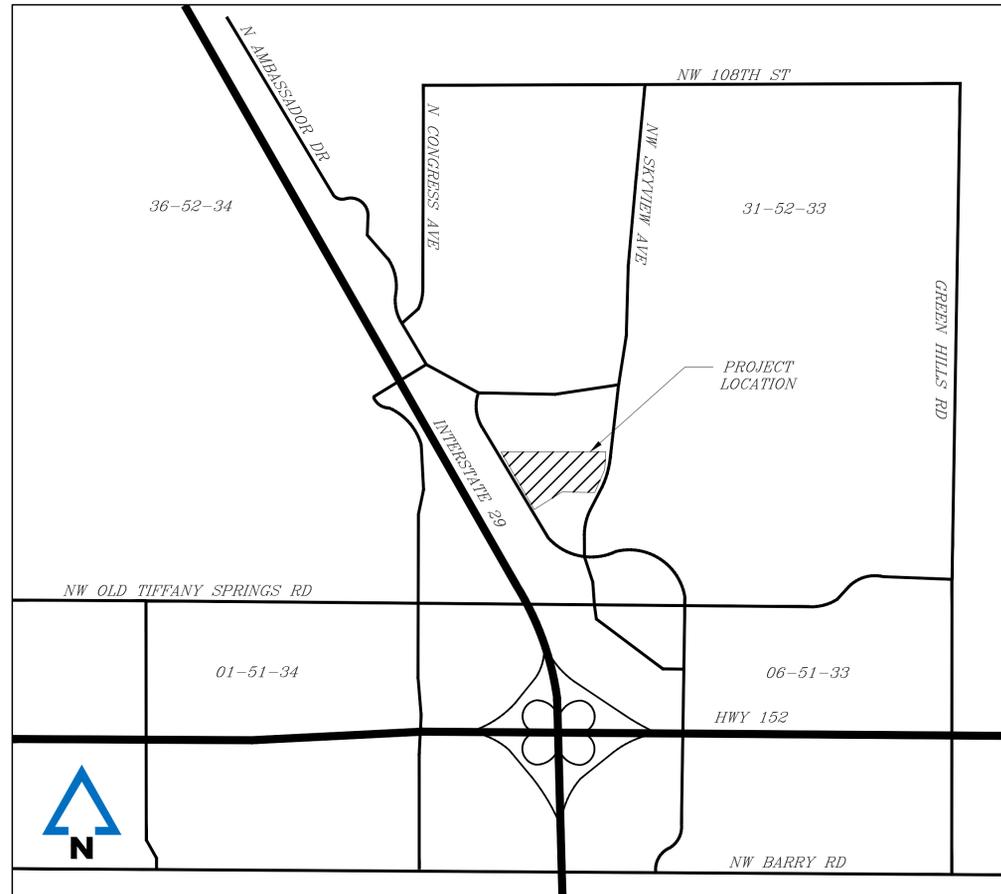


REDWOOD KANSAS CITY NORTH AMBASSADOR DRIVE MO MASTER PLANNED DEVELOPMENT

LOCATED IN
SECTION 31&36 TOWNSHIP 52N, RANGE 33W&34W
KANSAS CITY, PLATTE COUNTY, MISSOURI

Development Summary Table				
a	Zoning			
	Existing		B3-3	
b	Total Land Area			
	Existing	36.04 Acres	MPD	
c	Right-of-Way			
	Existing	0.00 Acres		
d	Net Land Area			
	Existing	36.04 Acres		
e	Proposed Uses			
	N Ambassador Dr.		Multi-Family Townhomes	
f	Structure Height & Number of Floors			
	Number of floors	1 stories	Willow 3	
	Height Above Grade	feet	Willow 4	
	Number of floors	1 stories	Willow 5	
	Height Above Grade	feet	Willow 6	
	Number of floors	1 stories	Meadow/Forest 6	
	Height Above Grade	feet	Meadow/Forest 7	
	Number of floors	1 stories	Hayden 6	
	Height Above Grade	feet	Meadow/Forest/Cape 4	
	Number of floors	1 stories	Meadow/Forest/Cape 6	
	Height Above Grade	feet	Hayden 2	
	g	Gross Floor Area & Number of Units		
		Building Footprint	5,827 SF	Willow 3
		Gross Area Per Building	5,352 SF	
		Units per Building	3 EA	
		Number of Buildings	1 EA	Willow 4
		Total Gross Area	5,352 SF	
Total Number of Units		3 Units		
Building Footprint		7,770 SF	Willow 5	
Gross Area Per Building		7,136 SF		
Units per Building		4 EA		
Number of Buildings		1 EA	Willow 6	
Total Gross Area		7,136 SF		
Total Number of Units		4 Units		
Building Footprint		9,720 SF	Meadow/Forest 6	
Gross Area Per Building		8,920 SF		
Units per Building		5 EA		
Number of Buildings		3 EA	Meadow/Forest 7	
Total Gross Area		26,760 SF		
Total Number of Units		15 Units		
Building Footprint		11,655 SF	Meadow/Forest 6	
Gross Area Per Building		10,704 SF		
Units per Building		6 EA		
Number of Buildings		7 EA	Meadow/Forest 7	
Total Gross Area		74,928 SF		
Total Number of Units		42 Units		
Building Footprint		11,117 SF	Meadow/Forest/Cape 4	
Gross Area Per Building		10,350 SF		
Units per Building	3 EA			
Number of Buildings	6 EA	Meadow/Forest/Cape 6		
Total Gross Area	62,100 SF			
Total Number of Units	36 Units			
Building Footprint	21,961 SF	Hayden 6		
Gross Area Per Building	12,064 SF			
Units per Building	7 EA			
Number of Buildings	1 EA	Meadow/Forest/Cape 4		
Total Gross Area	12,064 SF			
Total Number of Units	7 Units			
Building Footprint	11,531 SF	Meadow/Forest/Cape 6		
Gross Area Per Building	10,446 SF			
Units per Building	6 EA			
Number of Buildings	2 EA	Hayden 2		
Total Gross Area	20,892 SF			
Total Number of Units	12 Units			
Building Footprint	7,820 SF	Leasing Office 3		
Gross Area Per Building	7,215 SF			
Units per Building	4 EA			
Number of Buildings	2 EA			
Total Gross Area	14,430 SF			
Total Number of Units	8 Units			
Building Footprint	11,507 SF			
Gross Area Per Building	10,643 SF			
Units per Building	6 EA			
Number of Buildings	7 EA			
Total Gross Area	74,501 SF			
Total Number of Units	42 Units			
Building Footprint	3,844 SF			
Gross Area Per Building	3,488 SF			
Units per Building	2 EA			
Number of Buildings	6 EA			
Total Gross Area	20,928 SF			
Total Number of Units	12 Units			
Building Footprint	7,468 SF			
Gross Area Per Building	6,759 SF			
Units per Building	3 EA			
Number of Buildings	1 EA			
Total Gross Area	6,759 SF			
Total Number of Units	3 Units			
Project Total	298,163 SF			
Project Total	172 Units			
i	Density			
	Net Density (Units/Proposed Net Land Area)	4.8 Units per Acre	N Ambassador Dr.	
j	Vehicle Parking			
	Ratio Required	0	No Off-Street Parking Required	
Stalls Required	0	Lot/Phase 1		
Stalls Provided	63	Lot/Phase 2		
Stalls Required	0			
Stalls Provided	17			
Total Required	0 Stalls			
Total Provided	80 Stalls			
Bicycle Parking				
Stalls Required	0			
Stalls Provided	0			



VICINITY MAP
NOT TO SCALE
SECTIONS 31, 36, TOWNSHIP 52N, RANGE 33W & 34W



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

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C200	SITE PLAN
C201	PRELIMINARY PLAT
C300	UTILITY PLAN
C202	GRADING PLAN
L001	LANDSCAPE PLAN
L002	LANDSCAPE PLAN ENLARGEMENT
L003	LANDSCAPE PLAN ENLARGEMENT
L004	LANDSCAPE NOTES

LEGAL DESCRIPTION

A TRACT OF LAND BEING PARTIALLY SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 51 NORTH, RANGE 34 WEST, AND BEING PARTIALLY SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 51 NORTH, RANGE 33 WEST, AND BEING PARTIALLY SITUATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 52 NORTH, RANGE 33 WEST, AND BEING PARTIALLY SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 52 NORTH, RANGE 34 WEST, ALL BEING IN KANSAS CITY, PLATTE COUNTY, MISSOURI AND BEING NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON WITH THE NORTHEAST CORNER OF AFORESAID SECTION 1, THE NORTHWEST CORNER OF AFORESAID SECTION 6, THE SOUTHWEST CORNER OF AFORESAID SECTION 31 AND THE SOUTHEAST CORNER OF AFORESAID SECTION 36; THENCE S00°15'09"W (S00°19'05"W, PLAT) ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, TOWNSHIP 51 NORTH, RANGE 34 WEST, BEING ALSO ALONG THE WEST LINE OF SAID SECTION 6, TOWNSHIP 51 NORTH, RANGE 33 WEST, A DISTANCE OF 83.22 FEET (83.32 FEET, PLAT) TO A POINT ON THE NORTHERLY LINE OF TRACT F OF THE FINAL PLAT OF WATERMARK AT TIFFANY SPRINGS, A SUBDIVISION RECORDED FEBRUARY 26, 2019 IN THE OFFICE OF THE RECORDER OF DEEDS FOR THE AFORESAID COUNTY AND STATE AS INSTRUMENT NO. 2019001846 IN PLAT BOOK 22 AT PAGE 34 AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N89°56'38"E (N89°57'03"E, PLAT) ALONG THE NORTHERLY LINE OF SAID TRACT F AND LOT 1 OF THE FINAL PLAT OF SAID WATERMARK AT TIFFANY SPRINGS, A DISTANCE OF 899.48 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BEING ALSO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NW SKYVIEW AVENUE AS NOW ESTABLISHED BY THE GENERAL WARRANTY DEED RECORDED NOVEMBER 17, 2009 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 016540 IN BOOK 1149 AT PAGE 468; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NW SKYVIEW AVENUE ESTABLISHED BY SAID GENERAL WARRANTY DEED, THE FOLLOWING COURSES AND DISTANCES; THENCE N23°59'50"E (N24°00'36"E, DEED), 278.40 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1,150.00 FEET AND A CENTRAL ANGLE OF 19°00'56", AN ARC LENGTH OF 381.67 FEET; THENCE N04°58'54"E (N04°59'41"E, DEED), TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 222.82 FEET; THENCE S90°00'00"W, DEPARTING FROM THE WESTERLY RIGHT-OF-WAY LINE OF NW SKYVIEW AVENUE AS ESTABLISHED BY SAID GENERAL WARRANTY DEED, A DISTANCE OF 1,749.41 FEET; THENCE S14°52'14"W, 111.23 FEET; THENCE S40°56'51"W, 267.39 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF N AMBASSADOR DRIVE AS NOW ESTABLISHED 110 FEET WIDE; THENCE S28°19'29"E ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID N AMBASSADOR DRIVE, A DISTANCE OF 1,020.04 FEET TO THE NORTHWEST CORNER OF TRAIL LANDSCAPE TRACT B OF SAID FINAL PLAT OF WATERMARK AT TIFFANY SPRINGS; THENCE N45°13'06"E (N45°13'31"E, PLAT) ALONG THE NORTHWESTERLY LINE OF SAID TRACT B, SAID LOT 1, AND SAID TRACT F, A DISTANCE OF 514.45 FEET (514.40 FEET, PLAT); THENCE N89°56'38"E (N89°57'03"E, PLAT) ALONG THE NORTHERLY LINE OF SAID TRACT F, A DISTANCE OF 16.95 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION HAVING BEEN PREPARED BY STEVEN R. WHITAKER, MISSOURI, P.L.S. NO. 2005019220. MEC CORPORATE CERTIFICATE / LICENSE NO. 2012009395

CONTAINING 1,569,851 SQUARE FEET OR 36.039 ACRES, MORE OR LESS.

FLOODPLAIN:

THIS SITE DOES NOT LIE WITHIN A FEMA REGULATED FLOODPLAIN

DEVELOPER:	
REDWOOD LIVING, INC.	
CONTACT NAME:	ALI KAROLCZAK
ADDRESS:	7007 EAST PLEASANT VALLEY RD. INDEPENDENCE, OH 44131
PHONE:	216.536.3647
EMAIL:	AKAROLCZAK@BYREDWOOD.COM
PLANNER & CIVIL ENGINEER	
MCCLURE ENGINEERING	
CONTACT NAME:	PAUL OSBORNE
ADDRESS:	1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116
PHONE:	816.756.0444 EXT. 2850
EMAIL:	POSBORNE@MCCLUREVISION.COM
SURVEYOR	
MCCLURE ENGINEERING	
CONTACT NAME:	STEVE WHITAKER
ADDRESS:	1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116
PHONE:	816.756.0444 EXT. 2850
EMAIL:	SWHITAKER@MCCLUREVISION.COM

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F 816-756-1763

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2021

PRELIMINARY
NOT FOR CONSTRUCTION

REDWOOD KANSAS CITY NORTH
AMBASSADOR DRIVE MO
MASTER PLANNED DEVELOPMENT
N AMBASSADOR DR. & NW SKYVIEW AVE.
KANSAS CITY, MISSOURI 641154

DRAWN: AVD, BJA
CHECKED: PJO
DATE: 12/13/2021
JOB #: 210638

DRAWING REVISIONS

DESCRIPTION	DATE

COVER SHEET

DRAWING NO.
C001

P:\210638\06-DRAWINGS\CIVIL\MPD_AMBASSADOR\MPD_SHEET_15\10638_COVR.DWG
BY: ADEGONIA
DATE: 11/14/2022 12:56 PM
LAYOUT: COVR

KEY NOTES

- 1 PROPERTY LINE (TYP.)
- 2 BUILDING SETBACK LINE
- 3 EXISTING RIGHT-OF-WAY
- 4 EXISTING UTILITY EASEMENT
- 5 ASPHALT PAVEMENT
- 6 PROPOSED PARKING AREA
- 7 STREAM BUFFER - STREAMSIDE ZONE
- 8 STREAM BUFFER - INTERMEDIATE ZONE
- 9 STREAM BUFFER - OUTER ZONE
- 10 PROPOSED DETENTION BASIN A
- 11 PROPOSED DETENTION BASIN B
- 12 10' WIDE ASPHALT TRAIL
- 13 EXISTING STRUCTURE
- 14 EXISTING DRIVEWAY
- 15 PROPOSED DETENTION TRACT
- 16 PROPOSED LOT LINE

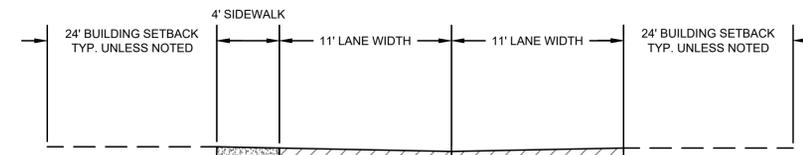
LEGEND

- SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- PROPERTY BOUNDARY
- WILLOWOOD
- HAYDENWOOD
- MEADOWWOOD
- FORESTWOOD
- CAPEWOOD

Building Data	Required	Proposed	Deviation	Requested?	Approved
Rear Setback	30'	30'		No	
Front Setback	30'	30'		No	
Side Setback	30'	30'		No	
Side Setback (abutting street)	30'	N/A		No	
Height	None	N/A		No	

PARKLAND DEDICATION (88-408)

REQUIRED DEDICATION:
 UNITS (DUPLICES) = 12
 12 UNITS x 3 PEOPLE/UNIT x 0.006 = 0.216 AC.
 UNITS (MULTI) = 166
 166 x 2 PEOPLE/UNIT x 0.006 = 1.992 AC.
 TOTAL REQUIRED DEDICATION = 2.208 AC.
 PROVIDED DEDICATION:
 TOTAL LENGTH 8' ASPHALT TRAIL = 2,434 LF
 2,434 LF x 50 FT = 121,700 SF = 2.79 AC.



TIFFANY SQUARE INC.
BOOK 888 PG. 365

POST HILL SUBDIVISION
TIFFANY RESERVE 36 LLC
BOOK 1358 PG. 5

TUSTIN COMPADRES LLC
9641 AMBASSADOR DR.
BOOK 1342 PG. 632

TIFFANY SQUARE INC.
BOOK 888 PG. 365

THE APARTMENTS AT TIFFANY
WOODS FIRST PLAT
TIFFANY WOODS APARTMENTS LLC
9401 NW SKYVIEW AVE.
BOOK 1217 PG. 492

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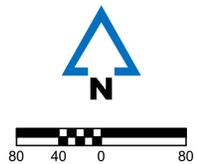
**REDWOOD KANSAS CITY NORTH
 AMBASSADOR DRIVE MO
 MASTER PLANNED DEVELOPMENT**
 N AMBASSADOR DR. & NW SKYVIEW AVE.
 KANSAS CITY, MISSOURI 64154

DRAWN: AVD, BJA
 CHECKED: PJO
 DATE: 12/13/2021
 JOB #: 210638

DESCRIPTION	DATE

DRAWING REVISIONS

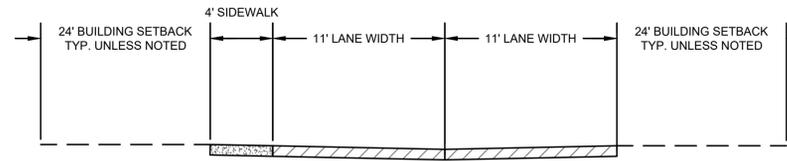
SITE PLAN
 DRAWING NO.
C200



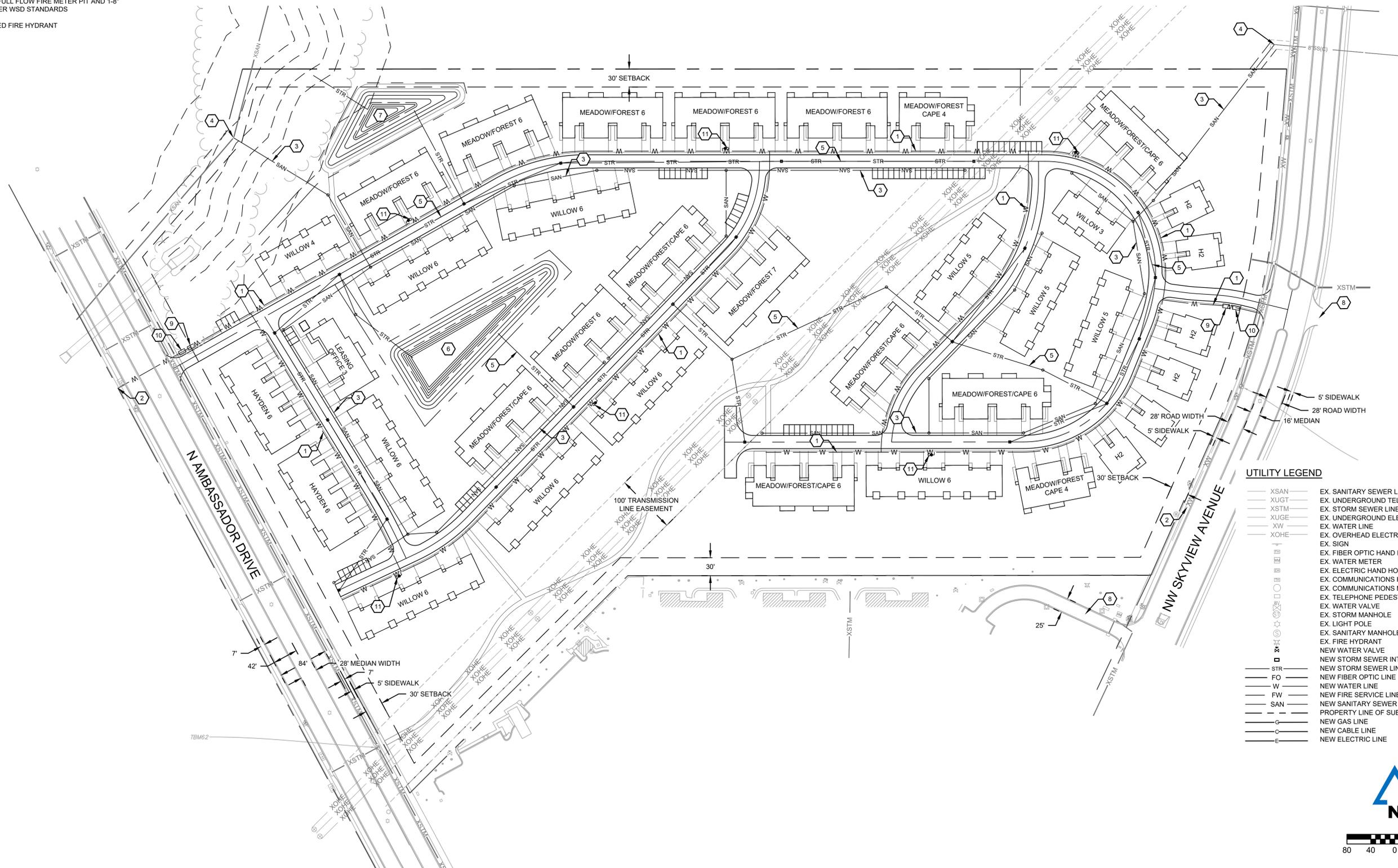
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 PLOT DATE: 1/14/2022 1:36 PM
 BY: ADEGONIA

KEY NOTES

- 1 PROPOSED 8" PRIVATE WATER MAIN (CLASS 52 DIP W/ POLYWRAP & ZINC COATING)
- 2 PROPOSED WATER CONNECTION TO EXISTING NETWORK
- 3 PROPOSED 8" PRIVATE SANITARY SEWER (PVC)
- 4 PROPOSED SANITARY SEWER CONNECTION TO EXISTING NETWORK
- 5 PROPOSED PRIVATE STORM SEWER (HDPE)
- 6 DETENTION BASIN A
- 7 DETENTION BASIN B
- 8 EXISTING DRIVEWAY
- 9 INSTALL 1-8" DOUBLE CHECK BACKFLOW PREVENTER PIT PER WSD STANDARDS
- 10 INSTALL FULL FLOW FIRE METER PIT AND 1-8" METER PER WSD STANDARDS
- 11 PROPOSED FIRE HYDRANT

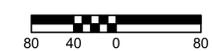


TYPICAL DRIVE AISLE CROSS SECTION
NOT TO SCALE



UTILITY LEGEND

- XSAN EX. SANITARY SEWER LINE
- XUGT EX. UNDERGROUND TELEPHONE LINE
- XSTM EX. STORM SEWER LINE
- XLGE EX. UNDERGROUND ELECTRIC LINE
- XW EX. WATER LINE
- XOHE EX. OVERHEAD ELECTRIC
- EX. SIGN
- EX. FIBER OPTIC HAND HOLE
- EX. WATER METER
- EX. ELECTRIC HAND HOLE
- EX. COMMUNICATIONS HAND HOLE
- EX. COMMUNICATIONS MANHOLE
- EX. TELEPHONE PEDESTAL
- EX. WATER VALVE
- EX. STORM MANHOLE
- EX. LIGHT POLE
- EX. SANITARY MANHOLE
- EX. FIRE HYDRANT
- NEW WATER VALVE
- NEW STORM SEWER INTAKE
- NEW STORM SEWER LINE
- NEW FIBER OPTIC LINE
- NEW WATER LINE
- NEW FIRE SERVICE LINE
- NEW SANITARY SEWER LINE
- PROPERTY LINE OF SUBJECT PROPERTY
- NEW GAS LINE
- NEW CABLE LINE
- NEW ELECTRIC LINE



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EXPIRES: DECEMBER 31, 2021

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AMBASSADOR DRIVE MO
MASTER PLANNED DEVELOPMENT**
N AMBASSADOR DR. & NW SKYVIEW AVE.
KANSAS CITY, MISSOURI 64154

DRAWN: AVD, BJA
CHECKED: PJO
DATE: 12/13/2021
JOB #: 210638

DRAWING REVISIONS

DESCRIPTION	DATE

UTILITY PLAN

DRAWING NO.
C300

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LAYOUT UTIL
BY: ADEGONIA
PLOT DATE: 1/14/2022 12:57 PM

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KANSAS CITY, MISSOURI 64154

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DRAWING REVISIONS	
DESCRIPTION	DATE

STREAM OUTER ZONE

BUILDING STEP (TYP.)

BUILDING STEP (TYP.)

BUILDING STEP (TYP.)

BUILDING STEP (TYP.)

N AMBASSADOR DRIVE

NW SKYVIEW AVENUE

GRADING LEGEND:

- 924 --- EXISTING 2' CONTOUR
- 925 --- EXISTING 10' CONTOUR
- 1042 --- PROPOSED 2' CONTOUR
- 1050 --- PROPOSED 10' CONTOUR



GRADING PLAN

DRAWING NO.
C202

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LAYOUT: GRAD
BY: ADEGONIA
PLOT DATE: 1/14/2022 12:57 PM

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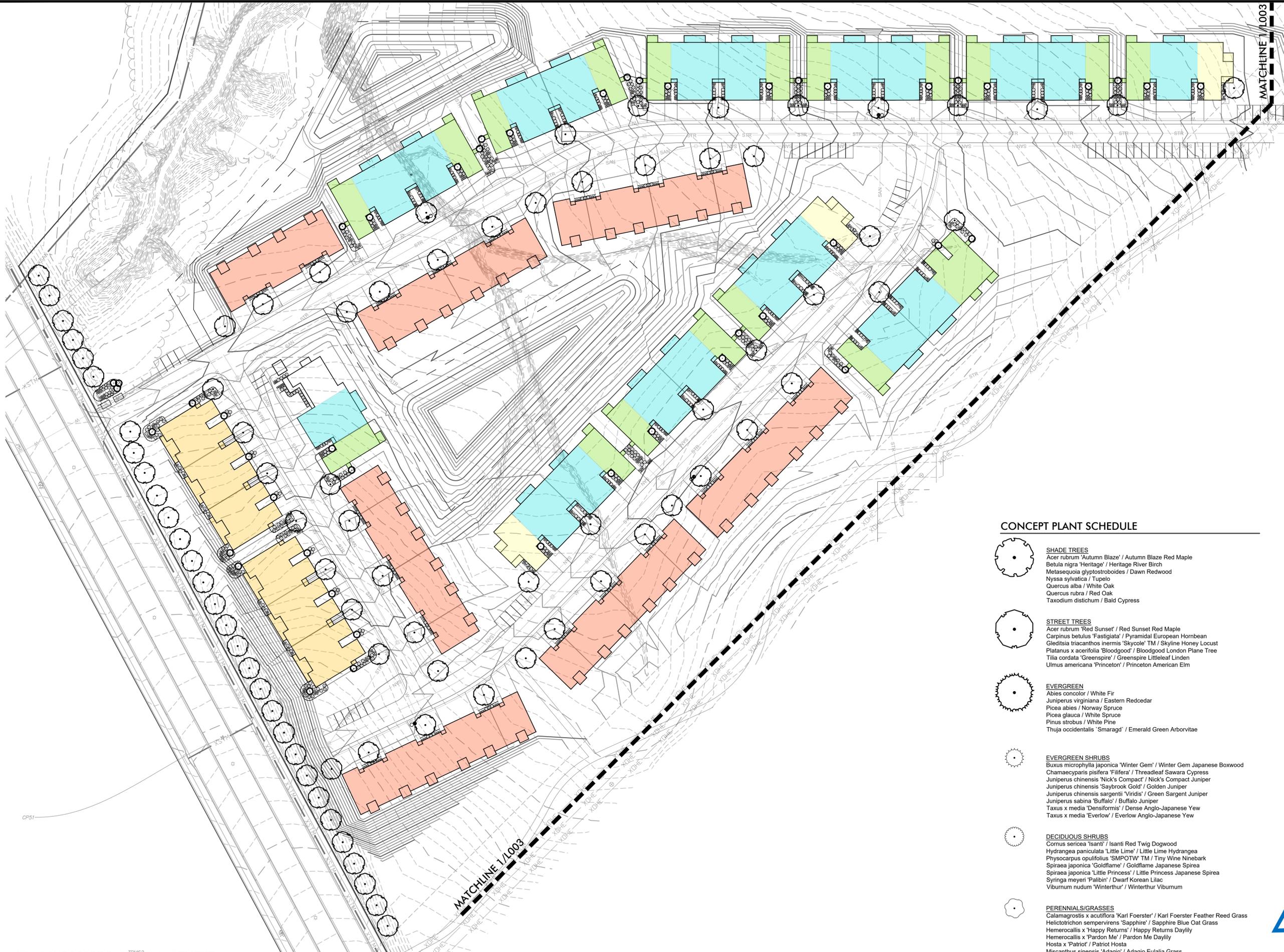
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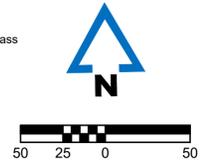
DRAWING REVISIONS
DESCRIPTION DATE

DRAWING NO.



CONCEPT PLANT SCHEDULE

-  **SHADE TREES**
Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple
Betula nigra 'Heritage' / Heritage River Birch
Metasequoia glyptostroboides / Dawn Redwood
Nyssa sylvatica / Tupelo
Quercus alba / White Oak
Quercus rubra / Red Oak
Taxodium distichum / Bald Cypress
-  **STREET TREES**
Acer rubrum 'Red Sunset' / Red Sunset Red Maple
Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam
Gleditsia triacanthos inermis 'Skycole'™ / Skyline Honey Locust
Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden
Ulmus americana 'Princeton' / Princeton American Elm
-  **EVERGREEN**
Abies concolor / White Fir
Juniperus virginiana / Eastern Redcedar
Picea abies / Norway Spruce
Picea glauca / White Spruce
Pinus strobus / White Pine
Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae
-  **EVERGREEN SHRUBS**
Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood
Chamaecyparis pisifera 'Filifera' / Threadleaf Sawara Cypress
Juniperus chinensis 'Nick's Compact' / Nick's Compact Juniper
Juniperus chinensis 'Saybrook Gold' / Golden Juniper
Juniperus chinensis sargentii 'Viridis' / Green Sargent Juniper
Juniperus sabina 'Buffalo' / Buffalo Juniper
Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew
Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew
-  **DECIDUOUS SHRUBS**
Cornus sericea 'Isanti' / Isanti Red Twig Dogwood
Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea
Physocarpus opulifolius 'SMPOTW'™ / Tiny Wine Ninebark
Spiraea japonica 'Goldflame' / Goldflame Japanese Spirea
Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea
Syringa meyeri 'Palibin' / Dwarf Korean Lilac
Viburnum nudum 'Winterthur' / Winterthur Viburnum
-  **PERENNIALS/GRASSES**
Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass
Hemerocallis x 'Happy Returns' / Happy Returns Daylily
Hemerocallis x 'Pardon Me' / Pardon Me Daylily
Hosta x 'Patriot' / Patriot Hosta
Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass
Miscanthus sinensis 'Purpurescens' / Purple Eulalia Grass
Rudbeckia fulgida sullivantii 'Goldsturm' / Goldsturm Coneflower



1 LANDSCAPE PLAN ENLARGEMENT
1" = 50'

P:\210638\06-DRAWINGS\LANDSCAPE\210638-000-LS - AMBASSADOR.DWG
BY: ADEPRIEST
PLOT DATE: 1/14/2022 12:57 PM
LAYOUT: L002

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2021

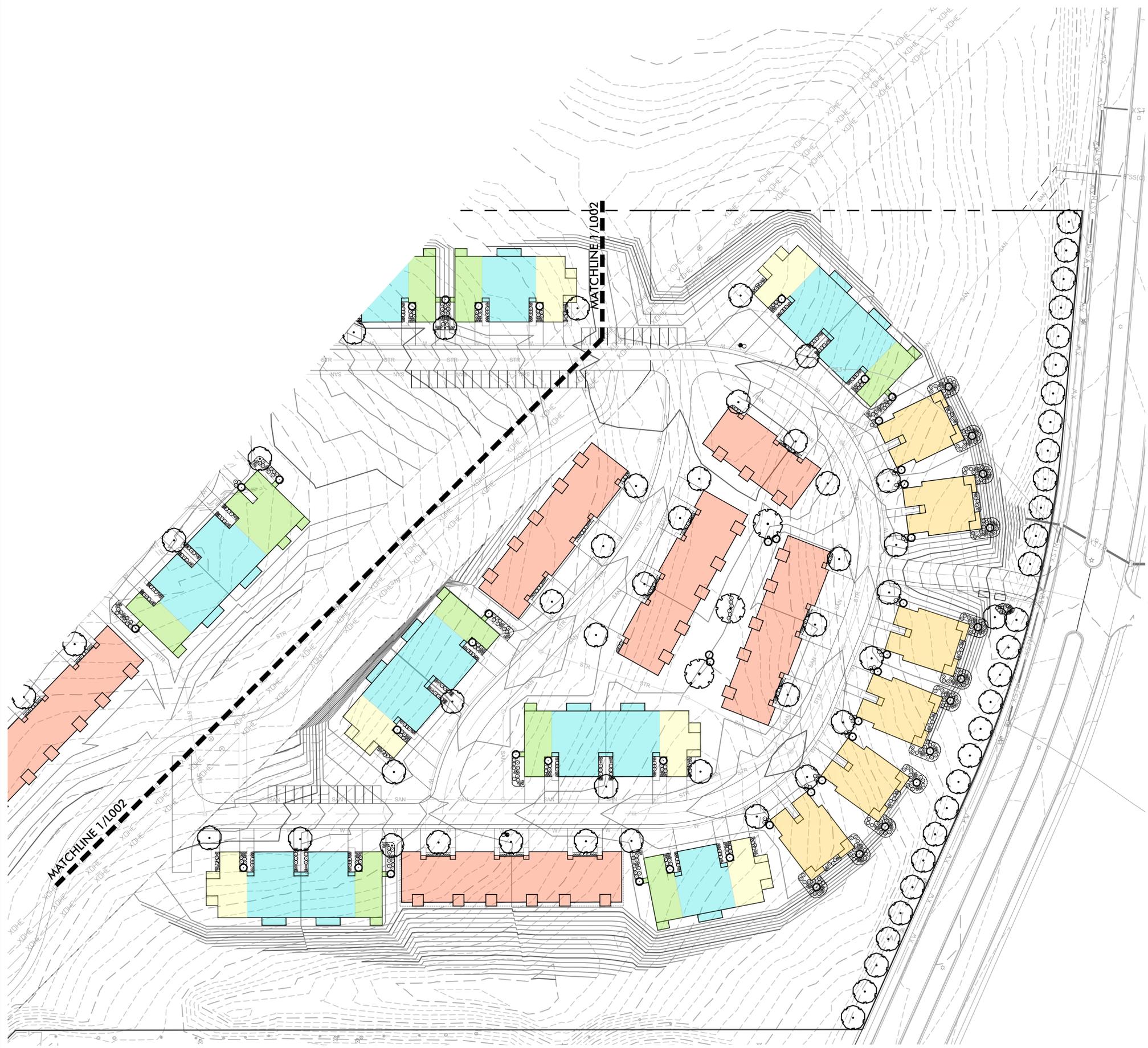
PRELIMINARY
NOT FOR CONSTRUCTION

**REDWOOD KANSAS CITY NORTH
AMBASSADOR DRIVE MO
MASTER PLANNED DEVELOPMENT**
N AMBASSADOR DR. & NW SKYVIEW AVE.
KANSAS CITY, MISSOURI 641154

DRAWN: AVD, BJA
CHECKED: PJO
DATE: 12/13/2021
JOB #: 210638

DRAWING REVISIONS
DESCRIPTION DATE

DRAWING NO.



CONCEPT PLANT SCHEDULE

- SHADE TREES**
 - Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple
 - Betula nigra 'Heritage' / Heritage River Birch
 - Metasequoia glyptostroboides / Dawn Redwood
 - Nyssa sylvatica / Tupelo
 - Quercus alba / White Oak
 - Quercus rubra / Red Oak
 - Taxodium distichum / Bald Cypress
- STREET TREES**
 - Acer rubrum 'Red Sunset' / Red Sunset Red Maple
 - Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam
 - Gleditsia triacanthos nermis 'Skycole'™ / Skyline Honey Locust
 - Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree
 - Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden
 - Ulmus americana 'Princeton' / Princeton American Elm
- EVERGREEN**
 - Abies concolor / White Fir
 - Juniperus virginiana / Eastern Redcedar
 - Picea abies / Norway Spruce
 - Picea glauca / White Spruce
 - Pinus strobus / White Pine
 - Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae
- EVERGREEN SHRUBS**
 - Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood
 - Chamaecyparis pisifera 'Filifera' / Threadleaf Sawara Cypress
 - Juniperus chinensis 'Nick's Compact' / Nick's Compact Juniper
 - Juniperus chinensis 'Saybrook Gold' / Golden Juniper
 - Juniperus chinensis sargentii 'Viridis' / Green Sargent Juniper
 - Juniperus sabinia 'Buffalo' / Buffalo Juniper
 - Taxus x media 'Densifomis' / Dense Anglo-Japanese Yew
 - Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew
- DECIDUOUS SHRUBS**
 - Cornus sericea 'Isanti' / Isanti Red Twig Dogwood
 - Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea
 - Physocarpus opulifolius 'SMPOTW'™ / Tiny Wine Ninebark
 - Spiraea japonica 'Goldflame' / Goldflame Japanese Spirea
 - Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea
 - Syringa meyeri 'Palibin' / Dwarf Korean Lilac
 - Viburnum nudum 'Winterthur' / Winterthur Viburnum
- PERENNIALS/GRASSES**
 - Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
 - Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass
 - Hemerocallis x 'Happy Returns' / Happy Returns Daylily
 - Hemerocallis x 'Pardon Me' / Pardon Me Daylily
 - Hosta x 'Patriot' / Patriot Hosta
 - Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass
 - Miscanthus sinensis 'Purpurescens' / Purple Eulalia Grass
 - Rudbeckia fulgida sullivantii 'Goldsturm' / Goldsturm Coneflower



1 LANDSCAPE PLAN ENLARGEMENT
1" = 50'

P:\210638\06-DRAWINGS\LANDSCAPE\210638-000.LS - AMBASSADOR.DWG
BY: ADEPRIEST
PLOT DATE: 11/4/2022 12:57 PM
LAYOUT: 1003

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

MISSOURI CERTIFICATE OF
AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2021

PRELIMINARY
NOT FOR CONSTRUCTION

REDWOOD KANSAS CITY NORTH
AMBASSADOR DRIVE MO
MASTER PLANNED DEVELOPMENT
N AMBASSADOR DR. & NW SKYVIEW AVE.
KANSAS CITY, MISSOURI 64154

DRAWN: AVD, BJA
CHECKED: PJO
DATE: 12/13/2021
JOB #: 210638

DRAWING REVISIONS

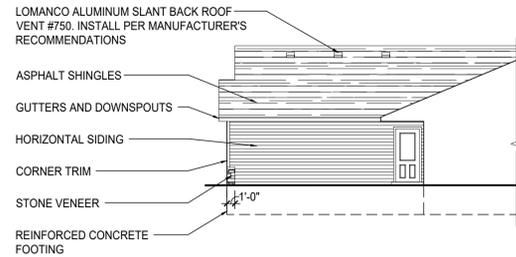
DESCRIPTION	DATE

CONCEPT PLANT SCHEDULE

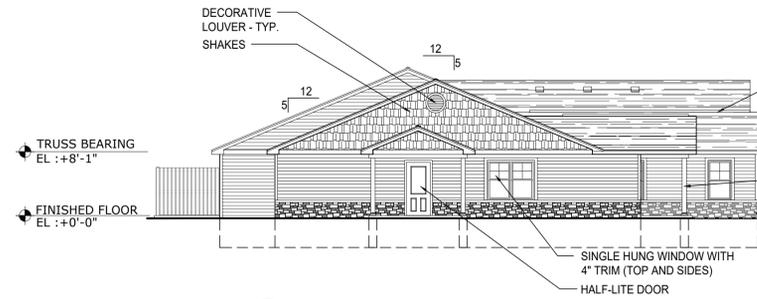
SYMBOL	PLANT NAME	QUANTITY	SIZE
	SHADE TREES	3	
	Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple		B & B, 2"Cal
	Betula nigra 'Heritage' / Heritage River Birch		B & B, 2"Cal
	Metasequoia glyptostroboides / Dawn Redwood		B & B, 2"Cal
	Nyssa sylvatica / Tupelo		B & B, 2"Cal
	Quercus alba / White Oak		B & B, 2"Cal
	STREET TREES	147	
	Acer rubrum 'Red Sunset' / Red Sunset Red Maple		B & B, 2"Cal
	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam		B & B, 2"Cal
	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust		B & B, 2"Cal
	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree		B & B, 2"Cal
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden		B & B, 2"Cal
	EVERGREEN	90	
	Abies concolor / White Fir		B & B, 5' Ht.
	Juniperus virginiana / Eastern Redcedar		B & B, 5' Ht.
	Picea abies / Norway Spruce		B & B, 5' Ht.
	Picea glauca / White Spruce		B & B, 5' Ht.
	Pinus strobus / White Pine		B & B, 5' Ht.
	EVERGREEN SHRUBS	346	
	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood		5 gal
	Chamaecyparis pisifera 'Filifera' / Threadleaf Sawara Cypress		5 gal
	Juniperus chinensis 'Nick's Compact' / Nick's Compact Juniper		5 gal
	Juniperus chinensis 'Seybrook Gold' / Golden Juniper		5 gal
	Juniperus chinensis sargentii 'Viridis' / Green Sargent Juniper		5 gal
	DECIDUOUS SHRUBS	558	
	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood		2 gal
	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea		2 gal
	Physocarpus opulifolius 'SMPOTW' TM / Tiny Wine Ninebark		2 gal
	Spiraea japonica 'Goldflame' / Goldflame Japanese Spirea		2 gal
	Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea		2 gal
	PERENNIALS/GRASSES	1,534	
	Galamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass		1 gal
	Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass		1 gal
	Hemerocallis x 'Happy Returns' / Happy Returns Daylily		1 gal
	Hemerocallis x 'Pardon Me' / Pardon Me Daylily		1 gal
	Hosta x 'Patriot' / Patriot Hosta		1 gal
Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass		1 gal	
Miscanthus sinensis 'Purpureascens' / Purple Eulalia Grass		1 gal	
Rudbeckia fulgida sultivantii 'Goldsturm' / Goldsturm Coneflower		1 gal	

LANDSCAPE PLAN NOTES:

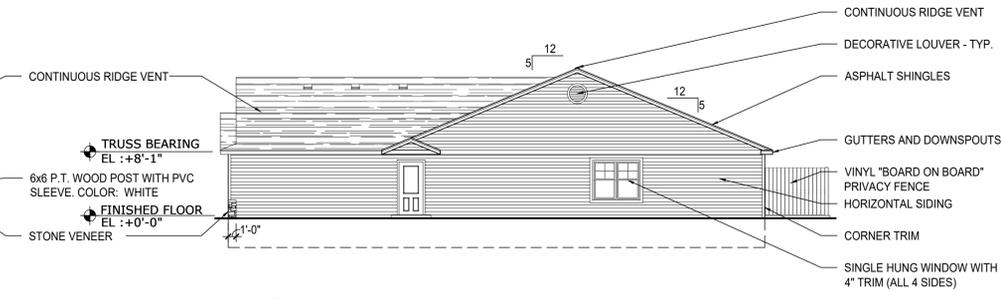
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES, IRRIGATION PIPING AND DRAINAGE STRUCTURES BEFORE COMMENCING WORK. INFORMATION SHOWN ON PLAN IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY OF THE PREVIOUSLY LISTED ITEMS.
- CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN PRIOR TO PLANTING. QUANTITIES PROVIDED ARE FOR CONVENIENCE ONLY AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND INSTALLING THE QUANTITY OF PLANT MATERIALS SHOWN ON THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
- LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE STAKED OR LAID OUT IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- NO SUBSTITUTION (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSI STANDARDS.
- ALL TREES & MULCH BEDS (UNLESS ROCK MULCH) SHALL RECEIVE 3" MIN. OF SHREDDED DARK BROWN PREMIUM HARDWOOD MULCH, AS DETAILED. ADD PREEN OR SNAPSHOT TO BEDS BEFORE & AFTER MULCHING FROM MARCH 1 TO OCTOBER 1. IF WINTER INSTALLATION, RETURN NEXT SPRING & INSTALL PREEN/SNAPSHOT WITH NEW MULCH.
- TREE TIES SHALL BE DEWITT 20" STRAPS FOR TREE STAKING. USE 10 GAUGE ELECTRIC WIRE. TREES AND STAKES SHALL BE STRAIGHT, PLUMB AND TAUT. TREE STAKES TO BE REMOVED WINTER OF YEAR 2 AFTER INSTALLATION.
- CONTRACTOR SHALL THOROUGHLY WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING UNTIL SUBSTANTIAL COMPLETION. CONTRACTOR REQUIRED TO COORDINATE WATERING WITH THE OWNER AFTER SUBSTANTIAL COMPLETION.
- ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS BEDS / PAVEMENT AREAS SHALL BE SODDED WITH 90% TURF-TYPE TALL FESCUE AND 10% BLUEGRASS MIX SOD.
- ALL LANDSCAPED AND TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATED SYSTEM. THE CONTRACTOR SHALL PROVIDE A DESIGN TO COVER THE NEW LANDSCAPE AREAS WITH HEAD TO HEAD COVERAGE. ONLY RAINBIRD OR HUNTER IRRIGATION PARTS & EQUIPMENT ARE TO BE USED. DRIP IS PERMITTED. THE DESIGN SHALL PROVIDE ALL PIPES, HEADS, VALVES, CONTROLLER, WIRE, AND SLEEVES. SLEEVES SHALL BE INSTALLED BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE LANDSCAPE / IRRIGATION CONTRACTOR. 4" PVC SLEEVES RECOMMENDED. PLACE SLEEVES AND MARK CLEARLY ABOVE GROUND FOR EASE OF FINDING. COORDINATE BACKFLOW, TAP & METER WITH THE GENERAL CONTRACTOR (GC) AND THE GC'S LICENSED PLUMBER. THE IRRIGATION DESIGN / SUBMITTALS SHALL BE SUBMITTED TO THE OWNER AND OWNER'S REPRESENTATIVE & LA FOR APPROVAL PRIOR TO ORDERING OR INSTALLING ANY MATERIALS FOR THE IRRIGATION SYSTEM. GC SHALL MAKE SURE THAT THE METER & BACKFLOW ARE COVERED IN THE BID, AS THE IRRIGATION CONTRACTOR IS LIKELY TO EXCLUDE THESE ITEMS FROM THE IRRIGATION BED. COORDINATE THESE ITEMS AND SLEEVES.
- NO TREES SHALL BE PLANTED OVER TOP OF ANY UTILITY LINES OR PIPES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING AND ANY MODIFICATIONS TO TREE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO PLANTING.
- ALL PLANT MATERIALS AND IRRIGATION SYSTEM SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION, UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS. PLANT MATERIALS WILL BE ONE TIME REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
- CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THIS LANDSCAPE PLAN IS DESIGNED TO BE IN CONFORMANCE WITH THE KANSAS CITY, MISSOURI UNIFIED DEVELOPMENT STANDARDS. THE LANDSCAPE ARCHITECT WILL COORDINATE CLOSELY WITH THE CITY OF KANSAS CITY, MISSOURI TO MAKE SURE FINAL DEVELOPMENT AND PERMIT PLANS ARE IN CONFORMANCE WITH THIS CODE.



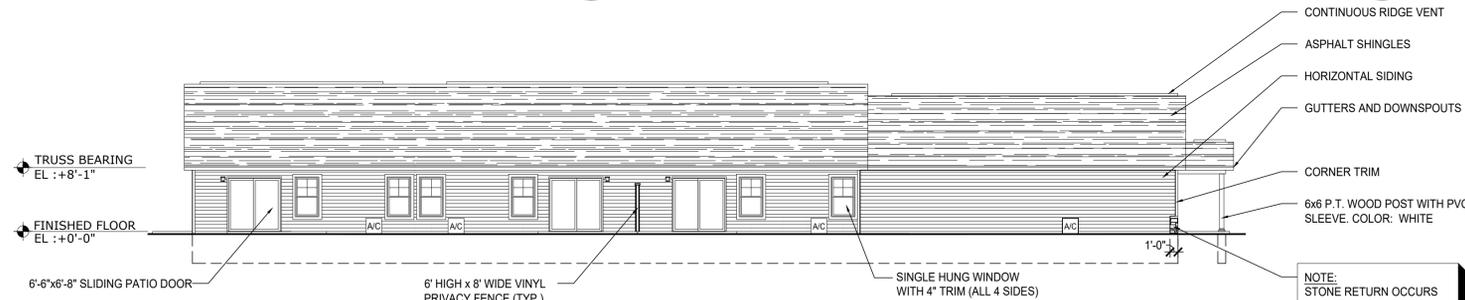
5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 3/32" = 1'-0"



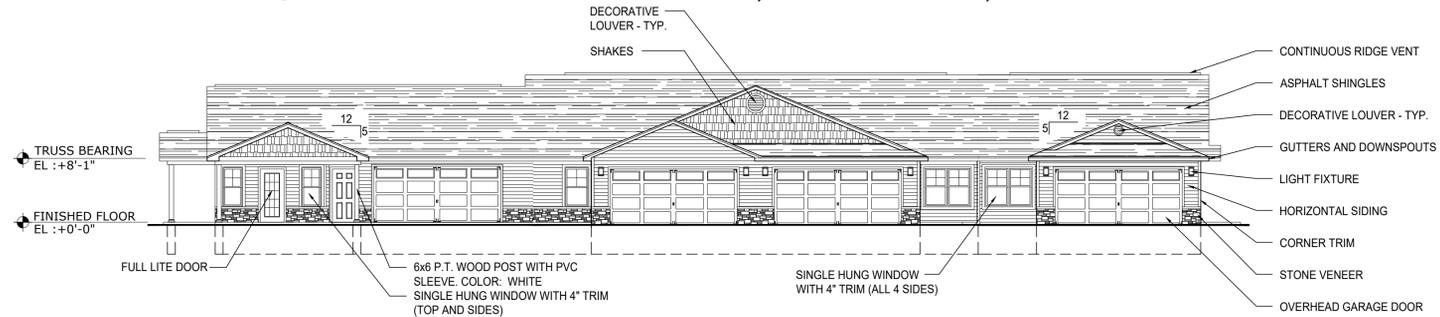
4 HIGH PROFILE SIDE ELEVATION LEASING OFFICE
SCALE: 3/32" = 1'-0"



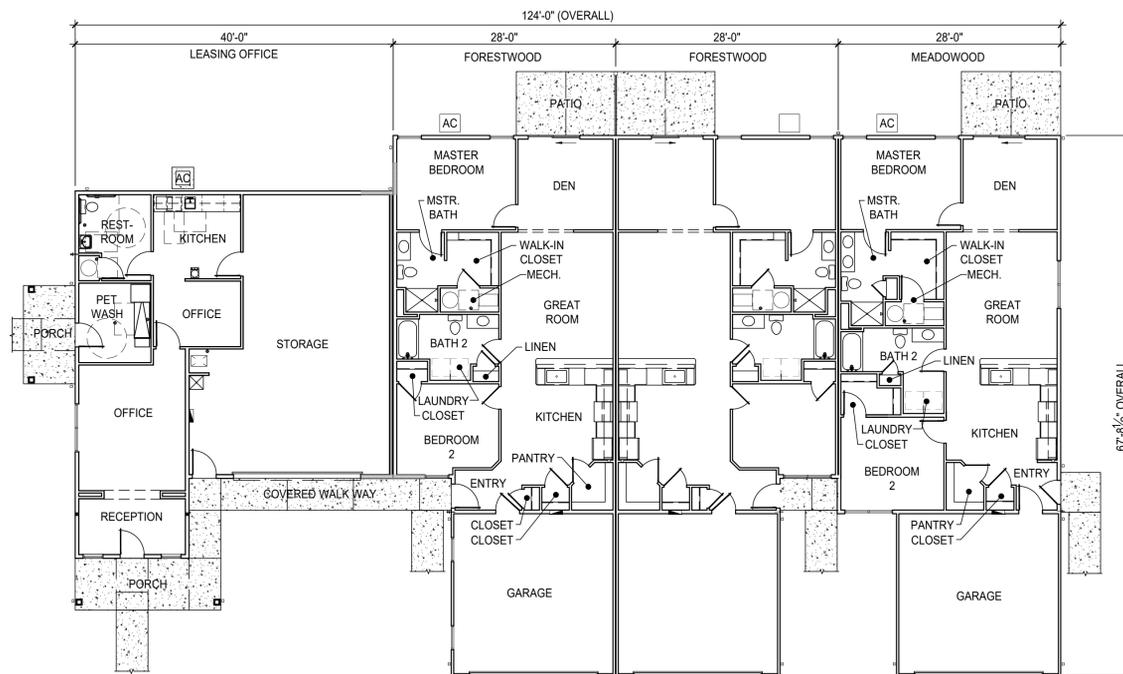
3 STANDARD SIDE ELEVATION MEADOWOOD
SCALE: 3/32" = 1'-0"



2 REAR ELEVATION LEASING OFFICE, FORESTWOOD, MEADOWOOD
SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION LEASING OFFICE, FORESTWOOD, MEADOWOOD
SCALE: 3/32" = 1'-0"



OVERALL FLOOR PLAN LEASING OFFICE, FORESTWOOD, MEADOWOOD
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO SOUTHERN LIMESTONE
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE: ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
MANN • PARSONS • GRAY
ARCHITECTS
mpg-architects.com

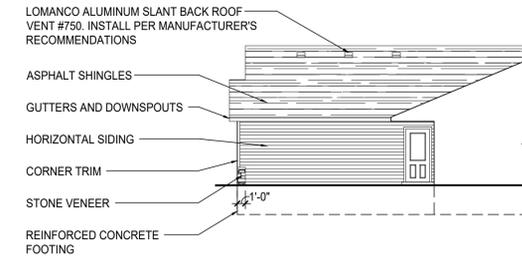
MPG

BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 49521
DATE: DECEMBER 13, 2021
REDWOOD KANSAS CITY N. AMBASSADOR DRIVE
NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI

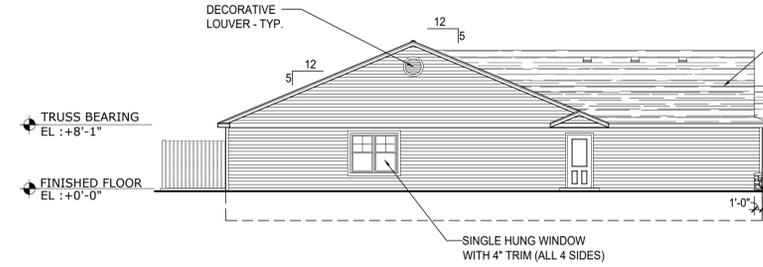
Redwood
APARTMENT NEIGHBORHOODS

A1.1

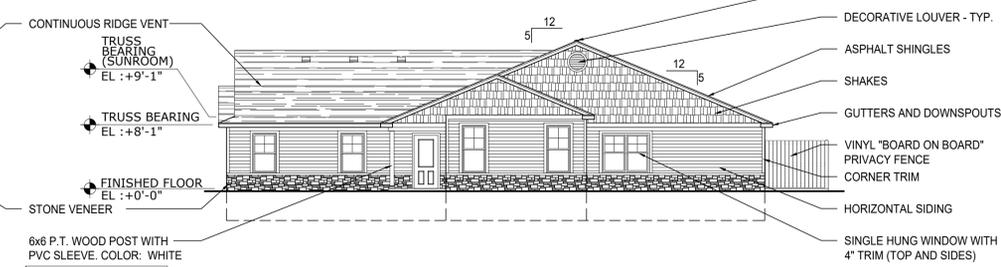
REVISIONS



5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 3/32" = 1'-0"

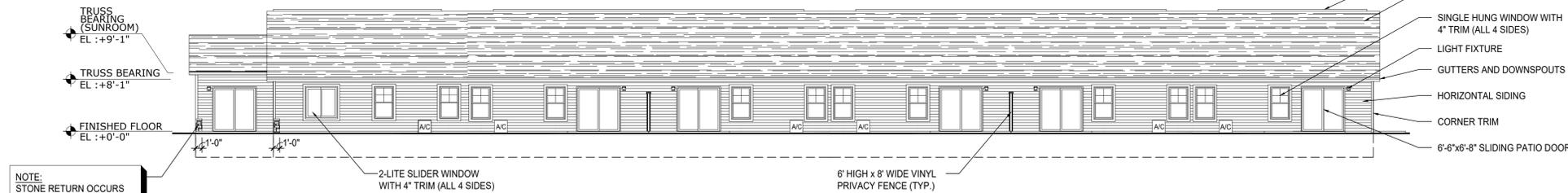


4 STANDARD SIDE ELEVATION MEADOWOOD
SCALE: 3/32" = 1'-0"



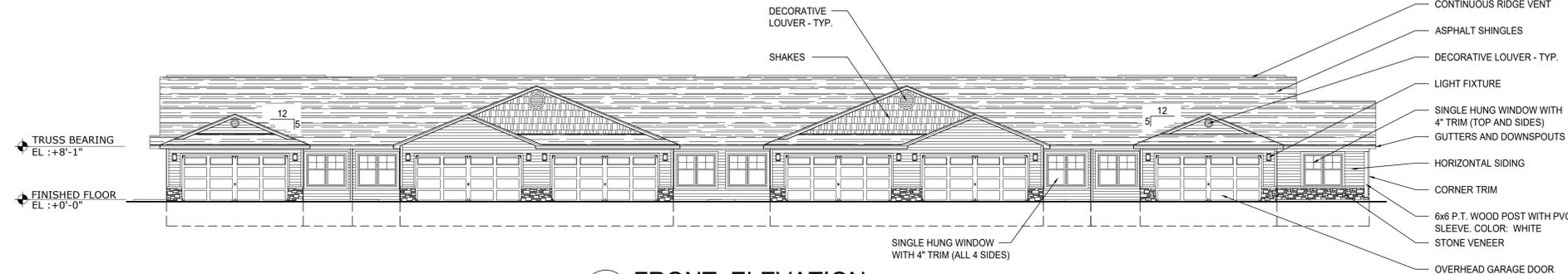
3 HIGH PROFILE SIDE ELEVATION CAPEWOOD
SCALE: 3/32" = 1'-0"

NOTE: HIGH PROFILE SIDE ELEVATION OCCURS AT STREET VIEW ONLY

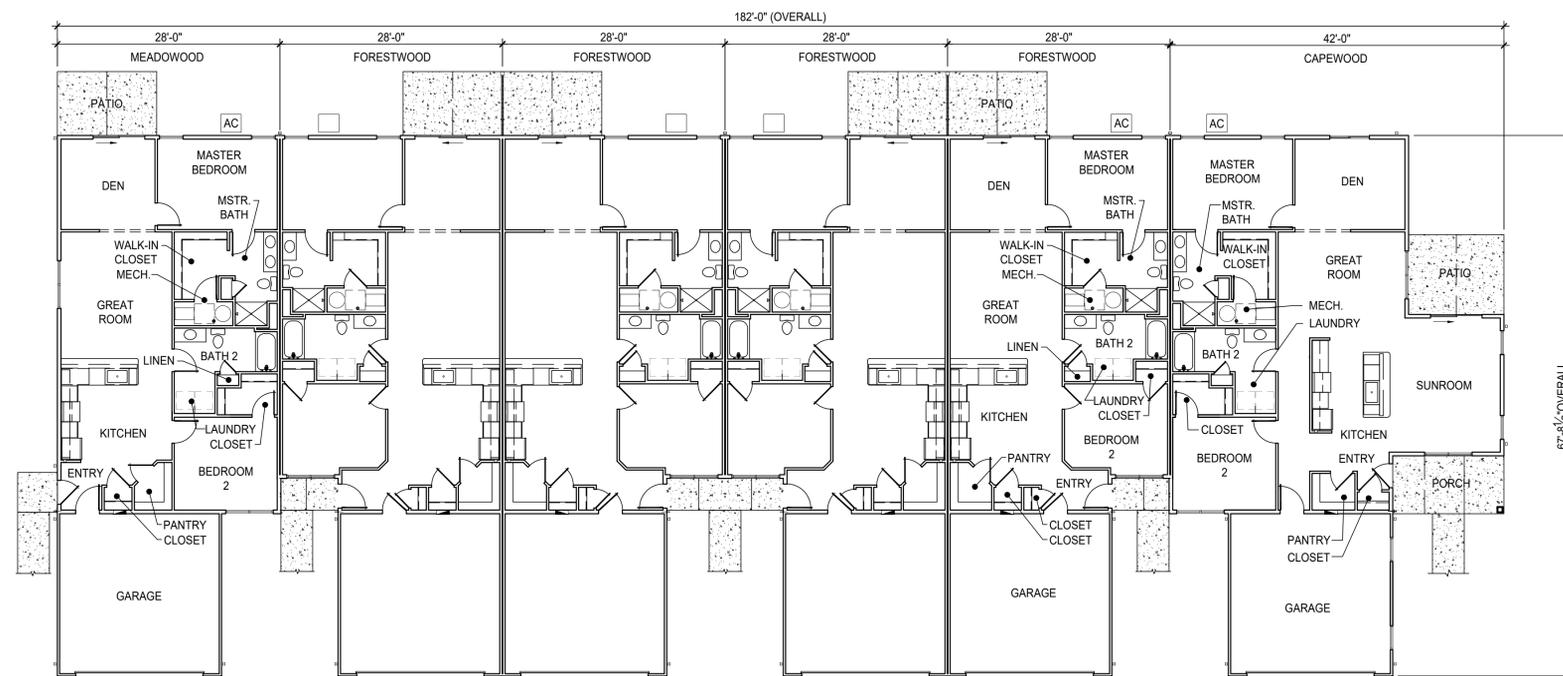


2 REAR ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE: 3/32" = 1'-0"

NOTE: STONE RETURN OCCURS ADJACENT TO HIGH PROFILE SIDE ELEVATION ONLY



1 FRONT ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE: 3/32" = 1'-0"



OVERALL FLOOR PLAN MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO SOUTHERN LIMESTONE
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE: ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

BUILDING FLOOR PLAN AND ELEVATIONS

DATE: DECEMBER 13, 2021

PROJECT #: 49521

REDWOOD KANSAS CITY N. AMBASSADOR DRIVE

NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI



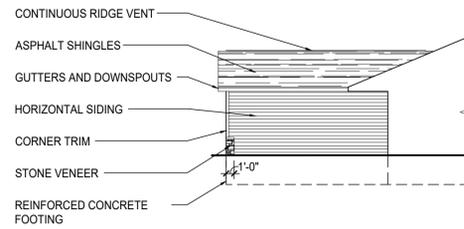
phone 330.666.5770
fax 330.666.8812

3660 Embassy Parkway
Fairlawn, OH 44333

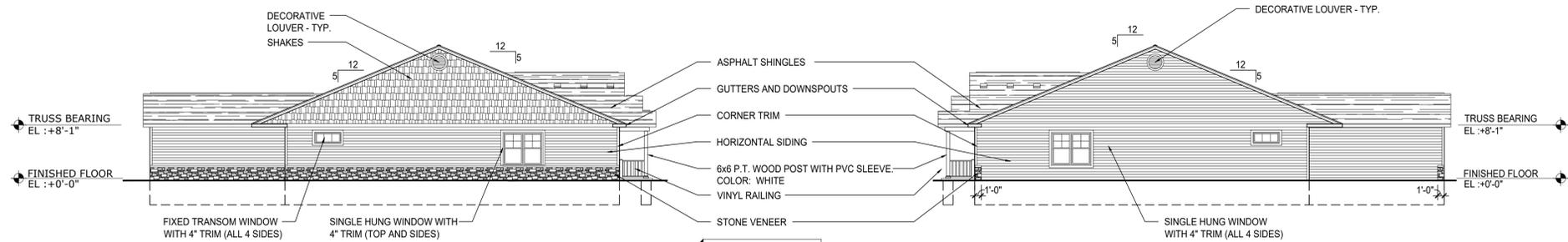
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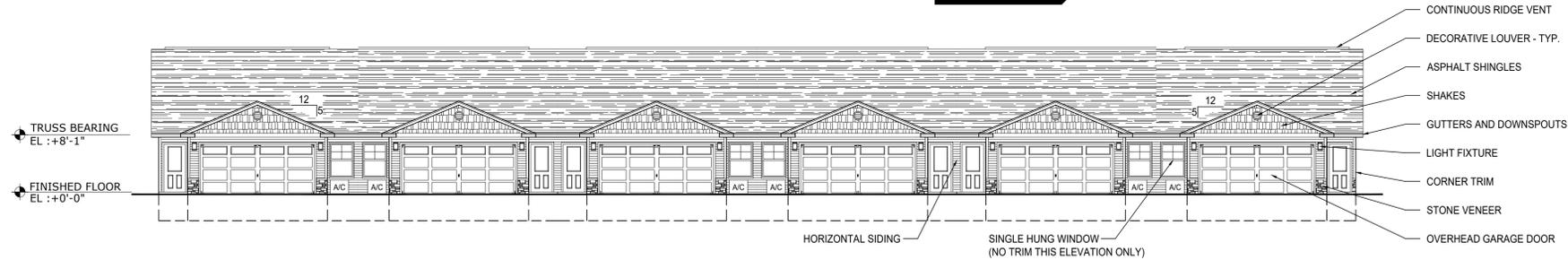
5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



4 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD

NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY

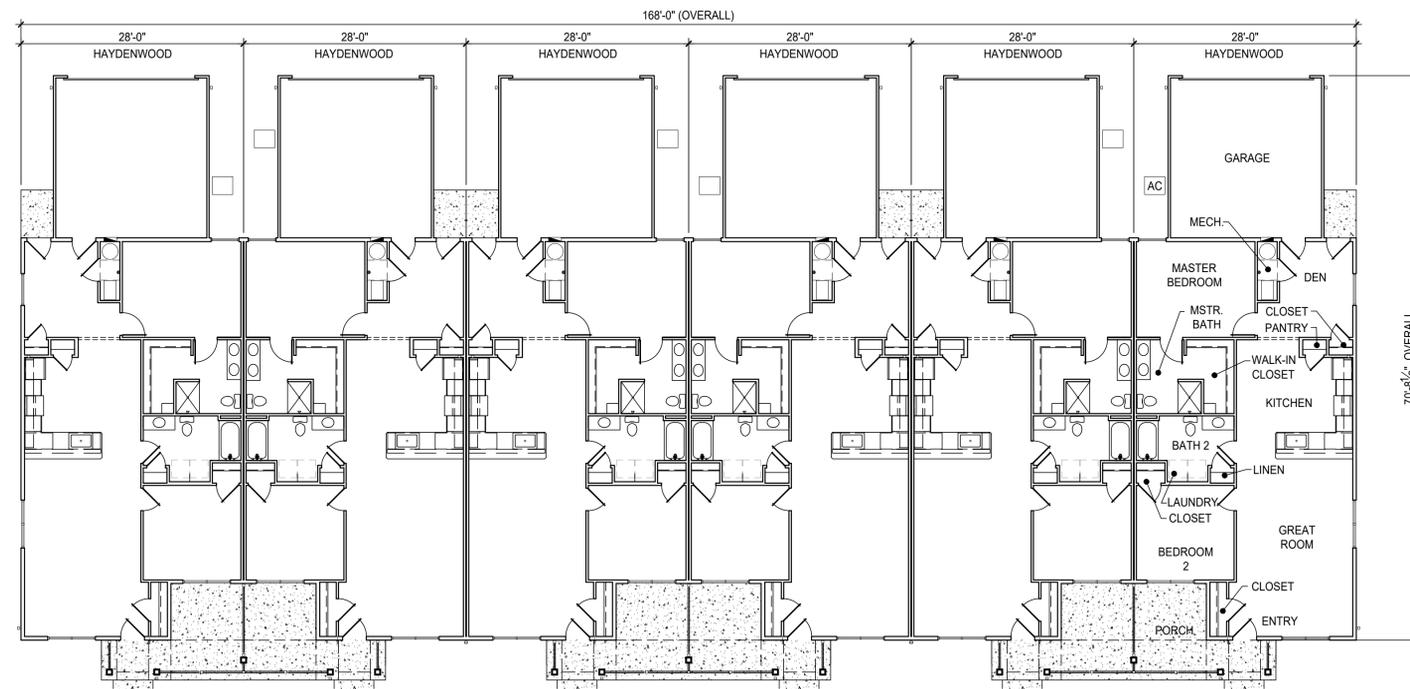
3 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



2 REAR ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



OVERALL FLOOR PLAN
SCALE : 3/32" = 1'-0"
HAYDENWOOD

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO SOUTHERN LIMESTONE
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS

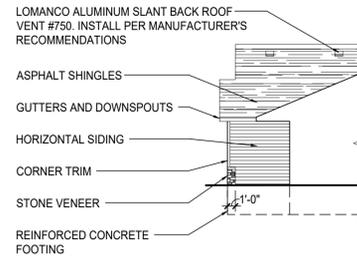
NOTE:
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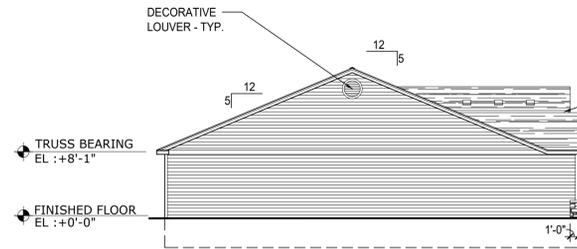
BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 49521
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REDWOOD KANSAS CITY N. AMBASSADOR DRIVE
NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI
Redwood
APARTMENT NEIGHBORHOODS

REVISIONS

5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD

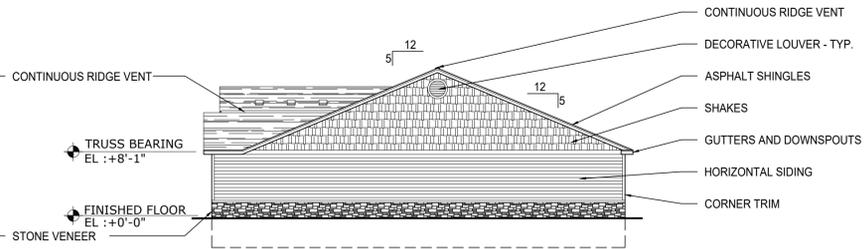


4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD



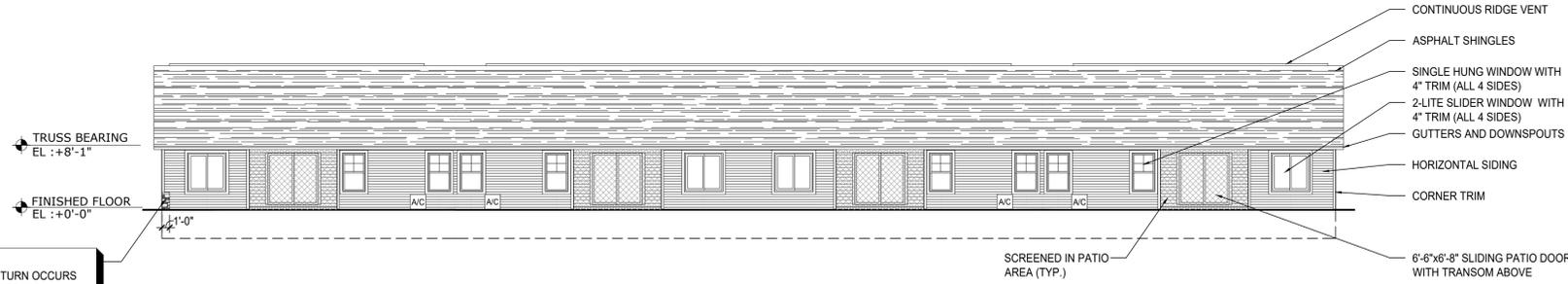
NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY

3 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD

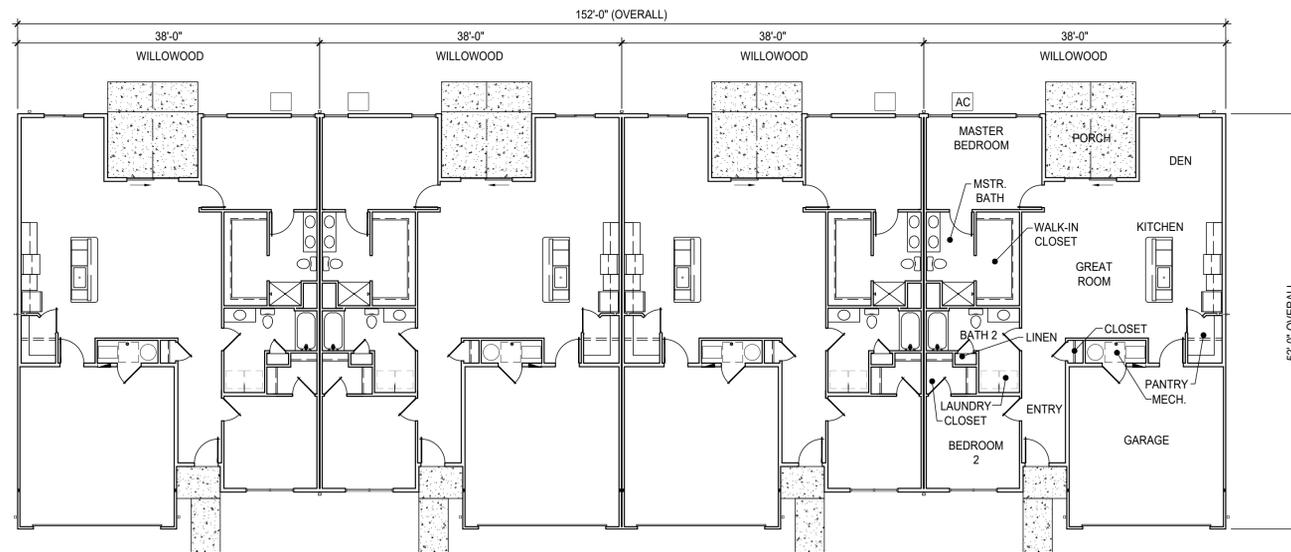
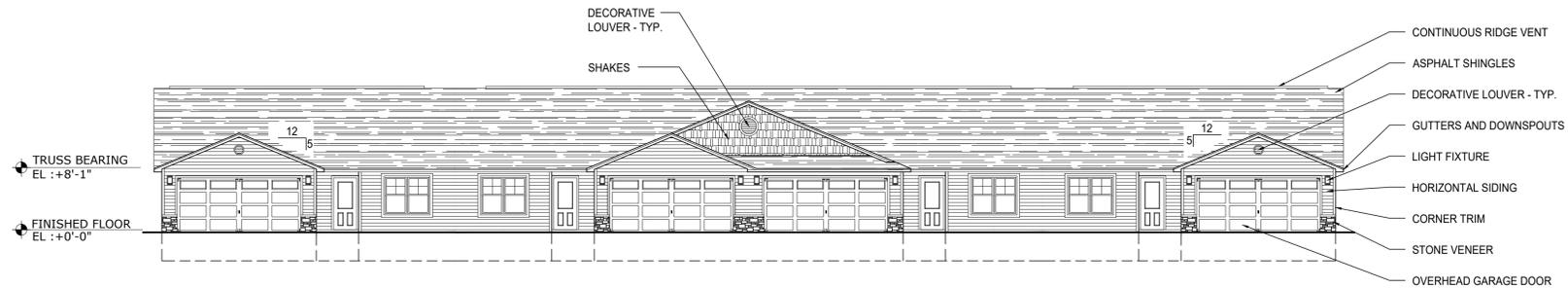


NOTE:
STONE RETURN OCCURS
ADJACENT TO HIGH
PROFILE SIDE ELEVATION
ONLY

2 REAR ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD



OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"
WILLOWOOD

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO SOUTHERN LIMESTONE
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
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phone 330.666.5770
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BUILDING FLOOR PLAN AND ELEVATIONS
DATE: DECEMBER 13, 2021
PROJECT #: 49521
REDWOOD KANSAS CITY N. AMBASSADOR DRIVE
NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI
Redwood
APARTMENT NEIGHBORHOODS



FRONT PERSPECTIVE

CAPEWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE
MEADOWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE
HAYDENWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE
WILLOWOOD



DATE: SEPTEMBER, 2021