

GENERAL PROJECT / CONSTRUCTION NOTES

- THIS PROJECT REPRESENTS THE REHABILITATION AND ADAPTIVE REUSE OF AN EXISTING HISTORIC OFFICE BUILDING. COMPLIANCE WITH THE NATIONAL PARK SERVICE SECRETARY OF THE INTERIOR'S STANDARDS FOR TREATMENT OF HISTORIC PROPERTIES SHALL BE ACCOMPLISHED TO INSURE THE PROJECT FULFILLS ALL REQUIREMENTS SET FORTH TO RECEIVE HISTORIC TAX CREDITS.
- THE DESIGN INTENT OF MEP WORK IS A COMPLETE INSTALL WHICH IS CODE AND INSPECTOR COMPLIANT, CONCEALED FROM ROOF TO UNDER SLAB, NEAT AND ORDERLY ROUTING, AND COORDINATED WITH BUILDING SERVICE ENTRANCES. PROPOSED MEP DESIGNS OF ALL SYSTEMS SHALL COMPLY WITH THE EXISTING BUILDING CONDITIONS AND THE FINISHED ARCHITECTURAL DESIGN SHOWN IN THIS SET OF DRAWINGS. PROPOSED MEP DESIGNS SHALL BE COORDINATED WITH ALL SUB-CONTRACTOR TRADES.
- FOLLOW AND COMPLY WITH ALL MFG. DIRECTIONS AND SPECIFICATIONS ON METHODS AND MATERIALS RELATING TO THE WORK.
- FIRE NOTICE DEVICES SHALL BE PROVIDED AND INSTALLED PER CODE REQUIREMENTS.
- ALL PRODUCTS AND MATERIALS ARE INTENDED AS GENERIC AND TO BE FINALIZED BY ARCHITECT'S SELECTION, U.N.O.
- CONTRACTOR SHALL CONSTRUCT IN CONFORMANCE WITH ALL LOCAL CODES, ORDINANCES AND PROCEDURES.
- DO NOT SCALE FROM DRAWINGS.
- ALL DIMENSIONS ARE APPROXIMATE. ACTUAL FIELD-VERIFIED DIMENSIONS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. FIELD CONDITIONS WHICH DIFFER FROM THOSE INDICATED ON THE CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AT THE TIME OF THEIR FINDING AND PRIOR TO COMMENCEMENT OF SAID WORK.
- EXISTING CONDITIONS ARE NOTED, BUT NOT ALL CONDITIONS ARE VISIBLE. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND COMMENCEMENT OF WORK. CONDITIONS WHICH DIFFER FROM THOSE INDICATED ON THE CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF SAID WORK.
- GENERAL CONTRACTOR SHALL GAIN APPROVAL FROM THE ARCHITECT FOR FINAL APPROVAL OF RESTORATION MATERIALS BEFORE COMMENCING WITH CONSTRUCTION. SUBMIT PRODUCT INFORMATION, SHOP DRAWINGS (IF NEEDED) AND SAMPLES FOR ALL RESTORATION WORK.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING WORK WITH ALL BUILDING TRADES TO INSURE THAT THE DESIGNATED WORK IS PER PLAN AND COMPLETED ON SCHEDULE.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPAIR OR REPLACE ANY EXISTING CONSTRUCTION (WINDOWS, WALLS, DOORS, CEILINGS, FLOORS, ETC.) TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION. NEW MATERIAL SHALL MATCH IN KIND.
- PATCH AND REPAIR EXISTING CONSTRUCTION (WALLS, DOORS, CEILINGS, FLOORS, ETC.) AS REQUIRED FROM DEMOLITION OR CONSTRUCTION TO ALLOW FOR NEW OR COMPLETION OF EXISTING FINISHES. REPAIRS OR REPLACEMENTS MUST MATCH THE EXISTING MATERIAL IN TEXTURE, PROFILE, DIMENSION, FINISH AND WHERE APPROPRIATE, SPECIES.
- THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE, AND SHALL INCLUDE IN THEIR BID, ALL REQUIRED CORE DRILLING THROUGH THE EXISTING INTERIOR AND EXTERIOR MASONRY WALLS AS REQUIRED FOR NEW WORK.
- VERIFY ALL WORK WITH ARCHITECT PRIOR TO START OF DEMOLITION. NOTIFY ARCHITECT OF WORK NOT LISTED, OR ADDITIONS TO THE NECESSARY SCOPE OF WORK.
- CONTRACTORS BASE SERVICES SHALL ADDITIONALLY PROVIDE FOR AND COMPLY WITH THE SPECIFICATIONS AND DRAWINGS DESIGN INTENT.
- PROVIDE MODEL / MOCK-UP UNIT WITHIN 90 DAYS OF START OF CONSTRUCTION.

ENERGY CODE ANALYSIS

THE SCOPE OF WORK DOES NOT INCLUDE ANY ALTERATIONS TO THE BUILDING ENVELOPE, ROOF, VERTICAL FENESTRATION, REPLACEMENT FENESTRATION, OR SKYLIGHTS. TO MAINTAIN COMPLIANCE WITH SECRETARY OF INTERIOR'S STANDARDS FOR TREATMENT OF HISTORIC BUILDINGS, PER 2021 IECC SECTION C503.1, THE UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SYSTEMS ARE NOT REQUIRED TO COMPLY WITH THIS CODE. REFER TO MEP DRAWINGS FOR IECC COMPLIANCE AND ALTERATIONS TO THE MEP SCOPE OF WORK (HEATING AND COOLING SYSTEMS, ECONOMIZERS, SERVICE HOT WATER SYSTEMS, AND LIGHTING SYSTEMS)

- 2021 IECC C501.5 HISTORIC BUILDING EXEMPT
- 2021 IECC C505 CHANGE OF OCCUPANCY
- 2021 IEBC 907.1 EXISTING BUILDING
- 1. REFER TO ECA.01 & ECA.02 FOR ENERGY CODE ANALYSIS

SPECIAL INSPECTIONS

5. Special Inspections in accordance with § 1704 of the IBC.
- Yes/No
- List of all applicable types of work which require Special Inspection per KCBC § 18-22, IBC § 1704-1705, and Chapter 2 of the 2021 Special Inspections Manual
 - EPSP (if non-derivative) Placement of Reinforcing Steel [] Modular Block Earth Retaining Structure
 - Temporary Shoring Placement of Reinforced Concrete [] Inspection of Metal Building Fabricator
 - Excavation and Filling [] Testing of Reinforced Concrete [] Inspection of Precast Fabricator
 - Verification of Soils [] Erection of Precast Concrete [] Inspection of Structural Steel Fabricator
 - Drilled Piers or Piles [] Prestressing Concrete [] Mastic and Intumescent Fire-Resistive Coatings
 - Aggregate Piers [] Bolts installed in Concrete [] Sprayed Fire-Resistant Materials
 - Seismic Resistance [] Steel Frame Inspection [] Smoke Control System (per 909)
 - Post-Installed Anchors [] High Strength Bolting [] Fire Stopping (§1705.17)
 - Structural Masonry [] Structural Welding [] Other
- Submit a letter from the Special Inspection Agency hired by the owner accepting responsibility for each applicable item. This is to be submitted to SpecialInspection@ksarc.org
 - List approved fabricators (if any) for specific types of work.
 - For smoke control systems, submit system documentation including the design requirements (IBC 909.2), national analysis (IBC 909.4), and acceptance testing procedures and methods (IBC 909.3, 909.18)
 - Where Quality Assurance for Seismic Resistance is required, submit the quality assurance plan and the contractor statement of responsibility (IBC 1705)
- See 2021 Special Inspections Manual for complete information. A Preconstruction Meeting is required prior to permit issuance for all Special Inspection projects.

SAFETY GLAZING NOTES

- SAFETY GLAZING SHALL BE PRESENT IN THE FOLLOWING CONDITIONS AND IN ACCORDANCE TO IBC SECTION 2406.
- GLAZING IN SWINGING DOORS EXCEPT JALOUSIES
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
 - GLAZING IN STORM DOORS
 - GLAZING IN UNFRAMED SWINGING DOORS.
 - GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS
 - GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
 - GLAZING EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET AND EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR AND EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR AND ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
 - GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE, WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.
 - GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.
 - GLAZING IN FIRE DEPARTMENT ACCESS PANELS. FIRE DEPARTMENT GLASS ACCESS PANELS SHALL BE OF TEMPERED GLASS. FOR INSULATING GLASS UNITS, ALL PANES SHALL BE TEMPERED GLASS.

PARKLAND DEDICATION

PROJECT ADDS RESIDENTIAL UNITS TO AN EXISTING VACANT BUILDING. OWNER ELECTS TO PAY FEE FOR NEW UNITS IN LIEU OF DEDICATED PARKLAND. FOR 2026 THE PRICE IS \$20,065.67 PER ACRE.

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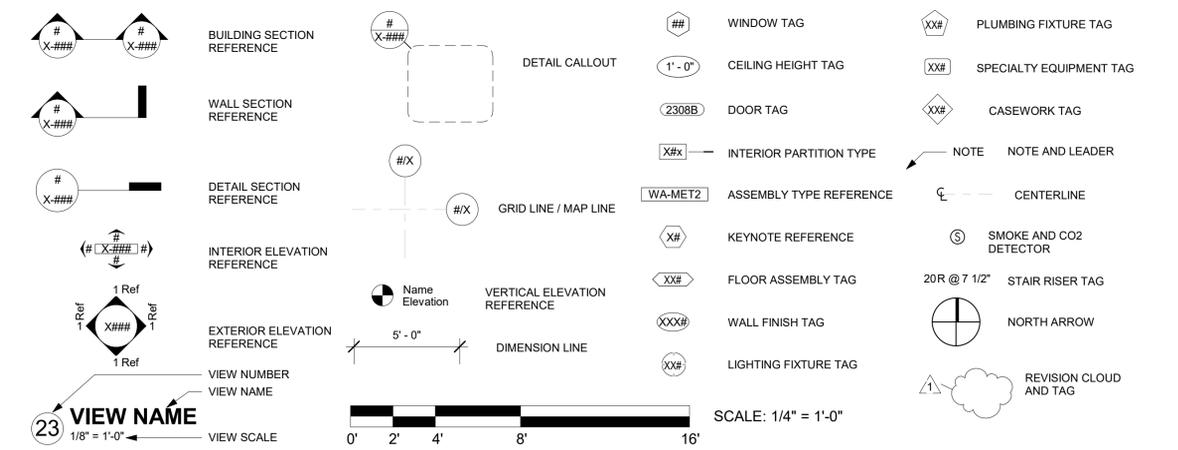
BUILDING AREA (GSF)	
LEVEL	AREA
00 LOWER LEVEL	10056 SF
01 FIRST FLOOR	8408 SF
01.5 MEZZANINE	5749 SF
02 SECOND FLOOR	7718 SF
03 THIRD FLOOR	7718 SF
04 FOURTH FLOOR	7718 SF
05 FIFTH FLOOR	7718 SF
06 SIXTH FLOOR	7718 SF
07 SEVENTH FLOOR	7718 SF
08 EIGHTH FLOOR	7718 SF
09 NINTH FLOOR	7718 SF
10 TENTH FLOOR	7718 SF
11 ELEVENTH FLOOR	7718 SF
MAIN BUILDING ROOF	1800 SF
TOTAL AREA	103189 SF

COMMERCIAL SPACE		
NUMBER	NAME	AREA
00 LOWER LEVEL		
001	COMMERCIAL LEASABLE	3827 SF
01 FIRST FLOOR		
103	COMMERCIAL LEASABLE	5042 SF
101	COMMERCIAL LEASABLE	443 SF
102	COMMERCIAL LEASABLE	404 SF
01.5 MEZZANINE		
114	COMMERCIAL LEASABLE	1710 SF
113	COMMERCIAL LEASABLE	1708 SF
TOTAL SPACES: 6		13134 SF

RESIDENTIAL UNITS		
TYPE	COUNT	AREA
1B : 1BA	41	26536 SF
1B : 1BA ADA	5	3125 SF
2B : 2BA	28	26485 SF
TOTAL	74	56146 SF

RESIDENT AMENITIES		
TYPE	COUNT	AREA
RESIDENT CLUB ROOM	1	1071 SF
RESIDENT GAME ROOM	1	950 SF
RESIDENT ROOFTOP	1	728 SF
RESIDENT SECURE MAILROOM	1	280 SF
TOTAL	4	3028 SF

DRAWING SYMBOLS



ABBREVIATIONS

- A.F.F. ABOVE FINISHED FLOOR
- ARCH. ARCHITECT
- BM. BEAM
- B.O. BOTTOM OF
- CAB. CABINET
- CLR. CLEAR
- CMU CONCRETE MASONRY UNIT
- COL. COLUMN
- CONC. CONCRETE
- CONT. CONTINUOUS
- CONTR. CONTRACTOR
- DIA. DIAMETER
- DWGS. DRAWINGS
- ELEC. ELECTRICAL
- ELEV. ELEVATION
- EXT. EXTERIOR
- FD. FLOOR DRAIN
- F.G. BATT FIBERGLASS BATT
- FTG. FOOTING
- FLR. FLOOR
- FLR'G. FLOORING
- FT. FOOT
- GA. GAUGE
- GALV. GALVANIZED
- GL. GLASS
- GWB GYPSUM WALL BOARD
- HORIZ. HORIZONTAL
- HT. HEIGHT
- HAVAC HEATING, VENTILATION, & AIR CONDITIONING
- INSUL. INSULATION
- INT. INTERIOR
- LAV. LAVATORY
- MECH. MECHANICAL
- MFR. MANUFACTURER
- MIN. MINIMUM
- MIR. MIRROR
- MTL. METAL
- O. OVER
- O.C. ON CENTER
- PERF. PERFORATED
- PERIM. PERIMETER
- PLYWD. PLYWOOD
- PTD. PAINTED
- QTY. QUANTITY
- RE. REFER
- REINF. REINFORCED
- REQ'D. REQUIRED
- R.O. ROUGH OPENING
- S.F. SQUARE FEET
- SIM. SIMILAR
- SQ. SQUARE
- STL. STEEL
- STRUCT. STRUCTURAL
- T&G. TONGUE AND GROOVE
- T.O. TOP OF
- TEMP. TEMPERED
- TYP. TYPICAL
- T.P.O. THERMOPLASTIC POLYOLEFIN MEMBRANE UNLESS OTHERWISE NOTED
- U.N.O. UNLESS OTHERWISE NOTED
- VERT. VERTICAL
- WI. WITH
- WD. WOOD



EXACT ARCHITECTS
 REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
 KANSAS CITY, MISSOURI
 (816) 785-2265
 WWW.EXACTARCHITECTS.COM



NOT FOR CONSTRUCTION
GEORGE B. PECK DRY GOODS CO.
 1044 MAIN ST
 KANSAS CITY MISSOURI 64105

VICINITY MAP

LEGAL DESCRIPTION: SMARTS PARTITION NO 2 LOTS 5 & 6 & ALL VAC ALLEY L W OF & ADJ ALSO ASHBURNS ADD S 8.33 FT OF E 3 FT LOT 9 & E 3 FT OF LOTS 10 & 11 BLK 18



City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CD-CPC-2026-00013** on **3/18/2026**

Sara Gabriel
 Sara Gabriel, Mayor
 Secretary of the City Plan Commission

APPLICANT: ANNIE ROUSE
 650-699-2329

ISSUE	DATE	NO
DD Review	26-0130	1
Development Plan	26-0206	2
Development Plan	26-0226	3

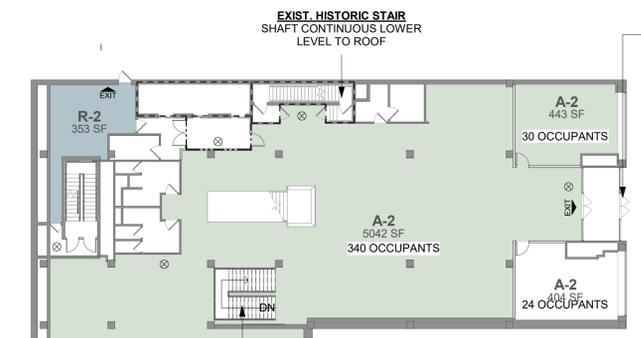
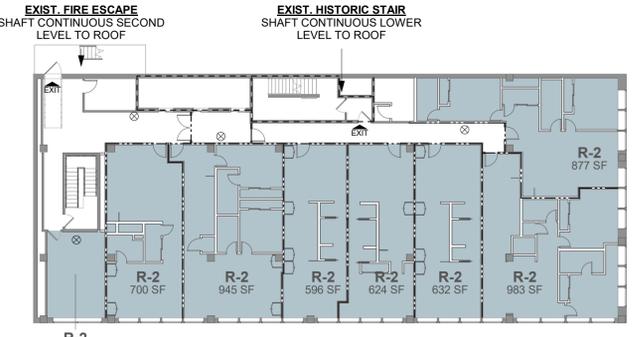
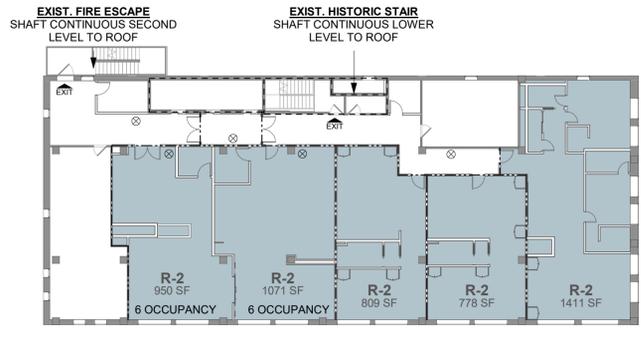
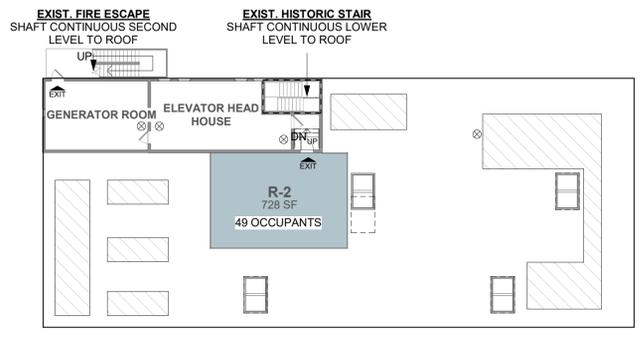
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BUILDING CODE SUMMARY

ADOPTED CODES + PROJECT REFERENCES	
Accessibility	2018 International Building Code 2018 International Existing Building Code 2021 International Energy Code 2018 International Mechanical Code 2018 International Fuel Gas Code 2018 International Fire Code 2018 Uniform Plumbing Code 2017 National Electrical Code 2018 IBC + IEBC, ICC ANSI A117.1 - 2009, Accessibility and Usability Code and Fair Housing Act
BUILDING DATA	
General	Interior conversion of a historic 12-story plus 1-level basement commercial storage building with concrete column beam structure.
Construction Type	1-B Non-Combustible Exterior
Fully Sprinkled Use / Change	Yes: NFPA 13 shall be provided throughout Existing Business converted to New Commercial and Multi-Family Residential
Zoning	DC-15
Parking	Not Required (Historic Building); Parking Garage adjacent parcel
Historical Data	Building listed on the National Register of Historic Places
USE AND CLASSIFICATION Chapter 3	
Basement	A-2 (Future Commercial)
First Floor	A-2 (Future Commercial)
Mezzanine Floor	B (Future Business)
Second Floor	R-2 (Residential)
Third Floor	R-2 (Residential)
Fourth Floor	R-2 (Residential)
Fifth Floor	R-2 (Residential)
Sixth Floor	R-2 (Residential)
Seventh Floor	R-2 (Residential)
Eighth Floor	R-2 (Residential)
Ninth Floor	R-2 (Residential)
Tenth Floor	R-2 (Residential)
Eleventh Floor	R-2 (Residential)
Roof top	R-2 (Residential)
BUILDING HEIGHTS AND AREAS Chapter 5	
Occupancy	R-2, 74 Dwelling Units A-2, 9,716 SF B, 3,416 SF
Area (Existing)	Lower Floor 10,056 SF First Floor 8,408 SF Mezzanine 5,749 SF Second Floor 7,718 SF Third Floor 7,718 SF Fourth Floor 7,718 SF Fifth Floor 7,718 SF Sixth Floor 7,718 SF Seventh Floor 7,718 SF Eighth Floor 7,718 SF Ninth Floor 7,718 SF Tenth Floor 7,718 SF Eleventh Floor 7,718 SF Roof Top Amenity 728 SF Total: 96,372 SF
Allowable Area	UL (Total) Table 506.2
Height (Existing)	High-Rise 12-stories and Rooftop Amenity Max. = 160'-6" to top of occupied floor
Allowable Height	12-stories 180'-0" (R-2 occupancy 1-B)
Historic Exceptions	Every historic building that does not conform to the construction requirements specified in the IBC shall be provided with an approved automatic fire sprinkler system IBC 1203.2 & 1203.12
Incidental Occupancy Separation	Mechanical Rooms (over 15 psi and 10 horsepower); 1 hour or approved automatic fire extinguishing system Table 508.2
Accessory Occupancy	Aggregate accessory occupancies shall not occupy more than 10% of the building area of the story in which they are located. Section 508.3.1
	No separation is required between the accessory occupancy and main occupancy. Section 508.3.1.3
Occupancy separation	1 hour separation between R and B or M occupancies Table 508.4
Historic Exceptions	Historic stairways shall be accepted without complying with handrail requirements, provided they are not structurally dangerous. IBC Section 1203.9
	Occupancy separations of 1 hour can be omitted with an approved automatic sprinkler systems IBC Section 1205.4
TYPE OF CONSTRUCTION Chapter 6	
Type	1-B; Non-Combustible Exterior Walls
Fire Resistance Ratings	Primary Structural Frame 2 hours Columns Supporting Floors 1 hours Bearing Walls - Exterior 2 hours Bearing Walls - Interior 2 hours Non-Bearing Walls - Exterior 1 hours Non-Bearing Walls - Interior 0 hours Floor Construction and Secondary Members 2 hours Roof Construction and Secondary Members 1 hours Table 601
FIRE + SMOKE PROTECTION Chapter 7	
Hazard Category	Means of Egress = Higher Hazard Heights and Area = Higher Hazard Exterior Wall Exposure = Higher Hazard IEBC Table 1011.5 IEBC Table 1011.6 IEBC Table 1011.6
Shaft Enclosures & Vertical Openings	Existing shaft and vertical opening enclosure is only required to be in a one hour enclosure IBC Section 802.2.1
Corridors	Group R: 0.5 hour required ; 1-hour provided Table 1020.1
Dwelling Separation	Group R: 1 hour required ; 1-hour provided Section 708.3
Horizontal Assemblies	Group R: 1 hour required ; 1-hour (existing) Section 711.2.4.1
Opening Protection	Interior: 90 min. within 2-hour fire wall 60 min. within 1-hour fire barriers (shaft, exit enclosures, exit passageways) 45 min. within 1-hour fire partitions (other than listed above) 20 min. within 0.5 and 1-hour fire partitions (corridors) 45 min. within 1-hour fire partitions (other than corridors) 20 min. within 0.5-hour fire partitions (other than corridors) Table 716
Fireblocking	Provide in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs horizontally at intervals not exceeding 10 feet vertically. Section 718.2.2
	Unface batt insulation tightly fit in demising wall cavities provided. Section 718.2.1

Historic Exceptions	
Stairway Enclosure	Every historic building that cannot be made to conform to the requirements in IBC for occupancy or use and that constitutes a distinct fire hazard shall be deemed to be in compliance if provided with an approved automatic fire-extinguishing system. IBC 1203.12
Corridor Doors	Existing doors in buildings protected throughout with an approved automatic sprinkler system shall be required ONLY to resist smoke, be reasonably tight fitting, and contain no louvers. Dwelling unit entry doors shall be self-closing with a positive latch and perimeter smoke sealing. IBC Section 804.6.1
INTERIOR FINISHES Chapter 8	
Wall & Ceiling	Group R-2 C Exit Enclosure + Passageway Corridors IBC Section 803.13
Flame Spread	C Rooms and Enclosed Spaces IBC Section 1204.9
Historic Exception	Existing nonconforming historic materials are allowed to remain with an automatic sprinkler system.
FIRE PROTECTION SYSTEMS Chapter 9	
Automatic Sprinkler System	NFPA 13 system required - will be provided throughout. Quick response sprinklers are required in all dwelling and sleeping units, and Light-Hazard occupancies. Section 903.2.8
Standpipe Systems	Required per IBC Section 905 and NFPA 14 Section 905
Fire Extinguishers	Will be provided in occupancies/locations required by IFC Section 906.1
Fire Alarm	Addressible fire alarm system will be provided. Section 907.2.9
Smoke Alarm	Required to be installed and maintained for each bedroom, for each room in the means of egress path to each sleeping unit exit, and each story within sleeping unit -Battery backup required. Interconnection required where more than one alarm is required in individual unit. Section 907.2.10
Visible Alarms	Required & will be provided. All dwelling and sleeping units provided with capability to support visible notification appliances per ICC A117.1 Section 907.5.2.3
Audible Alarms	Required and will be provided. Section 907.5.2.1
MEANS OF EGRESS Chapter 10	
Exits per Floor	Lower Level 2 required ; 2 provided 1st Floor 2 required ; 2 provided Mezzanine 2 required ; 2 provided 2nd-Roof 2 required ; 2 provided Section 1006.3.2
Vertical Exit Enclosure	Interior exit stairways serving only the first and second stories equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 are not required to be enclosed. Section 1019.3; Except. 1
Exits per Space	Group-R; Less than 50 occupants when fully sprinkled Single exit allowed (existing to remain, no change) Table 1006.2.1
Exit Separation	Existing exits meet the 1/3 length of the max. diagonal distance at each floor. Section 1015
Exit Access Travel Distance	250'-0" maximum when building is fully sprinkled. Table 1017.2
Common Path of Travel (Single Exit)	Group R - 125'-0" when building is fully sprinkled. Table 1006.2.1
Corridors	Minimum width: 44"; 36" with occupant load less than 50 Dead End (new): 50'-0" maximum when fully sprinkled Dead End (exist): 70'-0" maximum when fully sprinkled. Section 1020.2 Section 1020.4 IEBC Section 805.6.3
Emergency Escape	Not required when fully sprinkled with multiple exits. Fire sprinkler shall satisfy code requirements where not feasible. Section 1030 IEBC 1203.12
Historic Exception	Not required to comply with IBC Section 1009. Section 3408.3
Existing Stairs	7 3/4" max riser ; 10" min tread ; 6'-8" min headroom Handrails shall be 34"-38" above nosing and provided on one side only and extend from top riser to bottom riser. Section 1011 Section 1011.11; 1012
New Stair Req. (within dwelling units)	
ACCESSIBILITY Chapter 11	
Accessible Entrance And Route	Provided from public sidewalk on Main St. Section 1107.6.2.2.1
Dwelling Units	Type 'A' (Adaptable) - at least 2% 5 units required Type 'A' units shall comply with ICC ANSI A117.1 IBC Section 305.9
	Type 'B' Not required in historic buildings
PLUMBING FIXTURES	
Min. # of Fixtures	Toilets Lavatory Kitchen Sink Tub/Shower Fountain Jan. Sink Washer
R-2 (per unit)	1 1 1 1 - - provided
A-2	9 6 - - - 1 -
B	1 1 - - - 1 -
OCCUPANCY LOAD CALCULATIONS	
Occupancy	Area Load Factor Total Occupants
R-2	59,174 sf 200 gross 296 occupants
A-2	4,069 sf 15 net 648 occupants
B	3,416 sf 150 gross 23 occupants
Total	967 occupants
ADDITIONAL LIFE SAFETY NOTES	
1.	Complete automatic fire sprinkler design for the building is a delegated design and deferred submittal. Monitored by a proprietary supervising station (alarm company).
2.	Complete fire alarm design for the building is a delegated design and deferred submittal.
3.	Provide and install a fire alarm control panel (with building master key inside). Coordinate type, keying, location, and any additional requirements with fire department.
4.	Portable fire extinguishers will be provided in the R, and S occupancies per NFPA 10-2018.
5.	Provide emergency elevator communication system per 3001.2 with two way visual and text based interactive communication system.
HISTORIC EXCEPTIONS	
Corridor Doors	Existing doors in buildings protected throughout with an approved automatic sprinkler system shall be required ONLY to resist smoke, be reasonably tight fitting, and contain no louvers. Dwelling unit entry doors shall be self-closing with a positive latch. IBC Section 805.5.1
Means of Egress	Existing means of egress conforming to the requirements of the building code under which the building was constructed shall be considered compliant means of egress. All constructed means of egress shall remain, with accessory life safety updates required by IBC. IBC Chapter 10
Accessible Means of Egress	Accessible Means of Egress required by Chapter 10 are not required to be provided in existing buildings. IBC 3411.6, Exception 2
Change of Occupancy	Where a portion of an existing building is changed to a new occupancy classification and that portion is not separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the International Building Code for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 9 applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter. IBC 1012.1.1.1



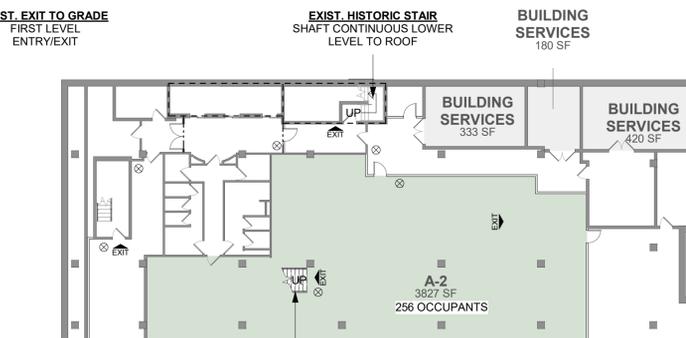
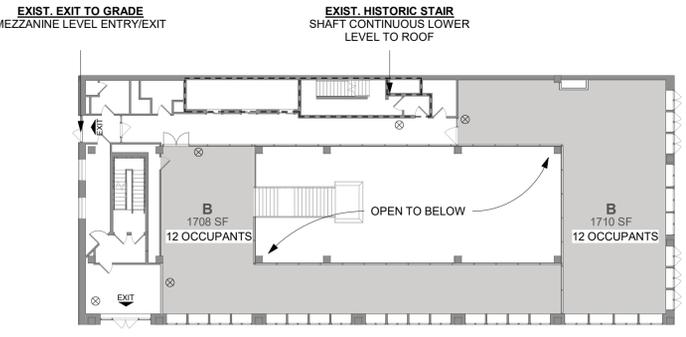
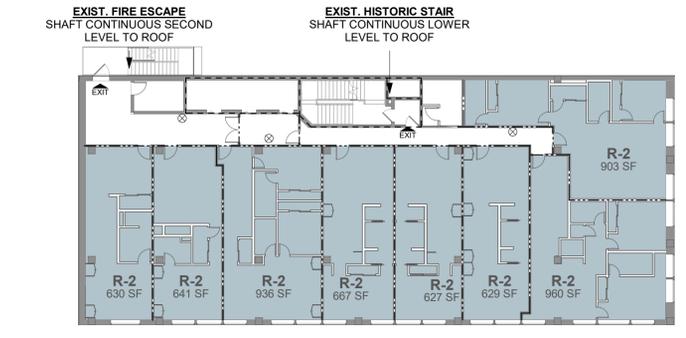
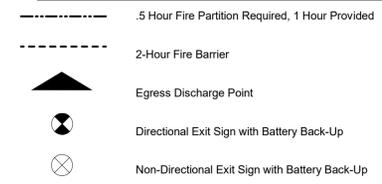
City Plan Commission

Recommends Approval with Conditions

of Case No. **CD-CPC-2026-00013** on **3/18/2026**

Sara Copeland, FAIA
Sara Copeland, FAIA
Secretary of the City Plan Commission

CEBS BULLARD, ARCHITECT | MO 200005059



EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
KANSAS CITY, MISSOURI
(816) 785-2265
WWW.EXACTARCHITECTS.COM



NOT FOR CONSTRUCTION
GEORGE B. PECK DRY GOODS CO.
 1044 MAIN ST
 KANSAS CITY MISSOURI 64105

APPLICANT:
ANNIE ROUSE
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630-699-2329

ISSUE	DATE	NO
DD Review	26-0130	1
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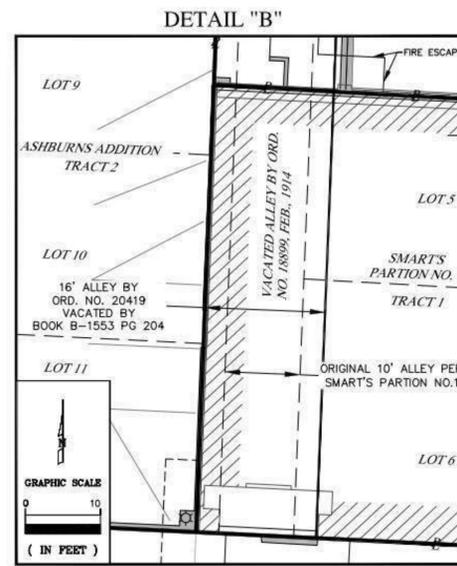
CODE ANALYSIS AND LIFE SAFETY PLANS

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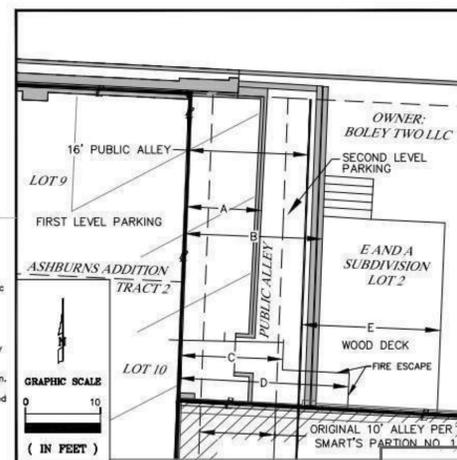
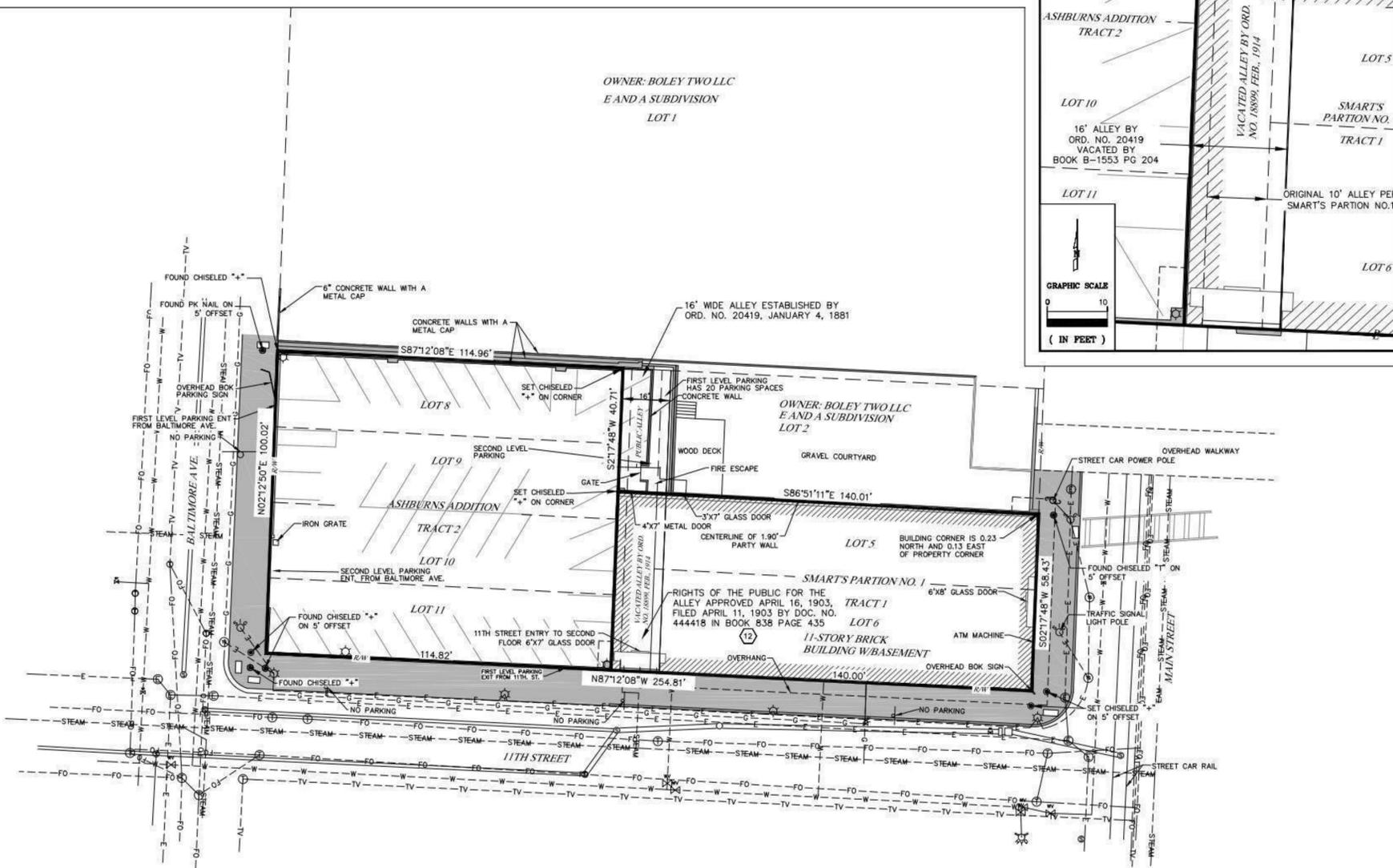
ALTA SURVEY BOK FINANCIAL KANSAS CITY, CLAY COUNTY, MISSOURI



LAND DESCRIPTION
TRACT 1: (1044 Main Street)
Lots 5 and 6, SMART'S PARTITION NO. 2, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, in Plat Book B-1 at Page 35; the whole of the vacated alley, to the full width thereof, lying West of and adjoining said Lots 5 and 6 of SMART'S PARTITION NO. 2, as said alley was established in and delineated on the recorded plat of SMART'S PLACE SUBDIVISION in Plat Book A-1 at Page 16; and all that part of the East three feet of Lot 9 lying South of the Westward prolongation of the North line of Lot 5 of SMART'S PARTITION NO. 2 and the East three feet of Lots 10 and 11, Book 18, ASHBURN'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof in Plat Book B-1 at Page 57, EXCEPT that part in Main Street.

TITLE EXCEPTIONS
The following title exceptions are shown to provide general information as to encumbrances, setbacks, right-of-way or other general land restrictions. The exceptions were provided to this surveyor by Chicago Title Insurance Company, in title commitment 192833, effective December 19, 2019, at 8:00 a.m., as shown on schedule B. The owner is advised to refer to the actual title commitment for the full list of requirements and exceptions. All documents shown on this drawing referenced by a book and page number are records filed with the Recorder of Deeds Office of Clay County, Missouri.

- TITLE EXCEPTIONS**
KEY: SCA: B
NOTE: NUMBER:
- #1: Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
 - #2: Rights or claims of parties in possession not shown by the public records.
 - #3: Easements or claims of easements, not shown by the public records.
 - #4: Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - #5: Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - #6: Taxes or special assessments which are not shown as existing liens by the public records.
 - #7: The lien of general taxes for 2020 which are not now due and payable.
 - #8: Terms and provisions of the agreement relating to a party wall established by the instrument filed July 16, 1883, in Book B-85, Page 506.
 - #9: Terms and provisions of the agreement relating to a party wall established by the instrument dated January 24, 1914, filed as Document No. 982772, in Book B-1567, Page 407. This exception is not a survey matter. Refer to Document.
 - #10: Terms and provisions of the agreement relating to a party wall established by the instrument dated January 24, 1914, recorded April 19, 1915 as Document No. 1034489, in Book B-1622, Page 229. This exception is not a survey matter. Refer to Document.
 - #11: Terms and provisions of the agreement relating to a party wall established by the instrument dated October 14, 1948, recorded October 26, 1948 as Document No. A-936591, in Book B-4251, Page 638. This exception is not a survey matter. Refer to Document.
 - #12: Right to construct, operate and maintain sewers along and across the West 16 feet of the premises in question, formerly a public alley opened and established by Ordinance No. 20419, approved January 4, 1881, reserved to Kansas City in vacation Ordinance No. 18899, approved February 10, 1914, of record in Book B-1553, page 204, Document No. 966965. This exception affects the subject property and is plotted here on.
 - #13: Easements, if any, for public utilities, installed in, under or upon the vacated alley prior to the vacation thereof, and for which no notice appears in the Office of the Recorder/Registrar of Deeds.
 - #14: Terms and provisions of a lease dated July 31, 1984, between Peck's Plaza Associates, a Georgia limited partnership, Owner, and Missouri Bank and Trust Company of Kansas City, Tenant, disclosed by Amended and Restated Lease recorded May 28, 1985 as Document No. K-663470 in Book K-1424, at Page 447, amending and restating same. Assignment of said lease to the Land Clearance for Redevelopment Authority of Kansas City, Missouri by instrument recorded June 13, 1985 as Document No. K-665861, in Book K-1429, Page 1950. Indenture of Trust between The Land Clearance for Redevelopment Authority of Kansas City, Missouri, United Missouri Bank of Kansas City, N.A., as Trustee, in the amount of \$350,000.00, recorded June 13, 1985 as Document No. K-665864, in Book K-1429, Page 1994. This exception is not a survey matter. Refer to Document.
 - #15: Terms and provisions of an unrecorded lease dated May 1, 1986 between Peck's Plaza Associates, a Georgia limited partnership (Landlord) and Merrick, Baker, Fox & Huff, P.C. (Tenant) disclosed by the Subordination, Non-Disturbance and Attornment Agreement recorded February 29, 1988 as Document No. K-816748 in Book K-1774 at Page 2362. This exception is not a survey matter. Refer to Document.
 - #16: An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document entitled: Memorandum of Lease Lessor: Missouri Bank & Trust Company Lessee: Allright Corpark, Inc. Recording Date: September 26, 1997 Recording No. 87-445620, in Book K-3070, Page 150. This exception is not a survey matter. Refer to Document.
 - #17: Terms and provisions of the Downtown Library Tax Increment Financing Plan, including but not limited to provisions regarding PILOTs, EATs, or other assessments and/or abatements, notice of which is given by Memorandum of Agreement recorded March 2, 2016 as Document No. 2016E008290, amended and restated by instrument recorded March 23, 2017 as Document No. 2017E0025479. This exception is not a survey matter. Refer to Document.
 - #18: Retroactive assessments, if any, in relation to tax abatement. Not a survey matter.
 - #19: Tenancy rights, either as month to month or by virtue of written leases, of persons now in possession of any part of the Land. Not a survey matter.
 - #20: State court judgments, state tax liens, and federal tax liens, if any, against the party(ies) to be insured as owner(s). Not a survey matter.



DETAIL "A" NOTES ENCROACHMENTS

A. First level parking extends 9.63 feet over the property line and extends into the public alley as shown.

B. Second level parking extends 18.30 feet over the property line and extends into the public alley as shown.

C. Fire Escape extends 13.67 feet over the property line and extends into the public alley as shown.

D. Fire Escape also extends 22.57 feet into Lot 2 of shown E and A subdivision as shown.

E. Wood deck extends 18.45 feet into Lot 2 of shown E and A subdivision as shown. Wood deck is being used by BOK financial.

- SURVEYOR'S REPORT:**
- The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The average error of closure for the traverse of the subject property is 1:503,000.
 - The bearings on this survey are based on the subdivision plat of E & A subdivision.
 - The subject property contains 19,735 square feet or 0.45 acres.
 - Utility information shown on this survey was taken from utility maps provided to this surveyor by various utility companies, and locates provided by various utility locating companies. Every effort was made to have any and all active utilities located. This surveyor does not warrant or guarantee the location or size of any underground utility shown hereon. This surveyor does not warrant or guarantee that all utility lines, cables, pipes, or wires (active or inactive) are shown on this survey.
 - The tax property Id numbers are JA2922040050000000 and JA29220400600000000.
 - Fee owner of the subject property is BOKF, National Association, successor by merger to Missouri Bank & Trust of Kansas City.
 - There are 36 car parking spaces on the upper level of parking garage. There are 20 car parking spaces on the lower level of parking garage.
 - All property corners were either found as noted, or set with a 1/2" x 24" rebar and cap CCEI 2013000041 on January 10th, 2020.
 - The field survey for this project was completed 01/10/2020.
 - The subject property lies within the limits of Zone X, Area of Minimal Flood Hazard, as shown on FEMA Flood Insurance Map 29095C0252G effective January 20th 2017.
 - The names of the adjoining property owners were taken from the Kansas City, Missouri GIS website.
 - No zoning information was provided to the surveyor. The property is zoned DC-15, Downtown Core, as shown on the Kansas City, Missouri GIS.
 - There is an 11 story, 8,325 square foot brick building. The building has 1 tenant, as shown on survey.
 - All substantial visual improvements have been shown on this survey.
 - The address of the subject property is 1044 Main St. for Tract 1 and 1031 Baltimore Ave. for Tract 2, as shown on the Kansas City, Missouri GIS website.
 - There is no current moving work on the subject property.
 - This surveyor has no knowledge of proposed changes of street right of way lines.
 - There are no offsite easements that affect the subject property.

LEGEND OF EXISTING FEATURES

---	W	BURIED WATER LINE
---	FO	BURIED FIBER OPTIC
---	E	BURIED ELECTRIC
---	T	BURIED TELEPHONE
---	G	BURIED GAS LINE
---	ST	BURIED STEAM LINE
⊙		STREET LIGHT
⊕		ELECTRIC METER
⊗		WATER MANHOLE
⊕		UTILITY POLE
⊗		TRANSFORMER
⊕		FIRE HYDRANT
⊗		WATER VALVE
⊕		SANITARY SEWER MH
⊗		SIGN
⊕		EXISTING CONCRETE PAVEMENT
⊗		BAR FOUND
⊕		SET PROPERTY CORNER AS NOTED
⊗		TELEPHONE MANHOLE
⊕		ELECTRIC MANHOLE
⊗		TRAFFIC SIGNAL MANHOLE
⊕		GAS VALVE
⊗		TRAFFIC SIGNAL

CERTIFICATION
To: Chicago Title Company and Bank of Oklahoma. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 8, 9, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on December 3rd, 2019.

Samuel J. DePiest, PLS 2013000041

Iss. Date: _____ Notes/Comments: _____ By: _____

ALTA/NSPS SURVEY
1044 MAIN ST. & 1031 BALTIMORE AVE
FOR BOK FINANCIAL

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
650-699-2329

ISSUE DATE: 01/15/2020

DD Review: 26-0130 1
Development Plan: 26-0206 2
Development Plan: 26-0226 3

Drafted: AS
Reviewed: SQ/GS
Approved: SP
Date: 01/15/2020
Proj#:

SHEET 1 OF 1

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00013** on **3/18/2026**

Sara Gabriel
SARA GABRIEL, CLERK
Secretary of the City Plan Commission

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
KANSAS CITY, MISSOURI
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NOT FOR CONSTRUCTION
GEORGE B. PECK DRY GOODS CO.
1044 MAIN ST
KANSAS CITY MISSOURI 64105

ISSUE DATE	26-0130	1
Development Plan	26-0206	2
Development Plan	26-0226	3

SITE SURVEY
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GENERAL SITE PLAN NOTES:

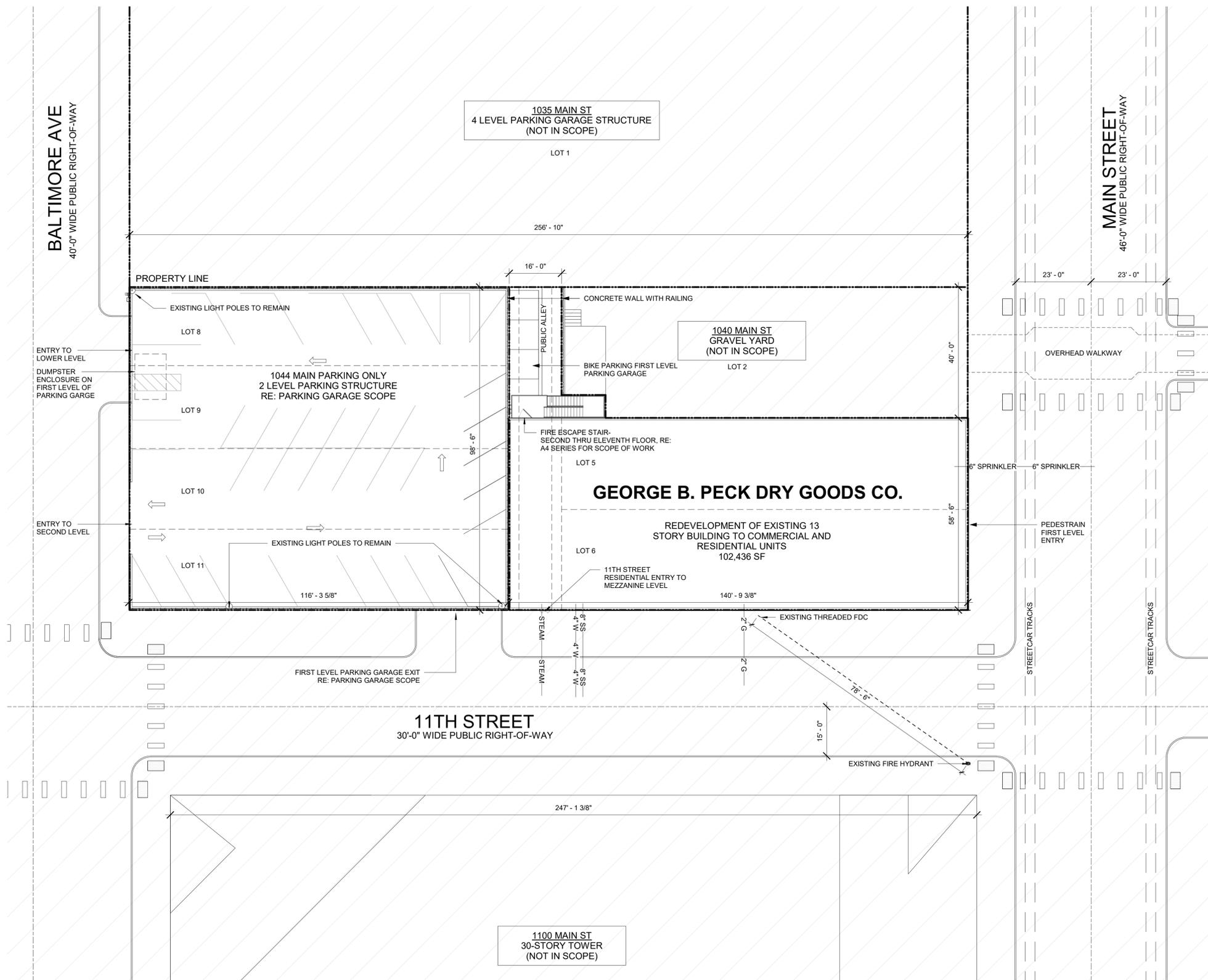
- REMOVE ALL BRUSH AND OVERGROWTH INCLUDING MISCELLANEOUS DEBRIS AND TRASH THROUGHOUT THE SITE.
- COORDINATE ALL WORK WITH CIVIL DRAWINGS AND MEP SITE PLAN. NOTIFY ARCHITECT IF DISCREPANCIES OCCUR BETWEEN DRAWINGS.
- INSPECT CONDITION OF ALL CURBS, STRUCTURES, SURFACES, AND OTHER SITE ITEMS SCHEDULED TO REMAIN. NOTIFY ARCHITECT OF DISCREPANCIES, OR WHERE REPAIR OR REPLACEMENT IS REQUIRED.
- EXISTING STORM INLETS AND ATTACHED CURBS SHALL REMAIN INTACT. PROTECT THROUGHOUT CONSTRUCTION.
- SLOPE ALL NEW PARKING AND LANDSCAPING AWAY FROM FACE OF NEAREST BUILDING.
- INSTALL STEEL EDGING STRIPS AT ALL LANDSCAPING TRANSITIONS AND AT ALL TRANSITIONS BETWEEN DISSIMILAR MATERIALS.
- COORDINATE NEW PARKING STALL SIGNAGE AND PARKING BLOCKS WITH ARCHITECT.
- SITE PAVING TO INCLUDE PAINTED HANDICAP, STALL STRIPING, ARROWS, AND COMPACT CAR MARKINGS.
- REFER TO ELEVATIONS FOR ANY AND ALL WORK ASSOCIATED WITH THE BUILDING EXTERIOR. PREPARE ALL AREAS OF NEW PLANTING OR SOFTSCAPE WITH TOP SOIL, IN CONDITION FOR CONTINUED AND HEALTHY PLANT GROWTH.
- NEW CONCRETE CURBS OR SIDEWALKS SHALL MATCH PROFILE, HEIGHT, AND/OR DEPTH OF EXISTING SITE WORK, WHERE THEY MEET EXISTING CONCRETE SCHEDULED TO REMAIN.
- ALL BUILDING BASE TO HARDSCAPE TRANSITIONS SHALL HAVE NEW EXPANSION JOINT AND BACKER ROD INSTALLED BETWEEN MATERIALS. TYP. JOINT SHALL HAVE A MIN. OF 1/2" WIDE BITUMINOUS JOINT FILLER INSTALLED. WHERE EXISTING JOINT OR SEALANT OCCURS, REMOVE PRIOR TO NEW WORK.
- ALL GRADED AREAS TO RECEIVE EROSION CONTROL FOR A FULL 4-WEEKS AFTER GRASS SEED GERMINATION.
- PROTECT ALL STORM SEWERS WITH EROSION CONTROL.
- EXISTING BRICK STEP AND DOCK AT BACK COURTYARD WILL REMAIN. PROTECT DURING CONSTRUCTION, AND SPOT REPAIR AS REQUIRED BY NEW STEEL STAIR INSTALLATION.
- REFER TO THE IFA CONSTRUCTION REQUIREMENTS FOR ALL EXTERIOR CONSTRUCTION DETAILS. THE SCHEDULE PROVIDED REFLECTS THE BASIS OF DESIGN. THE CONTRACTOR SHALL VERIFY THAT ANY VALUE-ENGINEERED SUBSTITUTIONS COMPLY WITH IFA GUIDELINES.

SIDEWALKS, CURBS, DRIVEWAYS:

- WORK SHALL INCLUDE REPLACEMENT OF ANY SIDEWALK SQUARE CRACKED OR MISSING A PIECE 1/2" OR MORE WIDE, ADJOINING SQUARE DIFFERING VERTICALLY 1/2" OR MORE, WITH SURFACES NOT OF CONTIGUOUS CONCRETE, AND THE ADJOINING CURB OF THAT WALK OR SHARING THAT CRITERIA OR HAVING A GUTTER 4" BELOW STREET, OR IMPEDING THE FLOW OF WATER.
- REPLACE ANY CURB HAVING A MEASURED HEIGHT OF 2 1/2" OR LESS ABOVE THE STREET SURFACE. ANY CURB HAVING A GUTTER SECTION OF 4" OR MORE BELOW THE STREET SURFACE. ANY CURB THAT OBSTRUCTS THE INTENDED FLOW OF WATER, SHALL BE REPLACED TO THE NEAREST JOINTS. THE VERTICAL TRANSITION FROM THE NEW CURB TO THE EXISTING CURB SHALL NOT EXCEED A SLOPE OF 1/2" PER FOOT.

RESIDENTIAL UNITS PER FLOOR			
FLOOR	TYPE	COUNT	AREA
02 SECOND FLOOR	1B; 1BA	4	2552 SF
	2B; 2BA	3	2805 SF
03 THIRD FLOOR	1B; 1BA	4	2564 SF
	1B; 1BA ADA	1	630 SF
	2B; 2BA	3	2800 SF
04 FOURTH FLOOR	1B; 1BA	4	2566 SF
	1B; 1BA ADA	1	624 SF
	2B; 2BA	3	2800 SF
05 FIFTH FLOOR	1B; 1BA	4	2566 SF
	1B; 1BA ADA	1	624 SF
	2B; 2BA	3	2800 SF
06 SIXTH FLOOR	1B; 1BA	4	2566 SF
	1B; 1BA ADA	1	624 SF
	2B; 2BA	3	2800 SF
07 SEVENTH FLOOR	1B; 1BA	4	2566 SF
	1B; 1BA ADA	1	624 SF
	2B; 2BA	3	2800 SF
08 EIGHTH FLOOR	1B; 1BA	5	3190 SF
	2B; 2BA	3	2800 SF
09 NINTH FLOOR	1B; 1BA	5	3190 SF
	2B; 2BA	3	2790 SF
10 TENTH FLOOR	1B; 1BA	5	3190 SF
	2B; 2BA	3	2800 SF
11 ELEVENTH FLOOR	1B; 1BA	2	1586 SF
	2B; 2BA	1	1411 SF
TOTAL		74	56146 SF

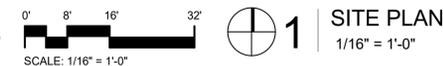
DEVELOPMENT TABULATION	
BUILDING DATA	
ZONING	DC - 15 (EXISTING TO REMAIN)
LAND AREA	8,660 SF (BUILDING FOOTPRINT) ; 11,535 SF (PARKING GARAGE)
PROPOSED USE	R-2 (RESIDENTIAL APARTMENTS) ; A-2 (COMMERCIAL LEASIBLE)
HEIGHT (EXISTING)	10-STORIES ABOVE GRADE ; 73'-10" TO ROOF DECK
GROSS FLOOR AREA (EXISTING)	REFER TO TABLE ABOVE
RESIDENTIAL UNITS	REFER TO TABLE ABOVE
NET LAND AREA	20,195 SF TOTAL ; 8,660 SF RESIDENTIAL USE
BUILDING COVERAGE	8,660 SF EXTERIOR / 20,195 SF LAND AREA = .42
FLOOR AREA RATIO	103,389 SF / 20,195 SF LAND AREA = 5.1
GROSS DENSITY	74 UNITS / 20,195 SF LAND AREA = 1 UNIT PER 272 SF
NET DENSITY	74 UNITS / 8,660 SF RESIDENTIAL USE = 1 UNIT PER 117 SF
PARKING	NO PARKING REQUIRED PER 98-420-04-H LANDMARKS AND HISTORIC DISTRICTS. TWO STORY PARKING GARAGE ADJACENT TO BUILDING PROVIDING 50 PARKING SPOTS FOR BUILDINGS USE ONLY
BICYCLE PARKING (PER 98-420)	SHORT TERM: 8 REQUIRED / 8 PROVIDED RE: PARKING GARAGE SCOPE LONG TERM: 25 REQUIRED / 72 PROVIDED RE: FLOOR PLANS
PHASING	SINGLE-PHASE CONSTRUCTION
SETBACKS	NO NEW SETBACKS; EXISTING BUILDING FOOTPRINT TO REMAIN



BUILDING AREA (GSF)	
LEVEL	AREA
00 LOWER LEVEL	10056 SF
01 FIRST FLOOR	8408 SF
01.5 MEZZANINE	5749 SF
02 SECOND FLOOR	7718 SF
03 THIRD FLOOR	7718 SF
04 FOURTH FLOOR	7718 SF
05 FIFTH FLOOR	7718 SF
06 SIXTH FLOOR	7718 SF
07 SEVENTH FLOOR	7718 SF
08 EIGHTH FLOOR	7718 SF
09 NINTH FLOOR	7718 SF
10 TENTH FLOOR	7718 SF
11 ELEVENTH FLOOR	7718 SF
MAIN BUILDING ROOF	1800 SF
TOTAL AREA	103189 SF

COMMERCIAL SPACE		
NUMBER	NAME	AREA
00 LOWER LEVEL		
001	COMMERCIAL LEASABLE	3827 SF
01 FIRST FLOOR		
103	COMMERCIAL LEASABLE	5042 SF
101	COMMERCIAL LEASABLE	443 SF
102	COMMERCIAL LEASABLE	404 SF
01.5 MEZZANINE		
114	COMMERCIAL LEASABLE	1710 SF
113	COMMERCIAL LEASABLE	1708 SF
TOTAL SPACES: 6		13134 SF

LEGAL DESCRIPTION:
SMARTS PARTITION NO 2 LOTS 5 & 6 & ALL VAC ALLEY LY W OF & ADJ ALSO ASHBURNS ADD S 8.33 FT OF E 3 FT LOT 9 & E 3 FT OF LOTS 10 & 11 BLK 18



KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00013** on **3/18/2026**

Sara Gabriel
Sara Gabriel, Mayor
Secretary of the City Plan Commission

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE A+O, LLC
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Development Plan	26-0206	2
Development Plan	26-0226	3

ARCHITECTURAL SITE PLAN

A0.13

GENERAL EXISTING PLAN NOTES:

1. THE DESIGN INTENT FOR NEW PLAN PREPARATION IS TO PROVIDE A FULLY COORDINATED AND PREPARED SPACE READY FOR NEW WORK AND FINISHED AND FUNCTIONAL FOR TENANT USE. ALL DOOR, WINDOW, ETC. OPENINGS SCHEDULED TO BE REPLACED SHALL BE REMOVED AND PREPARED FOR NEW OPENING INSTALLATION. NON-HISTORIC WALLS, FINISHES, CEILINGS, ETC. SHALL BE REMOVED AND HISTORIC SURFACES BEYOND SHALL BE PREPARED FOR NEW WORK.
2. ALL HISTORIC MATERIALS SHALL BE PROTECTED DURING CONSTRUCTION, TYPICAL. THE EXISTING LOCATIONS OF HISTORIC MATERIALS ARE NOT SHOWN EXCLUSIVELY ON THE DRAWINGS FOR CLARITY. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE BUILDINGS EXISTING CONDITIONS AND HISTORIC FABRIC PRIOR TO BIDDING. REMOVAL OF ITEMS WITHOUT PRIOR APPROVAL BY ARCHITECT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY FOR ANY REQUIRED WORK ASSOCIATED WITH HISTORIC ITEMS.
3. DURING ALL DEMOLITION WORK, CARE SHALL BE TAKEN WITH ALL REMOVAL TO MAINTAIN AND PRESERVE THE HISTORIC MATERIALS, TYPICAL. ALL CONTRACTORS SHALL BE RESPONSIBLE TO REPAIR ALL ITEMS TO THEIR BEFORE CONSTRUCTION CONDITION WHERE DAMAGED DURING CONSTRUCTION, TYPICAL.
4. WHERE WALLS ARE DESIGNATED FOR REMOVAL, ADJACENT HISTORIC FINISHES SHALL REMAIN INTACT AND SHALL BE PATCHED AND REPAIRED. ALL HISTORIC WOOD MILLWORK, WHERE EXISTING, SHALL BE REMOVED AND SHALL BE REUSED FOR PATCHING, TYPICAL.
5. ALL EXISTING PLASTER SURFACES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION, TYPICAL.
6. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
7. WHERE POSSIBLE, ALL ORIGINAL HISTORIC FLOORING, WALL AND CEILING FINISHES SHALL REMAIN INTACT. DEMOLISH AREAS BEYOND REPAIR AND PREP FOR NEW SURFACE U.N.O. PER PLANS.
8. EXISTING HISTORIC TRIM AND MOLDING SHALL BE KEPT IN PLACE, RESTORED AND LEFT EXPOSED IN THE NEW PLANS.
9. ALL MISC. HISTORIC FABRIC SCHEDULED TO BE REMOVED (INCLUDING BUT NOT LIMITED TO DOORS, HARDWARE, TRIM, WINDOWS, ETC.) SHALL BE SALVAGED, STORED AND REUSED IN HISTORIC LOCATIONS, TYPICAL.
10. REMOVE PLYWOOD, ALL METAL GRATES, AWNINGS, AND ANY OTHER NON-HISTORIC WINDOW COVERING OR ACCESSORY. REMOVE, REPAIR AND RESTORE WINDOWS, PER PLANS, AND ELEVATIONS.
11. DEMOLISH ALL MECHANICAL SYSTEMS AND EQUIPMENT NOT REQUIRED FOR THE NEW WORK, IN THEIR ENTIRETY, BACK TO THE ORIGINAL SOURCE, TYPICAL.
12. DEMOLISH ALL ELECTRICAL AND NON-HISTORIC LIGHTING SYSTEMS (U.N.O.), FIRE ALARM SYSTEMS, PANELS, EXIT SIGNAGE, EXPOSED CONDUIT, WIRING, DATA, TELEPHONE, ETC. NOT REQUIRED FOR NEW WORK, IN THEIR ENTIRETY, BACK TO THE ORIGINAL SOURCE, TYPICAL.
13. DEMOLISH ALL PLUMBING FIXTURES, PIPING, VALVES, ETC. NOT REQUIRED FOR THE NEW WORK, IN THEIR ENTIRETY, BACK TO THE ORIGINAL SOURCE, TYPICAL.
14. DEMOLITION WORK INCLUDES THE REMOVAL OF WALL AND CEILING FINISHES TO MAKE WAY FOR NEW CONCEALED MEP AND SPRINKLER ROUTING. FINISHED SURFACE DEMOLITION FOR ROUTING SHOULD BE MINIMAL AND IS EXPECTED TO BE ONLY AS NEEDED FOR ADEQUATE AND ORGANIZED ROUTING.
15. PRE-BID FIELD WALK REQUIRED.
16. REMOVE ALL NON-HISTORIC LAY-IN GRID CEILINGS. COORDINATE PLASTER CEILING REMOVAL LOCATIONS WITH NEW WORK/MEP DESIGN.

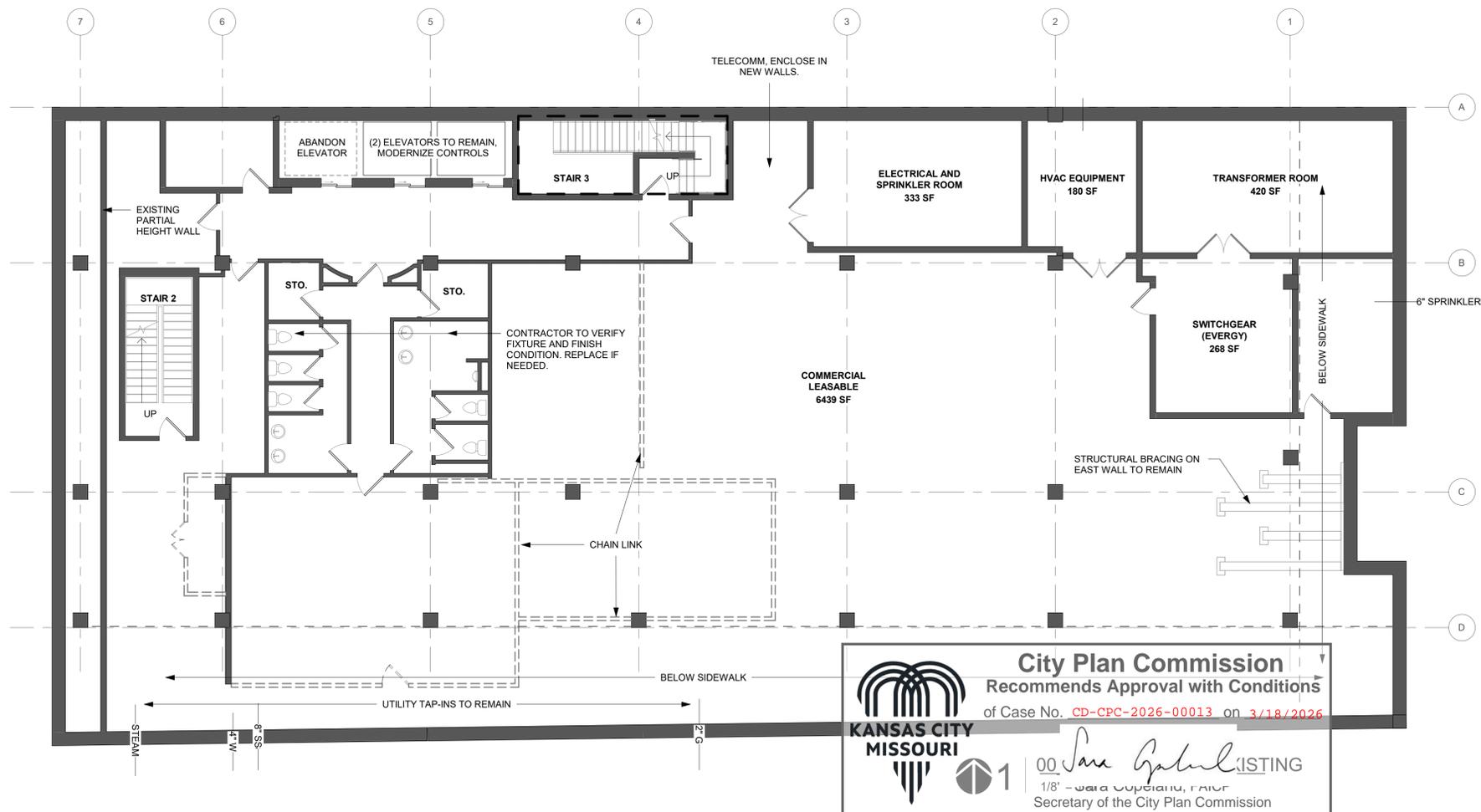
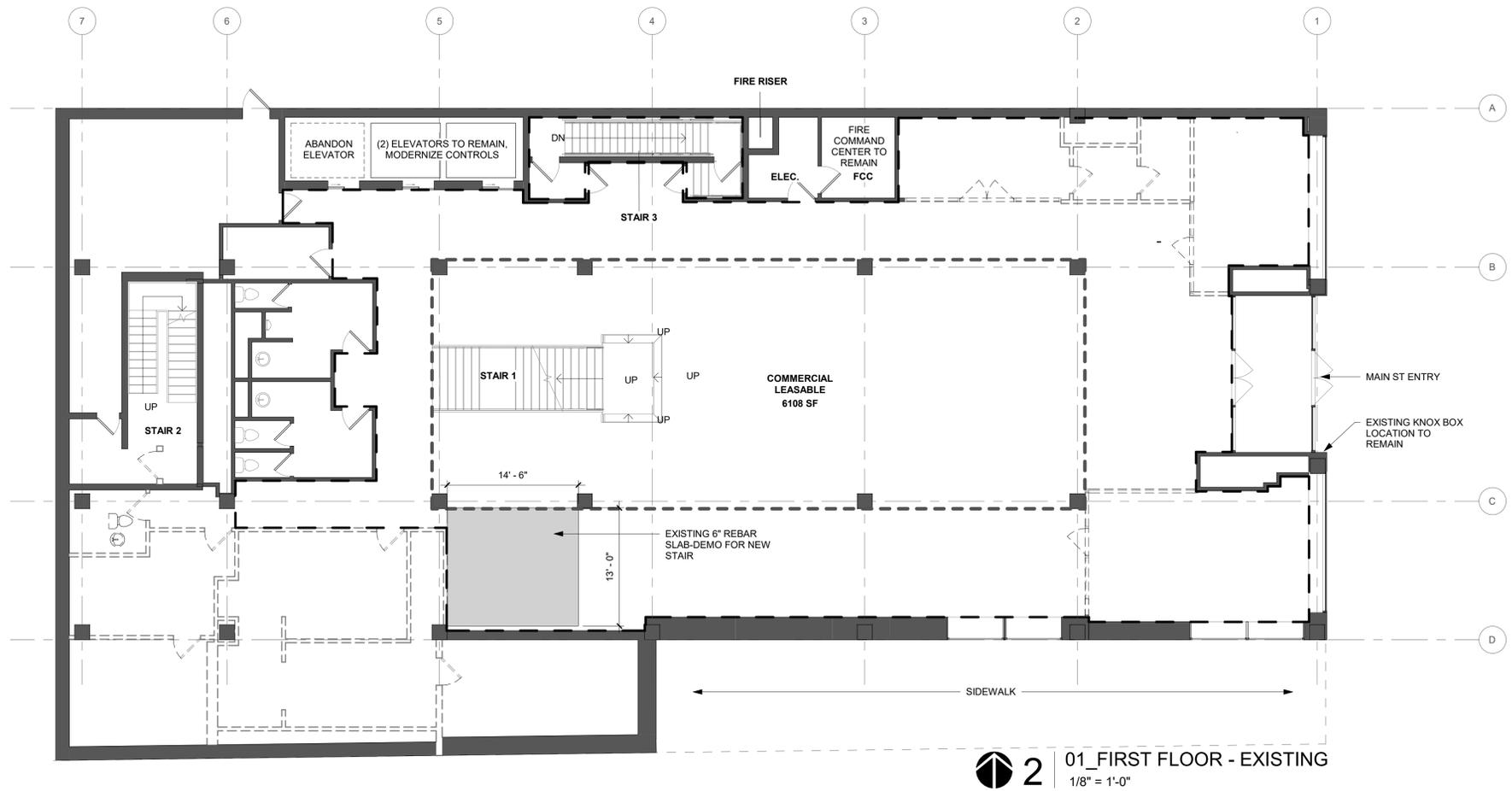
DEMOLITION PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, U.N.O.

-  EXISTING WALL TO REMAIN.
-  EXISTING WALL TO BE DEMOLISHED.
-  EXISTING DOORS TO REMAIN.
-  EXISTING DOORS TO BE DEMOLISHED.

STAIR SCHEDULE

NAME	LOWER LIMIT	UPPER LIMIT	COMMENTS
STAIR 1	01_FIRST FLOOR	01.5_MEZZANINE	ALL FINISHES TO REMAIN, REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR
STAIR 2	00_LOWER LEVEL	02_SECOND FLOOR	ALL FINISHES TO REMAIN, REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR
STAIR 3	02_SECOND FLOOR	ROOFTOP AMENITY	REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00013** on **3/18/2026**

KANSAS CITY MISSOURI

00 Sara Gabriel **EXISTING**
1/8" = 1'-0" SCALE
Secretary of the City Plan Commission

CALEB RULAND, ARCHITECT | NO 200005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
KANSAS CITY, MISSOURI
(816) 785-2265
WWW.EXACTARCHITECTS.COM



NOT FOR CONSTRUCTION
GEORGE B. PECK DRY GOODS CO.
1044 MAIN ST
KANSAS CITY MISSOURI 64105

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
DD Review	26-0130	1
Development Plan	26-0206	2
Development Plan	26-0226	3

EXISTING & DEMOLITION FLOOR PLAN

AD.00

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GENERAL EXISTING PLAN NOTES:

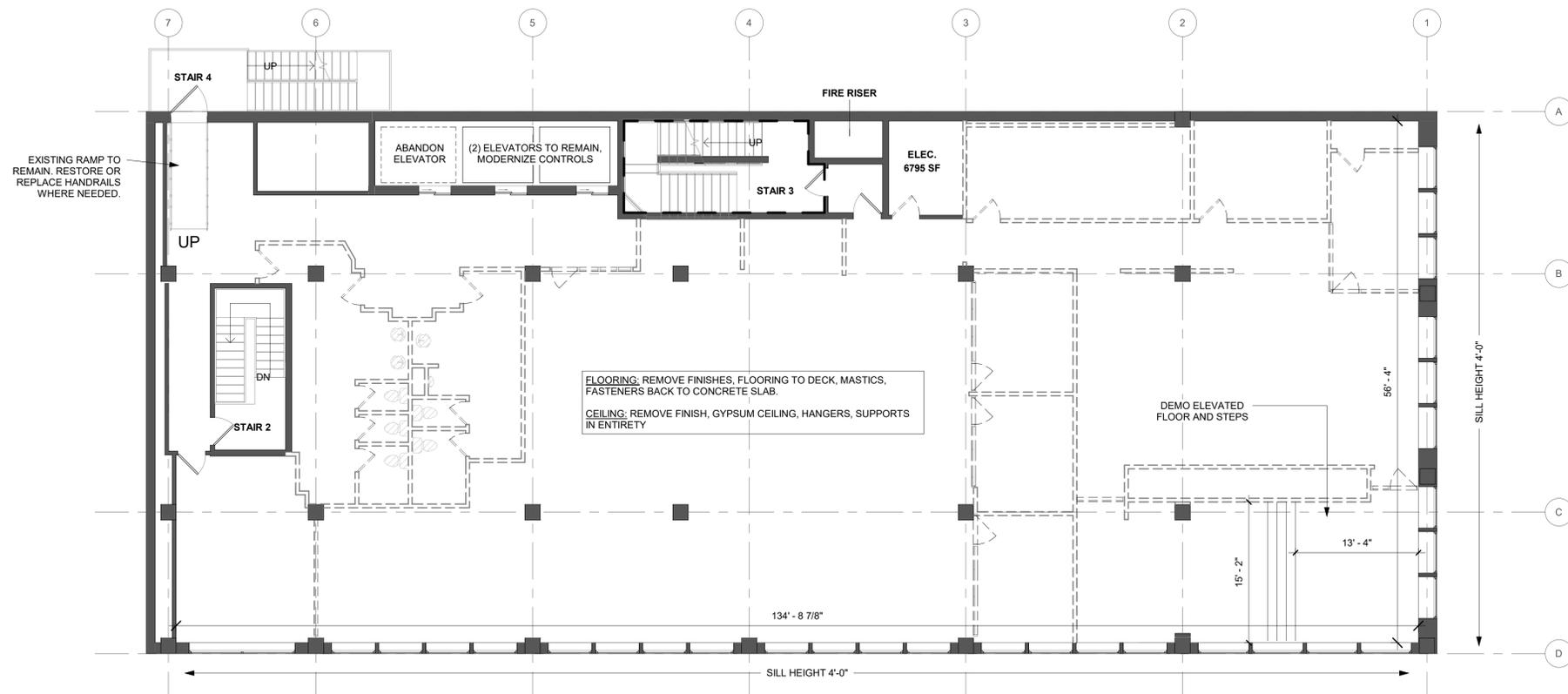
- THE DESIGN INTENT FOR NEW PLAN PREPARATION IS TO PROVIDE A FULLY COORDINATED AND PREPARED SPACE READY FOR NEW WORK AND FINISHED AND FUNCTIONAL FOR TENANT USE. ALL DOOR, WINDOW, ETC. OPENINGS SCHEDULED TO BE REPLACED SHALL BE REMOVED AND PREPARED FOR NEW OPENING INSTALLATION. NON-HISTORIC WALLS, FINISHES, CEILINGS, ETC. SHALL BE REMOVED AND HISTORIC SURFACES BEYOND SHALL BE PREPARED FOR NEW WORK.
- ALL HISTORIC MATERIALS SHALL BE PROTECTED DURING CONSTRUCTION. TYPICAL. THE EXISTING LOCATIONS OF HISTORIC MATERIALS ARE NOT SHOWN EXCLUSIVELY ON THE DRAWINGS FOR CLARITY. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE BUILDINGS EXISTING CONDITIONS AND HISTORIC FABRIC PRIOR TO BIDDING. REMOVAL OF ITEMS WITHOUT PRIOR APPROVAL BY ARCHITECT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY FOR ANY REQUIRED WORK ASSOCIATED WITH HISTORIC ITEMS.
- DURING ALL DEMOLITION WORK, CARE SHALL BE TAKEN WITH ALL REMOVAL TO MAINTAIN AND PRESERVE THE HISTORIC MATERIALS. TYPICAL. ALL CONTRACTORS SHALL BE RESPONSIBLE TO REPAIR ALL ITEMS TO THEIR BEFORE CONSTRUCTION CONDITION WHERE DAMAGED DURING CONSTRUCTION. TYPICAL.
- WHERE WALLS ARE DESIGNATED FOR REMOVAL, ADJACENT HISTORIC FINISHES SHALL REMAIN INTACT AND SHALL BE PATCHED AND REPAIRED. ALL HISTORIC WOOD MILLWORK, WHERE EXISTING, SHALL BE REMOVED AND SHALL BE REUSED FOR PATCHING. TYPICAL.
- ALL EXISTING PLASTER SURFACES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. TYPICAL.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
- WHERE POSSIBLE, ALL ORIGINAL HISTORIC FLOORING, WALL AND CEILING FINISHES SHALL REMAIN INTACT. DEMOLISH AREAS BEYOND REPAIR AND PREP FOR NEW SURFACE U.N.O. PER PLANS.
- EXISTING HISTORIC TRIM AND MOLDING SHALL BE KEPT IN PLACE, RESTORED AND LEFT EXPOSED IN THE NEW PLANS.
- ALL MISC. HISTORIC FABRIC SCHEDULED TO BE REMOVED (INCLUDING BUT NOT LIMITED TO DOORS, HARDWARE, TRIM, WINDOWS, ETC.) SHALL BE SALVAGED, STORED AND REUSED IN HISTORIC LOCATIONS. TYPICAL.
- DEMOLISH ALL ELECTRICAL AND NON-HISTORIC LIGHTING SYSTEMS (U.N.O.), FIRE ALARM SYSTEMS, PANELS, EXIT SIGNAGE, EXPOSED CONDUIT, WIRING, DATA, TELEPHONE, ETC. NOT REQUIRED FOR NEW WORK, IN THEIR ENTIRETY, BACK TO THE ORIGINAL SOURCE. TYPICAL.
- DEMOLISH ALL PLUMBING FIXTURES, PIPING, VALVES, ETC. NOT REQUIRED FOR THE NEW WORK, IN THEIR ENTIRETY, BACK TO THE ORIGINAL SOURCE. TYPICAL.
- DEMOLITION WORK INCLUDES THE REMOVAL OF WALL AND CEILING FINISHES TO MAKE WAY FOR NEW CONCEALED MEP AND SPRINKLER ROUTING. FINISHED SURFACE DEMOLITION FOR ROUTING SHOULD BE MINIMAL AND IS EXPECTED TO BE ONLY AS NEEDED FOR ADEQUATE AND ORGANIZED ROUTING.
- PRE-BID FIELD WALK REQUIRED.
- REMOVE ALL NON-HISTORIC LAY-IN GRID CEILINGS. COORDINATE PLASTER CEILING REMOVAL LOCATIONS WITH NEW WORK/MEP DESIGN.

DEMOLITION PLAN LEGEND

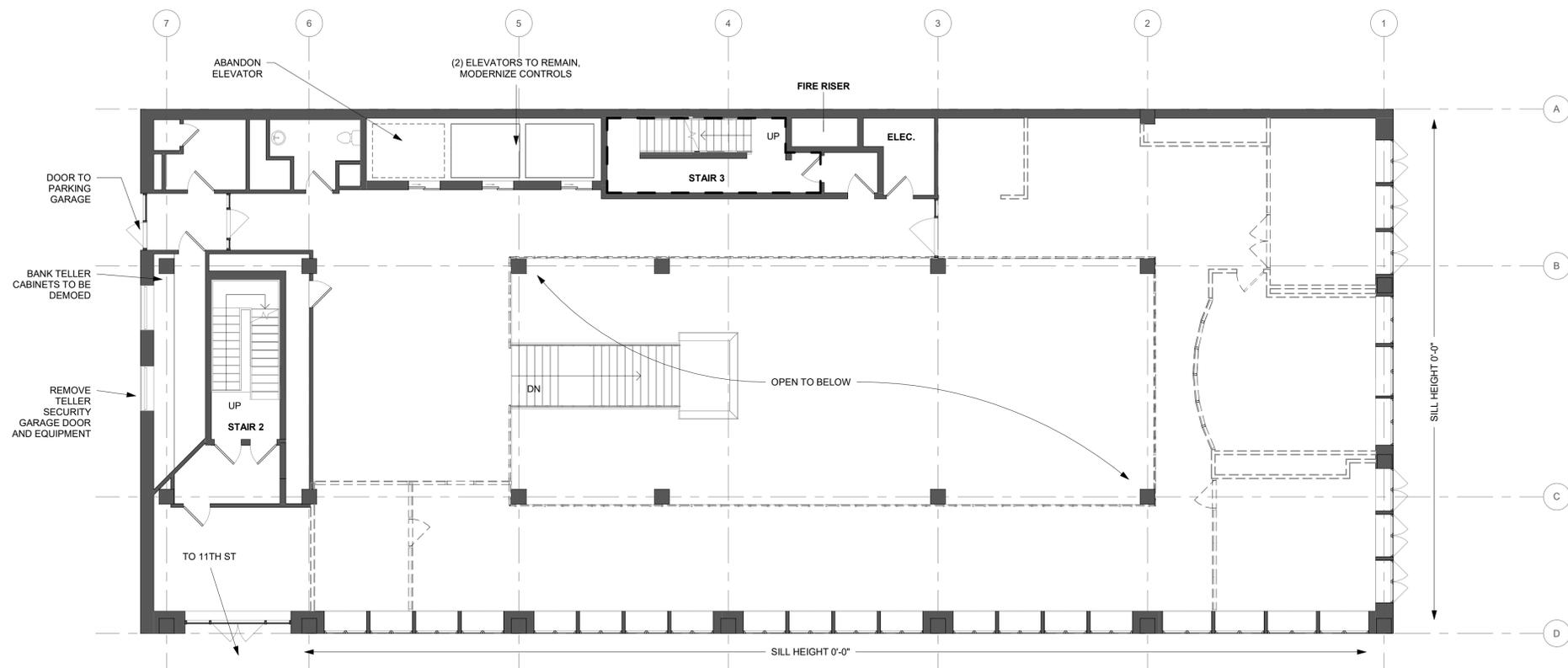
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STAIR 3			
STAIR 4	02_SECOND FLOOR	ROOFTOP AMENITY	REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR



9 | 02_SECOND FLOOR - EXISTING
1/8" = 1'-0"



8 | 01.5_MEZZANINE - EXISTING
1/8" = 1'-0"

City Plan Commission
 Recommends Approval with Conditions
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Sara Gabriel
 Sara Gabriel, Mayor
 Secretary of the City Plan Commission

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DD Review	26-0130	1
Development Plan	26-0206	2
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EXISTING & DEMOLITION FLOOR PLAN

AD.01

GENERAL NEW PLAN NOTES:

- A. SEE DEMOLITION FLOOR PLANS FOR EXISTING ITEMS TO REMAIN.
- B. AFTER DEMOLITION, REPAIR ALL SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO A SMOOTH & UNIFORM APPEARANCE. NEW FINISHES AND REPAIR WORK SHALL MATCH EXISTING FINISHES, COORDINATE ANY AREAS OF CONCERN WITH ARCHITECT.
- C. REPAIR ALL DAMAGED EXISTING STRUCTURAL ELEMENTS FOUNDATION WALLS, BEARING WALLS, STRUCTURE (COLUMNS, BEAMS, JOISTS, FLOOR & ROOF DECKING). INFILL ALL VACATED FLOOR OPENINGS AND AREAS OF MISSING OR DAMAGED FINISH FLOORING. IN BASEMENT FILL ALL NEW & MISC FLOOR SLAB OPENINGS W/ MINIMUM 4" REINFORCED CONCRETE SLAB ON 6 MIL. VAPOR BARRIER ON MINIMUM 4" COMPACTED GRAVEL.
- D. REPAIR ALL DAMAGED MASONRY OR BLOCK INTERIOR WALLS AS REQUIRED. PATCH ALL INTERIOR HOLES SMALLER THAN A 1/2 BRICK IN SIZE W/ MORTAR. HOLES THE SIZE OF A 1/2 BRICK OR LARGER SHALL BE REPLACED W/ FULL SIZE MASONRY UNITS TO MATCH EXISTING. REPOINT ALL WALLS AS NEEDED. PATCH & REPAIR ALL MASONRY OR BLOCK WALL AREAS EXPOSED TO VIEW. RE: REFINISH SCHEDULE.
- E. CONSULT STRUCTURAL ENGINEER FOR ALL MASONRY & LINTEL WORK AS REQUIRED. LINTELS ARE LOCATED AT ALL FLAT HEAD MASONRY OPENINGS. REPLACE ALL DAMAGED & FAILED METAL LINTELS W/ NEW AS REQUIRED, HOT-DIPPED GALVANIZED FINISH AT EXTERIOR LOCATIONS. REPAIR ALL EXISTING LINTELS. WIRE BRUSH CLEAN & PAINT METALS EXPOSED TO VIEW. LINTEL COLOR TO MATCH ADJACENT EXISTING LINTELS. PAINT ALL METALS, 1 PRIME COAT & 2 FINISH COATS, SEMI-GLOSS.
- F. REFER TO EXTERIOR ELEVATIONS FOR WORK ASSOCIATED WITH THE BUILDING FACADE AND ASSOCIATED OPENINGS.
- G. REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF DOOR JAMBS SHALL BE 4" FROM THE ADJACENT WALL, U.N.O.
- H. ALL NEW INTERIOR WALLS TO BE TYPE 1, U.N.O REFER TO WALL TYPE SHEET FOR TYPICAL CONSTRUCTION.
- I. NOT USED
- J. ALL FLOOR/CEILING, ROOF/CEILING & WALL PENETRATIONS ARE TO BE PROPERLY FIRECAULKED, FIRESTOPPED, SMOKE/FIRE DAMPERED, ETC AS REQUIRED TO MAINTAIN THE FIRE RESISTIVE RATING OF THE RESPECTIVE ASSEMBLIES, AS REQUIRED BY CODE. RE: LIFE SAFETY PLANS AND CODE ANALYSIS FOR REQUIRED LOCATIONS OF RATED WALLS.
- K. ALL INTERIOR WALLS THAT ABUT NON-GYPSUM BOARD SURFACES OR STRUCTURAL MEMBER SHALL BE FITTED TIGHTLY TO THE NON-GYPSUM BOARD SURFACE. CONSULT ARCHITECT AS NEEDED DURING CONSTRUCTION.
- L. CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERTIGHT, WATERTIGHT, AIRTIGHT, ETC PERFORMANCE. INSTALL ACOUSTICAL FIRE CAULK AT ALL PENETRATIONS OF FLOORS, WALLS & CEILINGS THAT SEPARATE APARTMENT UNITS FROM OTHER APARTMENT UNITS, CORRIDORS, ETC.
- M. DUCTWORK EXPOSED TO VIEW TO BE SPIRAL TYPE GALVANIZED SHEETMETAL, SUPPORTED BY TENSION CABLE SYSTEM, W/ SHEETMETAL COLLARS AT WALL PENETRATIONS. ALL REFRIGERANT PIPING TO BE CONCEALED WITHIN CONSTRUCTION.
- N. ALL DOMESTIC WATER PIPING TO BE CONCEALED WITHIN CONSTRUCTION. PLUMBING WASTE PIPING TO BE CONCEALED WITHIN CONSTRUCTION TO FULLEST EXTENT POSSIBLE. ALL EXPOSED PLUMBING WASTE PIPING TO BE CAST IRON. INSTALL INSULATION ON ALL PIPING PRONE TO CONDENSATION (PAINTABLE COVERS AT EXPOSED INSULATION). FIRE SPRINKLER PIPING EXPOSED TO VIEW TO BE METAL TYPE. ELECTRICAL SYSTEMS TO BE CONCEALED WITHIN CONSTRUCTION TO THE FULLEST EXTENT POSSIBLE. ALL EXPOSED WIRING, SHALL BE ENCLOSED IN CONDUIT.
- O. NOT USED
- P. INSTALL NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT ENTIRE BUILDING, AS REQUIRED BY CODE. METALLIC PIPE TYPE WHERE EXPOSED. INCLUDE SPRINKLERING OF CONCEALED AREAS WHERE REQUIRED BY CODE. SPRINKLER SYSTEM SHALL BE MONITORED BY A PROPRIETARY SUPERVISING STATION (ALARM COMPANY). DESIGN-BUILD SUBCONTRACTOR TO SUBMIT REQUIRED DRAWINGS TO CITY CODE DEPARTMENT AS A DEFERRED SUBMITTAL. INSTALL ESCUTCHEONS AT ALL PENETRATIONS. ALL TRIM & HEADS BRUSHED CHROME FINISH.
- Q. ALL EXPOSED MEP, FIRE SPRINKLER, ETC ITEMS TO BE INSTALLED IN A NEAT AND ORDERLY MANNER, WITH STRAIGHT RUNS INSTALLED TIGHT TO UNDERSIDE OF STRUCTURE OR DECK ABOVE, AND WALLS. CONSULT ARCHITECT & MEP ENGINEER AS NEEDED.
- R. ALL STORAGE CLOSETS SHALL HAVE AN INTERIOR DEPTH OF 2'-0" MIN. RE: WALL TYPE SHEET.
- S. INSTALL IN-WALL BLOCKING AS REQUIRED TO SECURELY ANCHOR CABINETS, TOILET ACCESSORIES, SHELVE, HANDRAILS, SHOWER ACCESSORIES, ETC. RE: SPEC SECTION 061000.
- T. THERE SHALL BE NO PENETRATION OF STAIR SHAFT, ELEVATOR SHAFT, SIMILAR SHAFT WALLS & EXIT PASSAGEWAYS EXCEPT FOR MEP REQUIRED FOR THE SHAFTS / PASSAGEWAYS.
- U. PREPARE EXISTING FLOORS FOR NEW FLOOR FINISHES PER MANUFACTURER'S REQUIREMENTS. THE DESIGNATED ACCESSIBLE APARTMENT UNITS SHALL BE CONSTRUCTED TO TYPE 'A' ACCESSIBILITY REQUIREMENTS OF ICC A117.1 - 2009. REFER TO PLAN FOR UNIT LOCATIONS.
- W. REFER TO FLOOR PLANS FOR VARIATION IN UNIT DIMENSIONS. ENLARGED PLANS ARE GUIDELINES FOR UNIT LAYOUTS.

NEW PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, U.N.O.

- EXISTING WALL TO REMAIN.
- NEW WALL TO BE CONSTRUCTED.
- EXISTING DOORS TO REMAIN. (NOTE SOME NEW DOORS SHOWN AT 45 DEGREES AT DOOR SWING CONFLICTS)
- NEW DOOR TO BE INSTALLED.
- HISTORIC IMPORTANCE TO REMAIN, RESTORE OR REPLICATE.

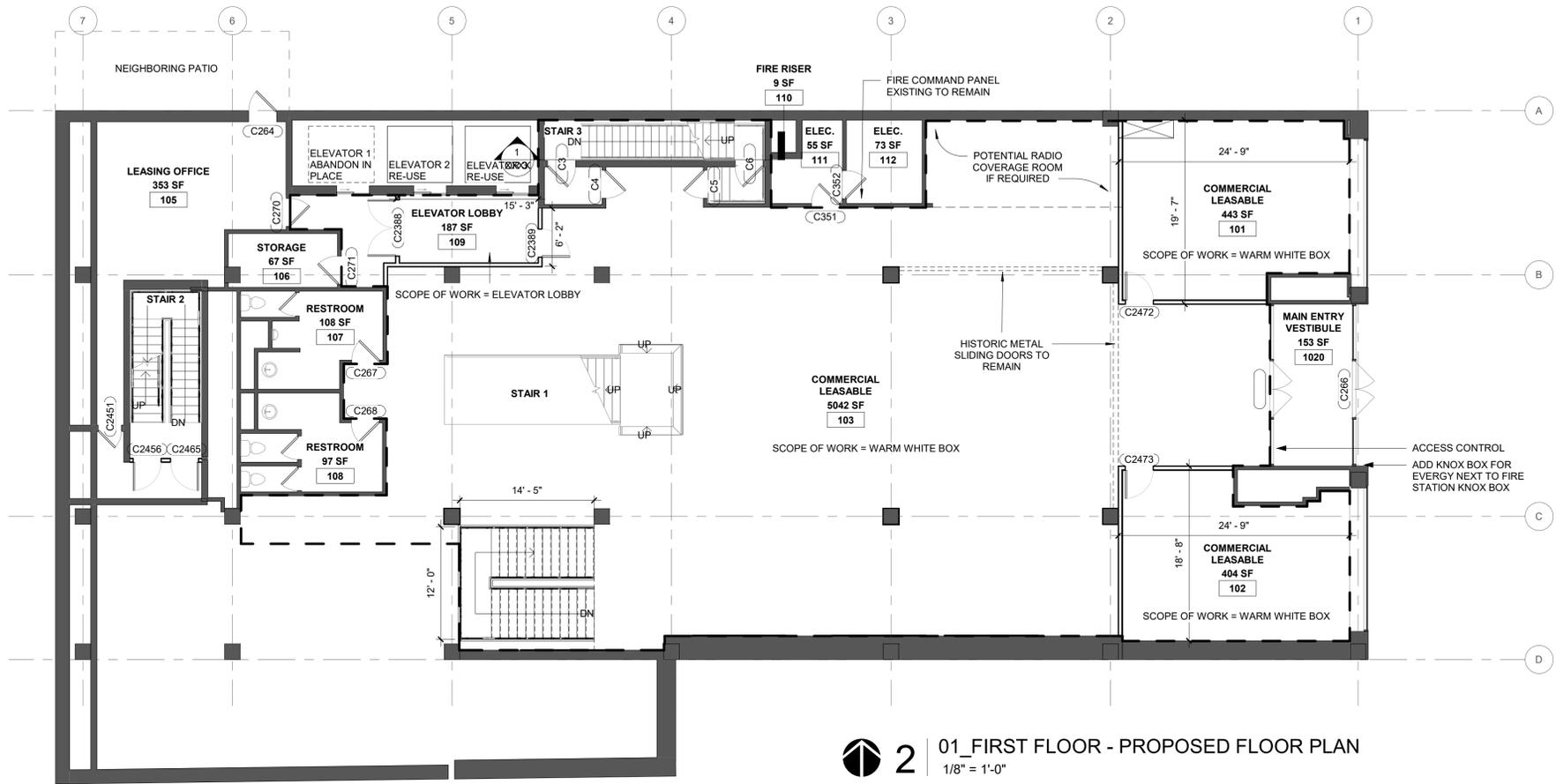
FLOOR FINISH LEGEND:

CONTRACTOR IS RESPONSIBLE FOR BIDDING A COMPLETE TAKE-OFF, INCLUDING ALL UNITS. RE: SCHEDULE FOR ESTIMATE TAKE-OFF. PRODUCTS ARE BASIS OF DESIGN, ALTERNATES MUST BE REVIEWED AND APPROVED BY ARCHITECT.

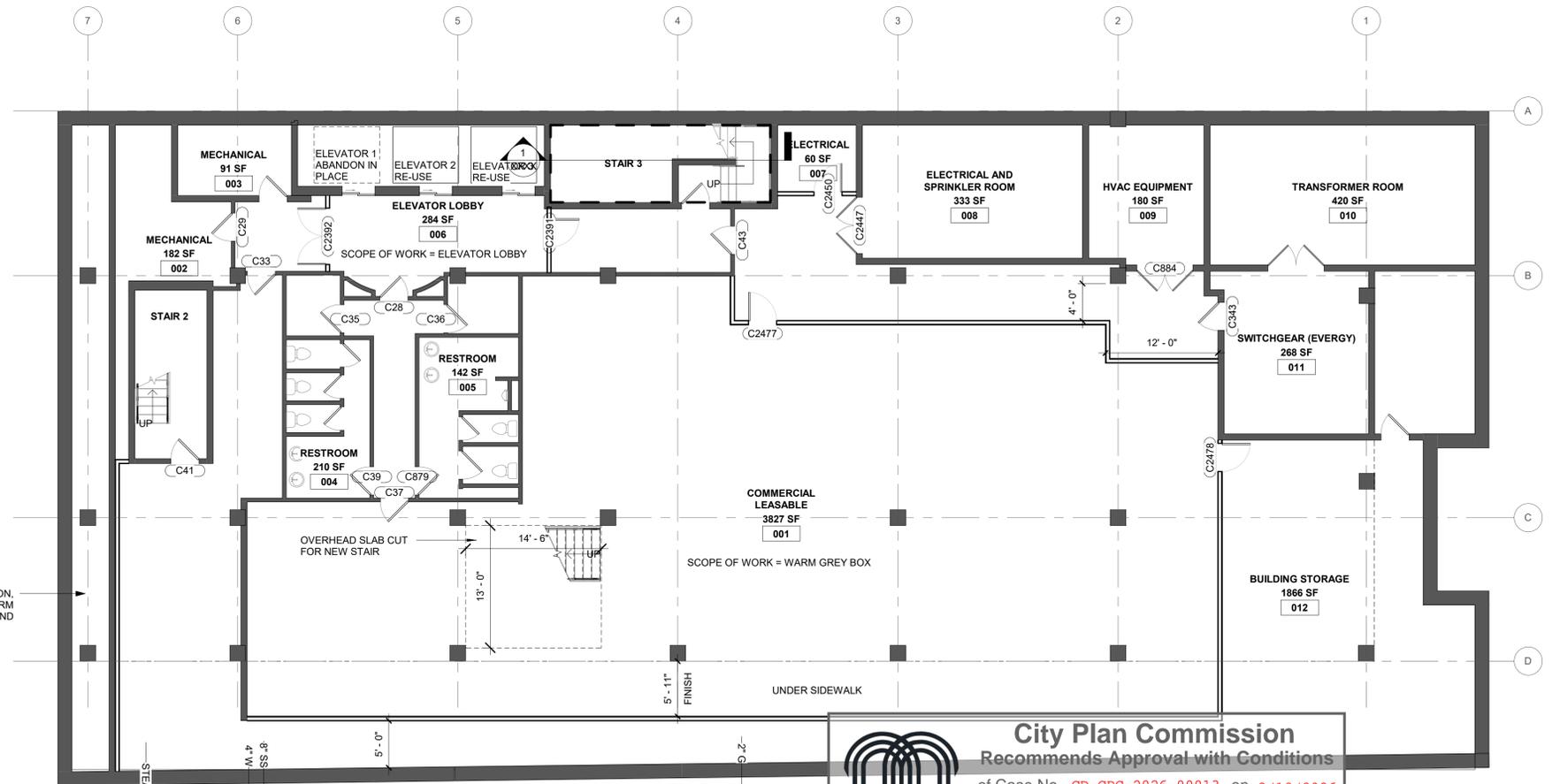
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- NEW CARPET OVER EXISTING CONCRETE SLAB: BASIS OF DESIGN IS MANNINGTON RE: SCHEDULE SHEET

SCOPE OF WORK

WARM GRAY BOX	
WALLS:	FUR-OUT ALL WALLS, PREPARE WALLS FOR FUTURE TENANT FINISHES.
FLOOR:	GRIND HIGH SPOTS, FILL LOW SPOTS THEN APPLY FLOOR LEVELING COMPOUND
WALL BASE:	TENANT TO INSTALL
CEILING:	OPEN STRUCTURE. PATCH AND REPAIR IN-KIND, READY FOR PAINT.
WARM WHITE BOX	
WALLS:	FUR-OUT ALL WALLS, PREPARE WALLS FOR FUTURE TENANT FINISHES.
FLOOR:	GRIND HIGH SPOTS, FILL LOW SPOTS THEN APPLY FLOOR LEVELING COMPOUND AND APPLY FLOORING PER FLOOR PLANS
WALL BASE:	4" RUBBER BASE RE: FINISH SCHEDULE
CEILING:	REPAIR GYPSUM CEILING AND INSTALL LIGHTS PER RCP'S
ELEVATOR LOBBY	
WALLS:	REFINISH ALL EXISTING GYPSUM BOARD WALLS AS REQUIRED. PATCH IMPERFECTIONS, SKIM COAT WHERE NECESSARY, AND SAND SMOOTH. PREPARE WALLS FOR PAINT.
FLOOR:	APPLY FLOOR LEVELING COMPOUND TO ENSURE SMOOTH AND EVEN SURFACE READY FOR LVT FLOORING. UNLESS HISTORIC TILE FLOORING TO REMAIN.
WALL BASE:	REPAIR WOODEN TRIM AROUND PERIMETER AND STAIN TO MATCH HISTORIC.
CEILING:	PATCH AND REPAIR GYPSUM CEILING AFTER NEW LIGHT FIXTURE INSTALLATION. U.N.O



2 | 01_FIRST FLOOR - PROPOSED FLOOR PLAN
1/8" = 1'-0"



SUMP PUMP LOCATION, CONTRACTOR TO CONFIRM COUNT, REPLACE IN KIND

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00013** on **3/18/2026**

KANSAS CITY MISSOURI

Sara Gabriel
Secretary of the City Plan Commission

00_LOWER FLOOR PLAN
1/8" = 1'-0"

CALEB BULLARD, ARCHITECT | NO 200005059

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
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Development Plan	26-0206	2
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FLOOR PLANS - LOWER & FIRST FLOOR

A1.00

2/25/2026 3:59:57 PM

GENERAL NEW PLAN NOTES:

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- B. AFTER DEMOLITION, REPAIR ALL SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO A SMOOTH & UNIFORM APPEARANCE. NEW FINISHES AND REPAIR WORK SHALL MATCH EXISTING FINISHES. COORDINATE ANY AREAS OF CONCERN WITH ARCHITECT.
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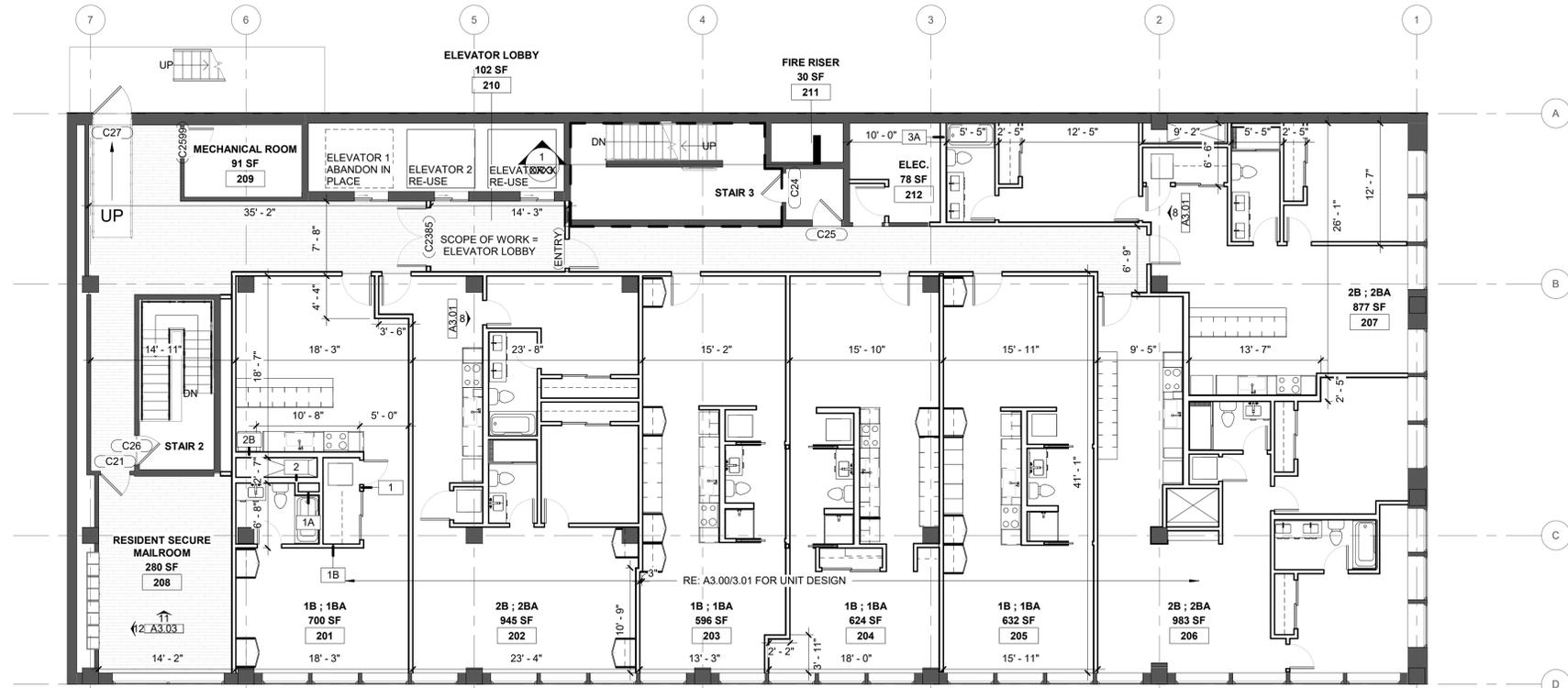
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- HISTORIC IMPORTANCE TO REMAIN, RESTORE OR REPLICATE.

FLOOR FINISH LEGEND:

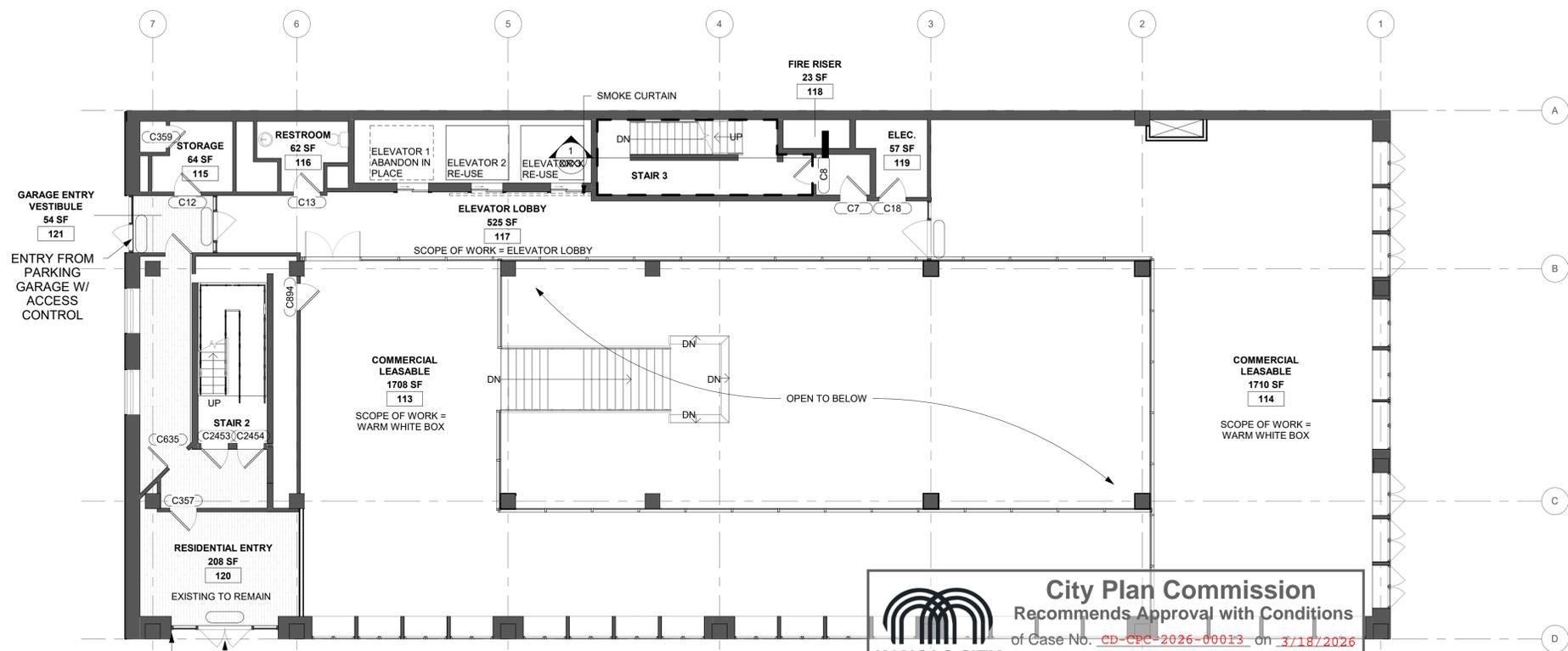
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- NEW LVT PLANK OVER EXISTING CONCRETE SLAB: BASIS OF DESIGN IS MANNINGTON RE: SCHEDULE SHEET
- NEW CARPET OVER EXISTING CONCRETE SLAB: BASIS OF DESIGN IS MANNINGTON RE: SCHEDULE SHEET

SCOPE OF WORK	
WARM GRAY BOX	
WALLS:	FUR-OUT ALL WALLS, PREPARE WALLS FOR FUTURE TENANT FINISHES.
FLOOR:	GRIND HIGH SPOTS, FILL LOW SPOTS THEN APPLY FLOOR LEVELING COMPOUND
WALL BASE:	TENANT TO INSTALL
CEILING:	OPEN STRUCTURE. PATCH AND REPAIR IN-KIND, READY FOR PAINT.
WARM WHITE BOX	
WALLS:	FUR-OUT ALL WALLS, PREPARE WALLS FOR FUTURE TENANT FINISHES.
FLOOR:	GRIND HIGH SPOTS, FILL LOW SPOTS THEN APPLY FLOOR LEVELING COMPOUND AND APPLY FLOORING PER FLOOR PLANS
WALL BASE:	4" RUBBER BASE RE: FINISH SCHEDULE
CEILING:	REPAIR GYPSUM CEILING AND INSTALL LIGHTS PER RCP'S
ELEVATOR LOBBY	
WALLS:	REFINISH ALL EXISTING GYPSUM BOARD WALLS AS REQUIRED. PATCH IMPERFECTIONS, SKIM COAT WHERE NECESSARY, AND SAND SMOOTH. PREPARE WALLS FOR PAINT.
FLOOR:	APPLY FLOOR LEVELING COMPOUND TO ENSURE SMOOTH AND EVEN SURFACE READY FOR LVT FLOORING. UNLESS HISTORIC TILE- FLOORING TO REMAIN.
WALL BASE:	REPAIR WOODEN TRIM AROUND PERIMETER AND STAIN TO MATCH HISTORIC.
CEILING:	PATCH AND REPAIR GYPSUM CEILING AFTER NEW LIGHT FIXTURE INSTALLATION. U.N.O



2 02_SECOND FLOOR - PROPOSED FLOOR PLAN
1/8" = 1'-0"



City Plan Commission
Recommends Approval with Conditions

of Case No. **CD-CPC-2026-00013** on **3/18/2026**

KANSAS CITY MISSOURI

1.5_MEZZA FLOOR PLAN
1/8" = 1'-0"

Sara Gabriel
Sara Gabriel, Mayor
Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 200000509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
KANSAS CITY, MISSOURI
(816) 785-2265
WWW.EXACTARCHITECTS.COM



NOT FOR CONSTRUCTION
GEORGE B. PECK DRY GOODS CO.
1044 MAIN ST
KANSAS CITY MISSOURI 64105

APPLICANT: ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
DD Review	26-0130	1
Development Plan	26-0206	2
Development Plan	26-0226	3

FLOOR PLANS - MEZZANINE & SECOND FLOOR

A1.01

2/25/2026 3:59:59 PM

GENERAL NEW PLAN NOTES:

- A. SEE DEMOLITION FLOOR PLANS FOR EXISTING ITEMS TO REMAIN.
- B. AFTER DEMOLITION, REPAIR ALL SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO A SMOOTH & UNIFORM APPEARANCE. NEW FINISHES AND REPAIR WORK SHALL MATCH EXISTING FINISHES. COORDINATE ANY AREAS OF CONCERN WITH ARCHITECT.
- C. REPAIR ALL DAMAGED EXISTING STRUCTURAL ELEMENTS FOUNDATION WALLS, BEARING WALLS, STRUCTURE (COLUMNS, BEAMS, JOISTS, FLOOR & ROOF DECKING). INFILL ALL VACATED FLOOR OPENINGS AND AREAS OF MISSING OR DAMAGED FINISH FLOORING. IN BASEMENT FILL ALL NEW & MISC FLOOR SLAB OPENINGS W/ MINIMUM 4" REINFORCED CONCRETE SLAB ON 6 MIL. VAPOR BARRIER ON MINIMUM 4" COMPACTED GRAVEL.
- D. REPAIR ALL DAMAGED MASONRY OR BLOCK INTERIOR WALLS AS REQUIRED. PATCH ALL INTERIOR HOLES SMALLER THAN A 1/2 BRICK IN SIZE W/ MORTAR. HOLES THE SIZE OF A 1/2 BRICK OR LARGER SHALL BE REPLACED W/ FULL SIZE MASONRY UNITS TO MATCH EXISTING. REPOINT ALL WALLS AS NEEDED. PATCH & REPAIR ALL MASONRY OR BLOCK WALL AREAS EXPOSED TO VIEW. RE: REFINISH SCHEDULE.
- E. CONSULT STRUCTURAL ENGINEER FOR ALL MASONRY & LINTEL WORK AS REQUIRED. LINTELS ARE LOCATED AT ALL FLAT HEAD MASONRY OPENINGS. REPLACE ALL DAMAGED & FAILED METAL LINTELS W/ NEW AS REQUIRED, HOT-DIPPED GALVANIZED FINISH AT EXTERIOR LOCATIONS. REPAIR ALL EXISTING LINTELS. WIRE BRUSH CLEAN & PAINT METALS EXPOSED TO VIEW. LINTEL COLOR TO MATCH ADJACENT EXISTING LINTELS. PAINT ALL METALS, 1 PRIME COAT & 2 FINISH COATS, SEMI-GLOSS.
- F. REFER TO EXTERIOR ELEVATIONS FOR WORK ASSOCIATED WITH THE BUILDING FACADE AND ASSOCIATED OPENINGS.
- G. REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF DOOR JAMBS SHALL BE 4" FROM THE ADJACENT WALL, U.N.O.
- H. ALL NEW INTERIOR WALLS TO BE TYPE 1, U.N.O REFER TO WALL TYPE SHEET FOR TYPICAL CONSTRUCTION.
- I. NOT USED
- J. ALL FLOOR/CEILING, ROOF/CEILING & WALL PENETRATIONS ARE TO BE PROPERLY FIRECAULKED, FIRESTOPPED, SMOKE/FIRE DAMPERED, ETC AS REQUIRED TO MAINTAIN THE FIRE RESISTIVE RATING OF THE RESPECTIVE ASSEMBLIES, AS REQUIRED BY CODE. RE: LIFE SAFETY PLANS AND CODE ANALYSIS FOR REQUIRED LOCATIONS OF RATED WALLS.
- K. ALL INTERIOR WALLS THAT ABUT NON-GYPSUM BOARD SURFACES OR STRUCTURAL MEMBER SHALL BE FITTED TIGHTLY TO THE NON-GYPSUM BOARD SURFACE. CONSULT ARCHITECT AS NEEDED DURING CONSTRUCTION.
- L. CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERTIGHT, WATERTIGHT, AIRTIGHT, ETC PERFORMANCE. INSTALL ACOUSTICAL FIRE CAULK AT ALL PENETRATIONS OF FLOORS, WALLS & CEILINGS THAT SEPARATE APARTMENT UNITS FROM OTHER APARTMENT UNITS, CORRIDORS, ETC.
- M. DUCTWORK EXPOSED TO VIEW TO BE SPIRAL TYPE GALVANIZED SHEETMETAL, SUPPORTED BY TENSION CABLE SYSTEM, W/ SHEETMETAL COLLARS AT WALL PENETRATIONS. ALL REFRIGERANT PIPING TO BE CONCEALED WITHIN CONSTRUCTION.
- N. ALL DOMESTIC WATER PIPING TO BE CONCEALED WITHIN CONSTRUCTION. PLUMBING WASTE PIPING TO BE CONCEALED WITHIN CONSTRUCTION TO FULLEST EXTENT POSSIBLE. ALL EXPOSED PLUMBING WASTE PIPING TO BE CAST IRON. INSTALL INSULATION ON ALL PIPING PRONE TO CONDENSATION (PAINTABLE COVERS AT EXPOSED INSULATION). FIRE SPRINKLER PIPING EXPOSED TO VIEW TO BE METAL TYPE. ELECTRICAL SYSTEMS TO BE CONCEALED WITHIN CONSTRUCTION TO THE FULLEST EXTENT POSSIBLE. ALL EXPOSED WIRING, SHALL BE ENCLOSED IN CONDUIT.
- O. NOT USED
- P. INSTALL NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT ENTIRE BUILDING, AS REQUIRED BY CODE. METALLIC PIPE TYPE WHERE EXPOSED. INCLUDE SPRINKLERING OF CONCEALED AREAS WHERE REQUIRED BY CODE. SPRINKLER SYSTEM SHALL BE MONITORED BY A PROPRIETARY SUPERVISING STATION (ALARM COMPANY). DESIGN-BUILD SUBCONTRACTOR TO SUBMIT REQUIRED DRAWINGS TO CITY CODE DEPARTMENT AS A DEFERRED SUBMITTAL. INSTALL ESCUTCHEONS AT ALL PENETRATIONS. ALL TRIM & HEADS BRUSHED CHROME FINISH.
- Q. ALL EXPOSED MEP, FIRE SPRINKLER, ETC ITEMS TO BE INSTALLED IN A NEAT AND ORDERLY MANNER, WITH STRAIGHT RUNS INSTALLED TIGHT TO UNDERSIDE OF STRUCTURE OR DECK ABOVE, AND WALLS. CONSULT ARCHITECT & MEP ENGINEER AS NEEDED.
- R. ALL STORAGE CLOSETS SHALL HAVE AN INTERIOR DEPTH OF 2'-0" MIN. RE-WALL TYPE SHEET.
- S. INSTALL IN-WALL BLOCKING AS REQUIRED TO SECURELY ANCHOR CABINETS, TOILET ACCESSORIES, SHELVE, HANDRAILS, SHOWER ACCESSORIES, ETC. RE: SPEC SECTION 061000.
- T. THERE SHALL BE NO PENETRATION OF STAIR SHAFT, ELEVATOR SHAFT, SIMILAR SHAFT WALLS & EXIT PASSAGEWAYS EXCEPT FOR MEP REQUIRED FOR THE SHAFTS / PASSAGEWAYS.
- U. PREPARE EXISTING FLOORS FOR NEW FLOOR FINISHES PER MANUFACTURER'S REQUIREMENTS.
- V. THE DESIGNATED ACCESSIBLE APARTMENT UNITS SHALL BE CONSTRUCTED TO TYPE 'A' ACCESSIBILITY REQUIREMENTS OF ICC A117.1 - 2009. REFER TO PLAN FOR UNIT LOCATIONS.
- W. REFER TO FLOOR PLANS FOR VARIATION IN UNIT DIMENSIONS. ENLARGED PLANS ARE GUIDELINES FOR UNIT LAYOUTS.

NEW PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, U.N.O.

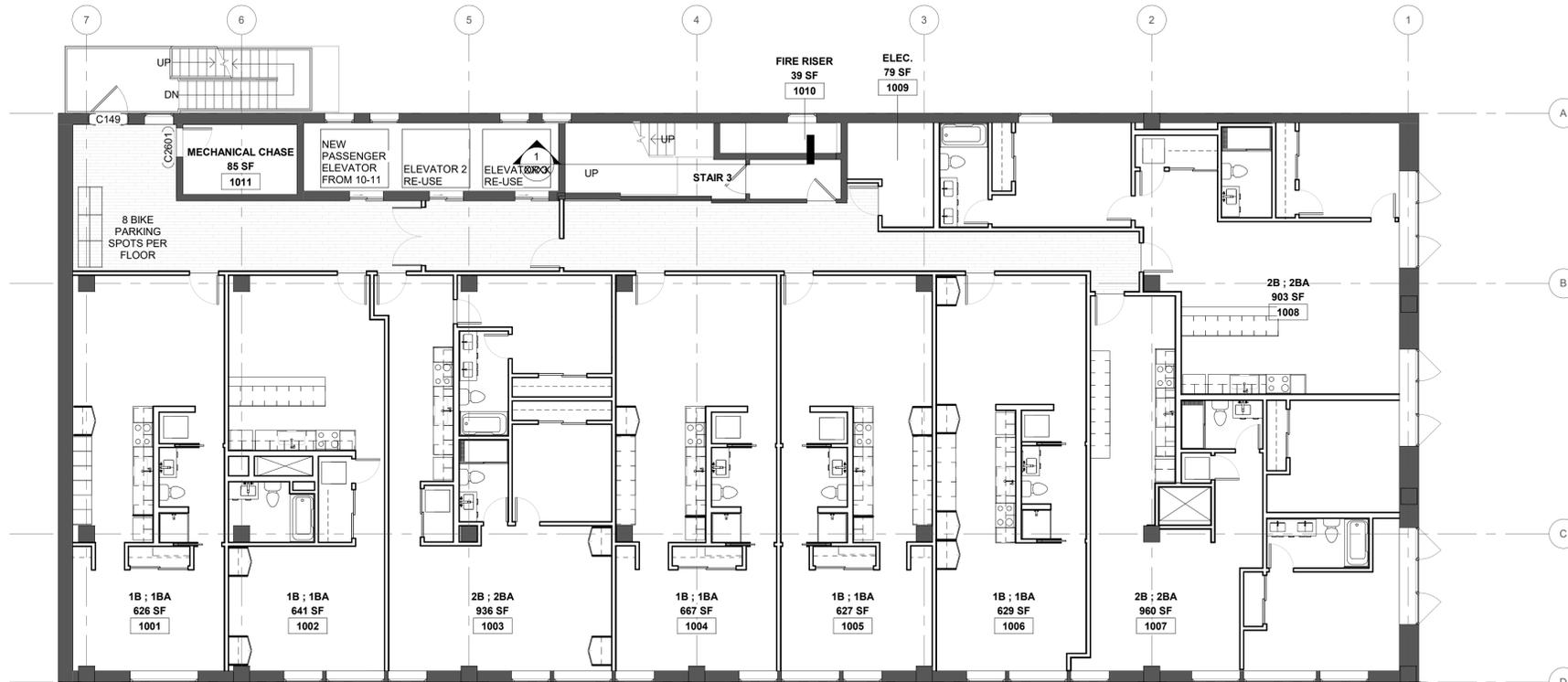
- EXISTING WALL TO REMAIN.
- NEW WALL TO BE CONSTRUCTED.
- EXISTING DOORS TO REMAIN. (NOTE SOME NEW DOORS SHOWN AT 45 DEGREES AT DOOR SWING CONFLICTS)
- NEW DOOR TO BE INSTALLED.
- HISTORIC IMPORTANCE TO REMAIN, RESTORE OR REPLICATE.

FLOOR FINISH LEGEND:

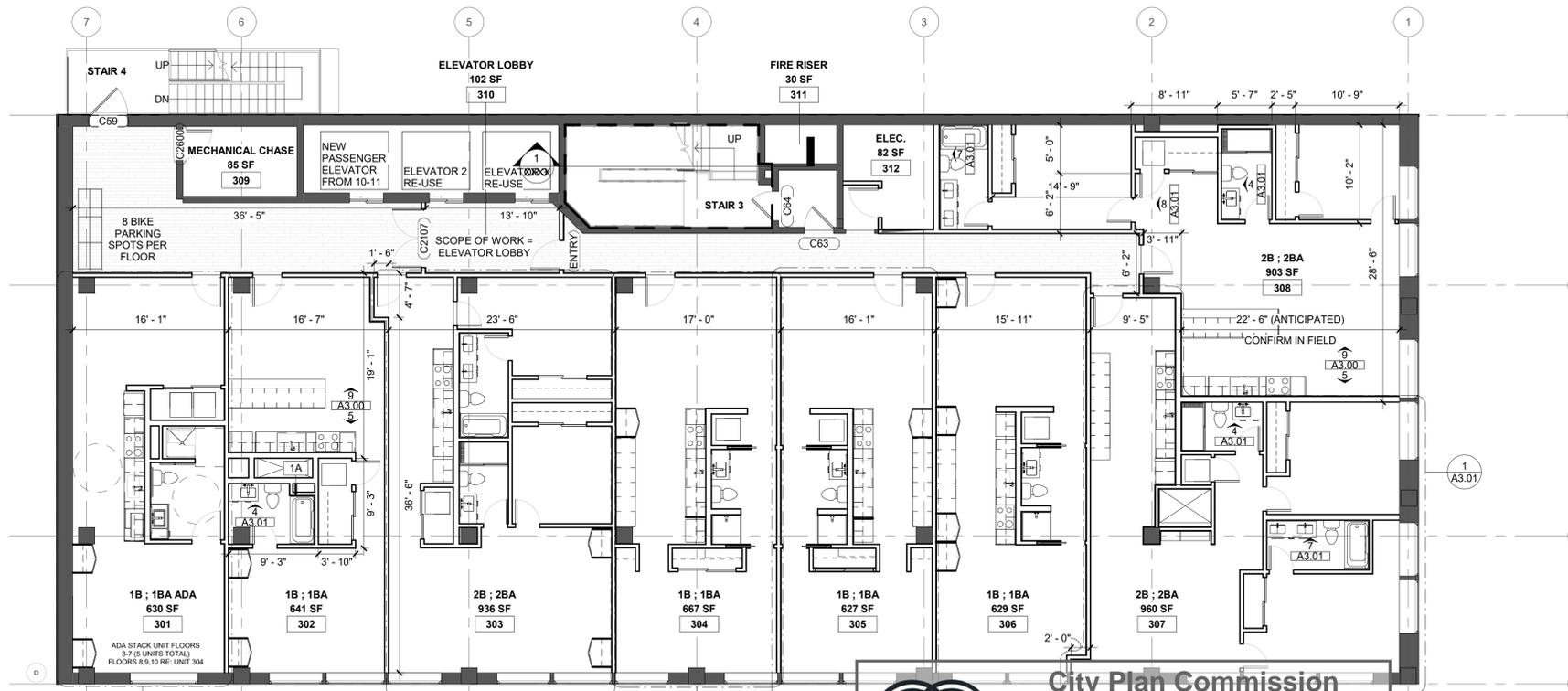
CONTRACTOR IS RESPONSIBLE FOR BIDDING A COMPLETE TAKE-OFF, INCLUDING ALL UNITS. RE: SCHEDULE FOR ESTIMATE TAKE-OFF. PRODUCTS ARE BASIS OF DESIGN, ALTERNATES MUST BE REVIEWED AND APPROVED BY ARCHITECT.

- NEW LVT PLANK OVER EXISTING CONCRETE SLAB: BASIS OF DESIGN IS MANNINGTON RE: SCHEDULE SHEET
- NEW CARPET OVER EXISTING CONCRETE SLAB: BASIS OF DESIGN IS MANNINGTON RE: SCHEDULE SHEET

SCOPE OF WORK	
WARM GRAY BOX	
WALLS:	FUR-OUT ALL WALLS, PREPARE WALLS FOR FUTURE TENANT FINISHES.
FLOOR:	GRIND HIGH SPOTS, FILL LOW SPOTS THEN APPLY FLOOR LEVELING COMPOUND
WALL BASE:	TENANT TO INSTALL
CEILING:	OPEN STRUCTURE. PATCH AND REPAIR IN-KIND, READY FOR PAINT.
WARM WHITE BOX	
WALLS:	FUR-OUT ALL WALLS, PREPARE WALLS FOR FUTURE TENANT FINISHES.
FLOOR:	GRIND HIGH SPOTS, FILL LOW SPOTS THEN APPLY FLOOR LEVELING COMPOUND AND APPLY FLOORING PER FLOOR PLANS
WALL BASE:	4" RUBBER BASE RE: FINISH SCHEDULE
CEILING:	REPAIR GYPSUM CEILING AND INSTALL LIGHTS PER RCP'S
ELEVATOR LOBBY	
WALLS:	REFINISH ALL EXISTING GYPSUM BOARD WALLS AS REQUIRED. PATCH IMPERFECTIONS, SKIM COAT WHERE NECESSARY, AND SAND SMOOTH. PREPARE WALLS FOR PAINT.
FLOOR:	APPLY FLOOR LEVELING COMPOUND TO ENSURE SMOOTH AND EVEN SURFACE READY FOR LVT FLOORING. UNLESS HISTORIC TILE- FLOORING TO REMAIN.
WALL BASE:	REPAIR WOODEN TRIM AROUND PERIMETER AND STAIN TO MATCH HISTORIC.
CEILING:	PATCH AND REPAIR GYPSUM CEILING AFTER NEW LIGHT FIXTURE INSTALLATION. U.N.O



2 | 10_TENTH FLOOR PROPOSED FLOOR PLAN
1/8" = 1'-0"



03-09
1/8" = 1'-0"

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00013** on **3/18/2026**

Sara Gabriel
Secretary of the City Plan Commission

CALEB BULLAND, ARCHITECT | MO 2000005059

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE A+O, LLC
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APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
DD Review	26-0130	1
Development Plan	26-0206	2
Development Plan	26-0226	3

FLOOR PLANS - THIRD THRU TENTH FLOOR

A1.02

2/25/2026 4:00:02 PM

GENERAL NEW PLAN NOTES:

- A. SEE DEMOLITION FLOOR PLANS FOR EXISTING ITEMS TO REMAIN.
- B. AFTER DEMOLITION, REPAIR ALL SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO A SMOOTH & UNIFORM APPEARANCE. NEW FINISHES AND REPAIR WORK SHALL MATCH EXISTING FINISHES. COORDINATE ANY AREAS OF CONCERN WITH ARCHITECT.
- C. REPAIR ALL DAMAGED EXISTING STRUCTURAL ELEMENTS FOUNDATION WALLS, BEARING WALLS, STRUCTURE (COLUMNS, BEAMS, JOISTS, FLOOR & ROOF DECKING). INFILL ALL VACATED FLOOR OPENINGS AND AREAS OF MISSING OR DAMAGED FINISH FLOORING. IN BASEMENT FILL ALL NEW & MISC FLOOR SLAB OPENINGS W/ MINIMUM 4" REINFORCED CONCRETE SLAB ON 6 MIL. VAPOR BARRIER ON MINIMUM 4" COMPACTED GRAVEL.
- D. REPAIR ALL DAMAGED MASONRY OR BLOCK INTERIOR WALLS AS REQUIRED. PATCH ALL INTERIOR HOLES SMALLER THAN A 1/2 BRICK IN SIZE W/ MORTAR. HOLES THE SIZE OF A 1/2 BRICK OR LARGER SHALL BE REPLACED W/ FULL SIZE MASONRY UNITS TO MATCH EXISTING. REPOINT ALL WALLS AS NEEDED. PATCH & REPAIR ALL MASONRY OR BLOCK WALL AREAS EXPOSED TO VIEW. RE: REFINISH SCHEDULE.
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- F. REFER TO EXTERIOR ELEVATIONS FOR WORK ASSOCIATED WITH THE BUILDING FACADE AND ASSOCIATED OPENINGS.
- G. REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF DOOR JAMBS SHALL BE 4" FROM THE ADJACENT WALL, U.N.O.
- H. ALL NEW INTERIOR WALLS TO BE TYPE 1, U.N.O REFER TO WALL TYPE SHEET FOR TYPICAL CONSTRUCTION.
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- K. ALL INTERIOR WALLS THAT ABUT NON-GYPSUM BOARD SURFACES OR STRUCTURAL MEMBER SHALL BE FITTED TIGHTLY TO THE NON-GYPSUM BOARD SURFACE. CONSULT ARCHITECT AS NEEDED DURING CONSTRUCTION.
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- O. NOT USED
- P. INSTALL NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT ENTIRE BUILDING, AS REQUIRED BY CODE. METALLIC PIPE TYPE WHERE EXPOSED. INCLUDE SPRINKLERING OF CONCEALED AREAS WHERE REQUIRED BY CODE. SPRINKLER SYSTEM SHALL BE MONITORED BY A PROPRIETARY SUPERVISING STATION (ALARM COMPANY). DESIGN-BUILD SUBCONTRACTOR TO SUBMIT REQUIRED DRAWINGS TO CITY CODE DEPARTMENT AS A DEFERRED SUBMITTAL. INSTALL ESCUTCHEONS AT ALL PENETRATIONS. ALL TRIM & HEADS BRUSHED CHROME FINISH.
- Q. ALL EXPOSED MEP, FIRE SPRINKLER, ETC ITEMS TO BE INSTALLED IN A NEAT AND ORDERLY MANNER, WITH STRAIGHT RUNS INSTALLED TIGHT TO UNDERSIDE OF STRUCTURE OR DECK ABOVE, AND WALLS. CONSULT ARCHITECT & MEP ENGINEER AS NEEDED.
- R. ALL STORAGE CLOSETS SHALL HAVE AN INTERIOR DEPTH OF 2'-0" MIN. RE: WALL TYPE SHEET.
- S. INSTALL IN-WALL BLOCKING AS REQUIRED TO SECURELY ANCHOR CABINETS, TOILET ACCESSORIES, SHELVEING, HANDRAILS, SHOWER ACCESSORIES, ETC. RE: SPEC SECTION 061000.
- T. THERE SHALL BE NO PENETRATION OF STAIR SHAFT, ELEVATOR SHAFT, SIMILAR SHAFT WALLS & EXIT PASSAGEWAYS EXCEPT FOR MEP REQUIRED FOR THE SHAFTS / PASSAGEWAYS.
- U. PREPARE EXISTING FLOORS FOR NEW FLOOR FINISHES PER MANUFACTURER'S REQUIREMENTS. THE DESIGNATED ACCESSIBLE APARTMENT UNITS SHALL BE CONSTRUCTED TO TYPE 'A' ACCESSIBILITY REQUIREMENTS OF ICC A117.1 - 2009. REFER TO PLAN FOR UNIT LOCATIONS.
- V. REFER TO FLOOR PLANS FOR VARIATION IN UNIT DIMENSIONS. ENLARGED PLANS ARE GUIDELINES FOR UNIT LAYOUTS.

NEW PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, U.N.O.

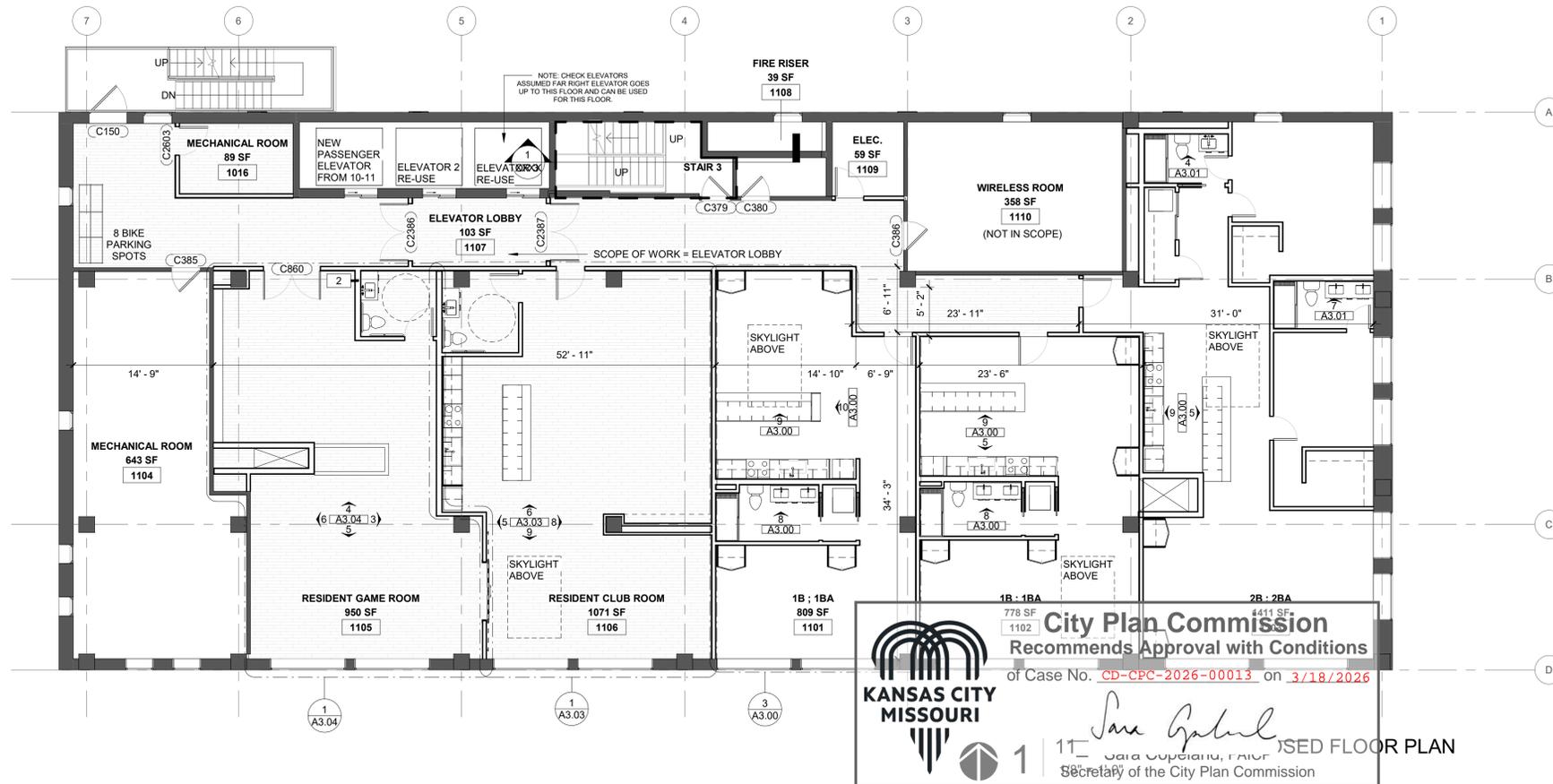
- EXISTING WALL TO REMAIN.
- NEW WALL TO BE CONSTRUCTED.
- EXISTING DOORS TO REMAIN. (NOTE SOME NEW DOORS SHOWN AT 45 DEGREES AT DOOR SWING CONFLICTS)
- NEW DOOR TO BE INSTALLED.
- HISTORIC IMPORTANCE TO REMAIN, RESTORE OR REPLICATE.

FLOOR FINISH LEGEND:

CONTRACTOR IS RESPONSIBLE FOR BIDDING A COMPLETE TAKE-OFF, INCLUDING ALL UNITS. RE: SCHEDULE FOR ESTIMATE TAKE-OFF. PRODUCTS ARE BASIS OF DESIGN, ALTERNATES MUST BE REVIEWED AND APPROVED BY ARCHITECT.

- NEW LVT PLANK OVER EXISTING CONCRETE SLAB: BASIS OF DESIGN IS MANNINGTON RE: SCHEDULE SHEET
- NEW CARPET OVER EXISTING CONCRETE SLAB: BASIS OF DESIGN IS MANNINGTON RE: SCHEDULE SHEET

SCOPE OF WORK	
WARM GRAY BOX	
WALLS:	FUR-OUT ALL WALLS, PREPARE WALLS FOR FUTURE TENANT FINISHES.
FLOOR:	GRIND HIGH SPOTS, FILL LOW SPOTS THEN APPLY FLOOR LEVELING COMPOUND
WALL BASE:	TENANT TO INSTALL
CEILING:	OPEN STRUCTURE. PATCH AND REPAIR IN-KIND, READY FOR PAINT.
WARM WHITE BOX	
WALLS:	FUR-OUT ALL WALLS, PREPARE WALLS FOR FUTURE TENANT FINISHES.
FLOOR:	GRIND HIGH SPOTS, FILL LOW SPOTS THEN APPLY FLOOR LEVELING COMPOUND AND APPLY FLOORING PER FLOOR PLANS
WALL BASE:	4" RUBBER BASE RE: FINISH SCHEDULE
CEILING:	REPAIR GYPSUM CEILING AND INSTALL LIGHTS PER RCP'S
ELEVATOR LOBBY	
WALLS:	REFINISH ALL EXISTING GYPSUM BOARD WALLS AS REQUIRED. PATCH IMPERFECTIONS, SKIM COAT WHERE NECESSARY, AND SAND SMOOTH. PREPARE WALLS FOR PAINT.
FLOOR:	APPLY FLOOR LEVELING COMPOUND TO ENSURE SMOOTH AND EVEN SURFACE READY FOR LVT FLOORING. UNLESS HISTORIC TILE- FLOORING TO REMAIN.
WALL BASE:	REPAIR WOODEN TRIM AROUND PERIMETER AND STAIN TO MATCH HISTORIC.
CEILING:	PATCH AND REPAIR GYPSUM CEILING AFTER NEW LIGHT FIXTURE INSTALLATION. U.N.O



City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CD-CPC-2026-00013** on **3/18/2026**

KANSAS CITY MISSOURI

Sara Gabriel
 Secretary of the City Plan Commission



NOT FOR CONSTRUCTION
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 1044 MAIN ST
 KANSAS CITY MISSOURI 64105

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
DD Review	26-0130	1
Development Plan	26-0206	2
Development Plan	26-0226	3

FLOOR PLANS - ELEVENTH FLOOR

A1.03

2/25/2026 4:00:04 PM

GENERAL REFLECTED CEILING PLAN NOTES:

1. THE DESIGN INTENT IS TO CONCEAL ALL PIPE, CONDUIT, AND DUCT LINES ABOVE A FINISHED SOFFIT/CEILING OR WITHIN WALL/CHASES (U.N.O.) AT SPECIFIC LOCATIONS WHERE EXISTING CEILING STRUCTURE IS TO REMAIN EXPOSED OR WHERE CONCEALMENT IS INFEASIBLE DUE TO THE LOCATION OF HISTORIC FABRIC (WALLS TO REMAIN, ETC.). INSTALL ALL REQUIRED EXPOSED PIPING, CONDUIT AND DUCTWORK IN A NEAT, ORDERLY AND THOUGHTFUL MANNER. EXPOSED PIPE, CONDUIT, AND DUCTWORK SHALL BE A METALLIC FINISH. COORDINATE ANY AREAS OF CONCERN WITH ARCHITECT PRIOR TO ROUTING AND INSTALLATION.
2. THE EXPECTED OUTCOME OF MEP WORK IS A CODE COMPLIANT COMPLETE INSTALL WITH NEAT AND ORDERLY ROUTING. PROPOSED MEP DESIGNS OF ALL SYSTEMS SHALL COMPLY WITH THE EXISTING BUILDING CONDITIONS AND THE FINISHED ARCHITECTURAL DESIGN SHOWN IN THIS SET OF DRAWINGS. PROPOSED MEP DESIGNS SHALL BE COORDINATED WITH ALL SUB-CONTRACTOR TRADES.
3. MECHANICAL: COORDINATE ALL CLEARANCE AND INSTALLATION REQUIREMENTS WITH THE MEP CONTRACTOR AND EQUIPMENT MANUFACTURER. ROUTE ALL LINE SETS WITHIN WALLS AND ABOVE CEILINGS / SOFFITS WHERE THEY OCCUR.
4. SPRINKLER SYSTEM: COORDINATE INSTALLATION WITH HISTORIC FINISHES AND CEILING SCHEDULES TO REMAIN. PATCH AND REPAIR SURFACES AND MATERIALS DISTURBED OR REMOVED TO MATCH ADJACENT TO REMAIN. PROVIDE SIDEWALL HEADS WITHIN SOFFITS AND RECESSED PENDANT SPRINKLER HEADS AT DROPPED CEILING LOCATIONS. WHITE FINISH. WHERE EXPOSED, PROVIDE NEAT AND ORDERLY SPRINKLER HEADS AND METALLIC PIPE ROUTING. FINISH EXPOSED FACE OF SOFFITS WITH GYPSUM BOARD AT ALL LOCATIONS.
5. REPAIR ALL PLASTER CEILINGS SCHEDULED TO REMAIN TO MATCH EXISTING, WHERE IMPRACTICAL, INSTALL GWB.
6. REFER TO EXISTING AND NEW FLOOR PLANS FOR AREAS OF CEILING DETERIORATION THAT SHALL BE PATCHED AND REPAIRED IN CONJUNCTION WITH NEW WORK. FIELD WALK IS REQUIRED PRIOR TO BIDDING TO BETTER QUANTIFY SCOPE OF WORK.
7. THE EXISTING STRUCTURE IS NOT SHOWN ON THE DRAWINGS FOR CLARITY. FIELD VERIFY AND INSTALL PER DESIGN INTENT. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION.
8. ALL EXISTING HISTORIC CEILING STRUCTURES AND FINISHES SCHEDULED TO REMAIN EXPOSED SHALL BE PROTECTED / REFINISHED WHERE APPLICABLE. CEILING REFINISH WORK INCLUDES EXISTING SURFACE CLEANING, SEALING, PATCHING/REPLACING IN-KIND, SURFACE PREP FOR NEW PAINT FINISH, AND PROTECTION DURING CONSTRUCTION.

GENERAL REFLECTED CEILING PLAN LEGEND:

-  EXISTING CEILING TO REMAIN. REFER TO REFINISH SCHEDULE AND NOTES FOR SCOPE OF WORK.
-  NEW 5/8" GYPSUM BOARD OVER NEW FRAMING OR SUSPENSION SYSTEM. SMOOTH FINISH. PAINT; HEIGHT A.F.F. AS NOTED.
-  HISTORIC CEILING TO REMAIN. RESTORE OR REPLICATE.

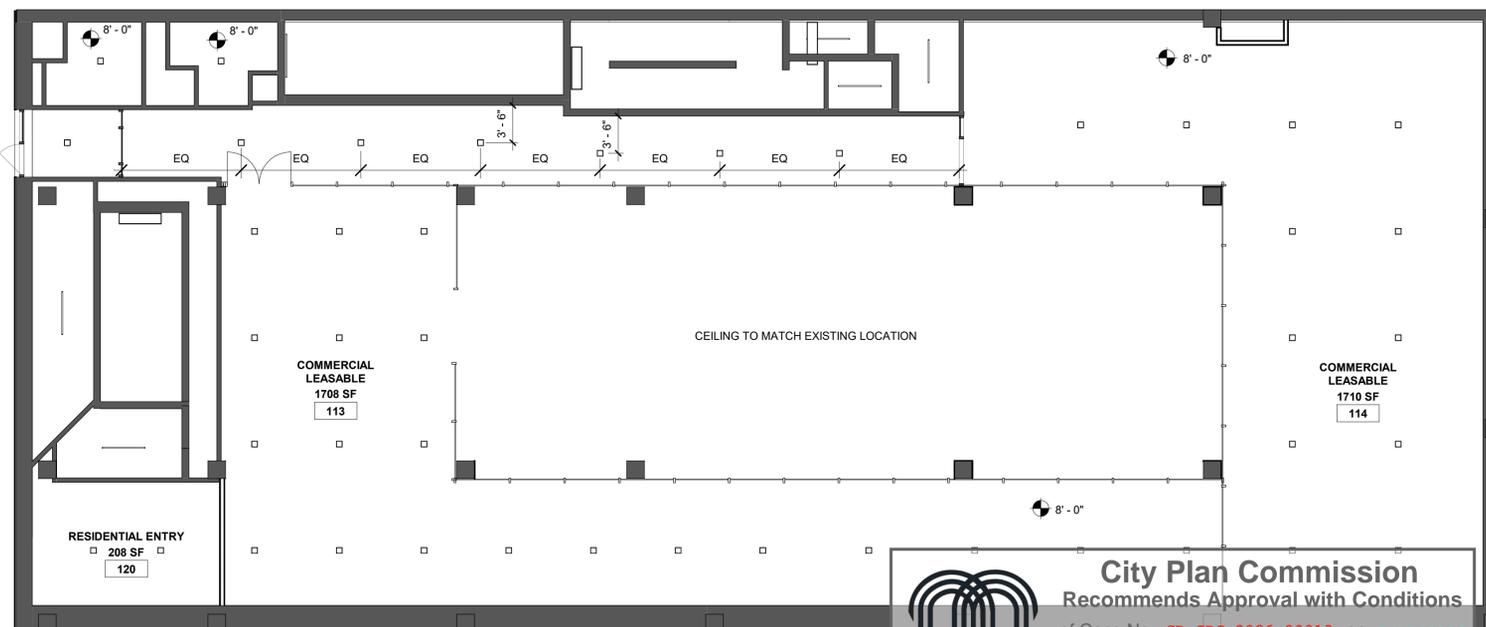
LIGHT FIXTURE LEGEND:

REFER TO ELECTRICAL DRAWINGS FOR BASIS OF DESIGN FIXTURES AND SWITCHING / POWER DIAGRAMS.

-  4" FLUSH MOUNT LOW-PROFILE LED FIXTURE.
-  EXHAUST FAN/LIGHT COMBO
-  12" LIGHTWISE LED FLUSHMOUNT
-  36" ROUND BACKLIT MIRROR
-  4'-0" RECESSED LED LINEAR LIGHT FIXTURE
-  4'-0" LED LINEAR LIGHT FIXTURE WALL MOUNT EXISTING TO REMAIN
-  4" PENDANT LIGHT CENTERED ABOVE ISLAND



2 02_SECOND FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



City Plan Commission
Recommends Approval with Conditions

of Case No. **CD-CPC-2026-00013** on **3/18/2026**

KANSAS CITY MISSOURI

1.5_MEZZA
1/8" = 1'-0"

Jana Copeland, Mayor
Secretary of the City Plan Commission



APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
DD Review	26-0130	1
Development Plan	26-0206	2
Development Plan	26-0226	3

REFLECTED CEILING PLAN - MEZZANINE & SECOND FLOOR

GENERAL REFLECTED CEILING PLAN NOTES:

1. THE DESIGN INTENT IS TO CONCEAL ALL PIPE, CONDUIT, AND DUCT LINES ABOVE A FINISHED SOFFIT/CEILING OR WITHIN WALL/CHASES (U.N.O.) AT SPECIFIC LOCATIONS WHERE EXISTING CEILING STRUCTURE IS TO REMAIN EXPOSED OR WHERE CONCEALMENT IS INFEASIBLE DUE TO THE LOCATION OF HISTORIC FABRIC (WALLS TO REMAIN, ETC.). INSTALL ALL REQUIRED EXPOSED PIPING, CONDUIT AND DUCTWORK IN A NEAT, ORDERLY AND THOUGHTFUL MANNER. EXPOSED PIPE, CONDUIT, AND DUCTWORK SHALL BE A METALLIC FINISH. COORDINATE ANY AREAS OF CONCERN WITH ARCHITECT PRIOR TO ROUTING AND INSTALLATION.
2. THE EXPECTED OUTCOME OF MEP WORK IS A CODE COMPLIANT COMPLETE INSTALL WITH NEAT AND ORDERLY ROUTING. PROPOSED MEP DESIGNS OF ALL SYSTEMS SHALL COMPLY WITH THE EXISTING BUILDING CONDITIONS AND THE FINISHED ARCHITECTURAL DESIGN SHOWN IN THIS SET OF DRAWINGS. PROPOSED MEP DESIGNS SHALL BE COORDINATED WITH ALL SUB-CONTRACTOR TRADES.
3. MECHANICAL: COORDINATE ALL CLEARANCE AND INSTALLATION REQUIREMENTS WITH THE MEP CONTRACTOR AND EQUIPMENT MANUFACTURER. ROUTE ALL LINE SETS WITHIN WALLS AND ABOVE CEILING / SOFFITS WHERE THEY OCCUR.
4. SPRINKLER SYSTEM: COORDINATE INSTALLATION WITH HISTORIC FINISHES AND CEILING SCHEDULES TO REMAIN. PATCH AND REPAIR SURFACES AND MATERIALS DISTURBED OR REMOVED TO MATCH ADJACENT TO REMAIN. PROVIDE SIDEWALL HEADS WITHIN SOFFITS AND RECESSED PENDANT SPRINKLER HEADS AT DROPPED CEILING LOCATIONS. WHITE FINISH. WHERE EXPOSED, PROVIDE NEAT AND ORDERLY SPRINKLER HEADS AND METALLIC PIPE ROUTING. FINISH EXPOSED FACE OF SOFFITS WITH GYPSUM BOARD AT ALL LOCATIONS.
5. REPAIR ALL PLASTER CEILING SCHEDULES TO REMAIN TO MATCH EXISTING, WHERE IMPRACTICAL, INSTALL GWB.
6. REFER TO EXISTING AND NEW FLOOR PLANS FOR AREAS OF CEILING DETERIORATION THAT SHALL BE PATCHED AND REPAIRED IN CONJUNCTION WITH NEW WORK. FIELD WALK IS REQUIRED PRIOR TO BIDDING TO BETTER QUANTIFY SCOPE OF WORK.
7. THE EXISTING STRUCTURE IS NOT SHOWN ON THE DRAWINGS FOR CLARITY. FIELD VERIFY AND INSTALL PER DESIGN INTENT. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION.
8. ALL EXISTING HISTORIC CEILING STRUCTURES AND FINISHES SCHEDULED TO REMAIN EXPOSED SHALL BE PROTECTED / REFINISHED WHERE APPLICABLE. CEILING REFINISH WORK INCLUDES EXISTING SURFACE CLEANING, SEALING, PATCHING/REPLACING IN-KIND, SURFACE PREP FOR NEW PAINT FINISH, AND PROTECTION DURING CONSTRUCTION.

GENERAL REFLECTED CEILING PLAN LEGEND:

-  EXISTING CEILING TO REMAIN. REFER TO REFINISH SCHEDULE AND NOTES FOR SCOPE OF WORK.
-  NEW 5/8" GYPSUM BOARD OVER NEW FRAMING OR SUSPENSION SYSTEM. SMOOTH FINISH. PAINT; HEIGHT A.F.F. AS NOTED.
-  HISTORIC CEILING TO REMAIN. RESTORE OR REPLICATE.

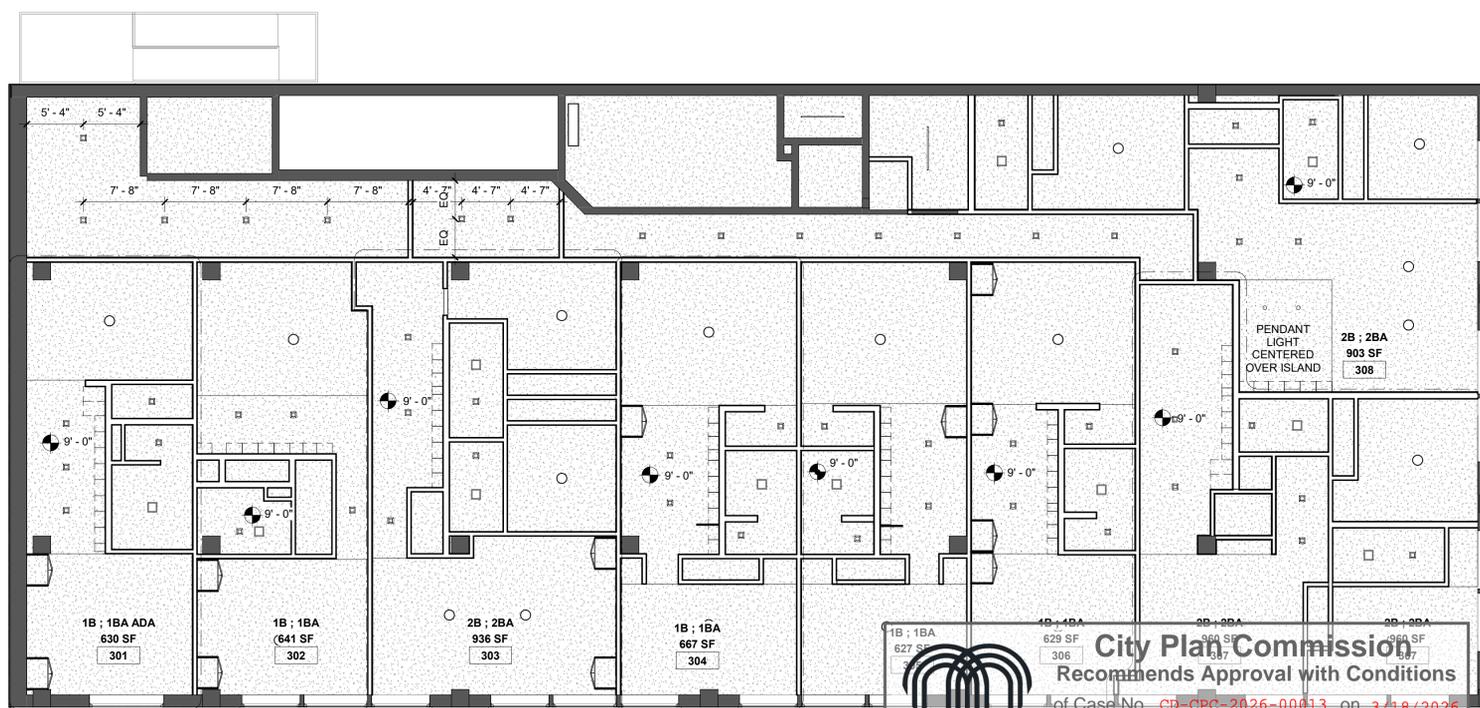
LIGHT FIXTURE LEGEND:

REFER TO ELECTRICAL DRAWINGS FOR BASIS OF DESIGN FIXTURES AND SWITCHING / POWER DIAGRAMS.

-  4" FLUSH MOUNT LOW-PROFILE LED FIXTURE.
-  EXHAUST FAN/LIGHT COMBO
-  12" LIGHTWISE LED FLUSHMOUNT
-  36" ROUND BACKLIT MIRROR
-  4'-0" RECESSED LED LINEAR LIGHT FIXTURE
-  4'-0" LED LINEAR LIGHT FIXTURE WALL MOUNT EXISTING TO REMAIN
-  4" PENDANT LIGHT CENTERED ABOVE ISLAND



2 | 10_TENTH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



1 | 03-10_THIRD THRU NINTH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CD-CPC-2026-00013** on **3/18/2026**

KANSAS CITY MISSOURI

Sara Gabriel
 Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 200005059

EXACT ARCHITECTS
 REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
 KANSAS CITY, MISSOURI
 (816) 785-2265
 WWW.EXACTARCHITECTS.COM



NOT FOR CONSTRUCTION
GEORGE B. PECK DRY GOODS CO.
 1044 MAIN ST
 KANSAS CITY MISSOURI 64105

APPLICANT:
 ANNIE ROUSE
 ANNIE@EXACTARCHITECTS.COM
 630-699-2329

ISSUE	DATE	NO
DD Review	26-0130	1
Development Plan	26-0206	2
Development Plan	26-0226	3

REFLECTED CEILING PLANS - THIRD THRU TENTH FLOOR

A2.02

2/25/2026 4:00:09 PM

GENERAL FINISH NOTES:

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- REFER TO ENLARGED PLANS FOR EXTENT OF FINISHES.
- REPAIR AND RESTORE EXISTING FLOORS IN LOCATIONS TO REMAIN. WHERE NOTED ON ENLARGED AND NEW PLANS, PREPARE EXISTING FLOORS FOR NEW FLOOR FINISHES. UTILIZE FLOOR PATCHING COMPOUND TO PROVIDE A SMOOTH AND LEVEL SUBSURFACE FOR ALL FLOOR FINISH MATERIALS. PRE-BID WALK REQUIRED FOR EXTENT OF WORK, PLANS DO NOT SHOW EXTENT OF FLOOR PREP WORK.
- PAINT ALL NEW EXPOSED GYPSUM BOARD AND WOOD DOOR TRIM, U.N.O. PAINT METAL SURFACES (HOLLOW METAL FRAMES, METAL DOORS, ETC.) U.N.O. UTILIZE PAINT TYPE PER MANUFACTURER'S RECOMMENDATION. DO NOT PAINT PRE-FINISHED METALS AND OTHER ITEMS NOTED TO BE WITHOUT APPLIED FINISH.
- PAINT SCOPE INCLUDES SURFACE PREPARATION (EXISTING PAINT REMOVAL, SURFACE LEVELING / PATCHING, ETC.), PRIME AND PAINT.
- ALL EXISTING PAINTED DOORS, FRAMES AND/OR PORTICOS SCHEDULED TO REMAIN SHALL BE SCRAPPED TO ORIGINAL SURFACE, PRIMED AND PAINTED.
- FLOOR FINISH TRANSITIONS: SCHLUTER METAL STRIPS: EXISTING FLOOR TO CERAMIC TILE, EXISTING FLOOR TO VINYL, CERAMIC TILE TO VINYL, CARPET TO VINYL AND EXISTING FLOOR TO CARPET.
- ALL EXISTING STAINED SURFACES, DOORS, TRIM, CASEWORK, ETC SHALL BE RESTORED TO ITS ORIGINAL CONDITION AND FINISH.
- INSTALL ALL CARPET TILE OVER ADHERED PAD BACKING.
- CEILING HEIGHTS AND FINISH VARY PER UNIT. RE: REFLECTED CEILING PLANS, NEW NOTES AND FINISH NOTES.
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- EXPOSED STEEL STRUCTURE, CONCRETE, METAL DECKING, PLASTER AND CLAY TILE SHALL ALL REMAIN EXPOSED, U.N.O. RE: REFLECTED CEILING PLANS.
- WHERE EXISTING BRICK WALLS, CONCRETE SURFACES, EXPOSED STEEL STRUCTURE AND METAL DECKING, AND PLASTER SURFACES HAVE BEEN PAINTED, THEY SHALL BE PREPPED AND REPAINTED, TYPICAL. WHERE THEY ARE A NATURAL BRICK, CONCRETE OR METAL FINISH, THEY SHALL REMAIN UNPAINTED, TYPICAL, U.N.O.

FLOOR FINISH LEGEND:

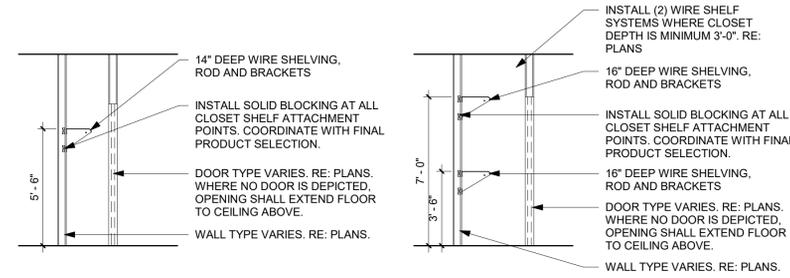
CONTRACTOR IS RESPONSIBLE FOR BIDDING A COMPLETE TAKE-OFF, INCLUDING ALL UNITS. RE: SCHEDULE FOR ESTIMATE TAKE-OFF. PRODUCTS ARE BASIS OF DESIGN, ALTERNATES MUST BE REVIEWED AND APPROVED BY ARCHITECT.

- NEW LVT PLANK OVER EXISTING CONCRETE SLAB: BASIS OF DESIGN IS MANNINGTON RE: SCHEDULE SHEET
- NEW CARPET OVER EXISTING CONCRETE SLAB: BASIS OF DESIGN IS MANNINGTON RE: SCHEDULE SHEET

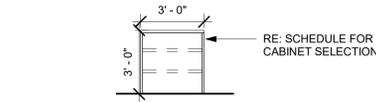
LIGHT FIXTURE LEGEND:

REFER TO ELECTRICAL DRAWINGS FOR BASIS OF DESIGN FIXTURES AND SWITCHING / POWER DIAGRAMS.

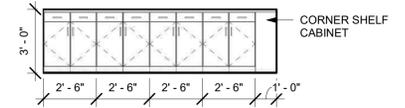
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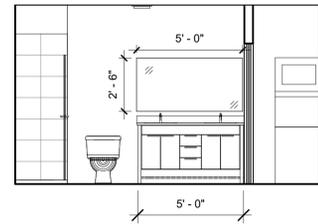
11 CLOSETS, TYPICAL
1/4" = 1'-0"



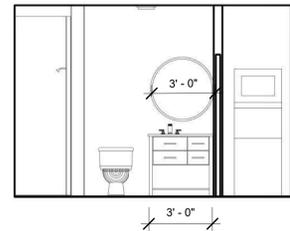
10 ISLAND END CABINET
1/4" = 1'-0"



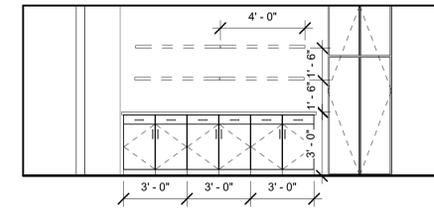
9 ISLAND 2
1/4" = 1'-0"



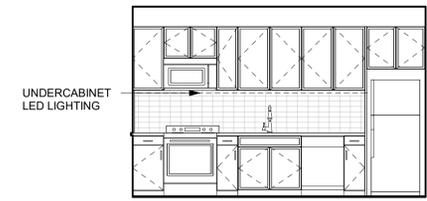
8 BATH 2
1/4" = 1'-0"



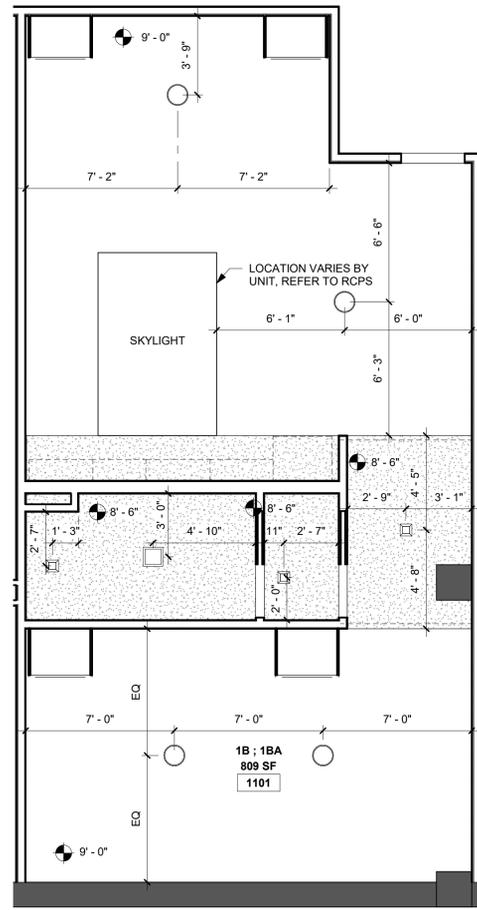
7 BATH 1
1/4" = 1'-0"



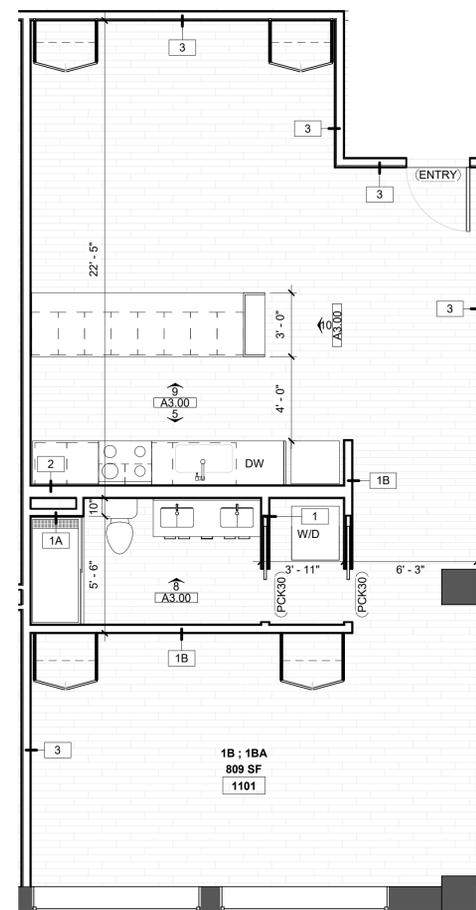
6 ISLAND 1
1/4" = 1'-0"



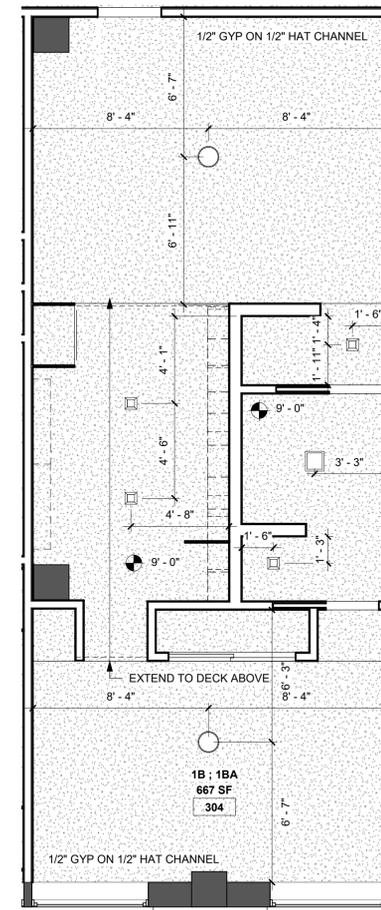
5 KITCHEN 1
1/4" = 1'-0"



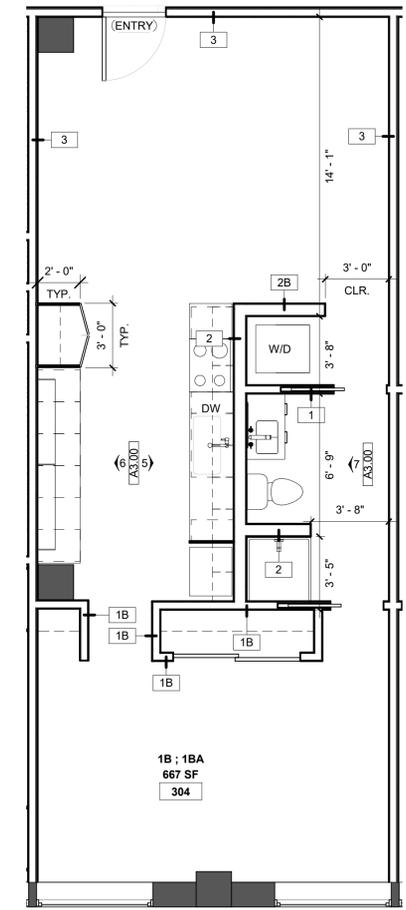
4 ONE BED - STYLE B RCP
1/4" = 1'-0"



3 ONE BED - STYLE B
1/4" = 1'-0"



2 ONE BED - STYLE A RCP
1/4" = 1'-0"



1 ONE BED - STYLE A
1/4" = 1'-0"

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00013 on 3/18/2026

Sara Gabriel
Sara Gabriel, Mayor
Secretary of the City Plan Commission

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ISSUE	DATE	NO
DD Review	26-0130	1
Development Plan	26-0206	2
Development Plan	26-0226	3

UNIT DESIGN - ONE BED

A3.00

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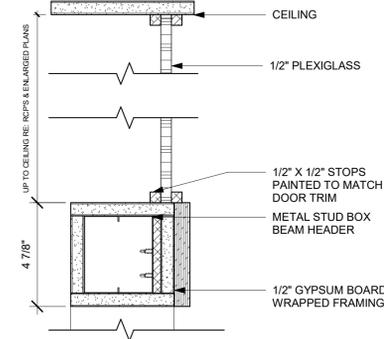
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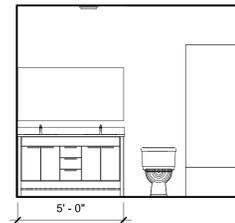
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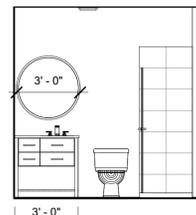
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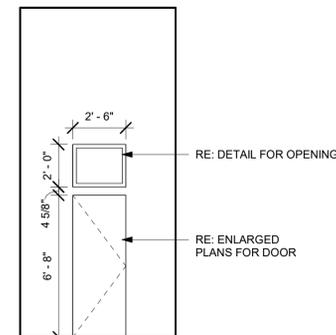
8 BORROWED LIGHT DETAIL
3" = 1'-0"



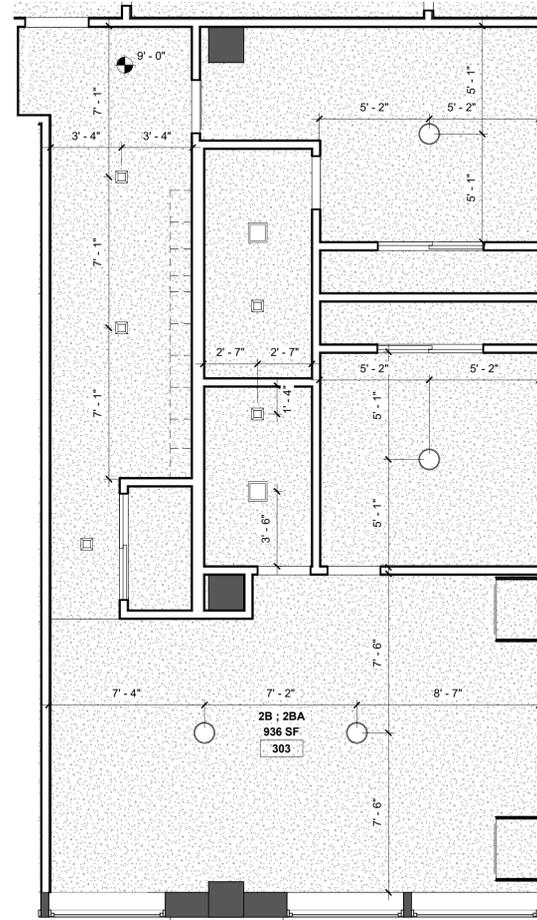
7 BATH 4
1/4" = 1'-0"



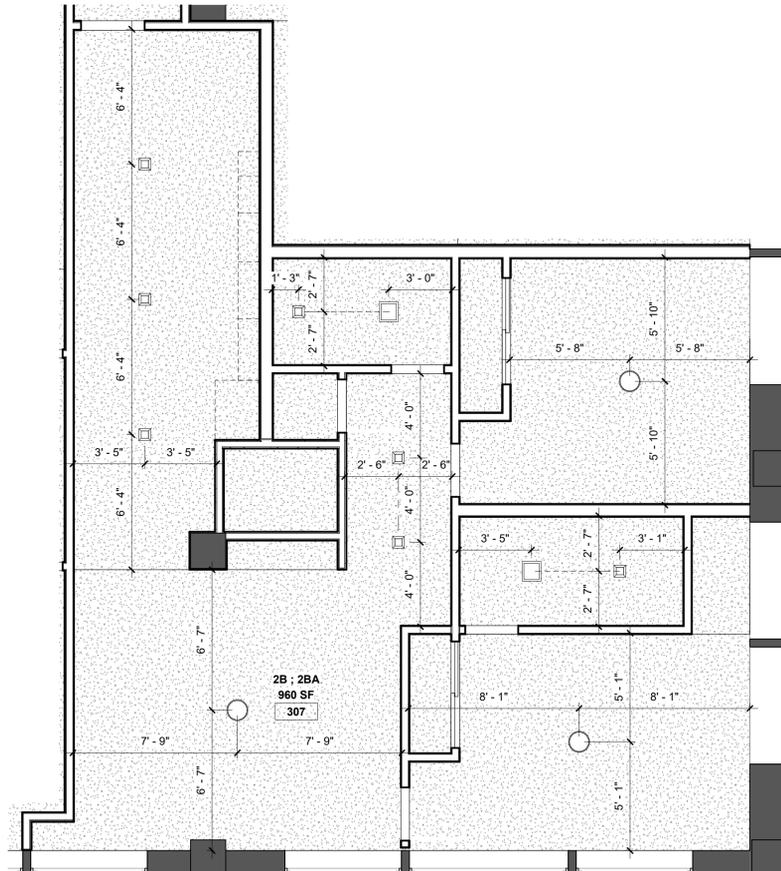
4 BATH 3
1/4" = 1'-0"



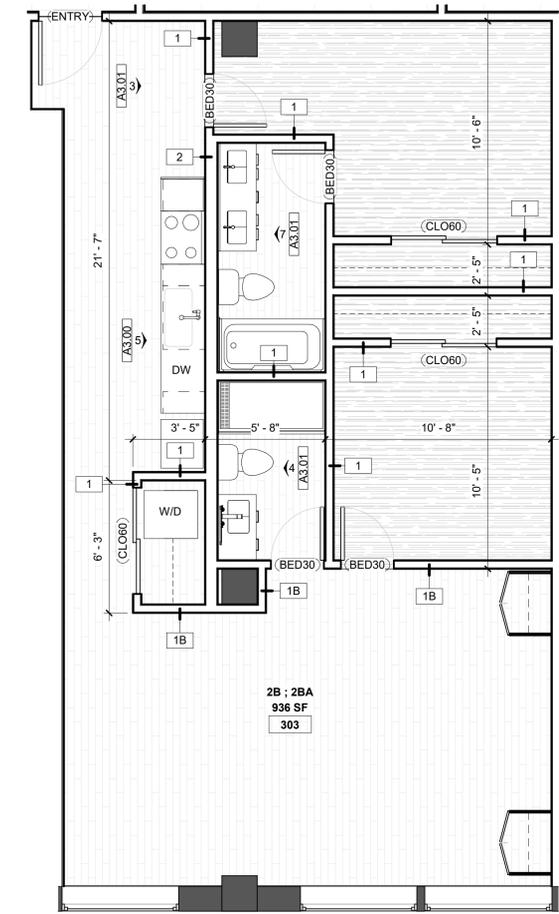
3 BORROWED LIGHT ELEVATION
1/4" = 1'-0"



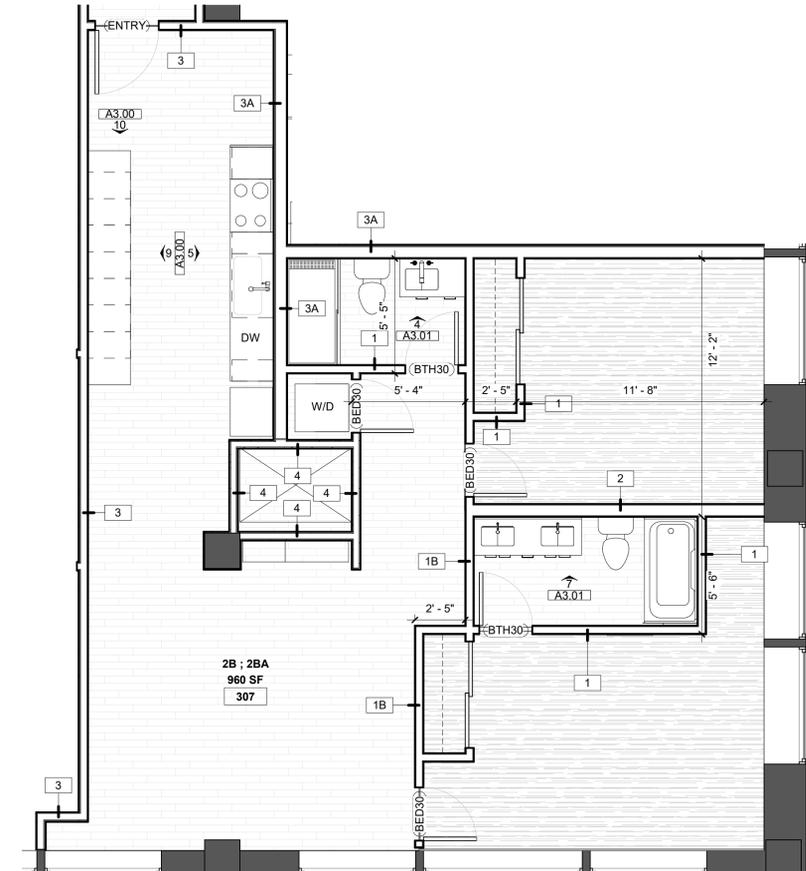
6 TWO BED - STYLE B RCP
1/4" = 1'-0"



2 TWO BED - STYLE A RCP
1/4" = 1'-0"



5 TWO BED - STYLE B
1/4" = 1'-0"



1 TWO BED - STYLE A
1/4" = 1'-0"

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00013** on **3/18/2026**

Sara Gabriel
Sara Gabriel, F.A.I.C.E.
Secretary of the City Plan Commission

2/25/2026 4:15:49 PM



ISSUE	DATE	NO
DD Review	26-0130	1
Development Plan	26-0206	2
Development Plan	26-0226	3

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5. PAINT ALL NEW EXPOSED GYPSUM BOARD AND WOOD DOOR TRIM, U.N.O. PAINT METAL SURFACES (HOLLOW METAL FRAMES, METAL DOORS, ETC.) U.N.O. UTILIZE PAINT TYPE PER MANUFACTURER'S RECOMMENDATION, DO NOT PAINT PRE-FINISHED METALS AND OTHER ITEMS NOTED TO BE WITHOUT APPLIED FINISH.
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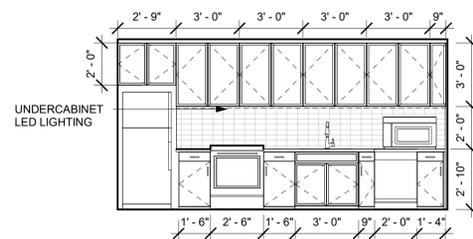
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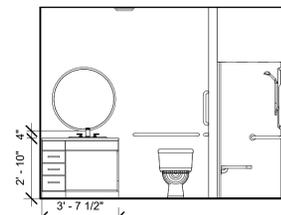
City Plan Commission
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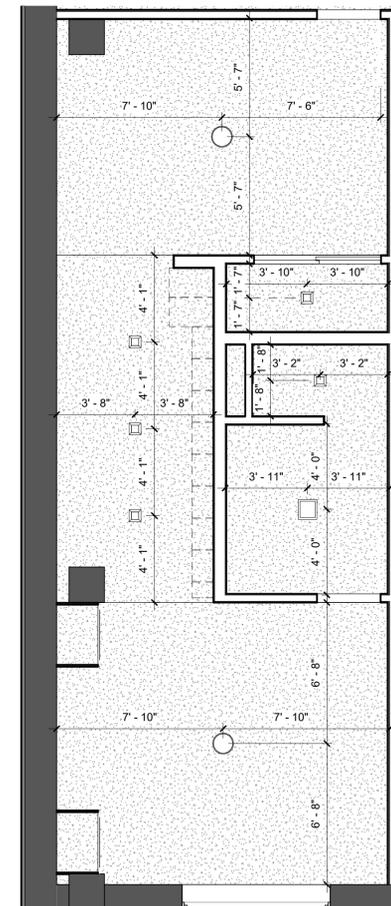
Sara Gabriel
Sara Copeland, FAICP
Secretary of the City Plan Commission



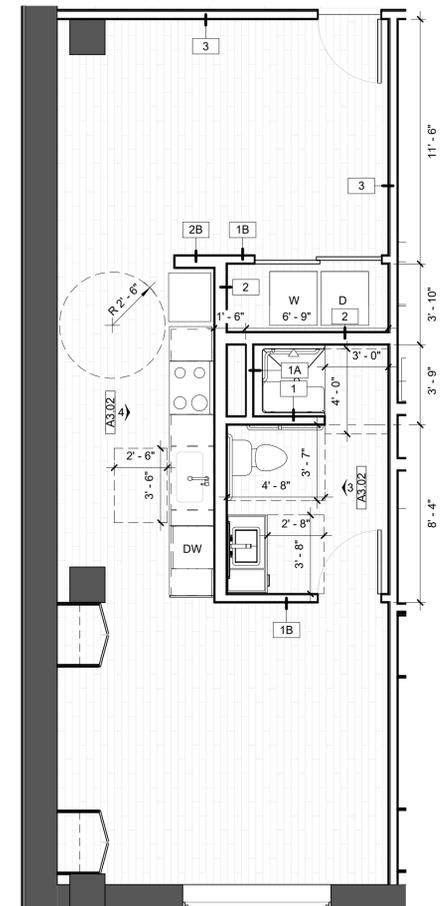
4 KITCHEN 2
1/4" = 1'-0"



3 BATHROOM ADA
1/4" = 1'-0"



2 ONE BED ADA RCP
1/4" = 1'-0"



1 ONE BED ADA
1/4" = 1'-0"

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ISSUE	DATE	NO
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Development Plan	26-0206	2
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UNIT DESIGN - ADA

A3.02

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GENERAL EXTERIOR ELEVATION NOTES:

- A. REMOVE FROM THE BUILDING ELEVATIONS ALL MEP SYSTEMS, ELEC. REMOVE FROM THE BUILDING ELEVATIONS ALL MEP SYSTEMS, ELEC. SERVICE, FIXTURES, CONDUIT, ETC NOT SHOWN TO BE REUSED (ALL ITEMS NOT IDENTIFIED FOR CLARITY). REMOVE ALL VACATED HANGERS, RODS, BOLTS, SCREWS, ETC TO A DEPTH OF 3" MINIMUM. DISPOSE OF ALL ITEMS AS REQUIRED. PATCH & REPAIR ALL DAMAGED AREAS TO MATCH ADJACENT APPEARANCE. SEE DEMOLITION PLANS & MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- B. ALL NEW WINDOWS AND STOREFRONT SHALL BE INSTALLED TO HISTORIC BUILDING STANDARDS OF THE DEPARTMENT OF THE INTERIOR. ALL GLAZING SHALL BE CLEAR, INSULATED MODERATE-SOLAR-GAIN LOW-E TYPE. W/ PERIMETER FLAT BLACK SPACERS. WINDOWS SHALL BE THERMALLY BROKEN TYPE. AT INTERIOR PERIMETER OF EXISTING / ORIGINAL WINDOW OPENINGS (HEAD, JAMB & SILL) INSTALL WOOD TRIM TO MATCH EX SIZE, PROFILE, DETAILING, ETC., PAINT TO MATCH WINDOW. FABRICATE EACH WINDOW TO CUSTOM SIZE AS REQUIRE FOR EACH MASONRY OPENING. DO NOT STANDARDIZE WINDOW SIZES. PROVIDE COMPLETE SHOP DRAWING PACKAGE W/ NEW WINDOW DETAILS ADJACENT TO EX WINDOW DETAILS (WHERE REPLICATING), INCLUDING EXTERIOR & INTERIOR TRIM. FOR ARCHITECT'S & STATE HISTORIC PRESERVATION OFFICER'S APPROVAL. ALL NEW GLAZING SHALL BE SAFETY GLAZING TYPE WHERE REQUIRED BY CODE.
- C. EX EXTERIOR WALLS ARE VENEER BRICK, CMU & STONE (SILLS, HEADS, BANDING, PARAPET COPINGS, ORNAMENTATION BRACKETS, ETC.). ALL FLAT HEAD MASONRY OPENINGS INCLUDE METAL LINTELS. INCLUDE MASONRY WORK AT MISC. EXTERIOR WALL AREAS NOT SHOWN, I.E. BACK SIDE OF PARAPETS, SMALL PORTIONS (RECESSED ENTRIES, ETC) OF EXTERIOR ELEVATIONS NOT SHOWN, ETC.
- D. CLEAN EX BRICK/GLASS BLOCK. REPLACE ALL DAMAGED, SPALDED, & MISSING UNITS. REPLACE NON-MATCHING UNITS. PATCHING OF SMALL (1" DIA. MAX.) HOLES IS ACCEPTABLE. REPOINT ALL BRICK WALL & SILL JOINTS AS REQUIRED. ALL REPLACEMENT & INFILL BRICK SHALL BE TOOTHED-IN SOLID FULL DEPTH OF WALL, U.N.O., TEXTURE, SIZE, FINISH, COLOR, DETAILING, STRENGTH, ETC. OF NEW BRICK, PATCHES & MORTAR TO MATCH EXISTING. SUBMIT SAMPLES OF REPLACEMENT BRICK, PATCHES & MORTAR FOR ARCHITECTS APPROVAL. MULTIPLE BRICK & MORTAR COLORS SHALL BE ANTICIPATED.
- E. CLEAN EX STONE. REPLACE ALL DAMAGED, SPALDED & MISSING STONE CLEAN EX STONE. REPLACE ALL DAMAGED, SPALDED & MISSING STONE UNITS. PATCHING OF SMALL (1" DIA. MAX.) HOLES & CRACKS IS ACCEPTABLE. REPOINT ALL STONE JOINTS AS REQUIRED. REPOINT ALL SKYWARD FACING SILLS, BANDING, ORNAMENTATION, PARAPET COPING, ETC JOINTS BY PACKING, CAULKING, TOOLING & SAND IMPREGNATING JOINTS TO MATCH EX MORTAR JOINT. REPLACEMENT & INFILL STONE UNITS SHALL BE STONE OR CAST STONE. TEXTURE, SIZE, FINISH, COLOR, JOINT PATTERN, DETAILING, STRENGTH, ETC. OF NEW STONE, PATCHES & MORTAR TO MATCH EXISTING. SUBMIT SAMPLES OF NEW UNITS, PATCHES & MORTAR FOR ARCHITECT'S APPROVAL. MULTIPLE STONE & MORTAR COLORS SHALL BE ANTICIPATED.
- F. MASONRY CLEANING & REPOINTING: ALL MASONRY SURFACES SHALL BE CLEANED W/ VERY-LOW-PRESSURE WATER SPRAY. MASONRY SHALL BE CLEANED W/ DETERGENTS / MILD CHEMICALS. CLEANING STANDARD: CLEAN TO FULLEST EXTENT, UTILIZING PRODUCTS APPROVED BY NPS, WITHOUT DAMAGING MASONRY. MASONRY CLEANING SHALL BE COMPLETED PRIOR TO WINDOW & DOOR RELATED WORK. ALL MASONRY CLEANING UNDERTAKEN SHALL BE PERFORMED AS PER DEPARTMENT OF THE INTERIOR PRESERVATION BRIEF 1 - "ASSESSING CLEANING & WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS". ALL MORTAR REPOINTING SHALL BE PERFORMED AS PER DEPARTMENT OF THE INTERIOR PRESERVATION BRIEF 2 - "REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS".
- G. EXISTING AREAS OF PAINTED BRICK TO BE PREPPED, AND RE-PAINTED.
- H. ALL BRICK & STONE REPLACEMENT IS TO BE TOOTHED-IN TO MATCH ADJACENT WALL APPEARANCE. ALL MASONRY INFILL TO MATCH EX WALL THICKNESS, U.N.O.. ALL NEW BRICK & STONE TO MATCH EX COLOR, TEXTURE, SIZE, ETC.. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL.
- I. LINTELS ARE LOCATED AT ALL FLAT HEAD MASONRY OPENINGS. REPLACE ALL DAMAGED / FAILING LINTELS. REPLACEMENT LINTELS TO BE HOT-DIPPED GALVANIZED FINISH. WIRE BRUSH CLEAN ALL EX LINTELS PRIOR TO PAINTING. PAINT ALL LINTELS, 1 PRIME COAT & 2 FINISH COATS. SEMI-GLOSS. PAINT COLORS TO MATCH ADJACENT MASONRY HEAD COLOR.
- J. CAULK ALL WINDOW, STOREFRONT & DOOR SILLS, JAMBS & HEADS AS REQUIRED FOR WATERPROOF PERFORMANCE. COLOR TO MATCH ADJACENT WINDOW, STOREFRONT OR DOOR FRAME SURFACE COLOR. CAULK ALL OTHER EXTERIOR WALL PENETRATIONS, COLOR TO MATCH ADJACENT MASONRY COLOR.
- K. CAULK / RECAULK AT ALL EXTERIOR WALL / PAVING (CONCRETE, PAVING, ASPHALT, ETC.) JOINTS.

EXTERIOR ELEVATION SCOPE OF WORK NOTES:

1. PROVIDE LOW-E FILM COATING AT ALL EXIST. EXTERIOR WINDOW AND DOOR GLAZING. PROVIDE SAMPLE OF INSTALLATION FOR NATIONAL PARK SERVICE REVIEW AND APPROVAL.
2. REPAIR DAMAGED SECTIONS OF PAINTED DECORATIVE METAL CORNICE AND BRACKETS. PREP, PRIME AND RE-PAIN EXIST. CLAY TILE PARAPET COPING. REPAIR/REPLACE DAMAGED UNITS. RESET AND REPOINT.

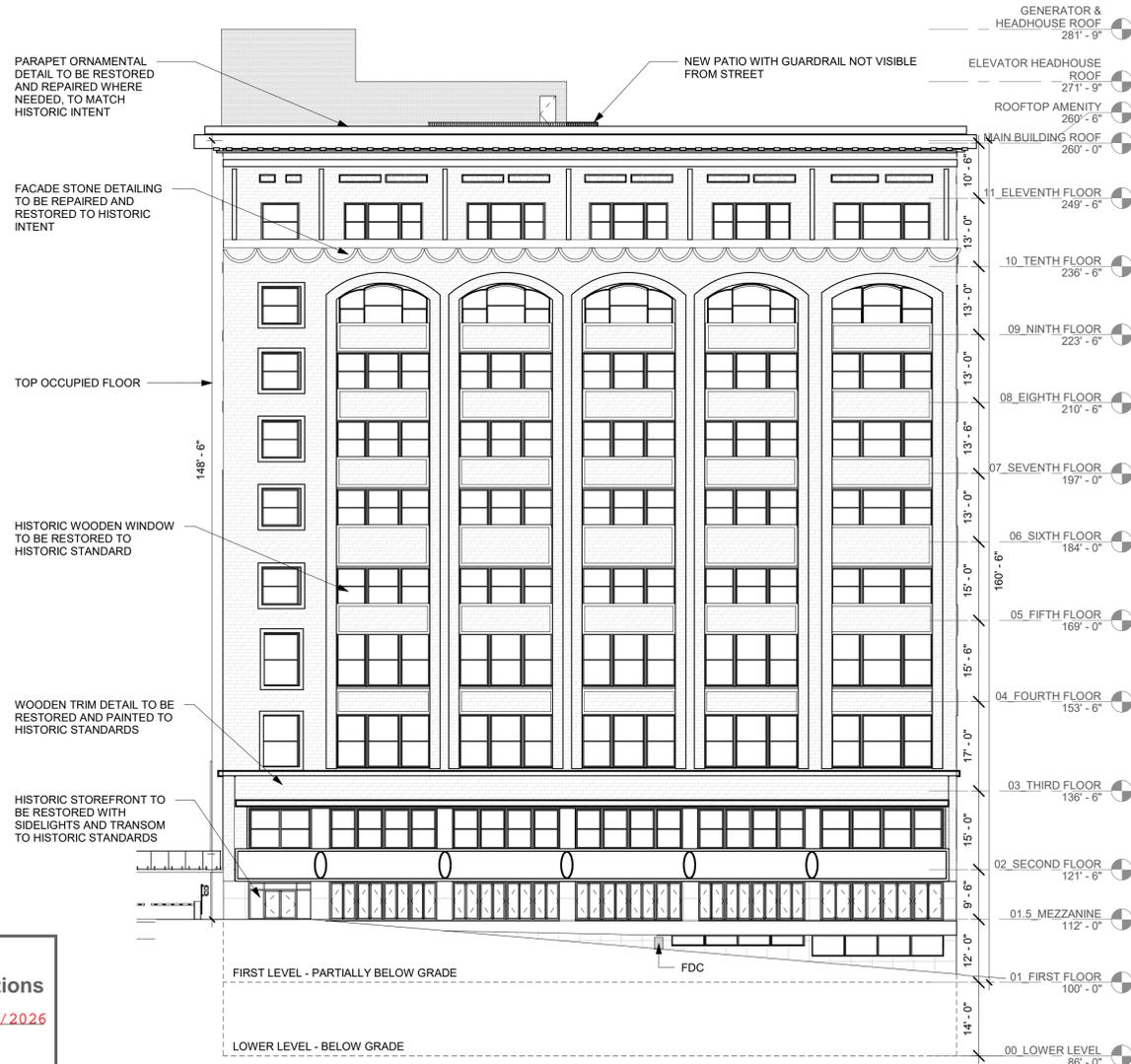
City Plan Commission
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of Case No. **CD-CPC-2026-00013** on **3/18/2026**

Sara Gabriel
Sara Copeland, Mayor
Secretary of the City Plan Commission

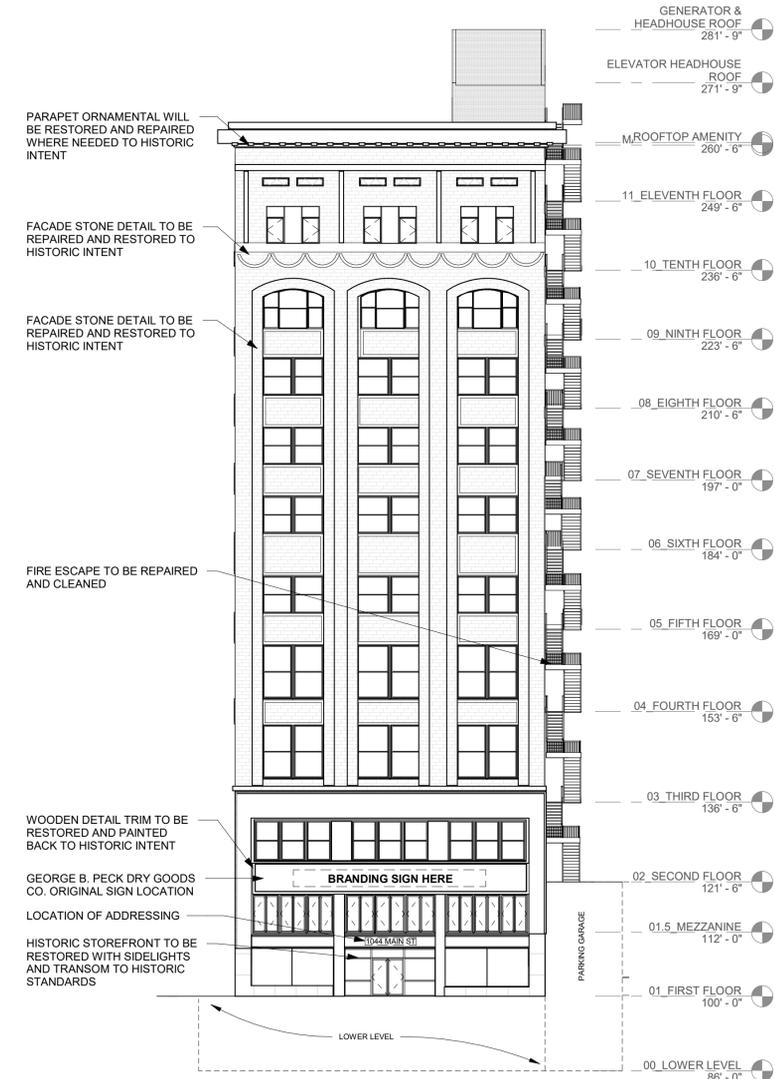


HISTORIC SIGN LOCATION

3 HISTORIC SIGN LOCATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



1 EAST ELEVATION
1/16" = 1'-0"

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
KANSAS CITY, MISSOURI
(816) 785-2265
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1044 MAIN ST
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APPLICANT:
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ANNIE@EXACTARCHITECTS.COM
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Development Plan	26-0206	2
Development Plan	26-0226	3

EXTERIOR ELEVATIONS (PRIMARY)

A4.00

GENERAL NOTES:

- THIS PROJECT REPRESENTS THE REHABILITATION AND REPAIR OF AN EXISTING GARAGE.
- THE DESIGN INTENT OF MEP WORK IS A COMPLETE INSTALL WHICH IS CODE AND INSPECTOR COMPLIANT, CONCEALED FROM ROOF TO UNDER SLAB, NEAT AND ORDERLY ROUTING, AND COORDINATED W/ BUILDING SERVICE ENTRANCES.
- INSPECT CONDITION OF ALL CURBS, STRUCTURES, SURFACES, AND OTHER SITE ITEMS SCHEDULED TO REMAIN. NOTIFY ARCHITECT OF DISCREPANCIES, OR WHERE REPAIR OR REPLACEMENT IS REQUIRED, COORDINATE ALL WORK WITH CIVIL DRAWINGS AND MEP PLANS. NOTIFY ARCHITECT IF DISCREPANCIES OCCUR BETWEEN DRAWINGS.
- ALL PRODUCTS AND MATERIALS ARE INTENDED AS GENERIC AND TO BE FINALIZED BY ARCHITECT'S SELECTION. U.N.O. DO NOT SCALE FROM DRAWINGS.
- ALL DIMENSIONS ARE APPROXIMATE. ACTUAL FIELD-VERIFIED DIMENSIONS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. FIELD CONDITIONS WHICH DIFFER FROM THOSE INDICATED ON THE CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AT THE TIME OF THEIR FINDING AND PRIOR TO COMMENCEMENT OF SAID WORK.
- EXISTING CONDITIONS ARE NOTED, BUT NOT ALL CONDITIONS ARE VISIBLE. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND COMMENCEMENT OF WORK. CONDITIONS WHICH DIFFER FROM THOSE INDICATED ON THE CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF SAID WORK.
- VERIFY ALL WORK WITH ARCHITECT PRIOR TO START OF DEMOLITION. NOTIFY ARCHITECT OF WORK NOT LISTED, OR ADDITIONS TO THE NECESSARY SCOPE OF WORK.
- ALL SCOPES OF WORK SHALL COMPLY WITH 3-PART, LONG FORM SPECIFICATION STANDARDS, REFERENCED IN MASTERFORMAT BY CONSTRUCTION SPECIFICATIONS INSTITUTE (CSI).
- SITE PAVING TO INCLUDE PAINTED HANDICAP, STALL STRIPING, ARROWS, AND COMPACT CAR MARKINGS.
- NEW CONCRETE CURBS OR SIDEWALKS SHALL MATCH PROFILE, HEIGHT, AND/OR DEPTH OF EXISTING SITE WORK, WHERE THEY MEET EXISTING CONCRETE SCHEDULED TO REMAIN.
- PATCH AND REPAIR ALL EXISTING SITE WALLS, PREP FOR PAINT.



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Sara Gabriel
 Sara Gabriel, F.A.I.C.E.
 Secretary of the City Plan Commission

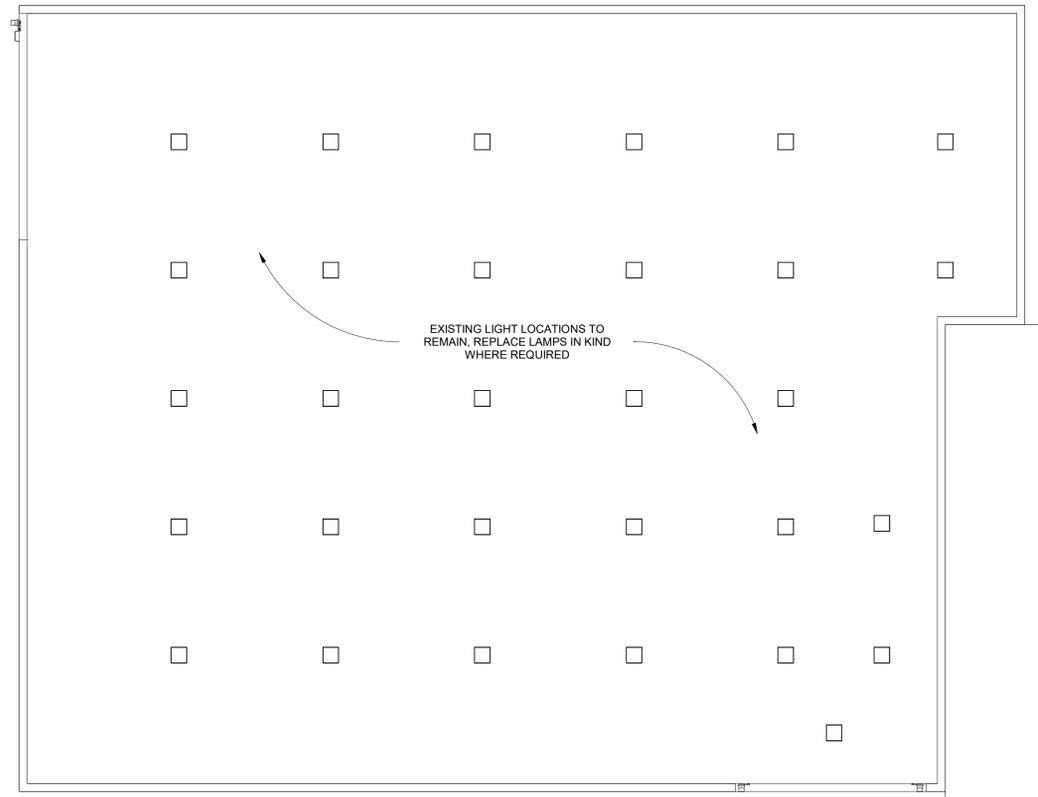
SIDEWALKS, CURBS, DRIVEWAYS:

- WORK SHALL INCLUDE REPLACEMENT OF ANY SIDEWALK SQUARE CRACKED OR MISSING A PIECE 1/2' OR MORE WIDE, ADJOINING SQUARE DIFFERING VERTICALLY 1/2" OR MORE, WITH SURFACES NOT OF CONTIGUOUS CONCRETE, AND THE ADJOINING CURB OF THAT WALK OR SHARING THAT CRITERIA OR HAVING A GUTTER 4" BELOW STREET, OR IMPEDING THE FLOW OF WATER.
- REPLACE; ANY CURB HAVING A MEASURED HEIGHT OF 2 1/2" OR LESS ABOVE THE STREET SURFACE, ANY CURB HAVING A GUTTER SECTION OF 4" OR MORE BELOW THE STREET SURFACE, ANY CURB THAT OBSTRUCTS THE INTENDED FLOW OF WATER, SHALL BE REPLACED TO THE NEAREST JOINTS. THE VERTICAL TRANSITION FROM THE NEW CURB TO THE EXISTING CURB SHALL NOT EXCEED A SLOPE OF 1/2" PER FOOT.

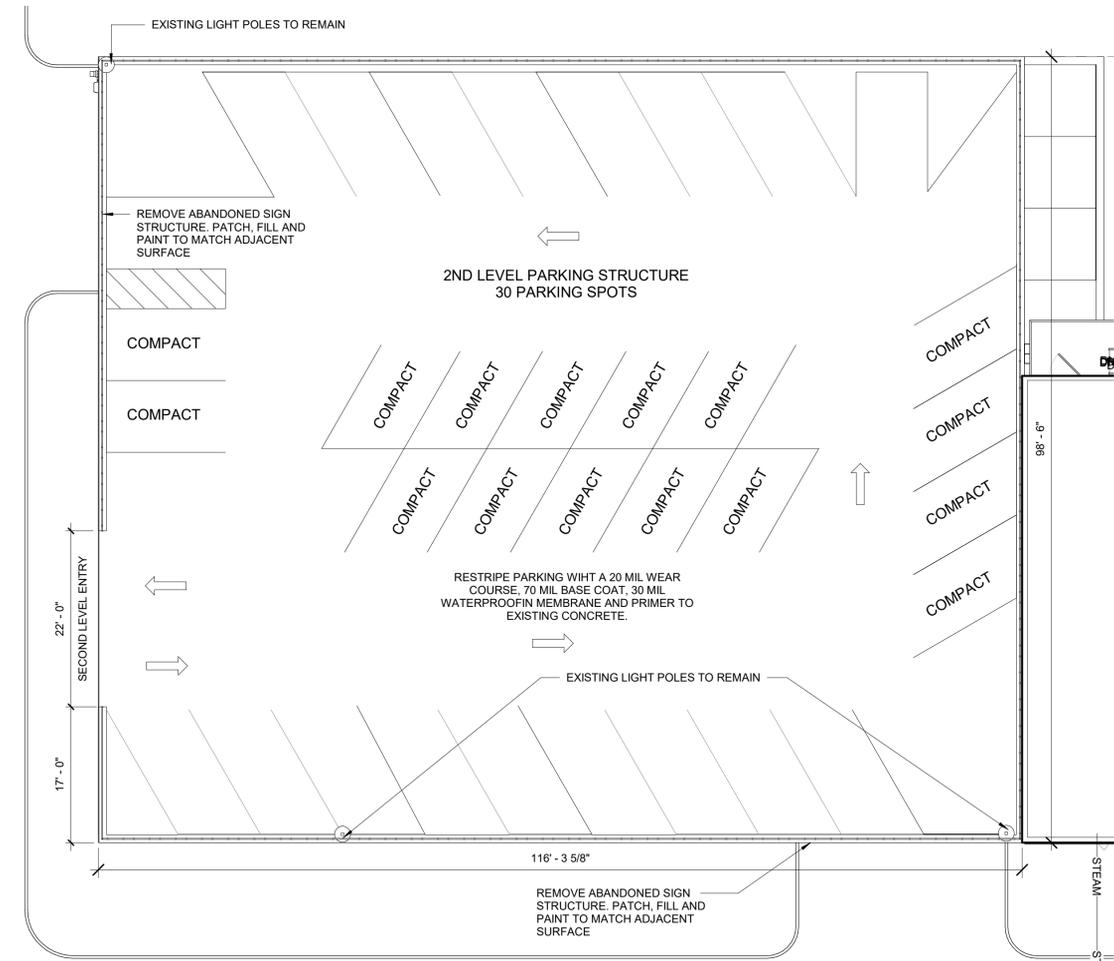
VEHICLE PARKING
 PARKING: 50 SPOTS

BICYCLE PARKING
 SHORT TERM: 8 PARKING SPOTS
 LONG TERM: 72 PARKING SPOTS

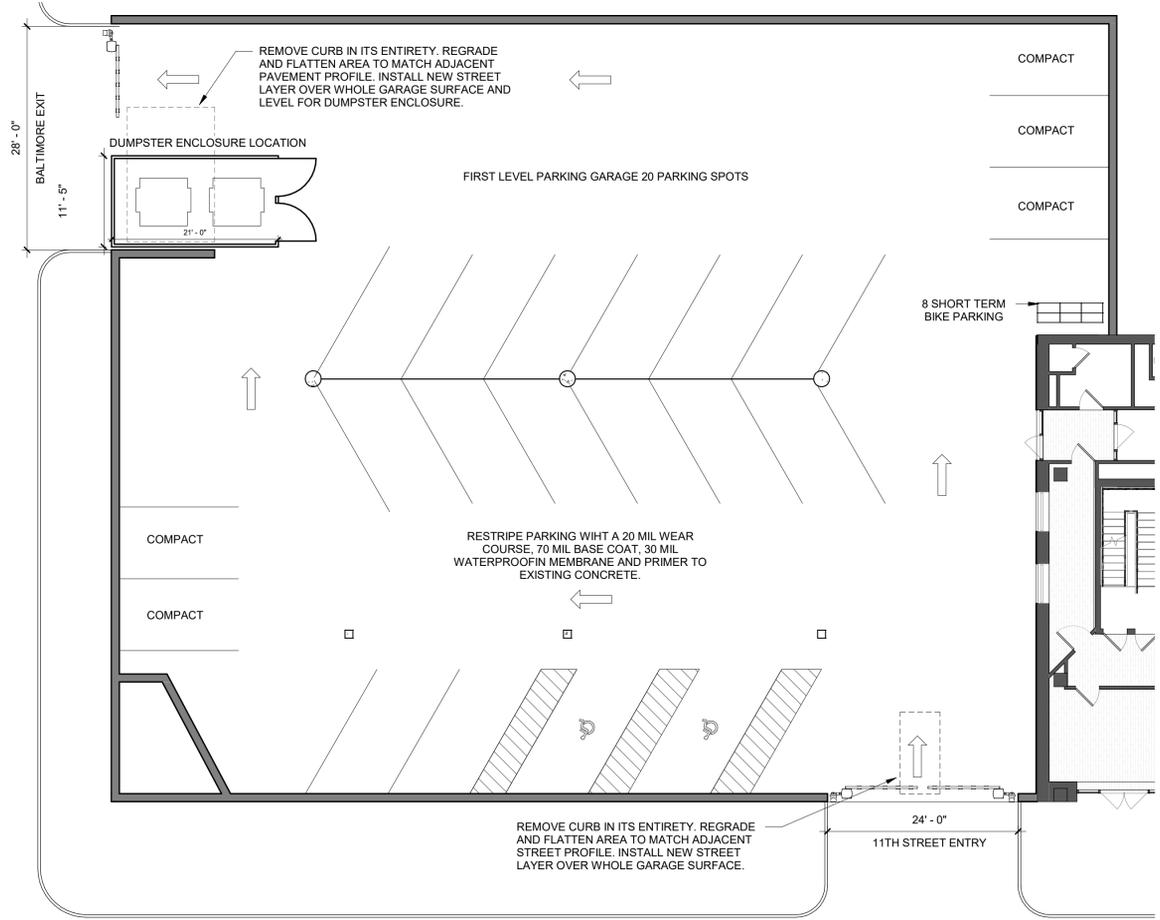
PARKING GARAGE WILL BE MONITORED BY SECURITY CAMERAS



3 | PARKING GARAGE RCP
 3/32" = 1'-0"



2 | SECOND LEVEL PARKING GARAGE @ SECOND FLOOR ENTRY
 3/32" = 1'-0"



1 | FIRST LEVEL PARKING GARAGE @ MEZZANINE ENTRY
 3/32" = 1'-0"

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PARKING GARAGE SCOPE

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A5 - UNIT FINISH/PRODUCT SELECTIONS

DIVISION & SECTION	PRODUCT	MANUFACTURER	NAME, STYLE OR NUMBER	FINISH OR COLOR	NOTES
08 8300 MIRRORS	WALL-MOUNTED BATHROOM MIRROR	CHARMOR	FRAMELESS LED BATHROOM MIRROR	---	FULLY ADHERED
09 - FINISHES					
09 3000 TILING	BACKSPLASH / WALL TILE	MSI	CITYLIGHTS INK 4"X12" GLOSSY CERAMIC SUBWAY TILE	GLOSSY	GROUT COLOR TBD
	TILE TRANSITION STRIP	SCHLUTER	SCHIENE OR TREP-E	STAINLESS STEEL	EDGES: INSTALL SCHIENE NOSING: INSTALL TREP-E
09 6519 RESILIENT BASE AND ACCESSORIES	4" RUBBER WALL BASE	MANNINGTON	BURKEBASE TYPE TP	ARCHITECT TO SELECT FROM FULL COLOR RANGE	---
09 0000 TRANSITIONS	TRANSITION STRIP	TBD	TRANSITION STRIP	WARM GREY TONE	CARPET TO LVT
09 9100 PAINTING	WALL AND CEILING FINISH	SHERWIN WILLIAMS	---	VARIABLES; COORDINATE DURING CONSTRUCTION	2 COATS PRIMER + FINISH
09 6500 RESILIENT FLOORING LVT	LVT FLOORING	MANNINGTON	STYLE TBD- HISTORIC REVIEW NEEDED, CUT SHEETS PROVIDED	---	---
10 - SPECIALITIES					
10 1400 SIGNAGE	DWELLING UNIT NUMBERS	LUXELLO	LED 3" HIGH UNIT NUMBER	BRASS WITH WHITE LED	RE:ELECTRICAL FOR PLACEMENT
	SINGLE ROBE HOOK	PAMEX	SOLANO COLLECTION; MODEL: BC12-21	MATTE BLACK	OPPOSITE VANITY WALL
	METAL TOWEL RING	PAMEX	SOLANO COLLECTION; MODEL: BC12-30	MATTE BLACK	ADJACENT TO VANITY
	ROUND TOWEL BAR	PAMEX	SOLANO COLLECTION; MODEL: BC12-158XX	MATTE BLACK	OPPOSITE TOILET WALL
	SURFACE PAPER HOLDER	PAMEX	SOLANO COLLECTION; MODEL: BC12-45	MATTE BLACK	ON SIDE OF VANITY
10 5700 WARDROBE AND CLOSET SPECIALITIES	CURVED SHOWER ROD (ADA)	PAMEX	MODEL: BSR-573, 673	MATTE BLACK	INSTALL 7'-0" AFF
	WIRE SHELVING SYSTEM	CLOSETMAID	12" and 16" DEEP TOTALSLIDE - FIXED MOUNT	WHITE	RE: WALL TYPE SHEET FOR INSTALLATION HEIGHTS & COUNTS
11 - EQUIPMENT					
NOTE: PROVIDE COMPATIBLE ADA COMPLIANT APPLIANCES AT ALL ADA UNITS					
11 - EQUIPMENT	REFRIGERATOR	MIDEA	MODEL: MRT18D2B2ST/MRT18D3B2ST	S.S.	INCLUDES ICE MAKER, ENERGY STAR COMPLIANT
	DISHWASHER	MIDEA	MODEL: MDF24P1B2ST	S.S.	BUILT-IN 24" ENERGY STAR COMPLIANT
	MICROWAVE	GE	MODEL: WMH31017 MODEL: WMCS7022SZ (ADA)	S.S.	OVER THE RANGE W/ RECIRC VENT COUNTERTOP @ ADA, ENERGY STAR COMPLIANT
	RANGE	WHIRLPOOL	MODEL: WFE535S0L MODEL: WEE515S0LZ (ADA)	S.S.	ENERGY STAR COMPLIANT
	RANGE HOOD (ADA UNIT ONLY)	WHIRLPOOL	MODEL: WVU17UC0J5	S.S.	ENERGY STAR COMPLIANT
	WASHER / DRYER	LG (TYPICAL UNIT)	MODEL: WKEX200H_A / WKGX201H_A	WHITE	ENERGY STAR COMPLIANT
		LG ADA	MODEL: WM4000HBA/DLEX4000B	WHITE	ENERGY STAR COMPLIANT
12 - FURNISHINGS					
12 2413 ROLLER WINDOW SHADES	MANUAL ROLLER SHADES	WORLDWIDE WINDOWS	NORDIC SCREEN BW 1%	WHITE	---
12 3213 MANUFACTURED WOOD VENEER-FACE CASEWORK	KITCHEN/VANITY CABINETS	KOUNTRY CABINETS	FULL OVERLAY WITH SOFT CLOSE HINGES, HARDWOOD / PLYWOOD CONSTRUCTION W/ MODERN PULLS (MATTE BLACK)	ARCHITECT TO SELECT FROM FULL COLOR RANGE	REFER TO UNIT RENDERS/ INTERIOR ELEVATIONS
12 3640 STONE COUNTERTOPS	KITCHEN COUNTER AND VANITIES	---	KITCHEN: LARGE VOLUME 3CM QUARTZ VANITIES: LARGE VOLUME 2CM QUARTZ	ARCHITECT TO SELECT FROM FULL COLOR RANGE	---
22 - PLUMBING					
REFER TO PLUMBING DRAWINGS FOR BASIS OF DESIGN FIXTURE SELECTIONS					
22 - PLUMBING	SHOWER PAN AND SURROUNDS	MPL	SURROUNDS: 3"X12" STACKED IN IVORY GLOSSY, TYPICAL FOR ALL SHOWERS PANS: 36X36 AND 30X60 TRENCH DRAIN FOR TYPICAL UNIT. ADA- ROLL IN PAN WITH RAMP AND SEAT, 36X36.	SHOWER HARDWARE MATTE BLACK FOR ADA	CONTRACTOR TO VERIFY - RE: PLANS FOR ADA UNITS AND TYP. UNITS
	SHOWER DOOR	MPL	60" SONOMA SHOWER DOOR BY-PASS 1/4", 60" OPENING, 36X72 MALIBU SWING DOOR	MATTE BLACK HARDWARE WITH 1/4" TEMPERED GLASS	CONTRACTOR TO VERIFY - RE: PLANS FOR 36X36 OR 30X60 SHOWERS
23 - HVAC					
REFER TO MECHANICAL FOR BASIS OF DESIGN FIXTURE SELECTIONS					
26 - ELECTRICAL					
REFER TO ELECTRICAL FOR BASIS OF DESIGN FIXTURE SELECTIONS					
28 - ELECTRONIC SAFETY AND SECURITY					
28 1300 ACCESS CONTROL	---	DORMAKABA	ACCESS CONTROL AT BUILDING ENTRIES ONLY	---	---

REFINISH SCHEDULE

TAG	MATERIAL	REFINISH SCOPE OF WORK	NOTES
FLOOR			
EX1	CONCRETE SLAB	CLEAN, SEAL, AND POLISH	RE: FLOOR REFINISH NOTES
BASE			
WD1	HISTORIC WOOD WALL BASE	CLEAN ; REFINISH	EAST STAIR ; PERIMETER/EXTERIOR WALLS
WALL			
EX7	COLUMNS	CLEAN	---
EX8	BRICK	CLEAN ; SEAL	---
EX9	PLASTER	REPAIR, REFINISH, PREP, PRIME, PAINT	---
EX10	C.I.P. CONCRETE	PATCH AND CLEAN	---
CEILING			
EX10	PLASTER	AREAS TO REMAIN SHALL BE PATCHED / REPAIRED ; CLEAN, PRIME & PAINT	PAINT TO MATCH NEW GYP. CEILINGS.
EX11	CONCRETE DECK	PATCH DAMAGED AREAS ; CLEAN AND SEAL	---
STRUCTURE			
EX12	JOIST & FLOOR ASSEMBLY	CLEAN	---
EX13	CONCRETE	PREP TO SMOOTH SURFACE ; CLEAN, PRIME & PAINT	PAINT SELECTION BY ARCHITECT

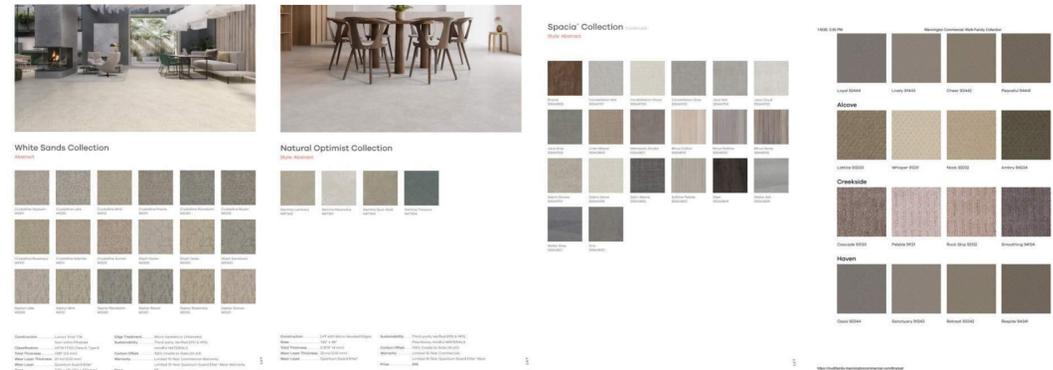
GENERAL FLOORING REFINISH NOTES:

- ALL EXISTING FLOORING IS SCHEDULED TO REMAIN AND BE RESTORED. FLOOR FINISH IS NOT SHOWN ON THE PLANS FOR CLARITY. EXTENTS OF EXISTING FLOORING IS NOTED ON THE EXISTING AND NEW FLOOR PLANS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PROTECT THE FLOORING DURING DEMOLITION AND NEW CONSTRUCTION. DURING, BUT NOT LIMITED TO, ADJACENT WALL DEMOLITION, FLOOR CORING, NEW WALL CONSTRUCTION, ETC. AREAS DAMAGED FROM DEMOLITION AND NEW CONSTRUCTION WORK IS THE RESPONSIBILITY OF EACH PARTY INVOLVED.
- RESTORATION INCLUDES CONSOLIDATION, REPLICATION, REPRODUCTION, REPAIR AND REFINISH.
- REPAIR AND RESTORE EXISTING FLOORS IN LOCATIONS TO REMAIN WHERE NON-HISTORIC FLOORING (VCT, CARPET, ETC.) HAS BEEN INSTALLED OVER ORIGINAL AND/OR WHERE HAZARDOUS MATERIALS COVER EXISTING FLOORS. PREP SURFACES ACCORDINGLY. RE: EXISTING AND NEW PLANS FOR FLOORING EXTENTS.

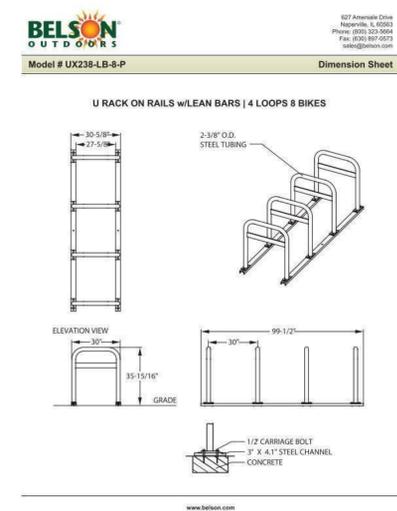
GENERAL FINISH NOTES:

- ALL MATERIALS AND PRODUCTS SHALL BE SUBMITTED AND APPROVED BY ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.
- VERIFY ALL REHABILITATION WORK WITH ARCHITECT PRIOR TO START OF DEMOLITION. NOTIFY ARCHITECT OF WORK NOT LISTED, OR ADDITIONS TO THE NECESSARY SCOPE OF WORK. REFER TO ENLARGED PLANS FOR EXTENT OF FINISHES.
- REPAIR AND RESTORE EXISTING FLOORS IN LOCATIONS TO REMAIN. WHERE NOTED ON ENLARGED AND NEW PLANS, PREPARE EXISTING FLOORS FOR NEW FLOOR FINISHES. UTILIZE FLOOR PATCHING COMPOUND TO PROVIDE A SMOOTH AND LEVEL SUBSURFACE FOR ALL FLOOR FINISH MATERIALS. PRE-BID WALK REQUIRED FOR EXTENT OF WORK, PLANS DO NOT SHOW EXTENT OF FLOOR PREP WORK.
- PAINT ALL NEW EXPOSED GYPSUM BOARD AND WOOD DOOR TRIM, U.N.O. PAINT METAL SURFACES (HOLLOW METAL FRAMES, METAL DOORS, ETC.) U.N.O. UTILIZE PAINT TYPE PER MANUFACTURER'S RECOMMENDATION. DO NOT PAINT PRE-FINISHED METALS AND OTHER ITEMS NOTED TO BE WITHOUT APPLIED FINISH.
- PAINT SCOPE INCLUDES SURFACE PREPARATION (EXISTING PAINT REMOVAL, SURFACE LEVELING / PATCHING, ETC.), PRIME AND PAINT.
- ALL EXISTING PAINTED DOORS, FRAMES AND/OR PORTICOS SCHEDULED TO REMAIN SHALL BE SCRAPED TO ORIGINAL SURFACE, PRIMED AND PAINTED.
- FLOOR FINISH TRANSITIONS: SCHLUTER METAL STRIPS: EXISTING FLOOR TO CERAMIC TILE, EXISTING FLOOR TO VINYL, CERAMIC TILE TO VINYL, CARPET TO VINYL AND EXISTING FLOOR TO CARPET.
- ALL EXISTING STAINED SURFACES, DOORS, TRIM, CASEWORK, ETC SHALL BE RESTORED TO ITS ORIGINAL CONDITION AND FINISH.
- INSTALL ALL CARPET TILE OVER ADHERED PAD BACKING.
- CEILING HEIGHTS AND FINISH VARY PER UNIT. RE: REFLECTED CEILING PLANS, NEW NOTES AND FINISH NOTES.
- EXPOSED BRICK, CONCRETE AND CMU WALLS SHALL ALL REMAIN EXPOSED, U.N.O.
- EXPOSED STEEL STRUCTURE, CONCRETE, METAL DECKING, PLASTER AND CLAY TILE SHALL ALL REMAIN EXPOSED, U.N.O. RE: REFLECTED CEILING PLANS.
- WHERE EXISTING BRICK WALLS, CONCRETE SURFACES, EXPOSED STEEL STRUCTURE AND METAL DECKING, AND PLASTER SURFACES HAVE BEEN PAINTED, THEY SHALL BE PREPPED AND REPAINTED, TYPICAL. WHERE THEY ARE A NATURAL BRICK, CONCRETE OR METAL FINISH, THEY SHALL REMAIN UNPAINTED, TYPICAL, U.N.O.

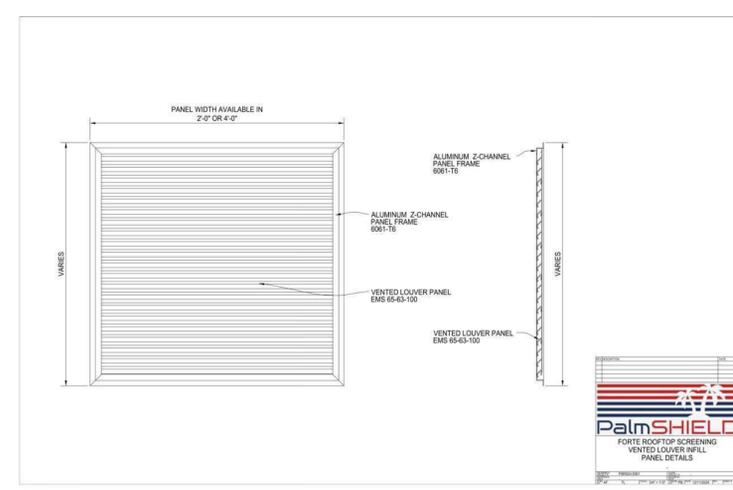
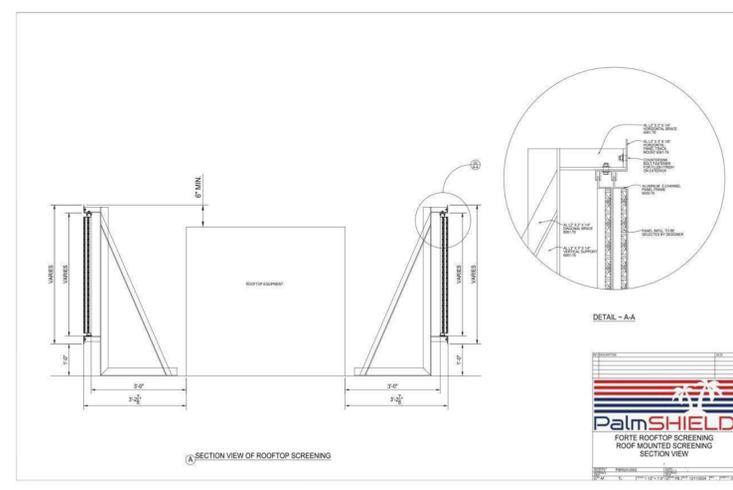
FLOORING CUT SHEETS



BIKE PARKING CUT SHEET



ROOFTOP MECHANICAL EQUIPMENT SCREENING



KANSAS CITY MISSOURI

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PRODUCT INFORMATION AND FINISHES

A6.00

2/25/2026 4:10:27 PM

