

MAYFAIR 100-200-300-400-500

12940 WORNALL RD. KANSAS CITY, MO. 64145

DEVELOPMENT PLAN

EXISTING VACANT ASSISTED LIVING AND HOSPICE FACILITY TO BE CONVERTED INTO APARTMENTS CREATING 133 NEW APARTMENTS

LEGAL DESCRIPTION

CONSOLIDATED LOT DESCRIPTION AS-MEASURED:

A tract of land situate in the Township of Kaw, Sections 17 & 18, Township 47 North, Range 33 West, Jackson County, Missouri, known as being Tracts 1, 2, 3, 4, and 5 of the Blue Hills Retirement Center as shown on Document No. K709805 in Plat Book 36, Page 72, and being further bounded and described as follows:

BEGINNING at an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560" at the intersection of Aylett Rutherford and Eustler LS 1560" at the intersection of at the intersection of the North right-of-way of Blue Ridge Boulevard (a public right-of-way) and the West right-of-way of Wornall Road (a public right-of-way), said point being located N 42°51'36" W, 72.93' from 1/2" iron rebar marking the Southeast Corner of the Southwest 1/4 of the Southwest 1/4 of section 17; THENCE along the North right-of-way of Blue Ridge Boulevard, N 85°45'12" W, for a distance of 1351.33' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE leaving said right-of-way along the KS LS-776 SK&W MO LS-2057"; THENCE leaving said right-of-way along the Blue Hills South Subdivision (Book 33, Page 92) N 36°16'32" E, for a distance of 130.95' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; THENCE N 48°55'44" E, for a distance of 274.48' to a 1/2" iron rebar iron rebar; THENCE N 48°55'44" E, for a distance of 294.58' to a 3/8" iron rebar; THENCE N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar iron rebar; THENCE N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE N 01°07'39" E, for a distance of 154.13' to a point; THENCE N 01°07'39" E, for a distance of 154.13' to a point; THENCE N 01°07'39" E, for a distance of 154.13' to a point; THENCE N 53°58'14" E, for a distance of 133.50' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE along the land conveyed to Blue Hills Country Club, S 34°51'38" E, for a distance of 264.25' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE S 85°35'33" E, for a distance of 599.91' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; THENCE Aylett Rutherford and Eustler LS 1560"; THENCE along the West right-of-way of Wornall Road S 03°21'07" W, for a distance of 519.25' to the POINT OF BEGINNING.

Containing 614,467 square feet (14.106 acres) of land, more or less, as surveyed by Timothy Leigh Fish, LS No. 2018005041 in August of 2023, for and on behalf of Millman Surveying, Inc. d.b.a. CBRE Land Surveying.

The intent of this description is to consolidate tracts 1 thru 5 of the Blue Hills Retirement Center vested in Brook Chateau Land, LLC (Instrument No. 2017E0039174).

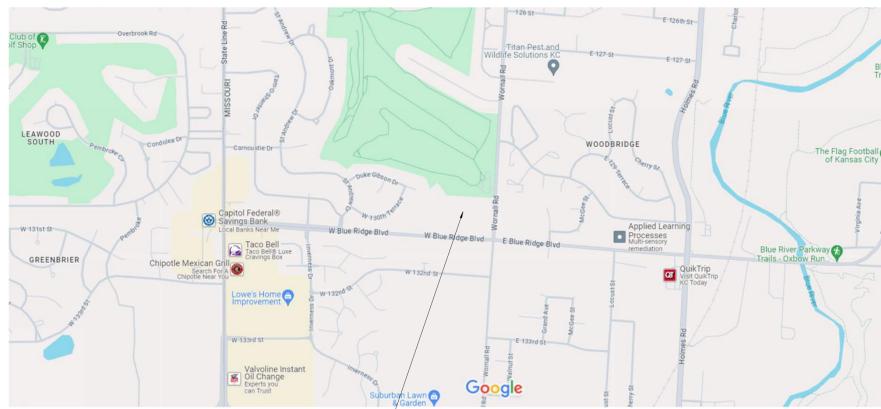


OWNER: Brook Chateau Land LLC 4741 Central Rd Ste 2000 Kansas City, MO 64112 CONTACT: BRITTANY DEATHERAGE (O) 816.808.5485 email: bdeatherage@irondoordev.com	ARCHITECT: HJM ARCHITECTS, INC. 7520 WASHINGTON STREET KANSAS CITY, MO 64114 CONTACT: RICHARD HU (O) 816.979.1661 email: rhu@hjmarch.com	CIVIL ENGINEER: TALIAFERRO & BROWNE, INC. 1620 E 8TH STREET KANSAS CITY, MO 64106 (O) 816.283.3456 TONY EDWARDS
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PROJECT TEAM

MAYFAIR 100-200-300-400-500

12940 WORNALL RD. KANSAS CITY, MO. 64145 IRONDOOR DEVELOPMENT



PROJECT SITE

AFF ABOVE FINISHED FLOOR	EA EACH	IN INCH	INSUL INSULATION, INSULATE
ACT ACUSTICAL CEILING TILE	EF EXHAUST FAN	INT INTERIOR	
ADJU ADJUSTABLE	EJ EXPANSION JOINT		
ALUM ALUMINUM	EL ELEVATION	JST JOIST	
AMB AIR-MOISTURE BARRIER	ELEC ELECTRICAL		
ANC ANCHOR	EQU EQUIPMENT	LAM LAMINATED	
ANOD ANODIZED	ETR EXISTING TO REMAIN	LAV LAVATORY	
ARCH ARCHITECTURAL	EW EACH WAY	LHH LONG LEG HORIZONTAL	
ASSY ASSEMBLY	EWIC ELECTRIC WATER COOLER	LLV LONG LEG VERTICAL	
	EXIST EXISTING		
	EXP EXPANSION		
	EXT EXTERIOR		
	EOD FURNISHED BY OTHERS		
B.O. BOTTOM OF BOARD	FBD FIBER BOARD	MFR MANUFACTURER	
BFG BELOW FINISHED GRADE	FBD FURNISHED BY OTHERS	MAX MAXIMUM	
BFF BELOW FINISHED FLOOR	FD FLOOR DRAIN	MECH MECHANICAL, ELECTRICAL, & PLUMBING	
BLDG BUILDING	FE FIRE EXTINGUISHER	MFP MILLWORK	
BLK BLOCKING	FEC FIRE EXTINGUISHER & CABINET	MIN MINIMUM	
BM BEAM	FFE FURNITURE, FIXTURES & EQUIPMENT	MIR MIRROR	
BOT BOTTOM	FN FINISH	MISC MISCELLANEOUS	
BSR BEARING	FLR FLOOR	MLD MOLDING	
BS BOTH SIDES	FLR FLOOR	MO MASONRY OPENING	
BT BETWEEN	FRP FIBERGLASS REINFORCED PLASTIC	MTD MOUNTED	
CAB CABINET	FRT FIRE RETARDANT TREATED	MTL METAL	
CFCJ CONTRACTOR FURNISHED & INSTALLED	FS FLOOR SINK	MUL MULLION	
CJ CONTROL JOINT	FSE FOOD SERVICE EQUIPMENT		
CL CENTER LINE	FT FEET	NIC NOT IN CONTRACT	
CLG CEILING	FV FIELD VERIFY	NOM NOMINAL	
CLO CLOSET		NTS NOT TO SCALE	
CLR CLEAR	GA GAUGE		
CMU CONCRETE MASONRY UNIT	GALV GALVANIZED	OC ON CENTER	
COL COLUMN	GC GENERAL CONTRACTOR	OD OUTSIDE DIAMETER	
CONC CONCRETE	GL GLASS	OFI OWNER FINISHED, CONTRACTOR INSTALLED	
CONST CONSTRUCTION	GLB GYPSUM WALL BOARD	OFOI OWNER FINISHED, OWNER INSTALLED	
CT CERAMIC TILE		OPFI OWNER FINISHED, VENDOR INSTALLED	
DBL DOUBLE		OPNG OPENING	
DEMO DEMOLITION		OPT OPTIONAL	
DIA DIAMETER		OTS OPEN TO STRUCTURE	
DN DOWN	HC HOLLOW CORE		
DR DOOR	HM HOLLOW METAL		
DS DOWNSPOUT	HT HEIGHT		
DTL DETAIL	HDWD HARDWOOD		
DWG DRAWING	HR HOUR		
	HVAC HEATING, VENTILATION, & AIR CONDITIONING		
		SC SOLID CORE	
PRD PARTICLE BOARD		SF SQUARE FOOT	
PL PLATE	T.O. TOP OF	SHT SHEET	
PLM PLASTIC LAMINATE	T&B TOP & BOTTOM	SHTH SHEATHING	
PLYWD PLYWOOD	TBD TO BE DETERMINED	SS STAINLESS STEEL	
PLUMB PLUMBING	TEMP TEMP	SCHD SCHEDULE	
PNL PANEL	TYP TYPICAL	SM SIMILAR	
PAR PAIR		SM SHEET METAL	
PREP PREPARATION	UNO UNLESS NOTED OTHERWISE	SPEC'D SPECIFIED	
PREFIN PREFINISHED		STD STANDARD	
PTD PAINTED		STL STEEL	
		STRUCT STRUCTURAL	
QT QUARRY TILE	VCT VINYL COMPOSITION TILE	SUSP SUSPENDED	
QTY QUANTITY	VWC VINYL WALL COVERING		
	VERT VERTICAL		
RA RETURN AIR	WI WITH		
RAD RADIUS	W/O WITHOUT		
REFL REFLECTED CEILING PLAN	WC WATER CLOSET		
REF REFER TO	WD WOOD		
REF REFERENCE	WH WATER HEATER		
RECPT RECEPTACLE	WDM WINDOW		
REFL REFLECTED, REFLECTING	WP WATERPROOFING, WATERPROOF		
RENF REINFORCED, REINFORCING	WT WEIGHT		
RELOC RELOCATE	WWF WELDED WIRE FABRIC		
REQD REQUIRED			
REV REVISION, REVERSED			
RO ROUGH OPENING			
RTU ROOF TOP UNIT			

VICINITY MAP

GENERAL ABBREVIATIONS

PROJECT CONSTRUCTION PURPOSE:

Renovation to provide apartment units and a future tenant office.

PROJECT DESCRIPTION:

Level 2 Alteration - Remodel all existing units, mixed-use building with 130 units with leasable office space.

LOCAL AUTHORITY:

City of Kansas City, Missouri

CODE INFORMATION:

Applicable codes include, but are not necessarily limited to, the following:

Building Code:	2018 INTERNATIONAL BUILDING CODE
Existing Building Code:	2018 INTERNATIONAL EXISTING BUILDING CODE
Plumbing Code:	2018 UNIFORM PLUMBING CODE
Mechanical Code:	2018 INTERNATIONAL MECHANICAL CODE
Electrical Code:	2017 NATIONAL ELECTRIC CODE
Gas Code:	2018 INTERNATIONAL FUEL GAS CODE
Energy Code:	2021 INTERNATIONAL ENERGY CONSERVATION CODE
Fire Code:	2018 INTERNATIONAL FIRE CODE
Accessibility Code:	ANSI A117.1 ACCESSIBILITY STANDARD

[Note: Owner & Design Professional are responsible for compliance with the Federal Americans with Disabilities Act (ADA)]

USE AND OCCUPANCY CLASSIFICATION:

Group R-2 and B

BUILDING ENVELOPE:

Roof and floors to remain unaltered. Existing roof to remain and be repaired as needed. Attic shall have cellulose insulation. Exterior walls to remain. Infill of openings shall be walls to match adjacent existing construction. Windows and exterior doors shall be new. Fenestration using prescriptive compliance shall comply with 2021 IECC Section C402.4.

SHEET INDEX:

- CVR - COVER SHEET
- C002 - UTILITY PLAN
- FINAL PLAT COVER SHEET
- FINAL PLAT
- A1.1 - EXISTING CONDITION PLAN
- A1.2 - DEVELOPMENT SITE PLAN
- L001 - LANDSCAPE PLAN
- A2.0 - EXTERIOR ELEVATIONS BLDG 100-300
- A2.1 - EXTERIOR ELEVATIONS BLDG. 100-300
- A2.2 - EXTERIOR ELEVATIONS BLDG 400 - 500

REVISIONS	DESCRIPTION	DATE	NUMBER
1			

DEVELOPMENT PLAN

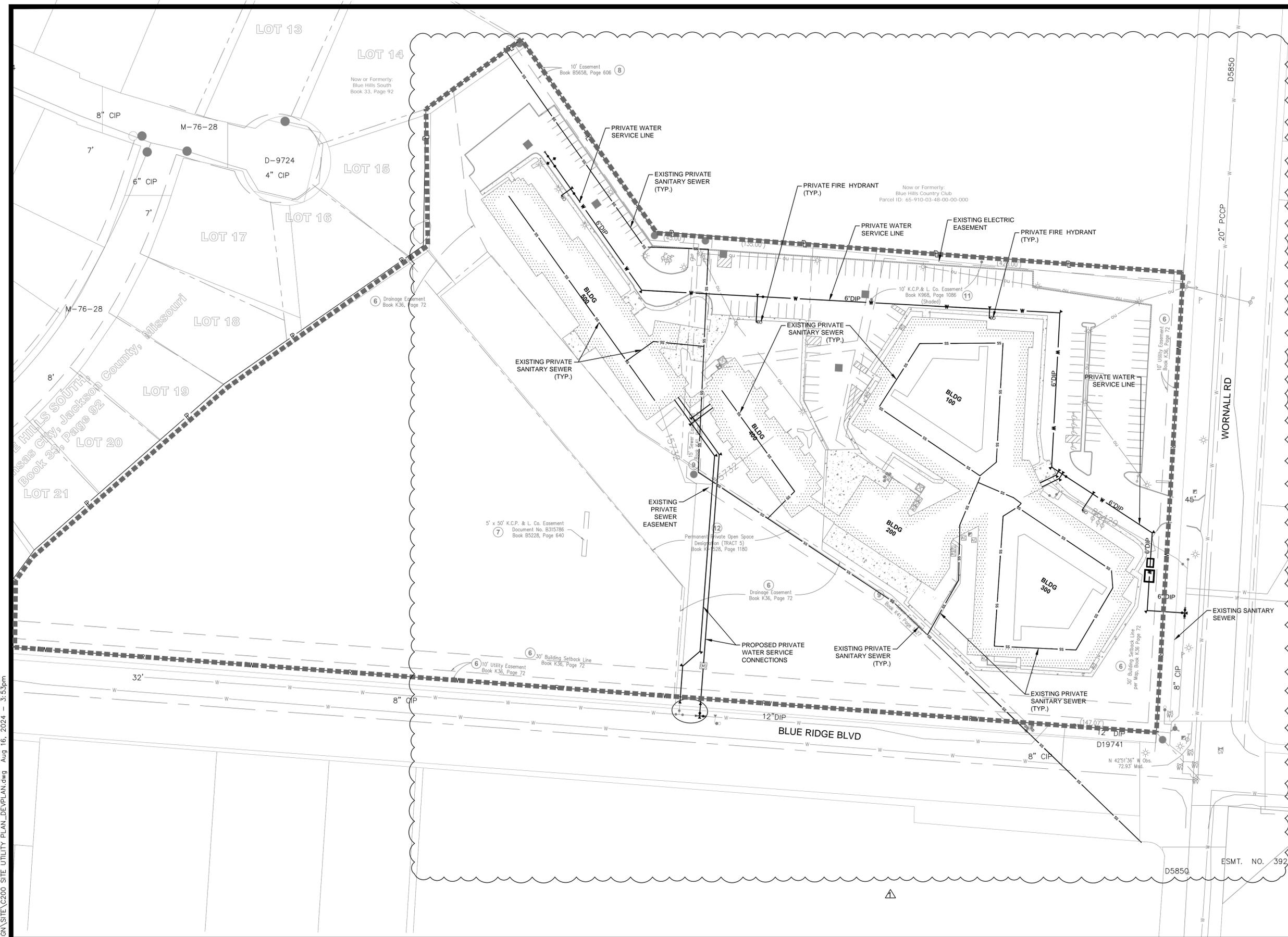
DATE: 8/19/2024

PROJECT NO: 2410.1

COVER SHEET

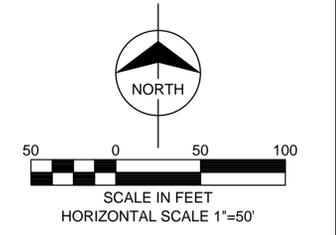
CVR

SHEET INDEX



SITE LEGEND:

▬▬▬▬▬▬▬▬	SITE BOUNDARY
—SS—	PRIVATE SANITARY SEWER
—W—	PRIVATE WATER SERVICE LINE



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DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY	CHK	APP
08.15.2024	CITY COMMENT RESPONSE	1	TE	HEA	
07.10.2024	CITY COMMENT RESPONSE	2	TE	HEA	

T & B Project No. 72-1580	File Name: C200 SITE UTILITY PLAN_DEVPLAN.DWG
DESIGNED BY: TE DRAWN BY: WB CHECKED BY: HEA	DATE OF ORIGINAL ISSUE: August 15, 2024
<p>THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY OF ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.</p>	

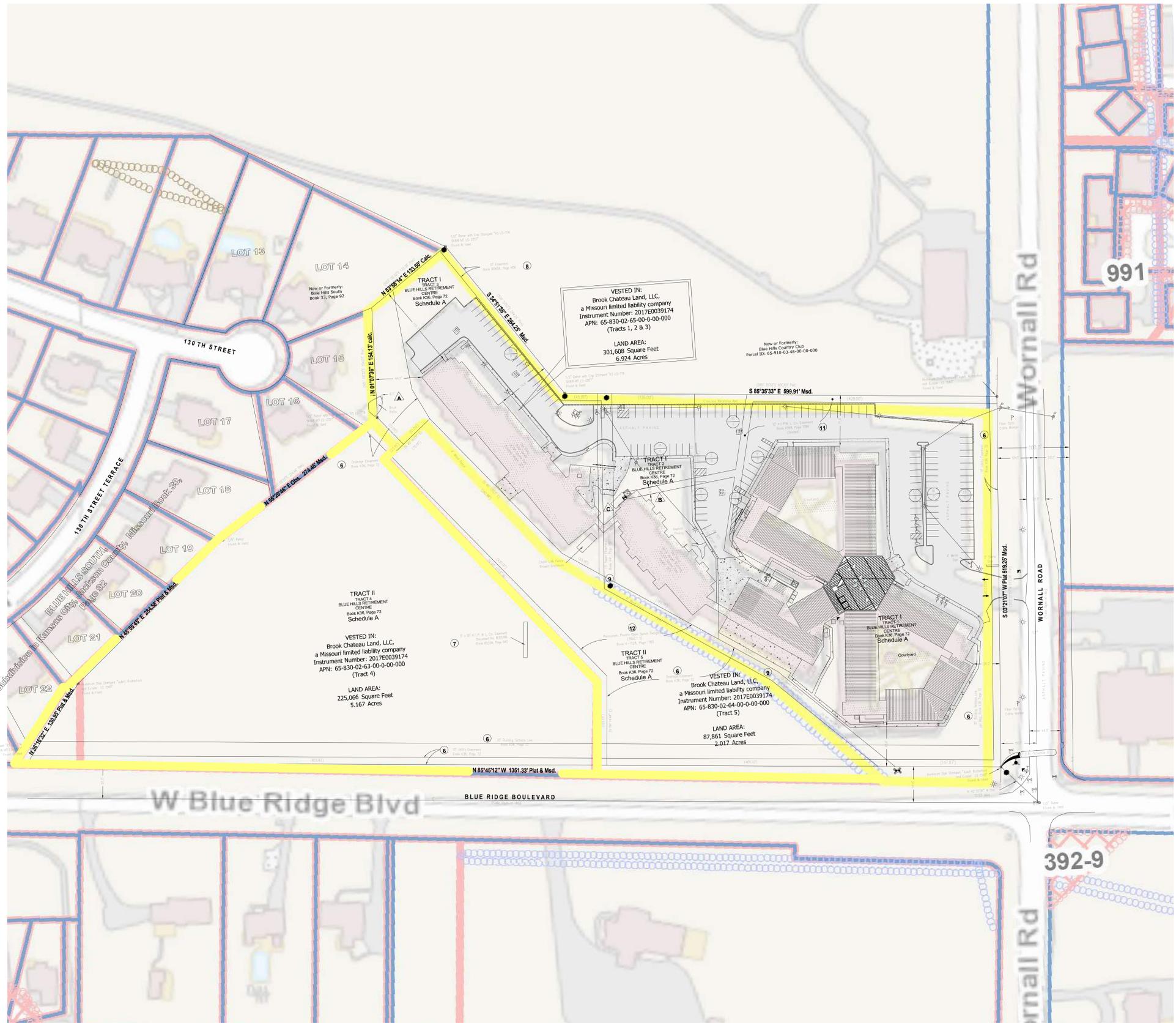


Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEERING CORPORATION
MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. E-1481
PROFESSIONAL LAND SURVEYING CORPORATION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

12942 WORNALL ROAD

UTILITY PLAN

Hagos E. Andebrhar Engineer License No.: PE-2004011822
DWG NO.: C002



MAYFAIR 100-200-300-400-500

12940 WORNALL RD.
KANSAS CITY, MO. 64145
IRONDOOR DEVELOPMENT

REVISIONS NUMBER	DATE	DESCRIPTION

DEVELOPMENT PLAN
DATE: 8/19/2024
PROJECT NO: 2410.1

EXISTING CONDITION PLAN

A1.1

CURRENT LEGAL DESCRIPTION: CONSOLIDATED LOT DESCRIPTION AS-MEASURED:

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12940 WORNALL RD. KANSAS CITY, MO. 64145 IRONDOOR DEVELOPMENT

TABLE 1. SITE DATA. Table with columns: SITE DATA, EXISTING, PROPOSED, DEVIATION REQUESTED, APPROVED. Rows include ZONING, GROSS LAND AREA, RIGHT-OF-WAY DEDICATION, NET LAND AREA, BUILDING AREA (SQ. FT.), FLOOR AREA RATIO, Residential Use Info, and TOTAL TRACTS.

Table 2. Building Data. Table with columns: Building Data, Required, Proposed, Deviation Requested?, Approved. Rows include Rear Setback, Front Setback, Side Setback, Side Setback (abutting street), and Height.

Table 4. Parking. Table with columns: Required, Proposed, Required Short Term, Proposed Short Term, Required Long Term, Proposed Long Term. Rows include Vehicle Spaces and Bike Spaces.

Table 5. Other Development Standards. Table with columns: Standard, Method of Compliance. Rows include 88-425 - OTHER DEVELOPMENT STANDARDS, 88-408 Parkland Dedication, 88-415 Stream Buffers, 88-430 Outdoor Lighting, 88-435 Outdoor Display, Storage and Work Areas, 88-445 Signs, and 88-450 Pedestrian Standards.

NOTE: STANDARD OPERATION: LIGHTING IS PROVIDED AT ENTRANCES AND ON EXTERIOR AS REQUIRED BY CODE FOR EXITS AND IS EXISTING TO REMAIN. THE BUILDING IS RESIDENTIAL AND WILL BE OPERATIONAL 24/7. RESIDENTS WILL BE EXPECTED TO FOLLOW NOISE CONTROL REQUIREMENTS ENFORCED BY THE CITY. KEY FOBS WILL BE USED TO ACCESS THE BUILDINGS.



REVISIONS table with columns: NUMBER, DATE, DESCRIPTION.

DEVELOPMENT PLAN table with fields: DATE (8/19/2024), PROJECT NO. (2410.1), DEVELOPMENT SITE PLAN, and A1.2.

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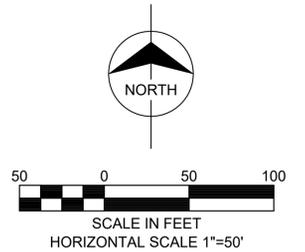
KCMO LANDSCAPE & SCREENING STANDARDS				
	Required	Existing	Alternative Requested?	Approved
88-425 - LANDSCAPE REQUIREMENTS				
88-425-03 Street Trees Street Frontage	0	EXISTING TO REMAIN	NOT APPLICABLE	
88-425-04-D General Trees				
Principal Building Area 83,376 SF / 3000 SF per Tree	17	17		
88-425-05 Perimeter Vehicular Use Areas				
88-425-05-B Adjacent to Streets				
10' w x 30' L Buffer Width For every 30 feet 1 trees and 10 shrubs				
Trees - 1 tree per 30 feet 188 LF / 30 feet = 6.27 CR 6 trees	0	EXISTING TO REMAIN	NOT APPLICABLE	
Shrubs - 10 shrubs per 30 feet 188 LF / 30 feet = 6.27 x 10 = 63 shrubs	0	EXISTING TO REMAIN	NOT APPLICABLE	
88-425-06 Interior Vehicular Use Area				
Interior Area Parking Spaces (144 x 35 SF per space - 5,040 SF)	5,040 SF	10,208 SF		
88-425-06-1 Interior Vehicular Use Area				
Existing Parking Spaces				
Trees - (138 pkg spaces / 5 pkg spaces per tree = 28 trees)	0	EXISTING TO REMAIN	NOT APPLICABLE	
Shrubs - (138 pkg spaces x 1 shrub per pkg = 138 shrubs)	0	EXISTING TO REMAIN	NOT APPLICABLE	
88-425-08 Mechanical/Utility Equipment Screening	ALL EQUIPMENT INTERNAL TO PROPERTY			
88-425-09 Outdoor Use Screening	N/A	N/A		

- THIS PLAN WAS PREPARED BY A LICENSED LANDSCAPE ARCHITECT STEVEN L. BAUER, PLA, IN COMPLIANCE WITH SECTION 88-425-12 OF THE ZONING AND DEVELOPMENT CODE. EXISTING LANDSCAPING HAS BEEN CLEARLY IDENTIFIED ON THE PLAN DRAWING.
- ALL EXISTING TREE CANOPY TO REMAIN.
- MAXIMUM HEIGHT OF PLANTINGS IN CLOSE PROXIMITY TO LIGHTING ELEMENTS HAVE BEEN IDENTIFIED. THE MATURE HEIGHT OF THESE PLANTINGS SHALL NOT IMPACT OR LESSEN THE FOOT-CANDLES SHOWN ON THE APPROVED PHOTOMETRIC PLAN.
- THE DEVELOPER WILL SUBMIT AN AFFIDAVIT, COMPLETED BY AN ISA CERTIFIED ARBORIST, AN SAF CERTIFIED FORESTER, A PROFESSIONAL ENGINEER, OR A LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MISSOURI, VERIFYING THAT ALL TREES PRESERVED AND ALL PLANTED TO MEET MITIGATION REQUIRED OF THE APPROVED PLAN, WHICHEVER IS APPLICABLE, HAS BEEN INSTALLED OR PRESERVED IN ACCORDANCE WITH THE PLAN AND IS HEALTHY PRIOR TO CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER WILL 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. THIS WILL TAKE PLACE AFTER FINAL INSPECTION OF THE LANDSCAPE.
- PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH LOT WITHIN THE PLOT 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR TREE PRESERVATION IN AN EASEMENT OR PLATTED TRACT, MITIGATION PLANTING, OR PAYMENT OF CASH-IN-LIEU OF PRESERVATION OR MITIGATION PLANTING, OR ANY COMBINATION THEREOF IN ACCORDANCE WITH 88-424. SHOULD THE DEVELOPER CHOOSE TO PAY CASH-IN-LIEU OF PRESERVATION OR MITIGATION OF ALL OR A PORTION OF THE SPECIFIED IN 88-424. THIS REQUIREMENT SHALL BE SATISFIED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR PRIOR TO THE RECORDING OF THE FINAL PLAT, WHICHEVER OCCURS FIRST.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
TREES			
	5	Celtis x 'Magnifica' / Magnifica Common Hackberry	Existing
	1	Cercis canadensis / Eastern Redbud Multi-trunk	Existing
	1	Liriodendron tulipifera / Tulip Poplar	Existing
	3	Malus angustifolia / Crabapple	Existing
	3	Pyrus calleryana 'Bradford' / Bradford Callery Pear	Existing
	4	Quercus palustris / Pin Oak	Existing
SHRUBS			
	1	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Japanese Barberry	Existing
	13	Buxus x 'Green Gem' / Green Gem Boxwood	Existing
	2	Buxus x 'Green Mountain' / Green Mountain Boxwood	Existing
	3	Calamagrostis x acutiflora / Feather Reed Grass	Existing
	2	Chaenomeles cathayensis / Japanese Flowering Quince	Existing
	5	Euonymus alatus / Burning Bush	Existing
	6	Euonymus radicans argenteo 'Variegata' / Variegated Bigleaf Winter Creeper	Existing
	6	Hibiscus syriacus / Rose of Sharon	Existing
	7	Rosa acicularis / Prickly Rose	Existing
	23	Taxus baccata / English Yew	Existing
GROUND COVERS			
	91,062 sf	Turf Sod Bolero Plus / Fescue blend	flat

LANDSCAPE DEVELOPMENT PLAN
1" = 50'



DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY	CHK	APP

T & B Project No. 72-1580	File Name: LS-L-101.DWG
DESIGNED BY: KJW DRAWN BY: KJW CHECKED BY: SLB	DATE OF ORIGINAL ISSUE: August 31, 2024
THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY OF ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.	



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. 000666 KANSAS LICENSE NO. E-1481
PROFESSIONAL LAND SURVEYING CORPORATION
MISSOURI LICENSE NO. 000094

12942 WORNALL ROAD
IRON DOOR DEVELOPMENT
LANDSCAPE PLAN



Steven L. Bauer
Landscape Architect
License No.:
PLA - 000145
DWG NO.:
L001



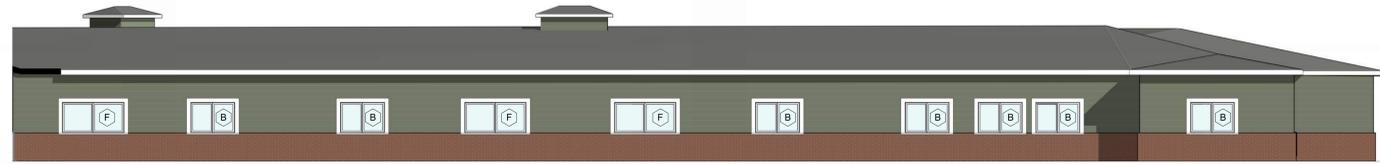
UNIT PATIO LIGHT



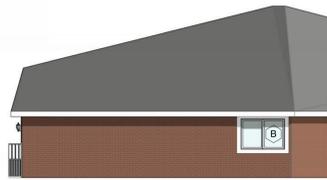
SOUTHWEST ELEVATION 6
1/8" = 1'-0"

- WHITE PRE-FINISHED HARDI TRIM
- EXISTING ROOF TO REMAIN, PATCH AND REPAIR AS NEEDED
- EXISTING STONE TO REMAIN
- GREEN SIDING TO MATCH OTHER BUILDINGS ON-SITE
- EXISTING BRICK TO REMAIN

MATERIALS KEY 11
1/2" = 1'-0"



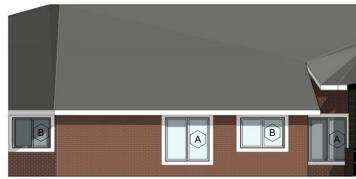
WEST ELEVATION 5
1/8" = 1'-0"



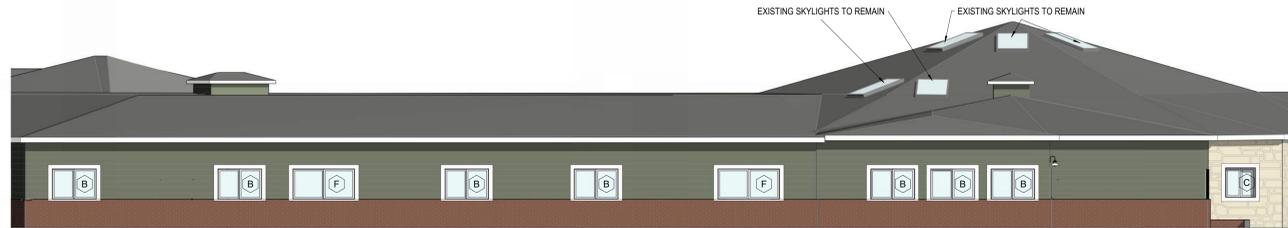
SOUTHEAST ELEVATION CONTINUED 10
1/8" = 1'-0"



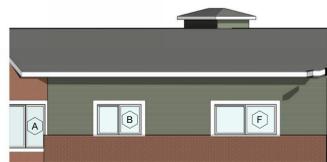
SOUTH ELEVATION 4
1/8" = 1'-0"



EAST ELEVATION CONTINUED 9
1/8" = 1'-0"



SOUTHEAST ELEVATION 3
1/8" = 1'-0"



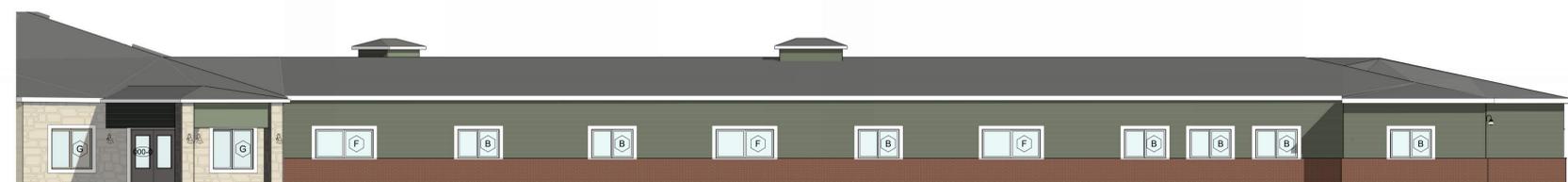
SOUTHEAST ELEVATION CONTINUED 8
1/8" = 1'-0"



EAST ELEVATION CONTINUED 2
1/8" = 1'-0"



EAST ELEVATION CONTINUED 7
1/8" = 1'-0"



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

MAYFAIR 100-200-300-400-500

12940 WORNALL RD.
KANSAS CITY, MO. 64145
IRONDOOR DEVELOPMENT

REVISIONS	NUMBER	DATE	DESCRIPTION

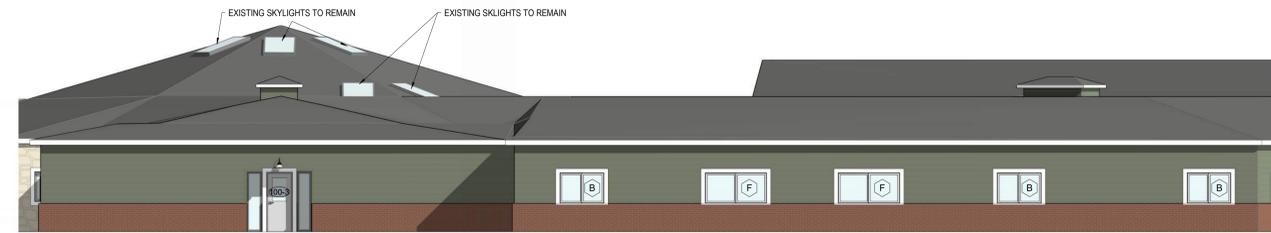
DEVELOPMENT PLAN

DATE: 8/19/2024

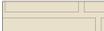
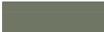
PROJECT NO: 2410.1

EXTERIOR ELEVATIONS

A2.0



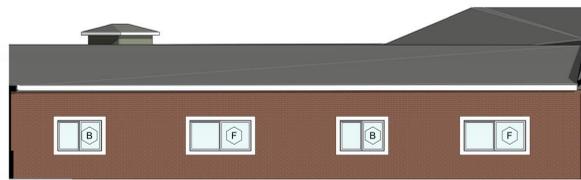
NORTH ELEVATION 4
1/8" = 1'-0"

WHITE PRE-FINISHED HARDI TRIM	
EXISTING ROOF TO REMAIN, PATCH AND REPAIR AS NEEDED	
EXISTING STONE TO REMAIN	
GREEN SIDING TO MATCH OTHER BUILDINGS ON-SITE	
EXISTING BRICK TO REMAIN	

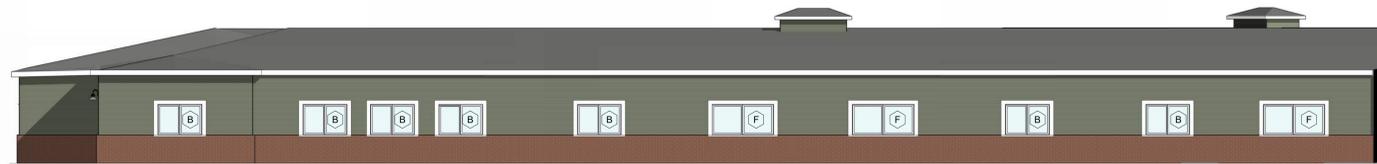
MATERIALS KEY 7
1/2" = 1'-0"



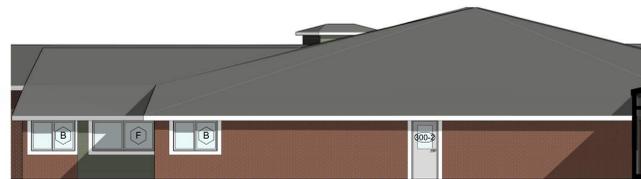
NORTHWEST ELEVATION 3
1/8" = 1'-0"



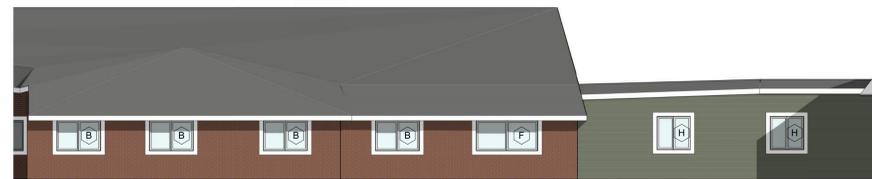
NORTHWEST ELEVATION CONTINUED 6
1/8" = 1'-0"



SOUTHWEST ELEVATION CONTINUED 2
1/8" = 1'-0"



NORTHWEST ELEVATION CONTINUED 5
1/8" = 1'-0"



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

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EXTERIOR ELEVATIONS



BUILDING 500 SOUTHWEST ELEVATION CONTINUED

BUILDING 500 SOUTHWEST ELEVATION CONTINUED

BUILDING 500 SOUTHWEST ELEVATION CONTINUED

BUILDING 500 SOUTHWEST ELEVATION



BUILDING 500 EAST ELEVATION CONTINUED

BUILDING 500 EAST ELEVATION

BUILDING 500 NORTHWEST ELEVATION

- EXISTING WOOD TO REMAIN 
- WHITE PRE-FINISHED HARDI TRIM 
- EXISTING ROOF TO REMAIN, PATCH AND REPAIR AS NEEDED 
- EXISTING GREEN SIDING TO REMAIN 
- EXISTING BRICK TO REMAIN 

MATERIALS KEY



BUILDING 400 SOUTHEAST ELEVATION

BUILDING 400 NORTHWEST ELEVATION



BUILDING 400 SOUTHWEST ELEVATION



BUILDING 400 NORTHEAST ELEVATION

MAYFAIR 100-200-300-400-500

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REVISIONS
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DATE: 8/19/2024

PROJECT NO: 2410.1

EXTERIOR ELEVATIONS

A2.2