

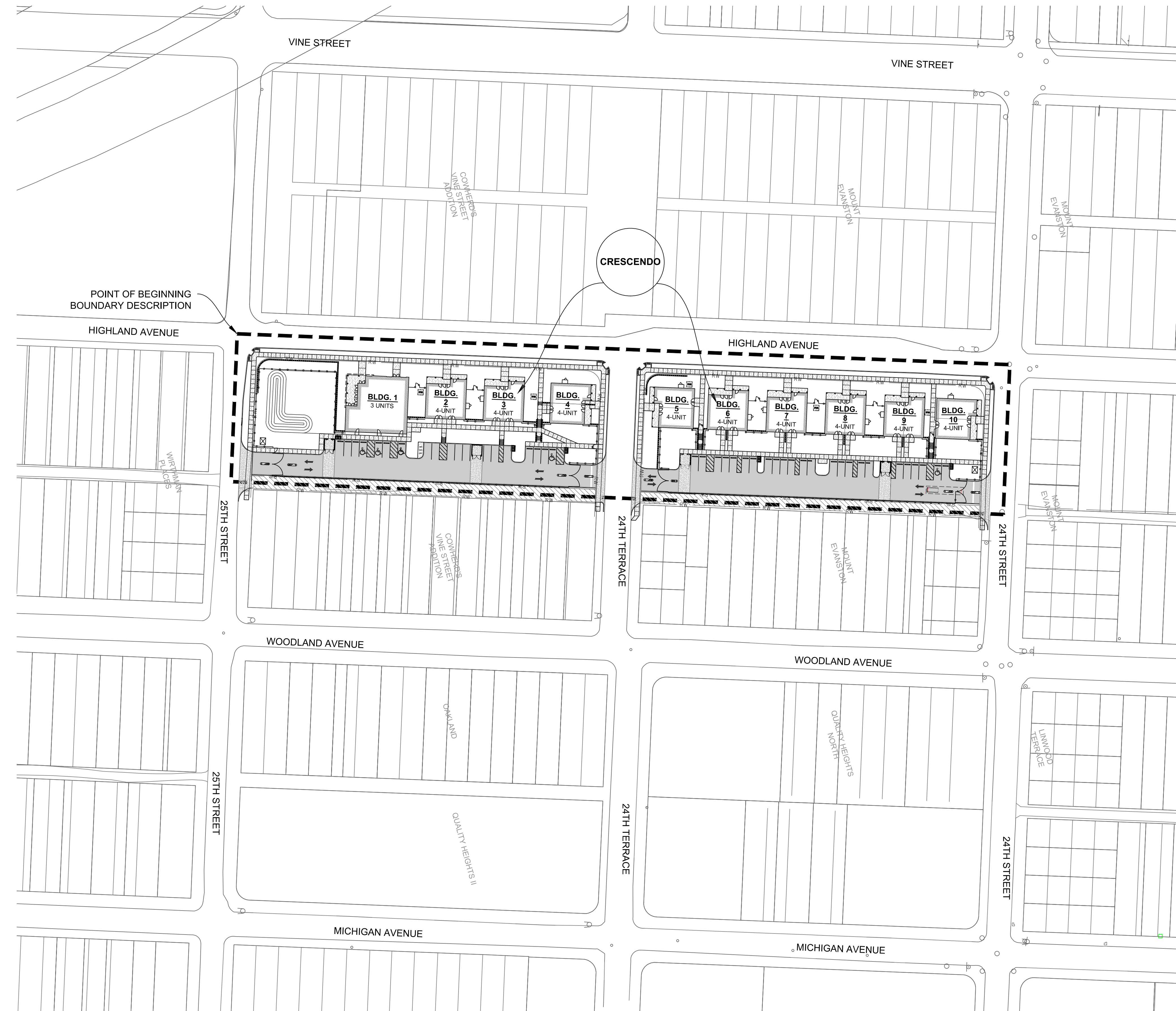
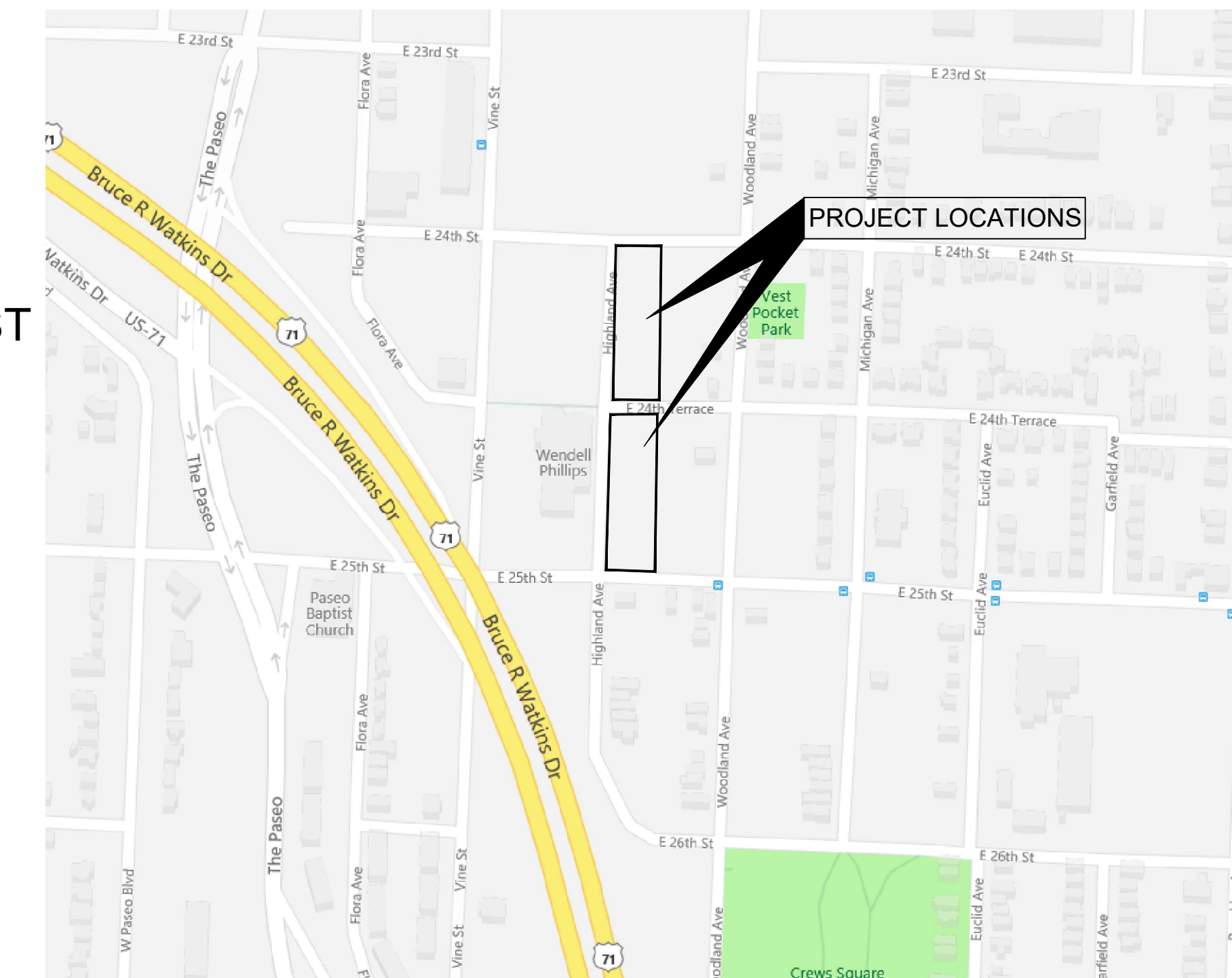
**SHEET LIST:**

- C001 COVER SHEET
- C002 EXISTING CONDITIONS
- C003 PROPOSED SITE PLAN
- C004 PROPOSED UTILITY PLAN
- C005 PROPOSED GRADING PLAN
- C006 PRELIMINARY PLAT
- L100 LANDSCAPE SITE PLAN
- ED01 SITE PHOTOMETRIC LIGHTING PLAN
- E002 EXTERIOR LIGHT FIXTURES DETAILS
- A-200P EXTERIOR ELEVATIONS 1
- A-201P EXTERIOR ELEVATIONS 2
- A-202P EXTERIOR ELEVATIONS 3

# CRESCENDO

## UR DISTRICT REZONING PLAN AMENDMENT, PRELIMINARY PLAT & FINAL DEVELOPMENT PLAN

A RESIDENTIAL SUBDIVISION SECTION 09 TOWNSHIP 49 NORTH, RANGE 33 WEST  
OF THE FIFTH PRINCIPAL MERIDIAN  
IN KANSAS CITY, JACKSON COUNTY, MISSOURI



**PROPERTY DESCRIPTION:**

COWHERDS VINE STREET ADDITION LOTS 31-45 TOGETHER WITH: MOUNT EVANSTON LOTS 16-30

**TABLE 1 - SITE DATA**

Site Data	Existing	Proposed	Deviation Requested	Approved
Zoning	UR	UR	No	
Gross Land Area				
in square feet	99,144	99,144	No	
in acres	2,276	2,276	No	
Right-of-way Dedication	0	0	No	
in square feet	0.00	0.00	No	
Right-of-way Vacation	0	5,049	No	
in square feet	0.00	0.116	No	
Net Land Area				
in square feet	99,144	104,193	No	
in acres	2,276	2,392	No	
Building Area (sq. ft.)	0	52,456	No	
Floor Area Ratio	0.00	0.50	No	
Residential Use Info				
Total Dwelling Units	0	39	No	
Detached House	0	0	No	
Zero Lot Line House	0	0	No	
Cottage House	0	0	No	
Semi-attached House	0	0	No	
Townhouse	0	0	No	
Two-unit House	0	0	No	
Multi-unit House	0	0	No	
Condominium	0	0	No	
Multiplex	0	0	No	
Multi-unit Building	0	39	No	
Total Lots	30	2	No	
Public/Civic	0	0	No	
Commercial	0	0	No	
Industrial	0	0	No	
Other	0	0	No	

**TABLE 2 - BUILDING DATA**

Building Data	Existing	Proposed	Deviation Requested	Approved
Rear Setback	25 ft	0 ft	No	
Front Setback	25 ft	0 ft	No	
Side Setback	0 ft	0 ft	No	
Side Setback (abutting street)	0 ft	0 ft	No	
Height				
Building 1 - Community Center	-	32 ft - 2 in	No	
Building 2, 3, 6, 7, 8, 9	-	41 ft - 8 in	No	
Building 4, 5, 10	-	38 ft - 6 in	No	
		Building Height: 32'-2", 41'-8", 38'-6"		

**TABLE 4 - PARKING**

Building Data	Vehicle Spaces	Bike Spaces	Alternatives Proposed
Residential	39	39	
Office/Amenity Space	3	4	
Short Term Bicycle			
Long Term Bicycle			
Total	42	43	17

NOTE:  
- 43 SPACES ALLOCATED FOR SHARED UNIT/OFFICE PARKING  
- 39 UNIT PARKING  
- 4 OFFICE/AMENITY SPACE

**TABLE 5 - OTHER DEVELOPMENT STANDARDS**

Standard	Requirement
88-425 OTHER DEVELOPMENT STANDARDS	
88-408 Parkland Dedication	Developer to provide payment in-lieu.
88-415 Stream Buffers	Not Applicable
88-430 Outdoor Lighting	See Outdoor Lighting Plan
88-435 Outdoor Display, Storage, and Work Areas	Not Applicable
88-445 Signs	Signage comply with 88-445.
88-450 Pedestrian Standards	On site meets 88-450 criteria.

**DEVELOPMENT SUMMARY TABLE**

Name	Use	Above Grade	No. Floors	No.	Usage	Area (sf)	Total Units	Spaces	Area (sf)
CRESCENDO Building 1	Office/ Amenity Space	899'-8"	2	1	Office Space	2,837	-	4	6,421
				2	Amenity Space	1,080	-	3	
CRESCENDO Building 2, 3, 6, 7, 8, 9	Dwelling	896' - 910'	3	1	Residential	1,745	24	24	30,690
				2	Residential	1,685			
				3	Residential	1,685			
CRESCENDO Building 4, 5, 10	Dwelling	891' - 911'	3	1	Residential	1,745	12	12	15,345
				2	Residential	1,685			
				3	Residential	1,685			
<b>Totals:</b>							<b>39</b>	<b>43</b>	<b>52,456</b>

- Height above grade is measured from 1st floor elevation to top of roof.
- Total Area (sf) per zoning requirements.
- Building Coverage = 18,422 SF

**DENSITY**

- GROSS DENSITY: 17.1 UNITS / ACRE (BASED ON TOTAL LAND AREA)
- NET DENSITY: 16.3 UNITS / ACRE (BASED ON NET PROPOSED LAND AREA)

**PROJECT TIMELINE:**

CONSTRUCTION START: SPRING 2022  
CONSTRUCTION END: SPRING 2023  
THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE

**PROPERTY DESCRIPTION:**

**LOT 1:**  
ALL THAT PART OF LOTS 31 THROUGH 45, INCLUSIVE, COWHERD'S VINE STREET ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 45; THENCE N87°17'26"W, ALONG THE SOUTH LINE OF SAID LOT 45 AND THE NORTH RIGHT-OF-WAY LINE OF EAST 25TH STREET, 49.33 FEET; THENCE N02°12'58"E, 89.51 FEET; THENCE N87°43'09"W, 81.10 FEET, TO THE WEST LINE OF LOT 42, SAID SUBDIVISION AND THE EAST RIGHT-OF-WAY LINE OF HIGHLAND AVENUE; THENCE N02°16'32"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 275.42 FEET; THENCE IN A NORTHEASTERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 90°08'32", AN ARC DISTANCE OF 23.59 FEET, TO THE NORTH LINE OF SAID LOT 31 AND THE SOUTH LINE OF SAID LOT 31; THENCE S87°36'56"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 115.55 FEET, TO THE NORTHEAST CORNER OF SAID LOT 31; THENCE S02°17'01"W, ALONG THE EAST LINE OF SAID LOTS AND THE WEST LINE OF A 14.00 FOOT-WIDE ALLEY, 380.09 FEET TO THE POINT OF BEGINNING, CONTAINING 42,285 SQUARE FEET OR 0.971 ACRES.

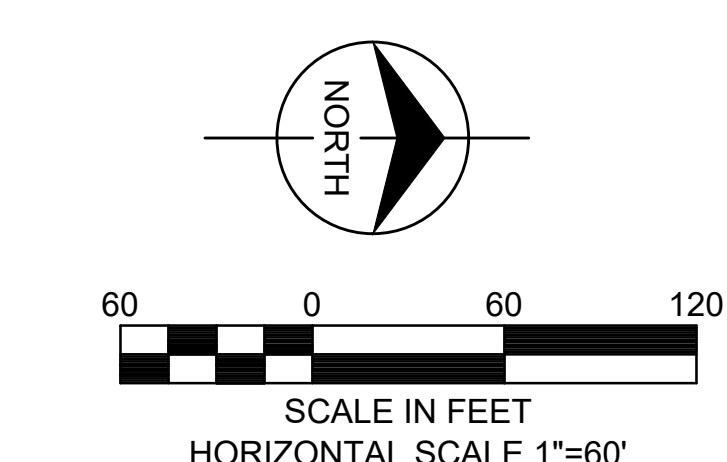
**LOT 2:**  
ALL THAT PART OF LOTS 16 THROUGH 30, INCLUSIVE, MOUNT EVANSTON, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 16; THENCE N87°38'56"W, ALONG THE SOUTH LINE OF SAID LOT 16 AND THE NORTH RIGHT-OF-WAY LINE OF EAST 24TH TERRACE, 116.61 FEET; THENCE IN A NORTHWESTERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 89°53'28", AN ARC DISTANCE OF 23.53 FEET, TO THE WEST LINE OF SAID LOT 16 AND THE EAST LINE OF HIGHLAND AVENUE; THENCE N02°16'32"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 344.65 FEET; THENCE IN A NORTHEASTERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 90°20'30", AN ARC DISTANCE OF 23.65 FEET, TO THE NORTH LINE OF SAID LOT 30 AND THE SOUTH LINE OF EAST 24TH STREET; THENCE S87°22'58"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 116.55 FEET, TO THE NORTHEAST CORNER OF SAID LOT 30; THENCE S02°17'01"W, ALONG THE EAST LINE OF SAID LOTS AND THE WEST LINE OF A 14.00 FOOT-WIDE ALLEY, 374.17 FEET TO THE POINT OF BEGINNING, CONTAINING 49,182 SQUARE FEET OR 1.129 ACRES.

**TRACT A:**  
ALL THAT PART OF LOTS 42 THROUGH 45, INCLUSIVE, COWHERD'S VINE STREET ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS, COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 45; THENCE N87°17'26"W, ALONG THE SOUTH LINE OF SAID LOT 45 AND THE NORTH RIGHT-OF-WAY LINE OF EAST 25TH STREET, 49.33 FEET, TO THE POINT OF BEGINNING; THENCE N87°17'26"W, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 45 AND THE NORTH RIGHT-OF-WAY LINE OF EAST 25TH STREET 86.31 FEET; THENCE IN A NORTHWESTERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 89°33'59", AN ARC DISTANCE OF 23.45 FEET, TO THE WEST LINE OF SAID LOT 45 AND THE EAST LINE OF HIGHLAND AVENUE; THENCE N02°16'32"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 74.02 FEET; THENCE S87°43'09"E, 81.10 FEET; THENCE S02°12'58"W, 89.51 FEET TO THE POINT OF BEGINNING, CONTAINING 7,192 SQUARE FEET OR 0.165 ACRES.

**OWNER/DEVELOPER**  
BRINSHORE DEVELOPMENT, LLC.  
222 W. GREGORY BLVD, STE. 323  
KANSAS CITY, MISSOURI 64114  
PHONE: (847) 562-9400  
CONTACT: TODD LIEBERMAN  
EMAIL: TODDL@BRINSHORE.COM

**LOCATION MAP**

**LEGEND**  
--- UR AMENDMENT BOUNDARY



PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$18,540.99 IN LIEU OF REQUIRED PARKLAND DEDICATION FOR 39 RESIDENTIAL UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

PROJECT DESIGN FOR CRESCENDO SHALL GENERALLY COMPLY WITH THE GREATER DOWNTOWN AREA PLAN. SIGNAGE SHALL COMPLY WITH 88-445. LANDSCAPE SHALL COMPLY WITH 88-425. EXTERIOR LIGHTING SHALL COMPLY WITH 88-430.

BRINSHORE DEVELOPMENT, LLC.  
222 W. GREGORY BLVD, SUITE 323  
KANSAS CITY, MISSOURI 64114  
T 847-562-9400

**CIVIL ENGINEER:**  
**TALIAFERRO & BROWNE, INC.**  
1020 E. 8th STREET  
KANSAS CITY, MO 64106  
T 816-283-3456  
F 816-283-0810

**rosemann & ASSOCIATES P.C.**  
ARCHITECTURE  
1500 N. Main Street, Suite 200  
St. Louis, MO 63103  
P 314-078-1448  
F 314-078-1448  
ARCHITECTURE  
PLANNING  
DENVER, CO • KANSAS CITY, MO • ST. LOUIS, MO

**TB**  
**Taliaferro & Browne, Inc.**  
Civil / Structural Engineering,  
Landscape Architecture & Surveying  
1020 E. 8th STREET KANSAS CITY, MISSOURI 64106  
PH (816) 283-3456 FAX (816) 283-0810  
PROFESSIONAL ENGINEERING CORPORATION  
MISSOURI LICENSE NO. 000466  
KANSAS LICENSE NO. E-1481  
PROFESSIONAL LAND SURVEYING CORPORATION  
MISSOURI LICENSE NO. 000094

**CRESCENDO**  
25th Street and Highland Ave  
Kansas City, MO 64108

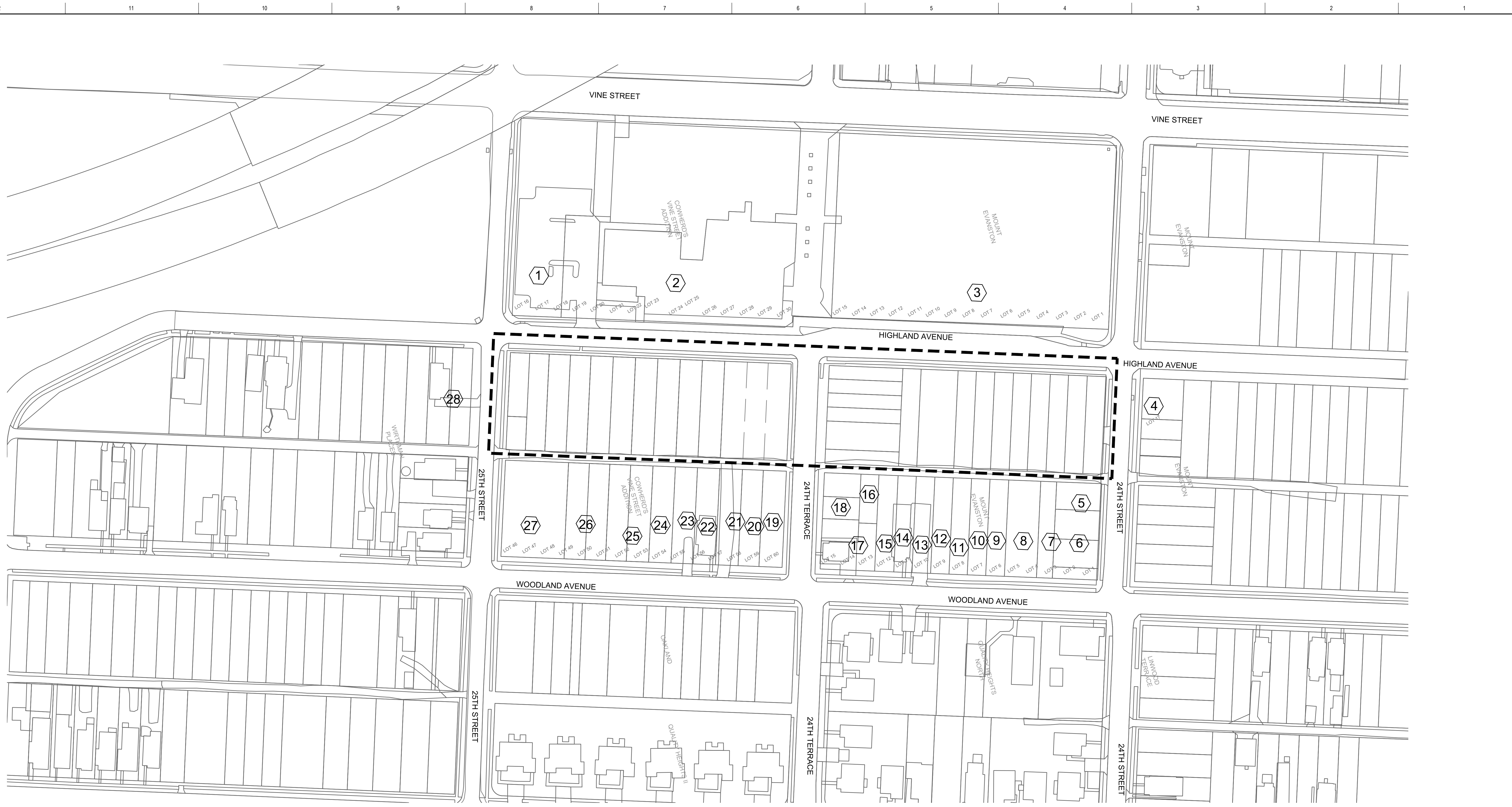
ORIGINAL DRAWINGS SCALE TO 30" x 42" SHEET  
PROJ. IN CHARGE: ---  
PROJECT MANAGER: --- PROJECT ARCHITECT: ---  
PROJECT TEAM MEMBERS: ---

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

KEY PLAN

1 REZONING PLANS 2019.11.22

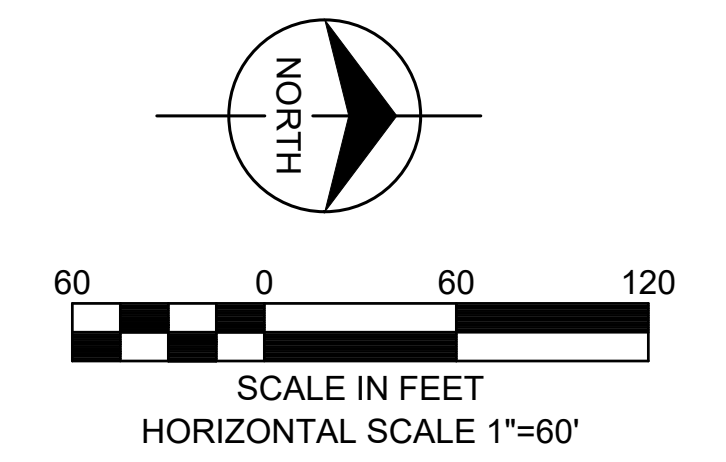
**COVER SHEET**  
**C001**

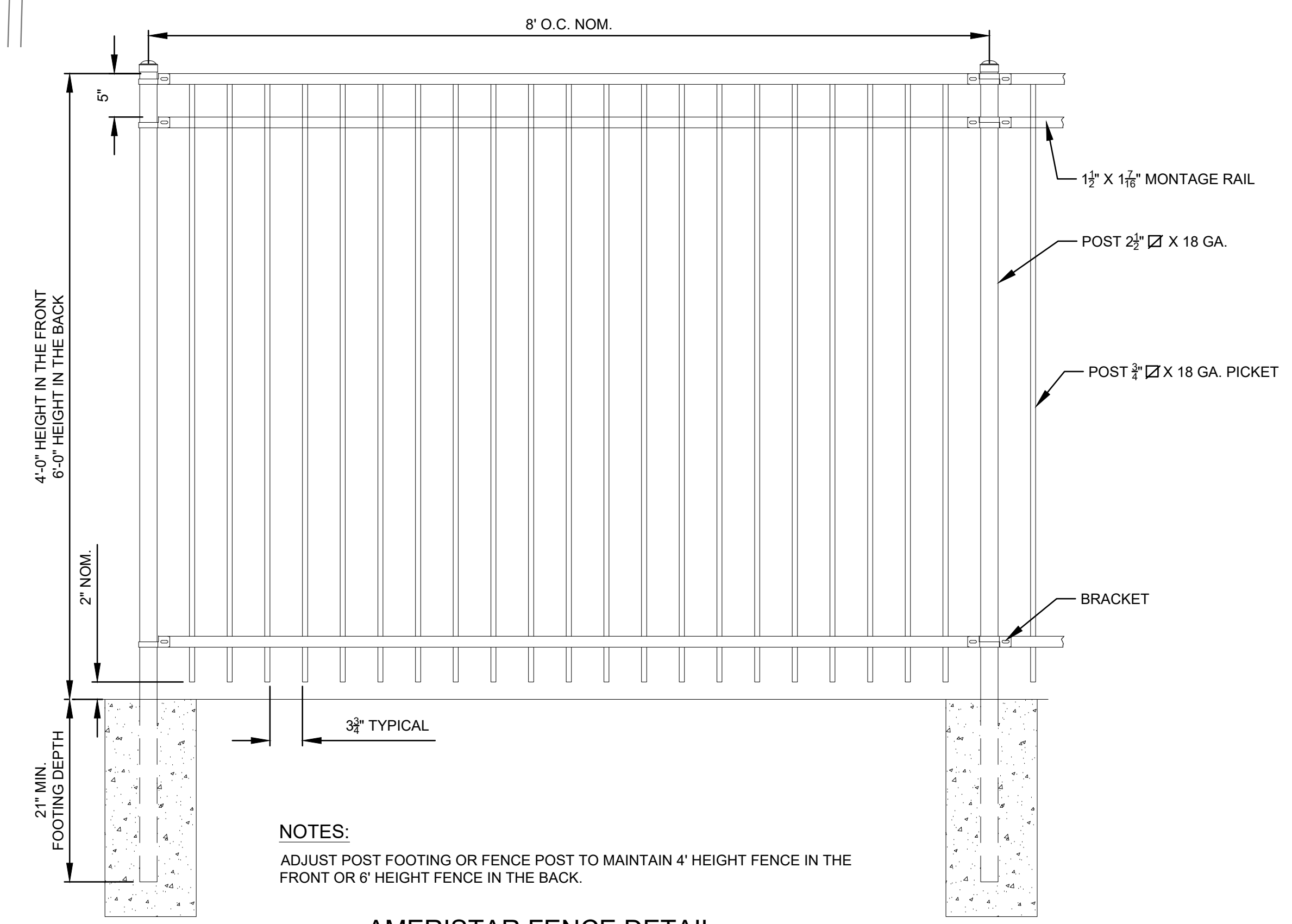
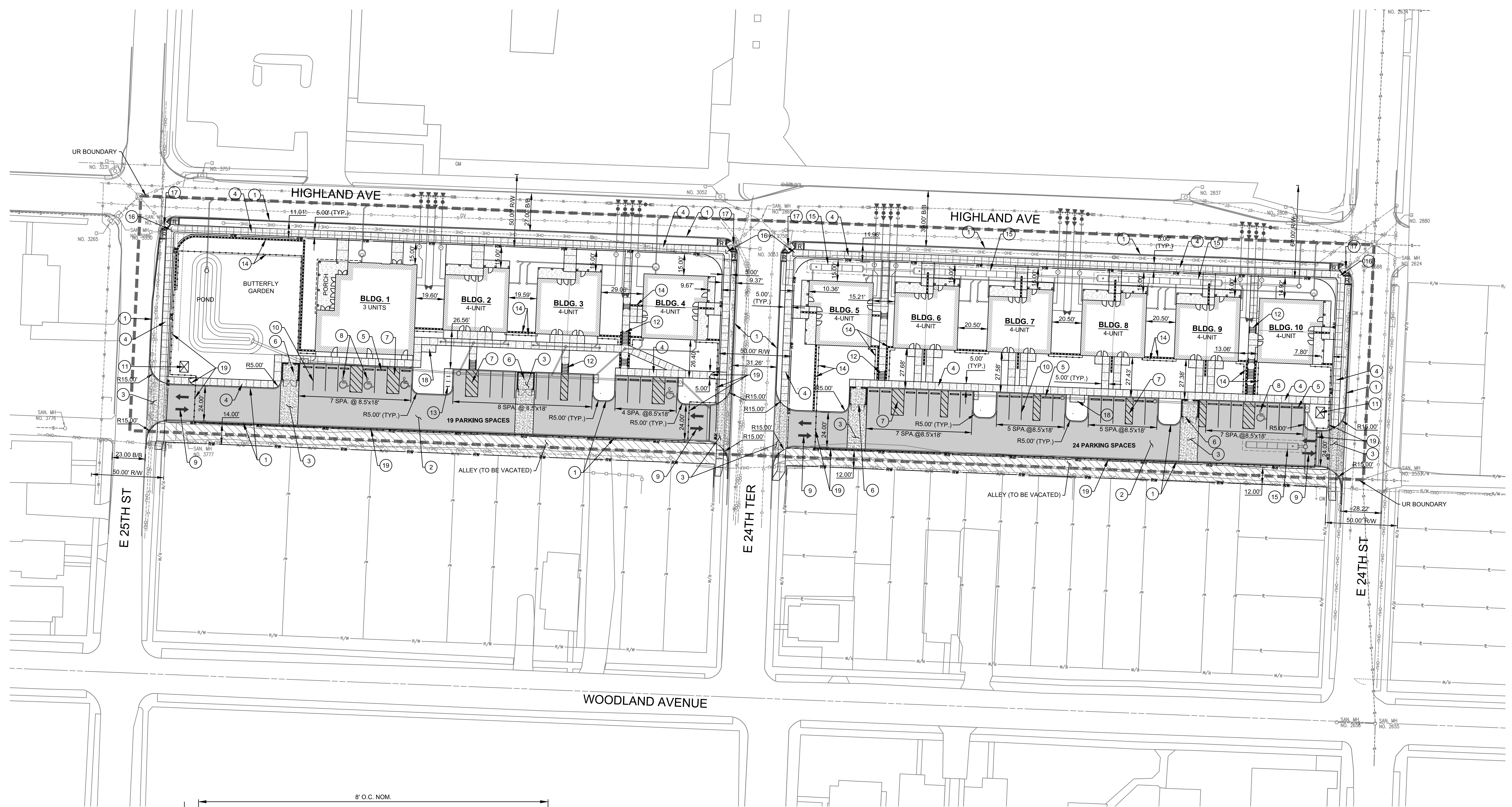


OWNERSHIP INFORMATION		
PARCEL NO.	OWNER	ADDRESS
1	THE SCHOOL DISTRICT OF K C MO	2901 TROOST AVE KANSAS CITY, MO 64109
2	THE SCHOOL DISTRICT OF K C MO	2901 TROOST AVE KANSAS CITY, MO 64109
3	THE SCHOOL DISTRICT OF K C MO	2901 TROOST AVE KANSAS CITY, MO 64109
4	KANSAS CITY BUSINESS CTR ENT DEVELP INC	2501 W PASEO BLVD KANSAS CITY, MO 64108
5	TRIPATHI HARSHAVARDHAN J & NILA H	2532 CHARLOTTE KANSAS CITY, MO 64108
6	URBAN NEIGHBORHOOD INITIATIVE INC	2300 MAIN ST STE 180 KANSAS CITY, MO 64108
7	URBAN NEIGHBORHOOD INITIATIVE INC	2300 MAIN ST STE 180 KANSAS CITY, MO 64108
8	URBAN NEIGHBORHOOD INITIATIVE INC	2300 MAIN ST STE 180 KANSAS CITY, MO 64108
9	LAND BANK OF KANSAS CITY MISSOURI	4900 SWOPE PKWY KANSAS CITY, MO 64130
10	URBAN NEIGHBORHOOD INITIATIVE INC	2300 MAIN ST STE 180 KANSAS CITY, MO 64108
11	LAND BANK OF KANSAS CITY MISSOURI	4900 SWOPE PKWY KANSAS CITY, MO 64130
12	URBAN NEIGHBORHOOD INITIATIVE INC	2300 MAIN ST STE 180 KANSAS CITY, MO 64108
13	URBAN NEIGHBORHOOD INITIATIVE INC	2300 MAIN ST STE 180 KANSAS CITY, MO 64108
14	JOHNSON ARDONYALASHA JARNAE	5304 PERSIMMON TRL APT 17 KANSAS CITY, MO 64129

OWNERSHIP INFORMATION		
PARCEL NO.	OWNER	ADDRESS
15	JOHNSON ARDONYALASHA JARNAE	5304 PERSIMMON TRL APT 17 KANSAS CITY, MO 64129
16	URBAN NEIGHBORHOOD INITIATIVE INC	2300 MAIN ST STE 180 KANSAS CITY, MO 64108
17	CROSS VICKI ANN & CROSS CHARLES J	15872 KNURLWOOD ST ROMULUS, MI 48174
18	URBAN NEIGHBORHOOD INITIATIVE INC	2300 MAIN ST STE 180 KANSAS CITY, MO 64108
19	RUCKER ROBERT & PAMELA & FRED	2436 WOODLAND AVE KANSAS CITY, MO 64108
20	NEW CHERRY LLC	2532 CHARLOTTE ST KANSAS CITY, MO 64108
21	RUCKER ROBERT C II	2436 WOODLAND AVE KANSAS CITY, MO 64108
22	RUCKER ROBERT C II	2436 WOODLAND AVE KANSAS CITY, MO 64108
23	RUCKER ROBERT C II	2436 WOODLAND AVE KANSAS CITY, MO 64108
24	URBAN NEIGHBORHOOD INITIATIVE INC	2300 MAIN ST STE 180 KANSAS CITY, MO 64108
25	URBAN NEIGHBORHOOD INITIATIVE INC	2300 MAIN ST STE 180 KANSAS CITY, MO 64108
26	URBAN NEIGHBORHOOD INITIATIVE INC	2300 MAIN ST STE 180 KANSAS CITY, MO 64108
27	HOLOMAN BETTY M	484 W 36TH TER KANSAS CITY, MO 64114
28	NEW CHERRY LLC	2532 CHARLOTTE KANSAS CITY, MO 64108

**LEGEND**  
--- UR AMENDMENT BOUNDARY



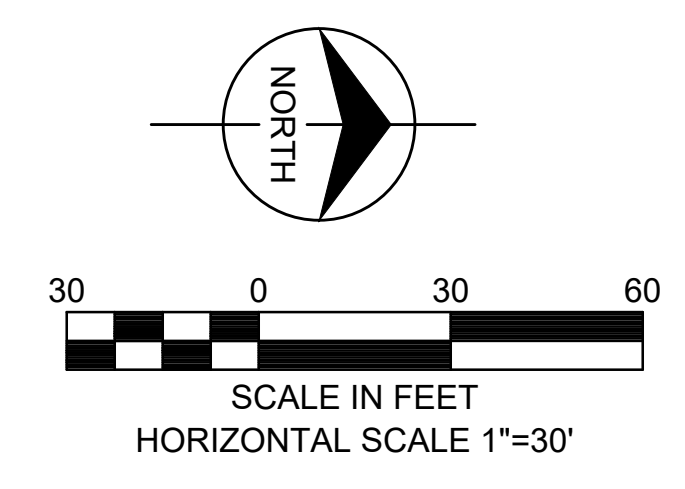


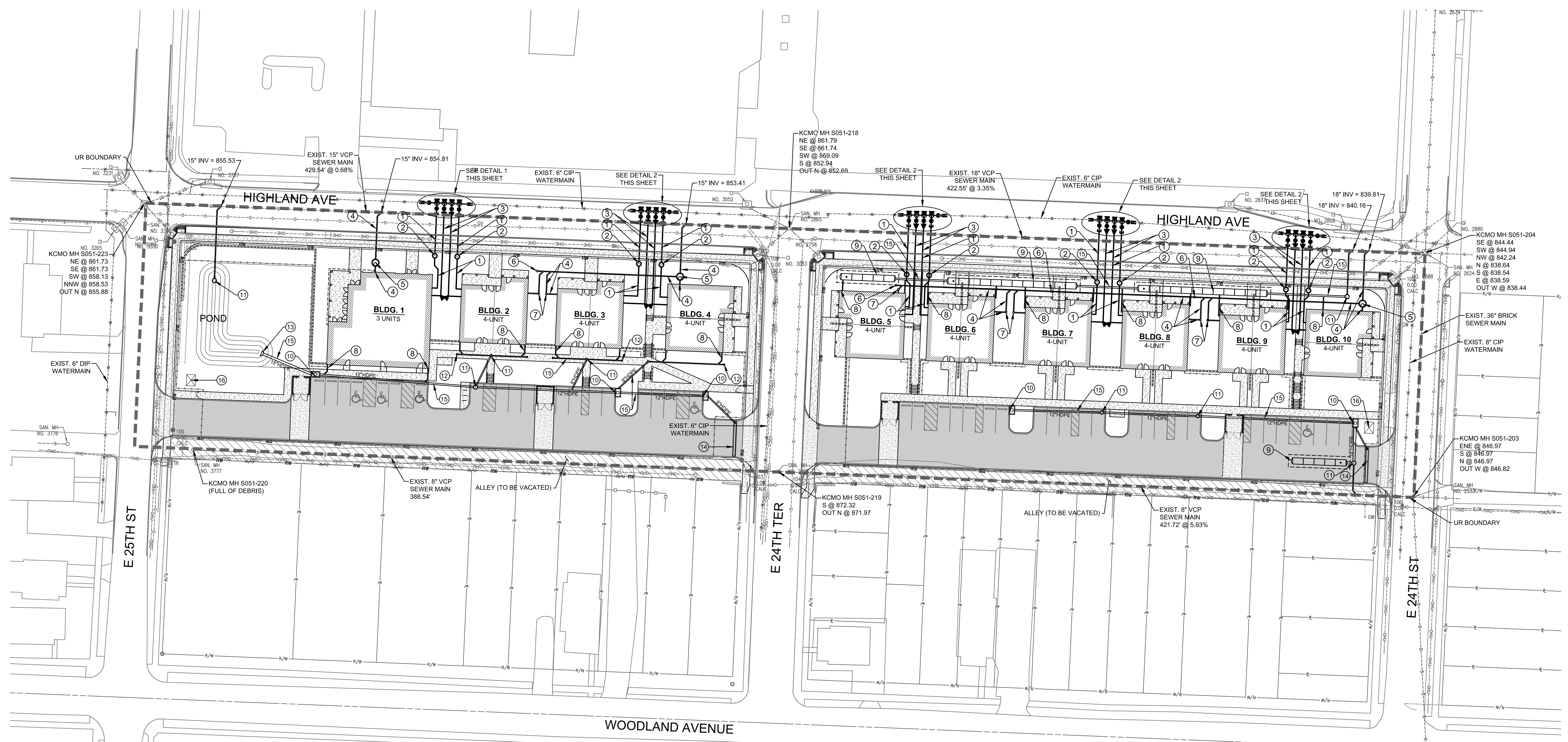
NOTES:  
 ADJUST POST FOOTING OR FENCE POST TO MAINTAIN 4' HEIGHT FENCE IN THE FRONT OR 6' HEIGHT FENCE IN THE BACK.

**AMERISTAR FENCE DETAIL**  
 NOT TO SCALE

- LEGEND:**
- ① PROPOSED KCMO TYPE C-1 CURB (TYP.)
  - ② PROPOSED ASPHALT PAVEMENT
  - ③ KCMO STD. D-2 TYPE VI COMM. DRIVEWAY, 8" CONCRETE PAVEMENT ON AGGREGATE BASE
  - ④ PROPOSED KCMO TYPE SW-1 4" PCC SIDEWALK (TYP.)
  - ⑤ CONCRETE WHEELSTOP (TYP.)
  - ⑥ PROPOSED TRASH ENCLOSURE LOCATION
  - ⑦ 4" PAINTED STRIPING WHITE @ 3.00' O.C. (TYP.)
  - ⑧ PROPOSED ADA PARKING W/ PAVEMENT MARKING AND SIGNAGE (TYP.)
  - ⑨ PAINTED DIRECTIONAL ARROW PER MUTCD (TYP.)
  - ⑩ PAINTED 4" WIDE STRIPING WHITE (TYP.)
  - ⑪ PROPOSED TRANSFORMER LOCATION
  - ⑫ PROPOSED STAIRS W/ HANDRAILS (TYP.)
  - ⑬ PROPOSED BIKE RACK LOCATION
  - ⑭ PROPOSED MSE RETAINING WALL W/ FENCE (TYP.)
  - ⑮ PROPOSED UNDERGROUND STORMWATER DETENTION SYSTEM
  - ⑯ PROPOSED ADA RAMPS
  - ⑰ EXISTING CURB INLET TO REMAIN
  - ⑱ PROPOSED 10' x 5' MAILBOX PAD
  - ⑲ PROPOSED FENCE AND YELP GATE (TYP.)

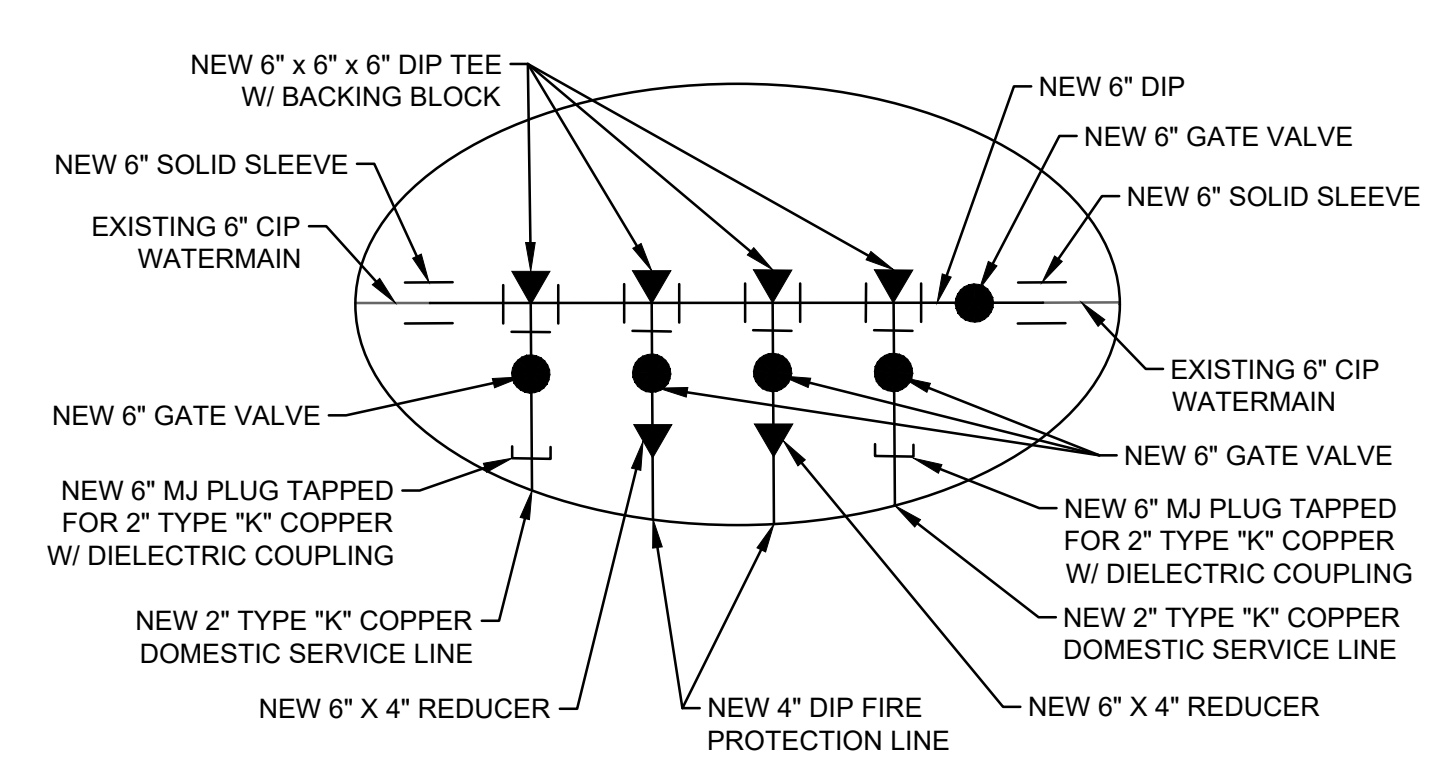
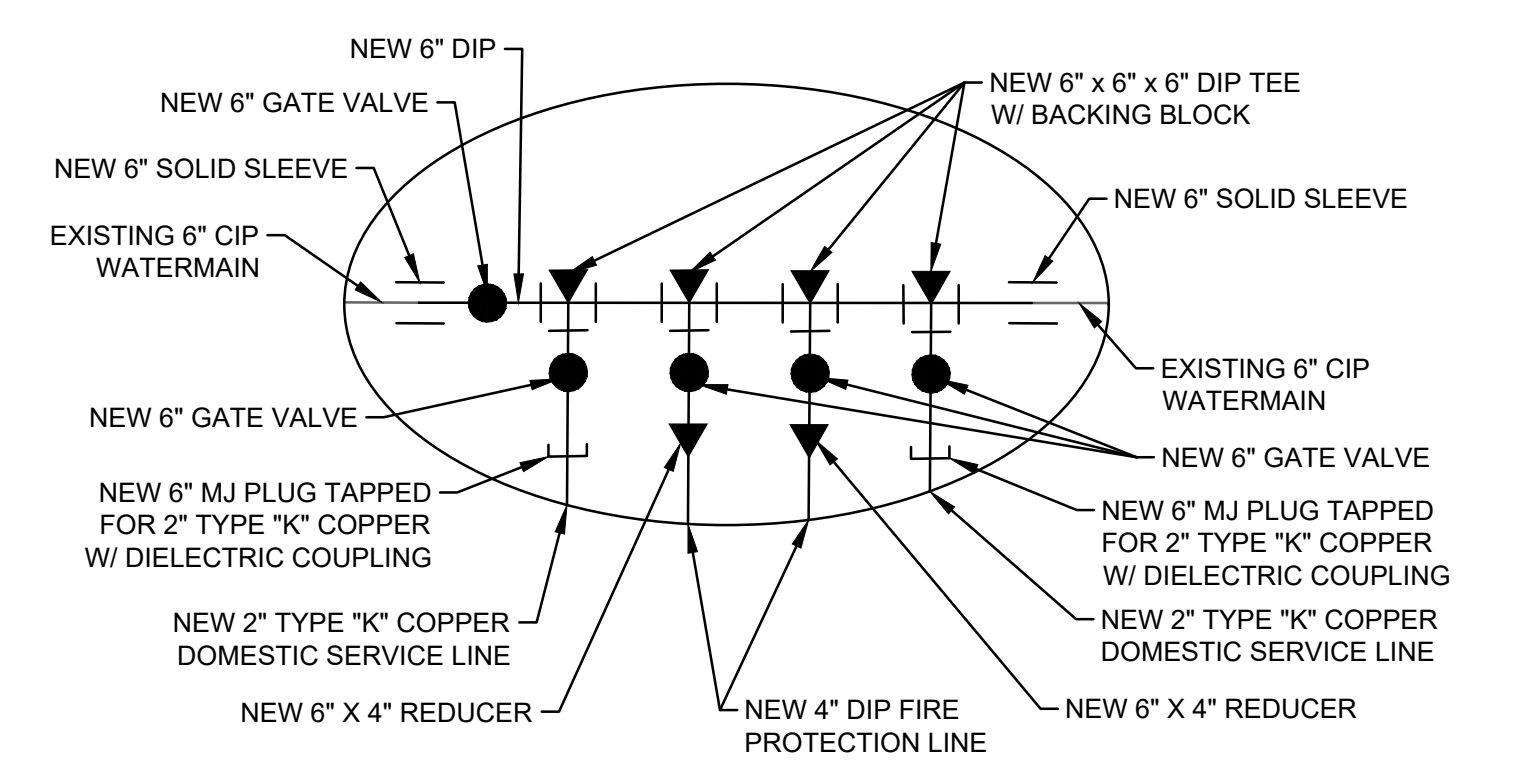
- LEGEND:**
- ② ASPHALT PAVEMENT
  - ③ CONCRETE PAVEMENT
  - ④ SIDEWALK PAVEMENT
  - KCMO TYPE C-1 CURB
  - RETAINING WALL
  - ALLEY TO BE VACATED
  - UR AMENDMENT BOUNDARY





**LEGEND**

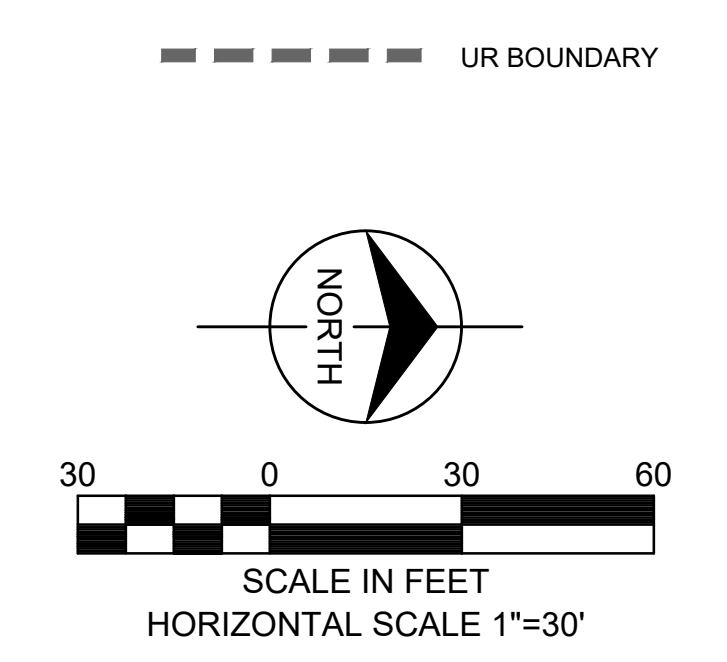
- ① PROPOSED 2" TYPE "K" COPPER DOMESTIC WATER SERVICE LINE (TYP.)
- ② PROPOSED 2" WATER METER PER KCMO STD. DWG. 6207 (TYP.)
- ③ PROPOSED 4" DIP FIRE PROTECTION LINE (TYP.)
- ④ PROPOSED 6" SDR-26 PVC SANITARY SEWER SERVICE (TYP.)
- ⑤ PROPOSED 4" DIA. KCMO TYPE MH-1 SAMPLING MANHOLE (TYP.)
- ⑥ 6" SANITARY SEWER CLEANOUT (TYP.)
- ⑦ PROPOSED 6" SANITARY SAMPLING PORT (TYP.)
- ⑧ PROPOSED ROOFDRAIN PIPE (TYP.)
- ⑨ PROPOSED UNDERGROUND STORM WATER DETENTION SYSTEM
- ⑩ KCMO CURB INLET TYPE CI-1 (TYP.)
- ⑪ PROPOSED NYLOPLAST DRAIN BASIN
- ⑫ 6" STORM CLEANOUT (TYP.)
- ⑬ HDPE PIPE END SECTION
- ⑭ PROPOSED TRENCH DRAIN
- ⑮ PROPOSED HDPE STORM PIPE (TYP.)
- ⑯ PROPOSED TRANSFORMER LOCATION

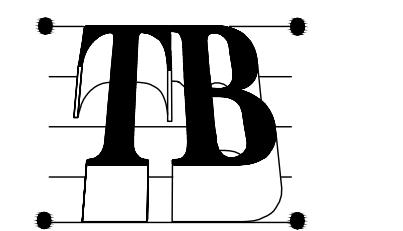


**UNDERGROUND DETENTION SYSTEM**

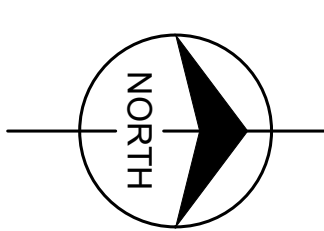
1. UNDERGROUND DETENTION SYSTEMS WEST OF BUILDINGS SHALL BE ADS STORMTECH MC-3500 OR EQUAL WITH 9" AGGREGATE AT TOP AND BOTTOM OF CHAMBERS. APPROXIMATELY 5016 CF FOR SOUTH SITE AND 5658 CF FOR NORTH SITE.
2. UNDERGROUND DETENTION SYSTEMS UNDER PARKING LOT SHALL BE 42" HDPE PIPE WITH WATER-TIGHT JOINT OR EQUAL. APPROXIMATELY 1174 CF FOR SOUTH SITE AND 532 CF FOR NORTH SITE.

NO OFF-SITE EASEMENT IS NEEDED FOR PROPOSED PRIVATE OR PUBLIC IMPROVEMENTS.  
 NO PROPOSED PUBLIC WATERLINE, STORM OR SANITARY SEWER ON SITE.  
 NO PROPOSED SEWER EXTENSION, RELOCATION OR ABANDONMENT ON SITE.  
 ALL PROPOSED SERVICE CONNECTIONS FOR WATER SERVICE AND SANITARY SEWER SERVICE ARE PRIVATE IMPROVEMENT.

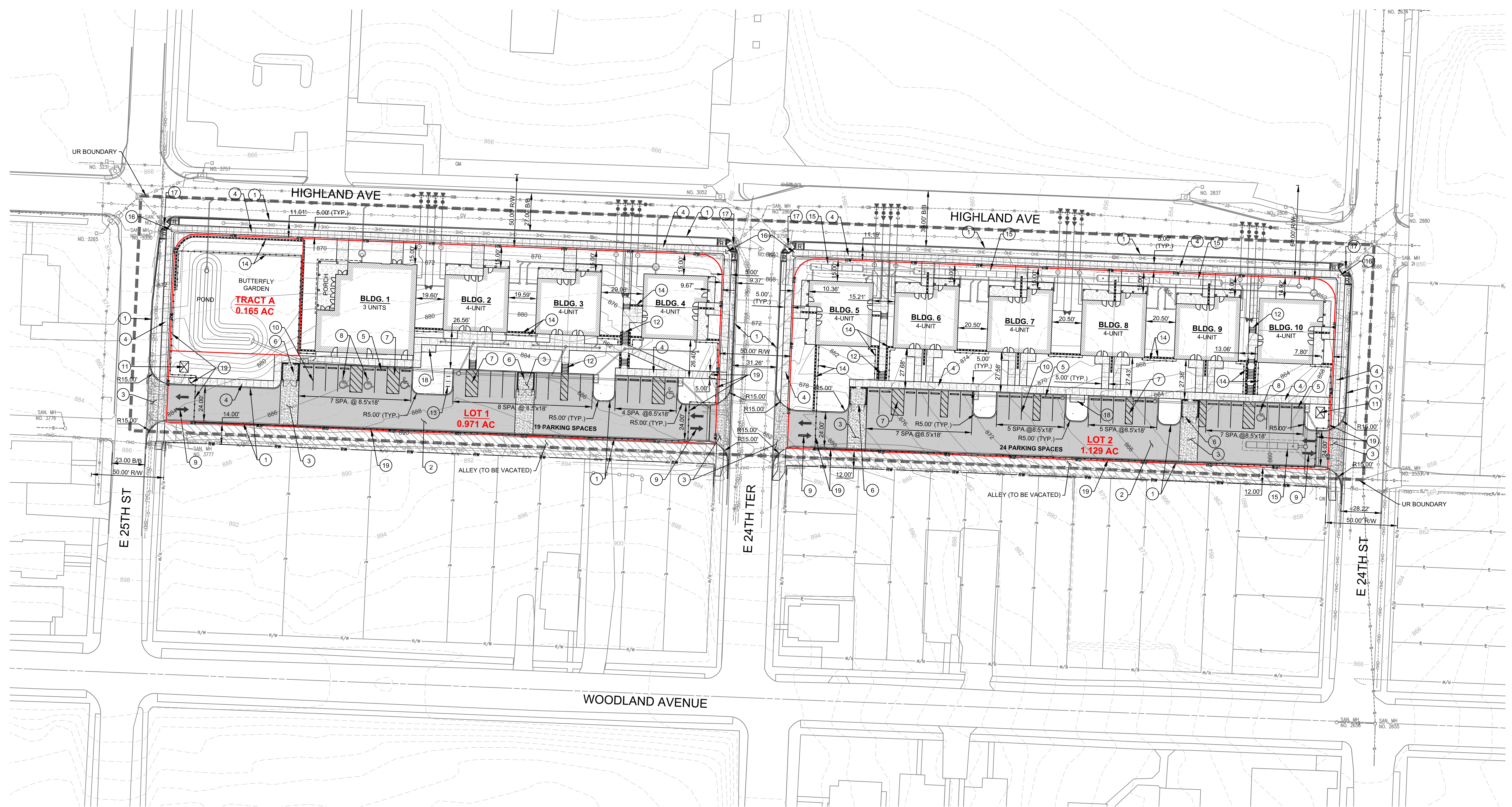




UR BOUNDARY



SCALE IN FEET  
HORIZONTAL SCALE 1"=30'



**PROPERTY DESCRIPTION:**

**LOT 1:**  
ALL THAT PART OF LOTS 31 THROUGH 45, INCLUSIVE, COWHERD'S VINE STREET ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 45, THENCE N87°17'26"W, ALONG THE SOUTH LINE OF SAID LOT 45 AND THE NORTH RIGHT-OF-WAY LINE OF EAST 25TH STREET, 49.33 FEET; THENCE N02°12'58"E, 89.51 FEET; THENCE N87°43'09"W, 81.10 FEET; TO THE WEST LINE OF LOT 42, SAID SUBDIVISION AND THE EAST RIGHT-OF-WAY LINE OF HIGHLAND AVENUE; THENCE N02°16'32"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 276.42 FEET; THENCE IN A NORTHEASTERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 90°06'32", AN ARC DISTANCE OF 23.59 FEET, TO THE NORTH LINE OF SAID LOT 31 AND THE SOUTH LINE OF EAST 24TH TERRACE; THENCE S87°36'56"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 115.55 FEET, TO THE NORTHEAST CORNER OF SAID LOT 31; THENCE S02°17'01"W, ALONG THE EAST LINE OF SAID LOTS AND THE WEST LINE OF A 14.00 FOOT-WIDE ALLEY, 380.09 FEET TO THE POINT OF BEGINNING, CONTAINING 42,285 SQUARE FEET OR 0.971 ACRES.

**LOT 2:**  
ALL THAT PART OF LOTS 16 THROUGH 30, INCLUSIVE, BLOCK 2, MOUNT EVANSTON, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 16, THENCE N87°36'56"W, ALONG THE SOUTH LINE OF SAID LOT 16 AND THE NORTH RIGHT-OF-WAY LINE OF EAST 24TH TERRACE, 116.61 FEET; THENCE IN A NORTHWESTERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 89°53'28", AN ARC DISTANCE OF 23.53 FEET, TO THE WEST LINE OF SAID LOT 16 AND THE EAST LINE OF HIGHLAND AVENUE; THENCE N02°16'32"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 344.65 FEET; THENCE IN A NORTHEASTERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 90°20'30", AN ARC DISTANCE OF 23.65 FEET, TO THE NORTH LINE OF SAID LOT 30 AND THE SOUTH LINE OF EAST 24TH STREET; THENCE S87°22'59"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 115.55 FEET, TO THE NORTHEAST CORNER OF SAID LOT 30; THENCE S02°17'01"W, ALONG THE EAST LINE OF SAID LOTS AND THE WEST LINE OF A 14.00 FOOT-WIDE ALLEY, 374.17 FEET TO THE POINT OF BEGINNING, CONTAINING 49,182 SQUARE FEET OR 1.129 ACRES.

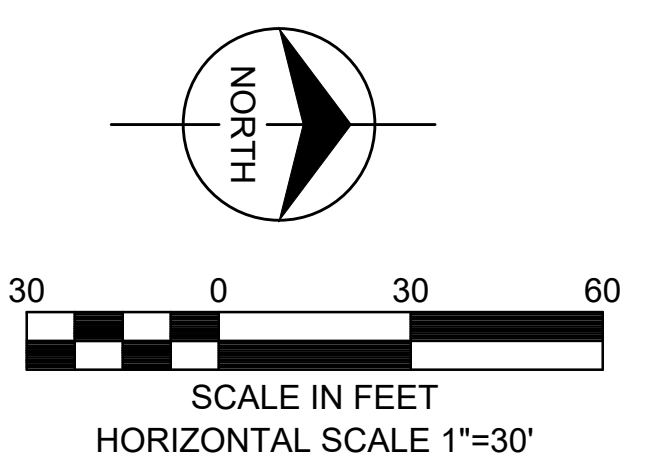
**TRACT A:**  
ALL THAT PART OF LOTS 42 THROUGH 45, INCLUSIVE, COWHERD'S VINE STREET ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 45, THENCE N87°17'26"W, ALONG THE SOUTH LINE OF SAID LOT 45 AND THE NORTH RIGHT-OF-WAY LINE OF EAST 25TH STREET, 49.33 FEET; TO THE POINT OF BEGINNING, THENCE N87°17'26"W, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 45 AND THE NORTH RIGHT-OF-WAY LINE OF EAST 25TH STREET 66.31 FEET; THENCE IN A NORTHWESTERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 89°33'59", AN ARC DISTANCE OF 23.45 FEET, TO THE WEST LINE OF SAID LOT 45 AND THE EAST LINE OF HIGHLAND AVENUE; THENCE N02°16'32"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 74.02 FEET; THENCE S87°43'09"E, 81.10 FEET; THENCE S02°12'58"W, 89.51 FEET TO THE POINT OF BEGINNING, CONTAINING 7,192 SQUARE FEET OR 0.165 ACRES.

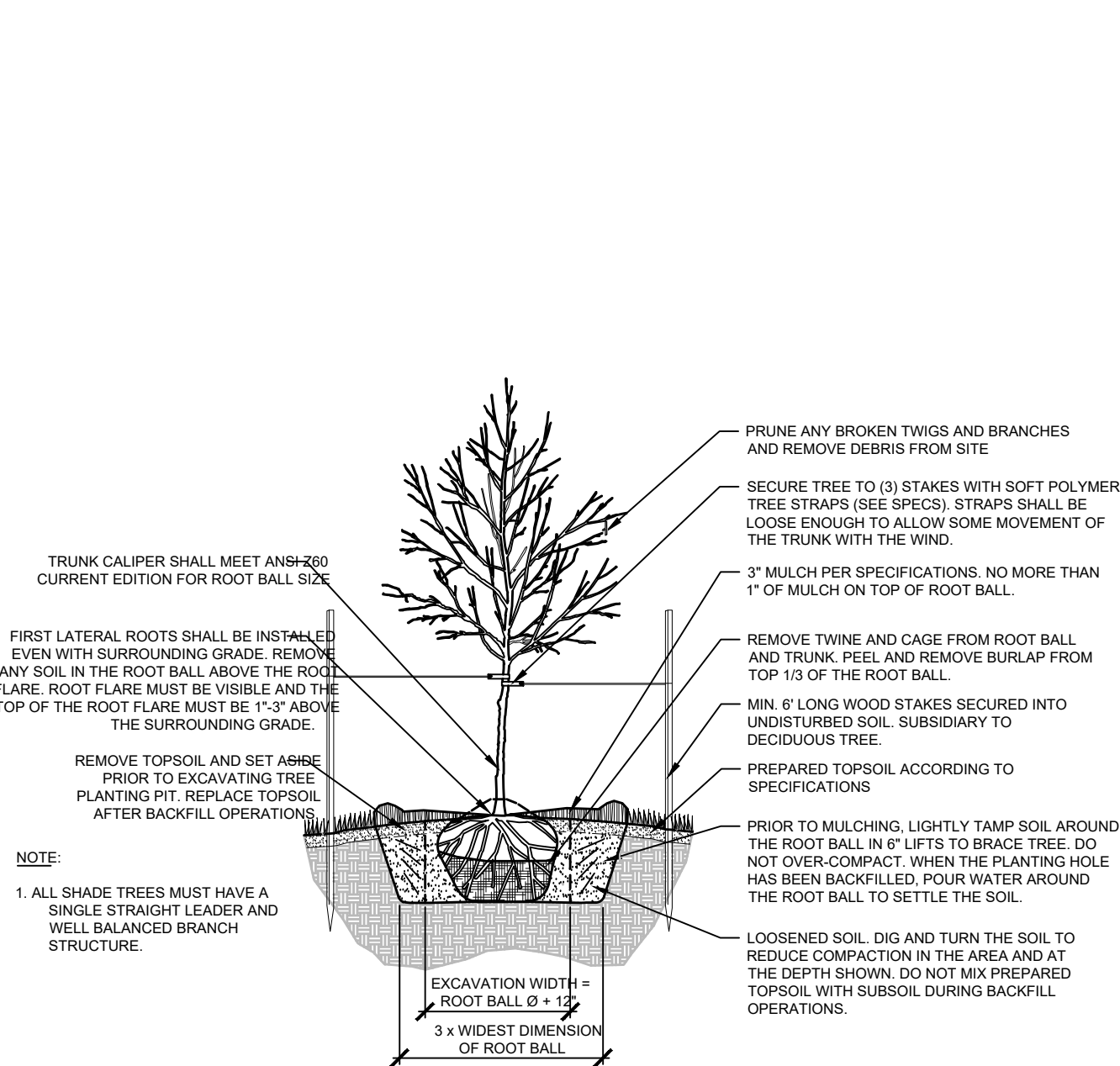
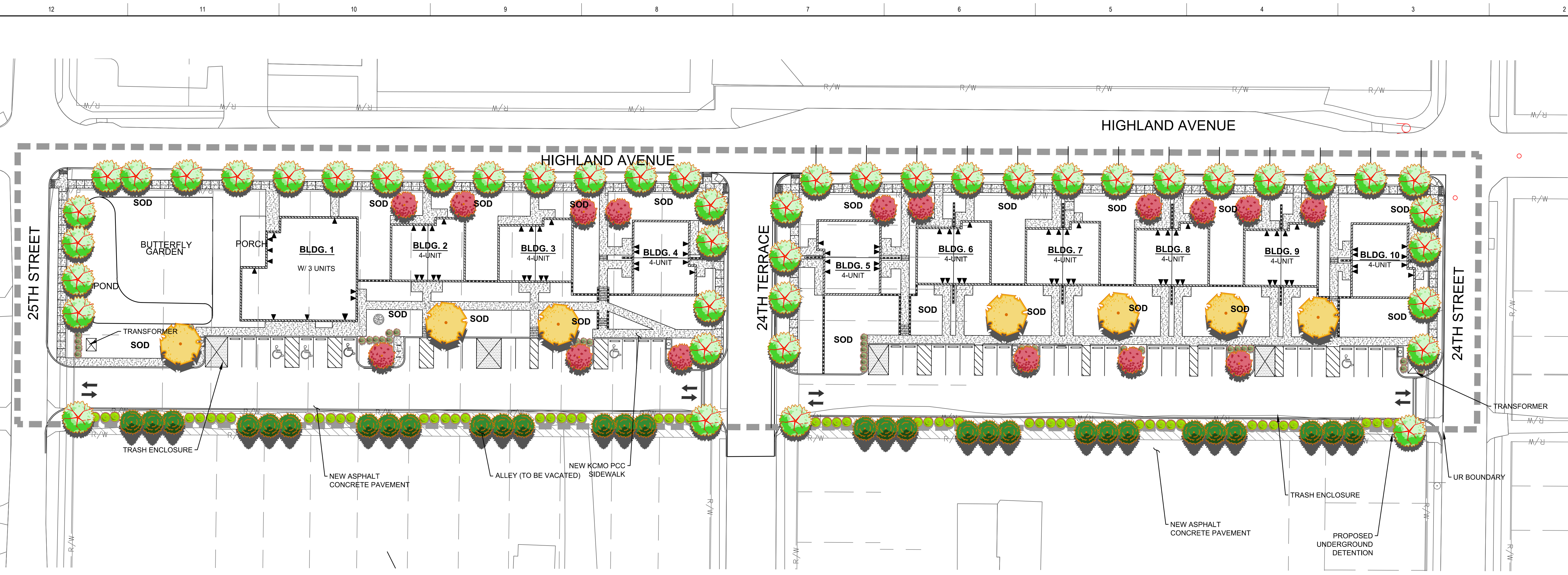
**LEGEND:**

- ① PROPOSED KCMO TYPE C-1 CURB (TYP.)
- ② PROPOSED ASPHALT PAVEMENT
- ③ KCMO STD. D-2 TYPE VI COMM. DRIVEWAY, 8" CONCRETE PAVEMENT ON AGGREGATE BASE
- ④ PROPOSED KCMO TYPE SW-1 4" PCC SIDEWALK (TYP.)
- ⑤ CONCRETE WHEELSTOP (TYP.)
- ⑥ PROPOSED TRASH ENCLOSURE LOCATION
- ⑦ 4" PAINTED STRIPING WHITE @ 3.00' O.C. (TYP.)
- ⑧ PROPOSED ADA PARKING W/ PAVEMENT MARKING AND SIGNAGE (TYP.)
- ⑨ PAINTED DIRECTIONAL ARROW PER MUTCD (TYP.)
- ⑩ PAINTED 4" WIDE STRIPING WHITE (TYP.)
- ⑪ PROPOSED TRANSFORMER LOCATION
- ⑫ PROPOSED STAIRS W/ HANDRAILS (TYP.)
- ⑬ PROPOSED BIKE RACK LOCATION
- ⑭ PROPOSED MSE RETAINING WALL W/ FENCE (TYP.)
- ⑮ PROPOSED UNDERGROUND STORMWATER DETENTION SYSTEM
- ⑯ PROPOSED ADA RAMPS
- ⑰ EXISTING CURB INLET TO REMAIN
- ⑱ PROPOSED 10' x 5' MAILBOX PAD
- ⑲ PROPOSED FENCE AND YELP GATE (TYP.)

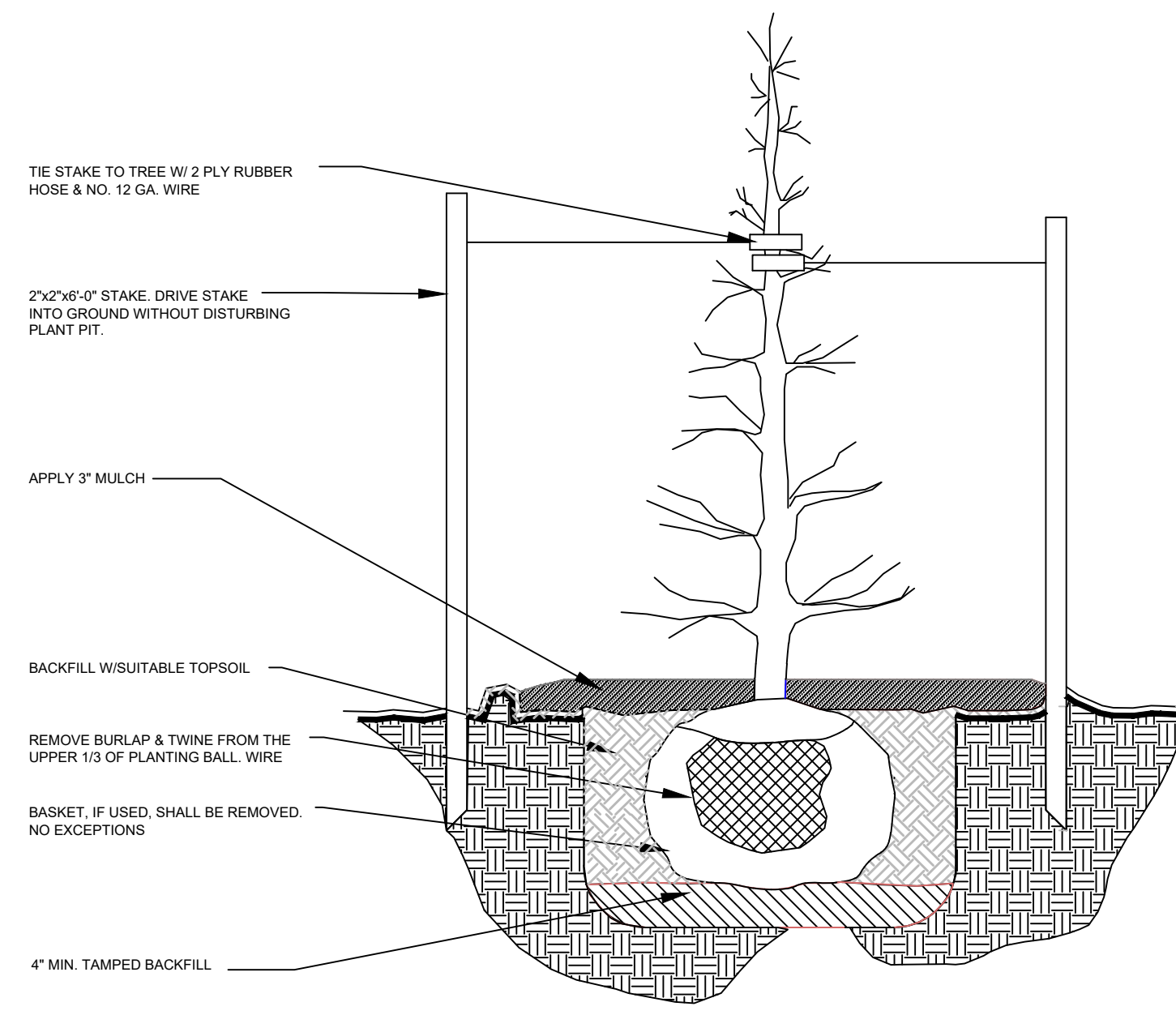
**LEGEND:**

- ② ASPHALT PAVEMENT
- ③ CONCRETE PAVEMENT
- ④ SIDEWALK PAVEMENT
- KCMO TYPE C-1 CURB
- RETAINING WALL
- ALLEY TO BE VACATED
- UR AMENDMENT BOUNDARY

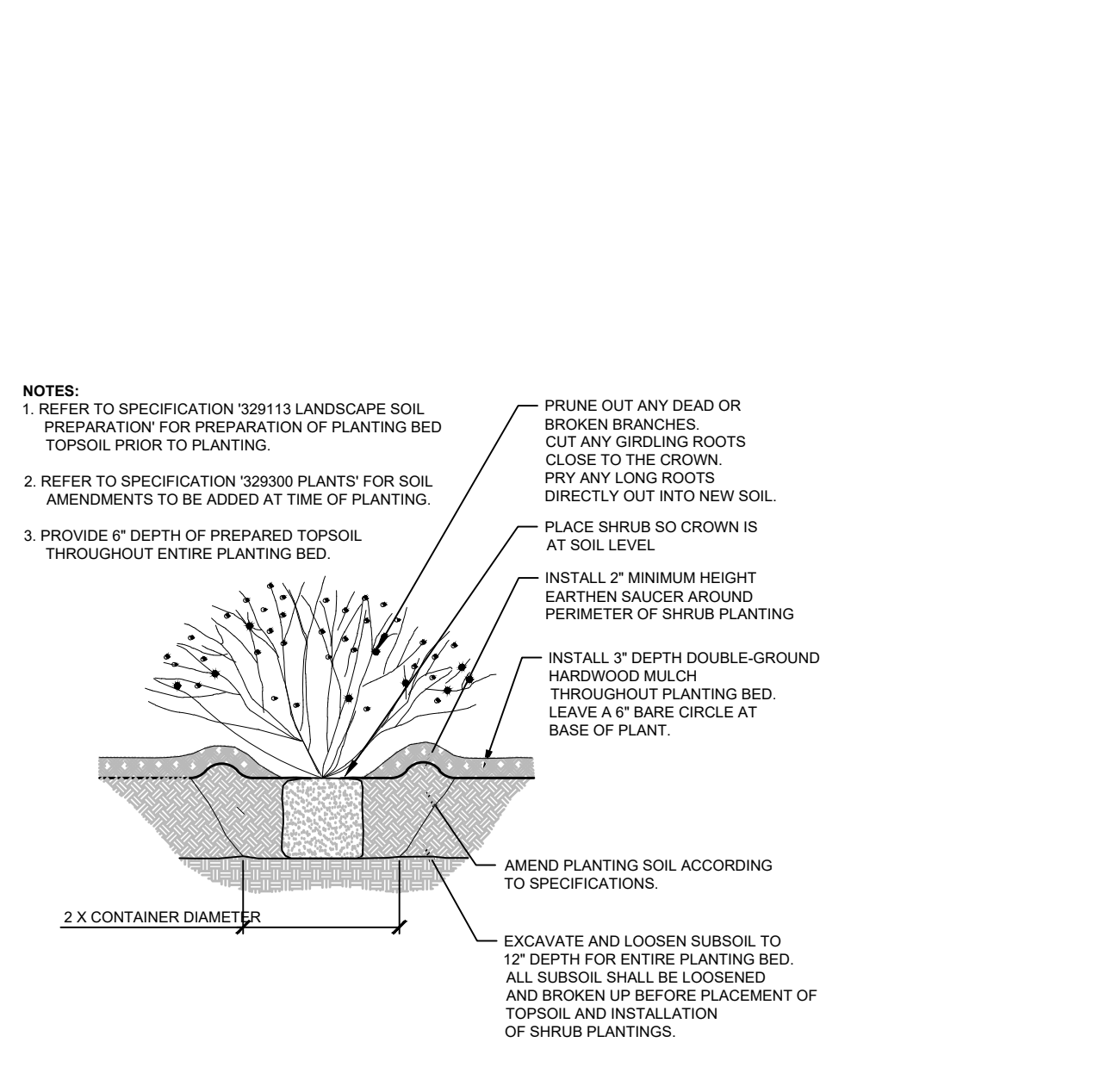




**1. DECIDUOUS TREE**  
N.T.S.



**2. EVERGREEN TREE**  
N.T.S.



**3. SHRUB PLANTING**  
N.T.S.

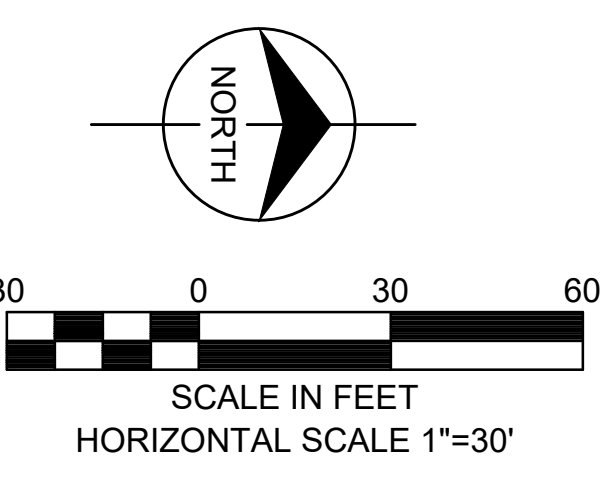
KCMO LANDSCAPE & SCREENING STANDARDS				
88-425 -LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
<b>88-425-03 Street Trees</b>	46	47		
<b>88-425-04-D General Trees</b>				
Building Area: 18,422 SF / 5,000 SF per Tree	4	7		
<b>88-425-05 Perimeter Vehicular Use Area</b>				
Adjacent to Streets				
Buffer Width	10'	10'		
Trees	18	18		
Shrubs / Berms / Wall - (72 LF / A = 21.5)				
Adjacent to Residential Zones				
Buffer Width	n/a	n/a		
Shrubs / Berms / Fence / wall	n/a	n/a		
<b>88-425-06 Interior Vehicular Use Area</b>				
Interior Area - (45 pkg spaces x 35 SF per space = 1,575 SF)	1,505 SF	7,806 SF		
Trees - (45 pkg spaces / 5 pkg spaces per tree = 8.6 trees)	9	20		
Shrubs - (45 pkg spaces x 1 shrub per pkg = 45 shrubs)	43	59		
<b>88-425-08 Mechanical/Utility Equipment Screening</b>				
<b>88-425-09 Outdoor Use Screening</b>	Describe			
Describe: There will be landscape screening where there Mechanical Units and utility equipment once the final design and locations are shown.				

**CRESCENDO**  
25th Street and Highland Ave  
Kansas City, MO 64108

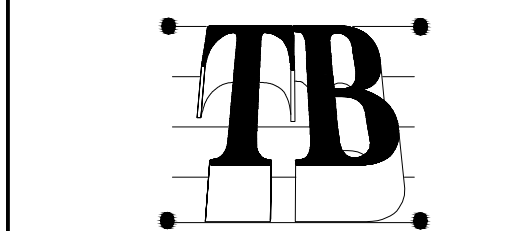
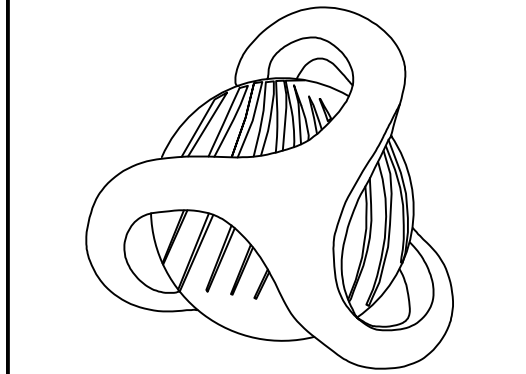
ORIGINAL DRAWINGS SCALE TO 3/4" = 1'-0"  
PRINCIPAL IN CHARGE

PROJECT MANAGER  
PROJECT ARCHITECT  
PROJECT TEAM MEMBERS

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



SCALE IN FEET  
HORIZONTAL SCALE 1"=30'

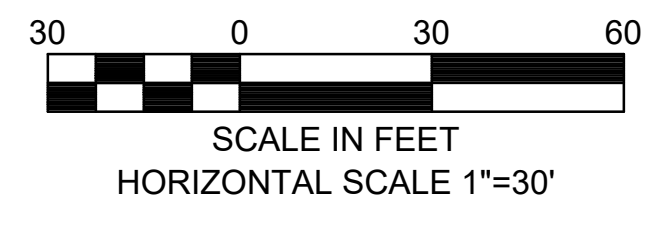
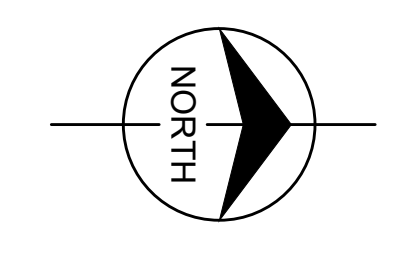


**1 SITE PHOTOMETRIC LIGHTING CALCULATIONS PLAN**  
 SCALE: 1"=30'

IES RECOMMENDED MAINTAINED ILLUMINANCE VALUE FOR PARKING LOTS			
LABEL	UNITS	MIN	MAX/MIN
PARKING LOT AREA	FC	0.5	15:1

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT AREA #1	FC	3.37	6.1	0.9	3.74	6.78
PARKING LOT AREA #2	FC	2.50	5.0	0.60	4.17	8.33

LUMINAIRE SCHEDULE								
SYMBOL	LABEL	DESCRIPTION	MANUFACTURE	DESCRIPTION	LAMP	VOLTAGE	LUMEN WATTS	LUMENS
■	PL	FULL CUTOFF SITE LED LIGHT WITH 20' POLE	MCGRAW-EDISON	GLEON-AF-06-LED-E1-5WQ-BZ	LED	240V	333 WATT	34605
■	W	FULL CUTOFF LED WALL PACK MOUNTED AT 10' ON WALL	LUMARK	XTOR8B-W-BZ	LED	120V	81 WATT	8502





**DESCRIPTION**  
The patented Lumark Crosstour™ MAXX LED wall pack series of luminaires provides low profile architectural style with superb light energy efficiency. The rugged die-cast aluminum construction back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour luminaire by construction. The Crosstour MAXX wall luminaire is ideal for wall surface, inverted mount for facade/entry illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, healthcare facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

**SPECIFICATION FEATURES**

**Construction**  
Low-profile LED design with rugged die-cast aluminum back box and tempered polycarbonate lens. Matching housing style incorporates both a full cutoff and reflective lens modes. Back box is covered by 1/2" NPT threaded conduit entry ports. The back box is covered by 1/2" NPT threaded conduit entry ports. The back box is covered by 1/2" NPT threaded conduit entry ports. The back box is covered by 1/2" NPT threaded conduit entry ports.

**Electrical**  
LED drivers are mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 50W and 81W models operate at 40°C to 40°C (104°F to 104°F). High ambient CCT (2700K) models require greater heat sink or rated light output after 72,000 hours of operation. Full lock NPT threaded conduit entry ports allow for flow through wiring. Back box is an authorized electrical enclosure. 120-277V AC/DC, 400V AC/DC, or 30V DC system operation. 80V or 120V AC/DC operation. 80V or 120V AC/DC operation. 80V or 120V AC/DC operation.

**Area and Site Pole Mounting**  
Optional stainless aluminum 3/8" arm features internal bolt guides for easy positioning of the luminaire during installation to pole. Supplied with mount plate adapter plate. 2-3/8" or 3-1/2" O.D. Tension.

**Finish**  
Crosstour MAXX is protected with a clear TSC carbon fiber or semi-gloss polyester powder coat finish. Super TSC powder coat finish provides excellent exterior finish. Crosstour MAXX is protected with a clear TSC carbon fiber or semi-gloss polyester powder coat finish. Super TSC powder coat finish provides excellent exterior finish. Crosstour MAXX is protected with a clear TSC carbon fiber or semi-gloss polyester powder coat finish. Super TSC powder coat finish provides excellent exterior finish.

**Warranty**  
Five-year warranty.

**Optical**  
Patented, high-efficiency injection-molded AcuteLED Optics technology. Optics are precision designed to shape the distribution maximizing efficiency and application spacing. AcuteLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (4-3740 CCT) or 5000K CCT.

**Applications**  
WALL SURFACE  
INVERTED  
SITE LIGHTING

**CERTIFICATION DATA**  
UL94 V-0 Compliant Lens  
LM79 LM80 Compliant  
ICSE Compliant  
NSF Compliant Models  
NSF Compliant Models  
UL94 V-0 Compliant Lens  
LM79 LM80 Compliant  
ICSE Compliant  
NSF Compliant Models  
NSF Compliant Models

**TECHNICAL DATA**  
40°C Ambient Temperature  
External Supply Wiring 90°C Minimum  
EPA  
Optical Projected Area (ft.²)  
Optical Projected Area (ft.²)  
Optical Projected Area (ft.²)  
Optical Projected Area (ft.²)

**DIMENSIONS**  
FULL CUTOFF  
DEEP BACK BOX  
REFRACTIVE LENS  
DEEP BACK BOX

**1 WALL MOUNT LIGHT FIXTURE TYPE 'W' DETAIL**  
SCALE: NTS

**DESCRIPTION**  
The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AcuteLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP68 rated and UL94V-0 listed for wet locations.

**SPECIFICATION FEATURES**

**Construction**  
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum and cast enclose housing and die cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3C vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP68 rated.

**Electrical**  
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V AC/DC, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in 40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP68 rated. Greater than 80% lumen maintenance expected at 60,000 hours. Available in standard 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 29A, 30A, 31A, 32A, 33A, 34A, 35A, 36A, 37A, 38A, 39A, 40A, 41A, 42A, 43A, 44A, 45A, 46A, 47A, 48A, 49A, 50A, 51A, 52A, 53A, 54A, 55A, 56A, 57A, 58A, 59A, 60A, 61A, 62A, 63A, 64A, 65A, 66A, 67A, 68A, 69A, 70A, 71A, 72A, 73A, 74A, 75A, 76A, 77A, 78A, 79A, 80A, 81A, 82A, 83A, 84A, 85A, 86A, 87A, 88A, 89A, 90A, 91A, 92A, 93A, 94A, 95A, 96A, 97A, 98A, 99A, 100A.

**Optics**  
Patented, high-efficiency injection-molded AcuteLED Optics technology. Optics are precision designed to shape the distribution maximizing efficiency and application spacing. AcuteLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (4-3740 CCT) or 5000K CCT.

**Mounting**  
STANDARD ARM MOUNT  
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of luminaire during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM Adapter is bolted directly to the pole. Quick mount arm slides into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the luminaire without having to access the driver compartment. A knock-out enables round pole mounting.

**Finish**  
Housing finished in super durable TOC polymer powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

**Warranty**  
Five-year warranty.

**Applications**  
1-10 Light Squares  
Solid State LED  
AREA-SITE LUMINAIRE

**CERTIFICATION DATA**  
UL94 V-0 Compliant Lens  
LM79 LM80 Compliant  
ICSE Compliant  
NSF Compliant Models  
NSF Compliant Models

**ENERGY DATA**  
Electronics LED Driver  
100% Power Factor  
-20% Total Harmonic Distortion  
1000/177V 50/60Hz  
347V, 480V 60Hz  
40°C Max Temperature  
40°C Max Temperature  
50°C Max Temperature (HA Option)

**1 PL# GLEON-AF-06-LED-E1-5WQ-BZ**

**LIGHTING FIXTURE AND DESIGN PARAMETERS**

1. LUMINAIRE TYPE:  
TYPE "PL"

CAT # GLEON-AF-06-LED-E1-5WQ-BZ

2. POLE:  
POLE "PL" COOPER LIGHTING, MODEL # SSX-5-M-20-S-BZ-M-1  
20 FT SQUARE STRAIGHT STEEL.

TYPE "PL" LUMINAIRE

20'-0"

AS SHOWN ON PLAN

GRADE

2'-0"

2'-0"

5/8" X 8' COPPER CLAD STEEL GROUND ROD WITH #6 CU TO POLE

POLE FOUNDATION

**1 WALL MOUNT LIGHT FIXTURE TYPE 'W' DETAIL**  
SCALE: NTS

**2 SITE LIGHTING LUMINAIRE POLE DETAIL LUMINAIRE TYPE 'PL'**  
SCALE: NTS

**DESCRIPTION**  
The SSX Steel Straight luminaire provides a clean, modern look with a wide range of mounting options. The rugged die-cast aluminum construction back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make SSX luminaire by construction. The SSX luminaire is ideal for wall surface, inverted mount for facade/entry illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, healthcare facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

**SPECIFICATION FEATURES**

**Construction**  
Low-profile LED design with rugged die-cast aluminum back box and tempered polycarbonate lens. Matching housing style incorporates both a full cutoff and reflective lens modes. Back box is covered by 1/2" NPT threaded conduit entry ports. The back box is covered by 1/2" NPT threaded conduit entry ports. The back box is covered by 1/2" NPT threaded conduit entry ports. The back box is covered by 1/2" NPT threaded conduit entry ports.

**Electrical**  
LED drivers are mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 50W and 81W models operate at 40°C to 40°C (104°F to 104°F). High ambient CCT (2700K) models require greater heat sink or rated light output after 72,000 hours of operation. Full lock NPT threaded conduit entry ports allow for flow through wiring. Back box is an authorized electrical enclosure. 120-277V AC/DC, 400V AC/DC, or 30V DC system operation. 80V or 120V AC/DC operation. 80V or 120V AC/DC operation. 80V or 120V AC/DC operation.

**Area and Site Pole Mounting**  
Optional stainless aluminum 3/8" arm features internal bolt guides for easy positioning of the luminaire during installation to pole. Supplied with mount plate adapter plate. 2-3/8" or 3-1/2" O.D. Tension.

**Finish**  
Crosstour MAXX is protected with a clear TSC carbon fiber or semi-gloss polyester powder coat finish. Super TSC powder coat finish provides excellent exterior finish. Crosstour MAXX is protected with a clear TSC carbon fiber or semi-gloss polyester powder coat finish. Super TSC powder coat finish provides excellent exterior finish. Crosstour MAXX is protected with a clear TSC carbon fiber or semi-gloss polyester powder coat finish. Super TSC powder coat finish provides excellent exterior finish.

**Warranty**  
Five-year warranty.

**Optical**  
Patented, high-efficiency injection-molded AcuteLED Optics technology. Optics are precision designed to shape the distribution maximizing efficiency and application spacing. AcuteLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (4-3740 CCT) or 5000K CCT.

**Applications**  
WALL SURFACE  
INVERTED  
SITE LIGHTING

**CERTIFICATION DATA**  
UL94 V-0 Compliant Lens  
LM79 LM80 Compliant  
ICSE Compliant  
NSF Compliant Models  
NSF Compliant Models

**TECHNICAL DATA**  
40°C Ambient Temperature  
External Supply Wiring 90°C Minimum  
EPA  
Optical Projected Area (ft.²)  
Optical Projected Area (ft.²)  
Optical Projected Area (ft.²)  
Optical Projected Area (ft.²)

**DIMENSIONS**  
FULL CUTOFF  
DEEP BACK BOX  
REFRACTIVE LENS  
DEEP BACK BOX

**1 WALL MOUNT LIGHT FIXTURE TYPE 'W' DETAIL**  
SCALE: NTS

**2 SITE LIGHTING LUMINAIRE POLE DETAIL LUMINAIRE TYPE 'PL'**  
SCALE: NTS

**ORDERING INFORMATION**

Family	Product	Start	End	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Receiver and Lens	Options (Add as Suffix)
Square	Straight	4'-0"	4'-0"	4'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
		4'-0"	4'-0"	4'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
		4'-0"	4'-0"	4'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
		4'-0"	4'-0"	4'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"

**NOTES:** 1. All short sizes reserved. 2. Square poles are 3 or 90° round poles are 3 or 120°. 3. Dotted in location of square base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

**WARNING:** Customer is responsible for engineering analysis to confirm pole and luminaire compatibility for all applications. Refer to pole white paper WPI1002EN for additional support information. Before installation, make sure proper cable and temperature are provided. The use of incorrect cable or temperature may result in cable failure. The use of incorrect cable or temperature may result in cable failure. The use of incorrect cable or temperature may result in cable failure. The use of incorrect cable or temperature may result in cable failure.

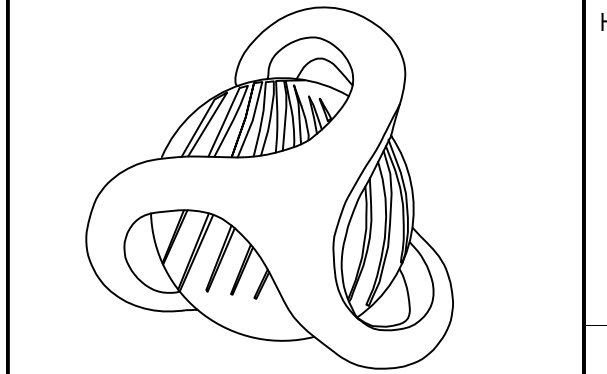
**1 WALL MOUNT LIGHT FIXTURE TYPE 'W' DETAIL**  
SCALE: NTS

**2 SITE LIGHTING LUMINAIRE POLE DETAIL LUMINAIRE TYPE 'PL'**  
SCALE: NTS

PROJECT: CRESCENDO DEVELOPMENT - 25TH & HIGHLAND AVE. PHOTO-METRIC LIGHTING CALCULATIONS.DWG  
Friday, November 22, 2019

BRINSHORE DEVELOPMENT, LLC  
222 W. GREGORY BLVD, SUITE 323  
KANSAS CITY, MISSOURI 64114  
T 816-562-9400

CIVIL ENGINEER  
**TALIAFERRO & BROWNE, INC.**  
1020 EAST 8TH STREET  
KANSAS CITY, MO 64108  
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F 816-283-0810



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**TB**

**Taliaferro & Browne, Inc.**  
Civil / Structural Engineering  
Landscape Architecture & Surveying  
1020 E. 8th Street Kansas City, Missouri 64108  
PH (816) 283-3456 FAX (816) 283-0810  
PROFESSIONAL ENGINEERING CORPORATION  
MISSOURI LICENSE NO. 000466  
KANSAS LICENSE NO. E-141  
PROFESSIONAL LAND SURVEYING CORPORATION  
MISSOURI LICENSE NO. 000094

**CRESCENDO**  
25th Street and Highland Ave  
Kansas City, MO 64108

PERSONAL DRAWINGS SCALE TO 3/4" = 1'-0"  
PRINCIPAL IN CHARGE  
**JD**  
PROJECT MANAGER  
**AAS**  
PROJECT TEAM MEMBERS  
**AAS**

KEY PLAN:

EXTERIOR LIGHT FIXTURES DETAILS

**E002**

Printed 11/22/2019

**Greater Downtown Area Plan Design Guidelines:**

Architectural characteristics are in compliance with the area plan.

**General Character:**

- Preserve and enhance historic and cultural resources as development occurs.
- Encourage public art to be integrated into the building and site design.

**Massing & Scale:**

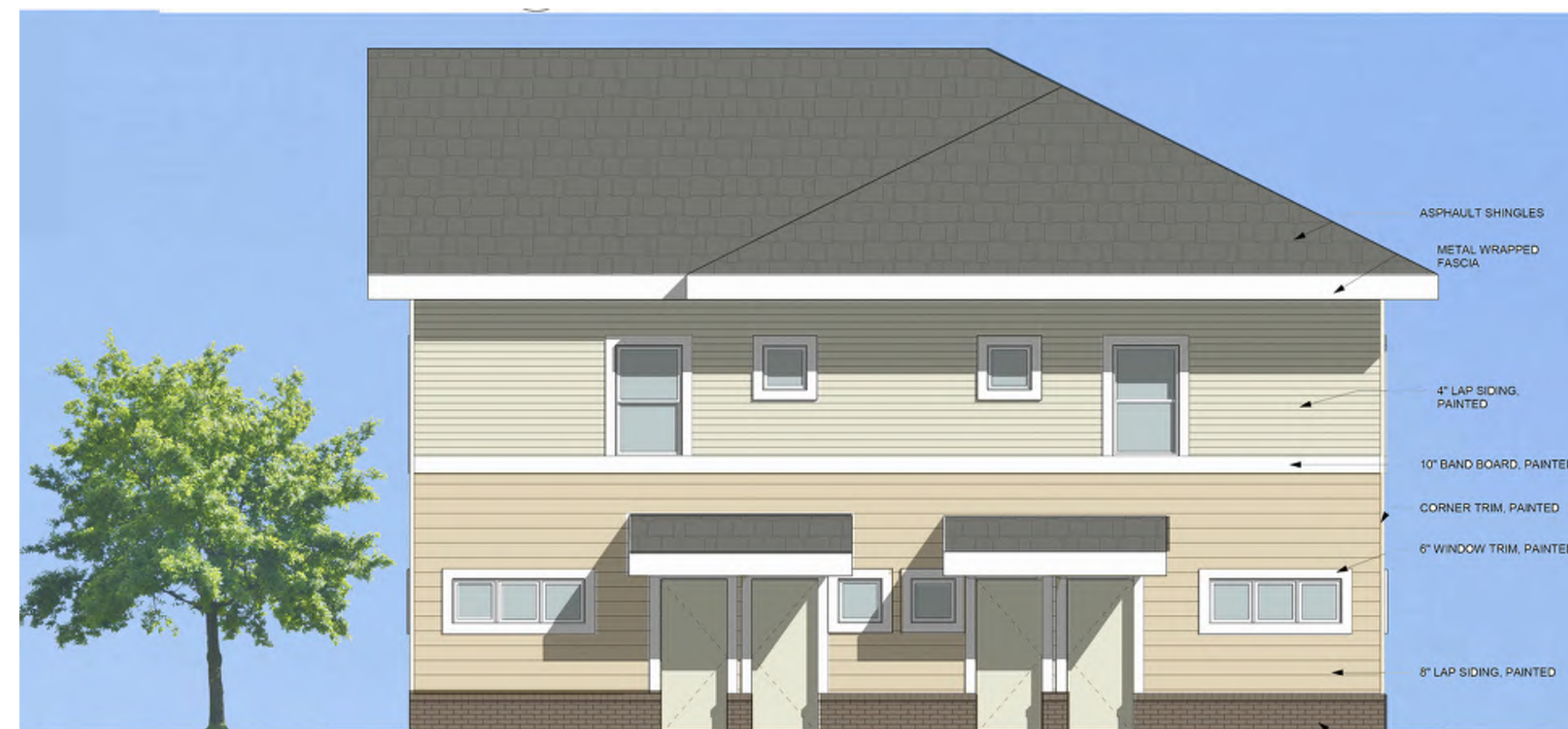
- New construction should relate to the mass, pattern, alignment and proportion/ scale of the existing or traditional building stock. Significant departures in height and mass can be visually disruptive. Building proportions should strive for a cohesive rhythm.
- Design buildings to provide human scale, interest, and variety using the following techniques:
  - Use the highest level of architectural detail and incorporate human scale elements near streets and entries, and around the ground floor.
  - Incorporate building entry details like porches and recesses, occupied spaces like bay windows and balconies.
  - Vary building form with recessed or projecting bays and changes in materials, details, surface relief, color, and texture.
  - Windows and other openings should relieve blank walls where possible, adding visual interest, improving pedestrians' sense of security, and introducing a human scale to street-level building frontages.
- Building orientation and massing should respond to the existing character and built environment.

**Materials:**

- Architectural materials should complement the character of the existing built environment through use of high quality, durable materials.
- Applied 'faux' facades or other inappropriate materials should not be used and should be removed as building renovation and reuse occurs.
- Sustainable design techniques and materials such as green roofs are encouraged to reduce the amount of stormwater runoff, enhance the local environment and reduce energy costs.
- New buildings should be designed in such a way that they don't appear to have been built significantly earlier than they were.
  - Care should be taken to avoid nostalgic reproductions and confusion of the historical record.
  - This guideline does not preclude consideration of the use of materials, scale or massing found on older buildings.
  - Preservation or restoration of original facade materials is desired.

**Windows/Transparency:**

- The street level of commercial/mixed use structures should have a dominant transparent quality.
- Windows at the street level of all buildings should be transparent.
- Windows and doors on street-fronting facades shall be vertically proportioned that are similar in size and shape to those used historically.
- Design buildings to minimize long windowless walls and service areas visible from public streets.
- Large blank walls along streets should be avoided whenever possible.
- Where blank walls are unavoidable they should be designed to increase pedestrian comfort and interest, through some combination of the following methods:
  - Installing vertical trellis in front of the wall with climbing vines or plant materials;
  - Providing art over a substantial portion of the blank wall surface;
  - Providing active display windows;
  - Dividing the mass of the wall into sections.



**3 TOWNHOME - REAR ELEVATION**  
3/16" = 1'-0"

**EXTERIOR ELEVATION MATERIAL**

- ARCHITECTURAL GRADE ASPHALT SHINGLES PER SPECS. FINAL COLOR TBD BY OWNER
- FIBER CEMENT LAP SIDING, 4" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
- FIBER CEMENT LAP SIDING, 8" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
- FIBER CEMENT LAP SIDING, 8" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
- FIBER CEMENT PANEL, PER SPECS. FINAL COLOR TBD BY OWNER
- FIBER CEMENT SHAKE SIDING, 6" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
- MASONRY, RUNNING BOND PER SPECS. FINAL COLOR TBD BY OWNER

PRINTS ISSUED  
09/17/2021

REVISIONS:



**2 TOWNHOME - FRONT ELEVATIONS**  
3/16" = 1'-0"



**1 TOWNHOME - SIDE ELEVATIONS**  
3/16" = 1'-0"

**rosemann & ASSOCIATES P.C.**  
ARCHITECTURE  
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PRELIMINARY  
NOT FOR  
CONSTRUCTION

**CRESCENDO**  
Highland Ave  
Kansas City, MO

SHEET TITLE  
COLORED EXTERIOR ELEVATIONS

PROJECT NUMBER: 21053  
SHEET NUMBER:

**A-200P**

DRAWN BY: AD CHECKED BY: EE

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**Greater Downtown Area Plan Design Guidelines:**

Architectural characteristics are in compliance with the area plan.

**General Character:**

Preserve and enhance historic and cultural resources as development occurs.  
Encourage public art to be integrated into the building and site design.

**Massing & Scale:**

New construction should relate to the mass, pattern, alignment and proportion/ scale of the existing or traditional building stock. Significant departures in height and mass can be visually disruptive. Building proportions should strive for a cohesive rhythm. Design buildings to provide human scale, interest, and variety using the following techniques:  
- Use the highest level of architectural detail and incorporate human scale elements near streets and entries, and around the ground floor.  
- Incorporate building entry details like porches and recesses, occupied spaces like bay windows and balconies.  
- Vary building form with recessed or projecting bays and changes in materials, details, surface relief, color, and texture.  
- Windows and other openings should relieve blank walls where possible, adding visual interest, improving pedestrians' sense of security, and introducing a human scale to street-level building frontages. Building orientation and massing should respond to the existing character and built environment.

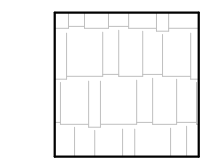
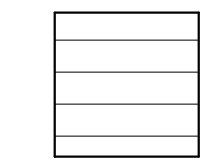
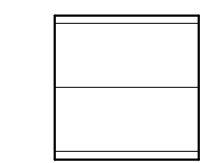
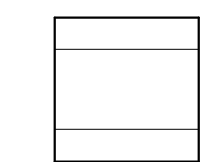
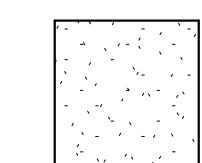
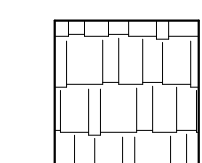
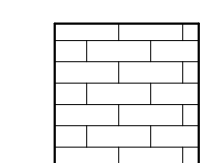
**Materials:**

Architectural materials should complement the character of the existing built environment through use of high quality, durable materials. Applied 'faux' facades or other inappropriate materials should not be used and should be removed as building renovation and reuse occurs. Sustainable design techniques and materials such as green roofs are encouraged to reduce the amount of stormwater runoff, enhance the local environment and reduce energy costs. New buildings should be designed in such a way that they don't appear to have been built significantly earlier than they were.  
- Care should be taken to avoid nostalgic reproductions and confusion of the historical record.  
- This guideline does not preclude consideration of the use of materials, scale or massing found on older buildings.  
- Preservation or restoration of original facade materials is desired.

**Windows/Transparency:**

The street level of commercial/mixed use structures should have a dominant transparent quality. Windows at the street level of all buildings should be transparent. Windows and doors on street-fronting facades shall be vertically proportioned that are similar in size and shape to those used historically. Design buildings to minimize long windowless walls and service areas visible from public streets. Large blank walls along streets should be avoided whenever possible. Where blank walls are unavoidable they should be designed to increase pedestrian comfort and interest, through some combination of the following methods:  
- Installing vertical trellis in front of the wall with climbing vines or plant materials;  
- Providing art over a substantial portion of the blank wall surface;  
- Providing active display windows;  
- Dividing the mass of the wall into sections.

**EXTERIOR ELEVATION MATERIAL**

-  ARCHITECTURAL GRADE ASPHALT SHINGLES PER SPECS. FINAL COLOR TBD BY OWNER
-  FIBER CEMENT LAP SIDING, 4" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
-  FIBER CEMENT LAP SIDING, 8" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
-  FIBER CEMENT LAP SIDING, 8" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
-  FIBER CEMENT PANEL, PER SPECS. FINAL COLOR TBD BY OWNER
-  FIBER CEMENT SHAKE SIDING, 6" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
-  MASONRY, RUNNING BOND PER SPECS. FINAL COLOR TBD BY OWNER

PRINTS ISSUED  
09/17/2021

REVISIONS:



2 STEPPED TOWNHOME - FRONT ELEVATION  
3/16" = 1'-0"

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**CRESCENDO**  
Highland Ave  
Kansas City, MO

SHEET TITLE  
COLORED EXTERIOR ELEVATIONS

PROJECT NUMBER: 21053

SHEET NUMBER:

**A-201P**

DRAWN BY: AD CHECKED BY: EE



1 STEPPED TOWNHOME - REAR & SIDE ELEVATIONS  
3/16" = 1'-0"

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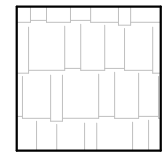
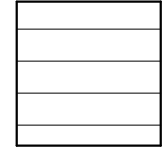
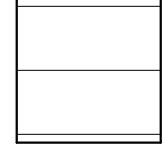
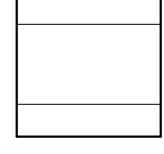
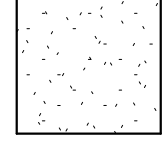
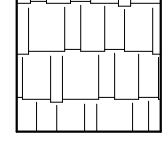
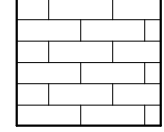
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**2 COMMUNITY BUILDING - FRONT ELEVATION**  
3/16" = 1'-0"



**1 COMMUNITY BUILDING - SIDE ELEVATION**  
3/16" = 1'-0"

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**CRESCENDO**  
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SHEET TITLE  
COLORFIED EXTERIOR ELEVATIONS

PROJECT NUMBER: 21053

SHEET NUMBER:

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DRAWN BY: AD CHECKED BY: EE

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