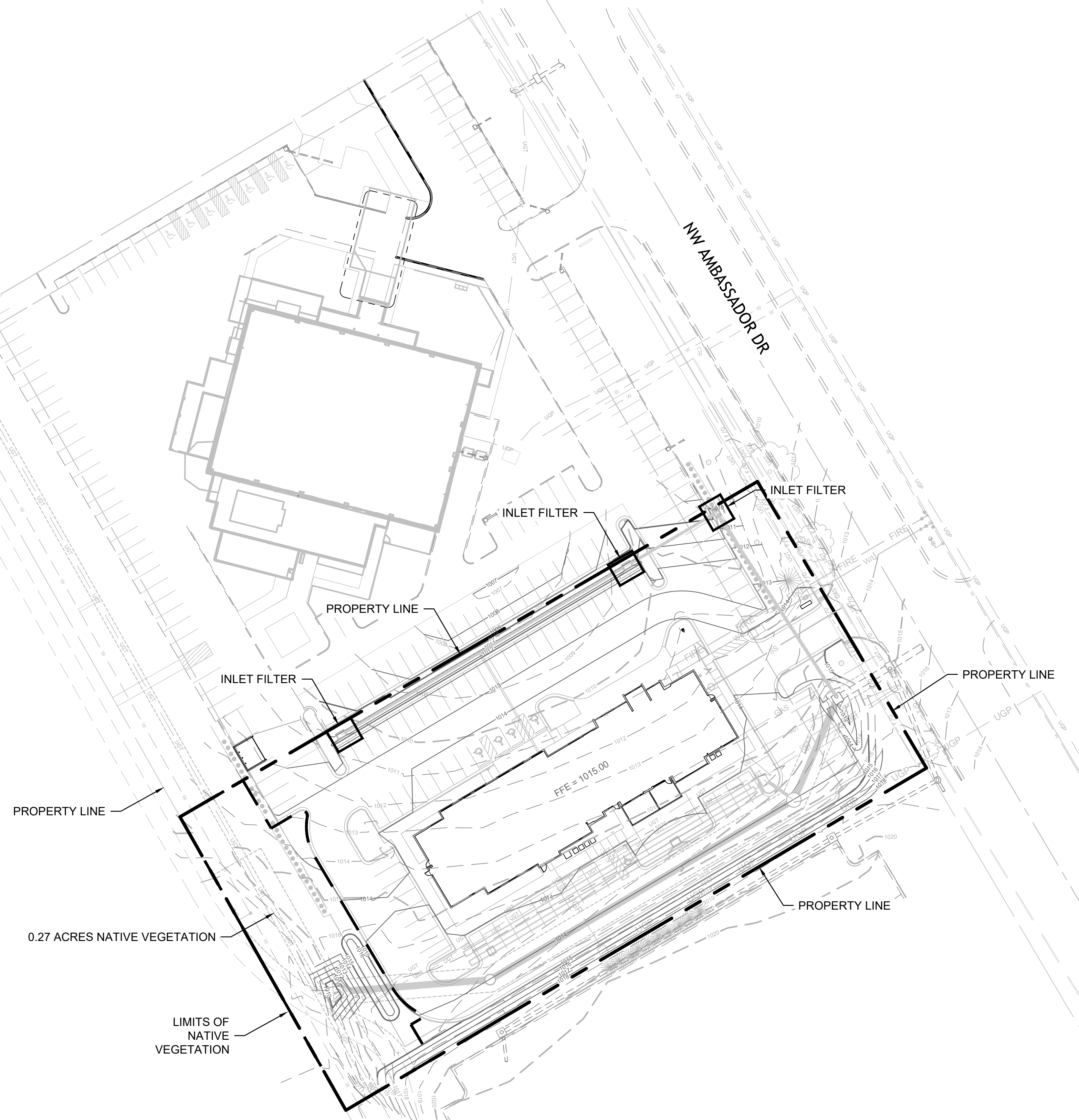
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PATRICK N. CASSITY
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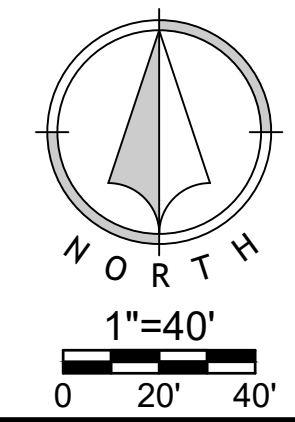
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NOTE
 INLET FILTERS SHALL BE FABCO STORM
 SACKS OR APPROVED EQUAL



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Major Amendment to the
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 21-0159
 NW Ambassador Dr - Tru Hotel

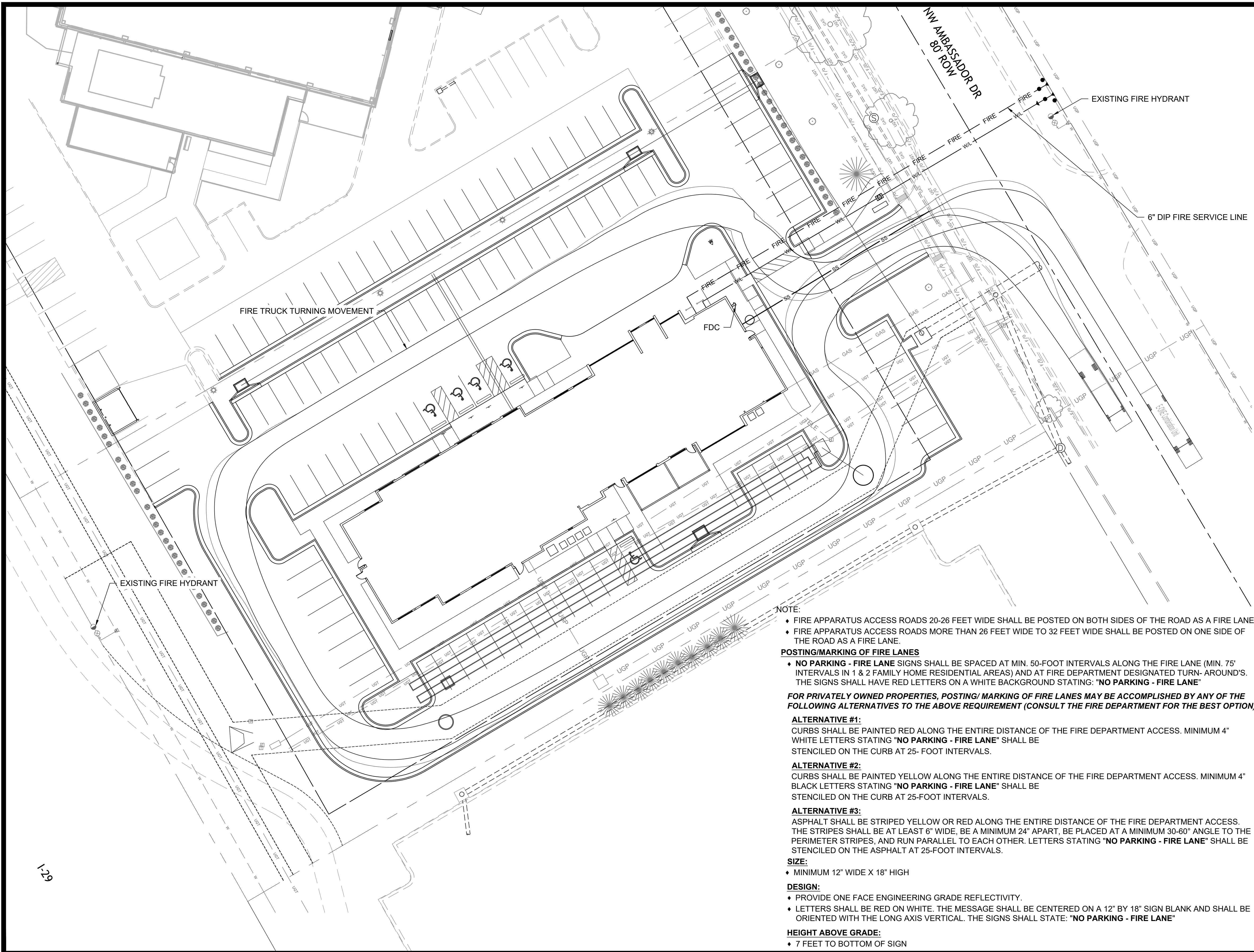
BMP PLAN

NO.	BY	OD	DATE	REVISION
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FIRE PROTECTION
PLAN



NOTE:

- ◆ FIRE APPARATUS ACCESS ROADS 20-26 FEET WIDE SHALL BE POSTED ON BOTH SIDES OF THE ROAD AS A FIRE LANE
- ◆ FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE TO 32 FEET WIDE SHALL BE POSTED ON ONE SIDE OF THE ROAD AS A FIRE LANE.

POSTING/MARKING OF FIRE LANES

- ◆ **NO PARKING - FIRE LANE** SIGNS SHALL BE SPACED AT MIN. 50-FOOT INTERVALS ALONG THE FIRE LANE (MIN. 75' INTERVALS IN 1 & 2 FAMILY HOME RESIDENTIAL AREAS) AND AT FIRE DEPARTMENT DESIGNATED TURN- AROUND'S. THE SIGNS SHALL HAVE RED LETTERS ON A WHITE BACKGROUND STATING: **"NO PARKING - FIRE LANE"**

FOR PRIVATELY OWNED PROPERTIES, POSTING/ MARKING OF FIRE LANES MAY BE ACCOMPLISHED BY ANY OF THE FOLLOWING ALTERNATIVES TO THE ABOVE REQUIREMENT (CONSULT THE FIRE DEPARTMENT FOR THE BEST OPTION):

ALTERNATIVE #1:
CURBS SHALL BE PAINTED RED ALONG THE ENTIRE DISTANCE OF THE FIRE DEPARTMENT ACCESS. MINIMUM 4" WHITE LETTERS STATING **"NO PARKING - FIRE LANE"** SHALL BE STENCILED ON THE CURB AT 25- FOOT INTERVALS.

ALTERNATIVE #2:
CURBS SHALL BE PAINTED YELLOW ALONG THE ENTIRE DISTANCE OF THE FIRE DEPARTMENT ACCESS. MINIMUM 4" BLACK LETTERS STATING **"NO PARKING - FIRE LANE"** SHALL BE STENCILED ON THE CURB AT 25-FOOT INTERVALS.

ALTERNATIVE #3:
ASPHALT SHALL BE STRIPED YELLOW OR RED ALONG THE ENTIRE DISTANCE OF THE FIRE DEPARTMENT ACCESS. THE STRIPES SHALL BE AT LEAST 6" WIDE, BE A MINIMUM 24" APART, BE PLACED AT A MINIMUM 30-60° ANGLE TO THE PERIMETER STRIPES, AND RUN PARALLEL TO EACH OTHER. LETTERS STATING **"NO PARKING - FIRE LANE"** SHALL BE STENCILED ON THE ASPHALT AT 25-FOOT INTERVALS.

SIZE:

- ◆ MINIMUM 12" WIDE X 18" HIGH

DESIGN:

- ◆ PROVIDE ONE FACE ENGINEERING GRADE REFLECTIVITY.
- ◆ LETTERS SHALL BE RED ON WHITE. THE MESSAGE SHALL BE CENTERED ON A 12" BY 18" SIGN BLANK AND SHALL BE ORIENTED WITH THE LONG AXIS VERTICAL. THE SIGNS SHALL STATE: **"NO PARKING - FIRE LANE"**

HEIGHT ABOVE GRADE:

- ◆ 7 FEET TO BOTTOM OF SIGN

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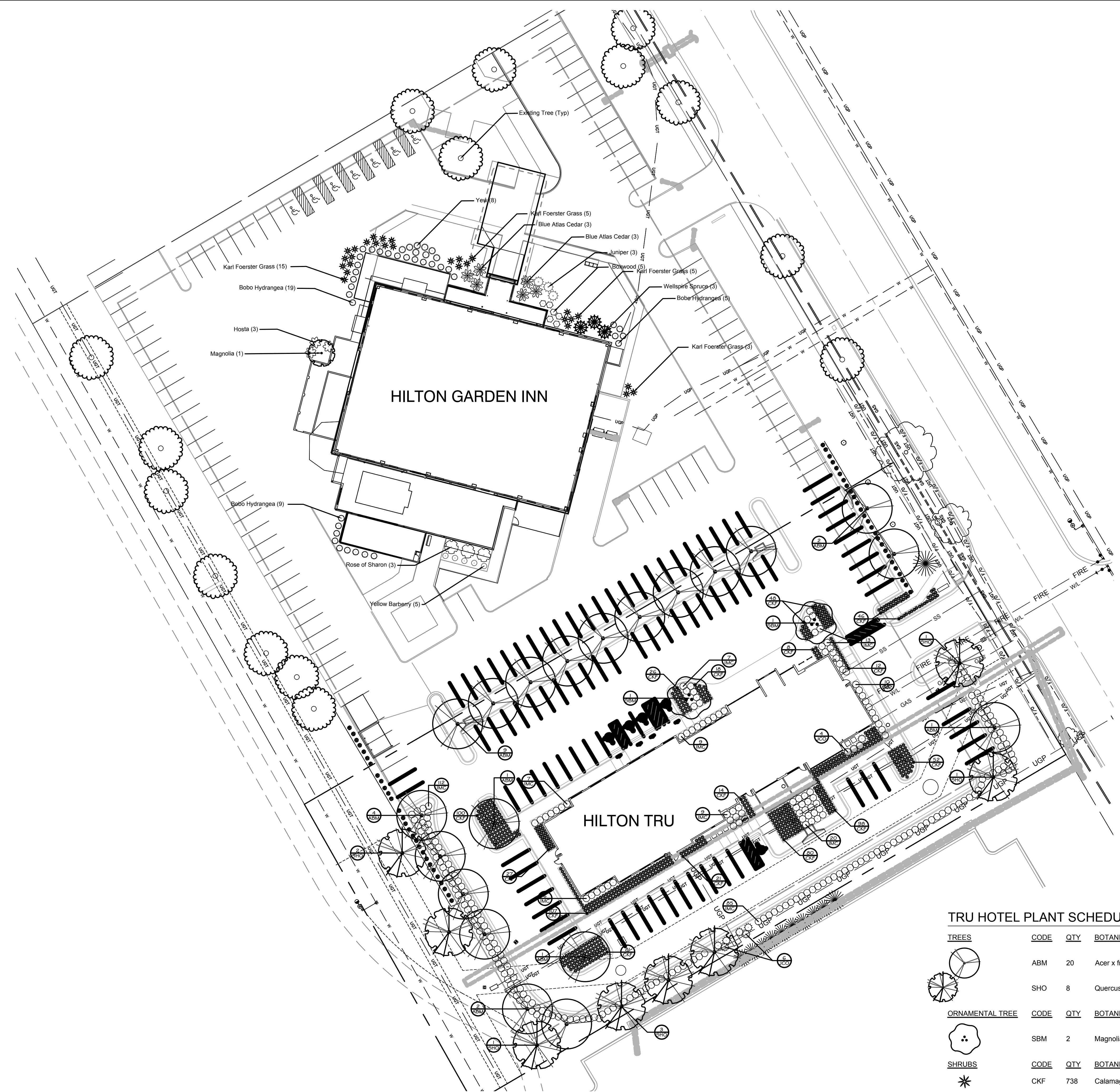
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STATE OF MISSOURI
P. TRICK N. CASSITY
9/8/2021
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PE-2018008244



HILTON GARDEN INN PLANT LEGEND (ALL EXISTING)

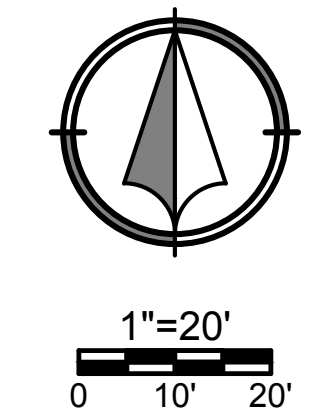
- TREES**
 BLUE ATLAS CEDAR (6)
 SWEETBAY MAGNOLIA (1)
 WELLSPIRE SPRUCE (3)
- SHRUBS**
 BOBO HYDRANGEA (33)
 BOXWOOD (5)
 ROSE OF SHARON (3)
 YELLOW BARBERRY (5)
 YEWE (8)
 SPREADING JUNIPER (3)
 KARL FOERSTER GRASS (28)
 HOSTA (3)



TRU HOTEL PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ABM	20	Acer x freemanii 'Jeffersred' TM	Autumn Blaze Freeman Maple	3" Cal.	B&B
	SHO	8	Quercus shumardii	Shumard Oak	3" Cal.	B&B
ORNAMENTAL TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SBM	2	Magnolia virginiana	Sweetbay Magnolia	8' Ht.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CKF	738	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Pot
	IMC	278	Ilex x meserveae 'China Girl' TM	China Girl Holly	3 gal.	
	JCO	10	Juniperus chinensis 'Old Gold'	Old Gold Juniper	5 gal.	Pot

1 LANDSCAPE MASTER PLAN - HILTON GARDEN AND TRU
SCALE: 1"=30'



LANDSCAPE PLAN NOTES:

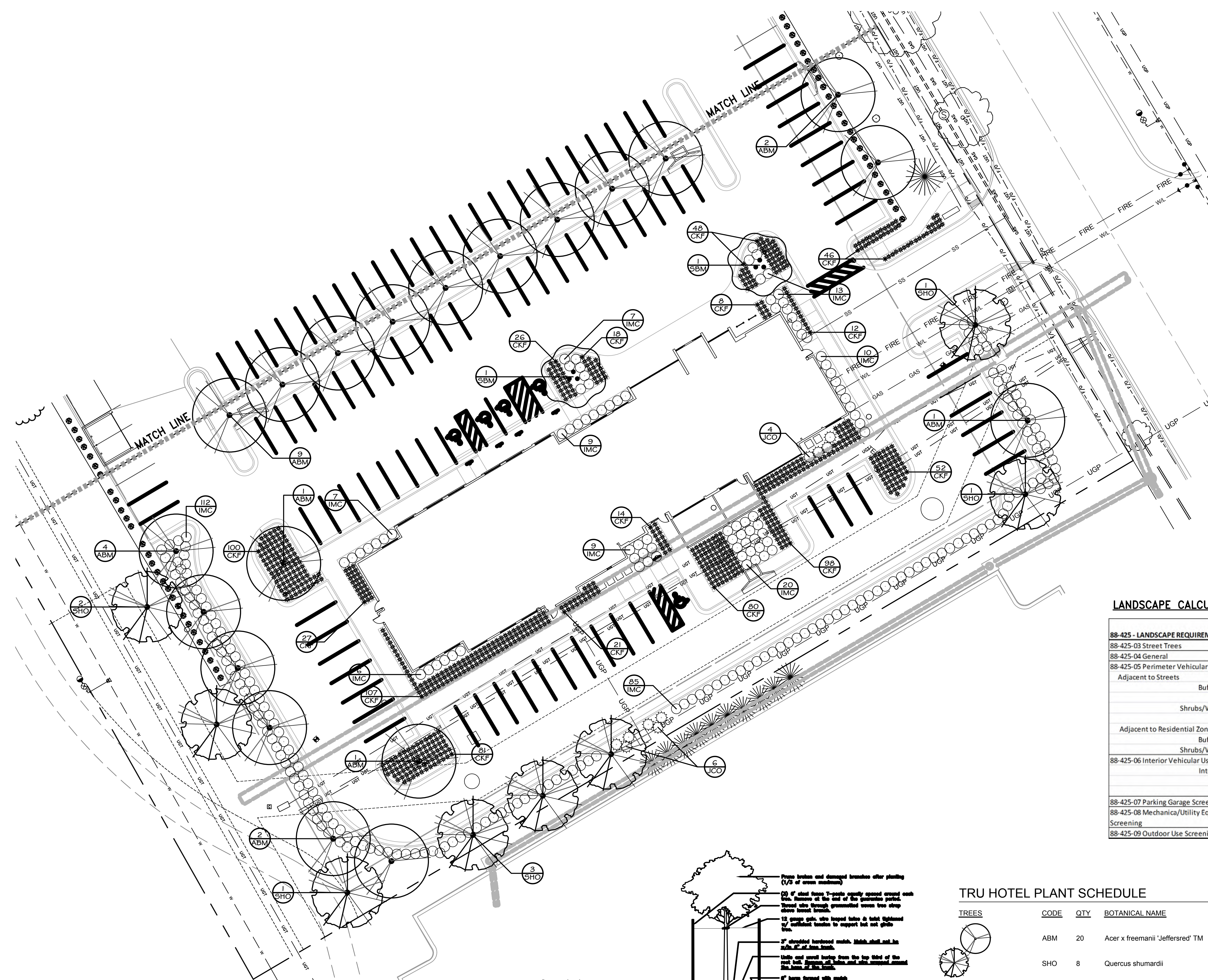
- Existing underground (u/g), overhead (o.h.) utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual contractors to verify existence and location of all utilities before starting any work.
- Prior to commencement of work, the contractor shall give 48 hours advance notice to all those companies/utilities which have facilities in the near vicinity of the construction to be performed.
- Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Landscape Architect.
- No substitutions for variety or cultivar shall be accepted without first obtaining written approval from Landscape Architect.
- All plant material shall be of excellent quality, free of disease and infestation, and true to type, variety, size specified, and form per the *American Standard for Nursery Stock (ANSI Z60.1 current version)*, published by the American Nurserymen's Association.
- All shrub beds in lawn areas shall be edged as shown in the planting details.
- All planting areas, as well as a minimum width of 18" from building foundation, shall receive 3" minimum depth of 2" Kansas River Rock as detailed, unless otherwise noted. In landscape beds, rock mulch shall be a consistent 3" depth throughout. Rock mulch shall be placed on top of woven weed fabric (DeWitt Pro-5, or equal), which shall be secured in place with sod pins.
- Trees planted in turf areas shall have a 3" ring of shredded hardwood mulch formed into a saucer in a minimum ring twice the diameter of the rootball from the trunk.
- Contractor shall thoroughly water in each plant immediately following installation.
- No plantings shall be placed closer than 4' from the back of curb to allow for vehicle bumper overhang.
- Contractor shall be responsible for calculating all areas of sod and seed and the amounts of each needed for optimum coverage.
- Contractor shall install sod in all turf areas. Sod shall be turf-type tall Fescue consisting of 90% fescue blend and 10% bluegrass in all areas disturbed during construction not otherwise designated as another material. Sod placed in areas greater than 4:1 slope shall fastened to the slope with sod staples.
- Proposed trees shall not be placed over existing or proposed utility service lines. It is the contractor's responsibility to understand utility locations and have them marked during tree planting operations. If utility is damaged during planting, contractor is responsible for notifying the general contractor and owner of utility and paying for repair of the damaged utility.

LANDSCAPE CALCULATIONS:

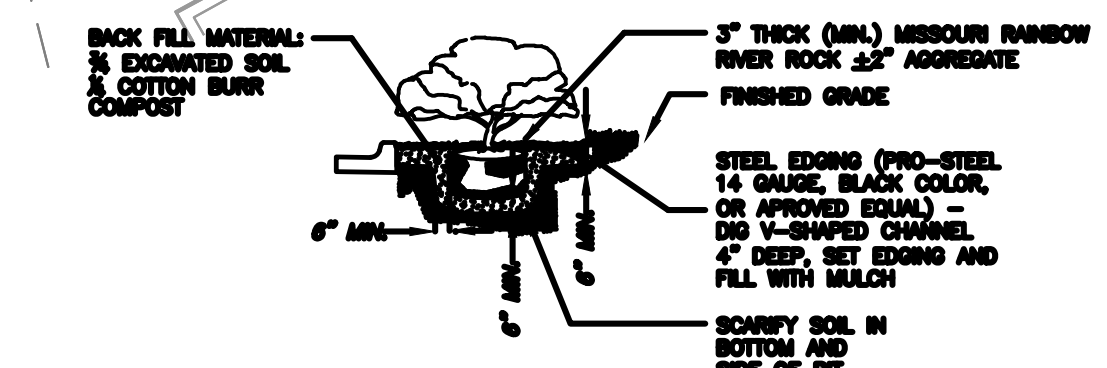
88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 Street Trees	14	14	NO	
88-425-04 General	3	3	NO	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width	20'	20'	NO	
Trees	14	14	NO	
Shrubs/Wall/Berm	SHRUBS	SHRUBS	NO	
Adjacent to Residential Zones				
Buffer Width	N/A	N/A	N/A	
Shrubs/Wall/Berm	N/A	N/A	N/A	
88-425-06 Interior Vehicular Use Area				
Interior Area	2,800 SF	2,800 SF	NO	
Trees	18	18	NO	
Shrubs	80	80	NO	
88-425-07 Parking Garage Screening	N/A	N/A	N/A	
88-425-08 Mechanical/Utility Equipment Screening	Incorporated in perimeter parking screening.			
88-425-09 Outdoor Use Screening	N/A			

TRU HOTEL PLANT SCHEDULE

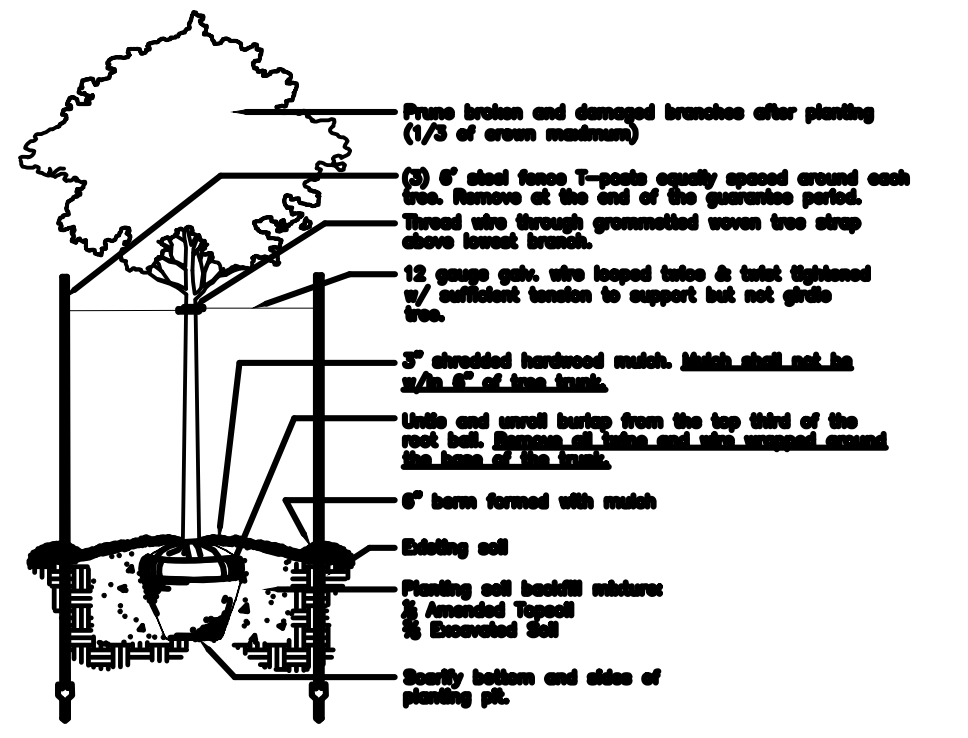
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ABM	20	Acer x freemanii 'Jeffersred' TM	Autumn Blaze Freeman Maple	3" Cal.	B&B
	SHO	8	Quercus shumardii	Shumard Oak	3" Cal.	B&B
ORNAMENTAL TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
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	IMC	278	Ilex x meserveae 'China Girl' TM	China Girl Holly	3 gal.	
	JCO	10	Juniperus chinensis 'Old Gold'	Old Gold Juniper	5 gal.	Pot



1 PLANTING PLAN
SCALE: 1"=20'

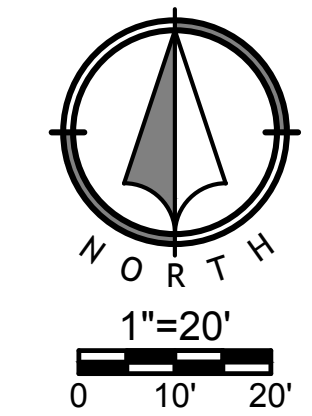
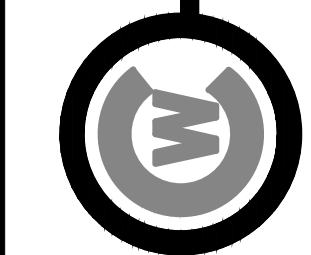


2 SHRUB BED & EDGING DETAIL
NTS



3 DECIDUOUS TREE PLANTING
NTS

Chad D. Weinand, PLA, ASLA
Landscape Architecture
15173 W. 45th Terrace, Olathe, Kansas 66062
913.884.3738 - cweinand74@gmail.com
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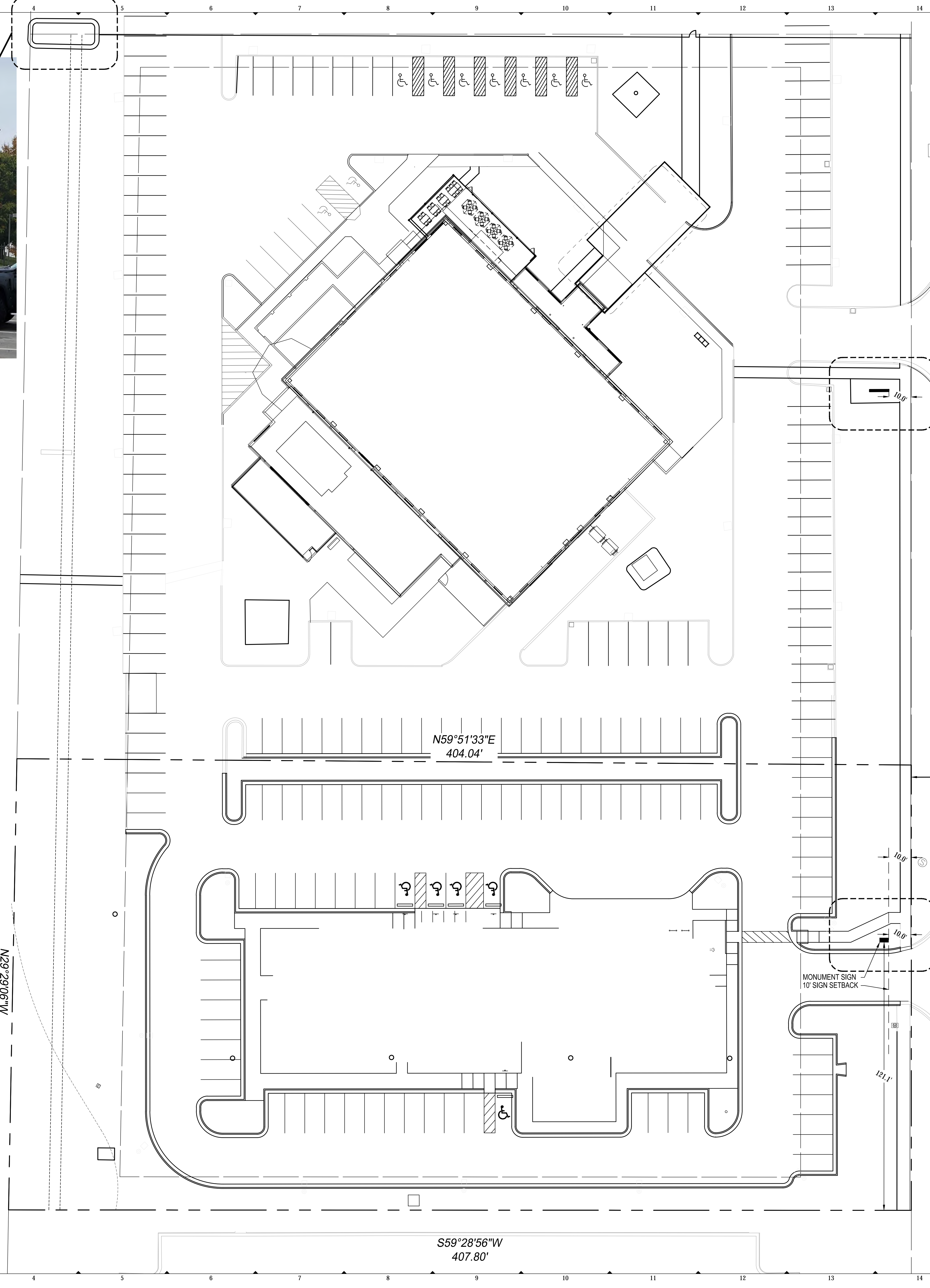




EXISTING MONUMENT SIGN FOR REFERENCE



EXISTING HILTON GARDEN INN MONUMENT SIGN FOR REFERENCE



N. AMBASSADOR DR

COR. STREET

80' RW

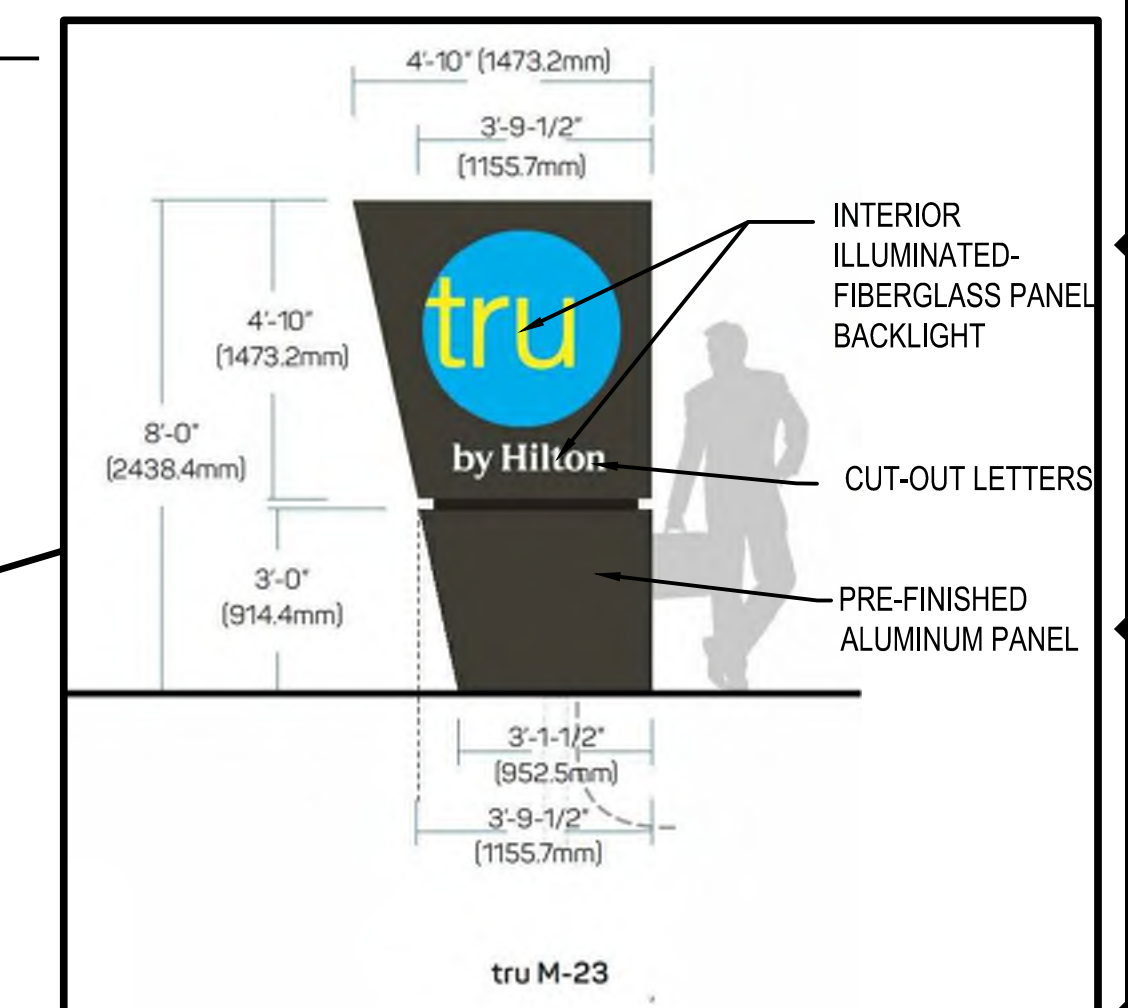
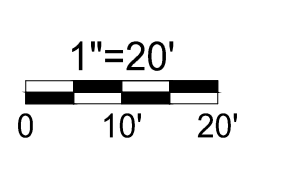
52' B/B

S30°32'46\"/>

201.26'



1 SIGNAGE PLAN- MONUMENT SIGN
SCALE 1" = 20'-0"



PROPOSED TRU HOTEL MONUMENT SIGN



NORTH AMERICAN PROTOTYPE
VERSION: 2.2



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ISSUED INFORMATION

ISSUED: MAJOR AMENDMENT 12/23/2021

REVISIONS:

REV 1 2/10/2022



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY B. CRAIG SHAW, AIA ON 2/11/22

PROJECT INFORMATION

KCI AIRPORT
#55933

10900 N AMBASSADOR DR
KANSAS CITY, MO 64153

MAJOR AMENDMENT

SHEET INFORMATION

SITE SIGNAGE
SIGNAGE

42x32 SHEET
2/11/2022

System Bulletin

StoPowerwall® ci
Portland cement stucco with continuous air and moisture barrier, continuous insulation, cavity wall design, and high performance finish



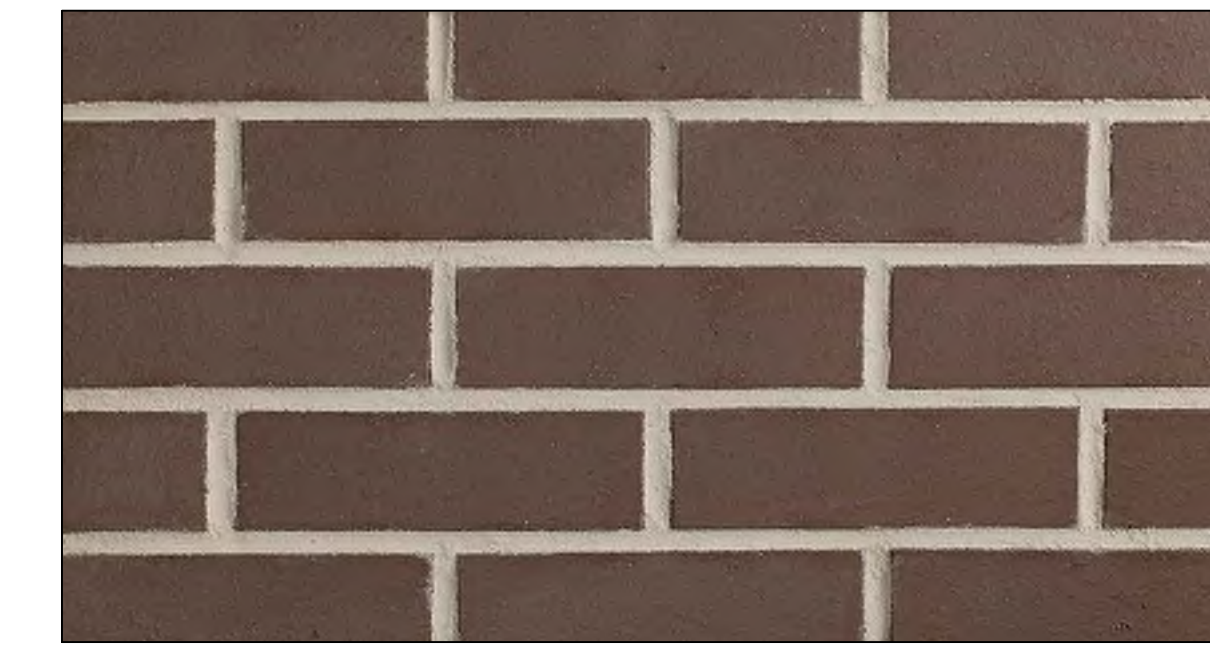
- 1) Substrate: Glass mat gypsum sheathing in compliance with ASTM C 1177 (or building code compliant wood-based sheathing - Type V construction only)
- 2) StoGuard® Air and Moisture Barrier
- 3) Dow Type IV XPS Insulation Board
- 4) Code compliant paper or felt WRB
- 5) Sto DrainScreen drainage mat
- 6) Code compliant minimum 2.5 lbs/yd² (1.4 kg/m²) self-furred galvanized steel diamond mesh metal lath
- 7) ASTM C 926 compliant stucco (as manufactured or listed by Sto Corp.)
- 8) Sto primer (optional)
- 9) Sto Textured Finish
Sto Custom Cast Finish: StoCast Wood or StoCast Brick

System Description	
StoPowerwall ci is an energy efficient stucco wall assembly with a continuous air and moisture barrier and continuous insulation. It combines the strength and durability of traditional stucco with an advanced cavity wall design and Sto high performance finishes.	
Uses	
StoPowerwall ci can be used in residential or commercial wall construction where energy efficiency, superior aesthetics, and air and moisture control are essential in the climate extremes of North America	
Features	
Integrally colored factory blended textured finish	Consistent color and aesthetics increase curb appeal
Continuous exterior insulation	Energy efficient, reduced heating and cooling costs
Impact and puncture resistant	Withstands abuse, reduced maintenance
Continuous air and moisture barrier	Protects against mold and moisture problems
Fully tested, building code compliant	Peace of mind
Properties	
Weight (excluding sheathing / studs)	< 12 pcf (56.6 kg/m ³)
Assembly Thickness (from exterior stud face)	Nominal 3-1/2" (92 mm) w 2" (51 mm) XPS
R-value (Insulation)	5 - 10 R ⁴ •h•°F / Btu (0.88 - 1.76 m ² •K / W)
Wind Load Resistance	Capable of achieving: +65, -48 pcf (+3.11 to -2.29 kPa)
Compliance	• IBC, IRC, and IECC • ASHRAE 90.1-2010
Construction Types, Fire Resistance	• I-V, NFPA 285 tested for types I-V • ASTM E119 1 hour rated assembly
Warranty	
Up to 12 year Limited Warranty available on Sto products, depending on options selected. 50 year thermal performance warranty available from Dow Building Solutions on XPS insulation.	
Maintenance	
Requires periodic cleaning to maintain appearance, repair of cracks and impact damage if they occur, recoating to enhance appearance of weathered finish. Sealants and other facade components must be maintained to prevent water infiltration.	

Page 1 of 2

EXTERIOR CLADDING SYSTEM-
STO POWERWALL CI- OUTBOUND

- FOR
- EX-01
 - EX-02
 - EX-04
 - EX-05
 - EX-06
 - EX-07
 - EX-08



BR 01
GLEN GARY THIN BRICK -
BLACKTONE SMOOTH



EX 01
ERS STO SYSTEMS: FINISH COLOR MATCH SHERWIN WILLIAMS #4108BEST BRONZE



EX 02
ERS STO SYSTEMS: FINISH COLOR MATCH SHERWIN WILLIAMS #SW6107ROMADK DESERT



EX 04
1- TRUB 04 108SS - PANTONE PMS PROCESS YELLOW
2- TRUB 05 108SS - PANTONE PMS PROCESS CYAN
3- TRUB 06 108SS - PANTONE PMS #317C
4- TRUB 07 108SS - PANTONE PMS #2955C
5- TRUB 08 108SS - PANTONE PMS #2885C



EX 05
ERS STO SYSTEMS: FINISH COLOR TRUB 05 1039S - PANTONE PMS PROCESS CYAN SHERWIN WILLIAMS SW6951 RFPROMPTU



EX 06
ERS STO SYSTEMS: FINISH COLOR #615A TATTLETALE



EX 07
ERS STO SYSTEMS: FINISH COLOR #113 AMARELO WHITE



EX 08
ERS STO SYSTEMS: FINISH COLOR TO MATCH PANTONE PMS PROCESS YELLOW BENJAMIN MOORE 2822-30 BRIGHT YELLOW OR SHERWIN WILLIAMS SW6911 COBENENT YELLOW



PT 01
EXTERIOR PAINT: MATCH PANTONE PMS PROCESS YELLOW BENJAMIN MOORE 2822-30 BRIGHT YELLOW OR SHERWIN WILLIAMS SW6911 COBENENT YELLOW (METAL DOOR & FRAME TO MATCH THE ADJACENT SURROUNDING WALL COLOR.)



PT 02
PAINT: FINISH COLOR TRUB 05 1039S - PANTONE PMS PROCESS CYAN SHERWIN WILLIAMS SW6951 RFPROMPTU



PT 03
EXTERIOR PAINT: SHERWIN WILLIAMS SW 2885 CRAYSING BROWN LEV 219 (METAL DOOR & FRAME TO MATCH THE ADJACENT SURROUNDING BRICK WALL VENEER COLOR.)



NORTH AMERICAN
PROTOTYPE
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ISSUED INFORMATION

ISSUED: MAJOR AMENDMENT

REVISIONS:

REVISION AMENDMENT	DATE
1	

PROJECT INFORMATION

KCI AIRPORT
#55933

10900 N AMBASSADOR DR
KANSAS CITY, MO 64153

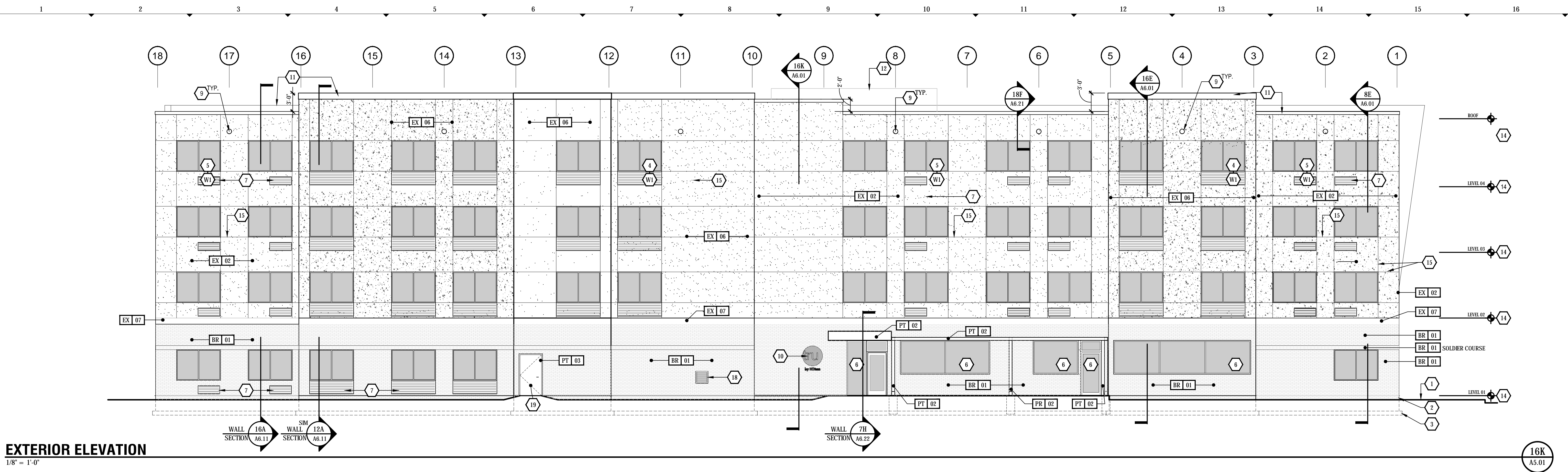
Exterior Elevations

SHEET INFORMATION

A5.02

42x32 SHEET

COLOR REVIEW
2-4-2022



EXTERIOR ELEVATION
1/8" = 1'-0"

- KEY NOTES:**
- APPROXIMATE LINE OF GRADE
 - ABOVE GRADE EXPOSED FOUNDATION WALL
 - CONCRETE FOOTING AND FOUNDATION WALL AS REQUIRED PER LOCAL FROST DEPTHS
 - ALUMINUM FRED WINDOW W/ THERMAL BROKEN FRAME, INSULATED GLAZING WITH INTEGRAL ALUMINUM LOUVER AT PTAC UNITS
 - ALUMINUM FRED WINDOW W/ THERMAL BROKEN FRAME, INSULATED GLAZING
 - ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLAZING
 - ALUMINUM PTAC LOUVER - COLOR TO MATCH ADJACENT MATERIAL
 - ALUMINUM AUTOMATIC SLIDING ENTRY DOOR W/ INSULATED GLAZING
 - OVERFLOW SCUPPER
 - SEWAGE - REFER TO TRU BY HILTON EXTERIOR SIGNAGE SPECIFICATIONS
 - KNAUF FIBER ALUMINUM COPING/ GRAVEL STOP SYSTEM - COLOR TO MATCH BRACKET MATERIAL
 - REVIEW ALL VIEWS AROUND PROPERTY BEFORE LOCATING ALL ROOF TOP MECHANICAL UNITS - VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED
 - EXPANSION JOINT @ FLOOR LINE W/ BACKER ROD AND SEALANT
 - BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION
 - ACCENT "V" JOINT
 - DOWNLIGHT & IN-GROUND UPLIGHT TO ACCENT MULTI-COLORED BUILDING RECESSES
 - ELECTRICAL CONDUIT FOR THE BUILDING SIGNS MUST BE ROUTED FROM THE ROOF PARAPET OR CONTAINED WITHIN THE EXTERIOR WALL ASSEMBLY. EXPOSED CONDUIT OR OTHER ELECTRICAL DEVICES WILL NOT BE PERMITTED IN THE ADJACENT STAIRWELL OR GUESTROOM. PROVIDE TWO (2) ELECTRICAL STUB OUTS, ONE FOR EACH PORTION OF THE REFER TO THE TRU BY HILTON STANDARDS MANUAL FOR SIGN REQUIREMENTS.
 - DRYER EXHAUST VENT, 1" x 4" ALUMINUM LOUVER - COLOR TO MATCH ADJACENT WALL MATERIAL.
 - PANT ALL EXTERIOR METAL DOORS & FRAMES TO MATCH THE ADJACENT SURROUNDING WALL COLOR.

tru
by Hilton™

**NORTH AMERICAN
PROTOTYPE**
VERSION: 2.2

KMG HOTELS

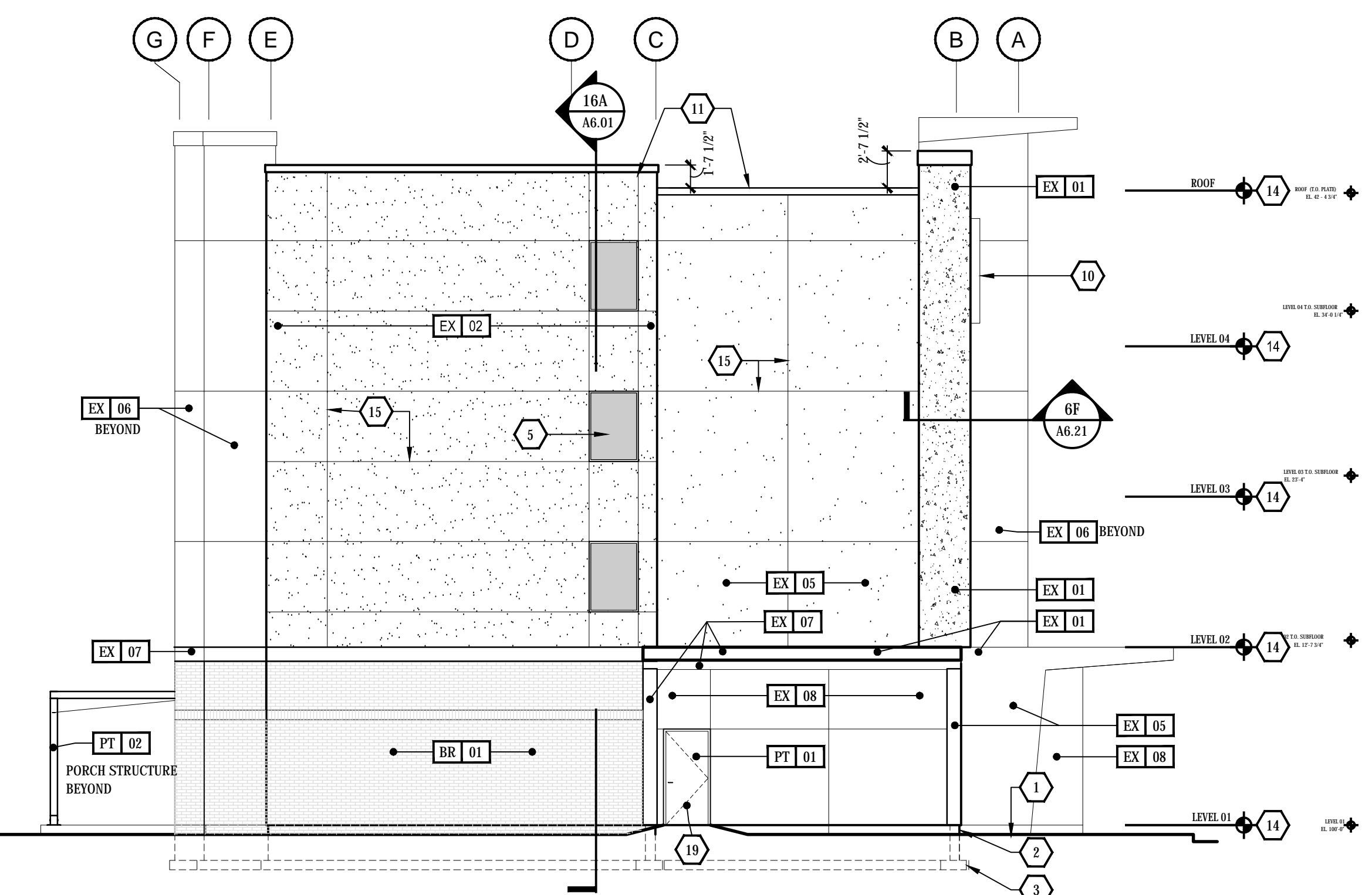
LEVEL BUILDERS

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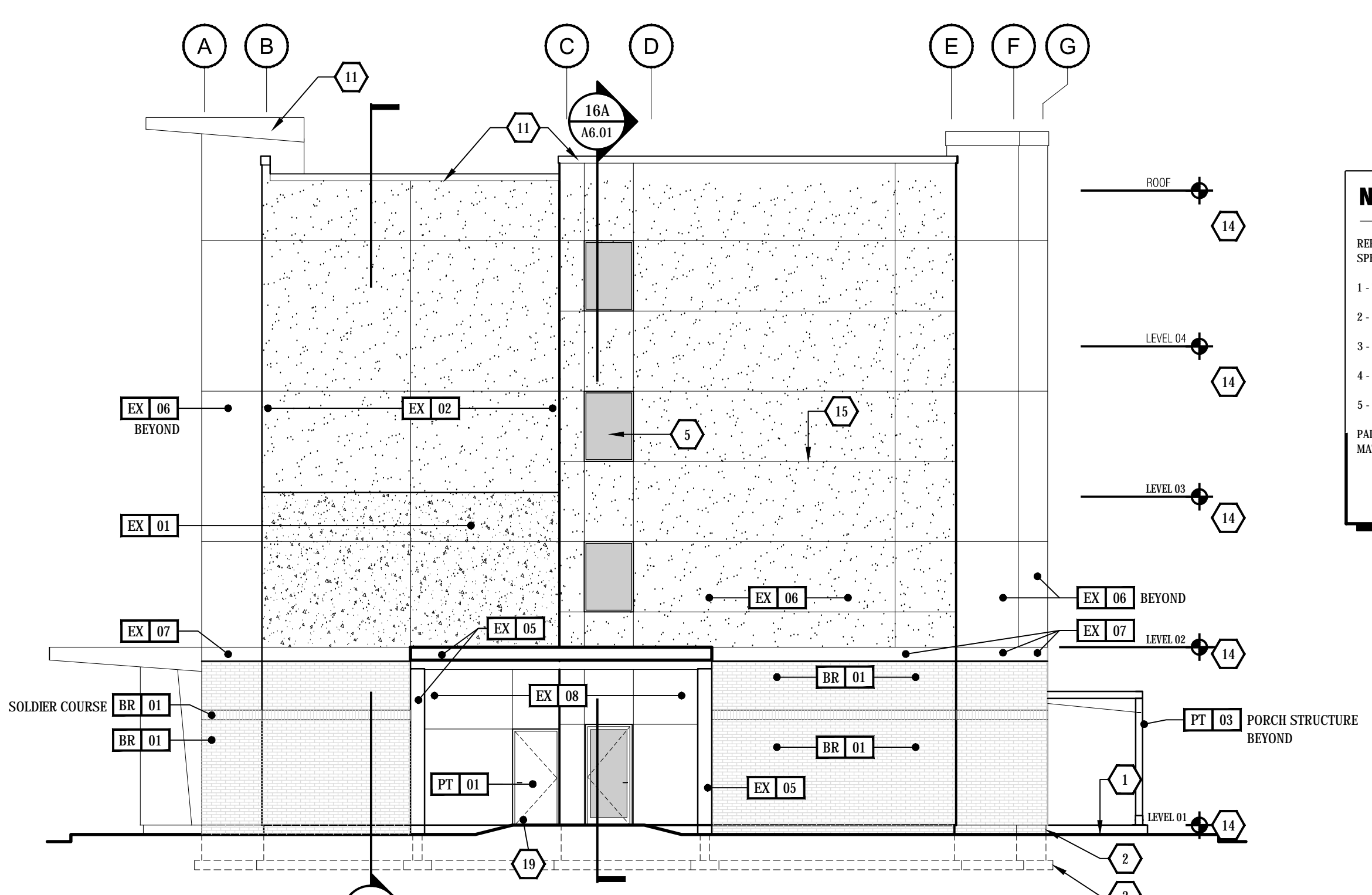
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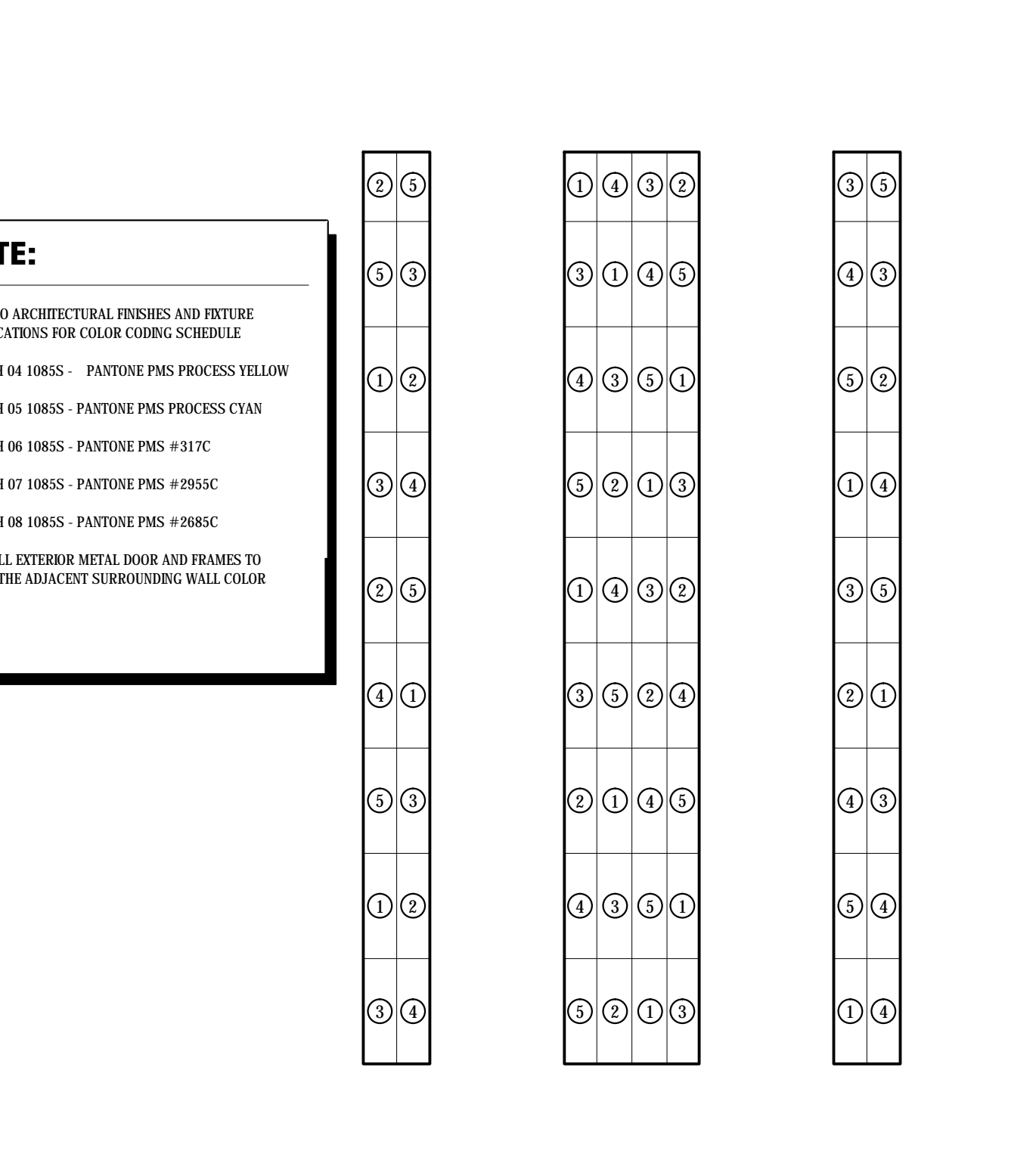
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EXTERIOR ELEVATION
1/8" = 1'-0"

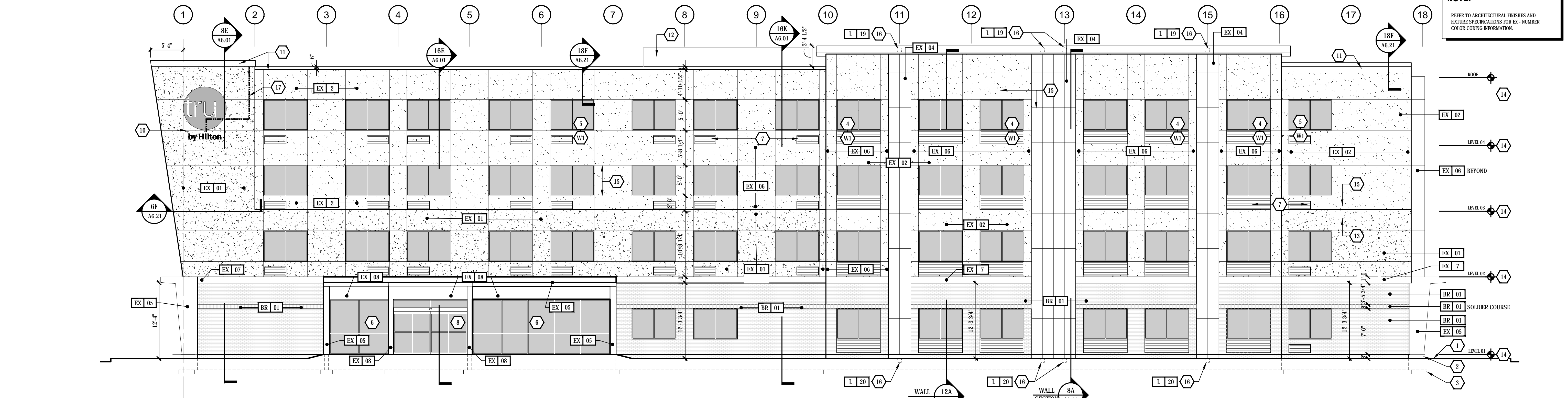


EXTERIOR ELEVATION
1/8" = 1'-0"



COLOR DIAGRAM
1/8" = 1'-0"

- ARCHITECTURAL LIGHTING LEGEND:**
- L-10 DOWNLIGHT @ FACADE RECESSES
 - L-18 IN-GROUND UPLIGHT @ FACADE RECESSES
- BUILDING SIGNAGE:**
- ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY - LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS
 - MINIMUM 3/4" PLYWOOD BACKER BOARD REQUIRED AT SIGN LOCATIONS - AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FACED OR SPACE AVAILABLE FOR SIGN
 - ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR - ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY - TYPICAL FOR REQUIREMENT
 - BACKWAYS VIEWWAYS ARE NOT ALLOWED
 - PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR - CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE EXTERIOR PARAPET WALL
 - GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR INSTALLED PRIOR TO CLADDING UP THE WALL - PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY
- FINISH LEGEND:**
- EPS CLADDING SYSTEM EX - BASE OF FINISH: (C) H 49 K3 D3 CAS 9-G (9) R4 M 4 R2 M 4 G2 B7
 - PROVIDE EPS HIGH IMPACT MESH ASSEMBLY FOR LPAW
 - RE: C/S SPECIFICATIONS FOR BRICK VENEER: 180, R1 90 M41 (C) 0880 98 A-V-G-C (F) 0708 M7 80 CNE 44 - A4574 MESH
 - COORDINATE FOR MINIMUM EXTERIOR CONTINUOUS INSULATION THICKNESS & U-VALUE REQUIREMENTS IN ACCORDANCE WITH ADOPTED ENERGY CODE REQUIREMENTS FOR ALL CLADDING AREAS.



EXTERIOR ELEVATION
1/8" = 1'-0"

- KEY NOTES:**
- REFER TO TRU BY HILTON STANDARDS MANUAL ARCHITECTURAL FEATURES AND FINISHES FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.
 - BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHTS ARE CERCIAL TO MAINTAIN AS SHOWN.
- KEY PLAN:**
-

ISSUED INFORMATION

ISSUED: MAJOR AMENDMENT

REVISIONS:

MAJOR AMENDMENT 2/11/22

PROJECT INFORMATION

KCI AIRPORT
#55933

10900 N AMBASSADOR DR
KANSAS CITY, MO 64153

SHEET INFORMATION

Exterior Elevations

42x32 SHEET

A5.03



1 VIEW FROM AMBASSADOR ROAD
SCALE n.t.s.



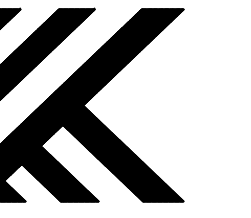
2 VIEW FROM I-29
SCALE n.t.s.



2 VIEW FROM I-29 w/ EXISTING HILTON GARDEN INN HOTEL IN BACKGROUND
SCALE n.t.s.



NORTH AMERICAN
PROTOTYPE
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KMG HOTELS



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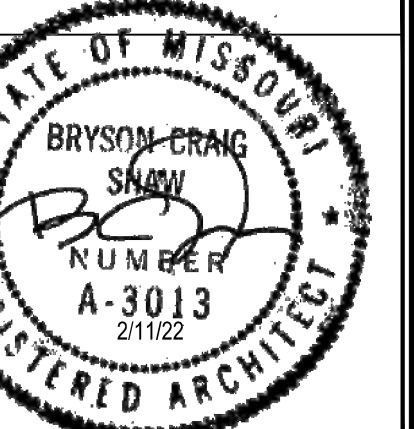
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ISSUED INFORMATION

ISSUED:
MAJOR AMENDMENT 12/23/2021

REVISIONS:

NO.	DESCRIPTION



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PROJECT INFORMATION

KCI AIRPORT
#55933
10900 N AMBASSADOR DR
KANSAS CITY, MO 64153

MAJOR AMENDMENT

SHEET INFORMATION

3D
RENDERING

A5.04

42x32 SHEET
2/11/2022