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project description

A new multi-family development located in Kansas City, Missouri. The project consists of five stories of apartments above a multi-level garage. The apartments wrap an amenity courtyard for residents. Walk-up townhomes on the south side step down with the grade to compliment existing development in the neighborhood.

project timeline

Anticipated beginning: Spring 2026
Anticipated completion: Fall 2028
Project to be completed in one phase.

legal description

YOUTH ACTIVITY COMPLEX SOUTH
MORELAND AMEND PLAT 6 LOT ALL EXC W 25
FTLOTS 2 THRU 6

sheet index

- A0.0 cover sheet
- C1.1 existing conditions
- C1.2 civil site/utility plan
- C2.1 grading plan
- C3.1 drainage map
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- A1.2 townhome level 2-3 / garage level 2-3
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- A3.3 exterior courtyard elevations
- A3.4 perspectives
- P1.1 photometric site plan
- P1.2 garage photometric plan
- P1.3 photometric cutsheets

developer

Flint Residential
3515 West 75th Street
Prairie Village, Kansas 66208
contact: John P. McGurk
jmcgurk@flintdevelopment.com
(816) 729-6362

architect

Davidson Architecture & Engineering
4301 Indian Creek Pkwy
Overland Park, KS 66207
contact: Will Dubois, AIA
will@davidsonae.com
(913) 451.9390



project area



building data				
site data	required	proposed	alternative requested	approved
rear setback (north)	25' max.	10'	no	
front setback (south)*	10' max.	0'	no	
side setback (west)	8' min.	8'	no	
street-side (east)*	10' max.	0'	no	

MCO 4A - lot and building standards supercedes base setback code

parking data					
site data	vehicle spaces		bike spaces		alternative requested
	required	proposed	required	proposed	
proposed use(s)					
residential	152	207			no
short term bicycle			20	20	no
long term bicycle			51	51	no
total	152	207	70	70	no

site data				
site data	existing	proposed	alternative requested	approved
zoning	R-0.5	R-0.5	yes	
gross land area				
in square feet	0	57,713	no	
in acres	0	1.33	no	
right of way dedication				
in square feet	0	0	no	
in acres	0	0	no	
right of way vacation				
in square feet	0	0	no	
in acres	0	0	no	
net land area				
in square feet	0	57,713		
in acres	0	1.33		
building area (sq. ft.)	0	271,889		
floor area ratio	0	4.71:1		
residential use info				
total dwelling units	0	152		
multi-unit building	0	152		
total lots	0	0		
residential	0	1		
public/civic	0	0		
commercial	0	0		
other	0	0		

other development standards	
88-425 - other development standards	
88-408 - parkland dedication	developer to provide payment in-lieu
88-415 - stream buffers	N/A
88-430 - outdoor lighting	see P1.1 photometric plan
88-435 - outdoor display, storage, & work	-
88-445 - signs	-
88-450 - pedestrian standards	-

alternatives requested

- Approving an alternate to allowed building height per Main Corridor Overlay (MCO) based on the Bowl Concept is 65'-0"
 Building Height at NE corner of lot: 58'-10"
 Building Height at SW corner of lot: 109'-5"
 Building height from average grade plane: 85'-0"
 Max height allowed by MCO: 65'-0"
 Requested alternative to allow for: 112'-0"
- Approving an alternate to required transparency per Main Corridor Overlay (MCO) due to substantial grade change and difficulty with how the ordinance measures glazing.
 Required transparency by MCO: 40%
 Requested alternate: Refer to A3.2 for specific percentages
 (Note Garage to Townhome is listed as "glazing" as only 1% is transparent)
- Approving an alternate to 88-110-06, Table 110-2
 R-0.5 min. lot area per unit: 1 per 500 sq.ft. ; 57,713 /500 = 115.4 units
 Requested alternative to allow 1 per 350 sq.ft. ; 57,713/350 = 164.9 units (152 planned)

development summary table									
name	use	height	no. floors	no. floors	usage	area (sf)	units	parking spaces required	parking spaces provided
Flint Plaza MF	apartments	85'	5 over 3	leasing levels	leasing	1,583	0	0	0
				garage levels	parking	89,479	0	152	207
				townhome levels	townhome	9,471	4	0	0
				01	amenity	4,107	29	0	0
				02	residential	31,873	30	0	0
				03	residential	33,150	30	0	0
				04	residential	33,150	30	0	0
				05	residential	31,601	29	0	0
				amenity	1,409	29	0	0	
				total					

a new development for: Flint Residential
46th & Walnut Apartments
32 E. 46th Street
Kansas City, Missouri 64111

date
01.15.2026
drawn by
DAE
checked by
DAE
revisions

sheet number
A0
Cover Sheet

drawing type
Development Plan
project number
25010

Local Benchmarks:

BM-1: Cut - X
Elevation: 865.993'
N: 1047484.214
E: 2764241.376

BM-2: Cut - X
Elevation: 911.470'
N: 1047757.977
E: 2764495.711

Floodplain Note:

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 29095C0262G which bears an effective date of January 20, 2017 and is not located in a special hazard area.

Legal description:

YOUTH ACTIVITY COMPLEX SOUTH MORELAND AMEND PLAT SUB LOT 6 ALL EXC W 25 FT LOTS 2 THRU 6

Property Legend

- right of way
- property lines
- easements

Grading Legend

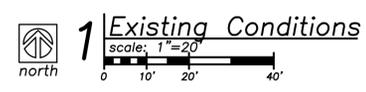
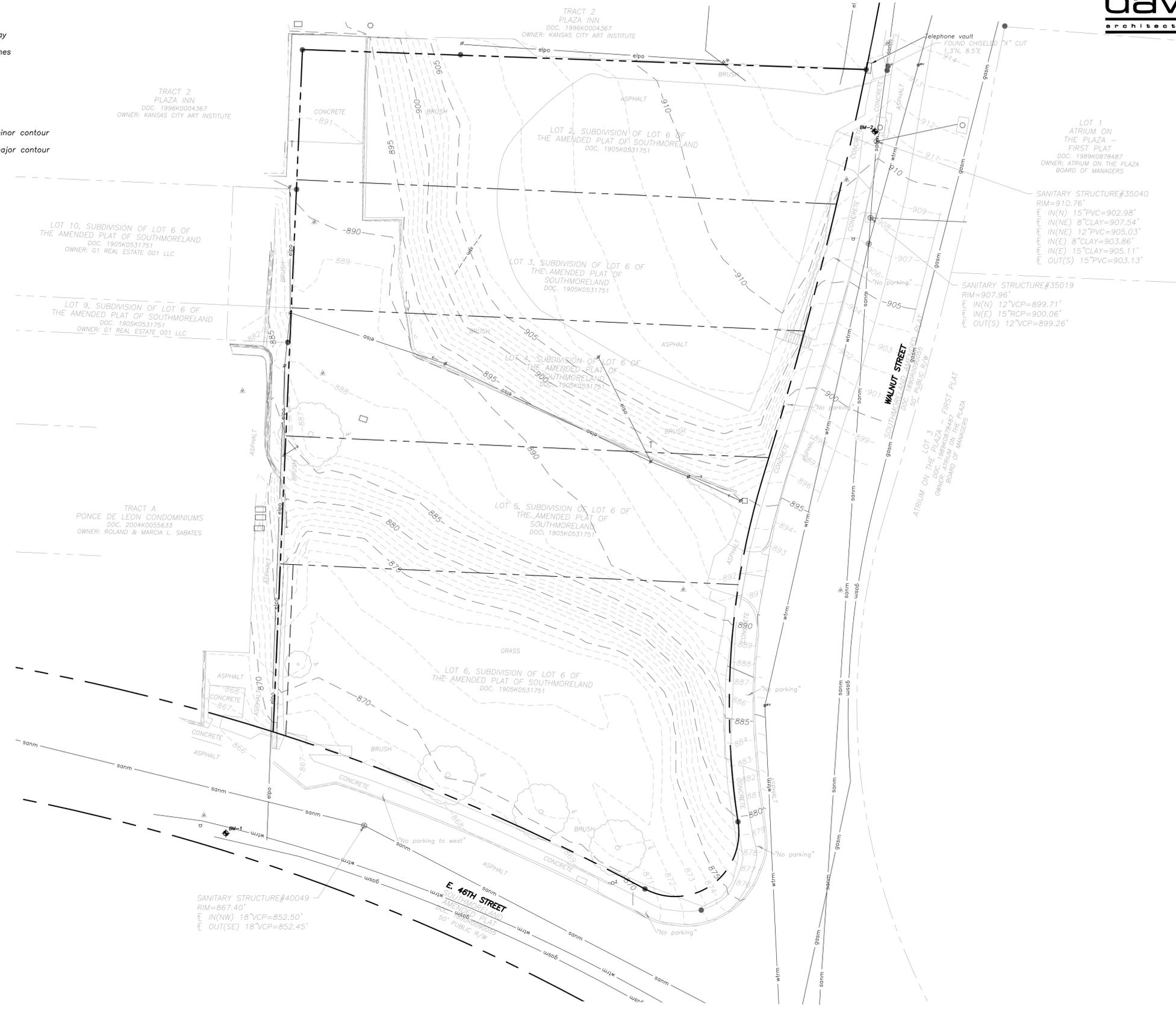
- - - - - existing minor contour
- - - - - existing major contour

Utility Legend

- existing
 - proposed
- Linetypes**
- sanm sanitary main
 - sans sanitary service
 - ssm storm sewer (existing)
 - ssms storm sewer (solid wall, proposed)
 - stms storm sewer (solid wall, proposed)
 - stms storm sewer (perforated, proposed)
 - wrm water main
 - wrf water service (fire)
 - wrd water service (domestic)
 - wri water service (irrigation)
 - gasm natural gas main
 - gass natural gas service schematic
 - elpu underground primary electric
 - elsu underground secondary electric
 - elpo overhead electric
 - datu underground cable/phone/data
 - datu underground cable/phone/data service
 - fence-chainlink
 - fence-wood
 - fence-barbed wire
 - treeline

Symbols

- ⊙ sanitary manhole
- ⊙ service cleanout
- ⊙ fmv force main release valve
- ⊙ rectangular structure
- ⊙ circular structure
- ⊙ fire hydrant
- ⊙ wv water valve
- ⊙ water meter
- ⊙ BFP backflow preventer
- ⊙ natural gas meter
- ⊙ service transformer (pad mount)
- ⊙ primary switch gear
- ⊙ LP light pole
- ⊙ cable/phone/data junction box
- ⊙ street light
- ⊙ pedestrian street light
- ⊙ electric pole
- ⊙ guy wire
- ⊙ end section



a new development for: Flint Residential:

46th & Walnut Apartments

32 E. 46th Street
Kansas City, Missouri 64111

date: 11.14.2025
drawn by: TMJ
checked by: HAZ
revisions:

sheet number: **C1.1**
Existing Conditions
drawing type: Development Plan
project number: 25010

Local Benchmarks:

BM-1: Cut - X
Elevation: 865.993'
N: 1047484.214
E: 2764241.376

BM-2: Cut - X
Elevation: 911.470'
N: 1047757.977
E: 2764495.711

Floodplain Note:

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 29095C0262G which bears an effective date of January 20, 2017 and is not located in a special hazard area.

Utility Legend

	existing
	proposed
	proposed sanitary main
	proposed sanitary service
	proposed water main
	proposed fire line
	proposed water service
	proposed irrigation
	proposed storm sewer
	proposed gas main
	proposed gas service
	proposed underground primary electric
	proposed underground secondary electric
	proposed overhead electric
	proposed underground data

Linetypes

	sanitary main
	sanitary service
	storm sewer (existing)
	storm sewer (solid wall, proposed)
	storm sewer (perforated, proposed)
	water main
	water service (fire)
	water service (domestic)
	water service (irrigation)
	natural gas main
	natural gas service schematic
	underground primary electric
	underground secondary electric
	overhead electric
	underground cable/phone/data
	underground cable/phone/data service
	fence-chainlink
	fence-wood
	fence-barbed wire
	treeline

Symbols

	sanitary manhole
	service cleanout
	force main release valve
	rectangular structure
	circular structure
	fire hydrant
	water valve
	water meter
	backflow preventer
	natural gas meter
	service transformer (pad mount)
	primary switch gear
	light pole
	cable/phone/data junction box
	street light
	pedestrian street light
	electric pole
	guy wire
	end section

Construction Legend

	concrete pavement
	concrete sidewalk
	standard curb & gutter
	standard dry curb & gutter

Property Legend

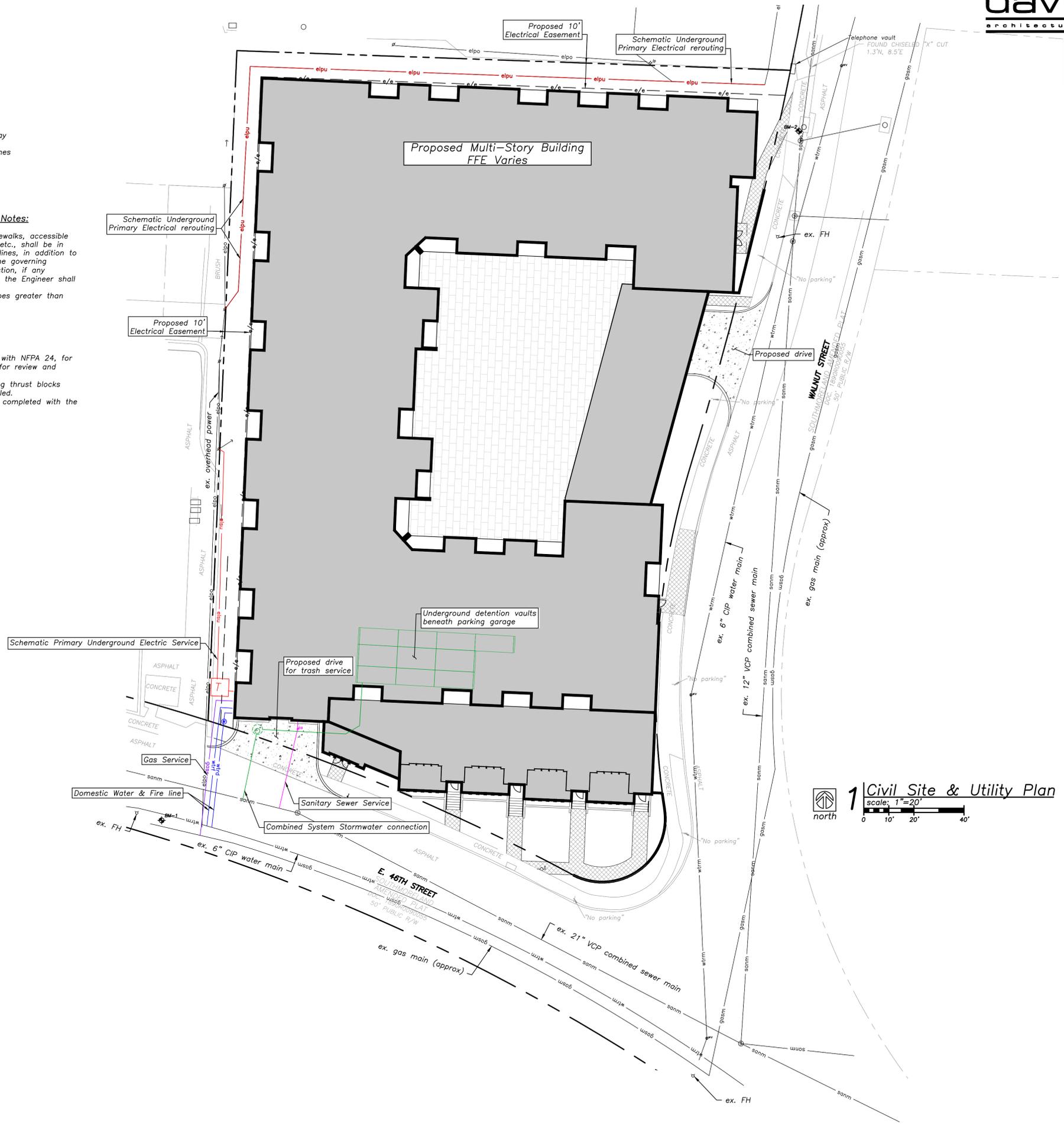
	right of way
	property lines
	easements

Americans with Disabilities Act (ADA) Notes:

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.

Fire Protection Notes:

- Plans and specifications, in accordance with NFPA 24, for the private fire line shall be submitted for review and approval prior to installation.
- Underground fire line installation including thrust blocks shall be inspected prior to being backfilled.
- Hydrostatic testing and flushes shall be completed with the fire department as a witness.



1 Civil Site & Utility Plan
scale: 1"=20'
north



a new development for: Flint Residential:

46th & Walnut Apartments

32 E. 46th Street
Kansas City, Missouri 64111

date: 11.14.2025
drawn by: LDM
checked by: HAZ
revisions:

sheet number: **C1.2**
Civil Site & Utility Plan
drawing type: Development Plan
project number: 25010

Local Benchmarks: BM-#

BM-1: Fire hydrant
Elevation: 865.46'
N: 1047487.114
E: 2764231.450

BM-2: 1/2" rebar with unreadable cap
Elevation: 915.89'
N: 1047799.098
E: 2764546.600

Floodplain Note:
By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 29095C0262G which bears an effective date of January 20, 2017 and is not located in a special hazard area.

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

- sanm sanitary main
- sans sanitary service
- ssm storm sewer (existing)
- ssm storm sewer (solid wall, proposed)
- ssm storm sewer (solid wall, proposed)
- ssm storm sewer (perforated, proposed)
- wtrm water main
- wtrf water service (fire)
- wtrd water service (domestic)
- wtri water service (irrigation)
- gasm natural gas main
- gass natural gas service schematic
- elpu underground primary electric
- elss underground secondary electric
- elpo overhead electric
- datu underground cable/phone/data
- datss underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

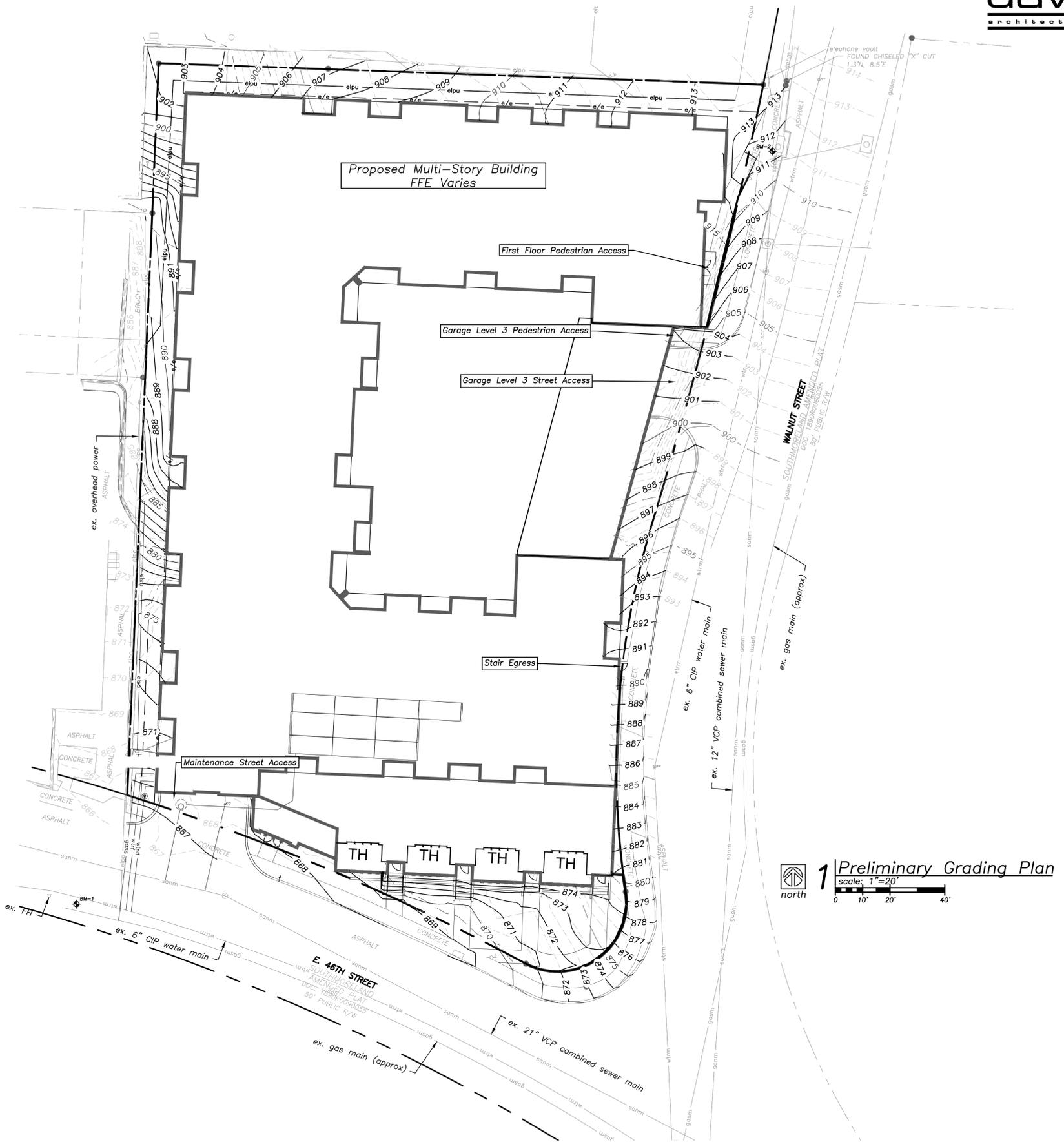
Symbols

- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

Property Legend

- right of way
- property lines
- easements

Floor	Elevation
Fifth Floor	959.03
Fourth Floor	948.37
Third Floor	937.72
Second Floor	927.06
First Floor	915.33
Garage Level 3	901.75
Townhome 3	898.07
Garage Level 2	890.75
Townhome 2	886.41
Garage Level 1	879.75
Townhome 1	874.68
Leasing/Office	868.08
Maintenance	867.75



1 Preliminary Grading Plan
scale: 1"=20'
north

a new development for: Flint Residential:

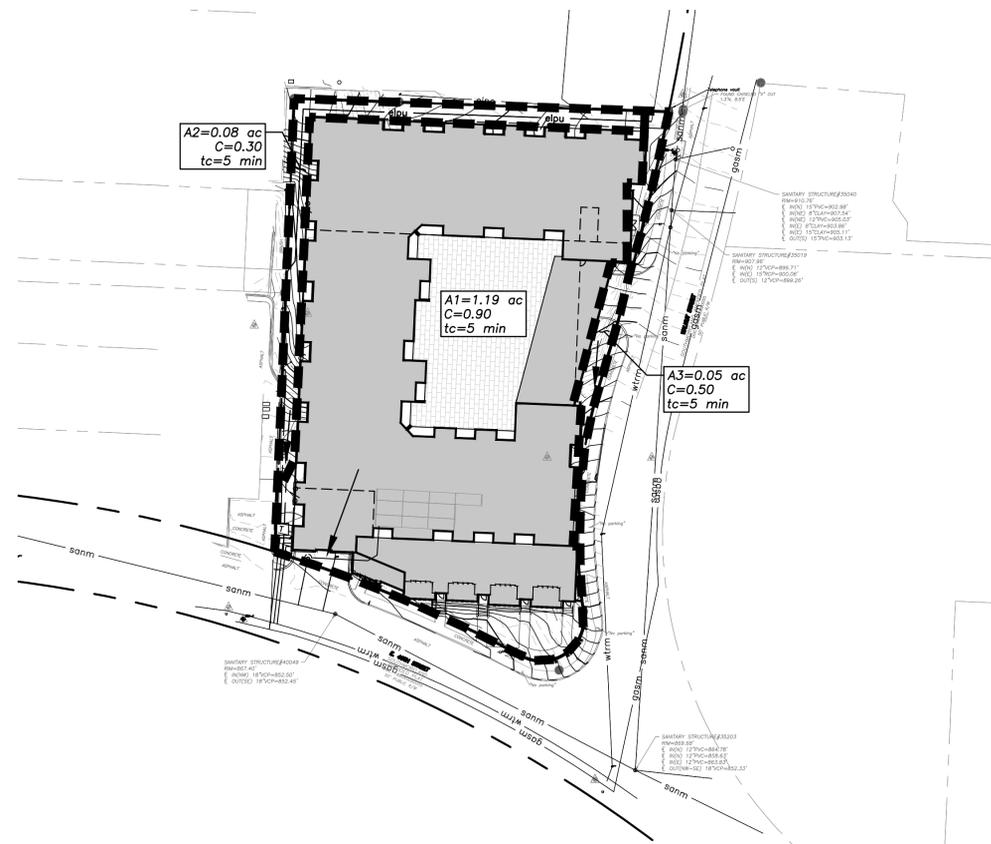
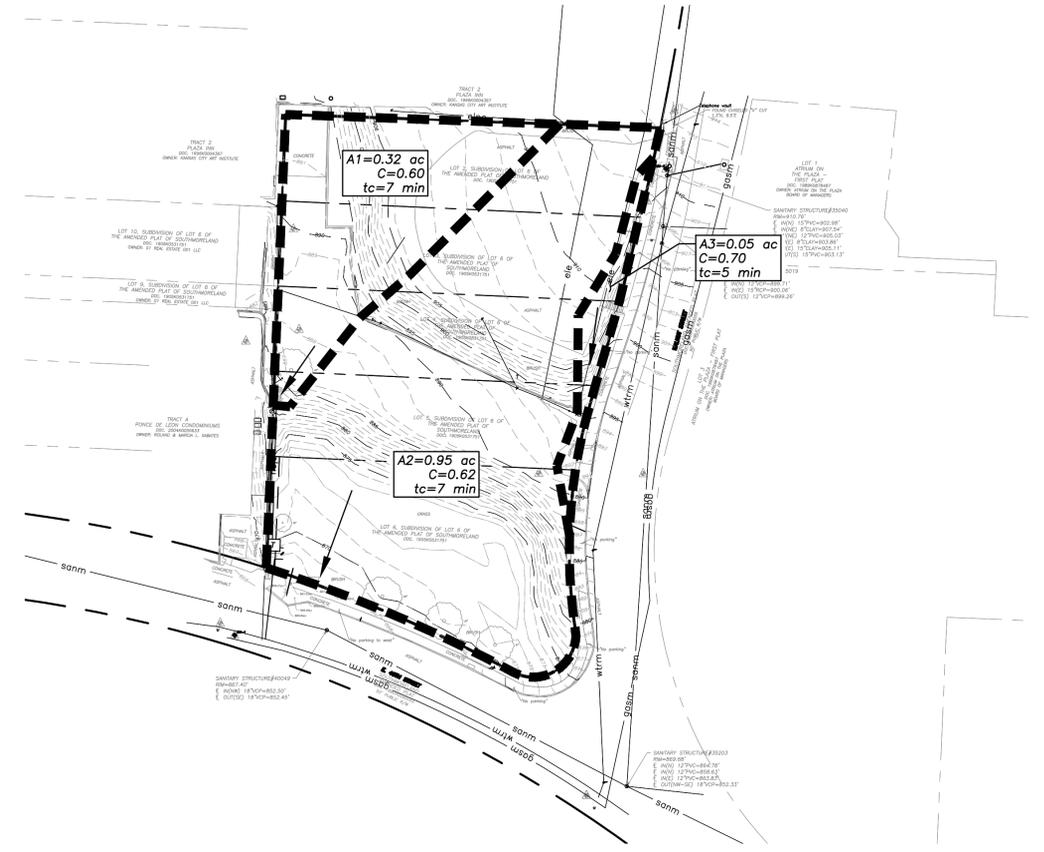
46th & Walnut Apartments

32 E. 46th Street
Kansas City, Missouri 64111

date: 11.14.2025
drawn by: TMJ
checked by: LDM
revisions:

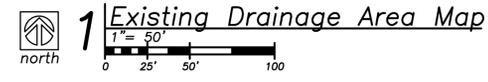
sheet number: **C2.1**
Grading Plan
drawing type: Development Plan
project number: 25010





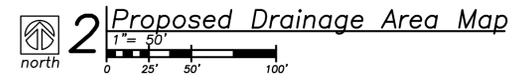
Pre-Construction Impervious Area Calculations

Area of Site	Square Feet	Acres
Area of Site	57,713	1.32
Impervious Area	14,354	0.32
Pervious Area	43,359	1.00



Post-Construction Impervious Area Calculations

Area of Site	Square Feet	Acres
Area of Site	57,713	1.32
Impervious Area	48,726	1.12
Pervious Area	8,987	0.20



Local Benchmarks: BM-#

- BM-1: Fire hydrant
Elevation: 865.46'
N: 1047487.114
E: 2764231.450
- BM-2: 1/2" rebar with unreadable cap
Elevation: 915.89'
N: 1047799.098
E: 2764546.600

Floodplain Note:

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Symbol Legend

- Sanitary manhole
- Service cleanout
- Force main release valve
- Rectangular structure
- Circular structure
- Fire hydrant
- Water valve
- Water meter
- Backflow preventer
- Natural gas meter
- Service transformer (pad mount)
- Primary switch gear
- Light pole
- Cable/phone/data junction box
- Street light
- Pedestrian street light
- Electric pole
- Guy wire
- End section

Utility Legend

- Sanitary main
- Sanitary service
- Storm sewer (existing)
- Storm sewer (solid wall, proposed)
- Storm sewer (perforated, proposed)
- Water main
- Water service (fire)
- Water service (domestic)
- Water service (irrigation)
- Natural gas main
- Natural gas service schematic
- Underground primary electric
- Underground secondary electric
- Overhead electric
- Underground cable/phone/data
- Underground cable/phone/data service
- Fence-chainlink
- Fence-wood
- Fence-barbed wire
- Treeline

Drainage Legend

- Drainage area

Property Legend

- Right of way
- Property lines
- Easements

Grading Legend

- Existing minor contour
- Existing major contour
- Proposed minor contour
- Proposed major contour



a new development for: Flint Residential:

46th & Walnut Apartments

32 E. 46th Street
Kansas City, Missouri 64111

date: 11.14.2025
drawn by: TMJ
checked by: HAZ
revisions:

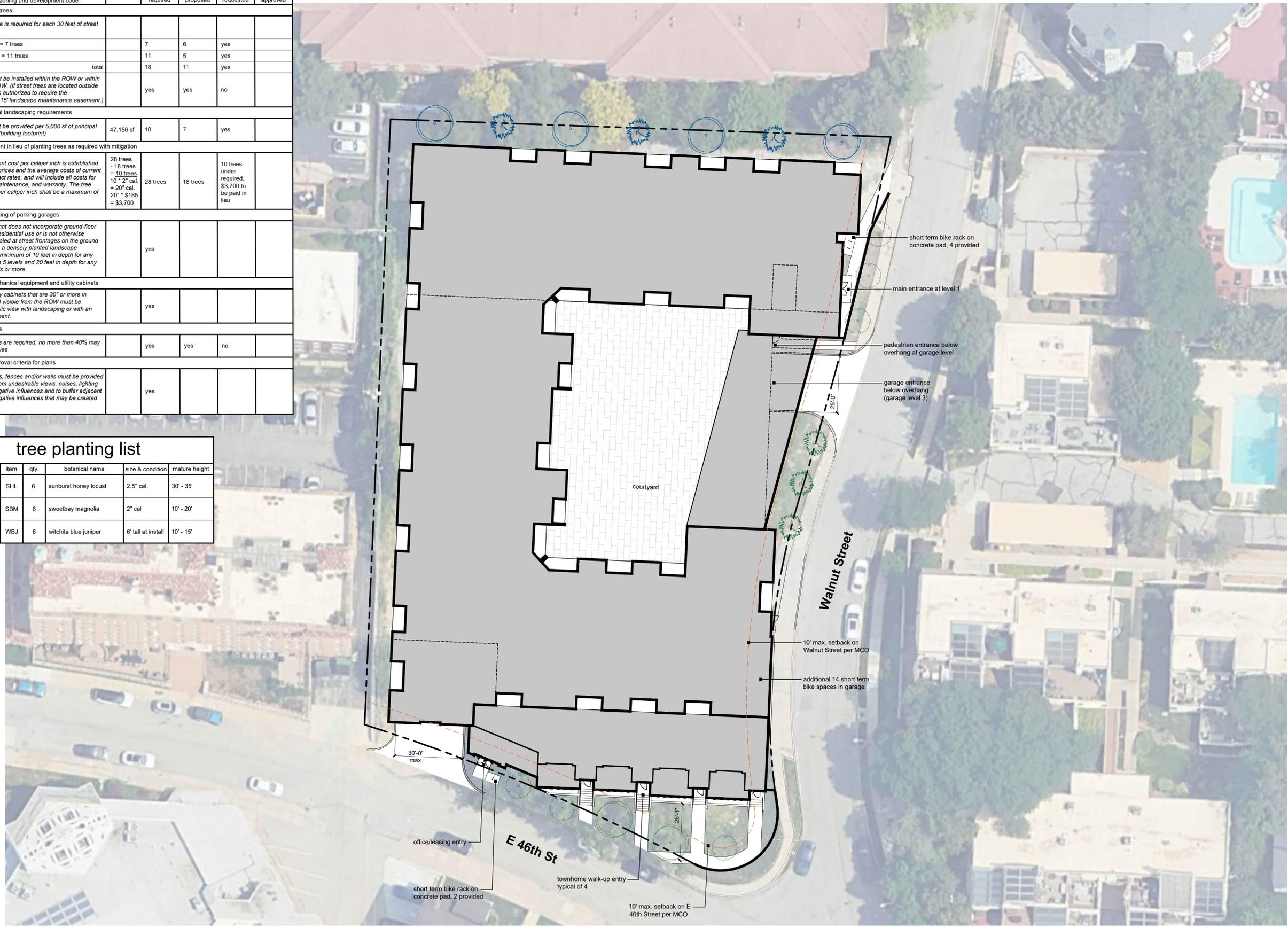
sheet number: **C3.1**
Drainage Maps
drawing type: Development Plan
project number: 25010

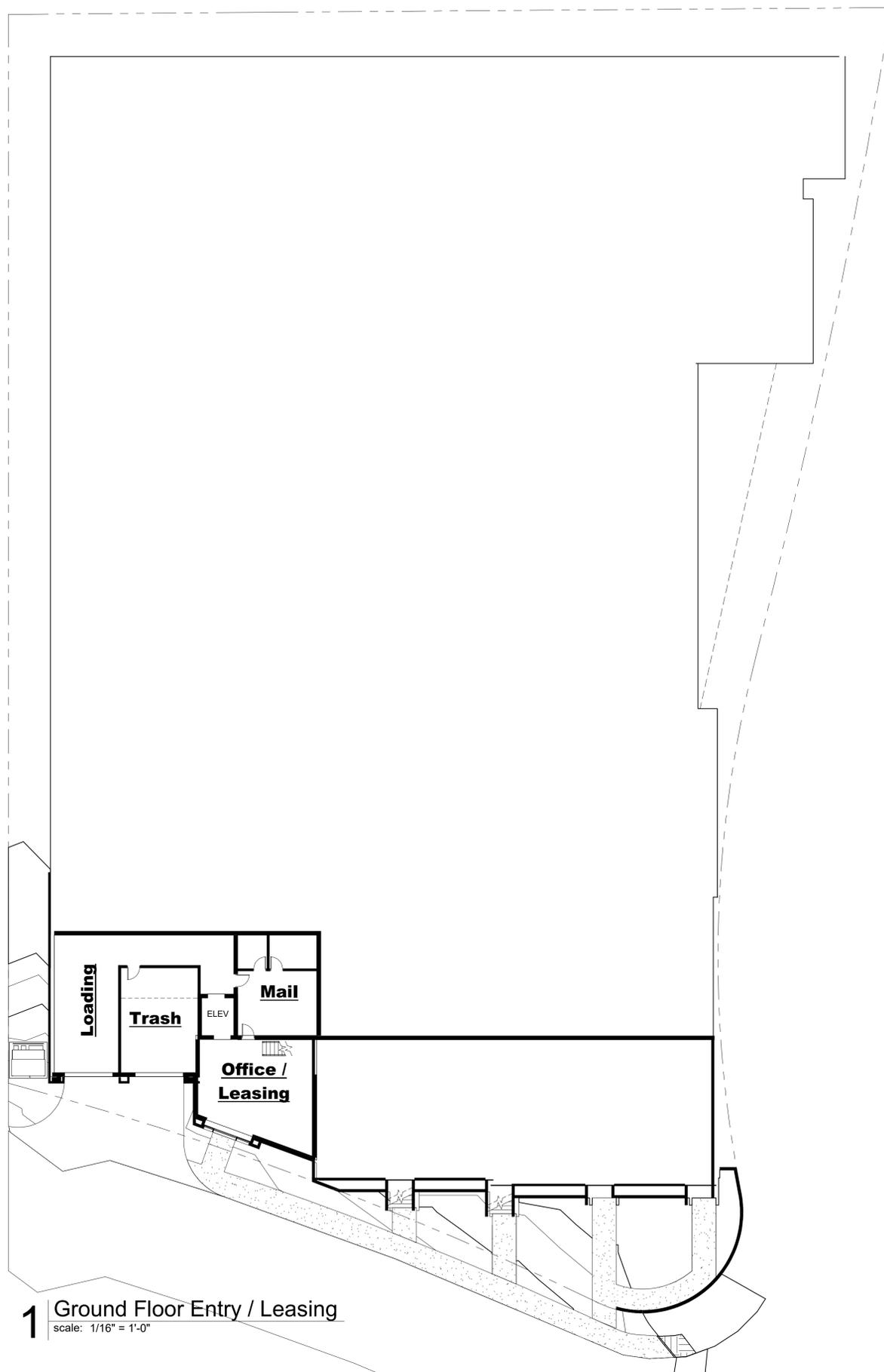
landscaping requirements

88 series 400-500 zoning and development code	required	proposed	alternative requested	approved
88-425-03 - street trees				
at least 1 street tree is required for each 30 feet of street frontage.				
E 46th St: 186'/30' = 7 trees	7	6	yes	
Walnut St: 328'/30' = 11 trees	11	5	yes	
total	18	11	yes	
required trees must be installed within the ROW or within 10' of the street ROW. (if street trees are located outside the ROW the city is authorized to require the establishment of a 15' landscape maintenance easement.)	yes	yes	no	
88-425-04 - general landscaping requirements				
at least 1 tree must be provided per 5,000 sf of principal building coverage (building footprint)	47,156 sf	10	7	yes
88-424-12 - payment in lieu of planting trees as required with mitigation				
The tree replacement cost per caliper inch is established by wholesale tree prices and the average costs of current tree planting contract rates, and will include all costs for materials, labor, maintenance, and warranty. The tree replacement cost per caliper inch shall be a maximum of \$185.	28 trees = 18 trees = 10 trees = 10" 2" cal. = 20" cal. = 20" * \$185 = \$3,700	28 trees	18 trees	10 trees under required, \$3,700 to be paid in lieu
88-425-07 - screening of parking garages				
a parking garage that does not incorporate ground-floor nonresidential or residential use or is not otherwise screened or concealed at street frontages on the ground level, must provide a densely planted landscape perimeter that is a minimum of 10 feet in depth for any garage of less than 5 levels and 20 feet in depth for any garage with 5 levels or more.	yes			
88-425-08-B - mechanical equipment and utility cabinets				
above-ground utility cabinets that are 30" or more in height or width and visible from the ROW must be screened from public view with landscaping or with an architectural treatment.	yes			
88-425-10-B - trees				
if more than 8 trees are required, no more than 40% may be of a single species	yes	yes	no	
88-516-05-G - approval criteria for plans				
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.	yes			

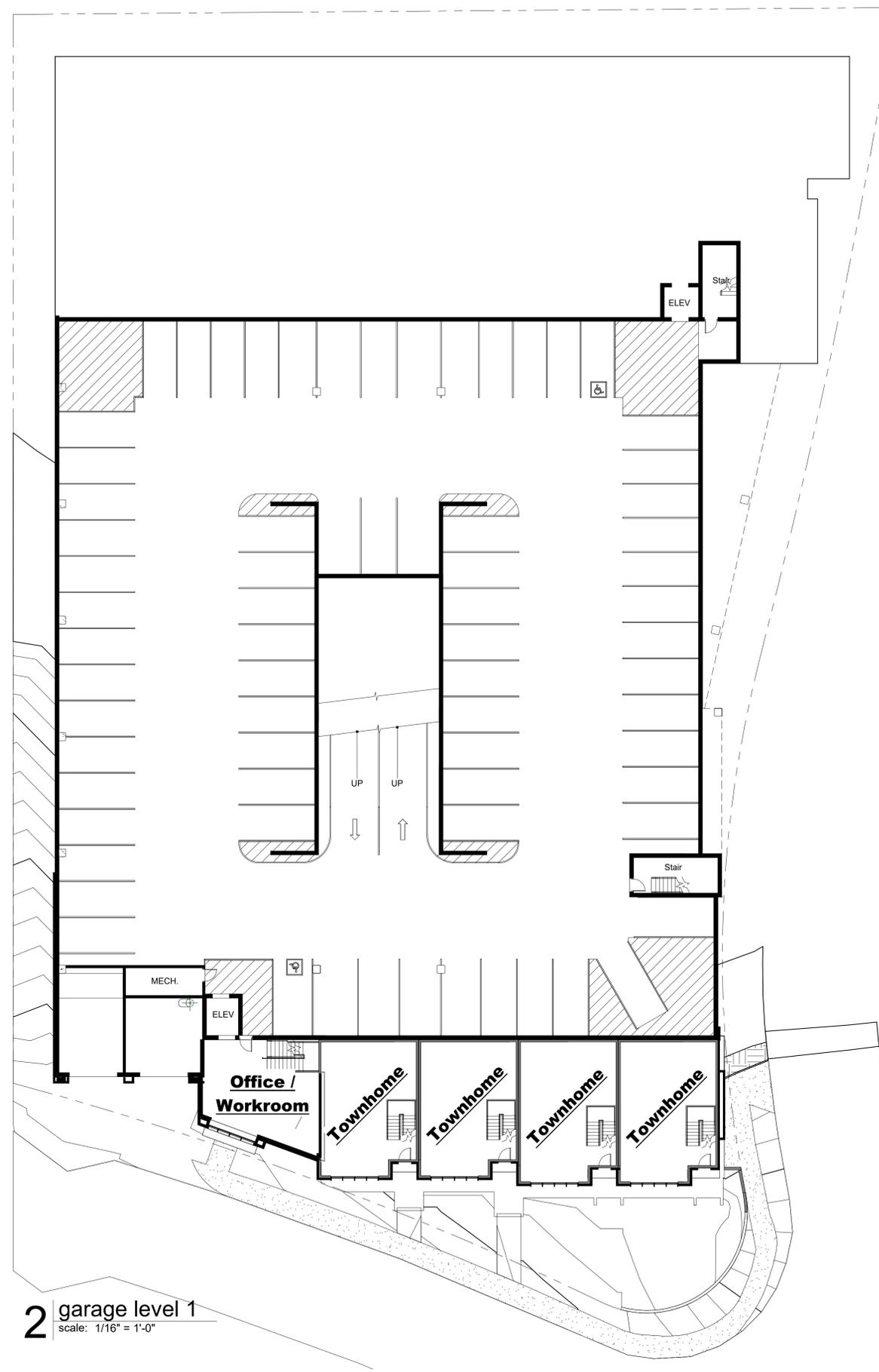
tree planting list

	item	qty.	botanical name	size & condition	mature height
trees shade / evergreen / deciduous	SHL	6	sunburst honey locust	2.5" cal.	30' - 35'
	SBM	6	sweetbay magnolia	2" cal	10' - 20'
	WBJ	6	witchita blue juniper	6' tall at install	10' - 15'





1 Ground Floor Entry / Leasing
 scale: 1/16" = 1'-0"



2 garage level 1
 scale: 1/16" = 1'-0"

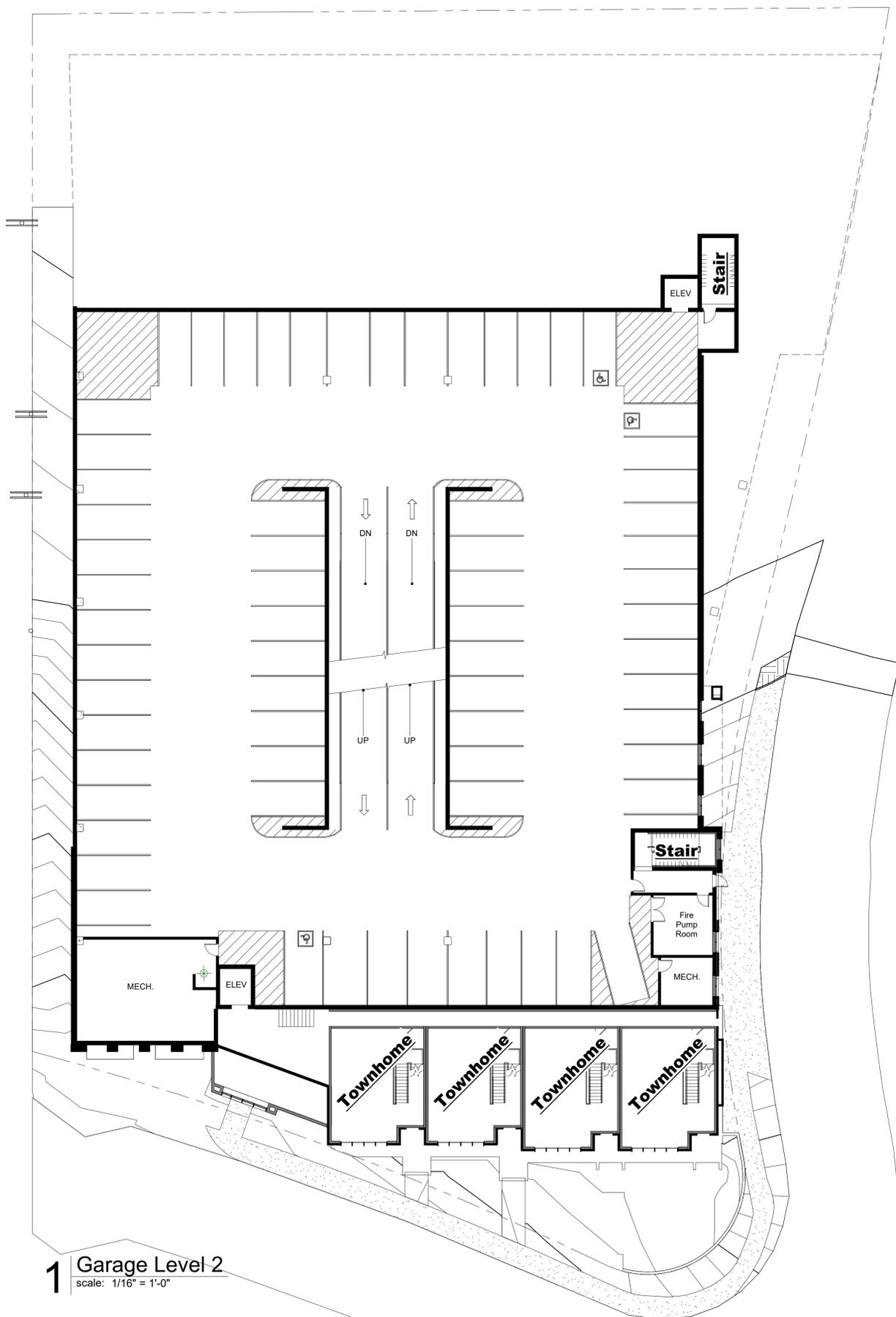
a new development for: Flint Residential
46th & Walnut Apartments
 32 E. 46th Street
 Kansas City, Missouri 64111

date
 12.22.2025
 drawn by
 DAE
 checked by
 DAE
 revisions

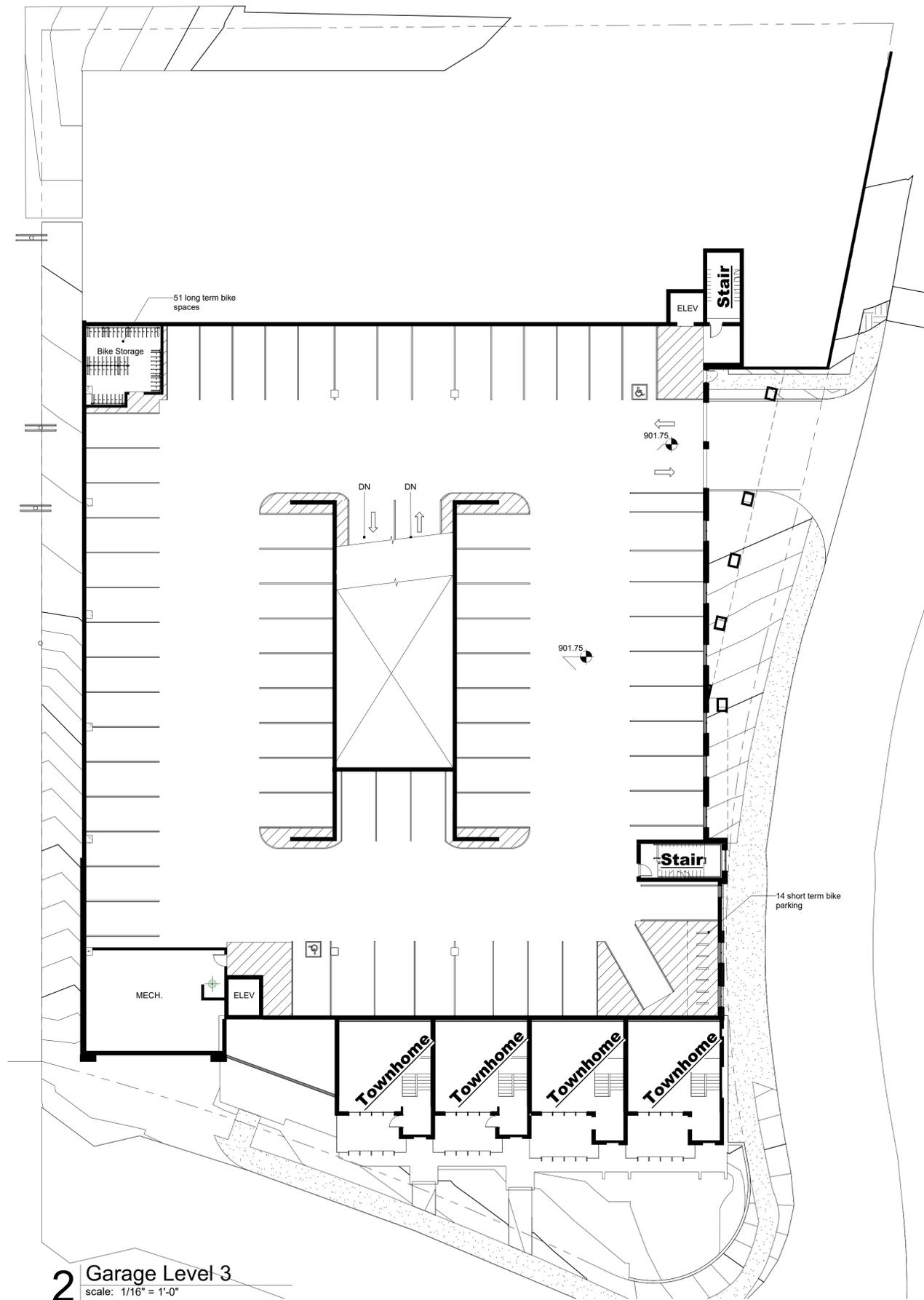
sheet number
A1.1

townhome level 1 /
 garage level 0-1

drawing type
 Development Plan
 project number
 25010



1 Garage Level 2
 scale: 1/16" = 1'-0"



2 Garage Level 3
 scale: 1/16" = 1'-0"

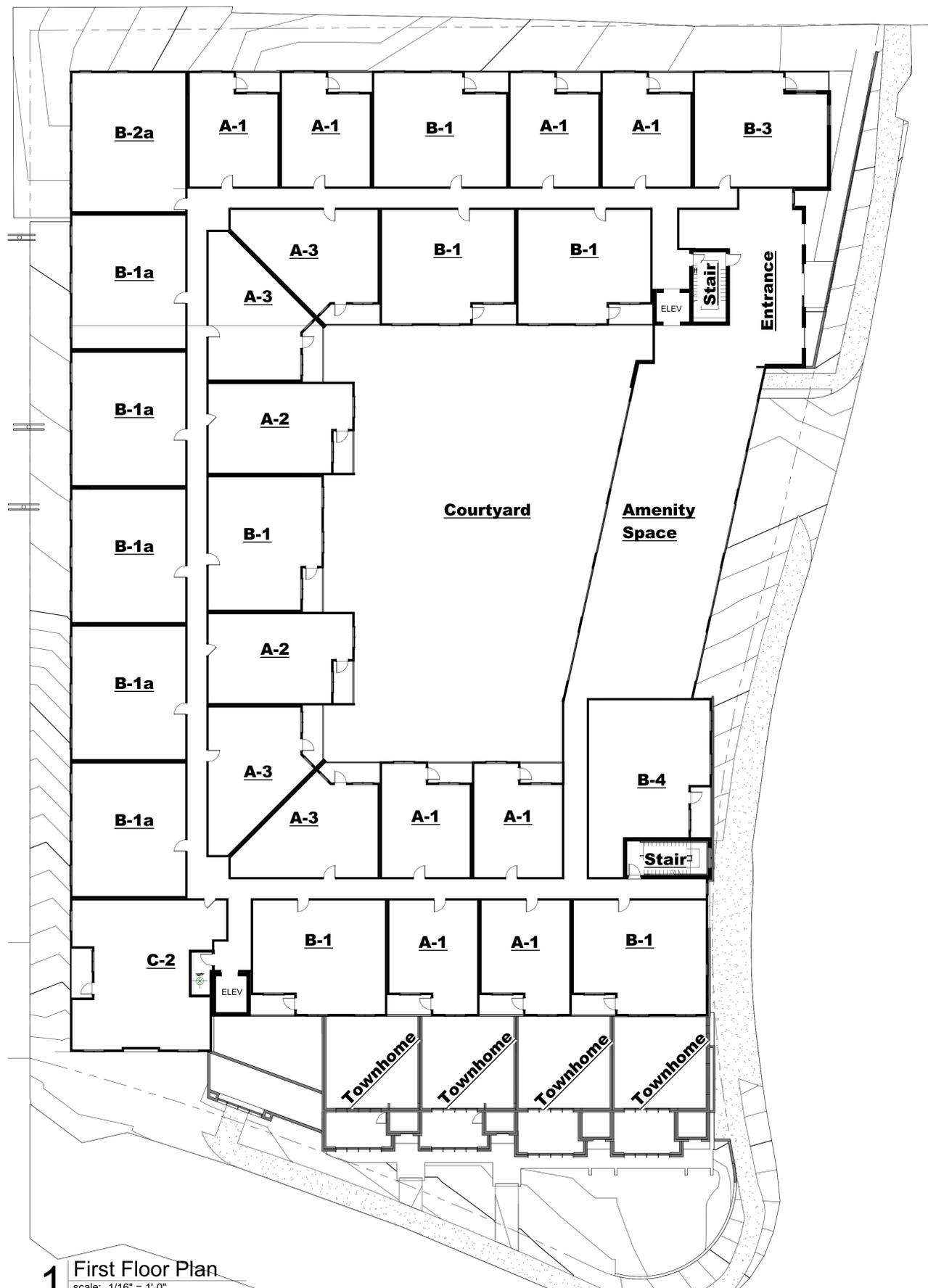
a new development for: **Flint Residential**
46th & Walnut Apartments
 32 E. 46th Street
 Kansas City, Missouri 64111

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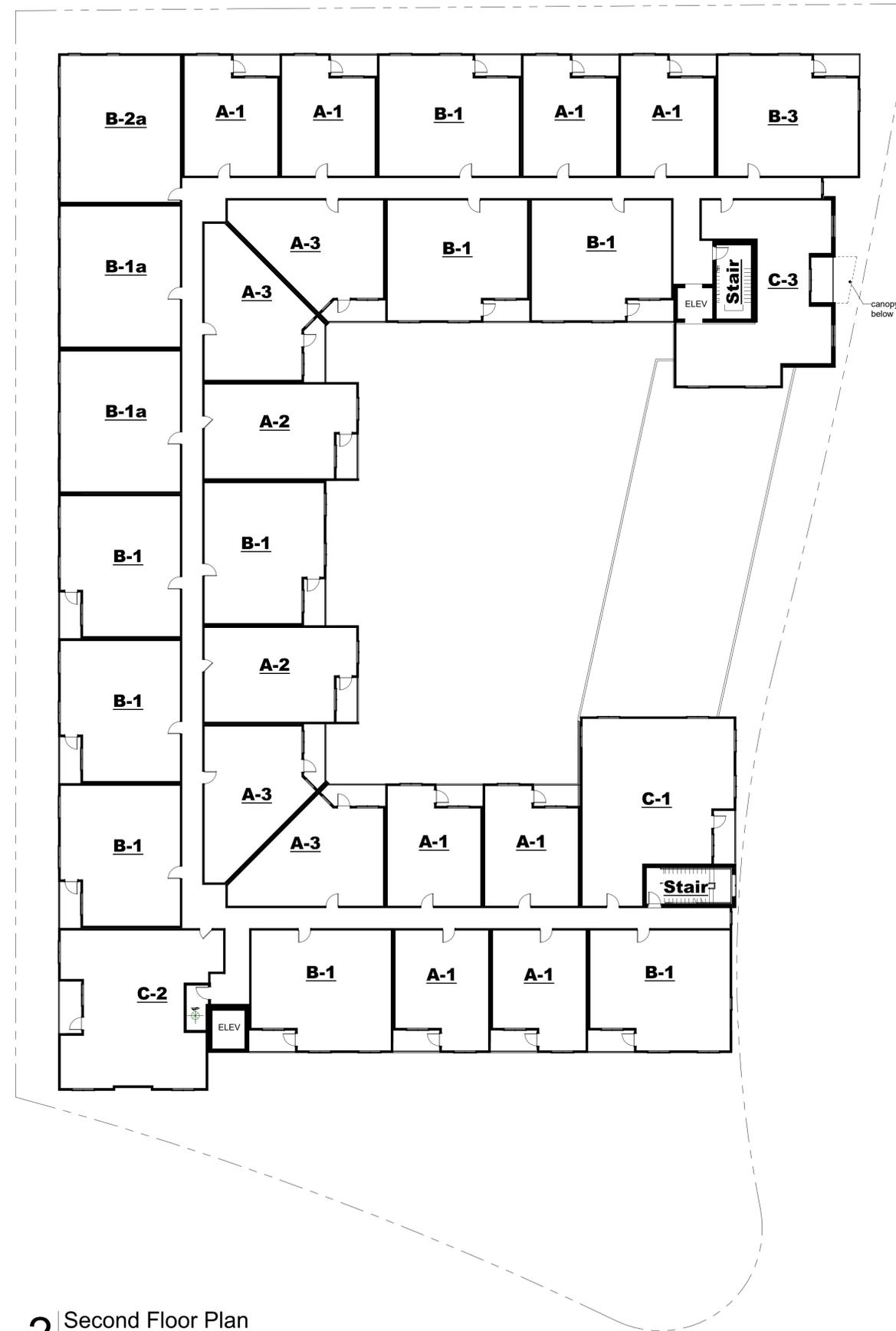
sheet number
A1.2

townhome level 2-3 /
 garage level 2-3

drawing type
 Development Plan
 project number
 25010



1 First Floor Plan
 scale: 1/16" = 1'-0"



2 Second Floor Plan
 scale: 1/16" = 1'-0"

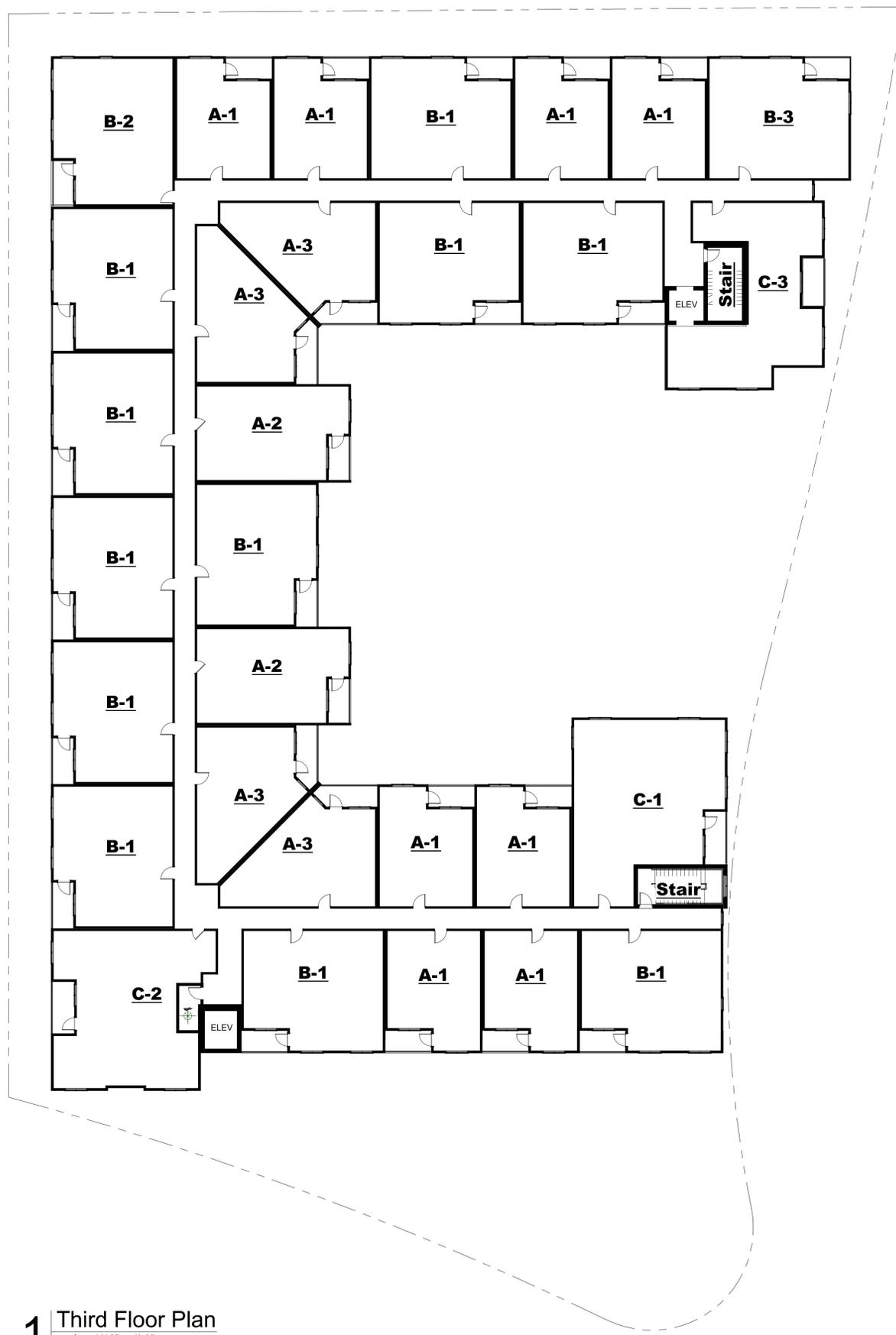
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 32 E. 46th Street
 Kansas City, Missouri 64111

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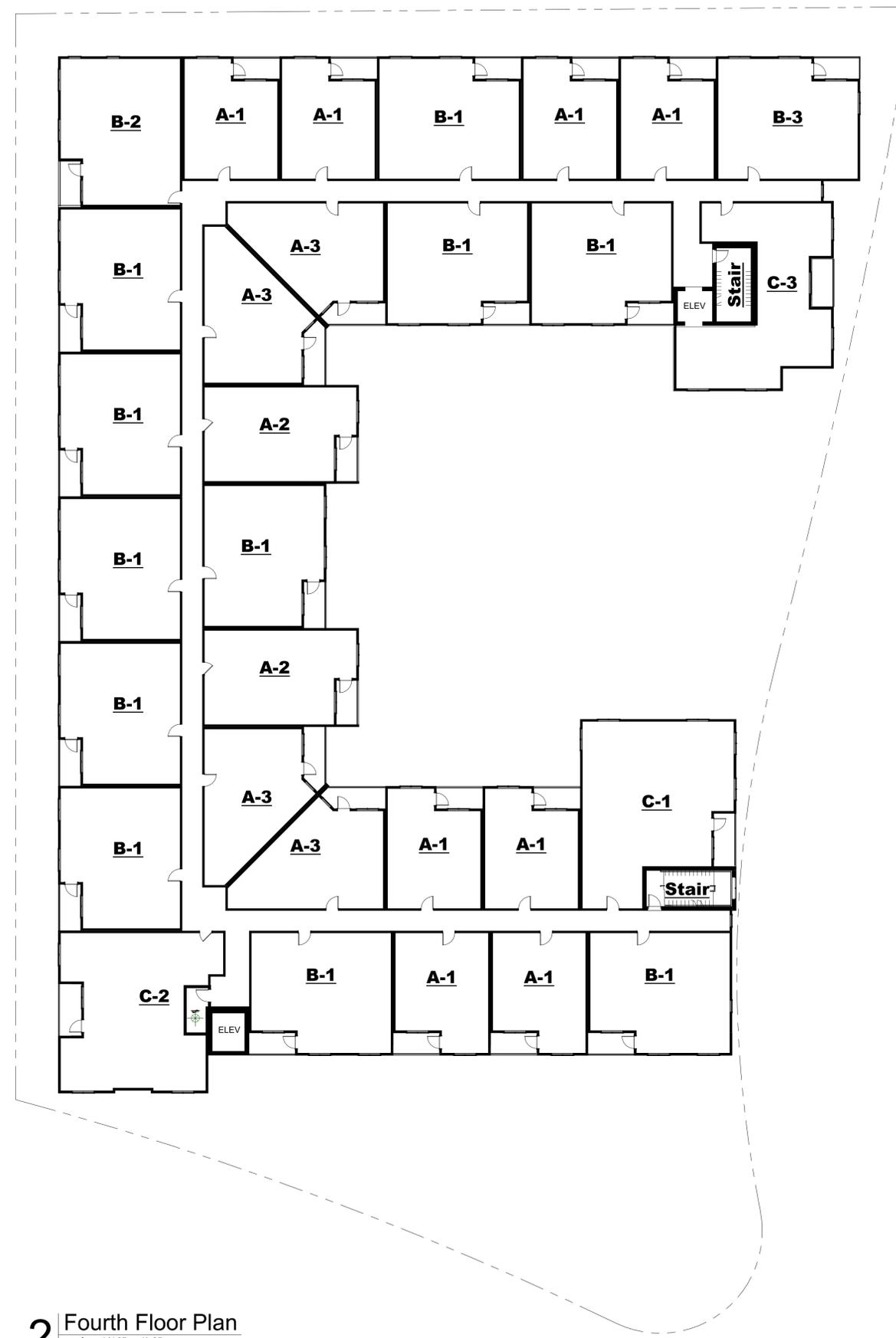
sheet number
A1.3

1st & 2nd Floor Plans

drawing type
 Development Plan
 project number
 25010



1 Third Floor Plan
 scale: 1/16" = 1'-0"



2 Fourth Floor Plan
 scale: 1/16" = 1'-0"

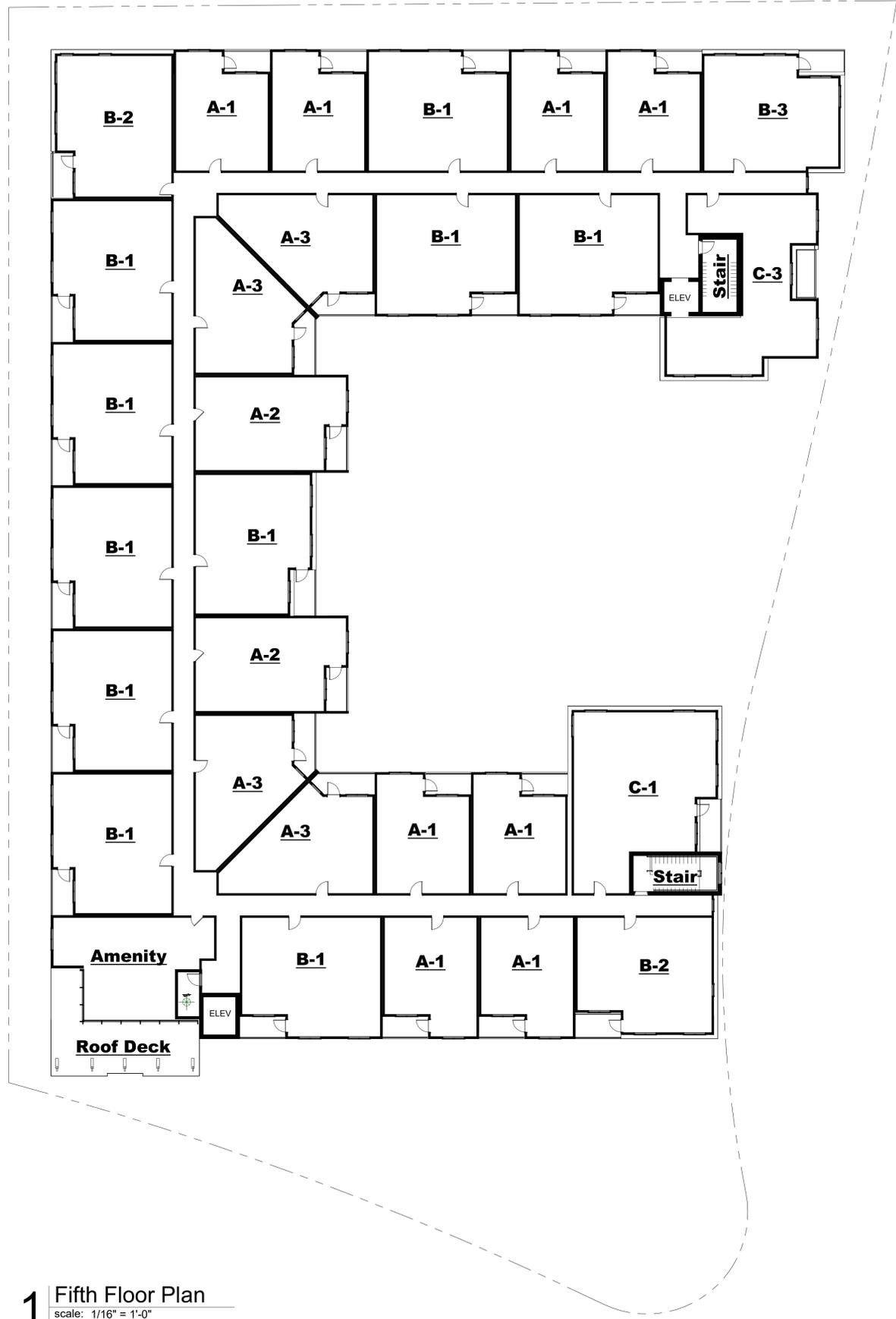
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a new development for: Flint Residential
46th & Walnut Apartments
 32 E. 46th Street
 Kansas City, Missouri 64111

date
 12.22.2025
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 DAE
 checked by
 DAE
 revisions

sheet number
A1.4
 3rd & 4th Floor Plans

drawing type
 Development Plan
 project number
 25010



1 Fifth Floor Plan
 scale: 1/16" = 1'-0"

a new development for: Flint Residential
46th & Walnut Apartments

32 E. 46th Street
 Kansas City, Missouri 64111

date
 12.22.2025
 drawn by
 DAE
 checked by
 DAE
 revisions

sheet number
A1.5
 5th Floor Plan

drawing type
 Development Plan
 project number
 25010

Exterior Material Finish Legend

	Modular Brick 01 Color: Light Red
	Modular Brick 02 Color: Dark Gray
	Precast Panel With brick formliner to match Brick 02 Color: Dark Gray
	Metal Wall Panel 01 Color: Teal Style: Box Rib
	Metal Wall Panel 02 Color: Charcoal Style: Box Rib
	Fiber Cement Panel 01 Color: Gray
	EIFS Panel 01 Color: White Style: Stucco
	Extruded Alum. Channel Color: Gold
	Aluminum Storefront Color: Dark Bronze Glazing: Low-E
	Pre Finished Aluminum Railings Color: Dark Bronze
	Pre Finished Metal Coping Cap Color: Dark Bronze
	Vinyl Windows 01 Exterior Color: Dark Bronze Interior Color: White Glazing: Low-E

Transparency Percentages For South Elevation

Level	% provided	% required
Floor 1	38%	40%
Floor 2	39%	40%
Floor 3	34%	40%
Floor 4	32%	40%
Floor 5	32%	40%
Floor 6	32%	40%
Floor 7	32%	40%
Floor 8	44%	40%

Transparency calculated by measuring area 3'-6" from floor to bottom of ceiling on each level except the townhome levels (floor 1-3) where the full floor to ceiling height was calculated



2 South Elevation
scale: 1/16" = 1'-0"



1 North Elevation
scale: 1/16" = 1'-0"

a new development for: **Flint Residential**
46th & Walnut Apartments
32 E. 46th Street
Kansas City, Missouri 64111

date
01.15.2026
drawn by
DAE
checked by
DAE
revisions

sheet number
A3.1
Exterior Elevations

drawing type
Development Plan
project number
25010

Exterior Material Finish Legend

	Modular Brick 01 Color: Light Red
	Modular Brick 02 Color: Dark Gray
	Precast Panel With brick formliner to match Brick 02 Color: Dark Gray
	Metal Wall Panel 01 Color: Teal Style: Box Rib
	Metal Wall Panel 02 Color: Charcoal Style: Box Rib
	Fiber Cement Panel 01 Color: Gray
	EIFS Panel 01 Color: White Style: Stucco
	Extruded Alum. Channel Color: Gold
	Aluminum Storefront Color: Dark Bronze Glazing: Low-E
	Pre Finished Aluminum Railings Color: Dark Bronze
	Pre Finished Metal Coping Cap Color: Dark Bronze
	Vinyl Windows 01 Exterior Color: Dark Bronze Interior Color: White Glazing: Low-E

Transparency / Glazing Percentages For East Elevation

Level	% provided	% required
Garage to townhome glazing*	15%	40%
First Floor East Entrance	39%	40%
Second Floor	28%	40%
Third Floor	28%	40%
Fourth Floor	28%	40%
Fifth Floor	28%	40%

Transparency calculated by measuring area 3'-6" from floor to bottom of ceiling on each level
*this section contains 1% transparency



1 East Elevation
scale: 1/16" = 1'-0"



2 West Elevation
scale: 1/16" = 1'-0"

a new development for: **Flint Residential**
46th & Walnut Apartments
32 E. 46th Street
Kansas City, Missouri 64111

date: 12.22.2025
drawn by: DAE
checked by: DAE
revisions:

sheet number
A3.2
Exterior Elevations

drawing type: Development Plan
project number: 25010



3 Courtyard South Elevation
scale: 1/16" = 1'-0"

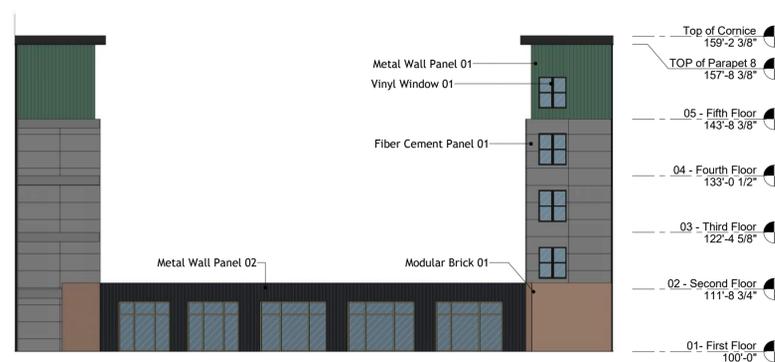


2 Courtyard West Elevation
scale: 1/16" = 1'-0"



1 Courtyard North Elevation
scale: 1/16" = 1'-0"

Exterior Material Finish Legend	
	Modular Brick 01 Color: Light Red
	Modular Brick 02 Color: Dark Gray
	Precast Panel With brick formliner to match Brick 02 Color: Dark Gray
	Metal Wall Panel 01 Color: Teal Style: Box Rib
	Metal Wall Panel 02 Color: Charcoal Style: Box Rib
	Fiber Cement Panel 01 Color: Gray
	EIFS Panel 01 Color: White Style: Stucco
	Extruded Alum. Channel Color: Gold
	Aluminum Storefront Color: Dark Bronze Glazing: Low-E
	Pre Finished Aluminum Railings Color: Dark Bronze
	Pre Finished Metal Coping Cap Color: Dark Bronze
	Vinyl Windows 01 Exterior Color: Dark Bronze Interior Color: White Glazing: Low-E



4 Courtyard East Elevation
scale: 1/16" = 1'-0"

a new development for: **Flint Residential**
46th & Walnut Apartments
32 E. 46th Street
Kansas City, Missouri 64111

date
12.22.2025
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DAE
checked by
DAE
revisions

sheet number
A3.3
Interior Courtyard- Exterior Elevations

drawing type
Development Plan
project number
25010



View from Southeast



View from East



View from Southwest



View from South of Townhomes

a new development for: **Flint Residential**
46th & Walnut Apartments

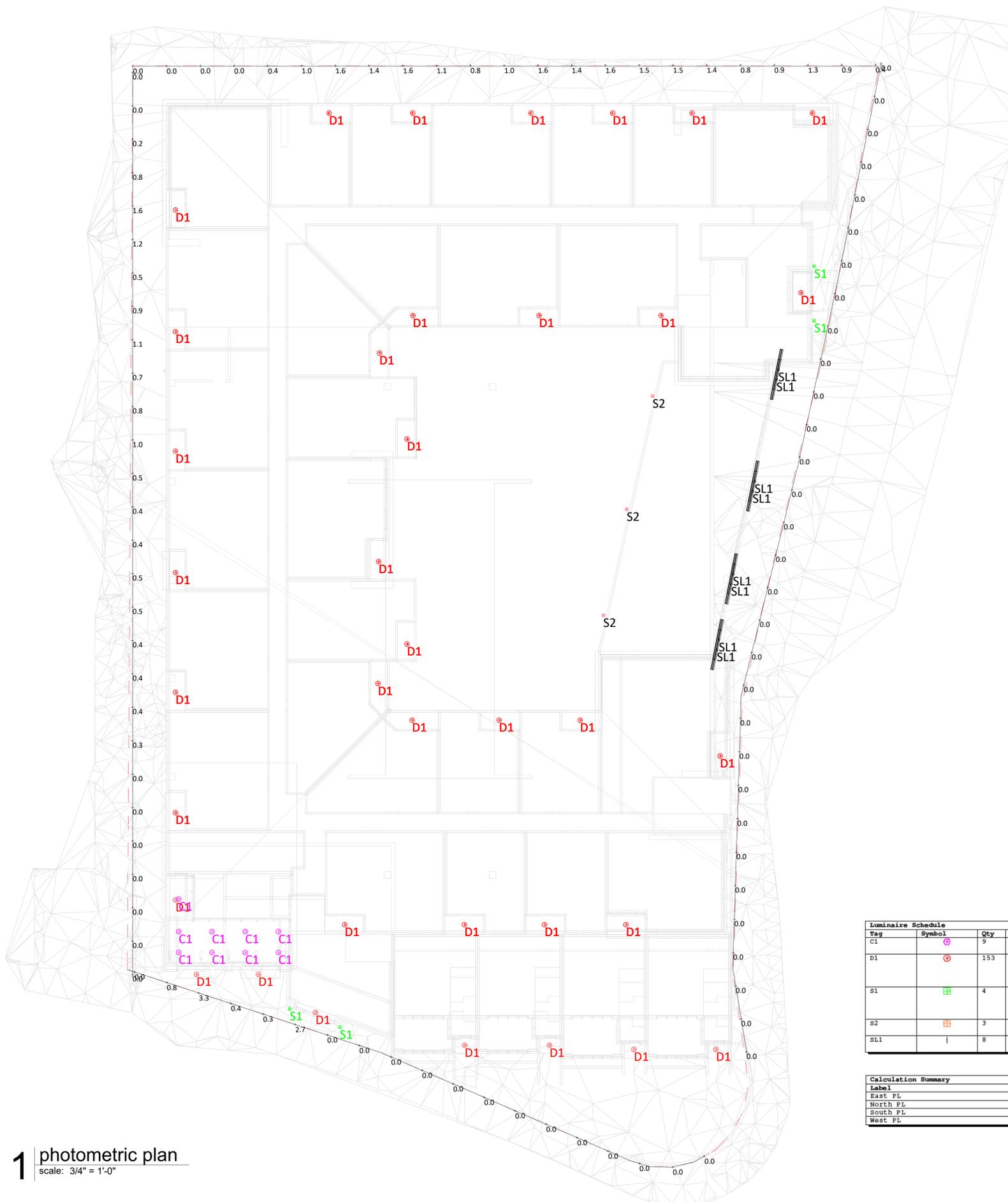
32 E. 46th Street
 Kansas City, Missouri 64111

date
 12.22.2025
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 DAE
 checked by
 DAE
 revisions



sheet number
A3.4
 Perspectives

drawing type
 Development Plan
 project number
 25010



Luminaire Schedule								
Tag	Symbol	Qty	MH	Label	LLF	Lum. Lumens	Lum. Watts	Description
C1	⊕	9	158.65 3	IVO4CYL SC D 20LM 35K 80CRI MD L5 P AR LSS	0.910	1897	22.39	IVO4CYL SC D 20LM 35K 80CRI MD L5 P AR LSS
D1	⊕	153	60.8 to 152.63 5	IVO4S D 10LM 35K 80CRI MD P AR LSS	0.910	1043	10.5	IVO4S D 10LM 35K 80CRI MD P AR LSS
S1	⊞	4	57.167 1 104.69 2	RARQ2W01-BA03-BB75-CR80-CTA35-CTB35	0.874	535	10.11	RARQ2W01-BA03-BB75-CR80-CTA40-CTB40
S2	⊞	3	104.69 2	RARQ2W01-BA75-BB75-CR80-CTA35-CTB35	0.874	N.A.	N.A.	RARQ2W01-BA75-BB75-CR80-CTA35-CTB35
SL1		8	104.69 2	STR10-900-CM-SW-R300-3083-L6-2060-NL-INF	0.910	1199	20.81	STR10-900-CM-SW-R300-3083-L6-2060-NL-INF

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East FL	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
North FL	Illuminance	Fc	0.97	1.6	0.0	N.A.	N.A.
South FL	Illuminance	Fc	0.39	3.3	0.0	N.A.	N.A.
West FL	Illuminance	Fc	0.45	1.6	0.0	N.A.	N.A.

CALCULATION NOTES:
CALCS POINTS: ALONG PL
REFLECTANCES: 50% WALLS, 20% FLOORS
MH: VERIFY ON SCHEDULE
LLF: 0.91

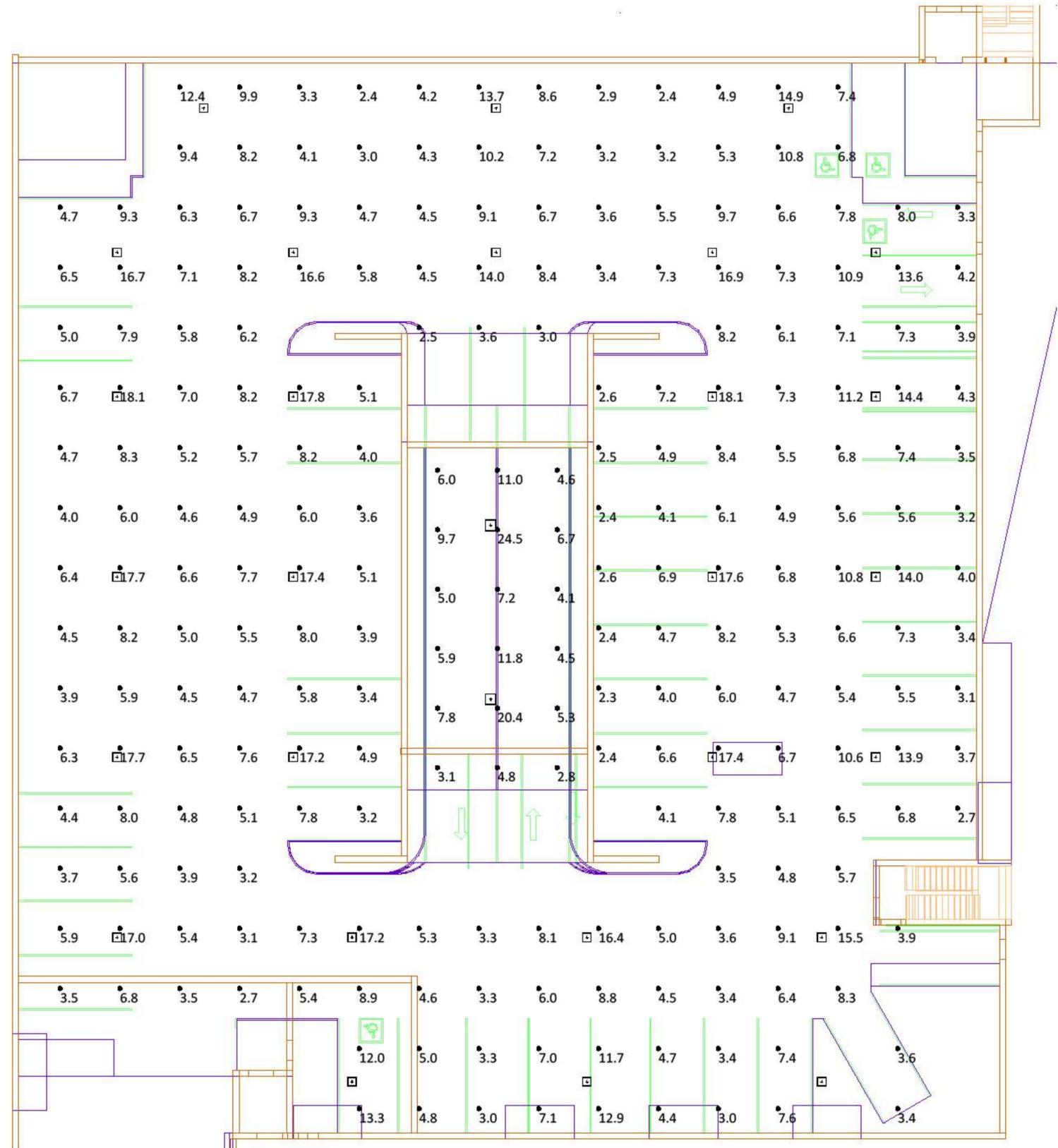
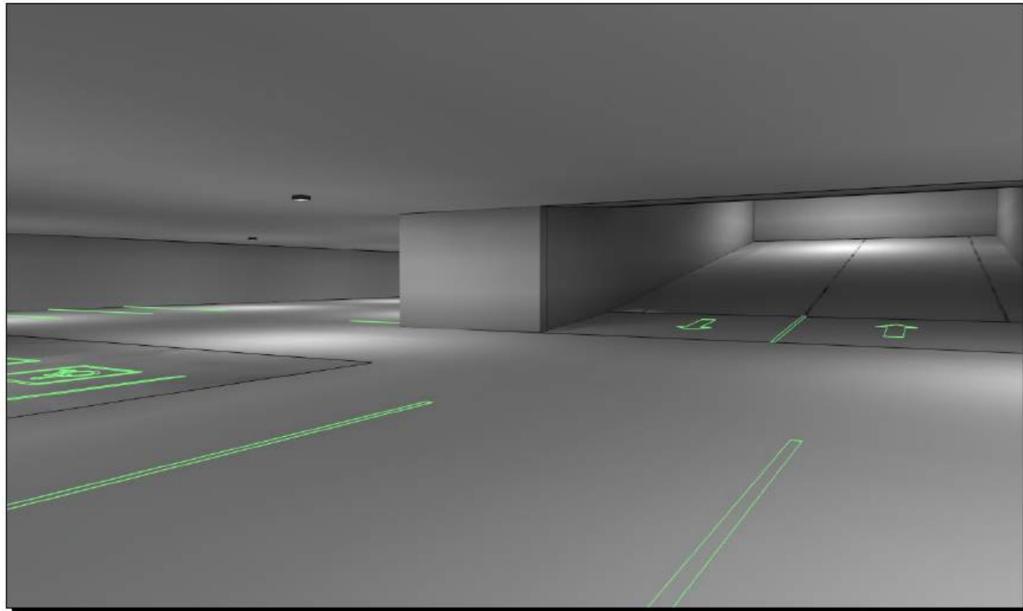
1 photometric plan
scale: 3/4" = 1'-0"

a new development for: Flint Residential
46th & Walnut Apartments
32 E. 46th Street
Kansas City, Missouri 64111

date
12.22.2025
drawn by
Author
checked by
Checker
revisions

sheet number
P1.1
photometric plan

drawing type
Development Plan
project number
25010



Scale: 1 inch = 10 Ft.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
First_Floor_Surface_25	Illuminance	Fc	6.86	18.1	2.3	2.98	7.87
Ramp_Surface_11	Illuminance	Fc	8.07	24.5	2.8	2.88	8.75

Luminaire Schedule									
Tag	Symbol	Qty	MH:	Label	LLF	Lum. Lumens	Lum. Watts	Description	
	□	2	11.796	ECX-75-CP-WH (60W, 4000K)	1.000	7901	60	ECX-75-CP-WH (60W, 4000K)	
			15.714						
	□	27	8.5	ECX-75-CP-WH (40W, 4000K)	1.000	5251	40	ECX-75-CP-WH (40W, 4000K)	

CALCULATION NOTES:
CALCS POINTS: 0'
REFLECTANCES: 80% CEILING, 50% WALLS, 20% FLOORS
MH: VERIFY ON DRAWING
LLF: 0.91

a new development for: **Flint Residential**
46th & Walnut Apartments
32 E. 46th Street
Kansas City, Missouri 64111

date
12.22.2025
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Author
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revisions

sheet number
P1.2
photometric plan - garage

drawing type
Development Plan
project number
25010

IVO™ 4" Round Cylinders
Surface Mount

TRIM STYLES AND TRIM COLORS



ø5.5" x 9-13/16"



- Feature Set**
- Perfect Color™ consistency within 1/2-step MacAdam Elipse
 - 45° visual cut-off angle to source (65° cut-off for L5 length)
 - Bounding Ray™ optical design ensures no source image up to cut off angle, minimizing glare
 - Available with 10%, 1%, or 0.1% dim to dark illumination fixture-to-fixture
 - Downlight and Wall Wash trims are interchangeable
 - 90% lumen maintenance at 55,000 hours
 - Clean beams with soft transitions
 - Bathing distributions with feathered edges to provide even illumination fixture-to-fixture
 - Exceptional color with 80 CRI, 90 CRI, or 95 CRI min
 - Field changeable optics available every 5°
 - Wet Location optional, covered ceiling



Superior Performance*

Nominal Lumens	05LM	07LM	10LM	15LM	20LM	25LM	30LM	35LM	40LM	45LM
Delivered Lumens	493	735	991	1486	1968	2447	2732	3313	3796	4236
Wattage	5.1	7.5	9.8	15.0	20.5	26.8	29.7	34.4	41.8	45.3
Lumens per Watt	96	100	101	99	96	91	92	96	91	94

*Based on downlight performance: 3500K, 80CRI, 4000K, 4000K, 5000K, 5000K, 5000K, 5000K, 5000K, 5000K, 5000K. See IES files available online for L5 performance.

PRODUCT FAMILY

IVO4CYL-SC page 1 of 13 | GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road, Cary, NC 27513 | P 800-795-5599 (7378) | gothamlighting.com © 2014-2025 Acuity Brands Lighting Inc. All Rights Reserved. Rev. 02/10/25. Specifications subject to change without notice.

RAZER SQ™ - WALL SURFACE EXTERIOR

Project Name: _____ Fixture Type: S1
 Fixture Code: _____ Quantities: _____



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EQUITY LINE
TRACE•LITE

DESCRIPTION
 The ECX Series square LED canopy luminaire has a highly durable design that delivers affordability and energy efficiency to any canopy application. It is available in two configurations and features three field-selectable lumen packages and three field-selectable color temperatures. The ECX is constructed with a die-cast aluminum housing and a Fresnel lens that offers 160° distribution and IK10 impact resistance. Optional battery backup kit and sensor are available. The ECX Series is ideal for indoor or outdoor applications including parking garages, schools, office complexes, light commercial development, apartments, walkways, entryways, and stairwells.

CONSTRUCTION

- Die-cast aluminum housing in a bronze or white powder coat finish
- Two configurations; small 8" x 8" square, large 10" x 10" square
- Hinged mounting plate for easy surface mount installation
- Enclosure is supplied with three 1/2" hubs to facilitate conduit feed and one 3/4" hub on top of the unit for pendant mount

OPTICS/LEDS

- High transmittance, UV-stabilized polycarbonate Fresnel lens provides uplight
- 160° Distribution for optimal spacing
- IK10 Rated lens for optimal impact resistance
- Two configurations offered:
 - Small - 40W, power selectable between 20W-30W-40W offering between 2,400 and 5,800 lumens
 - Large - 75W, power selectable between 40W-60W-75W offering between 4,800 and 10,875 lumens
- Efficacies up to 140 LPW maximize energy savings and utility rebates
- CCT Switchable: 3000K, 4000K and 5000K CCT
- CRI > 80
- L70 > 100,000 hours
- L90 > 51,000 hours

ELECTRICAL

- Universal 120-277VAC, 50/60Hz
- Power Factor > 0.90
- 0-10V Dimming driver

INSTALLATION

- Easy surface mount installation with hinged mounting plate. Can be surface mounted to standard 3-1/2" or 4" recessed square J-box
- Three removable, threaded plugs allow surface mounted 1/2" conduit feed
- Threaded hub with clear plugs provides access to CCT & power switches
- Pendant mounted using a standard 3/4" downrod and hardware (supplied by others)

OPTIONS

- Dimming occupancy sensor (Option: SC), Microwave, with daylight harvesting capabilities, 12V, (integral). Settings can be adjusted via optional remote-control accessory. See sensor details for default sensor settings

ACCESSORIES

- LifeLogic Bluetooth Enabled Dimming Occupancy Sensor KIL PIR, Black (LEMSW-HIT-BL-A-B)
- Remote control for Option: SC sensor (TL-MSH12-REMOTE)
- Button photocontrol 120/277V (PCL)
- 15W Battery Backup Kit in White or Bronze finish (ECX-BB-WH, ECX-BB-BR) offers up to 1,800 lumens of emergency powered illumination for 90 minutes for path of egress. Rated for ambient temperatures of 0°C to 40°C (32°F to 104°F)
- 12.5" Transition plate, white finish (MC-TR)
- 16" Transition plate, white finish (MC-TR16)

TESTING & COMPLIANCE

- cULUS listed for wet locations
- IP65 rated
- DesignLights Consortium® (DLC) PREMIUM Qualified
- Operating temperatures: -20°C to 40°C (-4°F to 104°F)

ECX Series
Square LED Canopy

Model: _____ Date: _____
 Accessories: _____
 Job Name: _____ Type: G1



Specs At A Glance*

Model	ECX-40	ECX-75
Voltage (V)	20W-30W-40W (Switchable)	40W-60-75W (Switchable)
Lumens (lm)	2,400-5,800	4,800-10,875
Efficacy (LPW)	Up to 140	
Distribution	160°	
CCT	3000K-4000K-5000K (Switchable)	
CRI	> 80	
Input Voltage	120-277VAC, 50/60Hz	
Operating Temp	-20°C to 40°C (-4°F to 104°F)	
Certifications	cULUS Listed for Wet Locations, IP65, DLC PREMIUM	
Warranty	5 Years	

*Nominal Voltage. Tested at 5000K CCT. See performance table for more detailed lumen information.



Specifications are subject to change without notice. Installation must be performed in accordance with Barron Lighting Group installation instructions. ©2024 Rev. 14 Page 1 of 4

IVO™ 4" Round Shallow Recessed Downlight
New Construction & Remodel

TRIM STYLES AND COLORS



- Feature Set**
- Ultra Shallow recessed downlight fits in plenums as small as 2 inches above ceiling
 - Perfect Color™ consistency within 1/2-step MacAdam Elipse
 - Exceptional color rendering with 80 CRI, 90 CRI, or 95 CRI minimum
 - Bounding Ray™ optical design delivers low brightness apertures for a comfortable lighting experience
 - 65° cutoff to source and source image
 - Bathing distributions with feathered edges to provide even illumination fixture-to-fixture
 - Field adaptable with interchangeable optics and trims
 - Up to 90% lumen maintenance at 55,000 hours
 - Wet Location optional, covered ceiling
 - ICAT is Spray Foam Compatible
 - ENERGY STAR® Certified product
 - Title 24, JAB compliant



Superior Performance*

Nominal Lumens	05LM	07LM	10LM	15LM	20LM	25LM	30LM
Delivered Lumens	527	777	1060	1475	1929	2375	2797
Wattage	5.3	7.8	10.5	15.7	22.4	25.0	30.7
Lumens per Watt	99	100	101	94	86	95	91

*Based on 3500K, 80CRI, 4000K, 4000K, 5000K, 5000K, 5000K, 5000K. **L70W option add 3.3 watts.

PRODUCT FAMILY

IVO4S page 1 of 8 | GOTHAM ARCHITECTURAL DOWNLIGHTING | 1 Acuity Way, Decatur, GA 30035 | P 800-795-5599 (7378) | gothamlighting.com © 2014-2025 Acuity Brands Lighting Inc. All Rights Reserved. Rev. 10/10/25. Specifications subject to change without notice.

RAZER SQ™ - WALL SURFACE EXTERIOR

Project Name: _____ Fixture Type: S2
 Fixture Code: _____ Quantities: _____



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a new development for: Flint Residential
46th & Walnut Apartments
 32 E. 46th Street
 Kansas City, Missouri 64111

date: 12.22.2025
 drawn by: Author
 checked by: Checker
 revisions:

sheet number
P1.3

photometric cutsheets
 drawing type: Development Plan
 project number: 25010