




**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No **CP-2024-00012** on **6/18/2024**  
*Sara Biedley*  
 Diane Binkcley, AICP  
 Secretary of the City Plan Commission

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**TABLE 1 - SITE DATA**

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
Zoning	M1-5	M1-5	No	
Gross Land Area				
in square feet	48,626	48,626	No	
in acres	1.12	1.12	No	
Right-of-way Dedication				
in square feet	N/A	N/A	N/A	
in acres	N/A	N/A	N/A	
Net Land Area				
in square feet	48,626	48,626	No	
in acres	1.12	1.12	No	
Building Area (sq. ft.)	13,537 (TO DEMO)	148,600	No	
Floor Area Ratio	0.278	3.05	No	
Residential Use Info				
Total Dwelling Units	0	0		
Detached House	0	0		
Zero Lot Line House	0	0		
Cottage House	0	0		
Semi-attached House	0	0		
Townhouse	0	0		
Two-unit House	0	0		
Multi-unit House	0	0		
Colonnade	0	0		
Multiplex	0	0		
Multi-unit Building	0	184	No	
Total Lots				
Residential	0	0		
Public/ Civic	0	0		
Commercial	0	1 (Mixed Use)	No	
Industrial	1	0		
Other	0	0		

**TABLE 2 - BUILDING DATA**

BUILDING DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
Rear Setback	NONE	6' MIN (ALLEY)	No	
Front Setback	NONE	3'-4" TO 6' (HOLMES)	No	
Side Setback	NONE	2'-8" TO 4'-8" (16TH)	No	
Side Setback	NONE	9" TO 6" (TRUMAN)	No	
Height	NONE	78' (AT SOUTH END OF BUILDING ALONG 16TH ST) / 5 STORIES OVER 1 STORY POOLUM	No	

**TABLE 3 - LANDSCAPE REQUIREMENTS**

88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATE REQUESTED?	APPROVED
88-425-03 Street Trees	22	22	No	
Holmes St	14	14		
E 15th St	4	4		
E 16th St	4	4		
88-425-04 General	8	11		
88-425-05 Perimeter Vehicular Use Area	Not Applicable	Not Applicable		
Adjacent to Streets	Not Applicable	Not Applicable		
Adjacent to Residential Zones	Not Applicable	Not Applicable		
88-425-06 Interior Vehicular Use Area	Not Applicable / Partially Covered by Building	Not Applicable / Partially Covered by Building		
88-425-07 Parking Garage Screening	Not Applicable	Not Applicable		
88-425-08 Mechanical/ Utility Equipment Screening	Not Applicable	Not Applicable		
88-425-08-A Dumpsters	Not Applicable	Not Applicable		
88-425-08-D Roof-mounted Mechanical Equipment	Not Applicable	Option 3 - An equipment setback from roof edges visible from the public right-of-way that is at least 3 feet in depth for each one foot of equipment height.		
88-425-09 Outdoor Use Screening	Not Applicable	Not Applicable		

**TABLE 3B - LANDSCAPE SCHEDULE**

88-425 LANDSCAPE REQUIREMENTS	SYMBOL
88-425-03 Street Trees	See L101 Landscape Plan
88-425-04 General	See L101 Landscape Plan
88-425-05 Perimeter Vehicular Use Area	Not Applicable
Adjacent to Streets	Buffer Width
Trees	
Shrubs/ Wall/ Berm	
Adjacent to Residential Zones	Buffer Width
Shrubs/ Wall/ Berm	
88-425-06 Interior Vehicular Use Area	Not Applicable / Partially Covered by Building
Interior Area	
Trees	
Shrubs	
88-425-07 Parking Garage Screening	Provided by building facade screen walls and site fencing
88-425-08 Mechanical/ Utility Equipment Screening	Not Applicable
88-425-08-A Dumpsters	Not Applicable
88-425-08-D Roof-mounted Mechanical Equipment	Option 3 - An equipment setback from roof edges visible from the public right-of-way that is at least 3 feet in depth for each one foot of equipment height.
88-425-09 Outdoor Use Screening	Not Applicable

\*PER CONVERSATIONS DURING THE 8:30am, 03.13.2024 DRG HEARING, AS THE DESIGN PHASES PROGRESS, THE DEVELOPER IN CONJUNCTION WITH THE DESIGN TEAM WILL INTEGRATE COLOR AND/OR ARTWORK INTO THE EXTERIOR AND SITE DESIGN OF THIS PROJECT. ADDITIONAL INFORMATION REGARDING LOCATIONS AND IDENT WILL BE INCLUDED IN THE PERMIT SUBMITTAL DOCUMENTS\*\*

**TABLE 5 - OTHER DEVELOPMENT STANDARDS**

88-425- OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 Parkland Dedication	In lieu of dedication, fee to be paid for by the Owner
88-409-A Parkland Dedication Calculations for 184 multifamily residential units:	
184 x 2 people per unit = 368	
43,560 s.f. (1 acre) x .006 = 261.36	
261.36 x 390 = 102,932.4 s.f. (2.319 acres) of land dedication	
88-415 Stream Buffers	Not applicable
88-430 Outdoor Lighting	Included
88-435 Outdoor Display/Storage and Work Areas	Not applicable
88-445 Signs	See sheets A200 & A900 for planned attached building signage locations
88-450 Pedestrian Standards	Public sidewalk access

**TABLE 6 - BUILDING USE & SF BREAKDOWN**

USE	MIXED USE	# OF UNITS
First Floor	7,158 G.S.F. (Commercial / B.O.H.)	0 / 6,070 G.S.F. of Commercial Space
Mezzanine	3,198 G.S.F. (Commercial / B.O.H.)	0
Second Floor	23,808 G.S.F. (Residential / Amenity Space)	24 / 6,460 G.S.F. of Amenity Space
Third Floor	28,610 G.S.F. (Residential)	40
Fourth Floor	28,610 G.S.F. (Residential)	40
Fifth Floor	28,610 G.S.F. (Residential)	40
Sixth Floor	28,610 G.S.F. (Residential)	40
Future Roof Deck	4,500 G.S.F.	0
<b>TOTAL</b>	<b>153,100 G.S.F. (Roof Deck Included)</b>	<b>184</b>

**UNIT MIX**

TYPE	COUNT
Studio	85
One Bedroom	89
Two Bedroom	10
<b>TOTAL</b>	<b>184</b>

**TABLE 4 - PARKING**

VEHICLE SPACES	BIKE SPACES		ALTERNATIVE PROPOSED?
	REQUIRED	PROPOSED	
Proposed Use(s)	REQUIRED	PROPOSED	ALTERNATIVE PROPOSED?
Residential	184 / 92**	118	Long - 56 Short - 10 See below table 4a
Commercial	15*	15	Long - 0 Short - 4 See below table 4a
<b>Total</b>	<b>199 / 107**</b>	<b>133</b>	<b>70 / 77</b>

Proposed Parking Breakdown is as follows:  
 - Covered & Screened Parking Lot = 29 Stalls (South Alley Access)  
 - Uncovered Surface Parking Lot = 31 Stalls (South Alley Access)  
 - Partially Covered Surface Parking Lot = 20 Stalls (North Alley Access)  
 - Adjacent Long Term Lease Surface Parking Lot = 53 Stalls (South Alley Access)  
 - Commercial Parking Calc Used: Personal Improvement Service of 2.5 per 1,000 s.f.  
 - Affordable Housing Exemption (See 88-420.04-M)\*\*  
 - 20% of the units within the development will be affordable allowing for a 0.5 space per dwelling unit ratio  
 - 184 x 0.5 = 92 required

**TABLE 4a - ALTERNATE COMPLIANCE PARKING**

88-420-ALTERNATE COMPLIANCE PARKING	APPROVED
Alternative Proposed (See 88-420-16-H)	
1. Transit Accessibility (See 88-420-16-N)	The open Northwest corner of the site will be dedicated to serving public transportation needs and fully integrating into the newly moved / planned bus stop near the corner of Holmes & Truman.
2. Car-Share Vehicle Spaces (See 88-420-16-P)	A total of 5 parking stalls (included in the 84 total proposed parking spaces noted above in Table 4) will be dedicated to a Car-Share Service.
3. Off-Site Parking (See 88-420-16-J)	Add 15-20 parallel street parking stalls along East side of Holmes Street, adjacent to the development lot, that may service the Commercial use contained within the project building.

OWNER:  
**GRAYSON CAPITAL**  
 1881 MAIN STREET #302  
 KANSAS CITY, MO 64108

ARCHITECT OF RECORD:  
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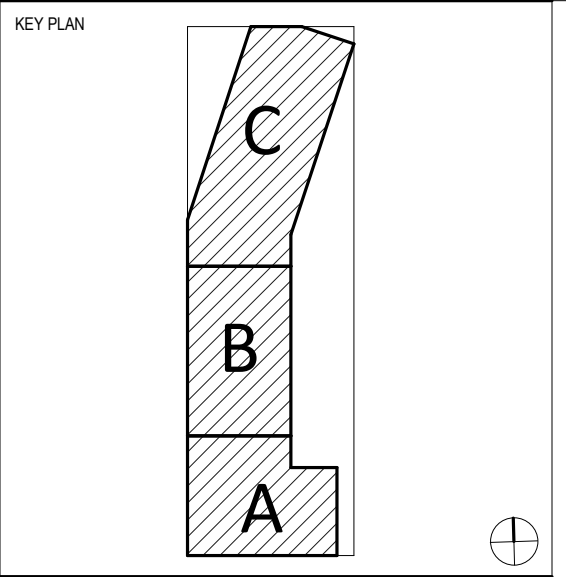
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RELEASE SCHEDULE	DATE
1. CITY DEVELOPMENT PLAN SUBMITTAL	2024.02.09
2. CITY DEV. COMMENT RESPONSES	2024.03.15
3. CITY DEVELOPMENT PLAN RESUBMITTAL	2024.03.31

COVER SHEET  
**G 000**  
 CITY DEVELOPMENT PLAN SUBMITTAL  
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**City Plan Commission**  
 Recommends Approval with Conditions  
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*Erin Britley*  
 Diane Binkkley, AICP  
 Secretary of the City Plan Commission

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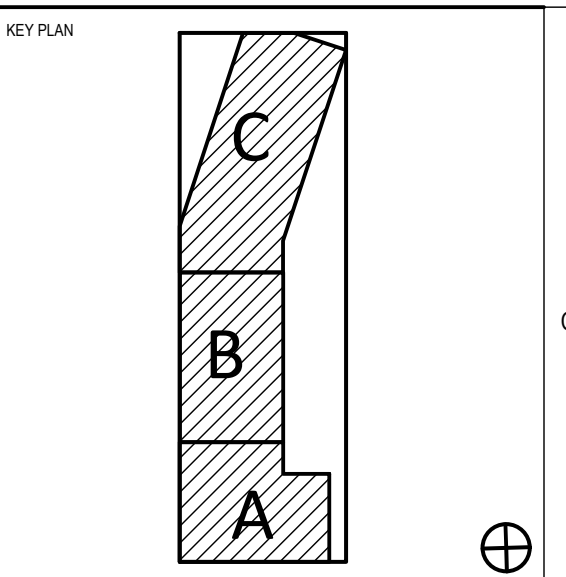
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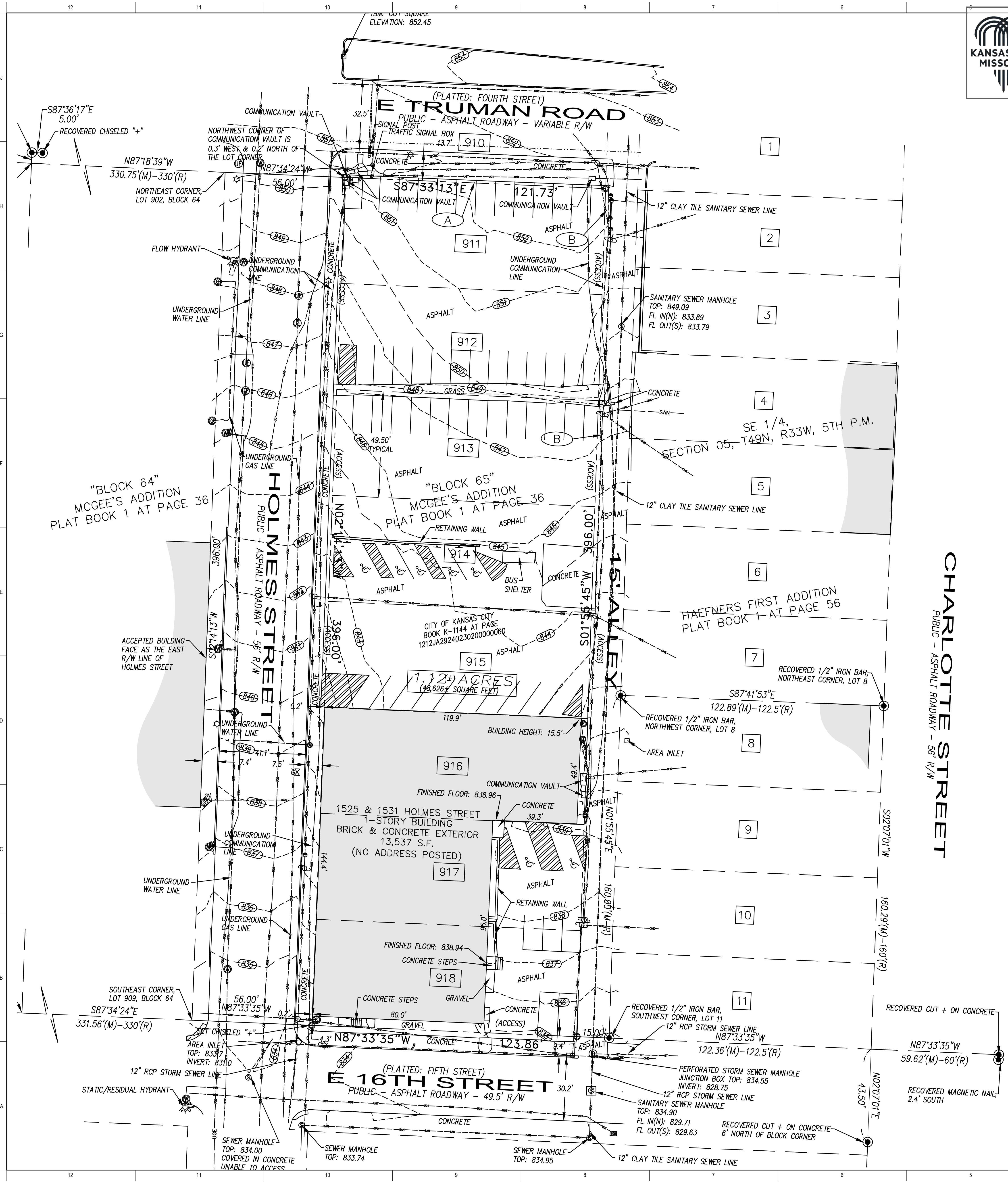


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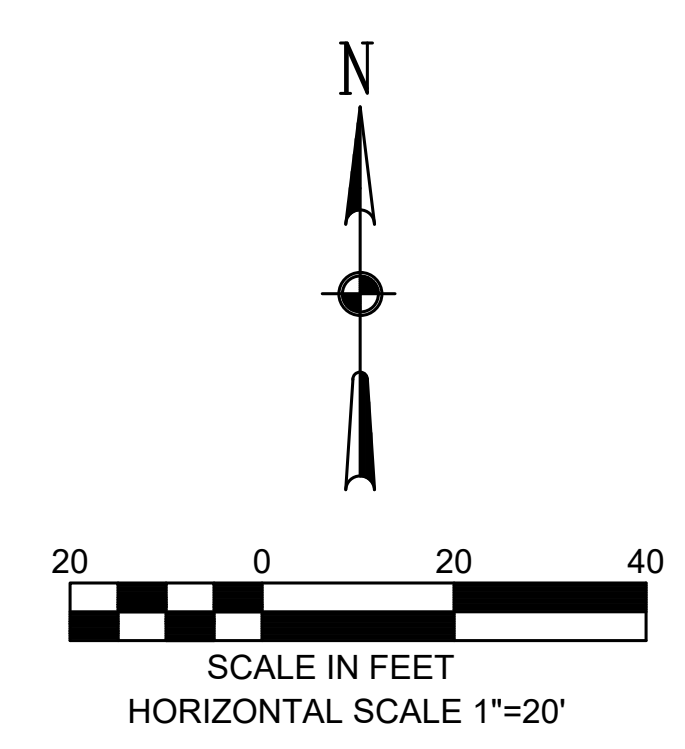
NO.	REVISION	DATE
4	CITY DEV COMMENT RESPONSES	2024.03.15
6	CITY DEVELOPMENT PLAN RESUBMITTAL	2024.05.31

TOPOGRAPHIC SURVEY  
**C100**  
 CITY DEVELOPMENT PLAN SUBMITTAL  
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**LEGEND OF SYMBOLS:**

- RECOVERED SURVEY MONUMENT (AS NOTED)
- SET 1/2" IRON BAR/CAP (LC 331)
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER MANHOLE
- FIRE VALVE (PIV)
- GAS SERVICE METER
- ELECTRIC SERVICE METER
- UNDERGROUND ELECTRIC VAULT
- ELECTRIC BOX
- LIGHT POLE STANDARD
- OVERHEAD UTILITY POLE
- GUY WIRE ANCHOR
- TELEPHONE PEDESTAL
- ELECTRICAL TRANSFORMER
- SPRINKLER VALVE
- FLAG POLE
- LANDSCAPE LIGHT
- SEWER MANHOLE
- CLEAN-OUT COVER
- AREA INLET
- UNDERGROUND COMMUNICATION MANHOLE
- GAS VALVE
- UNDERGROUND FIBER OPTIC SIGN
- GUARD BOLLARD
- POLE/POST SIGN
- ELECTRICAL BREAKER BOX
- UTILITY MANHOLE
- MAILBOX
- UNDERGROUND ELECTRIC MANHOLE
- COMMUNICATION VAULT
- TRAFFIC SIGNAL MANHOLE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM SEWER LINE
- MEASURED
- RECORD PLAT







- GENERAL NOTES - SITE DEMOLITION:**
- ALL DEMOLITION SHALL CONFORM TO KANSAS CITY, MISSOURI BUILDING CODE 9.1.4600. CODES ARE AVAILABLE AT THE PUBLIC WORKS DEPARTMENT, 19TH FLOOR, CITY HALL, KANSAS CITY, MO.
  - THE DEMOLITION CONTRACTOR MUST BE LICENSED IN KANSAS CITY, MO.
  - THE REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL REGULATIONS AND ORDINANCES OF KANSAS CITY, MO.
  - ANY ITEMS (BUILDINGS, RETAINING WALLS, TREES, PAVEMENT UTILITIES, ETC.) LOCATED WITHIN THE DEMOLITION LIMITS SHOWN ON THE DRAWINGS WHICH ARE NOT SPECIFICALLY NOTED TO REMAIN IN PLACE BUT ARE REQUIRED TO BE REMOVED TO CONSTRUCT THE PROJECT SHALL BE REMOVED BY THE CONTRACTOR. NO ADDITIONAL PAYMENT SHALL BE MADE FOR THE REMOVAL OF ANY ITEMS WITHIN THE DEMOLITION LIMITS WHICH ARE NOT SHOWN ON THE DRAWINGS.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES, DRAINAGE STRUCTURES, PAVING AND VEGETATION ADJACENT TO PROJECT LIMITS. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
  - WHERE EXISTING ASPHALT OR CONCRETE SURFACE IS TO BE REMOVED AND ADJACENT ASPHALT OR CONCRETE SURFACE IS TO REMAIN, THE EXISTING SURFACE SHALL BE CUT ALONG NEAT LINES (FULL DEPTH SAWCUT).
  - SIDEWALKS WHICH ARE REQUIRED TO BE REMOVED SHALL BE SAW CUT AT EXISTING JOINT LOCATIONS PRIOR TO REMOVAL.
  - WHERE EXISTING STRUCTURES, PAVING, OR ROADWAY IS TO BE REMOVED WHICH IS ADJACENT TO WALLS OR STRUCTURES TO REMAIN, THE CONTRACTOR SHALL PROVIDE SHORING AS NEEDED TO PROTECT AND NOT DAMAGE STRUCTURES OR ROADWAY TO REMAIN.
  - FOR CURB AND SIDEWALKS, SAW CUT TO NEAREST CONSTRUCTION OR EXPANSION JOINT. REMOVE CONCRETE CURB AND SIDEWALK FOR NEW CONSTRUCTION.
  - DIMENSIONS GIVEN ARE APPROXIMATE AND MAY REQUIRE ADJUSTMENT TO ACCOMMODATE ACTUAL CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REMOVING QUANTITIES REQUIRED TO ALLOW FOR NEW CONSTRUCTION.
  - UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS FROM THE BEST AVAILABLE RECORDS. THE EXACT LOCATIONS AND ELEVATIONS OF THESE UTILITIES OR THE COMPLETENESS OF THE INFORMATION IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL SURFACE AND SUBSURFACE UTILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE UTILITY COMPANIES PRIOR TO COMMENCING REQUIRED WORK IN THE VICINITY OF SUCH UTILITIES.
  - TREES INDICATED FOR REMOVAL SHALL BE REMOVED BY THE CONTRACTOR SAVE AND PROTECT ALL EXISTING TREES THAT ARE DESIGNATED TO REMAIN DURING ALL PHASES OF THE CONSTRUCTION. ALL TREES TO BE REMOVED FROM WORK LIMITS UNLESS APPROVED BY ENGINEER.
  - THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND MAINTENANCE (MARKING, SIGNS & DEVICES FOR DETOURS & LOCAL TRAFFIC CONTROLS) IN ACCORDANCE WITH THE REGULATION OF THE TRAFFIC DEPARTMENT OF THE CITY OF KANSAS CITY, MISSOURI. THE CONTRACTOR SHALL OBTAIN A CITY APPROVED TRAFFIC CONTROL PLAN INCLUDING THE LOCATION OF CONSTRUCTION ENTRANCES PRIOR TO BEGINNING DEMOLITION.
  - EXISTING OVERHEAD ELECTRICAL LINES, TELEPHONE LINE, CABLE TV LINES, ETC. AND APPURTENANCES TO BE REMOVED BY OTHERS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY IMPROVEMENTS ON THE SITE REQUIRED FOR CONSTRUCTION OF THE NEW FACILITIES DESCRIBED HEREIN WHETHER OR NOT SPECIFICALLY CALLED OUT ON THE SITE DEMOLITION PLAN. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
  - SEPARATE STORMWATER POLLUTION PREVENTION PLANS (SWPPP) WILL BE PREPARED BY THE CONTRACTOR FOR THIS PROJECT. CONTRACTOR SHALL IMPLEMENT STORMWATER POLLUTION CONTROLS IN ACCORDANCE WITH THE SWPPP PLANS.
  - THE DEMOLITION PLANS DO NOT INCLUDE ENVIRONMENTAL ASSESSMENT OR ENVIRONMENTAL EXPLORATIONS.
  - PIPES TO BE ABANDONED IN PLACE SHALL BE FILLED WITH FLYASH SLURRY AND PLUGGED AT THE ENDS WITH CONCRETE.
  - CONTRACTOR SHALL ADJUST AS NECESSARY TO PROPOSED GRADE. ALL MANHOLE LIDS, VALVE BOXES, ETC., TO REMAIN.

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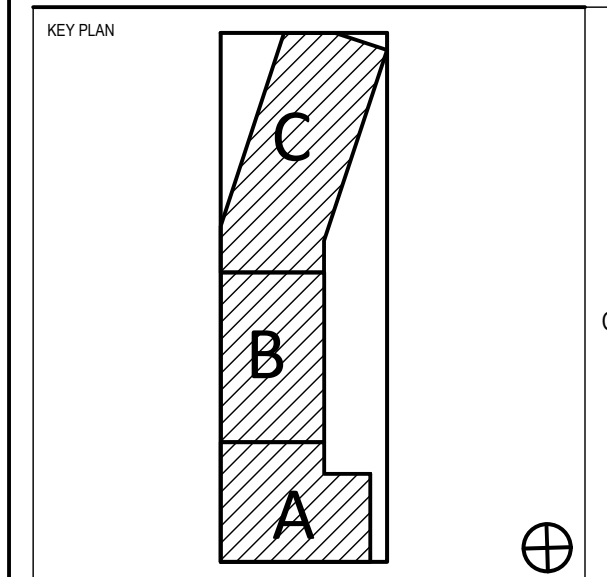
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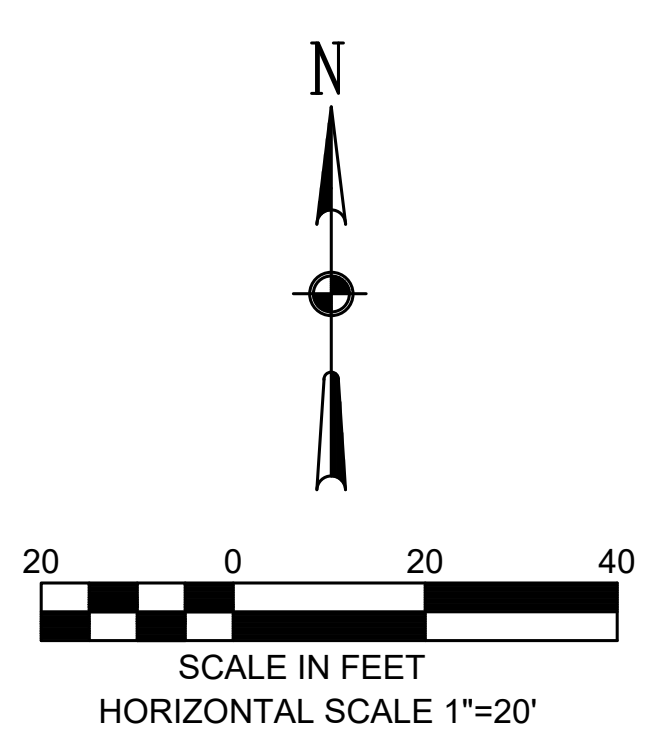
**DOMINIQUE DAVISON** MO 630901203

RELEASE SCHEDULE	DATE
NO. 4	2024.03.15
CITY DEV COMMENT RESPONSES	
6	2024.05.31
CITY DEVELOPMENT PLAN RESUBMITTAL	

**SITE DEMOLITION PLAN**  
**C101**  
CITY DEVELOPMENT PLAN SUBMITTAL  
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- SITE DEMOLITION NOTES**
- (A) EXISTING WALL TO BE REMOVED.
  - (B) EXISTING TORNADO SIREN TO BE REMOVED BY OTHERS.
  - (C) EXISTING POWER POLE TO REMAIN.
  - (D) EXISTING POWER POLE TO BE REMOVED BY OTHERS.
  - (E) EXISTING CONCRETE STAIRS TO BE REMOVED.
  - (F) EXISTING GAS METER TO BE REMOVED.
  - (G) EXISTING WATER METER AND SERVICE TO BE ABANDONED.
  - (H) EXISTING POWER POLE WITH GUY WIRE TO REMAIN.
  - (I) EXISTING DRIVE APRON TO BE REMOVED.
  - (J) EXISTING CURB TO BE REMOVED.





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 of Case No **CD-CPC-2024-00012** on **6/18/2024**

*Diane Binkkley*  
 Diane Binkkley, M.D.  
 Secretary of the City Plan Commission

**LEGAL DESCRIPTION:**  
 LOTS 911, 912, 913, 914, 915, 916, 917 AND 918,  
 EXCEPT THAT PART IN PUBLIC ALLEY, BLOCK 65,  
 MCGEE'S ADDITION, A SUBDIVISION IN KANSAS CITY,  
 JACKSON COUNTY, MISSOURI, ACCORDING TO  
 RECORDED PLAT THEREOF

- PAVEMENT LEGEND**
- 2" TYPE 3-01 ASPHALT SURFACE
  - 3" TYPE 1-01 ASPHALT BASE
  - 6" AB-3 AGGREGATE BASE
  - 12" COMPACTED SUBGRADE
  - 8" CONCRETE PAVEMENT
  - 6" AB-3 AGGREGATE BASE
  - 12" COMPACTED SUBGRADE
  - 4" CONCRETE SIDEWALK OR
  - 4" AB-3 AGGREGATE BASE
  - 6" COMPACTED SUBGRADE
  - KCMO STANDARD TYPE C-1 CONCRETE CURB

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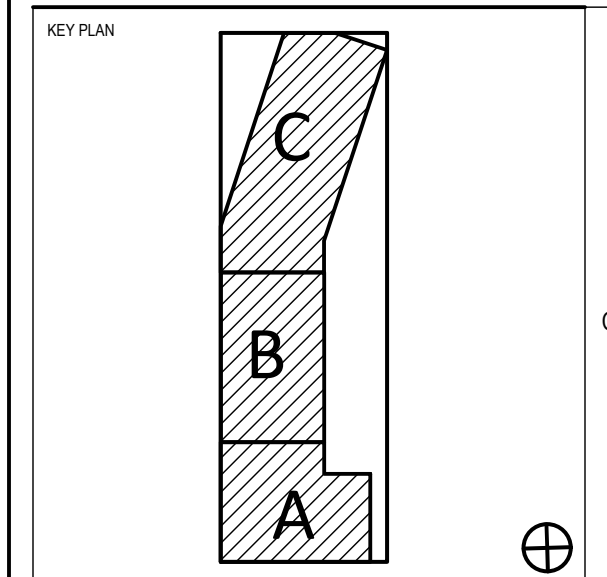
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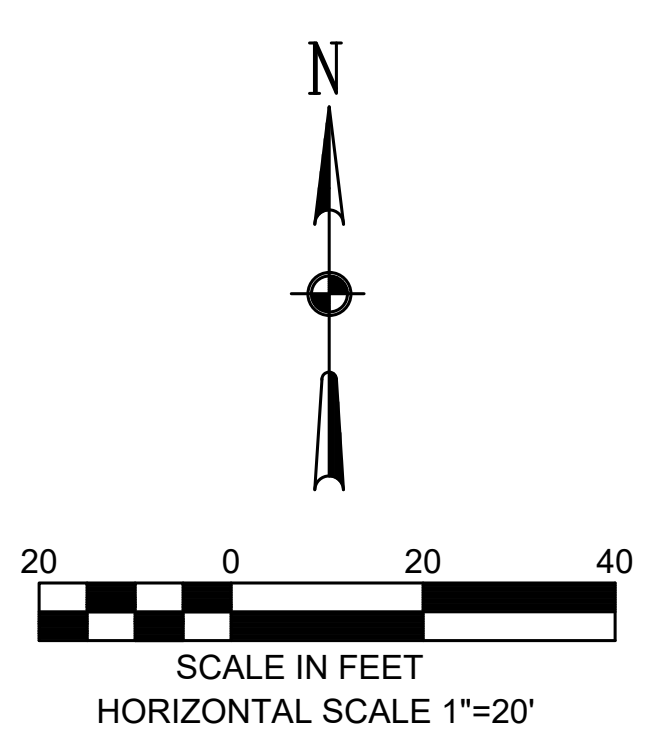
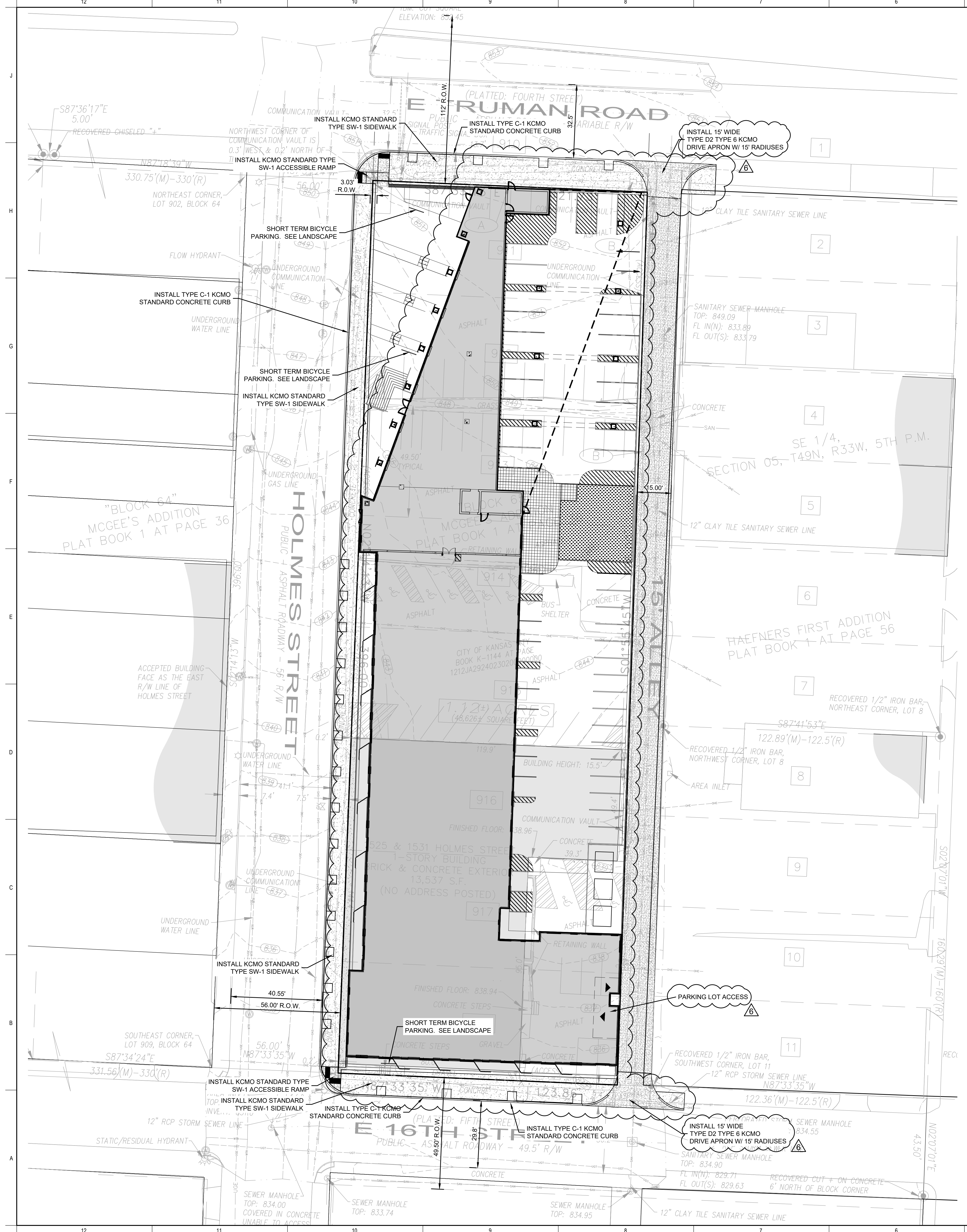


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**RELEASE SCHEDULE**

NO.	RELEASE	DATE
1	PRELIMINARY	2024.03.15
4	CITY DEV COMMENT RESPONSES	2024.05.31
6	CITY DEVELOPMENT PLAN RESUBMITTAL	2024.05.31

**LAYOUT SHEET**  
**C102**  
 CITY DEVELOPMENT PLAN SUBMITTAL  
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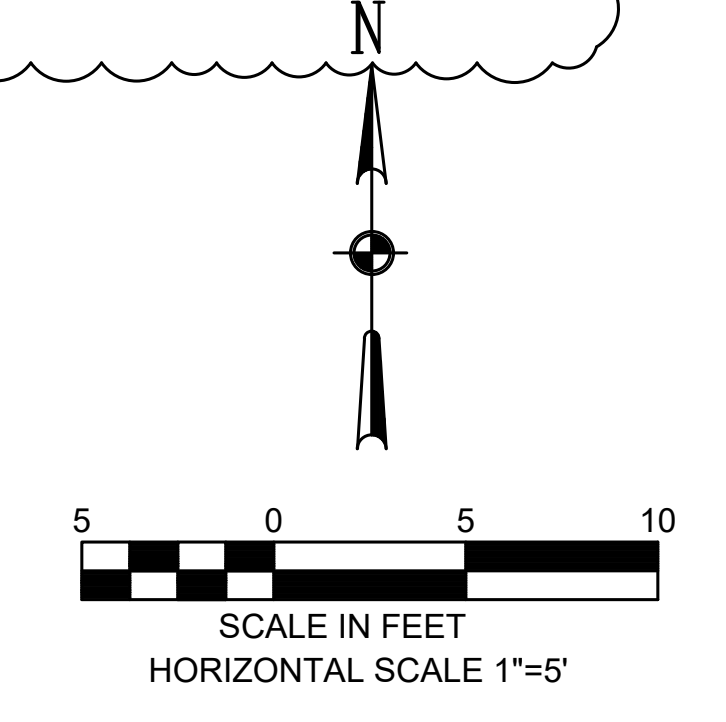
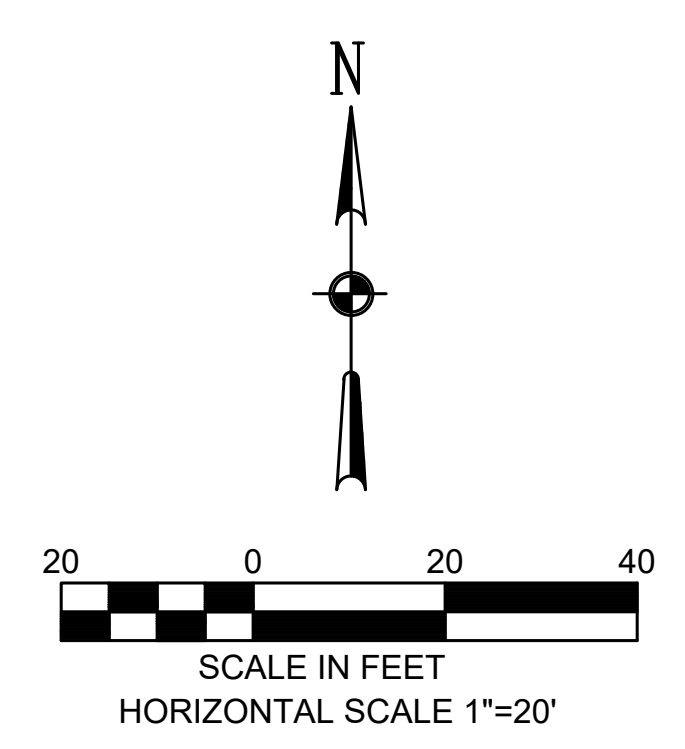
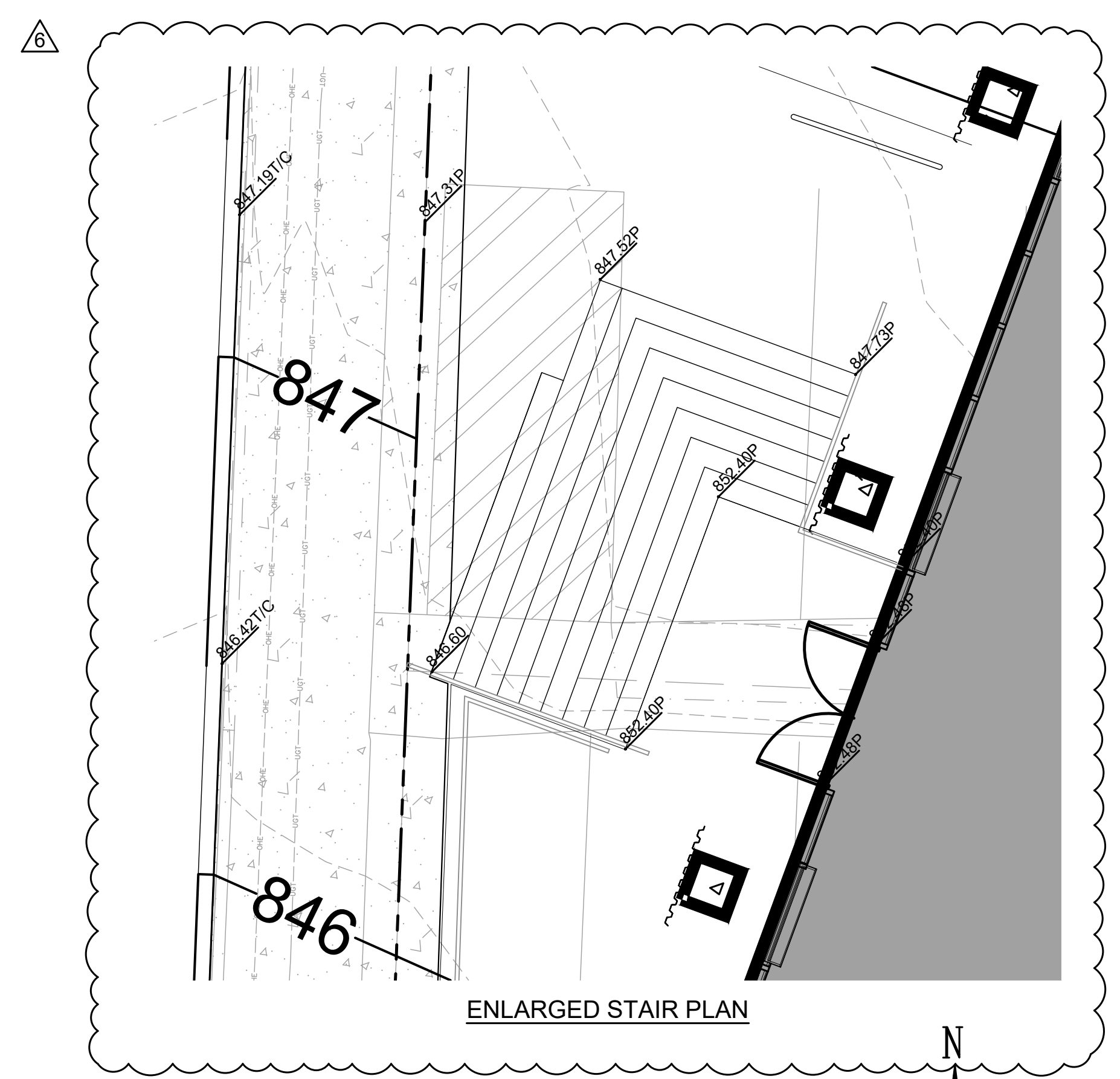


**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No **CP-2024-00012** on **6/18/2024**

*Eric Biedley*  
 Diane Binkley, AICP  
 Secretary of the City Plan Commission

- GRADING NOTES:**
- THE SIZE, LOCATION AND NATURE OF EXISTING UTILITIES AS SHOWN ON THESE DRAWINGS HAS BEEN OBTAINED FROM INFORMATION PROVIDED BY THE UTILITY COMPANIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ACTIVITIES WITH THE APPLICABLE UTILITIES, AND FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING UNFORESSEEN AND UNKNOWN UTILITIES, PRIOR TO CONSTRUCTION. UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - UNLESS OTHERWISE INDICATED IN PLANS OR TECHNICAL SPECIFICATIONS, ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND GEOTECHNICAL REPORTS:
    - A. "STANDARD SPECIFICATIONS AND DESIGN CRITERIA" AS PREPARED BY THE AMERICAN PUBLIC WORKS ASSOCIATION AND AS ADOPTED BY THE CITY OF KANSAS CITY, MISSOURI;
    - B. "EROSION AND SEDIMENTATION CONTROL SPECIFICATIONS" AS ADOPTED BY CITY ORDINANCE, AND AS APPROVED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
    - C. KANSAS CITY, MISSOURI PUBLIC WORKS DEPARTMENT STANDARD DRAWINGS AND SPECIFICATIONS.
    - D. "GEOTECHNICAL EXPLORATION AND SUBGRADE RECOMMENDATIONS GUADALUPE LOFTS" DATED FEBRUARY 20, 2023, PREPARED BY CFS ENGINEERS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR CONSTRUCTION ACTIVITIES.
  - THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACCESS TO THE SITE TO ONE LOCATION, UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER.
  - THE CONTRACTOR SHALL PROMPTLY CLEAN PUBLIC ROADWAYS OF ALL MUD AND CONSTRUCTION DEBRIS RESULTING OF CONSTRUCTION ACTIVITIES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD STAKING.
  - BOLD CONTOUR LINES AND BOLD SPOT ELEVATIONS REPRESENT FINISHED GRADE AT PROJECT COMPLETION, (I.E. THE TOP OF FINISHED GRADE, TOP OF PAVEMENT OR TOP OF CURB).
  - ALL SPOT ELEVATIONS ARE PVMT. ELEVATIONS UNLESS NOTED OTHERWISE. SPOT ELEVATIONS FOLLOWED BY HP INDICATE HIGH POINTS. SPOT ELEVATIONS FOLLOWED BY TC INDICATES TOP OF CURB ELEVATION. SPOT ELEVATIONS NOTED TC = P INDICATE THAT TOP OF CURB ELEVATION EQUALS PAVEMENT ELEVATION.
  - SPOT ELEVATION CALL OUTS MAY BE TRUNCATED (i.e. 55.50 MEANS 955.50).
  - ALL ELEVATIONS ARE ON NAVD 88 VERTICAL DATUM.
  - FOR BORING INFORMATION, SEE THE PROJECT GEOTECHNICAL REPORT.

- LEGEND**
- TC DENOTES TOP OF CURB ELEVATION
  - P DENOTES TOP OF PAVEMENT ELEVATION
  - TC=P DENOTES TOP OF CURB ELEVATION AND EQUALS TOP OF PAVEMENT ELEVATION
  - T.O.W. DENOTES TOP OF RETAINING WALL ELEVATION



OWNER:  
**GRAYSON CAPITAL**  
 1881 MAIN STREET #302  
 KANSAS CITY, MO 64108

ARCHITECT OF RECORD:  
**DRAW ARCHITECTURE**  
 + **URBAN DESIGN LLC**  
 214 W 21ST ST, SUITE 200  
 KANSAS CITY, MO 64108  
 T 816-531-8303

STRUCTURAL:  
**APEX ENGINEERS, INC.**  
 1626 LOCUST ST  
 KANSAS CITY, MO 64108  
 T 816-421-3222

MEP ENGINEERS:  
**CUSTOM ENGINEERING**  
 12282 E US HWY 40,  
 INDEPENDENCE, MO 64055  
 T 816-350-1473

CIVIL ENGINEER:  
**TALIAFERRO & BROWNE, INC.**  
 1020 E. 8TH STREET  
 KANSAS CITY, MO 64118  
 T 816-265-3655

LANDSCAPE ARCHITECT:  
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**15TH & HOLMES**  
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 KANSAS CITY, MO 64108

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 214 W 21st STREET, KANSAS CITY, MO 64114  
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KEY PLAN

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DOMINIQUE DAVISON MO #00001203

RELEASE SCHEDULE

NO.	RELEASE	DATE
4	CITY DEV COMMENT RESPONSES	2024.03.15
6	CITY DEVELOPMENT PLAN RESUBMITTAL	2024.05.31

**GRADING PLAN**

**C104**

CITY DEVELOPMENT PLAN SUBMITTAL

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**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No **CD-CPC-2024-00012** on **6/18/2024**

*Sara Brilly*  
 Diane Binkkley, AICP  
 Secretary of the City Plan Commission

- GENERAL NOTES**
1. THE STORM SEWER CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE CURRENT "CITY STANDARDS" AND SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT, KANSAS CITY, MISSOURI, EXCEPT AS NOTED.
  2. ALL MANHOLES SHALL BE KANSAS CITY, MO STANDARD MH-PC PRECAST CONCRETE MANHOLES.
  3. ALL CURB INLETS ARE KANSAS CITY, MO STANDARD CI-1 (TYPE I).
  4. CONTRACTOR SHALL ESTABLISH ALL HORIZONTAL AND VERTICAL CONTROL IN CONFORMANCE WITH THE PLANS. VARIATIONS WILL REQUIRE ADVANCE APPROVAL IN WRITING FROM THE ARCHITECT OR ENGINEER.
  5. STREET, PARKING, SIDEWALK, CURBS AND DRIVEWAY CONSTRUCTION, INCLUDING RESTORATION AND SAW CUTTING, SHALL COMPLY WITH ALL KANSAS CITY, MISSOURI PUBLIC WORKS STANDARDS.
  6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND INSTALL ALL FITTINGS, SPECIFIED OR UNSPECIFIED, TO OBTAIN PROPER HORIZONTAL OR VERTICAL ALIGNMENT AND CONNECTION TO EXISTING SEWER SYSTEMS.
  7. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS OR FROM FIELD SURVEY OF SURFACE PROJECTIONS. THESE LOCATIONS ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  8. FOR UTILITY LOCATIONS, THE CONTRACTOR MAY UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC": 1-800-DIG-RITE.
  9. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL COMPANIES WHICH HAVE FACILITIES IN THE VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
  10. DISPOSAL OF ALL DEBRIS SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
  11. THE CONTRACTOR SHALL NOT DAMAGE ANY PRIVATE PROPERTY OUTSIDE THE SITE BOUNDARY, PUBLIC OR PRIVATE UTILITIES OR PUBLIC INFRASTRUCTURE. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
  12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING TO FINISHED GRADE, ANY MANHOLE TOPS, VALVE COVERS, METER COVERS AND ANY OTHER SURFACE PROJECTIONS TO REMAIN.
  13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE VISUAL INSPECTION OF THE PROJECT AREA SO AS TO FAMILIARIZE HIMSELF WITH THE SCOPE OF THE WORK AND THE REQUIREMENTS FOR COMPLETING THE WORK.
  14. THE CONTRACTOR'S WORK SHALL NOT INTERFERE WITH EXISTING TRAFFIC FLOW, EXCEPT AS NOTED. ANY LANE CLOSING SHALL BE COORDINATED WITH AND PERMITTED BY THE TRAFFIC DEPARTMENT. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF KANSAS CITY, MISSOURI FOR REVIEW AND APPROVAL. ALL TRAFFIC SIGNS AND PAVEMENT MARKING MUST CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

**OWNER:**  
**GRAYSON CAPITAL**  
 1801 MAIN STREET #302  
 KANSAS CITY, MO 64108

**ARCHITECT OF RECORD:**  
**DRAW ARCHITECTURE**  
 + **URBAN DESIGN LLC**  
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 T 816-531-8303

**STRUCTURAL:**  
**APEX ENGINEERS, INC.**  
 1626 LOCUST ST  
 KANSAS CITY, MO 64108  
 T 816-421-3222

**MET ENGINEERS:**  
**CUSTOM ENGINEERING**  
 12280 E US HWY 40  
 INDEPENDENCE, MO 64055  
 T 816-350-1473

**CIVIL ENGINEER:**  
**TALIAFERRO & BROWNE, INC.**  
 1020 E. 8TH STREET  
 KANSAS CITY, MO 64118  
 T 816-265-3455

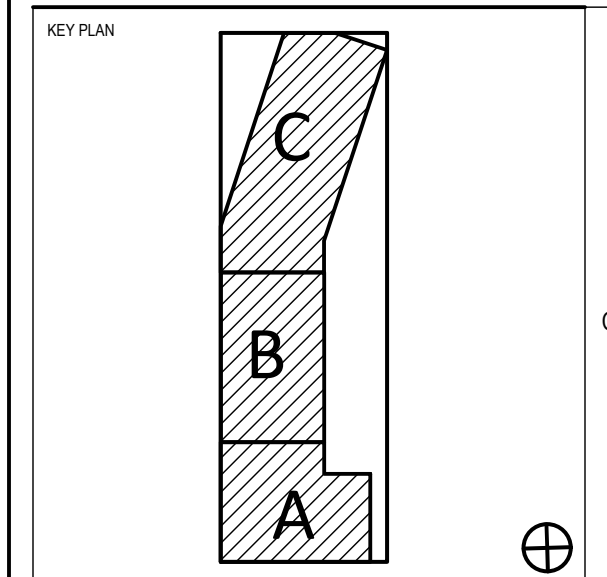
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**DRAW ARCHITECTURE**  
 + **URBAN DESIGN LLC**  
 214 W 21ST ST, SUITE 200  
 KANSAS CITY, MO 64108  
 T 816-531-8303

- GENERAL NOTES FOR WATER SERVICE LINE:**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR WATER MAIN EXTENSIONS AND RELOCATIONS OF THE KANSAS CITY, MISSOURI WATER SERVICES DEPARTMENT.
  2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE WATER SERVICES DEPARTMENT OF THE CITY OF KANSAS CITY, MISSOURI.
  3. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL FITTINGS REQUIRED TO PROVIDE PROPER HORIZONTAL AND VERTICAL ALIGNMENTS FOR NEW WATER CONNECTIONS TO EXISTING WATER MAINS AND SERVICE LINES AT THE PROPER LOCATION AND ELEVATION, WHETHER OR NOT THE FITTINGS ARE CALLED OUT ON THESE PLANS.
  4. THE CONTRACTOR SHALL FURNISH AND INSTALL, AT NO EXTRA COST, ALL TEMPORARY BLOW-OFF ASSEMBLIES AND ALL FITTINGS, TESTING, CHLORINATION, DECHLORINATION AND FLUSHING THE NEW WATER SERVICE LINES.
  5. ALL JOINTS SHALL BE OBSERVED UNDER LINE PRESSURE FOR PRESSURE TEST.
  6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL ASBUILT FIELD NOTES AND PLANS.
  7. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL VALVES AND FITTINGS NECESSARY FOR CONNECTIONS TO THE EXISTING WATER SUPPLY MAINS AT THE LOCATION SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATIONS, MATERIAL AND SIZE OF ALL EXISTING MAINS AND FACILITIES BEFORE ORDERING NEW MATERIAL. NO EXTRA PAYMENT SHALL BE MADE FOR ANY VARIATIONS IF FOUND.
  8. CONSTRUCTION STAKING FOR THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE GRADING CONTRACTOR.
  9. ALL WATER SERVICE LINES THROUGHOUT THIS PROJECT SHALL HAVE MINIMUM COVER OF 4 FEET AND A MAXIMUM COVER OF 5 FEET.
  10. ALL FITTINGS FOR SERVICE CONNECTIONS FOR FIRE PROTECTION AND DOMESTIC WATER SHALL BE INSTALLED BY THE CONTRACTOR.

**15TH & HOLMES**  
 1531 HOLMES STREET  
 KANSAS CITY, MO 64108

**DRAW**  
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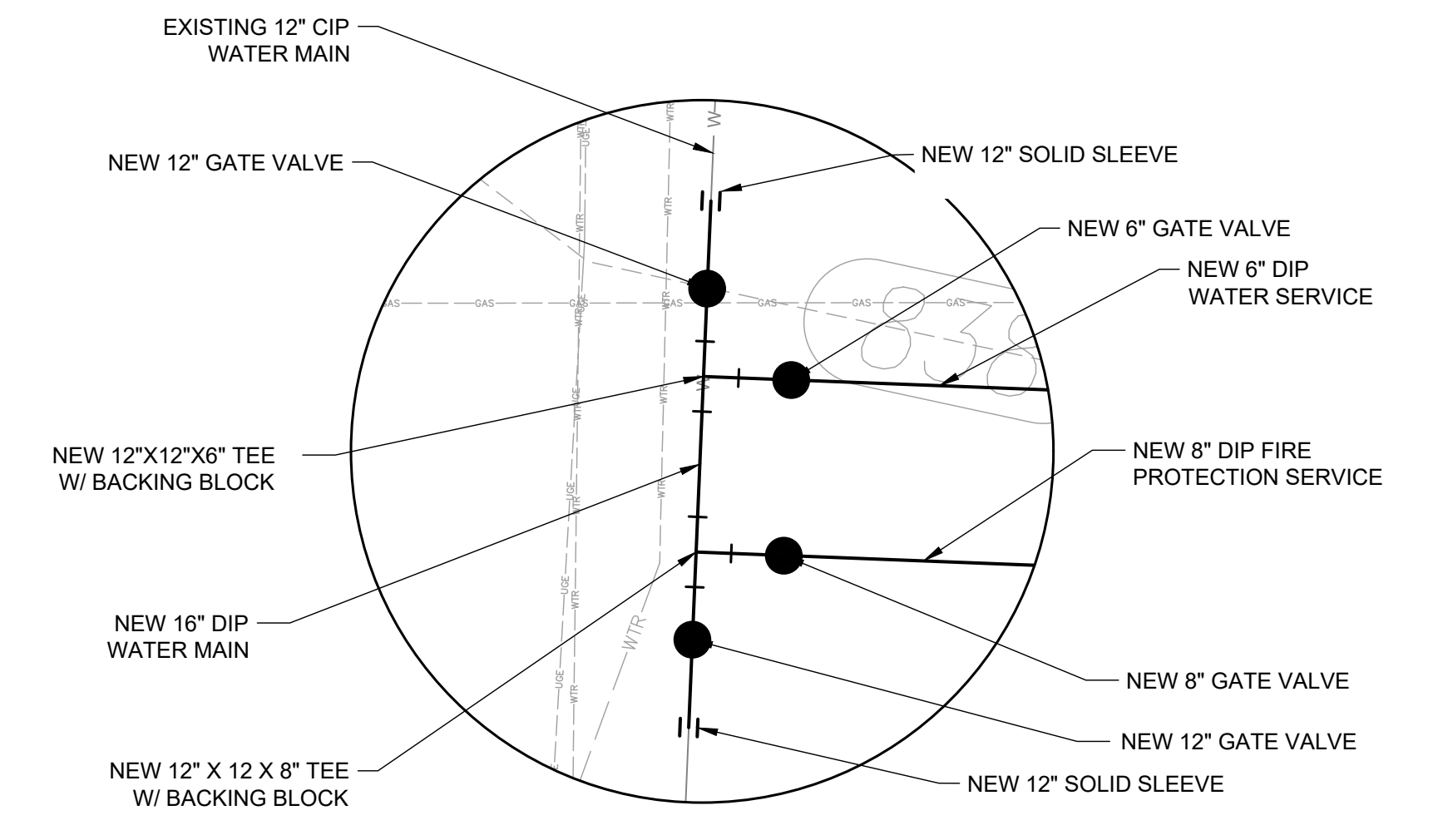
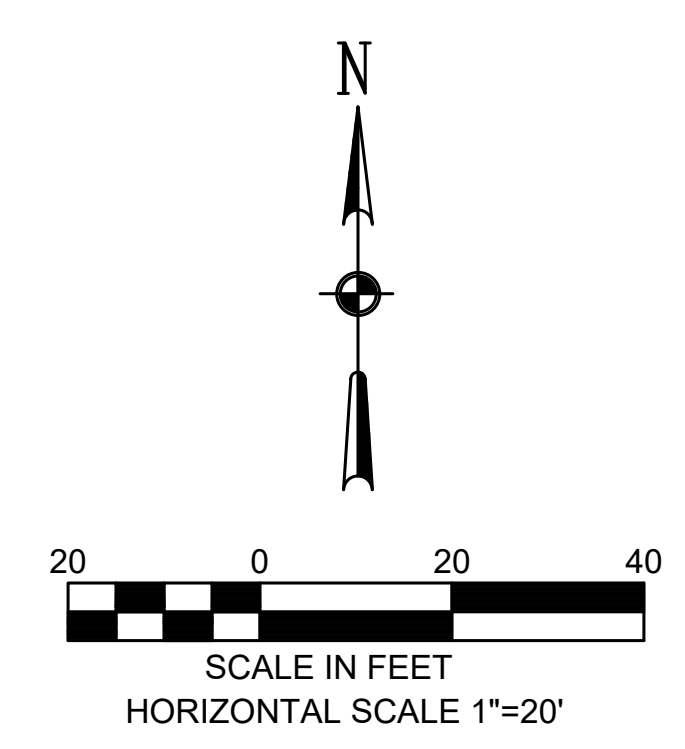


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DOMINIQUE DAVISON		MO 630001203
RELEASE SCHEDULE		DATE
1. RELEASE		2024.03.15
4. CITY DEV COMMENT RESPONSES		2024.05.31
6. CITY DEVELOPMENT PLAN RESUBMITTAL		

UTILITY PLAN	
<b>C105</b>	

CITY DEVELOPMENT PLAN SUBMITTAL  
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**DETAIL 1 - WATER SERVICE CONNECTION**

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



GENERAL NOTES:  
1. REFER TO CIVIL PLANS FOR ADDITIONAL EXISTING & PROPOSED SITE INFORMATION.

OWNER:  
**GRAYSON CAPITAL**  
1881 MAIN STREET #302  
KANSAS CITY, MO 64108

ARCHITECT OF RECORD:  
**DRAW ARCHITECTURE + URBAN DESIGN LLC**  
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KANSAS CITY, MO 64108  
T 816-531-8303

STRUCTURAL:  
**APEX ENGINEERS, INC.**  
1625 LOCUST ST  
KANSAS CITY, MO 64108  
T 816-421-3222

MEP ENGINEERS:  
**CUSTOM ENGINEERING**  
17200 E US HWY 40,  
INDEPENDENCE, MO 64055  
T 816-350-1473

CIVIL ENGINEER:  
**TALIAFERRO & BROWNE, INC.**  
1020 E 8TH STREET  
KANSAS CITY, MO 64118  
T 816-293-3469

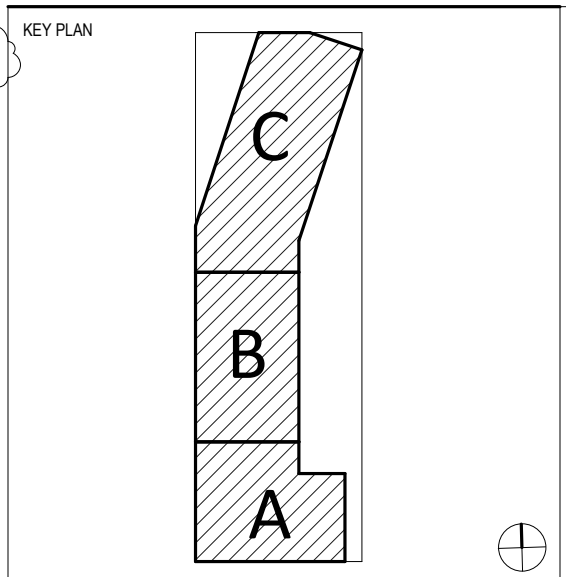
LANDSCAPE ARCHITECT:  
**DRAW ARCHITECTURE + URBAN DESIGN LLC**  
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KANSAS CITY, MO 64108  
T 816-531-8303

**15TH & HOLMES**

1531 HOLMES STREET  
KANSAS CITY, MO 64108

**DRAW**

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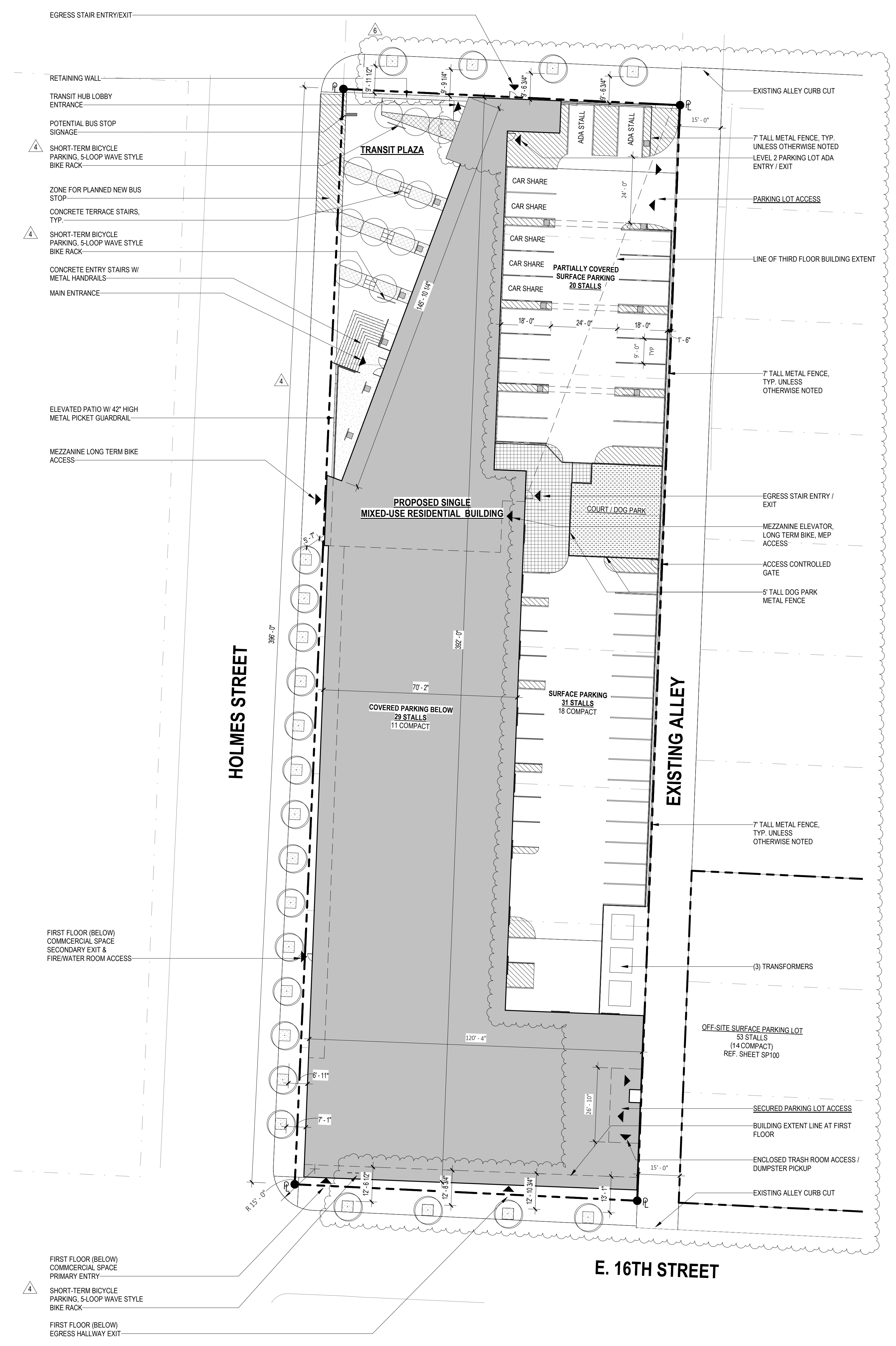
DATE	DESCRIPTION	BY
2024.02.09	CITY DEVELOPMENT PLAN SUBMITTAL	DOANIQUE DAVIDSON
2024.03.15	CITY DEV. COMMENT RESPONSES	
2024.05.31	CITY DEVELOPMENT PLAN RESUBMITTAL	

**LANDSCAPE PLAN**

**L 100**

CITY DEVELOPMENT PLAN SUBMITTAL

**E. 15th STREET / E. TRUMAN ROAD**



**TABLE 3 - LANDSCAPE REQUIREMENTS**

88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATE REQUESTED?	APPROVED
88-425-03 Street Trees	22	22	No	
Holmes St	14	14		
E 15th St	4	4		
E 16th St	4	4		
88-425-04 General	8	11		
88-425-05 Perimeter Vehicular Use Area	Not Applicable			
Adjacent to Streets	Not Applicable			
Adjacent to Residential Zones	Not Applicable			
88-425-06 Interior Vehicular Use Area	Not Applicable / Partially Covered by Building			
88-425-07 Parking Garage Screening	Provided by building facade screen walls and site fencing			
88-425-08 Mechanical/ Utility Equipment Screening				
88-425-08-A Dumpsters	Trash collection and storage will be done internally within the building. The primary trash collection / dumpster room will be located at the Southeast Corner within the First Floor Parking Garage			
88-425-08-D Roof-mounted Mechanical Equipment	Option 3 - An equipment setback from roof edges visible from the public right-of-way that is at least 3 feet in depth for each one foot of equipment height.			
88-425-09 Outdoor Use Screening	Not Applicable			

**TABLE 3b - LANDSCAPE SCHEDULE**

88-425 LANDSCAPE SCHEDULE	SYMBOL	POTENTIAL PLANT & TREE OPTIONS
88-425-03 Street Trees	+	Bald Cypress, Black Tupelo, Kentucky Coffee Tree, Bur Oak, Shumard Oak, Chinkapin
88-425-04 General Trees	○	Eastern Redbud, Serviceberry, American Hornbeam, Flowering Dogwood, Kansas Hawthorn, River Birch
Shrub	■	Common Rush, Virginia Iris, Swamp Milkweed, Shrubs
88-425-05 Perimeter Vehicular Use Area	Not Applicable	
Adjacent to Streets	Not Applicable	
Adjacent to Residential Zones	Not Applicable	
88-425-06 Interior Vehicular Use Area	Not Applicable	
88-425-07 Parking Garage Screening	Provided by building facade screen walls and site fencing	
88-425-08 Mechanical/ Utility Equipment Screening		
88-425-08-A Dumpsters	Trash collection and storage will be done internally within the building. The primary trash collection / dumpster room will be located at the Southeast Corner within the First Floor Parking Garage	
88-425-08-D Roof-mounted Mechanical Equipment	Option 3 - An equipment setback from roof edges visible from the public right-of-way that is at least 3 feet in depth for each one foot of equipment height.	
88-425-09 Outdoor Use Screening	Not Applicable	

**TABLE 6 - BUILDING USE & SF BREAKDOWN**

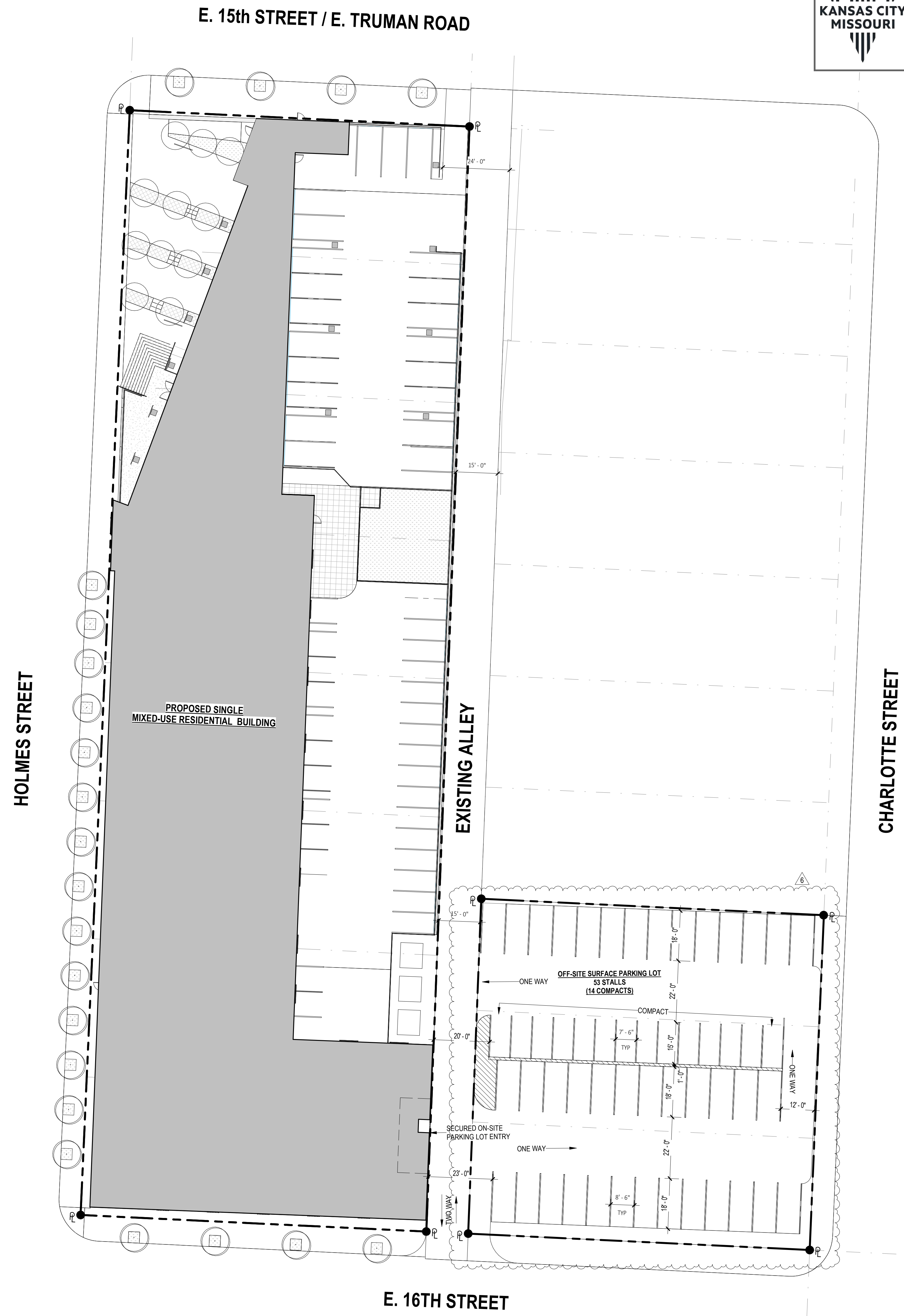
USE	MIXED USE	# OF UNITS
First Floor	7,158 G.S.F. (Commercial / B.O.H.)	0 / 6,070 G.S.F. of Commercial Space
Mezzanine	3,196 G.S.F. (Commercial / B.O.H.)	0
Second Floor	23,806 G.S.F. (Residential / Amenity Space)	24 / 6,460 G.S.F. of Amenity Space
Third Floor	28,610 G.S.F. (Residential)	40
Fourth Floor	28,610 G.S.F. (Residential)	40
Fifth Floor	28,610 G.S.F. (Residential)	40
Sixth Floor	28,610 G.S.F. (Residential)	40
Future Roof Deck	4,500 G.S.F.	0
<b>TOTAL</b>	<b>153,106 G.S.F. (Roof Deck Included)</b>	<b>184</b>





**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No **CD-CPC-2024-00012** on **6/18/2024**

*Diane Binkkley, M.D.*  
 Diane Binkkley, M.D.  
 Secretary of the City Plan Commission



**OWNER:**  
 GRAYSON CAPITAL  
 1881 MAIN STREET #302  
 KANSAS CITY, MO 64108

**ARCHITECT OF RECORD:**  
 DRAW ARCHITECTURE  
 + URBAN DESIGN LLC  
 214 W 21ST ST, SUITE 200  
 KANSAS CITY, MO 64108  
 T 816-531-8303

**STRUCTURAL:**  
 APEX ENGINEERS, INC.  
 1625 LOCUST ST  
 KANSAS CITY, MO 64108  
 T 816-421-3222

**MEP ENGINEERS:**  
 CUSTOM ENGINEERING  
 17200 E US HWY 40,  
 INDEPENDENCE, MO 64055  
 T 816-350-1473

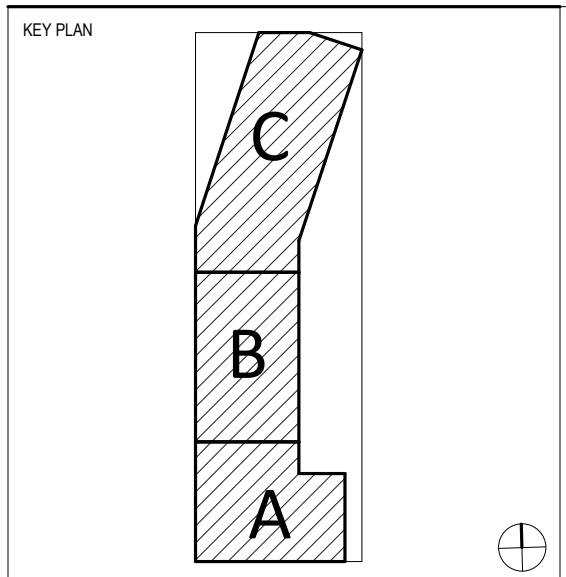
**CIVIL ENGINEER:**  
 TALIAFERRO & BROWNE, INC.  
 1020 E. 8TH STREET  
 KANSAS CITY, MO 64118  
 T 816-263-3456

**LANDSCAPE ARCHITECT:**  
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**15TH & HOLMES**  
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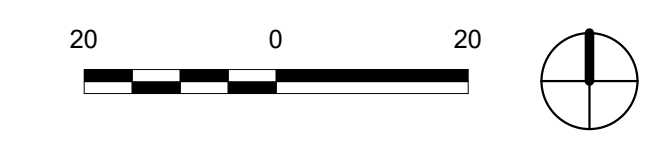


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DOMINIQUE DAVISON MO 8209581203

RELEASE SCHEDULE	DATE
NO. 1 RELEASE	2024.03.19
5 ADDITIONAL DRC REQUEST	2024.03.19
6 CITY DEVELOPMENT PLAN RESUBMITTAL	2024.05.31

SITE PLAN WITH PROPOSED  
 OFF-SITE PARKING LOT LAYOUT  
**SP100**  
 CITY DEVELOPMENT PLAN SUBMITTAL





ROOM SCHEDULE				
LEVEL	NUMBER	NAME	AREA	OCCUPANCY
FIRST FLOOR	100	COURT / DOG PARK	2147 SF	A-3 (ASSEMBLY)
FIRST FLOOR	101	TRASH	200 SF	S-2 (STORAGE)
FIRST FLOOR	102	MEP	191 SF	S-1 (STORAGE)
FIRST FLOOR	103	COMMERCIAL	4413 SF	B (BUSINESS)
FIRST FLOOR	104	WATER/FIRE	212 SF	S-1 (STORAGE)
FIRST FLOOR	105	MAINTENANCE	626 SF	S-2 (STORAGE)
MEZZANINE	209	MEP	217 SF	S-2 (STORAGE)
MEZZANINE	270	MEP	269 SF	S-2 (STORAGE)
MEZZANINE	271	LONG TERM BIKE	850 SF	S-2 (STORAGE)
SECOND FLOOR - 2.2	201	TYPE A2	633 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	202	TYPE S2	476 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	203	TYPE S2	476 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	204	TYPE S2	476 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	205	TYPE S2	476 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	206	TYPE B2	935 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	207	TYPE S2	476 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	208	TYPE S2	476 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	209	TYPE B1	1034 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	210	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	211	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	212	TYPE S1	523 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	213	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	214	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	215	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	216	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	217	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	218	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	219	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	220	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	221	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	222	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	223	TYPE S1	523 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	224	TYPE S1	523 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	251	MEP	37 SF	S-1 (STORAGE)
SECOND FLOOR - 2.2	252	AMENITY	5470 SF	A-3 (ASSEMBLY) / B (BUSINESS)
SECOND FLOOR - 2.2	253	TRANSIT PLAZA	3588 SF	N/A
SECOND FLOOR - 2.2	254	TRANSIT HUB	292 SF	A-3 (ASSEMBLY)

OWNER:  
**GRAYSON CAPITAL**  
 1881 MAIN STREET #302  
 KANSAS CITY, MO 64108

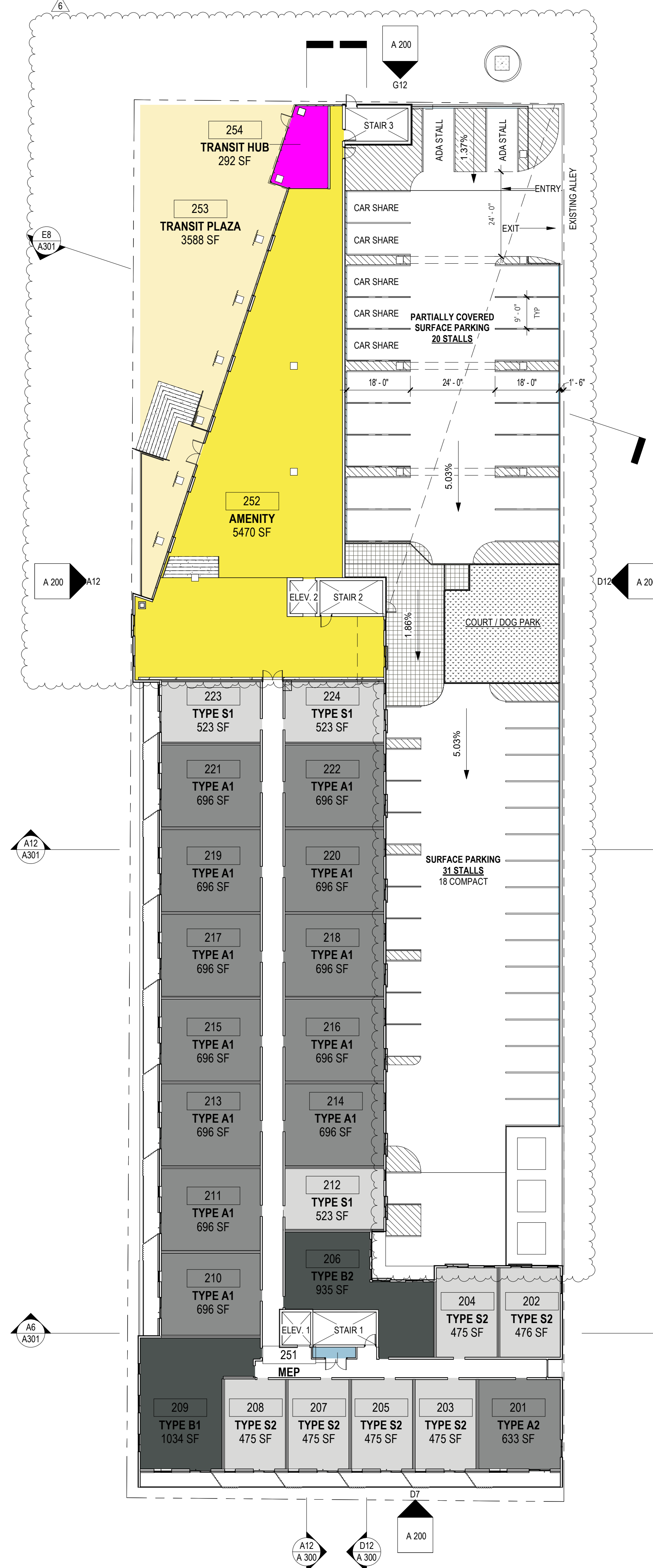
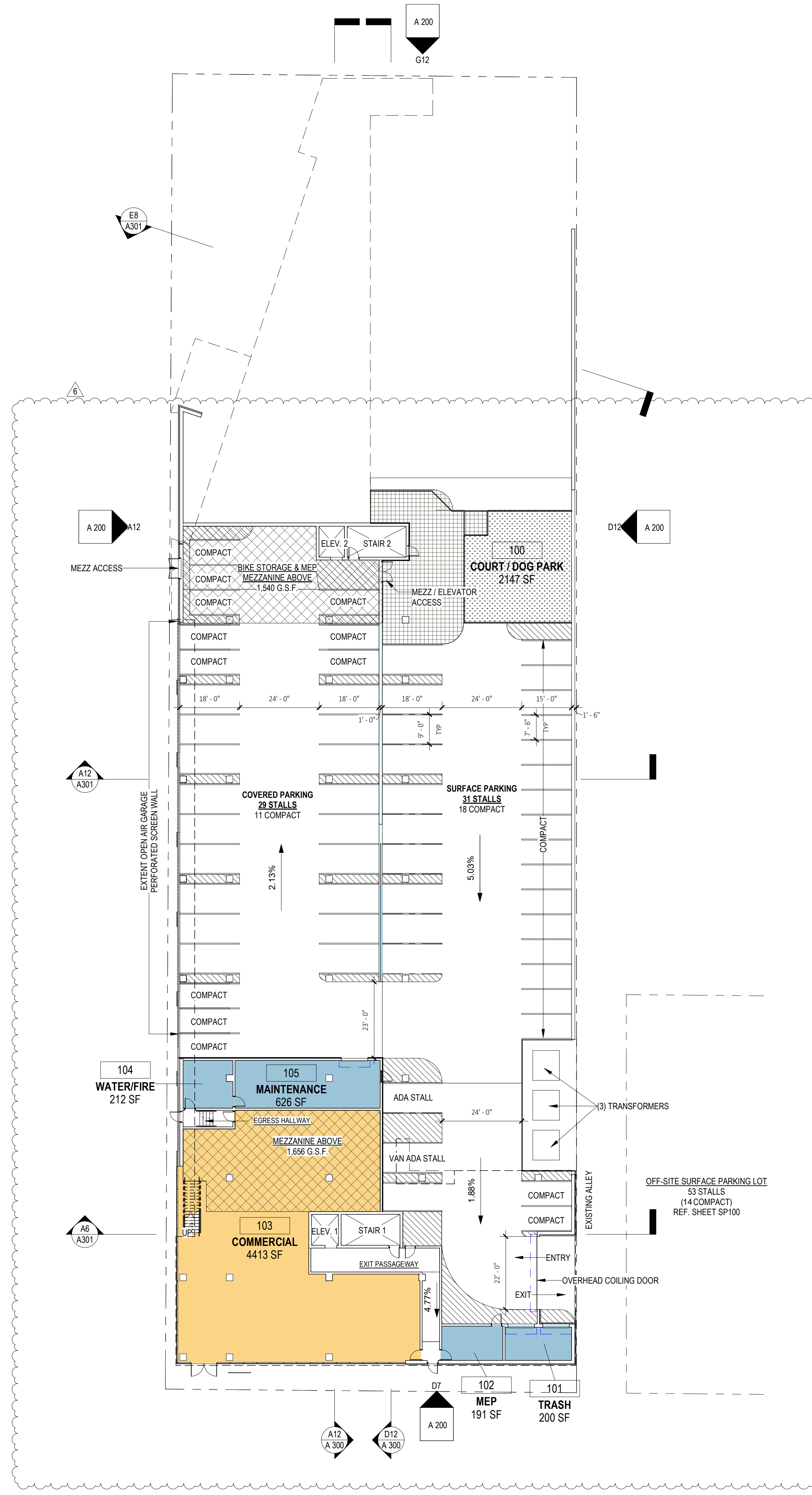
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 T 816-531-8303

STRUCTURAL:  
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 KANSAS CITY, MO 64108  
 T 816-421-3222

MEP ENGINEERS:  
**CUSTOM ENGINEERING**  
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 INDEPENDENCE, MO 64055  
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 KANSAS CITY, MO 64118  
 T 816-265-3459

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 214 W 21ST ST, SUITE 200  
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**AREA PLAN - UNIT TYPE LEGEND**

[Light Gray Box]	STUDIO UNIT
[Medium Gray Box]	1 BEDROOM UNIT
[Dark Gray Box]	2 BEDROOM UNIT

**BUILDING AREA BREAKDOWN**

FLOOR	G.S.F.	TYPE IA TOTAL AREA = 10,354 G.S.F.	TYPE IIB TOTAL AREA = 138,246 G.S.F.
1ST FLOOR	7,158 G.S.F.		
MEZZANINE	1,656 (TENANT) + 1,540 G.S.F. = 3,196 G.S.F.		
2ND FLOOR	6,460 + 11,346 G.S.F. = 23,806 G.S.F.		
3RD FLOOR	28,610 G.S.F.		
4TH FLOOR	28,610 G.S.F.		
5TH FLOOR	28,610 G.S.F.		
6TH FLOOR	28,610 G.S.F.		
FUTURE ROOF DECK	4,500 G.S.F.		
<b>TOTAL</b>	<b>148,800 G.S.F.</b> (NOT INCLUDING FUTURE ROOFTOP & COVERED / UNCOVERED PARKING LOTS)		

**UNIT SCHEDULE - 184 UNITS**

UNITS	STUDIO	1 BED	2BED	TOTAL
1ST FLOOR	-	-	-	-
2ND FLOOR	9	13	2	24
3RD FLOOR	19	19	2	40
4TH FLOOR	19	19	2	40
5TH FLOOR	19	19	2	40
6TH FLOOR	19	19	2	40
<b>TOTAL</b>	<b>85 (46%)</b>	<b>89 (49%)</b>	<b>10 (5%)</b>	<b>184</b>

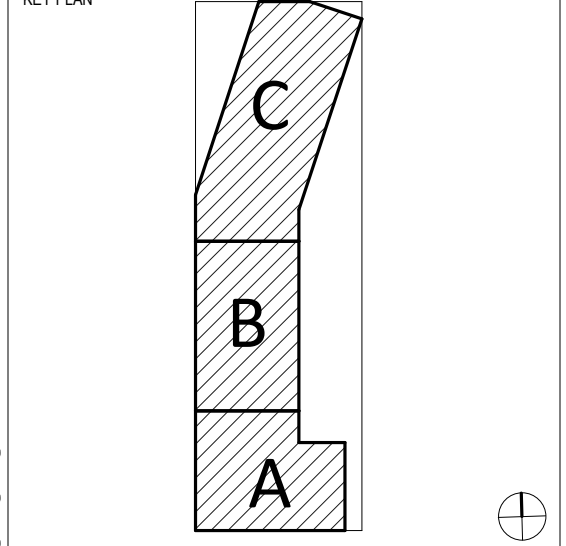
**PARKING BREAKDOWN**

LEVEL	COUNT	TYPE	# OF COMPACT
1ST FLOOR	53	SOUTHEAST CORNER SURFACE PARKING	14
1ST FLOOR	29	COVERED & SCREENED PARKING	18
1ST FLOOR	31	UNCOVERED SURFACE PARKING	18
2ND FLOOR	20	PARTIALLY COVERED SURFACE PARKING	0
<b>TOTAL</b>	<b>133</b>	<b>184 UNITS</b>	<b>43</b>

**15TH & HOLMES**  
 1531 HOLMES STREET  
 KANSAS CITY, MO 64108

**DRAW**  
 214 W 21ST STREET, KANSAS CITY, MO 64114  
 PHONE: 816.531.8303  
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DONNAE DAVIDSON NO 0029591203  
 RELEASE SCHEDULE DATE 2024.03.15  
 4 CITY DEV. COMMENT RESPONSES  
 6 CITY DEVELOPMENT PLAN RESUBMITTAL 2024.05.31

**AREA PLANS**  
**A 100**  
 CITY DEVELOPMENT PLAN SUBMITTAL  
 Printed 5/30/2024 2:08:46 PM



ROOM SCHEDULE				
LEVEL	NUMBER	NAME	AREA	OCCUPANCY
THIRD FLOOR	301	TYPE A2	633 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	302	TYPE S2	476 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	303	TYPE S2	475 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	304	TYPE S2	475 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	305	TYPE S2	475 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	306	TYPE B2	935 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	307	TYPE S2	475 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	308	TYPE S2	475 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	309	TYPE B1	1034 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	310	TYPE A1	696 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	311	TYPE A1	696 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	312	TYPE S1	523 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	313	TYPE A1	696 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	314	TYPE A1	696 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	315	TYPE A1	696 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	316	TYPE A1	696 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	317	TYPE A1	696 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	318	TYPE A1	696 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	319	TYPE A1	696 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	320	TYPE A1	696 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	321	TYPE A1	696 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	322	TYPE A1	696 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	323	TYPE S1	523 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	324	TYPE S1	523 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	325	TYPE A3	700 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	326	TYPE S1	523 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	327	TYPE S3	422 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	328	TYPE S1	523 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	329	TYPE S1	523 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	330	TYPE A1	696 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	331	TYPE S1	523 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	332	TYPE A1	696 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	333	TYPE S1	523 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	334	TYPE A1	696 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	335	TYPE S1	523 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	336	TYPE A1	696 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	337	TYPE S1	523 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	338	TYPE A1	696 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	339	TYPE A4	759 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	340	TYPE S4	535 SF	R-2 (RESIDENTIAL)
THIRD FLOOR	341	MEP	34 SF	S-1 (STORAGE)
THIRD FLOOR	342	MEP	63 SF	S-1 (STORAGE)
THIRD FLOOR	343	MEP	24 SF	S-1 (STORAGE)
FOURTH FLOOR	401	TYPE A2	633 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	402	TYPE S2	476 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	403	TYPE S2	475 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	404	TYPE S2	475 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	405	TYPE S2	475 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	406	TYPE B2	934 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	407	TYPE S2	475 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	408	TYPE S2	475 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	409	TYPE B1	1034 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	410	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	411	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	412	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	413	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	414	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	415	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	416	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	417	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	418	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	419	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	420	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	421	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	422	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	423	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	424	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	425	TYPE A3	700 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	426	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	427	TYPE S3	422 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	428	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	429	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	430	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	431	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	432	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	433	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	434	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	435	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	436	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	437	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	438	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	439	TYPE A4	761 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	440	TYPE S4	535 SF	R-2 (RESIDENTIAL)
FOURTH FLOOR	441	MEP	34 SF	S-1 (STORAGE)
FOURTH FLOOR	442	MEP	63 SF	S-1 (STORAGE)
FOURTH FLOOR	443	MEP	24 SF	S-1 (STORAGE)

OWNER:  
**GRAYSON CAPITAL**  
 1881 MAIN STREET #302  
 KANSAS CITY, MO 64108

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STRUCTURAL:  
**APEX ENGINEERS, INC.**  
 1625 LOCUST ST  
 KANSAS CITY, MO 64108  
 T 816-421-3222

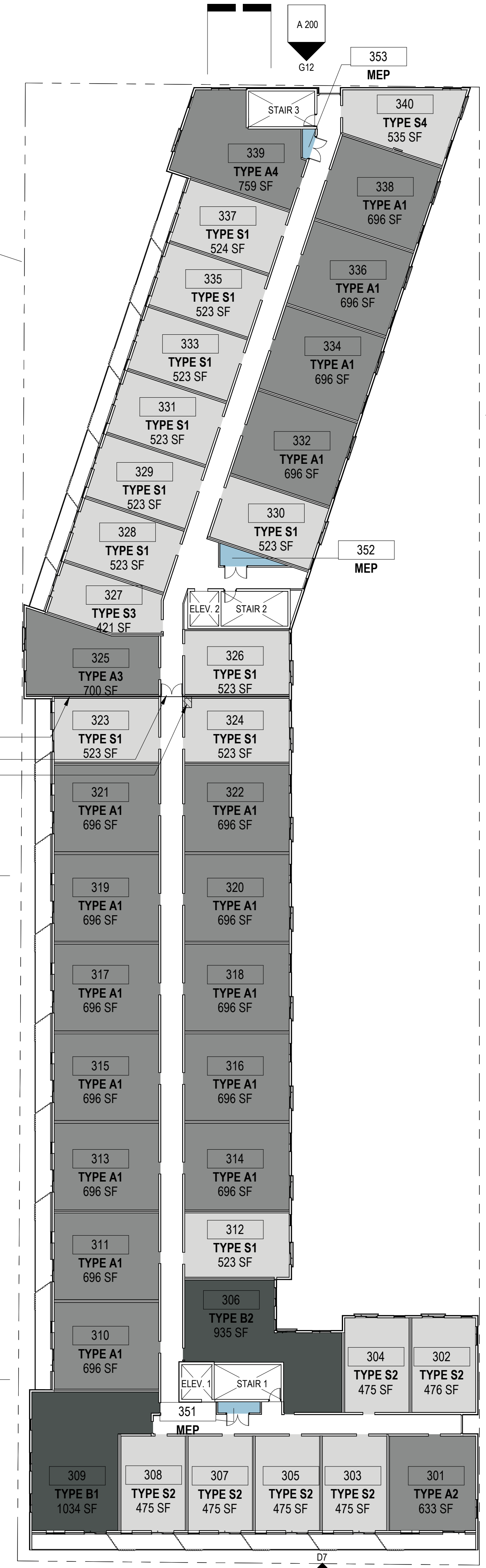
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**CUSTOM ENGINEERING**  
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 INDEPENDENCE, MO 64055  
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CIVIL ENGINEER:  
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 1020 E 8TH STREET  
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 T 816-265-3459

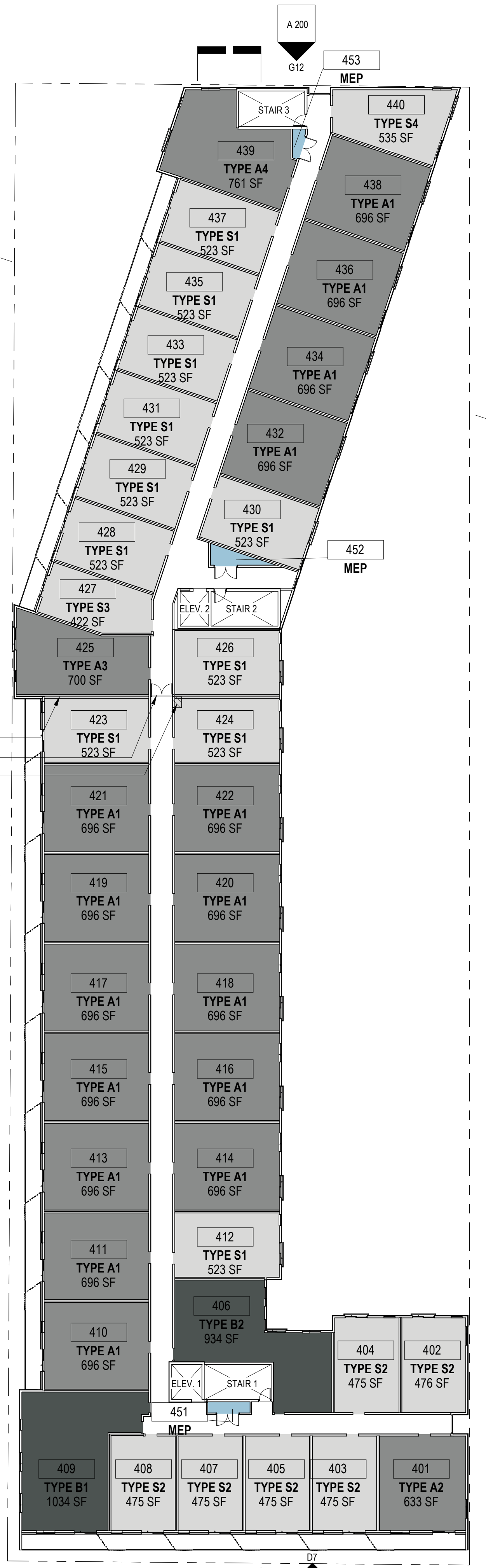
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 KANSAS CITY, MO 64108  
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 214 W 21ST STREET, KANSAS CITY, MO 64114  
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**A12** THIRD FLOOR AREA PLAN  
1" = 20'-0" RE: A12A200



**A7** FOURTH FLOOR AREA PLAN  
1" = 20'-0" RE: A12A200

**AREA PLAN - UNIT TYPE LEGEND**

[Light Gray Box]	STUDIO UNIT
[Medium Gray Box]	1 BEDROOM UNIT
[Dark Gray Box]	2 BEDROOM UNIT

**BUILDING AREA BREAKDOWN**

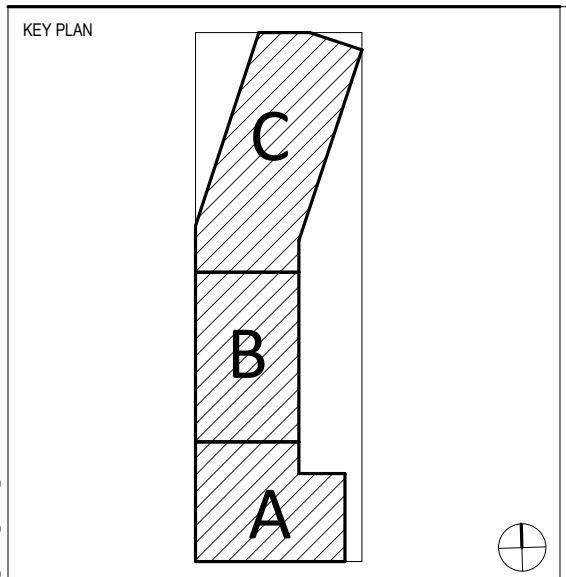
FLOOR	TYPE	AREA (G.S.F.)	TOTAL AREA (G.S.F.)
1ST FLOOR	7,188 G.S.F.	7,188	TYPE I(A) TOTAL AREA = 10,354 G.S.F.
MEZZANINE	1,656 (TENANT) + 1,540 G.S.F. = 3,196 G.S.F.	3,196	
2ND FLOOR	6,496 + 17,346 G.S.F. = 23,842 G.S.F.	23,842	
3RD FLOOR	28,610 G.S.F.	28,610	
4TH FLOOR	28,610 G.S.F.	28,610	
5TH FLOOR	28,610 G.S.F.	28,610	
6TH FLOOR	28,610 G.S.F.	28,610	
FUTURE ROOF DECK	4,500 G.S.F.	4,500	
<b>TOTAL</b>		<b>148,800 G.S.F.</b> (NOT INCLUDING FUTURE ROOFTOP & COVERED / UNCOVERED PARKING LOTS)	

**UNIT SCHEDULE - 184 UNITS**

UNITS	STUDIO	1 BED	2BED	TOTAL
1ST FLOOR	-	-	-	-
2ND FLOOR	9	13	-	24
3RD FLOOR	19	19	2	40
4TH FLOOR	19	19	2	40
5TH FLOOR	19	19	2	40
6TH FLOOR	19	19	2	40
<b>TOTAL</b>	<b>55 (46%)</b>	<b>59 (49%)</b>	<b>16 (5%)</b>	<b>184</b>

**PARKING BREAKDOWN**

LEVEL	COUNT	TYPE	# OF COMPACT
1ST FLOOR	53	SOUTHEAST CORNER SURFACE PARKING	14
1ST FLOOR	29	COVERED & SCREENED PARKING	11
1ST FLOOR	31	UNCOVERED SURFACE PARKING	18
2ND FLOOR	20	PARTIALLY COVERED SURFACE PARKING	0
<b>TOTAL</b>	<b>133</b>		<b>43</b>
<b>72 UNIT TO PARKING RATIO</b>			



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NO.	RELEASE	DATE
1	CITY DEV. COMMENT RESPONSES	2024.03.15
2	CITY DEVELOPMENT PLAN SUBMITTAL	2024.05.31

**AREA PLANS**  
**A 101**  
 CITY DEVELOPMENT PLAN SUBMITTAL



ROOM SCHEDULE				
LEVEL	NUMBER	NAME	AREA	OCCUPANCY
FIFTH FLOOR	501	TYPE A2	633 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	502	TYPE S2	476 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	503	TYPE S2	475 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	504	TYPE S2	475 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	505	TYPE S2	475 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	506	TYPE B2	935 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	507	TYPE S2	475 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	508	TYPE S2	475 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	509	TYPE B1	1034 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	510	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	511	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	512	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	513	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	514	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	515	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	516	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	517	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	518	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	519	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	520	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	521	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	522	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	523	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	524	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	525	TYPE A3	700 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	526	TYPE S1	524 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	527	TYPE S3	422 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	528	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	529	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	530	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	531	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	532	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	533	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	534	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	535	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	536	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	537	TYPE S1	523 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	538	TYPE A1	696 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	539	TYPE A4	761 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	540	TYPE S4	535 SF	R-2 (RESIDENTIAL)
FIFTH FLOOR	541	MEP	34 SF	S-1 (STORAGE)
FIFTH FLOOR	542	MEP	59 SF	S-1 (STORAGE)
FIFTH FLOOR	543	MEP	24 SF	S-1 (STORAGE)
SIXTH FLOOR	601	TYPE A2	633 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	602	TYPE S2	476 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	603	TYPE S2	475 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	604	TYPE S2	475 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	605	TYPE S2	475 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	606	TYPE B2	934 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	607	TYPE S2	475 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	608	TYPE S2	475 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	609	TYPE B1	1034 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	610	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	611	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	612	TYPE S1	523 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	613	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	614	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	615	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	616	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	617	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	618	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	619	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	620	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	621	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	622	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	623	TYPE S1	523 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	624	TYPE S1	523 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	625	TYPE A3	700 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	626	TYPE S1	524 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	627	TYPE S3	422 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	628	TYPE S1	523 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	629	TYPE S1	523 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	630	TYPE S1	523 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	631	TYPE S1	523 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	632	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	633	TYPE S1	523 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	634	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	635	TYPE S1	523 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	636	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	637	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	638	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	639	TYPE A4	759 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	640	TYPE S4	535 SF	R-2 (RESIDENTIAL)
SIXTH FLOOR	641	MEP	34 SF	S-1 (STORAGE)
SIXTH FLOOR	642	MEP	59 SF	S-1 (STORAGE)
SIXTH FLOOR	643	MEP	24 SF	S-1 (STORAGE)

OWNER:  
**GRAYSON CAPITAL**  
 1881 MAIN STREET #302  
 KANSAS CITY, MO 64108

ARCHITECT OF RECORD:  
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 214 W 21ST ST, SUITE 200  
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 T 816-531-8303

STRUCTURAL:  
**APEX ENGINEERS, INC.**  
 1625 LOCUST ST  
 KANSAS CITY, MO 64108  
 T 816-421-3222

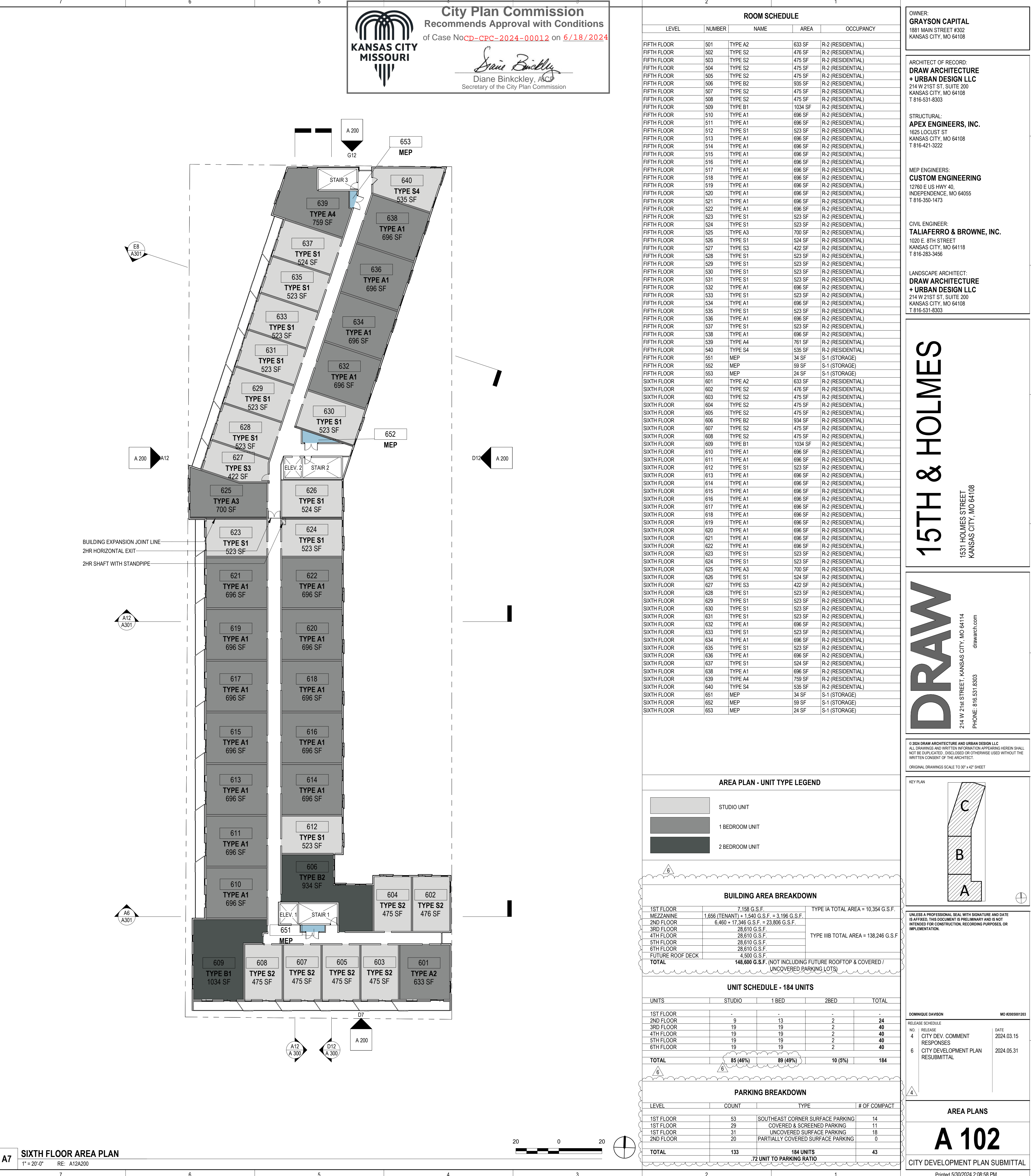
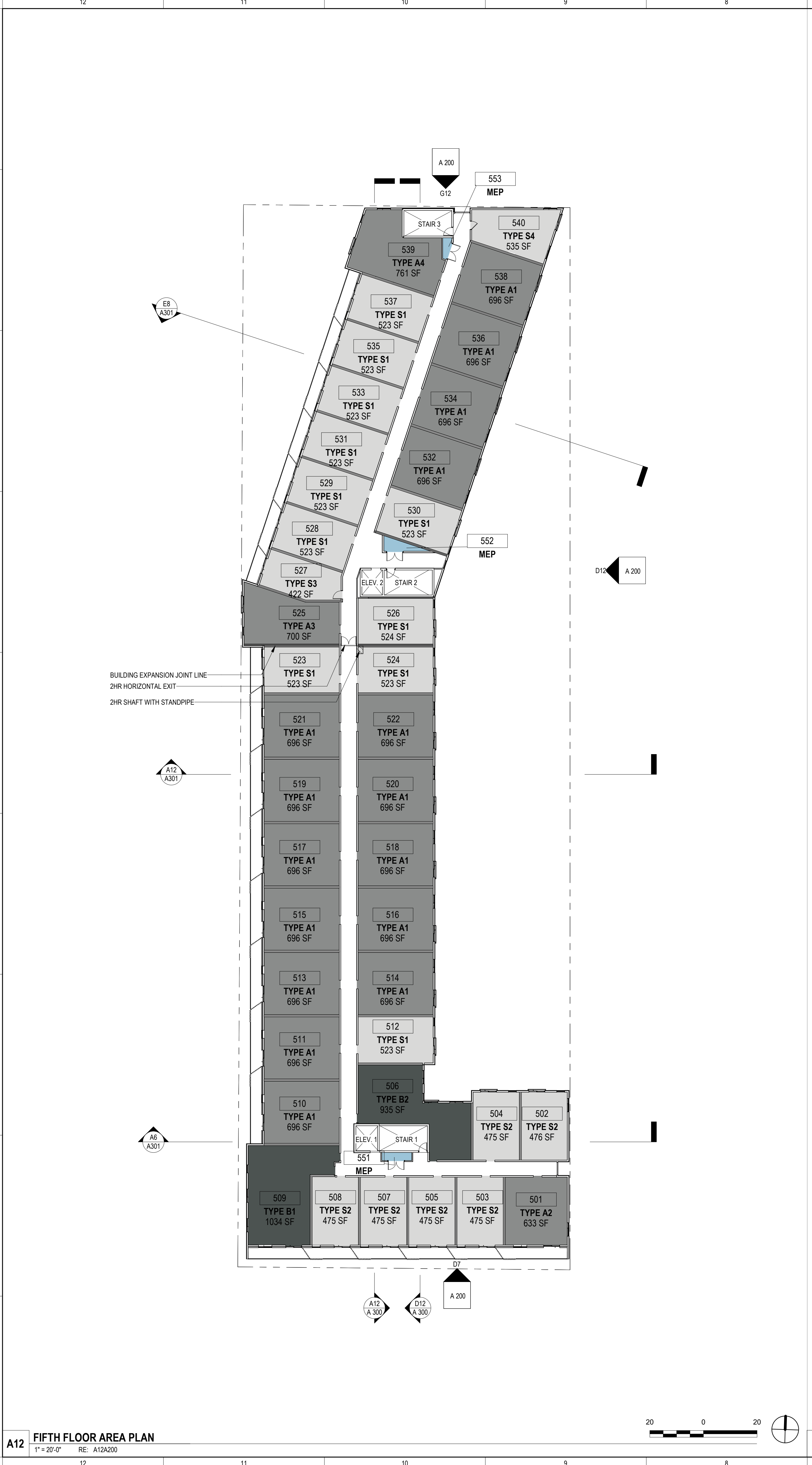
MEP ENGINEERS:  
**CUSTOM ENGINEERING**  
 17200 E US HWY 40,  
 INDEPENDENCE, MO 64055  
 T 816-350-1473

CIVIL ENGINEER:  
**TALIAFERRO & BROWNE, INC.**  
 1020 E 8TH STREET  
 KANSAS CITY, MO 64114  
 T 816-265-3459

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**AREA PLAN - UNIT TYPE LEGEND**

[Pattern]	STUDIO UNIT
[Pattern]	1 BEDROOM UNIT
[Pattern]	2 BEDROOM UNIT

**BUILDING AREA BREAKDOWN**

FLOOR	MEZZANINE	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	FUTURE ROOF DECK	TOTAL
7,198 G.S.F.	1,656 (TENANT) + 1,540 G.S.F. = 3,196 G.S.F.	6,490 + 17,348 G.S.F. = 23,838 G.S.F.	28,810 G.S.F.	28,810 G.S.F.	28,810 G.S.F.	4,500 G.S.F.	148,000 G.S.F. (NOT INCLUDING FUTURE ROOFTOP & COVERED / UNCOVERED PARKING LOTS)

TYPE IA TOTAL AREA = 10,354 G.S.F.  
 TYPE IIB TOTAL AREA = 138,246 G.S.F.

**UNIT SCHEDULE - 184 UNITS**

UNITS	STUDIO	1 BED	2 BED	TOTAL
1ST FLOOR	-	-	-	-
2ND FLOOR	9	13	2	24
3RD FLOOR	19	19	2	40
4TH FLOOR	19	19	2	40
5TH FLOOR	19	19	2	40
6TH FLOOR	19	19	2	40
<b>TOTAL</b>	<b>85 (46%)</b>	<b>89 (49%)</b>	<b>10 (5%)</b>	<b>184</b>

**PARKING BREAKDOWN**

LEVEL	COUNT	TYPE	# OF COMPACT
1ST FLOOR	53	SOUTHEAST CORNER SURFACE PARKING	14
1ST FLOOR	29	COVERED & SCREENED PARKING	11
1ST FLOOR	31	UNCOVERED SURFACE PARKING	18
2ND FLOOR	20	PARTIALLY COVERED SURFACE PARKING	0
<b>TOTAL</b>	<b>133</b>		<b>43</b>

**.72 UNIT TO PARKING RATIO**

**KEY PLAN**

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DONNIQUE DAVIDSON  
 NO 000591001

RELEASE SCHEDULE  
 4 CITY DEV. COMMENT RESPONSES  
 6 CITY DEVELOPMENT PLAN RESUBMITTAL

DATE  
 2024.03.15  
 2024.05.31

**AREA PLANS**  
**A 102**  
 CITY DEVELOPMENT PLAN SUBMITTAL

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**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No **CD-CPC-2024-00012** on **6/18/2024**

*Diane Binkkley*  
 Diane Binkkley, M.D.  
 Secretary of the City Plan Commission

ROOM SCHEDULE				
LEVEL	NUMBER	NAME	AREA	OCCUPANCY
ROOF	701	FUTURE ROOFTOP DECK	4494 SF	A-3 (ASSEMBLY)

OWNER:  
**GRAYSON CAPITAL**  
 1881 MAIN STREET #302  
 KANSAS CITY, MO 64108

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 T 816-531-8303

STRUCTURAL:  
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 1625 LOCUST ST  
 KANSAS CITY, MO 64108  
 T 816-421-3222

MEP ENGINEERS:  
**CUSTOM ENGINEERING**  
 12700 E US HWY 40,  
 INDEPENDENCE, MO 64055  
 T 816-350-1473

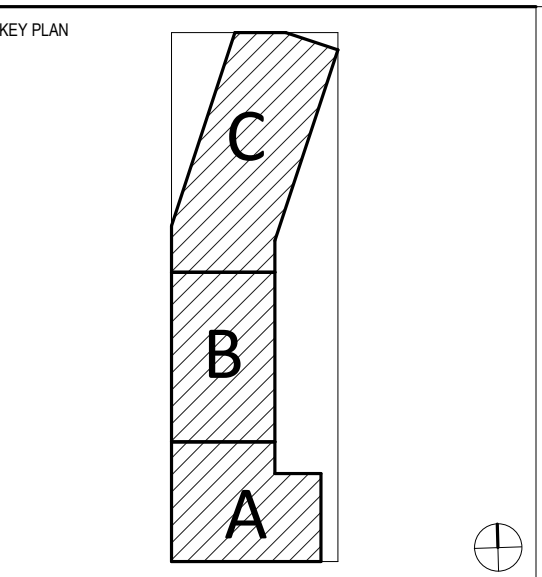
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 1020 E 8TH STREET  
 KANSAS CITY, MO 64118  
 T 816-293-3456

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**15TH & HOLMES**  
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 KANSAS CITY, MO 64108

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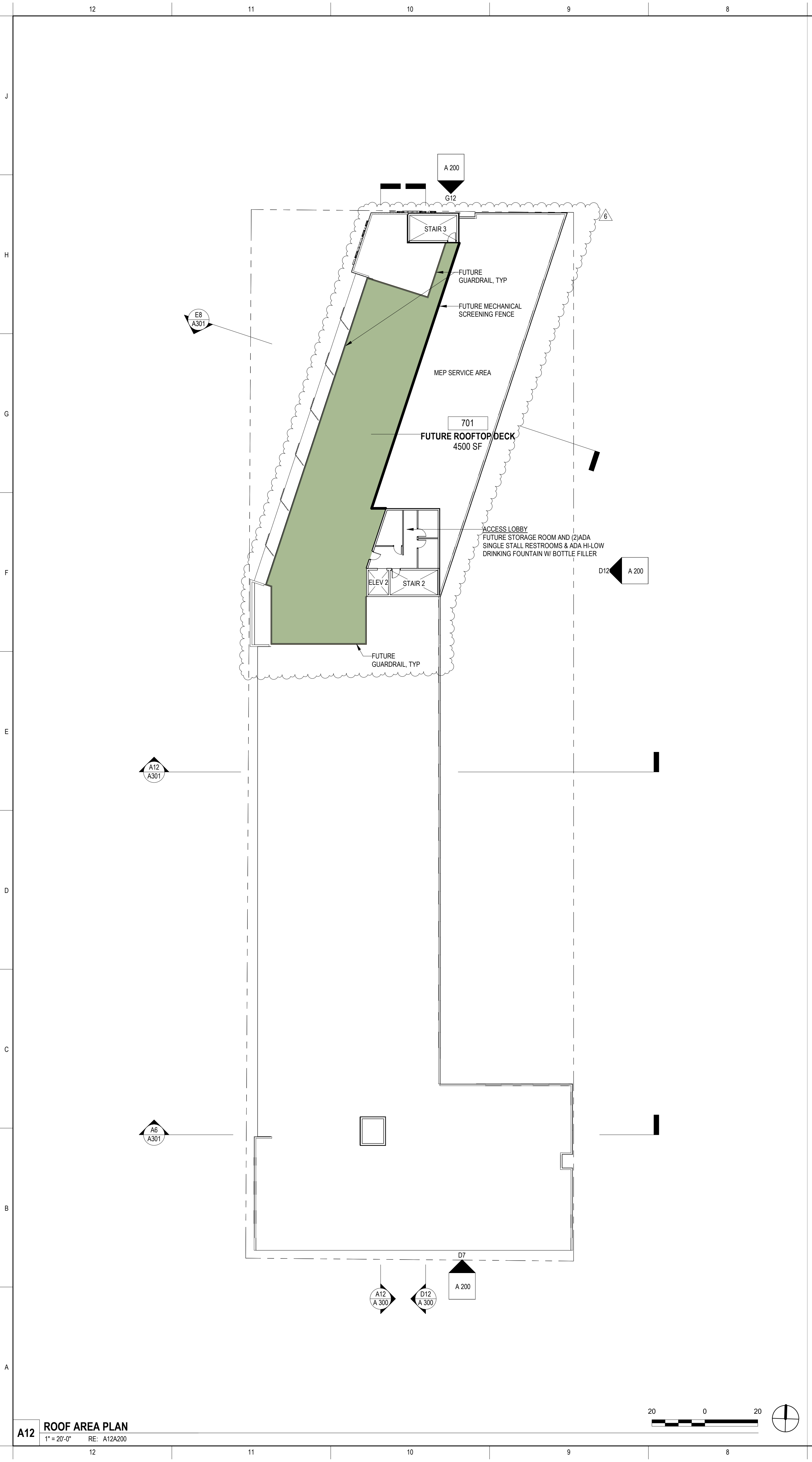
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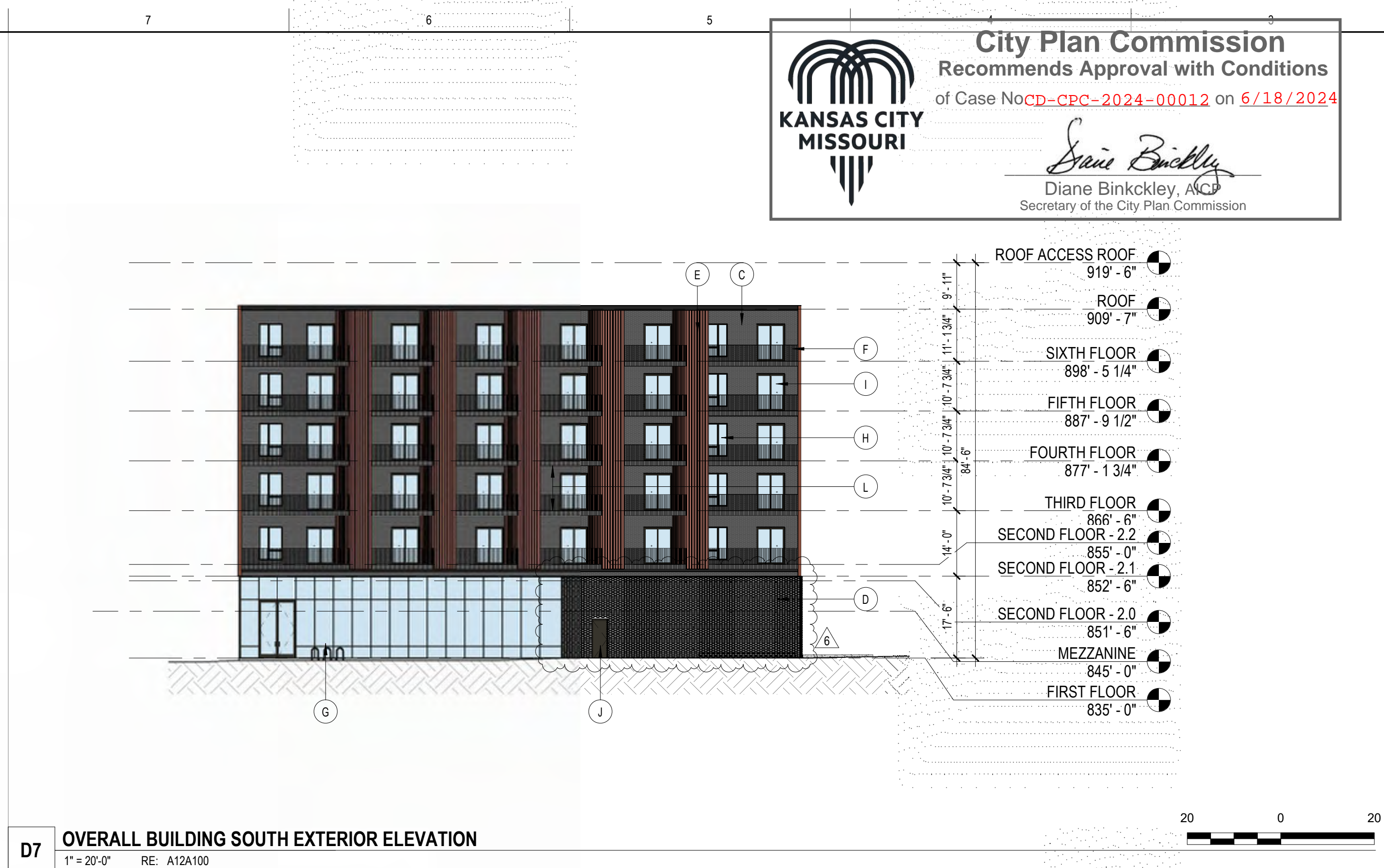
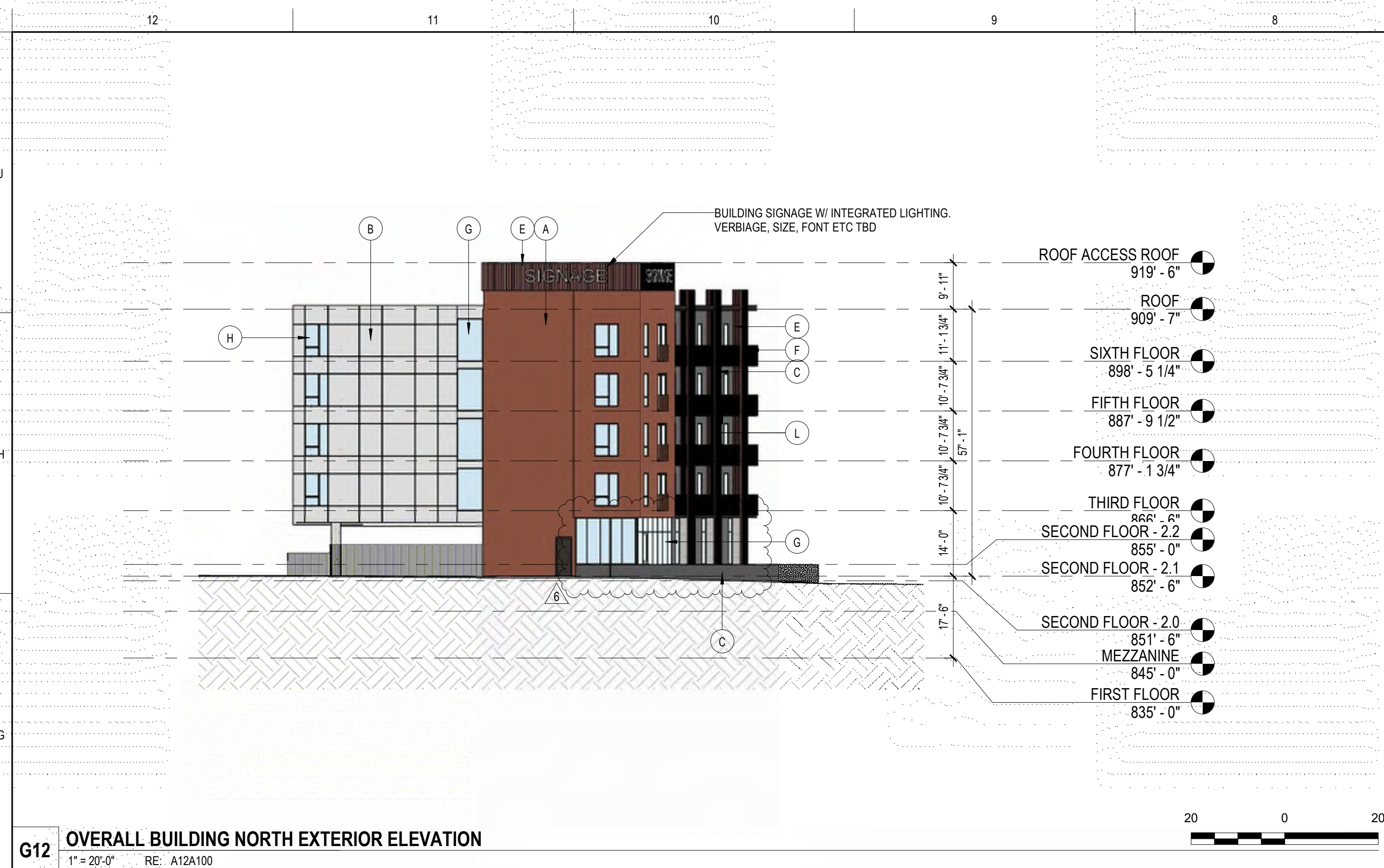
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RELEASE SCHEDULE	DATE	
NO. 4	CITY DEV. COMMENT RESPONSES	2024.03.15
NO. 6	CITY DEVELOPMENT PLAN RESUBMITTAL	2024.05.31

AREA PLANS  
**A 103**  
 CITY DEVELOPMENT PLAN SUBMITTAL







**MATERIAL LEGEND**

(A) OPTION 1 - METAL PANEL RIBBED CLADDING	OPTION 2 - METAL PANEL FLAT CLADDING	
(B) OPTION 1 - FIBER CEMENT PANELS	OPTION 2 - FIBER CEMENT PANELS W/ REVEALS	
(C) OPTION 1 - FULL DEPTH MODULAR BRICK	OPTION 2 - FIBER CEMENT PANELS	OPTION 3 - FIBER CEMENT PANELS
(D) OPTION 1 - FULL DEPTH MODULAR BRICK PERFORATED SCREEN PATTERN	OPTION 2 - PERFORATED METAL SCREEN W/ PUNCHED PATTERN	
(E) PERFORATED CORRUGATED METAL SCREENS		
(F) METAL VERTICAL PICKET GUARDRAIL AT WALK OUT PATIO / JULIET BALCONIES AND EXTERIOR AMENITY DECKS WHERE REQUIRED		
(G) ALUMINUM STOREFRONT & DOOR SYSTEM		
(H) FIBER GLASS FIXED AND AWNING WINDOWS		
(I) FIBER GLASS SLIDING GLASS DOOR AT JULIET BALCONIES	FIBER GLASS DOUBLE SWING DOOR AT WALK OUT PATIOS	
(J) HOLLOW METAL DOOR		
(K) OVERHEAD COILING GARAGE DOOR		
(L) WOOD COMPOSITE PATIO DECKING		

**OWNER:**  
 GRAYSON CAPITAL  
 1881 MAIN STREET #302  
 KANSAS CITY, MO 64108

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**STRUCTURAL:**  
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 1625 LOCUST ST  
 KANSAS CITY, MO 64108  
 T 816-421-3222

**MEP ENGINEERS:**  
 CUSTOM ENGINEERING  
 12708 E US HWY 40,  
 INDEPENDENCE, MO 64055  
 T 816-350-1473

**CIVIL ENGINEER:**  
 TALIAFERRO & BROWNE, INC.  
 1020 E 8TH STREET  
 KANSAS CITY, MO 64118  
 T 816-263-3459

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**KEY PLAN**

**RELEASE SCHEDULE**

NO. 3	CITY DEVELOPMENT PLAN SUBMITTAL	DATE 2024.02.09
NO. 6	CITY DEVELOPMENT PLAN RESUBMITTAL	DATE 2024.05.31

**RENDERED EXTERIOR ELEVATIONS**

**A 200**

CITY DEVELOPMENT PLAN SUBMITTAL

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STRUCTURAL:  
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 1625 LOCUST ST  
 KANSAS CITY, MO 64108  
 T 816-421-3222

MEP ENGINEERS:  
**CUSTOM ENGINEERING**  
 12706 E US HWY 40,  
 INDEPENDENCE, MO 64055  
 T 816-350-1473

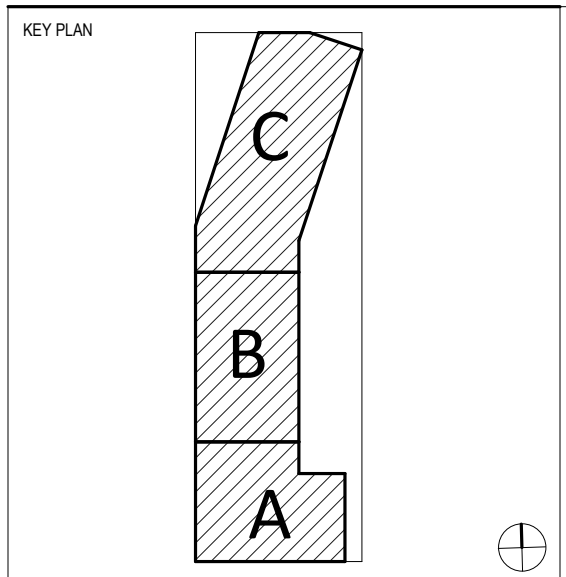
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 1020 E 8TH STREET  
 KANSAS CITY, MO 64118  
 T 816-263-3666

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 KANSAS CITY, MO 64108  
 T 816-531-8303

**15TH & HOLMES**  
 1531 HOLMES STREET  
 KANSAS CITY, MO 64108

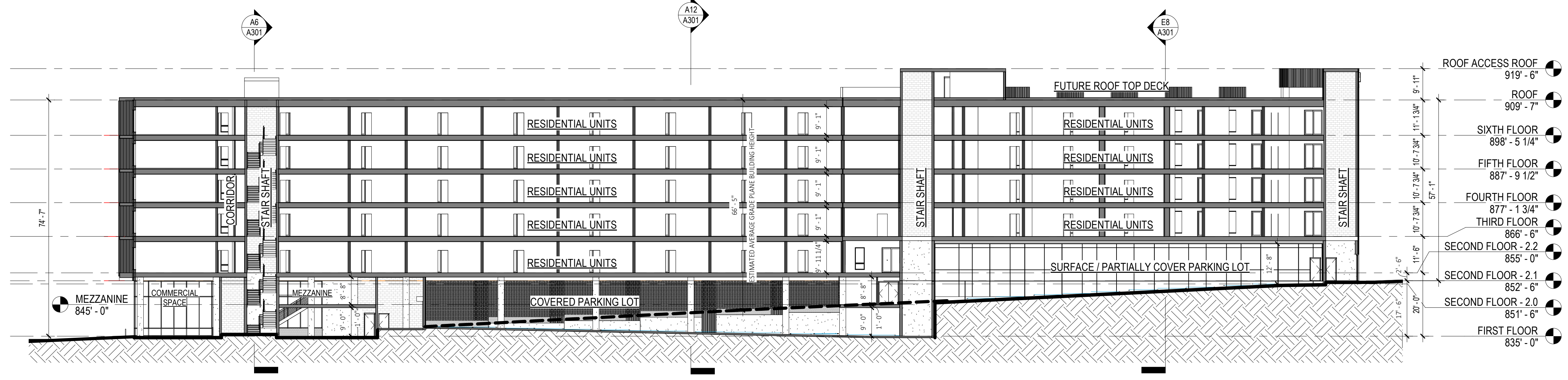
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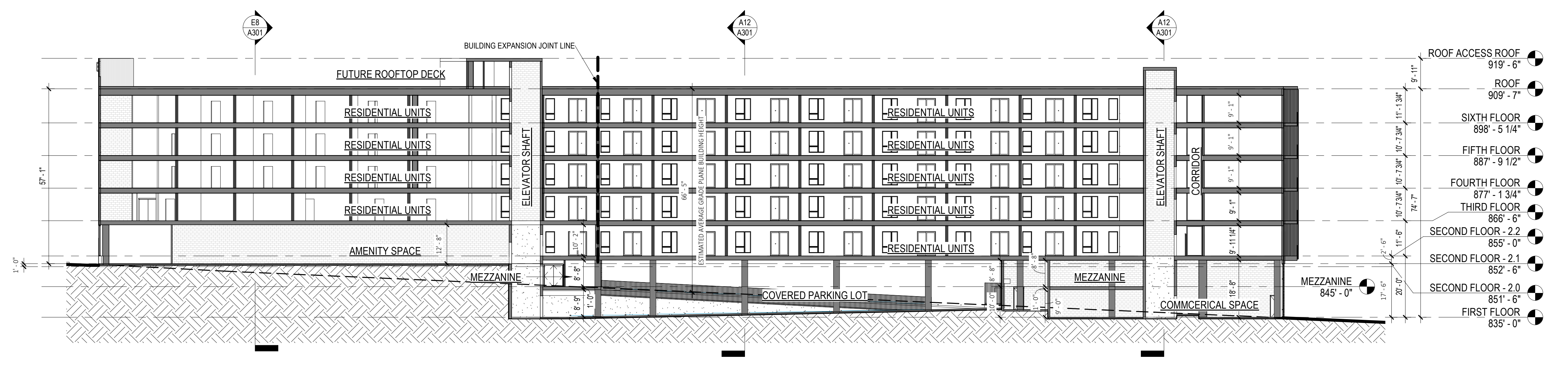
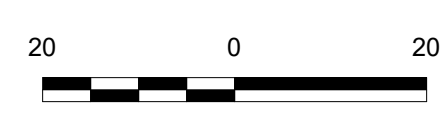


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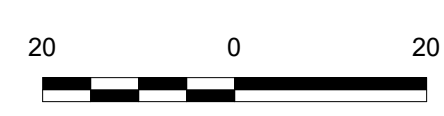
DONNAE DAVISON NO. 0205991203	DATE 2024.03.15
RELEASE SCHEDULE 4 CITY DEV. COMMENT RESPONSES	DATE 2024.03.15
6 CITY DEVELOPMENT PLAN RESUBMITTAL	DATE 2024.05.31



**D12 NORTH-SOUTH OVERALL BUILDING SECTION LOOKING WEST**  
 1" = 20'-0" RE: A12A100



**A12 NORTH-SOUTH OVERALL BUILDING SECTION LOOKING EAST**  
 1" = 20'-0" RE: A12A100



**BUILDING SECTIONS**  
**A 300**  
 CITY DEVELOPMENT PLAN SUBMITTAL



**OWNER:**  
 GRAYSON CAPITAL  
 1881 MAIN STREET #302  
 KANSAS CITY, MO 64108

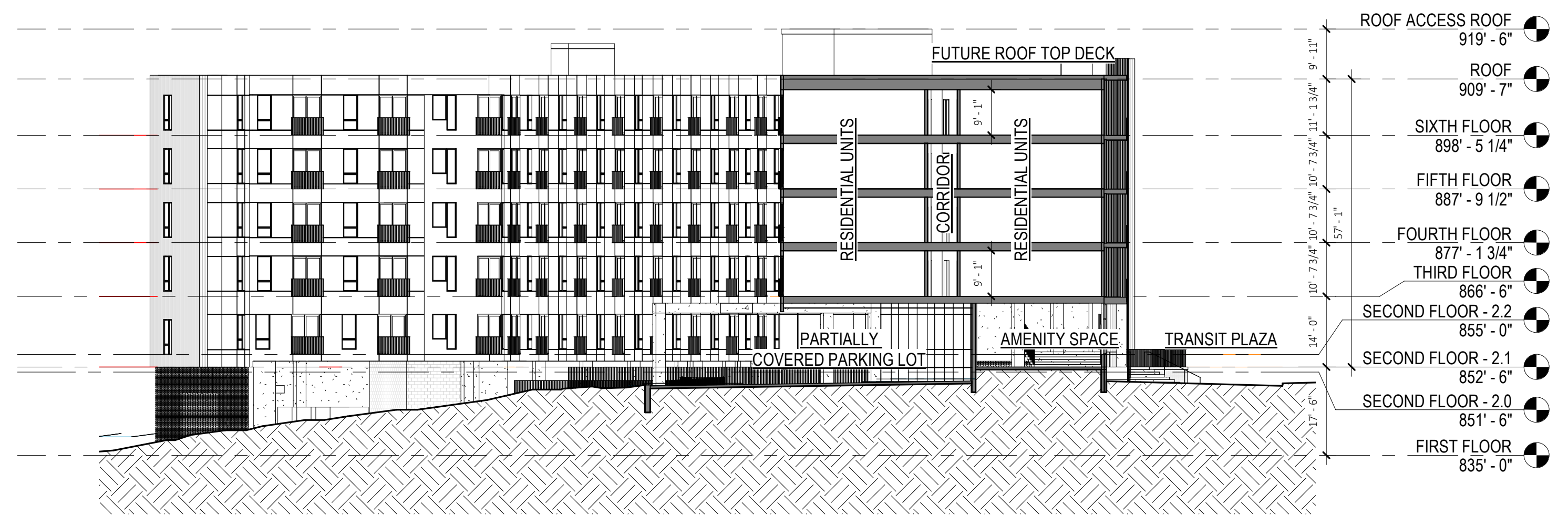
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**STRUCTURAL:**  
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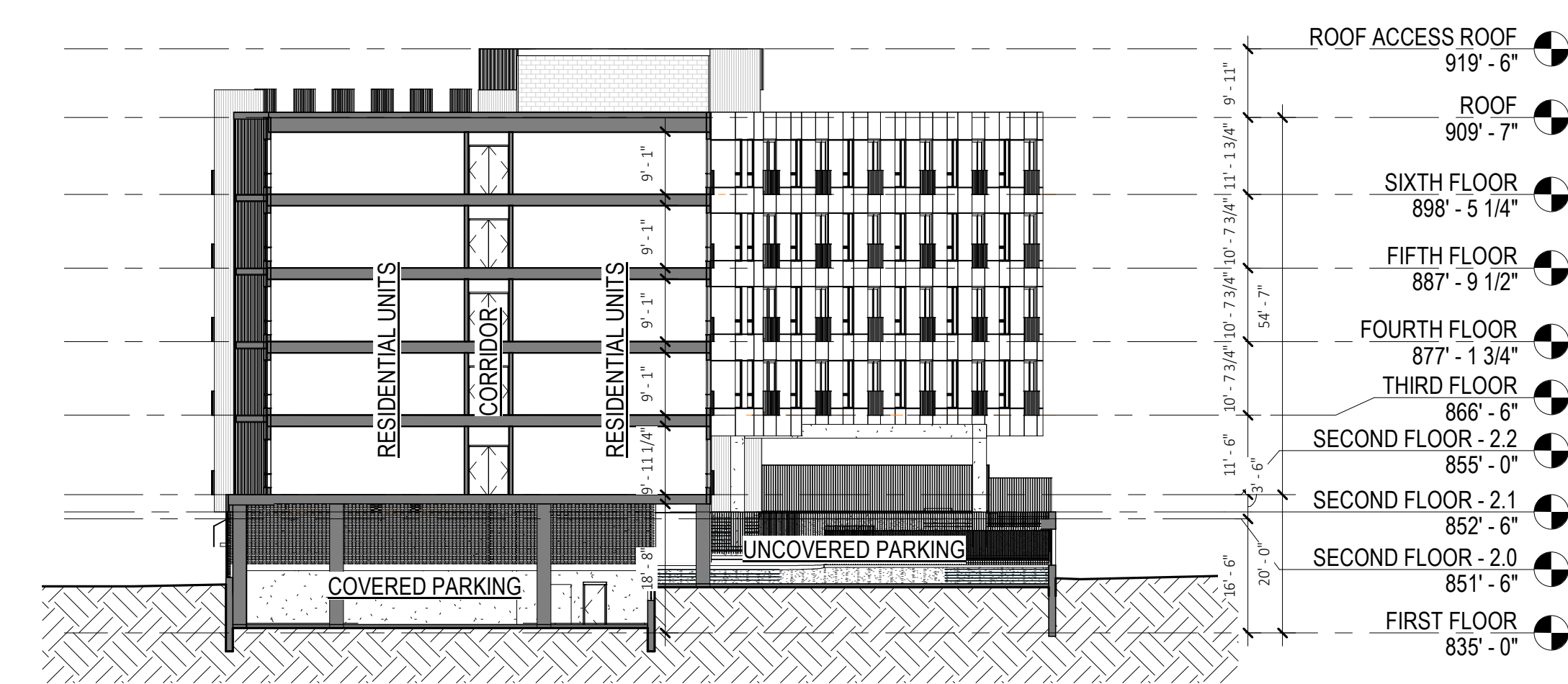
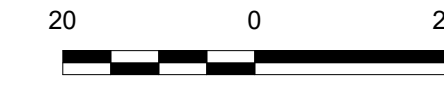
**MEP ENGINEERS:**  
 CUSTOM ENGINEERING  
 12700 E US HWY 40,  
 INDEPENDENCE, MO 64055  
 T 816-350-1473

**CIVIL ENGINEER:**  
 TALIAFERRO & BROWNE, INC.  
 1020 E 8TH STREET  
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 T 816-263-3466

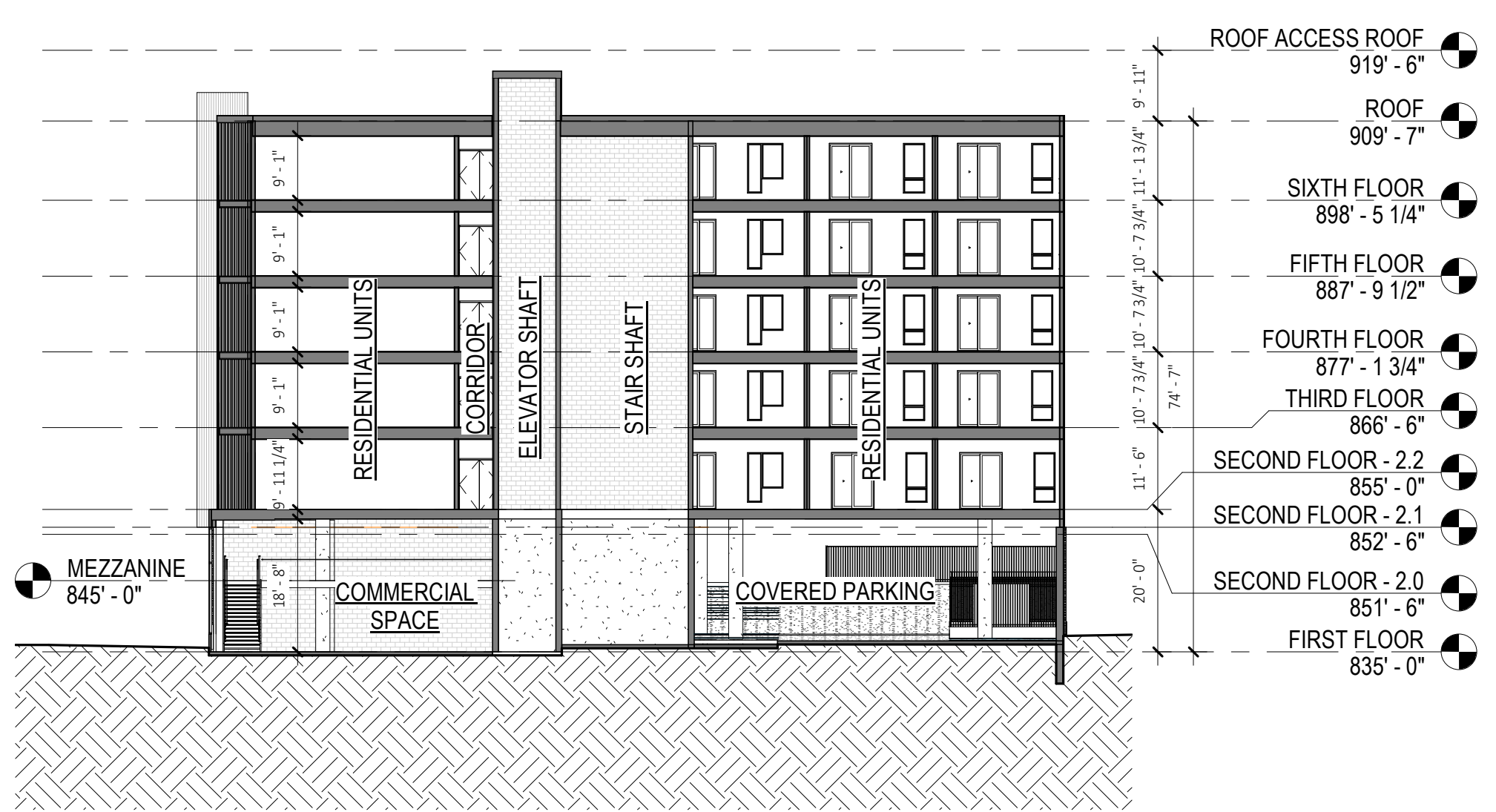
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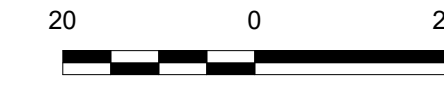
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**A12 EAST-WEST BUILDING SECTION 2 - LOOKING NORTH**  
 1" = 20'-0" RE: A12A100



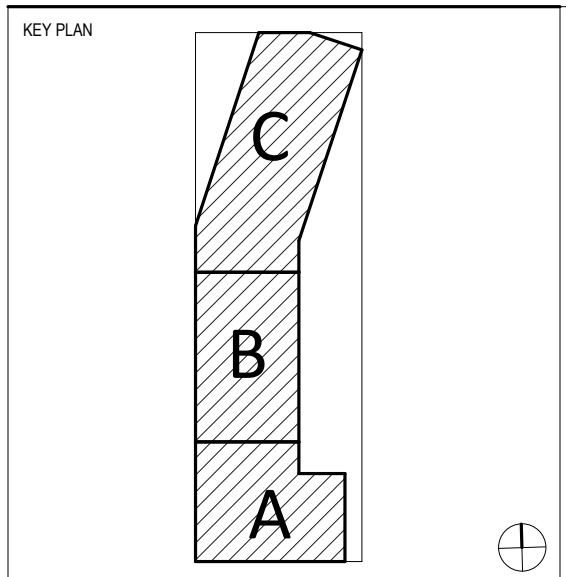
**A6 EAST-WEST OVERALL BUILDING SECTION 1 - LOOKING NORTH**  
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DONNIQUE DAVIDSON NO 0205501203	
RELEASE SCHEDULE	DATE
4 CITY DEV. COMMENT RESPONSES	2024.03.15
6 CITY DEVELOPMENT PLAN RESUBMITTAL	2024.05.31

**BUILDING SECTIONS**  
**A 301**  
 CITY DEVELOPMENT PLAN SUBMITTAL  
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12 11 10 9 8 7 6 5



**City Plan Commission**  
Recommends Approval with Conditions  
of Case No CD-CPC-2024-00012 on 6/18/2024

*Eric Bielby*  
Diane Binkkley, AICP  
Secretary of the City Plan Commission

2 1

MATERIAL LEGEND		
(A) OPTION 1 - METAL PANEL RIBBED CLADDING	OPTION 2 - METAL PANEL FLAT CLADDING	
(B) OPTION 1 - FIBER CEMENT PANELS	OPTION 2 - FIBER CEMENT PANELS W/ REVEALS	
OPTION 3 - CEMENTITIOUS SHIPLAP SIDING	OPTION 4 - METAL PANEL RIBBED CLADDING	OPTION 5 - METAL PANEL FLAT CLADDING
(C) OPTION 1 - FULL DEPTH MODULAR BRICK	OPTION 2 - FIBER CEMENT PANELS	OPTION 3 - FIBER CEMENT PANELS
(D) OPTION 1 - FULL DEPTH MODULAR BRICK PERFORATED SCREEN PATTERN	OPTION 2 - PERFORATED METAL SCREEN W/ PUNCHED PATTERN	
(E) PERFORATED CORRUGATED METAL SCREENS		
(F) METAL VERTICAL PICKET GUARDRAIL AT WALK OUT PATIO / JULIET BALCONIES AND EXTERIOR AMENITY DECKS WHERE REQUIRED		
(G) ALUMINUM STOREFRONT & DOOR SYSTEM		
(H) FIBER GLASS FIXED AND AWNING WINDOWS		
(I) FIBER GLASS SLIDING GLASS DOOR AT JULIET BALCONIES	FIBER GLASS DOUBLE SWING DOOR AT WALK OUT PATIOS	
(J) HOLLOW METAL DOOR		
(K) OVERHEAD COILING GARAGE DOOR		
(L) WOOD COMPOSITE PATIO DECKING		

OWNER:  
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1881 MAIN STREET #302  
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T 816-531-8303

STRUCTURAL:  
**APEX ENGINEERS, INC.**  
1625 LOCUST ST  
KANSAS CITY, MO 64108  
T 816-421-3222

MEP ENGINEERS:  
**CUSTOM ENGINEERING**  
12706 E US HWY 40,  
INDEPENDENCE, MO 64055  
T 816-350-1473

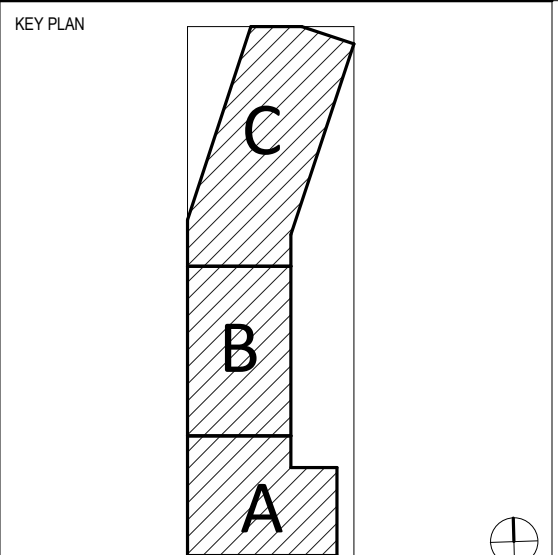
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**15TH & HOLMES**  
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DOMINIQUE DAVIDSON MO 820981203

RELEASE SCHEDULE  
NO. 3 CITY DEVELOPMENT PLAN SUBMITTAL DATE 2024.02.09  
NO. 6 CITY DEVELOPMENT PLAN RESUBMITTAL DATE 2024.05.31

EXTERIOR BUILDING PERSPECTIVES

**A 900**

CITY DEVELOPMENT PLAN SUBMITTAL

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7 6 5 4 3



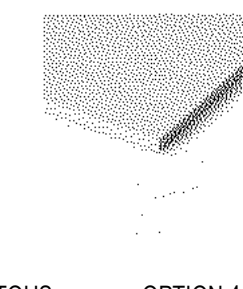



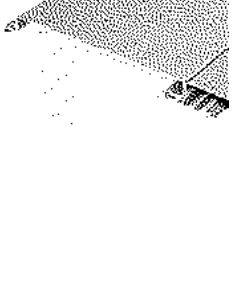







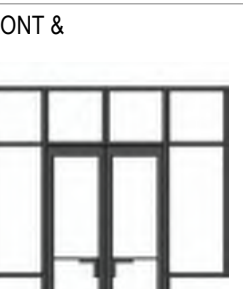
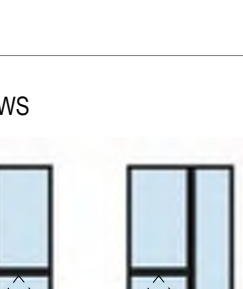
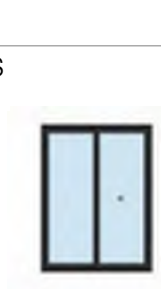
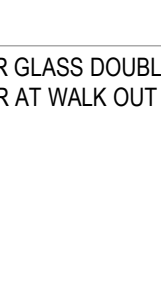



2 1



**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No **CD-CPC-2024-00012** on **6/18/2024**

*Diane Binkkley*  
 Diane Binkkley, M.D.  
 Secretary of the City Plan Commission



MATERIAL LEGEND			
<b>(A)</b>	OPTION 1 - METAL PANEL RIBBED CLADDING 	OPTION 2 - METAL PANEL FLAT CLADDING 	
<b>(B)</b>	OPTION 1 - FIBER CEMENT PANELS 	OPTION 2 - FIBER CEMENT PANELS W/ REVEALS 	
	OPTION 3 - CEMENTITIOUS SHIPLAP SIDING 	OPTION 4 - METAL PANEL RIBBED CLADDING 	OPTION 5 - METAL PANEL FLAT CLADDING 
<b>(C)</b>	OPTION 1 - FULL DEPTH MODULAR BRICK 	OPTION 2 - FIBER CEMENT PANELS 	OPTION 3 - FIBER CEMENT PANELS 
<b>(D)</b>	OPTION 1 - FULL DEPTH MODULAR BRICK PERFORATED SCREEN PATTERN 	OPTION 2 - PERFORATED METAL SCREEN W/ PUNCHED PATTERN 	
<b>(E)</b>	PERFORATED CORRUGATED METAL SCREENS 		
<b>(F)</b>	METAL VERTICAL PICKET GUARDRAIL AT WALK OUT PATIO / JULIET BALCONIES AND EXTERIOR AMENITY DECKS WHERE REQUIRED 		
<b>(G)</b>	ALUMINUM STOREFRONT & DOOR SYSTEM 		
<b>(H)</b>	FIBER GLASS FIXED AND AWNING WINDOWS 		
<b>(I)</b>	FIBER GLASS SLIDING GLASS DOOR AT JULIET BALCONIES 	FIBER GLASS DOUBLE SWING DOOR AT WALK OUT PATIOS 	
<b>(J)</b>	HOLLOW METAL DOOR 		
<b>(K)</b>	OVERHEAD COILING GARAGE DOOR 		
<b>(L)</b>	WOOD COMPOSITE PATIO DECKING 		

OWNER:  
**GRAYSON CAPITAL**  
 1881 MAIN STREET #302  
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 1625 LOCUST ST  
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 T 816-421-3222

MEP ENGINEERS:  
**CUSTOM ENGINEERING**  
 12700 E US HWY 40,  
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CIVIL ENGINEER:  
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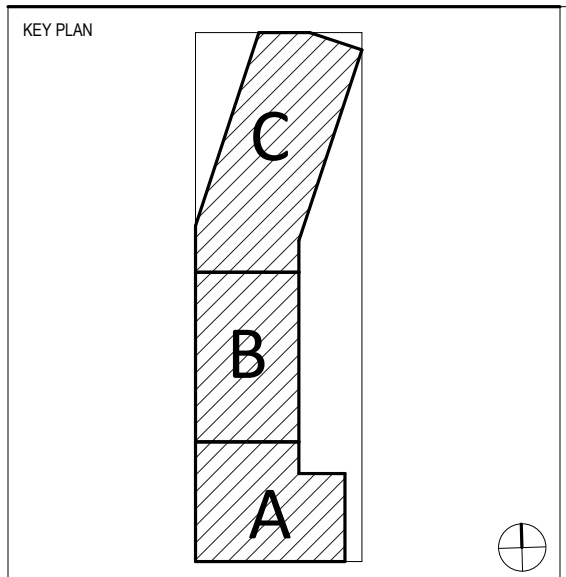
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DOMINIQUE DAVISON		MO 8209581203
RELEASE SCHEDULE	DATE	
4 CITY DEV. COMMENT RESPONSES	2024.03.15	
6 CITY DEVELOPMENT PLAN RESUBMITTAL	2024.05.31	

**EXTERIOR BUILDING PERSPECTIVES**

**A 901**

CITY DEVELOPMENT PLAN SUBMITTAL

Printed 5/30/2024 2:09:43 PM



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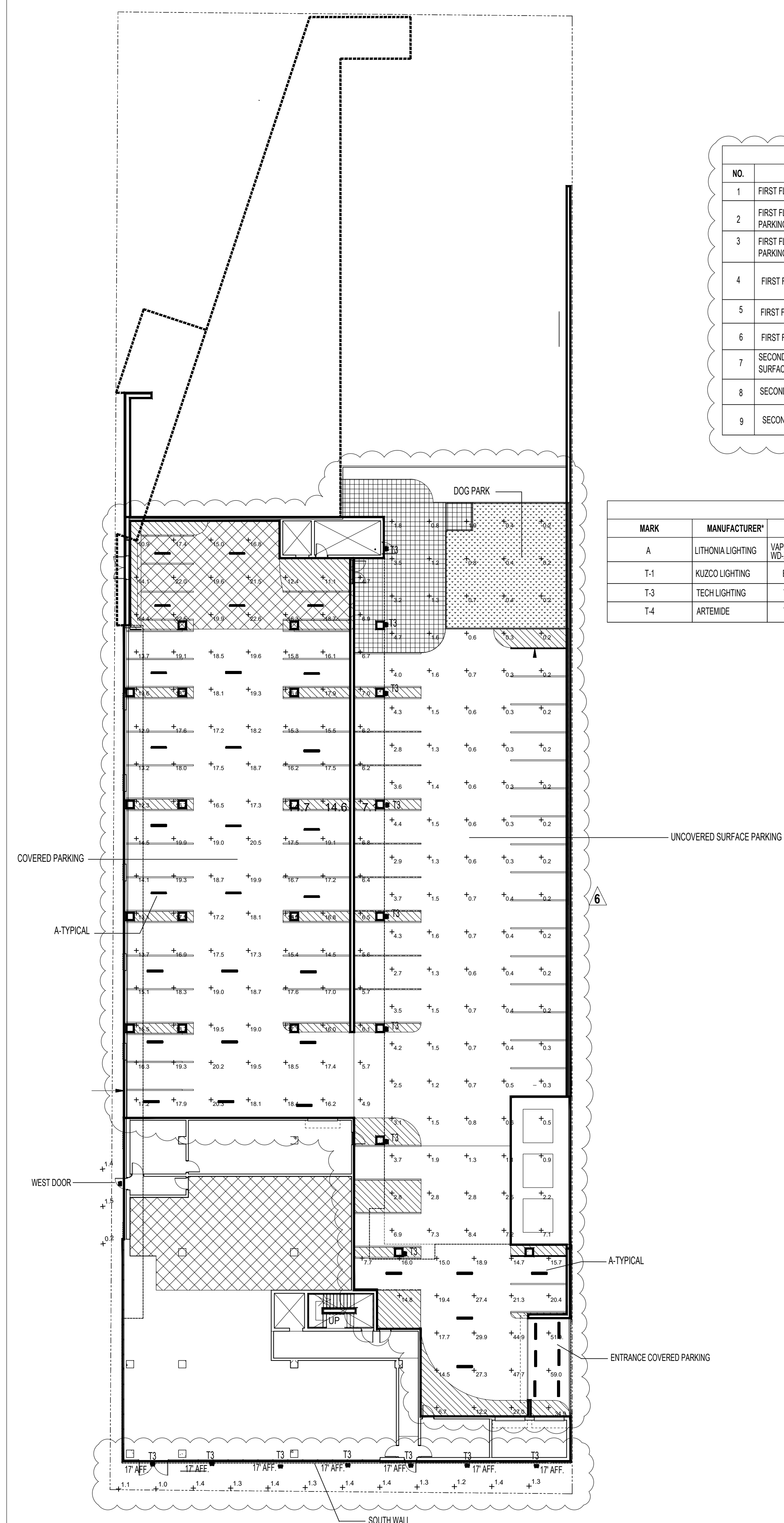
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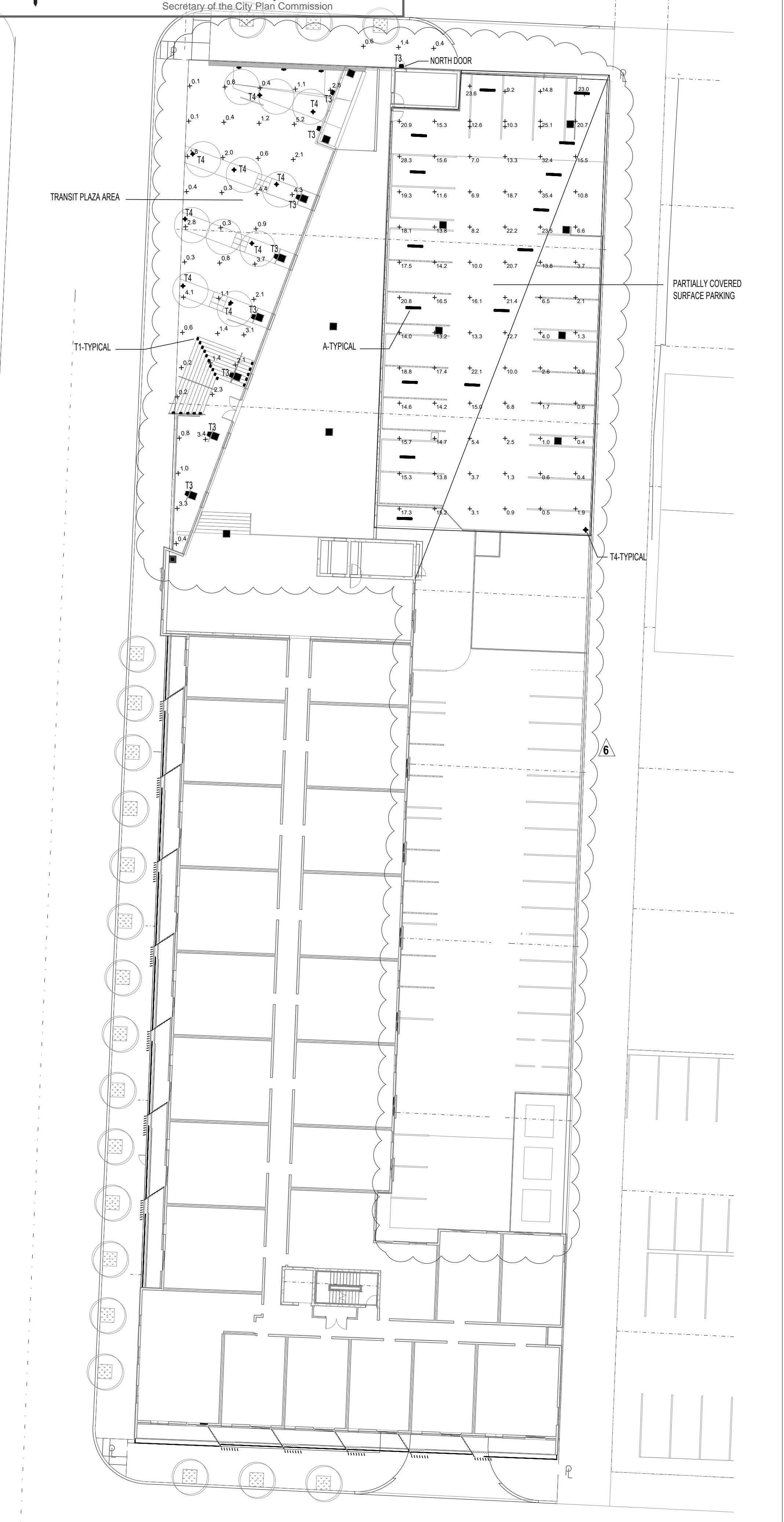
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PHOTOMETRIC SUMMARY				
NO.	AREA NAME	AVG	MAX	MIN
1	FIRST FLOOR COVERED PARKING	15.4	22.6	4.6
2	FIRST FLOOR UNCOVERED SURFACE PARKING	1.9	10.3	0.2
3	FIRST FLOOR ENTRANCE COVERED PARKING	48.6	99.0	34.9
4	FIRST FLOOR WEST DOOR	0.8	1.5	0.2
5	FIRST FLOOR SOUTH WALL	1.3	1.4	1.0
6	FIRST FLOOR DOG PARK	0.5	1.0	0.7
7	SECOND FLOOR PARTIALLY COVERED SURFACE PARKING	12.4	35.7	0.4
8	SECOND FLOOR TRANSIT PLAZA AREA	1.4	5.2	0.0
9	SECOND FLOOR NORTH DOOR	0.8	1.4	0.4

15TH AND HOLMES APARTMENTS FIXTURE SCHEDULE										
MARK	MANUFACTURER	MODEL NO.	TYPE	VOLTS	WATTS	LUMENS	CCT (°K)	CRI	LAMPS	MOUNTING
A	LITHONIA LIGHTING	VAP-1200LM/ST WB-XX-G2-10-4K	4' LED LIGHT FIXTURE	120	64	5922	4000k	80	LED	CEILING
T-1	KLUCCO LIGHTING	EW71305-BK	STEP LIGHT, PLANTER LIGHT AND WALL LIGHT	120	11	800	3000k	80	LED	WALL
T-3	TECH LIGHTING	700WSPT-S-Z	WALL SCONCE- PITCH SINGLE IN BZ	120	26.1	823	3000K	80	LED	WALL AT 10 FT
T-4	ARTEMIDE	T082110	BOLLARD - CHLORNE FLOOR 90 RUST	220-240	8	350	3000k	80	LED	BOLLARD



**PARKING GARAGE PHOTOMETRIC LIGHTING CALCULATION PLAN-FIRST FLOOR AREA PLAN**  
SCALE: 1/20

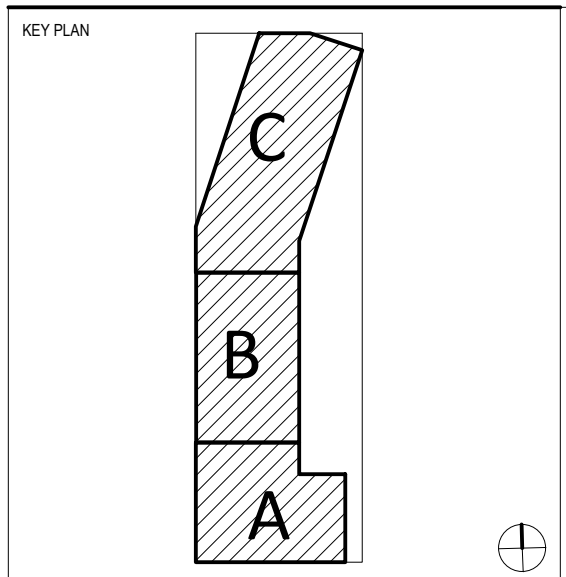


**PARKING GARAGE PHOTOMETRIC LIGHTING CALCULATION PLAN-SECOND FLOOR AREA PLAN**  
SCALE: 1/20

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RELEASE SCHEDULE	NO	DATE
4 CITY DEV. COMMENT RESPONSES	4	2024.03.15
6 CITY DEVELOPMENT PLAN RESUBMITTAL	6	2024.05.31

**CUSTOM ENGINEERING**  
MECHANICAL & ELECTRICAL ENGINEERING  
12780 EAST 40 HIGHWAY  
Independence, Missouri 64055  
816.350.1473  
www.CUSTOMENR.COM  
MISSOURI CERTIFICATE OF AUTHORITY #000239

**PHOTOMETRIC LIGHTING PLAN**  
**EL101**  
CITY DEVELOPMENT PLAN SUBMITTAL  
Printed 2/12/2024 9:04:38 AM



**CASA EW7305 WALL**

**DESCRIPTION**  
This family of exterior wall-mounted fixtures is available in a variety of geometric forms: circle, square, and two different sector-linear configurations. Light is directed downward from a recess, and the incline allows the glow to radiate gradually. Vanishingly thin and ideal for egress, courtesy, and grace lighting. Optional stone inlays offer additional opportunities for customizing to complement different wall surfaces.

**Specifications:**  
 Fixture Dimensions: W4-1/2" x H4-1/2" x E1"  
 Light Source: LED  
 Wattage: 17W  
 Total Lumens: 820lm  
 Delivered Lumens: 86-130lm, GV 155lm  
 Voltage: 120V  
 Color Temperature: 3000K  
 CRI (Ra): >90  
 Optional Color Temp: 2700K - 5000K Available, Minimum Order Quantities Apply  
 LED Rated Life: 50,000 hours  
 Dimming: 100% - 10%, EIV Dimmer (not included)  
 Diffuser Details: Frosted Glass Diffuser  
 Location: Wet  
 Warranty: 5 Years  
 ADA Compliant: Yes

**PROJECT** \_\_\_\_\_

**COMMENT** \_\_\_\_\_

**KUZCO**  
1954 28TH AVENUE  
SURREY - BC V3Z 6M3  
CANADA  
WWW.KUZCOLIGHTING.COM

**Intertek**

STEP, PLANTER AND WALL LIGHT FIXTURE : TYPE - T1

**PITCH SINGLE WALL SCONCE**

**TECH LIGHTING**

An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

**High quality LM80-tested LEDs** for consistent long-life performance and color

**Outstanding protection against the elements:**

- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

**Can be mounted for up lighting or down lighting**

**SPECIFICATIONS**

DELIVERED LUMENS	823
WATTS	26.3
VOLTAGE	120V, 277V
DIMMING	EIV
LIGHT DISTRIBUTION	Spot/linear
MOUNTING OPTIONS	Downlight or Uplight
CCT	2700K, 3000K
CRI	80+
COLOR RENDERING	3 Step
BUG RATING	B1-UP-G0
SHOCK RESIST	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL

Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Auditable Database not required.

**START TEMP** -30°C  
**FIELD SERVICEABLE LED** No  
**CONSTRUCTION** Aluminum  
**HARDWARE** Stainless Steel  
**FINISH** Marine Grade Powder Coat  
**LED LIFETIME** 17k; 70,000 Hours  
**WARRANTY\*** 5 Years  
**WEIGHT** 1.2 lbs.

\* Visit techlighting.com for specific warranty limitations and details.

**ORDERING INFORMATION**

ZOOMSPIT	SIZE	FINISH	LAMP
5	SINGLE	8 BLACK	4388877 100-80-CL-2700K-120V
7	BRACKET	8 BRACKET	4388877 100-80-CL-2700K-120V
8	BRACKET	8 BRACKET	4388877 100-80-CL-3000K-120V
1	SINGLE	1 SILVER	4388877 100-80-CL-3000K-120V

techlighting.com

WALL PACK LIGHT FIXTURE: TYPE - T3

**LITHONIA LIGHTING**

**ARCHWAY PASSAGE**

**Rough Service Fixture**

**VAP LED**

**CEILING / SUSPENSE MOUNT**

**Specifications:**  
 Length: 54.34 (139.1)  
 Width: 4.14 (10.6)  
 Depth: 4.18 (10.6)  
 Weight: 13.5 lbs. (5.9 kg)

**Capable Luminaire**

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for dramatic consistency
- This luminaire is part of an A+ Certified solution for light or control networks marked by a shaded background\*

\*See ordering tree for details

PARKING GARAGE LIGHT FIXTURE: TYPE - A

**Chilone Floor 90 Rust**  
Ernesto Gismondi

**DESCRIPTION**  
Floor and wall matching outdoor luminaires. It is possible to install the device with the light pointed either downwards or upwards.

**FEATURES**

- Product Code: **T082110**
- Colour: **Rust**
- Installation: **Bollard/Floor**
- Material: **Aluminum, polycarbonate**
- Series: **Architectural Outdoor**
- Environment: **Outdoor**
- Area contract: **null**
- Emission: **Direct**
- design by: **Ernesto Gismondi**

**DIMENSIONS**

- Length: **175 mm**
- Width: **168 mm**
- Height: **900 mm**

**SOURCES INCLUDED**

- Category: **Led**
- Number: **1**
- Watt: **BW**
- Color temperature (K): **3000K**
- CRI: **80**

**LUMINAIRE**

- Watt: **8W**
- Voltage: **220V-240V**
- Delivered lumen output: **350lm**
- CCT: **3000K**
- Efficiency: **48%**
- Efficacy: **43.69lm/W**
- CRI: **80**

**Notes**  
Floor version is available in three heights and in Up model. Floor fixing with ground mounting plate.

**Artemide**

We reserve the right to change our product specifications. — Last update: August 2023  
Please visit www.artemide.com for the latest product information

BOLLARD LIGHT FIXTURE: TYPE - T4

**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. **CD-CPC-2024-00012** on **6/18/2024**

*Diane Binkckley*  
 Diane Binkckley, AICP  
 Secretary of the City Plan Commission

**OWNER:**  
GRAYSON CAPITAL  
1881 MAIN STREET #302  
KANSAS CITY, MO 64108

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**15TH & HOLMES**

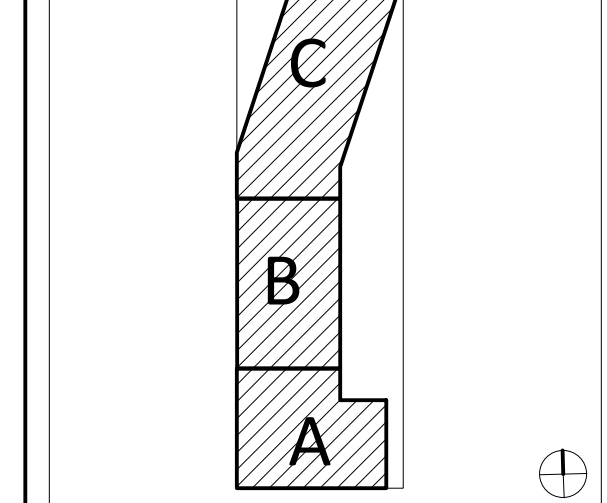
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PE ENGINEER NAME	NO	DATE
RELEASE SCHEDULE		
4 CITY DEV. COMMENT RESPONSES		2024.03.15
6 CITY DEVELOPMENT PLAN RESUBMITTAL		2024.05.31

**EXTERIOR LIGHT FIXTURES DETAILS**

**EL102**

CITY DEVELOPMENT PLAN SUBMITTAL

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